

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

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OWNER/DEVELOPER

ALAMO MANHATTAN
WADE JOHNS
3012 FAIRMONT STREET, SUITE 100
DALLAS, TX 75201
PH: 469.941.4514
EMAIL: WADE.JOHNS@ALAMOMANHATTAN.COM

ARCHITECT - BLOCKS 42,45

HENSLEY LAMKIN RACHEL, INC.
JEANCARLO SAENZ
14881 QUORUM DRIVE ST. 550
DALLAS, TEXAS 75254
PH: 972.726.9400
EMAIL: JEANCARLO@HLRINC.NET

CIVIL ENGINEER

OTAK, INC
MIKE PEEBLES
808 SW 3RD AVE, SUITE 300
PORTLAND, OR 97204
PH: 503.415.2416
EMAIL: MIKE.PEEBLES@OTAK.COM

LANDSCAPE ARCHITECT

LINDA TYCHER & ASSOCIATES
LINDA TYCHER
11411 N. CENTRAL EXPRESSWAY, SUITE V
DALLAS, TX 75243
PH: 214.750.1210
EMAIL: LINDA@LINDATYCHERDESIGN.COM

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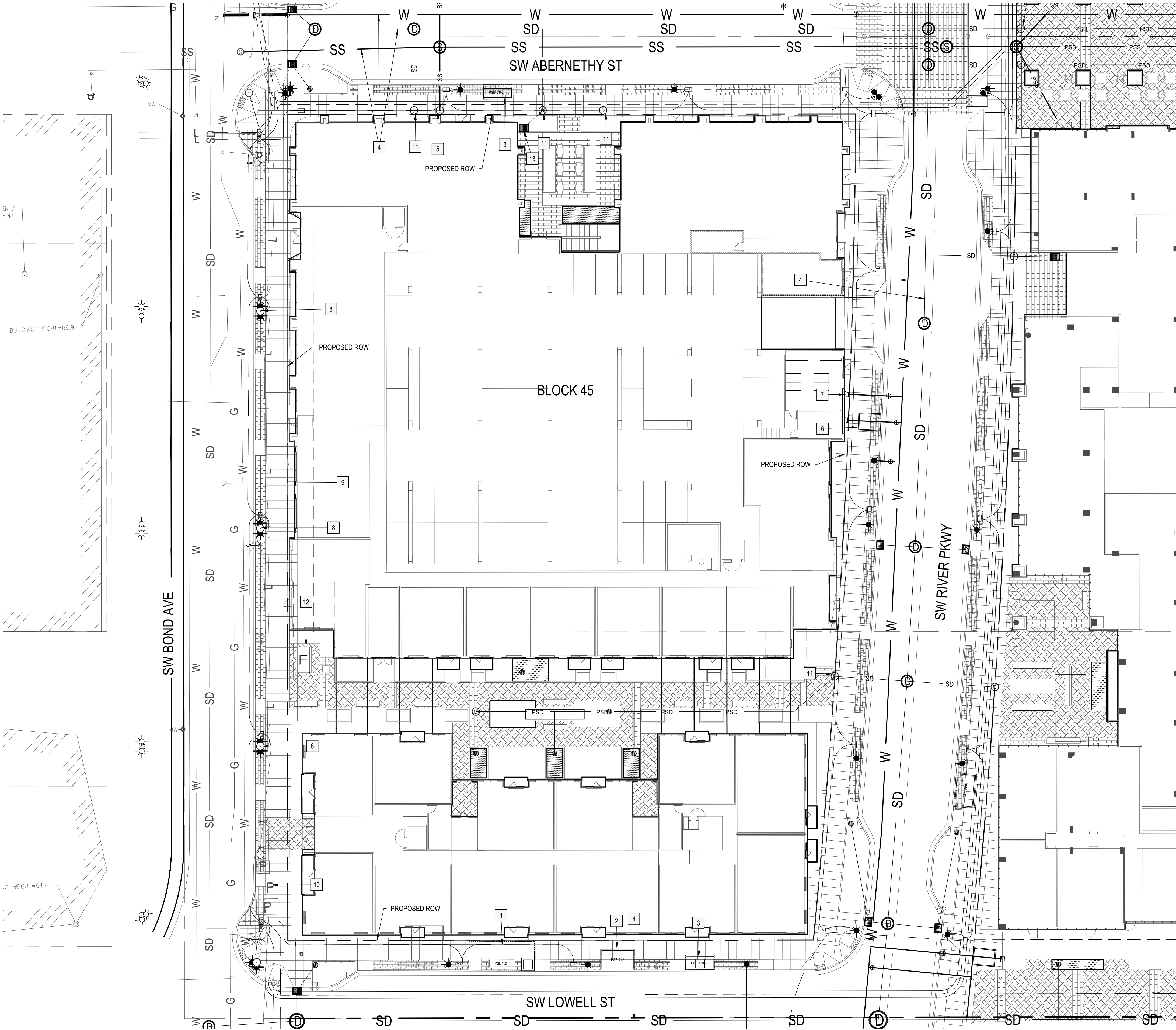
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© 2019 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

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BUILDING HEIGHT=66.9'

IG HEIGHT=64.4'

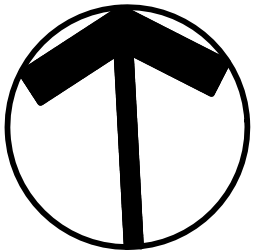


UTILITY NOTES

- 1 INSTALL NEW 1024 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 2 INSTALL NEW 712 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 3 INSTALL NEW 5106 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 4 PROPOSED PUBLIC WORKS UTILITIES 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 CATENARY POLE.
- 9 PROPOSED BOND IMPROVEMENTS UNDER SEPARATE PUBLIC WORKS PERMIT.
- 10 EXISTING 1020 PGE VAULT TO REMAIN.
- 11 INSTALL STORM LATERAL FOR BUILDING SERVICE.
- 12 INSTALL NEW 1024 PGE VAULT (BUILDING TRANSFORMER). COORDINATE WITH PGE.
- 13 PROPOSED PRIVATE STORMFILTER CATCH BASIN.

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	



BLOCK 45 UTILITY PLAN

LAND USE REVIEW# (LU 20-102914 DZM GW) EXHIBIT C.50

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

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INT/
3.41'

BUILDING HEIGHT=66.9'

JG HEIGHT=64.4'

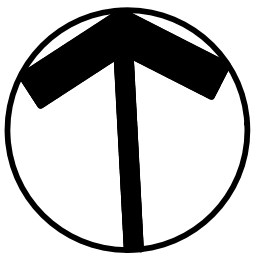
GRADING LEGEND

- 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.

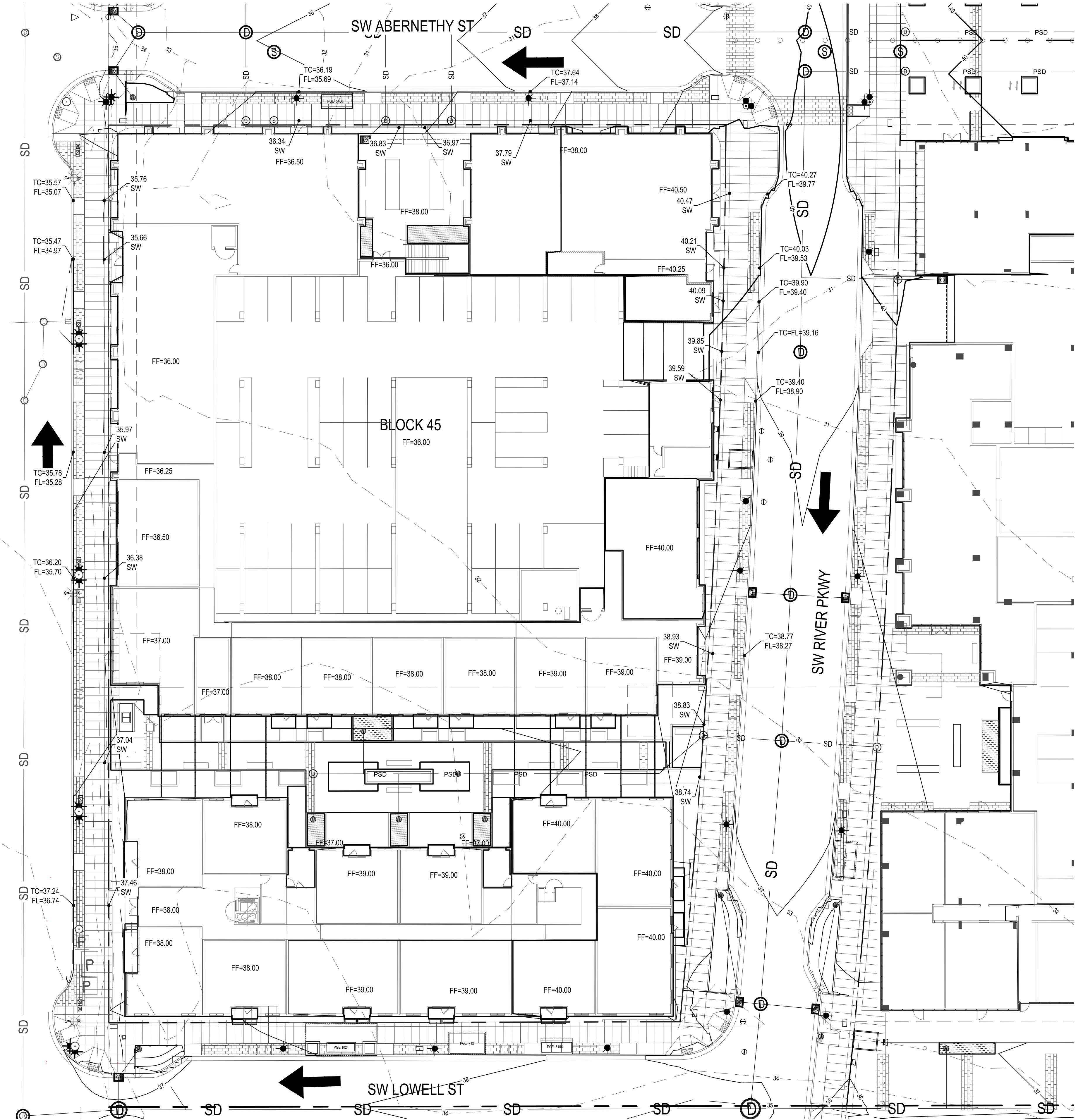
SPOT ELEV ABBREVIATIONS

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



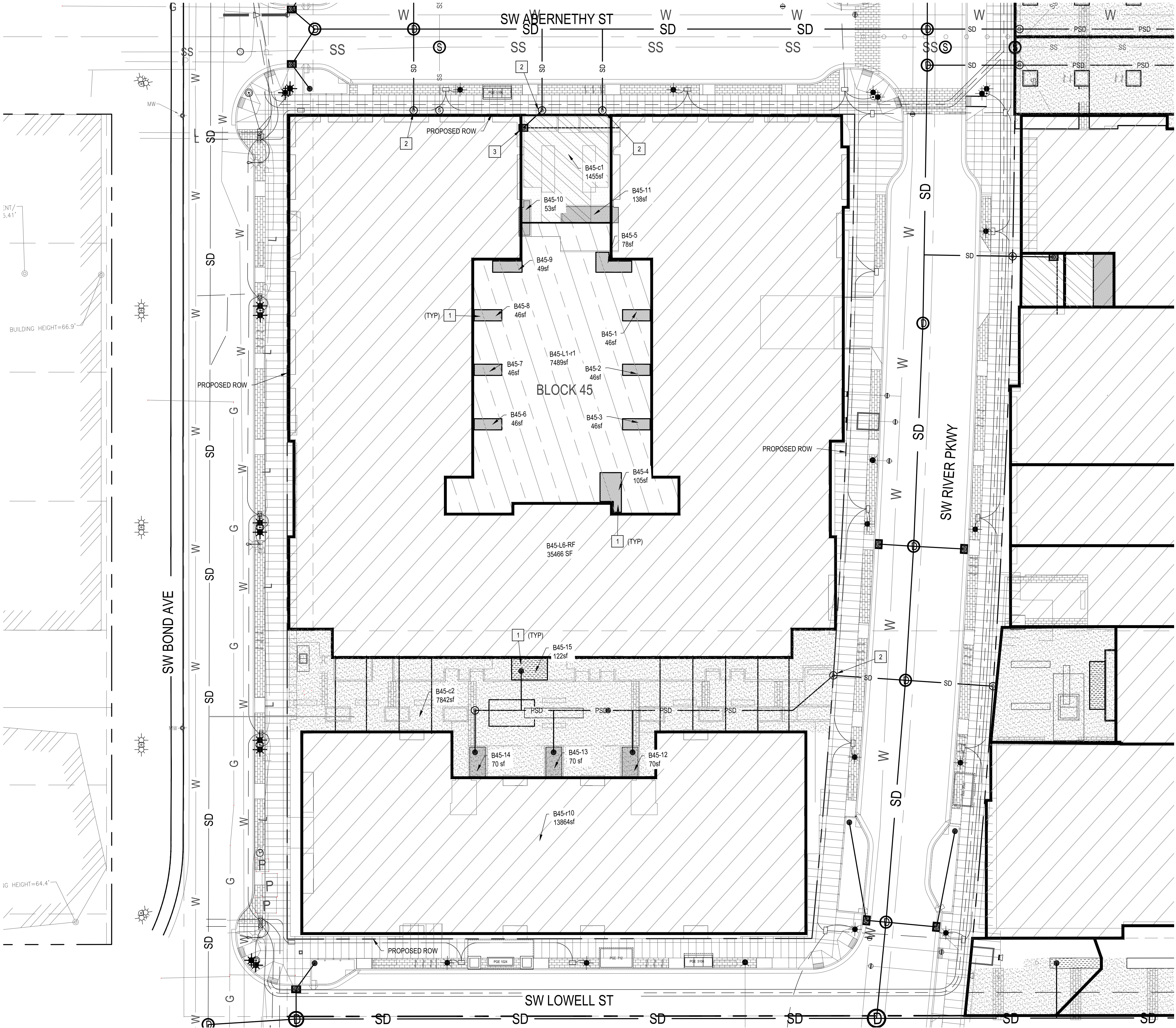
20' 0' 20' 40'
SCALE IN FEET

BLOCK 45 GRADING PLAN
LAND USE REVIEW# (LU 20-102914 DZM GW) EXHIBIT C.51



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STORMWATER NOTES

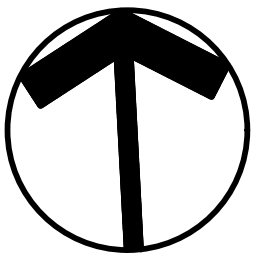
- 1 PROPOSED PRIVATE STORMWATER PLANTER.
- 2 PROPOSED STORMWATER LATERAL CONNECTION.
- 3 PROPOSED STORMFILTER CATCH BASIN.

STORMWATER NARRATIVE

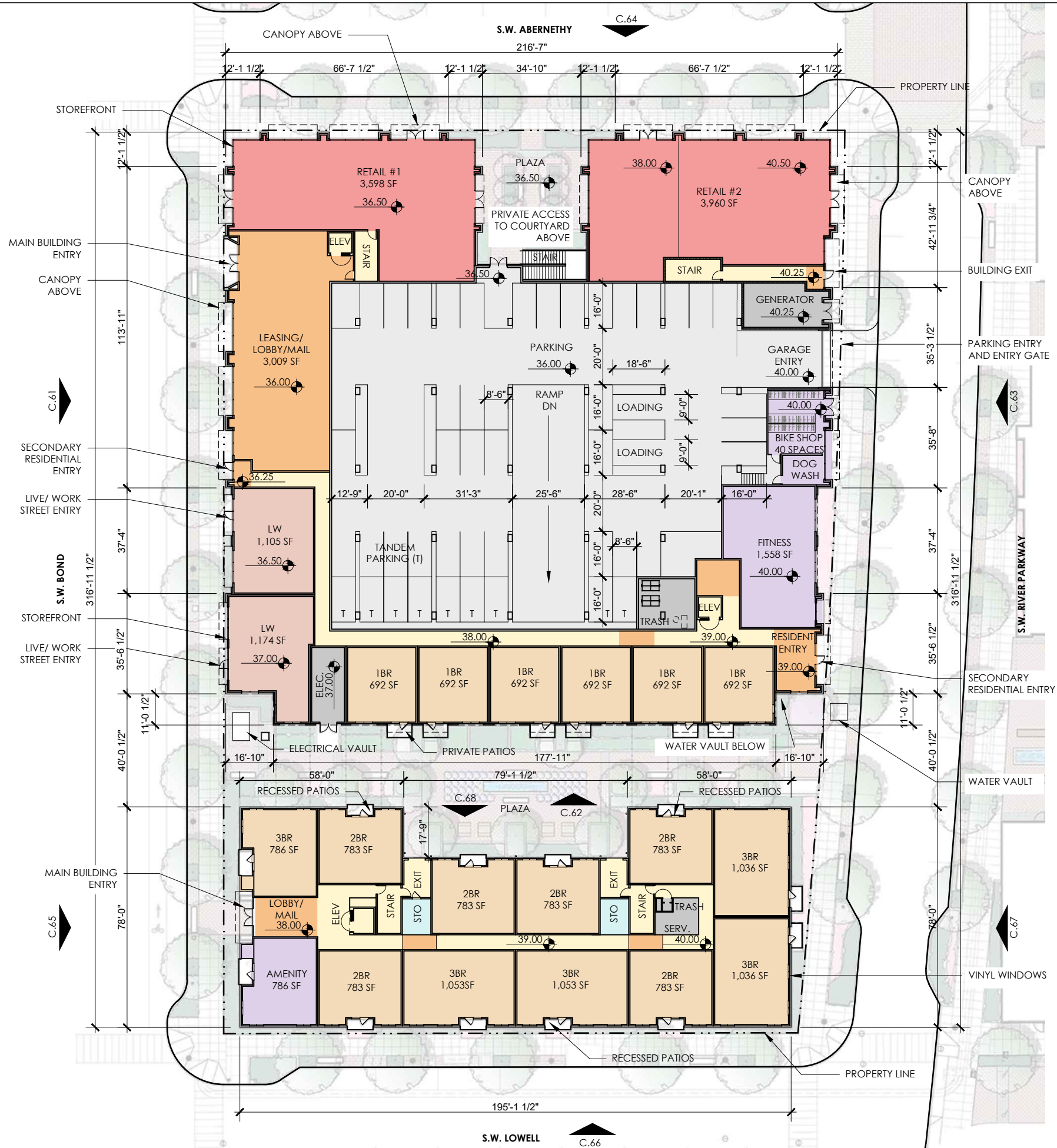
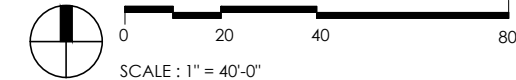
THE PROPOSED STORMWATER MANAGEMENT SYSTEM, DESIGNED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL AND SEWER AND DRAINAGE FACILITIES DESIGN MANUAL, WILL INCLUDE LOW IMPACT DEVELOPMENT (LID) PLANTERS AND STORMFILTER MANUFACTURED TREATMENT FOR WATER QUALITY TREATMENT. A PIPED CONVEYANCE 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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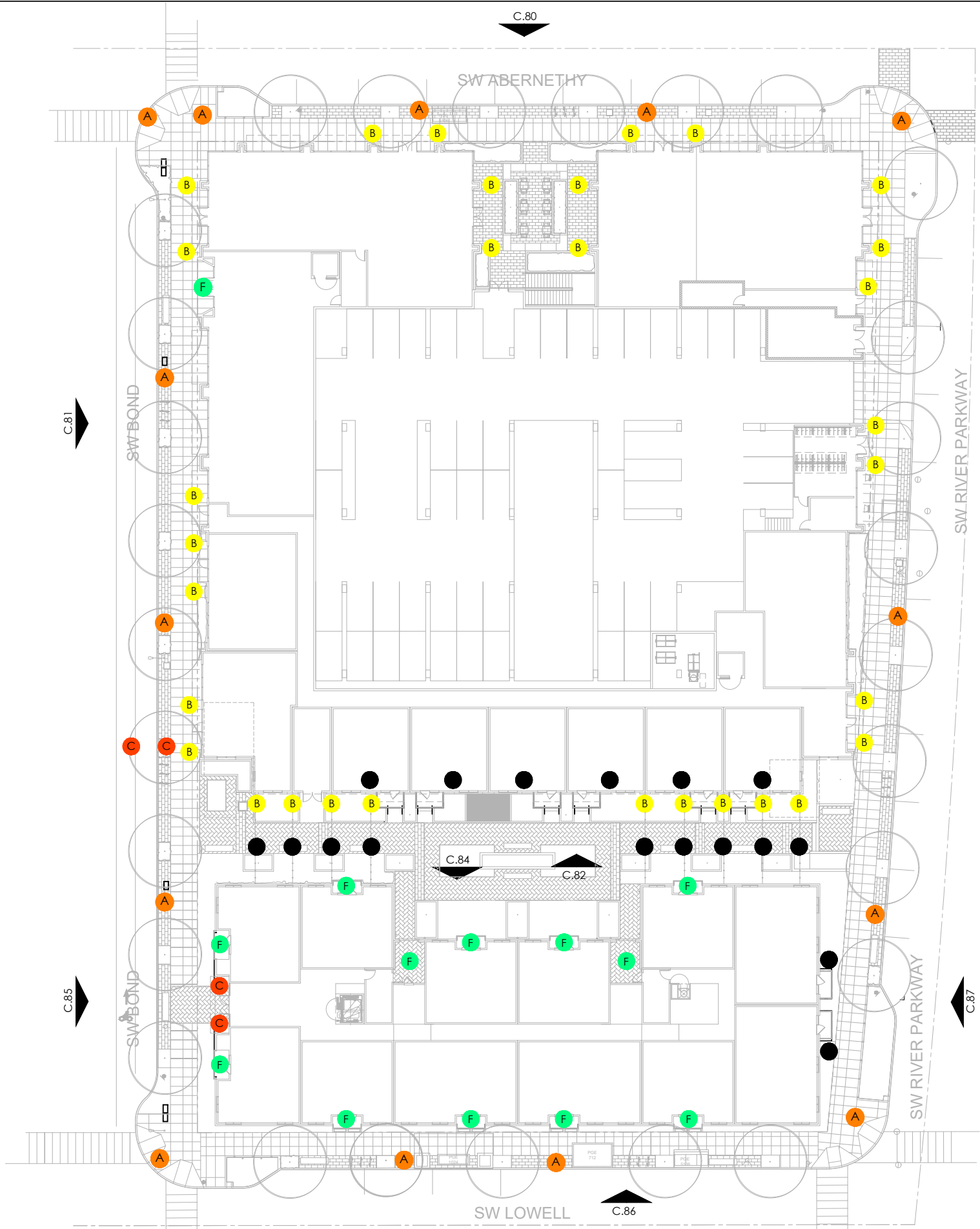
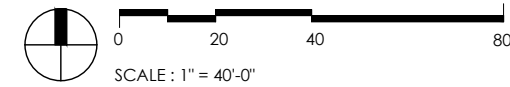
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	20
PARKING STALLS	46
COMMERCIAL SF	7,558 SF
LOBBY + LEASING SF	3,009 SF
AMENITY	3,056 SF
BUILDING SUMMARY	
TOTAL UNITS	263

BLOCK 45 - GARAGE PARKING	
REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 263 UNITS)	448 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	247 SPACES

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L01 FLOOR PLAN - BLOCK 45

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A LANDSCAPE LIGHT

B WALL SCONCE

C ENTRY WALL SCONCE

● STRING LIGHTING

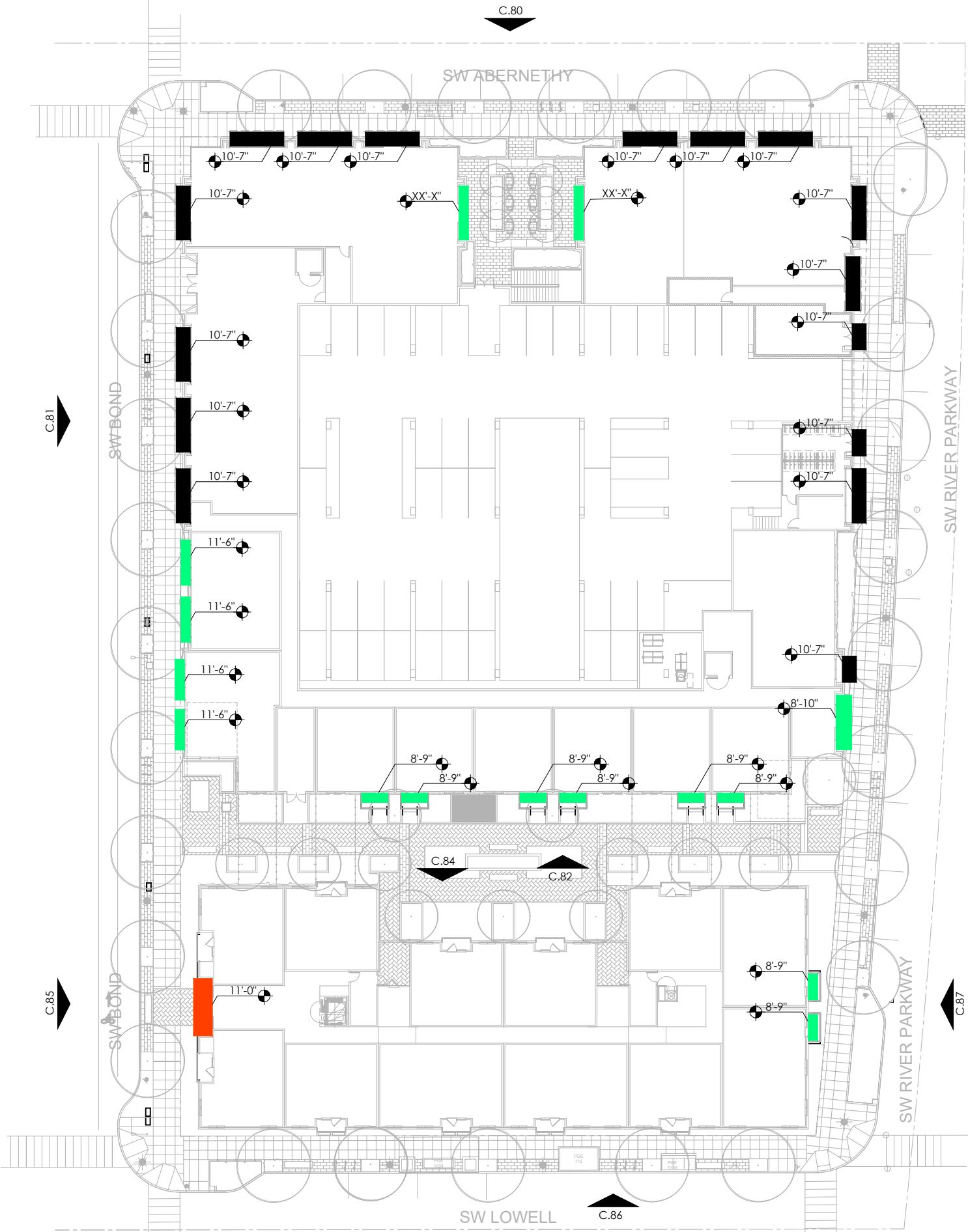
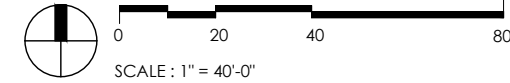
F DOWN LIGHT

● WALL SCONCE



LIGHTING PLAN - GROUND LEVEL - BLOCK 45
LAND USE REVIEW # LU 20-102914 DZM GW
C.54

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NOTES:
39' - 0" HEIGHT OF CANOPY FROM SIDEWALK

5' FABRIC AWNING



6' ENTRY CANOP

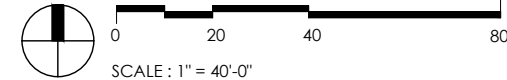


3' STEEL CANOPY



CANOPY DIAGRAM - GROUND LEVEL - BLOCK 45
LAND USE REVIEW # LU 20-102914 DZM GW
C.55

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR 52

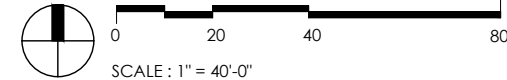
BUILDING SUMMARY

TOTAL UNITS 263

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L02 FLOOR PLAN - BLOCK 45

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR 52

BUILDING SUMMARY

TOTAL UNITS 263

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L03-5 FLOOR PLAN - BLOCK 45

LAND USE REVIEW # LU 20-102914 DZM GW

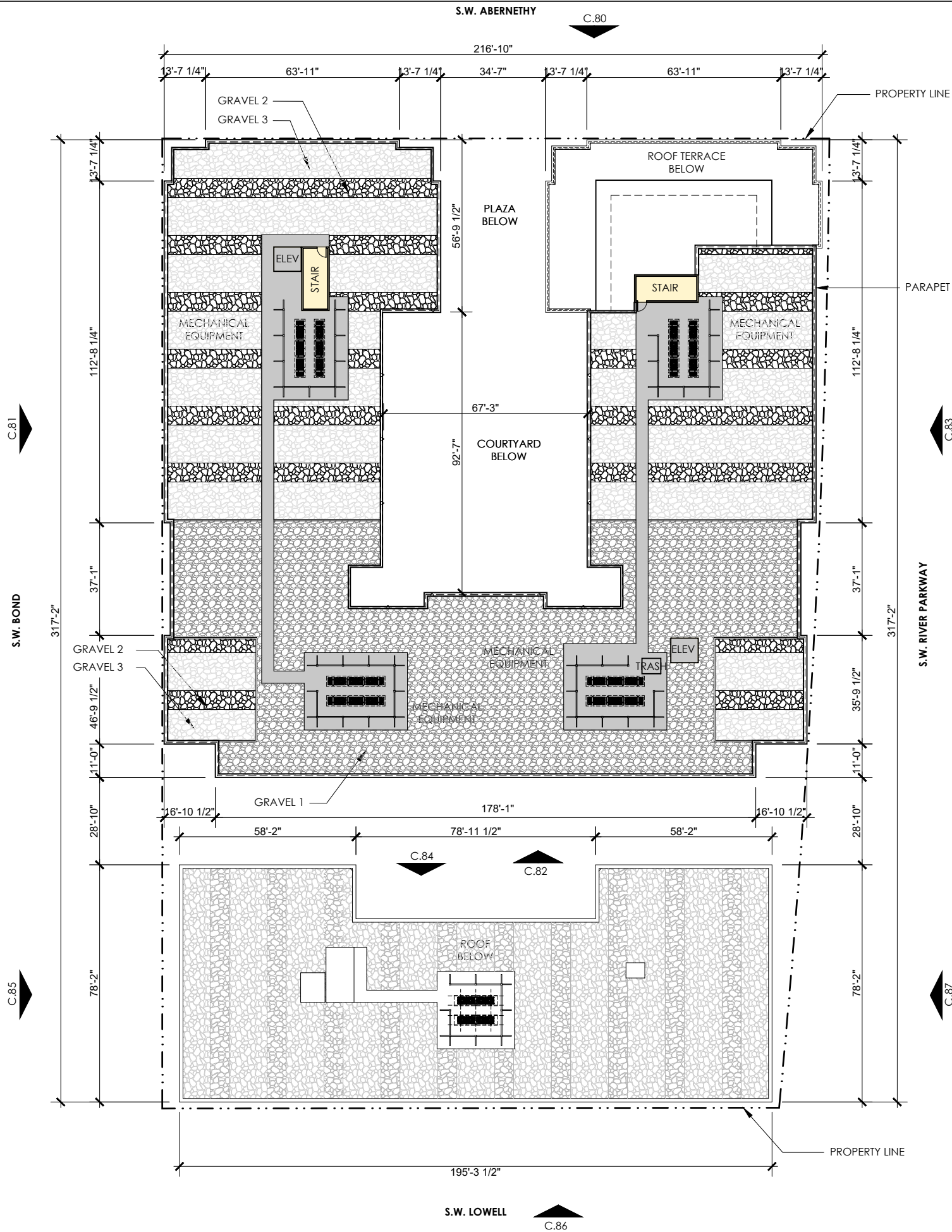
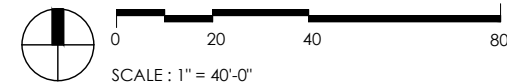
EXHIBIT C.57



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COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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GRAVEL 1



GRAVEL 2

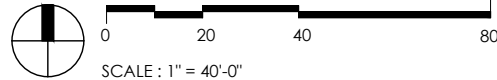


GRAVEL 3

LEVEL SUMMARY	
ROOF LEVEL NORTH	25,408 SF
BUILDING SUMMARY	
TOTAL UNITS	274

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	0
PARKING STALLS	201
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF
AMENITY	728 SF

BUILDING SUMMARY

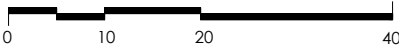
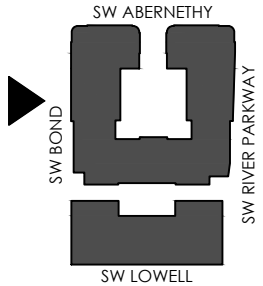
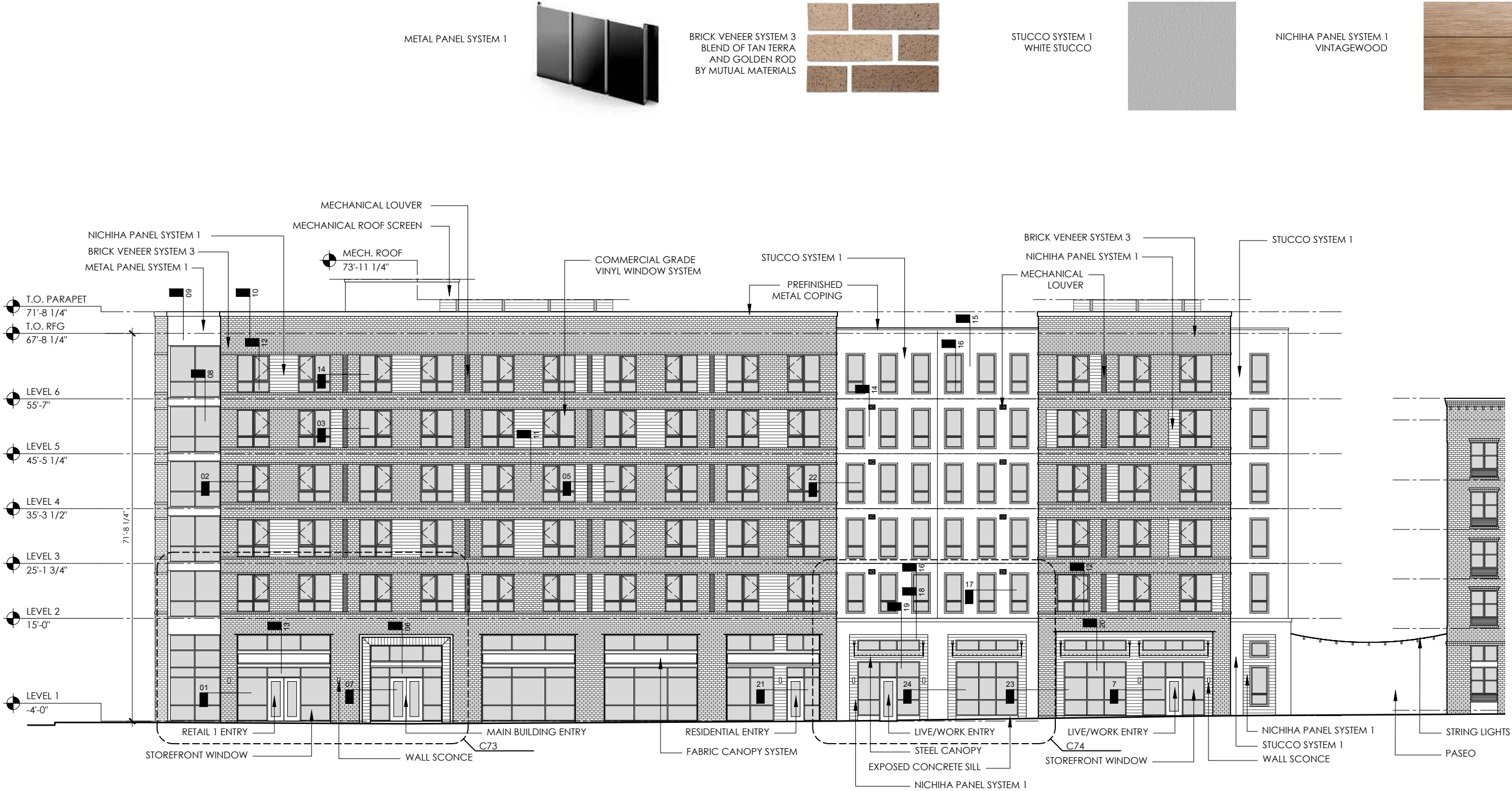
TOTAL UNITS	263
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BLOCK 45 - GARAGE PARKING

REQUIRED PARKING	
MINIMUM REQUIRED: (0.33 SPACES PER UNIT X 263 UNITS)	87 SPACES
MAXIMUM REQUIRED: (1.35 SPACES PER UNIT X 263 UNITS)	356 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	247 SPACES

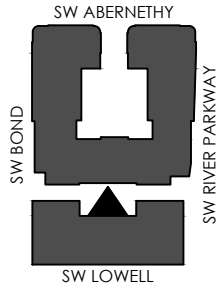
RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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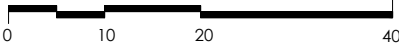
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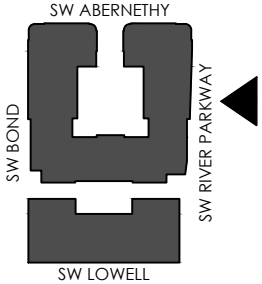


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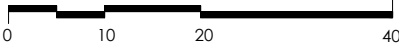
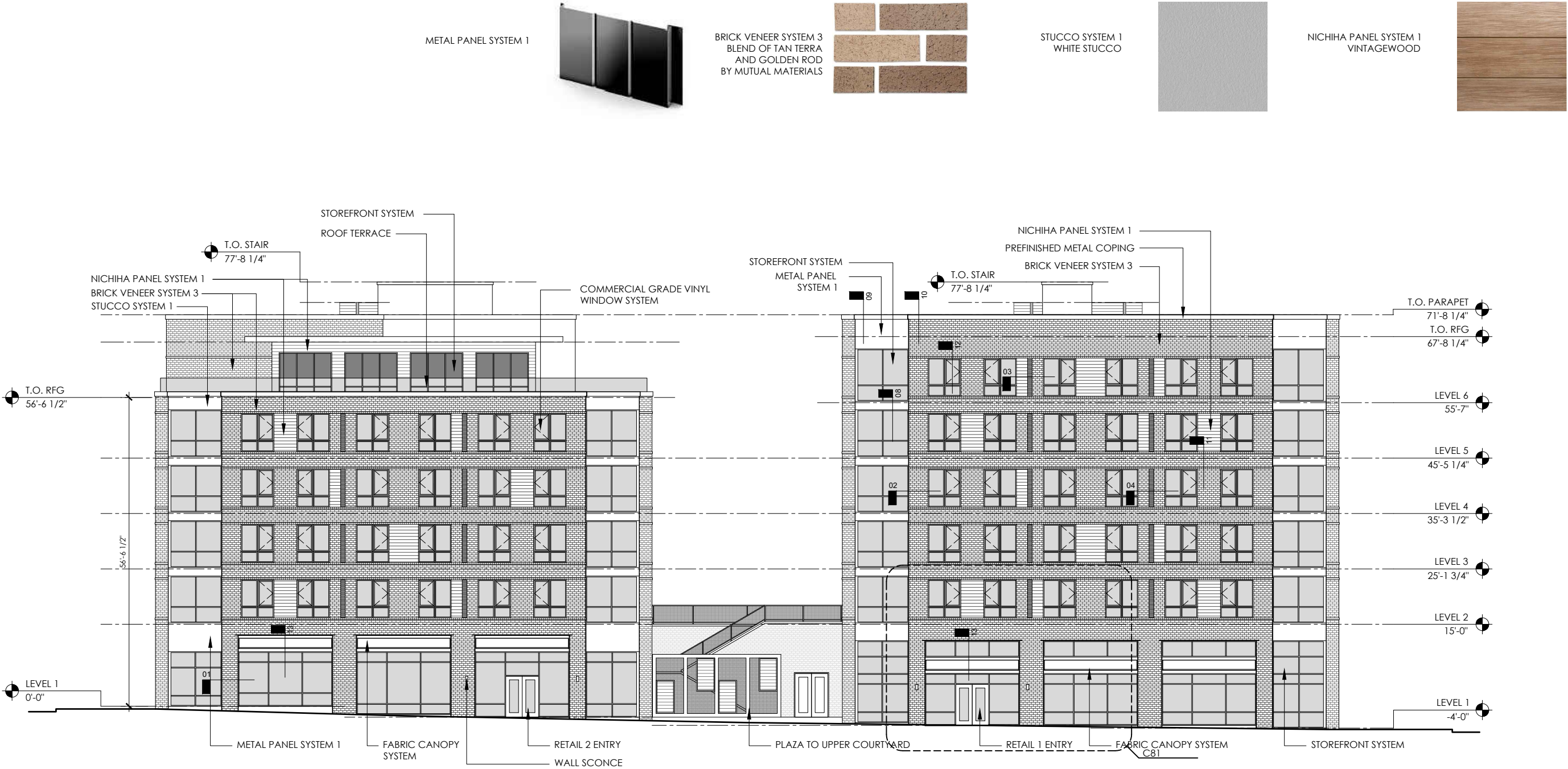
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ALONG SW RIVER PARKWAY STREET

