

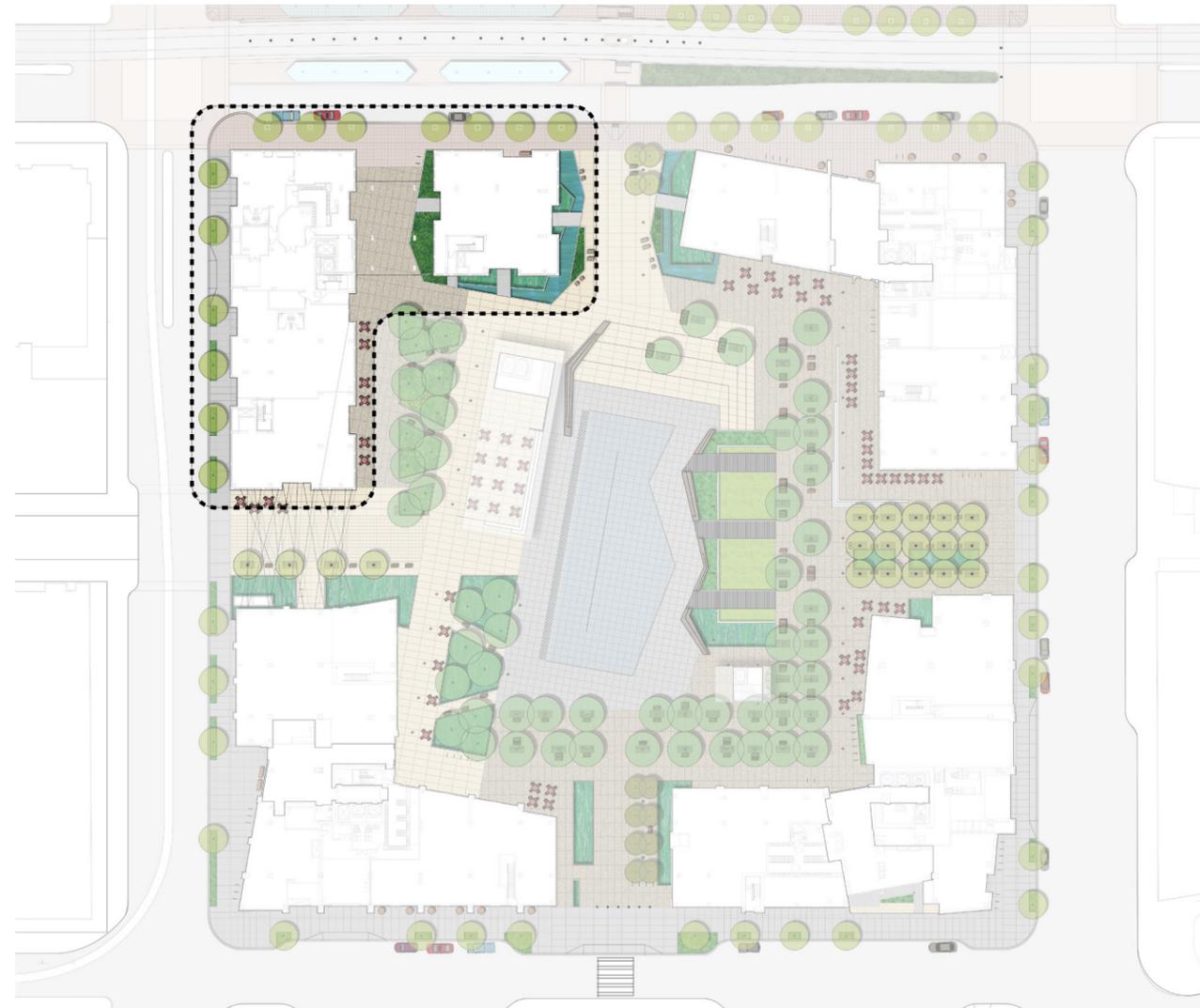


# BLOCK 91

## 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*

## BL 91 COMMENTS TO ADDRESS - POST DR I

### *Pass-thru lobby*

*Diminishes presence of Water Street Gate entry.*

*GBD: We believe it offers a pressure relief to surges of pedestrians from mass transit during events within the plaza. We have two options to present. One that makes the pass-thru into a lobby with visual porosity only, and another that turns the pass thru into a breezeway by integrating overhead security grills for security only. We believe that the original option presented with center pivot glass doors is the best solution. We have included these options for discussion with the commission.*

*Maybe completely open (no doors) or have it be a formal entry.*

*GBD: We will want to design in the ability to secure. An option which incorporates an overhead security grill is included for discussion.*

### *Brick color*

*Suspicious of toned brick, prefer white rather than multi-toned.*

*GBD: Concerned that a single color brick will look flat. We have chosen two brick colors that are close in value and hardly distinguishable. We believe the blend being proposed would only be perceived when close to the building, which helps give it scale and texture. We will bring a mock up and photo document other proportions/blend for presentation. Block 100 has a four color blend. We are proposing a two color blend of similar colors.*

### *Orange accent color from balconies.*

*Lose orange accent color from balconies.*

*GBD: Will present an option. The design is purposeful about accenting where the building has cuts or voids.*

### *Landscape on terrace level*

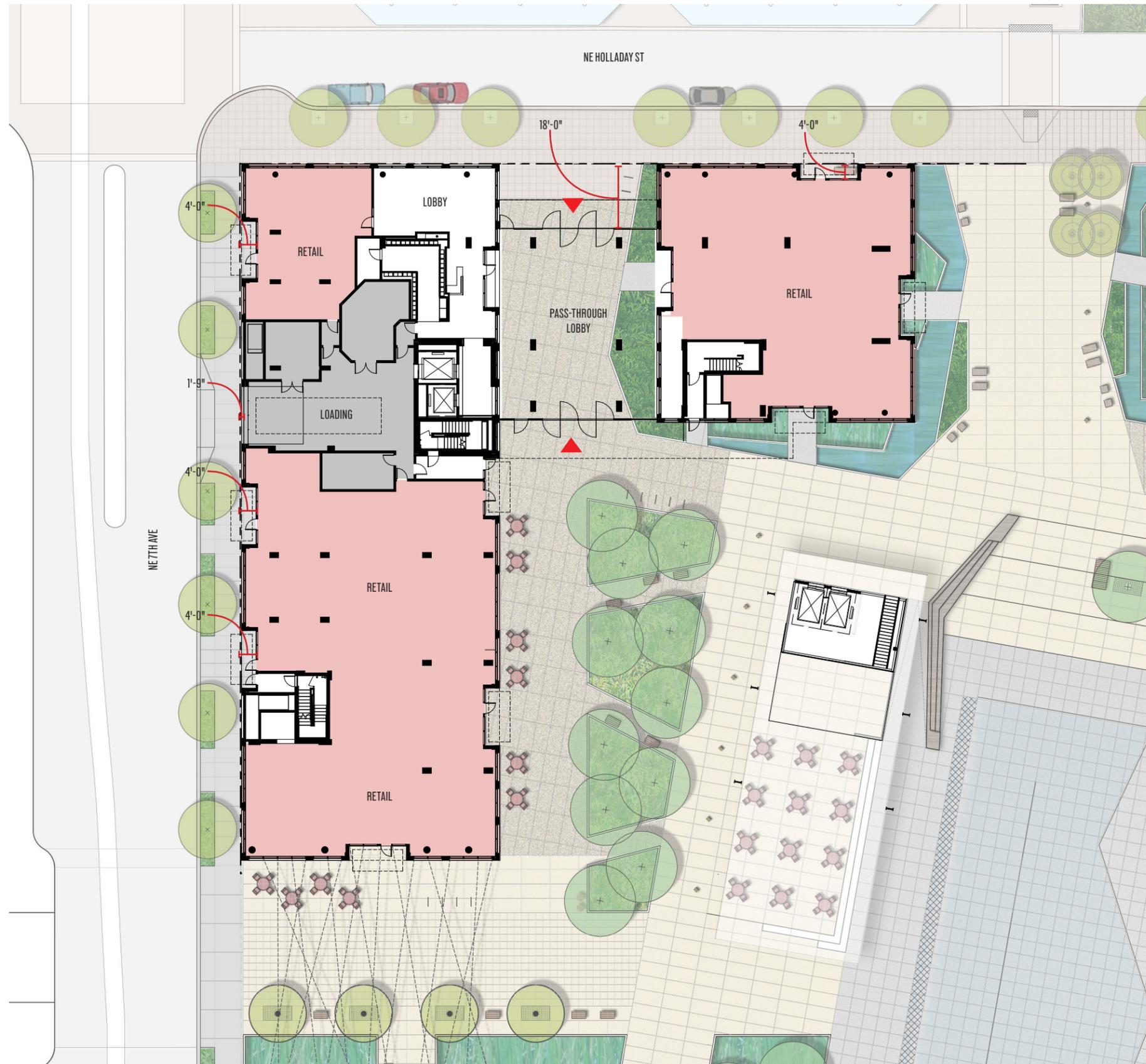
*Material on West edge of 7th floor will perform differently than species on other sides.*

*GBD: A series of new plant species has been proposed, see landscape terrace plan spread for more information.*

### *Canopies*

*More canopies are needed along the street and plaza edges and differentiate the retail canopies.*

*GBD: A study of adding canopies has been included in Appendix B. We believe keeping canopies at the retail entries alone is a better overall solution. This will instead maintain a "leap frog" concept (areas of shelter from the rain along the sidewalk), in order to preserve the clarity and simplicity of the building form. We have a study developed with additional canopies for review and discussion.*



