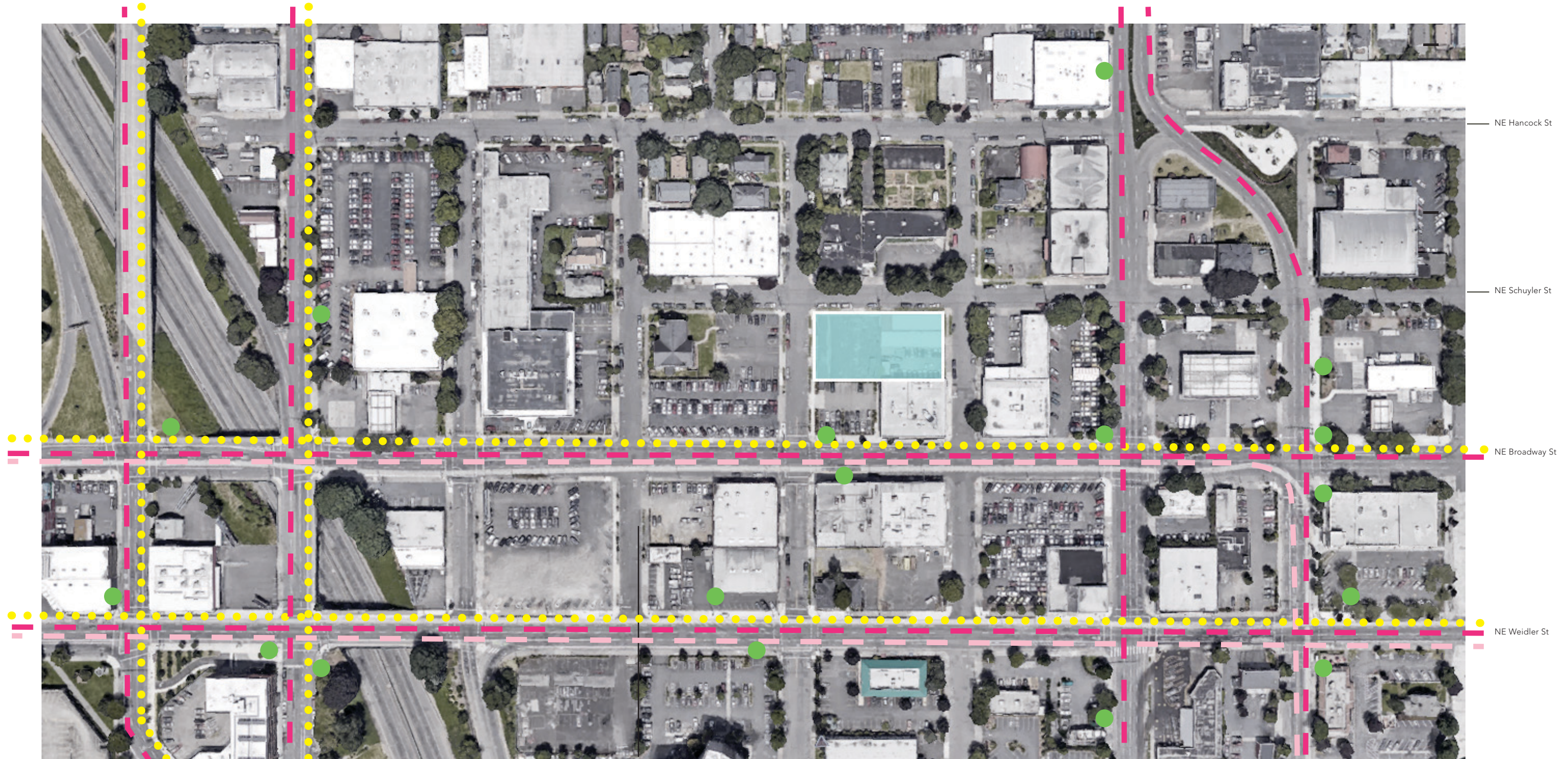


1732 NE 2ND AVE

DESIGN REVIEW PRESENTATION



SITE AND CONTEXT



- Site
- Bike Transit
- Bus Transit
- Streetcar
- Transit Stop

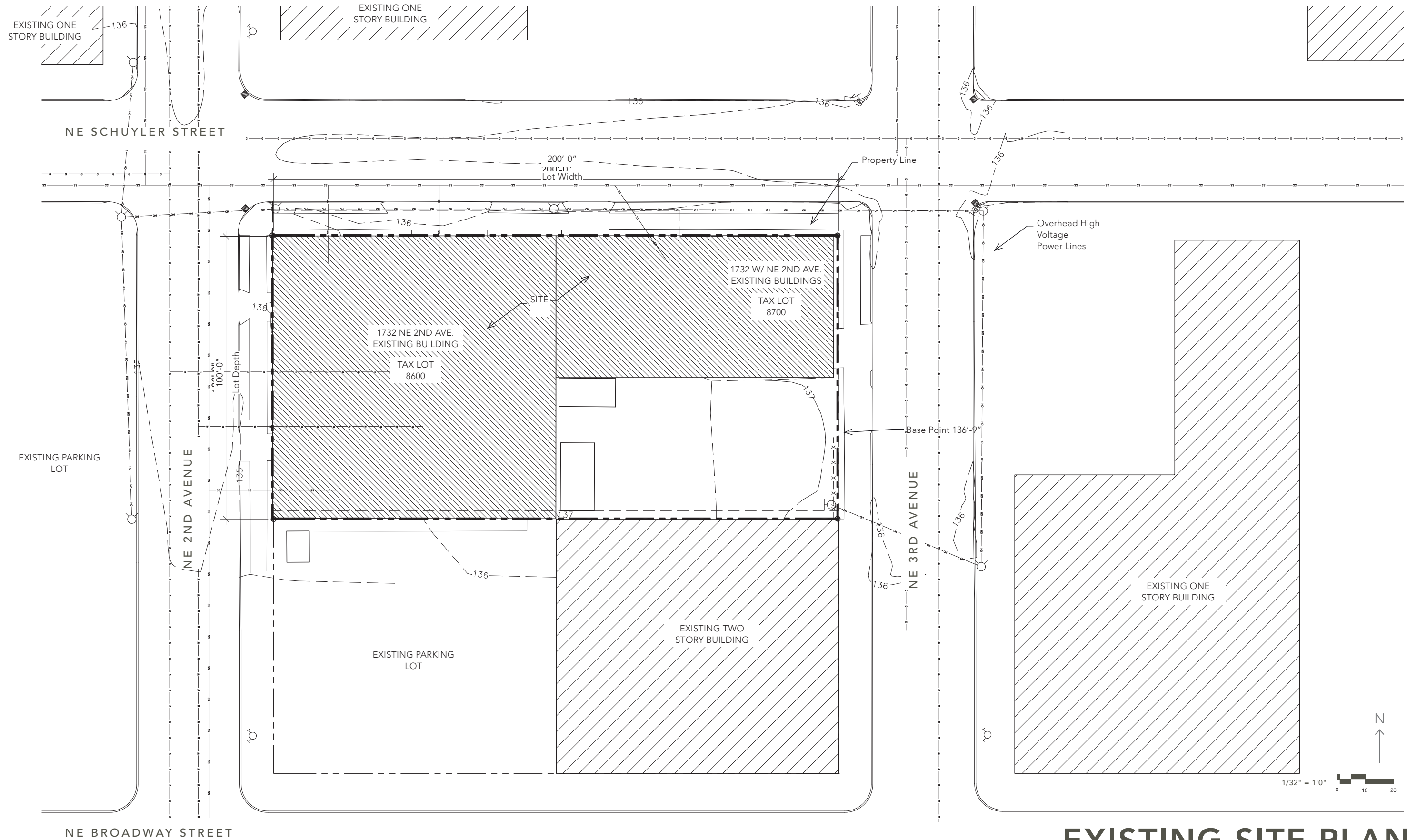
N Vancouver Ave N Williams Ave I5 Freeway NE Victoria NE 1st Ave NE 2nd Ave NE 3rd Ave NE MLK Blvd NE Grand Ave



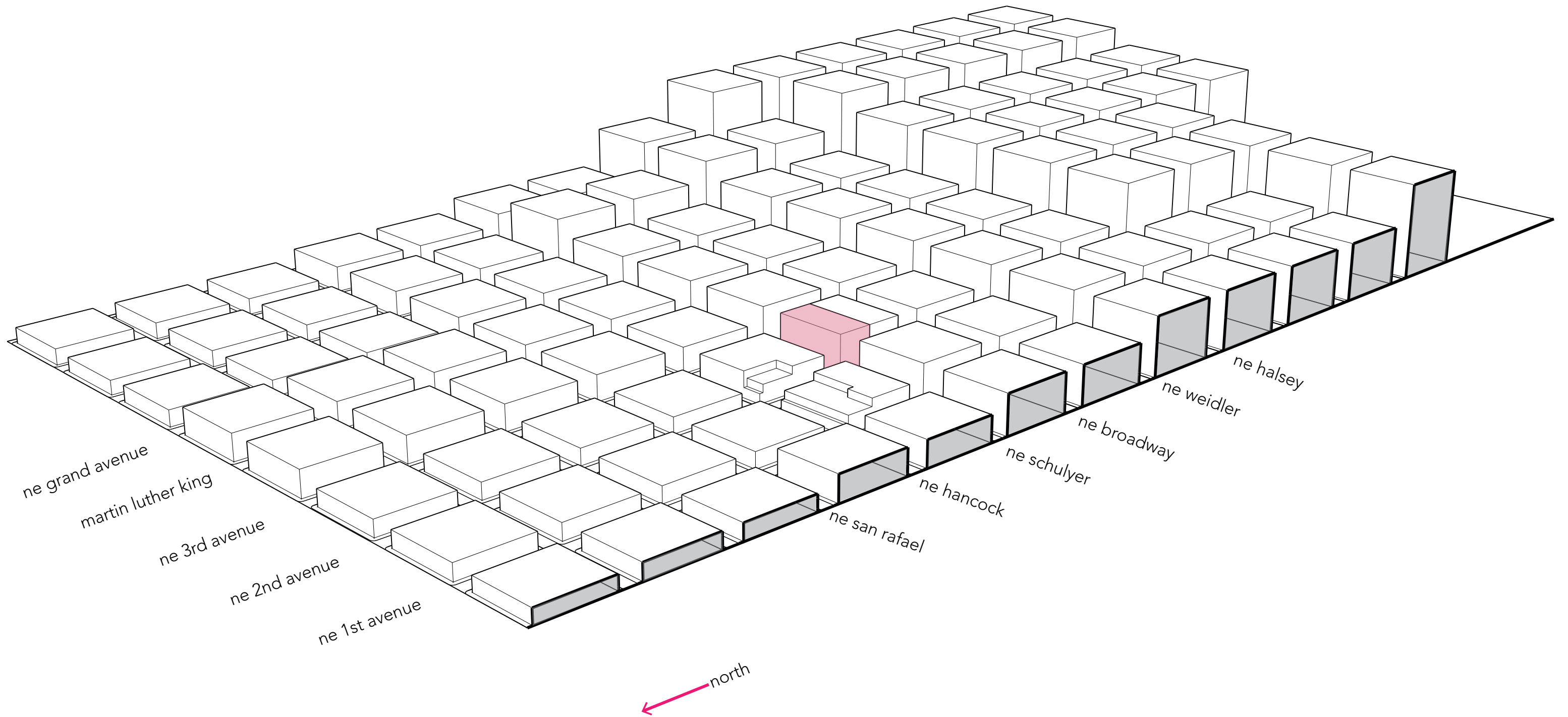
URBAN CONTEXT



CONTEXT IMAGES

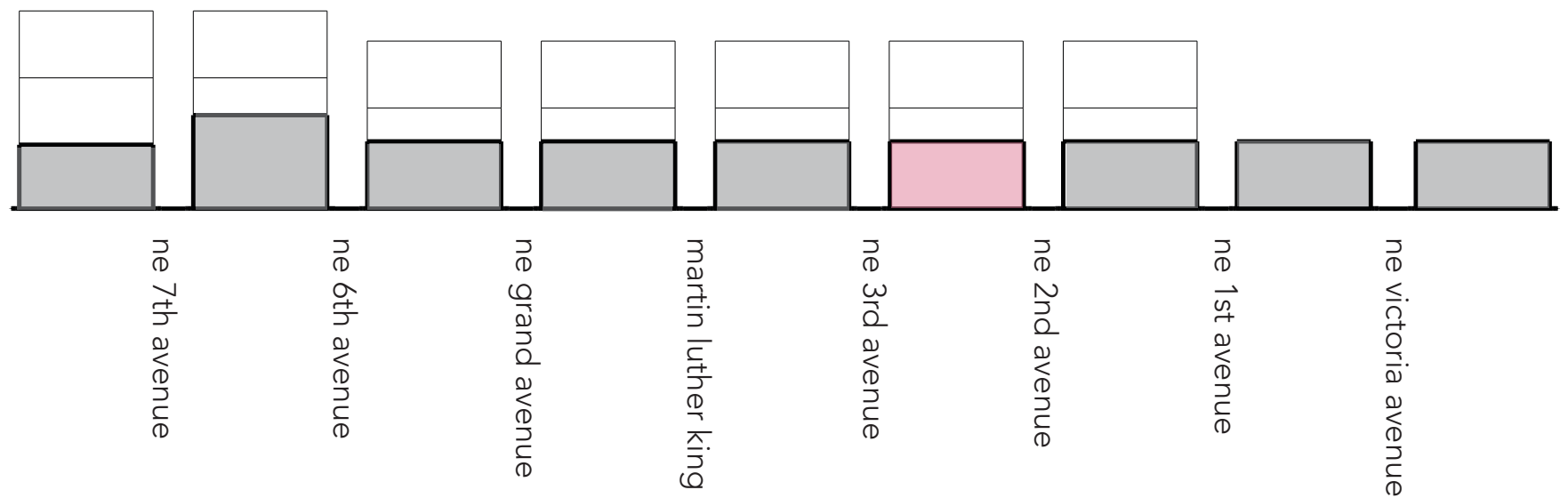
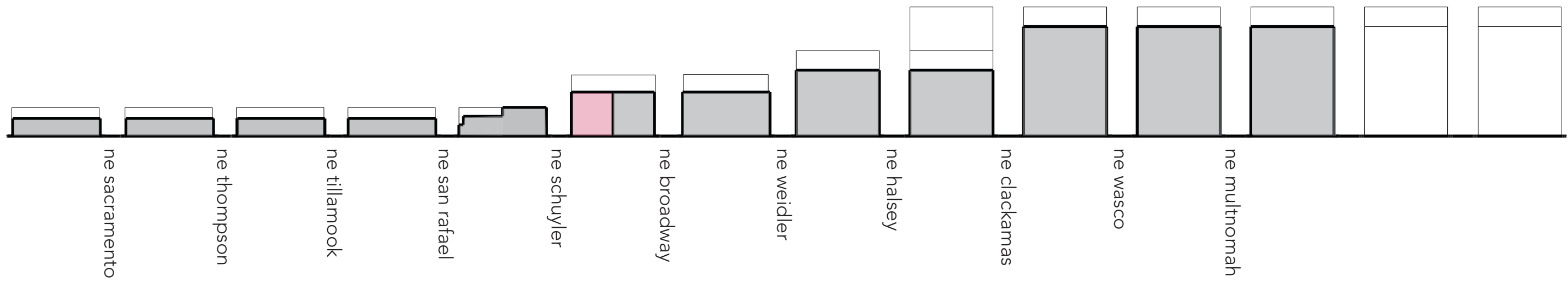