BLOCK 45A - EAST ELEVATION

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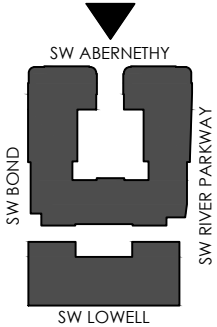


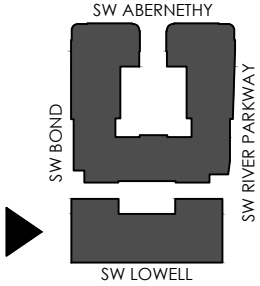
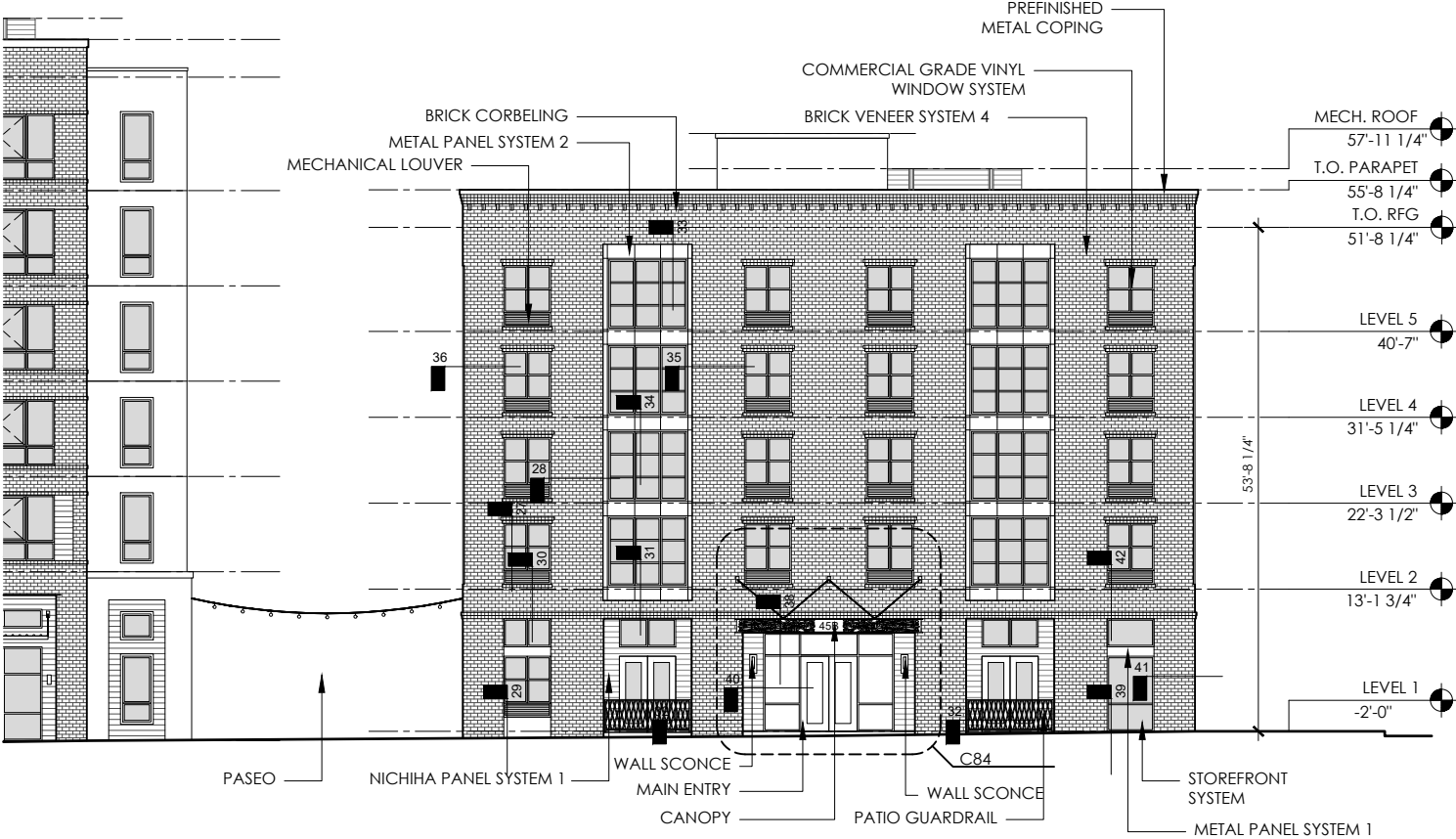
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ALONG SW ABERNETHY STREET

BLOCK 45A - NORTH ELEVATION

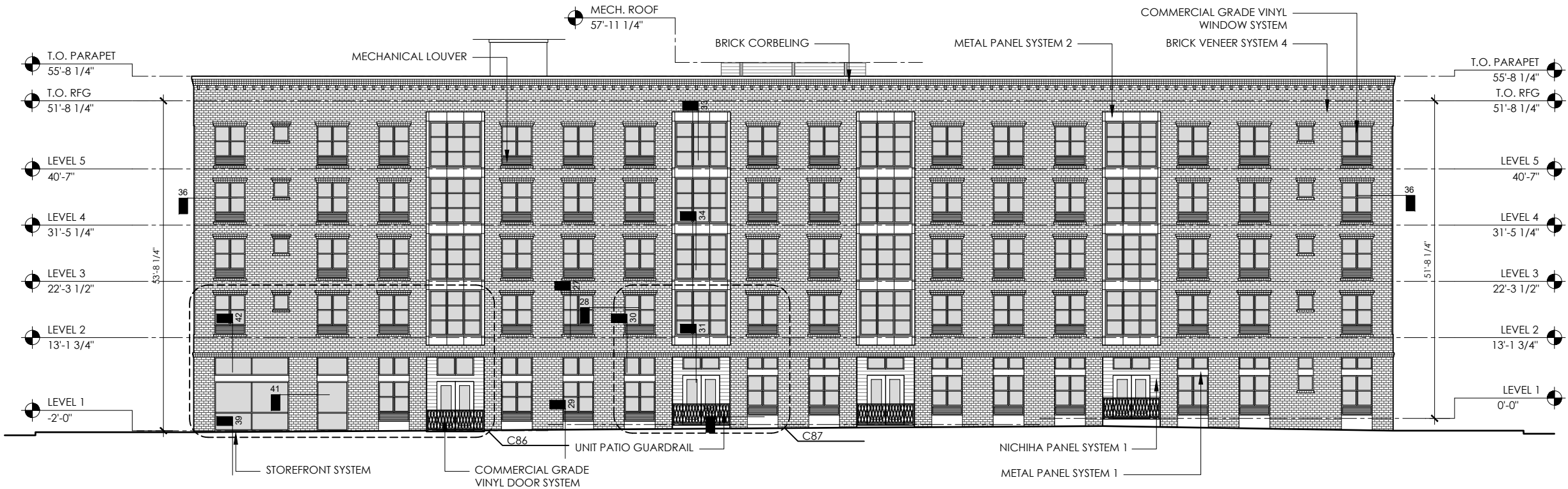
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT C.64



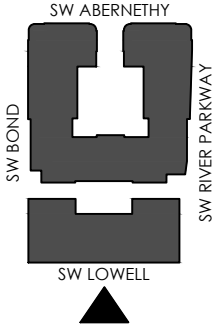


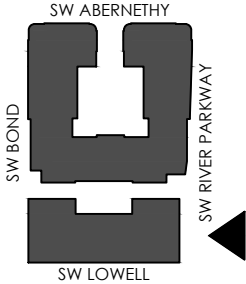
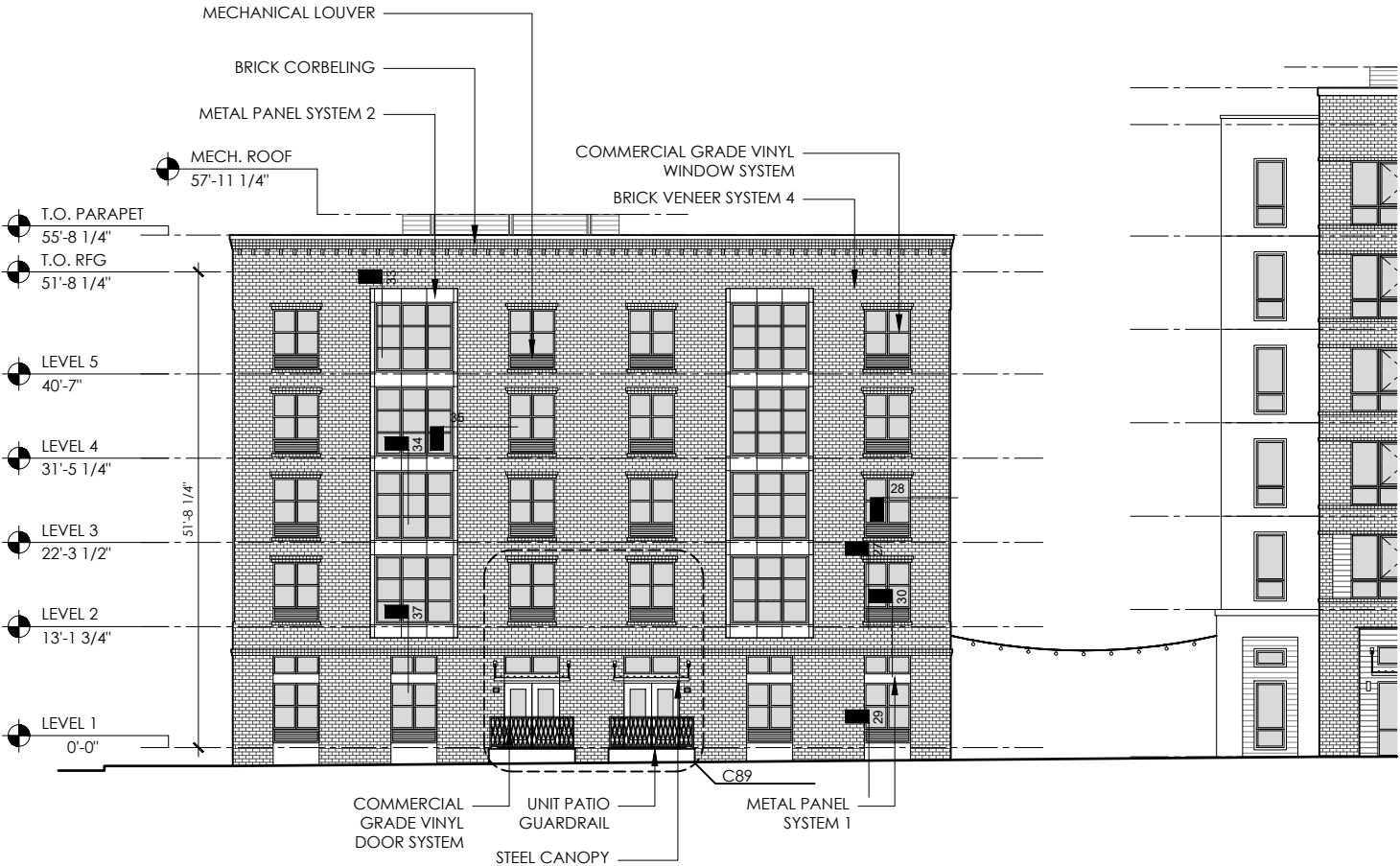
ALONG SW BOND STREET

BLOCK 45B - WEST ELEVATION

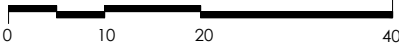


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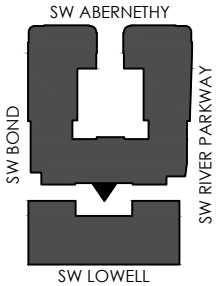
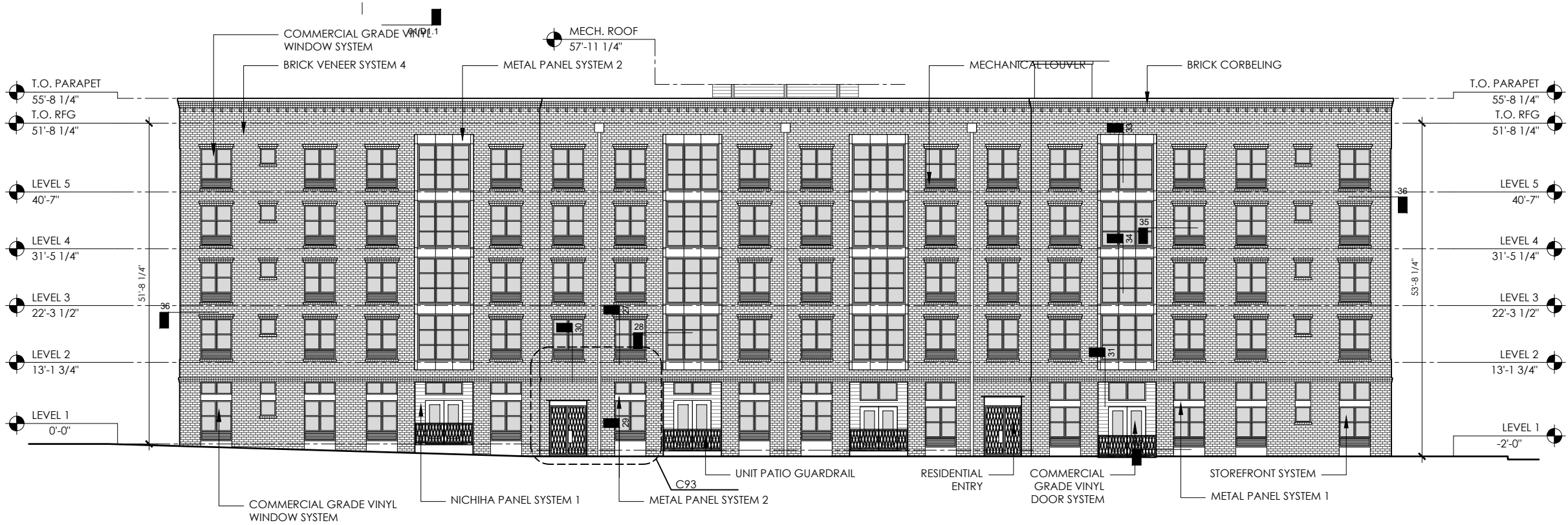




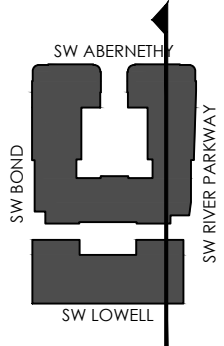
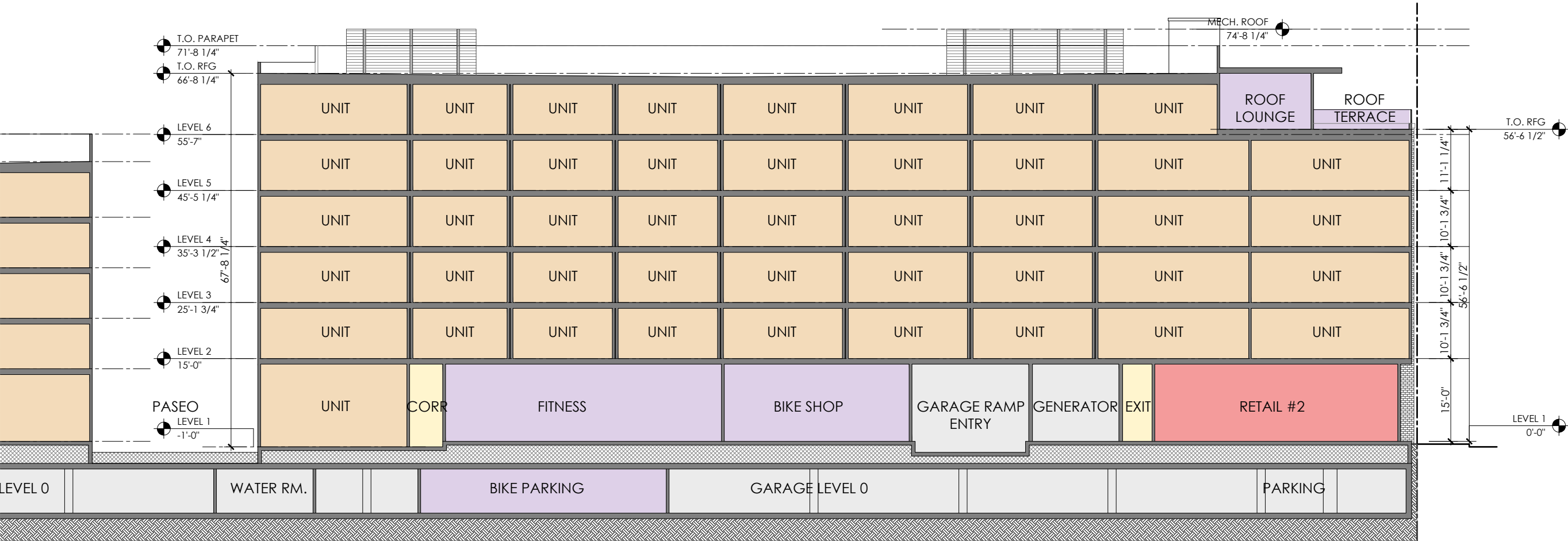
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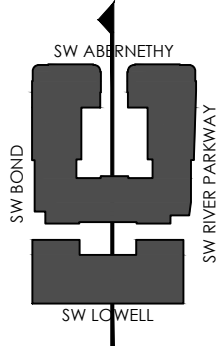
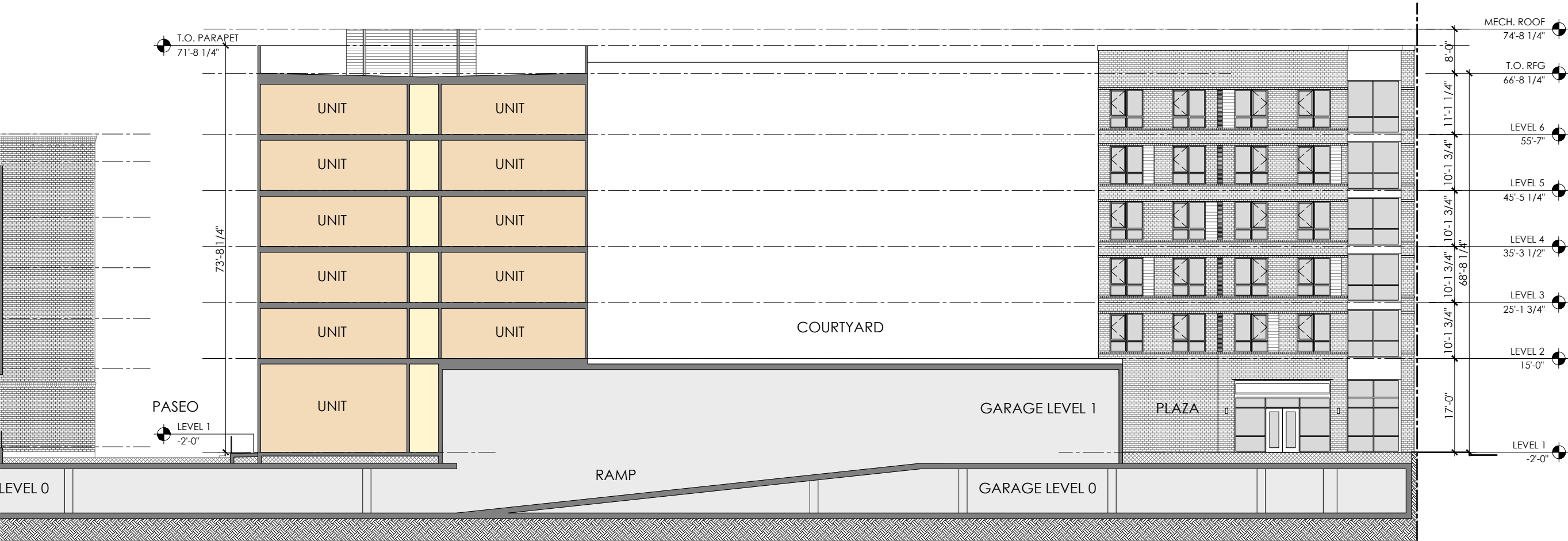
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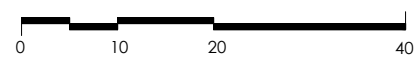
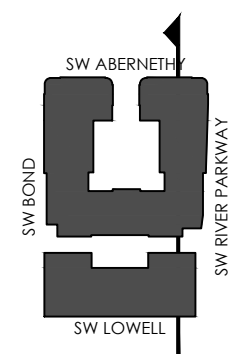
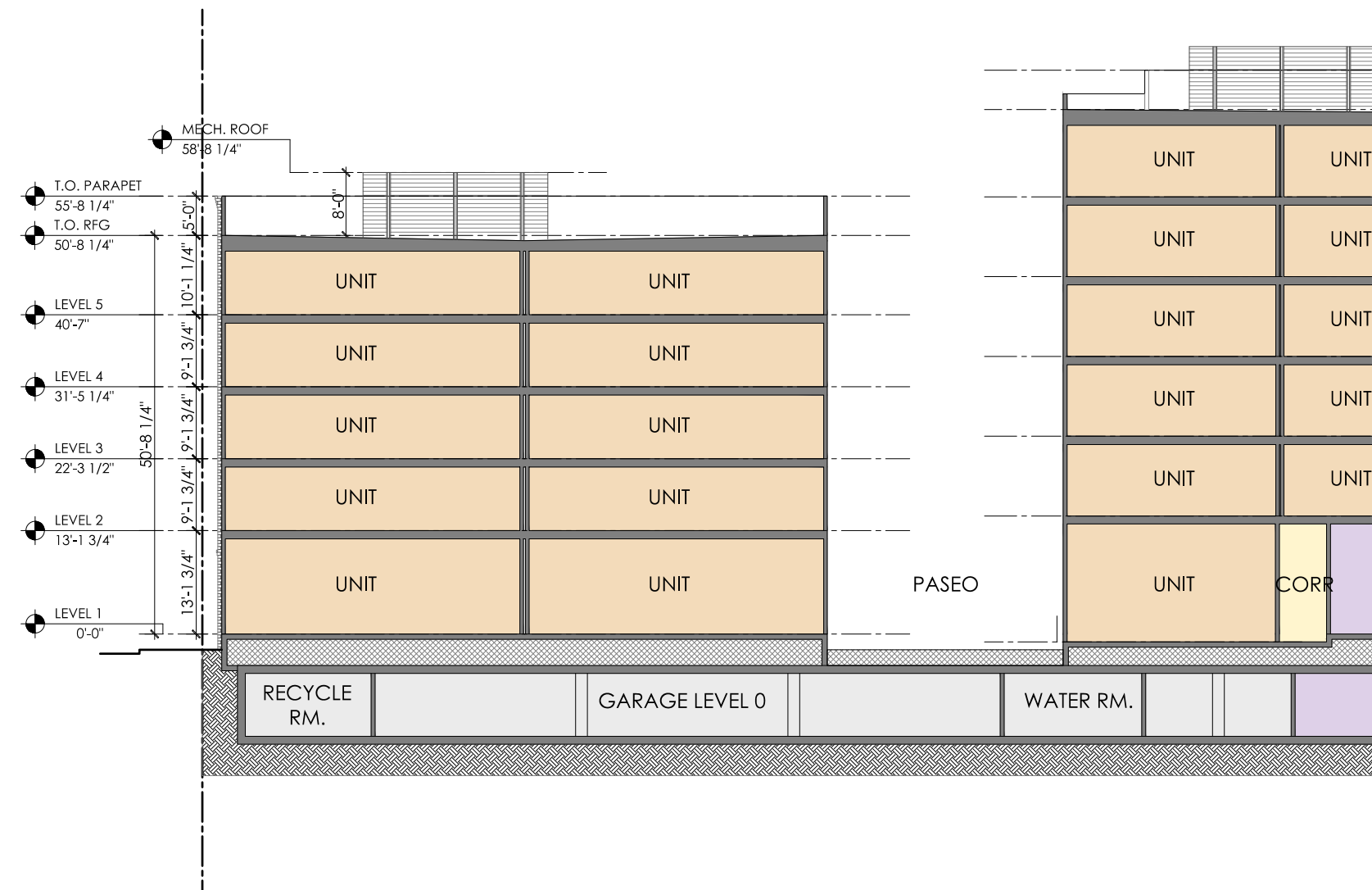


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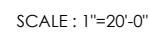
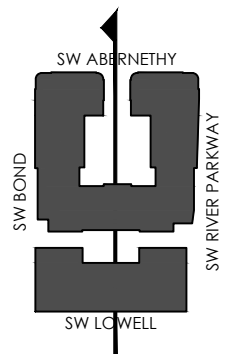


SCALE : 1"=20'-0"

BLOCK 45B - N-S SECTION

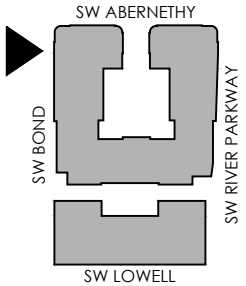
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.71



LAND USE REVIEW # LU 20-102914 DZM GW

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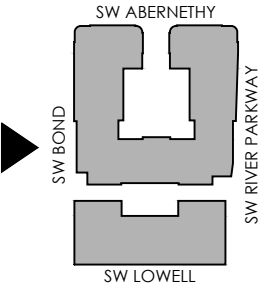
ALONG SW BOND STREET

BLOCK 45A - ENLARGED WEST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.73

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ALONG SW BOND STREET

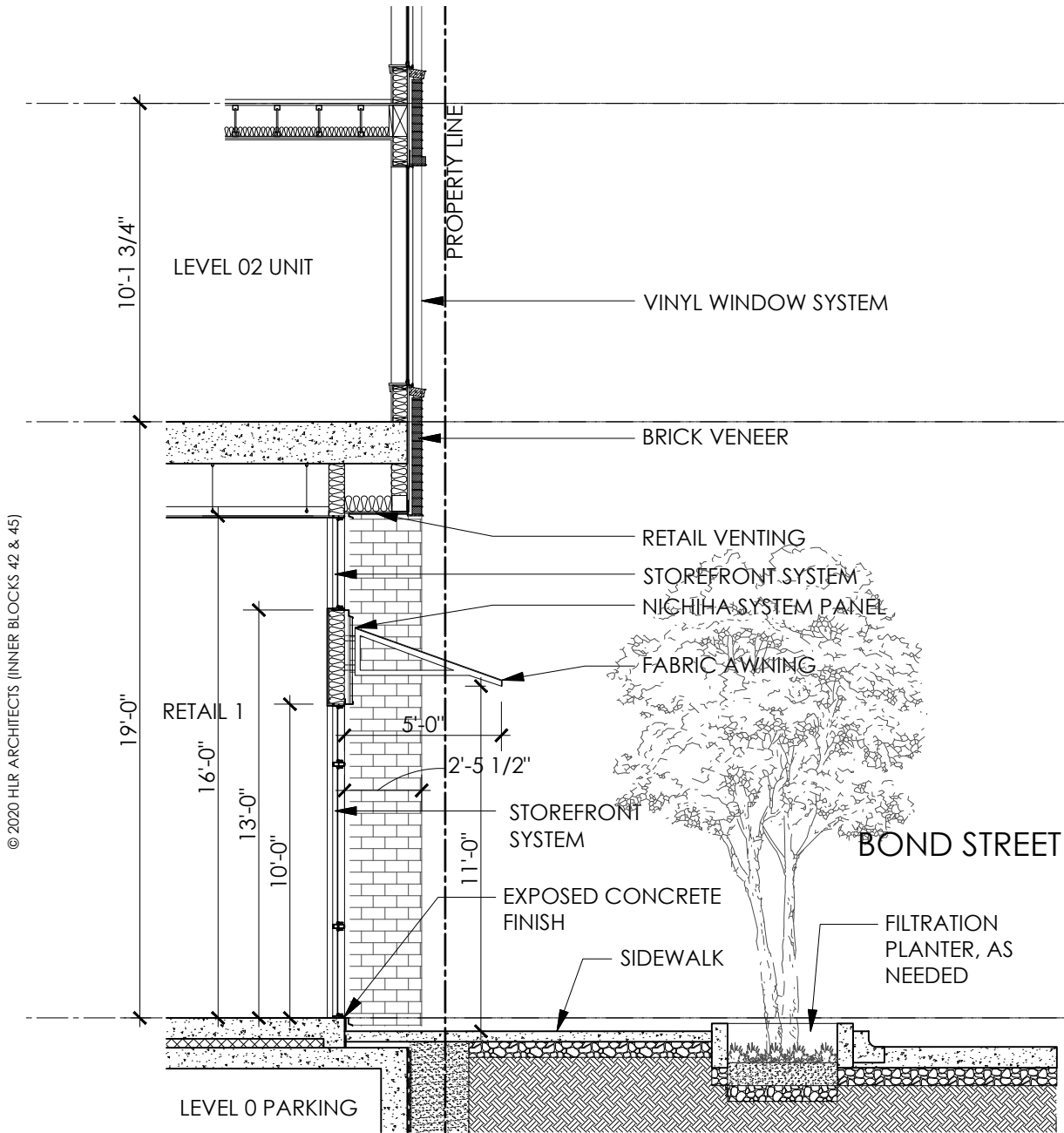
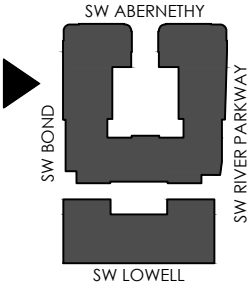
BLOCK 45A - ENLARGED WEST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

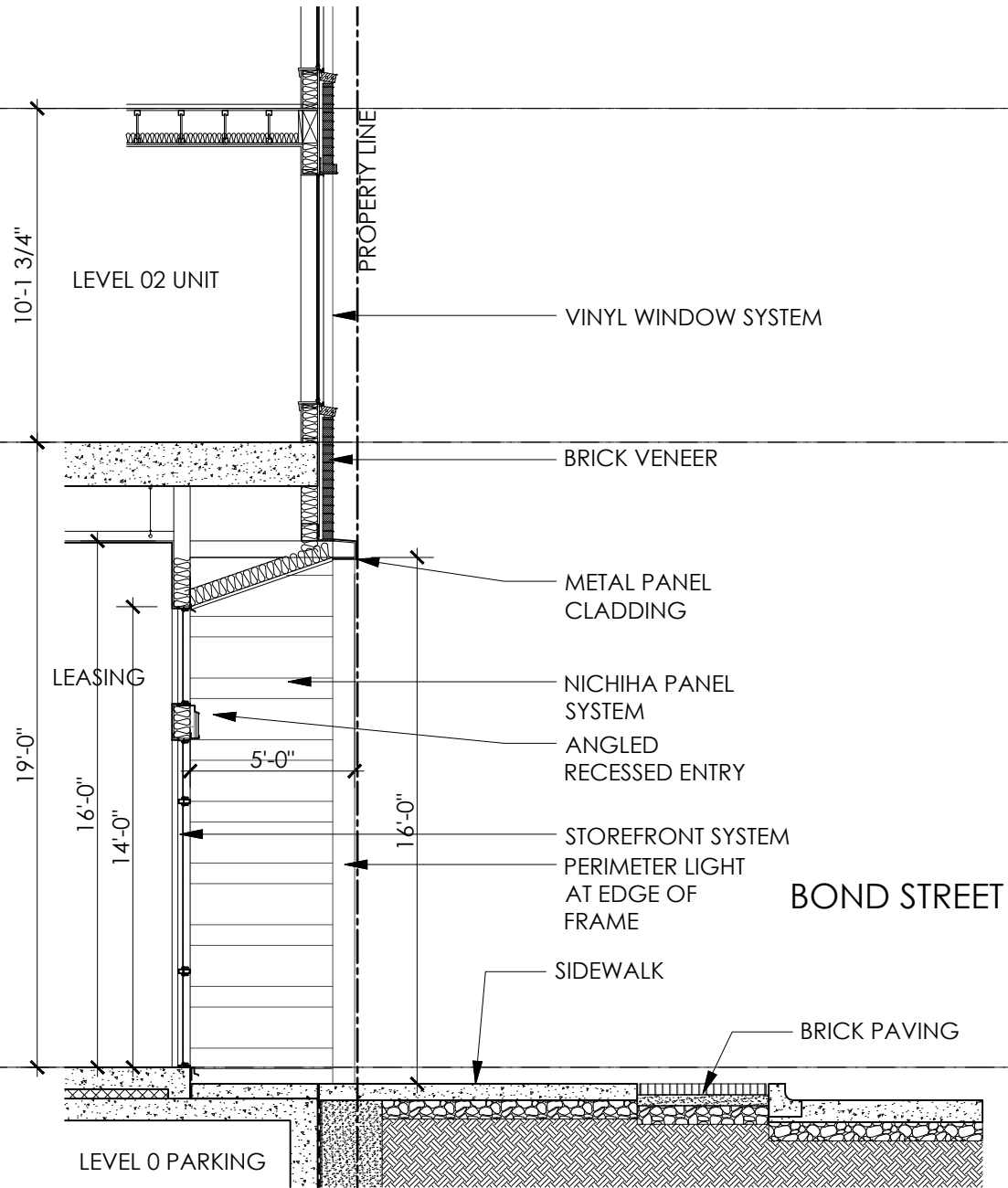
EXHIBIT C.74



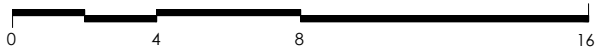
ELEVATION SECTION LEGEND



01 RECESSED ENTRY @ RETAIL 1 - 45A



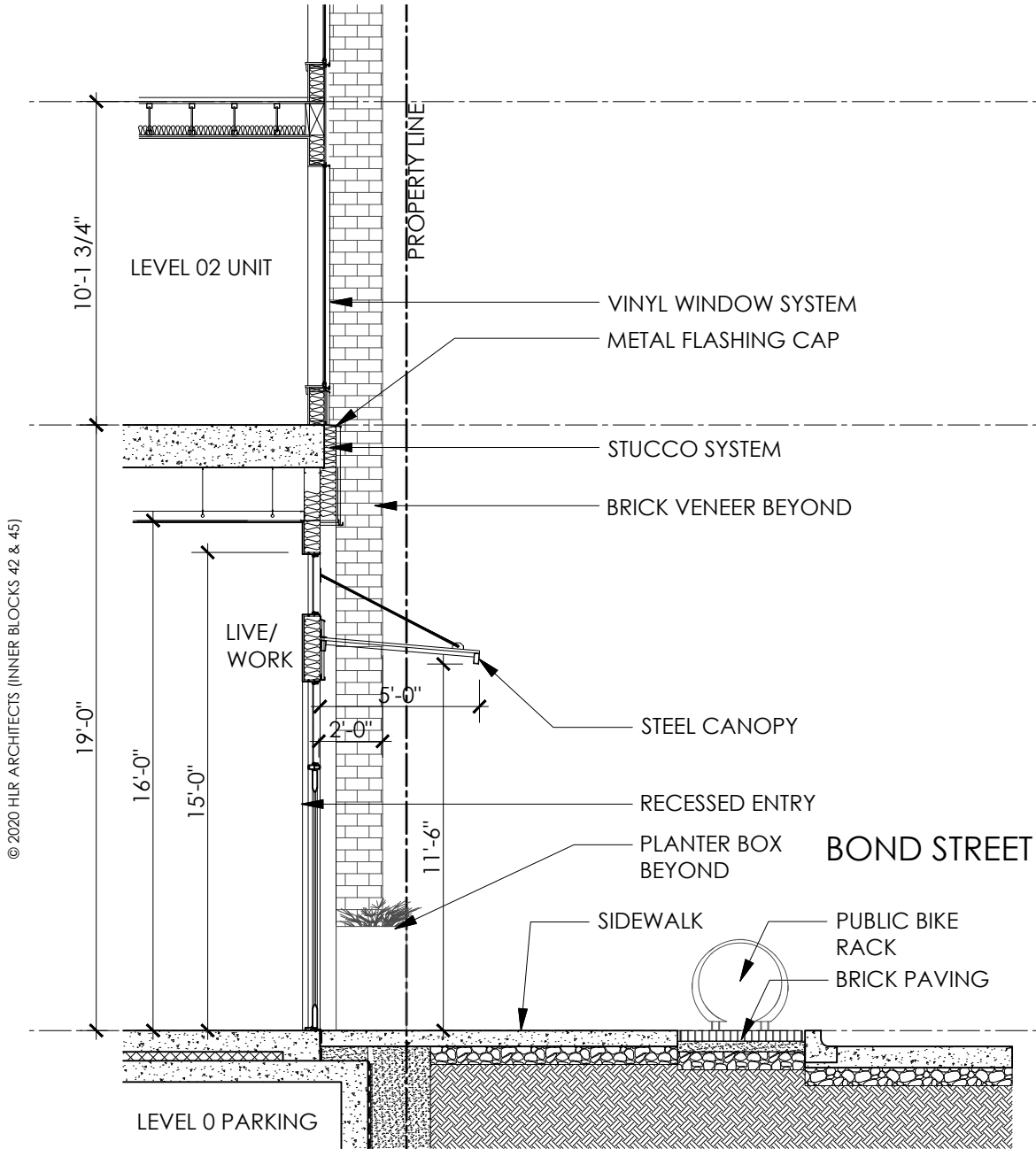
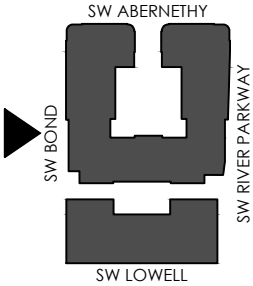
02 MAIN ENTRY AT LEASING - 45A



