



ADVANCE
REALTY INVESTORS

Harrison Riverbend District Blocks A&B

Site Plan Documents

March 9, 2022

RAMSA
ROBERT A.M. STERN ARCHITECTS

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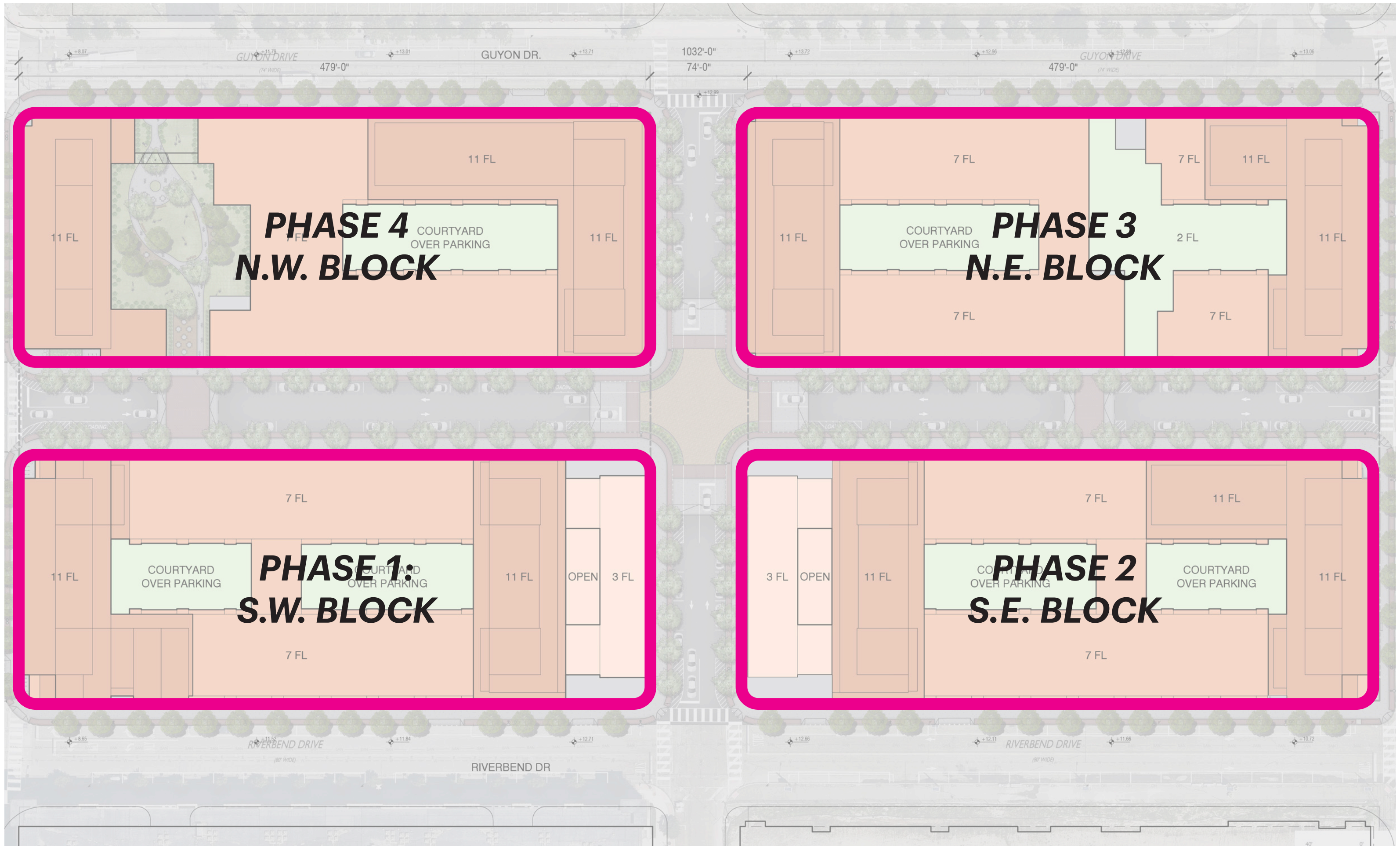
- Site Locator Plan
- Floor Area, Unit Count and Phasing Summary
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- Parking Summary
- Phase I Plans: Southwest Block
- 3D Massing Diagram
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Site Locator Plan



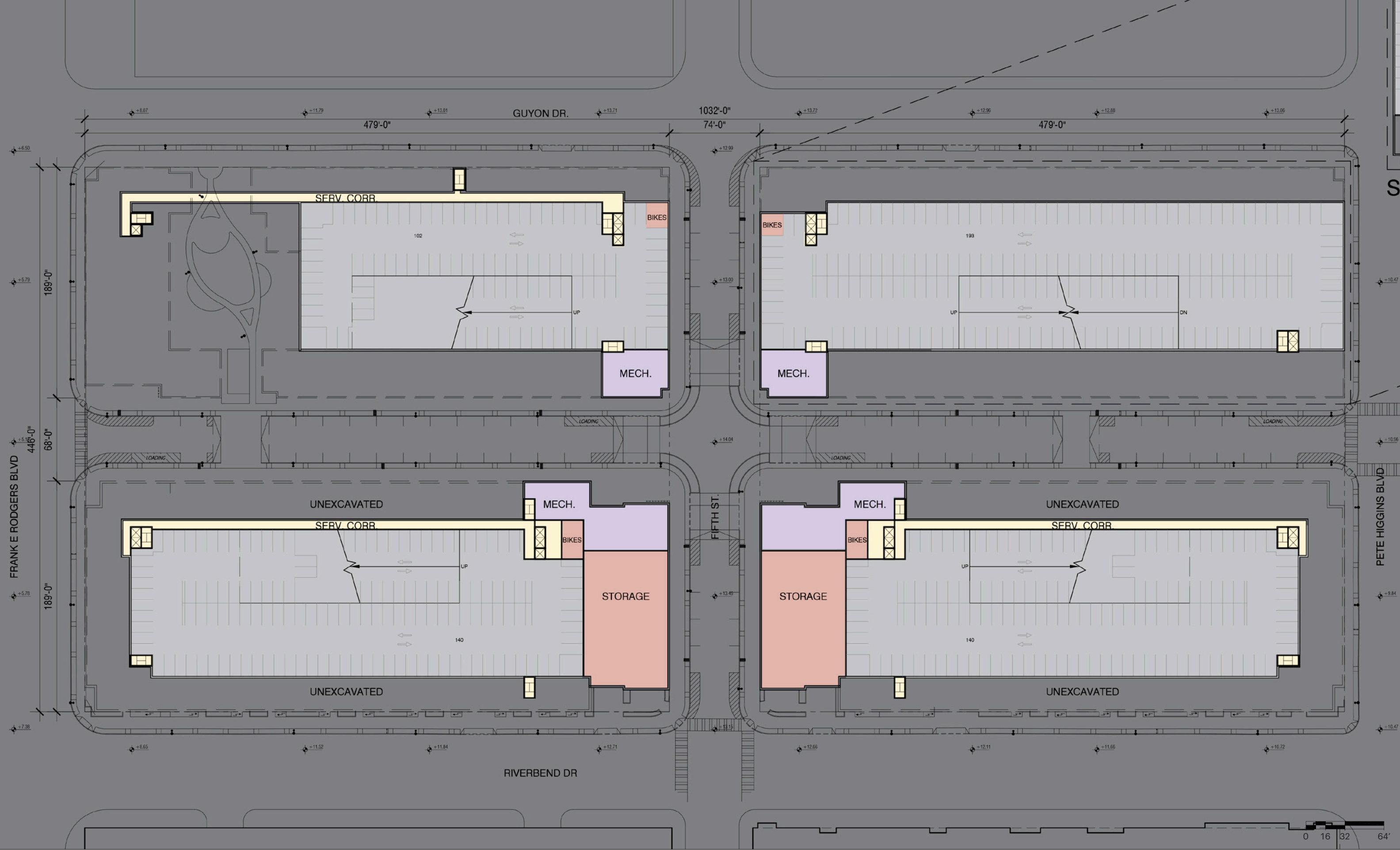
Floor Area, Unit Count and Phasing Summary

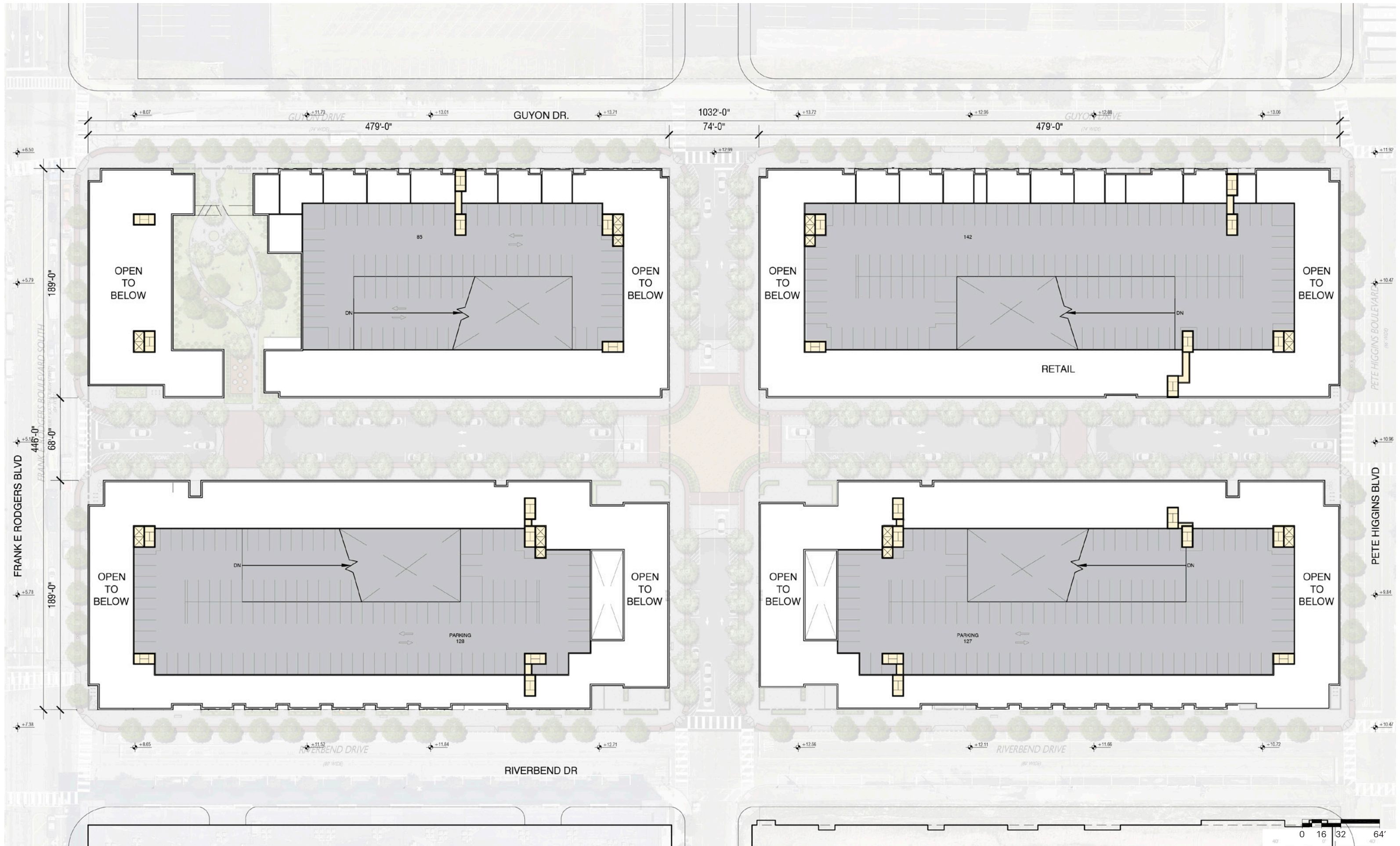
	Southwest Building	Southeast Building	Northeast Building	Northwest Buildings	Total	% Total
GSF	686,645	701,149	713,219	677,677	2,778,690	
GSF (Excl. Parking & BOH)	539,507	554,011	557,979	575,902	2,227,399	
Total Unit Count	512	524	477	485	1,997	
Studio (~540 NSF)	77	79	71	73	300	15%
1BR (~715 NSF)	179	183	167	170	699	35%
2BR (~1,040 NSF)	230	236	214	218	899	45%
3BR (~1,300 NSF)	26	26	24	24	100	5%
Retail GSF	14,440	14,440	16,190	15,687	60,757	100%



