

Southeast Health Center Expansion

Civic Design Review Phase 3 Submission Package

July 5, 2019



CDR PHASE 2 CONTINGENCIES:

- 1 FRONT FACADE SCREEN:**
RATIONALIZE FIN PATTERN, DEPTH + LENGTH
- 2 GLAZING:**
SPANDREL AT SIDE ELEVATION
TO MATCH FRONT FACADE
- 3 LANDSCAPE RUNNEL:**
TERMINATE BEFORE RAMP
- 4 TIE TOGETHER ENTRY
PLAZA + LOBBY:**
CONTINUITY OF MATERIALS

ADDITIONAL DESIGN CHANGES SINCE CDR PHASE 2:

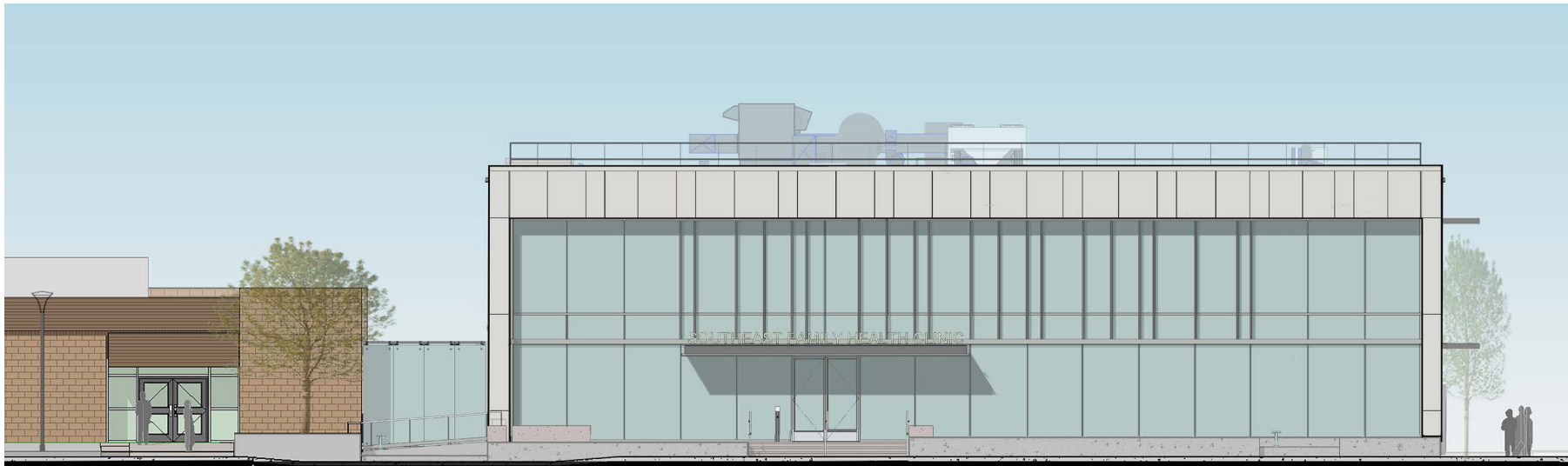
- 5 NORTH FACADE CHANGES:**
REDUCED GLAZING TO MEET
CODE FOR FIRE PROTECTION
- 6 LANDSCAPE:**
NEW ACCESSIBLE PATH PER
COMMUNITY REQUEST
- 7 LANDSCAPE:**
MODIFIED PLANTING PALETTE
- 8 FRONT PARKING LOT
MODIFICATIONS**

