

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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01 NE Grand Ave looking Northeast

03 NE Holladay St looking East

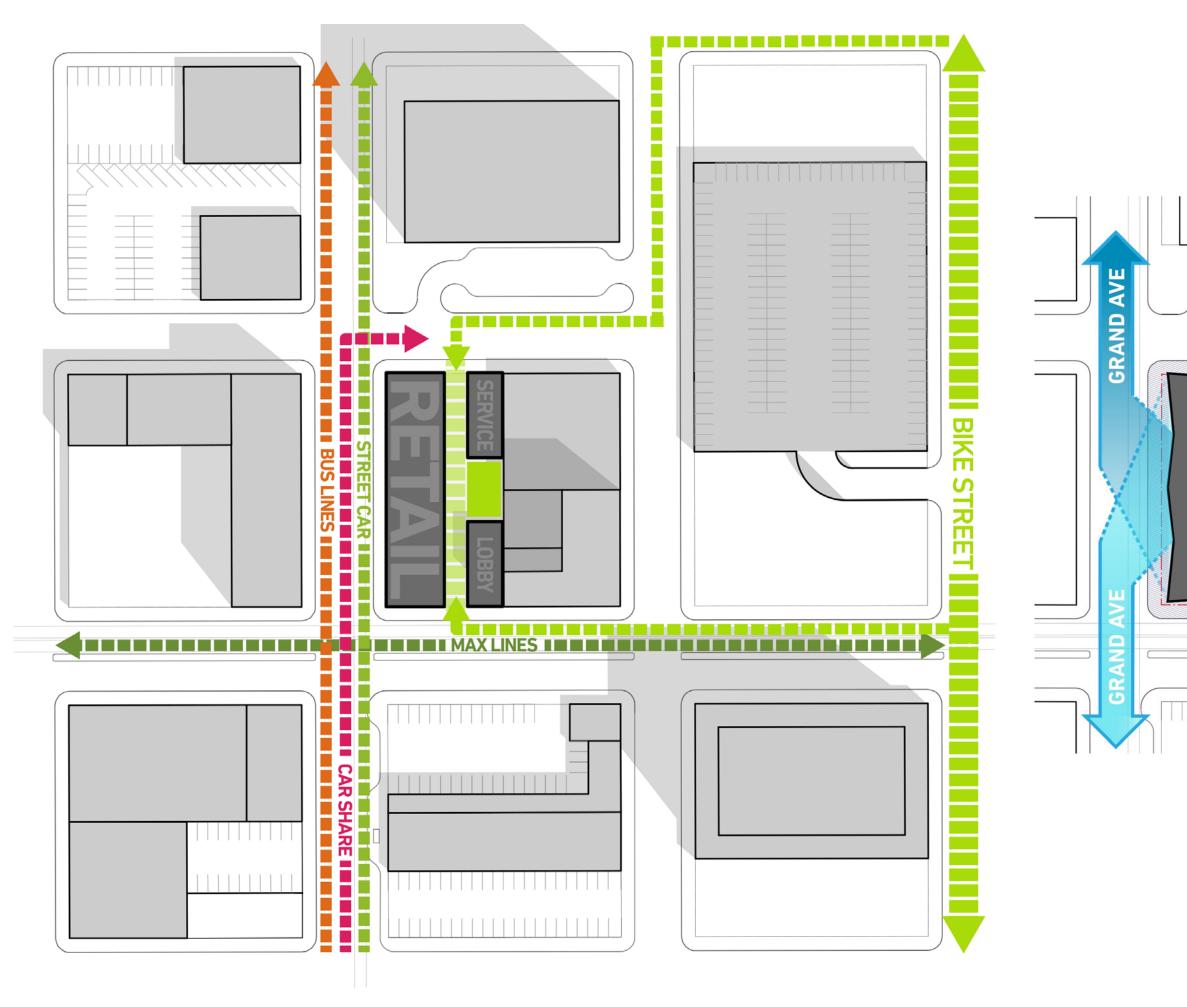
02 NE Grand Ave looking Southeast

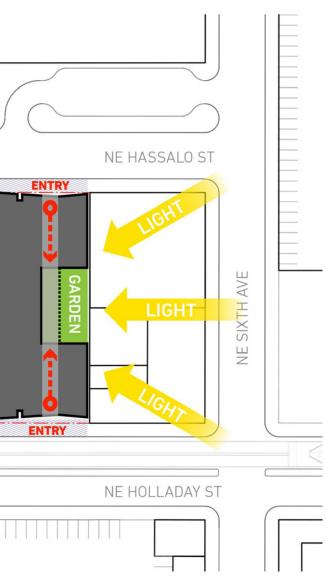


04 NE Hassalo St looking East

EXHIBIT A.3

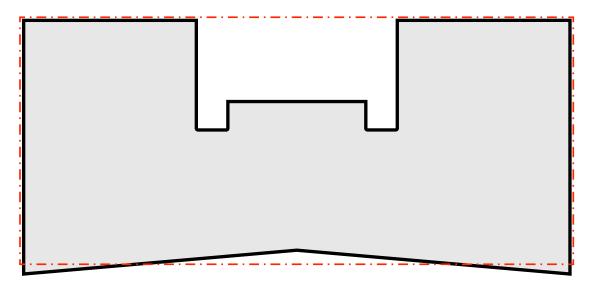
SITE PHOTOS



