



LAUREL HILL

ARCHITECTURAL REVIEW BOARD

October 8, 2015



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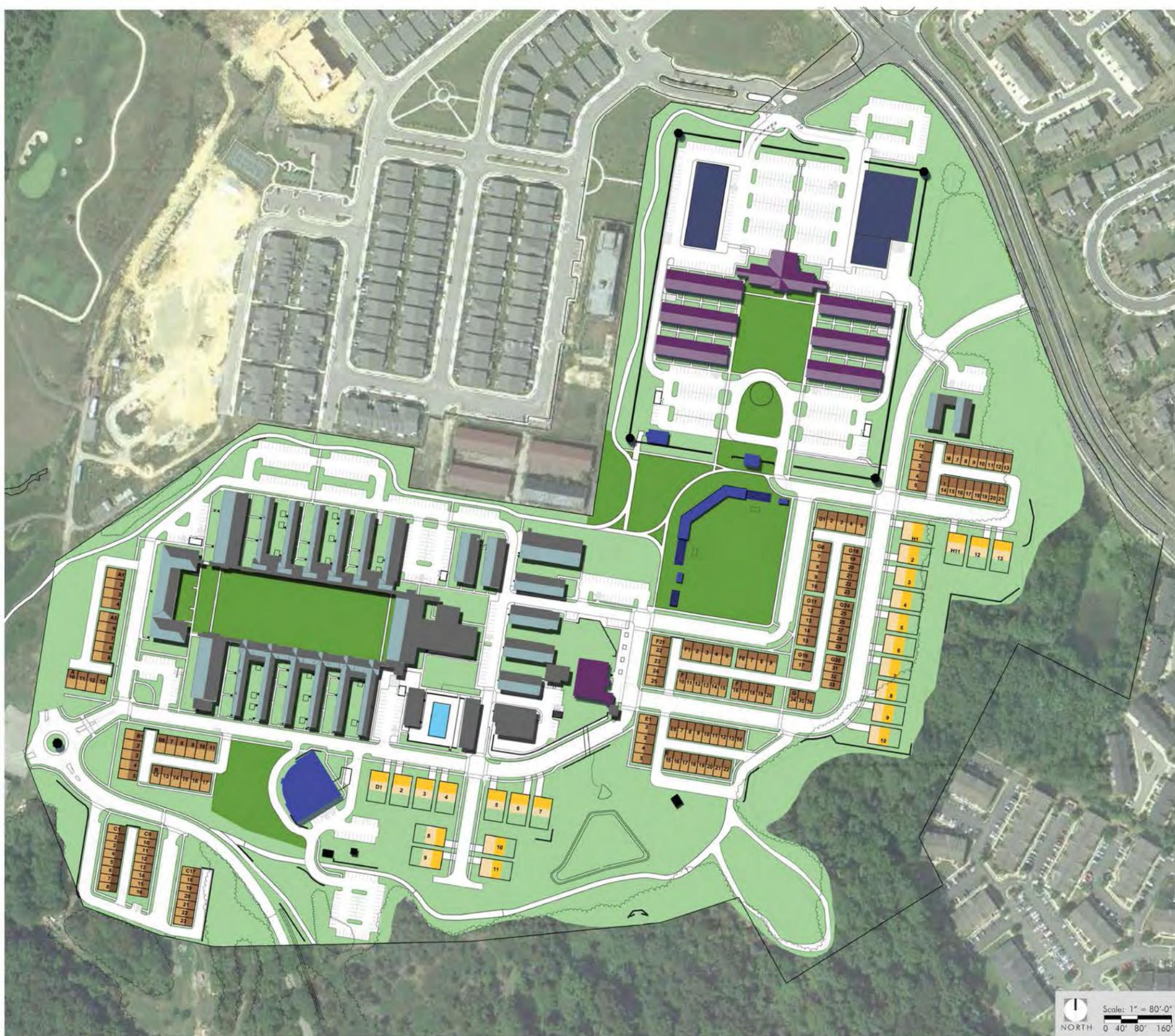
ARCHITECTURAL REVIEW BOARD

October 8, 2015

Items for Approval:

- Demolition
- Adaptive Reuse Architecture Revisions
 - Pool House Revisions
 - HVAC at Chapel
- Street Lights and Site Lighting
- Conceptual Single Family Home Architecture





LEGEND

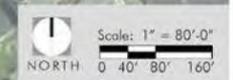
	ADAPTIVE REUSE RESIDENTIAL BUILDING
	ADAPTIVE REUSE COMMERCIAL BUILDING
	ADAPTIVE REUSE COMMUNITY AND CIVIC BUILDING OR FEATURES
	NEW BUILDING - COMMERCIAL
	NEW RESIDENTIAL ATTACHED
	NEW RESIDENTIAL LOT
	ADAPTIVE REUSE OPEN SPACE

