

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

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APP.54	NOT USED

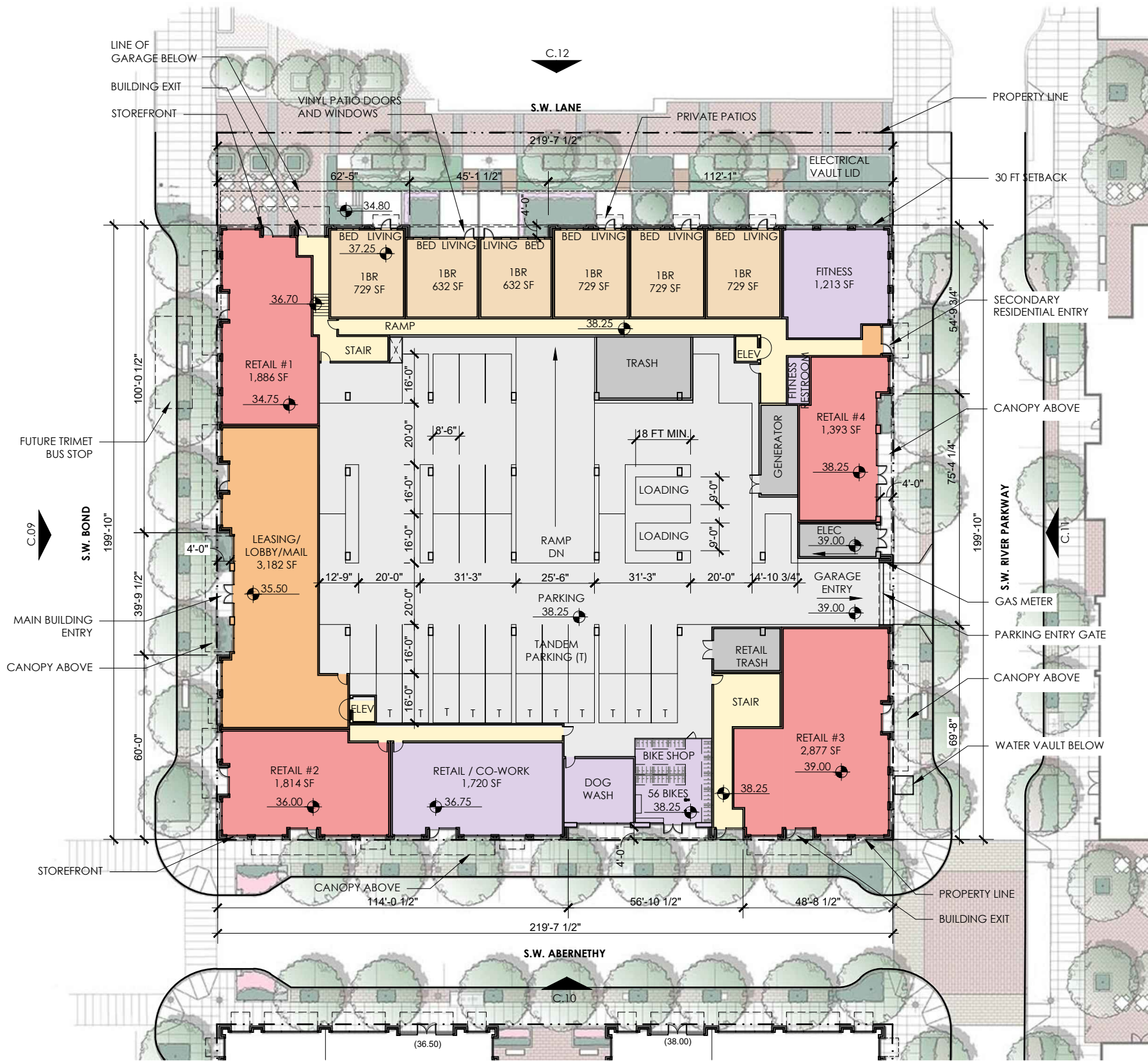
VOLUME 3 - CITY BLOCKS - LANDSCAPE, CIVIL, AND GENERAL

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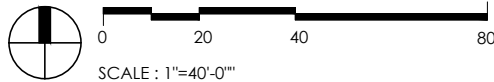
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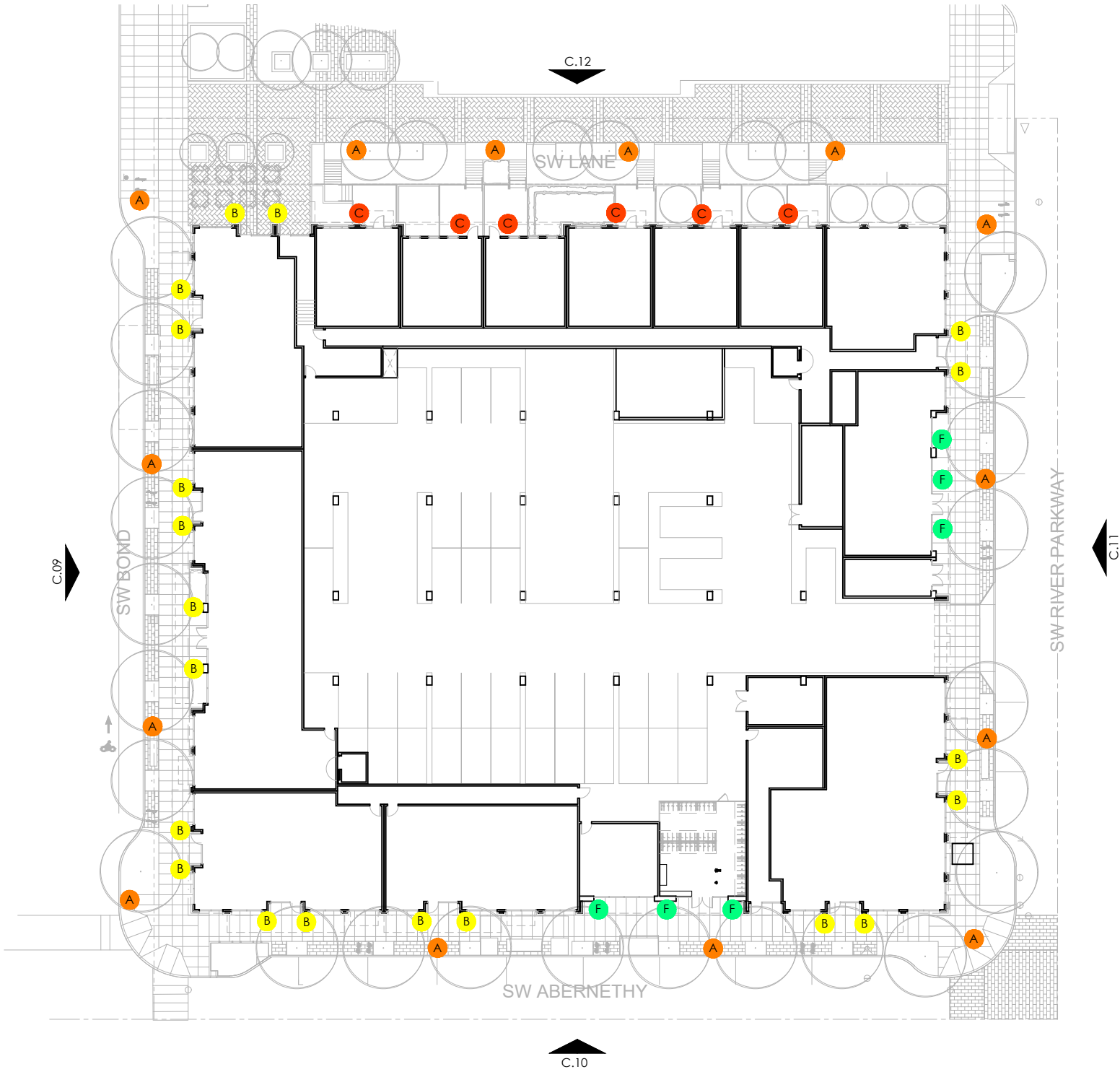
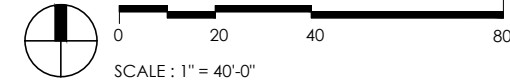
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	6
PARKING STALLS	39
COMMERCIAL SF	7,970 SF
LOBBY + LEASING SF	3,182 SF
AMENITY	4,247 SF
BUILDING SUMMARY	
TOTAL UNITS	231

BLOCK 42 - GARAGE PARKING	
REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 231 UNITS)	393 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	188 SPACES

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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A LANDSCAPE LIGHT



B RETAIL & MAIN ENTRY WALL SCONCE



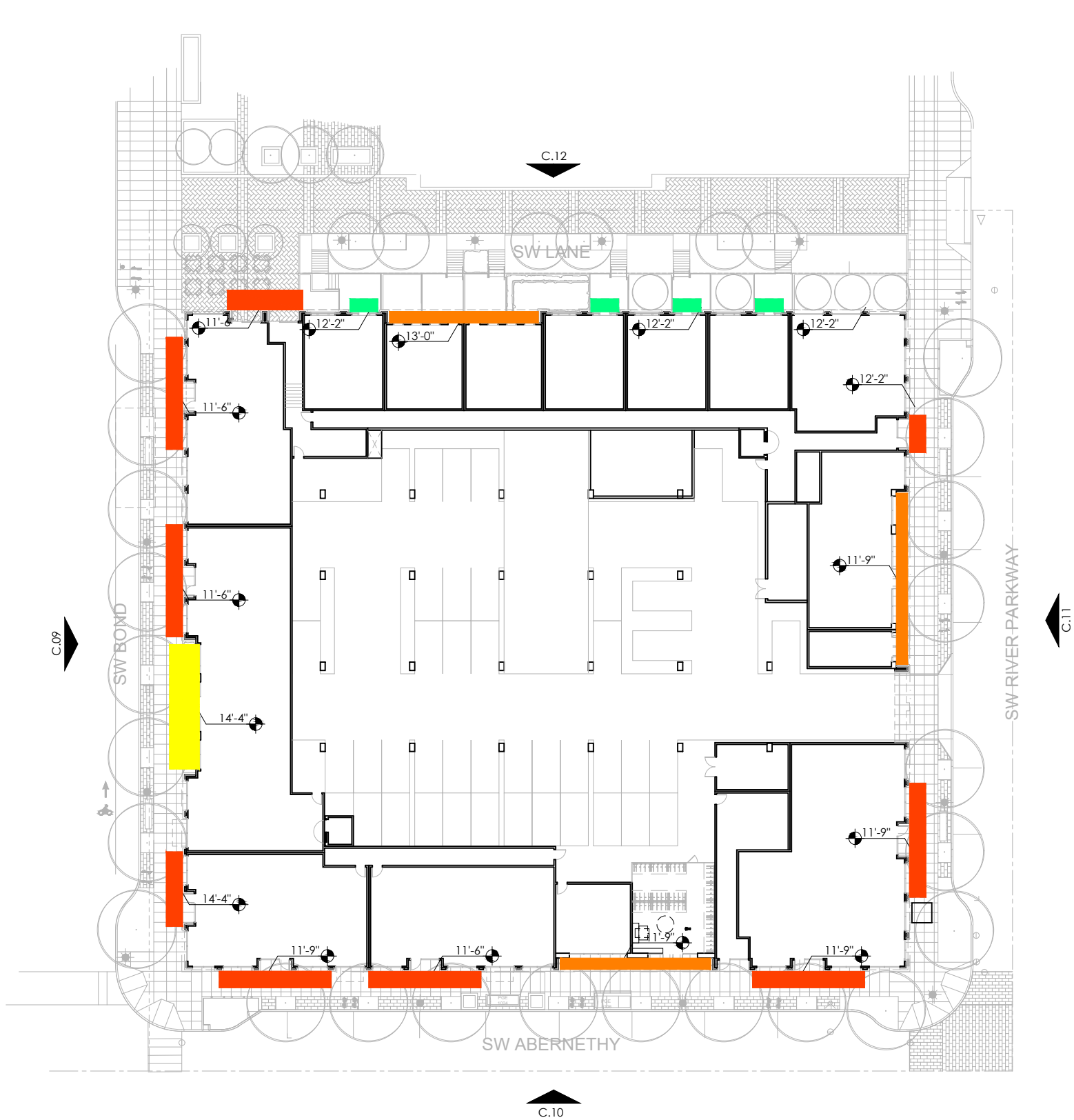
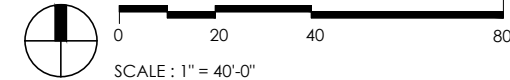
C RESIDENTIAL WALL SCONCE



F DOWN LIGHT



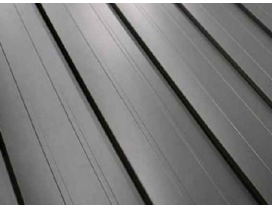
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NOTES:

39' - 0" HEIGHT OF CANOPY FROM SIDEWALK

3'-9" FRAMED ROOF
AWNING WITH
STANDING SEAM
METAL ROOF



8' GLASS CANOPY



4' STEEL CANOPY

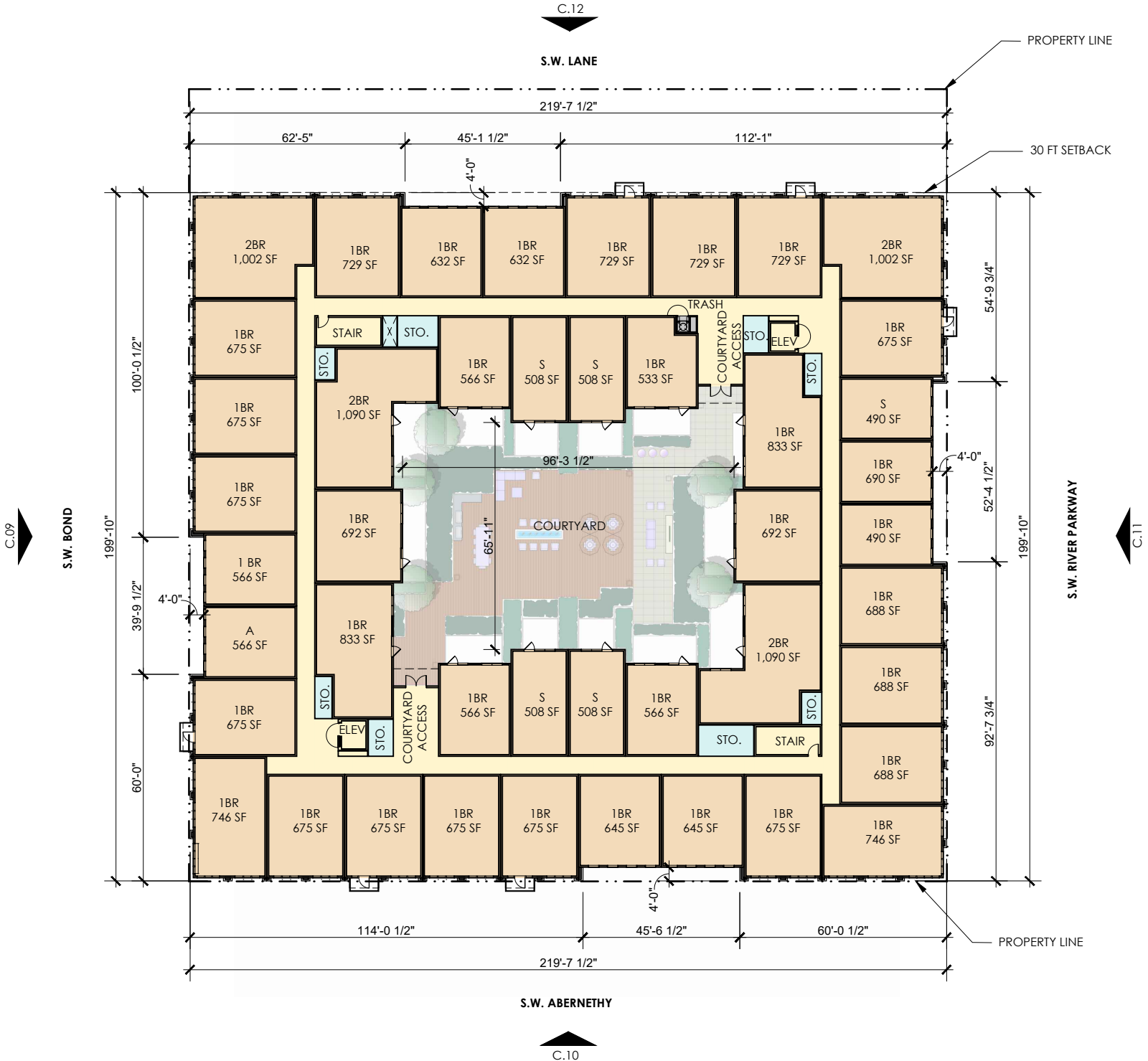
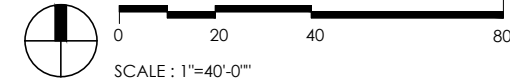


5' STEEL CANOPY



CANOPY DIAGRAM - GROUND LEVEL - BLOCK 42
LAND USE REVIEW # LU 20-102914 DZM GW
C.03

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LEVEL SUMMARY

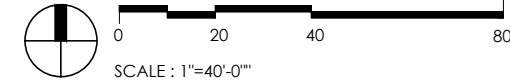
TOTAL UNITS ON FLOOR 44

BUILDING SUMMARY

TOTAL UNITS 231

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LOBBY
AMENITY
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LEVEL SUMMARY

TOTAL UNITS ON FLOOR 46

BUILDING SUMMARY

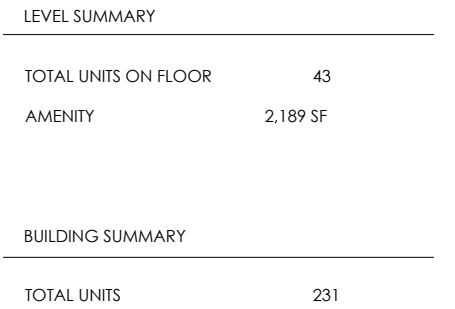
TOTAL UNITS 231

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L03-5 FLOOR PLAN - BLOCK 42

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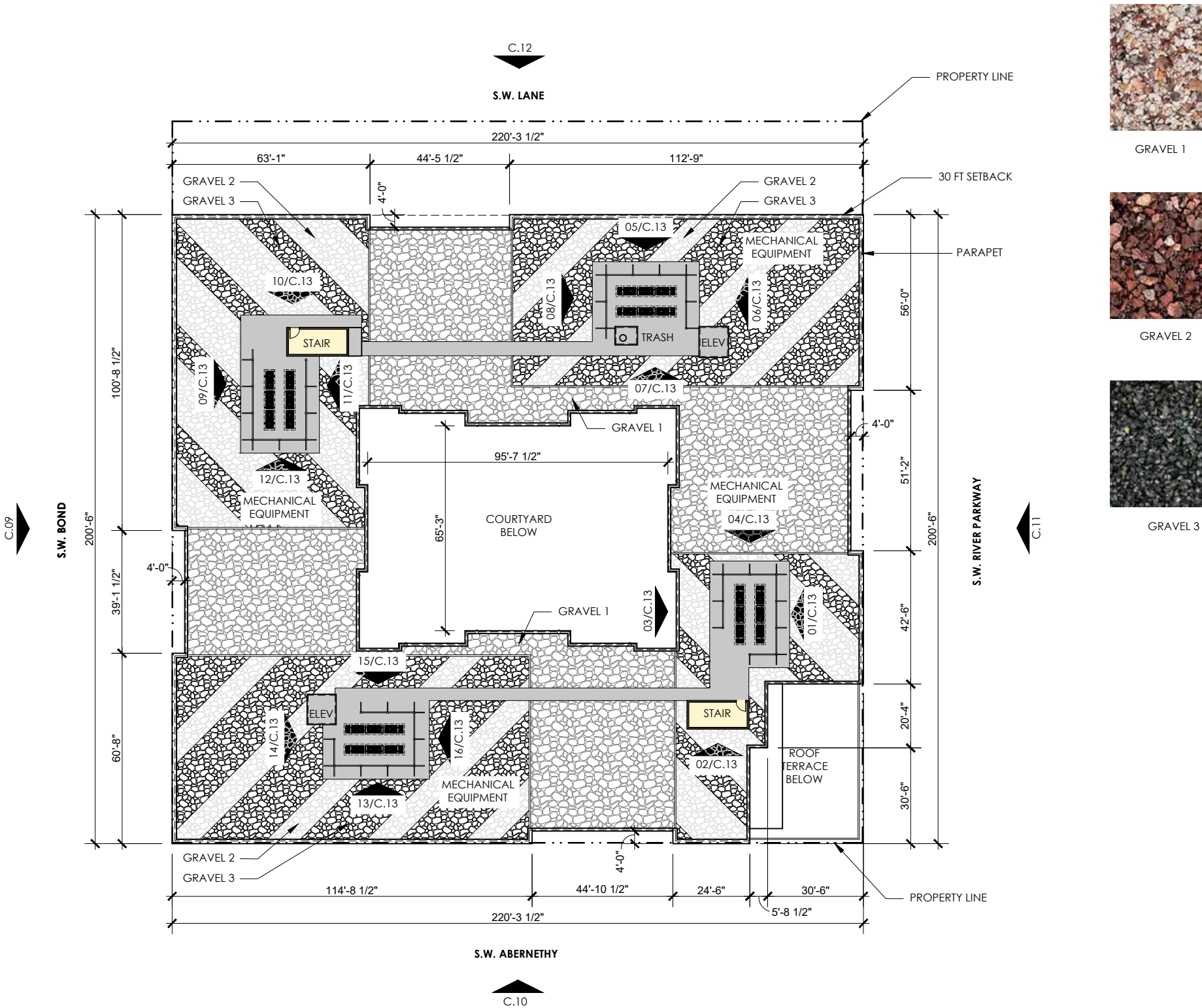
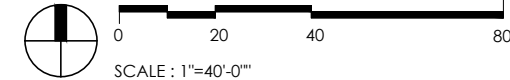
EXHIBIT C.05



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GRAVEL 1



GRAVEL 2

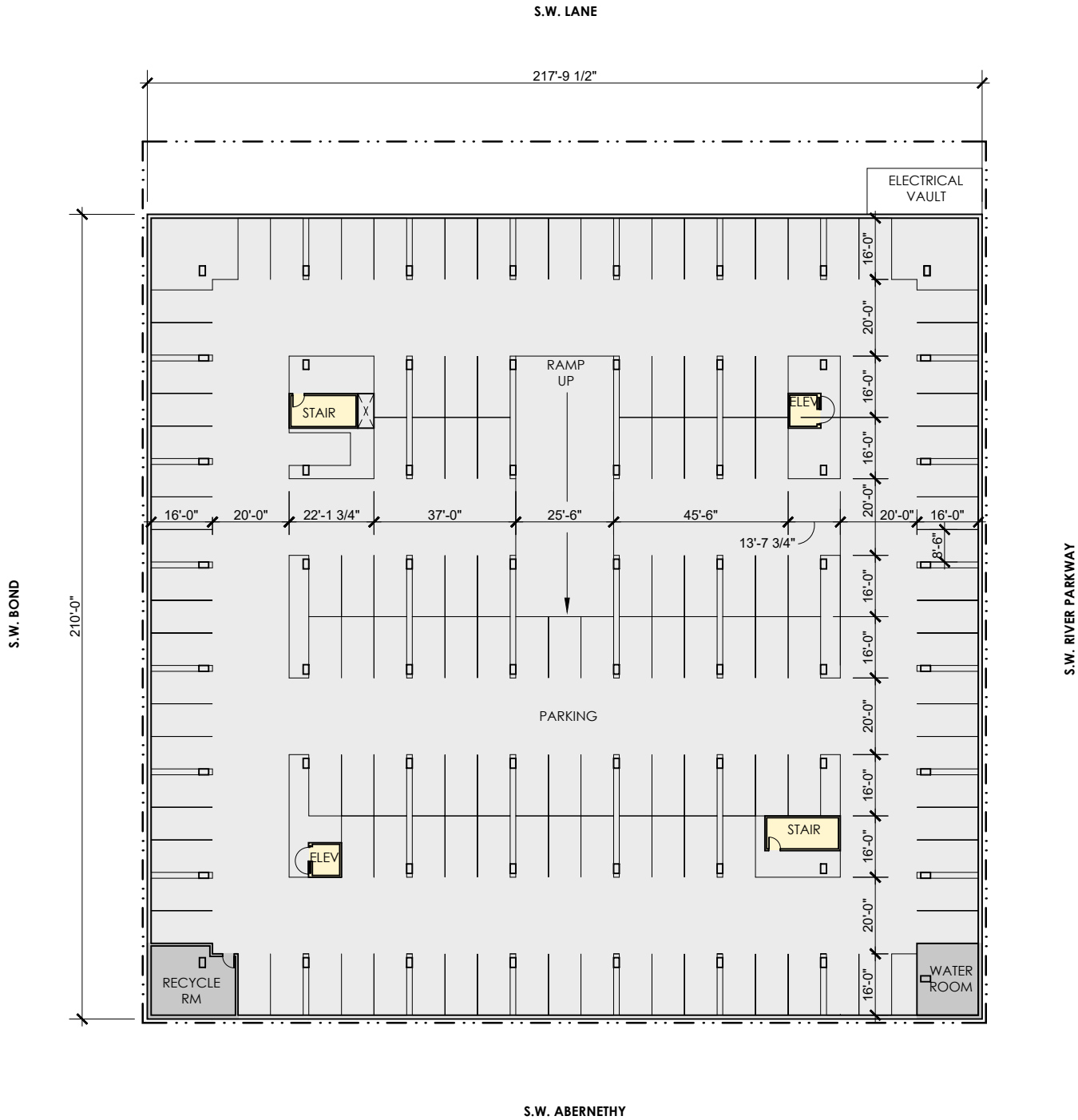
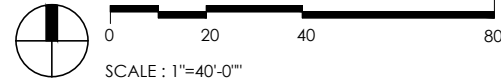


GRAVEL 3

LEVEL SUMMARY	
ROOF LEVEL	34,795 SF

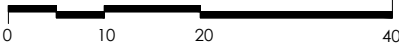
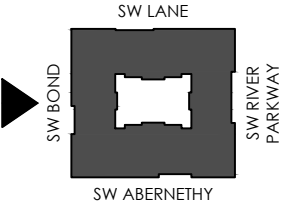
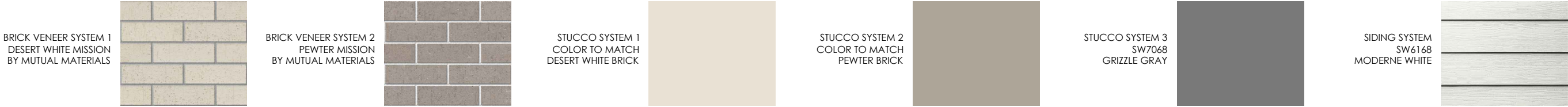
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COMMERCIAL
PARKING
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AMENITY
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SERVICE
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LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	0
PARKING STALLS	149
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF

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COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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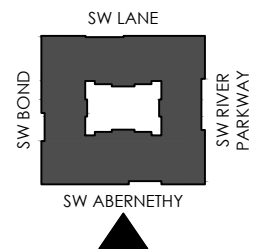
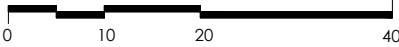
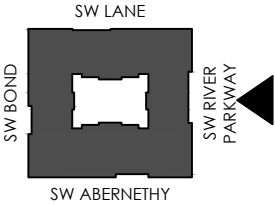
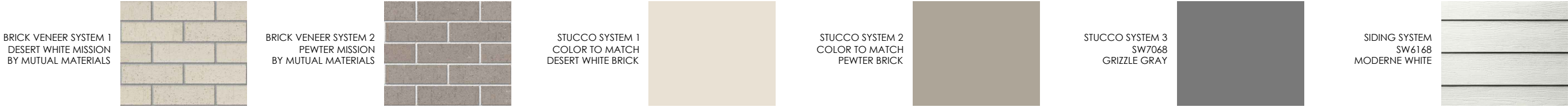
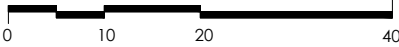
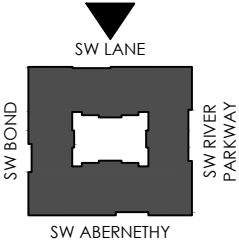
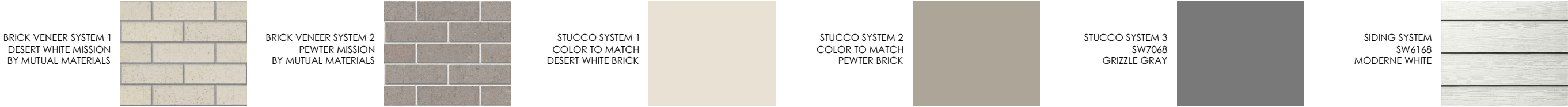


