



BDAC MEETING / March 25, 2019
2000 NORTH BEAUREGARD
ALEXANDRIA, VIRGINIA



AGENDA

1. Intro

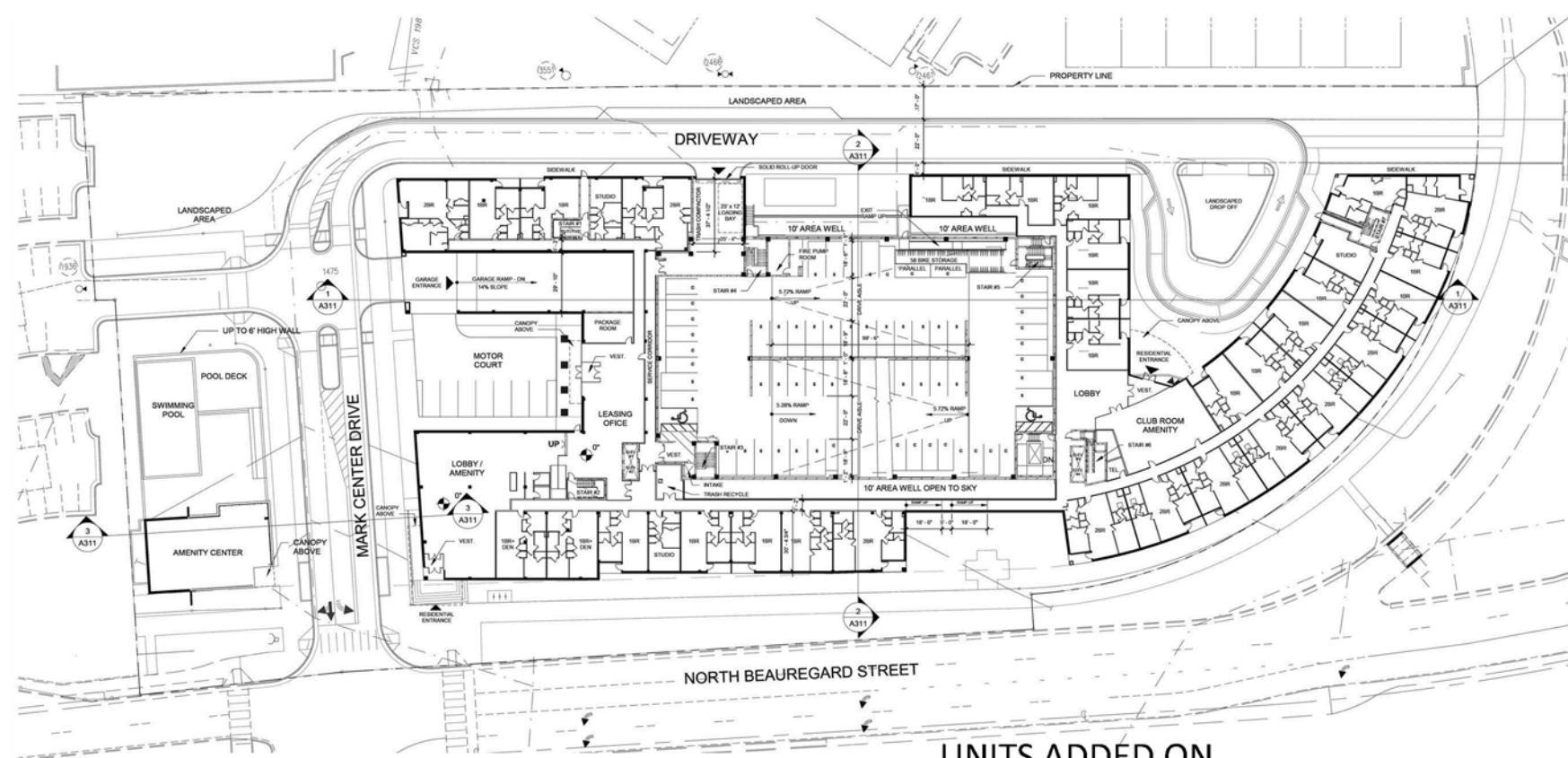
2. General Project Overview

3. Review of the project modifications

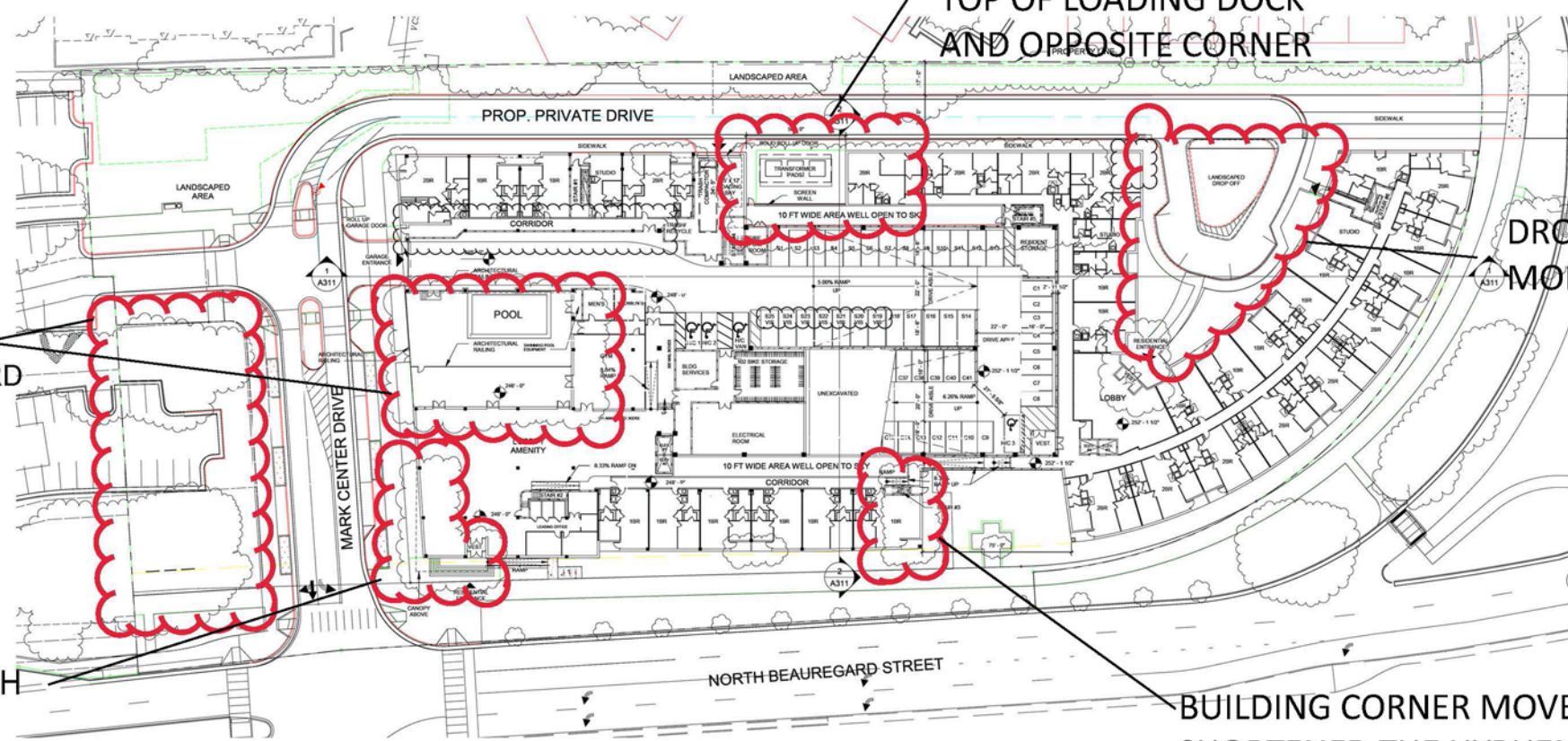
4. Question & Answers

2. General Project Overview

- a. Post DSUP Approval
- b. Modifications are in response to prior BDAC comments
- c. City directed Affordable Housing Units
- d. Reassessment of the building's internal flow and layout
- e. Minor building changes to improve internal layout and function; pool area, reduction of balconies
- f. Site changes to minimize over-all rear traffic impact, better utilize storm water management
- g. Façade changes that enhance the internal tenant experience and overall openness of the building



