

ROBINSON LANDING
Alexandria, VA

BUILDINGS 01 & 02
SUPPLEMENTAL SUBMISSION MATERIALS

OCTOBER 05, 2015

Based on continued feedback and input from Members of the Board of Architectural Review - Old and Historic District and from the Board's Staff, modifications to three elements of the submitted design are included herein:

- **Rooftop mechanical screening elements at waterfront facades**

Designed as a cap or “brow” to screen mechanical equipment as viewed from the waterside, the submitted design shows a height of 4’-6” above the main roof level. Upon review and discussion of the ground-level views with Staff, these elements have been lowered 1’-6” to 3’-0” above roof level and their horizontal projection has been reduced approximately 2’-0” to balance the proportional relationship.

- **Articulation of 30’ height datum at waterfront facades**

To further accentuate the 30’ line within the curved bay elements, a 2’-8” (+/-) setback at the fourth level and left “shoulder” has been introduced to create an additional three-story projecting glass bay. Within the glass bay, the horizontal metal bands at the floor lines are highlighted with the light accent metal color to accentuate the change in plane.

- **Articulation of 30’ height datum at south façade of Building #2**

The slate masonry at the fourth level of the horizontal bay projection has been set back approximately 1’-0” from the three floors below, and the depth at which the windows are inset at that level has been increased an additional 8”. Also, a projecting stone cap has been incorporated at the sill line of those windows. Similarly with the vertical bay at the west side, a projecting metal cap has been added at the sill line of the fourth level windows, and the windows of the fourth and fifth levels have been set back approximately 1’-2”.



