

SLABTOWN FLATS

DESIGN REVIEW HEARING
AUGUST 2, 2012

C.E. JOHN COMPANY, INC.
JOHN

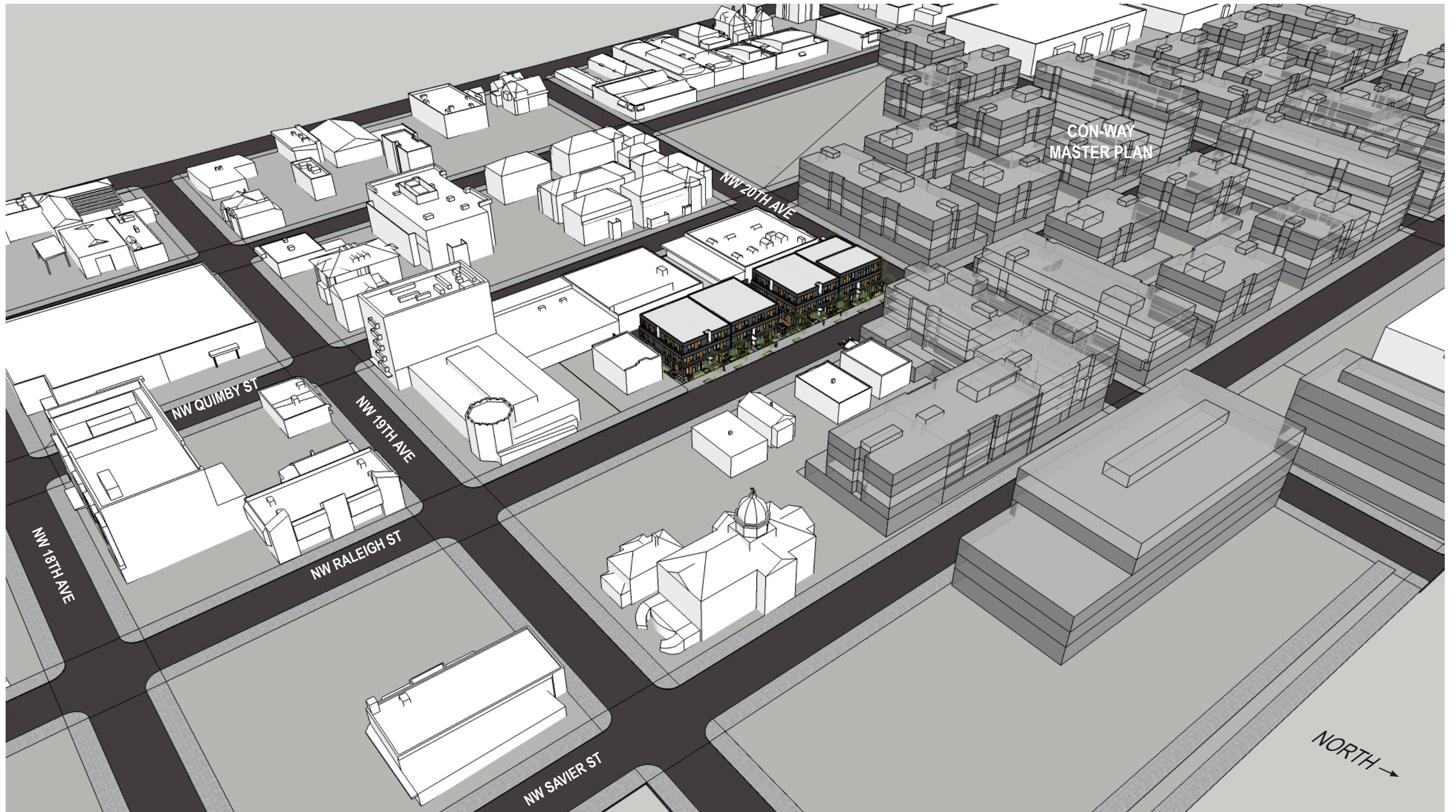

Holst Architecture



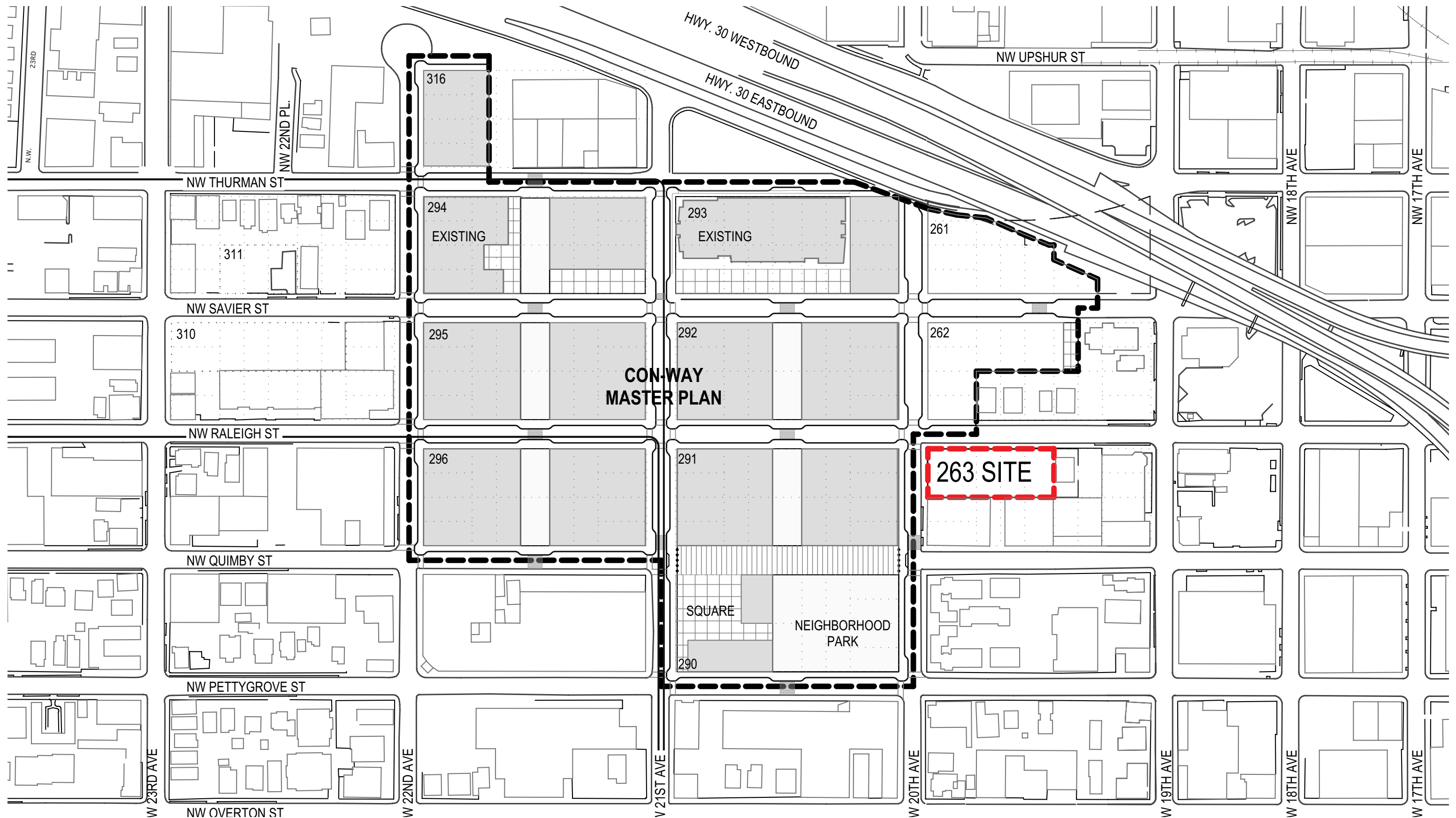
- 26,000 sf site
- (2) 21,133 gsf, (3) story apartment buildings
- Each building includes 20 apartments
- Ground floor parking for 35 vehicles



