



BLOCK 102

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 102



11 FLOORS

163
For-rent housing units

170,964
GSF of housing

11,427
GSF of retail

BL 102 COMMENTS TO ADDRESS - POST DR I

Refresh on Design Concept

Too many materials/moves/colors; needs a whole other pass; Needs elegance/simplicity of Bl. 91; Needs organizing principle.

GBD: We have reset this design and stripped it down to pure massing. We will share the series of parti diagrams that we studied as a process to come up with the current solution.

Architecture relating to context @ eastern edge

Architecture across the street not strong enough to justify sidecar.

GBD: Our current version has removed the sidecar element.

Simplify pattern/windows

Regulate pattern of windows/balconies.

GBD: The window patterning has received another pass, and we believe the current version is an elegant solution.

Ground level

Angled plan.

GBD: We have produced an option with the northern retail edge of Bl. 102 parallel to NE Holladay St. and believe the angled solution is better. The study will allow us to discuss and work with the commission on the right solution.

East elevation at service – decorative grilles?

GBD: We have dramatically minimized the louver area on this elevation. We have included area analysis pages to quantify the area of these louvers and compare this to the required square footage values. The purpose of the louver is identified. Garage exhaust is activated by CO2 sensor and is not continuous. Intake louvers are inert. Generator exhaust louvers run once a month to exercise the generator and when under an emergency condition. It is important to note that the project is NOT asking for any modification for window area, linear area, or active space. The louvers have been sensitively integrated into the architecture.

Garage canopy.

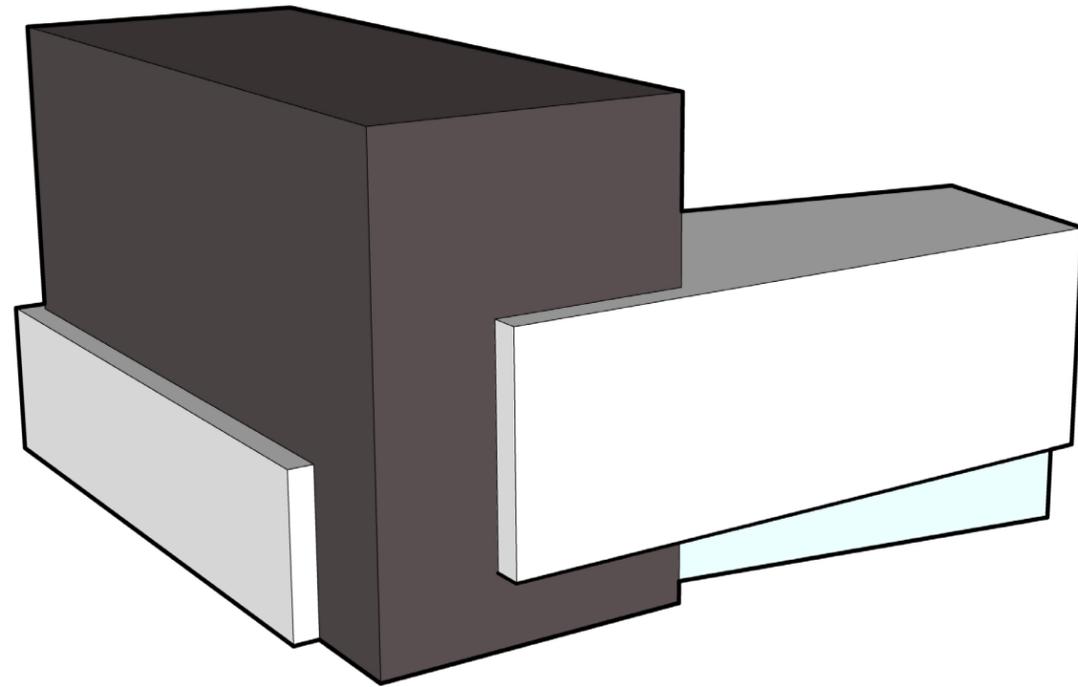
GBD: We changed this canopy and made it consistent with other canopies on the same building.

Generator wall treatment.

GBD: We propose a treatment to the wall surface with a green wall.

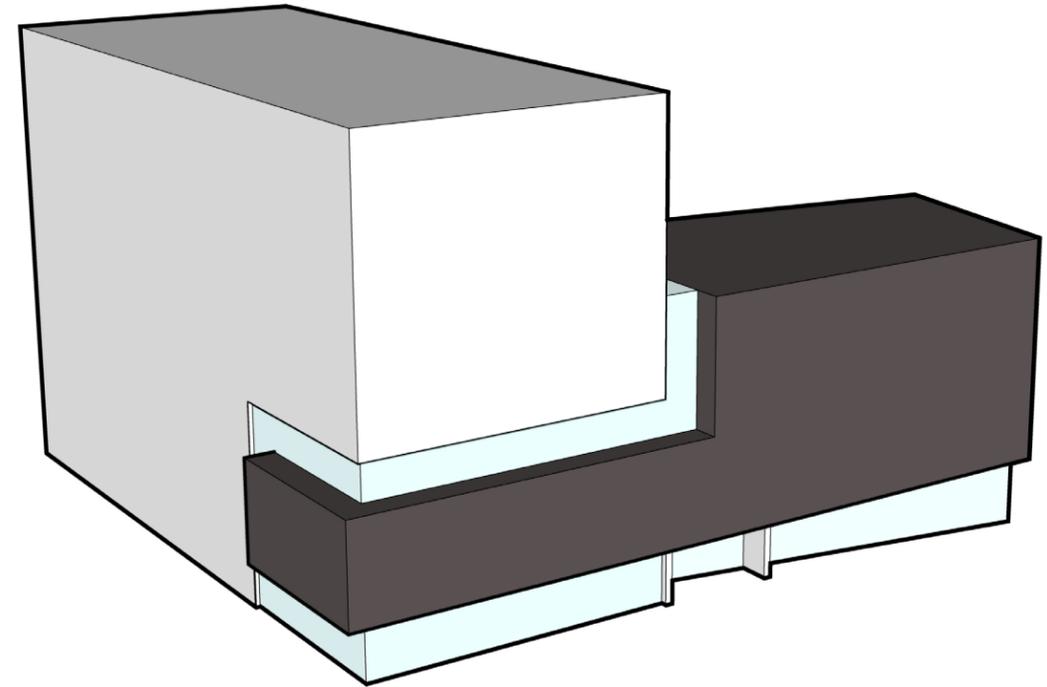
Color-Dark could work if concept works

GBD: The current design of Bl. 102 consists of a light-toned tower which nests into a dark podium element.



1. PREVIOUS SCHEME

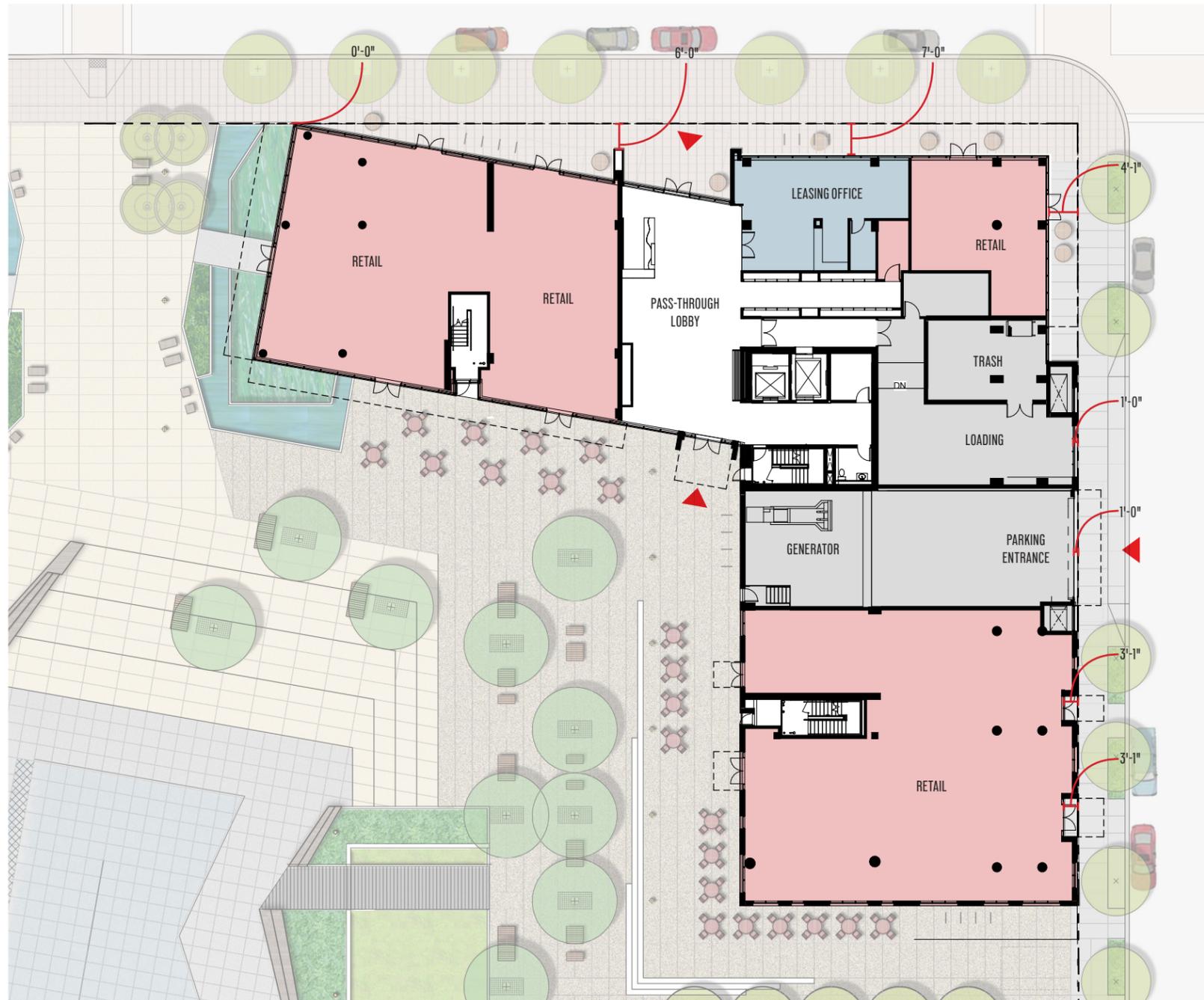
This image presents Bl. 102 in its previous form, with a dark tower element interlocking with a light podium element.



2. CURRENT SCHEME

This image presents Bl. 102 in its current form, with a light tower nesting into a dark podium element.

BL 102 - PREVIOUS AND CURRENT



11,427
GSF of retail

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

GROUND FLOOR PLAN

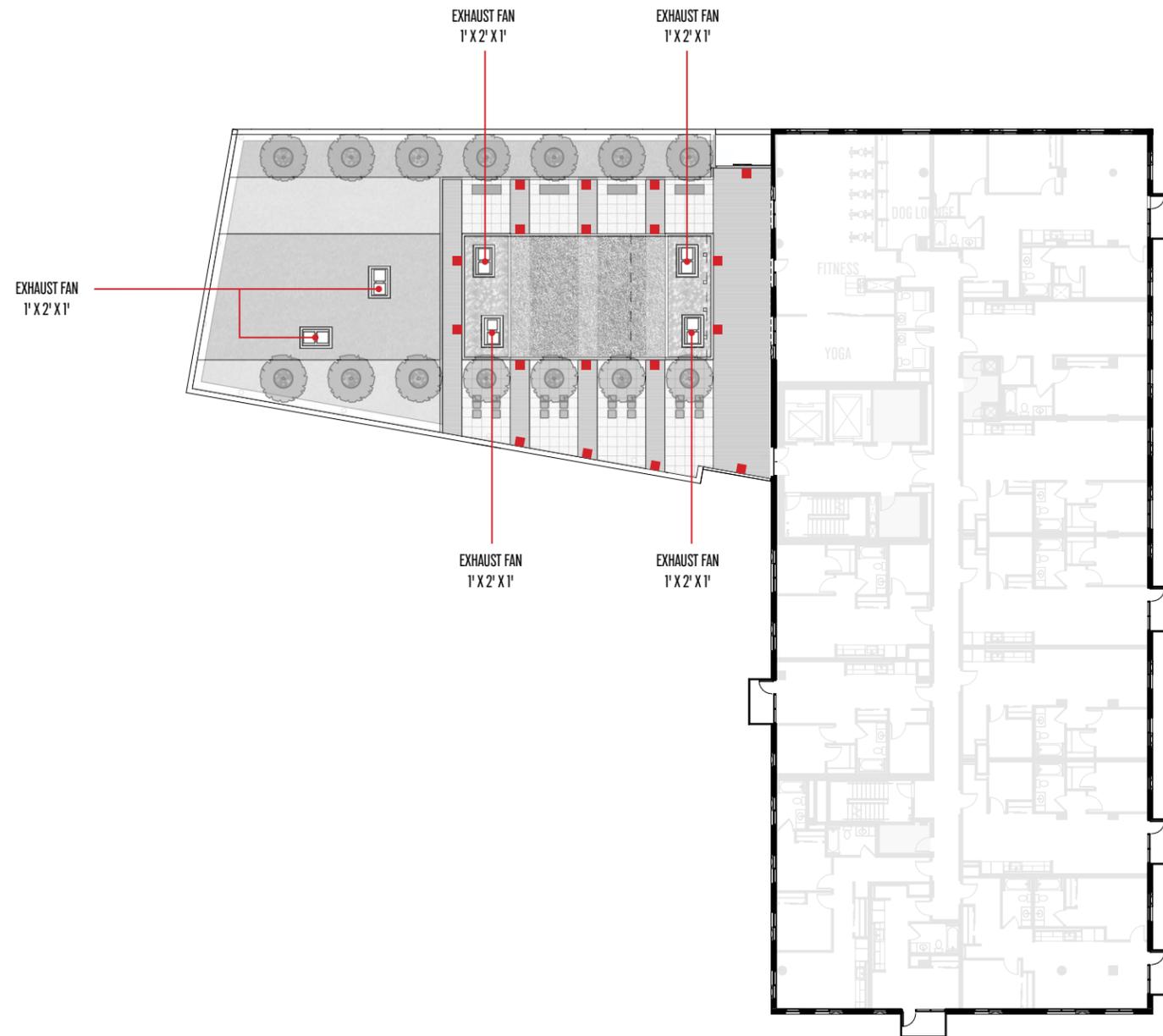


- 23
For-rent housing units
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