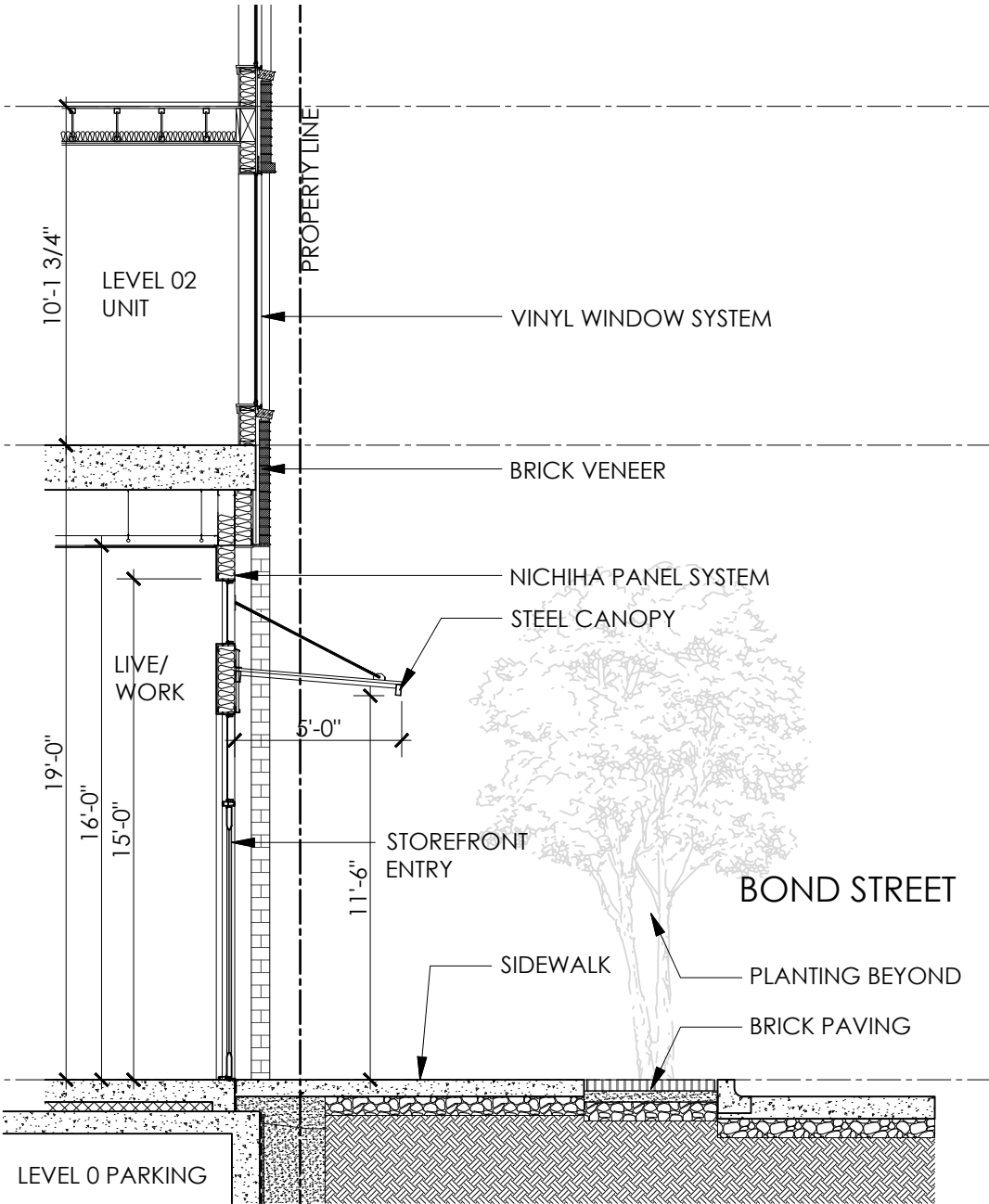
SCALE : 3/16"=1'-0"



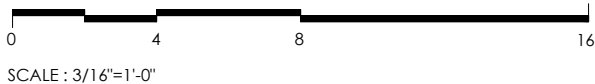
ELEVATION SECTION LEGEND



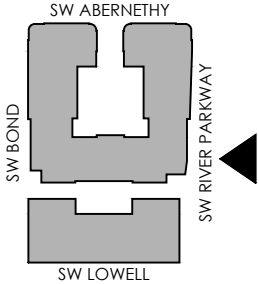
03 RECESSED ENTRY AT LIVE/WORK - 45A



04 ENTRY @ LIVE/WORK - 45A



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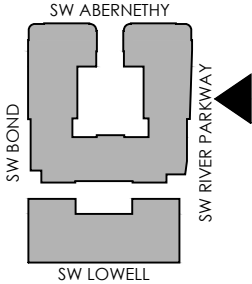
ALONG SW RIVER PARKWAY STREET

BLOCK 45A - ENLARGED EAST ELEVATION

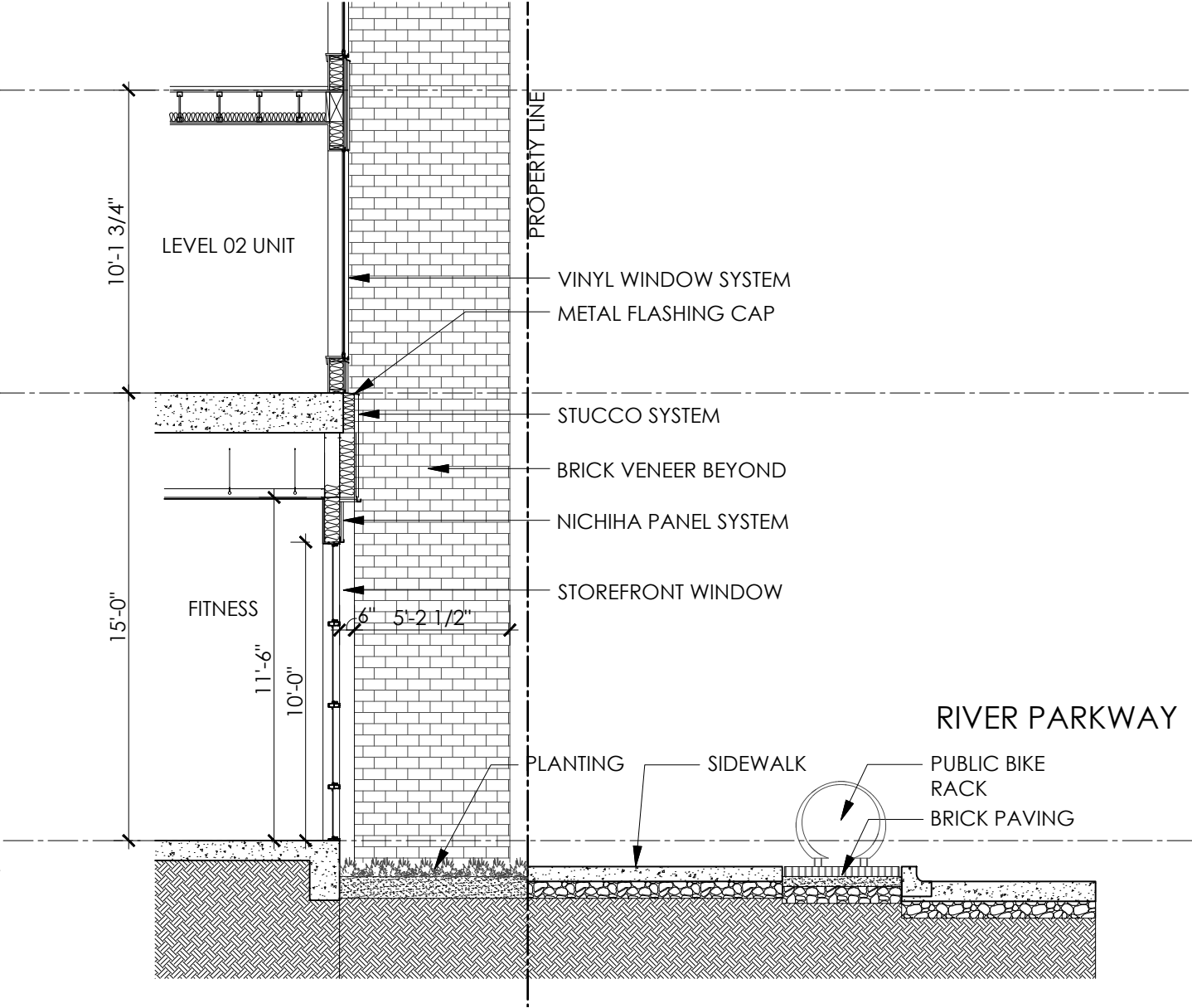
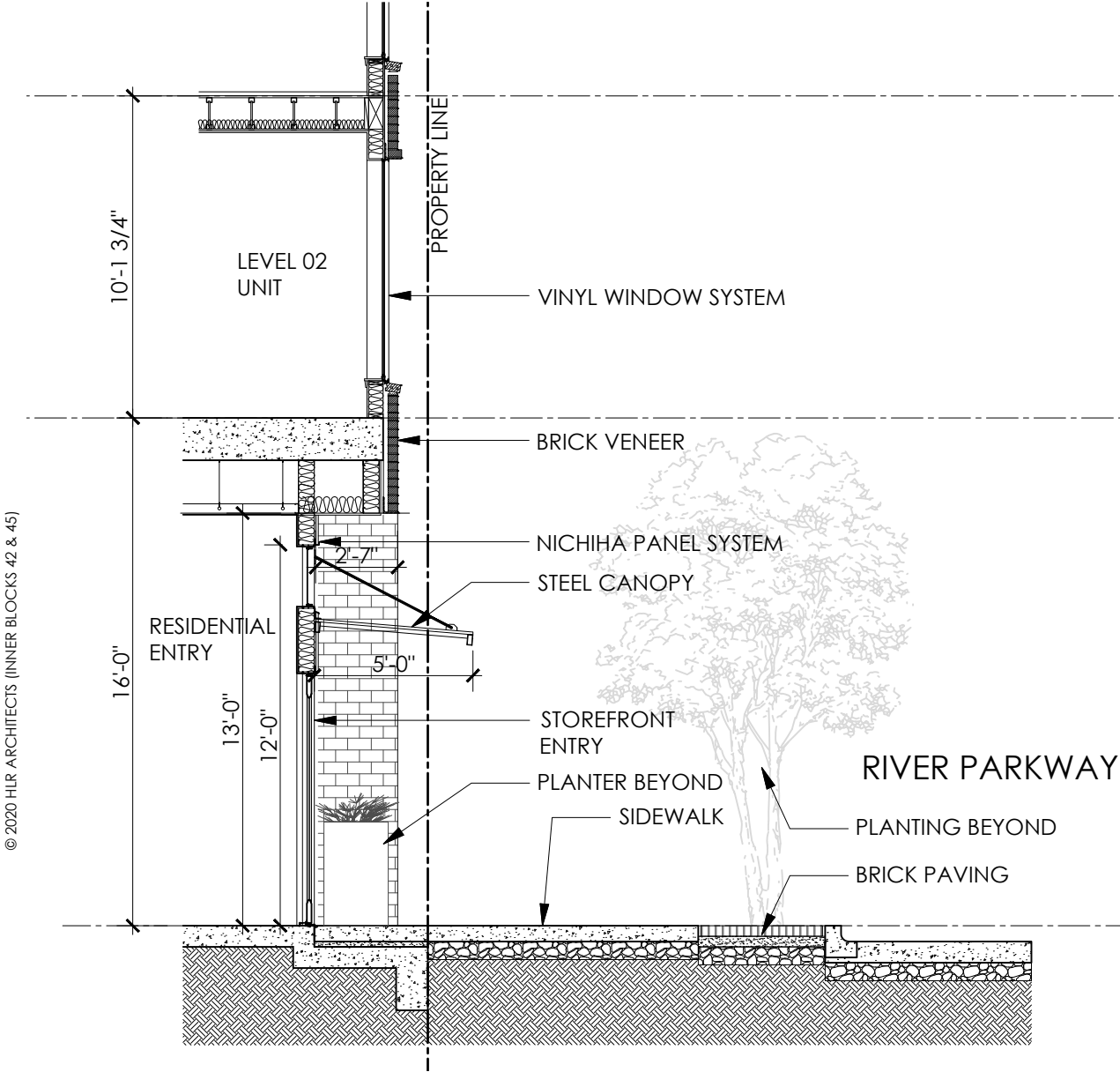
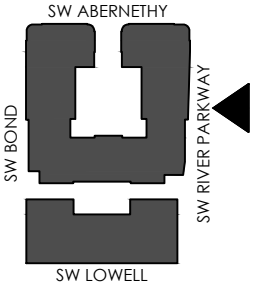
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.77

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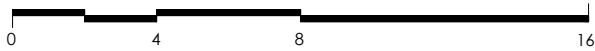


ALONG SW RIVER PARKWAY STREET
BLOCK 45A - ENLARGED EAST ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.78



01 RESIDENTIAL ENTRY - 45A

02 AMENTIY - 45A

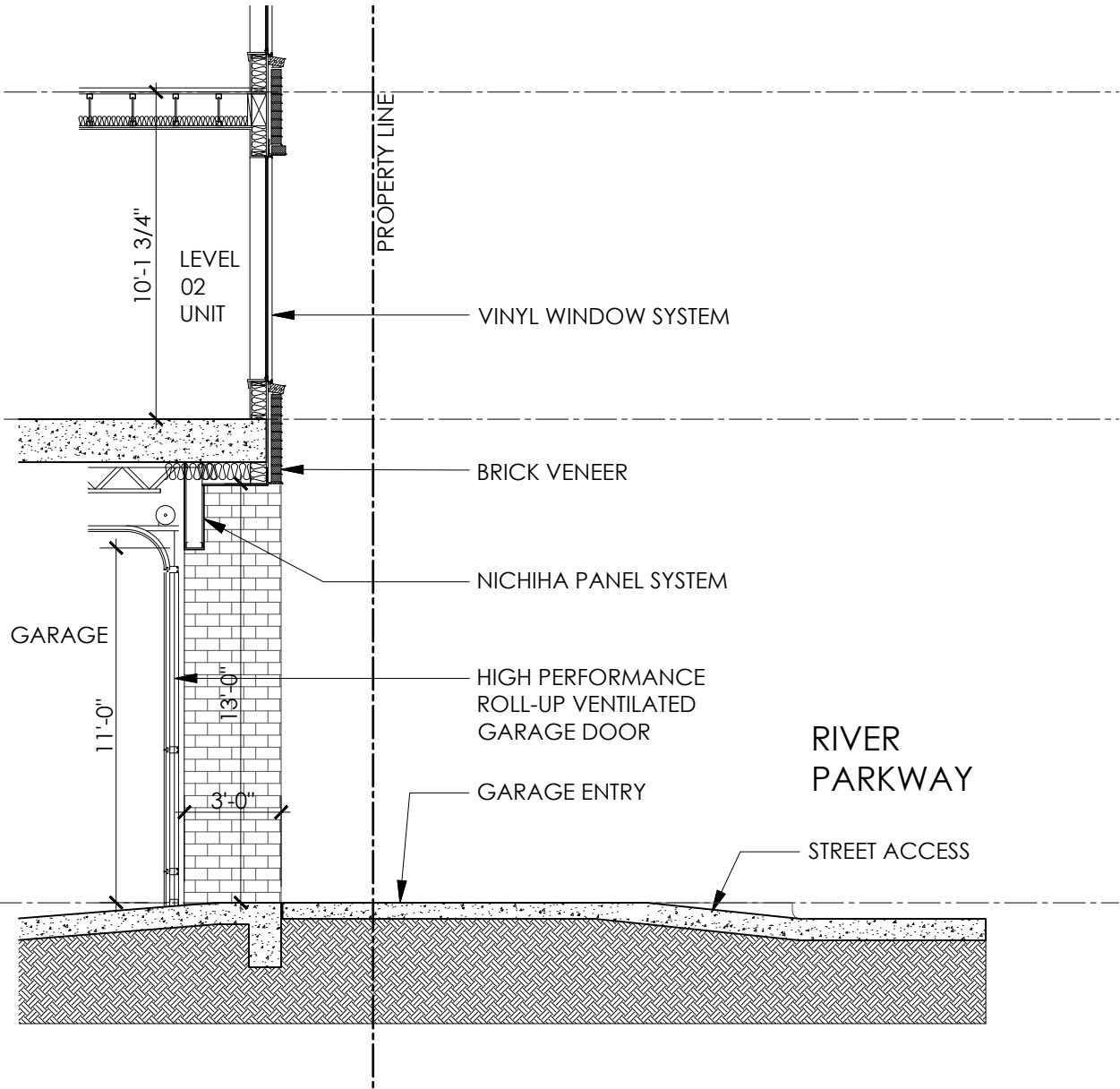
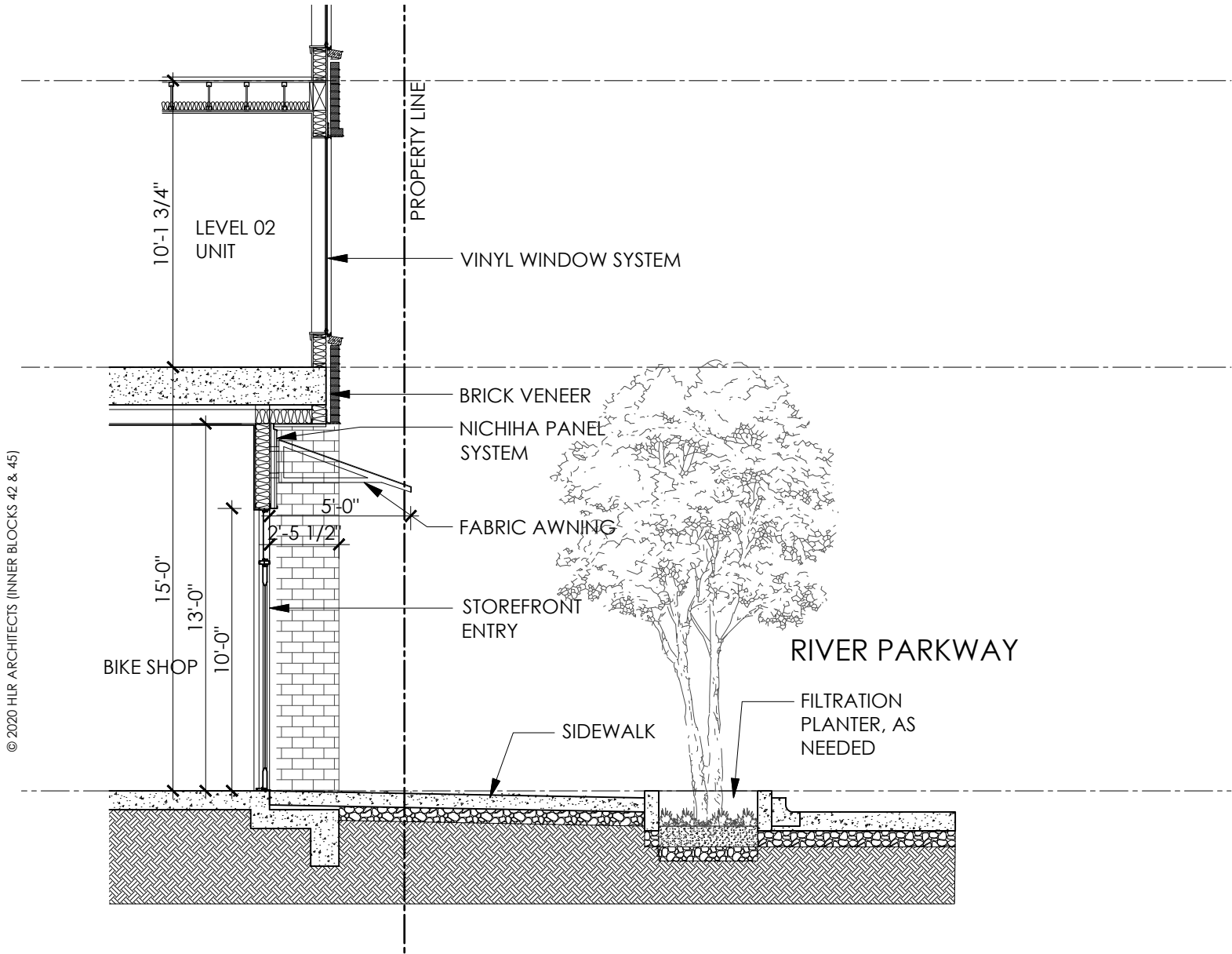
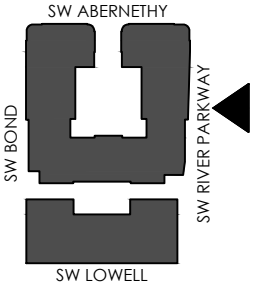


SCALE : 3/16"=1'-0"

BLOCK 45A - SW RIVER PARKWAY SECTIONS

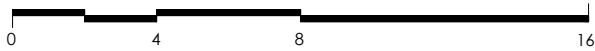
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.79



03 AMENITY - 45B

04 GARAGE ENTRY - 45A



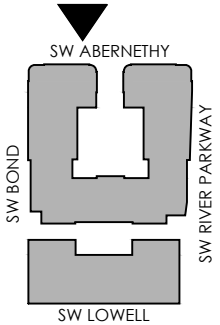
SCALE : 3/16"=1'-0"

BLOCK 45A - SW RIVER PARKWAY SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.80

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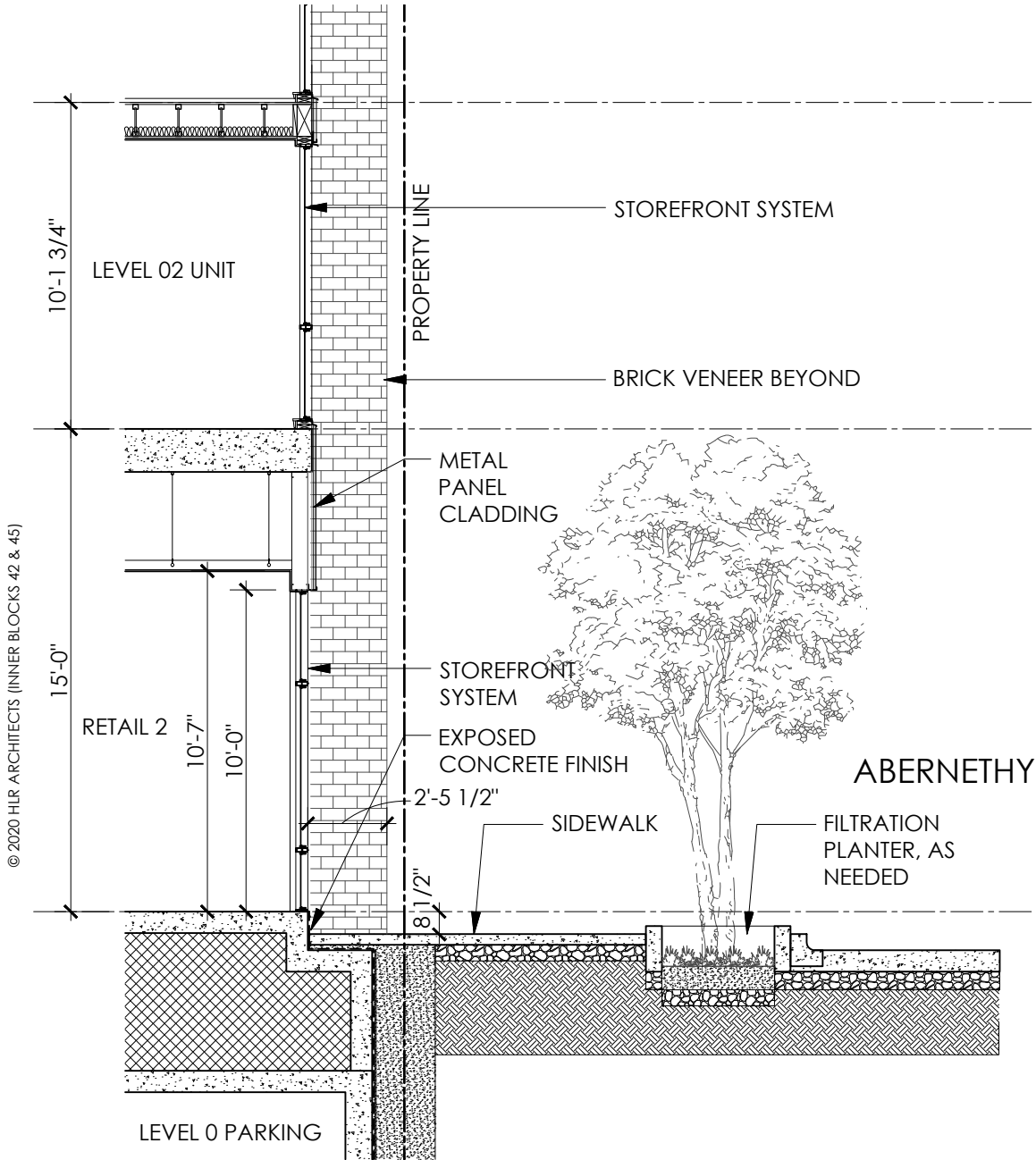
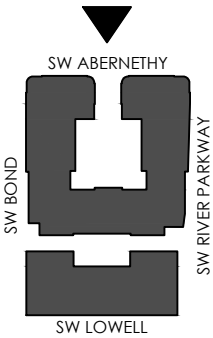
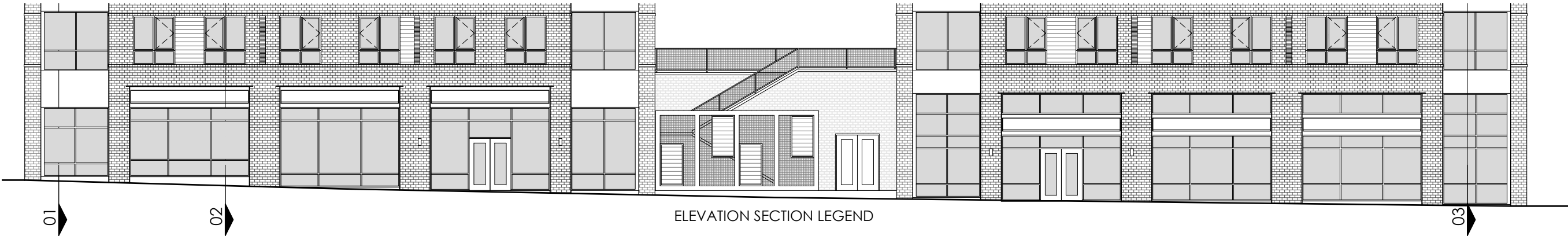


ALONG SW BOND STREET

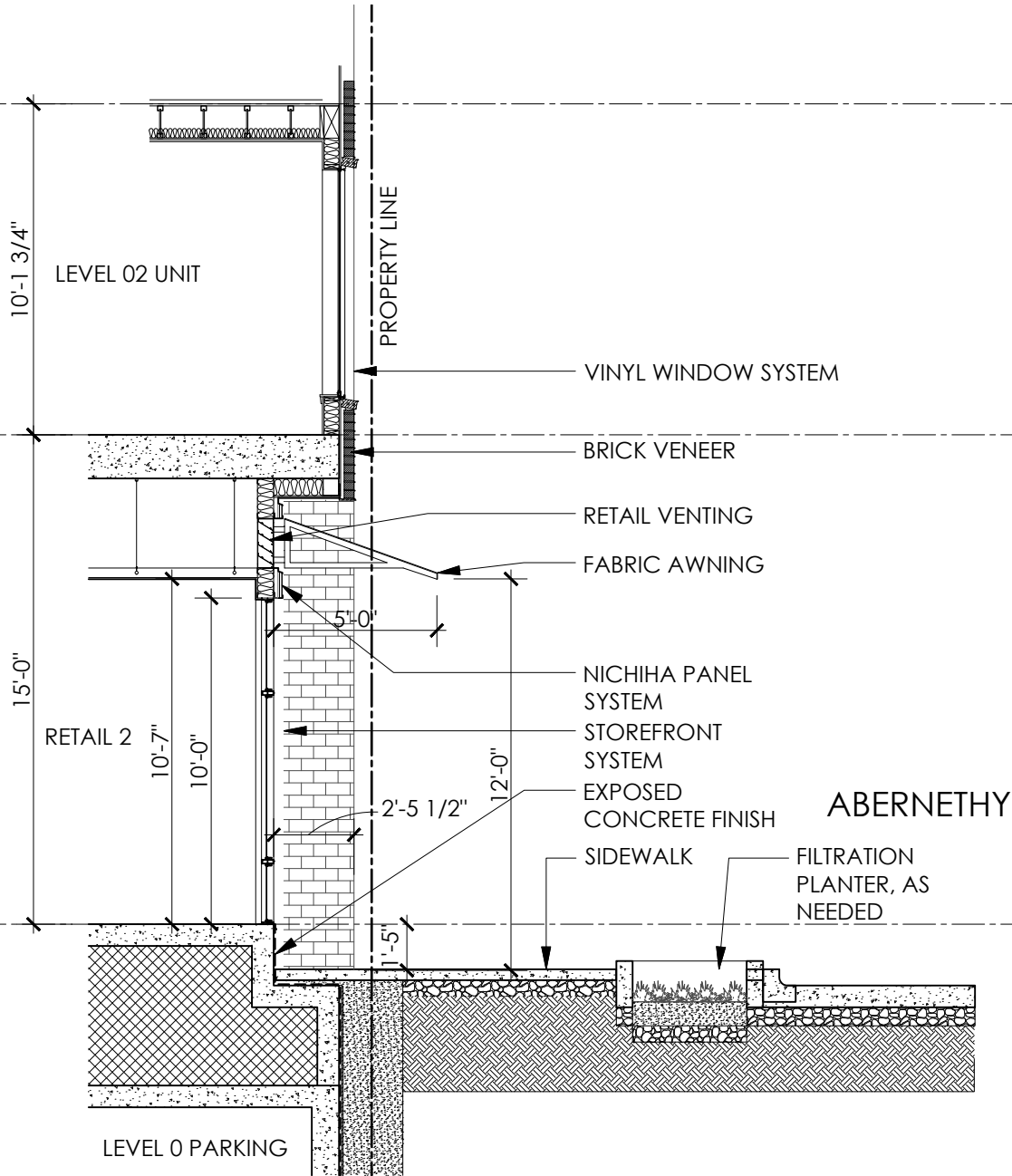
BLOCK 45A - ENLARGED WEST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.81

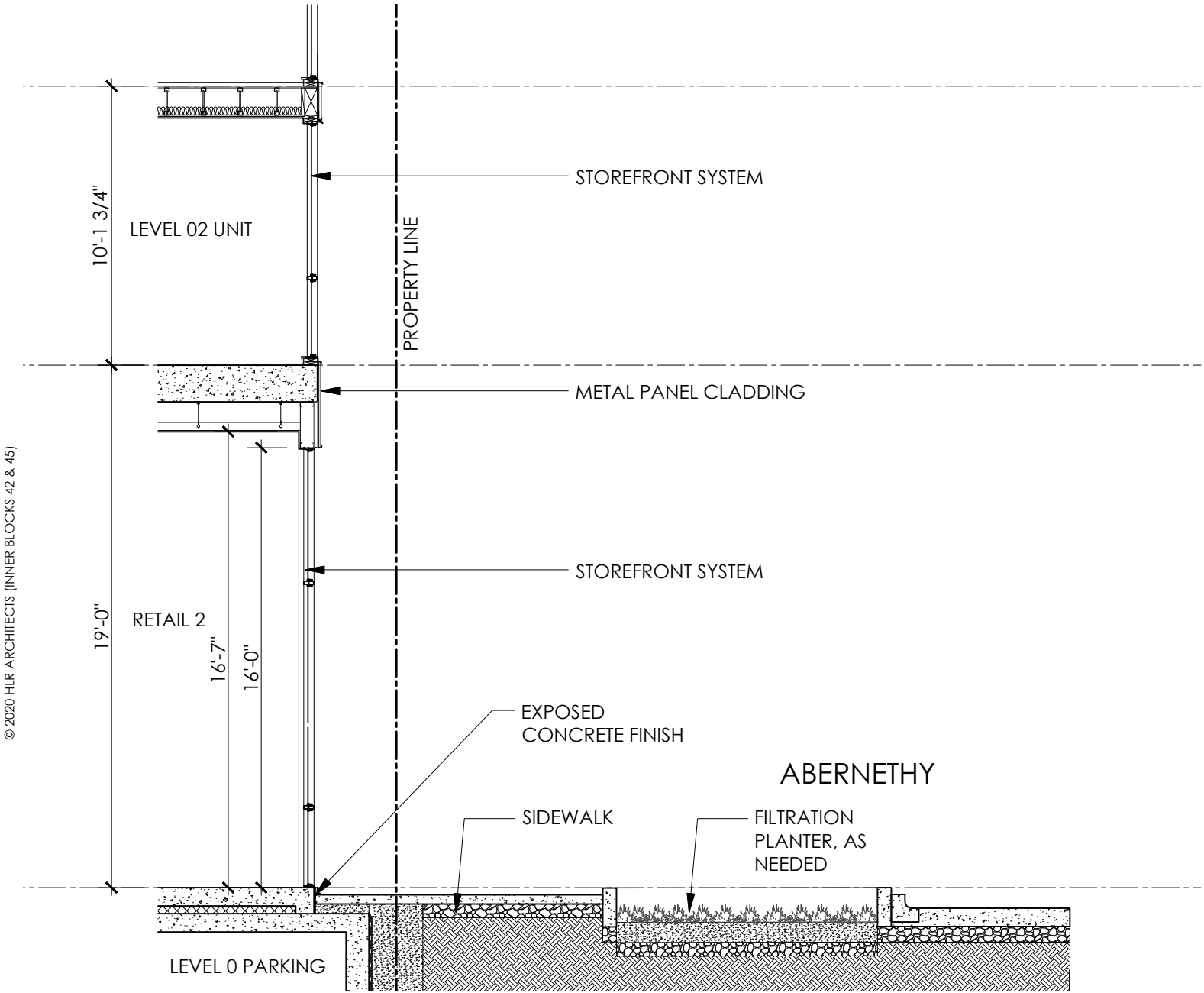
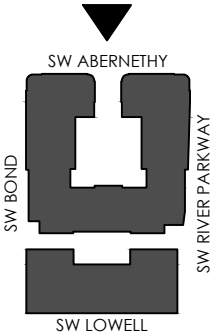
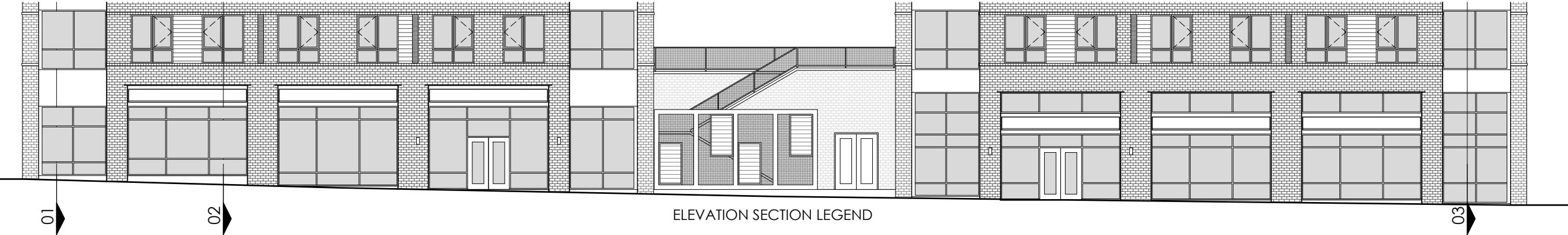


01 STOREFRONT CORNER AT HIGH GRADE CONDITION



02 TYPICAL RETAIL





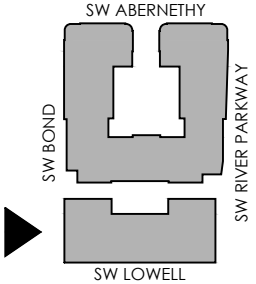
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03 STOREFRONT CORNER AT LOW GRADE CONDITION



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

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

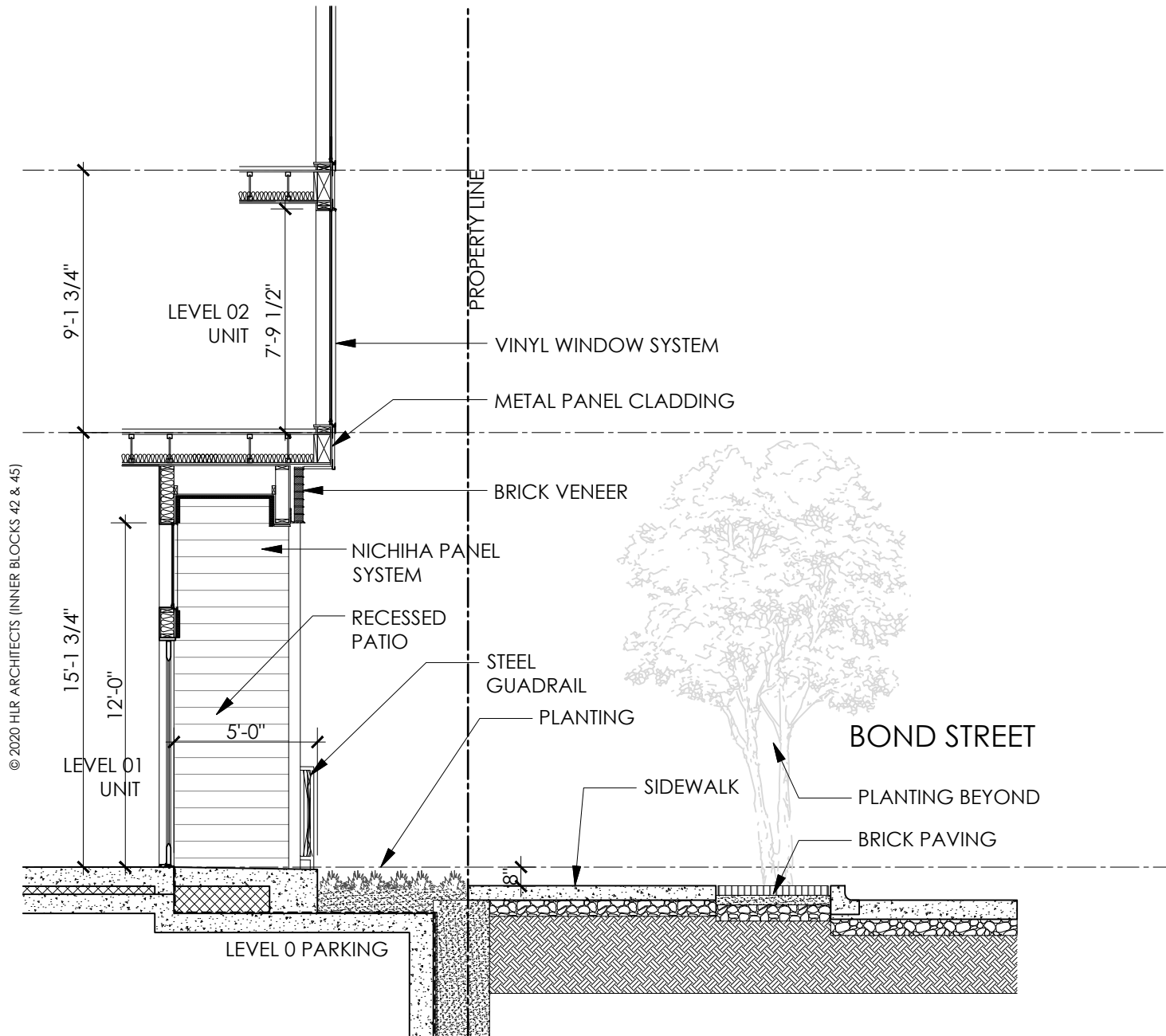
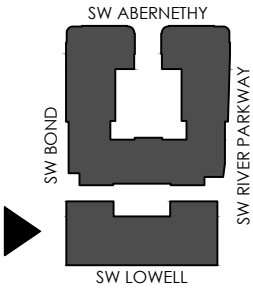