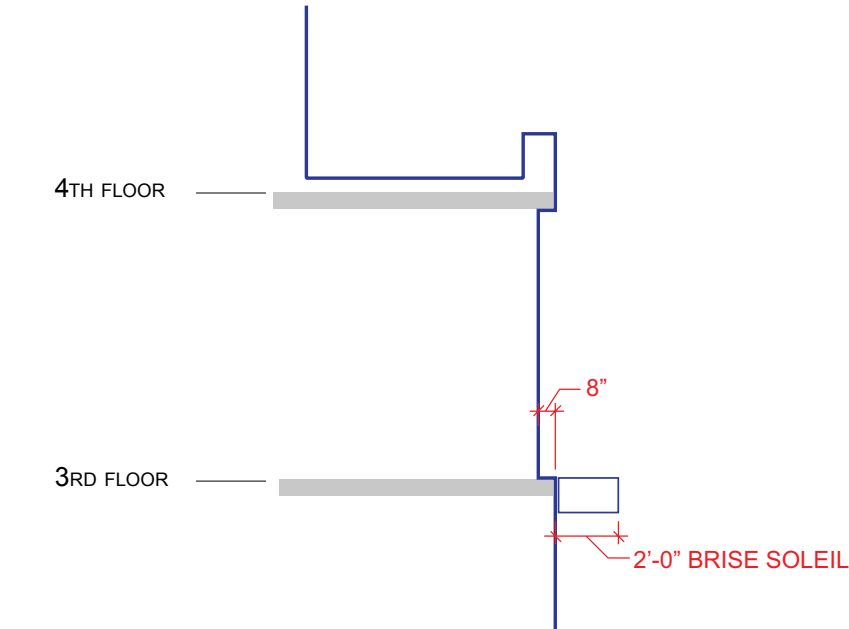
SUBMITTED ON SEPTEMBER 8TH, 2015



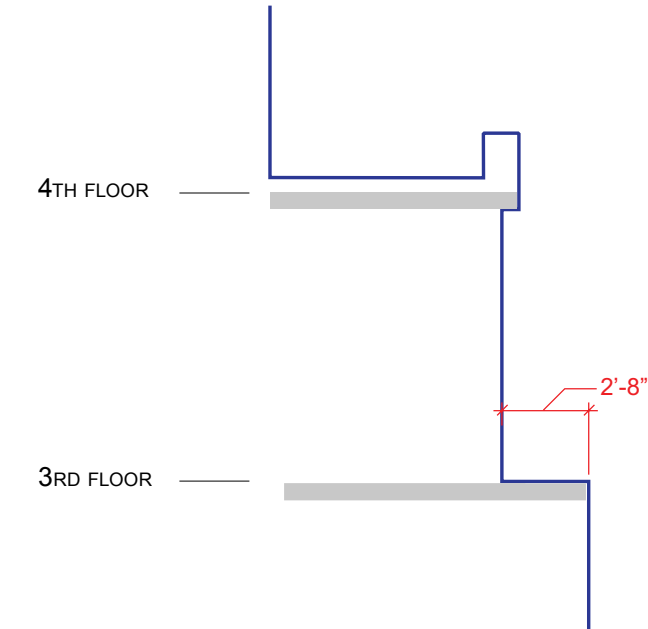
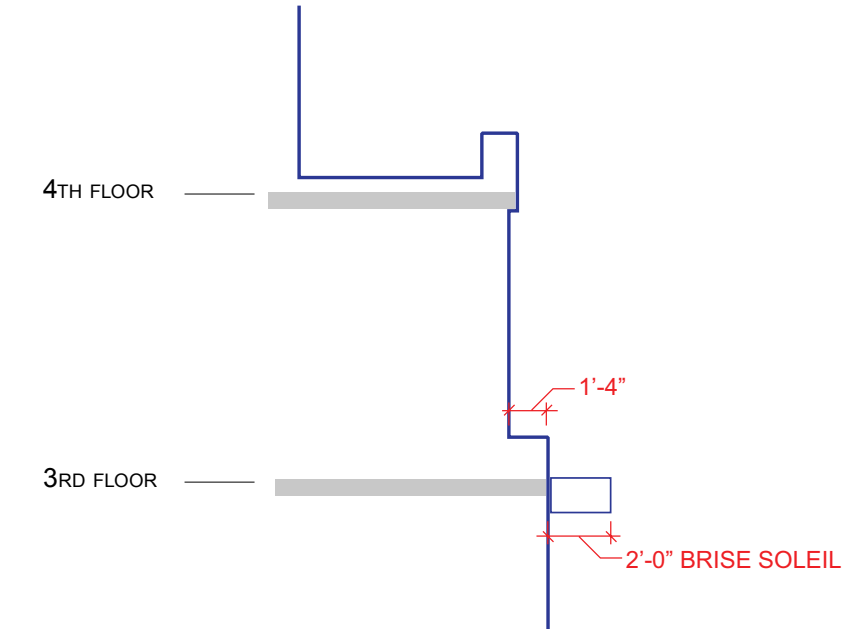
INITIAL REVISION



PROPOSED FINAL REFINEMENT



PROFILE SECTION





* CANOPIES SCREENING ROOFTOP MECHANICAL EQUIPEMENT WITH LOWERED HEIGHT AND REDUCED OVERHANG

* INCREASED SETBACK AT 30 FOOT HEIGHT



* CANOPIES SCREENING ROOFTOP MECHANICAL EQUIPEMENT WITH LOWERED HEIGHT AND REDUCED OVERHANG

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BUILDING 01 OVERALL ELEVATIONS - REVISED