TYPICAL PODIUM PLAN - FLOORS 04-06



TERRACE PLAN - FLOOR 07



SMALL LED STEPLIGHT

Finish: Aluminum/Tempered glass

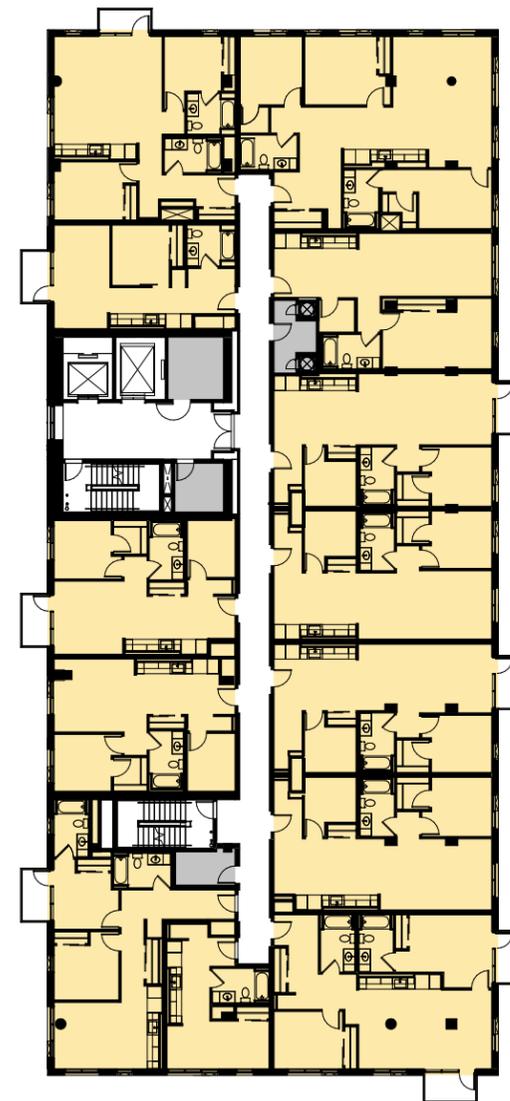
Color: 3500K

Mount: Wall

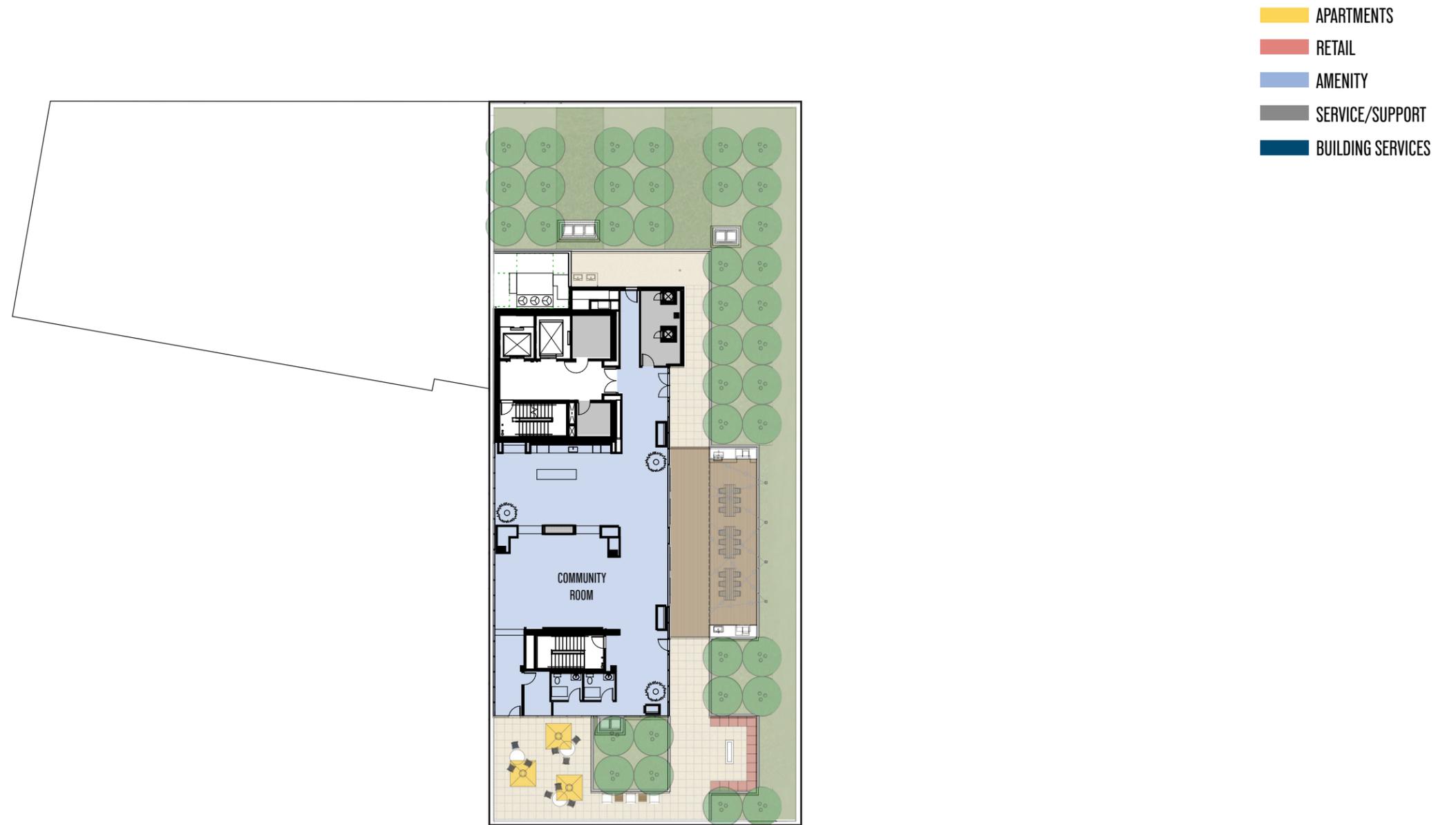
TERRACE PLAN - FLOOR 07

13
For-rent housing units

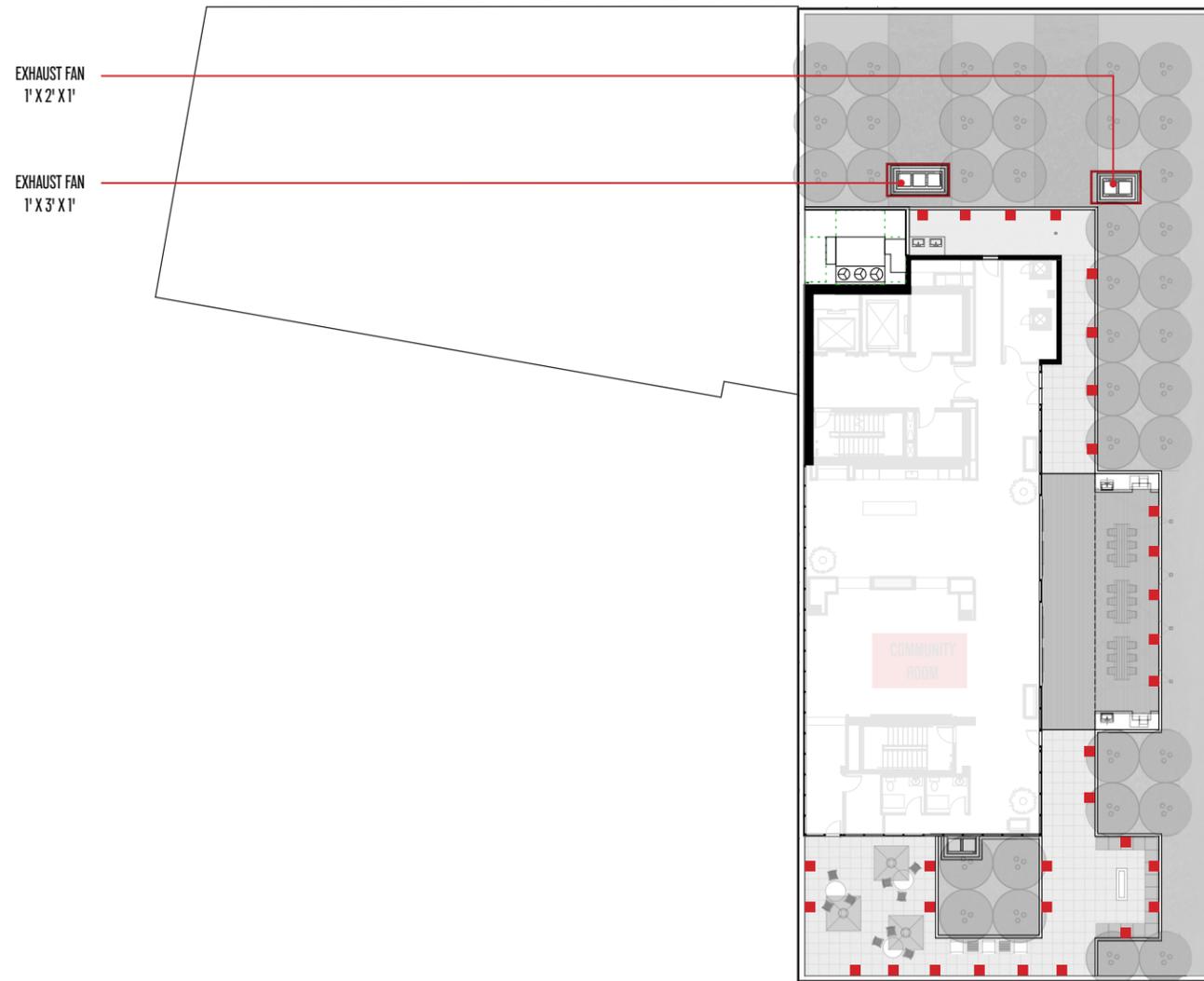
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES



TYPICAL TOWER PLAN - FLOORS 08 -10



AMENITY PLAN - FLOOR 11



SMALL LED STEPLIGHT

Finish: Aluminum/Tempered glass

Color: 3500K

Mount: Wall

AMENITY PLAN - FLOOR 11

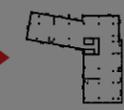


ROOF PLAN - FLOOR 12

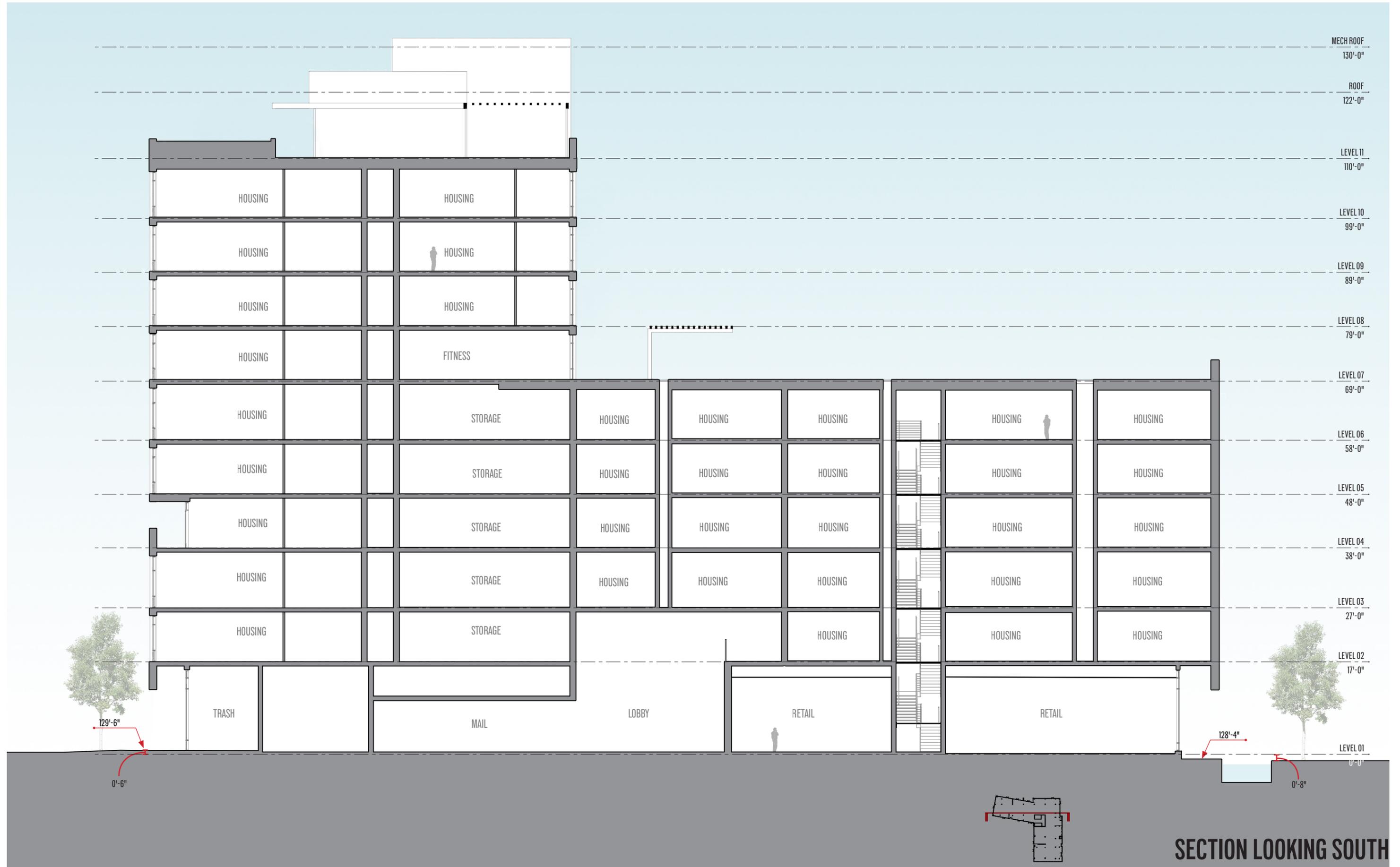








WEST ELEVATION



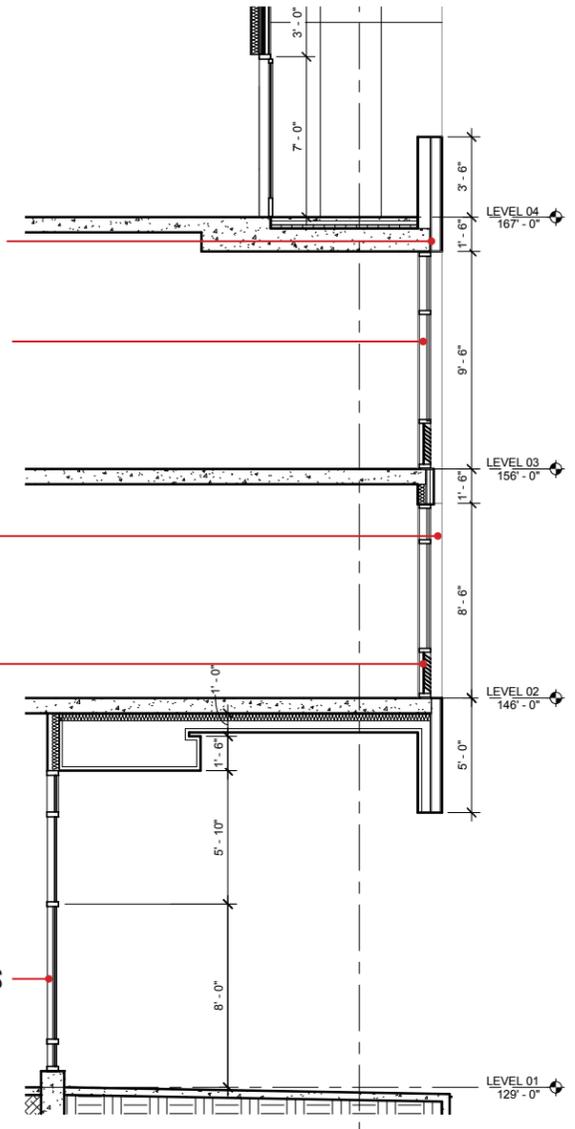
SECTION LOOKING SOUTH



SECTION LOOKING EAST



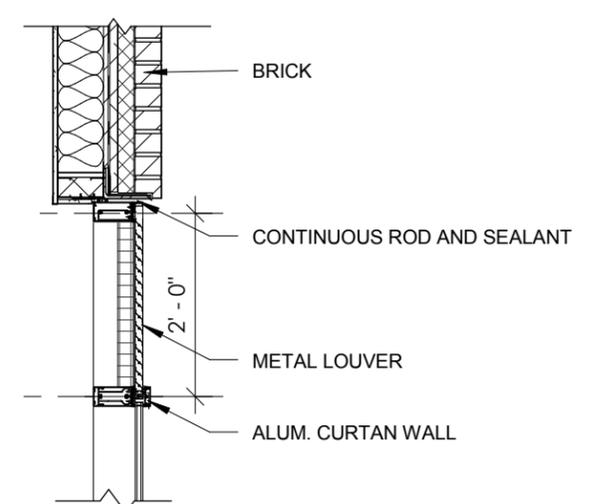
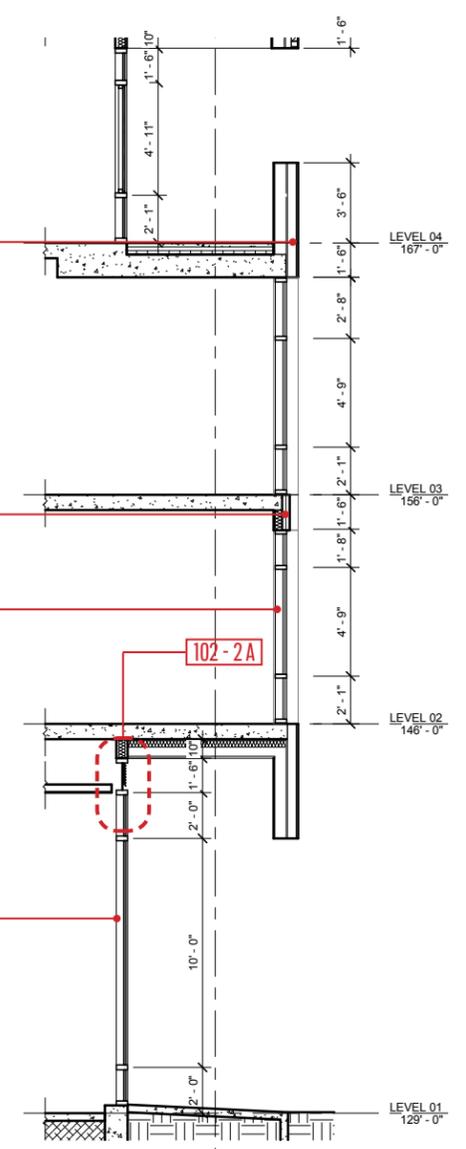
- METAL PANEL (DARK BRONZE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- GFRC (DARK BROWN, BRUSHED)
- METAL LOUVER (DARK BRONZE)
- METAL PANEL (WHITE, MATTE)
- ALUM. FRAMED DOOR W/ CLEAR GLASS (DARK BRONZE)



NORTH ENTRY _ DETAIL: 102 - 1



- GFRC (DARK BROWN, BRUSHED)
- METAL LOUVER (DARK BRONZE)
- METAL PANEL (DARK BRONZE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- METAL PANEL (WHITE, MATTE)



A. LOUVERS @ CURTAIN WALL CONNECT TO BRICK WALL
1/2" = 1'-0"



CURTAIN WALL WITH METAL LOUVER ON TOP



IMAGE OF PASS-THROUGH LOBBY @ ENTRANCE



NORTHEAST PODIUM _ DETAIL: 102 - 2



- STACKED BOND BRICK (WHITE - SMOOTH, MISSION)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- METAL PANEL (DARK BRONZE, MATTE)
- GFRC (DARK BROWN, BRUSHED)
- METAL LOUVER (DARK BRONZE)
- INSULATED SPANDREL GLASS (LIGHT GREY)
- GLASS GUARDRAIL W/ TOP RAIL
- PAINTED METAL FASCIA
- METAL LOUVER (LIGHT BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- TRANSLUCENT SECTIONAL OVERHEAD DOOR (LIGHT BRONZE)

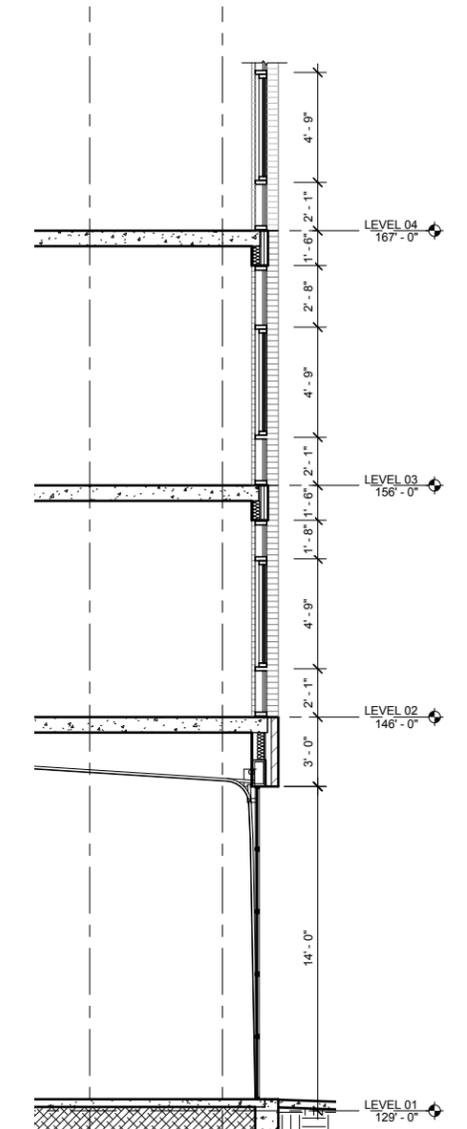
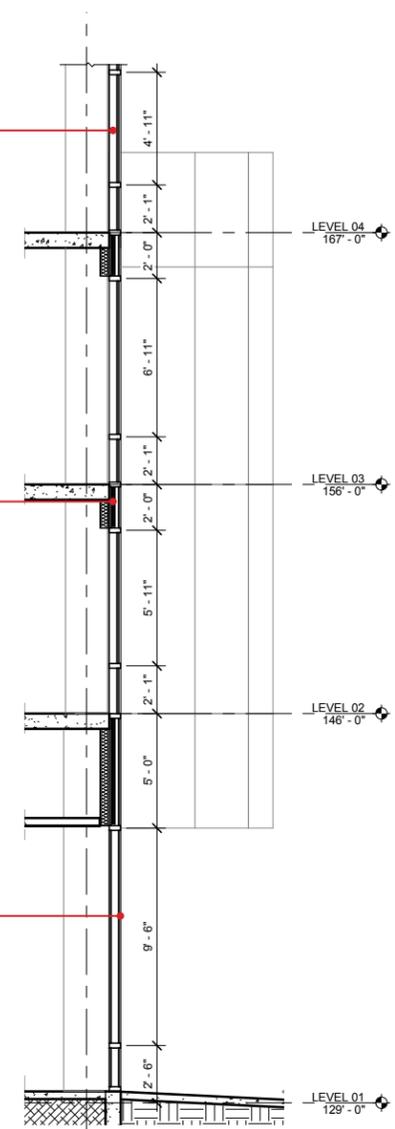
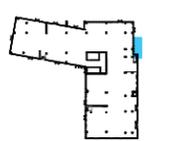


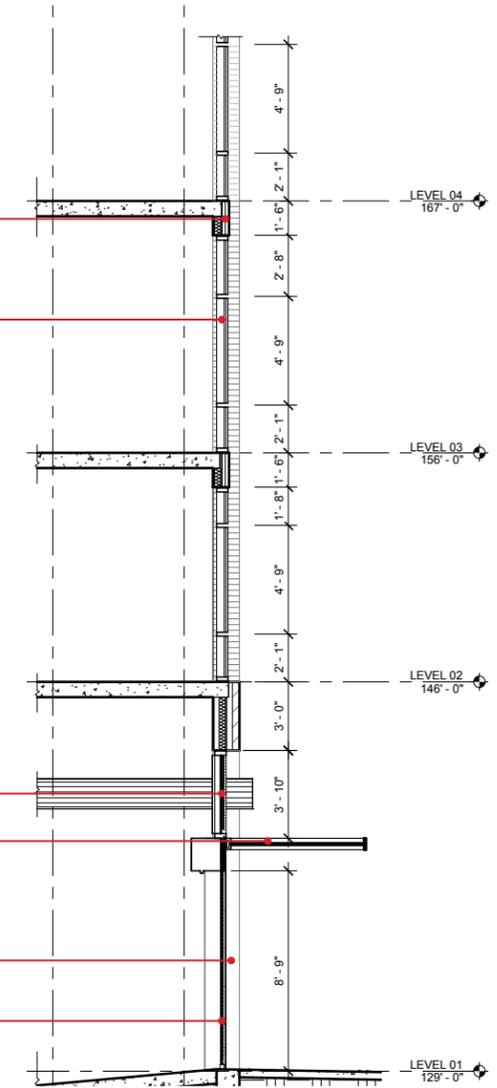
IMAGE OF NORTHEAST CORNER @ GARAGE AND LOADING DOOR



