



Block 244 1732 NE 2nd Avenue at Schuyler, **Design Advice Request**
works partnership llc. 01.28.2016

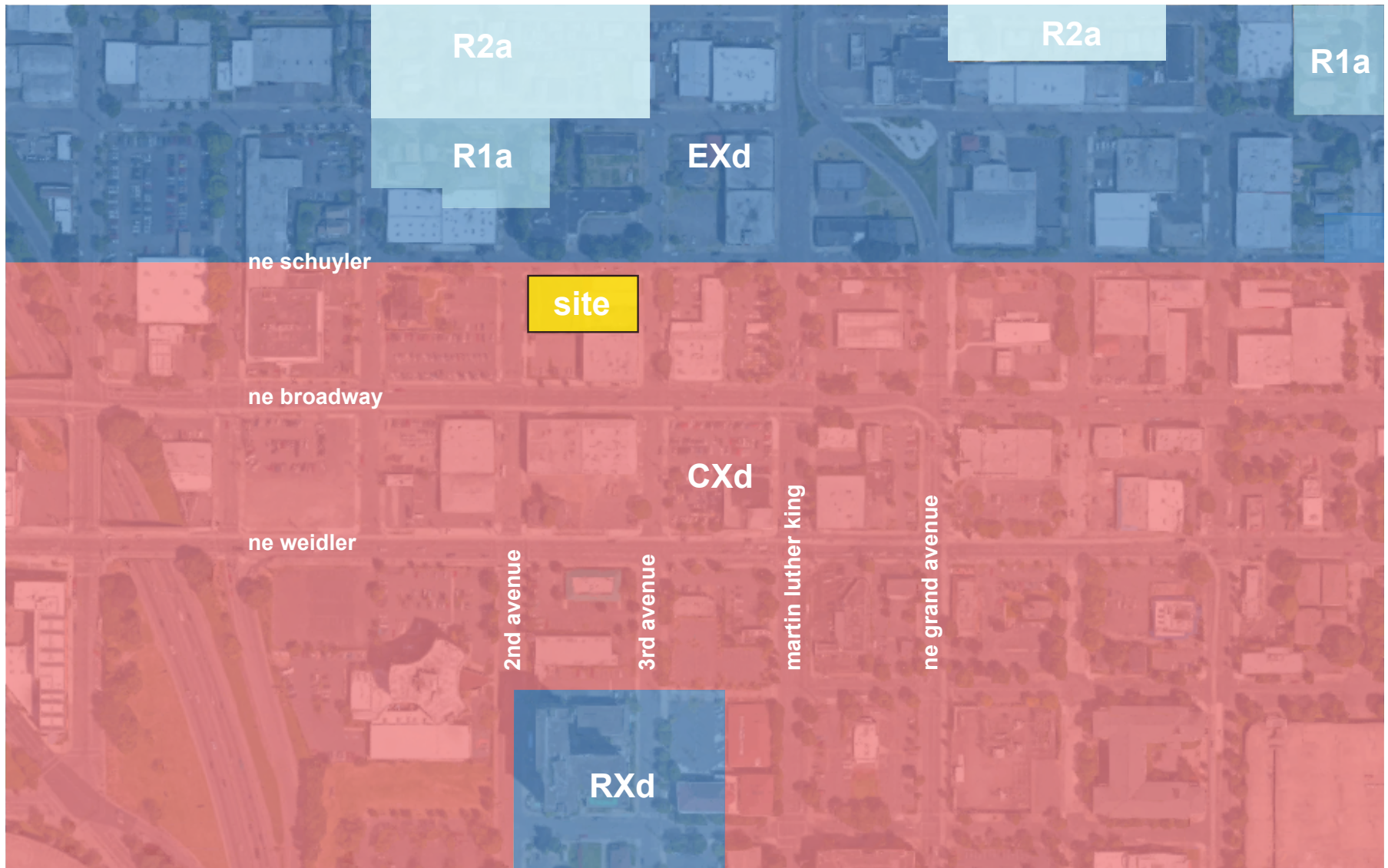
Site & Context

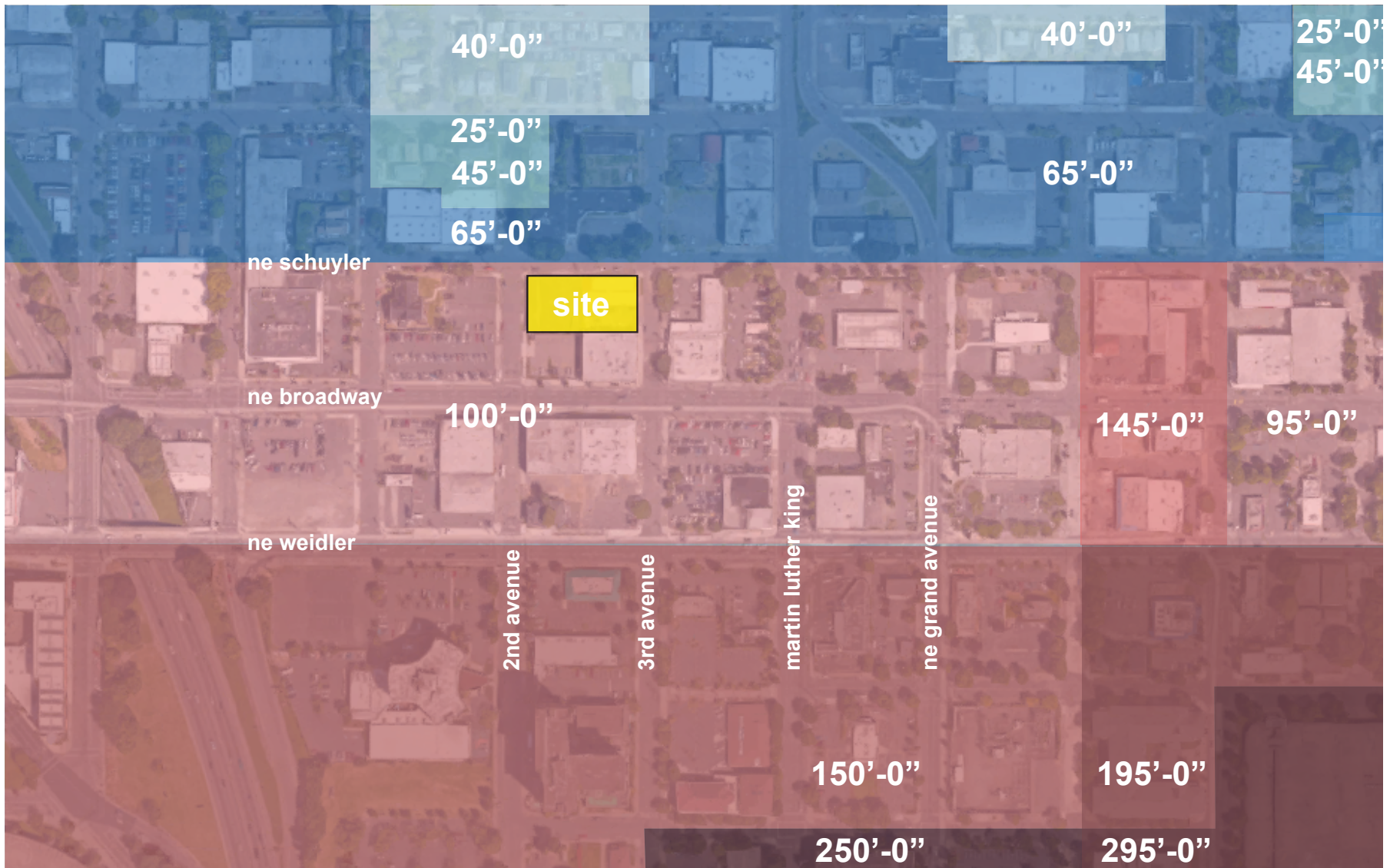


Lloyd District and Urban and Region-

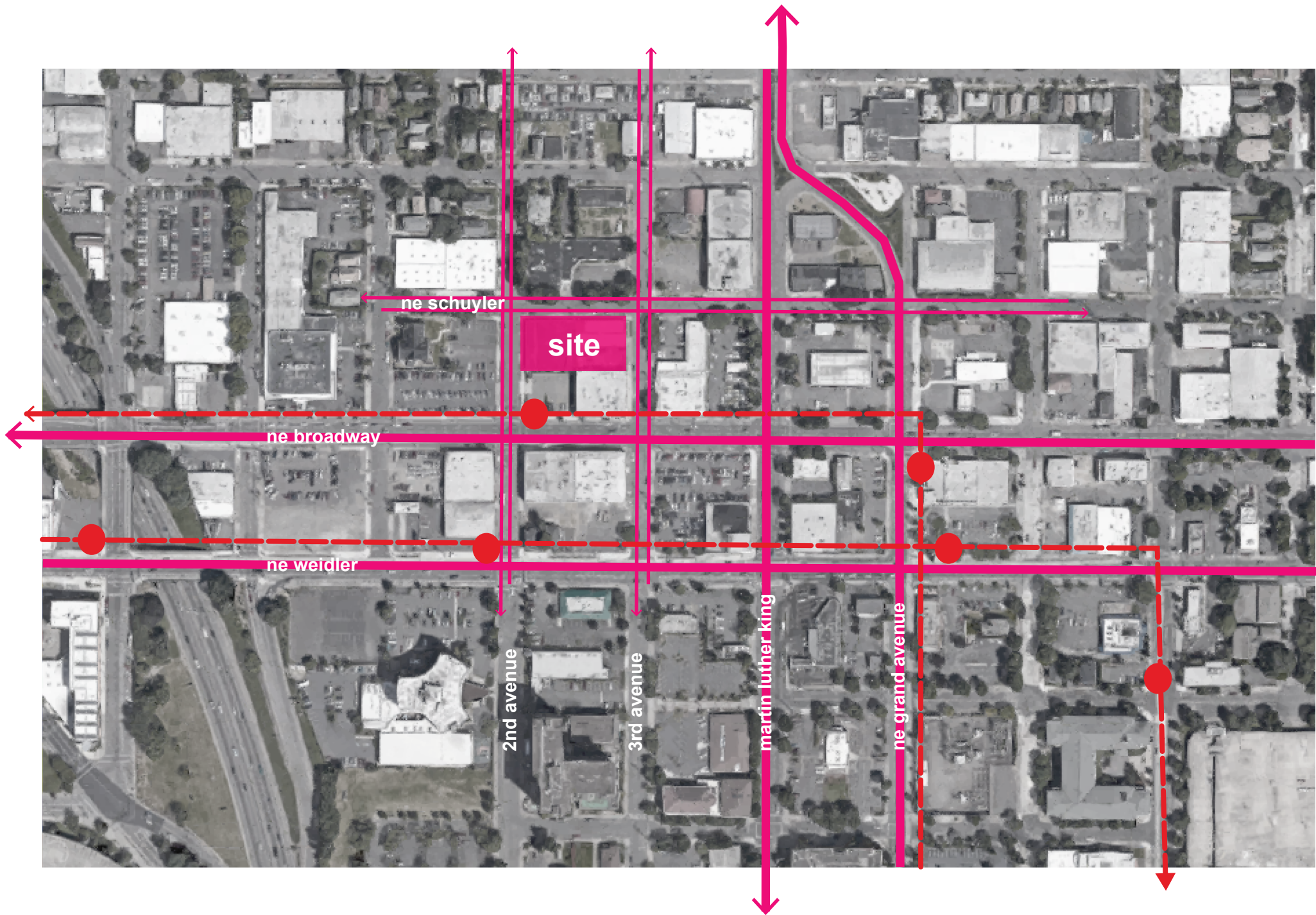


