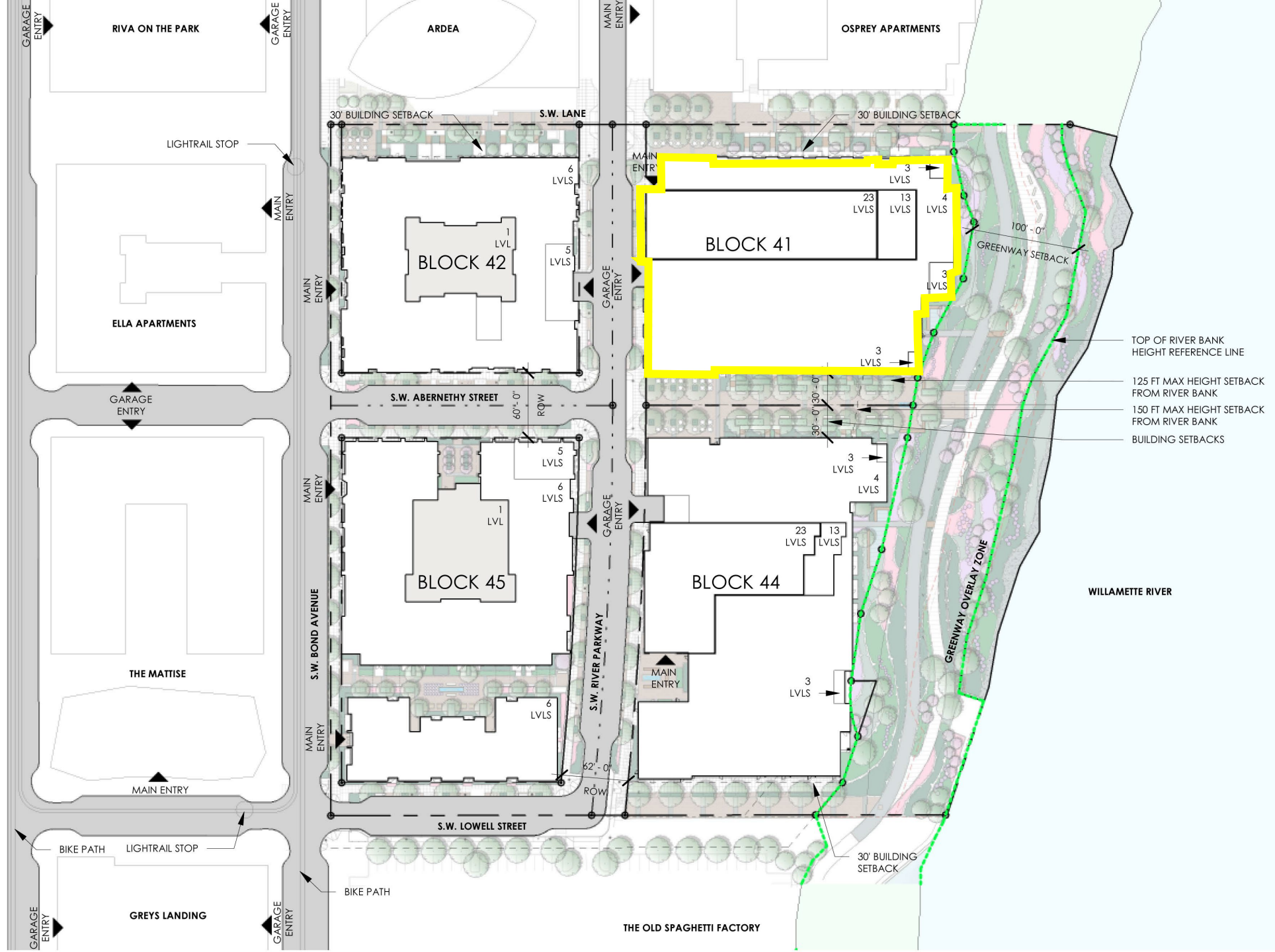


BLOCK 41





An architectural rendering of a modern urban development. The scene features several high-rise buildings with glass and concrete facades. In the foreground, there is a landscaped public realm with trees, walkways, and a small body of water. The sky is blue with some clouds. The text "SIMPLIFICATION PUBLIC REALM GREENWAY ADJACENCY" is overlaid in the center in a white, outlined font.

SIMPLIFICATION
PUBLIC REALM
GREENWAY ADJACENCY

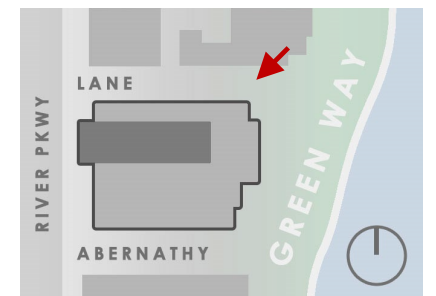
An architectural rendering of a modern urban development. The scene features three prominent high-rise buildings. The central building is a tall, rectangular structure with a light-colored facade and a grid of windows. To its left is a darker, more textured high-rise. To its right is a curved high-rise with a glass facade. The ground floor consists of a long, low building with large windows and a dark facade. The foreground is a landscaped area with trees, a winding path, and a small body of water on the left. The sky is blue with some clouds. The word "SIMPLIFICATION" is overlaid in the center in a large, white, outlined font.

SIMPLIFICATION

DR1



REVISED



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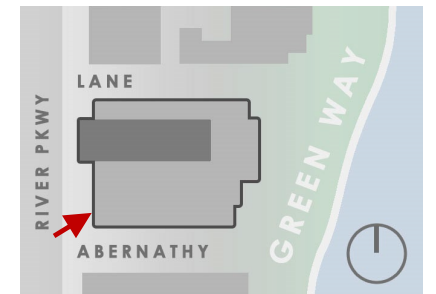
BLOCK 41 - ENLARGED ELEVATION LEVEL 13 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.32

DR1



REVISED



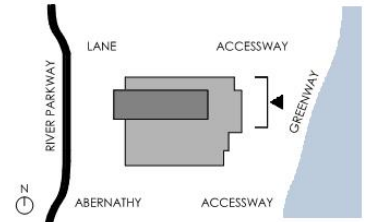
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

- METAL COPING
- B41 - ROOF
279' - 10"
- METAL PANEL
- WOOD SOFFIT
- CONCRETE
- B41 - L23
267' - 0"
- GLASS RAILING
- PAINTED CONCRETE
- WINDOW WALL
- B41 - L22
255' - 4"
- B41 - L21
244' - 4"
- WINDOW WALL
- B41 - L20
234' - 4"
- GLASS RAILING
- METAL / GLASS RAILING



METAL PANEL

WINDOW WALL



BLOCK 41 - ENLARGED ELEVATION PENTHOUSE

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.34

PUBLIC REALM

An architectural rendering of a modern urban development. The scene features several tall, multi-story apartment buildings with glass and concrete facades. In the foreground, there is a landscaped public realm with green spaces, trees, and pedestrian paths. The sky is blue with some clouds. The text "PUBLIC REALM" is overlaid in the center in a large, white, outlined font.

1
C.16

198' - 10"

S.W. RIVER PARKWAY

ENTRY GATE

LOBBY LEASING
3,280 SF

39' - 0"

40' - 0"

38' - 0"

COMMERCIAL
1,290 SF
40' - 0"

VAN

LOADING

3.39%

DN

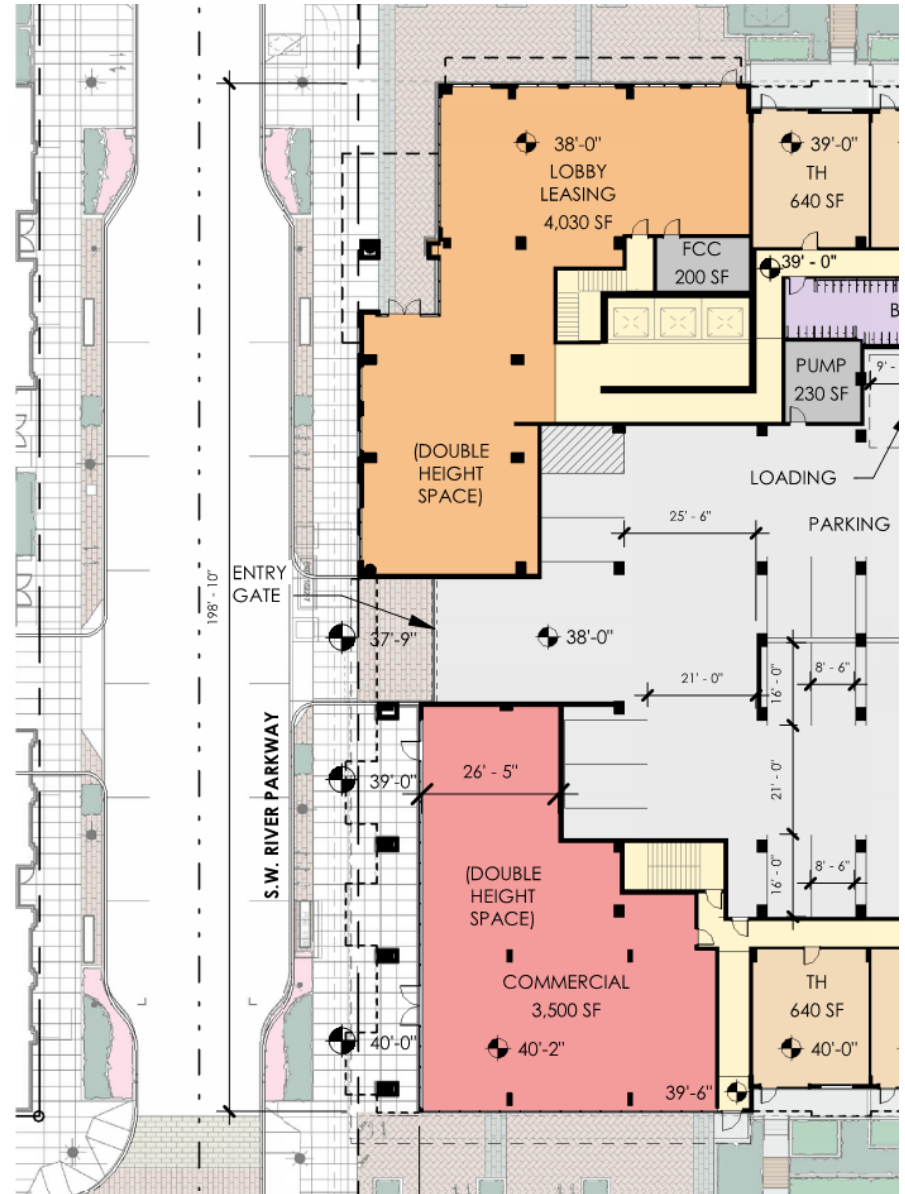
COMMERCIAL
3,320 SF

41' - 0"

TH
630 SF

PUMP
250 SF

TH
640 SF



- METAL PANEL
- WINDOW WALL
- METAL COPING
- B41 - L05
81' - 4"
- BRICK
- WOOD
- B41 - L04
69' - 8"
- B41 - L03
59' - 8"
- METAL CANOPY
- B41 - L02
49' - 8"
- BRICK PAVING
- B41 - L01
38' - 0"



ARCHITECTURAL CONCRETE

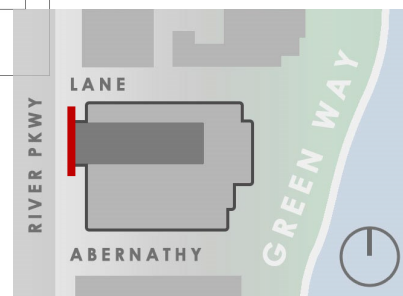
METAL PANEL

CONCRETE PAVING

CURTAIN WALL

METAL SLAB COVER

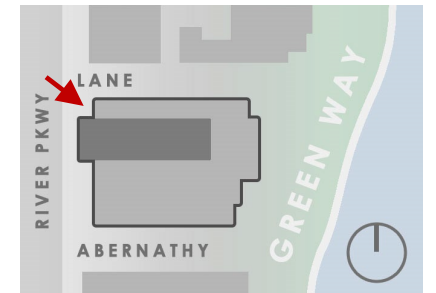
GLASS SPANDREL
(INSULATED UNIT)



DR1



REVISED



Ardea (No Setback)



John Ross (No Setback)



Meriwether (No Setback)



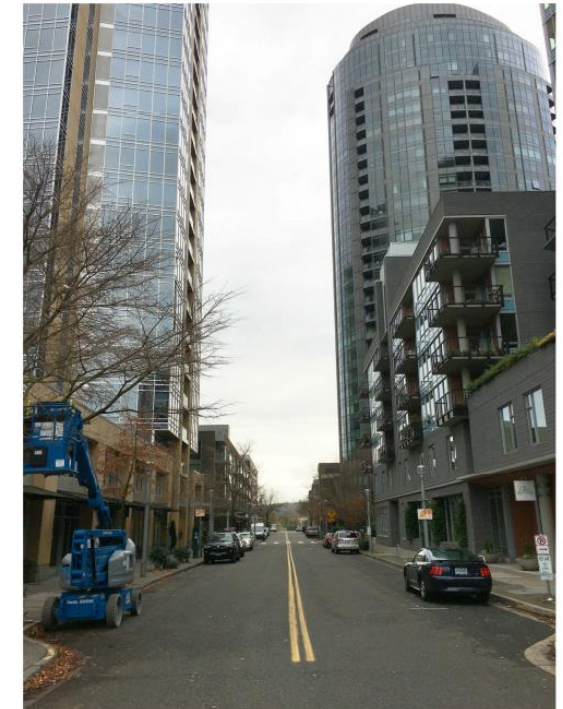
Mirabella (No Setback)



Rood Family Pavilion (No Setback)



River Pkwy View Corridor



DIAGRAMS - TOWER SETBACK

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.45



WINDOW WALL

METAL PANEL

METAL COPING

BRICK

PAINTED SOFFIT

WOOD

METAL CLADDING

METAL RAILING

ARCHITECTURAL CONCRETE

BRICK PAVING

CONCRETE PAVING

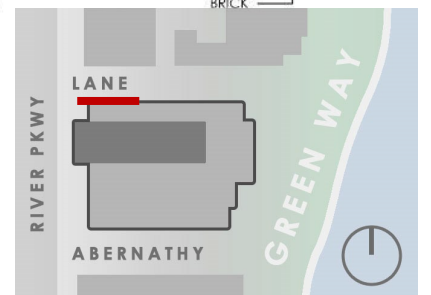
PLANTER

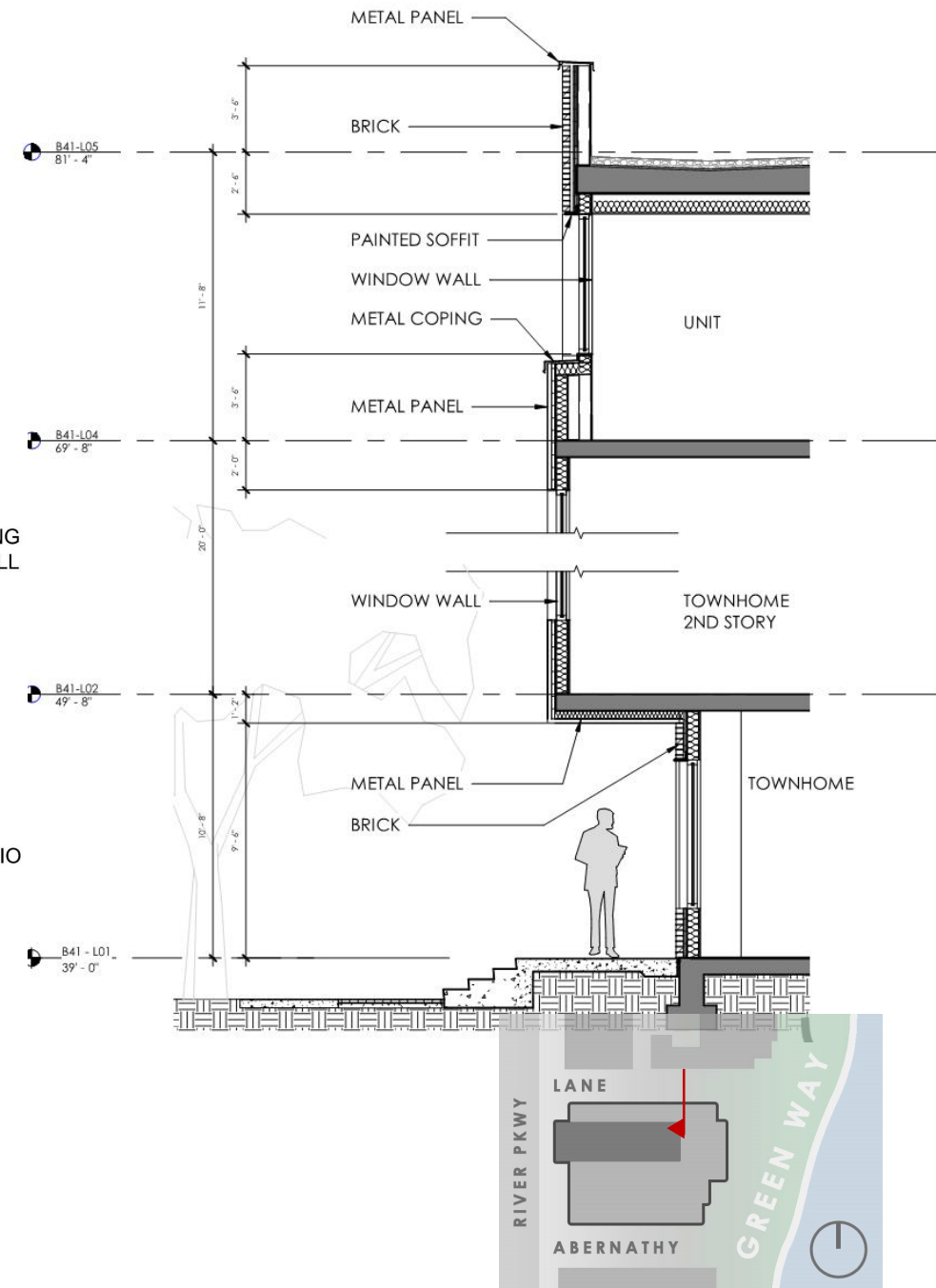
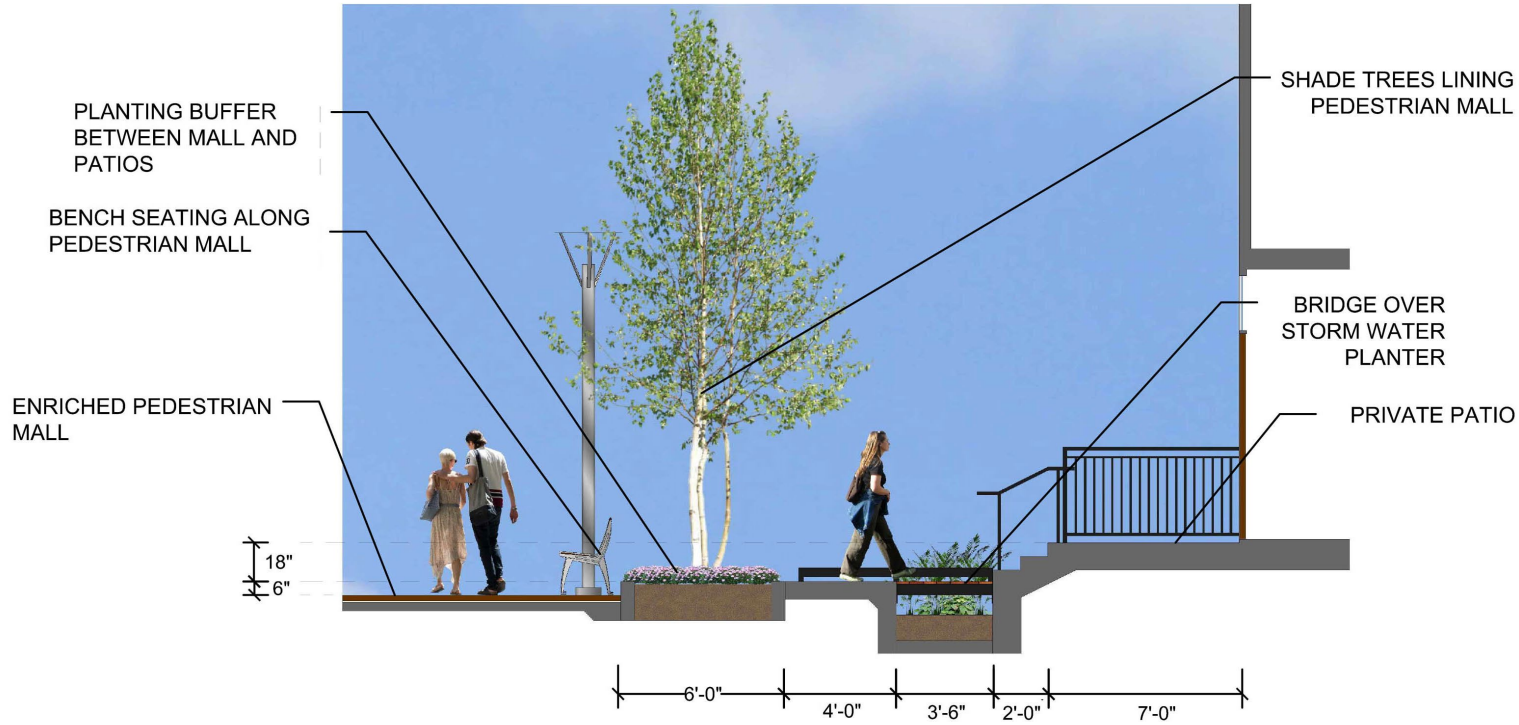
METAL LOUVER