NORTHEAST RETAIL _ DETAIL: 102 - 3/4



- STACKED BOND BRICK (WHITE - SMOOTH, MISSION)
- METAL PANEL (DARK BRONZE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- METAL LOUVER (LIGHT BRONZE)
- GARAGE ENTRY STEEL & GLASS CANOPY (DARK BRONZE)
- METAL PANEL (LIGHT BRONZE, MATTE)
- ROLLING GRILLE GARAGE DOOR



GRILLE GARAGE DOOR

(NOTE: ROLLING GRILLE GARAGE DOOR LOCATED 1'-0" AWAY FROM PROPERTY LINE, AND DESIGN EXCEPTION PENDING)



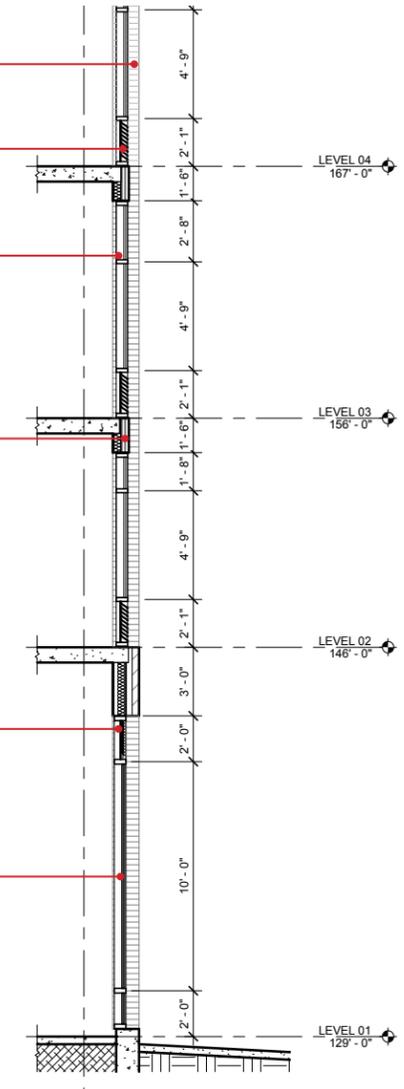
ALUM. GARAGE DOOR W/GLASS PANELS



EAST GARAGE _ DETAIL: 102 - 5



- STACKED BOND BRICK (WHITE - SMOOTH, MISSION)
- METAL LOUVER (DARK BRONZE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL PANEL (DARK BRONZE, MATTE)
- GLASS GUARDRAIL W/ TOP RAIL
- PAINTED METAL FASCIA
- METAL LOUVER (DARK BRONZE)
- STEEL & GLASS CANOPY (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- ALUM. FRAMED GLASS DOOR W/ CLEAR GLASS (DARK BRONZE)



ALUM. FRAMED GLASS DOOR W/ CLEAR GLASS

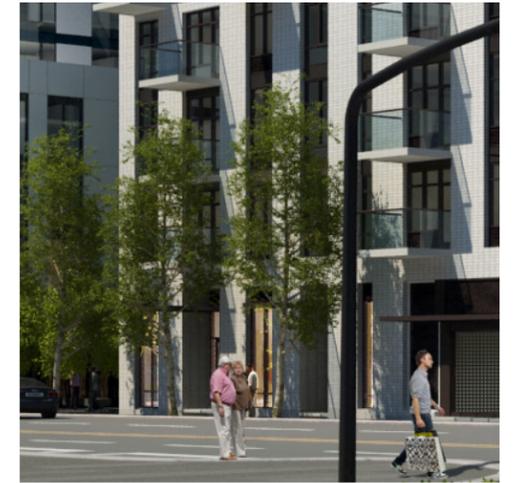


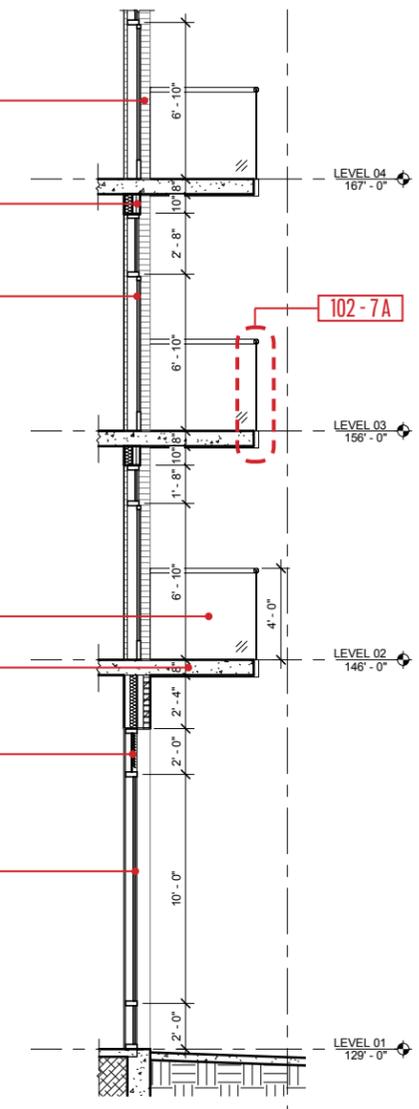
IMAGE OF RETAIL @ SOUTHEAST CORNER



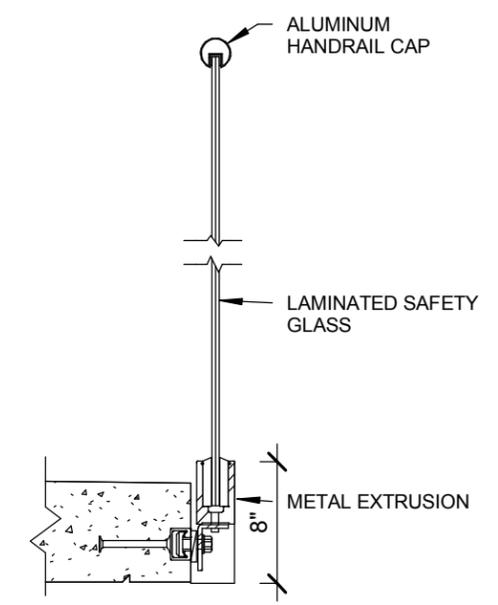
SOUTHEAST RETAIL _ DETAIL: 102 - 6



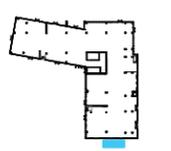
- STACKED BOND BRICK (WHITE - SMOOTH, MISSION)
- METAL PANEL (DARK BRONZE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- GLASS GUARDRAIL W/ TOP RAIL
- PAINTED METAL FASCIA
- METAL LOUVER (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)



102-7A



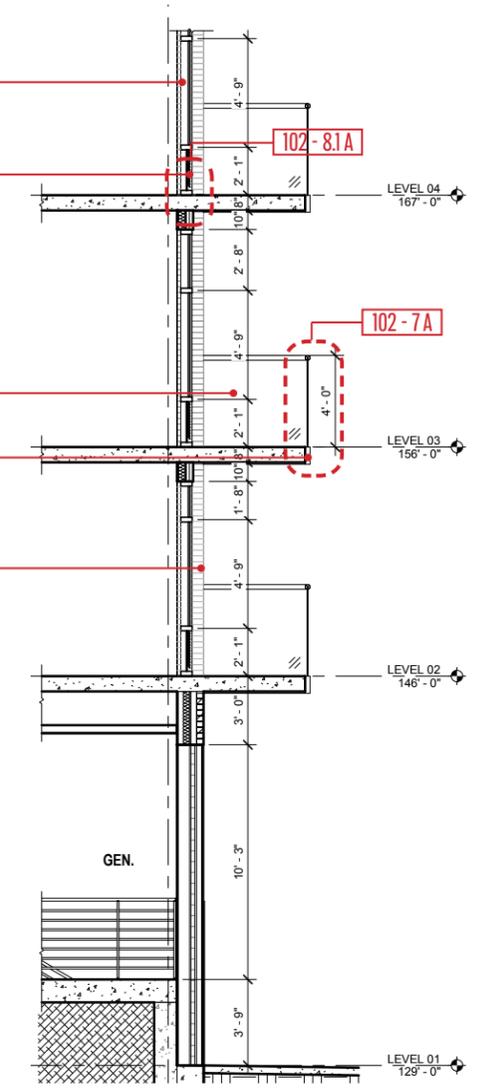
A. TYPICAL GLASS RAIL DETAIL
1\"/>



SOUTH PODIUM _ DETAIL: 102 - 7



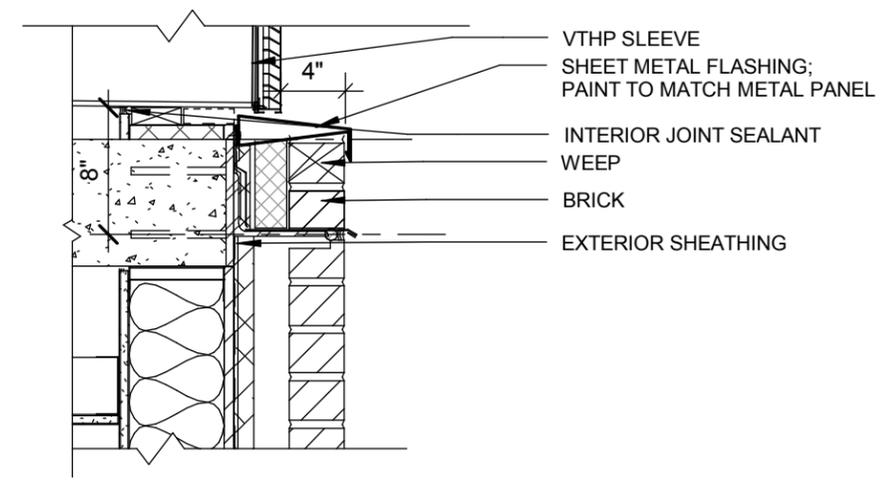
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- GLASS GUARDRAIL W/ TOP RAIL
- PAINTED METAL FASCIA
- STACKED BOND BRICK (WHITE - SMOOTH, MISSION)
- METAL LOUVER (DARK BRONZE)
- STEEL & GLASS CANOPY (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)



ALUM. PUNCH WINDOW WITH LOUVER



IMAGE OF RETAIL @ SOUTHWEST CORNER

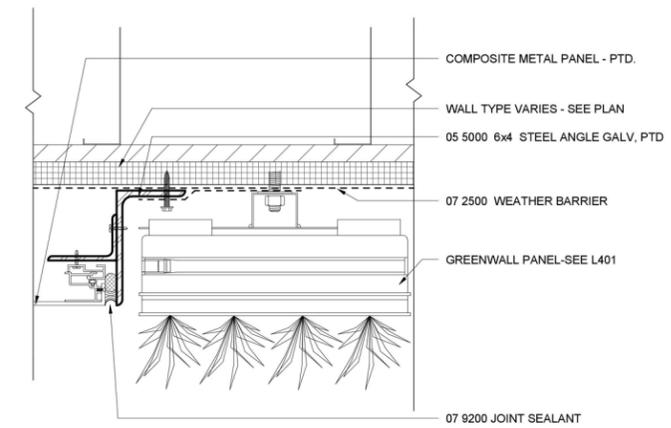


A. LOUVERS ABOVE BRICK WALL DETAIL

1" = 1'-0"

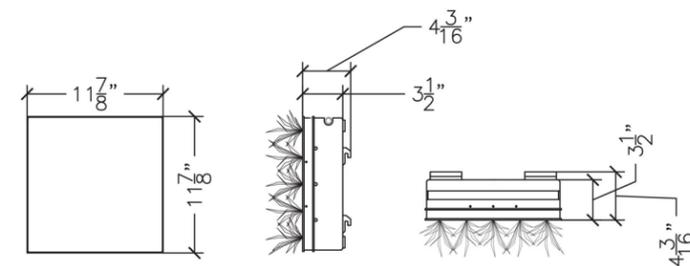


WEST ENTRY _ DETAIL: 102 - 8.1



3. GREENWALL PANEL EDGE

3/4" = 1'-0"