Local Context





Height



Context and Connections



social

=



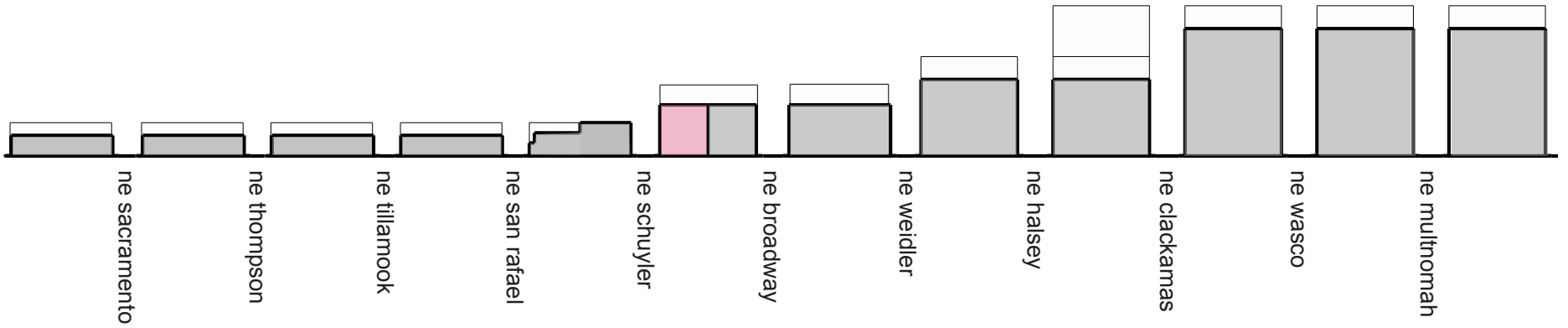
work

=

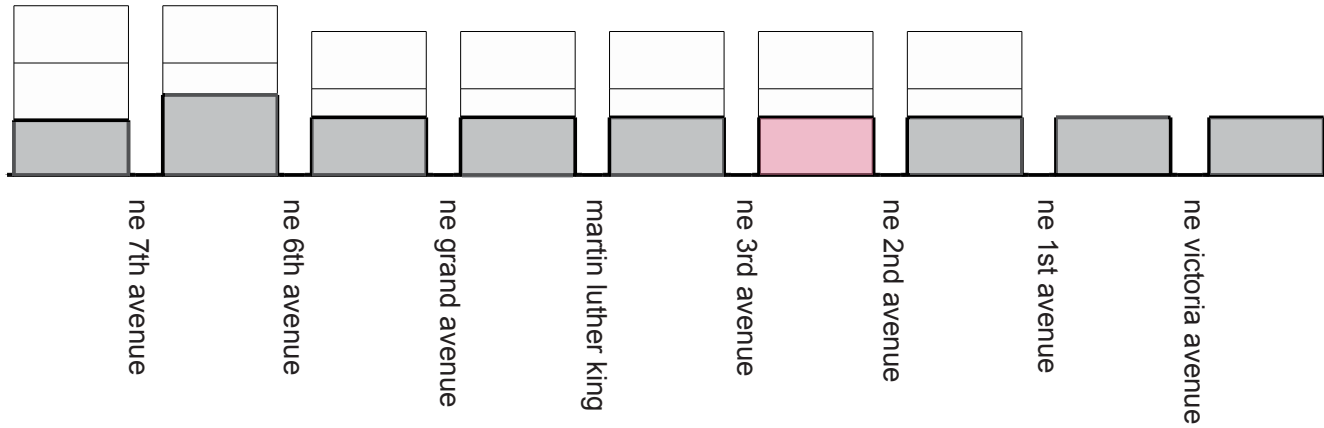


live



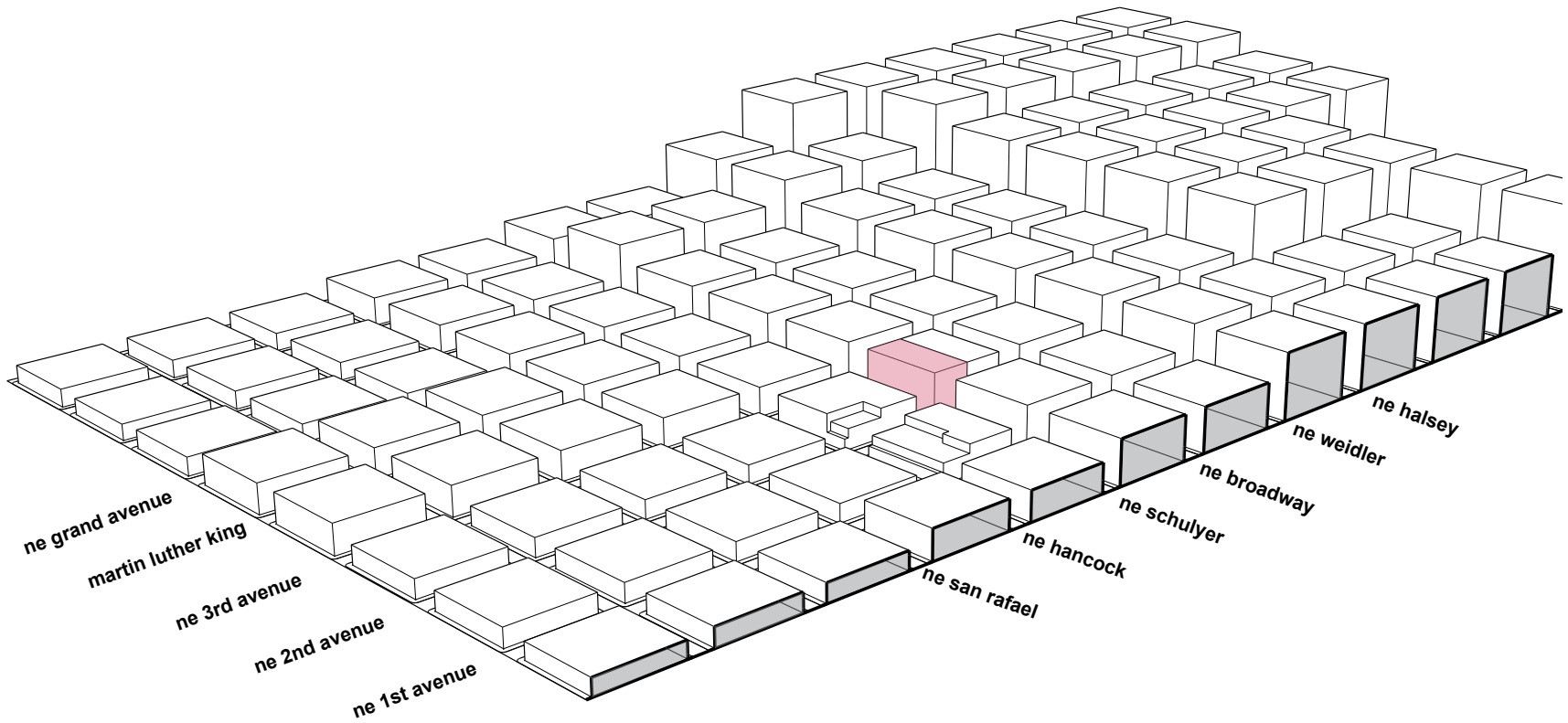


North South Section