DSUP APPROVED SITE PLAN



DSUP AMENDMENT - REVISED SITE PLAN

UNITS ADDED ON
TOP OF LOADING DOCK
AND OPPOSITE CORNER

DROP-OFF REDUCED AND
MORE LANDSCAPE PROVIDED

POOL RELOCATED
INTO THE COURTYARD

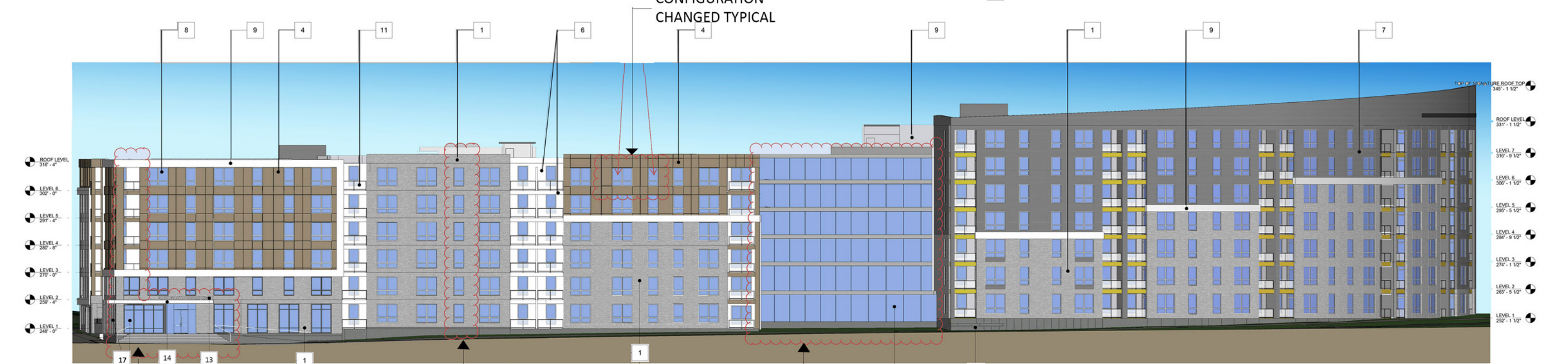
BUILDING CORNER
AND MAIN ENTRANCE WITH
CANOPY RECONFIGURED

BUILDING CORNER MOVED AND
SHORTENED THE HYPHEN FROM
83' TO 75'



DSUP APPROVED SOUTH ELEVATION

WINDOW SIZE AND
CONFIGURATION
CHANGED TYPICAL



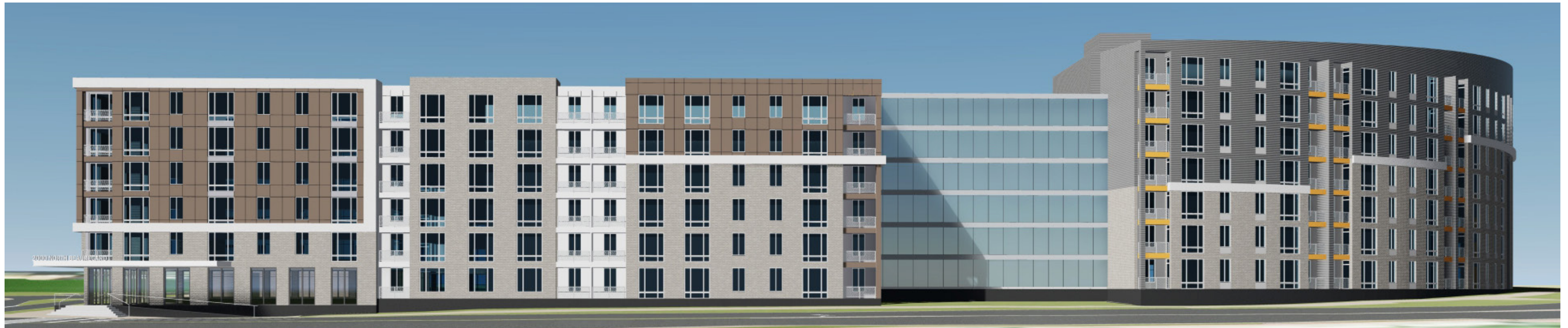
DSUP AMENDMENT - REVISED SOUTH ELEVATION