EXHIBIT C.10

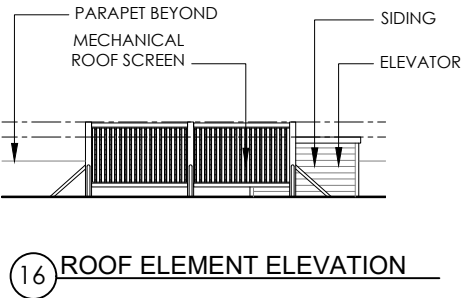
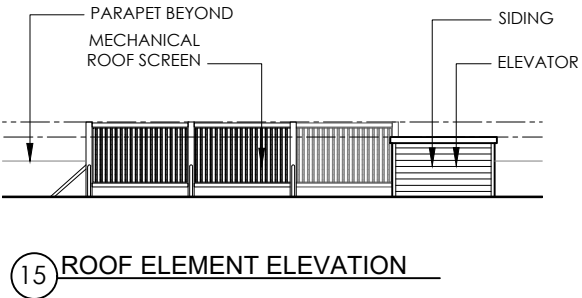
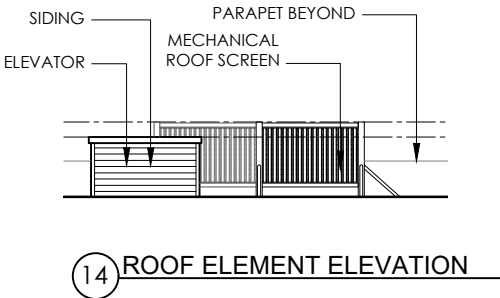
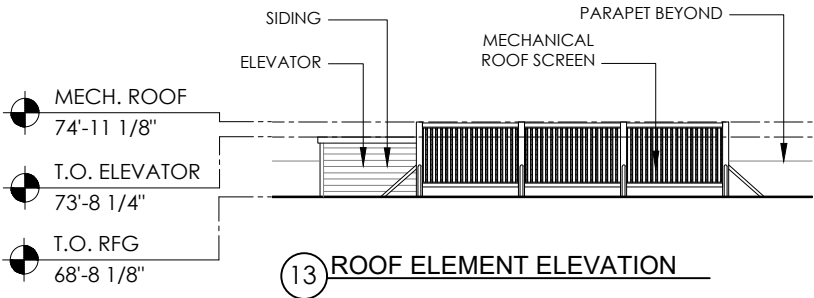
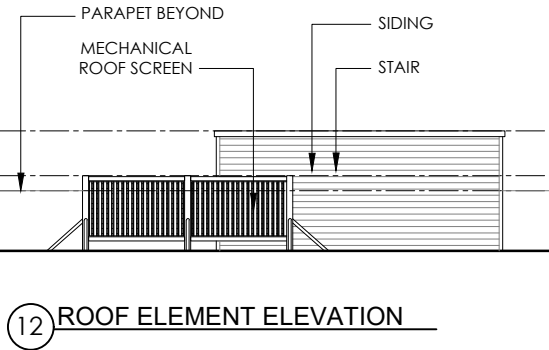
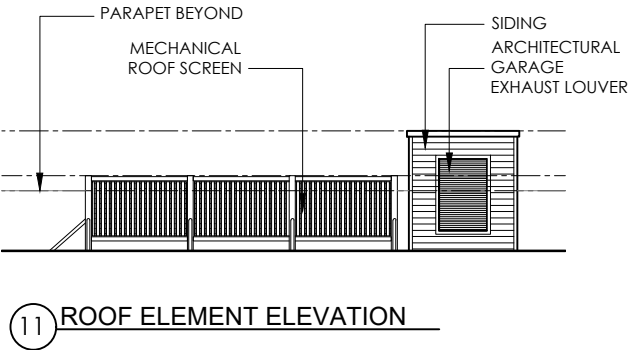
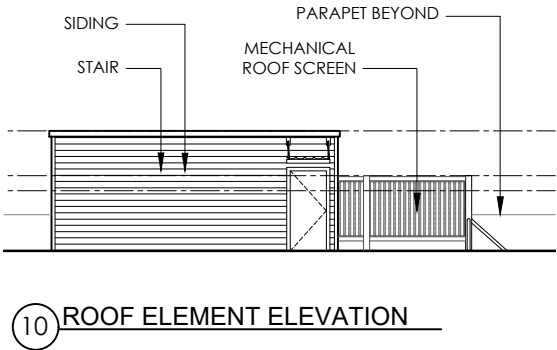
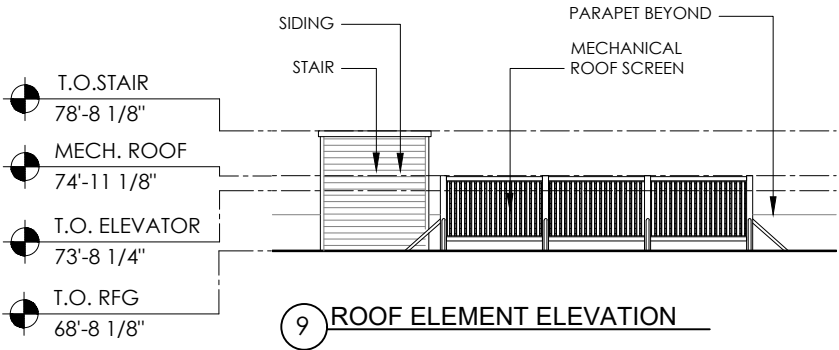
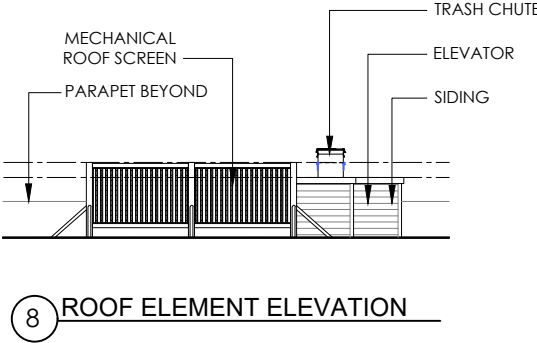
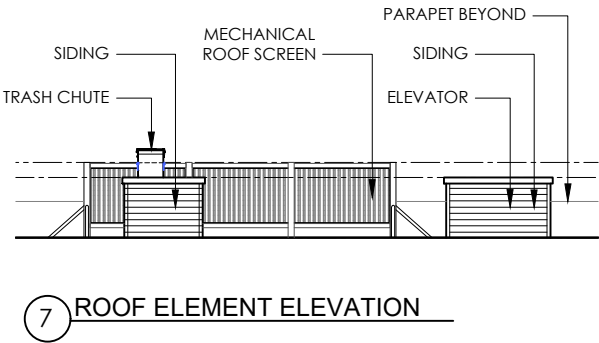
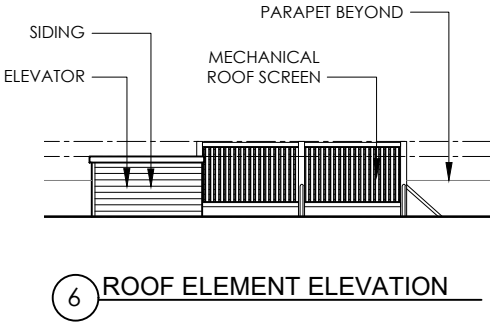
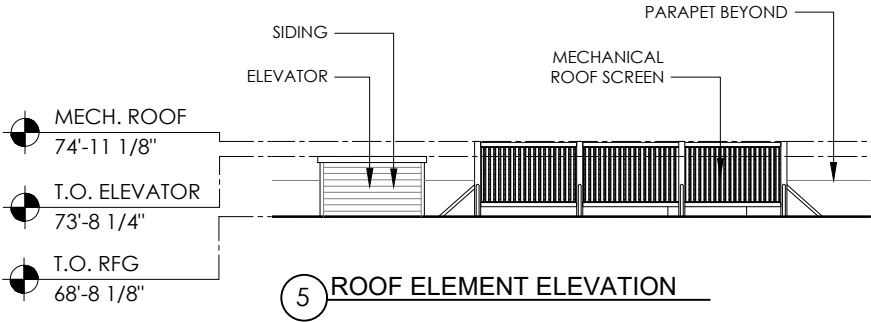
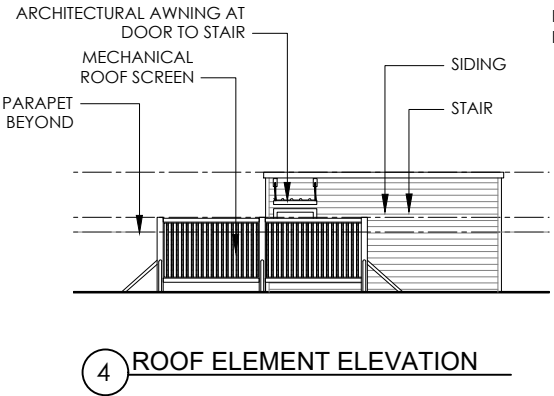
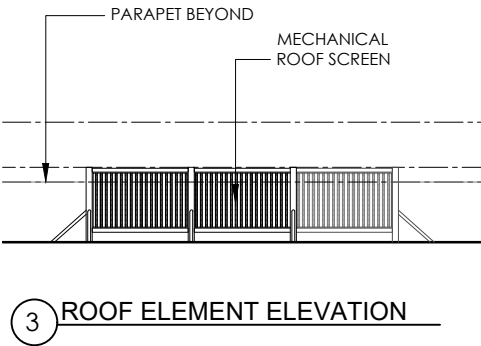
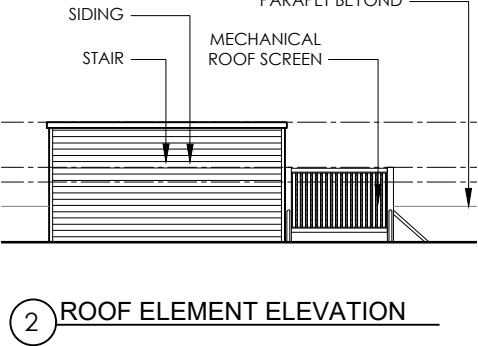
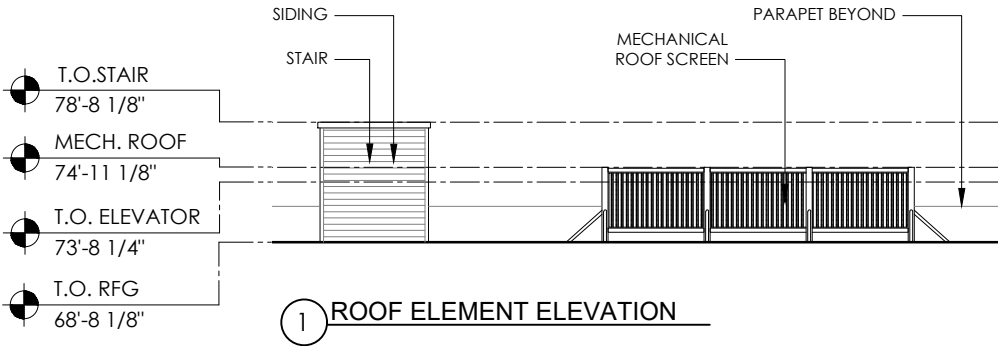


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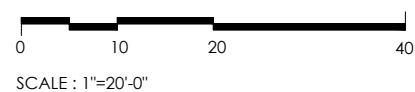
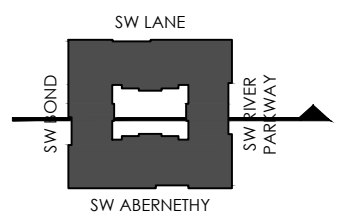
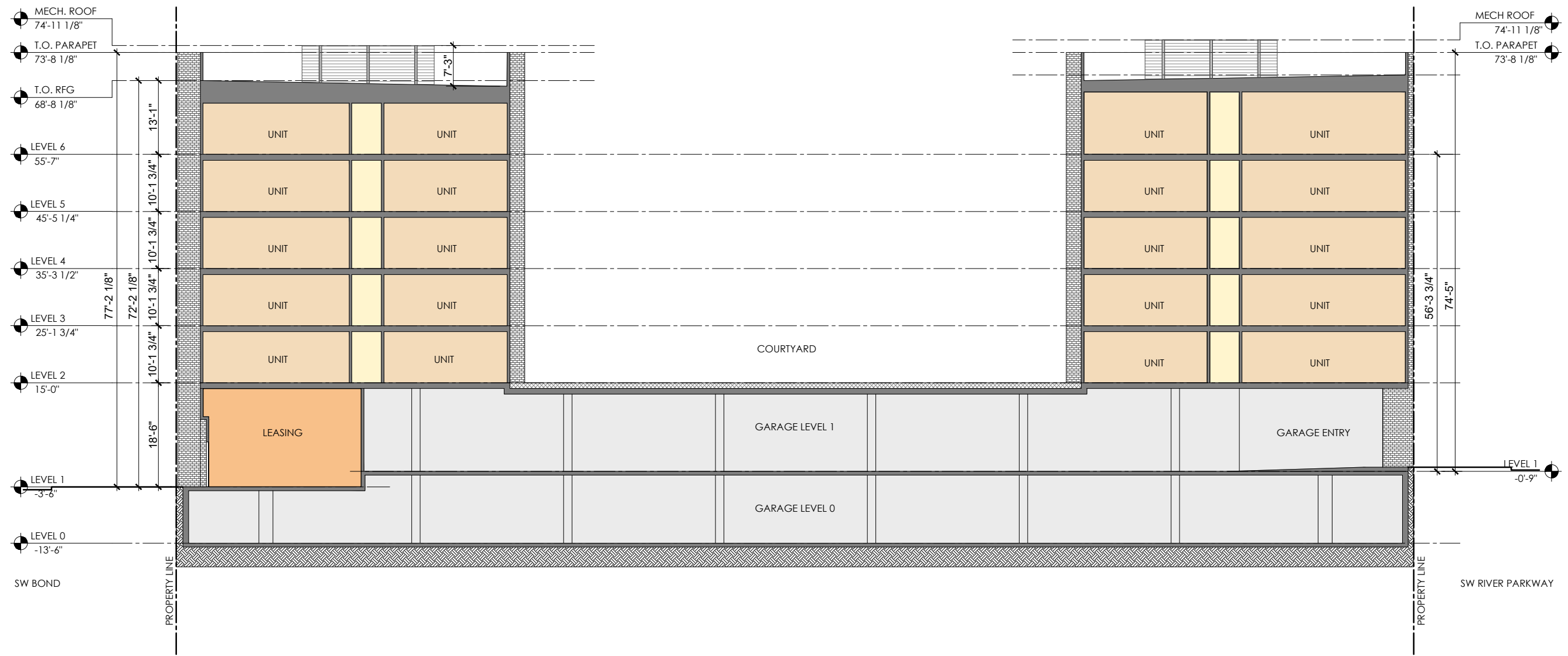
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NOTE:
1. ALL SIDING AND TRIM TO
BE A PAINTED FIBER CEMENT
EXTERIOR CLAD SYSTEM

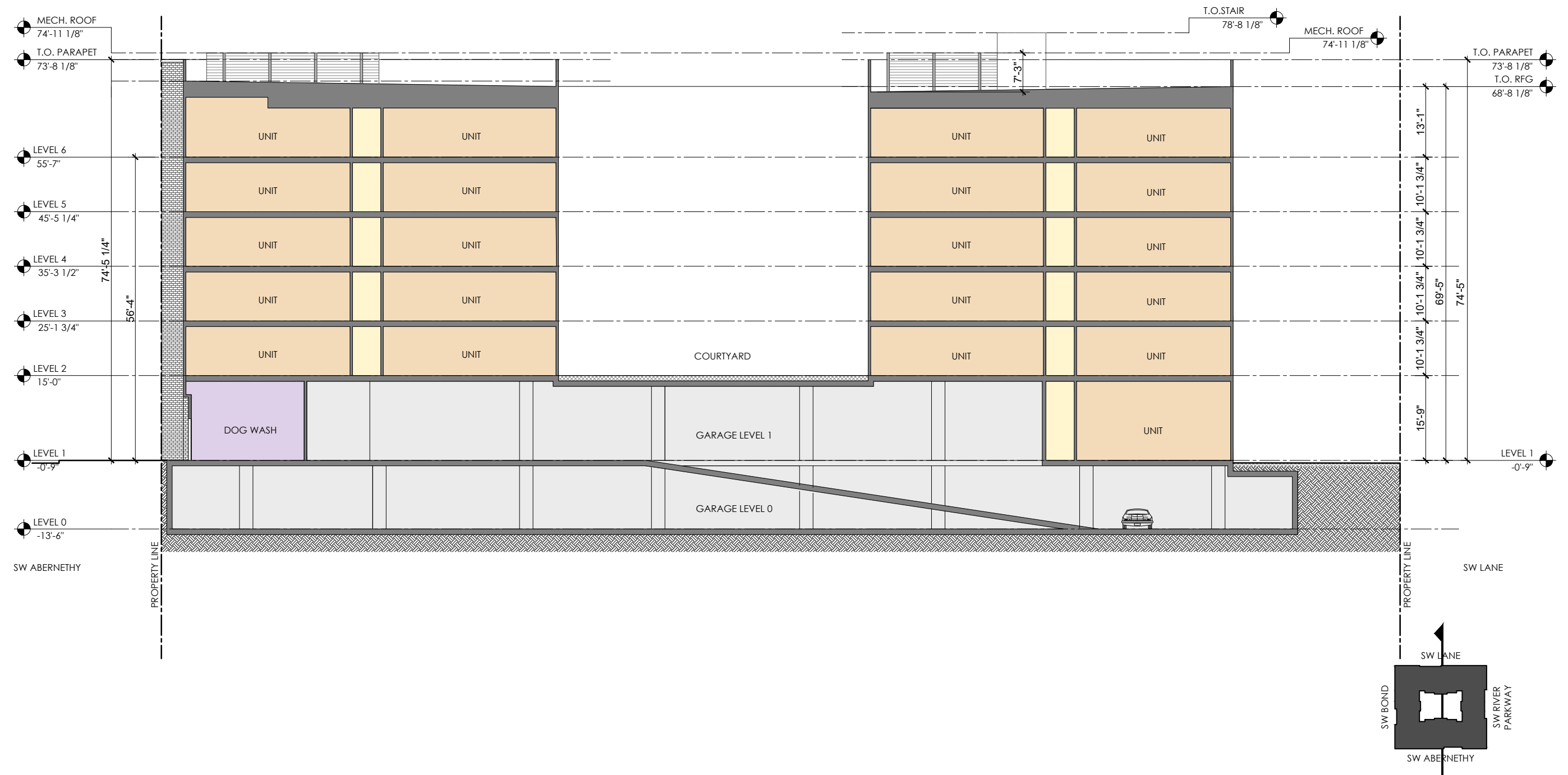


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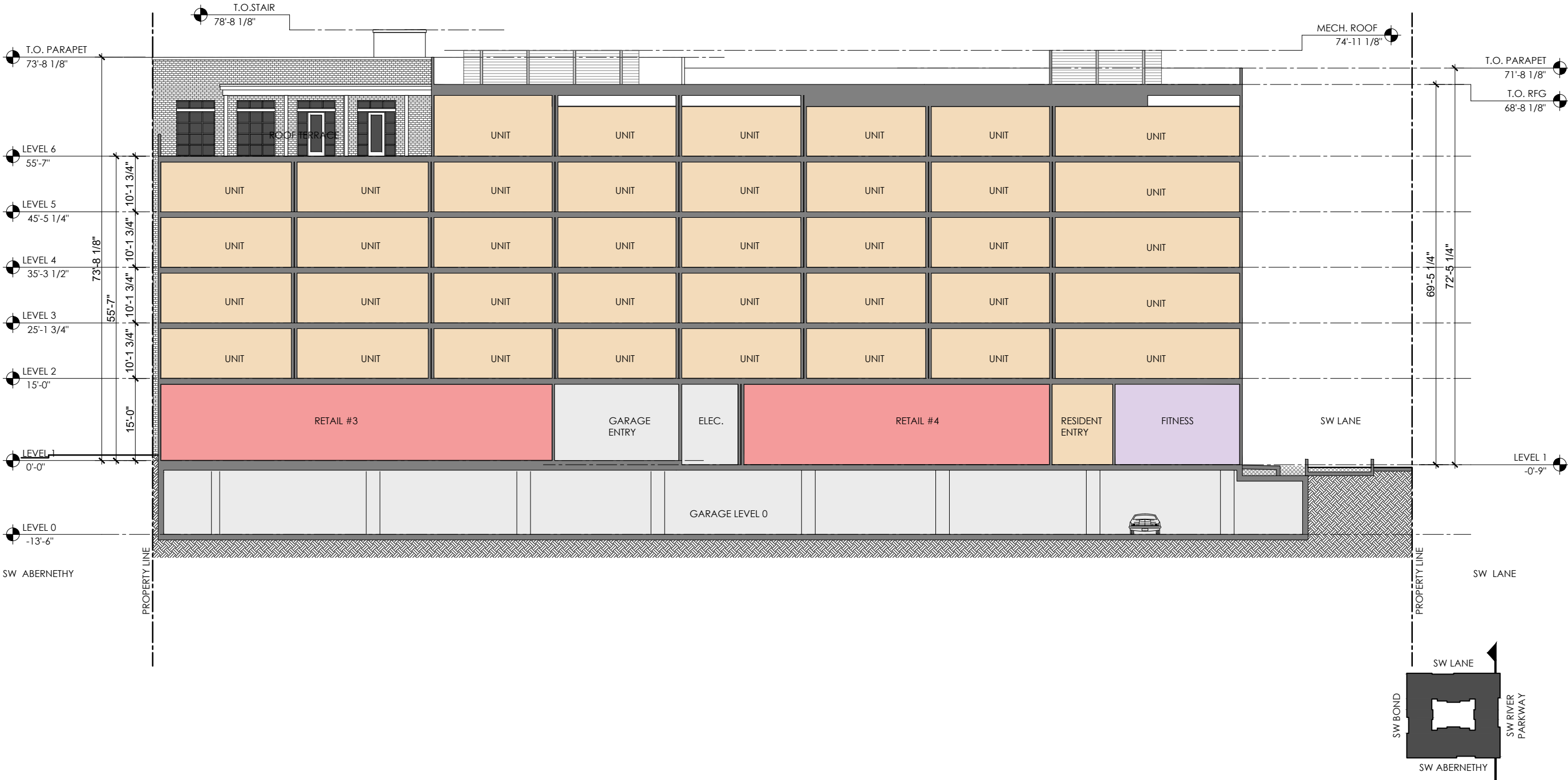




BLOCK 42 - W-E BUILDING SECTION
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT C.14



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BLOCK 42 - N-S BUILDING SECTION
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EXHIBIT C.16

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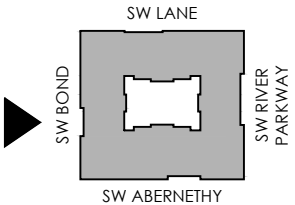
ALONG SW BOND AVENUE

BLOCK 42 - ENLARGED WEST ELEVATION

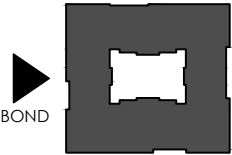
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.17

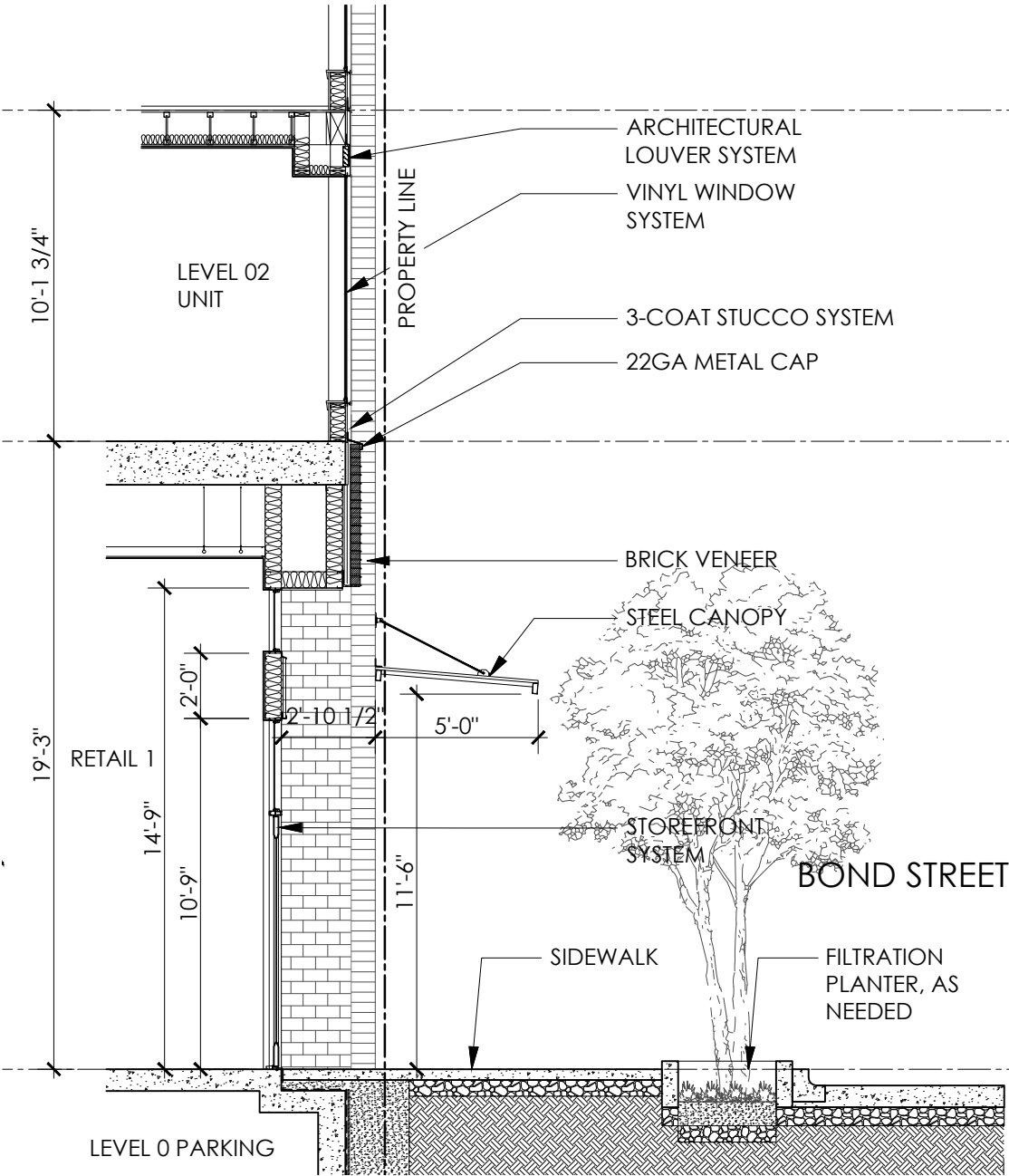
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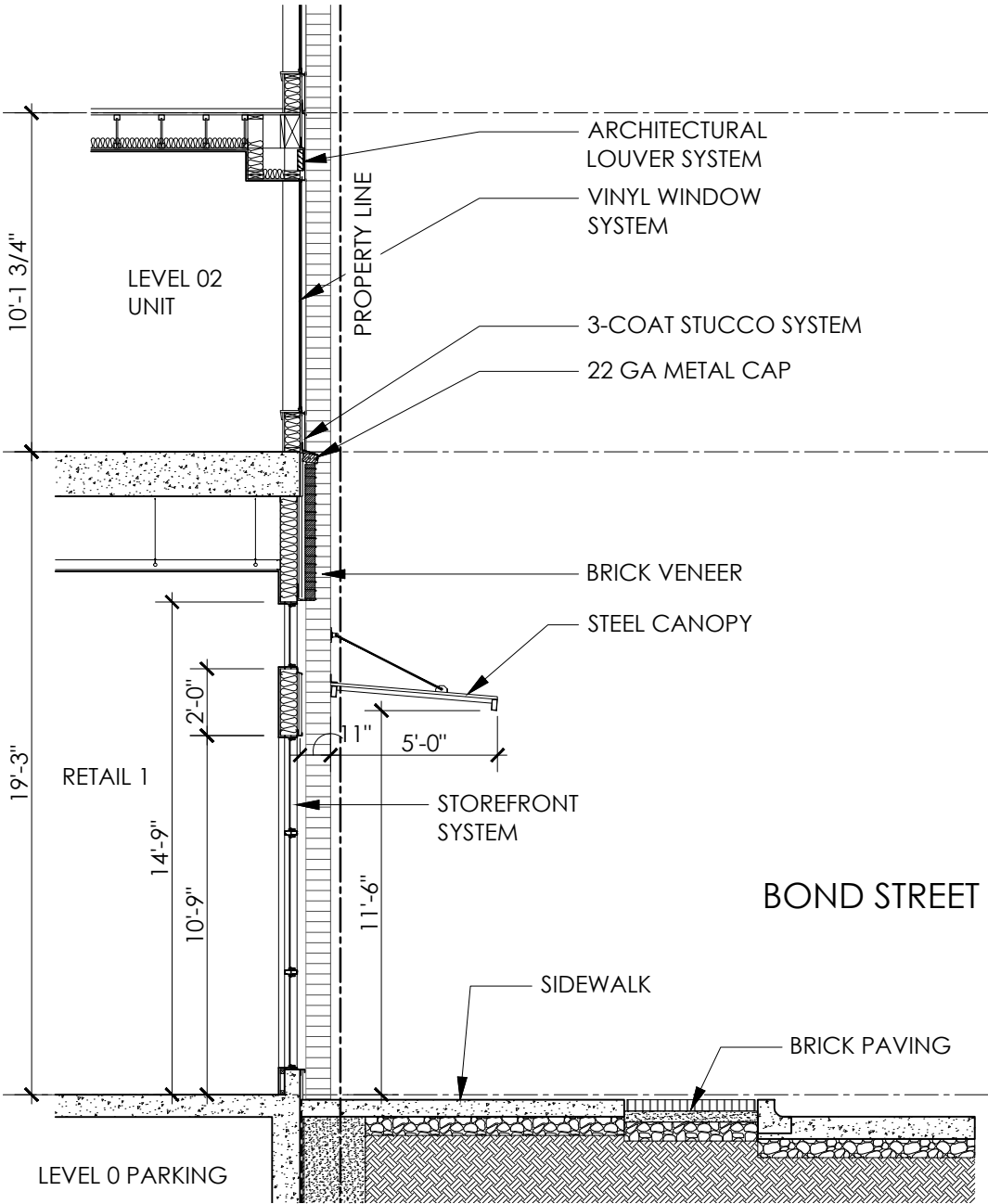
ALONG SW BOND AVENUE
BLOCK 42 - ENLARGED WEST ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.18