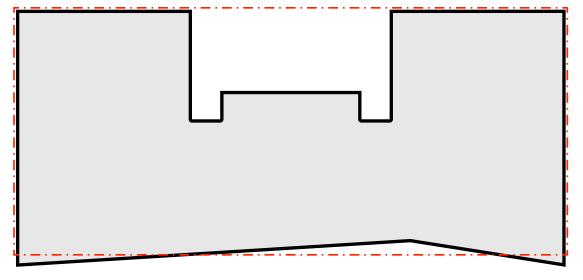


SITE DIAGRAMS

EXHIBIT A.4

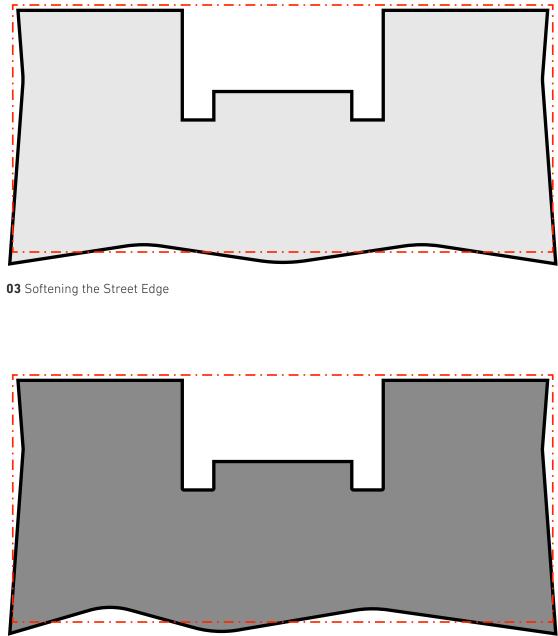


01 Preliminary Concept



02 Asymmetrical Chevron

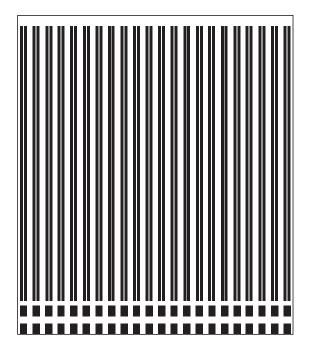
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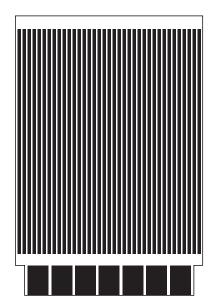


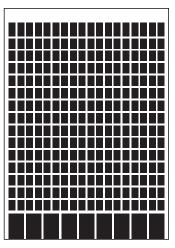
04 Bringing Back Asymmetric Movement (Current Scheme)

