

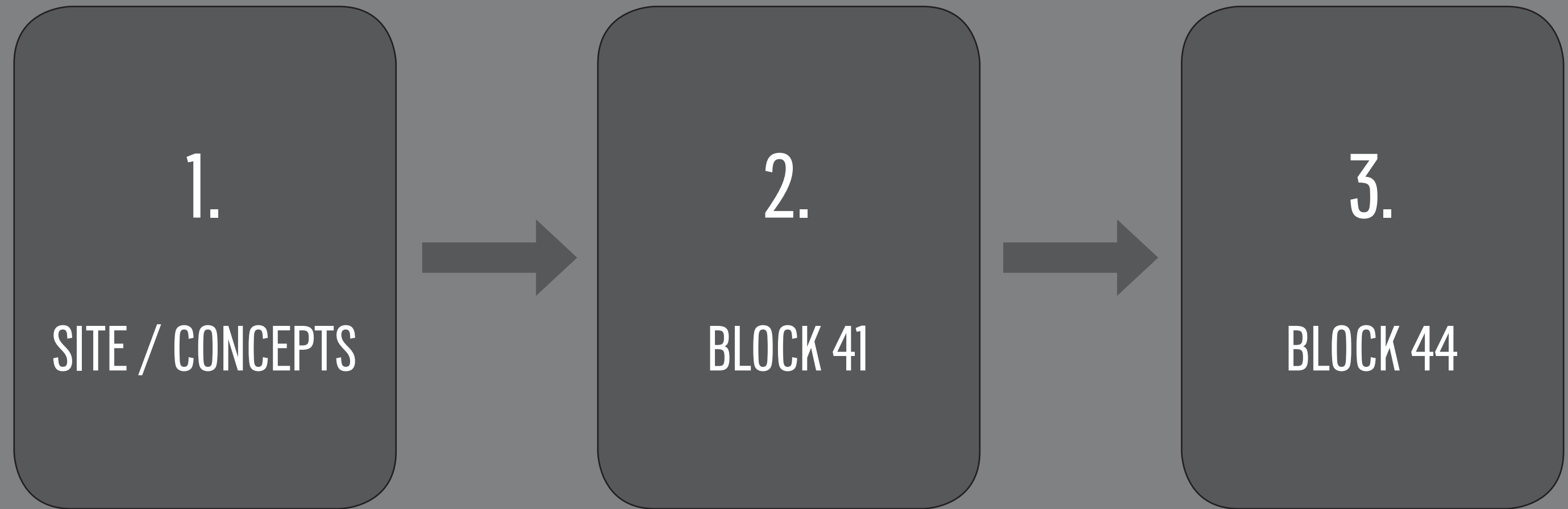
# BLOCK 41 + BLOCK 44 APARTMENTS

DR HEARING 01 | July 20th, 2017

GBD

JONES

PLACE STUDIO

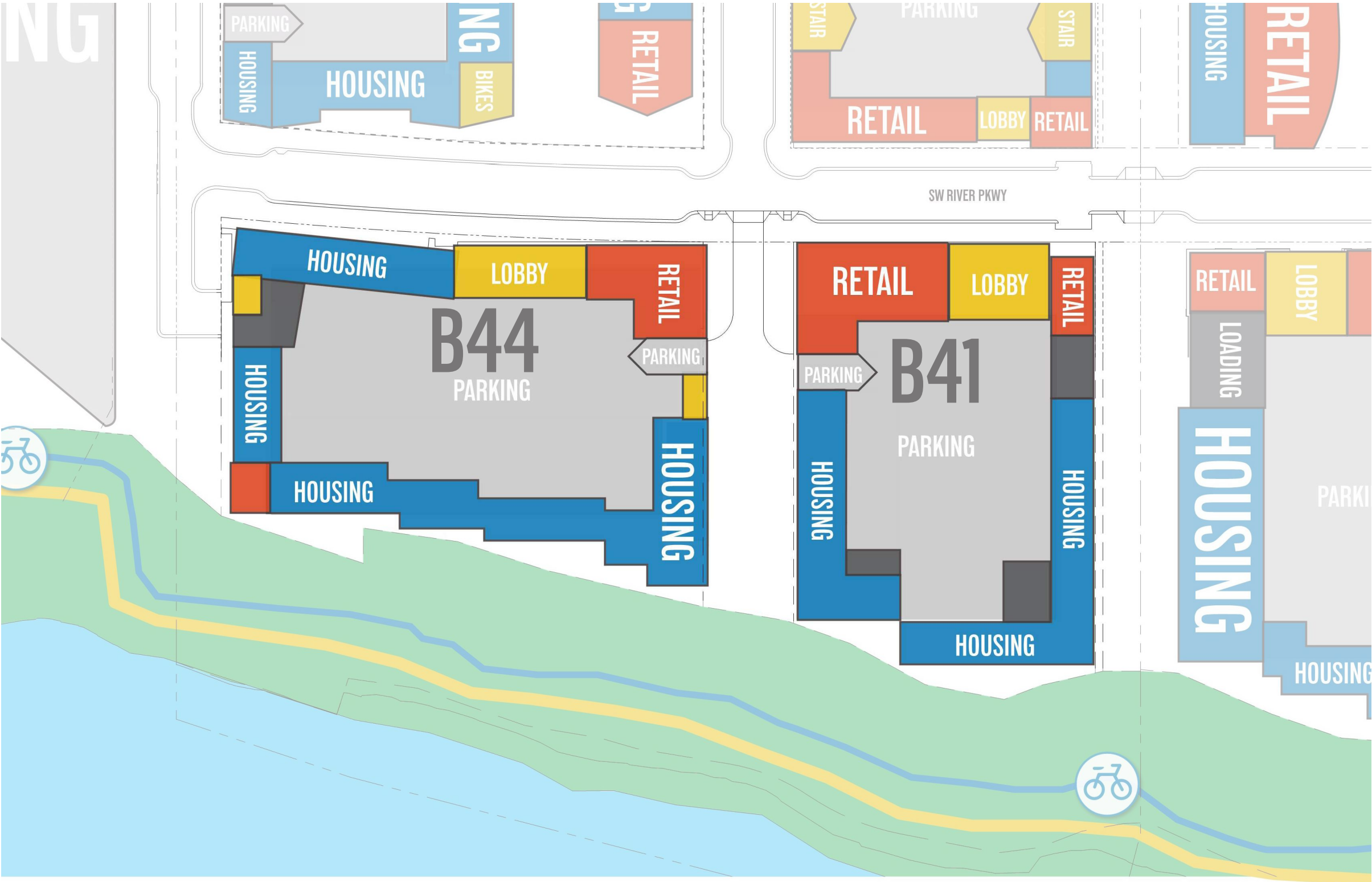




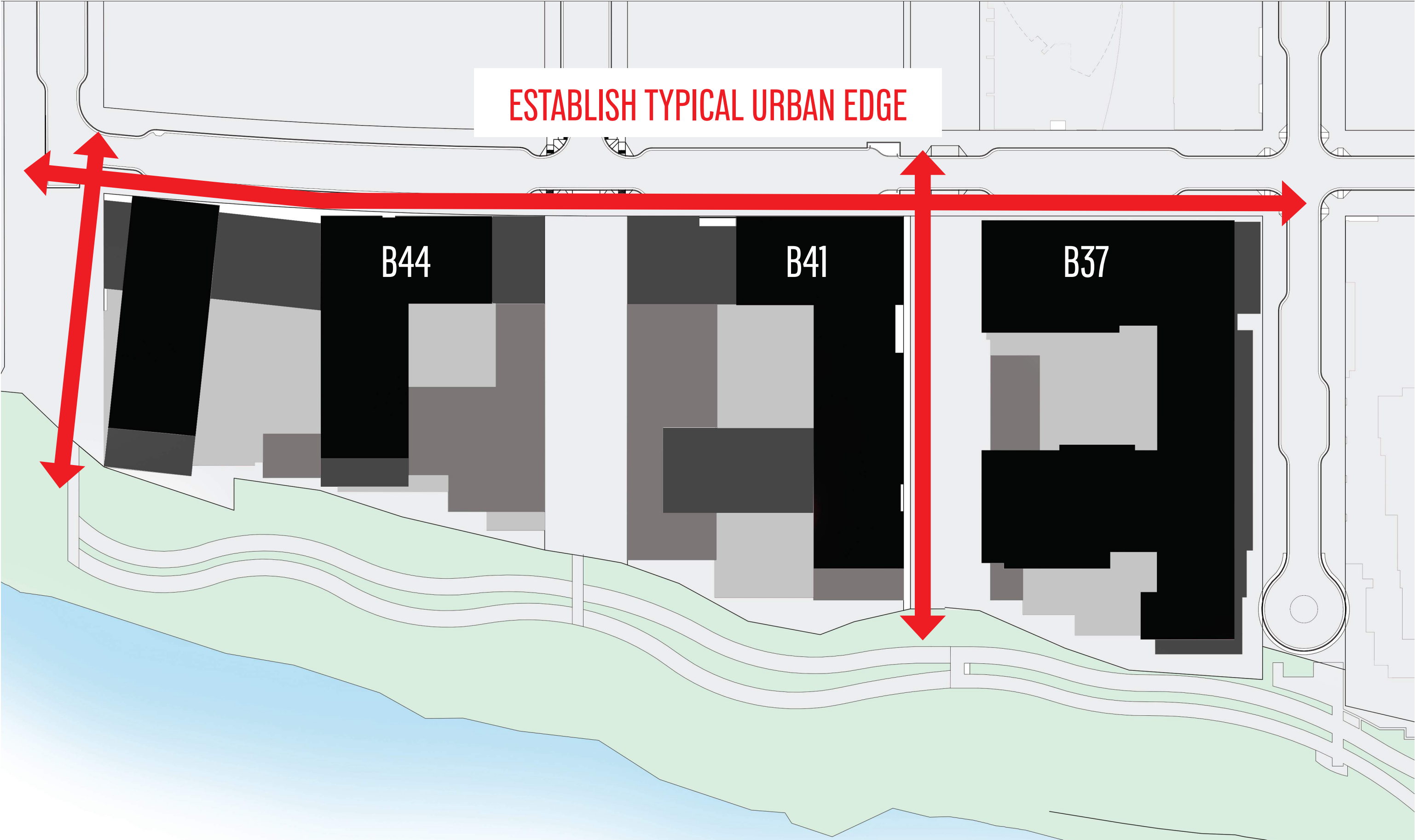


DISTRICT DIAGRAM





GROUND FLOOR USES



**DESIGN CONCEPT - URBAN EDGE**

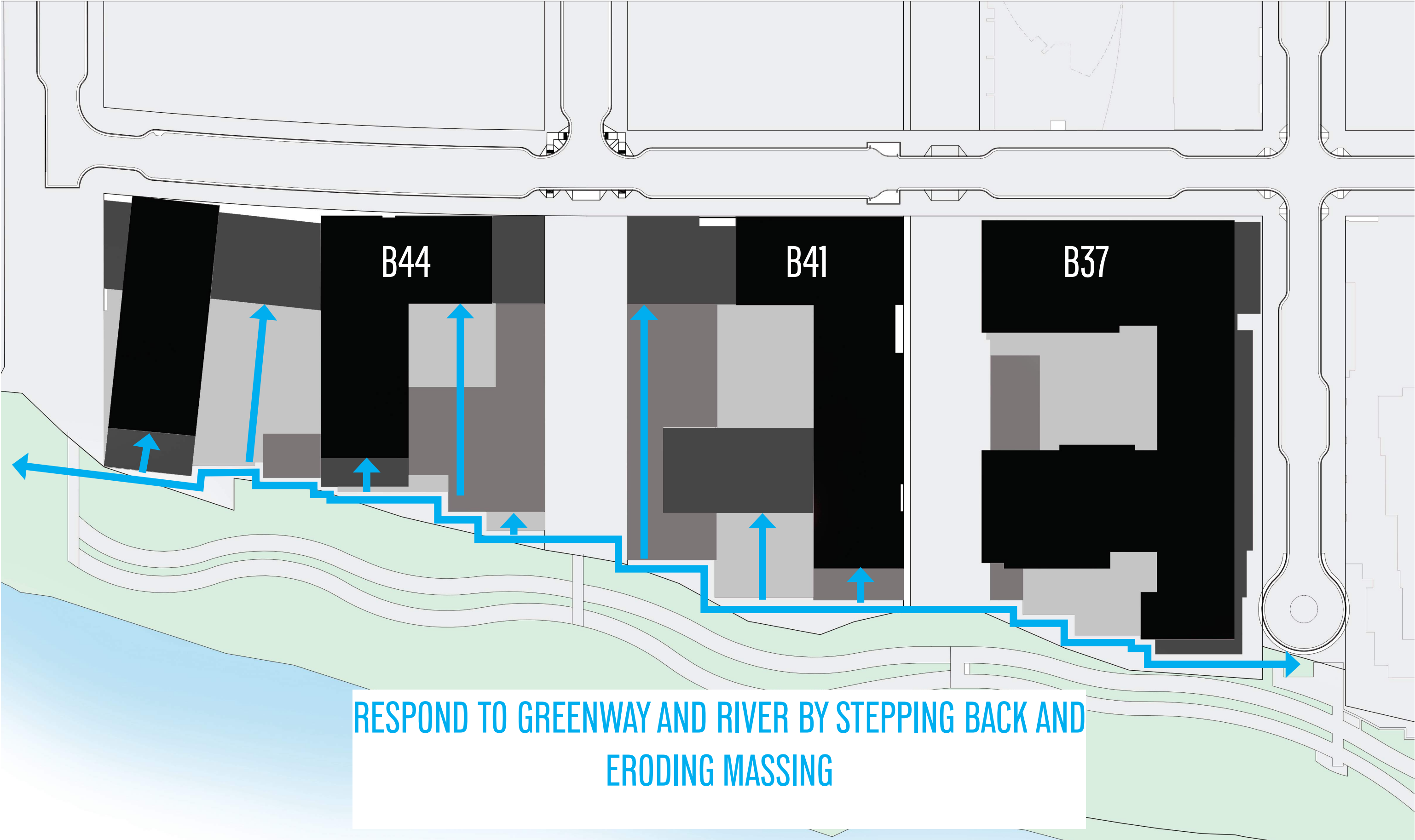




ESTABLISH TYPICAL URBAN EDGE

DESIGN CONCEPT - URBAN EDGE

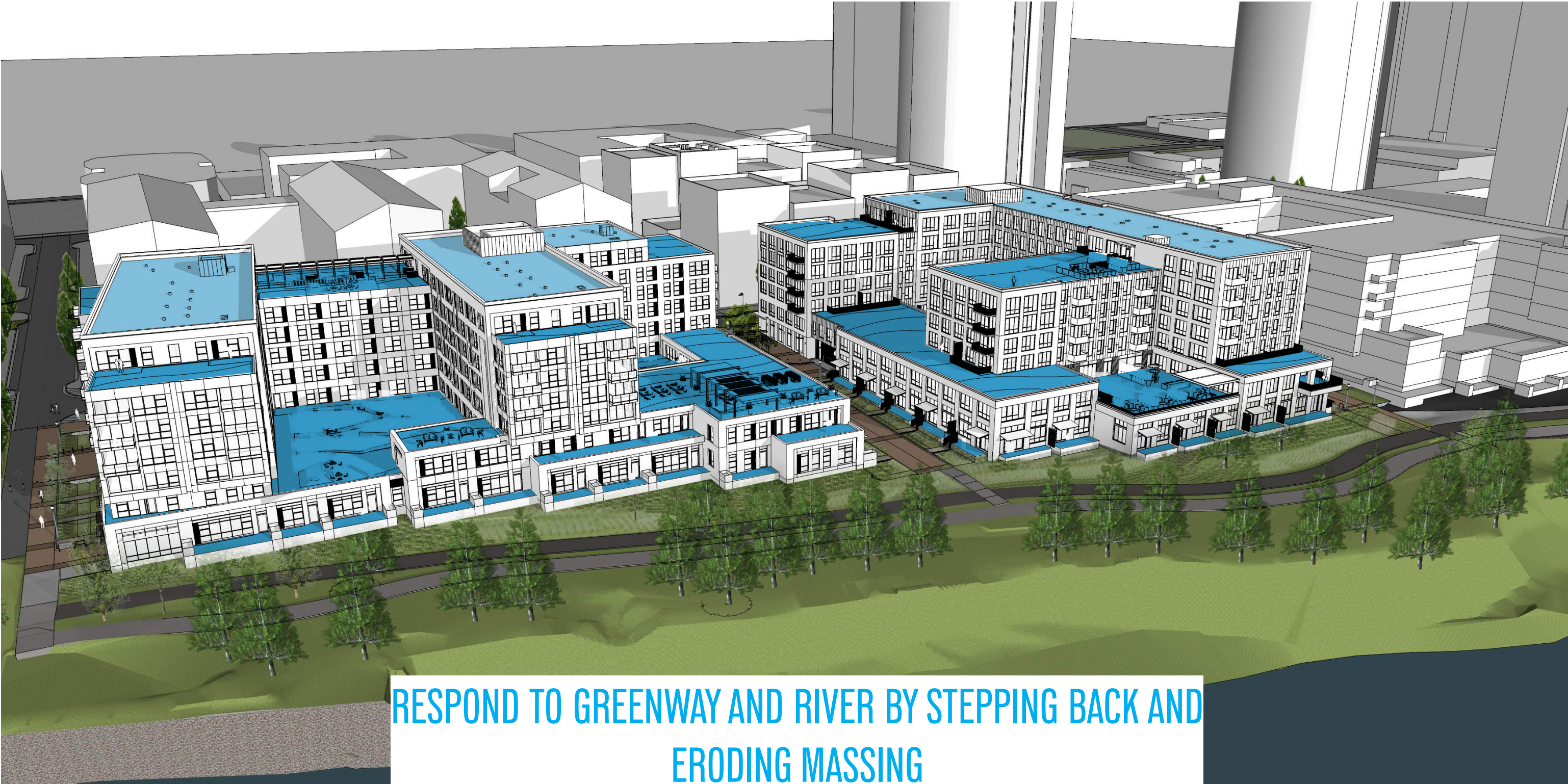




RESPOND TO GREENWAY AND RIVER BY STEPPING BACK AND  
ERODING MASSING

DESIGN CONCEPT - GREENWAY EROSION

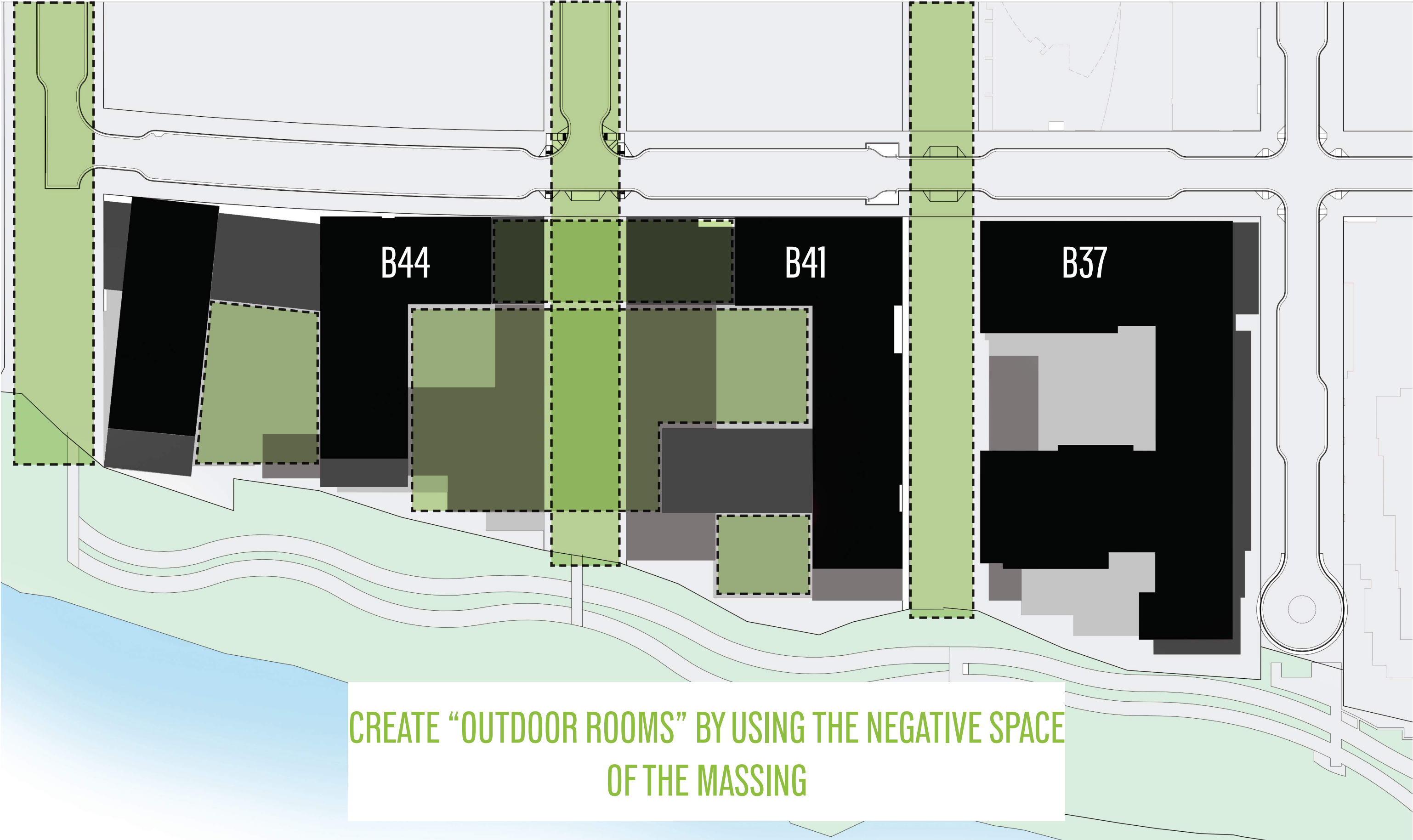




RESPOND TO GREENWAY AND RIVER BY STEPPING BACK AND  
ERODING MASSING

DESIGN CONCEPT - GREENWAY EROSION

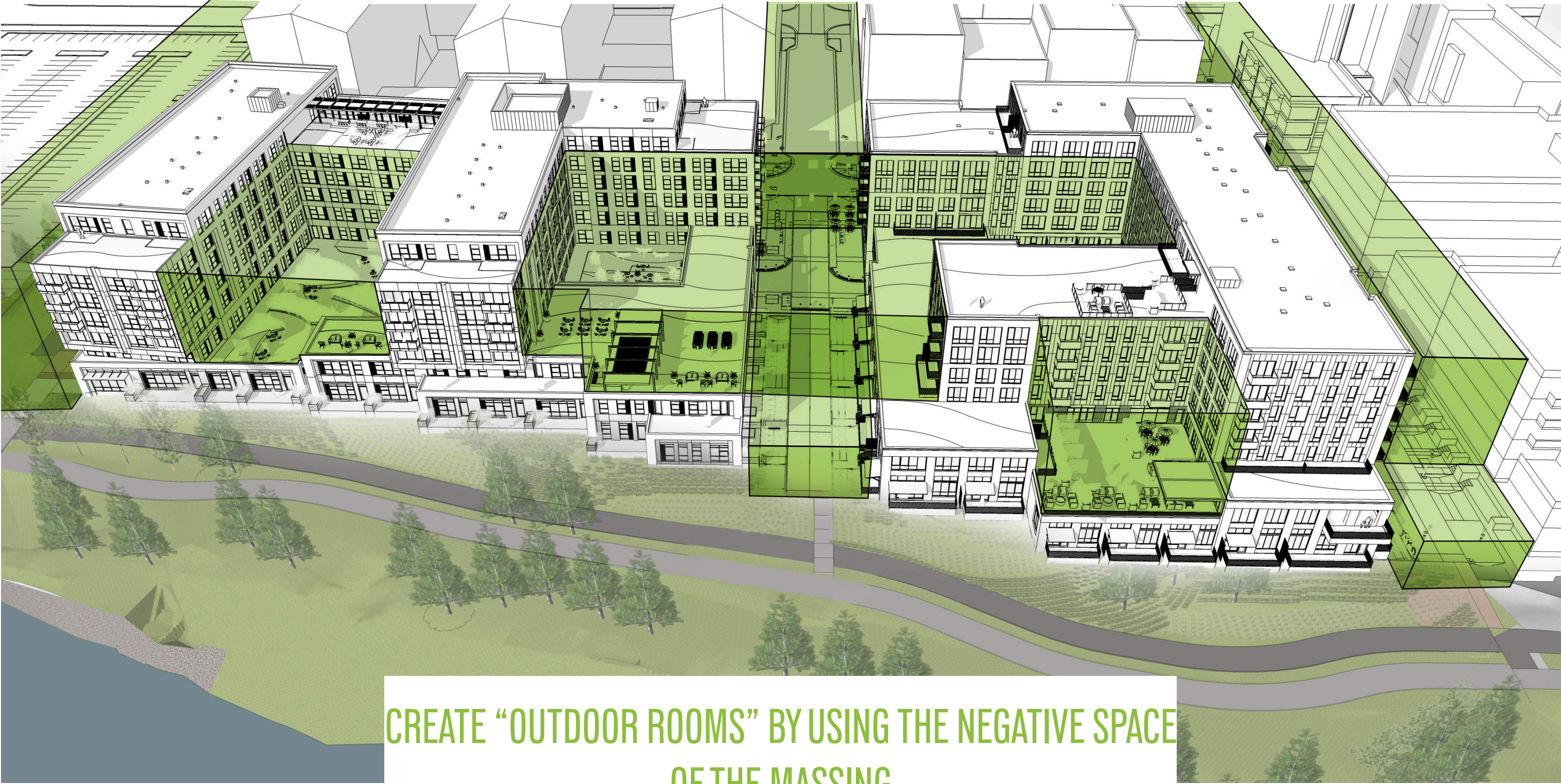




CREATE "OUTDOOR ROOMS" BY USING THE NEGATIVE SPACE  
OF THE MASSING

DESIGN CONCEPT - OUTDOOR ROOMS





CREATE “OUTDOOR ROOMS” BY USING THE NEGATIVE SPACE  
OF THE MASSING

DESIGN CONCEPT - OUTDOOR ROOMS






**DESIGN INSPIRATION:**  
RIVER SAND

“...the Chinese [who] see the Tao, or the Way of nature, as a ceaseless flow of energy. This is etched in rocks, or more delicately in the beach sand when the tide goes out—ripple marks within curves and meanders. Veins, bifrications, and branchings, like those in the body or a tree, emerge as a consequence of flowing liquid.”


-Charles Jenks

SCALE: 1' = 60' 

