

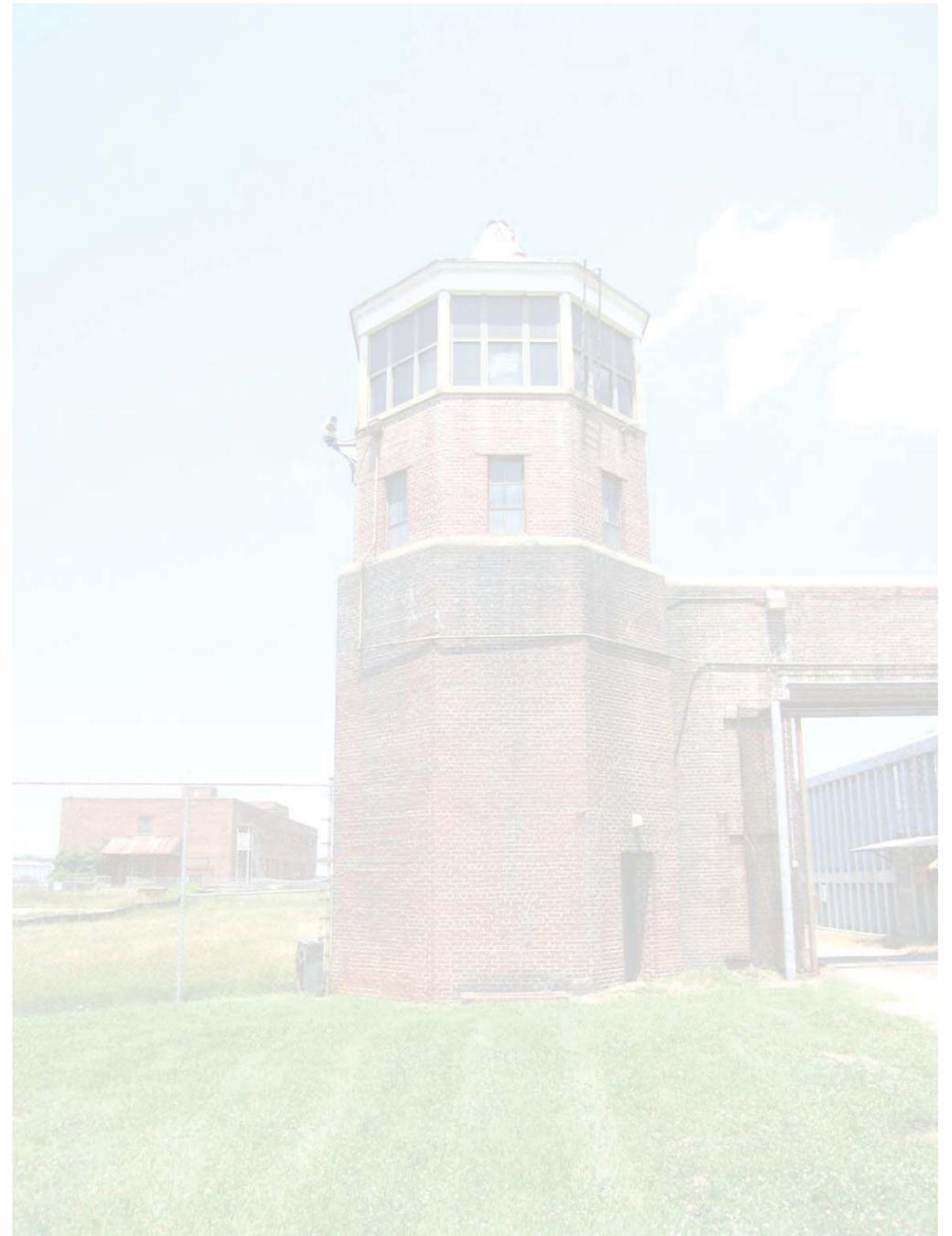
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ARCHITECTURAL REVIEW
BOARD WORKSHOP

APRIL 10, 2014



STUDIO39





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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Overall Plan



Notes for Phasing Exhibit

1. The boundaries between phases are subject to modifications to address engineering, construction, and/or financing issues, such as grading, utilities, staging, access, common area improvements, etc.
2. Individual phases may be further divided into sub-phases for the purposes of bonding, financing, and/or ownership.