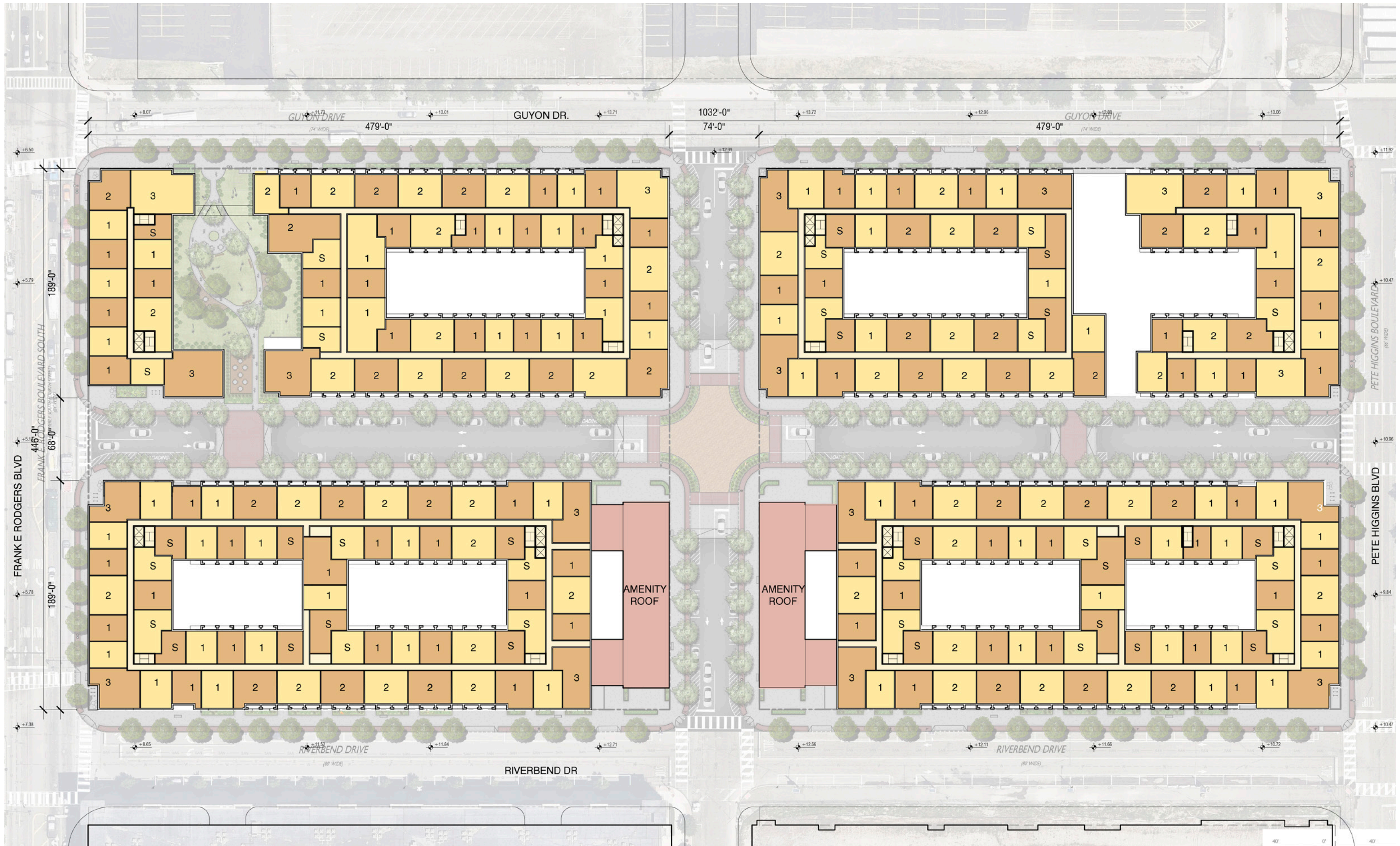
Proposed Site Plans



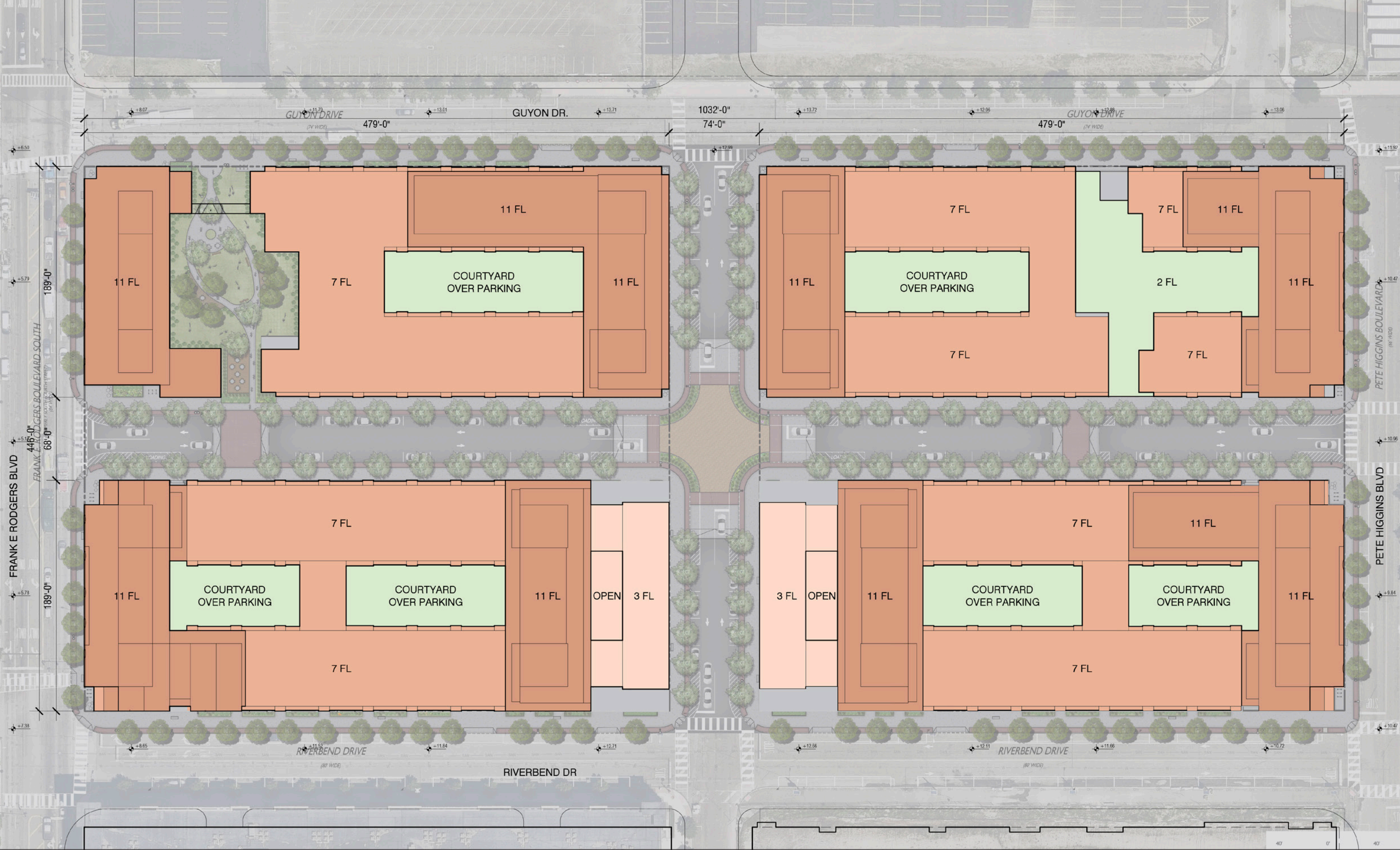






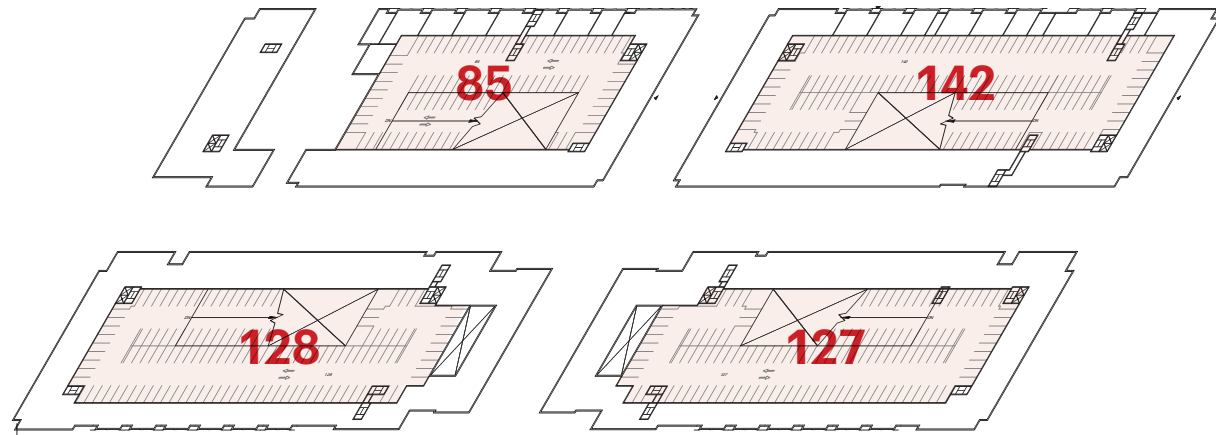




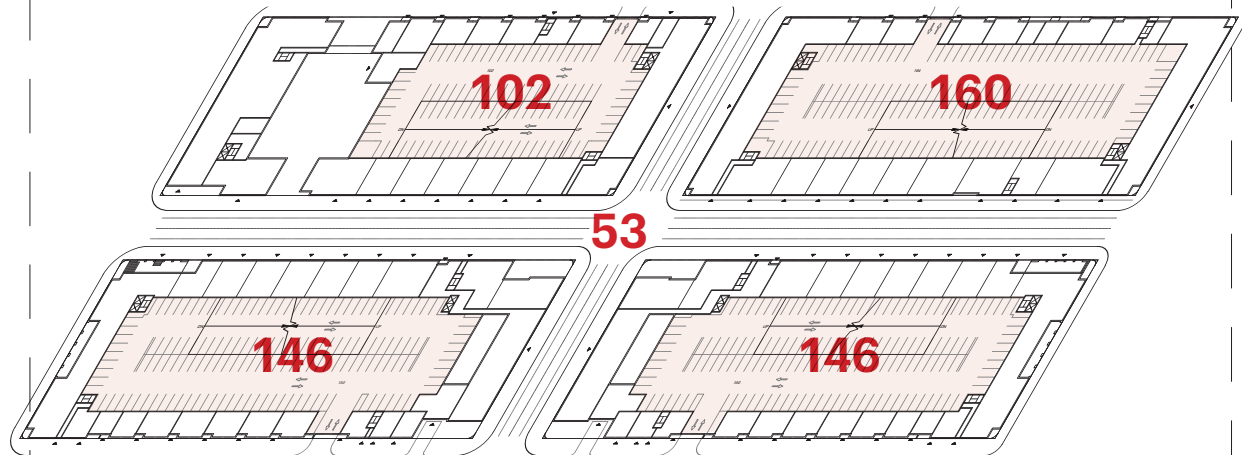


Parking Summary

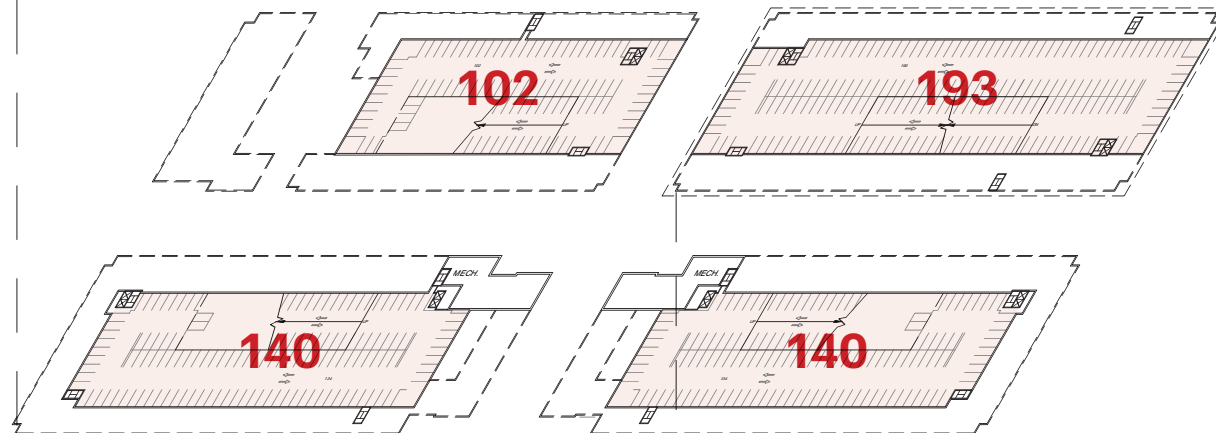
Mezzanine
(EL +21.0)



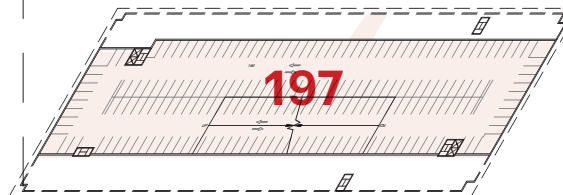
Ground Level
(EL +12.0)



Lower Level
(EL +3.0)



Lower Level 2
(EL -6.0)



PARKING REQUIRED

1.0 spaces required per dwelling unit

Permitted 10% reduction for providing
E.V.-ready spaces

2,000 dwelling units:	2,000 spaces
Less 10% per E.V.-ready space reduction*:	- 200 spaces

Required retail parking ratio:
1 space per 1,000 gross square feet of retail*
60,757 GSF Leasable Retail: 61 spaces

Total Required: 1,861 spaces

PARKING PROVIDED

Structured covered screened parking:

