

# LAUREL HILL

ARCHITECTURAL REVIEW BOARD

July 24, 2014



# LAUREL HILL

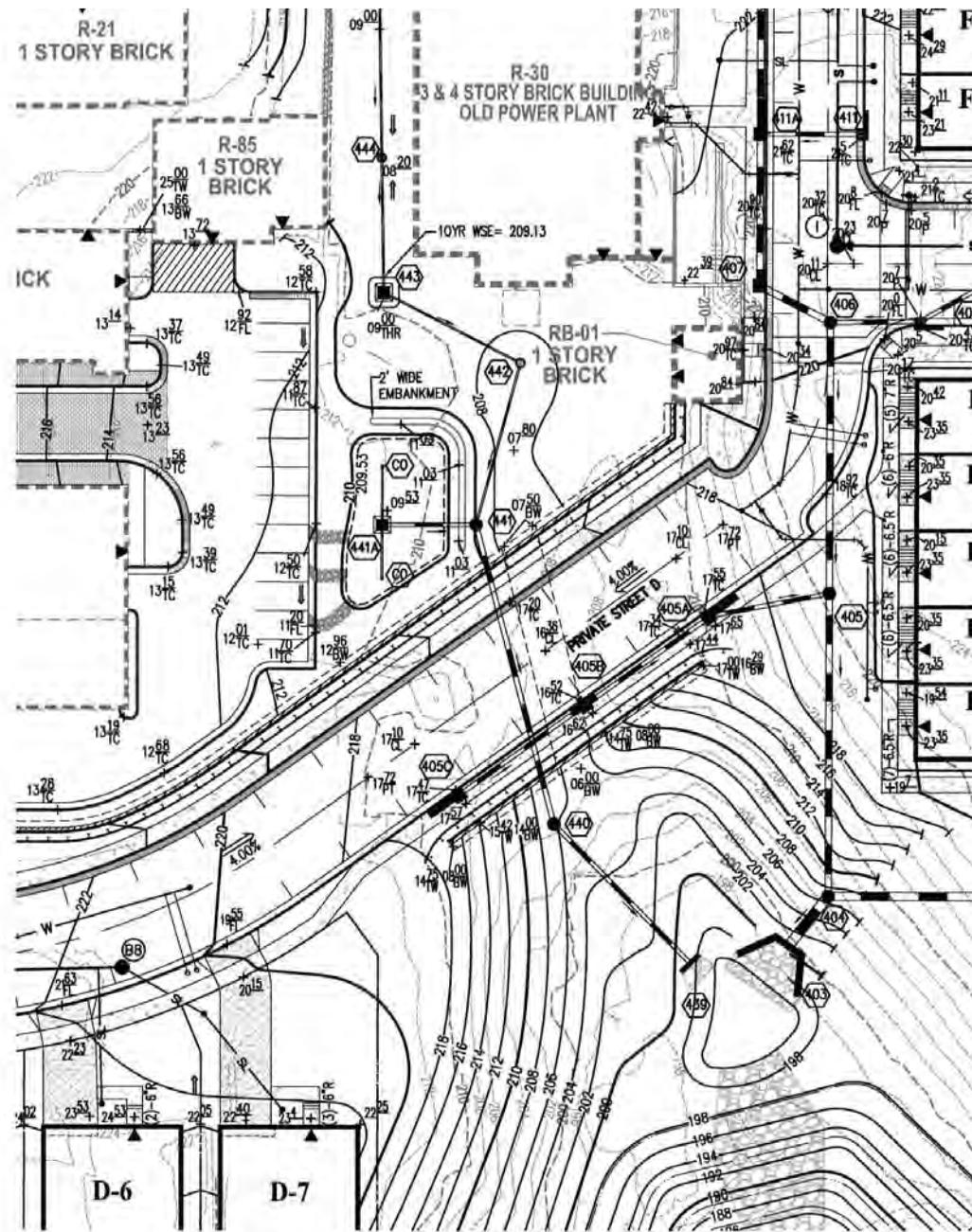
ARCHITECTURAL REVIEW BOARD

July 24, 2014

## Approval Action:

- Construction Details of the Retaining Wall & Culvert South of the Power House
- Adaptive Reuse Residential
- Conceptual Townhouse Architecture
- Conceptual Retail Architecture

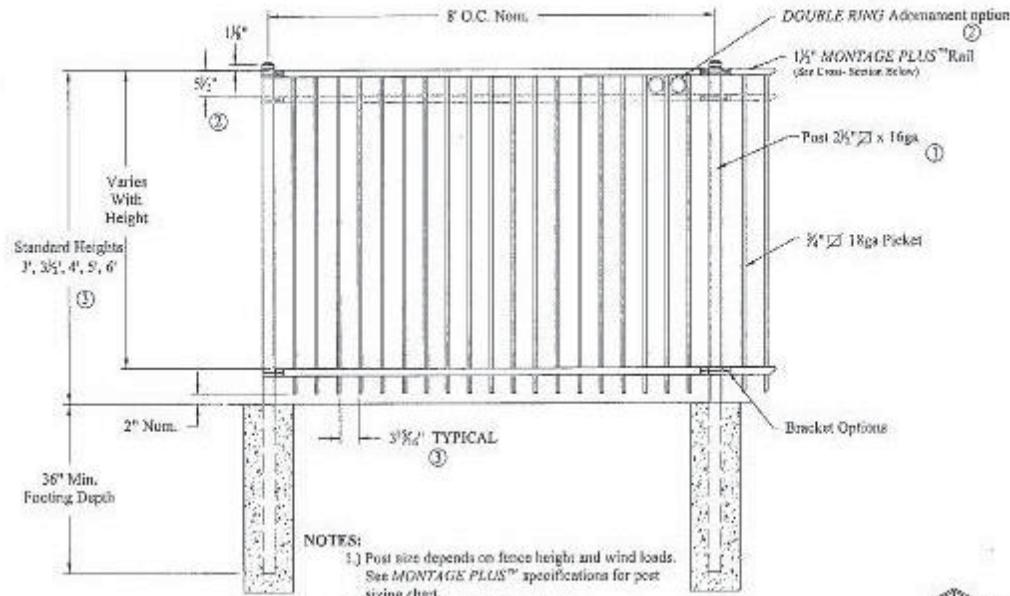




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CULVERT GRADES EXHIBIT

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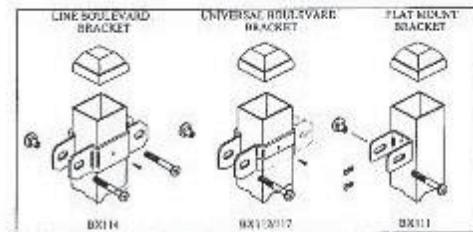
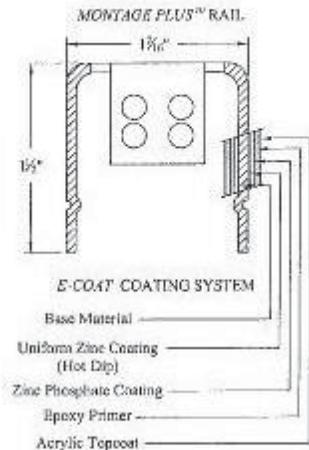
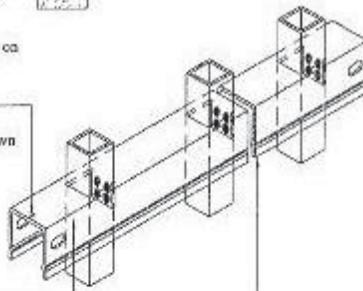
Approved June, 12<sup>th</sup> 2014 Retaining Wall Site Plan



- NOTES:**
- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
  - 2.) Third rail required for Double Rings.
  - 3.) Available in 3" air space and/or Flush Bottom on most heights.

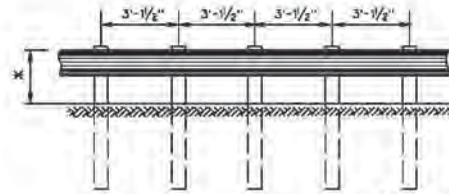
**RAKING DIRECTIONAL ARROW**  
Welded panel can be raked 30° over 8' with arrow pointing down grade.

**PROPULSION™ WELDING PROCESS**  
No exposed welds, Good Neighbor profile - Same appearance on both sides.

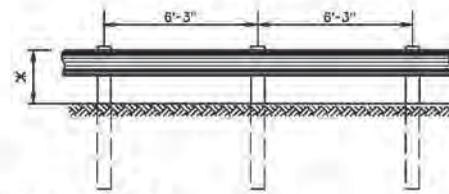


LAUREL HILL

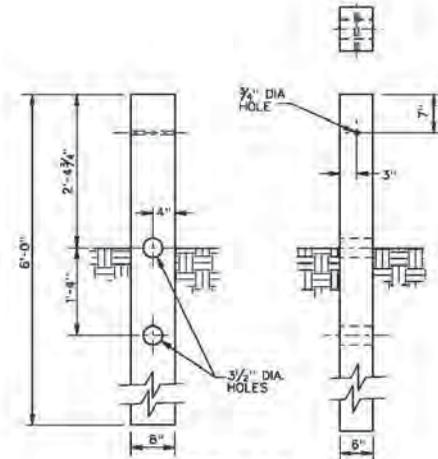
Approval Action Handrail



**GR-2A**  
(3'-1/2" POST SPACING)  
MAX DYNAMIC DEFLECTION = 2'



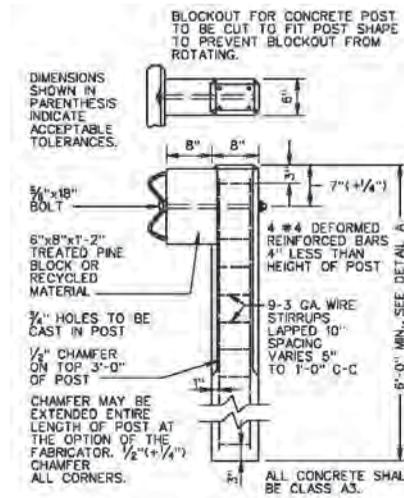
**GR-2**  
(6'-3" POST SPACING)  
MAX DYNAMIC DEFLECTION = 3'



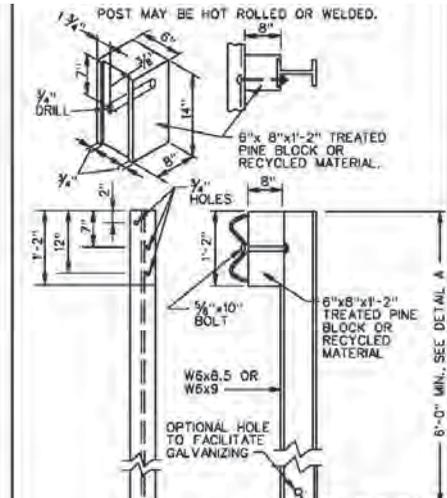
**CRT POST**

**NOTES:**

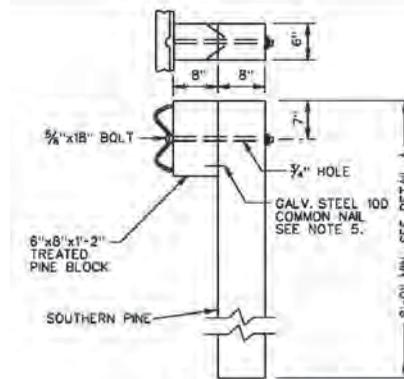
- GUARDRAIL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND CAN BE ADJUSTED DURING CONSTRUCTION IF AND AS DIRECTED BY THE ENGINEER.
- FOR DETAILS OF POST AND BLOCKOUTS SEE SHEET NO. 501.05.
- FOR DETAILS OF RAIL ELEMENT, RAIL SPLICE JOINT, AND ASSOCIATED HARDWARE SEE SHEET NOS. 501.01 AND 501.02.
- RAIL ELEMENTS ARE FURNISHED SHOP CURVED FOR RADIUS BETWEEN 5 FEET AND 150 FEET.
- ALL GUARDRAIL POSTS SHALL BE SET PLUMB. POST SHALL NOT BE SET WITH A VARIATION OF MORE THAN 1/8" PER FOOT FROM VERTICAL. W-BEAM, BLOCKOUTS, AND POSTS SHALL BE SET AND ALIGNED WITHOUT ALTERATION OR FORCE, AS PER SECTION 505 OF THE SPECIFICATIONS.
- ALL GR-2 AND GR-2A RAIL SHALL BE MAINTAINED AT A HEIGHT OF 27 3/4" MIN - 28 3/4" MAX AS MEASURED PER STANDARD GR-INS.
- ALL W-BEAM RAILS SHALL BE LAPPED IN THE DIRECTION OF VEHICULAR TRAVEL FOR THE FINISHED ROADWAY.



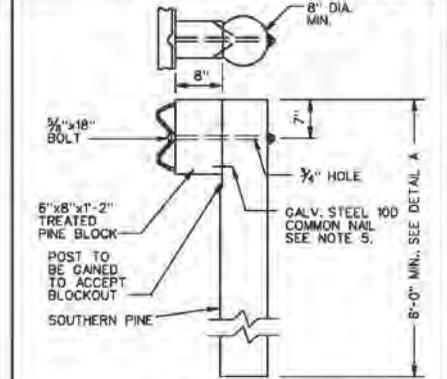
**CONCRETE POST**



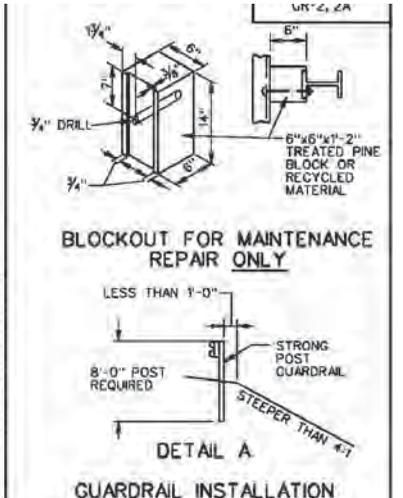
**STEEL POST**



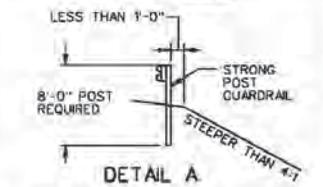
**6x8 WOOD POST**



**ROUND WOOD POST**



**BLOCKOUT FOR MAINTENANCE REPAIR ONLY**



**GUARDRAIL INSTALLATION SITES REQUIRING LONGER GUARDRAIL POSTS**

**NOTES:**

- ALL BOLTS, NUTS, WASHERS, AND OTHER STEEL ITEMS ARE TO BE GALVANIZED.
- ALTERNATE TYPE POSTS AND BLOCKOUT MAY BE INTERCHANGED ON ANY ONE PROJECT WITH THE RESTRICTION THAT THE SAME TYPE OF POST AND BLOCKOUT MUST BE USED IN ANY SINGLE RUN OF GUARDRAIL.
- FOR DETAILS OF GUARDRAIL ELEMENT SPLICE JOINT, HARDWARE, ETC. SEE SHEET NOS. 501.01 AND 501.02.
- THE GUARDRAIL AND MEDIAN BARRIER COMPONENTS DEPICTED IN A.R.T.B.A. TECHNICAL BULLETIN NUMBER 268B MAY BE SUBSTITUTED IF INTERCHANGEABLE WITH THE STANDARDS FOR GUARDRAIL (GR) OR MEDIAN BARRIER (MB) AND APPROVED BY THE ENGINEER.
- DRIVE NAIL ON BOTH SIDES WITHIN 2" OF THE TOP OR BOTTOM OF BLOCKOUT AFTER 3/8" x 18 BOLT IS INSTALLED.