**ROOF PLAN**






SCALE: 1' = 60' 

SITE PLAN





- PEDESTRIAN ZONES
- WATER QUALITY ZONES
- VEHICULAR ZONES

SCALE: 1' = 60' 

SITE DIAGRAM



MATERIALS



1. CONCRETE PAVING



2. PAVERS



3. BIKE RACKS



4. POLE LIGHTS



5. METAL BOLLARDS



6. BRIDGE



7. BENCH



8. TRASH/ RECYCLE



PLANTING



A. Hornbeam



E. Birchleaf Spirea & Compact Or. Gr.



B. River Birch



F. Salal



C. Japanese Maple



G. Evergreen huckleberry



D. Juncus patens



H. Douglas Spirea

SCALE: 1' = 40'



LOWELL STREETSCAPE MATERIALS



MATERIALS



1. CONCRETE PAVING



2. PAVERS



3. BIKE RACKS



4. POLE LIGHTS



5. METAL BOLLARDS



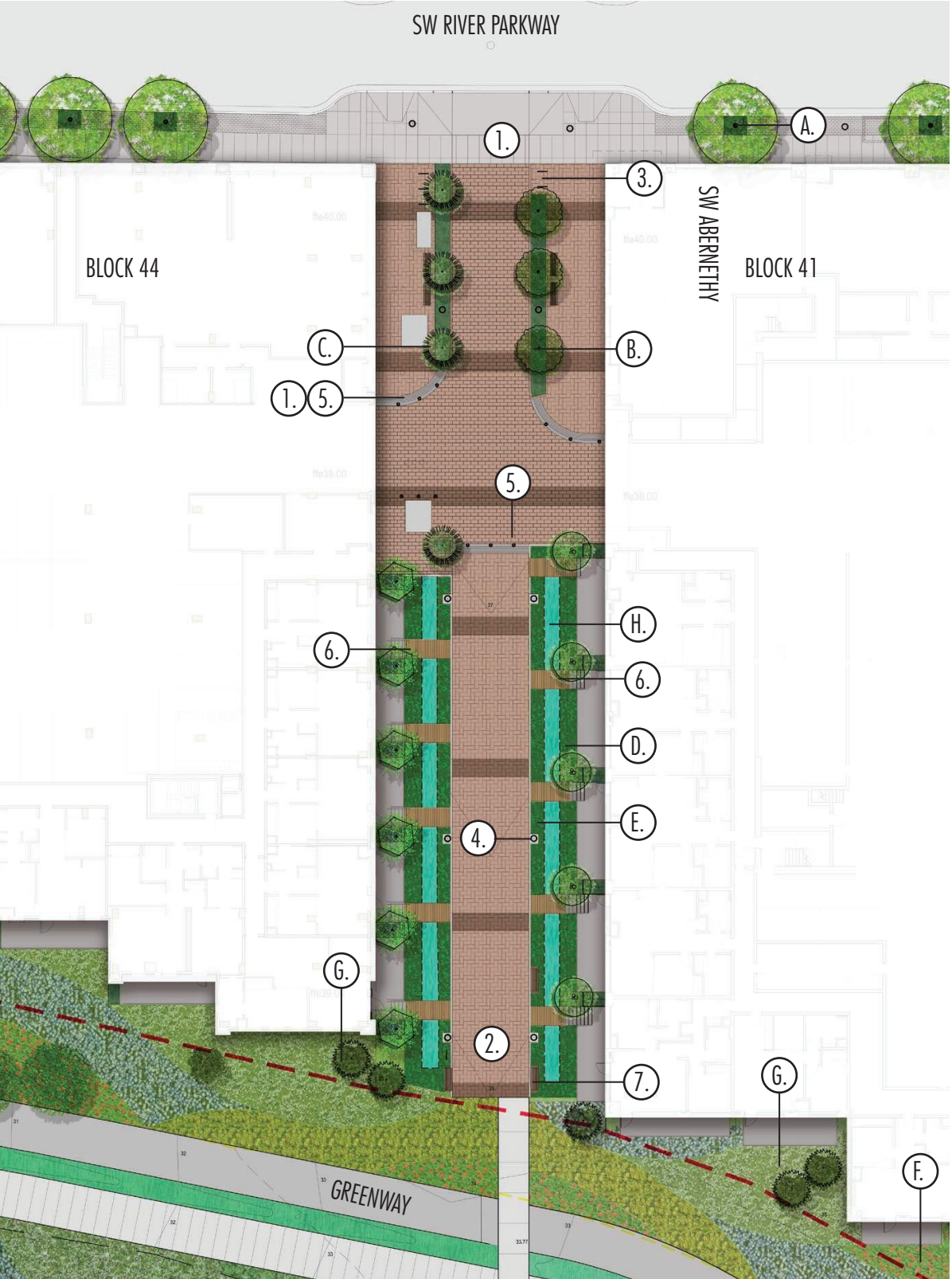
6. BRIDGE



7. BENCH



8. TRASH/ RECYCLE



PLANTING



A. Hornbeam



B. Japanese Maple



C. Italian Cypress



D. Birch Leaf Spirea



E. Compact Oregon Grape



F. Salal



G. Evergreen huckleberry



H. Juncus patens

SCALE: 1' = 40'  ABERNETHY STREETSCAPE MATERIALS





PERSPECTIVE LOOKING EAST DOWN ABERNETHY W/OUT TREES





PERSPECTIVE LOOKING EAST DOWN ABERNETHY WITH TREES



MATERIALS



1. CONCRETE PAVING



2. PAVERS



3. BIKE RACKS



4. POLE LIGHTS



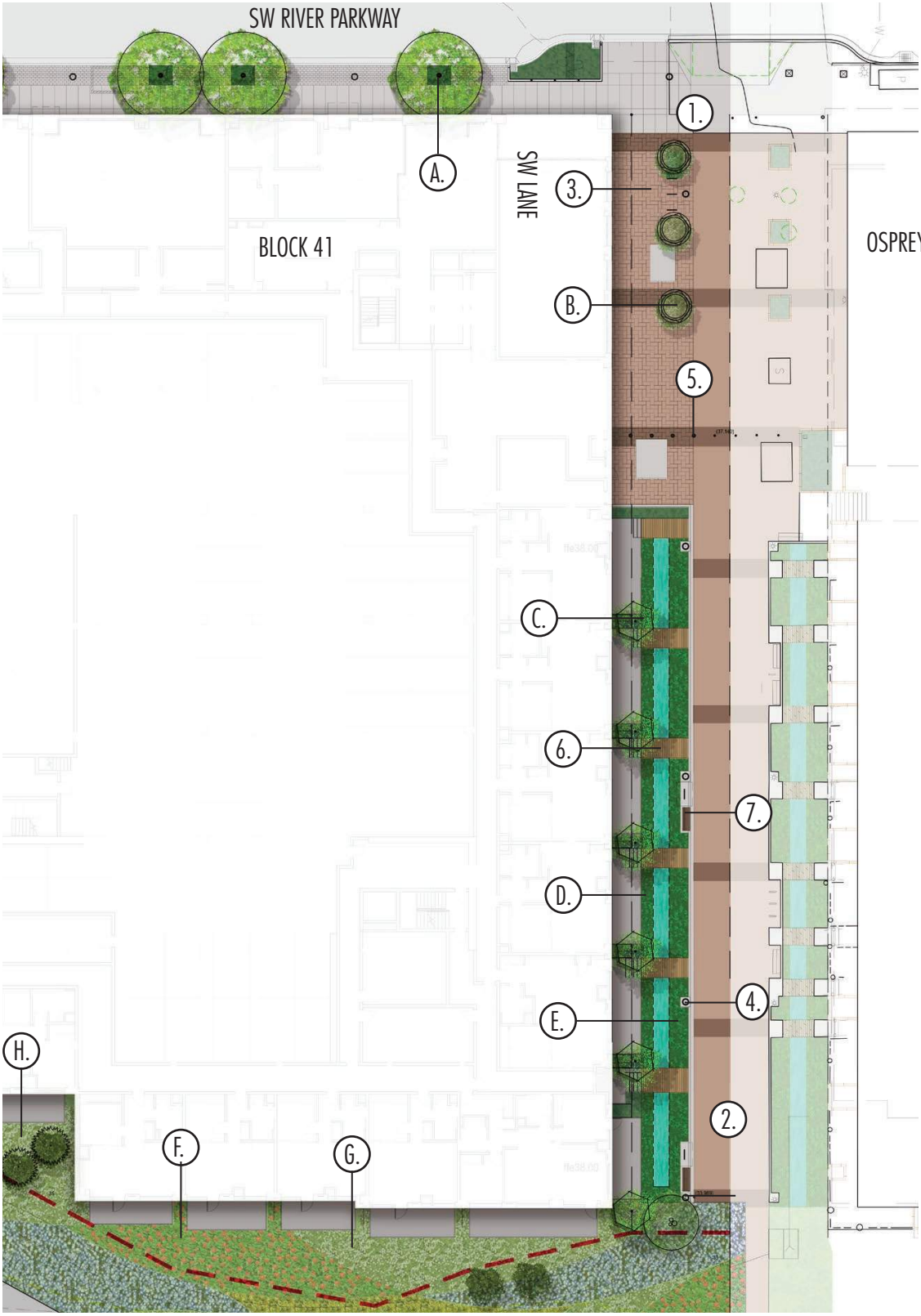
5. METAL BOLLARDS



6. BRIDGE



7. BENCH



PLANTING



A. Hornbeam



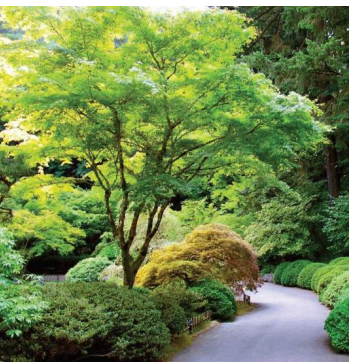
E. Birchleaf Spirea & Compact Or. Gr.