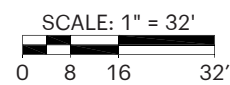
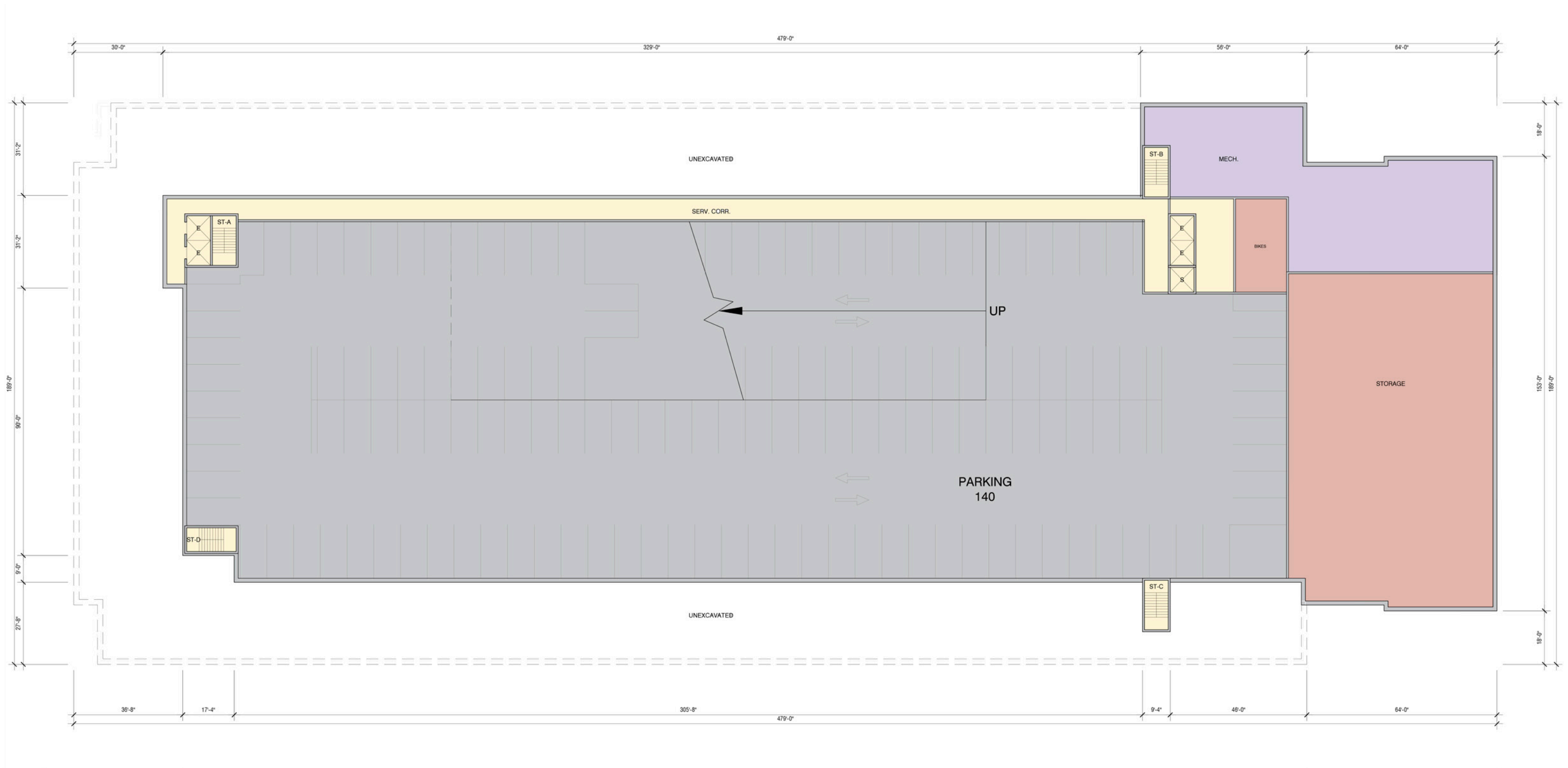
NW Block:	289	NE Block:	692
SW Block:	414	SE Block:	413
1,808 spaces			

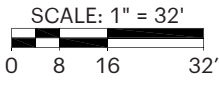
Parallel surface parking along Retail Street: 53 spaces

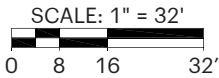
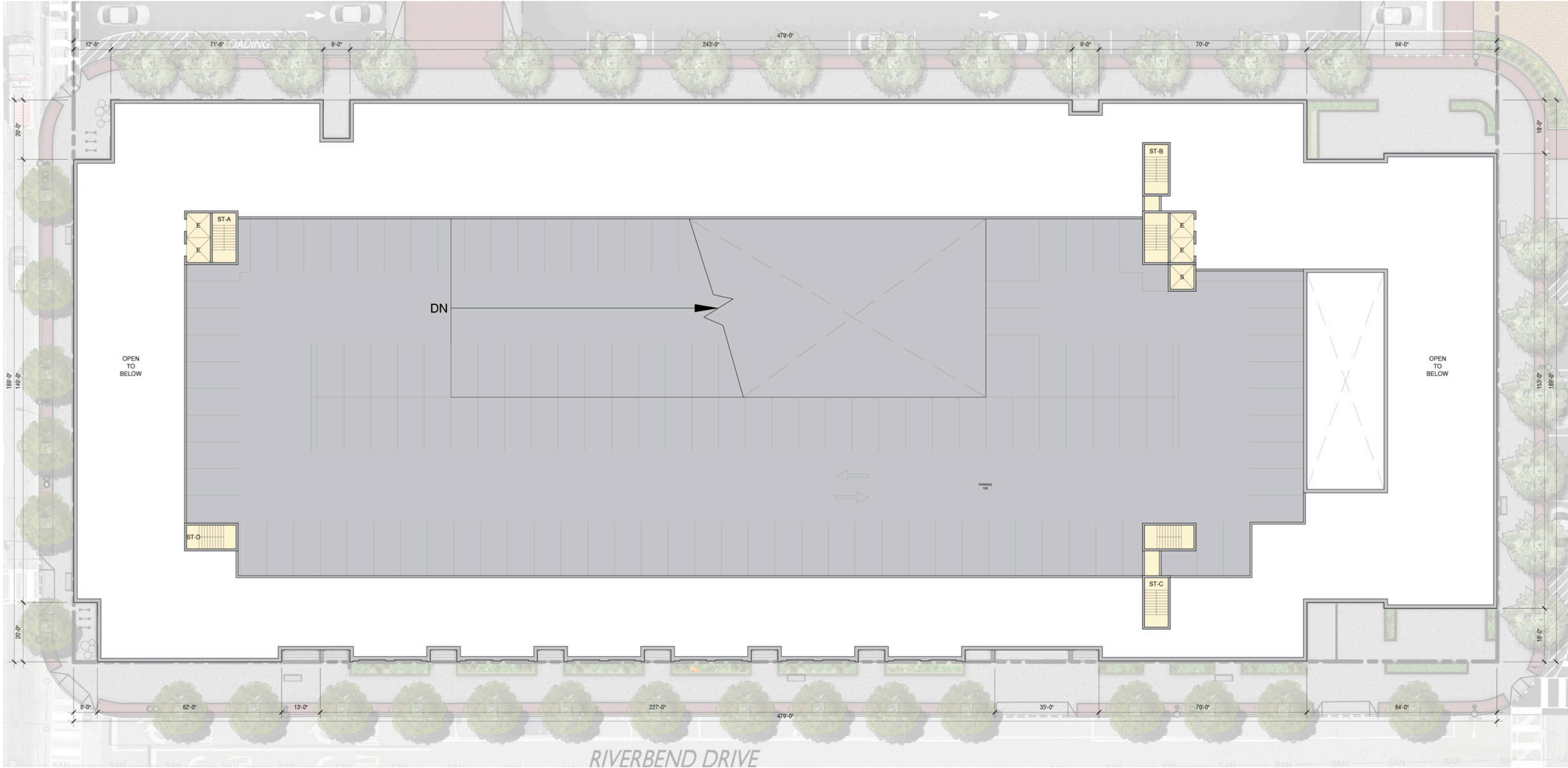
Total Provided: 1,861 spaces

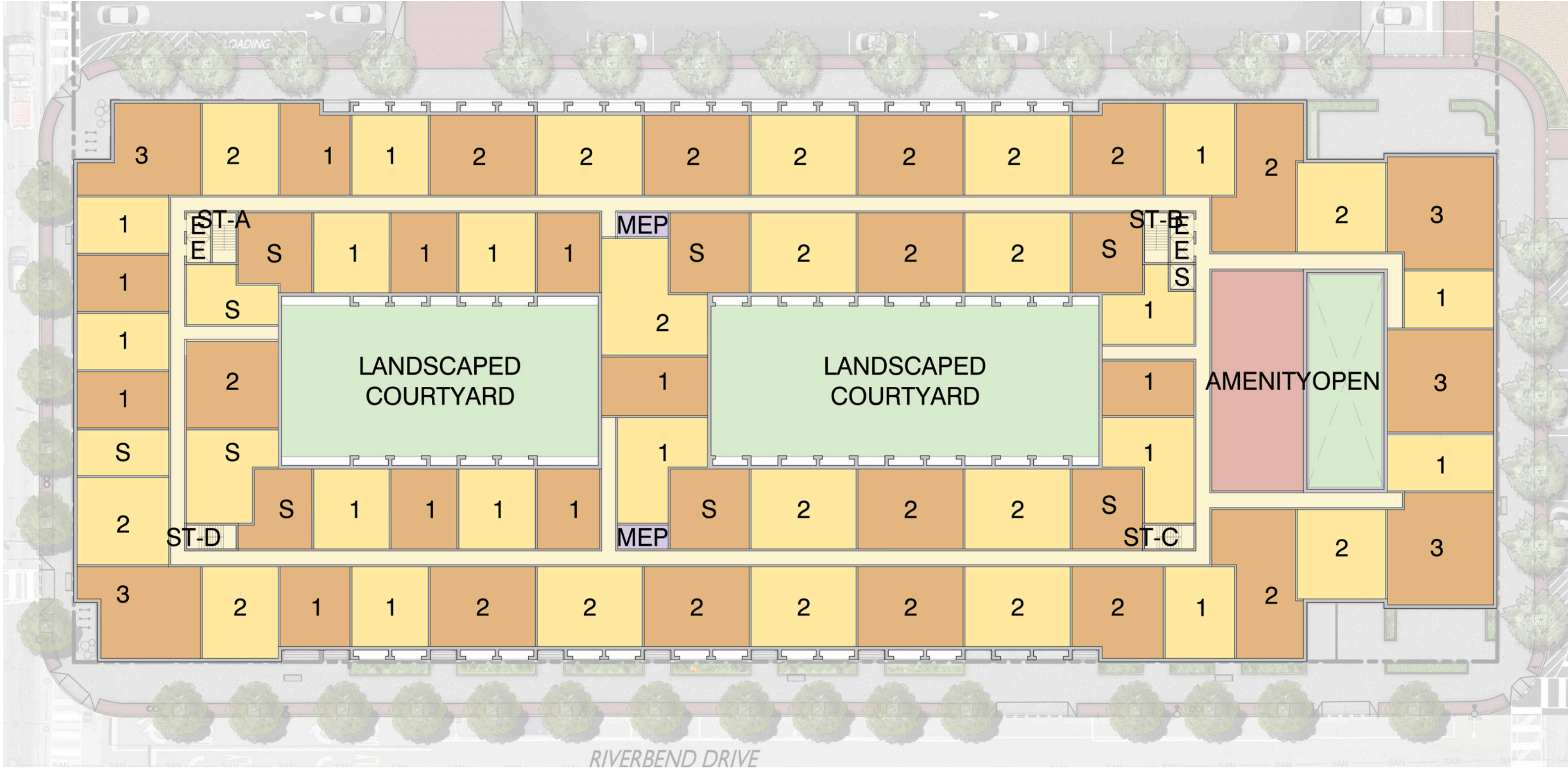
*Notes: "Office/Retail/Financial Institution" uses assumed for all 'retail' floor area
300 of total to be E.V.-Ready spaces
Required metered on-street parking along Fifth Street Right-Of-Way is
provided but not included in calculations above.