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ILLUSTRATIVE SITE PLAN

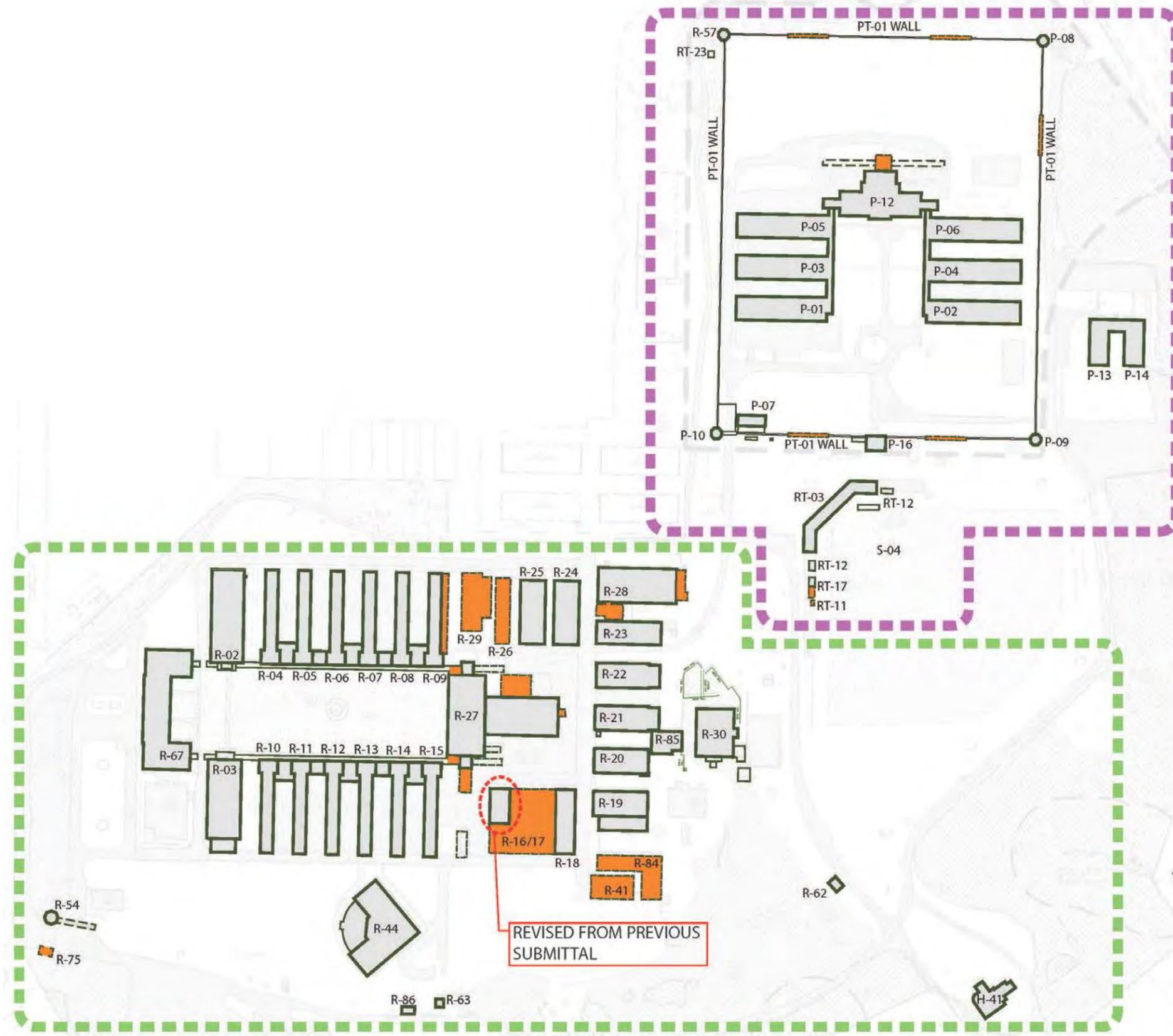
MARCH 2014



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Illustrative Site Plan



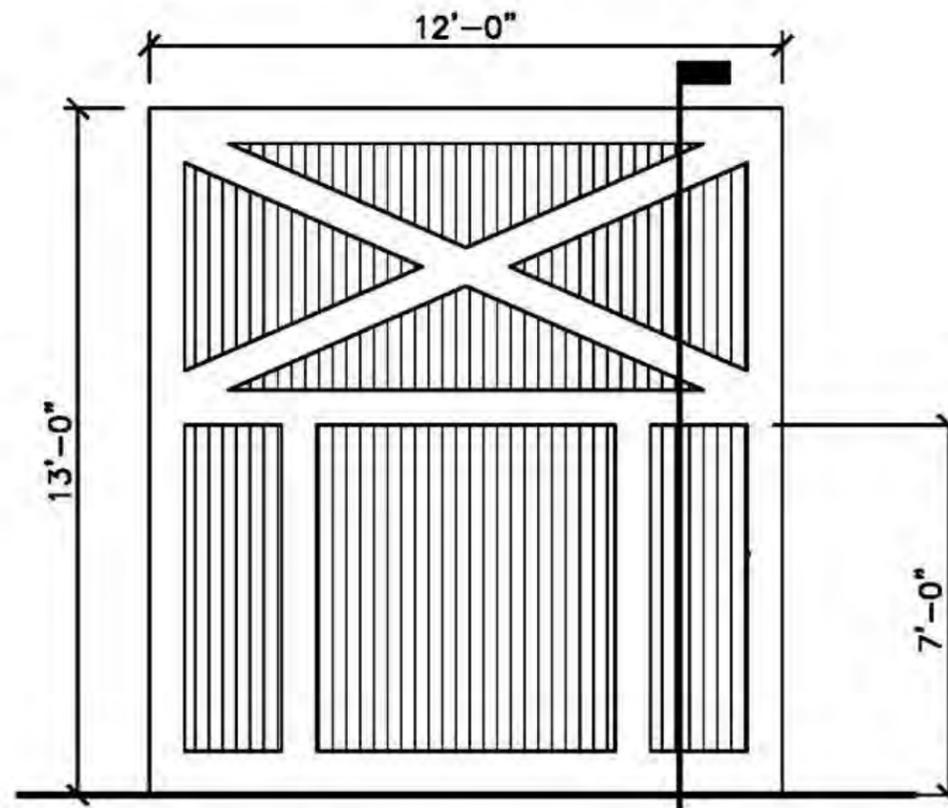
PLAN N
PHOTO KEY PLAN
OVERALL SITE PLAN

September 24, 2015 **LAUREL HILL**

For Approval Demolition



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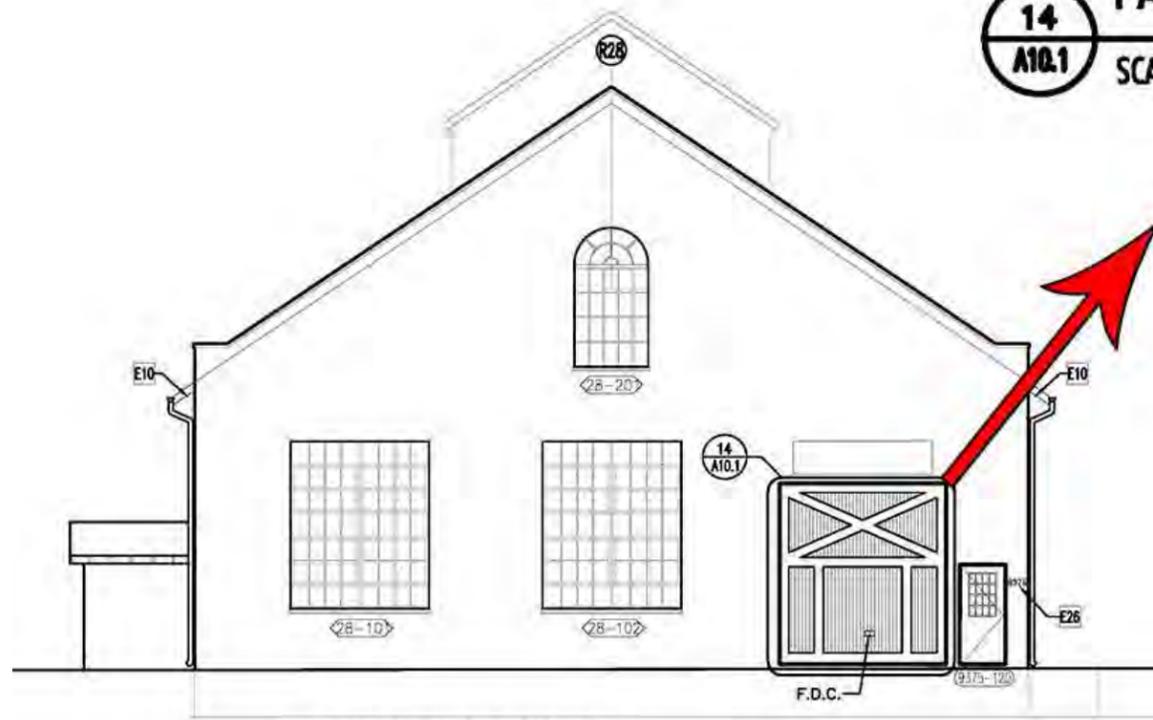


14
A10.1

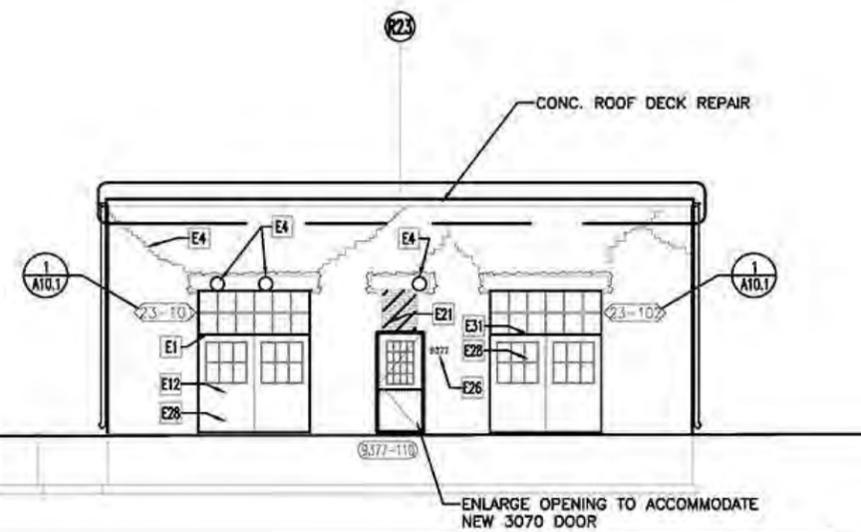
PACKAGE 10 (R-28) NEW FALSE DOOR

SCALE: 1/4" = 1'-0"

15
A10.1
SIM

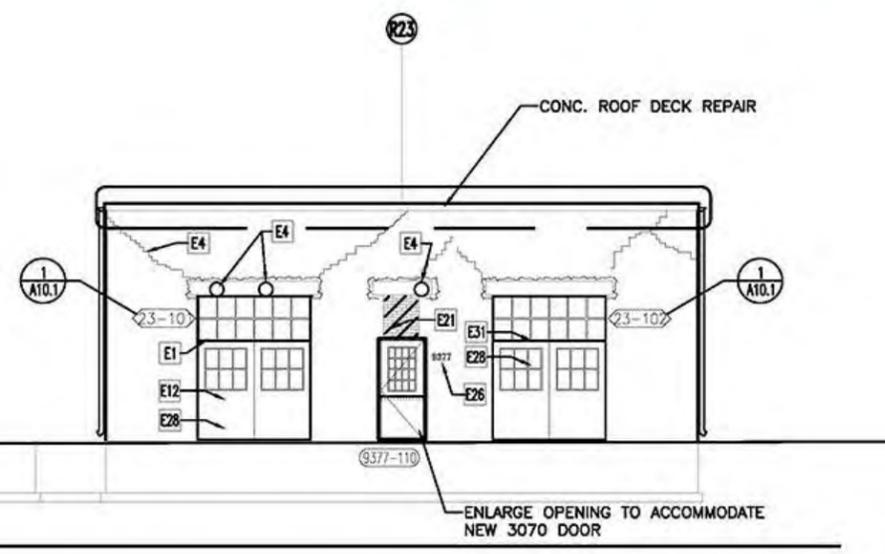
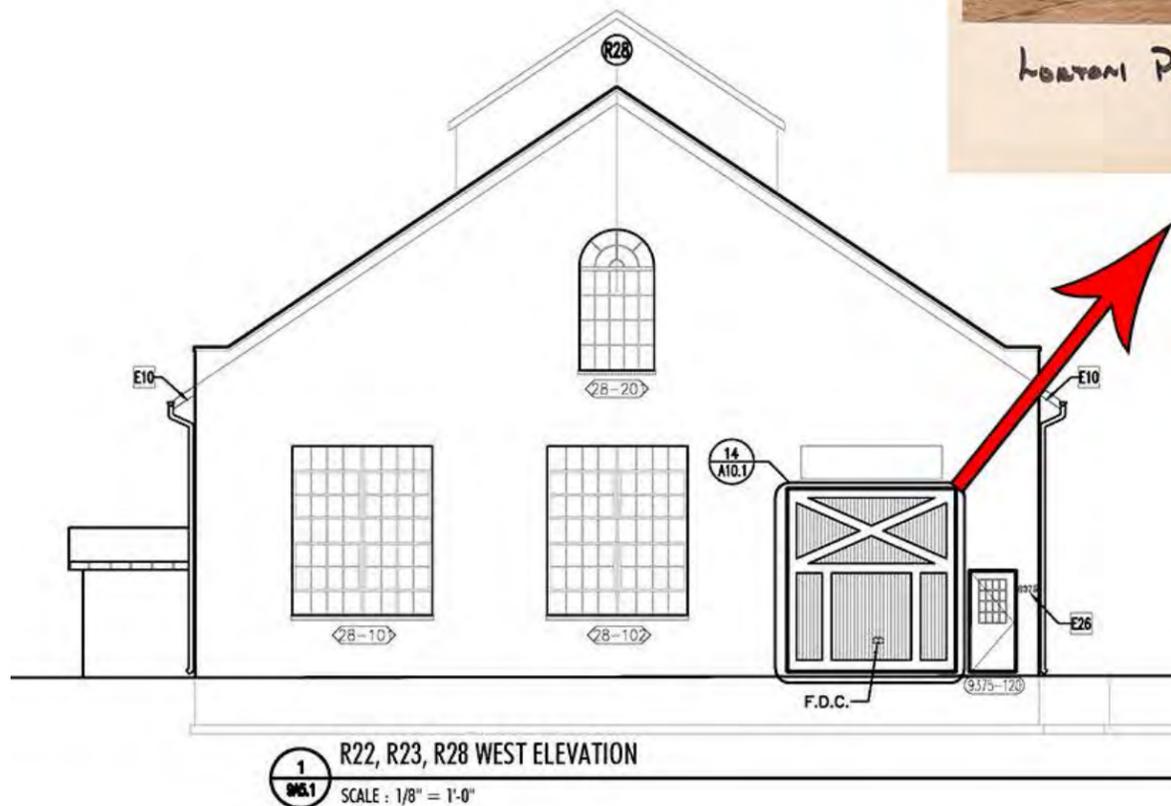


1
R22, R23, R28 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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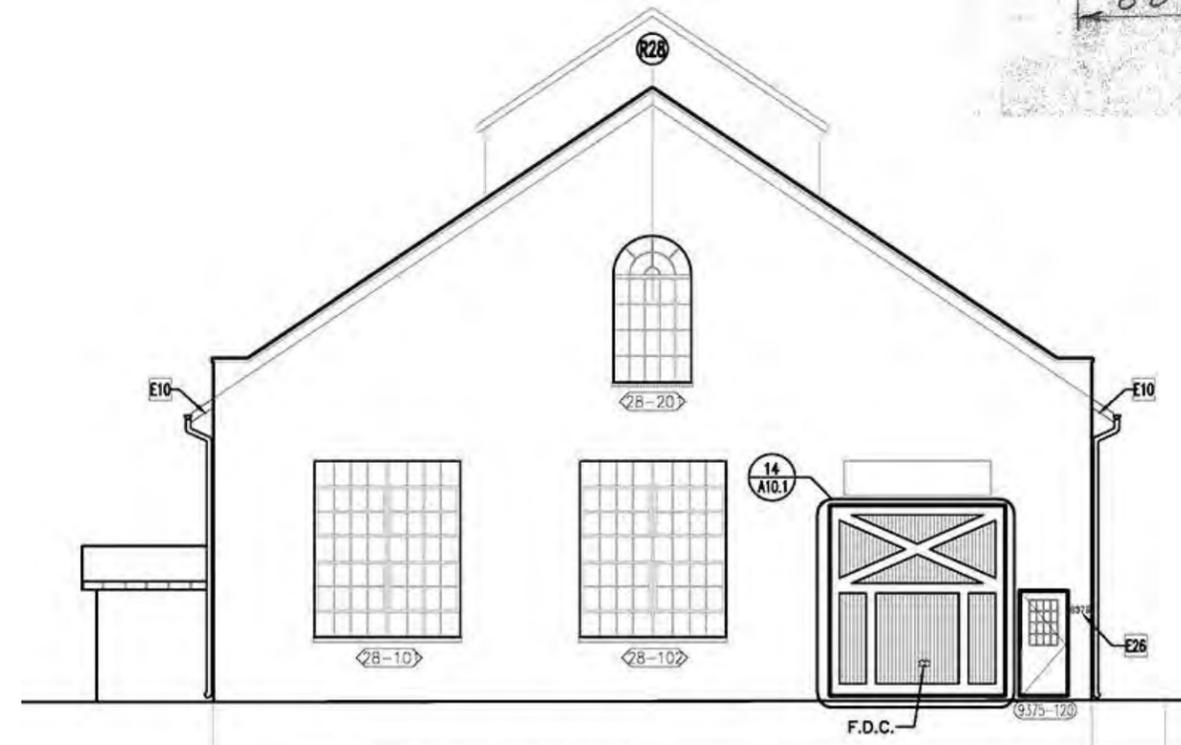
For Approval Adaptive Reuse Architecture



