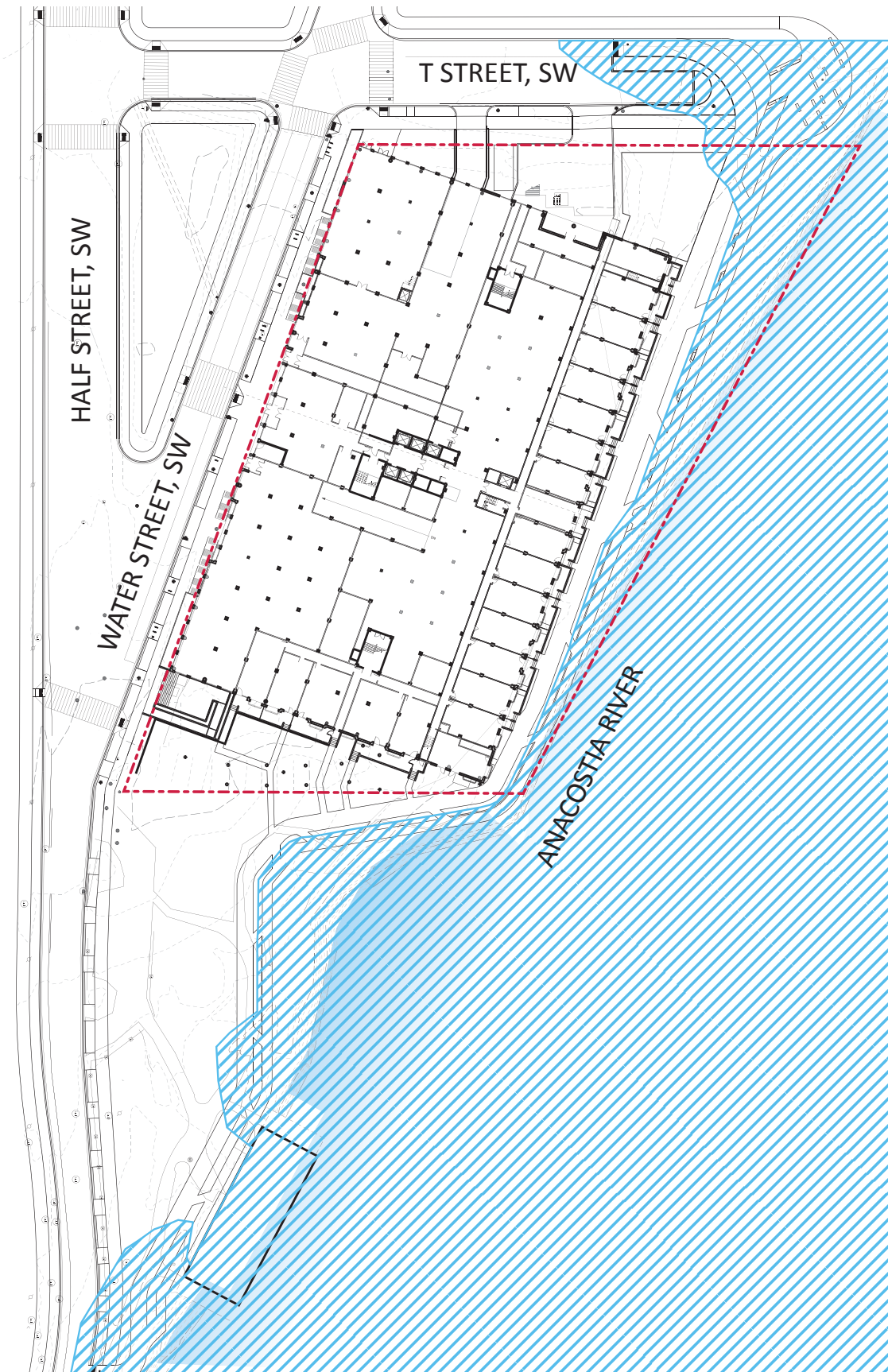




ORIGINAL FLOOD PLAIN



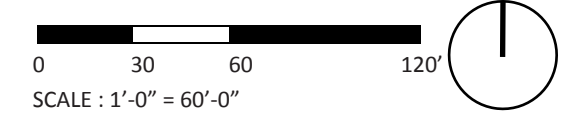
PROPOSED FLOOD PLAIN

ADDITIONAL INFORMATION

100 Year flood plain effects on site:
 100 year flood elevation: 10'-6"
 Proposed first level residential elevation 14'-0"
 Proposed promenade elevation: 12'-0"

