



BLOCK 90

DESIGN DRAWINGS

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

BLOCK 90



21 FLOORS

274
For-rent housing units

300,808
GSF of housing

14,141
GSF of retail

13,831
GSF of retail

APARTMENTS
RETAIL
AMENITY
SERVICE/SUPPORT



GROUND FLOOR PLAN

21
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



TYPICAL PODIUM PLAN - FLOORS 02-05

- 11
- For-rent housing units
- APARTMENTS

RETAIL

AMENITY

SERVICE/SUPPORT



TERRACE PLAN - FLOOR 06

13
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



TYPICAL TOWER PLAN - FLOORS 07-20

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT

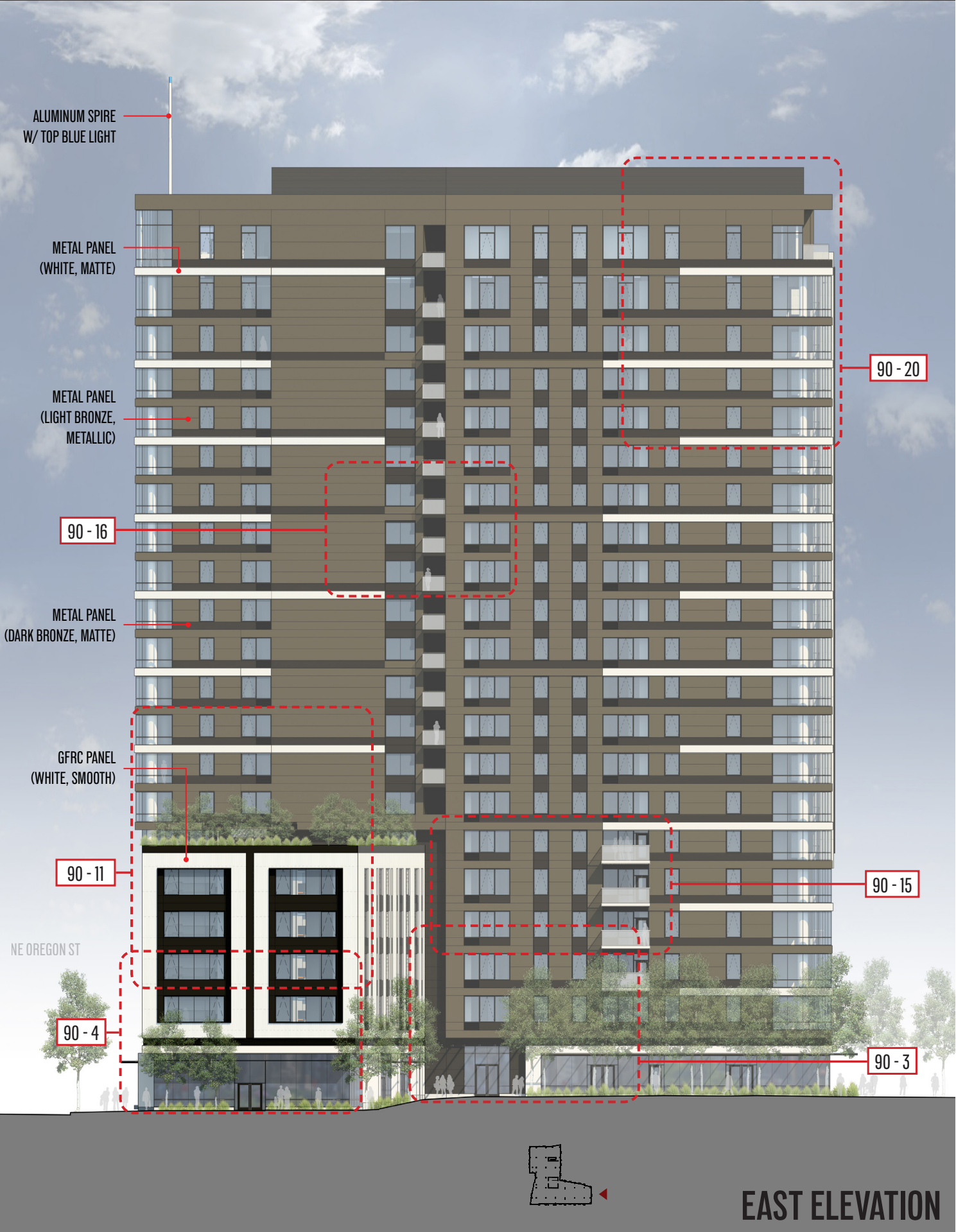


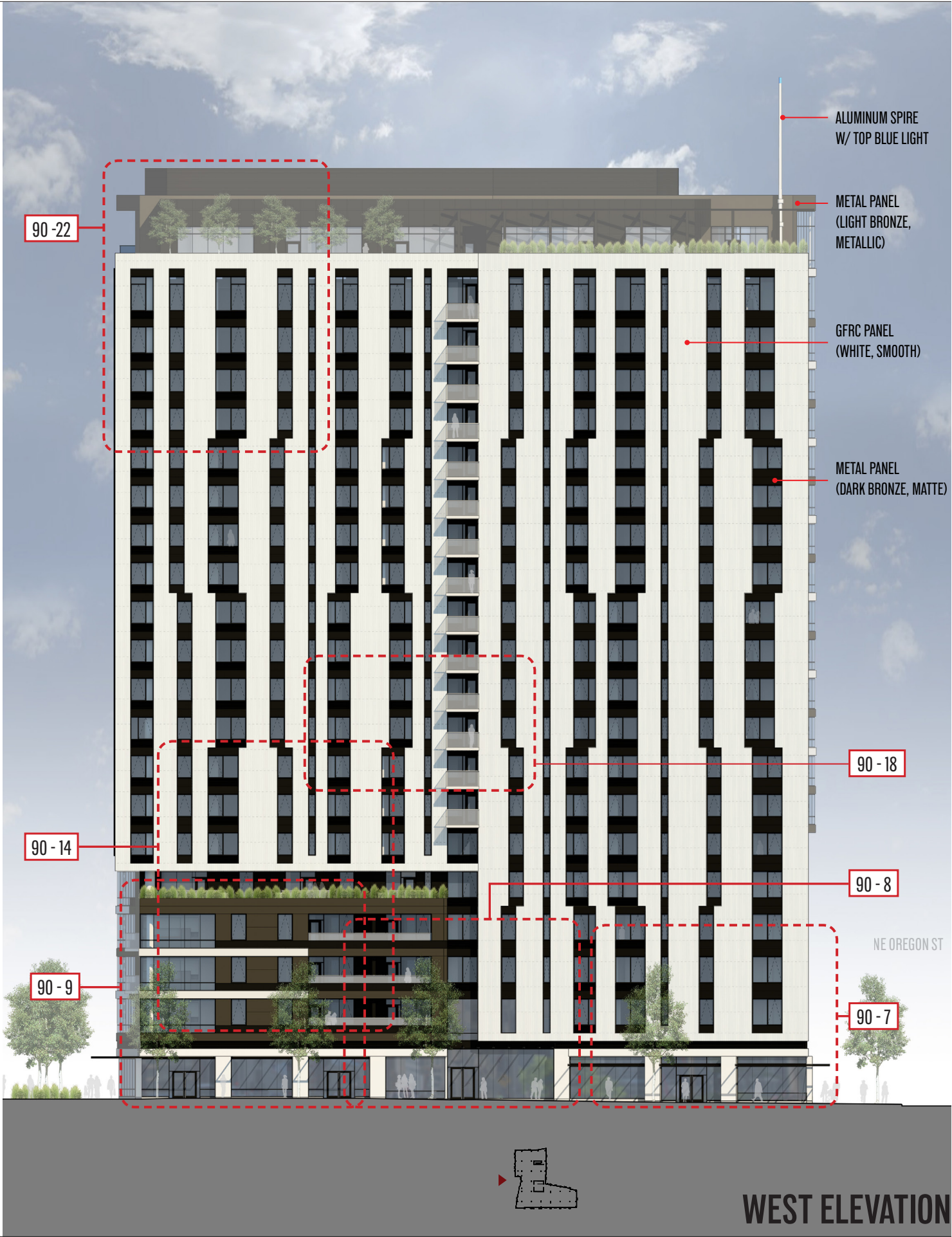
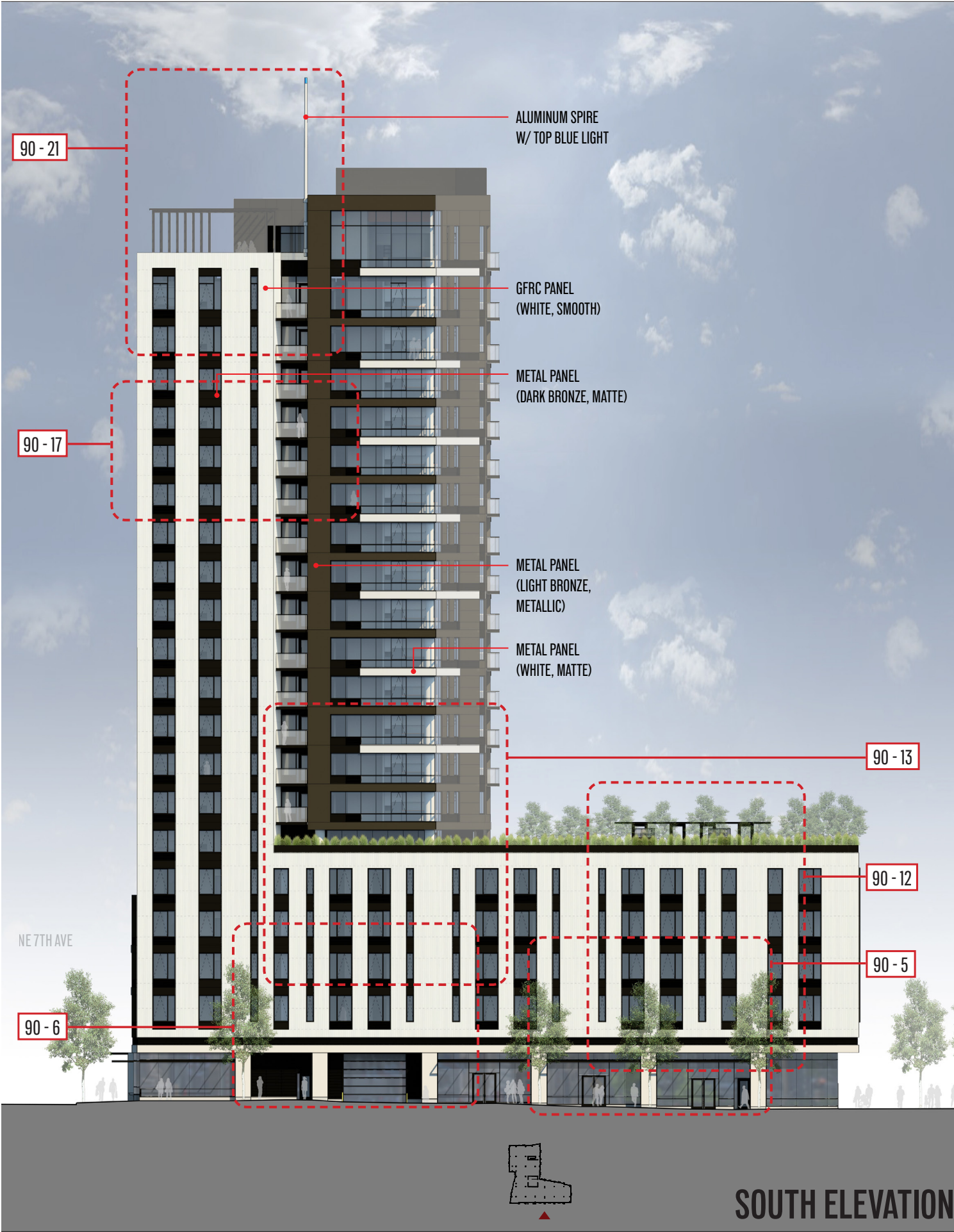
AMENITY PLAN - FLOOR 21



