



# BLOCK 103

## 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. *Renderings*

BLOCK 103



30 FLOORS

347  
*For-rent housing units*

400,720  
*GSF of housing*

11,972  
*GSF of retail*

# BL 103 COMMENTS TO ADDRESS - POST DR I

## Composition

*Side car and podium seem foreign.*

*Side car should be less like other sidecars.*

*We've addressed both of these concerns by making the podium / sidecar relate more to the tower, incorporating curtainwall infill in the podium and simplifying the fenestration pattern.*

*Horizontal terrace does not seem to work on upper part of building.*

*We've pulled back the terraces on the west side to reduce their perceived protrusion from the building. The upper level wrap around terraces relate to the context and the internal spaces within the building. The upper level terraces accentuate the relationship to views and help give the building a top.*

*Overlap bays on east are nice / West is manic (not shared).*

*We believe the quietness of the east elevation is appropriate, and the west is both bold and memorable. It has a relationship to the BPA building that is serrated in plan, whereas 103 is serrated in elevation. We've simplified the cadence of tower as it stacks 4-floor intervals up the entirety of the tower, calming the west side of the tower while also celebrating the organic plaza side of the development.*

*White stripes – clarify intention.*

*We've reordered the white stripes to keep them straight on flat faces, but fracturing them where the building mass fractures (on the eastern wave pattern and NW fluttering corner).*

## Rooftop

*Support to increase screen height.*

*Evaluate slope and shape of top.*

*We've brought up the low end of the roof profile (north elevation) to obscure sight lines to mechanical equipment. Other profiles were studied; the final scheme keeps the same overall profile but slightly lowers the slope.*

## Ground Level

*South entry feels constricted.*

*We've pulled the entry back to create a terraced forecourt, giving more space to the entry sequence. The ramp wraps around a terraced planter and the recessed entry forecourt gives the entry a grander feel.*

*Ground floor feels compressed.*

*We've brought the tower to the ground in the SE corner to emphasize the height rather than undercutting and giving it a sense of weight from the tower above.*

*Try to reduce width of loading dock.*

*Loading dock is reduced to minimum dimensions.*

*Canopy on plaza – increase.*

*Canopies have increased, spanning between pilasters within podium.*

## Materials

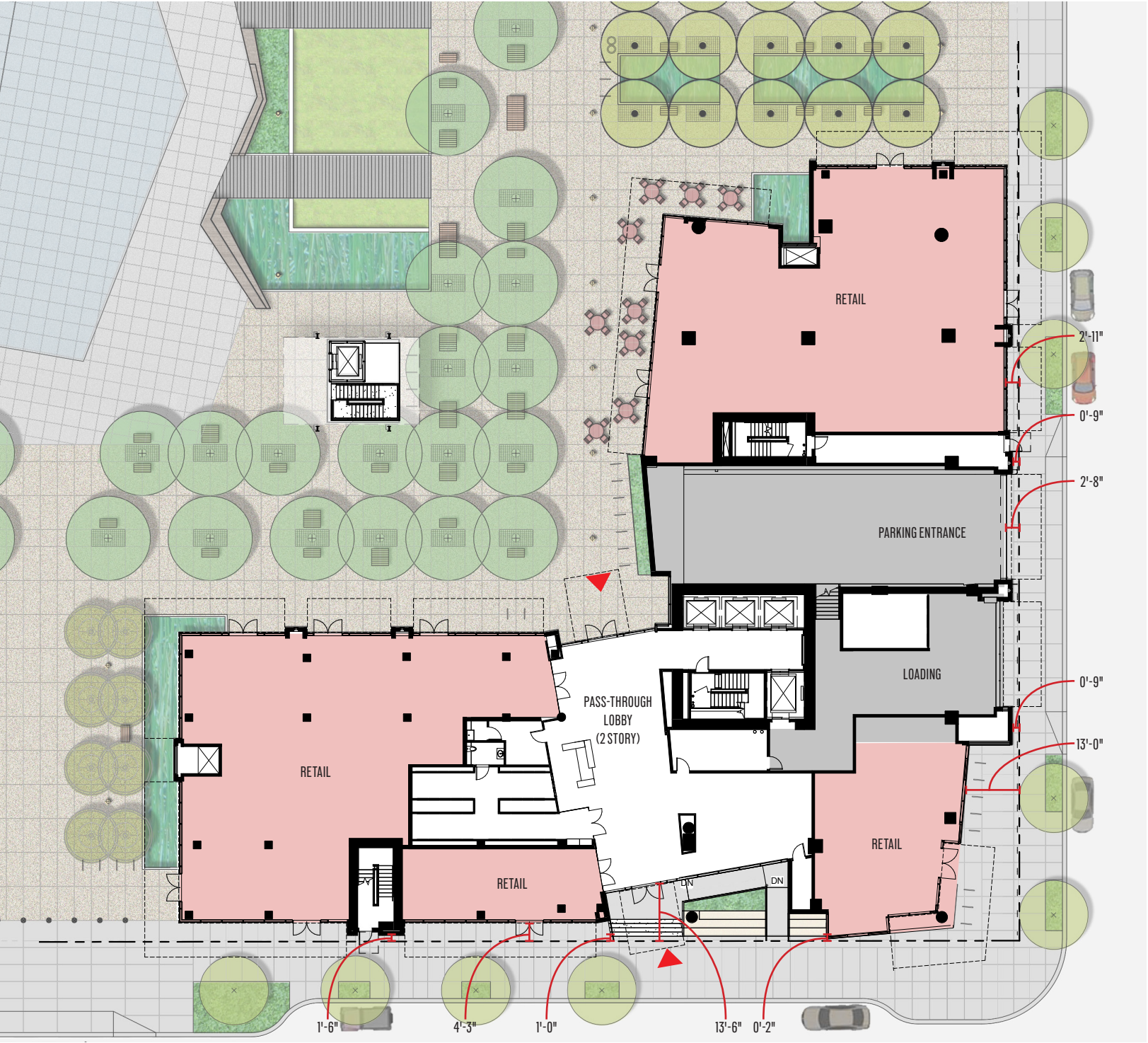
*Wood okay / not okay.*

*We're removed the wood and will be presenting a more durable option. We have integrated vertical board formed finish concrete with an integrated color in conjunction to a horizontal board formed finish on the low stem walls.*

*Color at soffit – not desired.*

*Color replaced with dark grey metal on horizontal surfaces.*

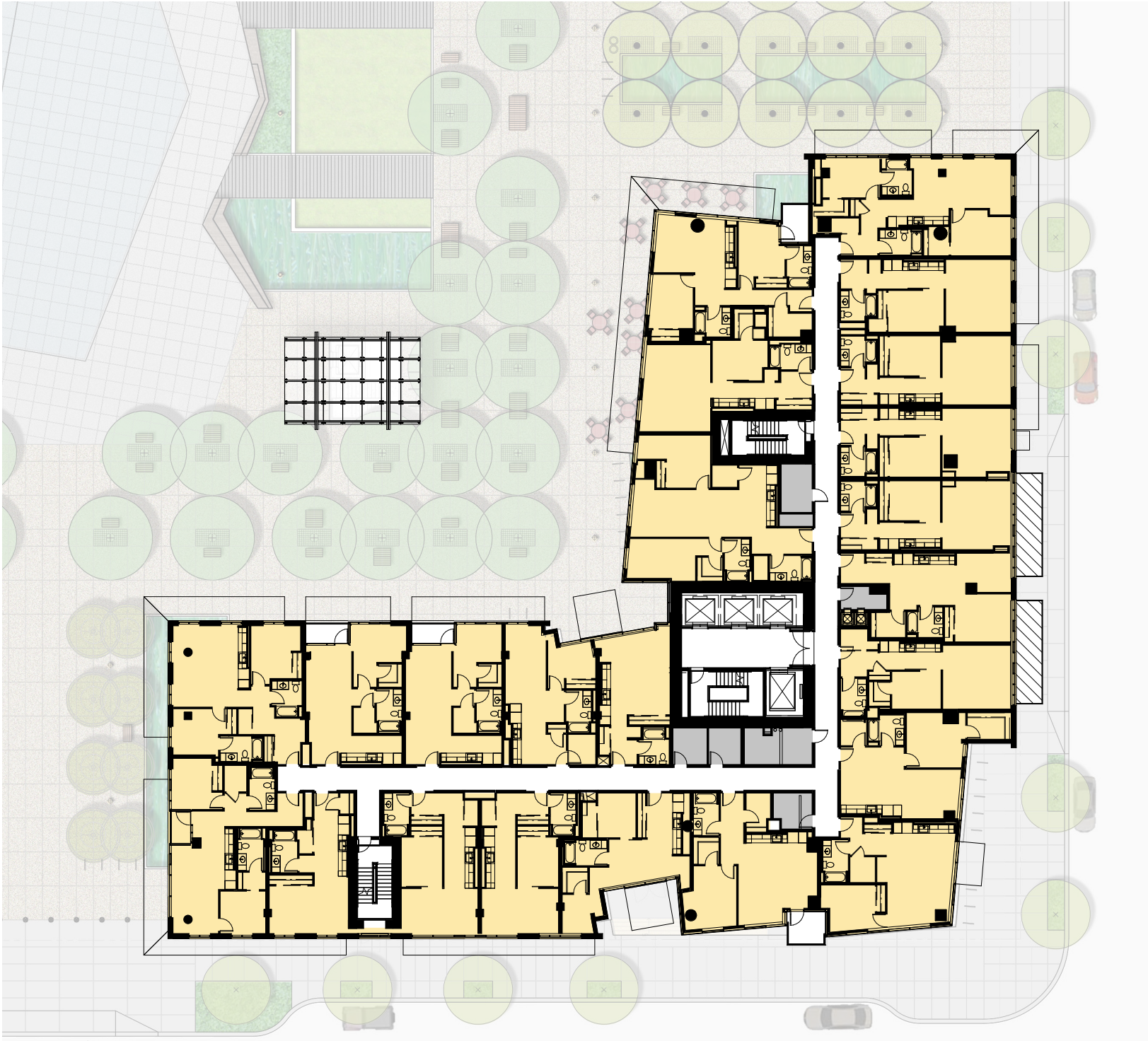
- 11,972  
*GSF of retail*
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES