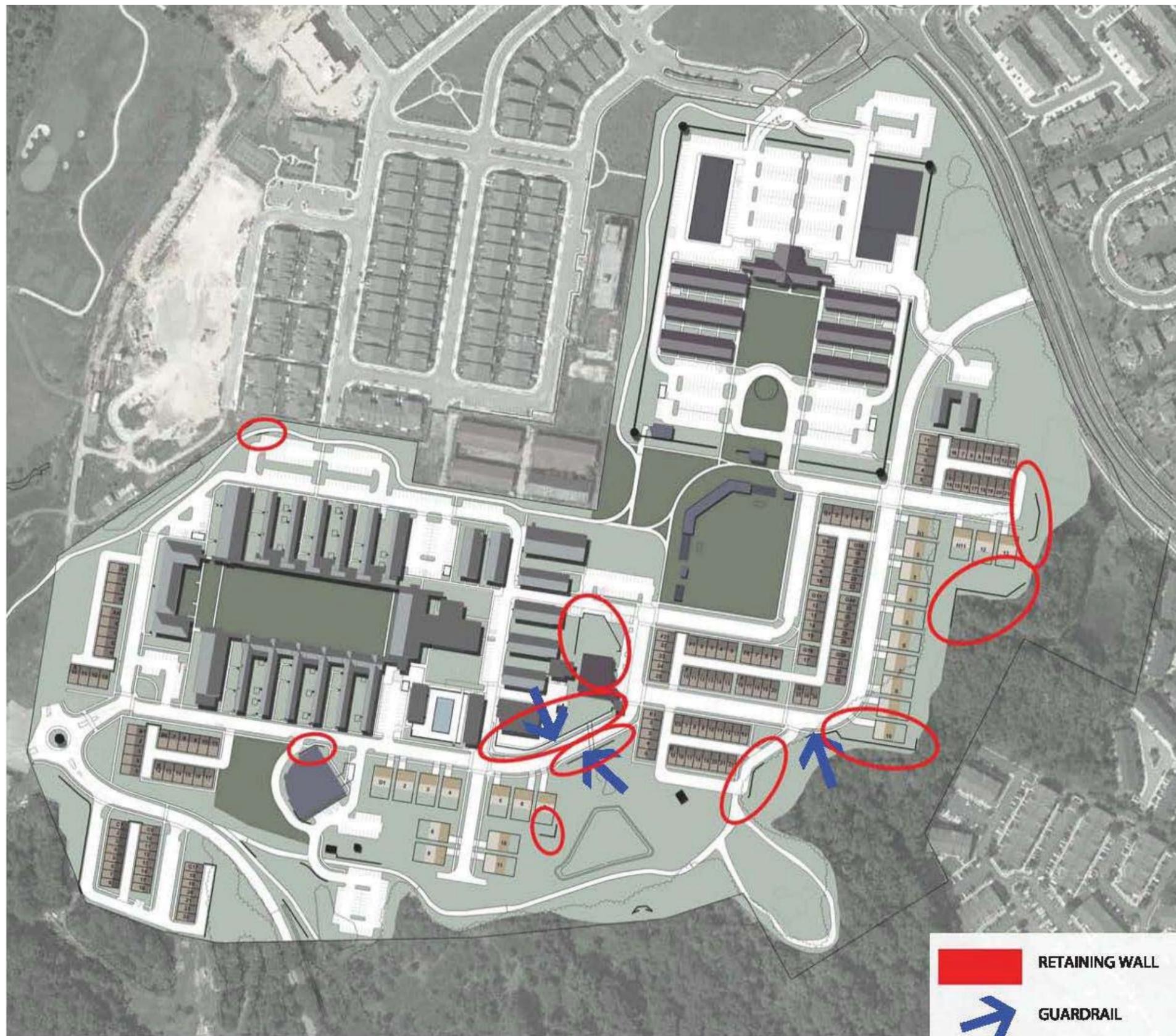
LEGEND

	PHASE 1
	PHASE 2



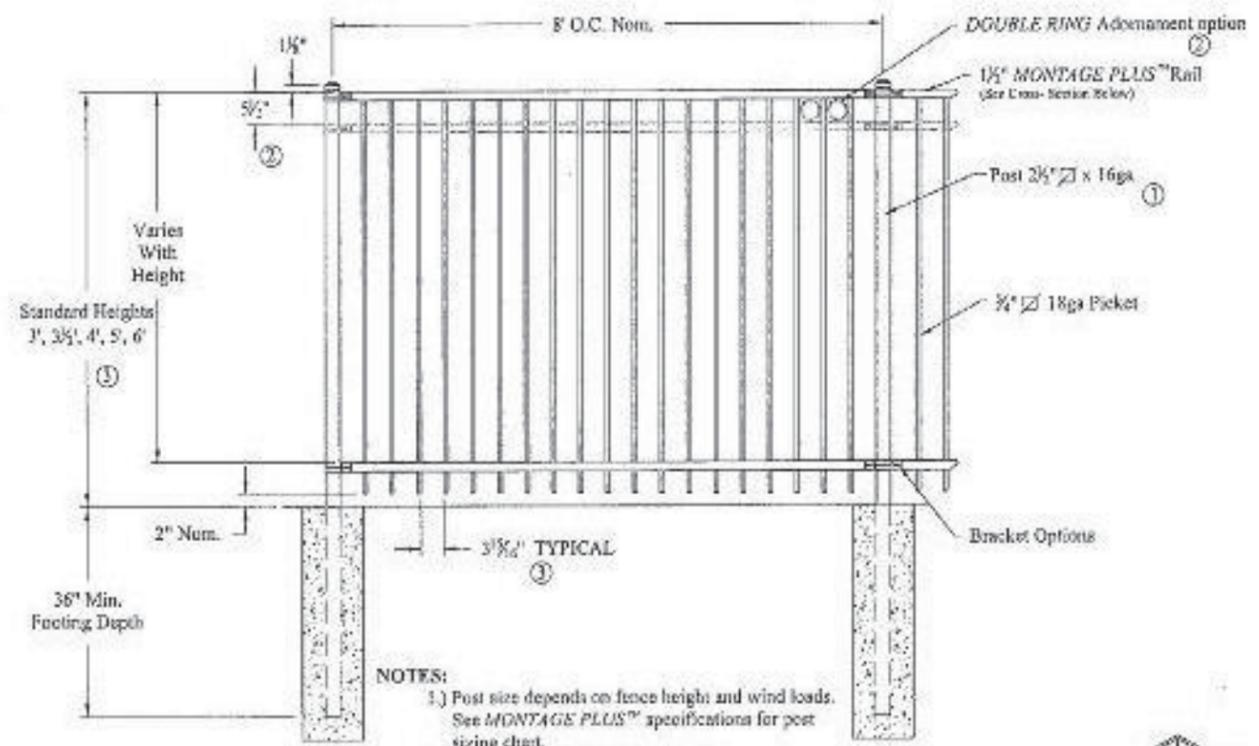
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Phasing Plan Overall Plan



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Locations Retaining Walls & Guardrails₃

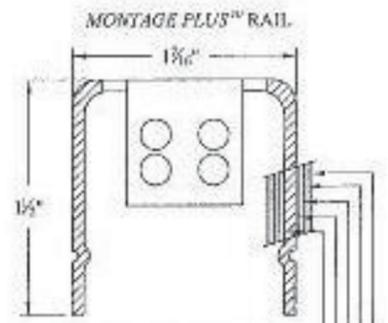


- NOTES:**
- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
 - 2.) Tied rail required for Double Rings.
 - 3.) Available in 3" air space and/or Flush Bottom on most heights.

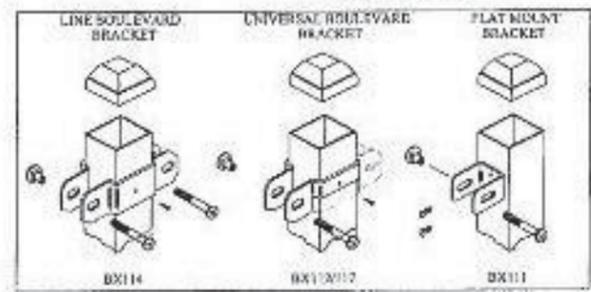
RAKING DIRECTIONAL ARROW
Welded panel can be raked 30° over 8" with arrow pointing down grade.

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

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.



- E-COAT™ COATING SYSTEM**
- Base Material
 - Uniform Zinc Coating (Hot Dip)
 - Zinc Phosphate Coating
 - Epoxy Primer
 - Acrylic Topcoat

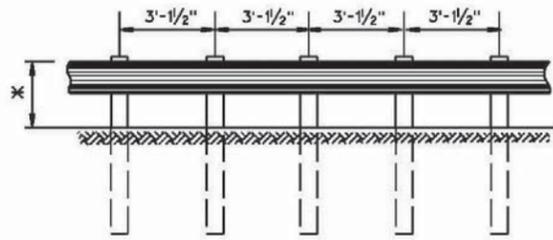


Height:	8"
Front Length:	18"
Depth:	12"
<hr/>	
Weight:	72 lbs.
Coverage:	1 sq. ft.
Setback:	1"

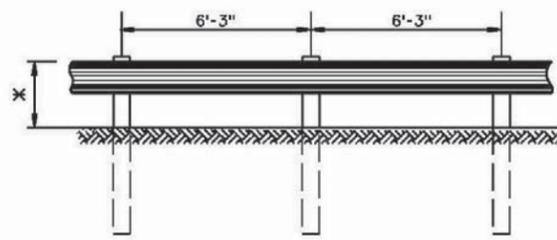
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Segmented Stone Wall & Handrail

Retaining Walls & Guardrails₄

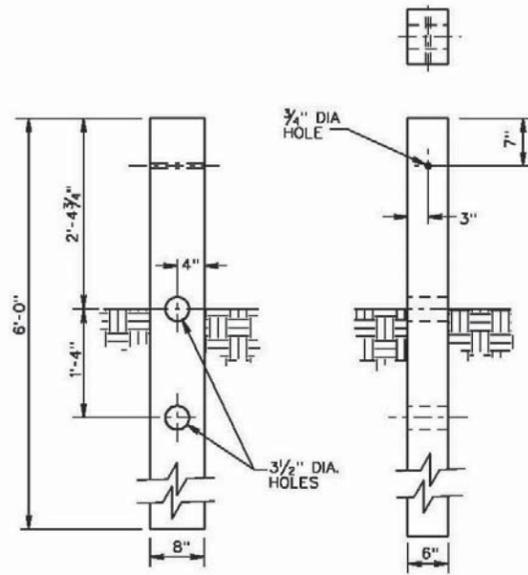


GR-2A
(3'-1/2" POST SPACING)
MAX DYNAMIC DEFLECTION = 2'



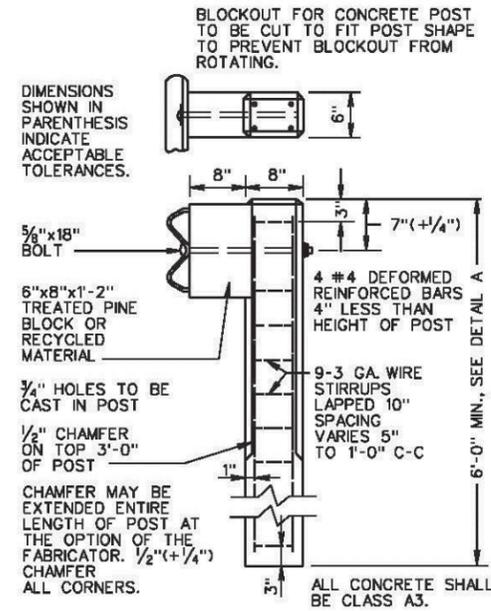
GR-2
(6'-3" POST SPACING)
MAX DYNAMIC DEFLECTION = 3'