B. River Birch



F. Salal



C. Japanese Maple



G. Evergreen huckleberry



D. Juncus patens



H. Douglas Spirea

SCALE: 1' = 40' ➡

LANE STREETSCAPE MATERIALS



## LESSONS LEARNED FROM BLOCK 41'S DAR

1. IMPROVE DESIGN COHERENCY
2. CLARIFY HORIZONTAL LAYERING
3. OPEN UP BUILDINGS TOWARD THE GREENWAY AND RIVER
4. MAXIMIZE VIEWS FROM COURTYARDS, AMENITY SPACES AND UNITS
5. ERODE MASSING AND SCALE TOWARD THE GREENWAY AND RIVER
6. DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES
7. ORGANIZE RESIDENTIAL BALCONIES
8. DEVELOP RESIDENTIAL STOOPS
9. LOCATE AMENITY SPACES ON THE LOWER LEVELS ADJACENT TO THE GREENWAY
10. PROVIDE SCALE SHIFT IN THE ARCHITECTURAL LANGUAGE





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# BLOCK 41

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RETAIL / RESTAURANT

RESIDENTIAL ENTRY

RETAIL / CAFE

GARAGE ENTRY

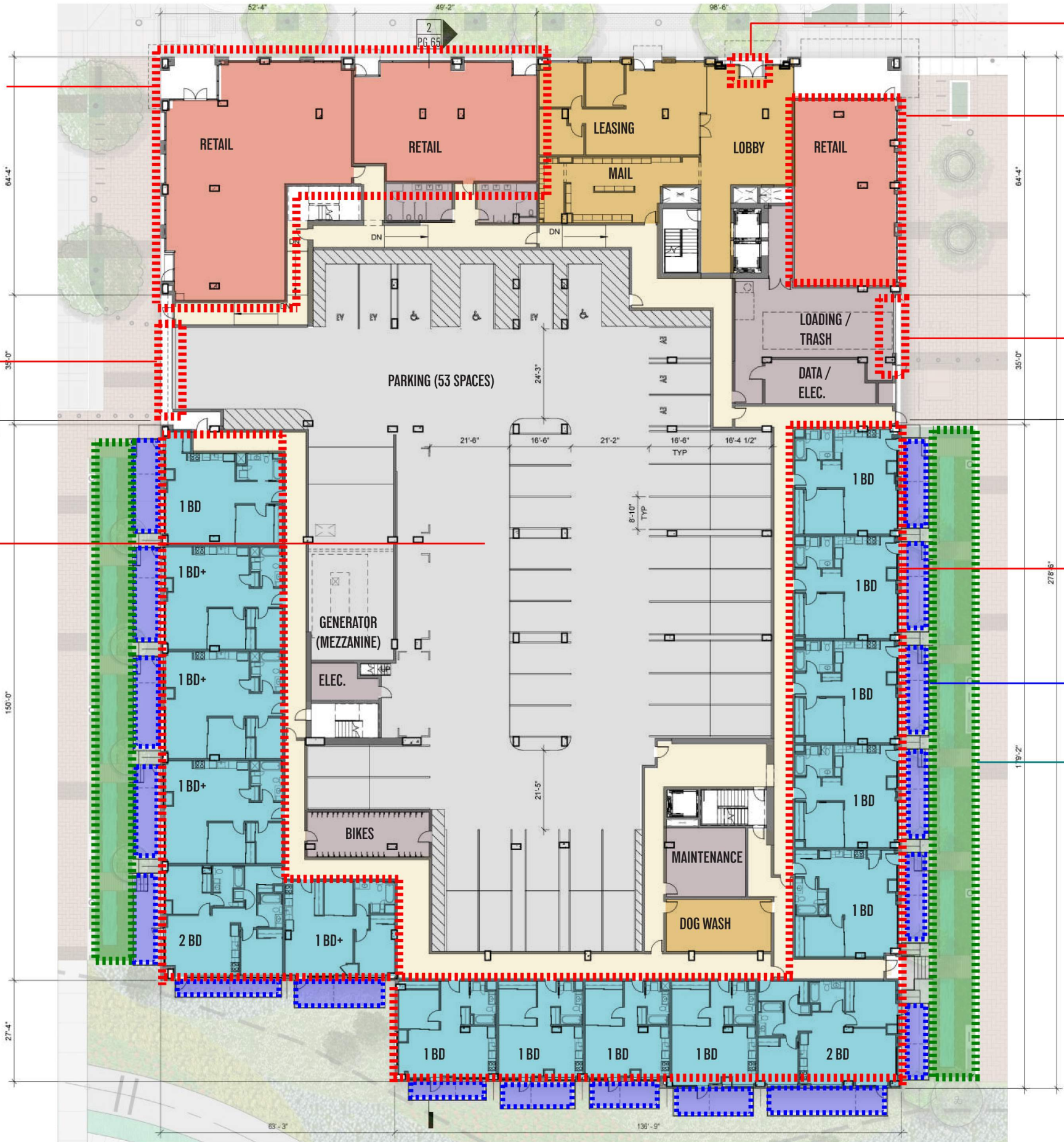
LOADING

INTERIOR PARKING

WALK-UP RESIDENTIAL

STOOPS

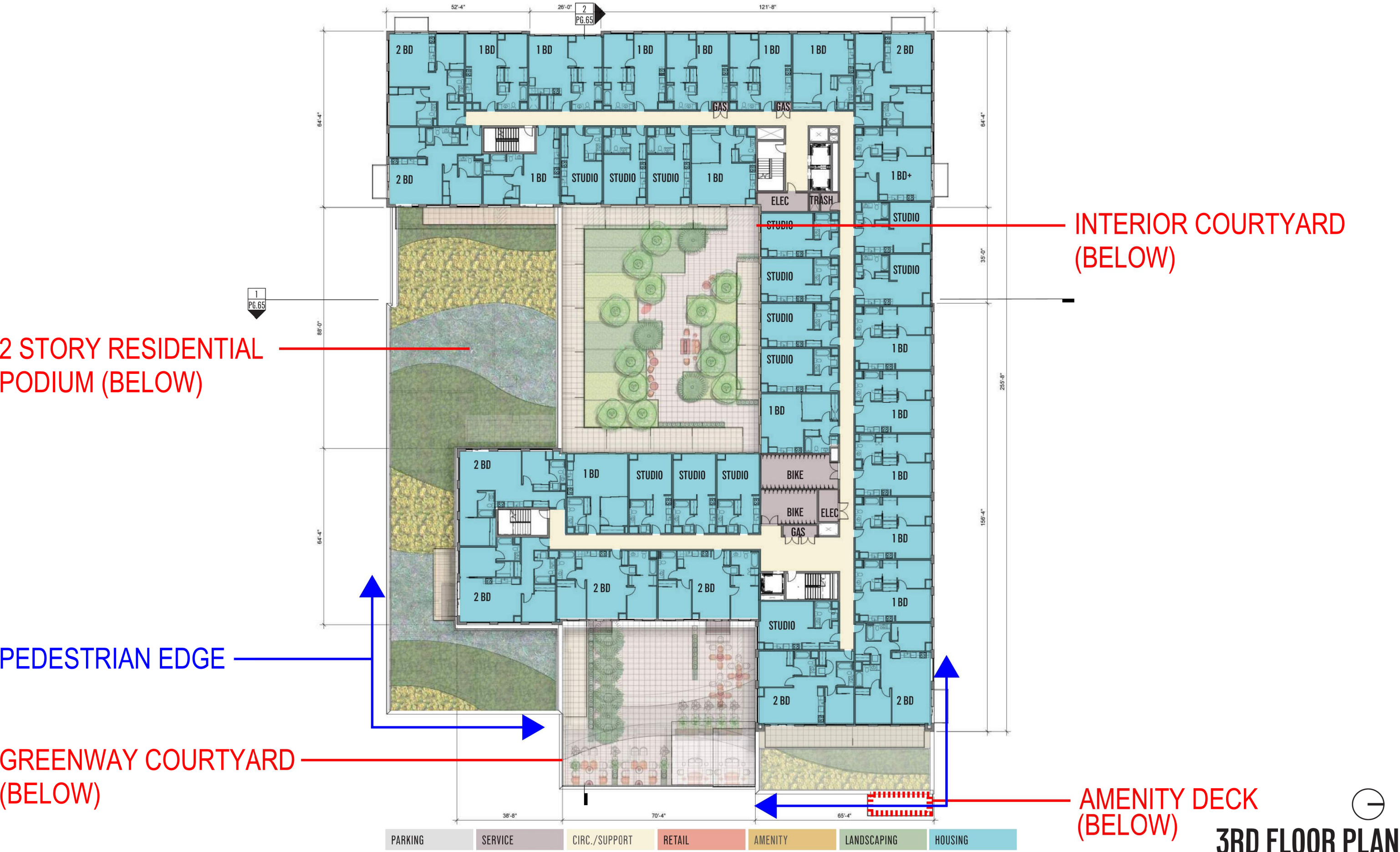
STORMWATER / SWALES















4TH FLOOR PLAN





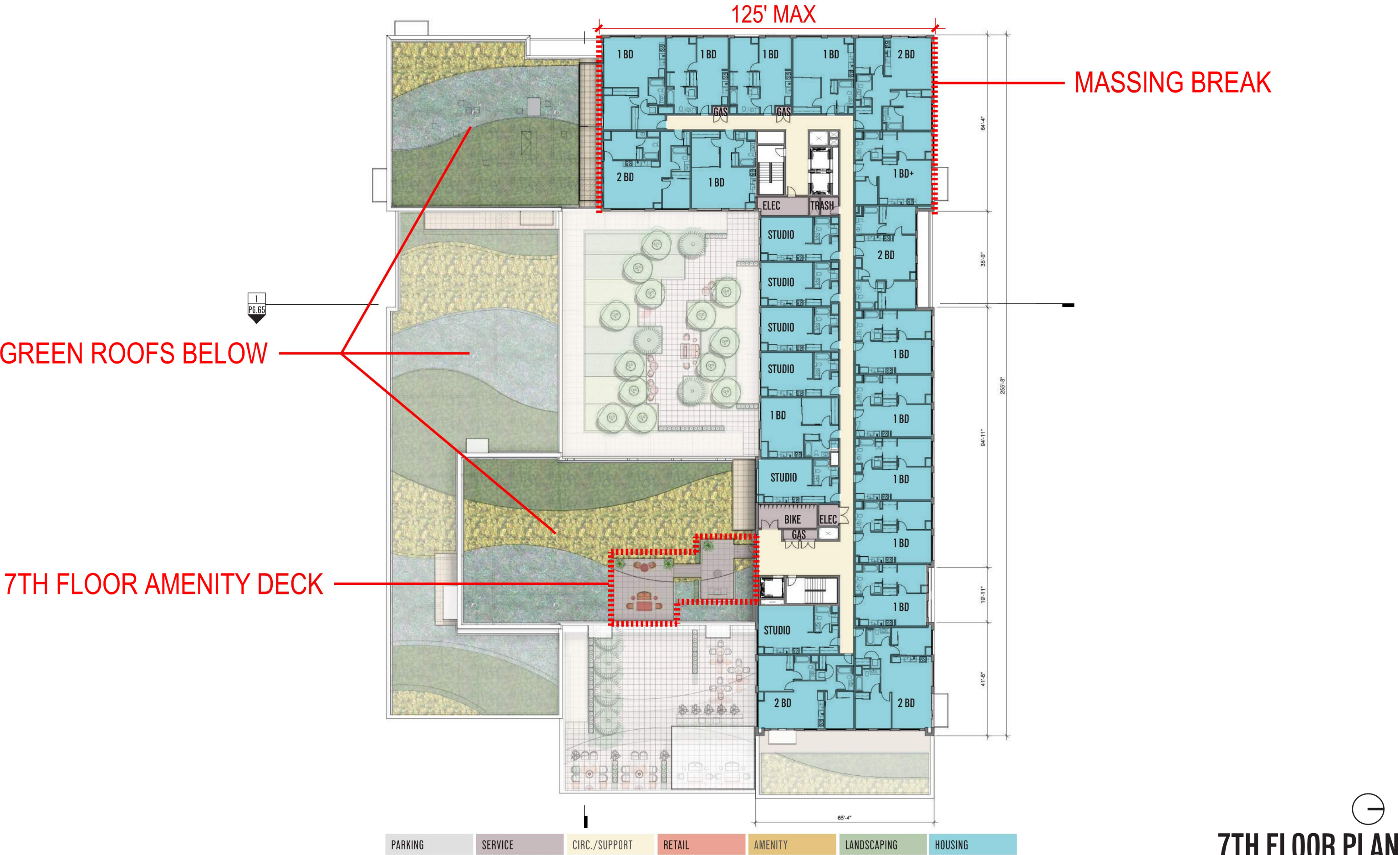
## 5TH FLOOR PLAN



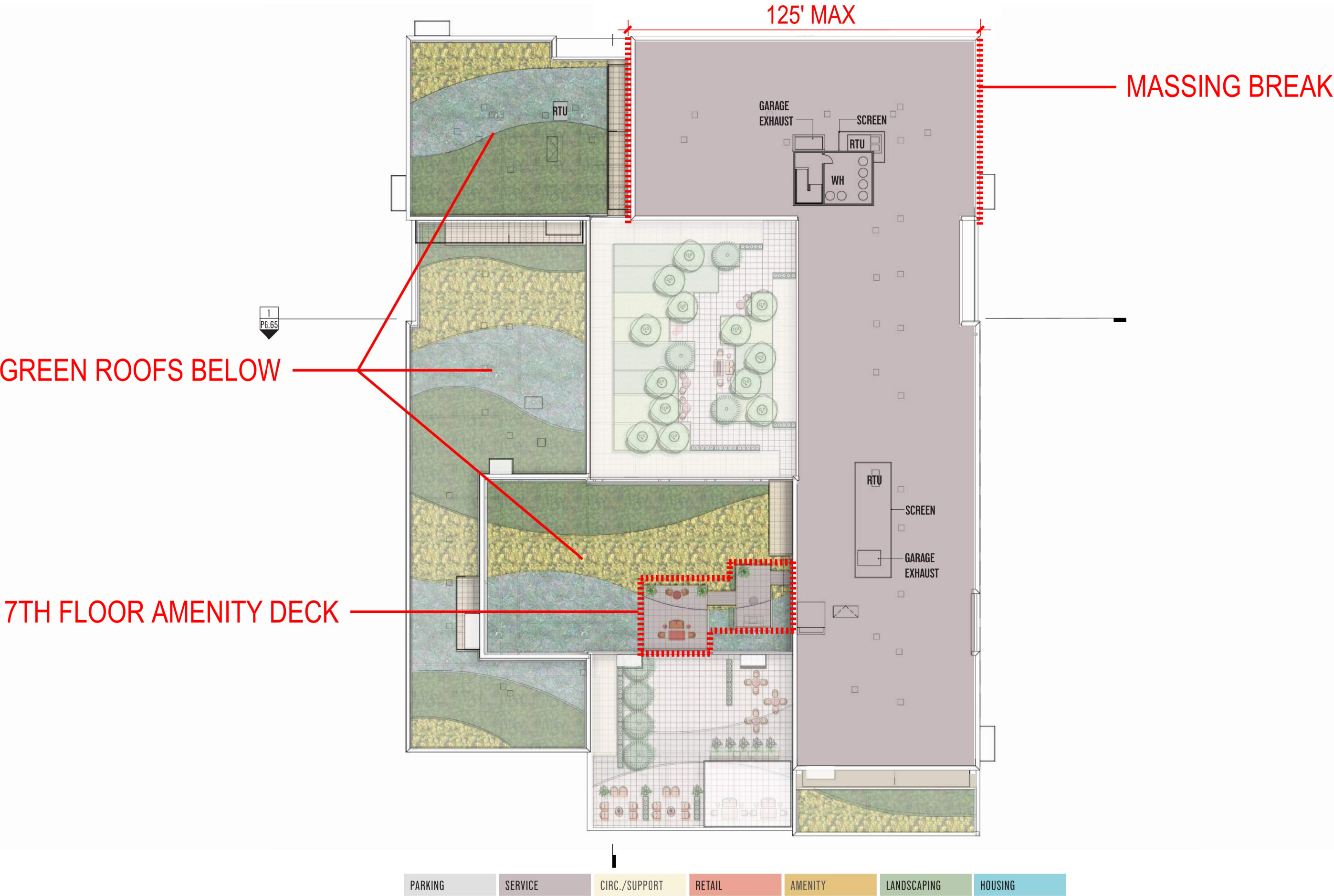


# 6TH FLOOR PLAN





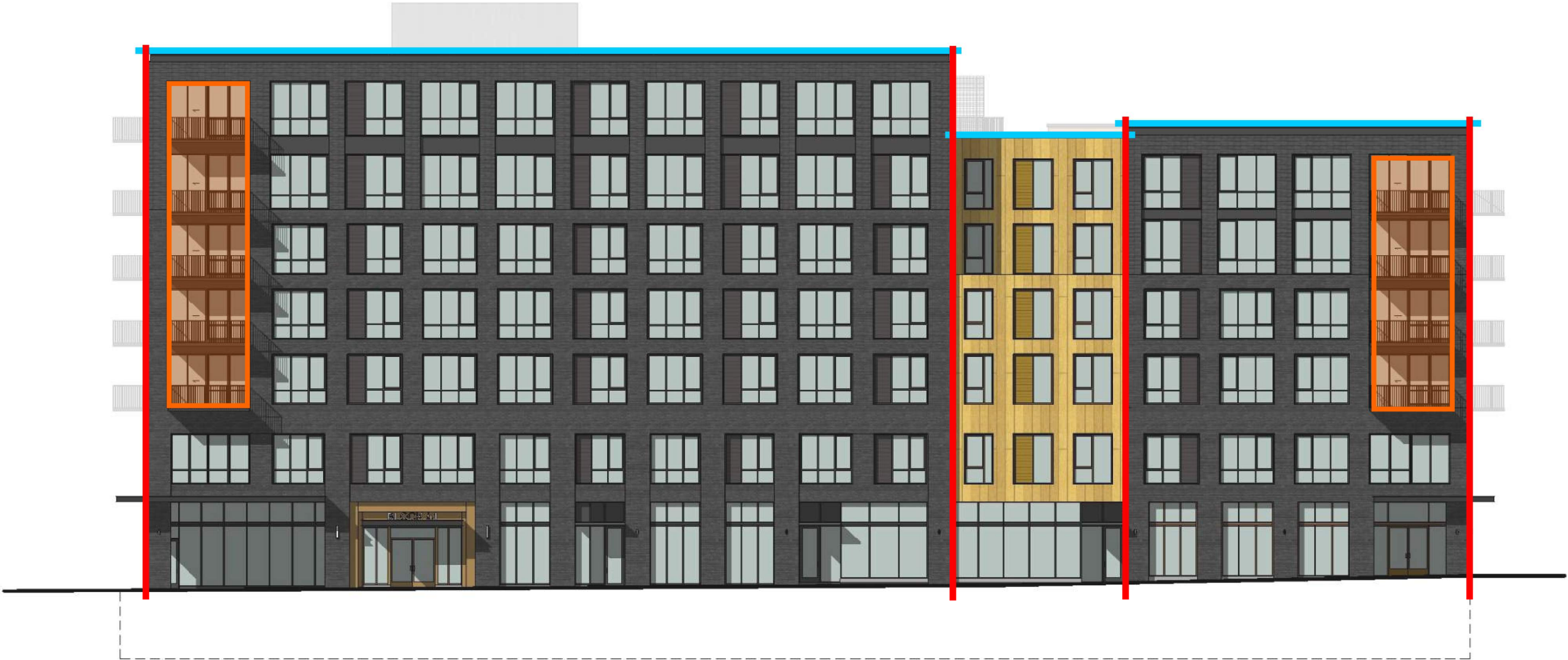






BUILDING ELEVATIONS - WEST



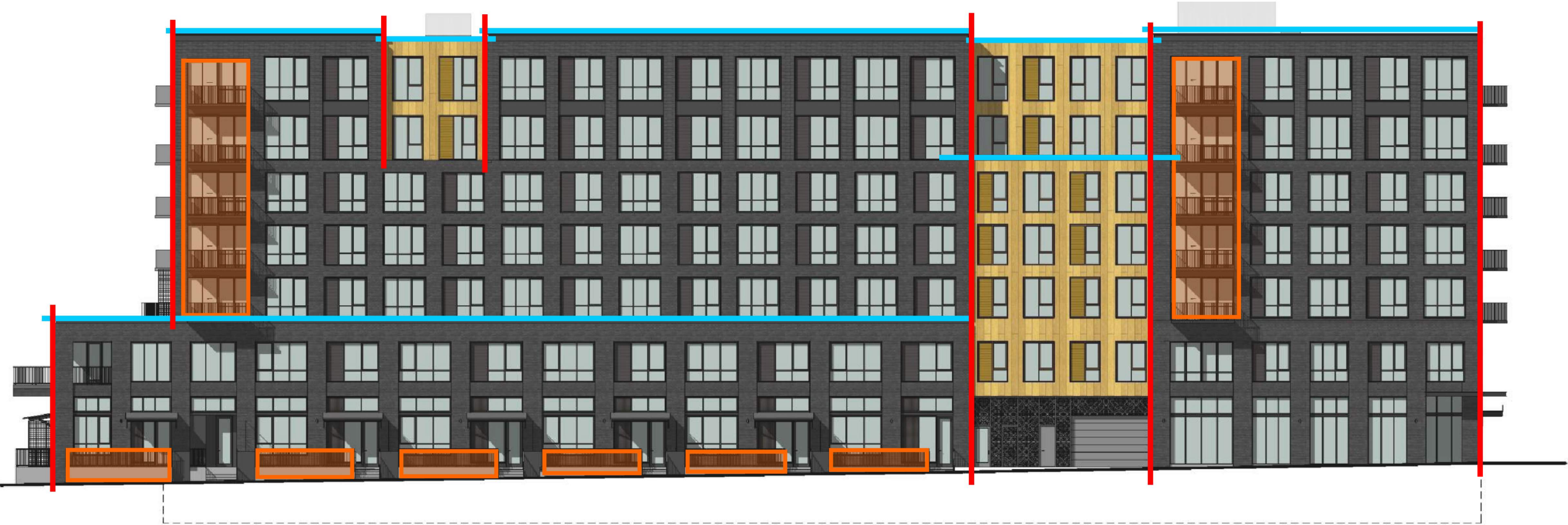


BUILDING ELEVATIONS - WEST