LEGEND

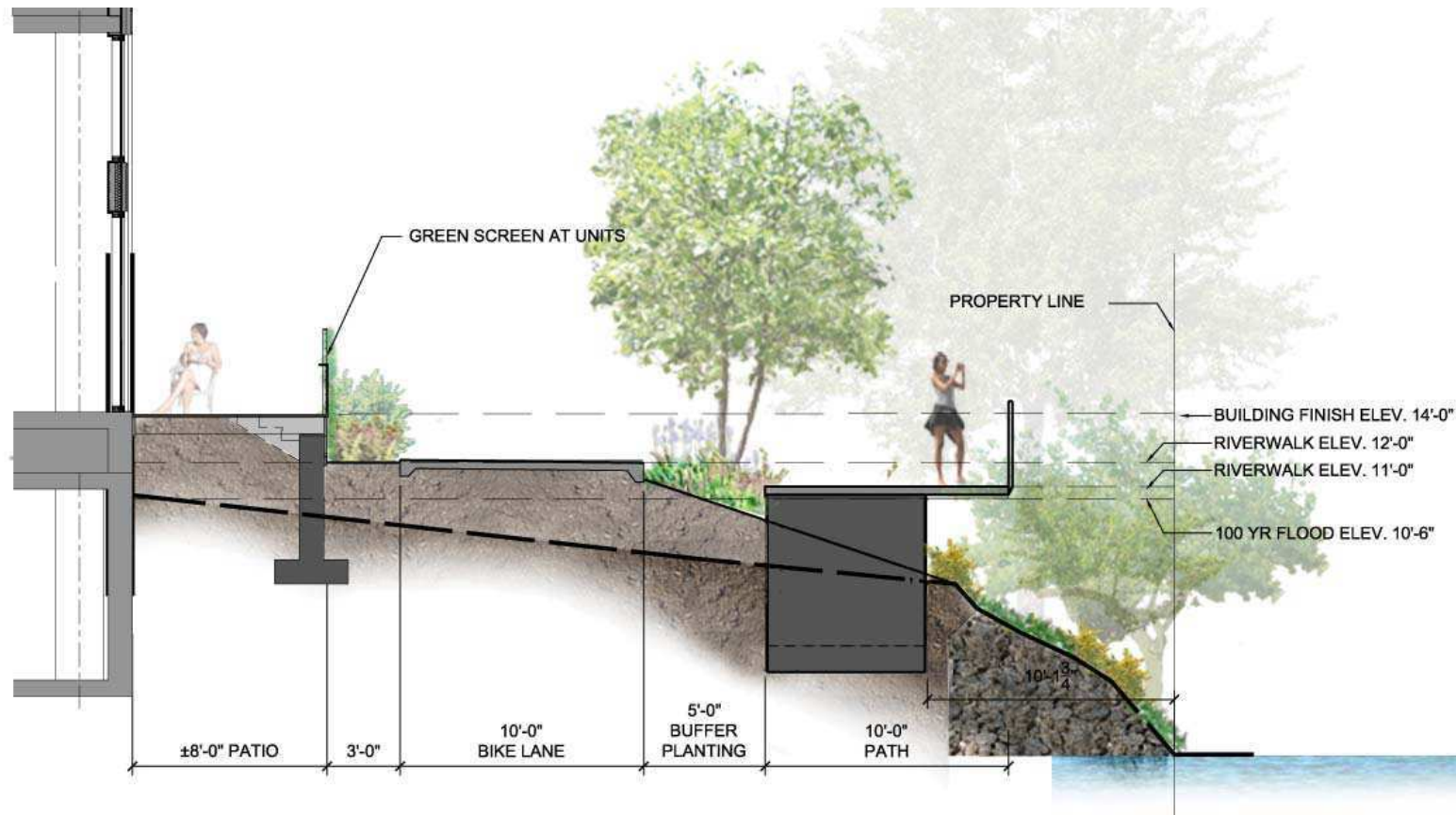
- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- 100 year flood line