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT

ROOF PLAN





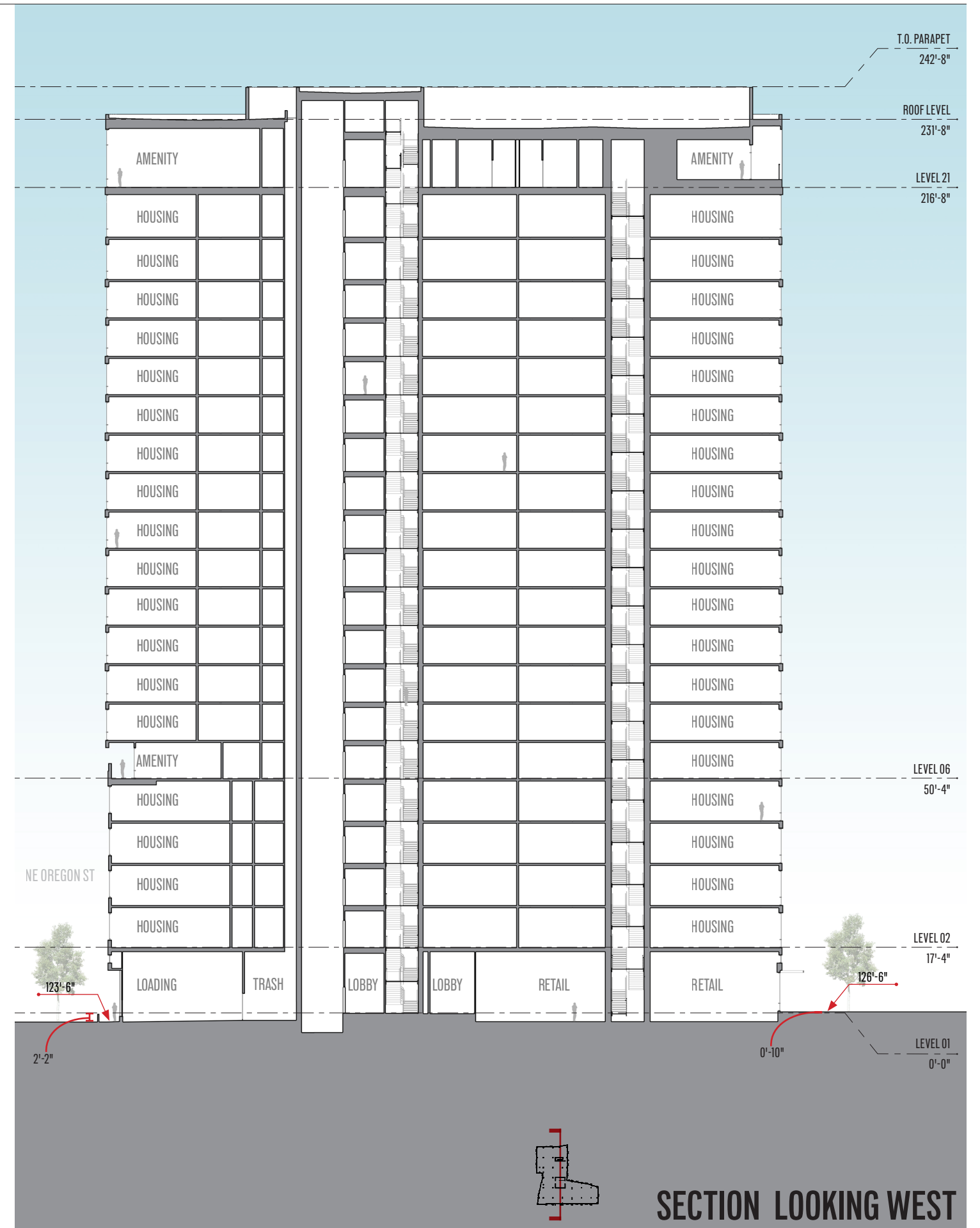
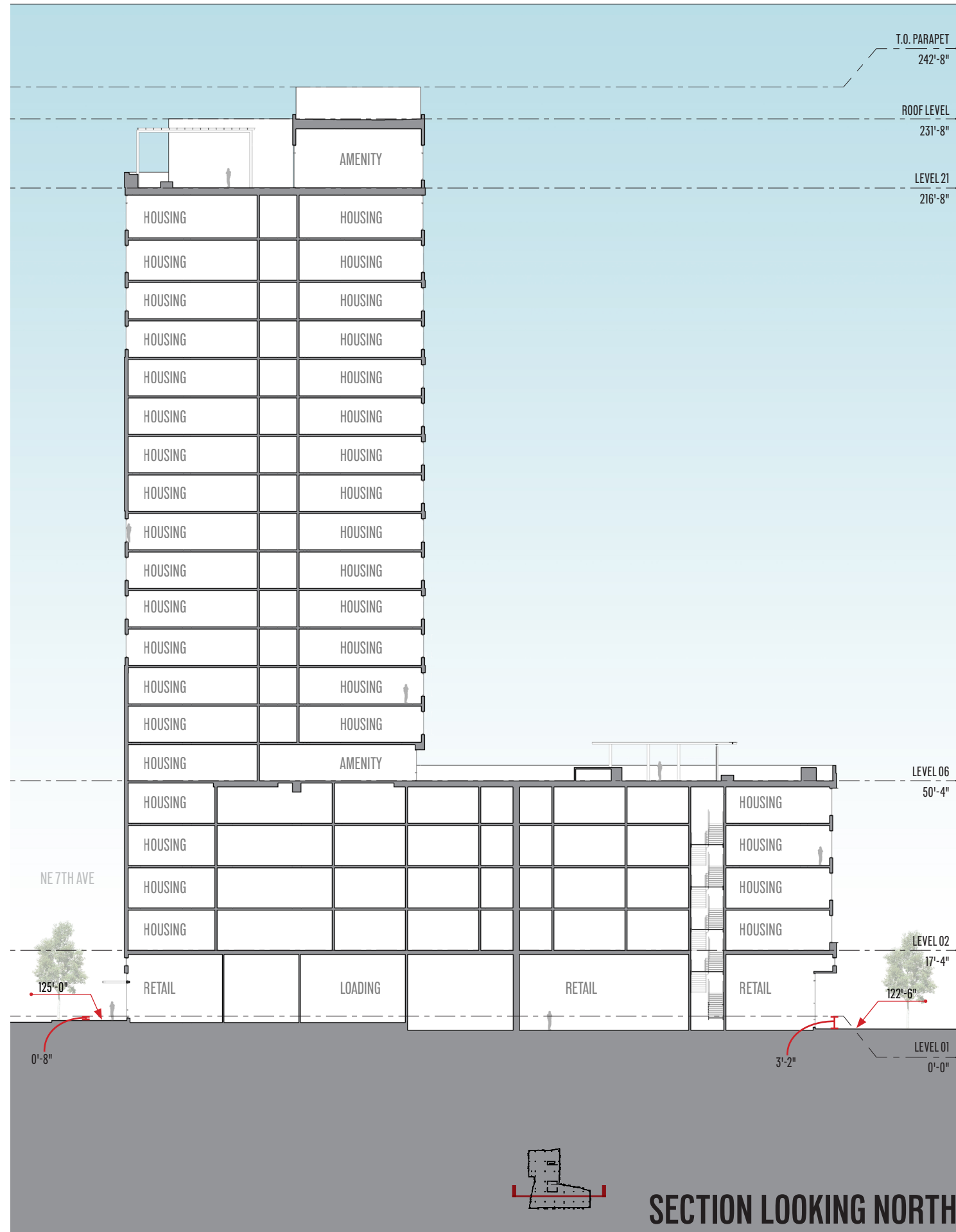
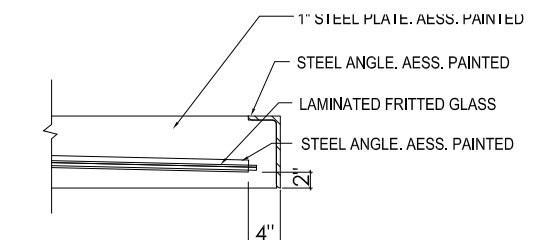
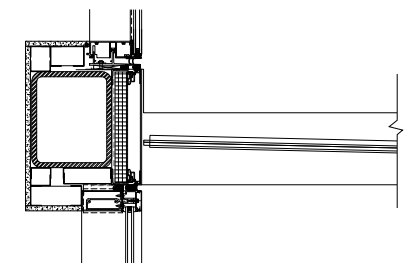
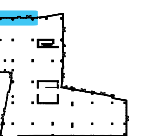