* 27 3/4" MIN - 28 3/4" MAX RAIL HEIGHT

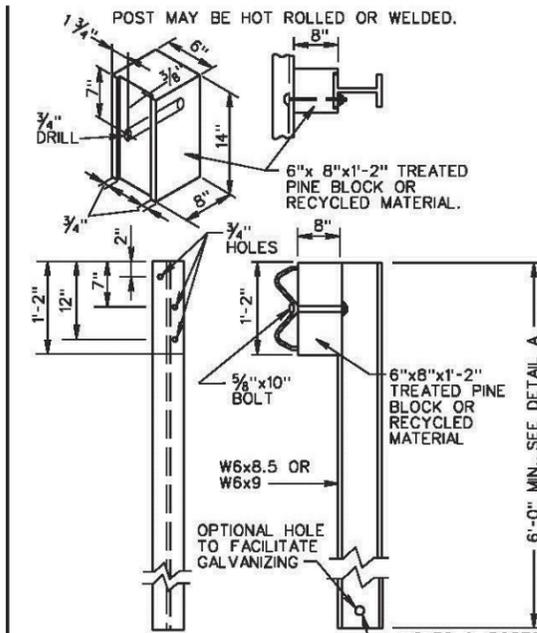


CRT POST

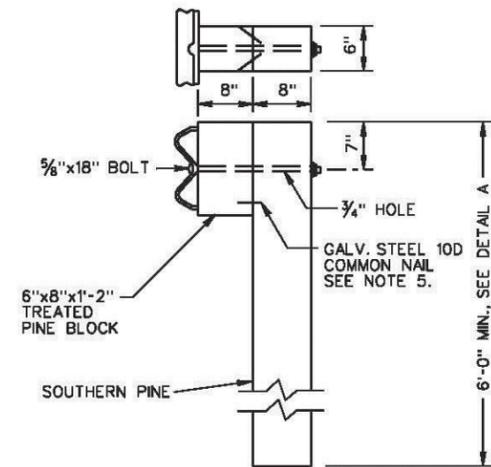
NOTES:
 GUARDRAIL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND CAN BE ADJUSTED DURING CONSTRUCTION IF AND AS DIRECTED BY THE ENGINEER.
 FOR DETAILS OF POST AND BLOCKOUTS SEE SHEET NO. 501.05.
 FOR DETAILS OF RAIL ELEMENT, RAIL SPLICE JOINT, AND ASSOCIATED HARDWARE SEE SHEET NOS. 501.01 AND 501.02.
 RAIL ELEMENTS ARE FURNISHED SHOP CURVED FOR RADII 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.



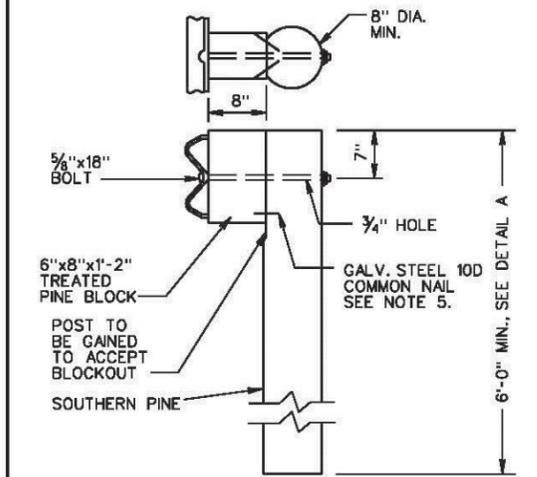
CONCRETE POST



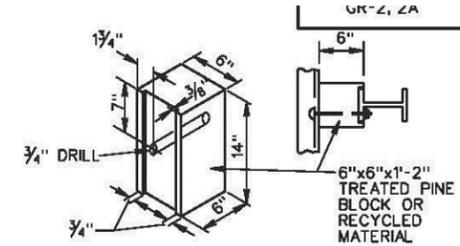
STEEL POST



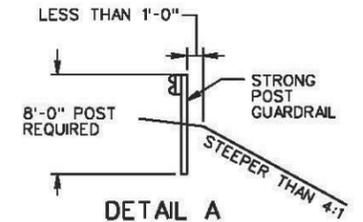
6x8 WOOD POST



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 5/8" x 18 BOLT IS INSTALLED.