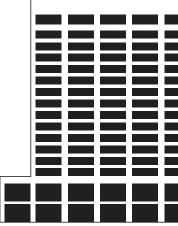
MASSING ITERATIONS

Lloyd District Facade Patterns

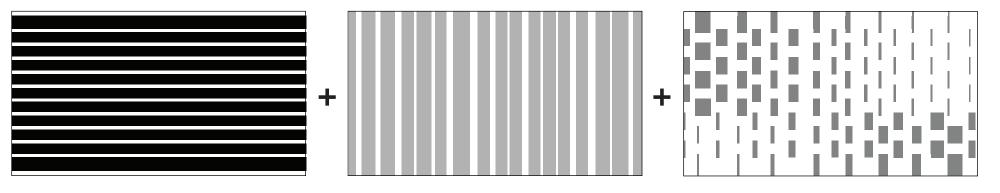








NE Grand Facade Logic

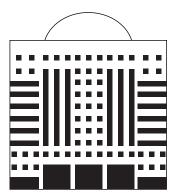


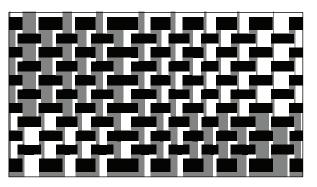
Horizontal Threads of Window

Vertical Threads of Materiality

Undulating Material Expression

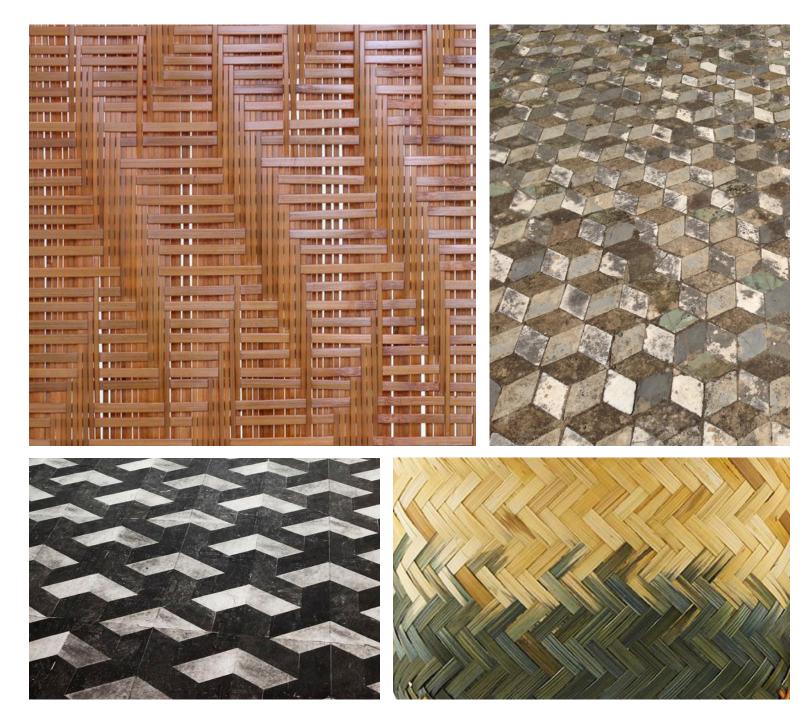






FACADE CONCEPT

EXHIBIT A.6



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

EXHIBIT A.11



GROUND FLOOR VIEW AT GRAND AVENUE AND HOLLADAY STREET



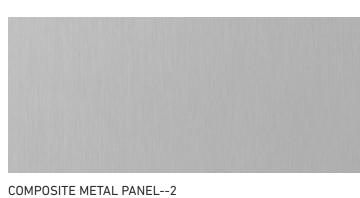
ENLARGED FACADE RENDERING







COMPOSITE METAL PANEL--1



BRICK-FACADE

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



METAL PANEL-FACADE

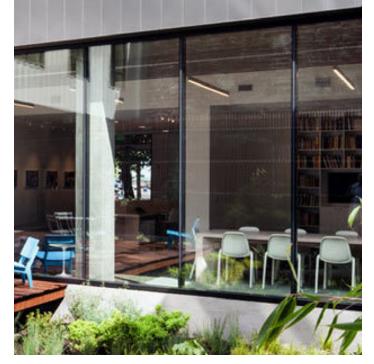
METAL PANEL 3

METAL PANEL 4

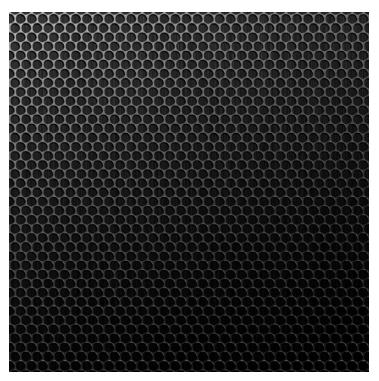
VINYL WINDOW

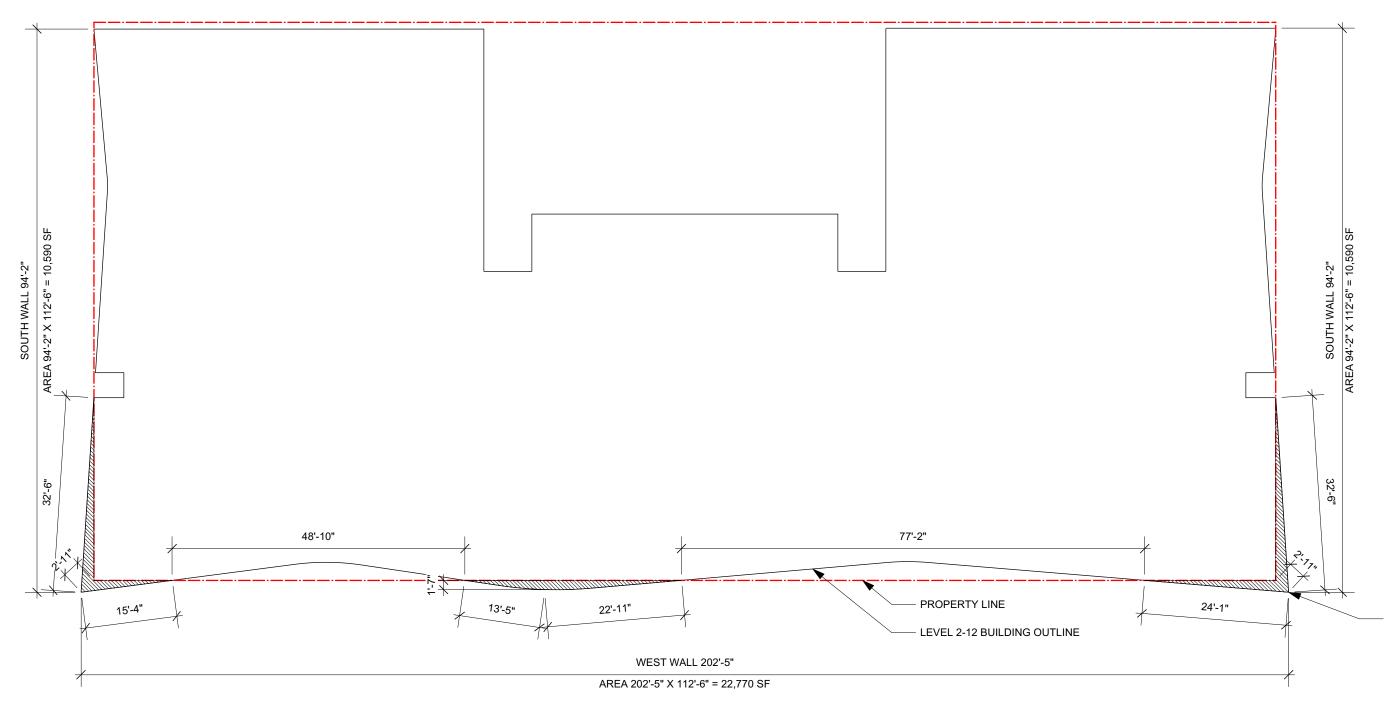
FACADE MATERIALS

STOREFRONT SYSTEM