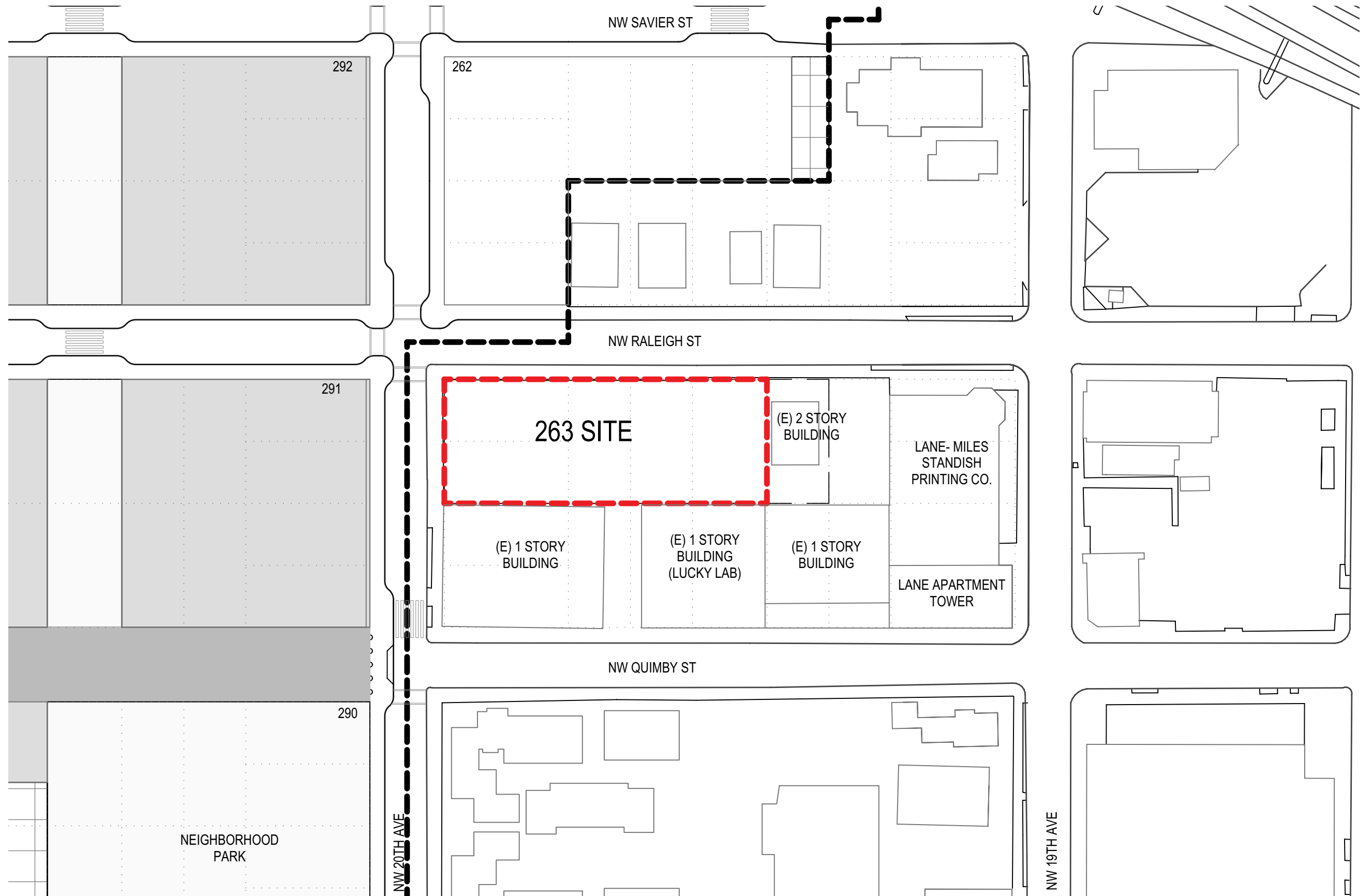
PROJECT DESCRIPTION



CONTEXT MODEL



VICINITY MAP



SITE MAP

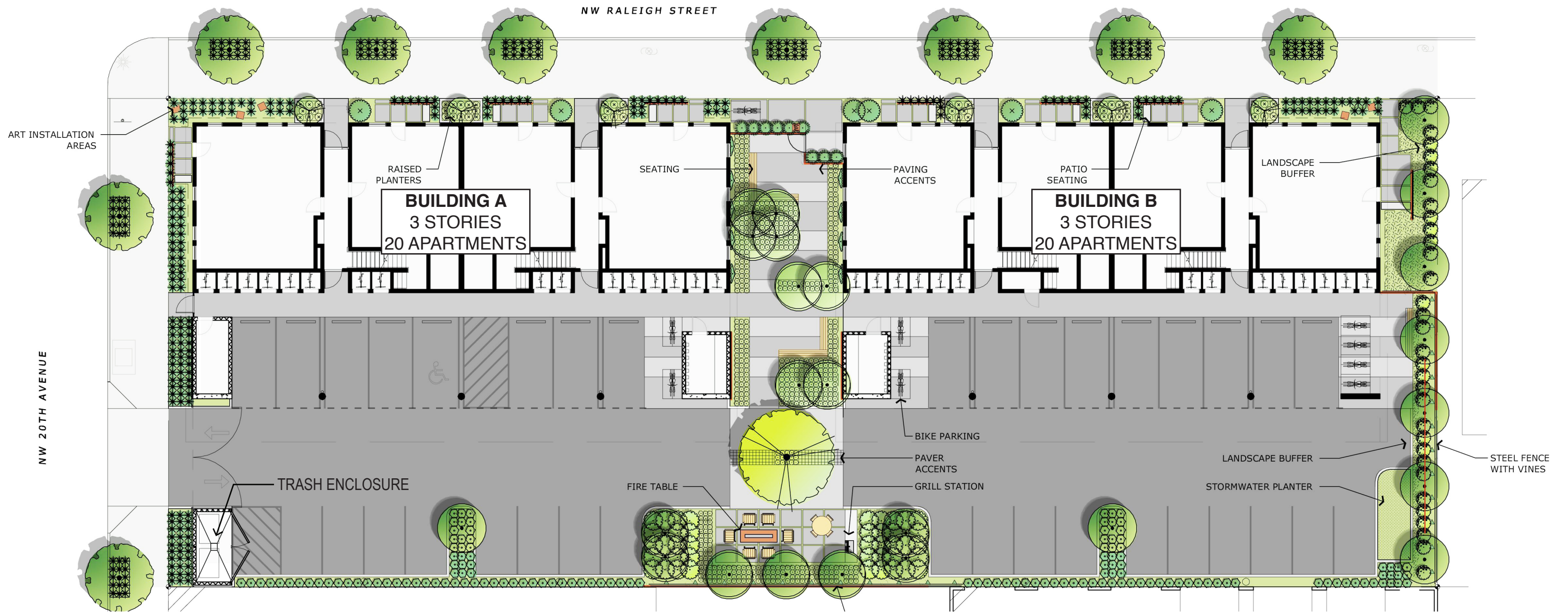
NEIGHBORHOOD MASSING STUDY



CONTEXT



CONTEXTUAL MASSING PRECEDENTS



NW RALEIGH STREET

ART INSTALLATION AREAS

RAISED PLANTERS
BUILDING A
 3 STORIES
 20 APARTMENTS

SEATING

PAVING ACCENTS

PATIO SEATING
BUILDING B
 3 STORIES
 20 APARTMENTS

LANDSCAPE BUFFER

NW 20TH AVENUE

TRASH ENCLOSURE

FIRE TABLE

BIKE PARKING

PAVER ACCENTS

GRILL STATION

LANDSCAPE BUFFER

STORMWATER PLANTER

STEEL FENCE WITH VINES



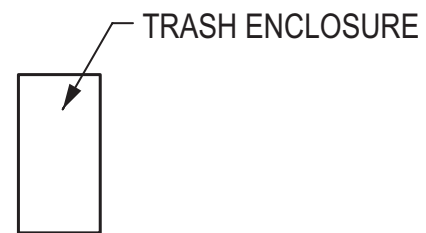
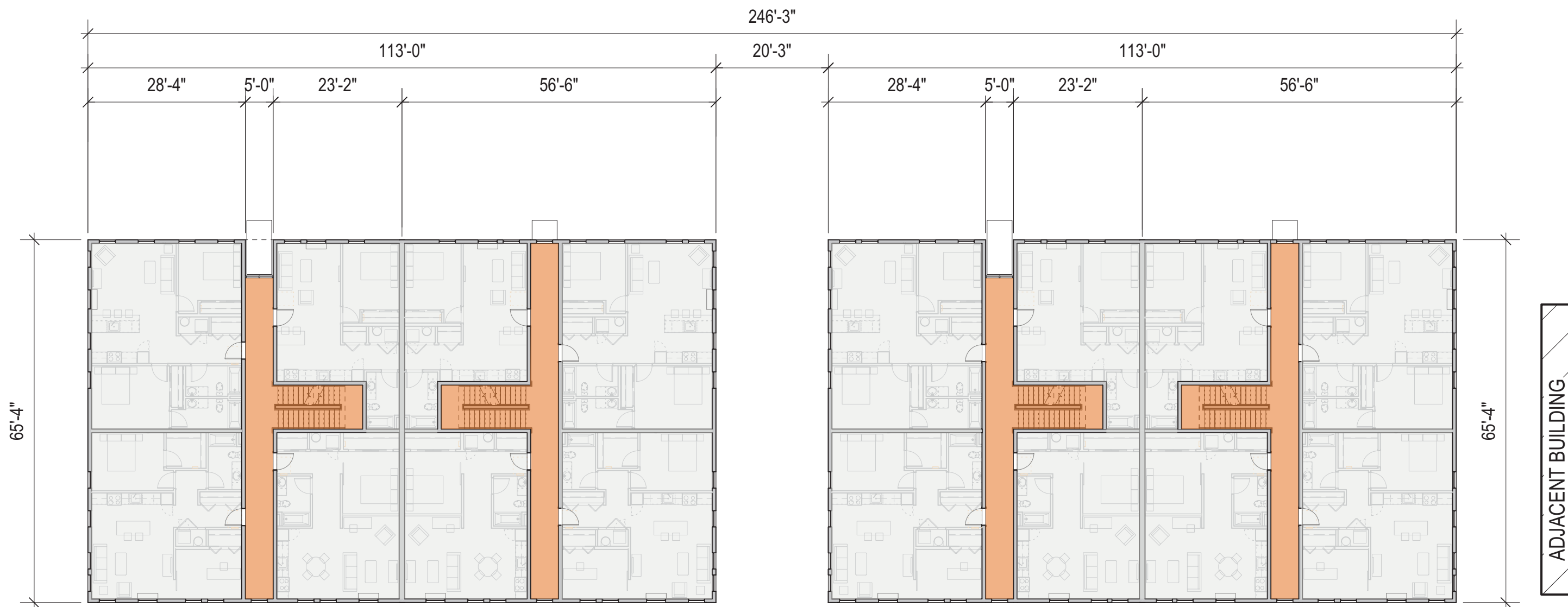
NORTH

