



LAUREL HILL

ARCHITECTURAL REVIEW BOARD

September 10, 2015



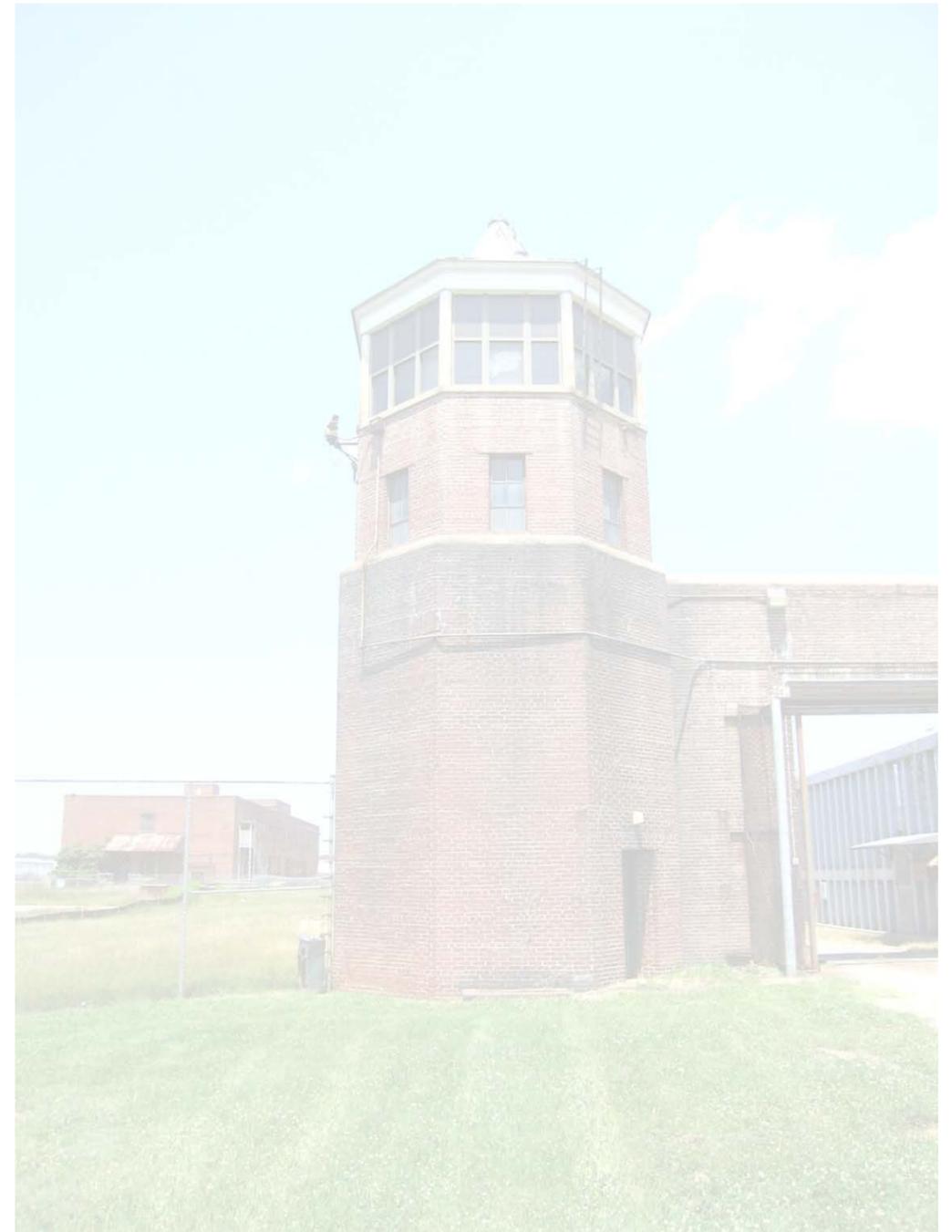
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ARCHITECTURAL REVIEW BOARD

September 10, 2015

Workshop Session:

- Street Lights and Site Lighting
- Adaptive Reuse Architecture
- Pool House
- Conceptual Single Family Home Architecture





LEGEND

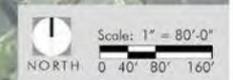
	ADAPTIVE REUSE RESIDENTIAL BUILDING
	ADAPTIVE REUSE COMMERCIAL BUILDING
	ADAPTIVE REUSE COMMUNITY AND CIVIC BUILDING OR FEATURES
	NEW BUILDING - COMMERCIAL
	NEW RESIDENTIAL ATTACHED
	NEW RESIDENTIAL LOT
	ADAPTIVE REUSE OPEN SPACE

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ILLUSTRATIVE SITE PLAN

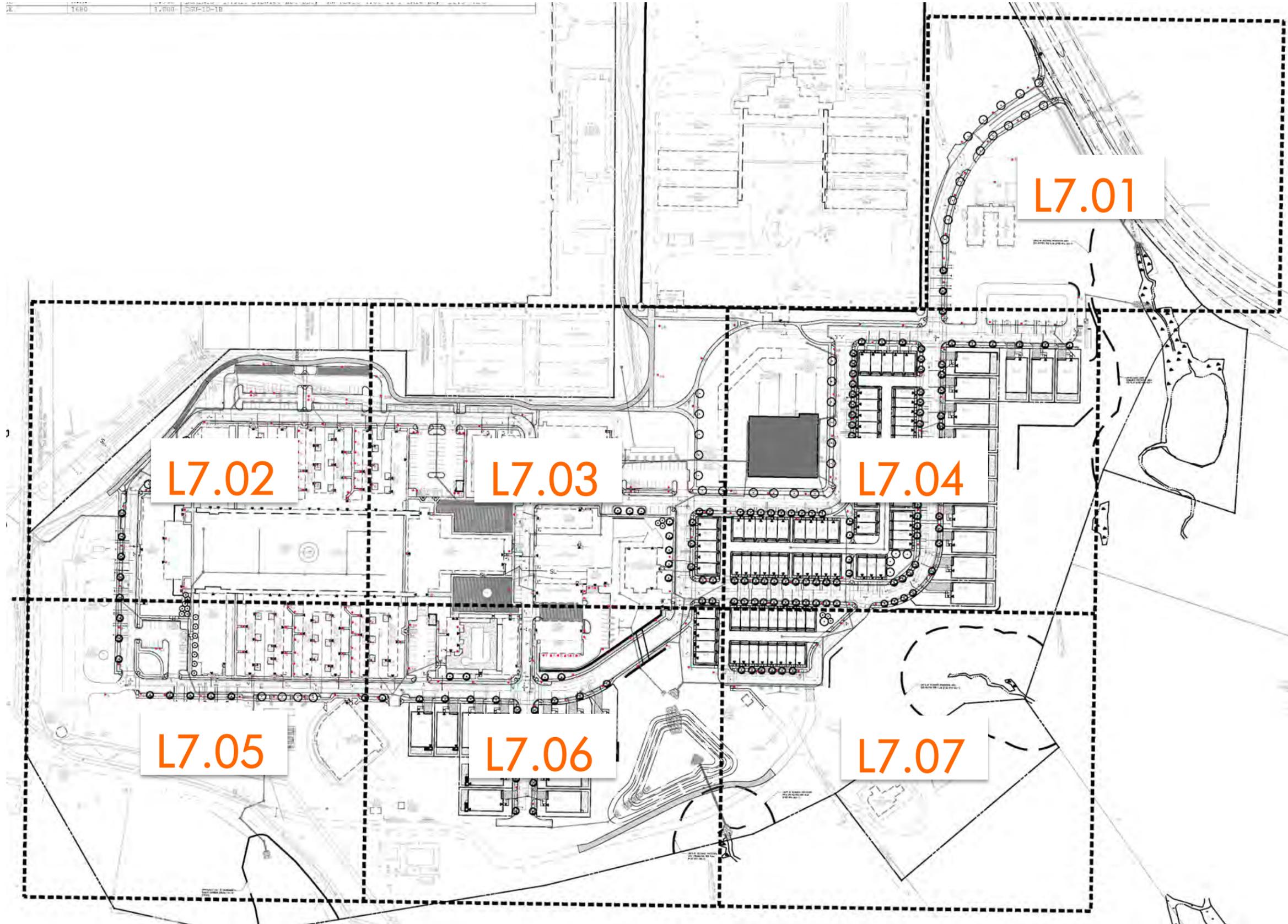
MARCH 2014



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Illustrative Site Plan



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● Type D



● Type E



● Type G + ● Type K



● Type L



● Type S, SA



● Type S1, S2, SS



● Type SSB

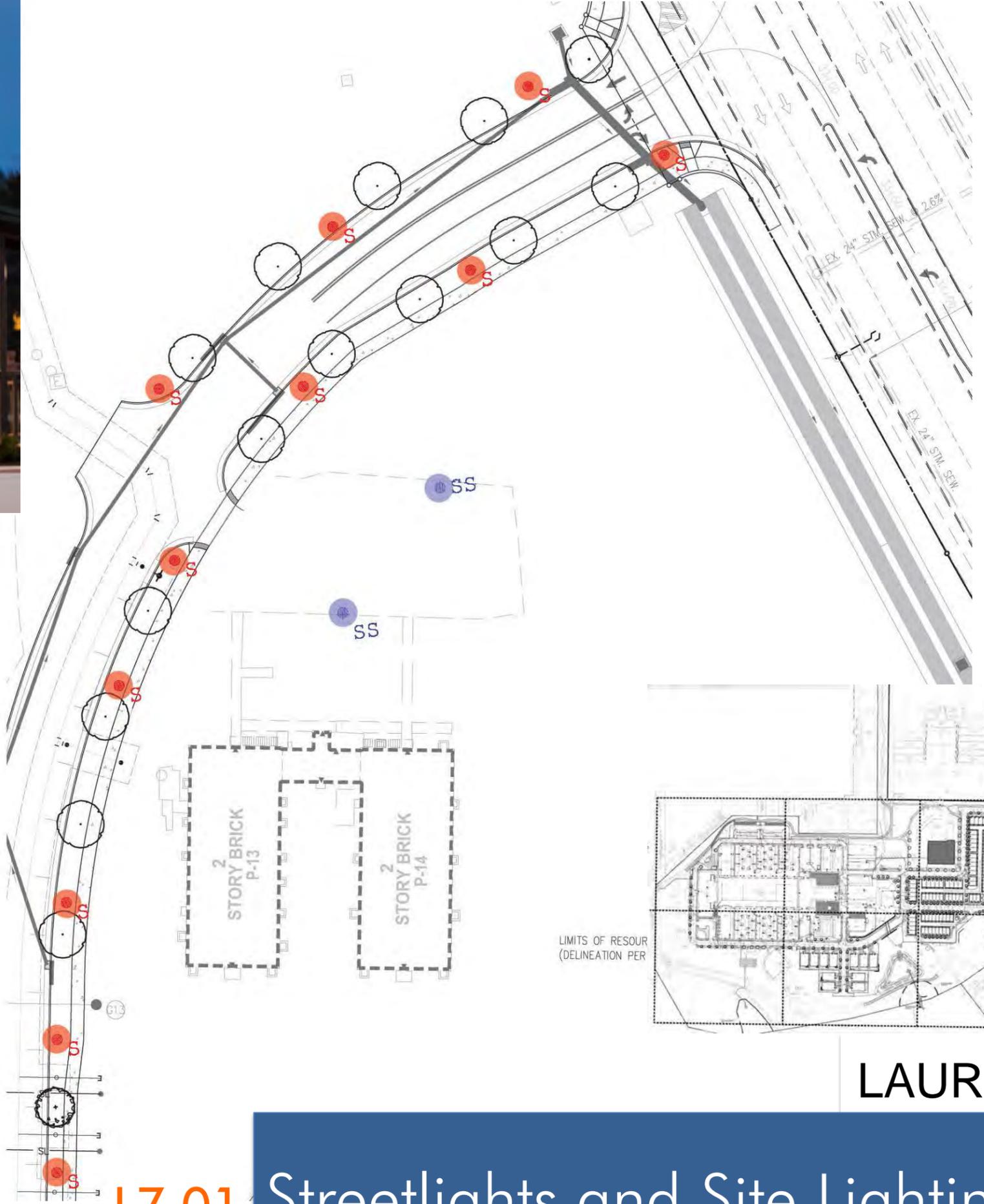
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● Type S, SA