14,181  
GSF of retail

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

# GROUND FLOOR PLAN



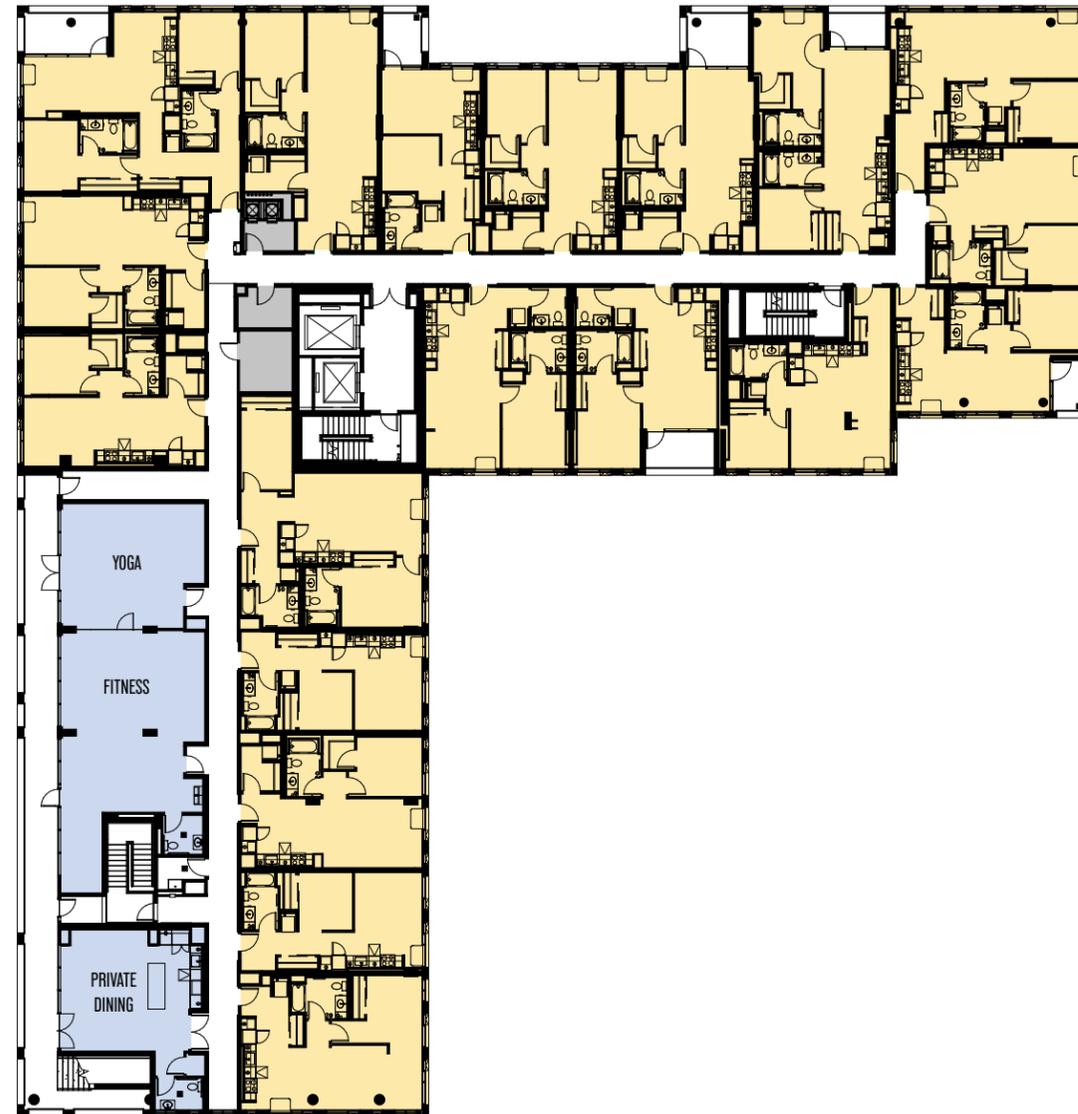
- 23  
*For-rent housing units*
- APARTMENTS
  - RETAIL
  - AMENITY
  - SERVICE/SUPPORT
  - BUILDING SERVICES

### TYPICAL PODIUM PLAN - FLOORS 02-05



19  
*For-rent housing units*

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

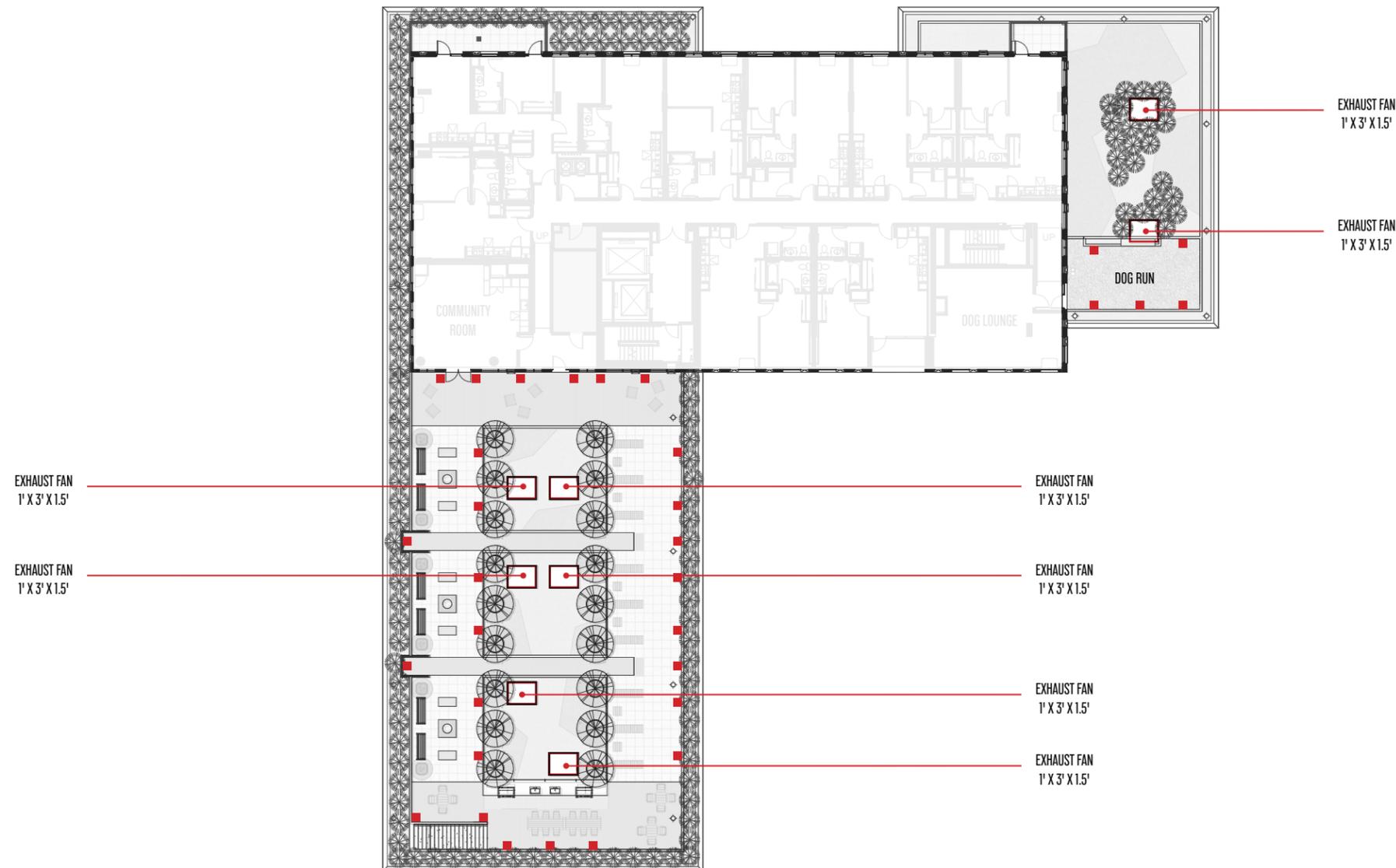


## AMENITY PLAN - FLOOR 06



- 9  
*For-rent housing units*
- APARTMENTS
  - RETAIL
  - AMENITY
  - SERVICE/SUPPORT
  - BUILDING SERVICES

## TERRACE PLAN - FLOOR 07



# TERRACE PLAN - FLOOR 07



**NATIVE SPECIES THAT WILL PERFORM WELL IN FULL SUN AND PARTIAL SHADE:**



*POLYPODIUM GLYCYRRHIZA*, LICORICE FERN



*POLYSTICHUM MUNITUM*, SWORD FERN

**NATIVE SPECIES THAT WILL PERFORM WELL IN FULL SUN:**



*CASTILLEJA FOLIOSA*, INDIAN PAINTBRUSH



*GILIA CAPITATA*, BLUE THIMBLE FLOWER

**TERRACE PLANT LIST FOR BLOCK 91**

THE ROOF TERRACES FOR BLOCK 91 INCORPORATE PLANTING AREAS (DEFINED BY B.E.S. AS ZONE C, 4 TO 12" SOIL DEPTH), WITH SOUTH, WEST, NORTH AND EAST EXPOSURES.

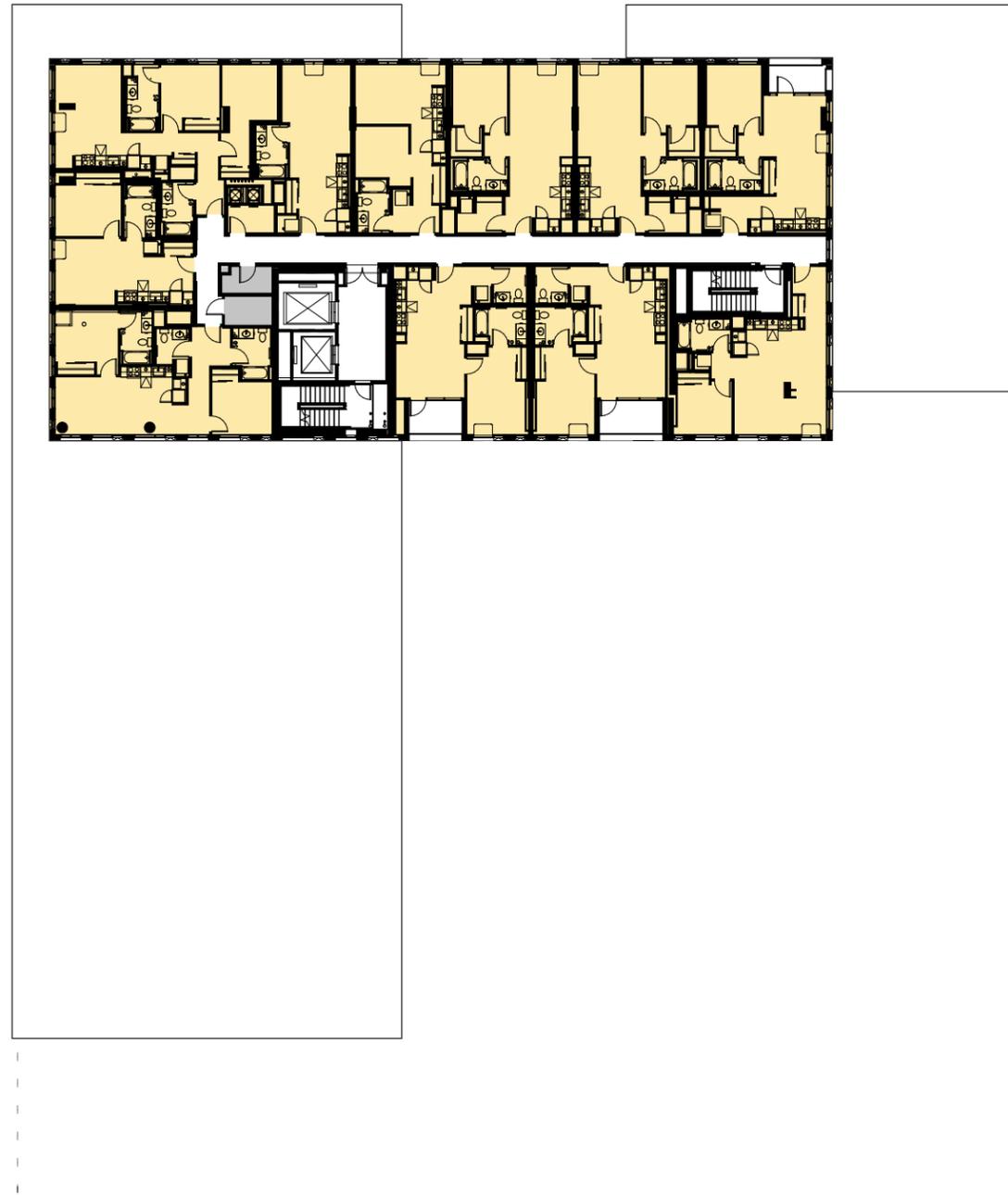
THE DIFFERENT ASPECT CONDITIONS WILL REQUIRE A DELIBERATE PLANTING PALETTE THAT WILL RESPOND TO THE VARYING CONDITIONS.

