

April 14, 2016

GRANT PARK VILLAGE PHASE II

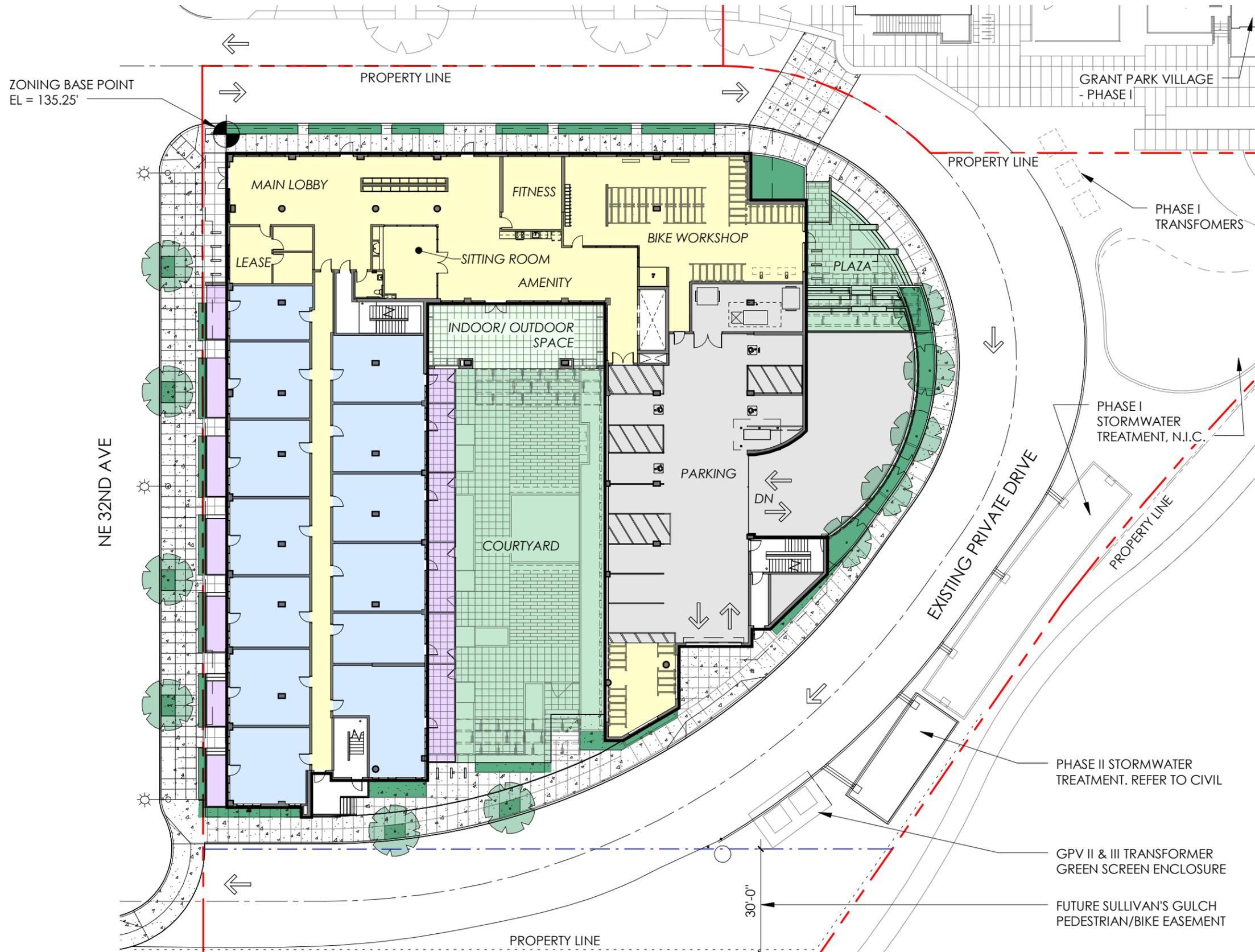
LAND USE REVIEW TYPE III SUBMITTAL
LU 15-251943 DZ - 3200 NE WEIDLER ST



DESIGN COMMISSION KEY ISSUES

1. GROUND LEVEL USES AND ACTIVITIES
2. OPEN AIR VEHICULAR RAMP
3. ABOVE GRADE TRANSFORMERS
4. GAS METER LOCATION
5. GARAGE ENTRY TURNING RADIUS
6. COURTYARD & OUTDOOR SPACES
7. NORTH SIDEWALK PEDESTRIAN EXPERIENCE
8. MATERIALS
9. PTHP GRILLES AND AC PORTS
10. SIMPLIFICATION AND CONSISTENCY





- OPEN AIR VEHICLE RAMP
- GROUND LEVEL PARKING
- EAST EDGE OF COURTYARD BOUNDED BY PARKING
- NORTH SIDEWALK TOO NARROW
- ABOVE GRADE TRANSFORMERS

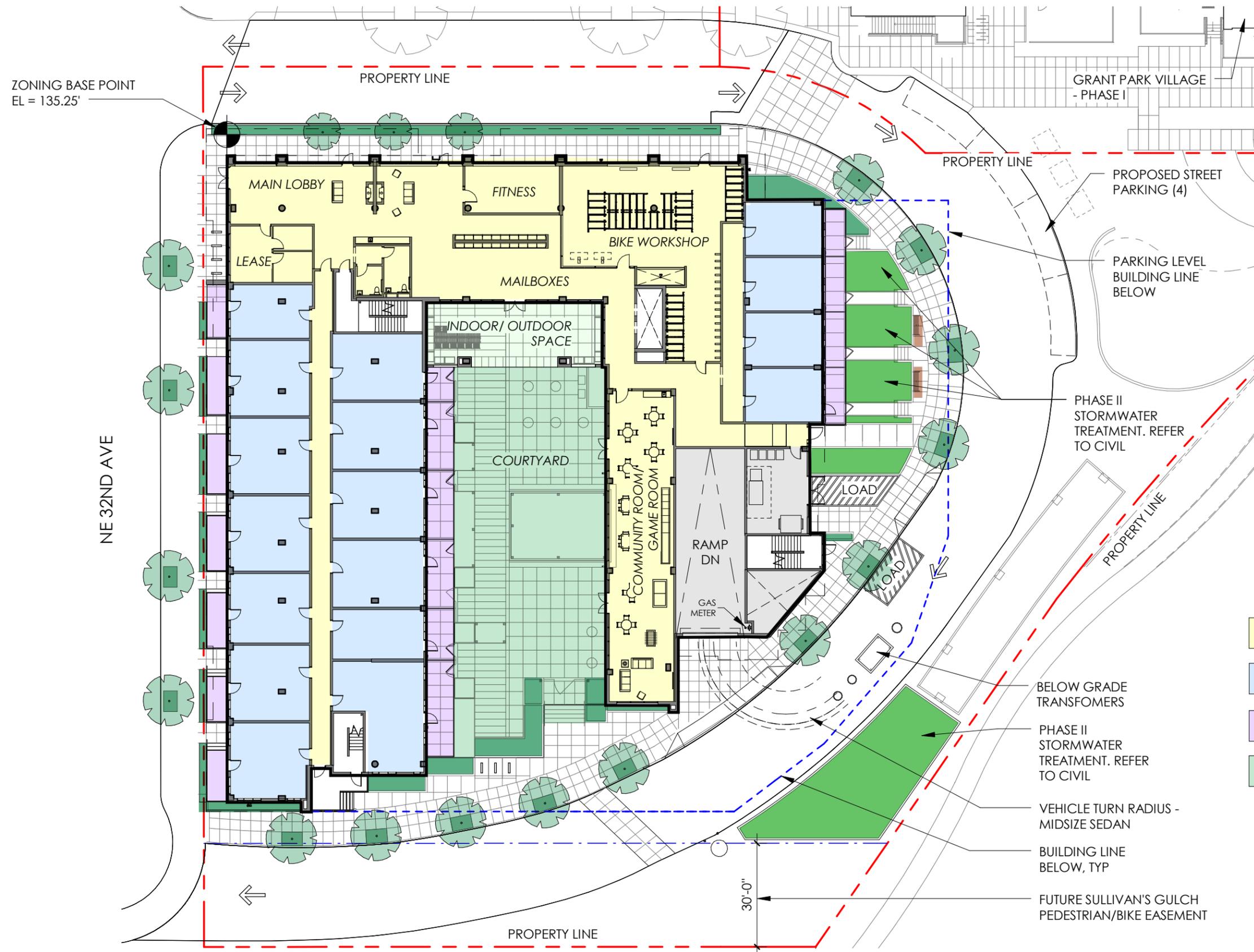
 COMMON AREAS	 INDOOR/OUTDOOR AREAS
 LIVING UNITS	 PARKING/SERVICE AREAS
 PATIOS	 LANDSCAPE AREAS
 OUTDOOR AREAS	

PHASE I STORMWATER TREATMENT, N.I.C.

