



# 1010 NE GRAND AVENUE

BLOCK 45

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LAND USE TYPE III APPLICATION

LU 16-287887

MARCH 2, 2017

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VICINITY PLAN





01 NE Grand Ave looking Northeast



02 NE Grand Ave looking Southeast

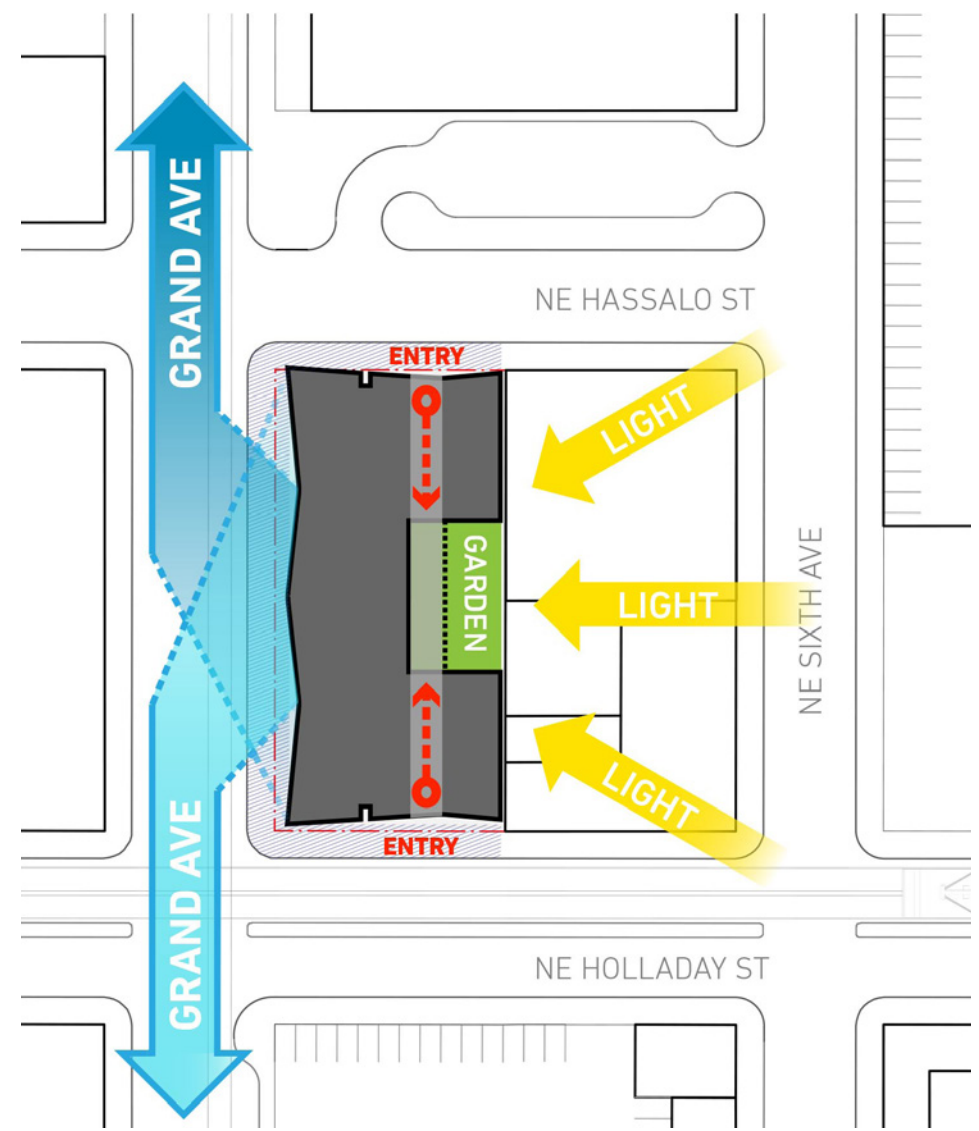
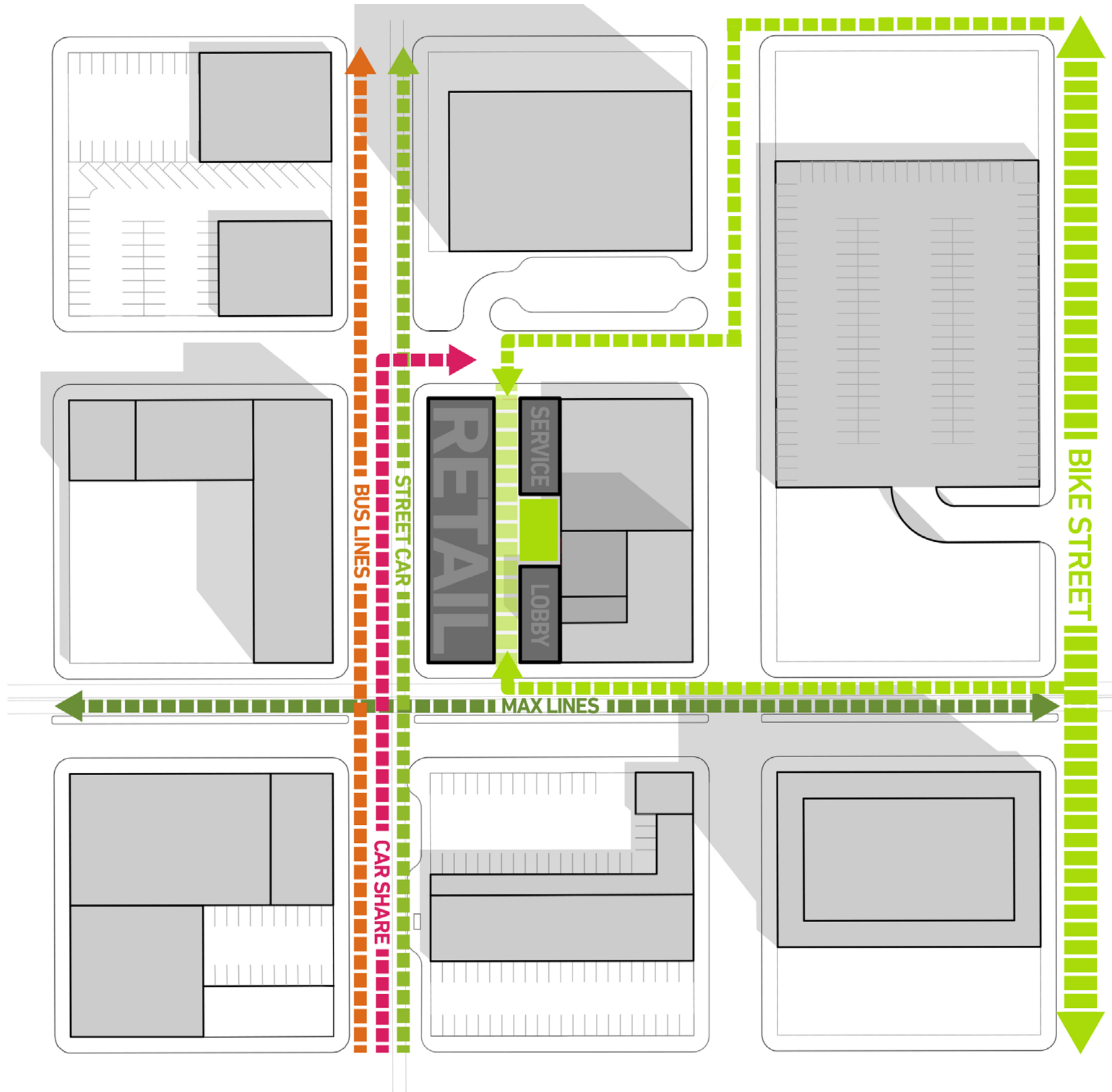