Phase I Plans: Southwest Block

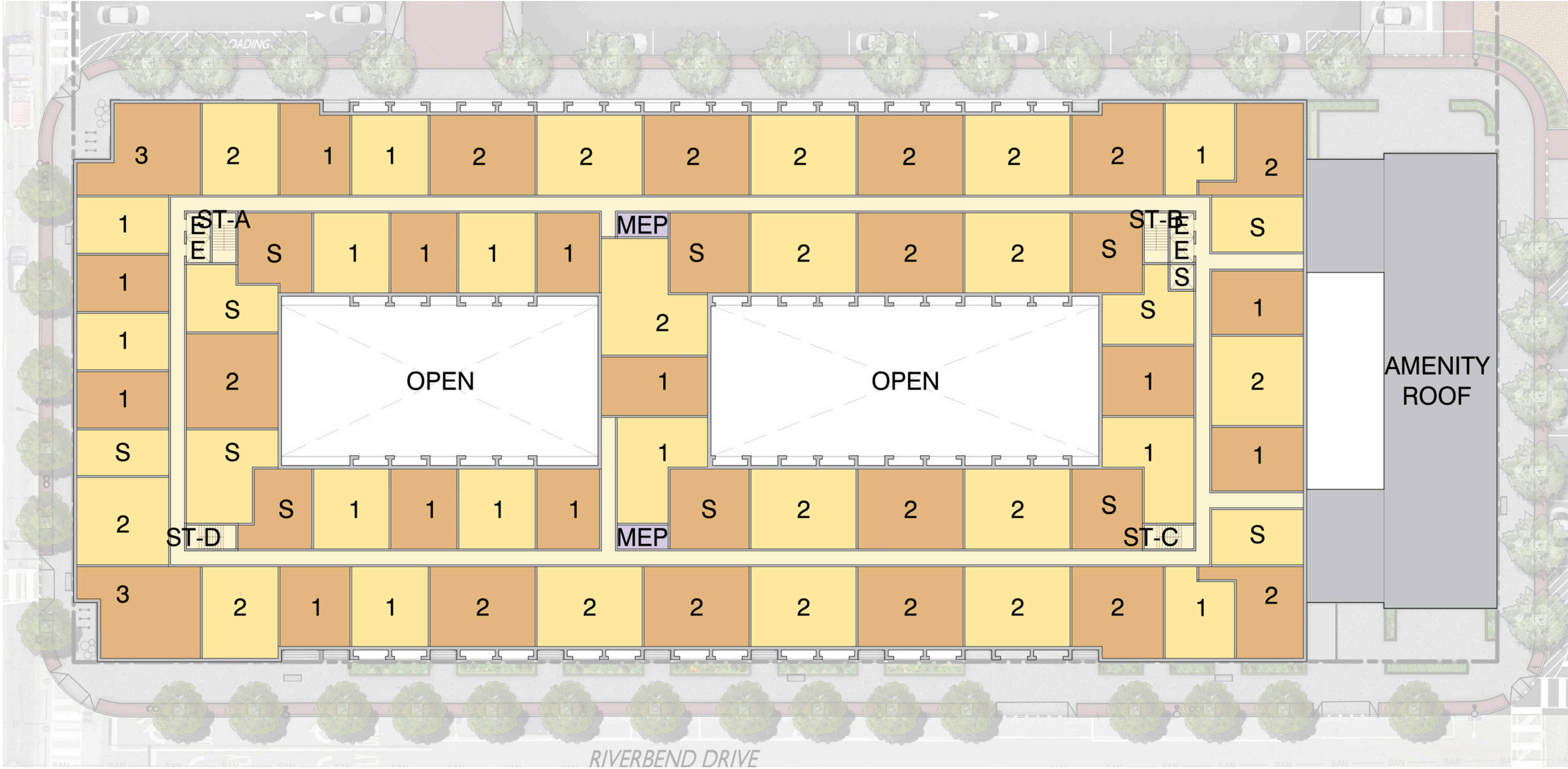




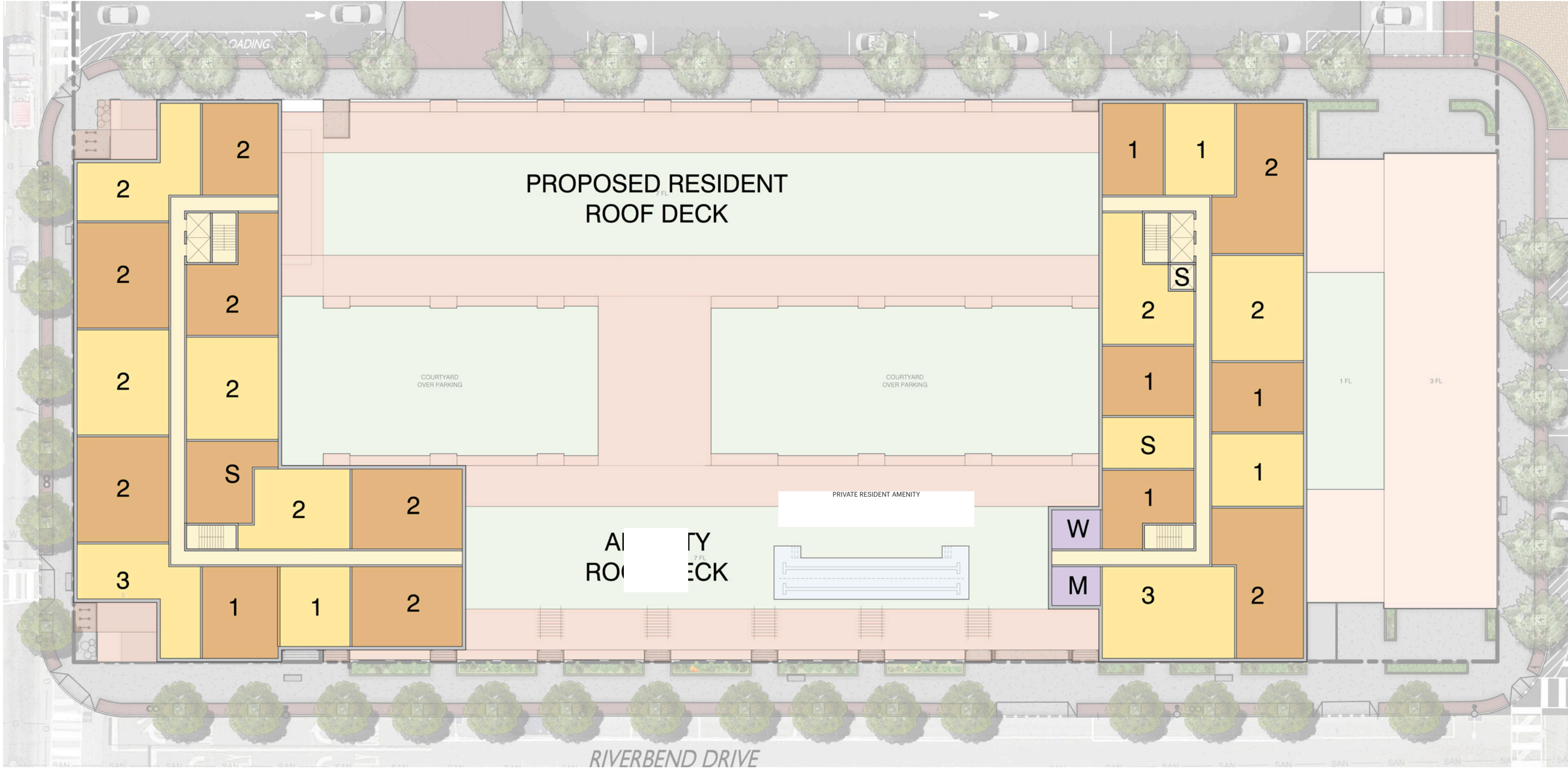


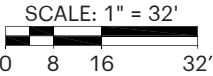
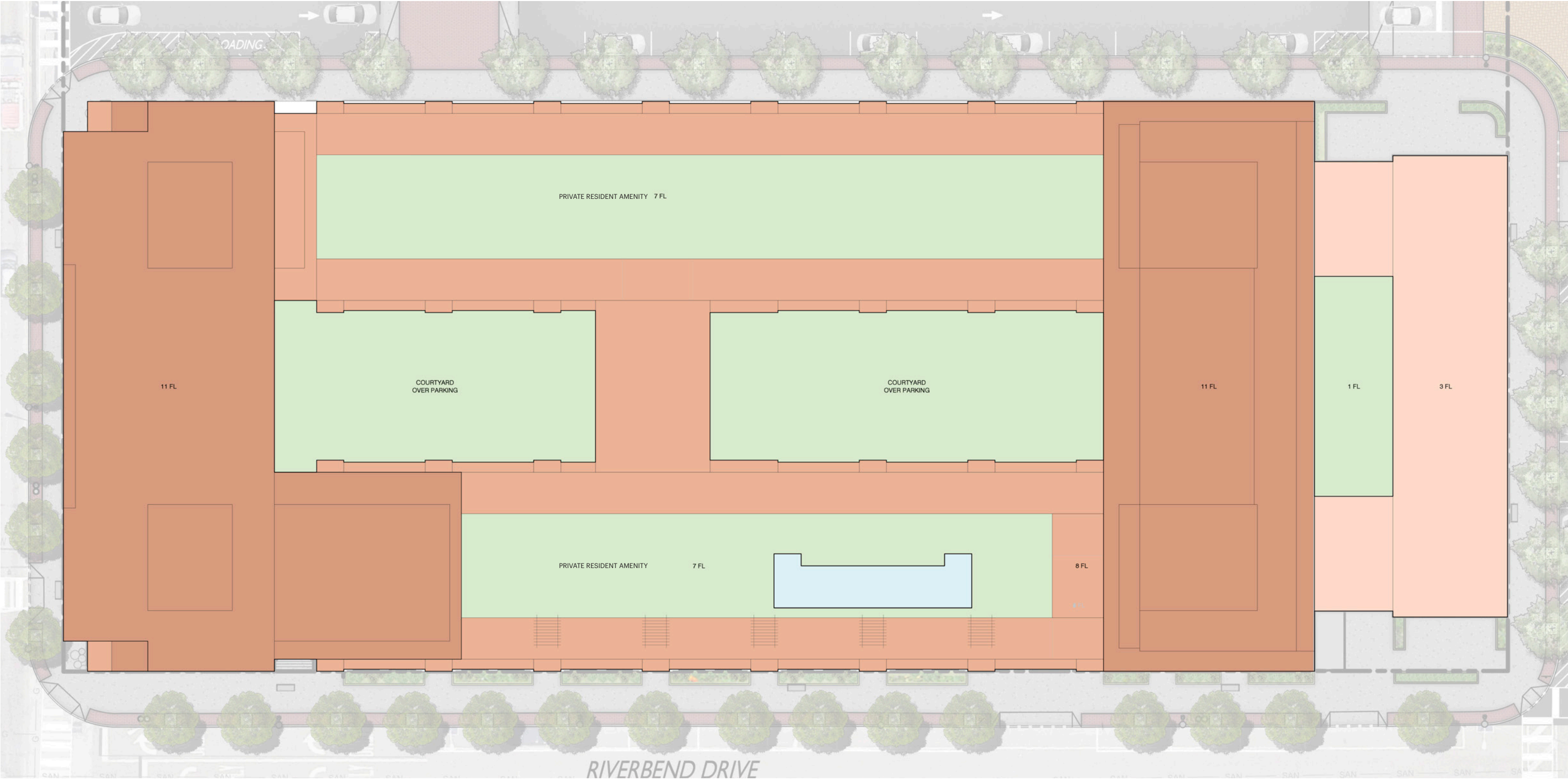


