



BLOCK 91

DESIGN DRAWINGS

- 1. *Floor Plans*
- 2. *Elevations*
- 3. *Sections*
- 4. *Wall Sections: Composite Sheets*
- 5. *Exterior Features*
- 6. *Material Palette*
- 7. *Exterior Lighting Plan*
- 8. *Loading Dock*
- 9. *Renderings*

BLOCK 91



11 FLOORS

160
For-rent housing units

166,712
GSF of housing

14,181
GSF of retail



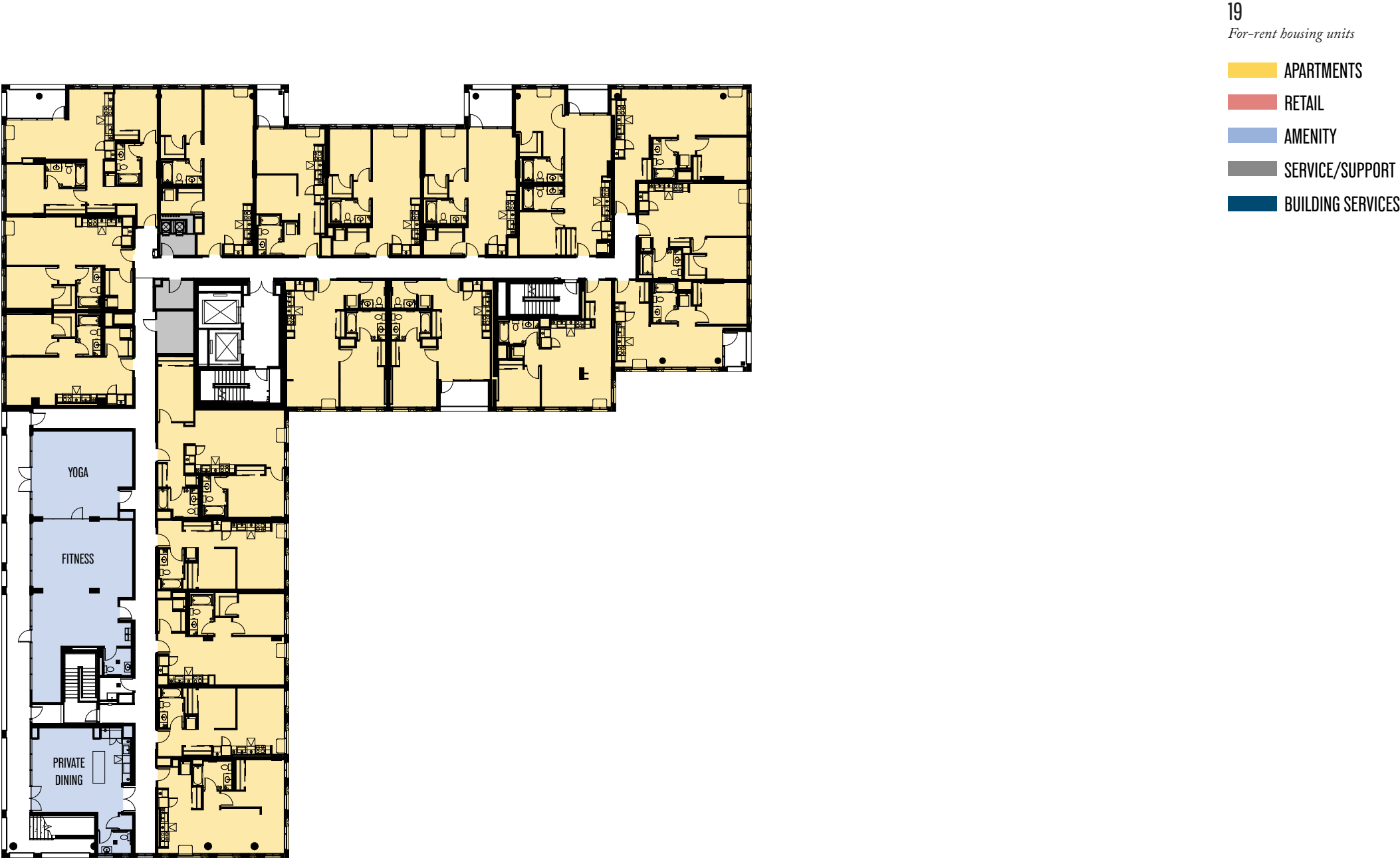
- 14,181
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

GROUND FLOOR PLAN



- 23
For-rent housing units
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

TYPICAL PODIUM PLAN - FLOORS 02-05



AMENITY PLAN - FLOOR 06

08'16'32'