03 NE Holladay St looking East



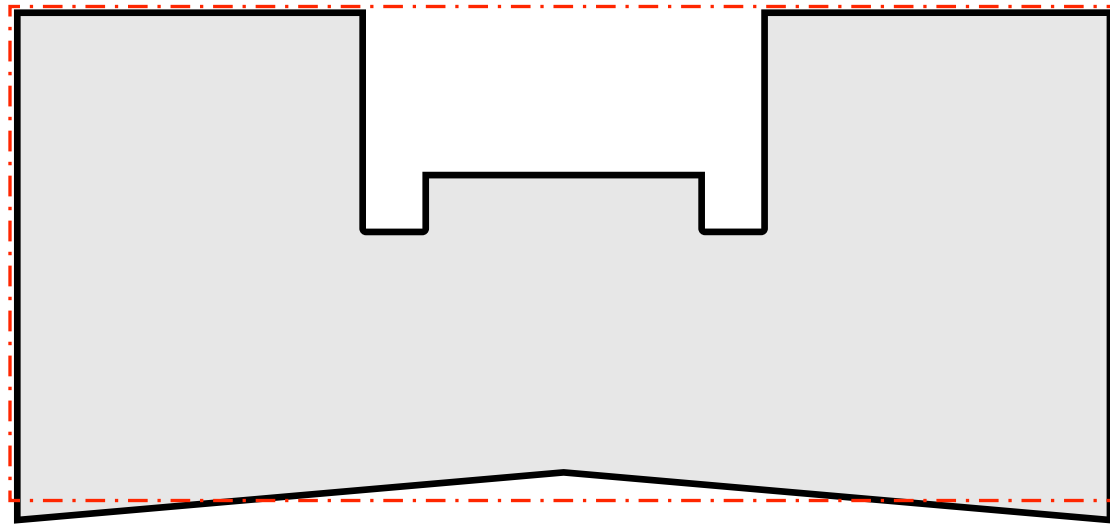
04 NE Hassalo St looking East



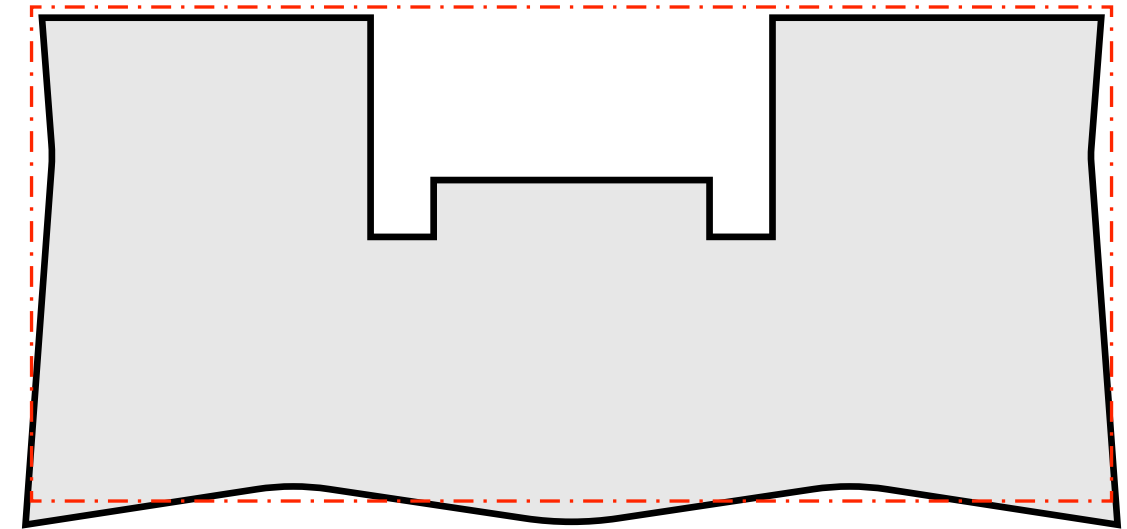


SITE DIAGRAMS

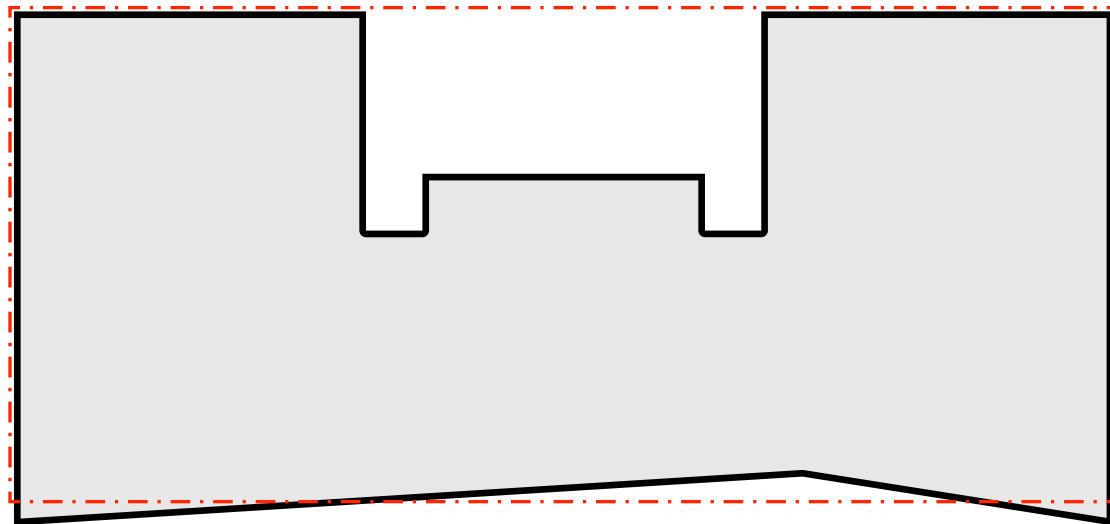




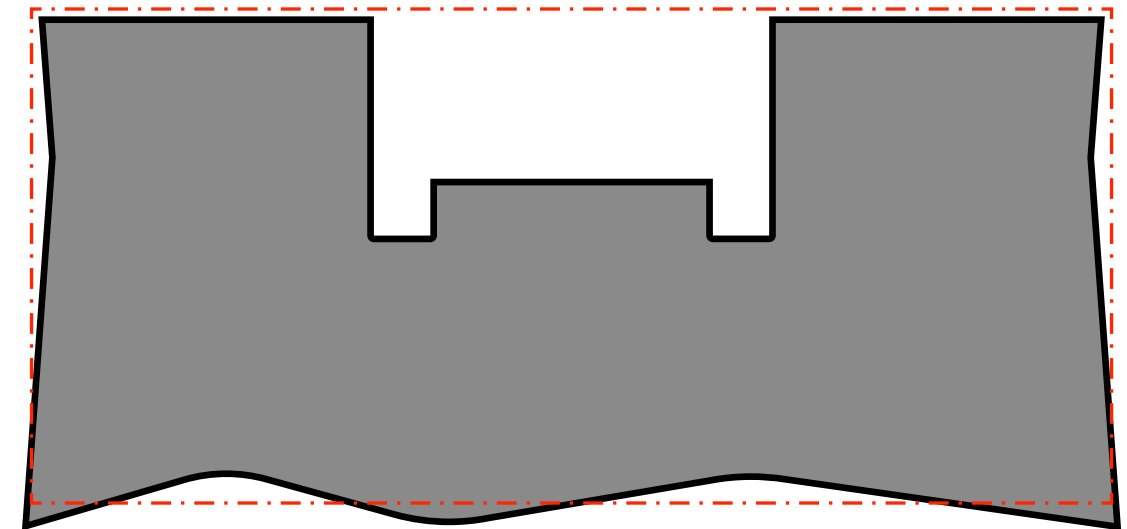
