

TYPE III DESIGN REVIEW
SLABTOWN FLATS
LU 12-148087 DZM

Holst Architecture

Originally Submitted: June 6, 2012
Revisions Submitted: July 18, 2012

SLABTOWN FLATS

NW RALEIGH ST. & NW 20TH AVE.
APPLICATION FOR A TYPE III DESIGN REVIEW

ORIGINALLY SUBMITTED: JUNE 6, 2012
REVISIONS SUBMITTED: JULY 18, 2012

DRAWING INDEX

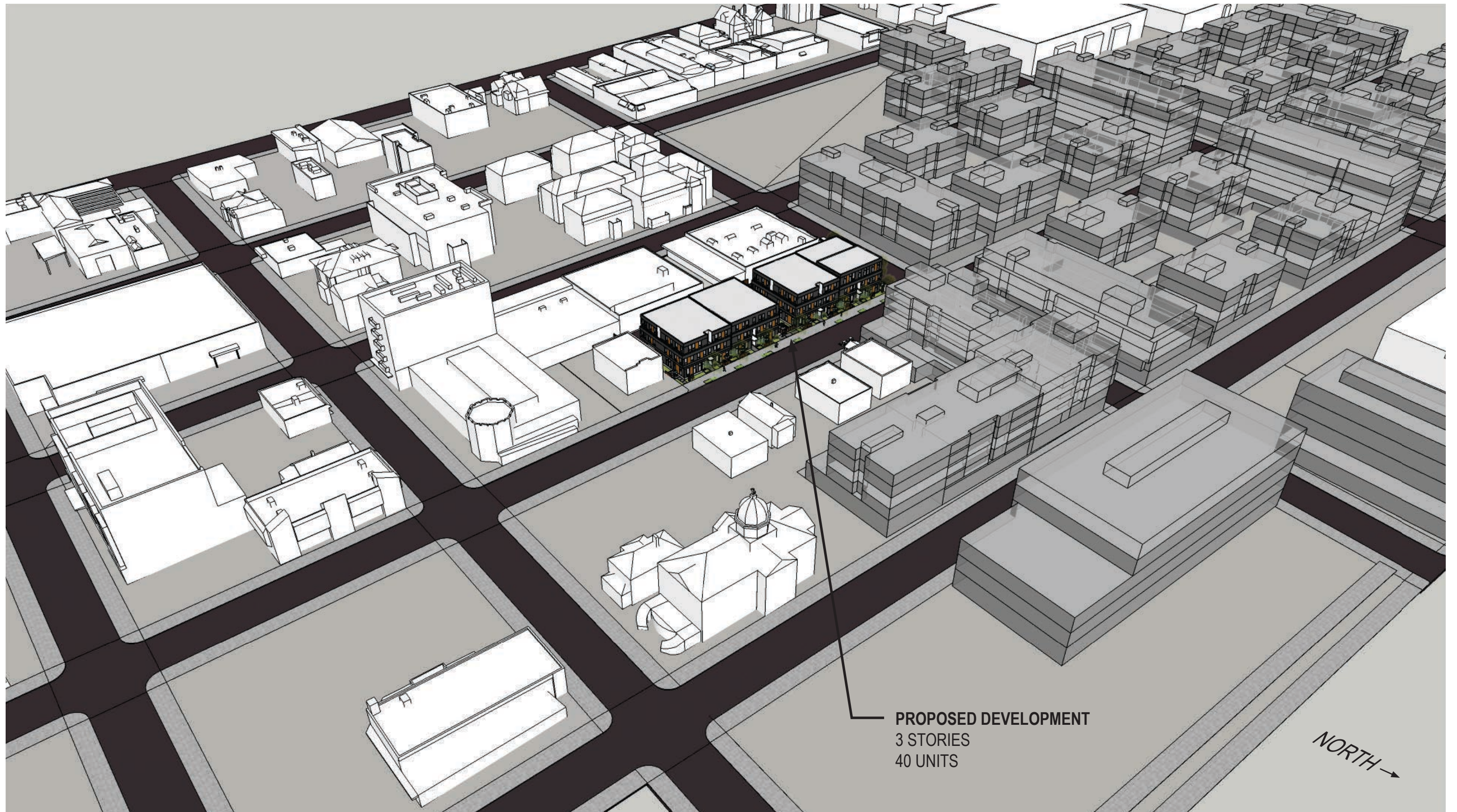
OVERVIEW	C.1	Rendering
	C.2	Master Plan
	C.3	Vicinity Map
	C.4	Site Map
	C.5	Context Photos
BUILDING RENDERINGS	C.6	Rendering
	C.7	Rendering
	C.8	Rendering
	C.9	Rendering
PLANS	C.10	Plan - Site / First Floor
	C.11	Plan - Second Floor
	C.12	Plan - Third Floor
	C.13	Plan - Roof
ELEVATIONS	C.14	Elevations - Building
	C.15	Elevations - Building
	C.16	Elevations - Building Module
	C.17	Elevations - Enlarged Module
SECTIONS	C.18	Section - Building
	C.19	Section - Building
	C.20	Section - Building
	C.21	Section - Wall

EXTERIOR DETAILS	C.22	Details
	C.23	Details
	C.24	Details
	C.25	Details
	C.26	Details
	C.27	Details
	C.28	Details
	FENCES AND GATES	C.29
C.30		Fence Elevation
C.31		Rendering
C.32		Rendering
C.33		Rendering
C.34		Fence Elevation
C.35		Rendering
BUILDING MATERIALS	C.36	Material Board
	C.37	Material Rendering
SITE ART	C.38	Site Art
	C.39	Site Art
SITE LIGHTING	C.40	Exterior Lighting - Plan
	C.41	Exterior Lighting - Fixtures
LANDSCAPE & UTILITIES	C.42	Landscape Plan
	C.43	Landscape Materials
	C.44	Planting Plan
	C.45	Plant Schedule
	C.46	Utility Plan

ARCHITECT
HOLST ARCHITECTURE
CONTACT: ALAN JONES, PROJECT MANAGER
503.233.9856
AJONES@HOLSTARC.COM



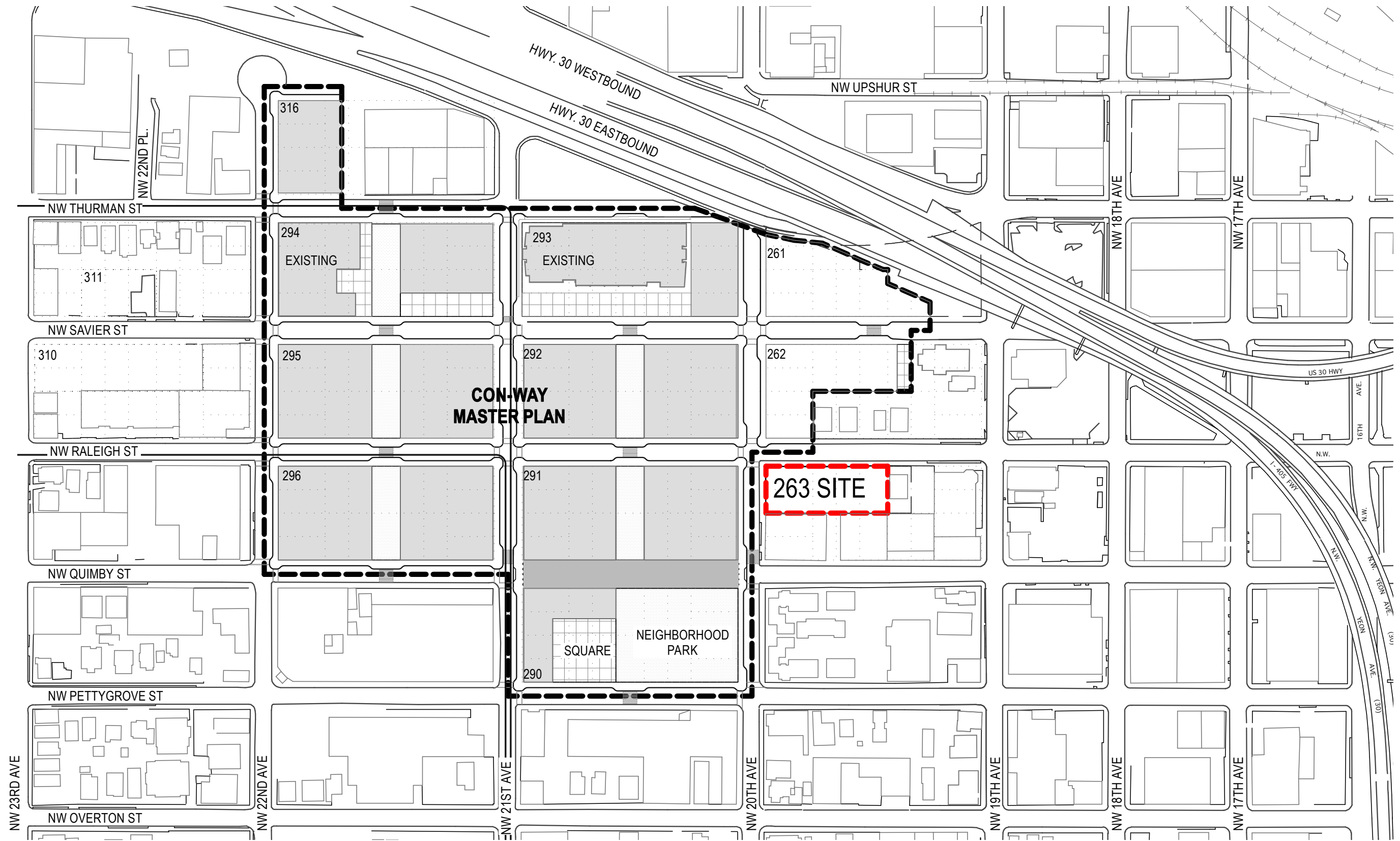
NW CORNER - INTERSECTION OF NW 20TH AVENUE & NW RALEIGH STREET



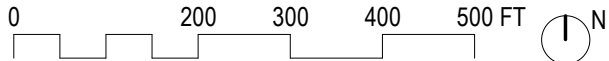
PROPOSED DEVELOPMENT
3 STORIES
40 UNITS

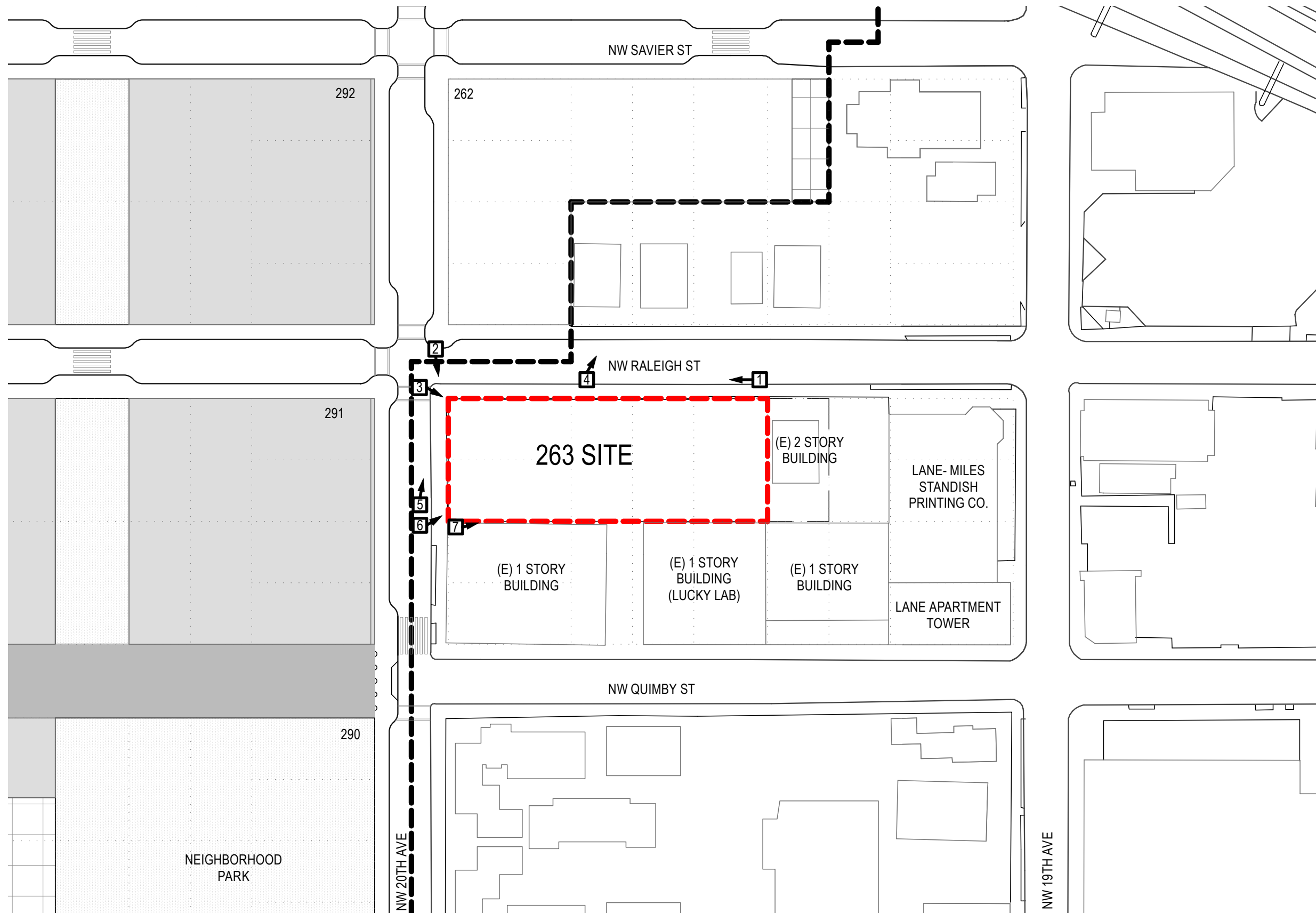
NORTH →

MASTER PLAN DIAGRAM

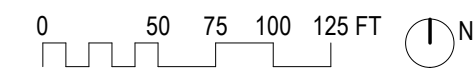


VICINITY PLAN





CONTEXT / SITE MAP





CONTEXT



PROPOSED ART INSTALLATION,
SEE C.38 & C.39

ENLARGED NW CORNER - INTERSECTION OF NW 20TH AVE & NW RALEIGHT ST.



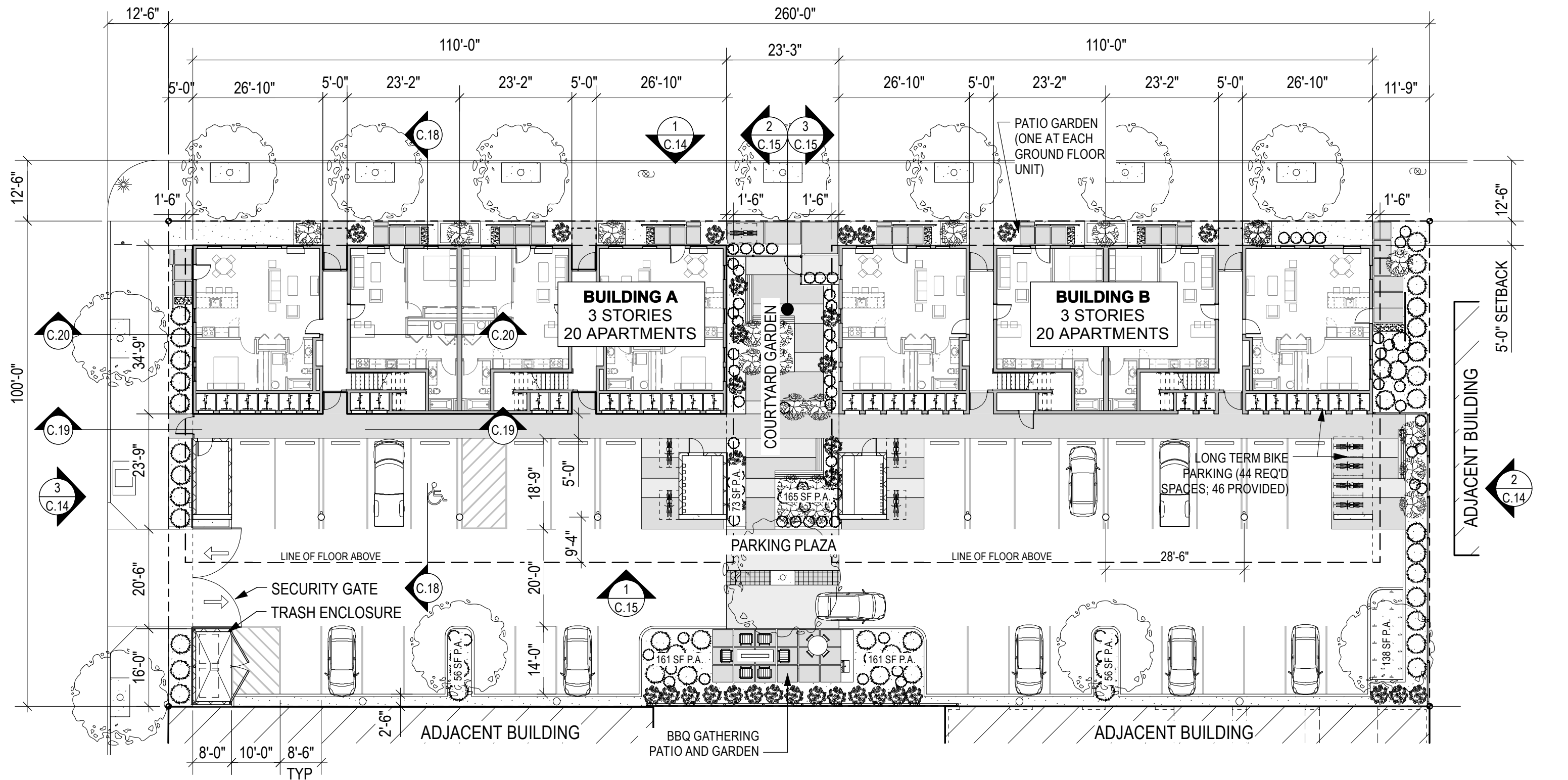
LOOKING EAST ALONG NW RALEIGH STREET SIDEWALK



AERIAL VIEW - GARDEN COURTYARD

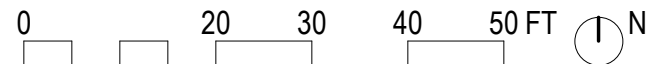


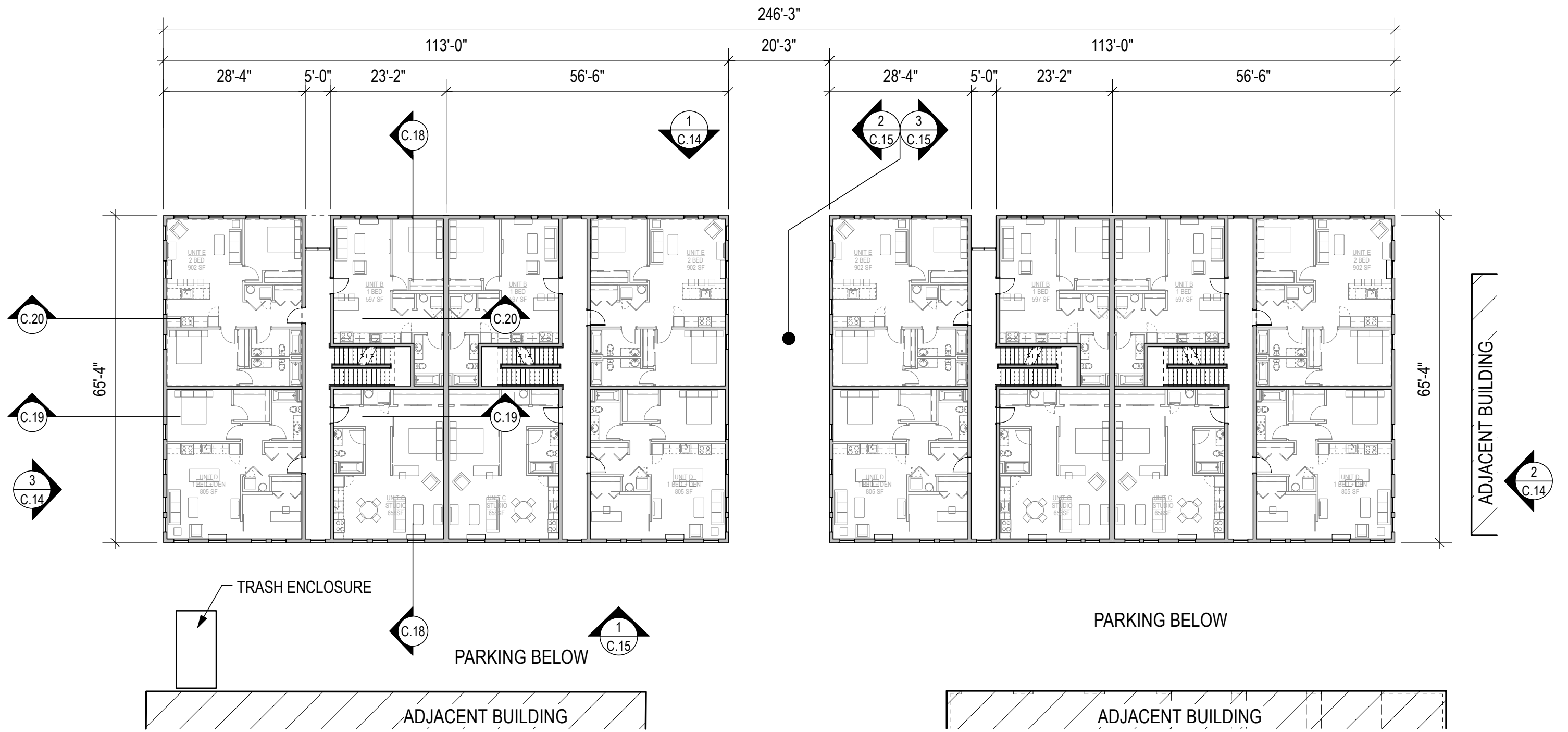
SOUTH FACADE - LOOKING NORTH AT THE GARDEN COURTYARD



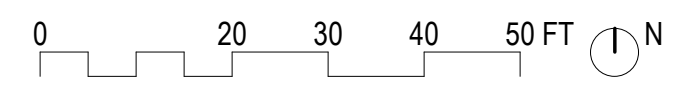
REQ'D INTERIOR PARKING LOT LANDSCAPING: 18 STALLS x (45 sf/ stall) = 810sf
 PROVIDED INTERIOR PARKING LOT LANDSCAPING (P.A.): 810sf