GROUND FLOOR PLAN

23  
*For-rent housing units*

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



TYPICAL PODIUM PLAN - FLOORS 03-04

- 10
- For-rent housing units
- APARTMENTS

RETAIL

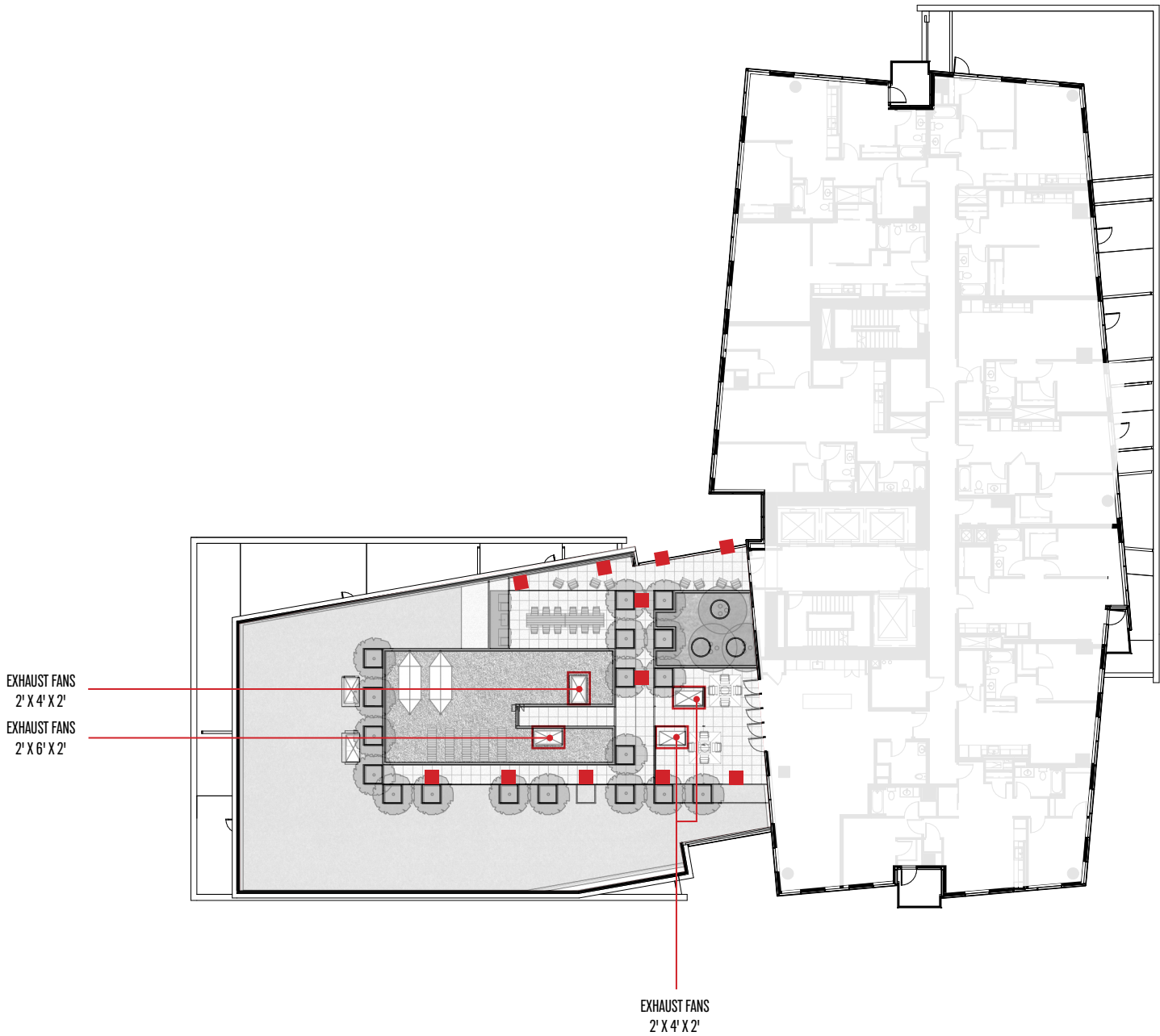
AMENITY

SERVICE/SUPPORT

BUILDING SERVICES



TERRACE PLAN - FLOOR 06



**SMALL LED STEPLIGHT**  
*Finish: Aluminum/Tempered glass*  
*Color: 3500K*  
*Mount: Wall*

TERRACE PLAN - FLOOR 06

12  
*For-rent housing units*

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



TYPICAL TOWER PLAN 1 - FLOORS 07-24

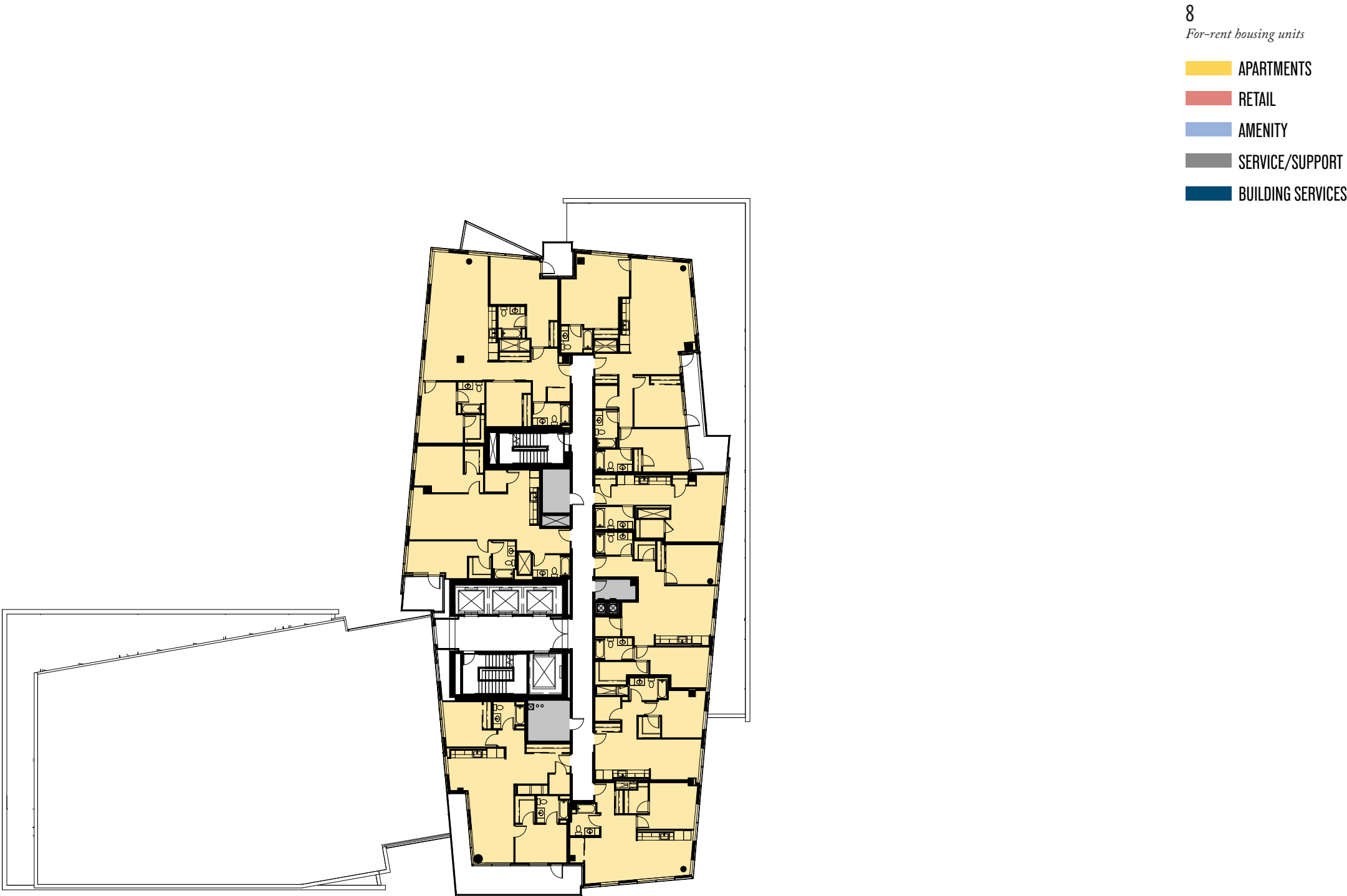
12  
*For-rent housing units*

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



TYPICAL TOWER PLAN 2 - FLOORS 07-24

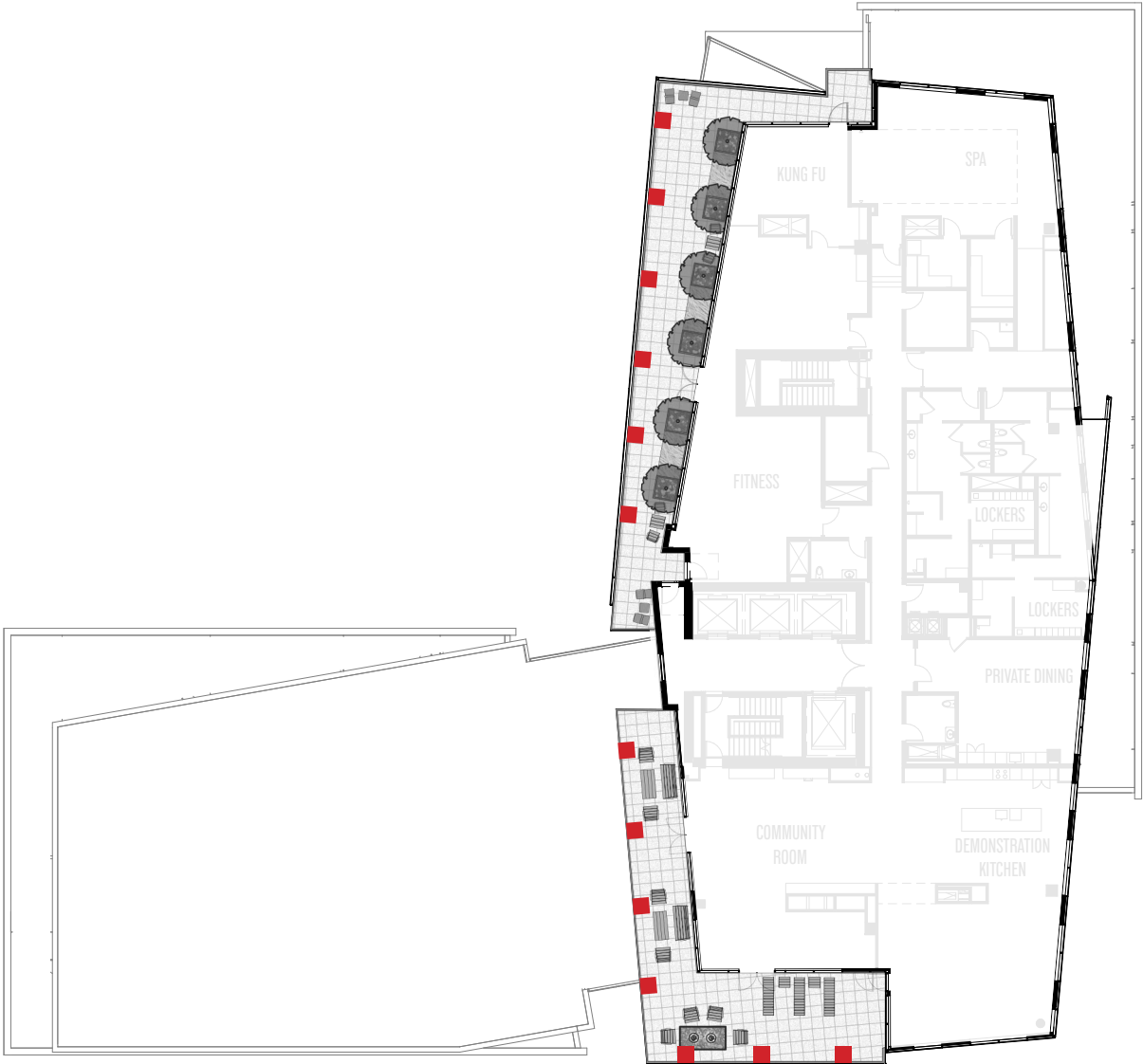




PENTHOUSE TOWER PLAN - FLOORS 25-29

BUILDING SERVICES

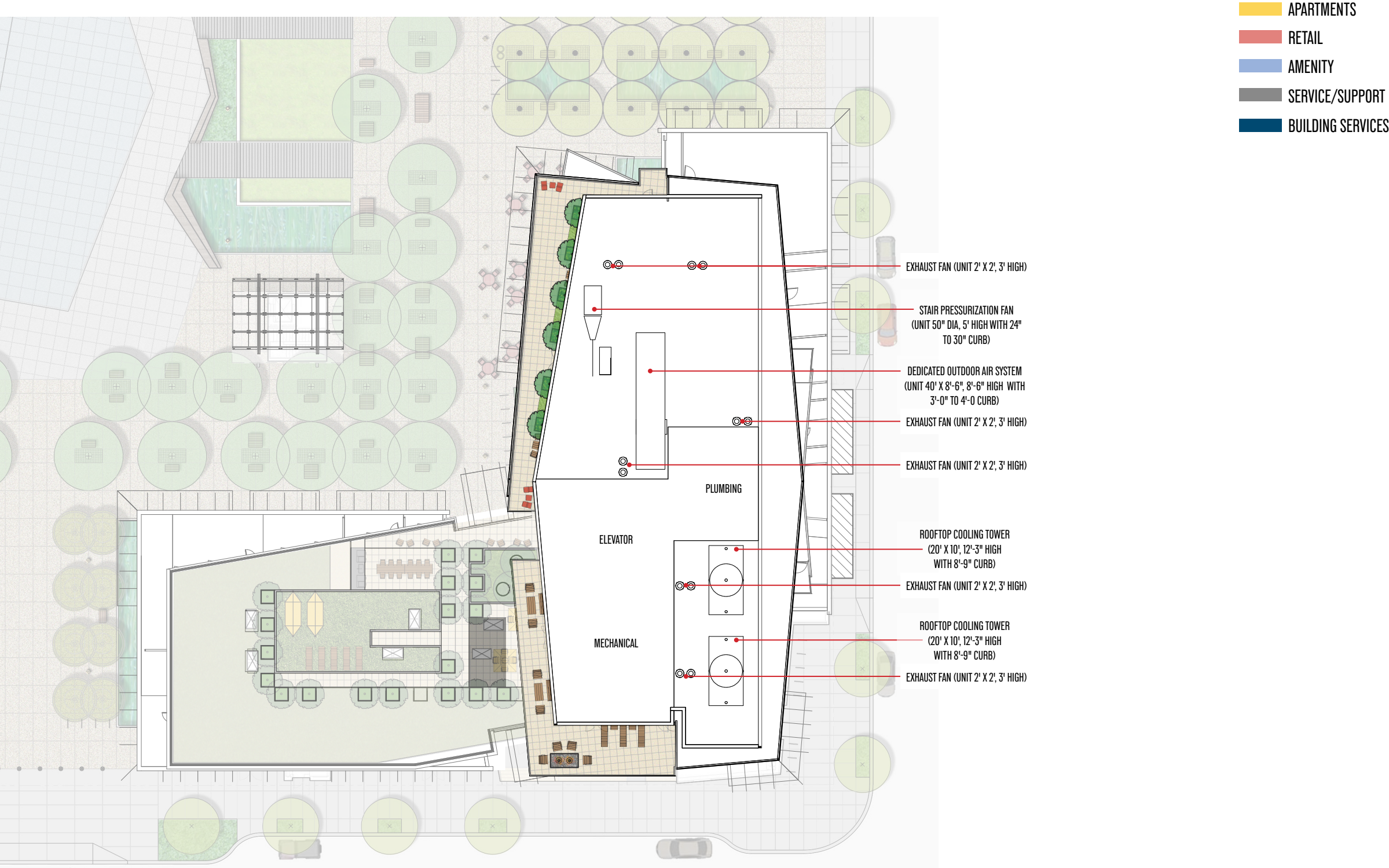
AMENITY PLAN - FLOOR 30



**SMALL LED STEPLIGHT**  
*Finish: Aluminum/Tempered glass*  
*Color: 3500K*  
*Mount: Wall*

AMENITY PLAN - FLOOR 30





ROOF PLAN



GLASS BALCONYW/ TOP RAIL, FASCIA MP

VISION GLASS (CLEAR)

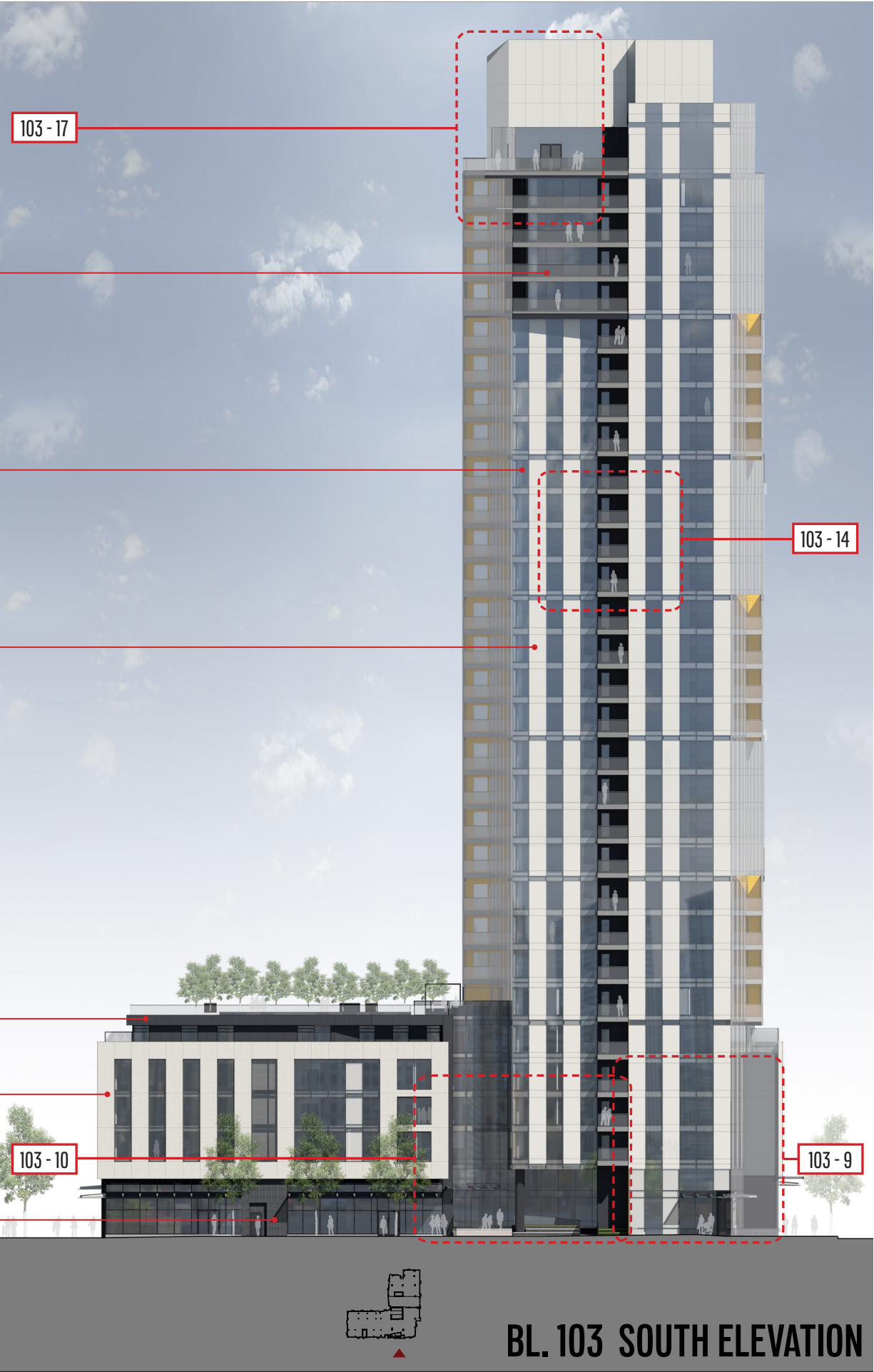
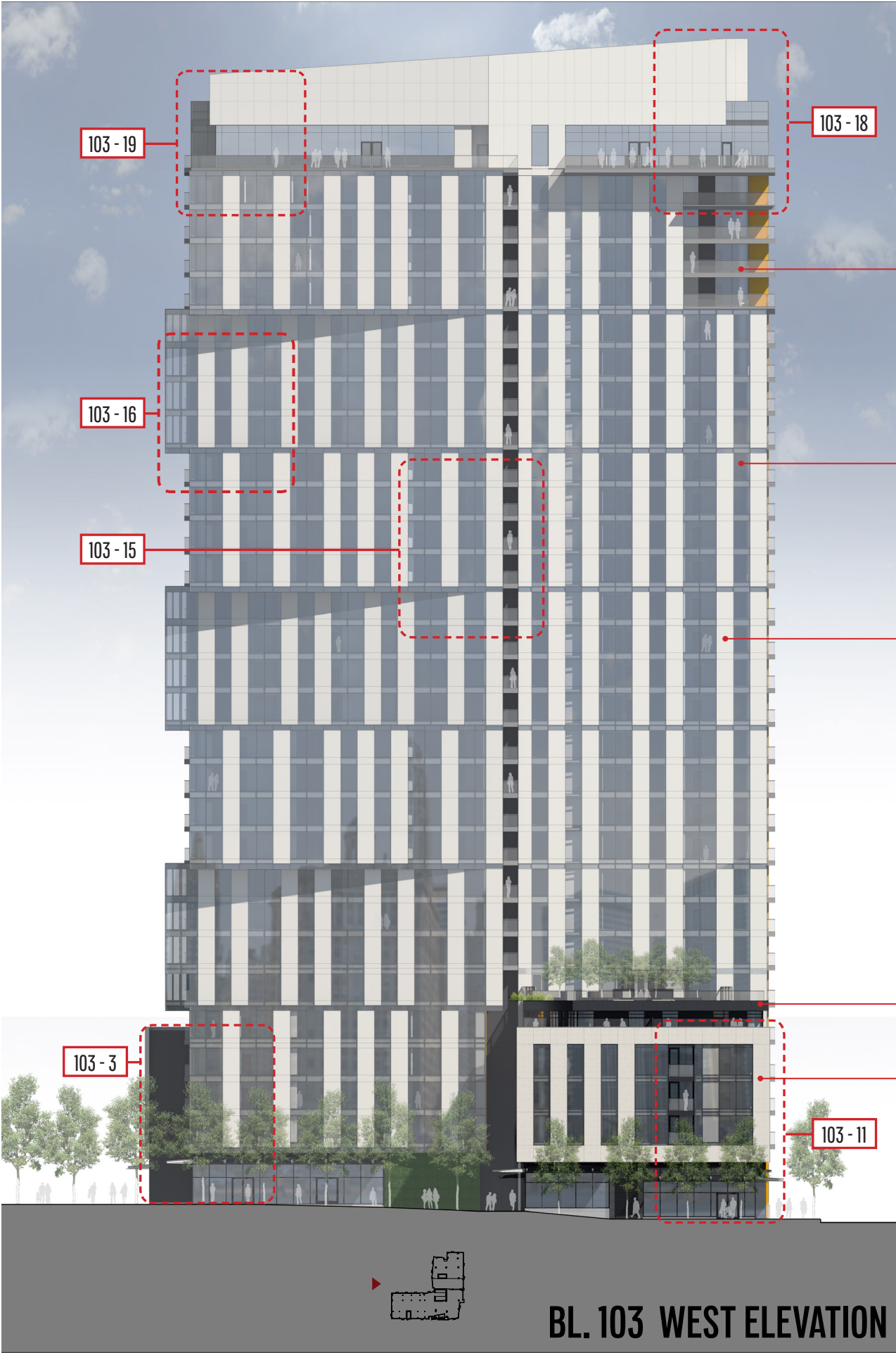
METAL PANEL (WHITE,  
MATTE FINISH)

GFRC (DARK GREY, BRUSHED)

PRECAST CONCRETE (WHITE, HONED)

DARK GREY DYED  
BOARDFORM CONCRETE





GLASS BALCONY W/ TOP RAIL, FASCIA MP

VISION GLASS (CLEAR)

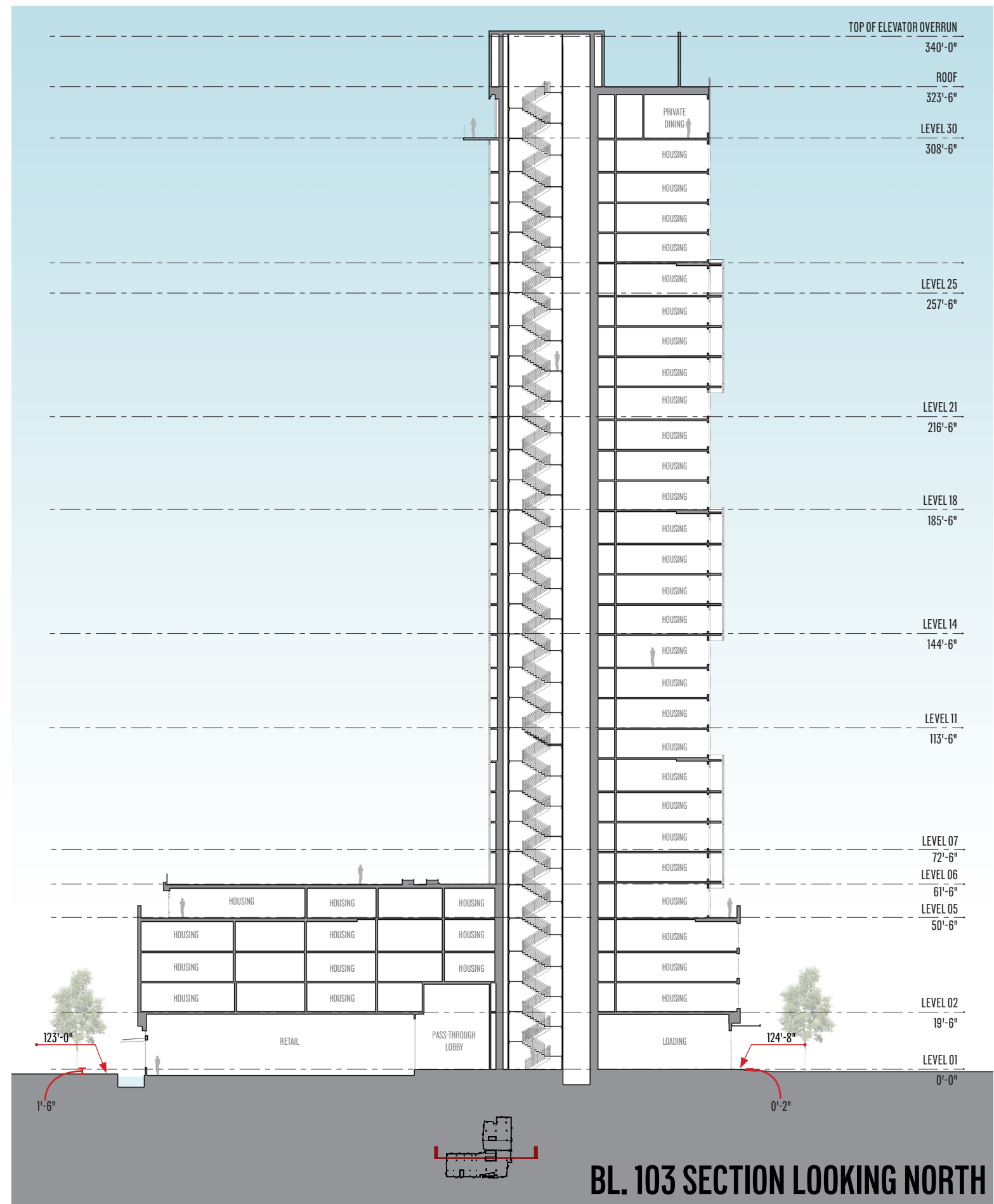
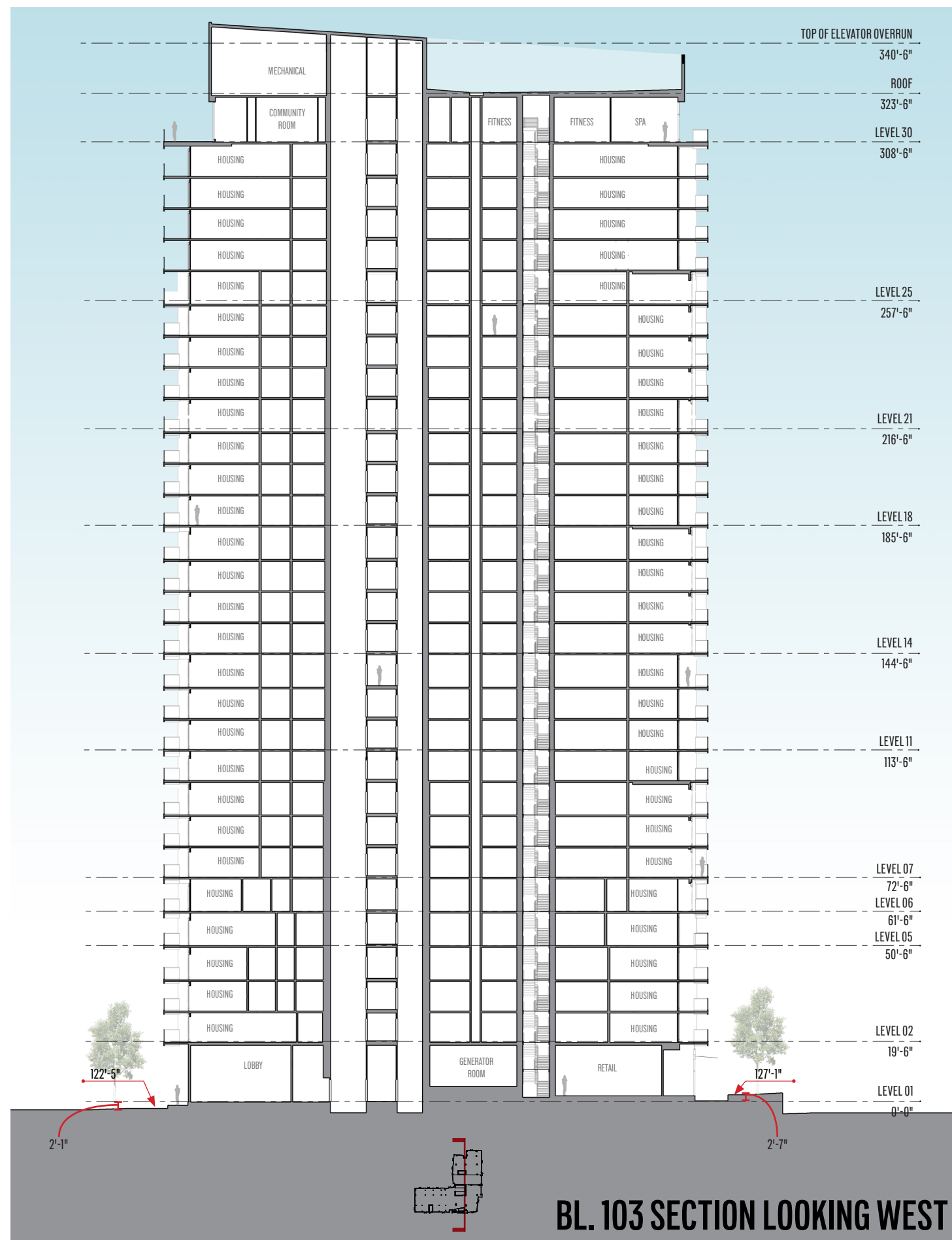
METAL PANEL (WHITE, MATTE FINISH)

GFRC (DARK GREY, BRUSHED)