<b>VDOT</b> ROAD AND BRIDGE STANDARDS	
SHEET 1 OF 2	REVISION DATE
501.04	7/11

**STANDARD BLOCKED-OUT W-BEAM GUARDRAIL (STRONG POST SYSTEM)**  
VIRGINIA DEPARTMENT OF TRANSPORTATION

<b>SPECIFICATION REFERENCE</b>
221 505

<b>SPECIFICATION REFERENCE</b>
221 236 505

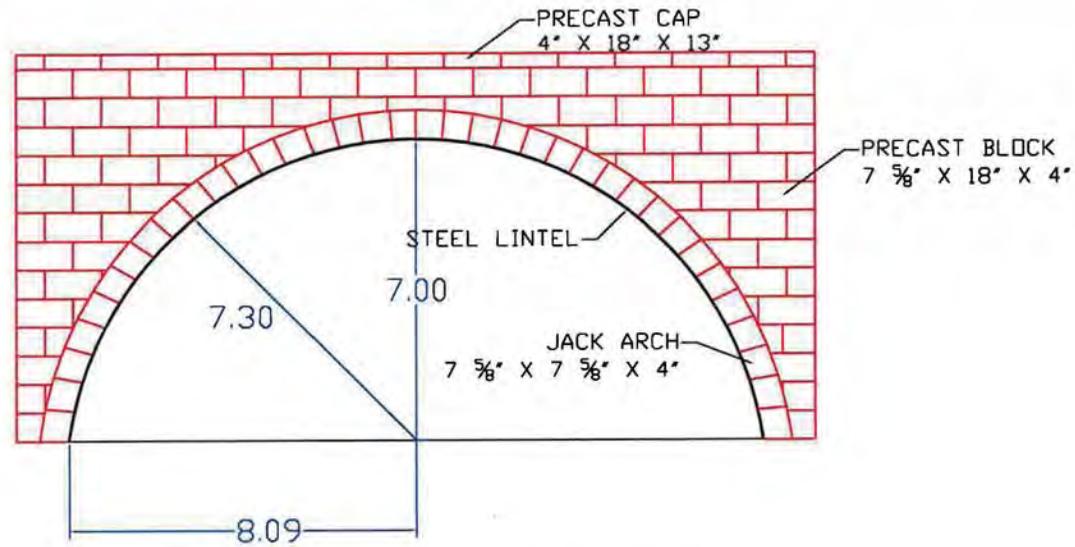
**STANDARD BLOCKED-OUT W-BEAM GUARDRAIL (STRONG POST SYSTEM, POST AND BLOCKOUT DETAILS)**  
VIRGINIA DEPARTMENT OF TRANSPORTATION

<b>VDOT</b> ROAD AND BRIDGE STANDARDS	
REVISION DATE	SHEET 2 OF 2
7/11	501.05



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Approval Action Guardrails



LAUREL HILL CULVERT

**NOTES:**

1. PRECAST BLOCK IS 7 5/8" X 18" X 4"
2. MORTAR JOINTS FOR BLOCK WILL BE 3/8"
3. STEEL LINTEL IS 12" X 3/8" PLATE
4. ALL DIMENSIONS ARE APPROXIMATE (+/-)

WG CONSTRUCTION CO., INC.  
 9251 INDUSTRIAL COURT  
 MANASSAS, VA 20109

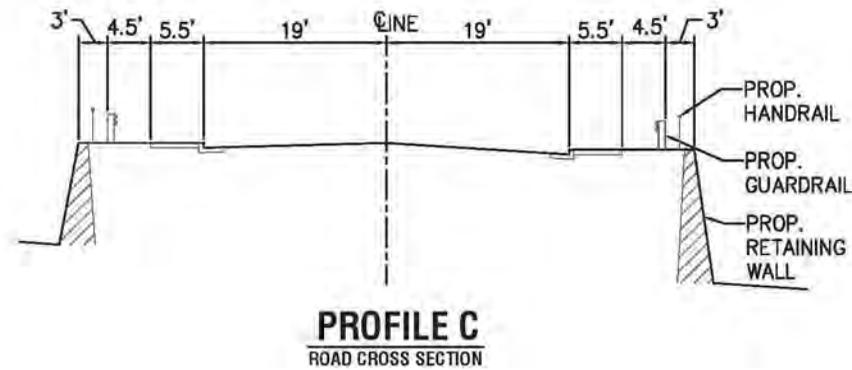
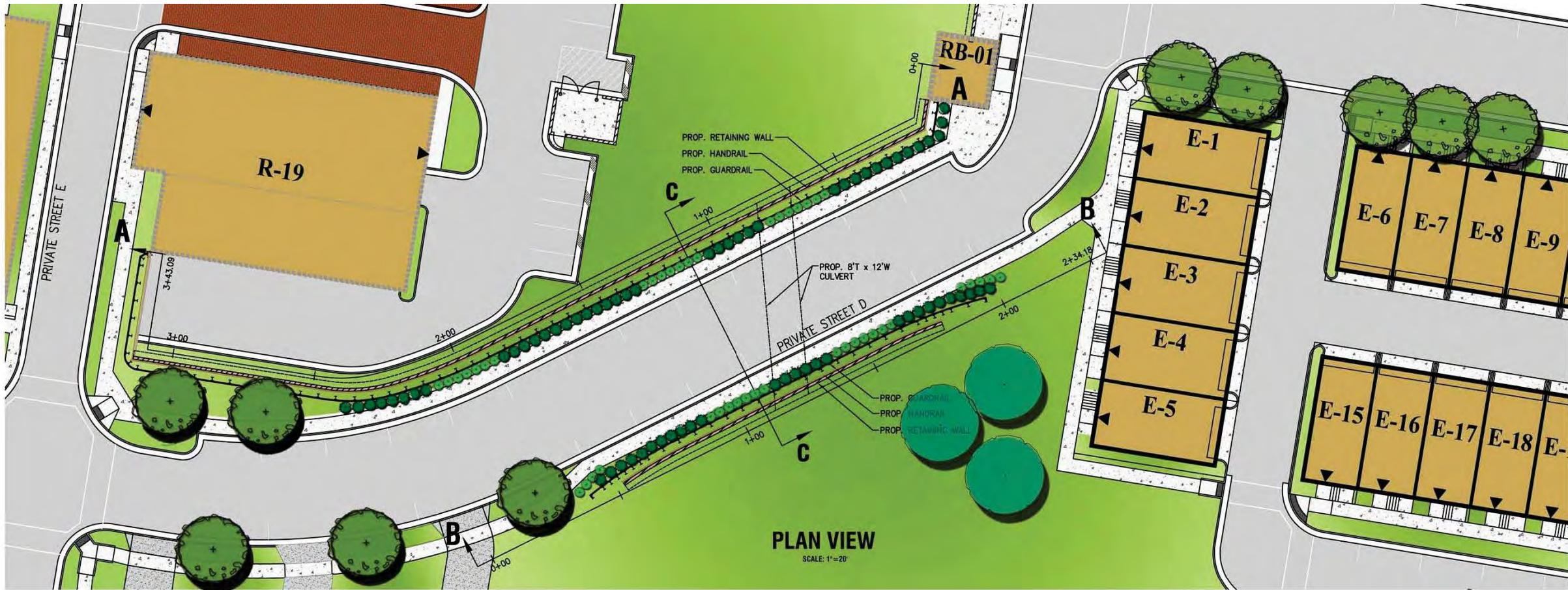


**CRIMSON**

Height:	8"
Front Length:	18"
Depth:	12"
Weight:	72 lbs.
Coverage:	1 sq. ft.
Setback:	1"

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Approval Action Retaining Wall



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For Illustrative Purposes Retaining Wall



*Fothergilla Gardenia*



*Winterberry Holly - Ilex verticillata*



*Red Twig Dogwood - Cornus Sericea*



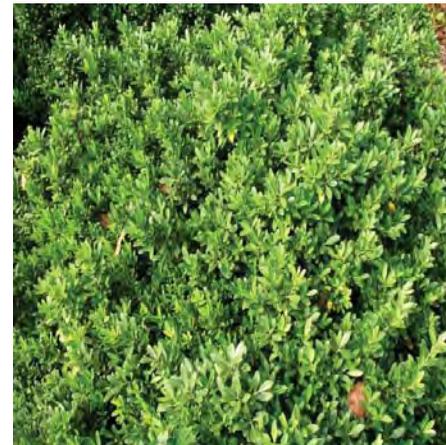
*Shamrock Inkberry - Ilex glabra 'Shamrock'*



*Knockout Roses - Rosa "Knockout"*



*Yew - Taxus X Media*



*Hoogendorn Holly - Ilex Crenata 'Hoogendorn'*

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Approval Action Retaining Wall



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For Illustrative Purposes Retaining Wall



*Carolina Jasmine - Gelsemium Sempervirens*



*Climbing Hempvine - Mikania Scandens*



*Crossvine - Bignonia Caperolata*



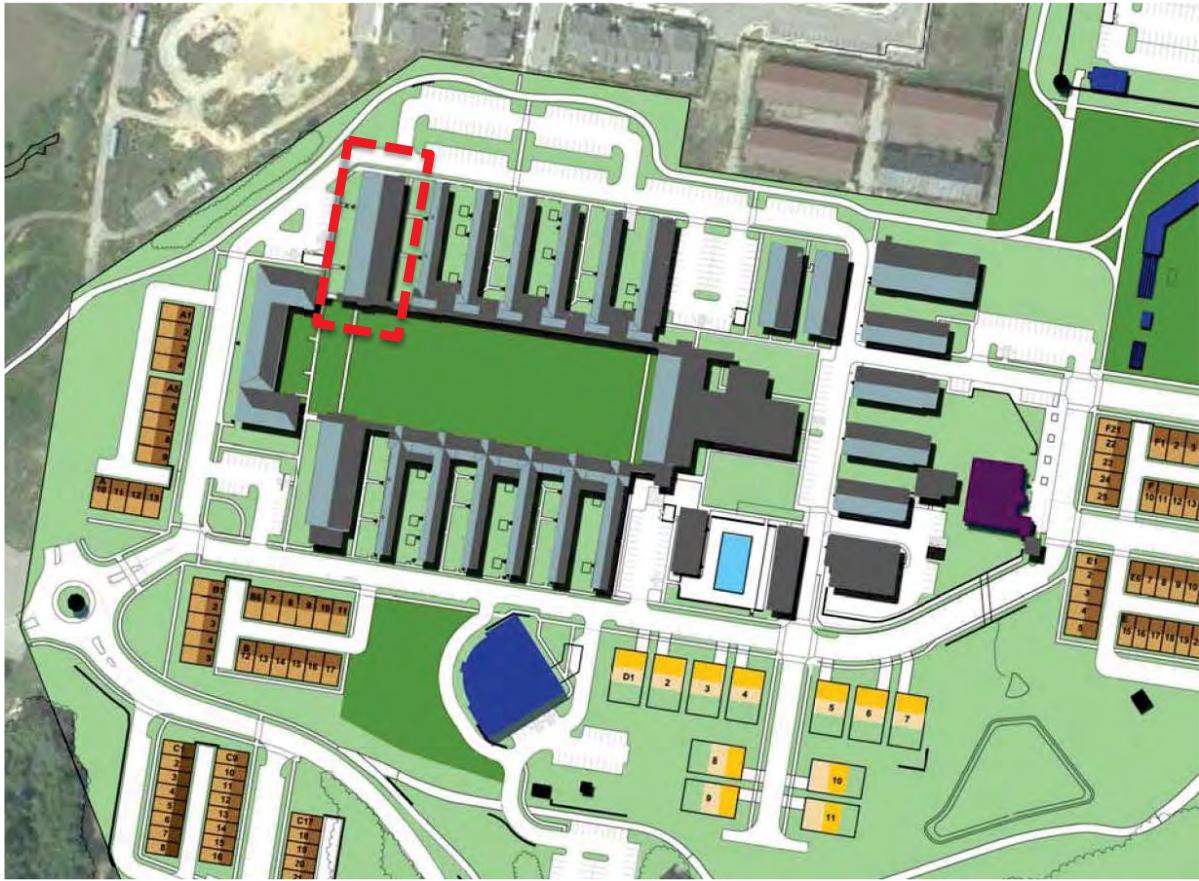
*Trumpet Vine - Campsis Radicans*



*Virginia Creeper - Parthenocissus quinquefolia*

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Approval Action Retaining Wall



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Adaptive Reuse Architecture –Approval Action