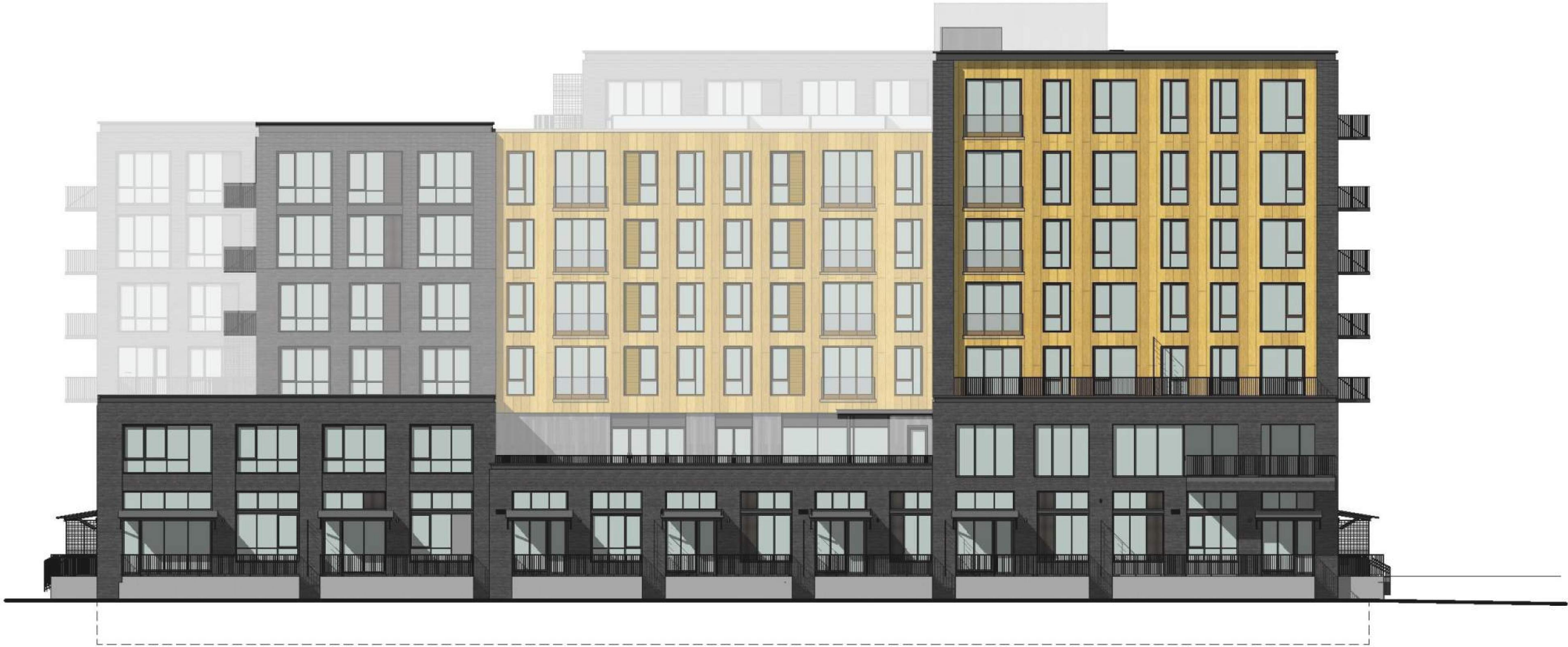


# BUILDING ELEVATIONS - NORTH



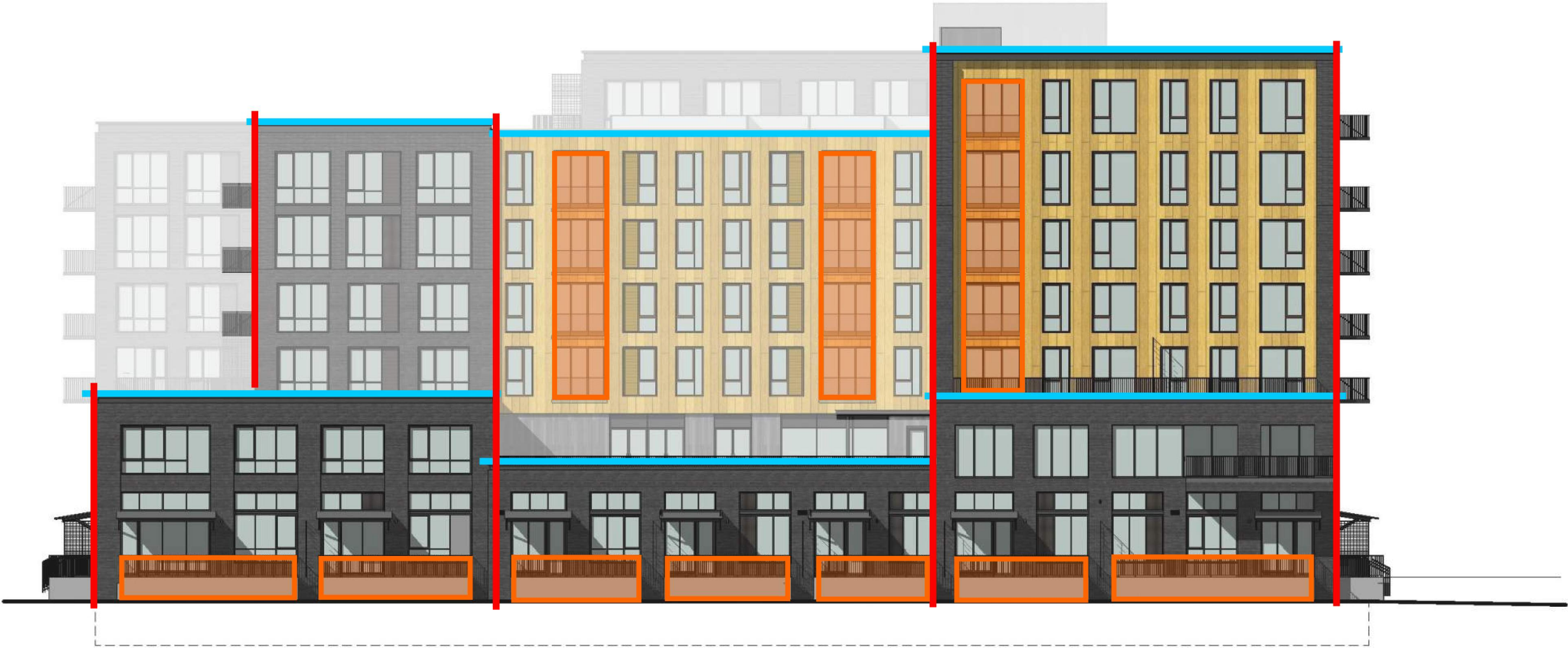


BUILDING ELEVATIONS - NORTH



BUILDING ELEVATIONS - EAST





BUILDING ELEVATIONS - EAST





# BUILDING ELEVATIONS - SOUTH



BUILDING ELEVATIONS - SOUTH





**BRICK**

Standard brick  
2.5”H x 7.5”W x 3.5”D  
Running bond  
Color: charcoal



**FIBER CEMENT PANEL**

Through color panel  
Painted, exposed fasteners  
Color: gold / gray



**VPI WINDOWS**

High efficiency vinyl  
Low-e double glazing  
Fixed & Casement

**MATERIALS**





**B41 - PERSPECTIVE LOOKING EAST FROM RIVER PARKWAY**





**B41 - PERSPECTIVE LOOKING EAST FROM RIVER PARKWAY**





**B41 - PERSPECTIVE LOOKING EAST FROM RIVER PARKWAY**





**B41 - PERSPECTIVE LOOKING EAST FROM RIVER PARKWAY**





**B41 - PERSPECTIVE LOOKING EAST FROM RIVER PARKWAY**





**B41 - PERSPECTIVE LOOKING NW FROM GREENWAY**





**B41 - PERSPECTIVE LOOKING NW FROM GREENWAY**





**B41 - PERSPECTIVE LOOKING NW FROM GREENWAY**





**B41 - PERSPECTIVE LOOKING NW FROM GREENWAY**





**B41 - PERSPECTIVE LOOKING EAST DOWN ABERNETHY**





**B41 - PERSPECTIVE LOOKING SW FROM GREENWAY**





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# BLOCK 44

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0 8' 16' 32' CASE NO. LU 2016-283373 DZM C50