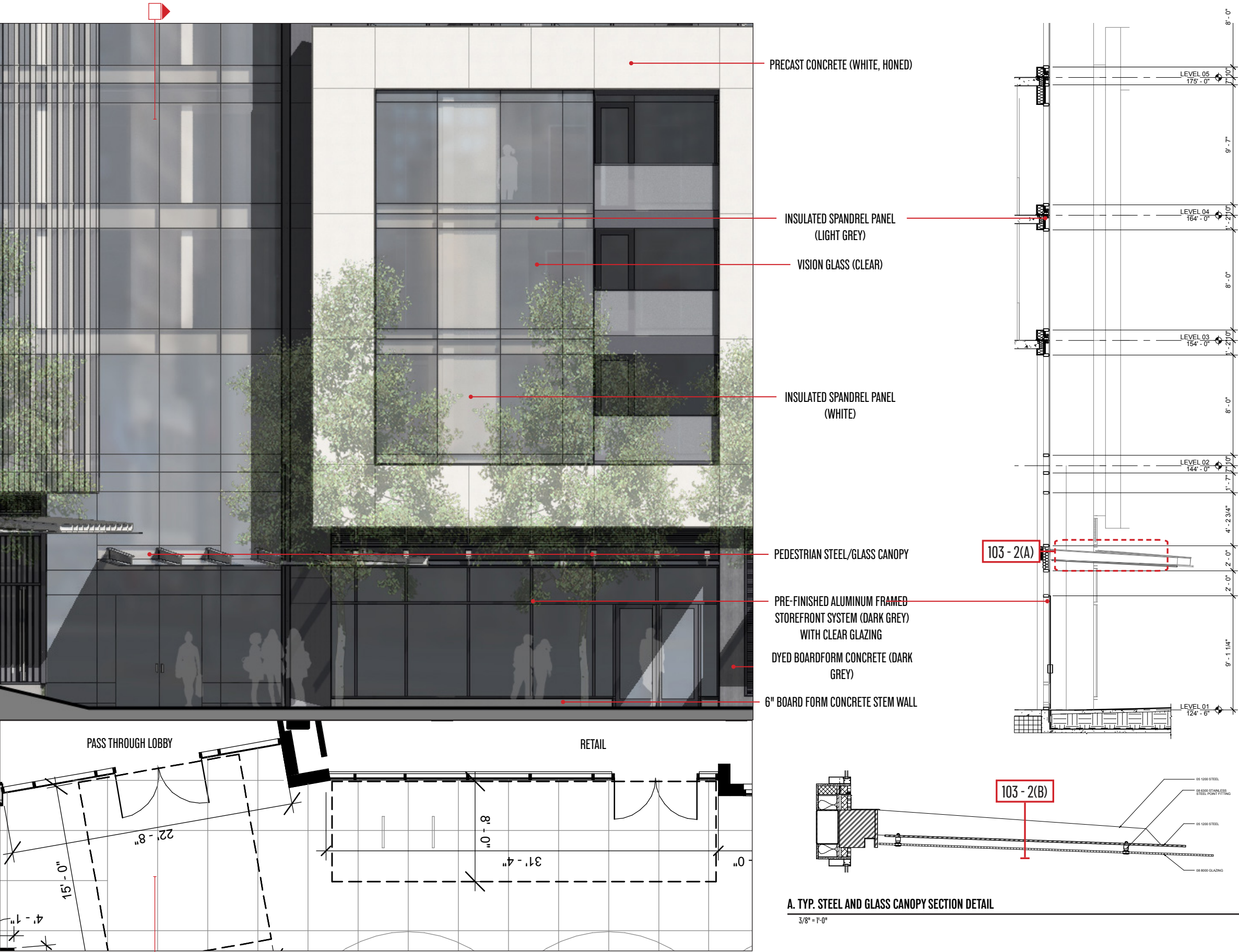
PRECAST CONCRETE (WHITE, HONED)

DARK GREY DYED BOARDFORM CONCRETE

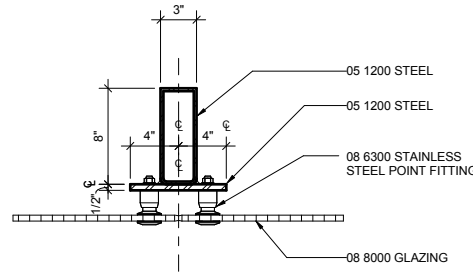






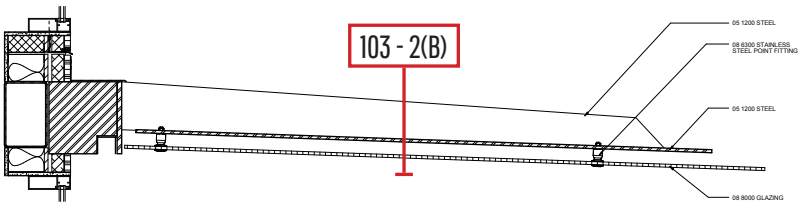


HONED PRECAST CONCRETE MATERIAL PRECEDENT



B. TYP. STEEL AND GLASS CANOPY SECTION DETAIL

3/4\"/>

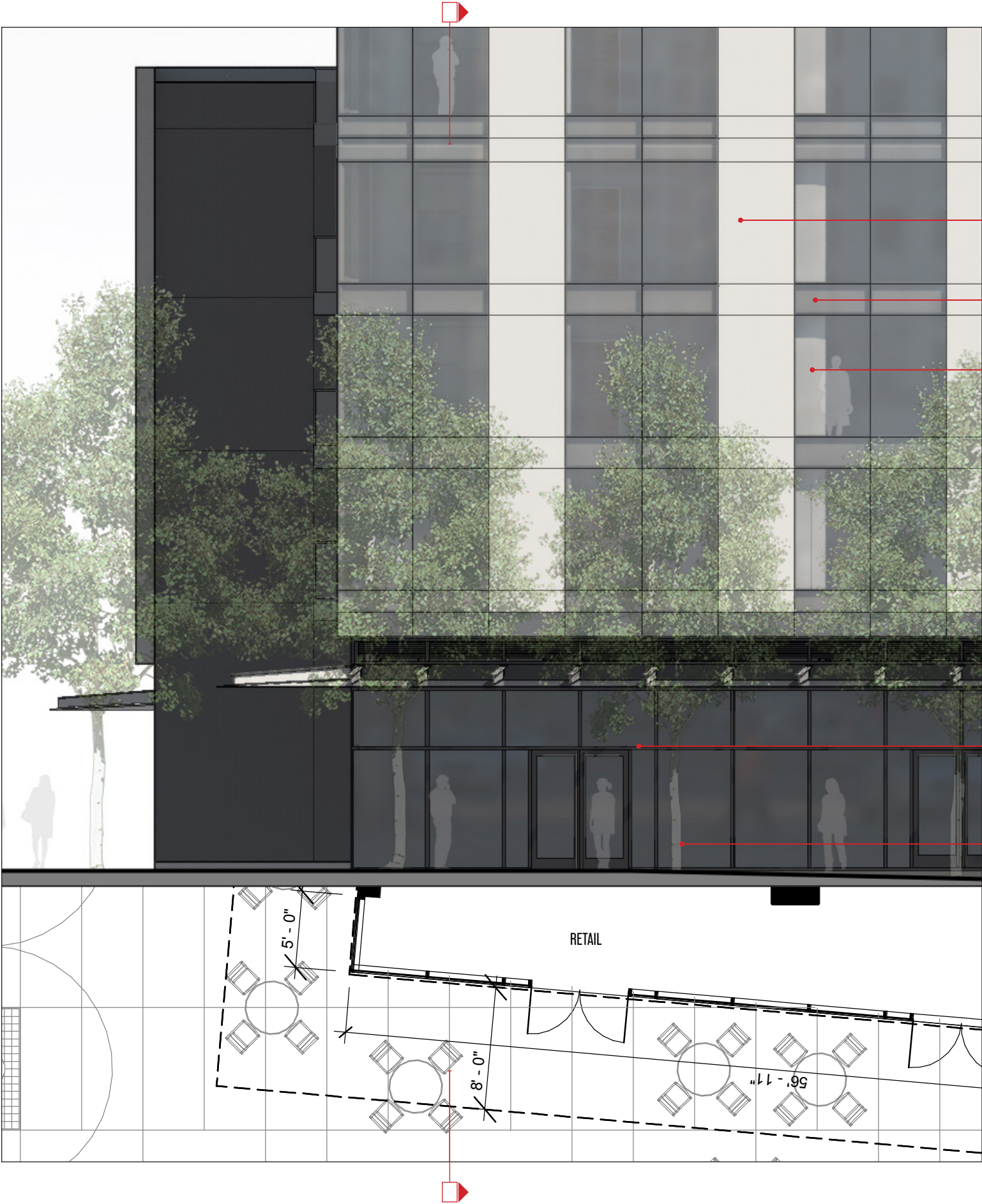


A. TYP. STEEL AND GLASS CANOPY SECTION DETAIL

3/8\"/>



NORTH PASS-THROUGH LOBBY - DETAIL: 103 - 2



METAL SPANDREL PANEL (WHITE, MATTE FINISH)

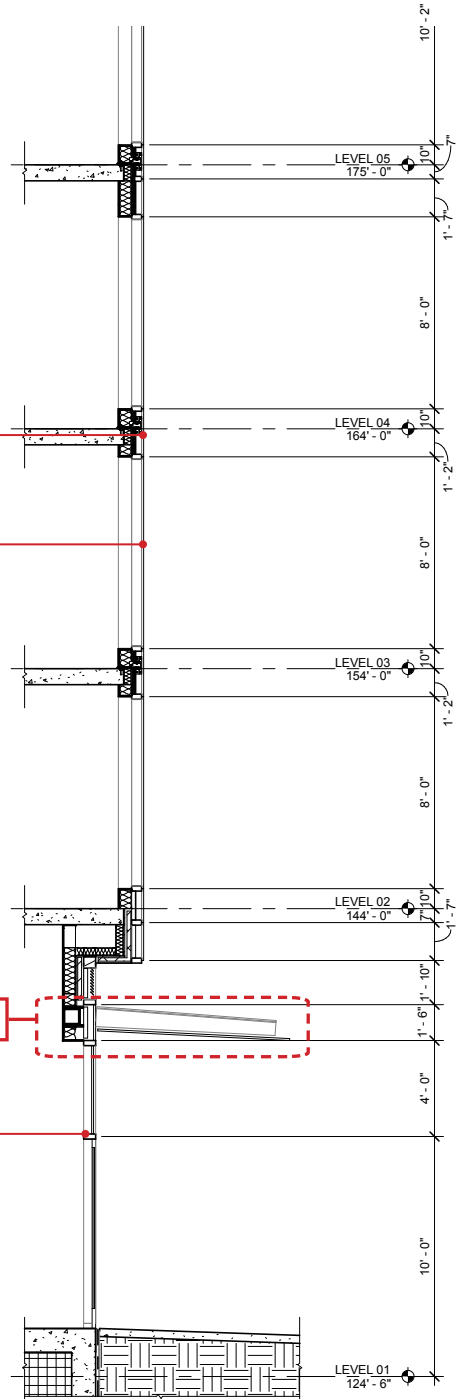
INSULATED SPANDREL PANEL (LIGHT GREY)

VISION GLASS (CLEAR)

PRE-FINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (DARK GREY)

CLEAR GLAZING (TYP. AT RETAIL)

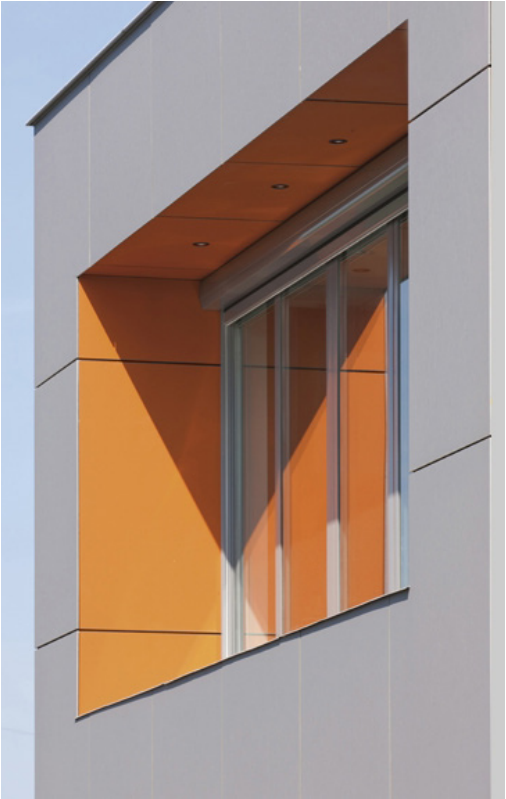
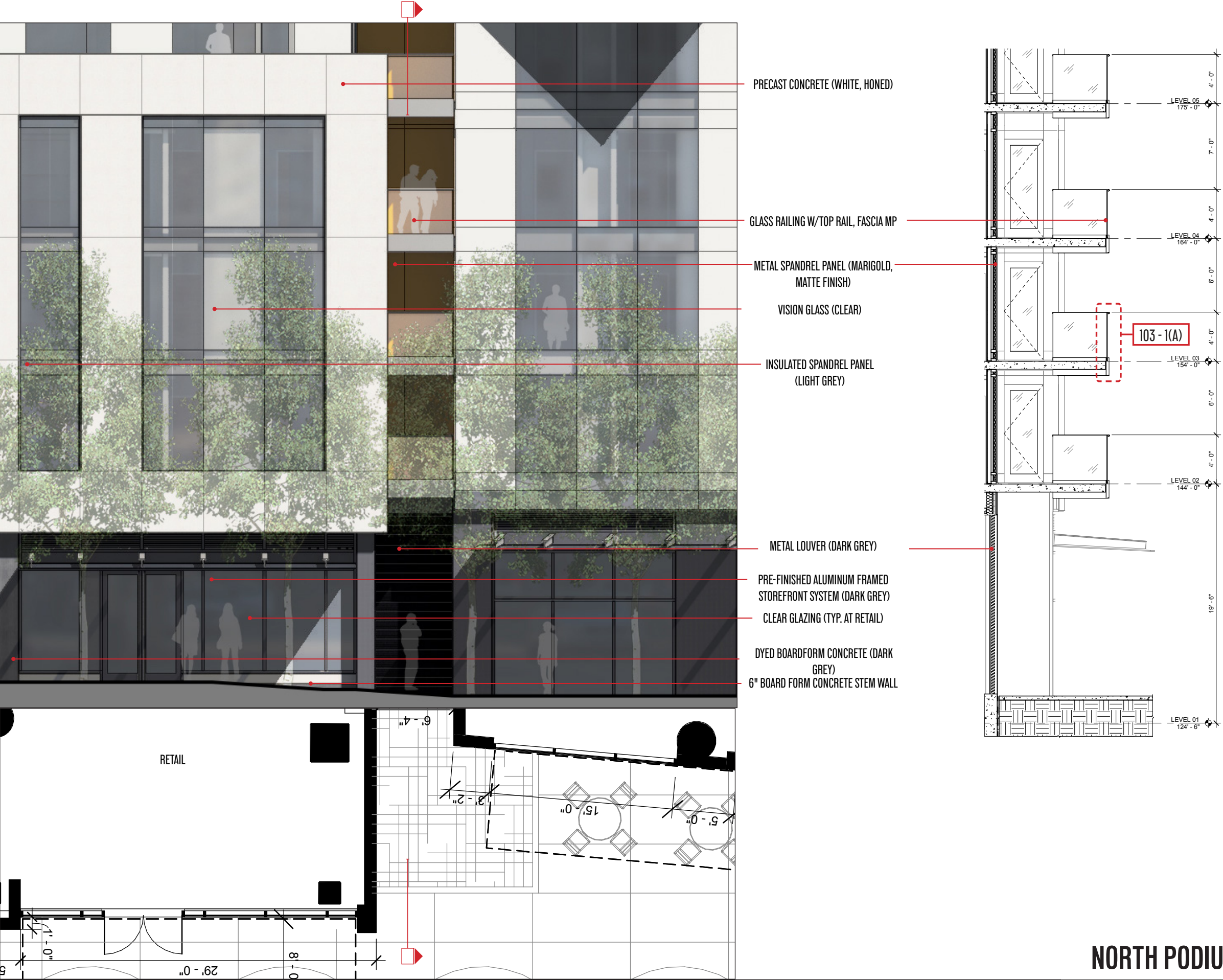
103 - 2(A)



REPRESENTATIVE IMAGE OF GLASS / STEEL CANOPY



NW TOWER CORNER - DETAIL: 103 - 3



METAL PANEL MATERIAL PRECEDENT (MARIGOLD, MATTE FINISH)

NORTH PODIUM BALCONIES - DETAIL: 103 - 4



PRECAST CONCRETE (WHITE, HONED)

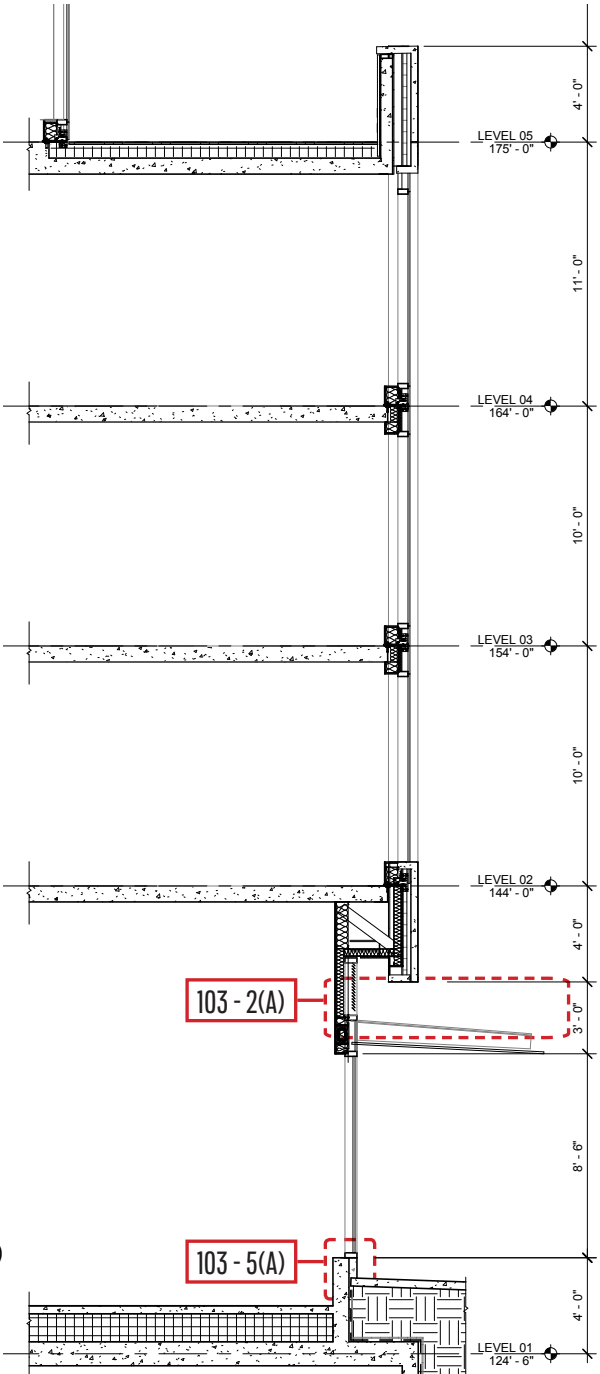
VISION GLASS (CLEAR)

INSULATED SPANDREL PANEL  
(LIGHT GREY)

PRE-FINISHED ALUMINUM FRAMED  
STOREFRONT SYSTEM (DARK GREY)

CLEAR GLAZING (TYP. AT RETAIL)

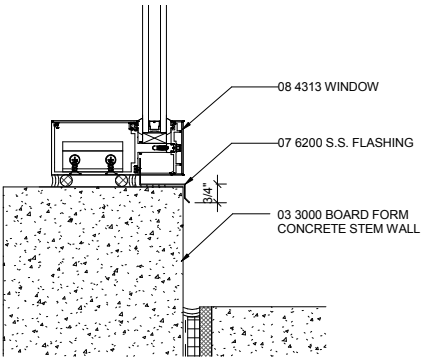
DYED BOARDFORM CONCRETE (DARK GREY)



PRECAST CONCRETE MATERIAL PRECEDENT



VIEW OF NE CORNER - BL 103 PODIUM



A. TYP. RETAIL STOREFRONT SILL AT CONCRETE STEM WALL

1 1/2" = 1'-0"

# NE PODIUM CORNER - DETAIL: 103 - 5



PRECAST CONCRETE (WHITE, HONED)

VISION GLASS (CLEAR)

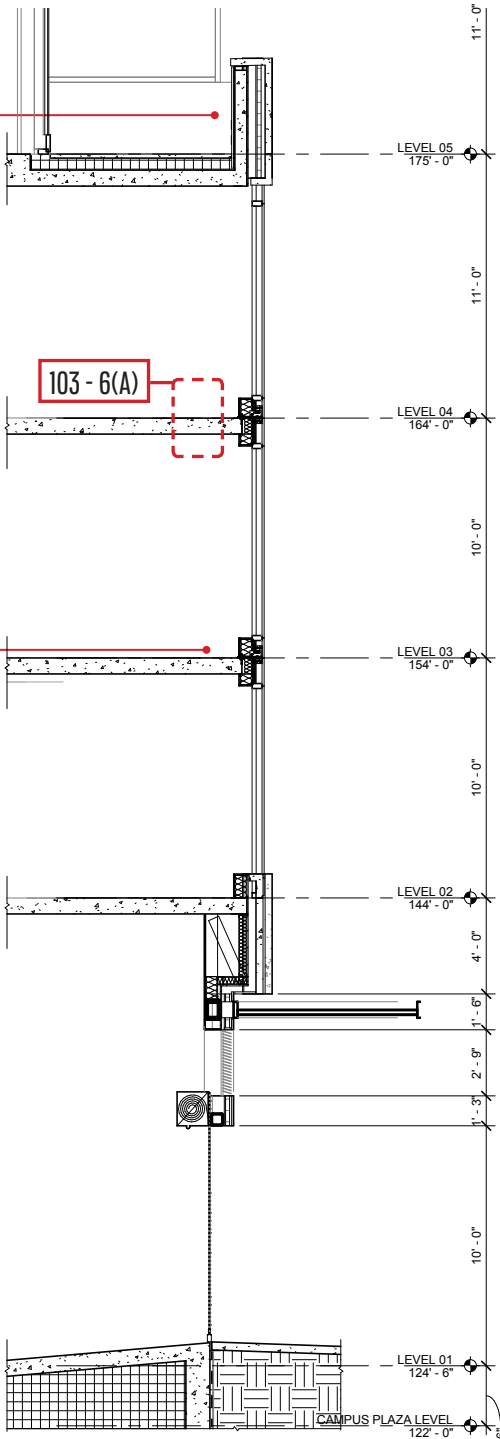
INSULATED SPANDREL PANEL  
(WHITE)

INSULATED SPANDREL PANEL  
(LIGHT GREY)

DYED BOARDFORM CONCRETE  
(DARK GREY)

TRANSLUCENT GLASS SECTIONAL  
OVERHEAD DOOR

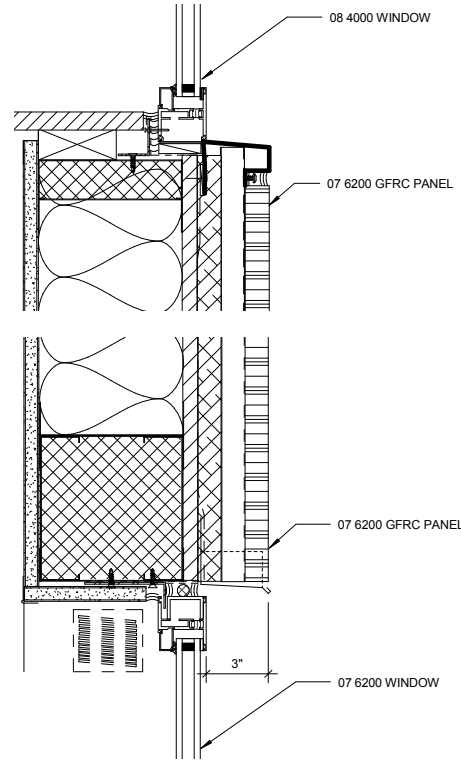
ROLLING GRILLE GARAGE DOOR



Note : Rolling grille garage door located 2'-8" from  
property line - design exception pending.