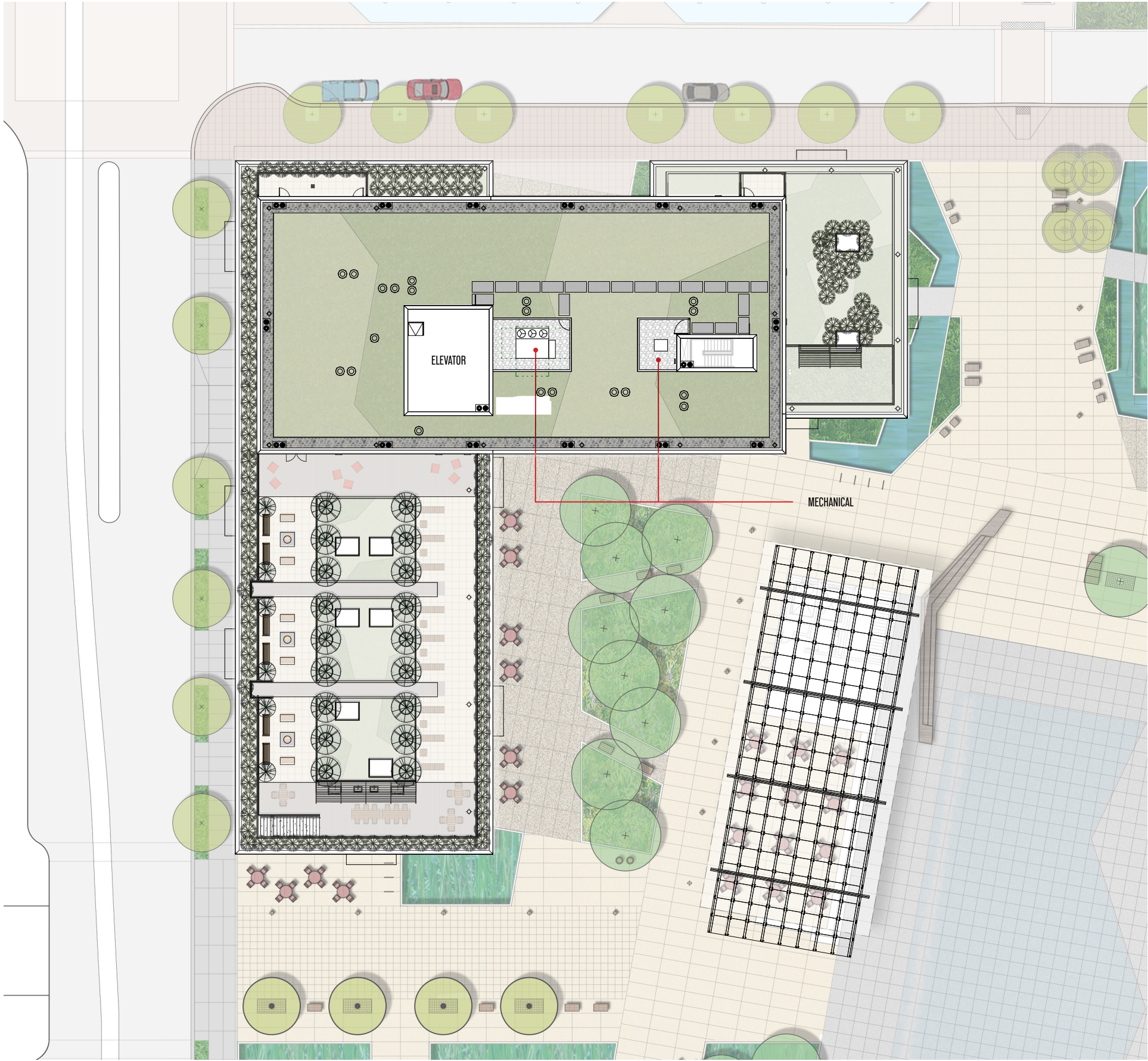
C.140



TERRACE PLAN - FLOOR 07



TYPICAL TOWER PLAN - FLOORS 08-11



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

ROOF PLAN



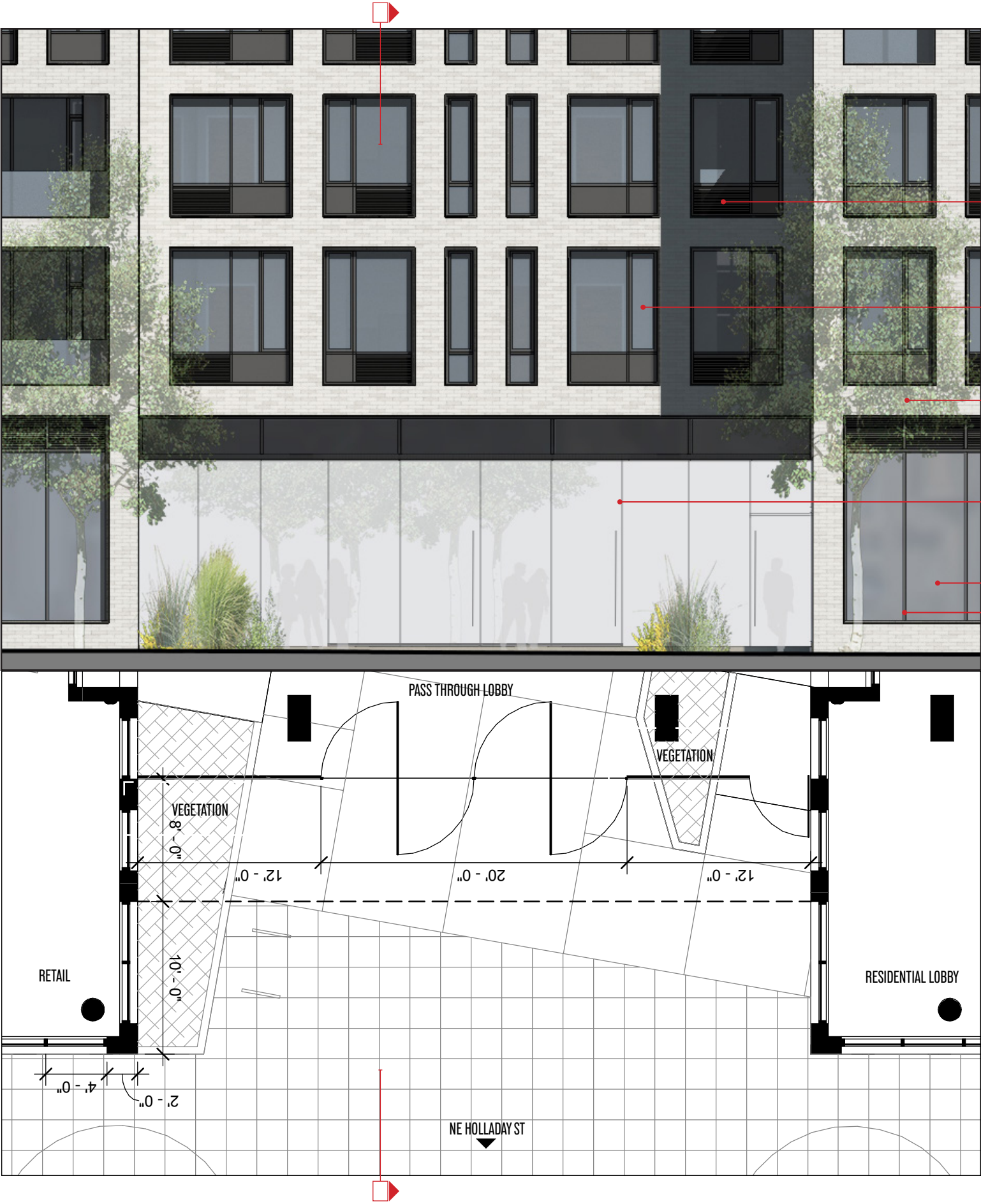












METAL LOUVER (BLACK)

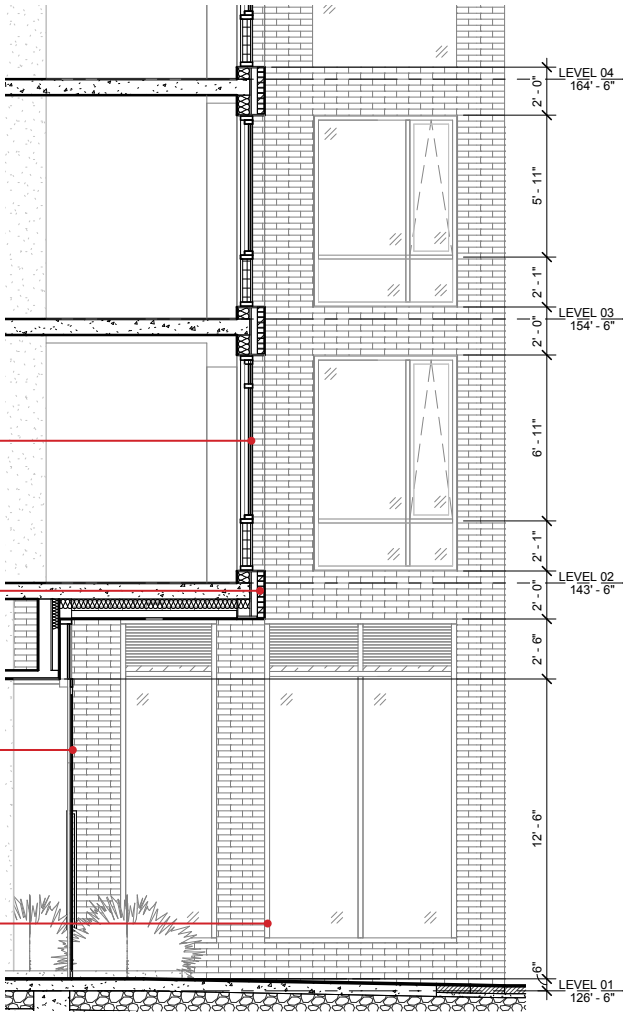
ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK (WHITE)

FRAMELESS GLASS WALL W/ CENTER PIVOT GLASS DOOR

CLEAR GLAZING (TYP. AT RETAIL)

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)



REPRESENTATVIE IMAGE OF CENTER PIVOT GLASS DOORS



IMAGE OF PASS THROUGH LOBBY FROM NORTH

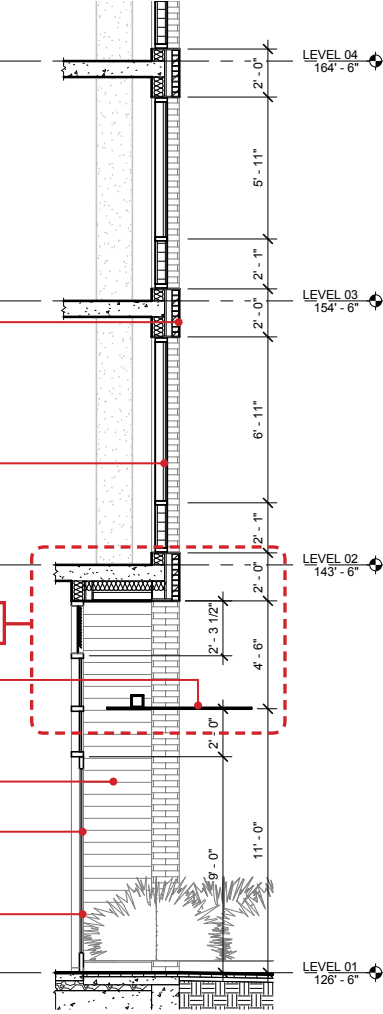


PASS THROUGH LOBBY AT HOLLADAY ST - DETAIL: 91 - 1



- GLASS RAILING W/ TOP RAIL
- 1/2 RUNNING BOND BRICK (WHITE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- STEEL PLATE CANOPY (BLACK)
- GFRP PANEL (VARIEGATED ORANGE TONE)
- PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)
- CLEAR GLAZING (TYP. AT RETAIL)