PHASE II STORMWATER TREATMENT, REFER TO CIVIL

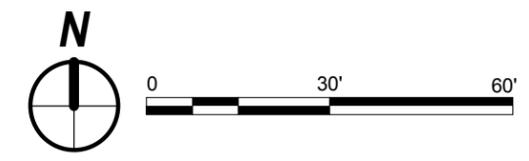
GPV II & III TRANSFORMER GREEN SCREEN ENCLOSURE

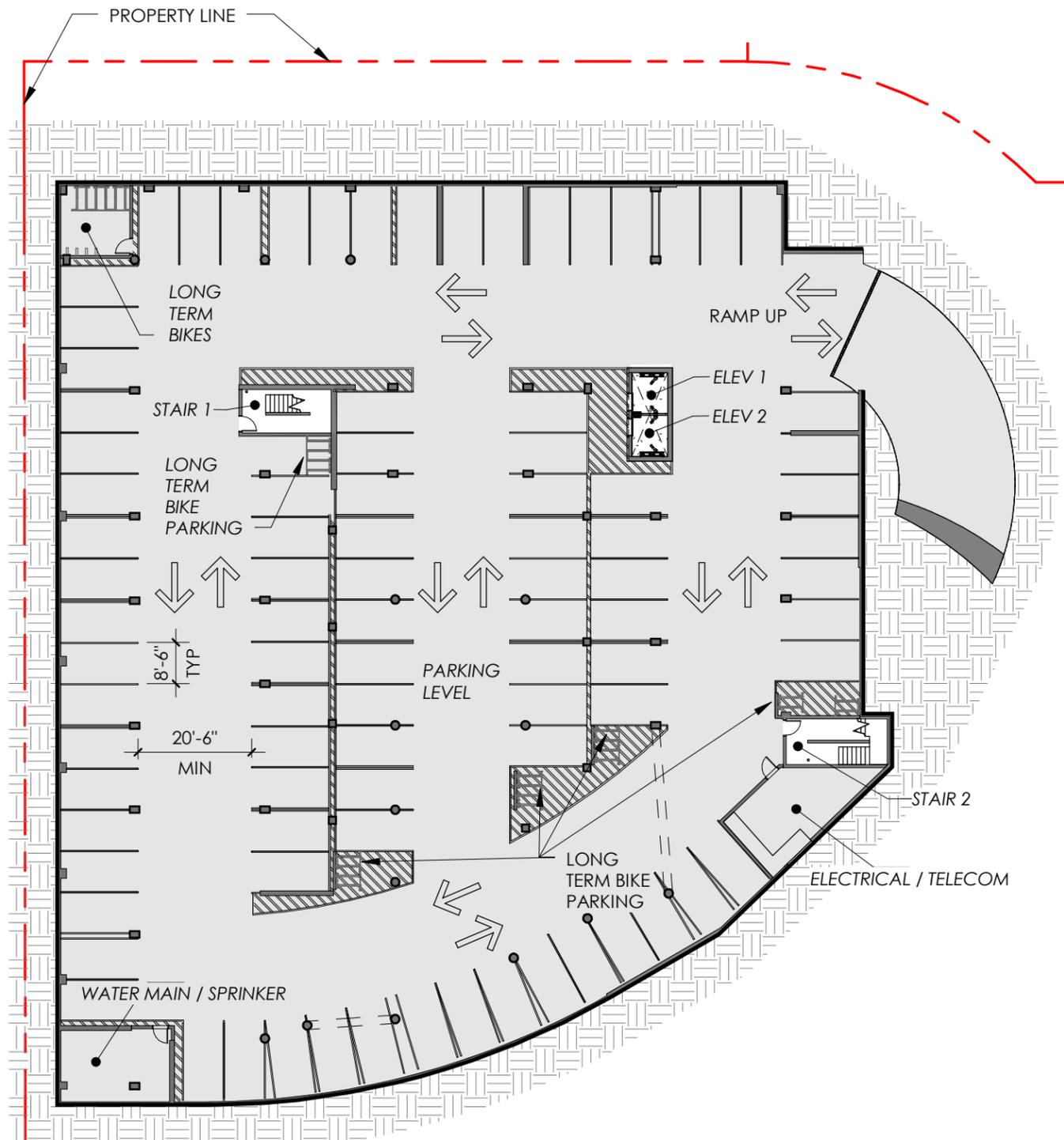
FUTURE SULLIVAN'S GULCH PEDESTRIAN/BIKE EASEMENT



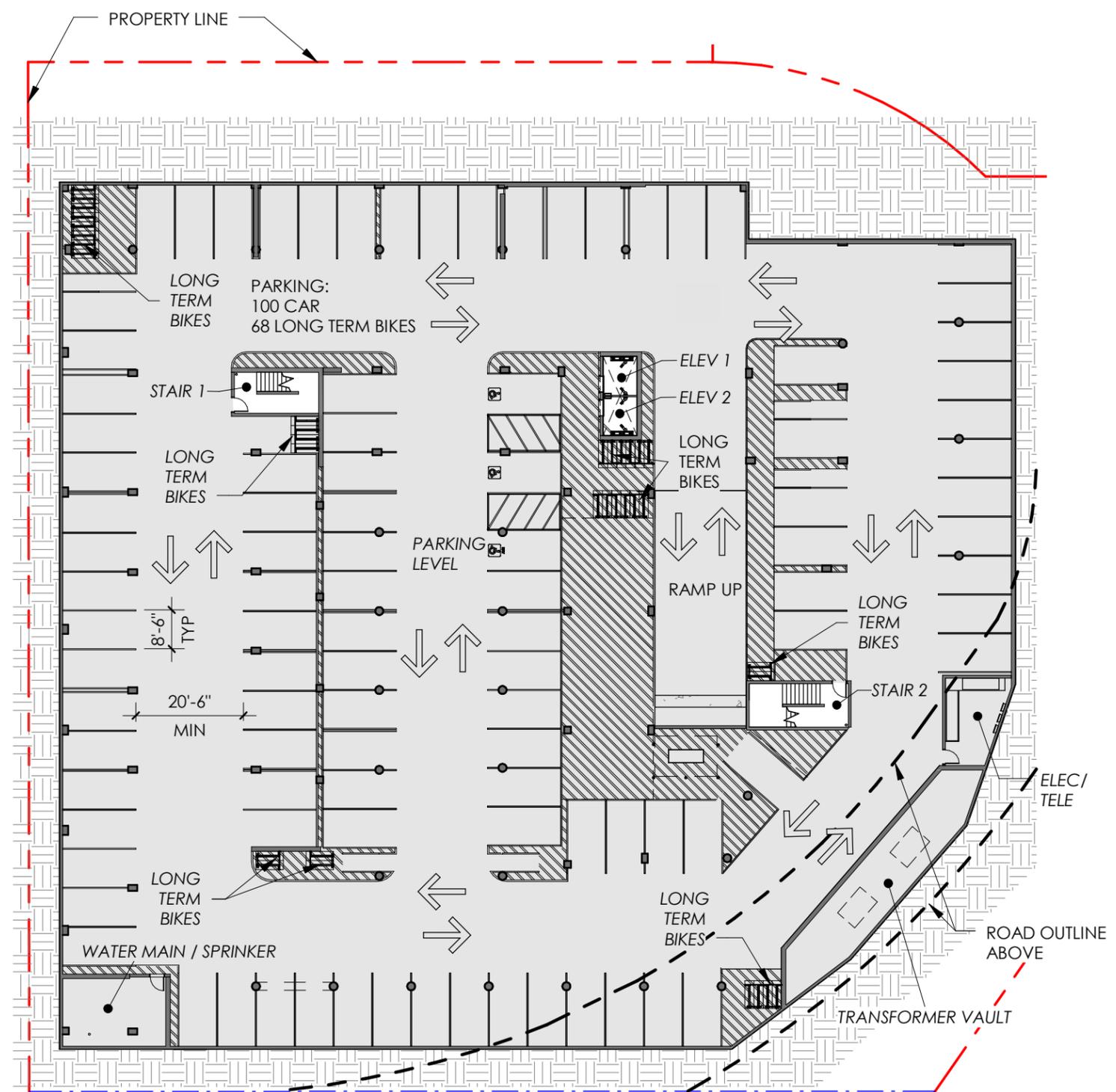
- LIVING UNITS ALONG EAST SIDE
- COMMUNITY ROOM ALONG EAST SIDE OF COURTYARD
- NORTH SIDEWALK WIDENED
- TREES ADDED AT NORTH
- TRANSFORMERS PLACED UNDERGROUND
- SCORED PAVING TO FUTURE TRAIL
- REMOVED GROUND FLOOR PARKING AND OPEN AIR VEHICLE RAMP