ROLLING GRILLE GARAGE DOOR

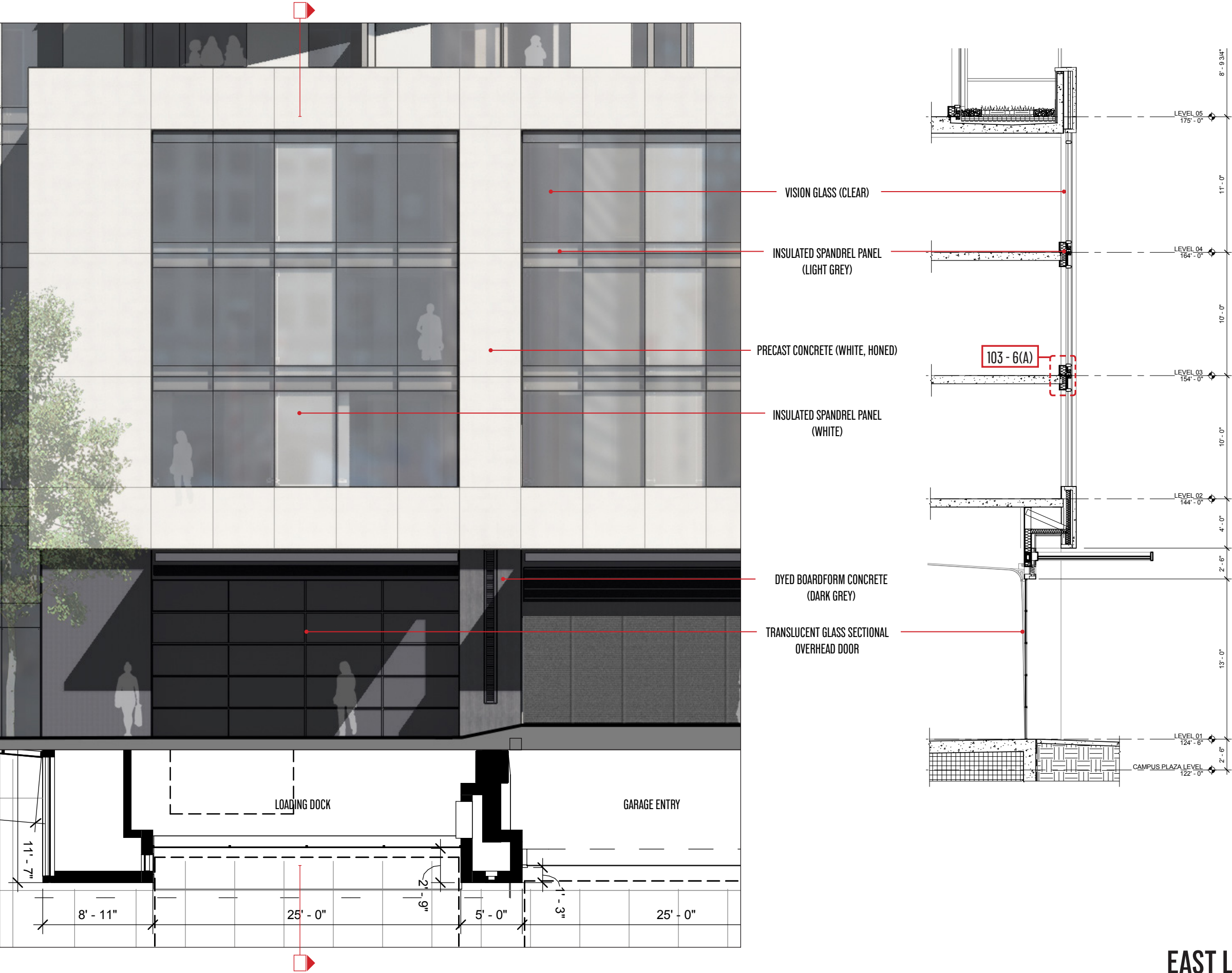


A. TYP. GFRF SECTION DETAIL AT WINDOW OPENING

11/2" = 1'-0"



# EAST GARAGE ENTRY - DETAIL: 103 - 6



HONED PRECAST CONCRETE MATERIAL PRECEDENT



VIEW OF LOADING DOCK / GARAGE ENTRY - 9TH AVE



REPRESENTATIVE IMAGE OF LOADING DOCK DOOR

# EAST LOADING DOCK - DETAIL: 103 - 7



INSULATED SPANDREL PANEL (LT GREY)

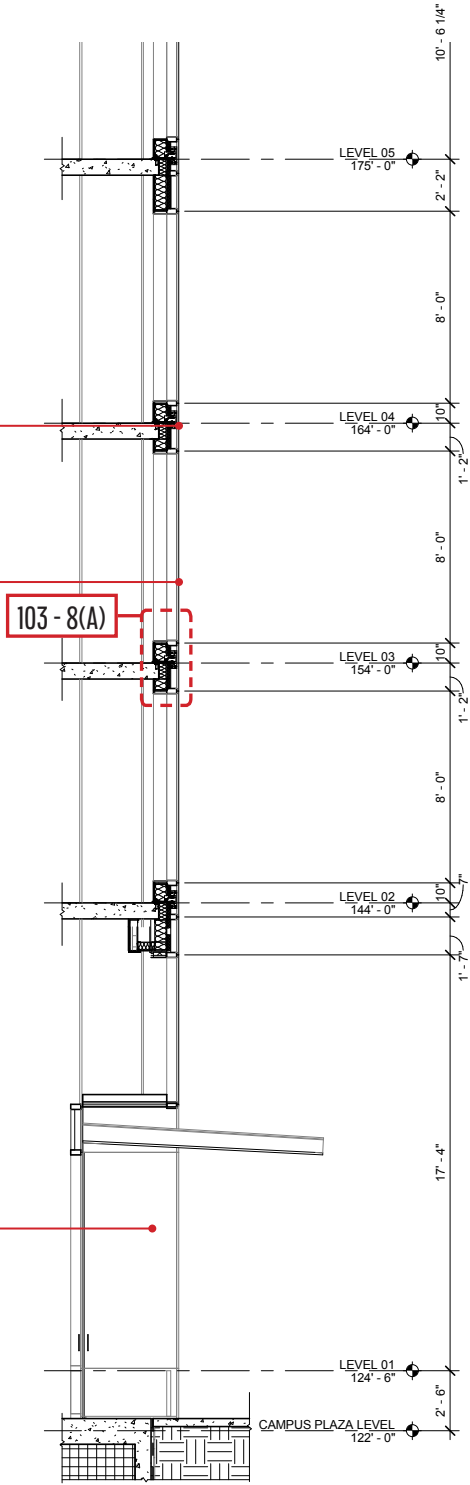
VISION GLASS (CLEAR)

METAL SPANDREL PANEL (WHITE, MATTE FINISH)

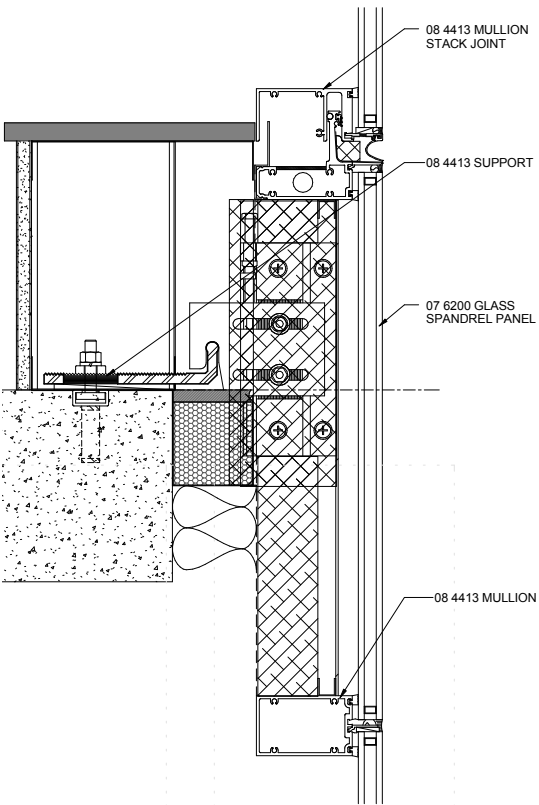
METAL COLUMN WRAP (DARK GREY)

CLEAR GLAZING (TYP. AT RETAIL)

INSULATED SPANDREL PANEL (WHITE)



VIEW OF LOADING DOCK / GARAGE ENTRY - 9TH AVE

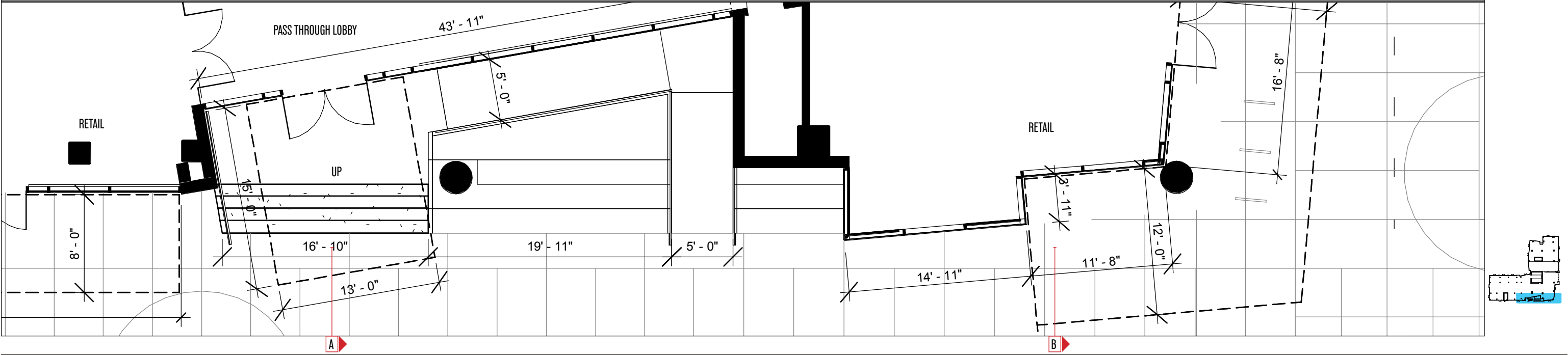


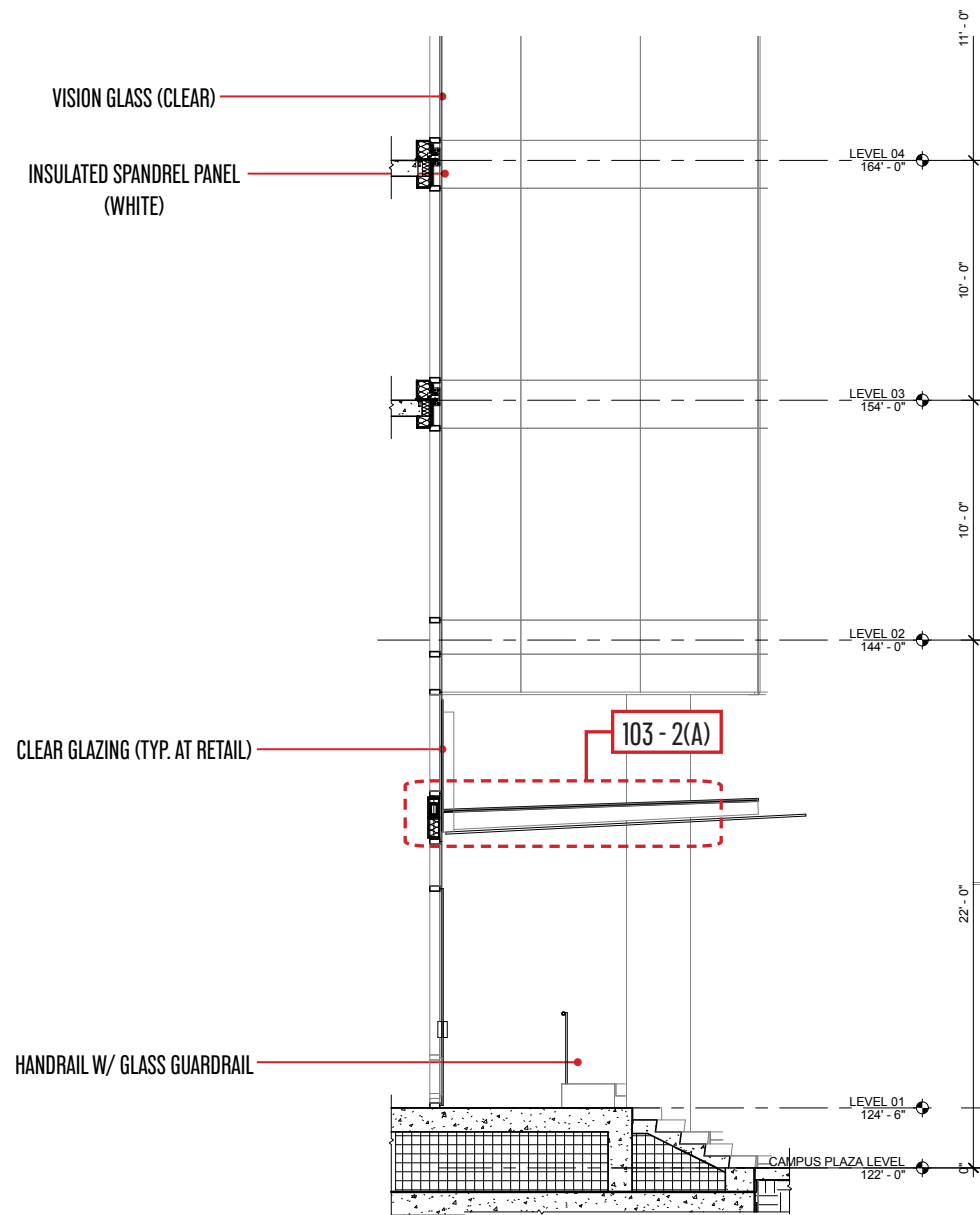
A. TYP. CURTAINWALL STACK JOINT SECTION DETAIL

1 1/2" = 1'-0"