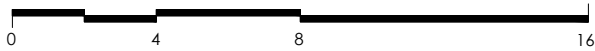
ELEVATION SECTION LEGEND



01 ENTRY @ RETAIL 1



02 STOREFRONT @ RETAIL 1

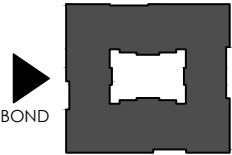


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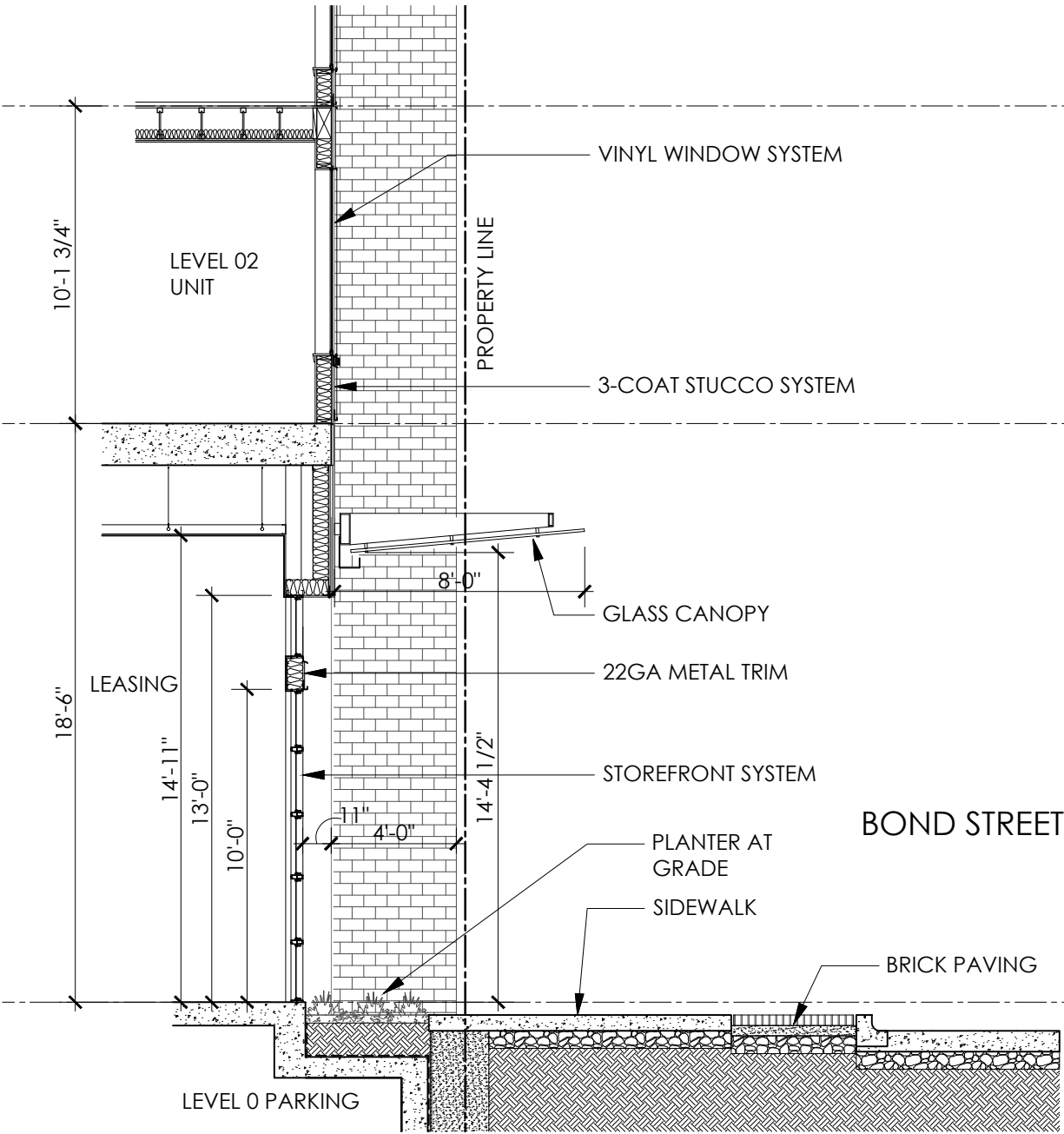
BLOCK 42 - SW BOND STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

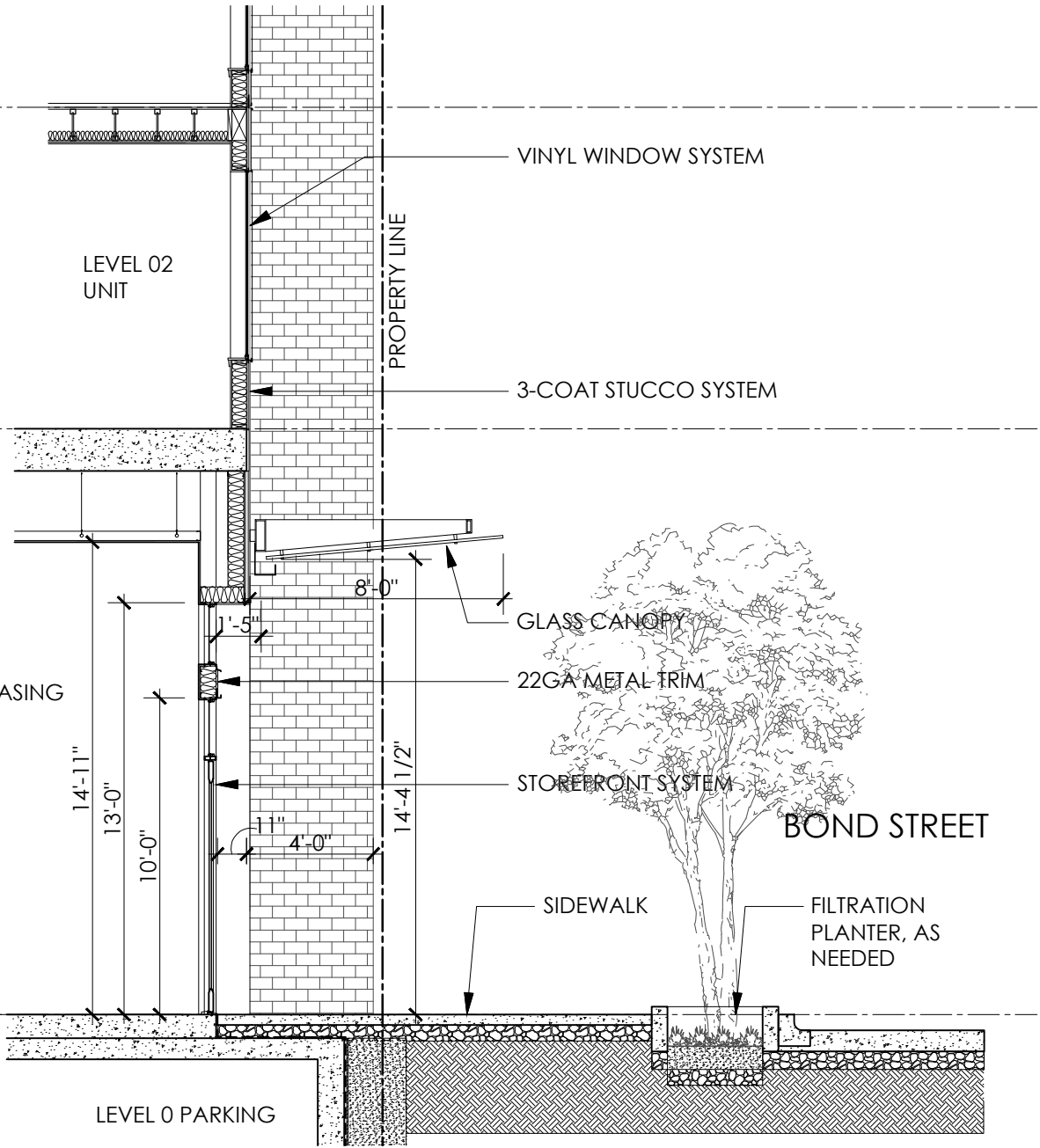
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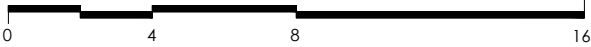
ELEVATION SECTION LEGEND



03 STOREFRONT @ LEASING



04 ENTRY @ LEASING



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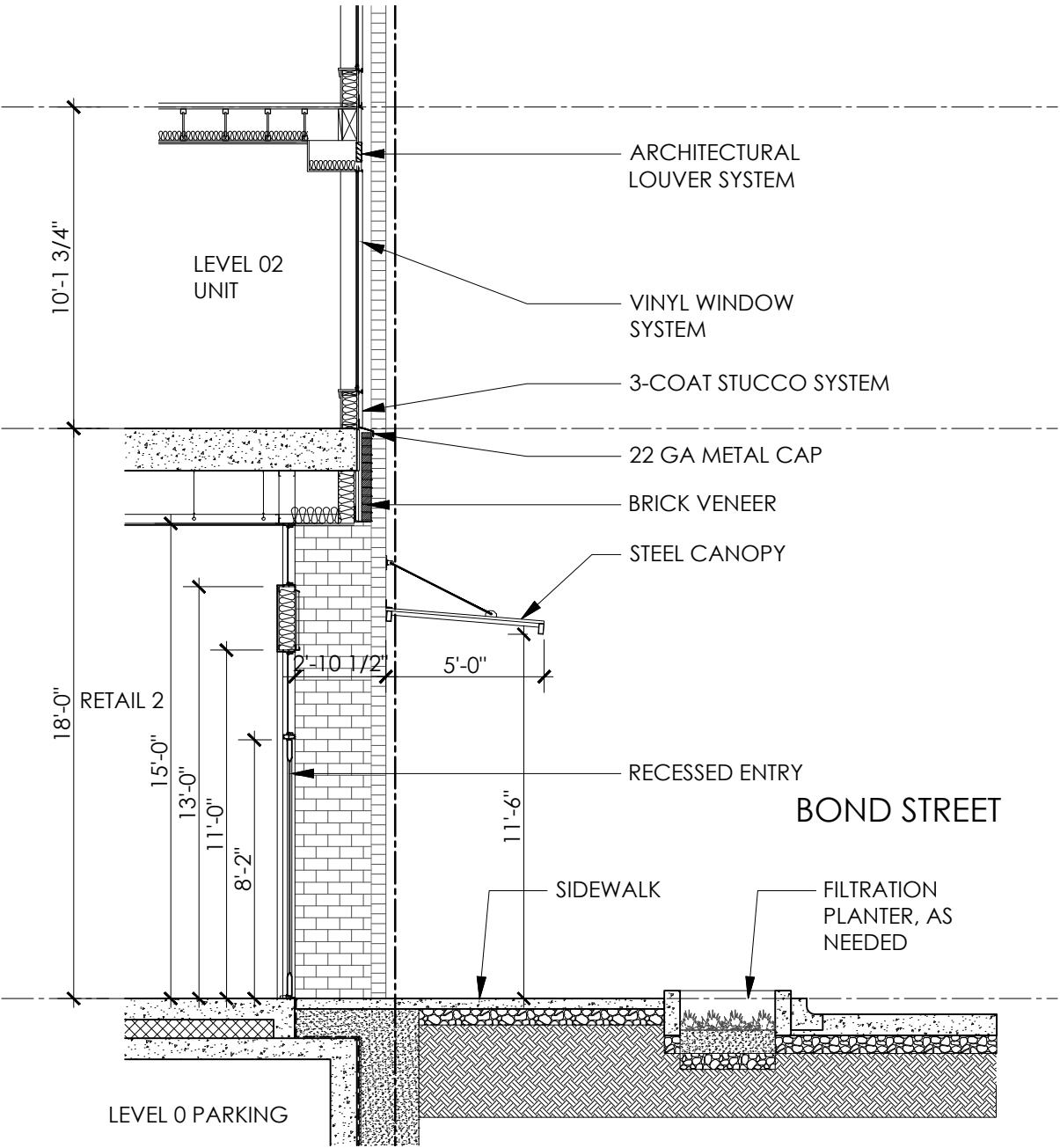
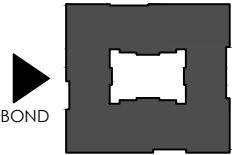
BLOCK 42 - SW BOND STREET SECTIONS

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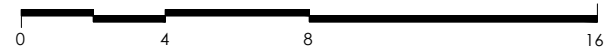
EXHIBIT C.20



ELEVATION SECTION LEGEND



05 ENTRY @ RETAIL 2



SCALE : 3/16"=1'-0"

BLOCK 42 - SW BOND STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.21

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ALONG SW ABERNETHY STREET
BLOCK 42 - ENLARGED SOUTH ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.22

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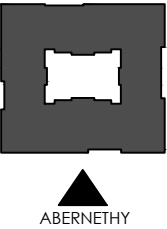


ALONG SW ABERNETHY STREET

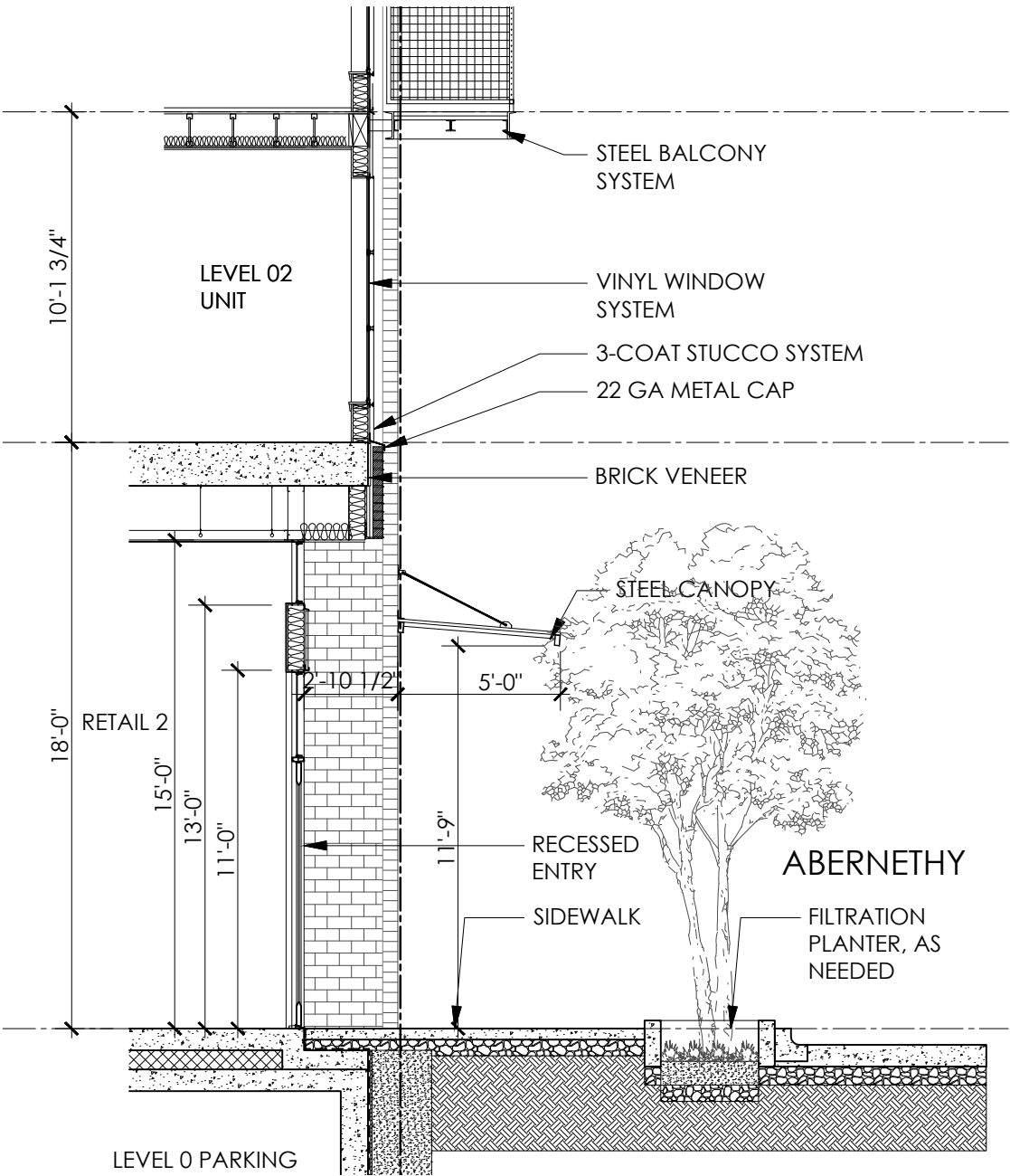
BLOCK 42 - ENLARGED SOUTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

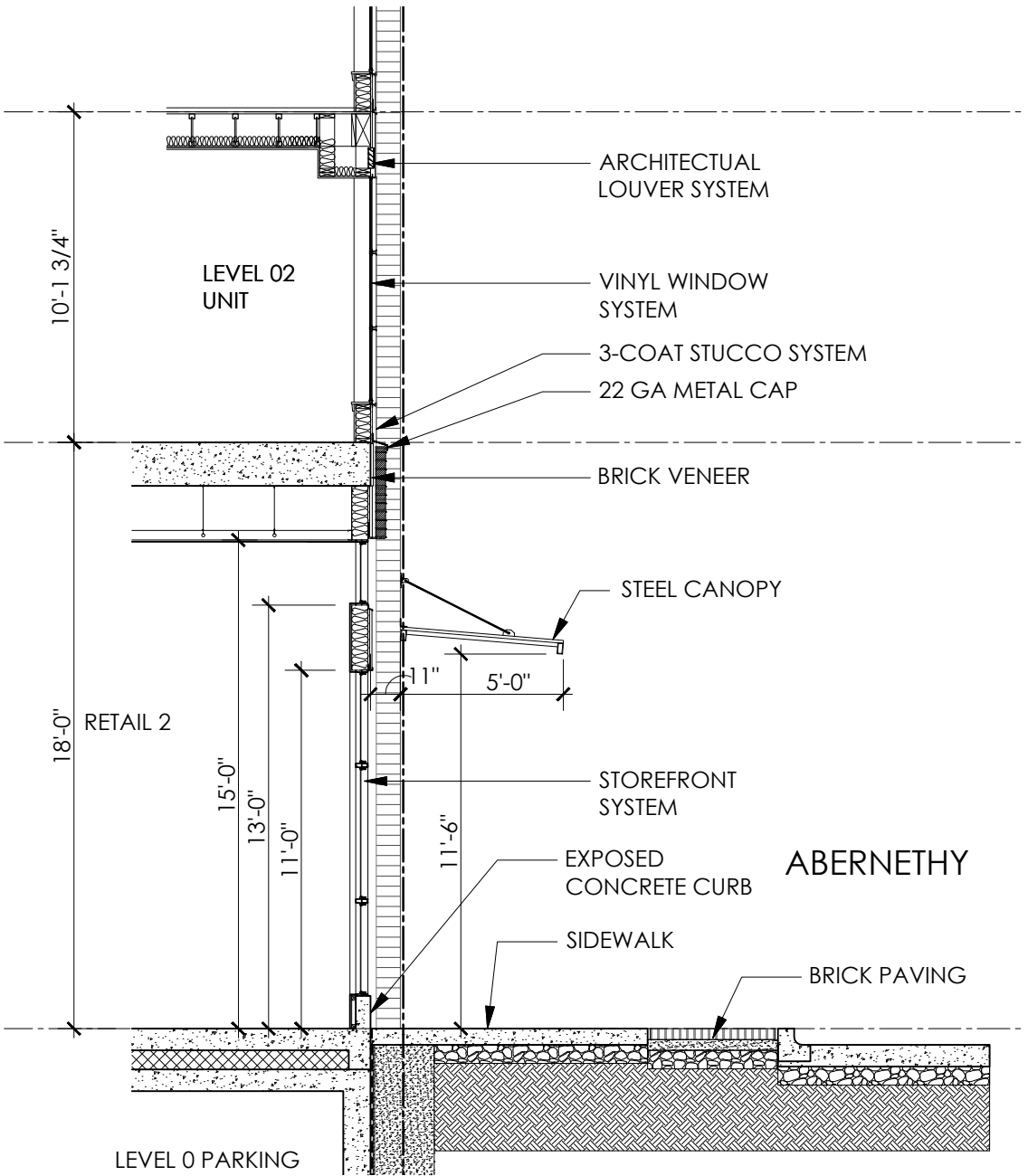
EXHIBIT C.23



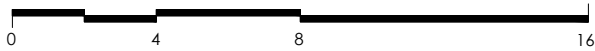
ELEVATION SECTION LEGEND



01 ENTRY @ RETAIL 2



02 STOREFRONT @ RETAIL 2

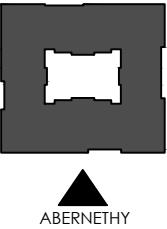


SCALE : 3/16"=1'-0"

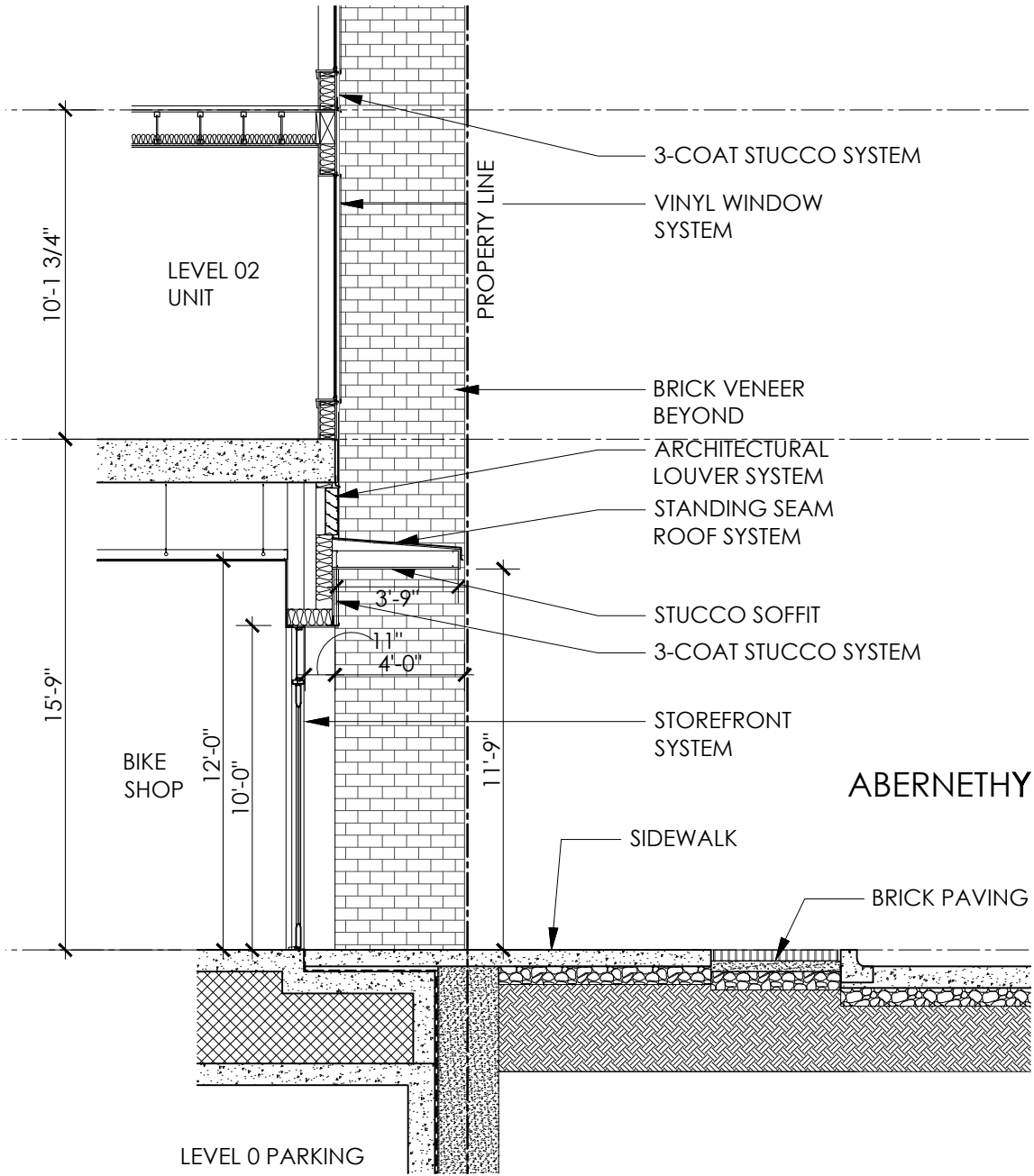
BLOCK 42 - SW ABERNETHY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

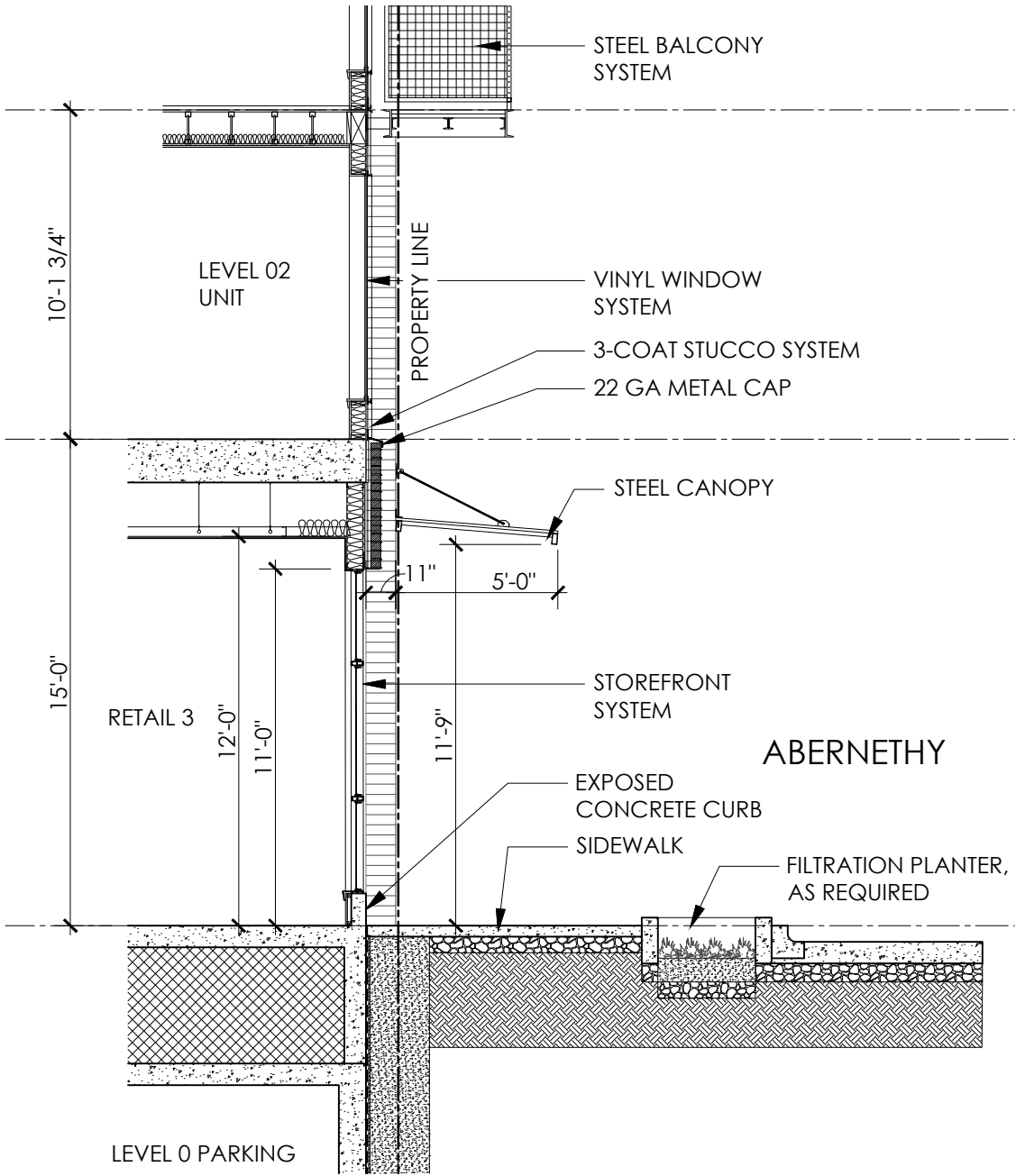
EXHIBIT C.24



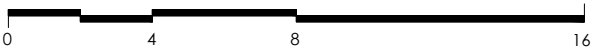
ELEVATION SECTION LEGEND



03 ENTRY @ AMENITY



04 STOREFRONT @ RETAIL 3



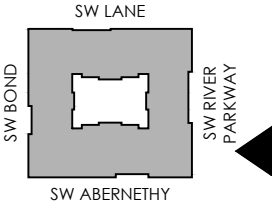
SCALE : 3/16"=1'-0"

BLOCK 42 - SW ABERNETHY SECTIONS

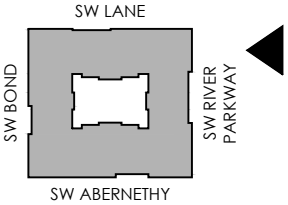
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.25