● Type S1, S2, SS



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L7.01 Streetlights and Site Lighting 6



Type D



Type E



Type L



Type S, SA



Type S2, SS

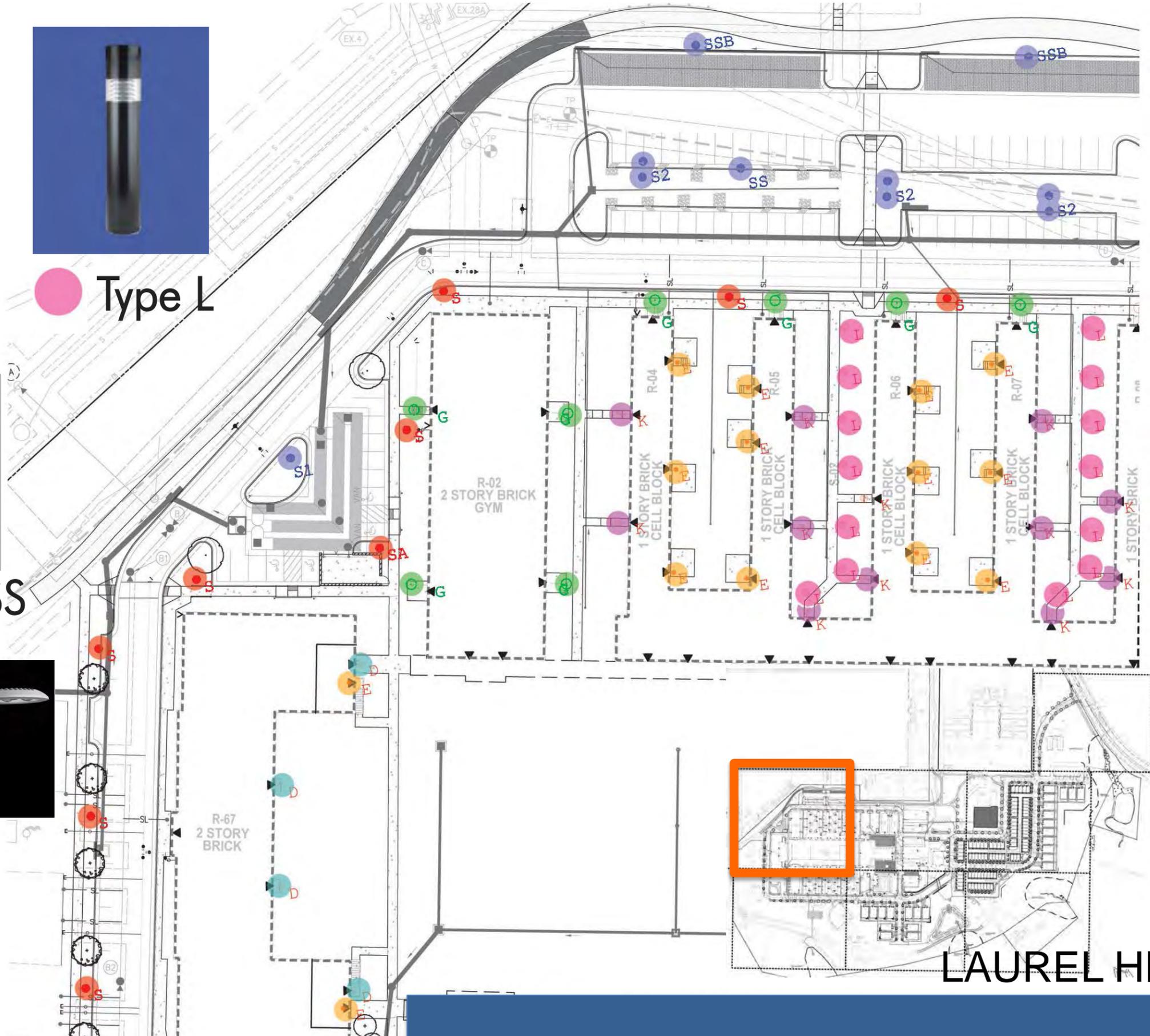


Type G



Type SSB

Type K



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Type D



Type E



Type S, SA



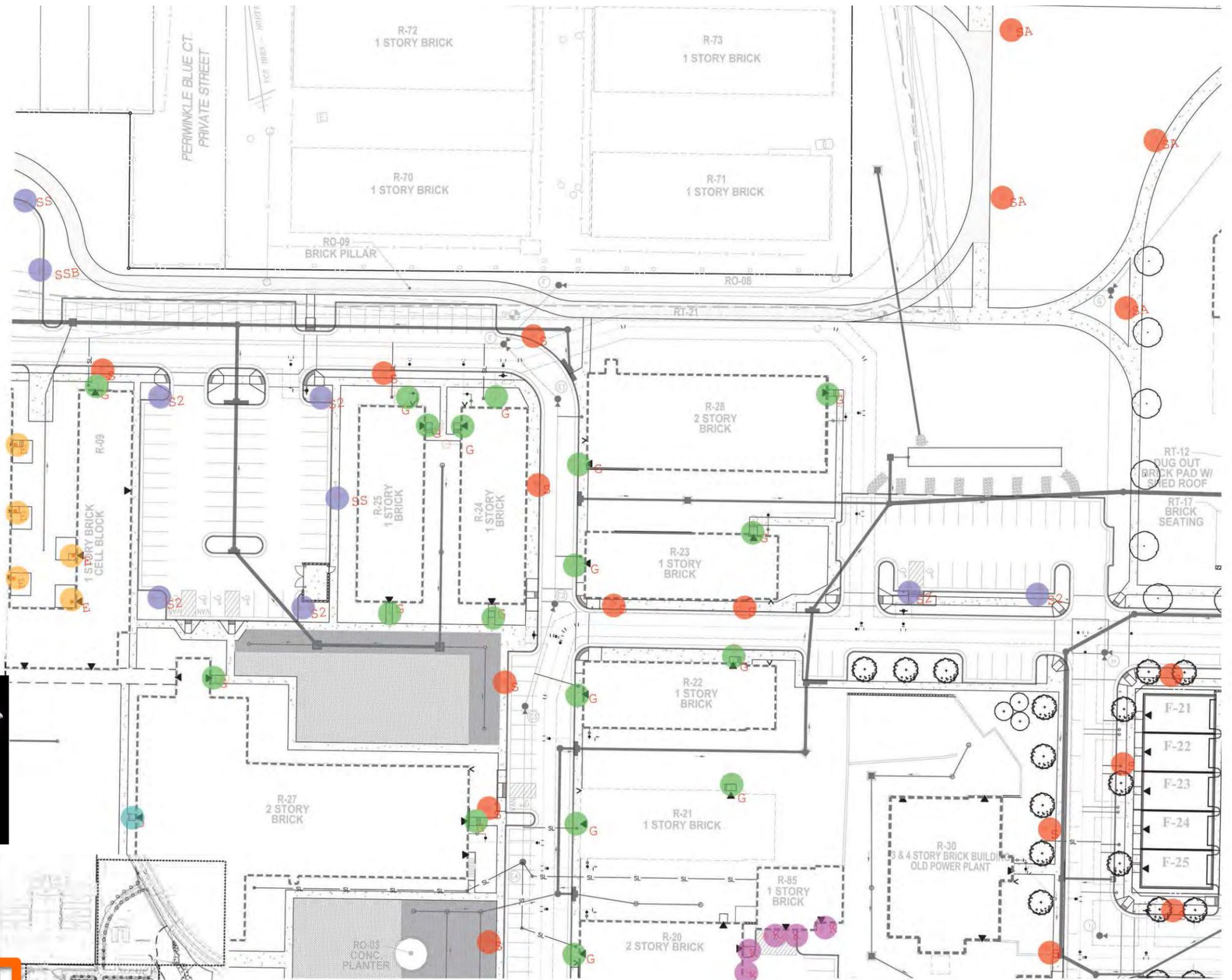
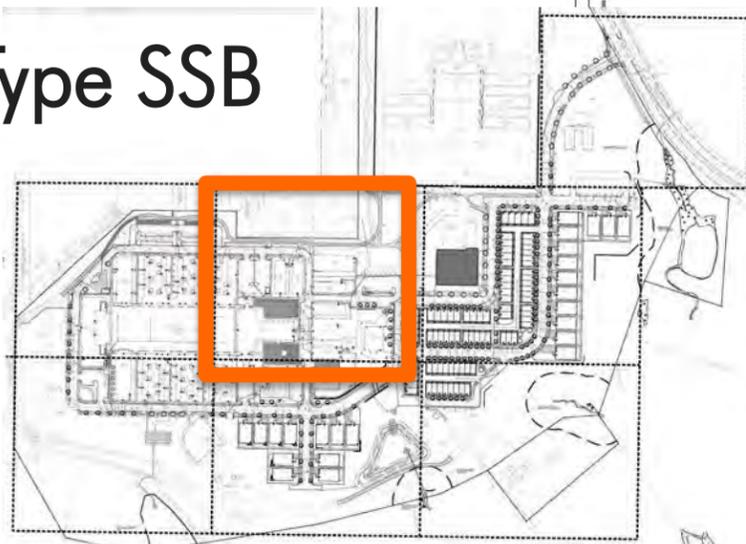
Type S2, SS