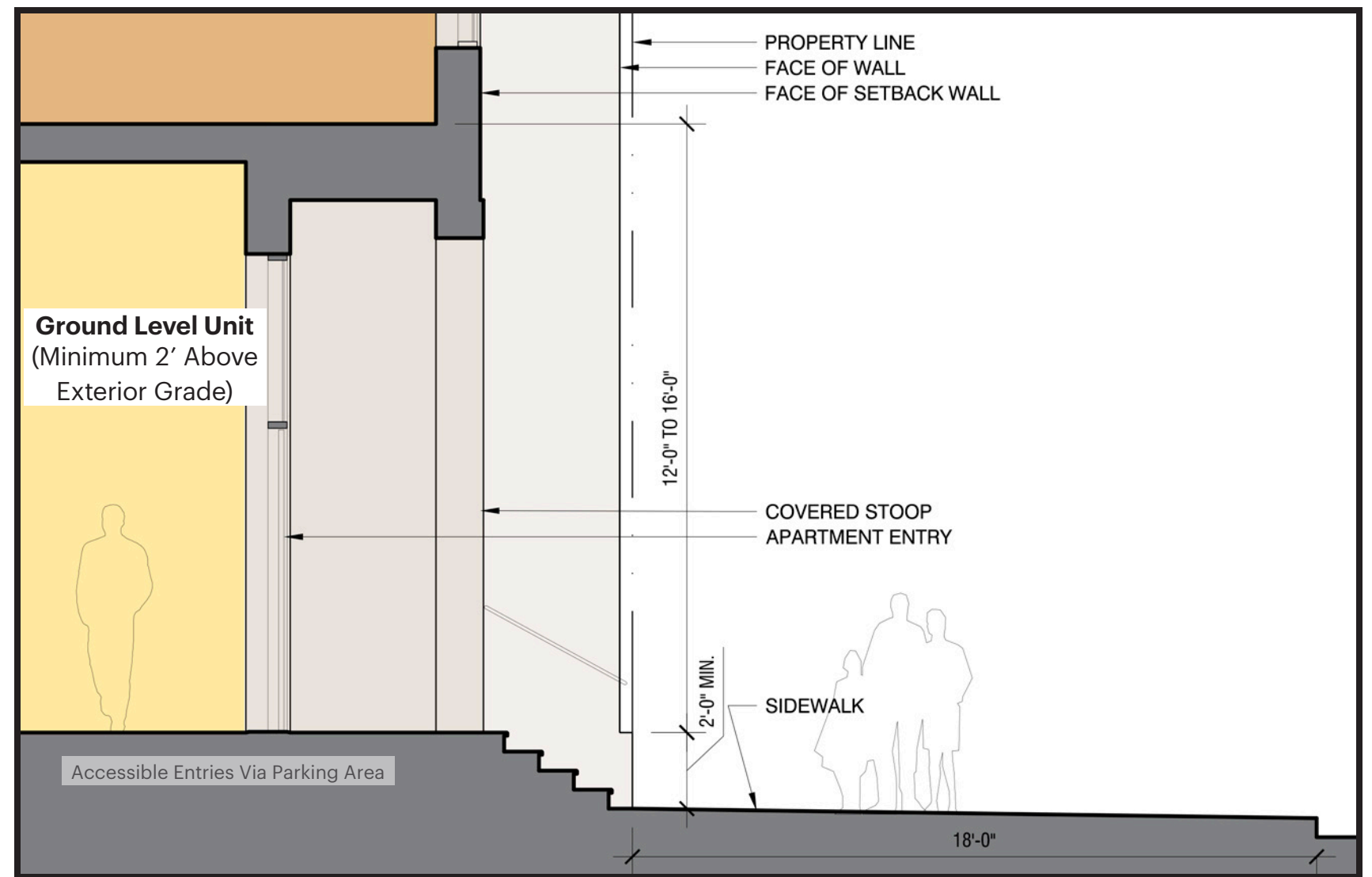
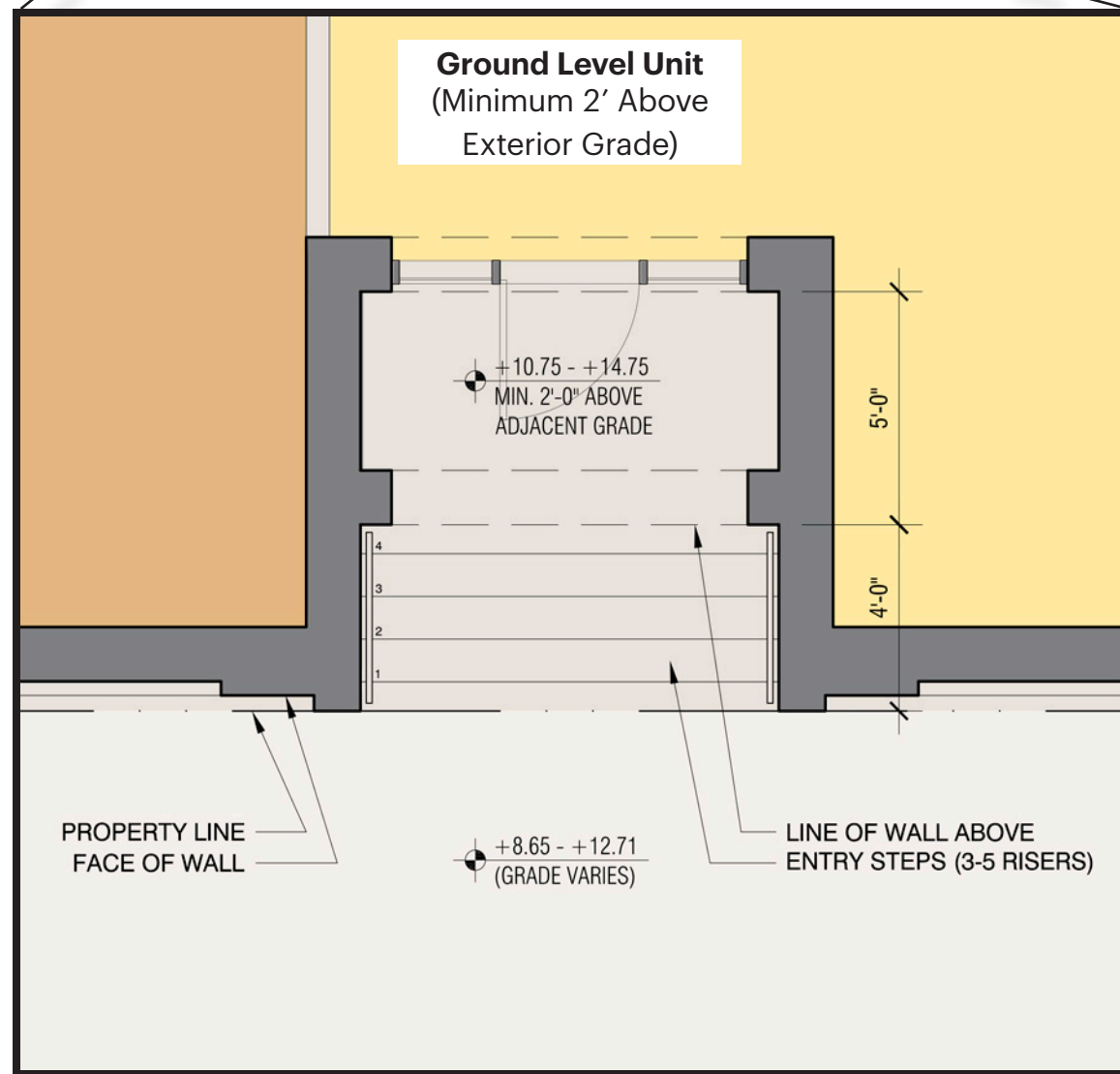
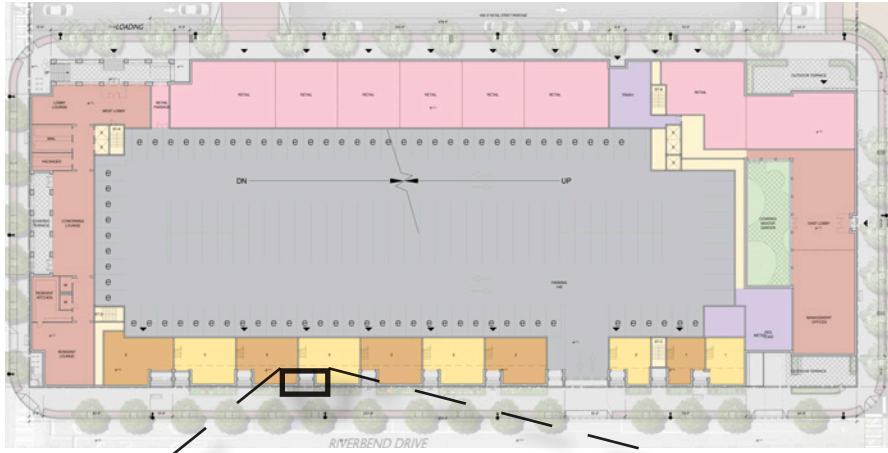
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0 8 16 32'

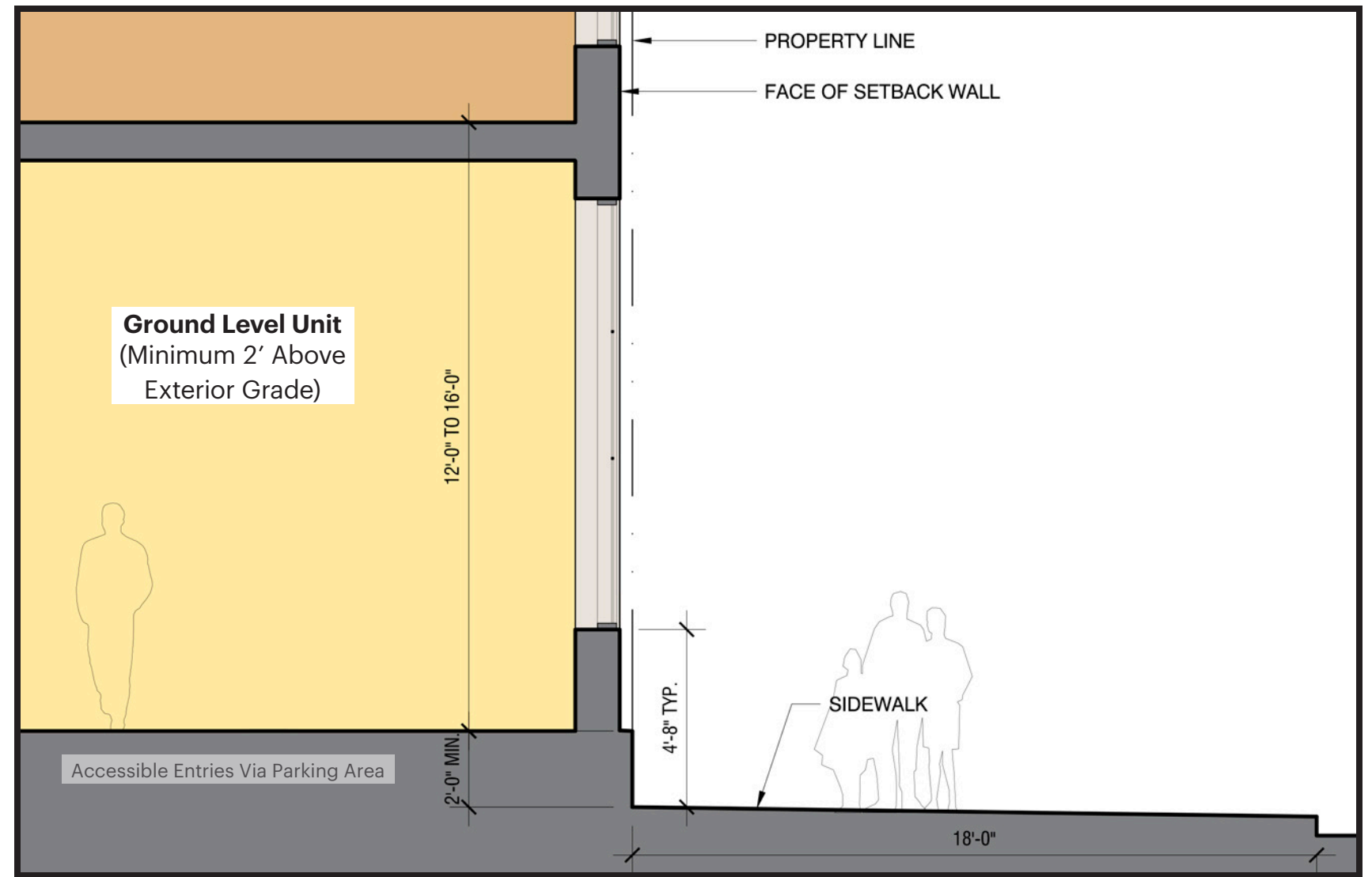
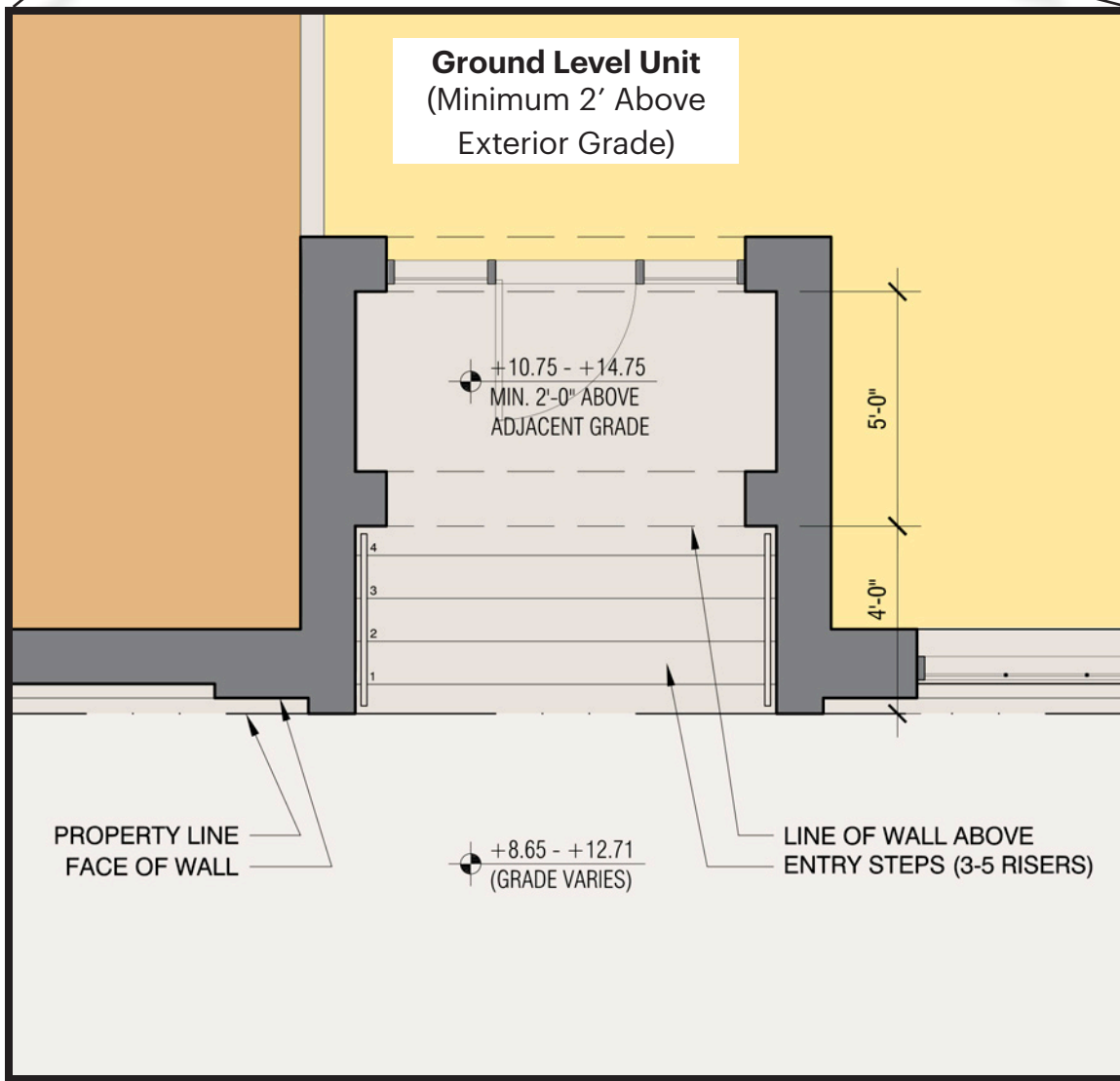
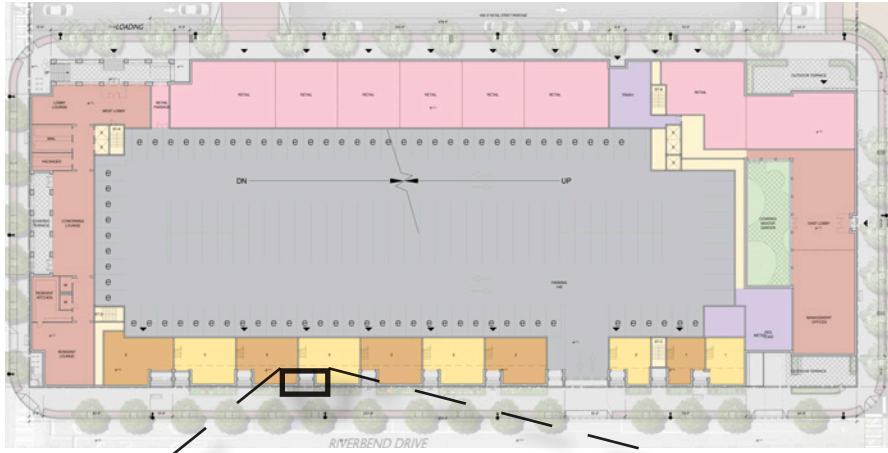