**01** Preliminary Concept



**03** Softening the Street Edge



**02** Asymmetrical Chevron

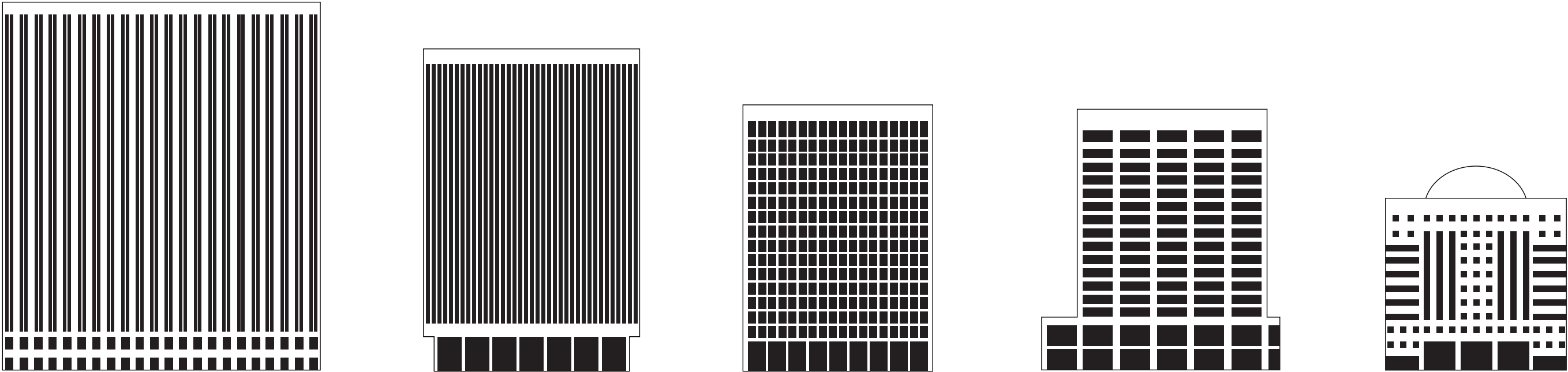


**04** Bringing Back Asymmetric Movement (Current Scheme)

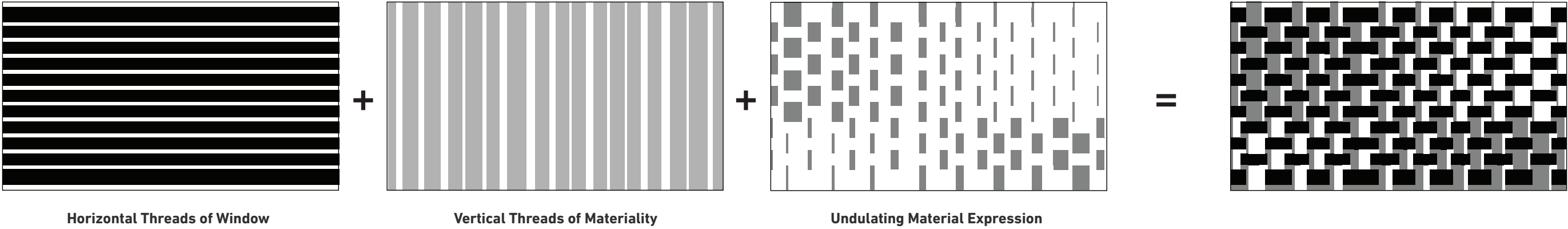