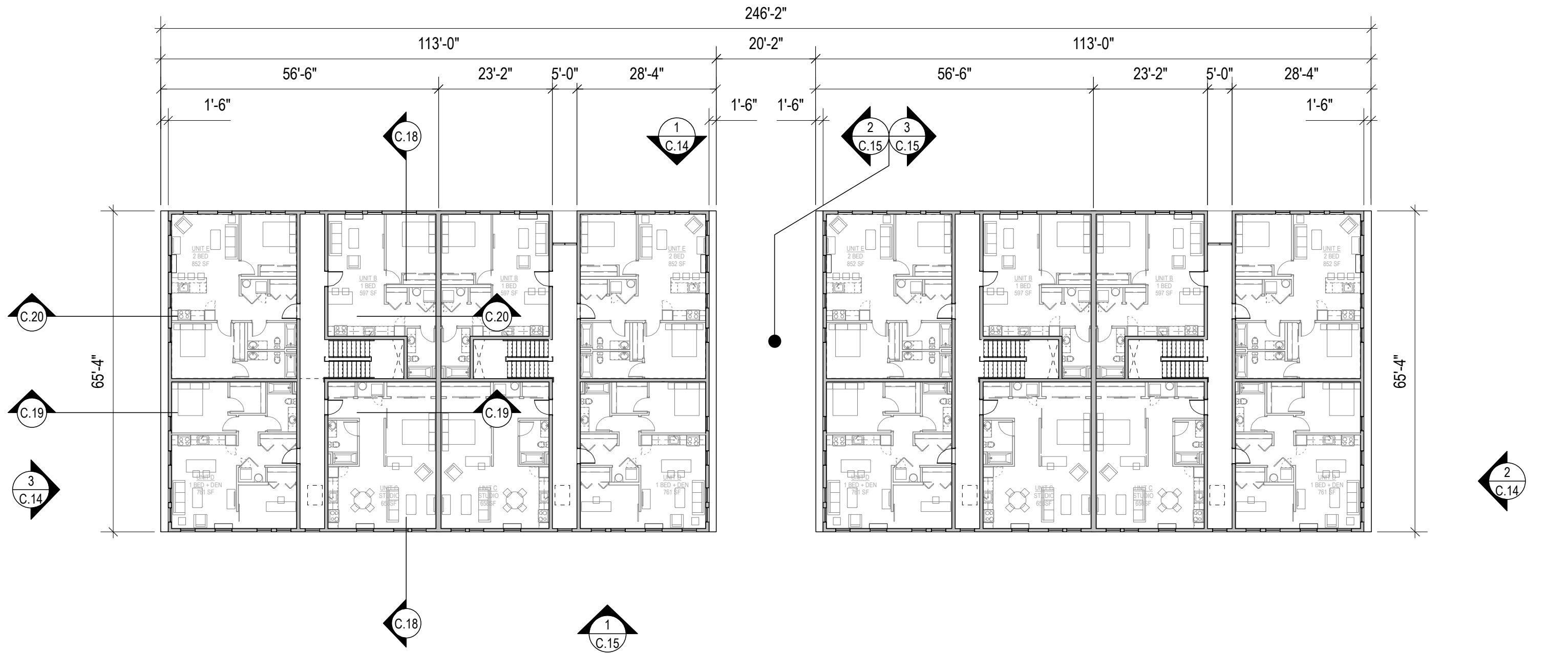
FIRST FLOOR PLAN



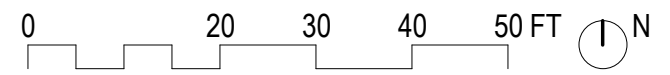


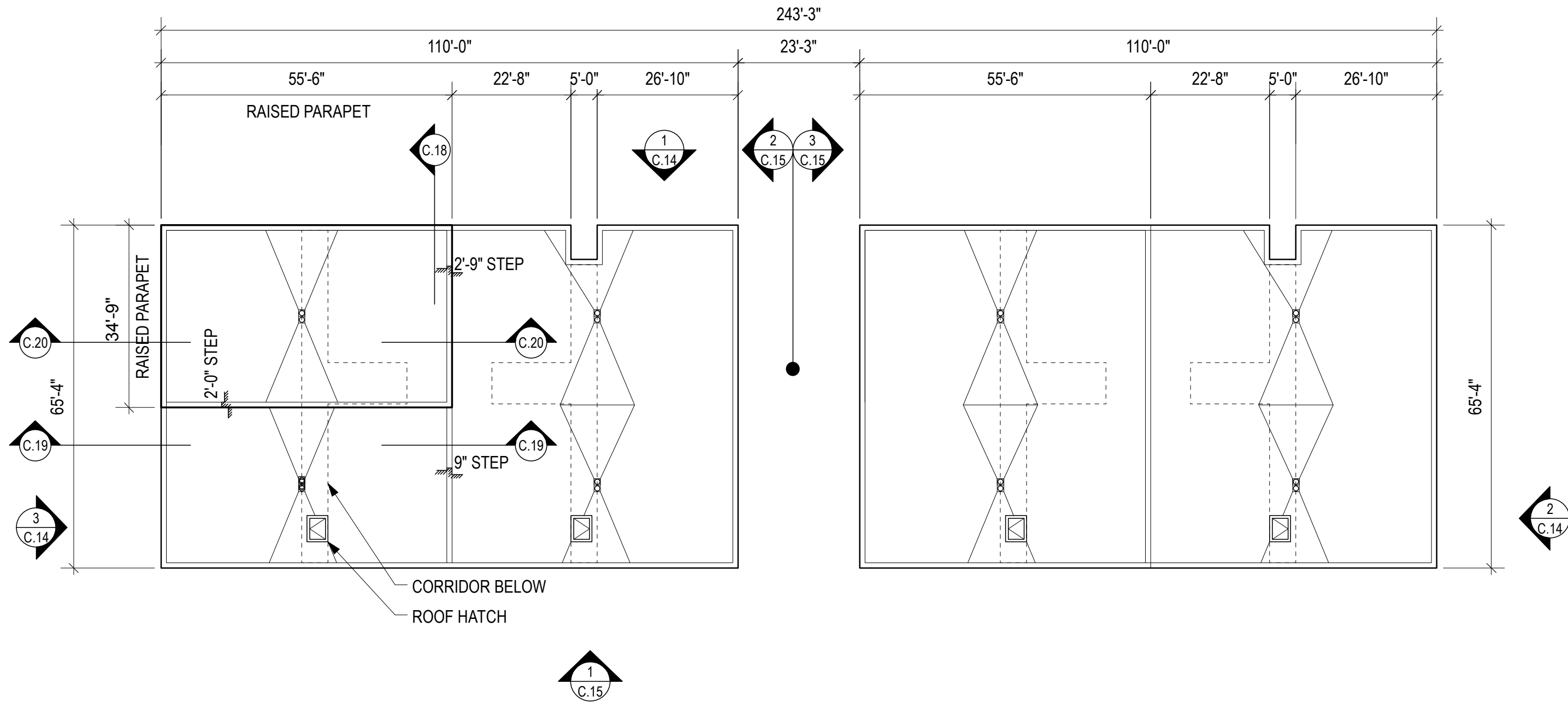
SECOND FLOOR PLAN





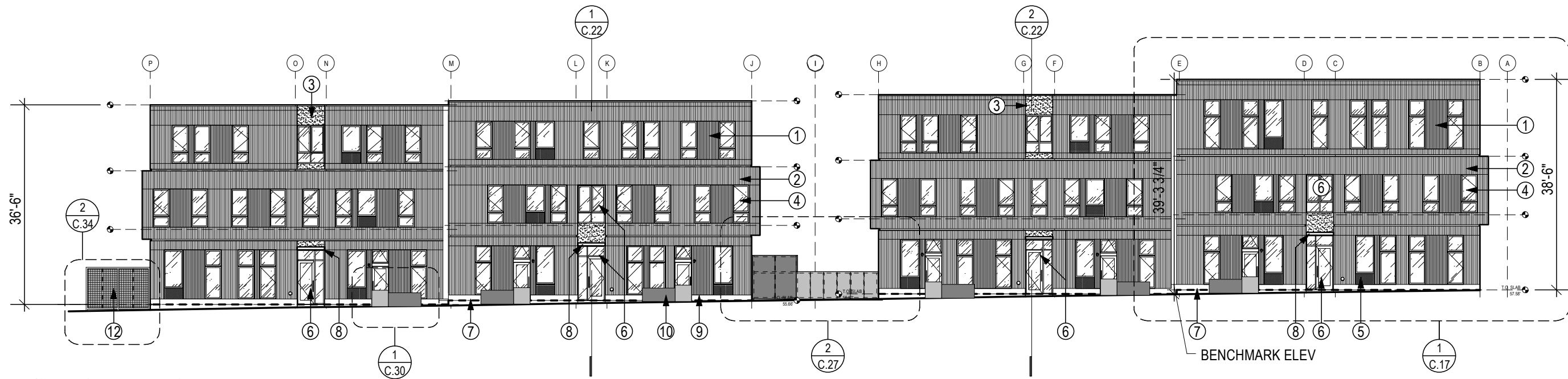
THIRD FLOOR PLAN





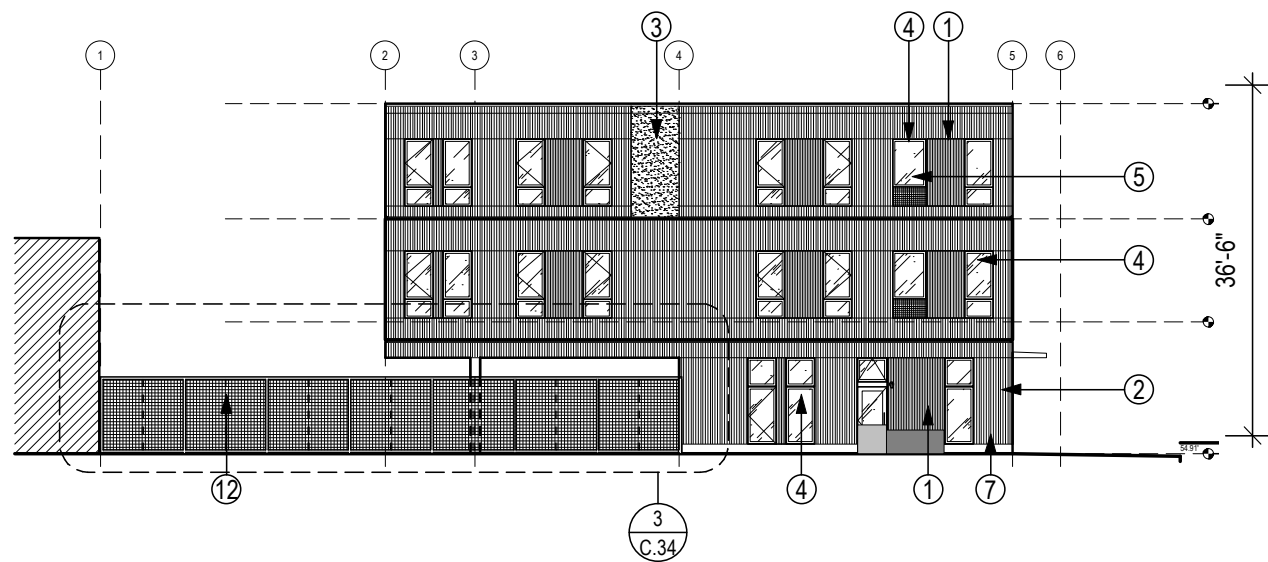
ROOF PLAN



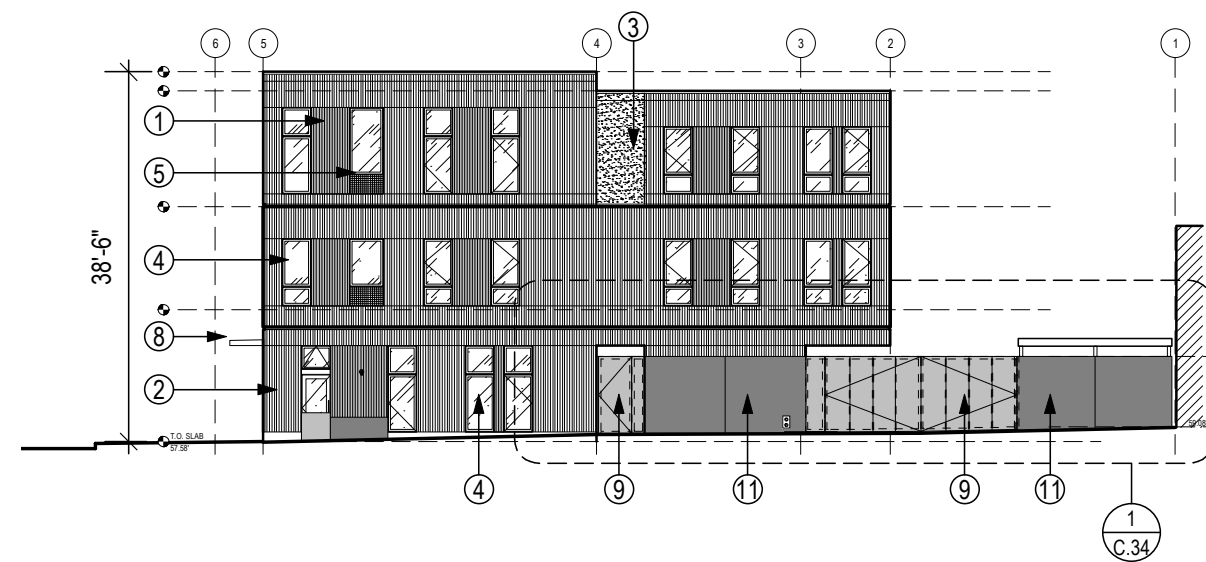


1/C.14 NORTH ELEVATION
BUILDING B

BUILDING A



2/C.14 EAST ELEVATION
BUILDING B

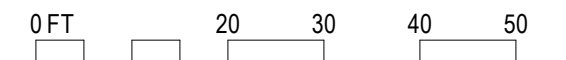


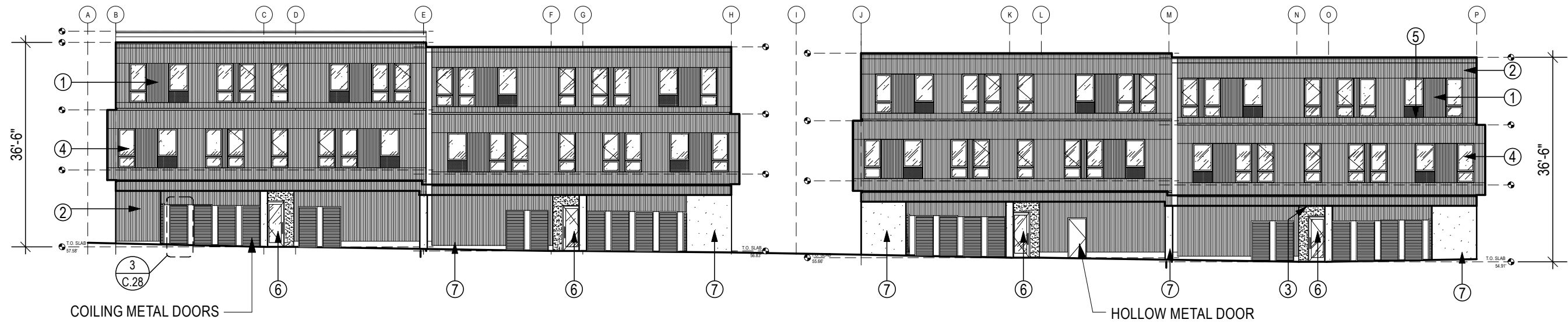
3/C.14 WEST ELEVATION
BUILDING A

- ① 1 x 4 TONGUE & GROOVE WESTERN RED CEDAR RAINSCREEN SIDING
- ② CERACLAD GROOVED CEMENTITIOUS RAINSCREEN PANEL
- ③ STUCCO RAINSCREEN
- ④ FIBREX COMPOSITE WINDOWS
- ⑤ CUSTOM STEEL PTAC SCREEN

- ⑥ ALUMINUM STOREFRONT WINDOW & WOOD DOOR
- ⑦ POURED IN PLACE ARCHITECTURAL CONCRETE
- ⑧ PAINTED STEEL CANOPY
- ⑨ PERFORATED MILD STEEL PANEL
- ⑩ SOLID MILD STEEL PANEL

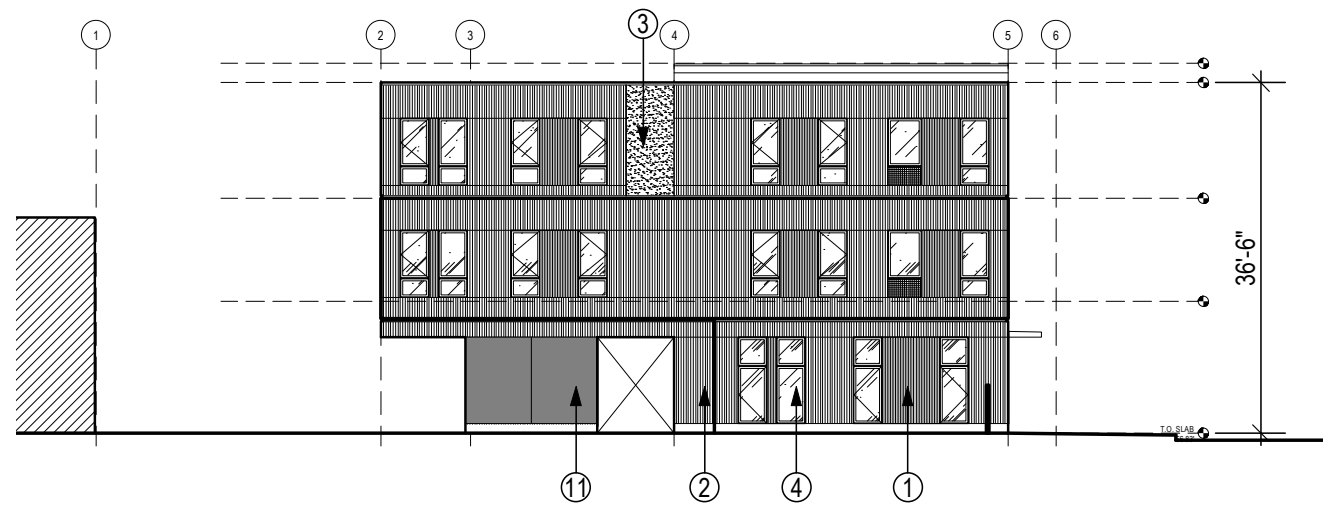
- ⑪ SOLID MILD STEEL CLADDING
- ⑫ WELDED WIRE FABRIC



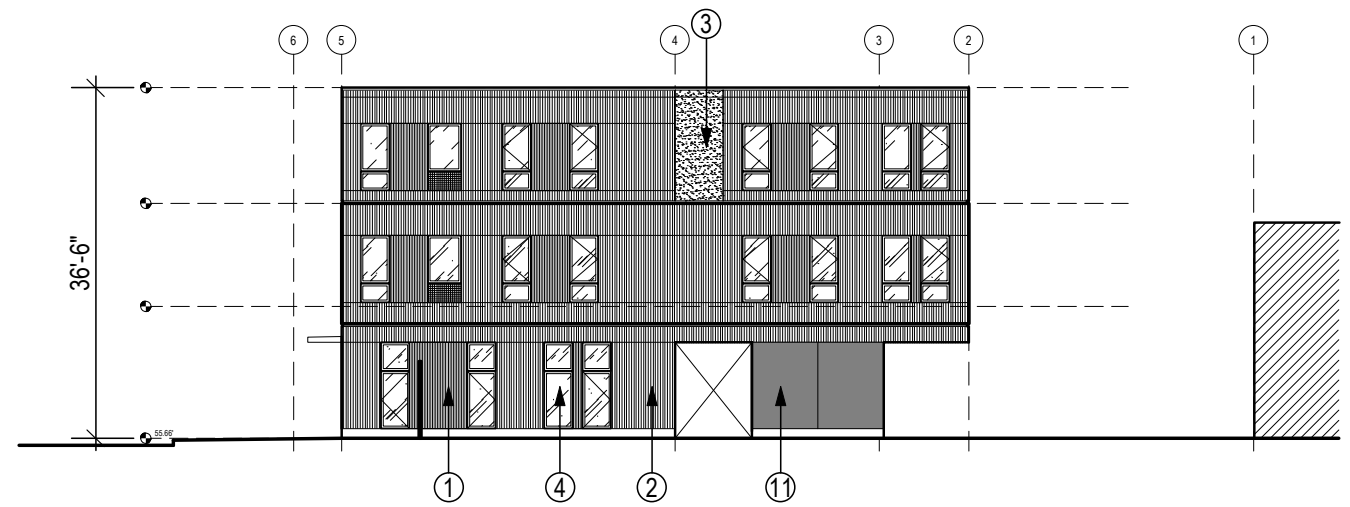


1/C.15 SOUTH ELEVATION
BUILDING A

BUILDING B



2/C.15 EAST ELEVATION
BUILDING A

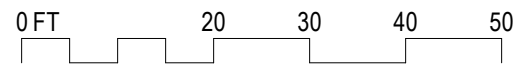


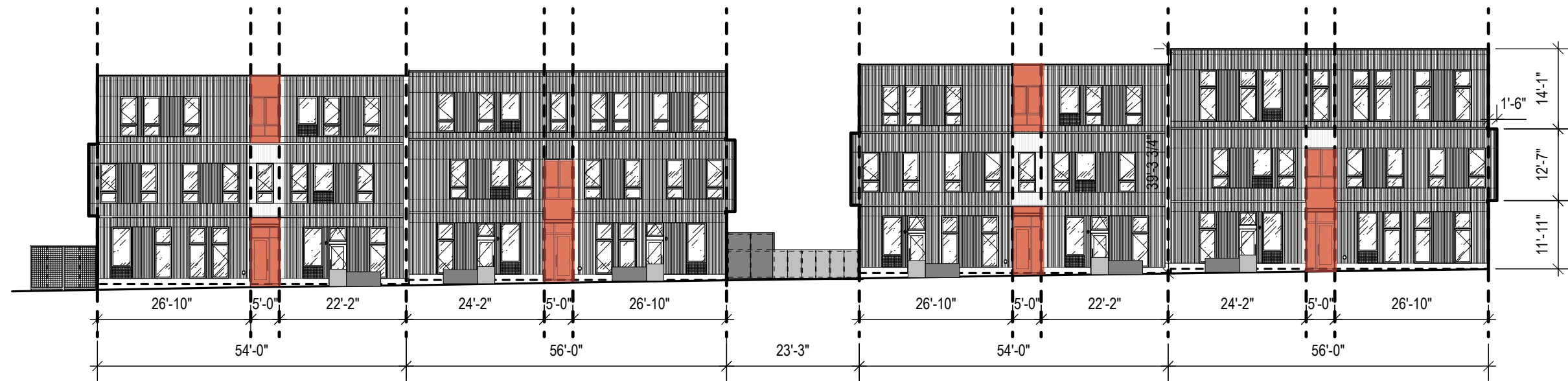
3/C.15 WEST ELEVATION
BUILDING B

SOLID MILD STEEL CLADDING (1)
WELDED WIRE FABRIC (12)