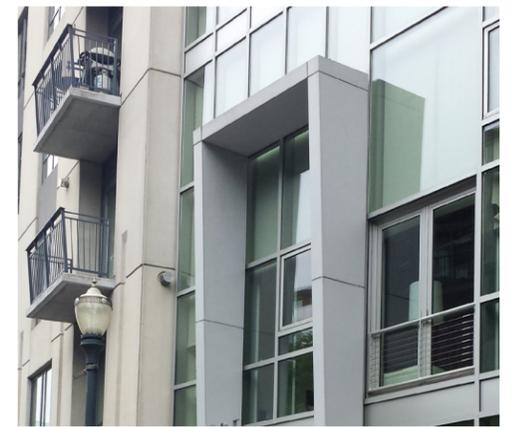
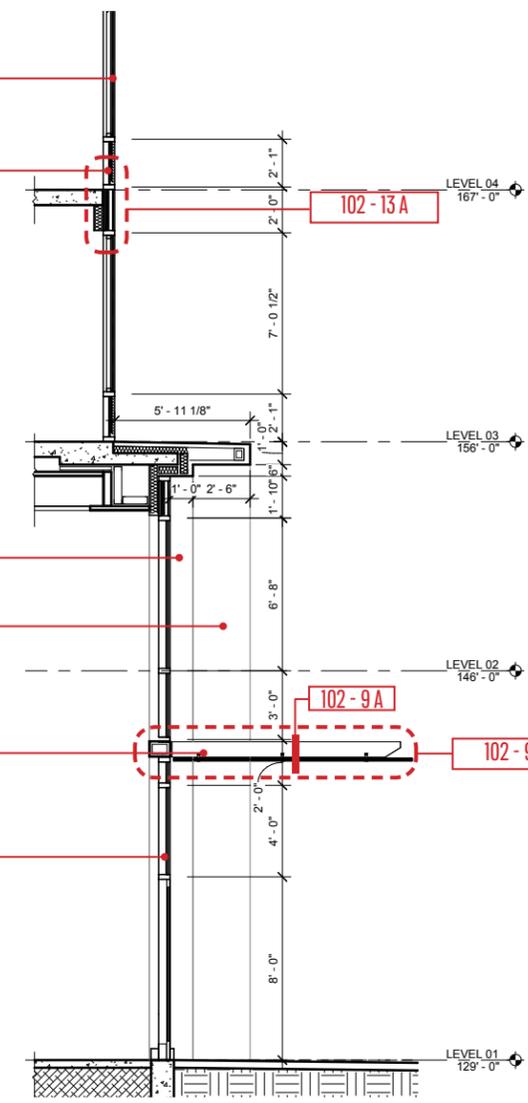
4. GREENWALL PANEL DIMENSIONS

3/4" = 1'-0"

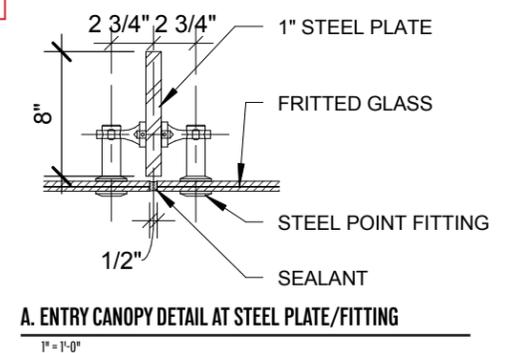
GREEN WALL DETAILS - BL 102 - 8.2



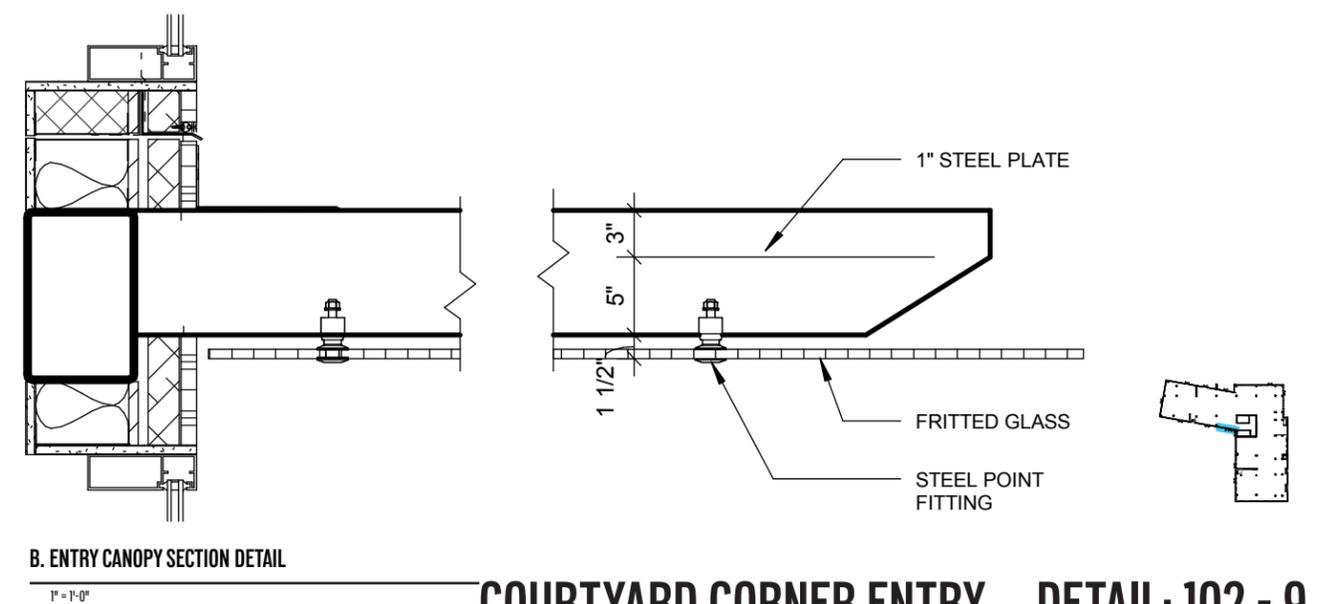
- ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- GFRC (DARK BROWN, BRUSHED)
- GLASS GUARDRAIL W/ TOP RAIL
- STACKED BOND BRICK
(WHITE - SMOOTH, MISSION)
- METAL PANEL (DARK BRONZE, MATTE)
- METAL PANEL (WHITE, MATTE)
- STEEL & GLASS CANOPY
(PAINTED WHITE)
- ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS (DARK BRONZE)



METAL WRAP AT ENTRY



A. ENTRY CANOPY DETAIL AT STEEL PLATE/FITTING
1"=1'-0"

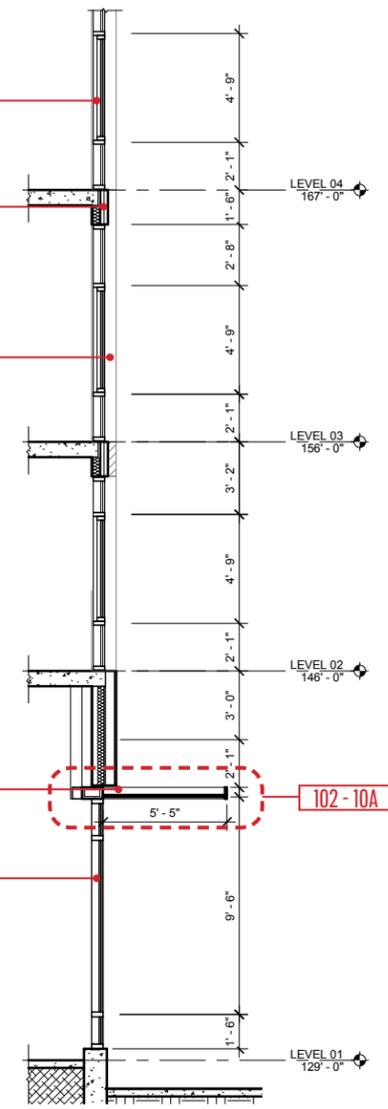


B. ENTRY CANOPY SECTION DETAIL
1"=1'-0"

COURTYARD CORNER ENTRY _ DETAIL: 102 - 9



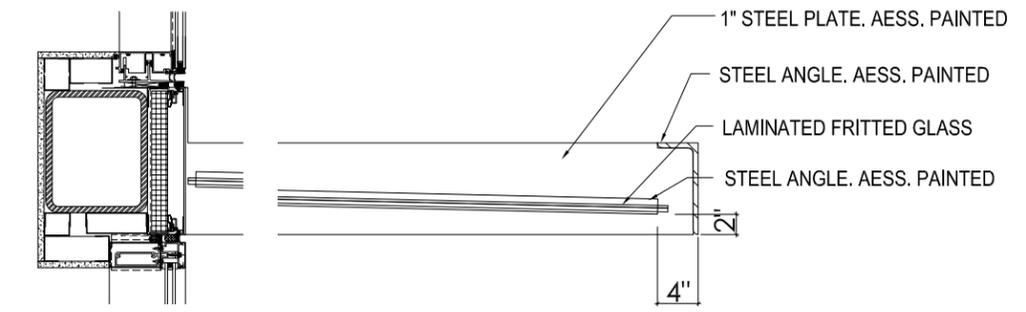
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL PANEL (DARK BRONZE, MATTE)
- GFRC (DARK BROWN, BRUSHED)
- METAL LOUVER (DARK BRONZE)
- STEEL & GLASS CANOPY (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)



STEEL & GLASS RETAIL CANOPY



IMAGE OF PODIUM SOUTHWEST CORNER



A. TYPICAL RETAIL CANOPY SECTION DETAIL

SOUTHWEST CORNER RETAIL _ DETAIL: 102 - 10



METAL PANEL (DARK BRONZE, MATTE)

METAL PANEL (DARK BRONZE, MATTE)

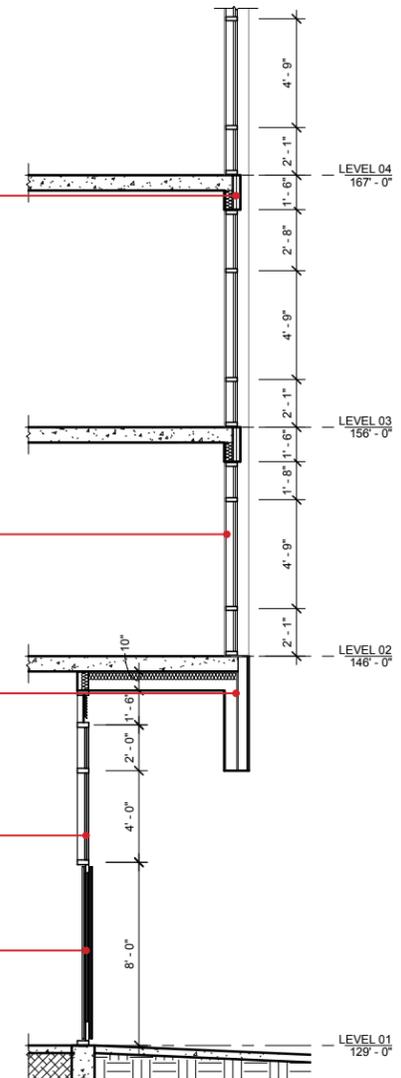
ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

GFRC (DARK BROWN, BRUSHED)

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)

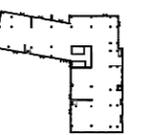
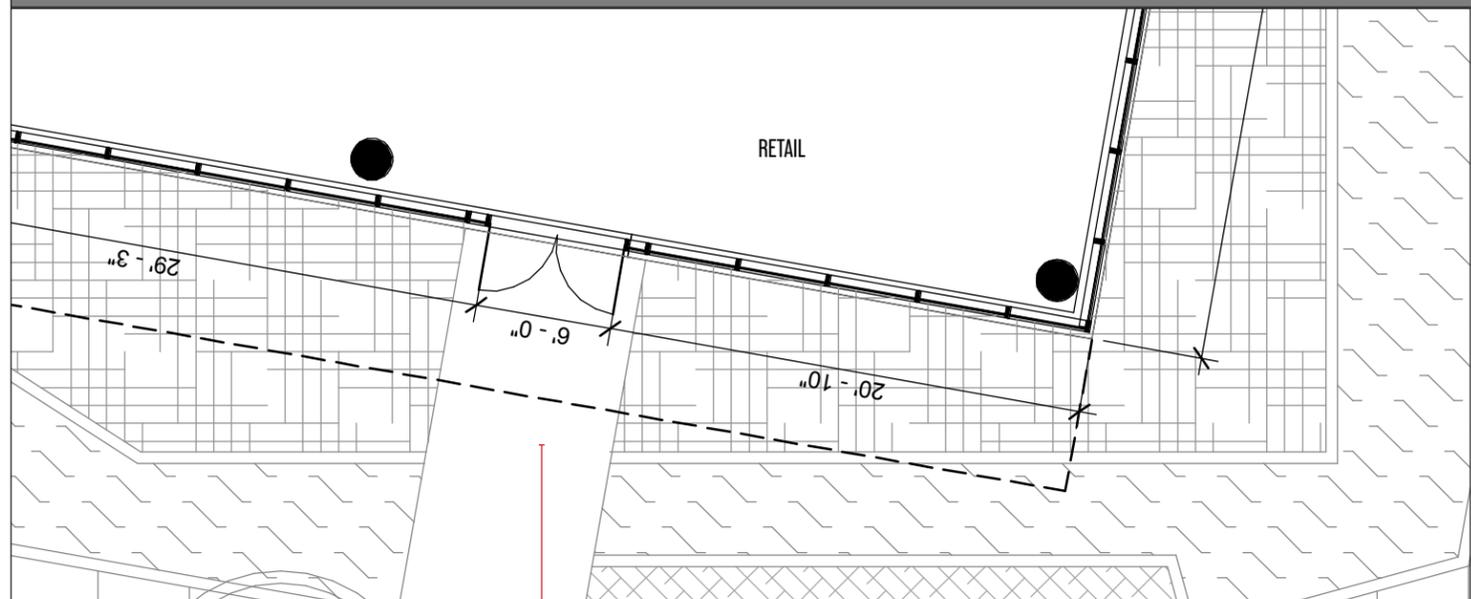
ALUM. FRAMED GLASS DOOR W/ CLEAR GLASS (DARK BRONZE)