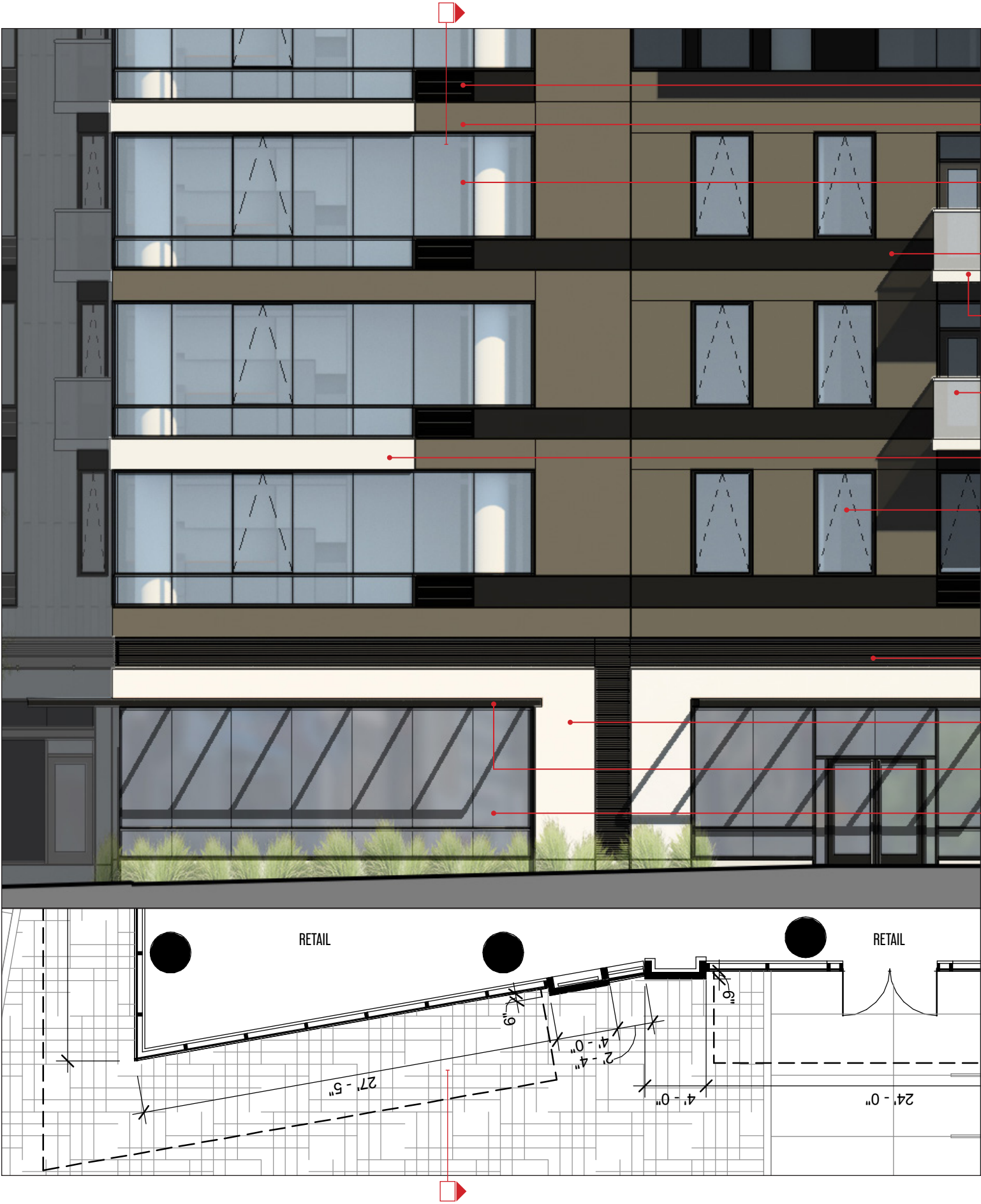
IMAGE OF PODIUM AT NW CORNER



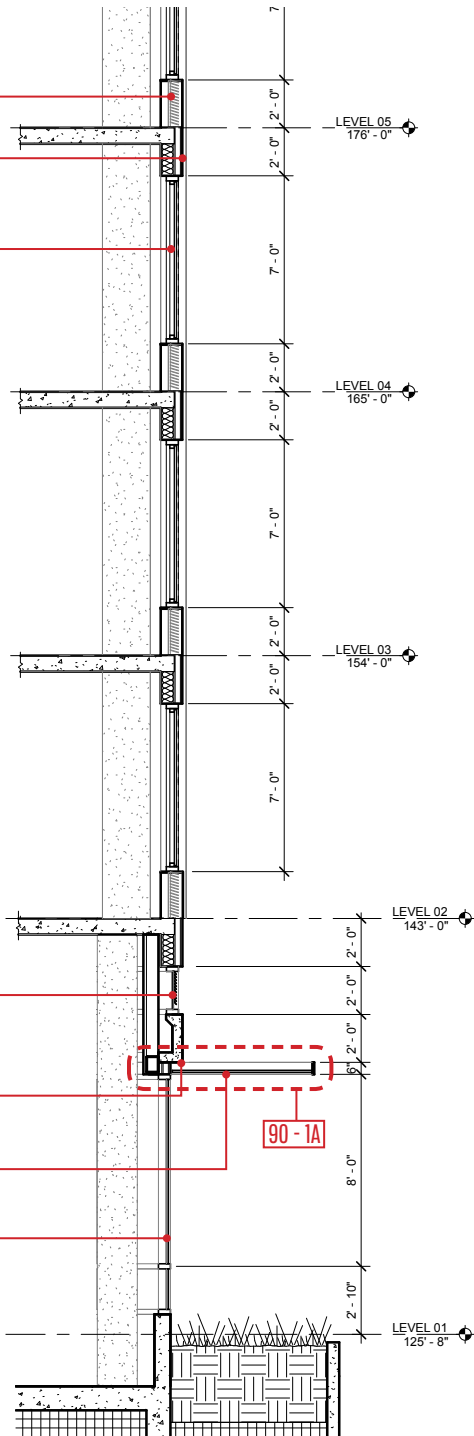
A. RETAIL CANOPY SECTION DETAIL TYP.

$$1/2'' = 1'-0''$$


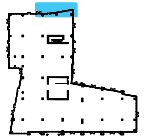
NW PODIUM CORNER - DETAIL: 90 - 1



- METAL LOUVER (DARK BRONZE)
- METAL PANEL (LIGHT BRONZE, METALLIC)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS
- METAL PANEL (DARK BRONZE, MATTE)
- METAL PANEL FASCIA (WHITE, MATTE)
- ALL GLASS GUARDRAIL W/ ALUMINUM TOP RAIL
- METAL PANEL (WHITE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS
- METAL LOUVER (DARK BRONZE)
- PRECAST CONCRETE (WHITE, HONED)
- STEEL & GLASS CANOPY
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS



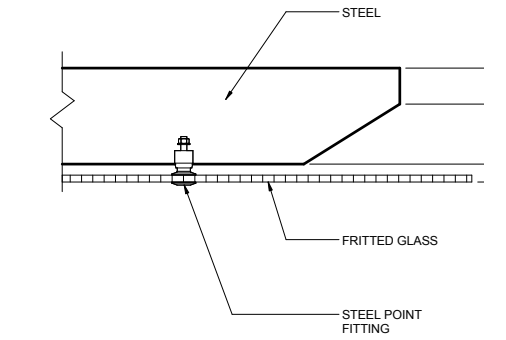
REPRESENTATIVE IMAGE OF METAL LOUVER



NE RETAIL CORNER - DETAIL: 90 - 2

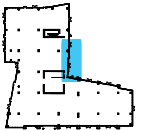


REPRESENTATIVE IMAGE OF STEEL AND GLASS CANOPY



A. ENTRY CANOPY SECTION DETAIL AT GLASS END TYP.

3/4" = 1'-0"

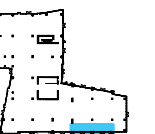


EAST PASS-THROUGH LOBBY - DETAIL: 90 - 3





REPRESENTATIVE IMAGE OF FRAMED CURTAIN WALL



SOUTH PODIUM - DETAIL: 90 - 5



- ALUM. PUNCH WINDOW W/ CLEAR GLASS
- METAL PANEL (DARK BRONZE, MATTE)
- METAL LOUVER (DARK BRONZE)
- GFRC PANEL (WHITE, SMOOTH)
- METAL LOUVER (DARK BRONZE)
- PRECAST CONCRETE (WHITE, HONED)
- STEEL & GLASS CANOPY
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS

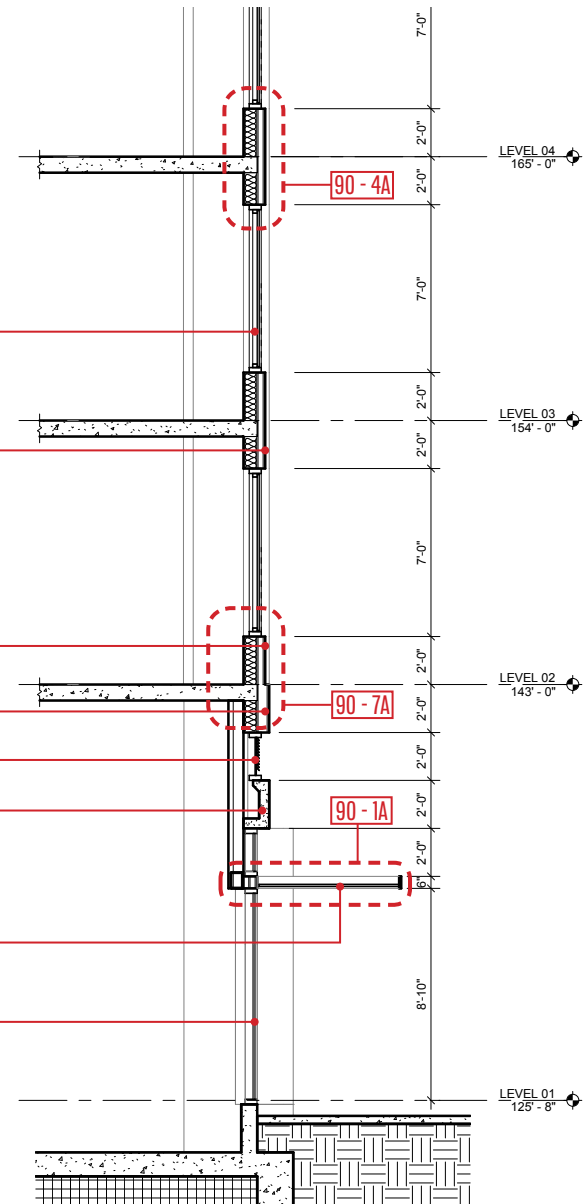
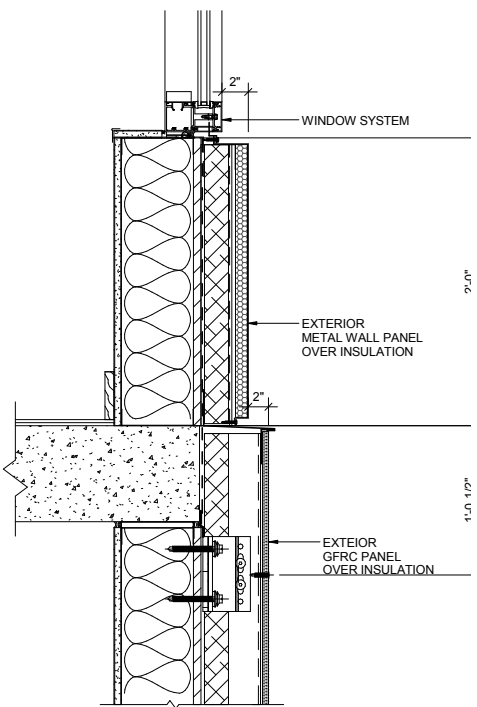
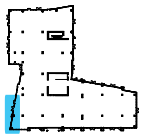