R-2

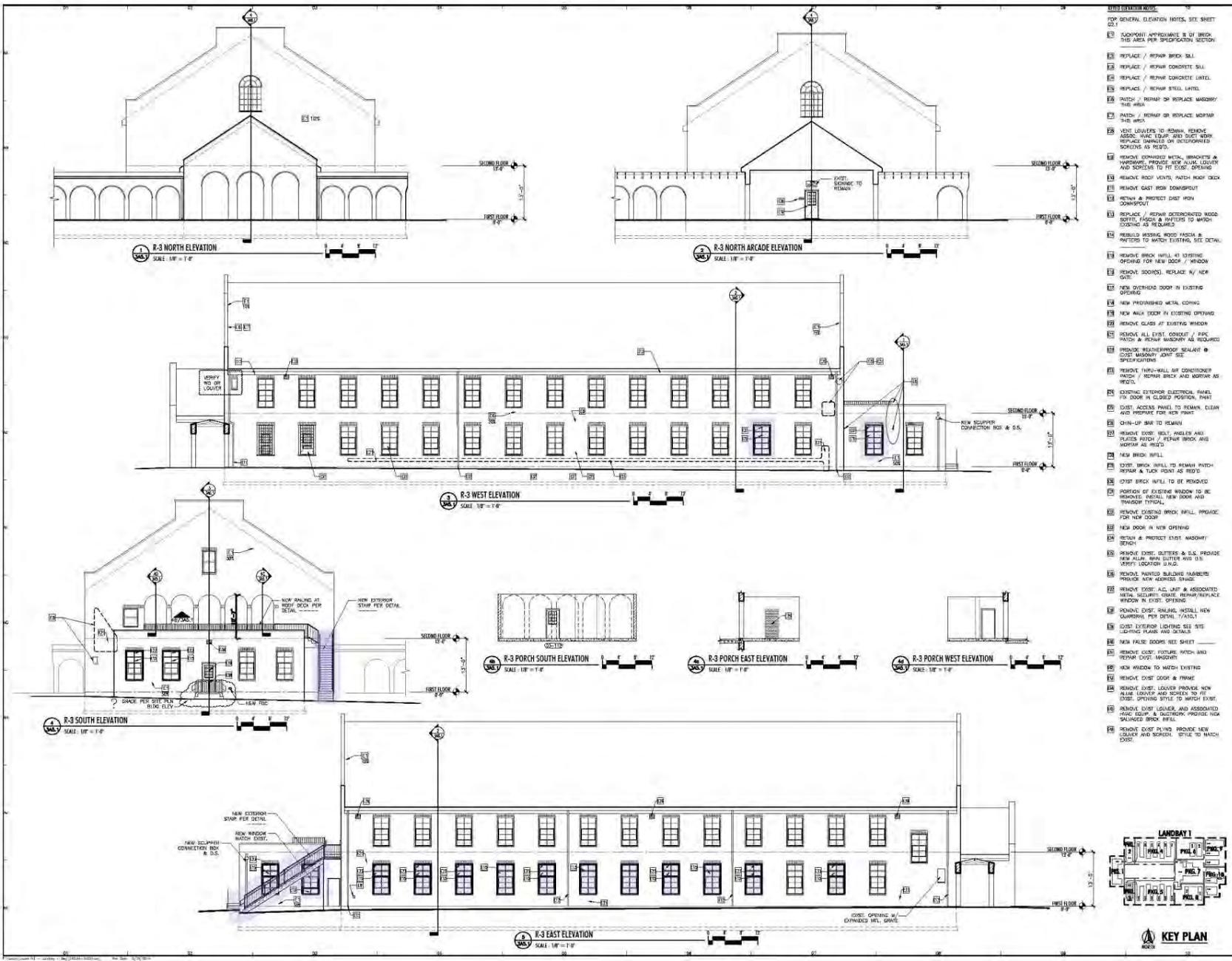




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Adaptive Reuse Architecture- Approval Action

R-3



- NOTE ELEVATION NOTES:**
- 001 GENERAL ELEVATION NOTES, SEE SHEET 001
  - 002 FOOTNOT APPROXIMATE 8" OF BRICK OVER AREA PER SPECIFICATION SECTION
  - 003 REPLACE / REPAIR BRICK SILL
  - 004 REPLACE / REPAIR CONCRETE SILL
  - 005 REPLACE / REPAIR CONCRETE Lintel
  - 006 REPLACE / REPAIR STEEL LATH
  - 007 PATCH / REPAIR OR REPLACE MASONRY THIS AREA
  - 008 PATCH / REPAIR OR REPLACE MORTAR THIS AREA
  - 009 VENT LOUVERS TO REMAIN REMOVE BRACE W/CE TRAP AND JUST NEW REPLACE UNABLE OR DETERIORATED SCREENS AS REQ'D.
  - 010 REMOVE CORRODED METAL BRACKETS & HARDWARE, PROVIDE NEW ALUM. LOUVER AND SCREENS TO FIT EDGE CORNING
  - 011 REMOVE ROOF VENTS, PATCH ROOF DECK
  - 012 REMOVE EAST ROW DOWNPOUT
  - 013 RETAIN & PROTECT EAST IRON DOWNPOUT
  - 014 REPLACE / REPAIR DETERIORATED MOOD BOARD FASCIA & BRACKETS TO WHICH COATING AS REQUIRED
  - 015 REBUILD MISSING ROOF FASCIA & BRACKETS TO MATCH EXISTING, SEE DETAIL
  - 016 REMOVE BRICK INFILL AS EXISTING OPENING FOR NEW DOOR / WINDOW
  - 017 REMOVE DOORS, REPLACE W/ NEW CASE
  - 018 NEW OVERHEAD DOOR IN EXISTING OPENING
  - 019 NEW PREFINISHED METAL CORNING
  - 020 NEW WALK DOOR IN EXISTING OPENING
  - 021 REMOVE GLASS AT EXISTING WINDOW
  - 022 REMOVE ALL EXIST. CORNING / BRK PATCH & REPAIR MASONRY AS REQUIRED
  - 023 PROVIDE WEATHERPROOF SEALANT @ GUTS MASONRY JOINT SEE
  - 024 REMOVE HALF-WALL AT CORNER PATCH / REPAIR BRICK AND MORTAR AS REQ'D.
  - 025 EXISTING EXTERIOR ELECTRICAL PANEL, TV DOOR IN CLOSED POSITION, PAINT
  - 026 EXIST. ACCESS PANEL, TO REMAIN, CLEAN AND PREPARE FOR NEW SWIT
  - 027 CHIN-UP BAR TO REMAIN
  - 028 REMOVE DOOR, HOLT, ANGLES AND PLASTER PATCH / REPAIR BRICK AND MORTAR AS REQ'D.
  - 029 NEW BRICK INFILL
  - 030 EXIST BRICK INFILL TO REMAIN PATCH REPAIR & TUCK POINT AS REQ'D.
  - 031 EXIST BRICK INFILL TO BE REMOVED
  - 032 PORTION OF EXISTING WINDOW TO BE REMOVED, INSTALL NEW DOOR AND THRESHOLD TYPICAL
  - 033 REMOVE EXISTING BRICK INFILL, PROVIDE FOR NEW DOOR
  - 034 NEW DOOR IN NEW OPENING
  - 035 RETAIN & PROTECT EXIST MASONRY BRICK
  - 036 REMOVE EXIST. DUTTERS & D.S. PROVIDE NEW ALUM. RAIN GUTTER WITH 18" VERIFY LOCATION J.L.O.D.
  - 037 REMOVE PAINTED BUILDING HANDRAILS PROVIDE NEW HANDRAILS
  - 038 REMOVE EXIST. A.C. UNIT & ASSOCIATED METAL SECURITY GRATE REMOVE/REPLACE WINDOW IN EXIST. OPENING
  - 039 PROVIDE EXIST. RAILING, INSTALL NEW COUNTERTOP PER DETAIL (TYPICAL)
  - 040 EXIST EXTERIOR LIGHTING SEE SITE LIGHTING PLANS AND DETAIL
  - 041 NEW PAUSE DOORS SEE SHEET
  - 042 REMOVE EXIST. FUTURE MATCH AND REPAIR EXIST. MASONRY
  - 043 NEW WINDOW TO MATCH EXISTING
  - 044 REMOVE EXIST. DOOR & FRAME
  - 045 REMOVE EXIST. LOUVER PROVIDE NEW ALUM. LOUVER AND SCREENS TO FIT EXIST. OPENING STYLE TO MATCH EXIST.
  - 046 REMOVE EXIST. LOUVER AND ASSOCIATED FRAME GLASS & GLAZING PROVIDE NEW ALUM. BRICK INFILL
  - 047 REMOVE EXIST. PLUMB PROVIDE NEW CLEANLY AND WORKSHY. STYLE TO MATCH EXIST.

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**PRELIMINARY  
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DATE: 04/23/2014  
SHEET: 3A5.1  
PROJECT: LAUREL HILL ADAPTIVE REUSE LANDBAY 1 LORTON, VA

PROJECT # 07-6445LBT  
PACKAGE 3  
BUILDING R-3

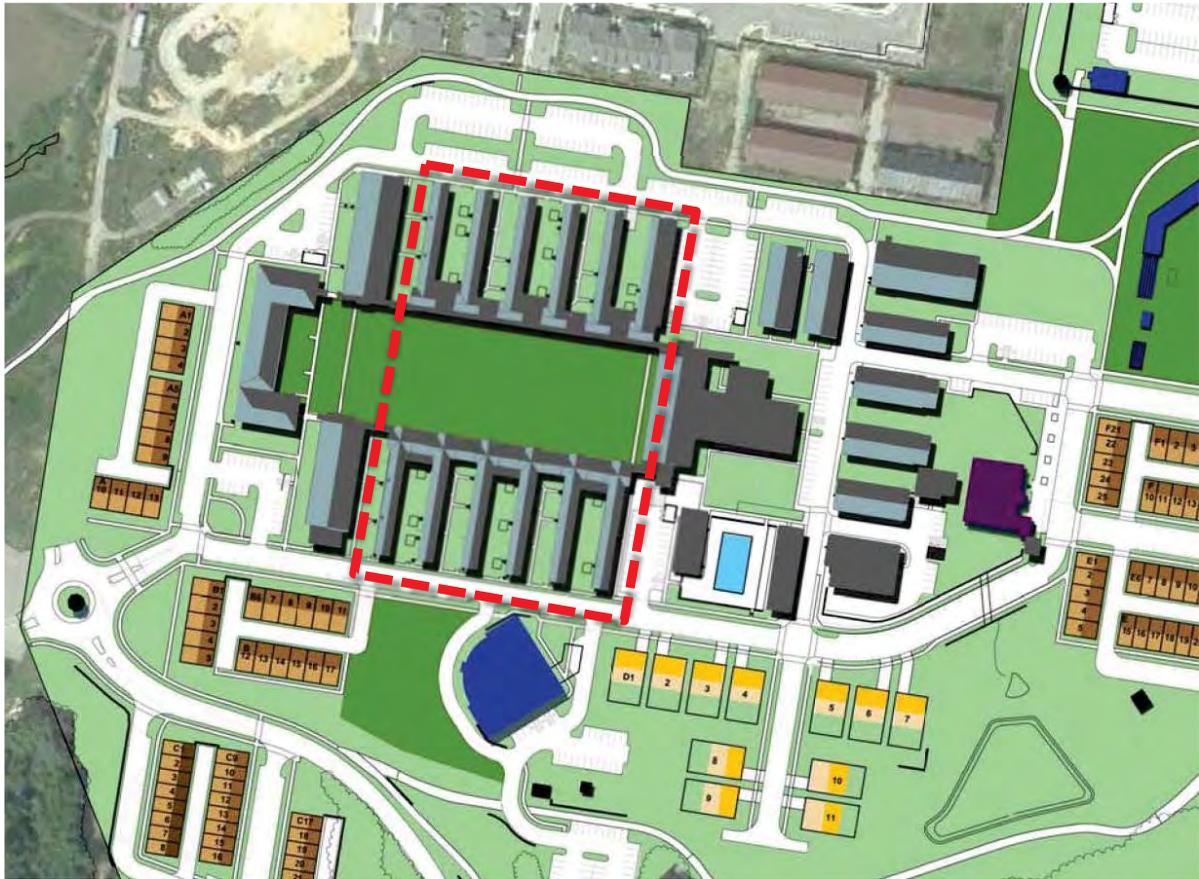
EXTERIOR BUILDING ELEVATIONS

**3A5.1**

KEY PLAN

Adaptive Reuse Architecture- Approval Action R-3

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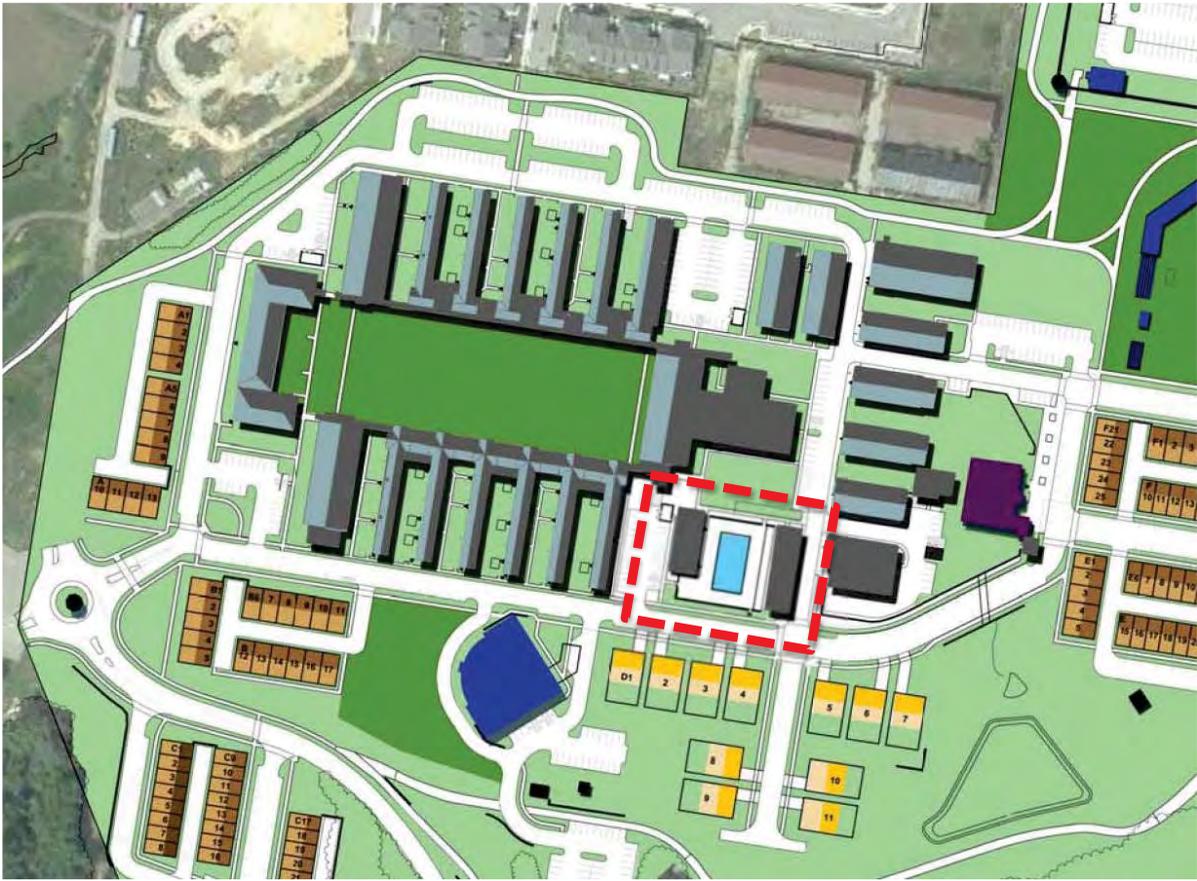
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Adaptive Reuse Architecture- Approval Action