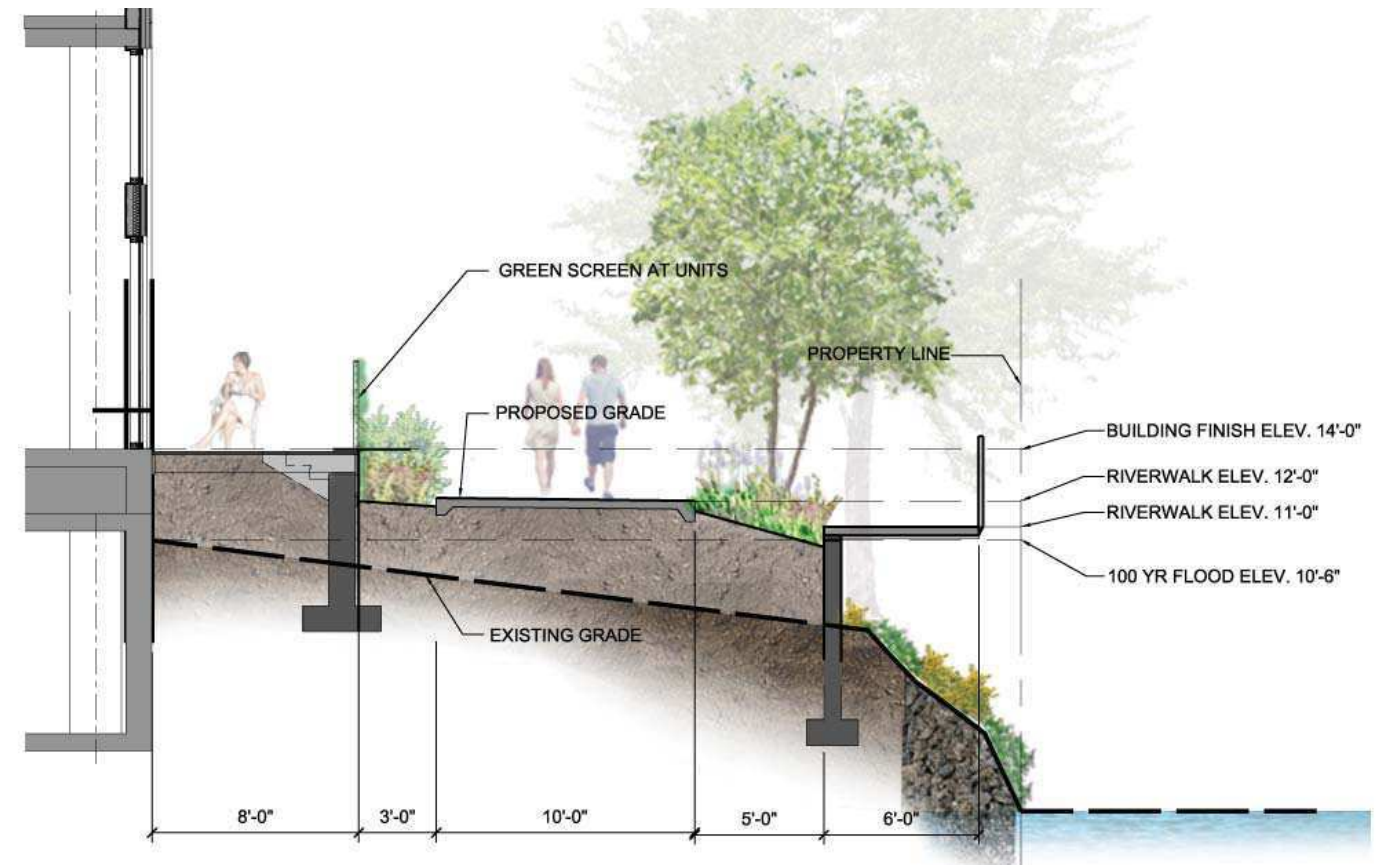
1900 HALF STREET

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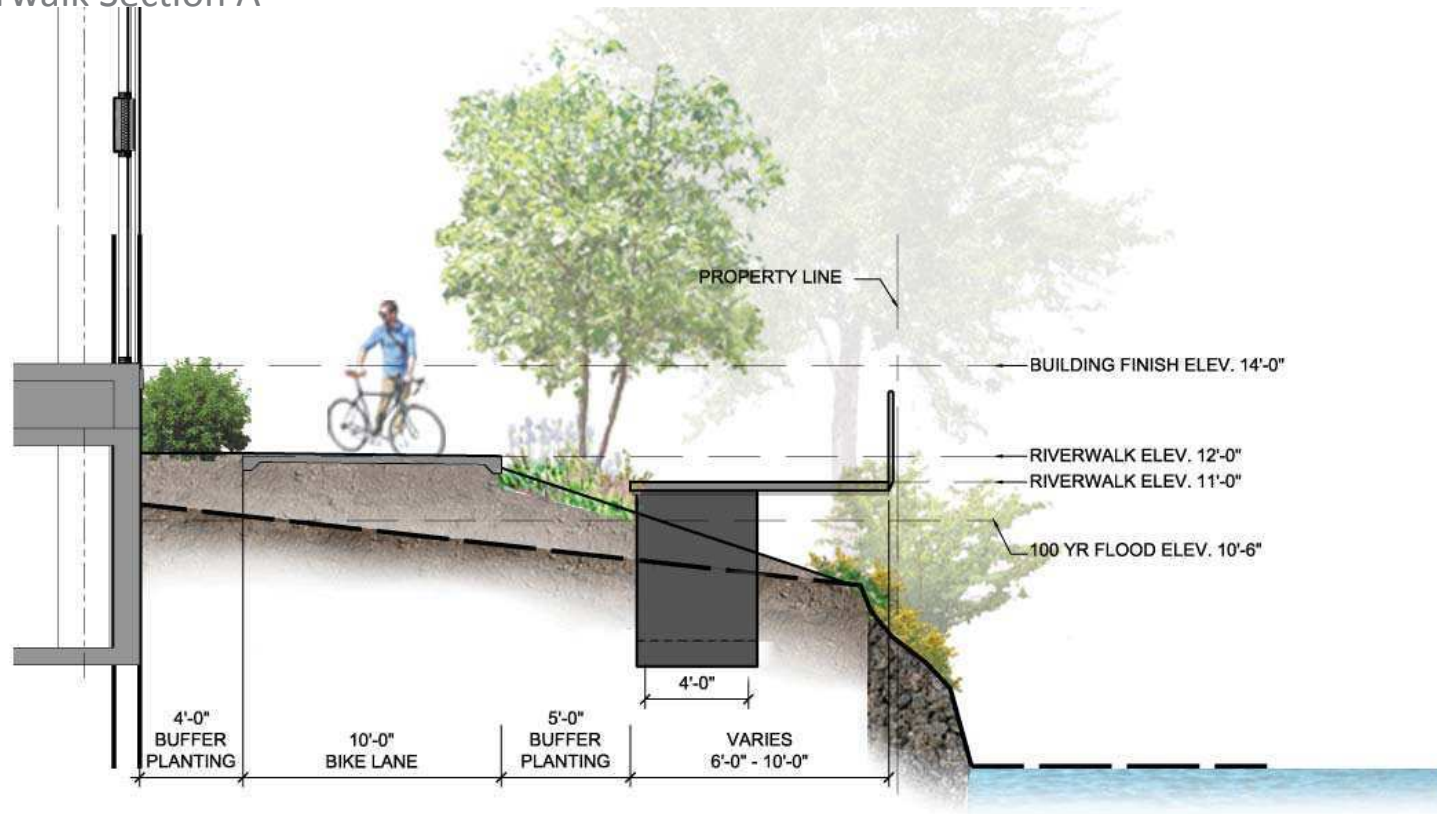
site analysis | 100 year flood plain