METAL CANOPY

WOOD

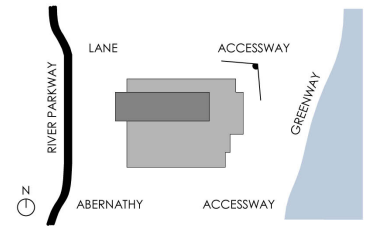
BRICK





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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



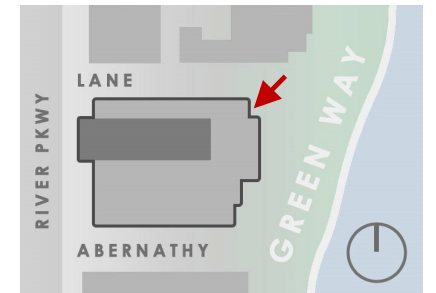
PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.05

DR1



REVISED





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- 11' - 8"
 - 10' - 0"
 - 10' - 0"
 - 11' - 8"
- B41 - L05
81' - 4"
 - B41 - L04
69' - 8"
 - B41 - L03
59' - 8"
 - B41 - L02
49' - 8"
 - B41 - L01
38' - 0"

METAL COPING

BRICK

PAINTED SOFFIT

WOOD

METAL PANEL

METAL SLAB COVER

PLANTER

BRICK PAVING
CONCRETE

CONCRETE PAVING

CURTAIN WALL
METAL RAILING

BRICK

CURTAIN WALL

METAL PANEL

LANE

ACCESSWAY

N

ABERNATHY

ACCESSWAY

GREENWAY

BLOCK 41 - SOUTH ENLARGED ELEVATION

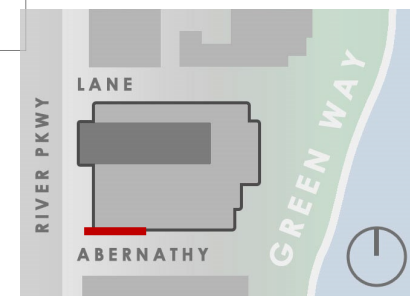
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.25



- METAL COPING
- BRICK
- 11' - 8"
- B41 - L05
81' - 4"
- 10' - 0"
- WOOD
- METAL RAILING
- B41 - L04
69' - 8"
- 10' - 0"
- B41 - L03
59' - 8"
- 11' - 8"
- B41 - L02
49' - 8"
- B41 - L01
38' - 0"
- PLANTER

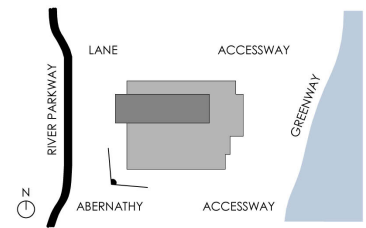


- WINDOW WALL
- METAL CANOPY
- BRICK PAVING
- CONCRETE
- CONCRETE PAVING
- WOOD
- PAINTED SOFFIT
- METAL PANEL
- PLANTER
- CONCRETE



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

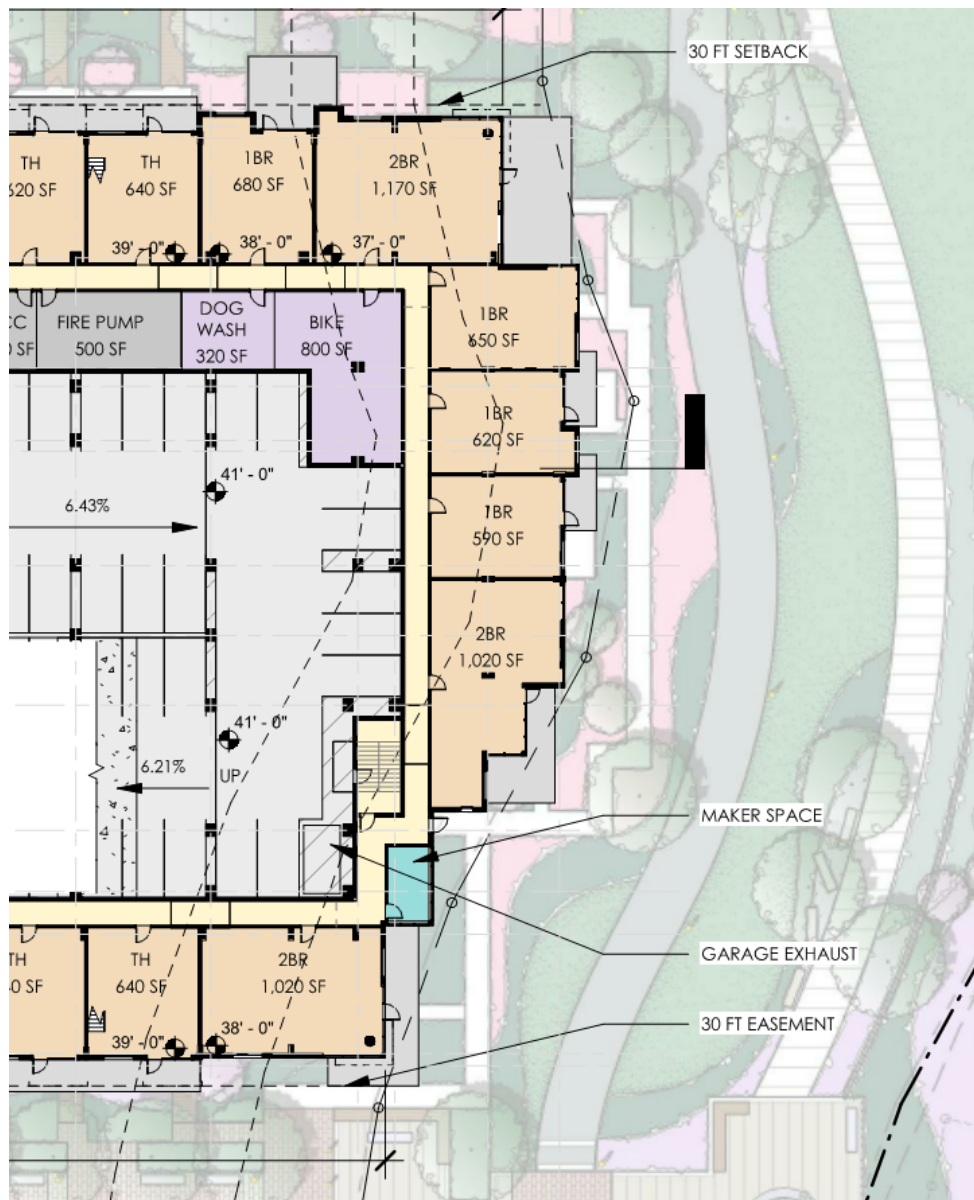
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



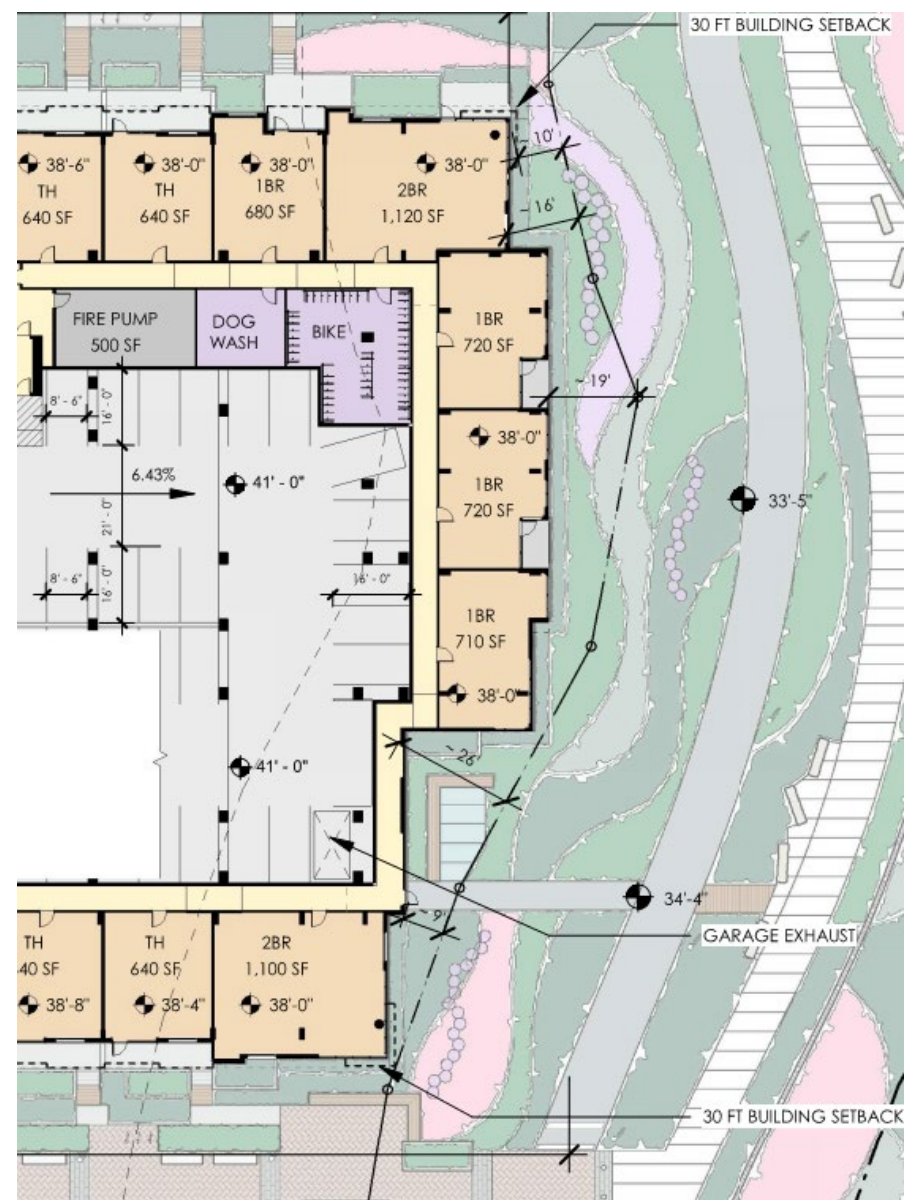
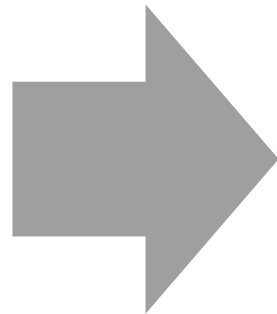
PERSPECTIVE OF SW CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.02

An architectural rendering of a modern urban development. The scene features several tall, multi-story buildings with glass facades and balconies. In the foreground, there is a landscaped area with trees, a winding path, and a few small figures of people. The sky is a deep blue with some light clouds. The text 'GREENWAY' and 'ADJACENCY' is overlaid in a large, white, outlined font.

GREENWAY ADJACENCY

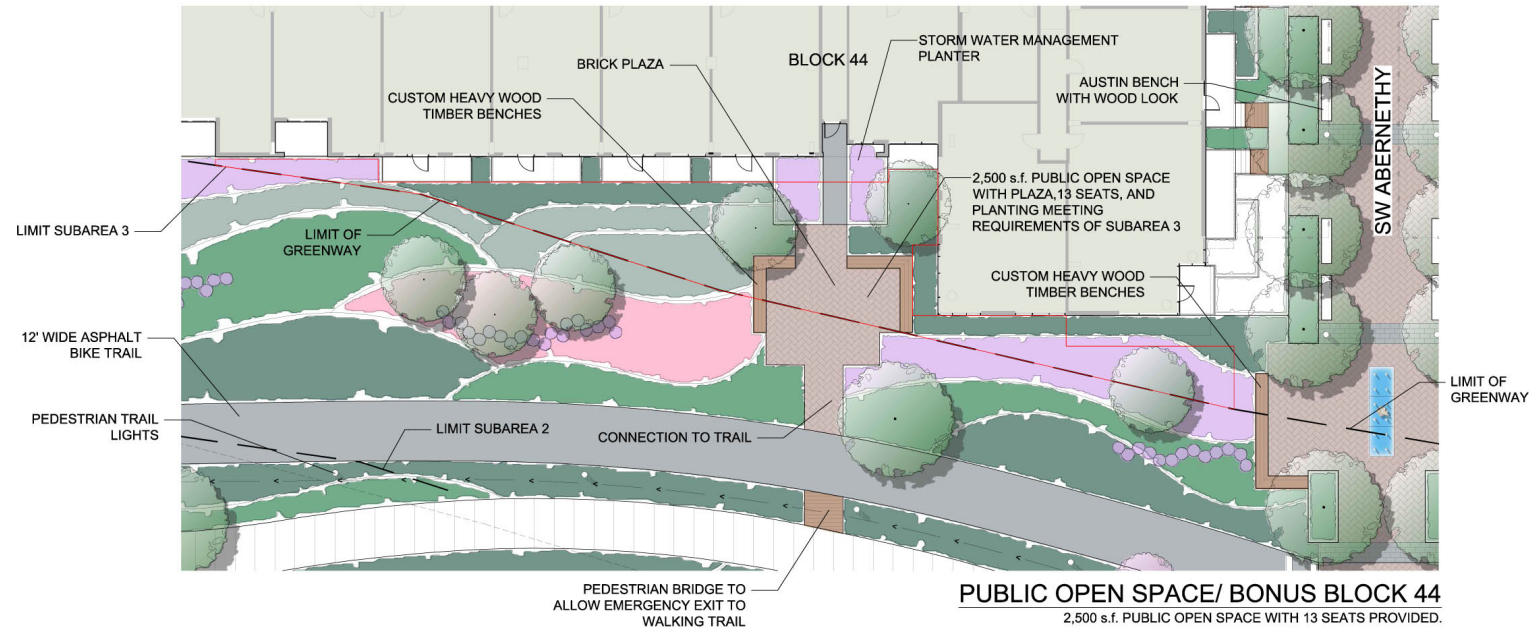


DR1

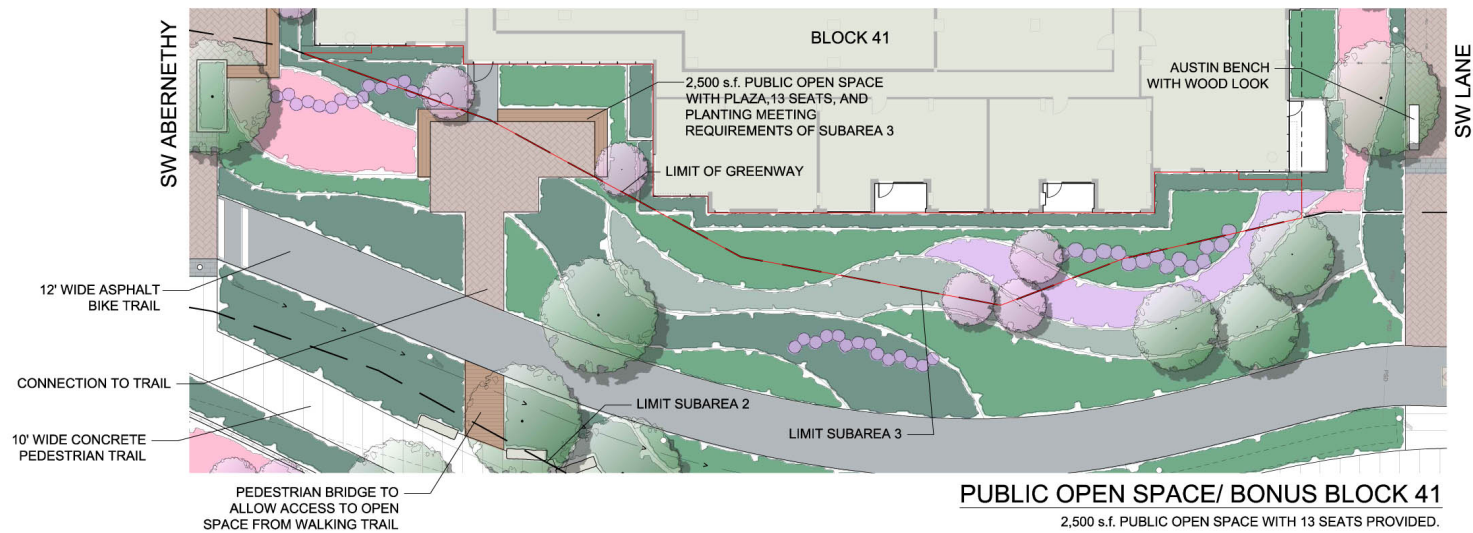


DR2

© 2019 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



© 2019 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PUBLIC OPEN SPACE/ BONUS PLAN - B41 & B44

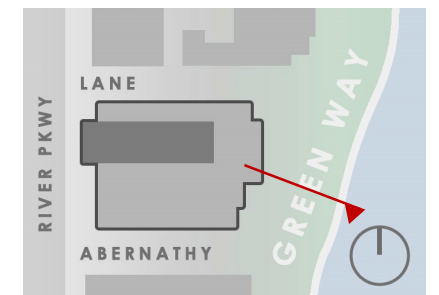
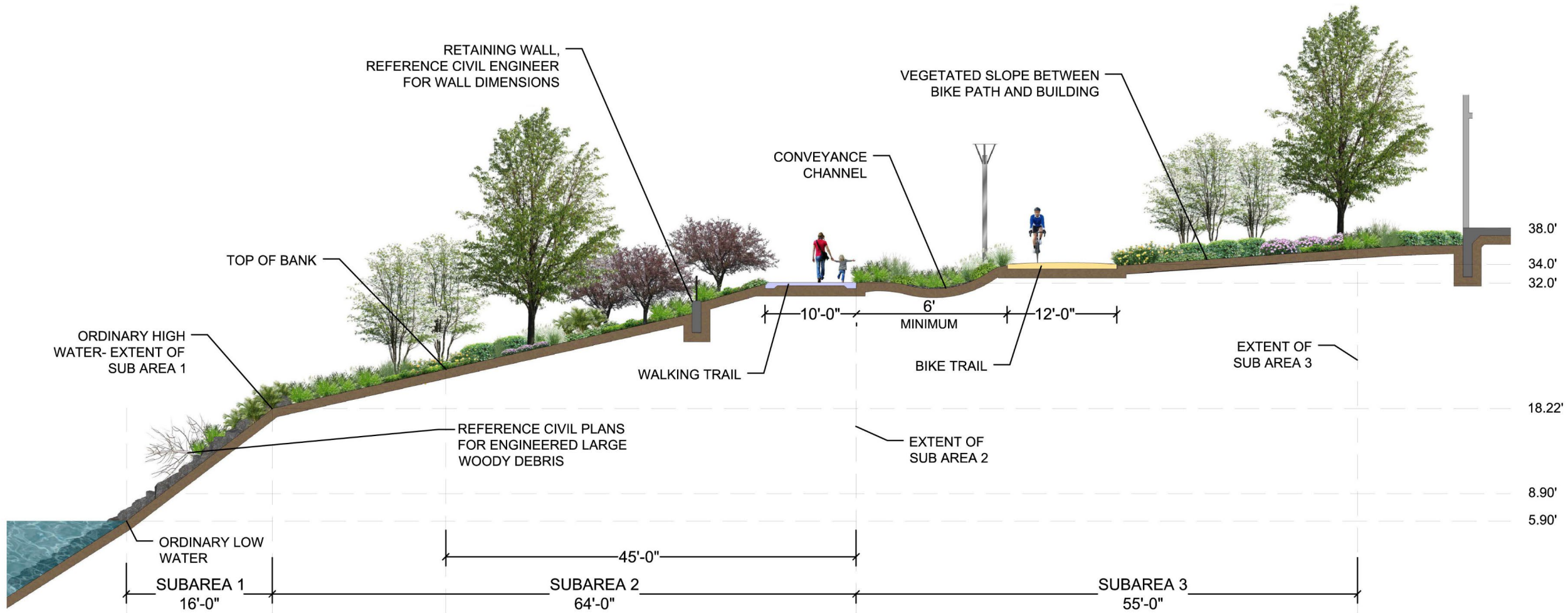
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.116b