IMAGE OF RETAIL AT SW CORNER



A. SILL AT METAL PANEL-GFRC TRANSITION TYP.

3/4" = 1'-0"



SW RETAIL CORNER - DETAIL: 90 - 7

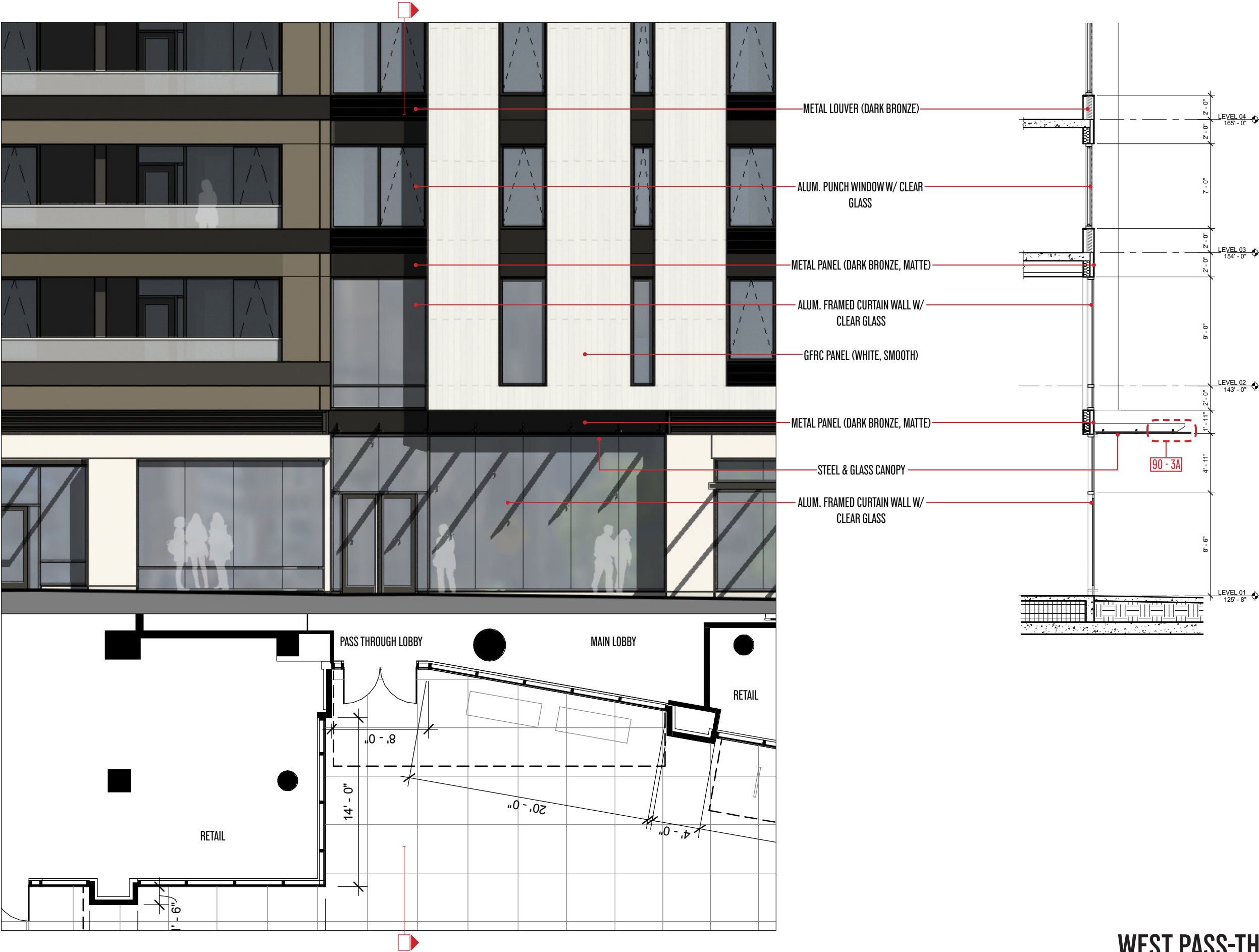


IMAGE OF MAIN LOBBY ENTRY OFF OF 7TH AVE

WEST PASS-THROUGH LOBBY - DETAIL: 90 - 8

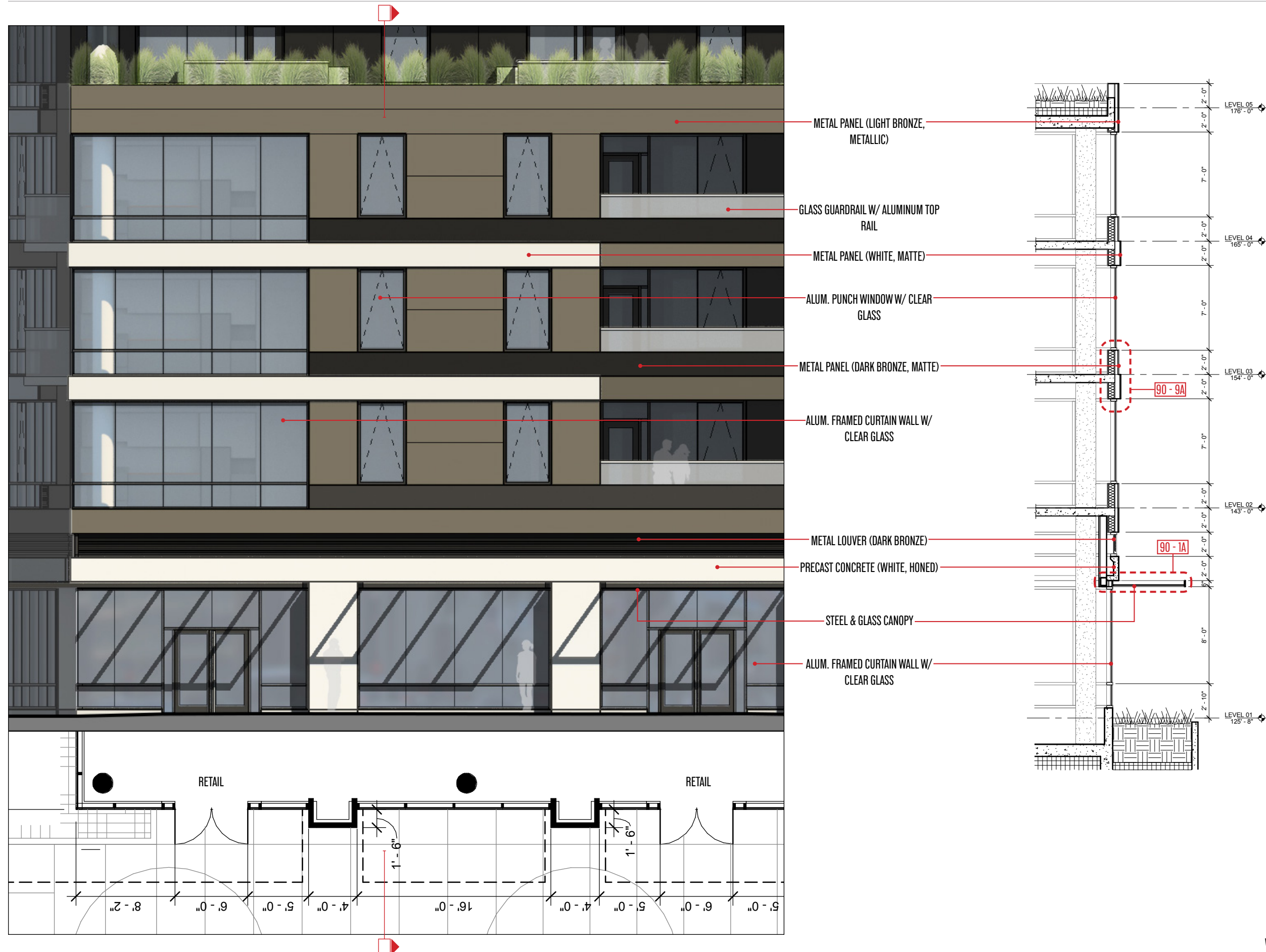
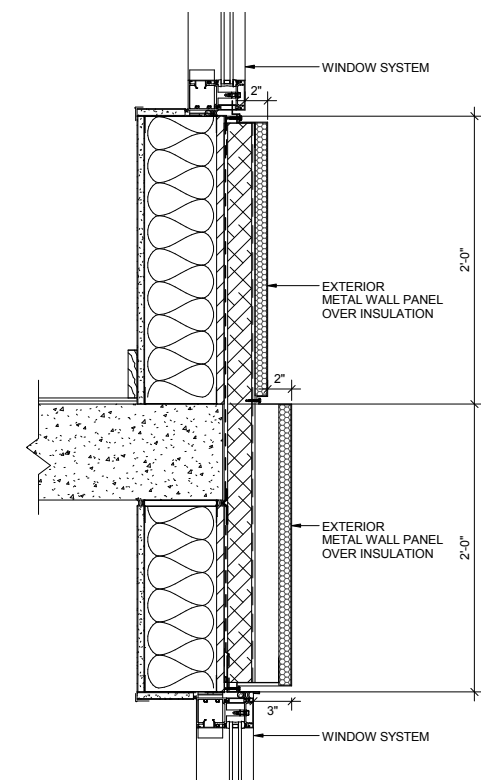
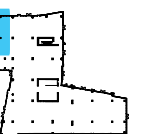