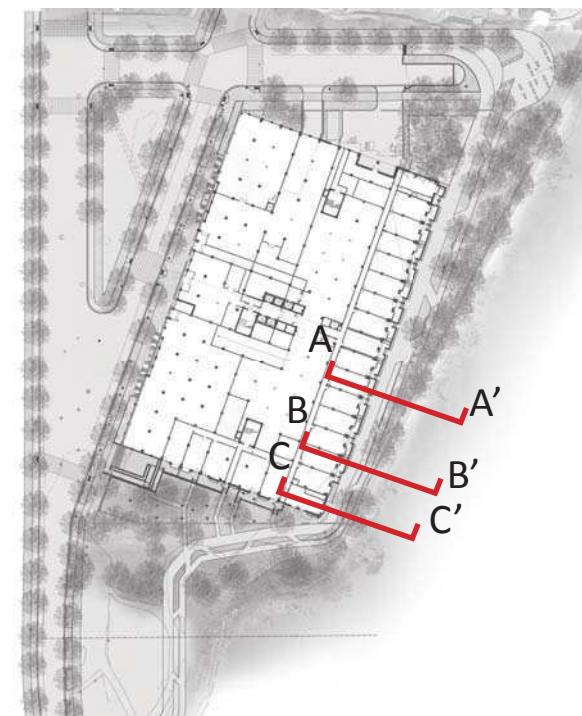
Riverwalk Section A



Riverwalk Section B



Riverwalk Section C



Key Plan

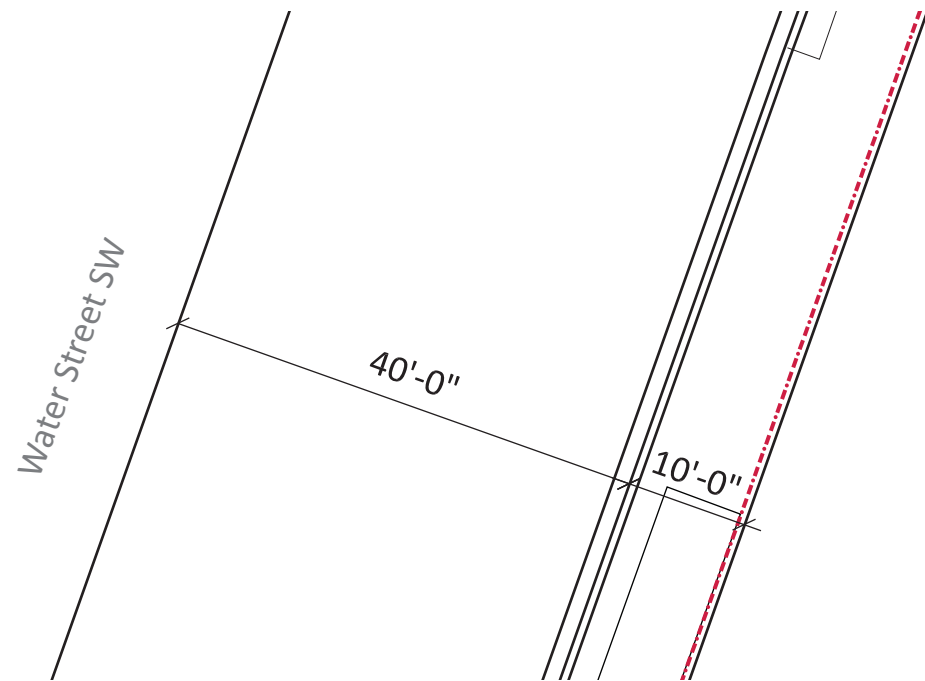
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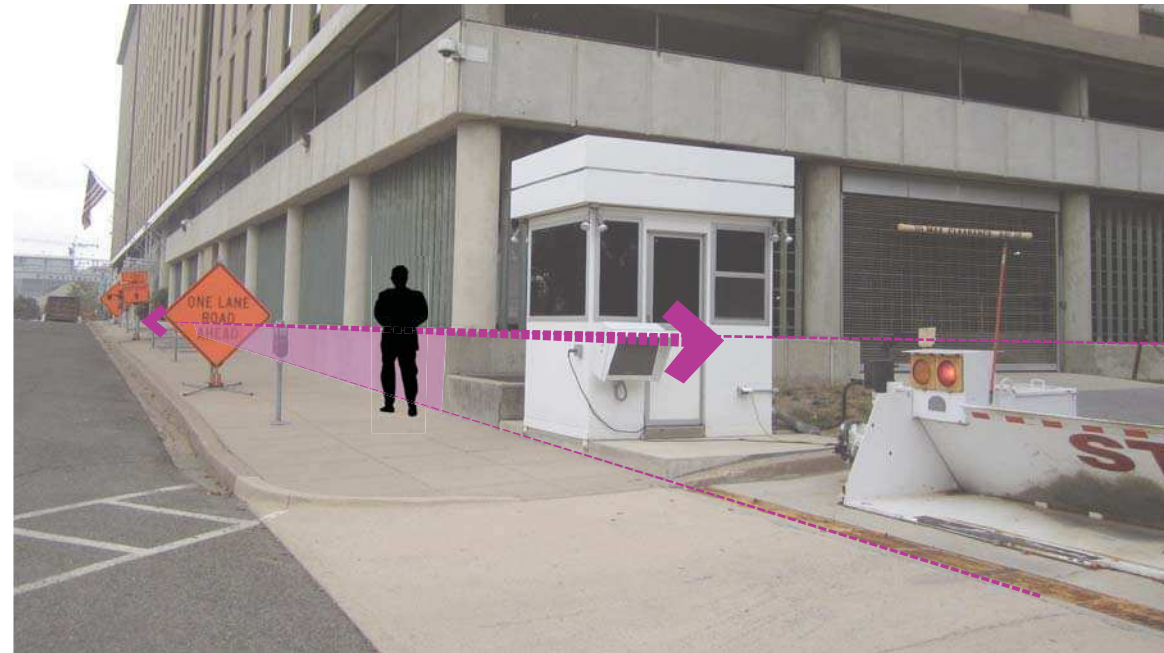
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sections and elevations | on-grade spaces