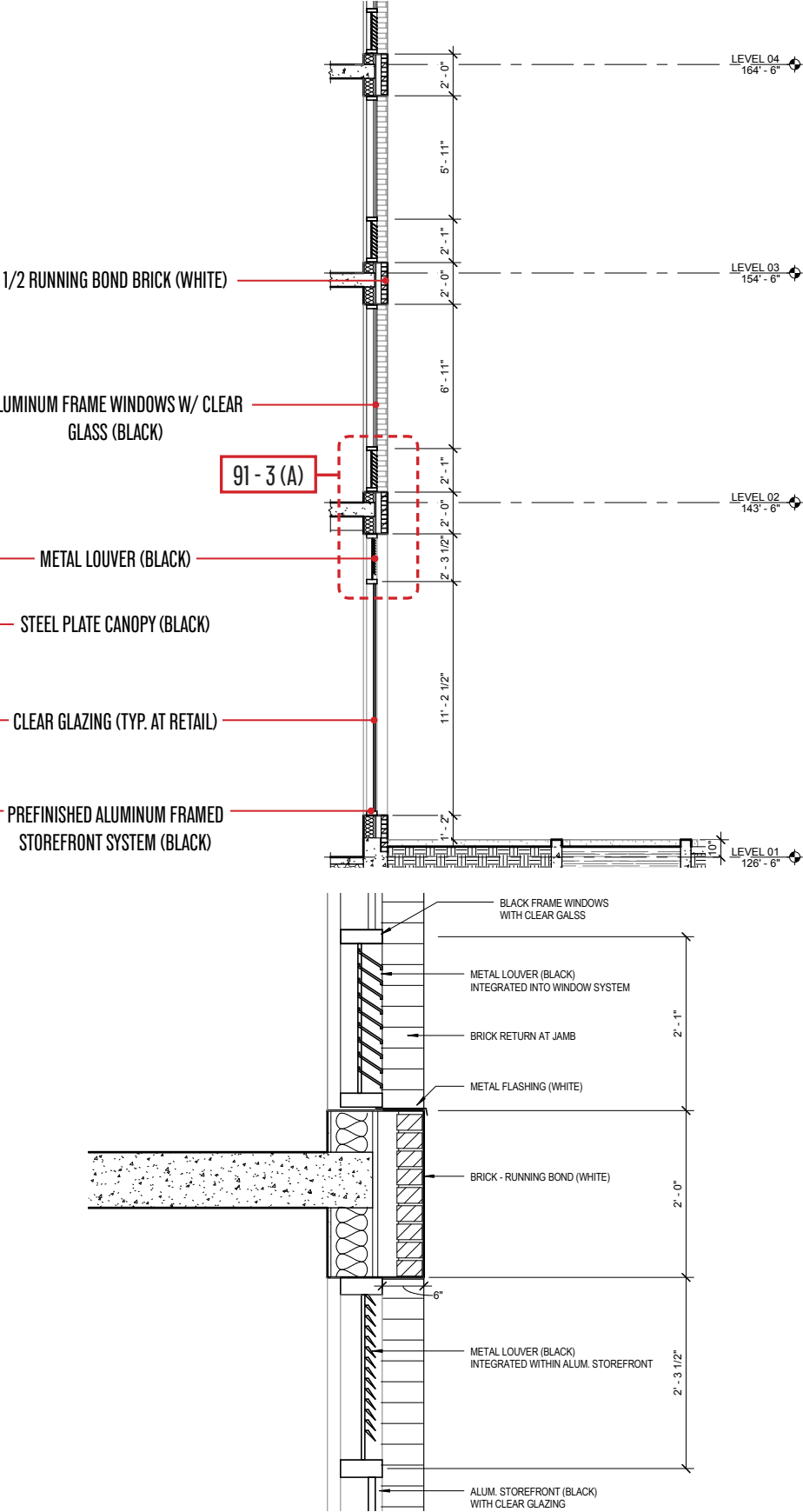
91 - 2 (A)



REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES



NE CORNER AT RETAIL ENTRACNE - DETAIL: 91 - 2



A. TYPICAL HEAD AND SILL DETAIL AT METAL LOUVER
1/2" = 1'-0"

NE CORNER AT 8TH AVE GATEWAY - DETAIL: 91 - 3



GLASS RAILING W/ TOP RAIL

91 - 4 (A)

1/2 RUNNING BOND BRICK (WHITE)

ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

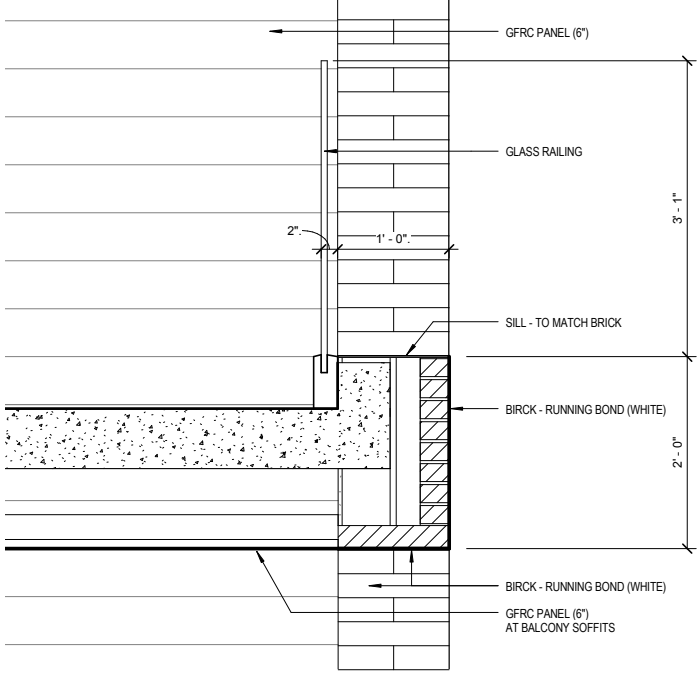
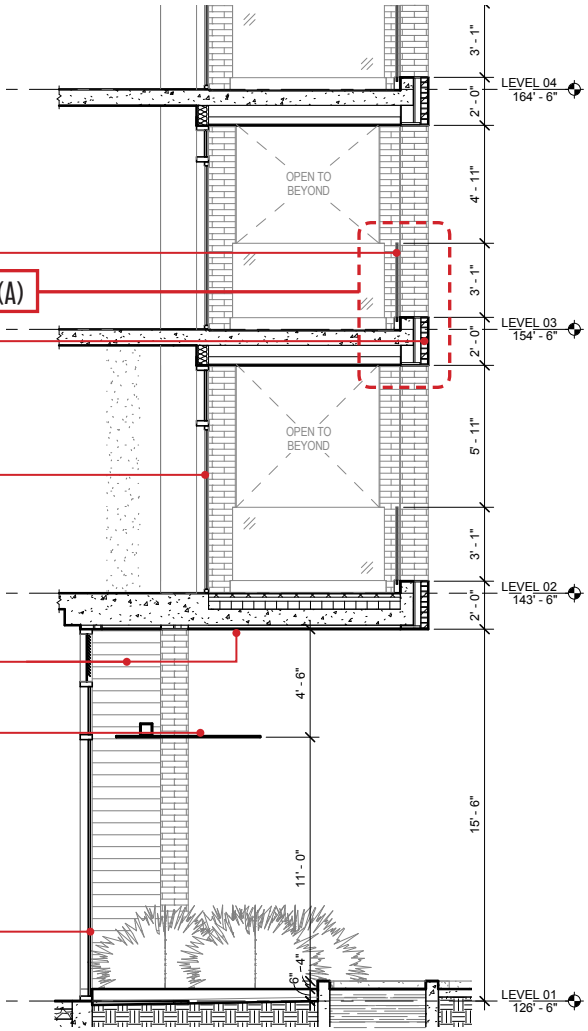
METAL LOUVER (BLACK)

GFRC PANEL (VARIEGATED ORANGE TONE)

STEEL PLATE CANOPY (BLACK)

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)

CLEAR GLAZING (TYP. AT RETAIL)



A. TYPICAL SECTION DETAIL OF GLASS RAILING AT BALCONIES

1/2" = 1'-0"