Type SSB

Type G

Type K

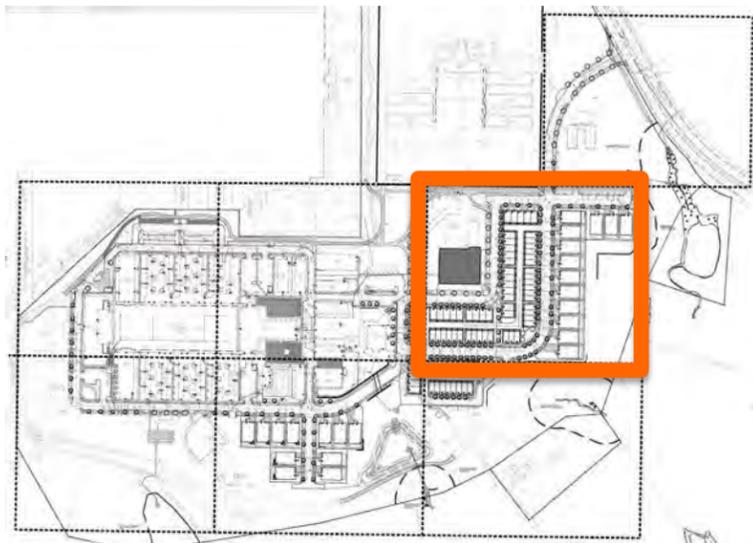


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L7.03 Streetlights and Site Lighting



● Type S, SA



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Type E



Type S, SA



Type G

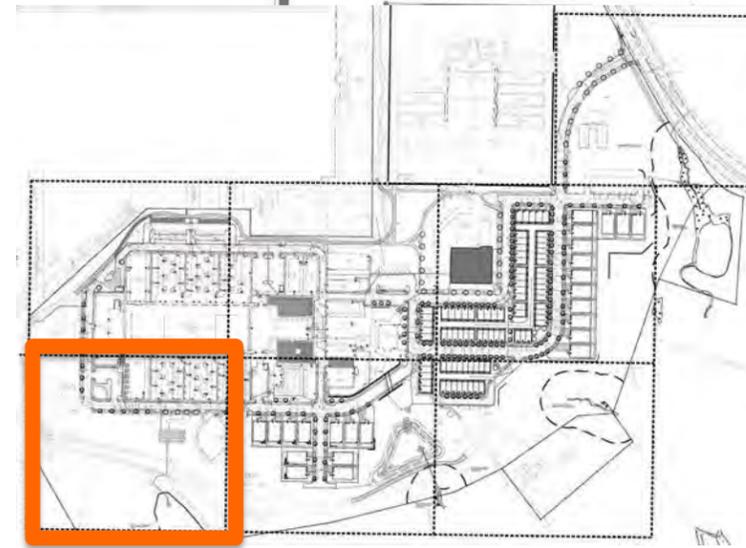
Type K



Type L



Type S2, SS



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L7.05

Streetlights and Site Lighting



Type E



Type S, SA



Type G

Type K



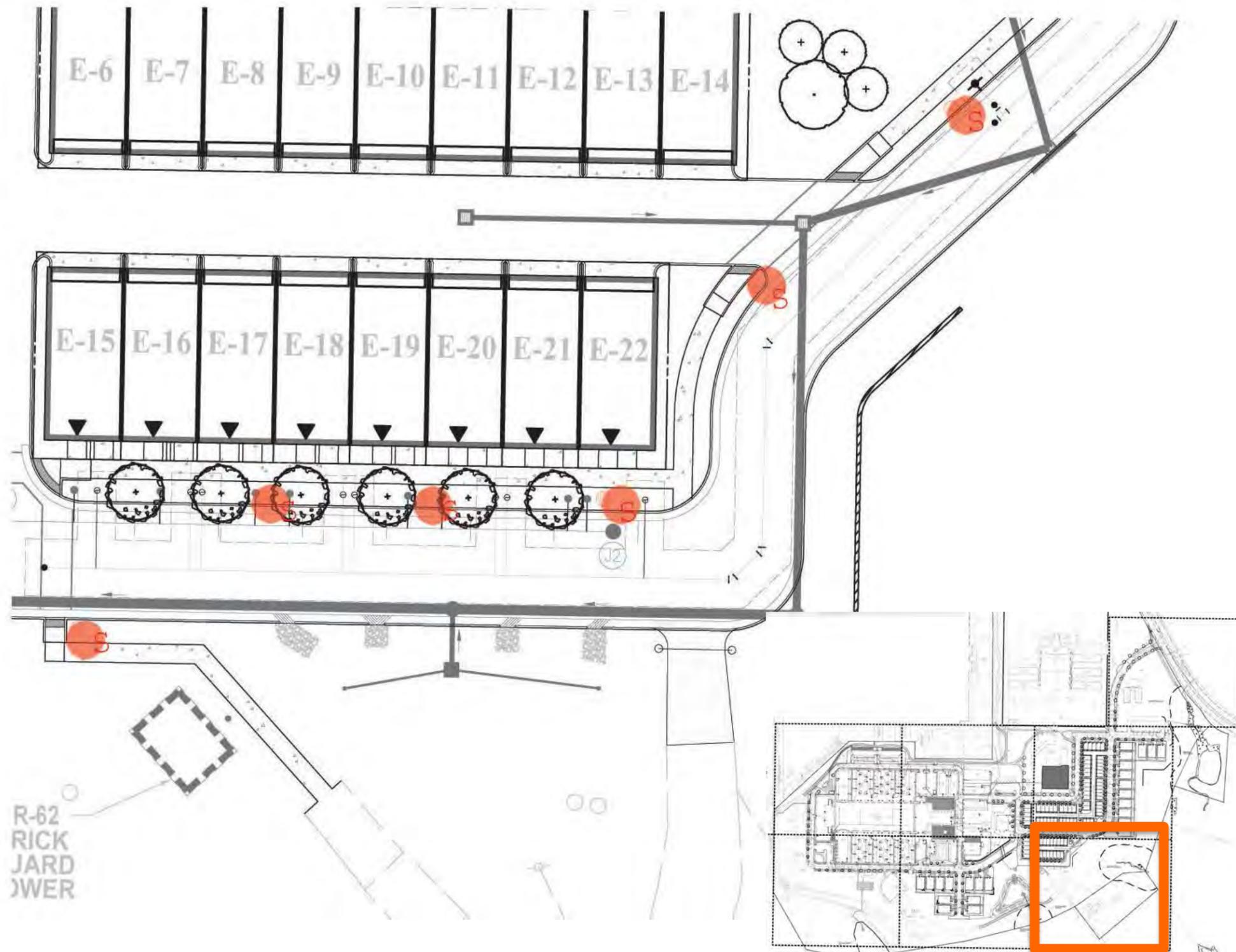
Type S2, SS



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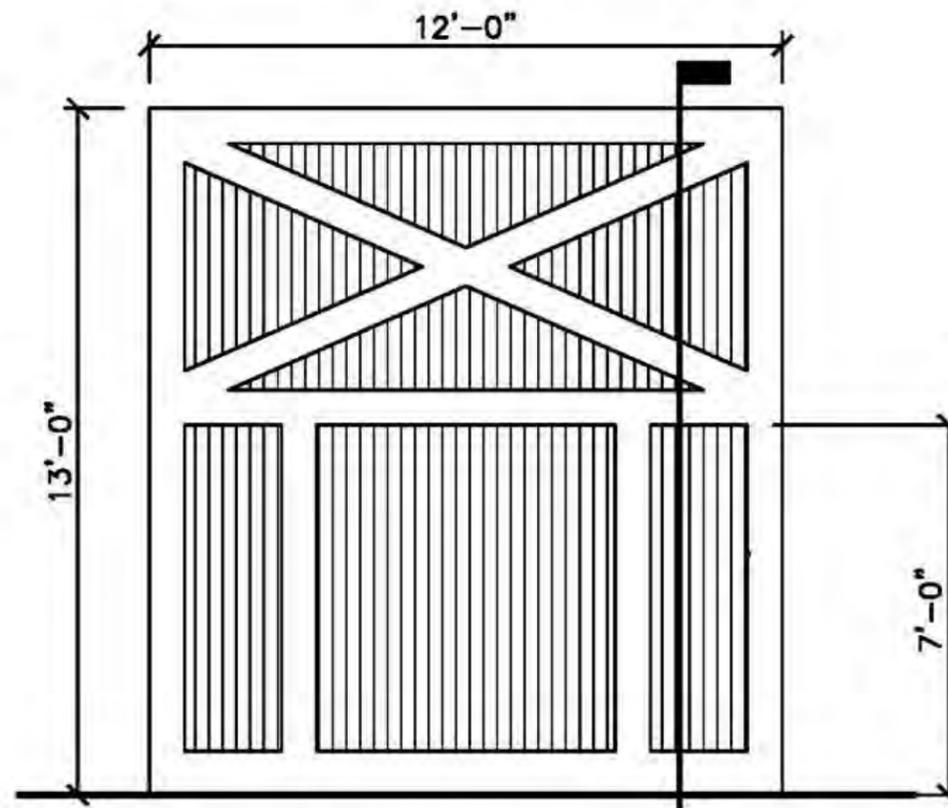
● Type S, SA