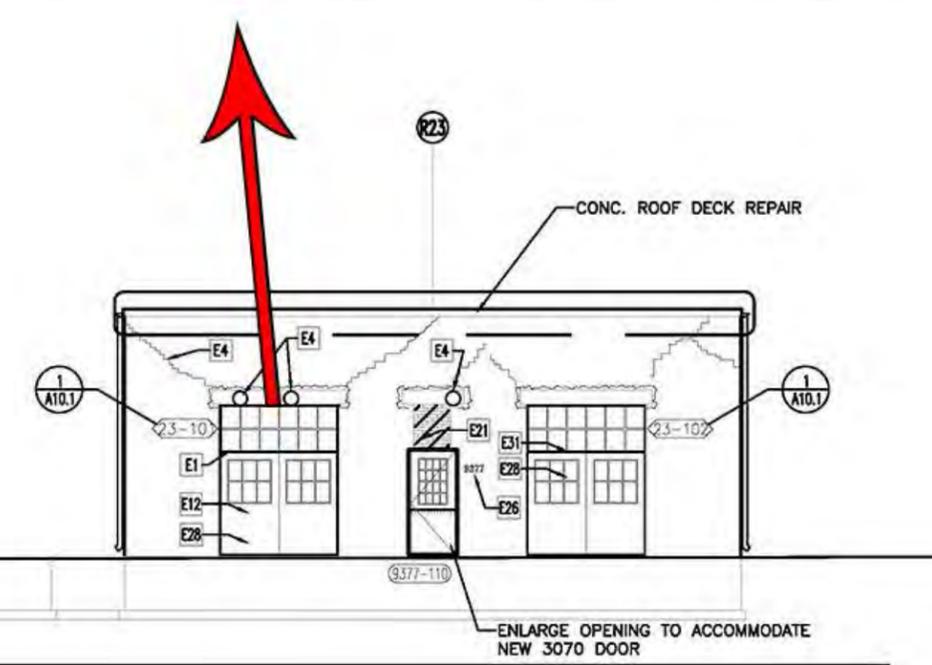
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Front Elevation (historic)

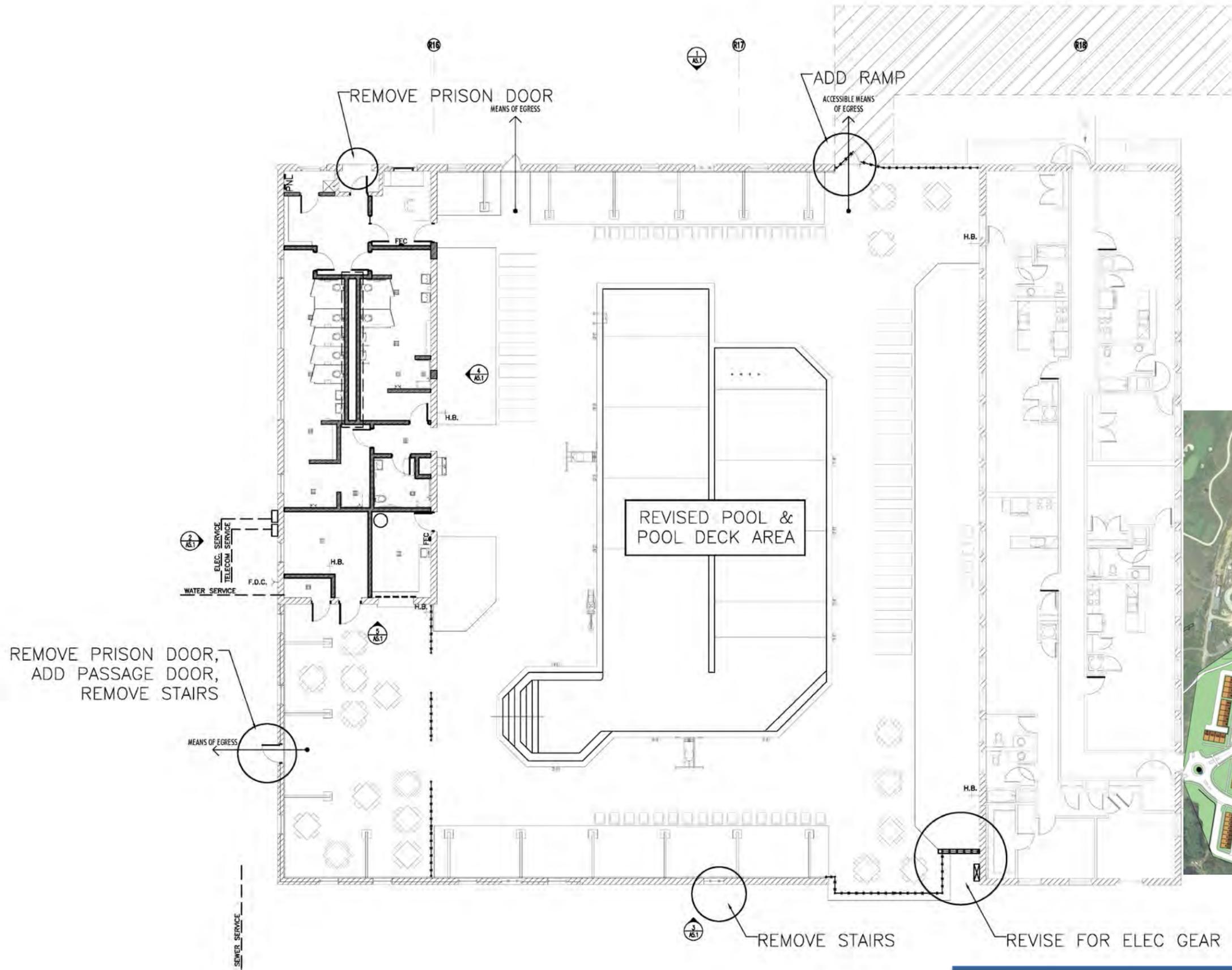


R22, R23, R28 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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For Approval Adaptive Reuse Architecture

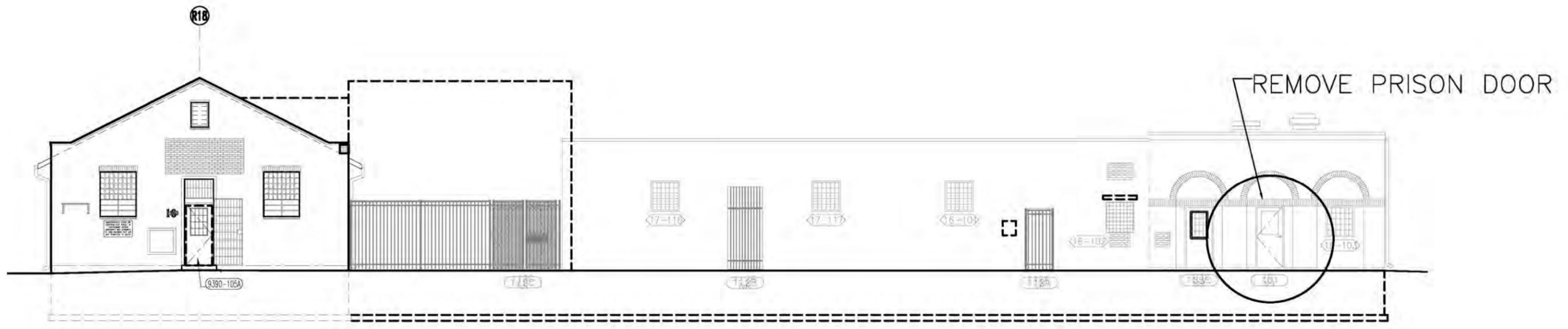


REVISED POOL & POOL DECK AREA

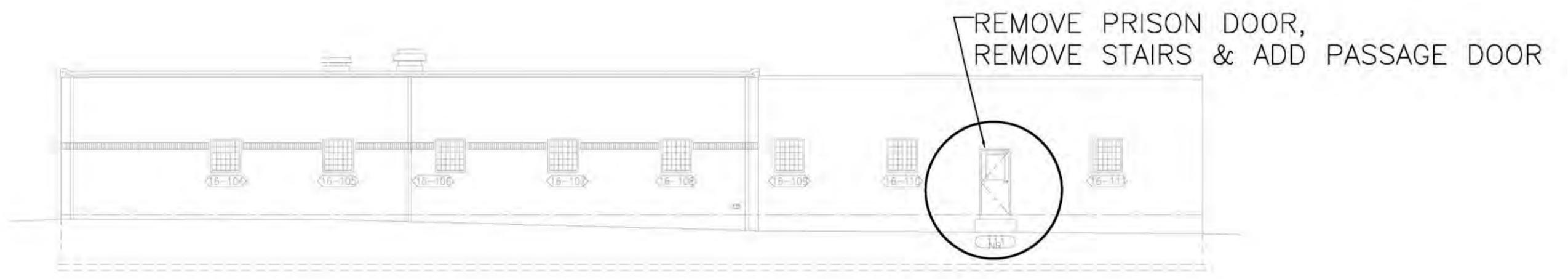


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For Approval Pool House



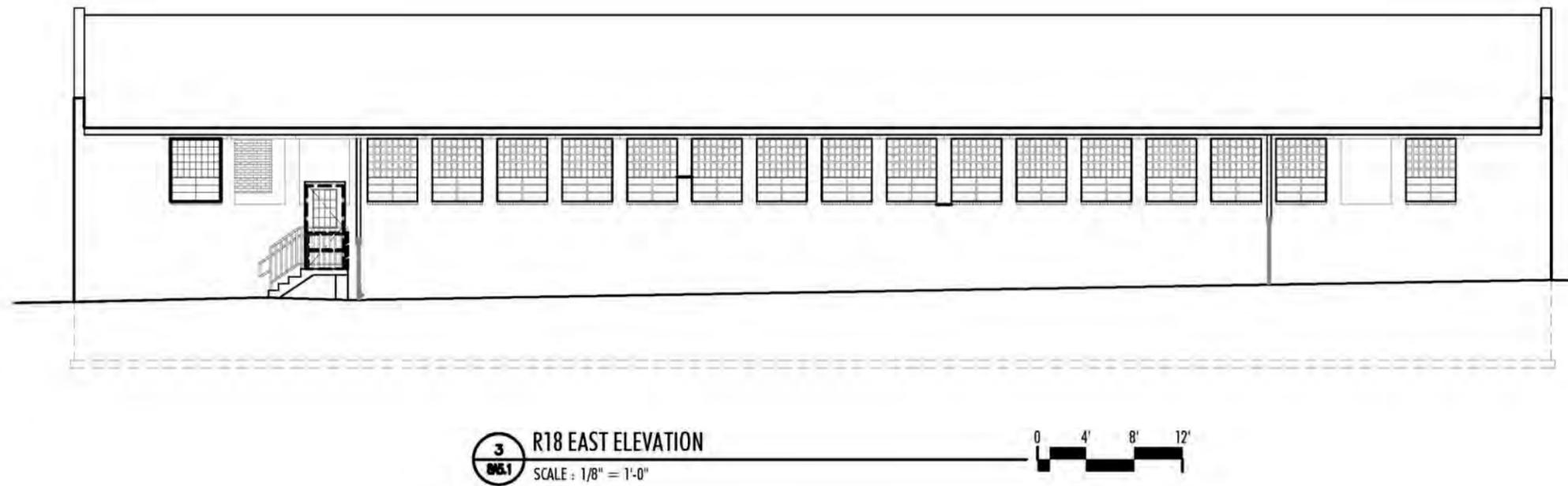
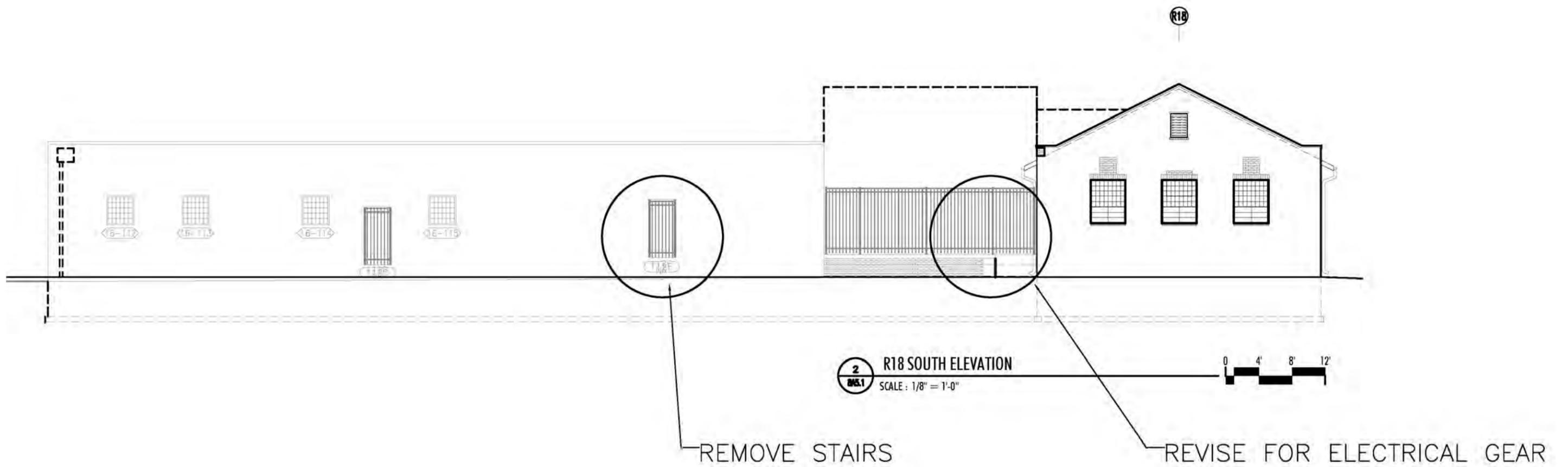
1 R18 NORTH ELEVATION
 0 4' 8' 12'
 SCALE: 1/8" = 1'-0"