SITE PLAN



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

SITE PLAN / FIRST FLOOR PLAN



TRASH ENCLOSURE

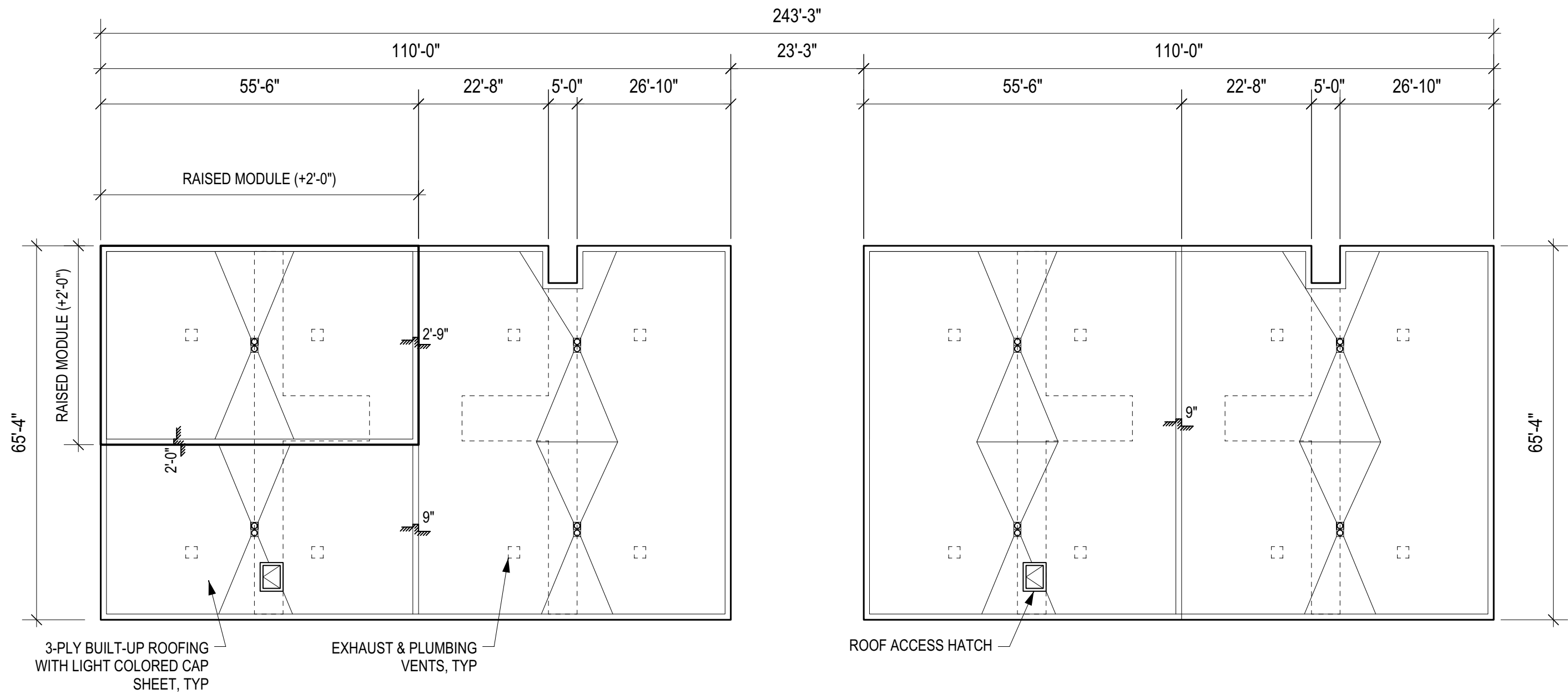
PARKING BELOW

ADJACENT BUILDING

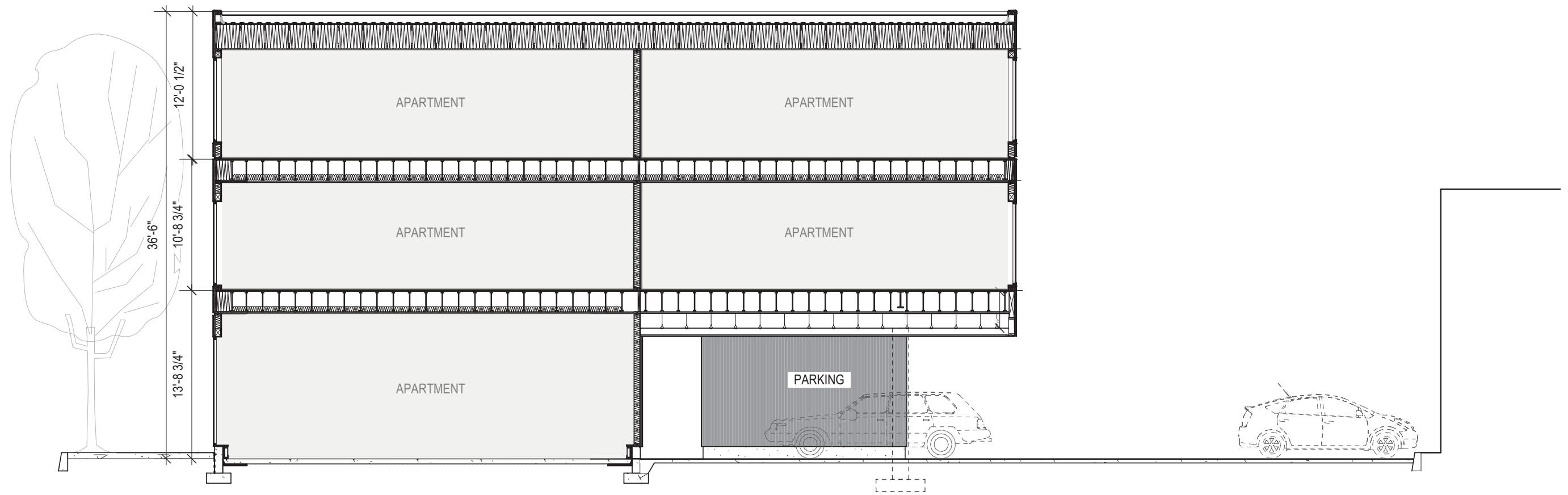
PARKING BELOW

ADJACENT BUILDING

SECOND & THIRD FLOOR PLAN



ROOF PLAN



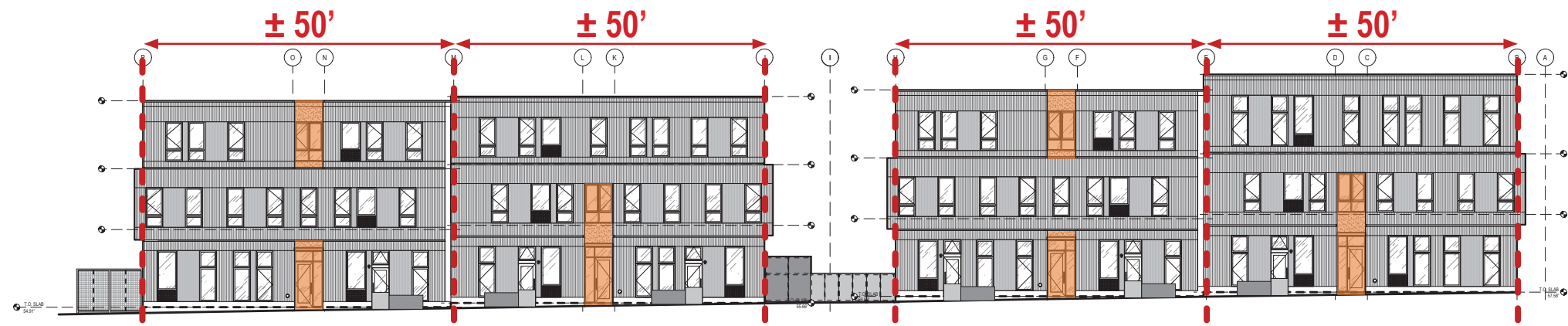
BUILDING SECTION - NORTH/SOUTH



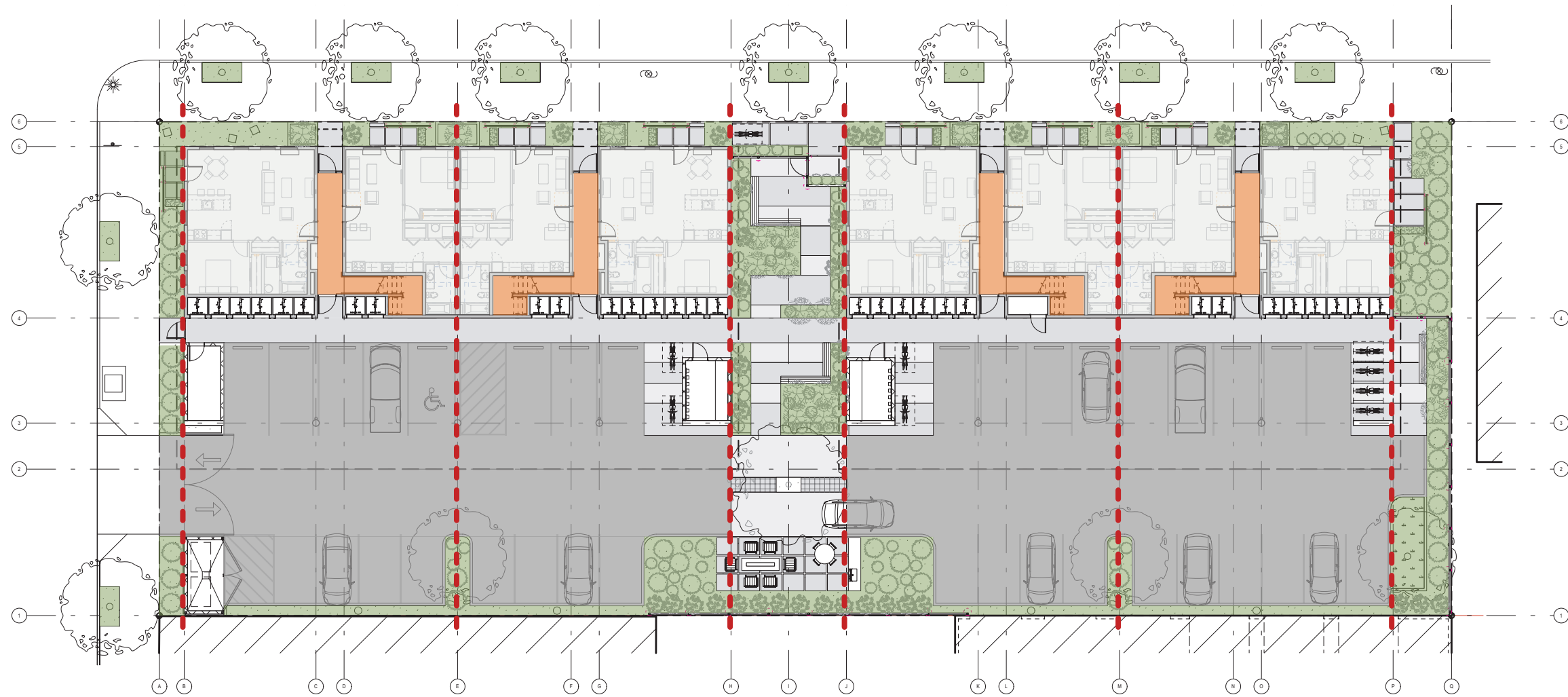
NORTH ELEVATION DIAGRAM - BAYS



PLAN DIAGRAM - BAYS



NORTH ELEVATION DIAGRAM - NICHES



PLAN DIAGRAM - NICHES

DESIGN COMPONENTS

GARDEN COURTYARD

BUILDING ENTRIES

GROUND FLOOR PATIOS

SITE ART

GATES & FENCES

MATERIALITY

LIGHTING

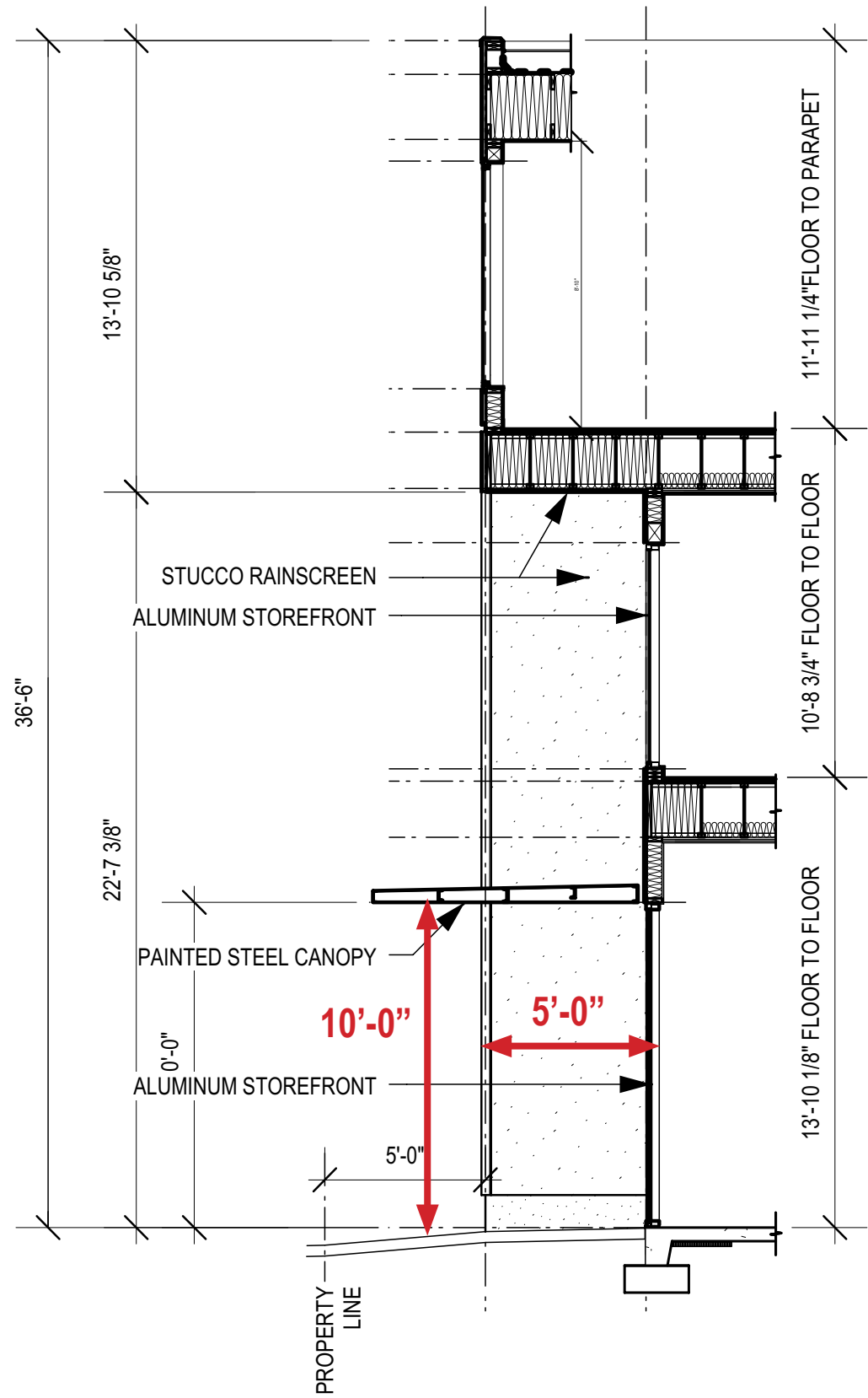
DETAILING



GARDEN COURTYARD



GARDEN COURTYARD



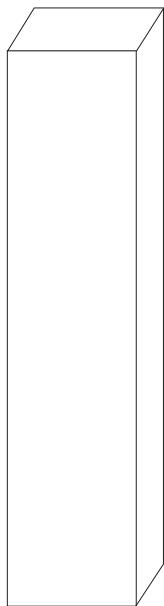
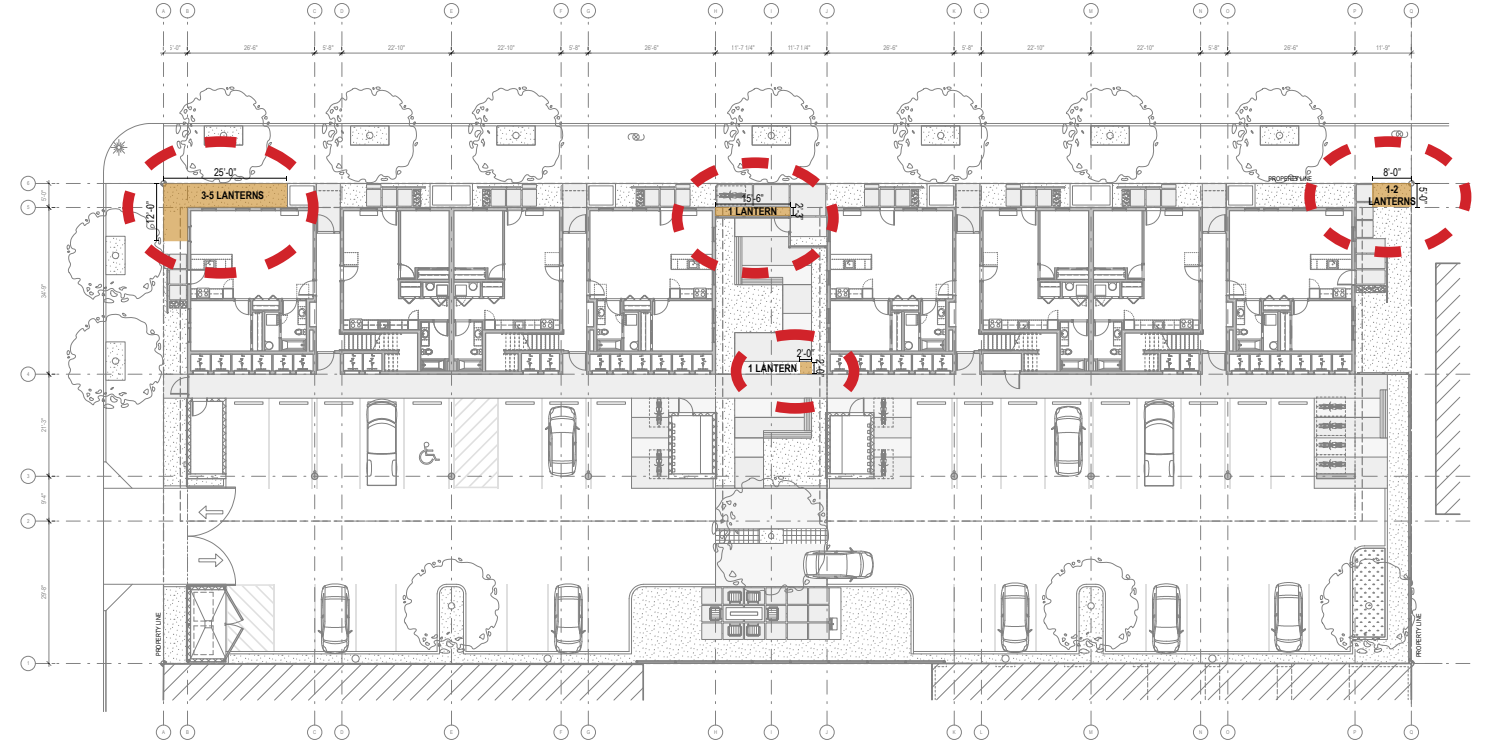
BUILDING ENTRY



