

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

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VOLUME 1 - CITY BLOCKS - LANDSCAPE, CIVIL, AND GENERAL

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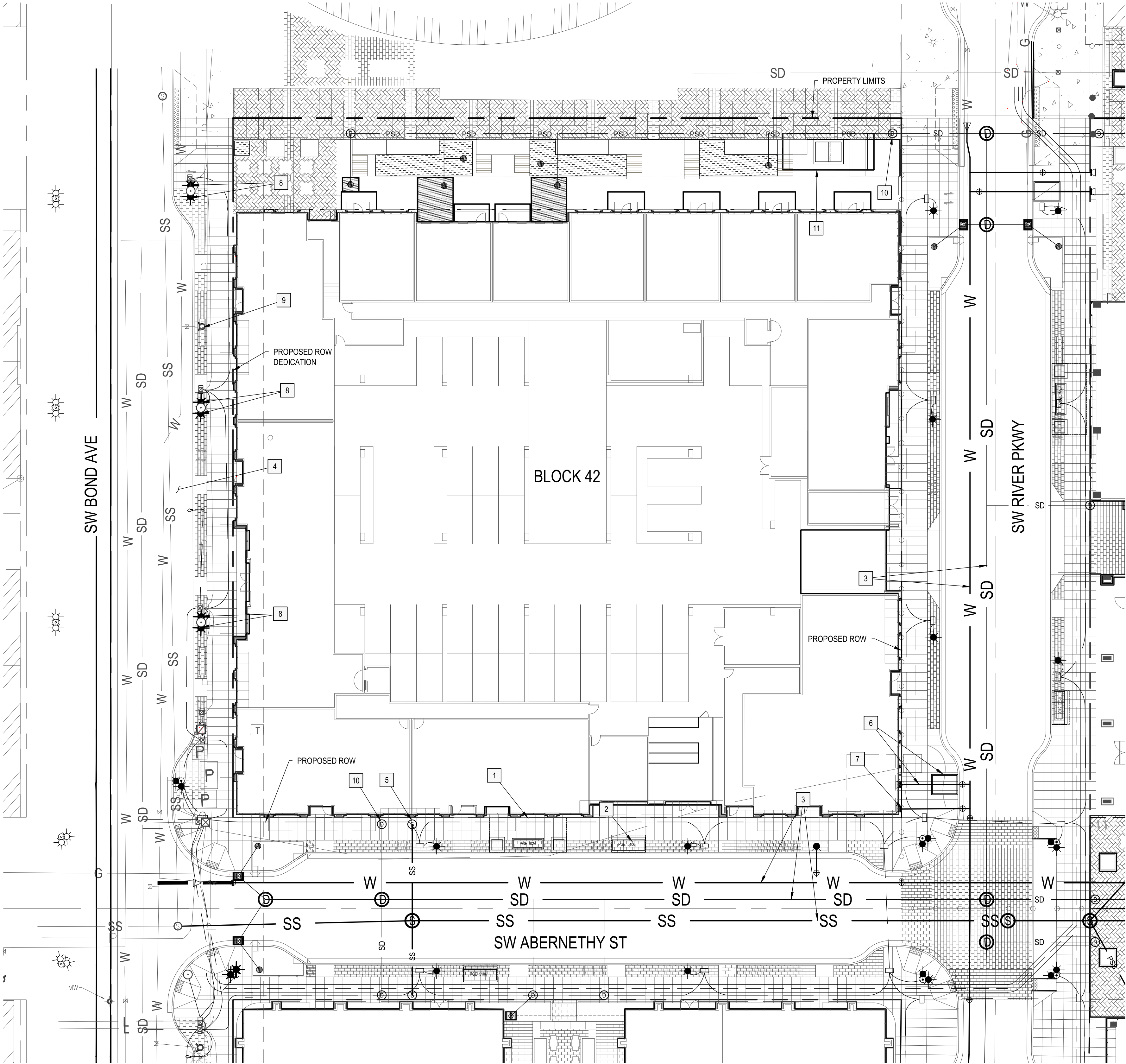
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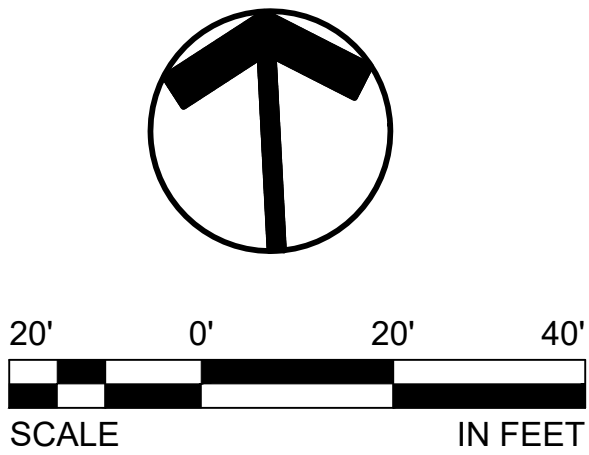


UTILITY NOTES

- 1 INSTALL NEW 1024 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 2 INSTALL NEW 5106 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 3 PROPOSED PUBLIC WORKS UTILITIES UNDER SEPARATE PUBLIC WORKS PERMIT.
- 4 PROPOSED BOND IMPROVEMENTS UNDER SEPARATE PUBLIC WORKS PERMIT.
- 5 INSTALL SEWER LATERAL FOR BUILDING SERVICE.
- 6 INSTALL 687 VAULT FOR METER AND WATER SERVICE TO BUILDING.
- 7 INSTALL 8" FIRE SERVICE FOR BUILDING.
- 8 INSTALL NEW LIGHTS ON EXISTING CATENARY POLE.
- 9 EXISTING HYDRANT TO REMAIN.
- 10 INSTALL STORM LATERAL FOR BUILDING SERVICE.
- 11 INSTALL NEW 1024 PGE VAULT (BUILDING TRANSFORMER). COORDINATE WITH PGE.

LEGEND

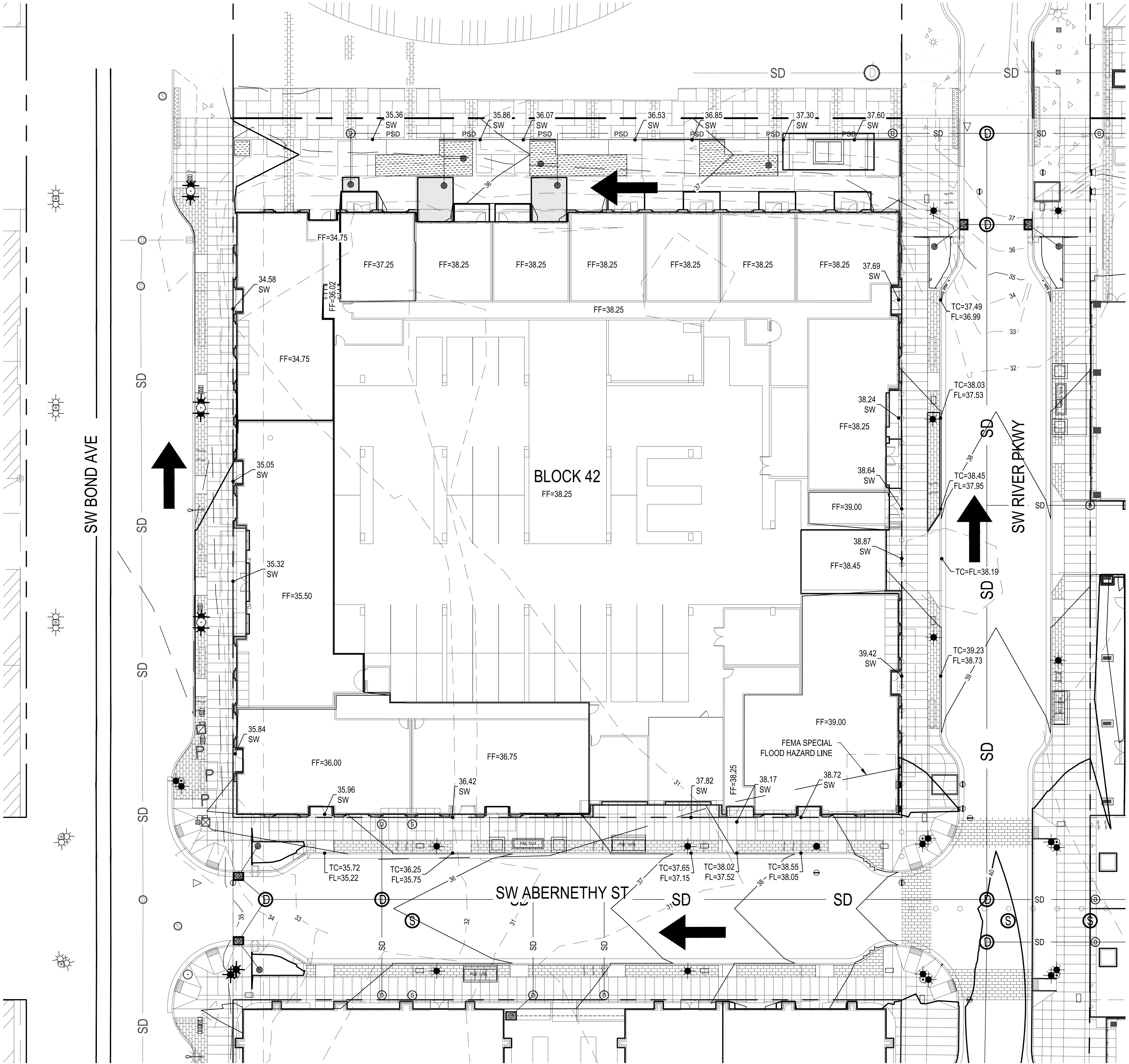
PUBLIC WATER LINE	W
PUBLIC SANITARY SEWER	SS
PUBLIC STORM DRAIN	SD
PRIVATE SEWER LINE	PSS
PRIVATE STORM LINE	PSD
FRANCHISE UTILITY CONDUIT	
FRANCHISE UTILITY VAULTS	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
STORMWATER PLANTER (ROOF TREATMENT)	
STORMWATER PLANTER (AT GRADE TREATMENT)	
SWALE	
CONVEYANCE CHANNEL	



XREF LIST
Ltscale: 40
Resolved
C19050X002
C19050X230
C19050X600
S19050X190
C19050X430
C19050X101
L19050X230
O19050X440

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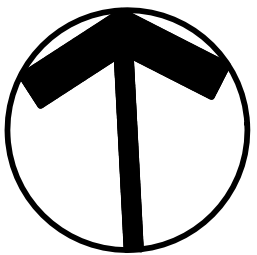
GRADING LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED STORM LINE
- PROPOSED PRIVATE STORM LINE
- DRAINAGE FLOW DIRECTION
- PROPOSED FF ELEVATION
- SPOT ELEVATION
- STORMWATER PLANTER (ROOF TREATMENT)
- STORMWATER PLANTER (AT GRADE TREATMENT)
- SWALE

NOTE: ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.

SPOT ELEV ABBREVIATIONS

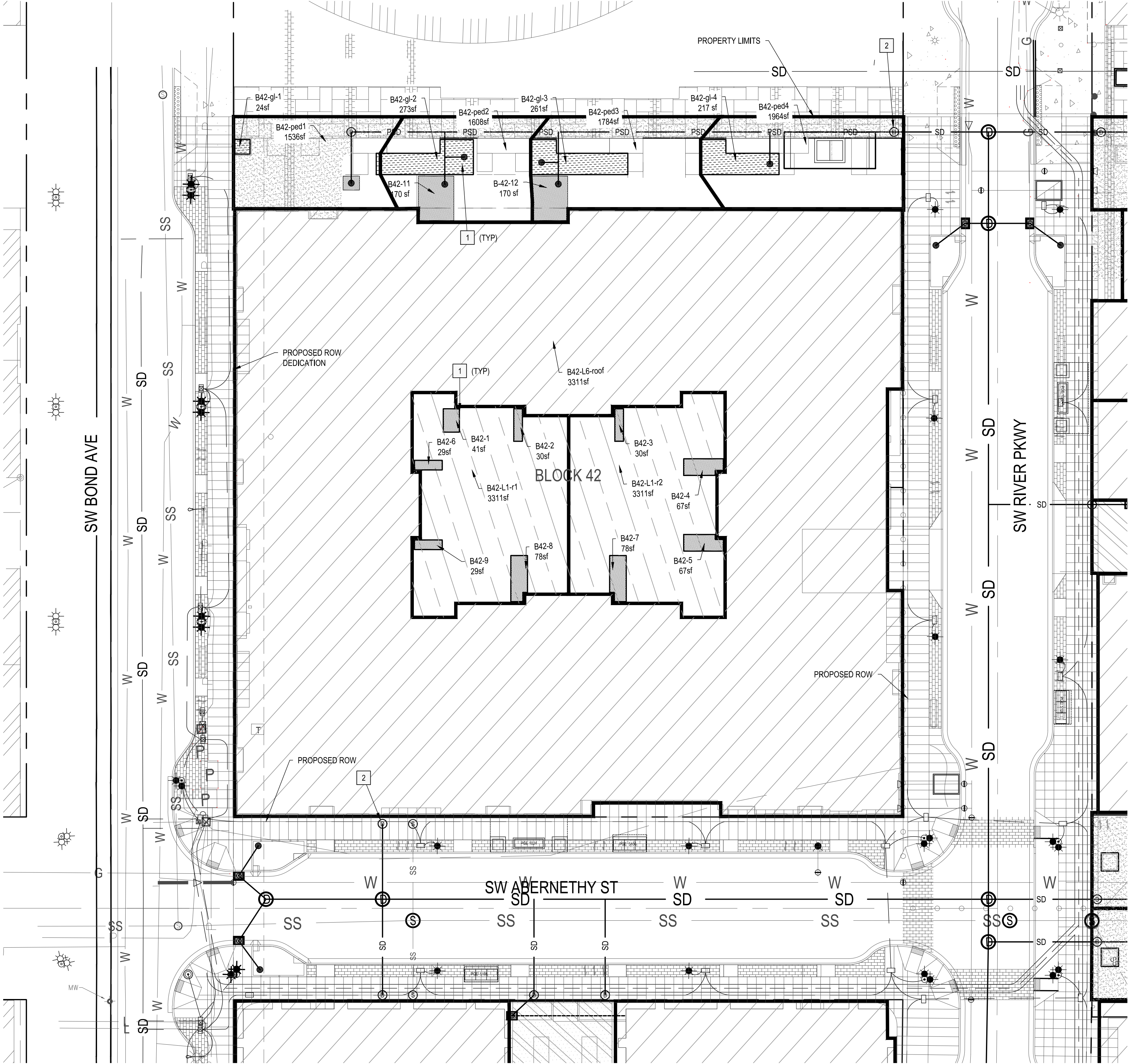
- SW SIDEWALK / PATH
- FL FLOW LINE
- TC TOP OF CURB



20' 0' 20' 40'
SCALE IN FEET

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STORMWATER NOTES

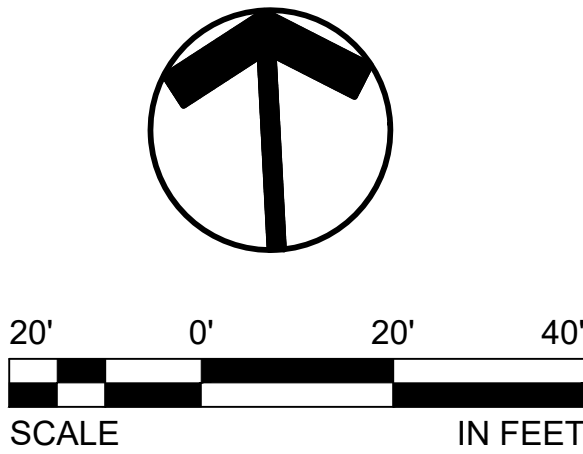
- 1 PROPOSED PRIVATE STORMWATER PLANTER.
- 2 PROPOSED STORMWATER LATERAL CONNECTION.

STORMWATER NARRATIVE

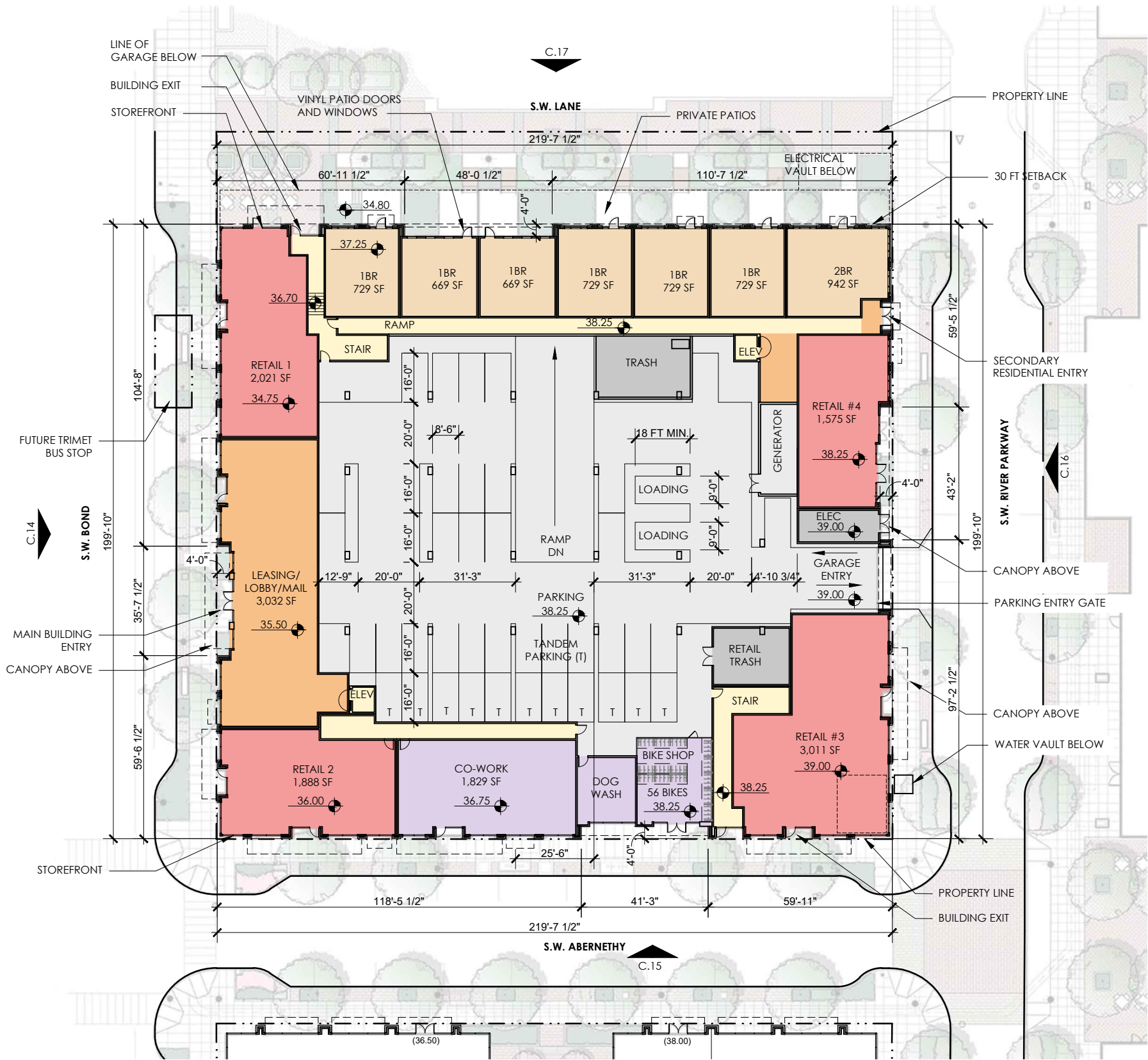
THE PROPOSED STORMWATER MANAGEMENT SYSTEM, DESIGNED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL AND SEWER AND DRAINAGE FACILITIES DESIGN MANUAL, WILL INCLUDE LOW IMPACT DEVELOPMENT (LID) PLANTERS AND STORMFILTER MANUFACTURED TREATMENT FOR WATER QUALITY TREATMENT. A PIPED CONVEYANCE SYSTEM WILL CONNECT TO AN EXISTING STORM SEWER IMMEDIATELY SOUTH OF SW LOWELL STREET. LID LINED PLANTERS WERE SIZED USING THE CITY'S PRESUMPTIVE APPROACH CALCULATOR (PAC) TOOL MEET POLLUTION REDUCTION REQUIREMENTS BY FILTERING STORM WATER THROUGH THE TOPSOIL MIX SPECIFIED BY BES. THE PROPOSED IMPROVEMENTS MEET THE CRITERIA FOR EXEMPTION FROM FLOW CONTROL RUNOFF, PER SECTION 1.3.4 OF THE STORMWATER MANAGEMENT MANUAL, AS THE STORM LINE DISCHARGES DIRECTLY TO THE WILLAMETTE RIVER THROUGH THE EXISTING SW LOWELL STREET OUTFALL. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN SIZED TO CONVEY AND CONTAIN THE 10-YEAR, 5-MINUTE EVENT WITHOUT SURCHARGING AND THE 25-YEAR, 5-MINUTE STORM EVENT WITH AT LEAST 6 INCHES OF FREEBOARD.

LEGEND

- BUILDING IMPERVIOUS AREA (TO STORMFILTER)
- BUILDING ROOF IMPERVIOUS AREA (TO PLANTER)
- PRIVATE STORMWATER PLANTER (ROOF TREATMENT)
- PED PATH IMPERVIOUS AREA (TO AT GRADE TREATMENT)
- COURTYARD IMPERVIOUS AREA (TO PLANTER)
- STORMWATER PLANTER (AT GRADE TREATMENT)



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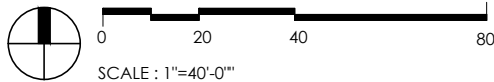


LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	7
PARKING STALLS	39
COMMERCIAL SF	8,495 SF
LOBBY + LEASING SF	3,032 SF
AMENITY	3,074 SF

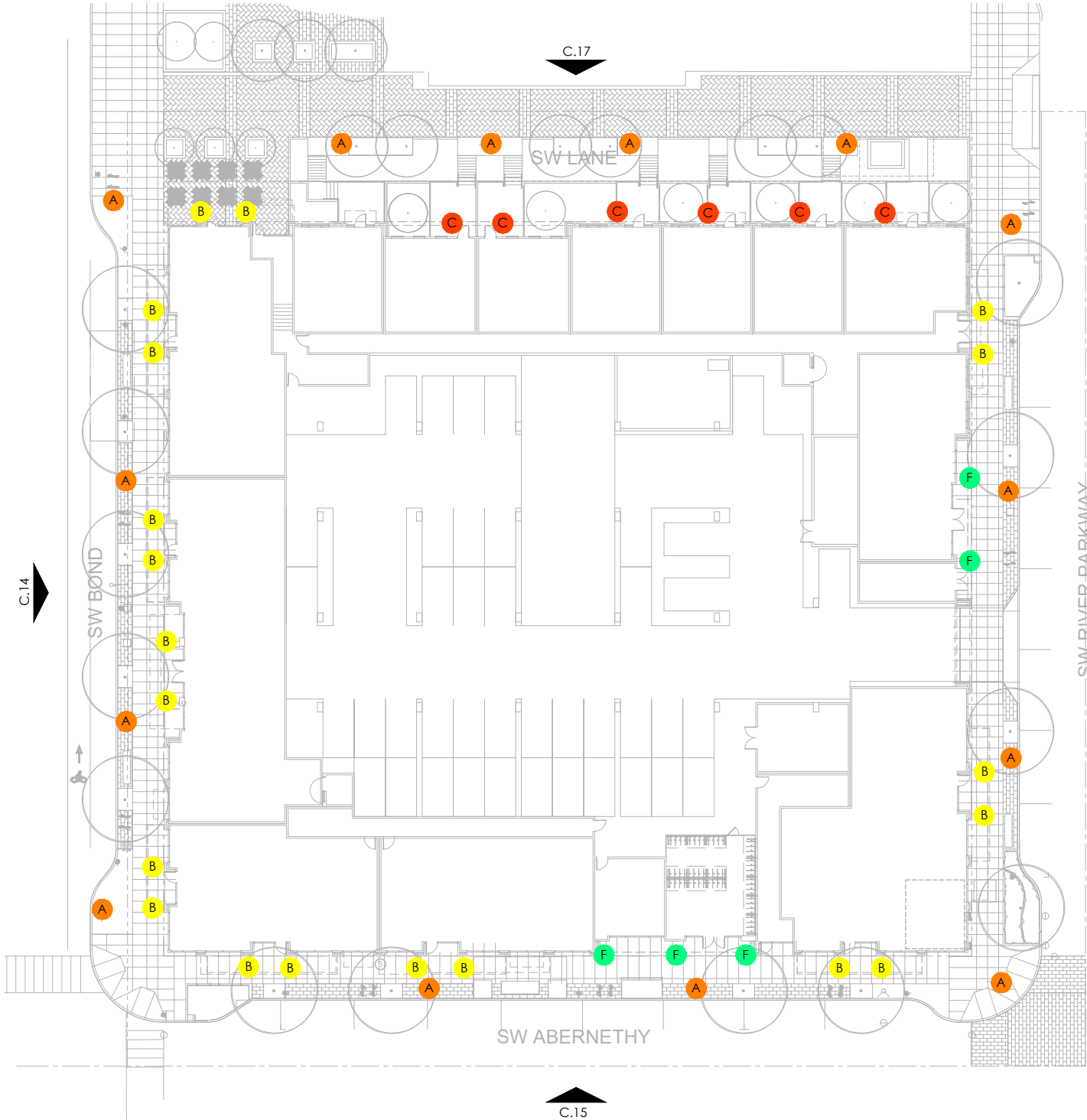
BUILDING SUMMARY	
TOTAL UNITS	226

BLOCK 42 - GARAGE PARKING	
REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 226 UNITS)	385 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	190 SPACES

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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A LANDSCAPE LIGHT