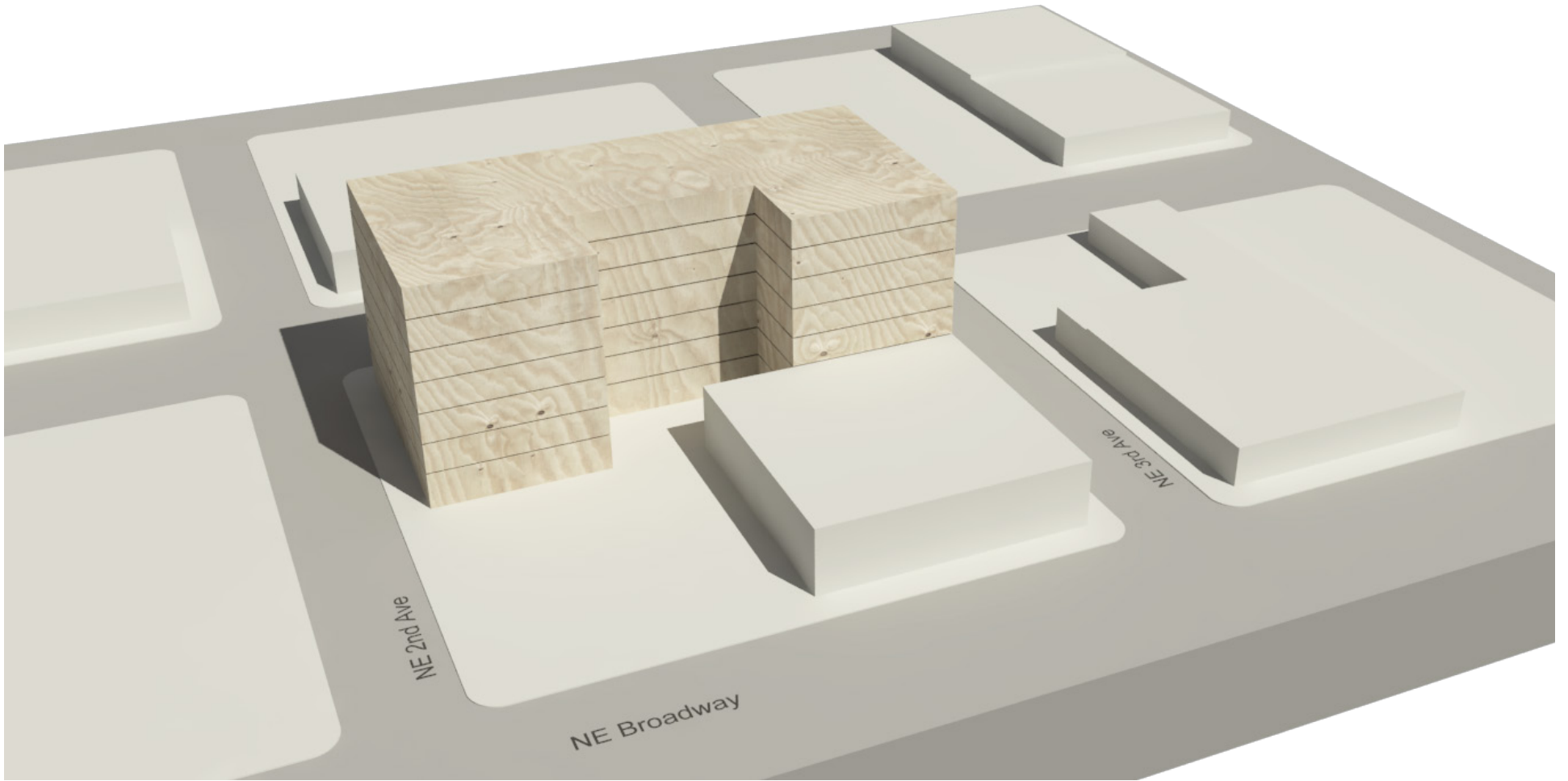
East West Section

Allowable Height Sections

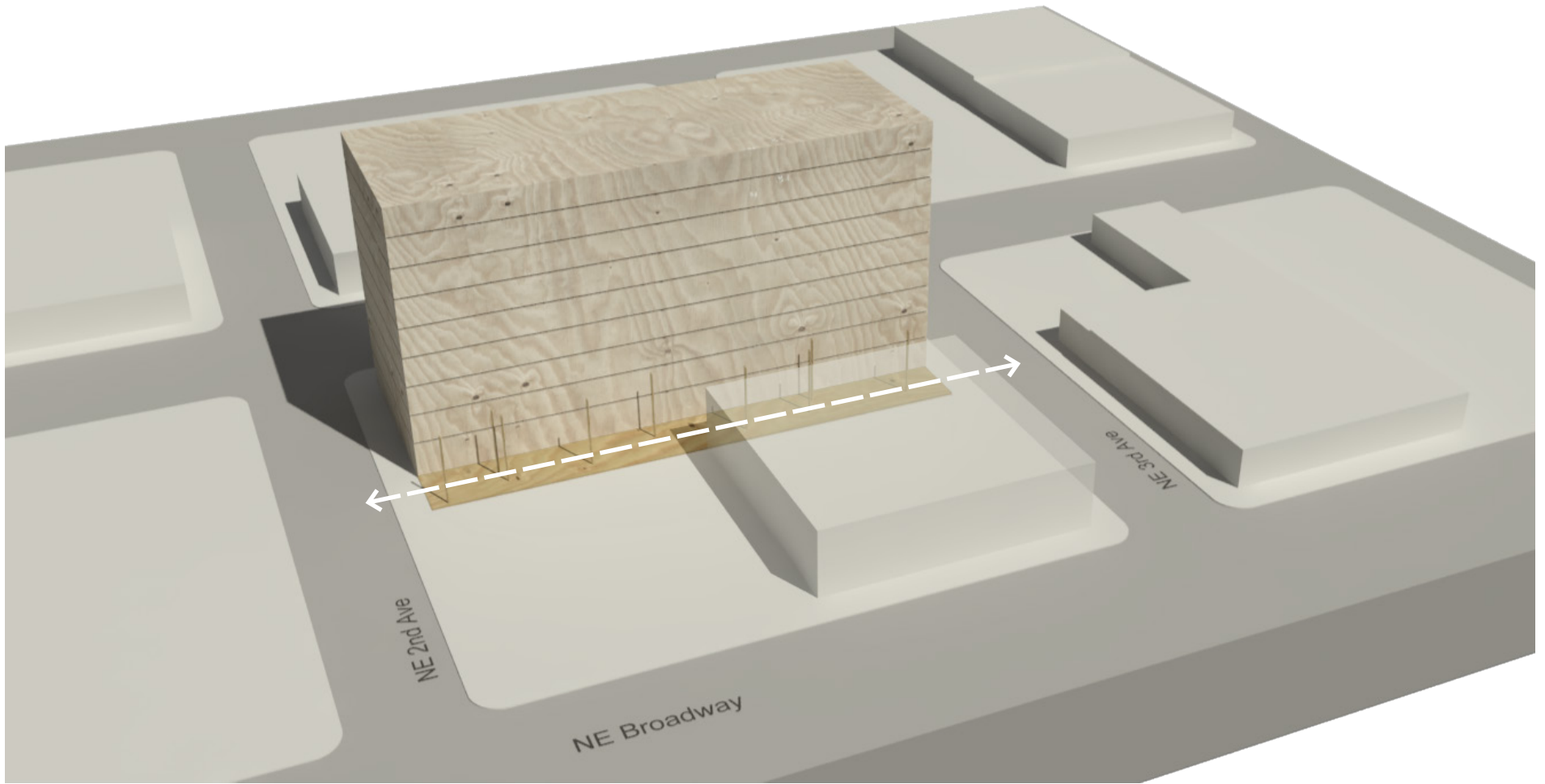


north ←

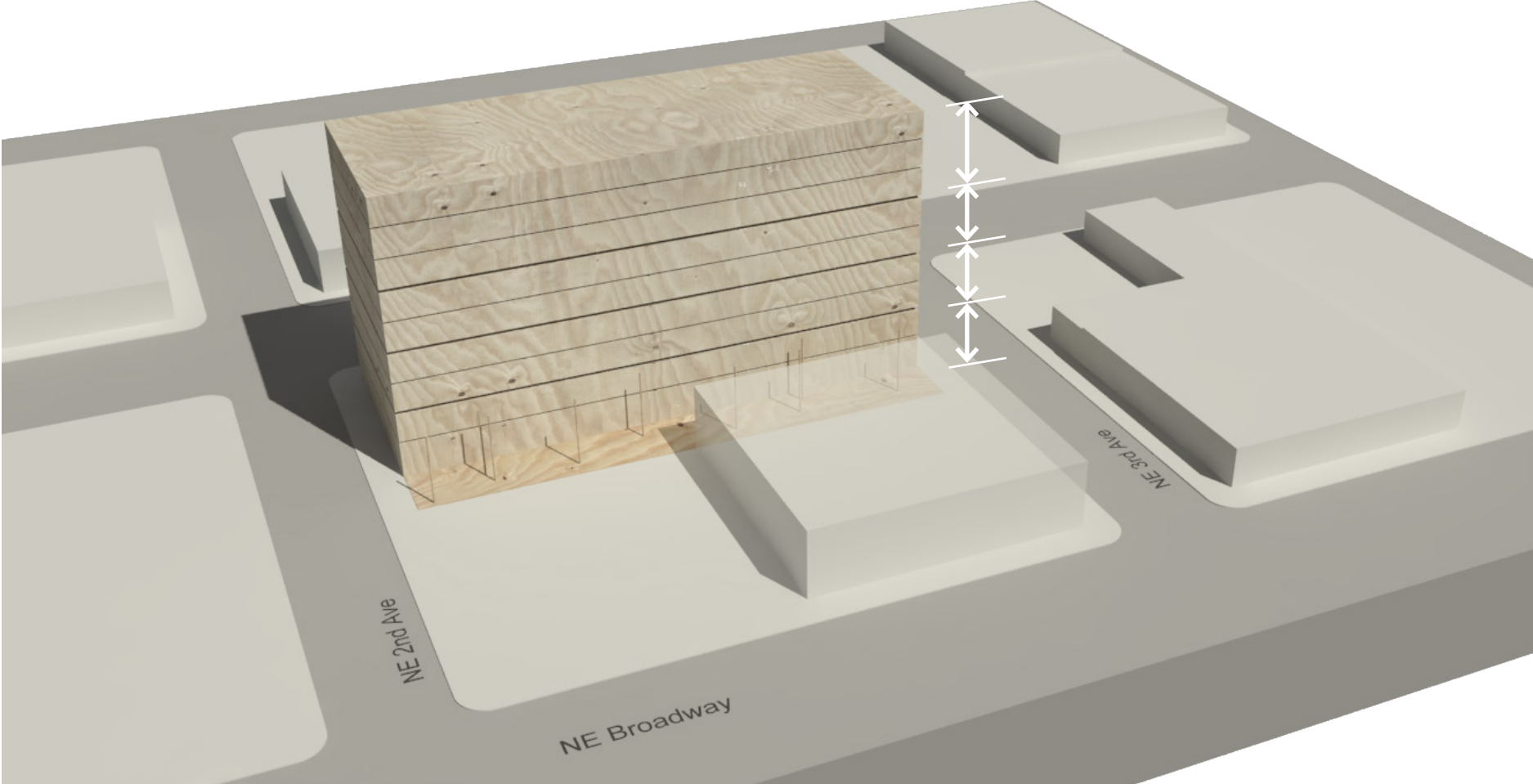
Project Overview



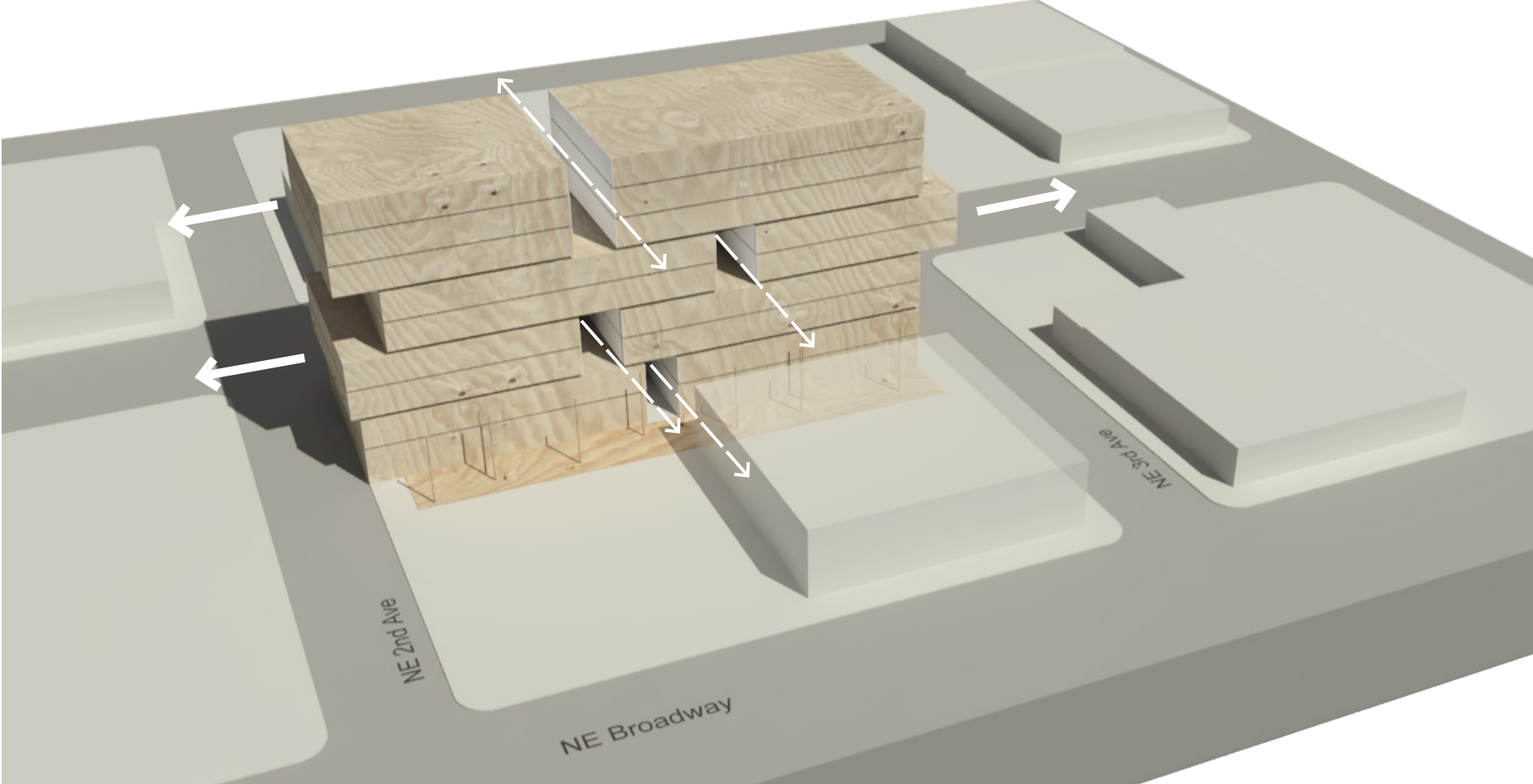
Traditional Floor Plate Maximum Floor Area