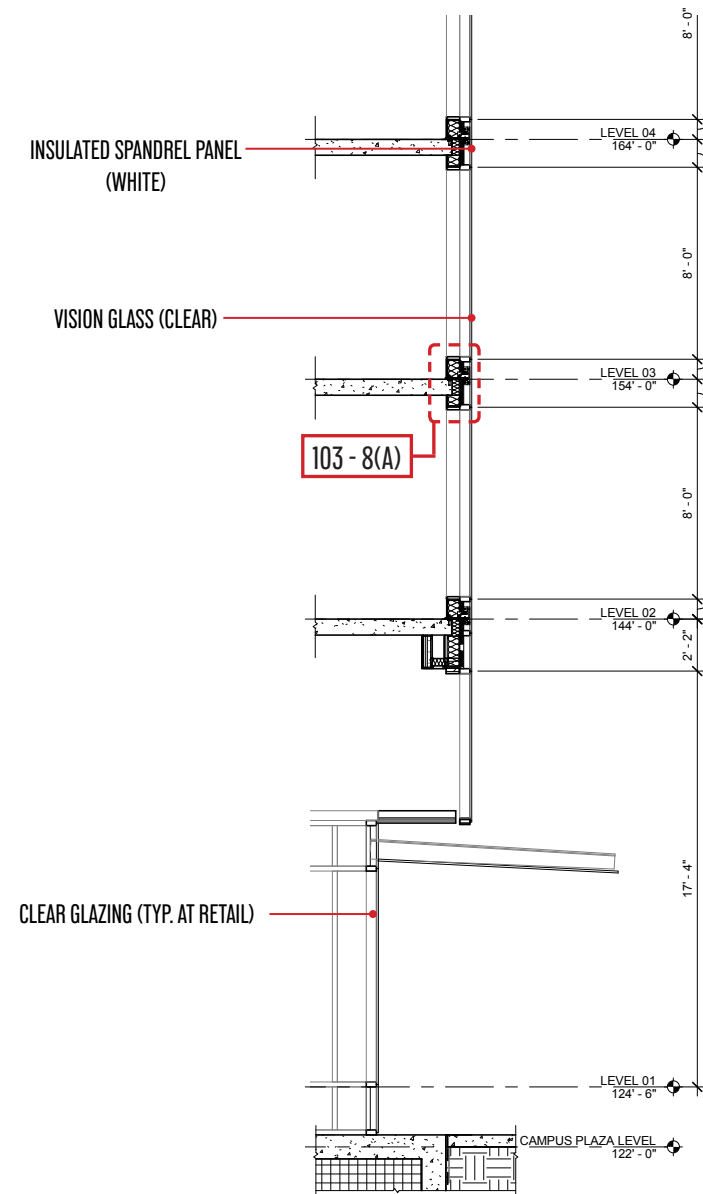


# SE TOWER CORNER - DETAIL: 103 - 8





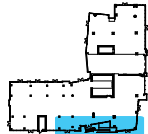
WALL SECTION A



WALL SECTION B



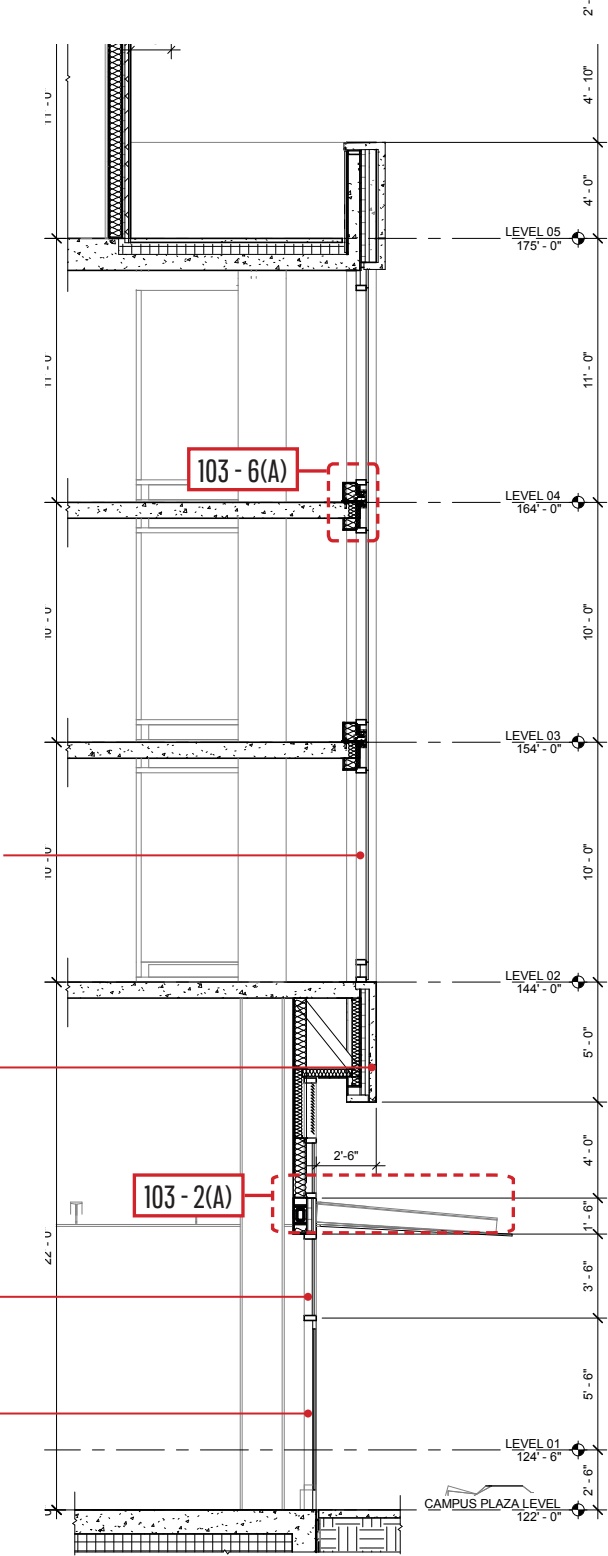
VIEW OF STREET CORNER - SE TOWER



SOUTH PASS-THROUGH LOBBY - DETAIL: 103 - 9 + 10

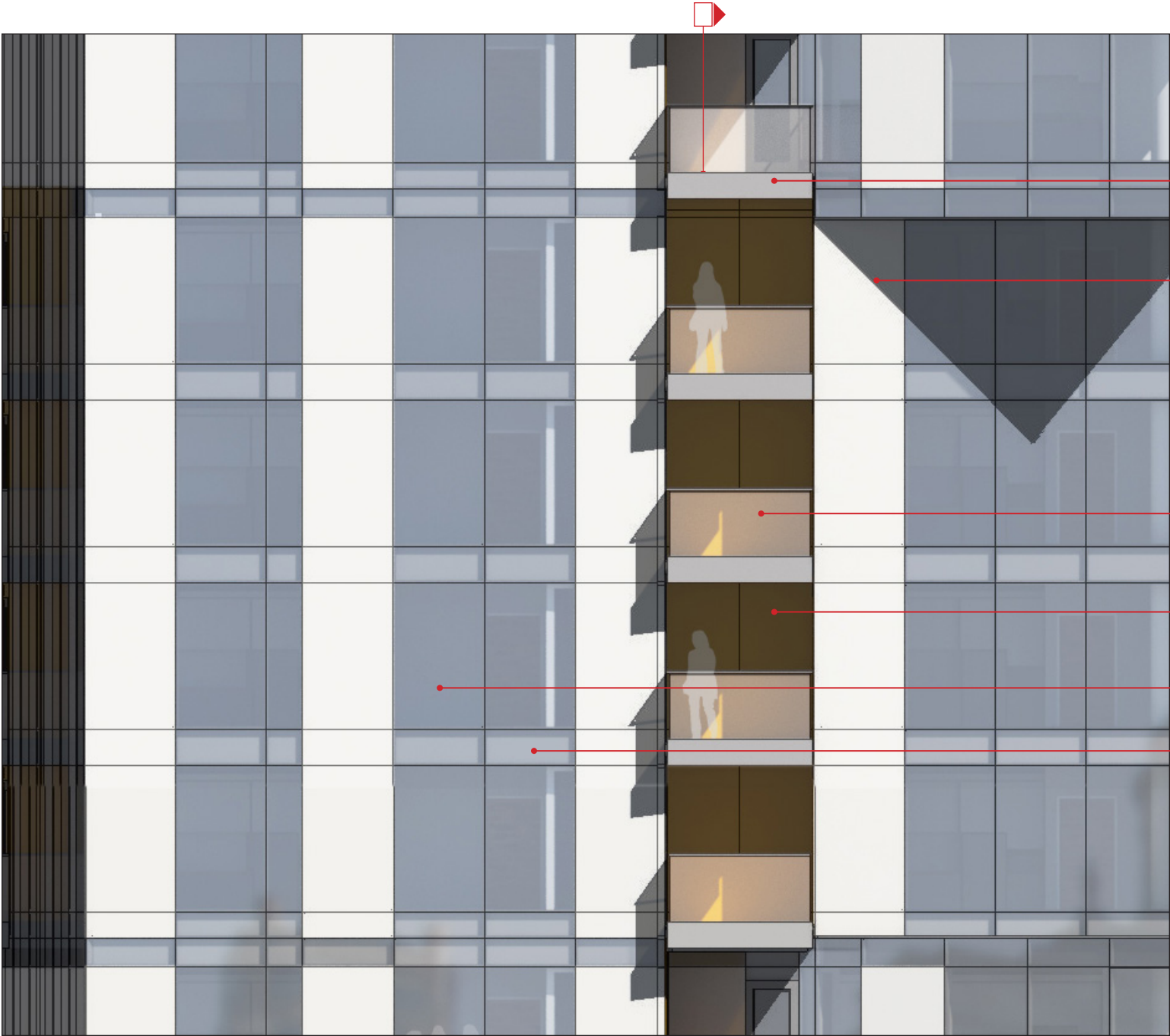


- VISION GLASS (CLEAR)
- INSULATED SPANDREL PANEL (WHITE)
- GLASS BALCONY W/TOP RAIL, FASCIA MP
- PRECAST CONCRETE (WHITE, HONED)
- PEDESTRIAN STEEL/GLASS CANOPY
- PRE-FINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (DARK GREY)
- CLEAR GLAZING (TYP. AT RETAIL)
- 6" BOARD FORM CONCRETE STEM WALL



PRECAST CONCRETE MATERIAL PRECEDENT

# SW PODIUM CORNER - DETAIL: 103 - 11



METAL FASCIA (LIGHT GREY)

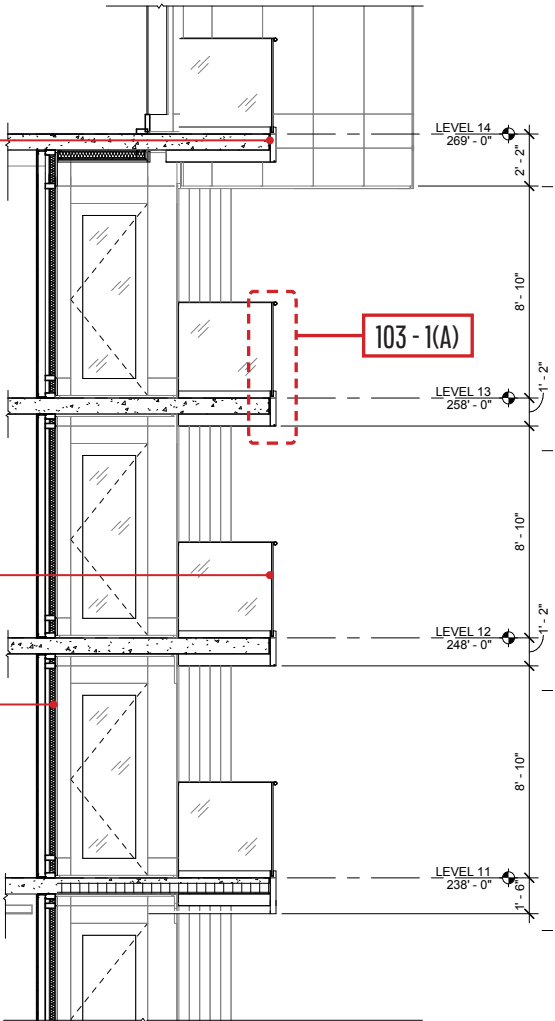
METAL SPANDREL PANEL (WHITE, MATTE FINISH)

GLASS BALCONY W/TOP RAIL, FASCIA MP

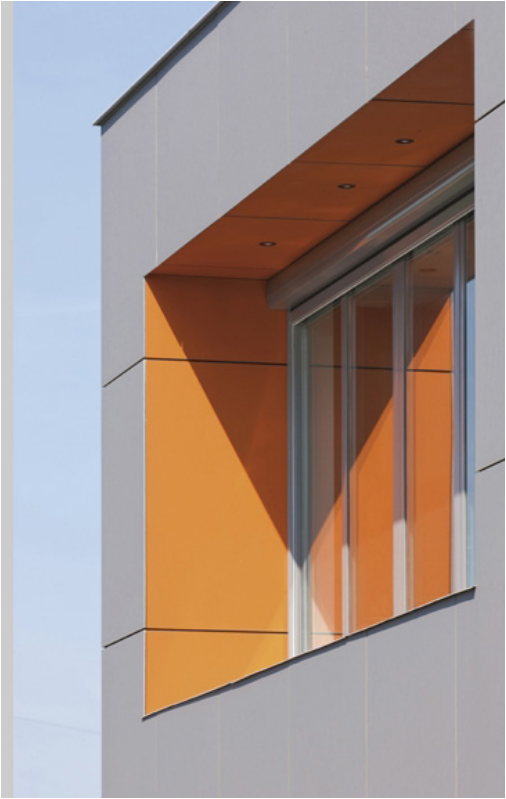
METAL SPANDREL PANEL (MARIGOLD, MATTE FINISH)

VISION GLASS (CLEAR)

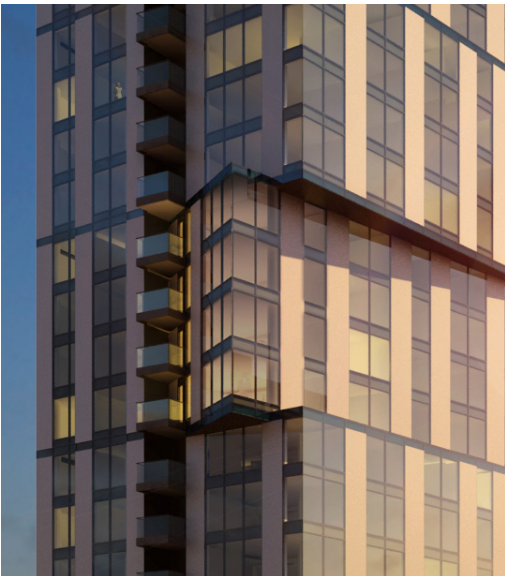
INSULATED SPANDREL PANEL (LT GREY)



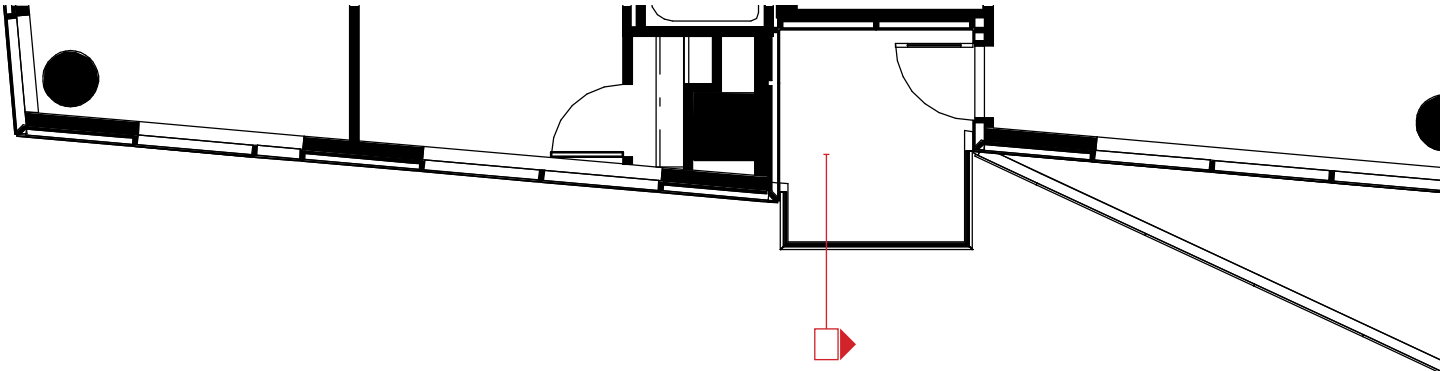
103-1(A)



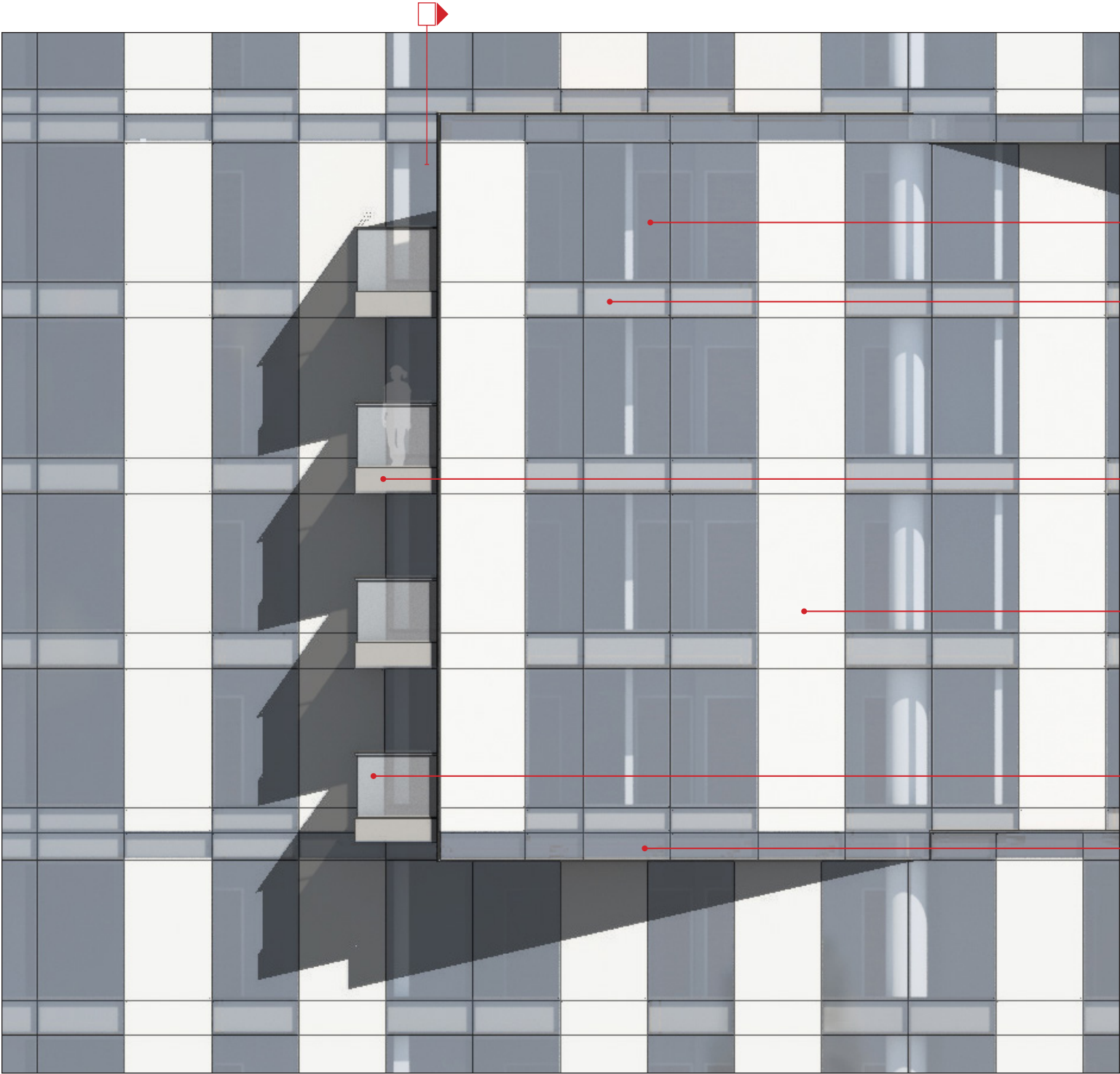
METAL PANEL (MARIGOLD, MATTE FINISH)



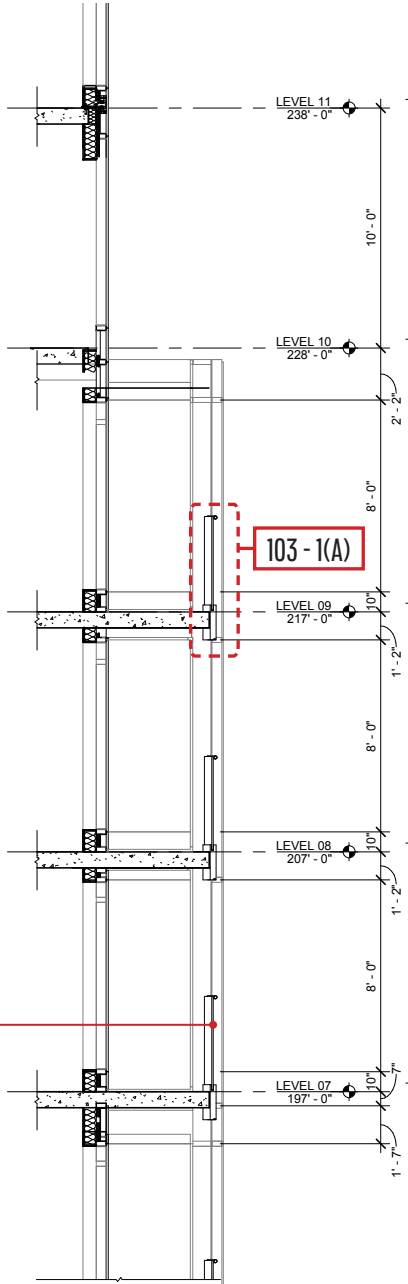
VIEW OF BALCONY TRANSITIONS - NORTH TOWER



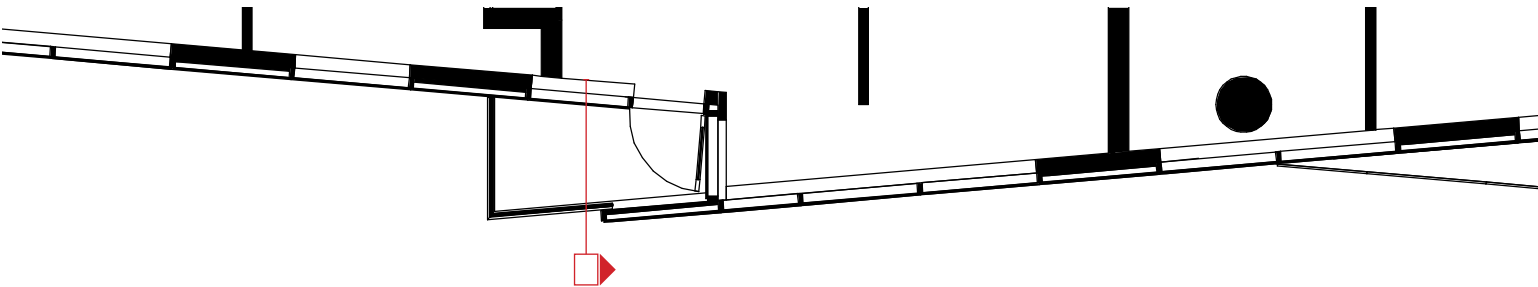
# NORTH TOWER BALCONIES - DETAIL: 103 - 12



- VISION GLASS (CLEAR)
- INSULATED SPANDREL PANEL (LT GREY)
- METAL FASCIA (LIGHT GREY)
- METAL PANEL SPANDREL (WHITE, MATTE FINISH)
- GLASS BALCONY W/TOP RAIL, FASCIA MP
- INSULATED SPANDREL PANEL (DK GREY)

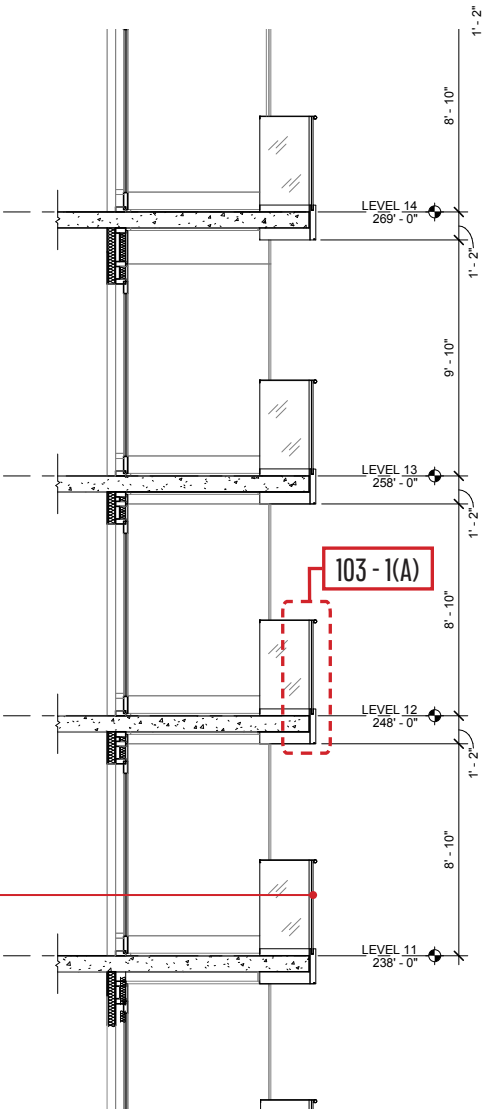
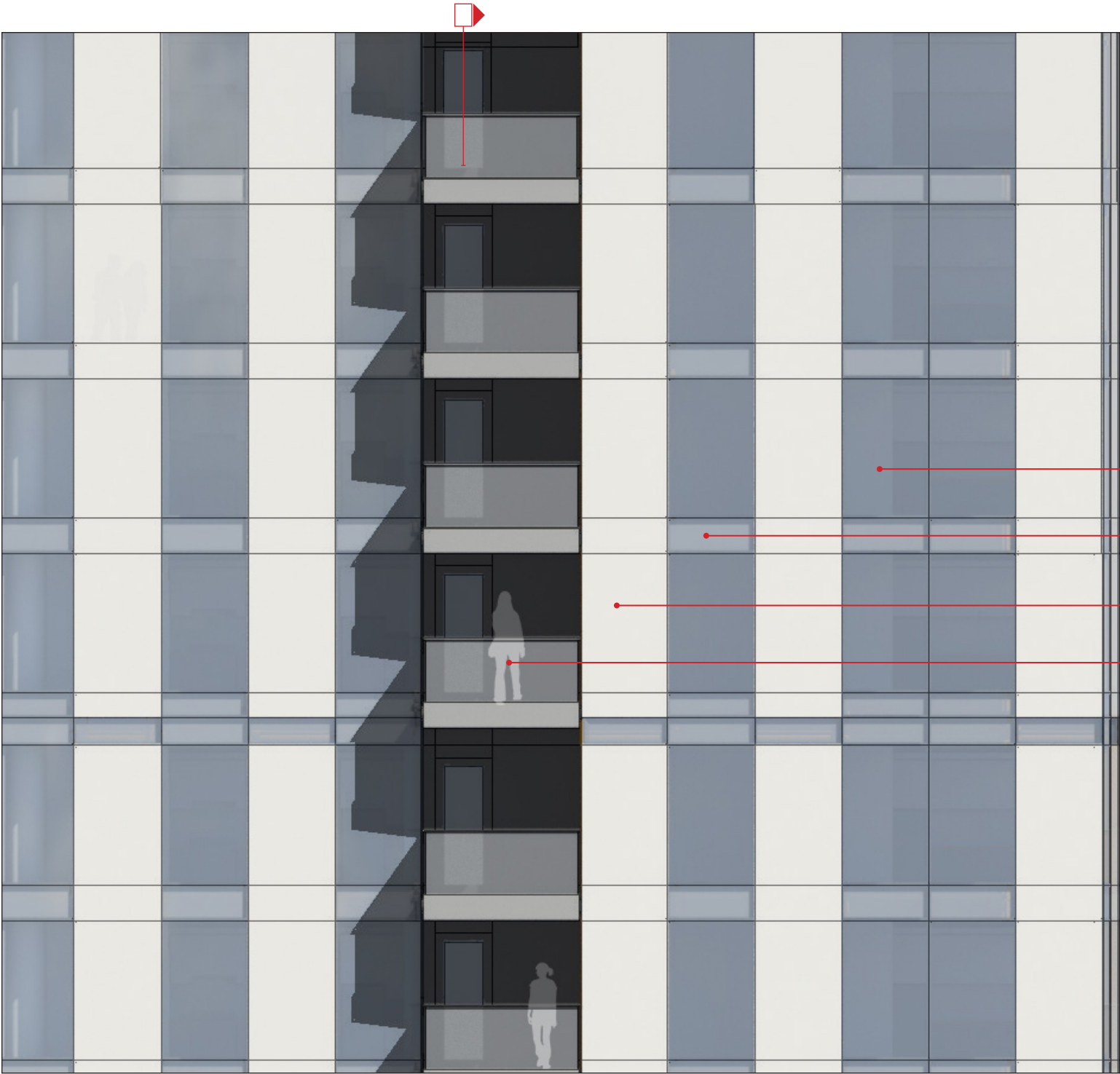