CDR PHASE 2 CONTINGENCY

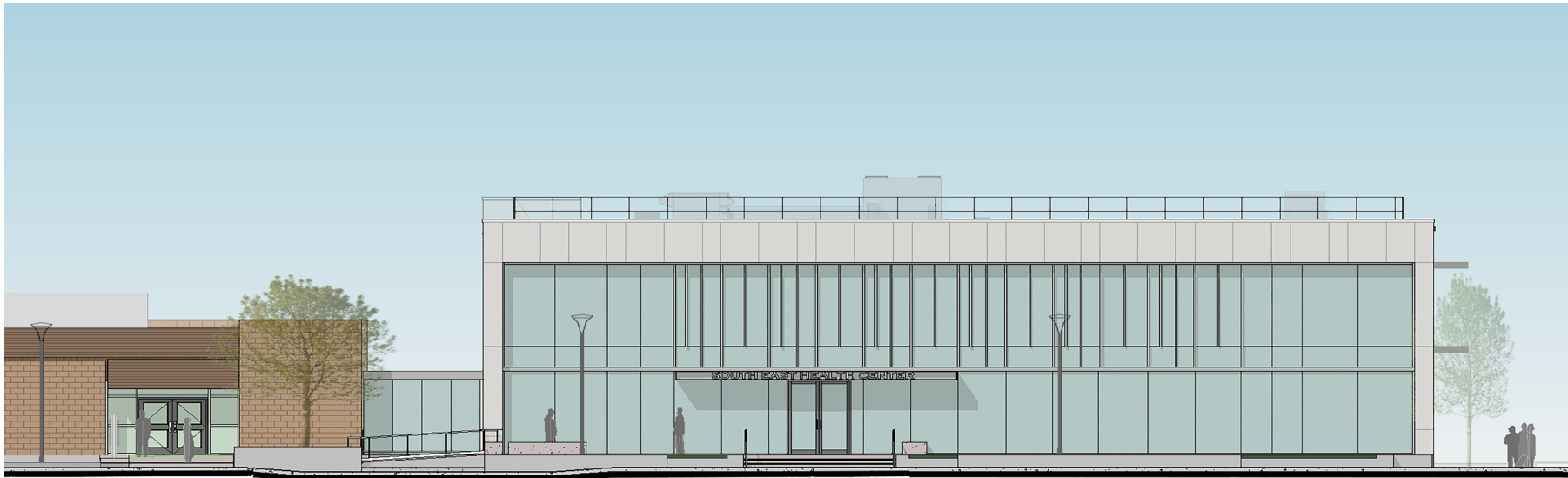
1

FRONT FACADE SCREEN: RATIONALIZE FIN PATTERN, DEPTH + LENGTH

FRONT ELEVATION AT KEITH STREET (NW)



PROPOSED



PREVIOUS



CDR PHASE 2 CONTINGENCY

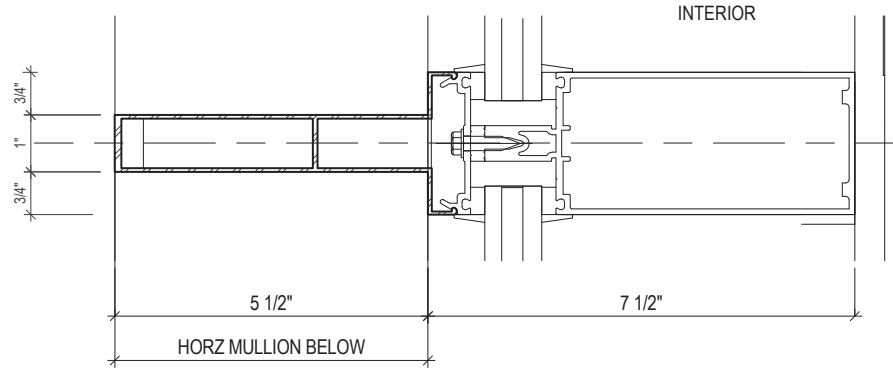
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FRONT FACADE SCREEN: RATIONALIZE FIN PATTERN, DEPTH + LENGTH

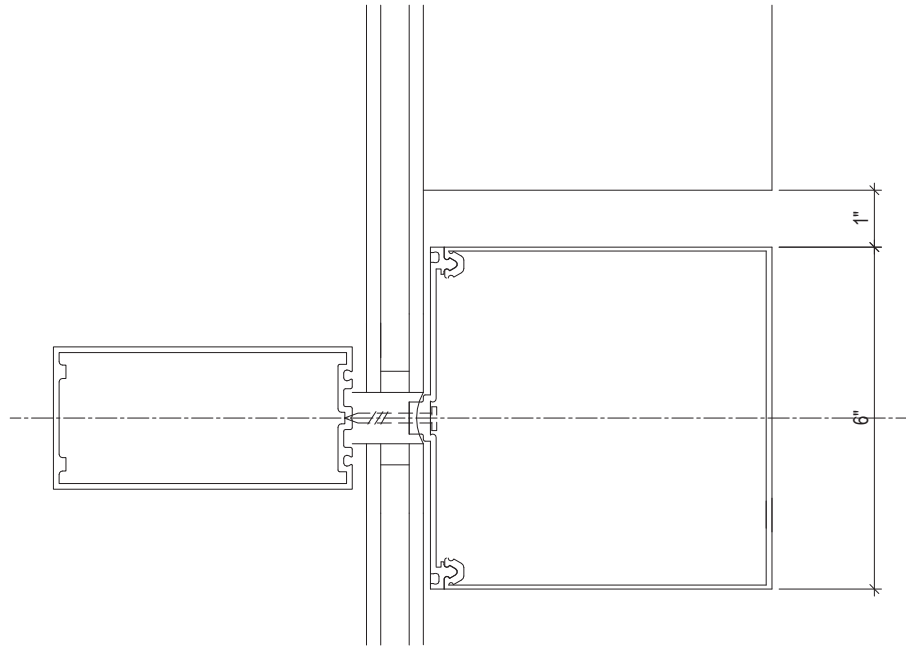
PROPOSED



PREVIOUS



1 CURTAIN WALL FIN DETAIL-PLAN
6" = 1'-0"



2 DETAIL -6 INCH HORZ MULLION
6" = 1'-0"

CDR PHASE 2 CONTINGENCY

2

GLAZING: SPANDREL AT SIDE ELEVATION TO MATCH FRONT FACADE

SIDE ELEVATION AT BANCROFT AVENUE (SW)