AS THE DESIGN DEVELOPMENT OF THE PLANTING DESIGN PROGRESSES, THE PLANT PALETTE WILL BE FURTHER DEFINED AND INCORPORATE PLANT MATERIAL BLENDS THAT WILL PERFORM ACCORDINGLY.

INFORMATION RETRIEVED FROM APPENDIX F4: PLANTING TEMPLATES AND PLANT LIST, PORTLAND STORMWATER MANAGEMENT MANUAL - JANUARY 2014. BUREAU OF ENVIRONMENTAL SERVICES, CITY OF PORTLAND, OREGON.

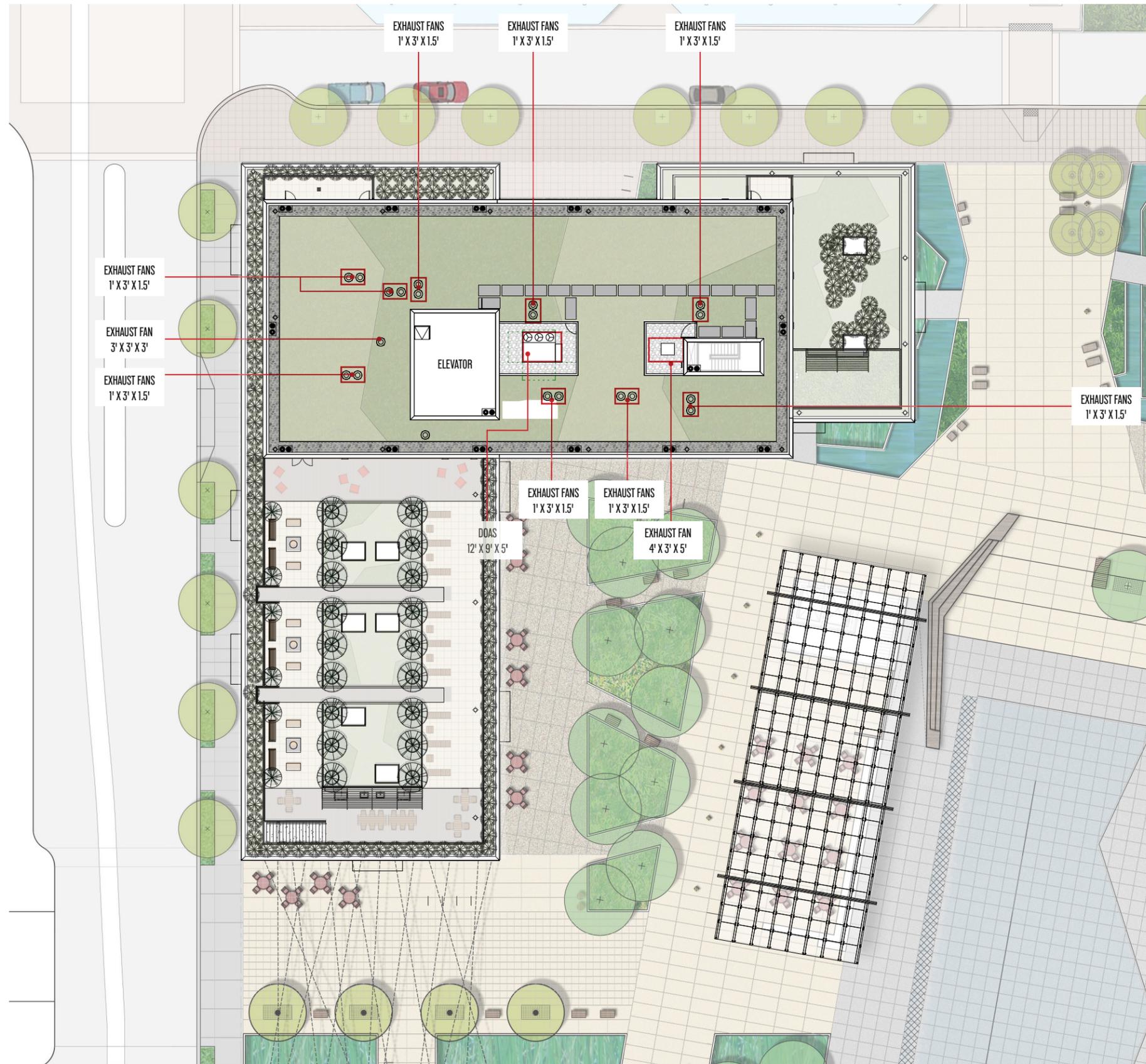
[HTTPS://WWW.PORTLANDOREGON.GOV/BES/ARTICLE/524390](https://www.portlandoregon.gov/bes/article/524390)

**BLOCK 91 - ROOF TERRACES PLANT SPECIES**



- 11  
*For-rent housing units*
- APARTMENTS
  - RETAIL
  - AMENITY
  - SERVICE/SUPPORT
  - BUILDING SERVICES

## TYPICAL TOWER PLAN - FLOORS 08-11



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

# ROOF PLAN



ALUM. FRAME WINDOWS  
W/ CLEAR GLASS (BLACK)

1/2 RUNNING BOND  
BRICK (WHITE)

91 - 2

CLEAR GLAZING  
(TYP. AT RETAIL)

91 - 9

91 - 1

**NORTH ELEVATION**





91 - 16

91 - 12

91 - 13

1/2 RUNNING BOND  
BRICK (WHITE)

ALUM. FRAME WINDOWS  
W/ CLEAR GLASS (BLACK)

91 - 5

CLEAR GLAZING  
(TYP. AT RETAIL)

91 - 4



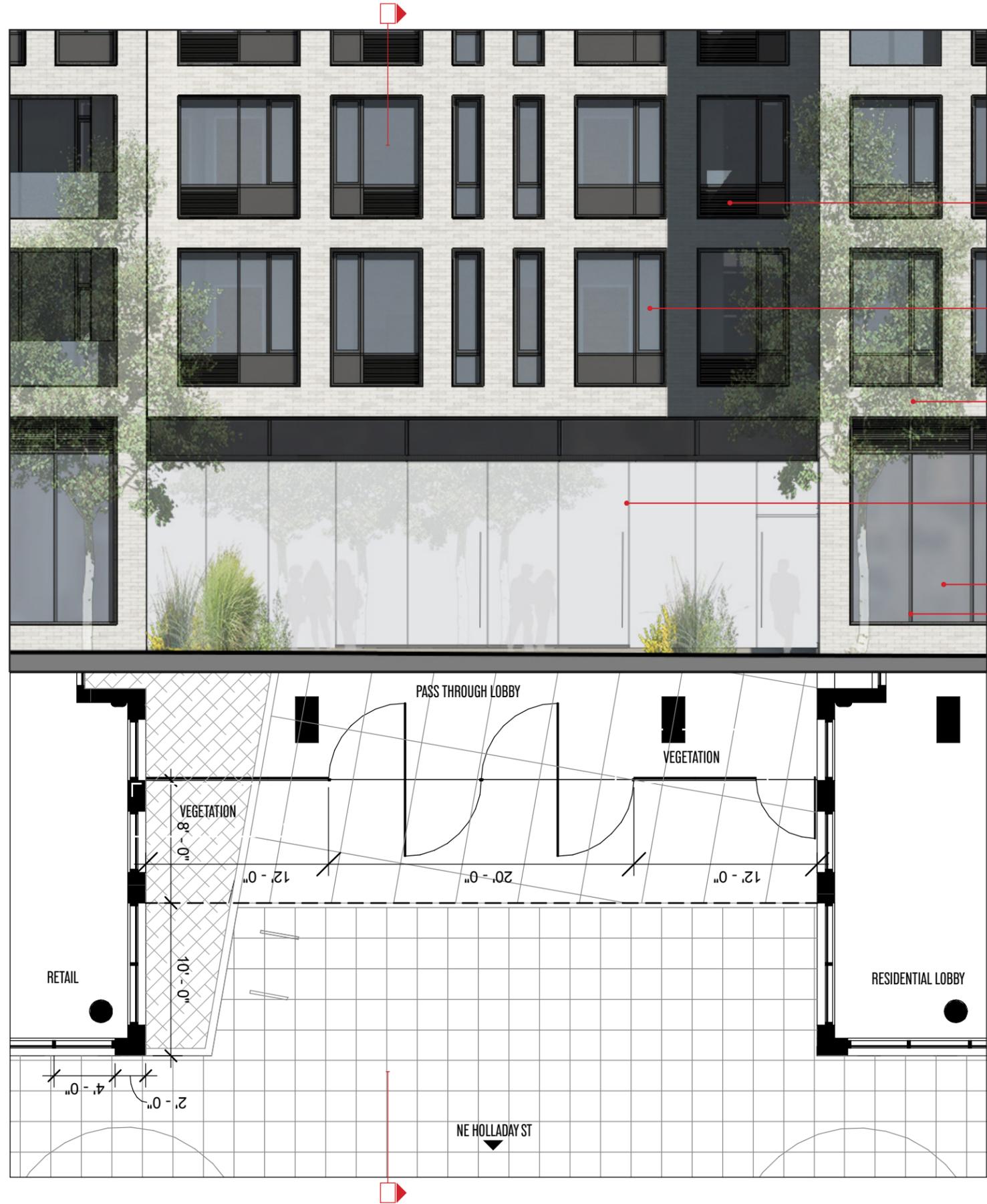
**SOUTH ELEVATION**











METAL LOUVER (BLACK)

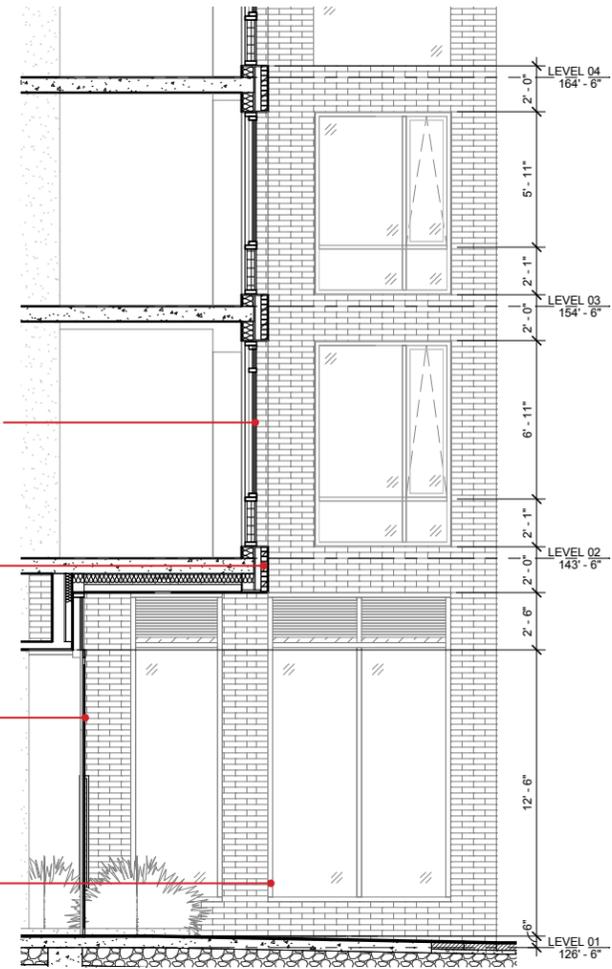
ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

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)