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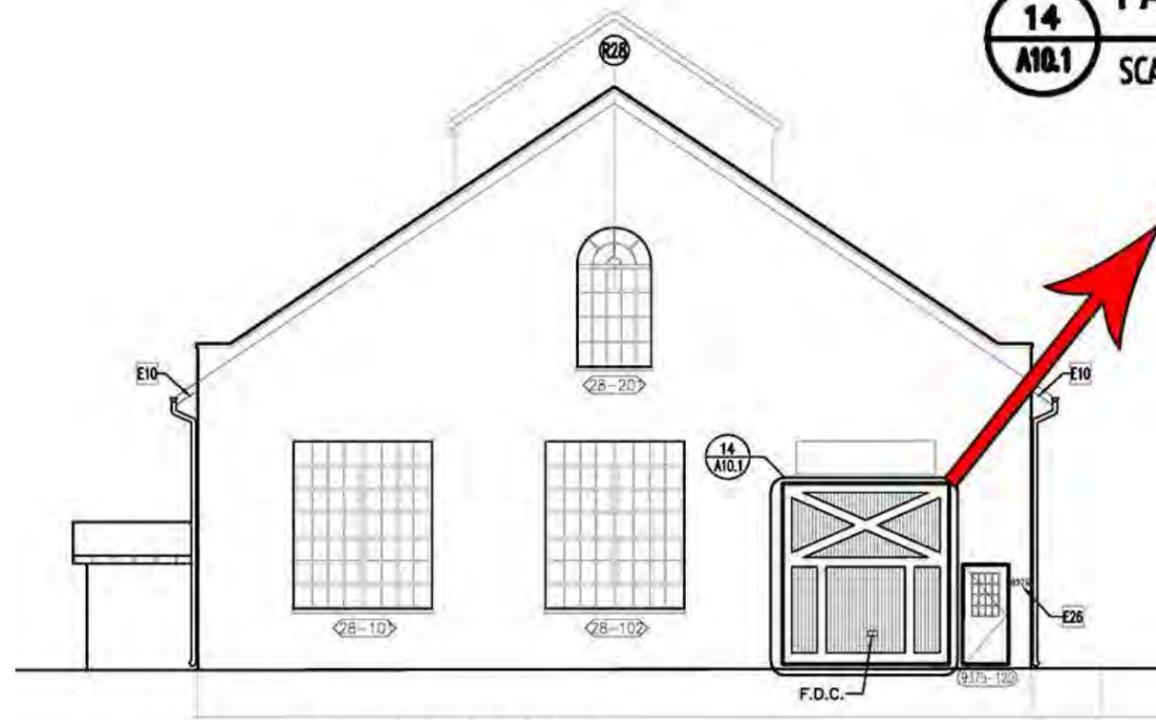
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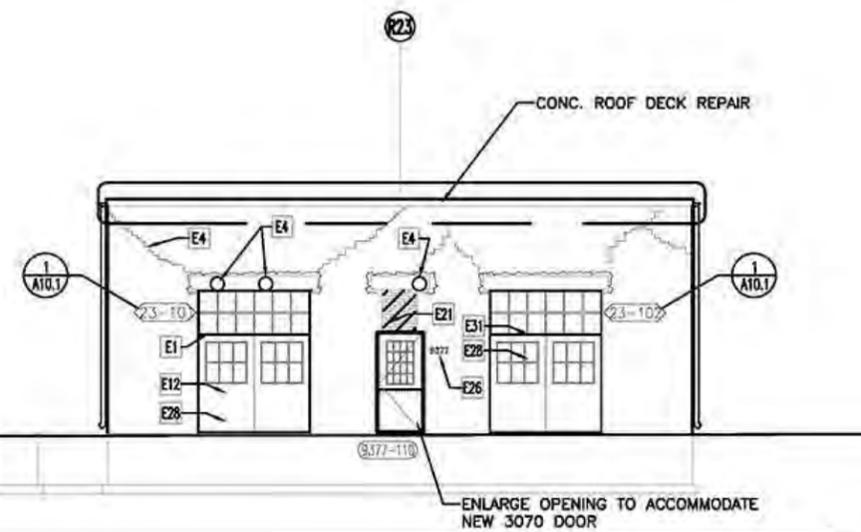
14
A10.1

PACKAGE 10 (R-28) NEW FALSE DOOR

SCALE: 1/4" = 1'-0"

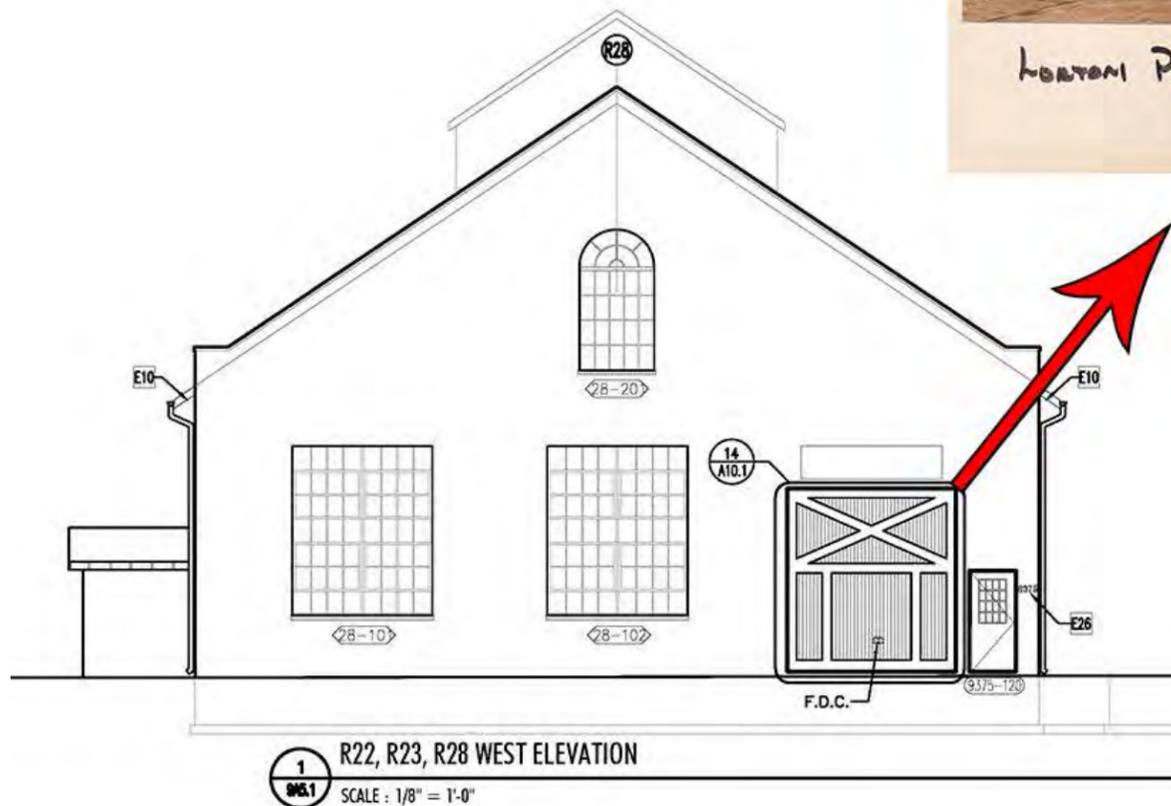


1
R22, R23, R28 WEST ELEVATION
SCALE: 1/8" = 1'-0"

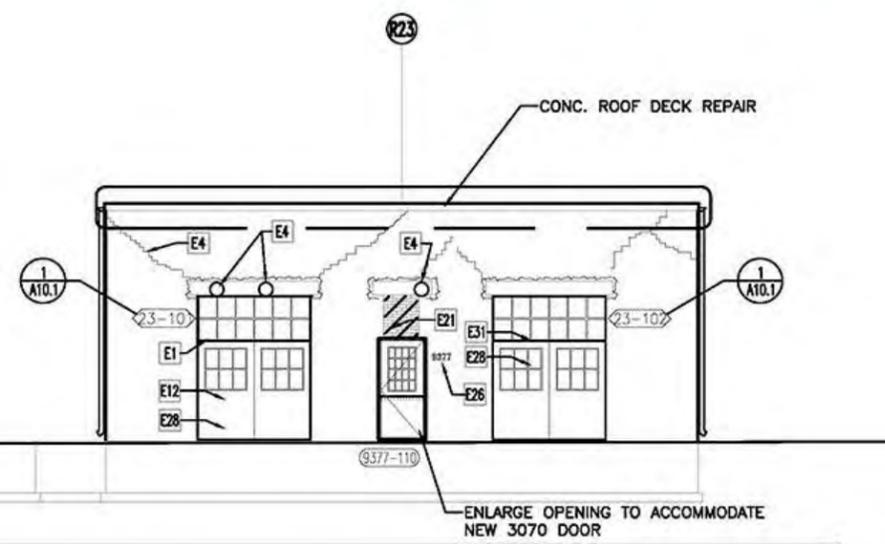


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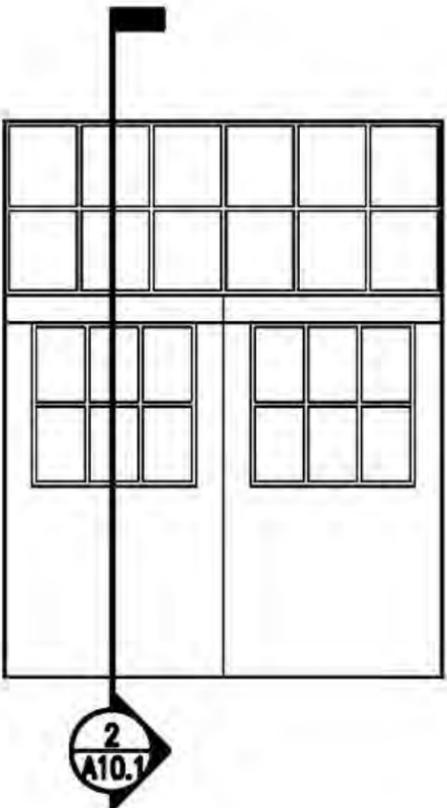
New Door Treatment Adaptive Reuse Architecture



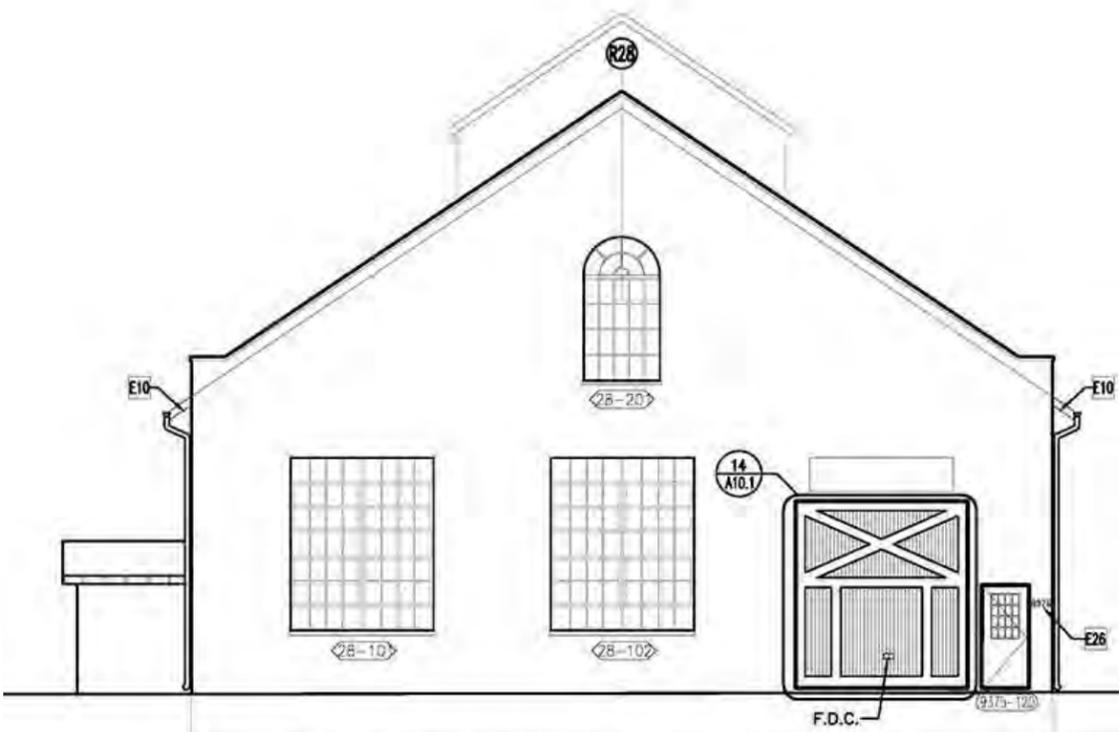
1 ONE.1 R22, R23, R28 WEST ELEVATION
SCALE: 1/8" = 1'-0"