May 20, 2016

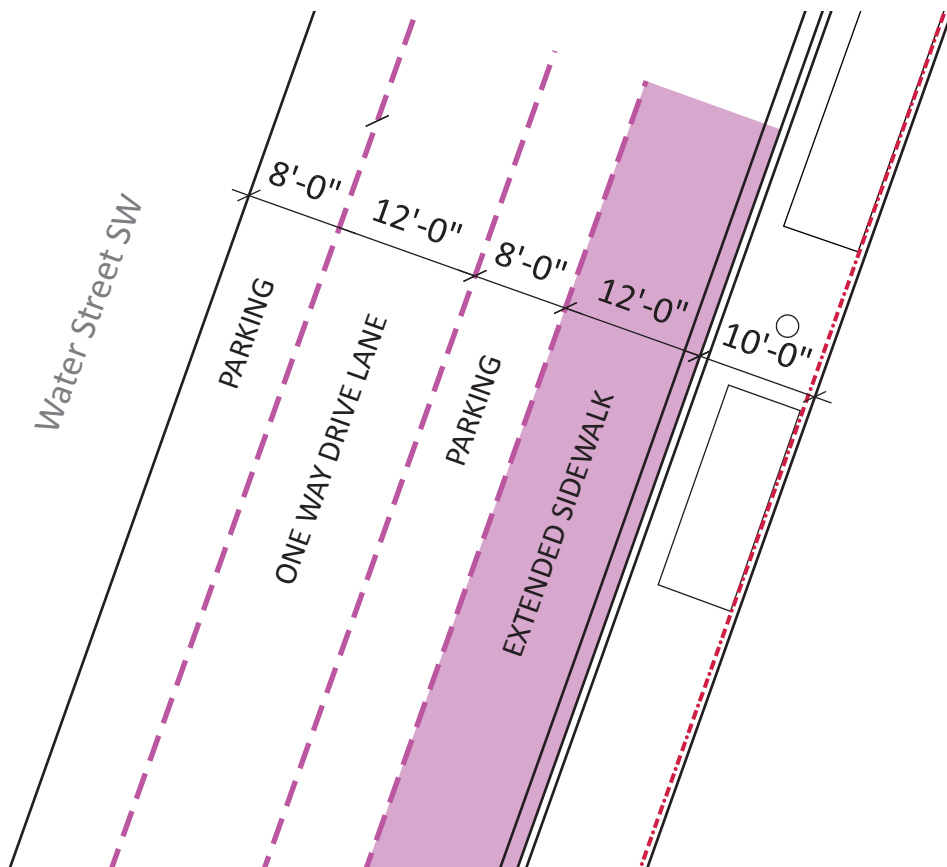


Existing condition at Water Street

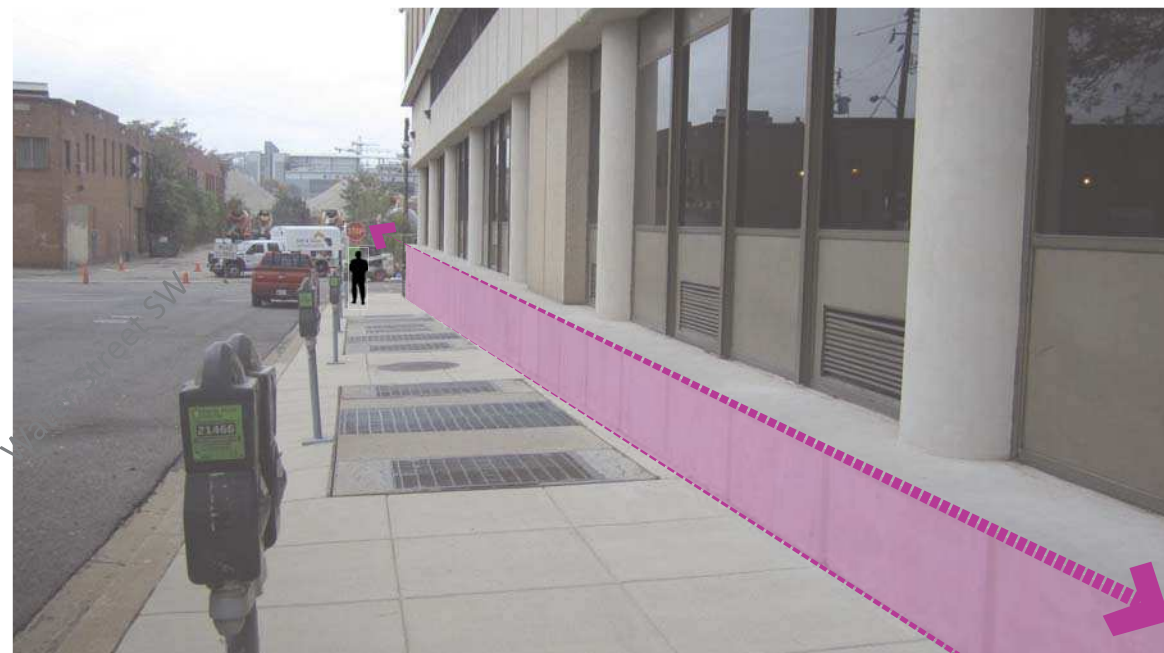


Water Street at southern end of building

ADDITIONAL INFORMATION
Grading of Water Street creates a difficult situation to connect the existing sidewalk with proposed retail entrances on the Ground Floor. Addition space in the pedestrian zone will provide room to incorporate ADA accessible entry points and provide additional green space along this expanse.



Proposed condition at Water Street to explore solutions to grading conflicts at retail entrances and expansion of pedestrian space