ALONG SW BOND STREET

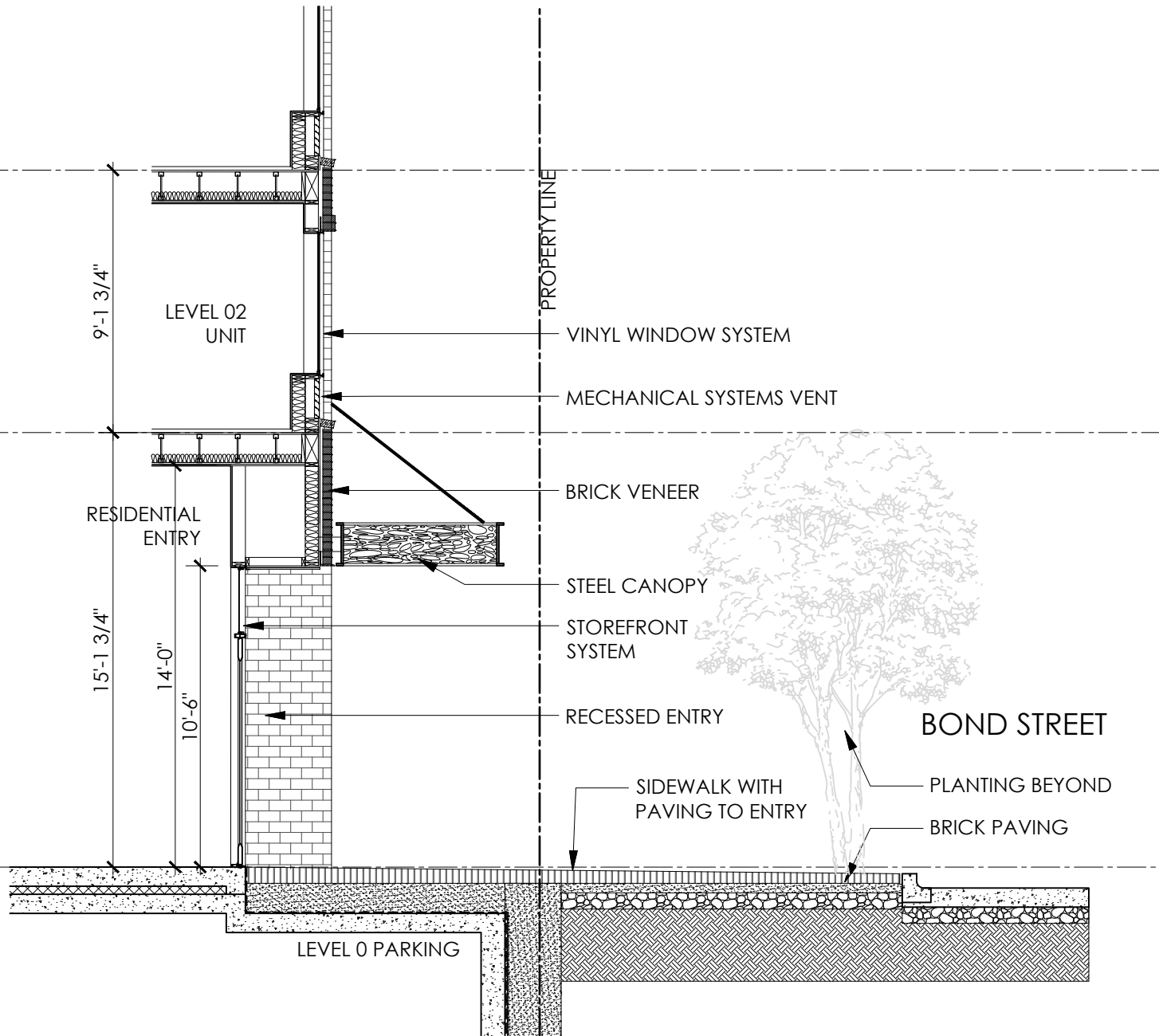
BLOCK 45B - ENLARGED WEST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.84



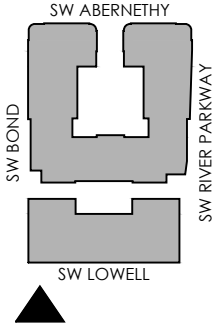
05 UNIT PATIO - 45B



06 MAIN ENTRY - 45B



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ALONG SW LOWELL STREET

BLOCK 45B - ENLARGED SOUTH ELEVATION

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EXHIBIT C.86

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BLOCK 45B - ENLARGED SOUTH ELEVATION

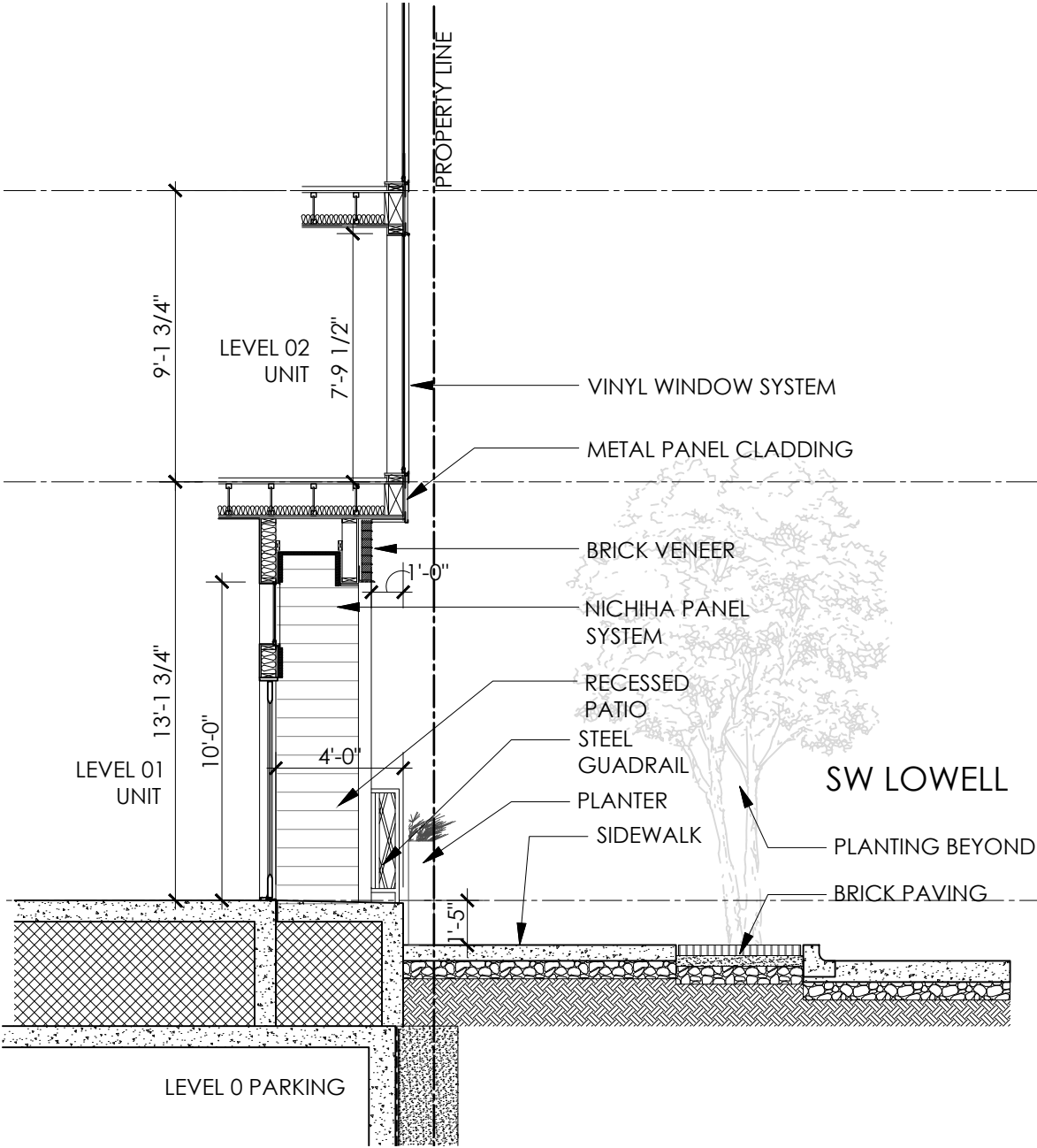
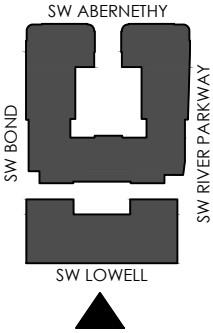
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT C.87



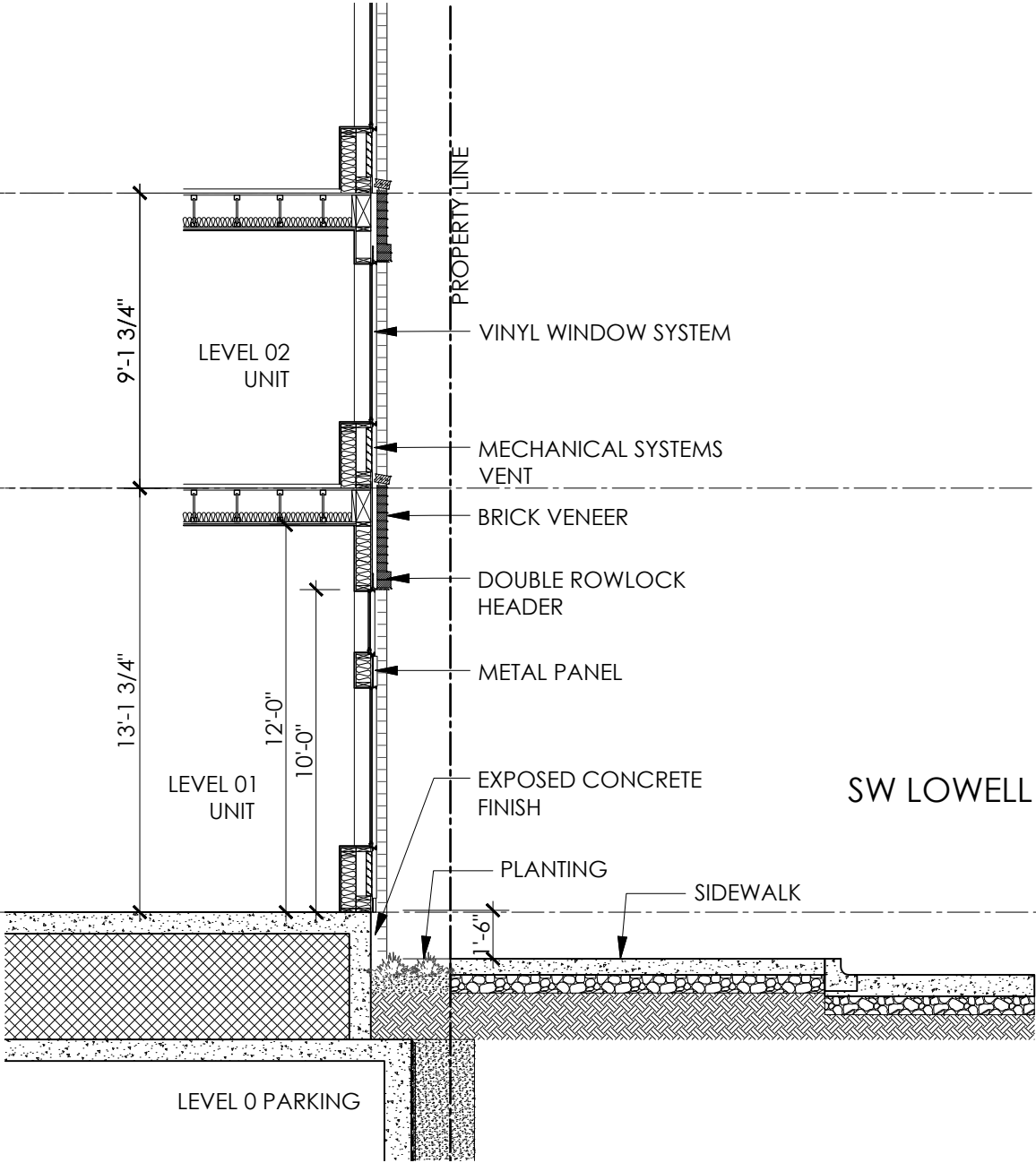
ELEVATION SECTION LEGEND

01

02



01 UNIT PATIO - 45B



02 UNIT WINDOW - 45B



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

BLOCK 45B - SW LOWELL SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.88

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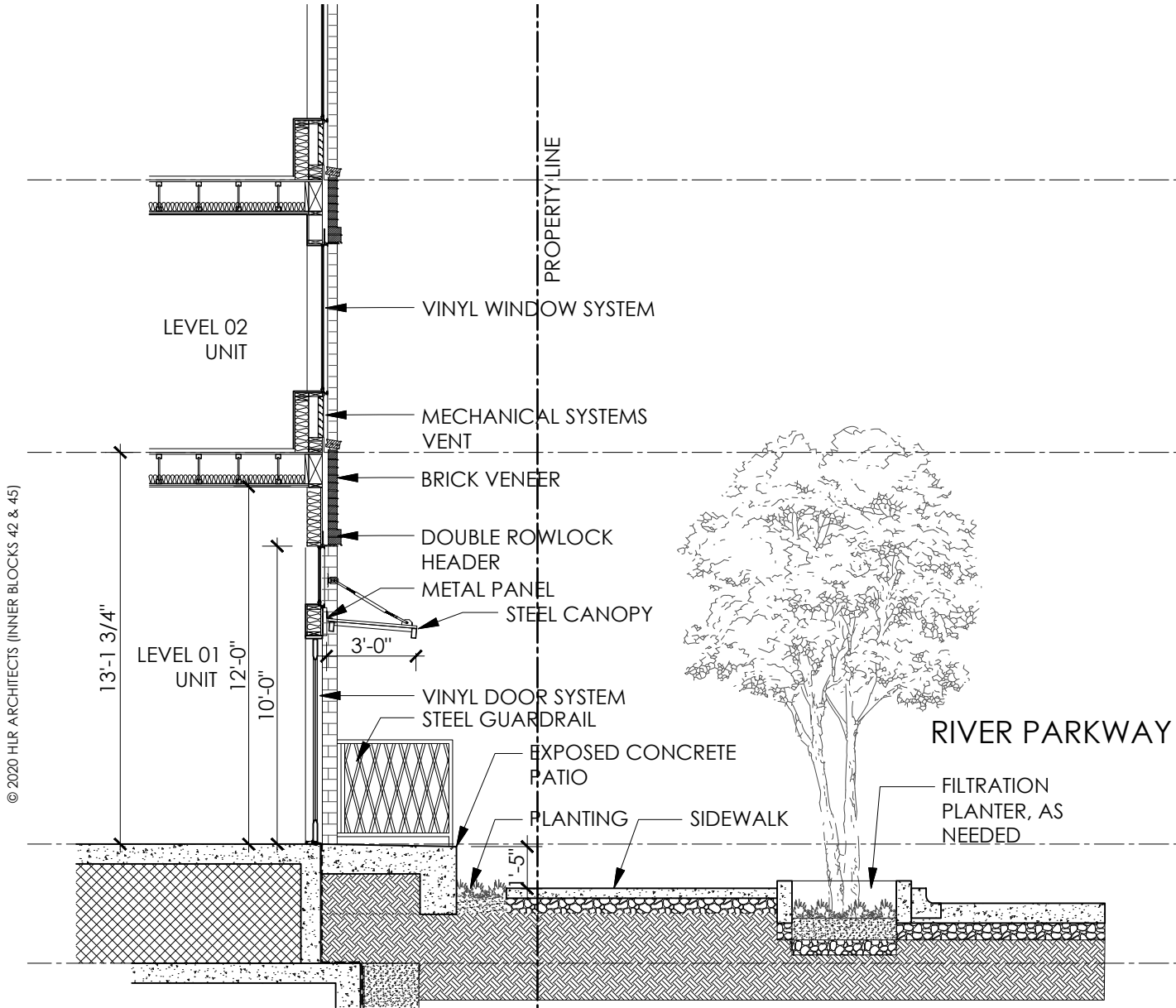
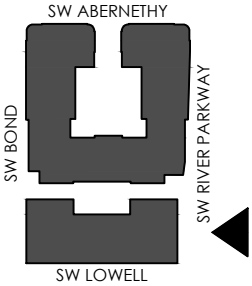
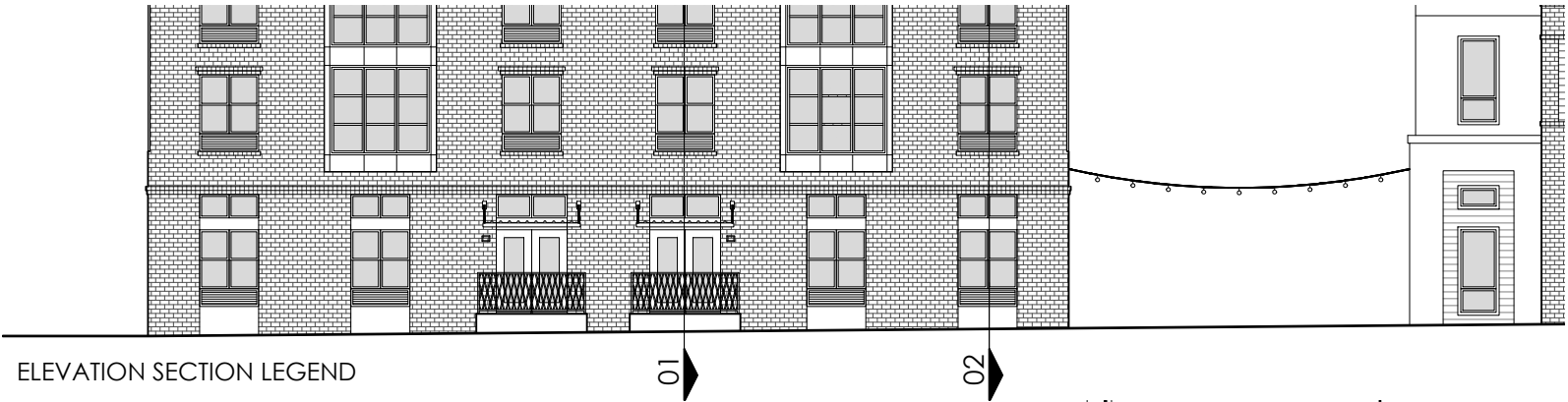


ALONG SW RIVER PARKWAY STREET

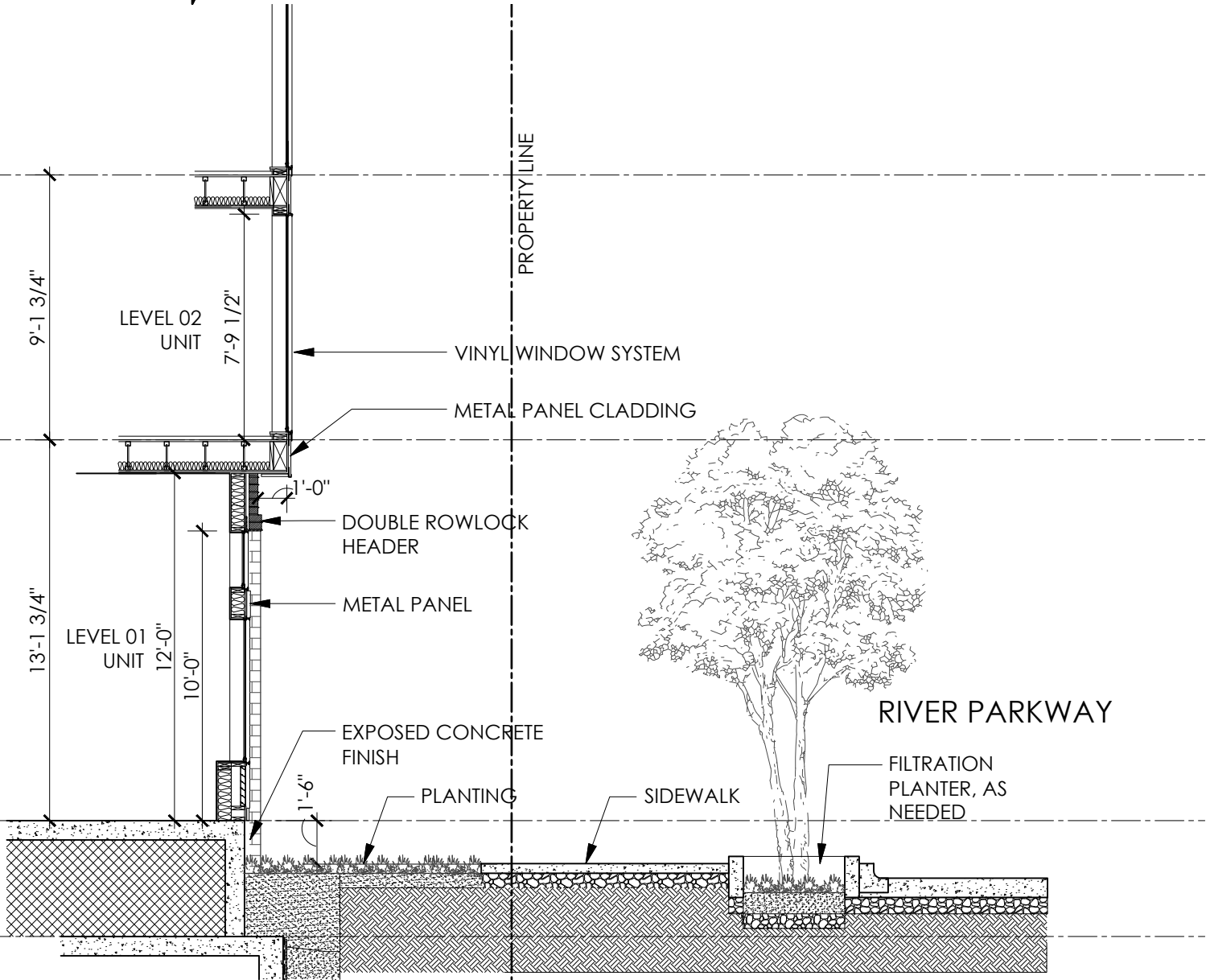
BLOCK 45B - ENLARGED EAST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.89



01 UNIT PATIO - 45B



02 UNIT WINDOW - 45B



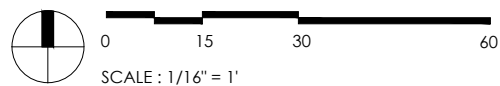
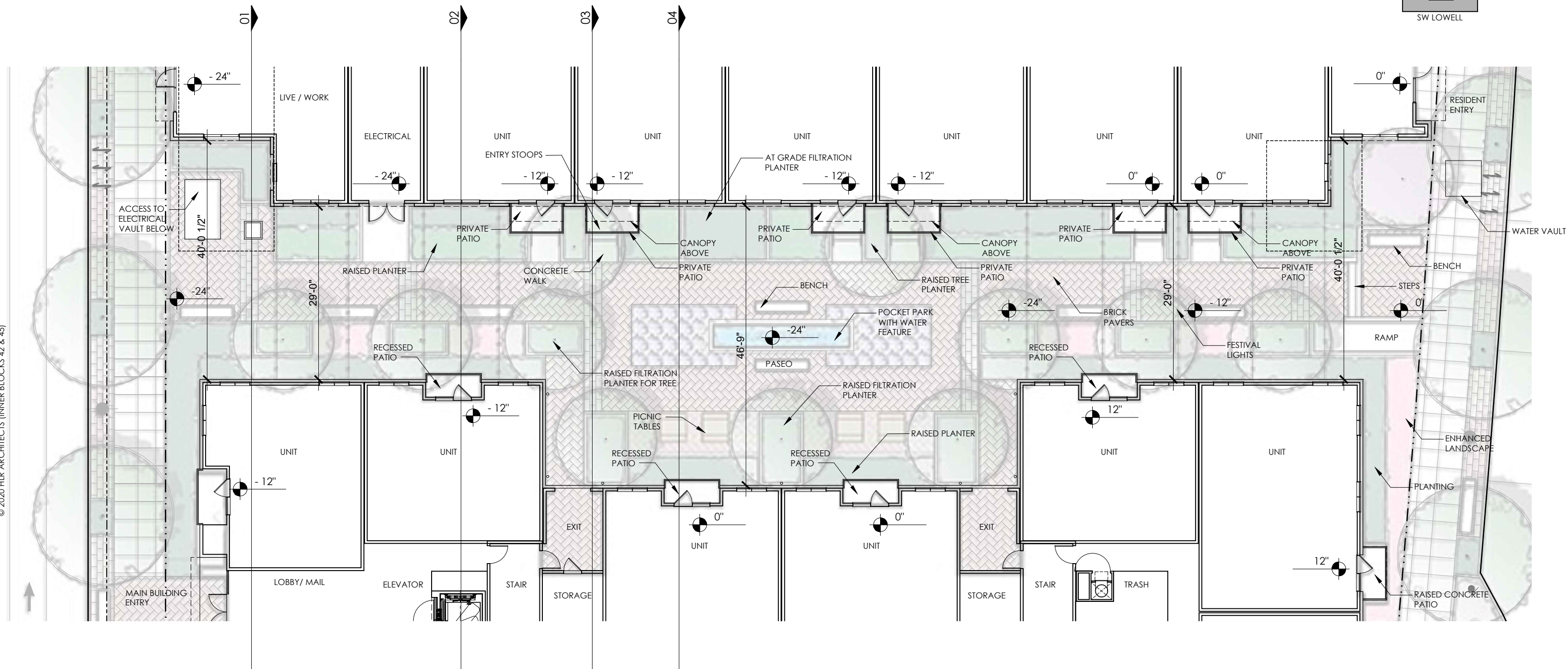
SCALE : 3/16"=1'-0"

BLOCK 45B - SW RIVER PARKWAY SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.90

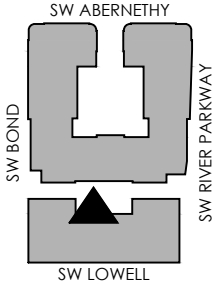
- XX''



LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.91

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ALONG PASEO

BLOCK 45B - ENLARGED NORTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

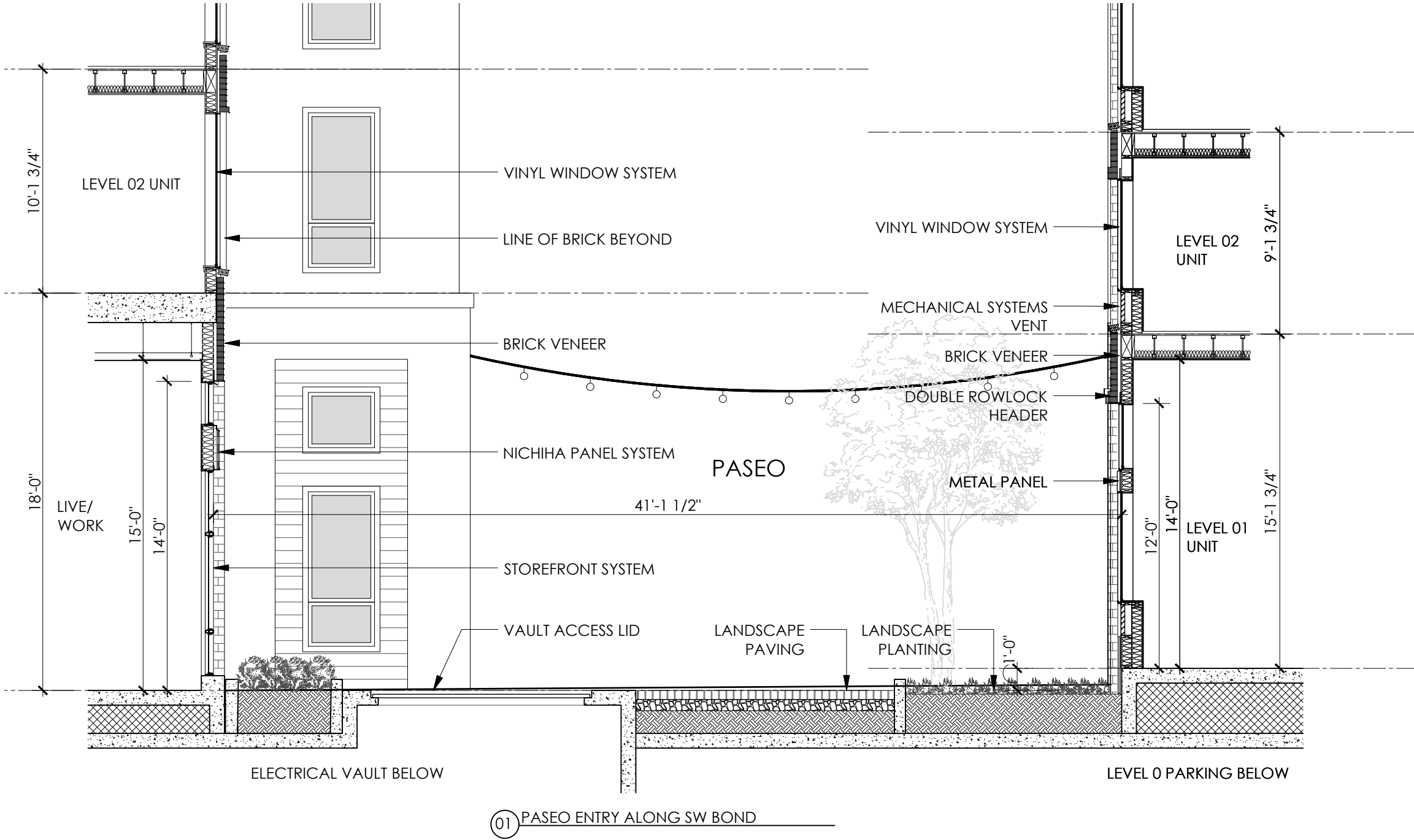
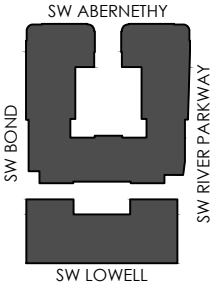
EXHIBIT C.93



ELEVATION SECTION LEGEND - 45A



ELEVATION SECTION LEGEND - 45B

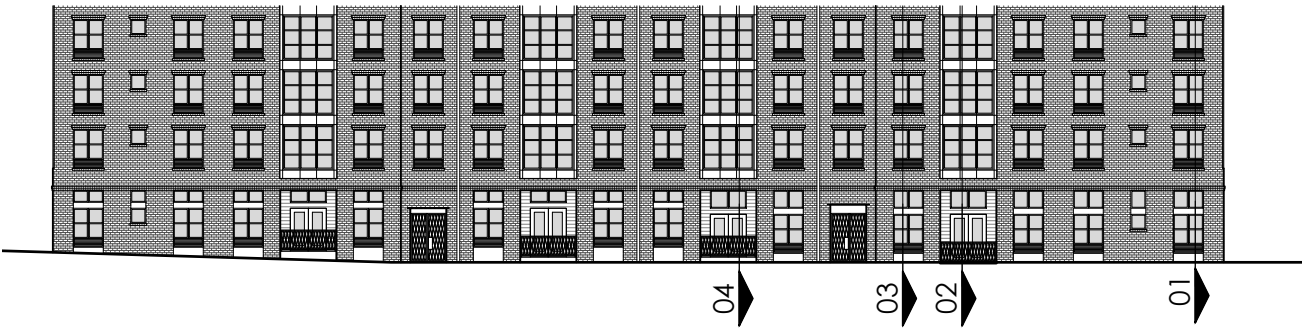


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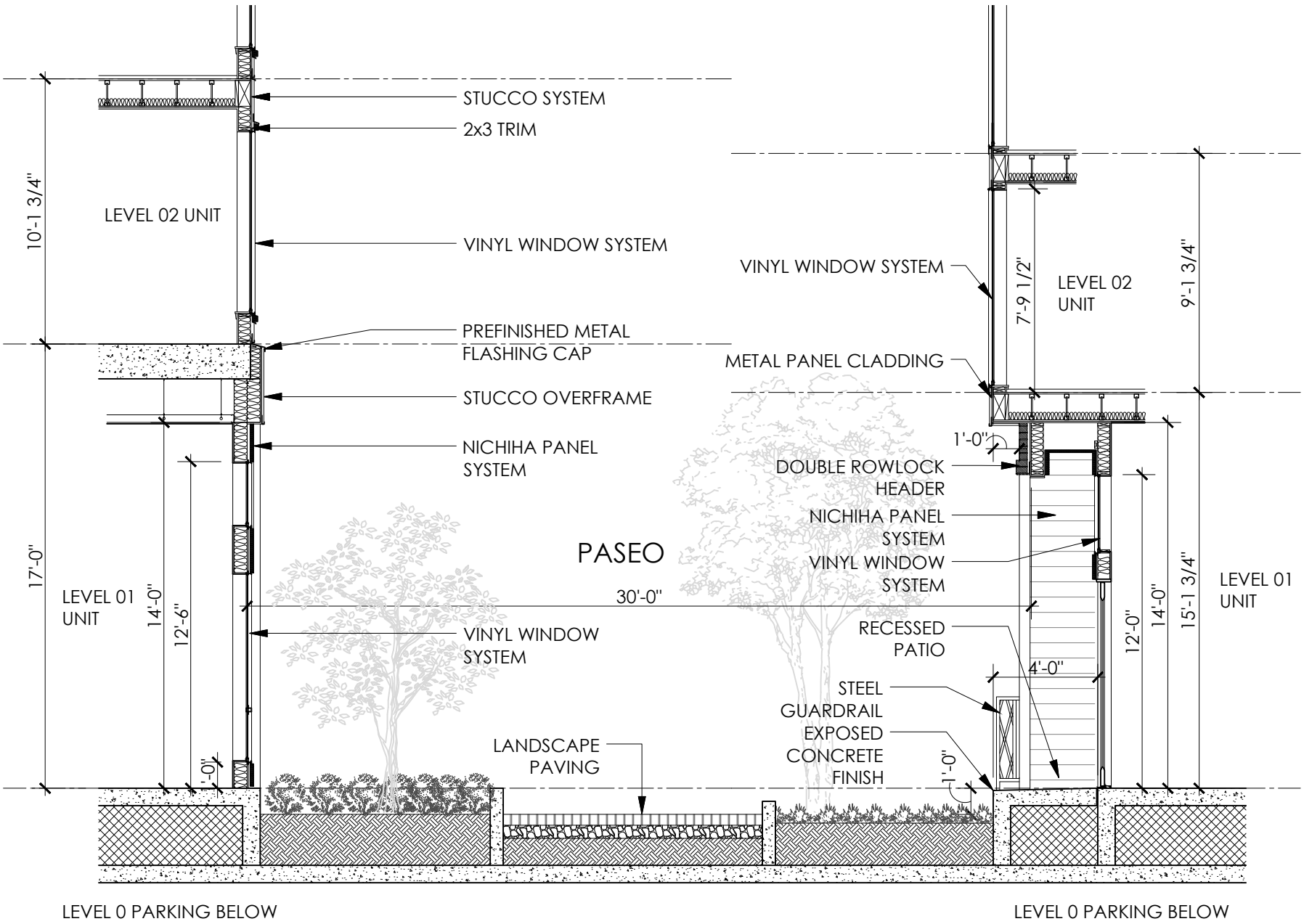
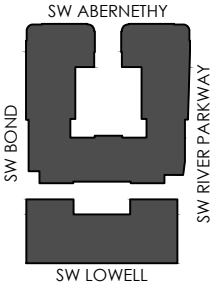
BLOCK 45 - PASEO SECTIONS



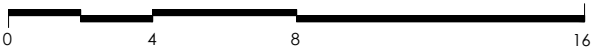
ELEVATION SECTION LEGEND - 45A



ELEVATION SECTION LEGEND - 45B



02 UNIT PATIO @ 45B



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

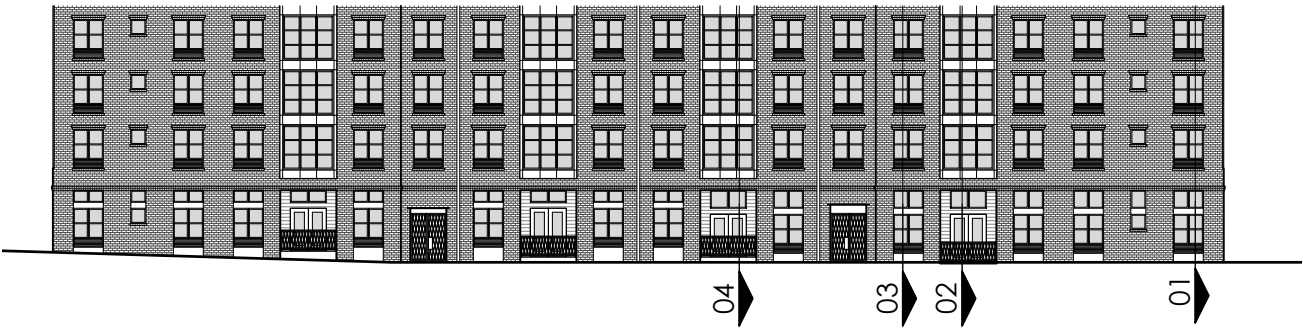
BLOCK 45 - PASEO SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

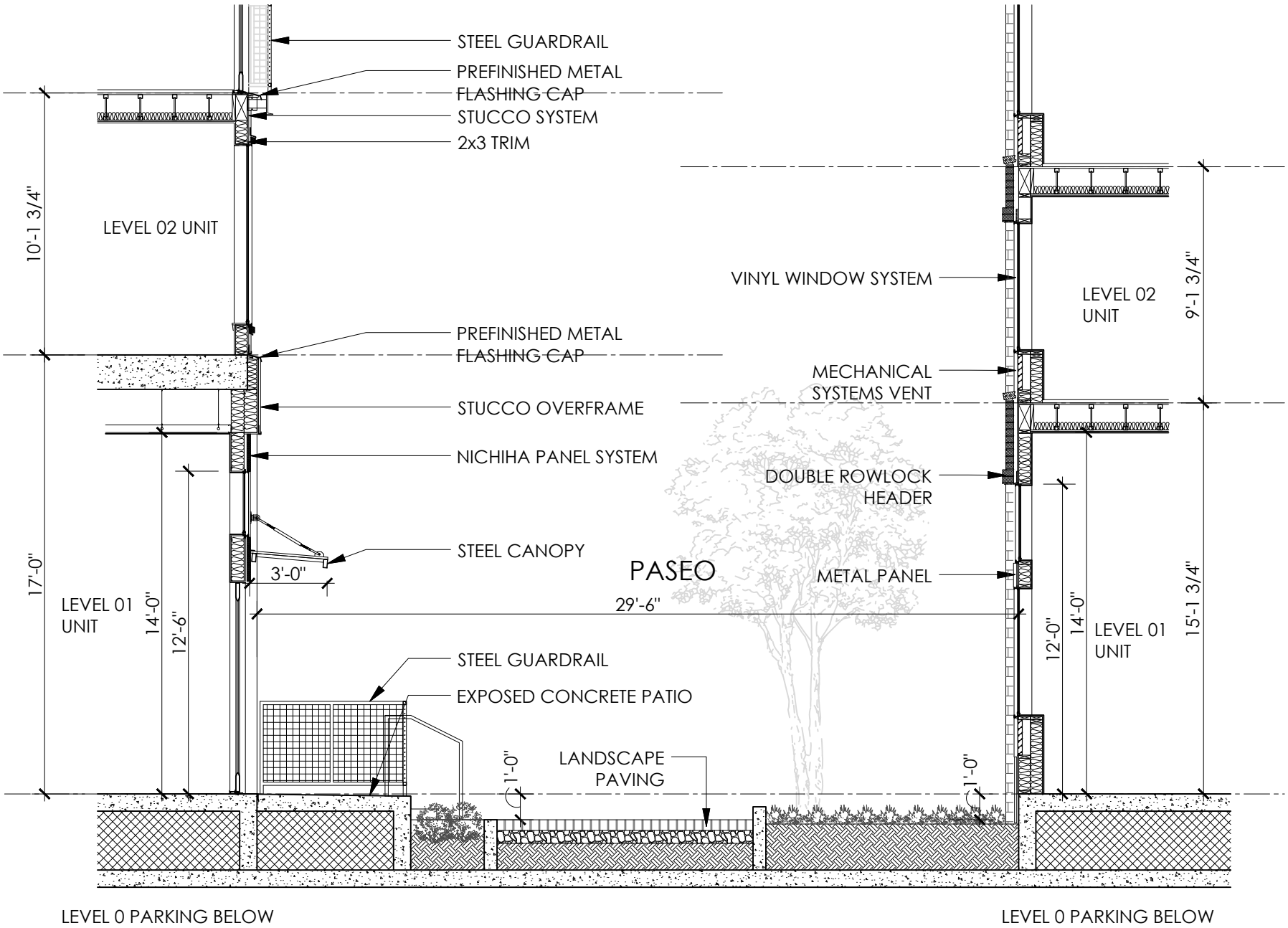
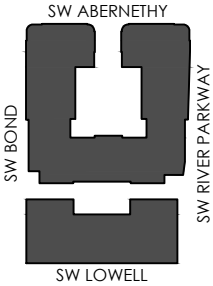
EXHIBIT C.95