 COMMON AREAS	 PARKING/ SERVICE AREAS
 LIVING UNITS	 LANDSCAPE AREAS
 PATIOS	 STORM PLANTERS
 OUTDOOR AREAS	 INDOOR/ OUTDOOR AREAS





PREVIOUS PARKING LEVEL



CURRENT PARKING LEVEL

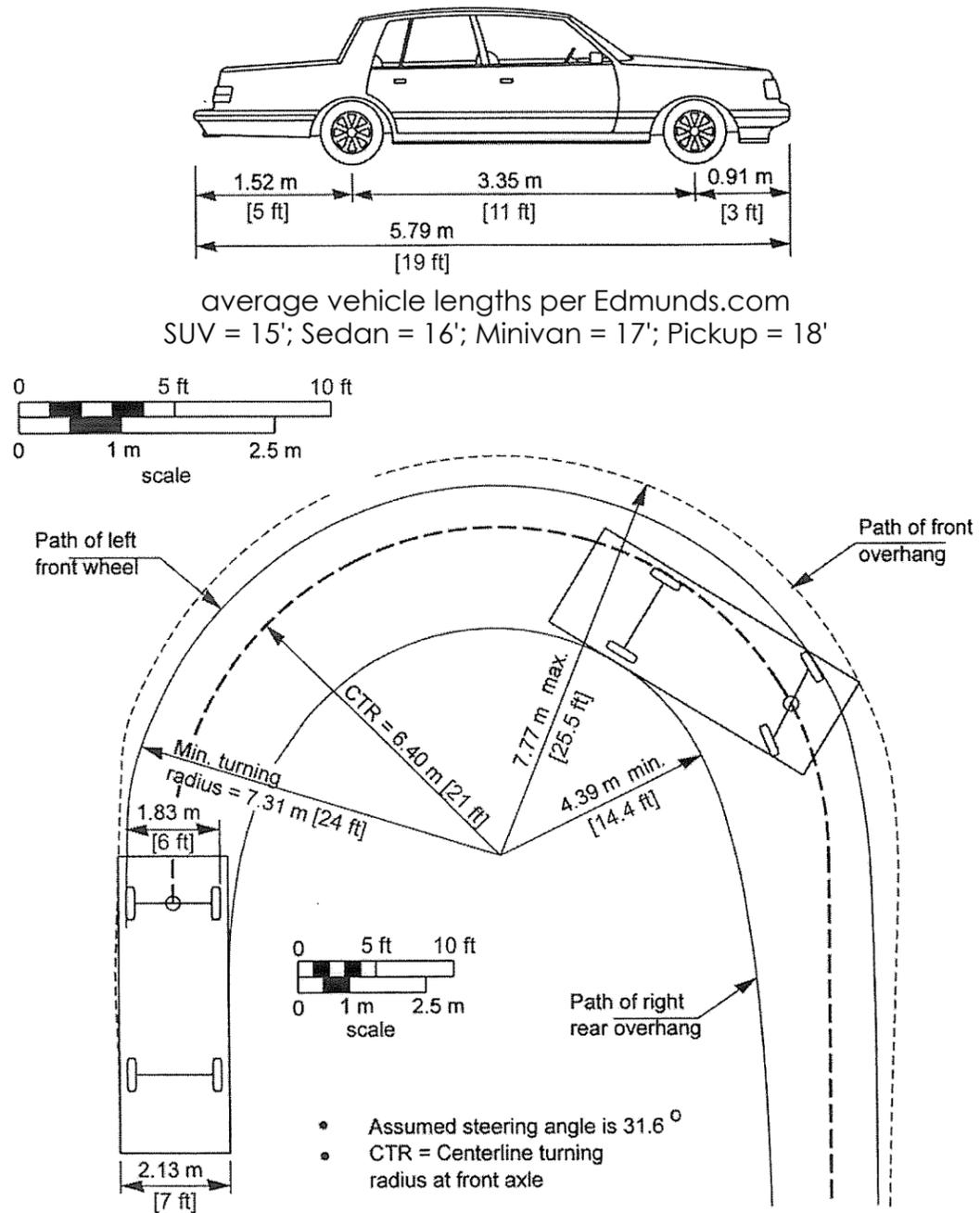
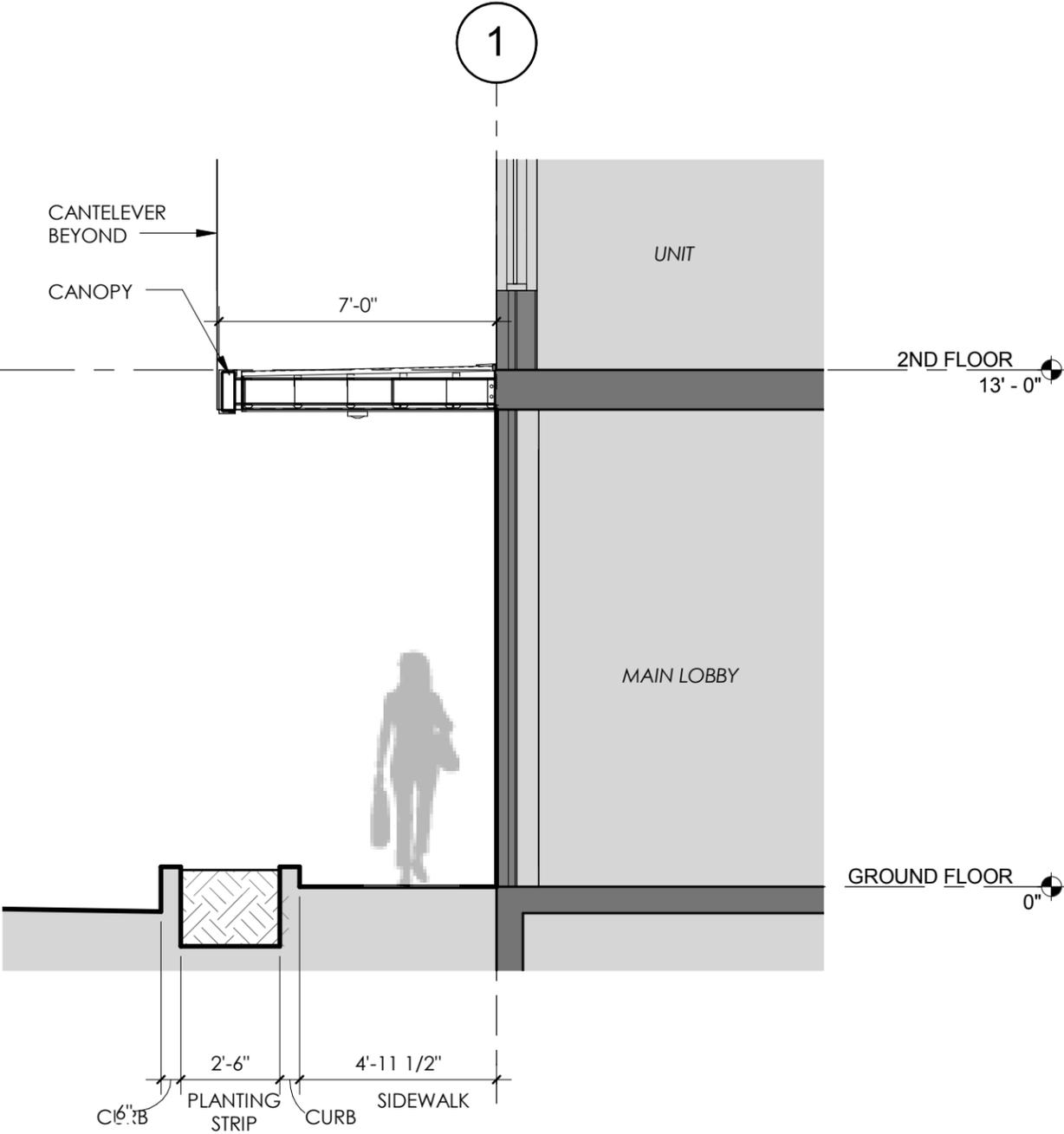