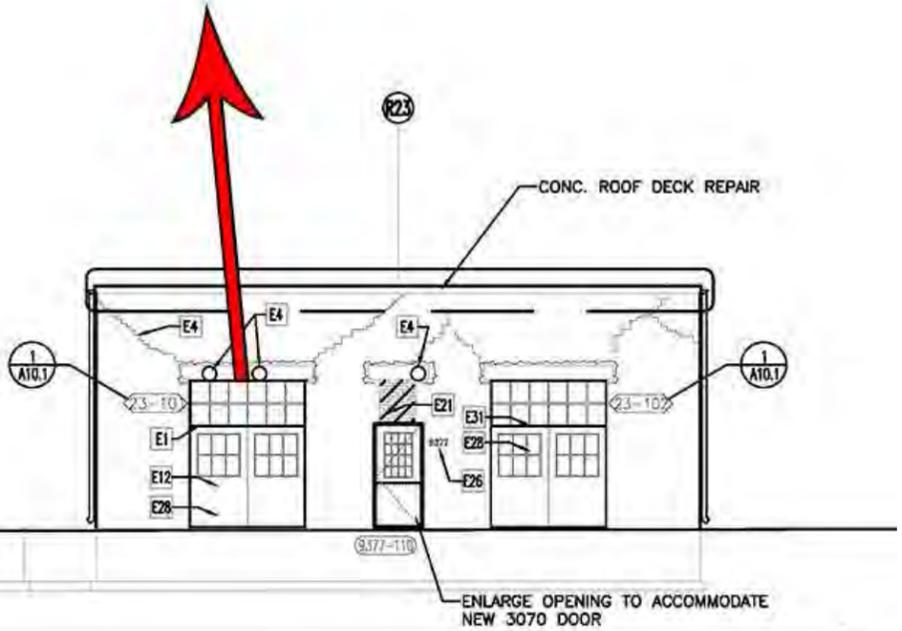
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1
A10.1 **NEW FALSE DOOR**
SCALE: 1/4" = 1'-0"

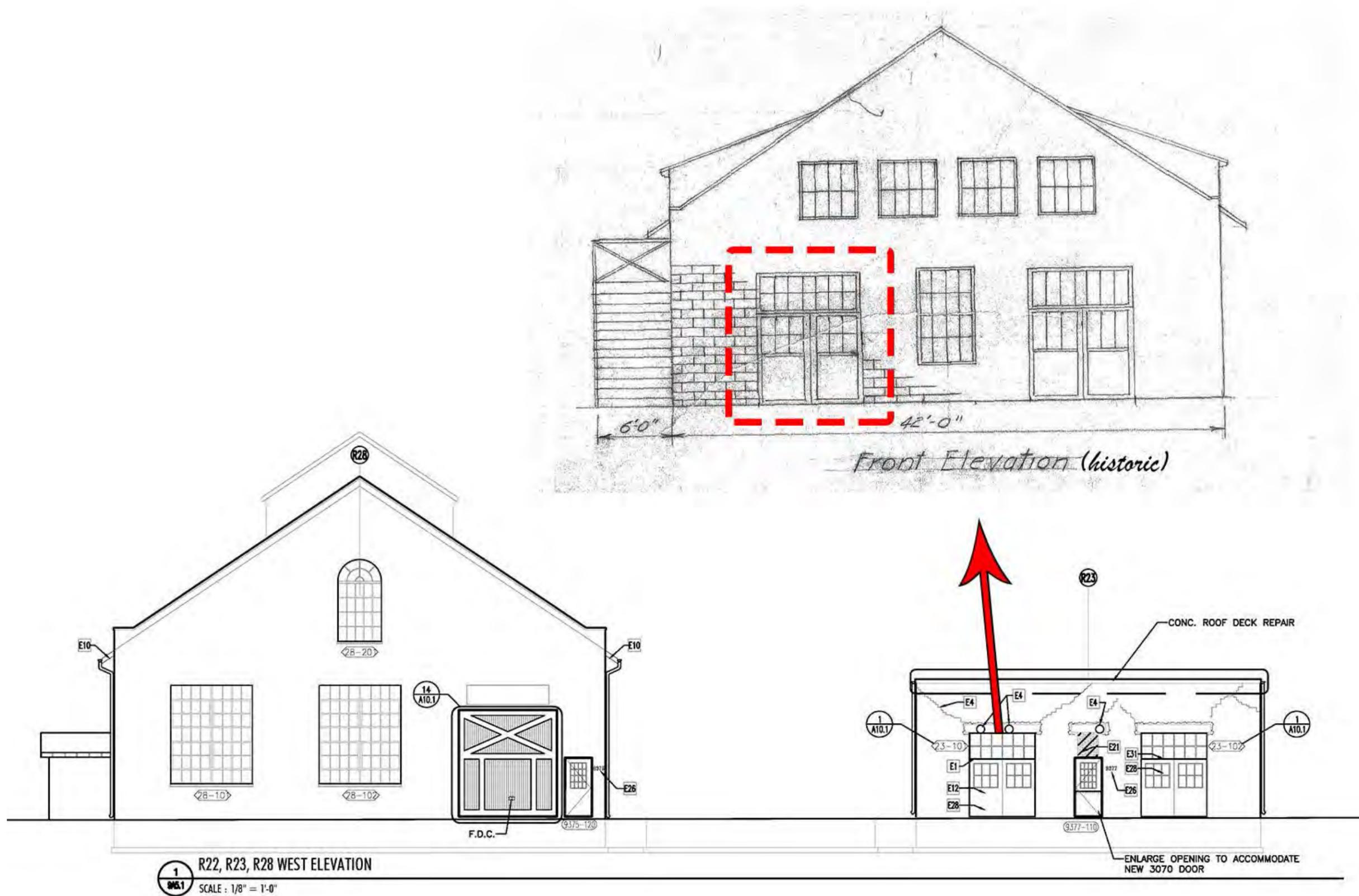


1
S15.1 **R22, R23, R28 WEST ELEVATION**
SCALE: 1/8" = 1'-0"



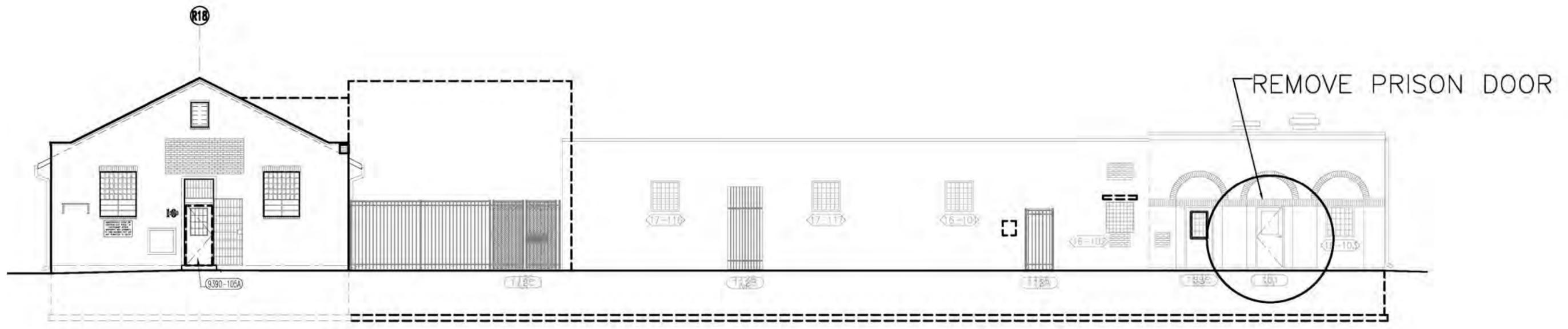
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New Door Treatment Adaptive Reuse Architecture

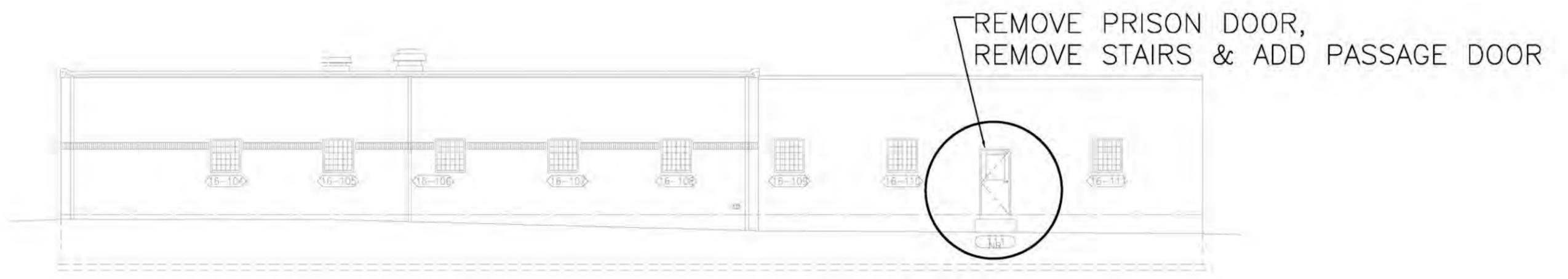


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Precedent Image Adaptive Reuse Architecture