EXISTING SITE PLAN



ZONING RELATIONSHIPS

Lloyd District



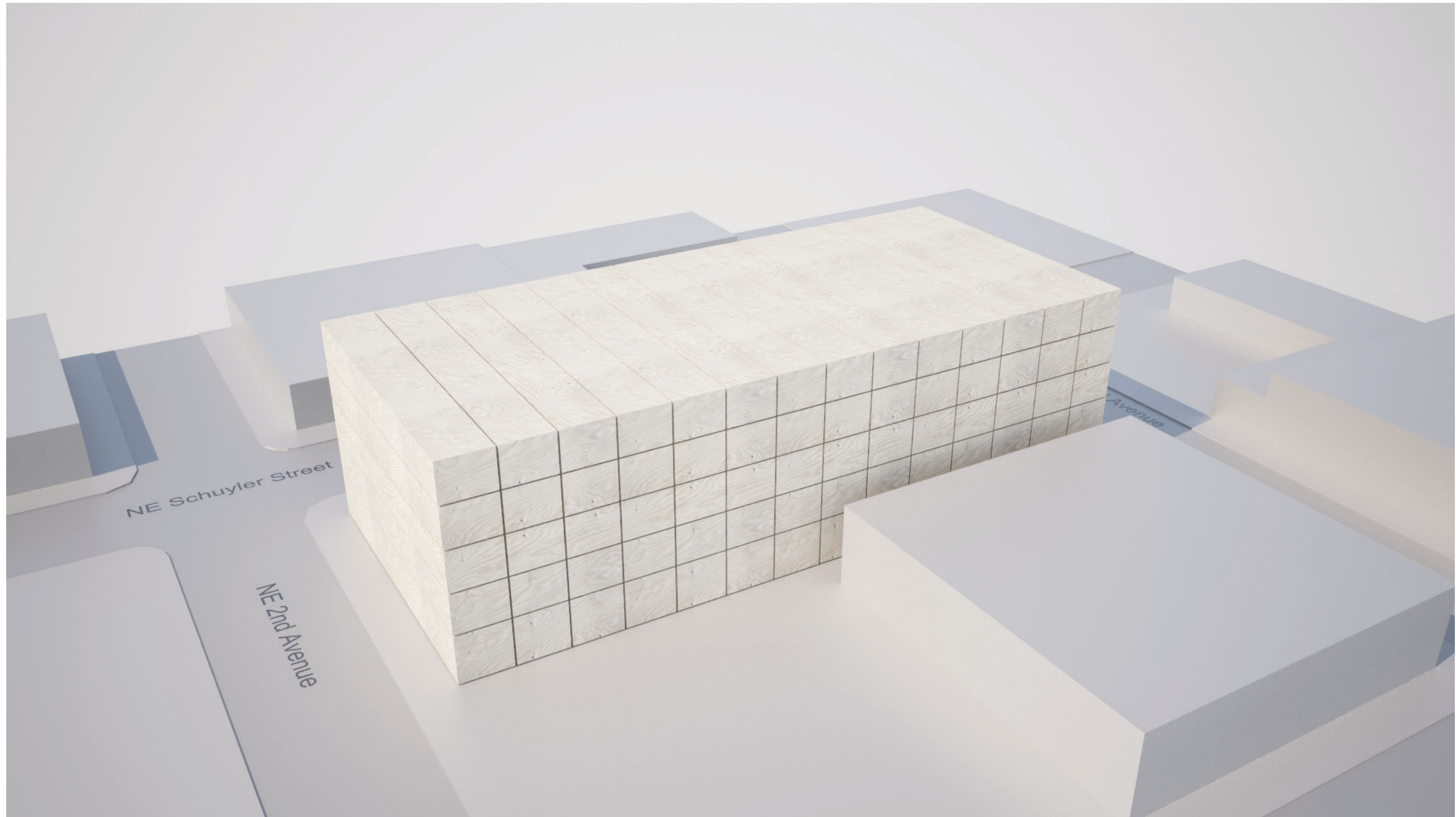
ZONING RELATIONSHIPS

Lloyd District

MASSING, URBAN GESTURE AND MODULAR DESIGN CONCEPTS

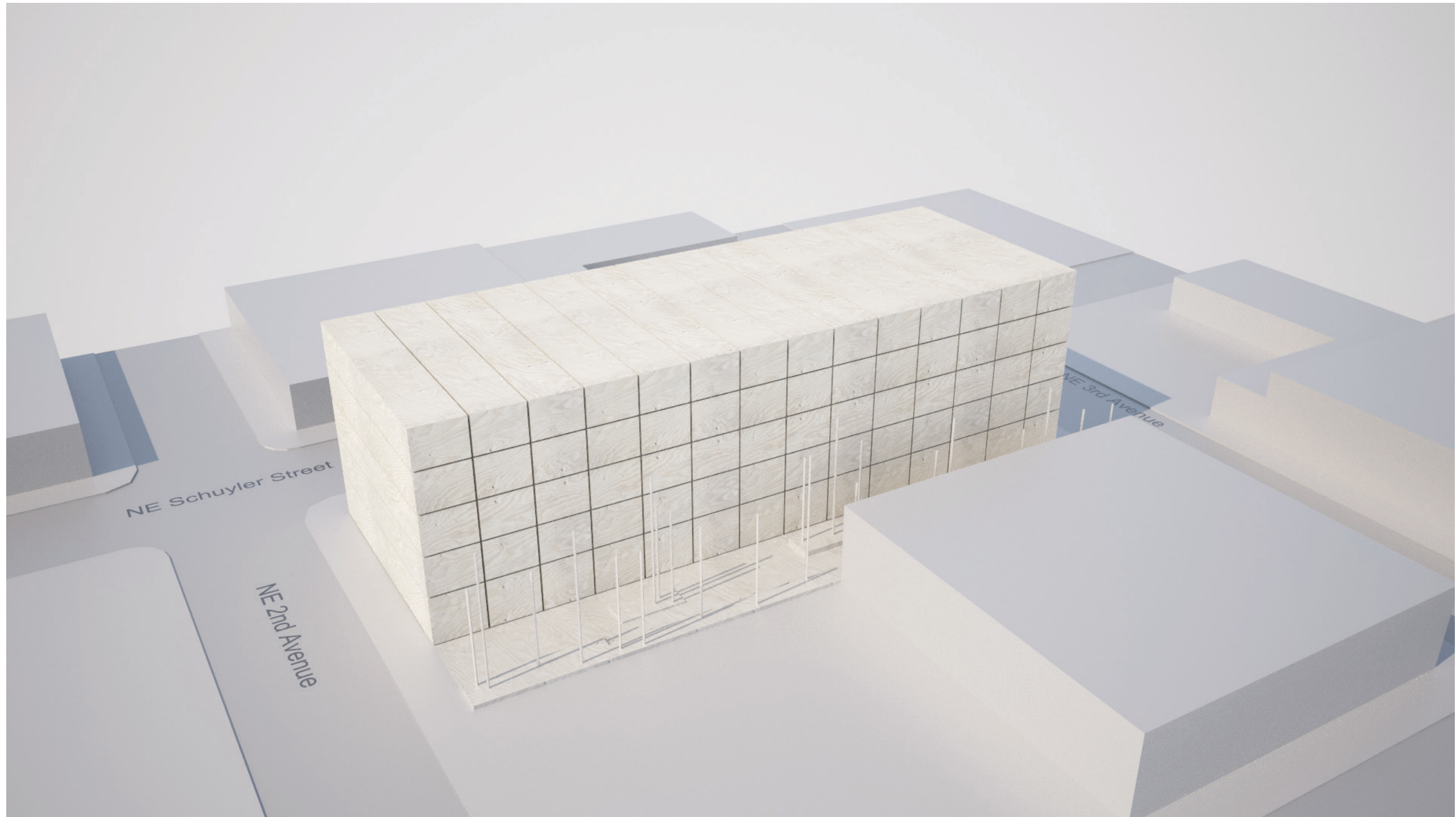


MODULAR EXAMPLES



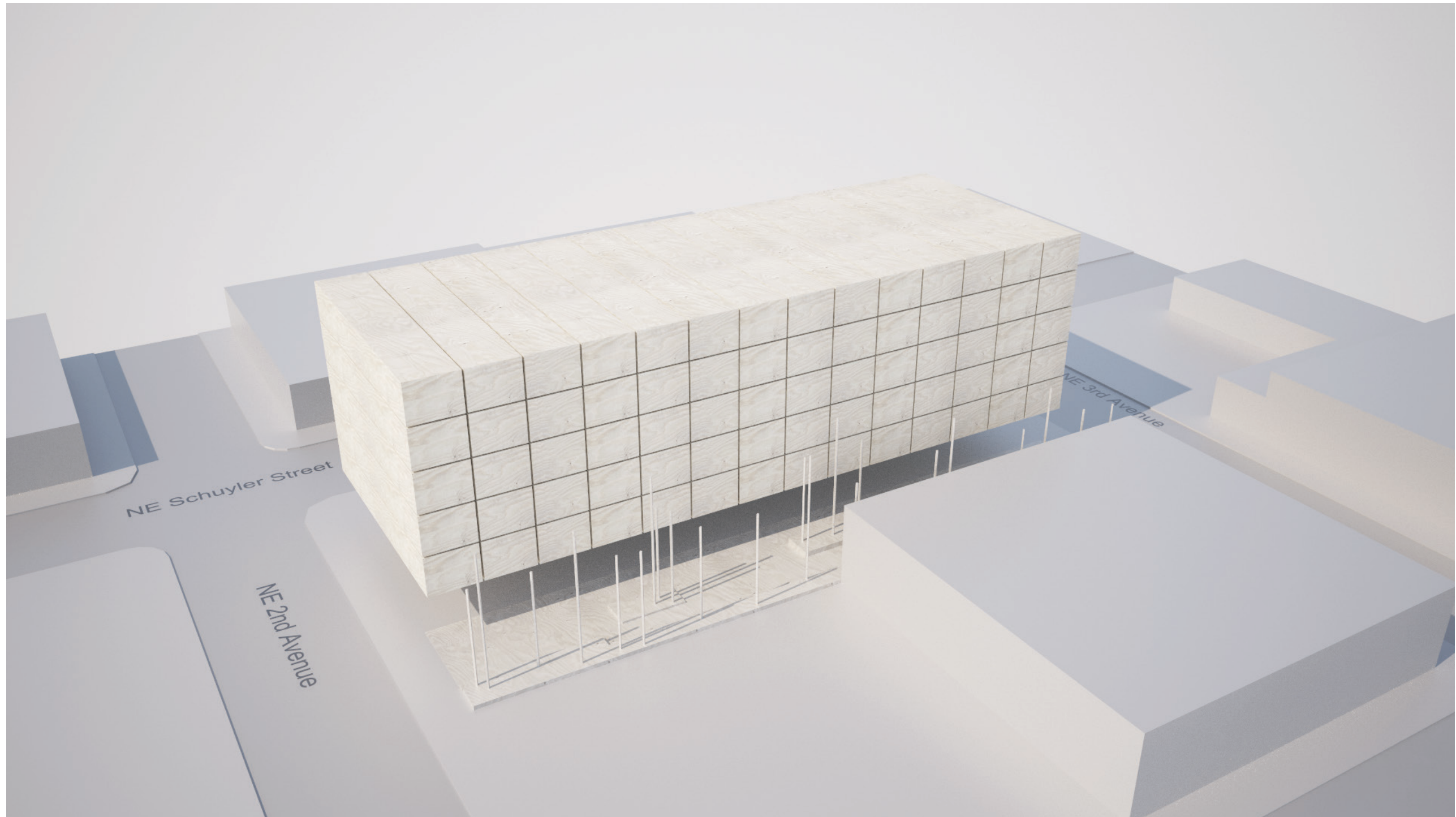
MASSING DIAGRAM

SITE



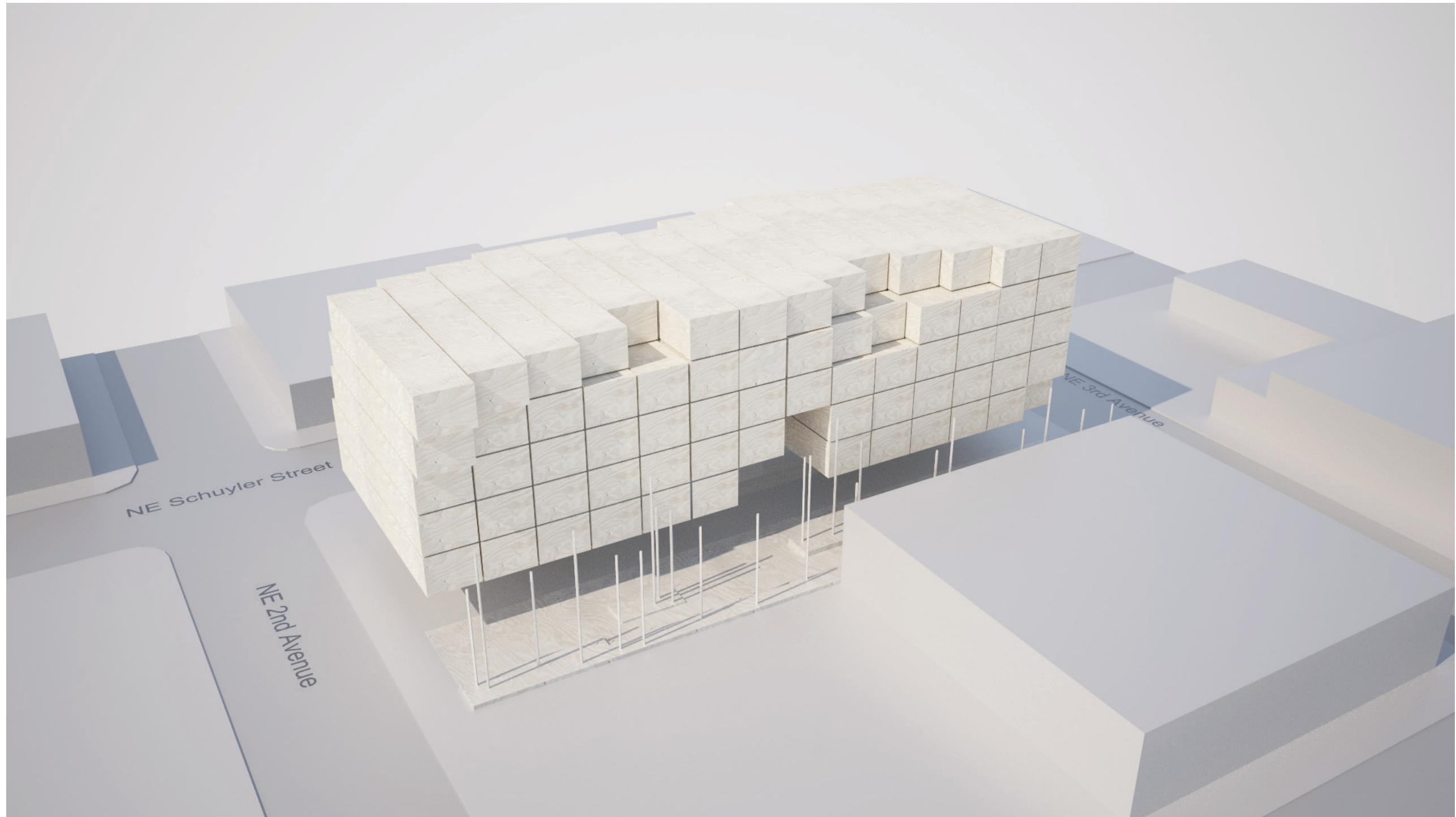
MASSING DIAGRAM

SHIFT



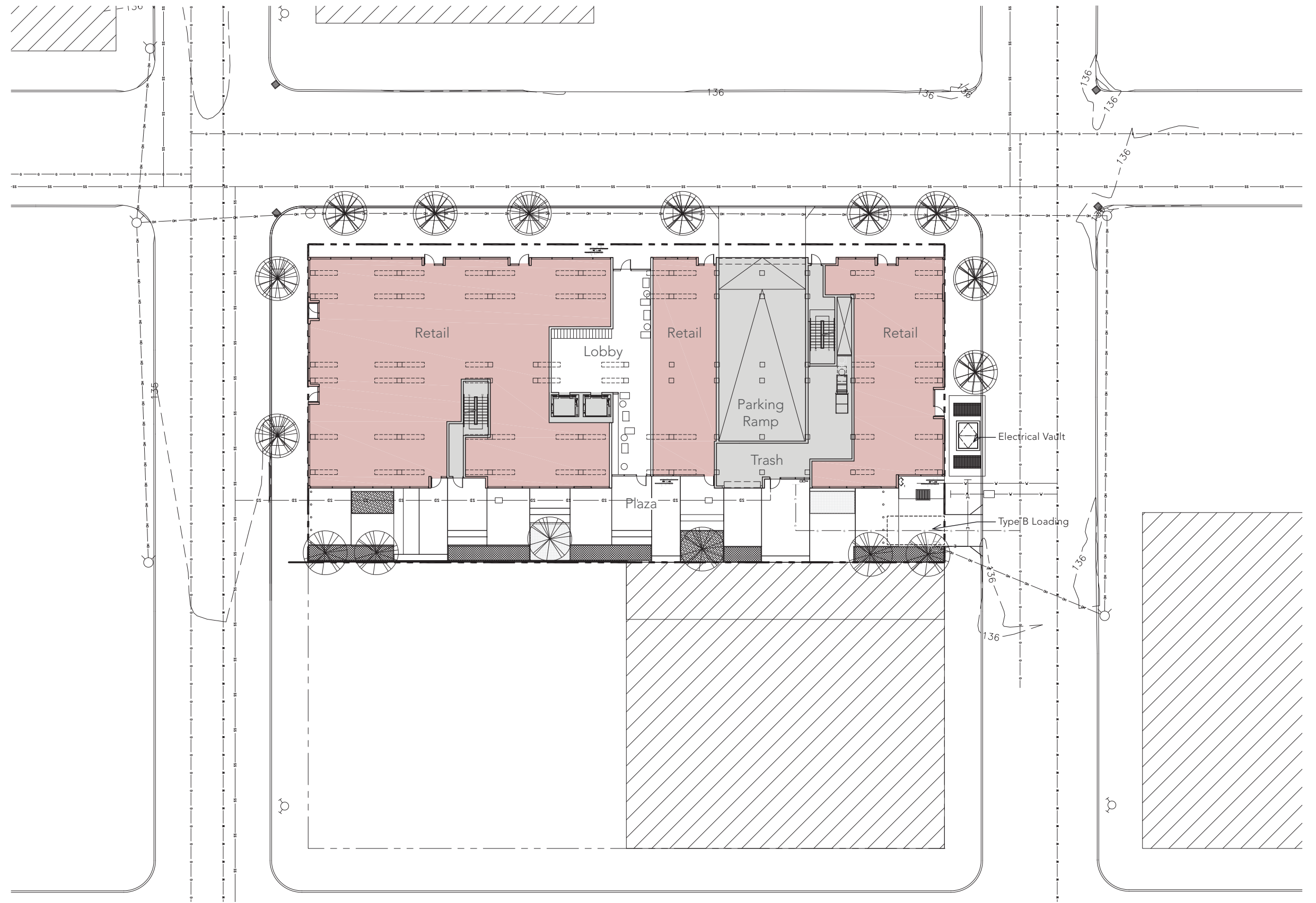
MASSING DIAGRAM

LIFT