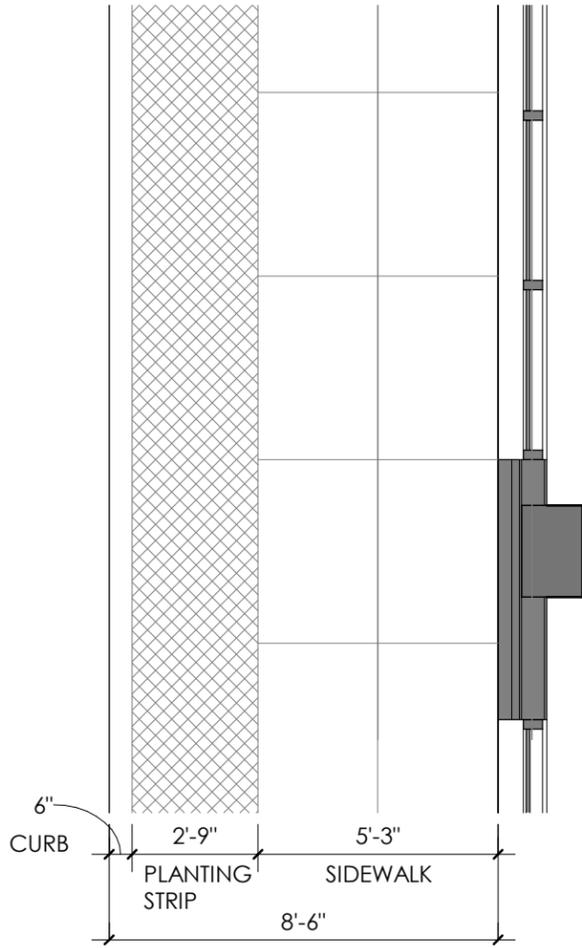
Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

AASHTO - Geometric Design of Highways and Streets
Minimum Turning Paths of Design Vehicles