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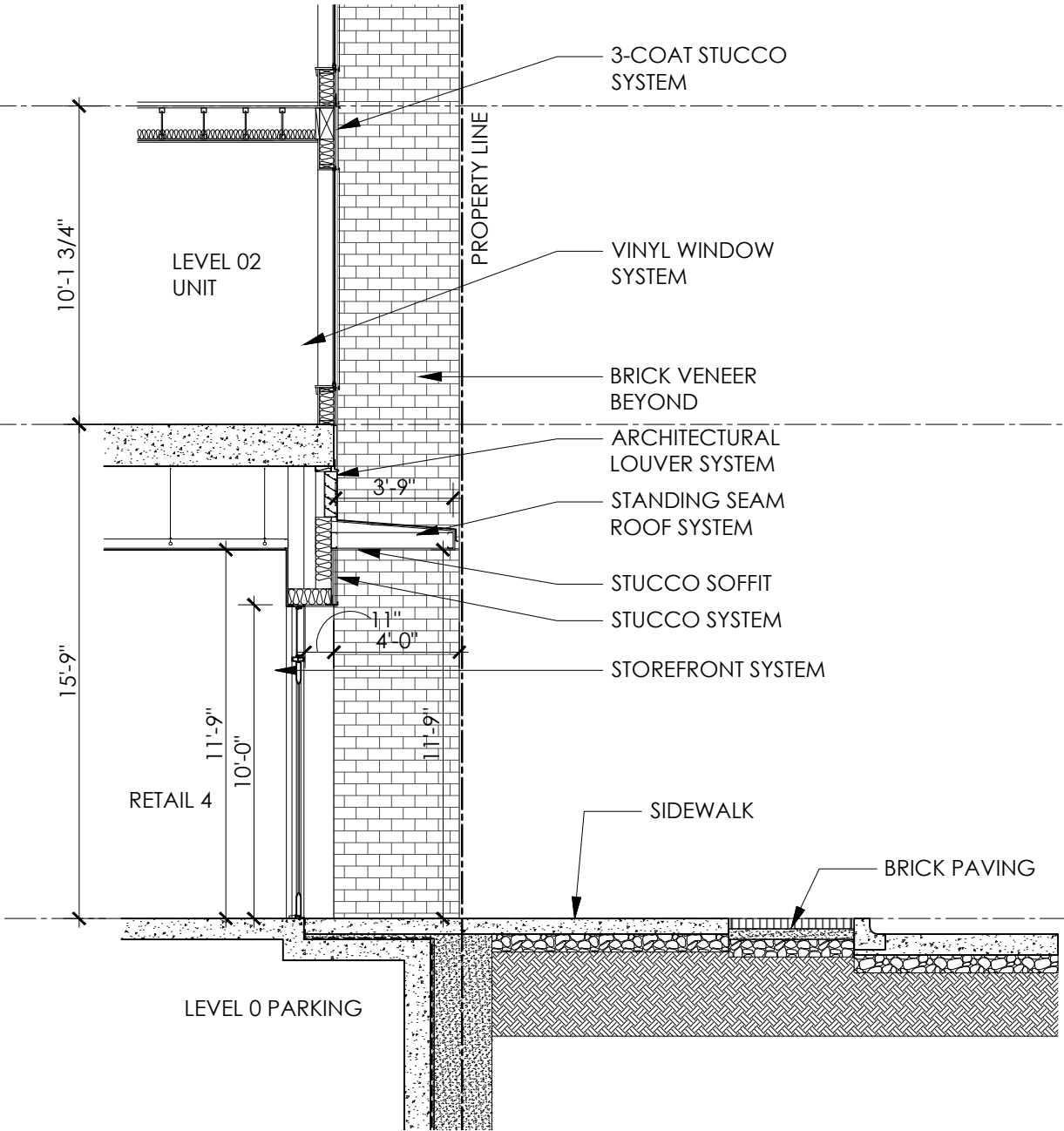
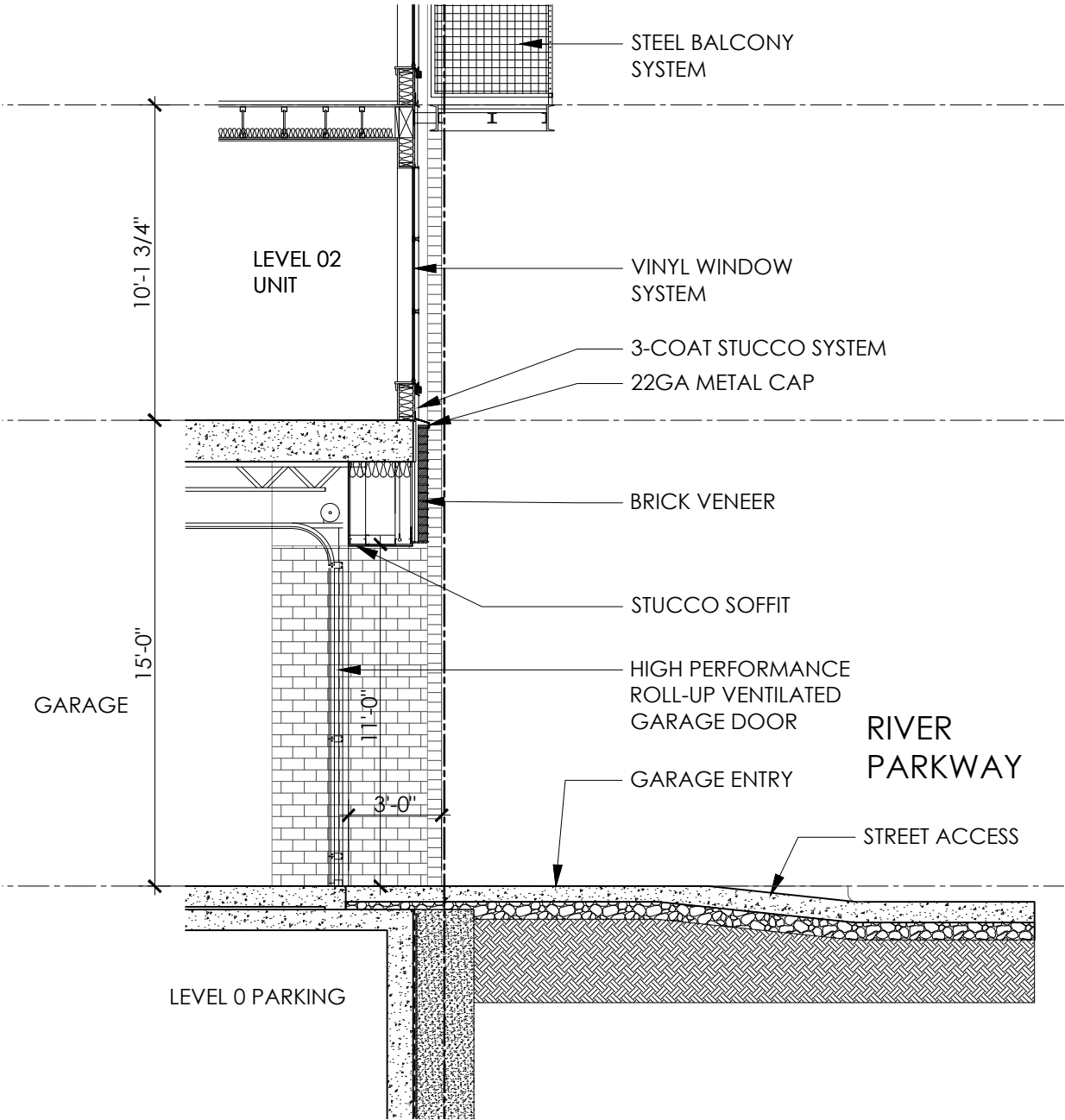


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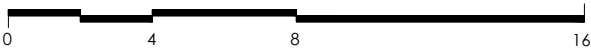


ELEVATION SECTION LEGEND



01 GARAGE GATE ENTRY

02 ENTRY @ RETAIL 4



SCALE : 3/16"=1'-0"

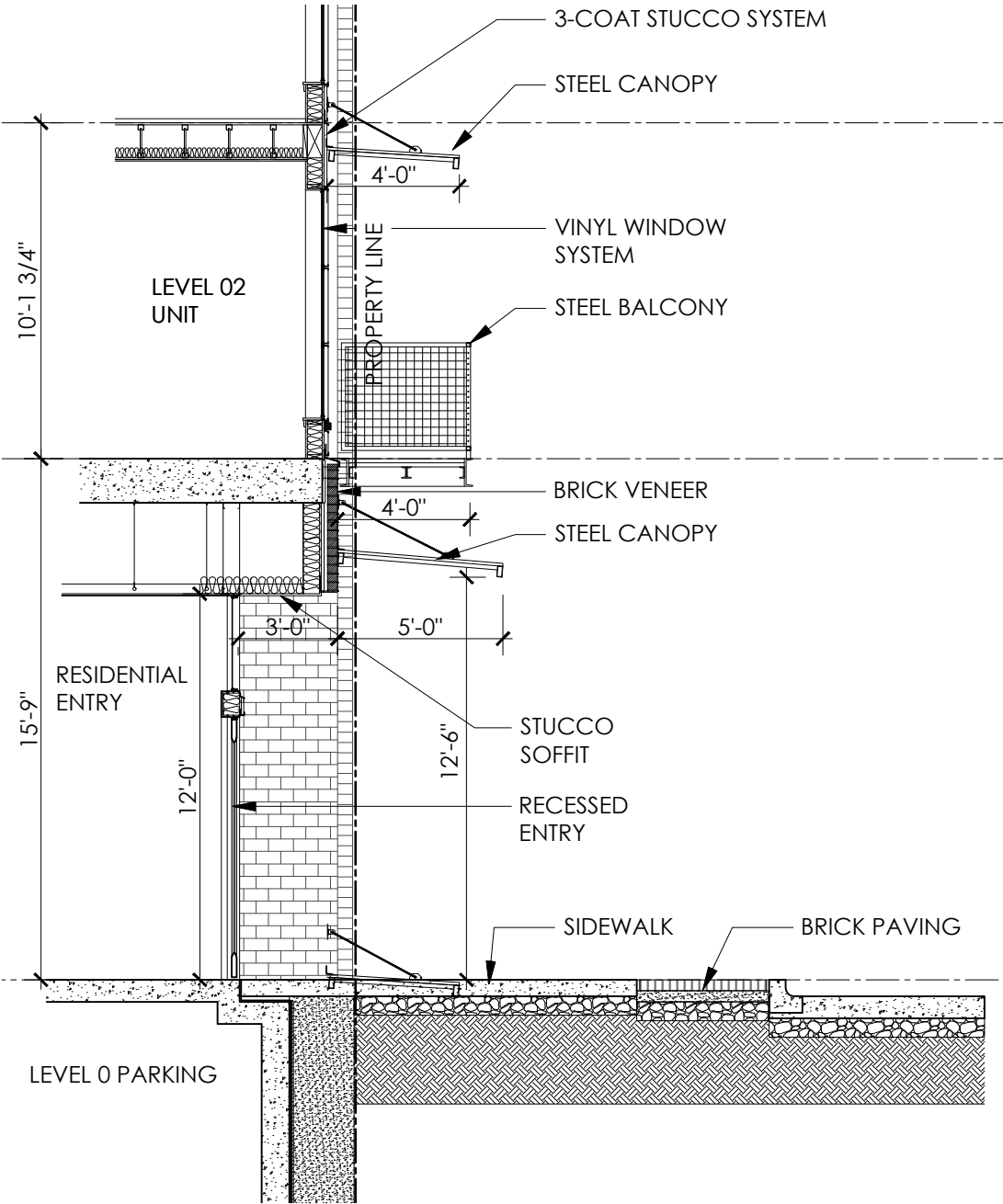
BLOCK 42 - SW RIVER PARKWAY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

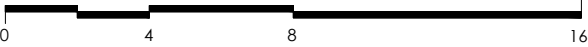
EXHIBIT C.28



ELEVATION SECTION LEGEND



03 RESIDENTIAL ENTRY



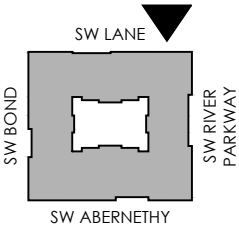
SCALE : 3/16"=1'-0"

BLOCK 42 - SW RIVER PARKWAY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.29

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ALONG SW LANE STREET
BLOCK 42 - ENLARGED NORTH ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.30

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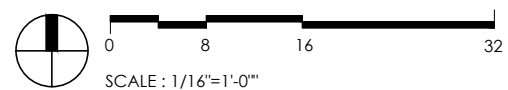
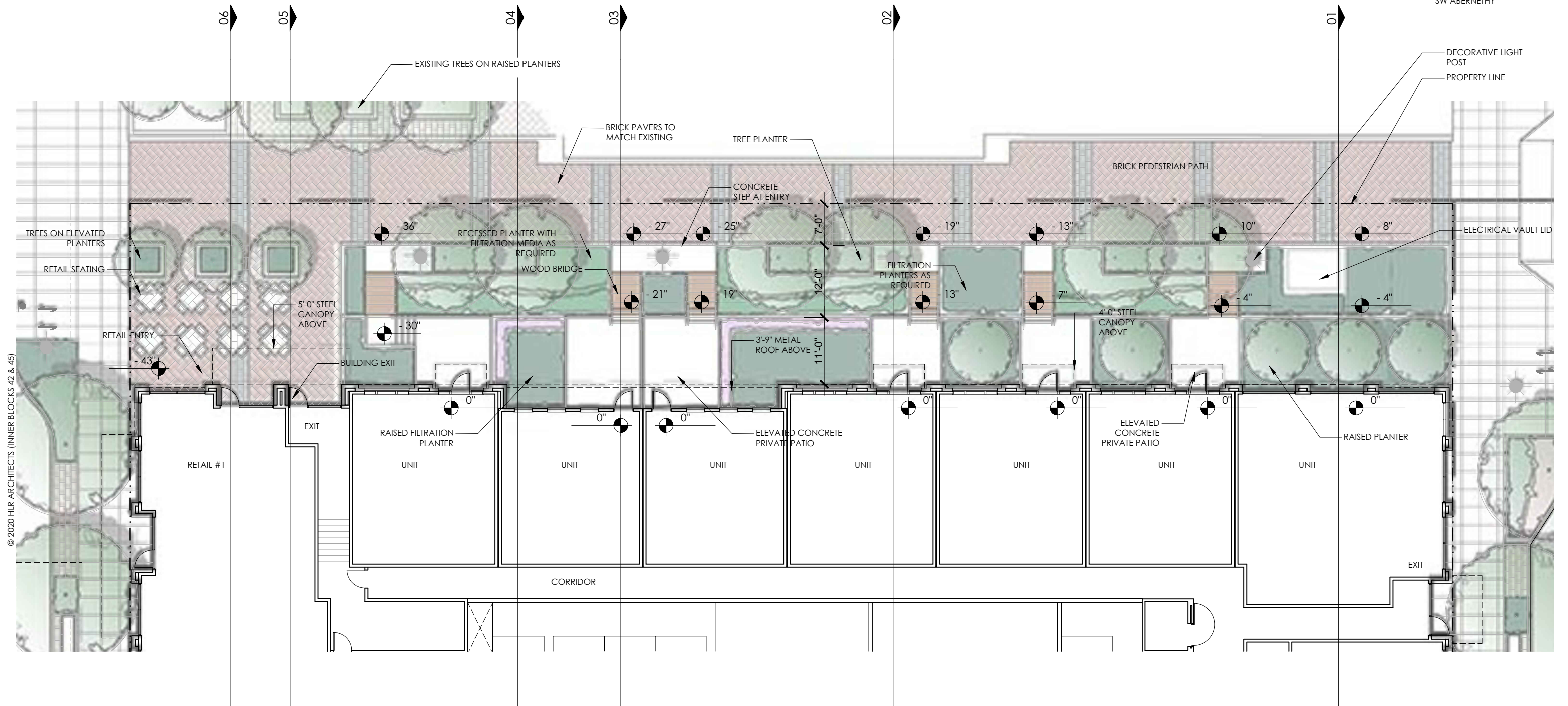
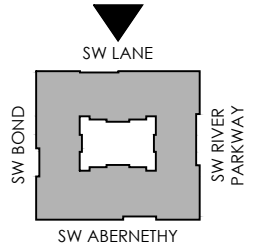


ALONG SW LANE STREET
BLOCK 42 - ENLARGED NORTH ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.31

NOTES:



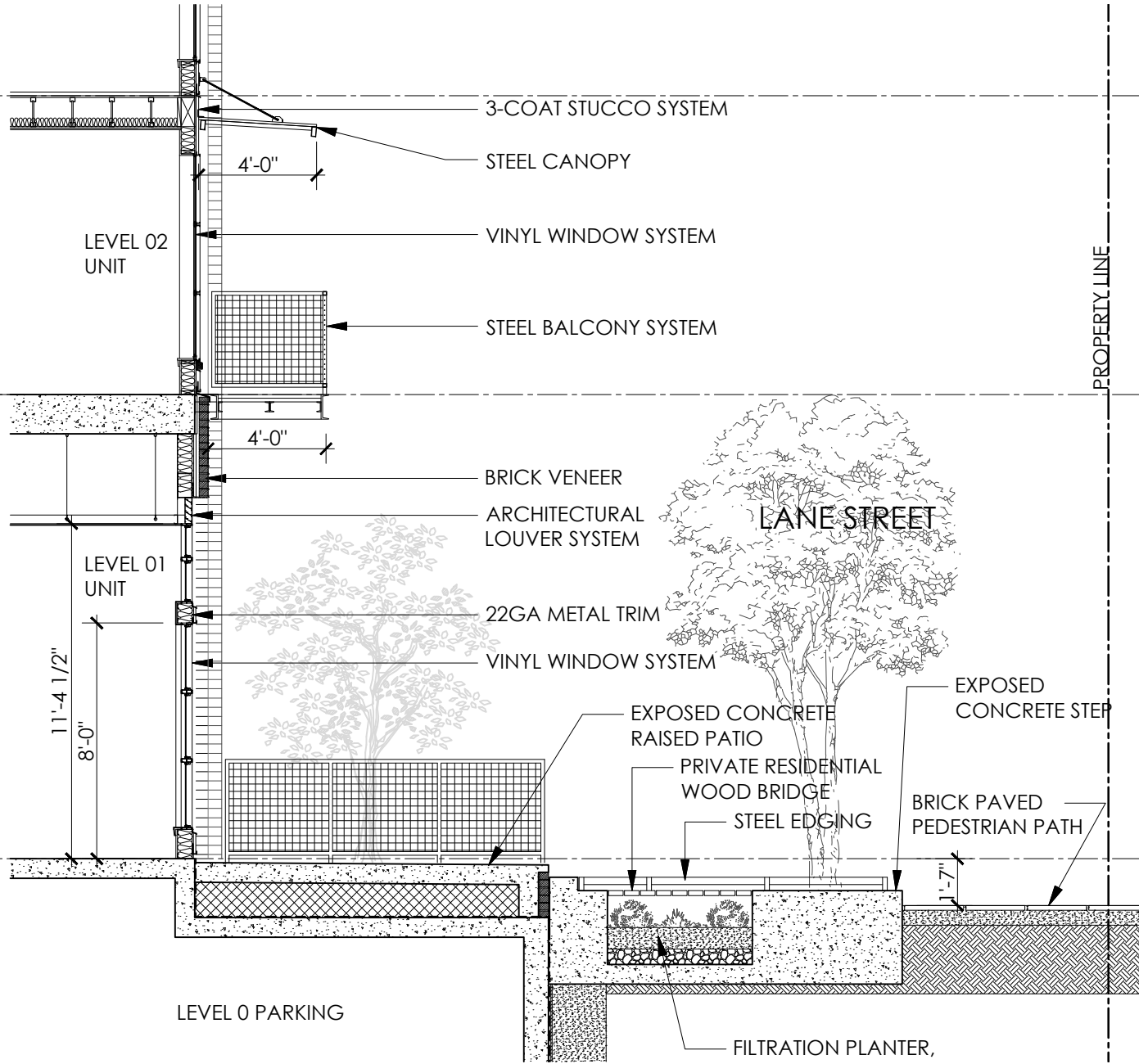
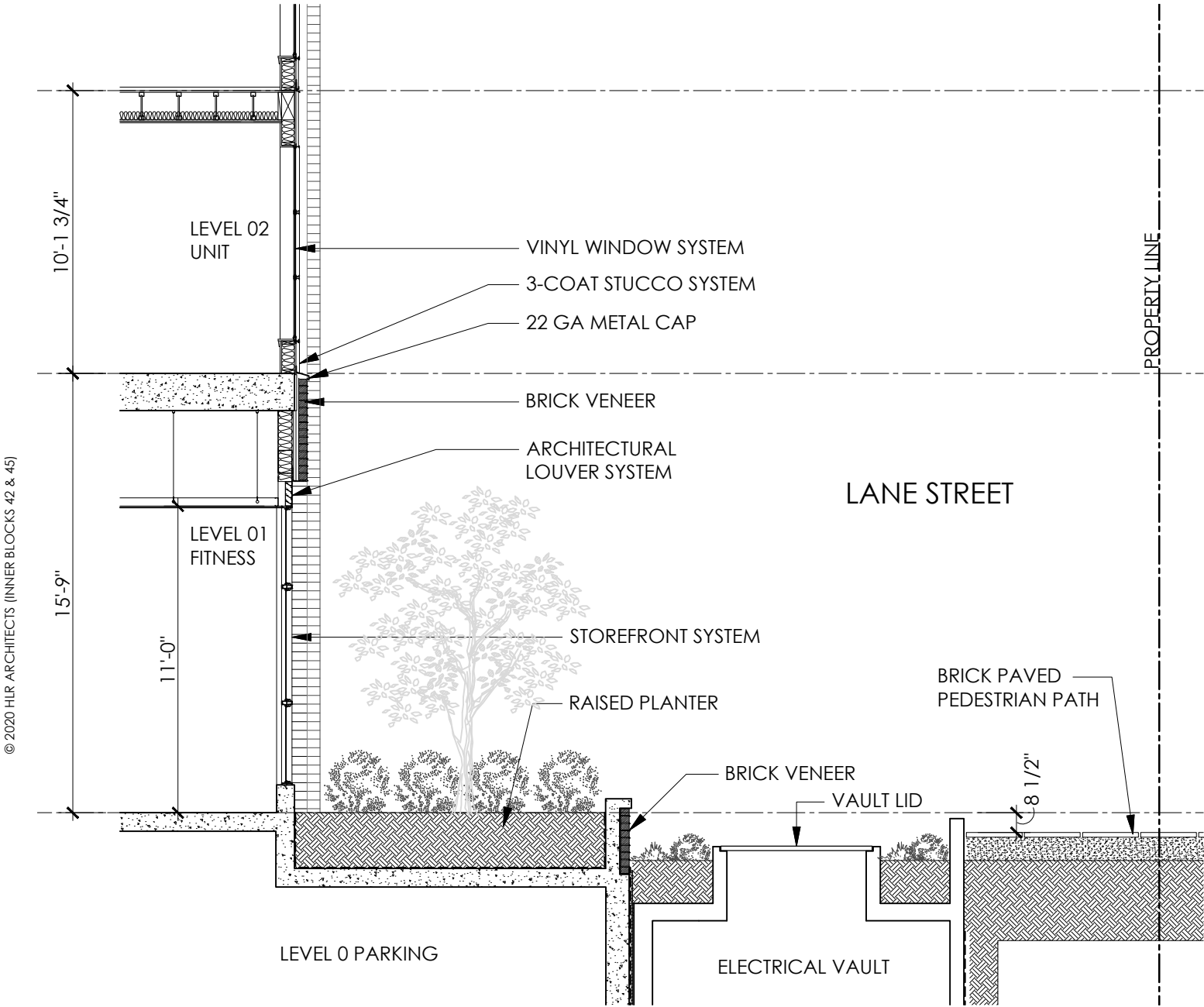
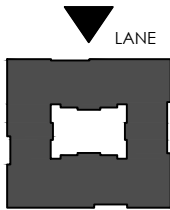
TOTAL NUMBER OF DROPPED INCHES
BELOW 0"



BLOCK 42 - PATIO HEIGHT PLAN DIAGRAM

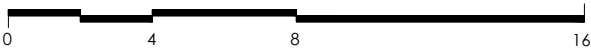


ELEVATION SECTION LEGEND



01 UNIT PATIO @ LOW CONDITION

02 UNIT PATIO @ HIGH CONDITION



SCALE : 3/16"=1'-0"

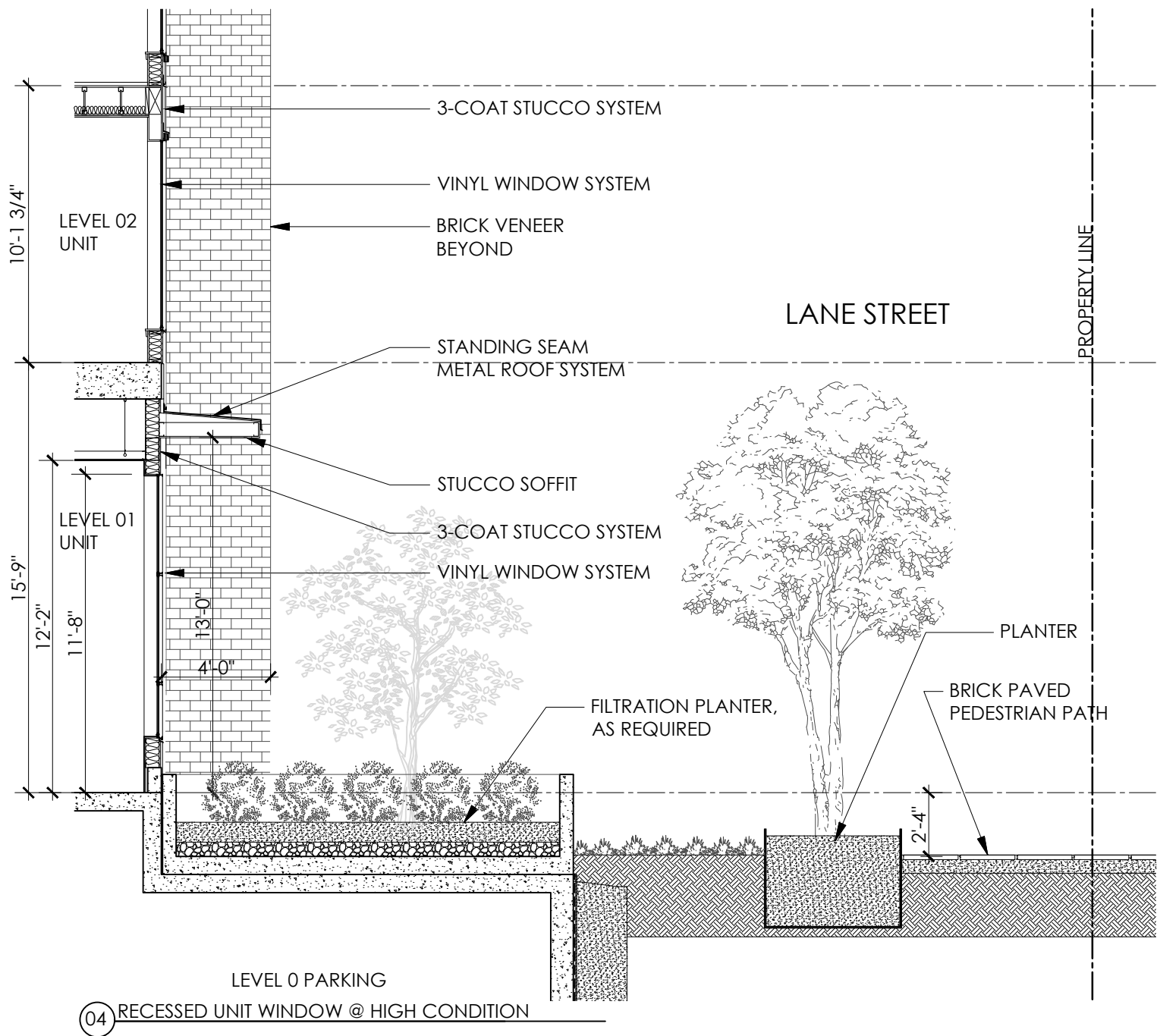
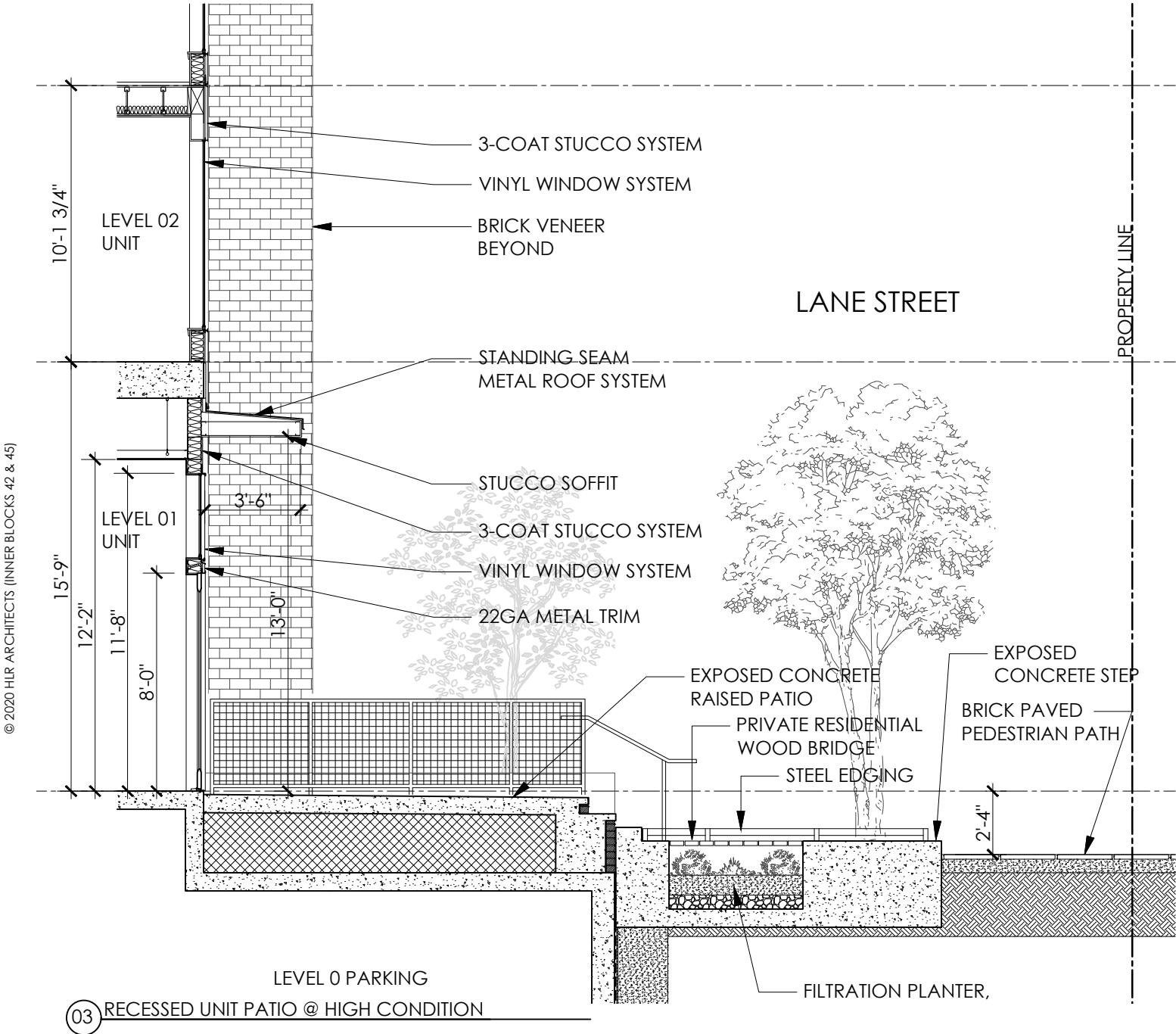
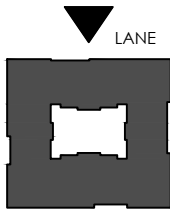
BLOCK 42 - LANE STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.33