PROPOSED

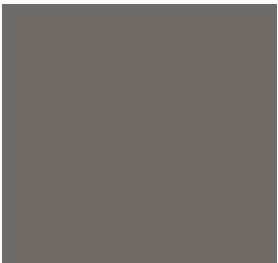


PREVIOUS

METAL SPANDREL PANEL



MODULAR METAL FENCING & GATES (BOK MODERN MEDIUM GREY)



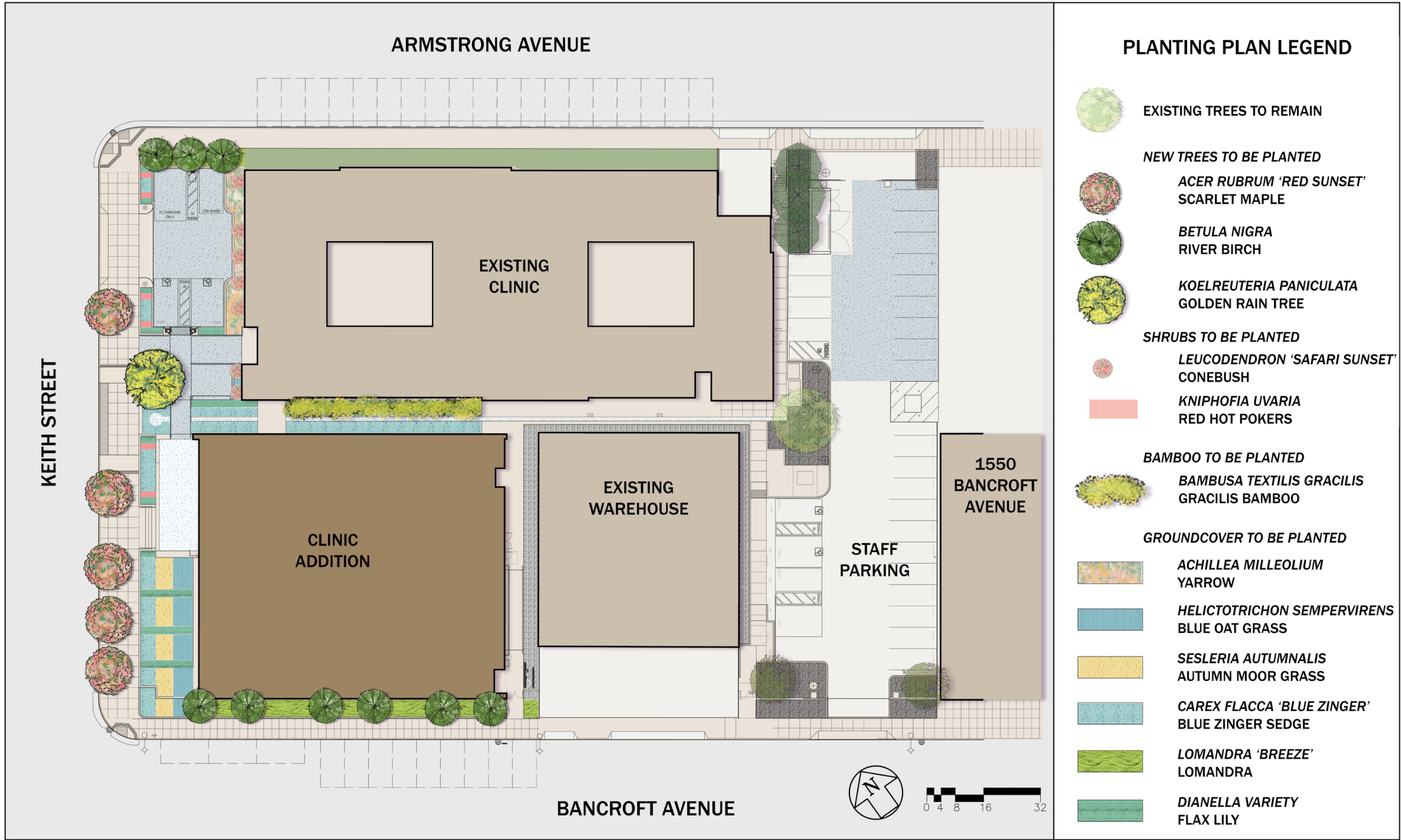
CDR PHASE 2 CONTINGENCY