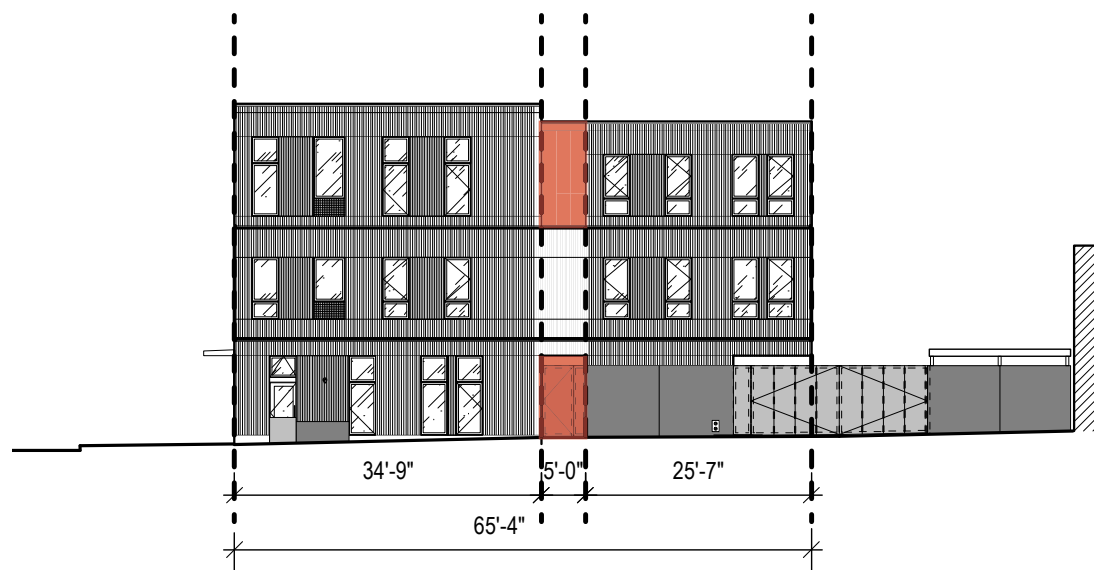
ALUMINUM STOREFRONT WINDOWS AND DOORS (6)
POURED IN PLACE ARCHITECTURAL CONCRETE (7)
PAINTED STEEL CANOPY (8)
PERFORATED MILD STEEL PANEL (9)
SOLID MILD STEEL PANEL (10)

1 x 4 TONGUE & GROOVE WESTERN RED CEDAR RAINSCREEN SIDING (1)
CERACLAD GROOVED CEMENTITIOUS RAINSCREEN PANEL (2)
STUCCO RAINSCREEN (3)
FIBREX COMPOSITE WINDOWS (4)
CUSTOM STEEL PTAC SCREEN (5)

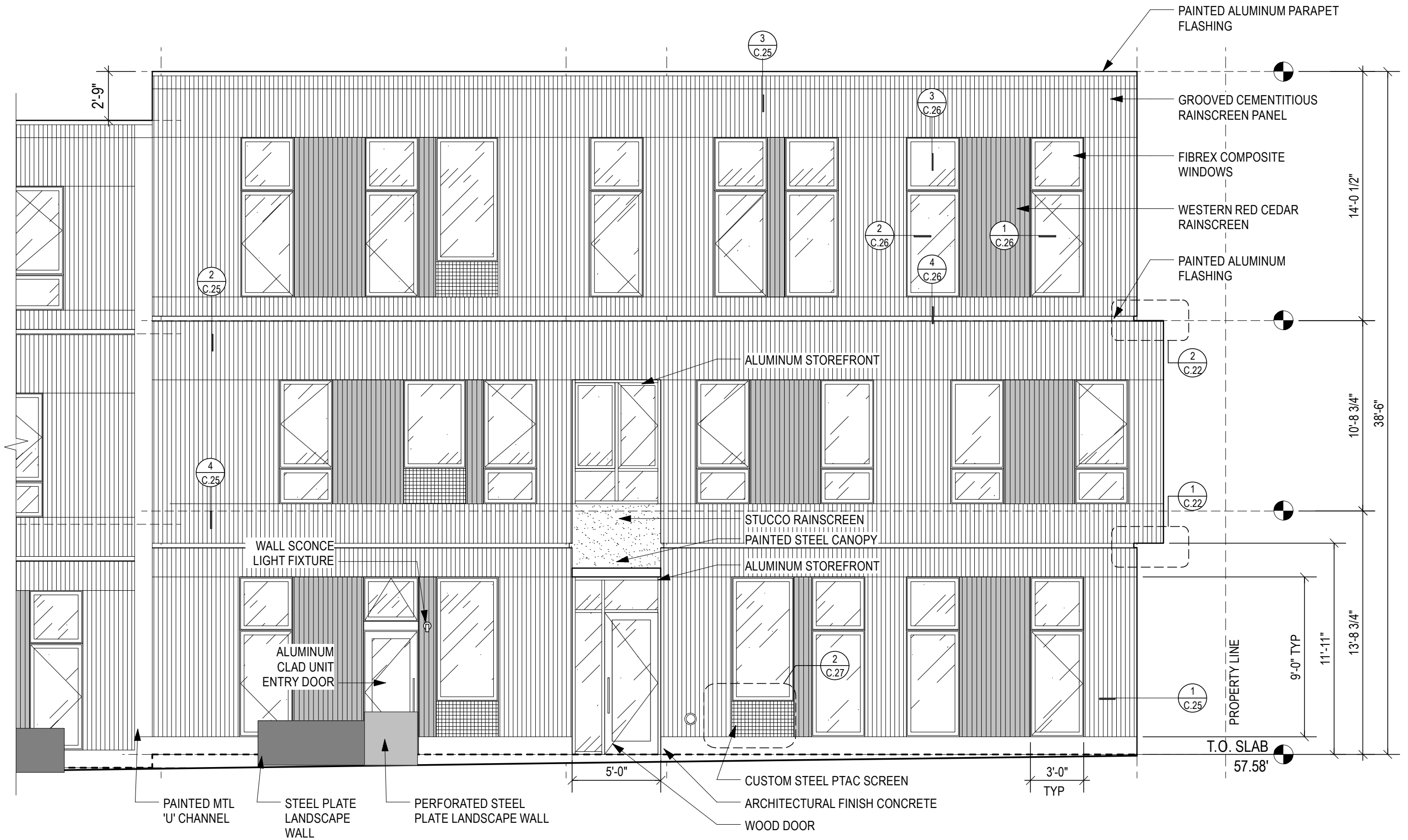




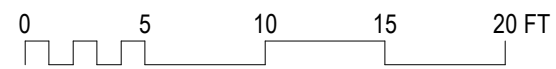
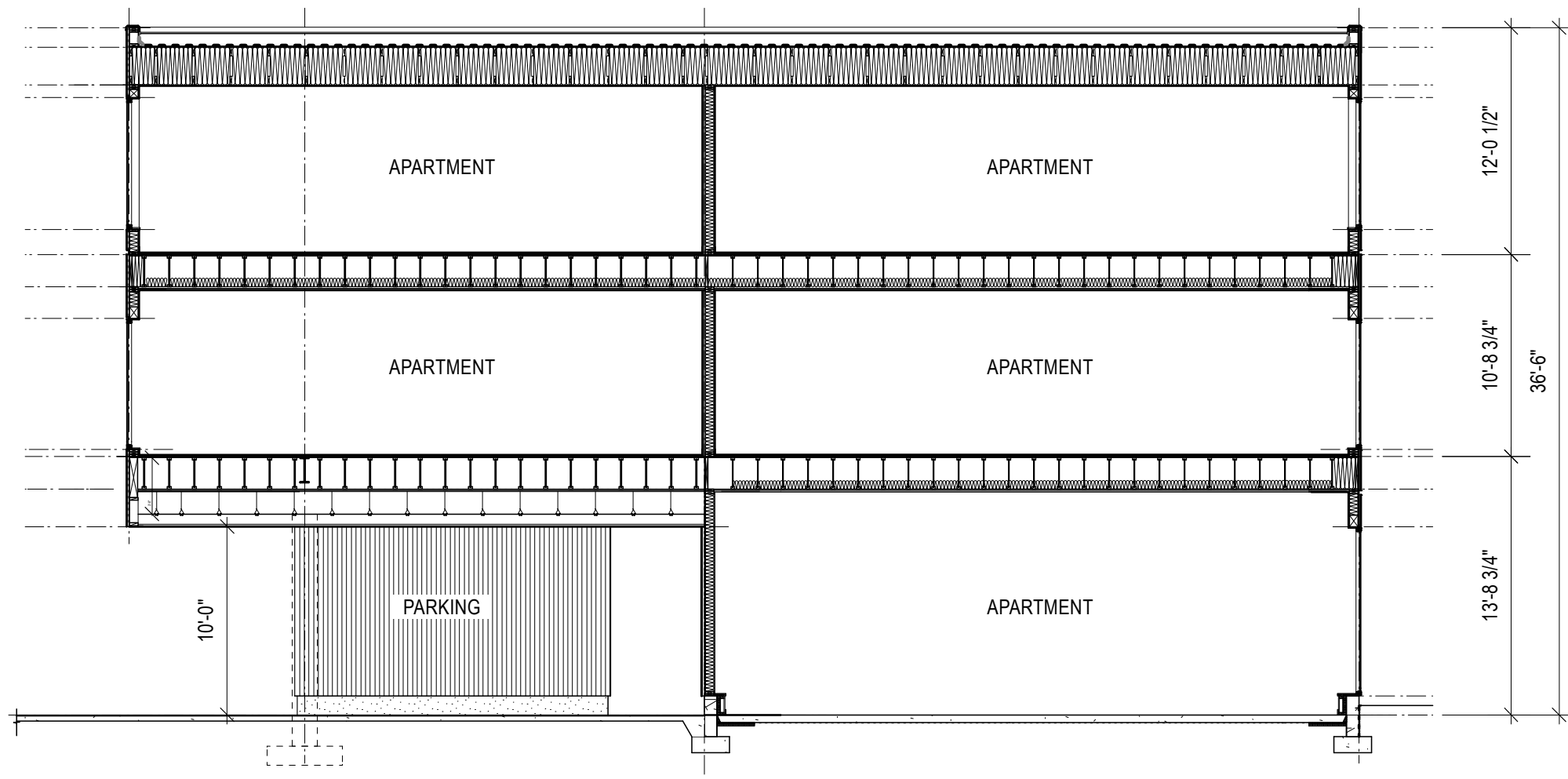
NORTH ELEVATION DIAGRAM - BUILDING BAY MODULES - SCALE OF NEIGHBORING STRUCTURES



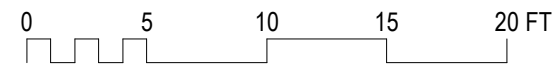
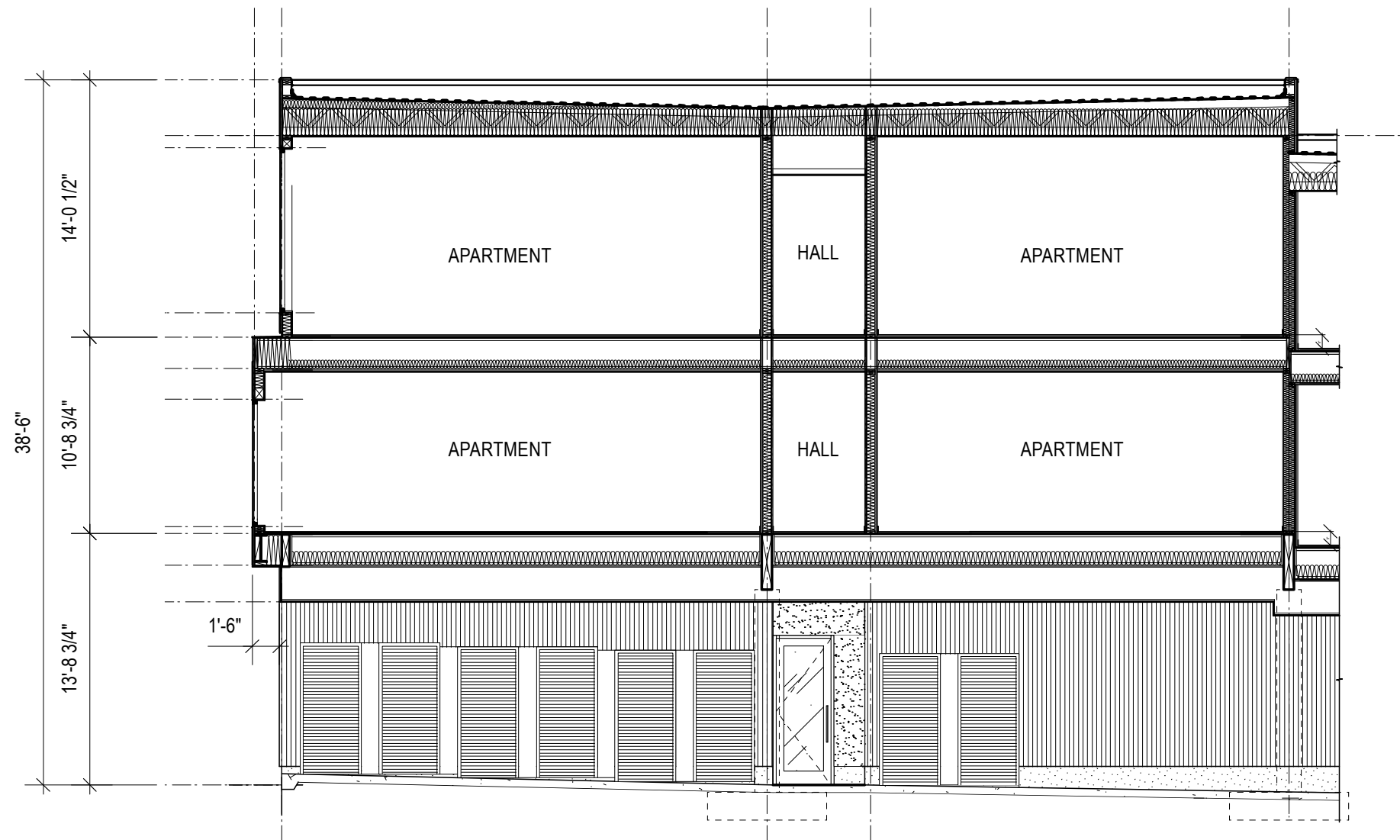
WEST ELEVATION DIAGRAM - BUILDING BAY MODULES - SCALE OF NEIGHBORING STRUCTURES