Siting to Create Public Plaza Along South



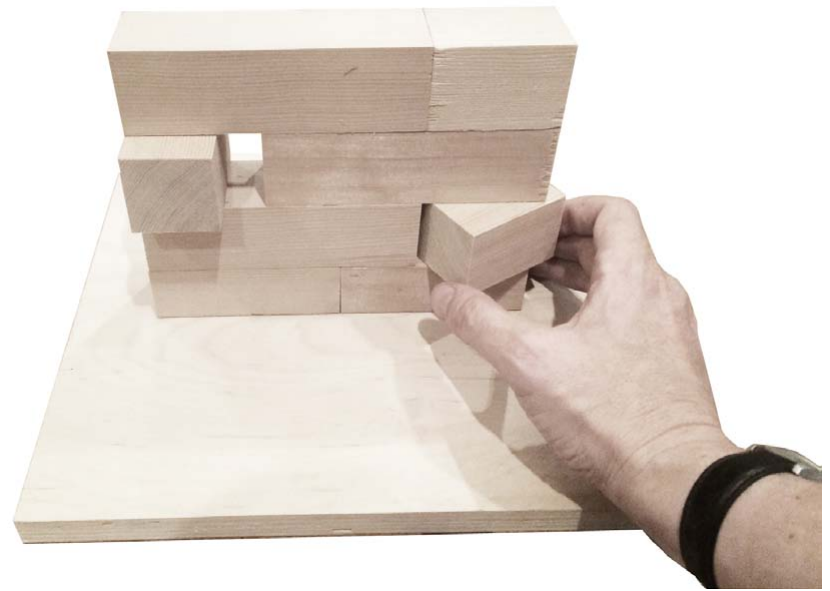
Meter Massing By Grouping Floors



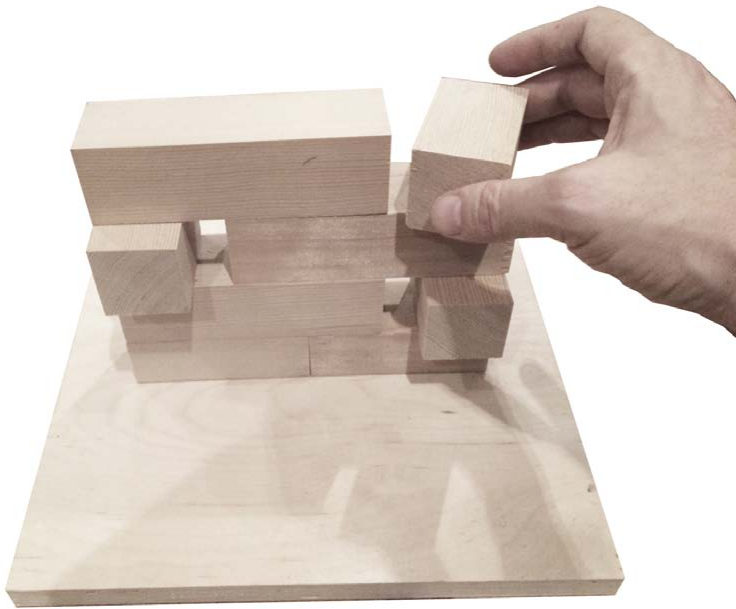
Create Porosity North to South



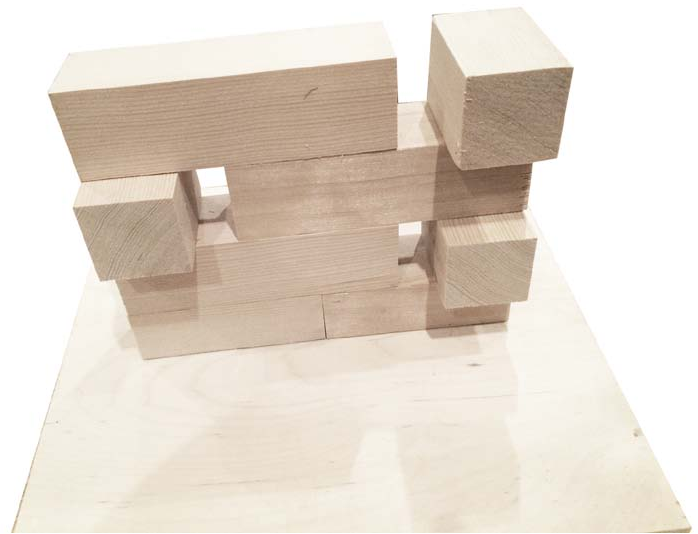
A



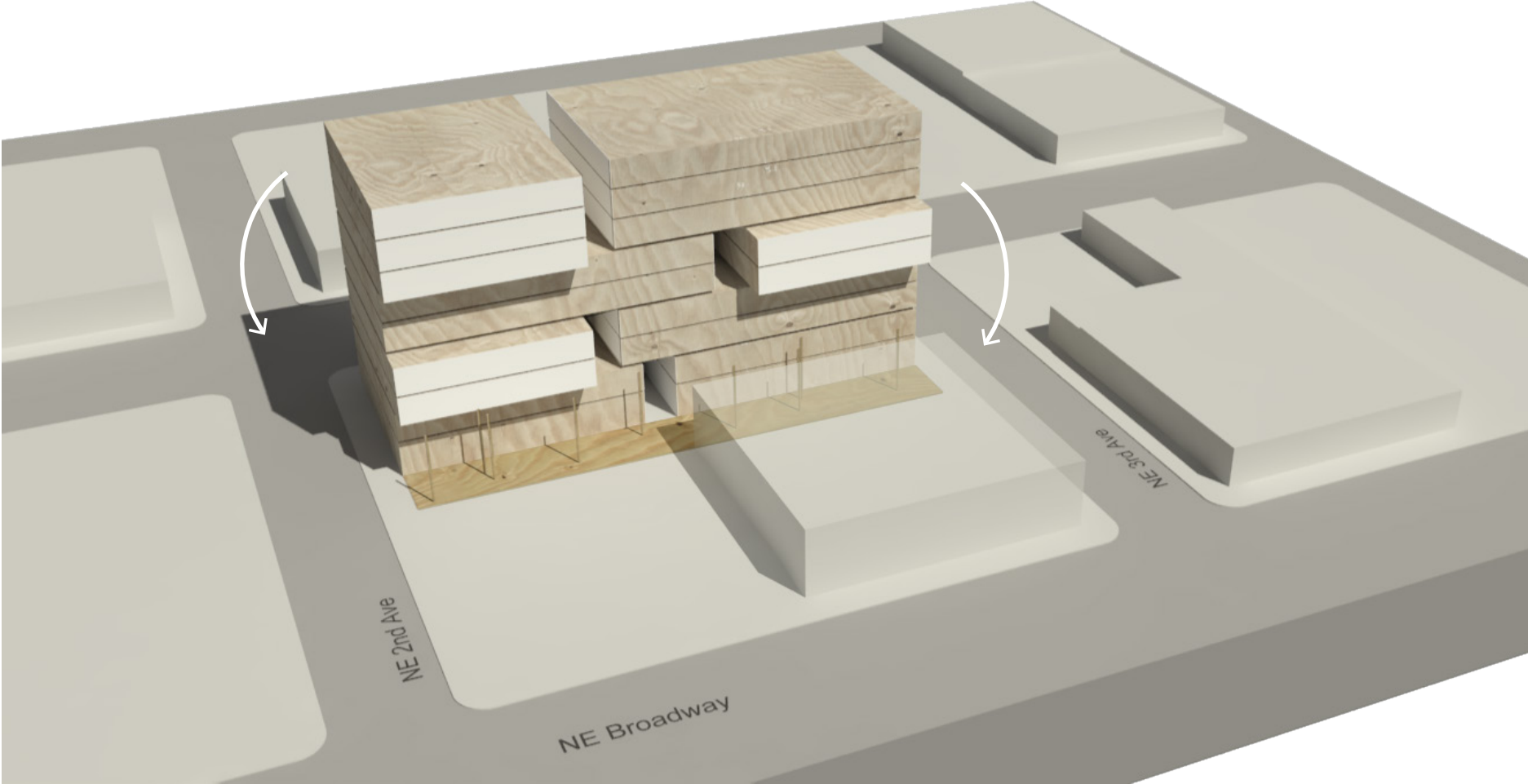
B



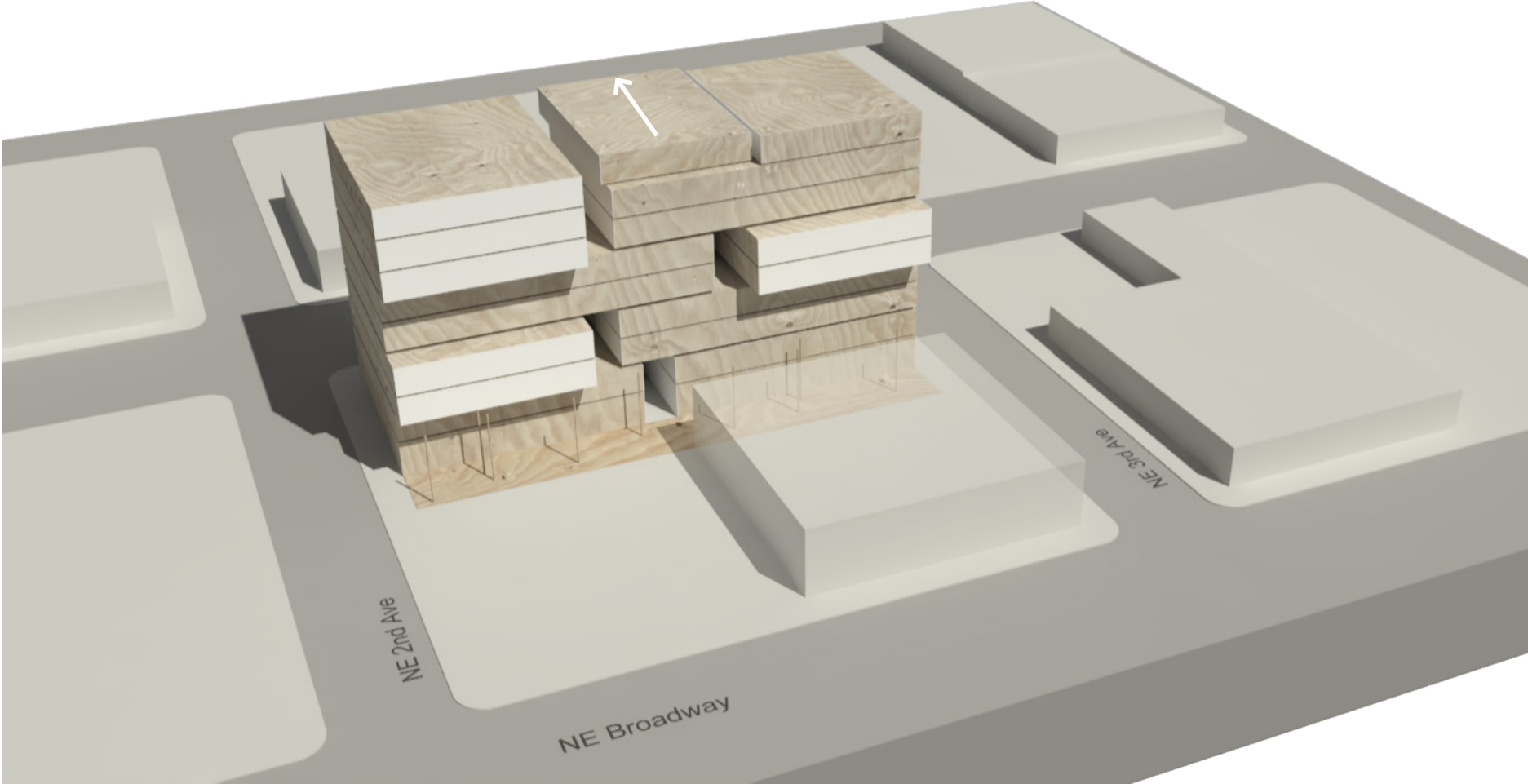
C



D