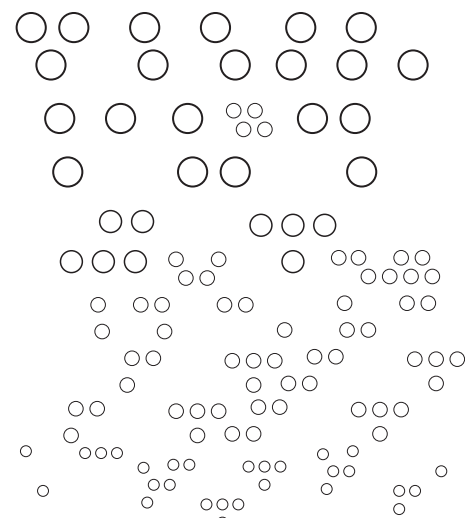
BUILDING ENTRY



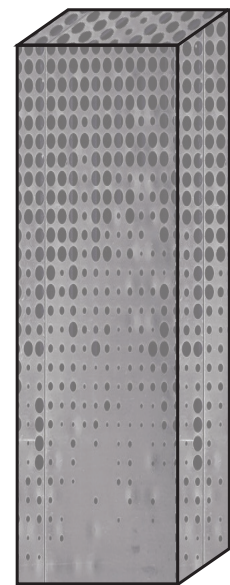
GROUND FLOOR UNIT PATIO



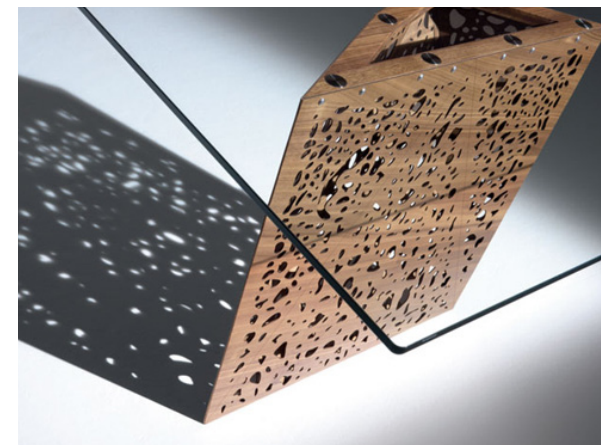
1. FORM



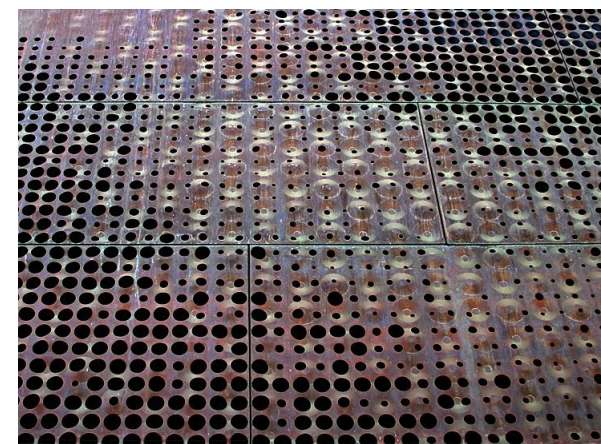
2. ARTIST'S PATTERN



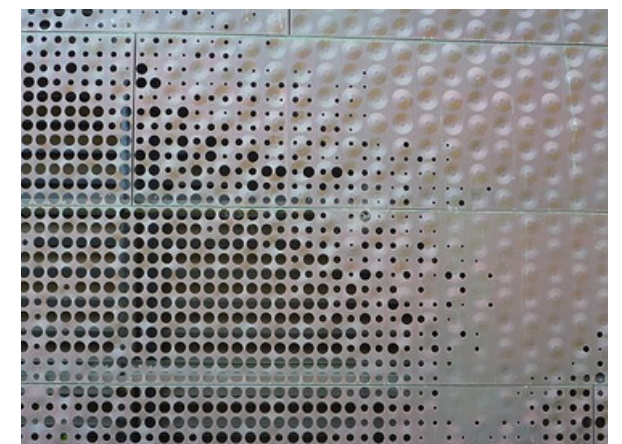
3. PATTERN OVERLAY



STEVEN HOLL - LASER CUT PLYWOOD FURNITURE



HERZOG & DE MEURON - DE YOUNG MUSEUM - PERFORATED STEEL



NORTHWEST CORNER - SITE ART

NW RALEIGH STREET

COURTYARD ENTRY

ART INSTALLATION AREAS

RAISED PLANTERS

SEATING

PAVING ACCENTS

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LANDSCAPE BUFFER

NW 20TH AVENUE

VEHICLE ENTRY

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STORMWATER PLANTER

STEEL FENCE WITH VINES

FIRE TABLE

STEEL FENCE

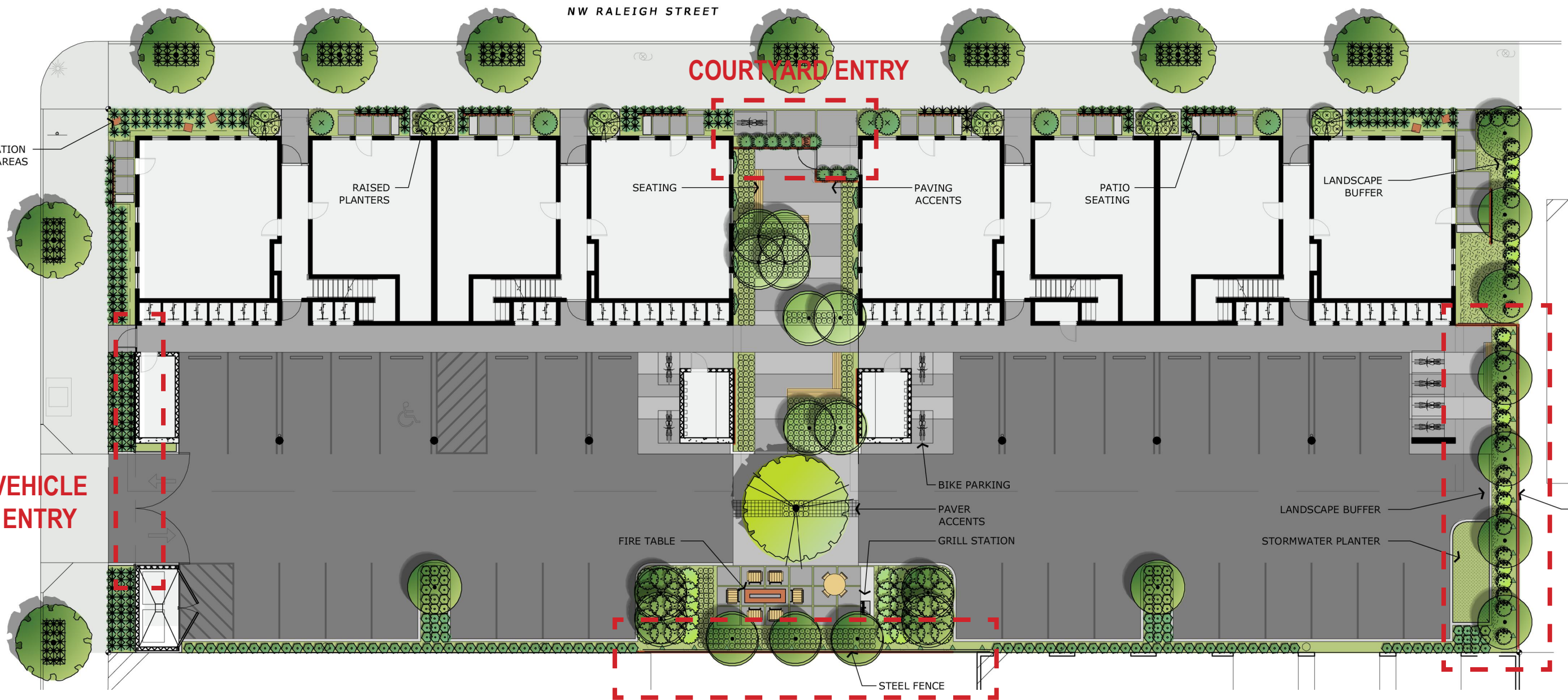
EAST FENCE

SOUTH FENCE



NORTH

GATES & FENCES

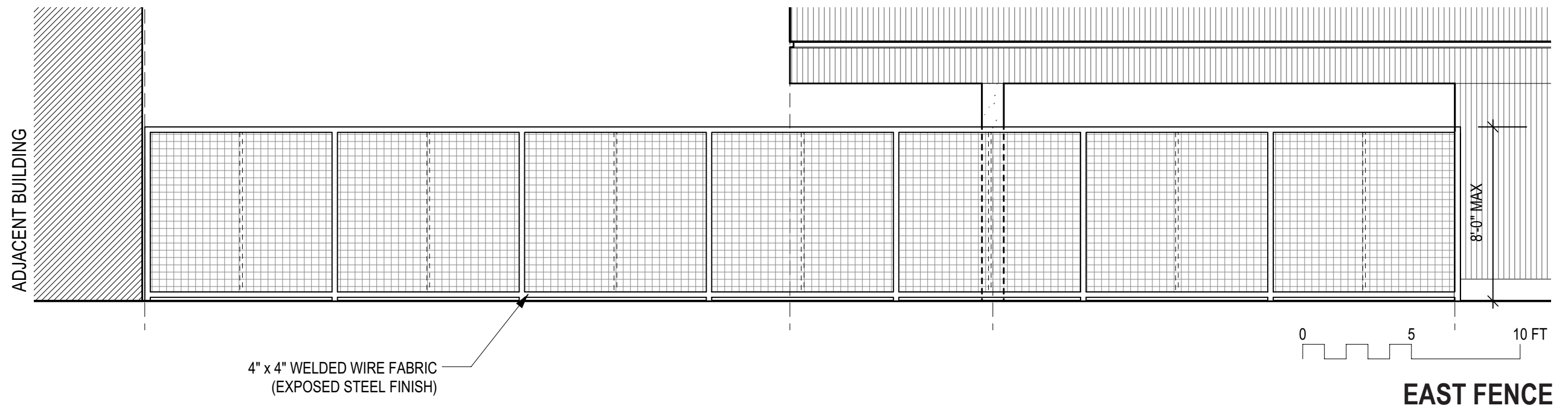
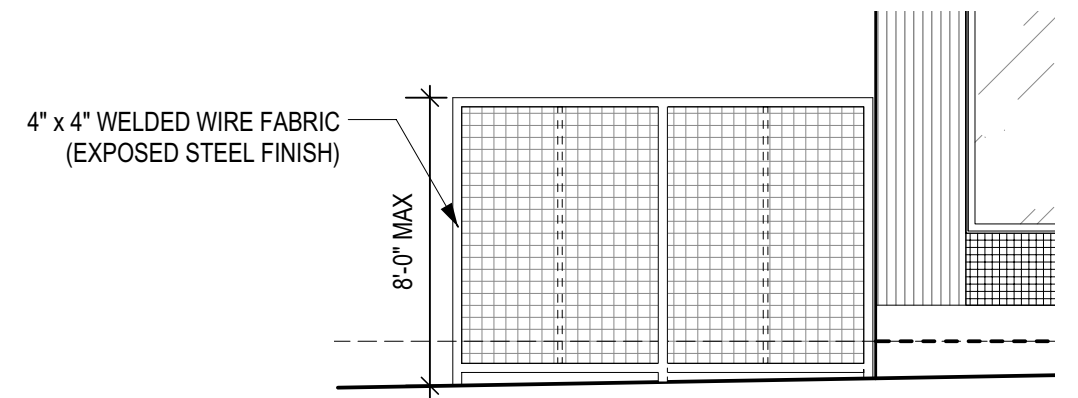
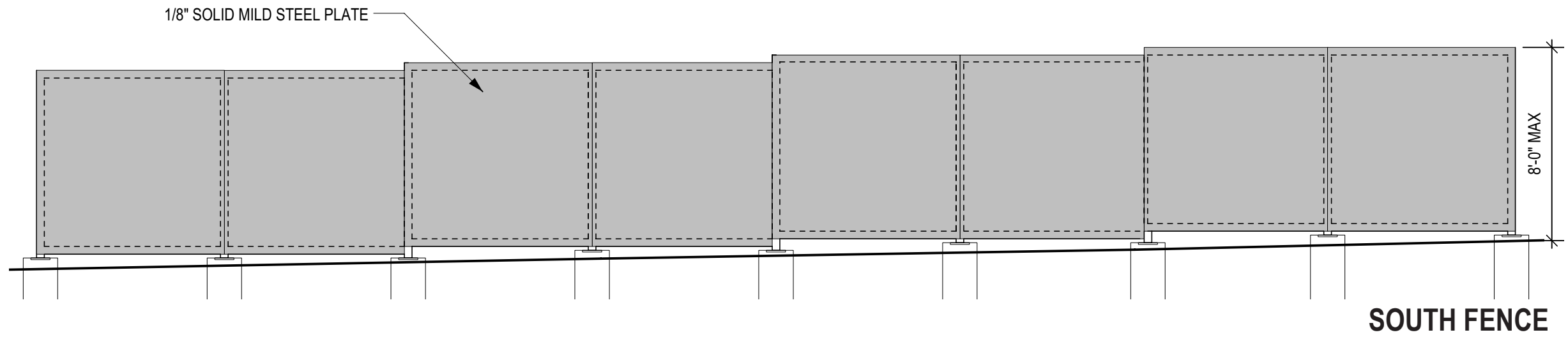




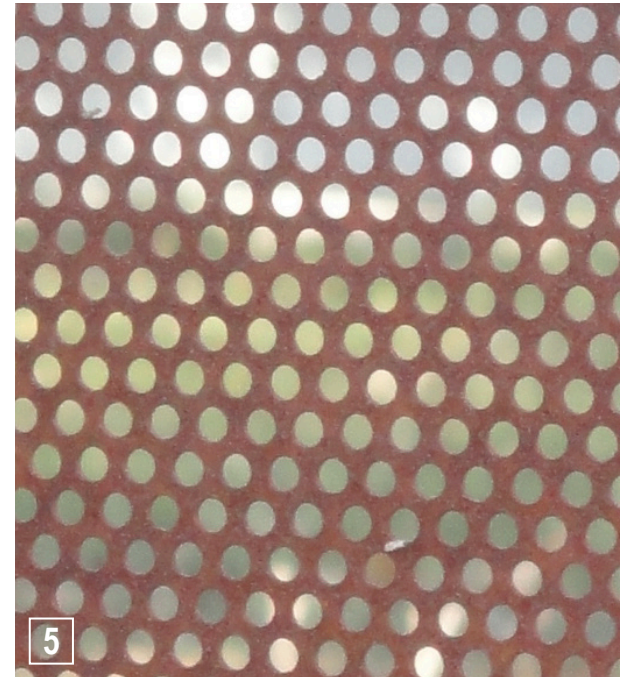
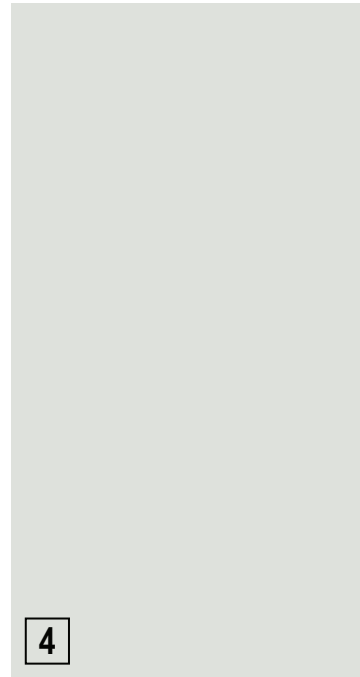
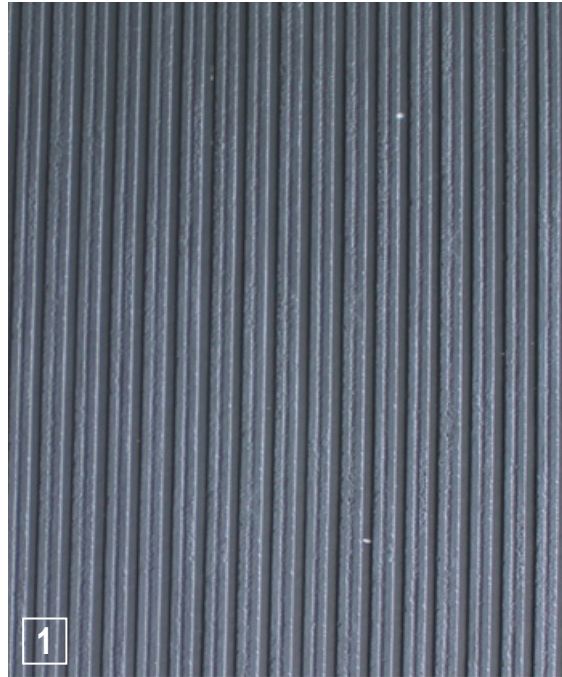
WEST FACADE - VEHICULAR ENTRY