DR1

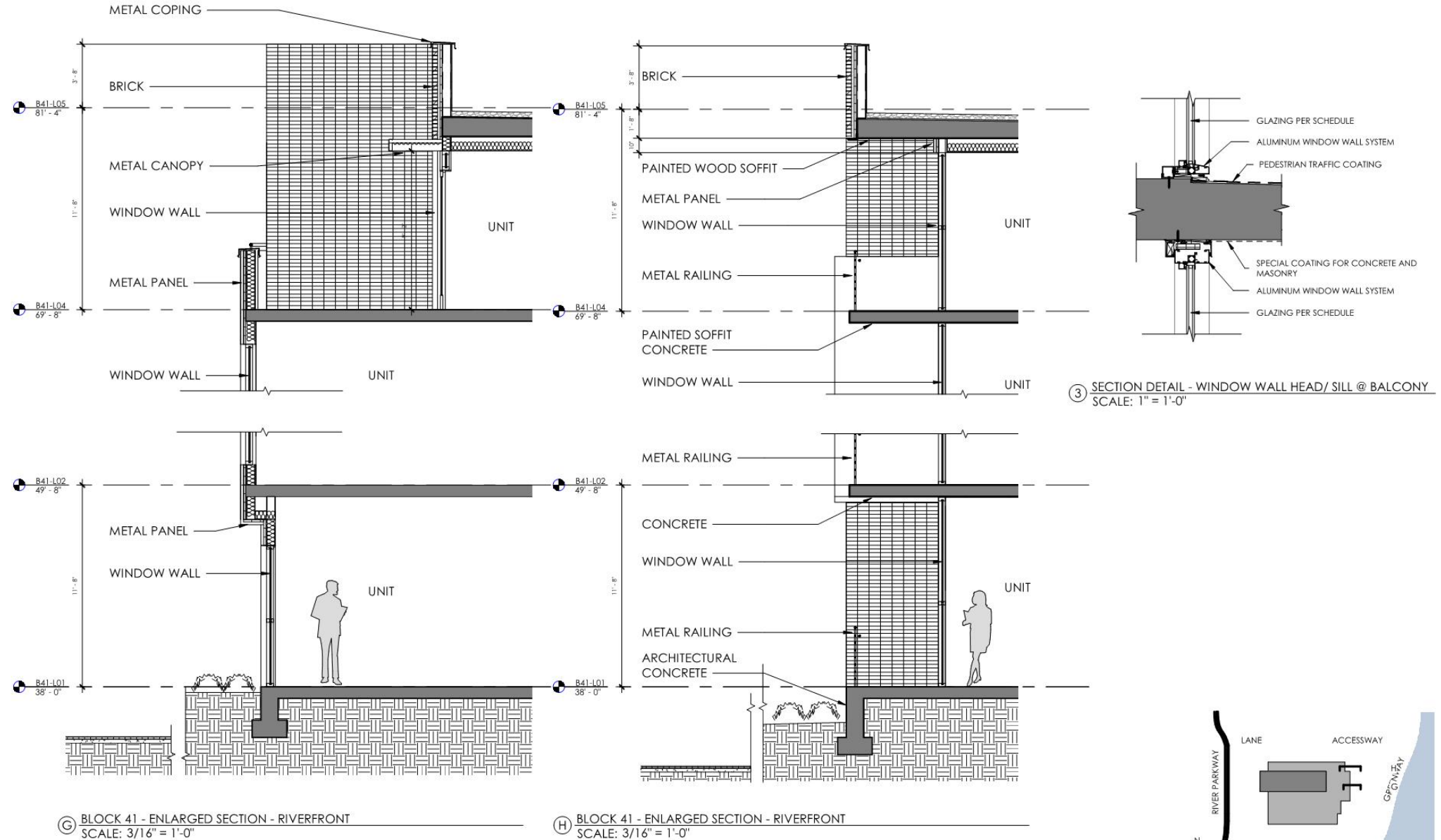


REVISED

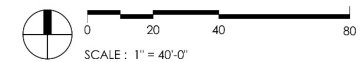




© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - EAST ENLARGED SECTIONS
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.28



MOTORCYCLE	2
TOTAL	2

- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



Meriwether



Meriwether



Atwater



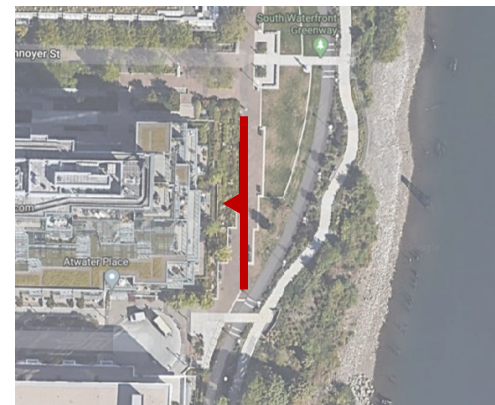
Osprey



Panoramic @ Meriwether



Panoramic @ Atwater



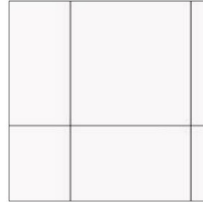
Panoramic @ Osprey





METAL PANEL

COLOR(S): WHITE



CURTAIN WALL

FINISH: PAINTED

TOWER COLOR: WHITE

RETAIL & BASE COLOR: DARK BRONZE



BRICK

STYLE: STACKED

NOMINAL SIZE: 2 1/4" X 12"

COLOR: COAL CREEK

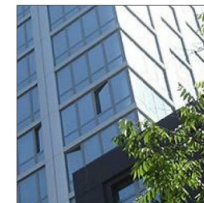


WINDOW WALL

FINISH: ANNOXIDIZED

COLOR: TOWER COLOR: WHITE

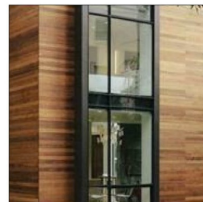
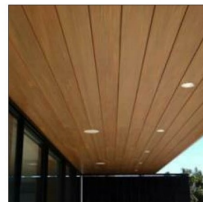
RETAIL & BASE COLOR: DARK BRONZE



WOOD

APPLICATIONS: SOFFITS
CLADDING

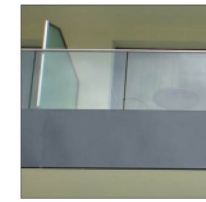
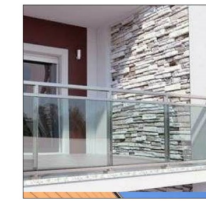
FINISH: STAINED



RAILINGS

STYLES: CABLE RAILING

METAL & GLASS RAILING



CONCRETE

APPLICATIONS: BUILDING BASE
EXPOSED COLUMNS



LOUVERS

FINISH: ANNOXIDIZED

COLOR: TO MATCH CURTAIN WALL



BLOCK 41



© 2020 VDC ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

TOTAL UNITS ON FLOOR	18
COMMERCIAL SF	3,500 SF
LOBBY + LEASING SF	4,030 SF
FAR SF	50,670 SF

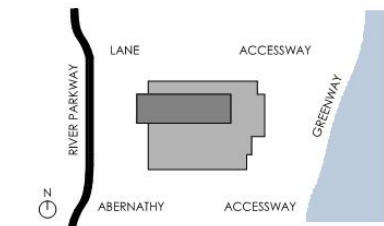
BUILDING SUMMARY

TOTAL UNITS	348
-------------	-----

PARKING STALLS - LEVEL 1

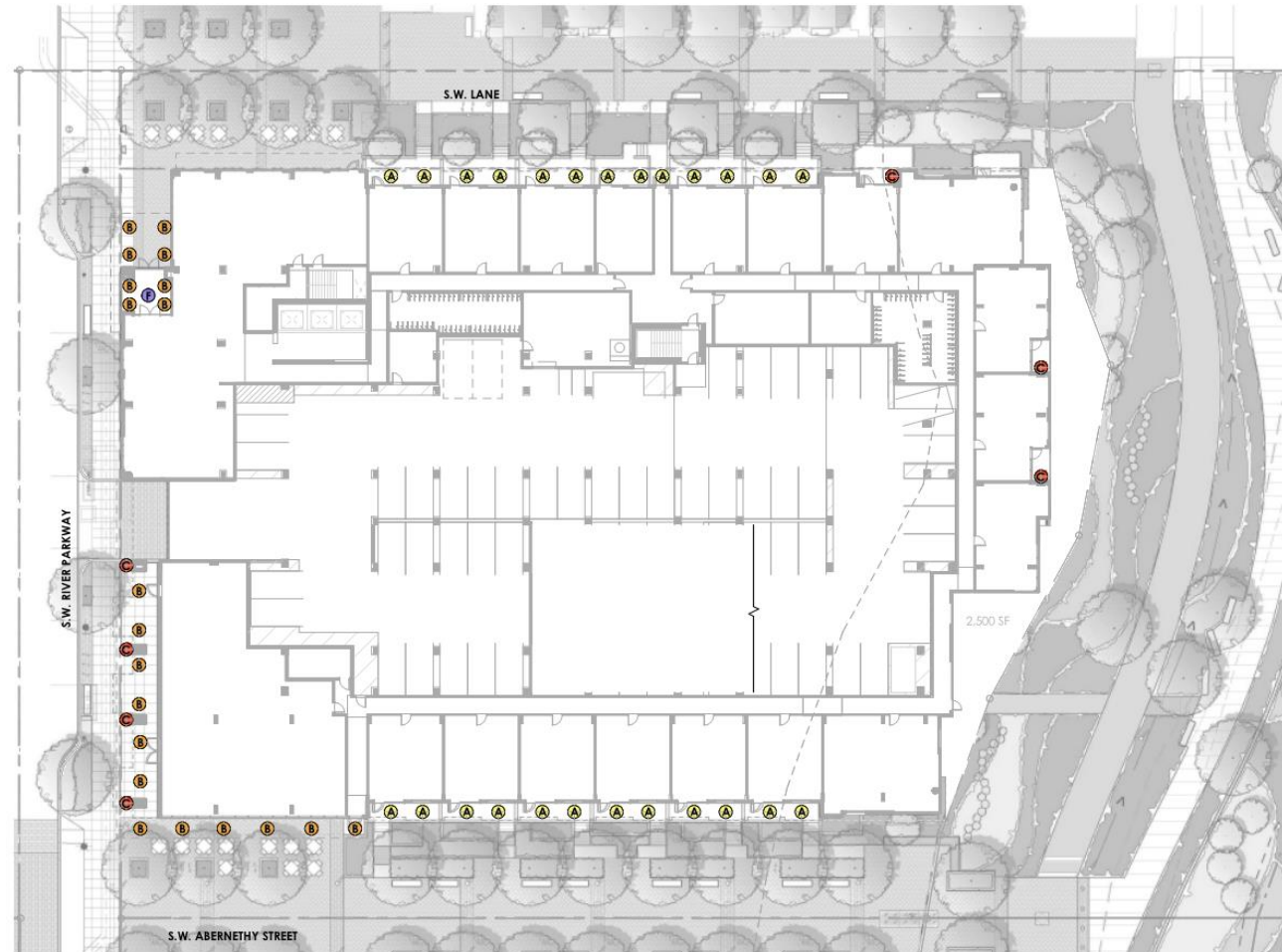
STANDARD - RESIDENTIAL	42
PARALLEL - RESIDENTIAL	2
TOTAL	44
MOTORCYCLE	2
TOTAL	2

RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE
MAKER SPACE



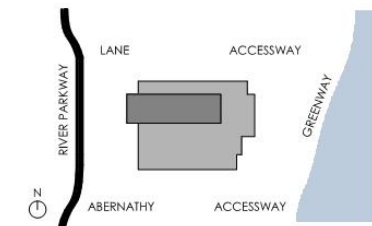
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



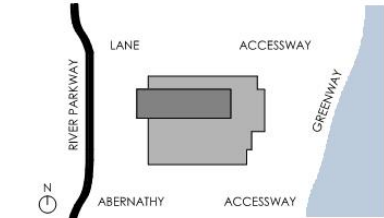
SCALE: As indicated

- A** SQUARE DOWNLIGHT 
- B** CIRCULAR DOWNLIGHT 
- C** WALL SCONCE 
- D** RECESSED WALL LIGHT 
- E** PATHWAY LIGHT (SHORT) 
- F** DECORATIVE ENTRY LIGHT 



LIGHTING PLAN - GROUND LEVEL - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.02

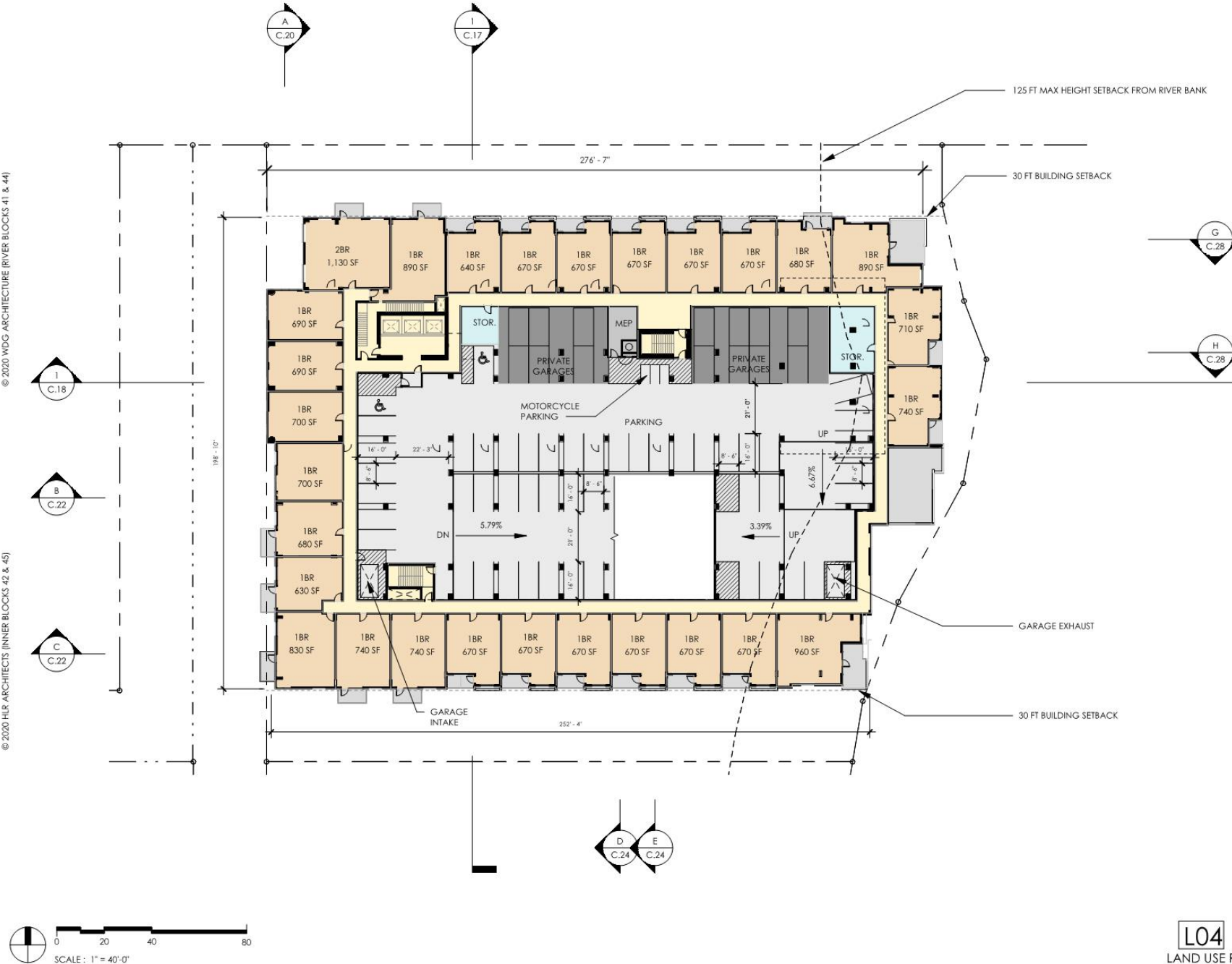




L03 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.04

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

TOTAL UNITS ON FLOOR	28
FAR SF	50,990 SF

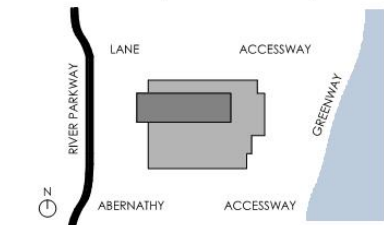
PARKING STALLS - BUILDING SUMMARY

LEVEL 1	STANDARD - RESIDENTIAL	42
LEVEL 1	PARALELL - RESIDENTIAL	2
		44
LEVEL 2	STANDARD - RESIDENTIAL	56
LEVEL 2	PRIVATE - RESIDENTIAL	13
LEVEL 2	PARALELL - RESIDENTIAL	1
LEVEL 2	ACCESSIBLE - RESIDENTIAL	2
		72
LEVEL 3	STANDARD - RESIDENTIAL	58
LEVEL 3	PRIVATE - RESIDENTIAL	14
LEVEL 3	PARALELL - RESIDENTIAL	1
LEVEL 3	ACCESSIBLE - RESIDENTIAL	2
		75
LEVEL 4	STANDARD - RESIDENTIAL	62
LEVEL 4	PRIVATE - RESIDENTIAL	14
LEVEL 4	PARALELL - RESIDENTIAL	1
LEVEL 4	ACCESSIBLE - RESIDENTIAL	2
		79
TOTAL		270

LEVEL 1	MOTORCYCLE	2
LEVEL 2	MOTORCYCLE	3
LEVEL 3	MOTORCYCLE	3
LEVEL 4	MOTORCYCLE	3
TOTAL		11

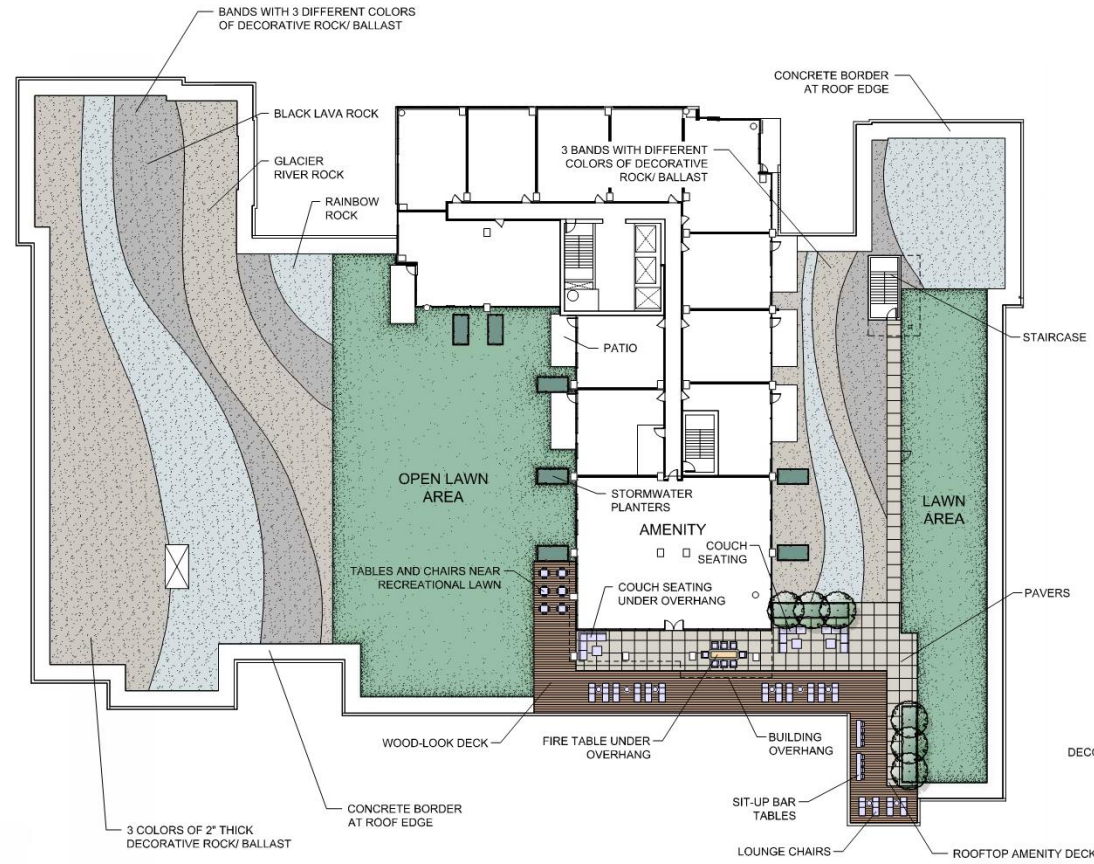
RESIDENTIAL PARKING RATIO (@ 348 UNITS) = (.78/UNIT)
MAX. RESIDENTIAL PARKING RATIO= 1.7

RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE
MAKER SPACE

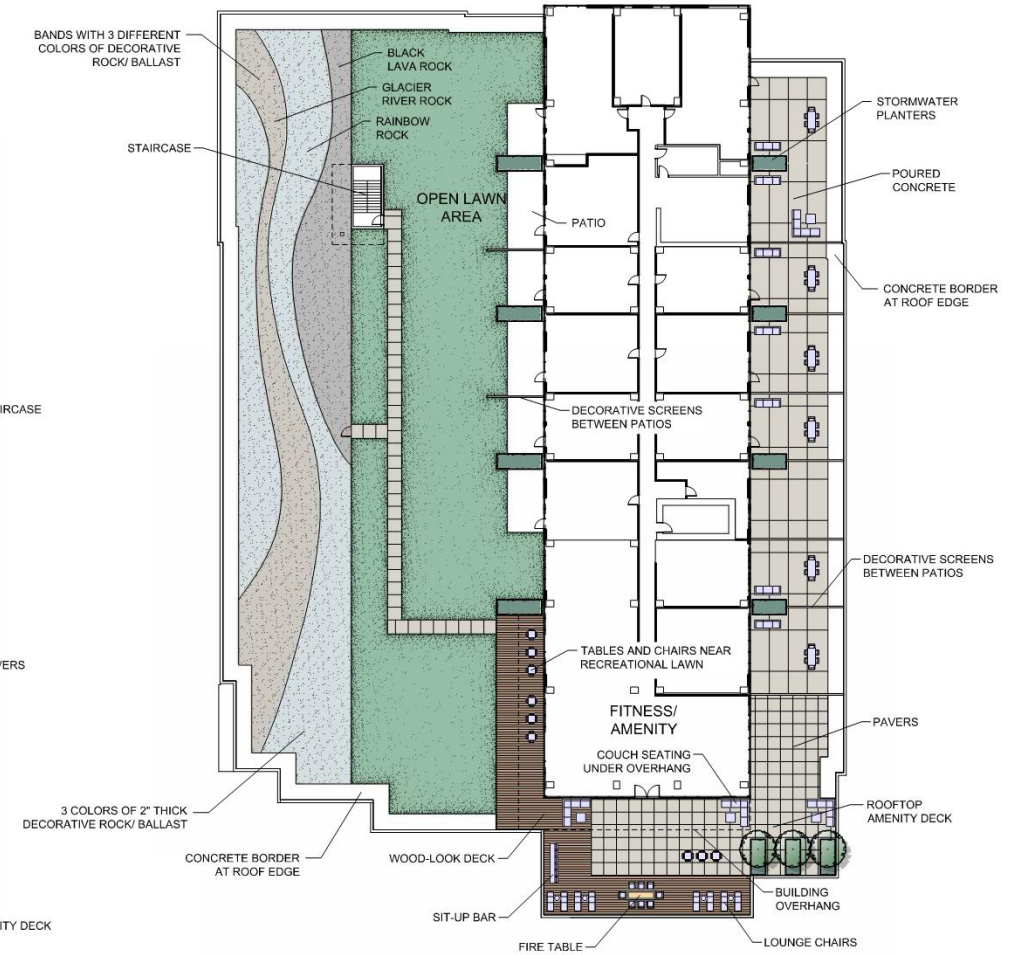


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BUILDING 44



BUILDING 41



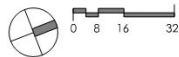
GLACIER RIVER ROCK



BLACK LAVA ROCK

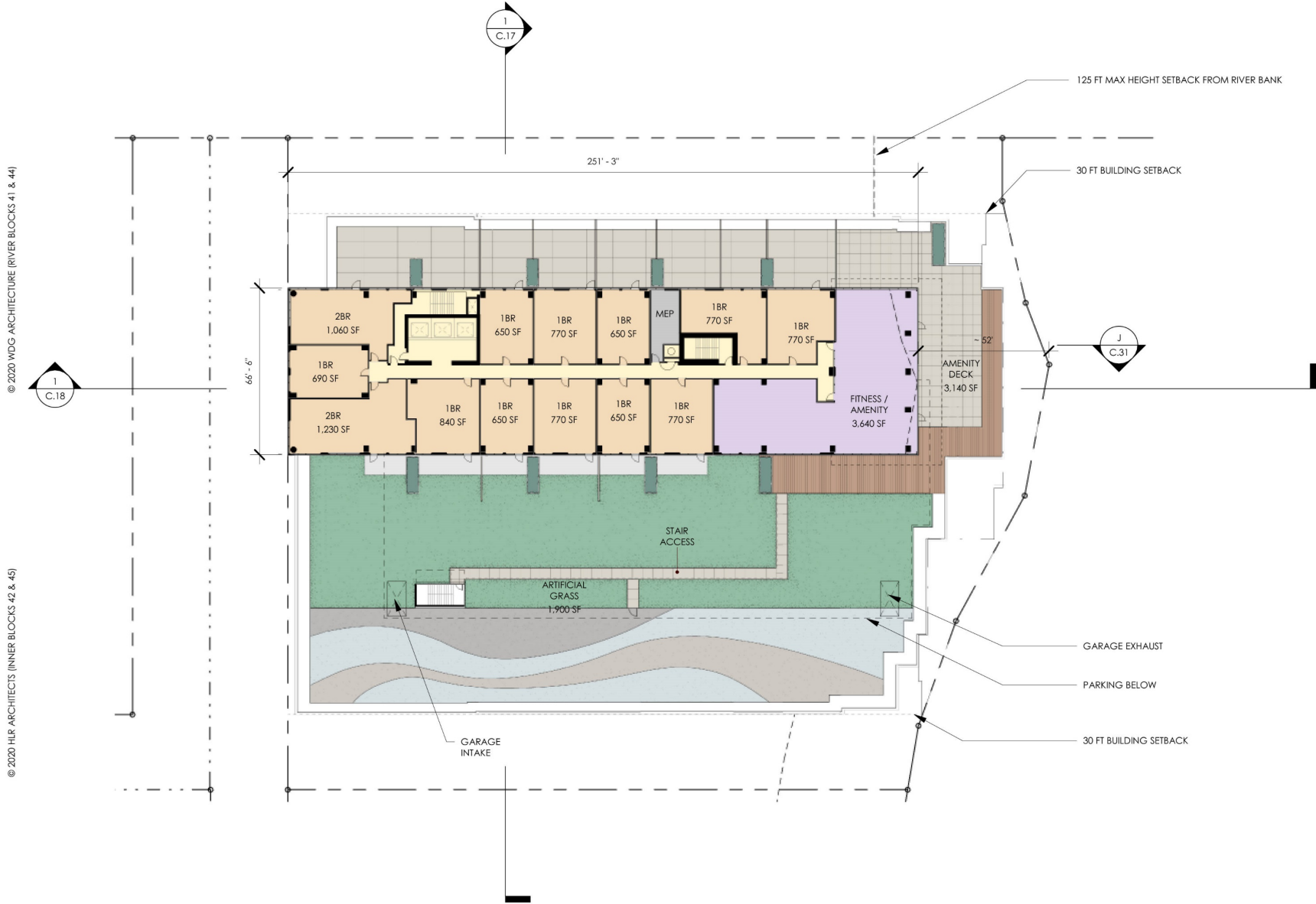


RAINBOW ROCK



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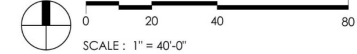
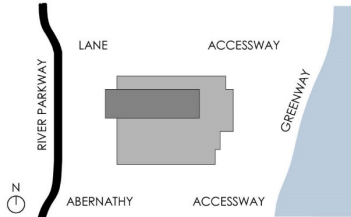
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

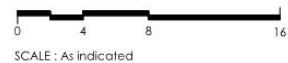
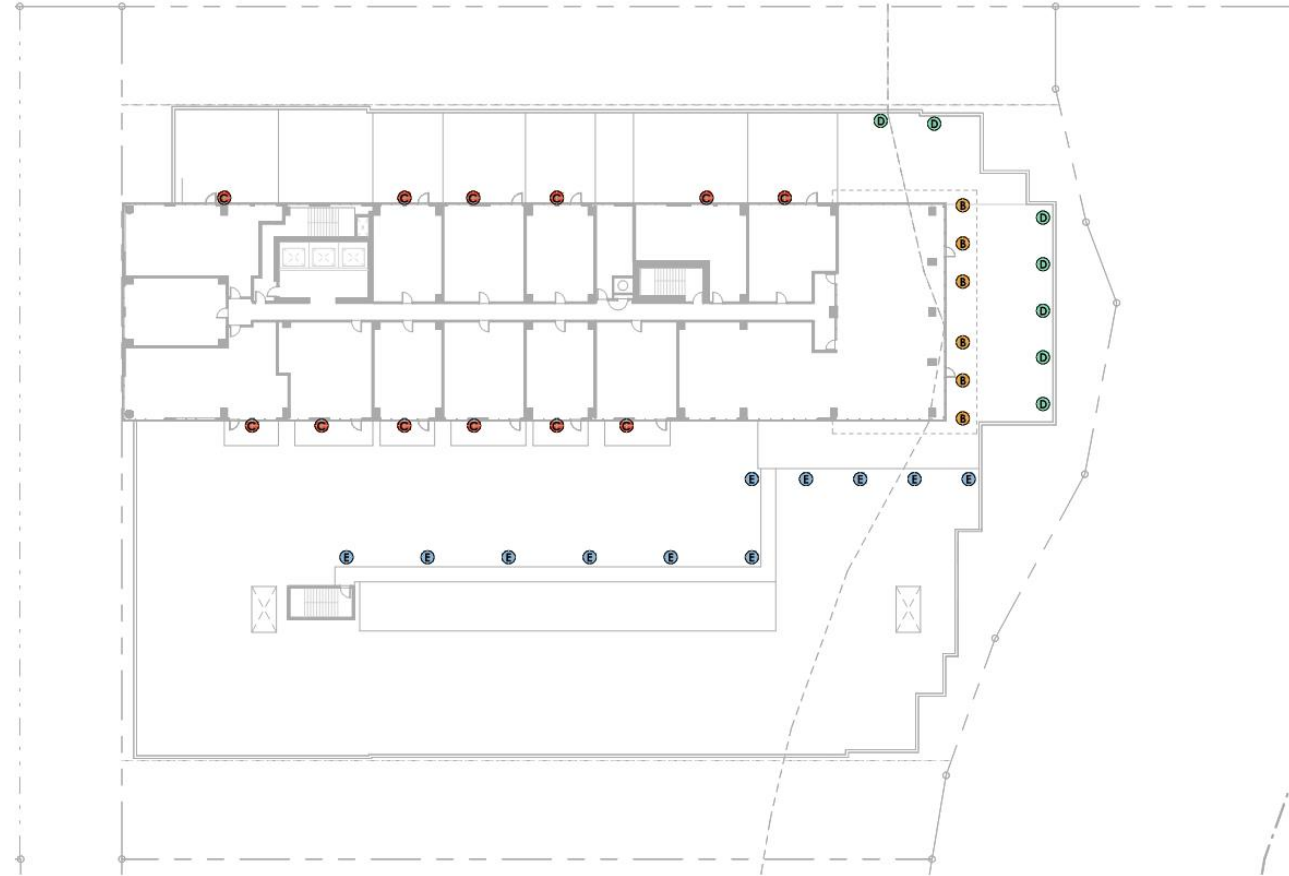
TOTAL UNITS ON FLOOR	13
FAR SF	16,710 SF

- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE

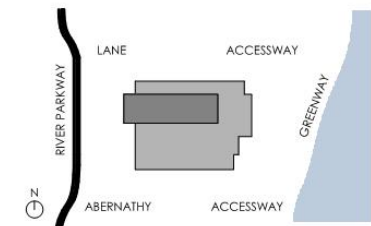


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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



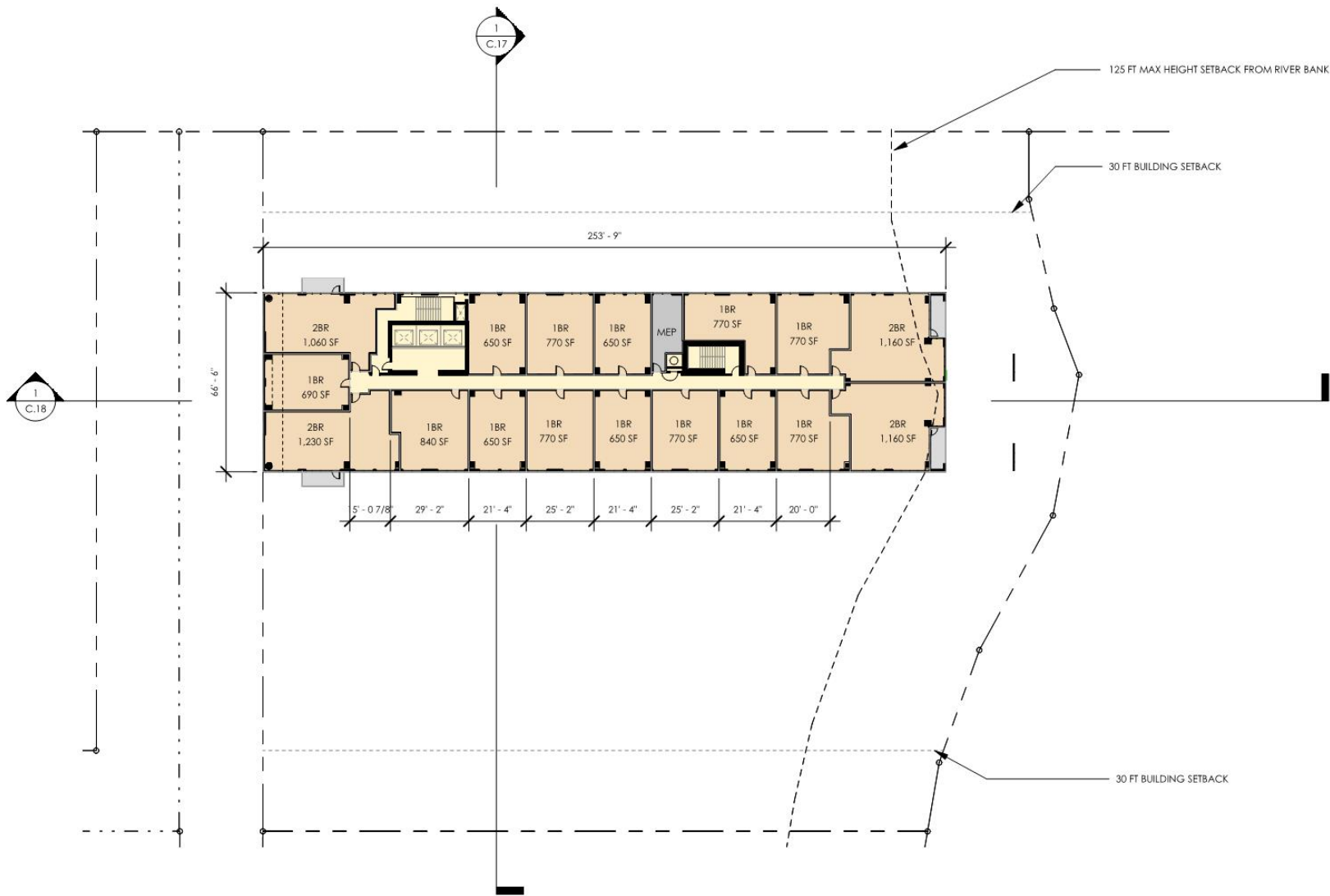
- A** SQUARE DOWNLIGHT 
- B** CIRCULAR DOWNLIGHT 
- C** WALL SCONCE 
- D** RECESSED WALL LIGHT 
- E** PATHWAY LIGHT (SHORT) 
- F** DECORATIVE ENTRY LIGHT 



LIGHTING PLAN - AMENITY DECK - B41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.07

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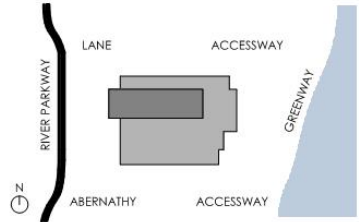
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

UNITS PER FLOOR	17
FAR SF PER FLOOR	16,680 SF

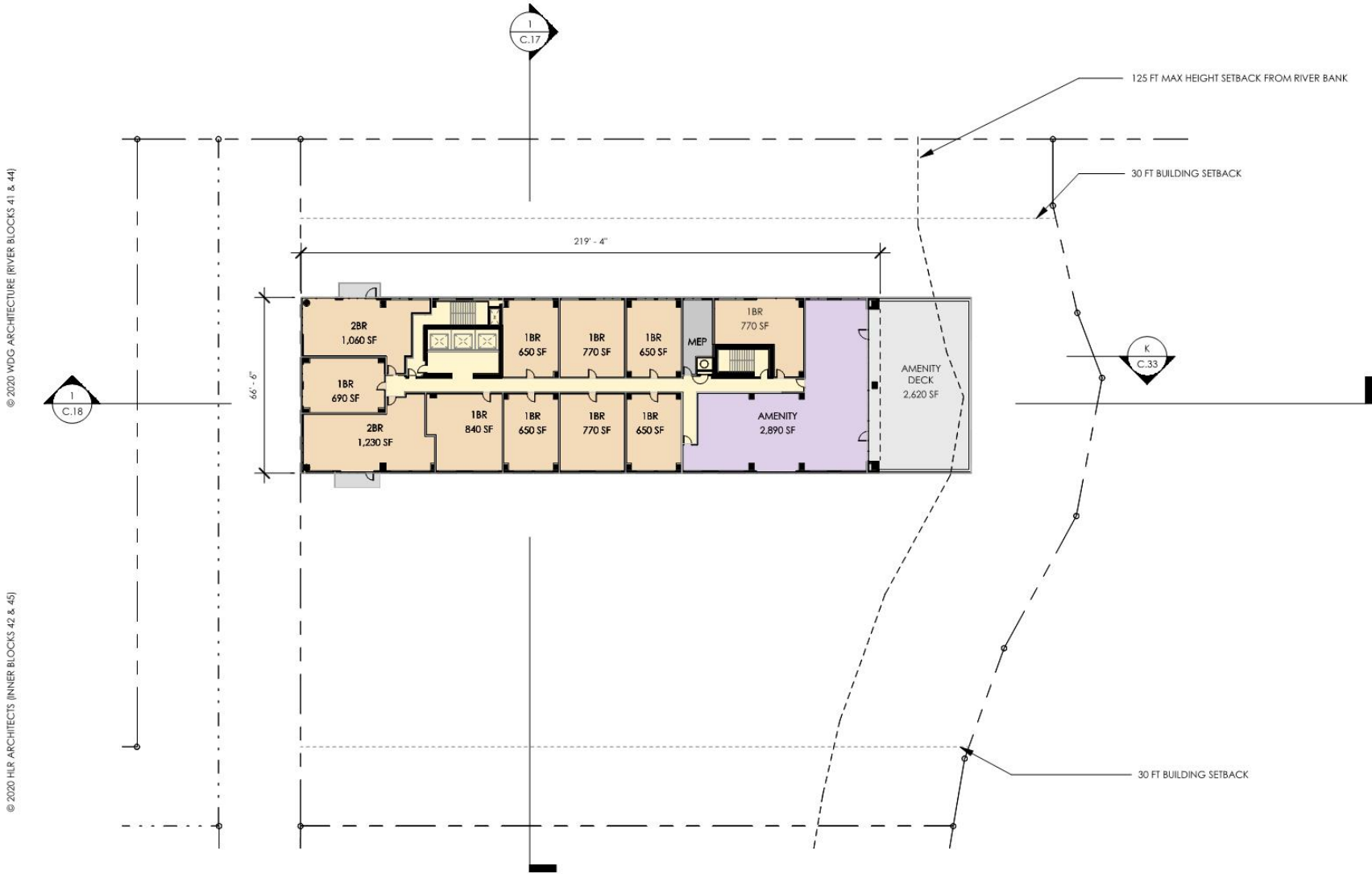
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



L06-12 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.08

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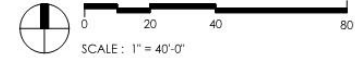
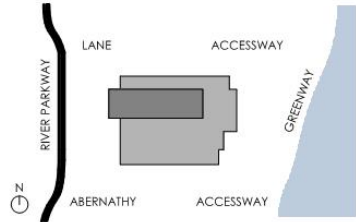
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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	11
FAR SF	14,250 SF

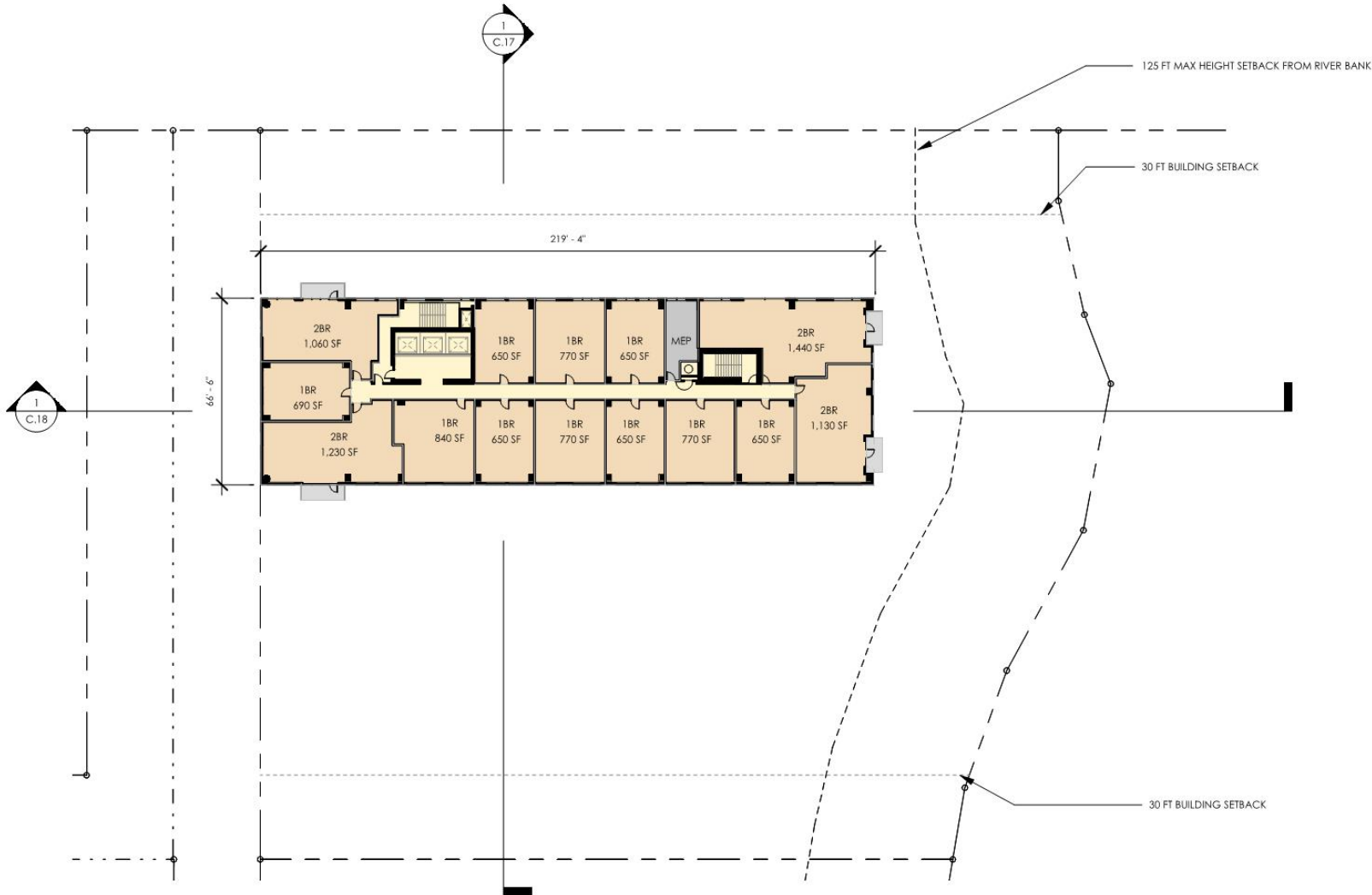
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