Water Street at northern end of building

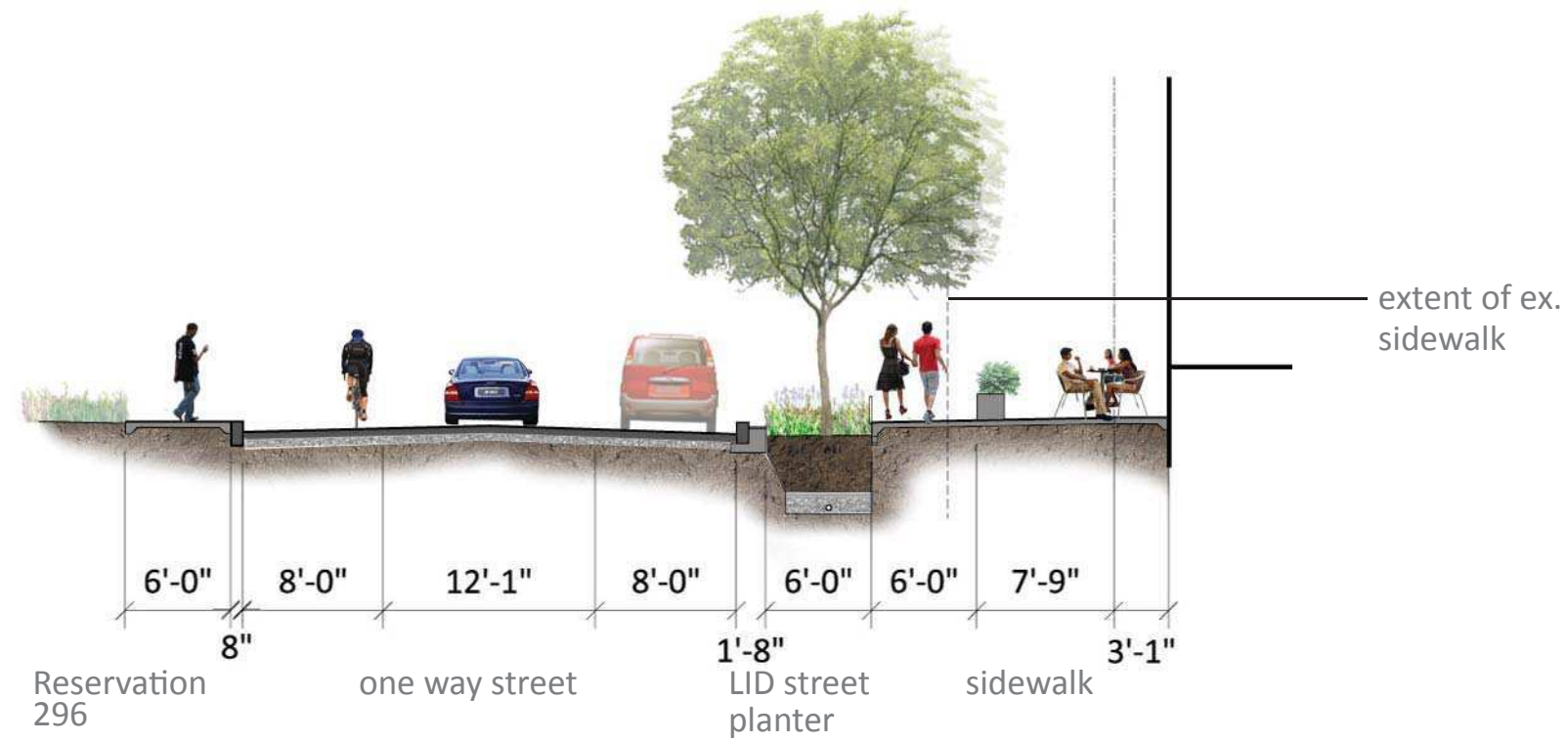
1900 HALF STREET

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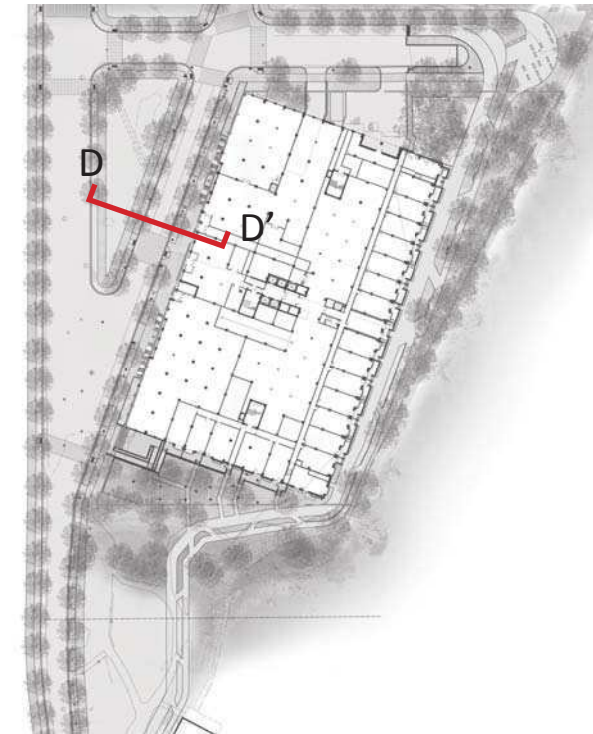
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site analysis | water street

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Water Street Section D



Key Plan

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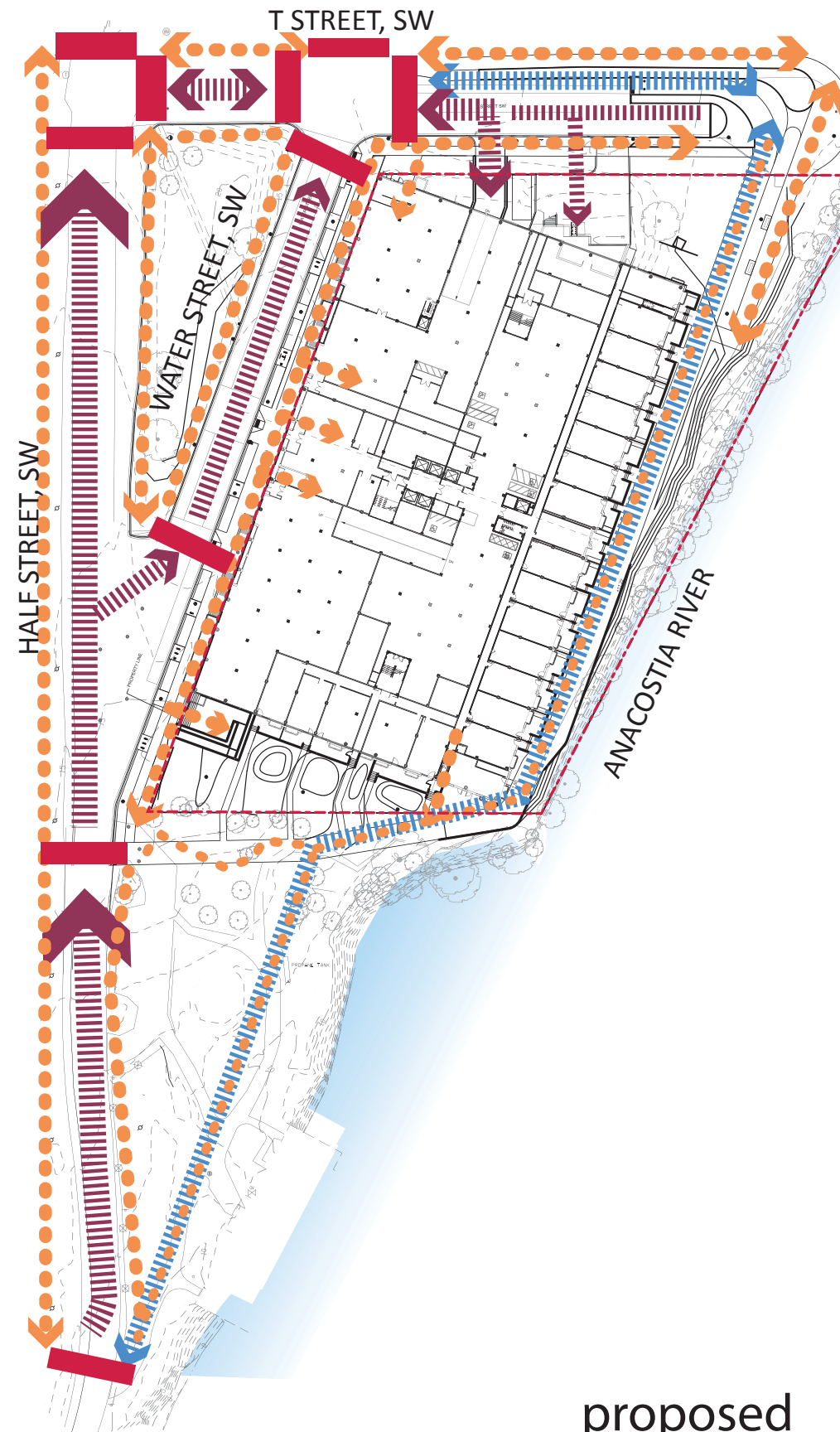
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sections and elevations | on-grade spaces