ELEVATION SECTION LEGEND

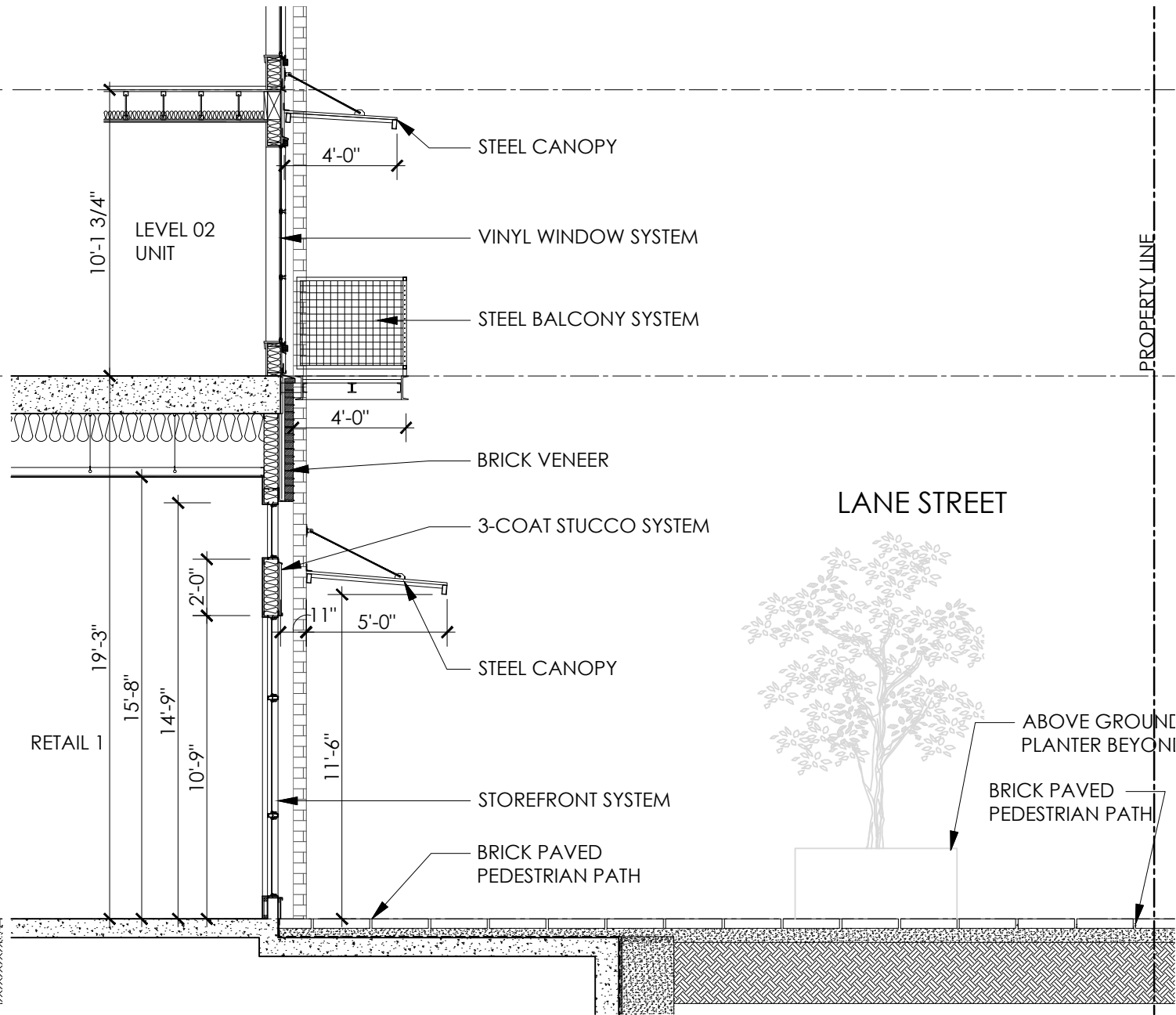
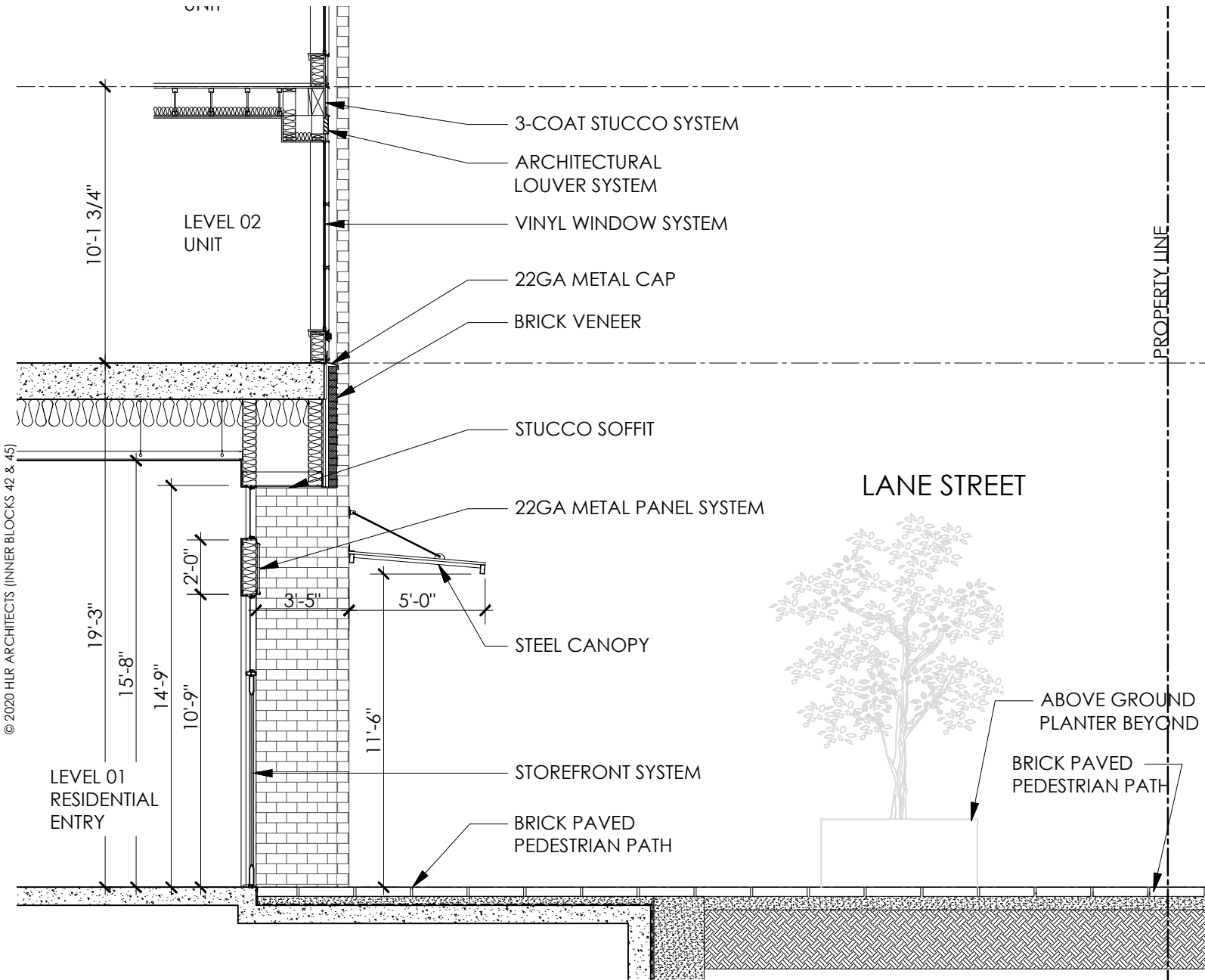
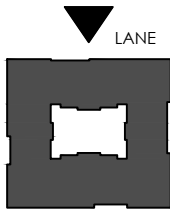


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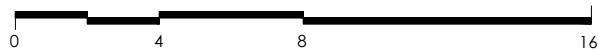


ELEVATION SECTION LEGEND



05 RECESSED RESIDENTIAL ENTRY AT GRADE

06 RETAIL LEVEL AT GRADE

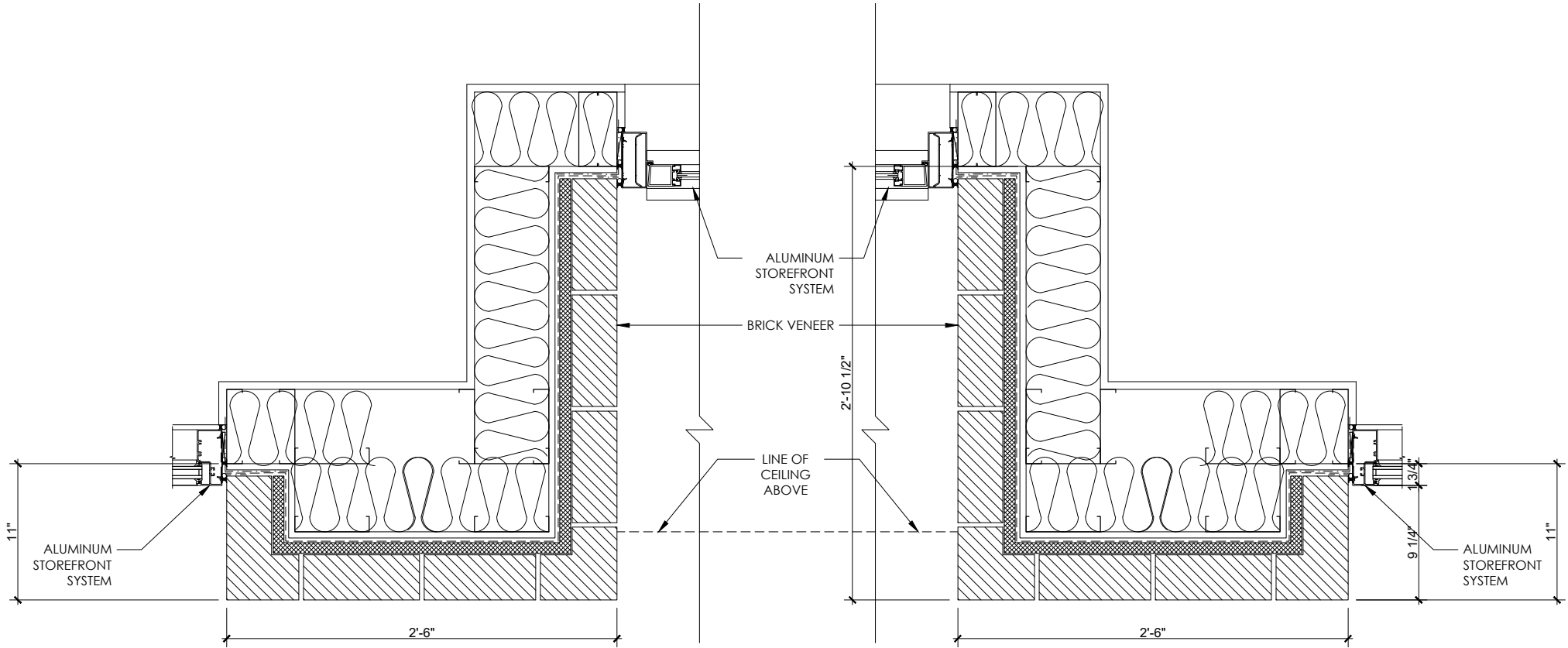
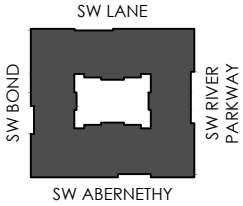


SCALE : 3/16"=1'-0"

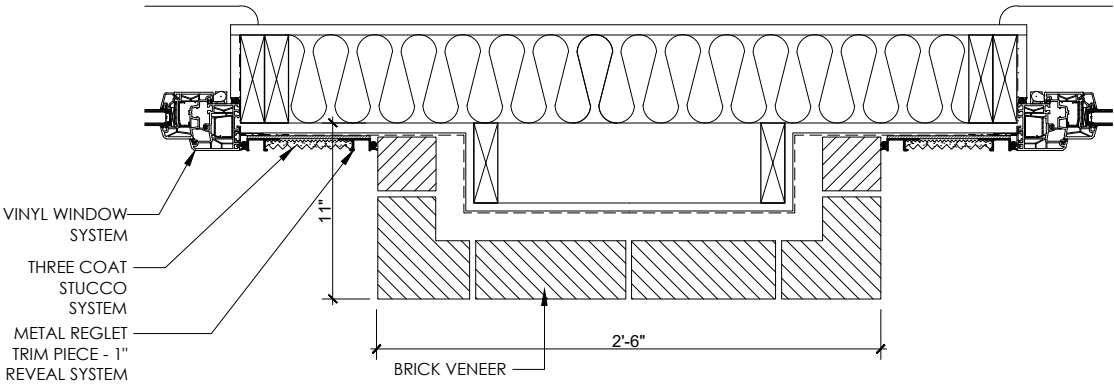
BLOCK 42 - SW LANE STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

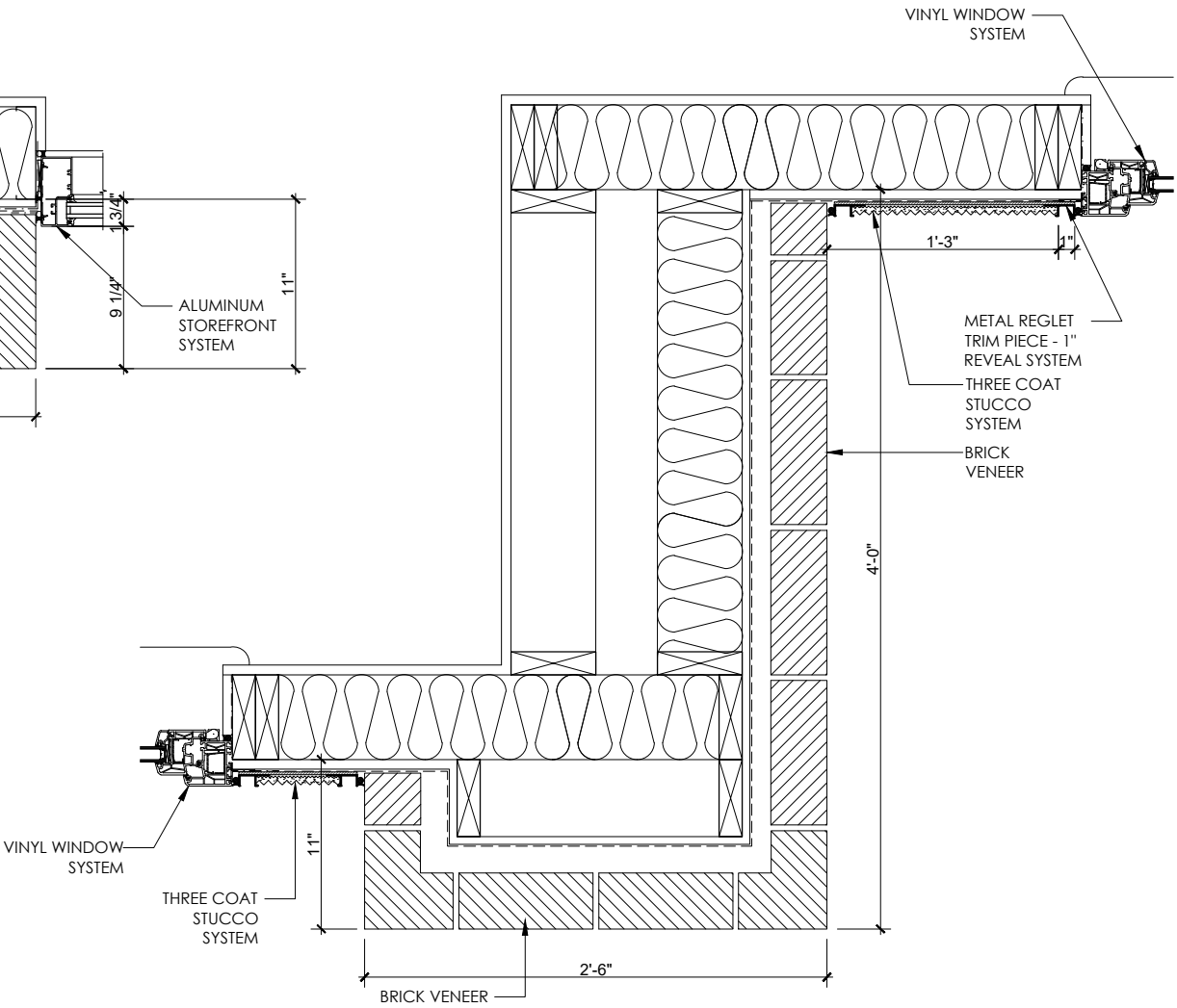
EXHIBIT C.35



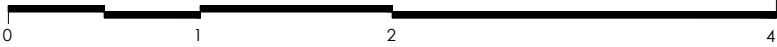
01 TYPICAL BRICK PILASTER AT GROUND FLOOR - PLAN DETAIL



02 TYPICAL BRICK PILASTER AT UPPER FLOORS - PLAN DETAIL

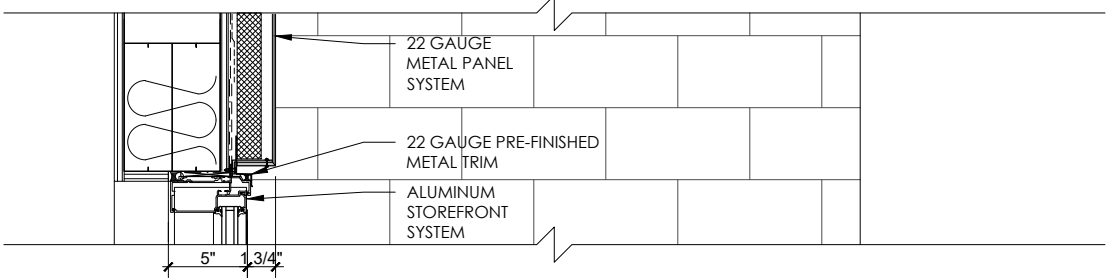
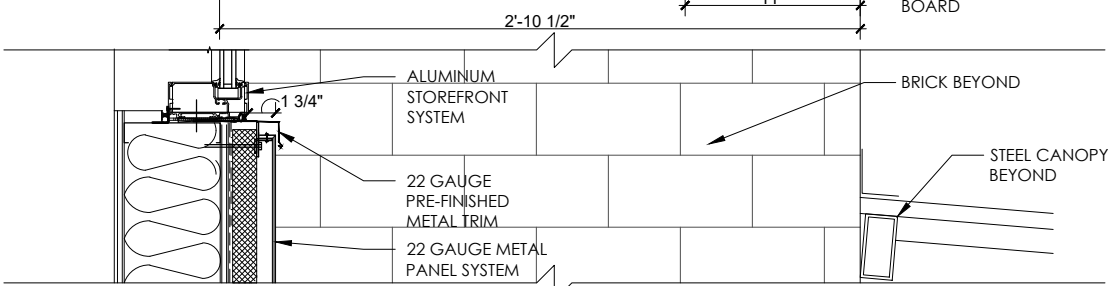
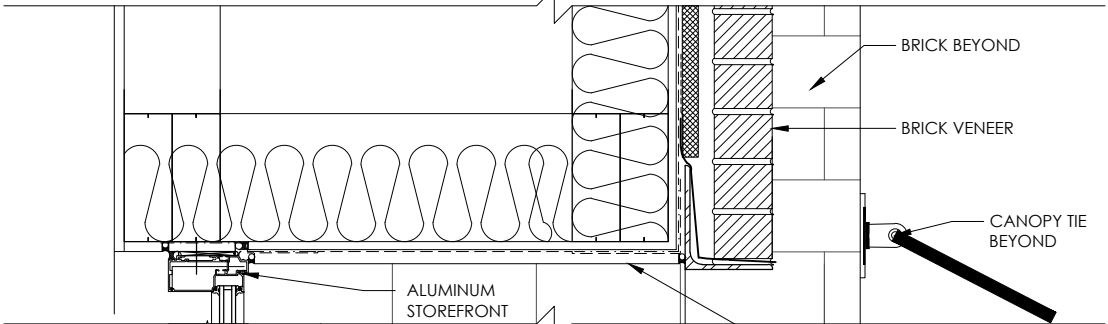
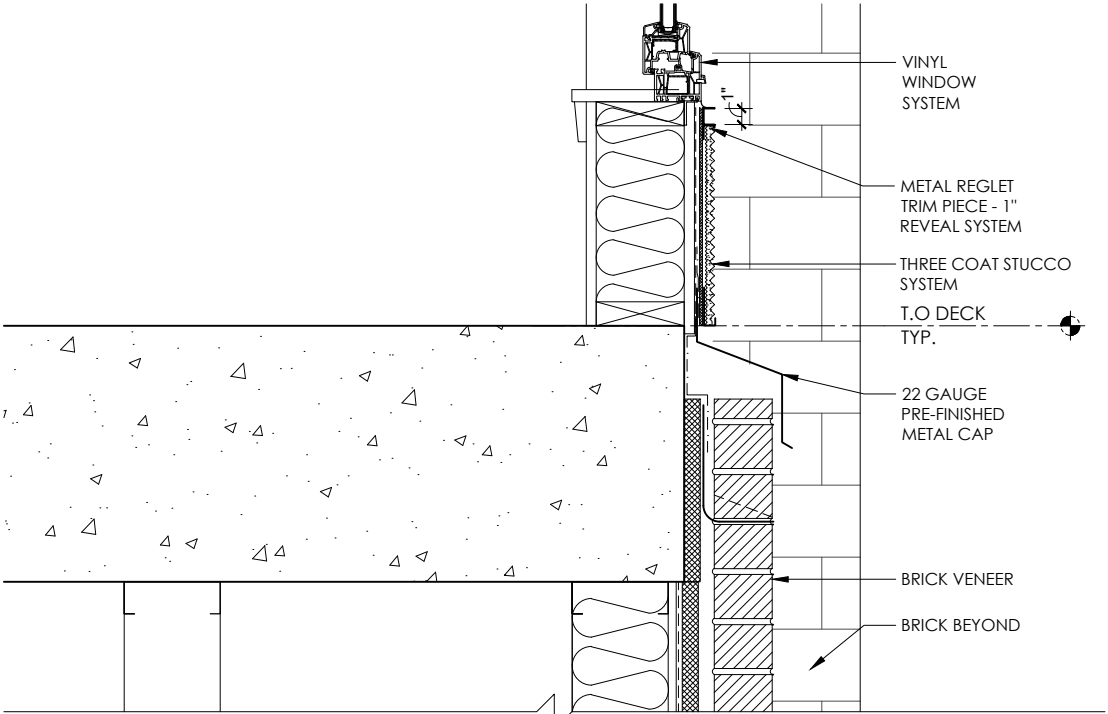


03 TYPICAL SETBACK AT STUCCO - PLAN DETAIL

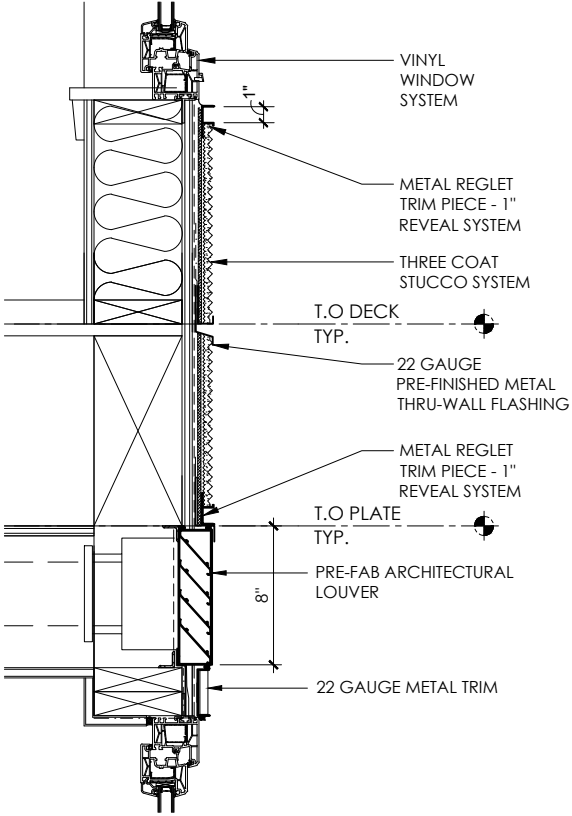


SCALE : 1"=1'-0"

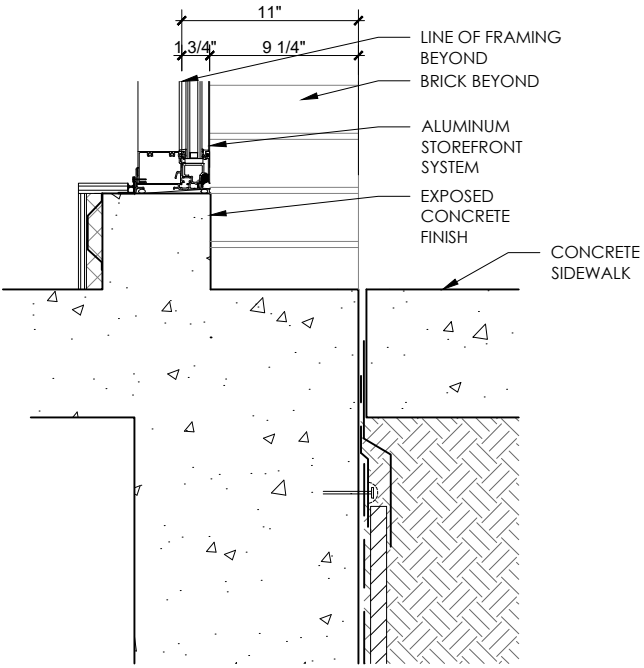
BLOCK 42 - DETAILS



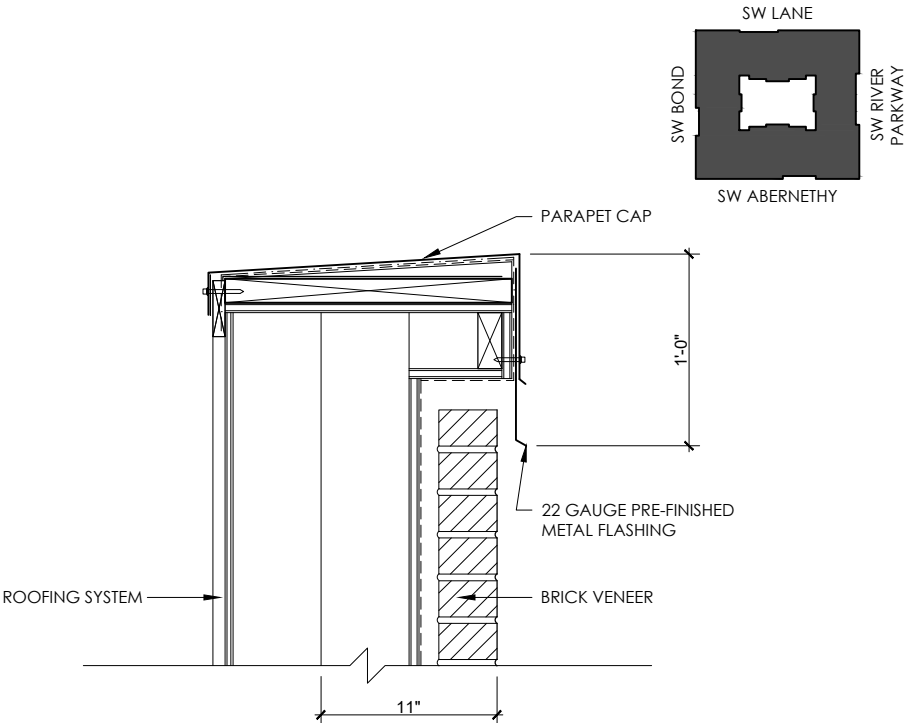
04 TYPICAL RECESS AT GROUND FLOOR ENTRIES



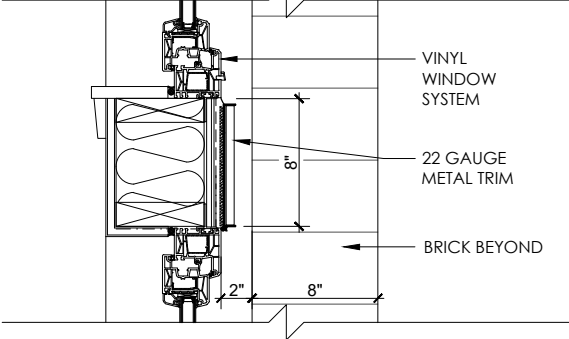
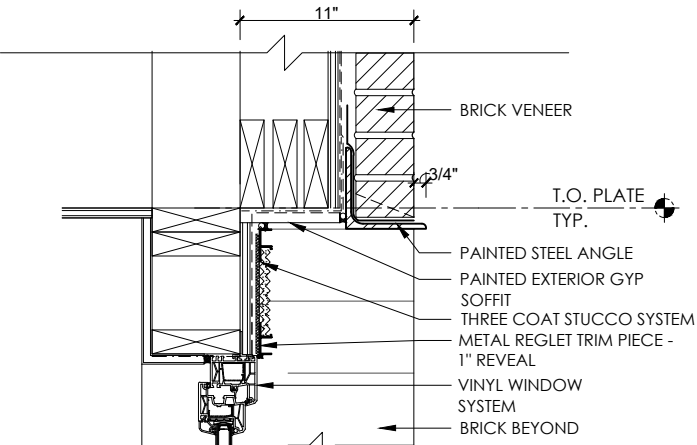
05 TYPICAL MECHANICAL VENT SYSTEM ABOVE WINDOW