REPRESENTATIVE IMAGE OF CENTER PIVOT GLASS DOORS



IMAGE OF PASS THROUGH LOBBY FROM NORTH

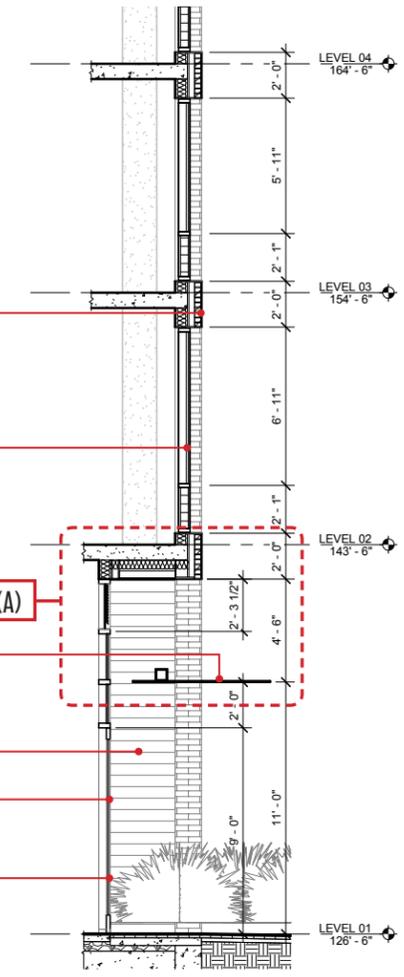


# PASS THROUGH LOBBY AT HOLLADAY ST - DETAIL: 91 - 1



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

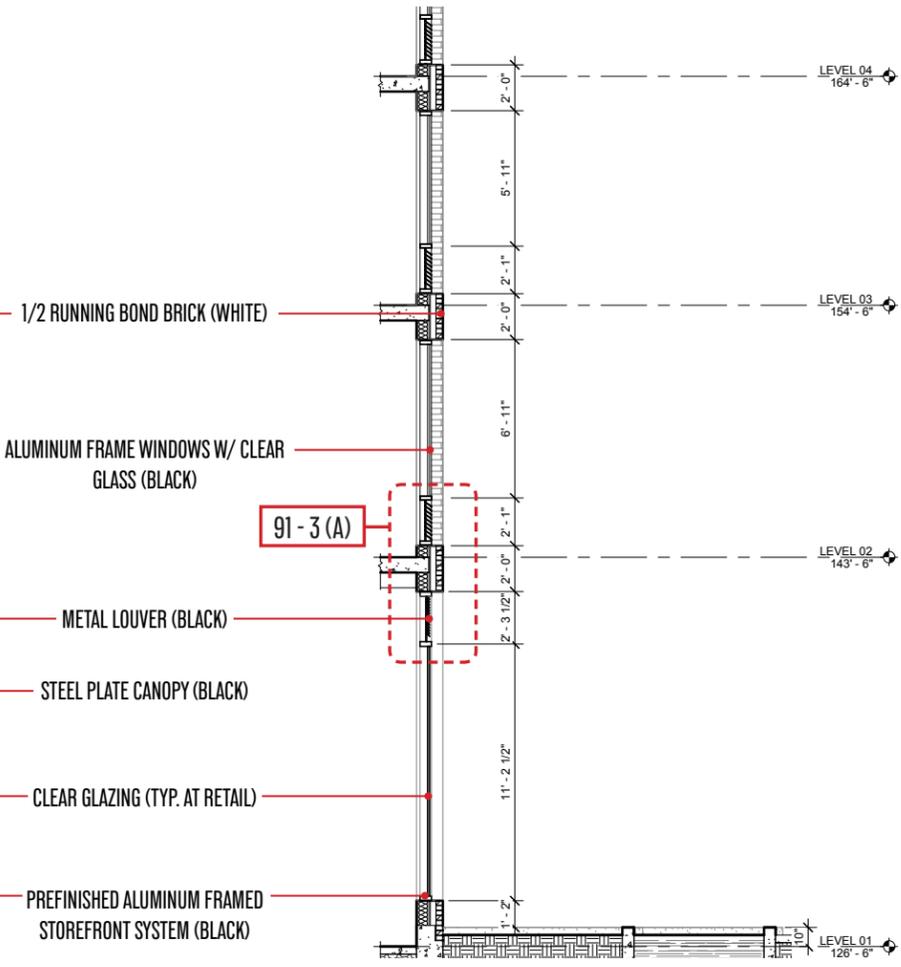
91 - 2 (A)



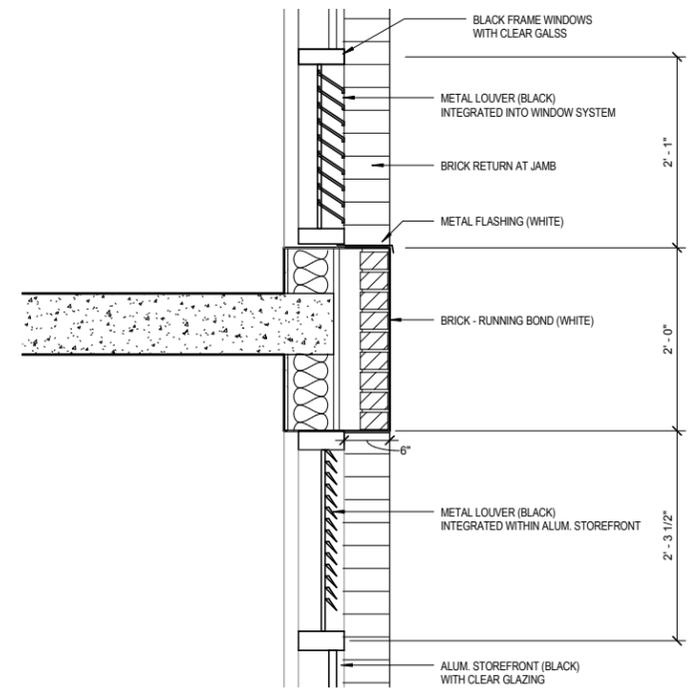
REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES



# NE CORNER AT RETAIL ENTRANCE - DETAIL: 91 - 2



REPRESENTATIVE IMAGE OF METAL LOUVER INTEGRATED INTO WINDOW SYSTEM

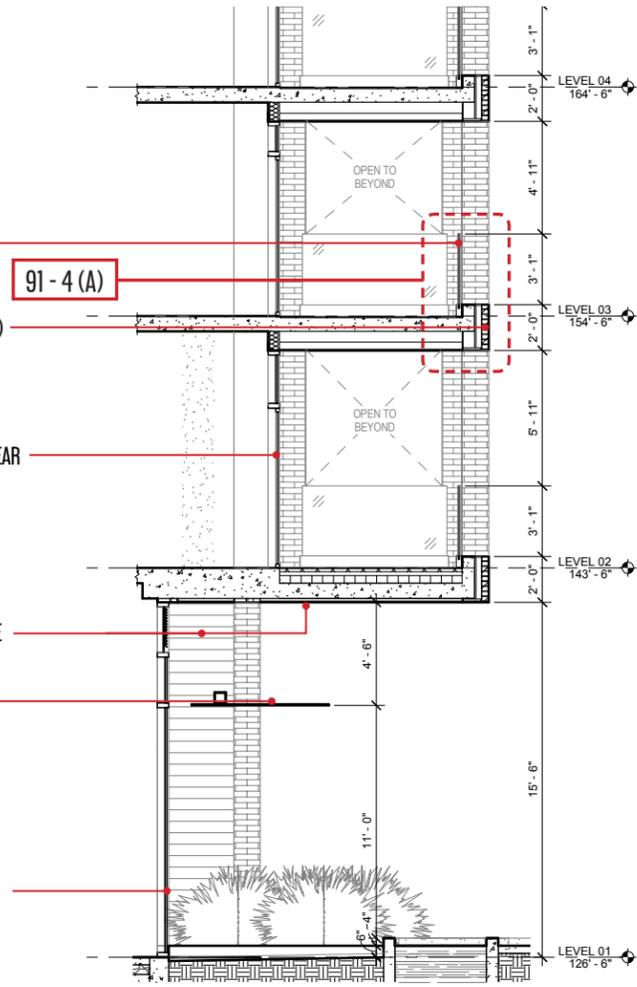


A. TYPICAL HEAD AND SILL DETAIL AT METAL LOUVER  
1/2" = 1'-0"

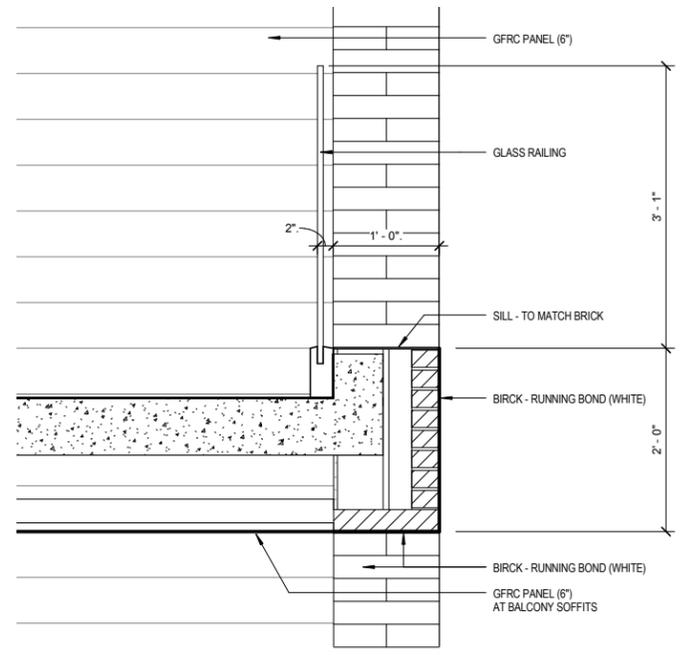
NE CORNER AT 8TH AVE GATEWAY - DETAIL: 91 - 3



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



REPRESENTATIVE IMAGE OF GLASS RAILING



A. TYPICAL SECTION DETAIL OF GLASS RAILING AT BALCONIES

1/2" = 1'-0"

# BALCONIES AT SOUTH SIDE OVERHANG - DETAIL: 91 - 4



- GFRC PANEL (VARIEGATED ORANGE TONE)
- METAL LOUVER (BLACK)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)
- GFRC PANEL (VARIEGATED ORANGE TONE)
- FRAMELESS GLASS WALL W/ CENTER PIVOT GLASS DOOR
- PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)