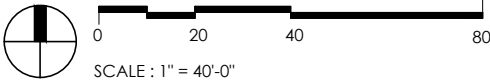
B ENTRY WALL SCONCE



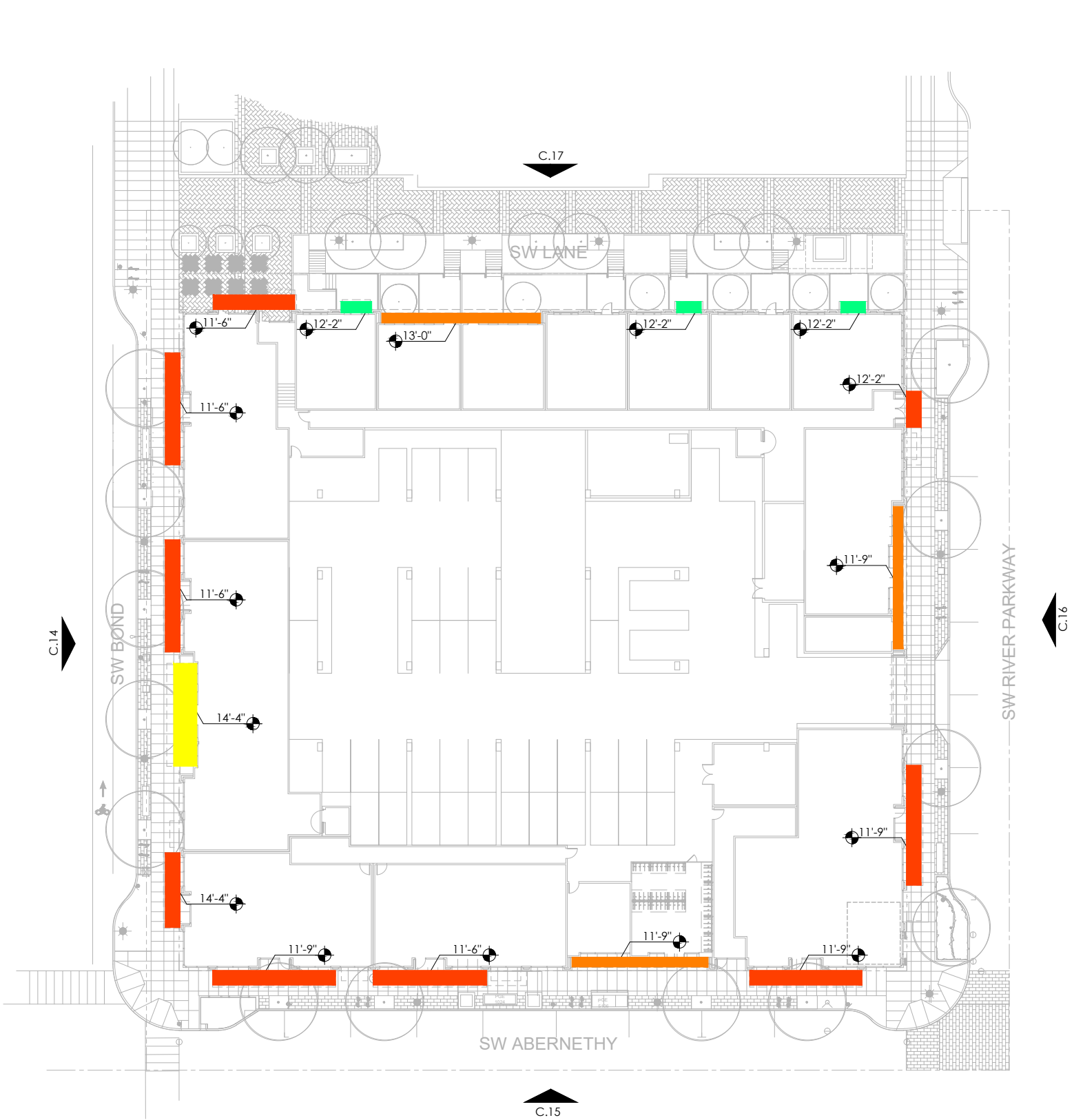
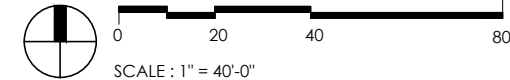
C WALL SCONCE



F DOWN LIGHT



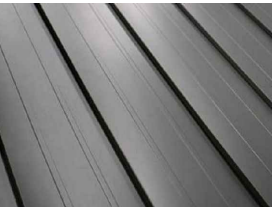
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NOTES:

 39'-0" HEIGHT OF CANOPY FROM SIDEWALK

 3' FRAMED ROOF
AWNING WITH
STANDING SEAM
METAL ROOF



 8' GLASS CANOPY



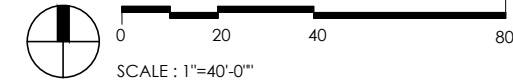
 3' STEEL CANOPY



 5' STEEL CANOPY



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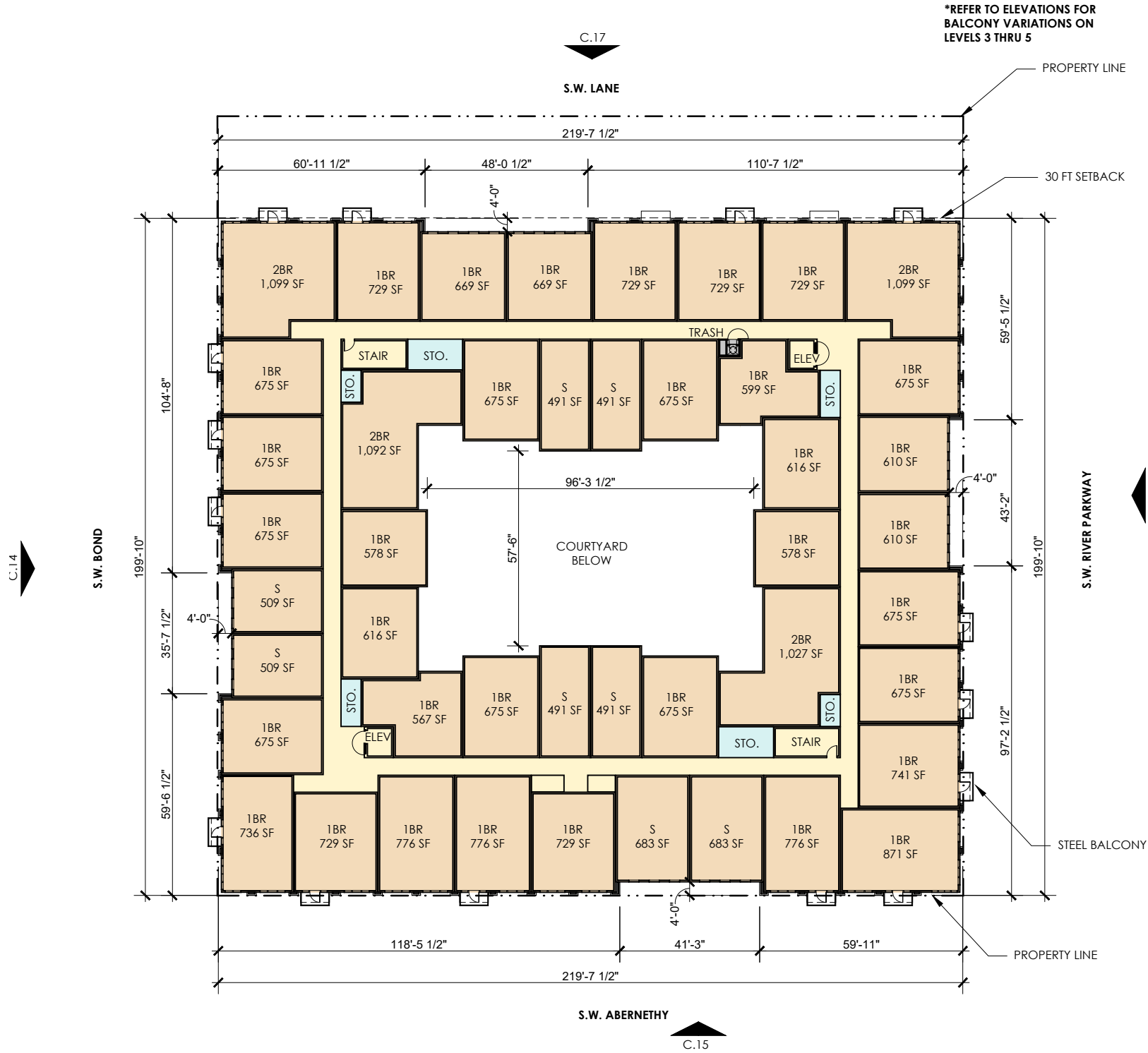
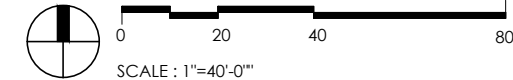


LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	42
AMENITY	1,519 SF

BUILDING SUMMARY	
TOTAL UNITS	226

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LEVEL SUMMARY

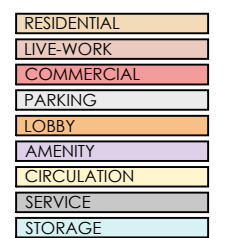
TOTAL UNITS ON FLOOR 45

BUILDING SUMMARY

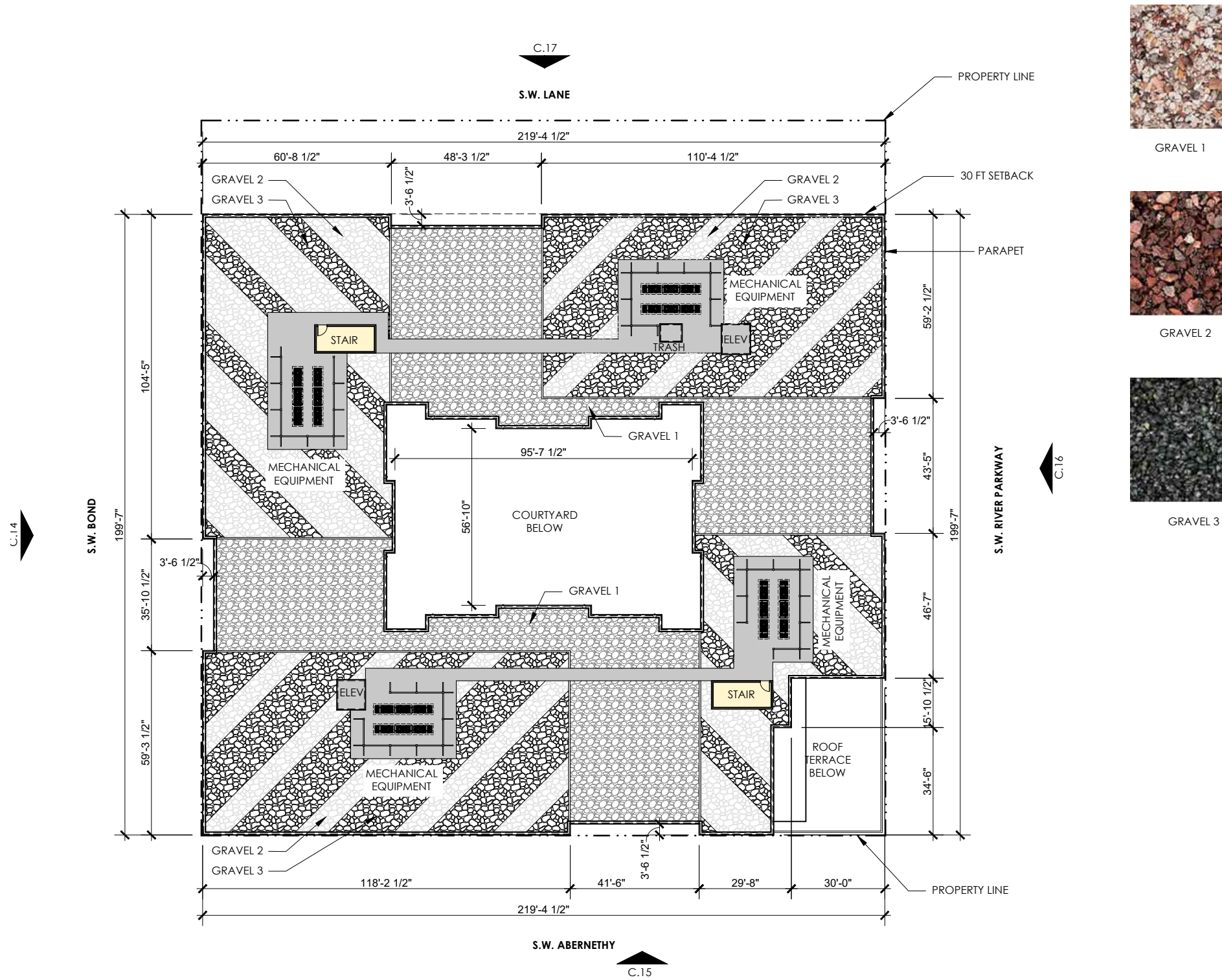
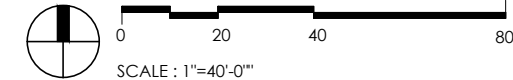
TOTAL UNITS 226

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L03-5 FLOOR PLAN - BLOCK 42



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GRAVEL 1



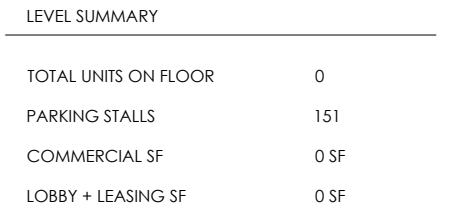
GRAVEL 2



GRAVEL 3

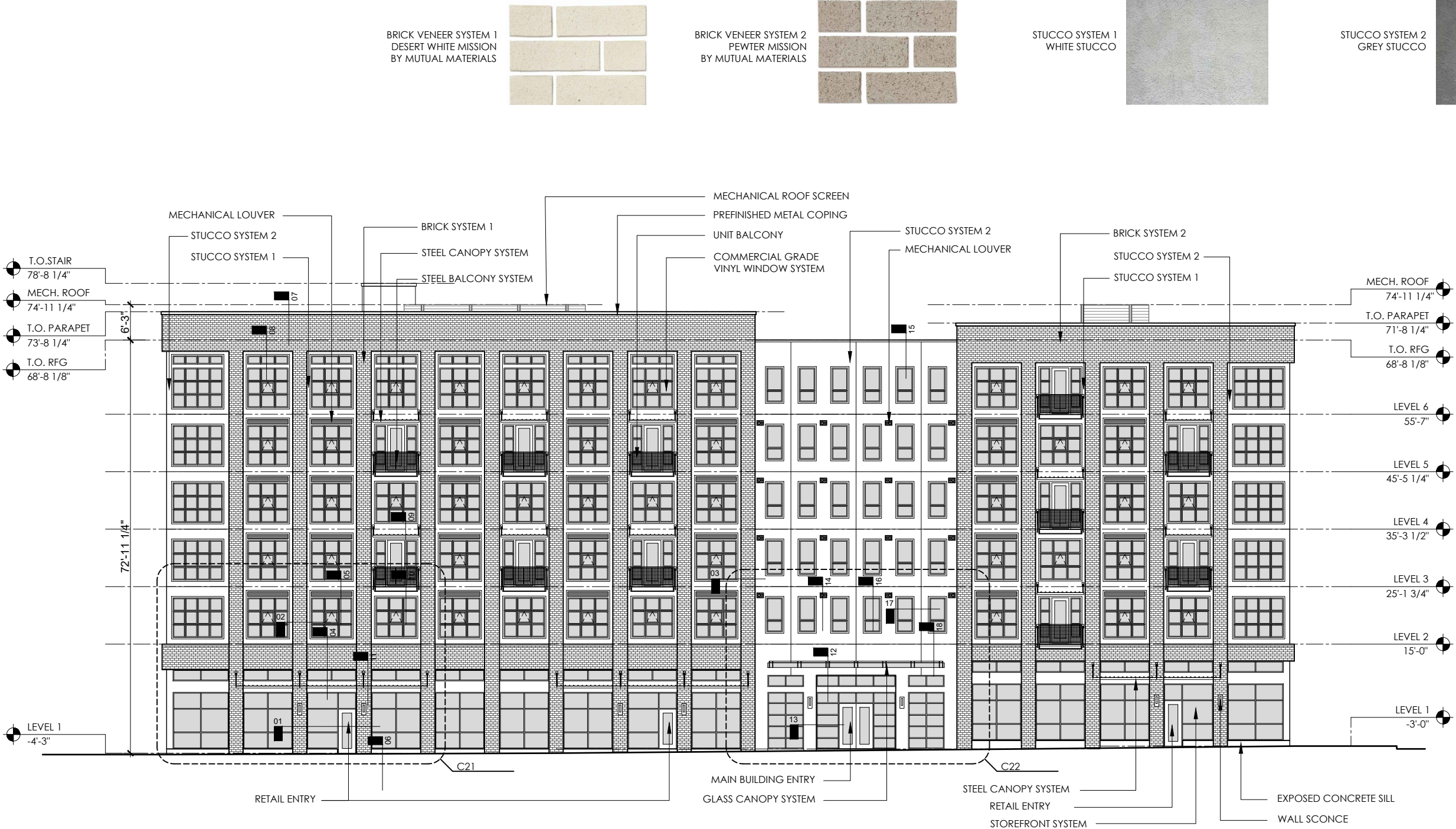
LEVEL SUMMARY	
ROOF LEVEL	34,795 SF

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LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

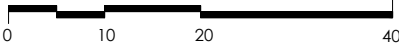


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COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

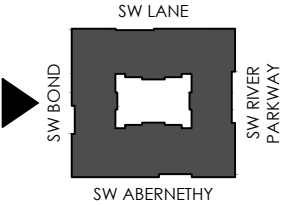




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SCALE : 1"=20'-0"



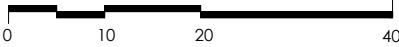
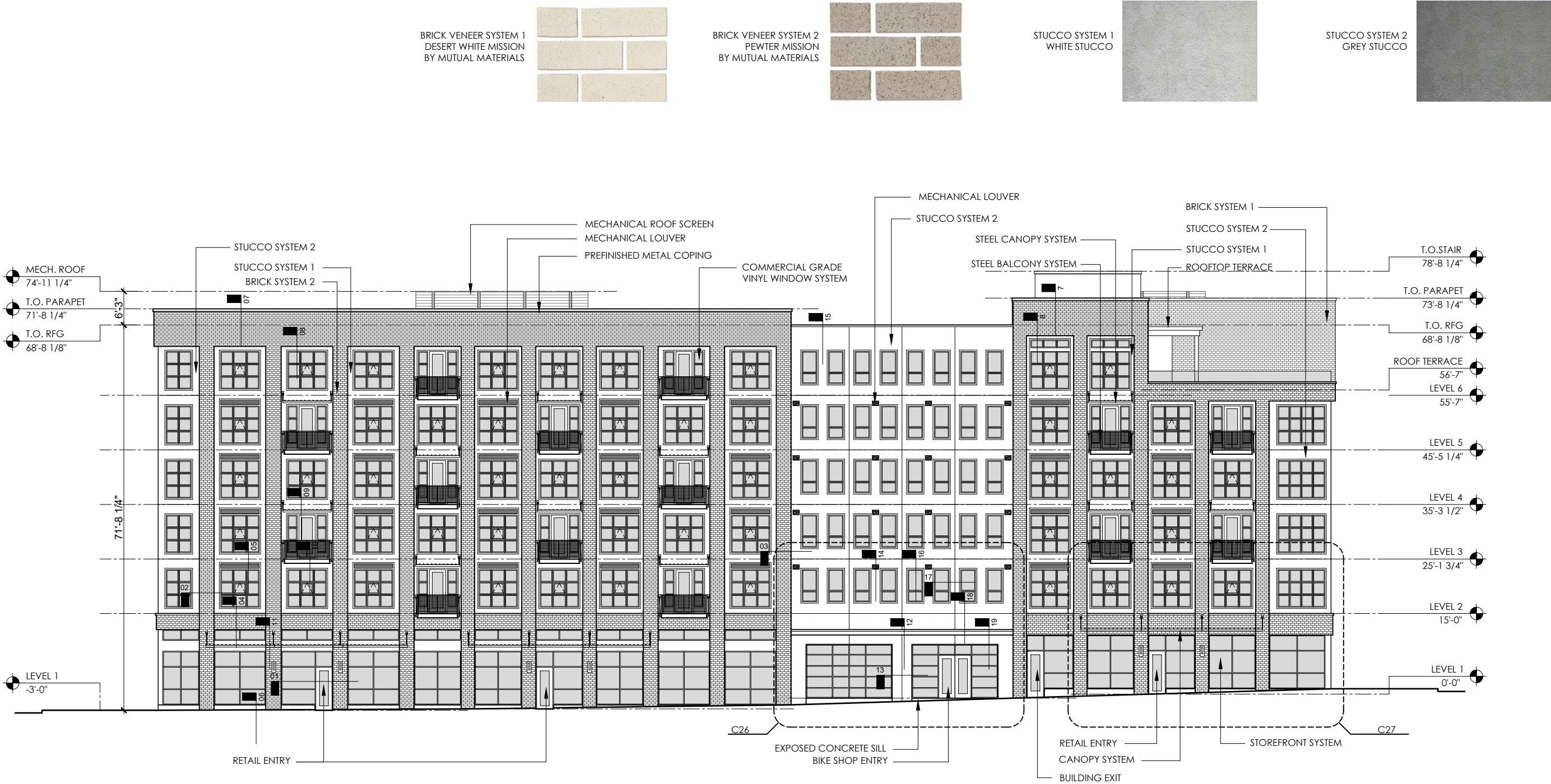
ALONG SW BOND AVENUE

BLOCK 42 - WEST ELEVATION

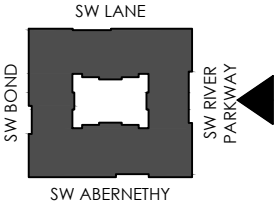
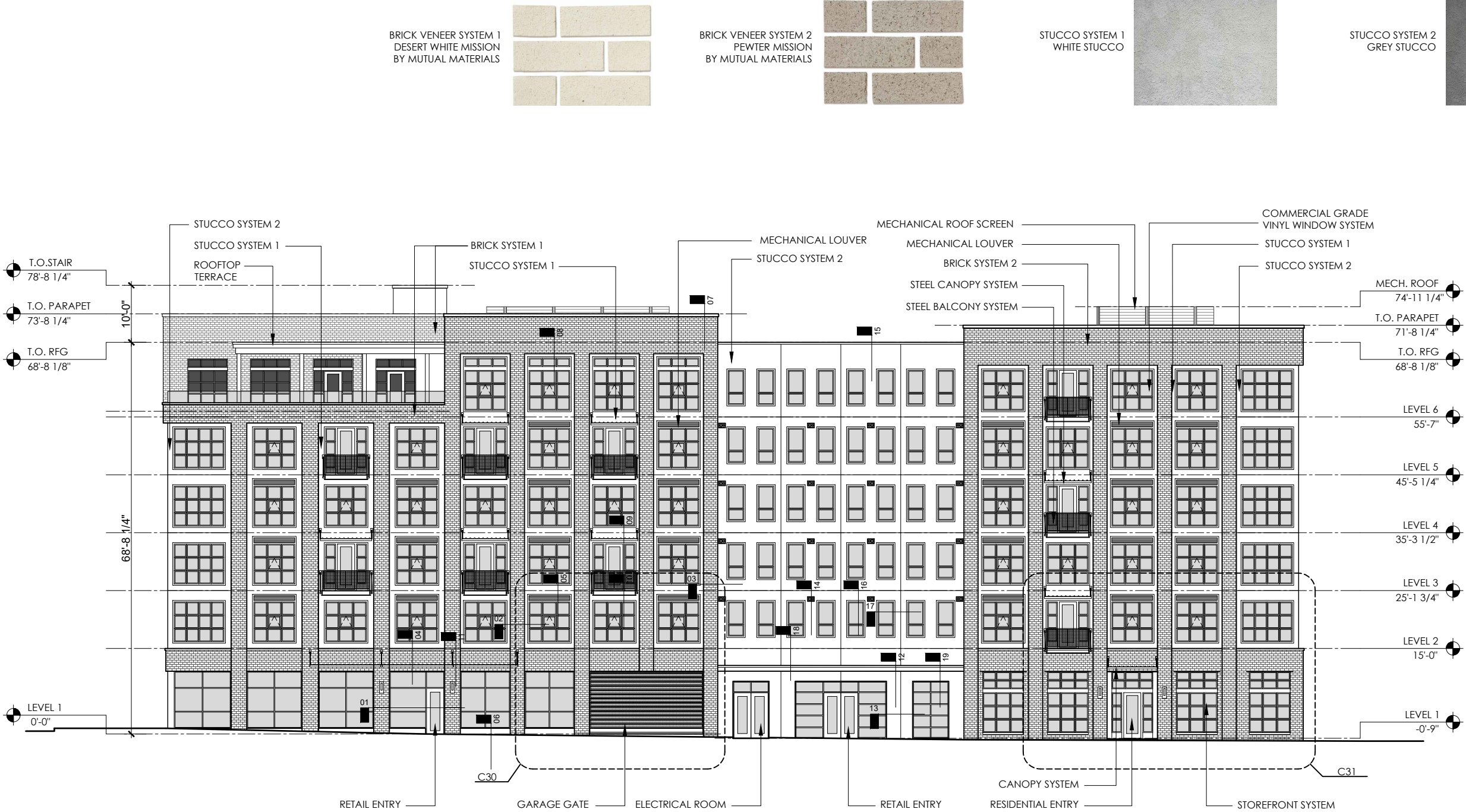
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.14

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SCALE : 1"=20'-0"



ALONG SW RIVER PKWY

BLOCK 42 - EAST ELEVATION

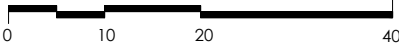
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.16

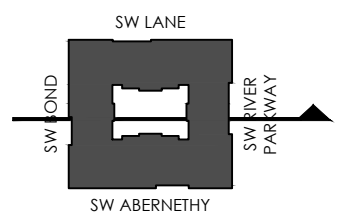
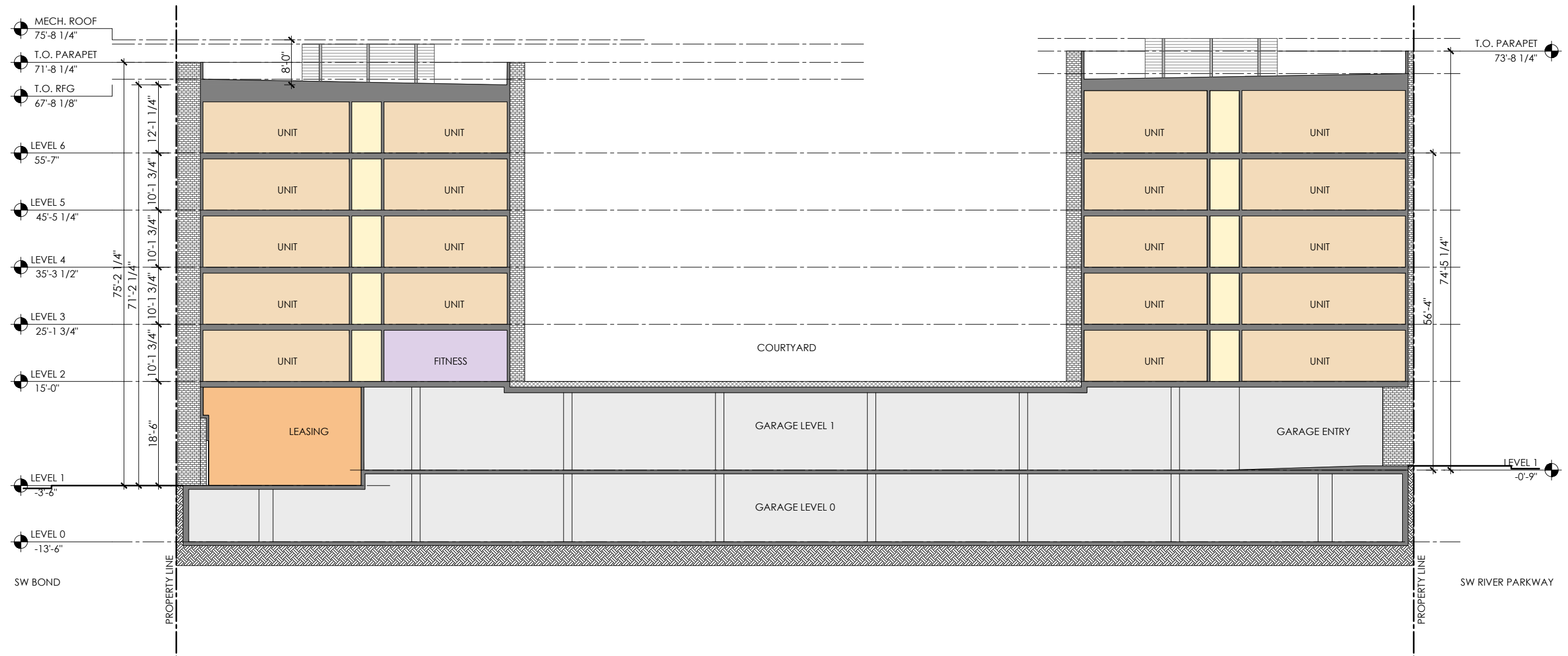