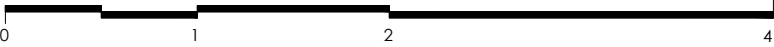
06 TYPICAL STOREFRONT AT GRADE



07 TYPICAL PARAPET AT BRICK

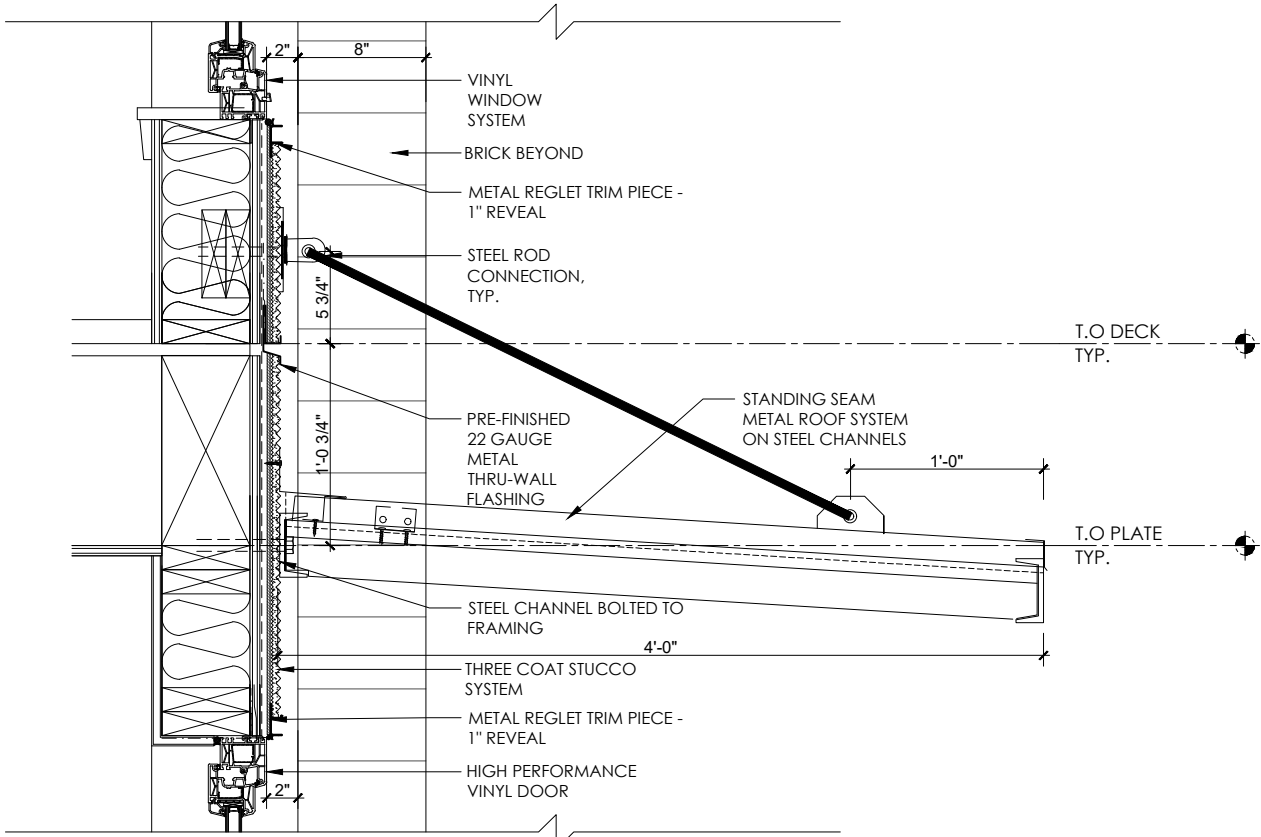
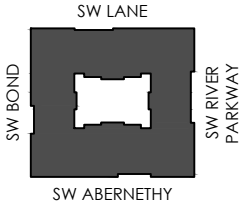


08 TYPICAL CLERESTORY WINDOW AT UPPER LEVEL

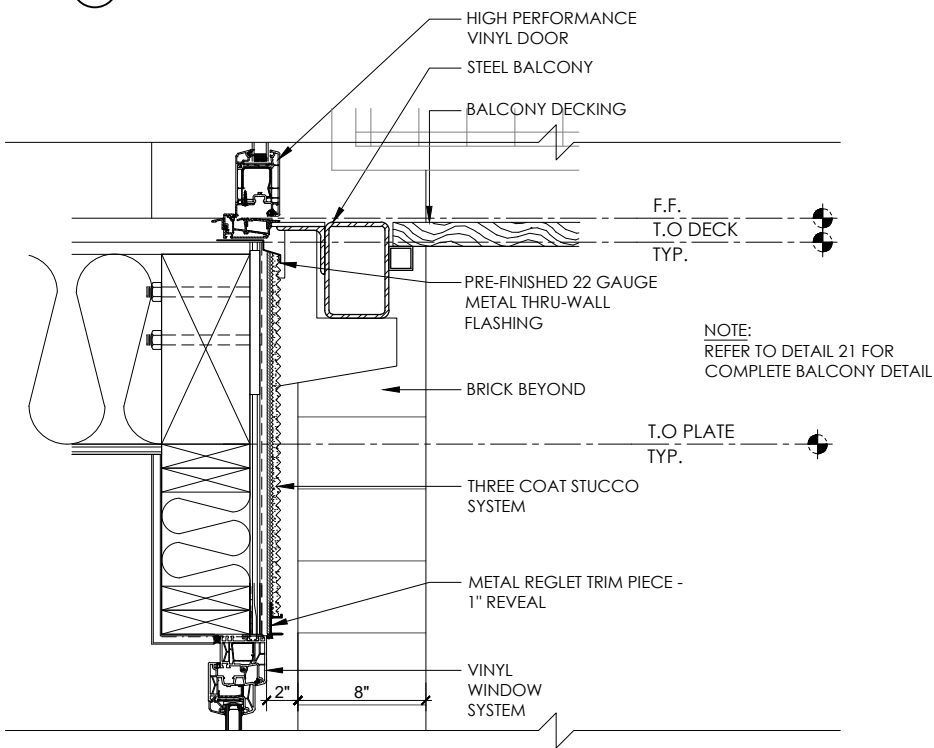


SCALE: 1"=1'-0"

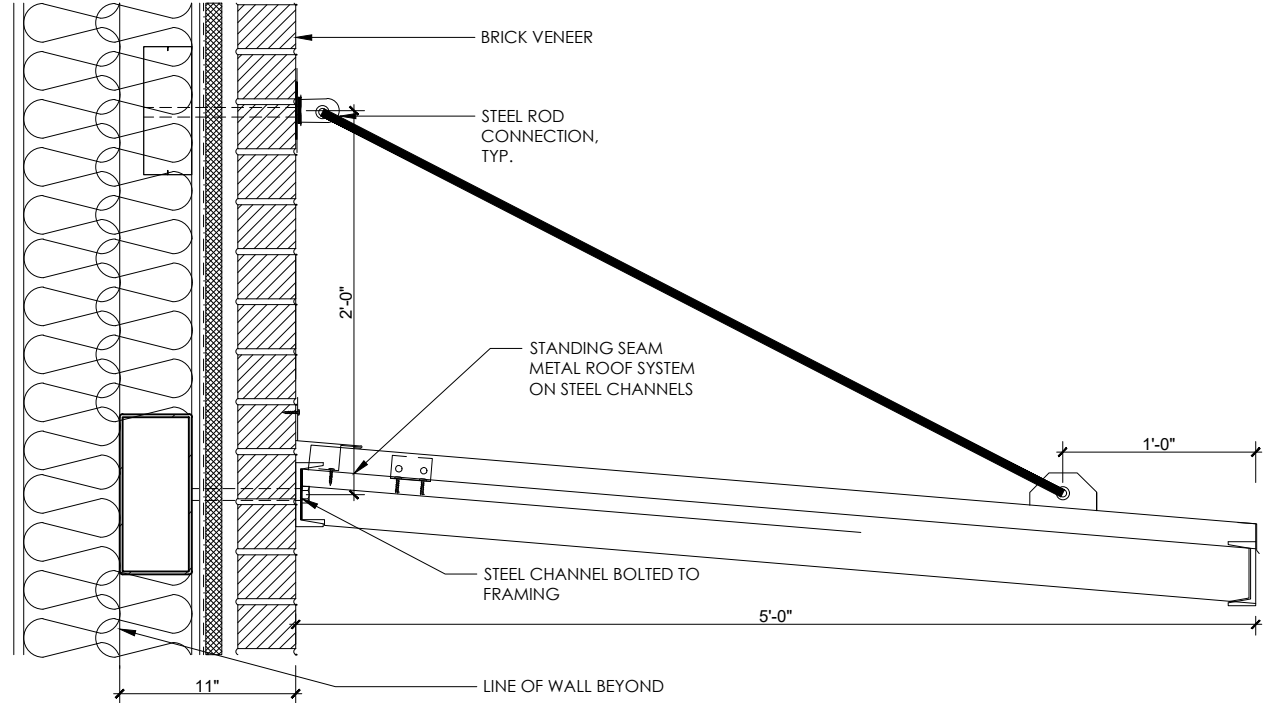
BLOCK 42 - DETAILS



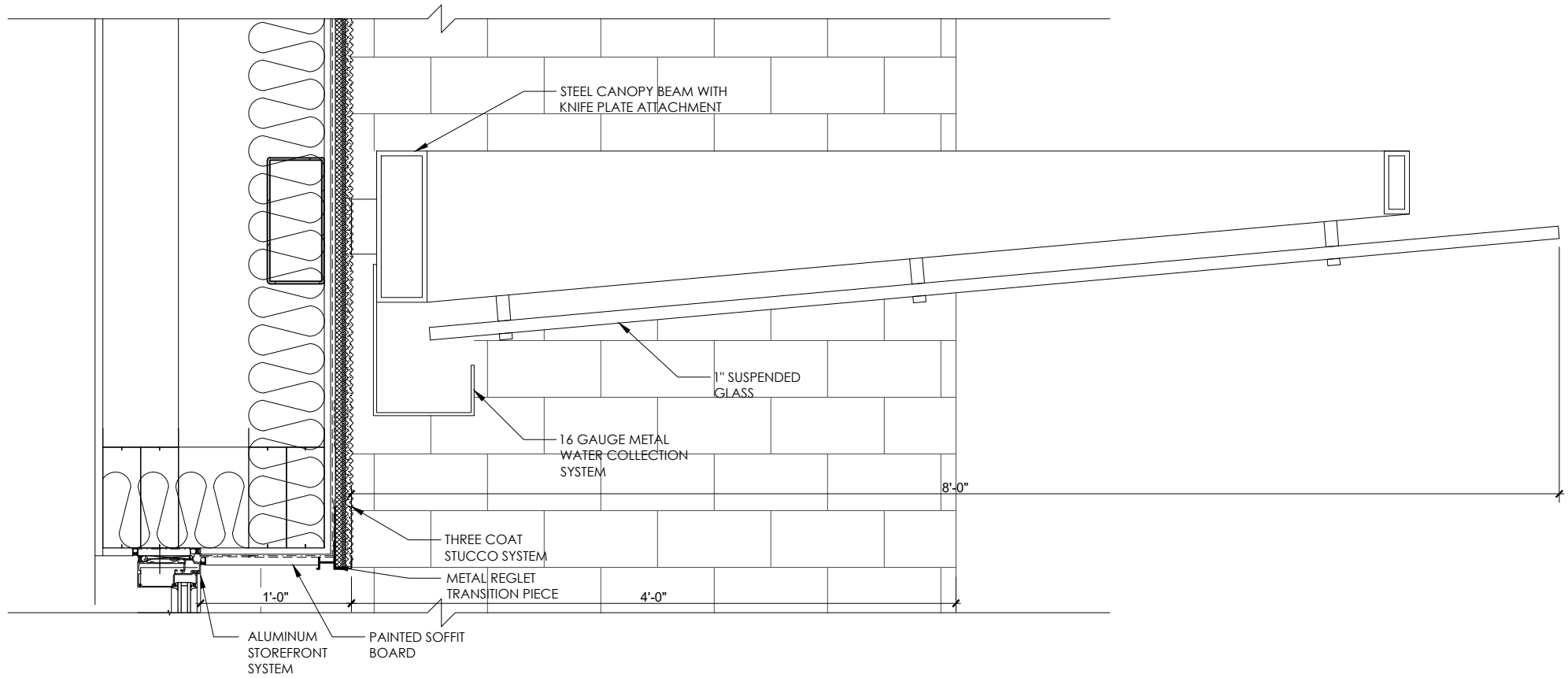
09 TYPICAL UNIT STEEL CANOPY



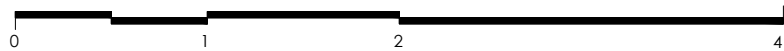
10 TYPICAL UNIT BALCONY



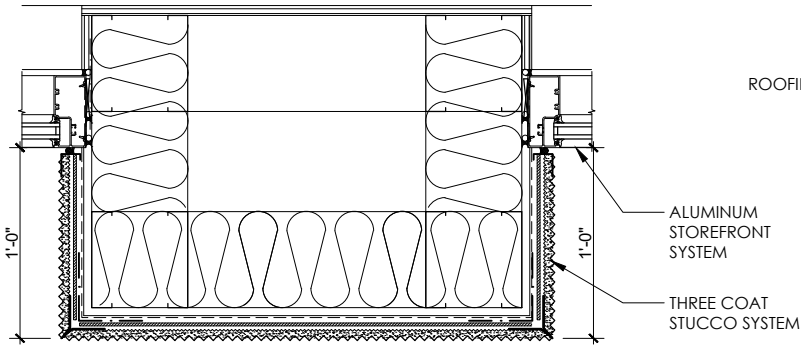
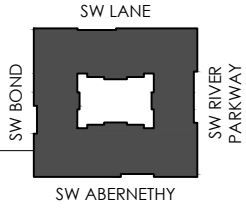
11 TYPICAL RETAIL STEEL CANOPY



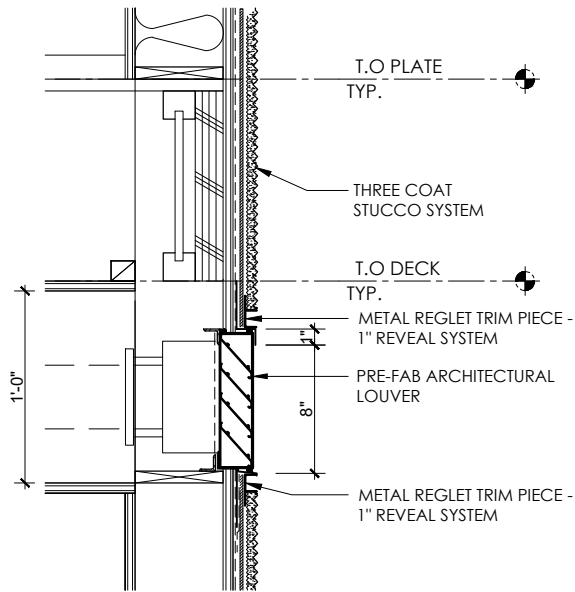
12 GLASS CANOPY AT LEASING ENTRY



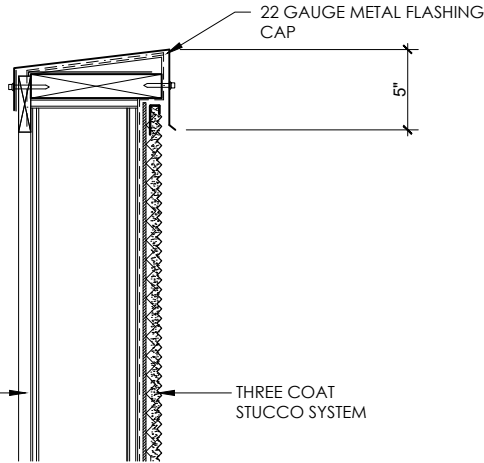
SCALE: 1"=1'-0"



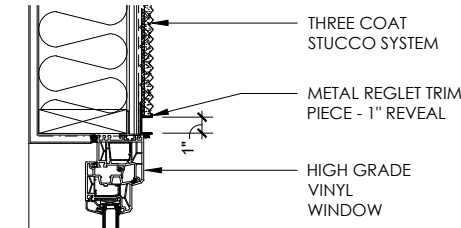
13 STUCCO AT STOREFRONT RECESS



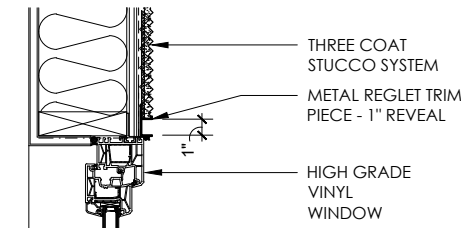
14 TYPICAL MECHANICAL VENT SYSTEM



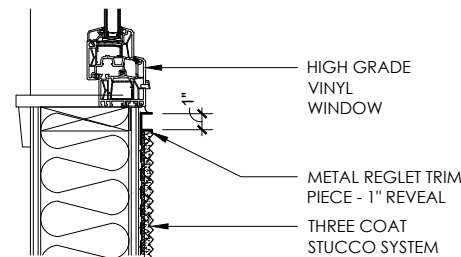
15 TYPICAL PARAPET AT STUCCO



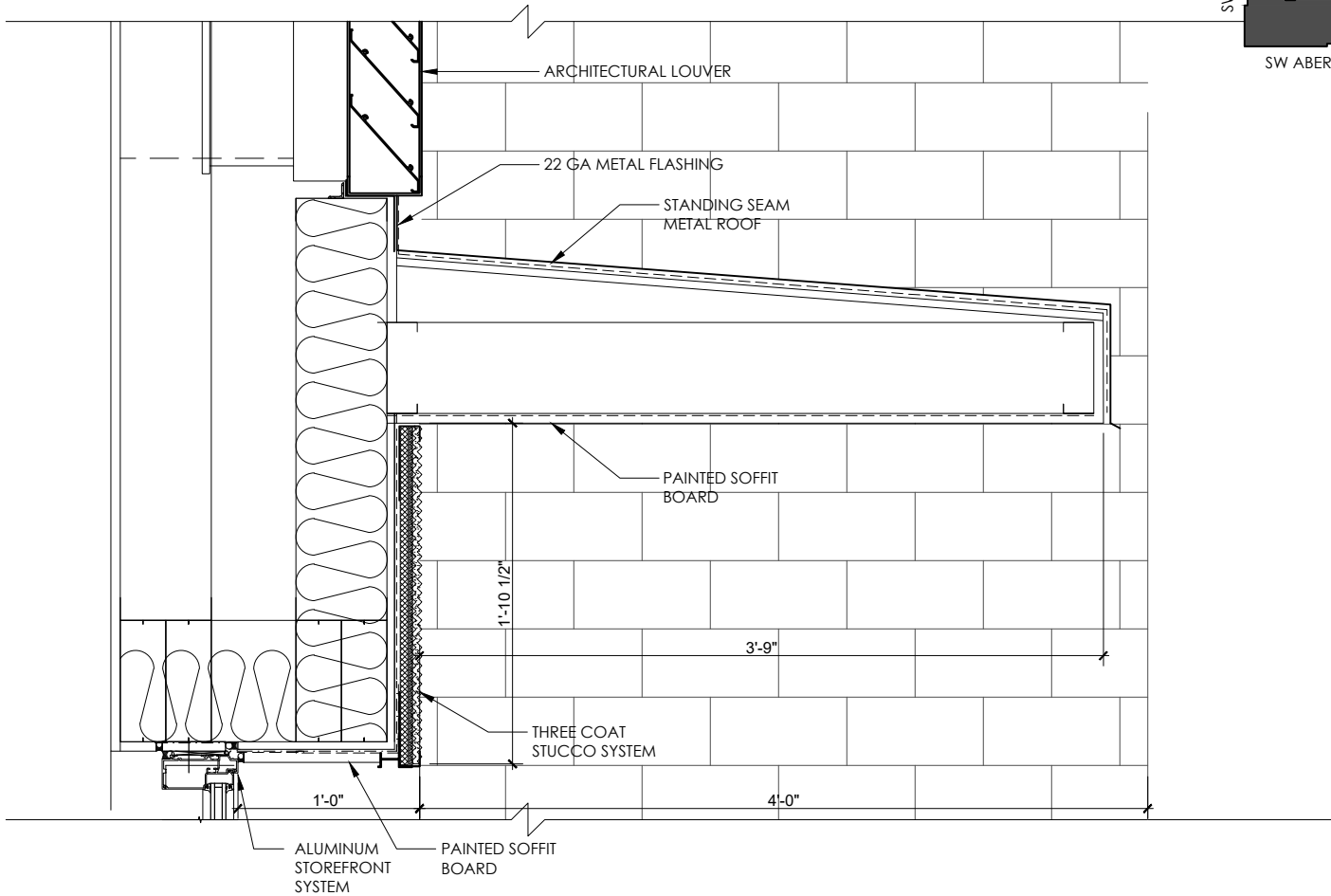
16 TYPICAL STUCCO WINDOW HEAD



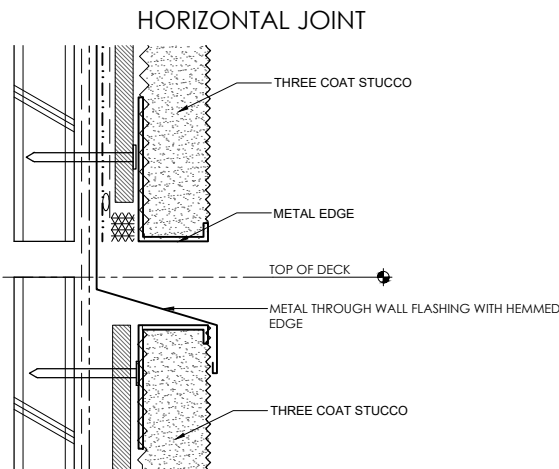
17 TYPICAL STUCCO WINDOW JAMB



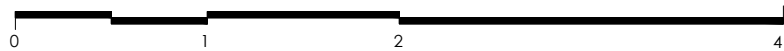
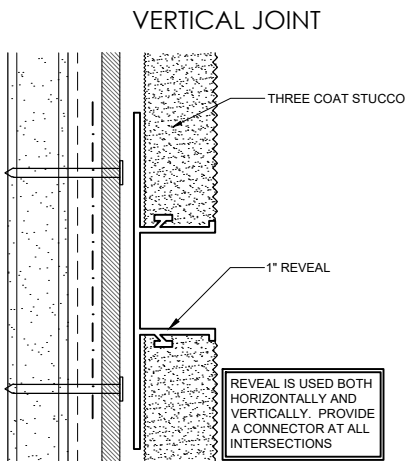
18 TYPICAL STUCCO WINDOW SILL



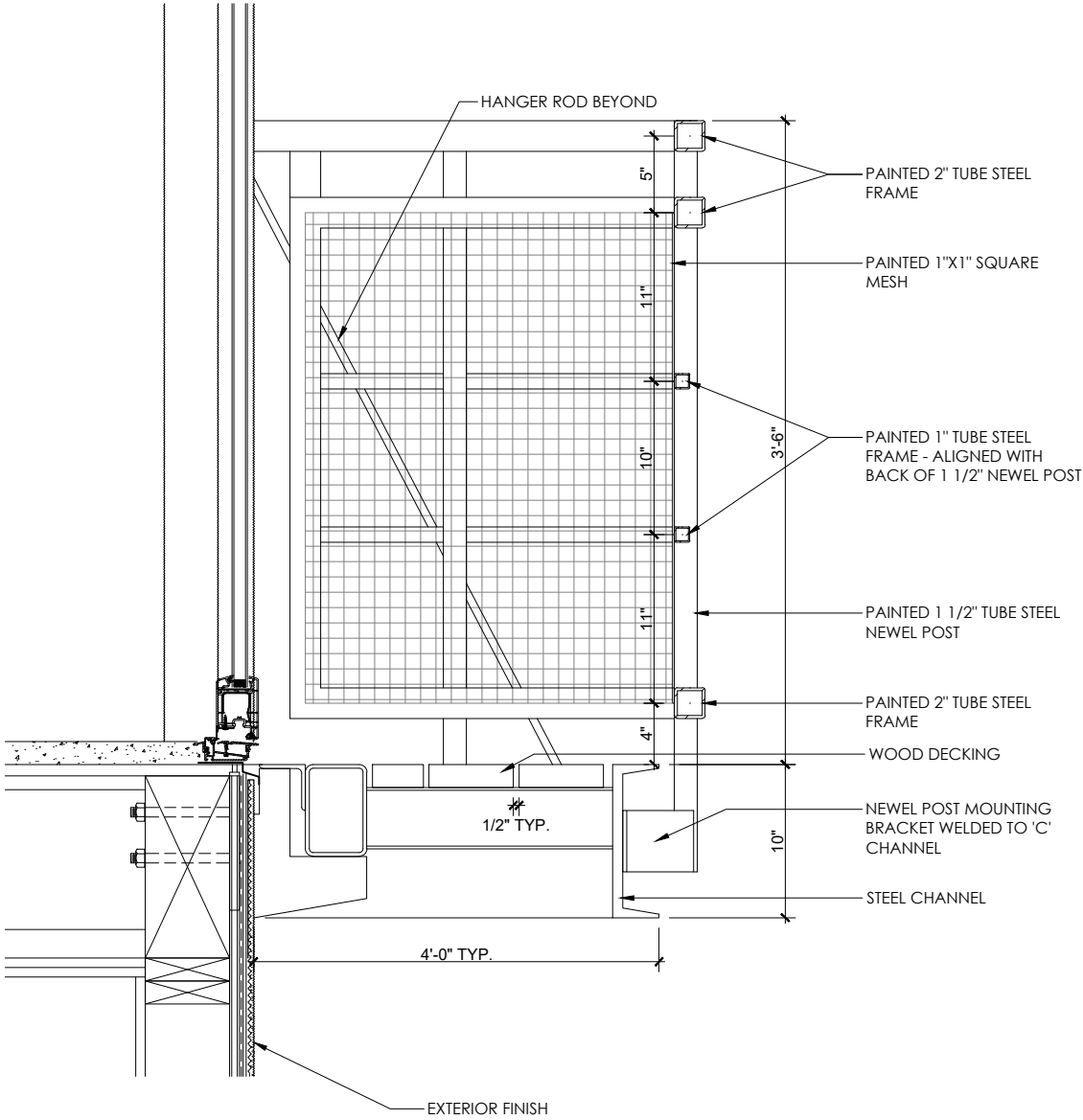
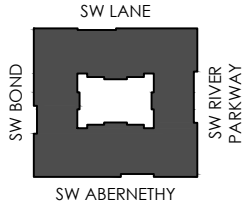
19 TYPICAL ROOF SYSTEM AT GROUND FLOOR RECESS



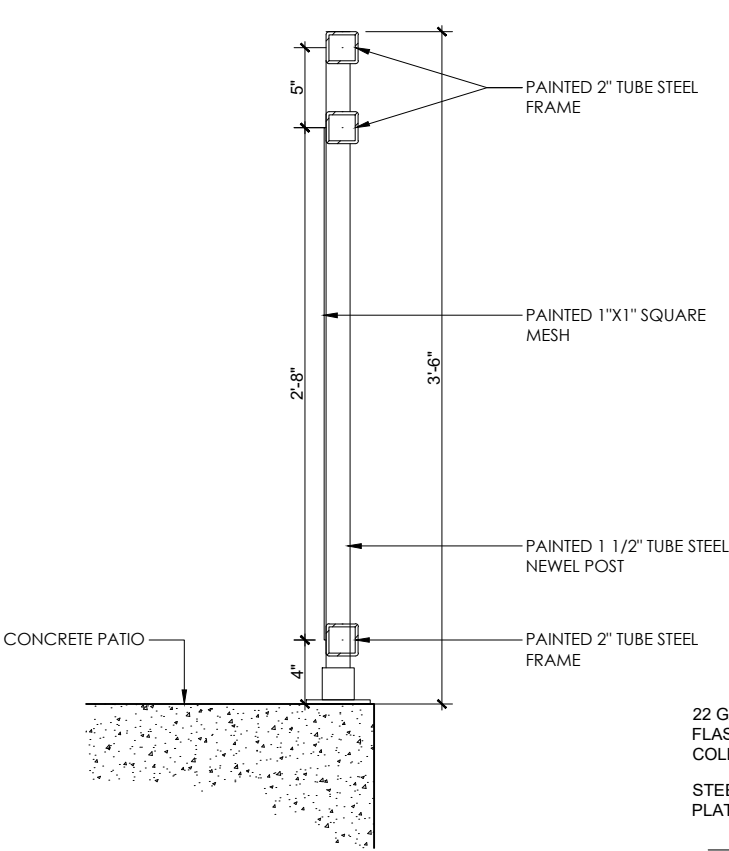
20 TYPICAL STUCCO CONTROL JOINT DETAILS



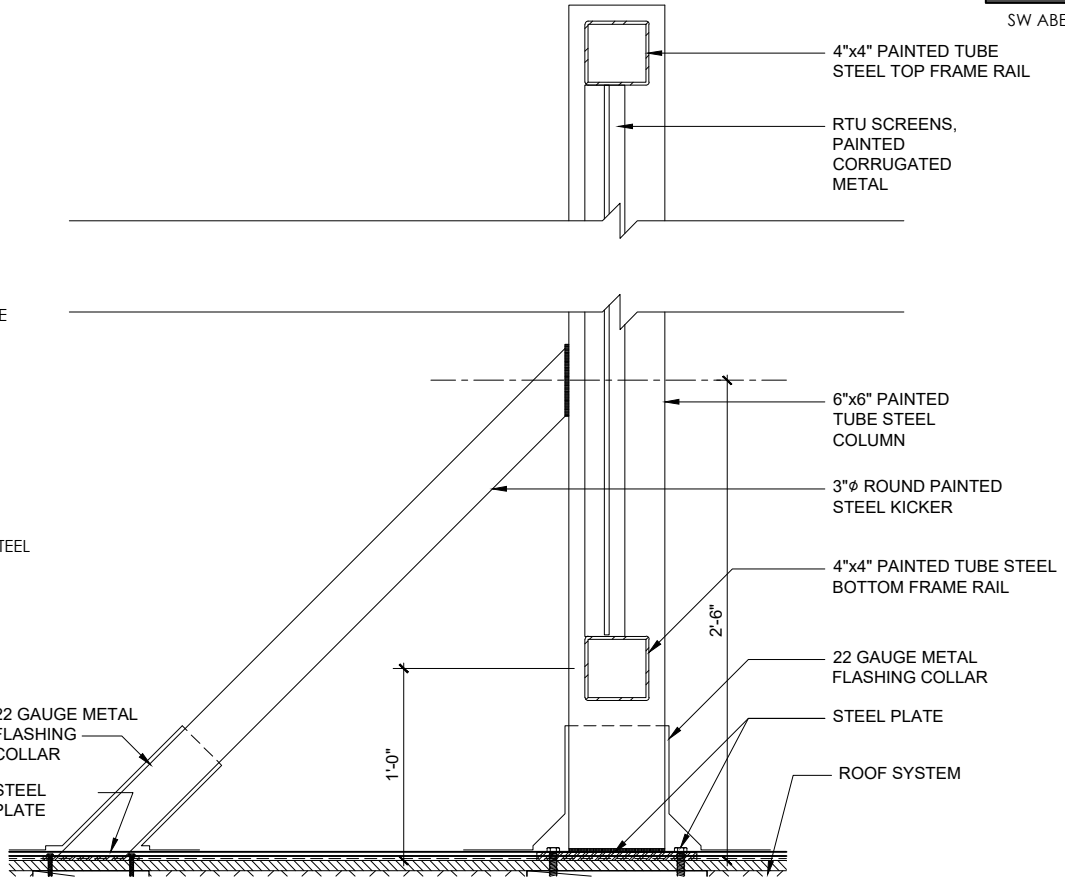
SCALE: 1"=1'-0"