VDOT 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

SPECIFICATION REFERENCE
221 505

SPECIFICATION REFERENCE
221 236 505

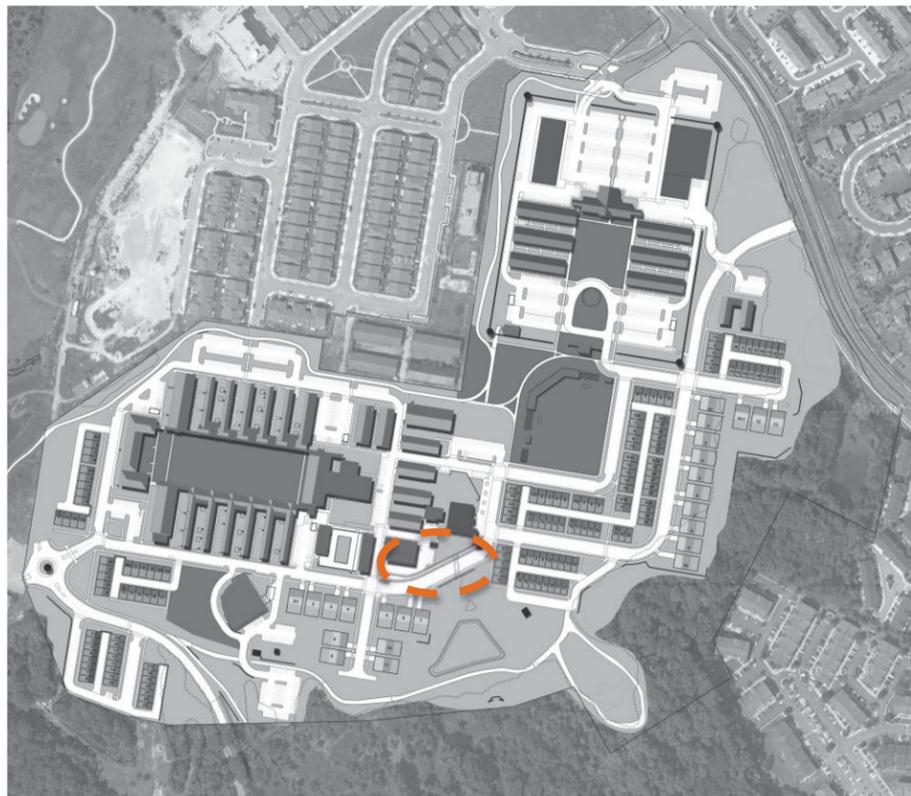
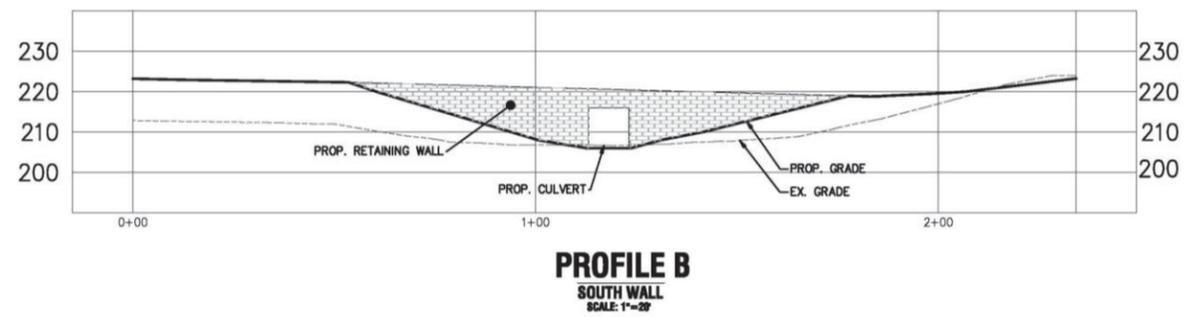
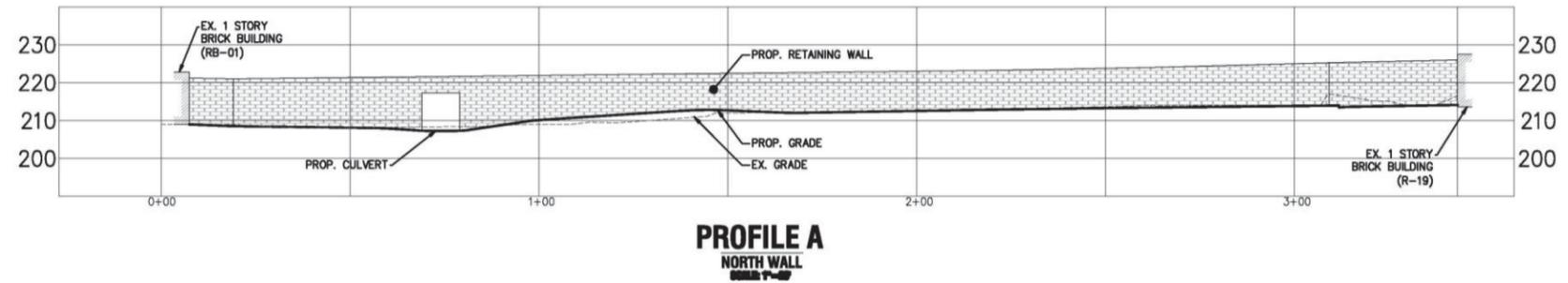
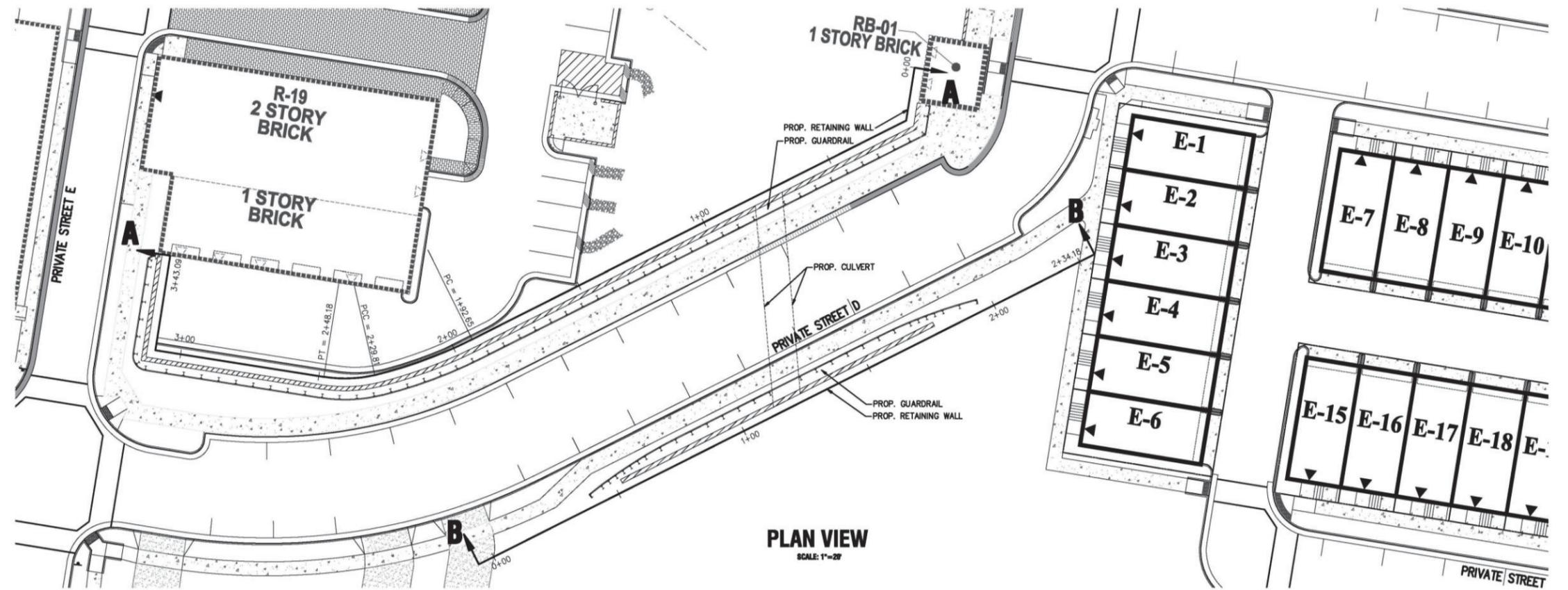
STANDARD BLOCKED-OUT W-BEAM GUARDRAIL
(STRONG POST SYSTEM, POST AND BLOCKOUT DETAILS)
VIRGINIA DEPARTMENT OF TRANSPORTATION

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



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Guardrails Retaining Walls & Guardrails₆



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Elevations Culvert

Protecting and Maintaining Plantings and Open Spaces

RECOMMENDED

- 2.a. Protecting and maintaining existing open spaces not designated as buildable from being paved or landscaped with trees, shrubs and other non-grass plant materials.
- 2.b. Protecting existing wooded areas from clearing or excessive thinning.
- 2.c. Maintaining the natural landscape in good condition.

NOT RECOMMENDED

- 2.a. Building upon, paving over or adding trees, shrubs or other non-grass plantings to open spaces not designated as buildable.
- 2.b. Failing to protect existing wooded areas from clearing or excessive thinning.
- 2.c. Failing to maintain the natural landscape in good condition.

STANDARD

The existing minimal landscaping should be retained, particularly within the Reformatory and Penitentiary Complexes and near the structures associated with the Ball Field.

PLANTINGS and OPEN SPACES

The existing plantings consist primarily of open lawns, a few shrubs near the Chapel, and mature trees on the east, south, and west sides of the Laurel Hill Adaptive Reuse Area.

GUIDELINES

Identifying, Retaining and Preserving Plantings and Open Spaces

RECOMMENDED

- 1.a. Identifying, retaining and preserving existing plantings and open spaces is important to defining the overall historic character of the historic landscape.

NOT RECOMMENDED

- 1.a. Removing or radically altering existing open spaces by adding trees, shrubs and other plantings, particularly within the central open spaces of the Reformatory and Penitentiary Complexes and near the structures associated with the Ball Field, unless they are shown to be historically present.

Designing New Plantings and Open Spaces

RECOMMENDED

- 3.a. Designing and installing new landscaping that respects the design of the existing landscape.
- 3.b. Designing and installing plantings that are compatible with the character of the historic buildings and structures.
- 3.c. Designing and installing plantings that respect view corridors.

NOT RECOMMENDED

- 3.a. Creating new landscapes with a character radically different from the existing.
- 3.b. Designing and installing plantings that screen or obscure the historic buildings and structures.
- 3.c. Designing and installing plantings that do not respect view corridors.
- 3.d. Radically changing existing landscaping, particularly within the Reformatory and Penitentiary Complexes.

Main Points

- Reduction in required transitional screening between the Reformatory and Spring Hill.
- Eliminate the conventional screening and barrier requirements between uses onsite.

* Additional waivers apply to Phase 2, which will be addressed on Phase 2 Site Plan.