IMAGE OF PODIUM AT NW CORNER



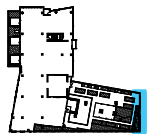
A. HEAD AND SILL AT METAL PANEL TRANSITION TYP.

$$3/4'' = 1'-0''$$


WEST PODIUM - DETAIL: 90 - 9



IMAGE OF TOWER TRANSITION AT SE CORNER



SE TOWER - DETAIL: 90 - 11

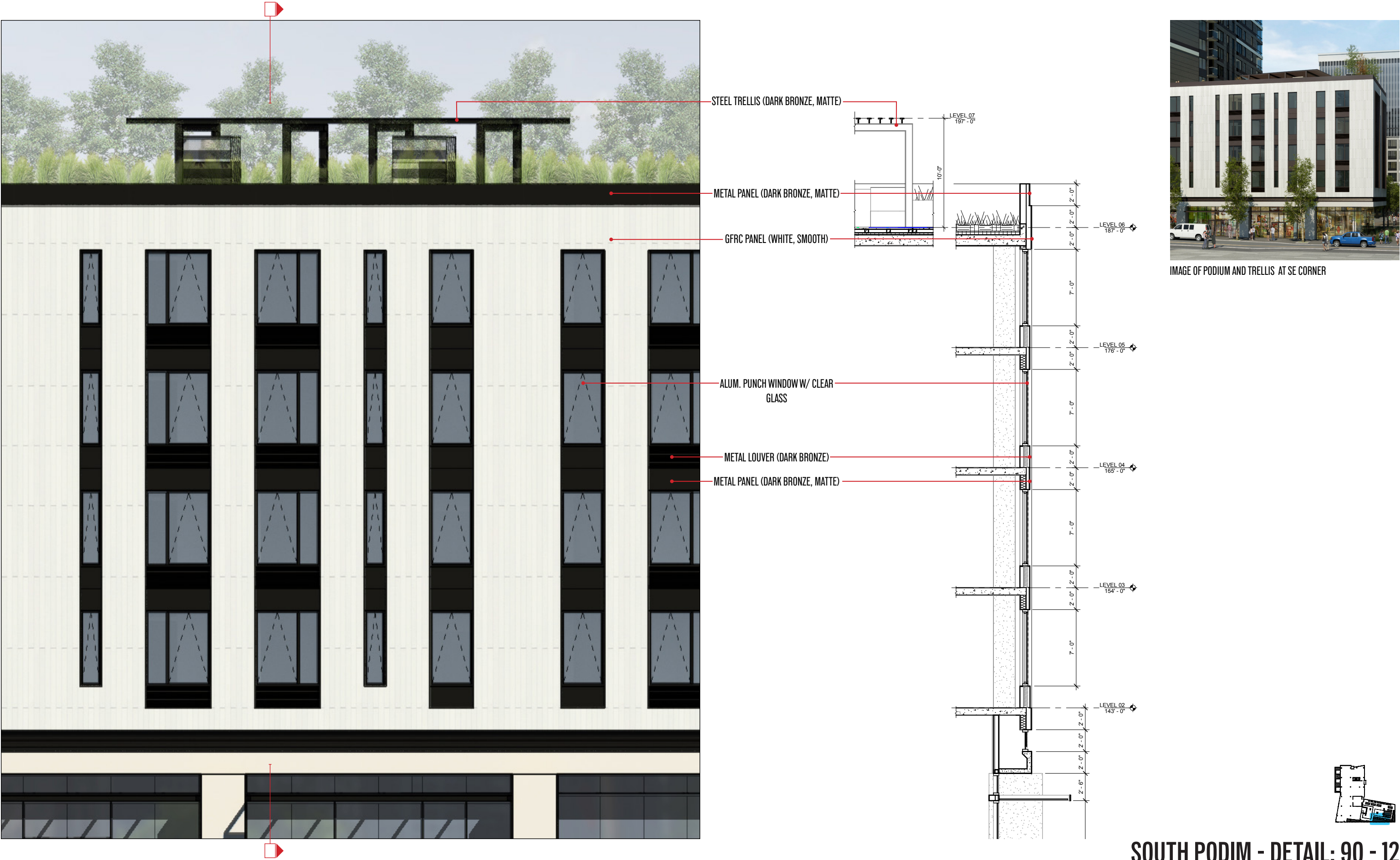
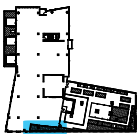
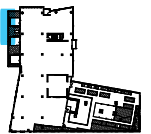




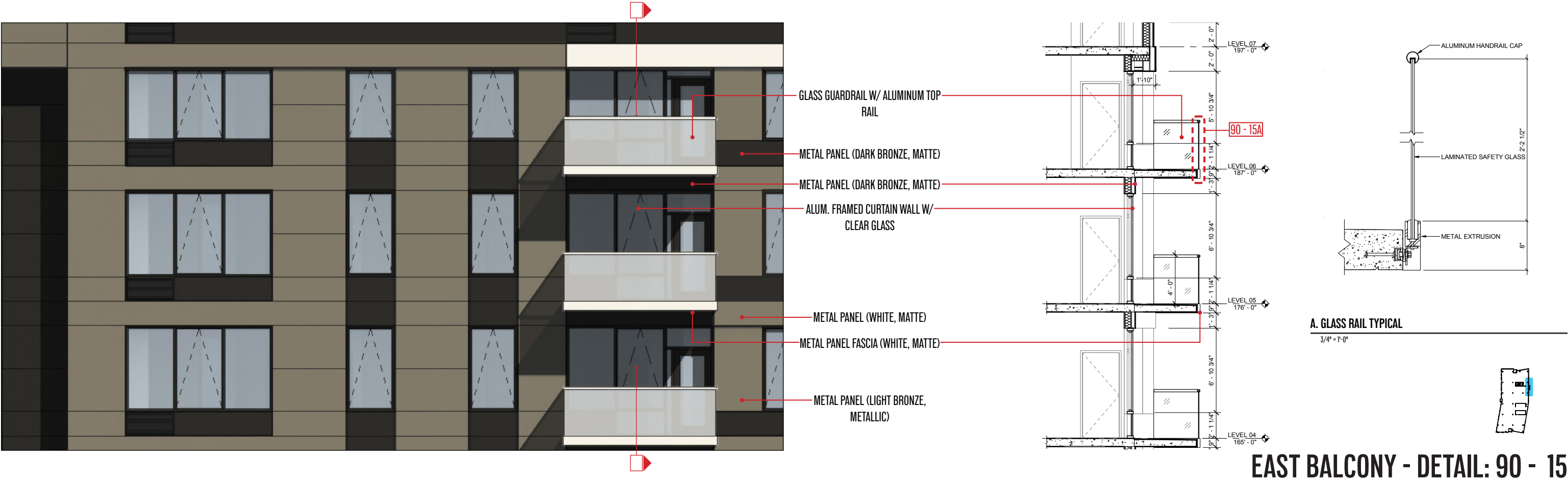
IMAGE OF TOWER TRANSITION AT SW CORNER

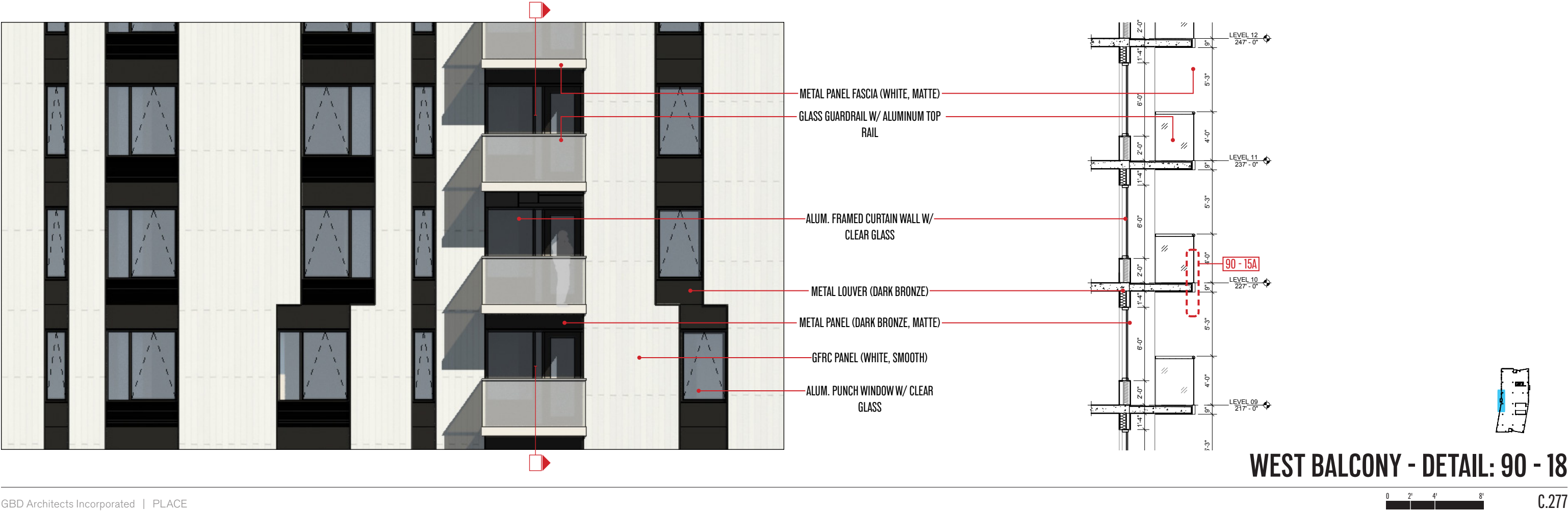
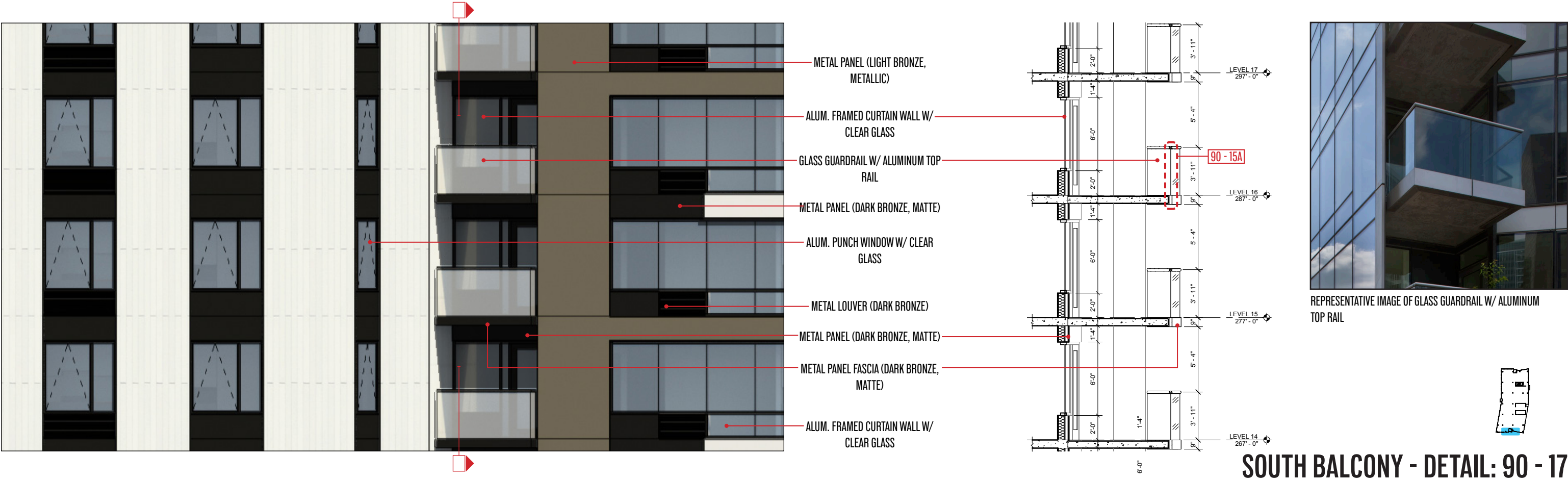