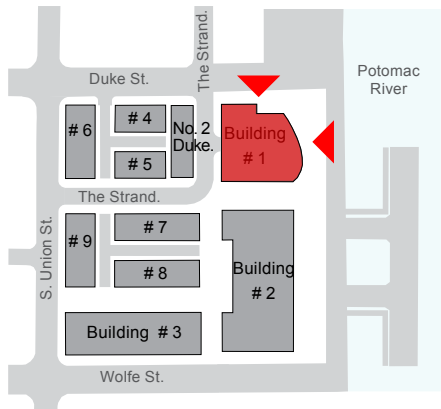


EAST ELEVATION



NORTH ELEVATION

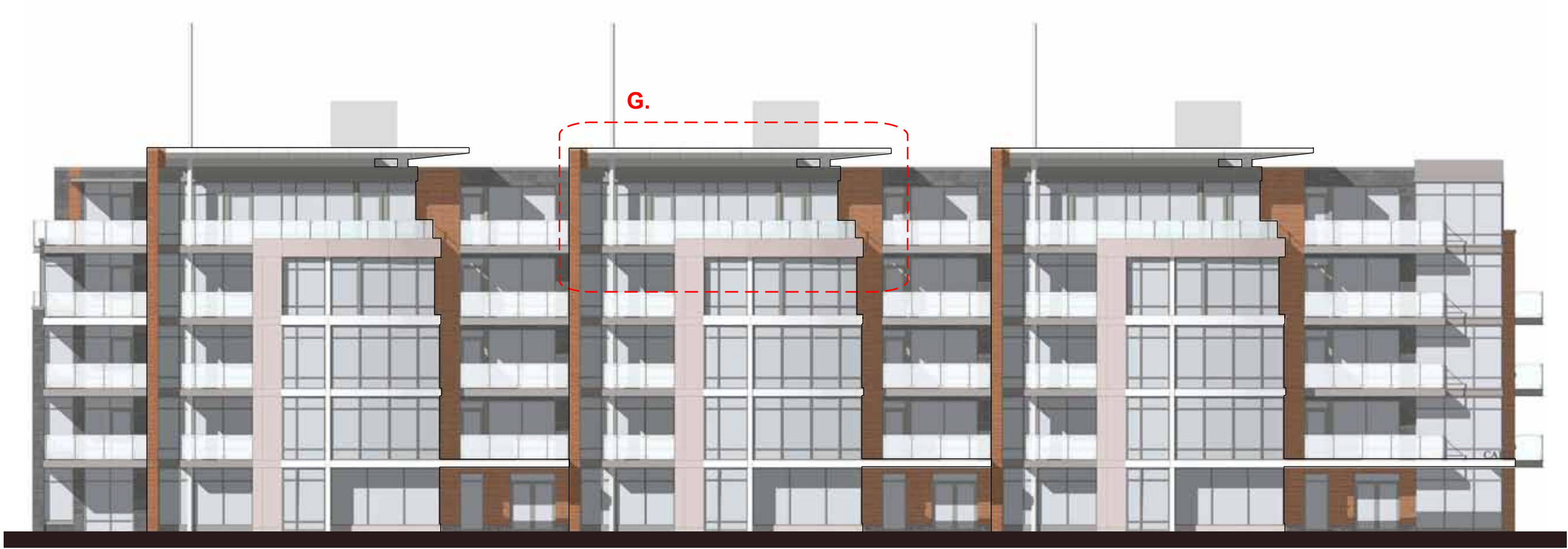
KEY PLAN



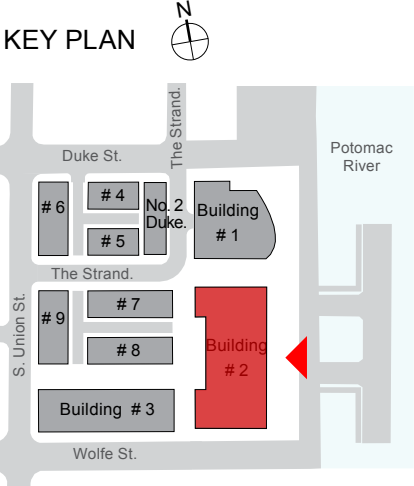
SCALE: 1/16" = 1'-0"

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BUILDING 02 OVERALL ELEVATIONS - REVISED