REPRESENTATIVE IMAGE OF GLASS RAILING



BALCONIES AT SOUTH SIDE OVERHANG - DETAIL: 91 - 4

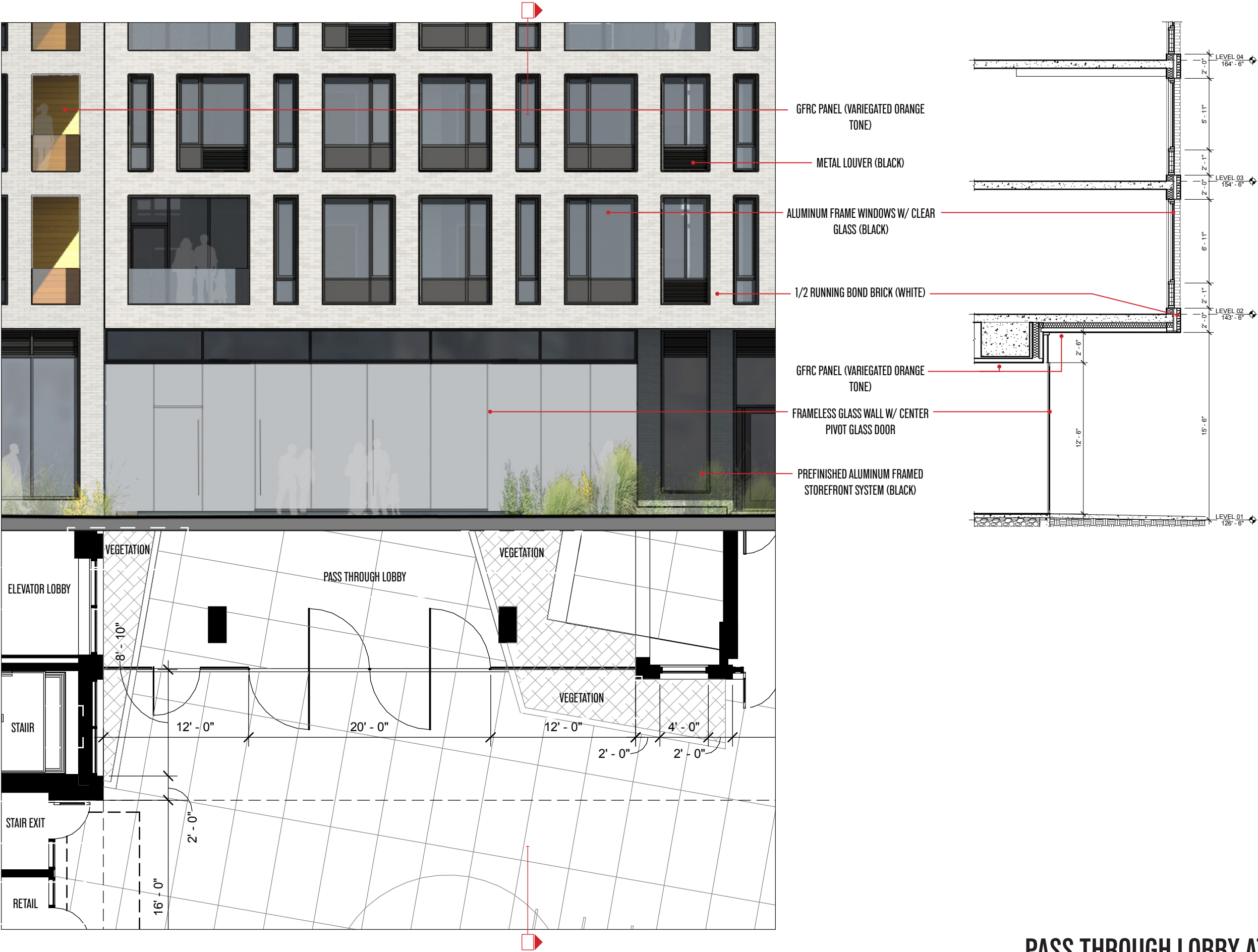


IMAGE OF PASS THROUGH LOBBY FROM SOUTH



REPRESENTATIVE IMAGE OF VARIEGATED GFRC PLANKS. TO BE USED AT BALCONIES, RETAIL ENTRANCES AND LOBBY CEILING. COLOR AS SHOWN ON MATERIALS PAGE.



PASS THROUGH LOBBY AT SOUTH PLAZA- DETAIL: 91 - 5



ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

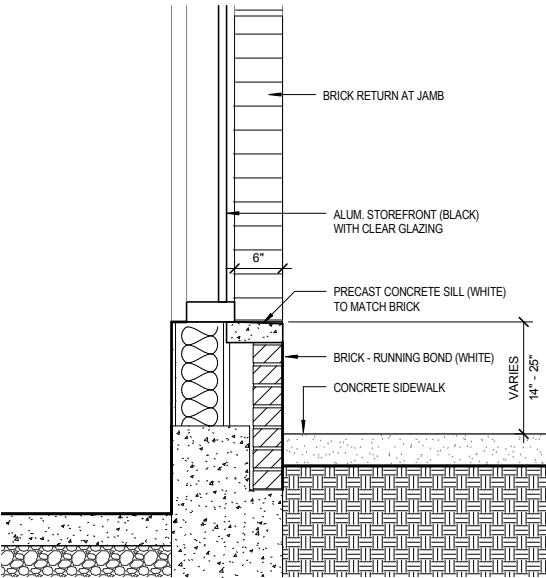
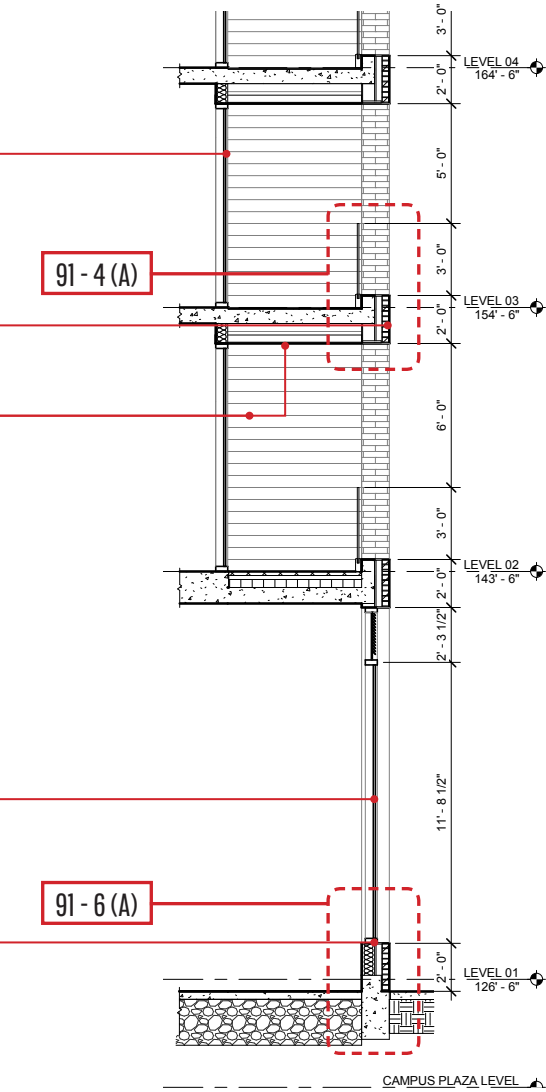
1/2 RUNNING BOND BRICK (WHITE)

GFRC PANEL (VARIEGATED ORANGE TONE)

METAL LOUVER (BLACK)

CLEAR GLAZING (TYP. AT RETAIL)

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)



A. TYPICAL SILL DETAIL AT GROUND FLOOR ALUMINUM STOREFRONT

1/2" = 1'-0"



REPRESENTATIVE IMAGE OF ALUMINUM STOREFRONT SYSTEM



DETAIL: 91 - 6



ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

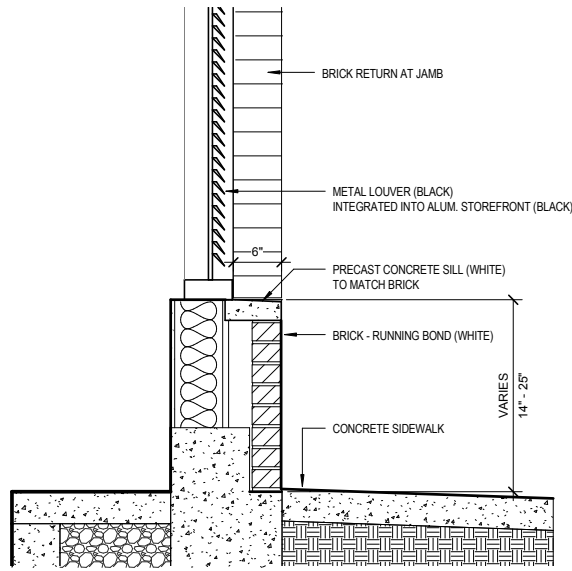
1/2 RUNNING BOND BRICK (WHITE)

CLEAR GLAZING (TYP. AT RETAIL)

METAL LOUVERS

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)

91 - 7 (A)

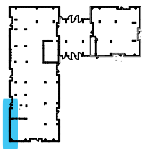


A. TYPICAL SILL DETAIL AT GROUND FLOOR METAL LOUVER

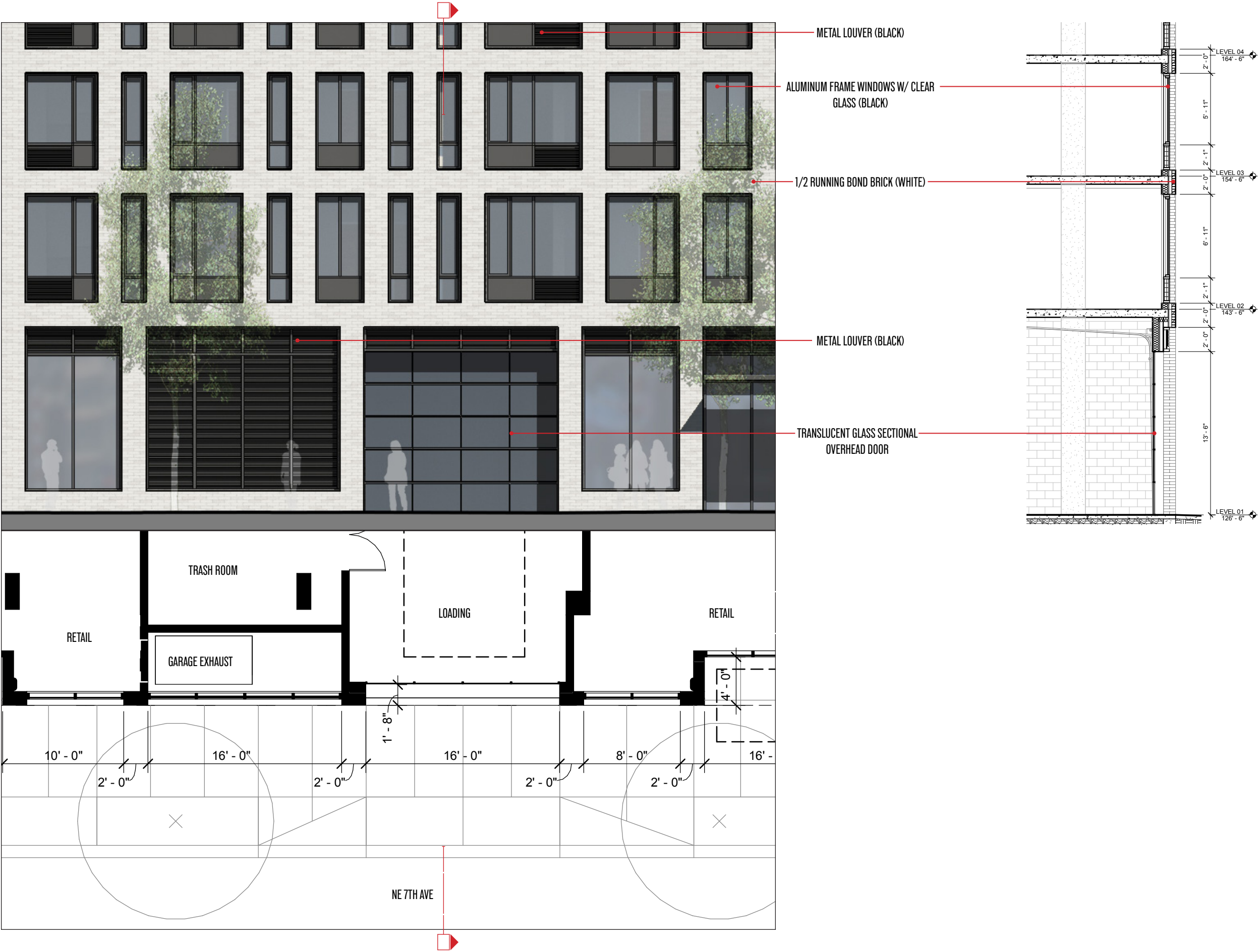
1/2" = 1'-0"



