

500 & 501 UNION

ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW PRESENTATION
JANUARY 7, 2015

ROONEY
PROPERTIES

4075 WILSON BOULEVARD, SUITE 650
ARLINGTON, VA 22203


CITYINTERESTS

2900 K STREET NW, SUITE 401
WASHINGTON, DC 20007

Hickok Cole

ARCHITECTS

1023 31ST STREET, NW
WASHINGTON, DC 20007


WRT

1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103

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WEST BUILDING

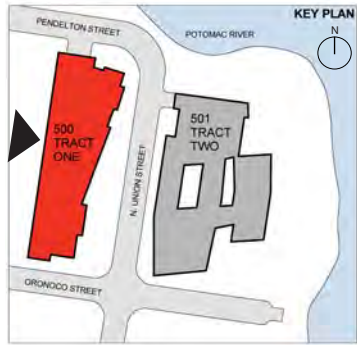
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W



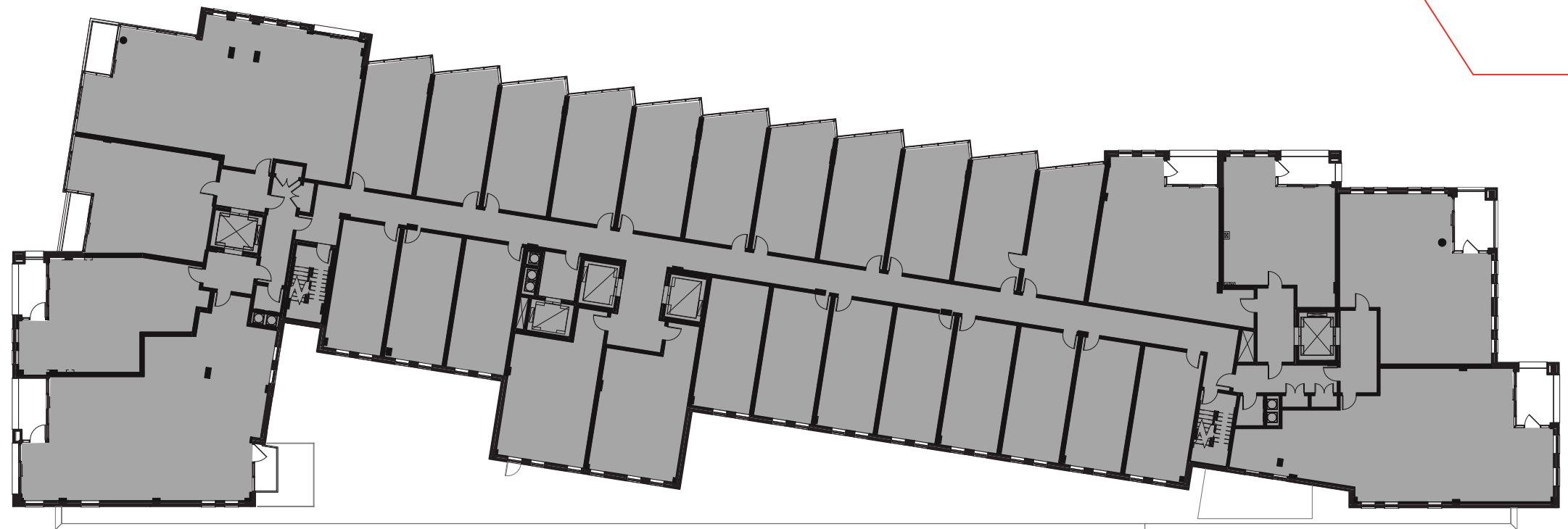


WEST BUILDING WEST ELEVATION

METAL
BRICK
ADJACENT
OFFICE BLDG



ADJACENT
TOWNHOUSES



RESIDENTIAL
NORTH TOWER

HOTEL

RESIDENTIAL
SOUTH TOWER

WEST BUILDING

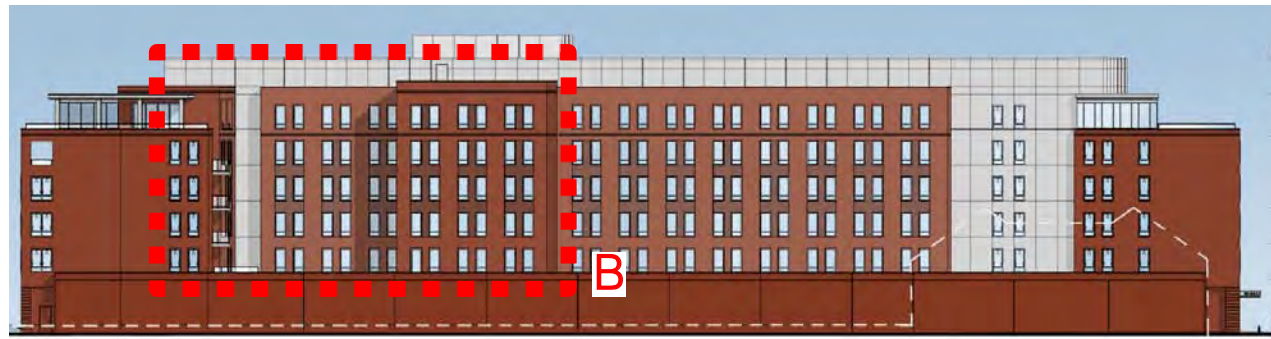
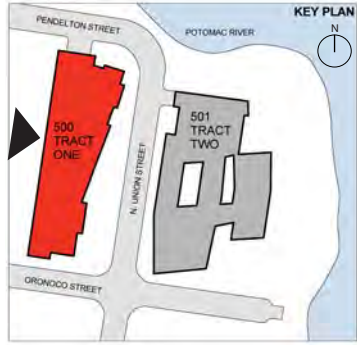
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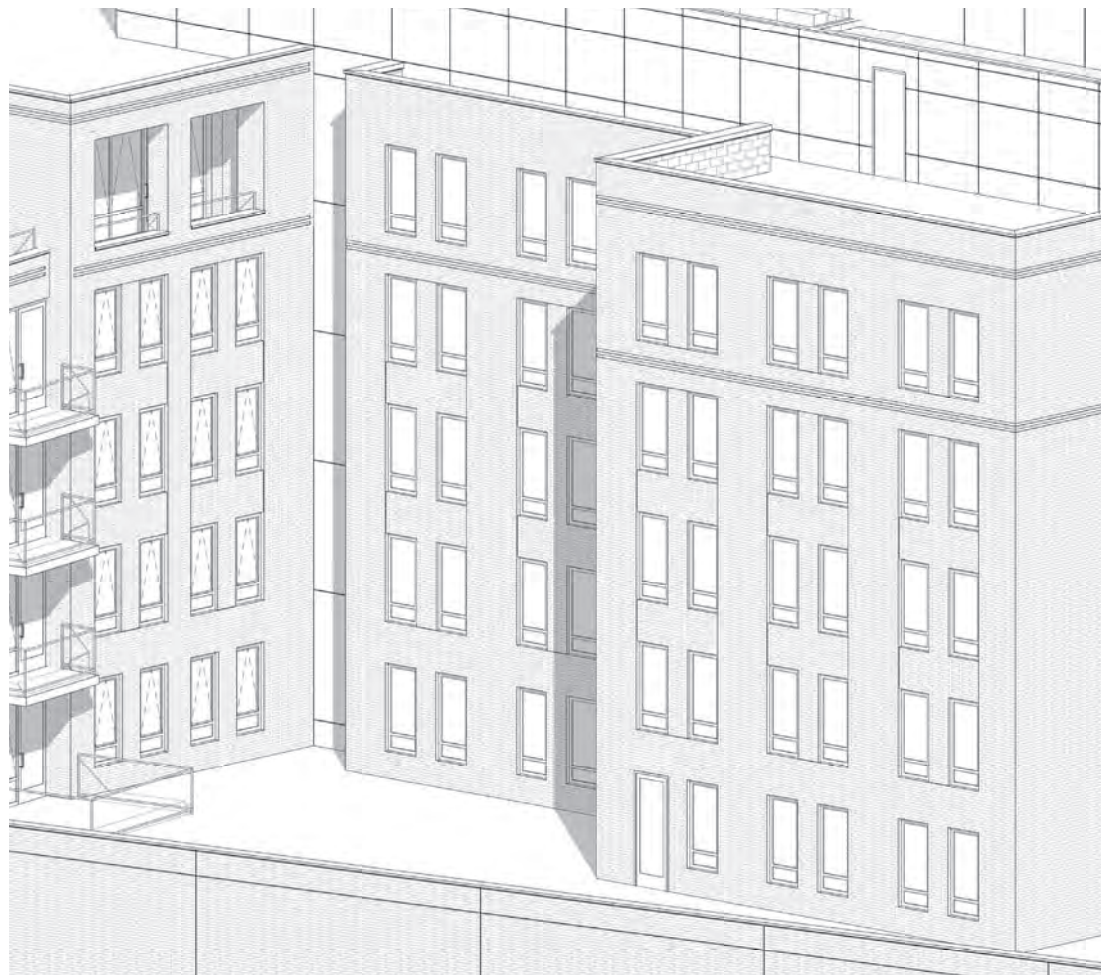
W1