SCALE : 1"=20'-0"

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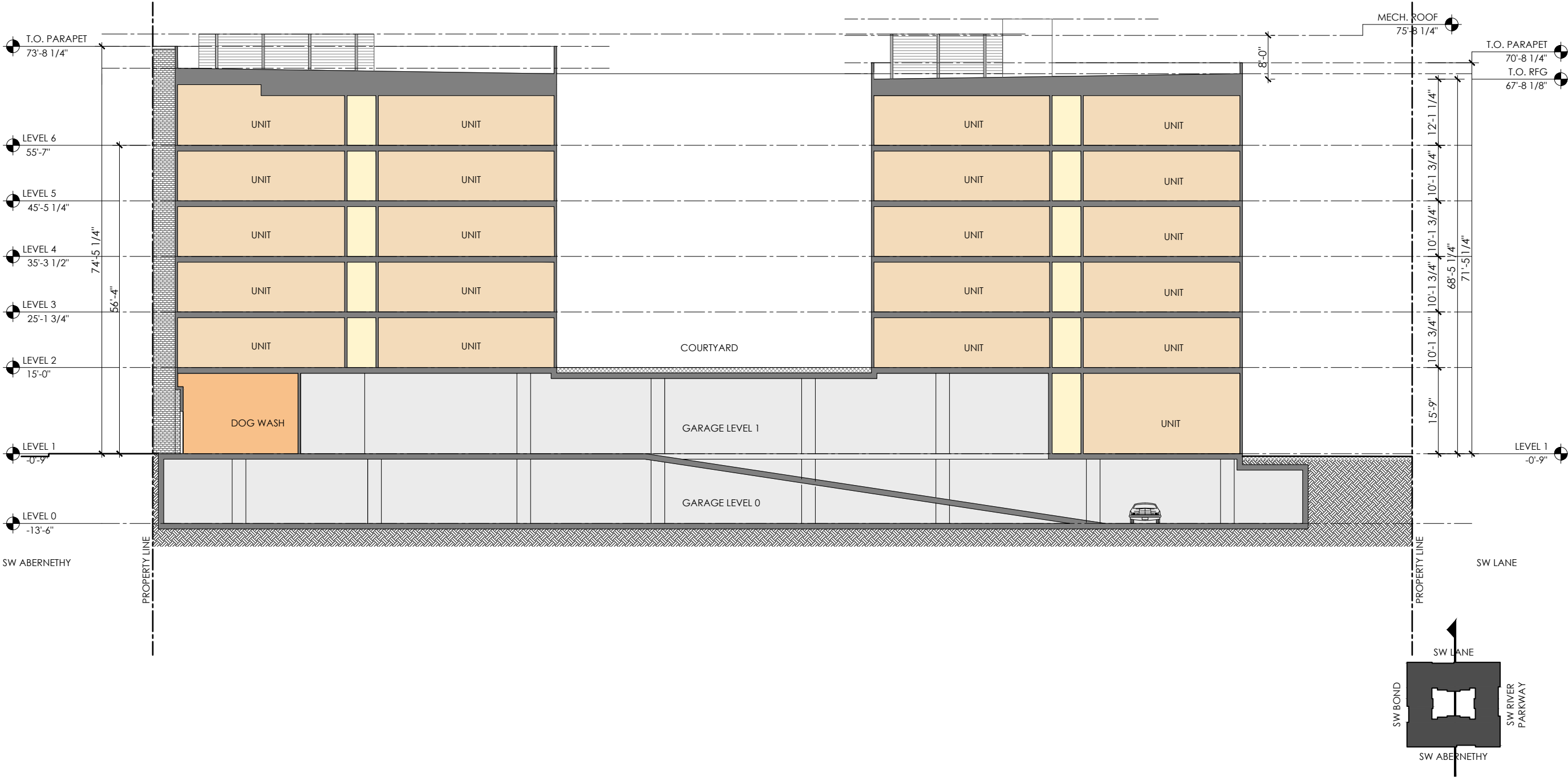
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0 10 20 40
SCALE : 1"=20'-0"

BLOCK 42 - W-E BUILDING SECTION
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT C.18

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BLOCK 42 - N-S BUILDING SECTION

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EXHIBIT C.19



EXHIBIT C.20

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ALONG SW BOND AVENUE

BLOCK 42 - ENLARGED WEST ELEVATION

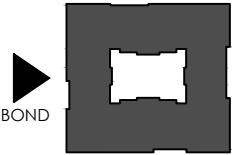
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.21

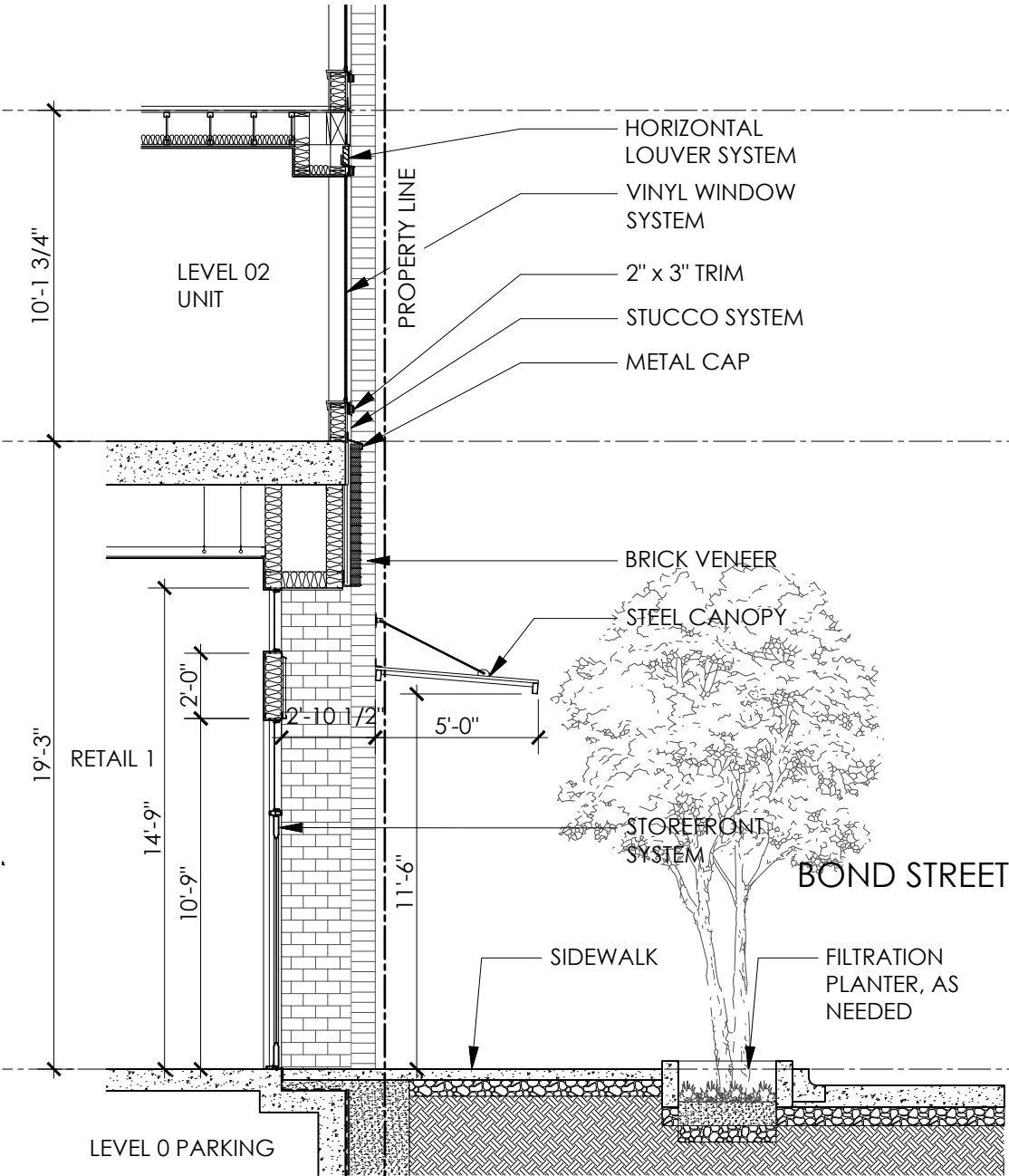
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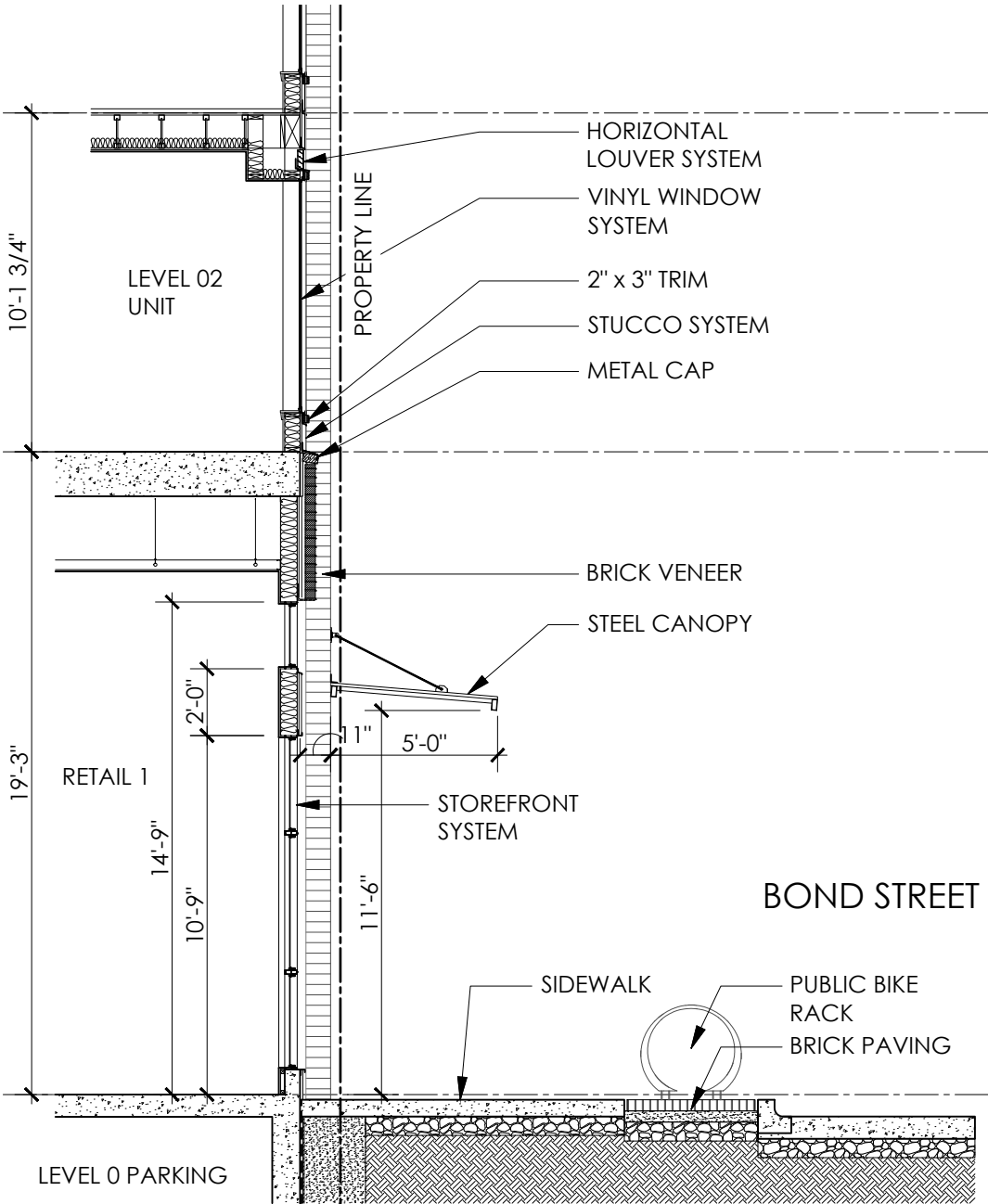
ALONG SW BOND AVENUE
BLOCK 42 - ENLARGED WEST ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.22



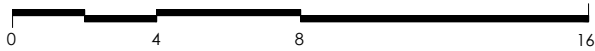
ELEVATION SECTION LEGEND



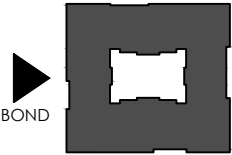
01 ENTRY @ RETAIL 1



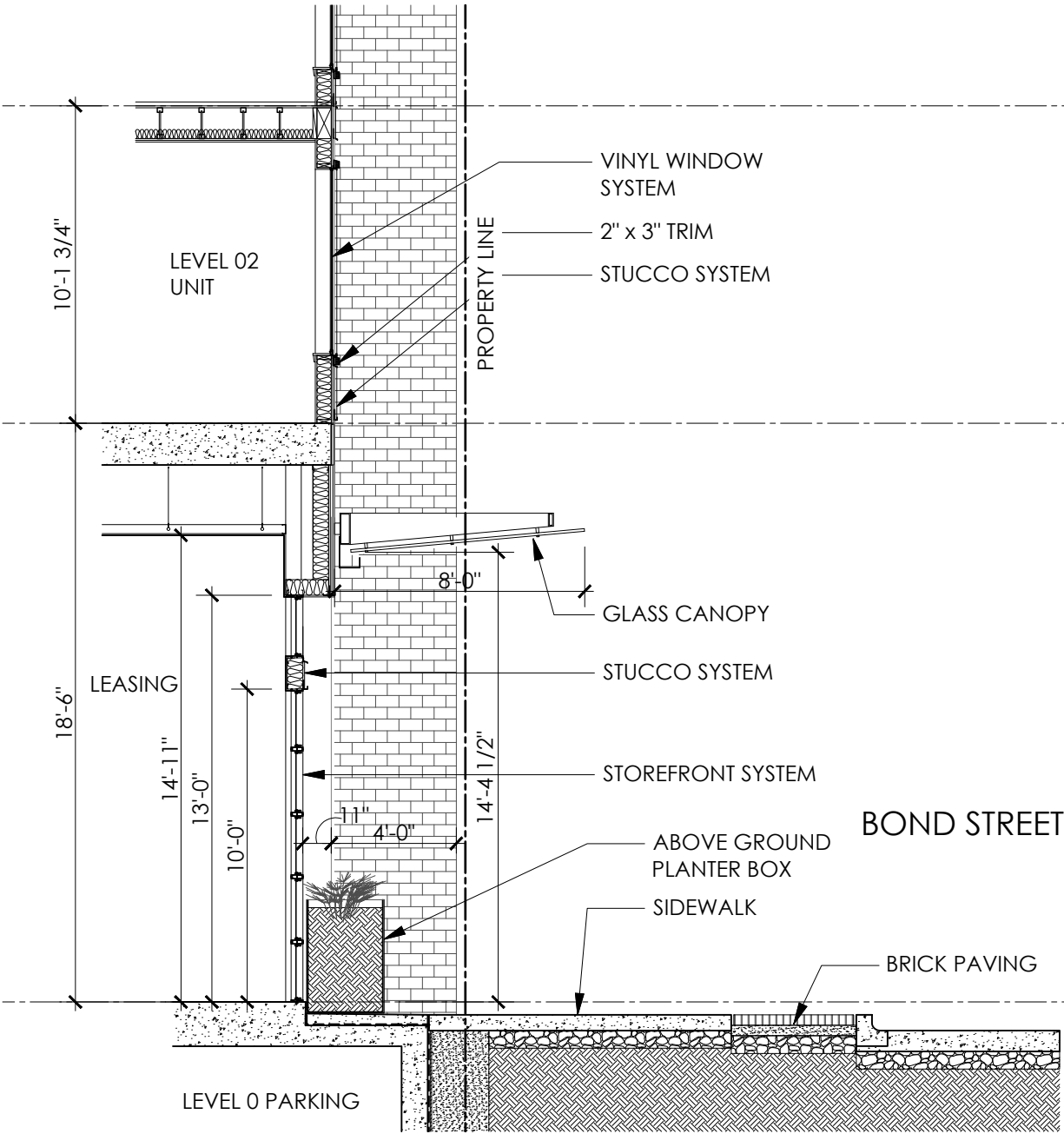
02 STOREFRONT @ RETAIL 1



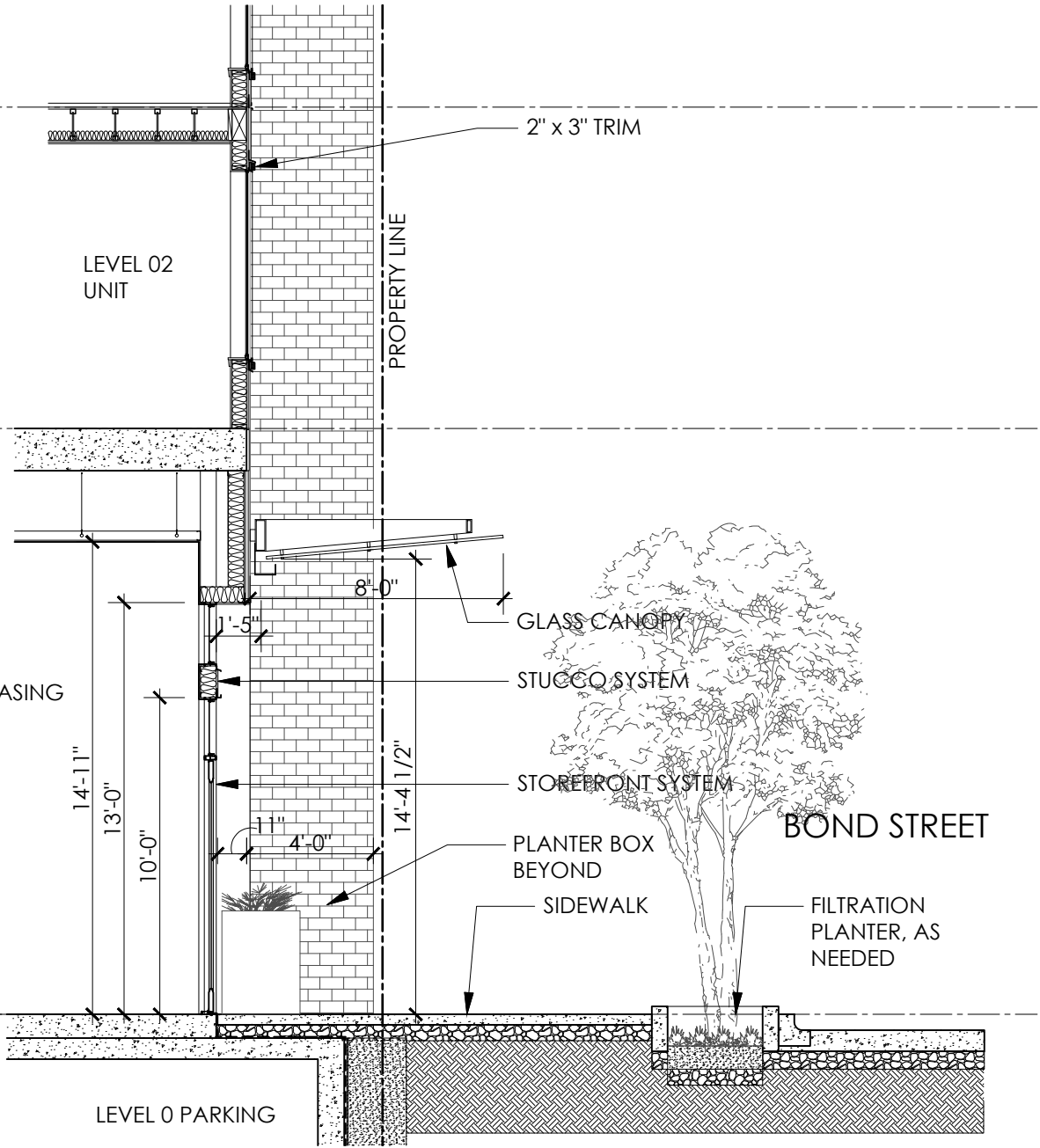
SCALE : 3/16"=1'-0"



ELEVATION SECTION LEGEND



03 STOREFRONT @ LEASING



04 ENTRY @ LEASING



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

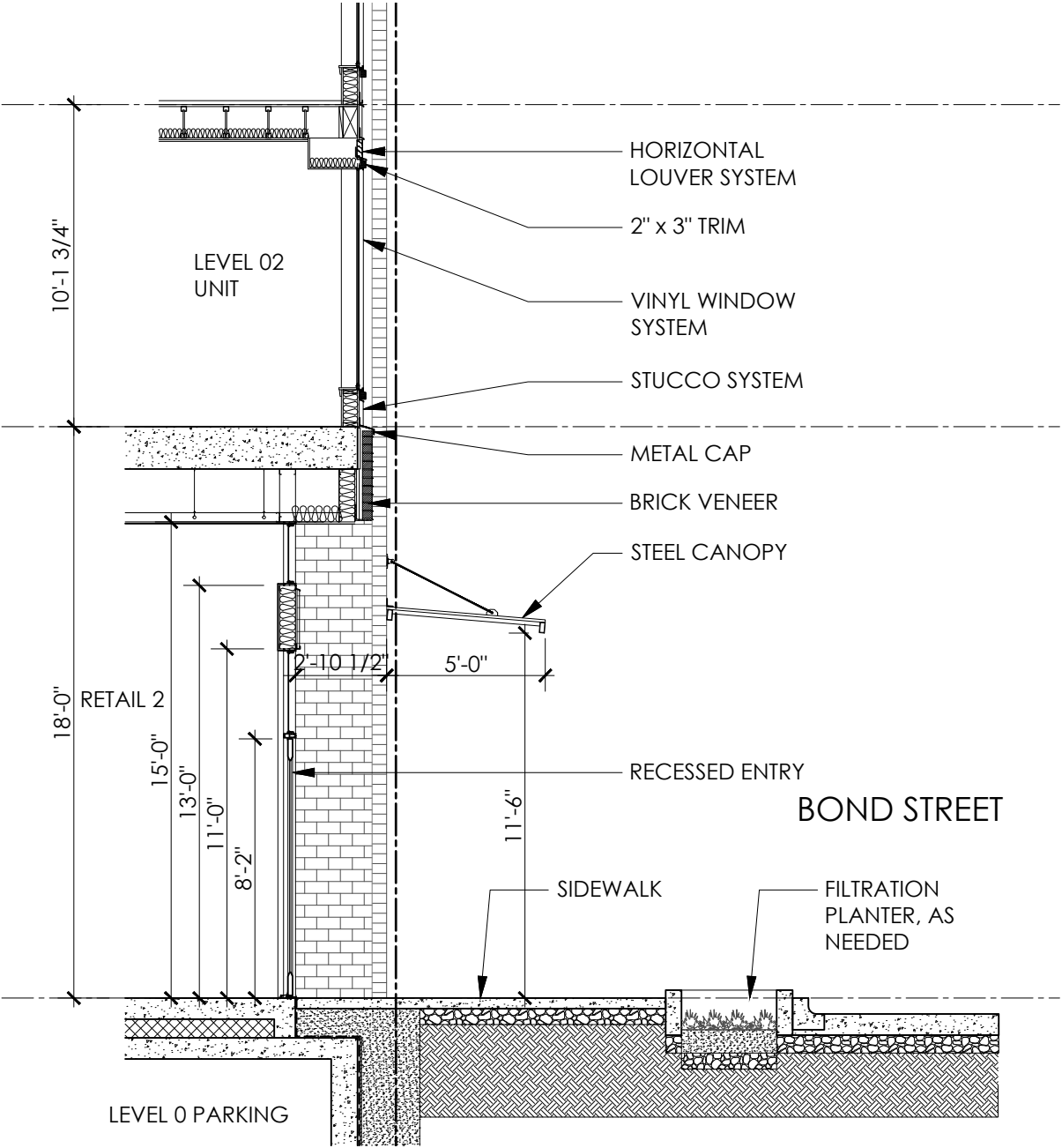
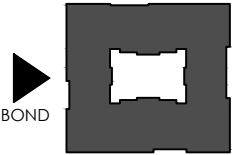
BLOCK 42 - SW BOND STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

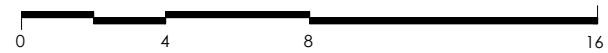
EXHIBIT C.24



ELEVATION SECTION LEGEND



05 ENTRY @ RETAIL 2



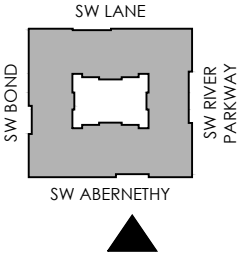
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BLOCK 42 - SW BOND STREET SECTIONS

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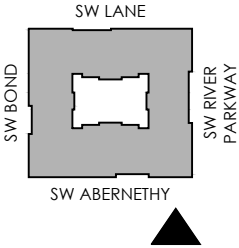
EXHIBIT C.25

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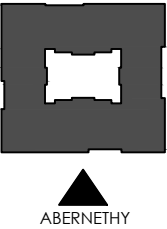


ALONG SW ABERNETHY STREET
BLOCK 42 - ENLARGED SOUTH ELEVATION
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EXHIBIT C.26