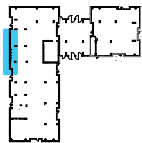
REPRESENTATIVE IMAGE OF METAL LOUVERS AT GROUND FLOOR



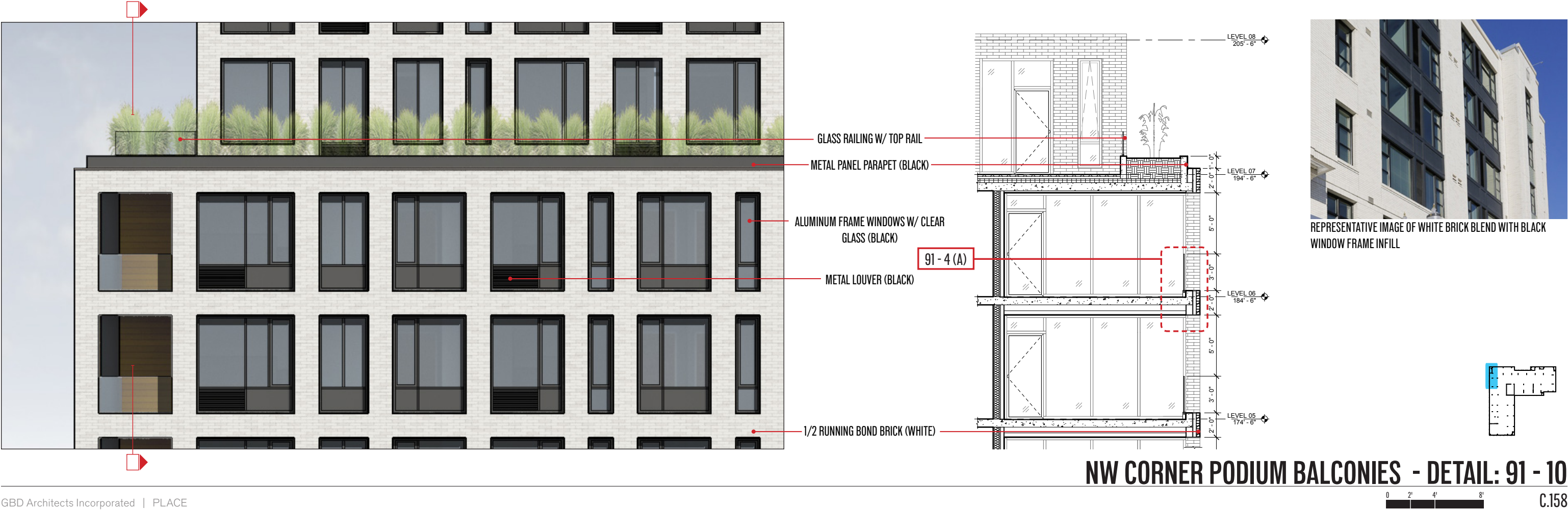
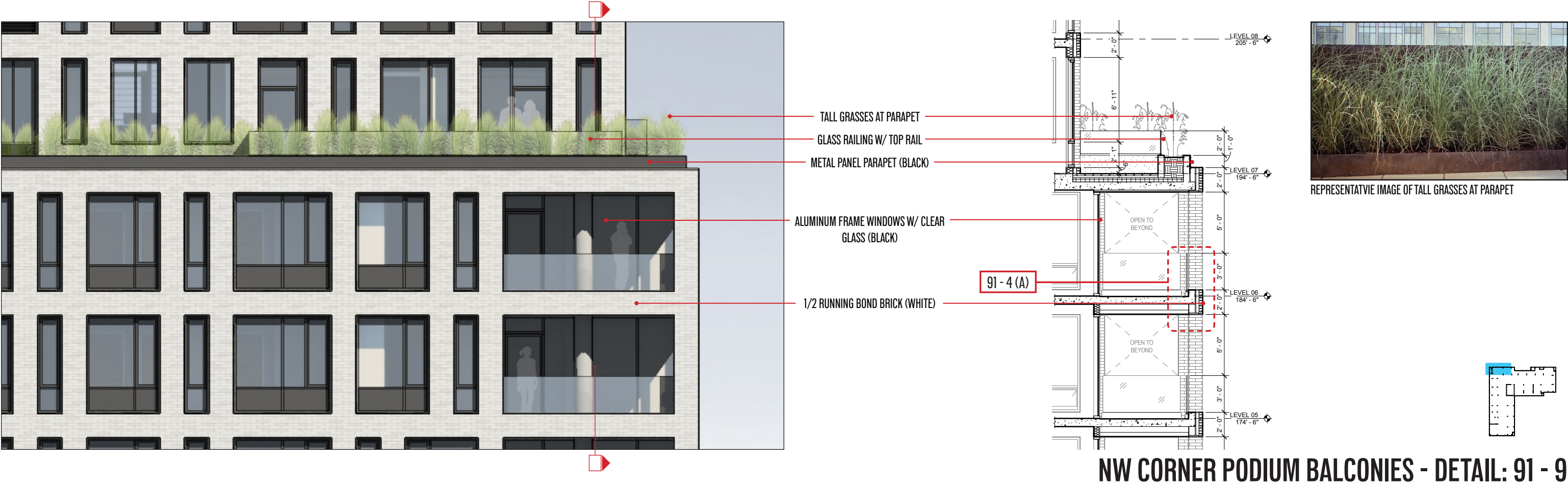
DETAIL: 91 - 7

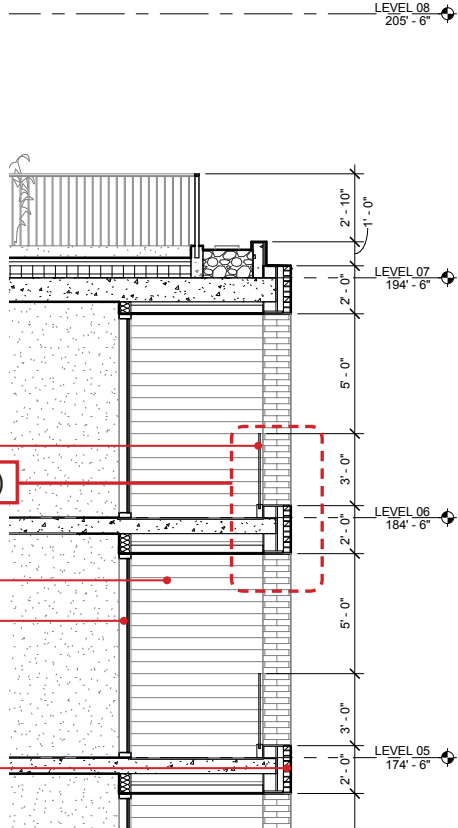
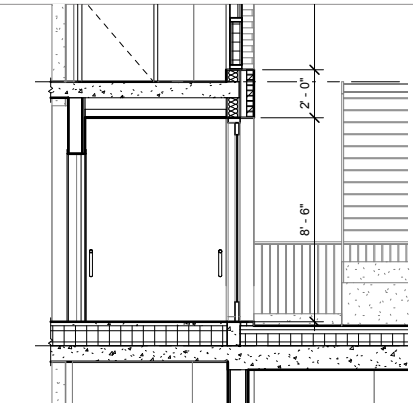


REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR

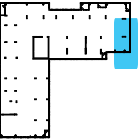


DETAIL: 91 - 8

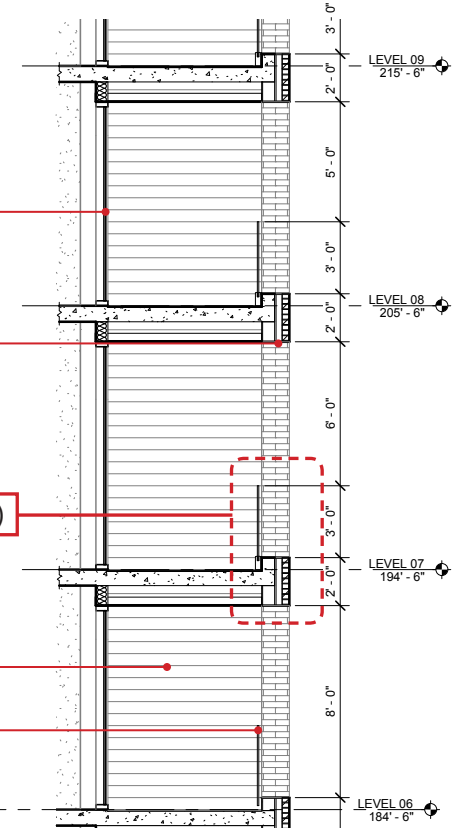
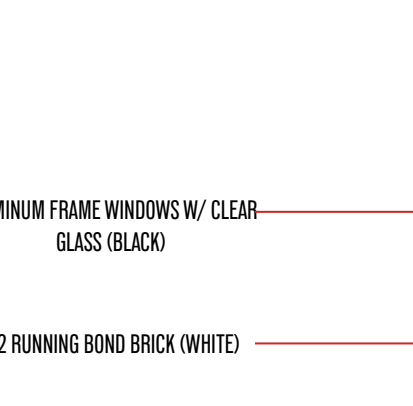




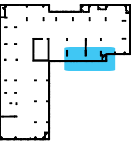
REPRESENTATIVE IMAGE OF GLASS RAILING



SE CORNER PODIUM AT BALCONIES - DETAIL: 91 - 11



REPRESENTATIVE IMAGE OF VARIEGATED GFRc PLANKS AT BACLONIES - SEE MATERIALS PAGE FOR COLOR PROFILE



SOUTH TOWER AT BALCONIES - DETAIL: 91 - 12



- METAL RAILING (BLACK)
- METAL PANEL PARAPET (BLACK)
- BLACK STEEL, CONCRETE TREAD STAIR W/ GLASS RAIL
- METAL PANEL (BLACK)
- GLASS RAILING W/ TOP RAIL
- GFRP PANEL (VARIEGATED ORANGE TONE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- METAL LOUVER (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)

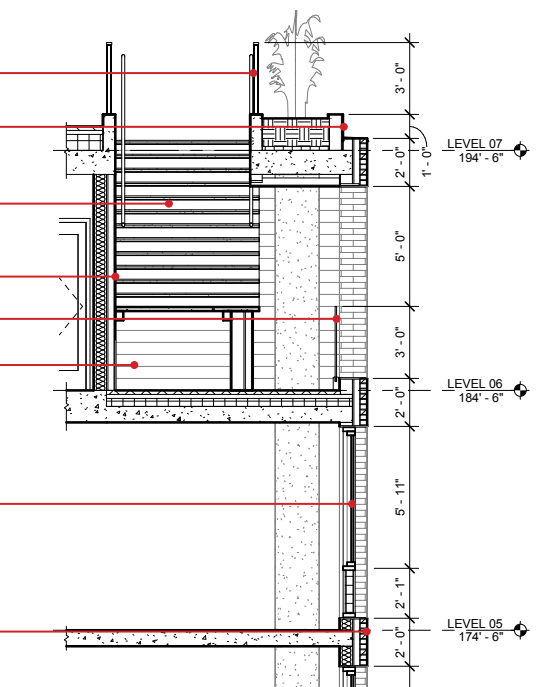
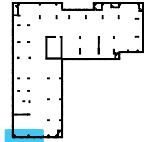


IMAGE OF 6TH FLOOR AMENITY STAIR AT SW CORNER



SW PODIUM AT 6TH FLOOR AMENITY STAIR - DETAIL: 91 - 13



- METAL RAILING (BLACK)
- METAL PANEL PARAPET (BLACK)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- GLASS RAILING W/ TOP RAIL
- GFRP PANEL (VARIEGATED ORANGE TONE)
- 1/2 RUNNING BOND BRICK (WHITE)

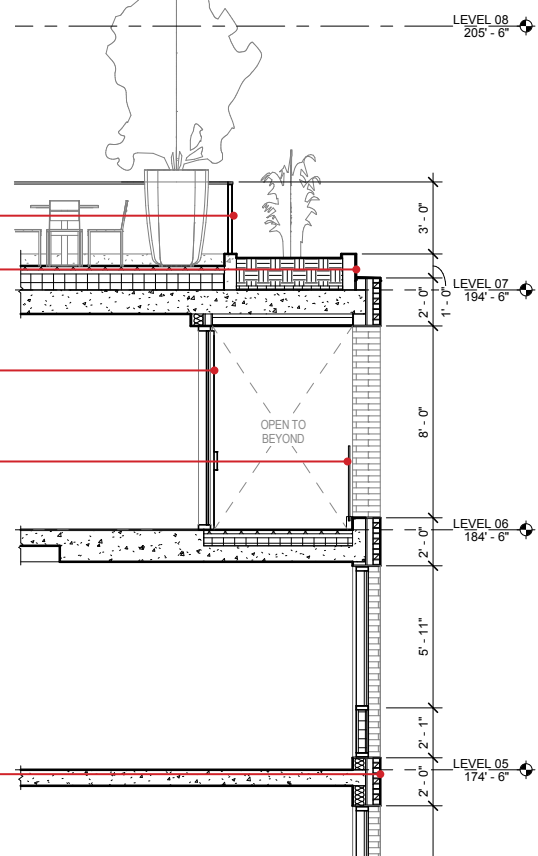
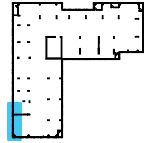
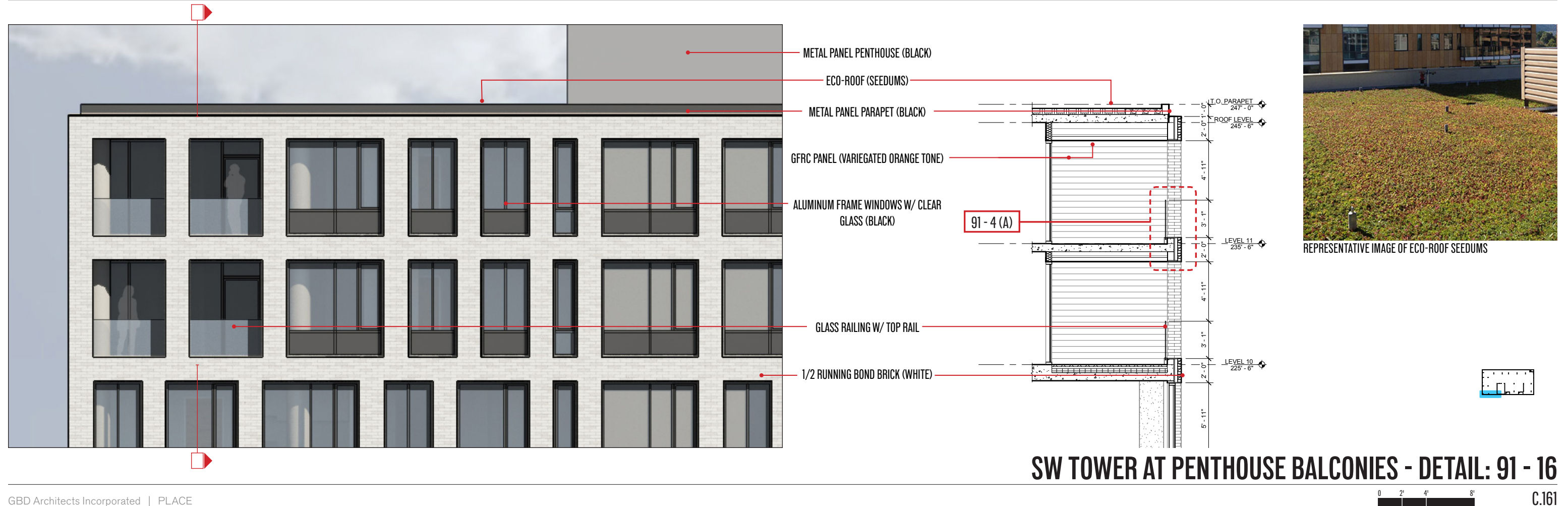
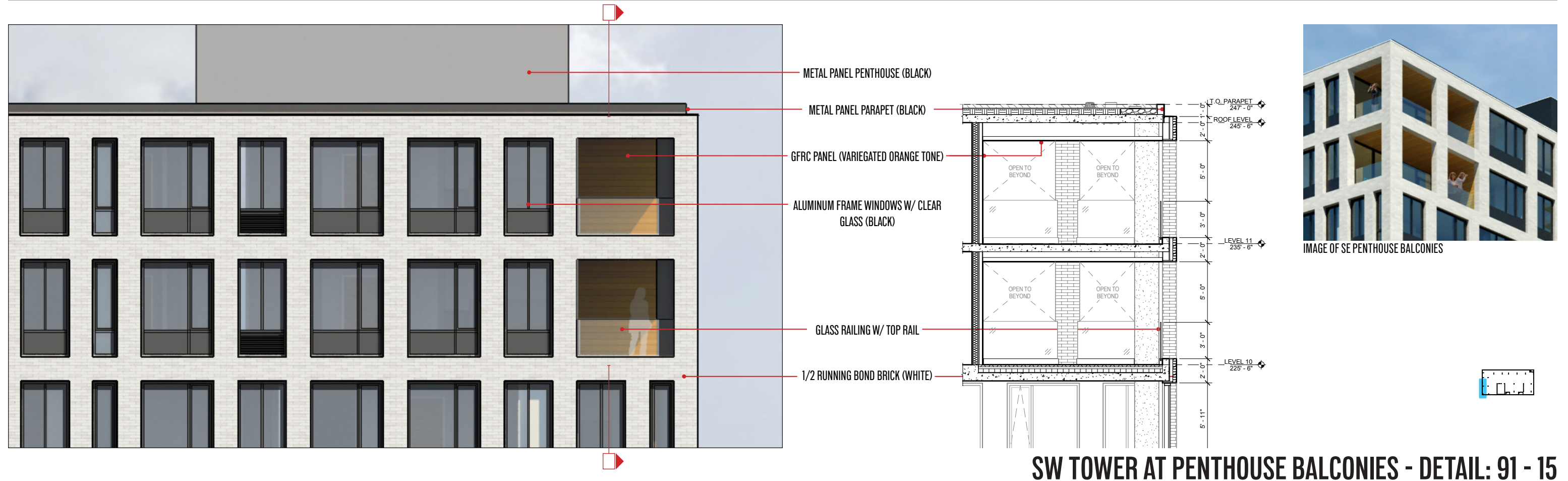