PERFORATED METAL PANEL





NORTH WALL

AREA OF WALL PROJECTION INTO PUBLIC R.O.W. = 3,655 SF. 35% OF TOTAL (10,590 SF) WALL

PROJECTION WALL LENGTH = 32'-6" 38% OF TOTAL (94'-2") WALL LENGTH

WINDOW AREA OF PROJECTING ELEMENTS = 1122 SF. 31% OF PROJECTING WALL AREA

WEST WALL

AREA OF WALL PROJECTION INTO PUBLIC R.O.W. = 8,610 SF. 38% OF TOTAL (22,770 SF) WALL

PROJECTION WALL LENGTH = 75'-9" 37% OF TOTAL (202'-5") WALL LENGTH

WINDOW AREA OF PROJECTING ELEMENTS = 2892 SF. 35% OF PROJECTING WALL AREA

SOUTH WALL

AREA OF WALL PROJECTION INTO PUBLIC R.O.W. = 3,655 SF. 35% OF TOTAL (10,590 SF) WALL

PROJECTION WALL LENGTH = 32'-6" 38% OF TOTAL (94'-2") WALL LENGTH

WINDOW AREA OF PROJECTING ELEMENTS = 1122 SF. 31% OF PROJECTING WALL AREA

AREA PROJECTING INTO PUBLIC R.O.W. AT 2ND AND 12TH FLOOR SHOWN SHADED. MINIMUM 12'-2" VERTICAL CLEARANCE TO PROJECTING ELEMENTS

ORIEL WINDOW DIAGRAM - PLAN



ORIEL WINDOW DIAGRAM - ELEVATION



ORIEL WINDOW DIAGRAM - ELEVATIONS