R-4 THROUGH R-15



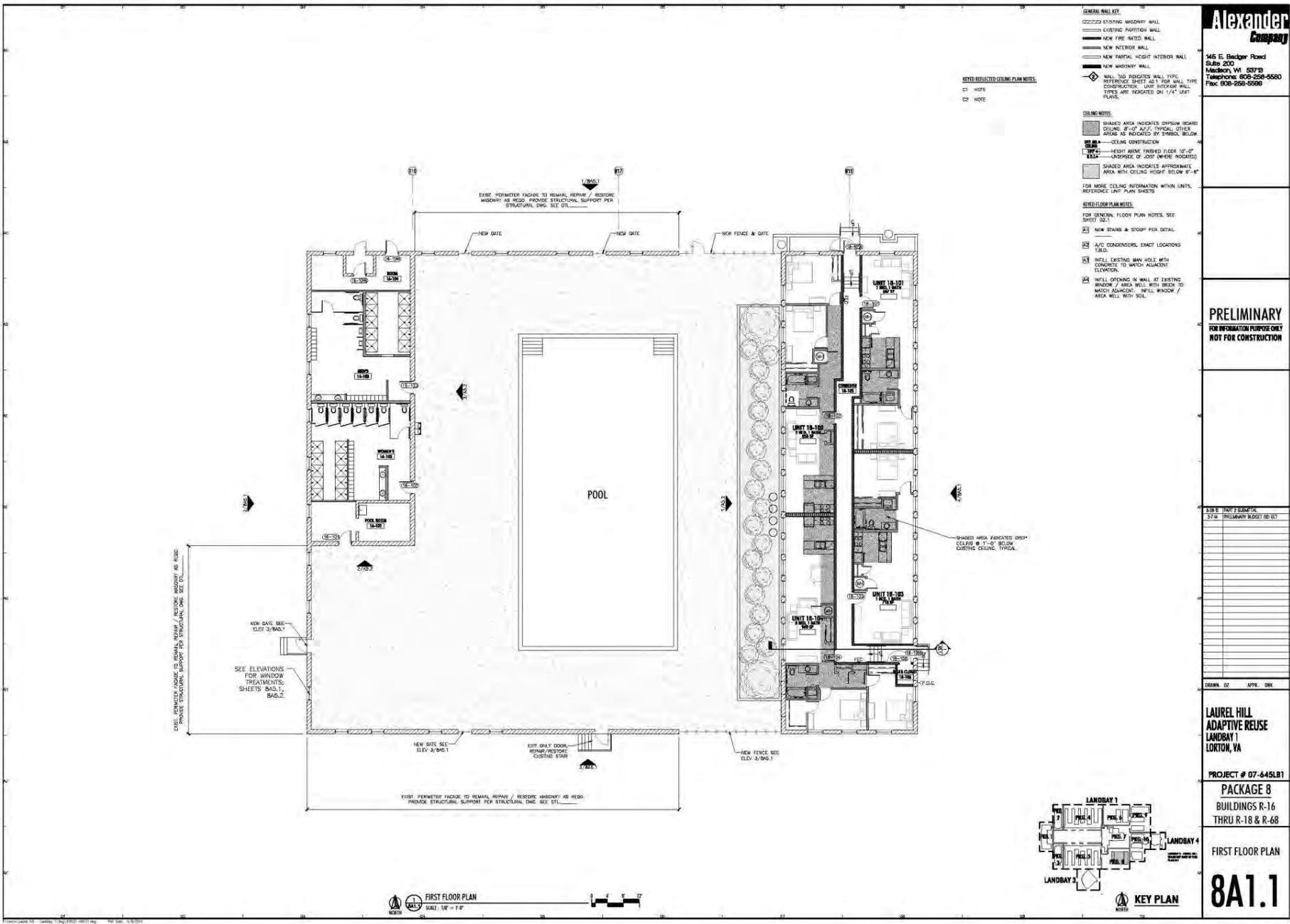




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Adaptive Reuse Architecture- Approval Action

R-16 THROUGH R-18



**Alexander Company**

145 E. Badger Road  
Suite 200  
Madison, WI 53719  
Telephone: 608-258-5580  
Fax: 608-258-5580

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NOT FOR CONSTRUCTION

DATE: 07-11-11

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

PROJECT # 07-645LBT

PACKAGE 8

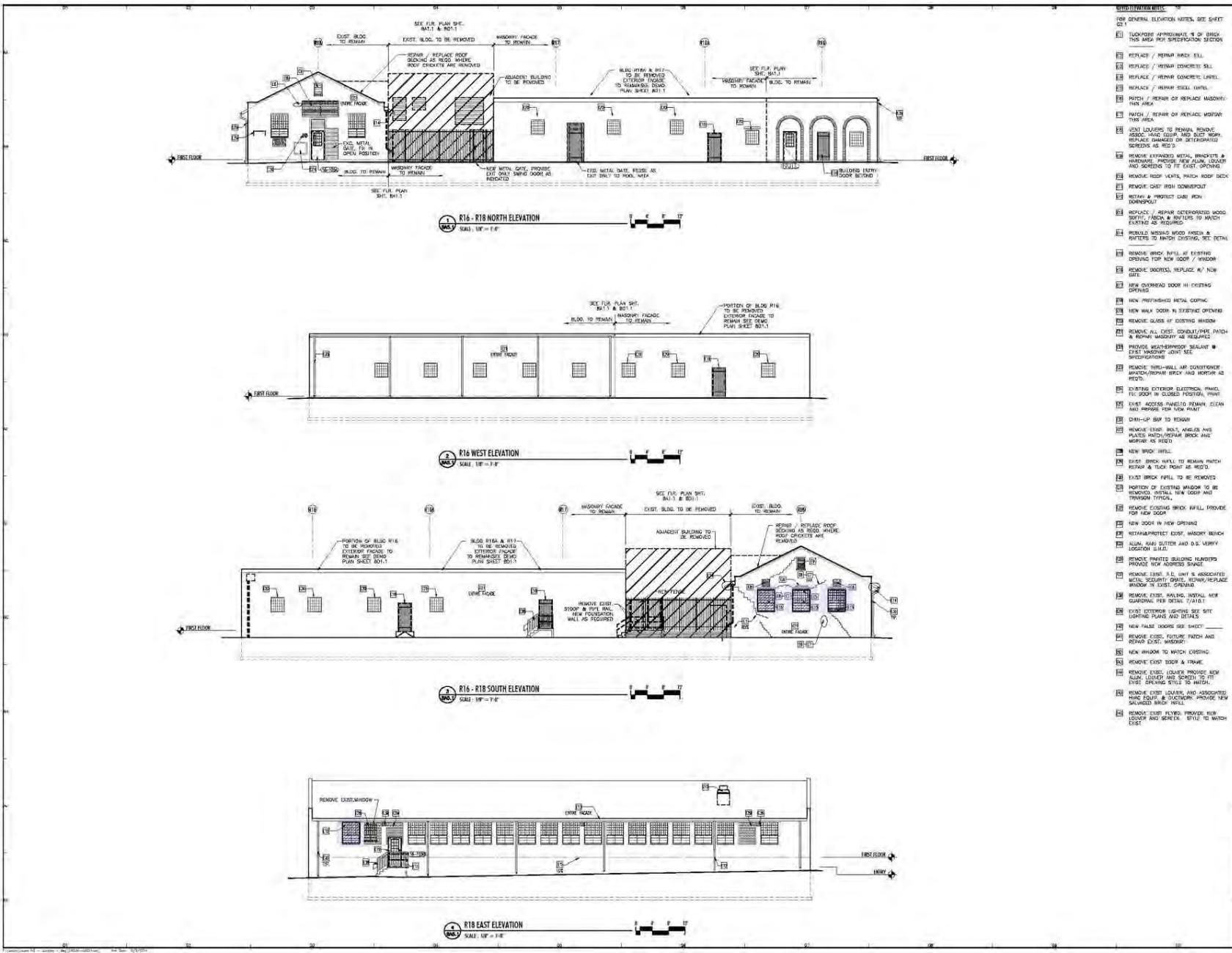
BUILDINGS R-16 THRU R-18 & R-68

FIRST FLOOR PLAN

**8A1.1**

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Adaptive Reuse Architecture- Approval Action R-16 THROUGH R-18



- GENERAL NOTES, SEE SHEET 01
- 1. TUCKPOINT APPROXIMATE 1/8 OF BRICK THIS AREA PER SPECIFICATION SECTION
  - 2. REPAIR / REPAIR BRICK SILL
  - 3. REPAIR / REPAIR CONCRETE SILL
  - 4. REPAIR / REPAIR CONCRETE LEVEL
  - 5. REPAIR / REPAIR SILL LEVEL
  - 6. PATCH / REPAIR OR REPLACE MASONRY THIS AREA
  - 7. PATCH / REPAIR OR REPLACE MORTAR THIS AREA
  - 8. VENT LADDERS TO REMAIN, REMOVE AREA, PATCH UP AND LIFT HIGH, REPLACE DAMAGED OR DETERIORATED SOUNDS AS NOTED
  - 9. REMOVE EXPANDED METAL BRACKETS & HARDWARE, PROVIDE NEW PLAIN, LOADS AND SCREWS TO FIT EXIST. OPENING
  - 10. REMOVE ROOF VENTS, PATCH ROOF DECK
  - 11. REMOVE CAST IRON DOWNPOUT
  - 12. RETAIN & PROTECT CAST IRON DOWNPOUT
  - 13. REMOVE / REPAIR DETERIORATED WOOD SHUTTLE, PANELS & BUTTERS TO MATCH EXISTING AS REQUIRED
  - 14. REBUILD MISSED WOOD PANELS & BUTTERS TO MATCH EXISTING, SEE DETAIL
  - 15. REMOVE BRICK INFILL AT EXISTING OPENING FOR NEW DOOR / WINDOW
  - 16. REMOVE ADDRESS, REPLACE W/ NEW SIGN
  - 17. NEW OVERHEAD DOOR IN EXISTING OPENING
  - 18. NEW PRITCHARD METAL COPING
  - 19. NEW WALL DOOR IN EXISTING OPENING
  - 20. REMOVE GLASS AT EXISTING WINDOW
  - 21. REMOVE ALL EXIST. CONCRETE/PATCH & REPAIR MASONRY AS REQUIRED
  - 22. PROVIDE WEATHERWOOD SEALANT @ SPEC MASONRY JOINT SEE DETAIL
  - 23. REMOVE THERM-BREAK AIR CONDITIONER APPROACH/REPAIR BRICK AND MORTAR AS NOTED
  - 24. EXISTING EXTERIOR ELECTRICAL PANEL TO REMAIN IN CLOSED POSITION, PATCH
  - 25. EXIST. ACCESS PANELS TO REMAIN, CLEAN AND REPAIR FOR NEW PLUMB
  - 26. DRY-UP BAY TO REMAIN
  - 27. REMOVE EXIST. BRICK, ANGLES AND PLASTER, MATCH EXISTING BRICK AND MORTAR AS NOTED
  - 28. NEW BRICK INFILL
  - 29. EXIST. BRICK INFILL TO REMAIN, PATCH REPAIR & TOUCH UP AS NOTED
  - 30. EXIST. BRICK INFILL TO BE REMOVED
  - 31. PORTION OF EXISTING MASONRY TO BE REMOVED, INSTALL TYPICAL WINDOW AND TRANSOM TYPICAL
  - 32. REMOVE EXISTING BRICK INFILL, PROVIDE FOR NEW DOOR
  - 33. NEW DOOR IN NEW OPENING
  - 34. RETAIN/PROTECT EXIST. MASONRY BENCH
  - 35. ALUM. AND BUTTER AND D.S. VERIFY LOCATION & DETAIL
  - 36. REMOVE PRINTED BUILDING NUMBERS, PROVIDE NEW ADDRESS SIGNAGE
  - 37. REMOVE EXIST. S.E. UNIT & ASSOCIATED METAL SECURITY GRATE, REMOVE/REPLACE WINDOW IN EXIST. OPENING
  - 38. REMOVE EXIST. RAILING, INSTALL NEW GUARDRAIL PER DETAIL / TABLE
  - 39. EXIST. EXTERIOR LIGHTING SEE SITE LIGHTING PLANS AND DETAILS
  - 40. NEW FLASHING SEE SHEET
  - 41. REMOVE EXIST. FORMER PATCH AND REPAIR EXIST. MASONRY
  - 42. NEW WINDOW TO MATCH EXISTING
  - 43. REMOVE EXIST. EDGE & FRAME
  - 44. REMOVE EXIST. LADDERS PROVIDE NEW ALUM. LADDERS AND SOUNDS TO FIT EXIST. OPENING STYLE TO MATCH
  - 45. REMOVE EXIST. LADDERS AND ASSOCIATED HANG EQUIP. & STRUCTURE, PROVIDE NEW BALANCED BRICK INFILL
  - 46. REMOVE EXIST. FLYING, PROVIDE NEW LADDERS AND SOUNDS, STYLE TO MATCH EXIST.