3

LANDSCAPE RUNNEL: TERMINATE BEFORE RAMP

PREVIOUS

OVERALL SITE & PLANTING PLAN



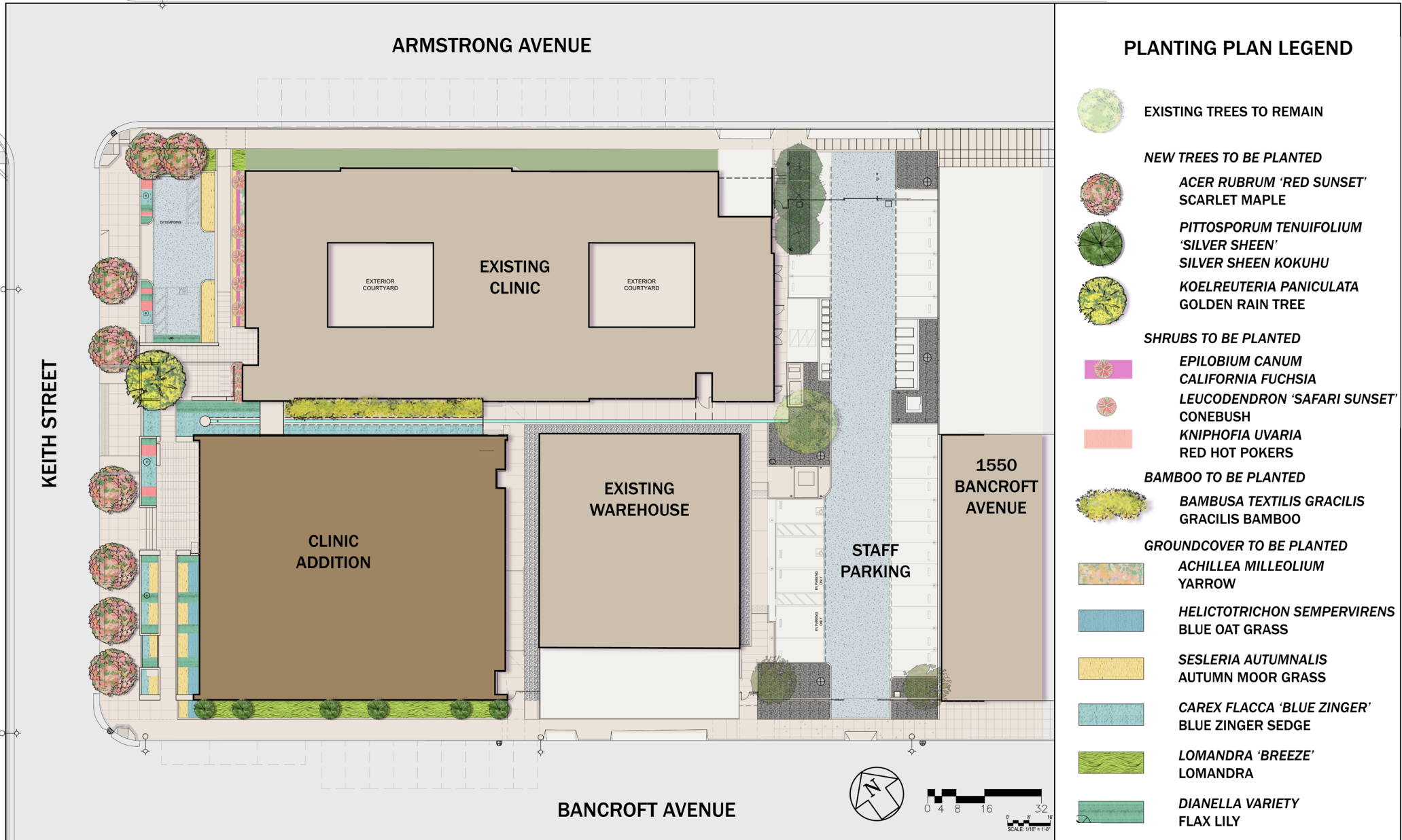
CDR PHASE 2 CONTINGENCY

3

LANDSCAPE RUNNEL: TERMINATE BEFORE RAMP