LEVEL SUMMARY

UNITS ON FLOOR: 55  
GROSS FLOOR AREA: 46,018 SF  
TOTAL BUILDING FAR: 21 : 1

EAST FACING COURTYARD

AMENITY SPACE

INTERIOR COURTYARD

PARKING SERVICE CIRC./SUPPORT RETAIL AMENITY LANDSCAPING HOUSING



2ND FLOOR PLAN



LEVEL SUMMARY

UNITS ON FLOOR: 43  
GROSS FLOOR AREA: 35,661 SF  
TOTAL BUILDING FAR: 21 : 1



3RD FLOOR PLAN



LEVEL SUMMARY

UNITS ON FLOOR: 45  
GROSS FLOOR AREA: 35,661 SF  
TOTAL BUILDING FAR: 21 : 1



4TH-6TH FLOOR PLAN



LEVEL SUMMARY

UNITS ON FLOOR: 30  
GROSS FLOOR AREA: 24,801SF  
TOTAL BUILDING FAR: 21 : 1



LANDSCAPED ROOF W/  
PRIVATE TERRACES

LANDSCAPED ROOF W/ PRIVATE  
TERRACES AND CIRCULATION PATH

LANDSCAPED ROOF W/  
PRIVATE TERRACES

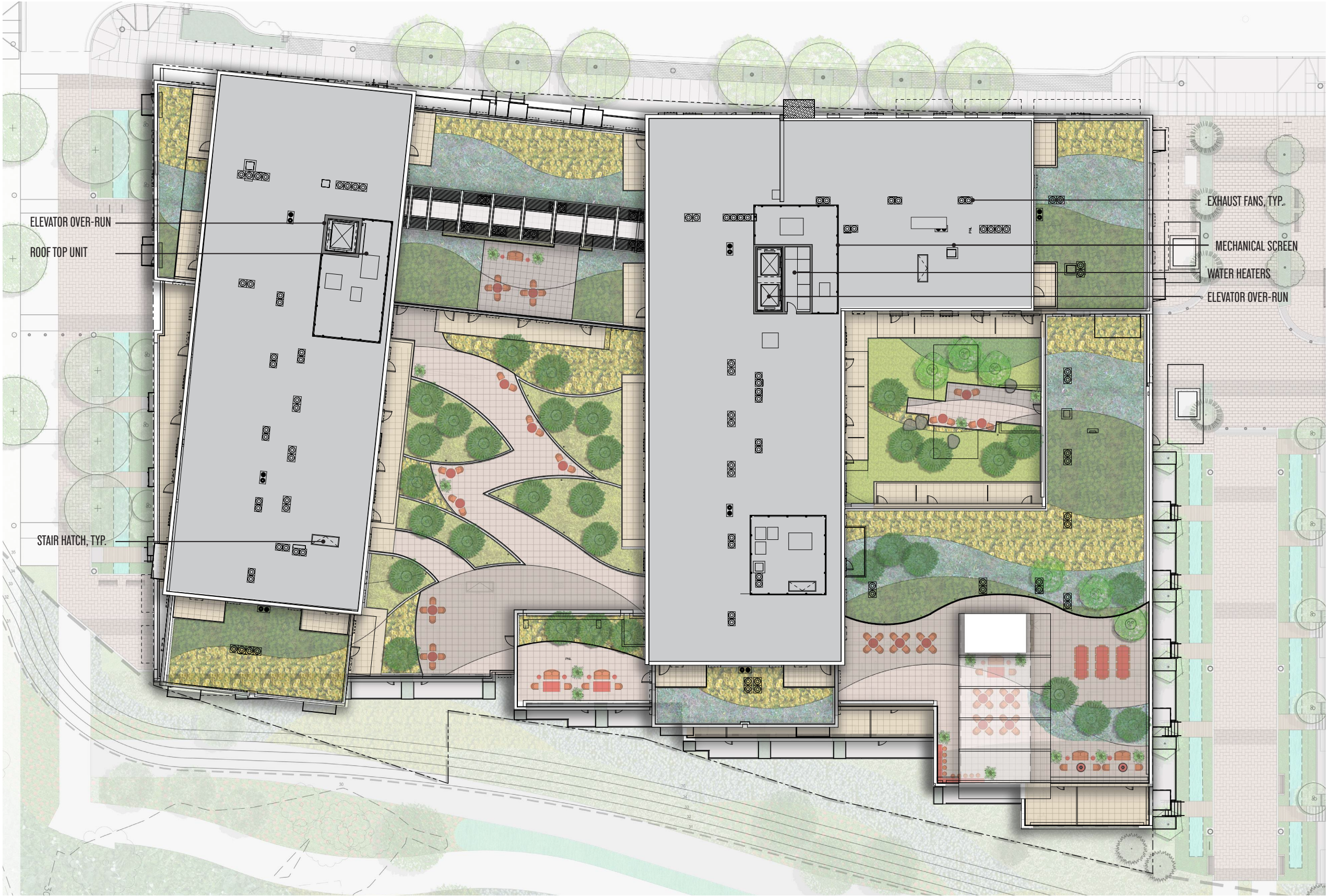
LANDSCAPED ROOF W/  
PRIVATE TERRACES

PARKING SERVICE CIRC./SUPPORT RETAIL AMENITY LANDSCAPING HOUSING



# 7TH FLOOR PLAN





LEVEL SUMMARY

UNITS ON FLOOR: 0  
TOTAL BUILDING FAR: 21 : 1

PARKING

SERVICE

CIRC./SUPPORT

RETAIL

AMENITY

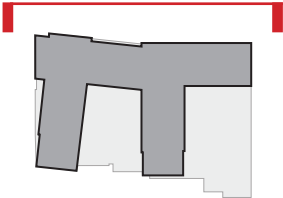
LANDSCAPING

HOUSING



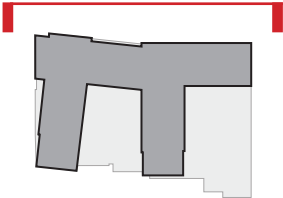
ROOF PLAN





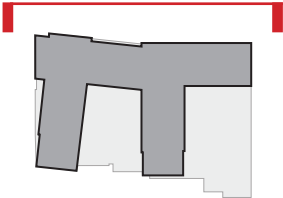
WEST ELEVATION





WEST ELEVATION



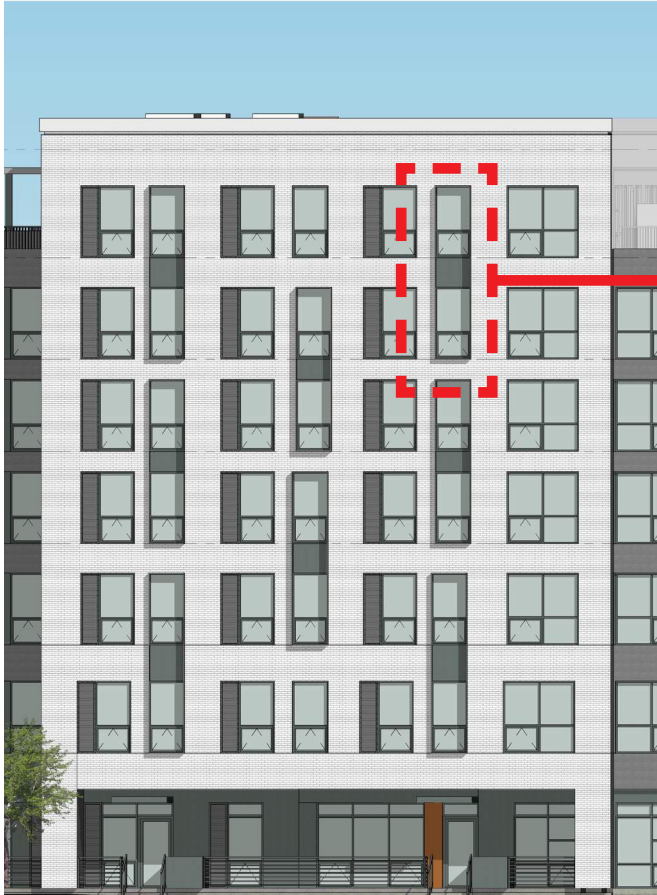


WEST ELEVATION

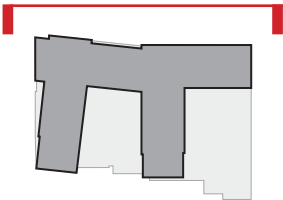




METAL PANEL INSET WITHIN FIBER CEMENT PANELS

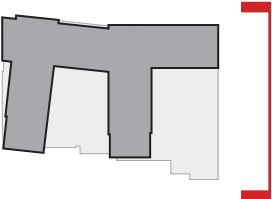


METAL WINDOW SURROUNDS WITHIN BRICK



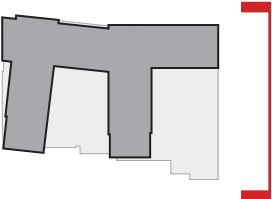
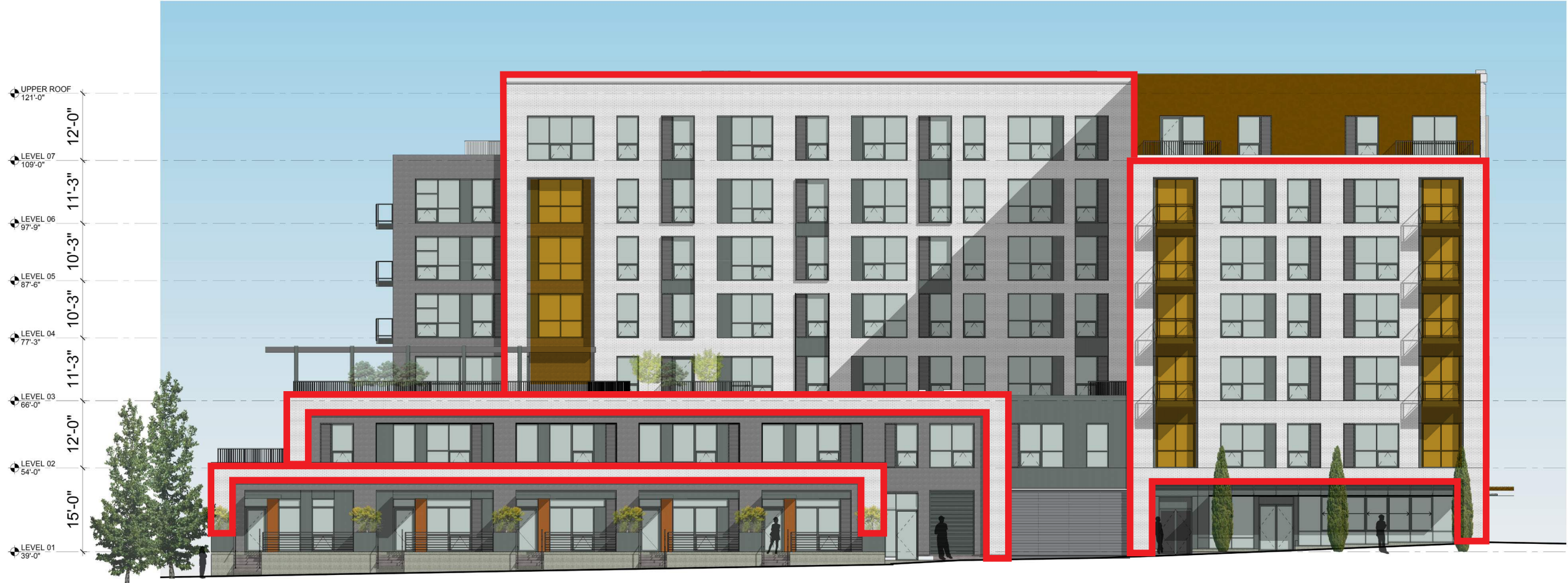
# FACADE LANGUAGE





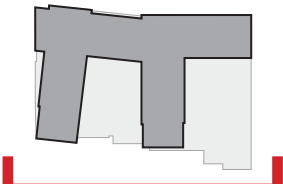
# NORTH ELEVATION





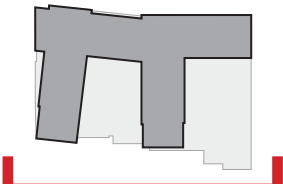
NORTH ELEVATION





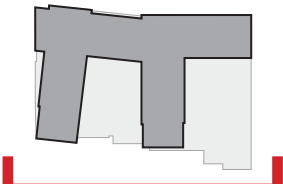
# EAST ELEVATION





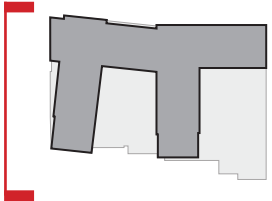
# EAST ELEVATION





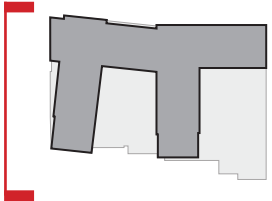
# EAST ELEVATION





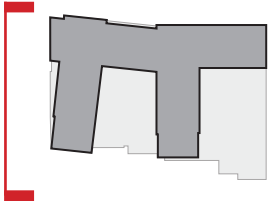
**SOUTH ELEVATION**





**SOUTH ELEVATION**





SOUTH ELEVATION





**BRICK**  
Norman  
2.5"H x 11.5"W x 3.5"D  
Running bond



**METAL PANEL**  
Honeycomb Backed Panel



**GLASS REINFORCED FIBER CEMENT PANEL**  
Integral Color  
High Density  
Painted exposed fasteners



**VINYL WINDOW**  
Integral Color  
Low-E Coating and Argon Filled  
High efficiency vinyl frame

# BLOCK 44 EXT. MATERIAL PALETTE & INFO





**B44 - PERSPECTIVE LOOKING WEST FROM GREENWAY**





**B44 - PERSPECTIVE LOOKING WEST FROM GREENWAY**





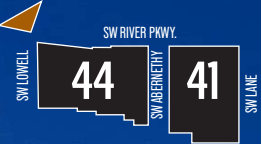
**B44 - PERSPECTIVE LOOKING WEST FROM GREENWAY**





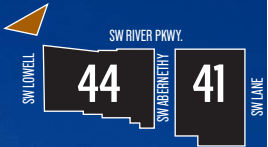
**B44 - PERSPECTIVE LOOKING WEST FROM GREENWAY**





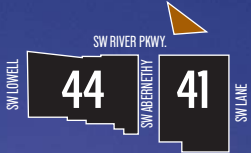
**B44 - PERSPECTIVE LOOKING NORTH DOWN RIVER PARKWAY**





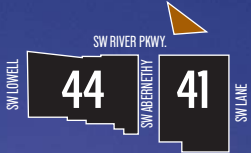
**B44 - PERSPECTIVE LOOKING NORTH DOWN RIVER PARKWAY**





B44 - PERSPECTIVE LOOKING WEST ALONG RIVER PARKWAY





B44 - PERSPECTIVE LOOKING WEST ALONG RIVER PARKWAY















**ADDITIONALS**





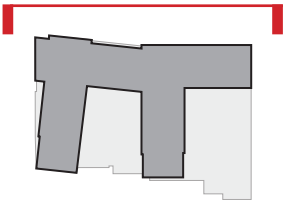
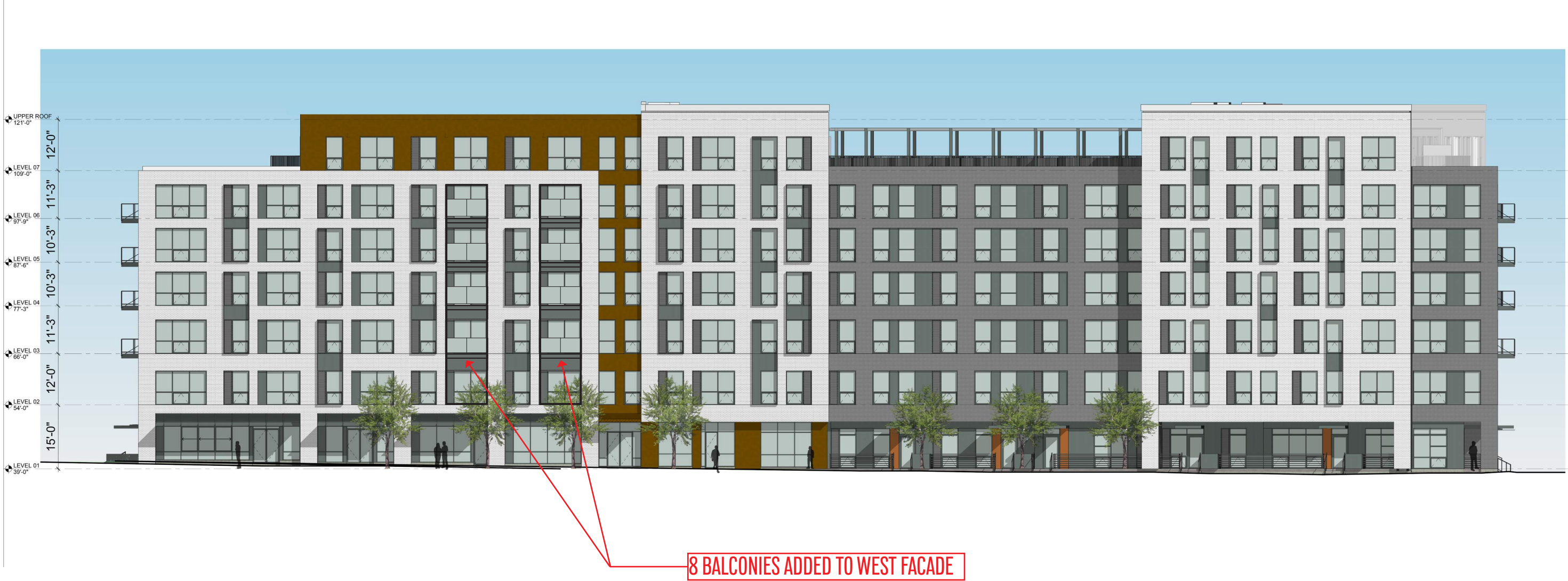
ARCHITECTURAL SITE PLAN