EAST ELEVATION



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

BUILDING 02 OVERALL ELEVATIONS - REVISED

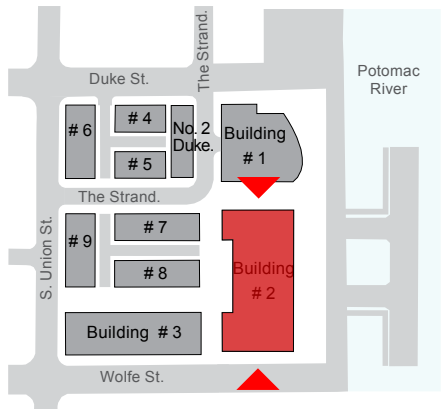


NORTH ELEVATION



SOUTH ELEVATION

KEY PLAN

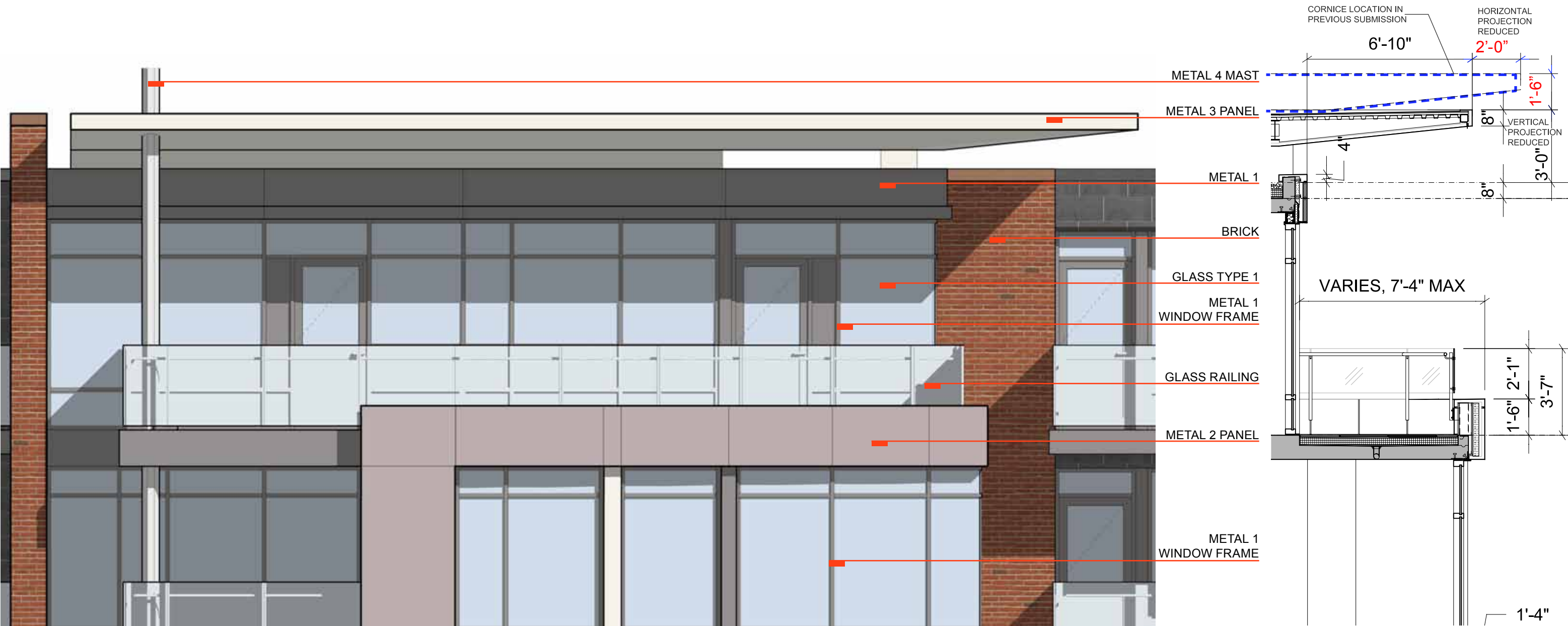


SCALE: 1/16" = 1'-0"

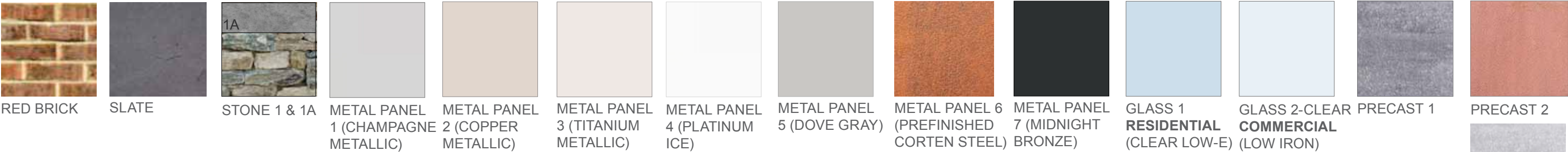
0' 10' 20'