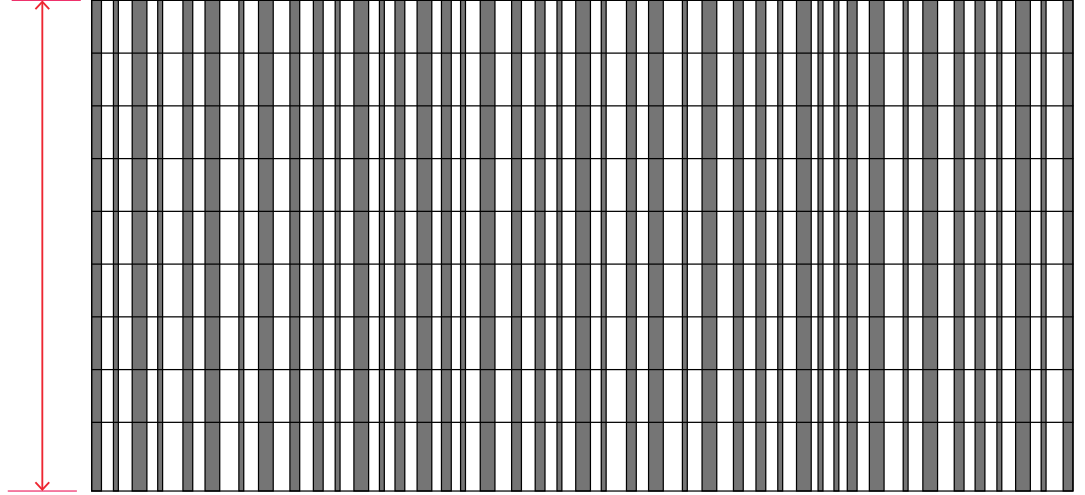


Rotate to Capture Floor Area, Visually Project Building Interior

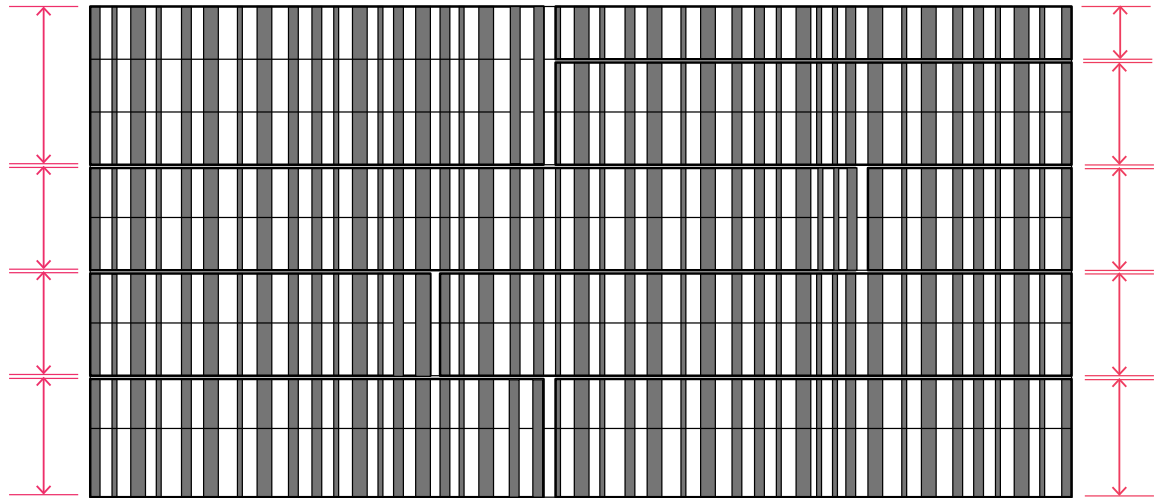


Slide to Create Deck at Common Amenity

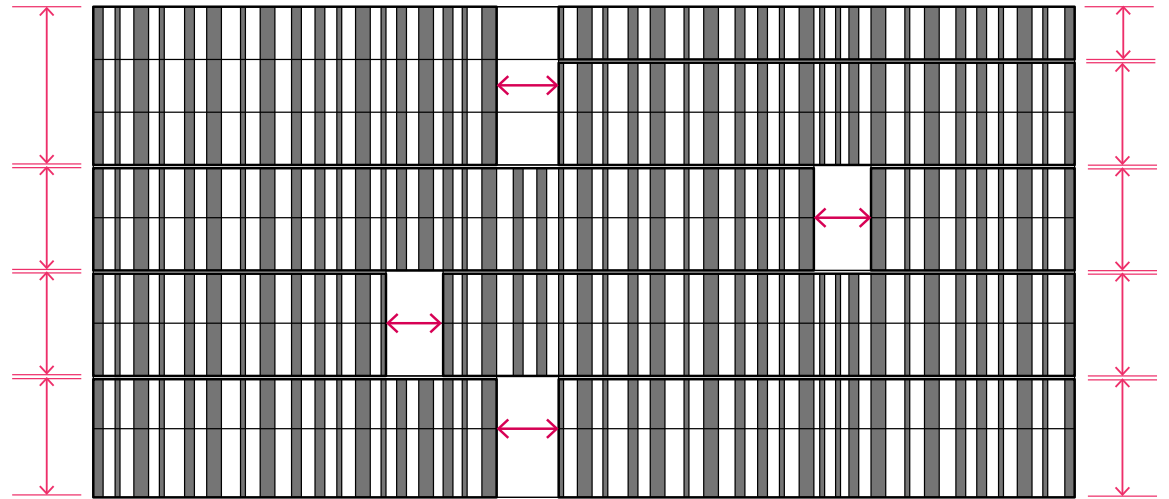
A. Unified Mass



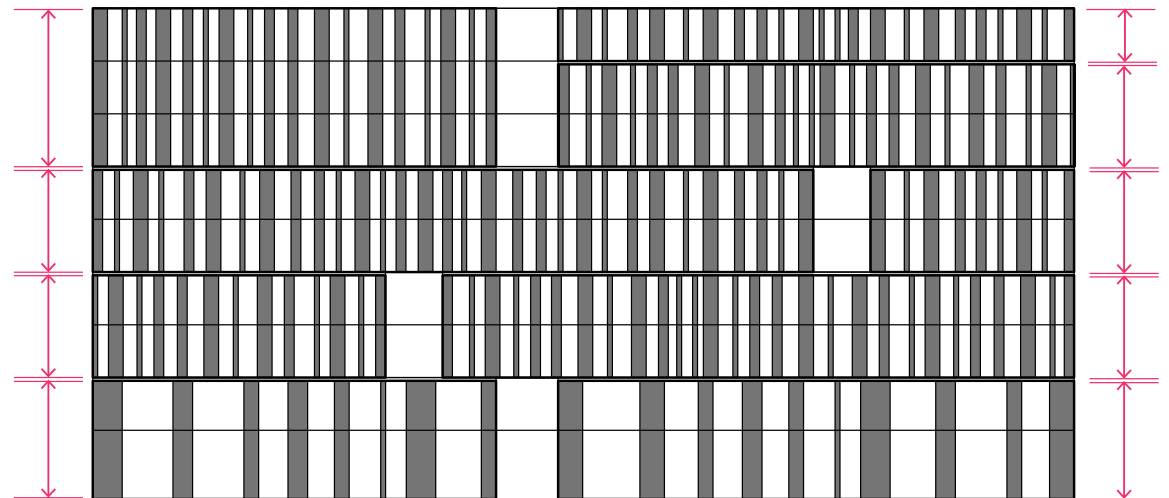
B. Articulated Massing, Facade Continuity