BACK TO BACK PARKING GARAGE PRECEDENT IN SOWA



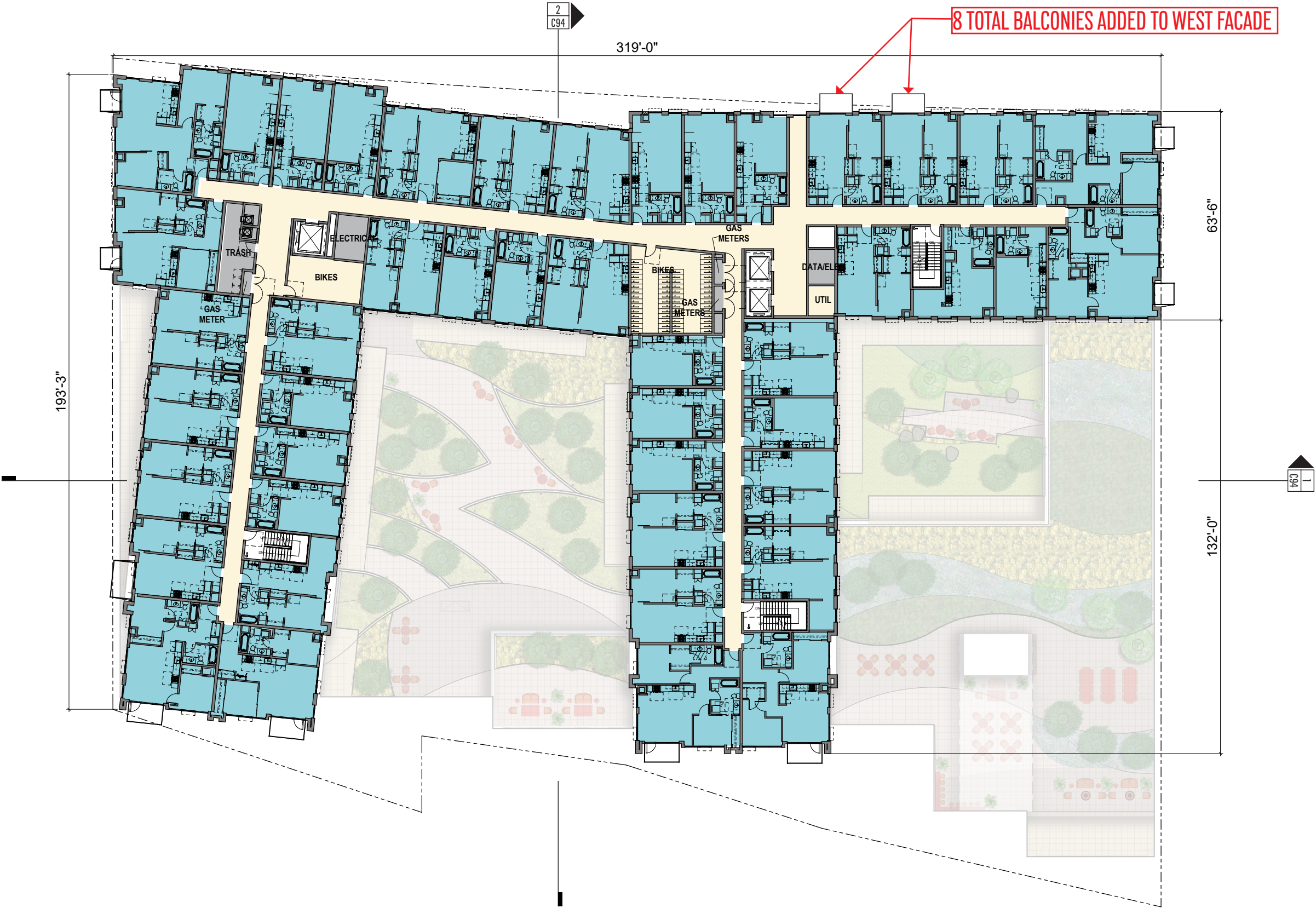


# BLOCK 44 WEST ELEVATION BALCONY STUDY



LEVEL SUMMARY

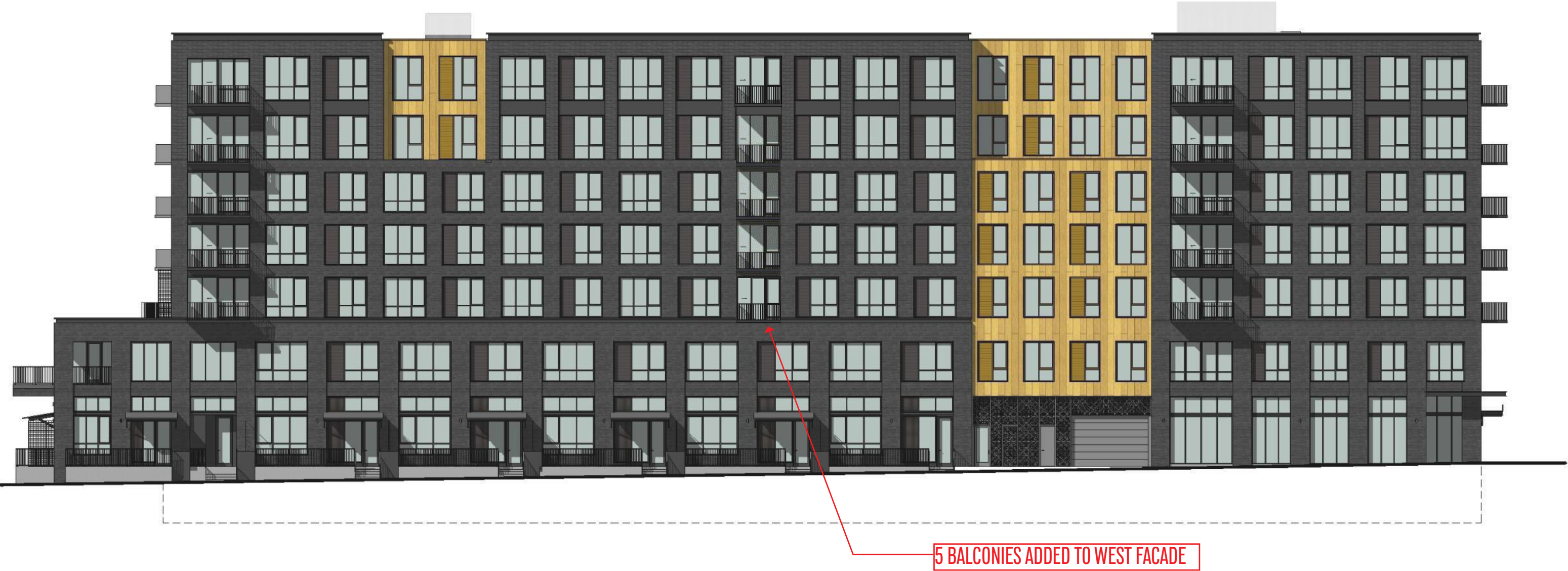
UNITS ON FLOOR: 45  
GROSS FLOOR AREA: 35,661 SF  
TOTAL BUILDING FAR: 2.1 : 1



PARKING	SERVICE	CIRC./SUPPORT	RETAIL	AMENITY	LANDSCAPING	HOUSING
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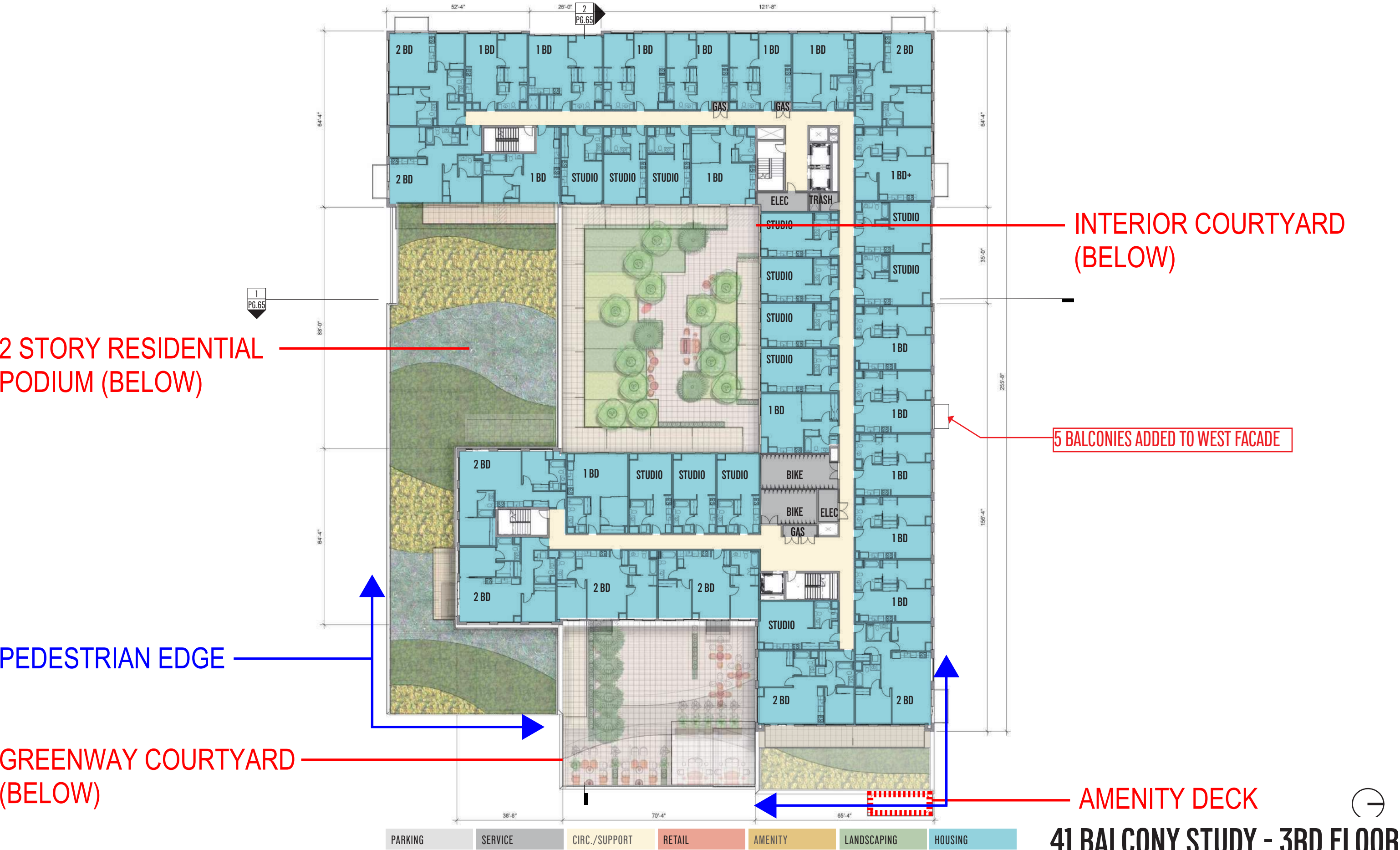
4TH-6TH FLOOR PLAN





# BLOCK 41 NORTH ELEVATION BALCONY STUDY









# 41 BALCONY STUDY - 4TH FLOOR





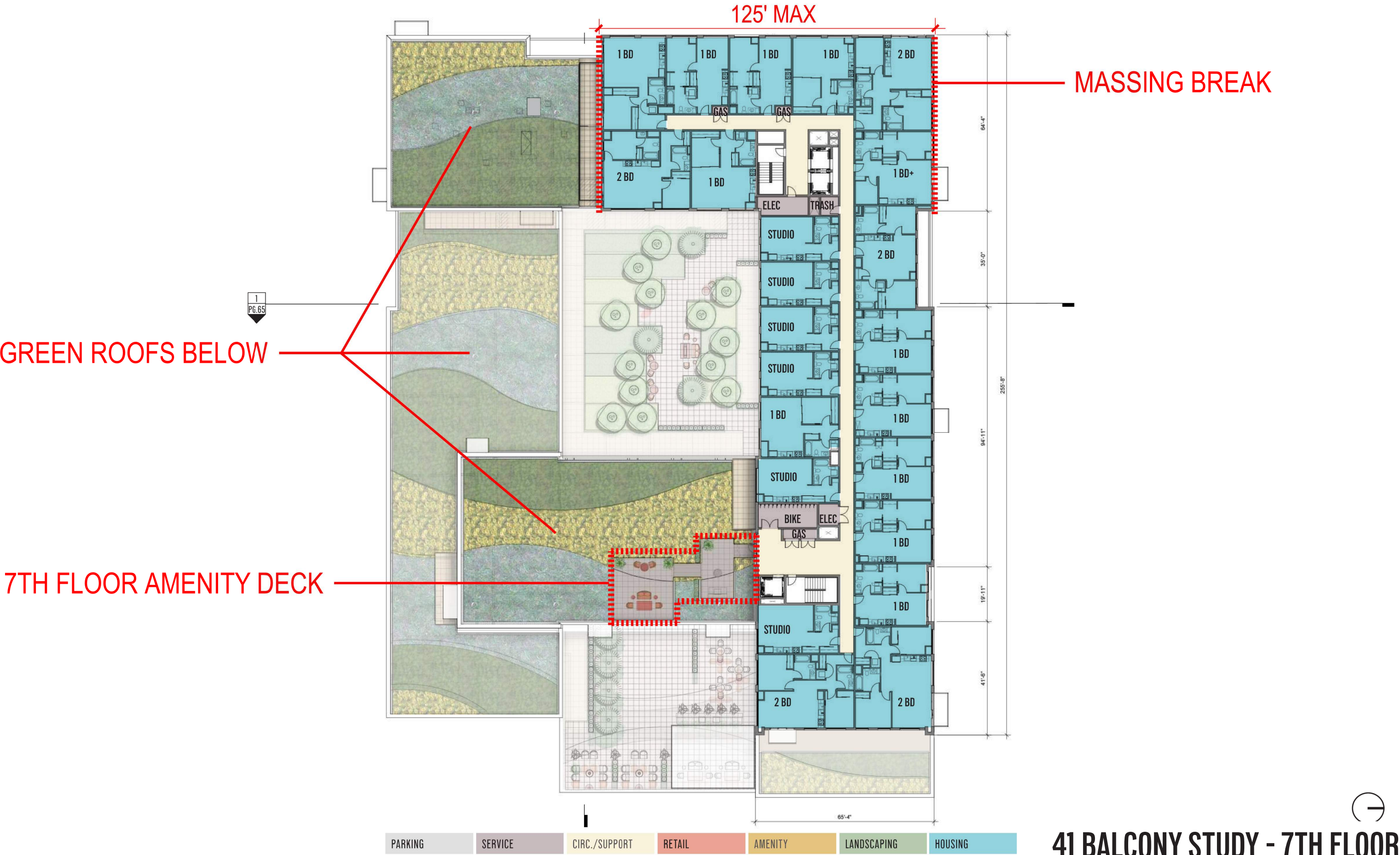
# 41 BALCONY STUDY - 5TH FLOOR





# 41 BALCONY STUDY - 6TH FLOOR










MATERIALS SCHEDULE


PAVEMENTS


- A. ASPHALT PAVING


 (A1) NOT USED
- B. CONCRETE PAVING


 (B1) 6" CONCRETE PAVING


 (B2) 6" CONC. PAVING - GREENWAY NOT USED
- C. CONCRETE CURBS

 (C1) 6" WIDE CONCRETE CURB
- D. UNIT PAVING MATCH EX. 4"x8" CONC. PAVER

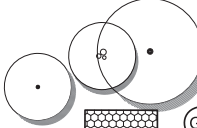
 (D1) TYPE 1, 4"x8" SAND-SET BASE PER GEOTECH


 (D2) TYPE 2, 4"x8" SAND-SET BASE PER GEOTECH


 (D3) TYPE 3, 4"x8" SAND-SET BASE PER GEOTECH


 (D4) TYPE 4, 4"x8" MORTAR-SET ON REINF. CONCRETE SLAB


PLANTING ELEMENTS


-  PROPOSED TREE  
2.5" CAL.



 (G1) NATIVE PLANTING MIX #1  
2" MIN COMPOST TILL INTO FILL  
#1 CONT. NATIVE PLANTS 48" O.C.  
FULLY IRRIGATED


 (G2) TREE IN 36"D.x36" MOVEABLE PLANTER  
- 36" MIN., AMENDED TOPSOIL  
- #1 CONT. PLANTS 12" O.C.  
- FULLY IRRIGATED


 (G3) FLOWTHRU STORMWATER PLANTING AREA  
- 18" MIN., SOIL MEDIA  
- DRAIN ROCK  
- LINER OR CONCRETE BOTTOM  
- #1 CONT. PLANTS 16" O.C.  
- FULLY IRRIGATED


 (G4) DECORATIVE PLANTING AREA  
- 18" MIN., AMENDED TOPSOIL  
- #3 CONT. PLANTS 24" O.C.  
- FULLY IRRIGATED


 (G5) DECORATIVE PLANTING ON STRUCTURE  
- 18" MIN., AMENDED TOPSOIL  
- #3 CONT. PLANTS 24" O.C. & MULCH  
- FULLY IRRIGATED  
- DRAIN MAT ON PLANTER WALLS  
- DRAINS OR WEEPHOLES  
- SEE ARCH FOR PLANTER


 (G6) NATIVE PLANTING MIX #2  
- 2" MIN COMPOST TILL INTO FILL  
- NATIVE GRASS SEED MIX
- SITE FURNISHINGS AND MISCELLANEOUS
-  (H1) PEDESTRIAN BRIDGE W/ TROPICAL HARDWOOD DECK & METAL RAILS

 (H2) BENCH, DISTRICT STD.

 (H3) BOLLARD, DISTRICT STD.

 (H4) STREETLIGHT, DISTRICT STD. ON CONCRETE PEDESTAL

 (H5) STREETLIGHT, DISTRICT STD.

 (H6) BIKE RACK, DISTRICT STD. S.S.
- SITE NOTES
- 1

SEE CIVIL FOR RIVER PARKWAY RIGHT OF WAY PLANS.

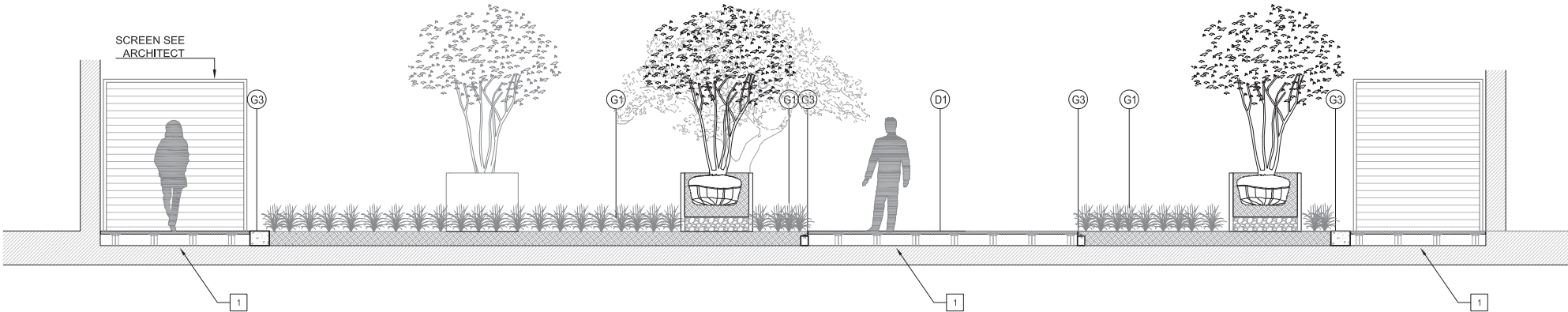
2

TEMPORARY AC, TREES AND LIGHTS SOUTH OF CENTERLINE.