WINDOWS ADDED

SHORTENED FROM 83'
TO 75'

CONFIGURATION OF CORNER BALCONIES
AND MAIN ENTRANCE WITH CANOPY
CHANGED



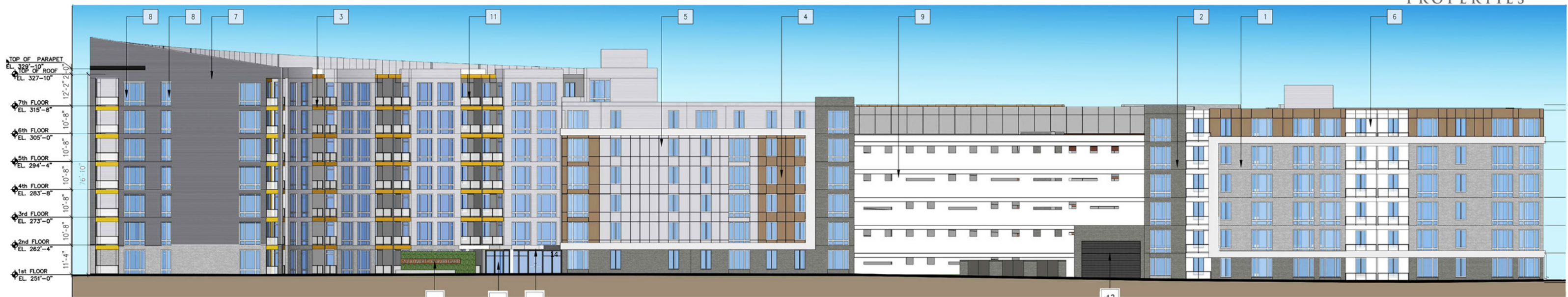


DSUP APPROVED SOUTH ELEVATION



DSUP AMENDMENT - REVISED SOUTH ELEVATION



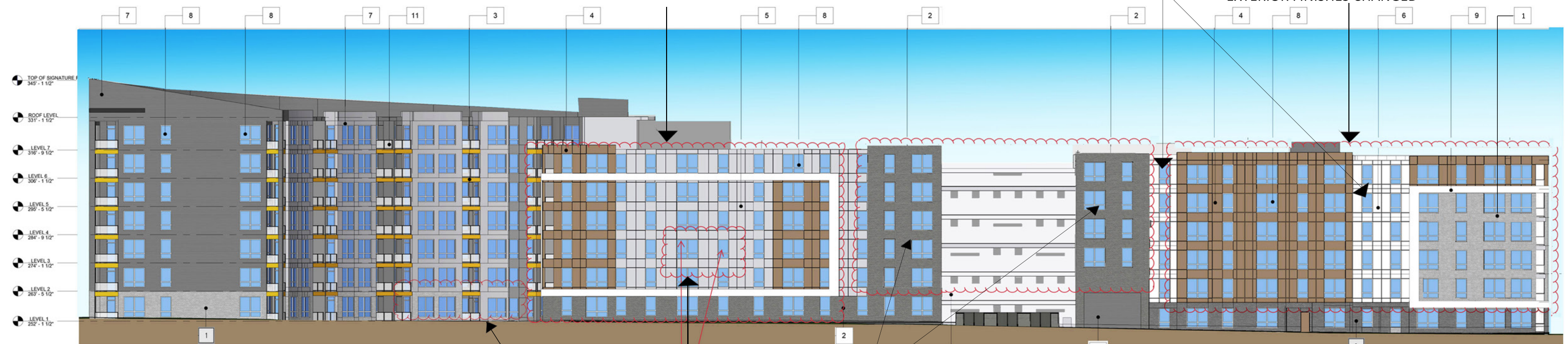


DSUP APPROVED NORTH ELEVATION

CONFIGURATION OF WINDOWS AND EXTERIOR FINISHES CHANGED

BALCONIES ELIMINATED

CONFIGURATION OF WINDOWS AND EXTERIOR FINISHES CHANGED



DSUP AMENDMENT REVISED NORTH ELEVATION

CANOPY & SIGNAGE ELIMINATED

WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

UNITS ADDED ON TOP OF LOADING DOCK AND AT THE OPPOSITE CORNER



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DSUP APPROVED NORTH ELEVATION