COURTYARD GARDEN NORTH ENTRY



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



MATERIALITY



1 - RECESSED DOWNLIGHT

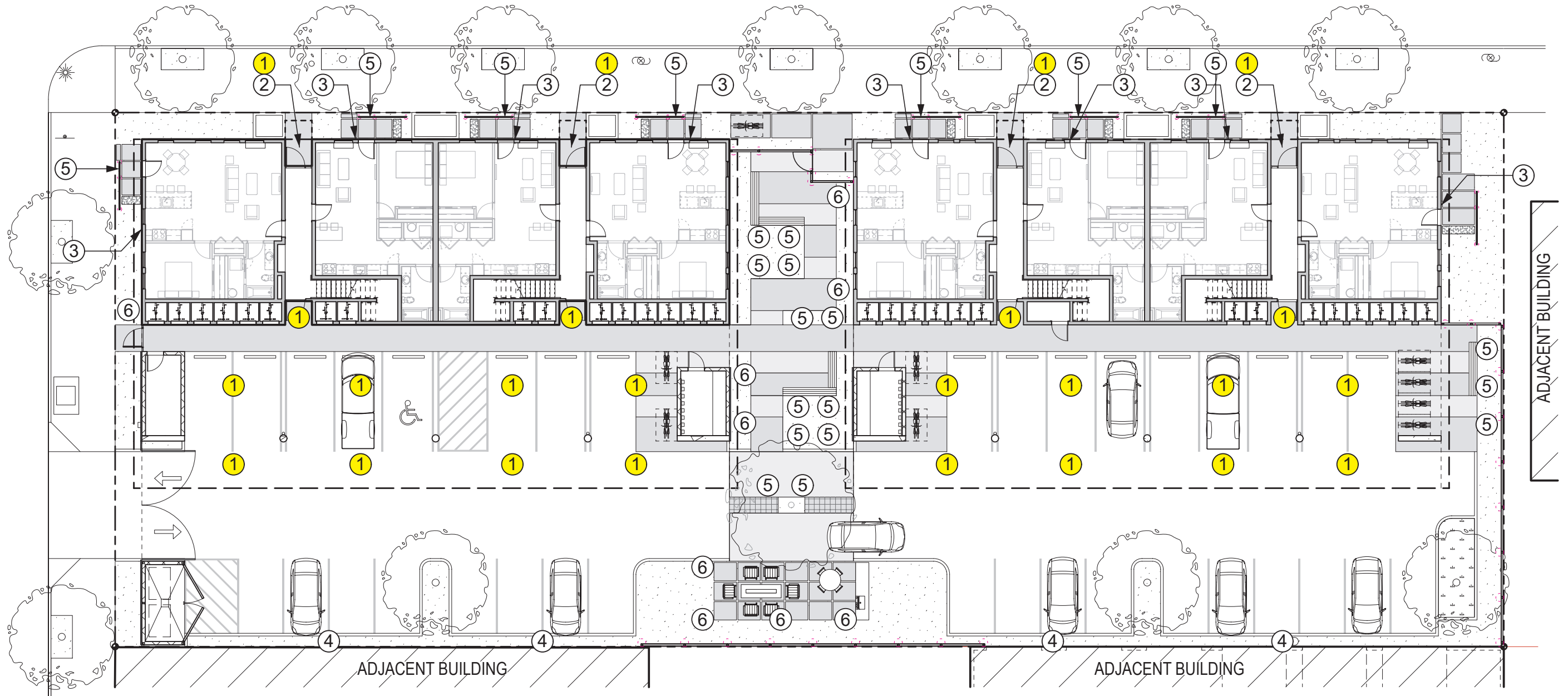
2 - RECESSED UPLIGHT

3 - WALL SCONCE

4 - POLE LIGHT

5 - LANDSCAPE SPOTLIGHT

6 - LIGHTED BOLLARD



EXTERIOR LIGHTING PLAN



1 - RECESSED DOWNLIGHT

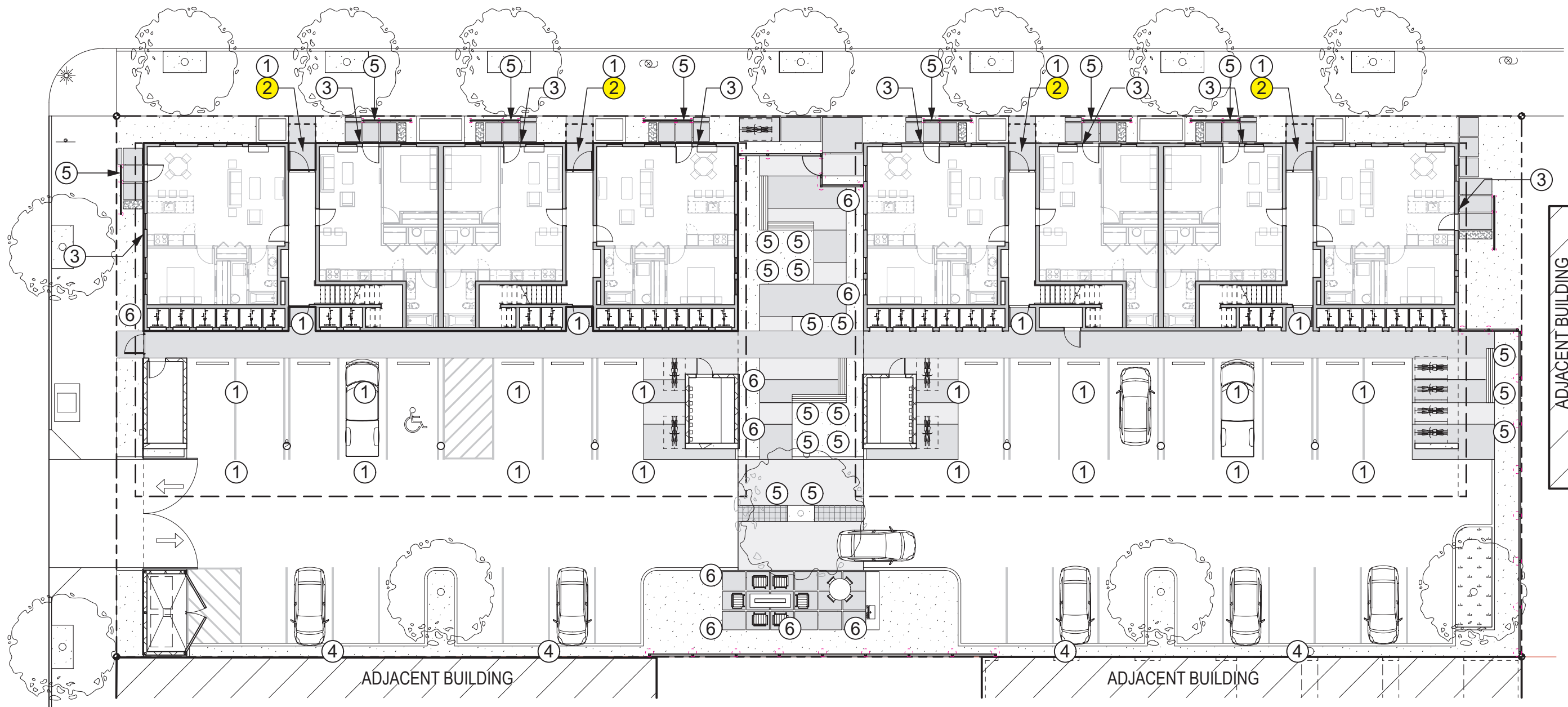
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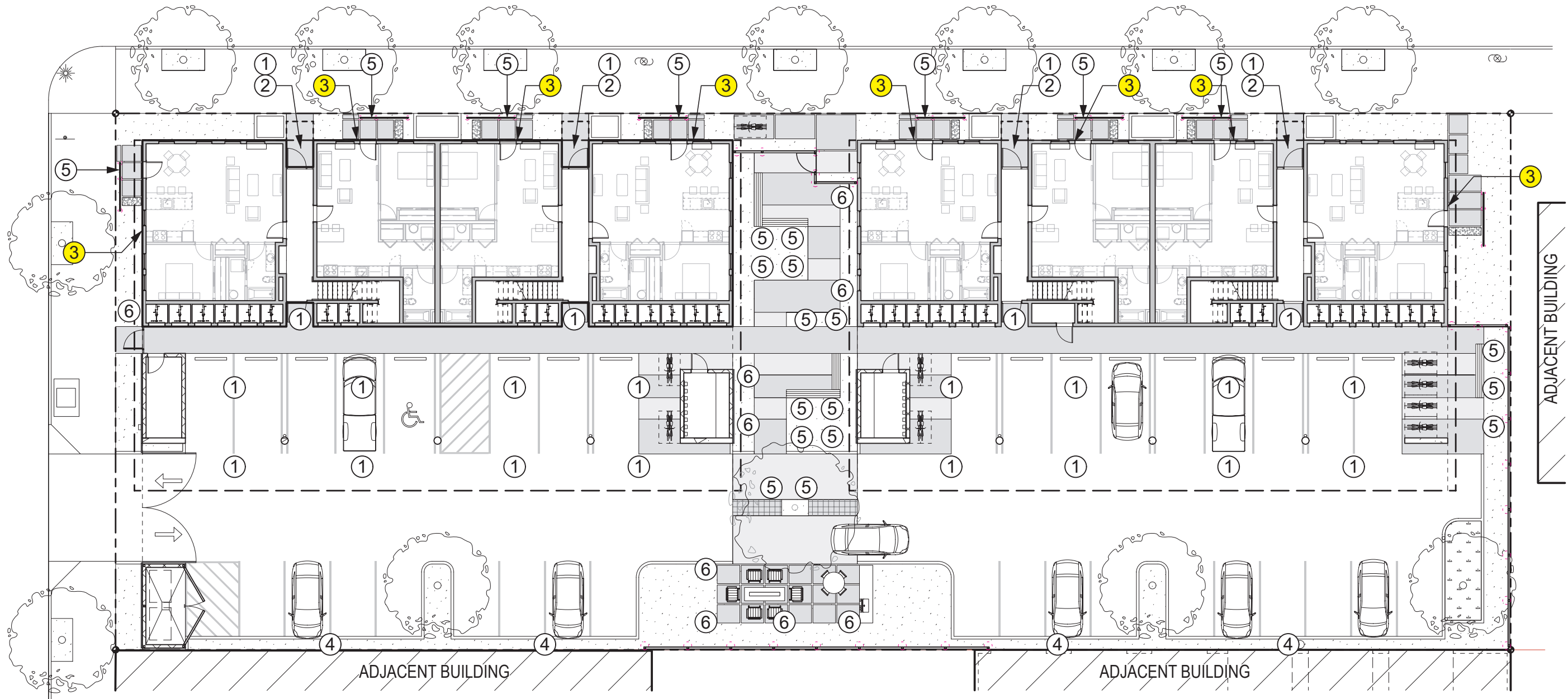
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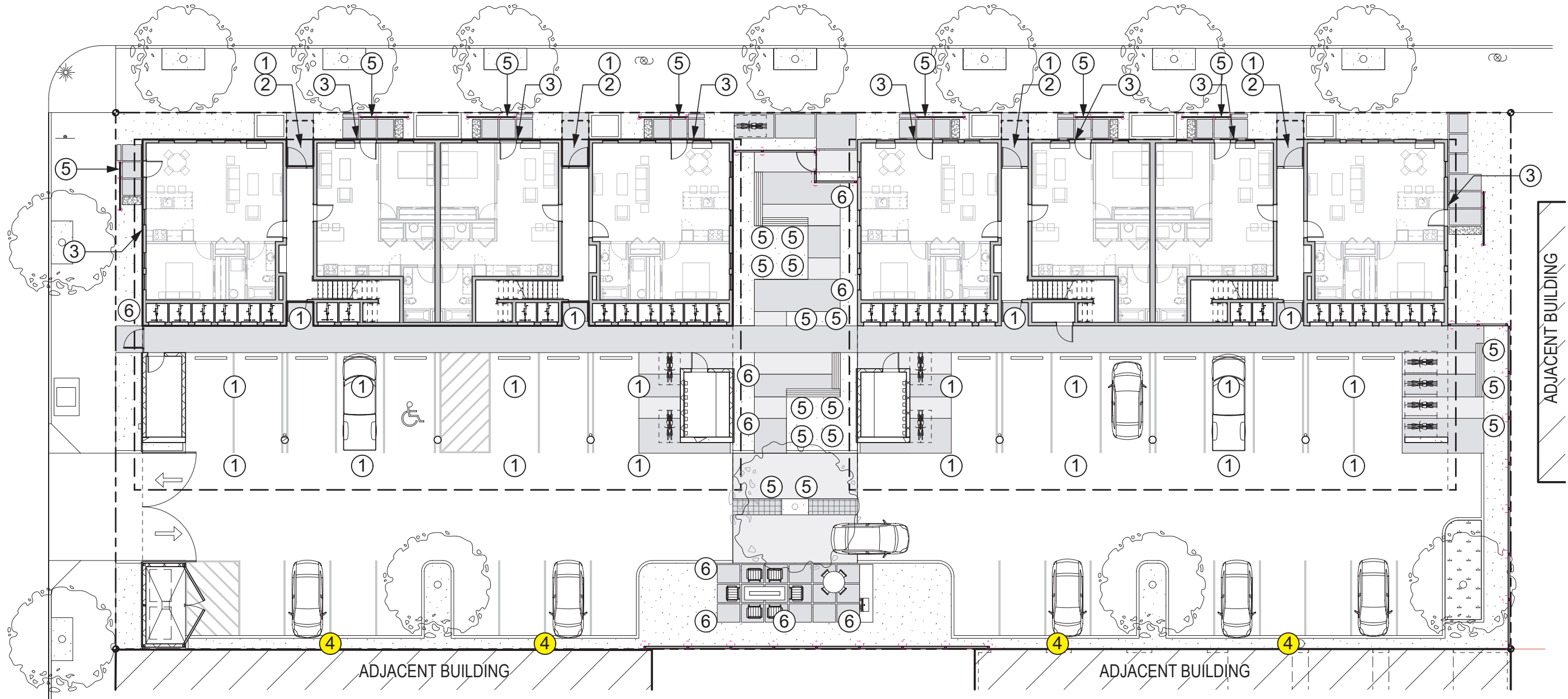
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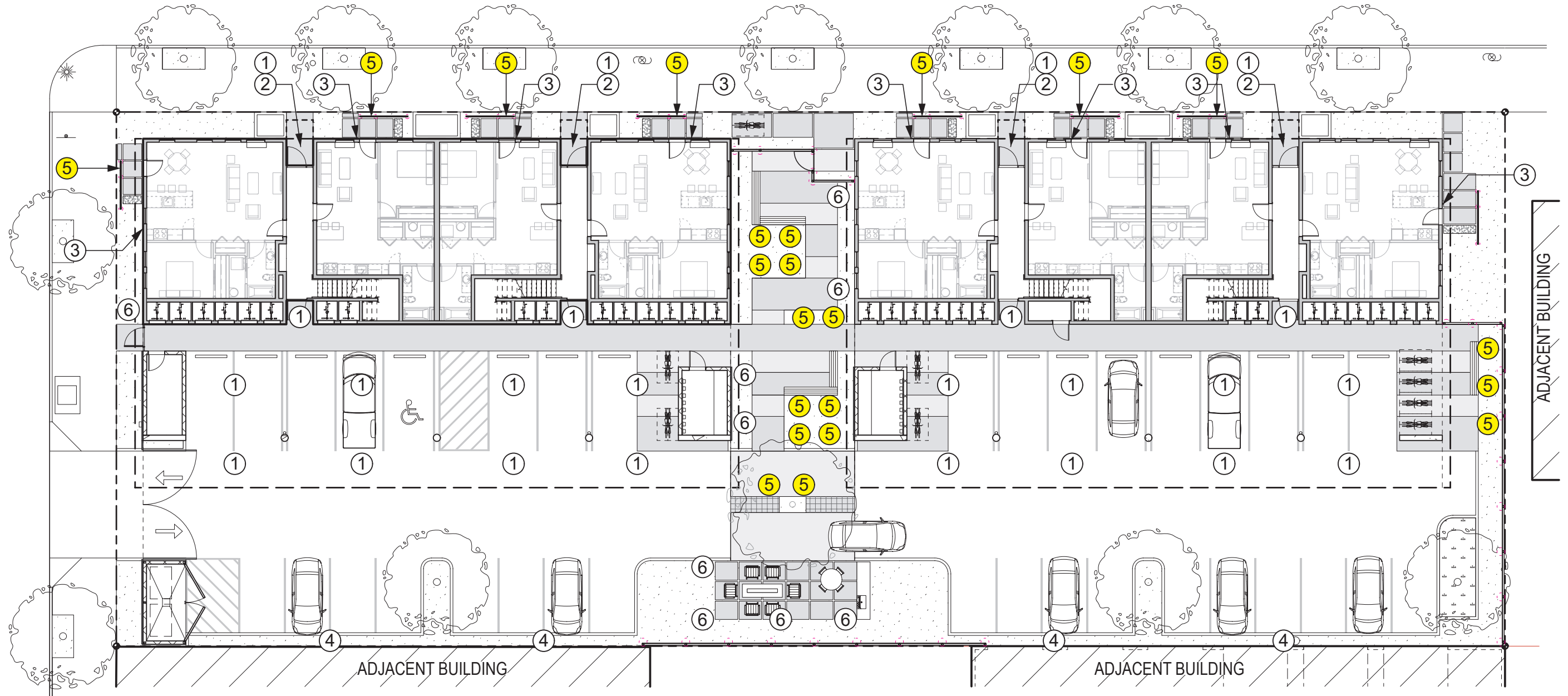
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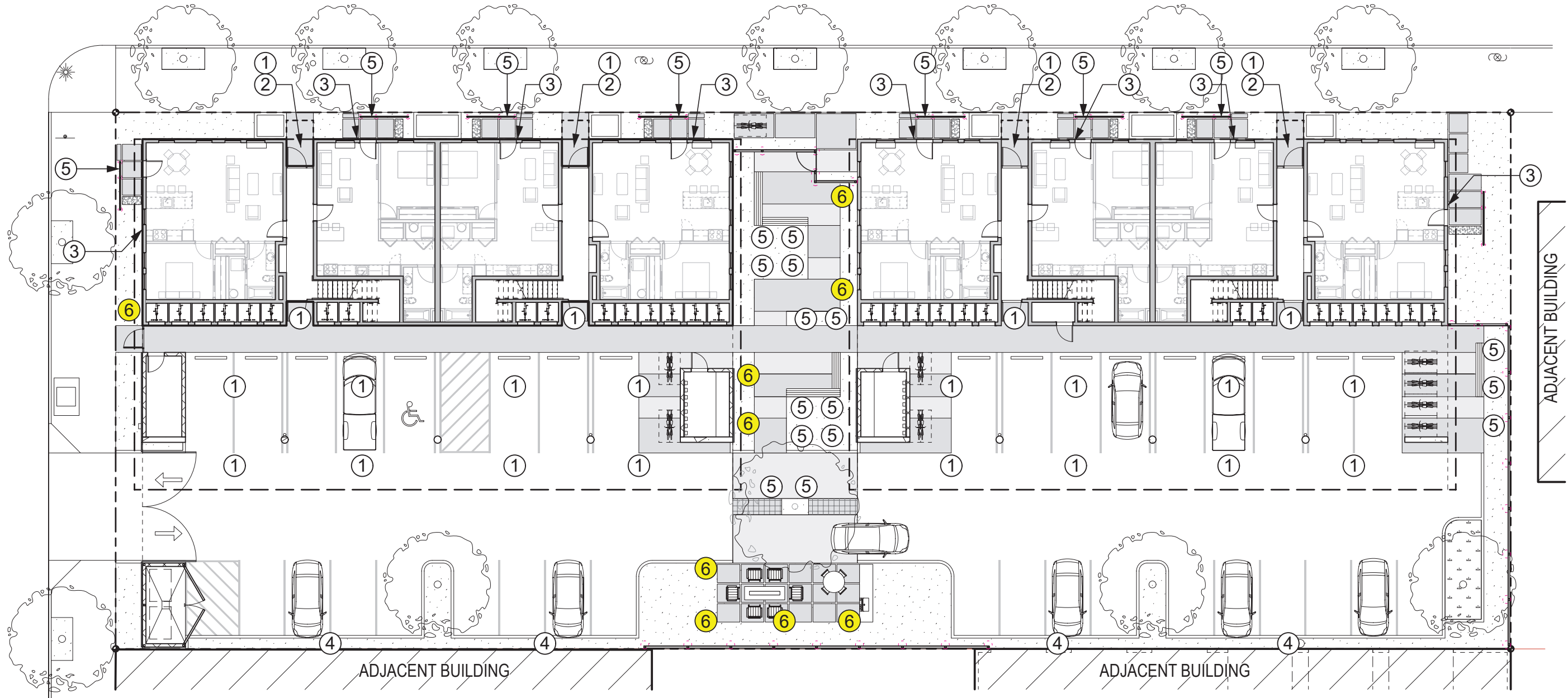
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3 - WALL SCONCE