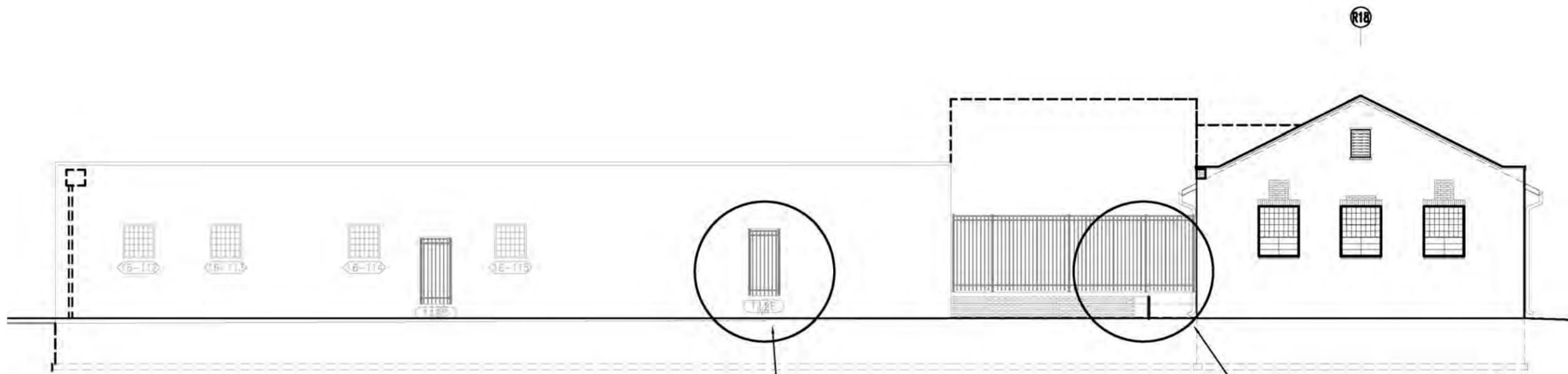


1 R18 NORTH ELEVATION
 0 4' 8' 12'
 SCALE: 1/8" = 1'-0"

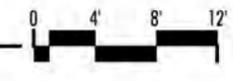


2 R16 WEST ELEVATION
 0 4' 8' 12'
 SCALE: 1/8" = 1'-0"

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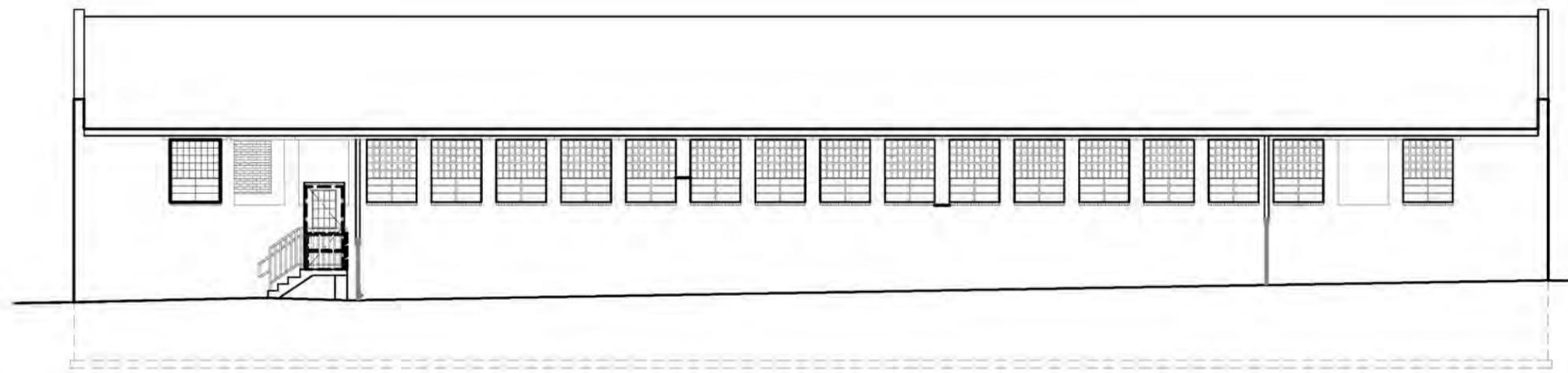


2 R18 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

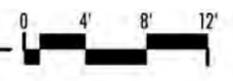


REMOVE STAIRS

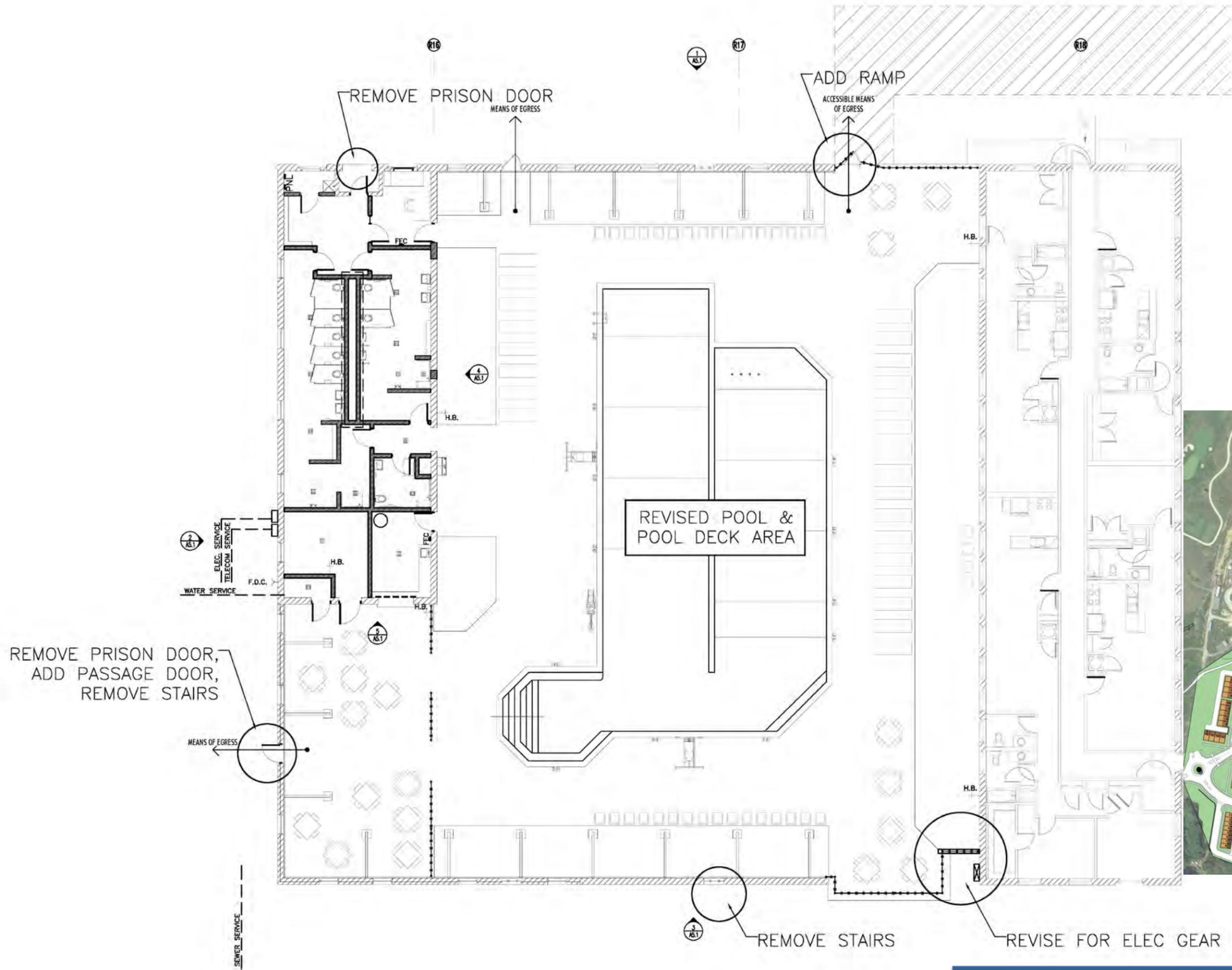
REVISE FOR ELECTRICAL GEAR



3 R18 EAST ELEVATION
SCALE: 1/8" = 1'-0"

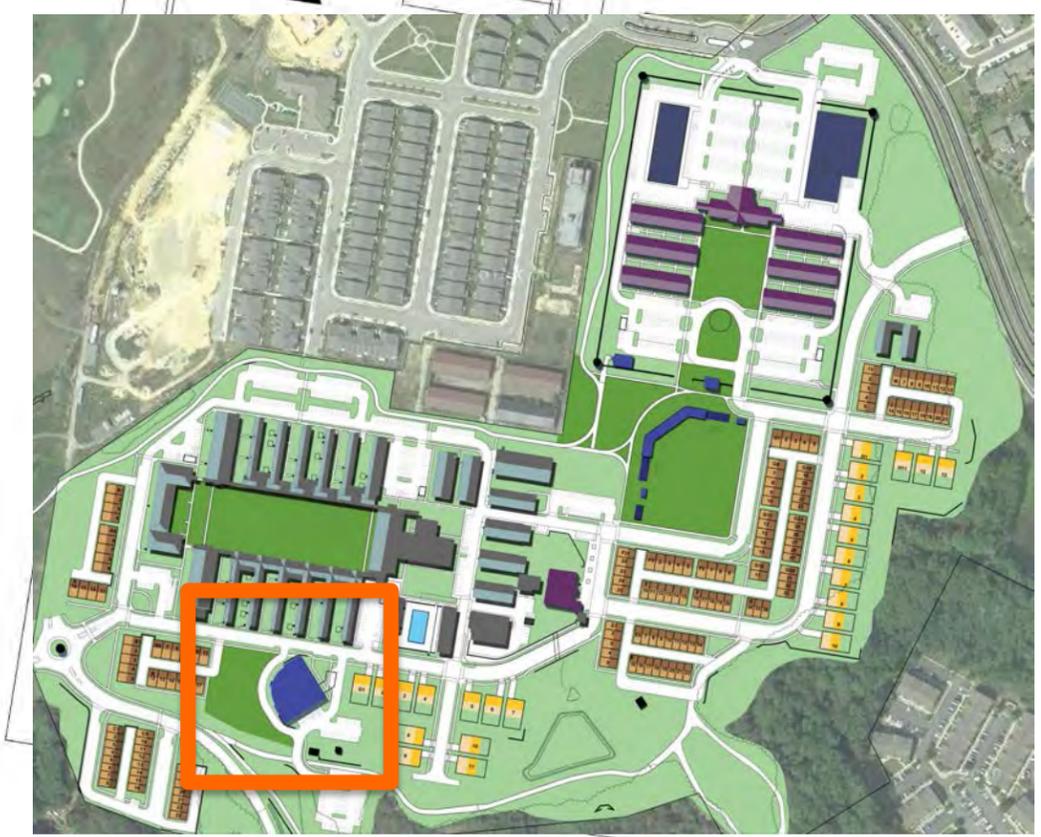


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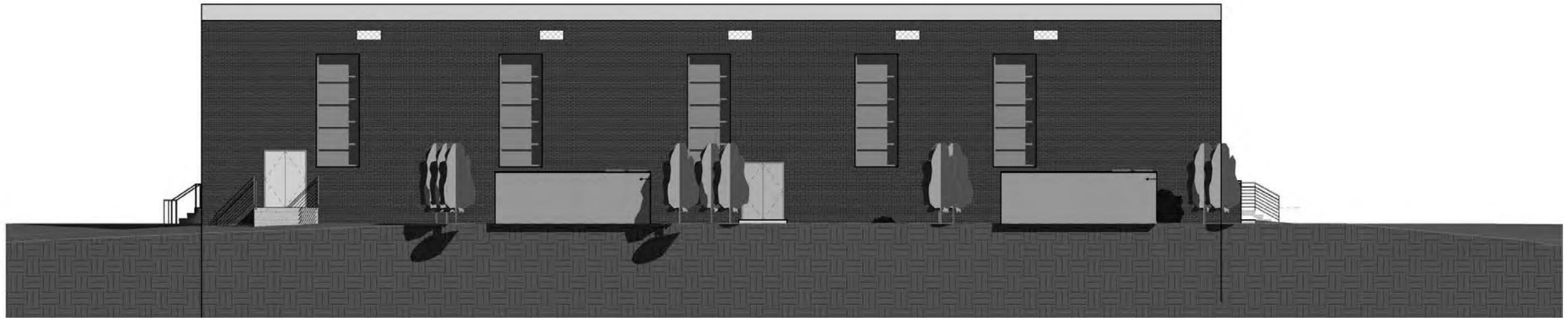