IMAGE OF 6TH FLOOR AMENITY DECK AT SW CORNER



SW PODIUM AT 6TH FLOOR AMENITY DECK- DETAIL: 91 - 14





GLASS RAILINGS

TALL GRASSES AT PARAPET

BRICK - TWO COLOR BLEND / RUNNING BOND

GFRC PANEL

STEEL CANOPY (BLACK)

ALUMINUM STOREFRONT SYSTEM

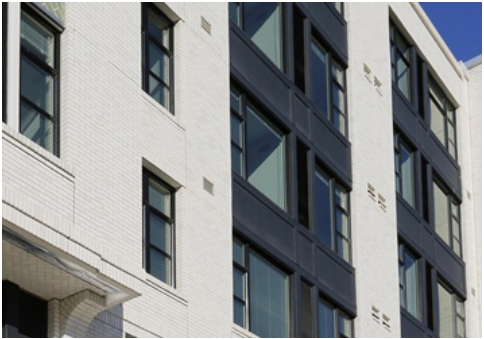
METAL LOUVER - PTD. BLACK
SECTIONAL OVERHEAD DOOR



REPRESENTATIVE IMAGE OF GLASS RAILINGS AT RESIDENTIAL BALCONIES



REPRESENTATIVE IMAGE OF TALL GRASSES AT PARAPET



REPRESENTATIVE IMAGE OF WHITE BRICK BLEND WITH BLACK WINDOW FRAME INFILL



REPRESENTATIVE IMAGE OF GFRC TEXTURED PANELS AT BALCONIES AND GROUND FLOOR ENTRANCES



REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES



REPRESENTATIVE IMAGE OF GROUND FLOOR ALUMINUM AND GLASS STOREFRONT

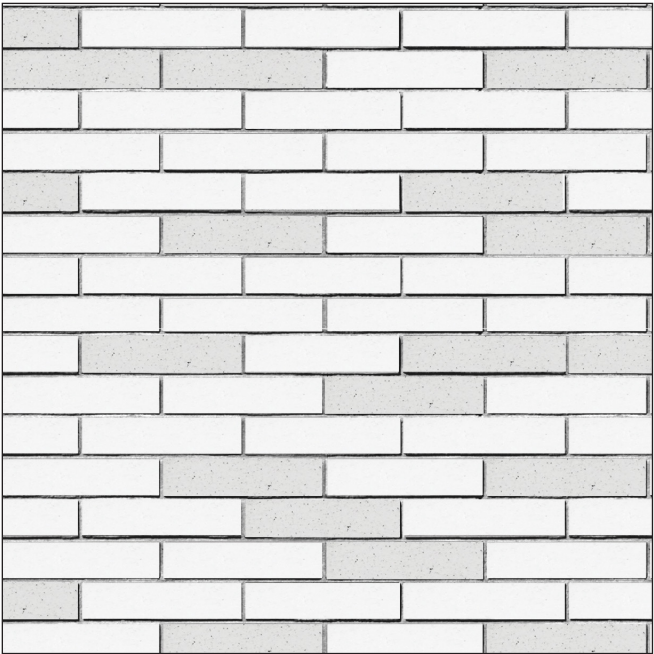


REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR

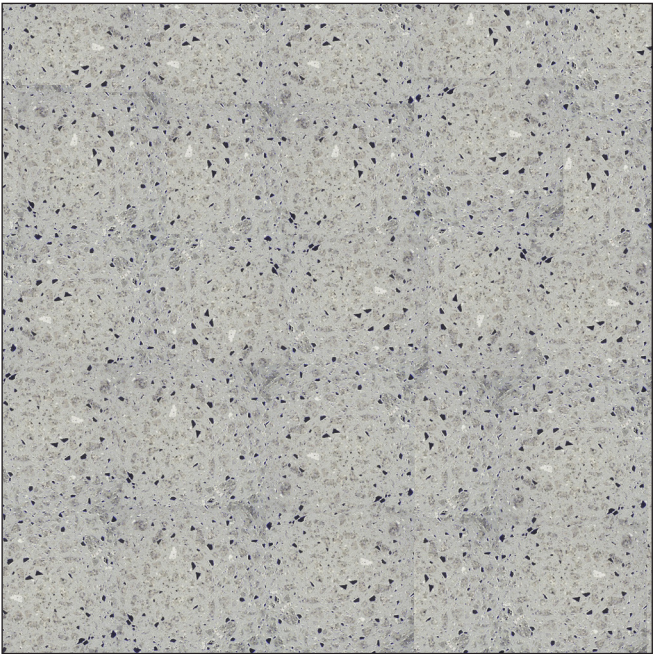


REPRESENTATIVE IMAGE OF METAL LOUVER AT GROUND FLOOR

EXTERIOR FEATURES



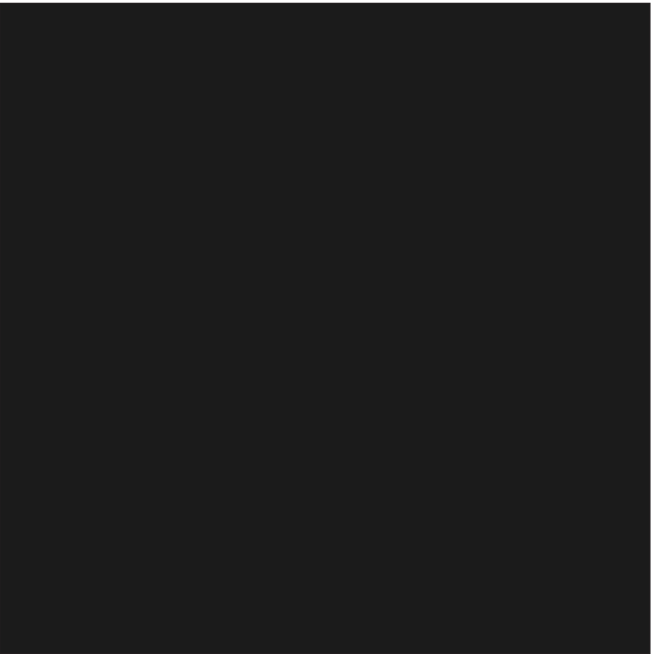
1/2 RUNNING BOND BRICK - 2 COLOR BLEND (WHITE)



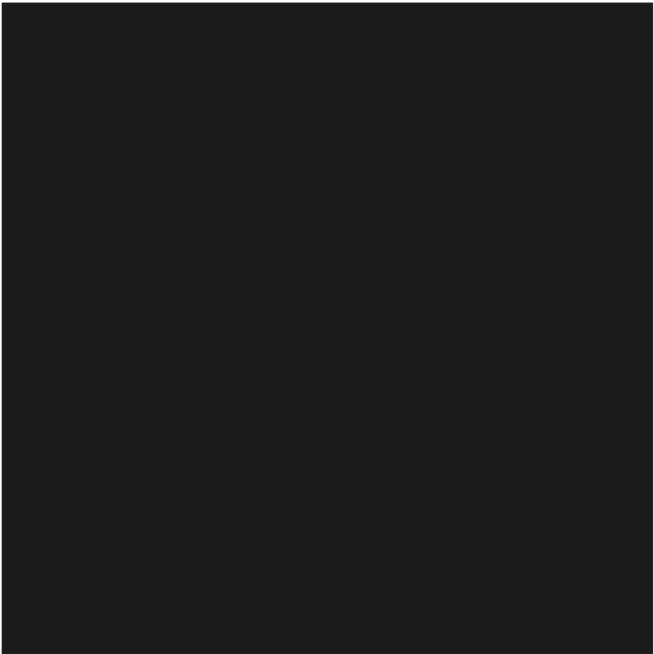
CONCRETE BLEND (PAVERS)