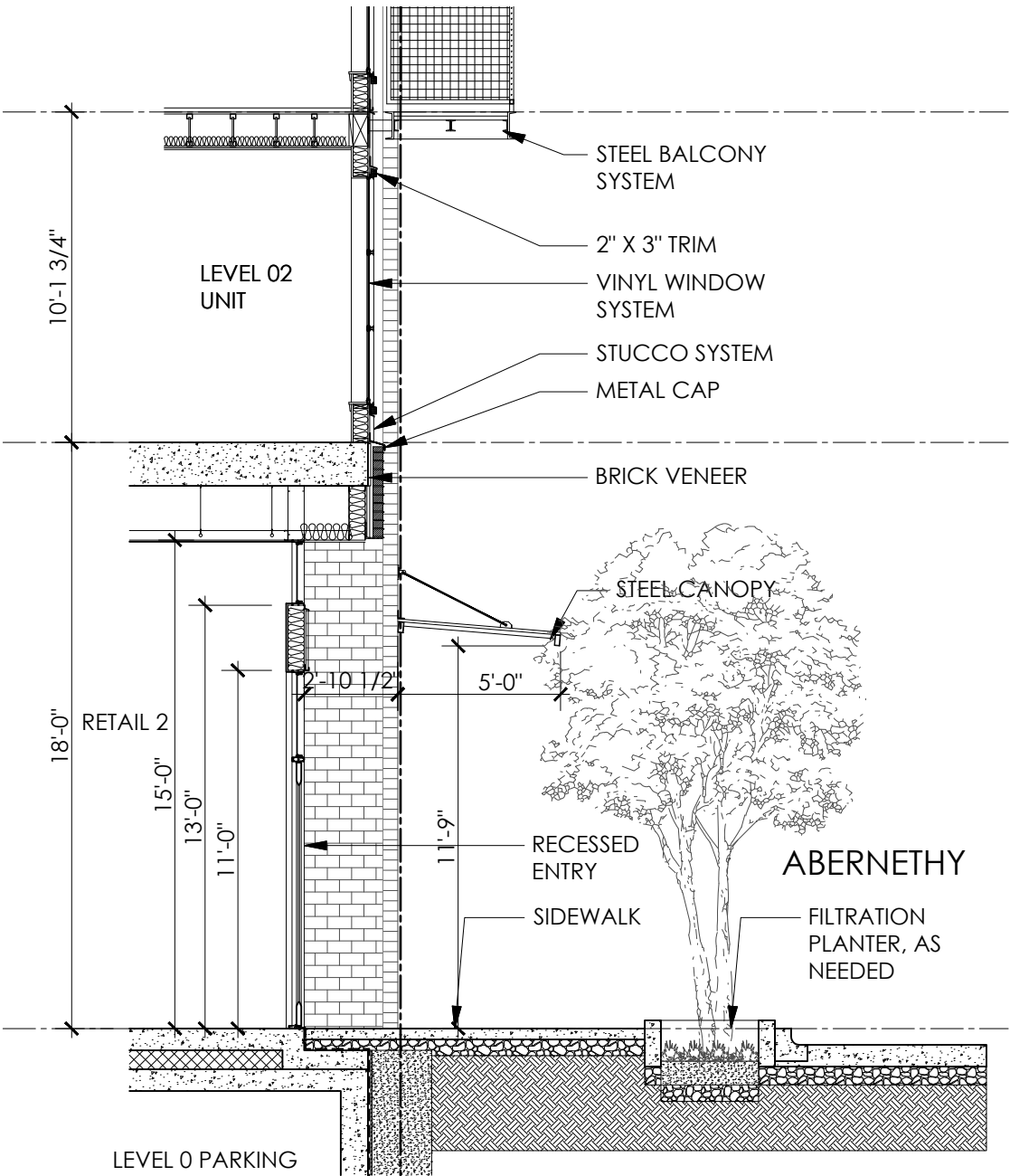
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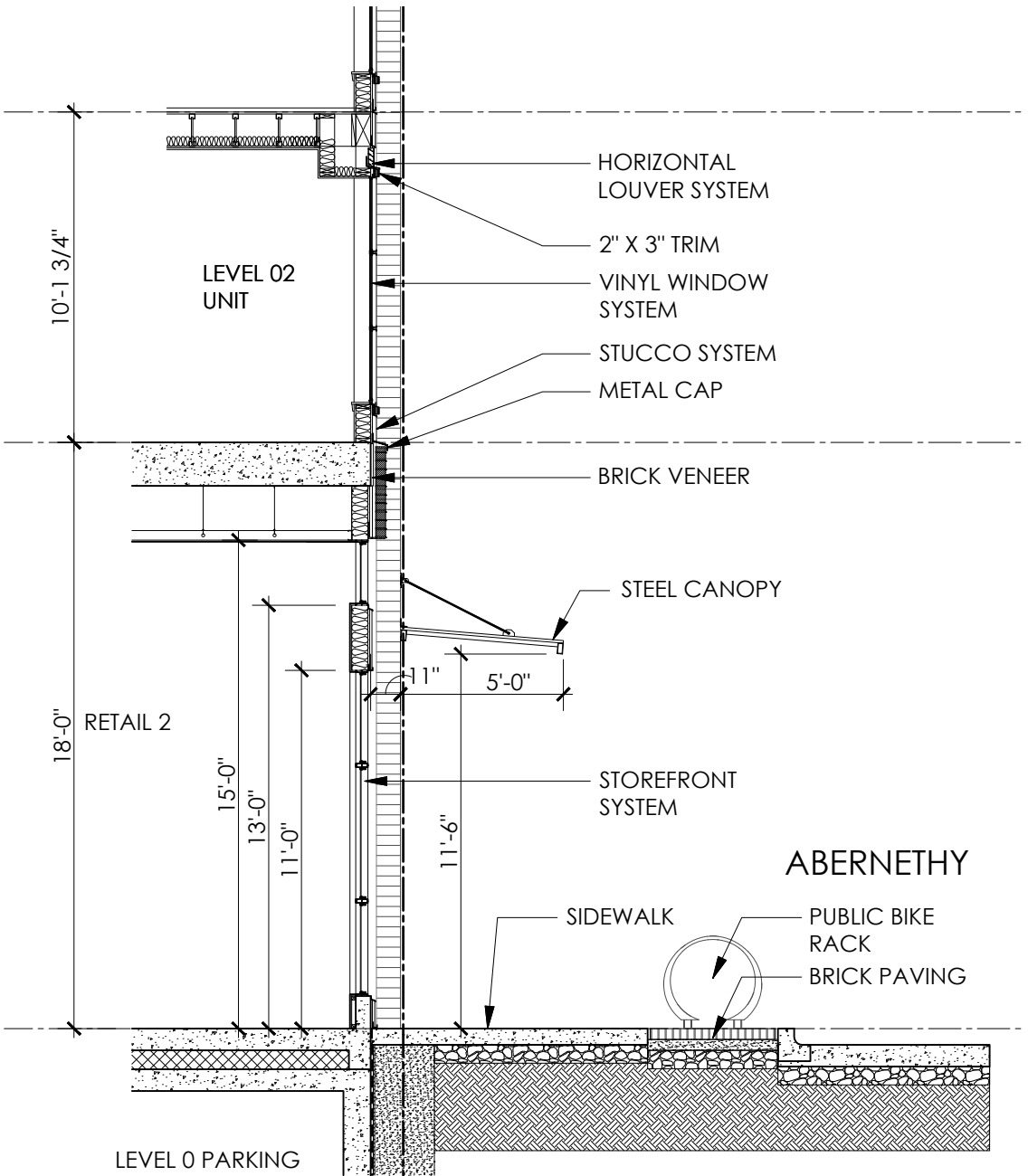
ALONG SW ABERNETHY STREET
BLOCK 42 - ENLARGED SOUTH ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.27



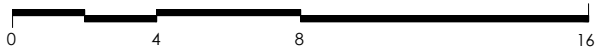
ELEVATION SECTION LEGEND



01 ENTRY @ RETAIL 2



02 STOREFRONT @ RETAIL 2

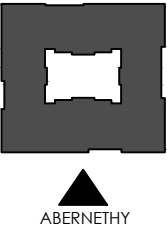


SCALE : 3/16"=1'-0"

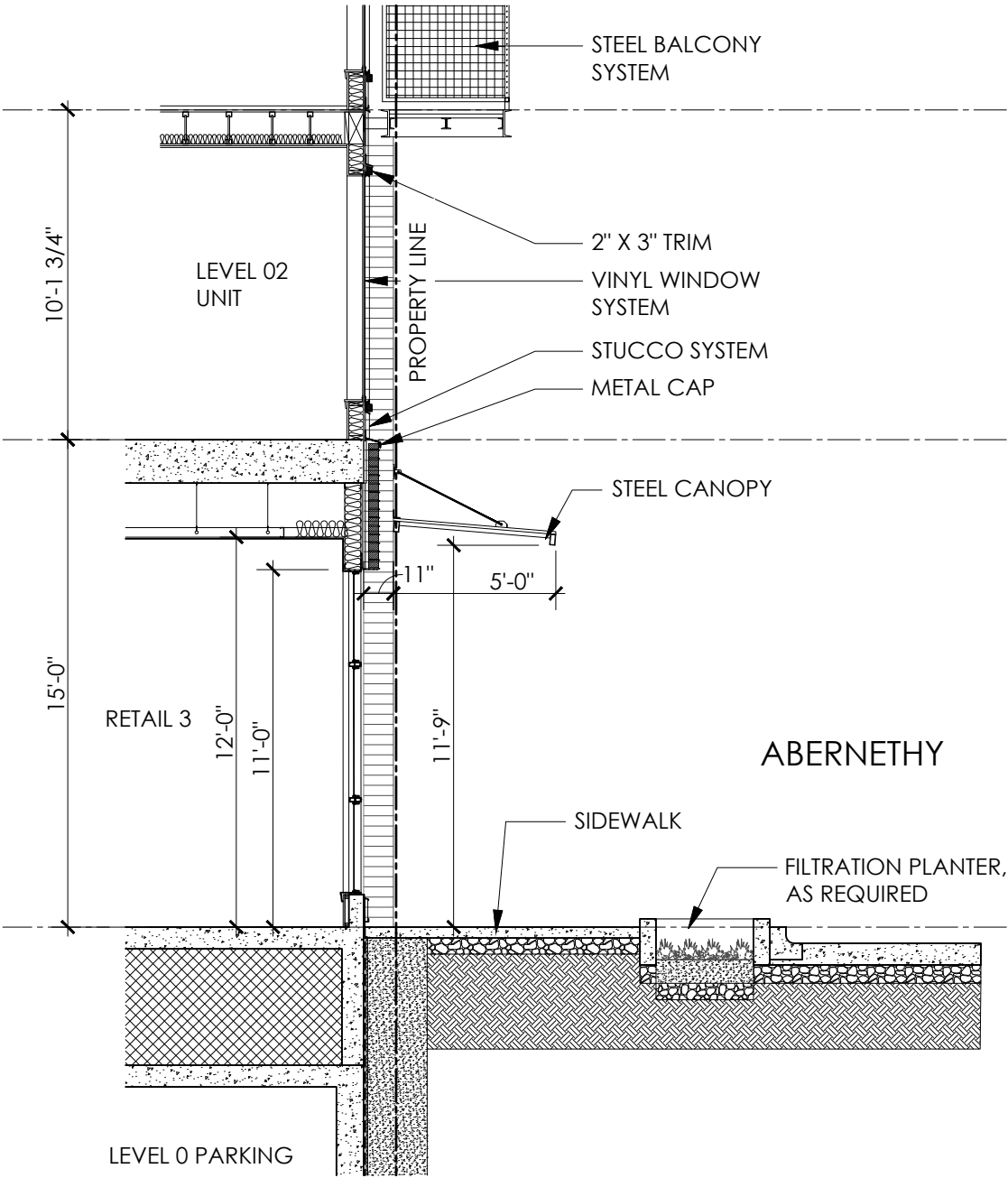
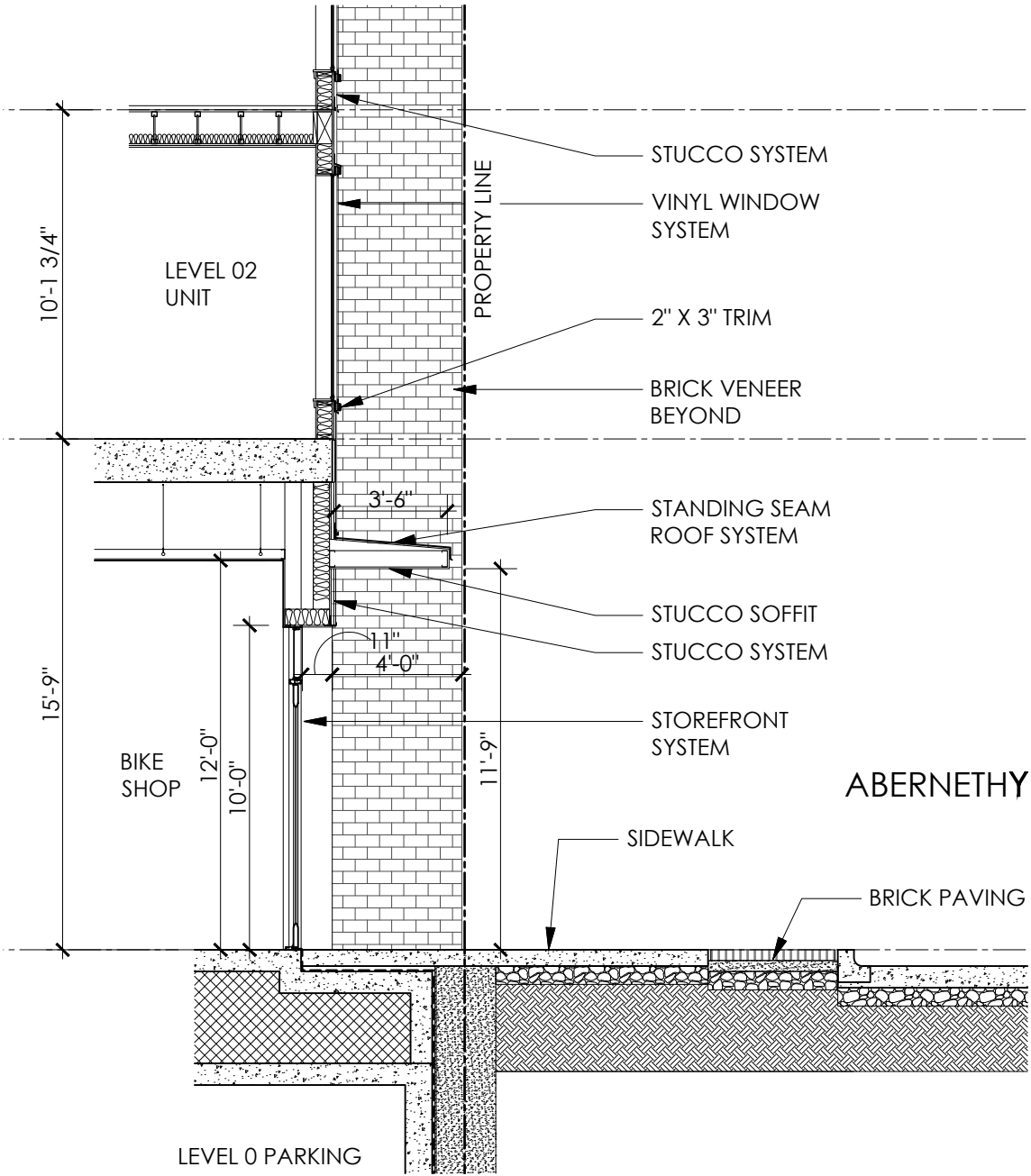
BLOCK 42 - SW ABERNETHY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.28

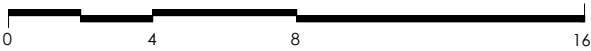


ELEVATION SECTION LEGEND



03 ENTRY @ AMENITY

04 STOREFRONT @ RETAIL 3



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

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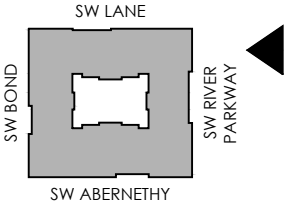
ALONG SW RIVER PKWY

BLOCK 42 - ENLARGED EAST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

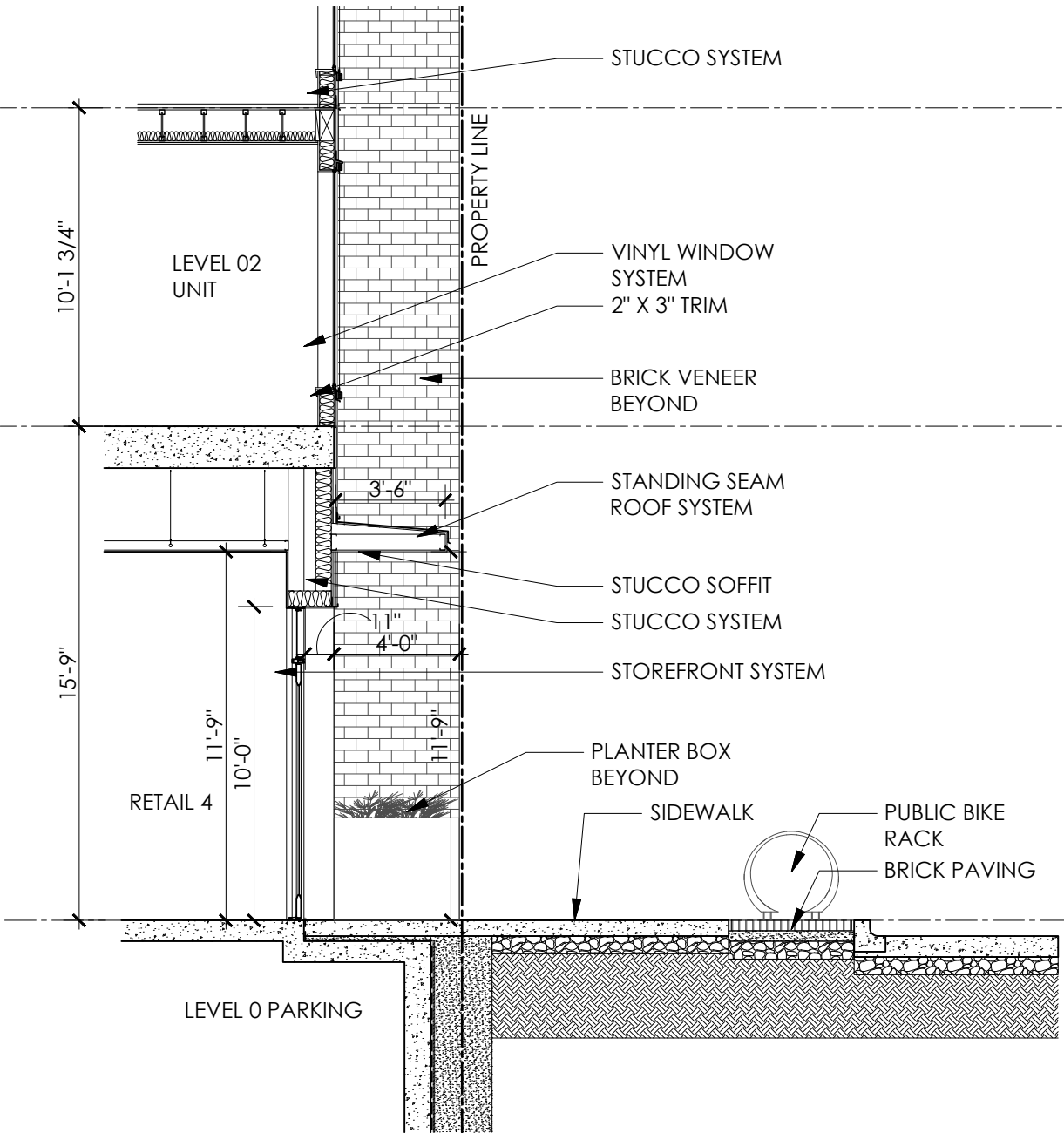
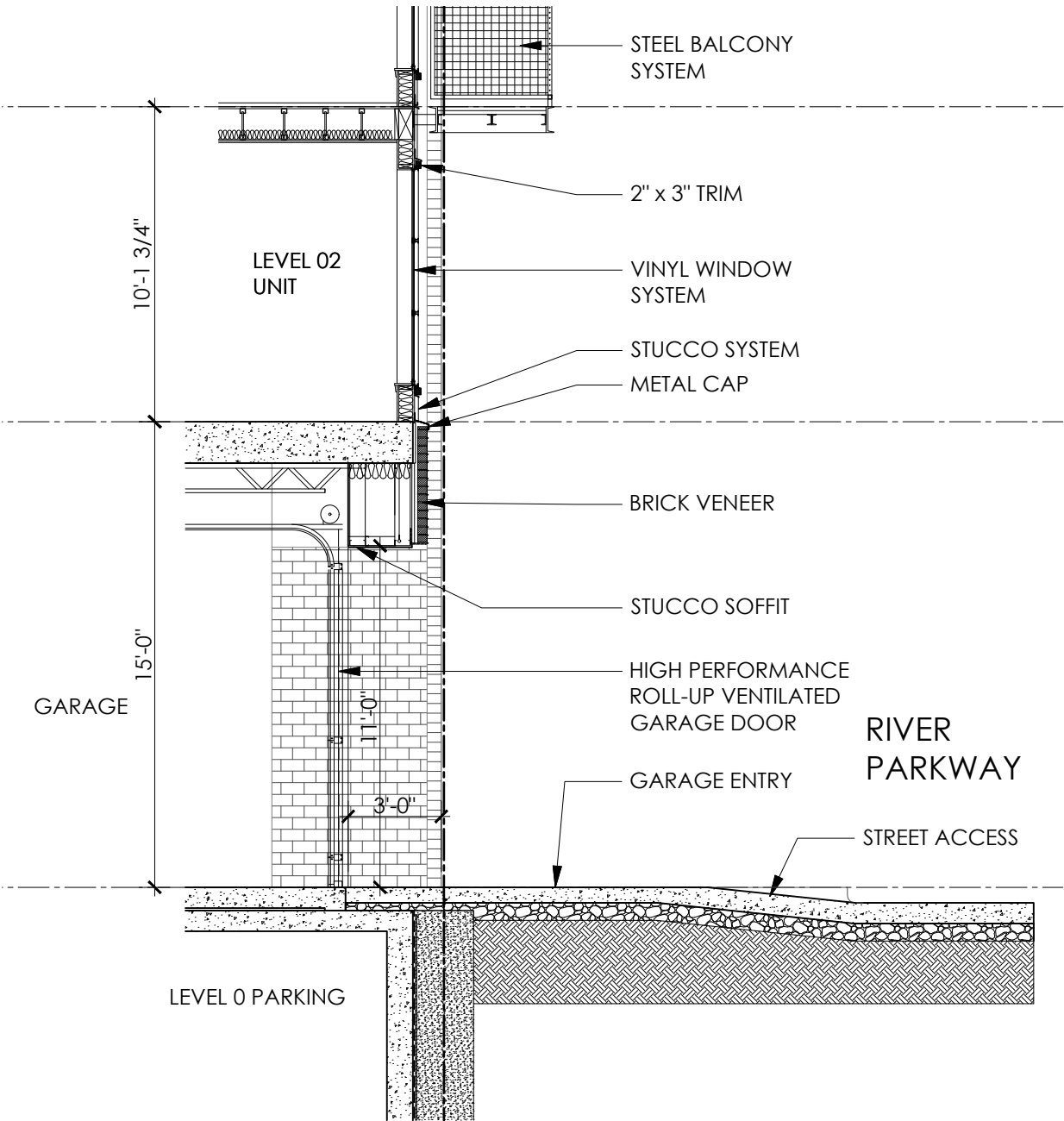
EXHIBIT C.30

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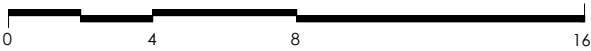


ELEVATION SECTION LEGEND



01 GARAGE GATE ENTRY

02 ENTRY @ RETAIL 4



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

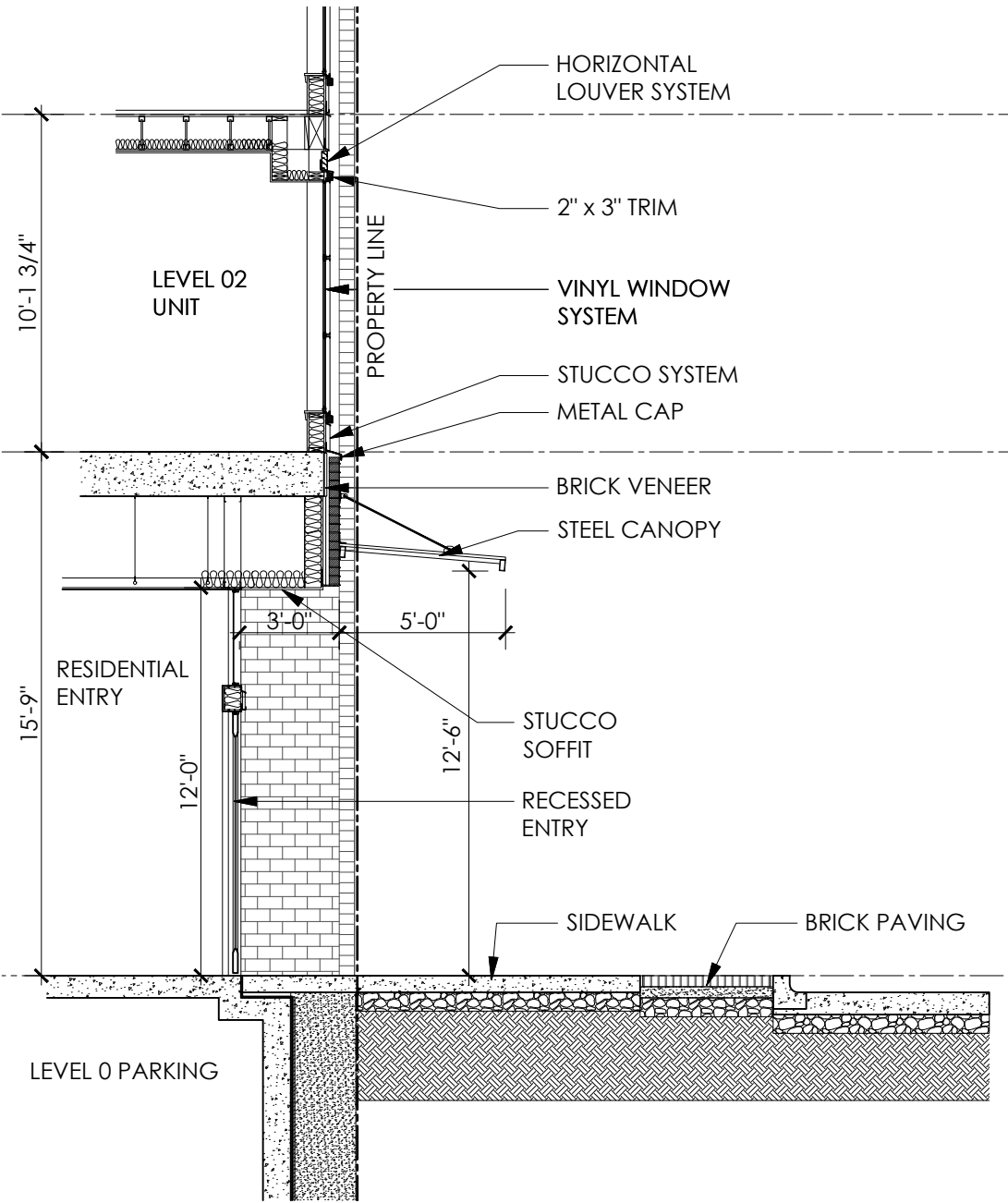
BLOCK 42 - SW RIVER PARKWAY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