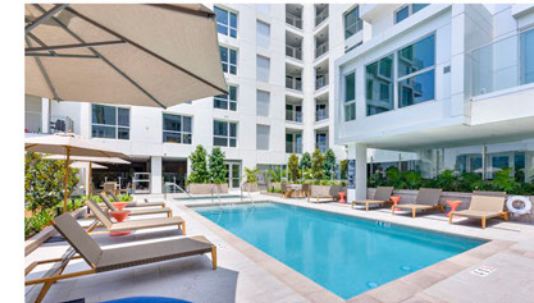


DSUP AMENDMENT - REVISED NORTH ELEVATION





DSUP APPROVED WEST ELEVATION

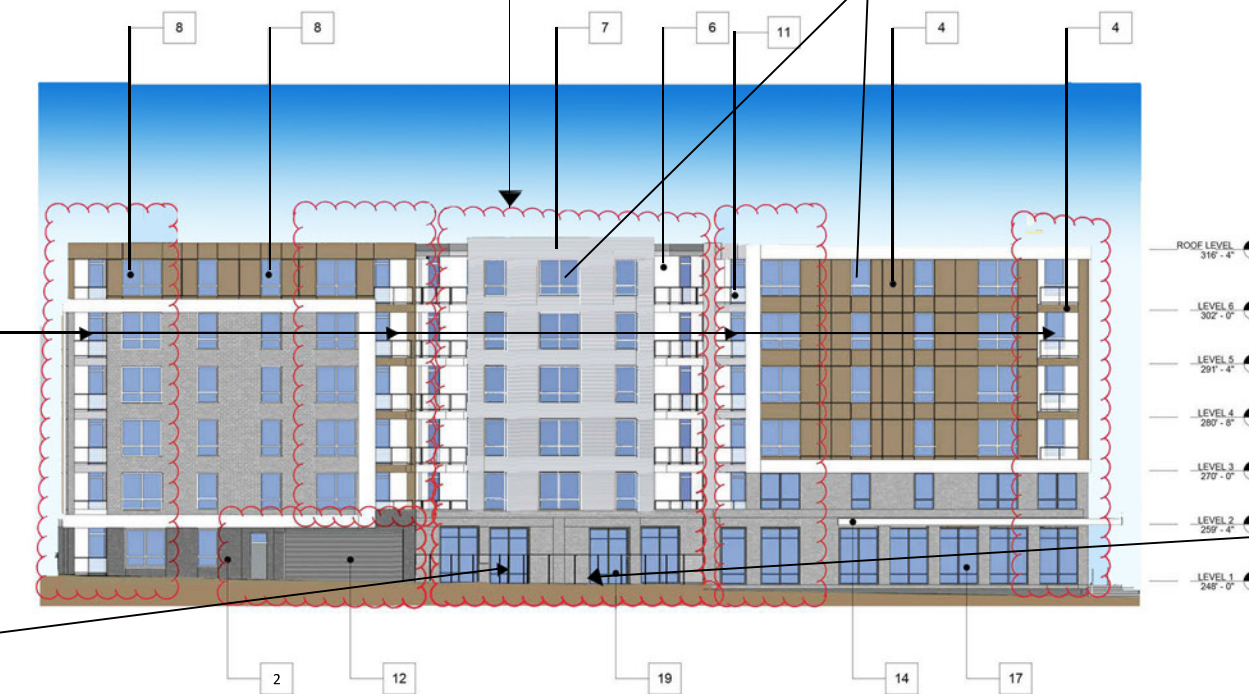


LAYOUT OF THE WINDOWS AND INTERIOR CORNERS CHANGED

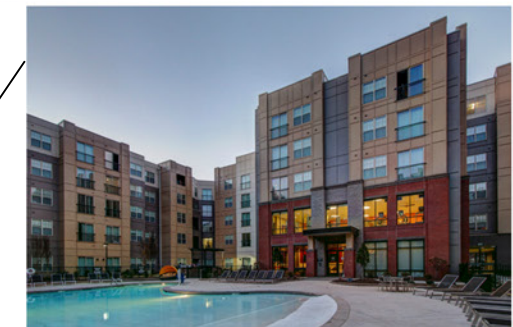
WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

BALCONIES MOVED TO THE BUILDING CORNERS

ARCHITECTURAL FENCE ADDED



DSUP AMENDMENT REVISED WEST ELEVATION



POOL PRECEDENT IMAGES





DSUP APPROVED WEST ELEVATION



DSUP AMENDMENT - REVISED WEST ELEVATION



MATERIALS KEY

1	BRICK COLOR - LIGHT GREY / ASPEN	9	STO WALL SYSTEM - WHITE FLOUR	17	ALUM. STOREFRONT W / INSULATED GLASS
2	BRICK COLOR - DARK GREY / SILVERADO	10	HIGHLY REFLECTIVE GLASS	18	NOT USED
3	FIBER CEMENT BOARD PANELING - COLOR 1 / CUSTOM YELLOW PANTONE 109C	11	ARCHITECTURAL METAL RAILING	19	ARCHITECTURAL FENCE
4	FIBER CEMENT BOARD PANELING - COLOR 2 / CHESTNUT BROWN	12	SOLID ROLL-UP DOOR	20	FIBER CEMENT BOARD PANELING - COLOR 5 / GRAY SLATE
5	FIBER CEMENT BOARD PANELING - COLOR 3 / PEARL GREY	13	SIGNAGE		
6	FIBER CEMENT BOARD PANELING - COLOR 4 / ARCTIC WHITE	14	METAL CANOPY		
7	CORRUGATED METAL PANEL CLADDING - COLOR FASHION GRAY	15	PRECAST BASE		
8	LOW "E" - CLEAR INSULATED GLASS	16	NOT USED		