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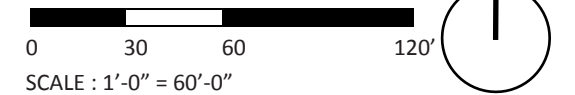
existing



proposed

LEGEND

- - - property line
- █ proposed crosswalks
- ▨ vehicular traffic/
SHARED BIKE LANES
- ⋯ sidewalks
- ▬ dedicated bike lanes
- ▨ shared pedestrian/
bike path



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site analysis | circulation

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brick sidewalk



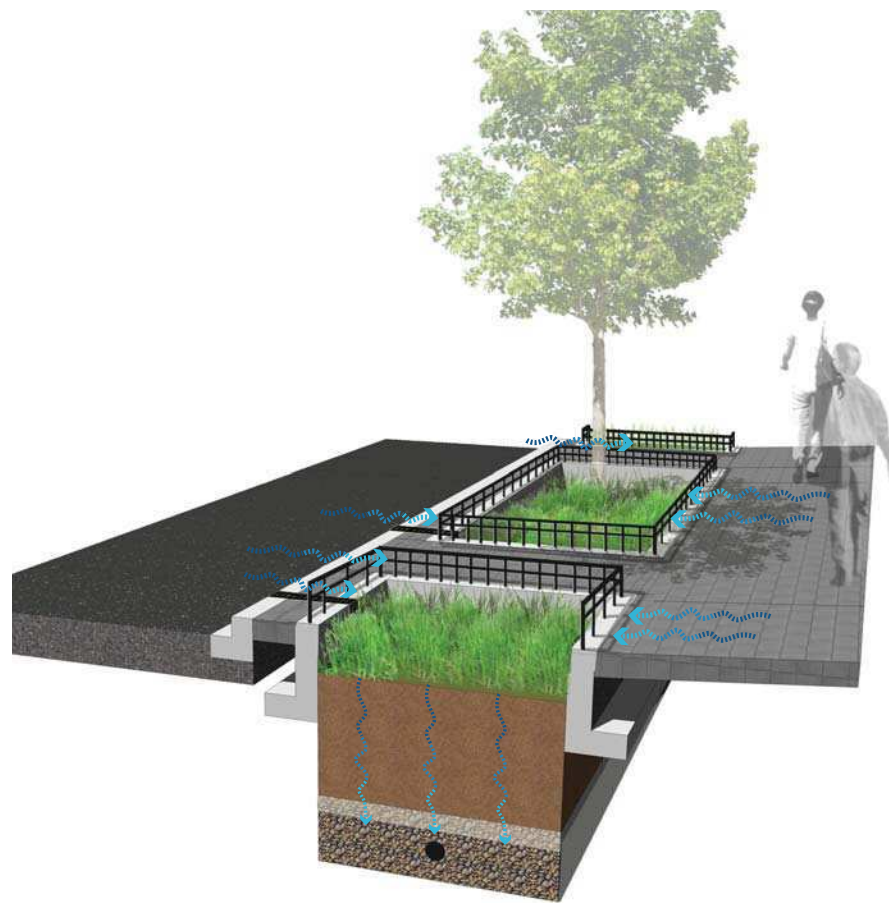
street furnishing - bike racks



street furnishing - bench



street furnishing - trash receptacles



sidewalk - Water Street, T STREET & HALF STREET



street lights - washington globes



street furnishing - parking meter

1900 HALF STREET

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site materials | typical site elements