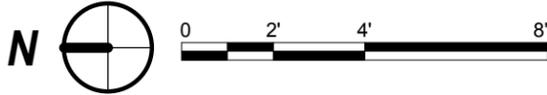


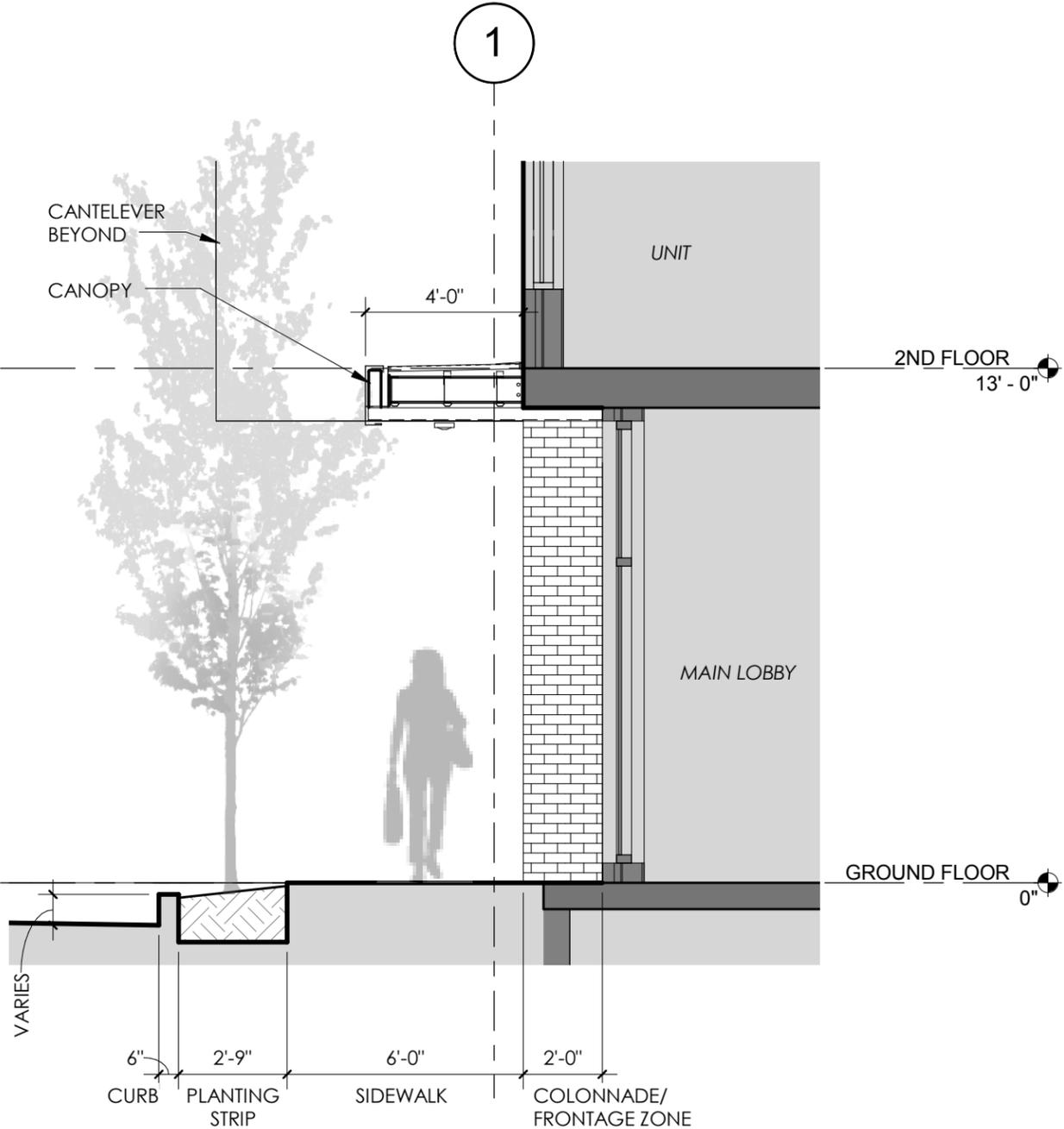


SECTION AT MAIN LOBBY NORTH

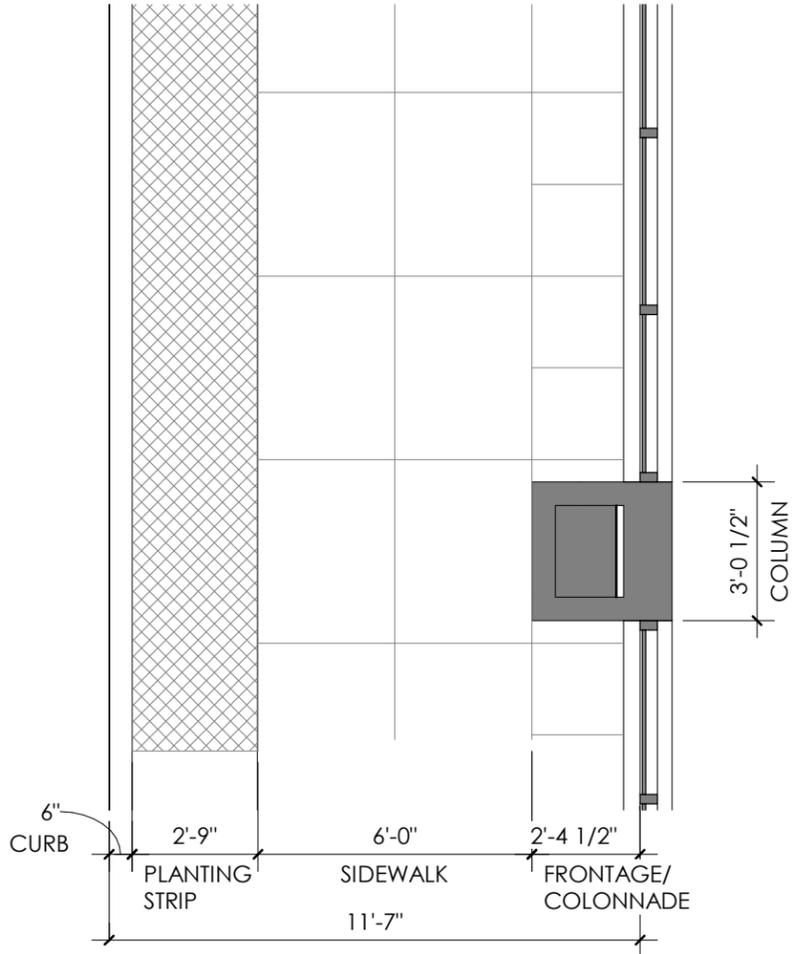


PLAN





SECTION AT MAIN LOBBY NORTH



PLAN



COURTYARD & OUTDOOR SPACES

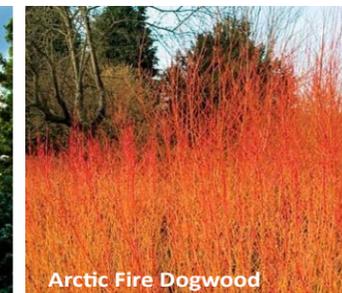


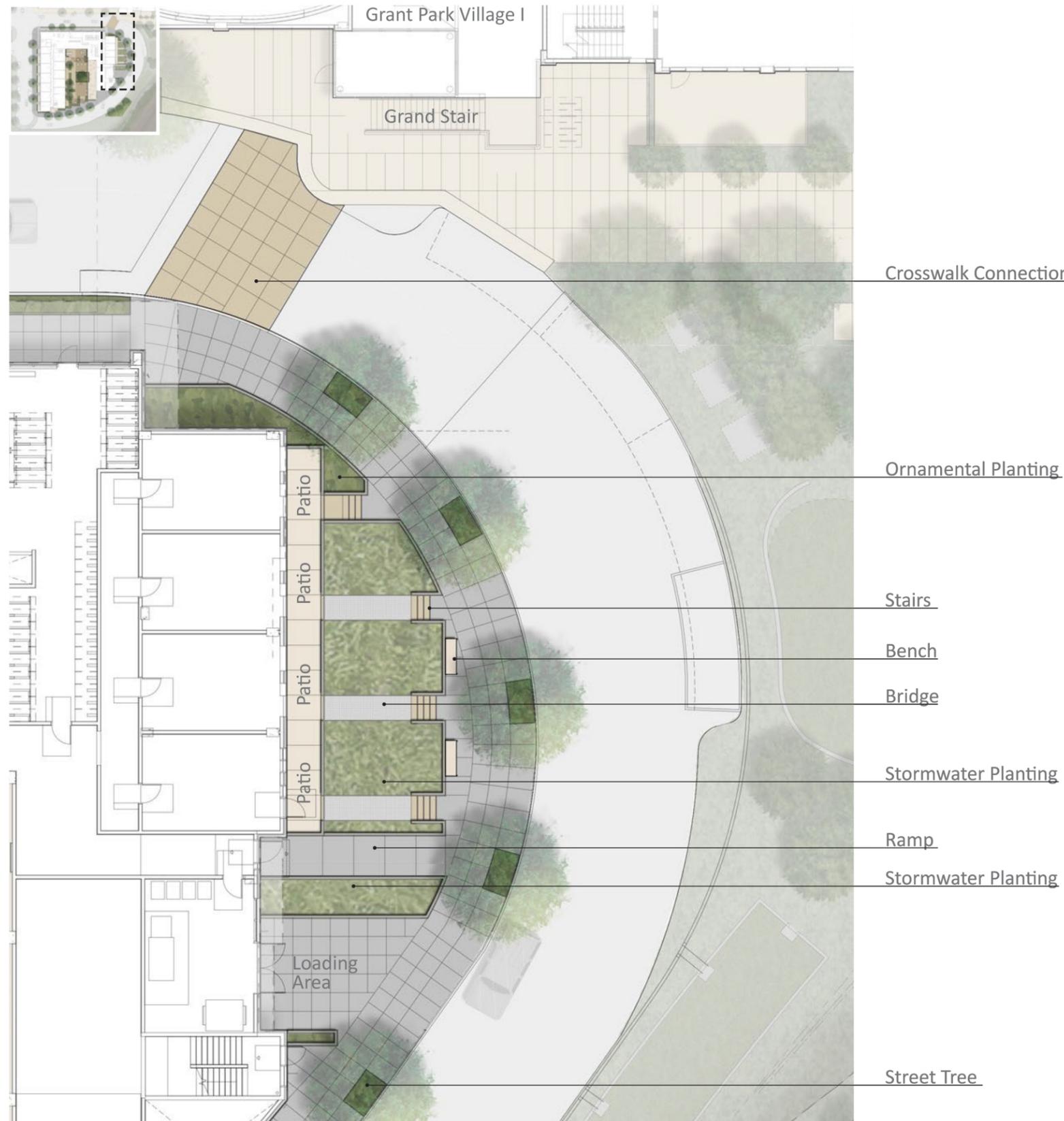


Courtyard Character



Courtyard Planting





Street Trees

Autumn Brilliance Serviceberry



Ornamental Planting



Lavender



Japanese Spurge



Lily Turf



Maiden Grass

Stormwater Planting



Pale Spikerush



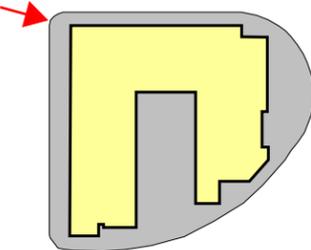
California Gray Rush

PERSPECTIVES



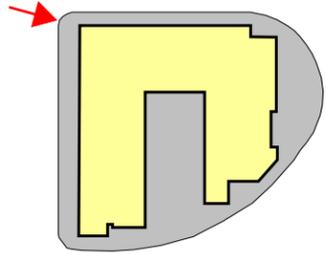


STREET VIEW FROM NE 32ND



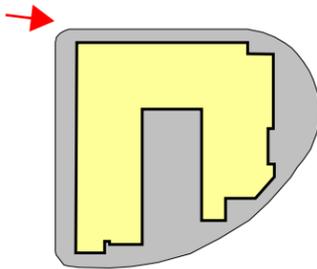


STREET VIEW FROM NE 32ND



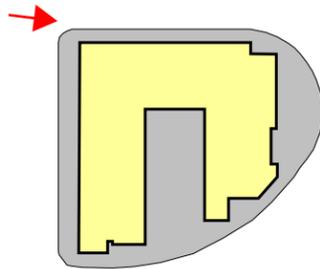


STREET VIEW FROM NE 32ND AND NE WEIDLER



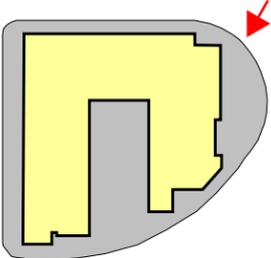


STREET VIEW FROM NE 32ND AND NE WEIDLER



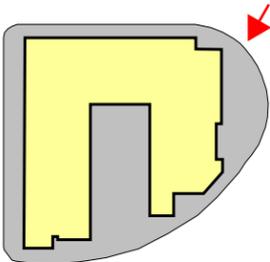


STREET VIEW OF NE PLAZA



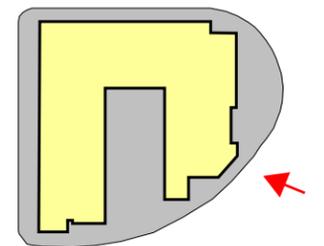


STREET VIEW OF NE GROUND FLOOR UNITS



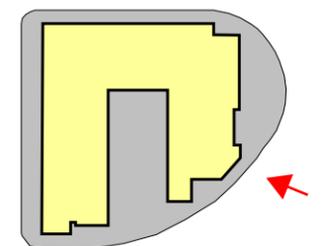


GROUND LEVEL VIEW FROM SE



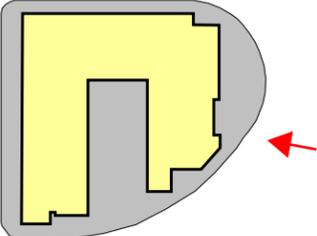


GROUND LEVEL VIEW FROM SE



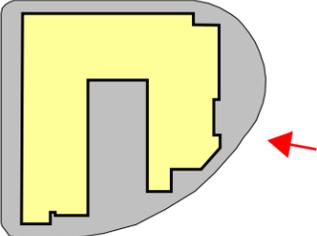


AERIAL VIEW FROM EAST



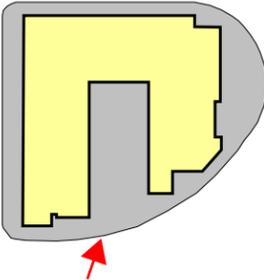


AERIAL VIEW FROM EAST



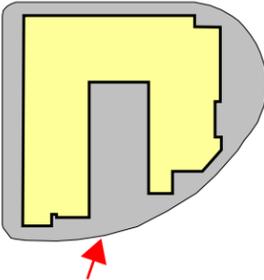


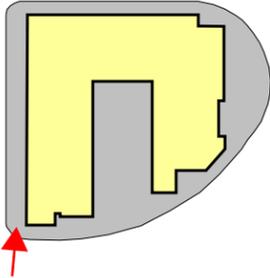
GROUND LEVEL VIEW FROM SOUTH FACING COURTYARD