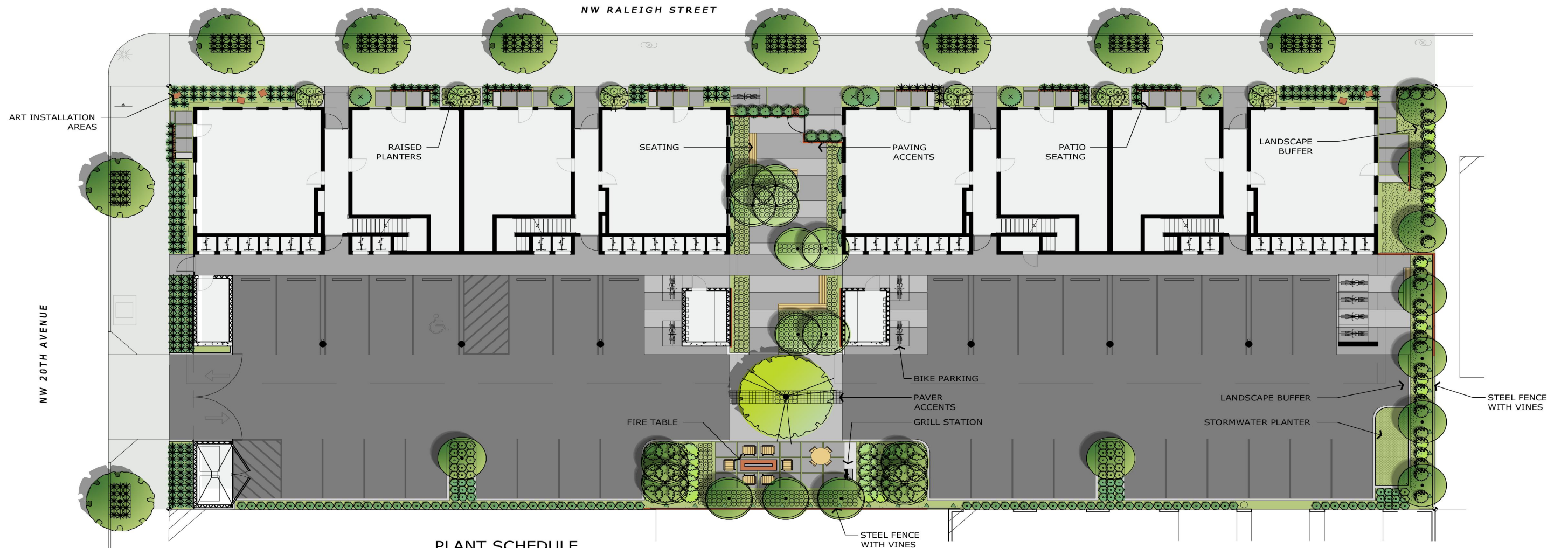
4 - POLE LIGHT

5 - LANDSCAPE SPOTLIGHT

6 - LIGHTED BOLLARD



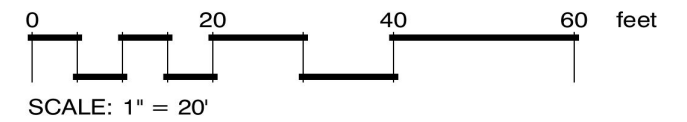
EXTERIOR LIGHTING PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	ACER CIRCINATUM / VINE MAPLE
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN
	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST
	QUERCUS RUBRA / RED OAK
SHRUBS	BOTANICAL NAME / COMMON NAME
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
	CAMELLIA SASANQUA 'SNOWMAN' / WHITE JAPANESE CAMELLIA
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
	LONICERA PILEATA / PRIVET HONEYSUCKLE

	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
	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
SHRUB AREAS	BOTANICAL NAME / COMMON NAME
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE



LANDSCAPE PLANTING PLAN



(PEN) Dwarf Fountain Grass



(PHO) New Zealand Flax



(LAU) Otto Luyken Laurel



(SAR) Sarcococca



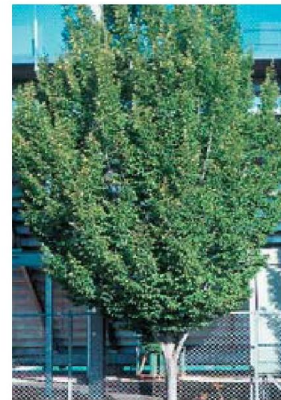
(PACH) Pachysandra



(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

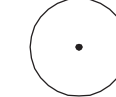
PLANT SCHEDULE

TREES

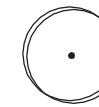


CODE BOTANICAL NAME / COMMON NAME

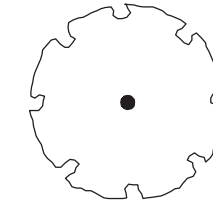
VM ACER CIRCINATUM / VINE MAPLE



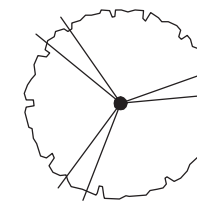
HO CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN



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SAR SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA

SHRUB AREAS



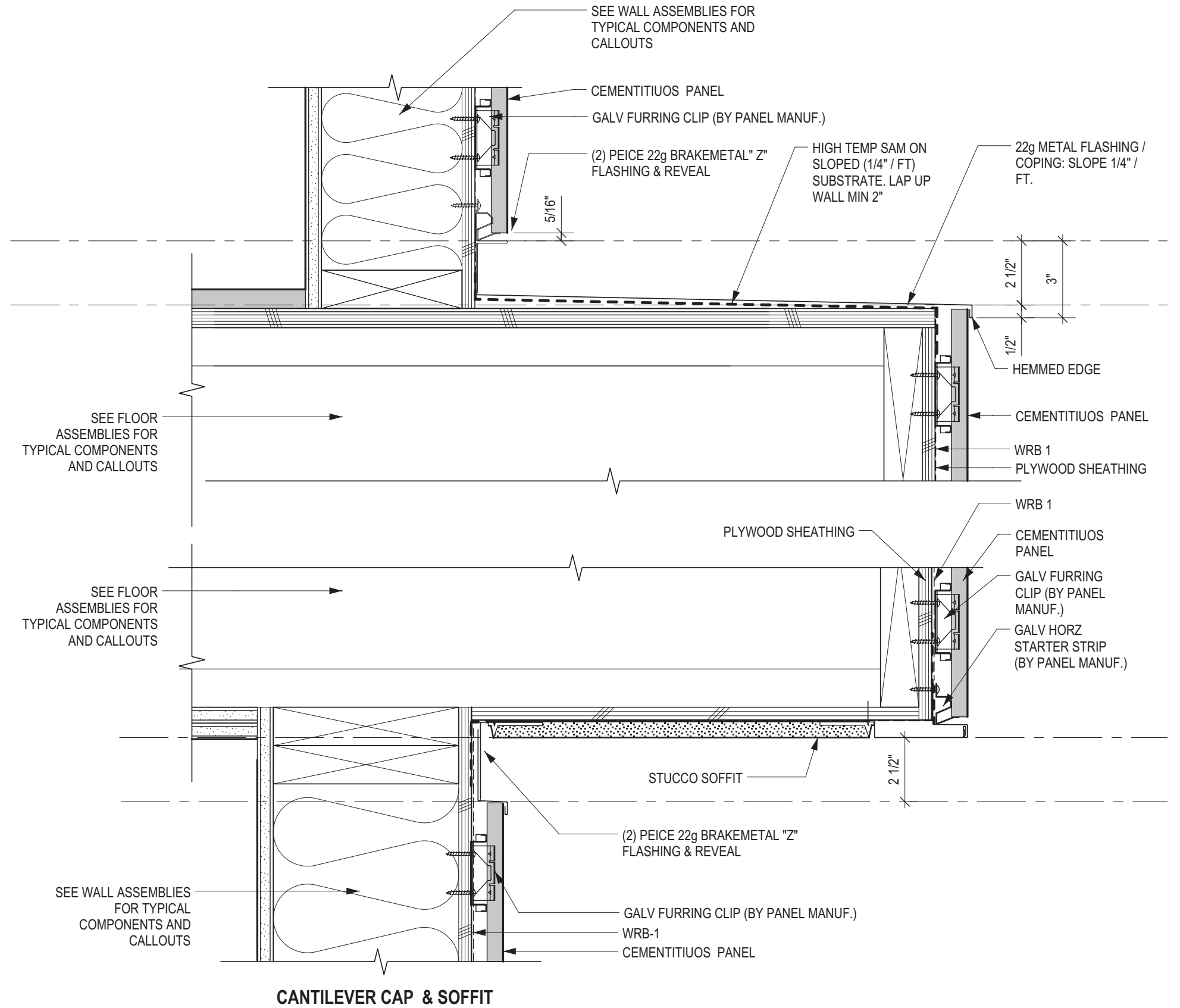
POL POLYSTICHUM MUNITUM / WESTERN SWORD FERN

GROUND COVERS



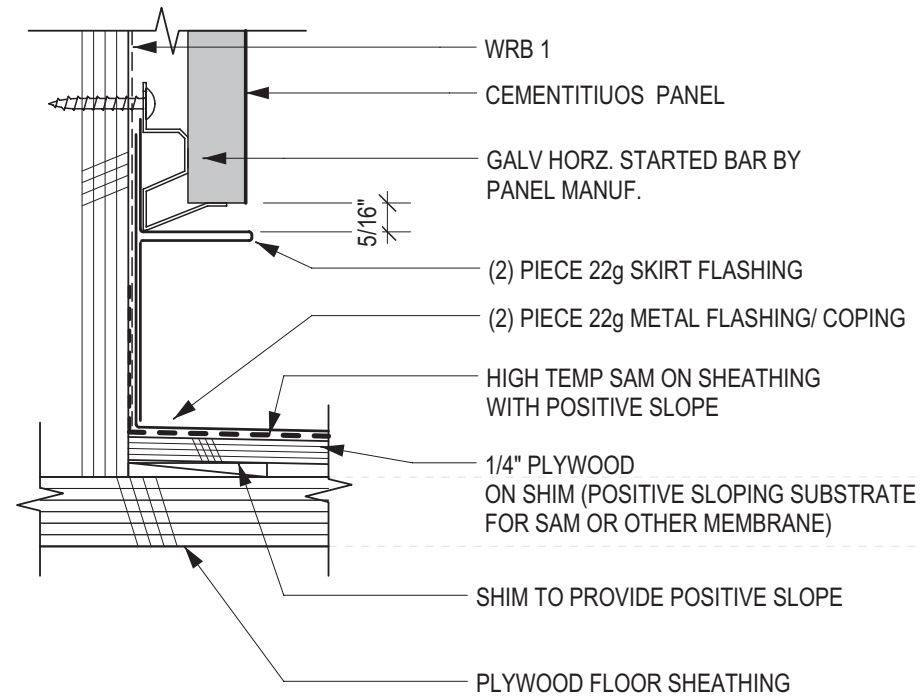
PACH PACHYSANDRA TERMINALIS / JAPANESE SPURGE