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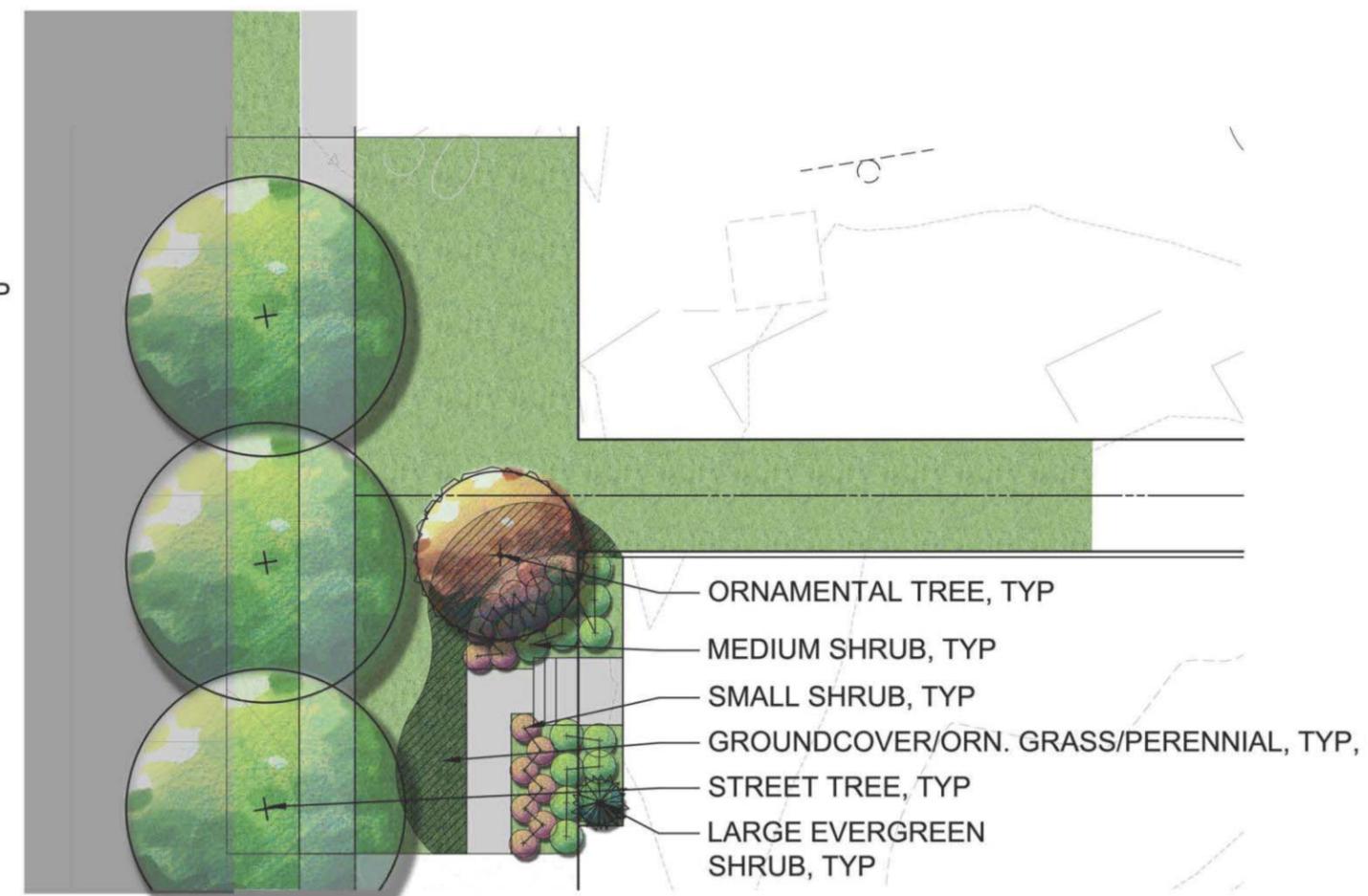
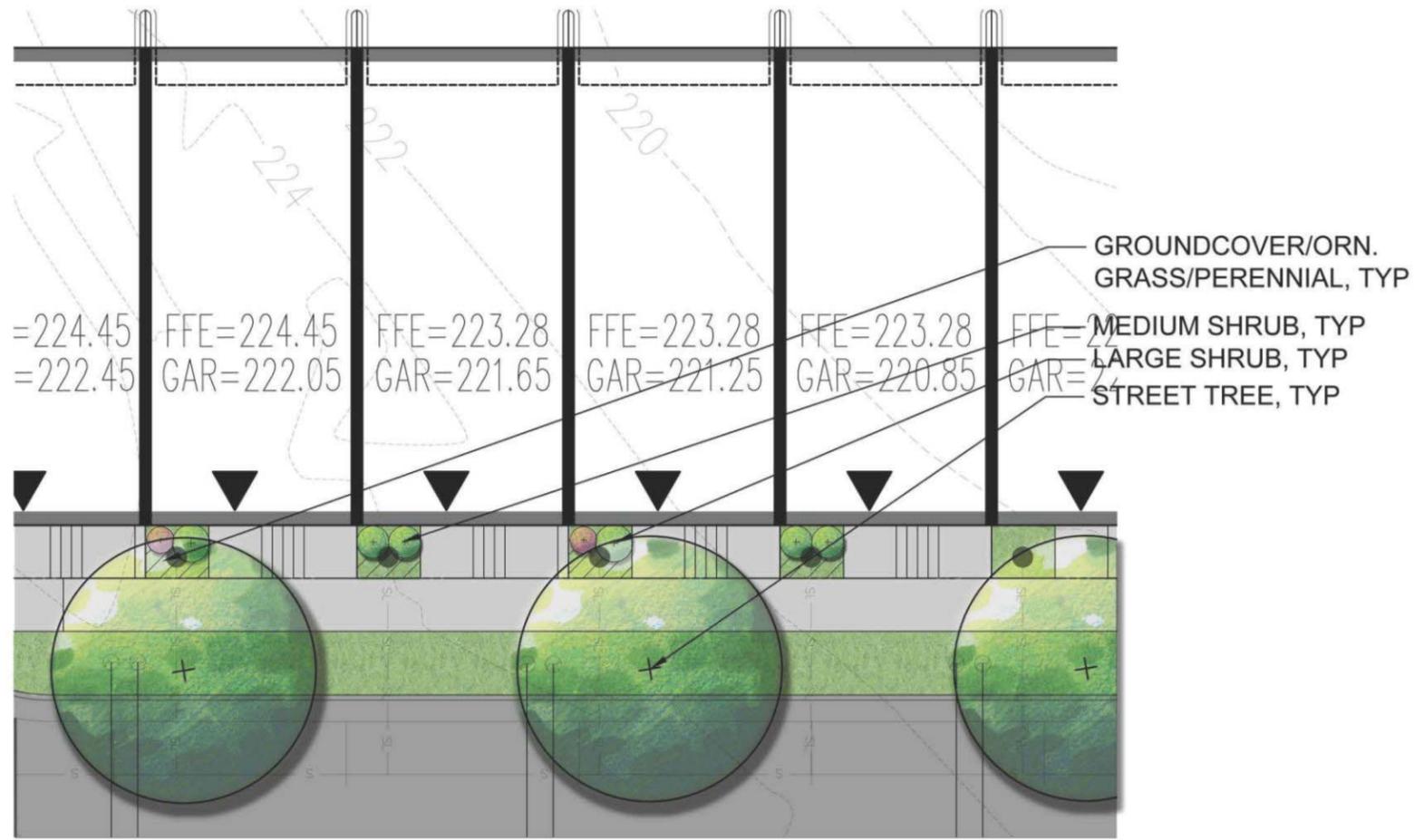
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Overall Plan & Trees Landscape