GROUND LEVEL VIEW FROM SOUTH FACING COURTYARD



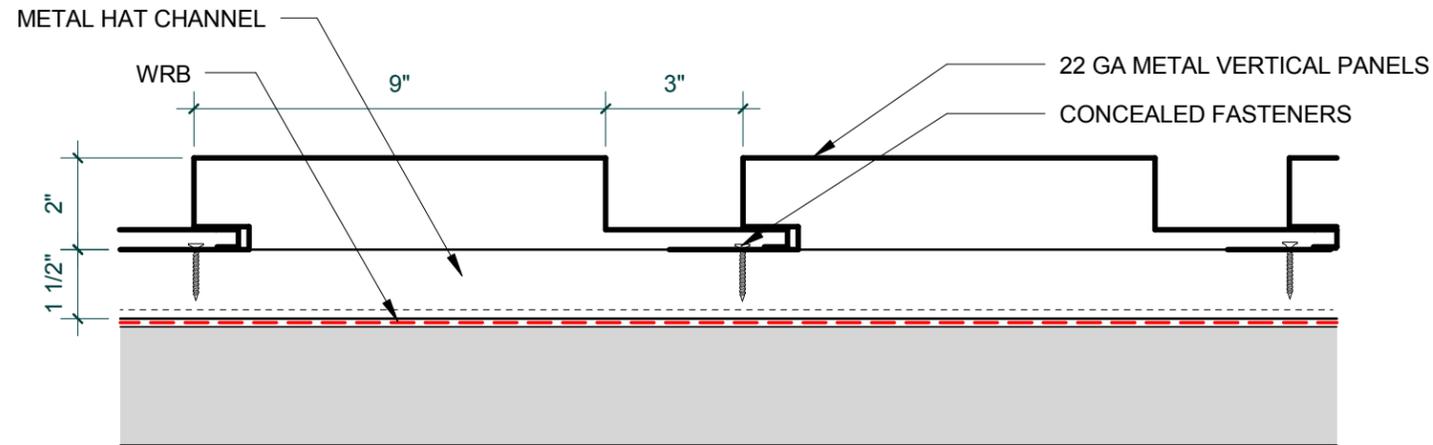


GROUND VIEW LOOKING NORTH ON 32ND

MATERIALS & DETAILS

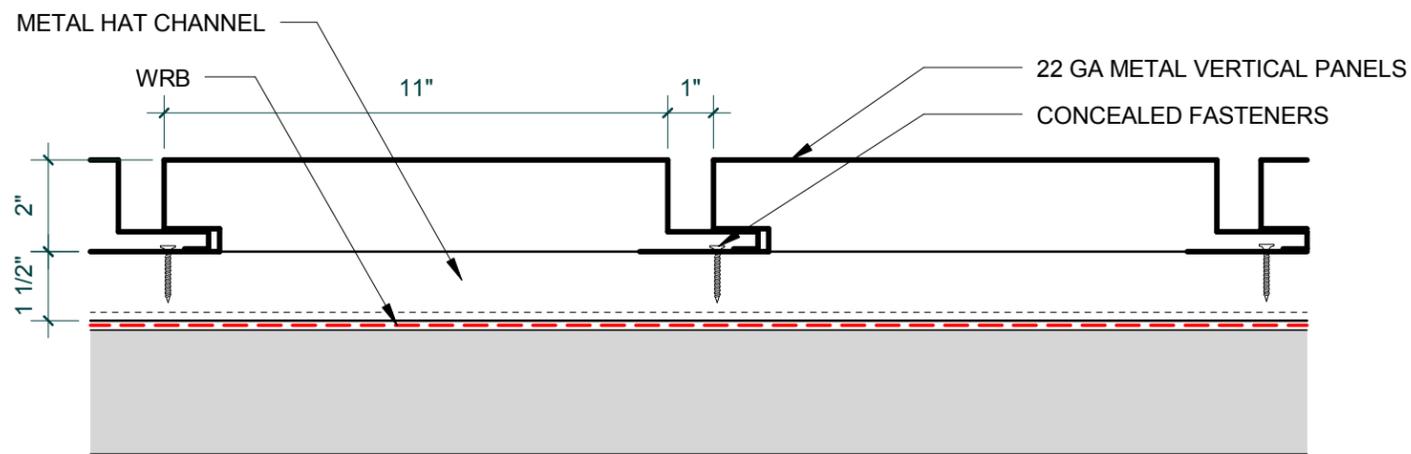






1. 9-3 METAL PANEL DETAIL

SCALE: 3" = 1'-0"



3. 11-1 METAL PANEL DETAIL

SCALE: 3" = 1'-0"