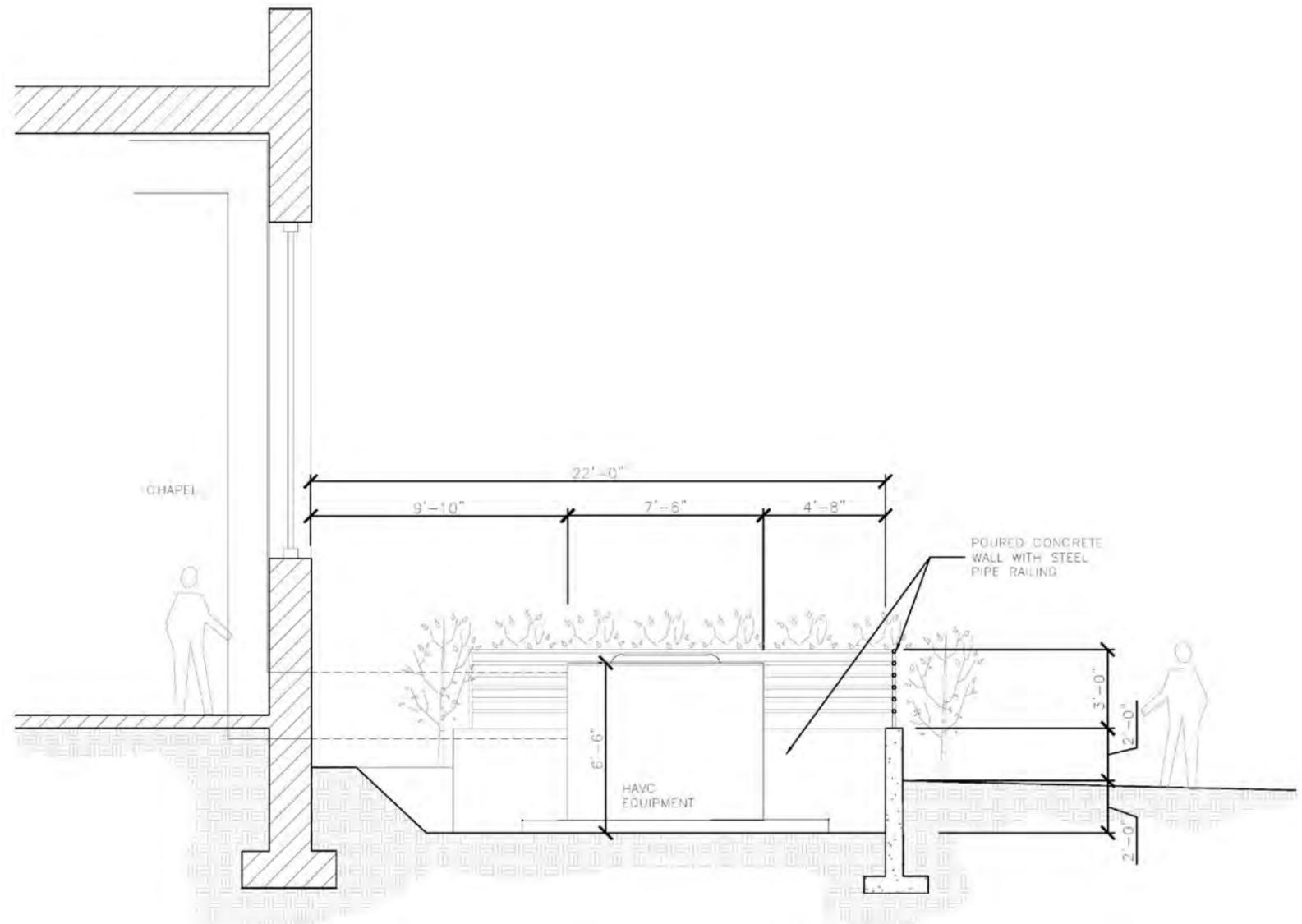
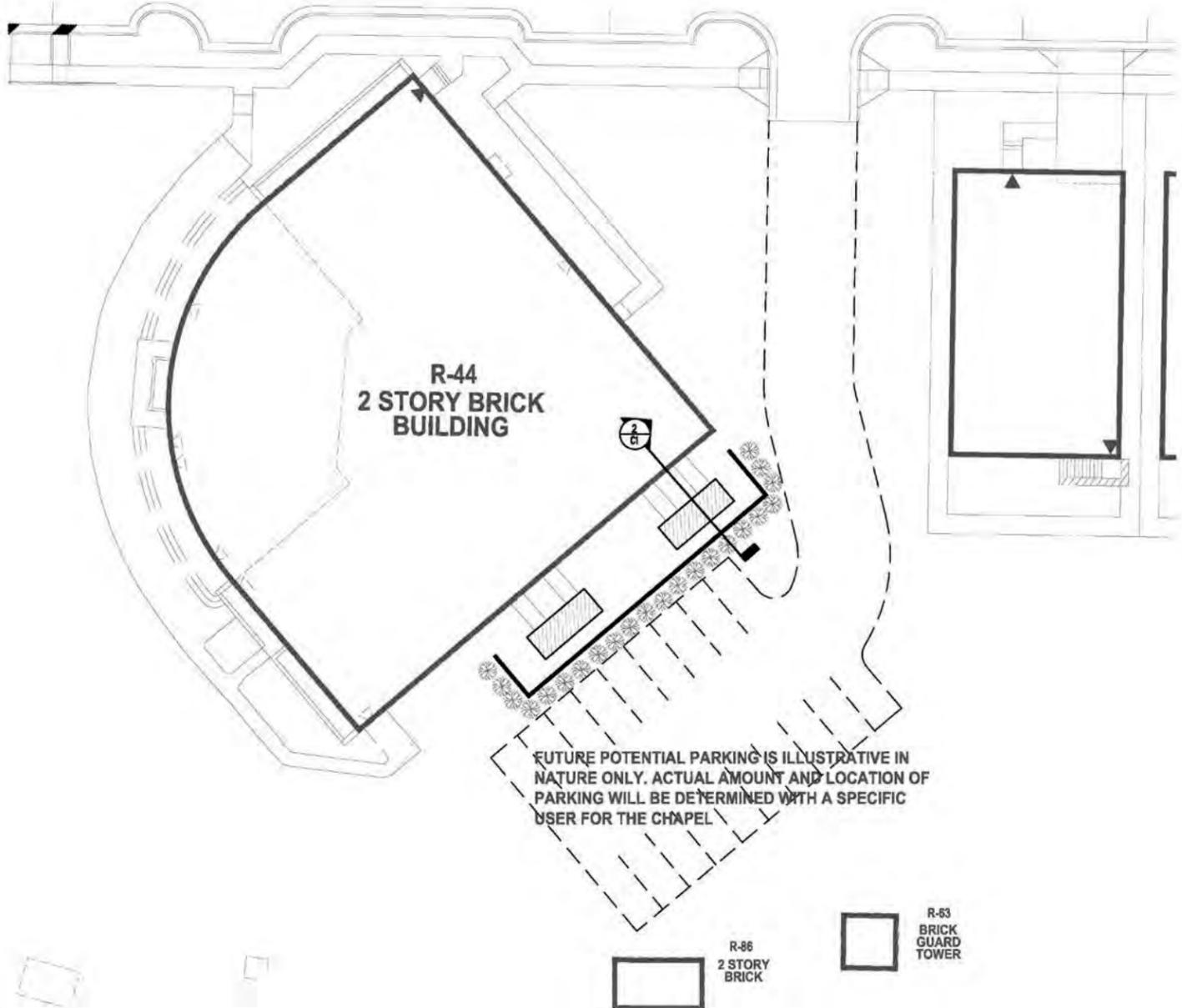
2 R16 WEST ELEVATION
 0 4' 8' 12'
 SCALE: 1/8" = 1'-0"

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For Approval Adaptive Reuse Architecture