## MASSING ITERATIONS



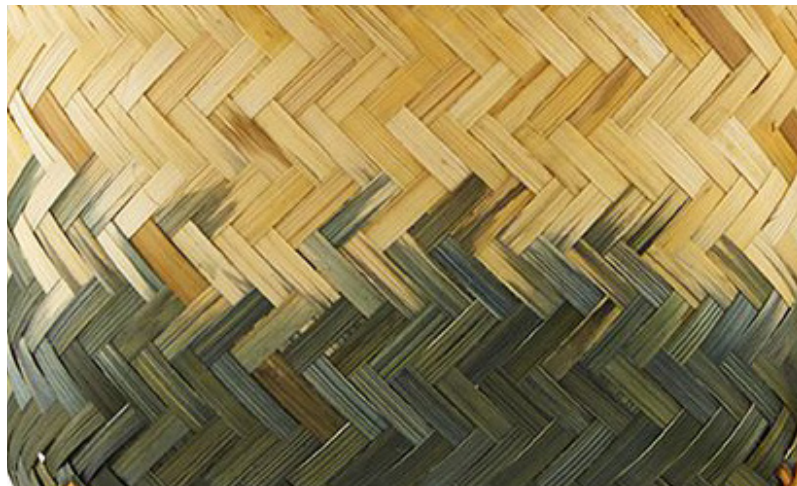
Lloyd District Facade Patterns



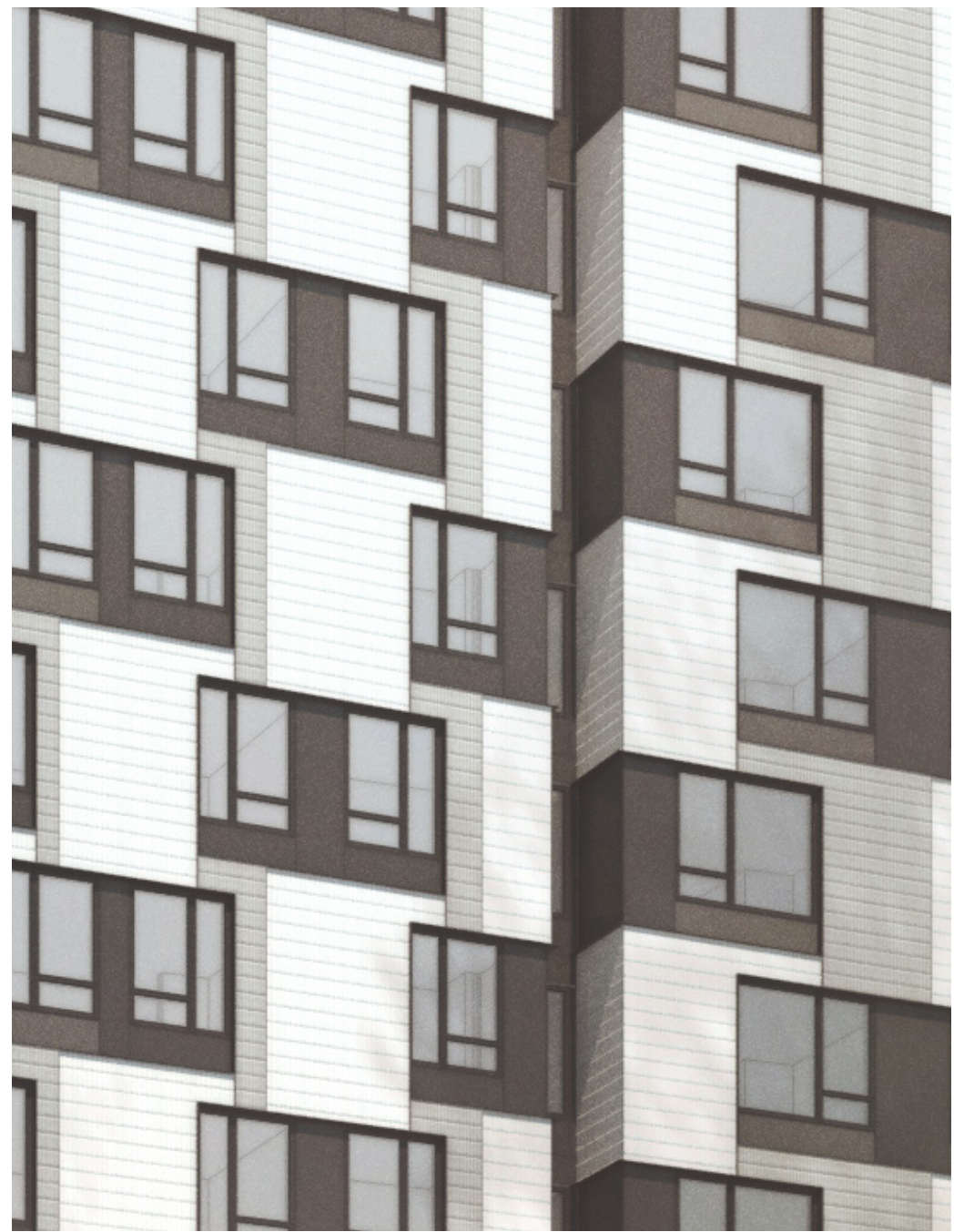
NE Grand Facade Logic







**Facade Inspiration**



**Facade Rendering**

## FACADE INSPIRATION





VIEW LOOKING NORTHEAST ON NE GRAND AVE





NIGHT RENDERING





STREET VIEW LOOKING SOUTHWEST AT HASSALO STREET





LLOYD DISTRICT AERIAL





GROUND FLOOR VIEW AT GRAND AVENUE AND HOLLADAY STREET





THIN BRICK-2 (GLAZED)

