

# Case Study

## NORFOLK PREMIUM OUTLETS

Norfolk, Virginia

*Railing Design:* Interna-Rail® Dark Bronze Anodized Finish with Square Top Rail    *Architect:* Architects Orange, Inc. (Orange, California)

*Infill:* Vertical Component Picket, Sch. 10, 3/4" IPS

*Contractor:* Lynnhaven Marine & Dock



The Norfolk Premium Outlets development is the newest development for Premium Outlets®, owned and operated by Simon Property Group.

Norfolk Premium Outlets is located in the heart of the Coastal Virginia region, between Norfolk and Virginia Beach. The new Norfolk Premium Outlets features national designer and fashion retail brands including Michael Kors, Nike, Under Armour, Tommy Hilfiger, Columbia Sportswear, Armani Exchange and Levi's.

Architect Darrel Hebenstreit of Architects Orange, Inc., design architects for the development, knew that job one was to have a non-corrosive (aluminum or stainless steel) railing design for the large amounts of exterior railing on the facility grounds. This due to its location right beside the salt waters of Chesapeake Bay.

They quickly chose to specify Hollaender's Interna-Rail® aluminum component railing system, and opted for a vertical picket infill panel. To make the railing more interesting, the decision was made to go to a rectangular top rail (versus the standard round top rail).

One design challenge was in finding a coating that would match existing powder coated and anodized elements that were a custom brown color. Hollaender sourced a Tiger Drylac product that emulated the desired color and was available in AAMA 2604, a long lasting coating that would stand up to the rigors of the outdoor environment and exposure to sun.



Says Architects Orange, Inc. associate and project manager Chris Gutierrez:

"We, as design architects, gave Hollaender several different "custom design element curves", from the custom top rail, to the custom color, and even finding a color match for the exposed anchors that was close to the desired color.

The railing on this project was a major design element, and Hollaender responded to all challenges. We can say that the owners and architects are pleased with the final outcome of the Hollaender railing."

**Hollaender**  
Architectural Railing Systems

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