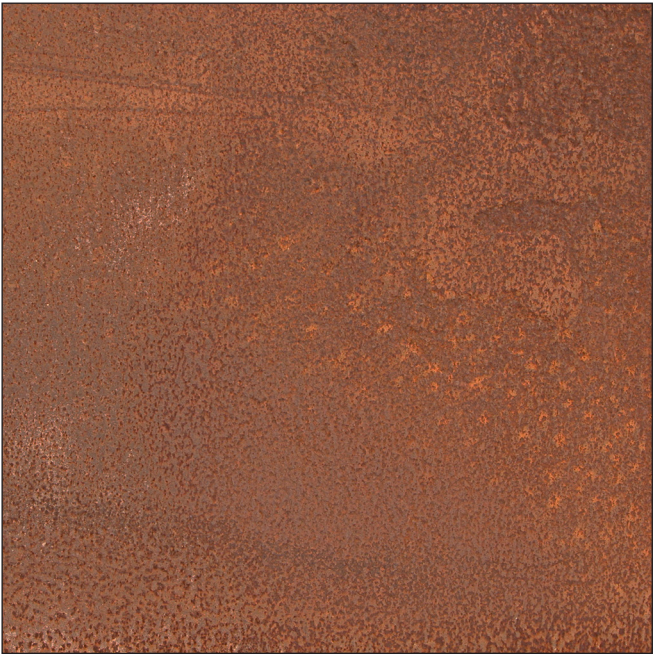
GFRP (EXPOSED FASTENERS, VARIED SHADES OF ORANGE)



.040 ALUMINUM HONEYCOMB CORE PANEL (BLACK)



STEEL (BLACK MATTE)

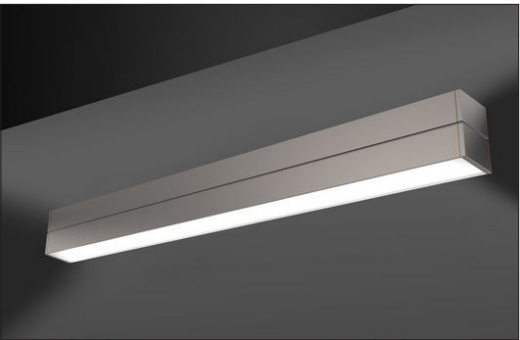


STEEL (WEATHERED) AT AMENITY DECKS



6" X 8" WOOD PLANKS (IPE) AT AMENITY DECKS

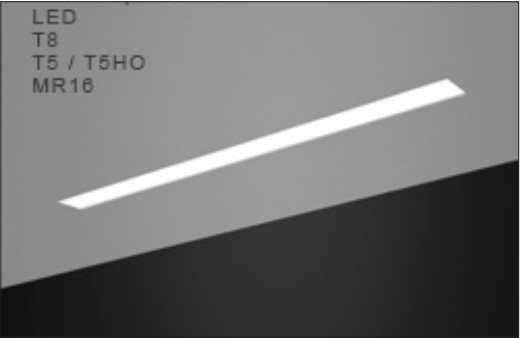
MATERIAL PALETTE



- 1
- 4' LINEAR LED**
FINISH: ALUM. PTD. BLACK
COLOR: 3500K
MOUNT: SURFACE MOUNT



- 2
- 6" SQUARE DOWNLIGHT**
FINISH: CORROSION RESIST. ALUMN. PTD.
COLOR: 3500K
MOUNT: RECESSED

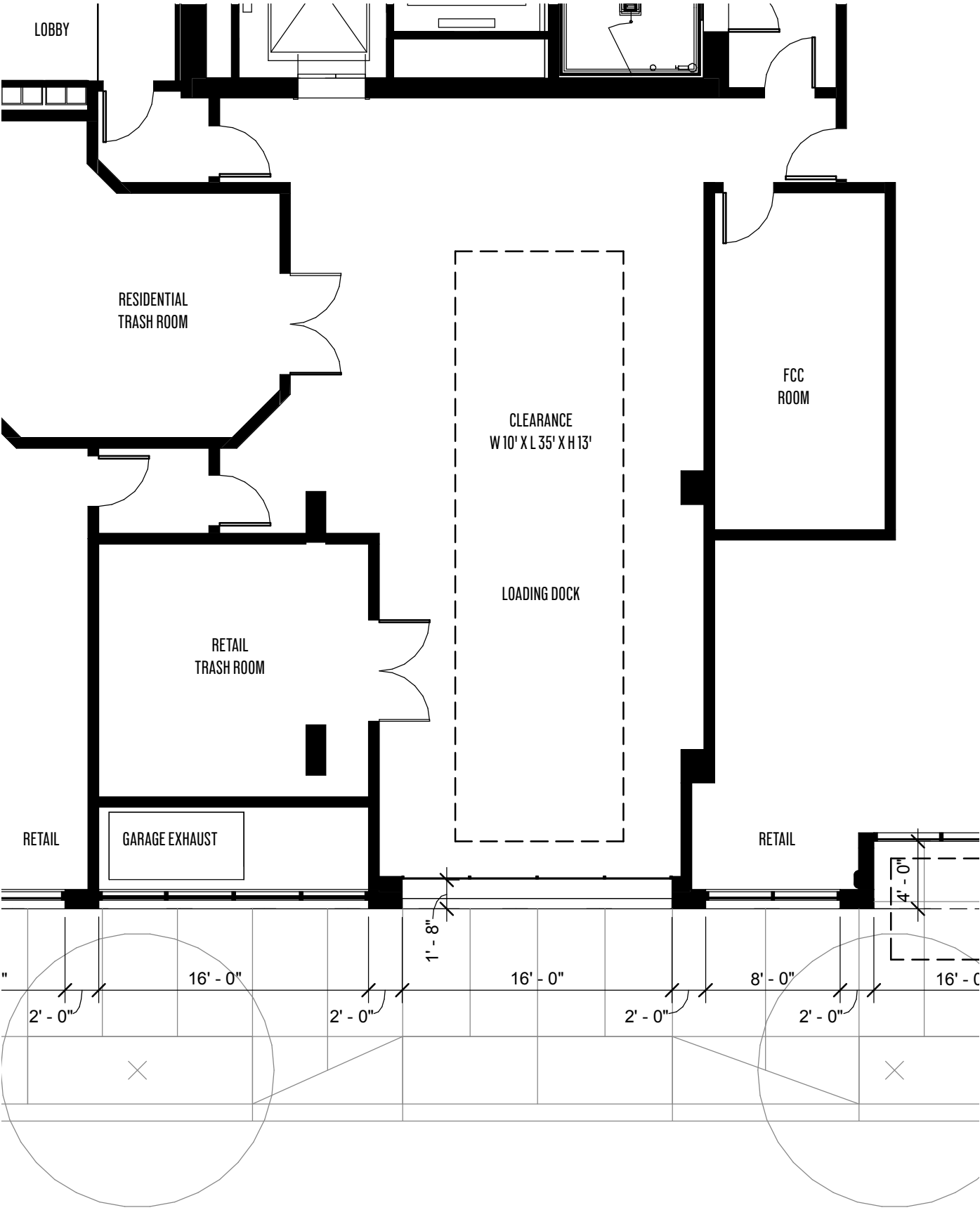


- 3
- LINEAR LED**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: RECESSED



- 4
- LINEAR GROUND LIGHT**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: RECESSED IN SIDEWALK

EXTERIOR LIGHTING PLAN



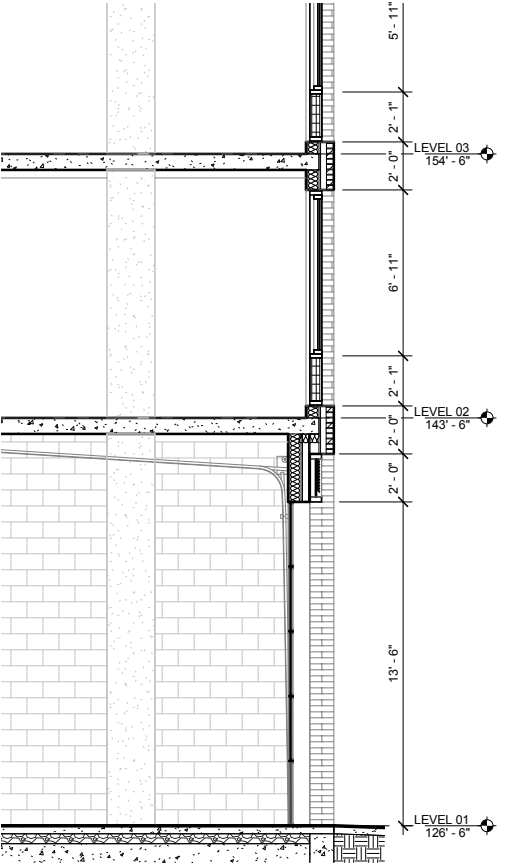
FLOOR PLAN - GROUND FLOOR LOADING DOCK



WEST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR

LOADING DOCK





View of Block 91's pass-through lobby from NE Holladay St.





View of Block 91's pass-through lobby from Oregon Square