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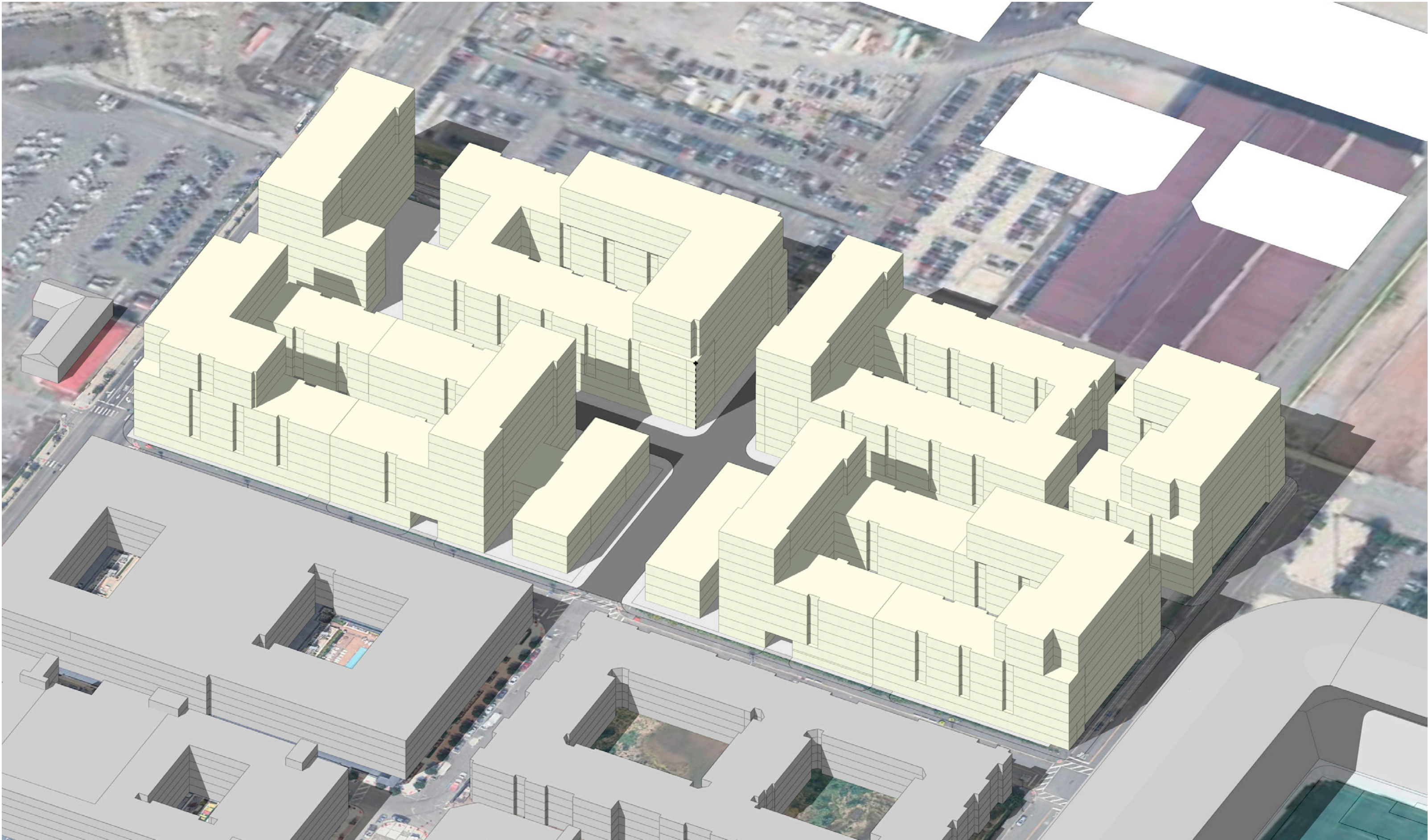








Massing Diagram



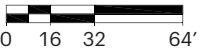
Elevation Design



South Elevation

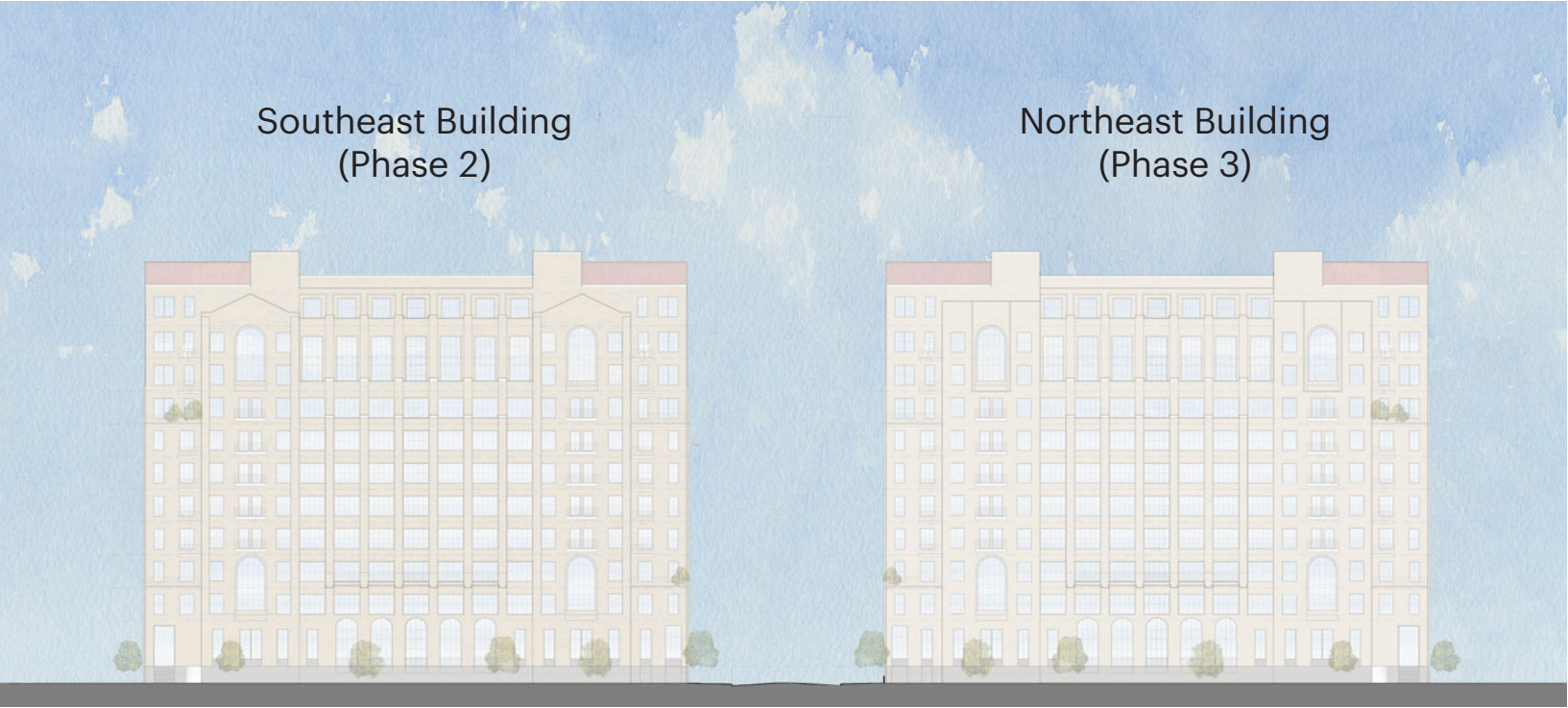


West Elevation

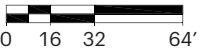
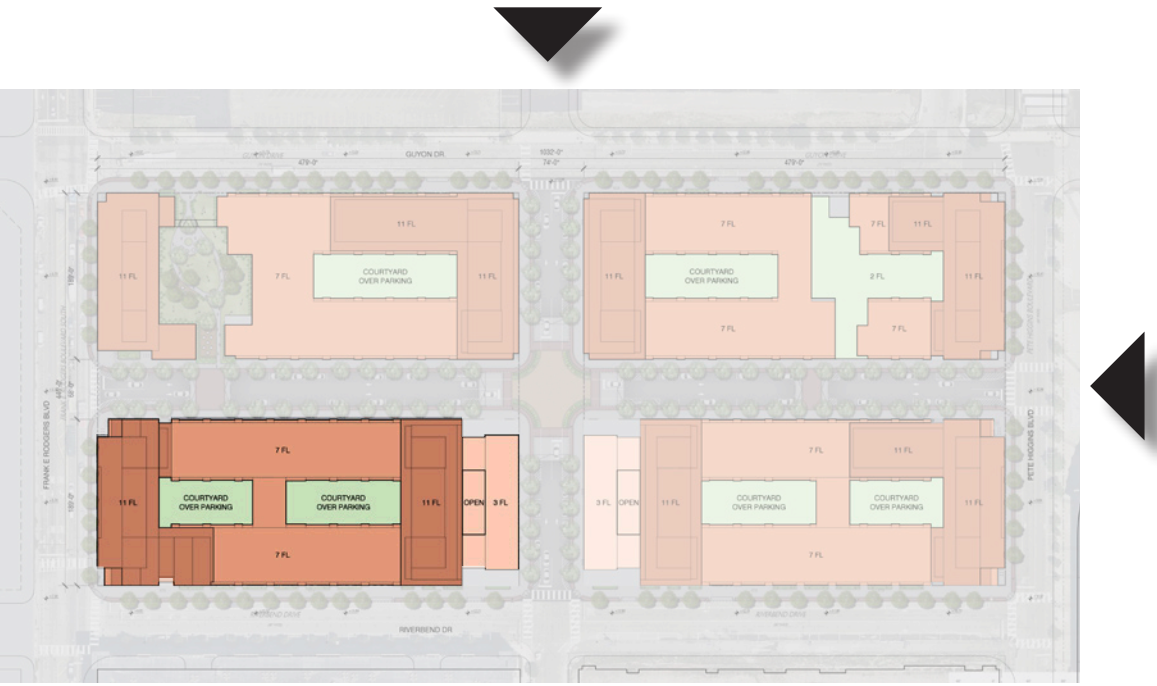


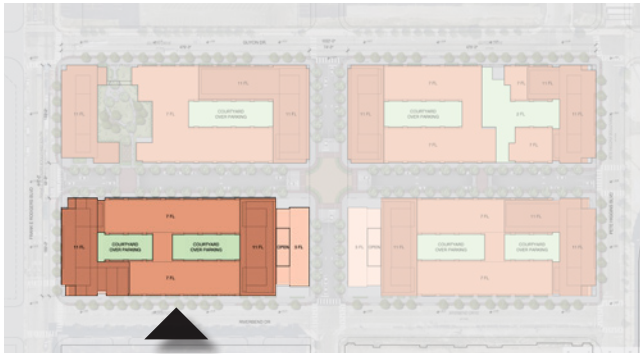


North Elevation



East Elevation





- Masonry Wall base
- Cladding Type A
- Cladding Type B
- Cladding Type C
- Cladding Type D

SCALE: 1" = 32'

0 8 16 32'