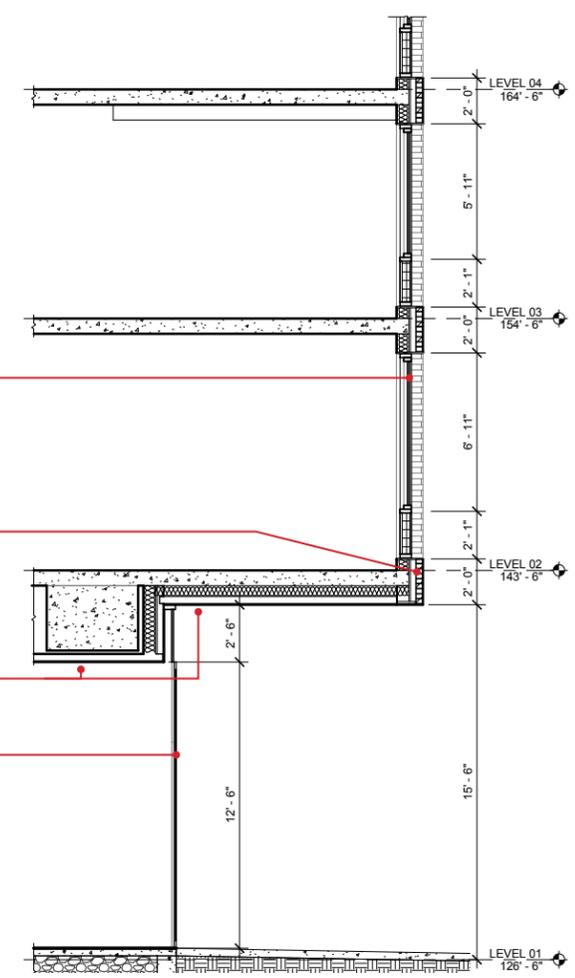


IMAGE OF PASS THROUGH LOBBY FROM SOUTH



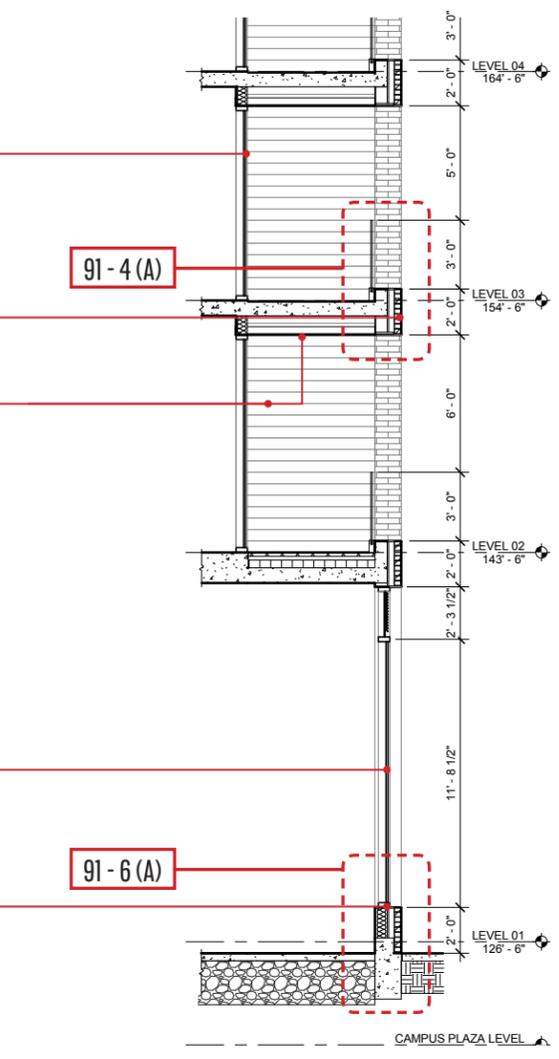
REPRESENTATIVE IMAGE OF VARIEGATED GFRC PLANKS. TO BE USED AT BALCONIES, RETAIL ENTRANCES AND LOBBY CEILING. COLOR AS SHOWN ON MATERIALS PAGE.



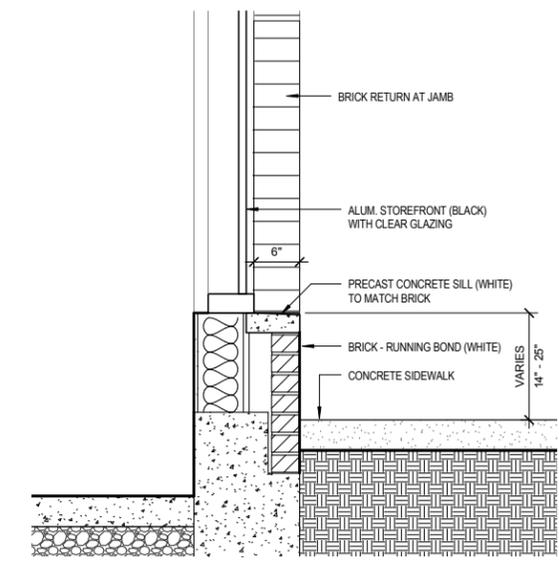
**PASS THROUGH LOBBY AT SOUTH PLAZA- DETAIL: 91 - 5**



- 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)



REPRESENTATIVE IMAGE OF ALUMINUM STOREFRONT SYSTEM



A. TYPICAL SILL DETAIL AT GROUND FLOOR ALUMINUM STOREFRONT  
1/2" = 1'-0"



**DETAIL: 91 - 6**





ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

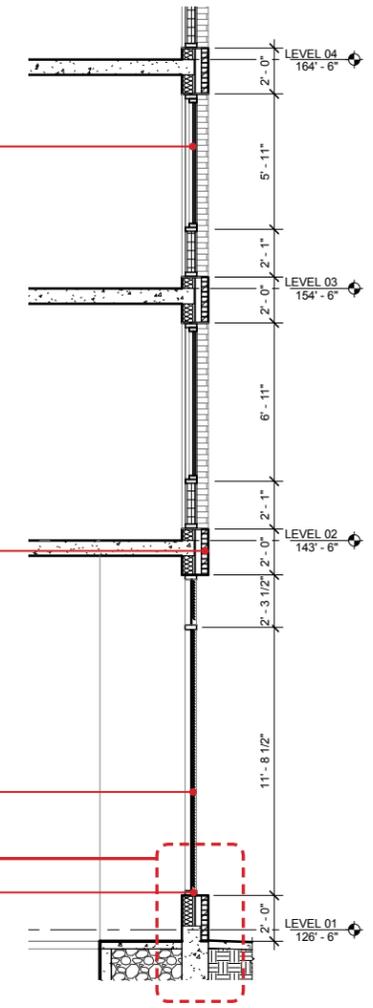
1/2 RUNNING BOND BRICK (WHITE)

CLEAR GLAZING (TYP. AT RETAIL)

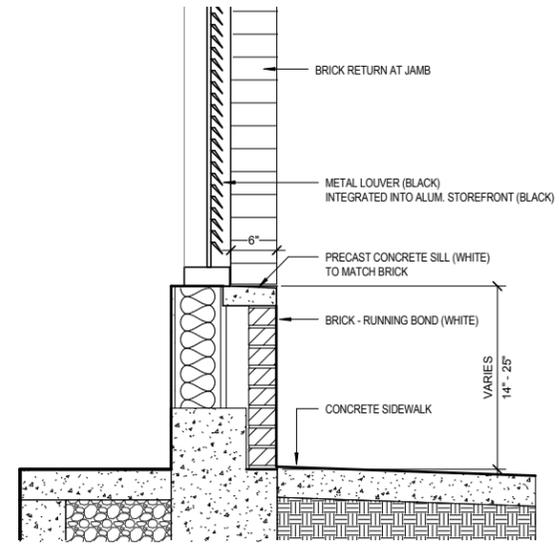
METAL LOUVERS

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)

91 - 7 (A)



REPRESENTATIVE IMAGE OF METAL LOUVERS AT GROUND FLOOR



A. TYPICAL SILL DETAIL AT GROUND FLOOR METAL LOUVER

1/2" = 1'-0"



# DETAIL: 91 - 7





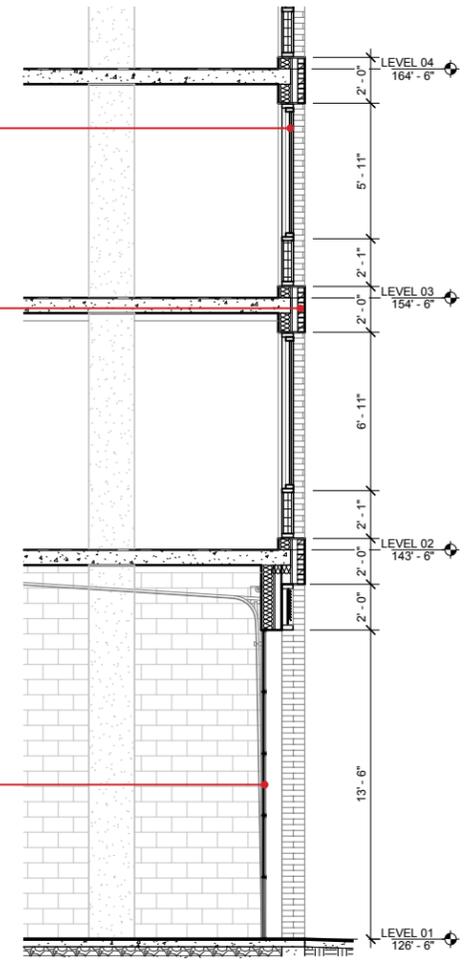
METAL LOUVER (BLACK)

ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK (WHITE)

METAL LOUVER (BLACK)

TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



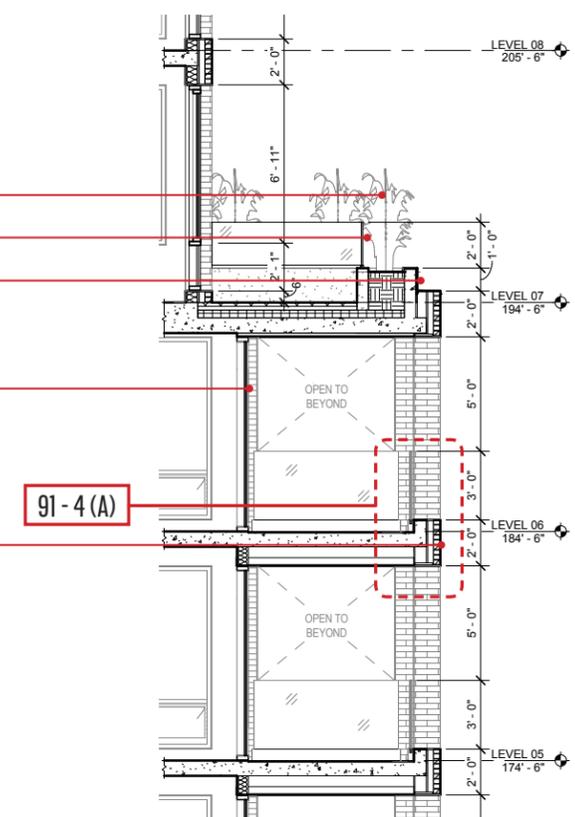
REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