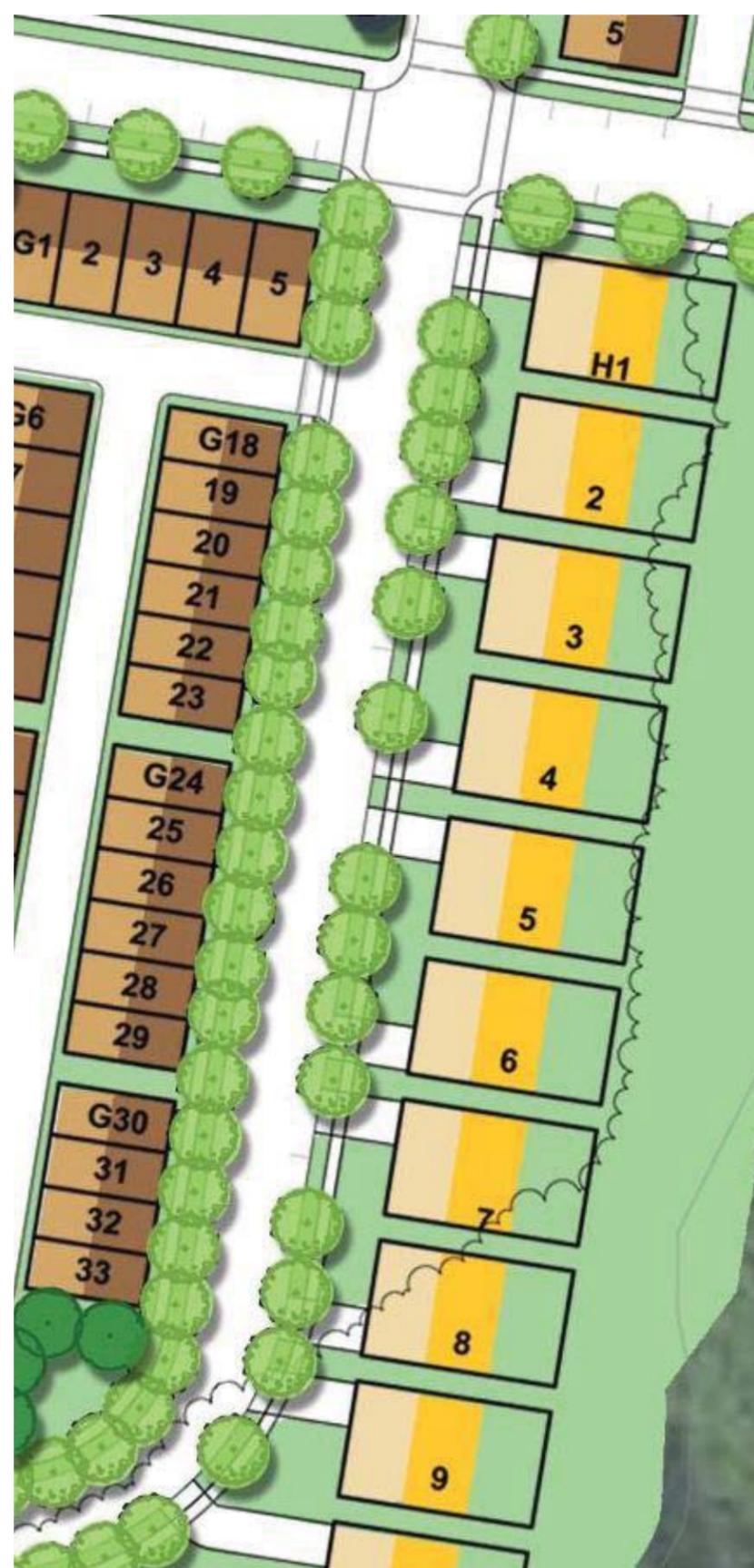
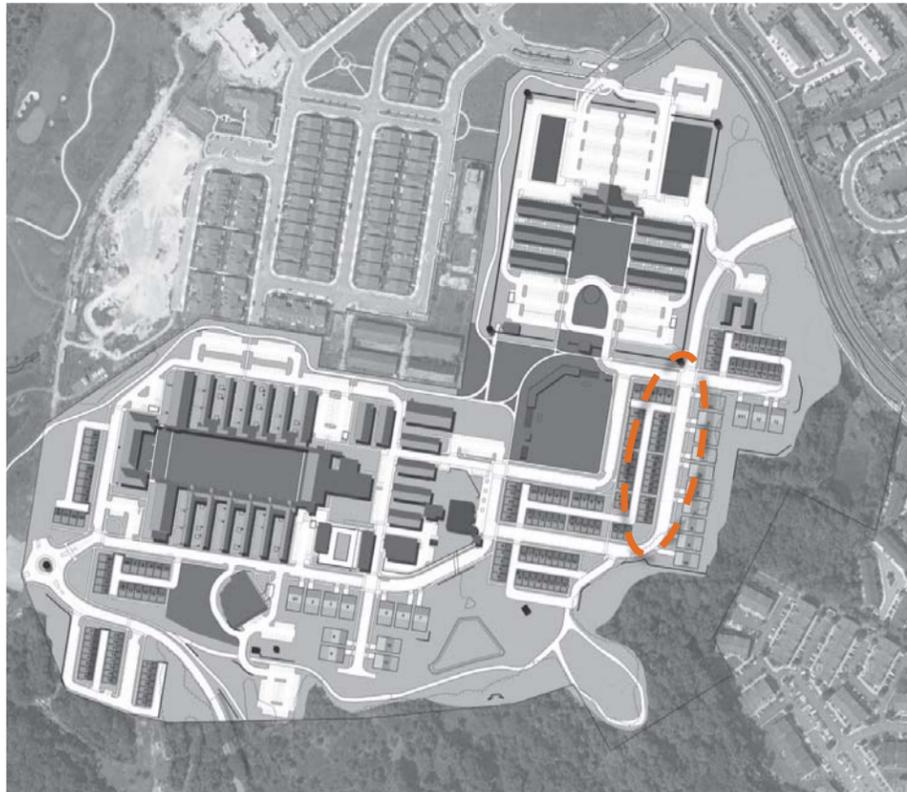
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Central Green Landscape



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Typical Town House & Single Family Planting Landscape