ELEVATION SECTION LEGEND - 45A



ELEVATION SECTION LEGEND - 45B



03 UNIT PATIO AT 45A

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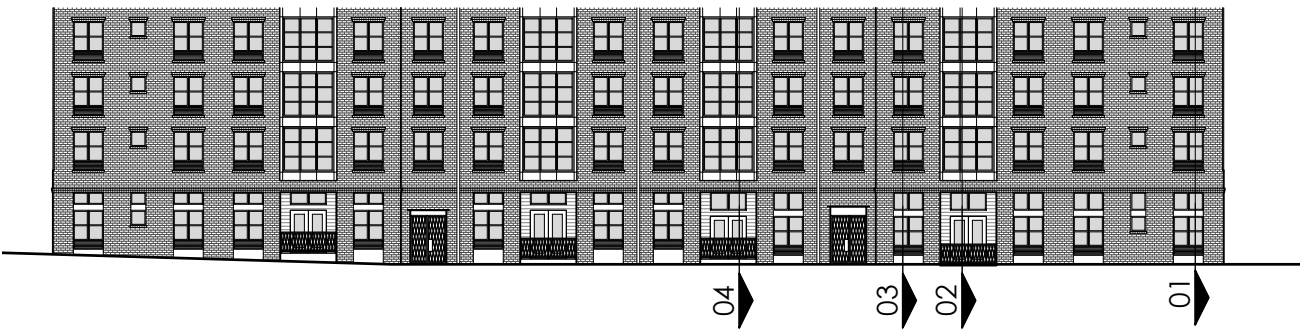


SCALE : 3/16"=1'-0"

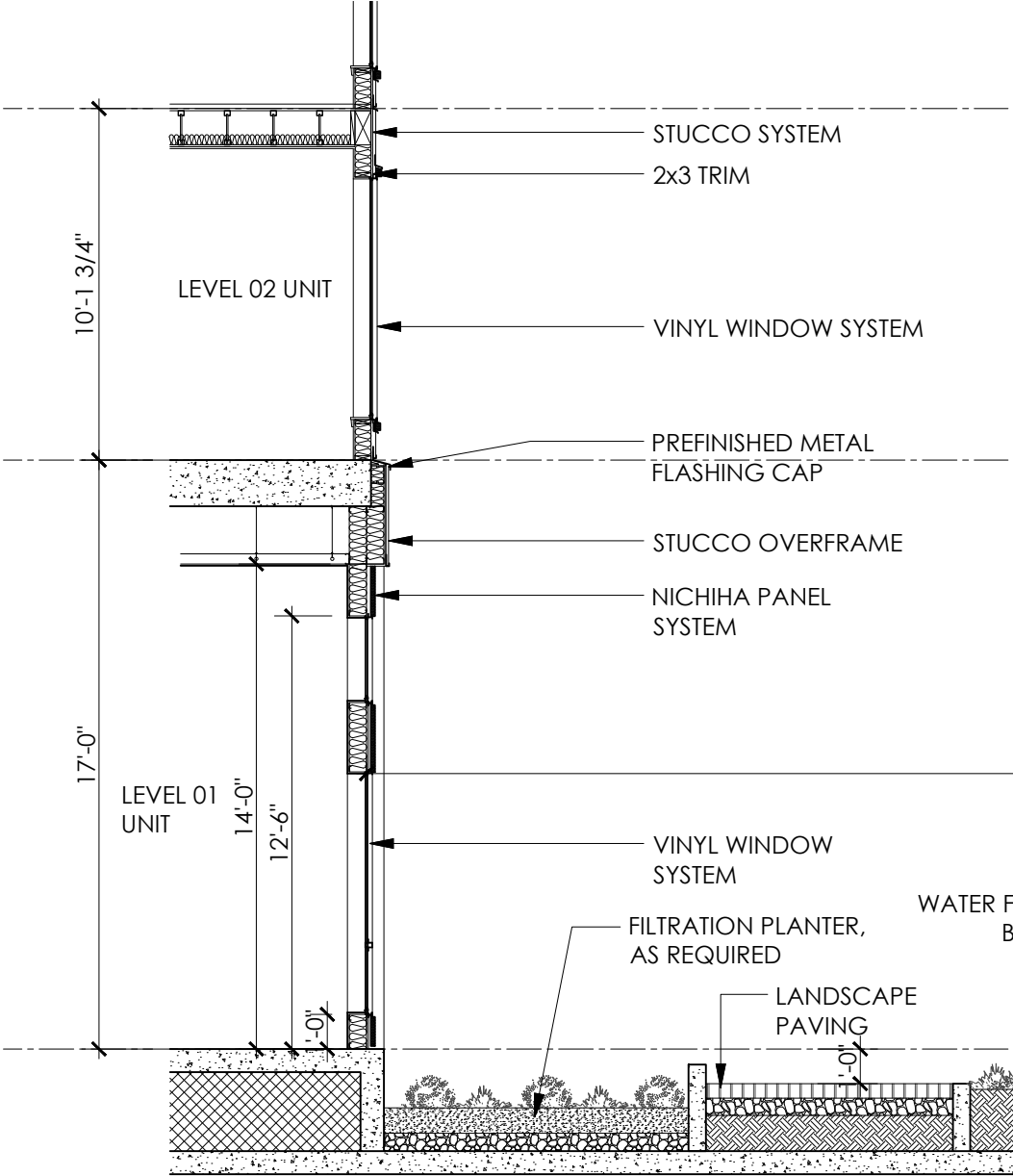
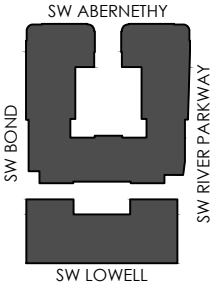
BLOCK 45 - PASEO SECTIONS



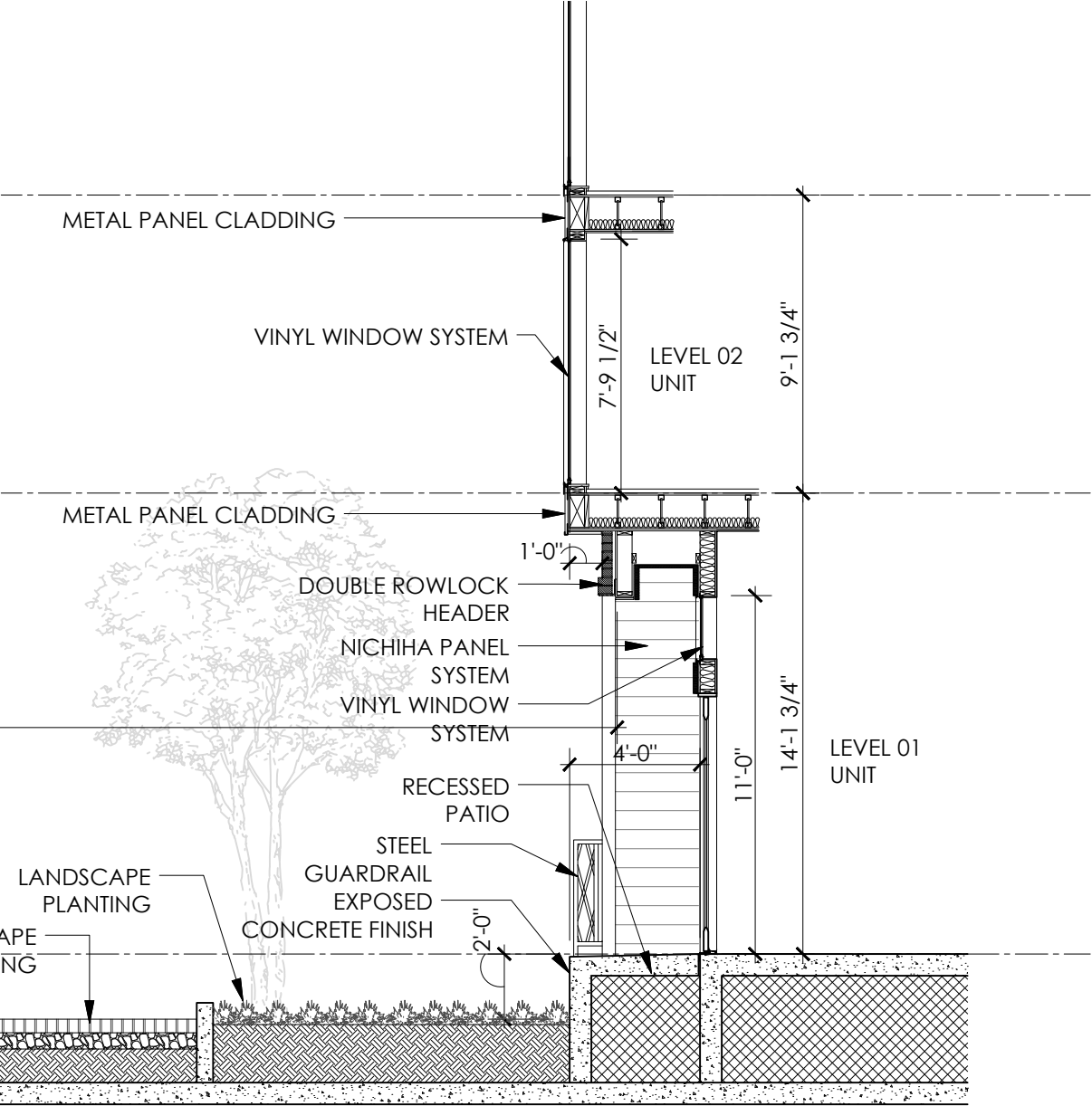
ELEVATION SECTION LEGEND - 45A



ELEVATION SECTION LEGEND - 45B



LEVEL 0 PARKING BELOW



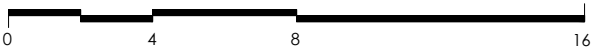
LEVEL 0 PARKING BELOW

PASEO

47'-8 1/2"

04 WIDEST POINT AT PASEO

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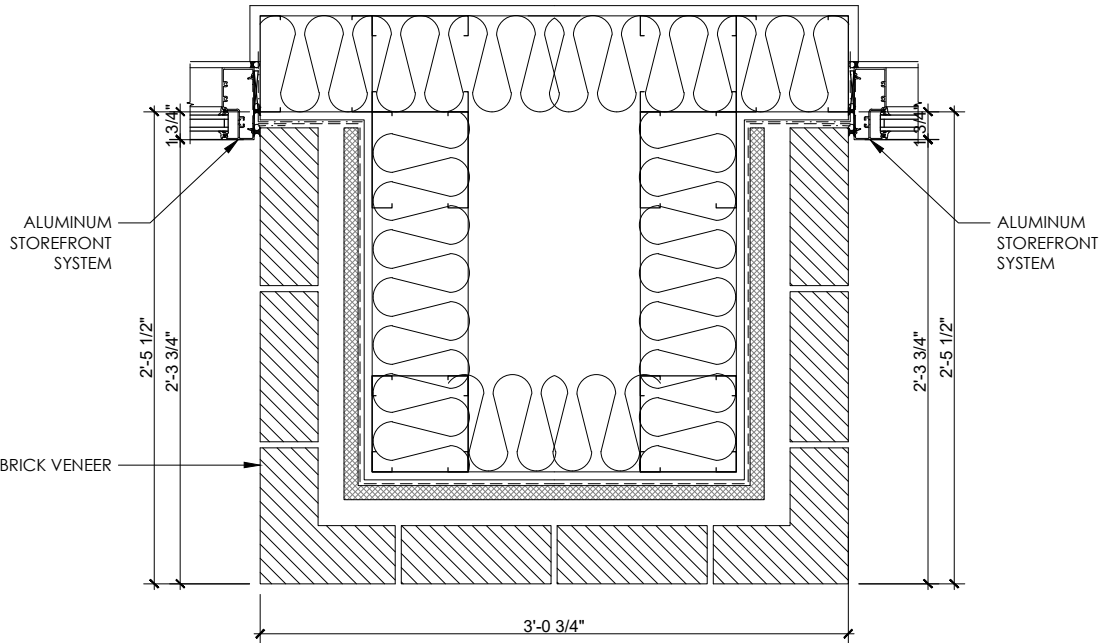
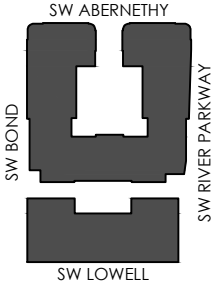


SCALE : 3/16"=1'-0"

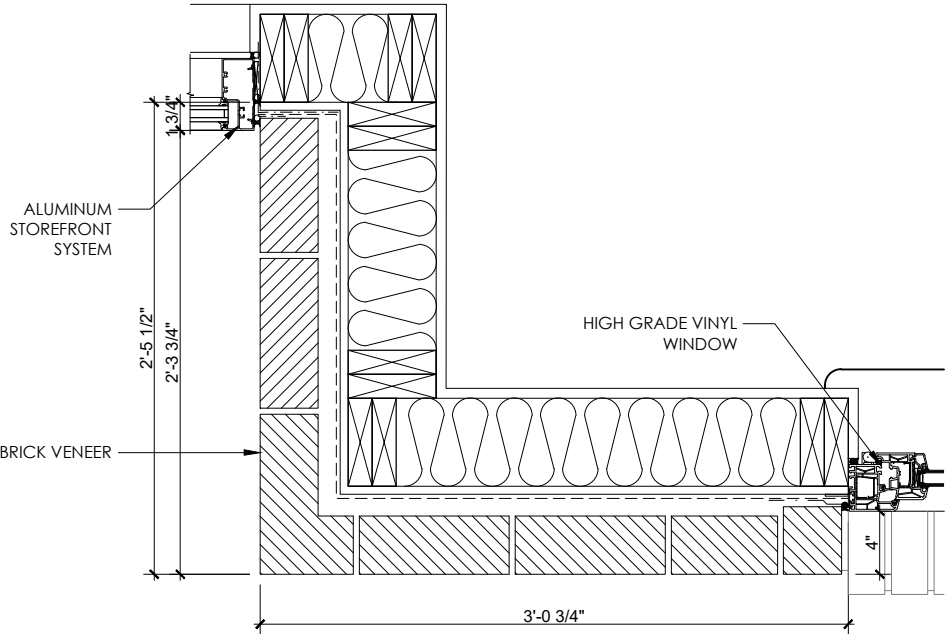
BLOCK 45 - PASEO SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

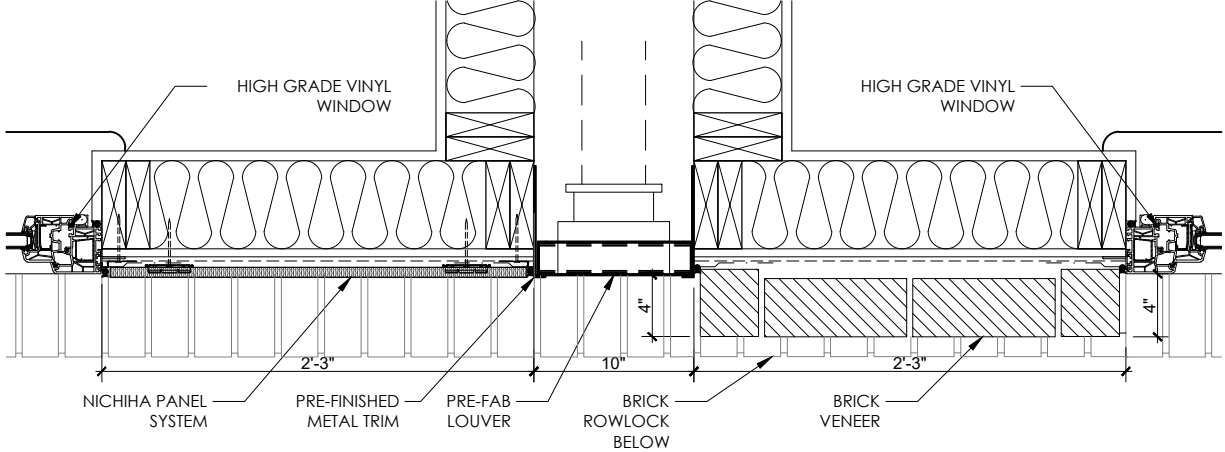
EXHIBIT C.97



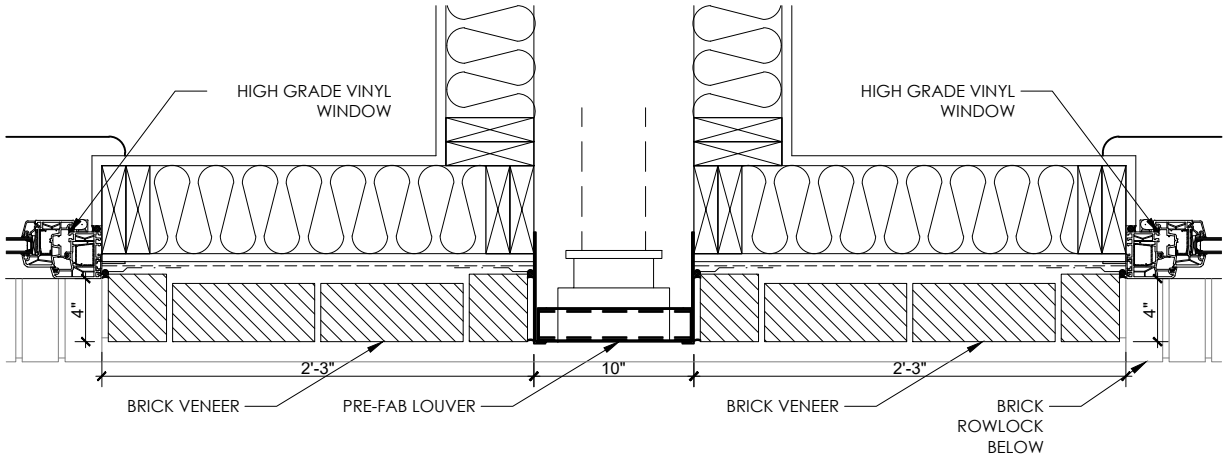
01 TYPICAL BRICK PILASTER AT GROUND FLOOR - PLAN DETAIL



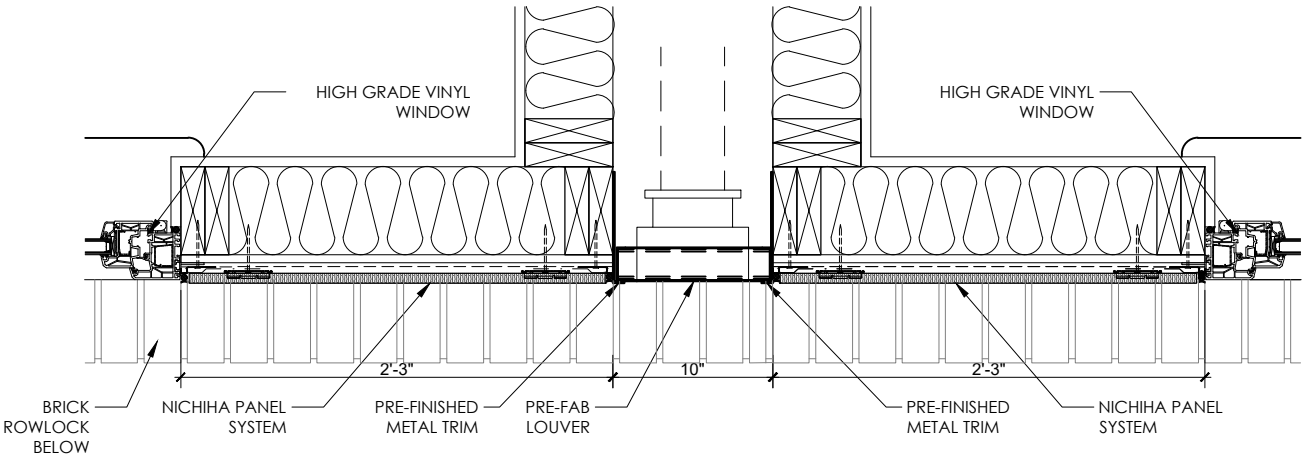
02 TYPICAL BRICK CORNER AT UPPER FLOORS - PLAN DETAIL



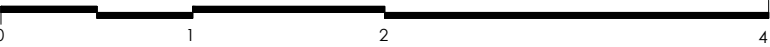
03 TYPICAL MECH VENT SYSTEM @ NICHIBA TO BRICK - PLAN DETAIL



04 TYPICAL MECH VENT SYSTEM @ BRICK - PLAN DETAIL



05 TYPICAL MECH VENT SYSTEM @ NICHIBA - PLAN DETAIL

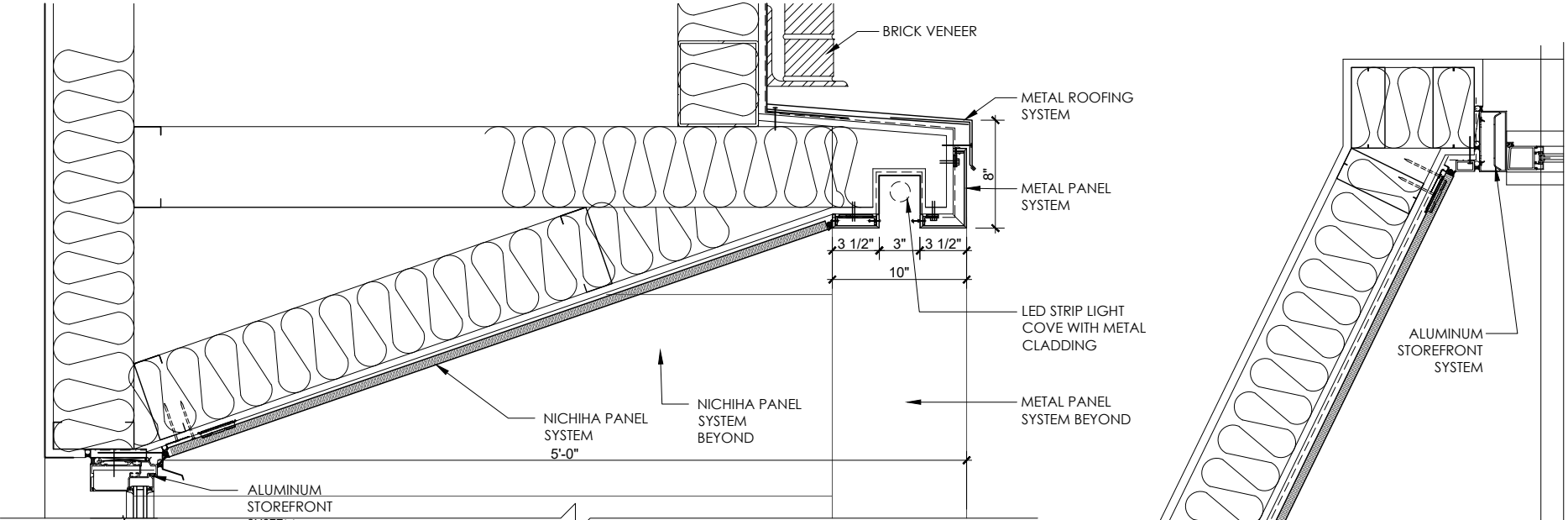


SCALE : 1"=1'-0"

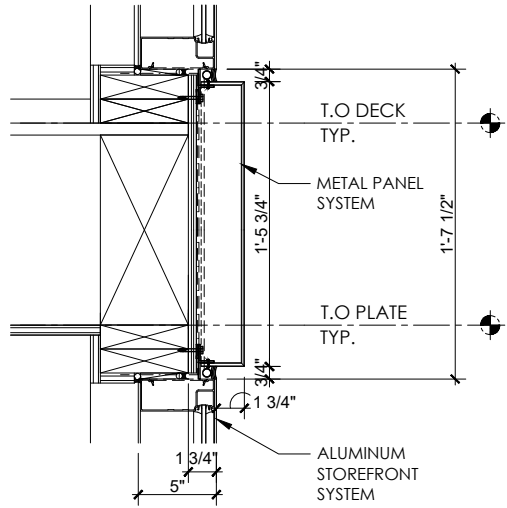
BLOCK 45A - DETAILS

LAND USE REVIEW # LU 20-102914 DZM GW

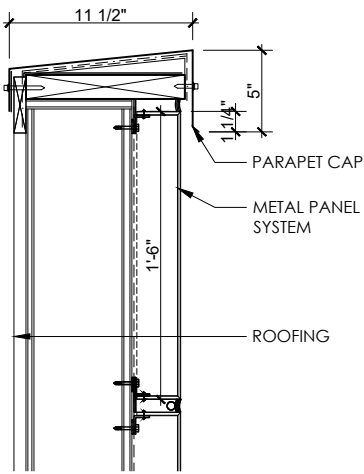
EXHIBIT C.98



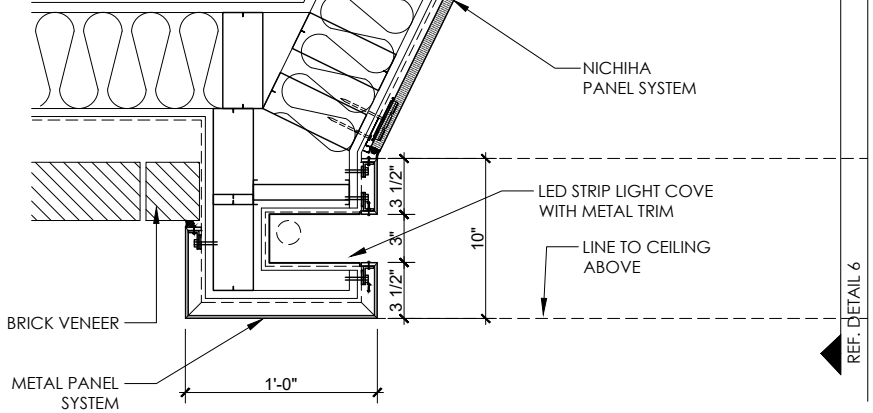
06 SECTION DETAIL AT MAIN LEASING ENTRY



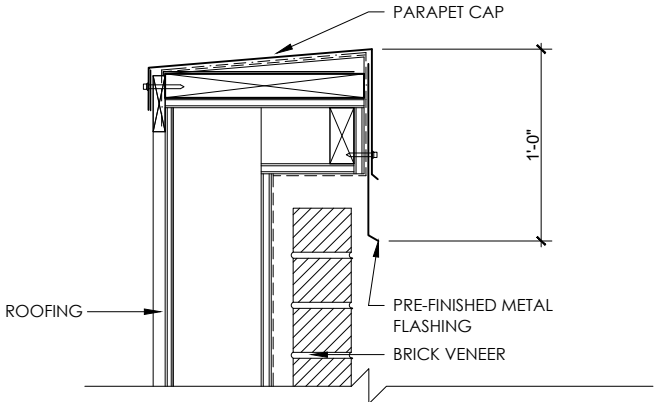
08 STOREFRONT HEAD TO SILL @ METAL PANEL



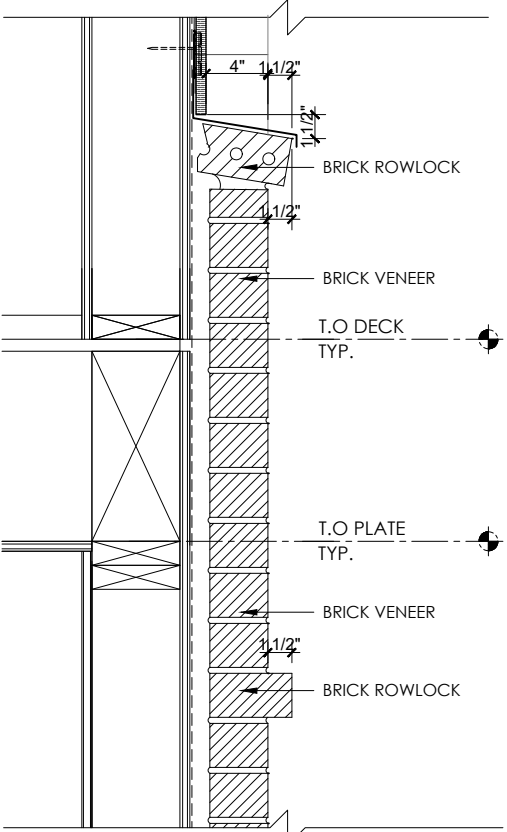
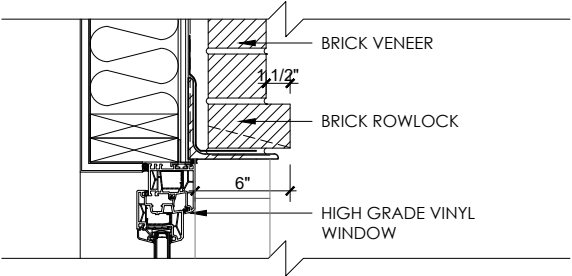
09 PARAPET @ METAL PANEL



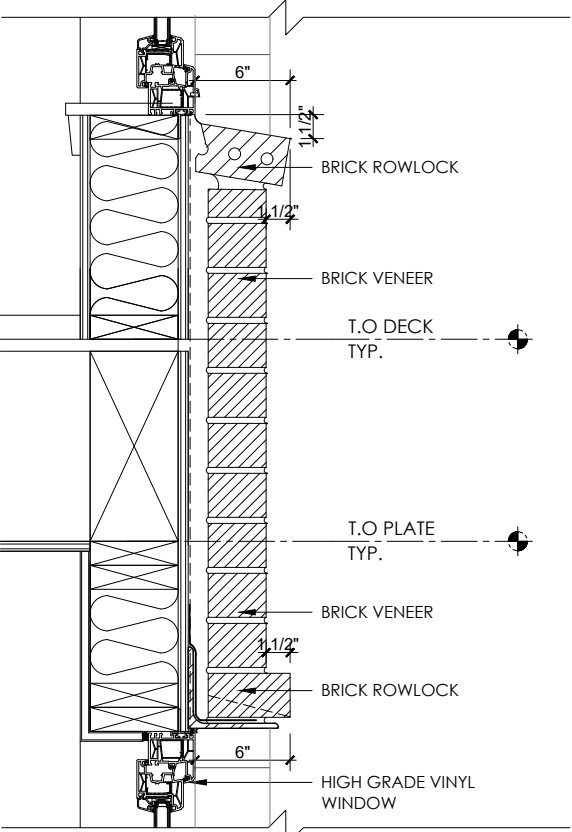
07 PLAN DETAIL AT MAIN LEASING ENTRY



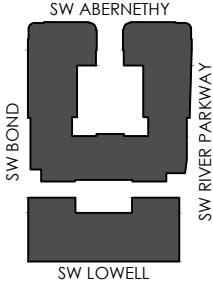
10 PARAPET @ BRICK



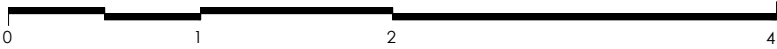
11 BRICK TO NICHIHA



12 TYPICAL BRICK VINYL WINDOW



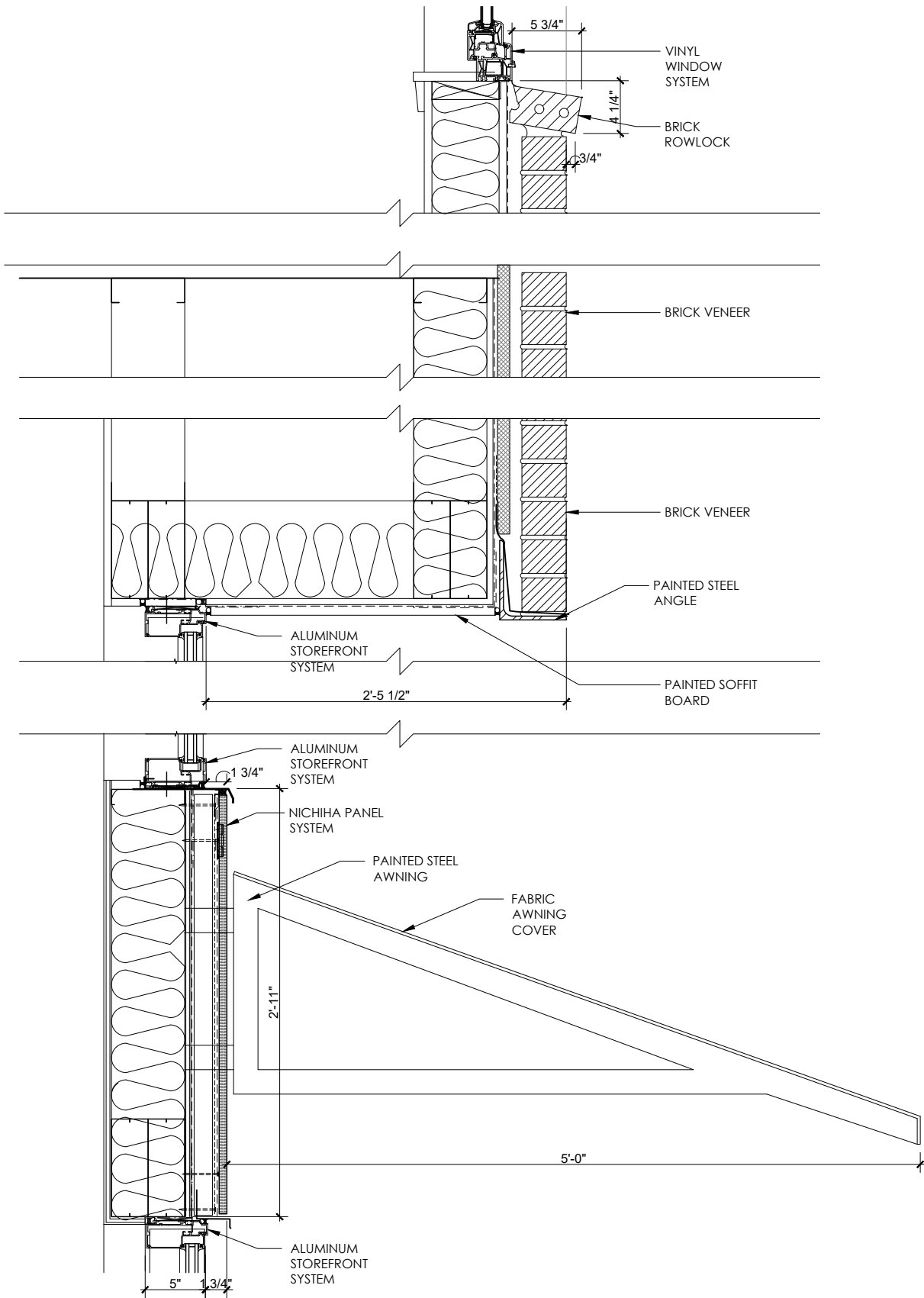
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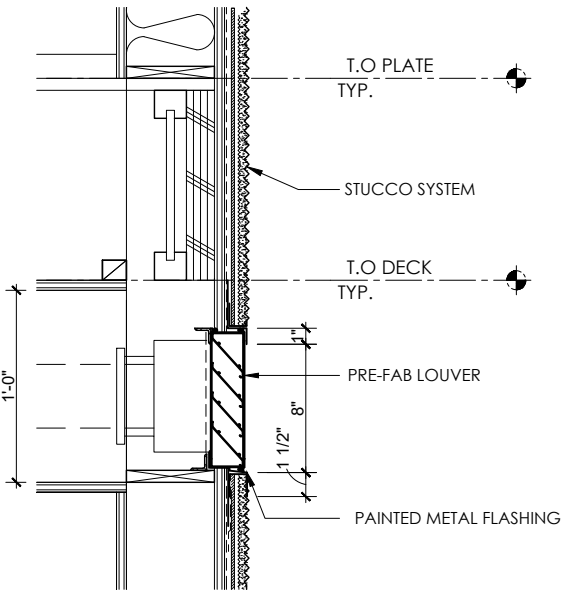
SCALE: 1"=1'-0"

BLOCK 45A - DETAILS

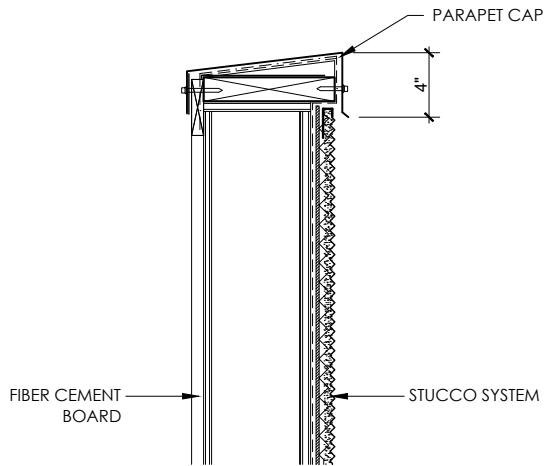
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



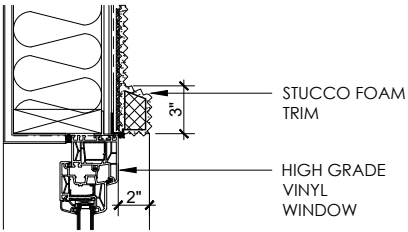
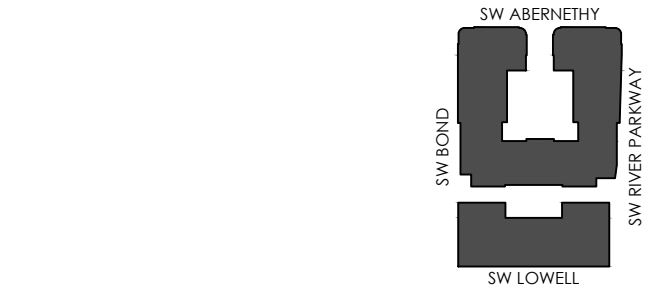
13 RECESSED STOREFRONT @ FABRIC AWNING