C. Use Articulated Masses to Create Porosity

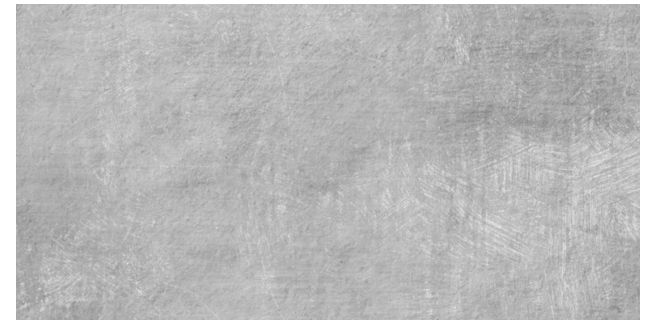


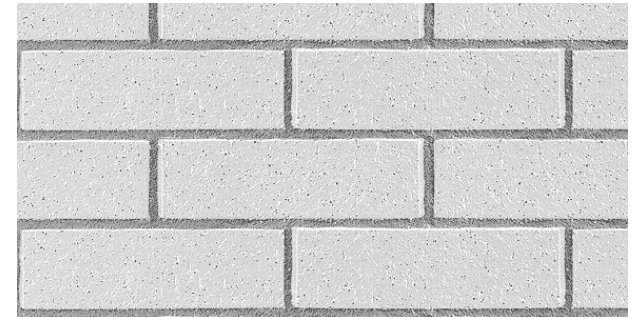
D. Articulated Massing, Facade Adaptation



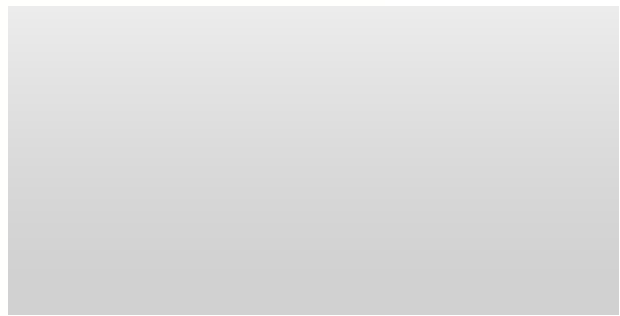


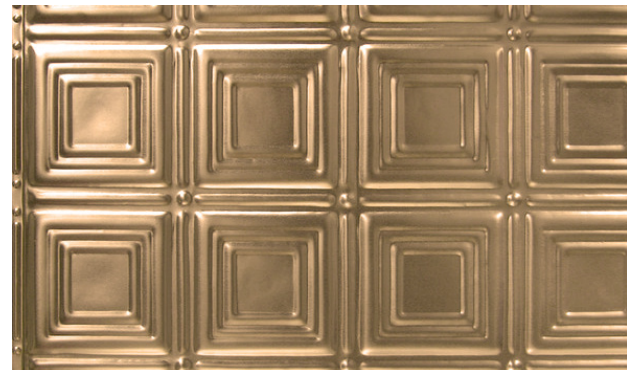






Building Construction at Street Level

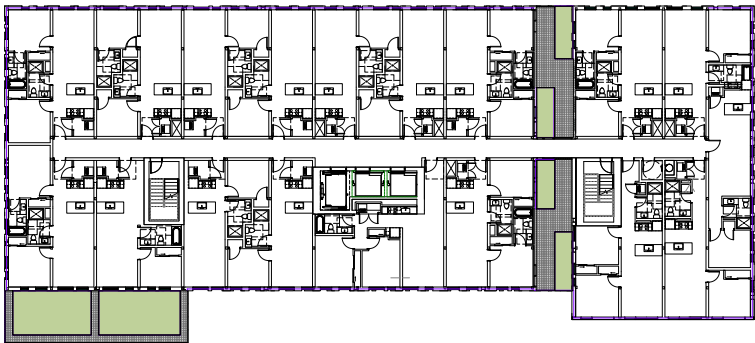
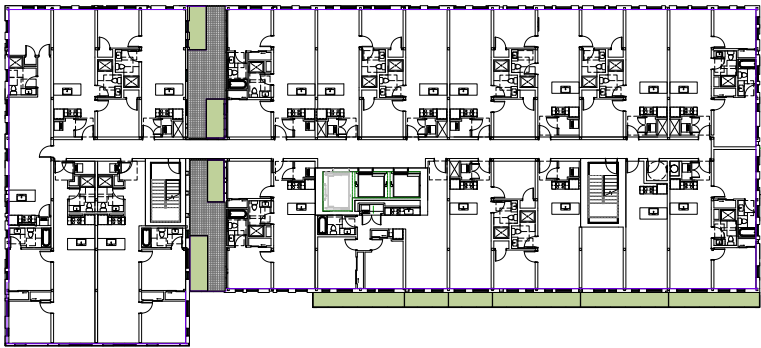
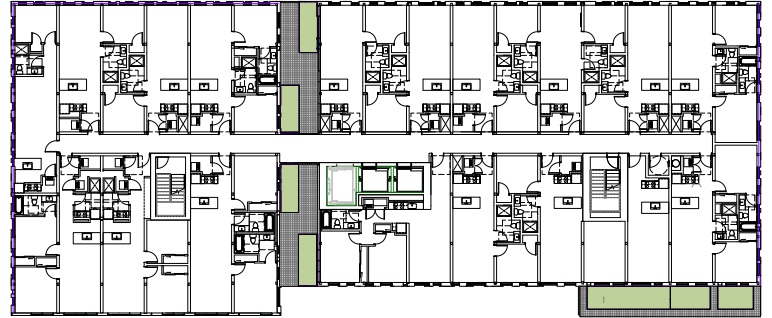
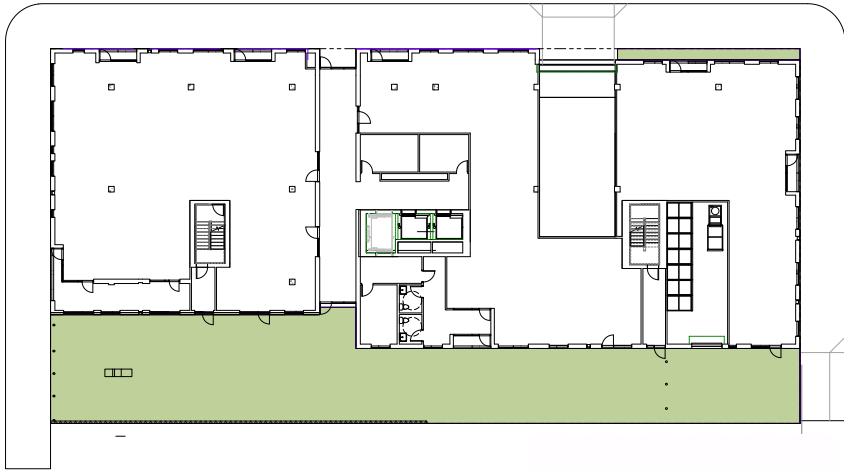