PROPOSED

OVERALL SITE & PLANTING PLAN

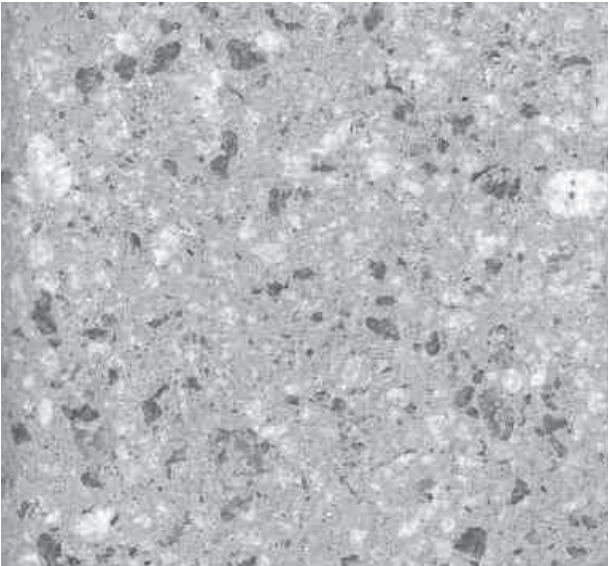


CDR PHASE 2 CONTINGENCY

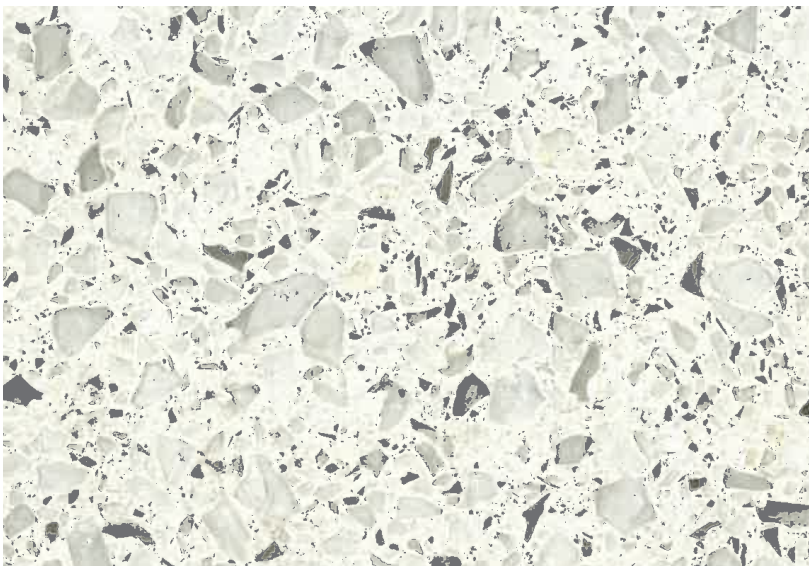
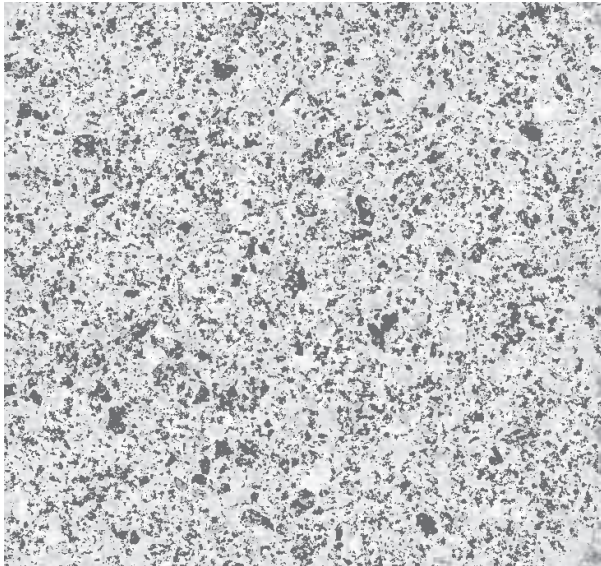
4