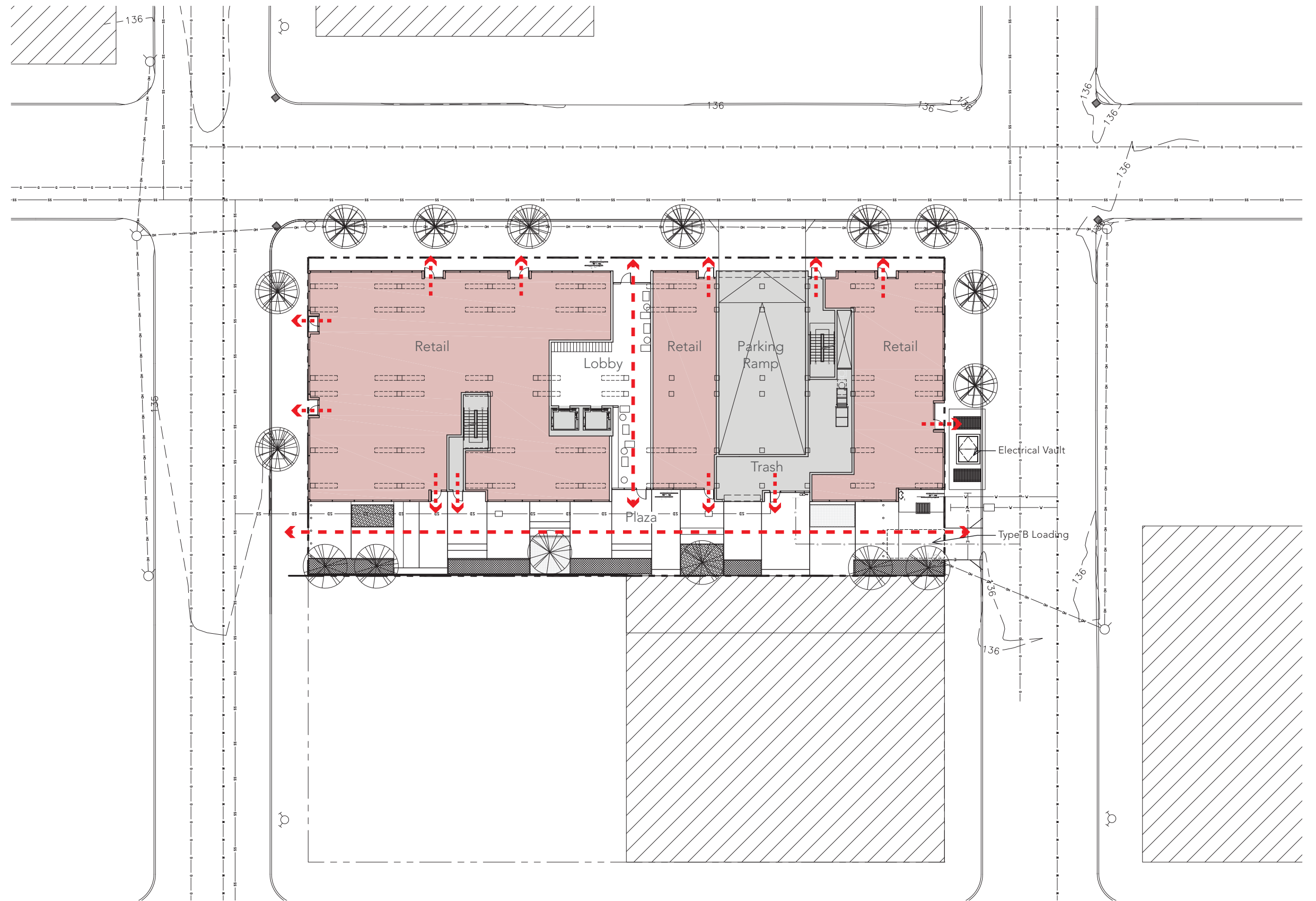


MASSING DIAGRAM

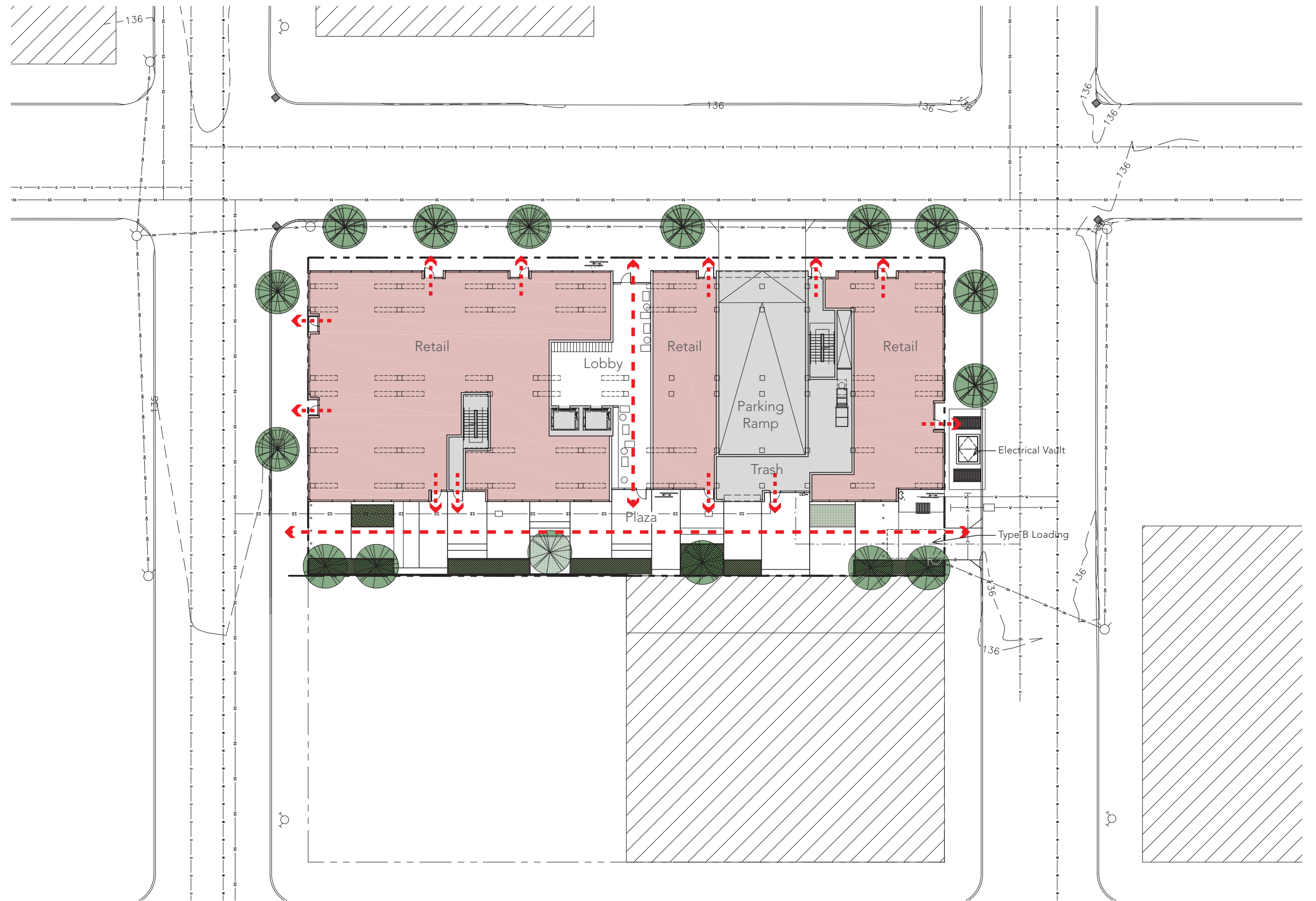
PUSH / PULL



PROPOSED SITE PLAN

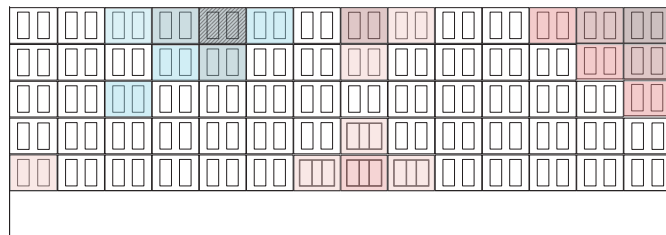


PROPOSED SITE PLAN
GROUND FLOOR CIRCULATION



PROPOSED SITE PLAN

LANDSCAPE STRATEGY



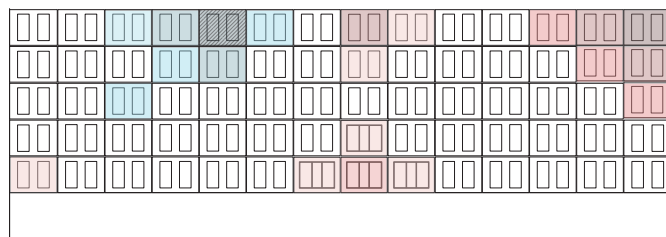
North Elevation Diagram



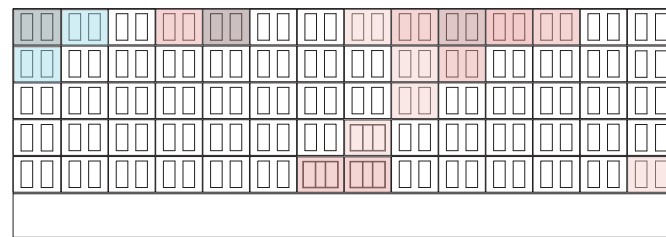
South Elevation Diagram

PROPOSED BUILDING

NORTH ELEVATION



North Elevation Diagram



South Elevation Diagram