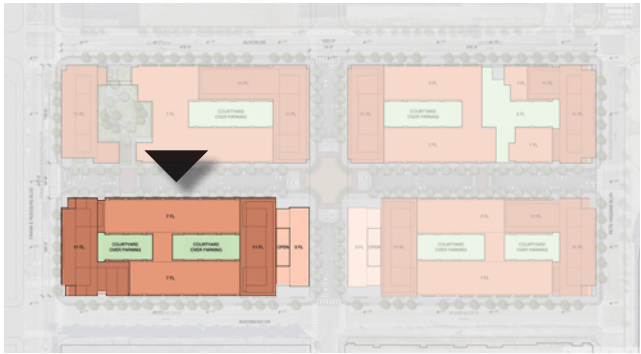
East



West



SCALE: 1" = 32'
0 8 16 32'

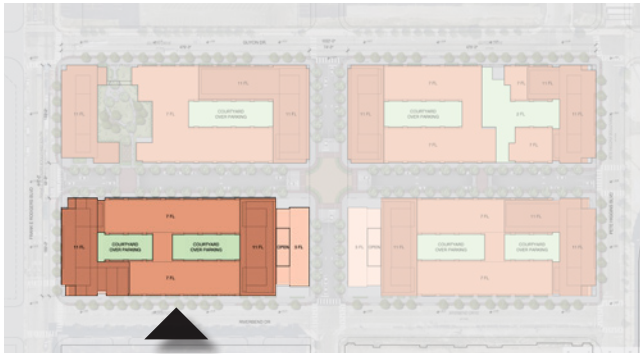


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SCALE: 1" = 32'

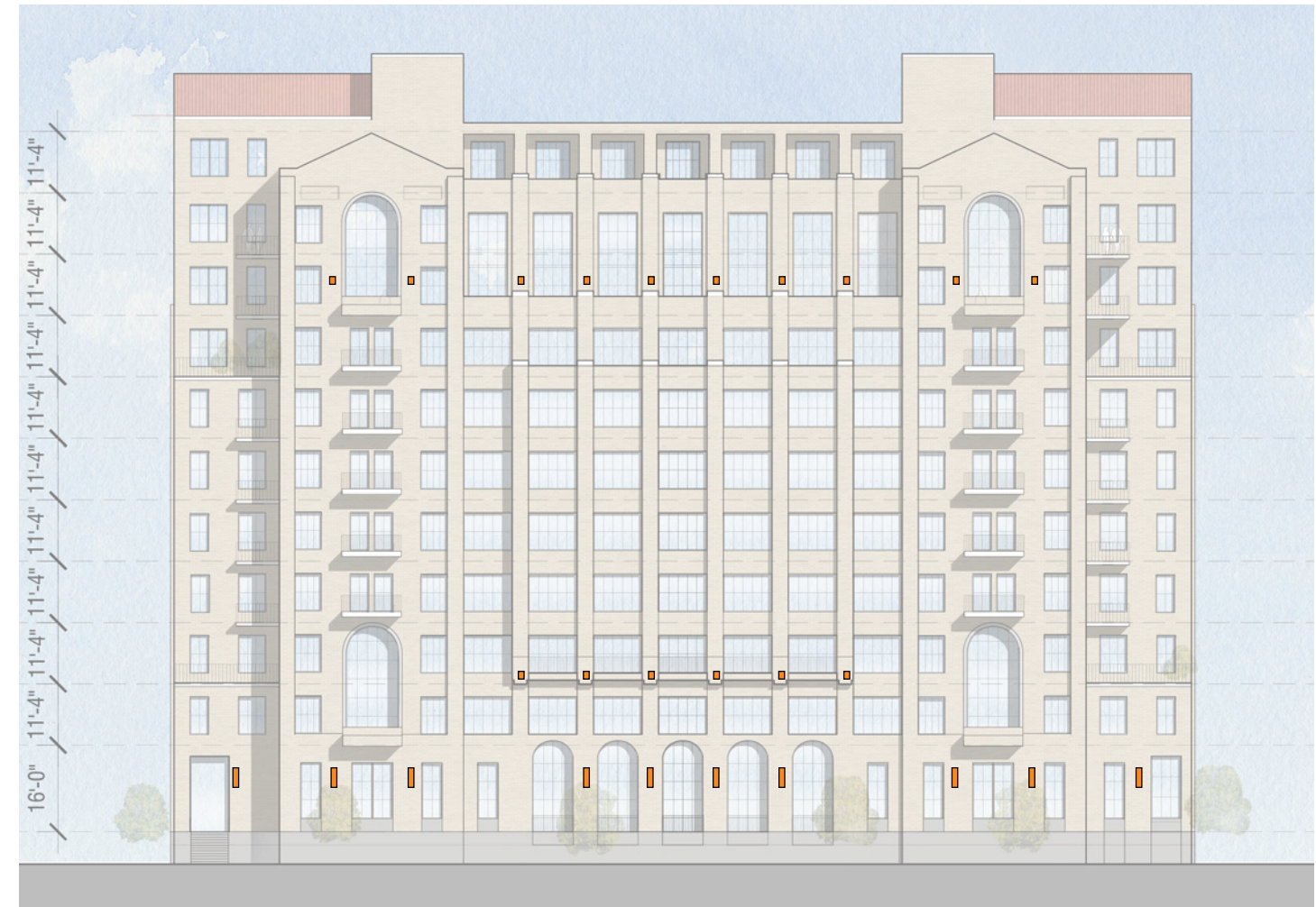
0 8 16 32'

Lighting Plans



Architectural
wall sconce

SCALE: 1" = 32'
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Architectural
wall sconce

SCALE: 1" = 32'
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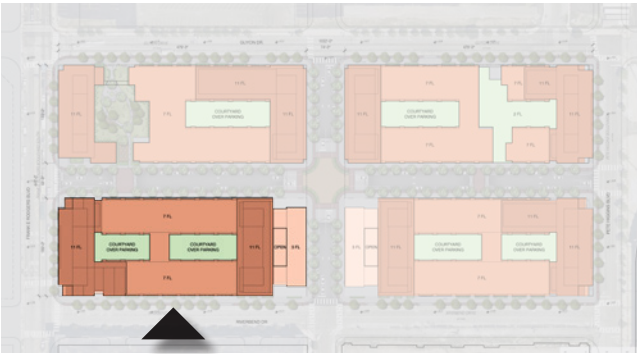
Architectural wall sconce

SCALE: 1" = 32'
0 8 16 32'

Signage Plans

Signage Summary

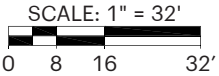
	(SF)
First floor facade area:	21,384
Max. allowable signage area (5%):	1,069
Proposed Signage Area:	
South Facade	226
West Facade	180
East Facade	244
North Facade	419
Total Signage Area	1,069



Building
Signage
23 sf

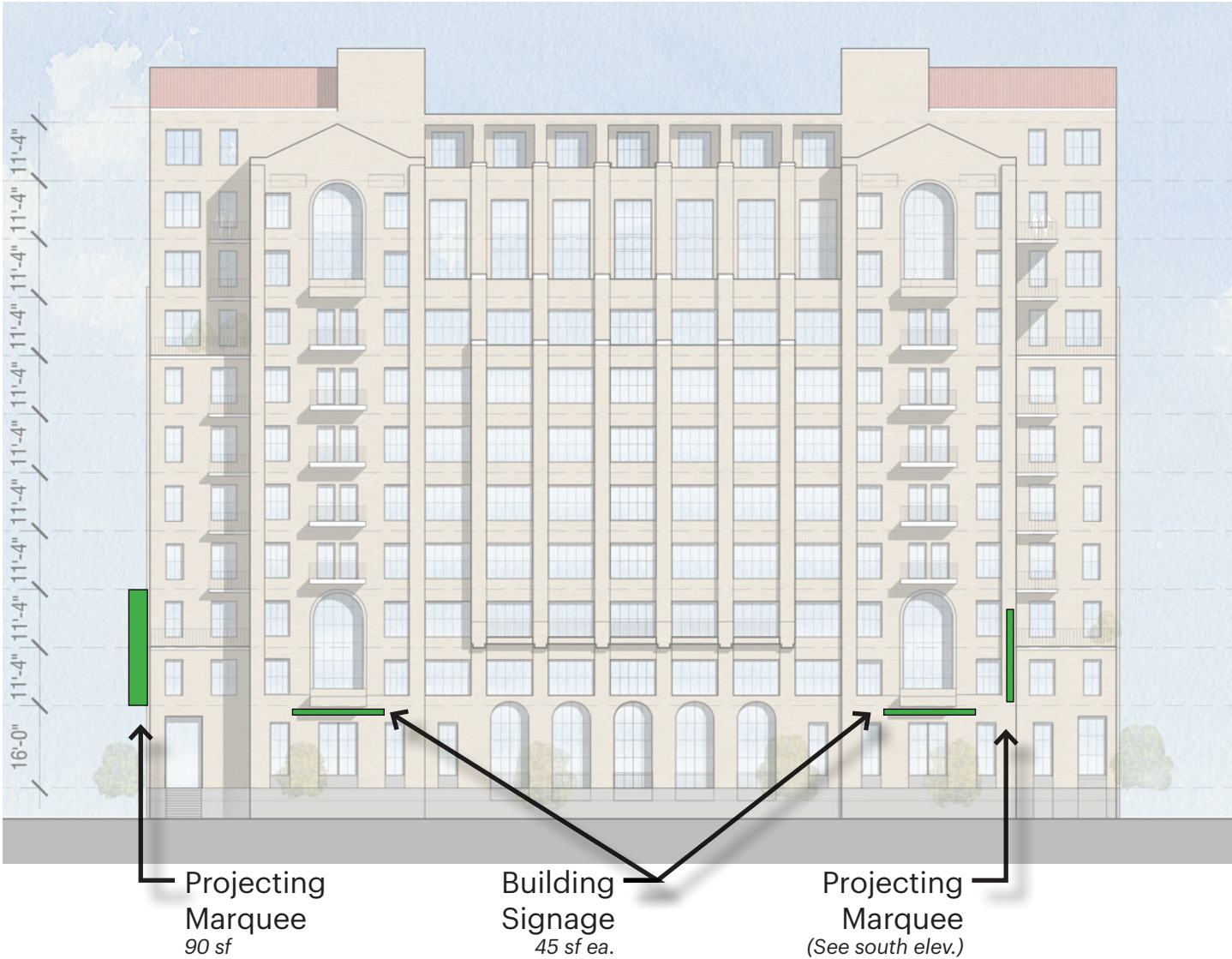
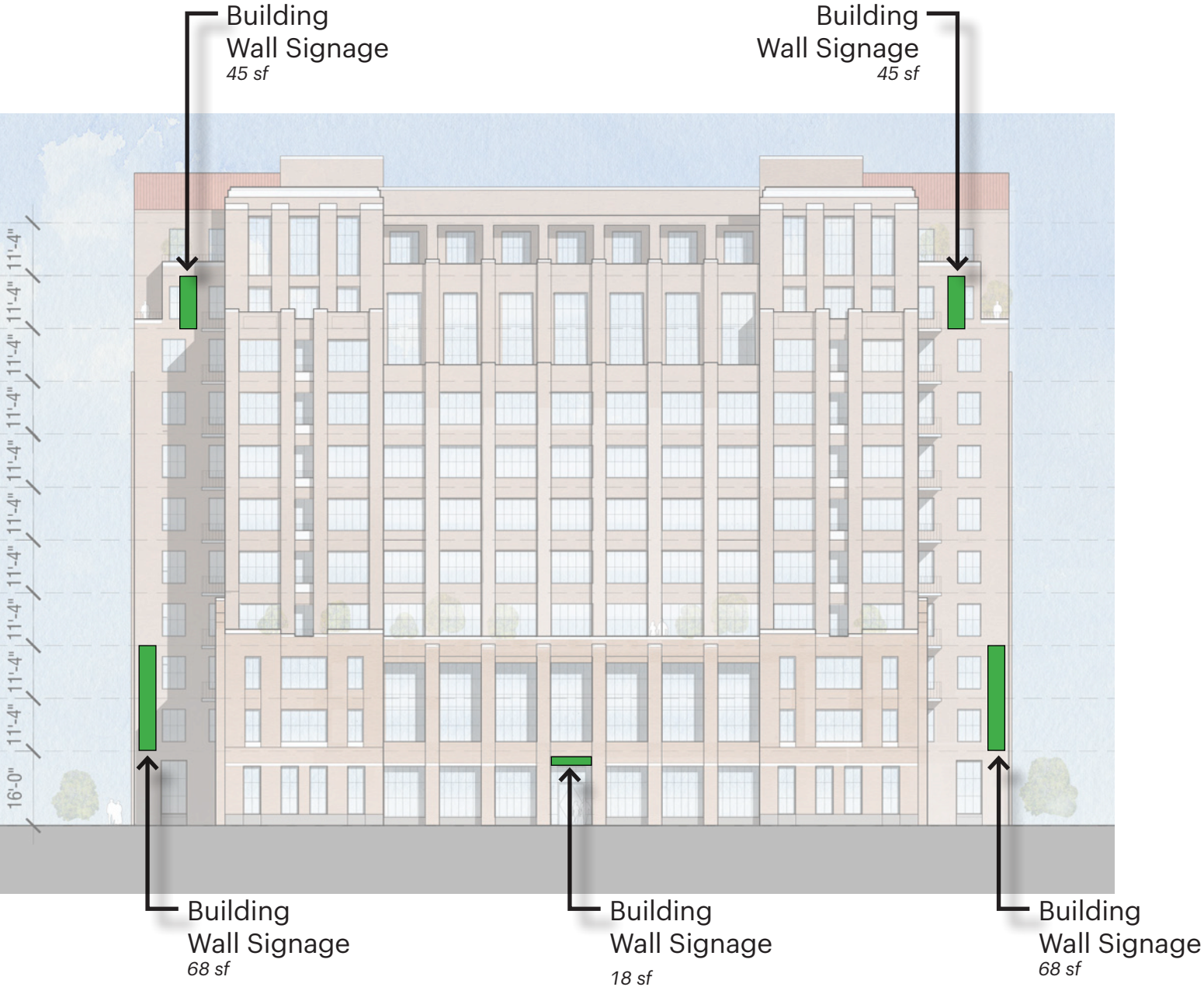
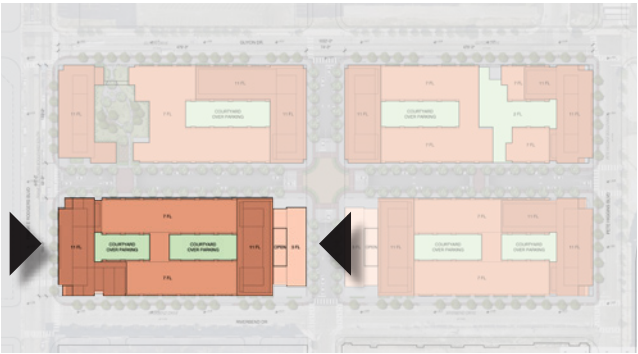