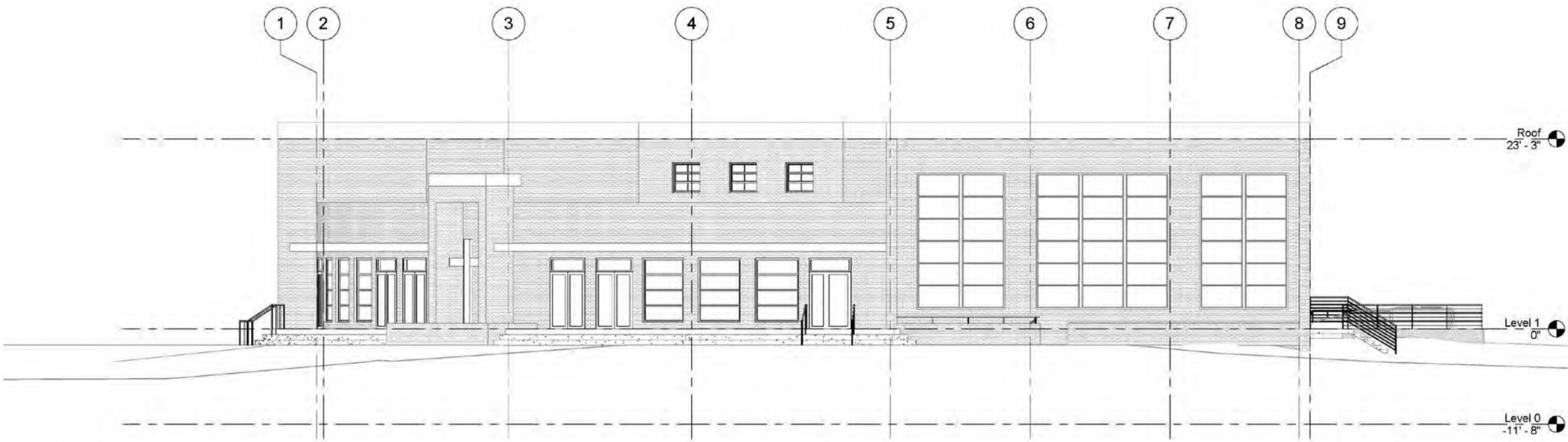


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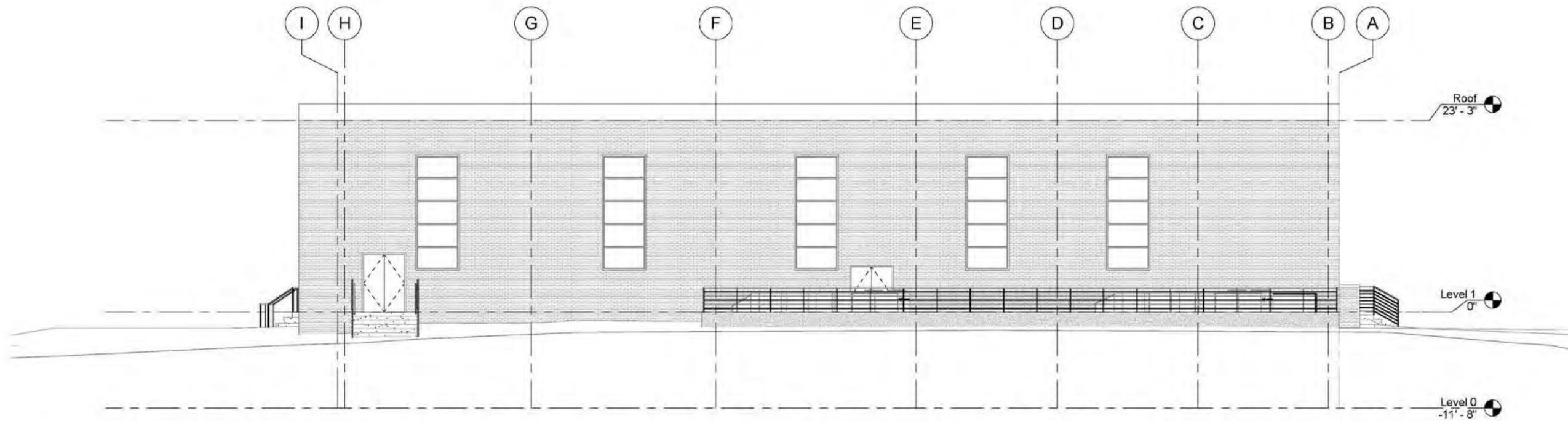


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For Approval Adaptive Reuse Architecture



① South Elevation Copy 1
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

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Adaptive Reuse Architecture



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Adaptive Reuse Architecture



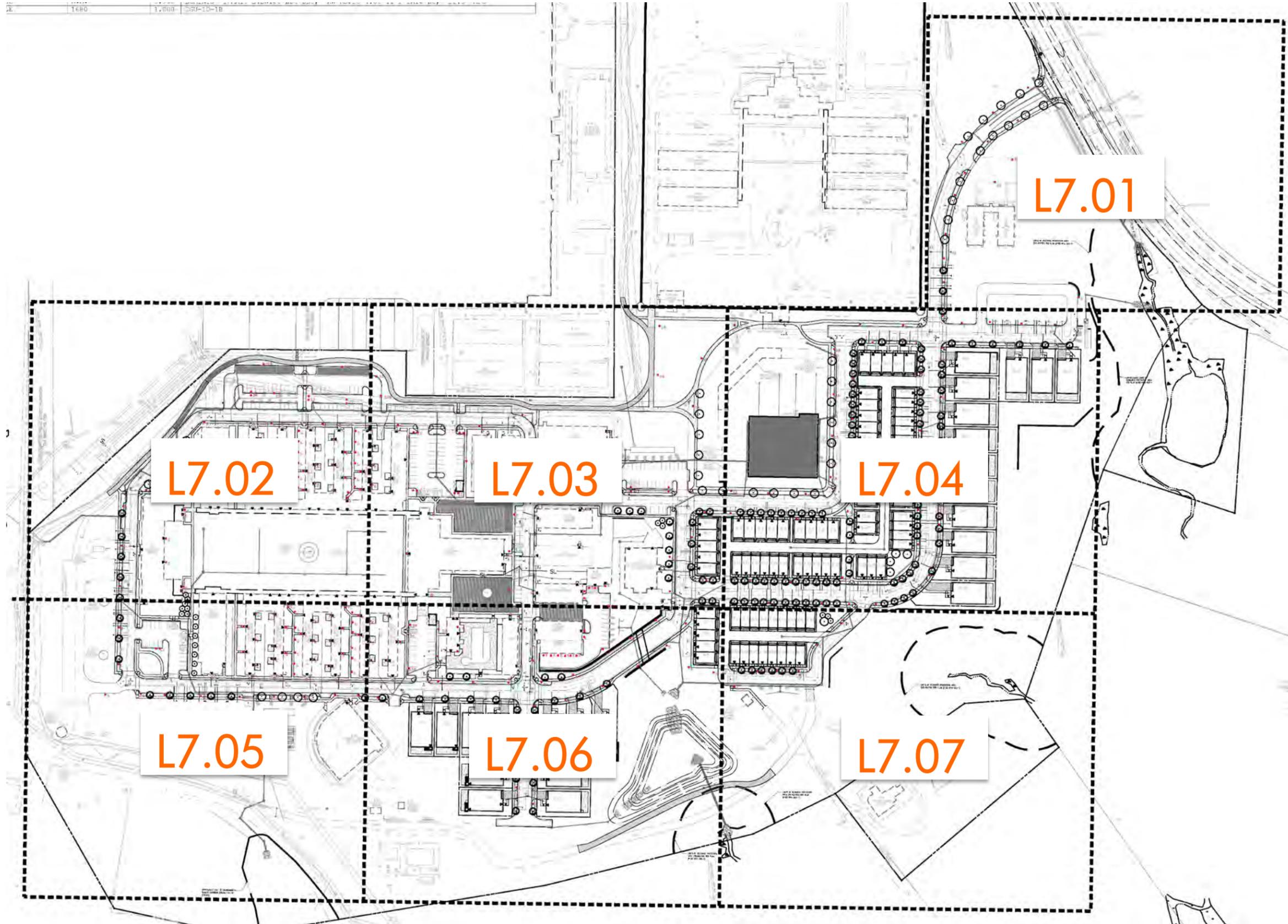
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Adaptive Reuse Architecture