LANDSCAPE PLANTINGS

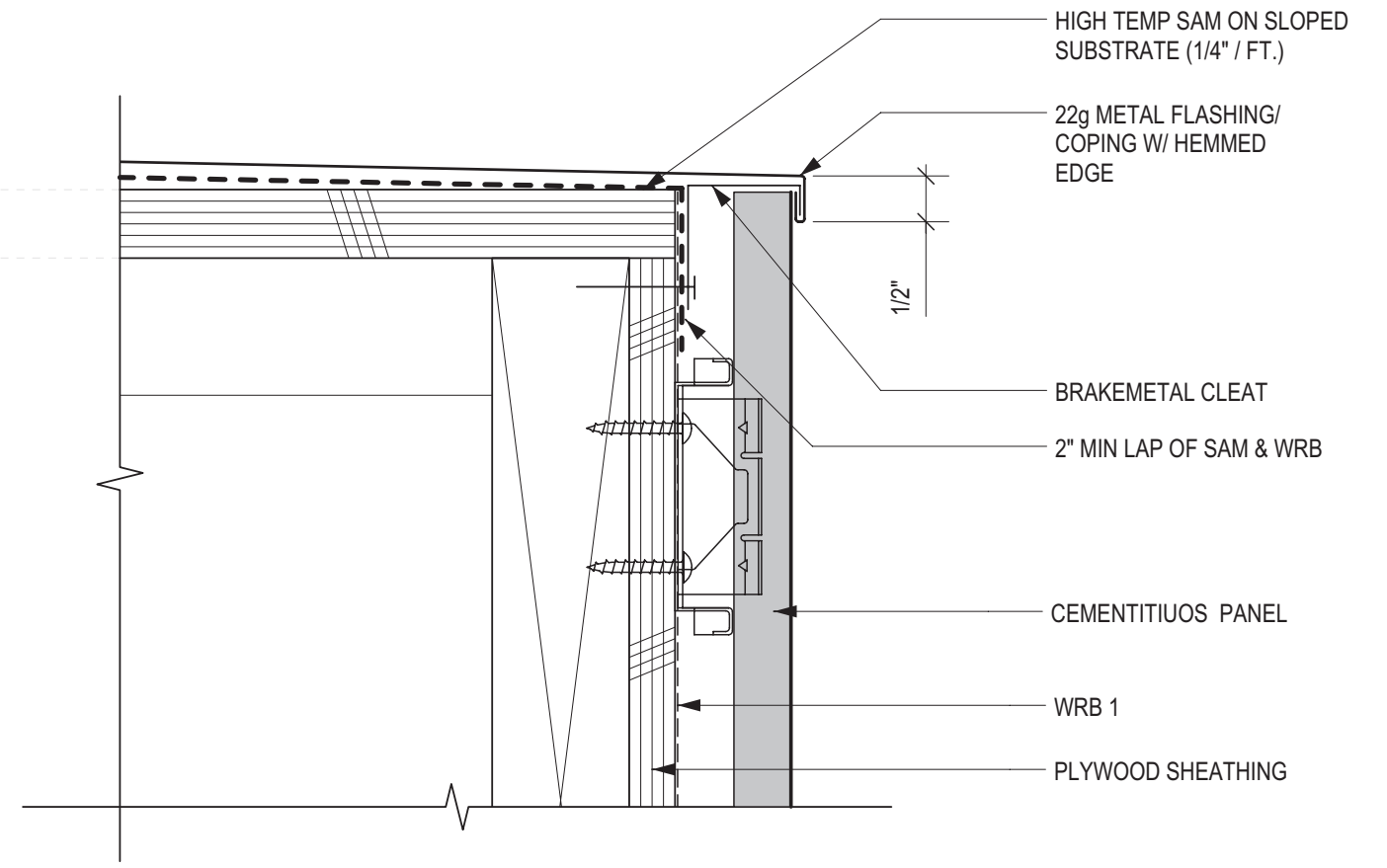


CANTILEVER CAP & SOFFIT

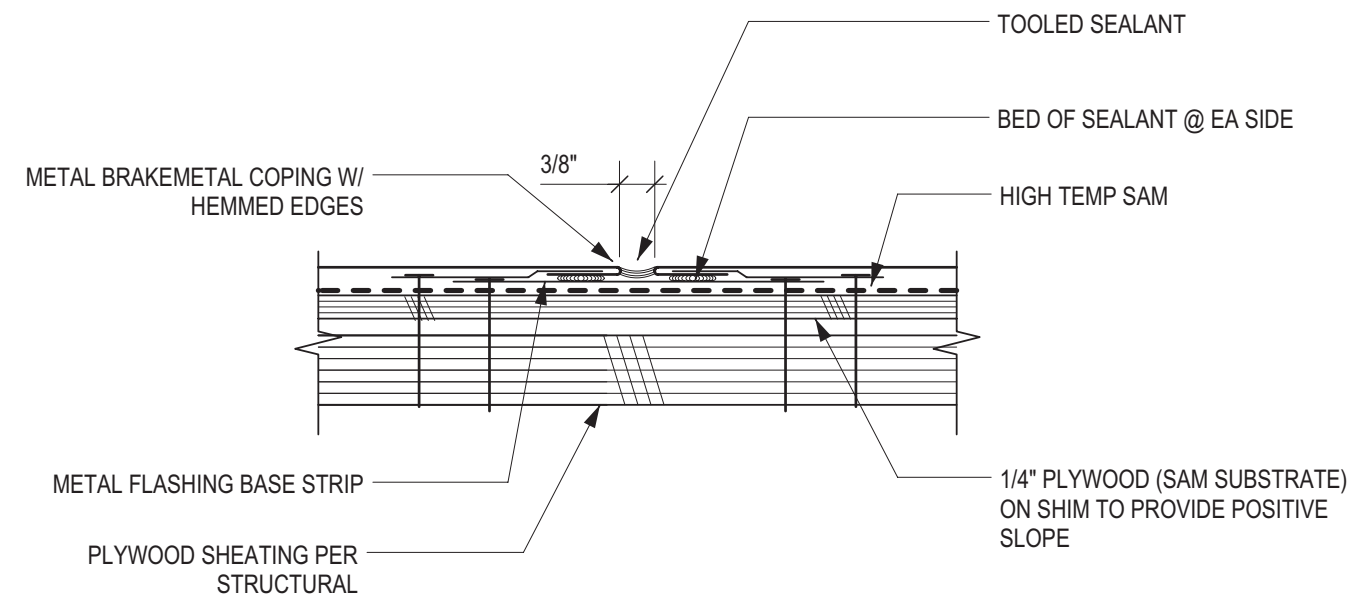
CANTILEVER DETAIL



HORIZONTAL REVEAL @ CANTILEVER FLOOR & WALL

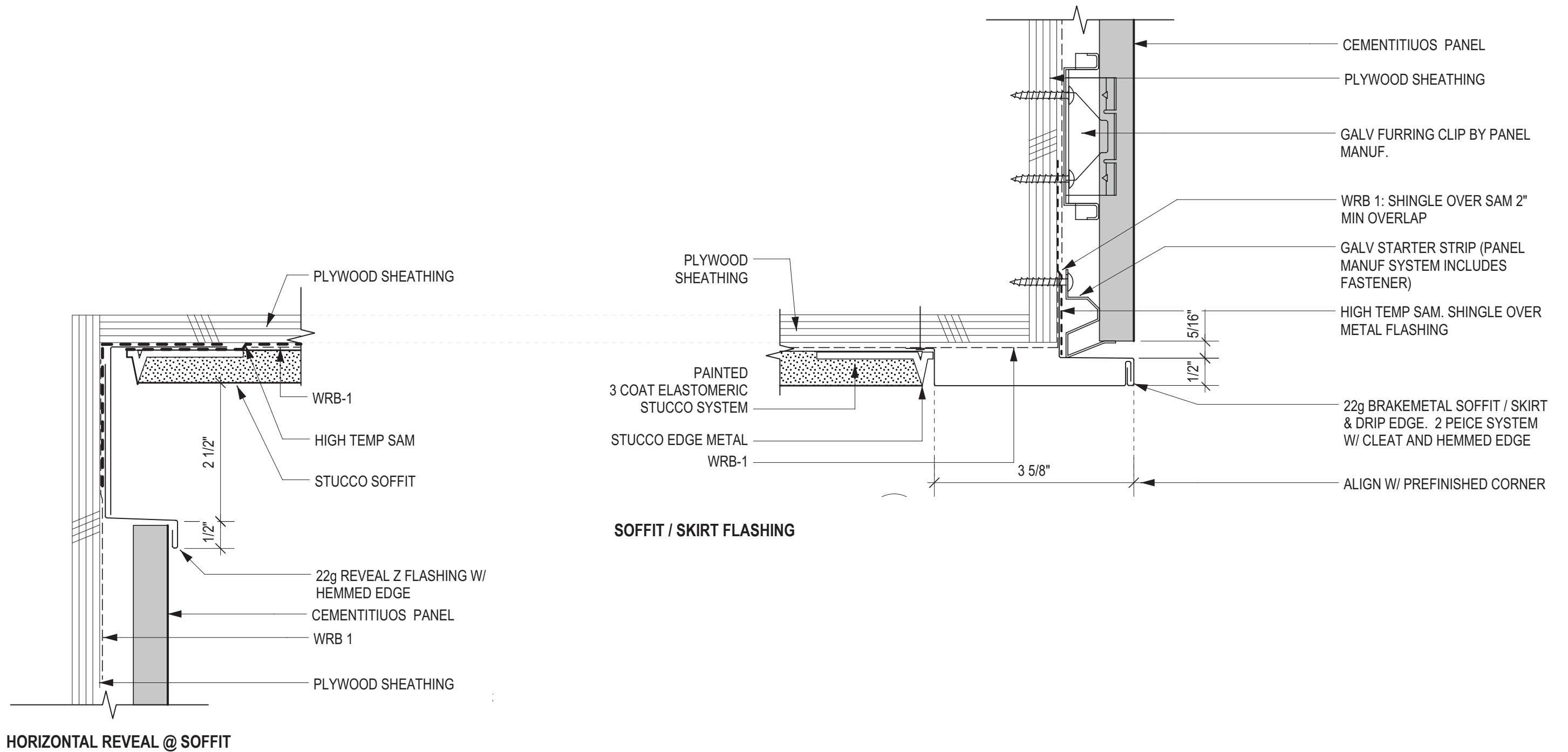


COPING NOSE @ CANTILEVER

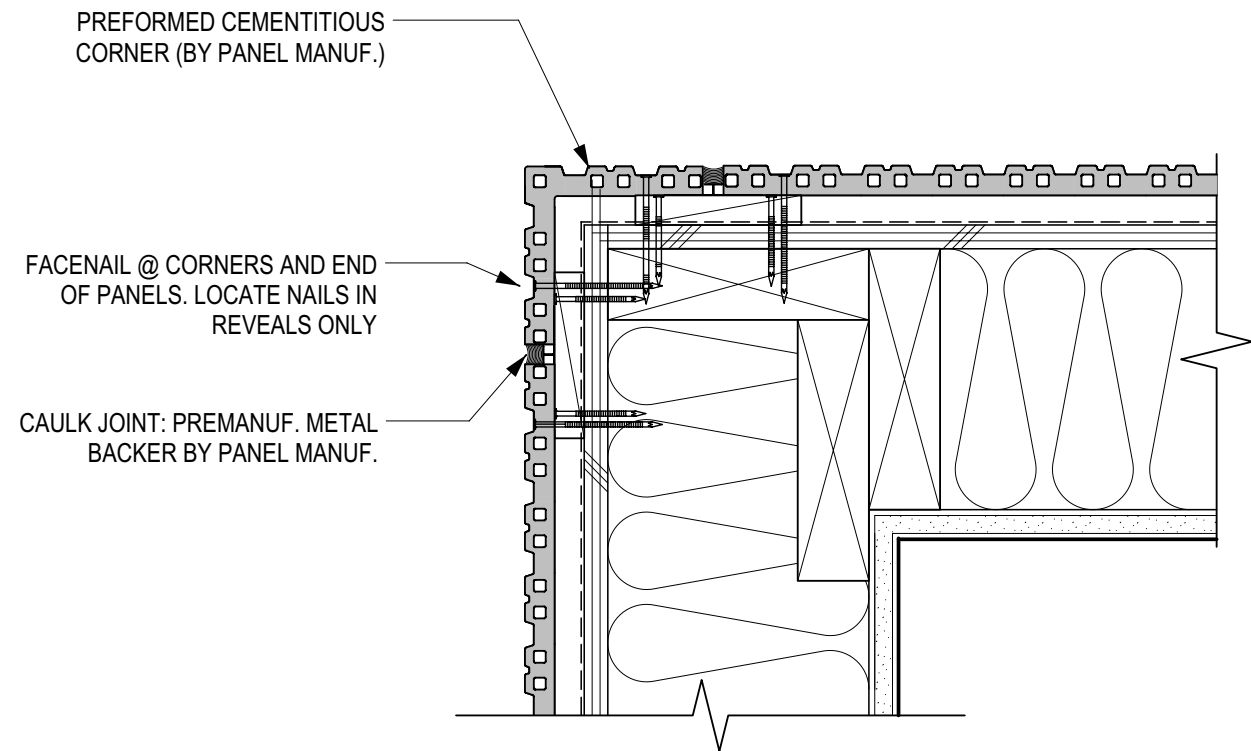


COPING JOINT

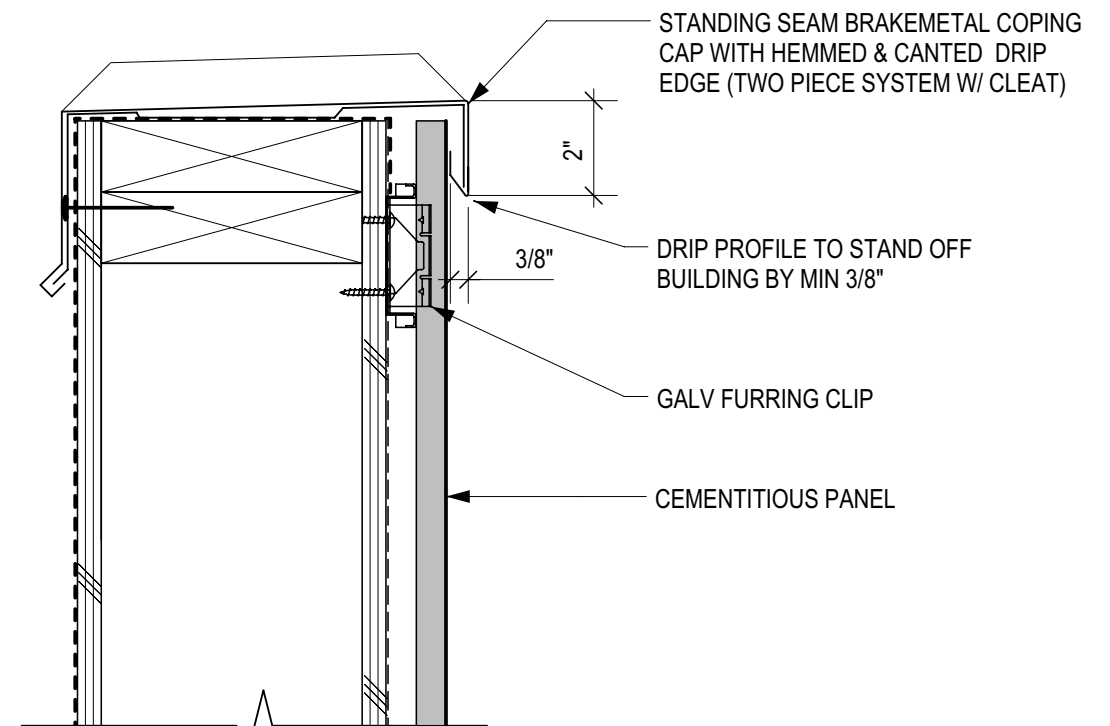
CANTILEVER DETAIL



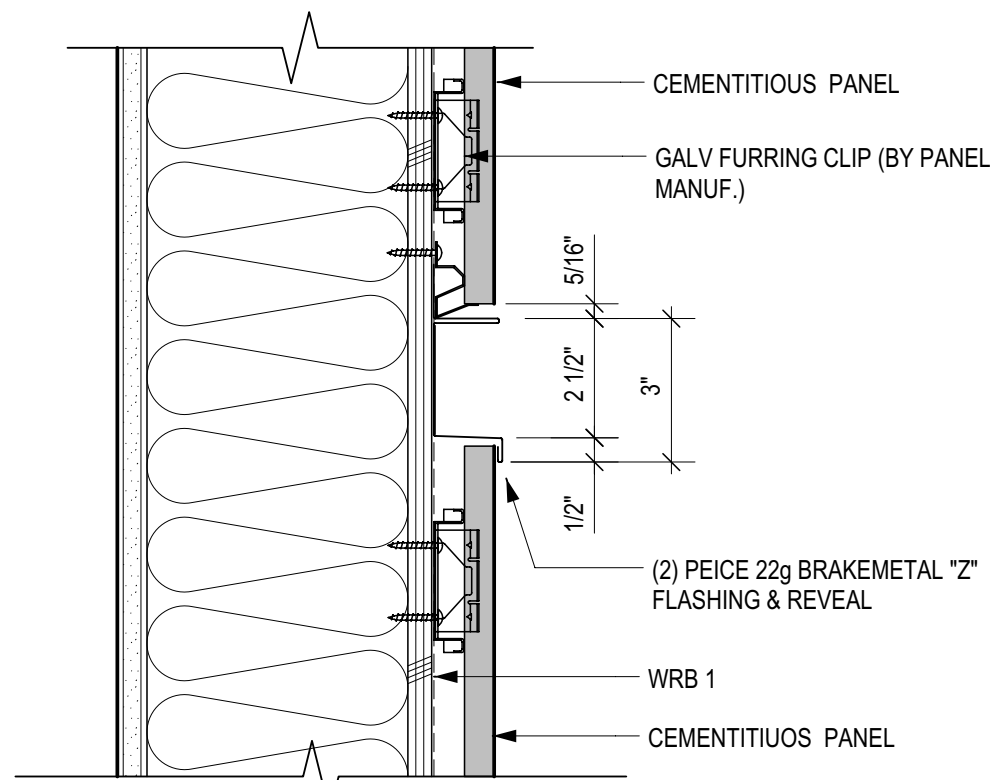
CANTILEVER DETAIL



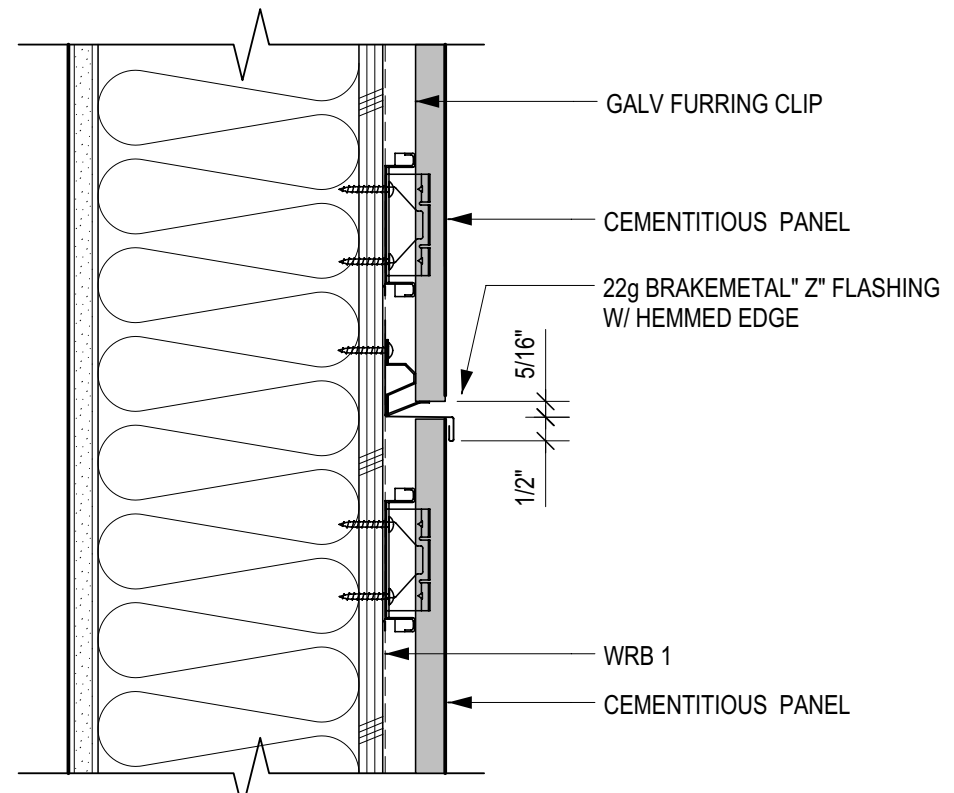
TYP CORNER AT CEMENTITIOUS PANEL



PARAPET DETAIL

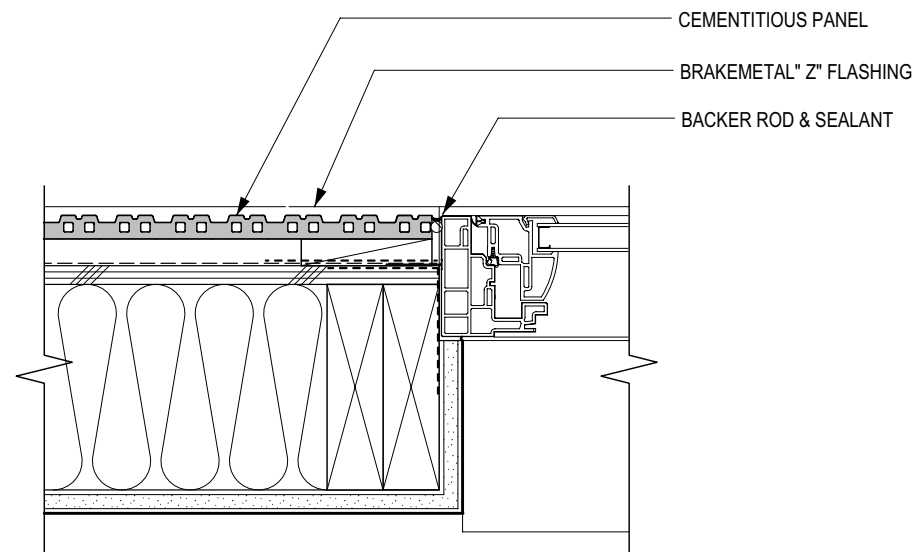


2 PIECE REVEAL & Z FLASHING