THIN BRICK-1

22GA FLASHING. COLOR TO  
MATCH MP-1

VINYL WINDOW

COMPOSITE METAL PANEL-1

PERFORATED METAL PANEL  
W/ PTAC BEHIND

ENLARGED FACADE RENDERING





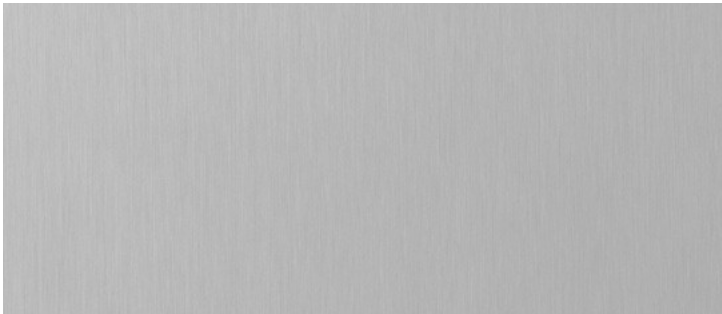
BRICK-FACADE



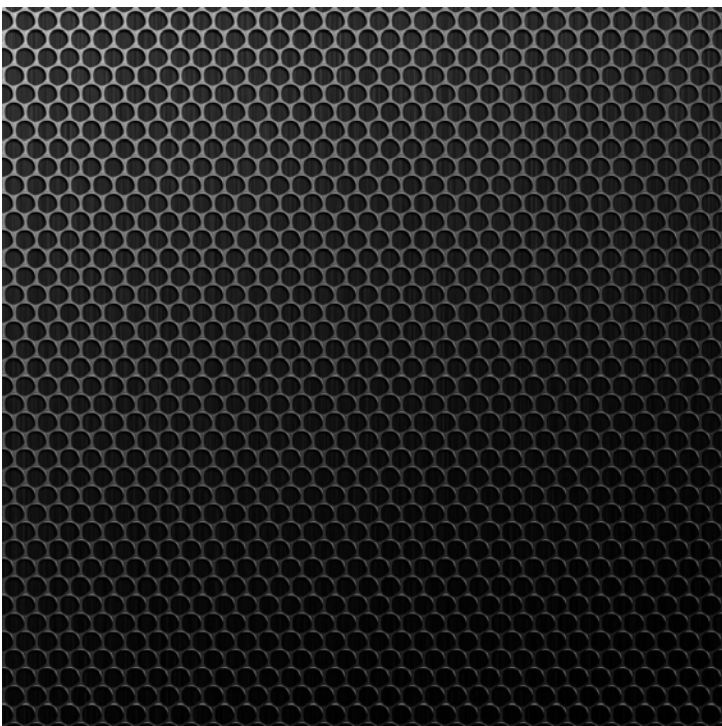
BRICK-2, GLAZED THIN BRICK    BRICK-1, THIN BRICK