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Fax: 505-288-0566

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NOT FOR CONSTRUCTION

DATE: JAN 2 2014  
SHEET: PRELIMINARY SHEET 80 SET

DRAWN BY: JPH, DM

**LAUREL HILL**  
ADAPTIVE REUSE  
LANDBAY 1  
LORTON, VA

PROJECT # 07-645LBT

PACKAGE 8  
BUILDINGS R-16  
THRU R-18 & R-68

EXTERIOR BUILDING  
ELEVATIONS

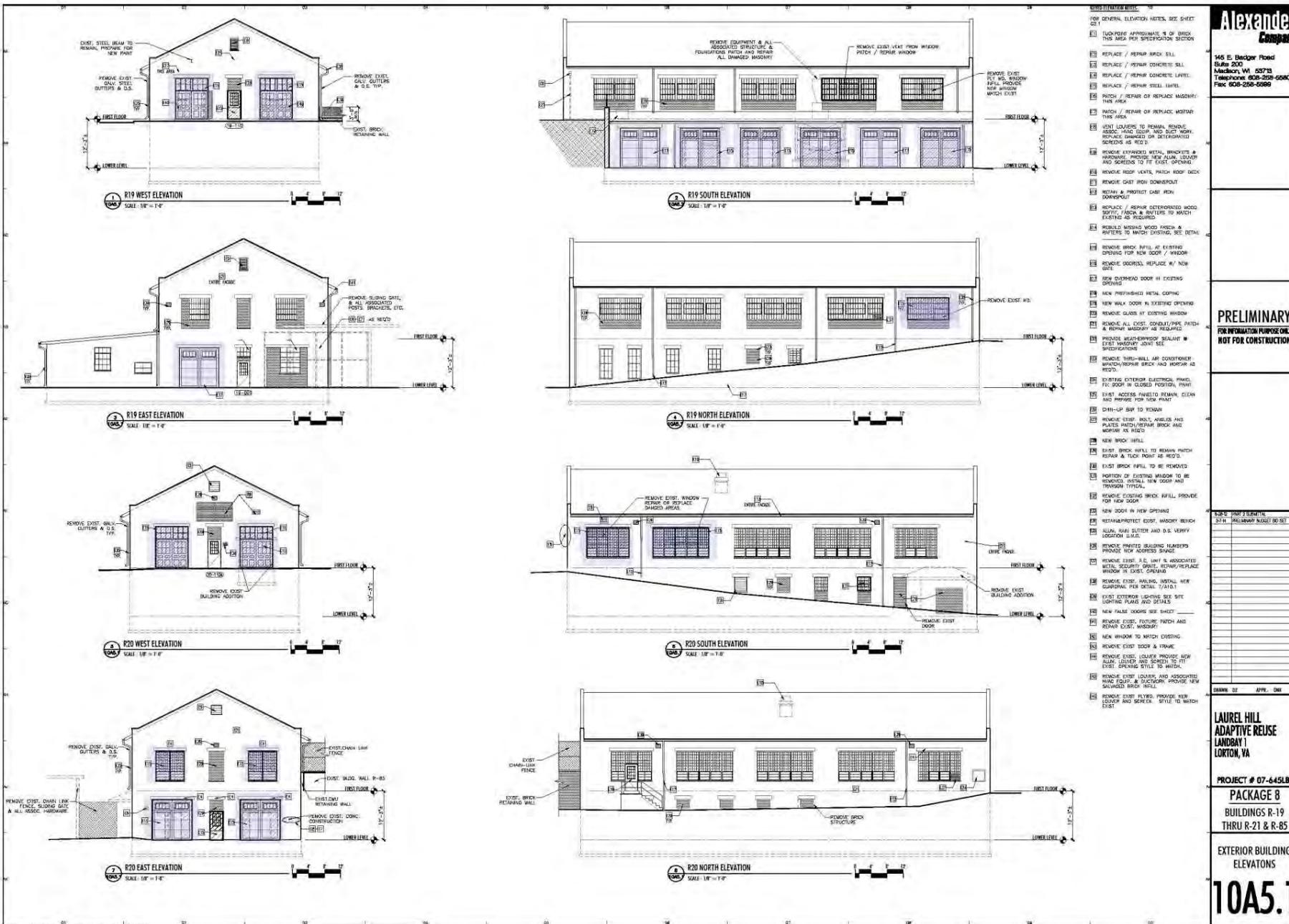
**8A5.1**



LAUREL HILL

Adaptive Reuse Architecture- Approval Action

R-19 THROUGH R-23



**Alexander Company**

145 E. Badger Road  
Suite 200  
Menasha, WI 53753  
Telephone 920-259-6880  
Fax 920-259-6566

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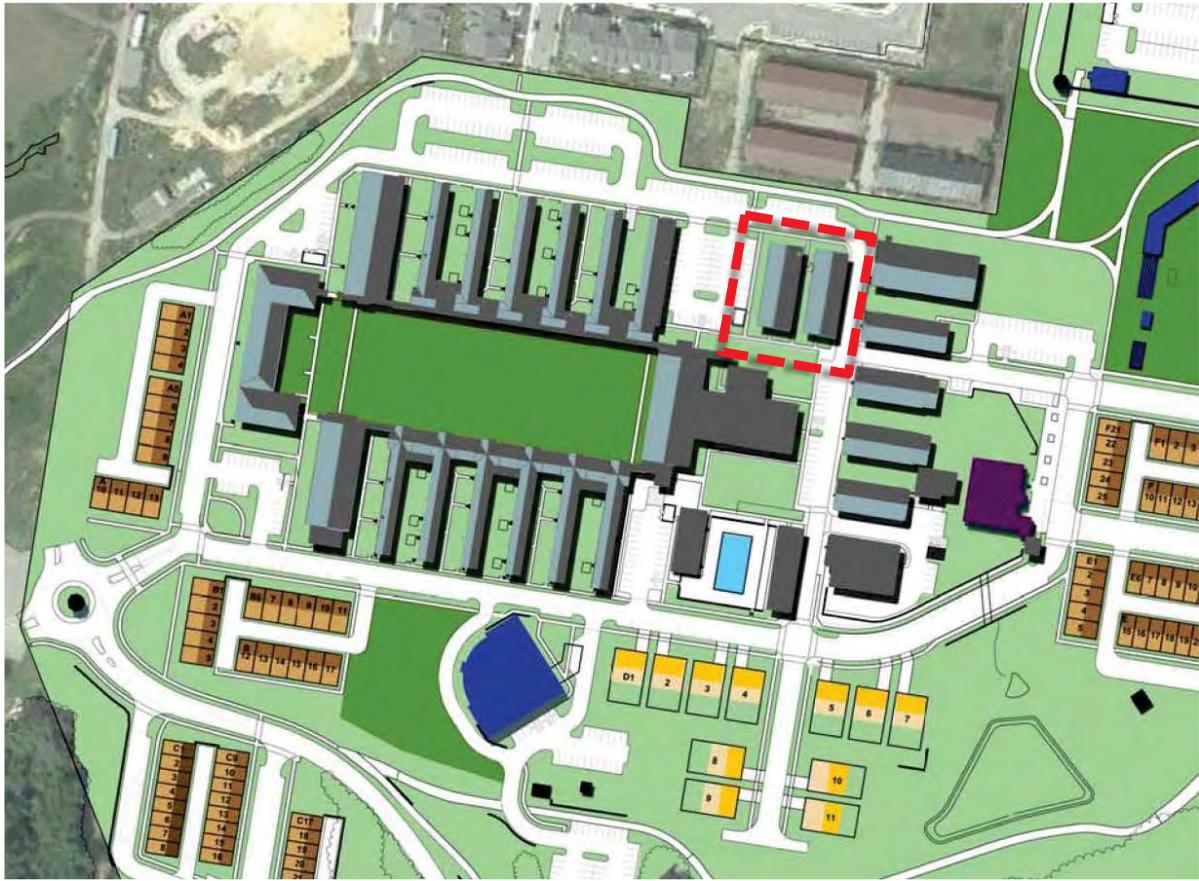
DATE: 08/23/2017  
SHEET: 10A5.1  
PROJECT: LAUREL HILL ADAPTIVE REUSE (LANDBAY 1) LORTON, VA

PROJECT # 07-645LBT

PACKAGE 8  
BUILDINGS R-19 THRU R-21 & R-85

EXTERIOR BUILDING ELEVATIONS

**10A5.1**

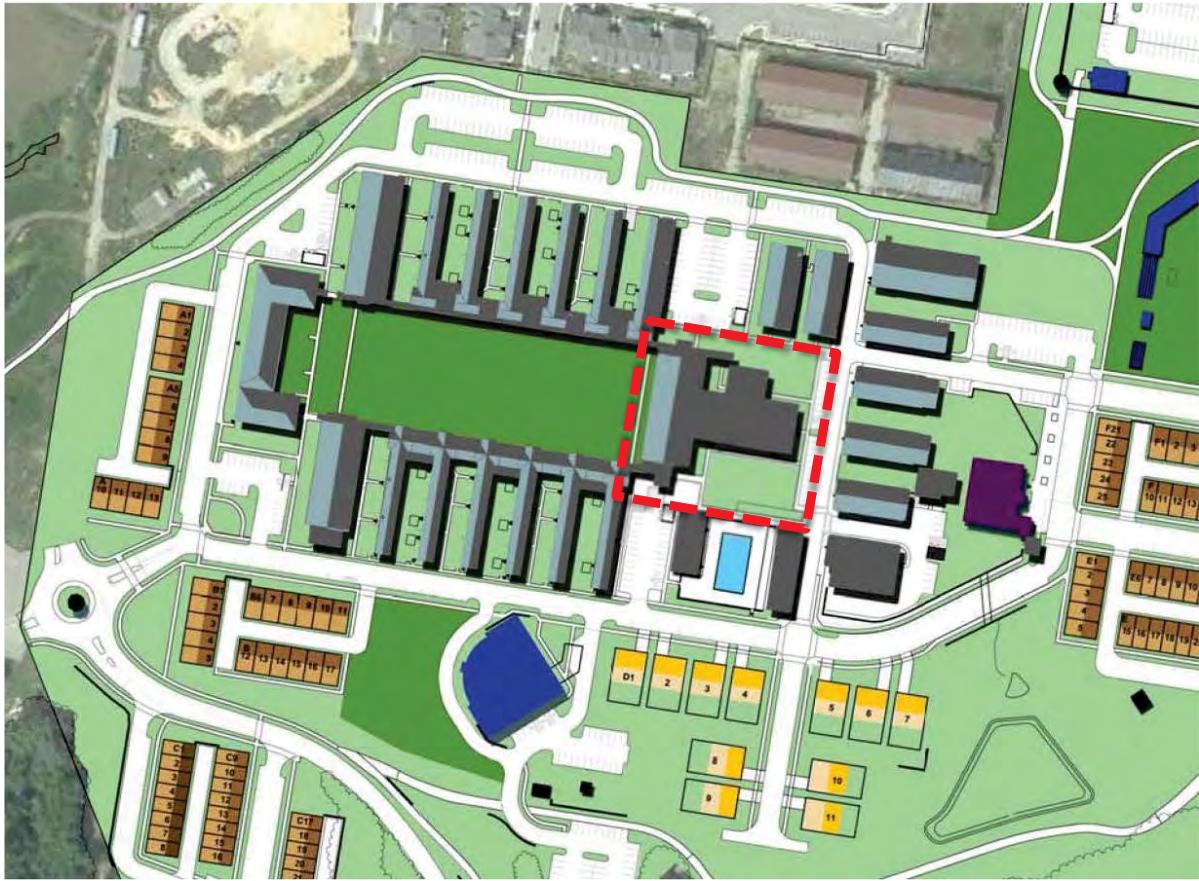


LAUREL HILL

Adaptive Reuse Architecture- Approval Action

R-24 & R-25





Adaptive Reuse Architecture- Approval Action

R-27

LAUREL HILL



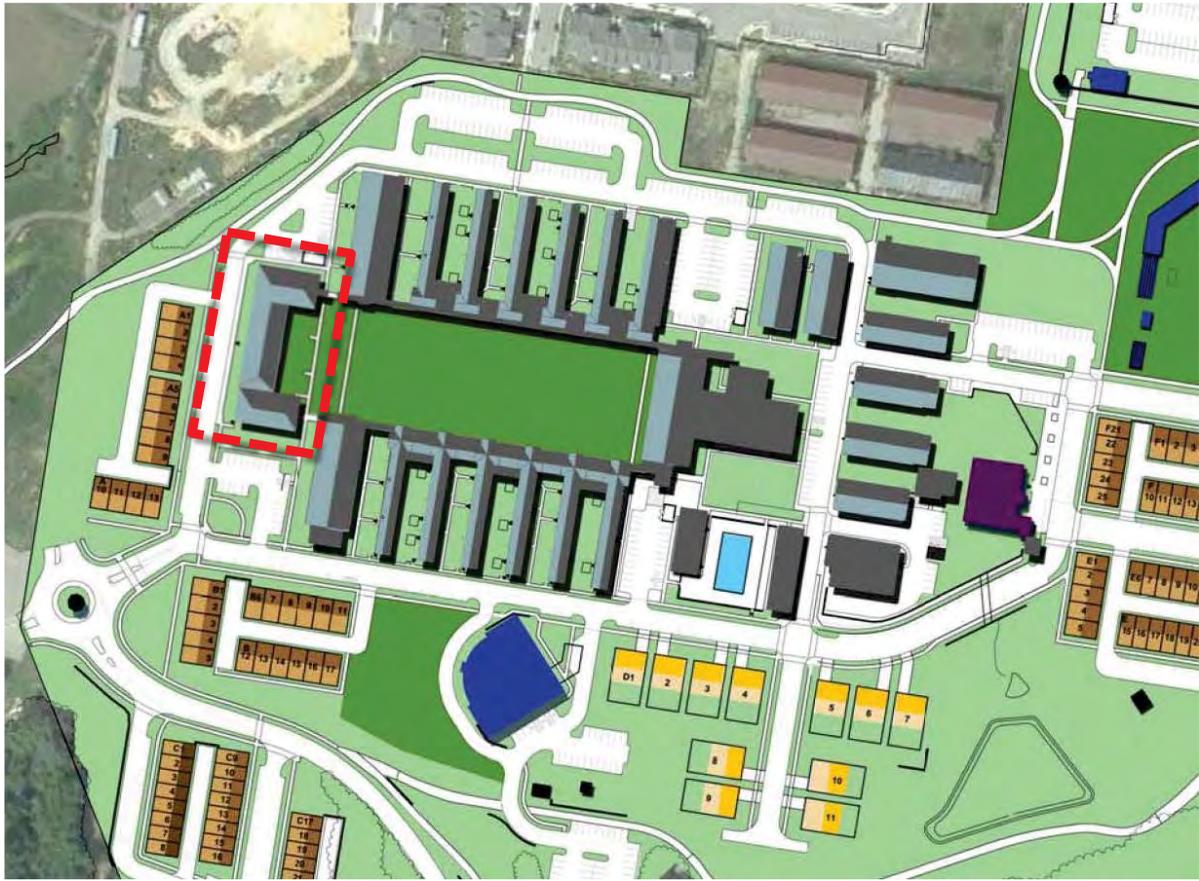




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Adaptive Reuse Architecture- Approval Action R-28





LAUREL HILL

Adaptive Reuse Architecture- Approval Action R-67

**FOR APPROVAL**

**LAUREL HILL RESIDENTIAL DESIGN**

**SITE PLAN**



LAUREL HILL

LORTON, VIRGINIA  
ELM STREET COMMUNITIES, INC./ALEXANDER CO.