Building Construction at Cantilevers



Facade Strategy



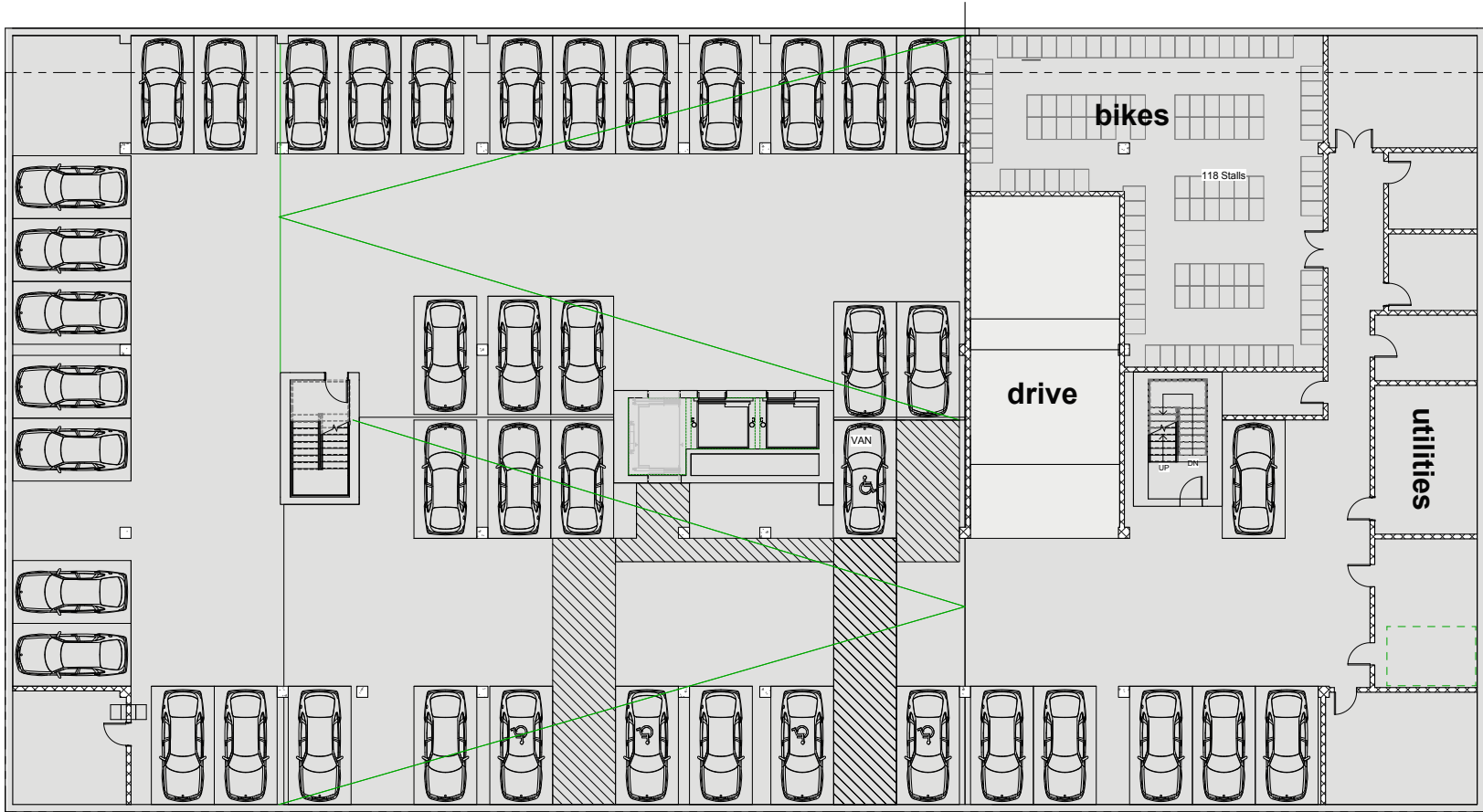
Exterior Space Allocation



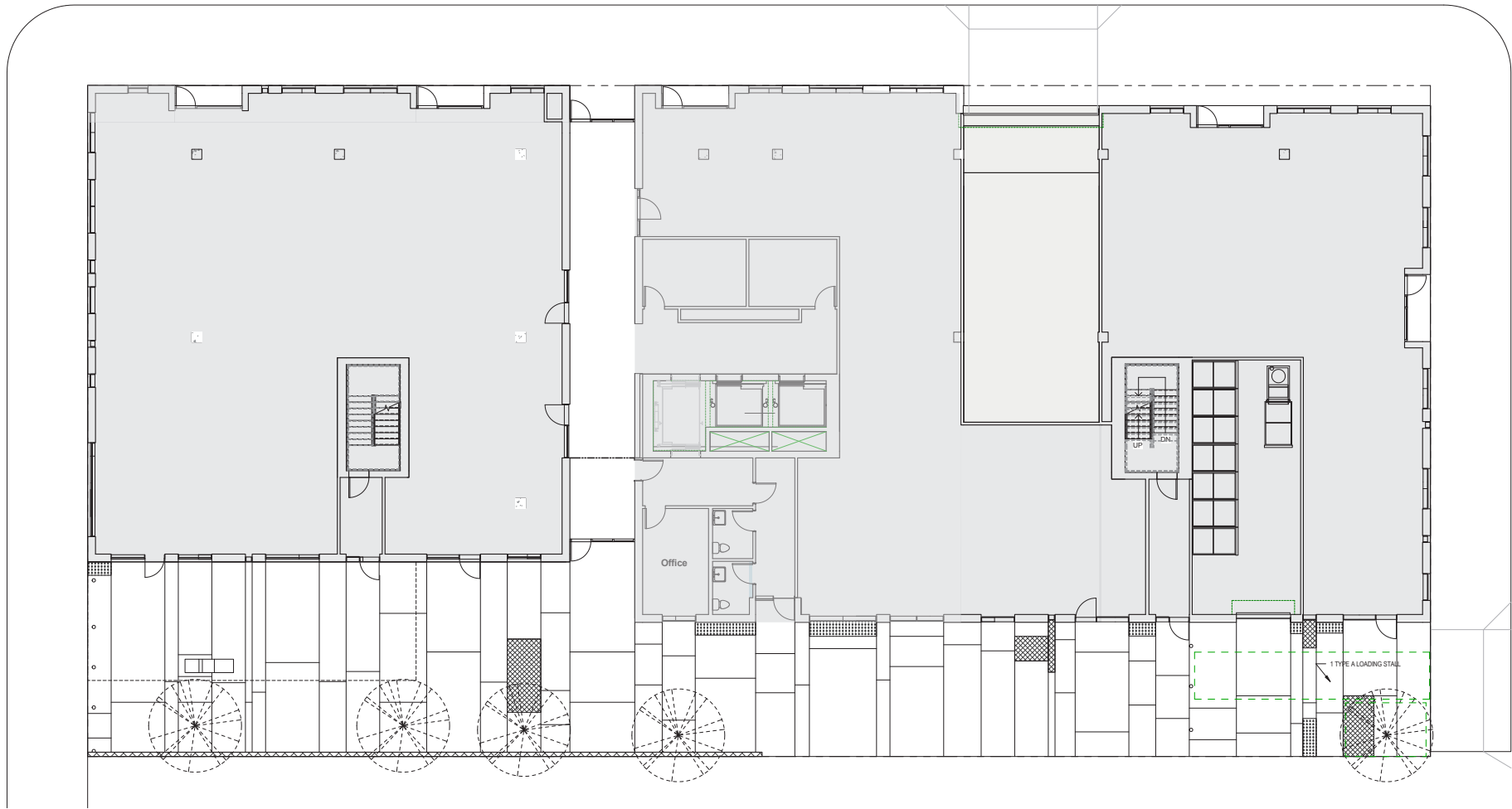








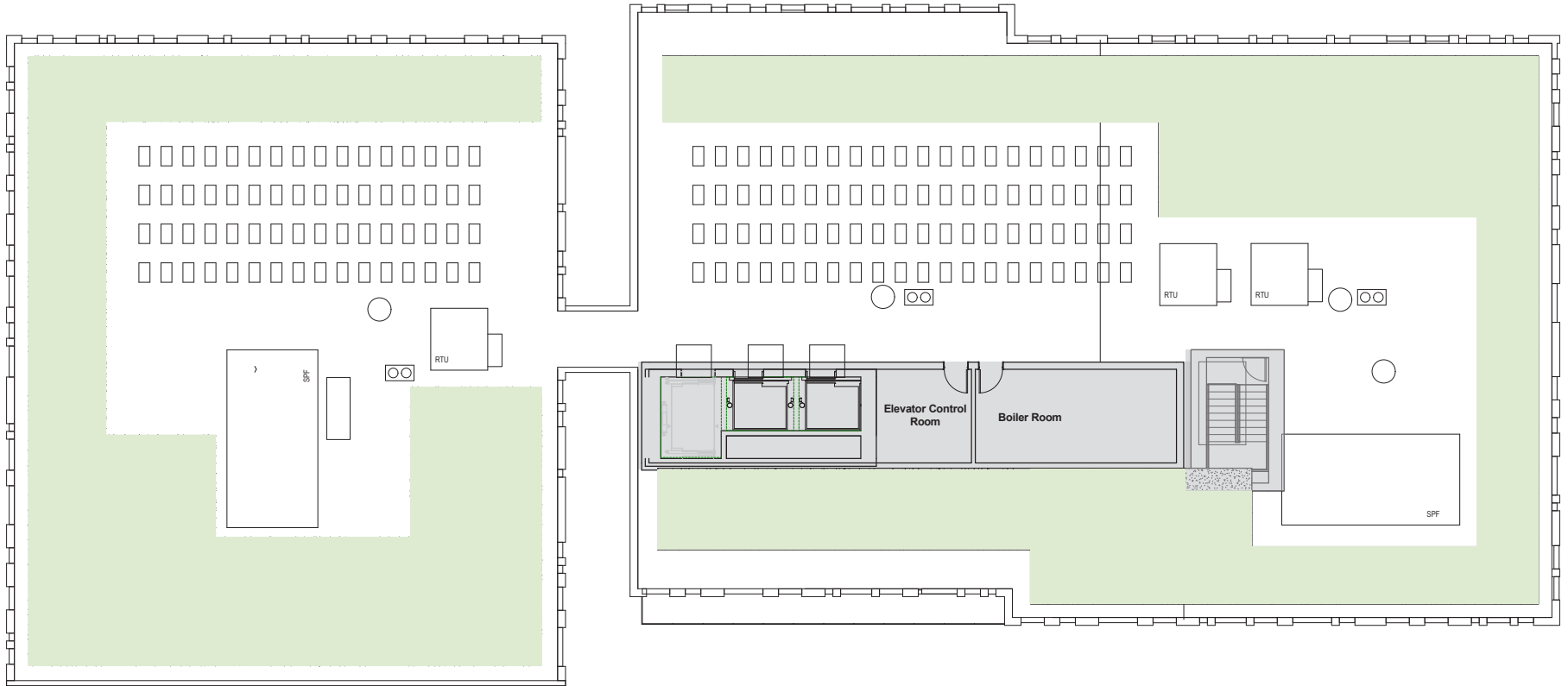
Parking Level Plan



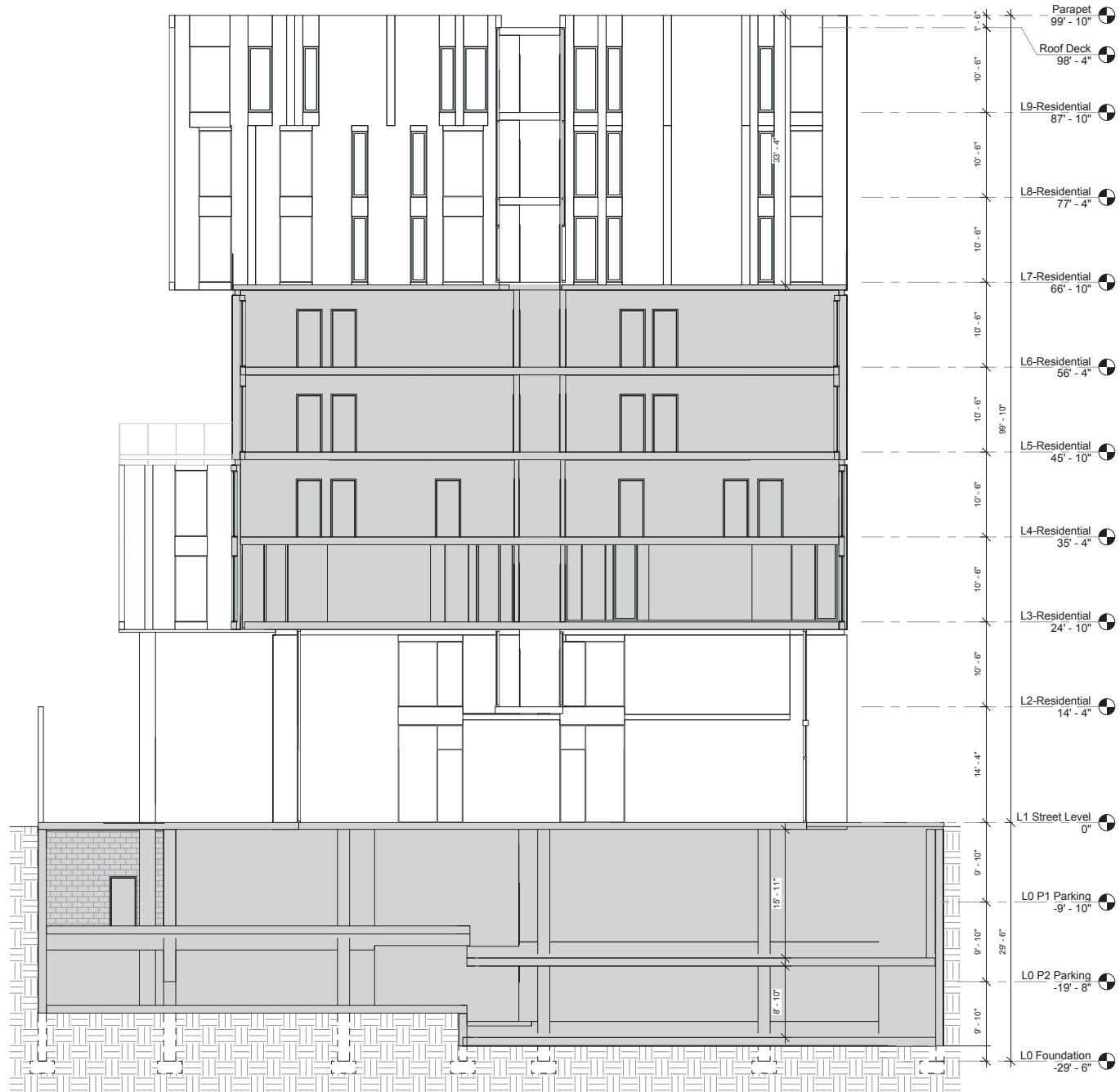
Street Level Plan



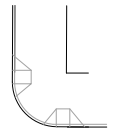
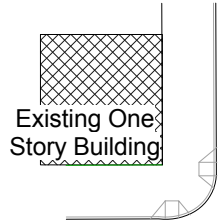
Typical Residential Floor Plan