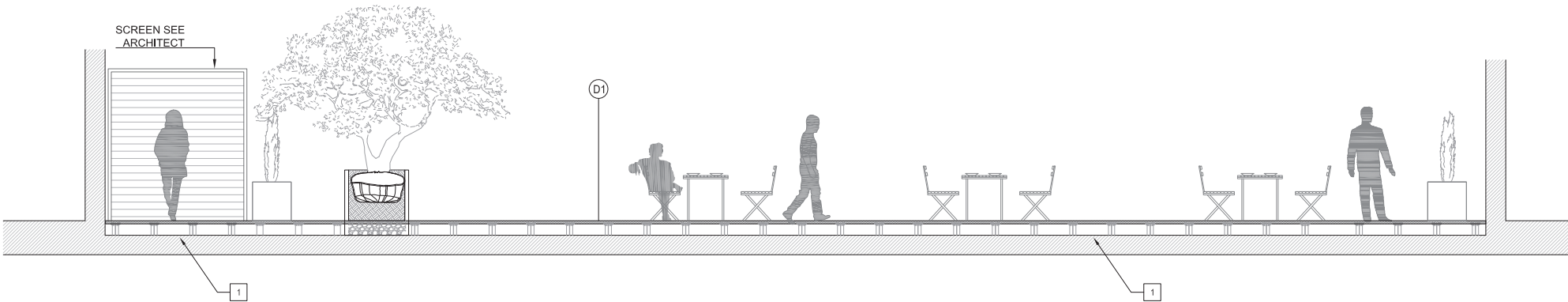
3

STOOP, STAIRS & RAILS AT GROUND LEVEL UNITS  
SEE ARCH TYP
- 
- LANE ST. SECTION
- 
- ABERNETHY ST. SECTION
- 
- LOWELL ST. SECTION
- BLOCK 41 & 44 STREETScape SECTIONS
- GBD Architects Incorporated | JONES ARCHITECTURE | PLACE Studio
- CASE NO. LU 2016-283373 DZM
- C91





1 B41 LVL 2 WEST COURTYARD SECTION  
SCALE: 1/4" = 1'-0"



2 B41 LVL 2 EAST COURTYARD SECTION  
SCALE: 1/4" = 1'-0"


MATERIALS SCHEDULE ON STRUCTURE

PAVEMENTS & WALLS

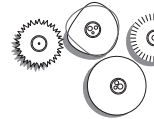
- A. ASPHALT PAVING (NOT USED)
- B. CONCRETE PAVING (NOT USED)
- C. CONCRETE CURBS (NOT USED)
- D. UNIT PAVING


 (D1) - PRECAST CONC. PAVERS ON PEDESTALS  
- 24"x24" LATTE COLOR


E. WALLS


 (E1) - 12" WIDE CONCRETE WALL SMOOTH FINISH  
- 24" HEIGHT +/- 9" BURIED PENDING DEPTH TO SLAB & ROOF  
SLOPE, SLOPE TOP OF WALL PER SECTIONS.  
- MIN. 6" HEIGHT ADJACENT TO PATIOS

LANDSCAPE ELEMENTS

 — TREE IN RAISED PLANTER  
- 1.5" CALIPER, 8' HT.  
- 4' DIA. PLANTER x 4' TALL  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

 — HEDGE IN RAISED PLANTER  
- EVERGREEN 36' HT.  
- 24"x96"x24" PLANTER  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

 — ROUND RAISED PLANTER  
- SPECIMEN PLANTS MIN. OF 5  
- 24"Dx24" PLANTER  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

 (G1) PLANTING INTENSIVE  
- MIX OF NATIVE SHRUBS, GROUNDCOVER,  
#3 CONT. @ 24" O.C.  
- MAX. 15" OF LIGHTWEIGHT SOIL SLOPE TO FOLLOW  
TOP OF WALL SLOPE  
- FULLY IRRIGATED

(G2) PLANTING EXTENSIVE MIXES  
- MIX OF GRASSES, GROUNDCOVER & SEDUM  
1 GAL. @ 8" O.C.  
- MIN. 4" OF LIGHTWEIGHT SOIL  
- FULLY IRRIGATED  
- METAL EDGING AT CONCRETE CURB BETWEEN  
PLANTING AREAS & PED. PAVERS

 EXTENSIVE PLANTING MIX 1

 EXTENSIVE PLANTING MIX 2

 EXTENSIVE PLANTING MIX 3

 EXTENSIVE PLANTING MIX 4

 (G3) VEGETATIVE FREE ZONE  
- INORGANIC STONE MULCH- 1.5" TO 2.5"  
- METAL EDGING W/OUT STAKES  
- MIN 8' WIDTH x 4" DEPTH

ROOF SECTION NOTES:

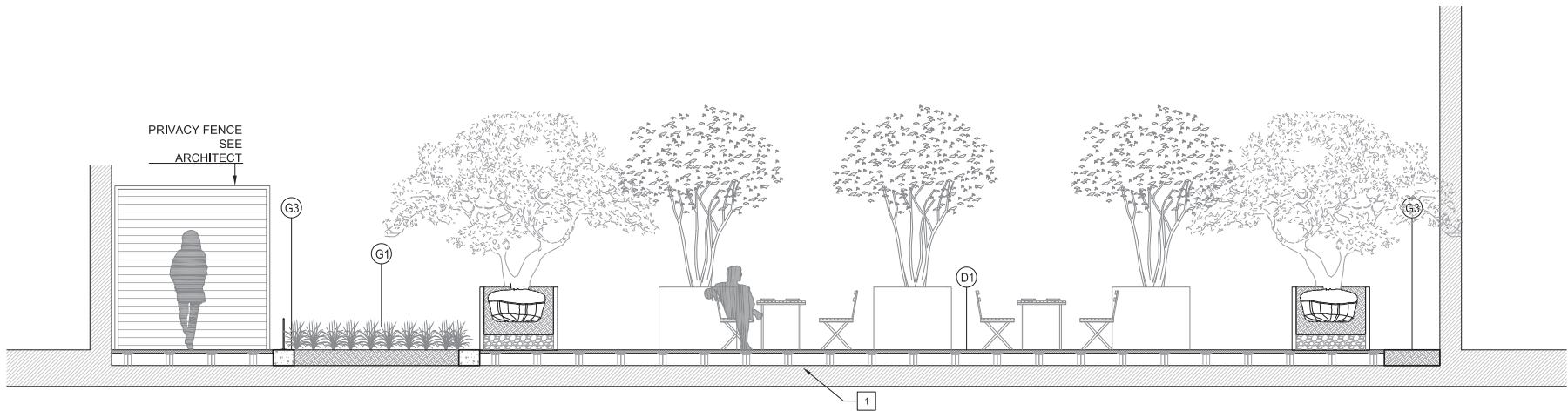
1 DRAIN MAT (NO RESERVOIRS), INSULATION,  
ROOT BARRIER, WATER PROOFING DRAINS, & STRUCTURE.  
SEE ARCHITECTURE

2 GEOFOAM

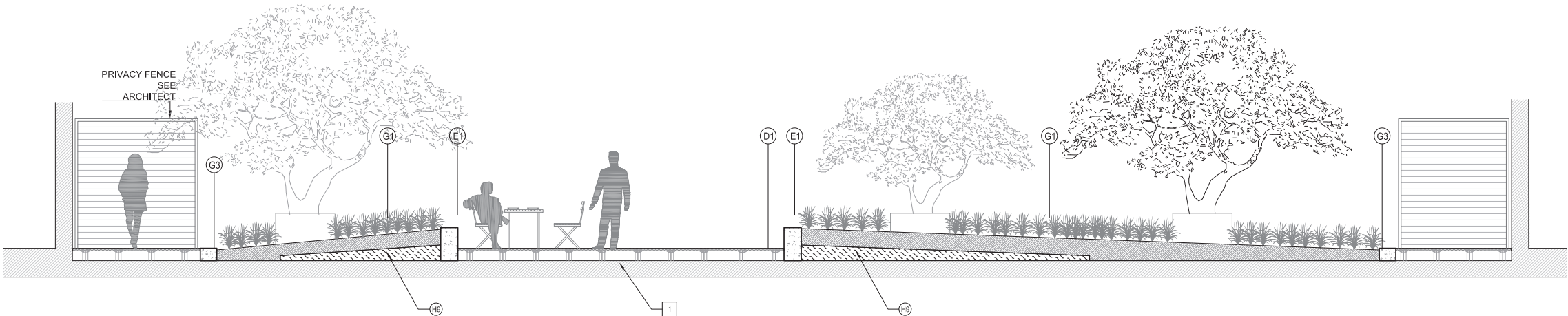
3 LINER

# BLOCK 41 COURTYARD SECTIONS





1 B44 LVL 2 NORTH COURTYARD SECTION  
SCALE: 1/4" = 1'-0"



2 B44 LVL 2 SOUTH COURTYARD SECTION  
SCALE: 1/4" = 1'-0"


MATERIALS SCHEDULE ON STRUCTURE

PAVEMENTS & WALLS

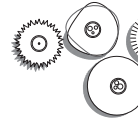
- A. ASPHALT PAVING (NOT USED)
- B. CONCRETE PAVING (NOT USED)
- C. CONCRETE CURBS (NOT USED)
- D. UNIT PAVING


-  (D1) - PRECAST CONC. PAVERS ON PEDESTALS  
- 24"x24" LATTE COLOR


E. WALLS


-  (E1) - 12" WIDE CONCRETE WALL SMOOTH FINISH  
- 24" HEIGHT +/- 9" BURIED PENDING DEPTH TO SLAB & ROOF  
SLOPE. SLOPE TOP OF WALL PER SECTIONS.  
- MIN. 6" HEIGHT ADJACENT TO PATIOS

LANDSCAPE ELEMENTS

-  — TREE IN RAISED PLANTER  
- 1.5" CALIPER, 8' HT.  
- 4' DIA. PLANTER x 4' TALL  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

-  — HEDGE IN RAISED PLANTER  
- EVERGREEN 36' HT.  
- 24"x96"x24" PLANTER  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

-  — ROUND RAISED PLANTER  
- SPECIMEN PLANTS MIN. OF 5  
- 24"Dx24" PLANTER  
- LIGHTWEIGHT SOIL  
- FULLY IRRIGATED

-  (G1) PLANTING INTENSIVE  
- MIX OF NATIVE SHRUBS, GROUNDCOVER,  
#3 CONT. @ 24" O.C.  
- MAX. 15" OF LIGHTWEIGHT SOIL SLOPE TO FOLLOW  
TOP OF WALL SLOPE  
- FULLY IRRIGATED

- (G2) PLANTING EXTENSIVE MIXES  
- MIX OF GRASSES, GROUNDCOVER & SEDUM  
1 GAL. @ 8" O.C.  
- MIN. 4" OF LIGHTWEIGHT SOIL  
- FULLY IRRIGATED  
- METAL EDGING AT CONCRETE CURB BETWEEN  
PLANTING AREAS & PED. PAVERS

-  EXTENSIVE PLANTING MIX 1

-  EXTENSIVE PLANTING MIX 2

-  EXTENSIVE PLANTING MIX 3

-  EXTENSIVE PLANTING MIX 4

-  (G3) VEGETATIVE FREE ZONE  
- INORGANIC STONE MULCH- 1.5" TO 2.5"  
- METAL EDGING W/OUT STAKES  
- MIN 8' WIDTH x 4" DEPTH

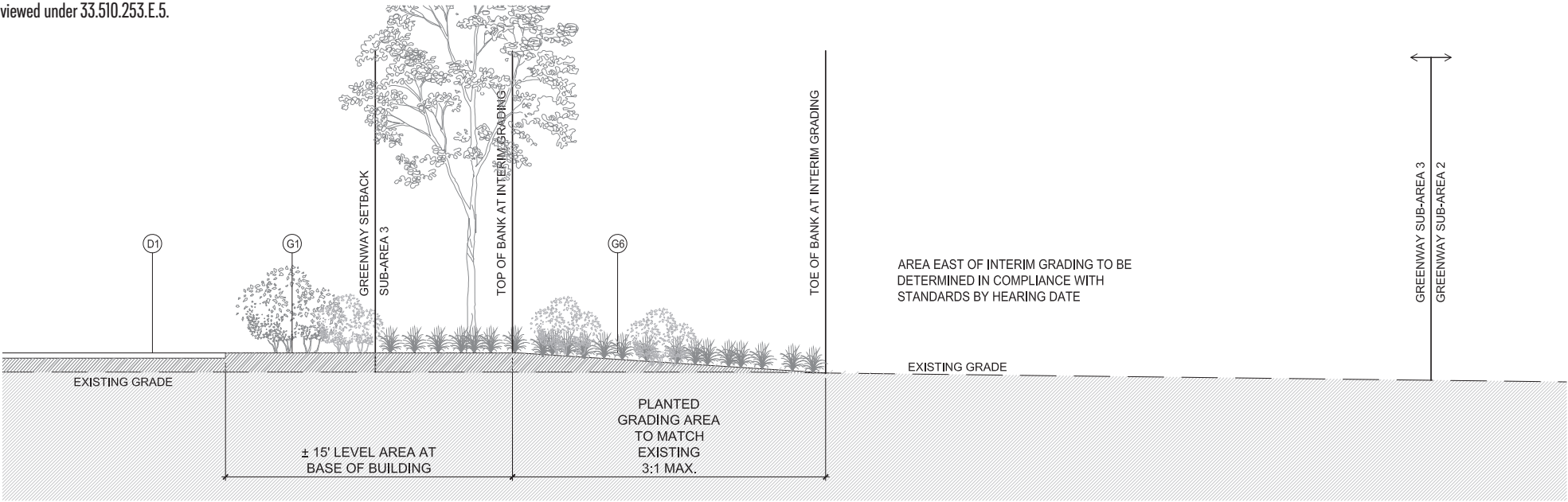
ROOF SECTION NOTES:

- 1 DRAIN MAT (NO RESERVOIRS), INSULATION,  
ROOT BARRIER, WATER PROOFING DRAINS, & STRUCTURE.  
SEE ARCHITECTURE
- 2 GEOFOAM
- 3 LINER

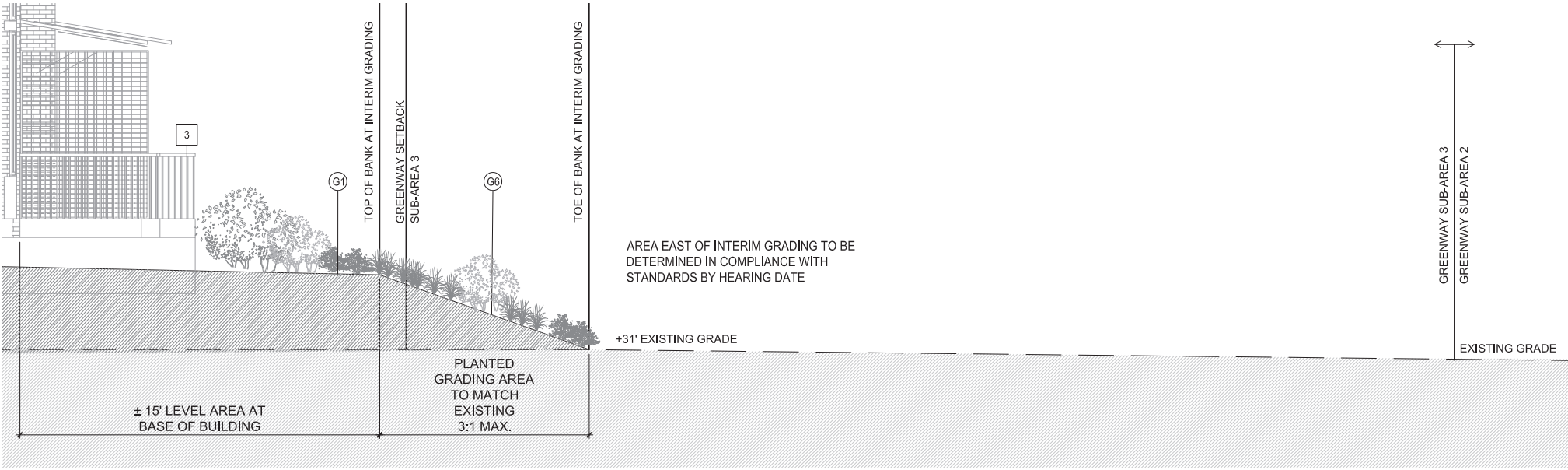
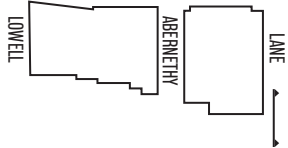
# BLOCK 44 COURTYARD SECTIONS



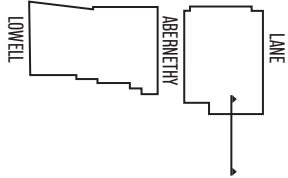
**Note:** This Interim Condition and the remainder of the greenway east of the interim condition are to be reviewed under 33.510.253.E.5.



INTERIM GREENWAY SECTION AT LANE ST.