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Site Plan Submission Pool House



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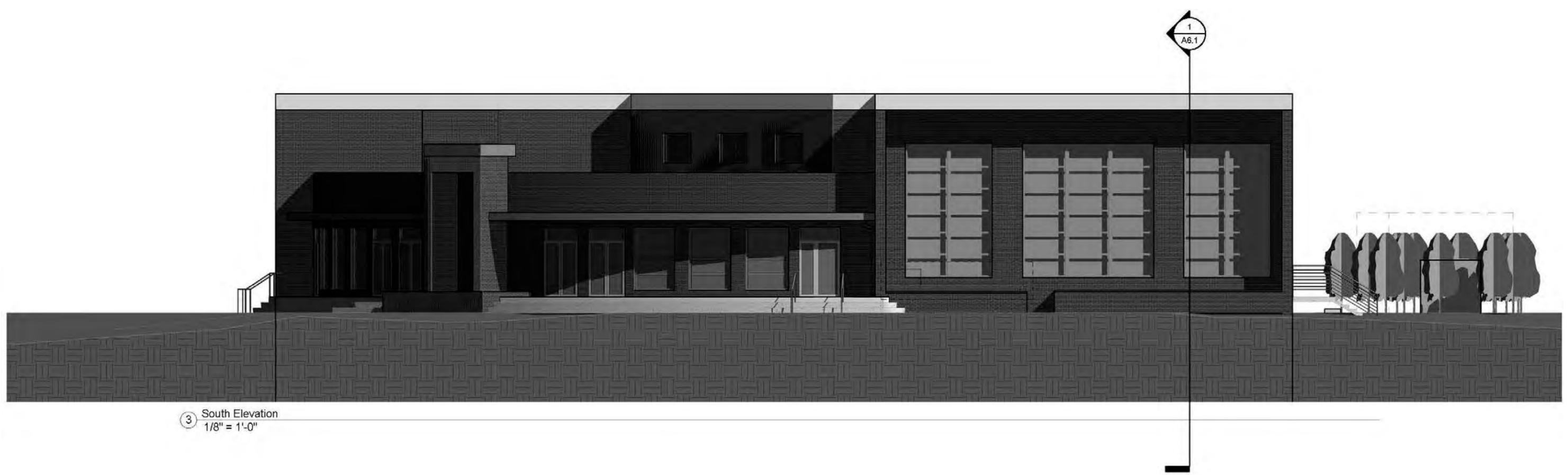


① EAST ELEVATION
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"

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3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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Google™ earth

2002

Imagery Date: 4/11/2015 38°42'35.80" N 77°14'16.15" W elev 227 ft eye alt 426 ft

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Adaptive Reuse Architecture



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Adaptive Reuse Architecture



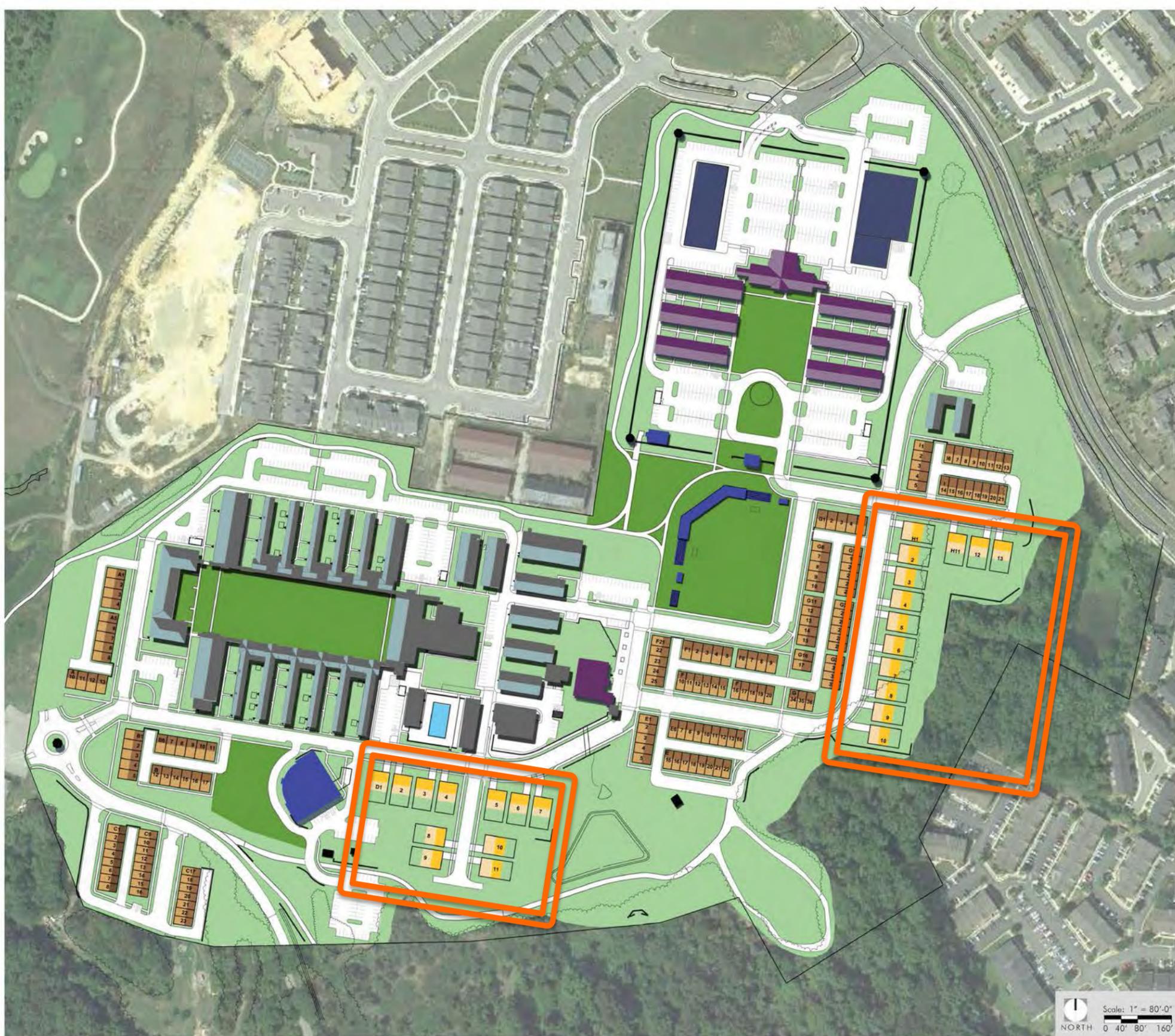
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Adaptive Reuse Architecture



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Adaptive Reuse Architecture



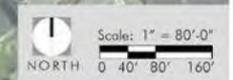
- LEGEND**
- ADAPTIVE REUSE RESIDENTIAL BUILDING
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 - ADAPTIVE REUSE COMMUNITY AND CIVIC BUILDING OR FEATURES
 - NEW BUILDING - COMMERCIAL
 - NEW RESIDENTIAL ATTACHED
 - NEW RESIDENTIAL LOT
 - ADAPTIVE REUSE OPEN SPACE

LAUREL HILL
ILLUSTRATIVE SITE PLAN

MARCH 2014



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Location

Conceptual Single Family Home Architecture



8521 Leesburg Pike Suite 700 Vienna, VA 22182
 P: 571.830.1800 | F: 571.830.1801 | www.lessarddesign.com

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SINGLE FAMILY HOUSE STREETScape

VIEW ALONG SOUTH EDGE OF SITE

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LORTON, VA
 ELM STREET COMMUNITIES, INC.

A.1

0 8' 16'
 SCALE: 3/32" = 1'-0"

03.21.2014
 ELM.005A.04D

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Previous Elevations Presented to ARB-
 Rejected by tax credit agencies

Conceptual Single Family
 Home Architecture

DESIGN PRINCIPALS

- Garages should be located to the rear of the lots and not on the primary streetscape
- Massing of the new homes should be subordinate to the adjacent historic structures
- The architecture should utilize some contemporary elements to help distinguish it from the existing structures
- The architecture may be sympathetic to, but should not mimic, the existing structures
- The overall composition and fenestration should maintain a singular expression with subtle variations between individual homes
- Detailing should be simple and subordinate to the historic structures

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ELEVATION 1
(HORIZONTAL CANOPY)

ELEVATION 2
(3/4 PORCH)

ELEVATION 3
(3/4 SHED CANOPY)

ELEVATION 4
(PORTICO)

ELEVATION 5
(PORTICO SHED CANOPY)

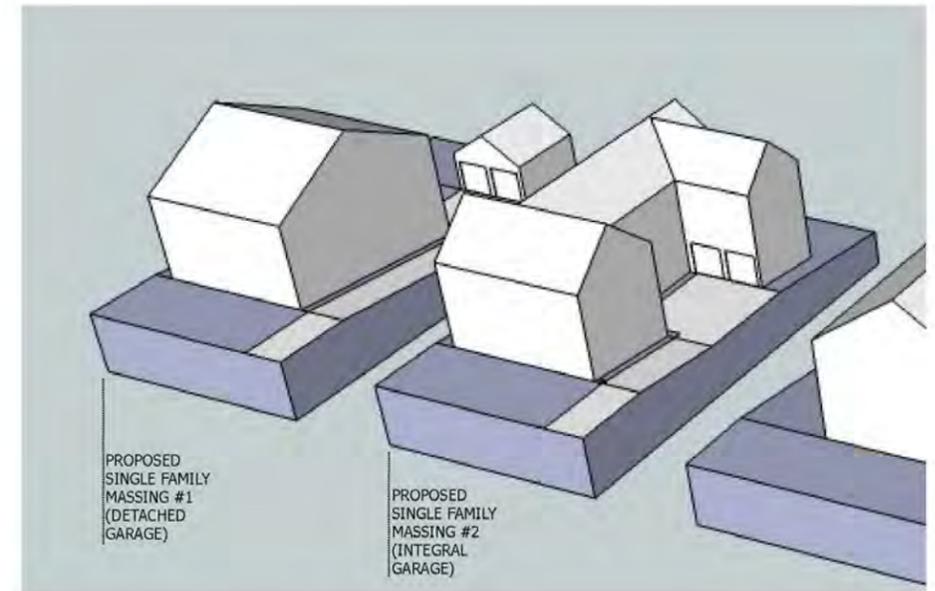
DESIGN NARRATIVE:

AS WE FURTHER REFINE THE DESIGN OF THE SINGLE FAMILY HOMES AT LAUREL HILL, WE REFLECT THAT THE DESIGN EXENTUATED THE MASSING TO BE SUBORDINATE TO THE EXISTING HISTORICAL BUILDINGS.