2 - SOUTH WEST VIEW



3 - SOUTH VIEW

DSUP APPROVED PERSPECTIVES



2 - SOUTH WEST VIEW



3 - SOUTH VIEW

DSUP AMENDMENT - REVISED PERSPECTIVES





4 - NORTH-EAST VIEW

DSUP APPROVED PERSPECTIVE



4 - NORTH-EAST VIEW

DSUP AMENDMENT - REVISED PERSPECTIVE





1 - SOUTH-EAST VIEW

DSUP APPROVED PERSPECTIVE



1 - SOUTH-EAST VIEW

DSUP AMENDMENT - REVISED PERSPECTIVE



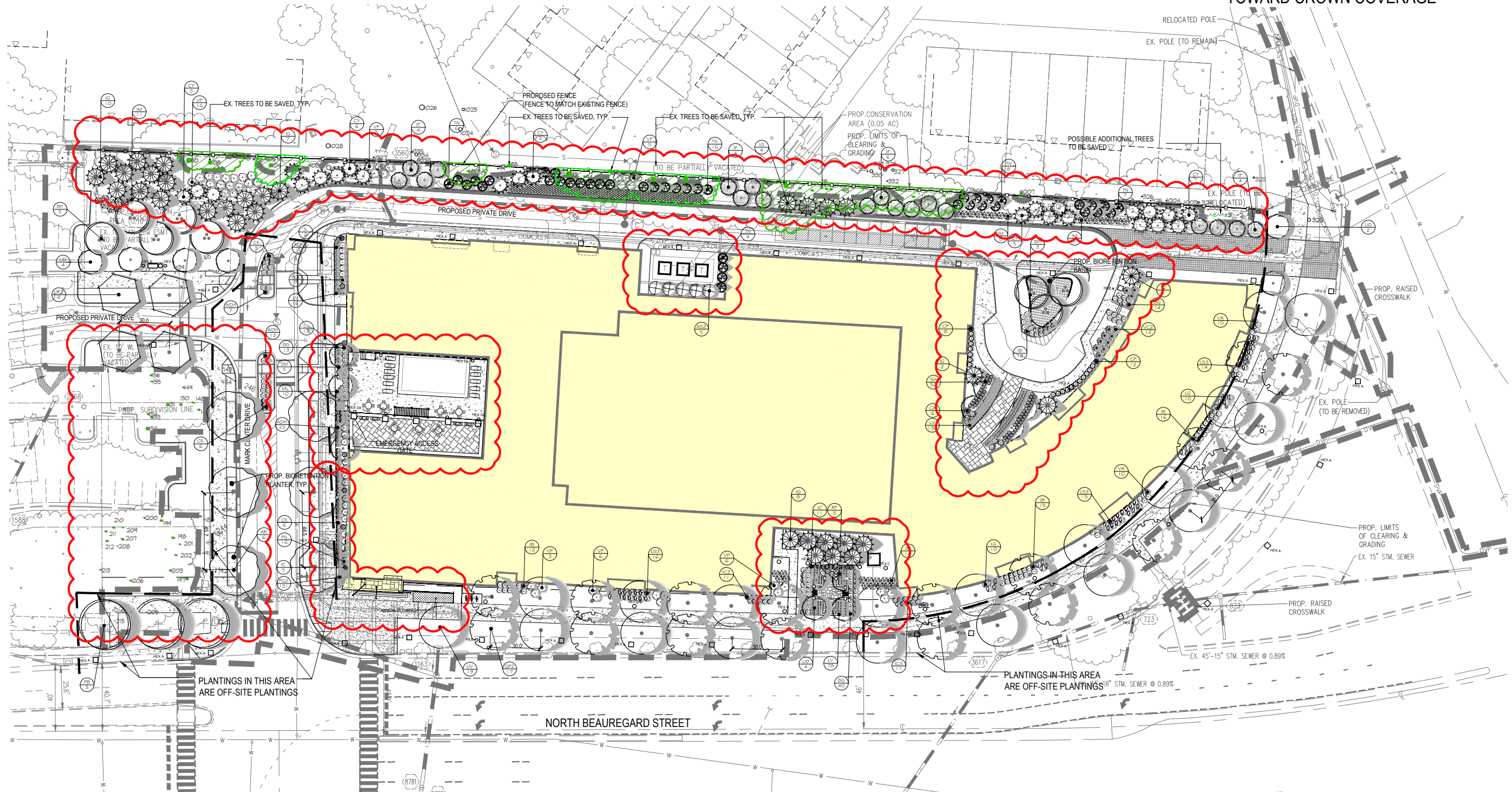
THANK YOU!



LEGEND

● EX. TREES TO BE SAVED

▨ TREE SAVE CANOPY CREDITED TOWARD CROWN COVERAGE



DSUP AMENDMENT - REVISED LANDSCAPE PLAN

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DSUP AMENDMENT - REVISED PERSPECTIVES

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