WEST ELEVATION

WEST BUILDING WEST ELEVATION



ENLARGED AXONOMETRIC "B"



ENLARGED AXONOMETRIC "A"

WEST BUILDING

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W2



WEST BUILDING BRICK COLOR OPTIONS



BRICK OPTION 1



BRICK OPTION 2



BRICK ORIGINALLY SUBMITTED

WEST BUILDING

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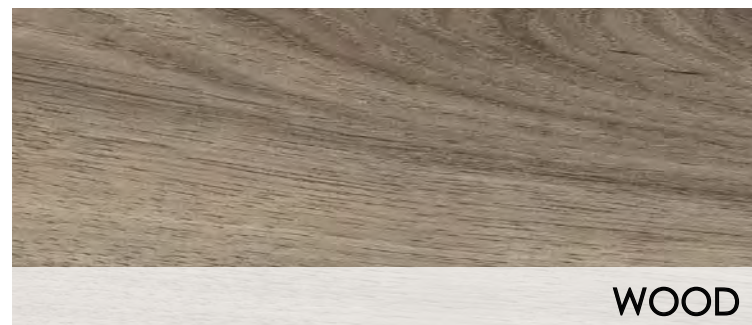
WEST BUILDING MATERIAL PALETTE



METAL 1



METAL 2



WOOD



SLATE



BRICK OPTION 1



BRICK ORIGINALLY SUBMITTED



BRICK OPTION 2

WEST BUILDING

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EAST BUILDING

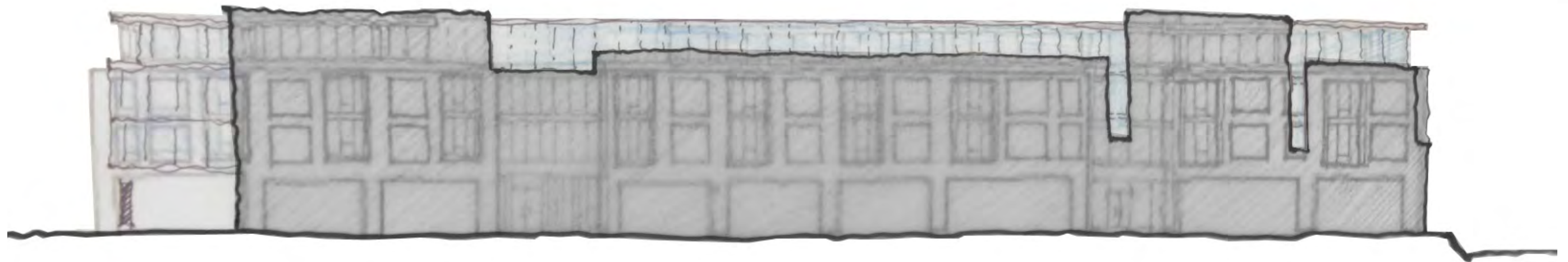
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PROCESS WEST ELEVATION STUDY



EAST BUILDING

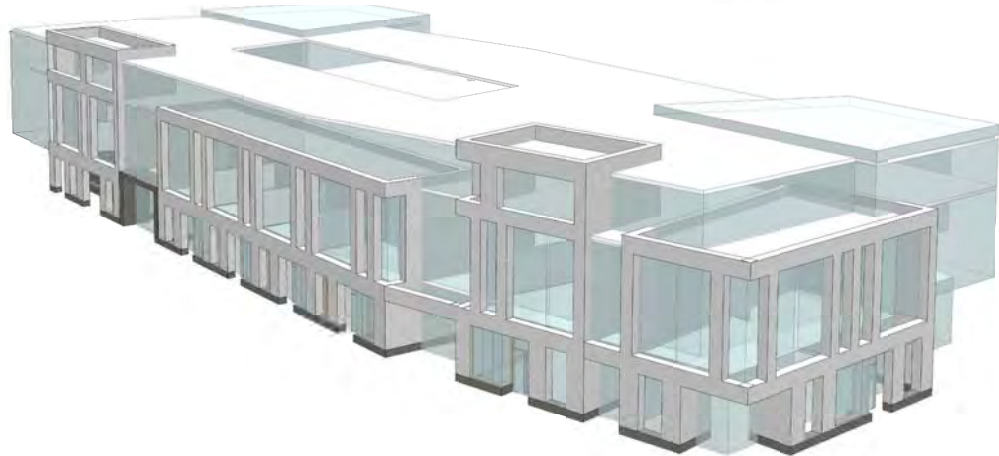
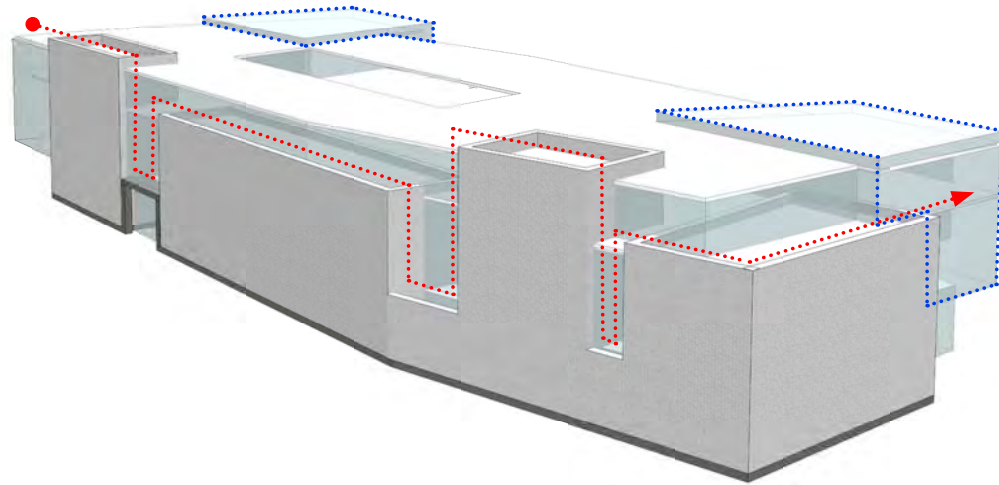
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E1