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Adaptive Reuse Architecture



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● Type D



● Type E



● Type G + ● Type K



● Type L



● Type S, SA



● Type S1, S2, SS



● Type SSB

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For Approval

Streetlights and Site Lighting₂₀



● Type S, SA



● Type S1, S2, SS



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L7.01 - For Approval

Streetlights and Site Lighting



Type D



Type E



Type L



Type S, SA



Type S2, SS

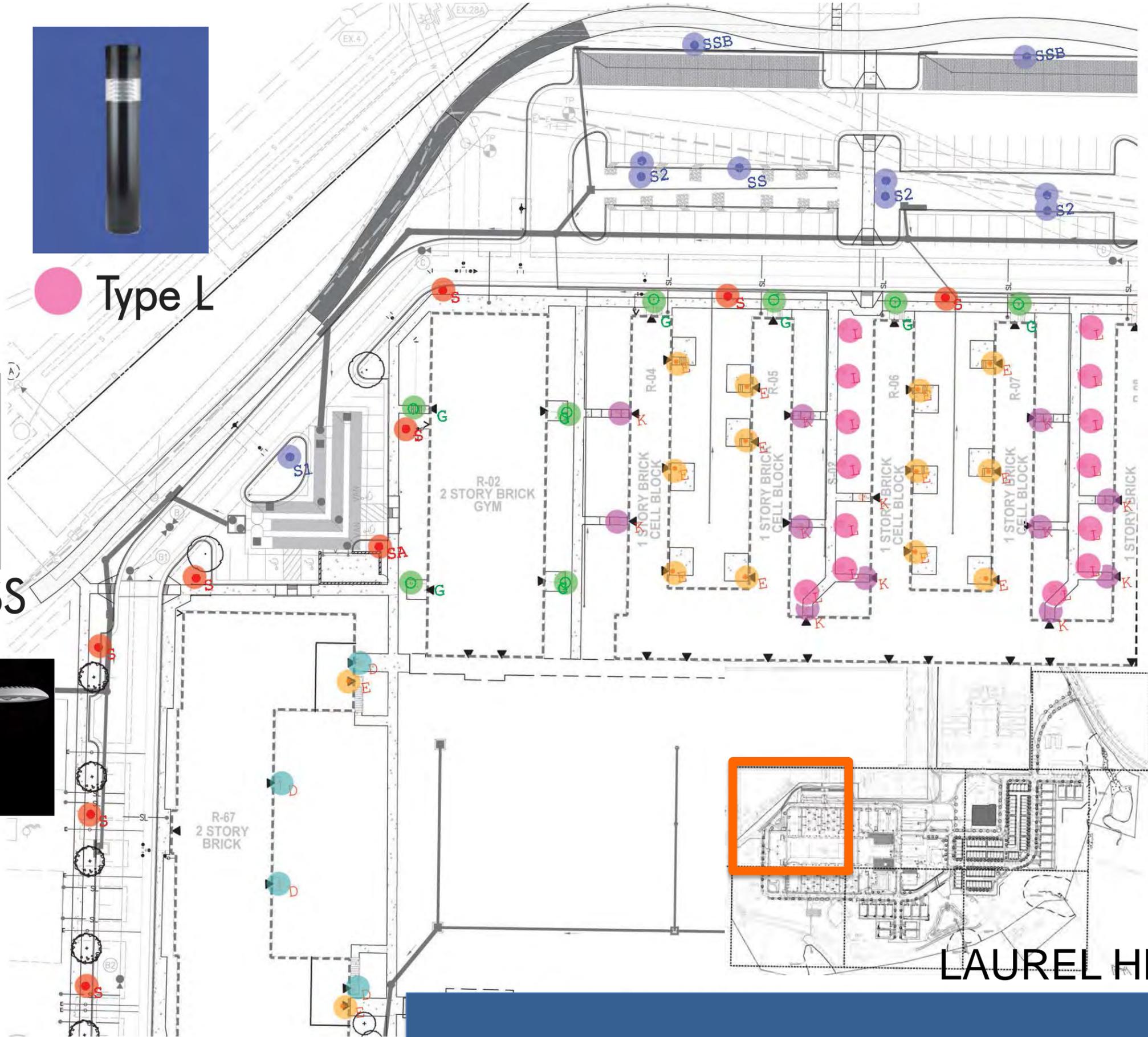


Type G



Type SSB

Type K



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L7.02- For Approval

Streetlights and Site Lighting



Type D



Type E



Type S, SA



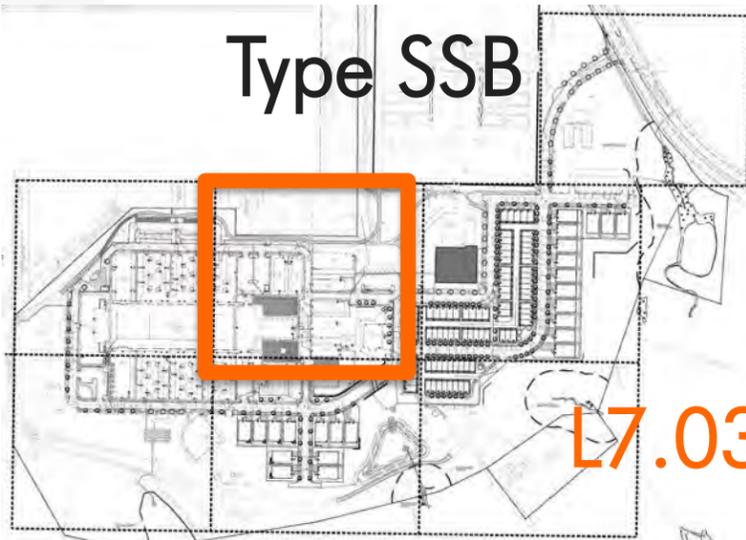
Type S2, SS



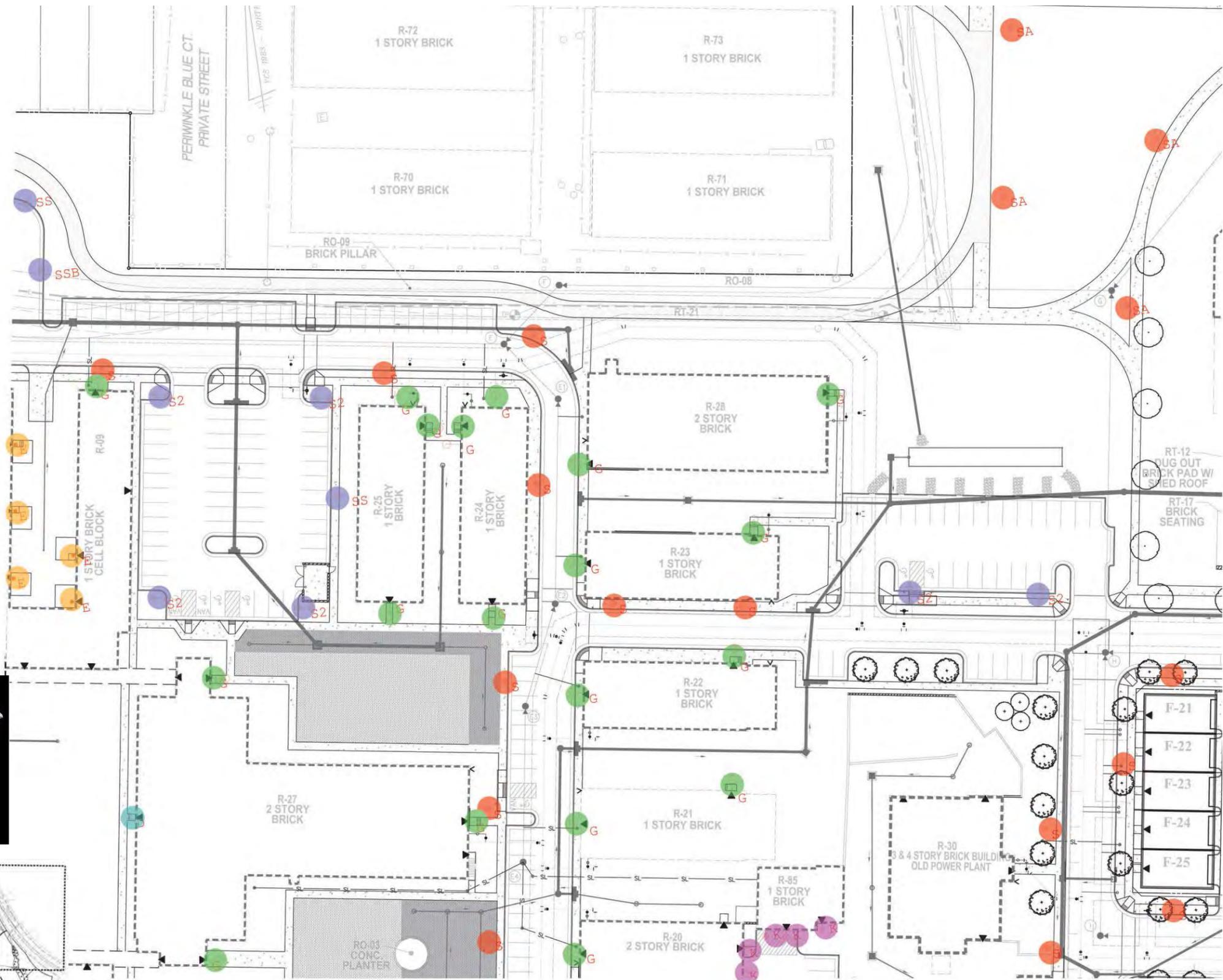
Type G



Type K



Type SSB



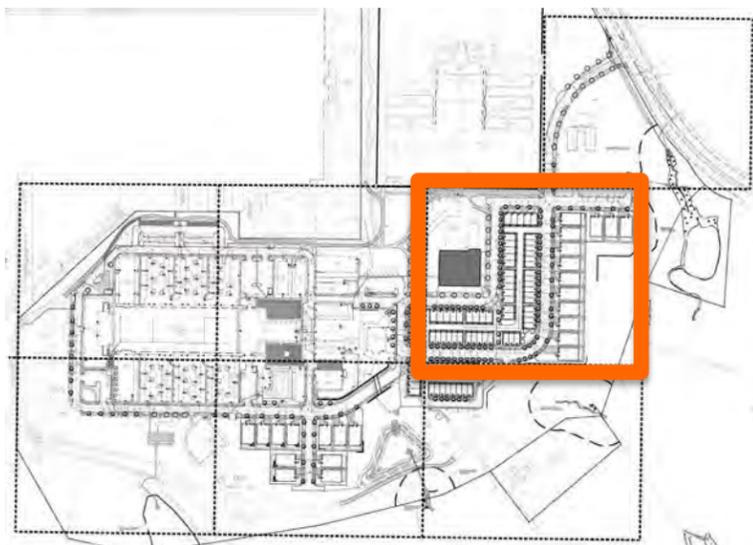
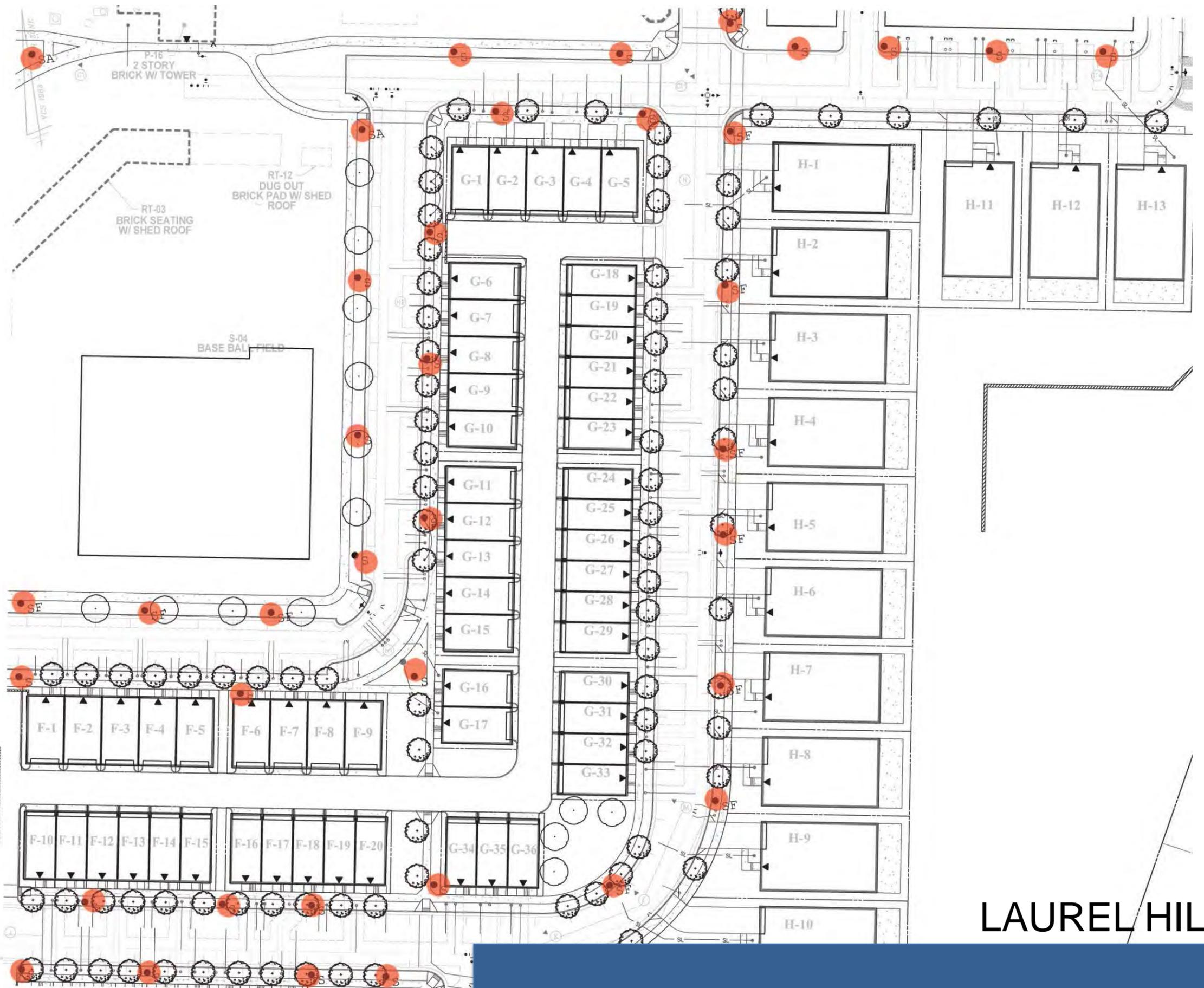
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L7.03- For Approval