# DETAIL: 91 - 8



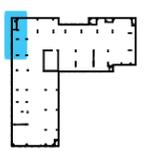
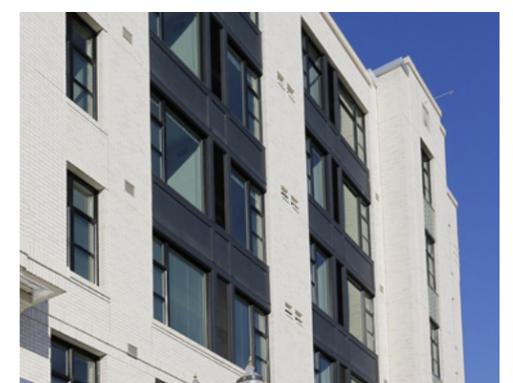
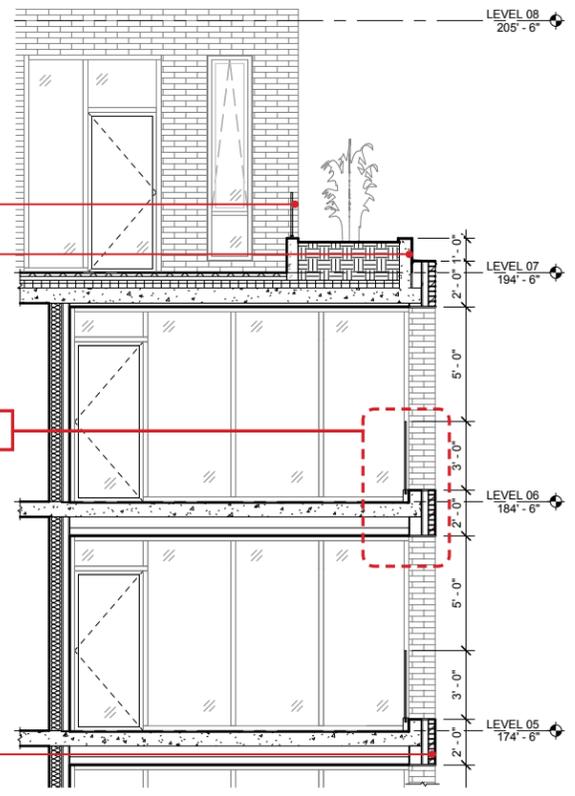
- TALL GRASSES AT PARAPET
- GLASS RAILING W/ TOP RAIL
- METAL PANEL PARAPET (BLACK)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)



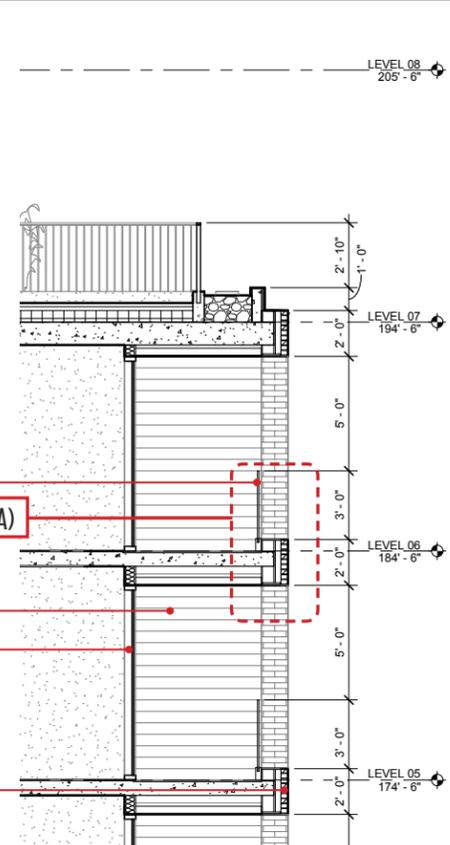
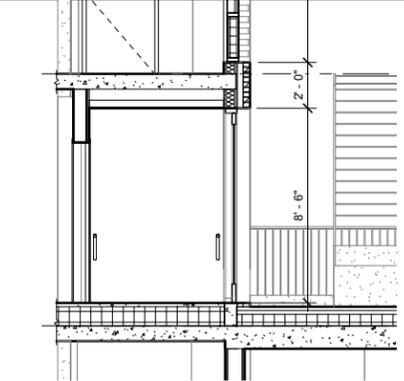
### NW CORNER PODIUM BALCONIES - DETAIL: 91 - 9



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



### NW CORNER PODIUM BALCONIES - DETAIL: 91 - 10

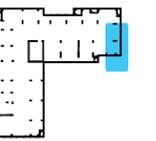


- GLASS RAILING W/ TOP RAIL
- GFRP PANEL (VARIEGATED ORANGE TONE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- METAL LOUVER (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)

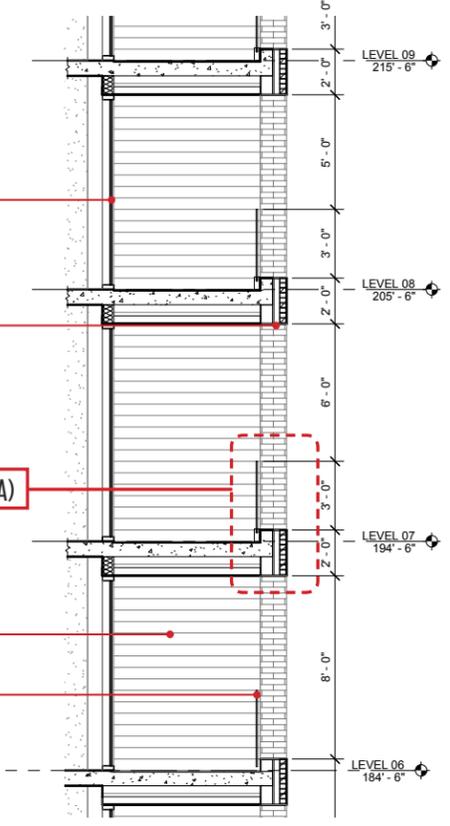
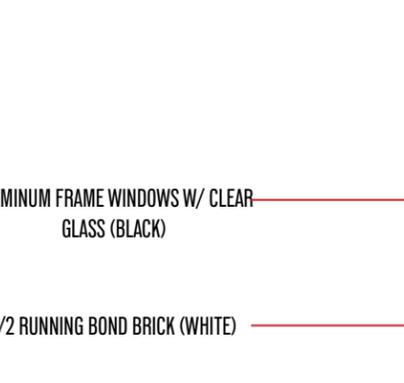
91 - 4 (A)



REPRESENTATIVE IMAGE OF GLASS RAILING

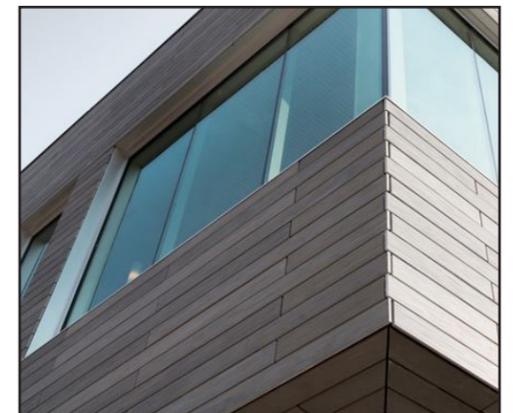


### SE CORNER PODIUM AT BALCONIES - DETAIL: 91 - 11

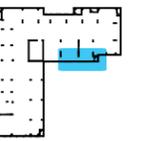


- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)
- METAL LOUVER (BLACK)
- GFRP PANEL (VARIEGATED ORANGE TONE)
- GLASS RAILING W/ TOP RAIL

91 - 4 (A)



REPRESENTATIVE IMAGE OF VARIEGATED GFRP PLANKS AT BALCONIES - 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
- GFRC PANEL (VARIEGATED ORANGE TONE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- METAL LOUVER (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)

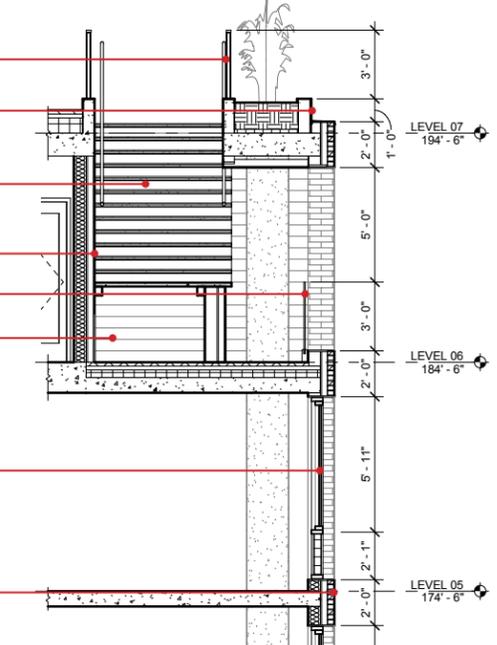


IMAGE OF 6TH FLOOR AMENITY STAIR AT SW CORNER



**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
- GFRC PANEL (VARIEGATED ORANGE TONE)
- 1/2 RUNNING BOND BRICK (WHITE)

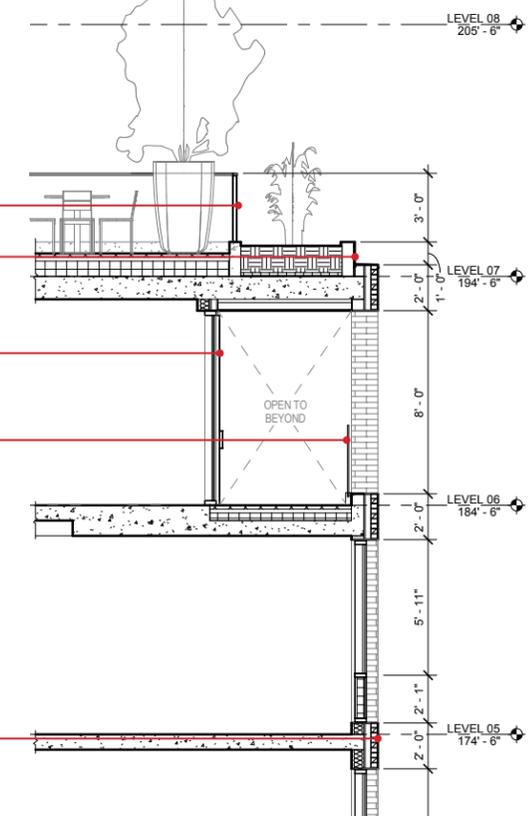
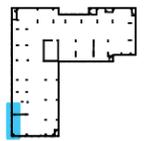