BUILDING ON THIS OBJECTIVE, THE COMPOSITION AND DETAILS ARE TO HAVE A CONTEMPOARY EXPRESSION THAT IS ALSO SUBORDINATE TO THE HISTORICAL BUILDINGS. THIS IS ACHIEVED THROUGH A SIMPLE EXPRESSION OF DETAIL AND FENESTRATION THAT RELATES TO BUT DOES NOT MIMIC THE EXISTING BUILDINGS.

THE OVERALL COMPOSITION OF ALL THE HOMES ARE VERY SIMILAR, BUT LIKE THE TOWNHOMES, THEY OFFER SUBTLE VARIATIONS BETWEEN FACADES. VARIATIONS INCLUDE A CONTEMPOARY FRONT PORCH, SHED CANOPY, FLAT CANOPY OR SMALLER PORTICOS. WINDOWS ARE SYMETRICALLY LAID OUT AND EITHER GROUPED OR IN SINGLES. TRIM, CORNICE DETAILING IS MINIMAL. THIS EXPRESSION IS CARRIED THROUGHOUT ALL SIDES OF THE ELEVATIONS.

THE OVERALL DESIGN APPROACHES A SIMPLE, CONTEMPOARY EXPRESSION THAT COMPLIMENTS THE COMMUNITY.



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FRONT ELEVATION



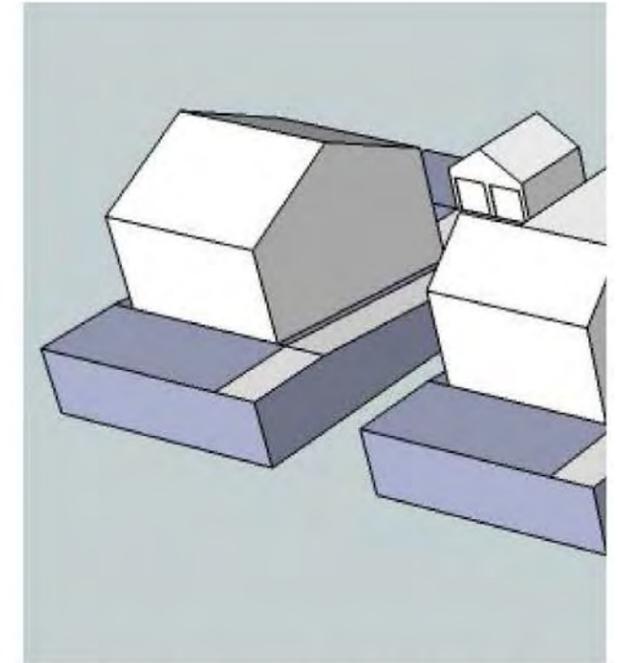
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



MASSING #1 (DETACHED GARAGE)

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Elevations

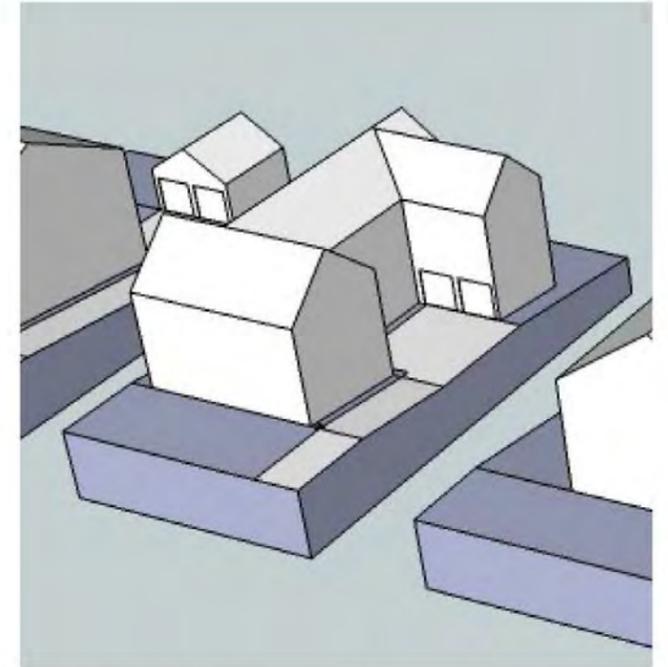
Conceptual Single Family
Home Architecture



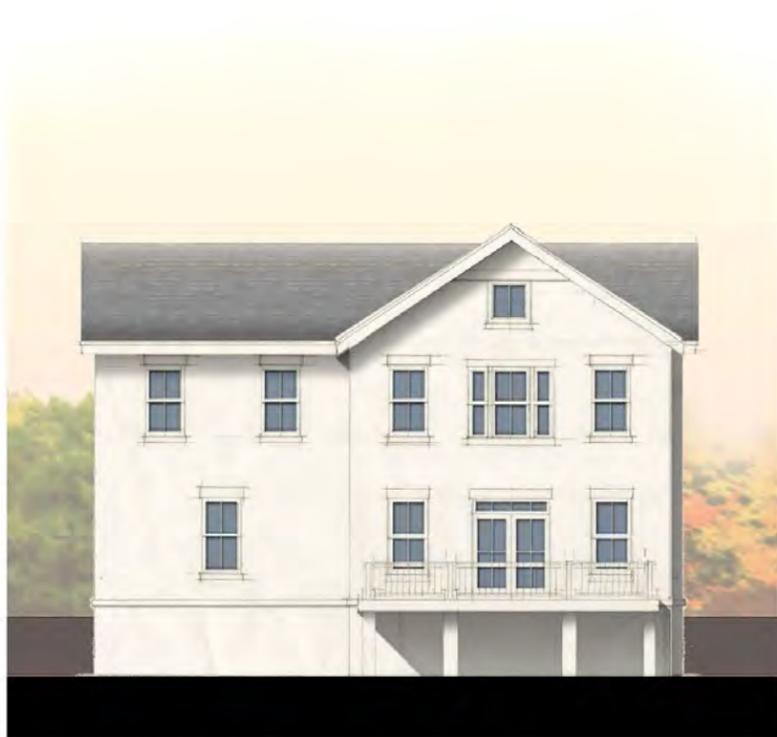
FRONT ELEVATION



RIGHT SIDE ELEVATION (MOTOR COURT)



MASSING #2 (INTEGRAL GARAGE)



REAR ELEVATION



LEFT SIDE ELEVATION

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Elevations

Conceptual Single Family
Home Architecture



ELEVATION 2
(3/4 PORCH)



ELEVATION 5
(PORTICO SHED CANOPY)

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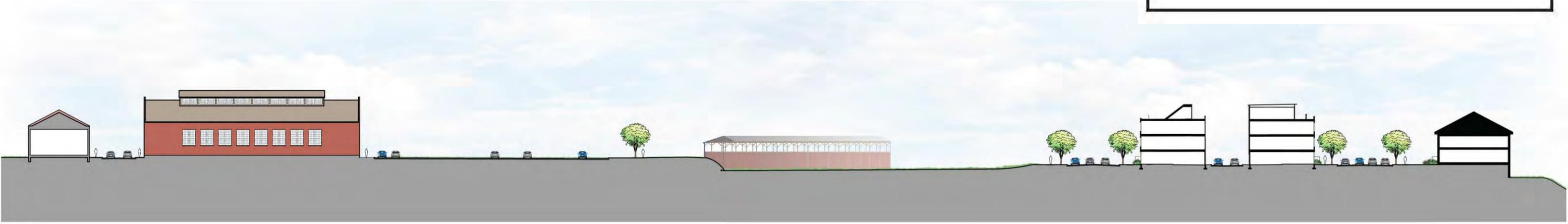
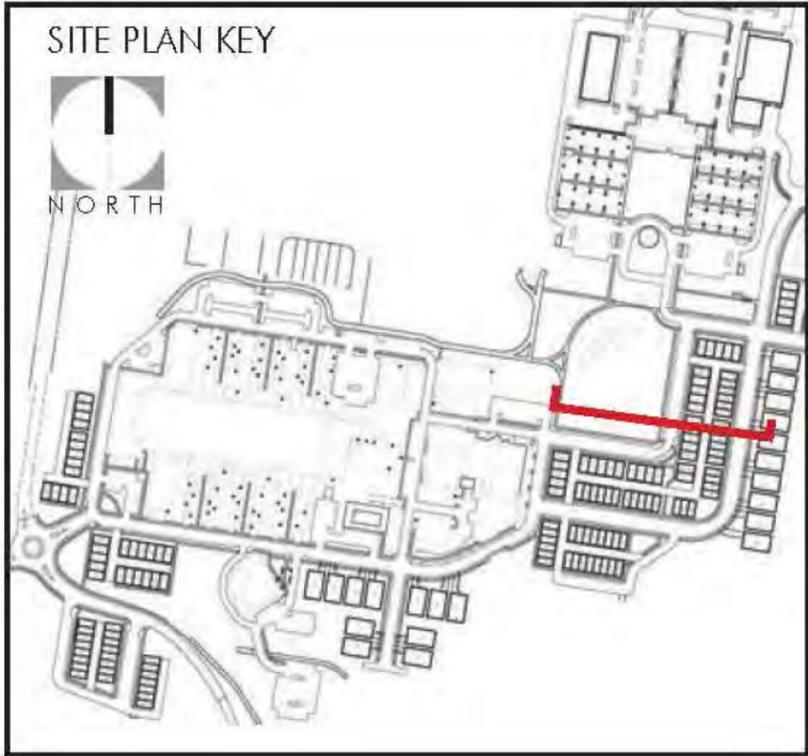
Elevations

Conceptual Single Family
Home Architecture

FOR APPROVAL

LAUREL HILL RESIDENTIAL DESIGN

TOWNHOUSE - STYLE 2 - SITE SECTION 2



SECTION 2
Scale: 1/32" = 1'-0"

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Elevations

Conceptual Single Family Home Architecture



Thank You

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