PROPOSED BUILDING

SOUTH ELEVATION



PROPOSED BUILDING

GROUND LEVEL STOREFRONT

9 STORY CONSIDERATION



PROPOSED 9 STORY BUILDING

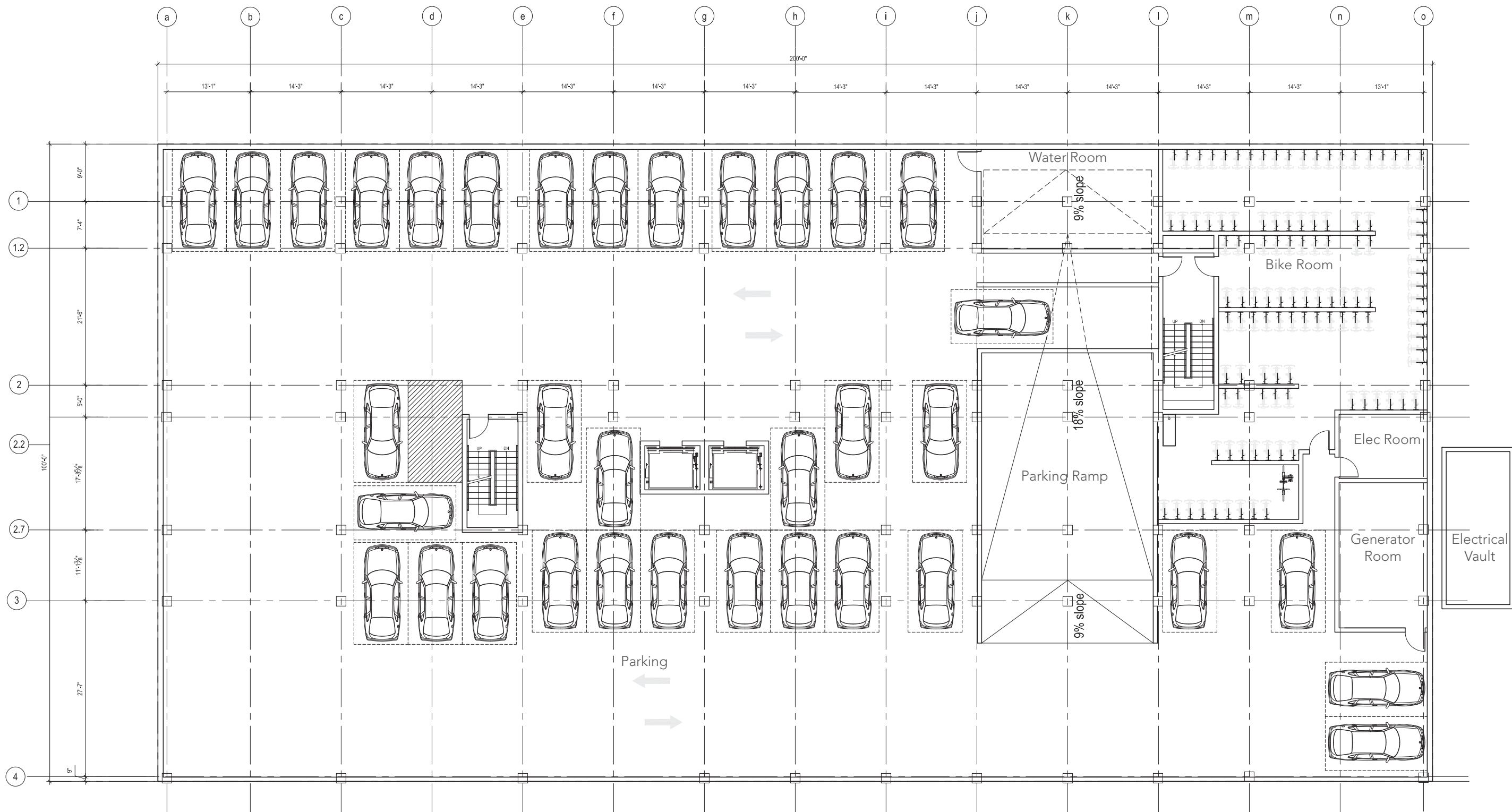
NORTH ELEVATION



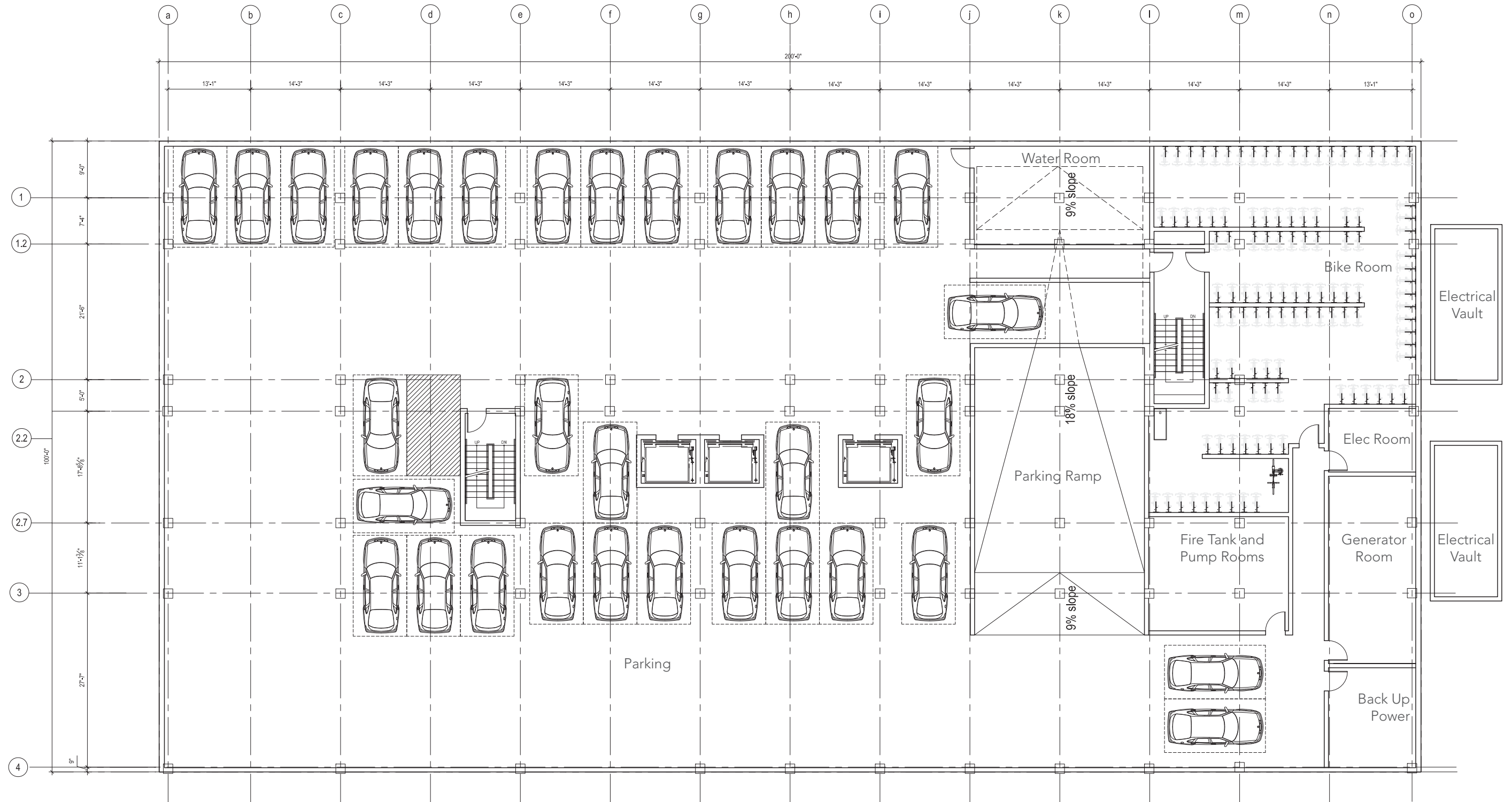
PROPOSED 9 STORY BUILDING

VIEW FROM BROADWAY

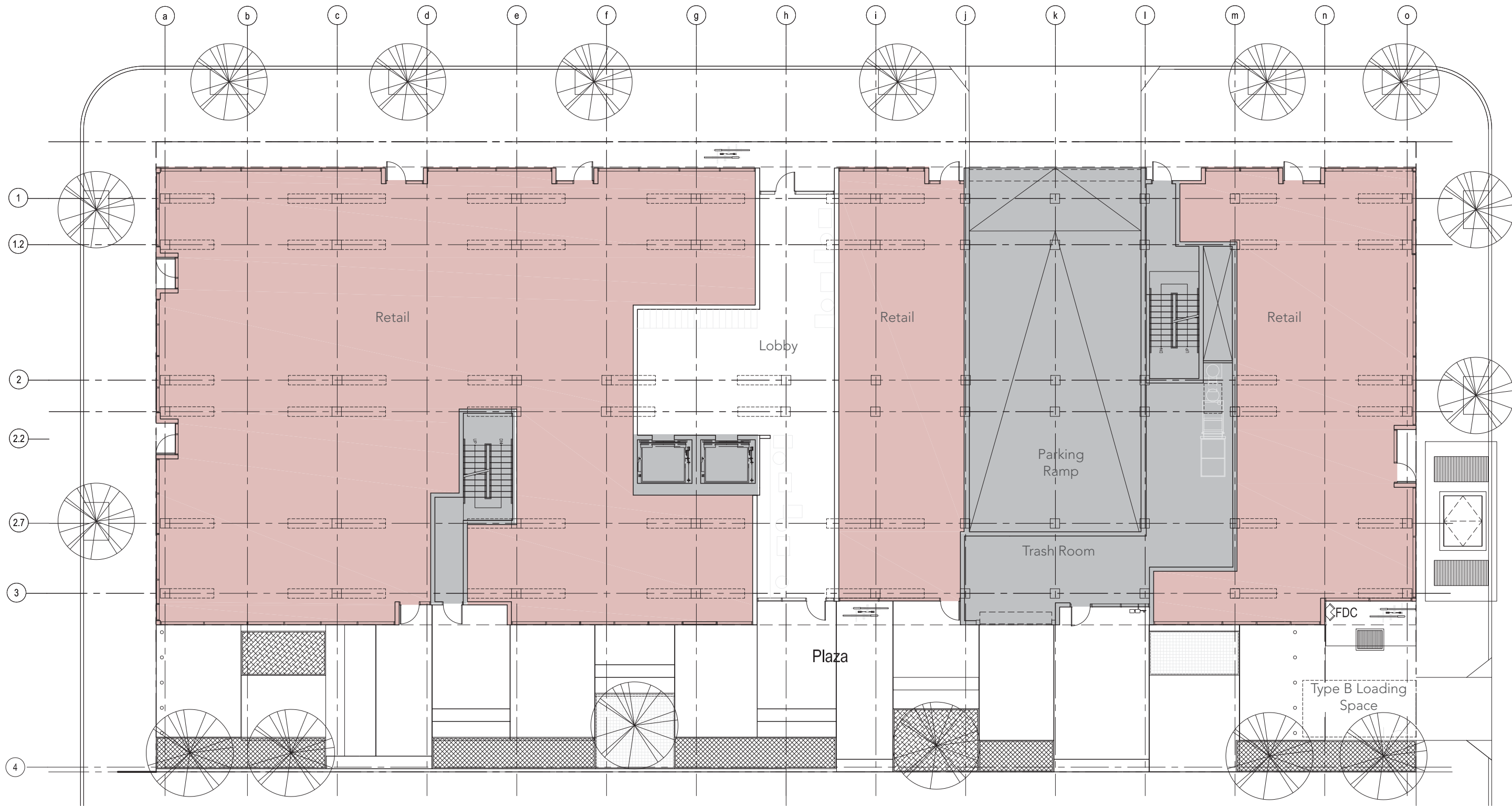
FLOOR PLANS



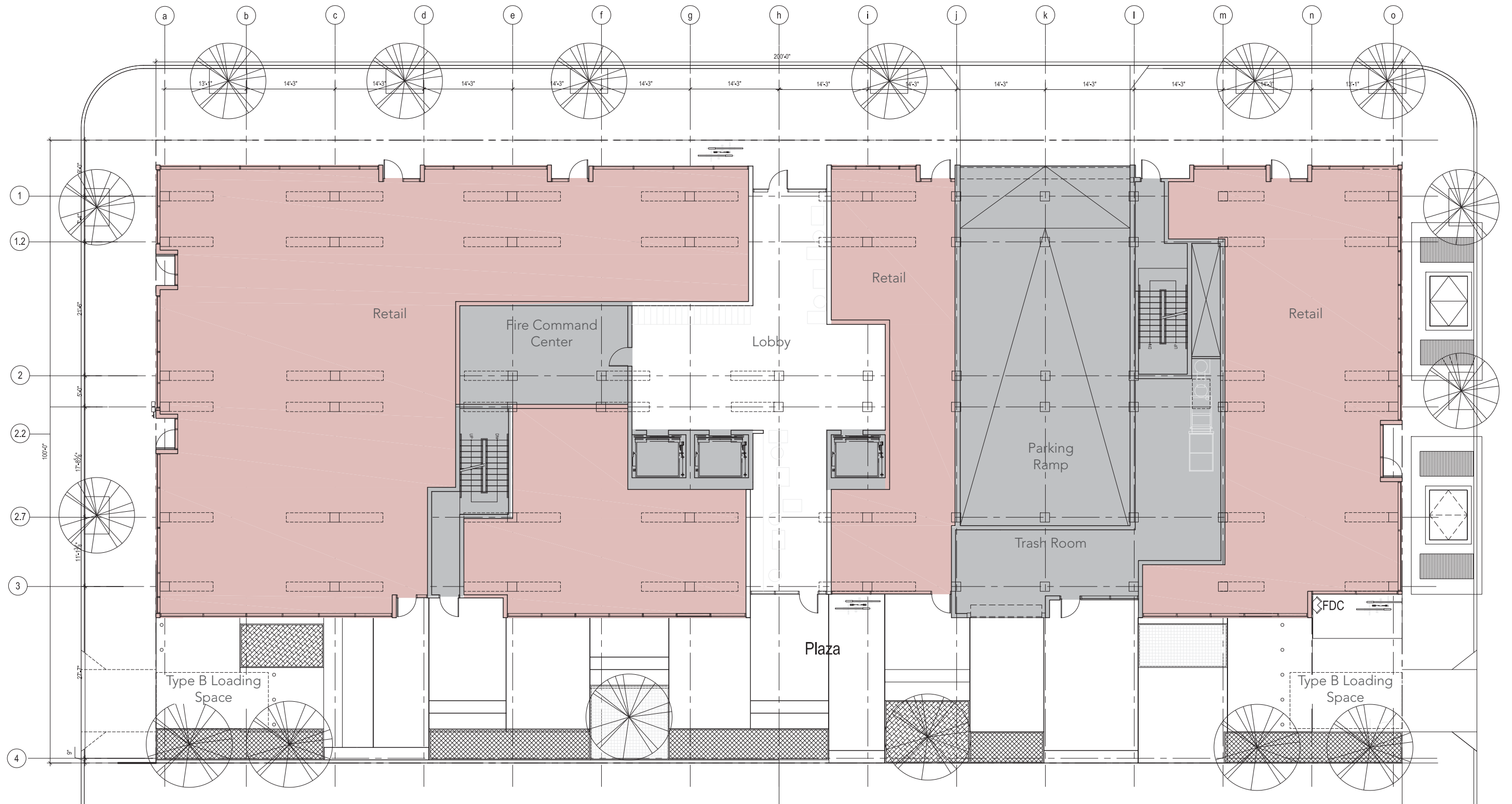
BASEMENT PLAN



9 STORY BASEMENT PLAN



GROUND FLOOR PLAN