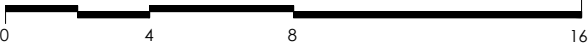
EXHIBIT C.32



ELEVATION SECTION LEGEND



03 RESIDENTIAL ENTRY



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

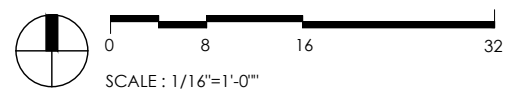
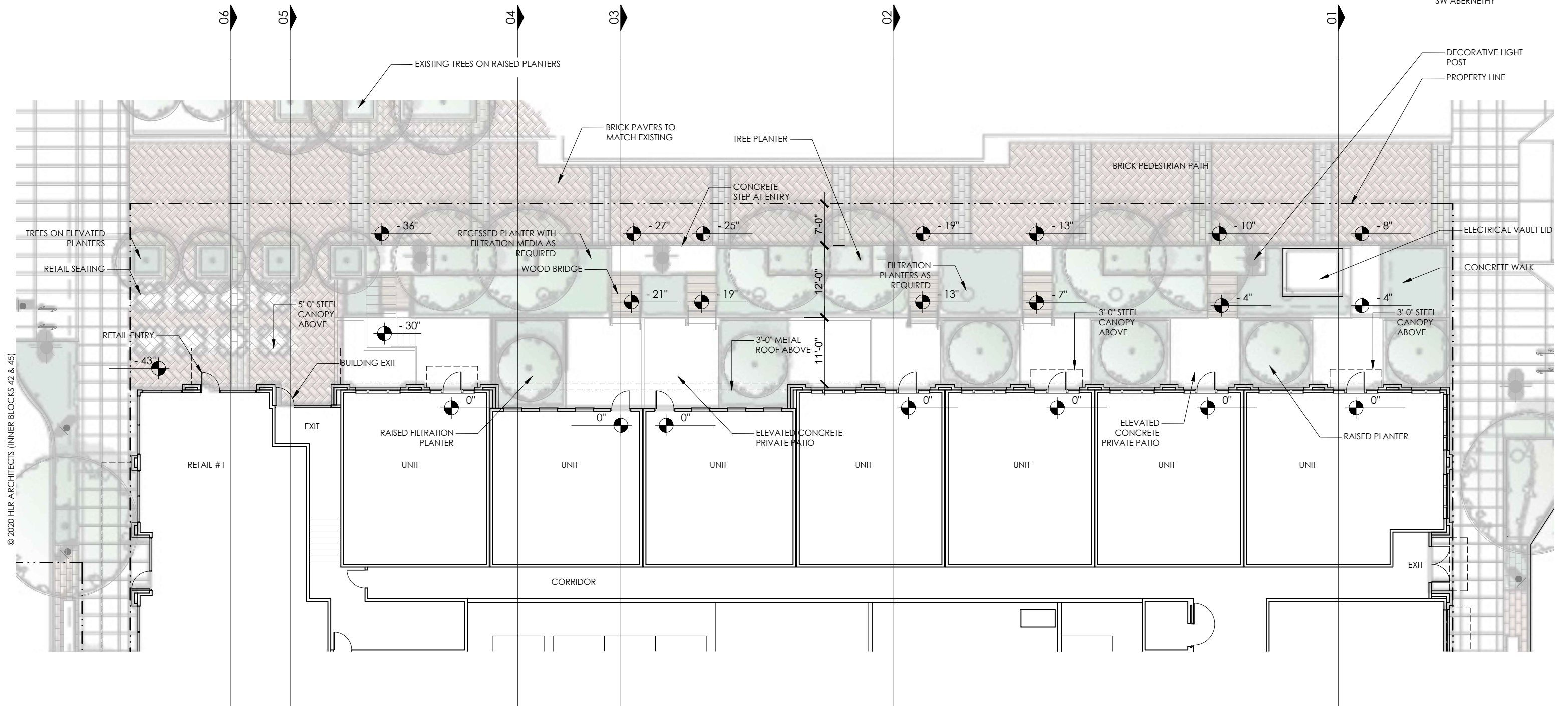
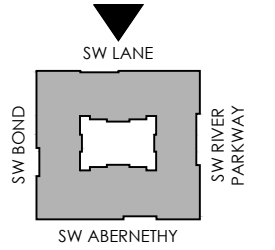
BLOCK 42 - SW RIVER PARKWAY STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.33

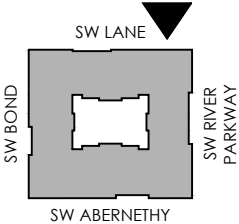
NOTES:

- XX" TOTAL NUMBER OF DROPPED INCHES
BELOW 0"



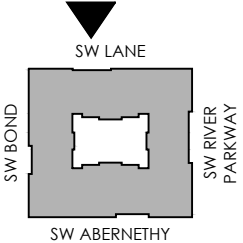
BLOCK 42 - PATIO HEIGHT PLAN DIAGRAM

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



ALONG SW LANE STREET
BLOCK 42 - ENLARGED NORTH ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.35

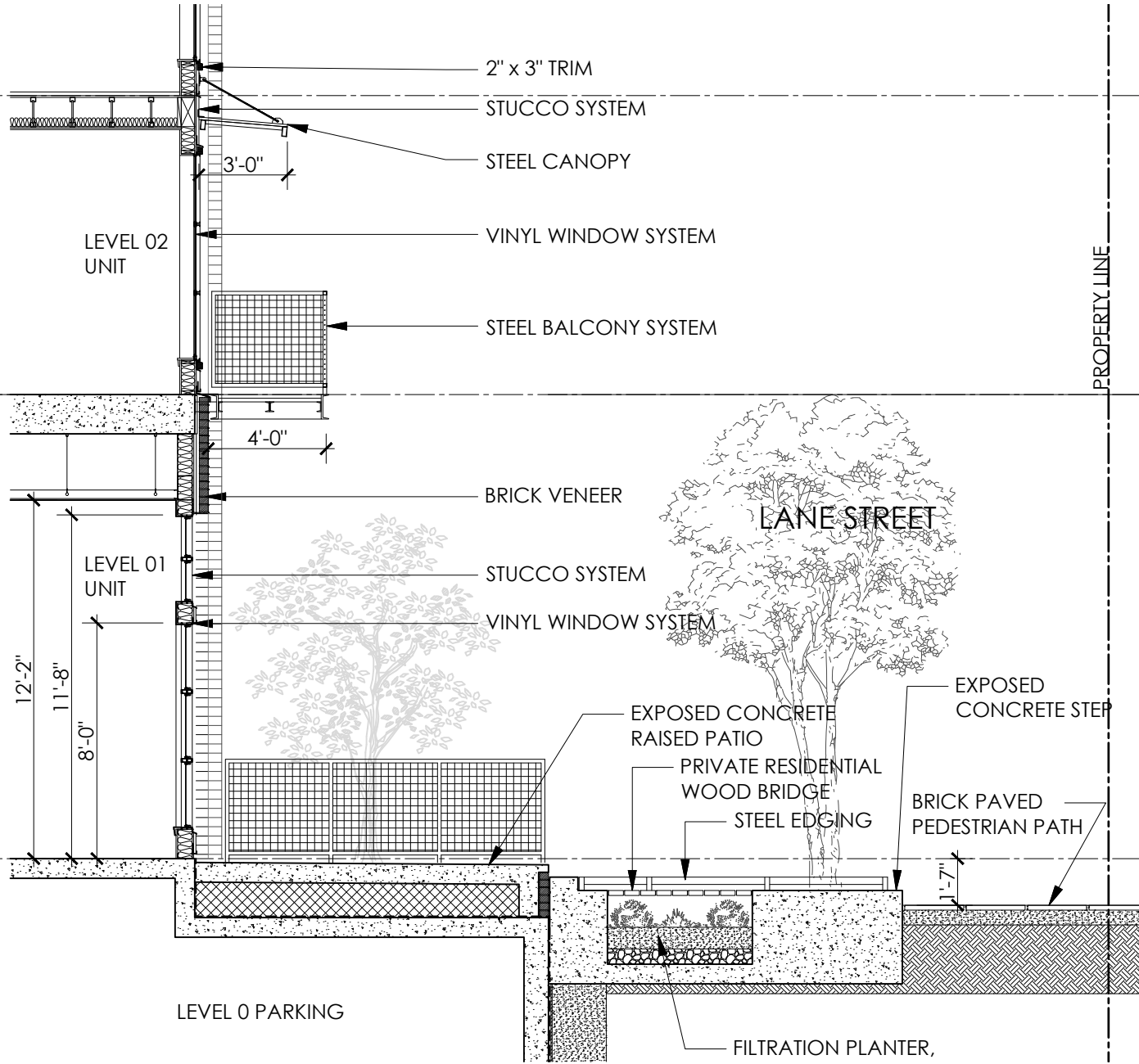
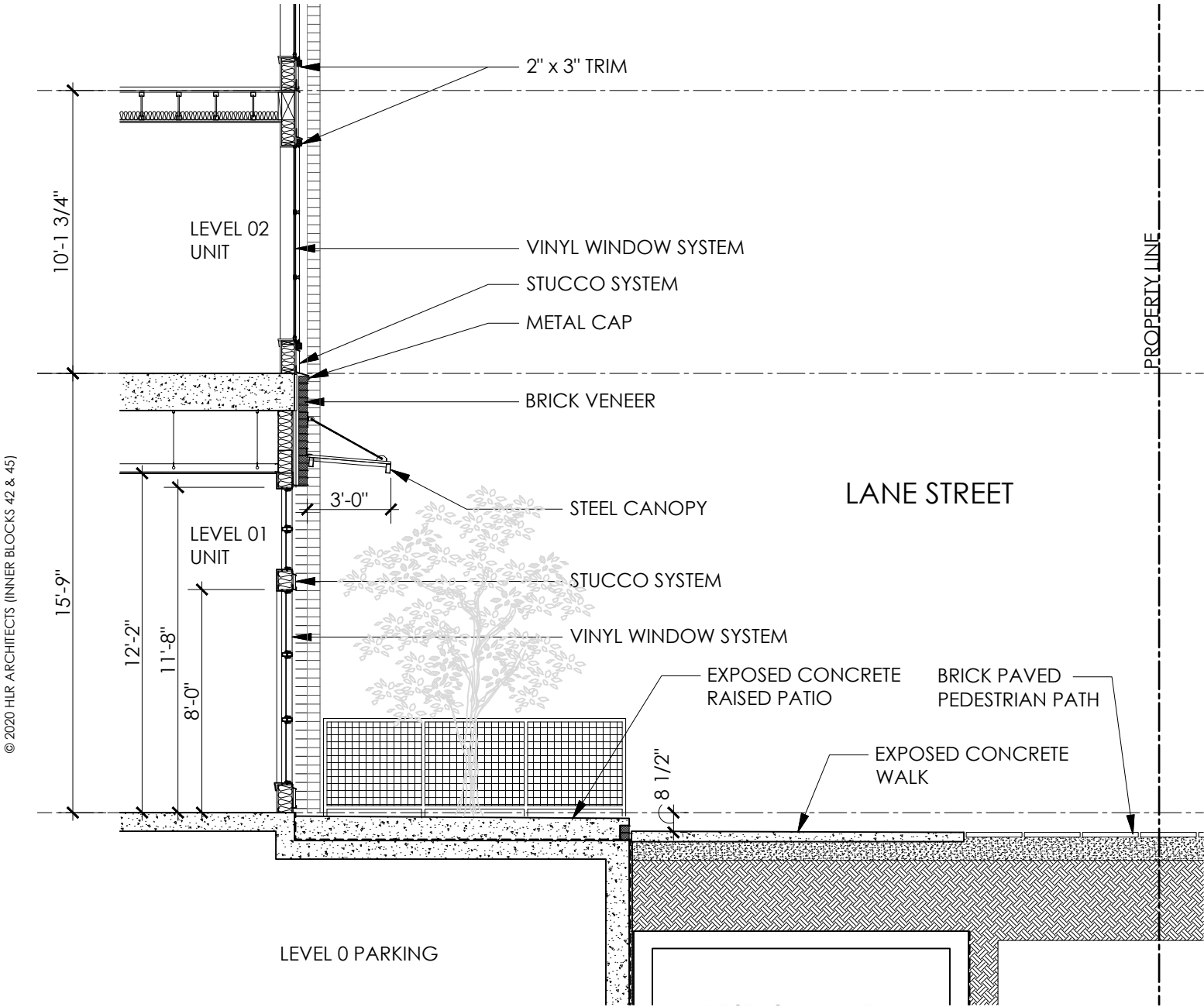
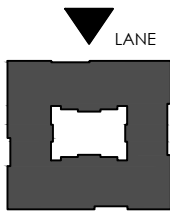
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



ALONG SW LANE STREET
BLOCK 42 - ENLARGED NORTH ELEVATION
 LAND USE REVIEW # LU 20-102914 DZM GW
 EXHIBIT C.36

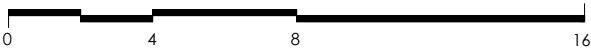


ELEVATION SECTION LEGEND



01 UNIT PATIO @ LOW CONDITION

02 UNIT PATIO @ HIGH CONDITION



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

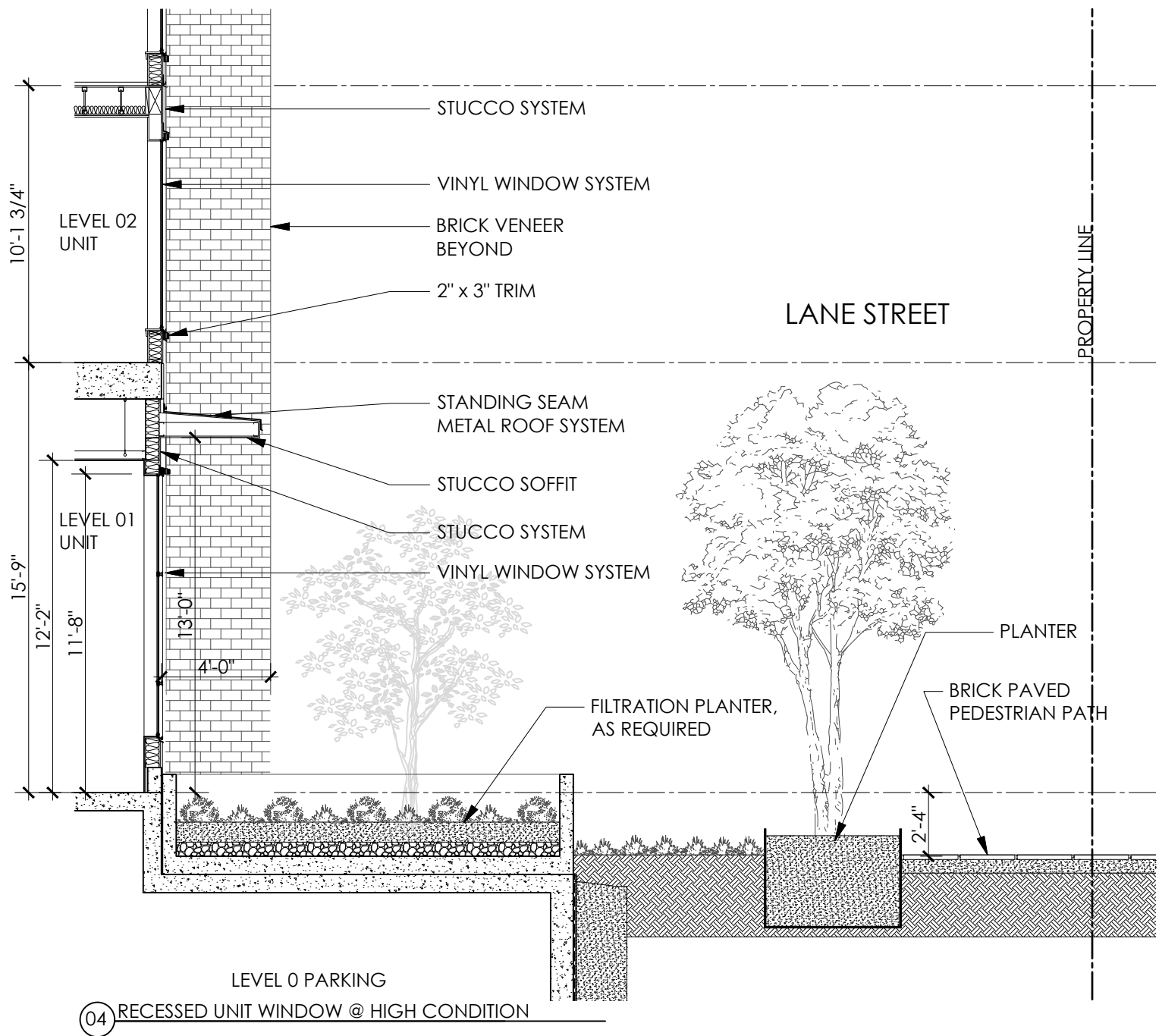
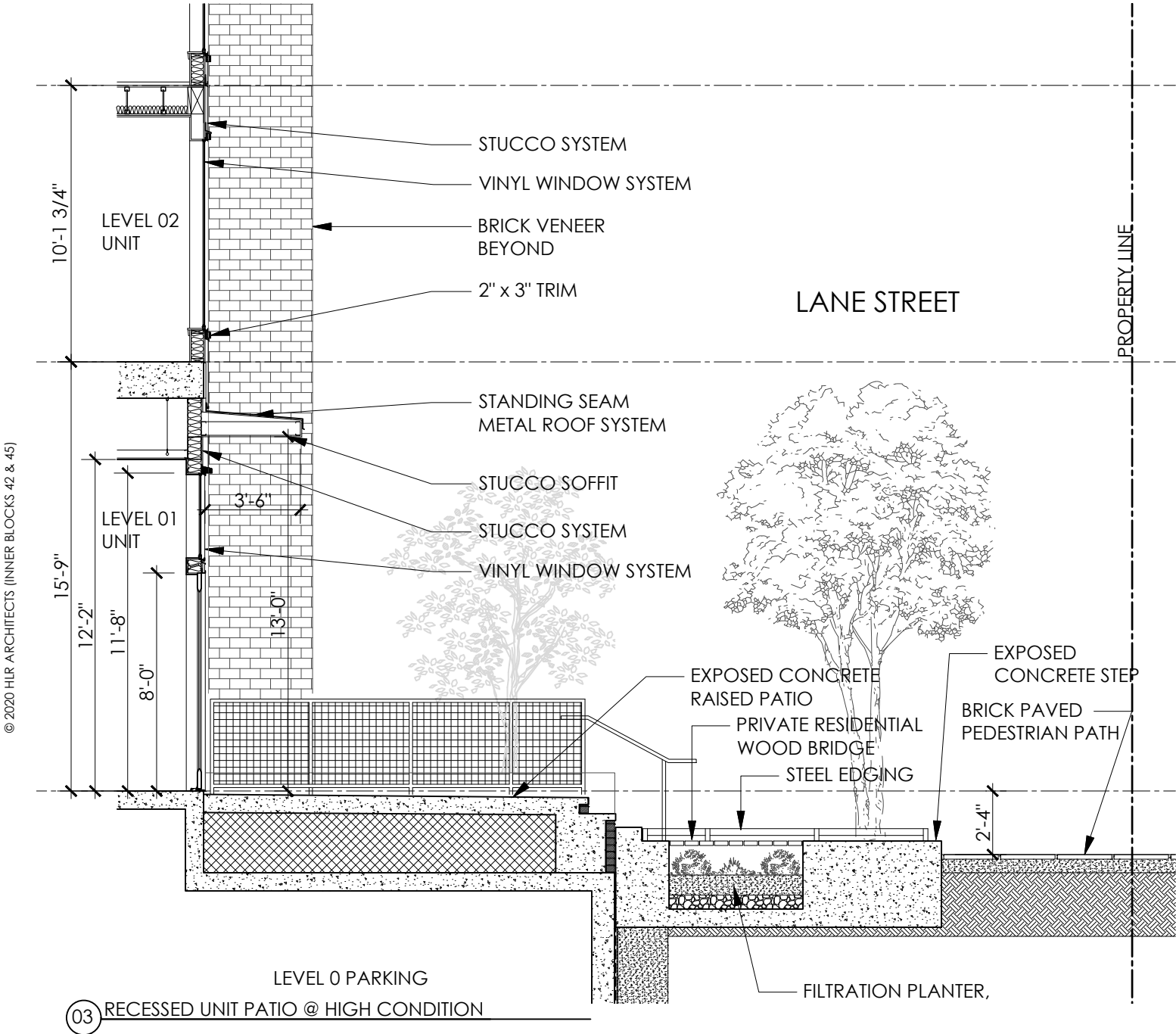
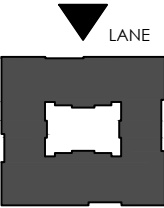
BLOCK 42 - LANE STREET SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.37



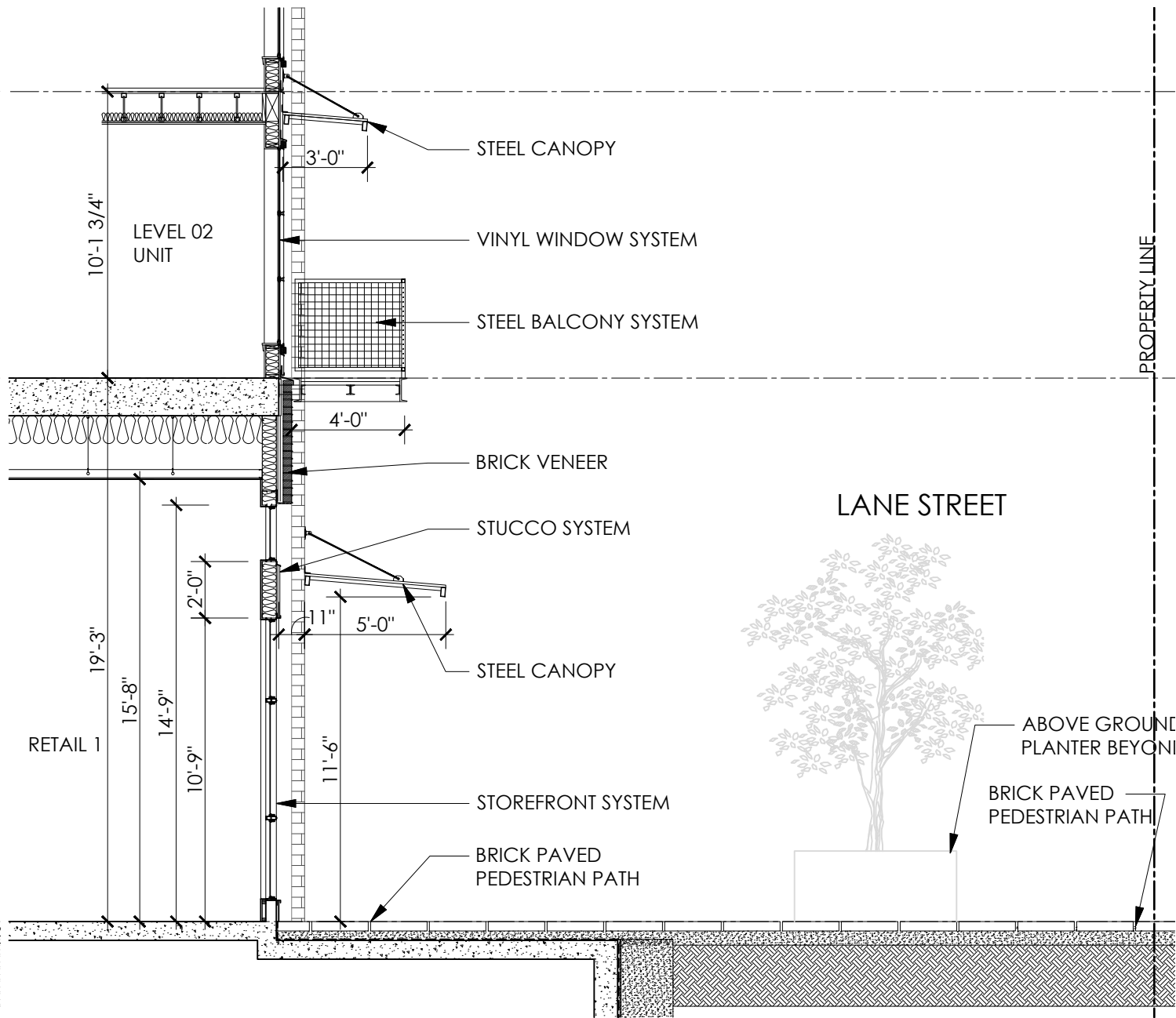
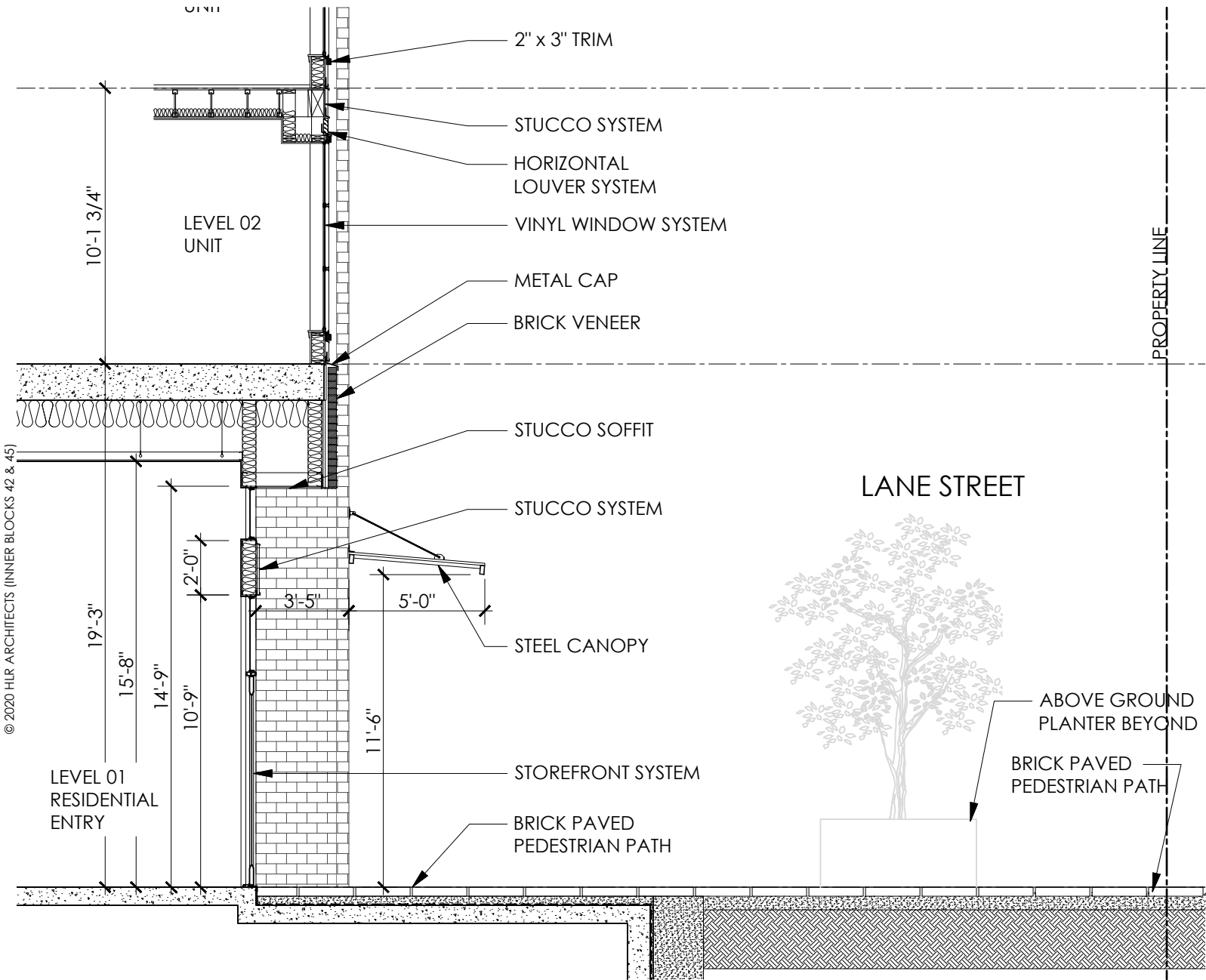
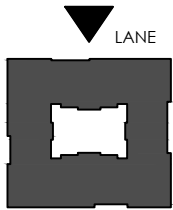
ELEVATION SECTION LEGEND