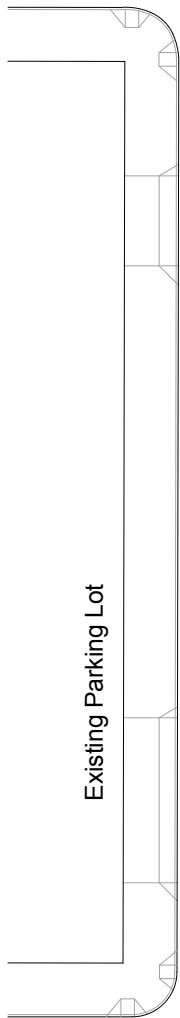
Roof Plan



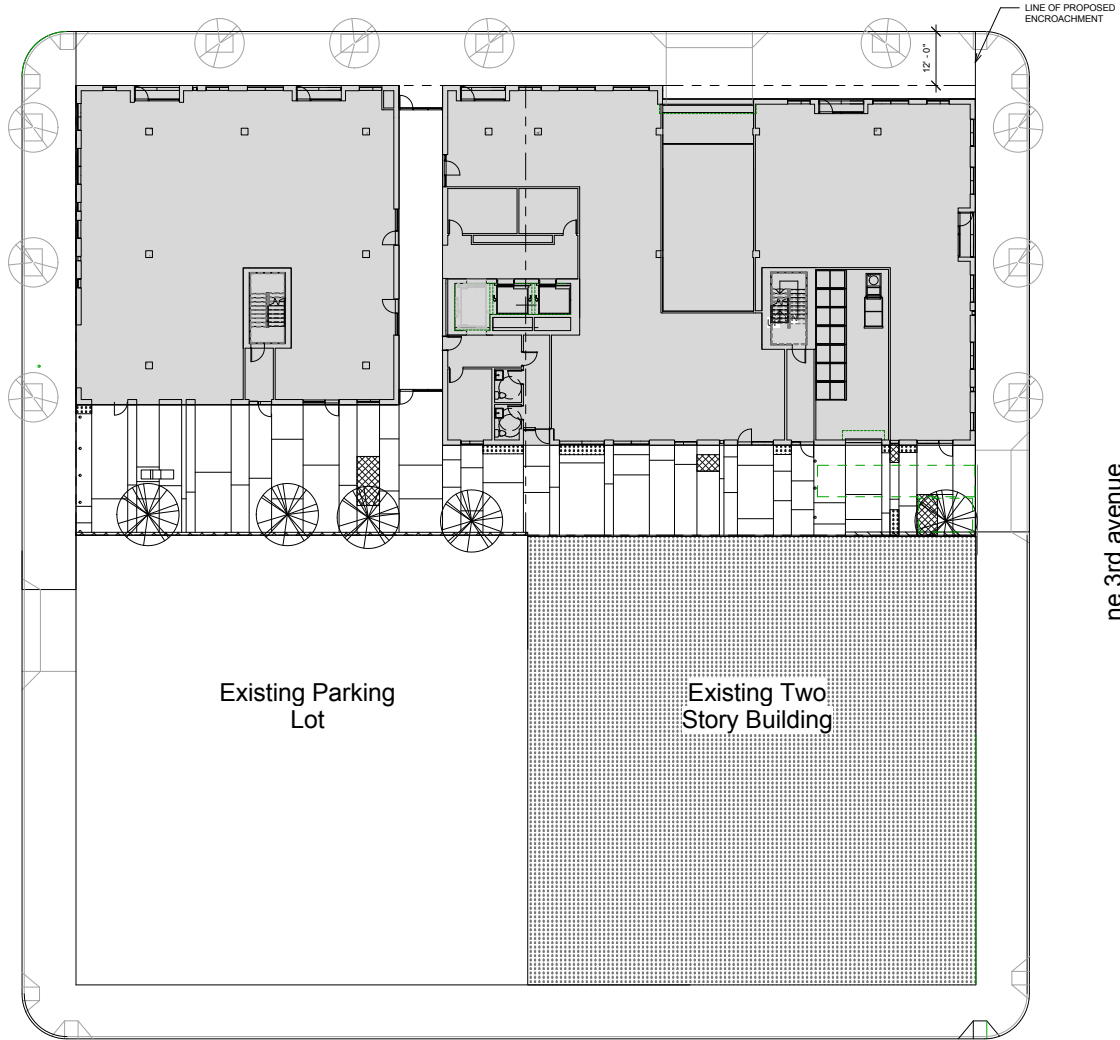
Typical Building Cross Section



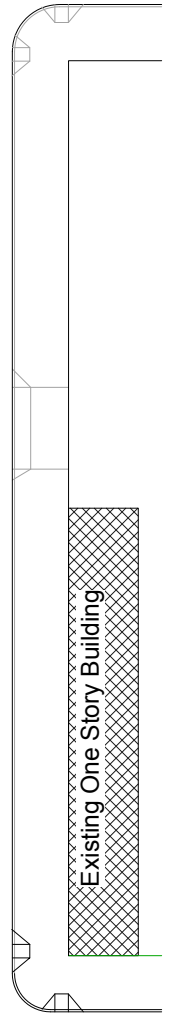
ne schuyler street



ne 2nd avenue



ne 3rd avenue



ne broadway street



Nature of Public Way

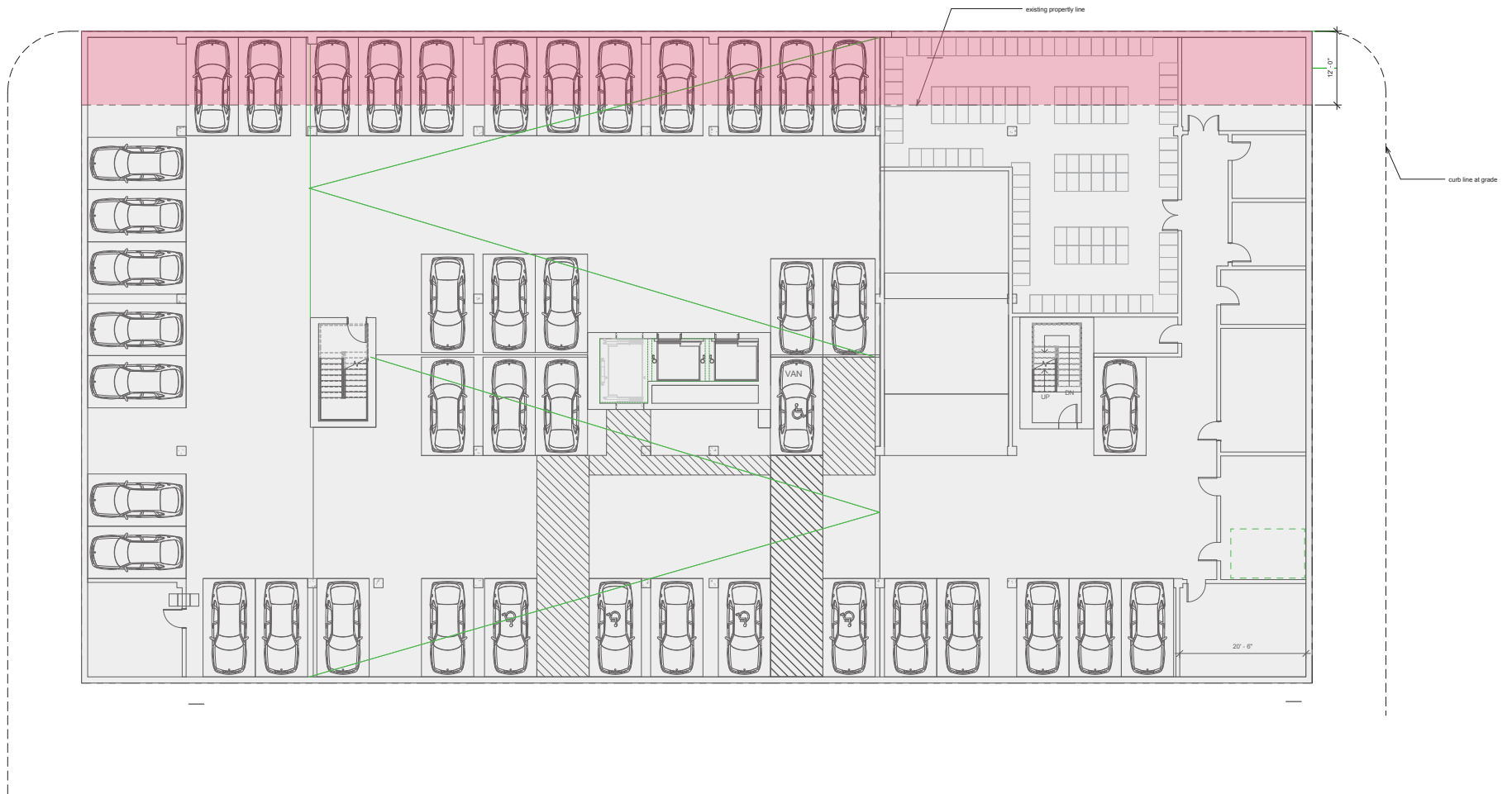




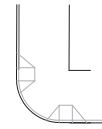
Questions & Requests

MODIFICATION REQUESTS

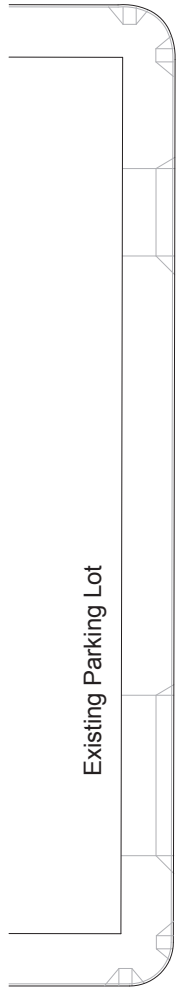
1. Public Right of Way Encroachment Below Grade
2. Modification to the Oriel Window Standard



Public Right of Way Encroachment Below Grade



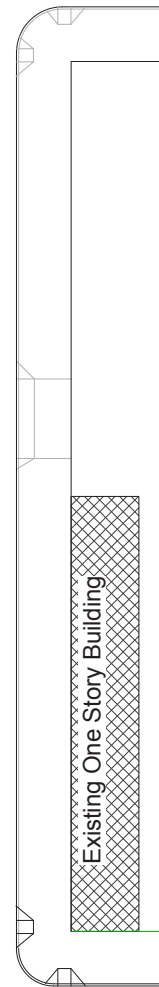
ne schuyler street



ne 2nd avenue



ne 3rd avenue



ne broadway street



Modification to the Oriel Window Standard