ALUM. PUNCH WINDOW WITH METAL PANEL



IMAGE OF PODIUM @ WEST



NORTHWEST CORNER RETAIL _ DETAIL: 102 - 11



GFRC (DARK BRWON, BRUSHED)

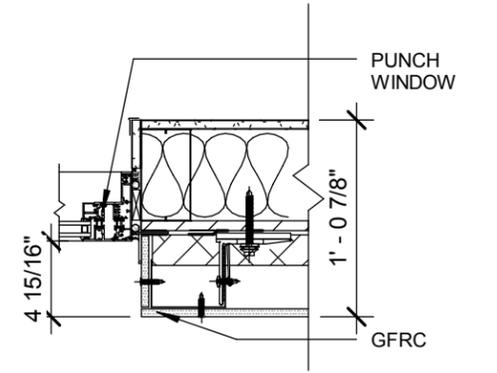
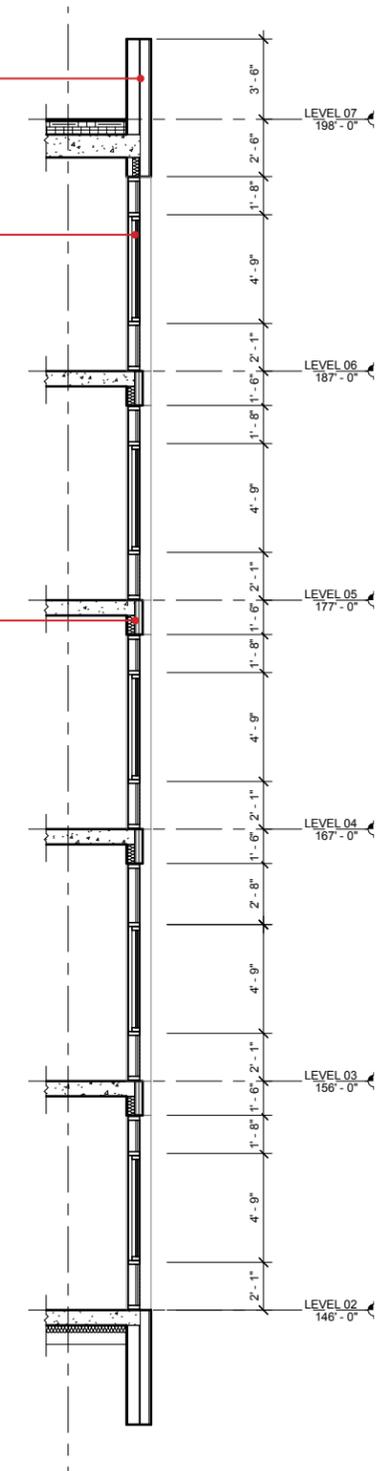
ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

METAL PANEL (DARK BRONZE, MATTE)

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)

ALUM. FRAMED GLASS DOOR W/ CLEAR GLASS (DARK BRONZE)



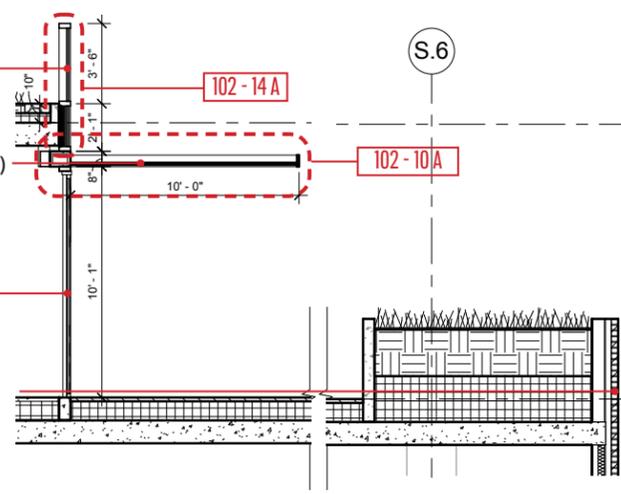
A. TYPICAL WINDOW JAMB @ GFRC DETAIL
1" = 1'-0"



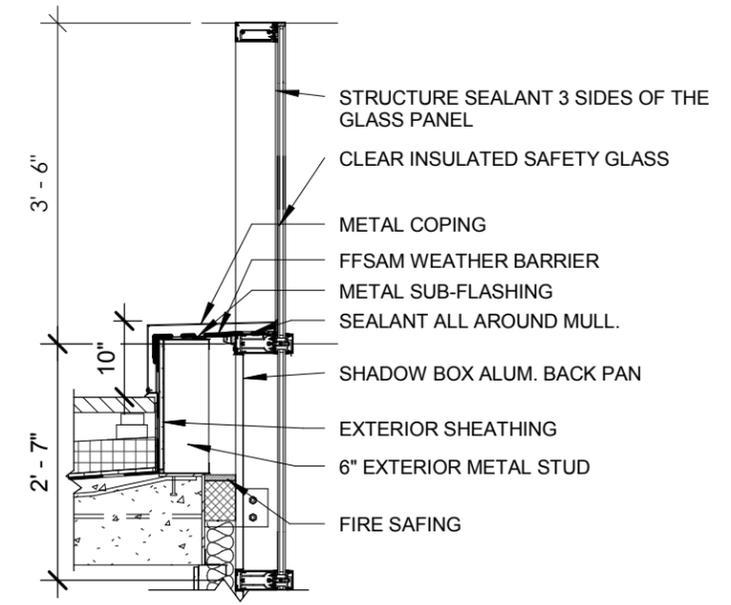
NORTHWEST PODIUM _ DETAIL: 102 - 12



- ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS (DARK BRONZE)
- STEEL & GLASS CANOPY (DARK BRONZE)
- ALUM. FRAMED SLIDING DOOR W/
CLEAR GLASS (DARK BRONZE)
- STACKED BOND BRICK
(WHITE - SMOOTH, MISSION)

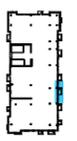


SLIDING DOOR



A. ROOF CURTAIN WALL PARAPET DETAIL

1/2" = 1'-0"



EAST ROOF _ DETAIL: 102 - 14



ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS (DARK BRONZE)

STACKED BOND BRICK
(WHITE - SMOOTH, MISSION)

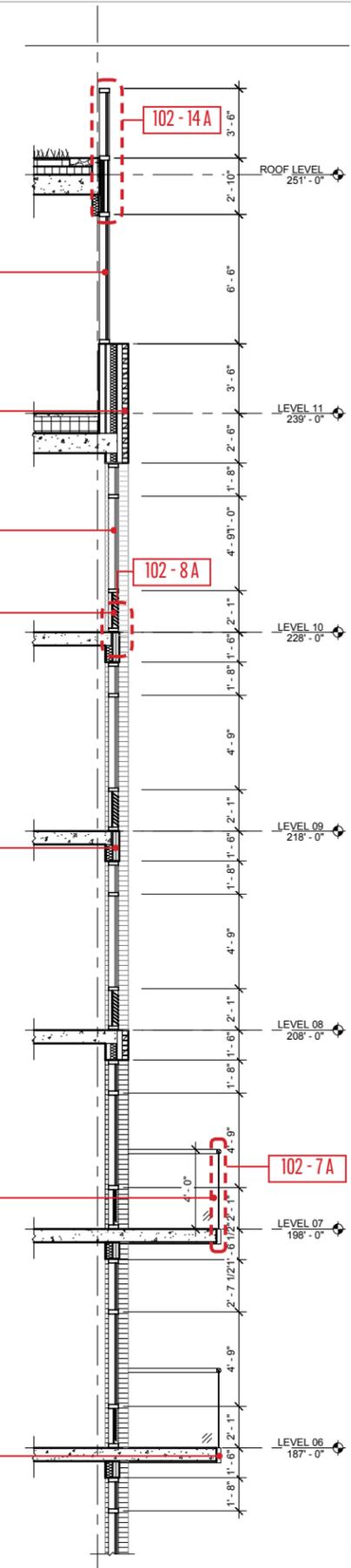
ALUM. PUNCH WINDOW W/
CLEAR GLASS (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

METAL PANEL (DARK BRONZE, MATTE)

GLASS GUARDRAIL W/ TOP RAIL

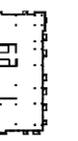
PAINTED METAL FASCIA



GLASS GUARDRAIL W/ TOP RAIL



PERSPECTIVE OF SOUTHWEST



WEST ROOF _ DETAIL: 102 - 15



STACKED BOND BRICK
(WHITE - SMOOTH, MISSION)

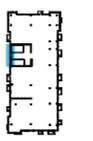
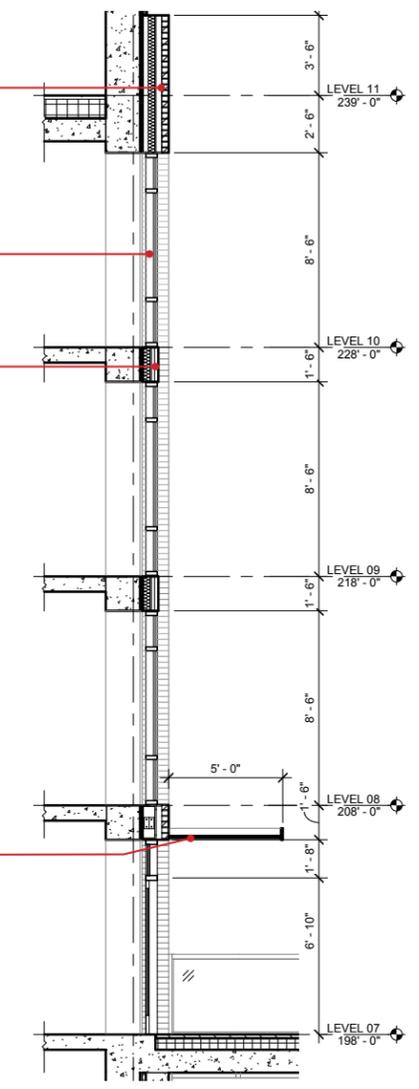
ALUM. PUNCH WINDOW W/
CLEAR GLASS (DARK BRONZE)

METAL PANEL (DARK BRONZE, MATTE)

METAL LOUVER (DARK BRONZE)

STEEL & GLASS CANOPY (DARK BRONZE)

GFRC (DARK BROWN, BRUSHED)



WEST TOWER _ DETAIL: 102 - 16



STACKED BOND BRICK (WHITE - SMOOTH, MISSION)

ALUM. PUNCH WINDOW (DARK BRONZE) W/
CLEAR GLASS

METAL PANEL (DARK BRONZE, MATTE)

METAL LOUVER (DARK BRONZE)

GLASS GUARDRAIL W/ TOP RAIL

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS

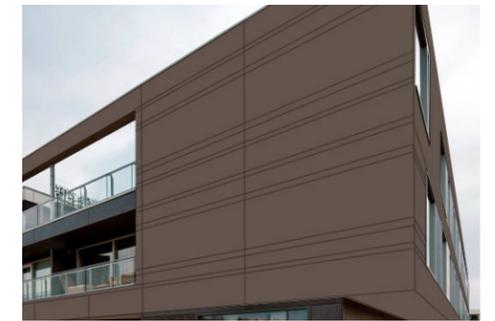
GFRP (DARK BROWN, BRUSHED)

METAL LOUVER (LIGHT BRONZE)

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS



REPRESENTATIVE IMAGE OF ALUM. PUNCH WINDOWS



REPRESENTATIVE IMAGE OF GFRP PANELS



REPRESENTATIVE IMAGE OF BRICK (WHITE - SMOOTH, MISSION)