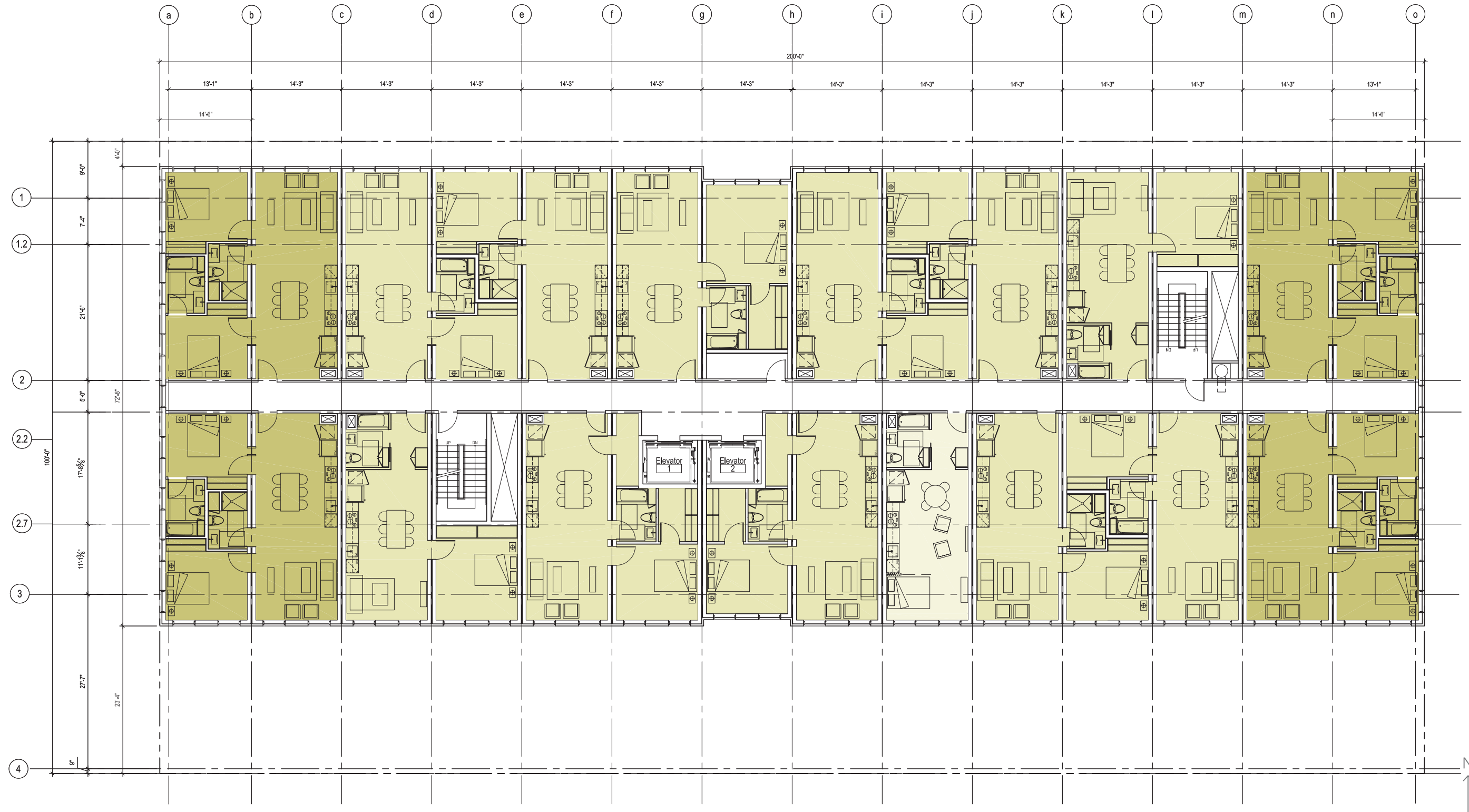


9 STORY GROUND FLOOR PLAN



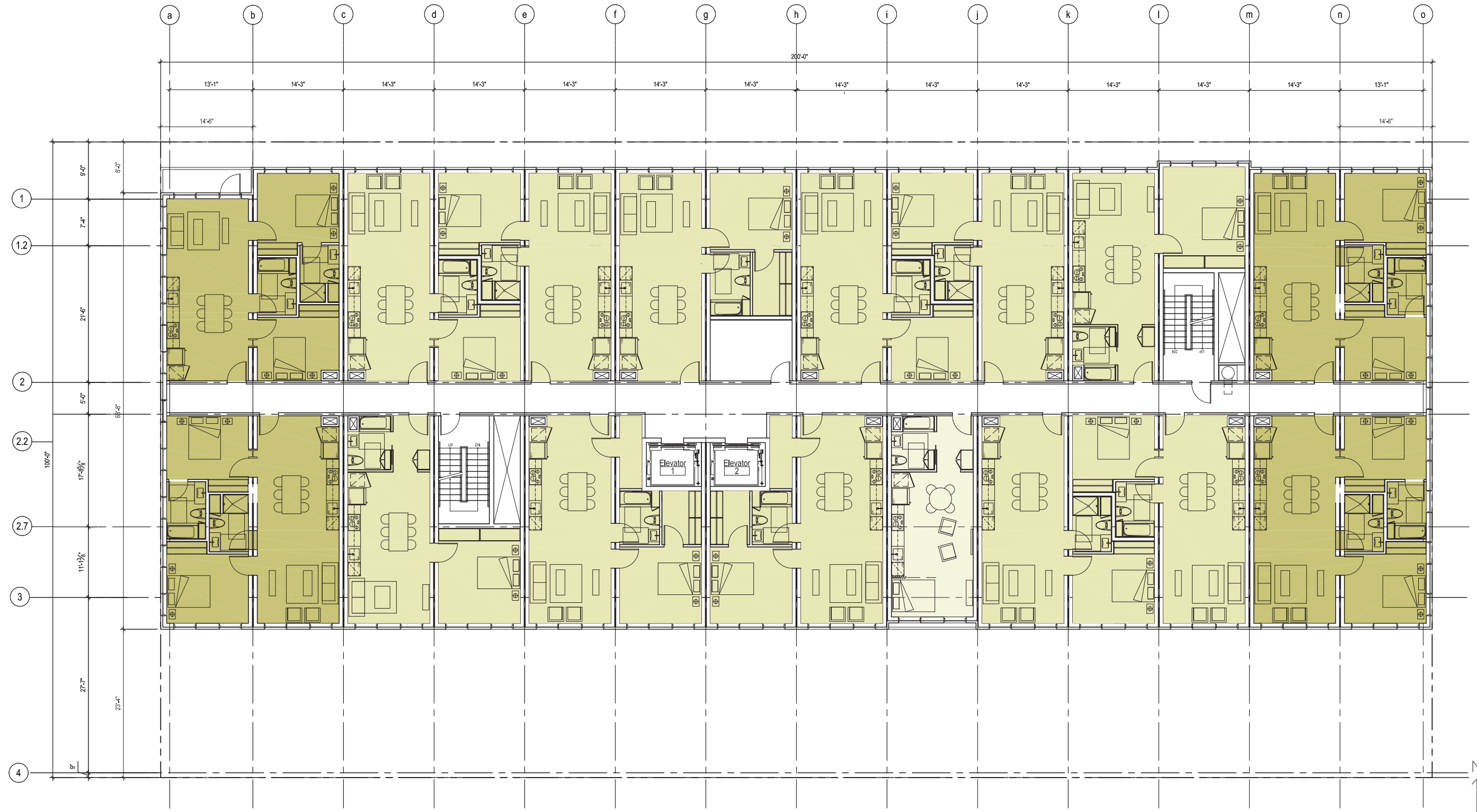
- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

SECOND FLOOR PLAN



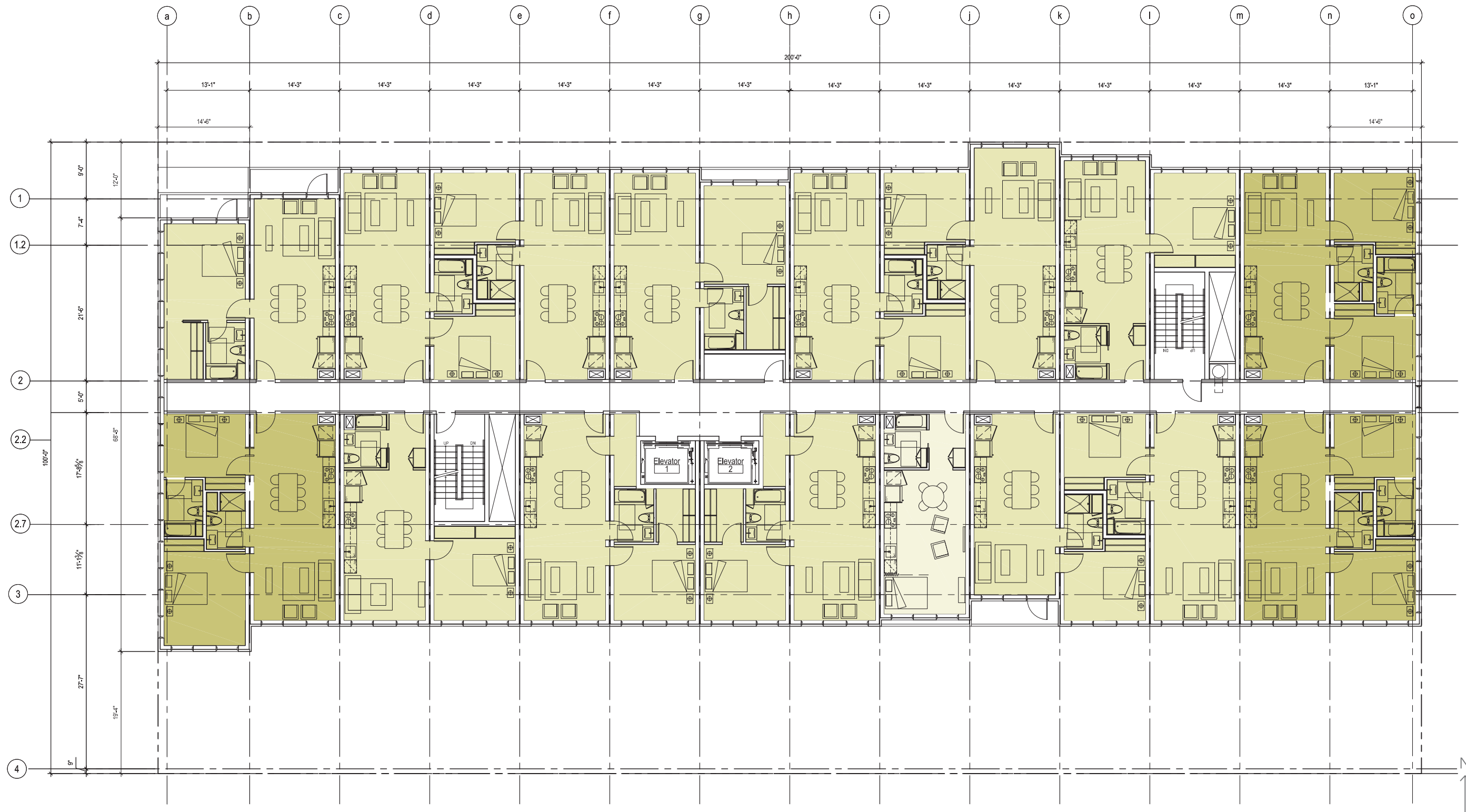
- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

THIRD FLOOR PLAN



- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

FOURTH FLOOR PLAN



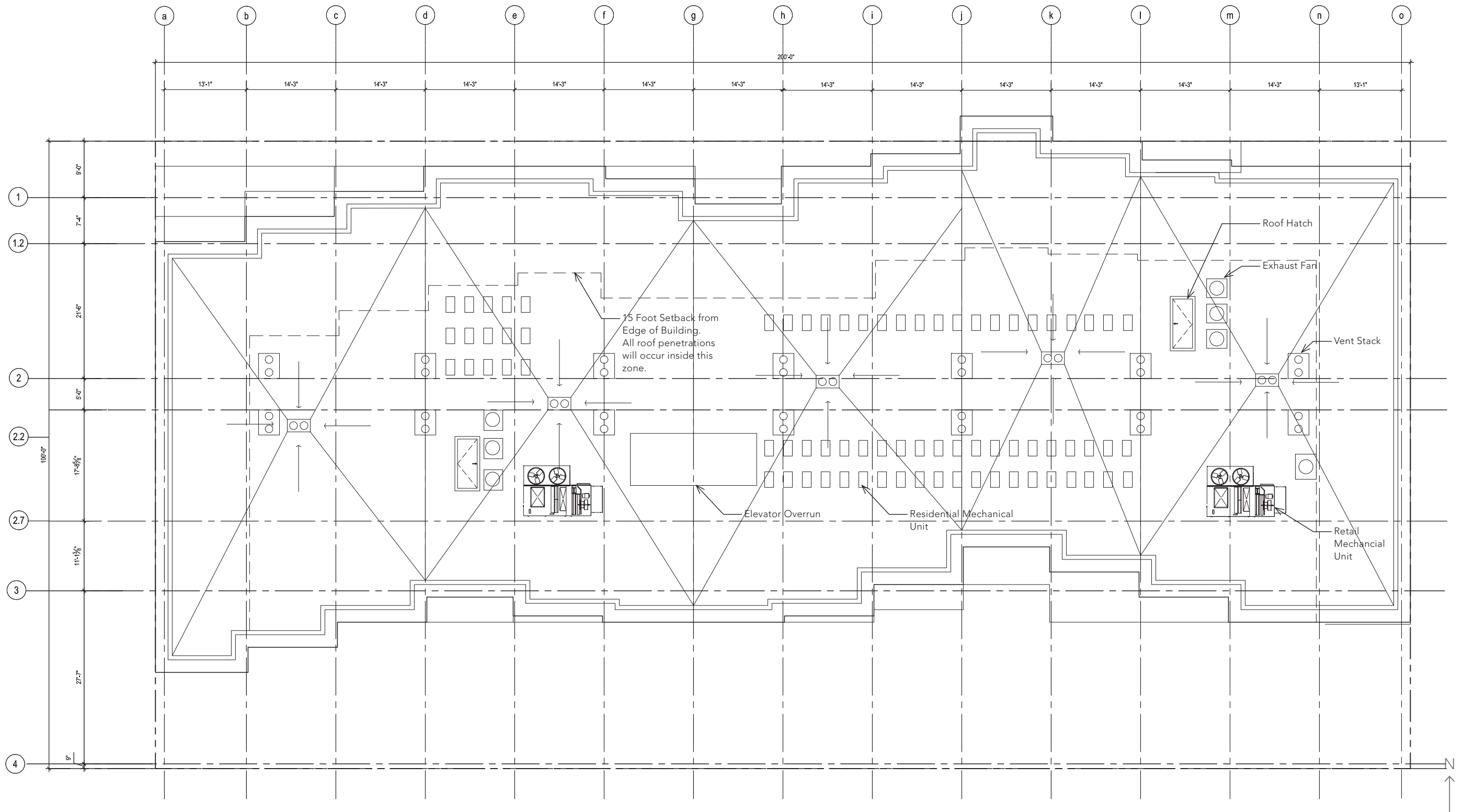
- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