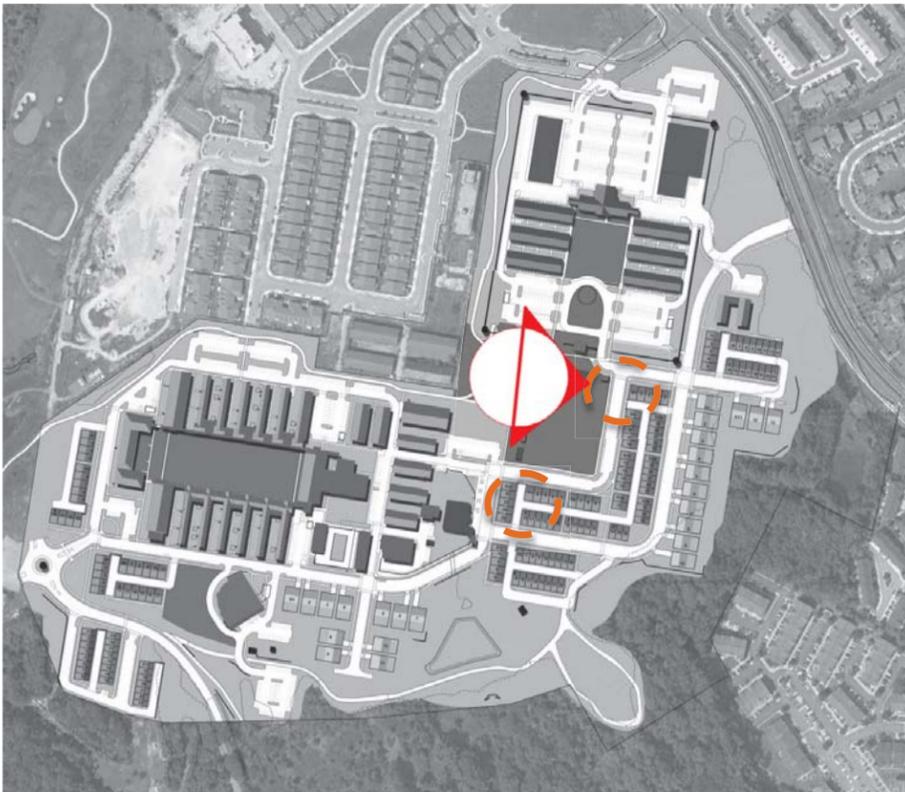
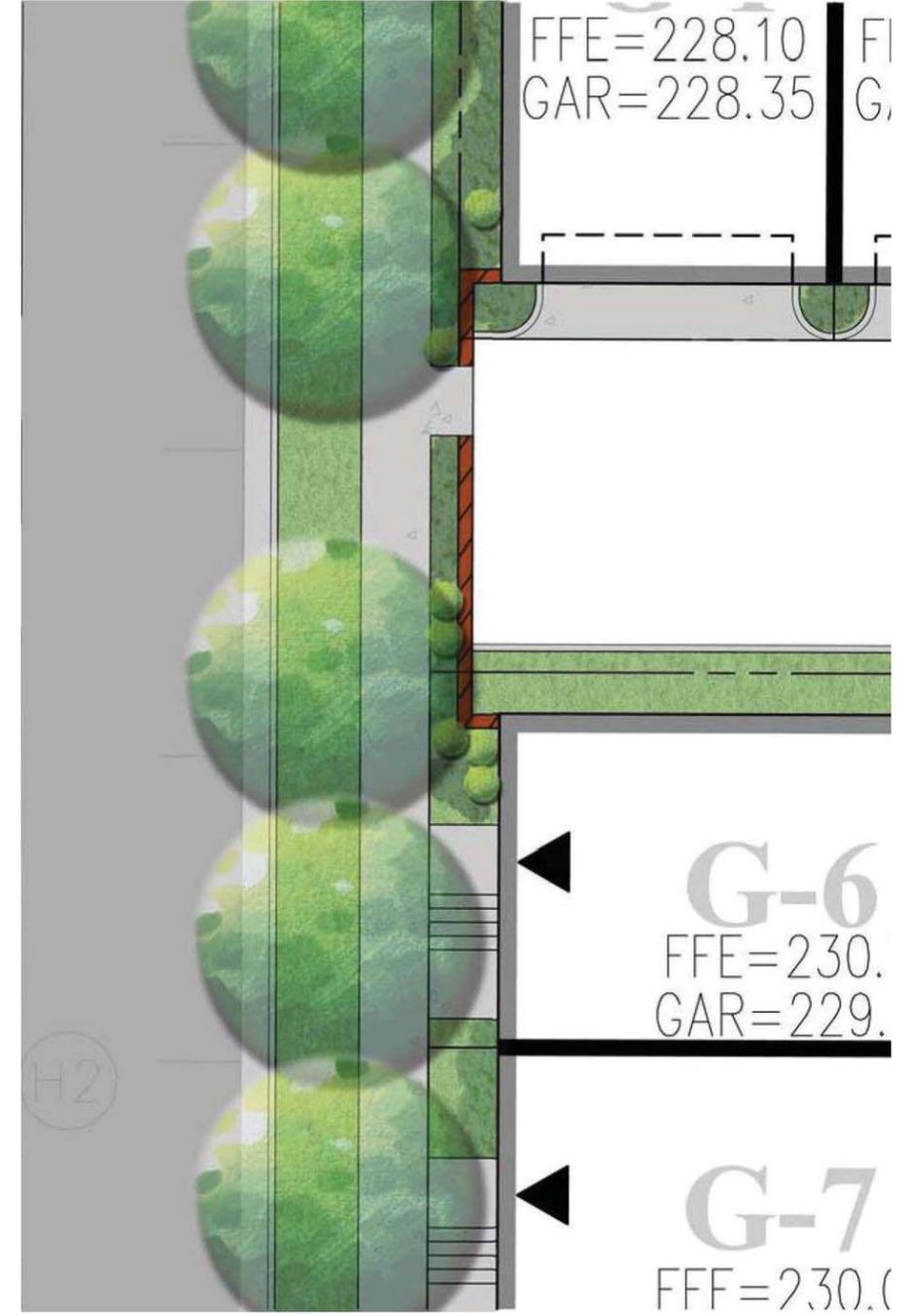
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Typical Street Scape Landscape

Elevation



Plan



Alley Screen Walls

Landscape

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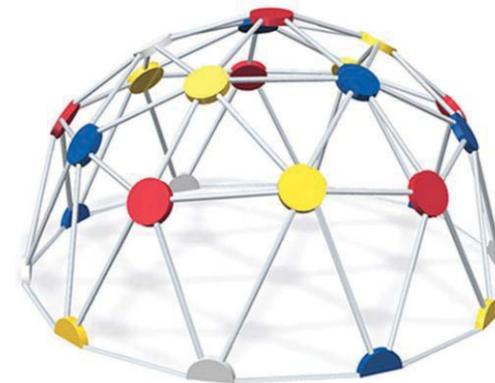