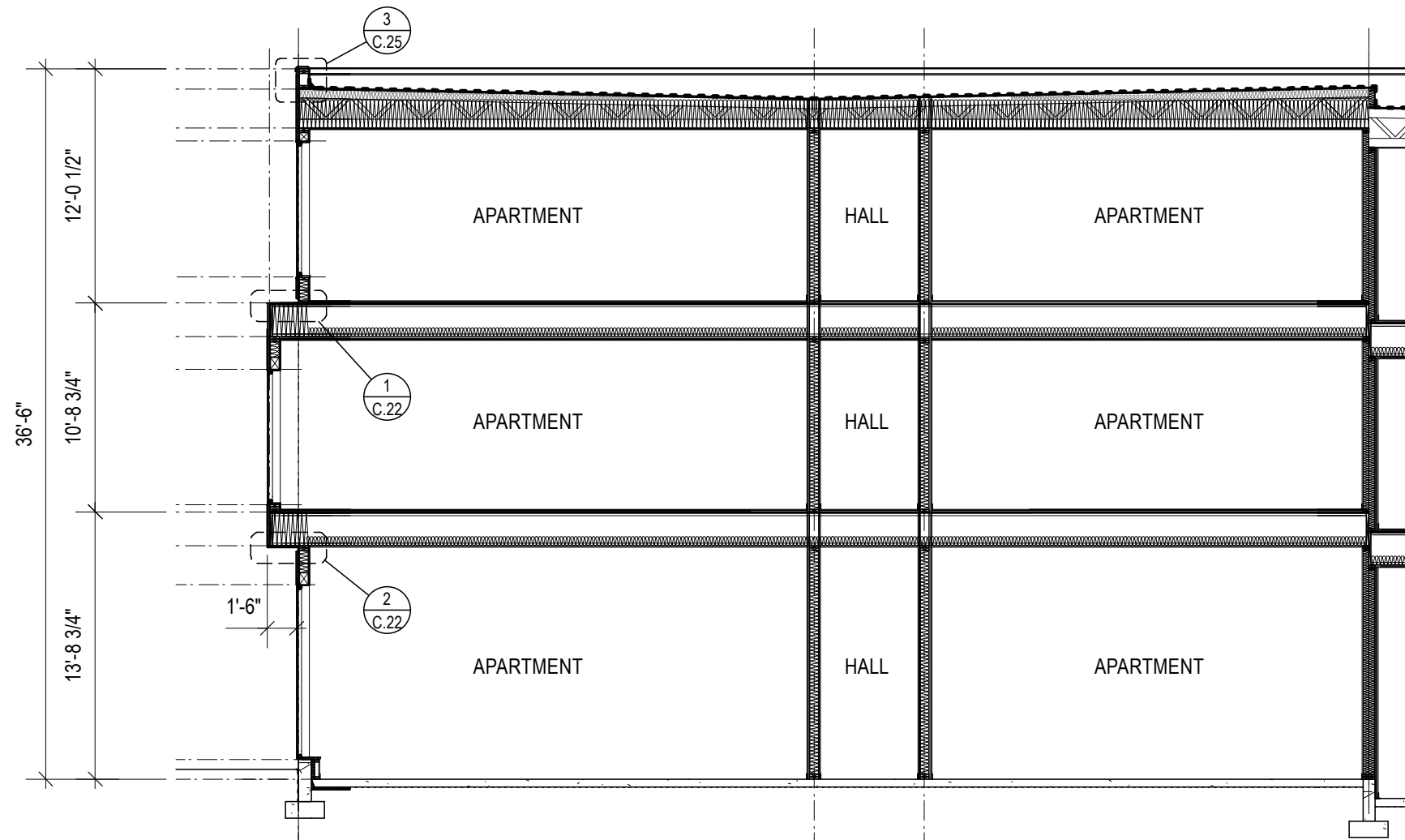
ENLARGED MODULE - NORTH ELEVATION



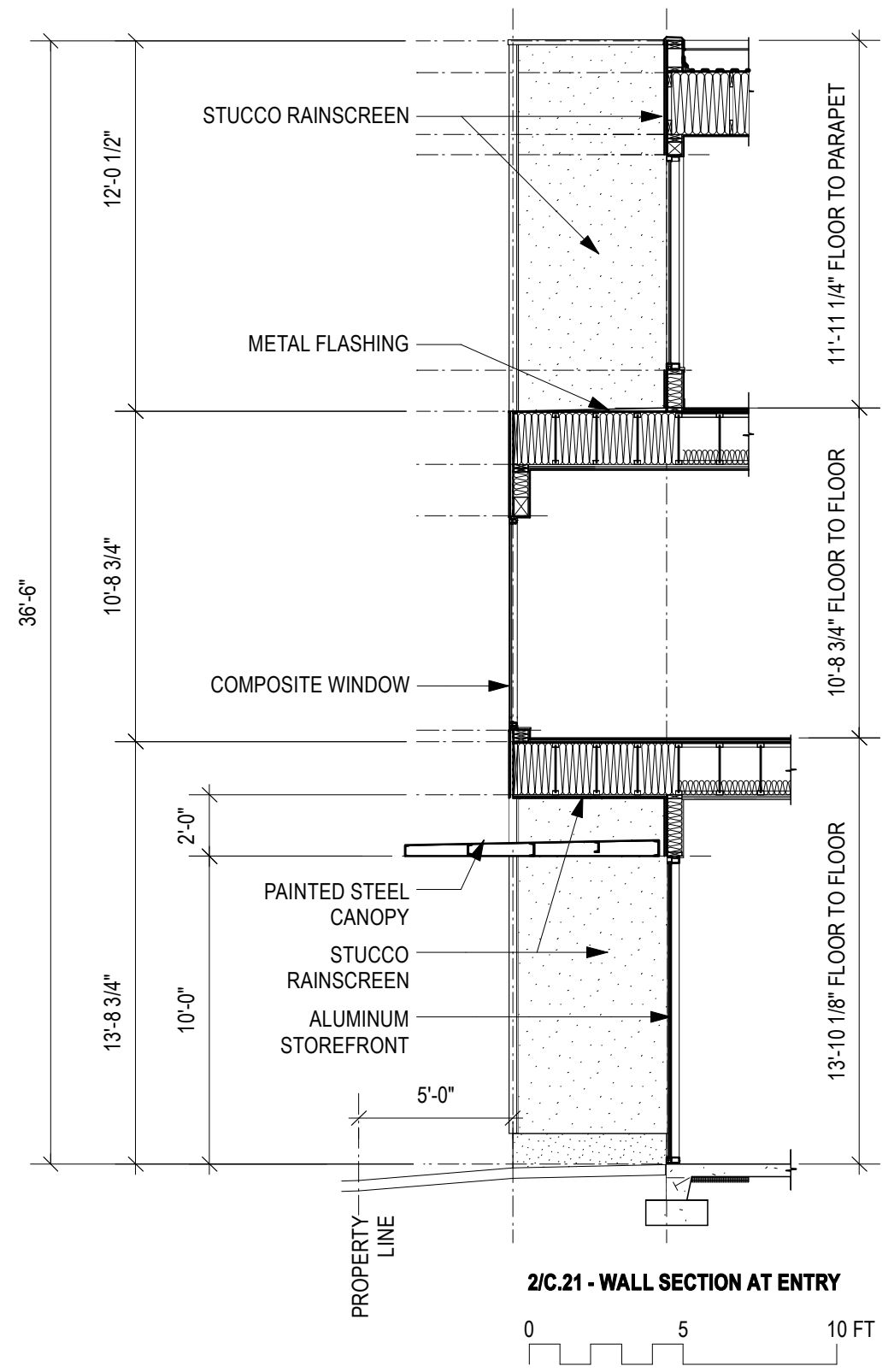
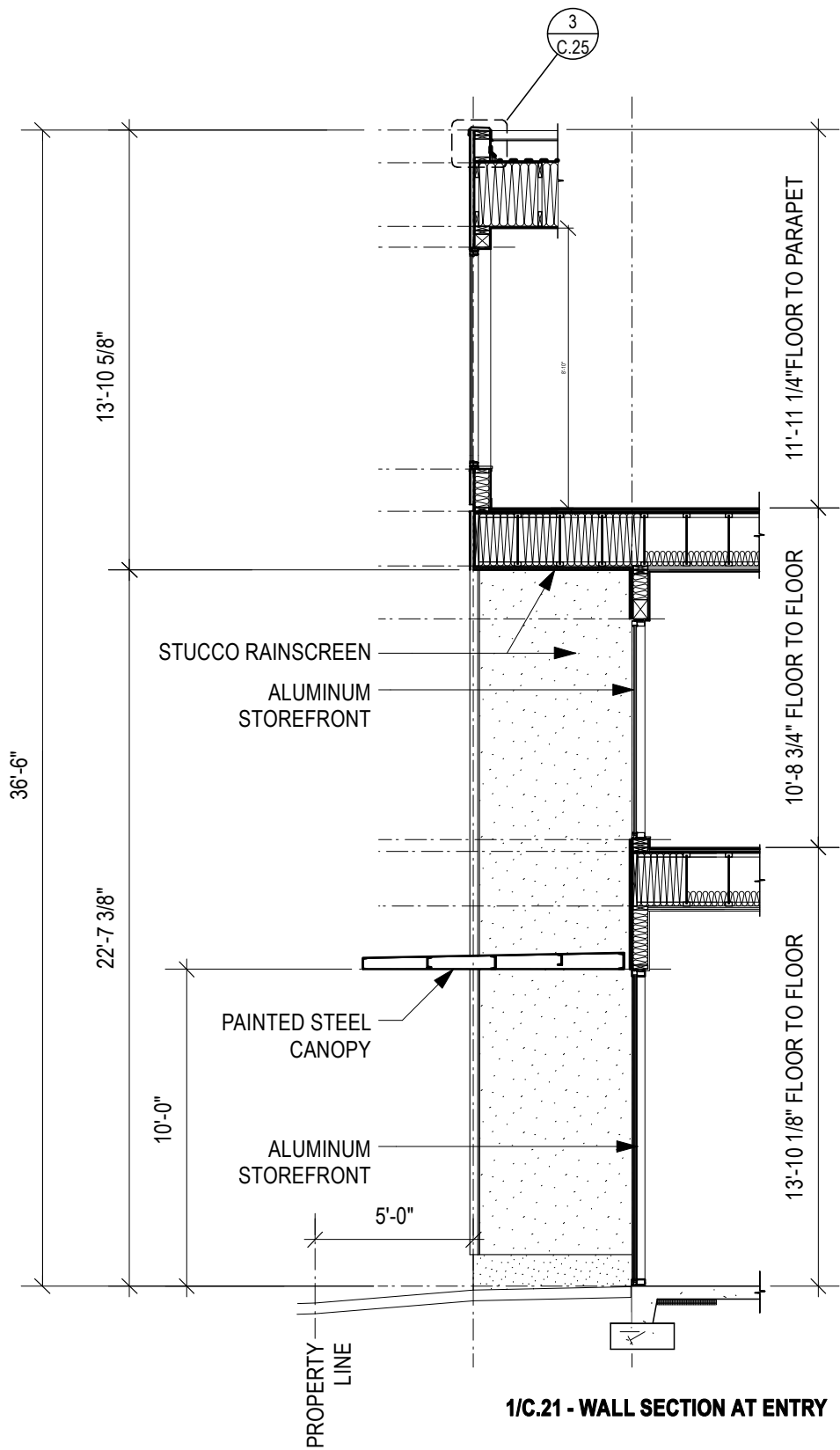
BUILDING SECTION - NORTH / SOUTH



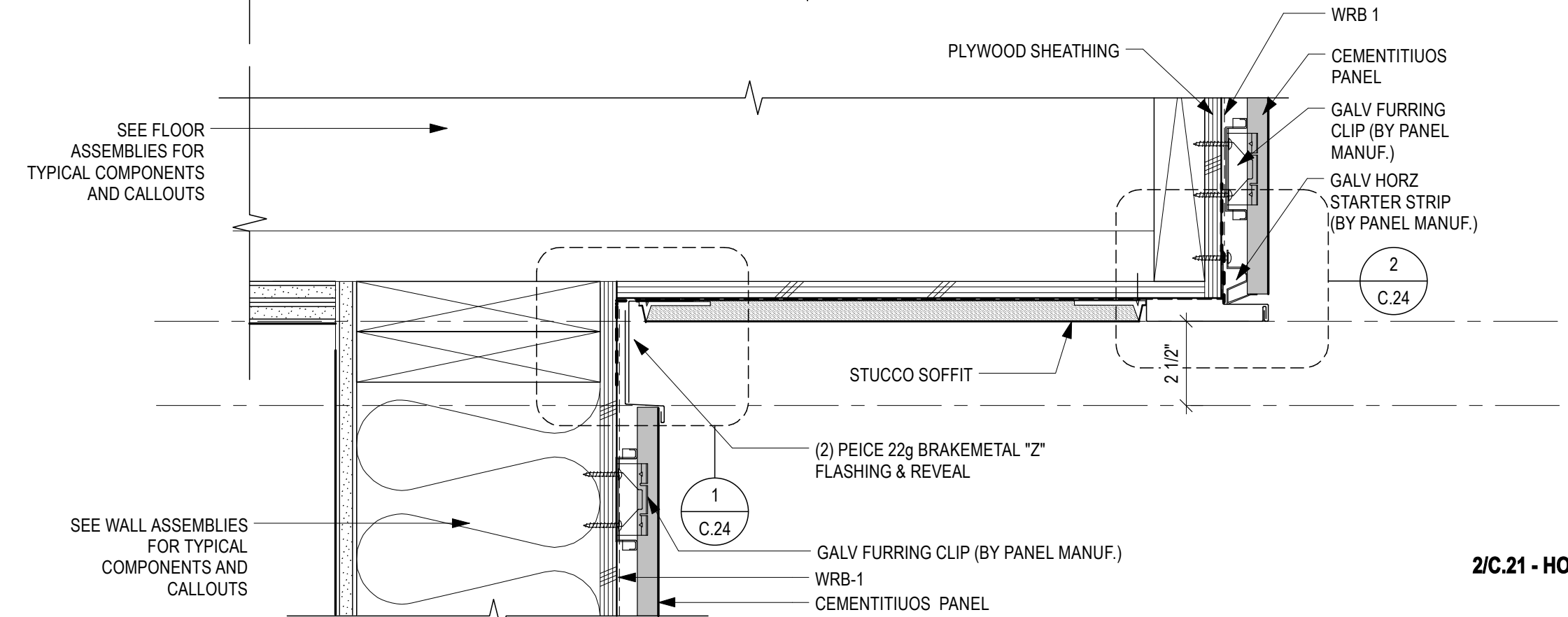
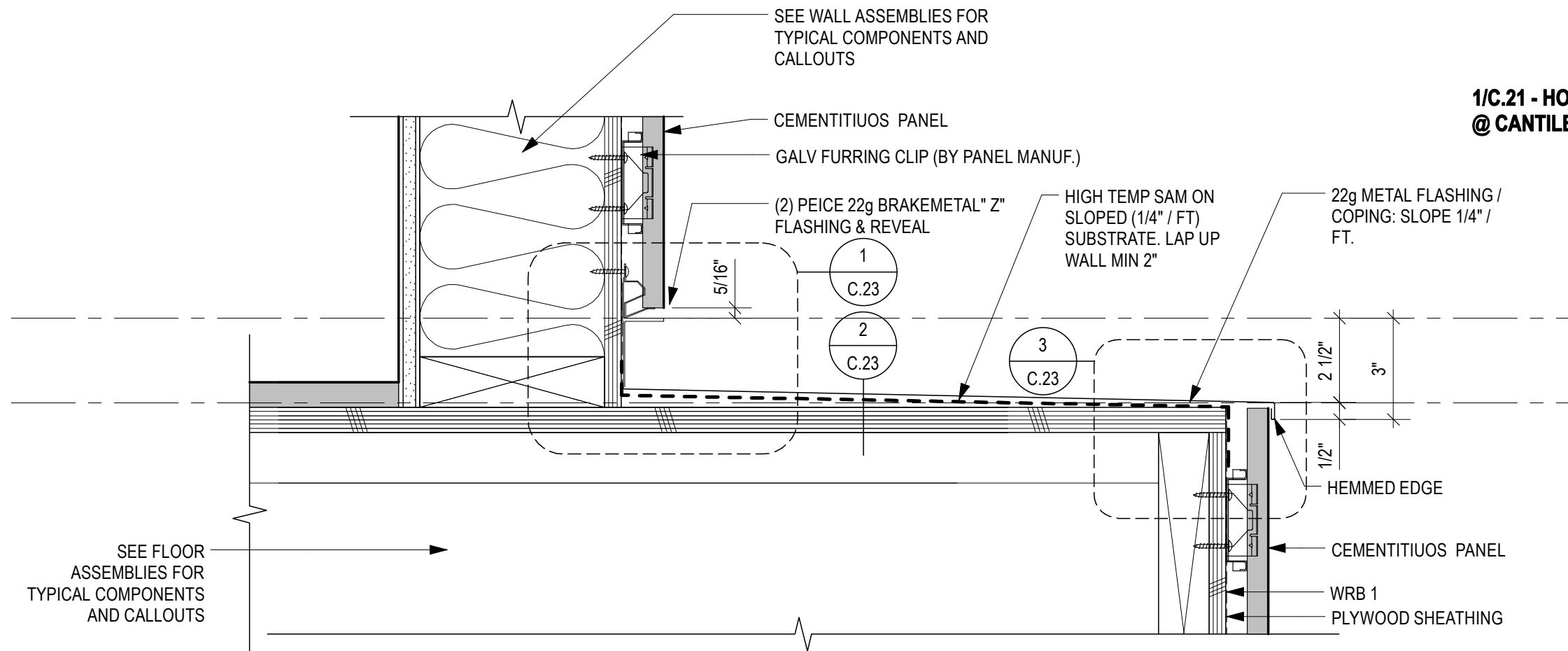
BUILDING SECTION - EAST / WEST



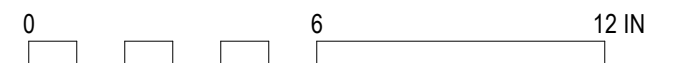
BUILDING SECTION - EAST / WEST

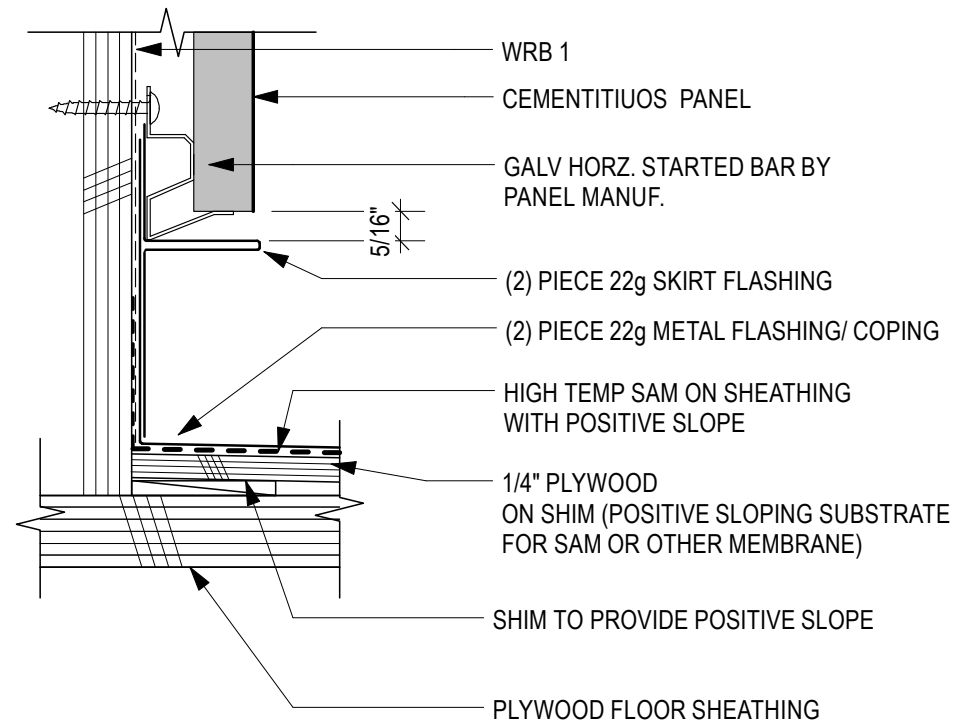


**1/C.21 - HORIZONTAL REVEAL
@ CANTILEVER CAP**

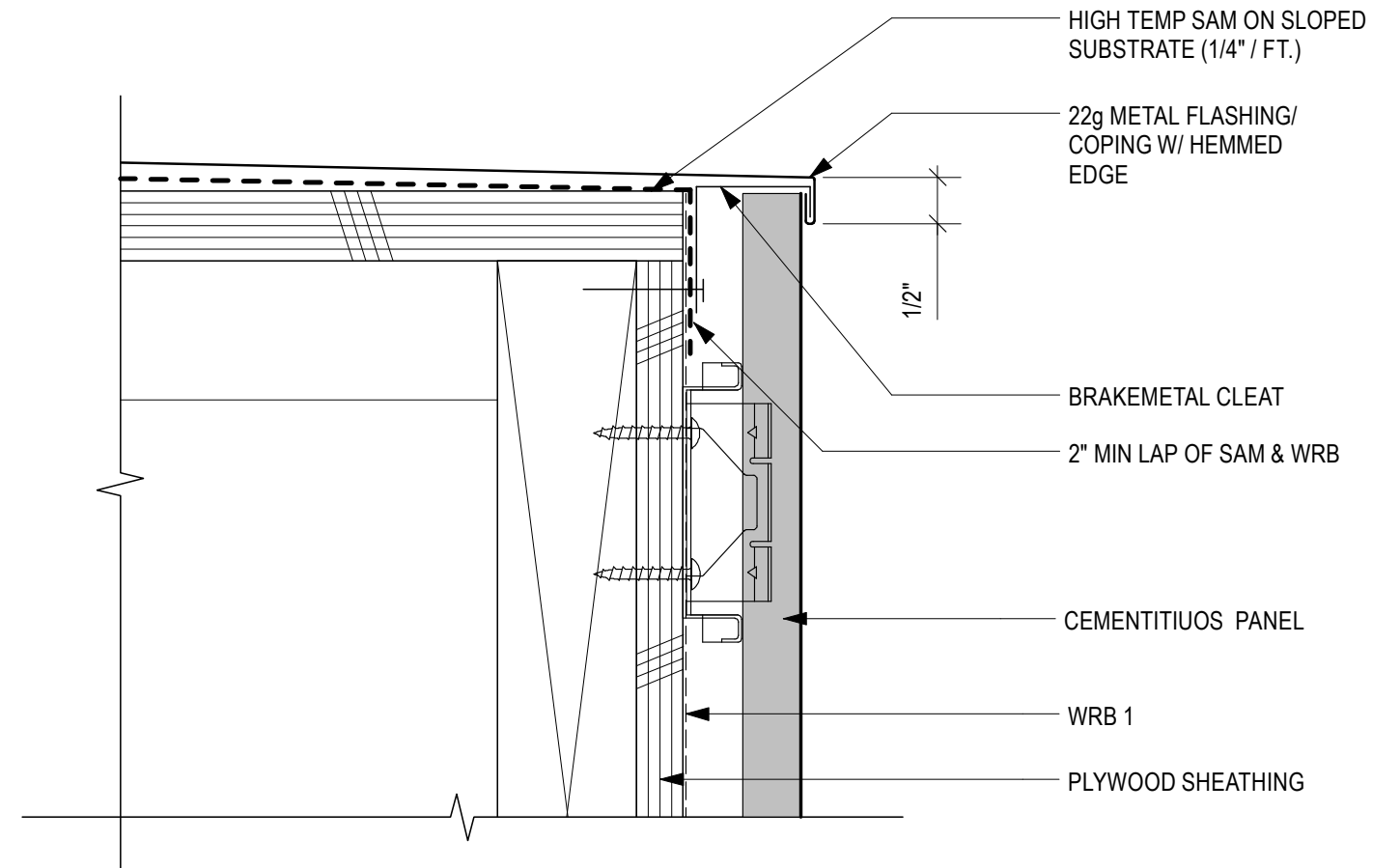


2/C.21 - HORIZONTAL REVEAL @ SOFFIT

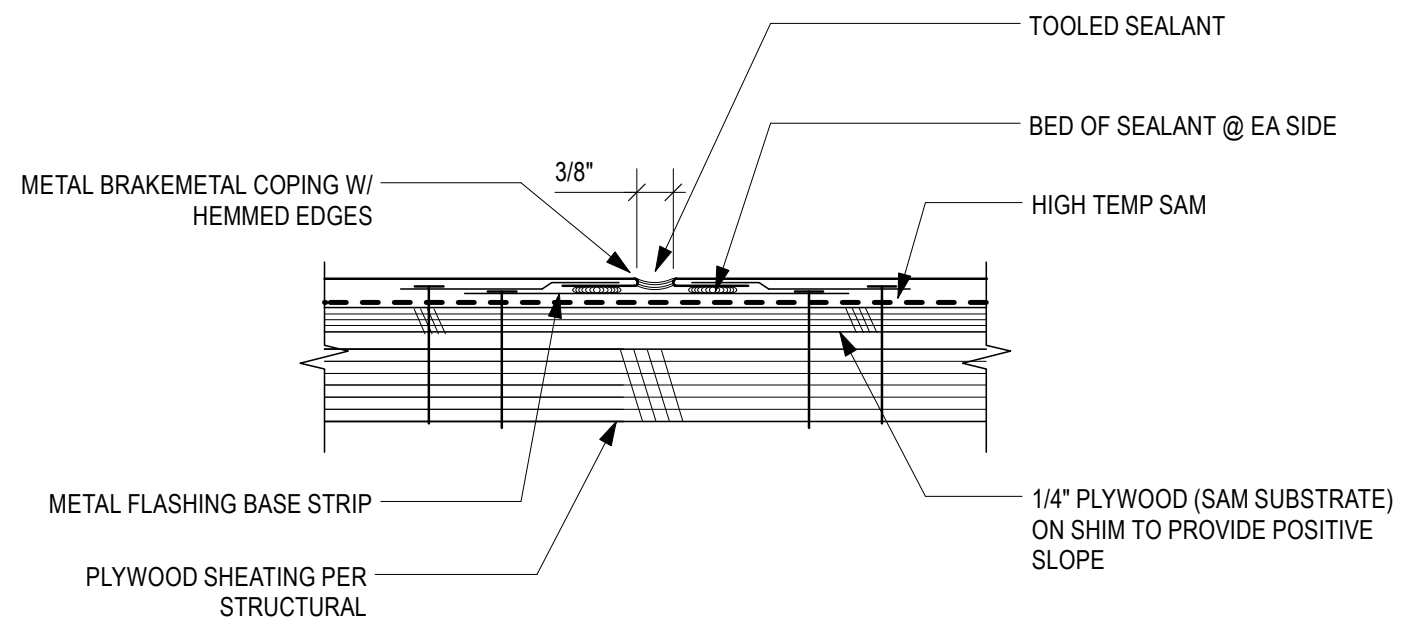




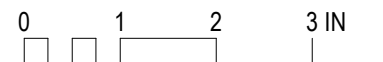
1/C.23 - HORIZONTAL REVEAL @ CANTILEVER FLOOR & WALL