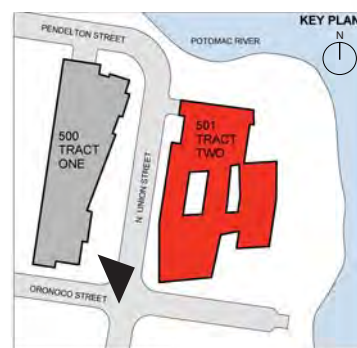


KEY POINTS

- WEST FACADE IS PREDOMINATLY MASONRY WITH PUNCHED OPENINGS
- MASONRY IS EXPRESSED AS LOAD BEARING AND EXTENDS TO GROUND
- BASE, MIDDLE, AND TOP OF THE BUILDING ARE EXPRESSED
- HEIGHTS OF BUILDING VOLUMES PROVIDE VARIETY AT THE ROOF LINE
- ROOF OVERHANG IS BROKEN AT PRIMARY ENTRIES
- WINDOW AND MULLION LOCATIONS ARE REGULAR AND ORDERED

EAST BUILDING

EAST BUILDING AXON



EAST BUILDING

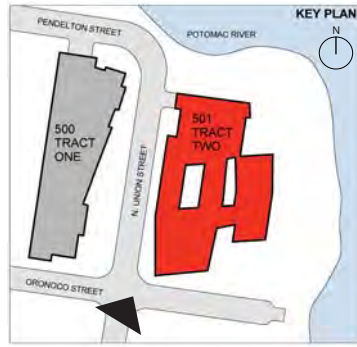
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E3





EAST BUILDING SOUTHWEST PERSPECTIVE



EAST BUILDING

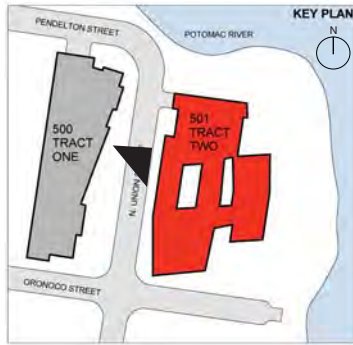
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E4





EAST BUILDING RESIDENTIAL ENTRY



EAST BUILDING

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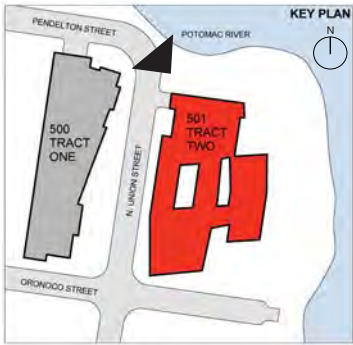
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E5



EAST BUILDING NORTHWEST PERSPECTIVE



EAST BUILDING

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E6

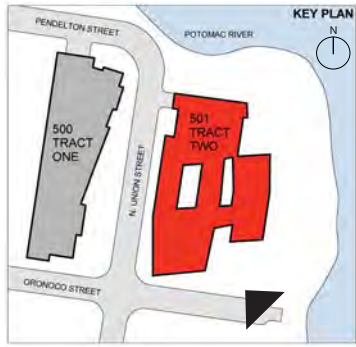


EAST BUILDING AXON & WEST ELEVATION



WEST ELEVATION (N UNION STREET)

EAST BUILDING



EAST BUILDING SOUTHEAST PERSPECTIVE



EAST BUILDING

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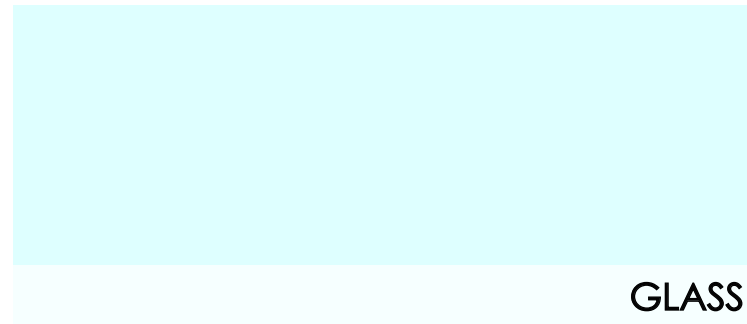
E8



EAST BUILDING MATERIAL PALETTE



METAL 1



GLASS



SLATE



BRICK OPTION 1



BRICK OPTION 2

EAST BUILDING

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E9



PAVILION



Project:
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Alexandria, Virginia