 Area of Signage

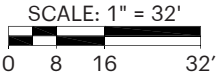


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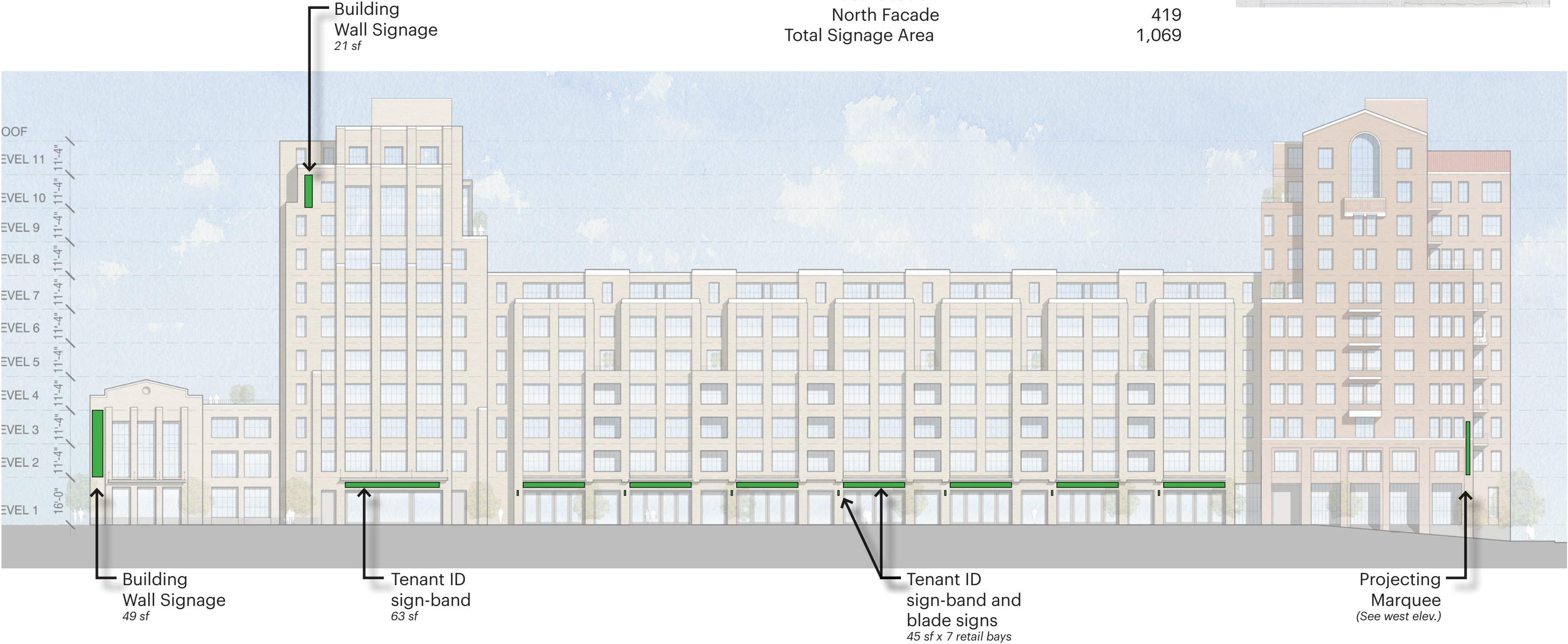
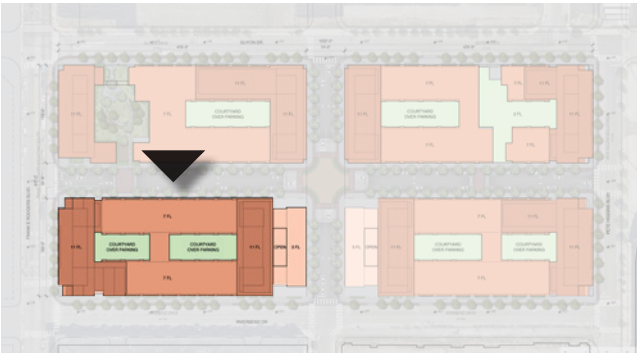


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Illustrative Perspectives



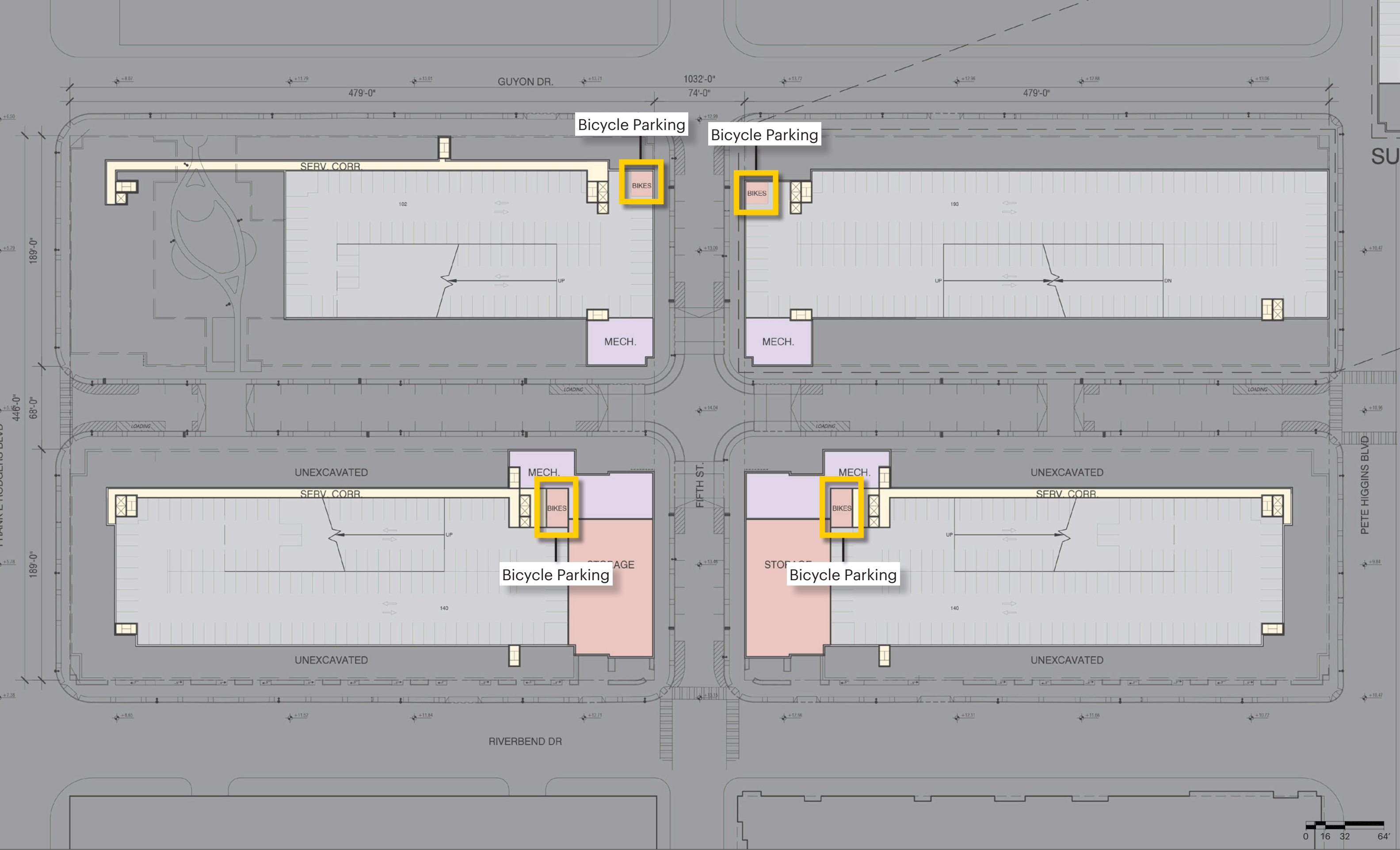








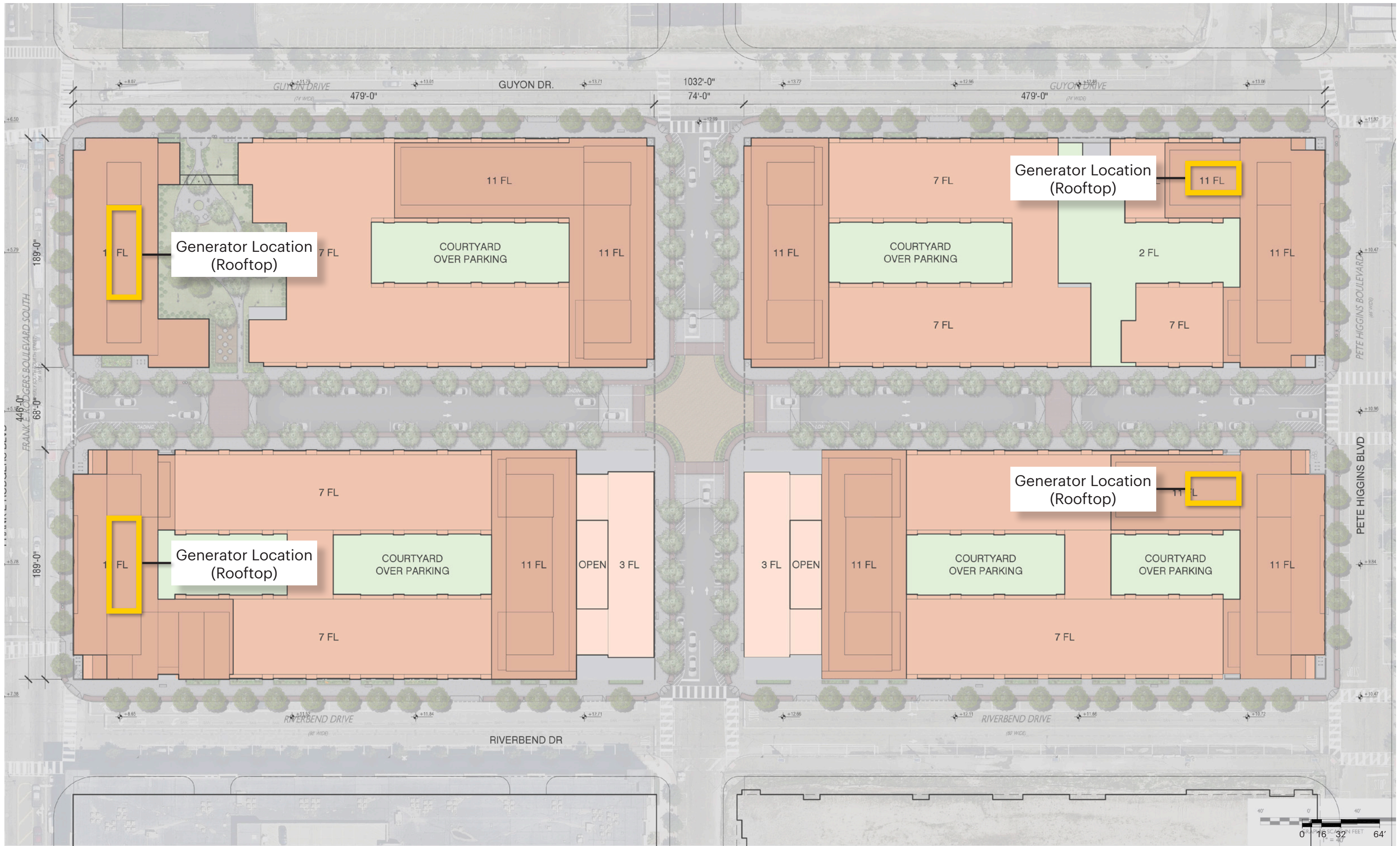
Appendix: Clarifying Diagrams













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