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CANOPY TREES

spring/summer

fall



HALF STREET: Pacific Sunset Maple

spring

summer

fall



WATER STREET: Red Oak

spring/summer

fall



T STREET: River Birch

UNDERSTORY TREES

spring

summer

fall



GRASSES

spring/summer

fall/winter



spring

summer

fall/winter



SHRUBS

spring/summer

fall/winter



PERENNIALS

summer/fall



spring/summer/fall



fall



summer/fall



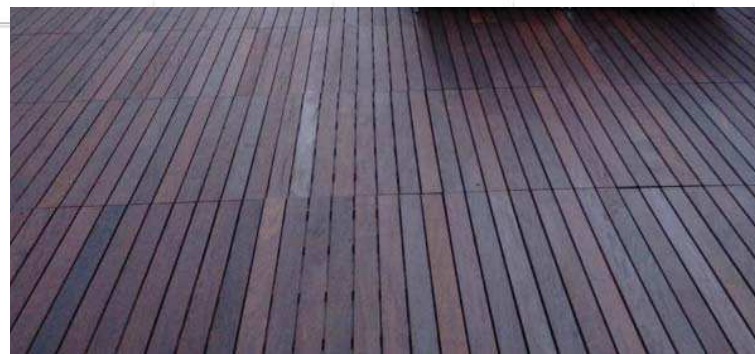
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landscape planting | site landscape planting

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wood decking



dense groundcover

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site plan | level 2 courtyard

site plan | level 2 courtyard

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CANOPY TREES

spring

summer

fall



UNDERSTORY TREES

spring

summer

fall



SHRUBS

all seasons

all seasons



GRASSES

spring/summer/fall winter

spring/summer/fall



PERENNIALS AND GROUNDCOVERS

spring

summer/fall/
winter

spring/summer/
fall

winter

spring/summer

fall/winter



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landscape planting | courtyard

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Low Area @ Center of
Courtyard to drain and
accommodate paths

Soil Mound up to 30"+
@ Column Heads
to plant Canopy Trees

24" CMU
Wall
to retain
soil
depth

Private
Terrace

1900 HALF STREET

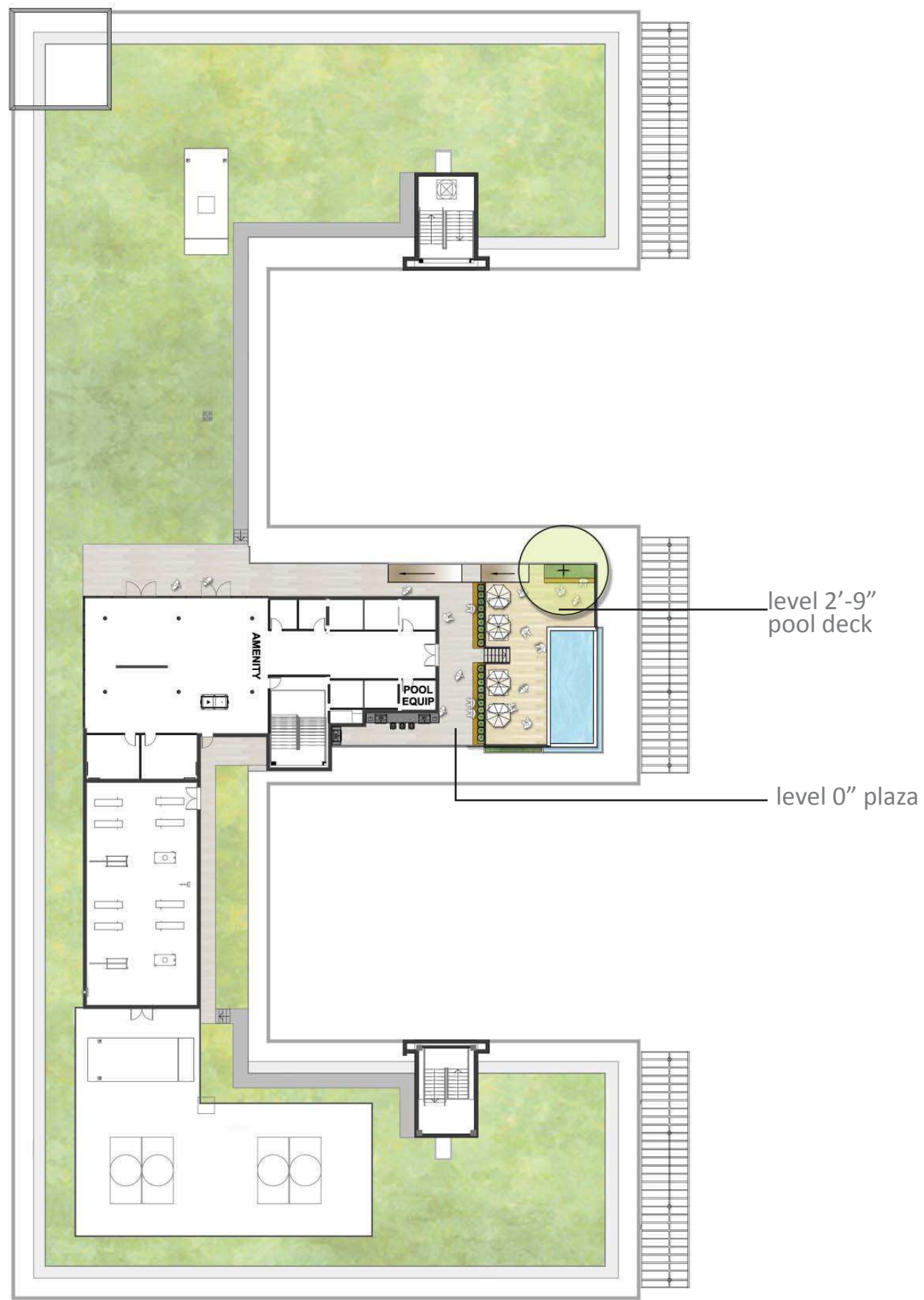
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sections | level 2 typical section

sections | level 2 typical section

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pool with infinity edge



combined planting and seating

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site plan | rooftop

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CANOPY TREES

spring

summer

fall



GRASSES

spring/summer/fall winter

spring/summer/fall



SHRUBS

spring/summer

fall/winter



PERENNIALS

spring/summer/fall

summer/fall



GROUNDCOVERS

spring

summer/fall/
winter

spring/summer/
fall

winter

spring/summer

fall/winter



1900 HALF STREET

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landscape planting | rooftop

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