REPRESENTATIVE IMAGE OF GLASS GUARDRAIL BALCONY



REPRESENTATIVE IMAGE OF METAL LOUVER AT GROUND FLOOR



REPRESENTATIVE IMAGE OF ECO ROOF



REPRESENTATIVE IMAGE OF CURTAIN WALL REVEAL

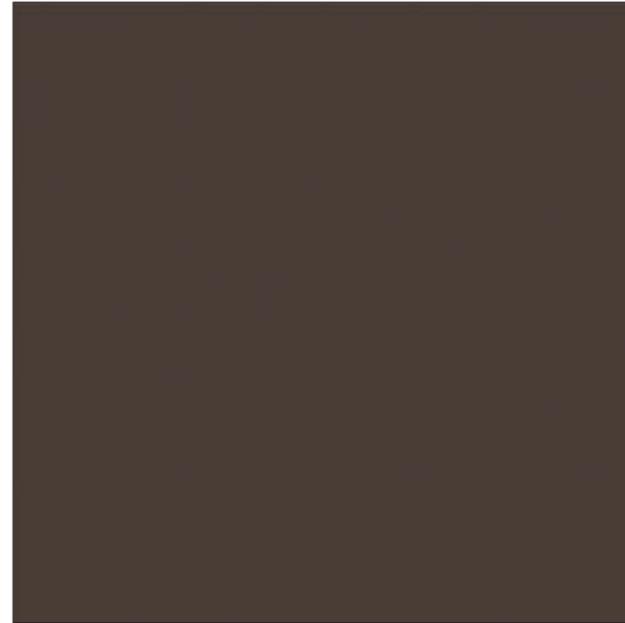


REPRESENTATIVE IMAGE OF STEEL GLASS CANOPY

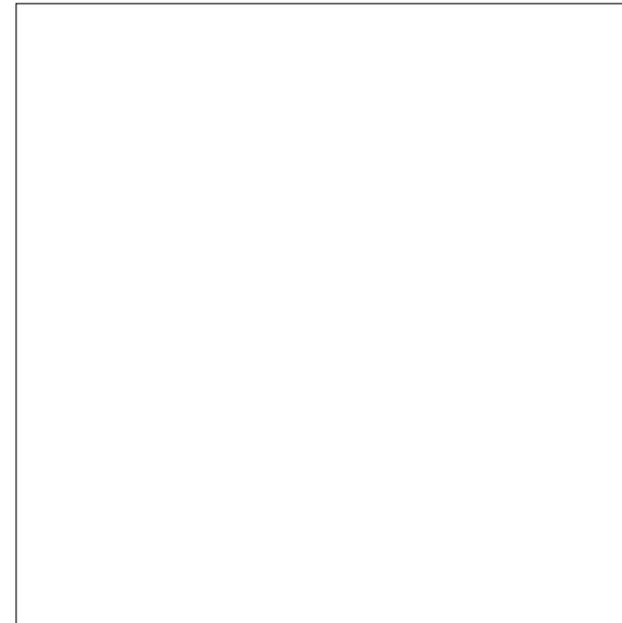
EXTERIOR FEATURE



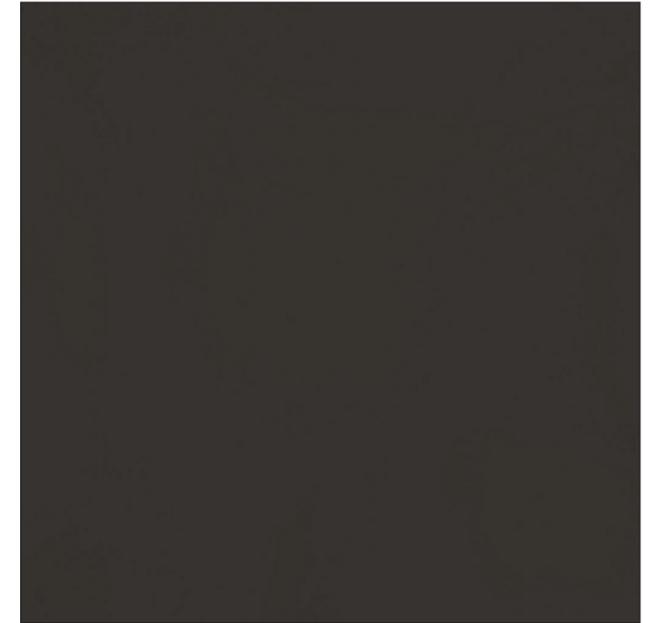
.040 ALUMINUM HONEYCOMB CORE PANEL (LIGHT BRONZE, MATTE)



GFRC (EXPOSED FASTENERS, DARK BROWN, BRUSHED)



METAL PANEL (WHITE, MATTE)



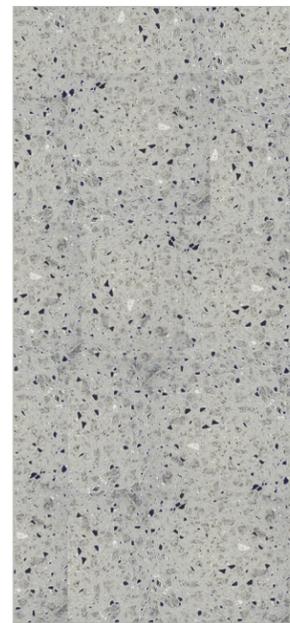
.040 ALUMINUM HONEYCOMB CORE PANEL (DARK BRONZE, MATTE)



6" X 8' WOOD PLANKS (IPE)

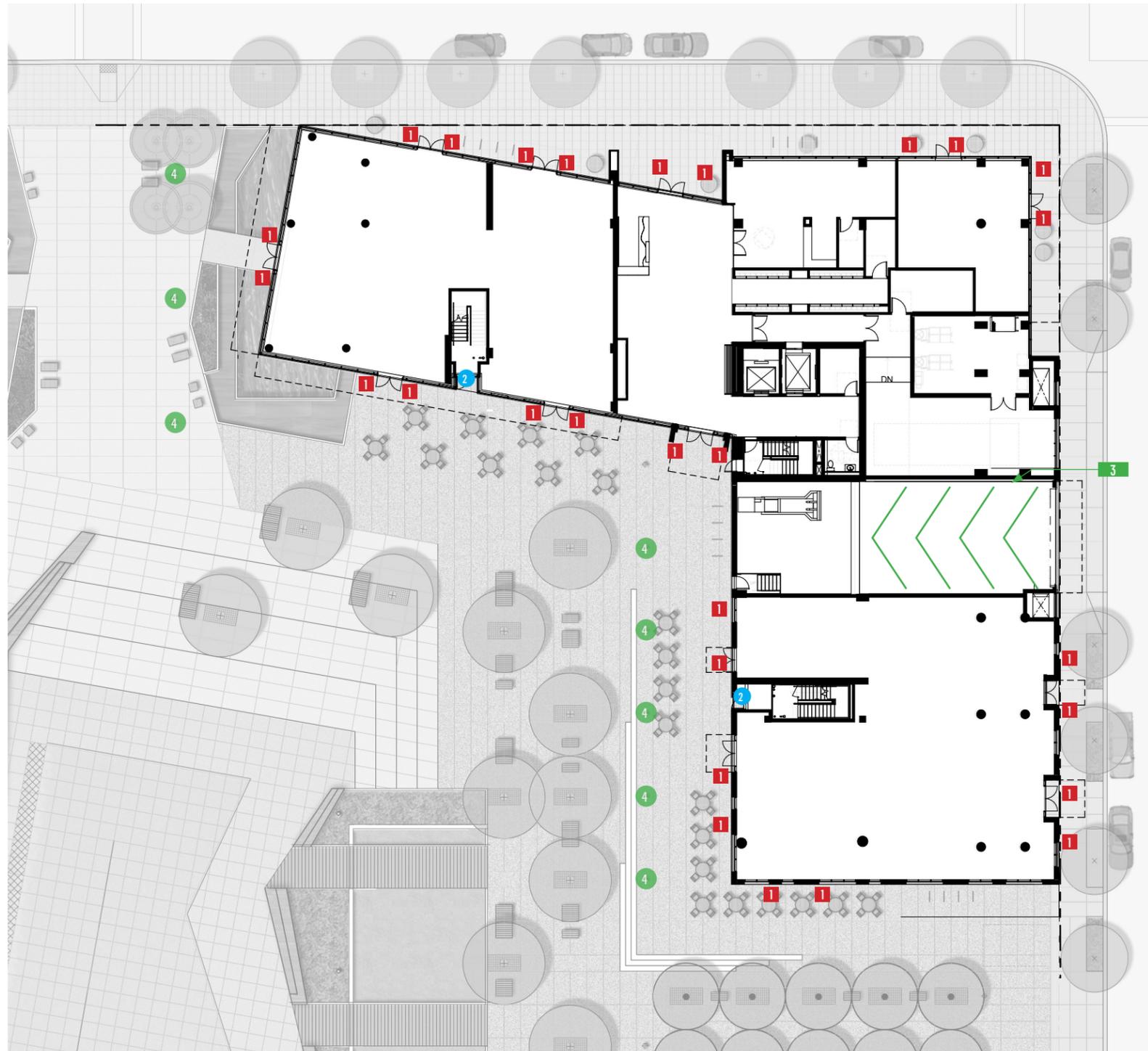


REPRESENTATIVE IMAGE OF BRICK
(WHITE - SMOOTH, MISSON)



CONCRETE BLEND (PAVERS)

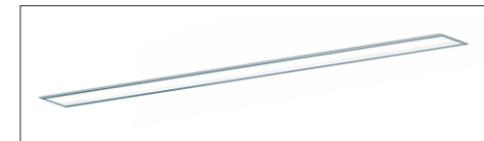
MATERIAL PALETTE



1 4' LINEAR LED
 FINISH: ALUMN. HOUSING / ACRYLIC LENS
 COLOR: 3500K
 MOUNT: SURFACE



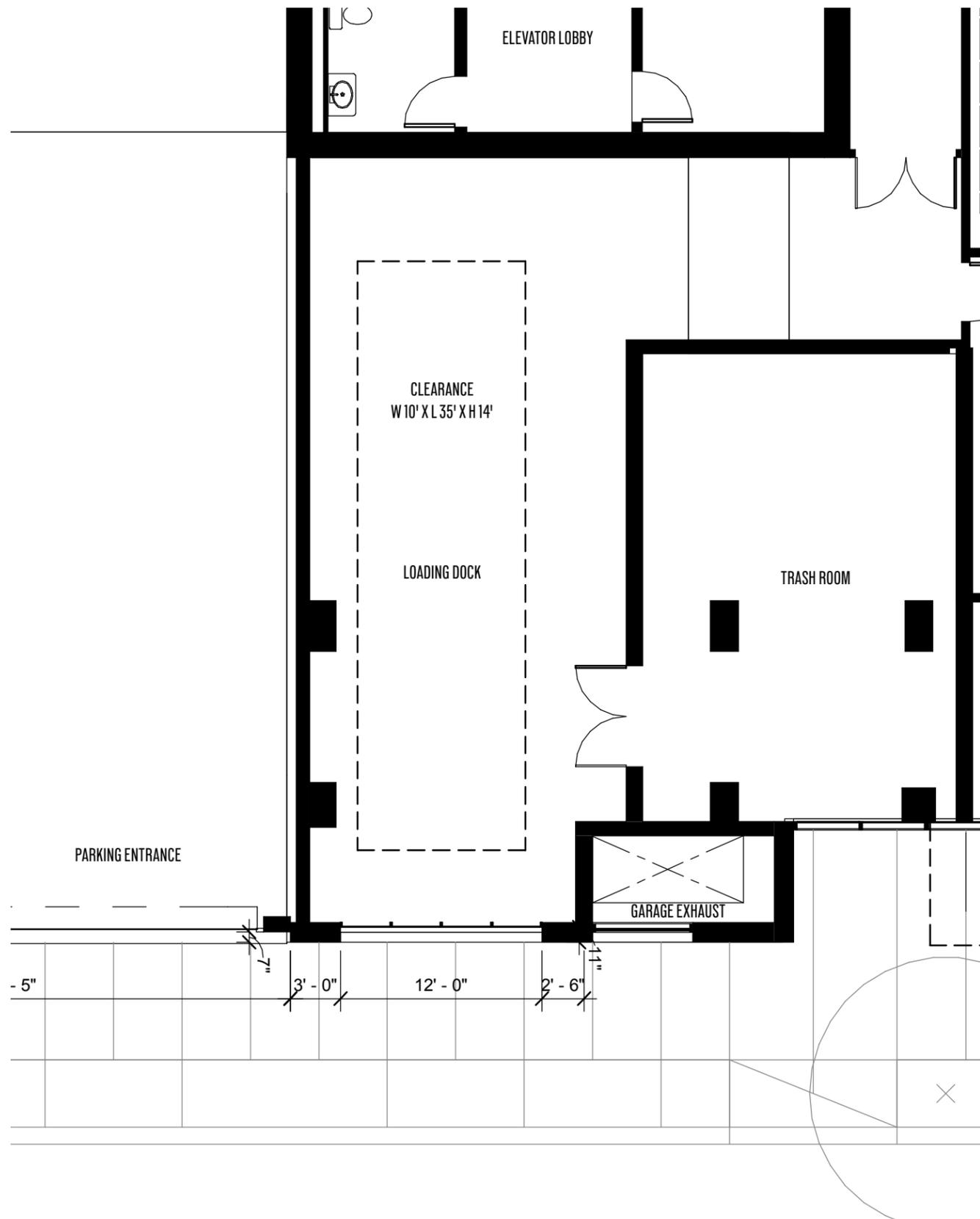
2 4" SQUARE DOWNLIGHT
 FINISH: CORROSION RESIST. ALUMN. PTD.
 COLOR: 3500K
 MOUNT: RECESSED