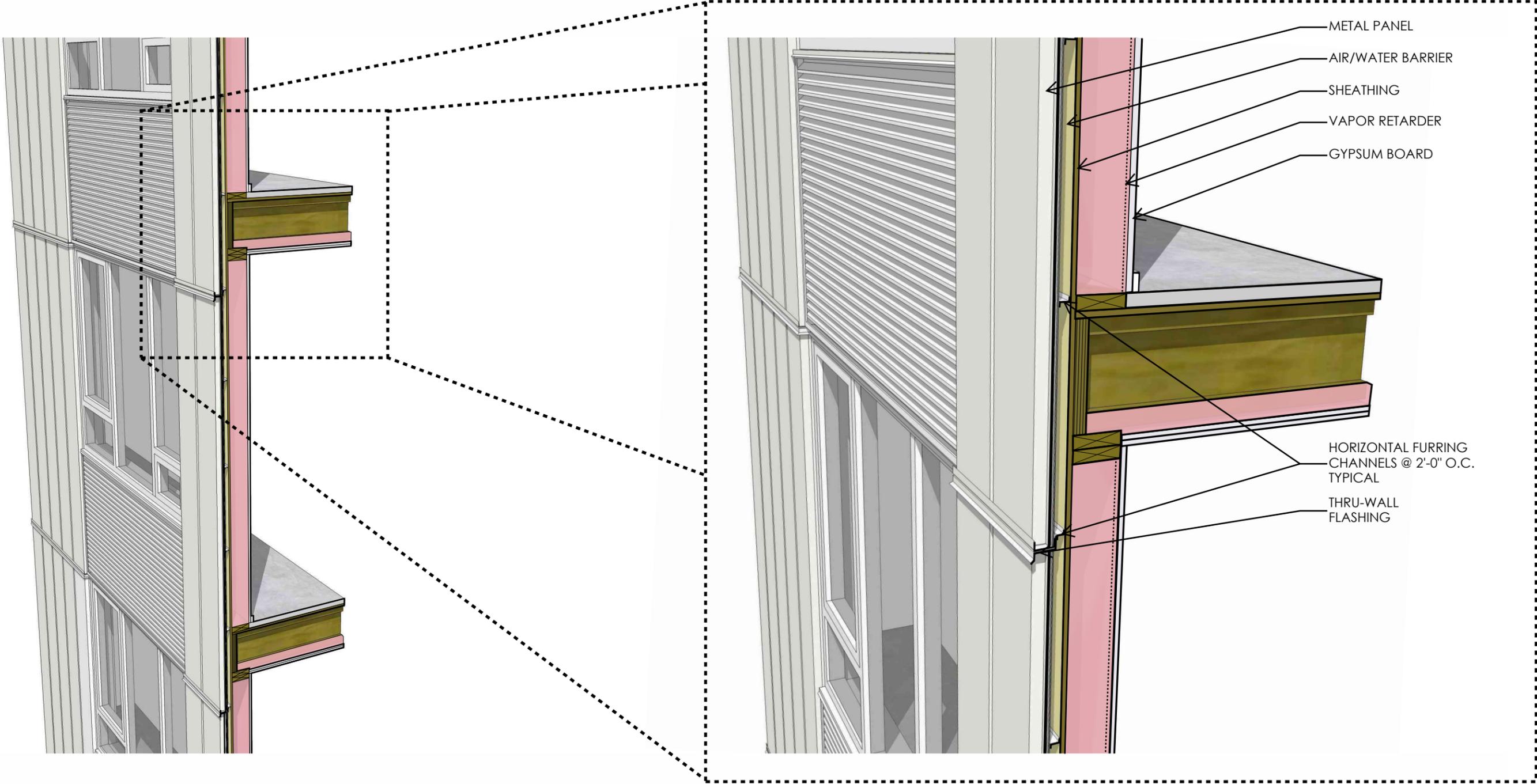


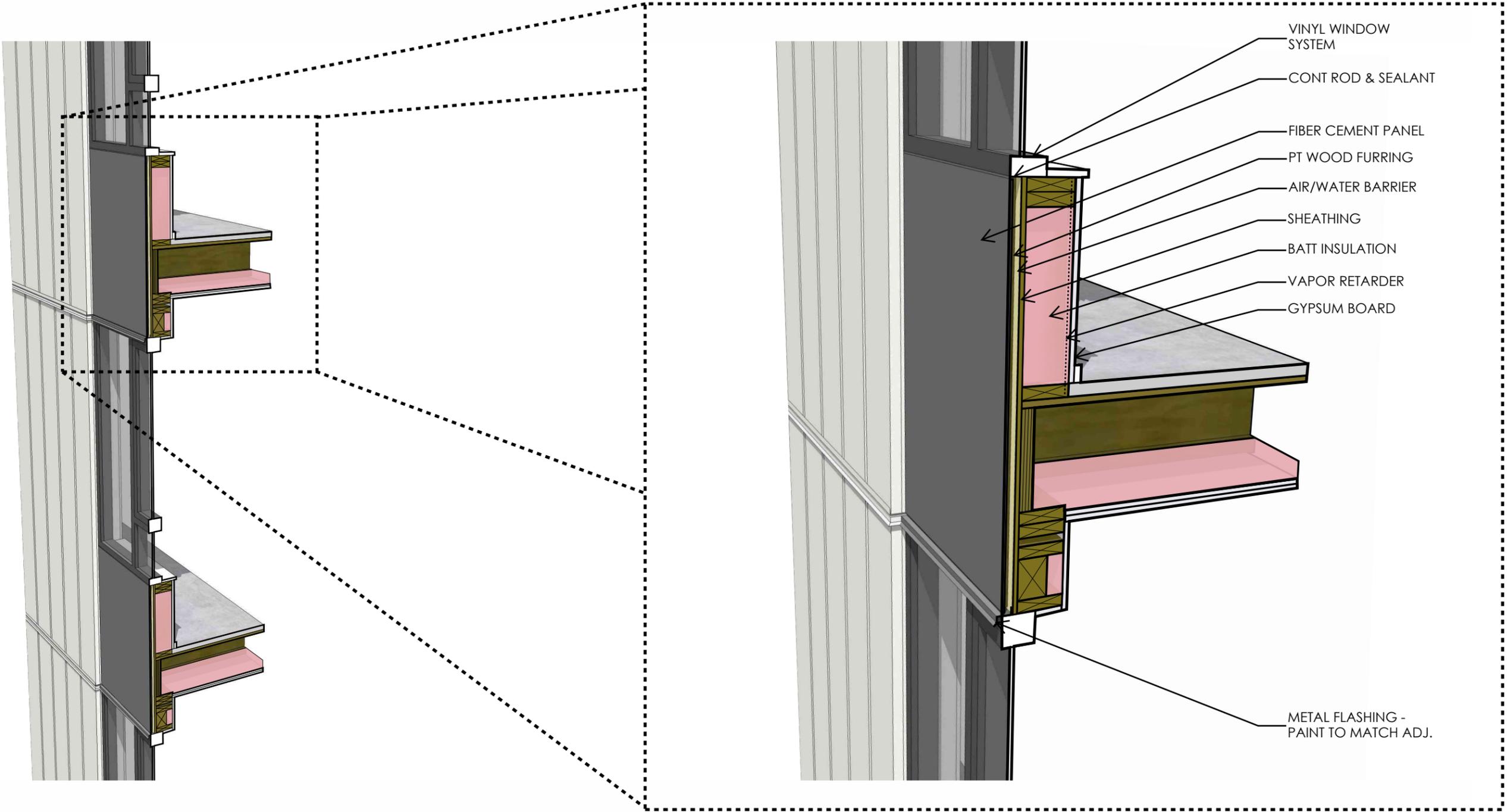
LOCAL EXAMPLE OF UNBACKED 22 GAUGE BRAKE SHAPE METAL SIDING IN CENTRAL EASTSIDE NEIGHBORHOOD

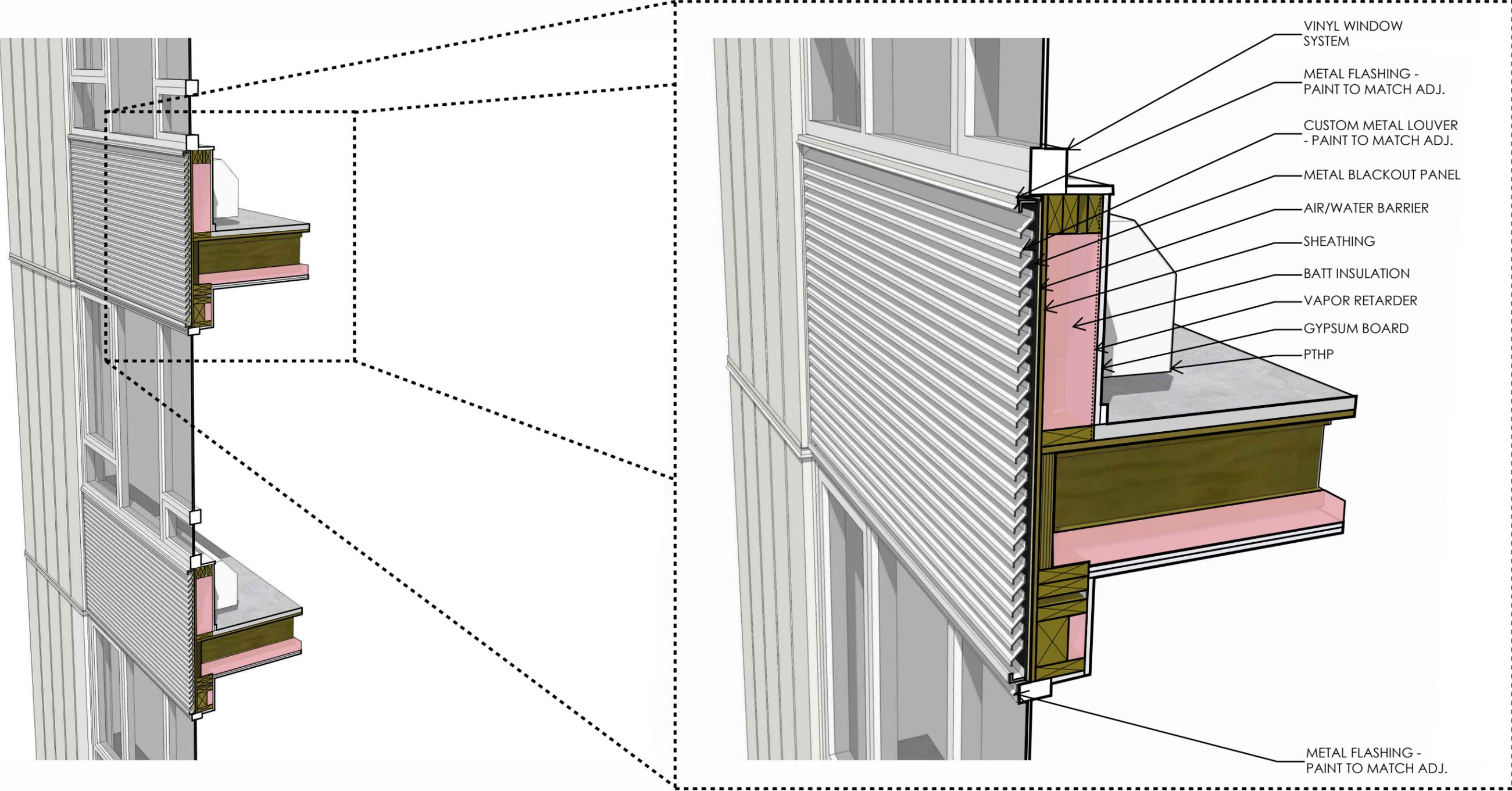
NOTE: BRAKE SHAPED PANELS - 90 DEGREE ANGLES HELP STIFFEN PANEL AND REDUCE PILLOWING