FIFTH FLOOR PLAN

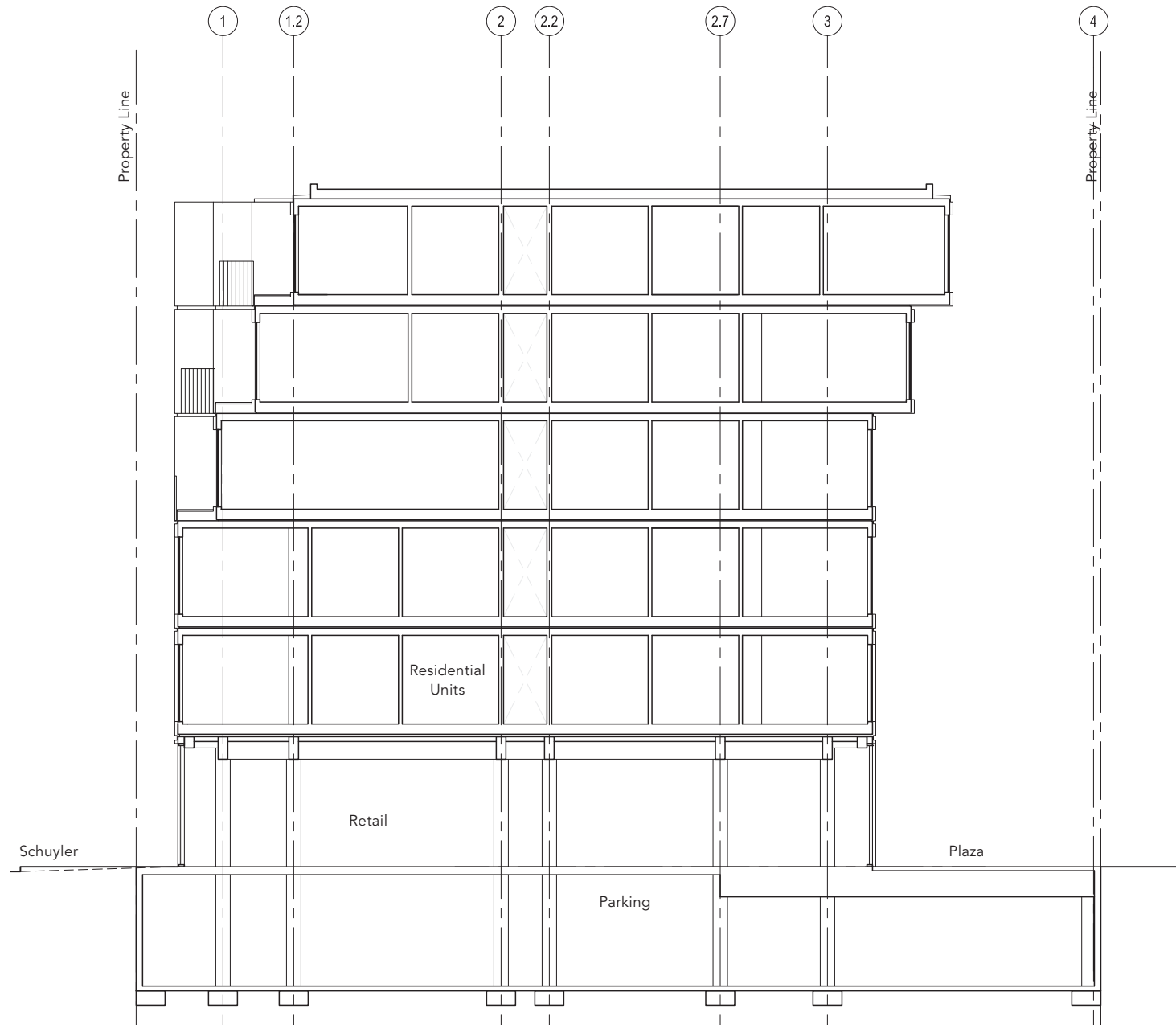


- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio
- Common Space

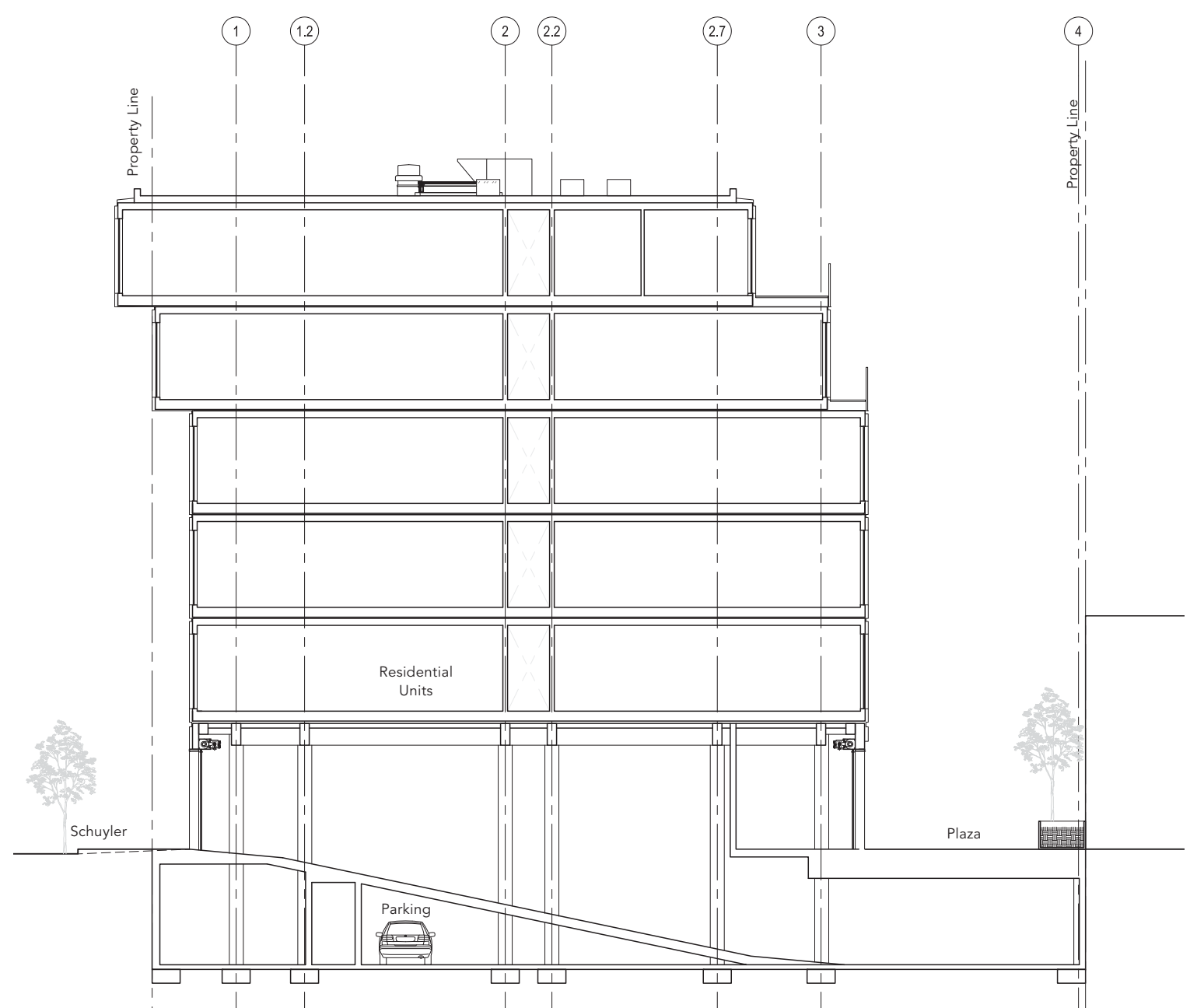
SIXTH FLOOR PLAN



ROOF PLAN

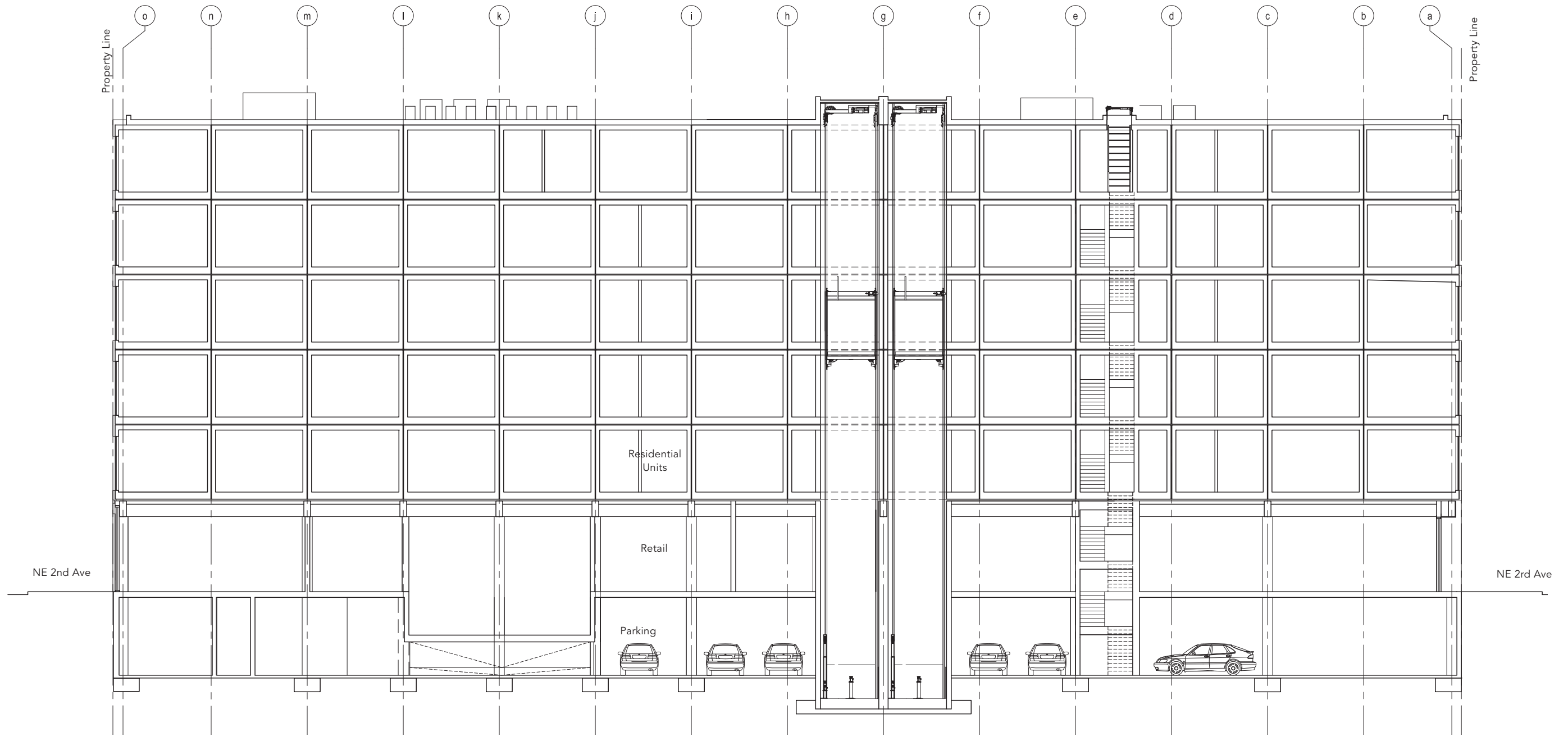


BUILDING SECTION THROUGH WEST UNITS



BUILDING SECTION AT GARAGE RAMP

BUILDING SECTIONS



BUILDING SECTIONS



NE 3RD AND SCHUYLER ST



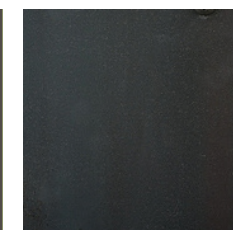
1. STUCCO



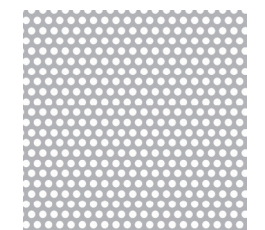
2. GLASS



3. ACM METAL PANEL



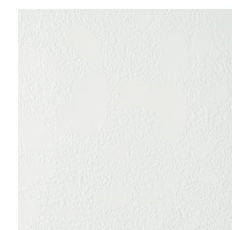
4. STEEL SIDING



5. METAL SCREEN



SOUTHWEST CORNER



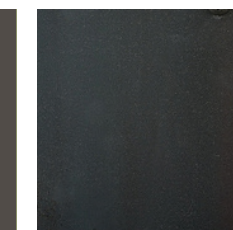
1. STUCCO



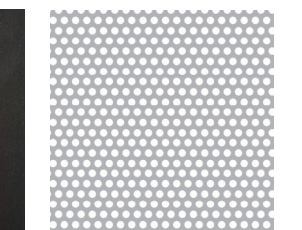
2. GLASS



3. ACM METAL PANEL



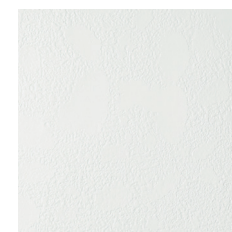
4. STEEL SIDING



5. METAL SCREEN



GROUND LEVEL STOREFRONT



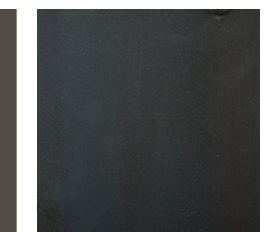
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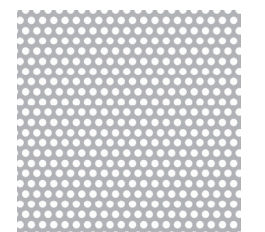
2. GLASS



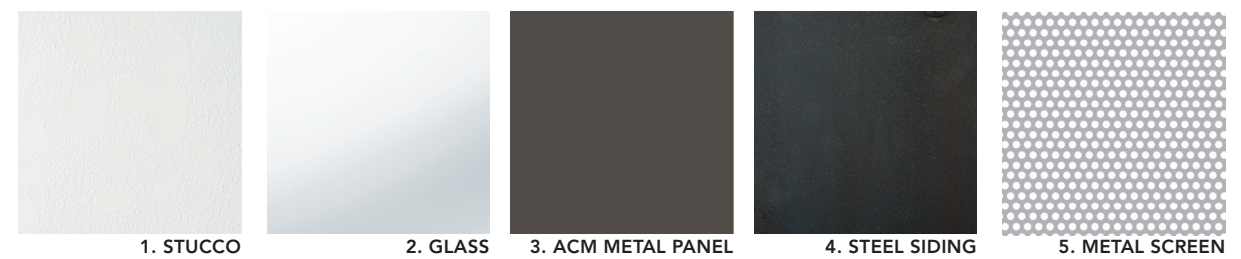
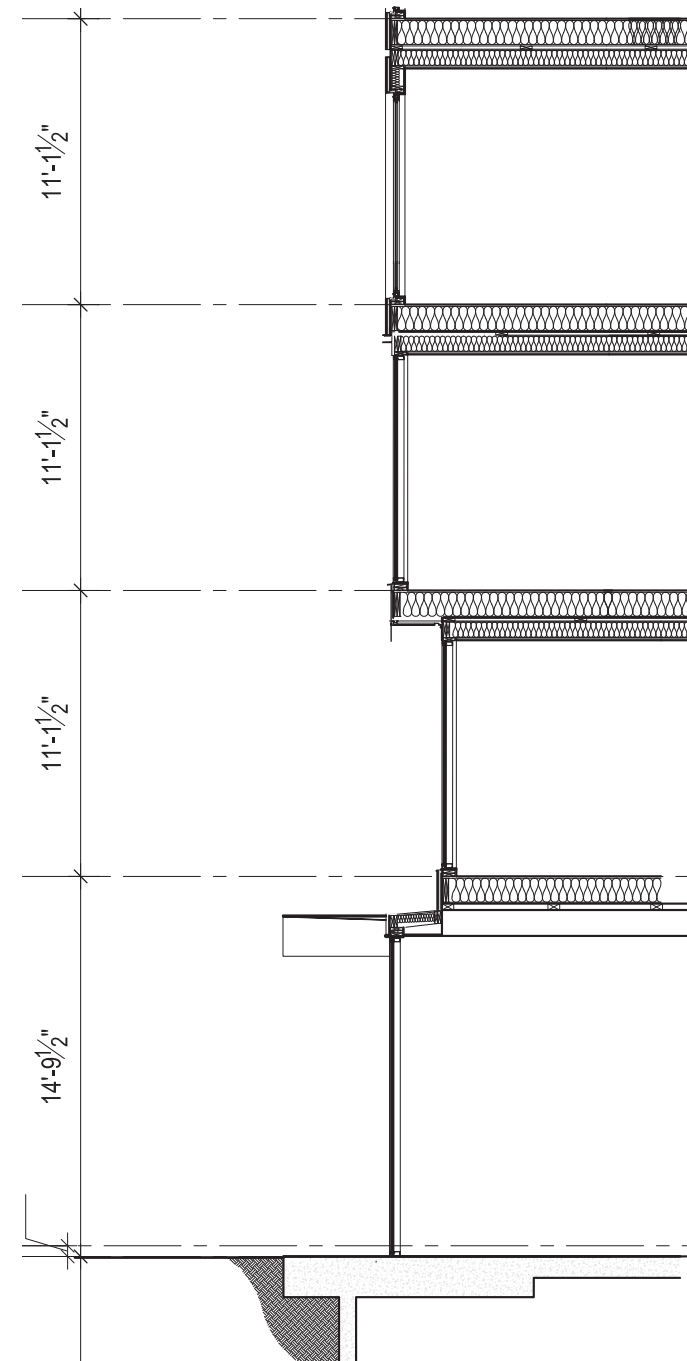
3. ACM METAL PANEL



4. STEEL SIDING



5. METAL SCREEN





SOUTHWEST CORNER, GROUND LEVEL



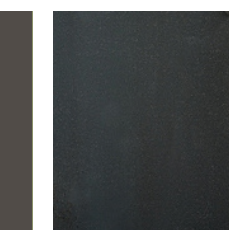
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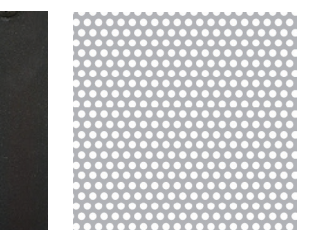
2. GLASS