L13 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.09

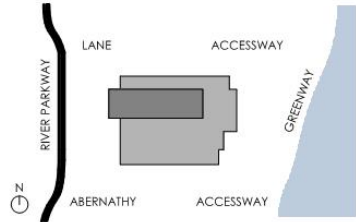
© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

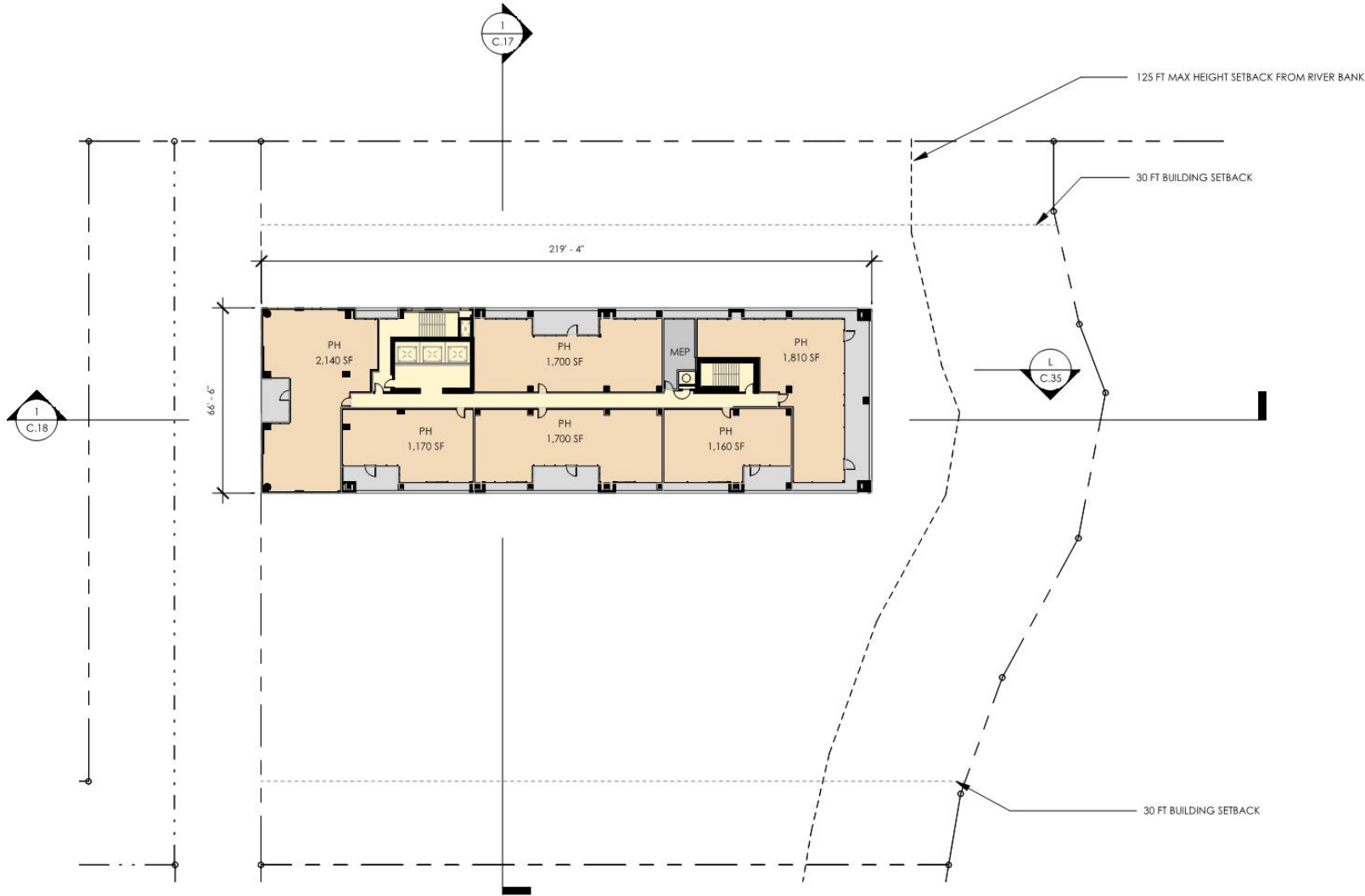
UNITS PER FLOOR	14
FAR SF PER FLOOR	14,490 SF



L14-21 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.10

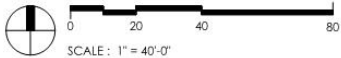
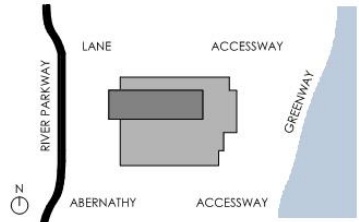
© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



LEVEL SUMMARY

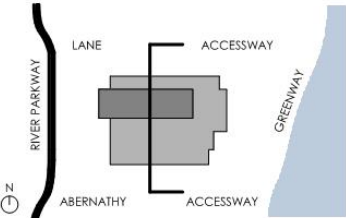
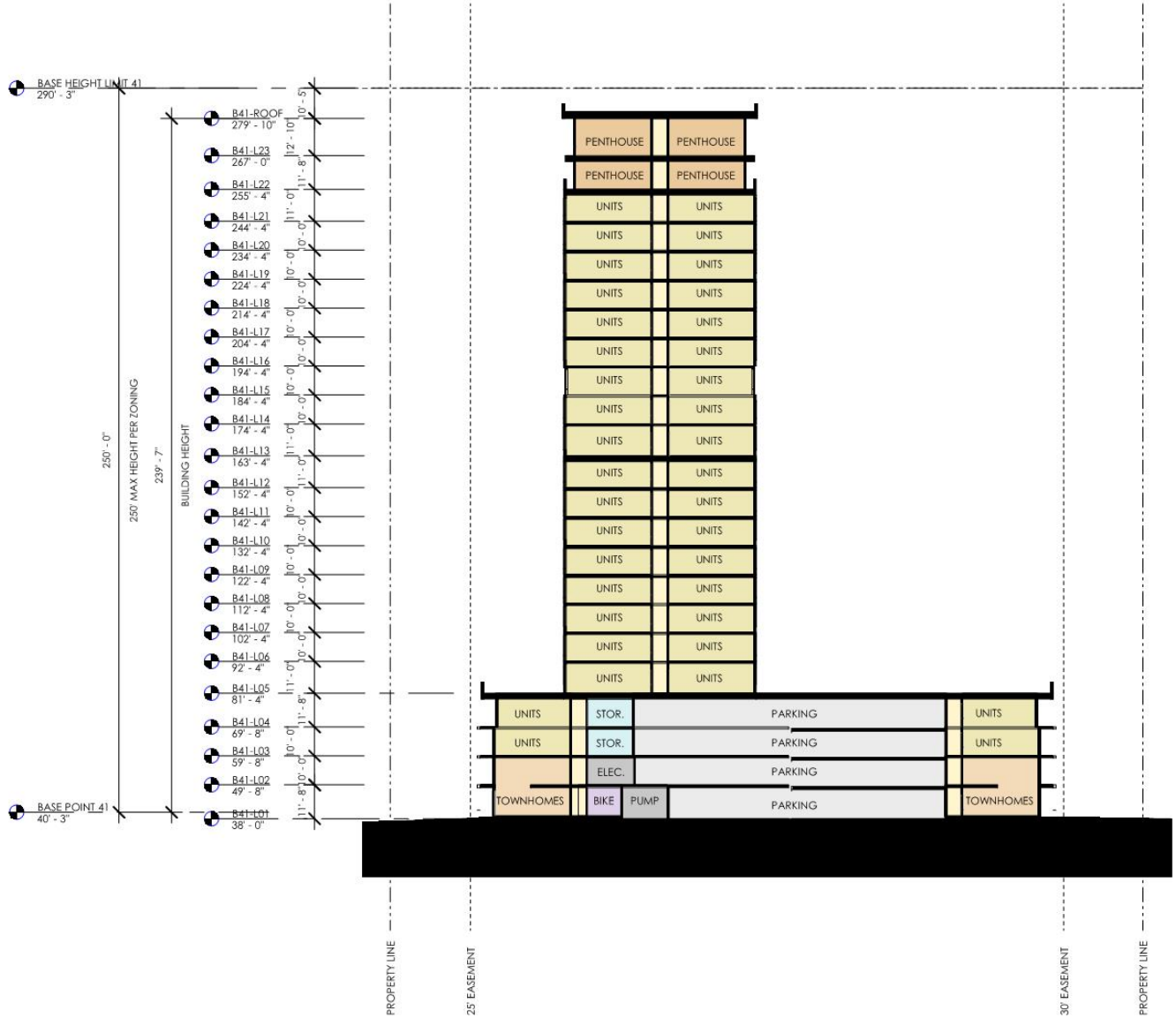
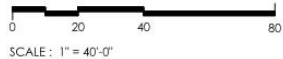
UNITS PER FLOOR	6
FAR SF PER FLOOR	12,140 SF



L22-23 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.11

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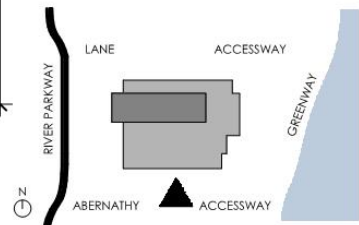
BLOCK 41 - N-S BUILDING SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.17



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



B41 - ROOF	279' - 10"	12' - 10"
B41 - L23	267' - 0"	11' - 8"
B41 - L22	255' - 4"	11' - 0"
B41 - L21	244' - 4"	10' - 0"
B41 - L20	234' - 4"	10' - 0"
B41 - L19	224' - 4"	10' - 0"
B41 - L18	214' - 4"	10' - 0"
B41 - L17	204' - 4"	10' - 0"
B41 - L16	194' - 4"	10' - 0"
B41 - L15	184' - 4"	10' - 0"
B41 - L14	174' - 4"	11' - 0"
B41 - L13	163' - 4"	11' - 0"
B41 - L12	152' - 4"	10' - 0"
B41 - L11	142' - 4"	10' - 0"
B41 - L10	132' - 4"	10' - 0"
B41 - L09	122' - 4"	10' - 0"
B41 - L08	112' - 4"	10' - 0"
B41 - L07	102' - 4"	10' - 0"
B41 - L06	92' - 4"	11' - 8"
B41 - L05	81' - 4"	11' - 8"
B41 - L04	69' - 8"	10' - 0"
B41 - L03	59' - 8"	10' - 0"
B41 - L02	49' - 8"	11' - 8"
B41 - L01	38' - 0"	



BLOCK 41 - SOUTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.14

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



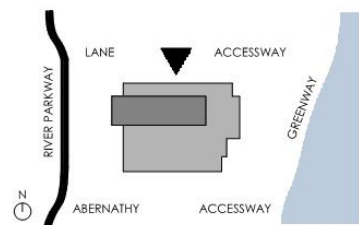
BLOCK 41 - EAST ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.15

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



B41 - ROOF	279' - 10"	12' - 10"
B41 - L23	267' - 0"	11' - 8"
B41 - L22	255' - 4"	11' - 0"
B41 - L21	244' - 4"	10' - 0"
B41 - L20	234' - 4"	10' - 0"
B41 - L19	224' - 4"	10' - 0"
B41 - L18	214' - 4"	10' - 0"
B41 - L17	204' - 4"	10' - 0"
B41 - L16	194' - 4"	10' - 0"
B41 - L15	184' - 4"	10' - 0"
B41 - L14	174' - 4"	11' - 0"
B41 - L13	163' - 4"	241' - 10"
B41 - L12	152' - 4"	11' - 0"
B41 - L11	142' - 4"	10' - 0"
B41 - L10	132' - 4"	10' - 0"
B41 - L09	122' - 4"	10' - 0"
B41 - L08	112' - 4"	10' - 0"
B41 - L07	102' - 4"	10' - 0"
B41 - L06	92' - 4"	11' - 8"
B41 - L05	81' - 4"	11' - 8"
B41 - L04	69' - 8"	10' - 0"
B41 - L03	59' - 8"	10' - 0"
B41 - L02	49' - 8"	11' - 8"
B41 - L01	38' - 0"	



0 20 40 80
SCALE: 1" = 40'-0"

1
C.29

BLOCK 41 - NORTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.16

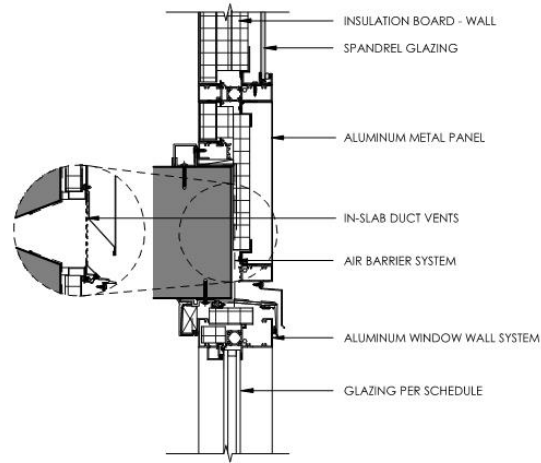
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



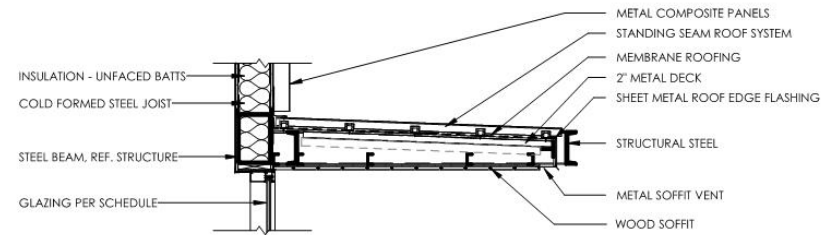
BLOCK 41 - WEST ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.19

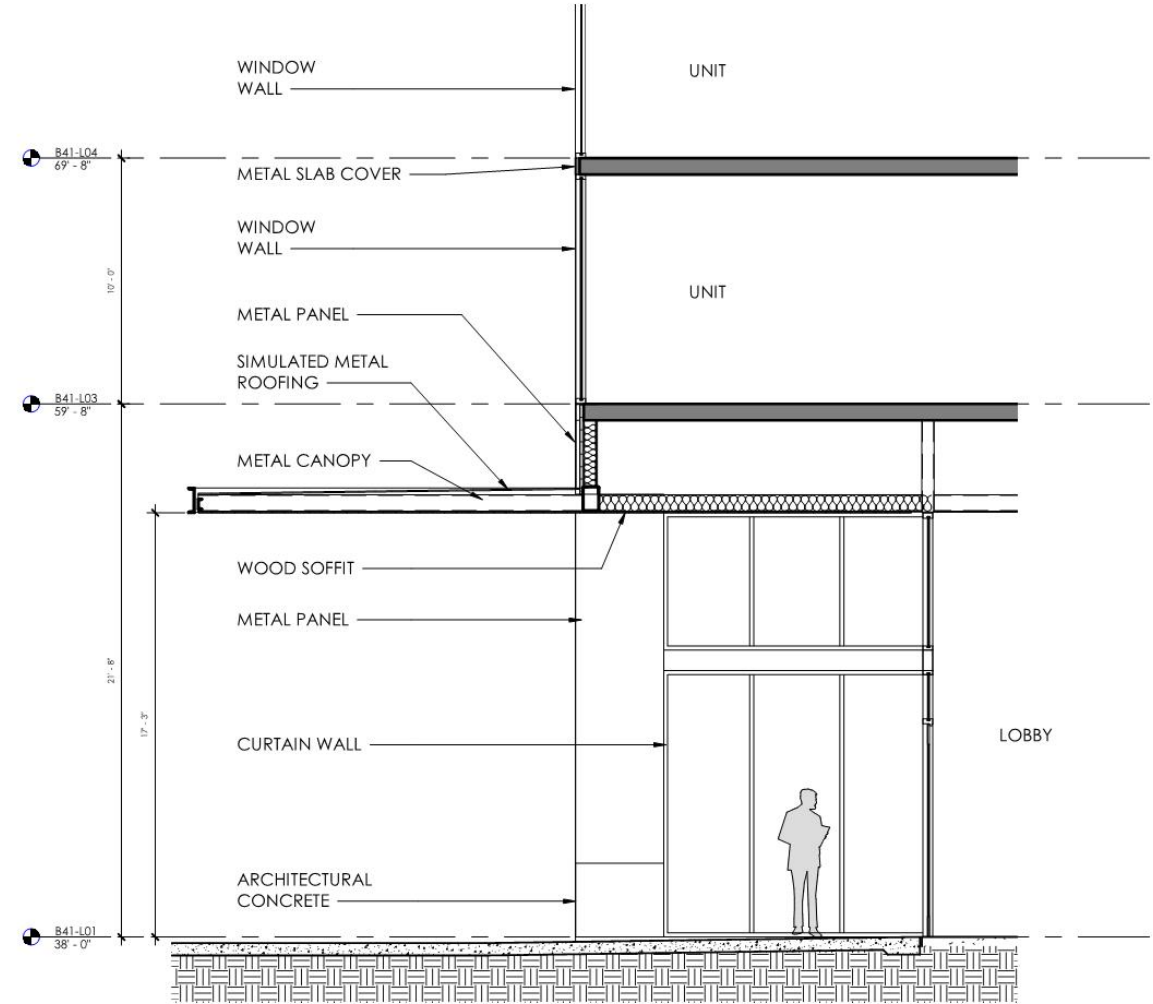
© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)



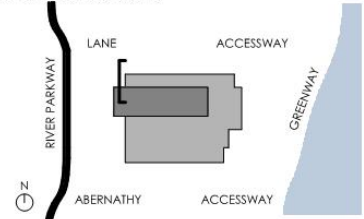
③ SECTION DETAIL - WINDOW WALL SLAB EDGE COVER
SCALE: 1 1/2" = 1'-0"



② SECTION DETAIL - METAL CANOPY
SCALE: 3/8" = 1'-0"



Ⓐ BLOCK 41 - ENLARGED SECTION - LEASING ENTRY
SCALE: 3/16" = 1'-0"



BLOCK 41 - WEST ENLARGED SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.20

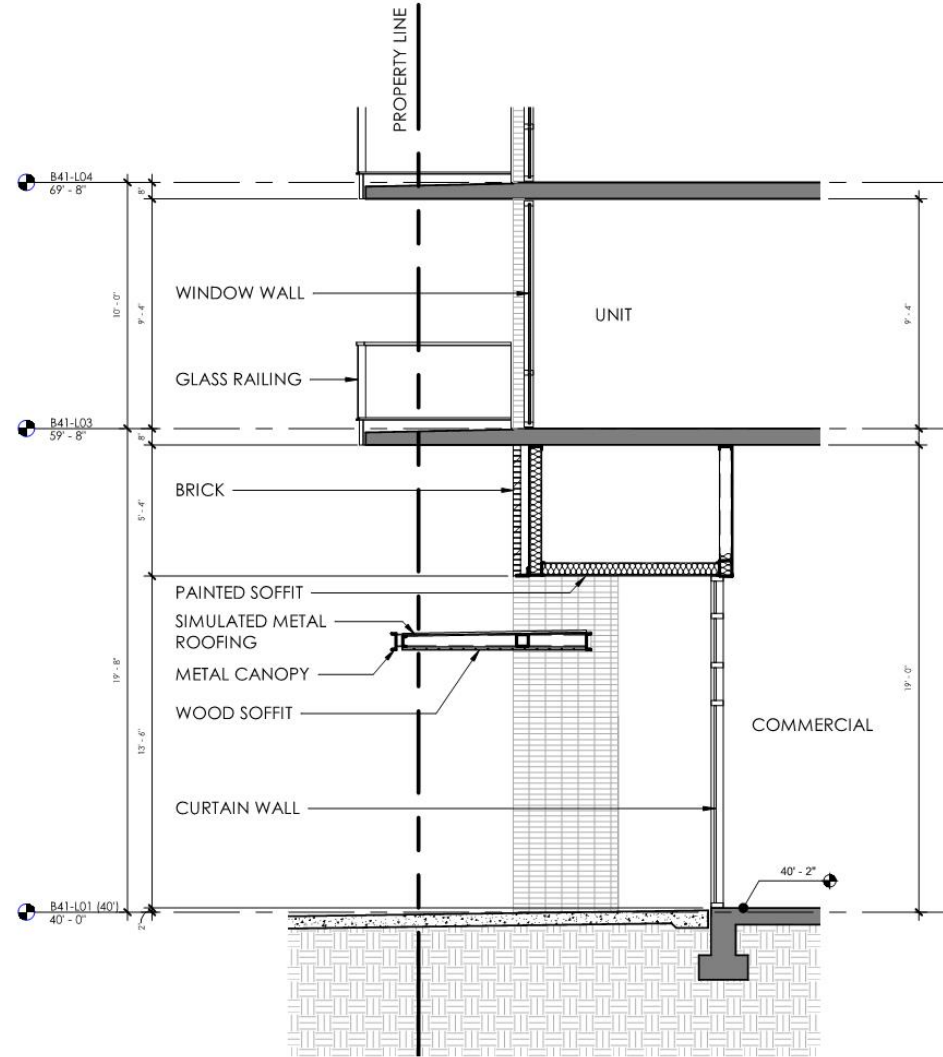
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - WEST ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.21