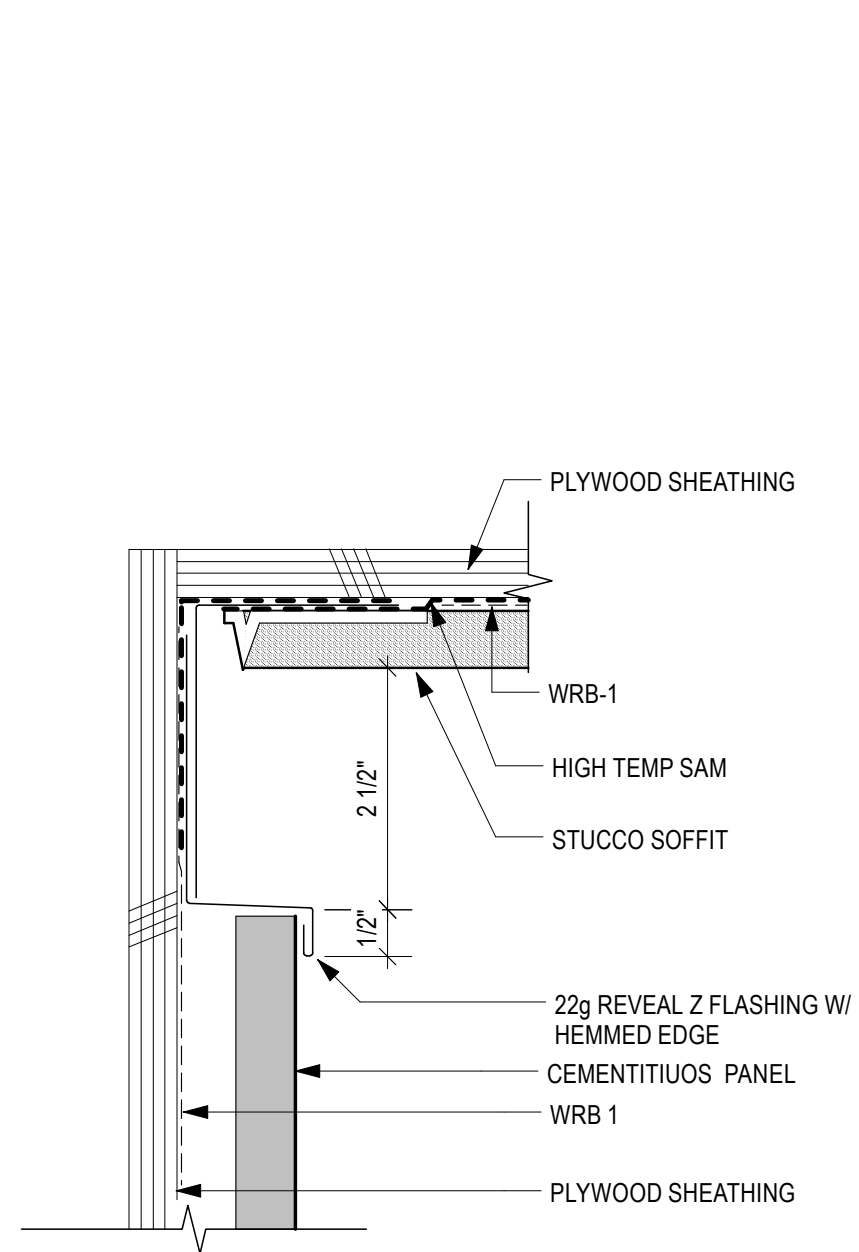


3/C.23 - COPING NOSE @ CANTILEVER

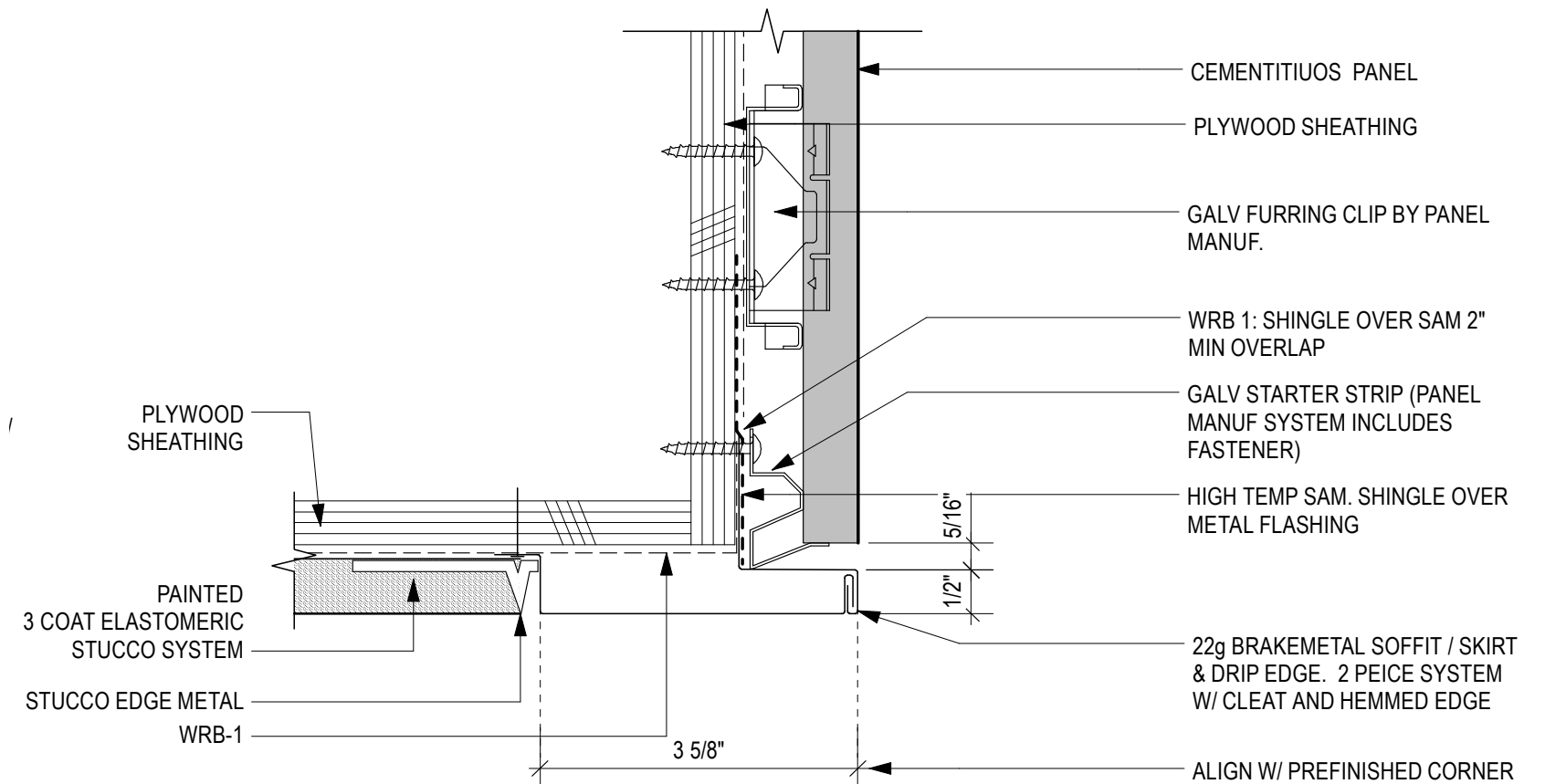


2/C.23 - COPING JOINT

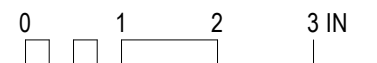


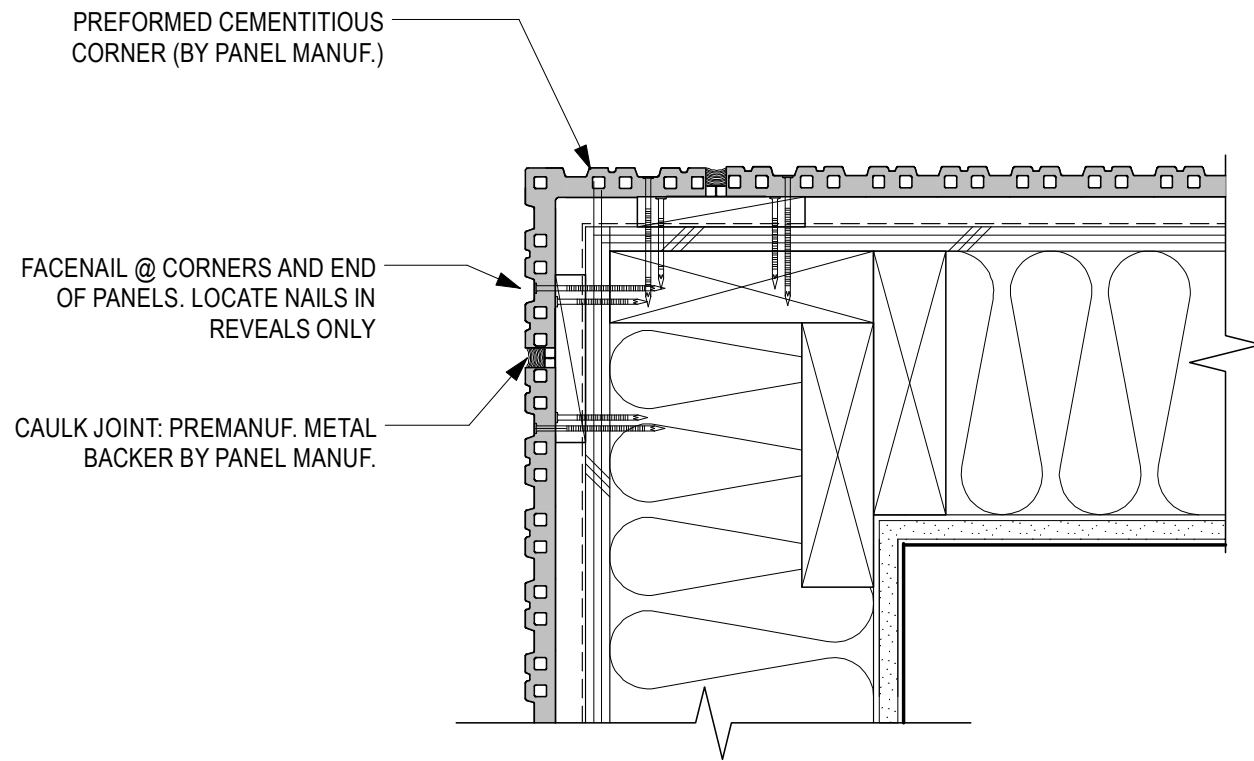


1/C.24 - HORIZONTAL REVEAL @ SOFFIT ENLARGEMENT

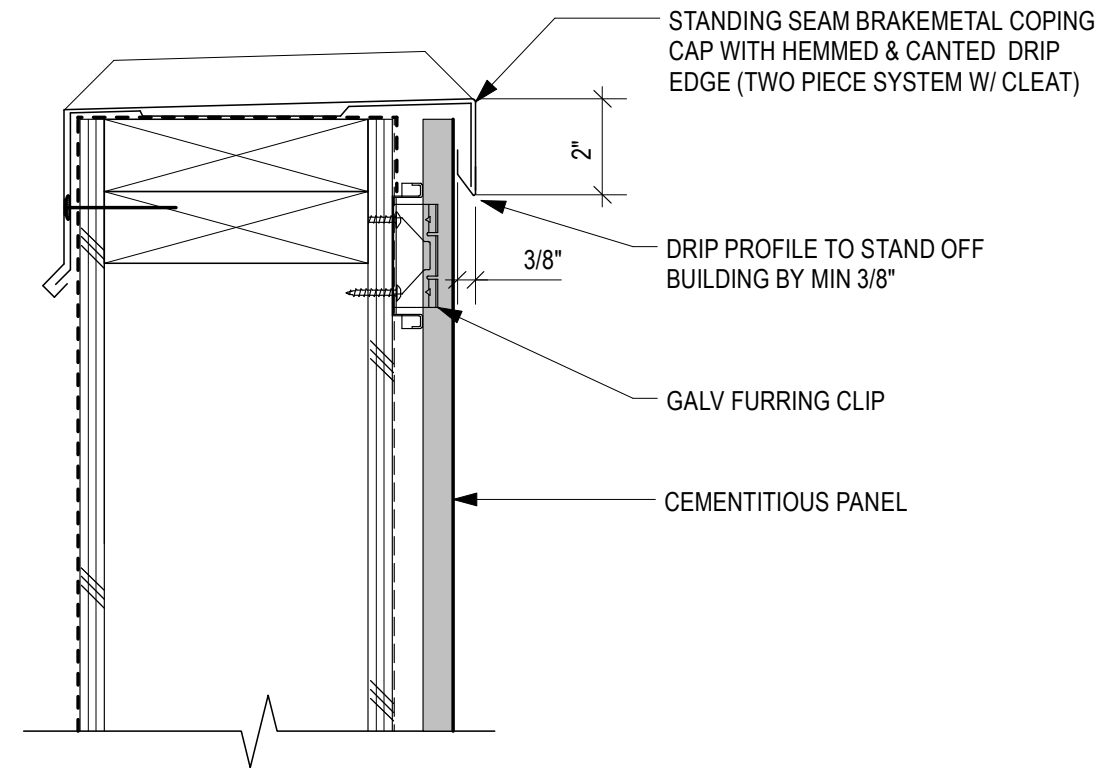


2/C.24 - SOFFIT/ SHIRT FLASHING

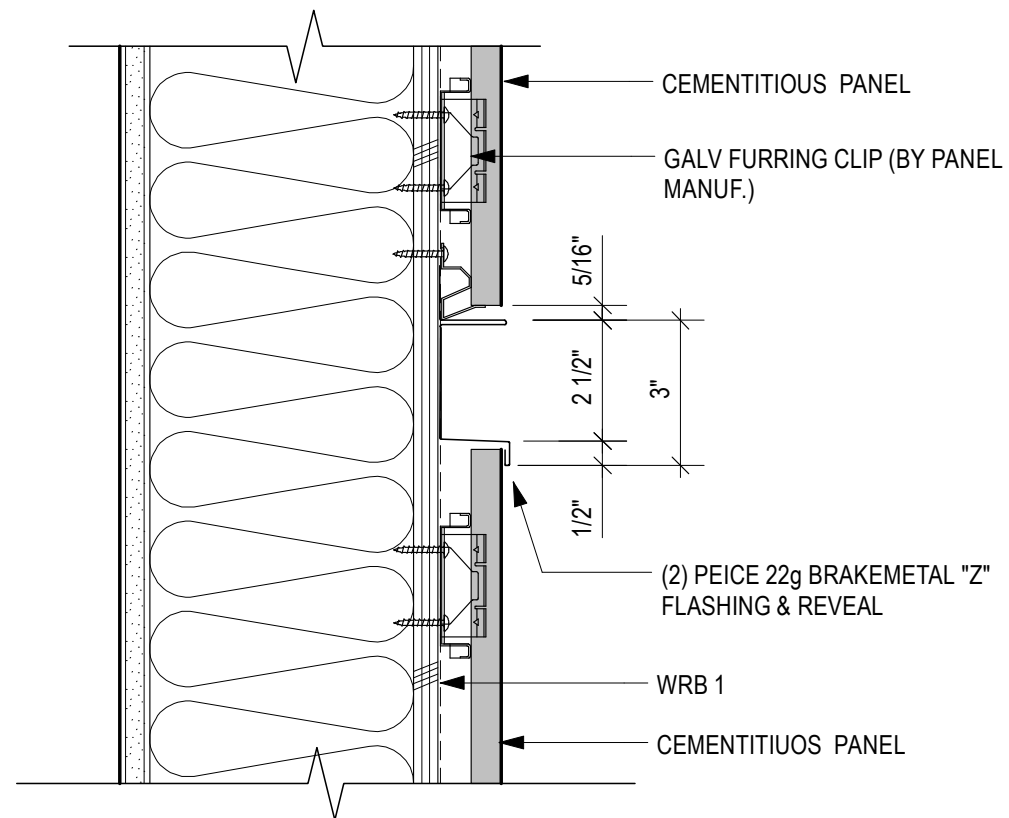




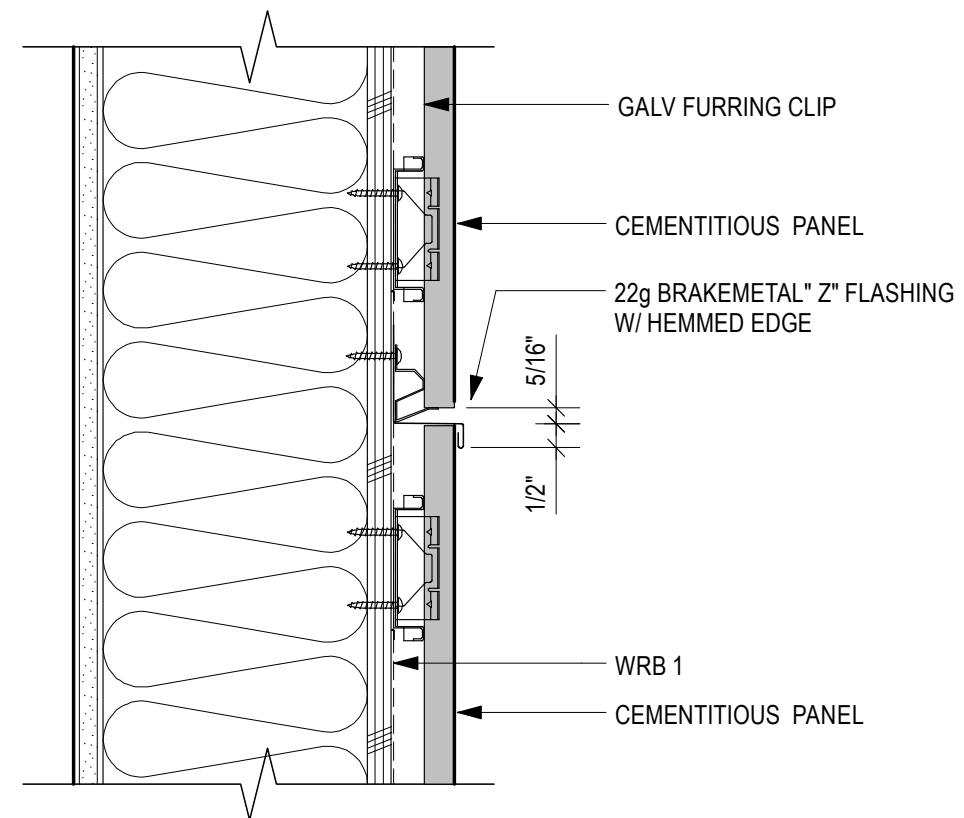
1/C.25 - TYPICAL CORNER AT CEMENTITIOUS PANEL