VIEW OF BALCONY TRANSITIONS - EAST TOWER



EAST TOWER BALCONIES - DETAIL: 103 - 13

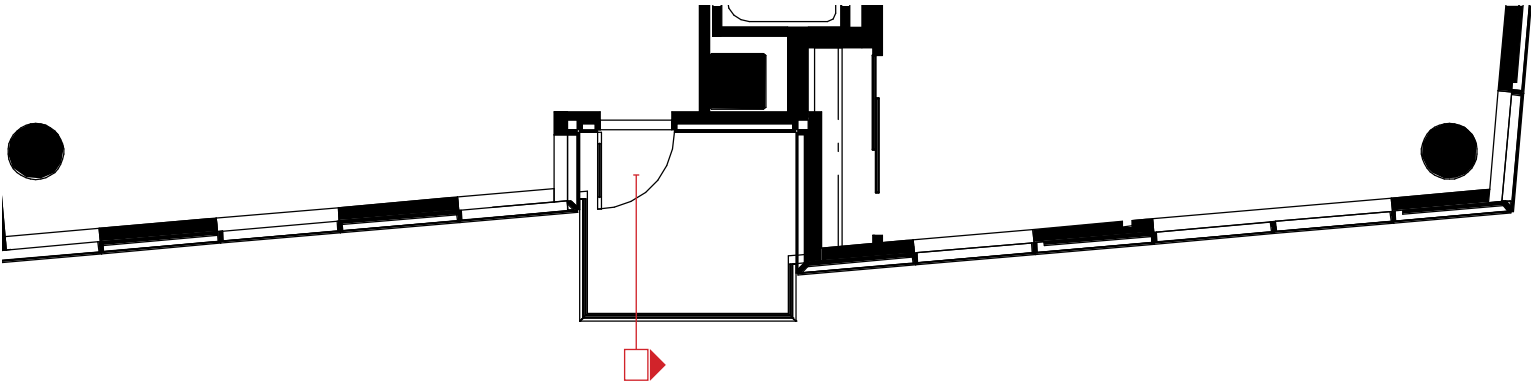




CURTAIN WALL PATTERNING PRECEDENT



VIEW OF BALCONY TRANSITIONS - SOUTH TOWER



SOUTH TOWER BALCONIES - DETAIL: 103 - 14

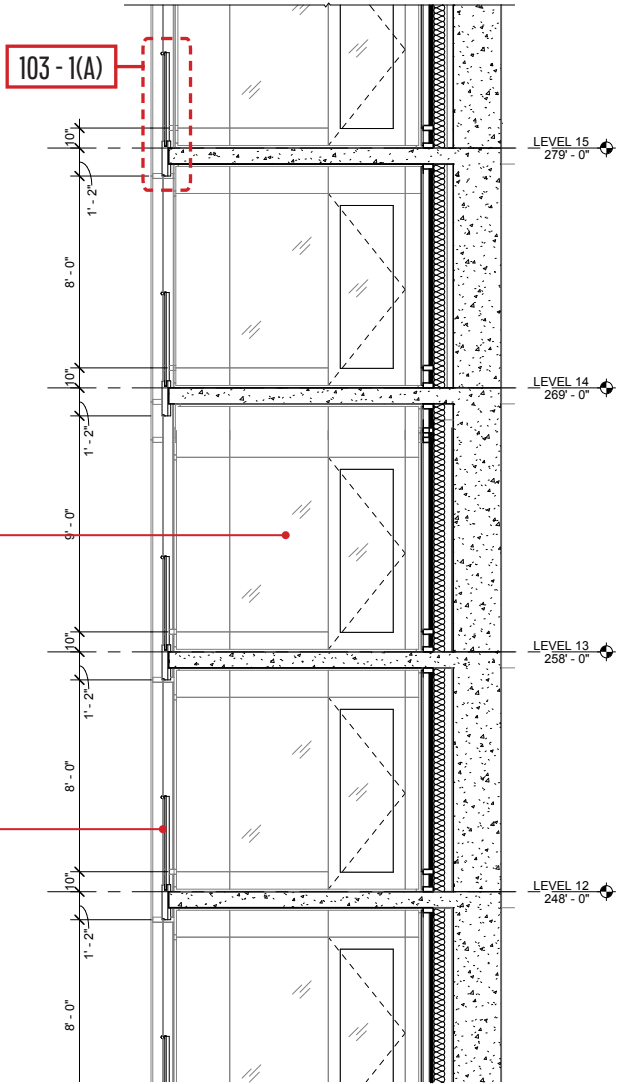


VISION GLASS (CLEAR)

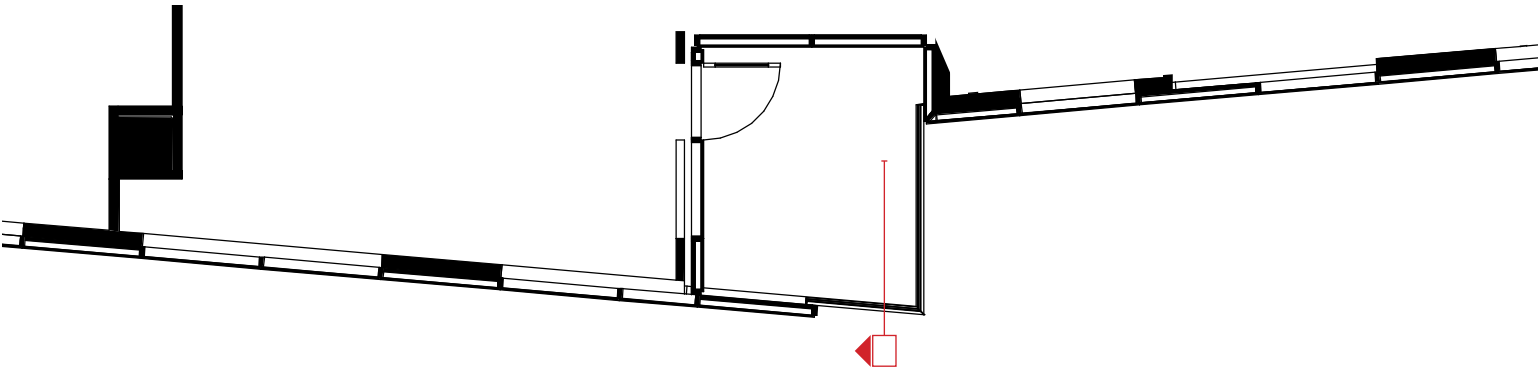
INSULATED SPANDREL PANEL (LT GREY)

GLASS BALCONY W/TOP RAIL, FASCIA MP

INSULATED SPANDREL PANEL (DK GREY)

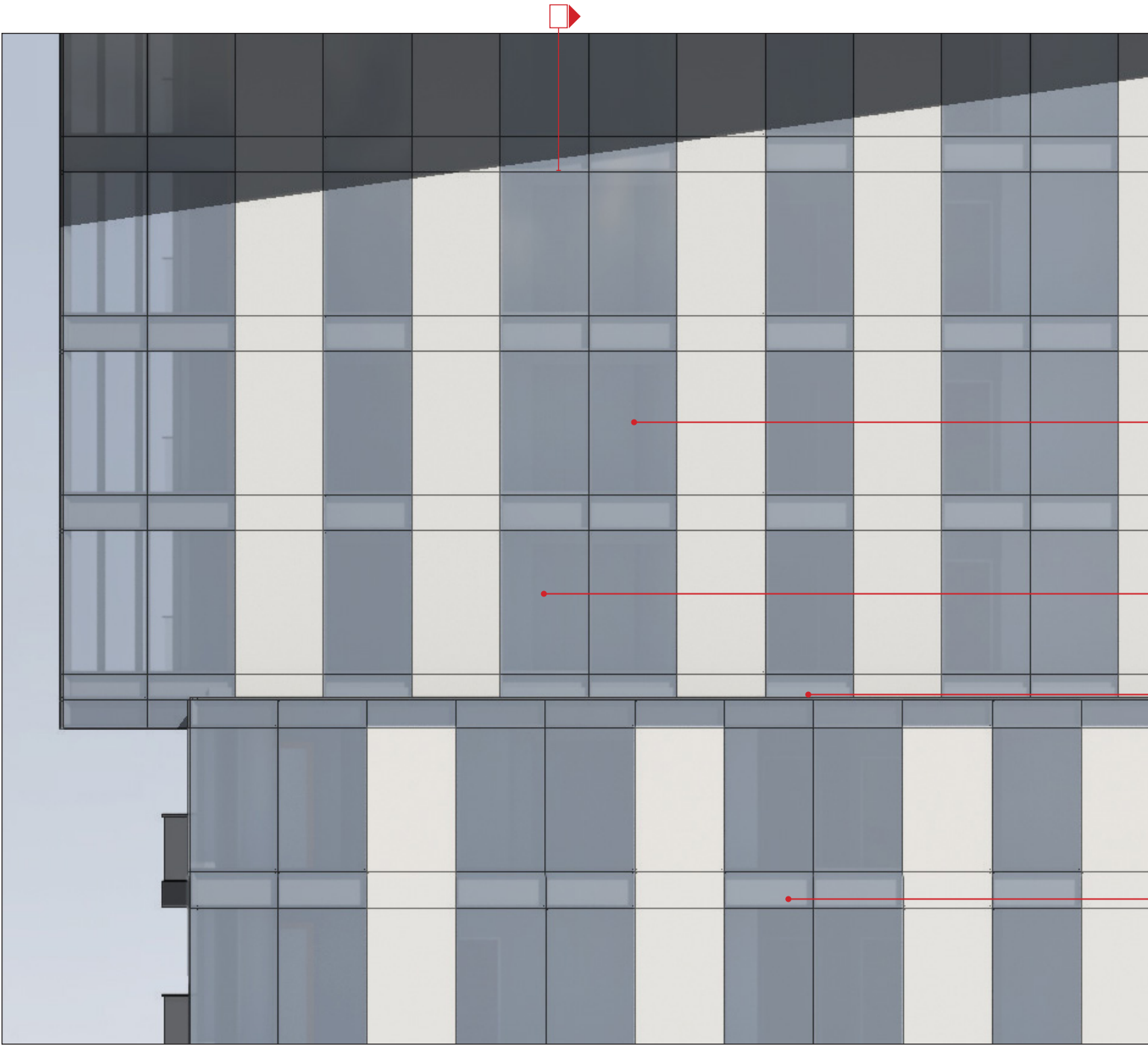


CURTAIN WALL PATTERNING PRECEDENT



WEST TOWER BALCONIES - DETAIL: 103 - 15





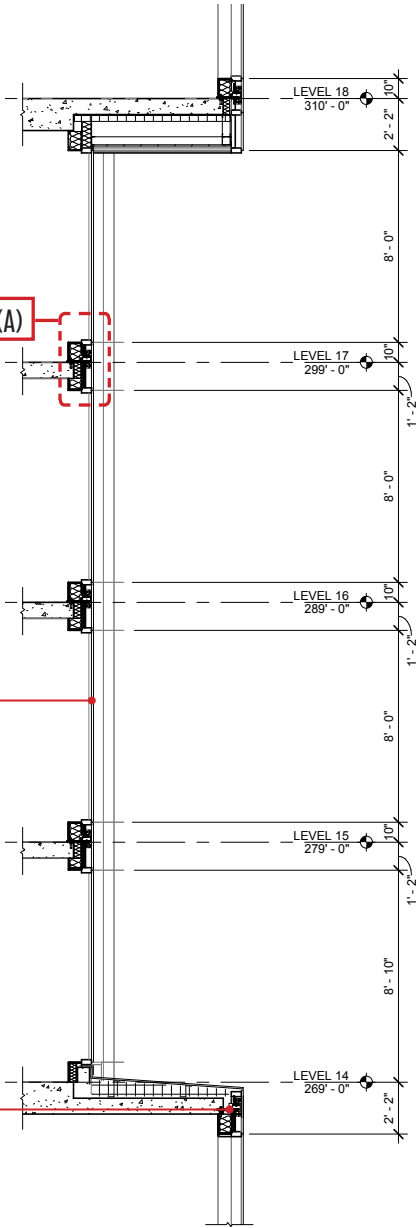
METAL PANEL (WHITE, MATTE FINISH)

VISION GLASS (CLEAR)

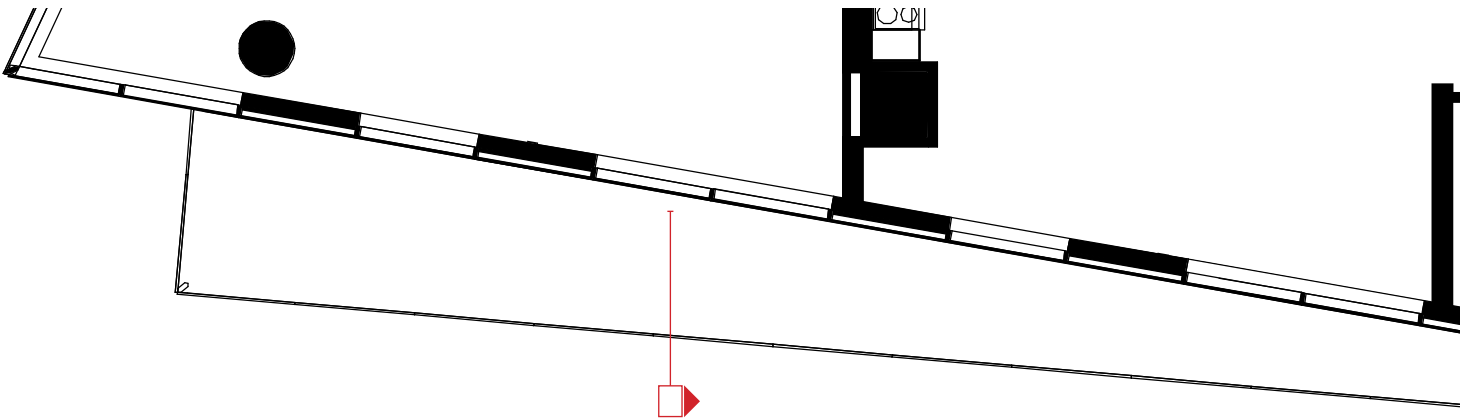
INSULATED SPANDREL PANEL (LT GREY)

INSULATED SPANDREL PANEL (DK GREY)

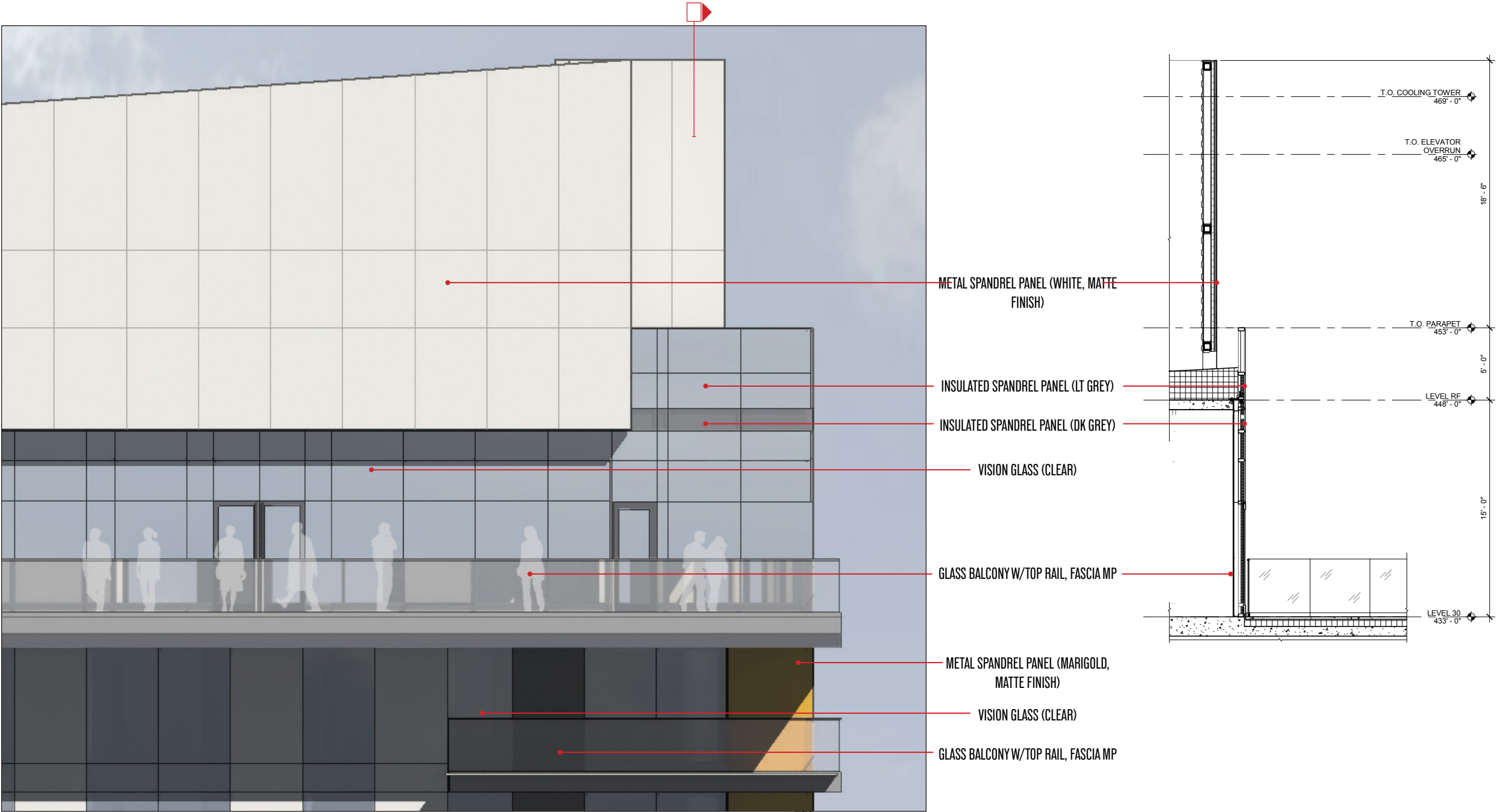
103 - 8(A)