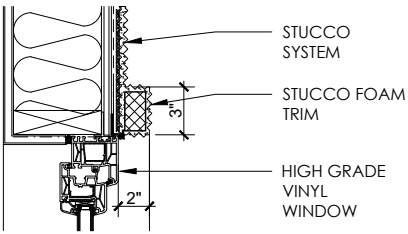
14 TYPICAL MECH VENT @ STUCCO



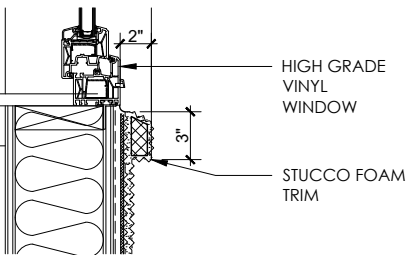
15 TYPICAL PARAPET @ STUCCO



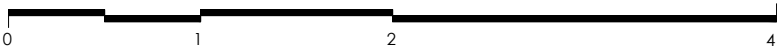
16 TYPICAL VINYL WINDOW HEAD @ STUCCO



17 TYPICAL VINYL WINDOW JAMB @ STUCCO

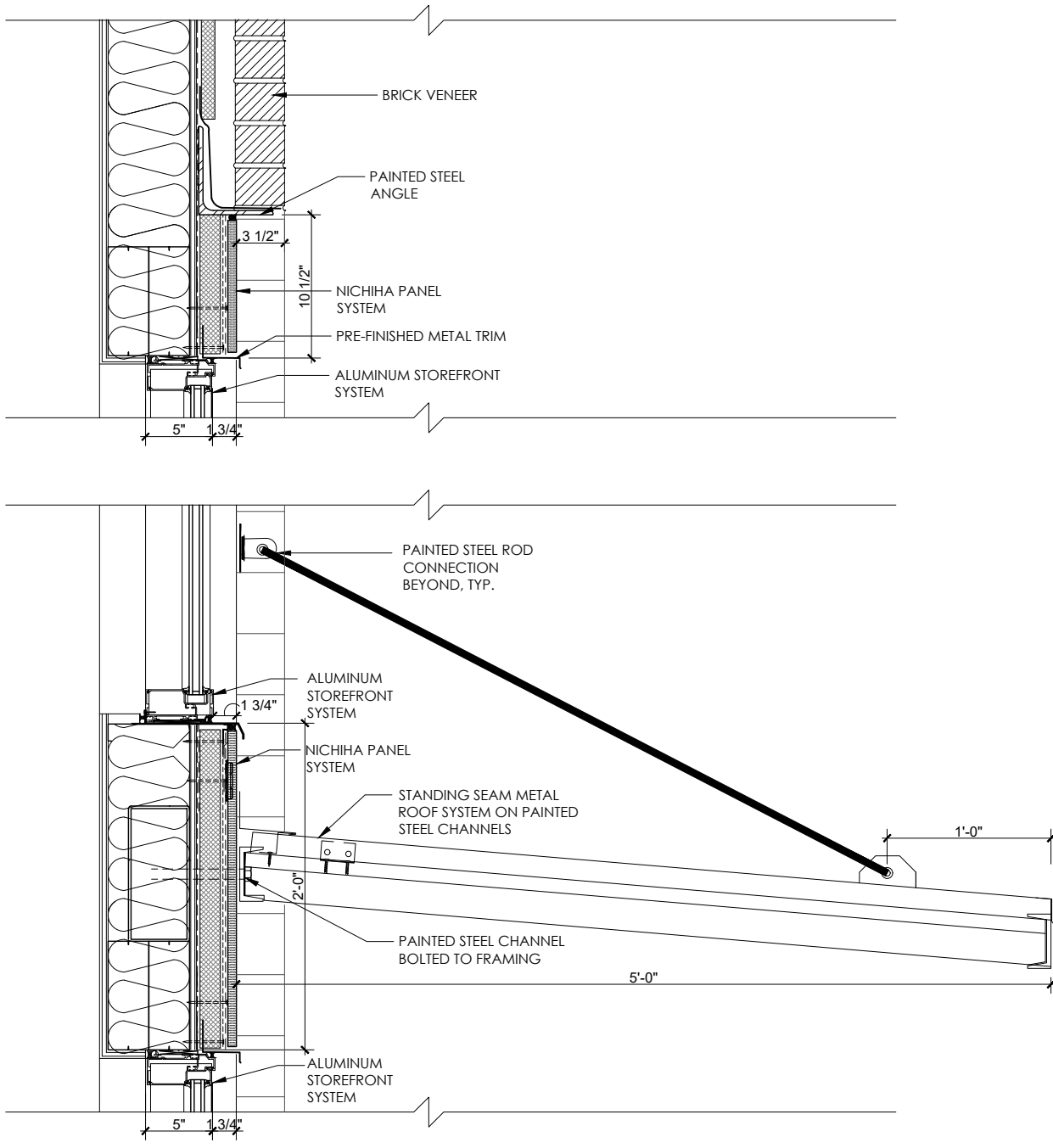
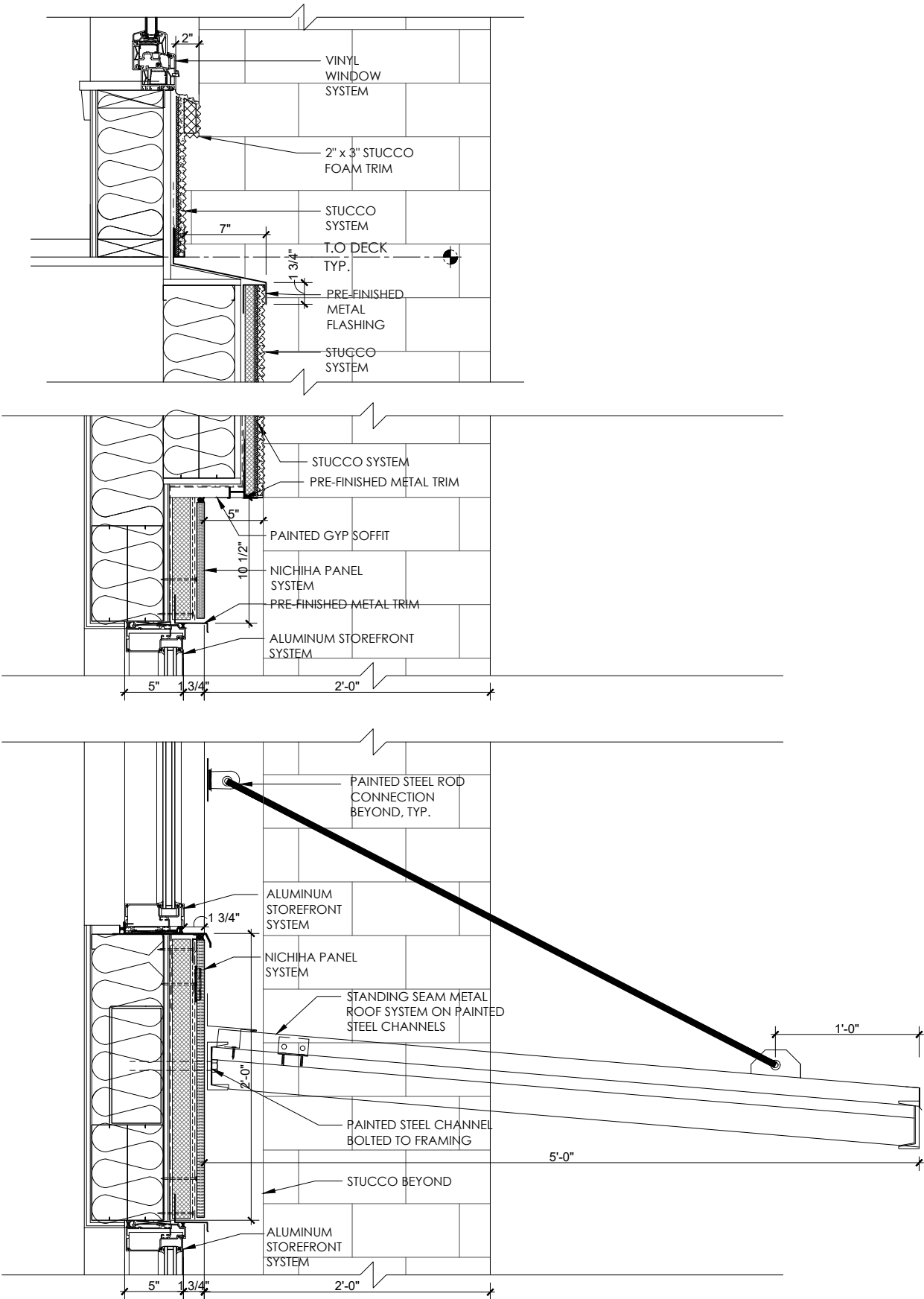
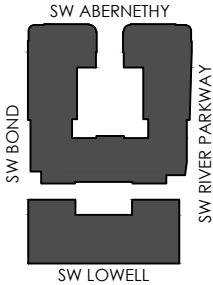


18 TYPICAL VINYL WINDOW SILL @ STUCCO



SCALE: 1"=1'-0"

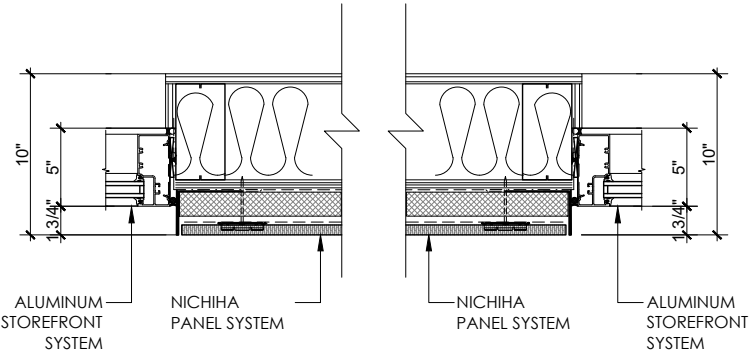
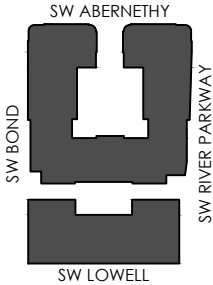
BLOCK 45A - DETAILS



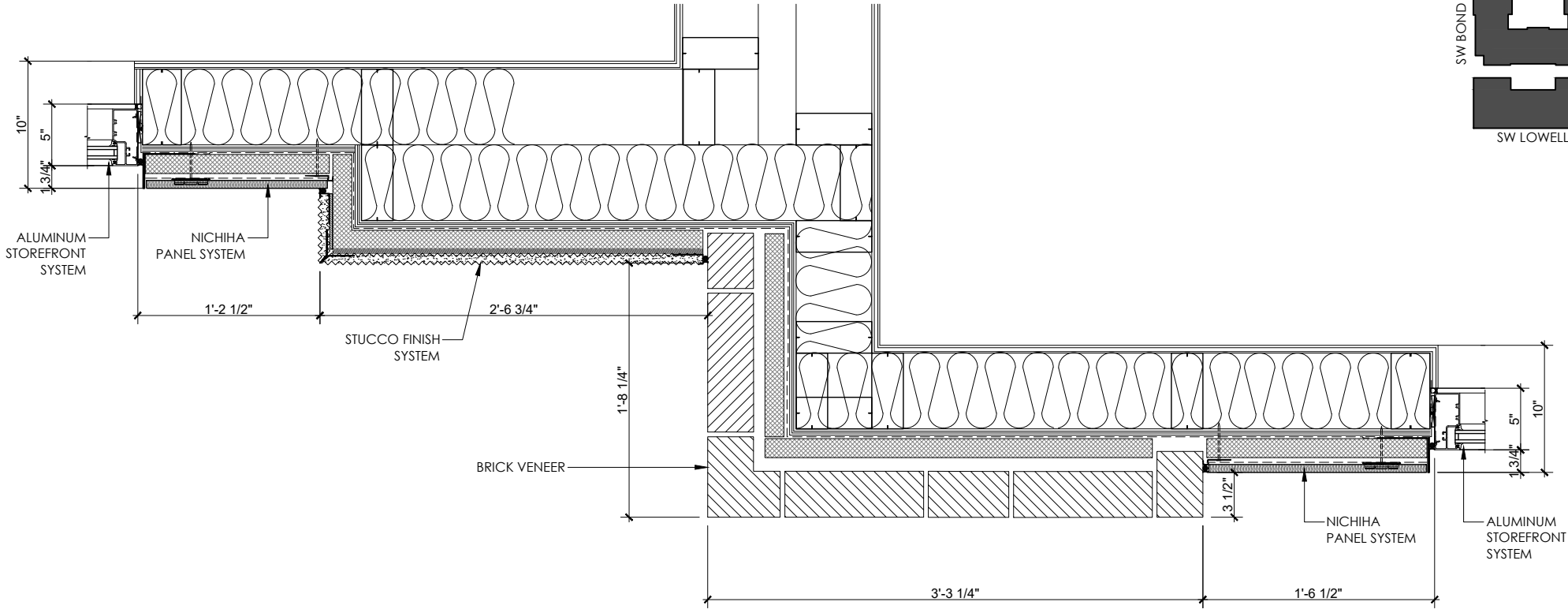
19 RECESSED STOREFRONT @ STEEL CANOPY @ STUCCO

20 RECESSED STOREFRONT @ STEEL CANOPY @ BRICK

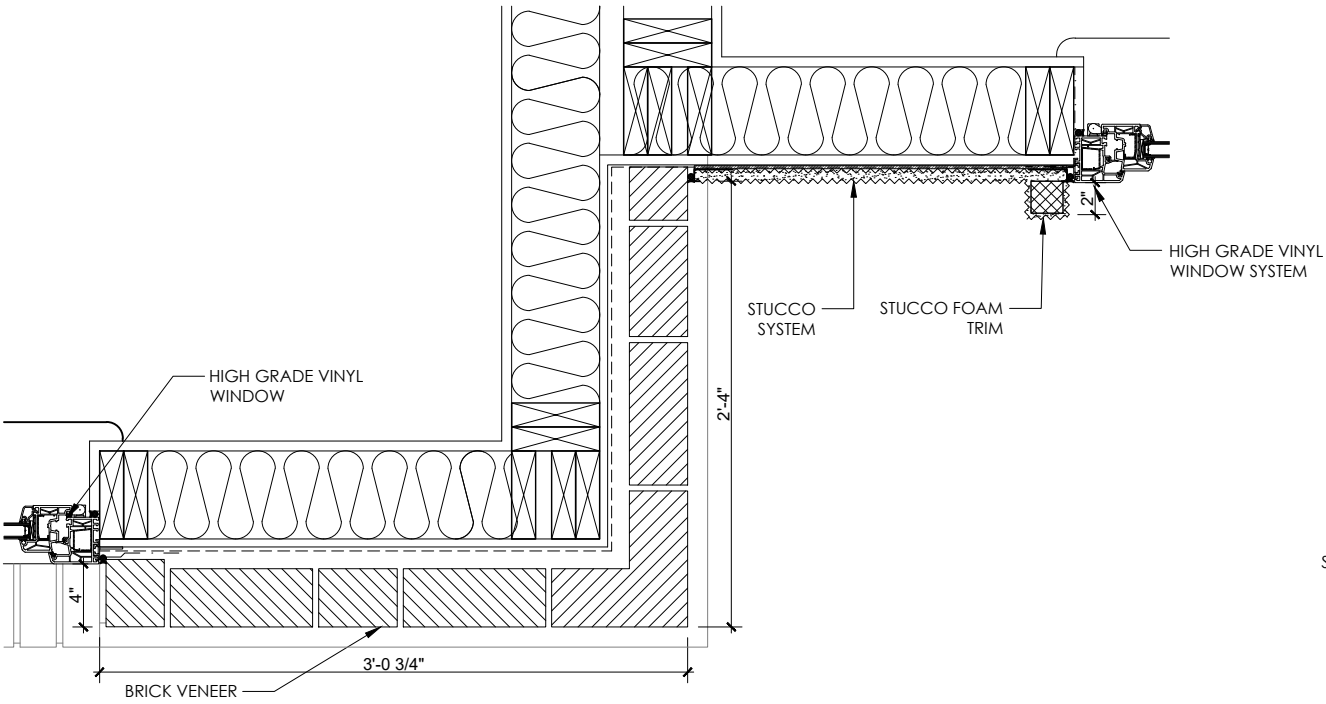




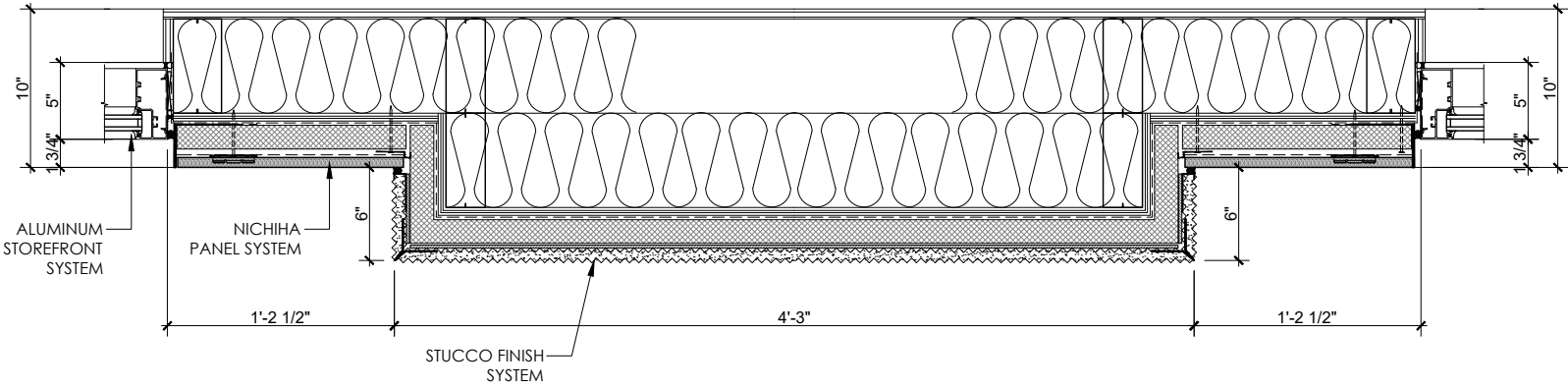
21 TYPICAL STOREFRONT JAMB DETAILS @ NICHIBA



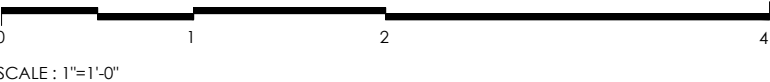
23 BRICK PILASTER @ STUCCO/NICHIBA - PLAN DETAIL



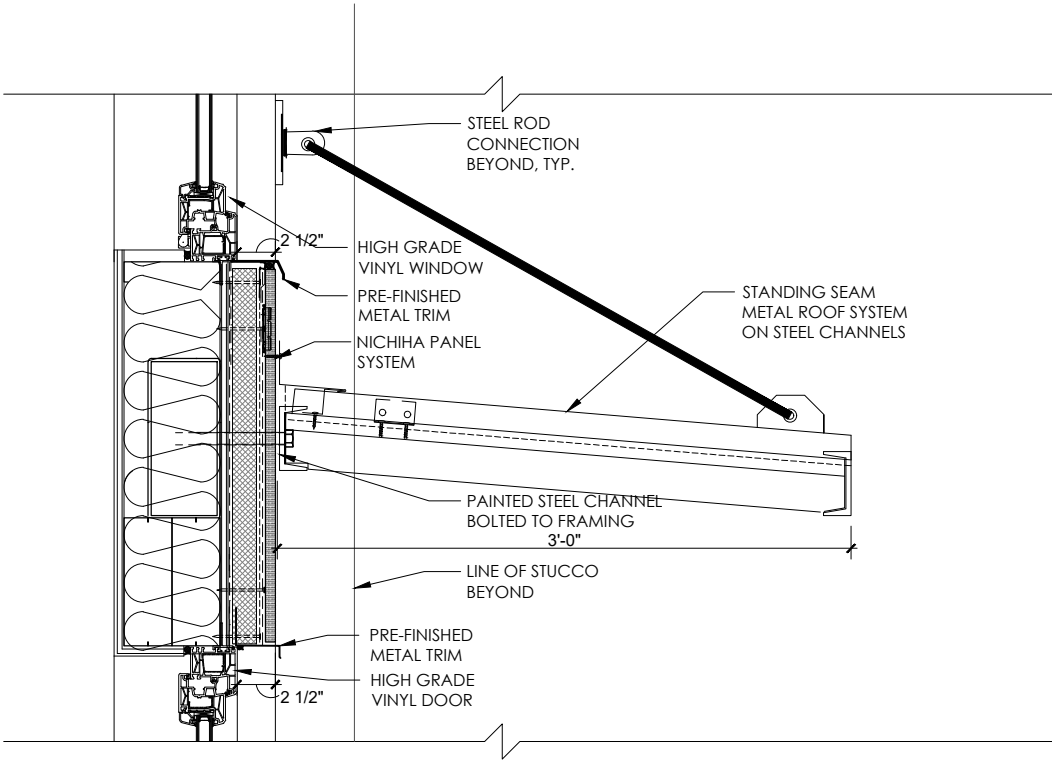
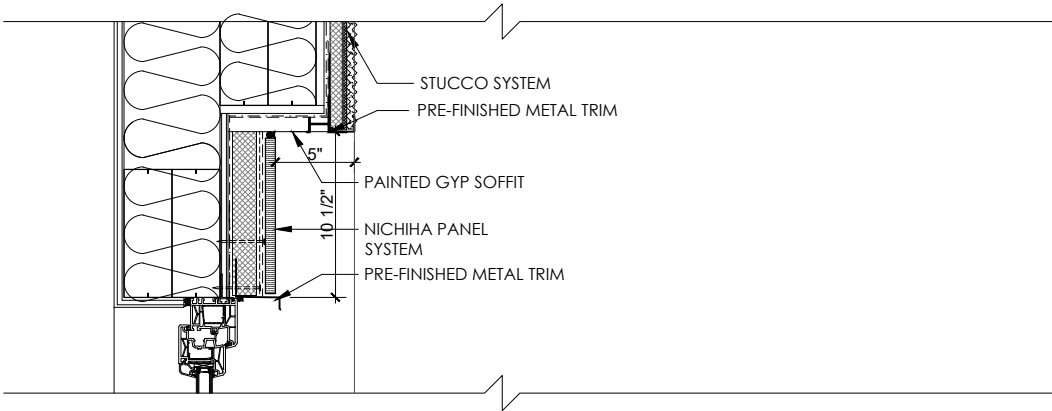
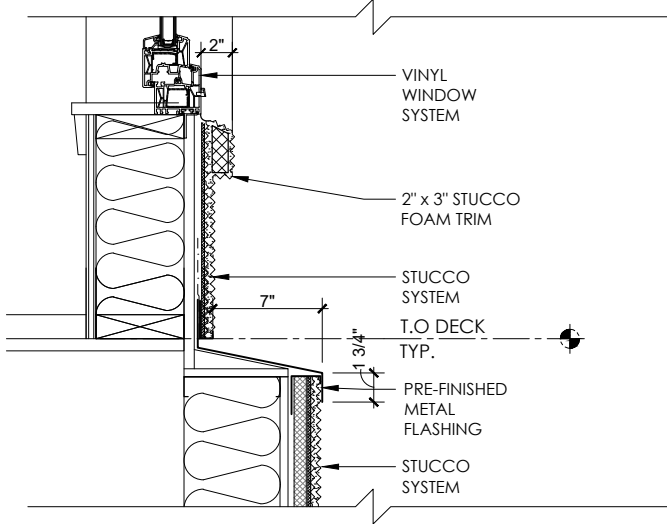
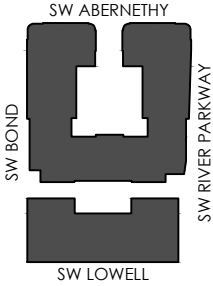
22 BRICK TO STUCCO - PLAN DETAIL



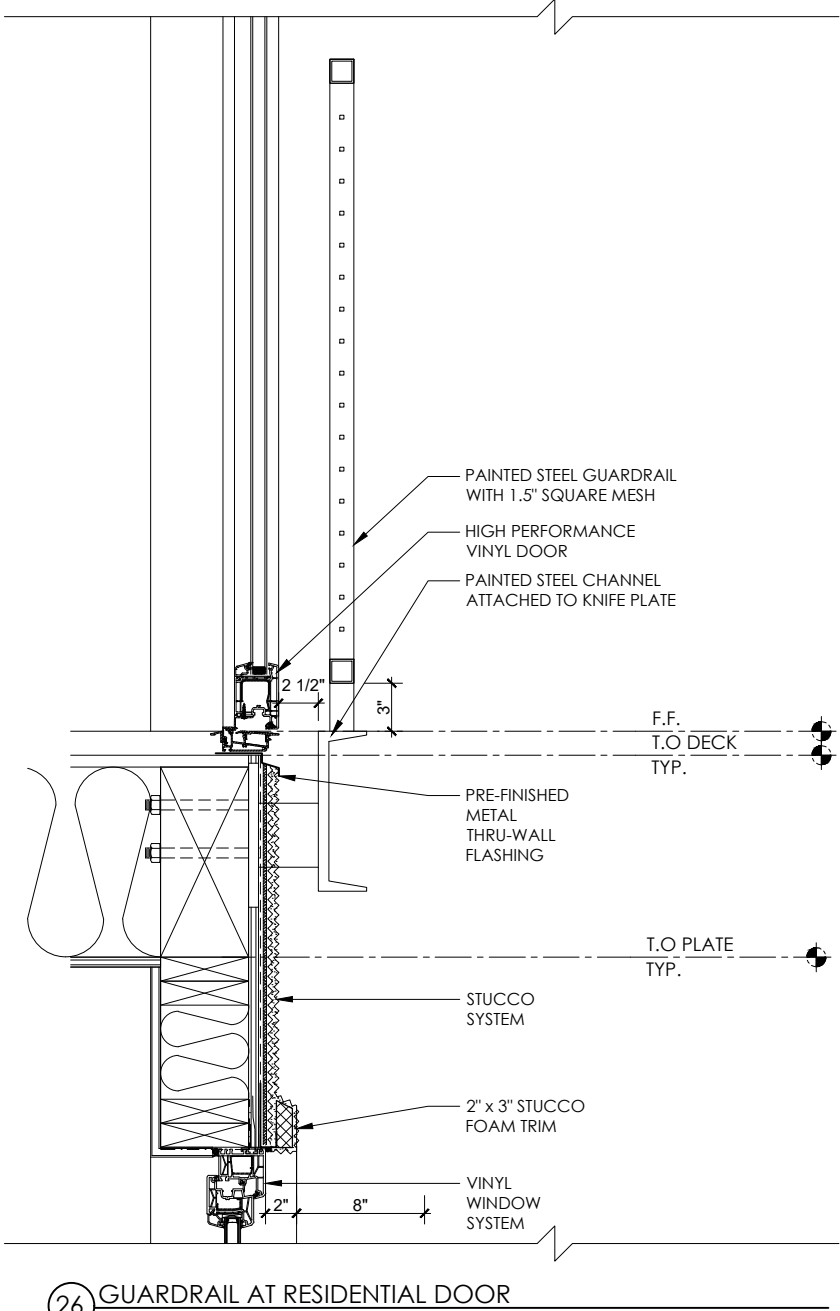
24 STUCCO OVERFRAME AT GROUND LEVEL - PLAN DETAIL



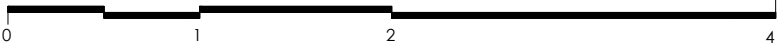
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



25 3'-0" STEEL CANOPY AT RESIDENTIAL PATIO

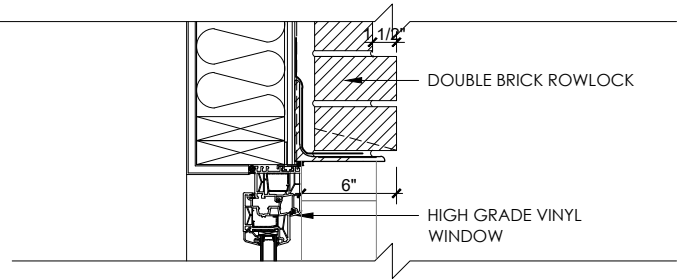
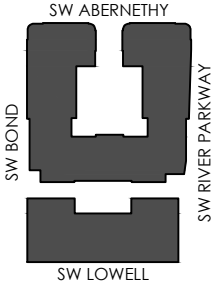


26 GUARDRAIL AT RESIDENTIAL DOOR

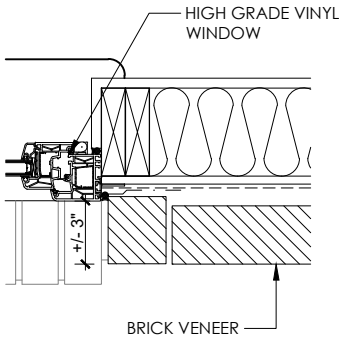


SCALE : 1"=1'-0"

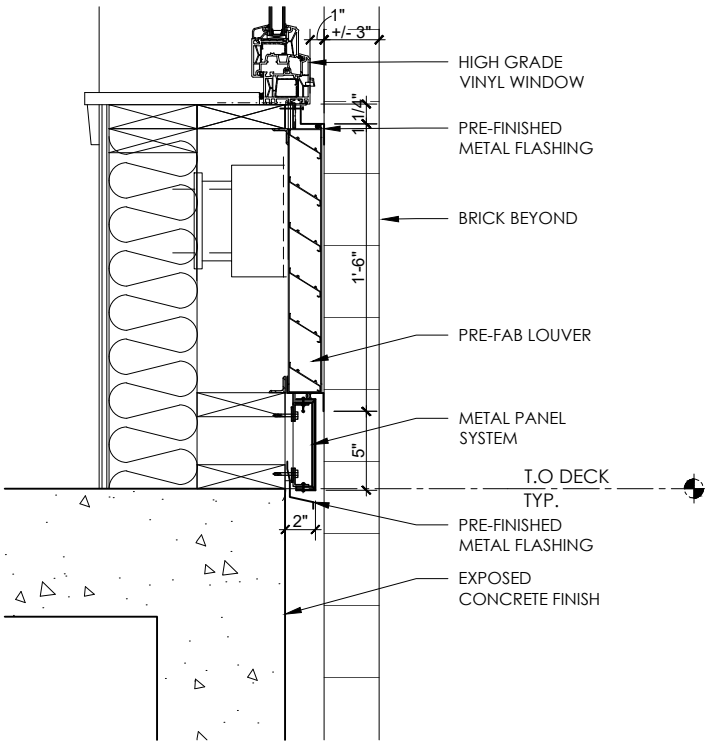
BLOCK 45A - DETAILS



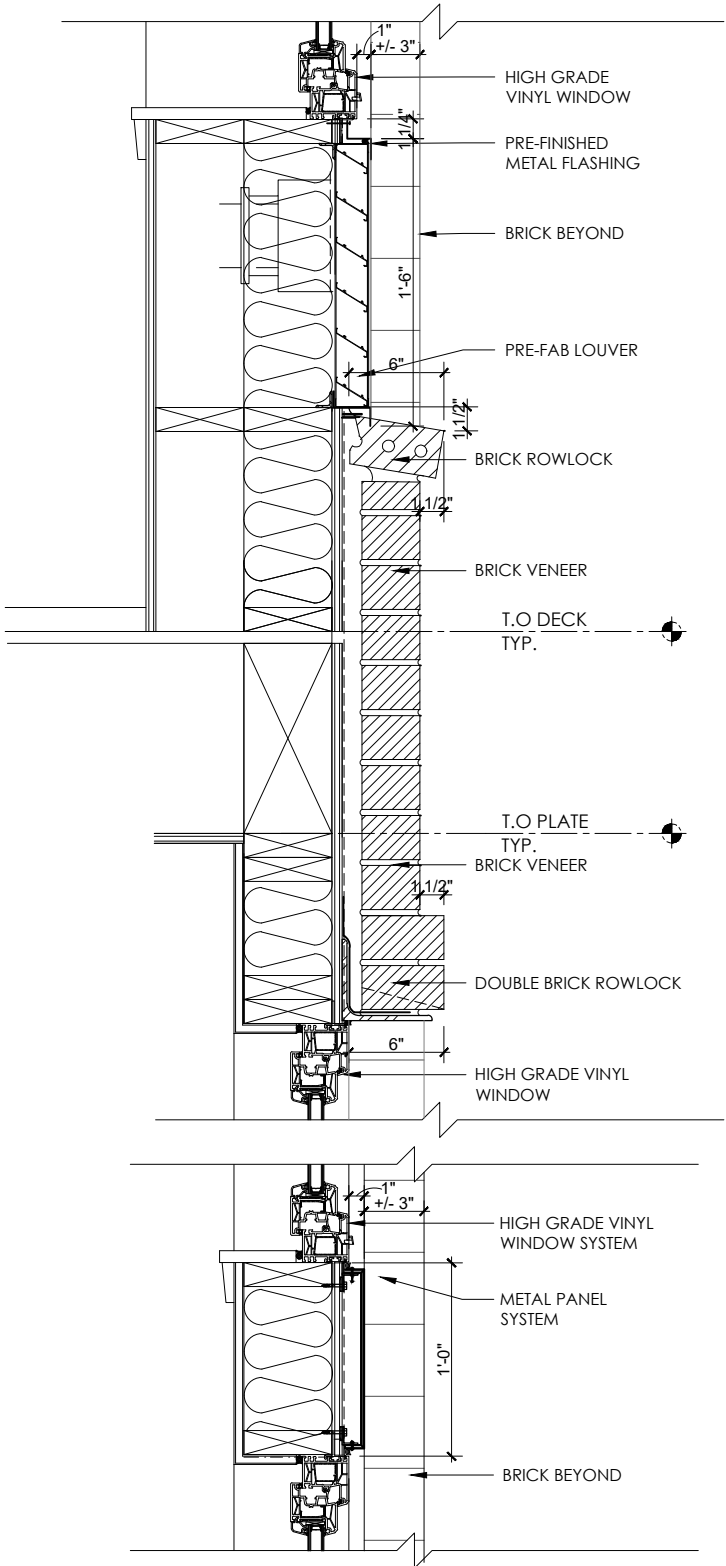
27 TYPICAL BRICK DOUBLE ROWLOCK HEADER



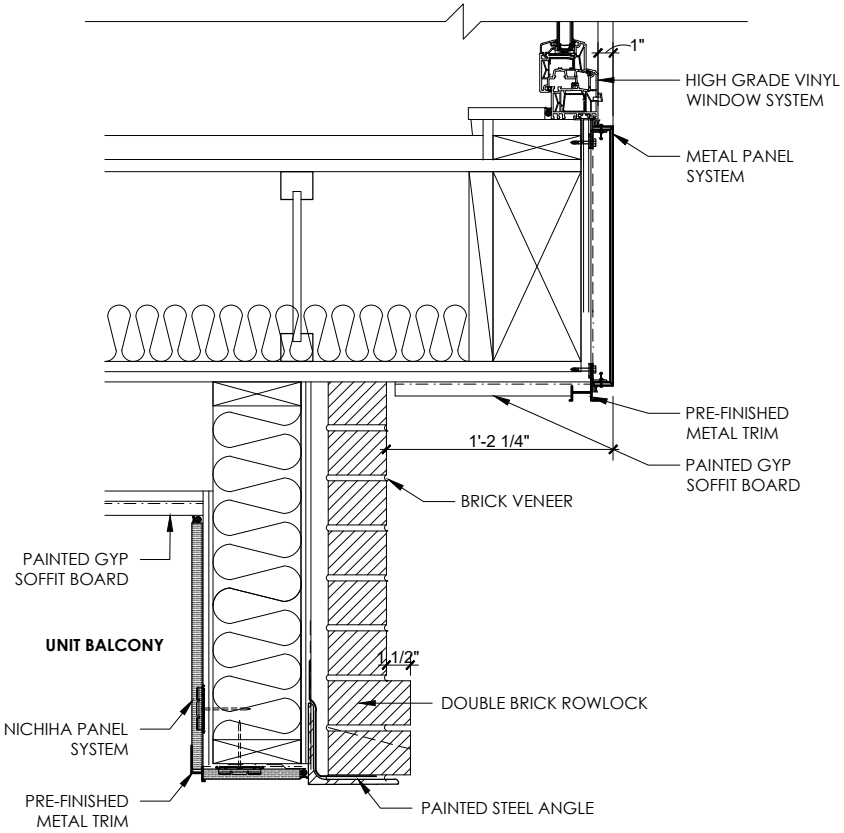
28 TYPICAL VINYL WINDOW JAMB @ BRICK



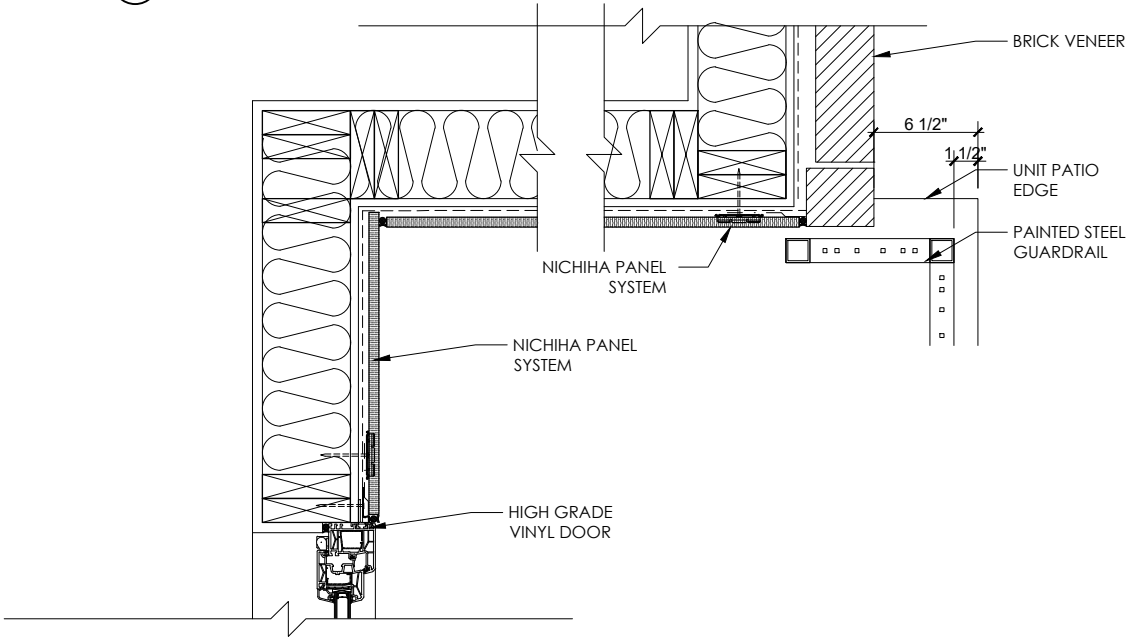
29 TYPICAL VINYL WINDOW & MECH VENT @ GROUND FLOOR



30 TYPICAL VINYL WINDOW SILL TO HEAD TRANSITIONS

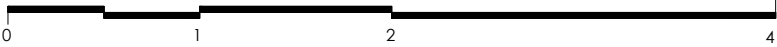


31 TYPICAL INSET BALCONY HEADER CONDITION

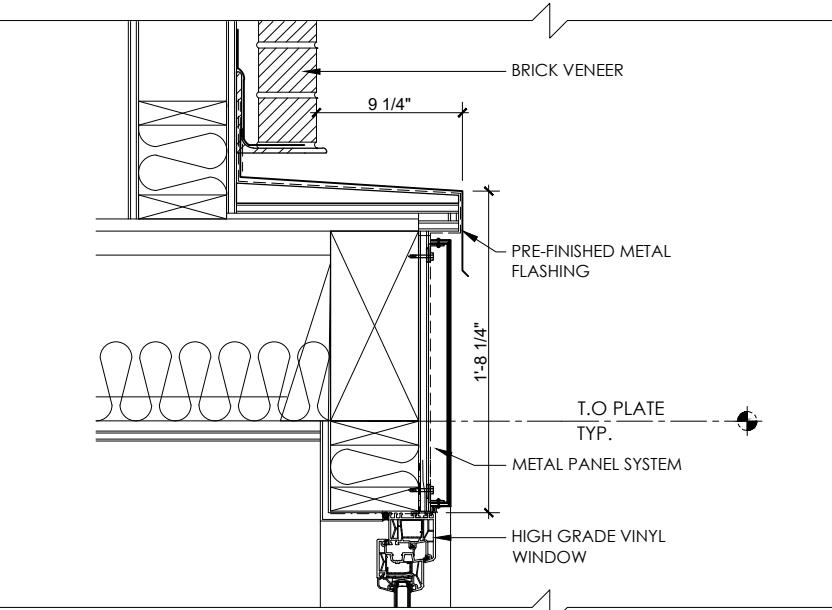
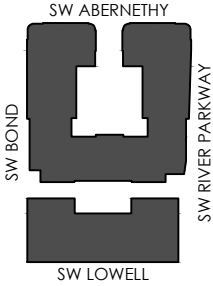