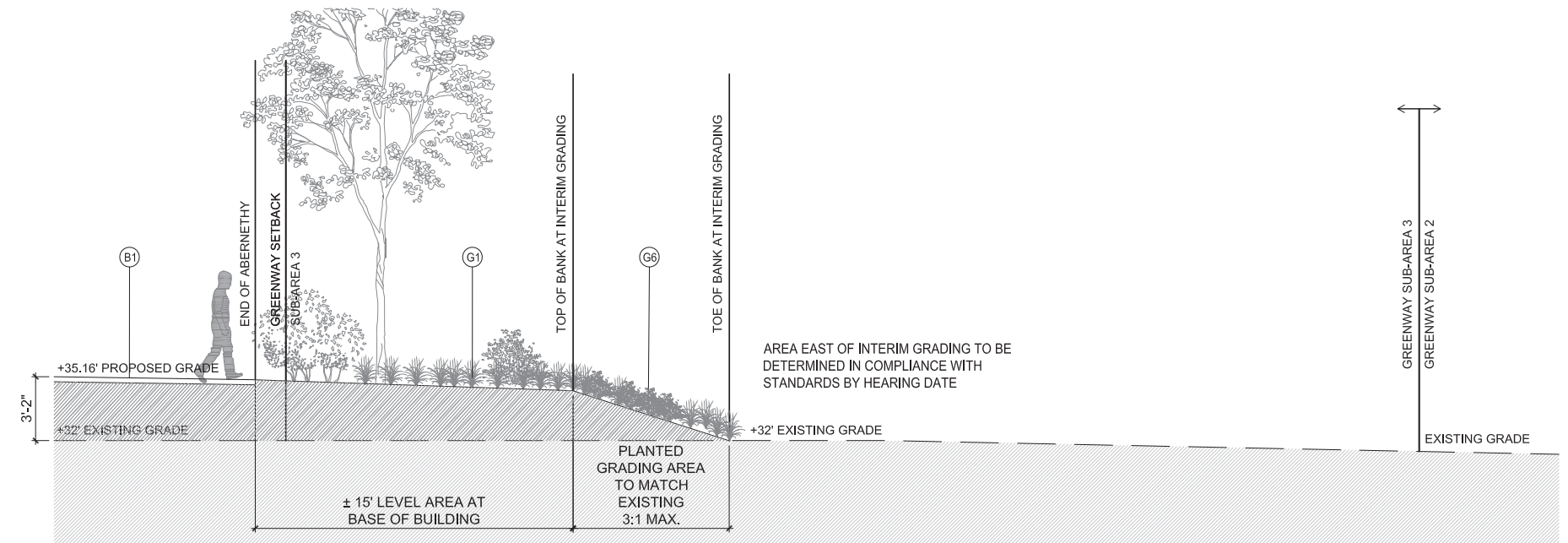
INTERIM GREENWAY SECTION AT BLOCK 41



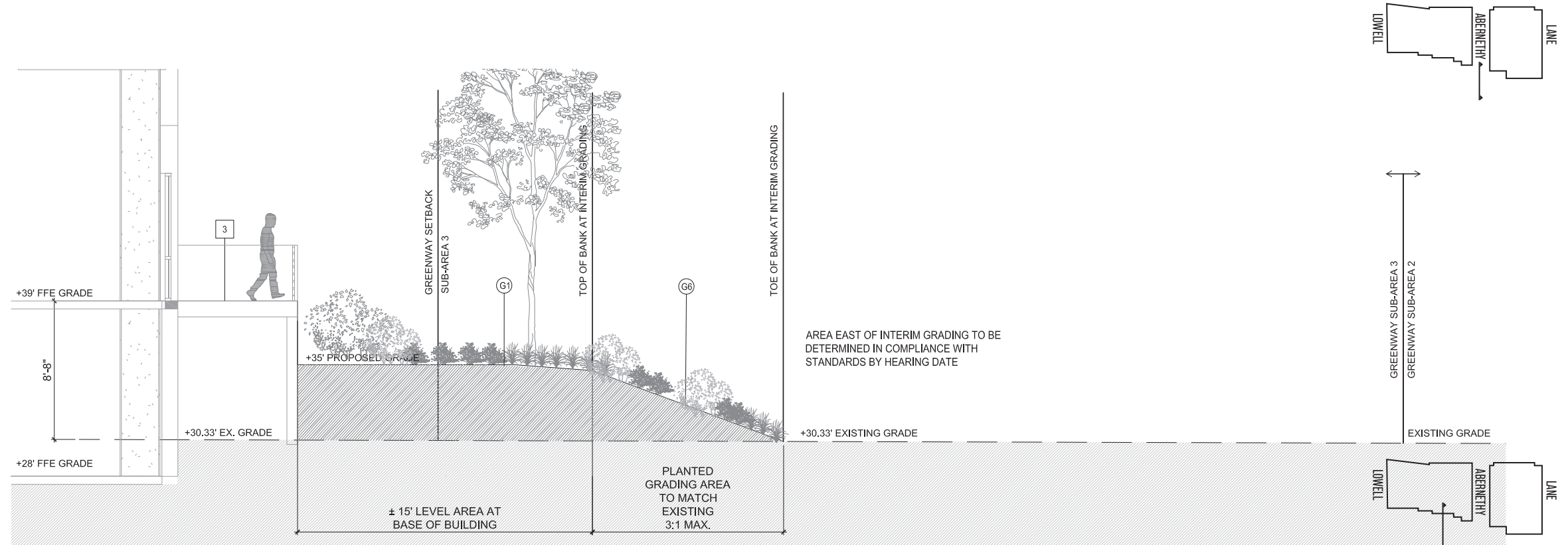
# BLOCK 41 & 44 GREENWAY SECTIONS



**Note:** This Interim Condition and the remainder of the greenway east of the interim condition are to be reviewed under 33.510.253.E.5.



## INTERIM GREENWAY SECTION AT ABERNETHY ST.

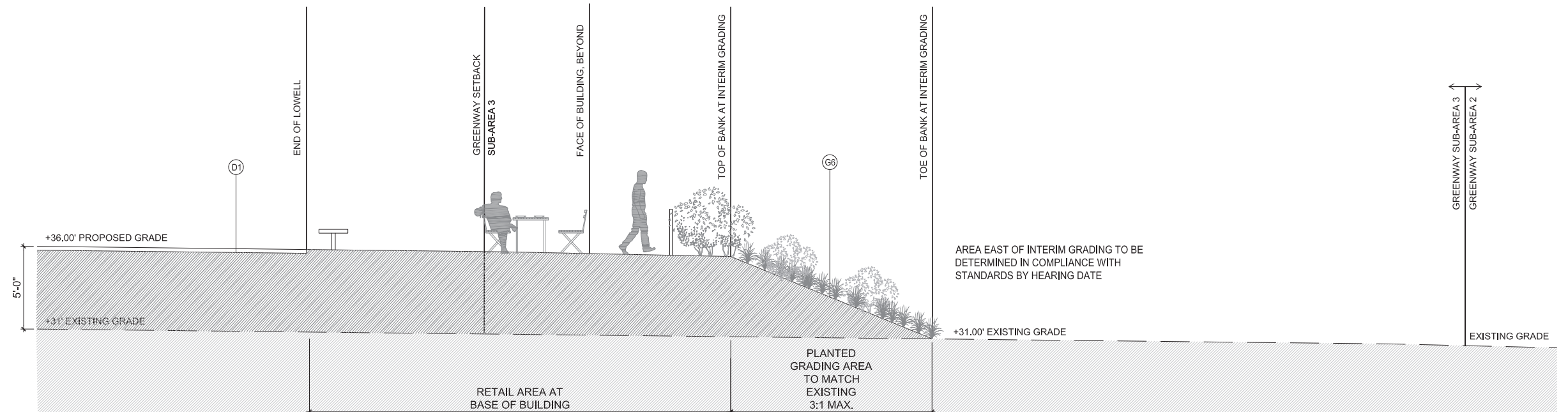


## INTERIM GREENWAY SECTION AT BLOCK 44

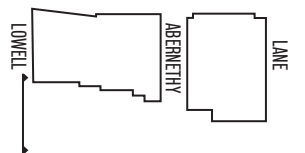
## BLOCK 41 & 44 GREENWAY SECTIONS



**Note:** This Interim Condition and the remainder of the greenway east of the interim condition are to be reviewed under 33.510.253.E.5.

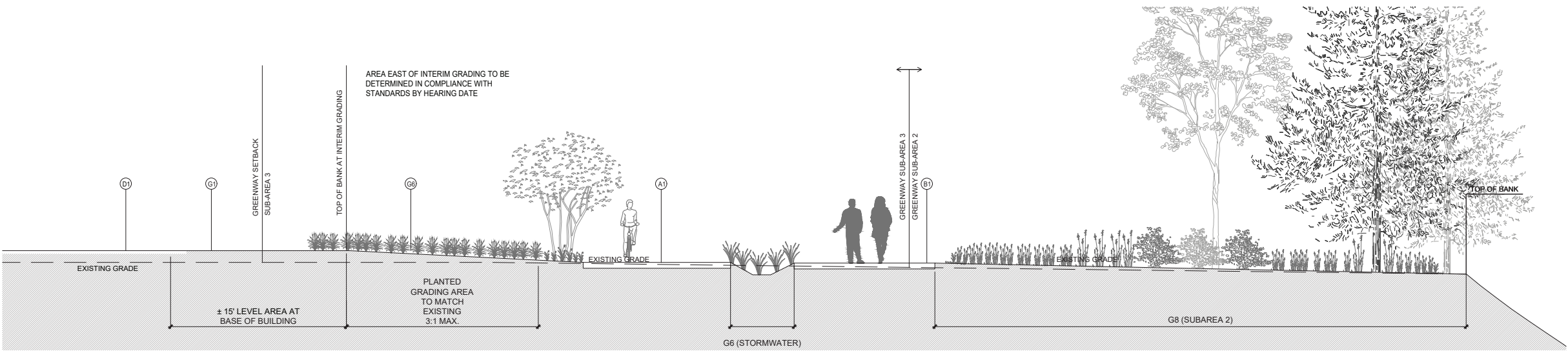


## INTERIM GREENWAY SECTION AT LOWELL ST.

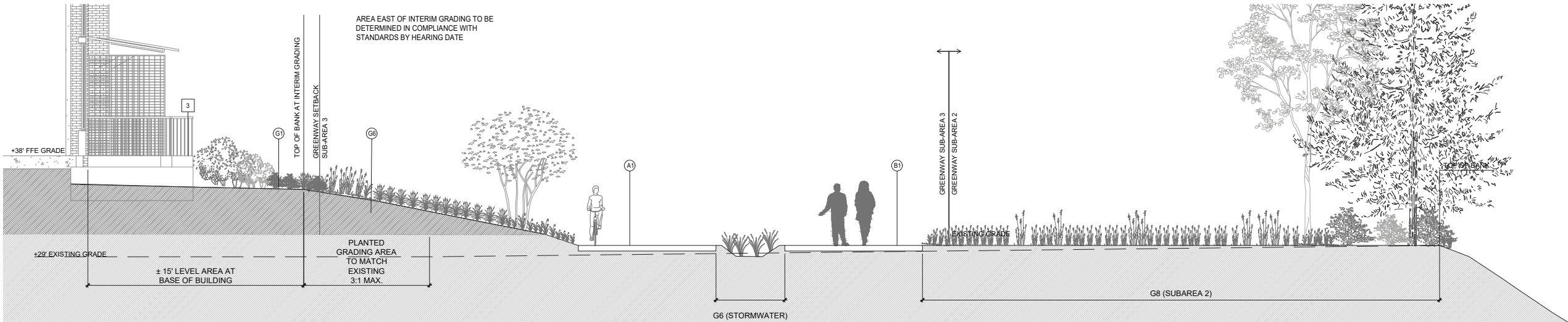
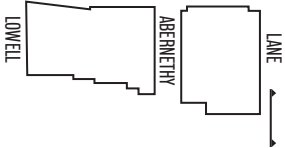


## BLOCK 41 & 44 GREENWAY SECTIONS

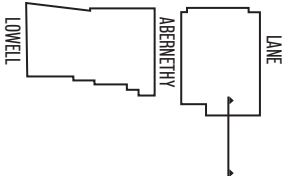




FINAL GREENWAY SECTION AT LANE ST.

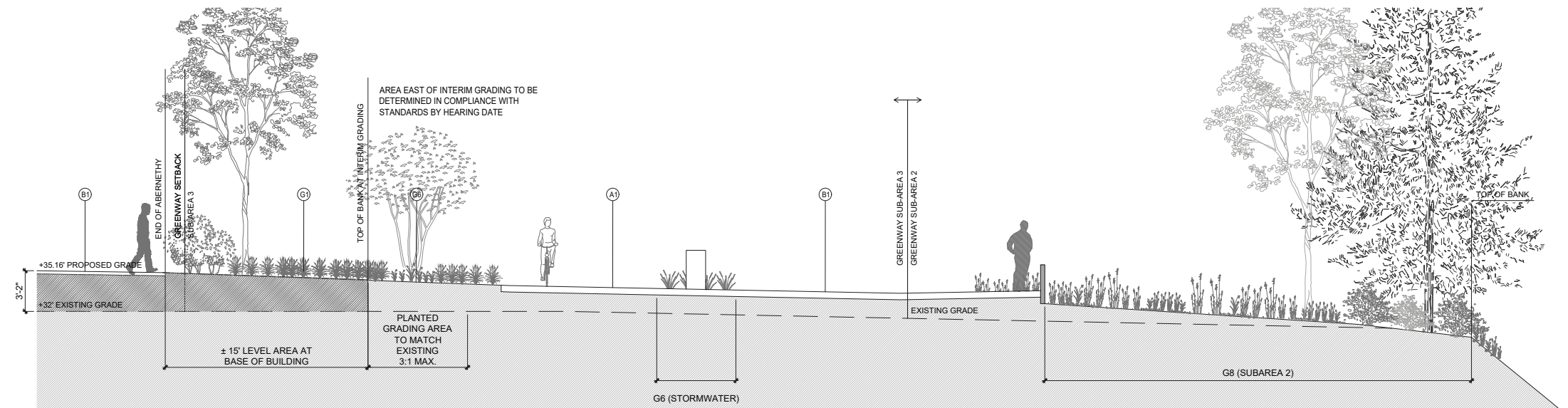


FINAL GREENWAY SECTION AT BLOCK 41

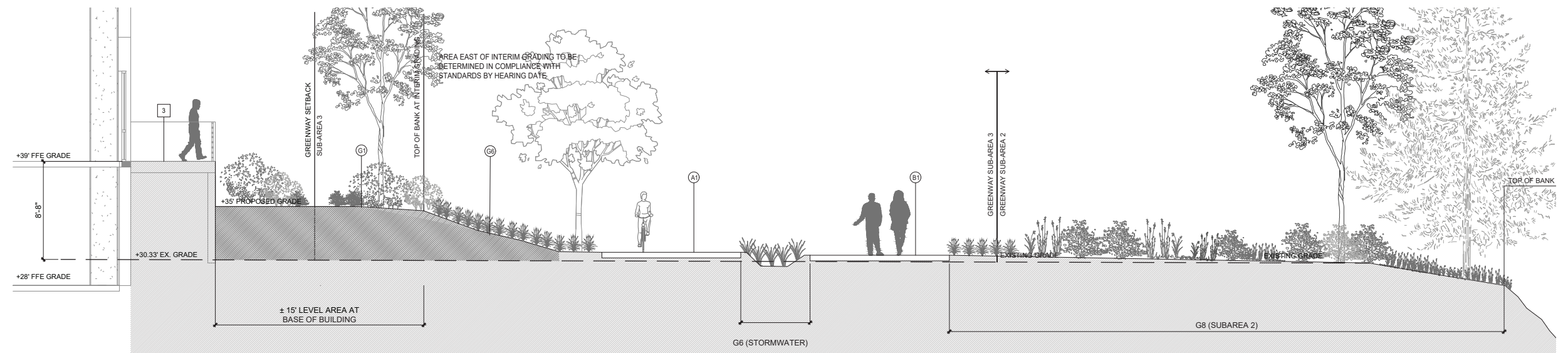
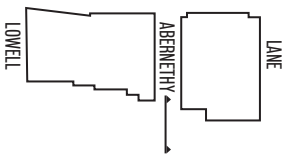


# BLOCK 41 & 44 GREENWAY SECTIONS

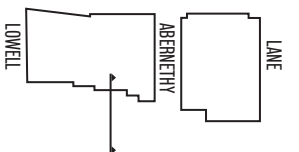




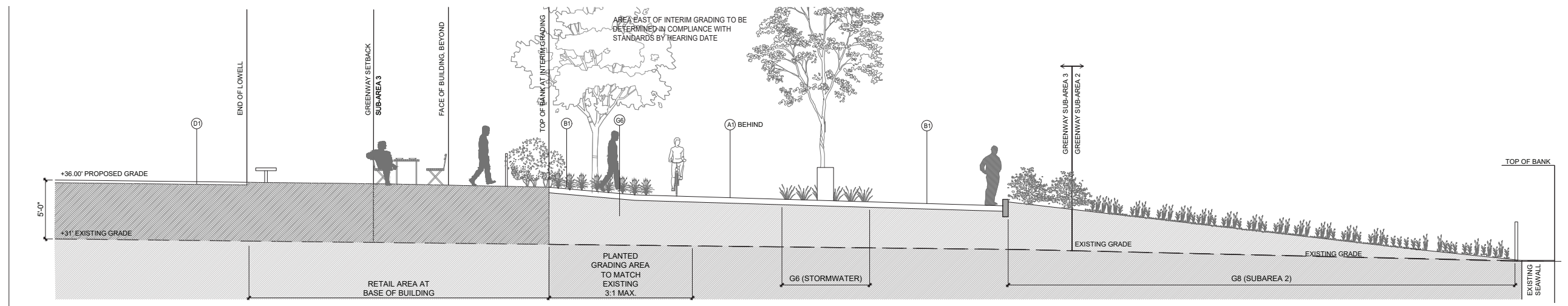
## FINAL GREENWAY SECTION AT ABERNETHY ST.



## FINAL GREENWAY SECTION AT BLOCK 44







## FINAL GREENWAY SECTION AT LOWELL ST.