3/C.25 - TYPICAL PARAPET DETAIL

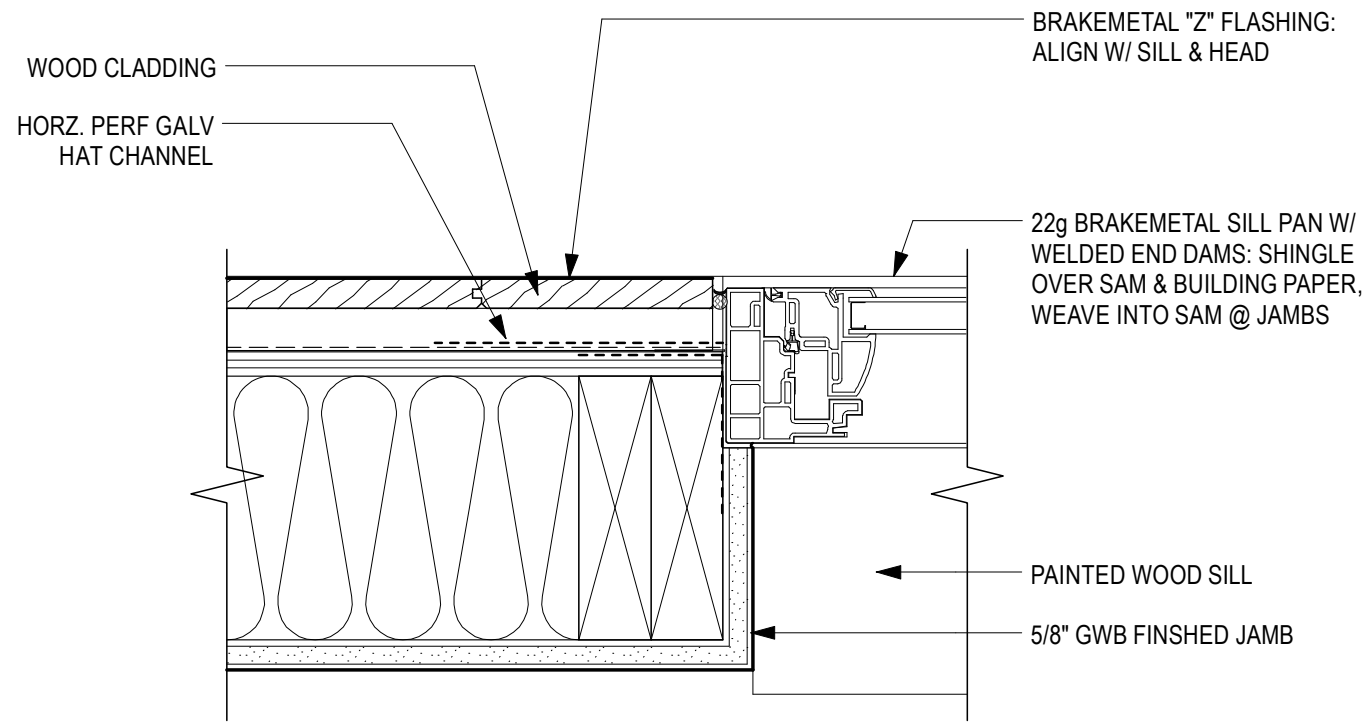


2/C.25 - 2 PIECE REVEAL & Z FLASHING

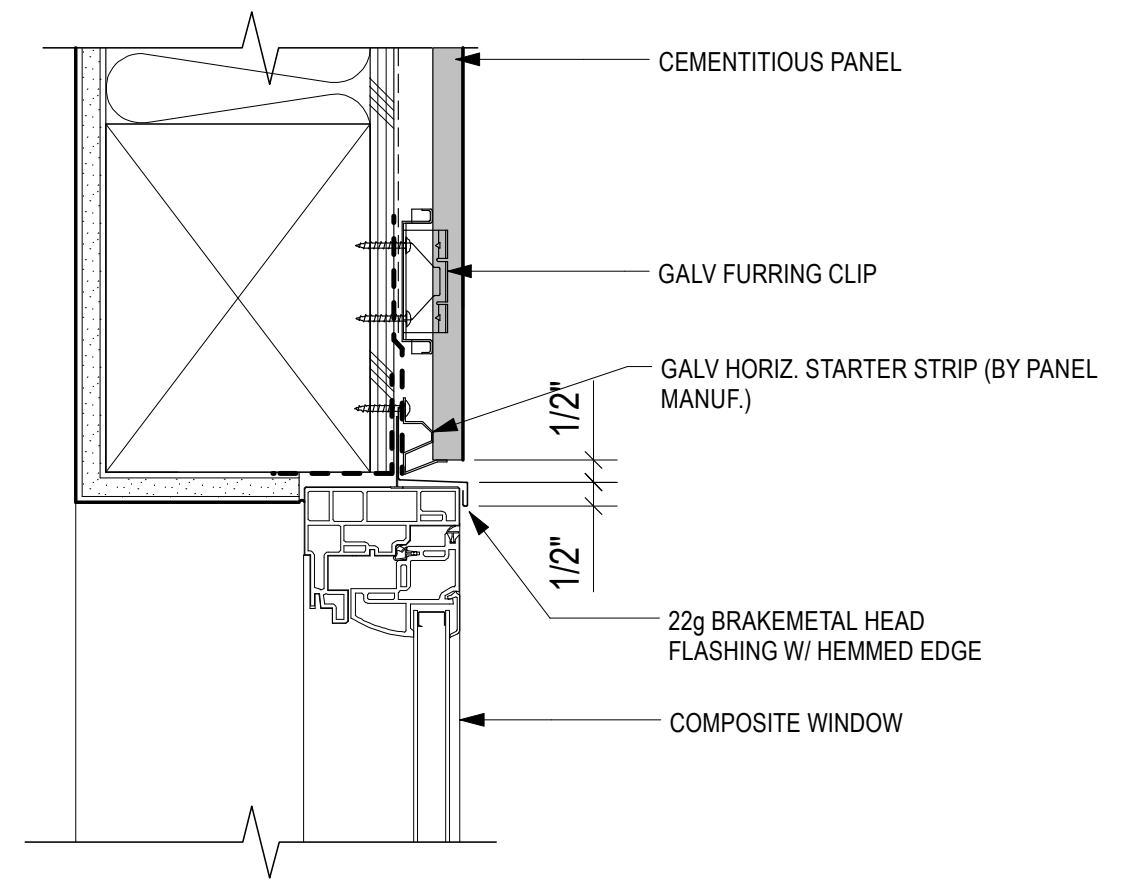


4/C.25 - 2 PIECE REVEAL & Z FLASHING

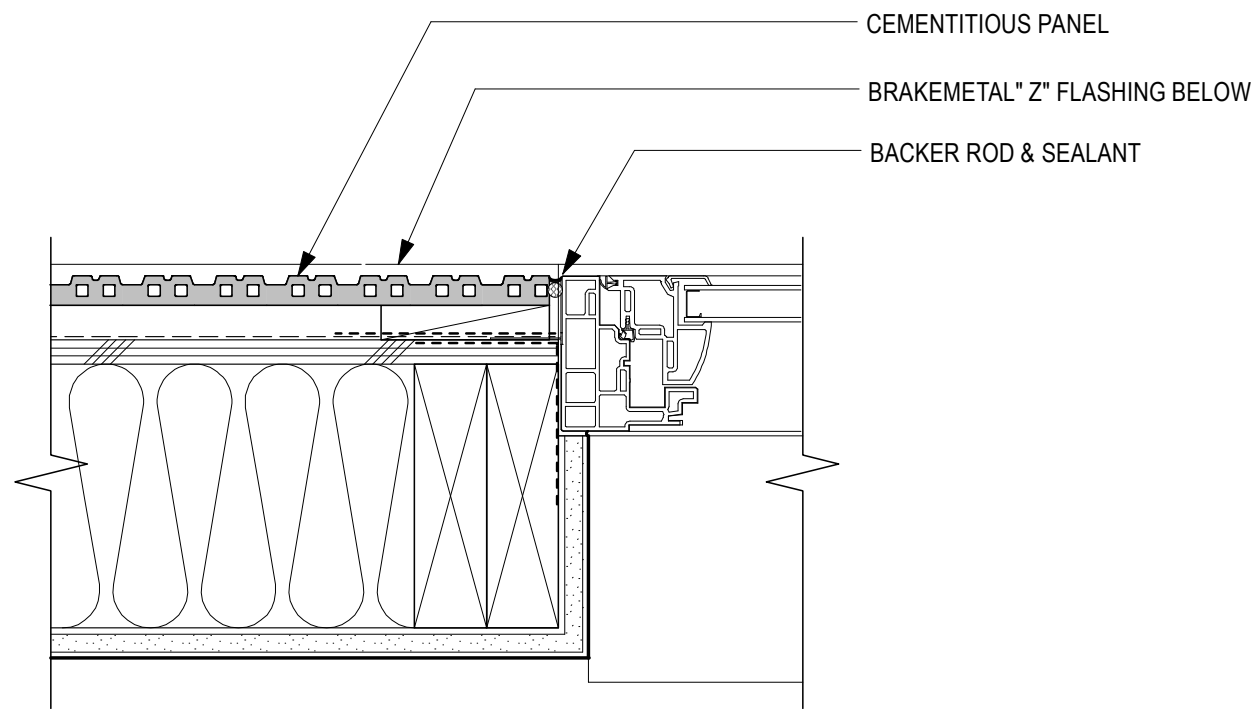




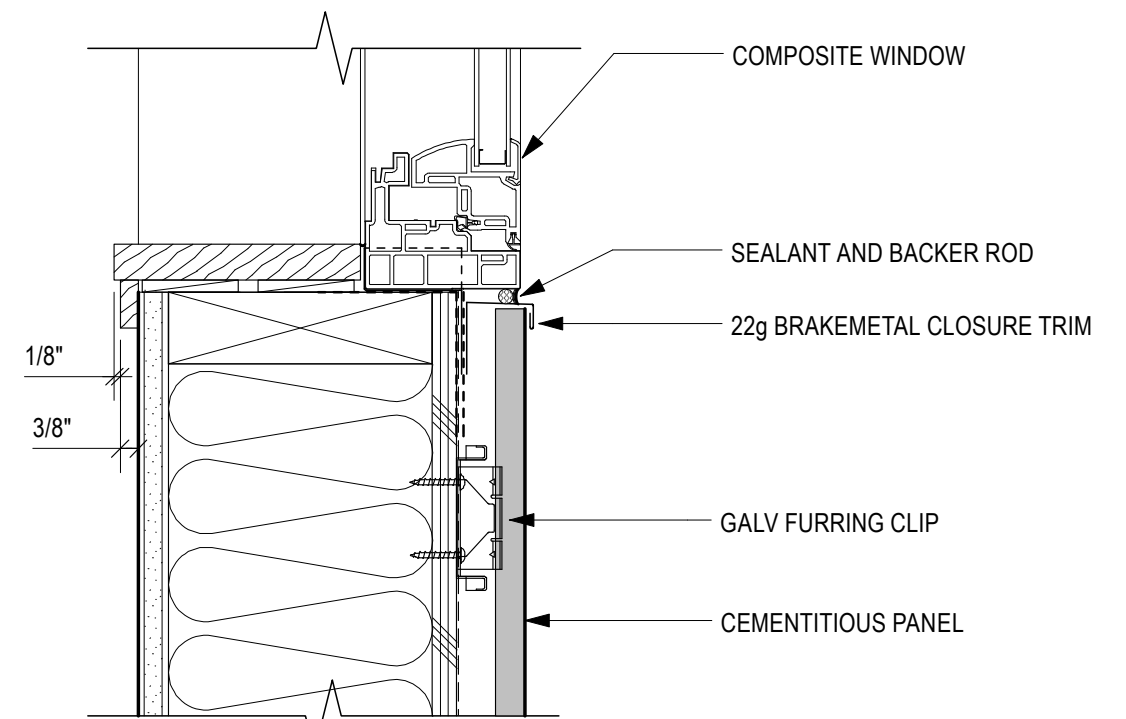
1/C.26 - WINDOW JAMB AT WOOD SIDING



3/C.26 - WINDOW HEAD AT CEMENTITIOUS PANEL

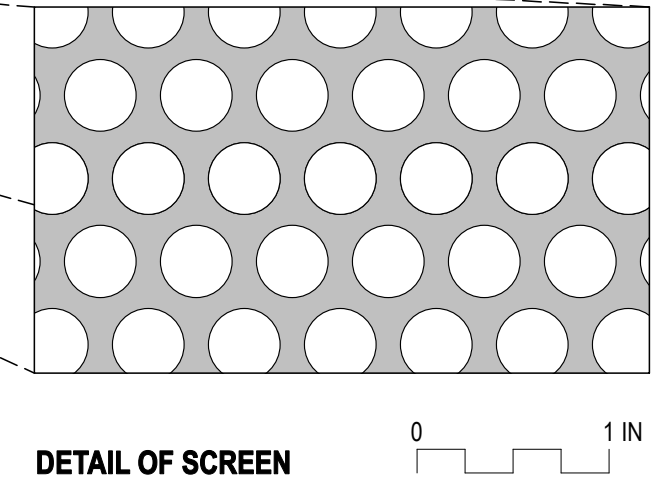
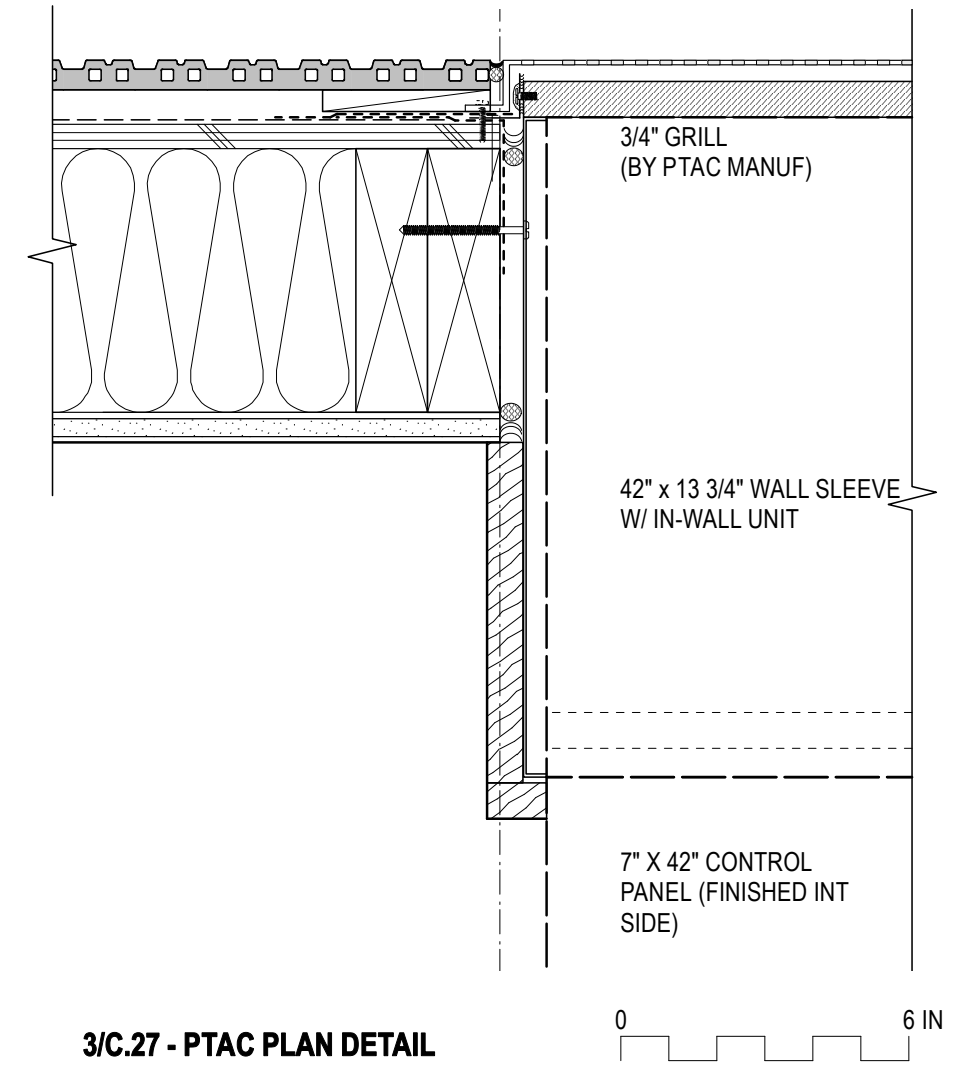
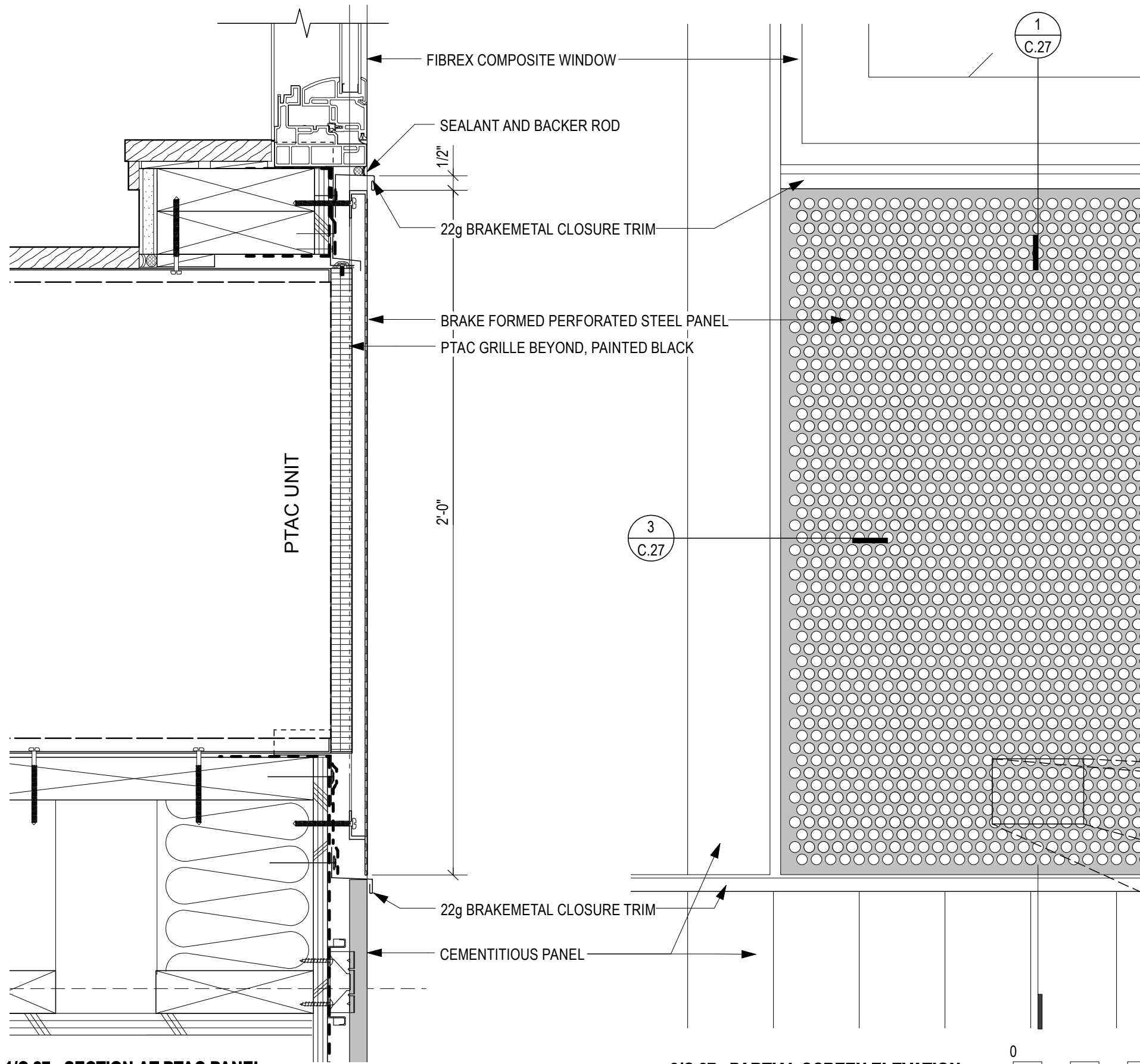


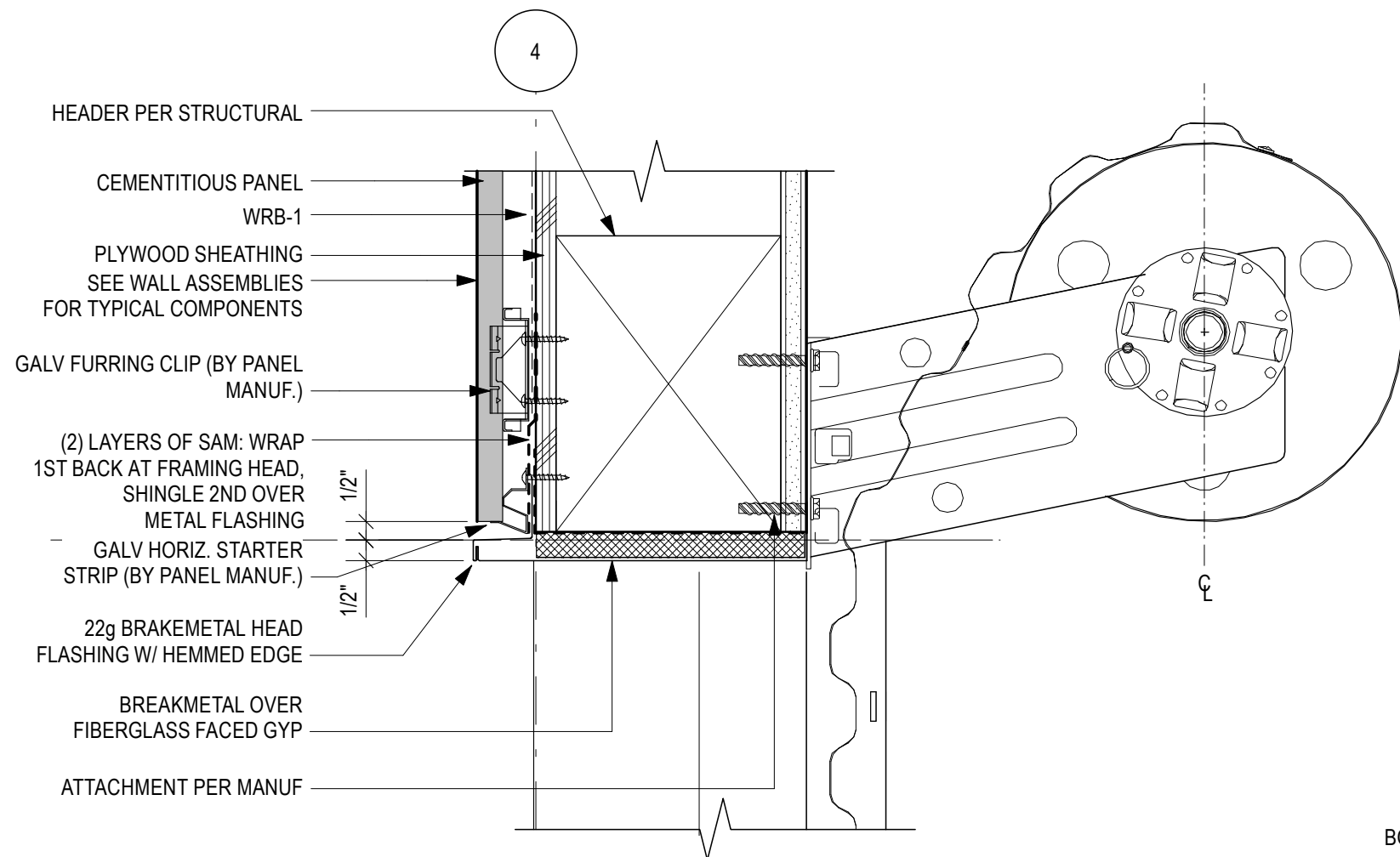
2/C.26 - WINDOW JAMB AT CEMENTITIOUS PANEL



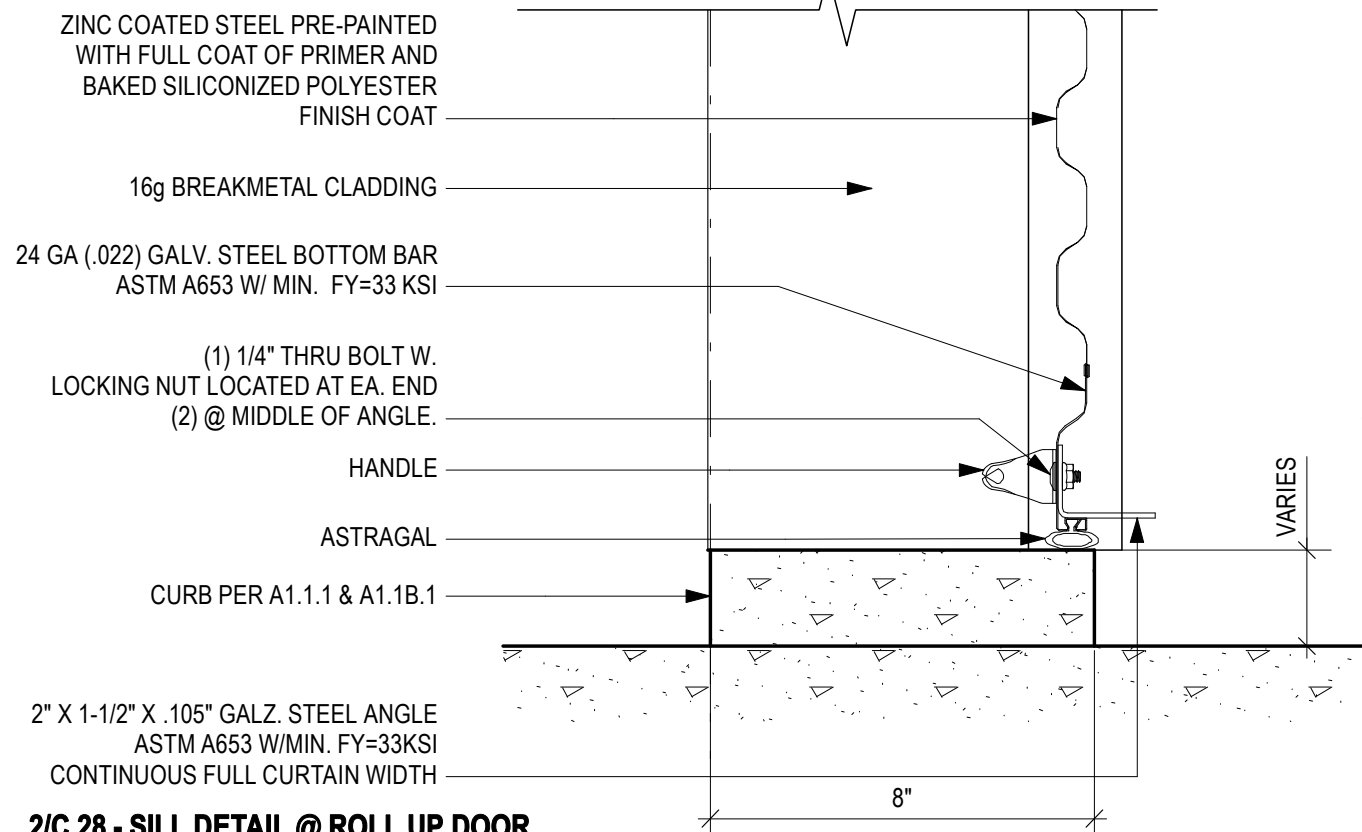
4/C.26 - WINDOW SILL AT CEMENTITIOUS PANEL