32 TYPICAL INSET BALCONY - PLAN DETAIL

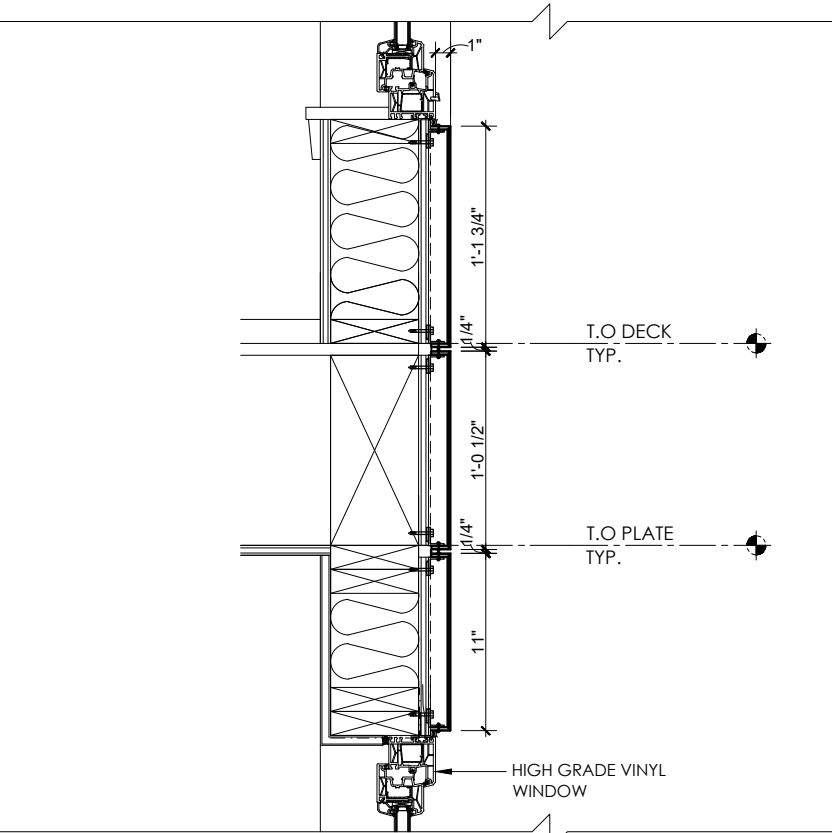
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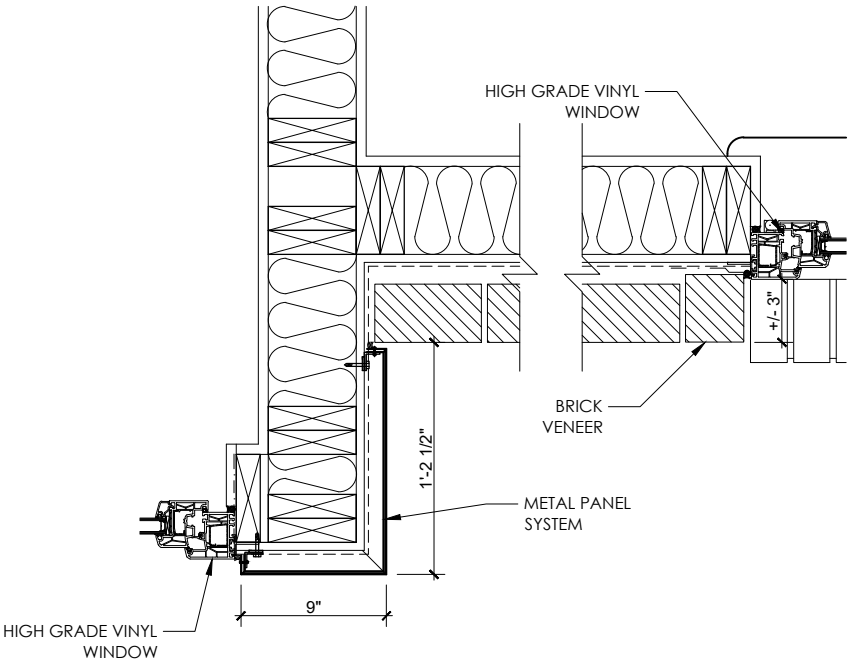
SCALE: 1"=1'-0"



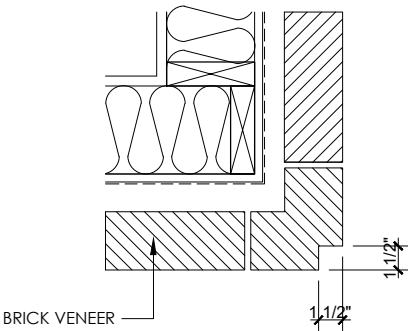
33 TYPICAL BUMP-OUT AT METAL PANEL



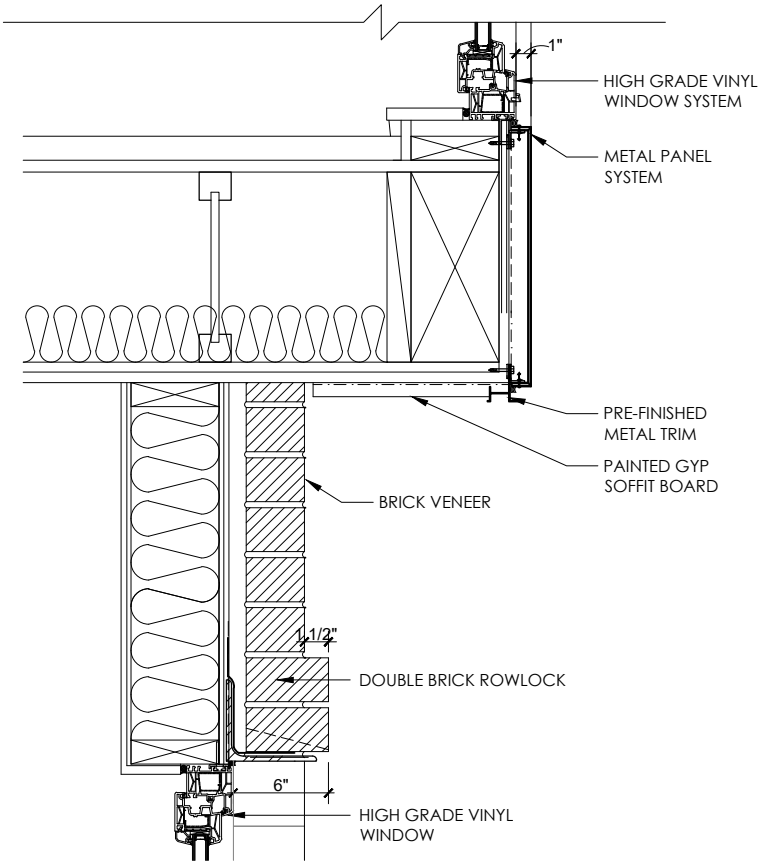
34 TYPICAL VINYL WINDOW @ METAL PANEL DETAILS



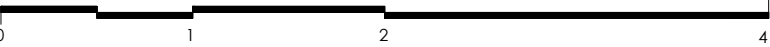
35 TYPICAL BUMP-OUT AT METAL PANEL - PLAN DETAIL



36 TYPICAL BRICK CORNER DETAIL

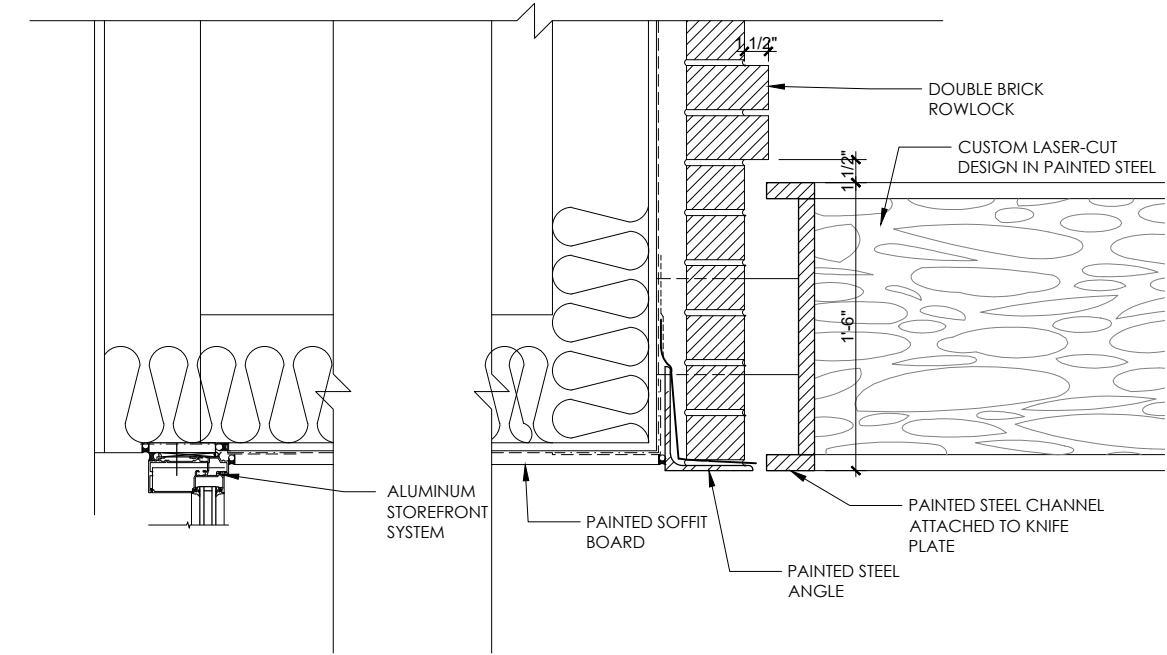


37 TYPICAL BUMP-OUT AT METAL PANEL - SOFFIT DETAIL

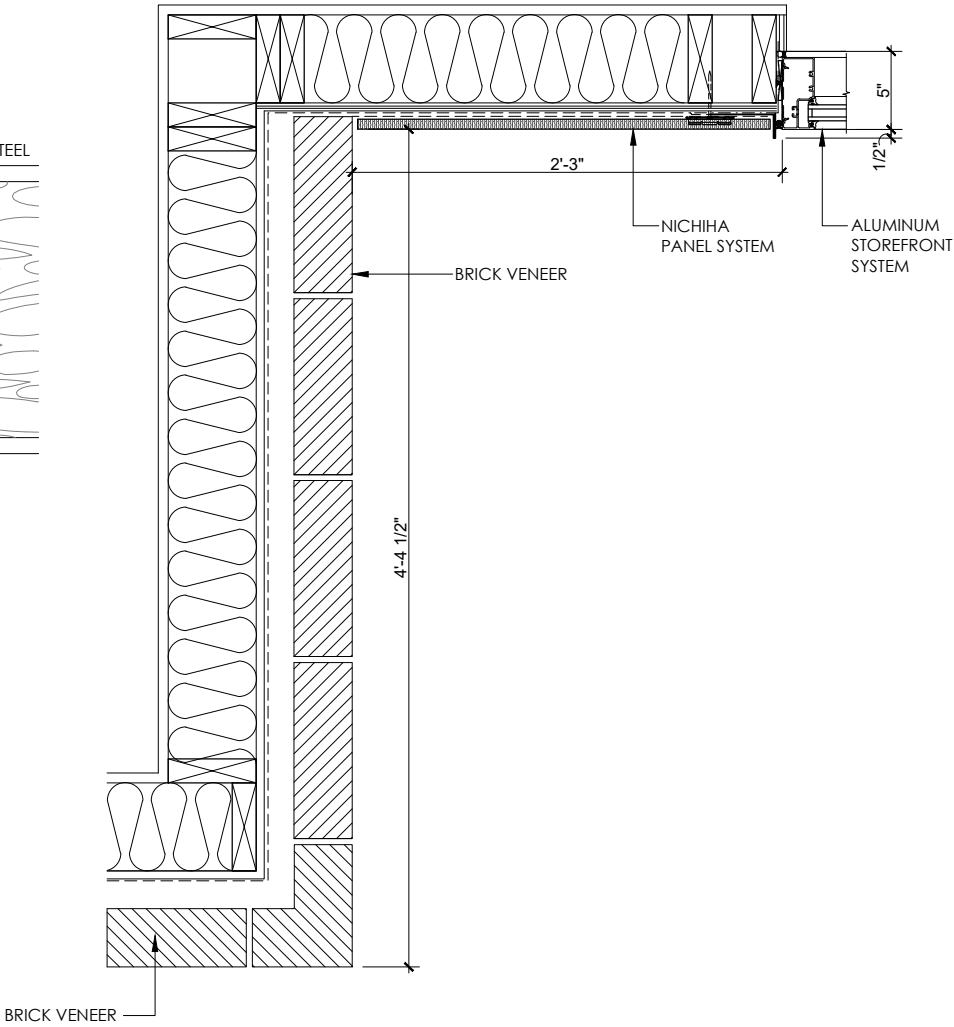


SCALE : 1"=1'-0"

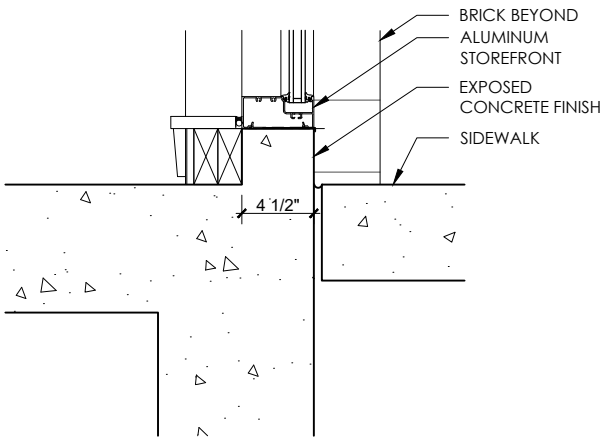
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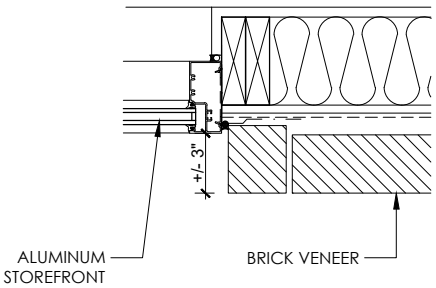
38 STEEL CANOPY @ MAIN ENTRY



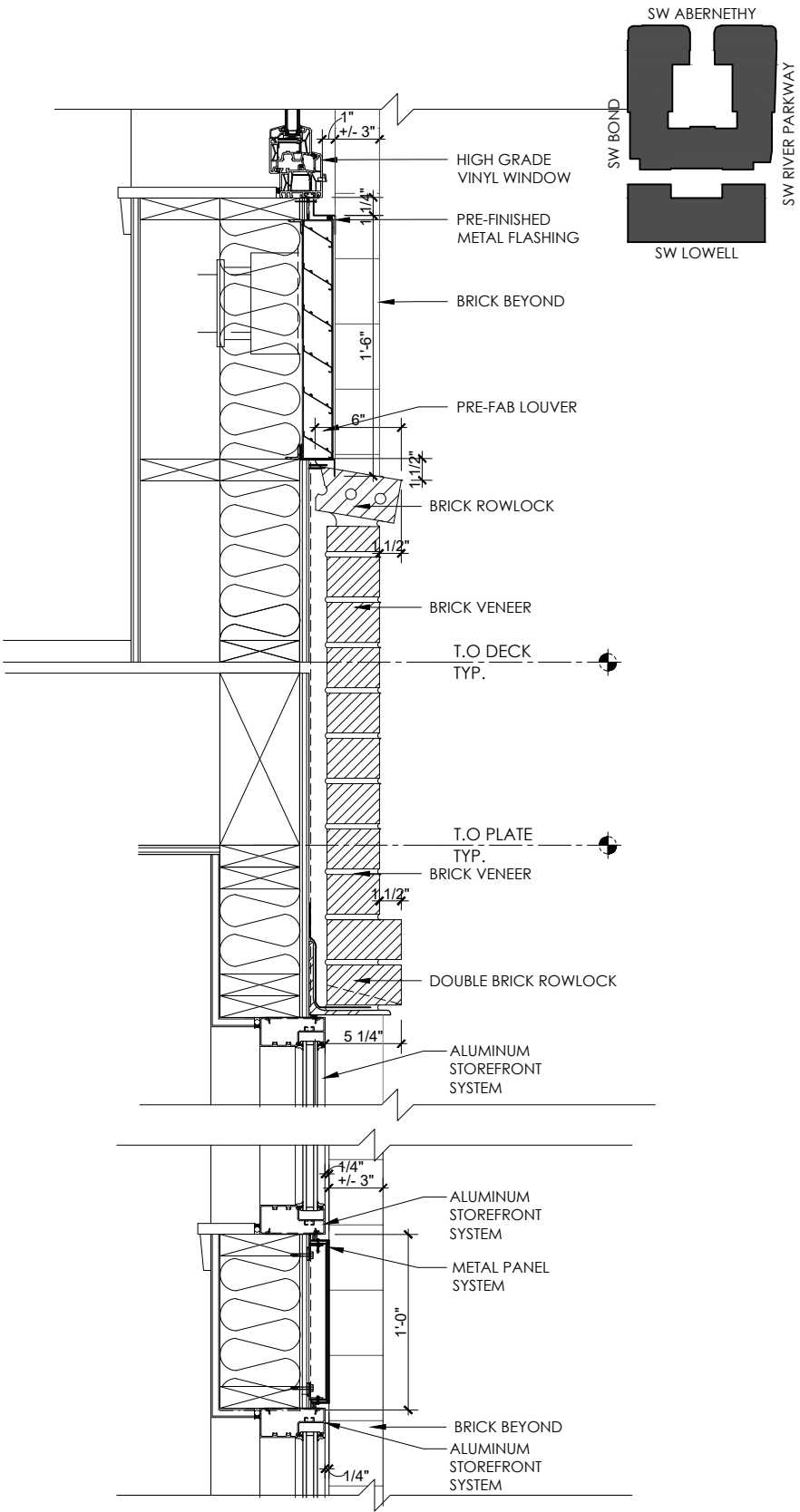
40 TYPICAL MAIN ENTRY RECESS - PLAN DETAIL



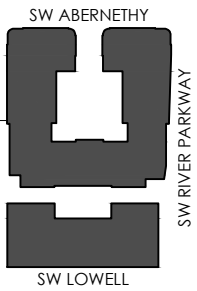
39 TYPICAL STOREFRONT @ GRADE



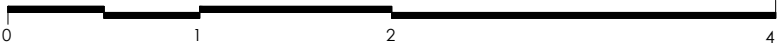
41 TYPICAL STOREFRONT JAMB @ BRICK



42 TYPICAL STOREFRONT SILL AND HEAD CONDITIONS

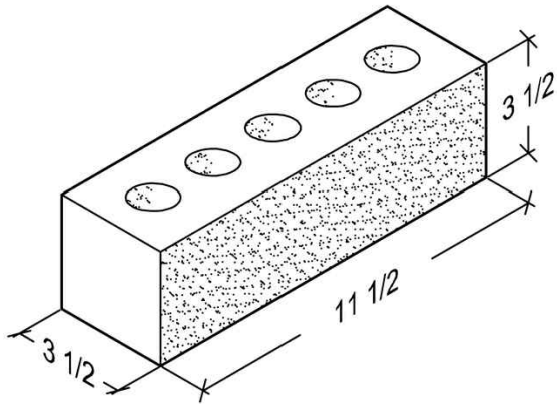
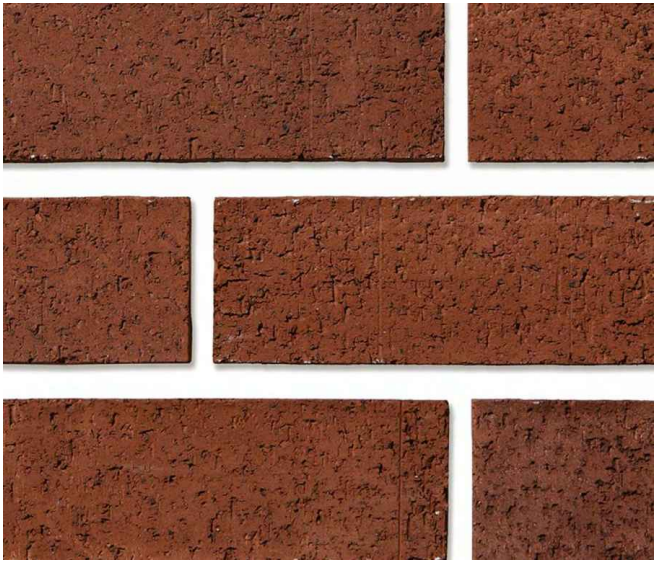
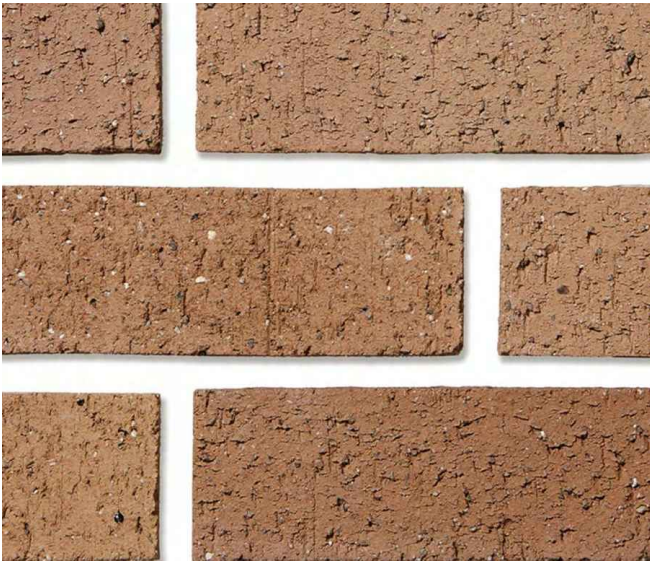
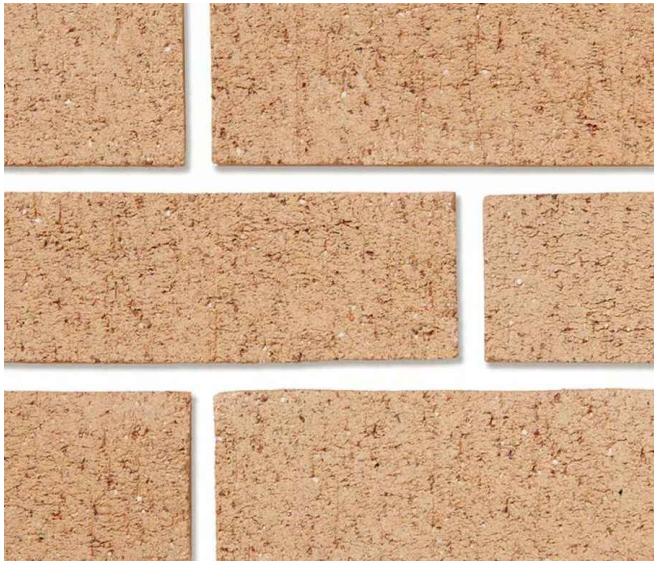


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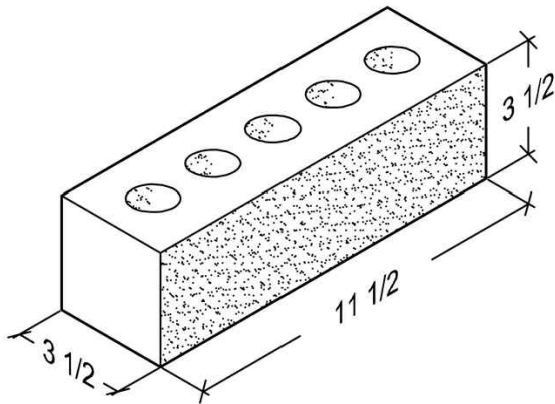


SCALE: 1"=1'-0"

BLOCK 45B - DETAILS

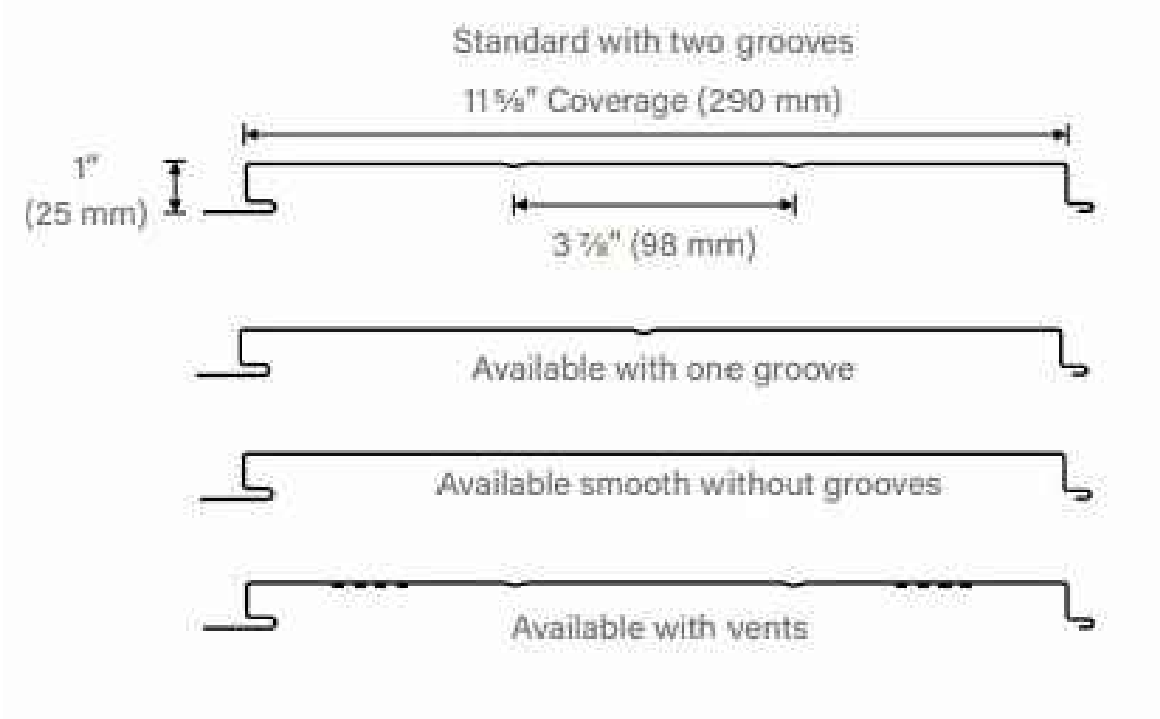


BLOCK 45A
BRICK VENEER SYSTEM 3
COLOR: COMBINED GOLDENROD AND TAN TERRA
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

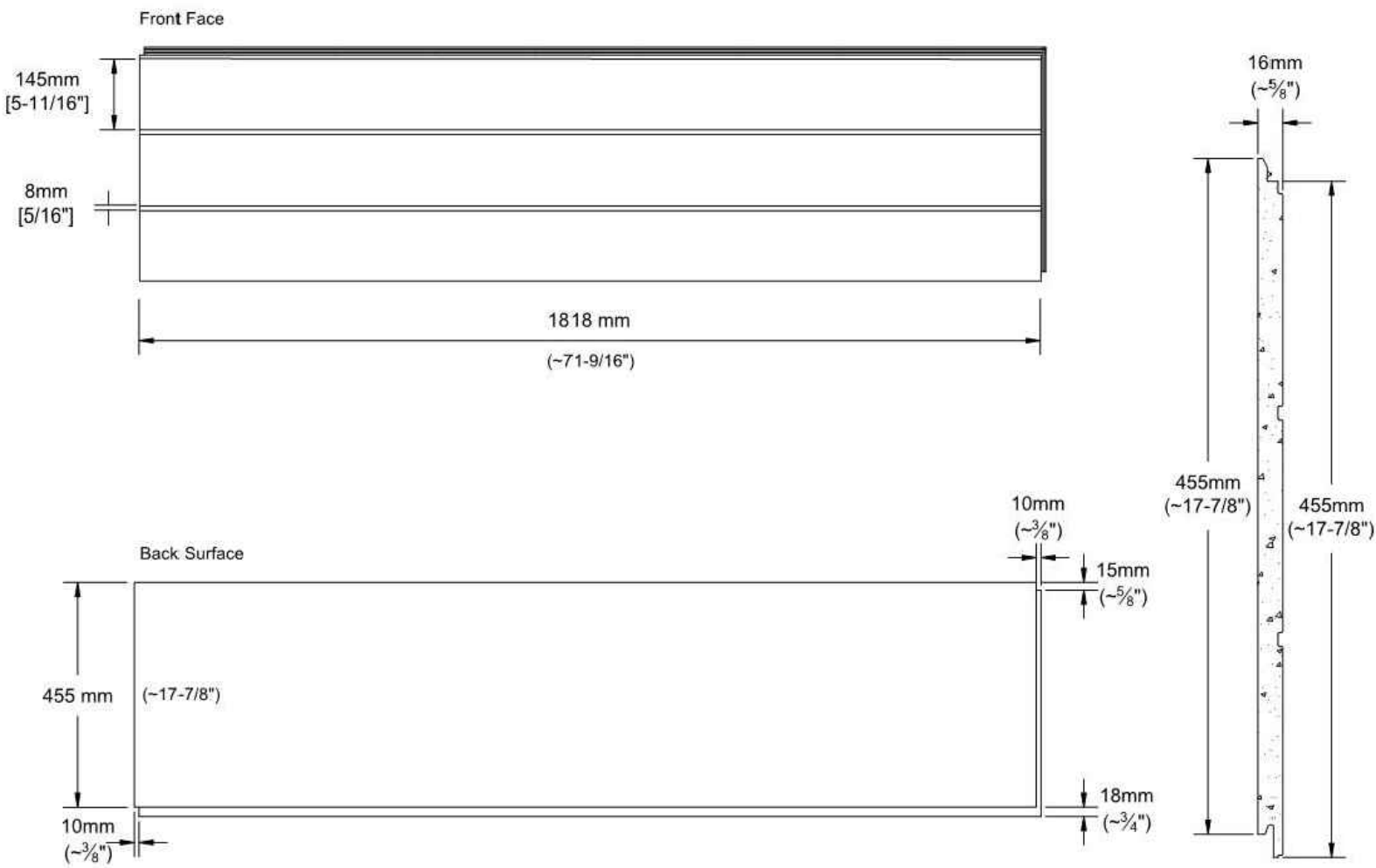


BLOCK 45B
BRICK VENEER SYSTEM 4
COLOR: RUBY
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

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METAL PANEL PROFILE



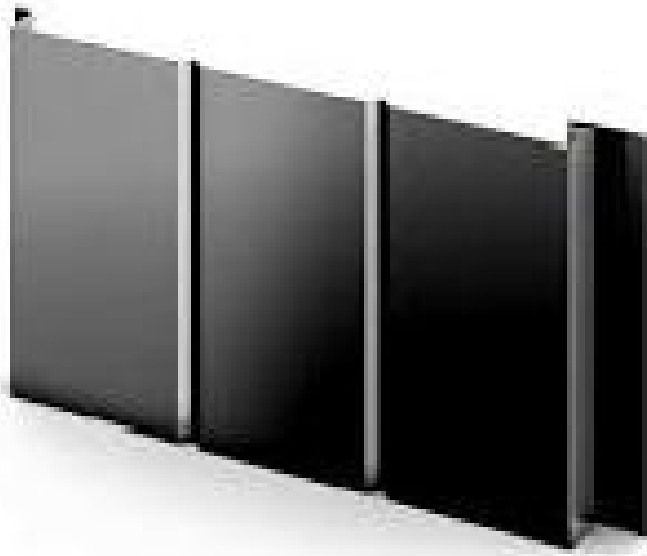
NICHIHA PANEL DETAIL

NICHIHA PANEL SECTION



NICHIHA PANEL SYSTEM 1
VINTAGEWOOD 1818
SIZE: 1818MM X 455MM
FINISH: CEDAR
BRAND: NICHIHA

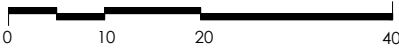
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BLOCK 45A
METAL PANEL SYSTEM 1
BERRIDGE L-PANEL
SIZE: 24 GAUGE STEEL
COVERAGE: 11 5/8"
FINISH: WHITE, SMOOTH
FASTENER: CONCEALED
BRAND: BERRIDGE



BLOCK 45B
METAL PANEL SYSTEM 2
BERRIDGE L-PANEL
SIZE: 24 GAUGE STEEL
COVERAGE: 11 5/8"
FINISH: BLACK, SMOOTH
FASTENER: CONCEALED
BRAND: BERRIDGE



SCALE : 1"=20'-0"



WALL SCONCE
ACCESS 20444LEDDL P-BRZ
COLLECTION: POSEIDON
LED 5 INCH BRONZE WALL SCONCE WALL LIGHT
COLOR: BRONZE
SIZE: WIDTH 4.75", HEIGHT 12", DEPTH 7"



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



STRING LIGHTS
LITESPHERE LED
COLOR: BLACK
WATTAGE: 0.48 PER LED
LED COLOR: WARM WHITE
SPACING 24" O.C.
BRAND: TIVOLI



DOWNLIGHT
CIRQUE SMALL (WALL/CEILING)
COLOR: CHARCOAL
SIZE: DIAMETER 6", HEIGHT 2.2"
BRAND: TECH LIGHTING



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

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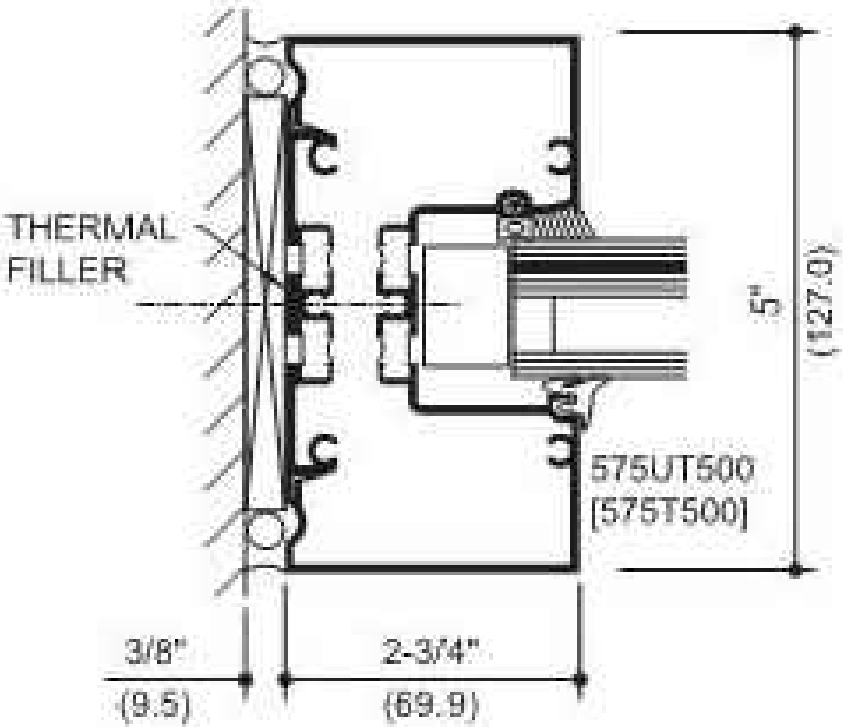


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B45B
STOREFRONT
IR 501T/501UT FRAMING
COLOR: CLEAR
BRAND: KAWNEER



B45A
STOREFRONT
IR 501T/501UT FRAMING
COLOR: BLACK
BRAND: KAWNEER



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



VINYL WINDOWS
INNOTECH WINDOWS + DOORS
COLOR: ALUMINUM
BRAND: PASSIVE HOUSE CERTICIED 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

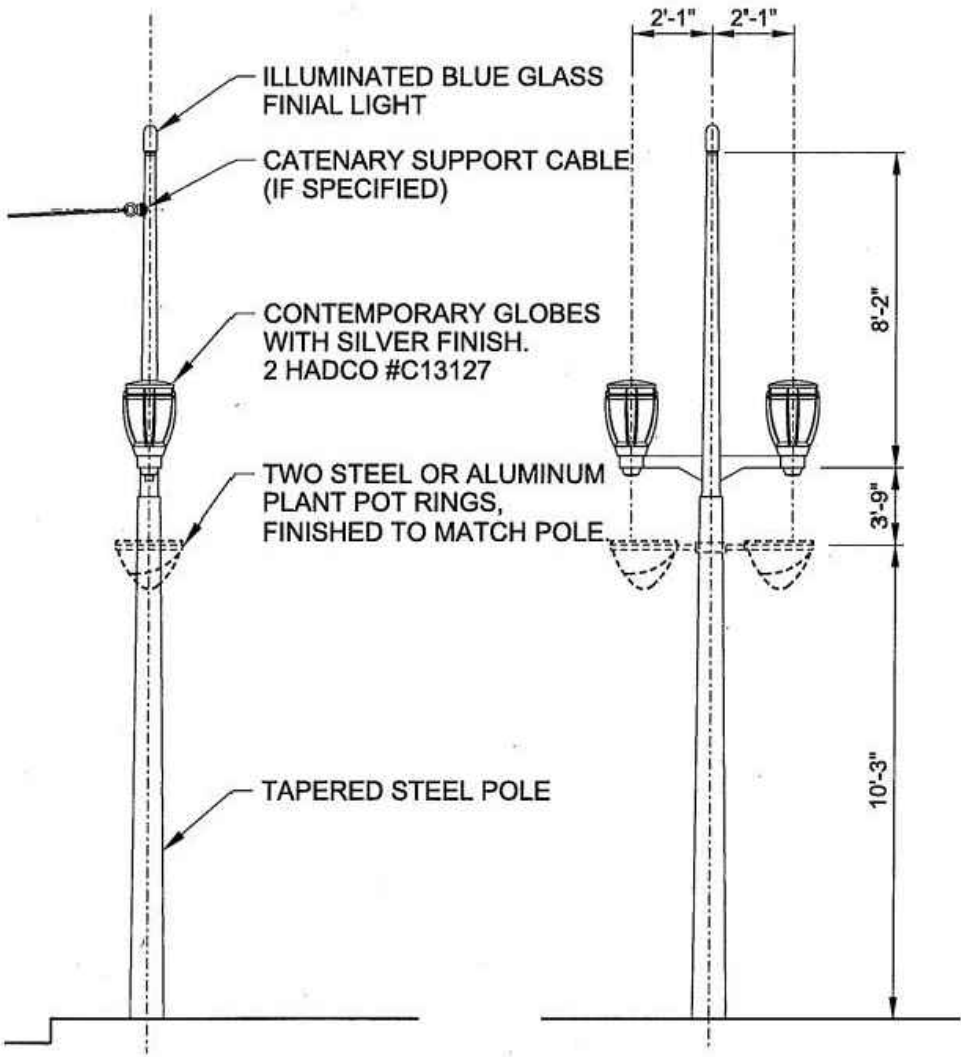


OUTDOOR BENCH 2
THE LILY BENCH
COLLECTION: PERENNE COLLECTION
STYLE: LIL-20NA WITHOUT ARMREST
MATERIAL: PERFORATED STEEL PANEL,
RECYCLED SOLID STEEL BARS
SIZE: LENGHT 6'-0"
BRAND: VICTOR STANLEY