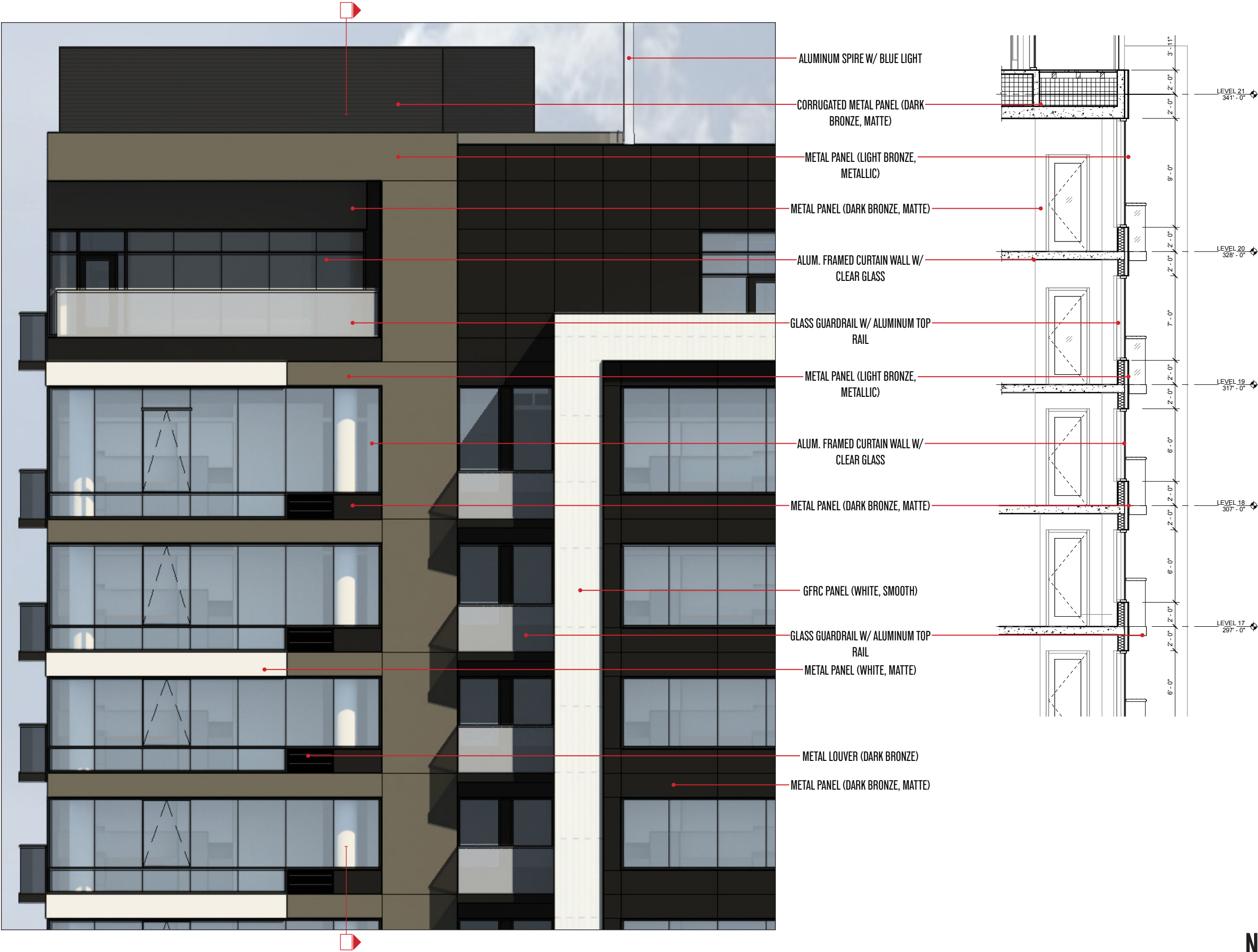
SOUTH TOWER - DETAIL: 90 - 13



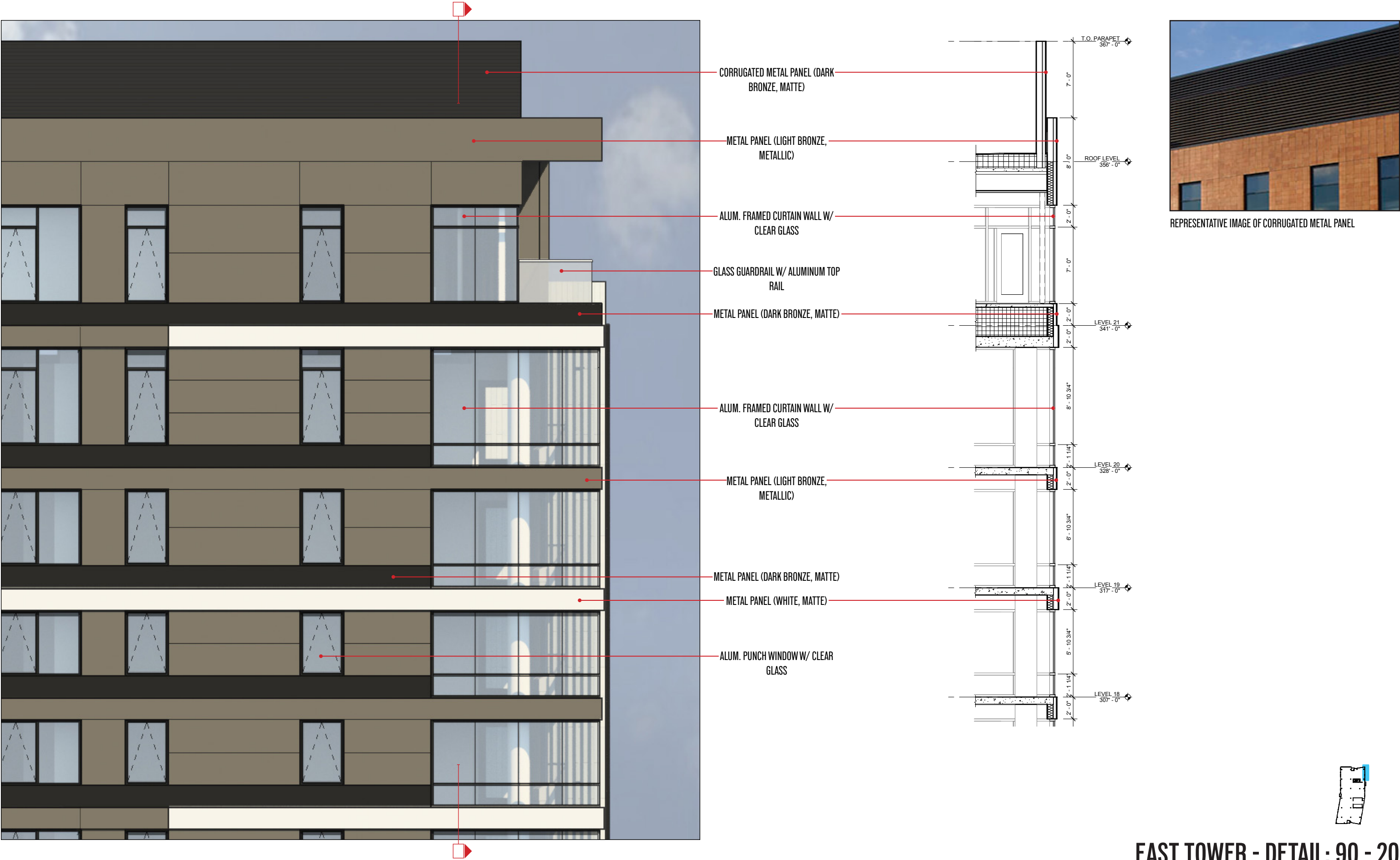
WEST TOWER - DETAIL: 90 - 14





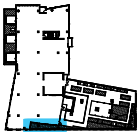


NORTH TOWER - DETAIL: 90 - 19

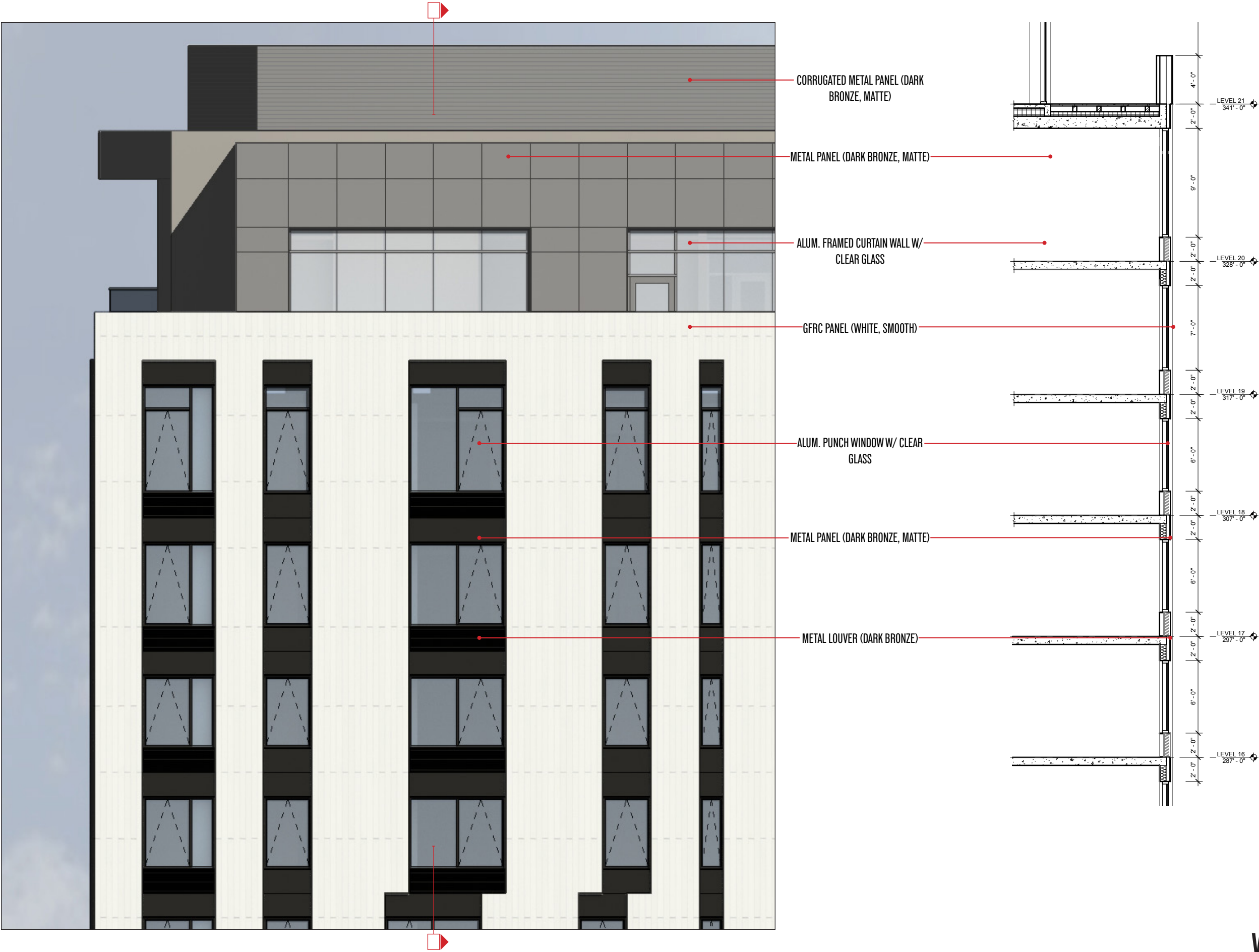




REPRESENTATIVE IMAGE OF SPIRE AND TRELLIS



SOUTH TOWER - DETAIL: 90 - 21



WEST TOWER - DETAIL: 90 - 22



GLASS GUARDRAIL W/ ALUMINUM TOP RAIL

METAL PANEL FASCIA (WHITE, MATTE)

ALUM. PUNCH WINDOW W/ CLEAR GLASS

METAL LOUVER (DARK BRONZE)

METAL PANEL (DARK BRONZE, MATTE)

GFRC (WHITE, SMOOTH)

METAL PANEL (DARK BRONZE, MATTE)

METAL PANEL (LIGHT BRONZE, METALLIC)

STEEL & GLASS CANOPY

METAL LOUVER (DARK BRONZE)

PRECAST CONCRETE (WHITE, HONED)

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS



REPRESENTATIVE IMAGE OF LIGHT/DARK BRONZE METAL PANEL



REPRESENTATIVE IMAGE OF WHITE GFRC PANEL



REPRESENTATIVE IMAGE OF GLASS AND METAL OVERHANG



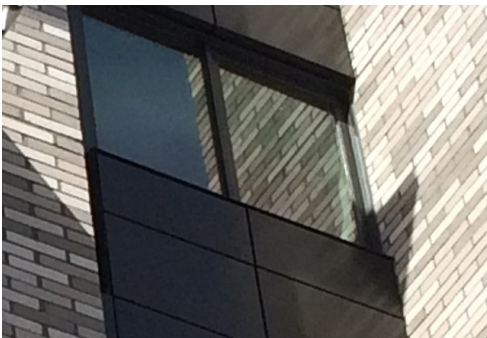
REPRESENTATIVE IMAGE OF FRAMED CURTAIN WALL



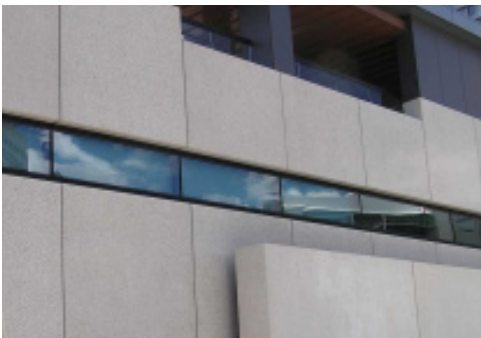
REPRESENTATIVE IMAGE OF GLASS GUARDRAIL



REPRESENTATIVE IMAGE OF PUNCH WINDOW & LOUVER

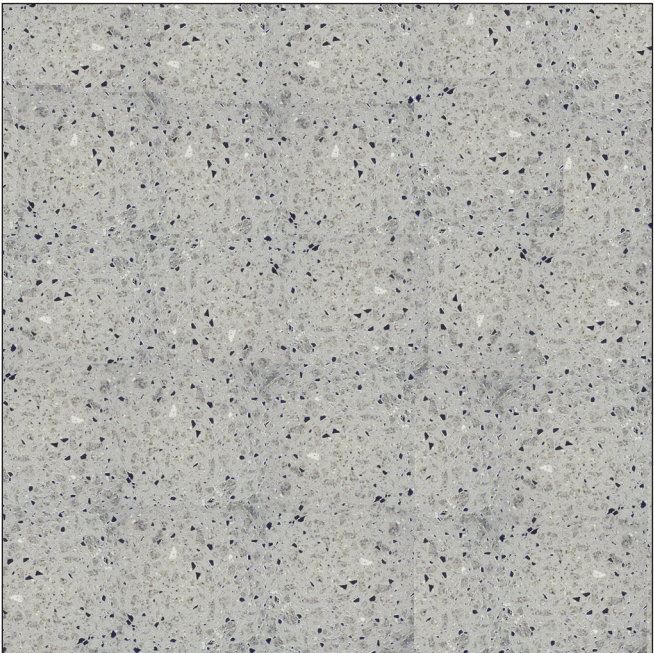


REPRESENTATIVE IMAGE OF DARK BRONZE METAL PANEL



REPRESENTATIVE IMAGE OF PRECAST CONCRETE

EXTERIOR FEATURES



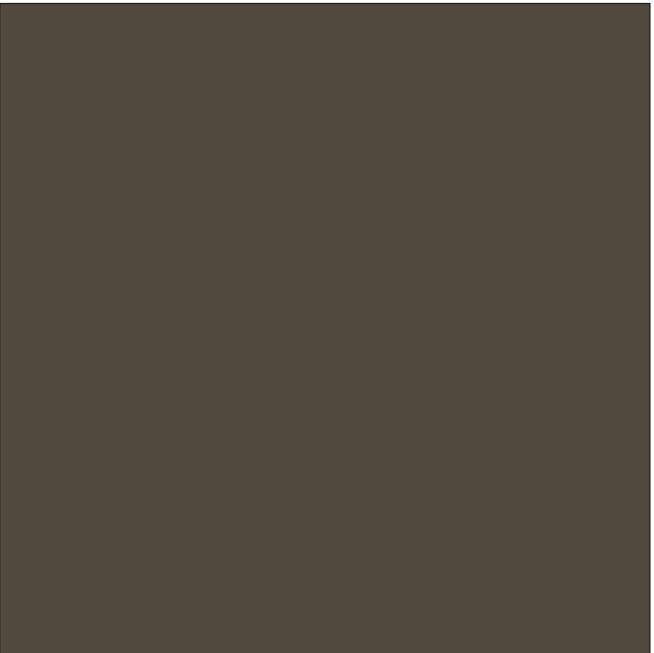
CONCRETE BLEND (PAVERS)



GFRc (EXPOSED FASTENERS, WHITE, SMOOTH)



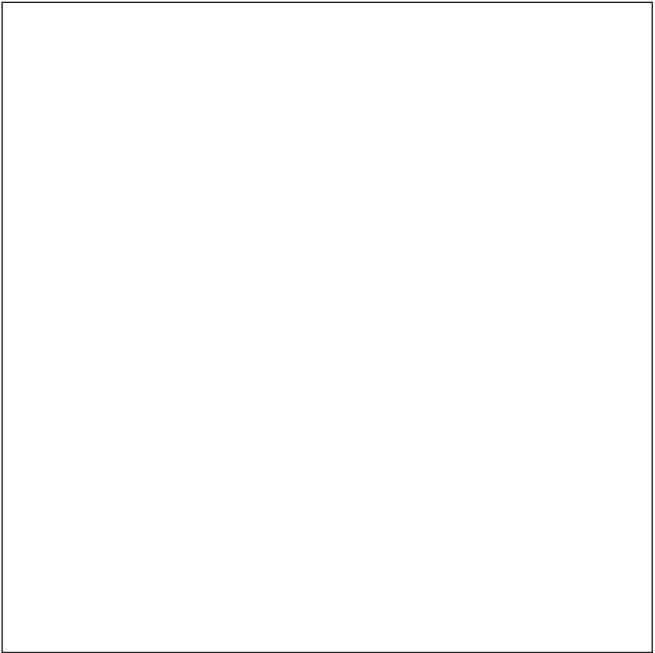
.040 ALUMINUM HONEYCOMB CORE PANEL (DARK BRONZE)