Streetlights and Site Lighting



● Type S, SA



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L7.04- For Approval

Streetlights and Site Lighting



Type E



Type S, SA



Type G

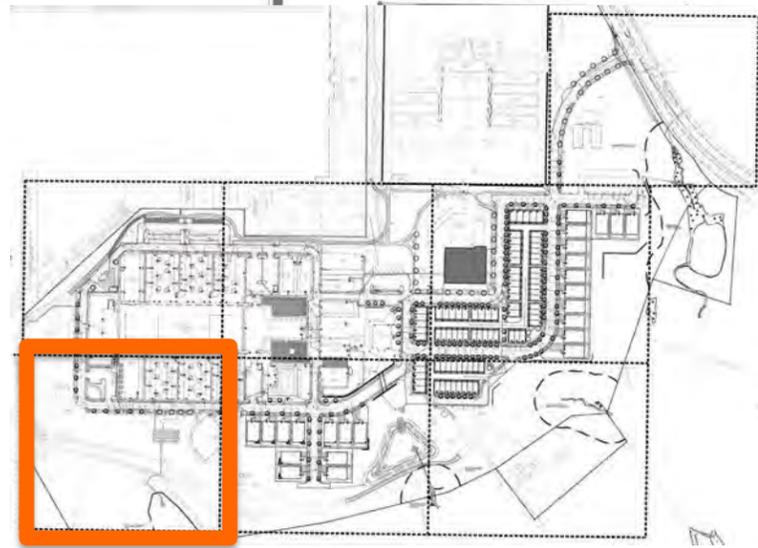
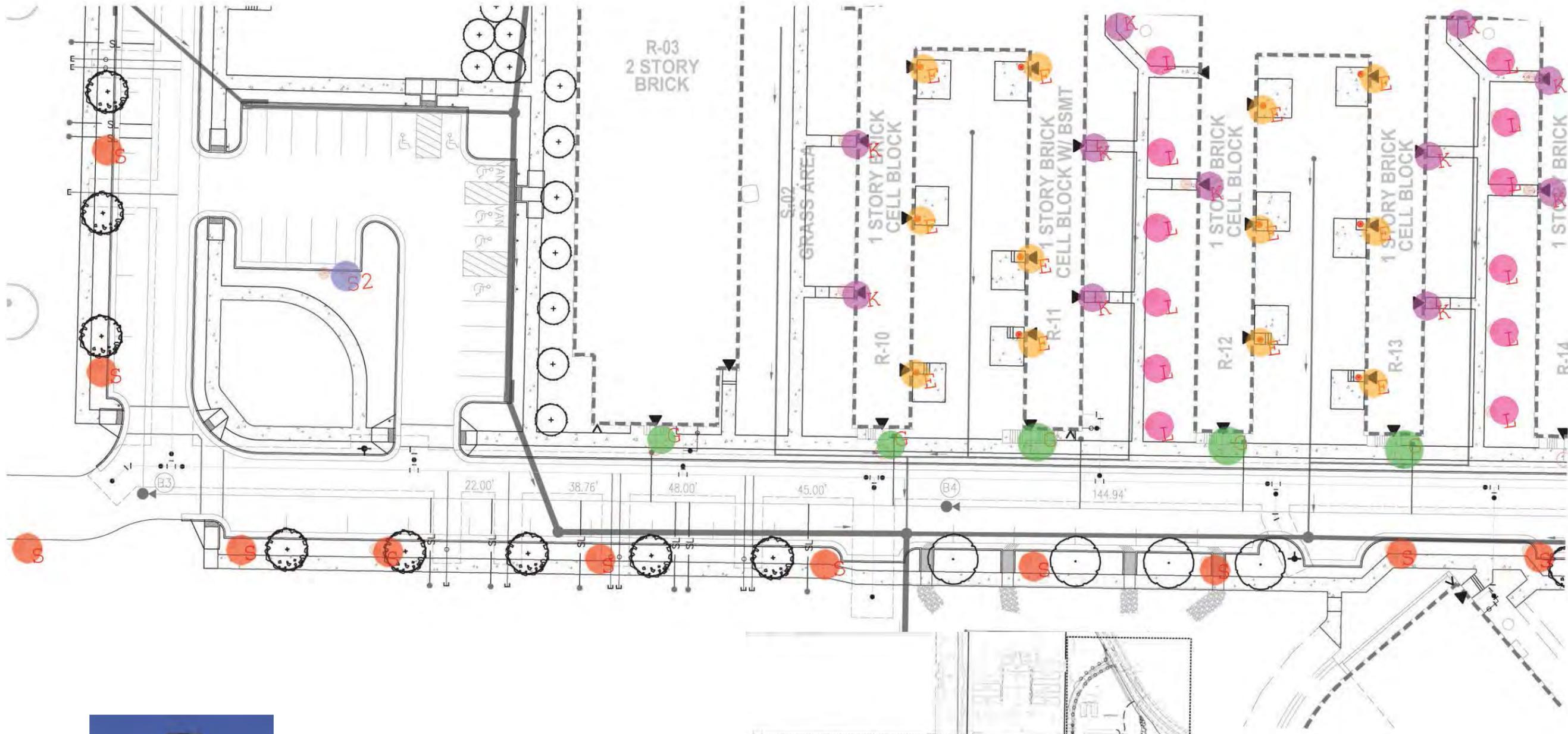
Type K



Type L



Type S2, SS



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L7.05- For Approval

Streetlights and Site Lighting



Type E



Type S, SA



Type G

Type K



Type S2, SS



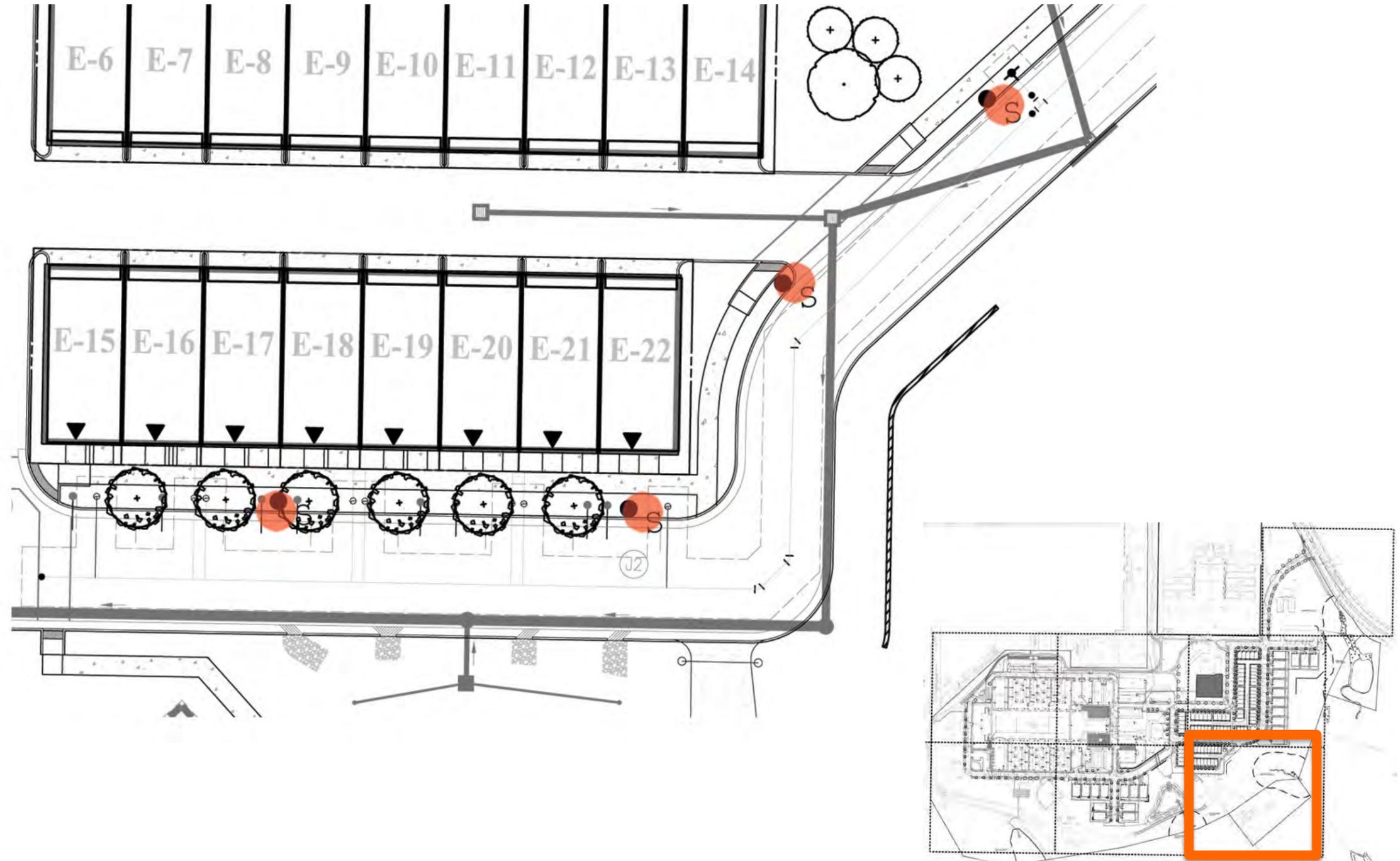
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L7.06- For Approval

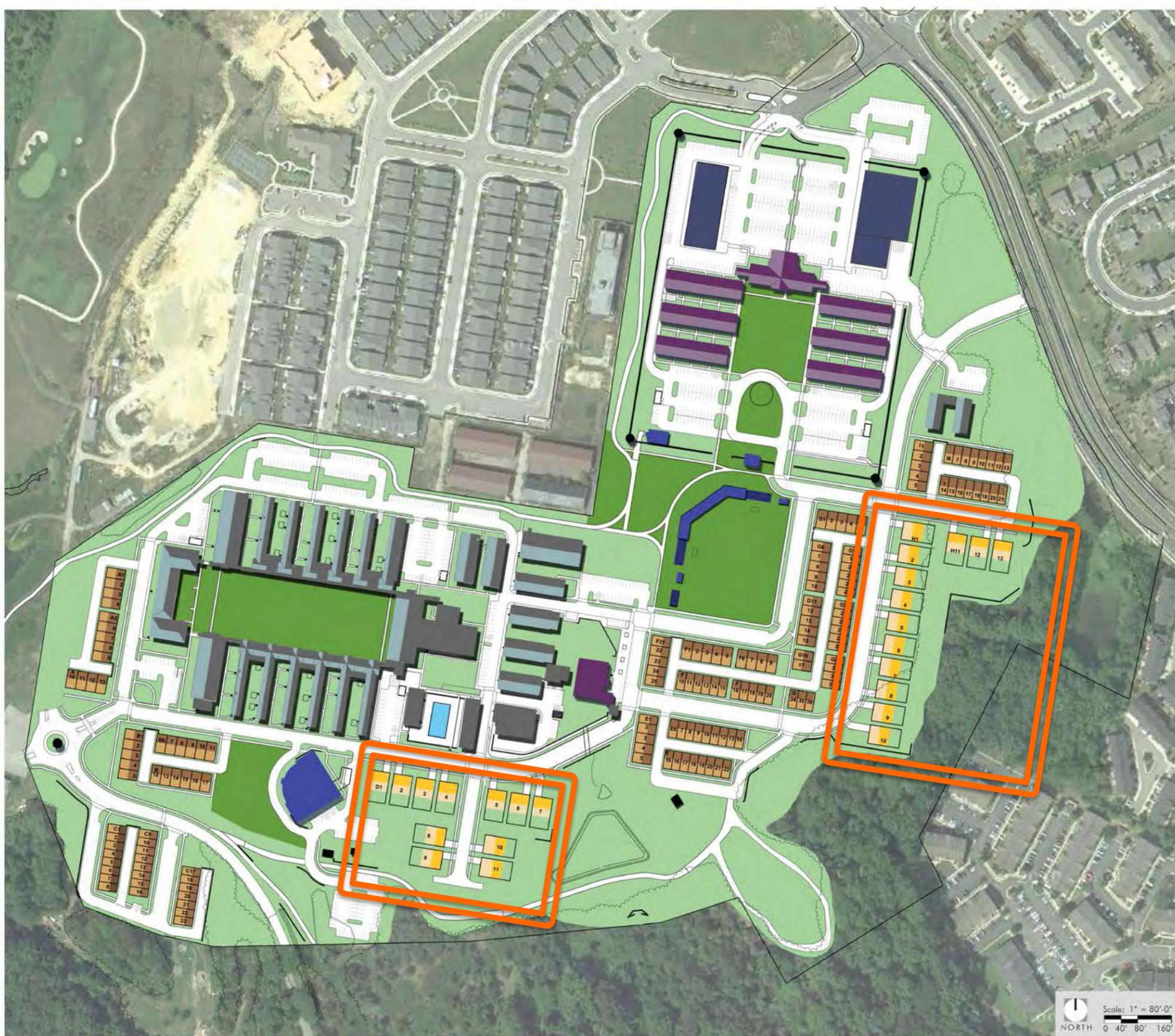
Streetlights and Site Lighting



● Type S, SA



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LEGEND

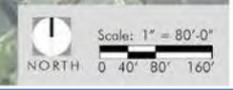
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ILLUSTRATIVE SITE PLAN