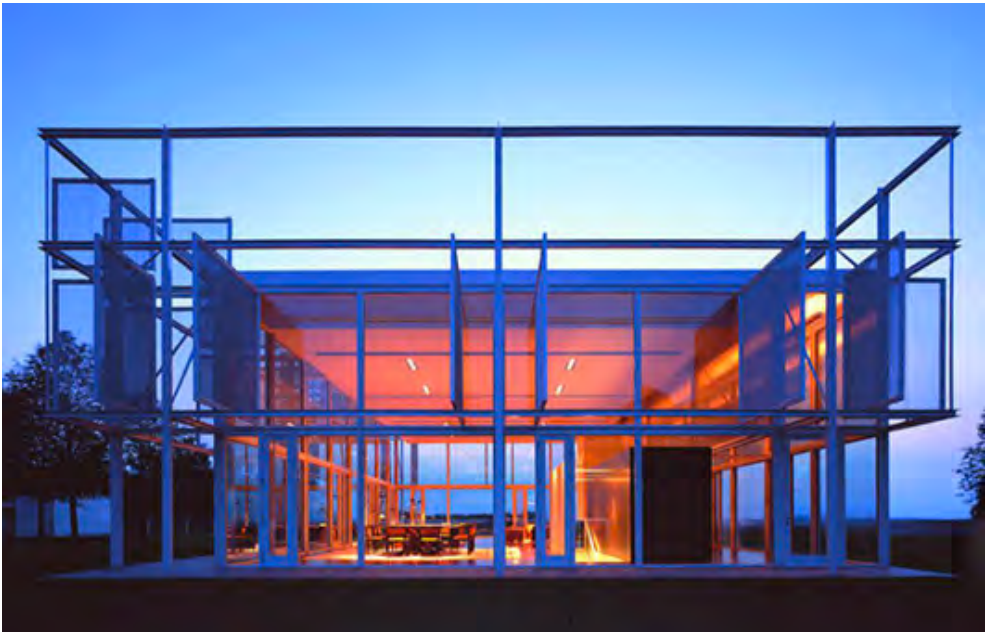
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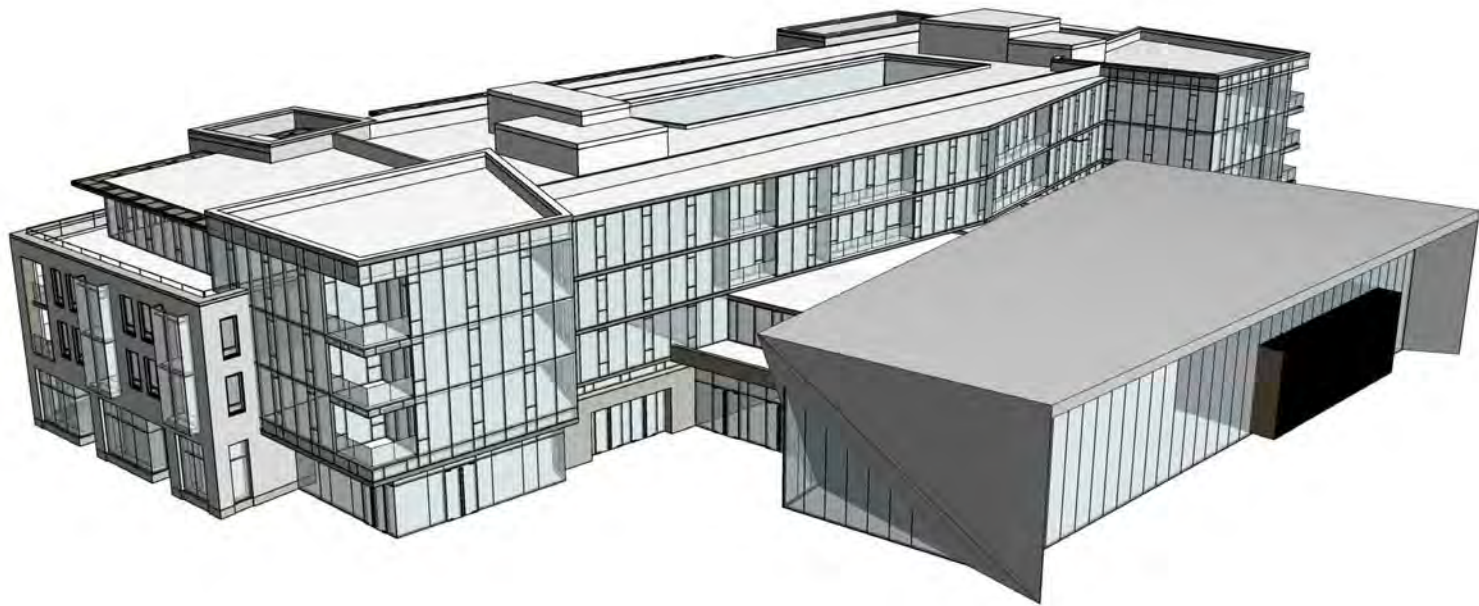
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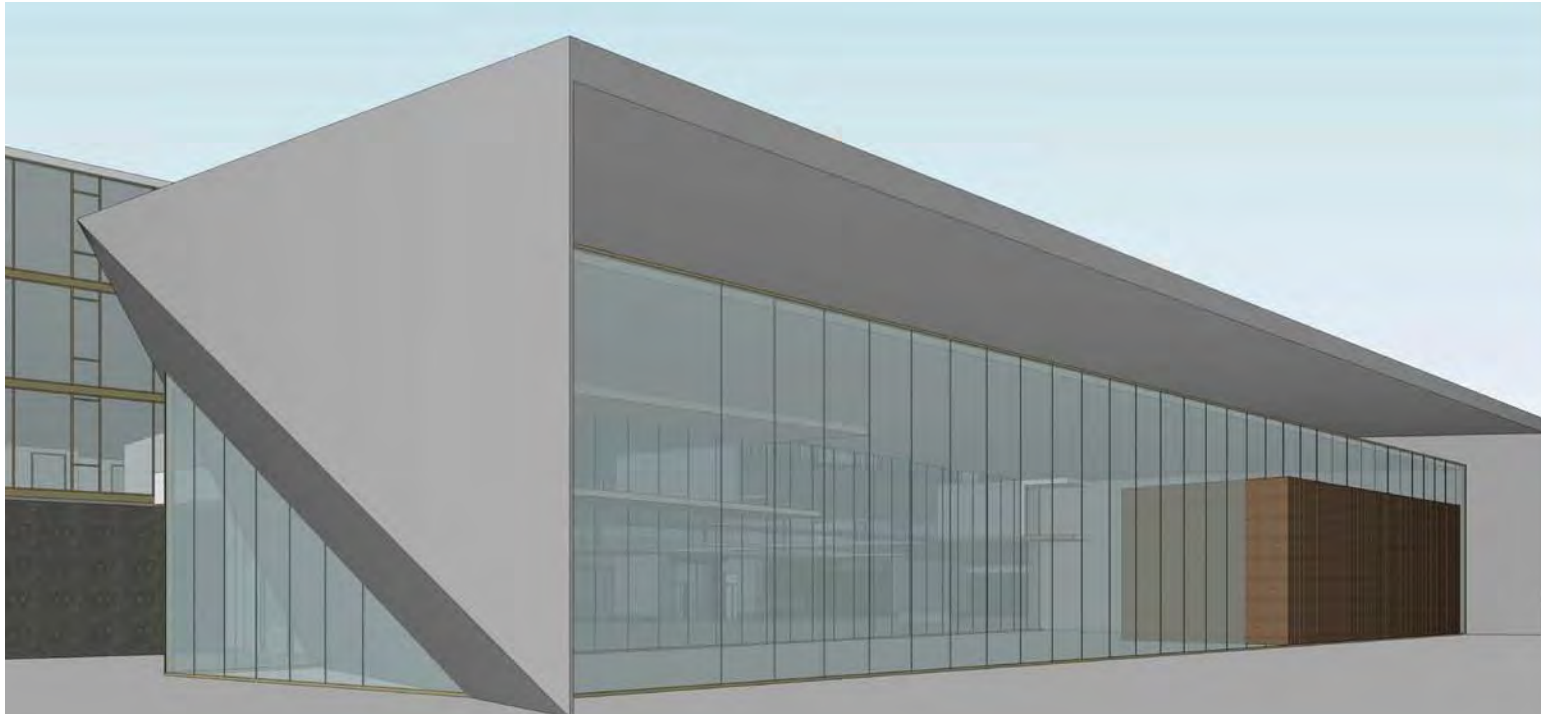
PAVILION PRECEDENTS