TIE TOGETHER ENTRY PLAZA + LOBBY: CONTINUITY OF MATERIALS

PROPOSED

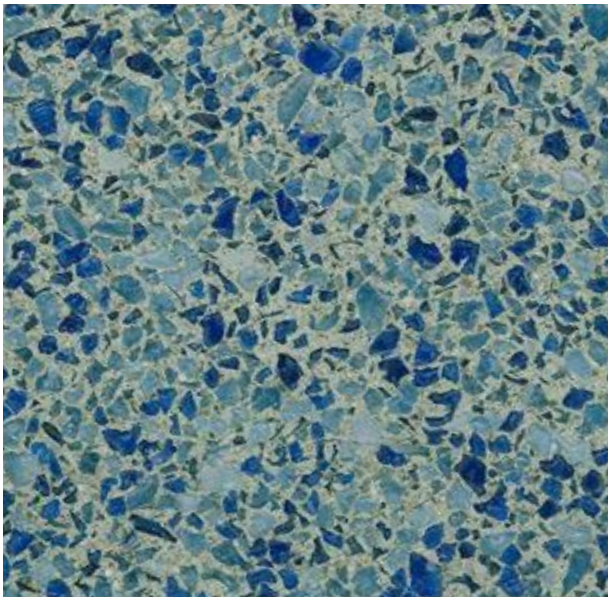


EXTERIOR PAVERS TILED DESIGN - PLAZA

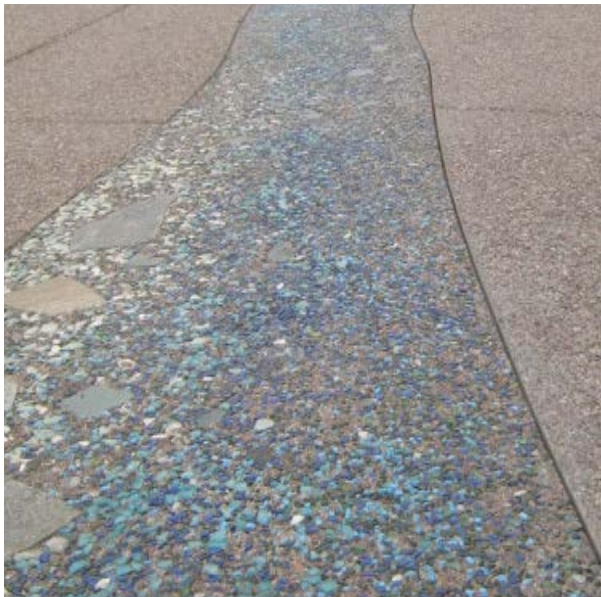


CAST TERRAZZO - LOBBY INTERIOR

PREVIOUS



CAST LITHOCRETE - PLAZA



RESILIENT TILE - LOBBY INTERIOR

ADDITIONAL DESIGN CHANGE SINCE CDR PHASE 2

5

NORTH FACADE CHANGES: REDUCED GLAZING TO MEET CODE

SIDE ELEVATION AT "NARROWS" (NE)