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Site Furnishings Amenities

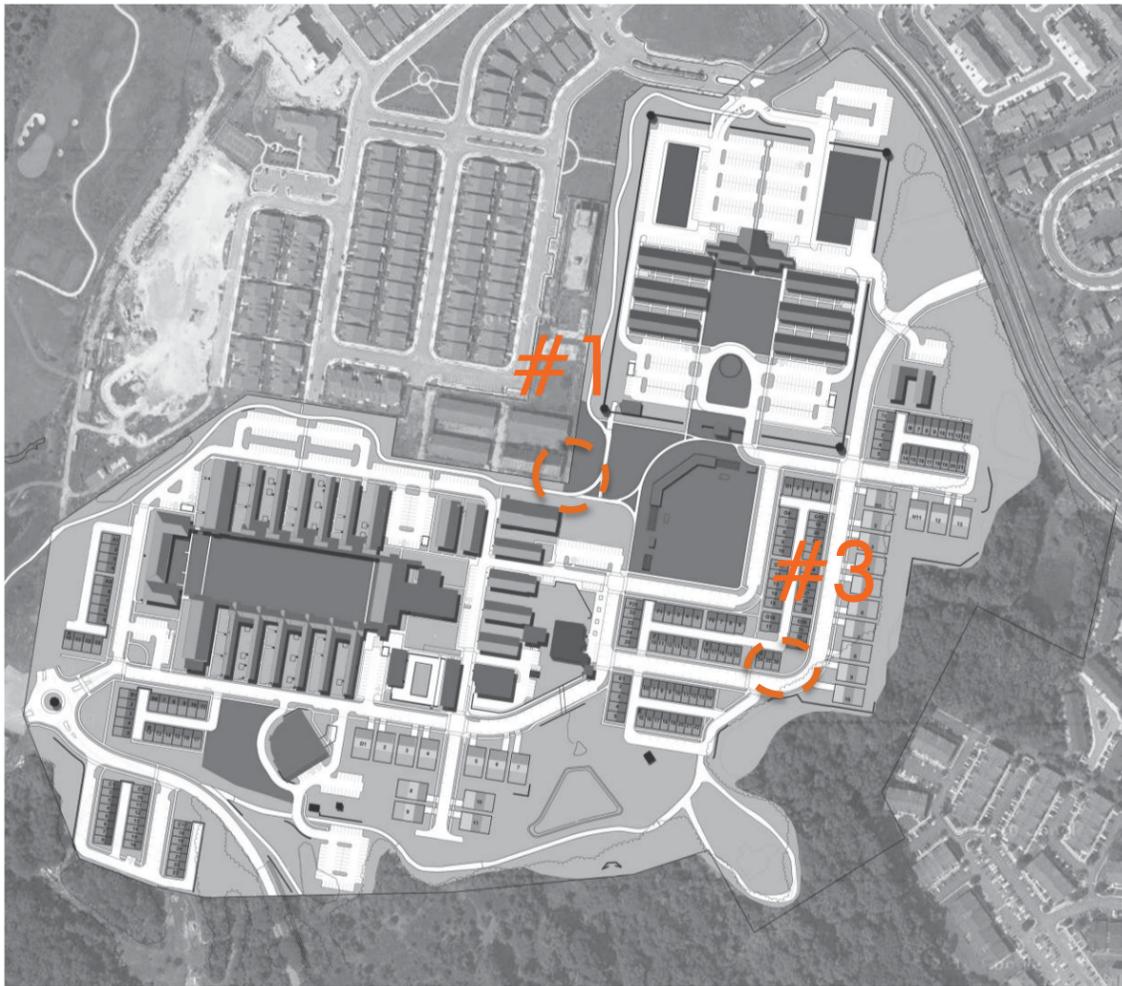
Tot Lot #1

Tot Lot #3

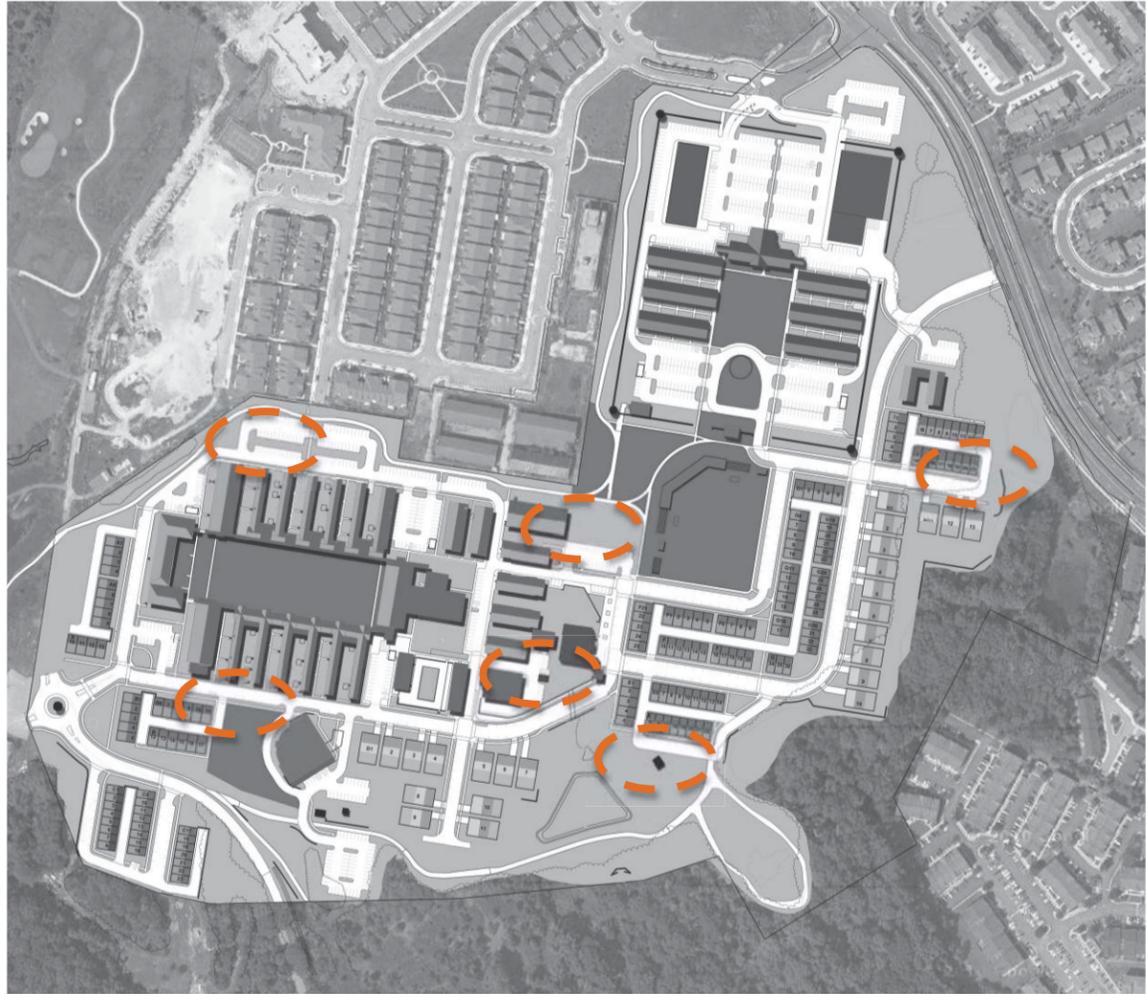


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Tot Lots Amenities

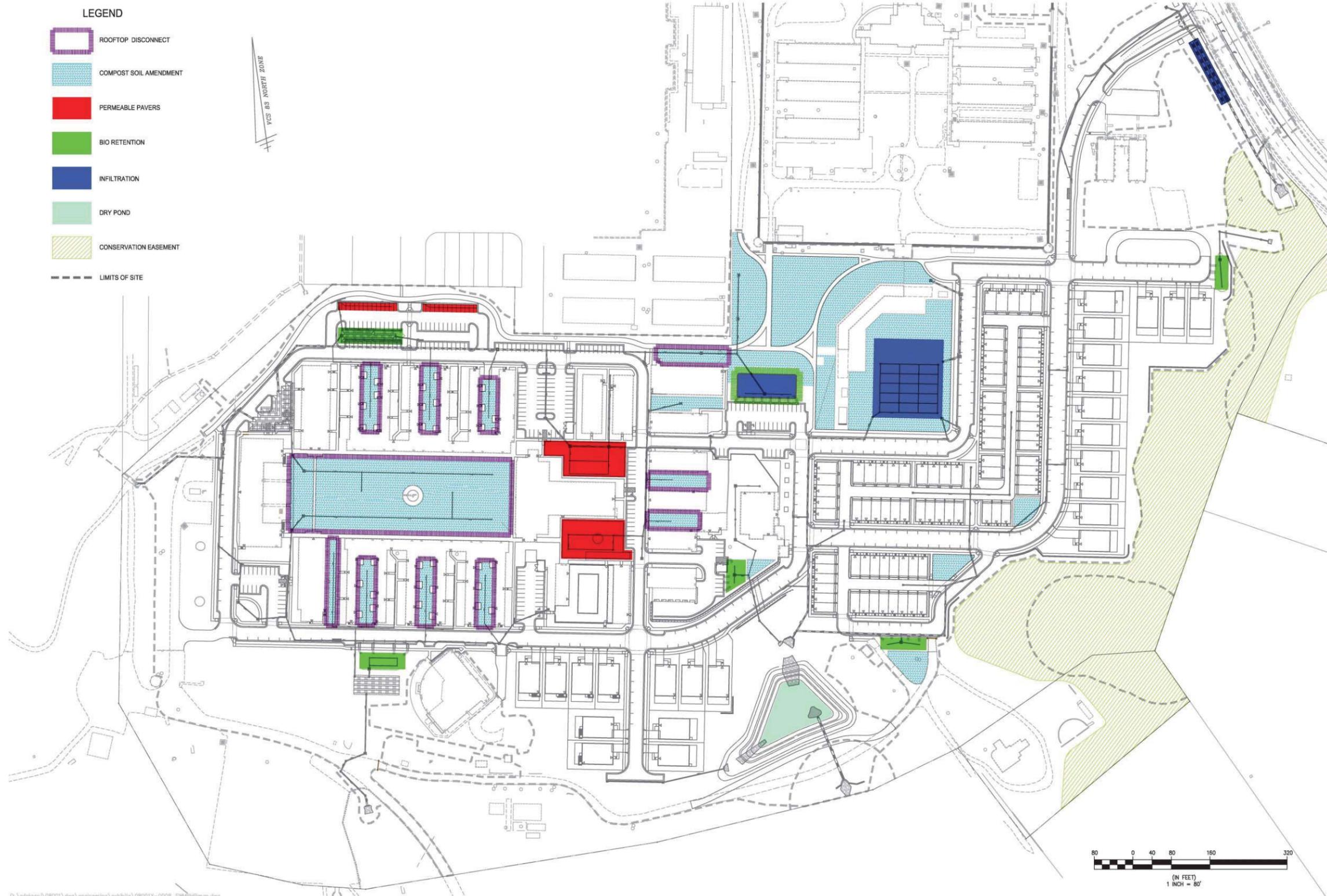


*Tot Lot #2 in future phase.



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Bioretention Landscape



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Locations Storm Water Management



Thank You

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