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



ELEVATION SECTION LEGEND

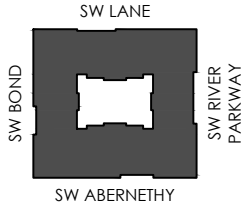


05 RECESSED RESIDENTIAL ENTRY AT GRADE

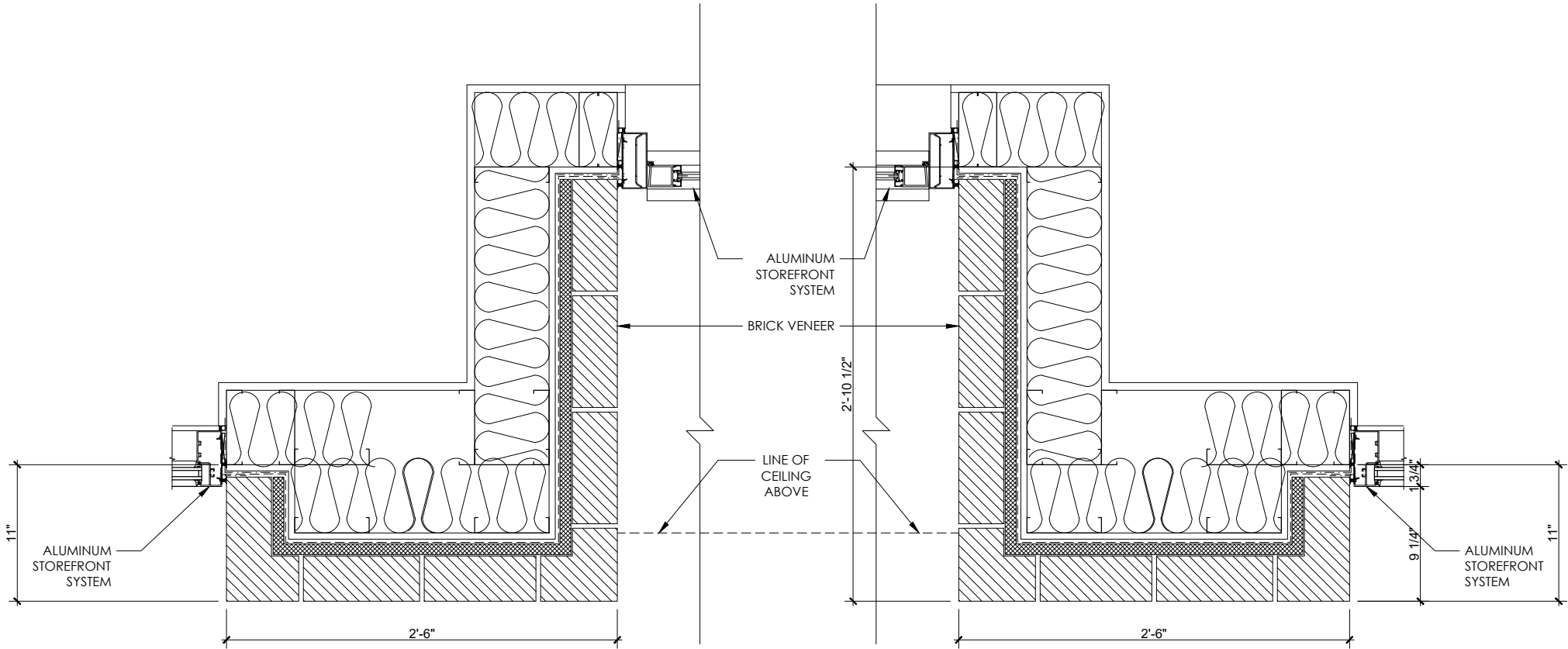
06 RETAIL LEVEL AT GRADE



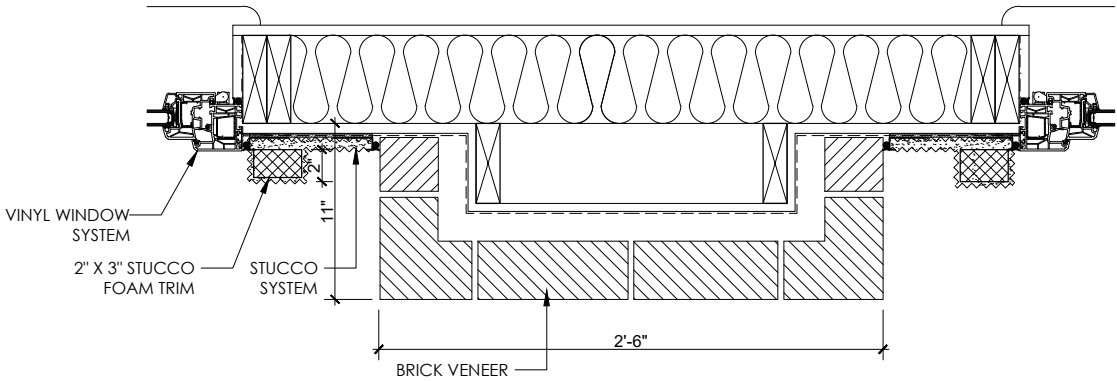
SCALE : 3/16"=1'-0"



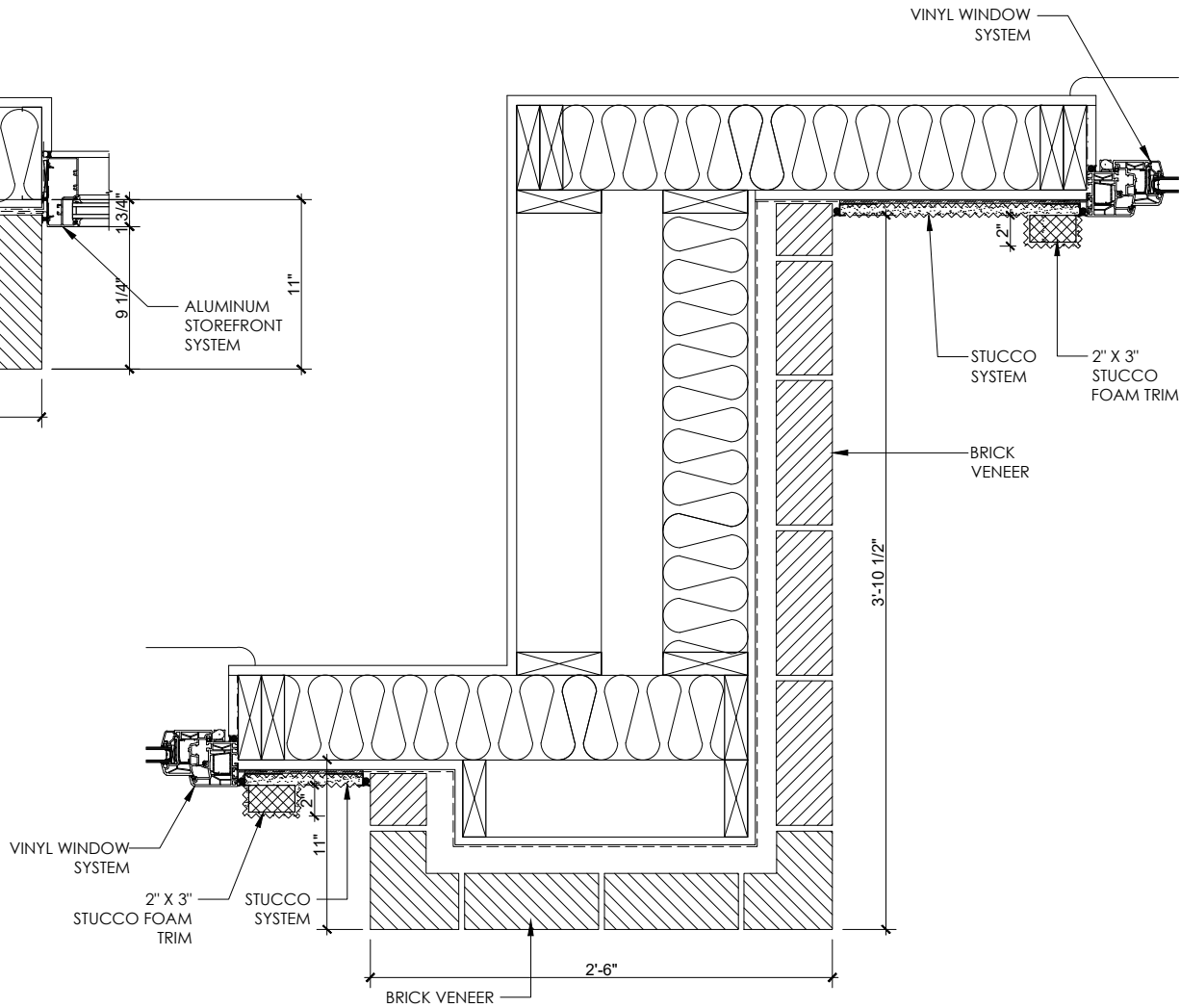
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



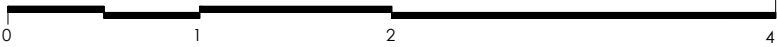
01 TYPICAL BRICK PILASTER AT GROUND FLOOR - PLAN DETAIL



02 TYPICAL BRICK PILASTER AT UPPER FLOORS - PLAN DETAIL

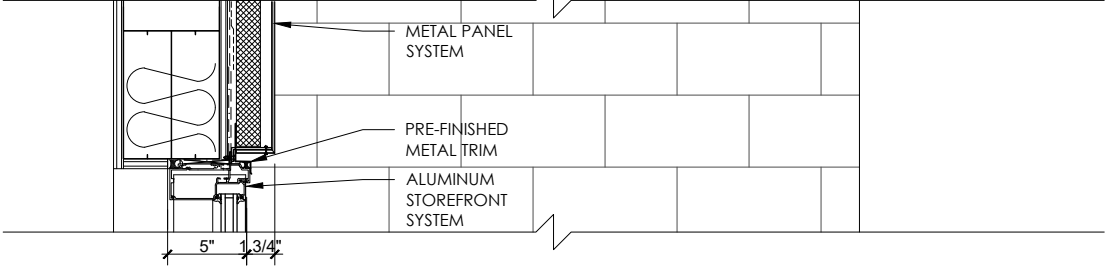
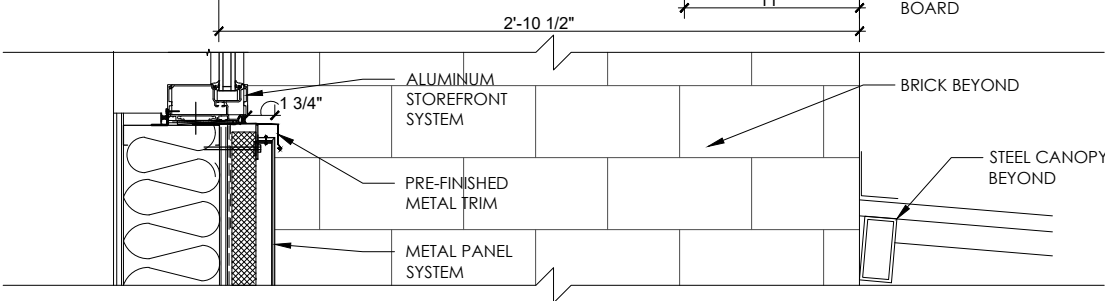
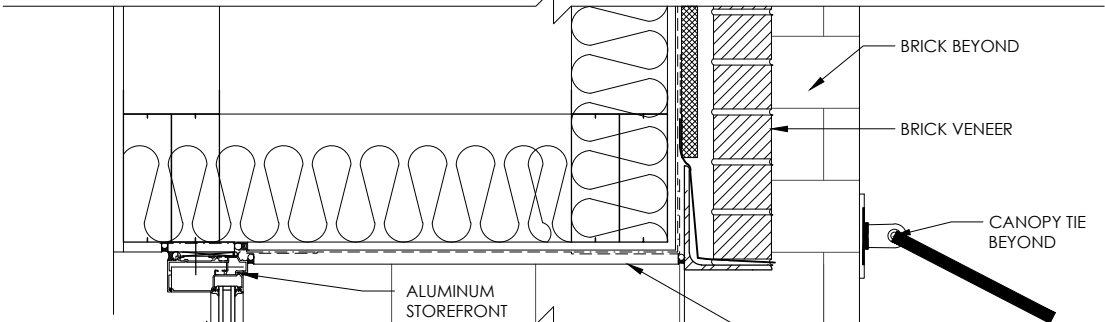
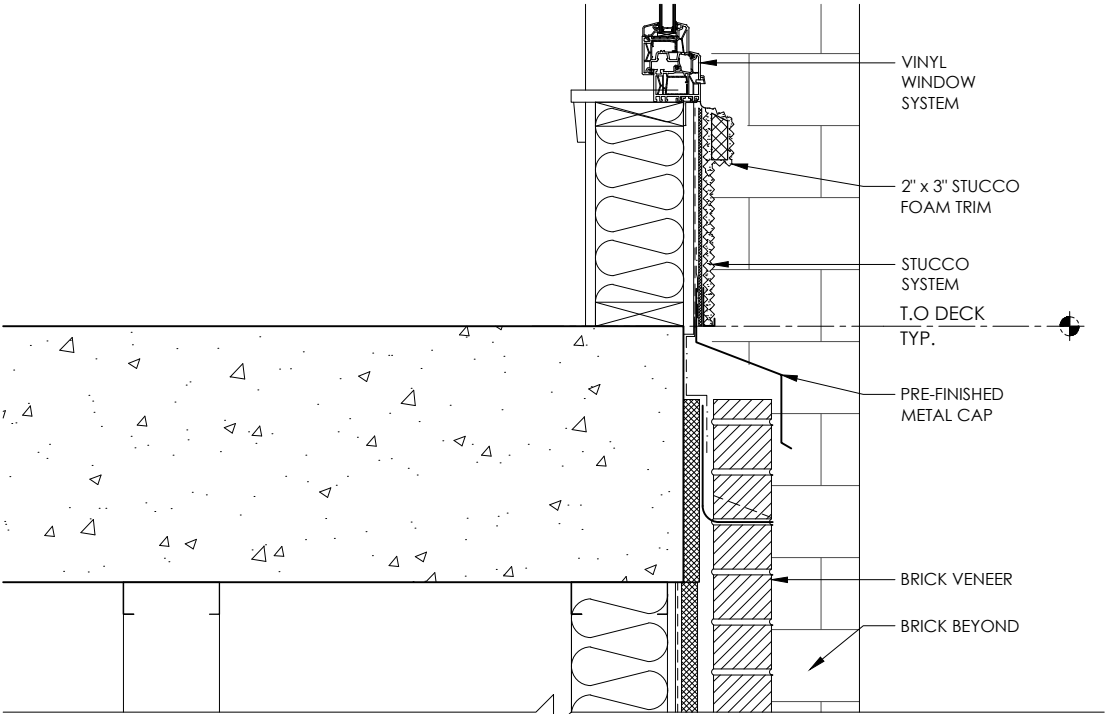


03 TYPICAL SETBACK AT STUCCO - PLAN DETAIL

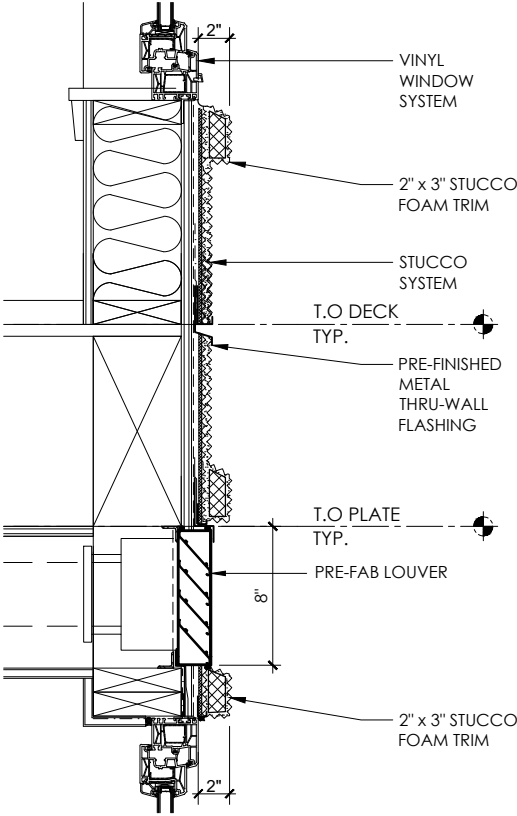
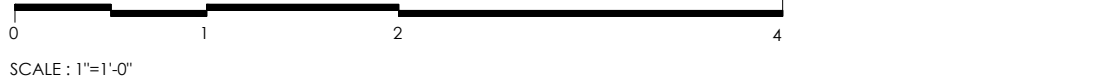


SCALE : 1"=1'-0"

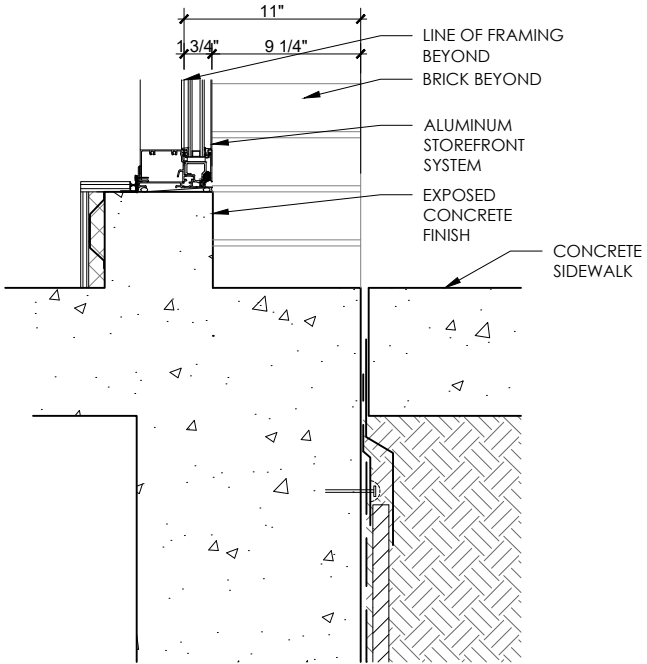
BLOCK 42 - DETAILS



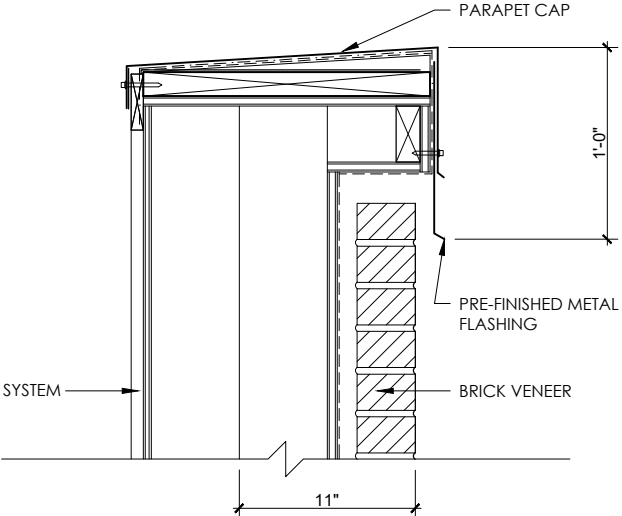
04 TYPICAL RECESS AT GROUND FLOOR ENTRIES



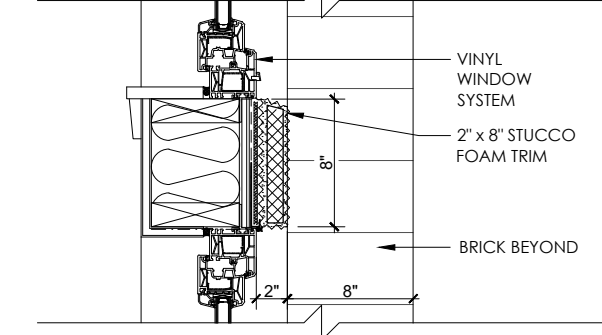
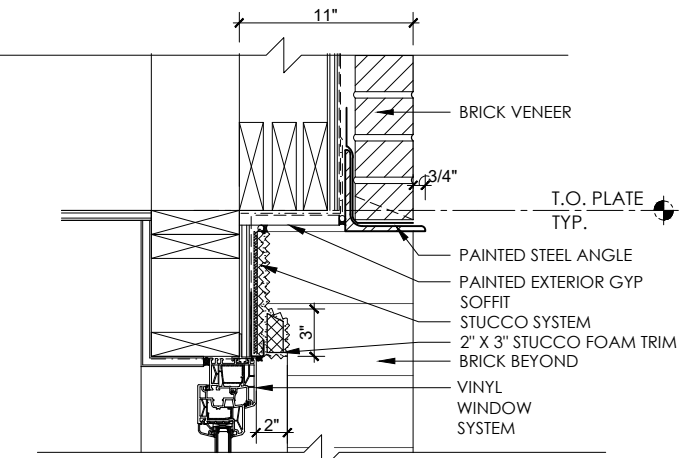
05 TYPICAL MECHANICAL VENT SYSTEM ABOVE WINDOW



06 TYPICAL STOREFRONT AT GRADE

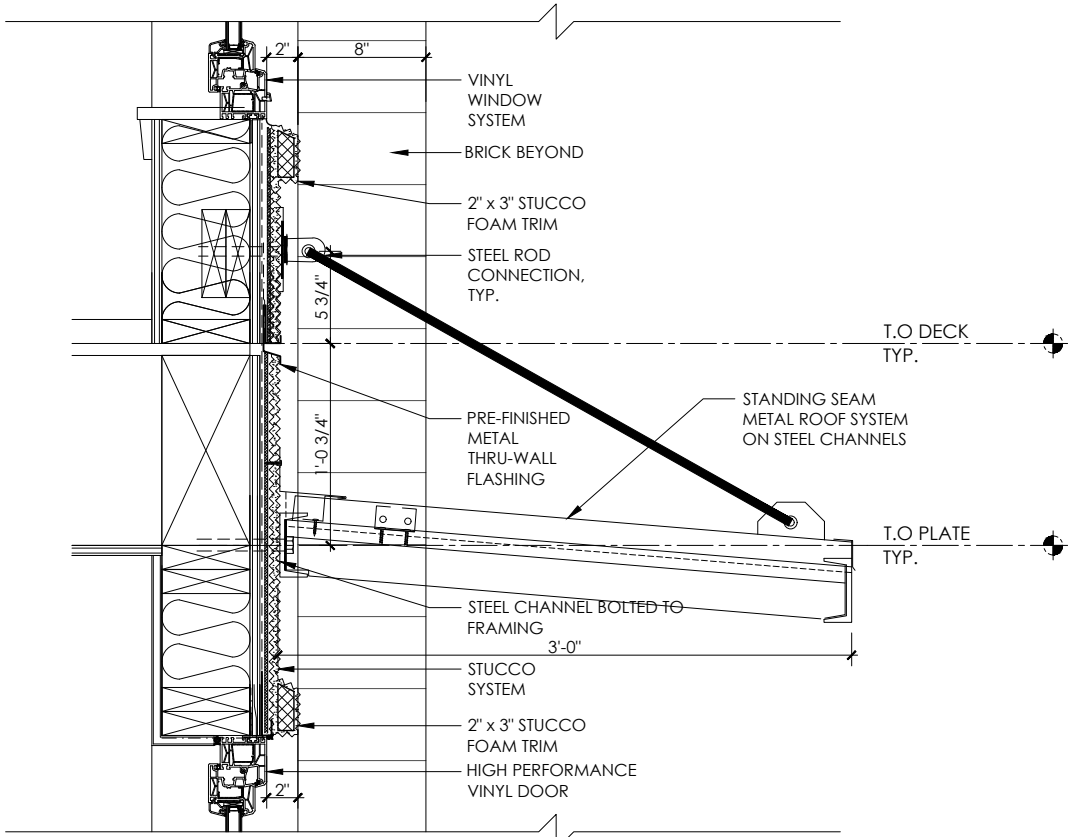
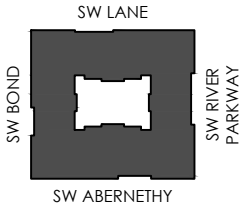