PAVILION



SOUTH EAST_BIRDS EYE VIEW



SOUTH EAST_PERSPECTIVE VIEW

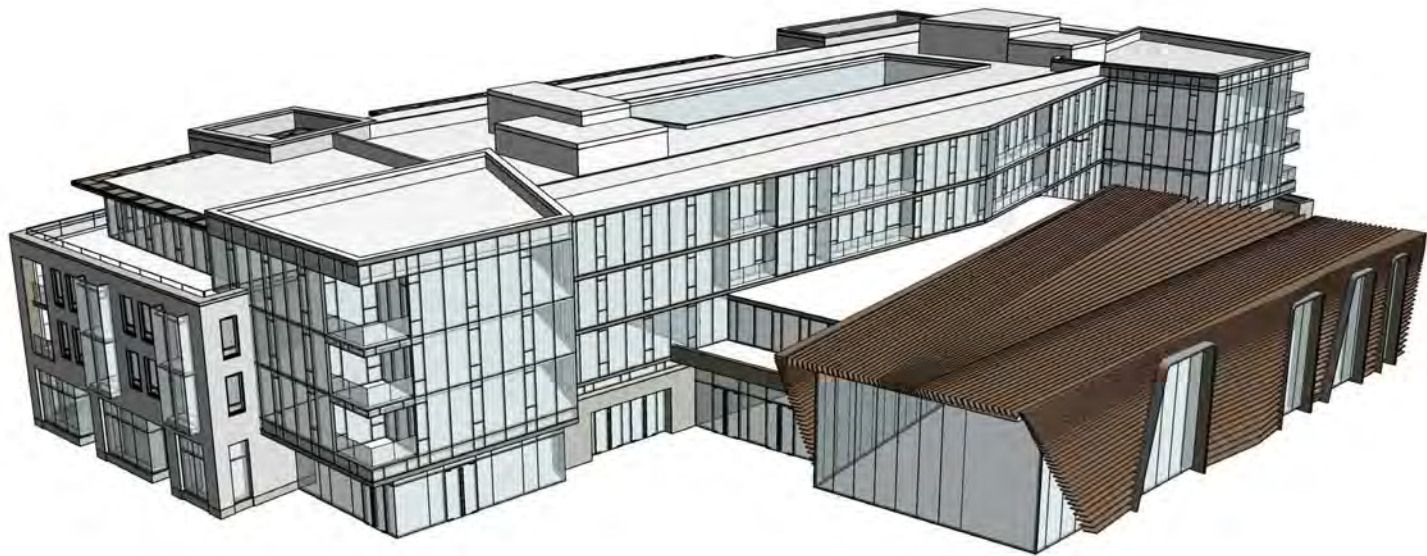


FRAMES_PRECEDENT

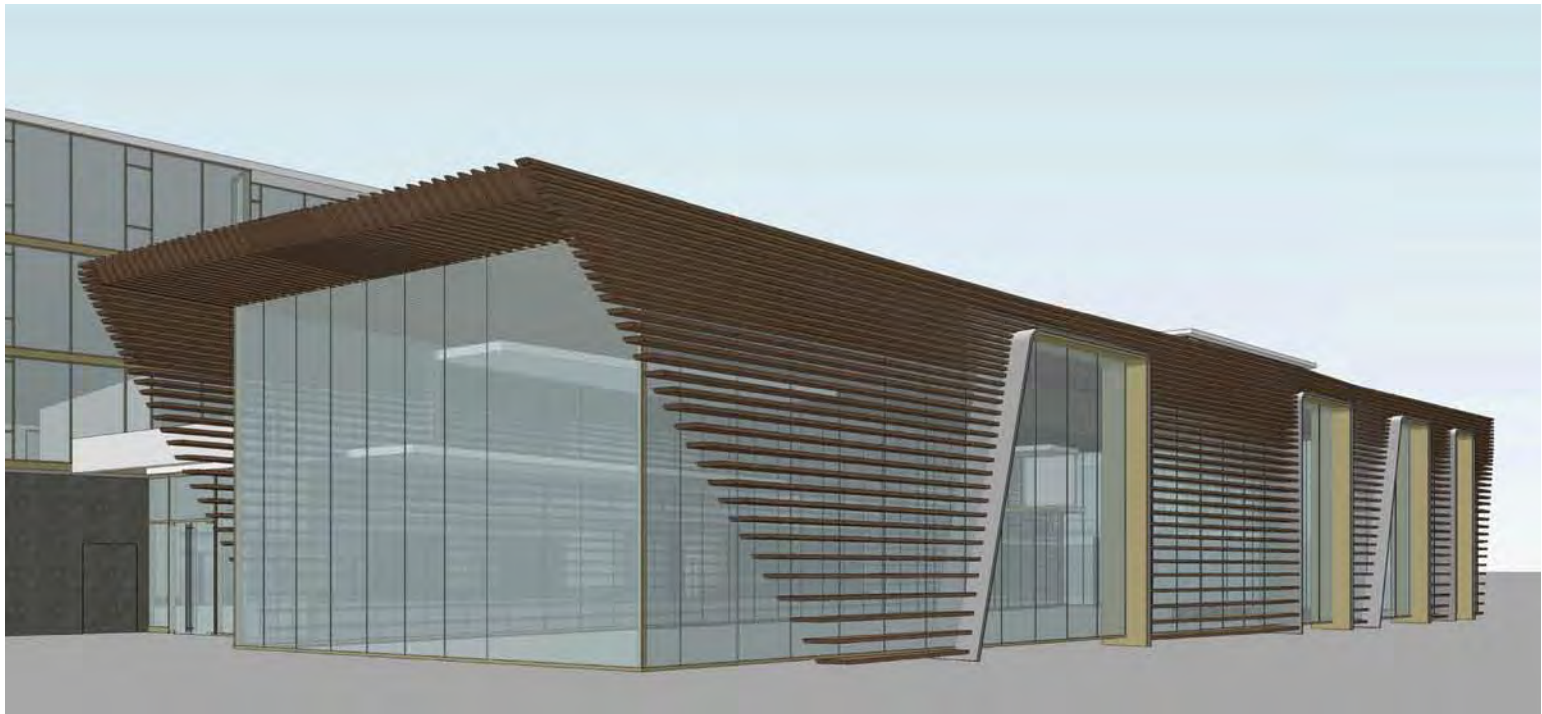


EAST_PERSPECTIVE VIEW

PAVILION



SOUTH EAST_BIRDS EYE VIEW



SOUTH EAST_PERSPECTIVE VIEW

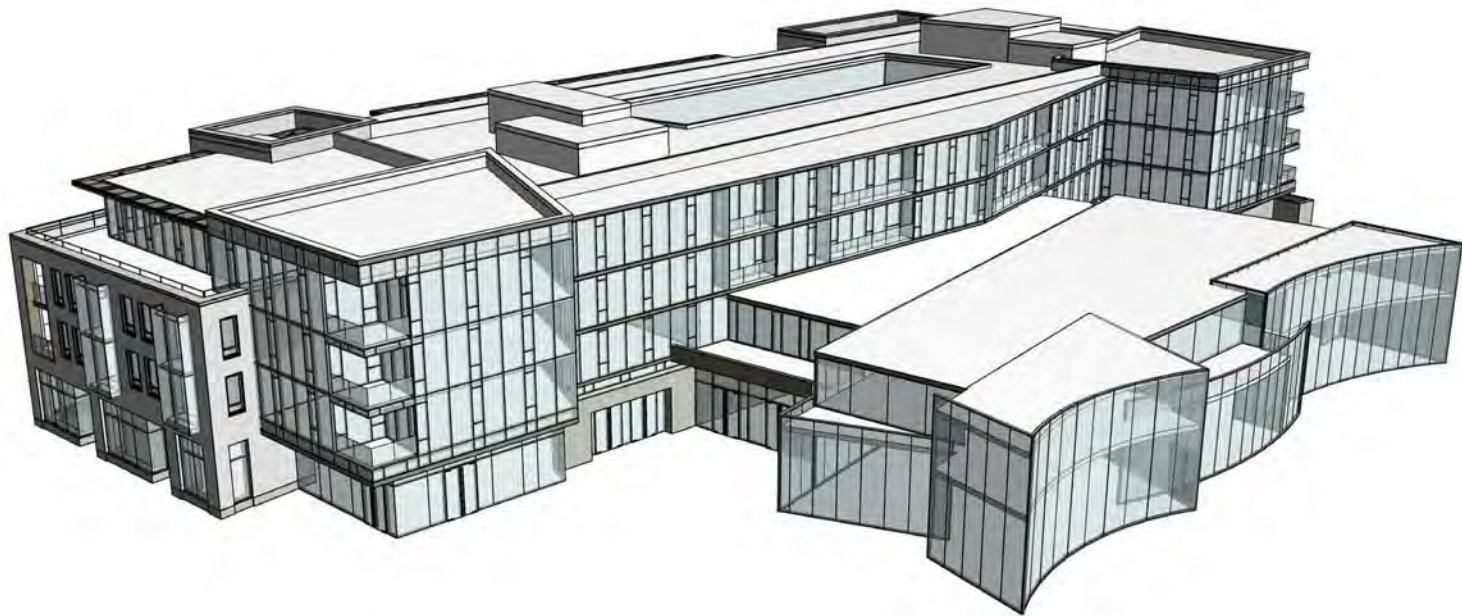


SCREENS_PRECEDENT

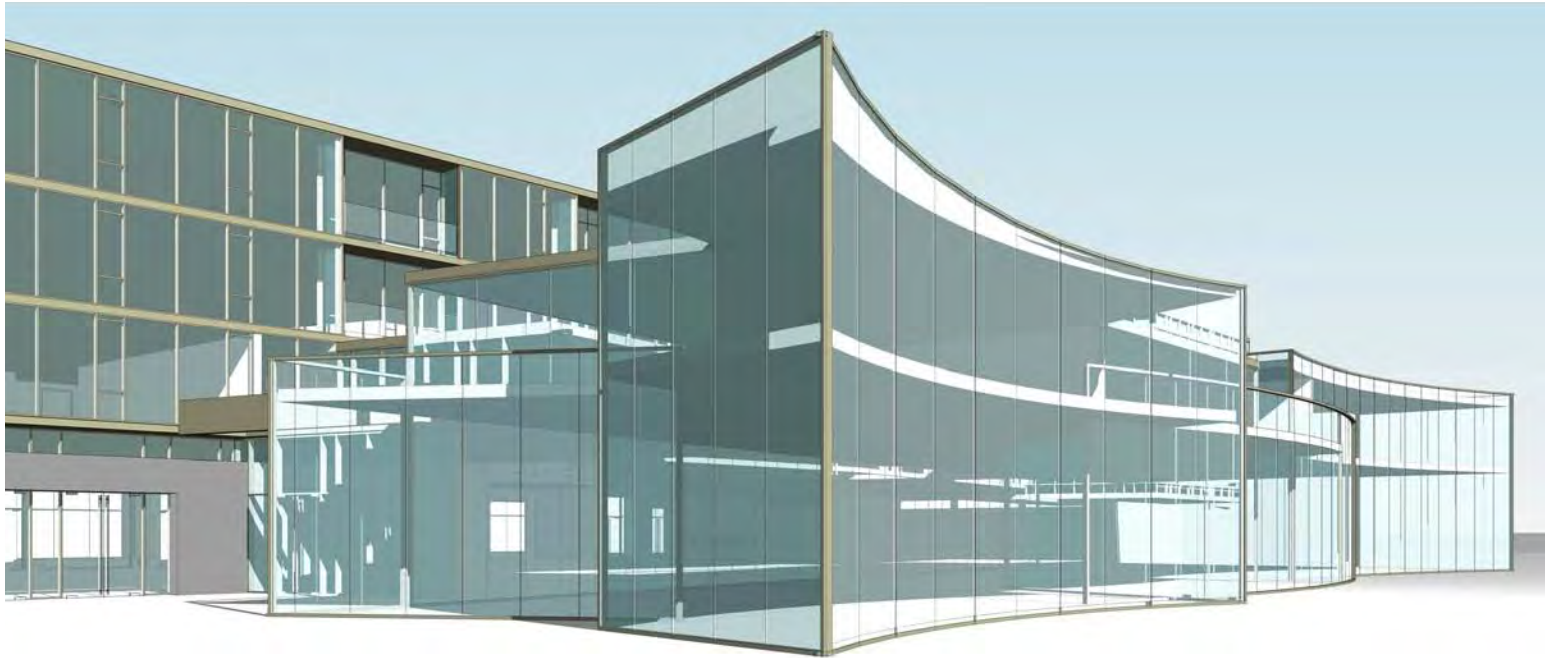


EAST_PERSPECTIVE VIEW

PAVILION



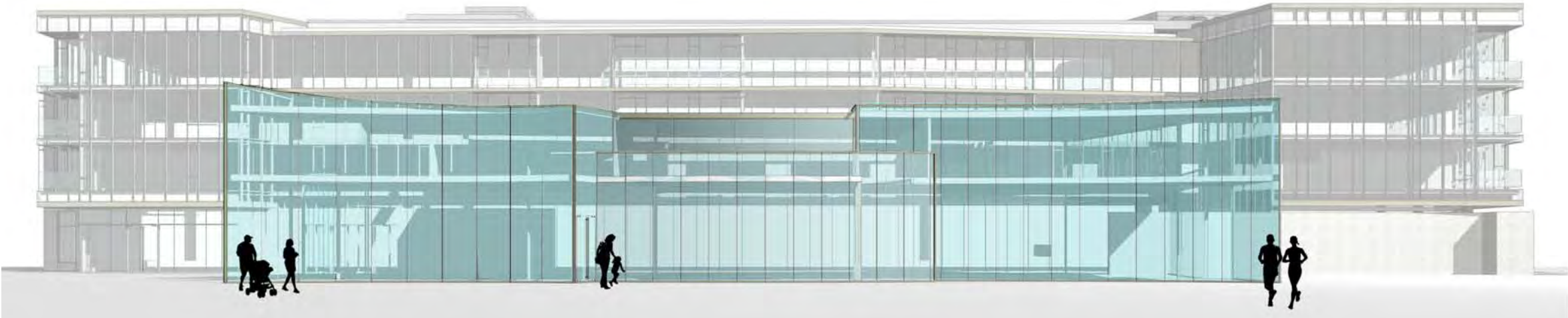