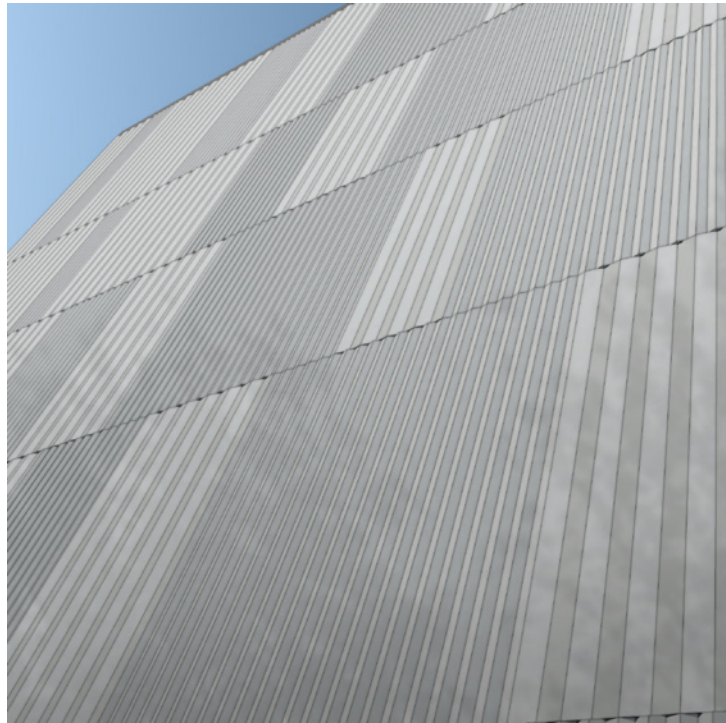
COMPOSITE METAL PANEL--1



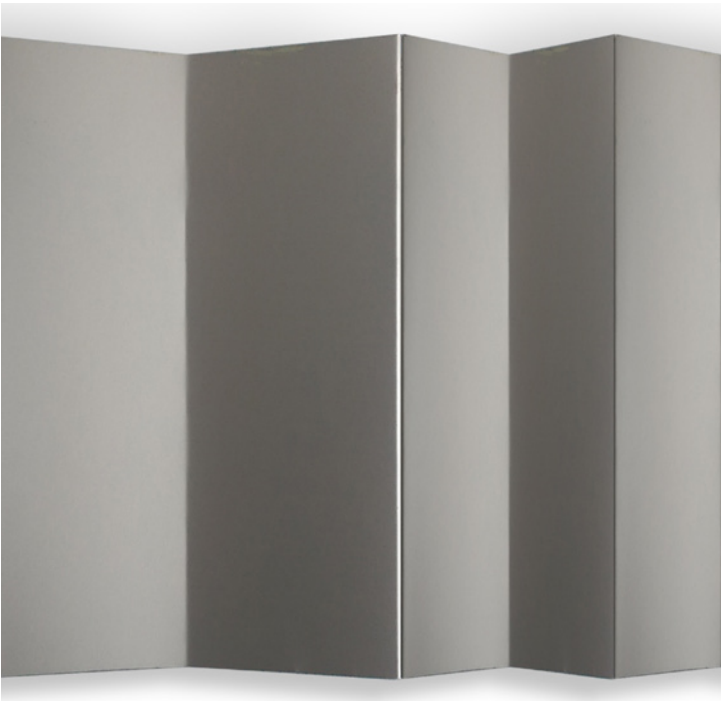
COMPOSITE METAL PANEL--2



PERFORATED METAL PANEL



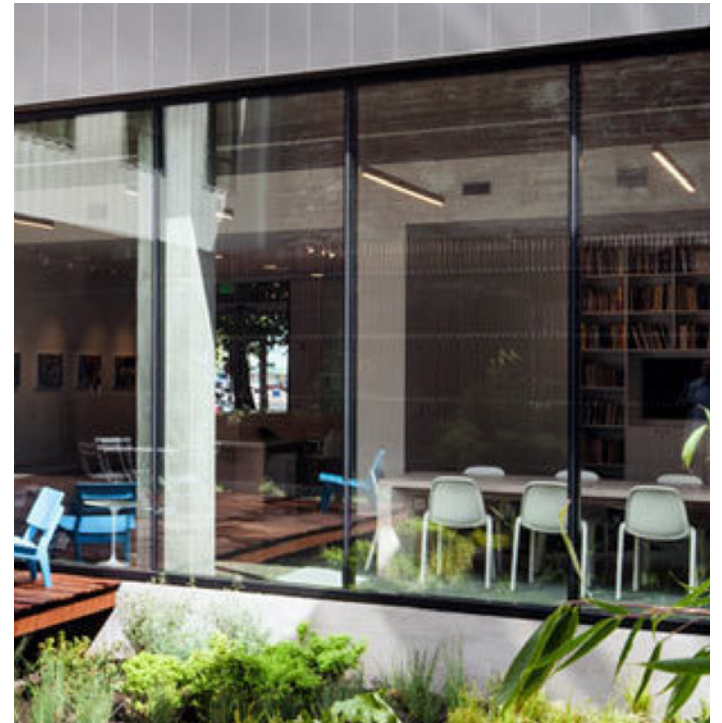
METAL PANEL-FACADE



METAL PANEL 3    METAL PANEL 4



VINYL WINDOW



STOREFRONT SYSTEM

# FACADE MATERIALS









ORIEL WINDOW DIAGRAM - ELEVATION





ORIEL WINDOW DIAGRAM - ELEVATIONS