07 TYPICAL PARAPET AT BRICK

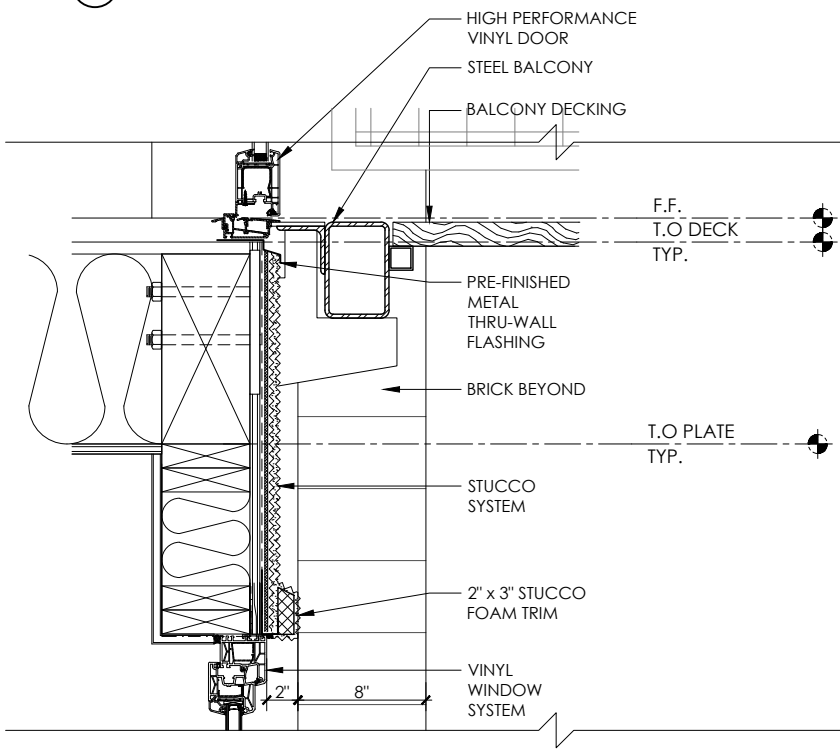


08 TYPICAL CLERESTORY WINDOW AT UPPER LEVEL

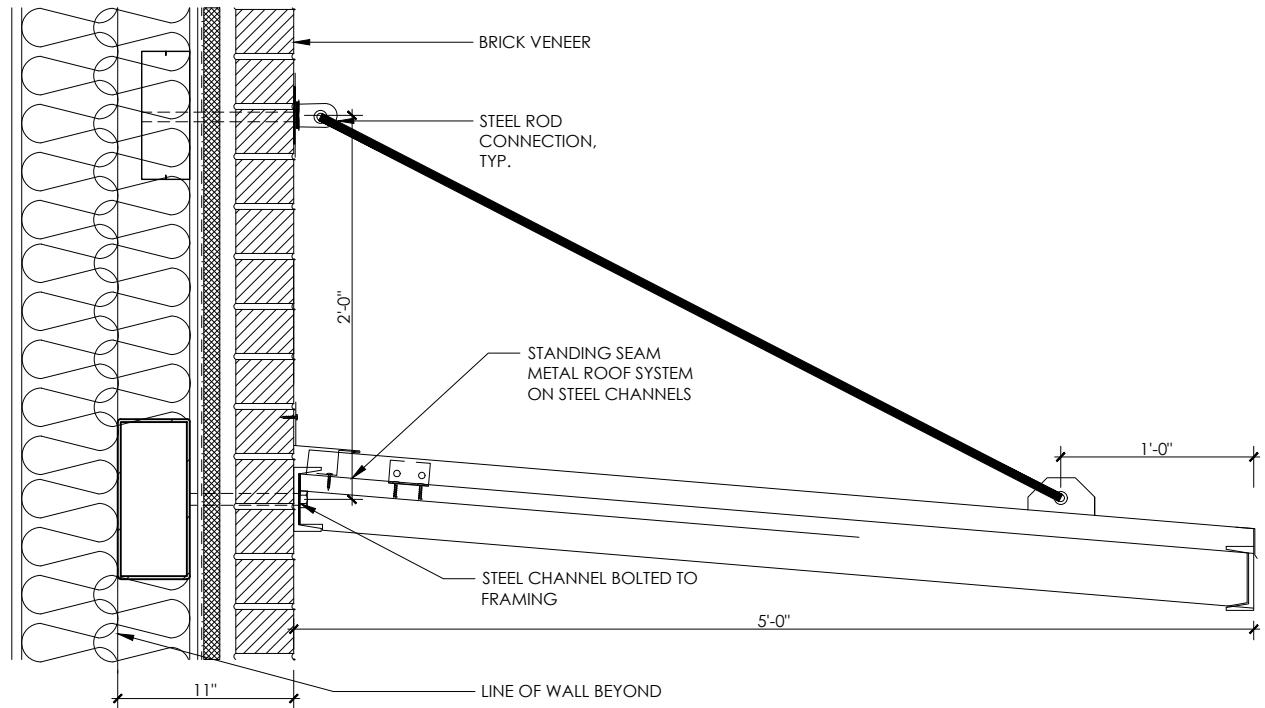
BLOCK 42 - DETAILS



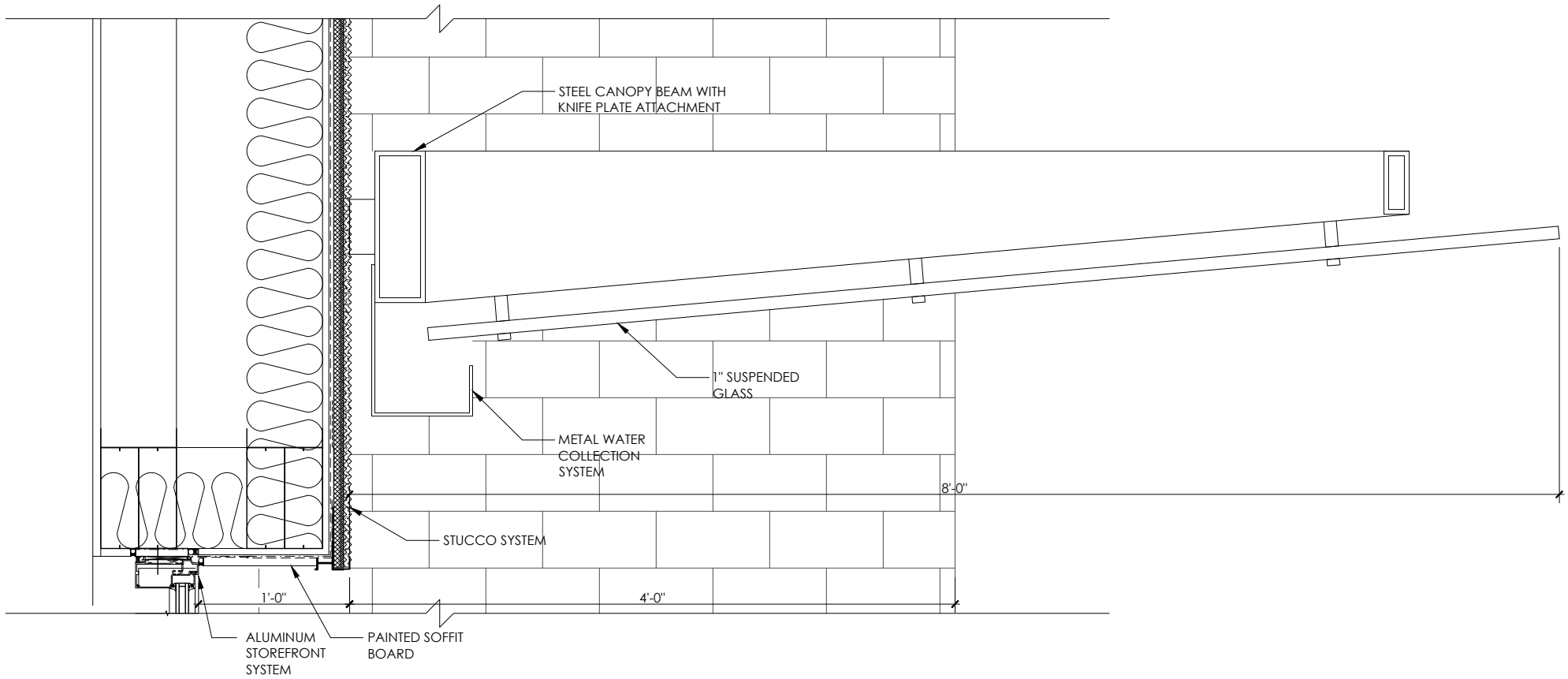
09 TYPICAL UNIT STEEL CANOPY



10 TYPICAL UNIT BALCONY



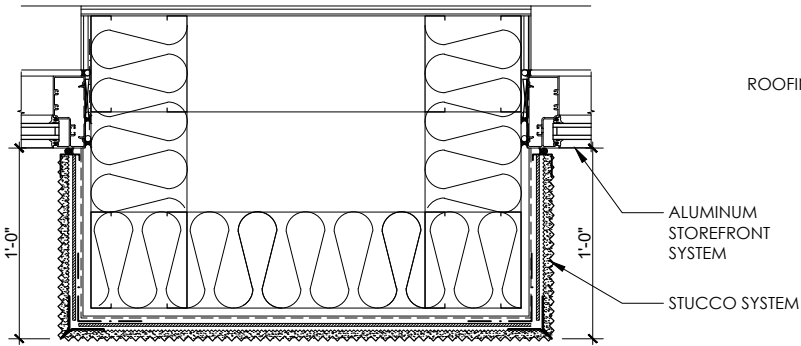
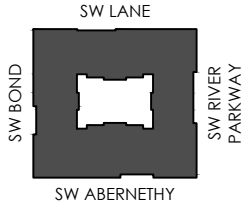
11 TYPICAL RETAIL STEEL CANOPY



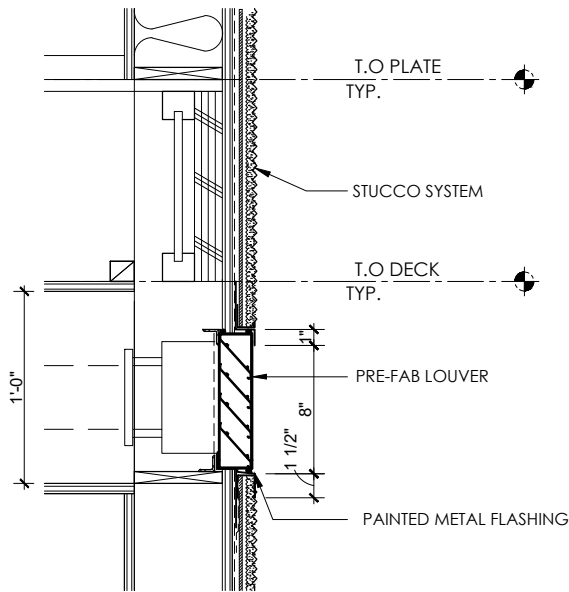
12 GLASS CANOPY AT LEASING ENTRY



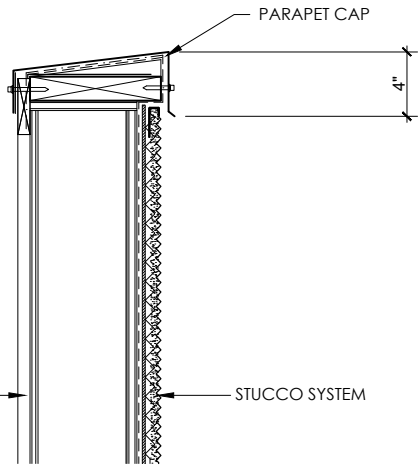
SCALE: 1"=1'-0"



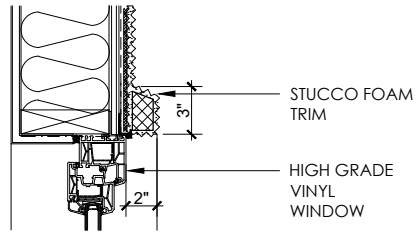
13 STUCCO AT STOREFRONT RECESS



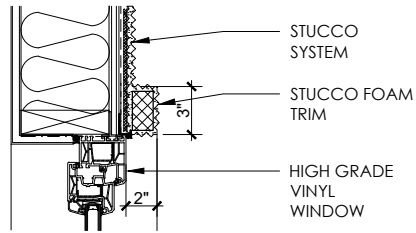
14 TYPICAL MECHANICAL VENT SYSTEM



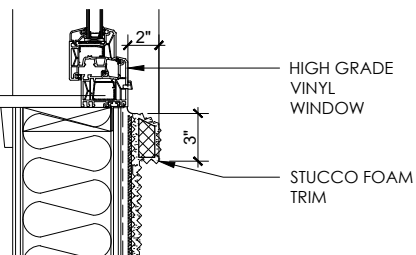
15 TYPICAL PARAPET AT STUCCO



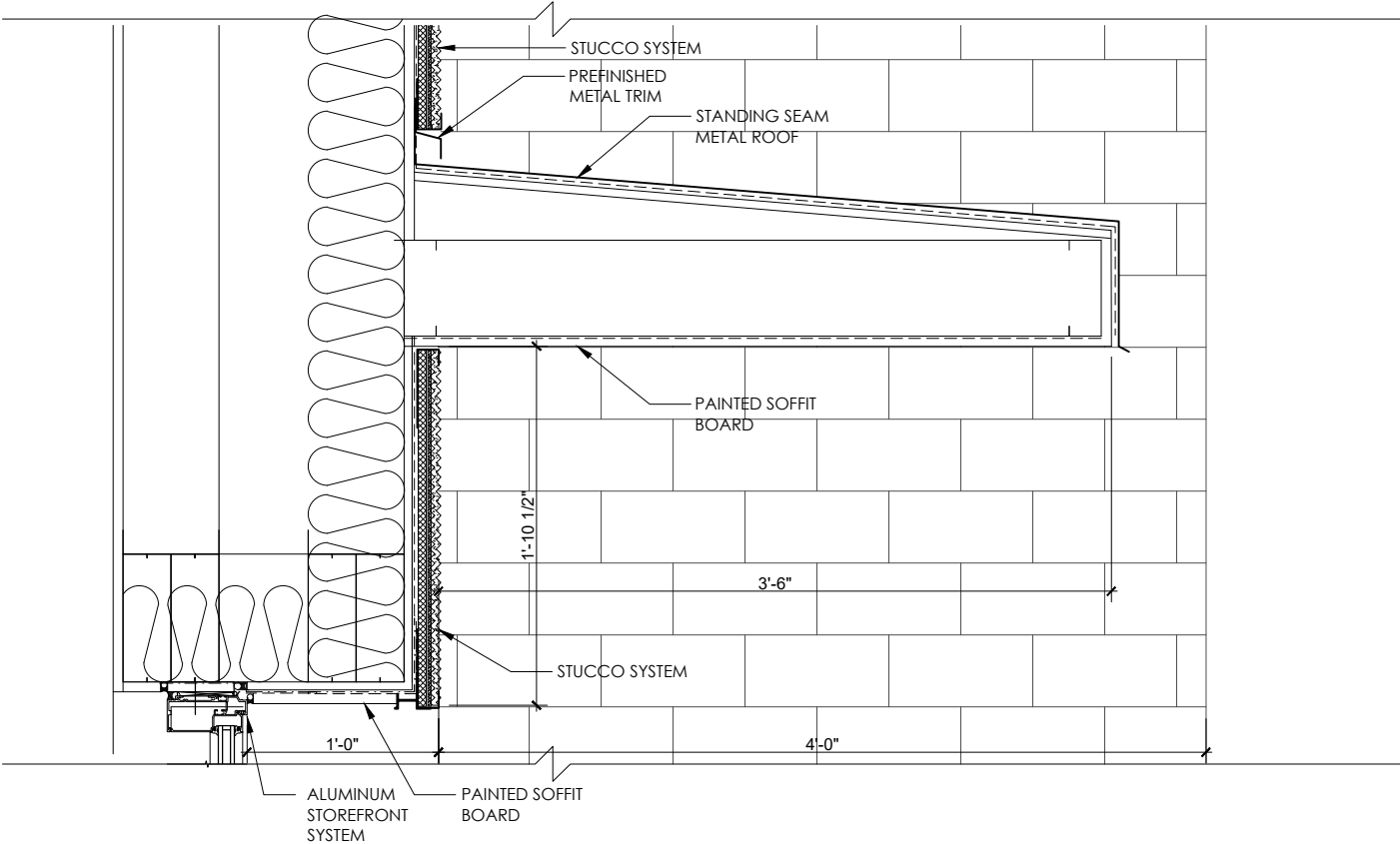
16 TYPICAL STUCCO WINDOW HEAD



17 TYPICAL STUCCO WINDOW JAMB



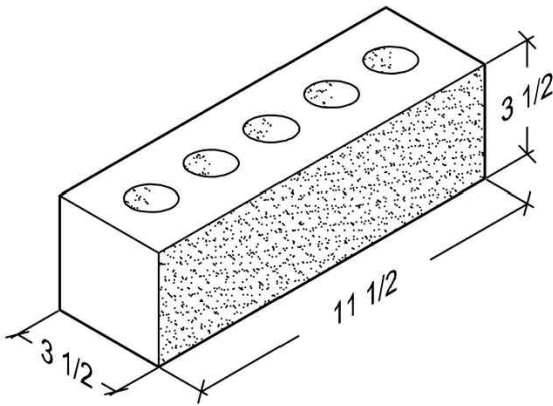
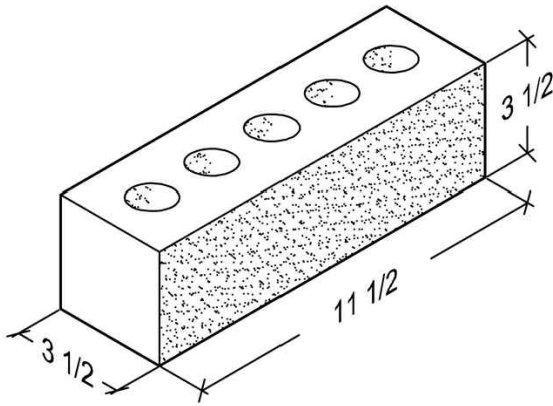
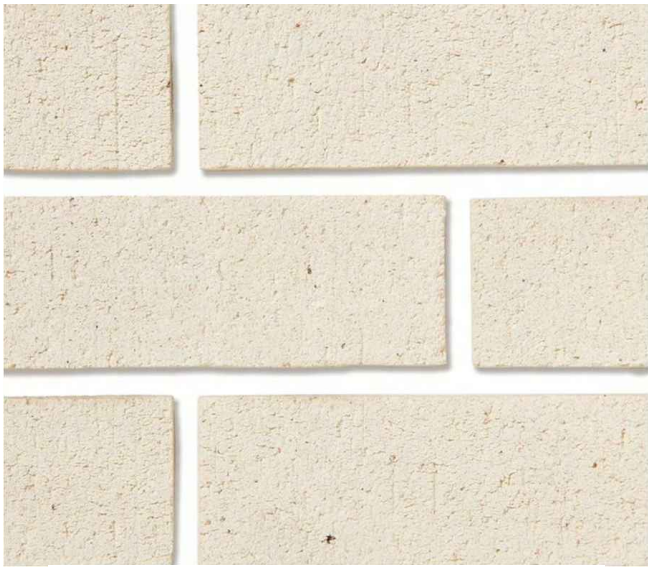
18 TYPICAL STUCCO WINDOW SILL



19 TYPICAL ROOF SYSTEM AT GROUND FLOOR RECESS



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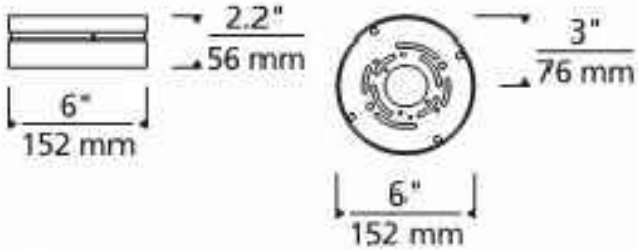
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ENTRY WALL SCONCE
ATLANTIS OUTDOOR WALL SCONCE
COLOR: SATIN BLACK WITH ETCHED GLASS
SIZE: WIDTH 6", HEIGHT 16", DEPTH 3.5"
BRAND: HINKLEY LIGHTING



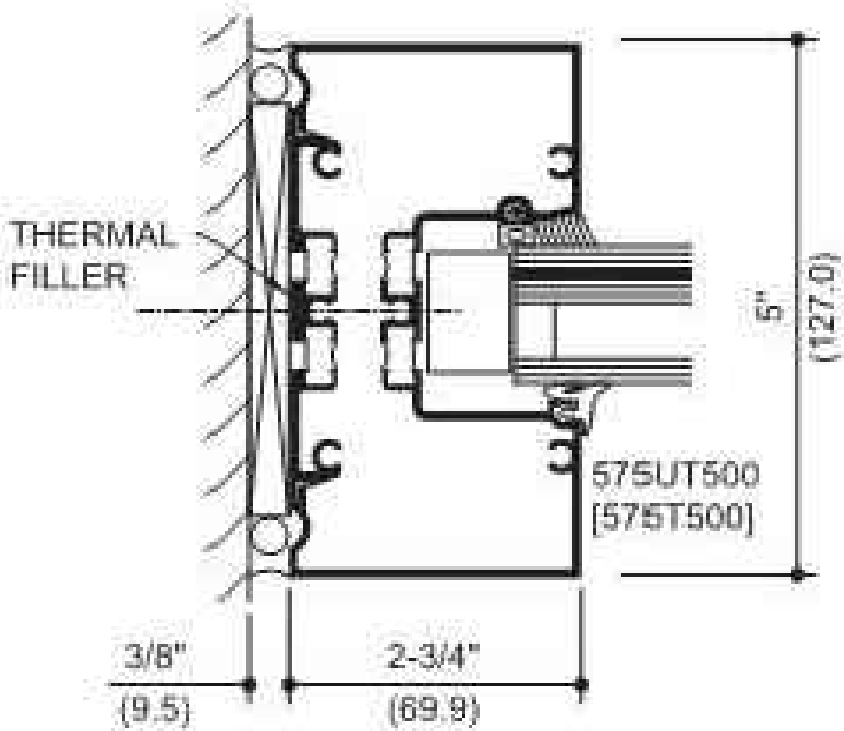
WALL SCONCE
FARRARA 150 LED
COLOR: MATTE BLACK
SIZE: WIDTH 5.9", DEPTH 7.3"
BRAND: .HESS



DOWNLIGHT
CIRQUE SMALL (WALL/CEILING)
COLOR: CHARCOAL
BRAND: TECH LIGHTING



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



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



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

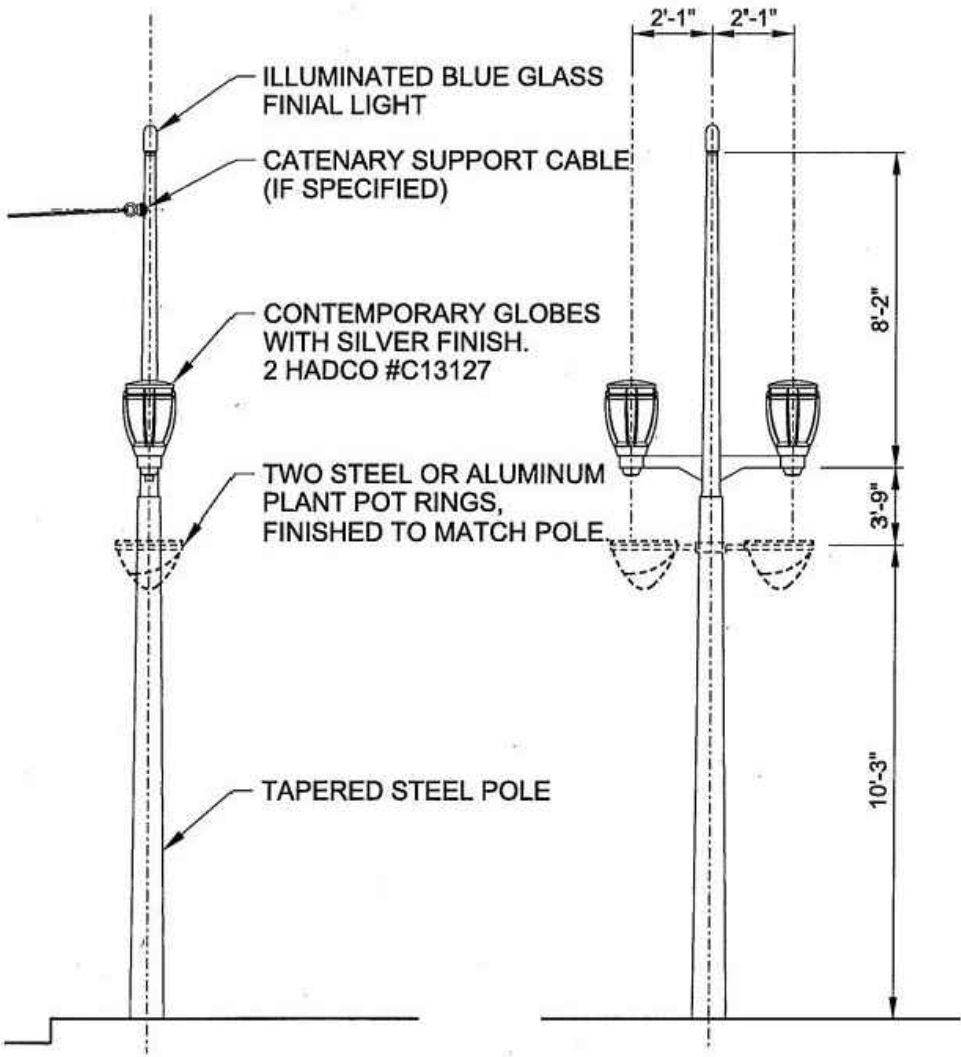


OUTDOOR BENCH 2
THE LILY BENCH
COLLECTION: PERENNE COLLECTION
STYLE: LIL-20NA WITHOUT ARMREST
MATERIAL: PERFORATED STEEL PANEL,
RECYCLED SOLID STEEL BARS
SIZE: LENGHT 6'-0"
BRAND: VICTOR STANLEY

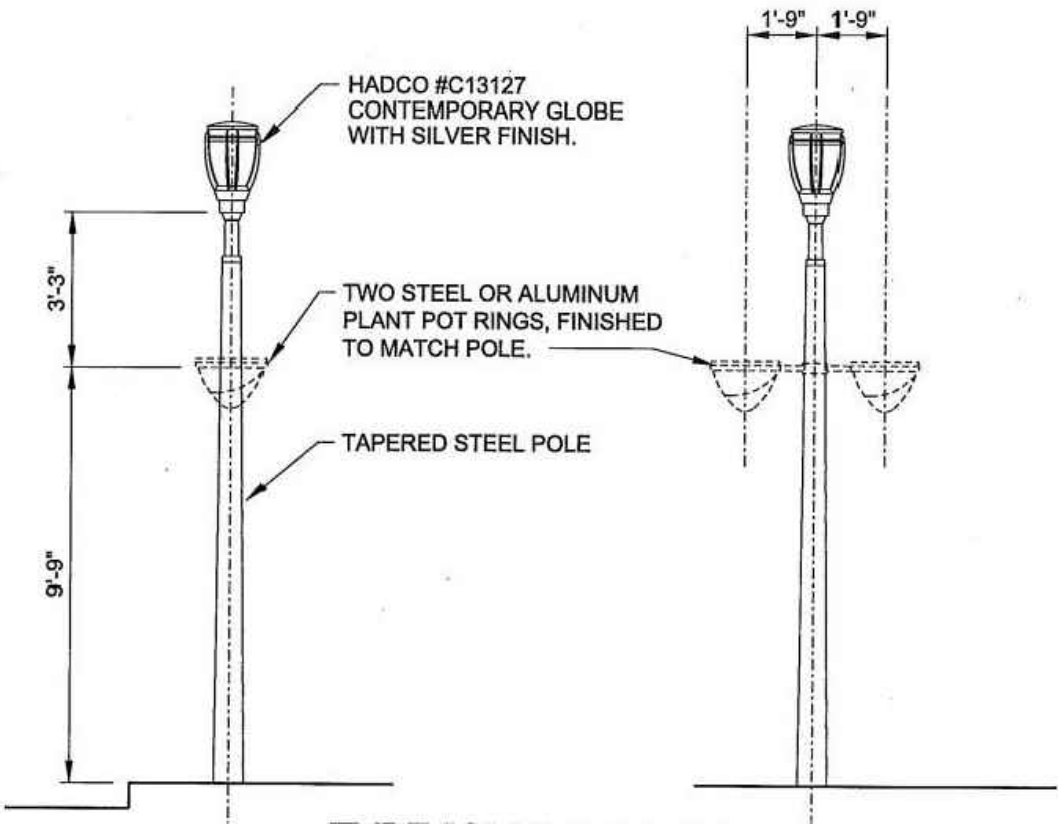


BICYCLE RACK
THE LOOP BIKE RACK
COLLECTION: 35 COLLECTION
COLOR: ALUMINUM
SIZE: DEPTH 14", LENGTH 36", HEIGHT 31"
BRAND: LANDSCAPE FORMS

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



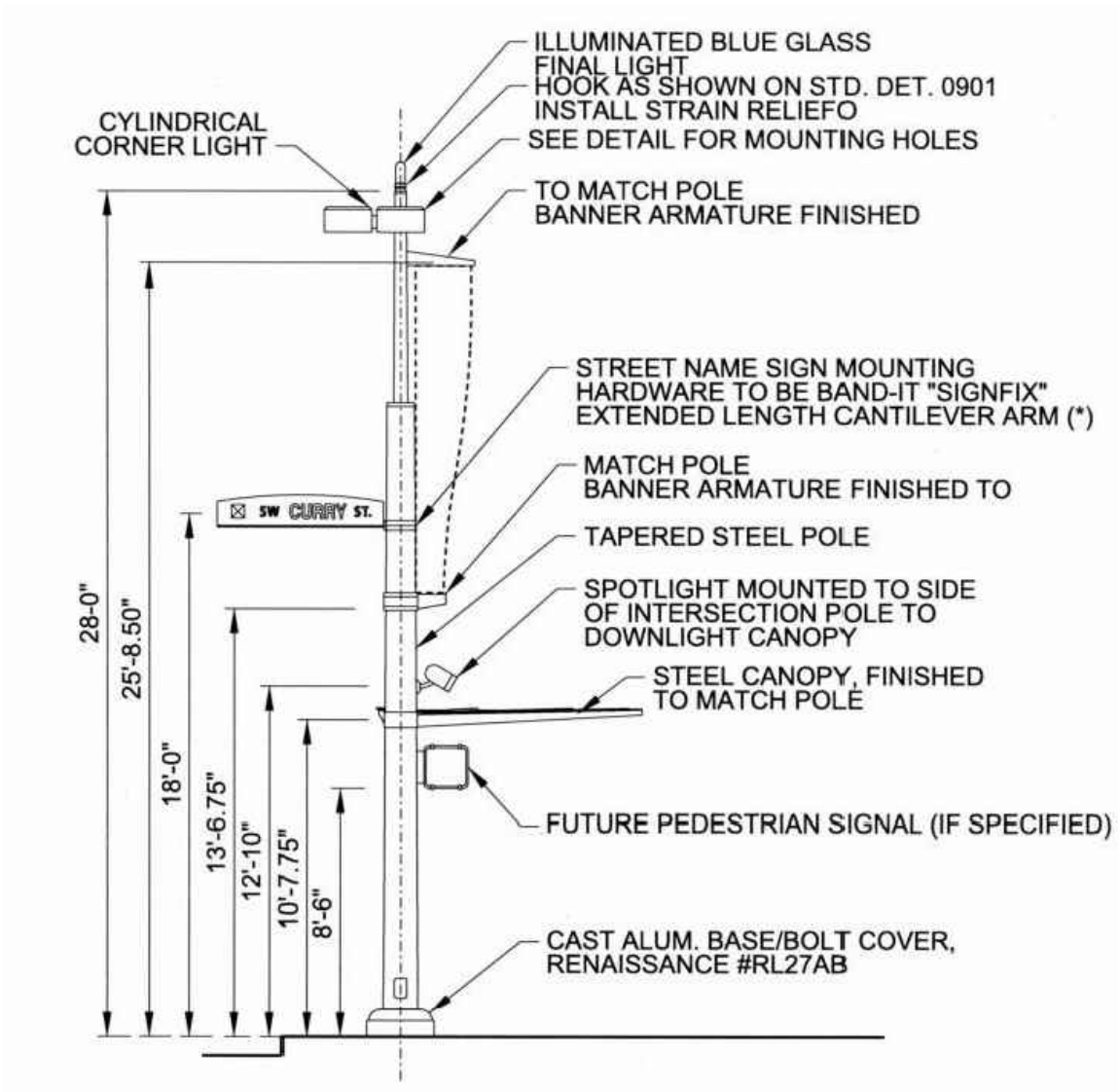
STREET LIGHT 1
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