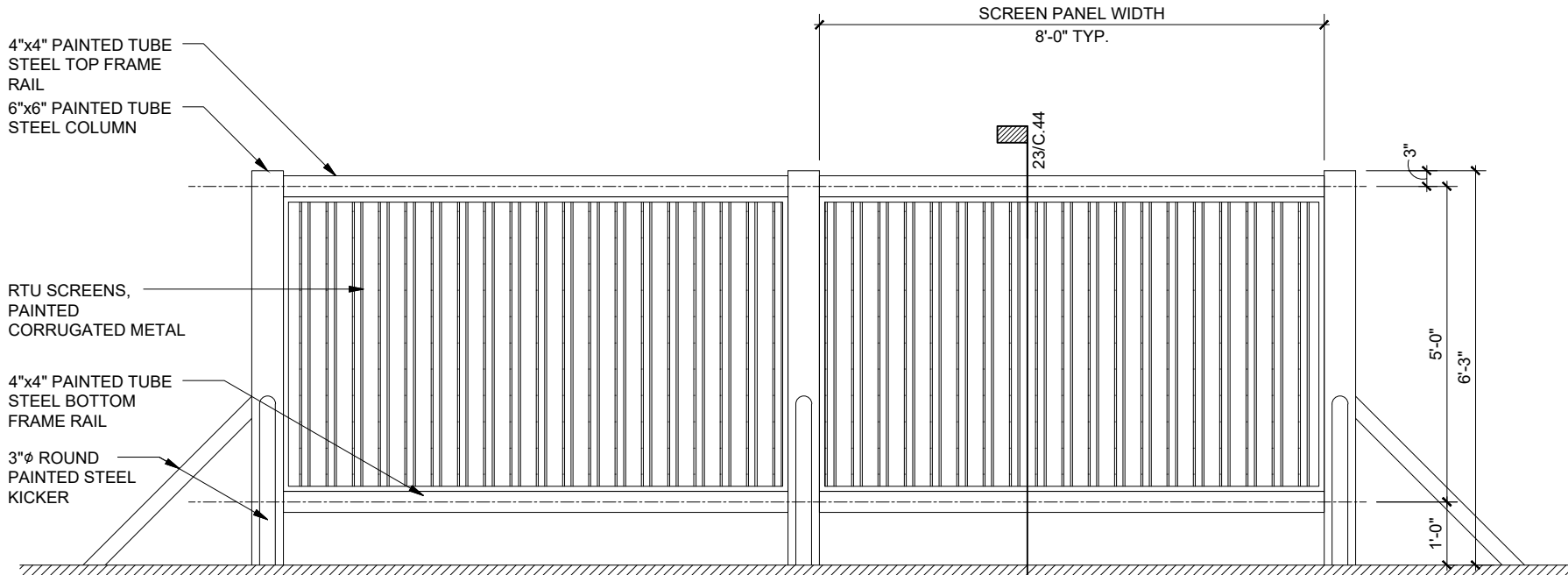
21 TYPICAL BALCONY RAILING DETAIL



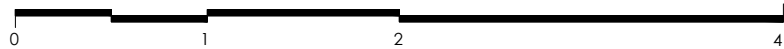
24 TYPICAL PATIO RAILING DETAIL



23 ROOF SCREENING DETAIL

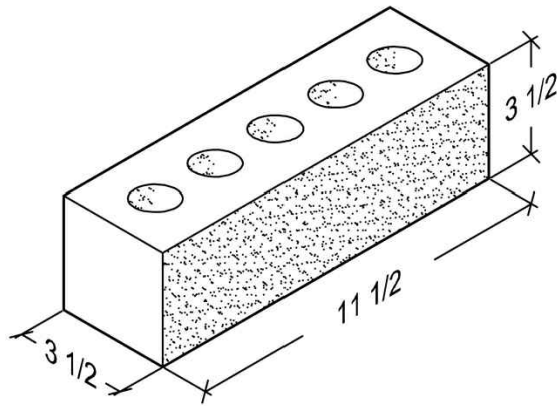
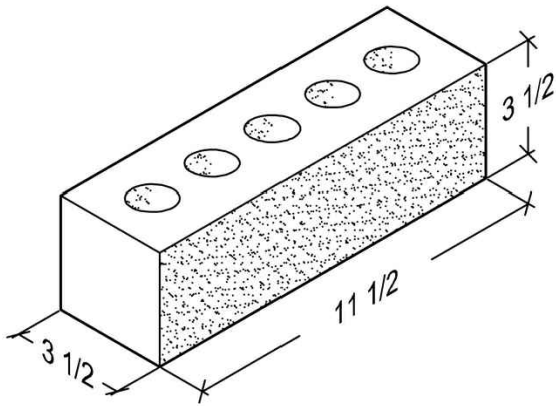
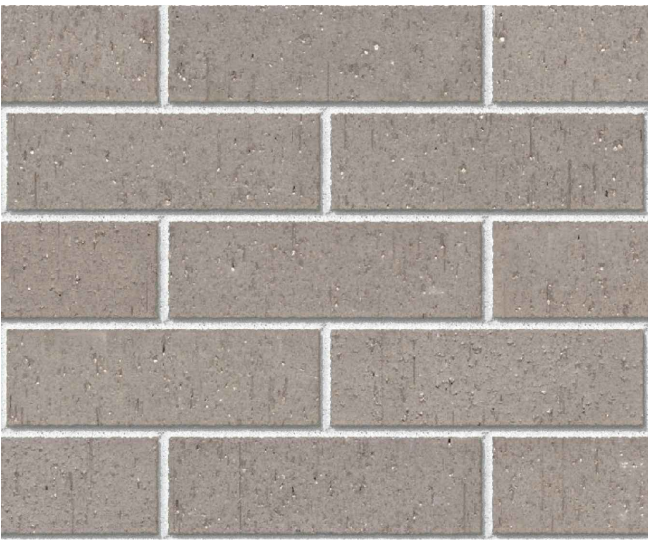


22 TYPICAL ROOF SCREENING SYSTEM - SCALE: 3/8" = 1'-0"



SCALE: 1"=1'-0"

BLOCK 42 - DETAILS



BRICK VENEER SYSTEM 1
COLOR: DESERT WHITE
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

BRICK VENEER SYSTEM 2
COLOR: PEWTER
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

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ENTRY WALL SCONCE
ATLANTIS OUTDOOR WALL SCONCE
COLOR: SATIN BLACK WITH ETCHED GLASS
SIZE: WIDTH 6", HEIGHT 16", DEPTH 3.5"
BRAND: HINKLEY LIGHTING

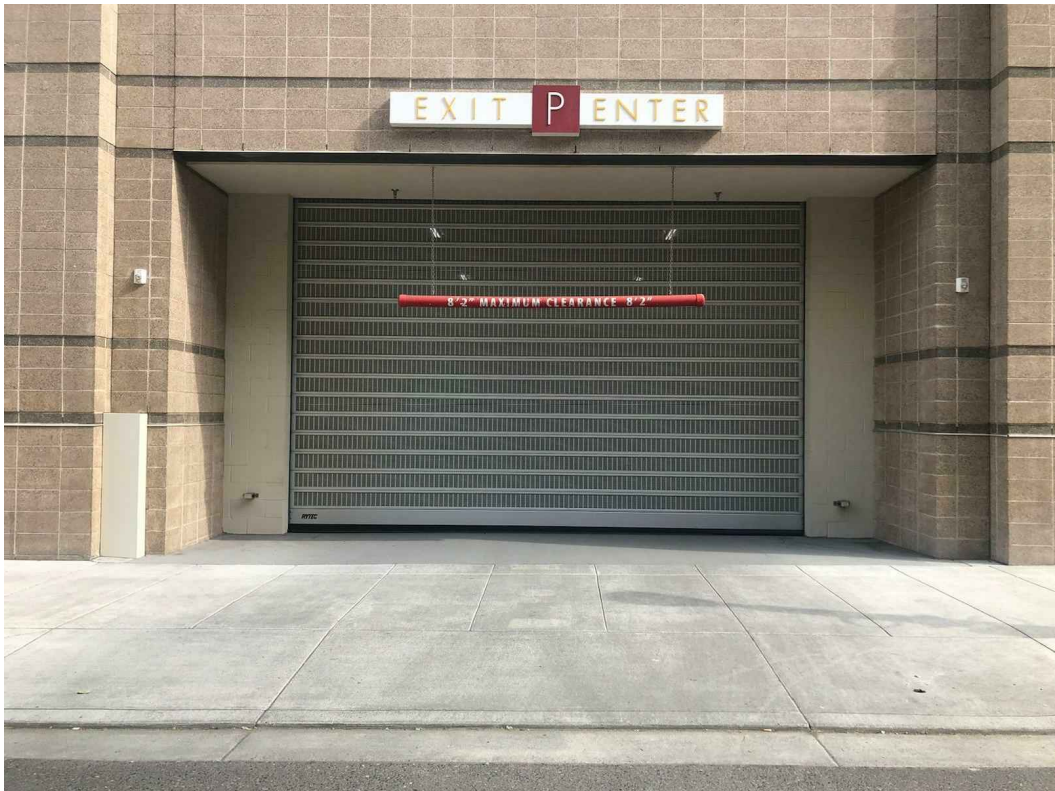


WALL SCONCE
TUBE UP AND DOWN OUTDOOR WALL LIGHT
COLOR: BLACK
SIZE: WIDTH 4.5", HEIGHT 6.5", DEPTH 6"
BRAND: WAC LIGHTING



DOWNLIGHT
ROUND LED FLUSH MOUNT CEILING LIGHT
7-INCH 3000
BY WAC LIGHTING
COLOR: BRONZE
SIZE: DIAMETER 7", HEIGHT .5"





GARAGE GATE VIEW AT DAY TIME



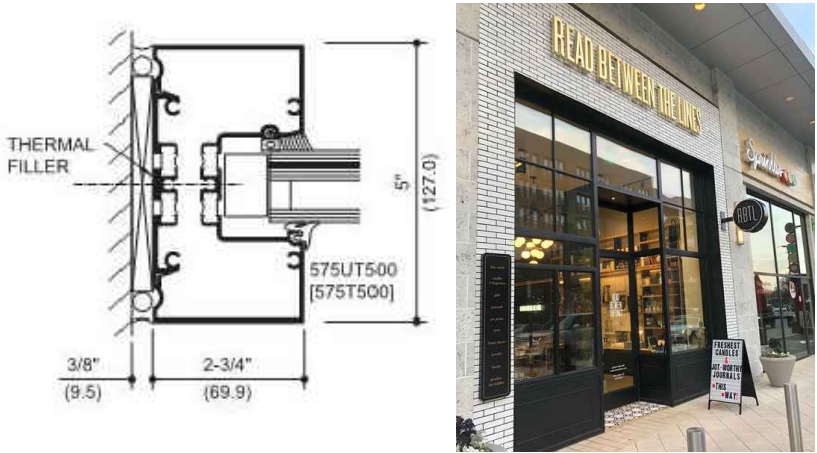
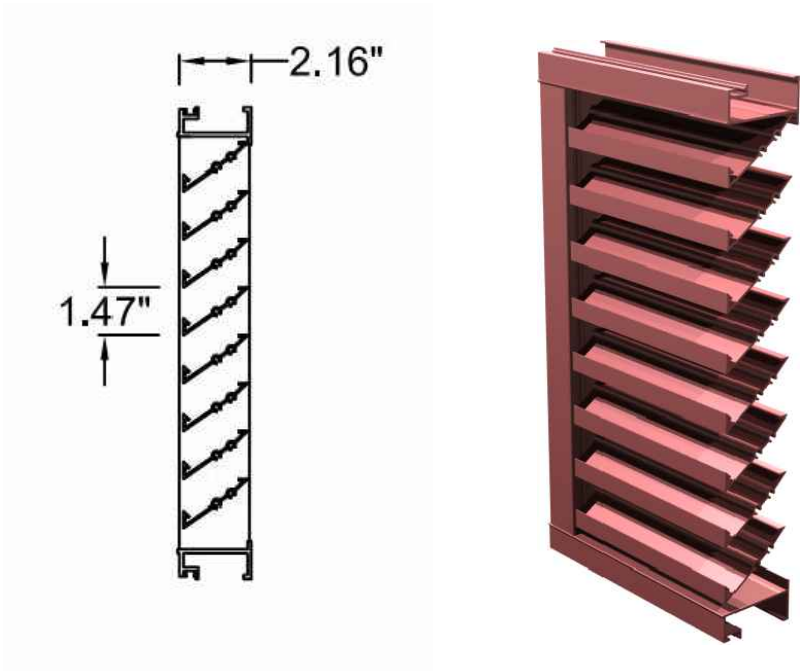
GARAGE GATE VIEW AT NIGHT TIME



PERFORATIONS ALLOW UP TO 30% FREE AIR PASSAGE
(SAMPLE IS FOR TEXTURE ONLY AND NOT COLOR)

GARAGE DOOR
SPIRAL VT - HIGH PERFORMANCE VENTILATED DOOR
COLOR: BLACK
SIZE: WIDTH 20', HEIGHT 11'
BRAND: RYTEC DOORS

NOTE:
COLOR OF DOOR TO MATCH OTHER
FENESTRATION MATERIALS
PROVIDED AT THE GROUND LEVEL



STOREFRONT
IR 501T/501UT FRAMING
COLOR: BLACK
BRAND: KAWNEER



VENTING
HIGH PERFORMANCE
FIXED ARCHITECTURAL LOUVER
FRAME: .060" EXTRUDED ALUMINUM (16 GA)
COLOR: MATCH ADJACENT EXTERIOR
CLADDING COLOR
BRAND: UNITED ENERTECH



VINYL WINDOWS
INNOTECH WINDOWS + DOORS
COLOR: BLACK
BRAND: PASSIVE HOUSE CERTIFIED WINDOWS

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OUTDOOR BENCH 1
THE AUSTIN BENCH
STYLE: FREESTANDING/ SURFACE MOUNT BACKLESS
MATERIAL: ALUMINUM AND EXTERIOR WOOD
SIZE: DEPTH 22", WIDHT 72", HEIGHT 18"
BRAND: LANDSCAPE FORMS

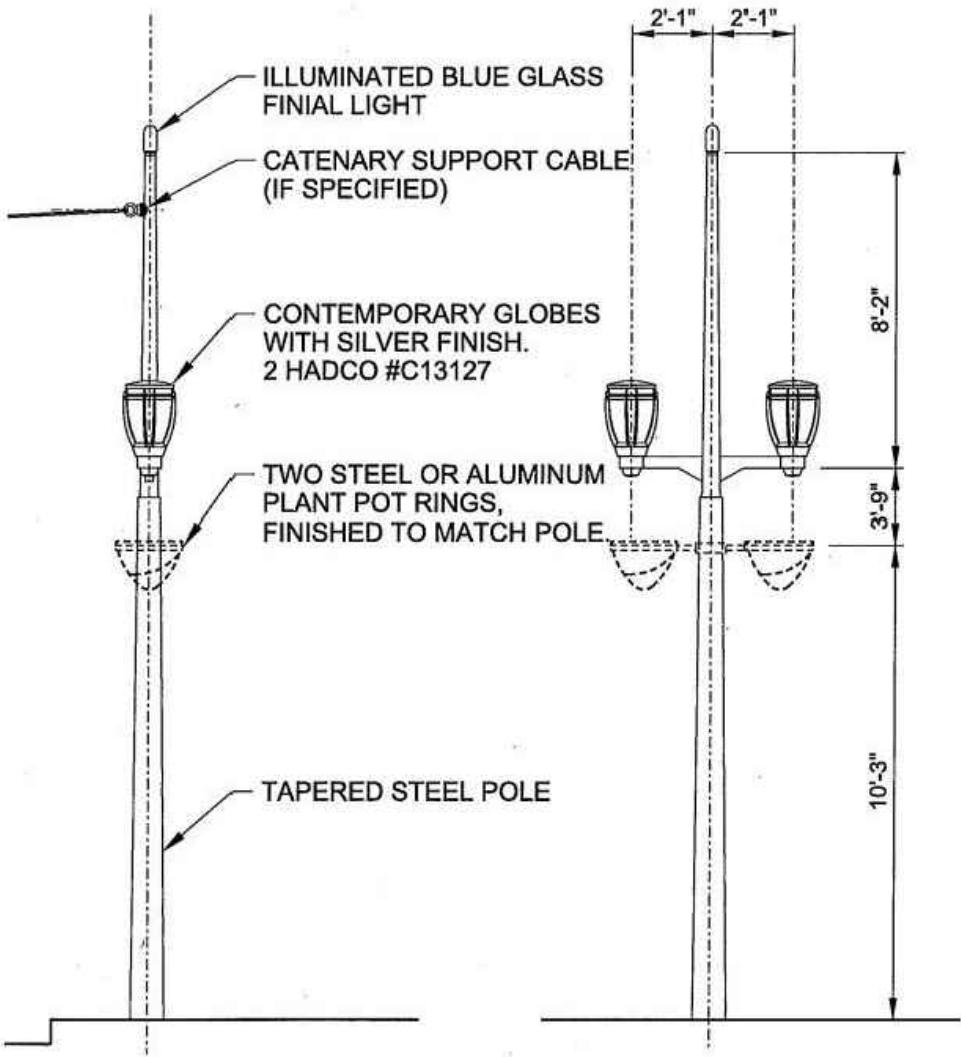


OUTDOOR BENCH 2
THE LILY BENCH
COLLECTION: PERENNE COLLECTION
STYLE: LIL-20NA WITHOUT ARMREST
MATERIAL: PERFORATED STEEL PANEL,
RECYCLED SOLID STEEL BARS
SIZE: LENGHT 6'-0"
BRAND: VICTOR STANLEY

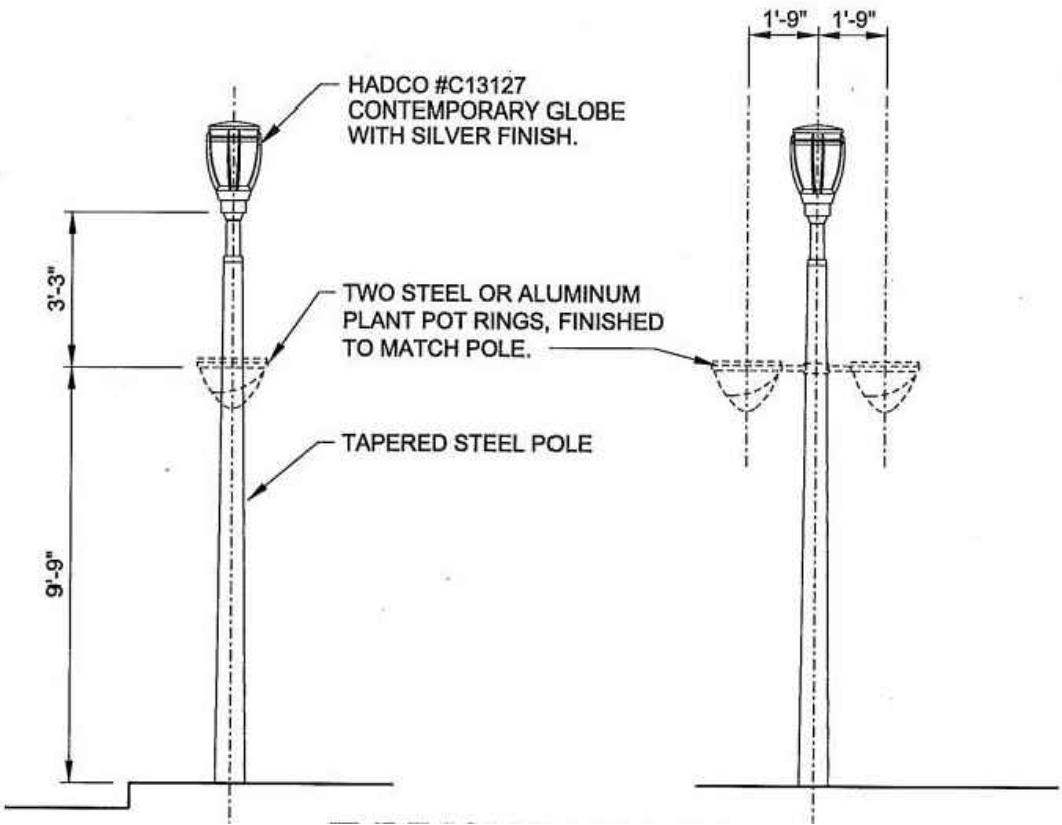


BICYCLE RACK
THE LOOP BIKE RACK
COLLECTION: 35 COLLECTION
COLOR: ALUMINUM
SIZE: DEPTH 14", LENGTH 36", HEIGHT 31"
BRAND: LANDSCAPE FORMS

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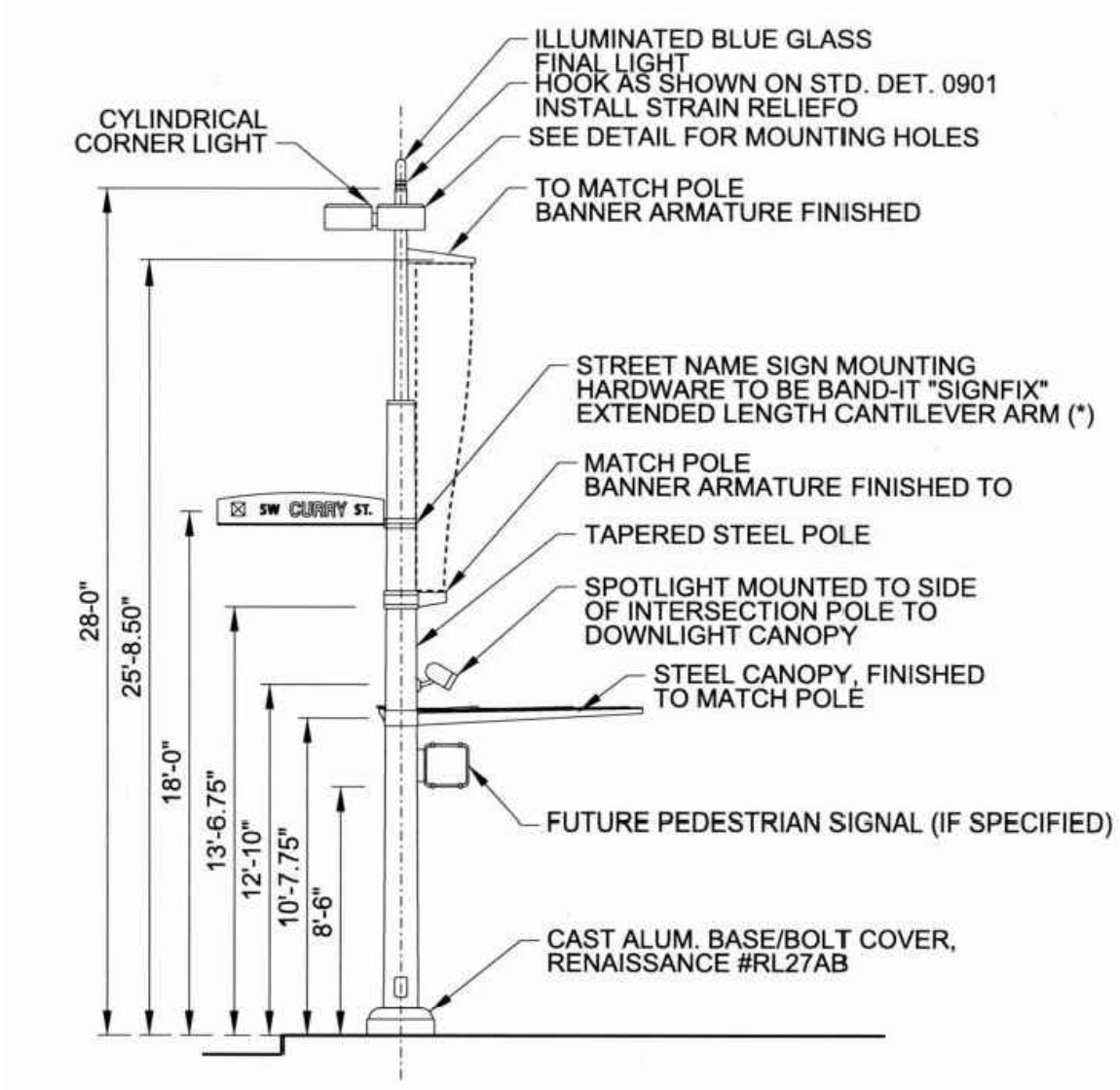
STREET LIGHT 1
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



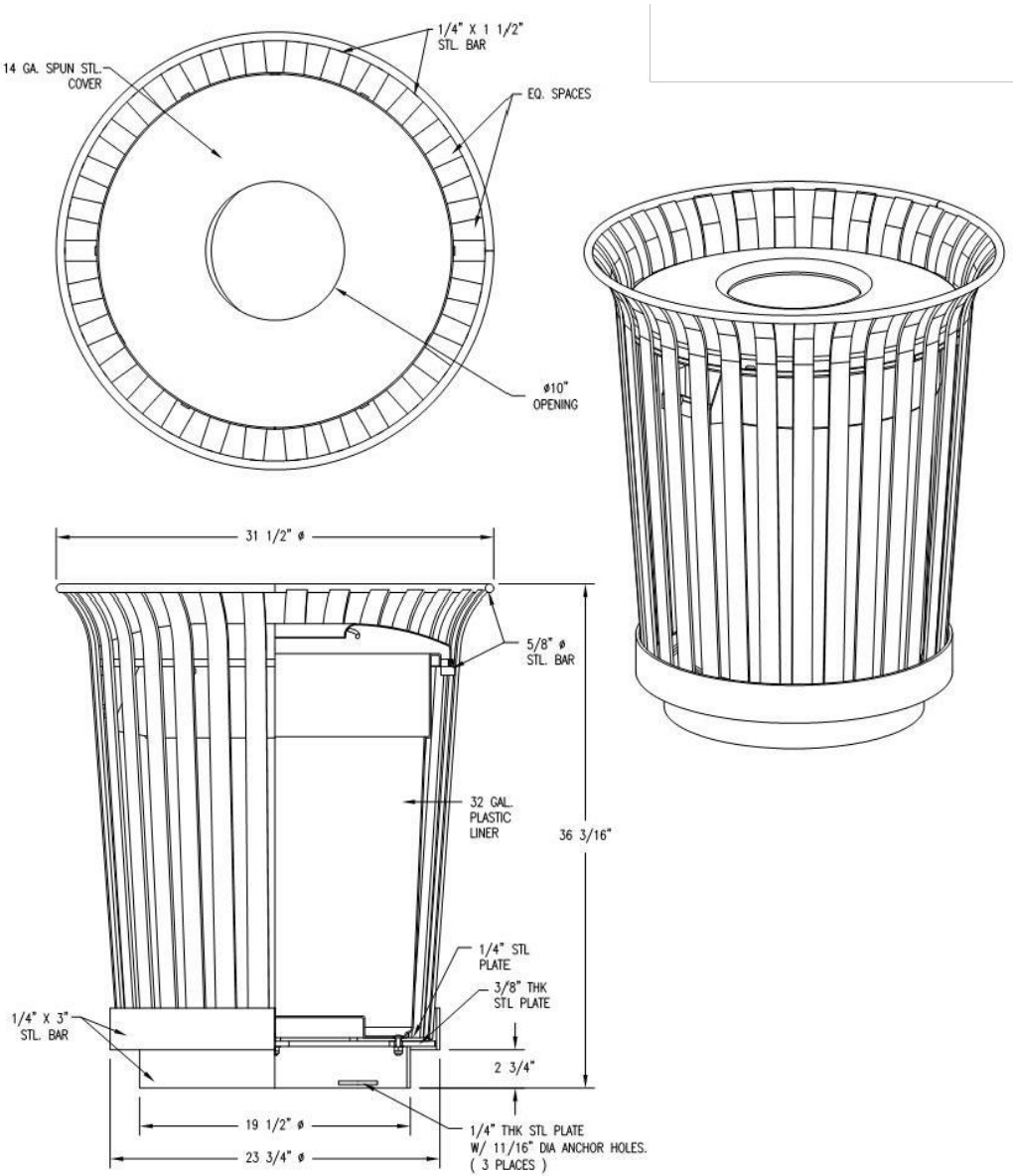
STREET LIGHT 2
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