SOUTH EAST_BIRDS EYE VIEW



SOUTH EAST_PERSPECTIVE VIEW



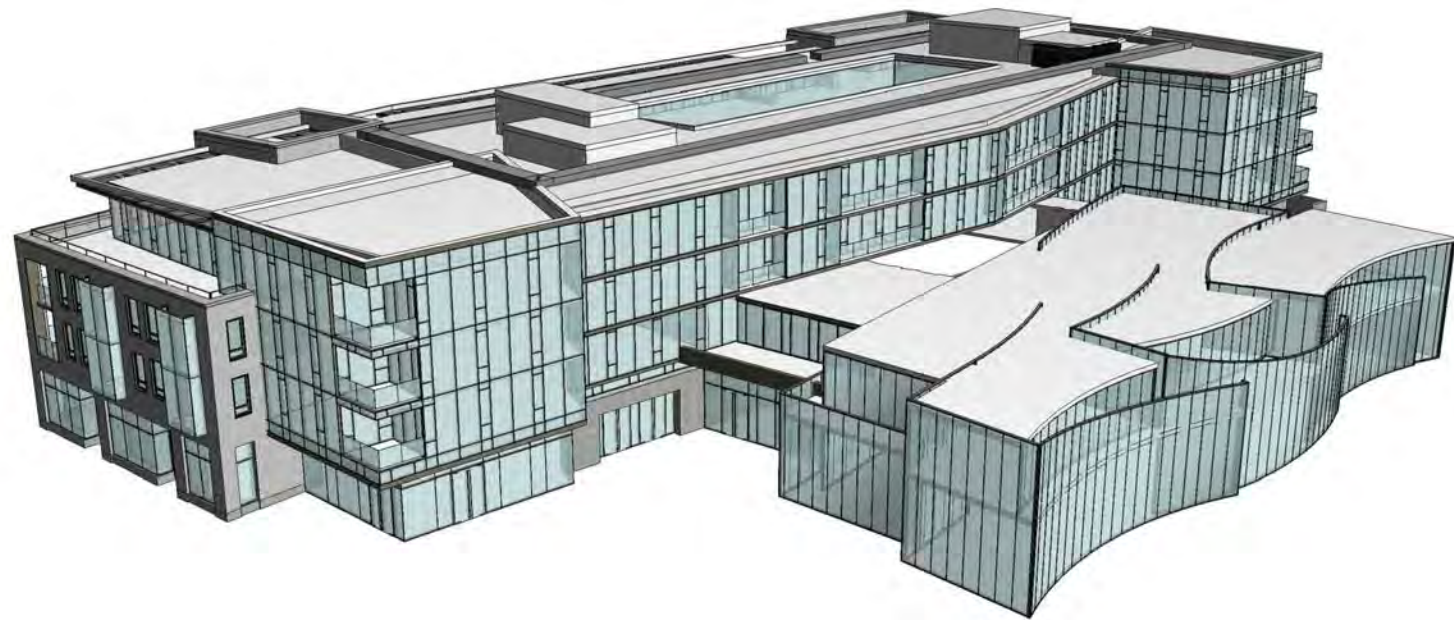
CURVES_PRECEDENT



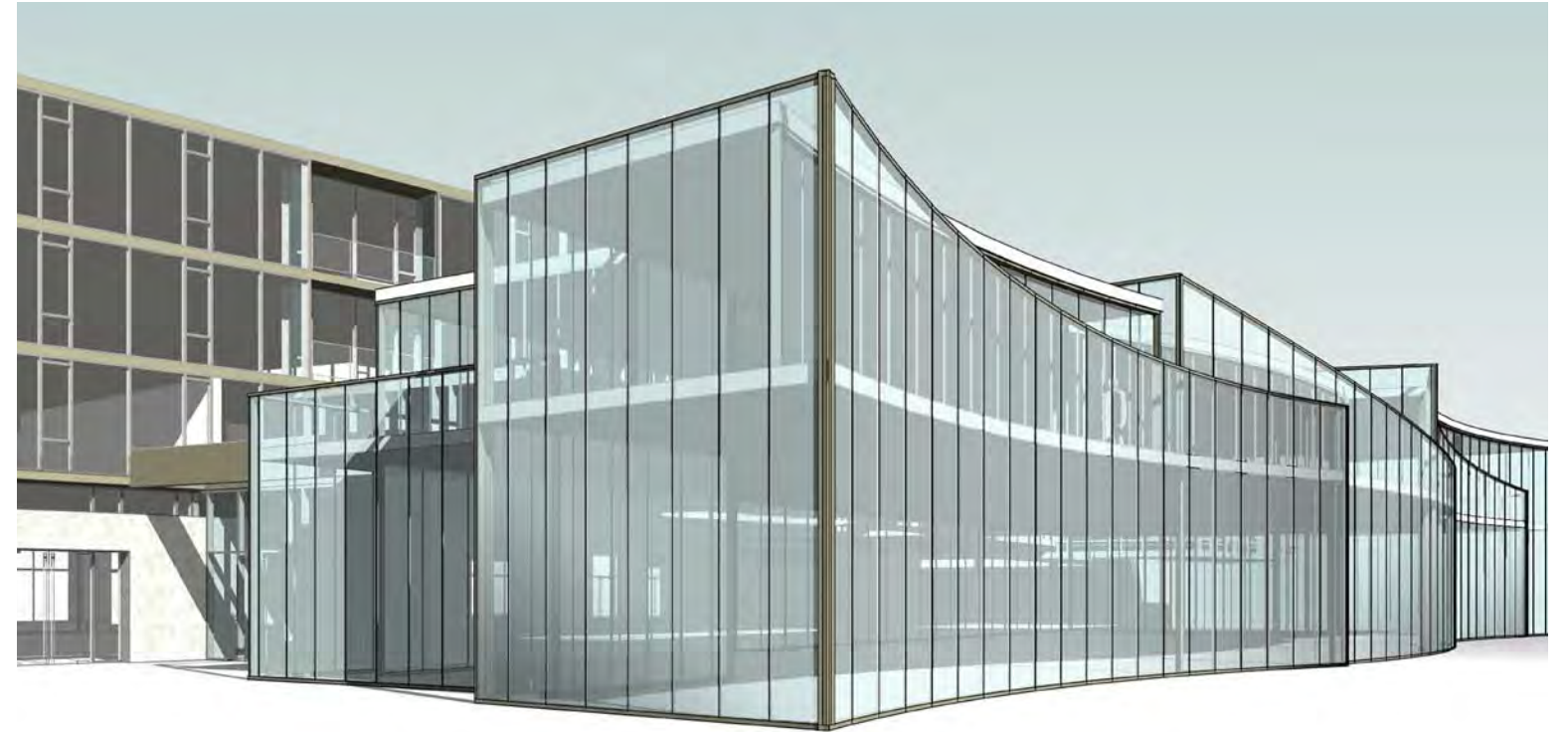
EAST_PERSPECTIVE VIEW

PAVILION

EAST BUILDING PAVILION OPTION 10



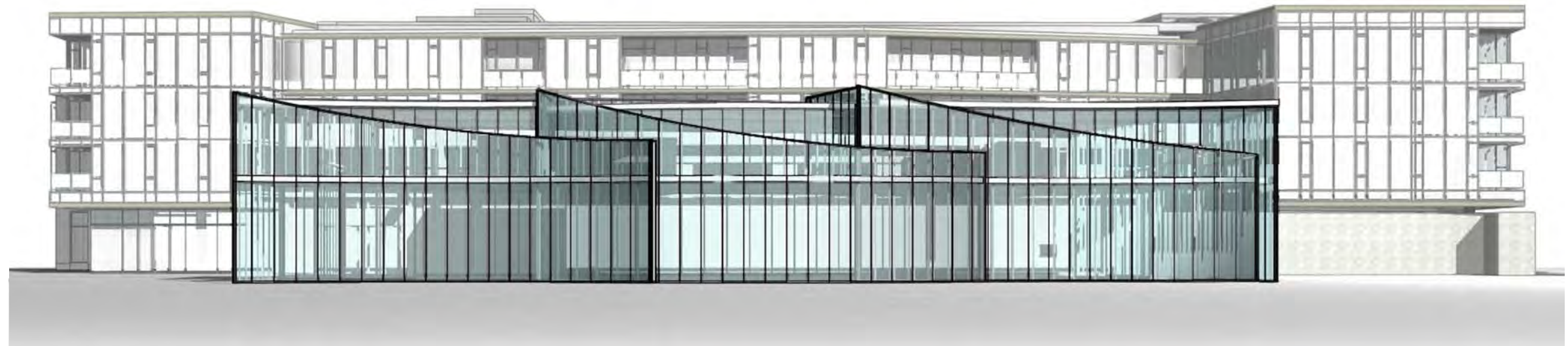
SOUTH EAST_BIRDS EYE VIEW



SOUTH EAST_PERSPECTIVE VIEW



CURVES_PRECEDENT



EAST_PERSPECTIVE VIEW

PAVILION

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P5



APPENDIX