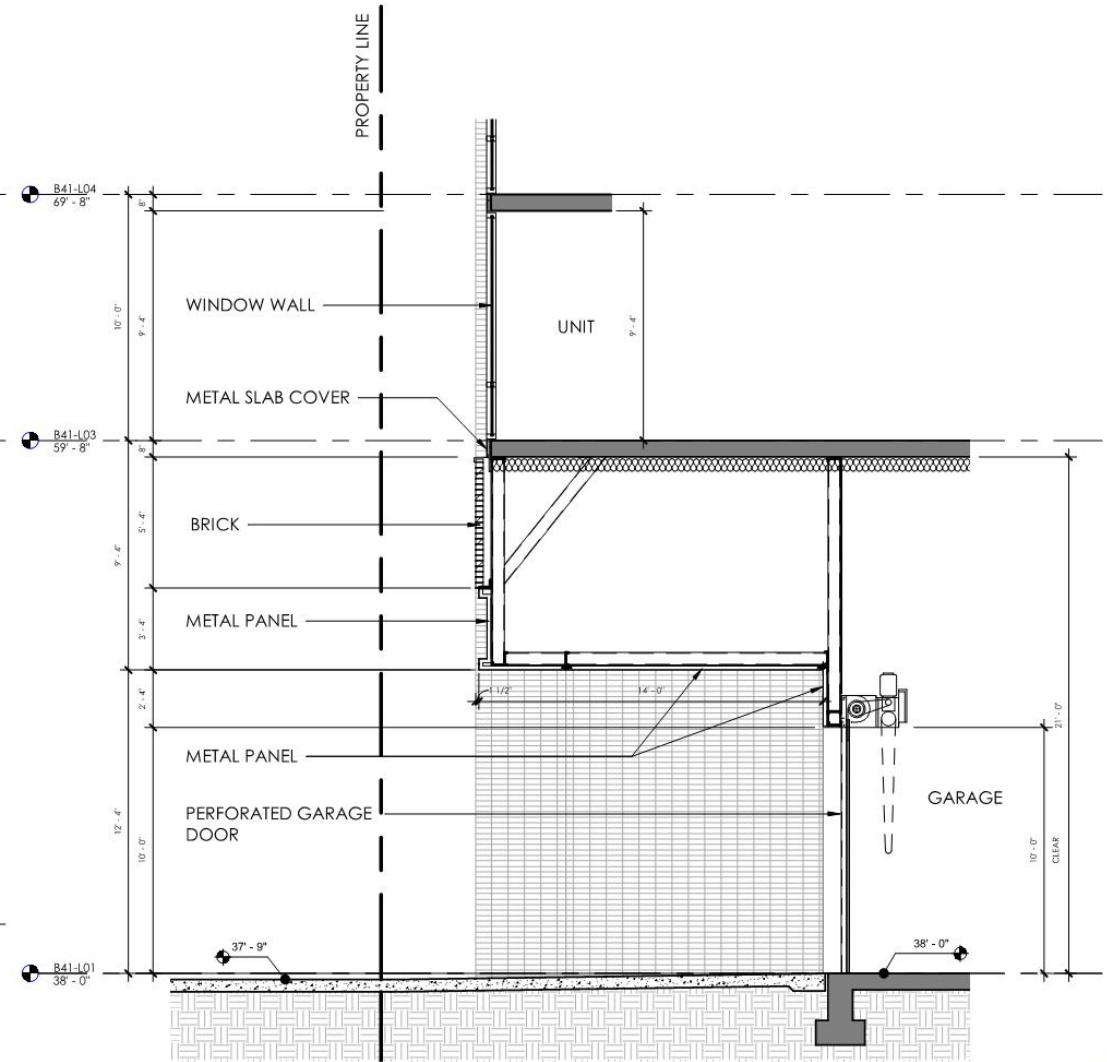
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



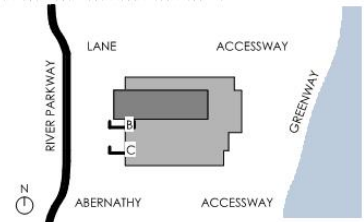
© BLOCK 41 - ENLARGED SECTION - COMMERCIAL ENTRY



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



Ⓑ BLOCK 41 - ENLARGED SECTION - GARAGE ENTRY



BLOCK 41 - WEST ENLARGED SECTIONS

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.22

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

- METAL COPING
- BRICK
- WOOD
- METAL RAILING
- 841 - L05
81' - 4"
- 841 - L04
69' - 8"
- 841 - L03
59' - 8"
- 841 - L02
49' - 8"
- 841 - L01
38' - 0"
- PLANTER



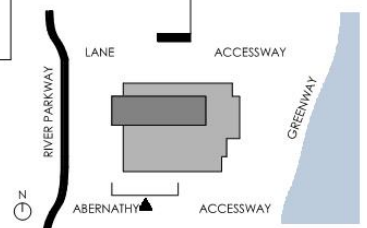
WINDOW WALL
METAL CANOPY

BRICK PAVING
CONCRETE

CONCRETE PAVING
WOOD
PAINTED SOFFIT

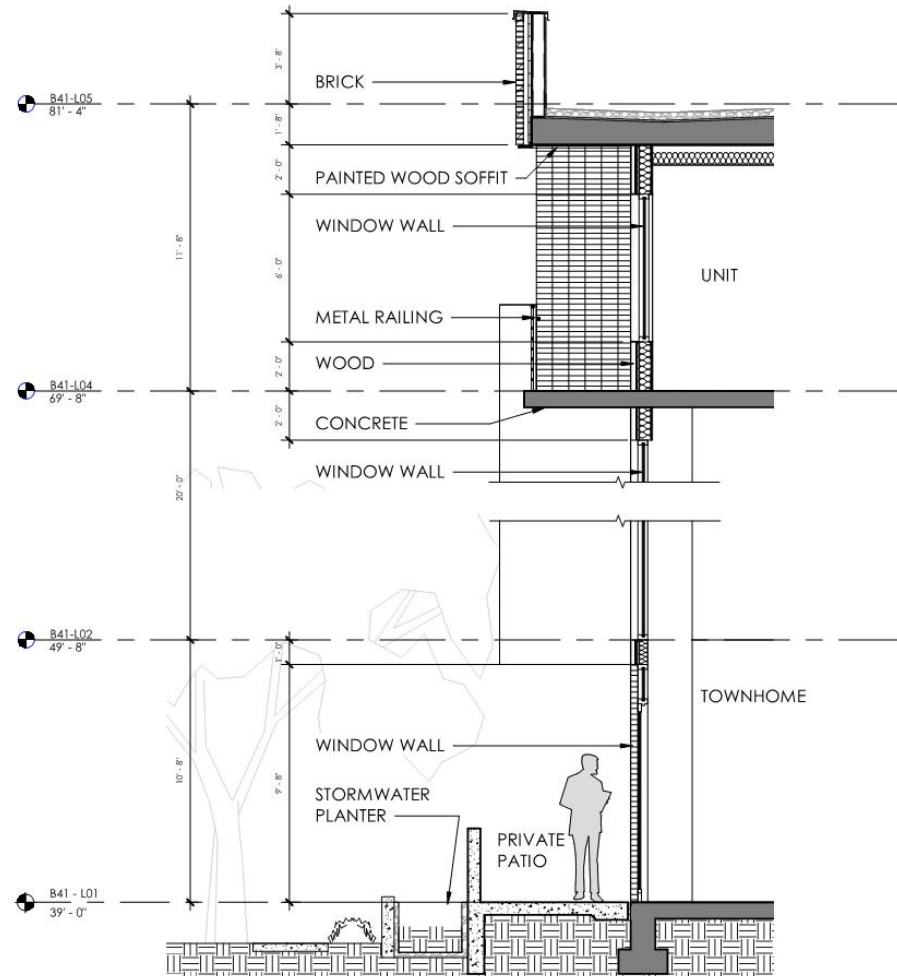
METAL PANEL
PLANTER

CONCRETE
LANE



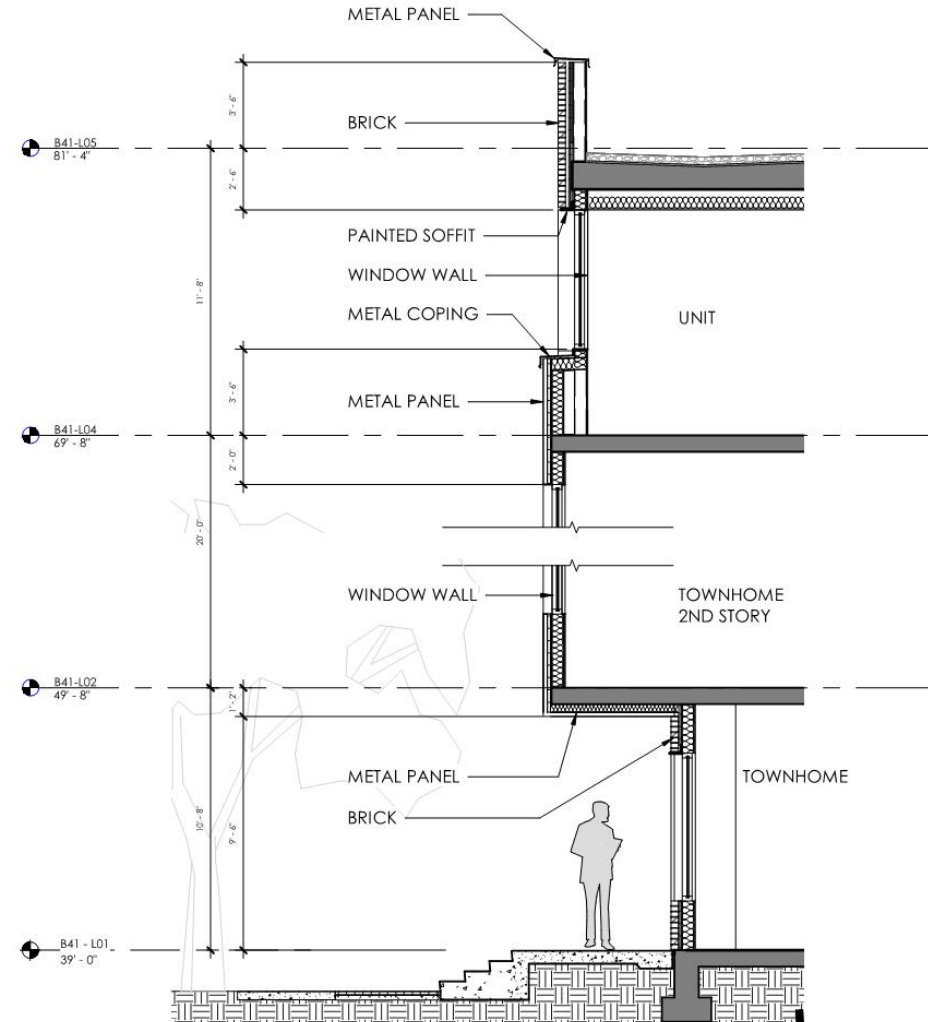
BLOCK 41 - SOUTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.23

© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)

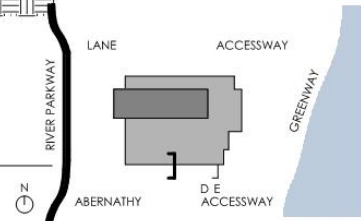


D BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH

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



E BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH



BLOCK 41 - SOUTH ENLARGED SECTIONS

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.24

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

- 11' - 8"
 - 10' - 0"
 - 10' - 0"
 - 11' - 8"
- B41 - L05
81' - 4"
 - B41 - L04
69' - 8"
 - B41 - L03
59' - 8"
 - B41 - L02
49' - 8"
 - B41 - L01
38' - 0"

METAL COPING

BRICK

PAINTED SOFFIT

WOOD

METAL PANEL

METAL SLAB COVER

PLANTER

BRICK PAVING
CONCRETE

CONCRETE PAVING

CURTAIN WALL
METAL RAILING

BRICK

CURTAIN WALL

METAL PANEL

LANE

ACCESSWAY

N

ABERNATHY

ACCESSWAY

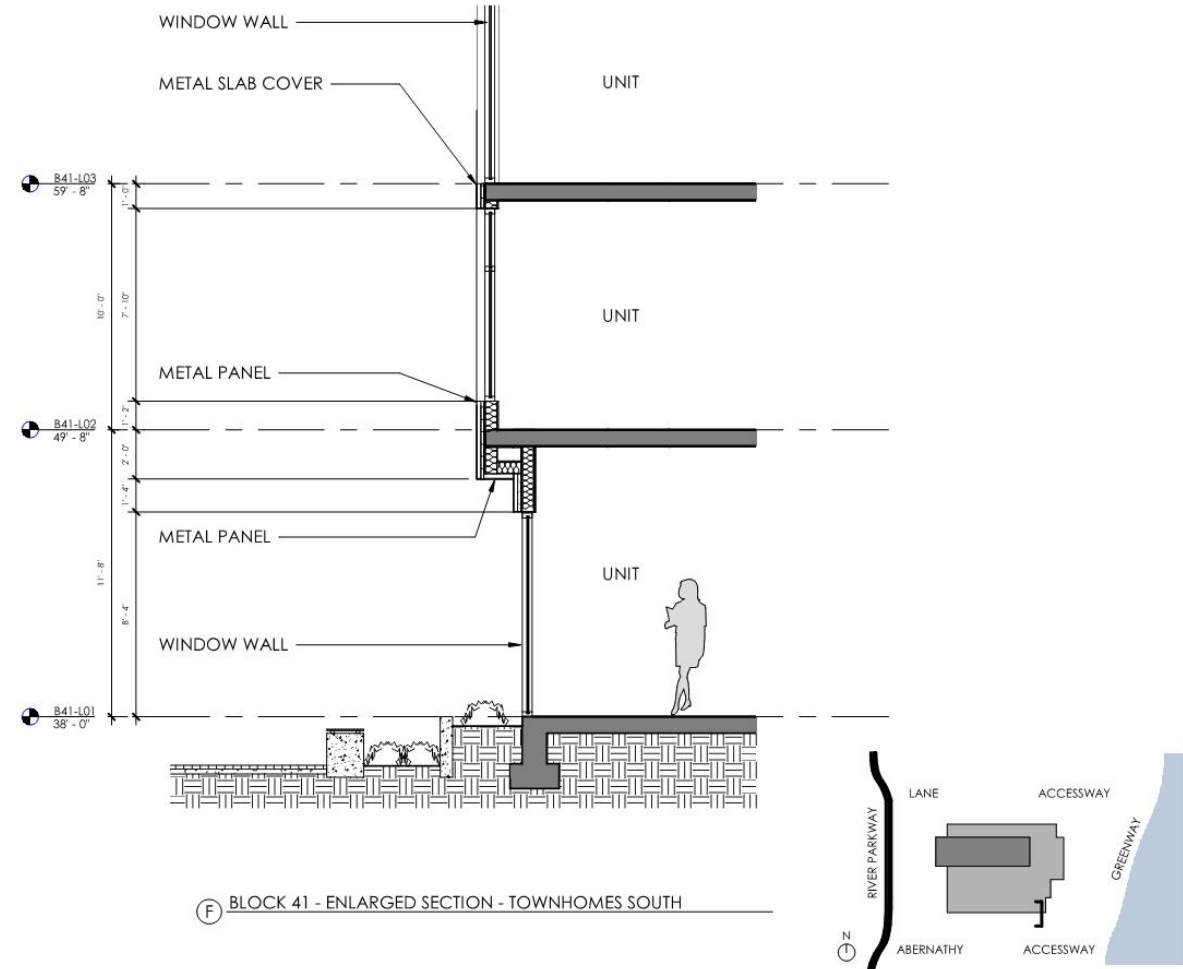
GREENWAY

BLOCK 41 - SOUTH ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.25



© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - SOUTH ENLARGED SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.26

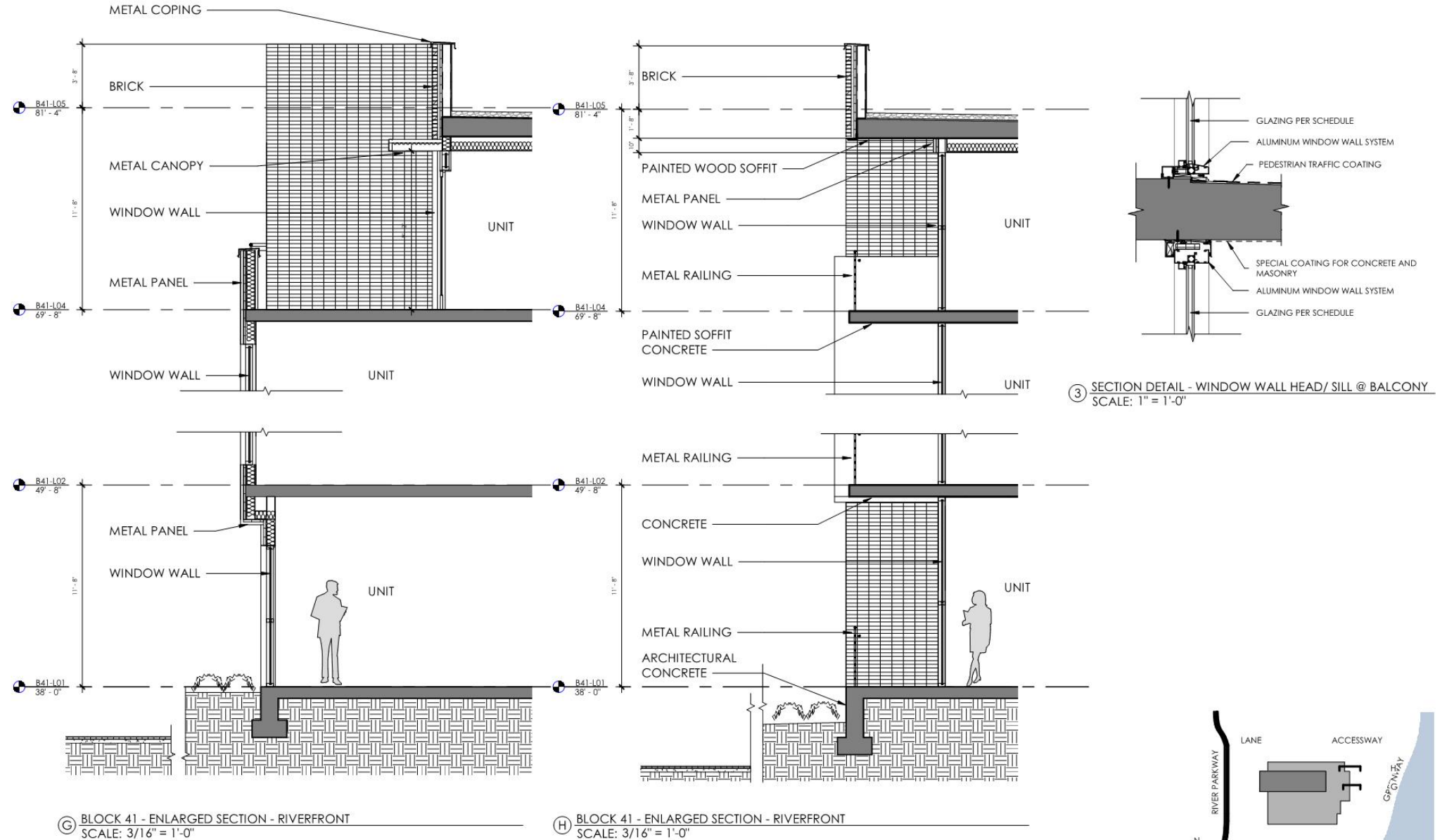
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - EAST ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.27

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - EAST ENLARGED SECTIONS
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.28

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - NORTH ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.29