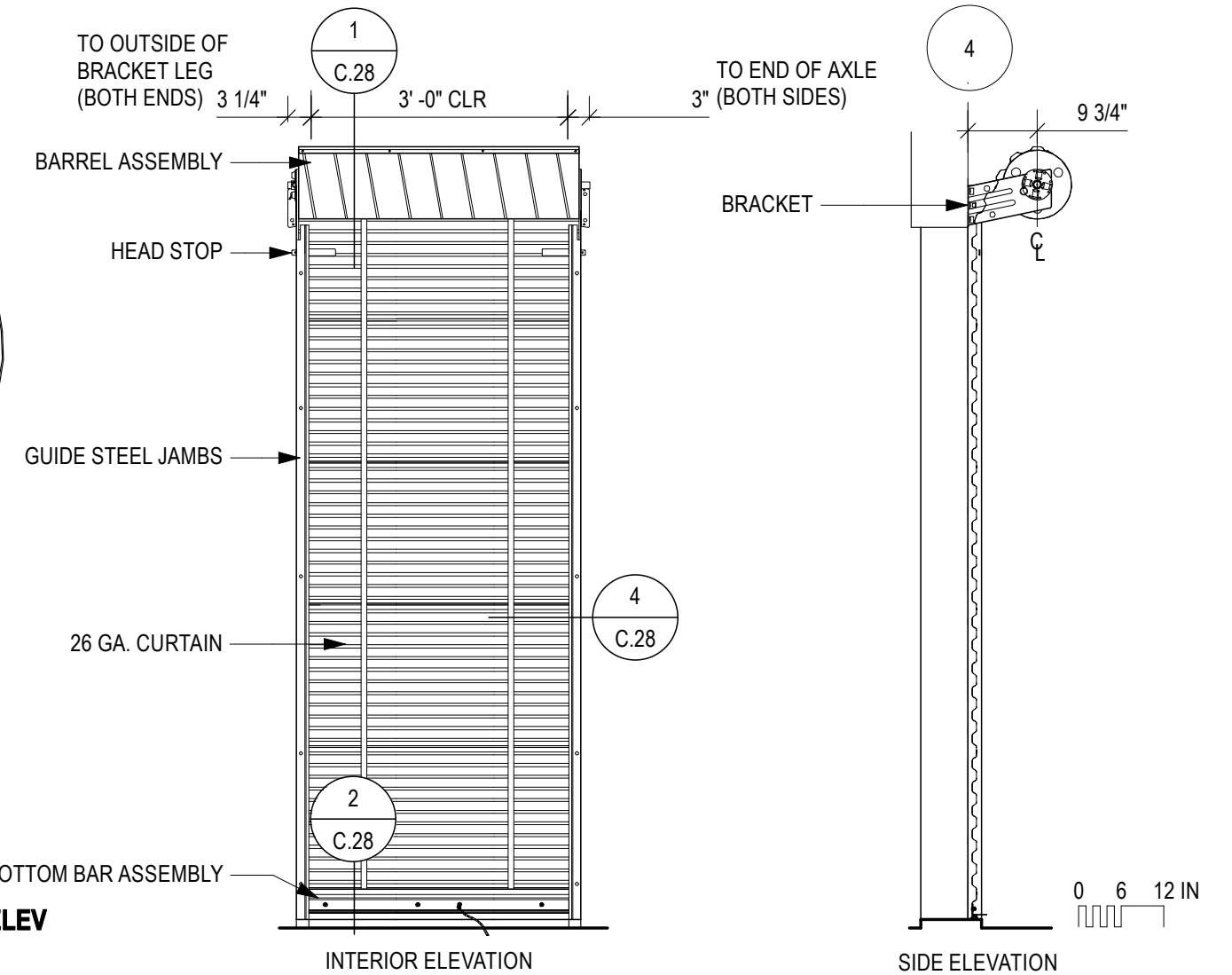




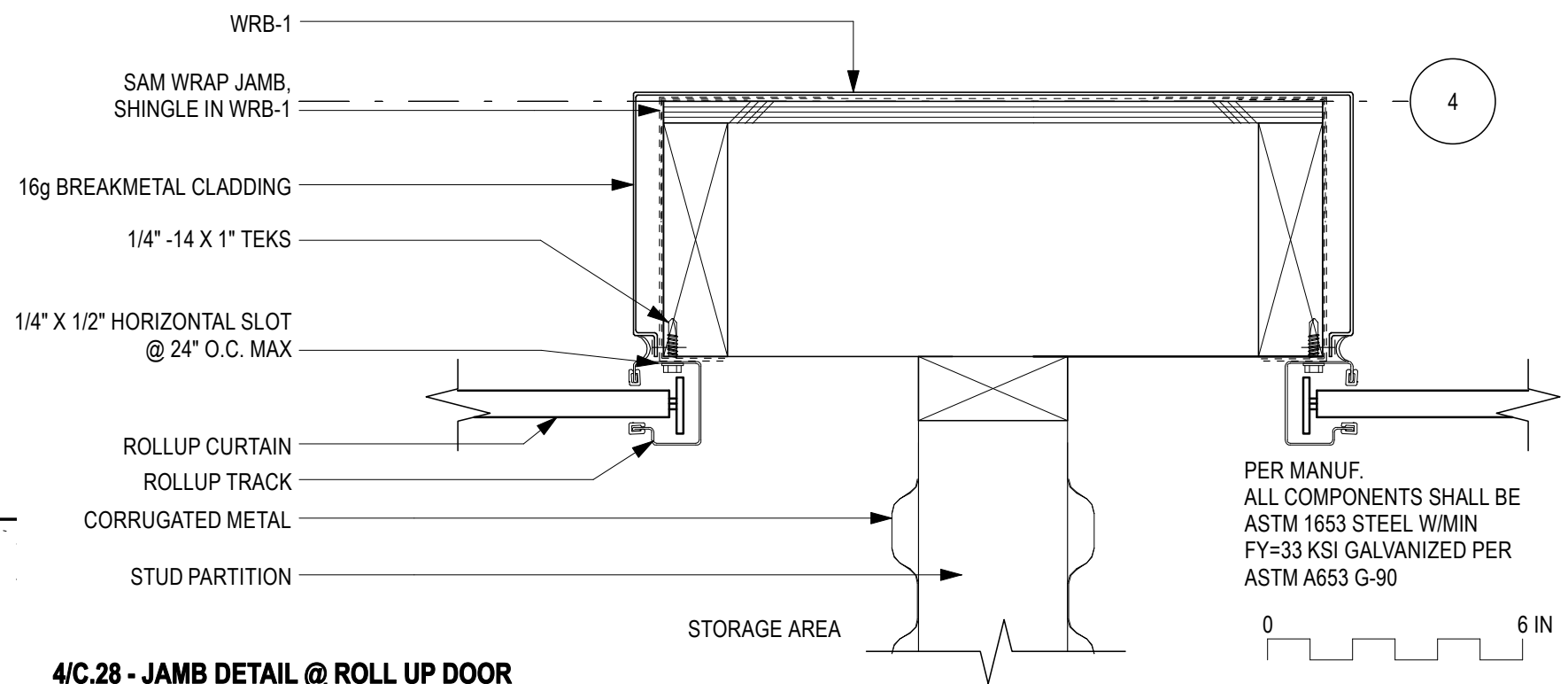
1/C.28 - HEAD DETAIL @ ROLL UP DOOR



2/C.28 - SILL DETAIL @ ROLL UP DOOR



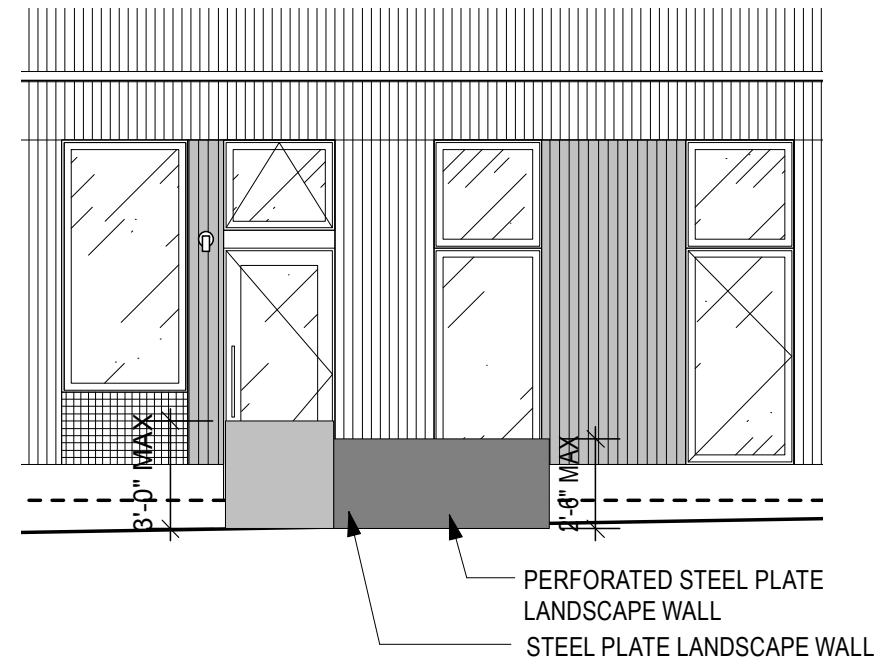
3/C.28 - ROLL UP DOOR ELEV



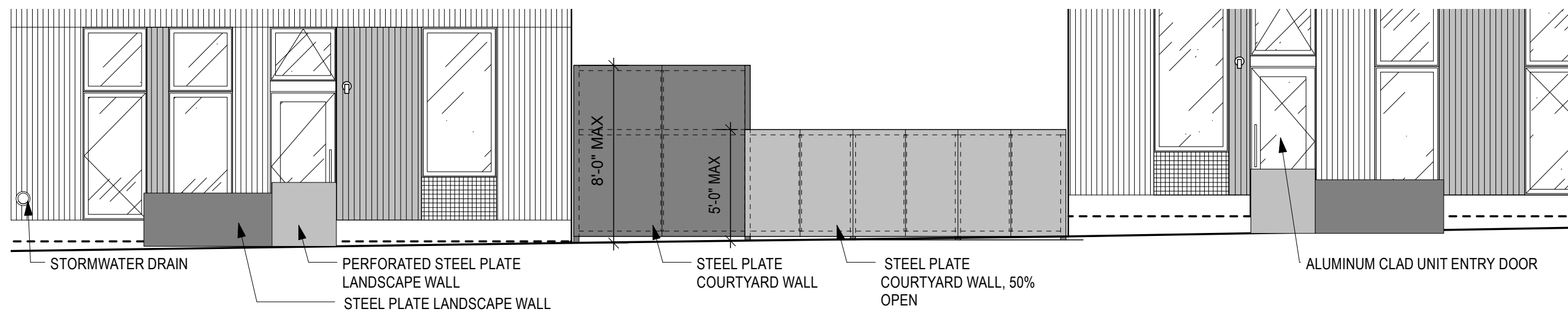
4/C.28 - JAMB DETAIL @ ROLL UP DOOR



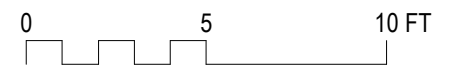
NW CORNER



1/C.30 - ENLARGED ELEVATION
GROUND FLOOR UNIT PATIO FENCE



2/C.30 - ENLARGED ELEVATION
COURTYARD GARDEN ENTRY





COURTYARD - LOOKING SOUTH ACROSS NW RALEIGH STREET

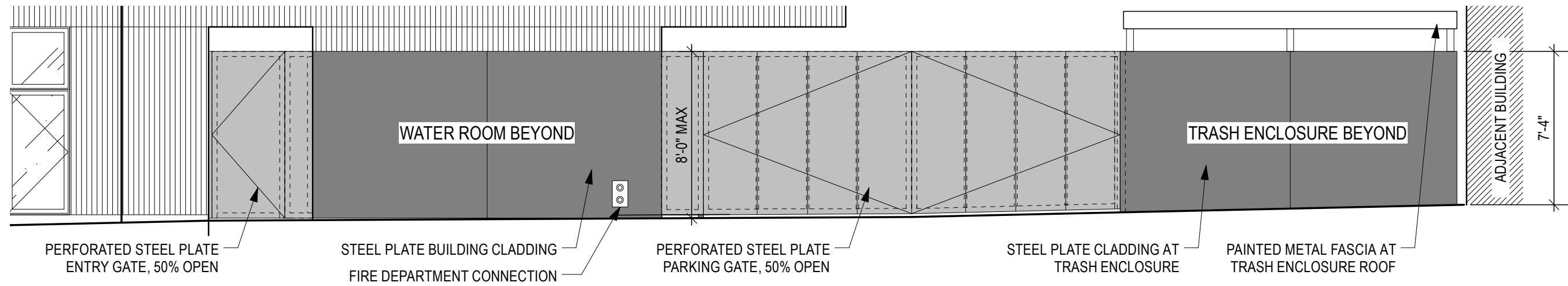


TYPICAL GROUND FLOOR UNIT PATIO

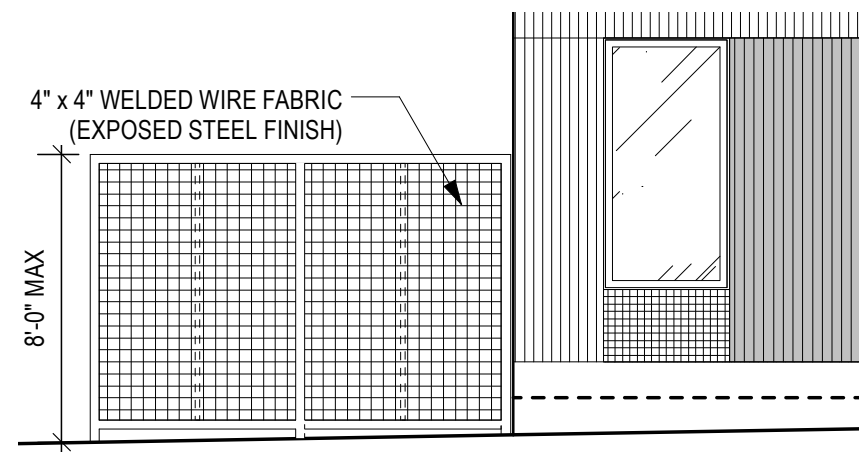


PROPOSED ART INSTALLATION,
SEE C.38 & C.39

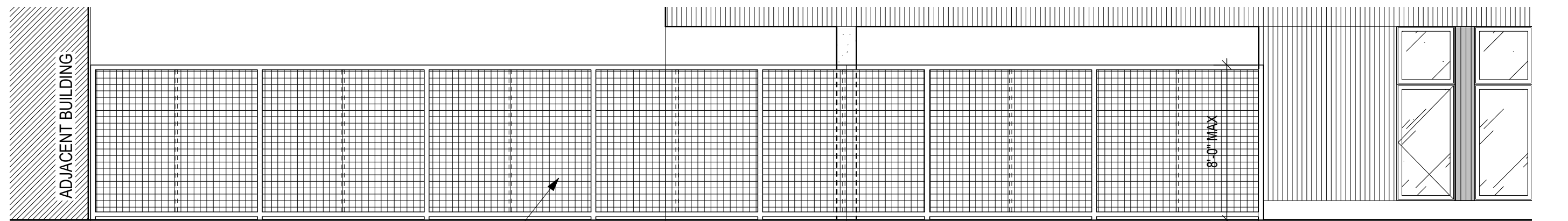
COURTYARD NORTH ENTRY FROM RALEIGH STREET



1/C.34 - ENLARGED ELEVATION
PARKING PLAZA ENTRY



2/C.34 - ENLARGED ELEVATION
EAST FENCE



3/C.34 - ENLARGED ELEVATION
EAST FENCE





WEST FACADE - LOOKING EAST ACROSS 20TH AVENUE



1

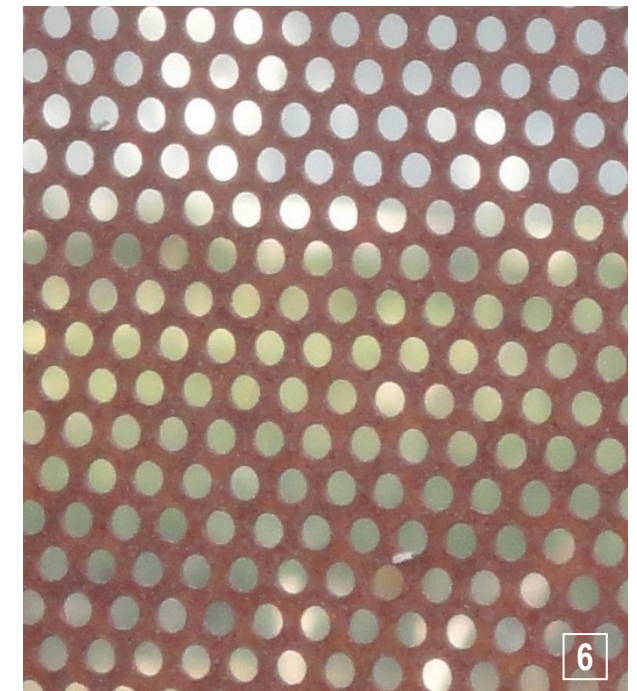


2

- 1 - CERACLAD CEMENTITIOUS RAINSCREEN PANEL
- 2 - FIBREX COMPOSITE WINDOW
- 3 - ARCHITECTURAL FINISH CONCRETE
- 4 - MILD STEEL PLATE
- 5 - WESTERN RED CEDAR TONGUE AND GROOVE SIDING
- 6 - PERFORATED MILD STEEL PLATE, 50% OPEN



5



6



1



3



4



6



T & G RED CEDAR RAINSCREEN SIDING

FIBREX COMPOSITE WINDOW

STUCCO RAINSCREEN

CERACLAD CEMENTITIOUS
RAINSCREEN SIDING

PAINTED MTL FLASHING

PAINTED STEEL CANOPY

WOOD DOOR

PERFORATED MILD STEEL PANEL

CUSTOM STEEL PTAC SCREEN

POURED IN PLACE ARCHITECTURAL
CONCRETE

INTEGRAL COLORED CONCRETE

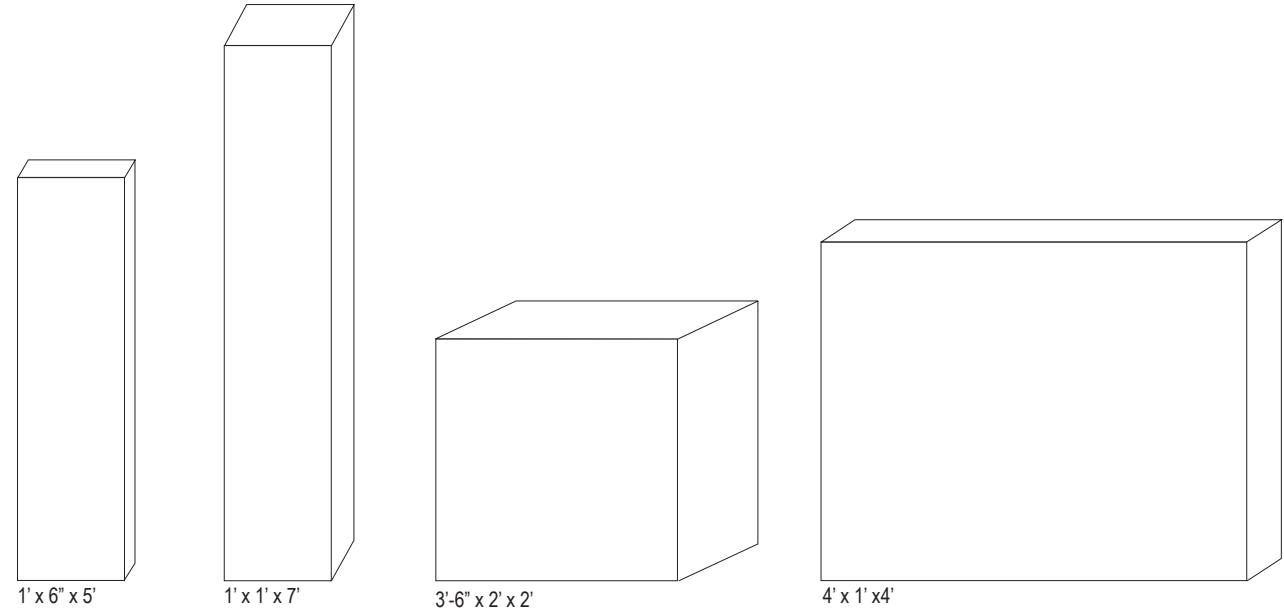
BUILDING ENTRY ALONG NW RALEIGH STREET



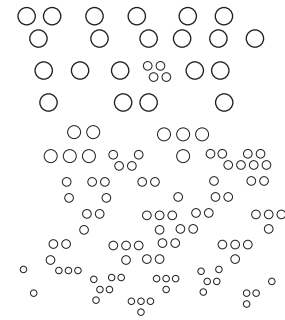
VIEW NORTHWEST CORNER - LAN-

SITE ART INSTALLATION - LANTERN SCULPTURE CONCEPT

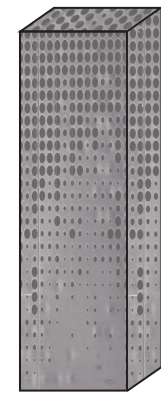
1. POSSIBLE FORM / PALETTE
 STEEL BOX FORMS. POTENTIAL SIZES ARE SHOWN (WxDxH, NOT TO SCALE). THE WIDTHS SHOWN RELATE TO ARCHITECTURAL ELEMENTS ON THE BUILDING FACADE (EG: 1' AND 4' RELATE TO THE WOOD SIDING WIDTHS, 3'-6" RELATES TO THE WINDOW WIDTH).