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Alexandria, Virginia

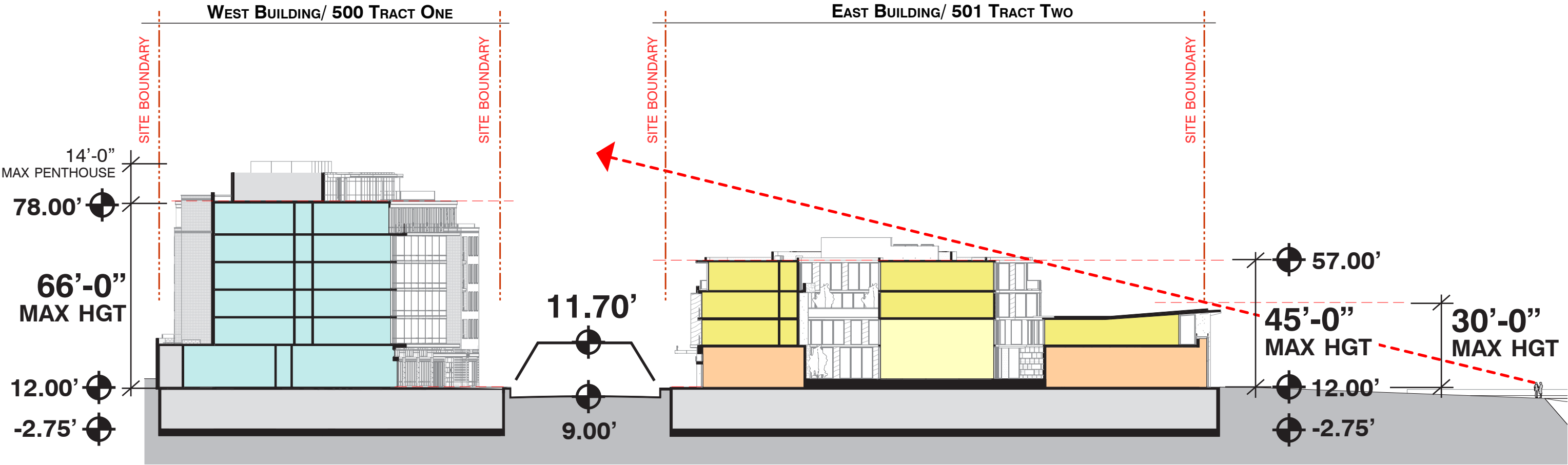
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A

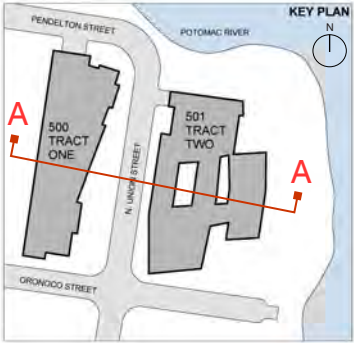


SITE SECTION



SITE SECTION A-A 0' 25' 40' 80'

- RESIDENTIAL
- AMENITY
- HOTEL
- ACTIVE USE
- BACK OF HOUSE (PARKING/ LOADING/ EGRESS CORRIDORS & STAIRS)



APPENDIX

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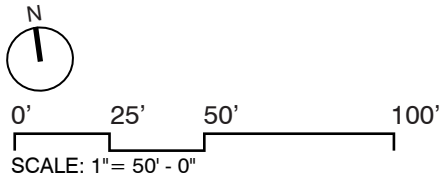