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



EXTERIOR LIGHTING PLAN



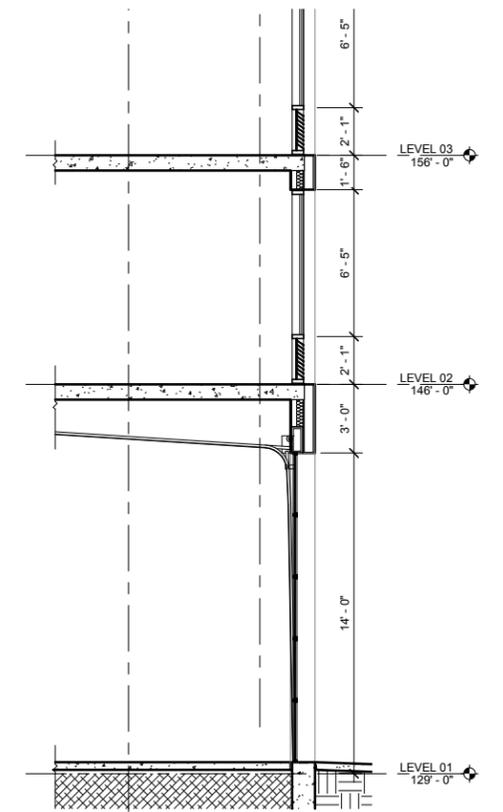
FLOOR PLAN - GROUND FLOOR LOADING DOCK



EAST ELEVATION AT LOADING DOCK DOOR

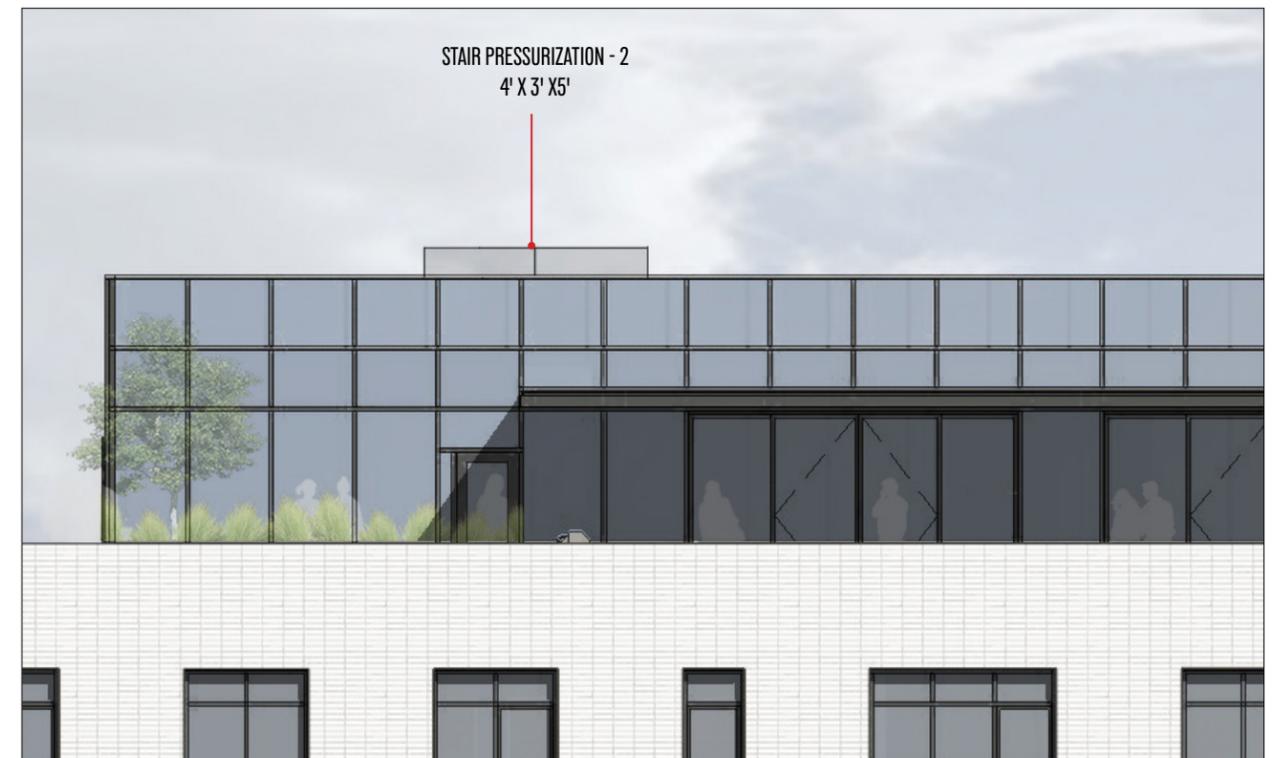
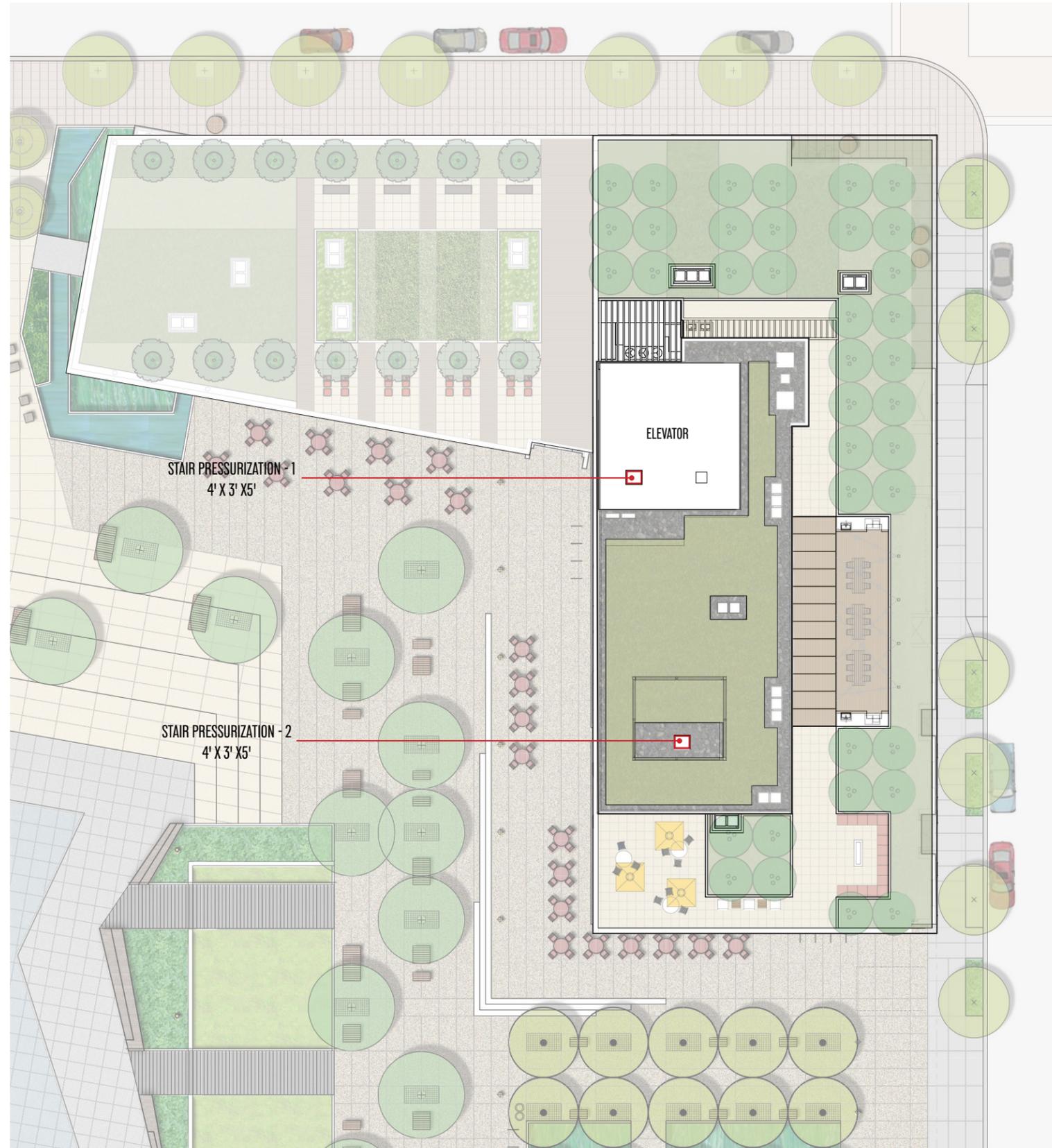


REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR

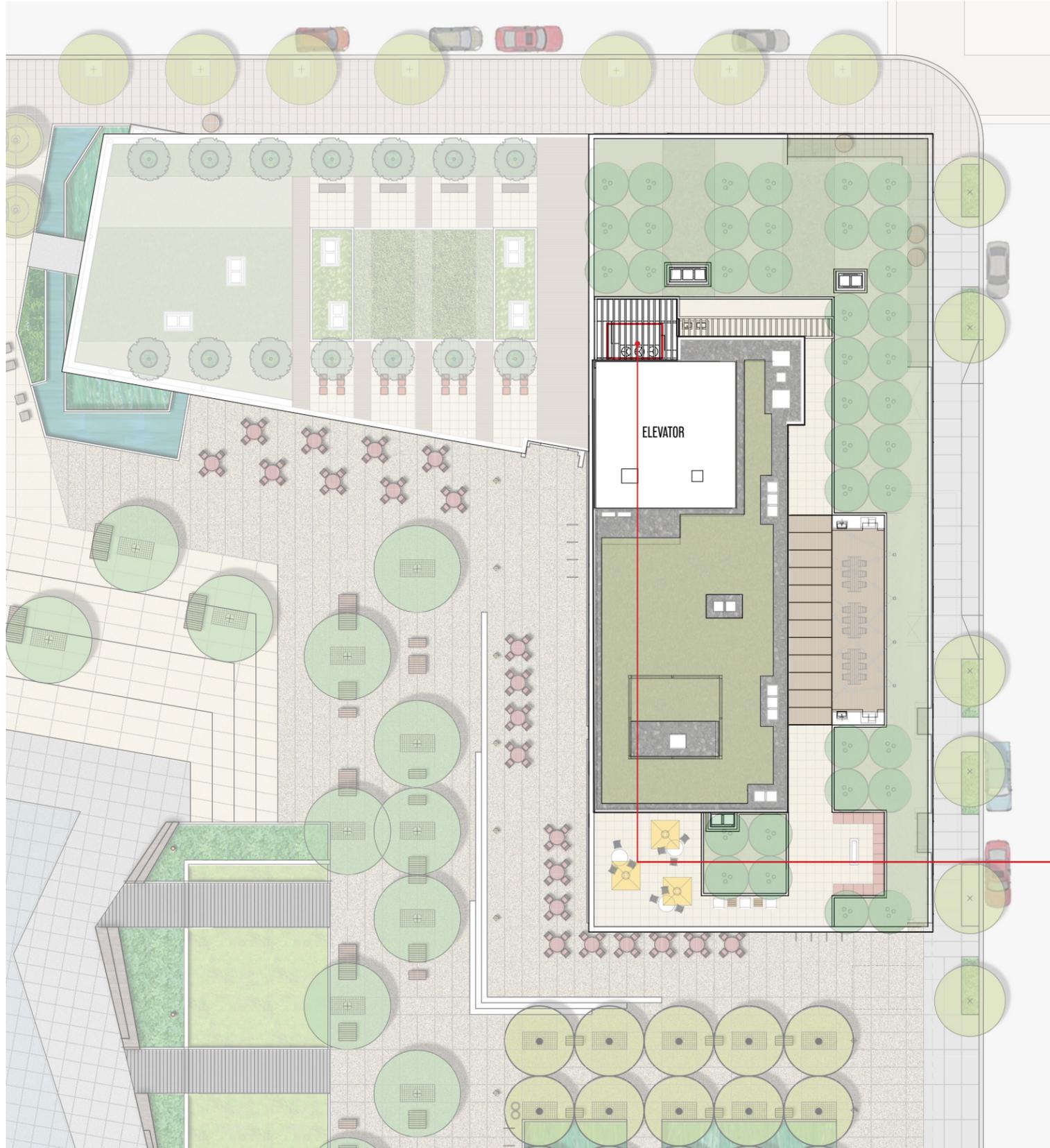


SECTION AT OVERHEAD DOOR

LOADING DOCK



ROOFTOP MECH. - STAIR PRESSURIZATION



DOAS UNIT
12' X 9' X 5'

DOAS
12' X 9' X 5'

ROOFTOP MECH. - DOAS



View of Block 102 from NE Holladay St



View of Block 102 from Oregon Square



View of Block 102 from the corner of NE Holladay St & NE 9th Ave.



View of Block 102's pass-through lobby from NE Holladay St.