LAUREL HILL

Approval Action Conceptual Townhome Architecture

**FOR APPROVAL**

**LAUREL HILL RESIDENTIAL DESIGN**

WORK SESSION COMMENTS FROM 6/12/14:

1. PROVIDE UNDERSTANDING OF TOWNHOUSE'S SCALE AND LOFTS' VISUAL PRESCENCE
2. EXPLAIN MATERIALS SELECTIONS AND LOCATIONS, INCLUDING BRICK AND BAY MATERIALS
3. OFFER BUILDING VARIATION AND ASYMMETRY WITHIN ELEVATION STREETSCAPES
4. PROVIDE DEPTH OF GARAGE DOOR ON REAR ELEVATION?

**A.4**



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

LAUREL HILL

**FOR APPROVAL**

**LAUREL HILL RESIDENTIAL DESIGN**

CONTEXT IMAGES



Repetition & Openings



Reverse Gable Bays & Repetition



Architectural Composition & Color



Windows Grouped in Series



Color Variations: Earthtones



Architectural Fenestration Symetrically Balanced

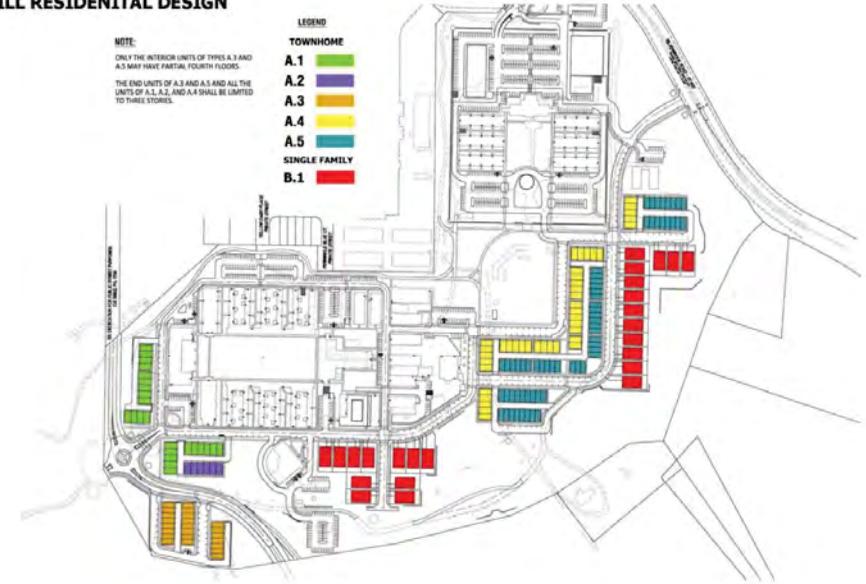
**LAUREL HILL**

**FOR APPROVAL**

**LAUREL HILL RESIDENTIAL DESIGN**

TOWNHOUSE - STYLE 1

**LAUREL HILL RESIDENTIAL DESIGN  
KEY PLAN**



**A.1**



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

LAUREL HILL

**FOR APPROVAL**

**LAUREL HILL RESIDENTIAL DESIGN**

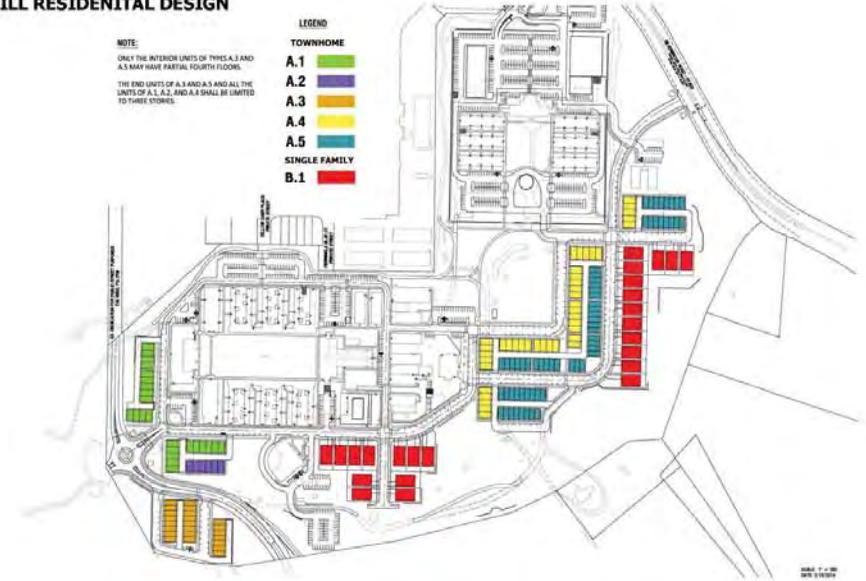
TOWNHOUSE - STYLE 1

**LAUREL HILL RESIDENTIAL DESIGN  
KEY PLAN**

NOTE:  
ONLY THE INTERIOR UNITS OF TYPES A.3 AND  
A.5 MAY HAVE PARTIAL FOURTH FLOOR.  
THE END UNITS OF A.3 AND A.5 AND ALL THE  
UNITS OF A.1, A.2, AND A.4 SHALL BE LIMITED  
TO THREE STORIES.

LEGEND

- TOWNHOME
- A.1
- A.2
- A.3
- A.4
- A.5
- SINGLE FAMILY
- B.1



**A.2** 



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

LAUREL HILL

**FOR APPROVAL**

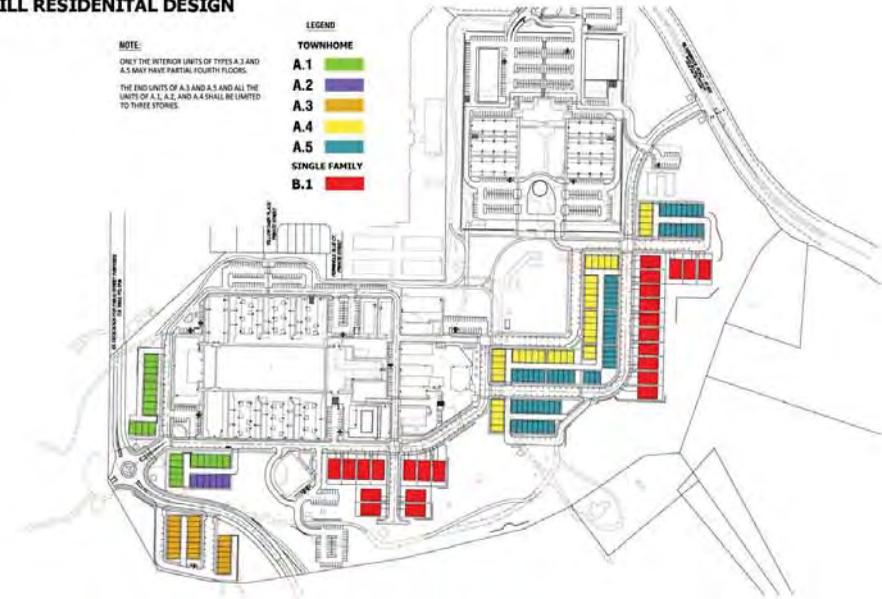
**LAUREL HILL RESIDENTIAL DESIGN**

TOWNHOUSE - STYLE 1

**LAUREL HILL RESIDENTIAL DESIGN  
KEY PLAN**

**NOTE:**  
ONLY THE INTERIOR UNITS OF TYPES A.3 AND  
A.5 MAY HAVE PARTIAL FOURTH FLOORS.  
THE END UNITS OF A.3 AND A.5 AND ALL THE  
UNITS OF A.1, A.2, AND A.4 SHALL BE LIMITED  
TO THREE STORIES.

- LEGEND**
- TOWNHOME**
- A.1
  - A.2
  - A.3
  - A.4
  - A.5
  - SINGLE FAMILY**
  - B.1



**A.3** 



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

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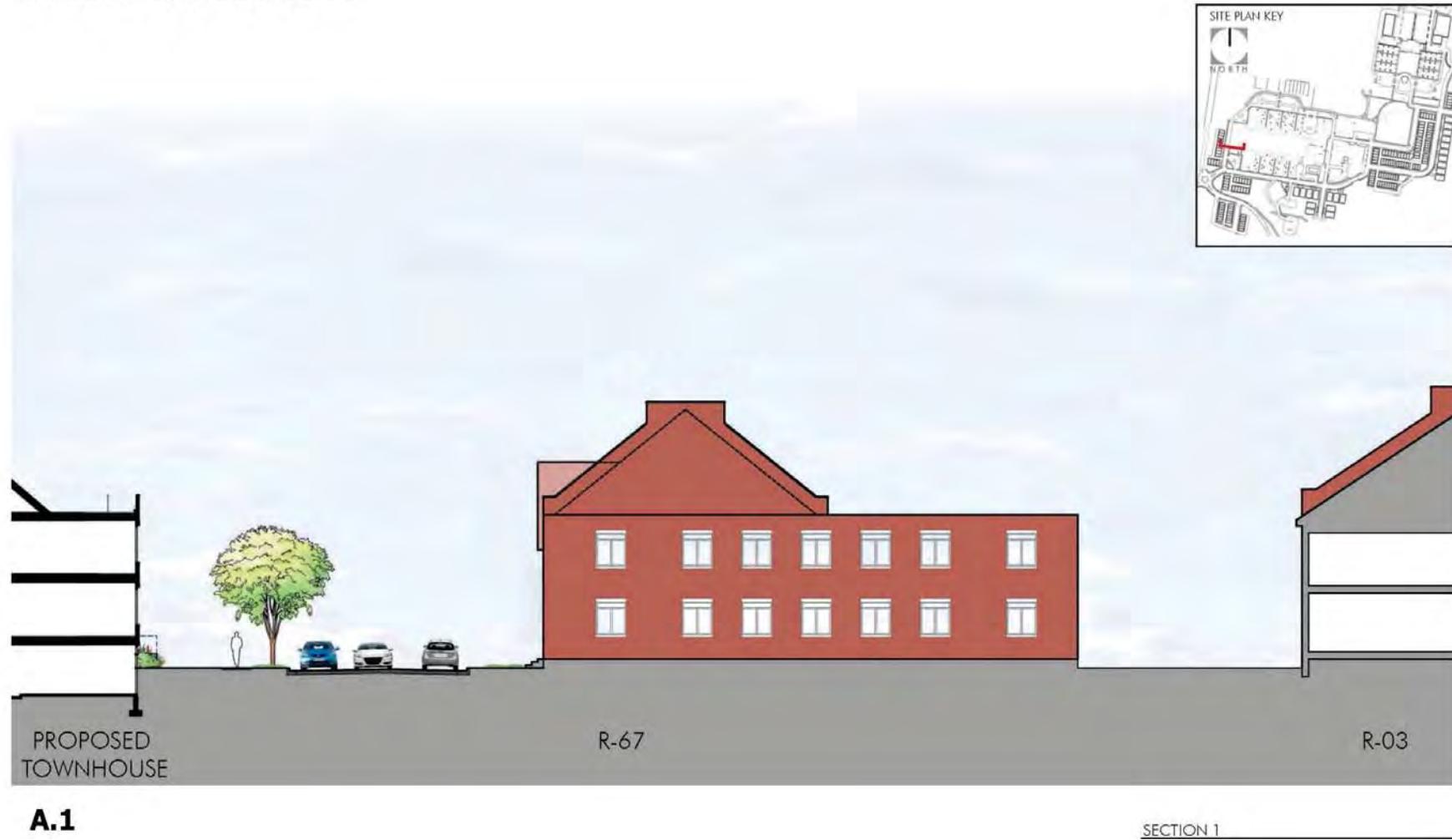
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TOWNHOUSE - STYLE 1 - SITE SECTION 1