IMAGE OF 6TH FLOOR AMENITY DECK AT SW CORNER



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



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

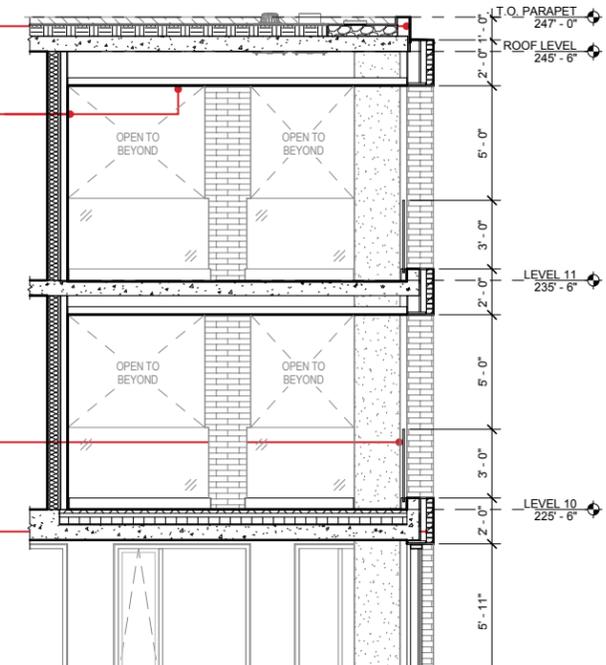
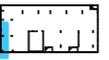
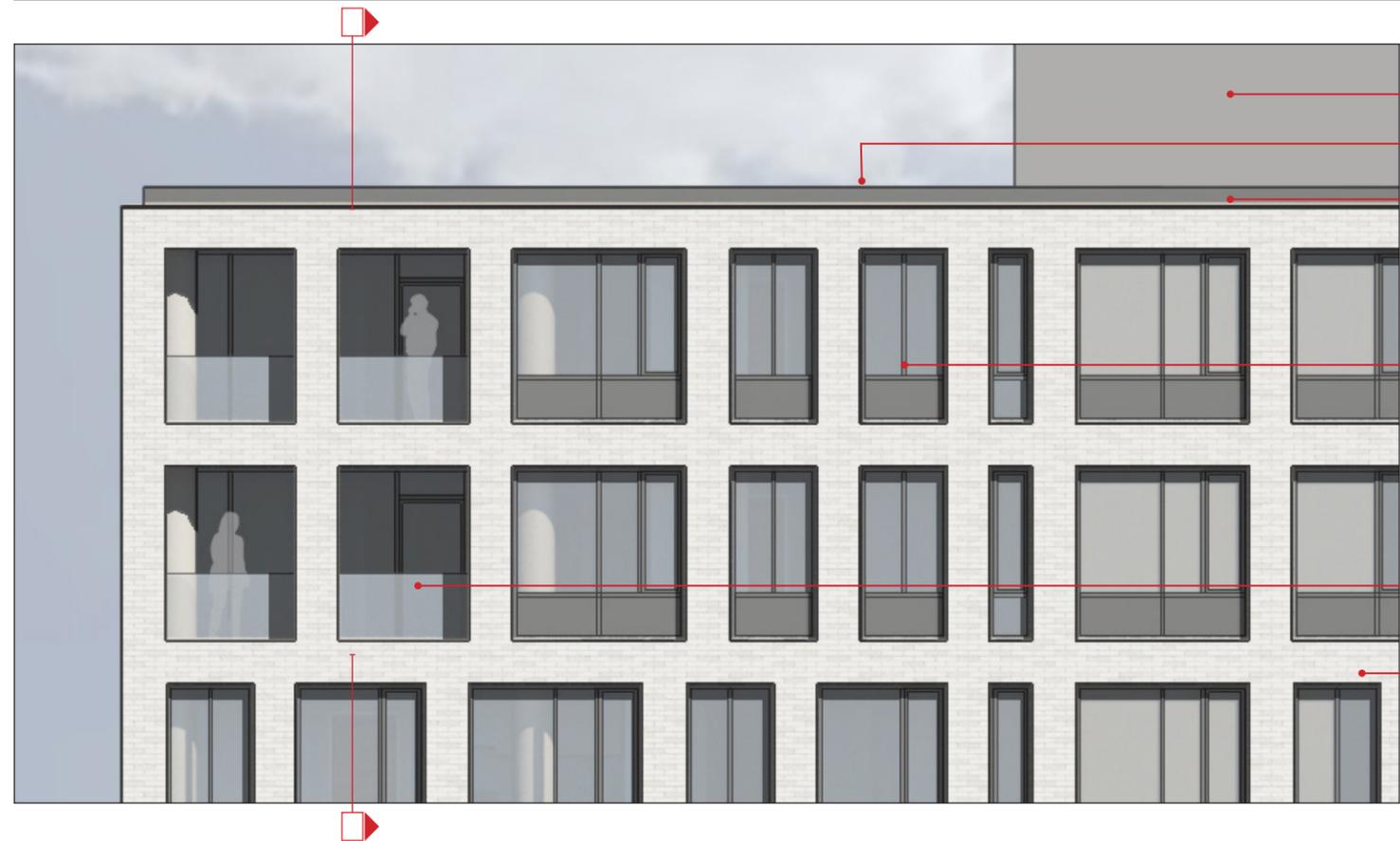


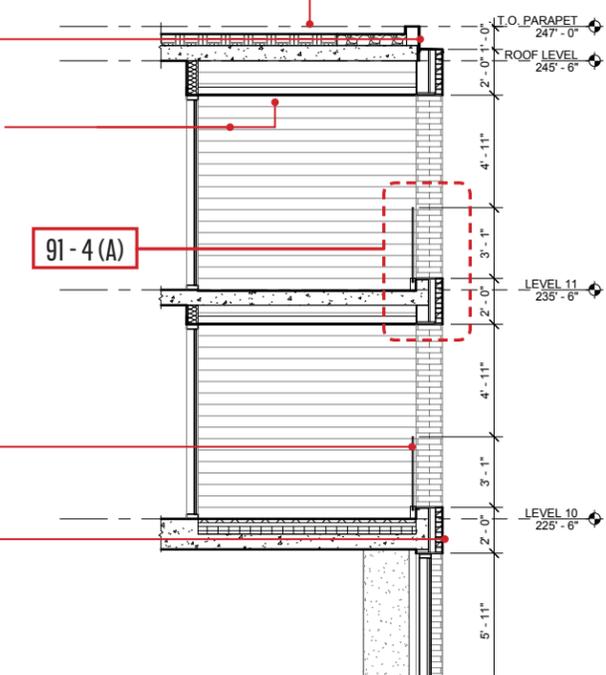
IMAGE OF SE PENTHOUSE BALCONIES



**SW TOWER AT PENTHOUSE BALCONIES - DETAIL: 91 - 15**



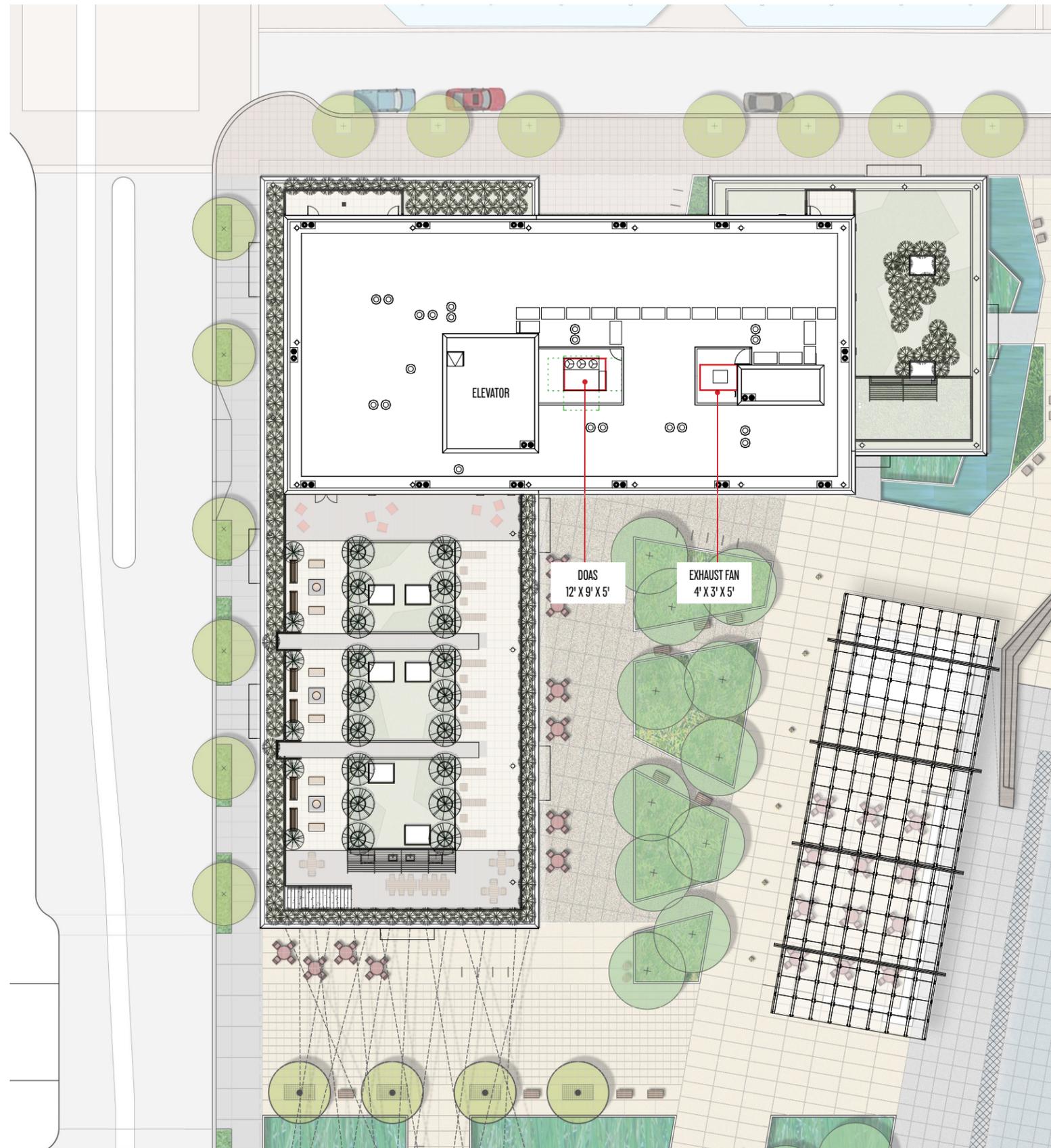
- METAL PANEL PENTHOUSE (BLACK)
- ECO-ROOF (SEEDUMS)
- METAL PANEL PARAPET (BLACK)
- GFRP PANEL (VARIEGATED ORANGE TONE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- GLASS RAILING W/ TOP RAIL
- 1/2 RUNNING BOND BRICK (WHITE)



REPRESENTATIVE IMAGE OF ECO-ROOF SEEDUMS



**SW TOWER AT PENTHOUSE BALCONIES - DETAIL: 91 - 16**



### ROOFTOP MECHANICAL UNITS - BL. 90



GLASS RAILINGS

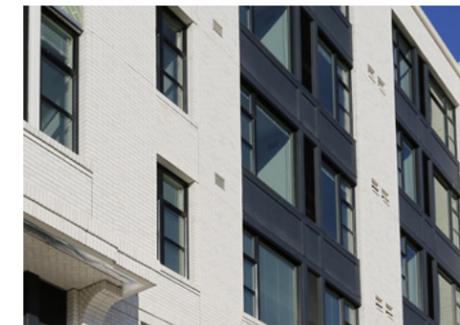


REPRESENTATIVE IMAGE OF GLASS RAILINGS AT RESIDENTIAL BALCONIES



REPRESENTATIVE IMAGE OF TALL GRASSES AT PARAPET

TALL GRASSES AT PARAPET



REPRESENTATIVE IMAGE OF WHITE BRICK BLEND WITH BLACK WINDOW FRAME INFILL



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

BRICK - TWO COLOR BLEND / RUNNING BOND



REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES

GFR PANEL



REPRESENTATIVE IMAGE OF GROUND FLOOR ALUMINUM AND GLASS STOREFRONT

STEEL CANOPY (BLACK)