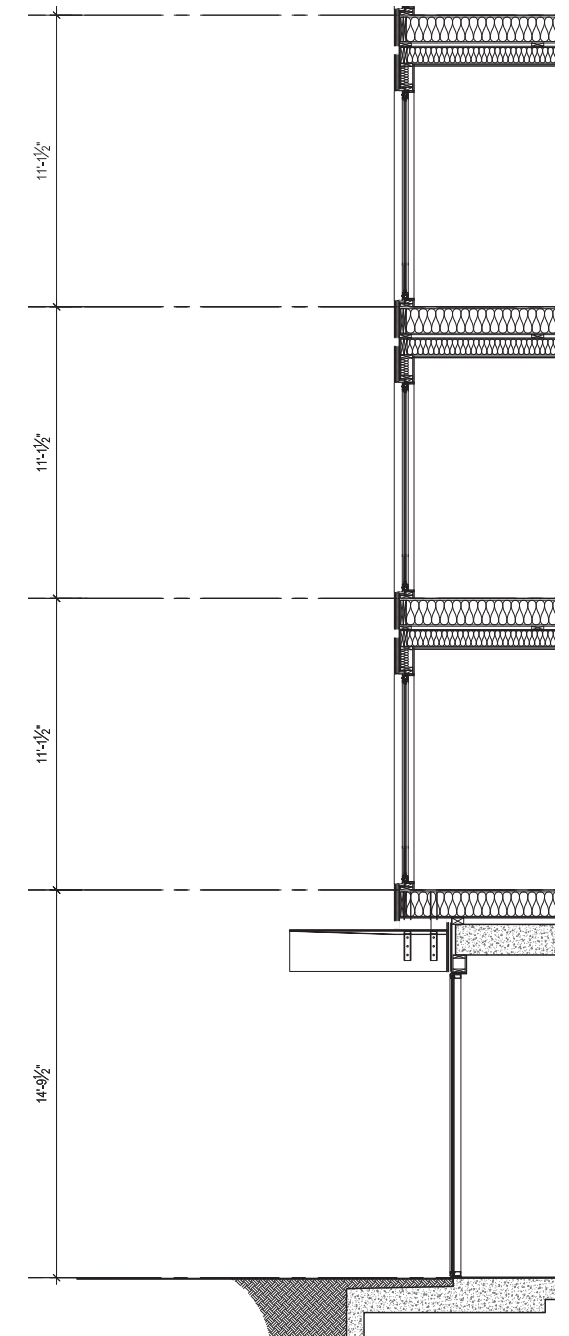
3. ACM METAL PANEL



4. STEEL SIDING



5. METAL SCREEN



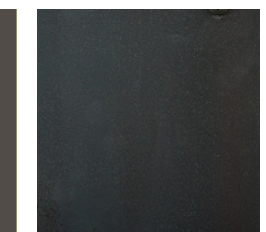
1. STUCCO



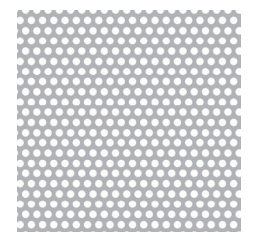
2. GLASS



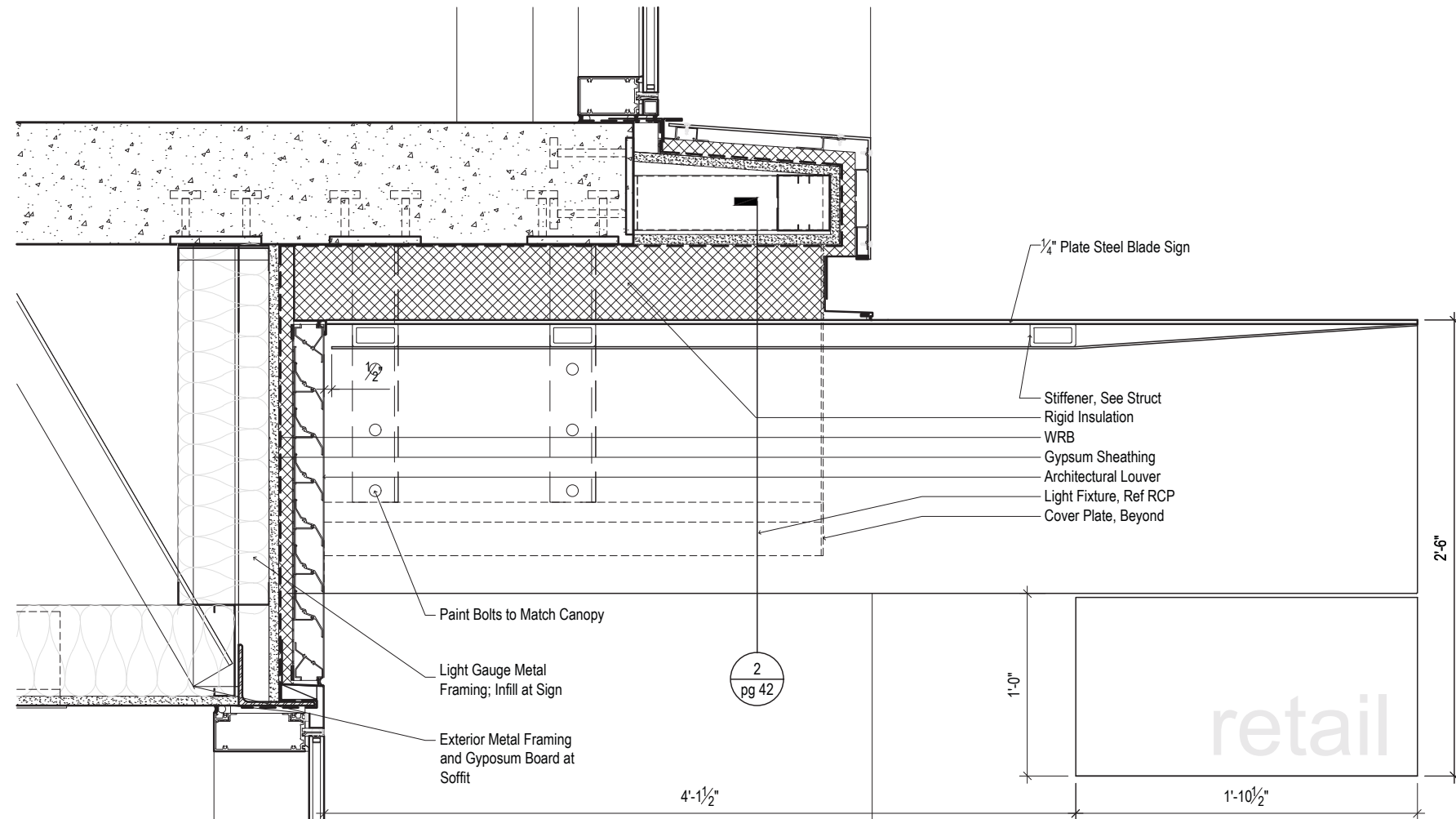
3. ACM METAL PANEL



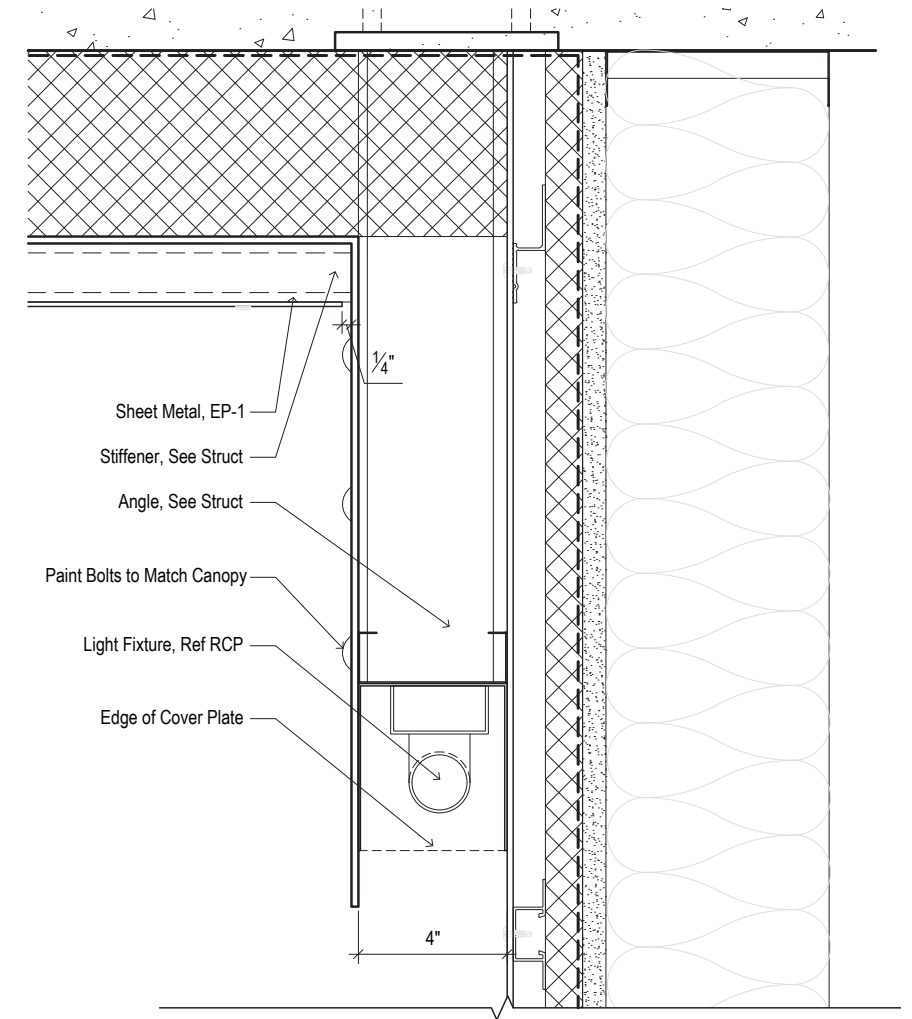
4. STEEL SIDING



5. METAL SCREEN



1. Canopy Section with Light



2. Canopy Light Detail



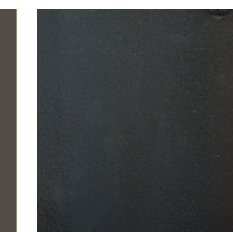
1. STUCCO



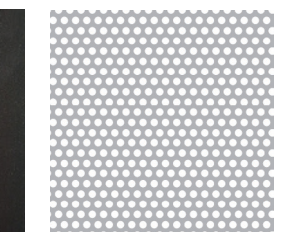
2. GLASS



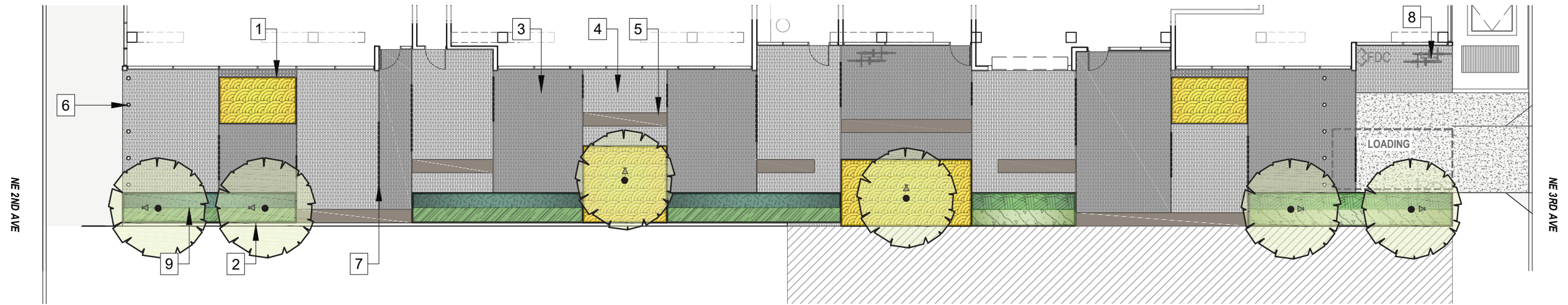
3. ACM METAL PANEL



4. STEEL SIDING



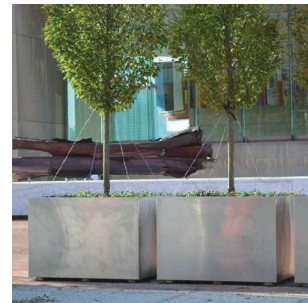
5. METAL SCREEN



① 6 STORY BUILDING - PLAZA MATERIALS PLAN ENLARGEMENT



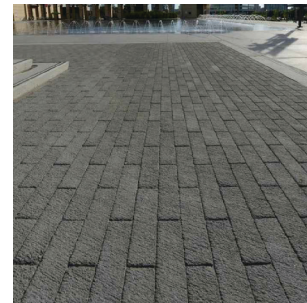
1 16" STEEL PLANTER
(SEE DETAIL 2)



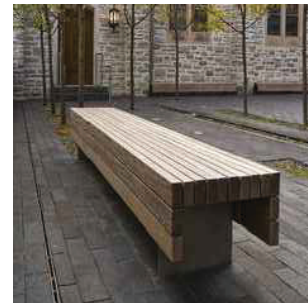
2 30" STEEL PLANTER
(SEE DETAIL 2)



3 PERMEABLE PAVER
TYPE 1

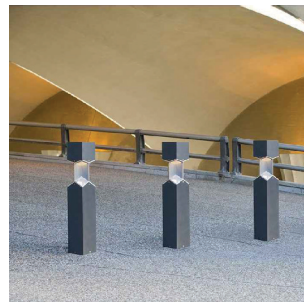


4 PERMEABLE PAVER
TYPE 2

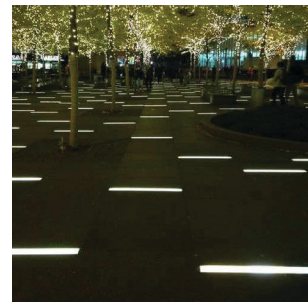


5 BENCH (SEE DETAIL 1)

NOTE:
TO SEE DETAILS REFER TO LANDSCAPE
DETAILS SHEET



6 BOLLARD



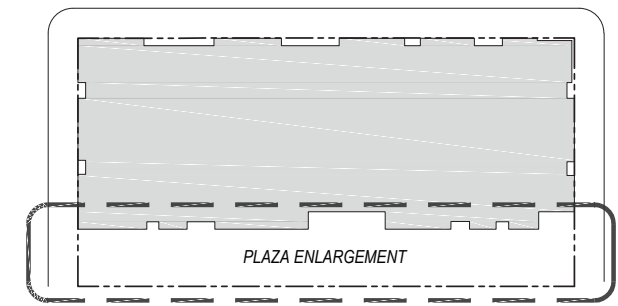
7 LED PAVING LIGHT
STRIP (SEE DETAIL 3)