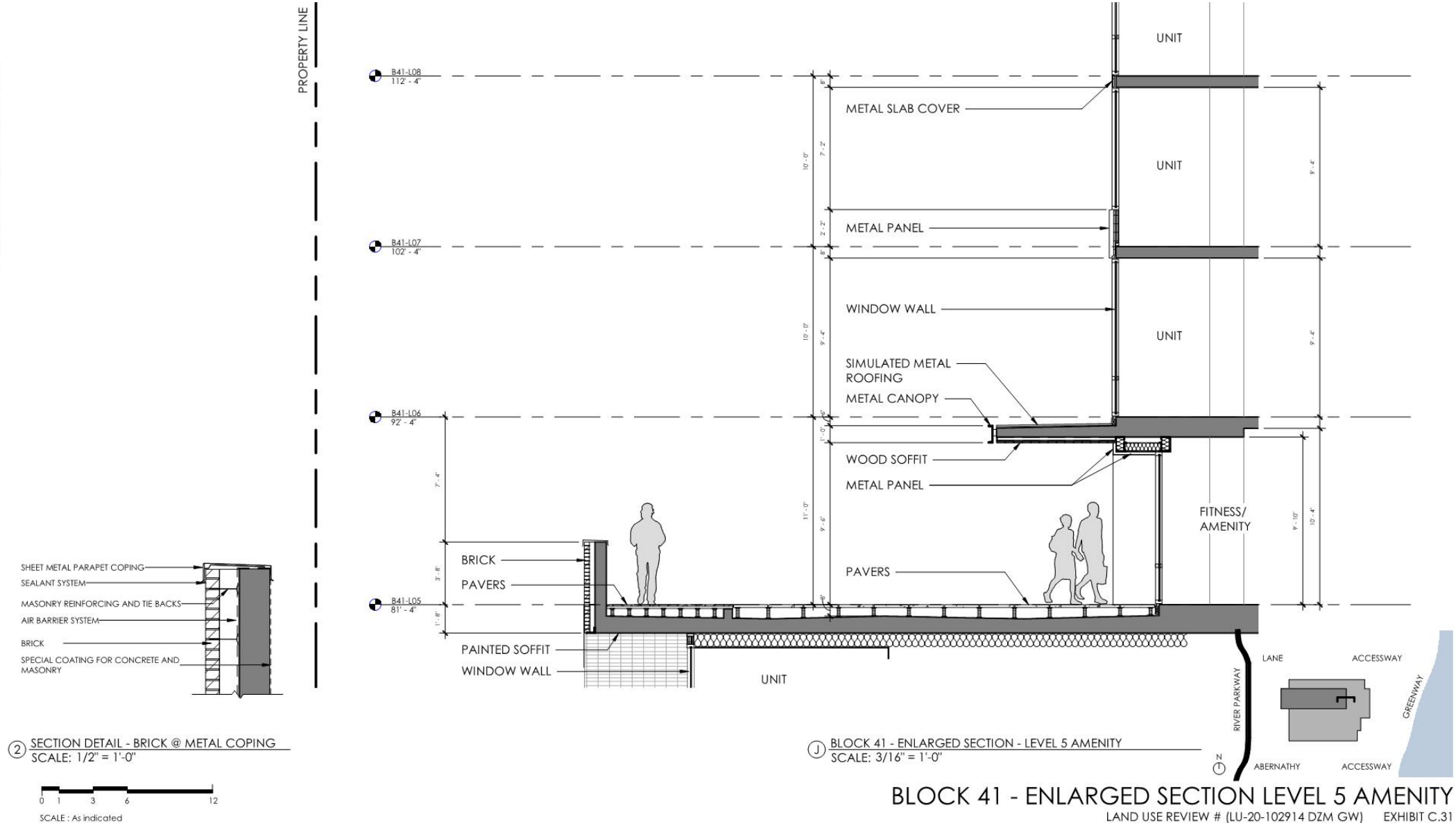
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.30

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BLOCK 41 - ENLARGED SECTION LEVEL 5 AMENITY

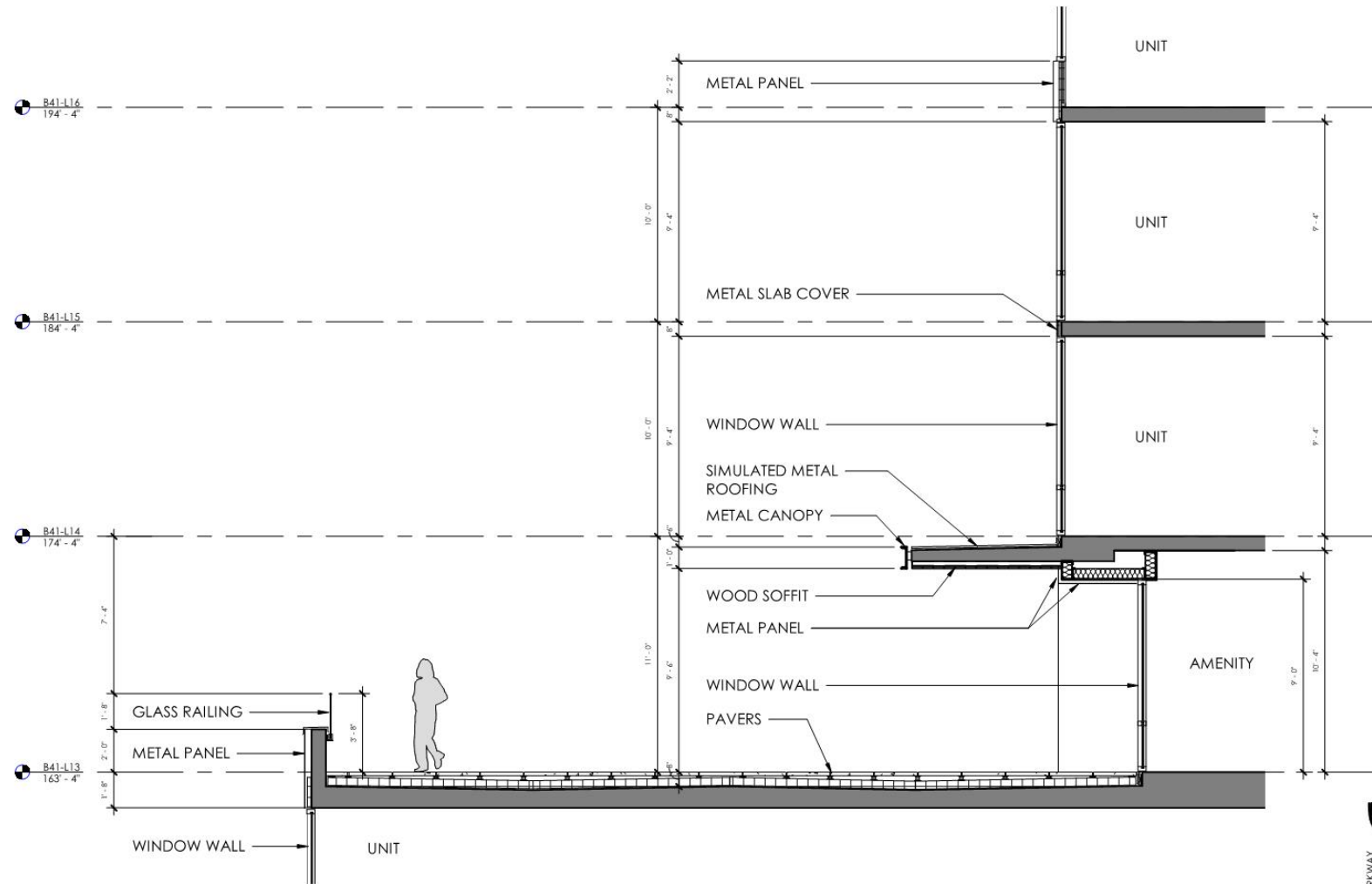
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.31

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BLOCK 41 - ENLARGED ELEVATION LEVEL 13 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.32



(K) BLOCK 41 - ENLARGED SECTION - LEVEL 13 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.33

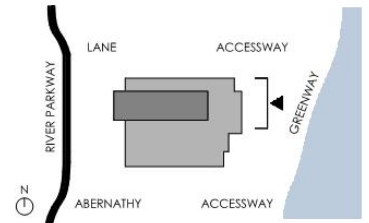
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

- METAL COPING
- B41 - ROOF
279' - 10"
- METAL PANEL
- WOOD SOFFIT
- CONCRETE
- B41 - L23
267' - 0"
- GLASS RAILING
- PAINTED CONCRETE
- WINDOW WALL
- B41 - L22
255' - 4"
- B41 - L21
244' - 4"
- WINDOW WALL
- B41 - L20
234' - 4"
- GLASS RAILING
- METAL / GLASS RAILING



METAL PANEL

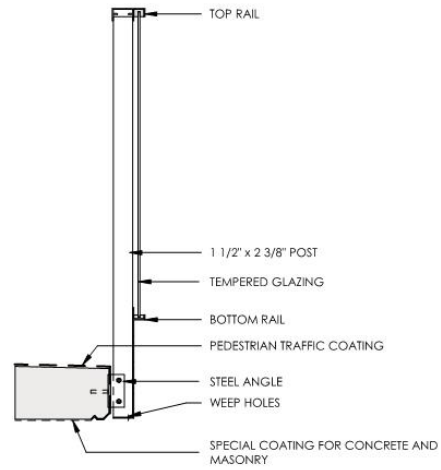
WINDOW WALL



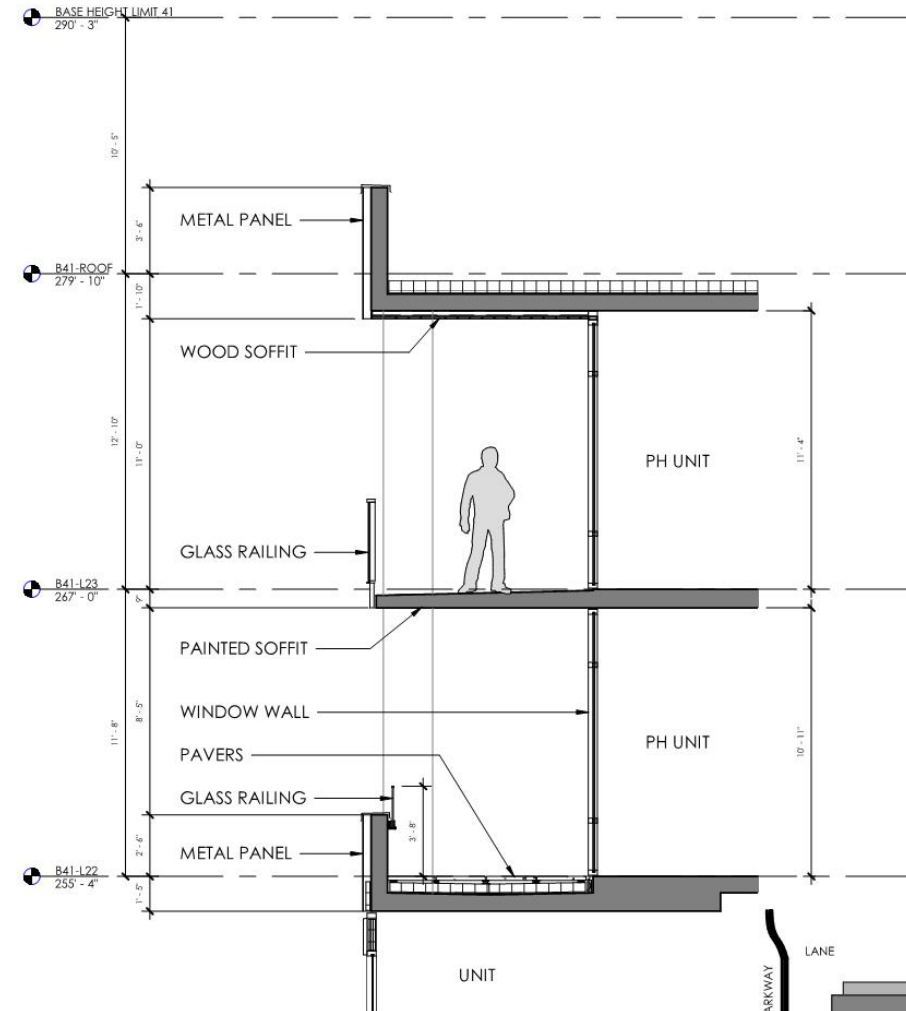
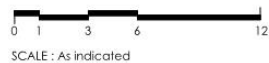
BLOCK 41 - ENLARGED ELEVATION PENTHOUSE

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.34

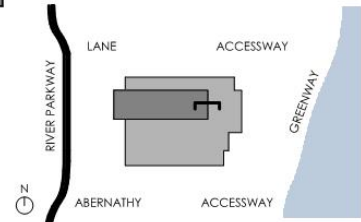
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



② SECTION DETAIL - TYPICAL GLASS RAILING @ BALCONY
SCALE: 3/4" = 1'-0"



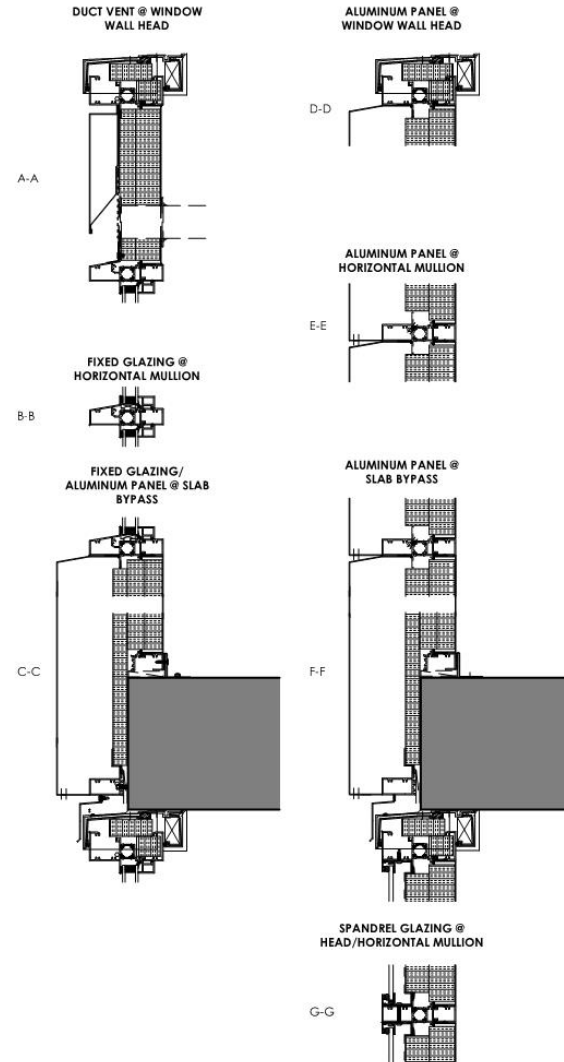
① BLOCK 41 - ENLARGED SECTION - PENTHOUSE
SCALE: 3/16" = 1'-0"



BLOCK 41 - ENLARGED SECTION PENTHOUSE

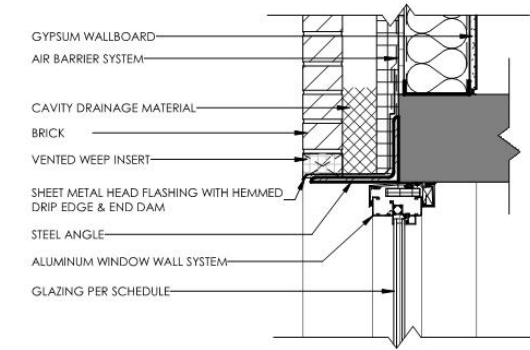
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.35

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

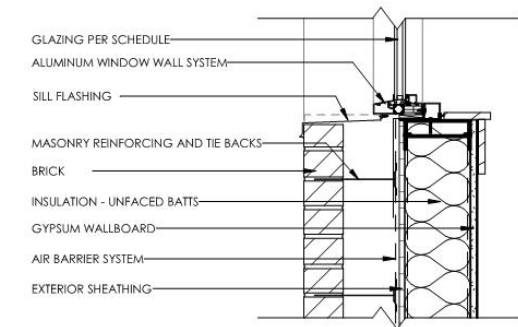


NOT TO SCALE

③ WINDOW WALL TYPICAL DETAILS
SCALE: 1 1/2" = 1'-0"



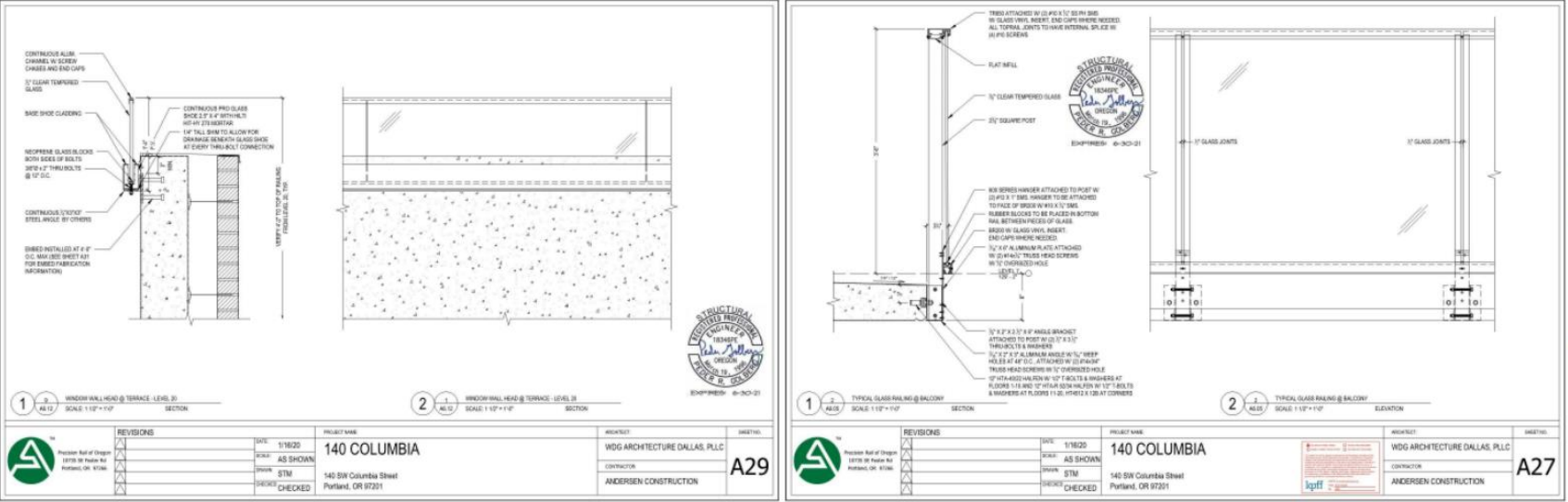
② SECTION DETAIL-WINDOW WALL HEAD @ BRICK
SCALE: 1" = 1'-0"



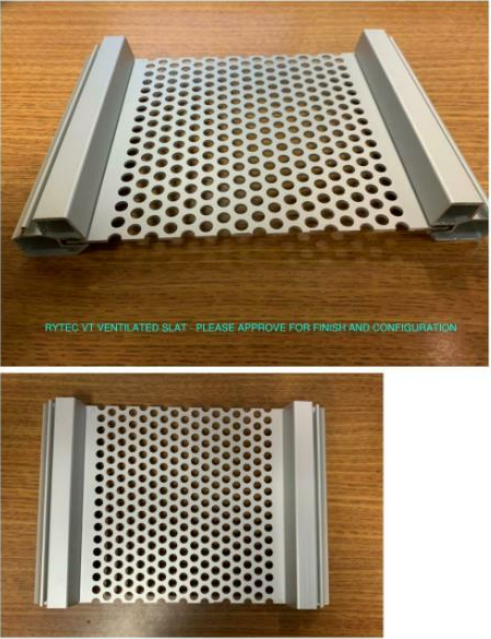
① SECTION DETAIL - WINDOW WALL SILL @ BRICK
SCALE: 1" = 1'-0"

BLOCK 41 - PRODUCT DATA
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.37

GLASS RAILING

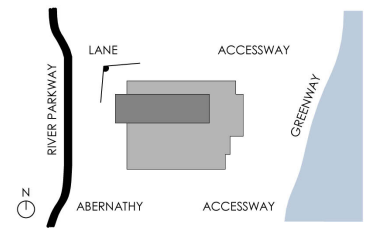


GARAGE DOOR



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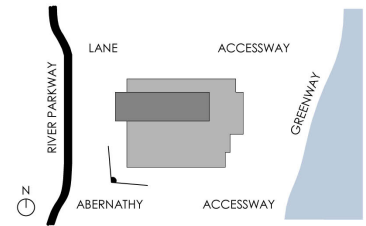
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF NW CORNER - BLOCK 41
 LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.01

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

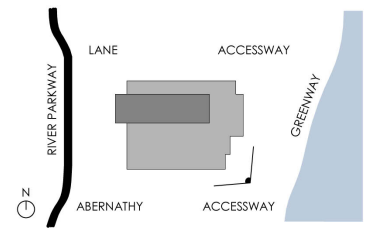
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF SW CORNER - BLOCK 41
 LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.02

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

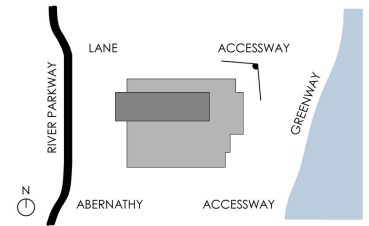
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF SE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.03

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

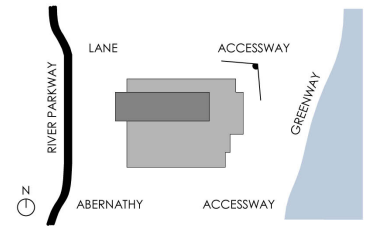
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF NE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.04

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

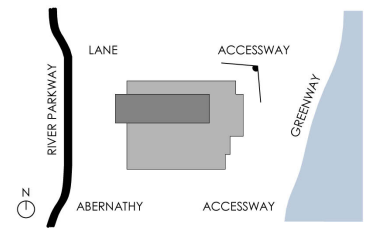


PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.05

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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



RIVER PERSPECTIVE OF NE CORNER - BLOCK 41

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.06

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



AERIAL PERSPECTIVE FROM SE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.40

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© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



AERIAL PERSPECTIVE FROM NE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.41

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLB ARCHITECTS (INNER BLOCKS 42 & 45)



AERIAL PERSPECTIVE FROM NW
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.42

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



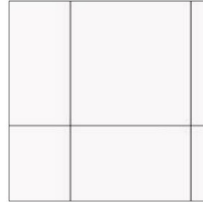
AERIAL PERSPECTIVE FROM SW
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.43

© 2020 WDC ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

METAL PANEL

COLOR(S): WHITE



CURTAIN WALL

FINISH: PAINTED

TOWER COLOR: WHITE

RETAIL & BASE COLOR: DARK BRONZE



BRICK

STYLE: STACKED

NOMINAL SIZE: 2 1/4" X 12"