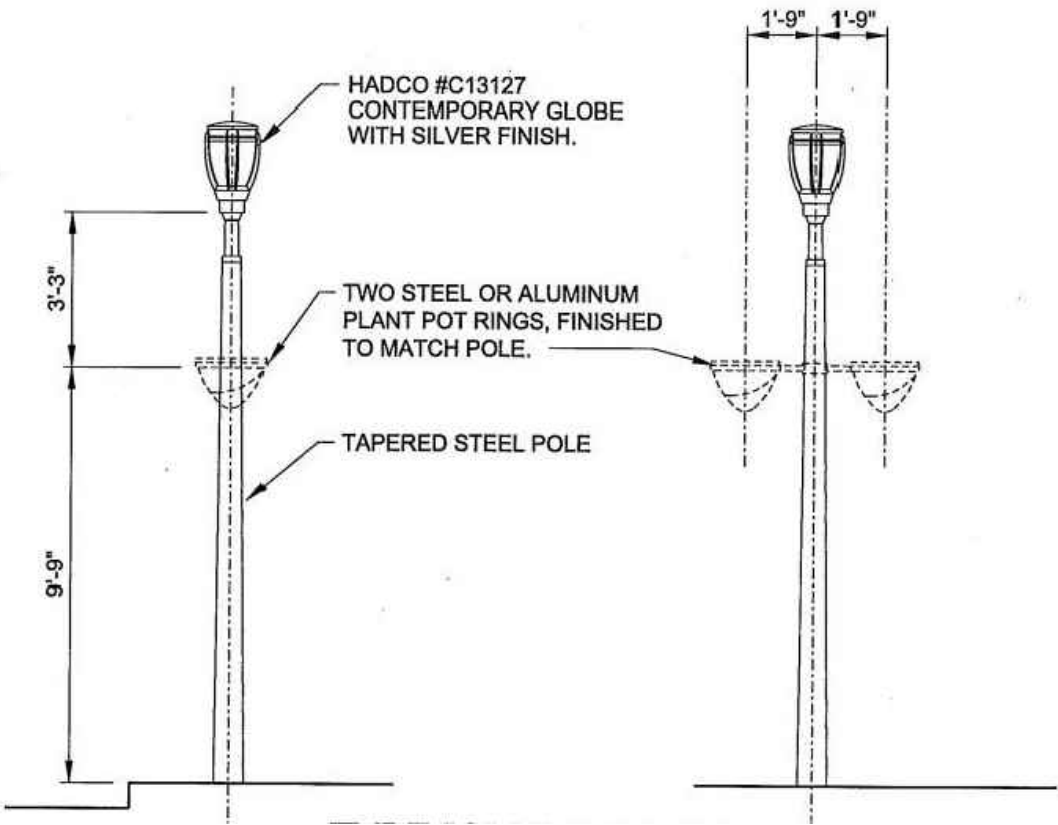


BICYCLE RACK
THE LOOP BIKE RACK
COLLECTION: 35 COLLECTION
COLOR: ALUMINUM
SIZE: DEPTH 14", LENGTH 36", HEIGHT 31"
BRAND: LANDSCAPE FORMS

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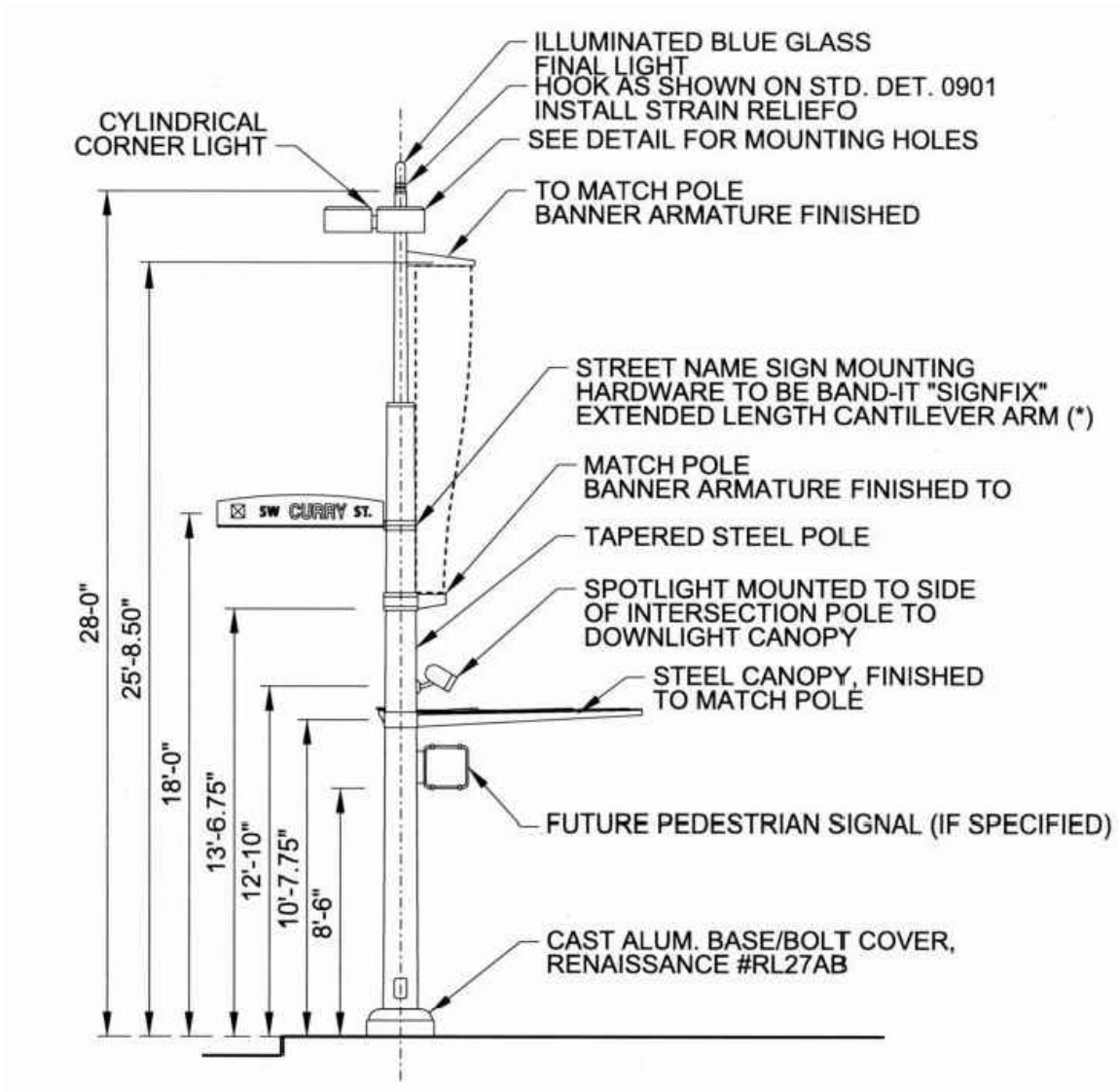


STREET LIGHT 1
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS

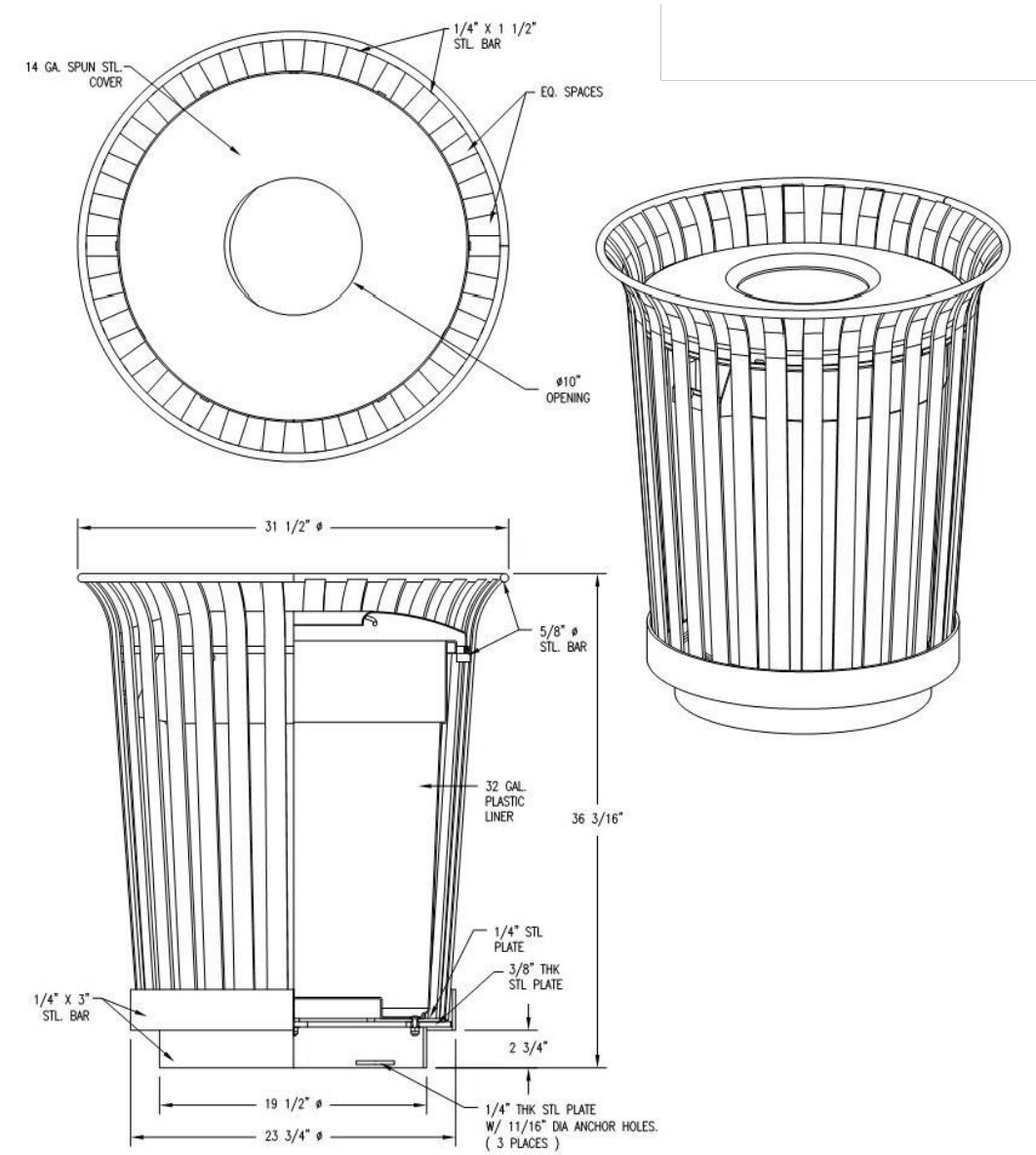


STREET LIGHT 2
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS





STREET LIGHT 3
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



TRASH RECEPTACLE
COLOR: BLACK
BRAND: DUMOR, INC

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BOND AND ABERNETHY PERSPECTIVE RENDERING - B45

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BOND MID BLOCK PERSPECTIVE RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.14

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BOND MID BLOCK PERSPECTIVE RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.15

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BOND AND LOWELL PERSPECTIVE RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.16

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LOWELL AND RIVER PARKWAY PERSPECTIVE RENDERING - B45

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RIVER PARKWAY MID BLOCK PERSPECTIVE RENDERING - B45

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BOND AND LOWELL PERSPECTIVE RENDERING - B45

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



RIVER PARKWAY AND ABERNETHY PERSPECTIVE RENDERING - B45

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PLAZA AT ABERNETHY RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.21

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PLAZA AT ABERNETHY RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT APP.22

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PLAZA AT ABERNETHY RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT APP.23

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PASEO ENTRY AT SW BOND RENDERING - B45
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.24

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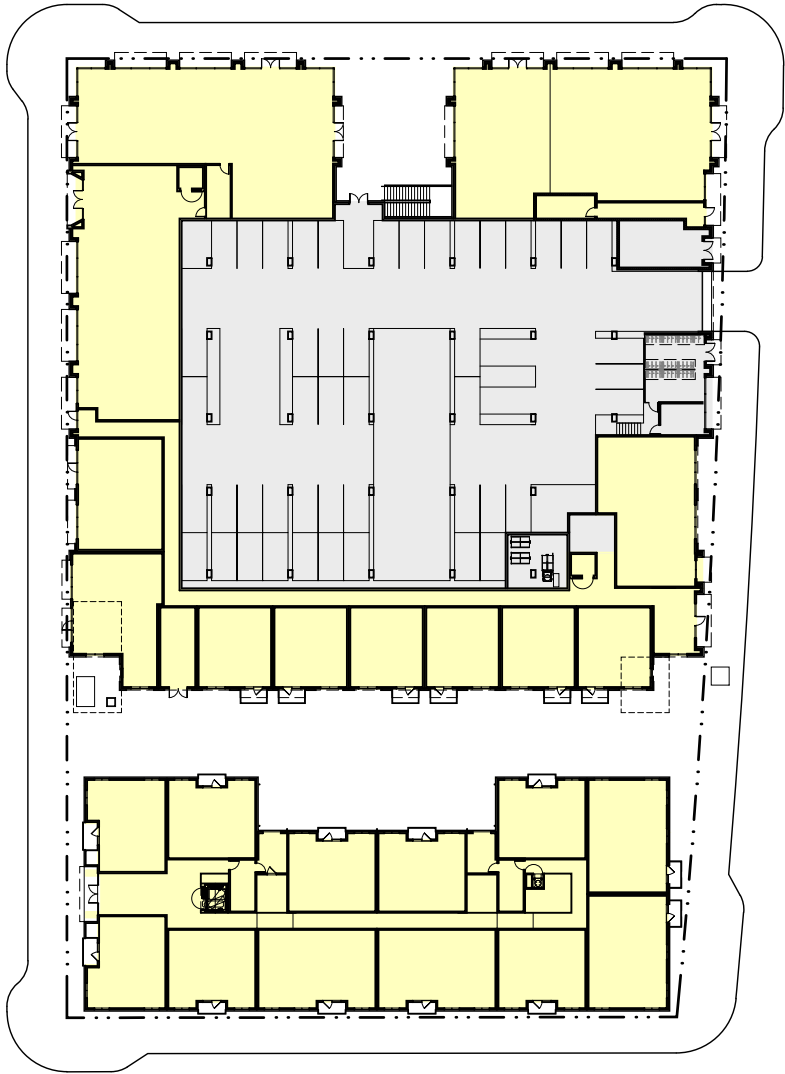
PASEO RENDERING - B45

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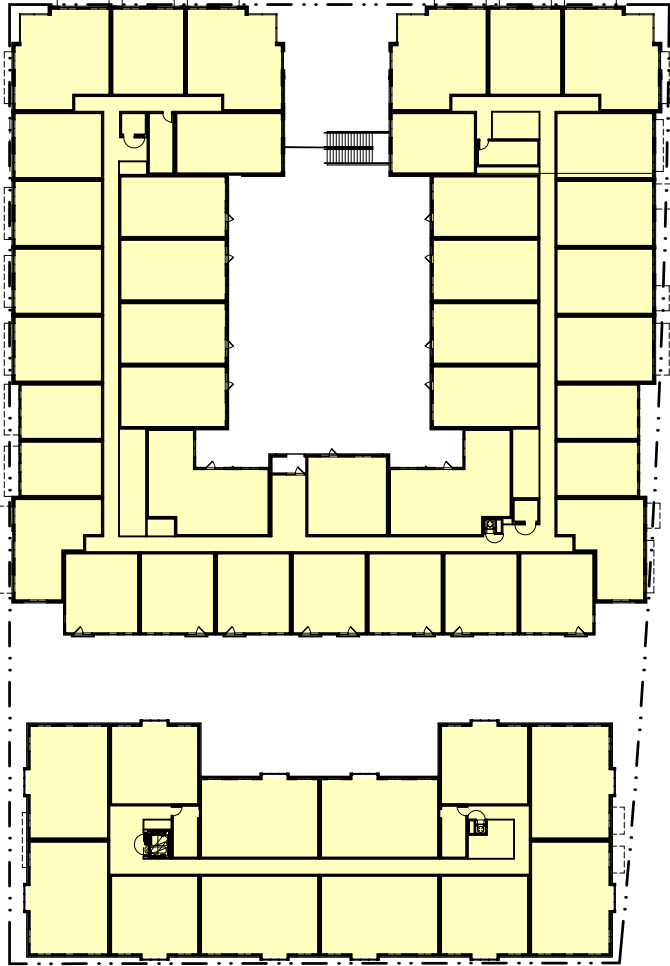


PASEO ENTRY AT SW RIVER PARKWAY RENDERING - B45

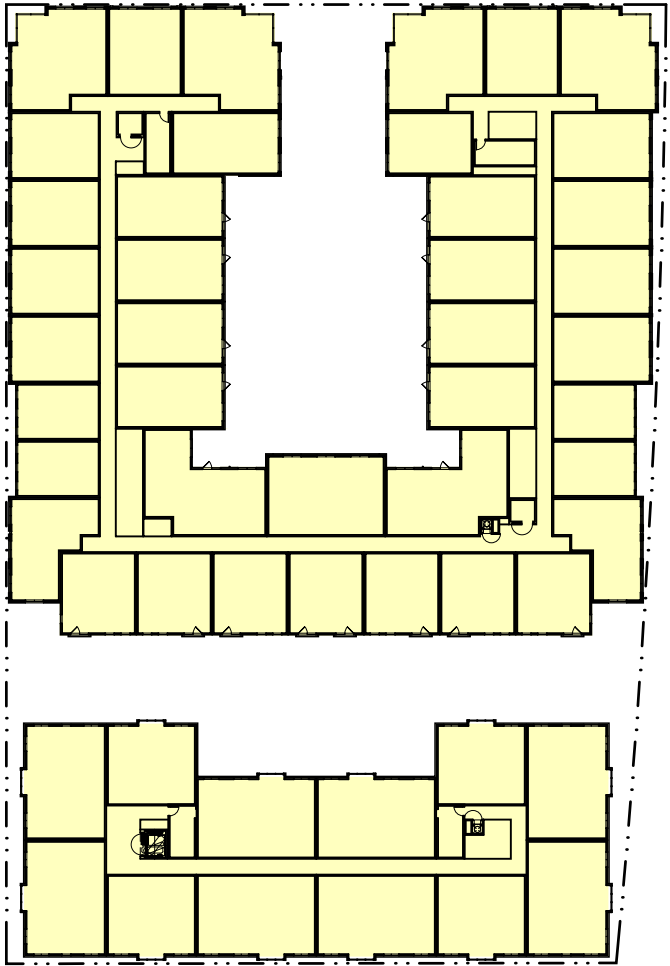
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B45 L01 GROSS AREA PLAN - 54,400 SF

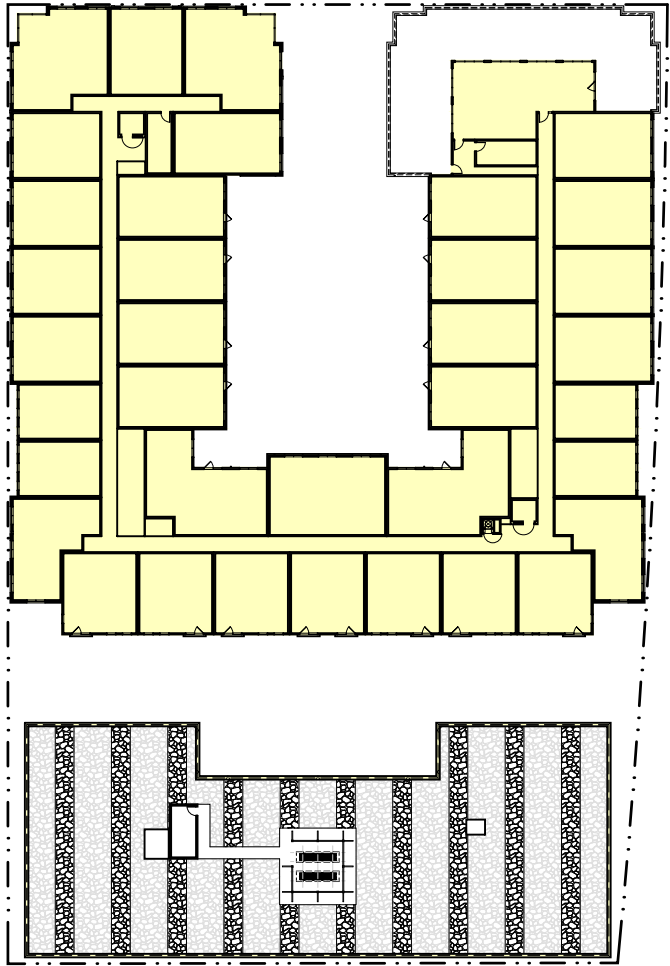


B45 L02 GROSS AREA PLAN - 48,453 SF

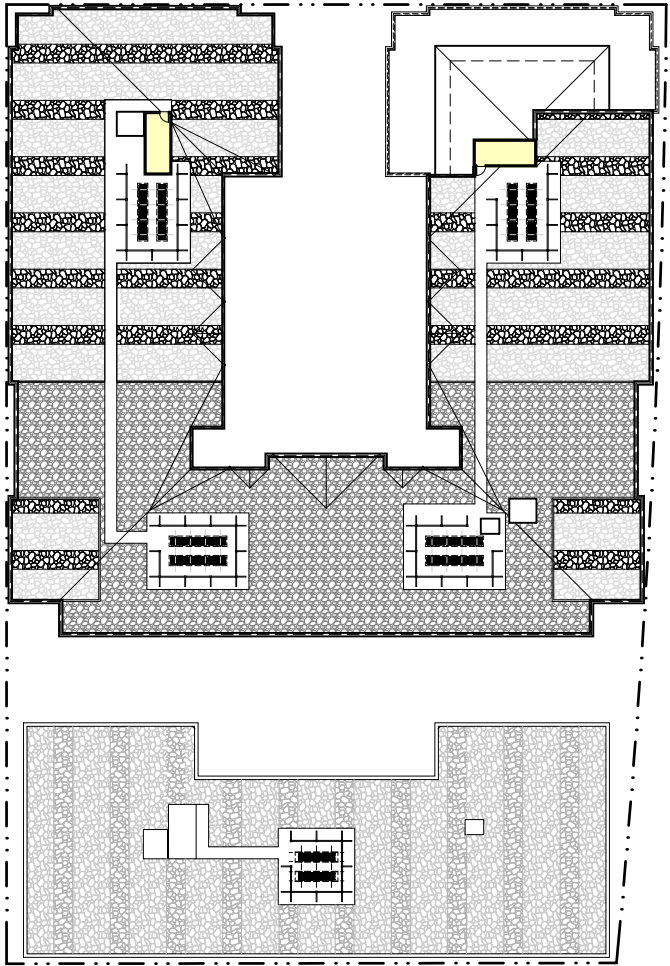


B45 L03-05 GROSS AREA PLAN - 48,524 SF

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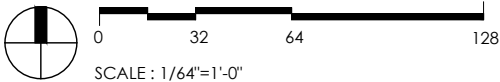


B45 L06 GROSS AREA PLAN - 32,339 SF



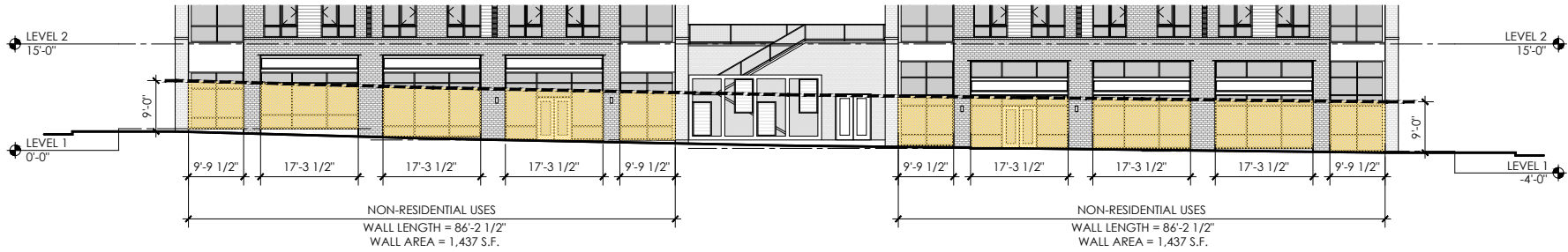
B45 ROOF GROSS AREA PLAN - 379 SF

BUILDING FAR SUMMARY:		
SITE AREA - 68,366 SF		
B45-L01	54,400 SF	0.795717
B45-L02	48,453 SF	0.708729
B45-L03	48,524 SF	0.709768
B45-L04	48,524 SF	0.709768
B45-L05	48,524 SF	0.709768
B45-L06	32,339 SF	0.473028
B45-ROOF	379 SF	0.005544
TOTAL	281,143 SF	4.112322
MAX FAR:	410,196 SF	6.0

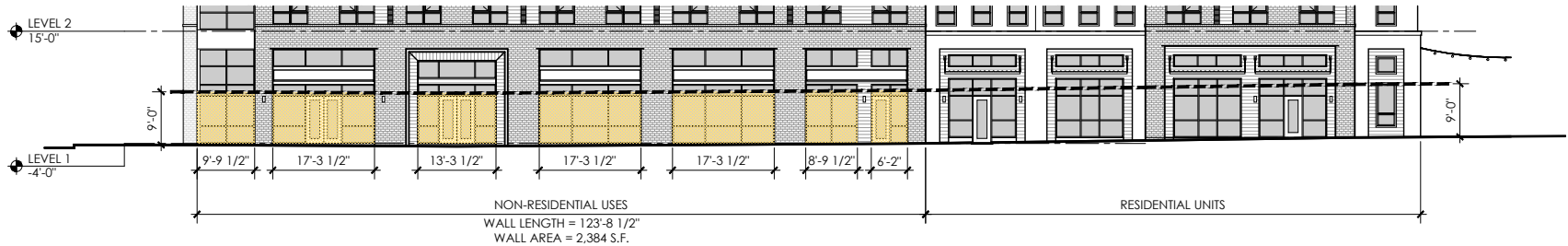


GROUND FLOOR WINDOWS (33.510.220)

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.



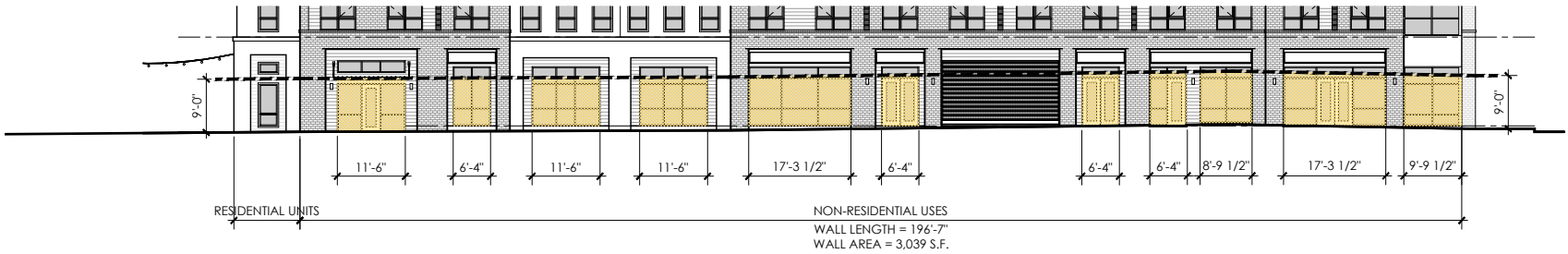
NORTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED	WINDOW LENGTH	50%	REQUIRED
			WINDOW AREA
PROVIDED	TOTAL WALL LENGTH	172'-5"	PROVIDED
	TOTAL WINDOW LENGTH	142'-11"	TOTAL WALL AREA
	OF WINDOW LENGTH	83%	TOTAL WINDOW AREA
			% OF WINDOW AREA
			25%
			2,874 SF
			1,231 SF
			43%



WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED	WINDOW LENGTH	50%	REQUIRED
			WINDOW AREA
PROVIDED	TOTAL WALL LENGTH	123'-8 1/2"	PROVIDED
	TOTAL WINDOW LENGTH	89'-11"	TOTAL WALL AREA
	OF WINDOW LENGTH	73%	TOTAL WINDOW AREA
			% OF WINDOW AREA
			25%
			2,384 SF
			783 SF
			33%

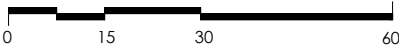


SOUTH ELEVATION ALONG SW LOWELL ST



EAST ELEVATION ALONG SW RIVER PARKWAY			
REQUIRED	WINDOW LENGTH	50%	REQUIRED
			WINDOW AREA
PROVIDED	TOTAL WALL LENGTH	196'-7"	PROVIDED
	TOTAL WINDOW LENGTH	113'-0"	TOTAL WALL AREA
	OF WINDOW LENGTH	57%	TOTAL WINDOW AREA
			% OF WINDOW AREA
			25%
			3,039 SF
			972 SF
			32%

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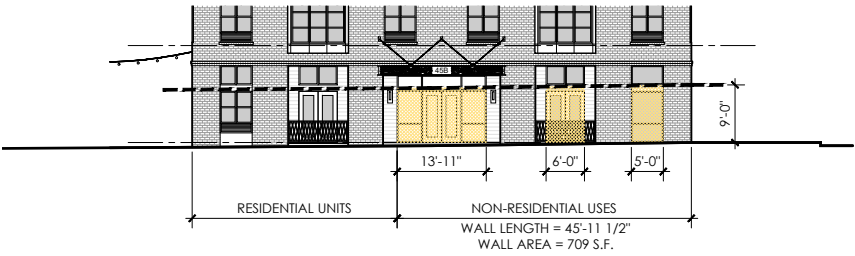


SCALE : 1"=30'-0"

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 ABERNETHY ST



WEST ELEVATION ALONG SW BOND AVENUE

REQUIRED	
WINDOW LENGTH	50%
PROVIDED	
TOTAL WALL LENGTH	45'-11 1/2"
TOTAL WINDOW LENGTH	24'-11"
OF WINDOW LENGTH	54%

REQUIRED	
WINDOW AREA	25%
PROVIDED	
TOTAL WALL AREA	709 SF
TOTAL WINDOW AREA	216 SF
% OF WINDOW AREA	30%



SOUTH ELEVATION ALONG SW LOWELL ST

REQUIRED	
WINDOW LENGTH	50%
PROVIDED	
TOTAL WALL LENGTH	27'-6"
TOTAL WINDOW LENGTH	17'-1"
OF WINDOW LENGTH	62%

REQUIRED	
WINDOW AREA	25%
PROVIDED	
TOTAL WALL AREA	421 SF
TOTAL WINDOW AREA	151 SF
% OF WINDOW AREA	36%



EAST ELEVATION ALONG SW RIVER PARKWAY

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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 ABERNETHY ST

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	11,089 SF
TOTAL WINDOW AREA	4,594 SF
% OF WINDOW AREA	41%

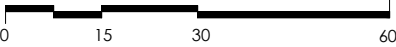


WEST ELEVATION ALONG SW BOND AVENUE

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	17,651 SF
TOTAL WINDOW AREA	5,479 SF
% OF WINDOW AREA	31%



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SCALE : 1"=30'-0"

DIAGRAMS - ABOVE GROUND FLOOR WINDOWS - B45

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.

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SOUTH ELEVATION ALONG SW LOWELL ST

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	13,376 SF
TOTAL WINDOW AREA	3,801 SF
% OF WINDOW AREA	28%

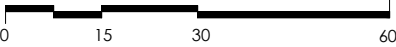


EAST ELEVATION ALONG SW RIVER PARKWAY

REQUIRED	
WINDOW AREA	15%
PROVIDED	
TOTAL WALL AREA	16,548 SF
TOTAL WINDOW AREA	4,978 SF
% OF WINDOW AREA	30%



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SCALE : 1"=30'-0"

DIAGRAMS - ABOVE GROUND FLOOR WINDOWS - B45

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 PLAZA

REQUIRED	
WINDOW AREA	15%

PROVIDED	
TOTAL WALL AREA	9,443 SF
TOTAL WINDOW AREA	2,745 SF
% OF WINDOW AREA	29%



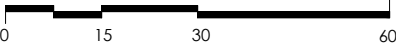
SOUTH ELEVATION ALONG PLAZA

REQUIRED	
WINDOW AREA	15%

PROVIDED	
TOTAL WALL AREA	9,451 SF
TOTAL WINDOW AREA	2,705 SF
% OF WINDOW AREA	29%



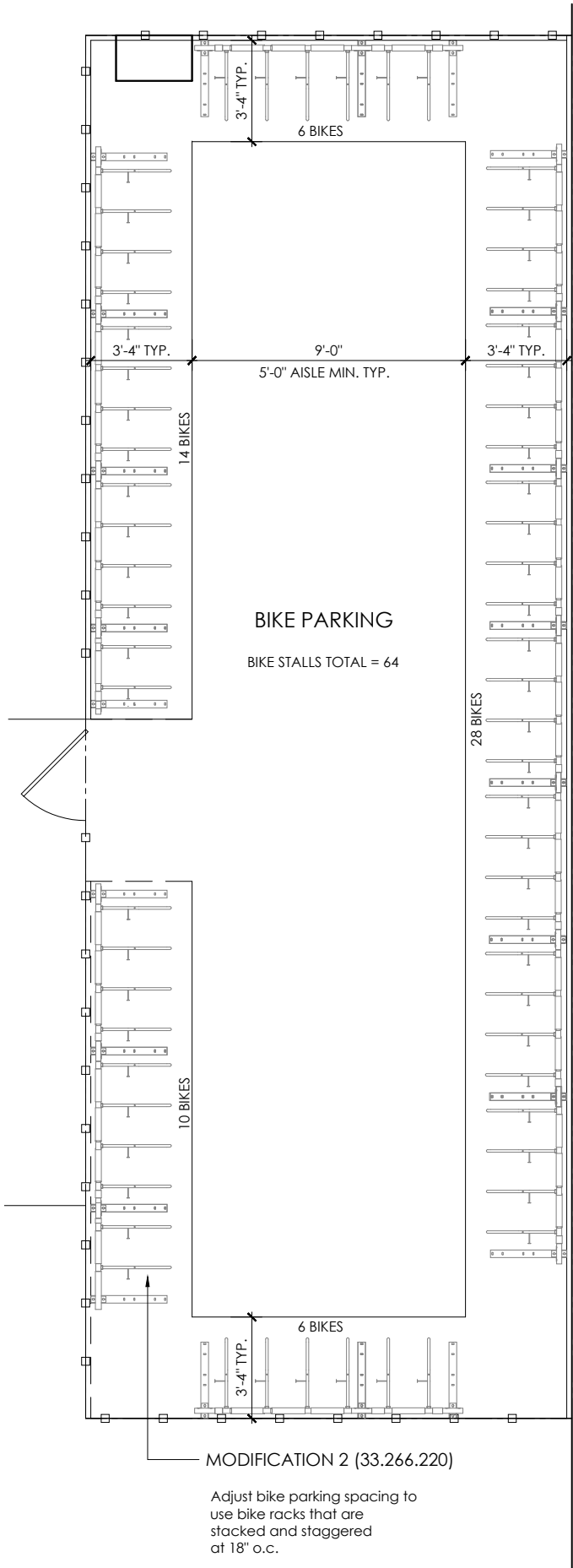
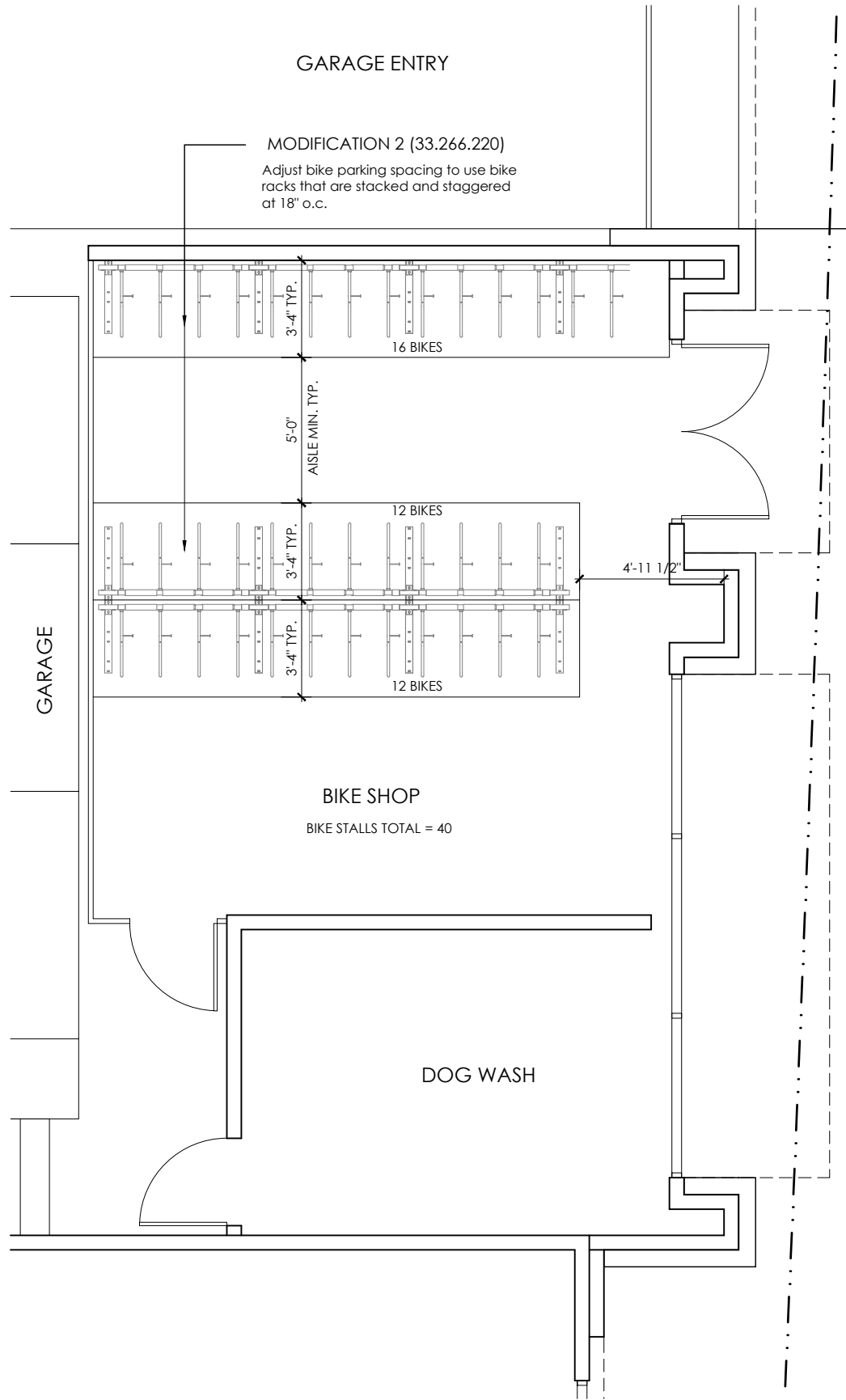
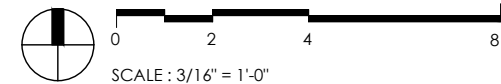
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SCALE : 1"=30'-0"

DIAGRAMS - ABOVE GROUND FLOOR WINDOWS - B45

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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 45 - PARKING UNIT TABULATION

	NUMBER OF UNITS	SPACES PROVIDED PER UNIT	SPACES PROVIDED
UNITS BELOW 700 SF	85	1	85
UNITS ABOVE 700 SF	105	2	210
TOTAL			295

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

BLOCK 45 - REQUIRED BICYCLE PARKING

	PARKING RATIO	UNITS/ AREA	REQUIRED SPACES	SPACES PROVIDED
LONG TERM PARKING	RESIDENTIAL PARKING IN UNIT (1.5 SPACES PER UNIT)	263 UNITS	395	295 IN UNITS
				100 IN GARAGE
	RETAIL PARKING 1 OR 2 SPACES PER 12,000 NET SF	7,558 SF NET AREA	2	2 IN GARAGE
	OFFICE PARKING 1 OR 2 SPACES PER 10,000 NET SF	1,000 SF NET AREA	2	2 IN GARAGE
		TOTAL	399	399
SHORT TERM PARKING	RESIDENTIAL PARKING 2 OR 1 SPACE PER 20 UNITS	263 UNITS	13.2	14
	RETAIL PARKING 2 OR 1 SPACES PER 5,000 NET SF	7,558 SF NET AREA	2	2
	OFFICE PARKING 2 OR 1 SPACES PER 40,000 NET SF	1,000 SF NET AREA	2	2
		TOTAL	18	18 IN STREET

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

MODIFICATION 2 - BICYCLE PARKING EXHIBIT - BLOCK 45