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DETAIL PLANS AND ELEVATIONS - REVISED



G. BALCONY ELEVATION



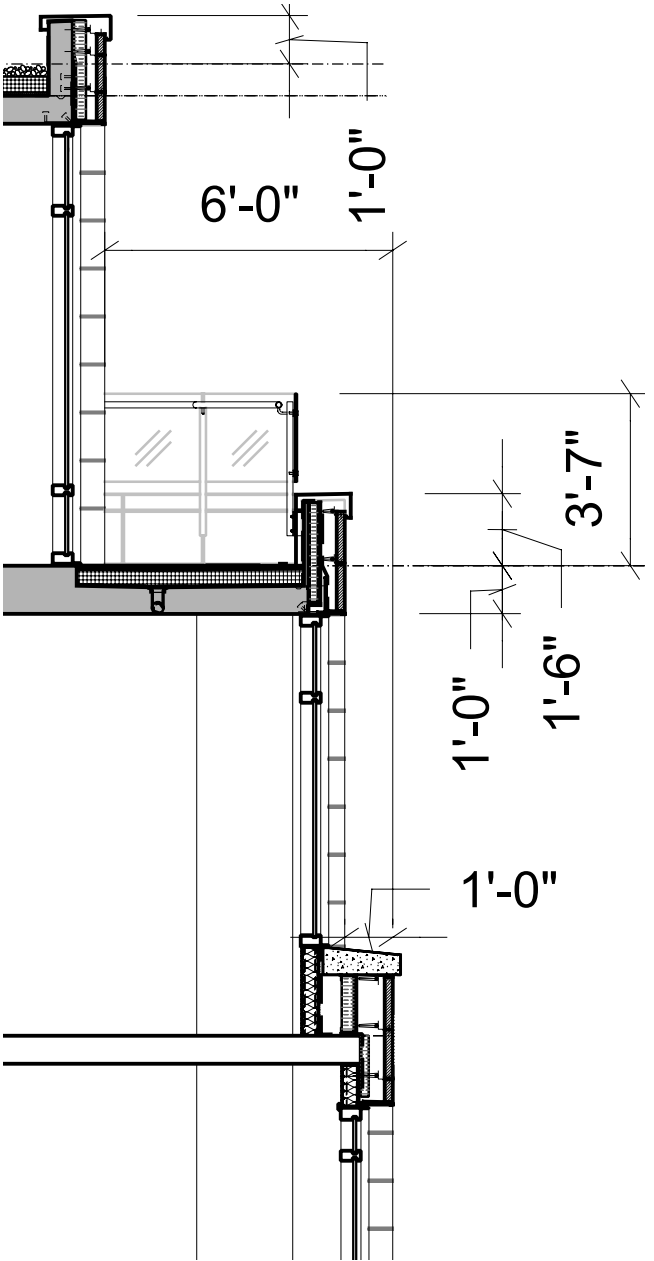
SECTION AT BALCONY

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



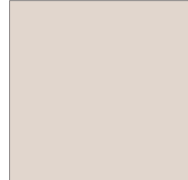
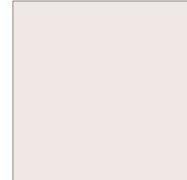
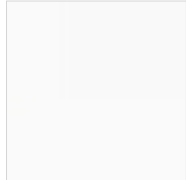
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M. ELEVATION

SECTION

														
RED BRICK	SLATE	STONE 1 & 1A	METAL PANEL 1 (CHAMPAGNE METALLIC)	METAL PANEL 2 (COPPER METALLIC)	METAL PANEL 3 (TITANIUM METALLIC)	METAL PANEL 4 (PLATINUM ICE)	METAL PANEL 5 (DOVE GRAY)	METAL PANEL 6 (PREFINISHED CORTEN STEEL)	METAL PANEL 7 (MIDNIGHT BRONZE)	GLASS 1 RESIDENTIAL (CLEAR LOW-E)	GLASS 2-CLEAR COMMERCIAL (LOW IRON)	PRECAST 1	PRECAST 2	PRECAST 3