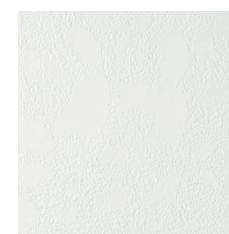
8 BIKE RACK



9 UPLIGHTING



SITE KEY
NTS



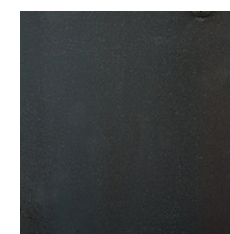
1. STUCCO



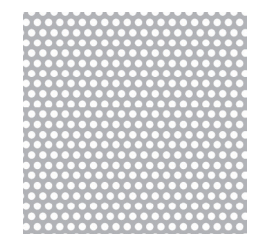
2. GLASS



3. ACM METAL PANEL



4. STEEL SIDING



5. METAL SCREEN



SOUTHEAST CORNER, GROUND LEVEL



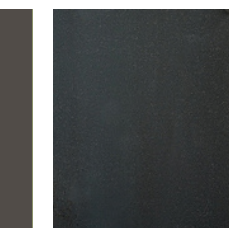
1. STUCCO



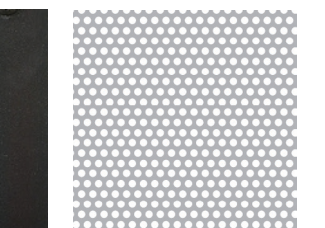
2. GLASS



3. ACM METAL PANEL



4. STEEL SIDING



5. METAL SCREEN



VIEW FROM BROADWAY



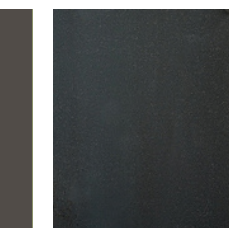
1. STUCCO



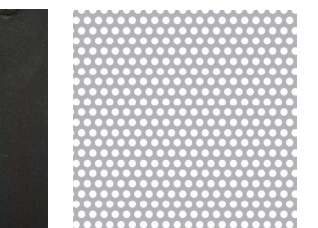
2. GLASS



3. ACM METAL PANEL



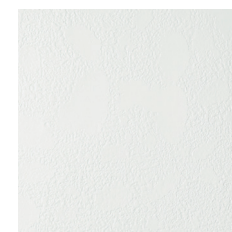
4. STEEL SIDING



5. METAL SCREEN



VIEW FROM COURTYARD



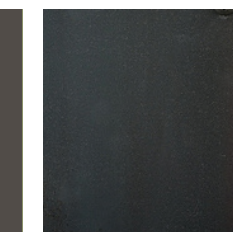
1. STUCCO



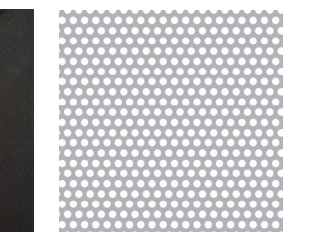
2. GLASS



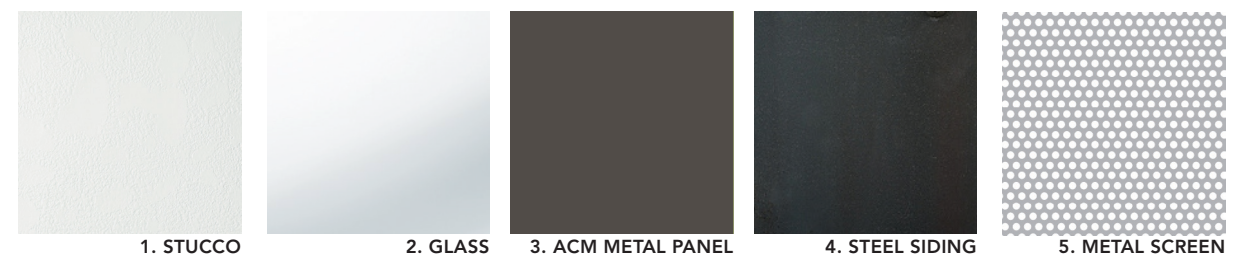
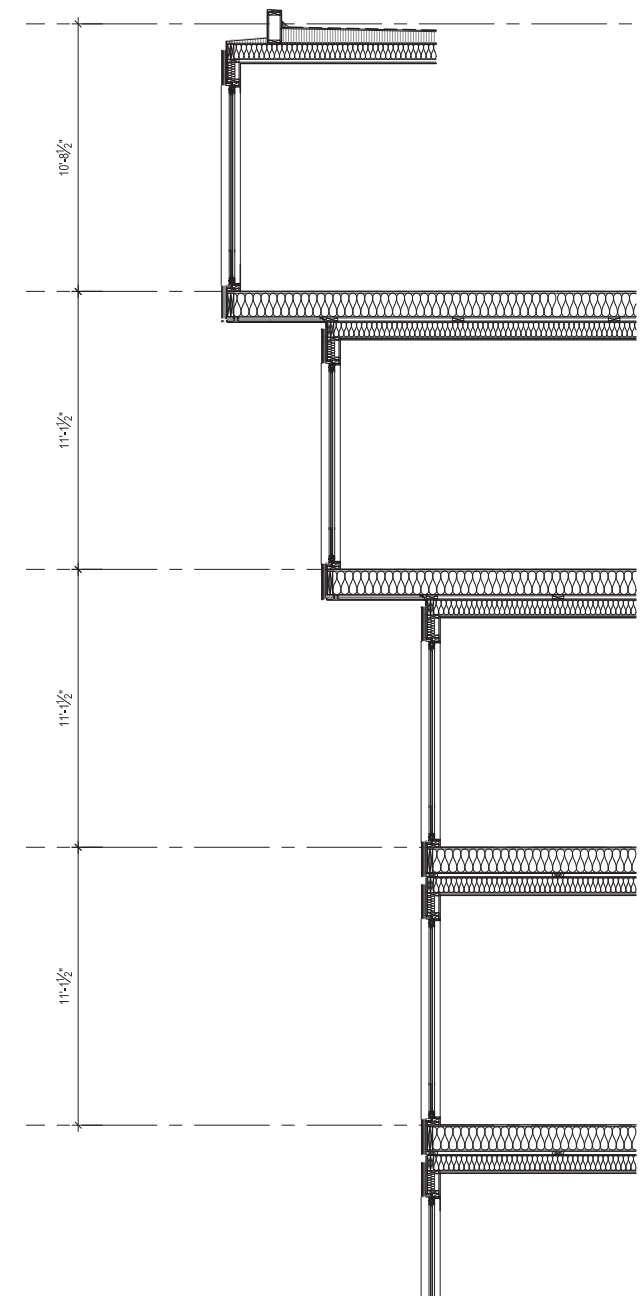
3. ACM METAL PANEL



4. STEEL SIDING



5. METAL SCREEN





NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

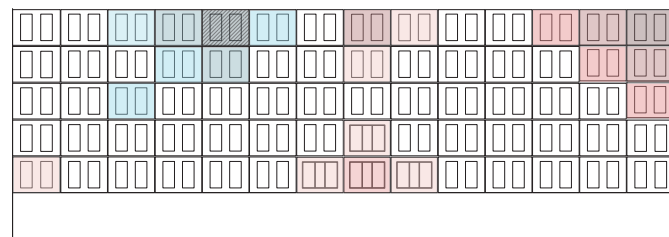


GROUND LEVEL STOREFRONT

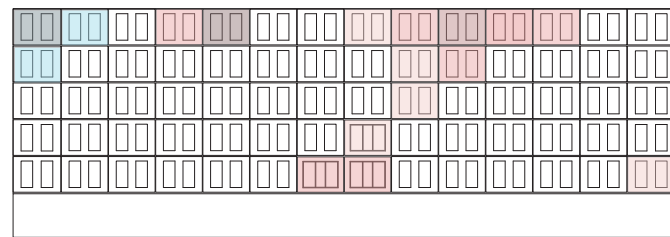


NORTH ELEVATION

APPENDIX



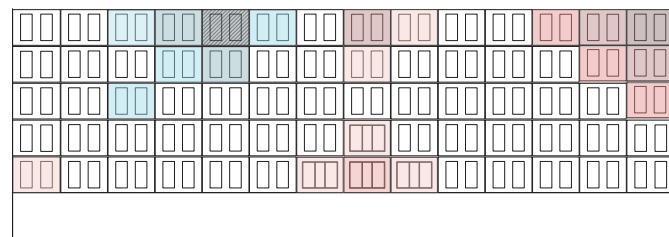
North Elevation Diagram



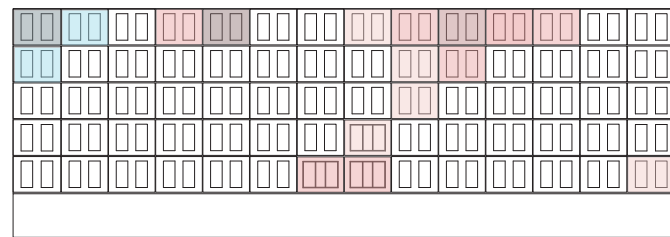
South Elevation Diagram

SOUTH ELEVATION

6 STORY



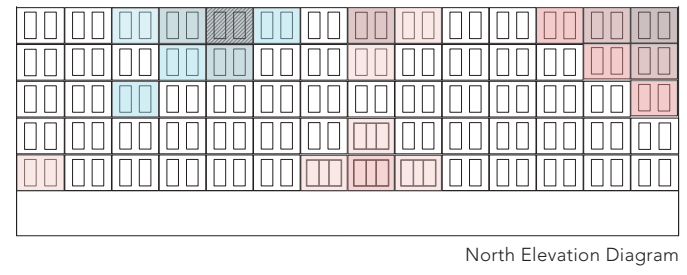
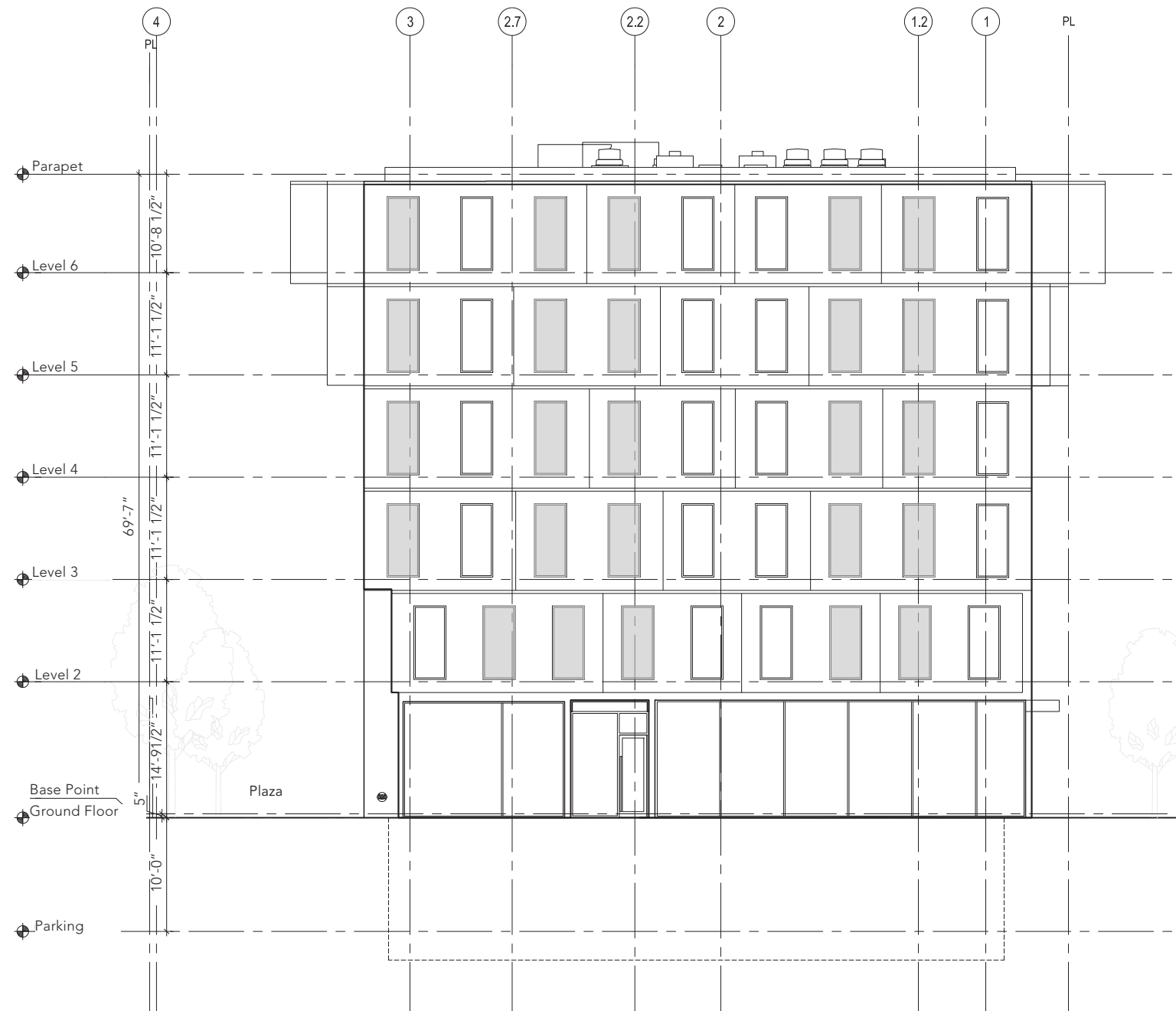
North Elevation Diagram



South Elevation Diagram

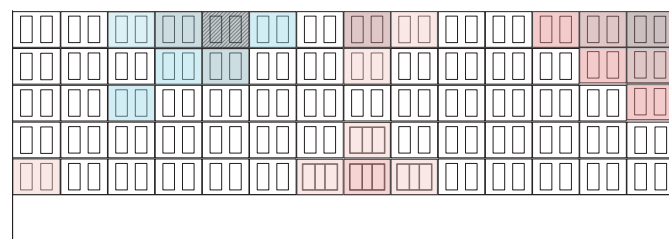
NORTH ELEVATION

6 STORY

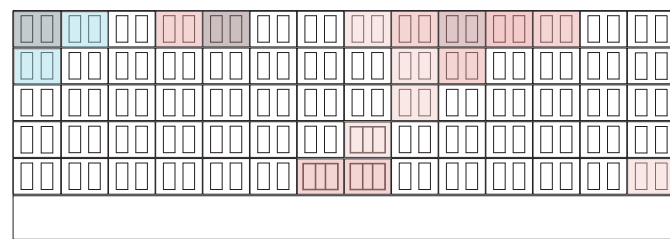


EAST AND WEST ELEVATION

6 STORY



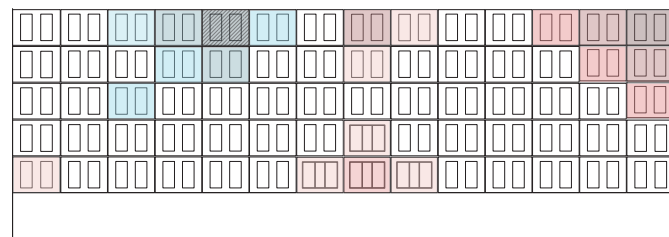
North Elevation Diagram



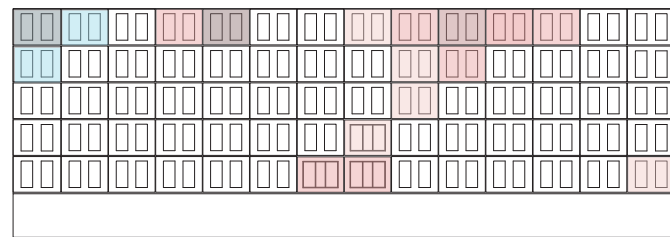
South Elevation Diagram

SOUTH ELEVATION

9 STORY



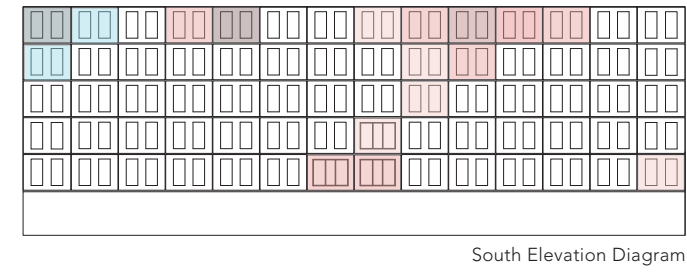
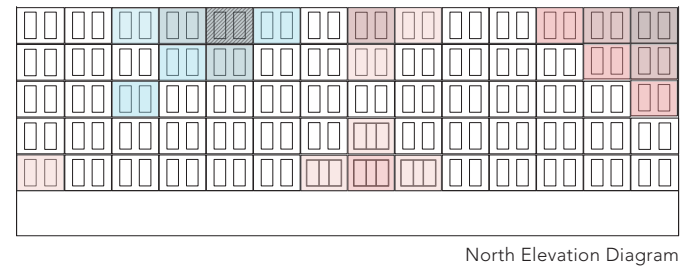
North Elevation Diagram



South Elevation Diagram

NORTH ELEVATION

9 STORY



EAST AND WEST ELEVATIONS

9 STORY