COLOR: COAL CREEK



WINDOW WALL

FINISH: ANNODIZED

COLOR: TOWER COLOR: WHITE

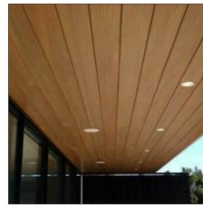
RETAIL & BASE COLOR: DARK BRONZE



WOOD

APPLICATIONS: SOFFITS
CLADDING

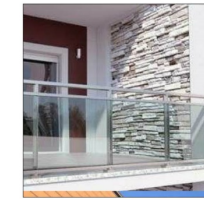
FINISH: STAINED



RAILINGS

STYLES: CABLE RAILING

METAL & GLASS RAILING



CONCRETE

APPLICATIONS: BUILDING BASE
EXPOSED COLUMNS



LOUVERS

FINISH: ANNODIZED

COLOR: TO MATCH CURTAIN WALL



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SITE CONTEXT / GROUND FLOOR USES

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.44

Ardea (No Setback)



John Ross (No Setback)



Meriwether (No Setback)



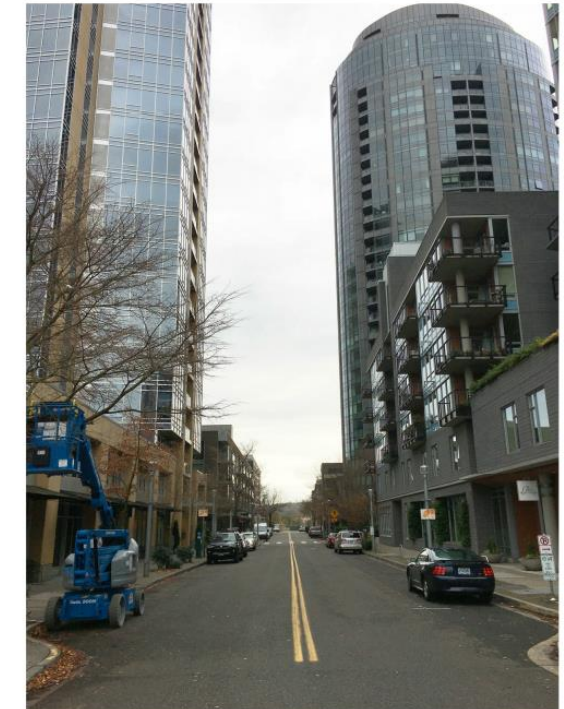
Mirabella (No Setback)



Rood Family Pavilion (No Setback)



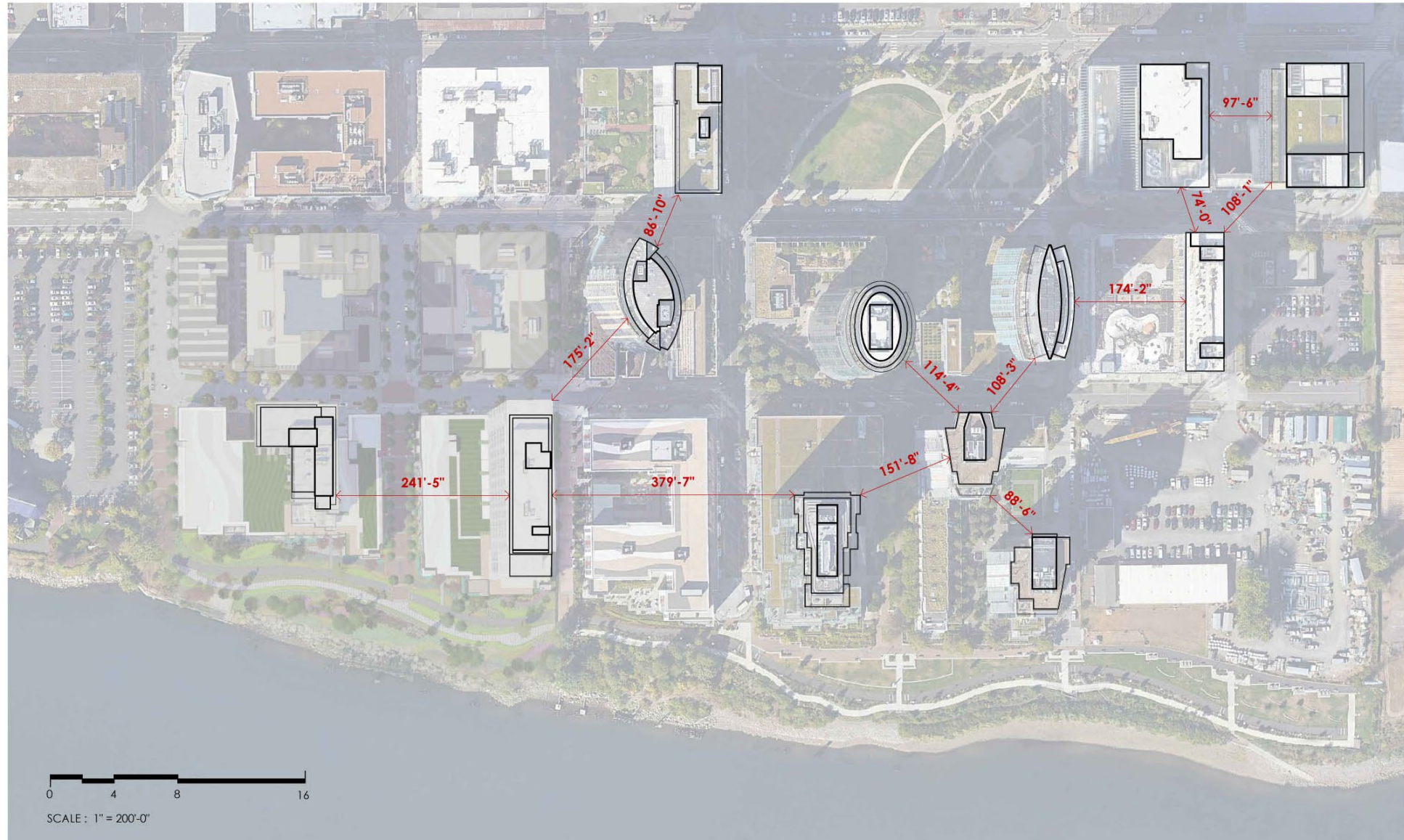
River Pkwy View Corridor



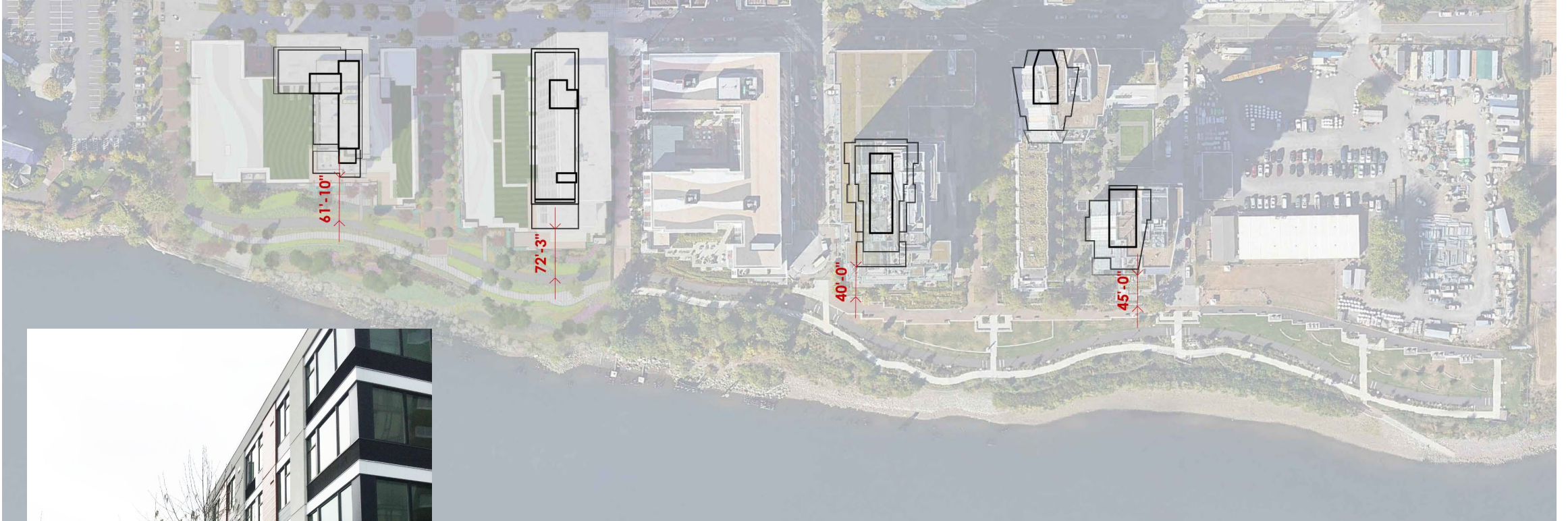
0 4 8 16
SCALE: 1" = 200'-0"

DIAGRAMS - TOWER SETBACK
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.45

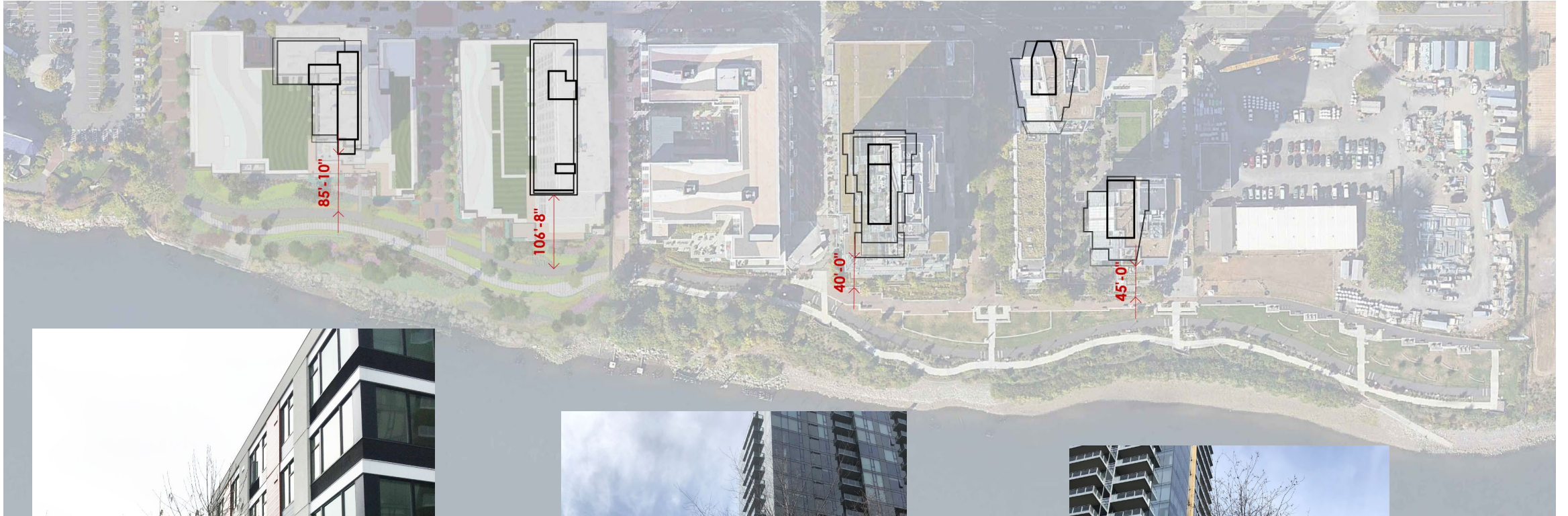
Tower and Context

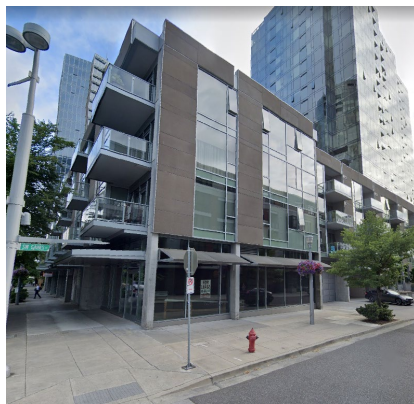
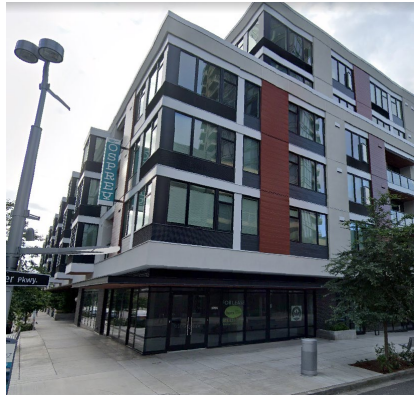
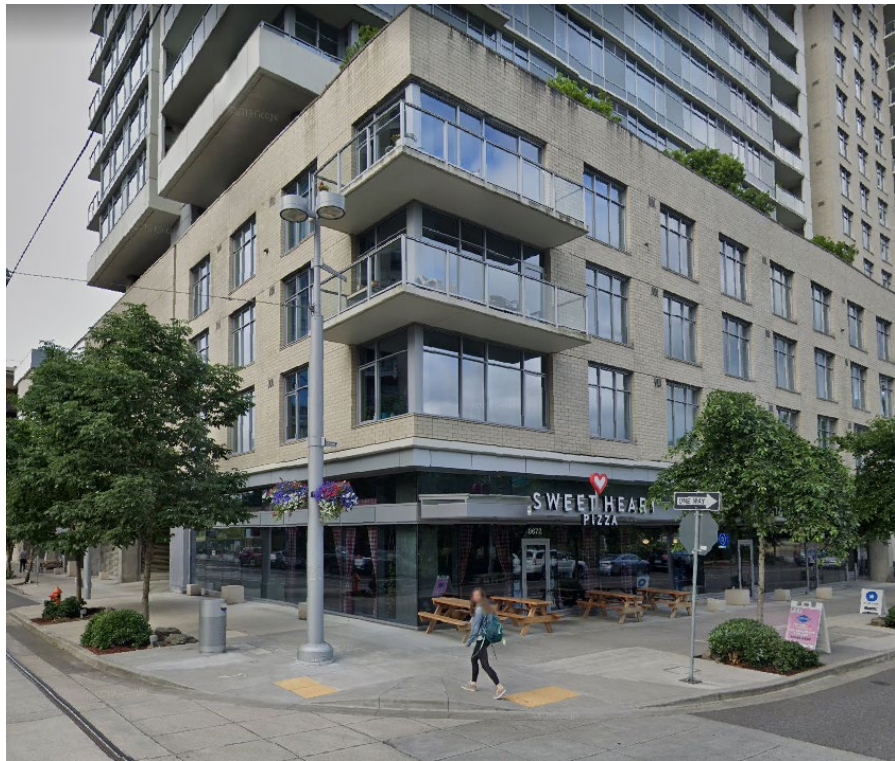
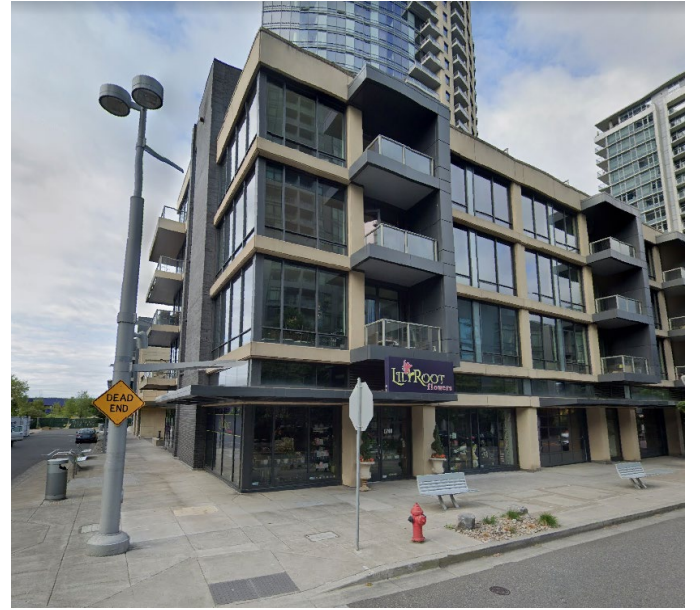


Tower / Public Realm Setback



Tower / Public Realm Setback





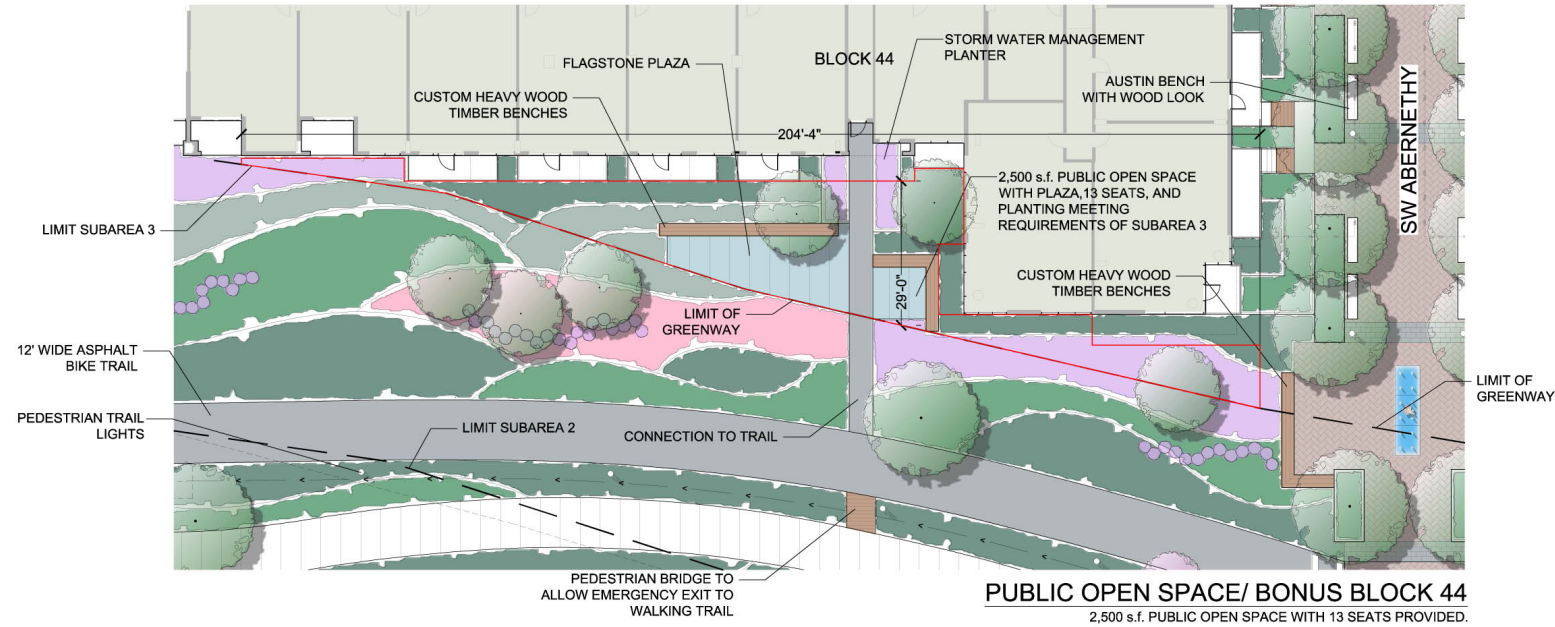
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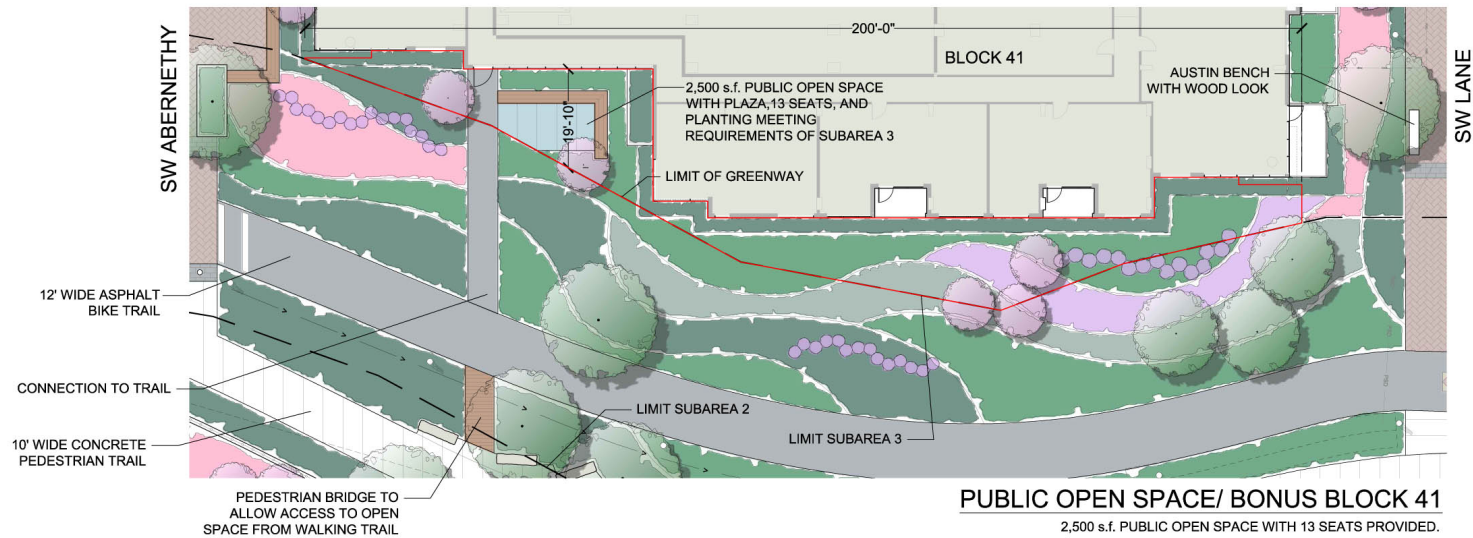
EXISTING TOP OF BANK SETBACK EXHIBIT

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.46

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0 8 16 32