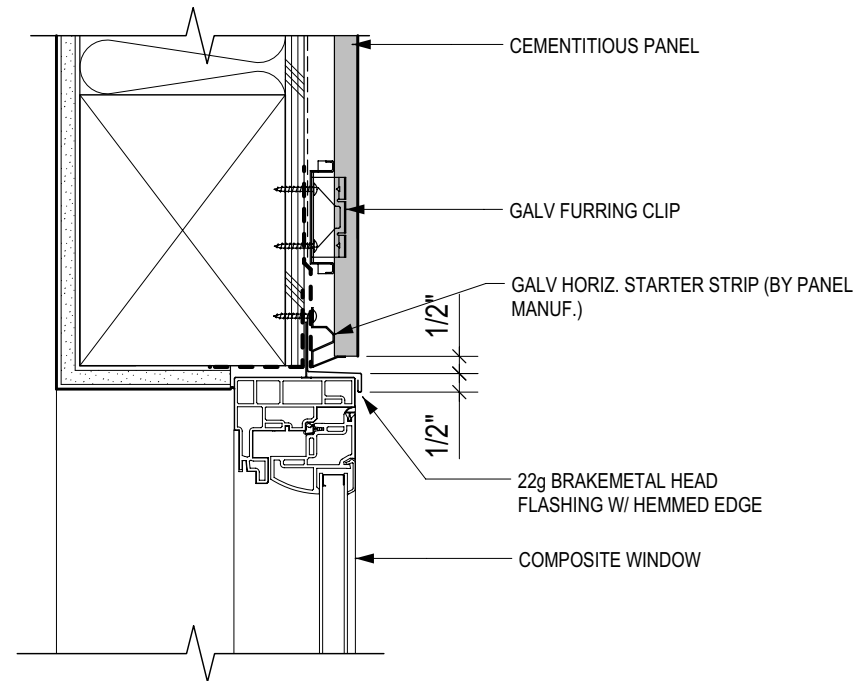


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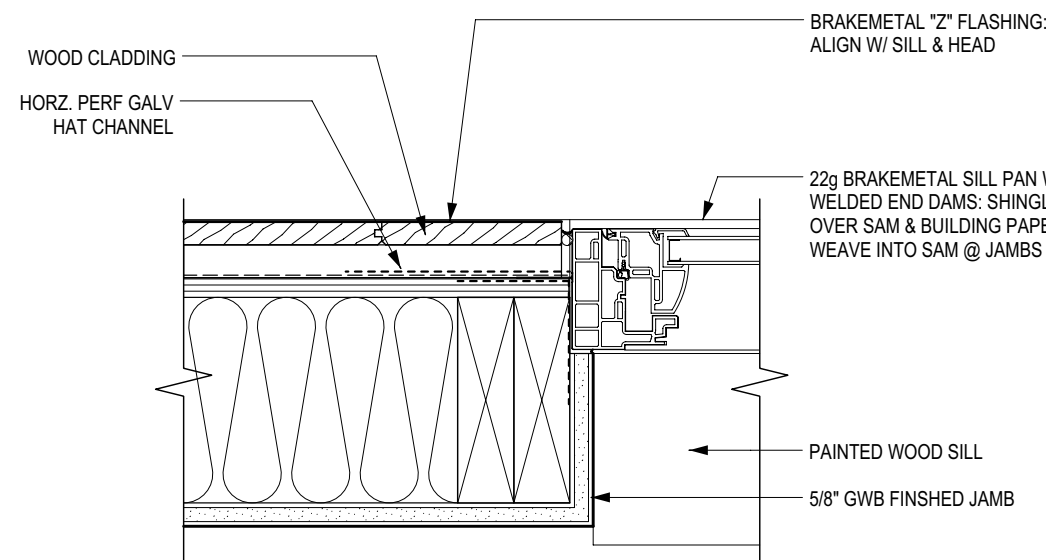
CEMENTITIOUS PANEL DETAILS



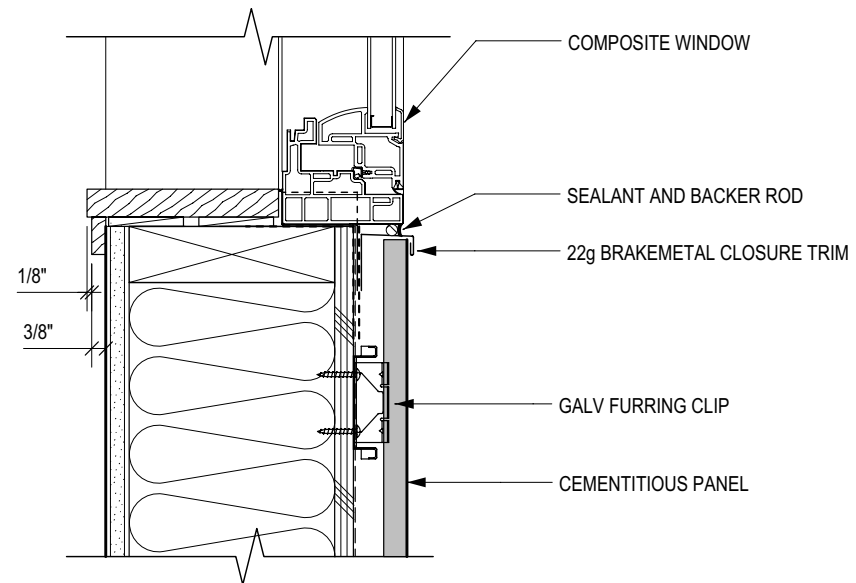
WINDOW JAMB DETAIL @ CEMENTITIOUS PANEL



WINDOW HEAD DETAIL @ CEMENTITIOUS PANEL



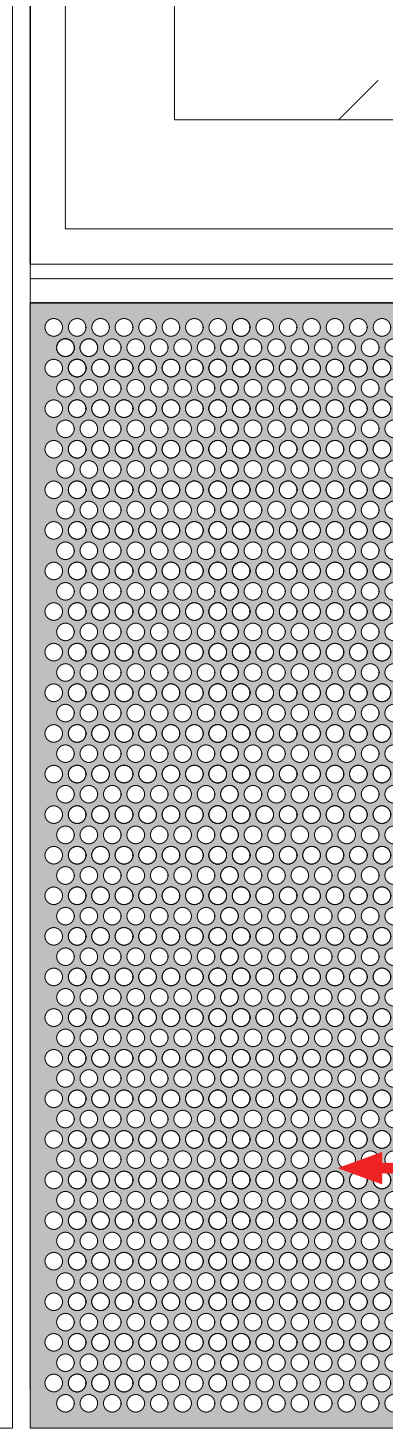
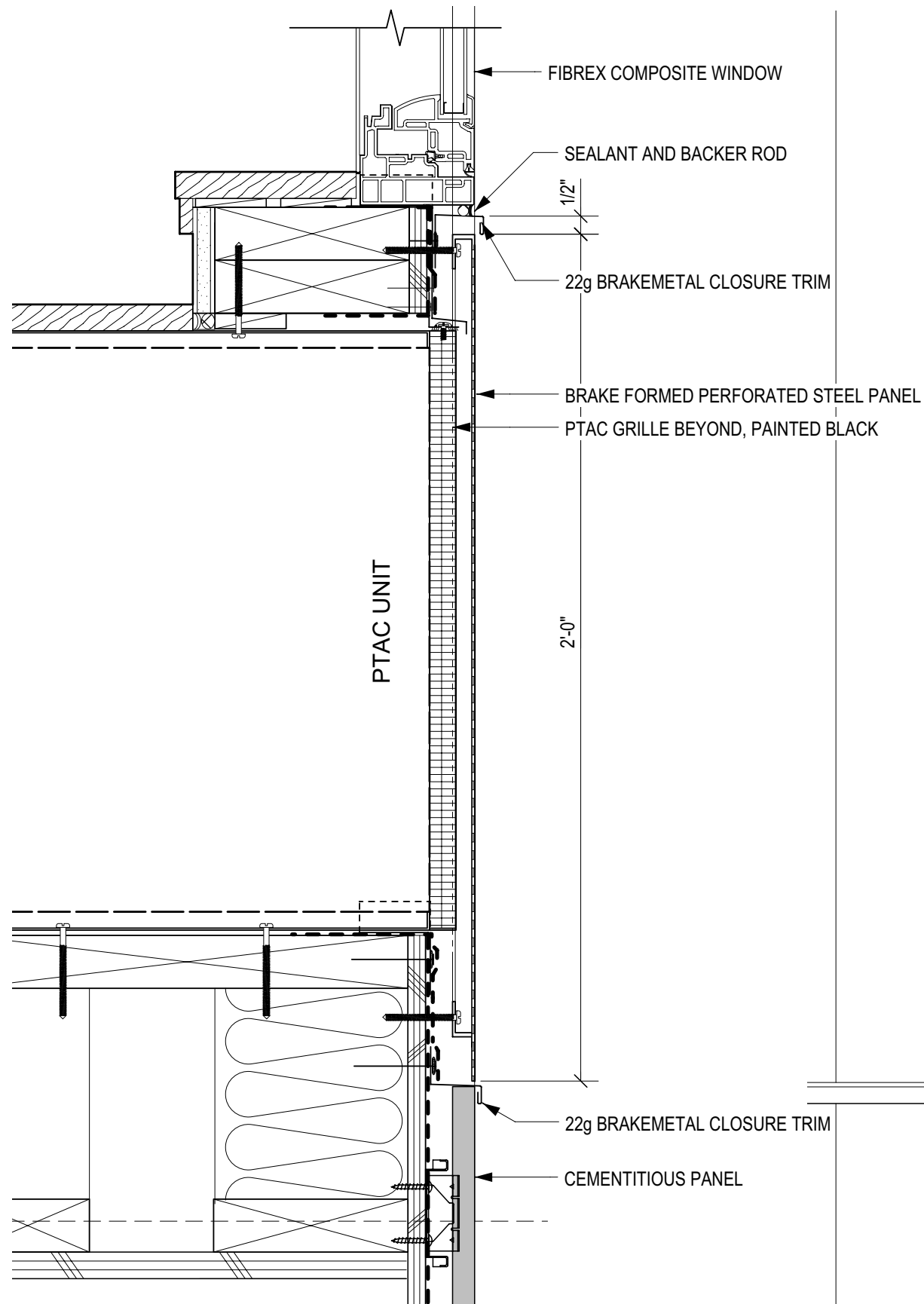
WINDOW JAMB DETAIL @ WOOD SIDING



WINDOW SILL DETAIL @ CEMENTITIOUS PANEL

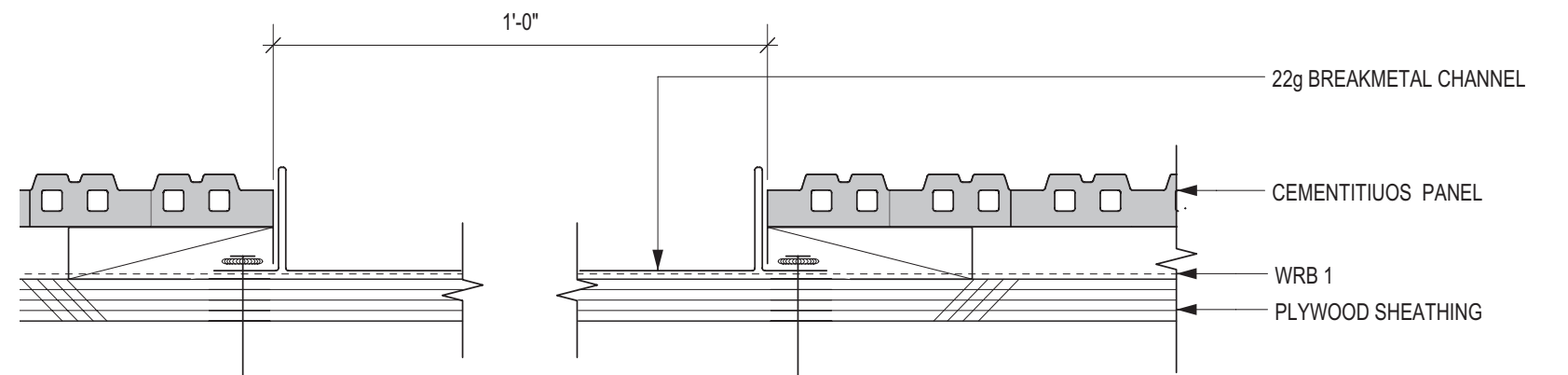


WINDOW RENDERING



PTAC DETAILS

'U' REVEAL @ BUILDING STEP



PLAN DETAIL - 'U' REVEAL