.040 ALUMINUM HONEYCOMB CORE PANEL (LIGHT BRONZE)

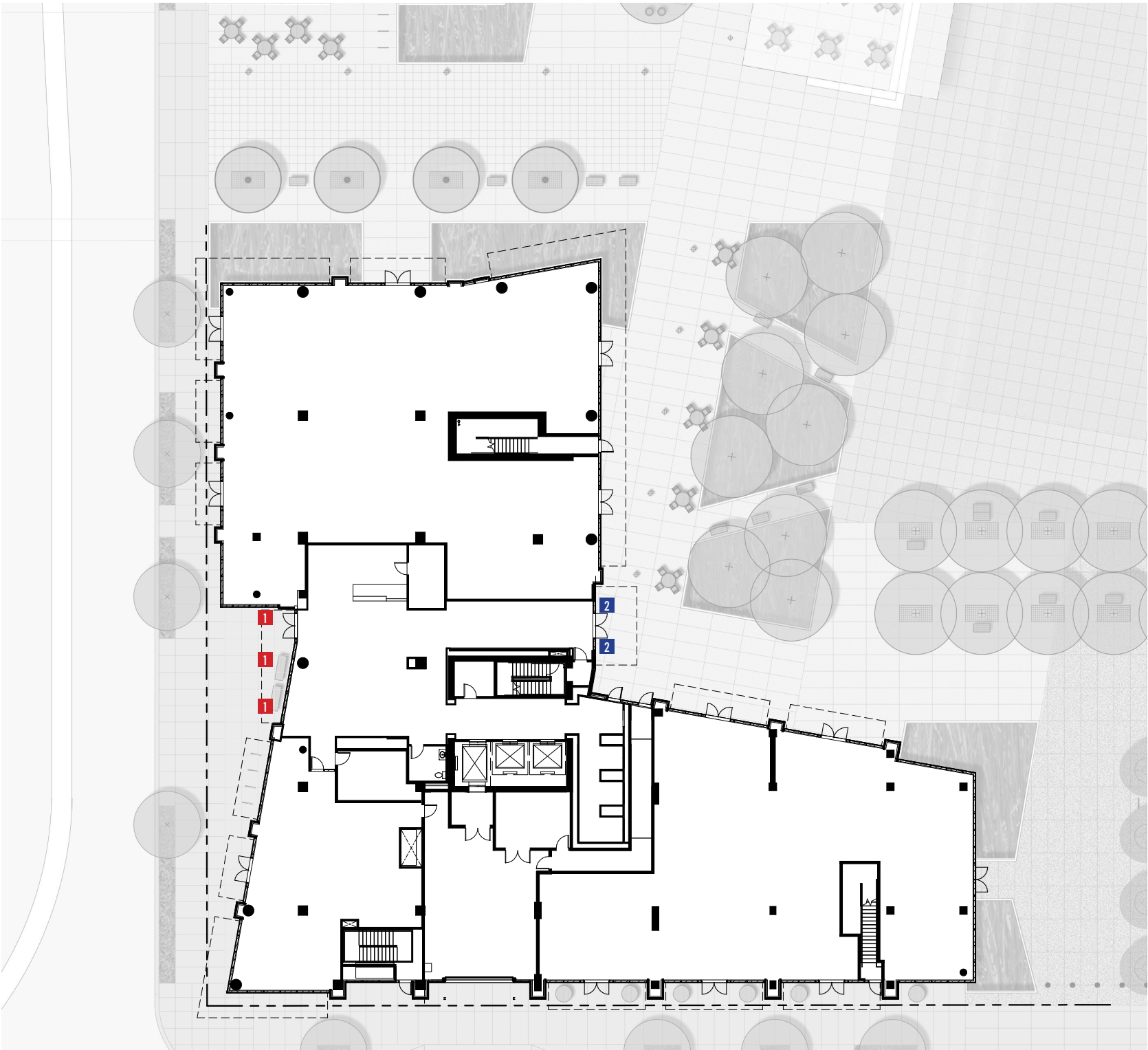


PRECAST CONCRETE (WHITE, HONED)



.040 ALUMINUM HONEYCOMB CORE PANEL (WHITE)

MATERIAL PALETTE

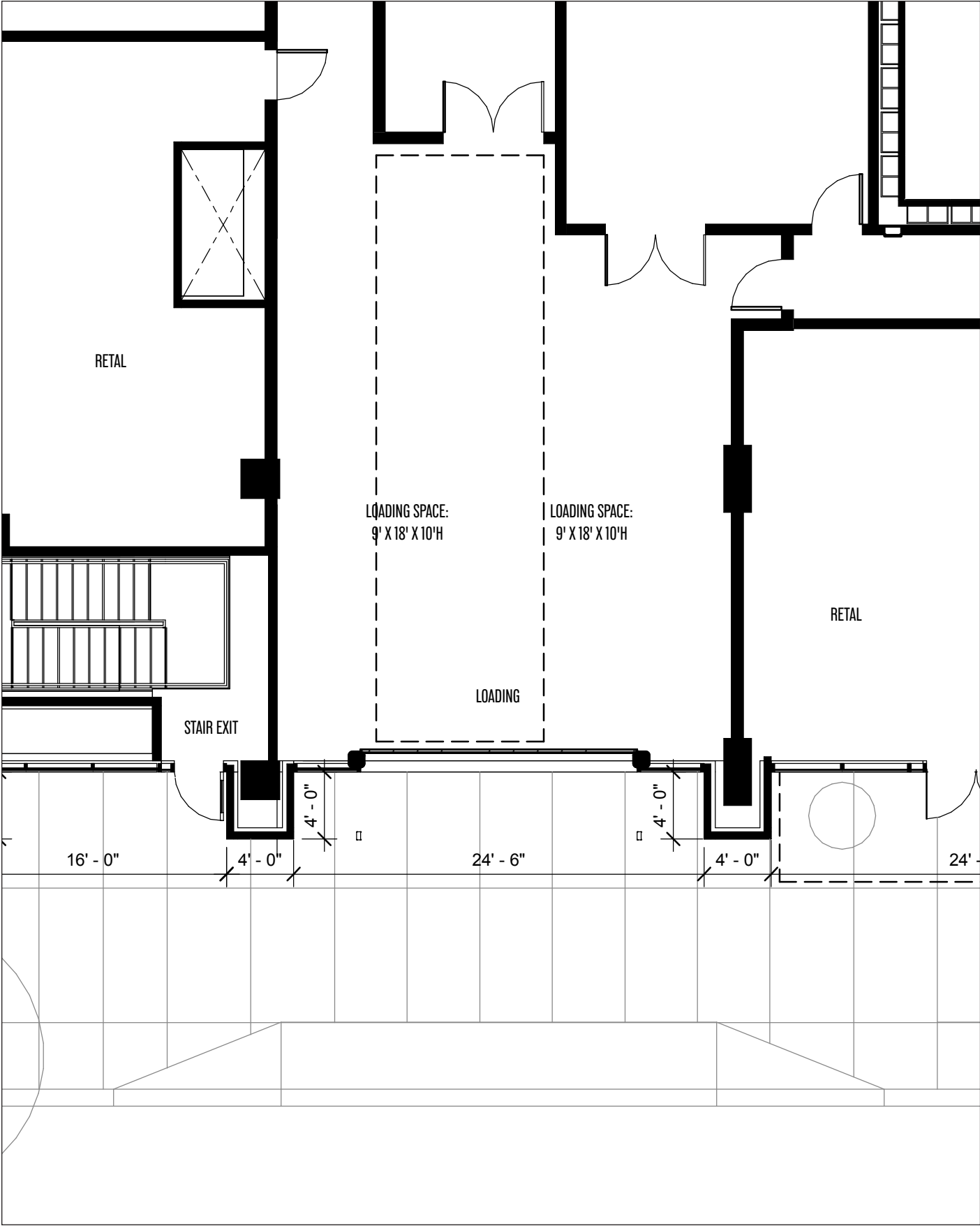


1 **4' LINEAR LED**
FINISH: TIGER DRYLAC CERTIFIED
POLYESTER POWDER COAT FINISH
COLOR: 3500K
MOUNT: SURFACE



2 **8' LINEAR LED**
FINISH: TIGER DRYLAC CERTIFIED
POLYESTER POWDER COAT FINISH
COLOR: 3500K
MOUNT: SURFACE

EXTERIOR LIGHTING PLAN



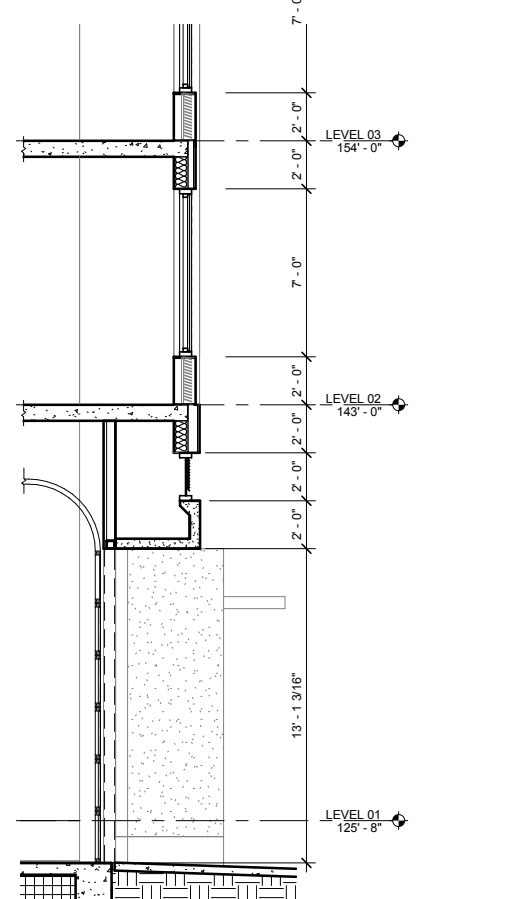
FLOOR PLAN - GROUND FLOOR LOADING DOCK



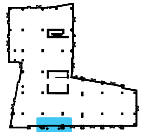
WEST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR



LOADING DOCK



View of Block 90 from NE 7th Ave.



View of Block 90 from the corner of NE Pacific St & NE 7th Ave.



View of Block 90 from the corner of NE Pacific St & NE 7th Ave.



View of Block 90 from the corner of NE Oregon St & NE 7th Ave.



View of Block 90 from NE Oregon St