**A.1**

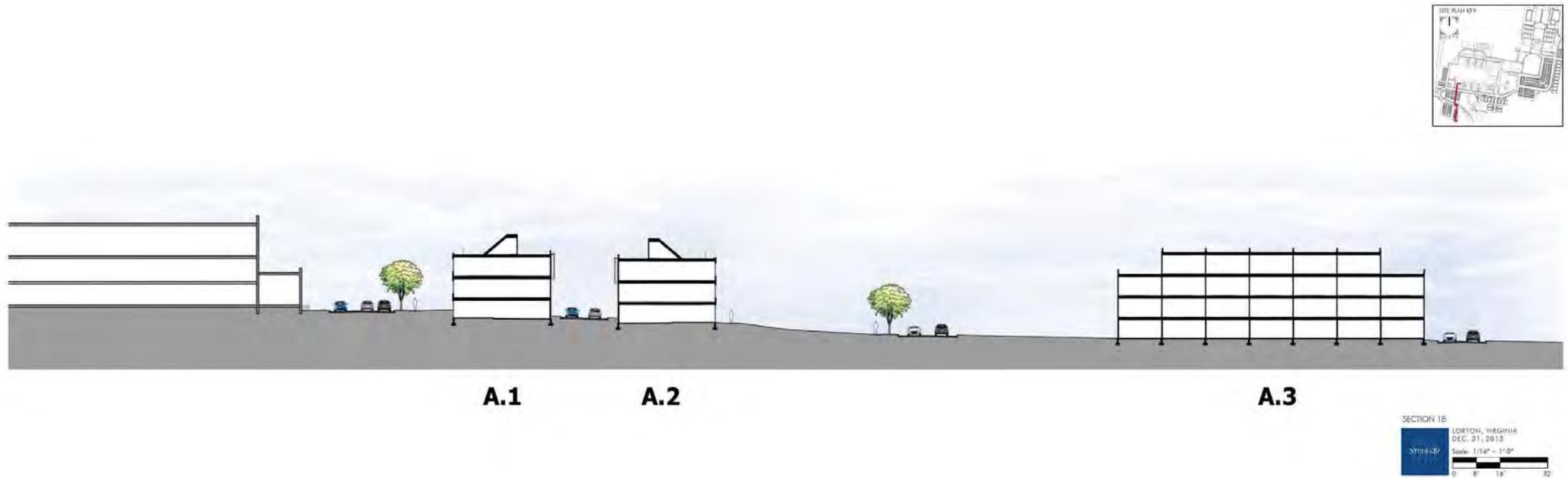
SECTION 1

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**TOWNHOUSE - STYLE 1 - SITE SECTION 2**



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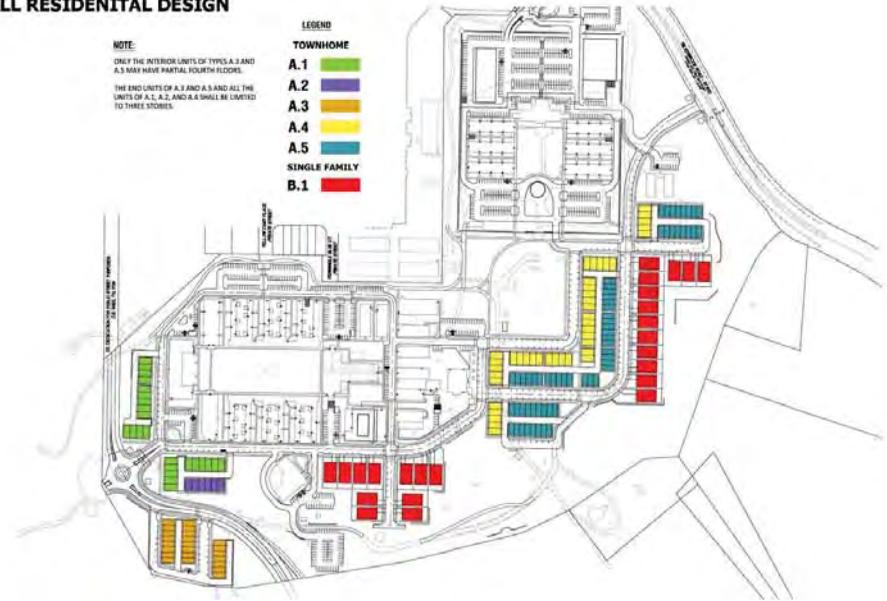
**LAUREL HILL RESIDENTIAL DESIGN**

TOWNHOUSE - STYLE 2

**LAUREL HILL RESIDENTIAL DESIGN  
KEY PLAN**

**NOTE:**  
ONLY THE INTERIOR UNITS OF TYPES A.2 AND A.5 MAY HAVE PARTIAL FOURTH FLOORS.  
THE END UNITS OF A.3 AND A.5 AND ALL THE UNITS OF A.1, A.2, AND A.4 SHALL BE LIMITED TO THREE STORIES.

- LEGEND**
- TOWNHOME**
- A.1 ■
  - A.2 ■
  - A.3 ■
  - A.4 ■
  - A.5 ■
  - SINGLE FAMILY**
  - B.1 ■



**A.4** ■



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

LAUREL HILL

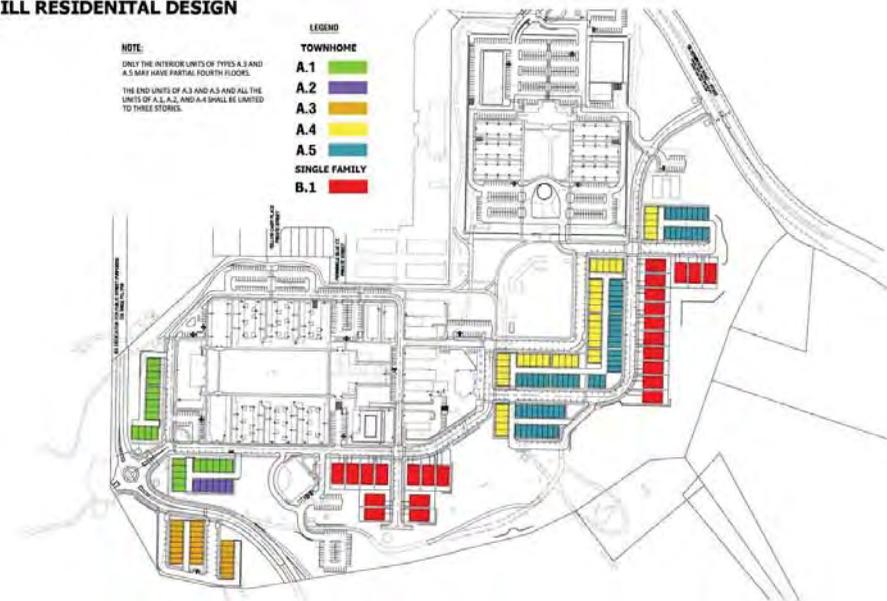
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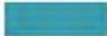
**LAUREL HILL RESIDENTIAL DESIGN**

TOWNHOUSE - STYLE 2

**LAUREL HILL RESIDENTIAL DESIGN  
KEY PLAN**

- NOTE:**  
ONLY THE INTERIOR UNITS OF TYPES A.3 AND A.5 MAY HAVE PARTIAL FOURTH FLOOR.  
THE END UNITS OF A.3 AND A.5 AND ALL THE UNITS OF A.1, A.2, AND A.4 SHALL BE LIMITED TO THREE STORIES.
- LEGEND**
- TOWNHOME**
  - A.1
  - A.2
  - A.3
  - A.4
  - A.5
  - SINGLE FAMILY**
  - B.1



**A.5** 



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION PARTIAL

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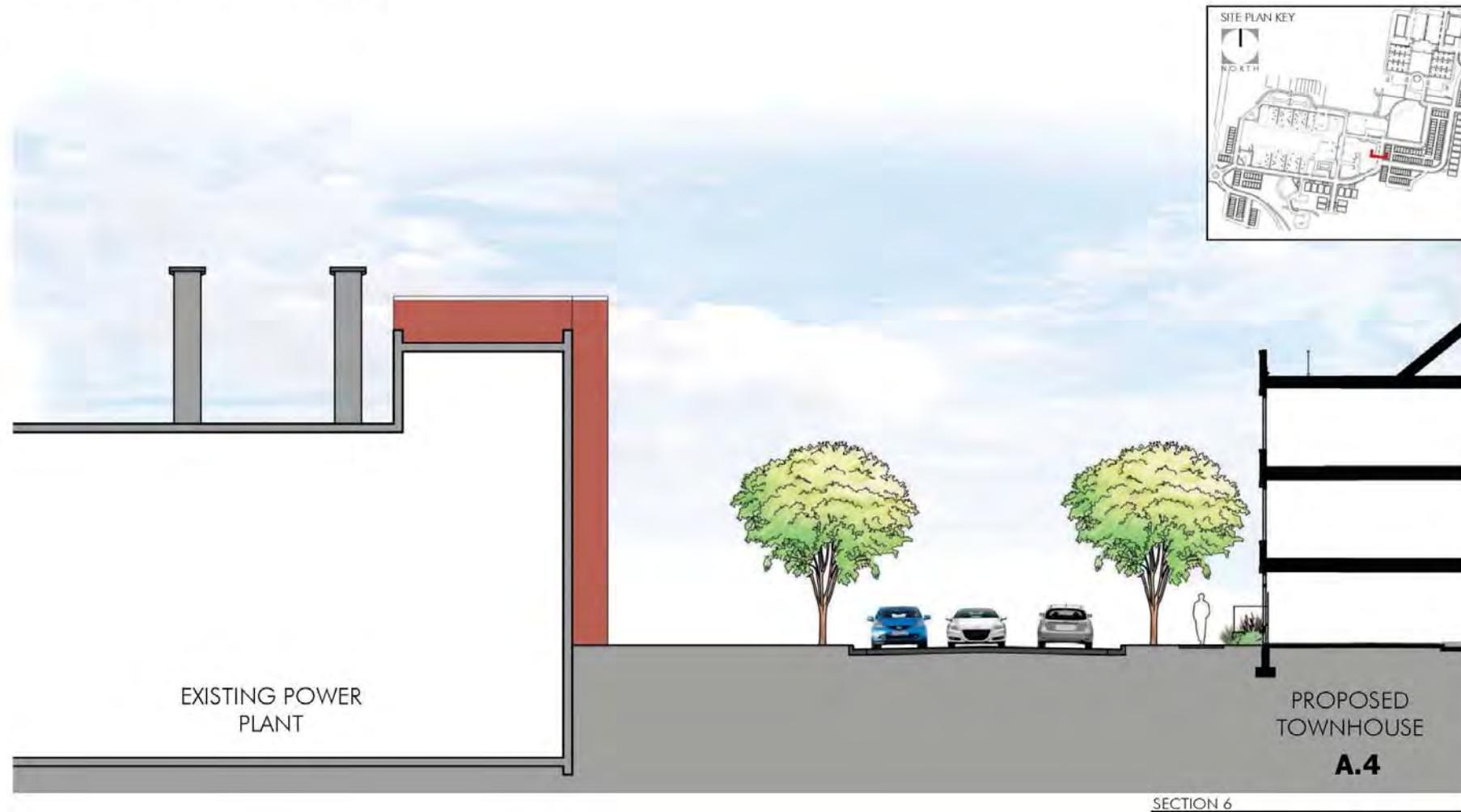
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**LAUREL HILL RESIDENTIAL DESIGN**

**TOWNHOUSE - STYLE 2 - SITE SECTION 1**

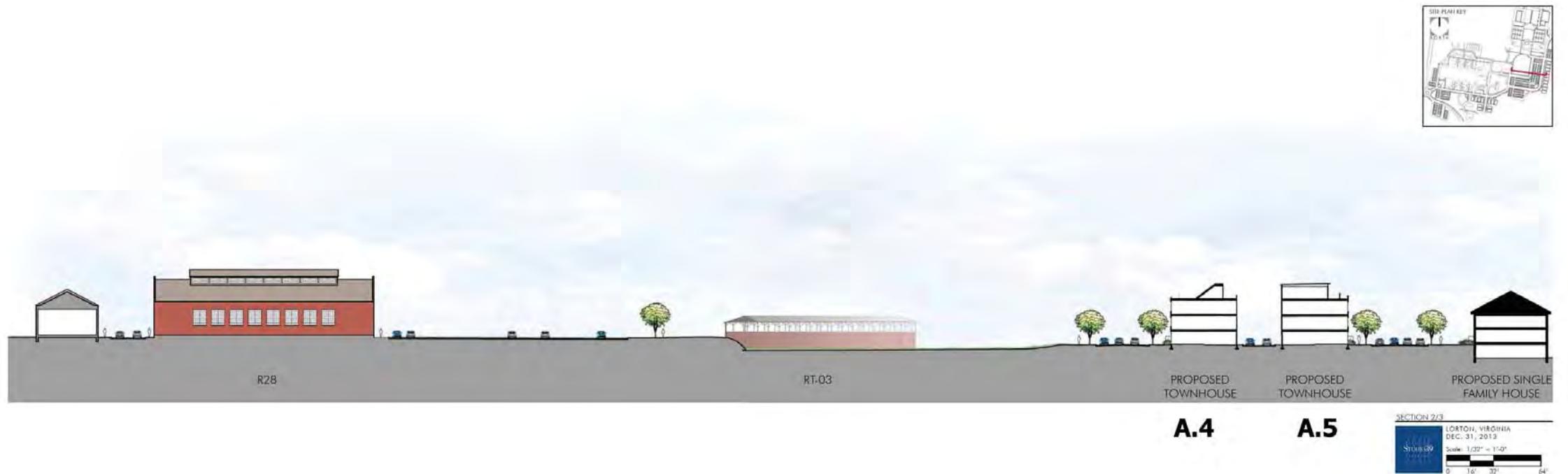


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**TOWNHOUSE - STYLE 2 - SITE SECTION 2**

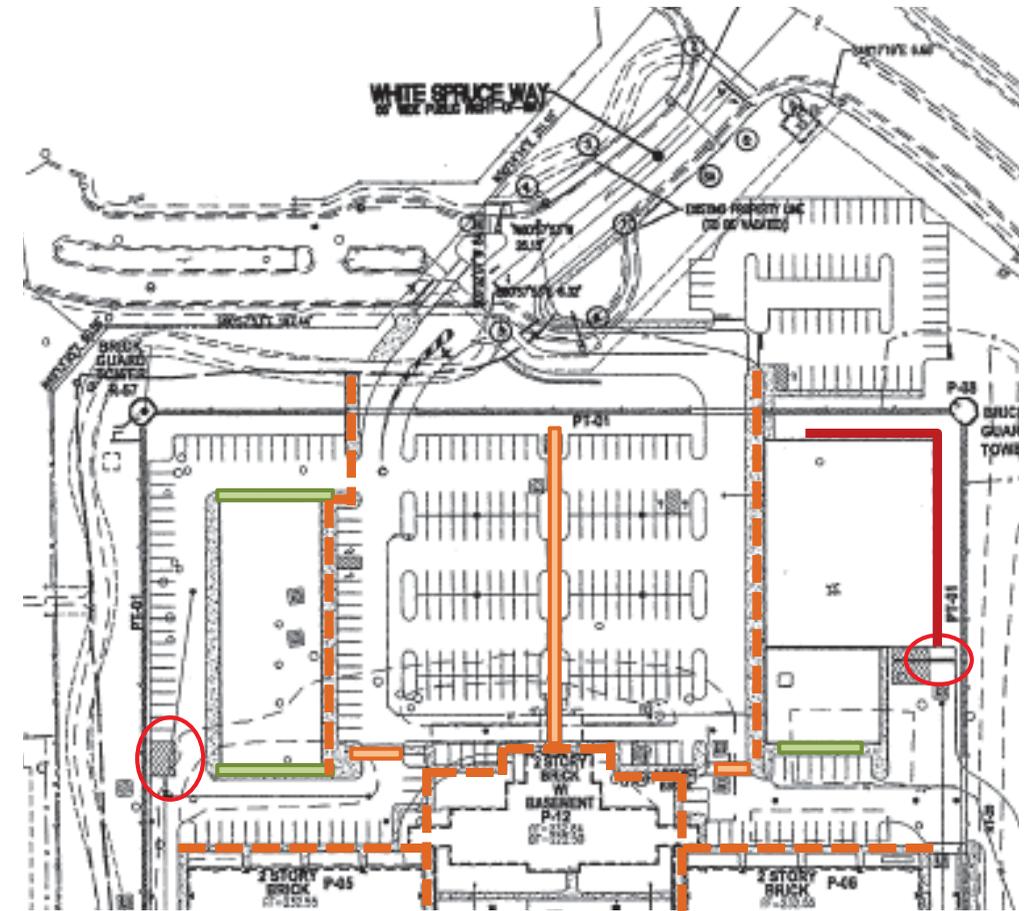


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## Work Session Comments:

1. Brick on surfaces that would be visible with proper transition between materials.
2. Clarify the pedestrian routes.
3. Dumpster locations and screening.
4. Landscape treatment at end-caps of buildings.
5. Show possible door locations on the elevations, mostly to give scale. Show people for scale purposes.
6. Make the awnings on the shops more colorful.
7. Modify all the renderings to make the glass more reflective/transparent.
8. Create additional view of corner of retail shops.