PROPOSED

GLAZING REDUCED TO CODE MAX 15%
OPENING AREA FOR FIRE PROTECTION



PREVIOUS



ADDITIONAL DESIGN CHANGE SINCE CDR PHASE 2

6

LANDSCAPE: NEW ACCESSIBLE PATH PER COMMUNITY REQUEST

PROPOSED



PREVIOUS

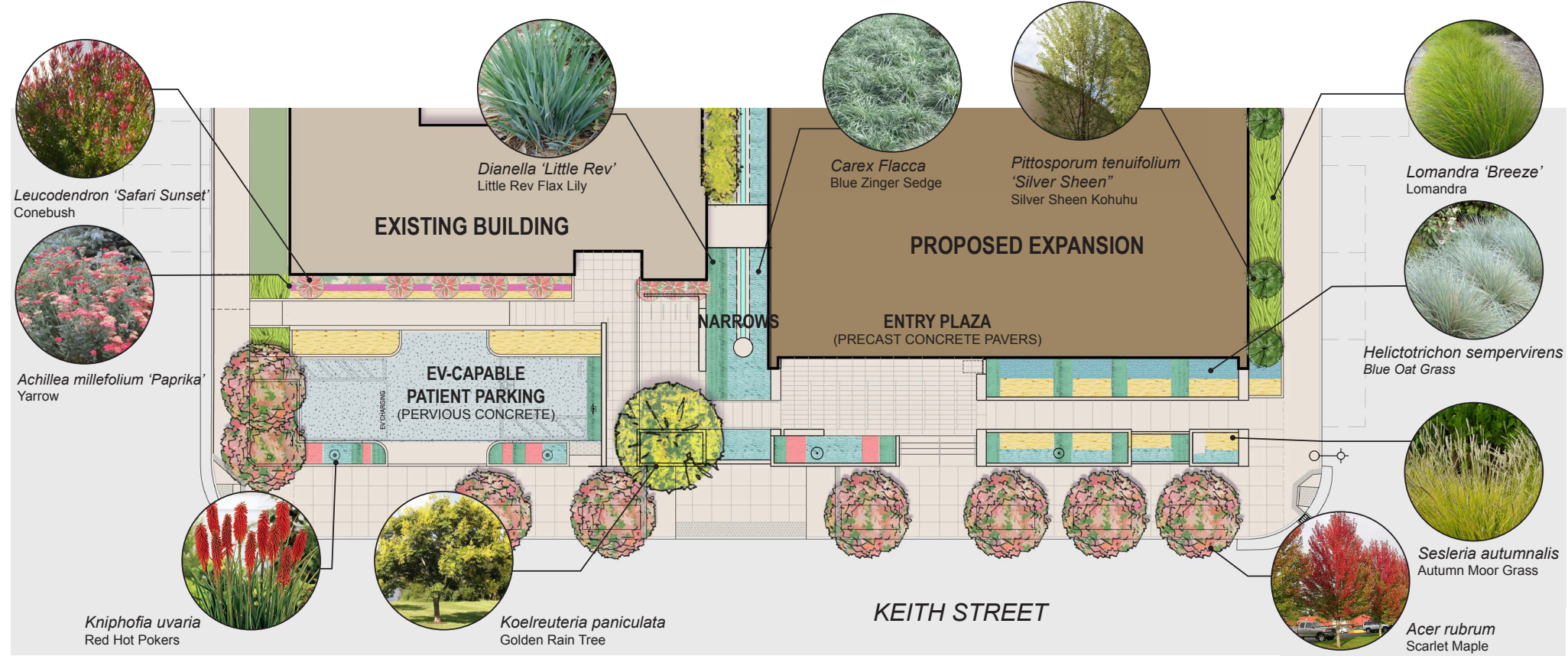


ADDITIONAL DESIGN CHANGE SINCE CDR PHASE 2