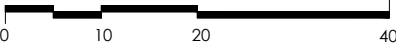
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STREET LIGHT 3
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



TRASH RECEPTACLE
COLOR: BLACK
BRAND: DUMOR, INC



SCALE : 1"=20'-0"



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BOND AND ABERNETHY PERSPECTIVE RENDERING - B42

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ABERNETHY AND RIVER PARKWAY PERSPECTIVE RENDERING - B42

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RIVER PARKWAY AND LANE PERSPECTIVE RENDERING - B42

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LANE AND BOND PERSPECTIVE RENDERING - B42

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LANE STREET AT SW RIVER PARKWAY RENDERING - B42

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LANE STREET RENDERING - B42

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LANE STREET AT SW BOND RENDERING - B42
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.07

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LANE STREET AT SW BOND RENDERING - B42
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.08

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LANE STREET AT SW BOND RENDERING - B42
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.09

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LANE STREET AT SW BOND RENDERING - B42

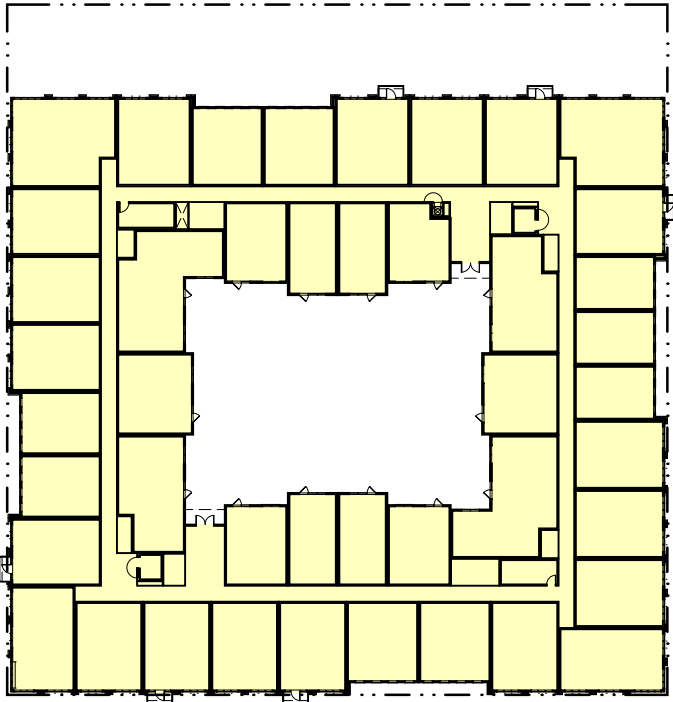
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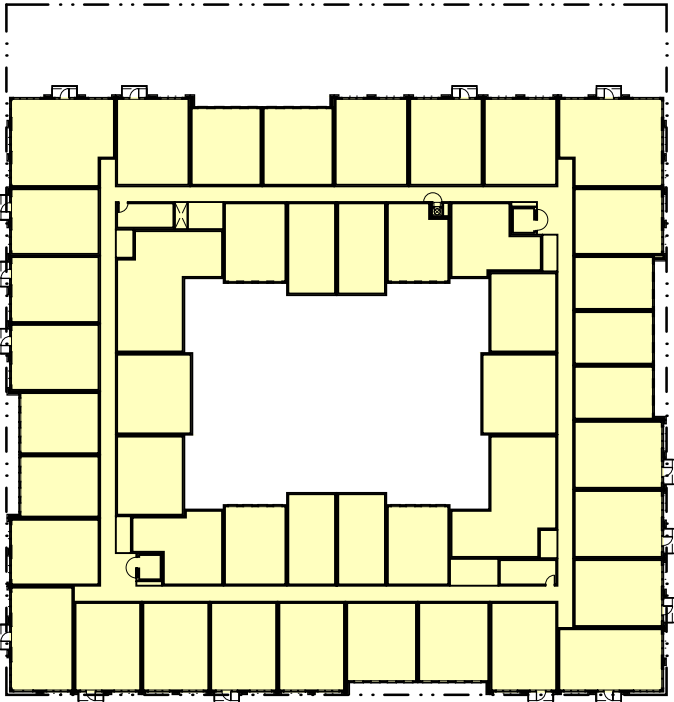
LANE STREET AT SW BOND RENDERING - B42
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.11



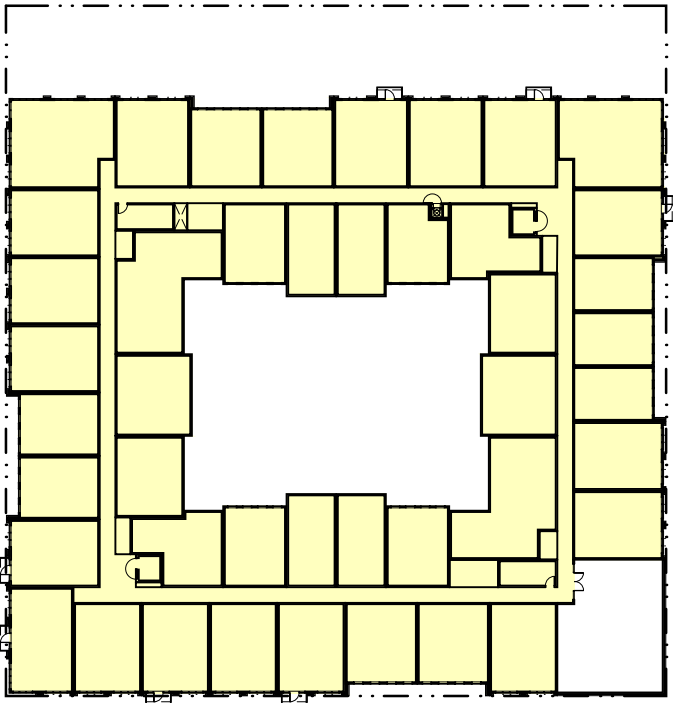
B42 L01 GROSS AREA PLAN - 42,030 SF



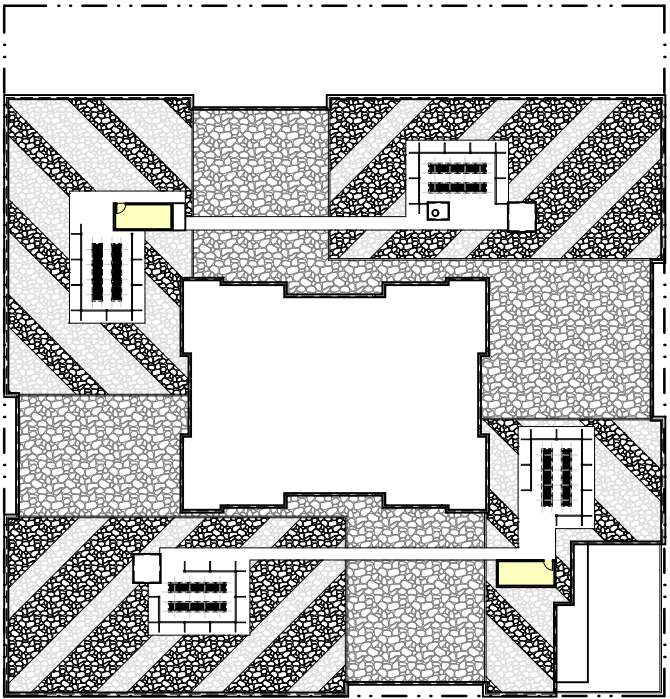
B42 L02 GROSS AREA PLAN - 35,241 SF



B42 L03-05 GROSS AREA PLAN - 35,372 SF



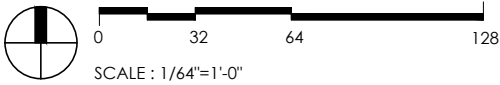
B42 L06 GROSS AREA PLAN - 33,886 SF



B42 ROOF GROSS AREA PLAN - 356 SF

BUILDING FAR SUMMARY:		
SITE AREA - 50,600 SF		
B42-L01	42,044 SF	0.830909
B42-L02	35,241 SF	0.696423
B42-L03	35,372 SF	0.699051
B42-L04	35,372 SF	0.699051
B42-L05	35,372 SF	0.699051
B42-L06	33,886 SF	0.669684
B42-ROOF	356 SF	0.007035
TOTAL	217,643 SF	4.301204
MAX FAR:	303,600 SF	6.0

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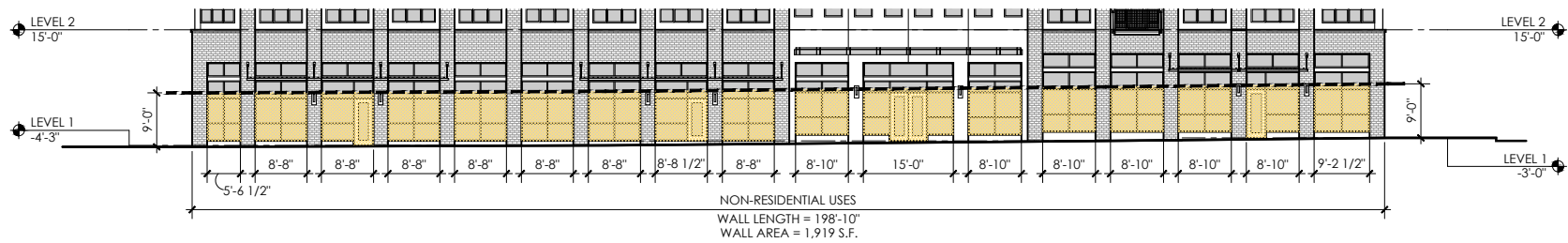


GROUND FLOOR WINDOWS (33.510.230)

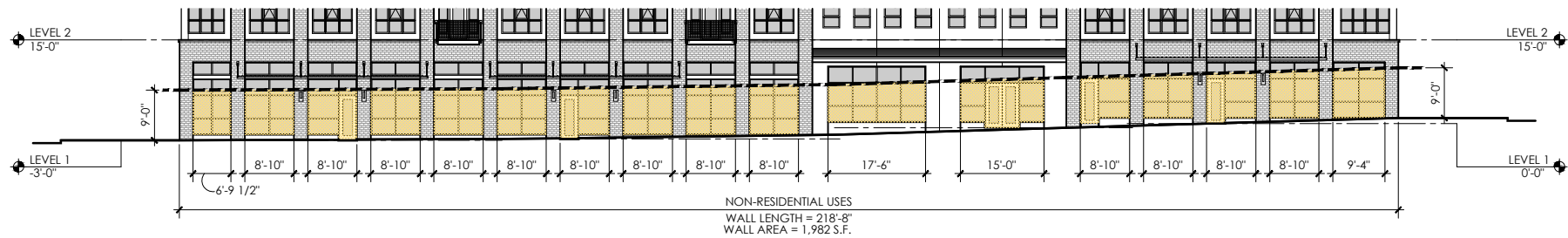
THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA. GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE. THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF RESIDENTIAL UNITS.



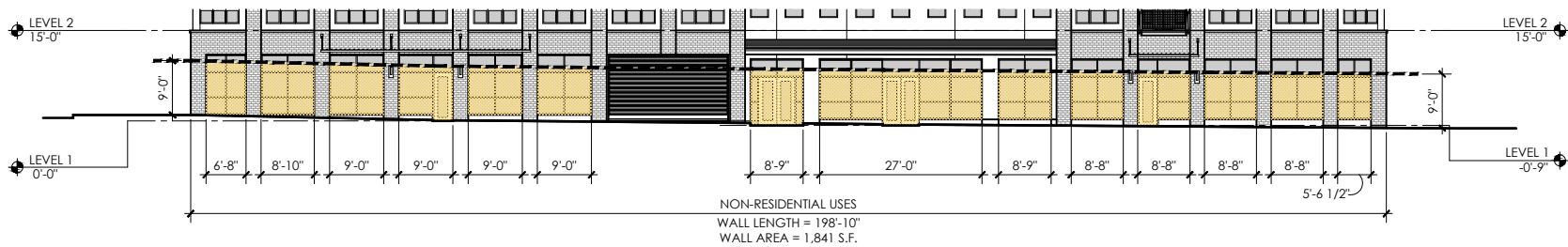
NORTH ELEVATION ALONG SW LANE			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	68'-9"	PROVIDED TOTAL WALL AREA	619 SF
TOTAL WINDOW LENGTH	53'-11"	TOTAL WINDOW AREA	428 SF
% OF WINDOW LENGTH	78%	% OF WINDOW AREA	69%



WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	198'-10"	PROVIDED TOTAL WALL AREA	1,919 SF
TOTAL WINDOW LENGTH	152'-1 1/2"	TOTAL WINDOW AREA	1,221 SF
% OF WINDOW LENGTH	77%	% OF WINDOW AREA	63%

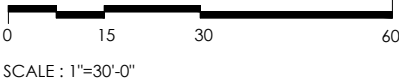


SOUTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	218'-8"	PROVIDED TOTAL WALL AREA	1,982 SF
TOTAL WINDOW LENGTH	163'-5 1/2"	TOTAL WINDOW AREA	1,340 SF
% OF WINDOW LENGTH	75%	% OF WINDOW AREA	67%



EAST ELEVATION ALONG SW RIVER PARKWAY			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	198'-10"	PROVIDED TOTAL WALL AREA	1,841 SF
TOTAL WINDOW LENGTH	136'-2 1/2"	TOTAL WINDOW AREA	1,127 SF
% OF WINDOW LENGTH	69%	% OF WINDOW AREA	61%

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ABOVE GROUND FLOOR WINDOWS (33.510.221)

THIS REGULATION APPLIES TO THE SOUTH WATERFRONT SUBDISTRICT, THE STANDARD IN SUBSECTION C. APPLIES TO THE PORTION OF A SITE WITHIN 200 FEET OF A STREETCAR ALIGNMENT. THE REGULATION ALSO APPLIES TO THE PORTION OF A SITE WITHIN 200 FEET OF A PROPOSED STREETCAR ALIGNMENT. THIS APPLIES TO SW BOND STREET ALONG THIS SITE.

REQUIREMENT:
WINDOWS MUST COVER AT LEAST 15 PERCENT OF THE AREA OF STREET-FACING FACADES ABOVE THE GROUND LEVEL WALL AREAS. THIS REQUIREMENT IS IN ADDITION TO ANY REQUIRED GROUND FLOOR WINDOWS. GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 10 FEET ABOVE THE FINISHED GRADE.

NORTH ELEVATION ALONG SW LANE

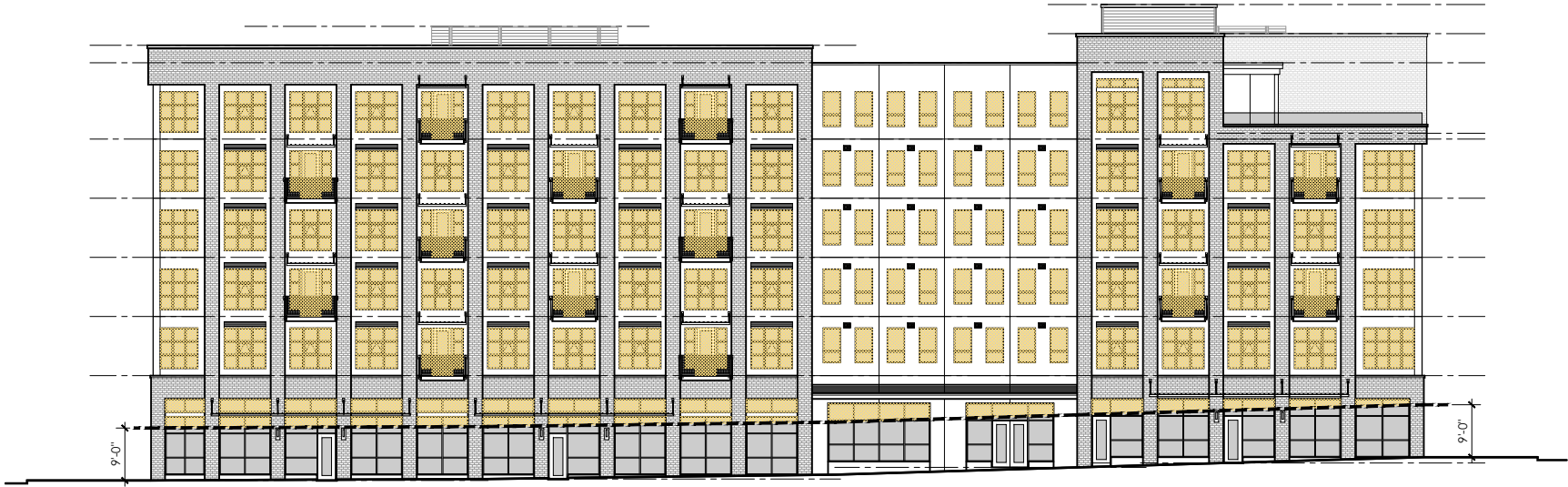
REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	14,252 SF
TOTAL WINDOW AREA	4,903 SF
% OF WINDOW AREA	34%



WEST ELEVATION ALONG SW BOND AVENUE

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	13,285 SF
TOTAL WINDOW AREA	5,011 SF
% OF WINDOW AREA	38%





ABOVE GROUND FLOOR WINDOWS (33.510.221)

THIS REGULATION APPLIES TO THE SOUTH WATERFRONT SUBDISTRICT, THE STANDARD IN SUBSECTION C. APPLIES TO THE PORTION OF A SITE WITHIN 200 FEET OF A STREETCAR ALIGNMENT. THE REGULATION ALSO APPLIES TO THE PORTION OF A SITE WITHIN 200 FEET OF A PROPOSED STREETCAR ALIGNMENT. THIS APPLIES TO SW BOND STREET ALONG THIS SITE.

REQUIREMENT:
WINDOWS MUST COVER AT LEAST 15 PERCENT OF THE AREA OF STREET-FACING FACADES ABOVE THE GROUND LEVEL WALL AREAS. THIS REQUIREMENT IS IN ADDITION TO ANY REQUIRED GROUND FLOOR WINDOWS. GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 10 FEET ABOVE THE FINISHED GRADE.

SOUTH ELEVATION ALONG SW ABERNETHY ST

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	13,483 SF
TOTAL WINDOW AREA	4,949 SF
% OF WINDOW AREA	37%



EAST ELEVATION ALONG SW RIVER PARKWAY

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	11,853 SF
TOTAL WINDOW AREA	4,139 SF
% OF WINDOW AREA	35%

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BICYCLE PARKING SUMMARY

Long and short term bicycle parking is provided per the table below.

All residential units below 700 sf will have (1) long-term bike space. Residential units above 700 sf will have (2) long-term bike spaces.

An amenity Bike Shop in the garage level provides additional long-term bike parking for residents, retail and office spaces. A modification is requested for this room to allow 18" spacing of bikes and maximize the quantity of bike storage.

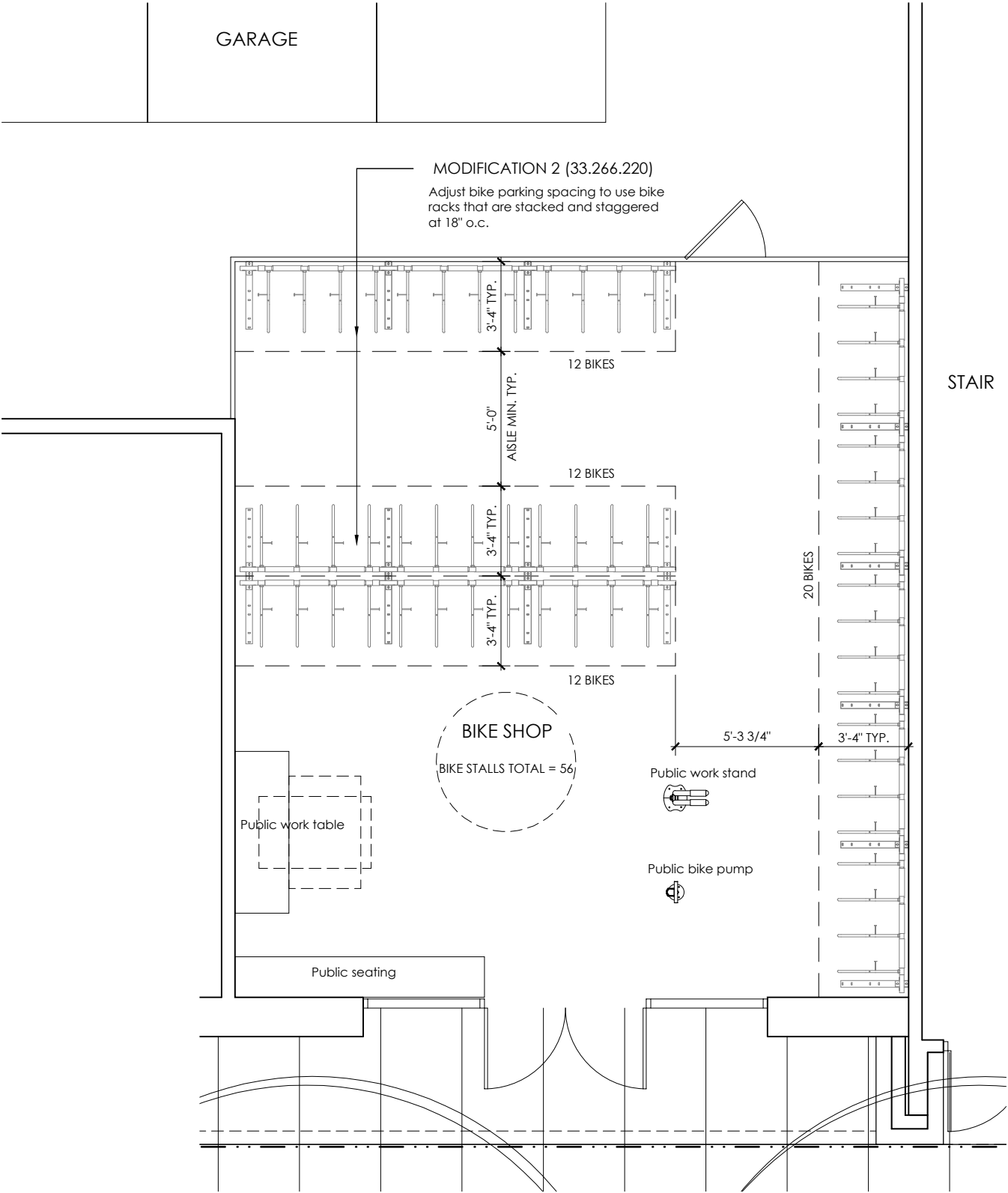
Short term bicycle parking spaces are provided outside the building.

BLOCK 42 - PARKING UNIT TABULATION			
	NUMBER OF UNITS	SPACES PROVIDED PER UNIT	SPACES PROVIDED
UNITS BELOW 700 SF	144	1	144
UNITS ABOVE 700 SF	71	2	143
TOTAL			287

PER CALCULATIONS ABOVE, NOT ALL UNITS IN THE PROJECT WILL INCLUDE BICYCLE PARKING.

BLOCK 42 - REQUIRED BICYCLE PARKING				
	PARKING RATIO	UNITS/ AREA	REQUIRED SPACES	SPACES PROVIDED
LONG TERM PARKING	RESIDENTIAL PARKING 1.5 SPACES PER UNIT	226 UNITS	339	287 IN UNITS
				52 IN GARAGE
	RETAIL PARKING 2 OR 1 SPACES PER 12,000 NET SF	8,482 SF NET AREA	2	2 IN GARAGE
	OFFICE PARKING 2 OR 1 SPACES PER 10,000 NET SF	1,000 SF NET AREA	2	2 IN GARAGE
		TOTAL	343	343
SHORT TERM PARKING	RESIDENTIAL PARKING 2 OR 1 SPACE PER 20 UNITS	226 UNITS	11.3	12
	RETAIL PARKING 2 OR 1 SPACES PER 5,000 NET SF	8,482 SF NET AREA	2	2
	OFFICE PARKING 2 OR 1 SPACES PER 40,000 NET SF	1,000 SF NET AREA	2	2
		TOTAL	15.3	16 IN STREET

REFER TO LANDSCAPE PLANS FOR LOCATION OF SHORT TERM BICYCLE PARKING SPACES



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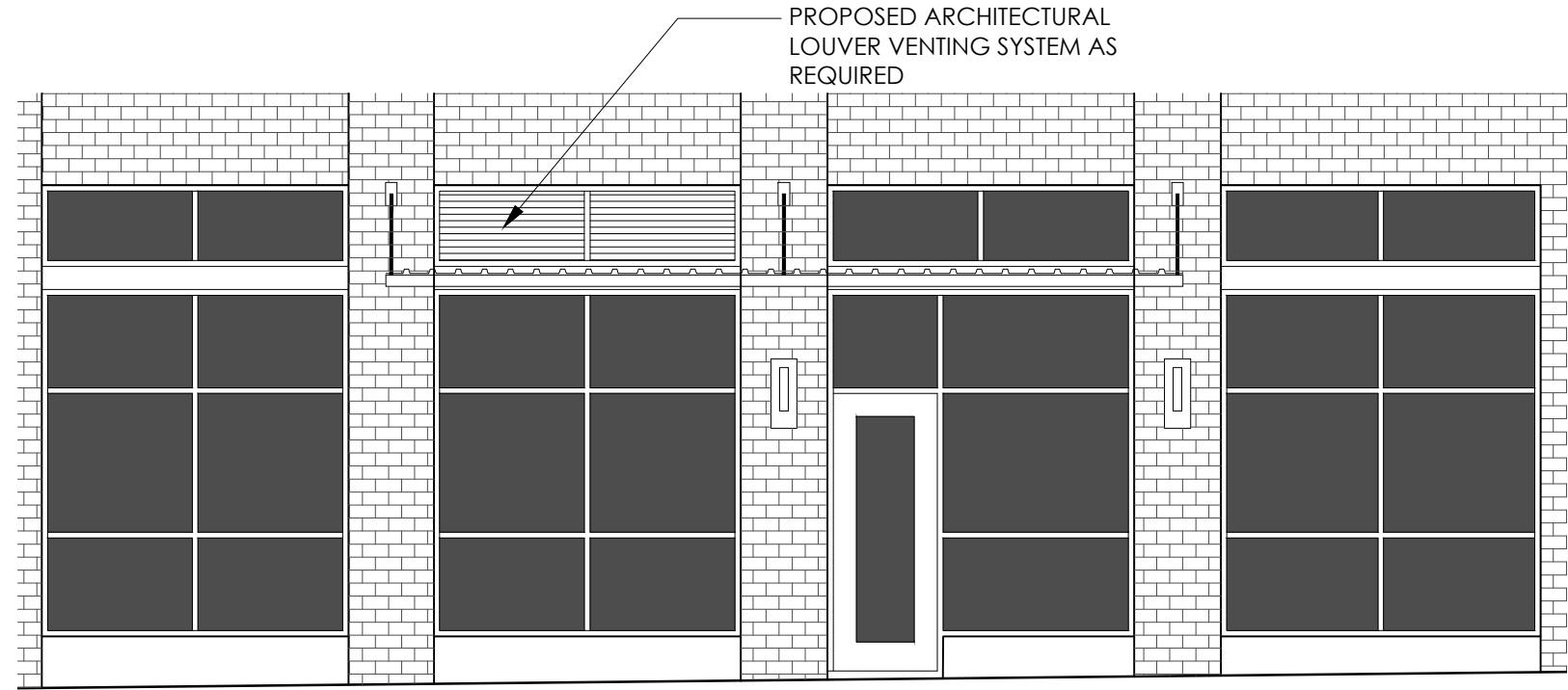
NEIGHBORHOOD REFERENCE IMAGE



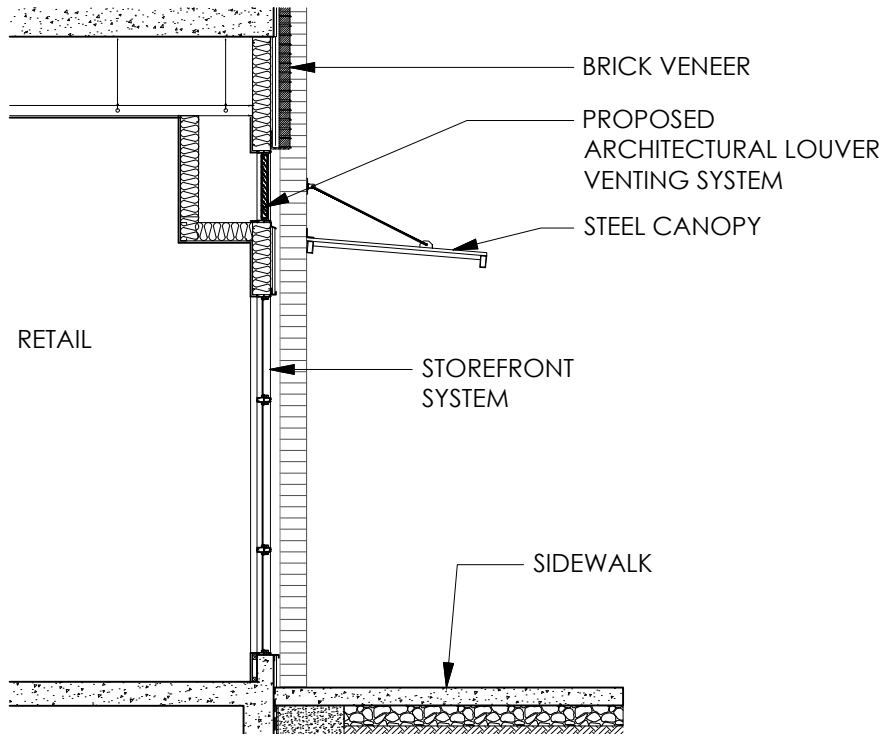
NEIGHBORHOOD REFERENCE IMAGE



NEIGHBORHOOD REFERENCE IMAGE



01 RETAIL VENTING STRATEGY ELEVATION



02 RETAIL VENTING STRATEGY SECTION