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR

ALUMINUM STOREFRONT SYSTEM

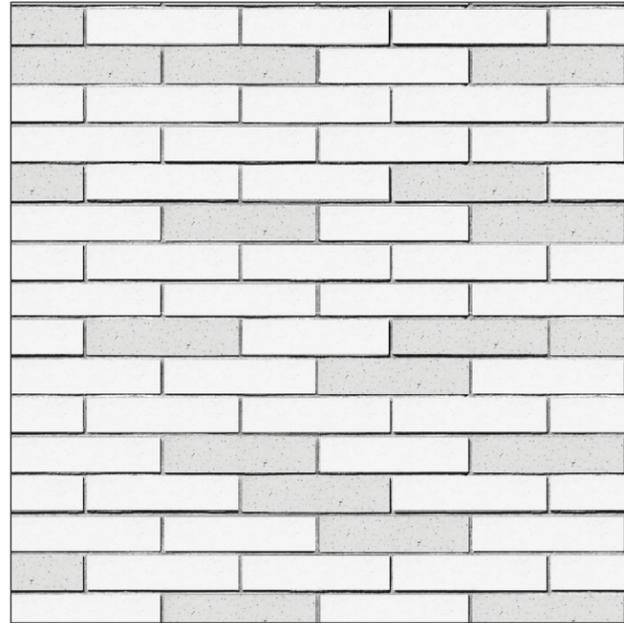


REPRESENTATIVE IMAGE OF METAL LOUVER AT GROUND FLOOR

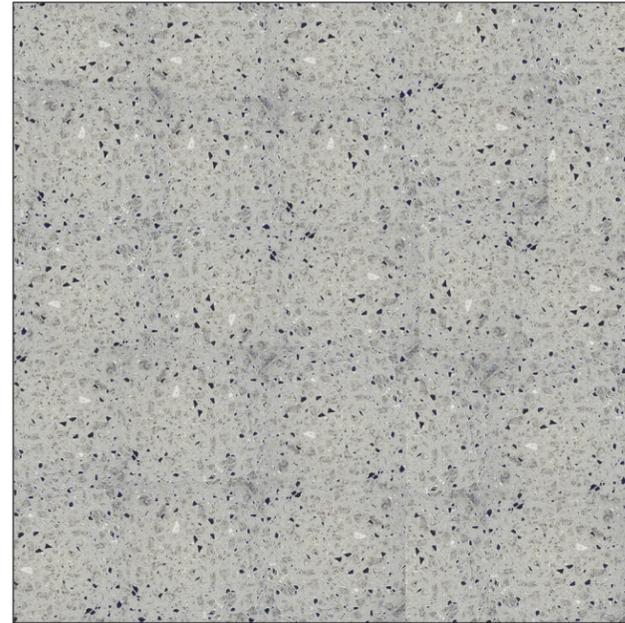
METAL LOUVER - PTD. BLACK

SECTIONAL OVERHEAD DOOR

# EXTERIOR FEATURES



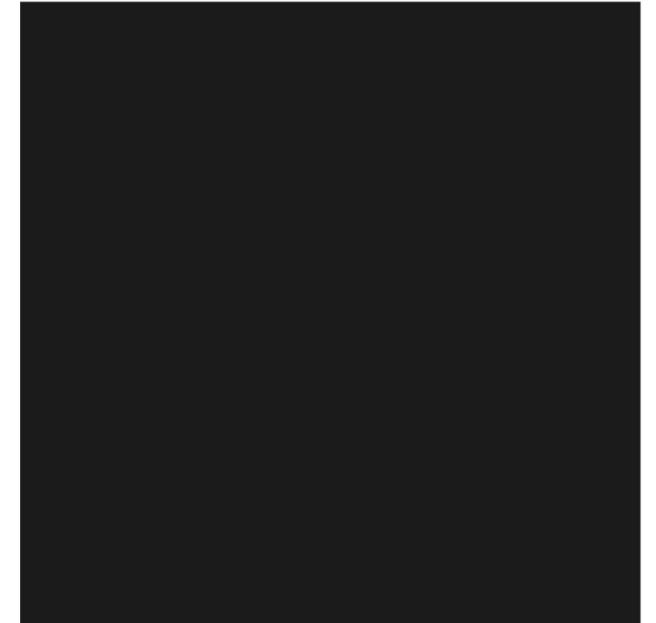
1/2 RUNNING BOND BRICK - 2 COLOR BLEND (WHITE)



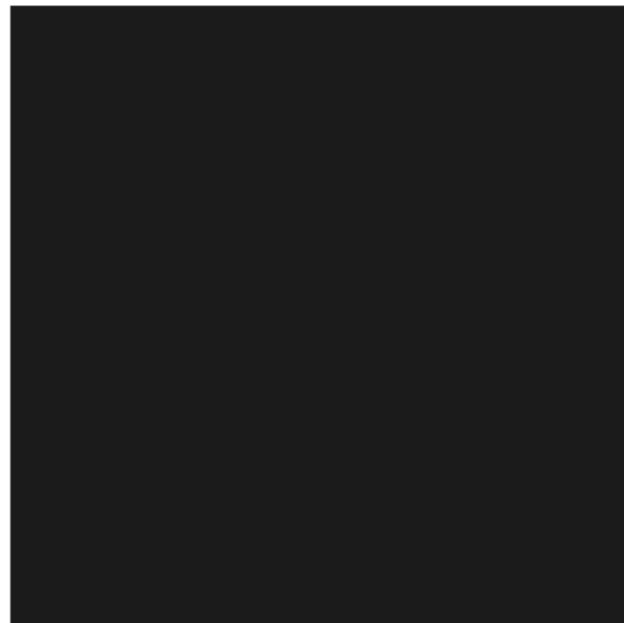
CONCRETE BLEND (PAVERS)



GFRc (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

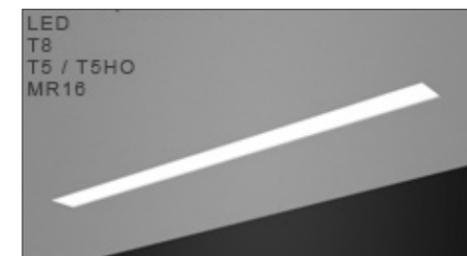
# MATERIAL PALETTE



**1 4' LINEAR LED**  
 FINISH: ALUMN. HOUSING / ACRYLIC LENS  
 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

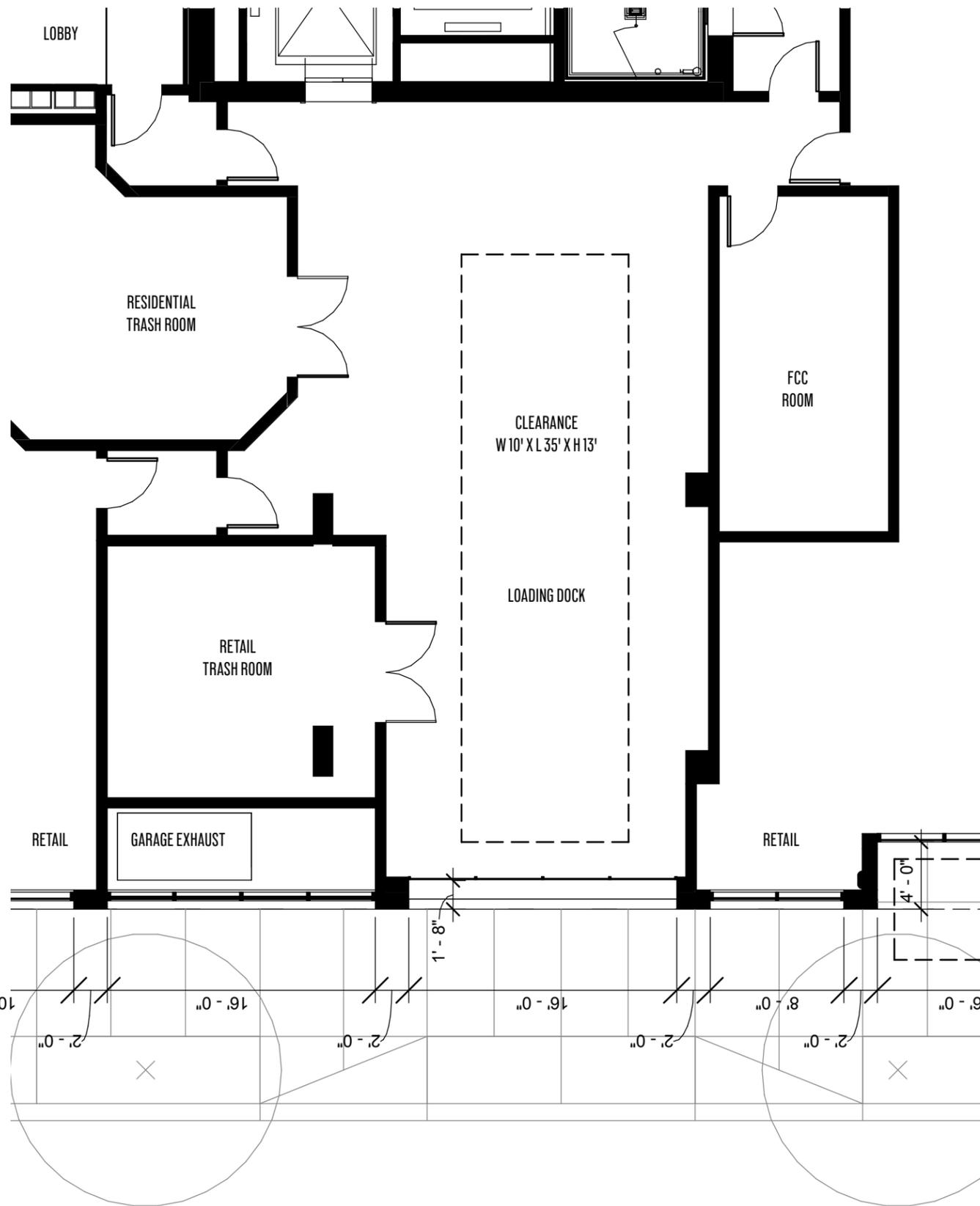


**4 LINEAR GROUND LIGHT**  
 FINISH: ALUMN. HOUSING / ACRYLIC LENS  
 COLOR: 3500K  
 MOUNT: RECESSED IN SIDEWALK



## EXTERIOR LIGHTING PLAN





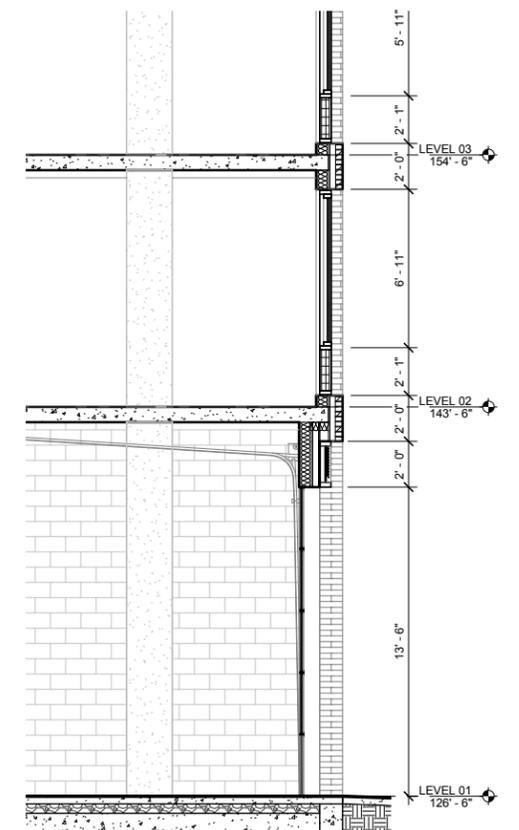
FLOOR PLAN - GROUND FLOOR LOADING DOCK



WEST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR

# LOADING DOCK



*View of Block 91 from the corner of NE Holladay St. & NE 7th Ave.*



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



View of Block 91 from NE 7th Ave.



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