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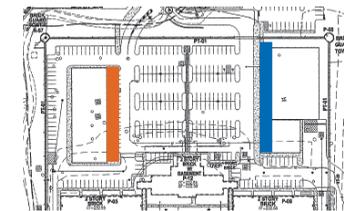
Existing Building Elevation with Proposed Elevation Outline Overlaid for Scale



East Retail Building Front Elevation  
Scale: 1/16"=1'-0"



West Retail Building Front Elevation  
Scale: 1/16"=1'-0"

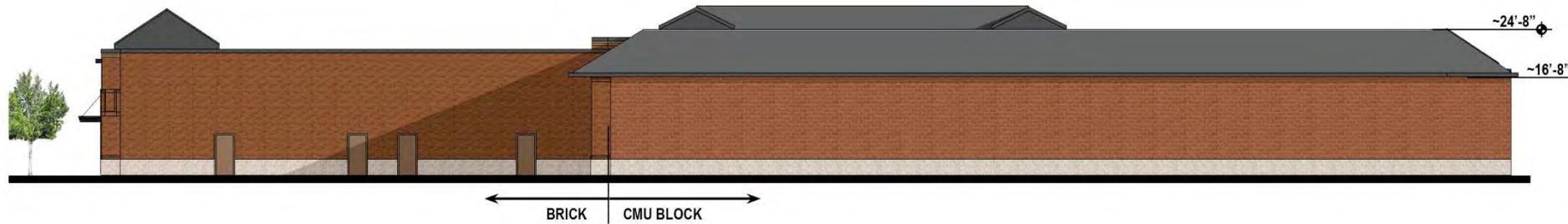


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5. Show possible door locations on the elevations, mostly to give scale. Show people for scale purposes.
6. Make the awnings on the shops more colorful.
7. Modify all the renderings to make the glass more reflective/transparent.

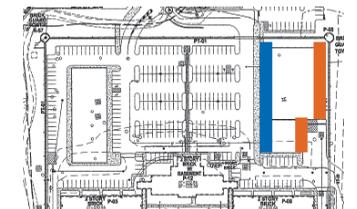


East Retail Building Front Elevation  
Scale: 1/16"=1'-0"



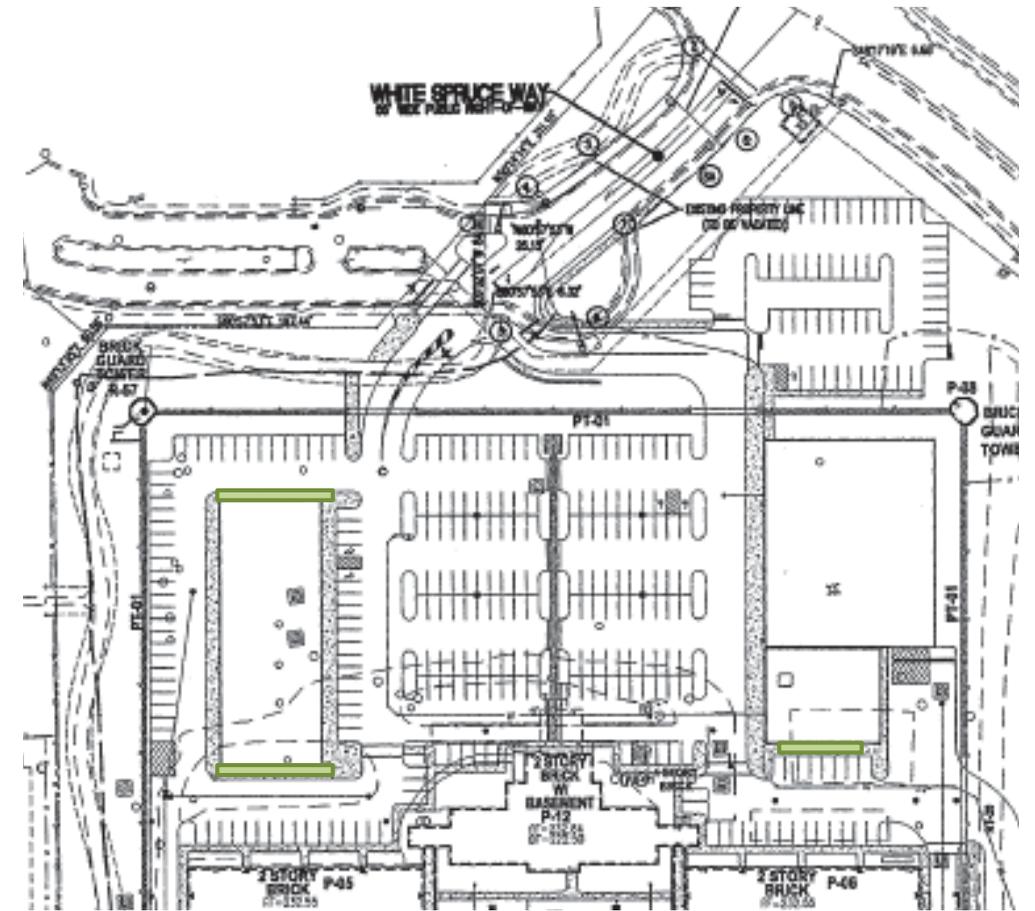
East Retail Building Rear Elevation  
Scale: 1/16"=1'-0"

1. Brick on surfaces that would be visible with proper transition between materials.
5. Show possible door locations on the elevations, mostly to give scale. Show people for scale purposes.
6. Make the awnings on the shops more colorful.
7. Modify all the renderings to make the glass more reflective/transparent.

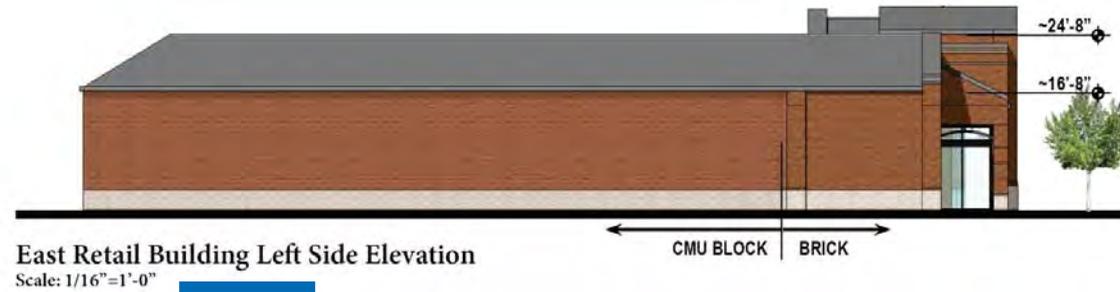


LAUREL HILL

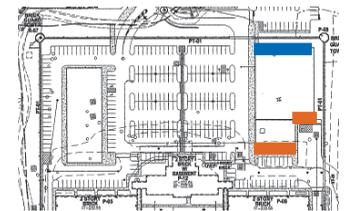
4. *Landscape treatment at end-caps of buildings.*



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1. Brick on surfaces that would be visible with proper transition between materials.
3. Dumpster locations and screening.
4. Landscape treatment at end-caps of buildings.
5. Show possible door locations on the elevations, mostly to give scale. Show people for scale purposes.
7. Modify all the renderings to make the glass more reflective/transparent.

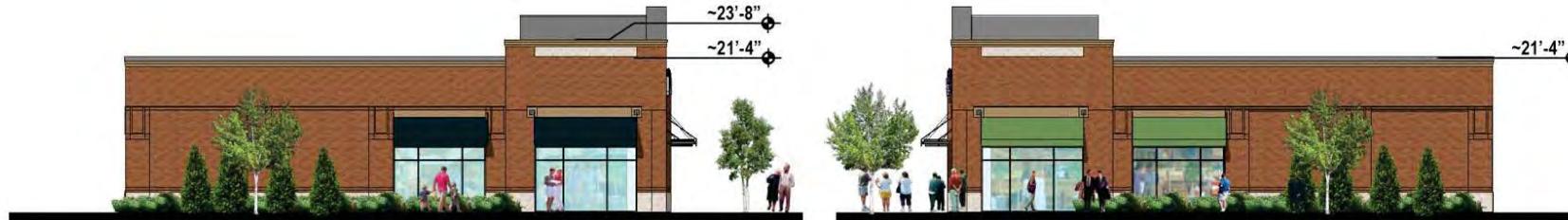


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West Retail Building Front Elevation

Scale: 1/16"=1'-0"



West Retail Building Left Side Elevation

Scale: 1/16"=1'-0"

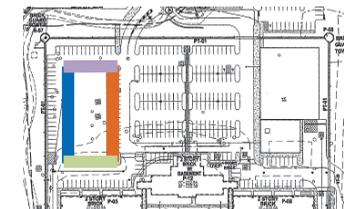
West Retail Building Right Side Elevation

Scale: 1/16"=1'-0"



West Retail Building Rear Elevation

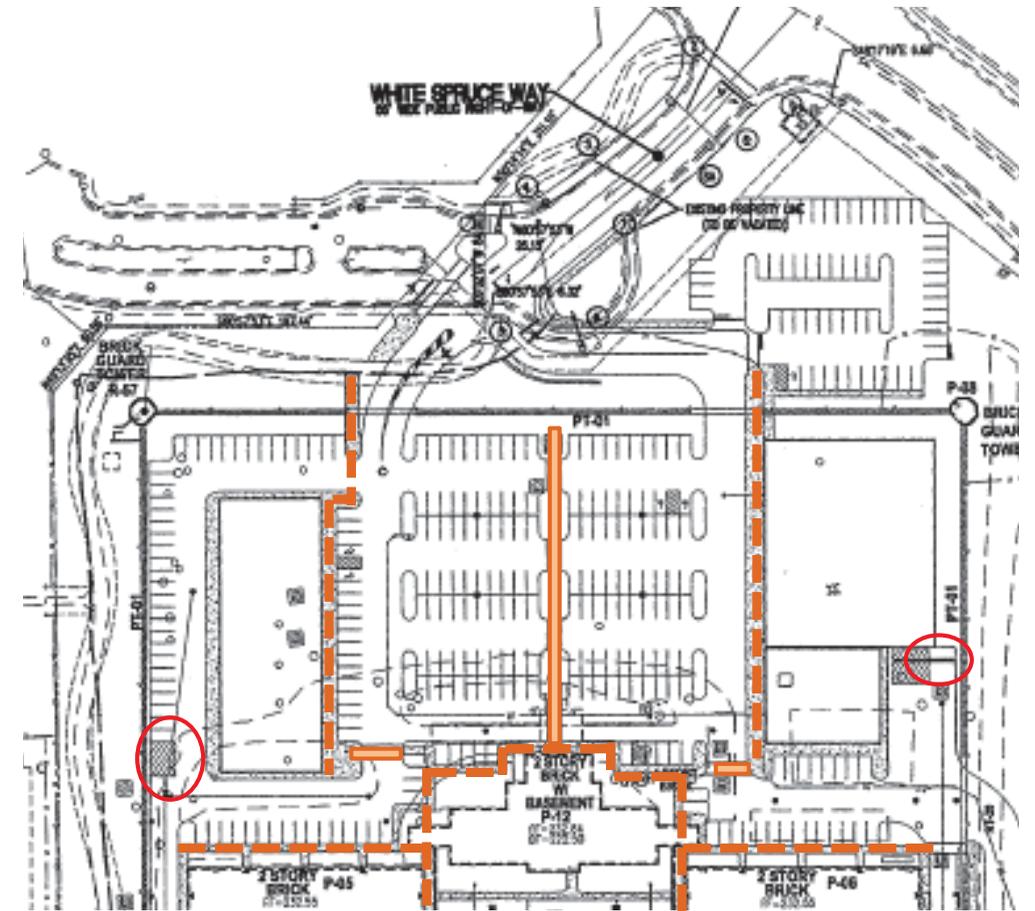
Scale: 1/16"=1'-0"



4. Landscape treatment at end-caps of buildings.
5. Show possible door locations on the elevations, mostly to give scale. Show people for scale purposes.
6. Make the awnings on the shops more colorful.
7. Modify all the renderings to make the glass more reflective/transparent.

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2. Clarify the pedestrian routes.
3. Dumpster locations and screening.



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Proposed Pedestrian Walkway



Dumpster Screening Example



2. Clarify the pedestrian routes.
3. Dumpster locations and screening.
4. Landscape treatment at end-caps of buildings.
8. Create additional view of corner of retail shops.

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Conceptual Retail Architecture



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Thank You

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