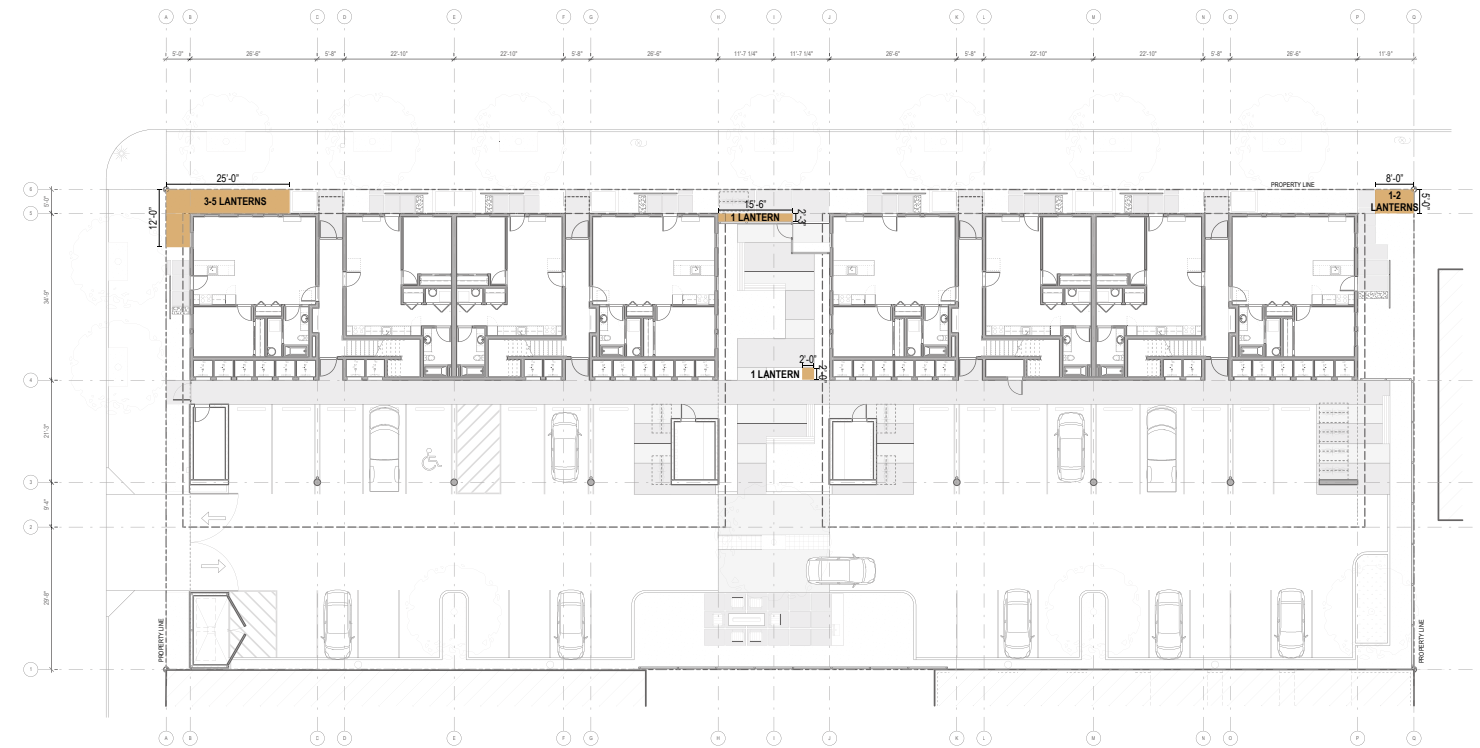
2. ARTIST'S DESIGN
 THE ARTIST CREATES A DESIGN, PATTERN, DRAWING, ETC. THE DESIGN CAN BE AS OPEN OR CLOSED AS THE ARTIST DESIRES.



3. APPLICATION
 THE DESIGN IS MADE INTO A 2D VECTOR IMAGE, LASER CUT INTO THE STEEL AND THE BOX IS ASSEMBLED. THE BOX IS THEN INSTALLED ON SITE WITH A LIGHT INSERTED AT THE BASE OF IT'S CENTER.

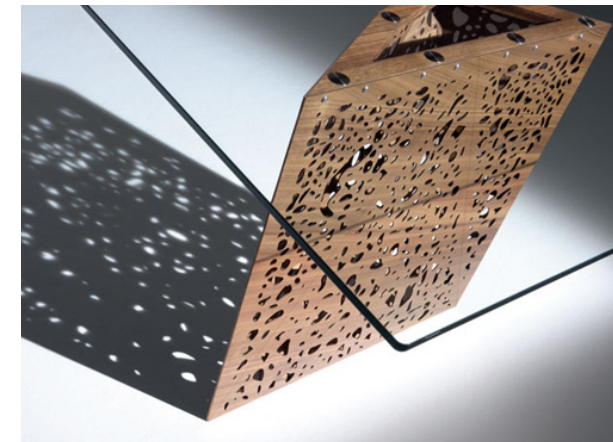


EXAMPLE OF PROCESS

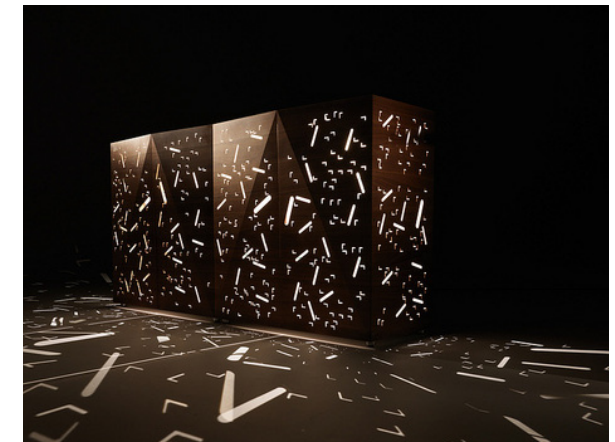


SITE PLAN

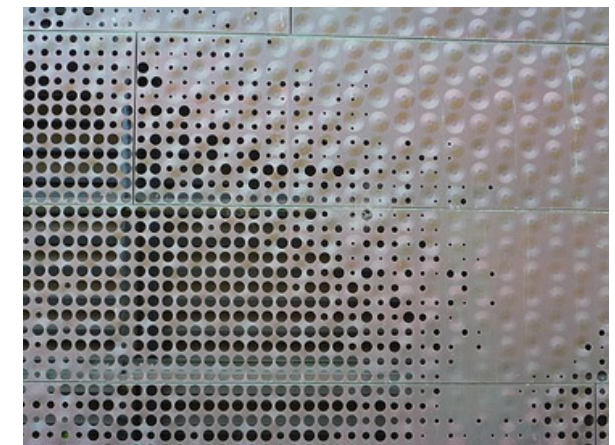
ART INSTALLATION AREAS
 TOTAL # OF LANTERNS: 7-11



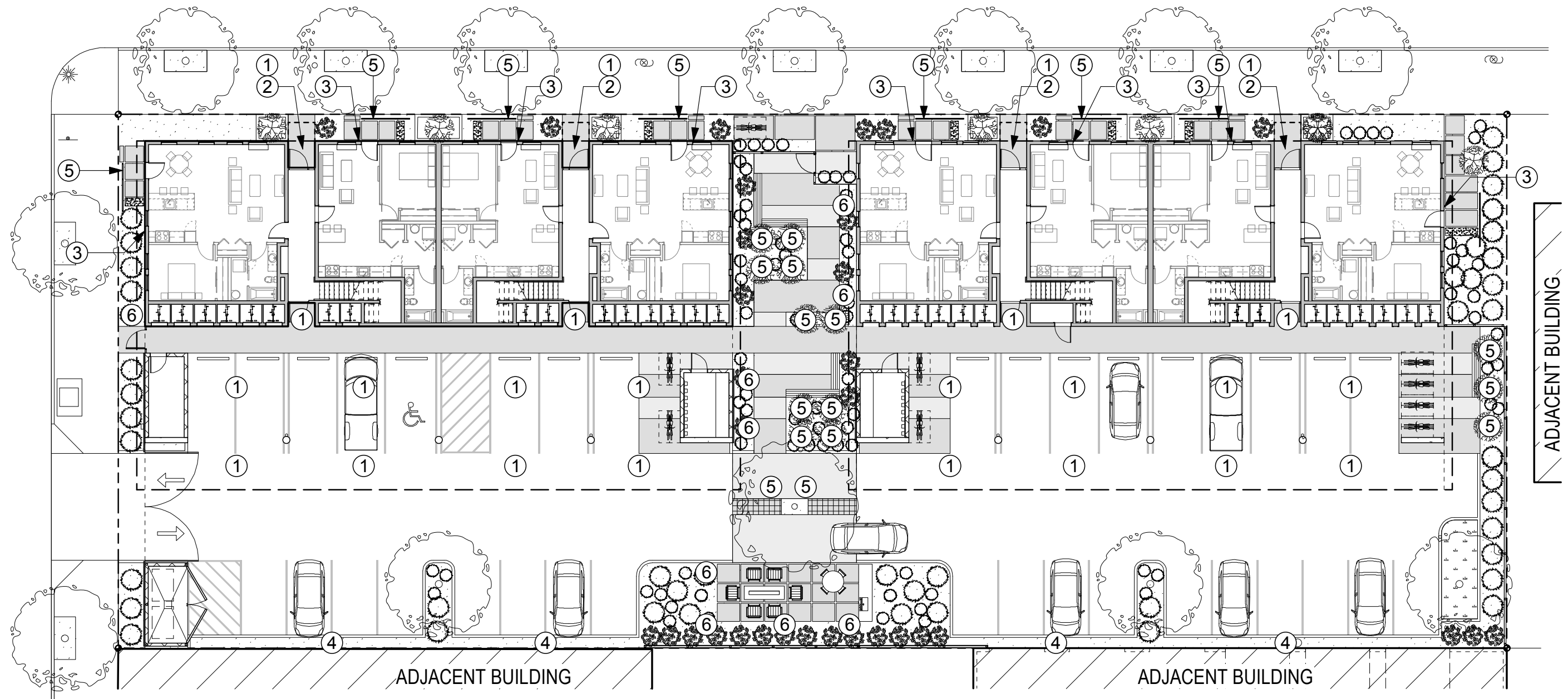
STEVEN HOLL - LASER CUT PLYWOOD FURNITURE



HERZOG & DE MEURON - DE YOUNG MUSEUM - PERFORATED STEEL

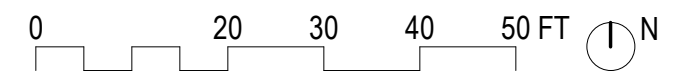


DESIGN PRECEDENTS



- ① RECESSED DOWNLIGHT
- ② RECESSED UPLIGHT
- ③ WALL SCNCE
- ④ POLE LIGHT
- ⑤ LOW VOLTAGE LANDSCAPE SPOTLIGHT
- ⑥ LIGHTED BOLLARD

EXTERIOR LIGHTING PLAN



FIXTURE 1 - RECESSED DOWNLIGHT



FIXTURE 2 - RECESSED UPLIGHT



FIXTURE 3 - WALL SCONCE



FIXTURE 4 - POLE LIGHT



FIXTURE 5 - LANDSCAPE SPOTLIGHT



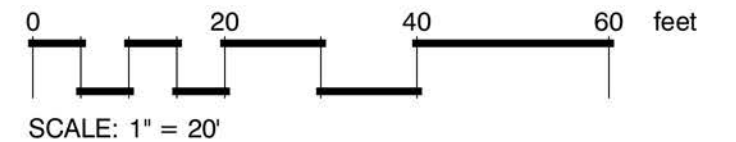
FIXTURE 6 - LIGHTED BOLLARD





PLANT SCHEDULE

TREES		SHRUBS		GROUND COVERS	
BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL
ACER CIRCINATUM / VINE MAPLE		ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	
CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN		CAMELLIA SASANQUA 'SNOWMAN' / WHITE JAPANESE CAMELLIA		PACHYSANDRA TERMINALIS / JAPANESE SPURGE	
CORNUS ALTERNIFOLIA / PAGODA DOGWOOD		LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF			
GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE			
QUERCUS RUBRA / RED OAK		PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY			
		PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS			
		PHORMIUM TENAX 'APRICOT QUEEN' / NEW ZEALAND FLAX			
		PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL			
		SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA			





Wood Bench and Steel Panel



Steel Panel



Concrete Slabs



Fire Table



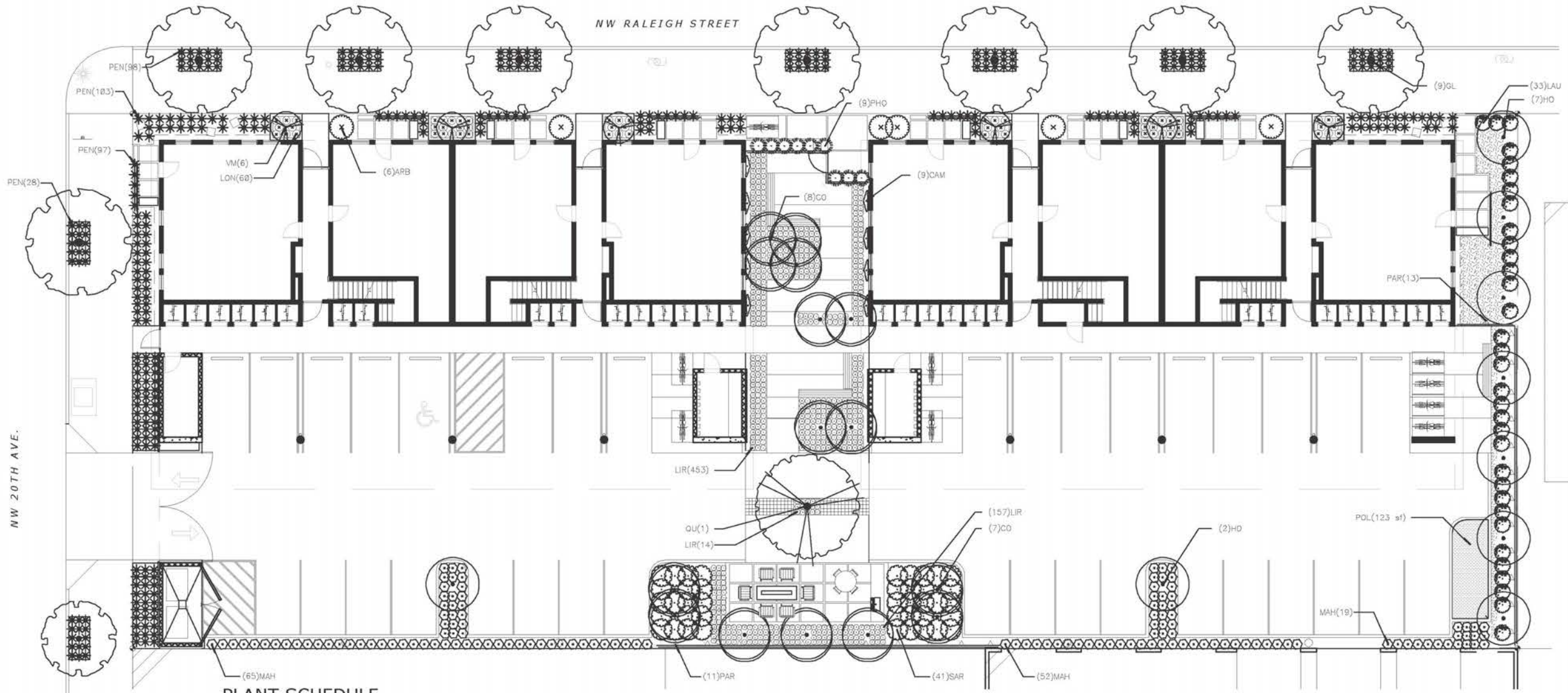
Light Colored Concrete



Dark Colored Concrete

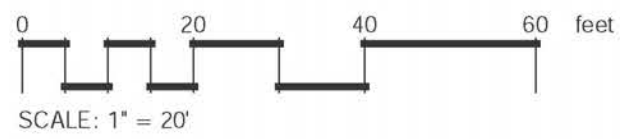


Concrete Paver



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ACER CIRCINATUM / VINE MAPLE	B & B		12-15'
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	B & B	2" CAL	12-15'
	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD	B & B	3" CAL	12-15'
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	-	3.5" CAL	
	QUERCUS RUBRA / RED OAK	-	5" CAL	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	5 GAL		
	CAMELLIA SASANQUA 'SNOWMAN' / WHITE JAPANESE CAMELLIA	5 GAL		
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT		
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL		
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	1 GAL		
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL		
	PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX	5 GAL		
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL		
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL		
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL		
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	4" POT @ 12"		





(PEN) Dwarf Fountain Grass



(PHO) New Zealand Flax



(LAU) Otto Luyken Laurel



(SAR) Sarcococca



(PACH) Pachysandra



(POL) Western Sword Fern



(CO) Pagoda Dogwood



(HO) Pyramidal Hornbeam



(GL) Sunburst Honeylocust



(QU) Red Oak



(VM) Vine Maple



(ARB) Compact Strawberry Tree



(CAM) Japanese Camellia



(LIR) Liriope



(LON) Privet Honeysuckle



(MAH) Compact Oregon Grape



(TAR) Boston Ivy

PLANT SCHEDULE

TREES

CODE	BOTANICAL NAME / COMMON NAME
VM	ACER CIRCINATUM / VINE MAPLE
HO	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN
CO	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
GL	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST
QU	QUERCUS RUBRA / RED OAK

SHRUBS

CODE	BOTANICAL NAME / COMMON NAME
ARB	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
CAM	CAMELLIA SASANQUA 'SNOWMAN' / WHITE JAPANESE CAMELLIA
LIR	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
LON	LONICERA PILEATA / PRIVET HONEYSUCKLE
MAH	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
PAR	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY
PEN	PENNISSETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
PHO	PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX
LAU	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL
SAR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA

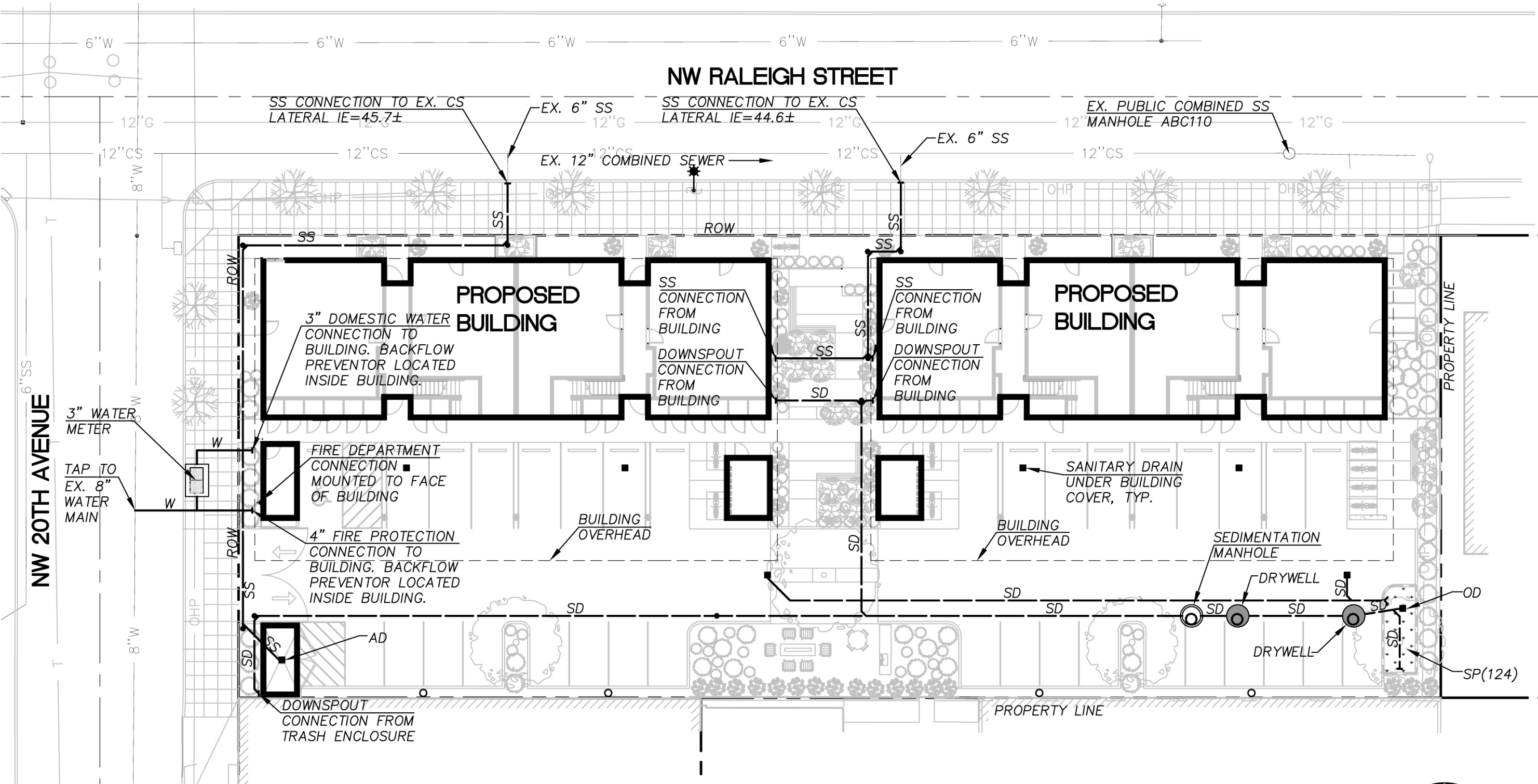
SHRUB AREAS

CODE	BOTANICAL NAME / COMMON NAME
POL	POLYSTICHUM MUNITUM / WESTERN SWORD FERN

GROUND COVERS

CODE	BOTANICAL NAME / COMMON NAME
PACH	PACHYSANDRA TERMINALIS / JAPANESE SPURGE

LANDSCAPE - PLANTINGS



STORMWATER NARRATIVE

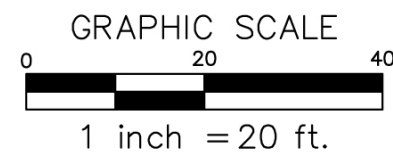
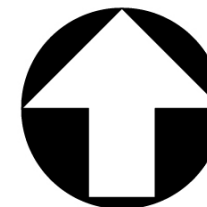
WATER QUALITY:
 WATER QUALITY REQUIREMENTS WILL BE MET WITH THE USE OF A STORMWATER PLANTER

WATER QUANTITY:
 WATER QUANTITY TREATMENT IS NOT REQUIRED BECAUSE WE ARE INFILTRATING ALL STORMWATER RUNOFF ON-SITE.

DISPOSAL:
 ALL RUNOFF WILL BE INFILTRATED ON-SITE WITH THE USE OF PRIVATE DRYWELLS; THEREFORE, THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE DISPOSAL HIERARCHY.

SHEET LEGEND

SD	STORM DRAIN
SS	SANITARY SEWER
CS	COMBINED SEWER
AD	AREA DRAIN
W	WATER
SP	STORM PLANTER (TREATMENT AREA IN SQUARE FEET)
ROW	RIGHT OF WAY
EX	EXISTING
OD	OVERFLOW DRAIN



UTILITY PLAN