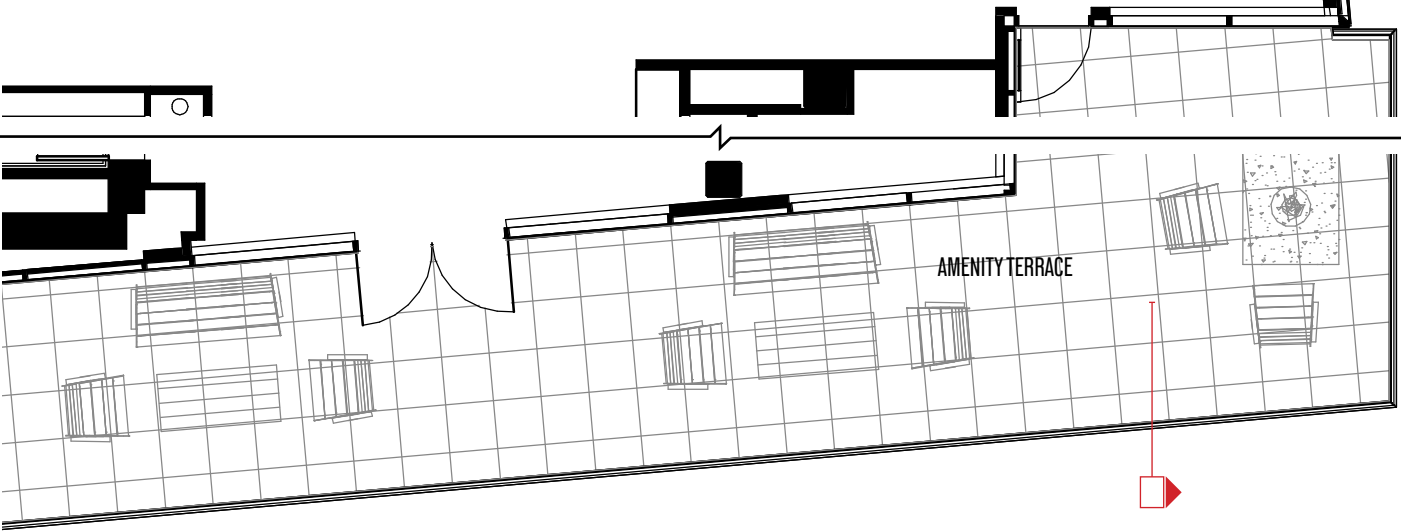
VIEW OF TOWER TRANSITION - NE CORNER



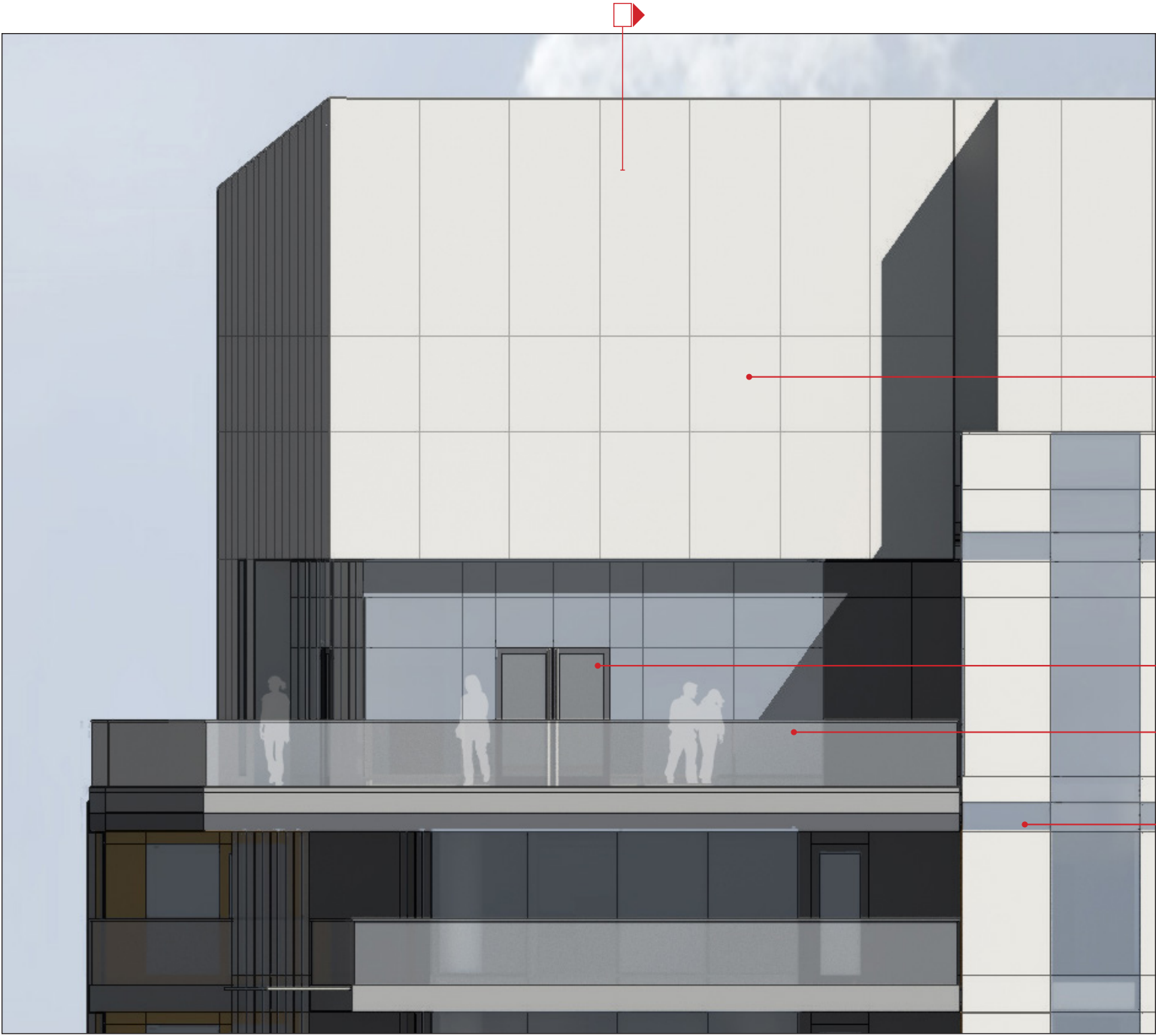
# NW TOWER TRANSITION - DETAIL: 103 - 16



VIEW OF AMENITY TERRACE - SW CORNER TOWER



SW AMENITY TERRACE - DETAIL: 103 - 17

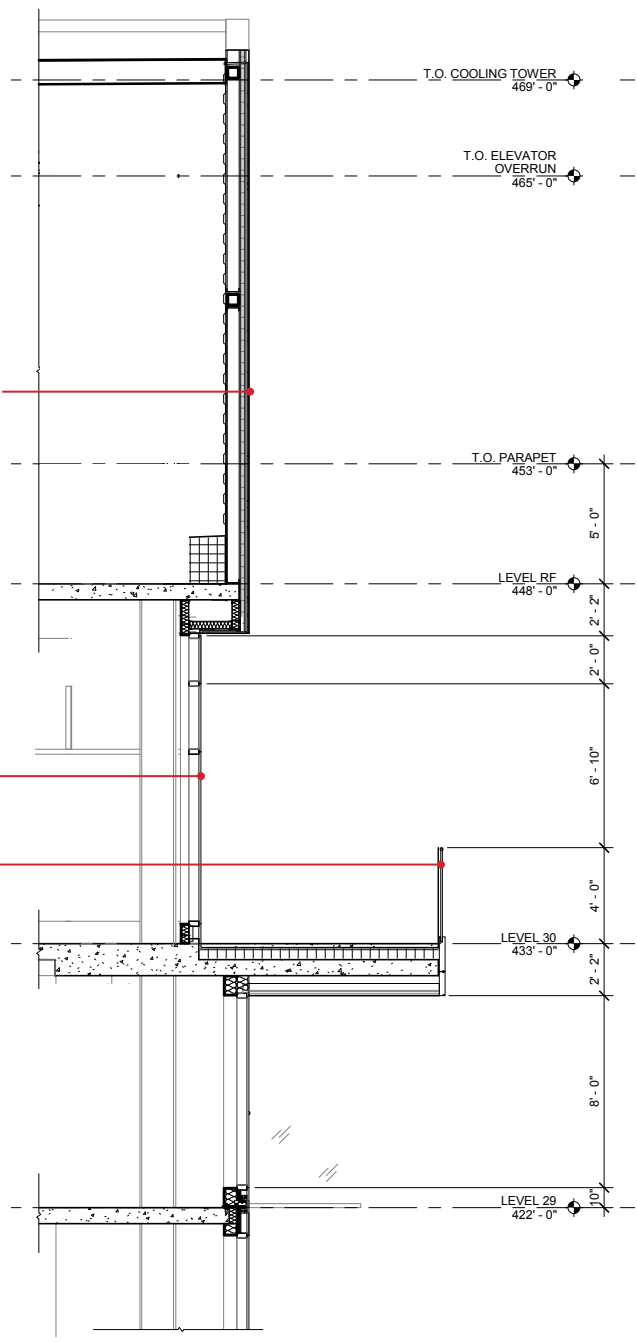


METAL SPANDREL PANEL (WHITE, MATTE FINISH)

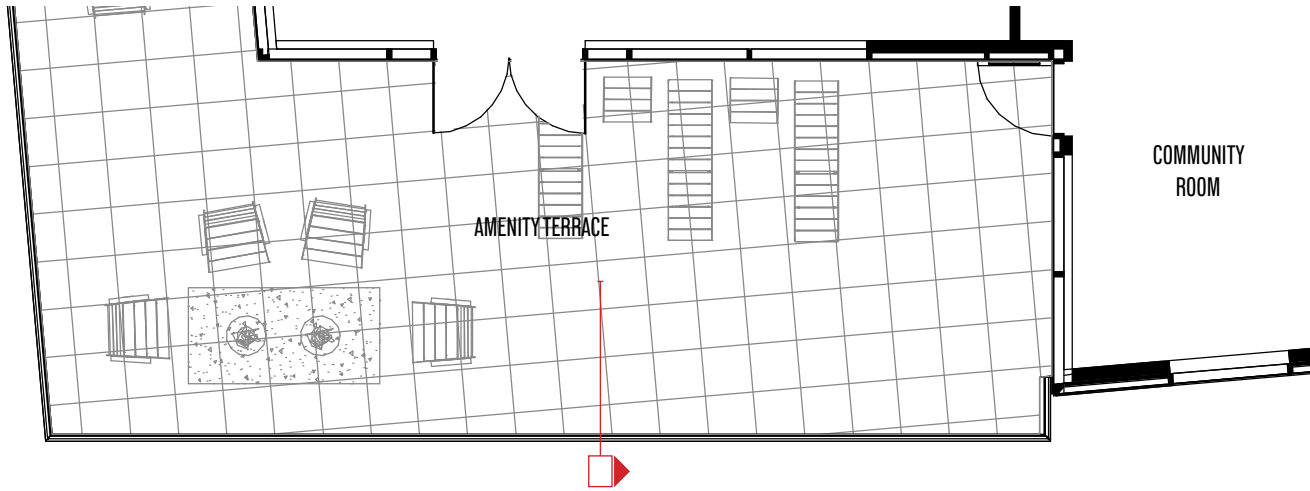
VISION GLASS (CLEAR)

GLASS BALCONY W/TOP RAIL, FASCIA MP

INSULATED SPANDREL PANEL (DK GREY)



VIEW OF AMENITY TERRACE - SW CORNER TOWER

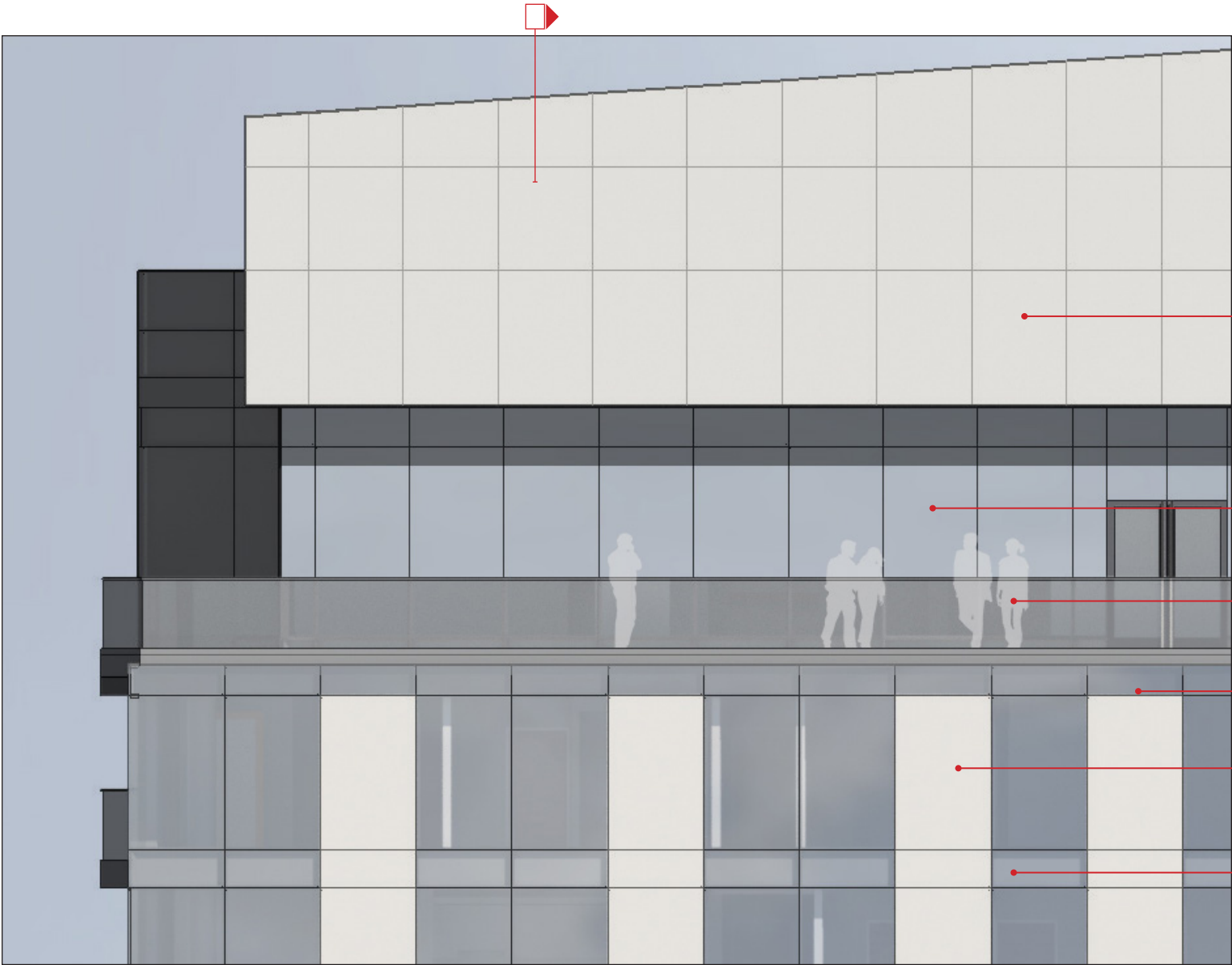


COMMUNITY ROOM

AMENITY TERRACE



SW AMENITY TERRACE - DETAIL: 103 - 18



METAL SPANDREL PANEL (WHITE, MATTE FINISH)

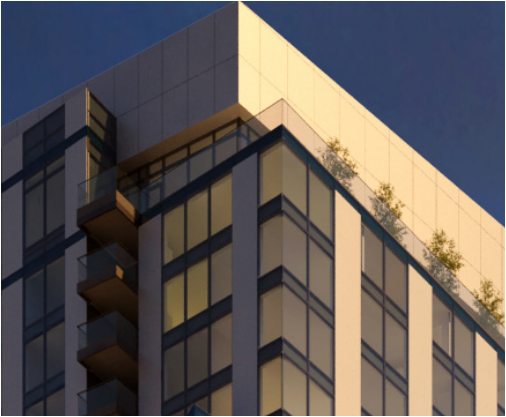
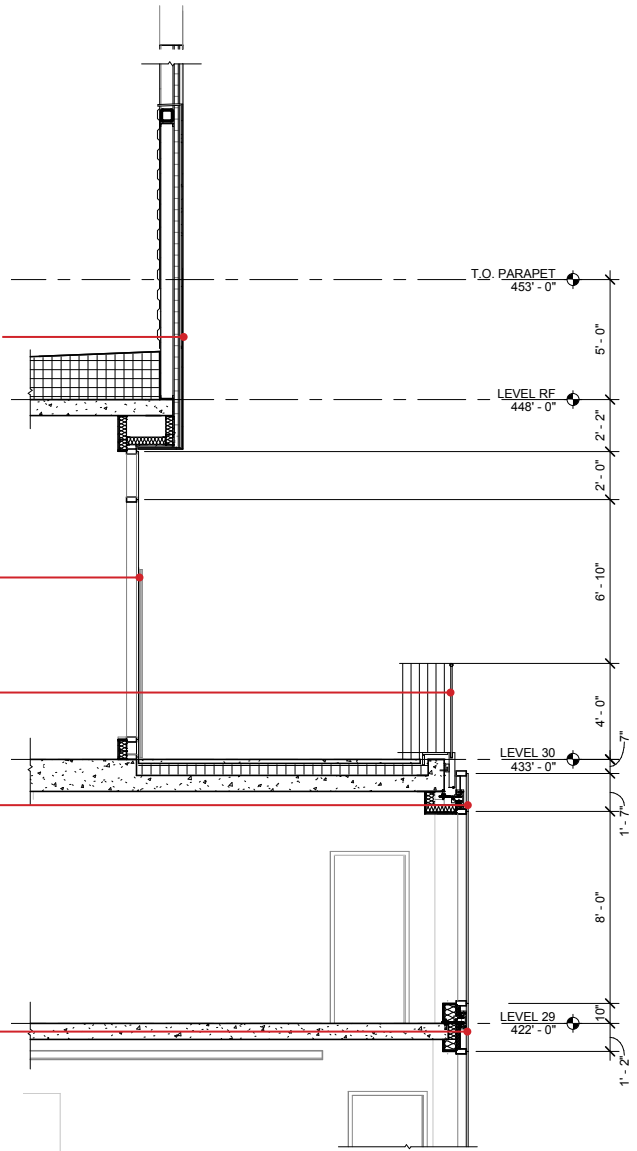
VISION GLASS (CLEAR)

GLASS BALCONY W/TOP RAIL, FASCIA MP

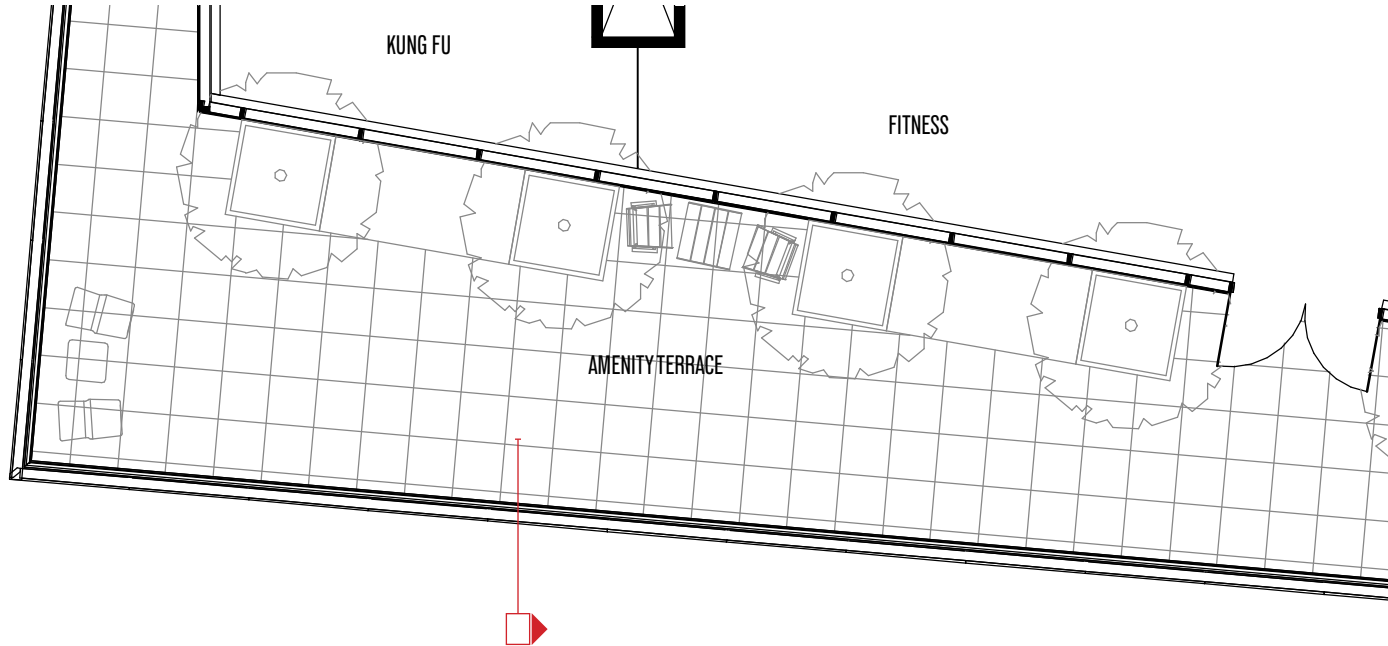
INSULATED SPANDREL PANEL (DK GREY)

METAL PANEL (WHITE, MATTE FINISH)

INSULATED SPANDREL PANEL (LT GREY)



VIEW OF AMENITY TERRACE - NW TOWER CORNER



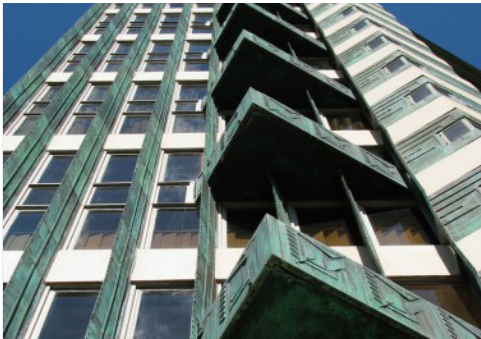
NW AMENITY TERRACE - DETAIL: 103 - 19



- VISION GLASS (CLEAR)
- METAL PANEL (WHITE, MATTE FINISH)
- METAL PANEL (MARIGOLD, MATTE FINISH)
- INSULATED SPANDREL PANEL (LIGHT GREY)
- GLASS BALCONY W/TOP RAIL, FASCIA MP
- INSULATED SPANDREL PANEL (DARK GREY)
- DARK GREY FRAME WINDOWS W/CLEAR GLASS
- PRECAST CONCRETE (WHITE, HONEY)
- GFRC (DARK GREY, BRUSHED)
- CLEAR LOW-IRON GLAZING
- 6" WALNUT BOARD