MARCH 2014

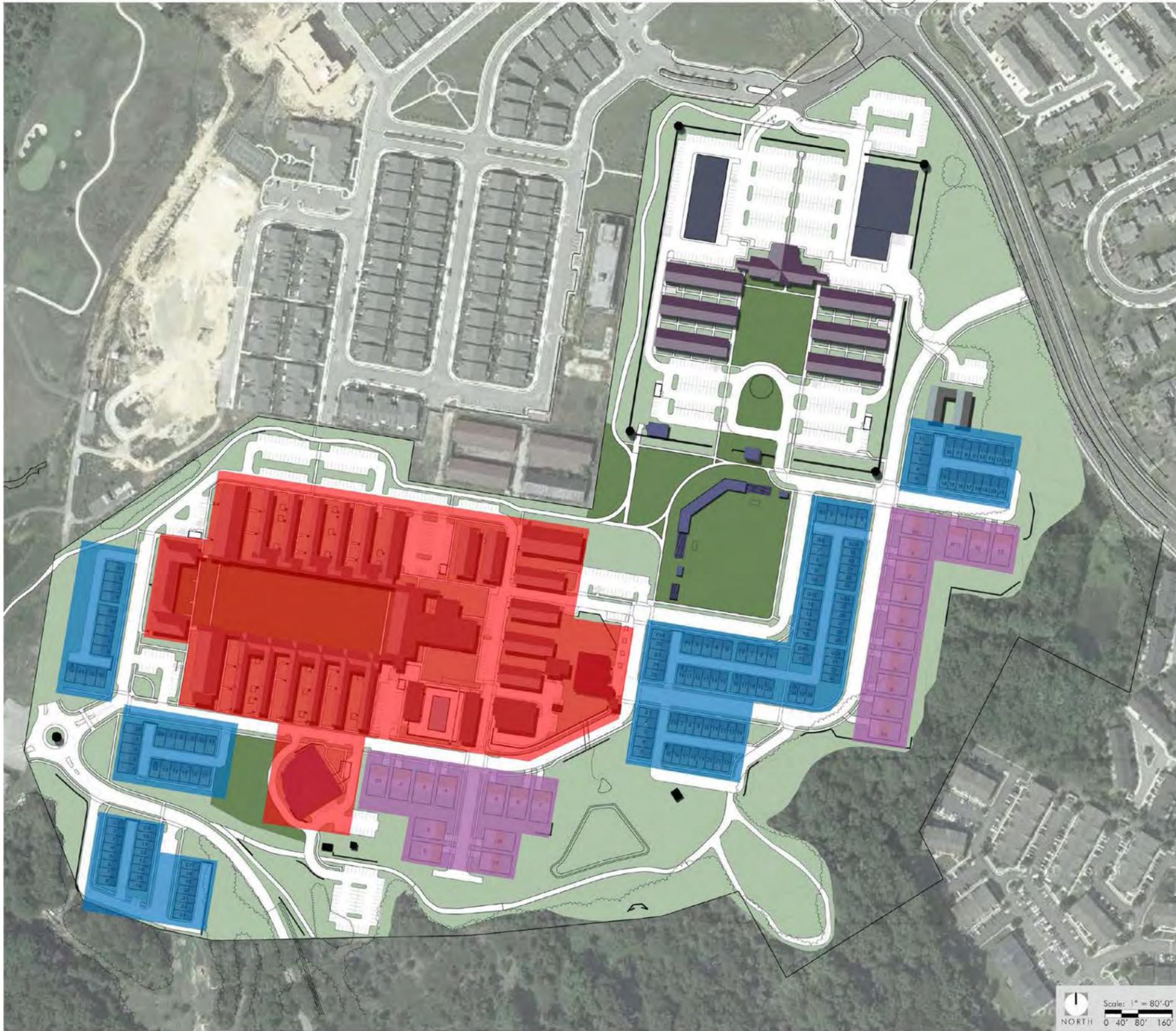


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Location

Conceptual Single Family Home Architecture



Historic



Contemporary



Traditional w/
contemporary elements

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Conceptual Single Family Home Architecture



Approved town home concept architecture



Proposed single family concept architecture

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Conceptual Single Family Home Architecture



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Conceptual Single Family Home Architecture



Elevation 1

Elevation 2

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Conceptual Single Family Home Architecture

DESIGN PRINCIPALS

- Garages should be located to the rear of the lots and not on the primary streetscape
- Massing of the new homes should be subordinate to the adjacent historic structures
- The architecture should utilize some contemporary elements to help distinguish it from the existing structures
- The architecture may be sympathetic to, but should not mimic, the existing structures
- The overall composition and fenestration should maintain a singular expression with subtle variations between individual homes
- Detailing should be simple and subordinate to the historic structures

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ELEVATION 1
(HORIZONTAL CANOPY)

ELEVATION 2
(3/4 PORCH)

ELEVATION 3
(3/4 SHED CANOPY)

ELEVATION 4
(PORTICO)

ELEVATION 5
(PORTICO SHED CANOPY)

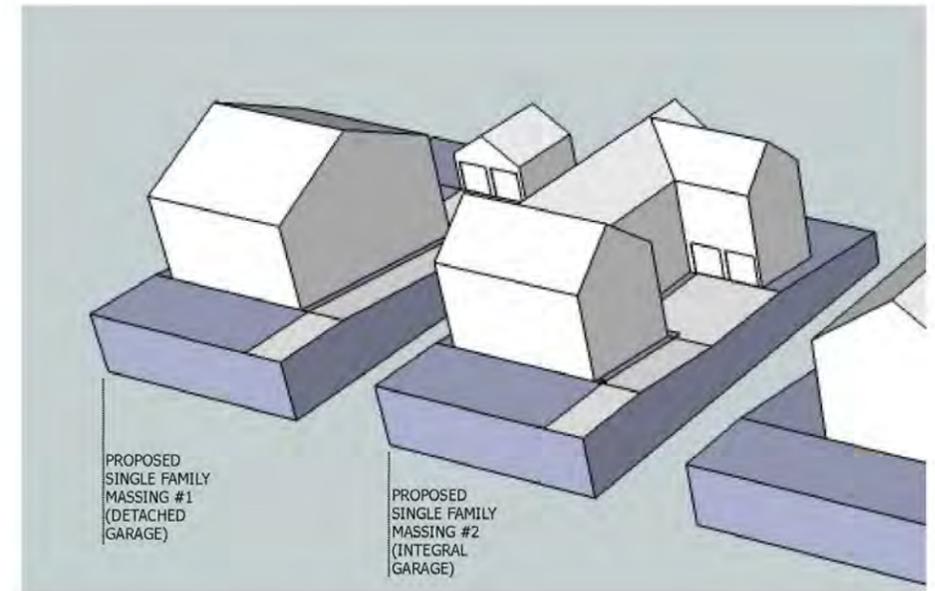
DESIGN NARRATIVE:

AS WE FURTHER REFINE THE DESIGN OF THE SINGLE FAMILY HOMES AT LAUREL HILL, WE REFLECT THAT THE DESIGN EXENTUATED THE MASSING TO BE SUBORDINATE TO THE EXISTING HISTORICAL BUILDINGS.

BUILDING ON THIS OBJECTIVE, THE COMPOSITION AND DETAILS ARE TO HAVE A CONTEMPOARY EXPRESSION THAT IS ALSO SUBORDINATE TO THE HISTORICAL BUILDINGS. THIS IS ACHIEVED THROUGH A SIMPLE EXPRESSION OF DETAIL AND FENESTRATION THAT RELATES TO BUT DOES NOT MIMIC THE EXISTING BUILDINGS.

THE OVERALL COMPOSITION OF ALL THE HOMES ARE VERY SIMILAR, BUT LIKE THE TOWNHOMES, THEY OFFER SUBTLE VARIATIONS BETWEEN FACADES. VARIATIONS INCLUDE A CONTEMPOARY FRONT PORCH, SHED CANOPY, FLAT CANOPY OR SMALLER PORTICOS. WINDOWS ARE SYMETRICALLY LAID OUT AND EITHER GROUPED OR IN SINGLES. TRIM, CORNICE DETAILING IS MINIMAL. THIS EXPRESSION IS CARRIED THROUGH ALL SIDES OF THE ELEVATIONS.

THE OVERALL DESIGN APPROACHES A SIMPLE, CONTEMPOARY EXPRESSION THAT COMPLIMENTS THE COMMUNITY.



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Conceptual Single Family Home Architecture



FRONT ELEVATION



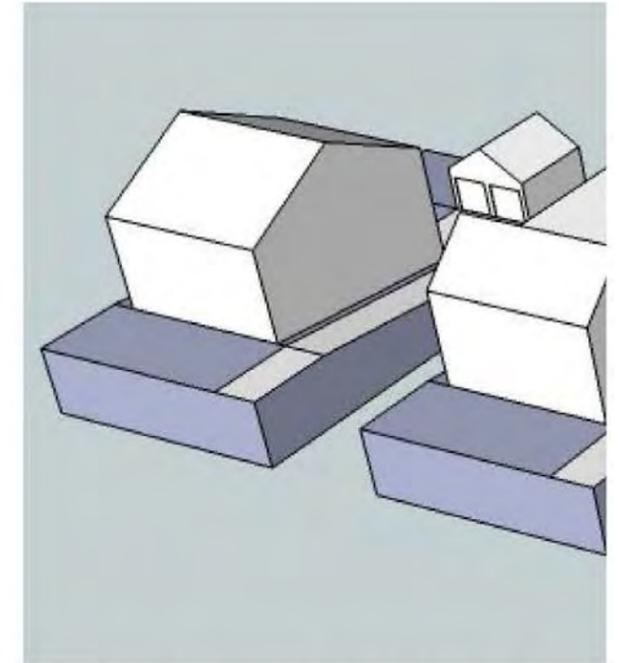
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



MASSING #1 (DETACHED GARAGE)

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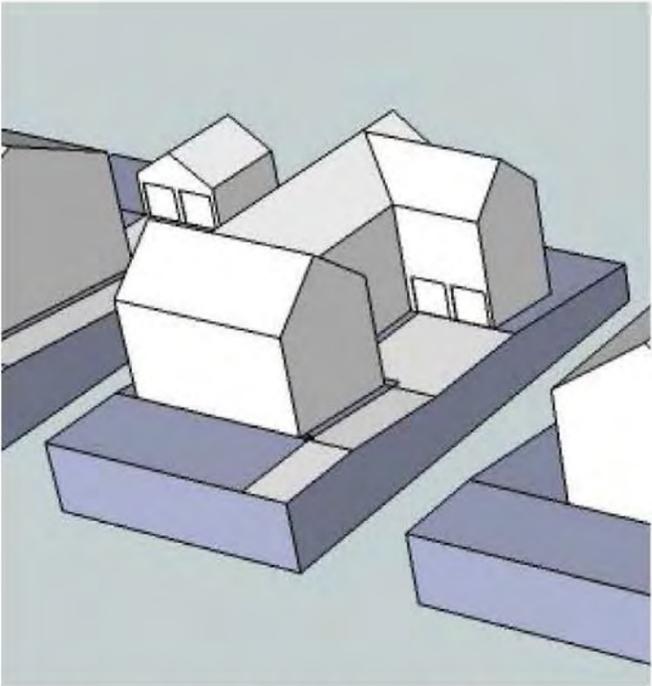
Conceptual Single Family Home Architecture



FRONT ELEVATION



RIGHT SIDE ELEVATION (MOTOR COURT)



MASSING #2 (INTEGRAL GARAGE)



REAR ELEVATION



LEFT SIDE ELEVATION

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Conceptual Single Family Home Architecture



Elevation 1

Elevation 2

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Conceptual Single Family
Home Architecture

Road Forward: New Housing Construction

Work session with the ARB on Phase One Homes:

- 24 single family detached homes (all)
- 83 town homes (out of 157)
- 40-50% Construction Documents
- Prior to submission to tax credit agencies
- Estimated Timing: 1st Quarter 2016

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Conceptual Single Family
Home Architecture

Road Forward: New Housing Construction

Work session with the ARB on Phase One Homes:

- Single family homes: all proposed elevations, all 4 sides
- Town homes: a typical building for both 24' and 20' wide homes, all proposed elevations, all 4 sides
- Plans should illustrate: exterior materials, typical trim details, windows, doors, brick samples, cementitious siding samples, roof materials and color, exterior color schemes, exterior lighting, typical deck materials and details, and typical landscaping packages.

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Conceptual Single Family
Home Architecture



Thank You

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