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A1



SITE PLAN



APPENDIX

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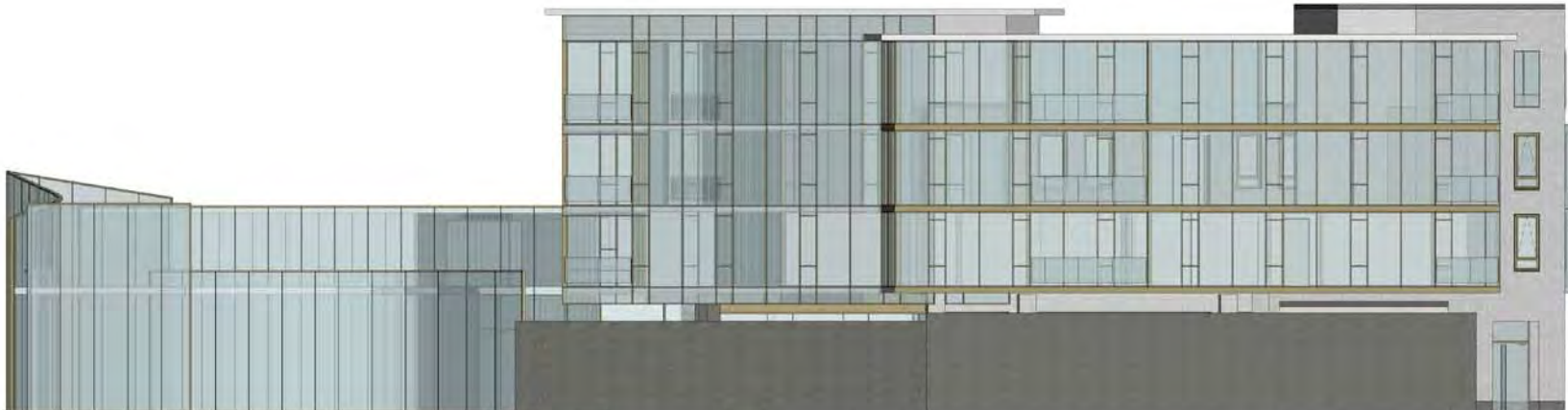
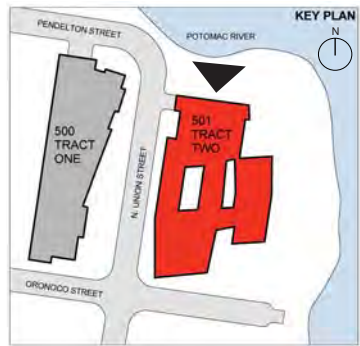
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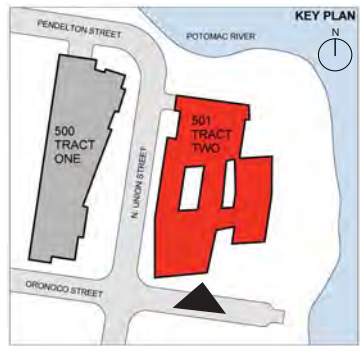
A2



EAST BUILDING NORTH & SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

APPENDIX

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