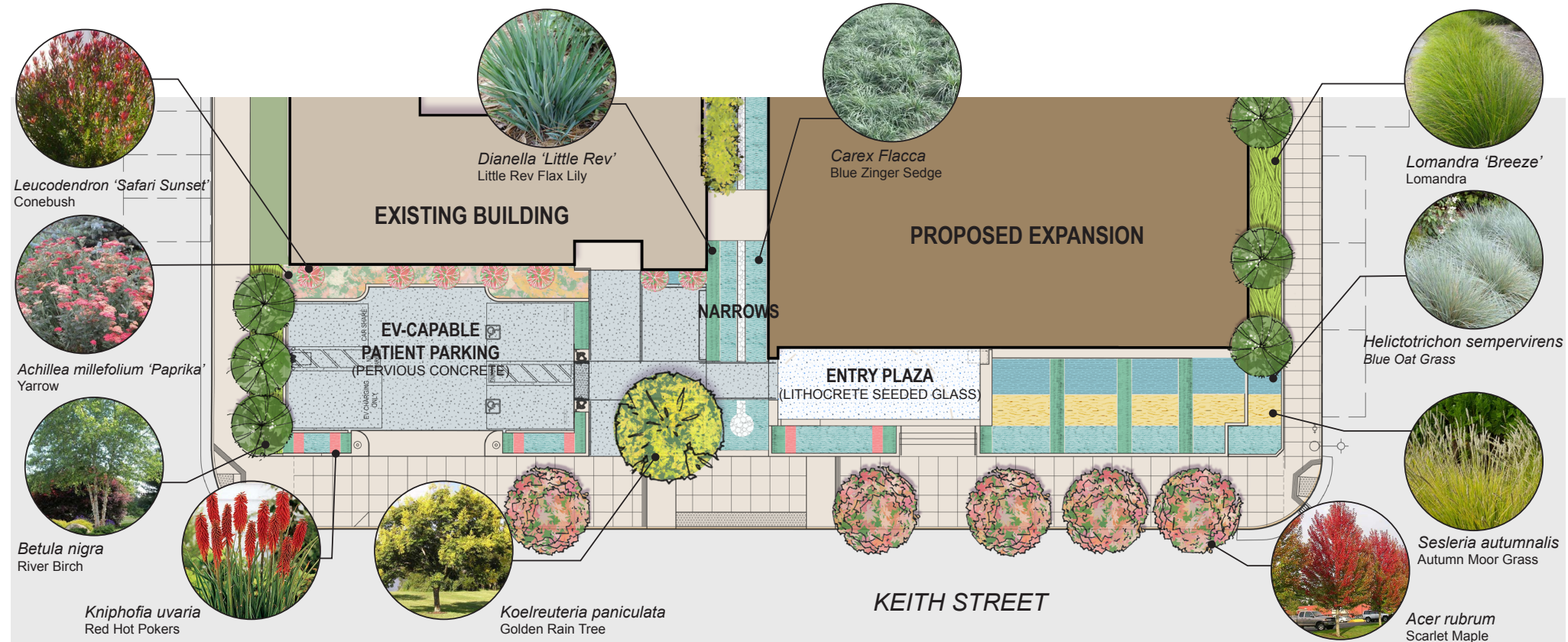
7

LANDSCAPE: MODIFIED PLANTING PALETTE

PROPOSED



PREVIOUS

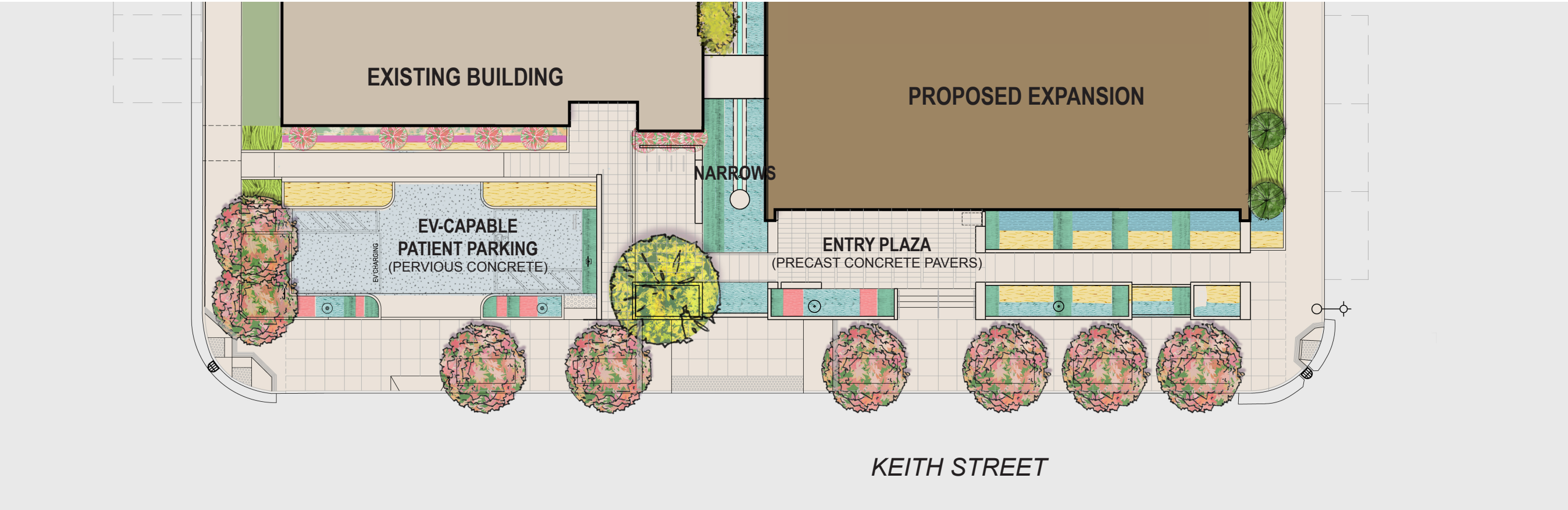


ADDITIONAL DESIGN CHANGE SINCE CDR PHASE 2

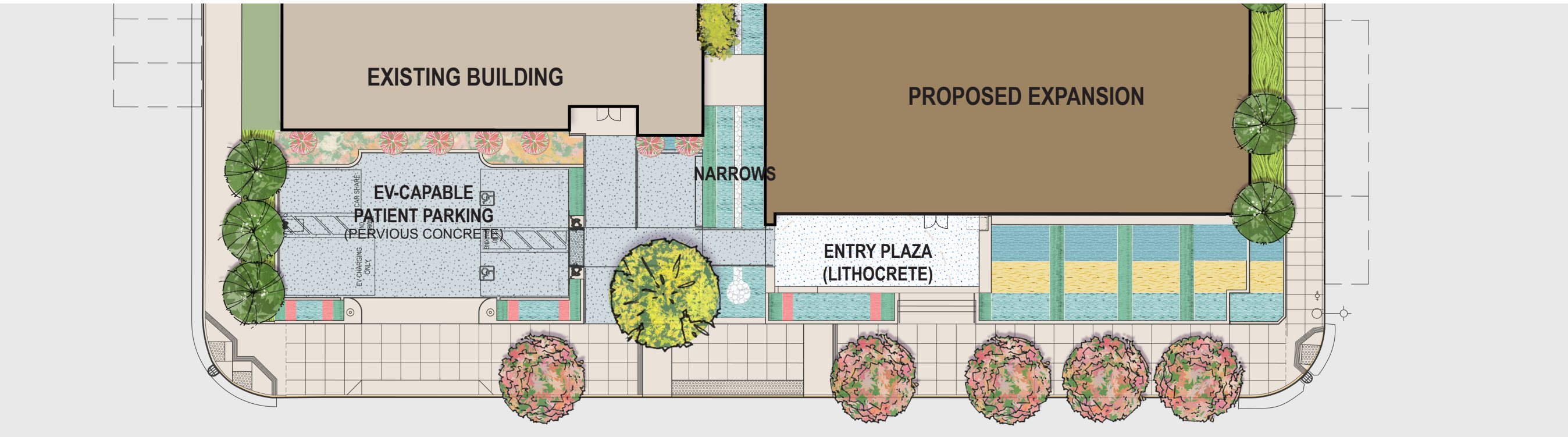
FRONT PARKING LOT MODIFICATIONS

8

PROPOSED



PREVIOUS





THANK YOU!