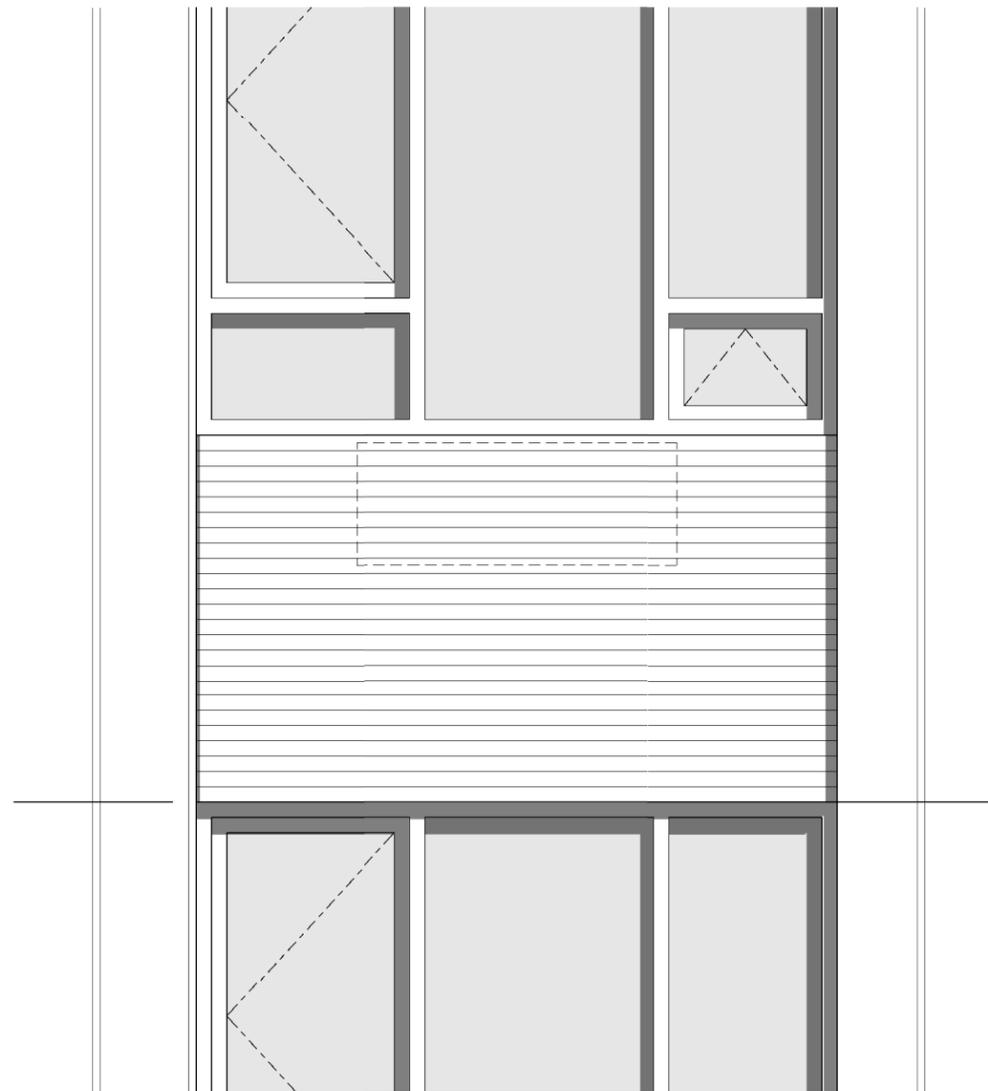
FACADE/SIDING STUDY
GRANT PARK VILLAGE II
LRS ARCHITECTS - JCR



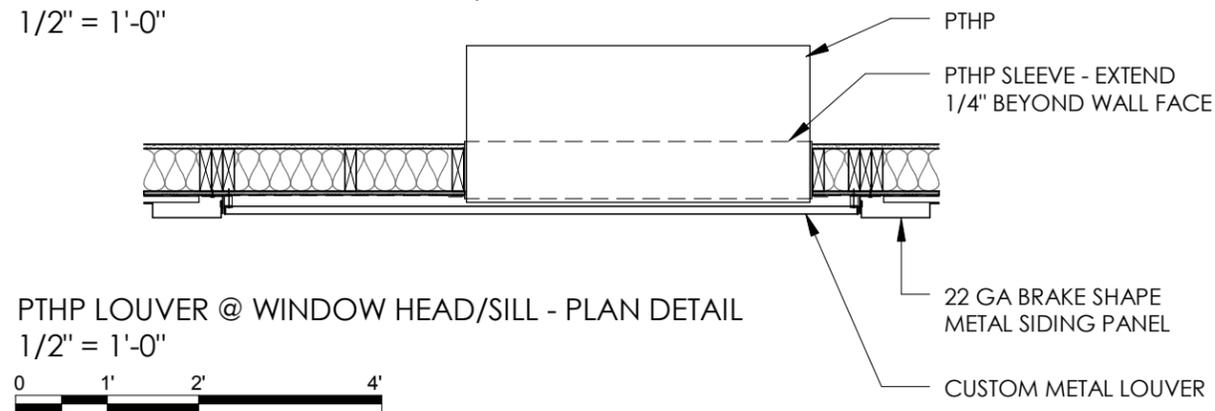




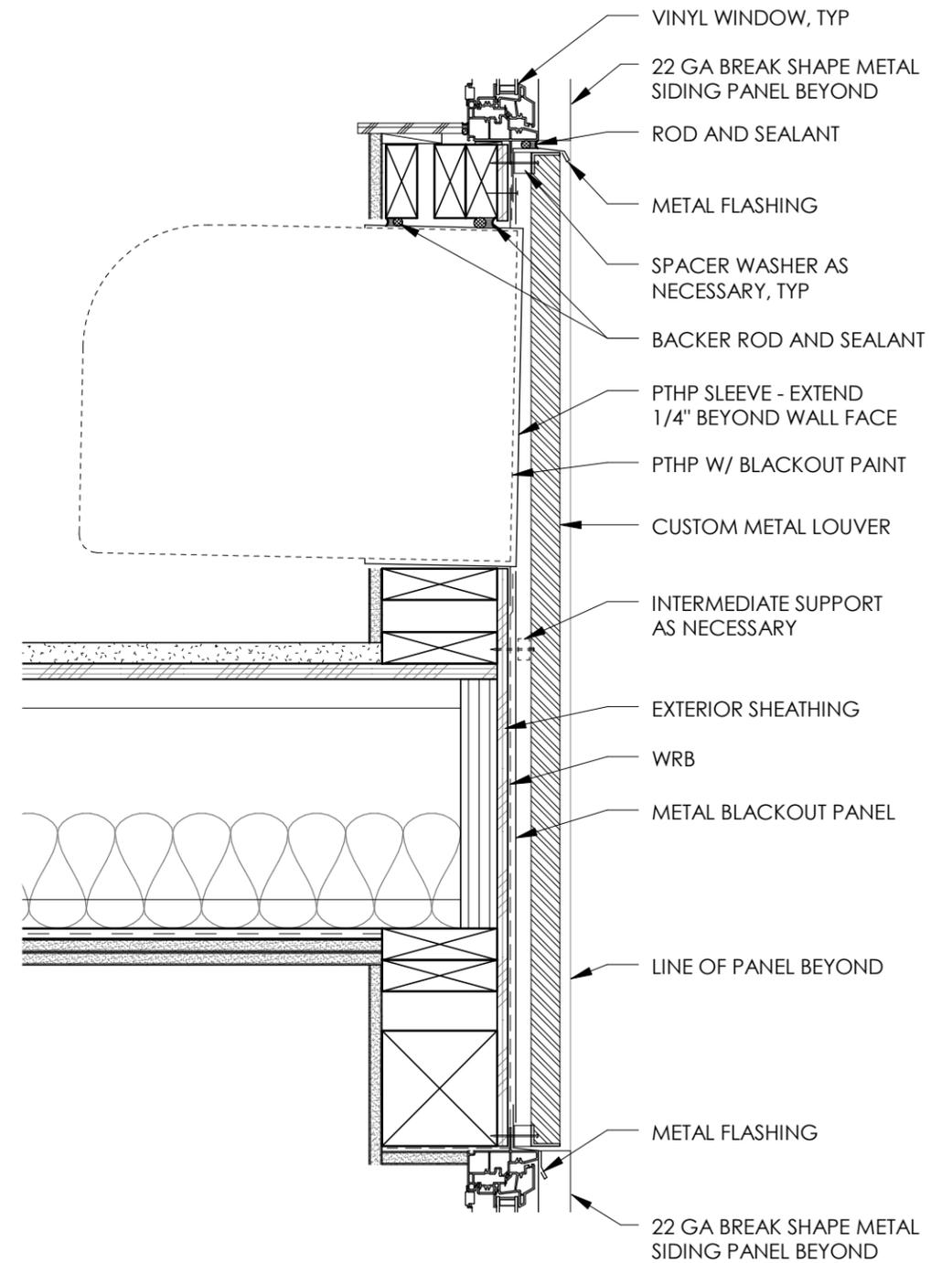
- VINYL WINDOW SYSTEM
- METAL FLASHING - PAINT TO MATCH ADJ.
- CUSTOM METAL LOUVER - PAINT TO MATCH ADJ.
- METAL BLACKOUT PANEL
- AIR/WATER BARRIER
- SHEATHING
- BATT INSULATION
- VAPOR RETARDER
- GYPSUM BOARD
- PTHP
- METAL FLASHING - PAINT TO MATCH ADJ.



PTHP LOUVER @ WINDOW HEAD/SILL - ELEVATION
1/2" = 1'-0"



PTHP LOUVER @ WINDOW HEAD/SILL - PLAN DETAIL
1/2" = 1'-0"



PTHP LOUVER @ WINDOW HEAD/SILL - SECTION DETAIL
1-1/2" = 1'-0"









NIGHT RENDER - STREET VIEW FROM NE 32ND