RIVER DISTRICT

PROVO | UTAH

FOULGER-PRATT | 21-029

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COVER SHEET

URBAN ARENA

SHEET INDEX

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1'=60' - 0" SCALE

0 30 60

NORTH

SITE PLAN | SP 1

URBAN ARENA

Unit Summary:

Total units:	*207*	
Total gross area:	*14.48*	*ac*
Average net density:	*14.30*	*du/ac*
Community building:	*2,135*	*SF*

UA RIVER

Plan Type	Net S.F.	Bed/Bath	Stories	Garage	Total	% of total	Total buildable SF
Plan A	1,235	2/2.5	2	2 car	53	26%	65,455
Plan B	1,420	3/2.5	2	2 car	78	38%	110,760
Plan C	1,505	3/3.0	2	2 car	60	29%	90,300
Plan D	1,850	4/3.0	2	2 car	16	8%	29,600
					207	**100%**	**296,115**

Unit Parking Summary:

PARKING REQUIRED

No of beds	Spaces required/unit	# units	Spaces required
2 bed	2.5	53	132.5
3/4 bed	2.5	154	385
	TOTAL PARKING REQUIRED:	207	**518**

PARKING PROVIDED

Garage

No of beds	Spaces provided/unit	# units	Spaces provided
2 bed	2.0	53	106
3/4 bed	2.0	154	308
Total:			**414**
Surface spaces:			**127**
	TOTAL PARKING PROVIDED:		**541**

Creative Office Summary:

Total SF:	*225,000*	
Total site area:	*11.40*	509,652 SF
Usable site area:	*9.40*	409,464 SF NET SETBACKS
GROSS FAR:	*0.44*	
NET FAR:	*0.55*	
Building height:	*35' typical. 50' max.*	

Phase	SF
I	75,000
II	75,000
III	75,000
	225,000

Creative Office Parking Summary:

PARKING REQUIRED

SF	Spaces required	Total spaces required
225,000	4 spaces/ 1000 sf	**900**

PARKING PROVIDED

	Total spaces provided
Surface spaces:	659
Garage spaces:	270
	929

LEVEL 1

LEVEL 2

NET SQUARE FOOTAGE	
Name	Area
First Floor	470 SF
Second Floor	765 SF
Garage	460 SF
Porch	35 SF
Grand total	1729 SF

PLAN A

1,235 (NET) SF

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1/4" =1' - 0" SCALE

0 2 4

PLAN A - DUAL MASTER FLOOR PLANS | A1.0

URBAN ARENA

LEVEL 1

LEVEL 2

NET SQUARE FOOTAGE	
Name	Area
First Floor	524 SF
Second Floor	895 SF
Garage	460 SF
Porch	21 SF
Grand total	1899 SF

PLAN B

1,420 (NET) SF

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1/4" =1' - 0" SCALE

0 2 4

PLAN B - FLOOR PLANS | A1.1

URBAN ARENA

LEVEL 1

LEVEL 2

NET SQUARE FOOTAGE	
Name	Area
First Floor	543 SF
Second Floor	962 SF
Garage	475 SF
Porch	38 SF
Grand total	2019 SF

PLAN C

1,505 (NET) SF

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1/4" =1' - 0" SCALE

0 2 4

PLAN C - FLOOR PLANS | A1.2

URBAN ARENA

LEVEL 1

LEVEL 2

NET SQUARE FOOTAGE	
Name	Area
First Floor	907 SF
Second Floor	945 SF
Garage	446 SF
Porch	56 SF
Grand total	2354 SF

PLAN D

1,850 (NET) SF

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1/4" =1' - 0" SCALE

0 2 4

PLAN D - ENHANCED END UNIT FLOOR PLANS | A1.3

URBAN ARENA

TOWNHOME COLOR SCHEME 3

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TOWNHOME OPT. A PERSPECTIVE | A2.0

URBAN ARENA

TOWNHOME COLOR SCHEME 3

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1/8" =1' - 0" SCALE

0 4 8

TOWNHOME OPT. A ELEVATIONS | A2.1

URBAN ARENA

TOWNHOME COLOR SCHEME 4

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TOWNHOME OPT. B PERSPECTIVE | A3.0

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TOWNHOME COLOR SCHEME 4

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1/8" =1' - 0" SCALE

0 4 8

TOWNHOME OPT. B ELEVATIONS | A3.1

URBAN ARENA

LEVEL 1

LEVEL 2

CLUBHOUSE PLANS

3,572 (NET) S.F.

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3/16" =1' - 0" SCALE

0 8 16

CLUBHOUSE FLOOR PLANS | A4.0

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3/16" =1' - 0" SCALE

0 8 16

CLUBHOUSE ELEVATIONS | A5.0

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CLUBHOUSE PERSPECTIVE | A6.0

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CLUBHOUSE PERSPECTIVE | A6.1

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CLUBHOUSE PERSPECTIVE | A6.2

URBAN ARENA

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ARCHITECTURAL INSPIRATION | A7.0

URBAN ARENA

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COVER SHEET | A8.0

URBAN ARENA

EAST ELEVATION

GROUND FLOOR

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1"=20'-0" SCALE

0 20 40

NORTH

FLOOR PLANS | A9.0

URBAN ARENA

WEST ELEVATION

BUILDING 1 - WEST ELEVATION

VERTICAL B-FOLD DOOR
STOREFRONT GLAZING

BOX RIB METAL SIDING

BUILDING 1 - NORTH ELEVATION

BUILDING 2 - SOUTH ELEVATION

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1"=10'-0" SCALE

0 10 20

ELEVATIONS | A10.0

URBAN ARENA

BUILDING 1 PERSPECTIVE

BUILDING 3 PERSPECTIVE

BUILDING 2 PERSPECTIVE

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PERSPECTIVES | A11.0

URBAN ARENA

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ARCHITECTURAL INSPIRATION | A12.0

URBAN ARENA