REPRESENTATIVE IMAGE OF PRECAST CONCRETE WALL



REPRESENTATIVE IMAGE OF GLASS RAILING



REPRESENTATIVE IMAGE OF CURTAIN WALL



REPRESENTATIVE IMAGE OF ECO ROOF



REPRESENTATIVE IMAGE OF DARK GREY GFRC



REPRESENTATIVE IMAGE OF WOOD SIDING



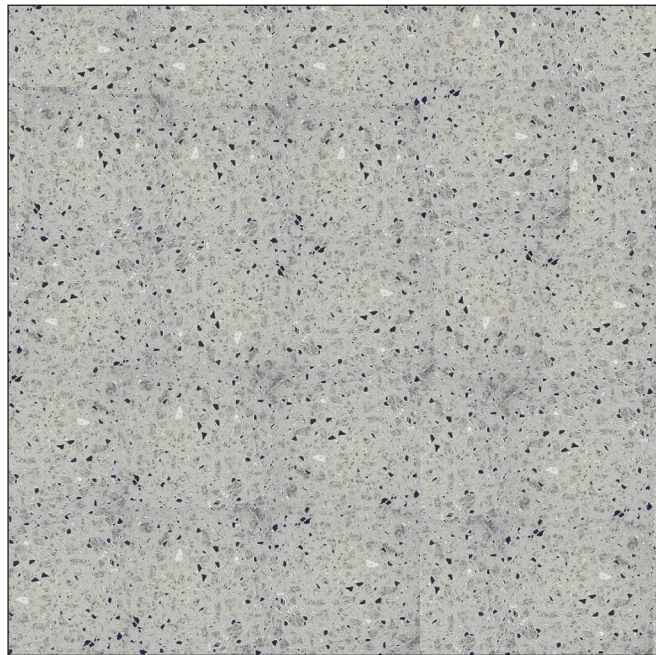
REPRESENTATIVE IMAGE OF GLASS LOADING DOCK DOOR



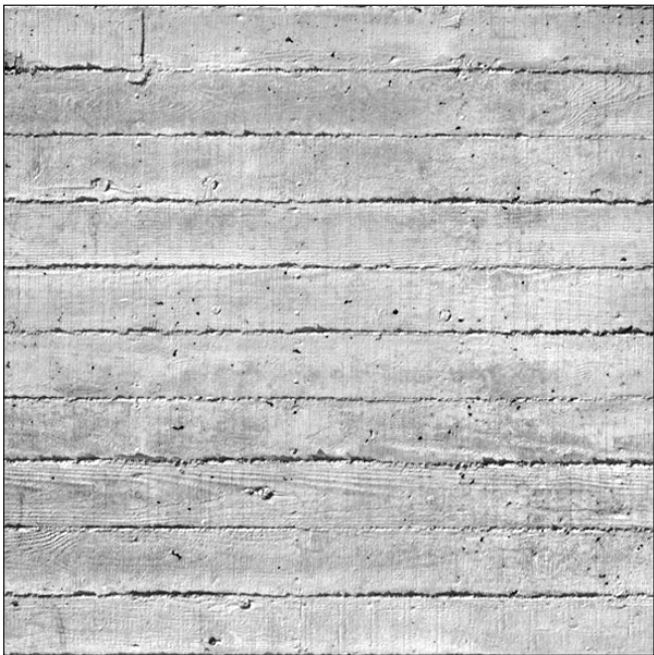
REPRESENTATIVE IMAGE OF GLASS CANOPY

EXTERIOR FEATURES

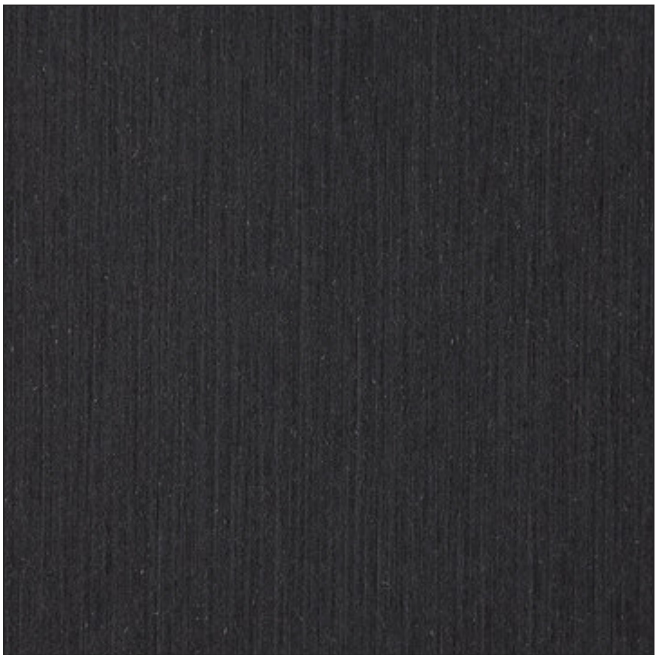




CONCRETE BLEND (PAVERS)



CONCRETE (NATURAL - BOARDFORM)



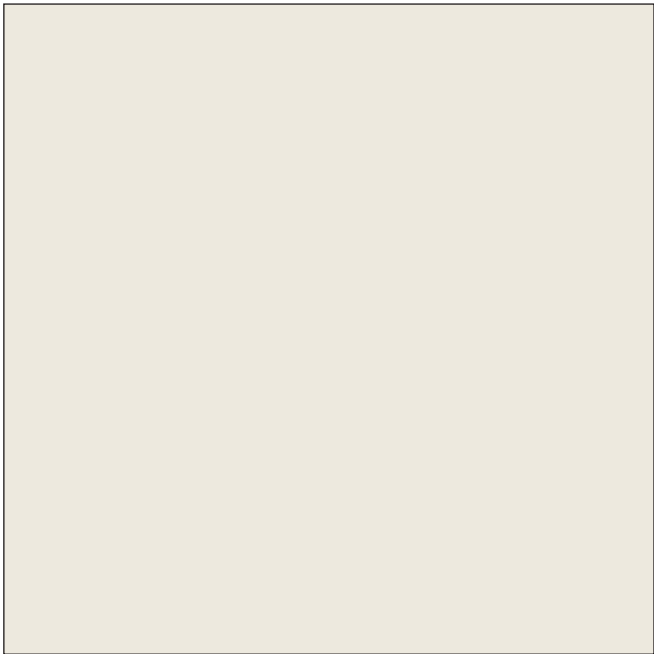
GFRC (EXPOSED FASTENERS, DARK GREY, BRUSHED)



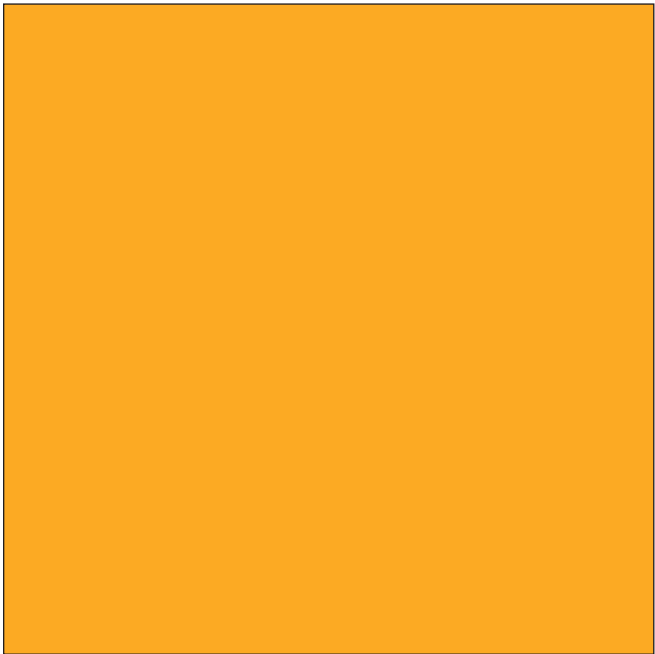
.040 ALUMINUM HONEYCOMB CORE PANEL (DARK GREY, MATTE FINISH)



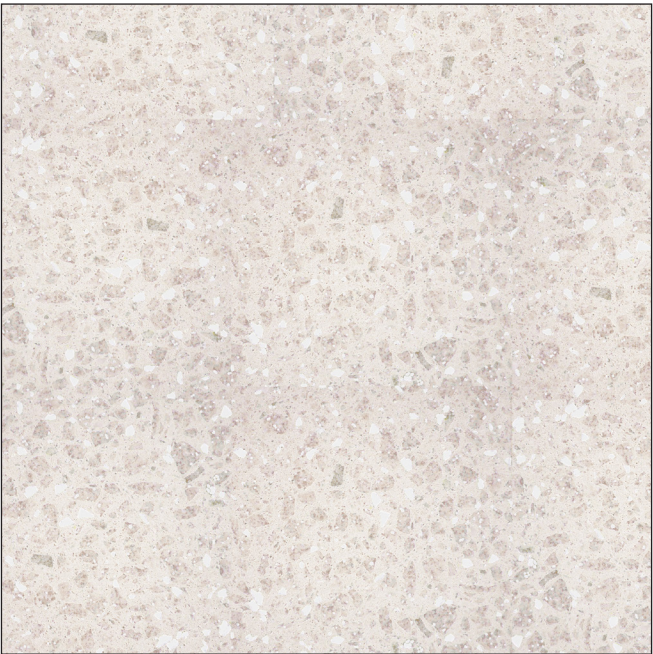
.040 ALUMINUM HONEYCOMB CORE PANEL (GREY, MATTE FINISH)



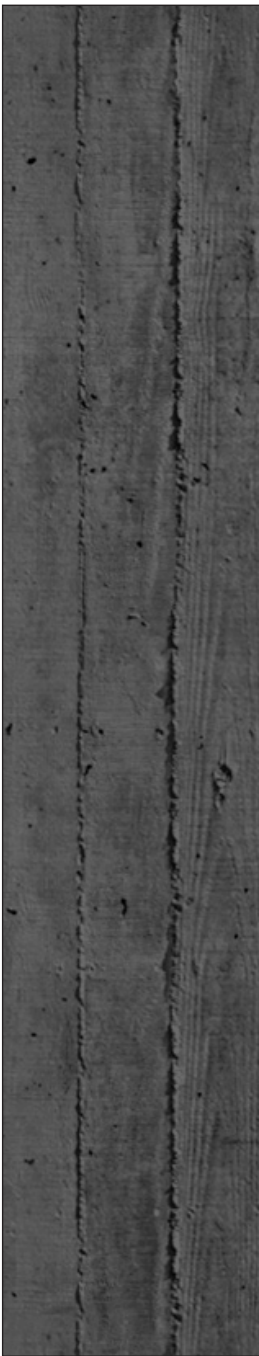
.040 ALUMINUM HONEYCOMB CORE PANEL (WHITE, MATTE FINISH)



.040 ALUMINUM HONEYCOMB CORE PANEL (MARIGOLD, MATTE FINISH)

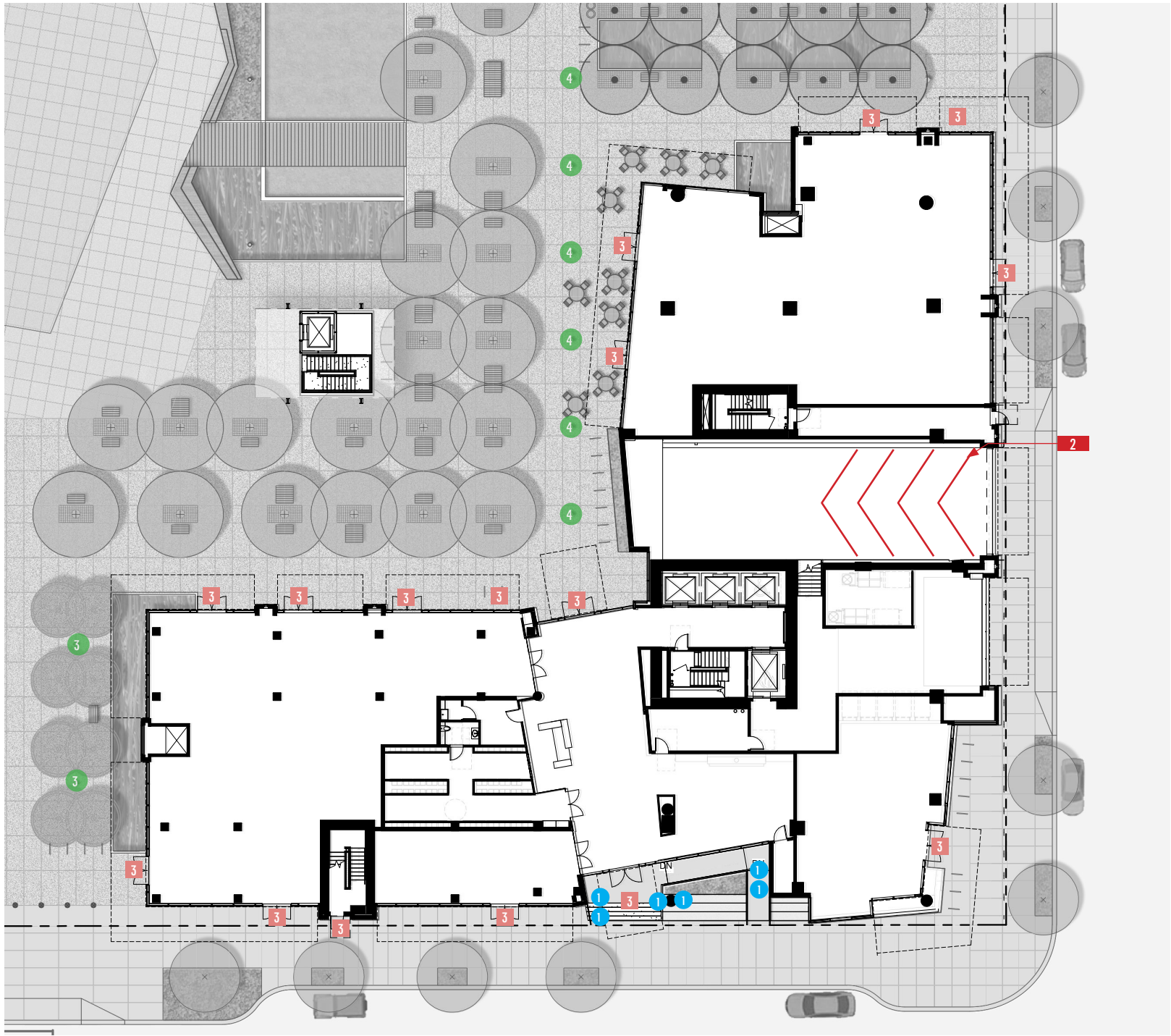


PRECAST CONCRETE (WHITE, HONED)

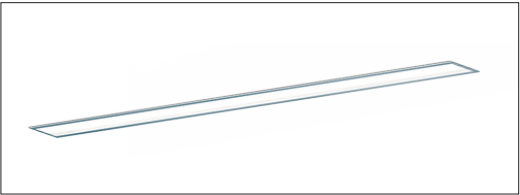


CONCRETE  
(DYED DARK GREY - BOARDFORM)

MATERIAL PALETTE



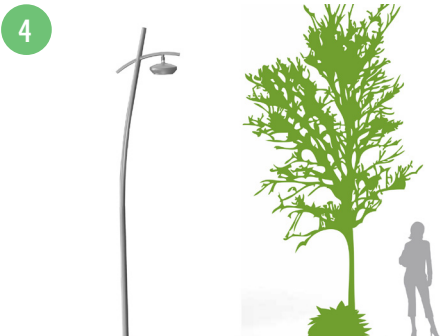
**1** **SLOT LED LIGHT**  
COLOR: 3500K  
MOUNT: WALL



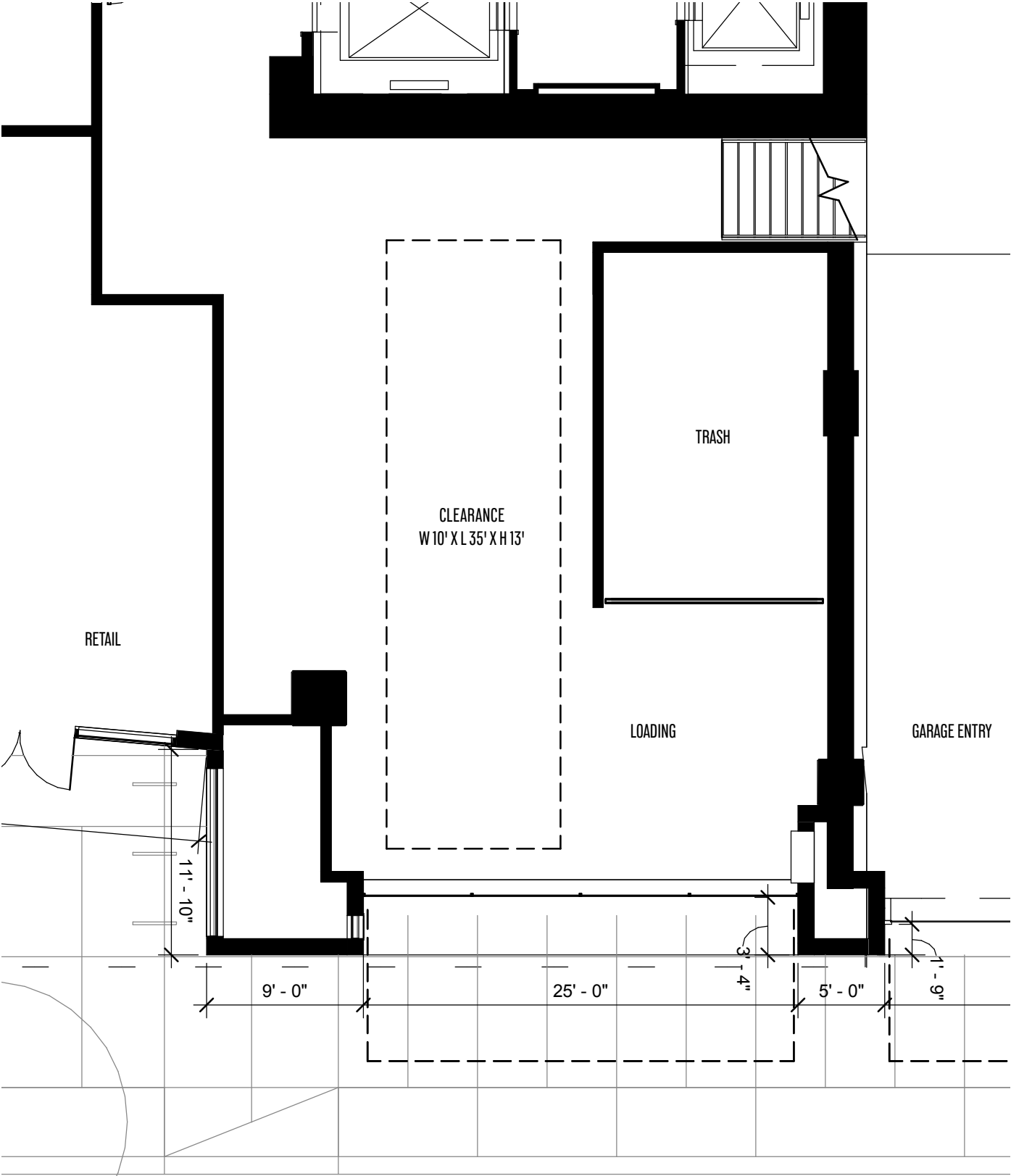
**2** **LINEAR LED**  
FINISH: ALUMN. HOUSING / ACRYLIC LENS  
COLOR: 3500K  
MOUNT: RECESSED



**3** **4' LINEAR LED**  
FINISH: ALUMN. HOUSING / ACRYLIC LENS  
COLOR: 3500K  
MOUNT: SURFACE



**EXTERIOR LIGHTING PLAN**



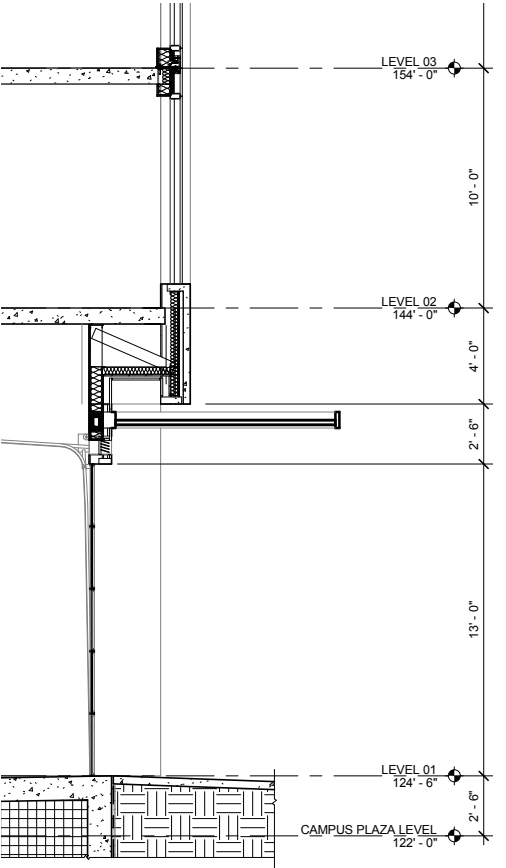
FLOOR PLAN - GROUND FLOOR LOADING DOCK



EAST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR



LOADING DOCK



*View of Block 103 from the terrace of Block 91*







*View of Block 103 from the corner of NE Oregon St. & NE 9th Ave.*