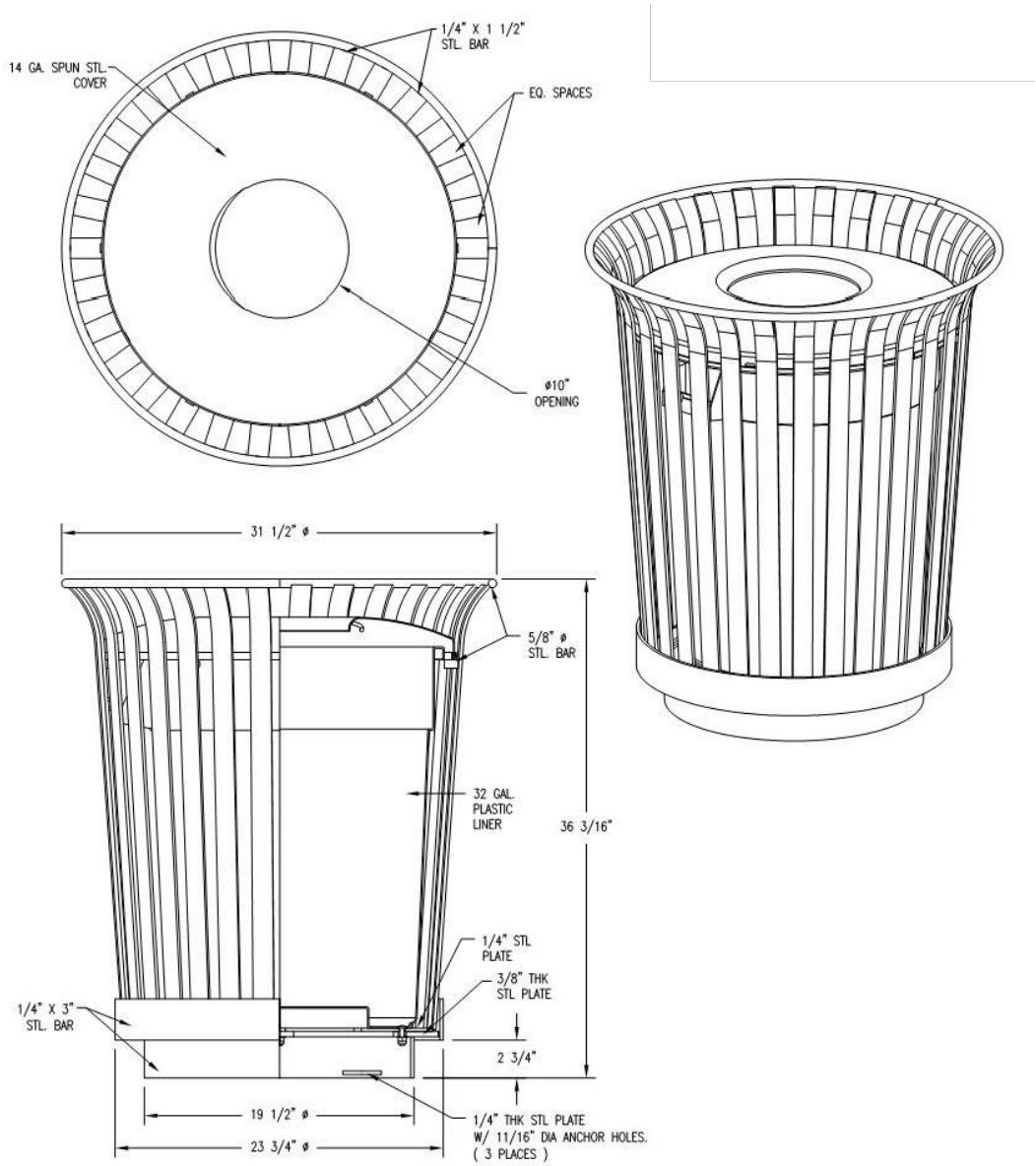
STREET LIGHT 2
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



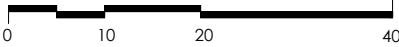
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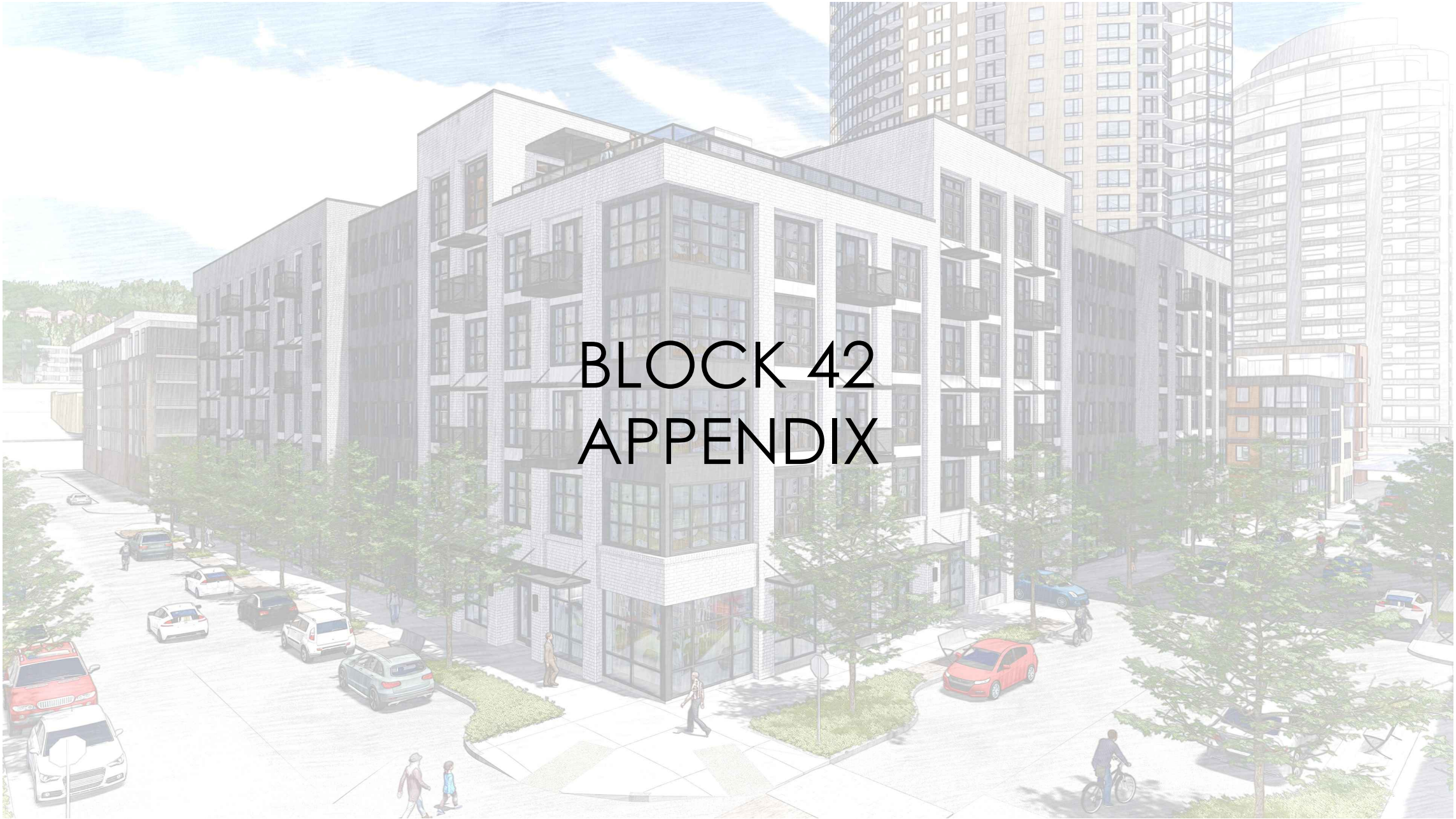
STREET LIGHT 3
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



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

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LANE AND BOND PERSPECTIVE RENDERING - B42

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LANE STREET AT SW RIVER PARKWAY RENDERING - B42

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LANE STREET RENDERING - B42

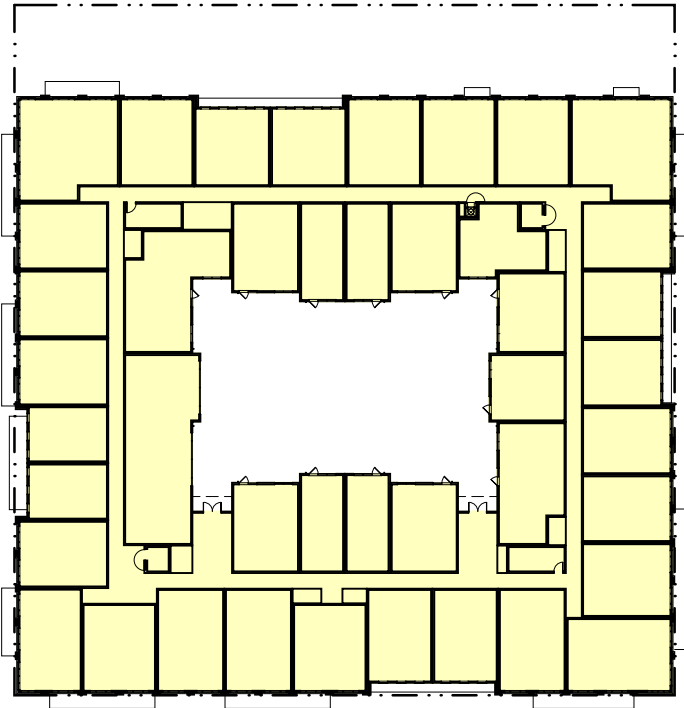
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



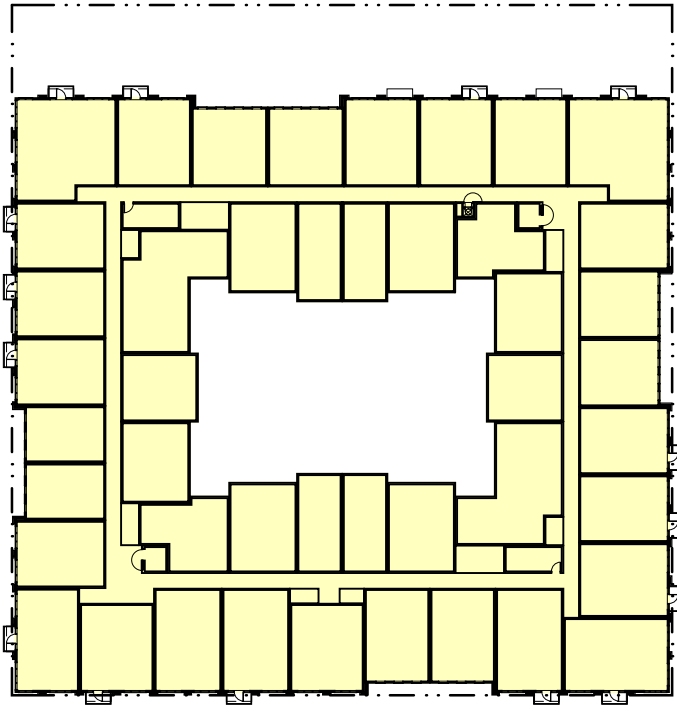
LANE STREET AT SW BOND RENDERING - B42
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.07



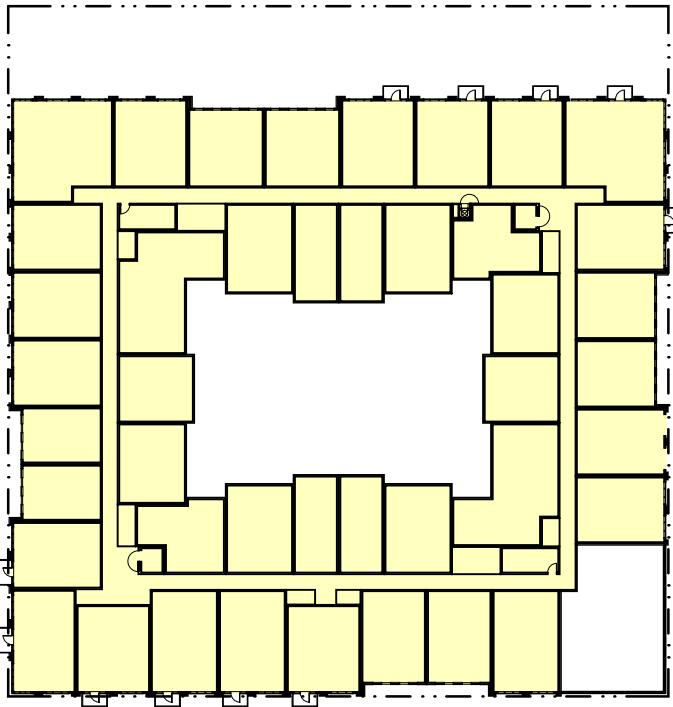
B42 L01 GROSS AREA PLAN - 42,288 SF



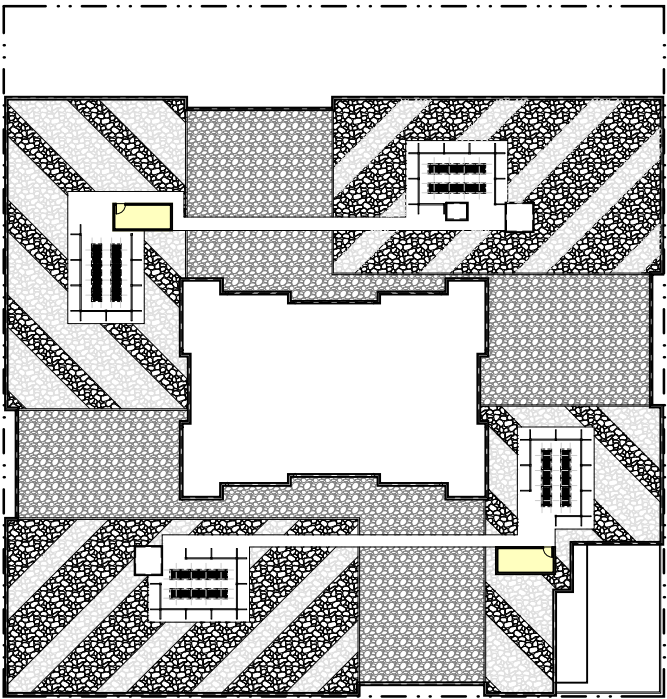
B42 L02 GROSS AREA PLAN - 36,114 SF



B42 L03-05 GROSS AREA PLAN - 36,245 SF



B42 L06 GROSS AREA PLAN - 34,572 SF

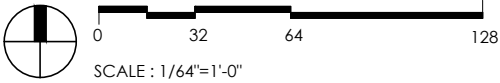


B42 ROOF GROSS AREA PLAN - 355 SF

BUILDING FAR SUMMARY:
SITE AREA - 50,600 SF

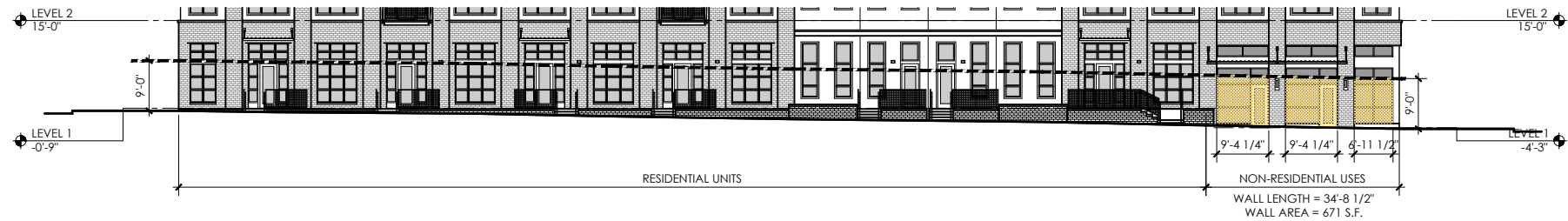
B42-L01	42,288 SF	0.835731
B42-L02	36,114 SF	0.713715
B42-L03	36,245 SF	0.716304
B42-L04	36,245 SF	0.716304
B42-L05	36,245 SF	0.716304
B42-L06	34,572 SF	0.683241
B42-ROOF	355 SF	0.007016
TOTAL	222,064 SF	4.388617
MAX FAR:	303,600 SF	6.0

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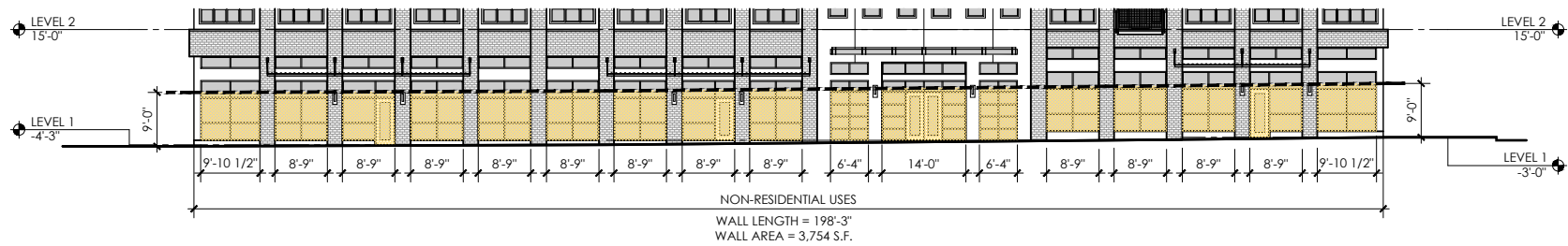


GROUND FLOOR WINDOWS (33.510.220)

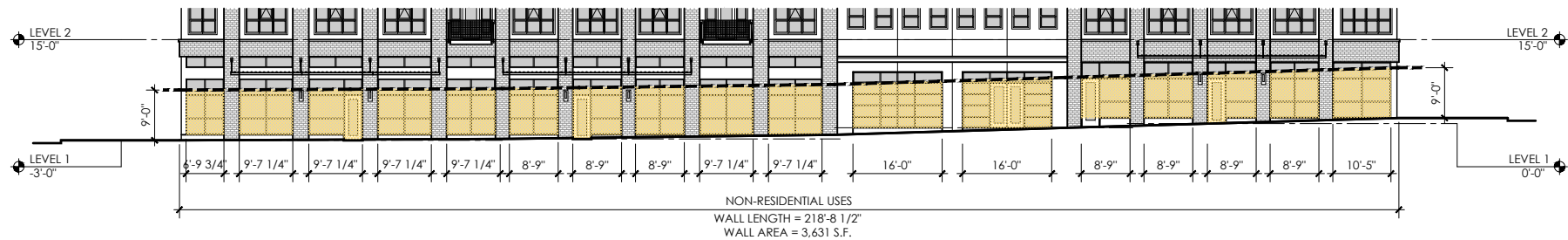
PER SECTION 33.130.230.B.2 2017, RESIDENTIAL USES DO NOT NEED TO MEET REQUIREMENT. ELEVATIONS ALONG SW RIVER PARKWAY AND PLAZA ARE ALL RESIDENTIAL USES.



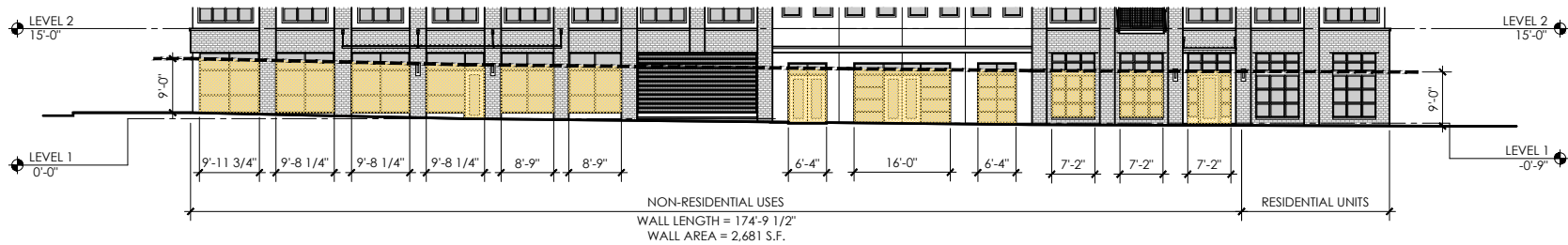
NORTH ELEVATION ALONG SW LANE			
REQUIRED		REQUIRED	
WINDOW LENGTH	50%	WINDOW AREA	25%
PROVIDED		PROVIDED	
TOTAL WALL LENGTH	34'-8 1/2"	TOTAL WALL AREA	671 SF
TOTAL WINDOW LENGTH	25'-8"	TOTAL WINDOW AREA	219 SF
% OF WINDOW LENGTH	74%	% OF WINDOW AREA	33%



WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED		REQUIRED	
WINDOW LENGTH	50%	WINDOW AREA	25%
PROVIDED		PROVIDED	
TOTAL WALL LENGTH	198'-3"	TOTAL WALL AREA	3,754 SF
TOTAL WINDOW LENGTH	151'-5"	TOTAL WINDOW AREA	1,239 SF
% OF WINDOW LENGTH	76%	% OF WINDOW AREA	33%

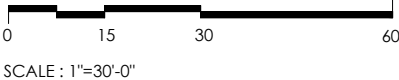


SOUTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED		REQUIRED	
WINDOW LENGTH	50%	WINDOW AREA	25%
PROVIDED		PROVIDED	
TOTAL WALL LENGTH	218'-8 1/2"	TOTAL WALL AREA	3,631 SF
TOTAL WINDOW LENGTH	168'-1 1/4"	TOTAL WINDOW AREA	1,400 SF
% OF WINDOW LENGTH	77%	% OF WINDOW AREA	39%



EAST ELEVATION ALONG SW RIVER PARKWAY			
REQUIRED		REQUIRED	
WINDOW LENGTH	50%	WINDOW AREA	25%
PROVIDED		PROVIDED	
TOTAL WALL LENGTH	174'-9 1/2"	TOTAL WALL AREA	2,681 SF
TOTAL WINDOW LENGTH	106'-8 1/2"	TOTAL WINDOW AREA	899 SF
% OF WINDOW LENGTH	61%	% OF WINDOW AREA	34%

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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	14,297 SF
TOTAL WINDOW AREA	4,623 SF
% OF WINDOW AREA	32%



WEST ELEVATION ALONG SW BOND AVENUE

REQUIRED WINDOW AREA	15%
PROVIDED TOTAL WALL AREA	13,317 SF
TOTAL WINDOW AREA	4,892 SF
% OF WINDOW AREA	37%





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

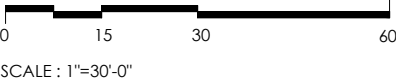
REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	13,484 SF
TOTAL WINDOW AREA	4,788 SF
% OF WINDOW AREA	36%



EAST ELEVATION ALONG SW RIVER PARKWAY

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	11,836 SF
TOTAL WINDOW AREA	4,156 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.

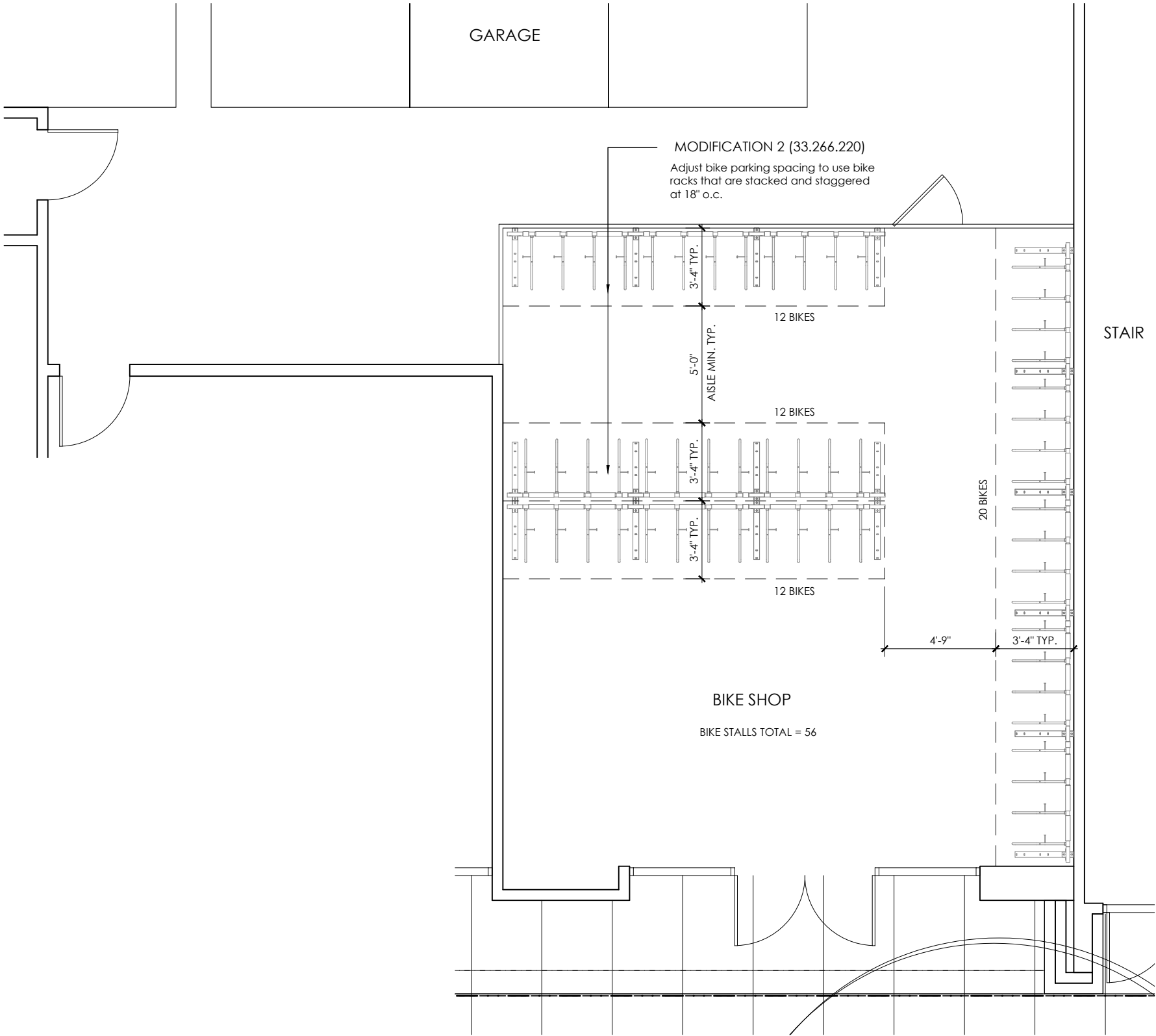
Short term bicycle parking spaces are provided outside the building.

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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