

ALAMO MANHATTAN BLOCKS RIVER BLOCKS AND GREENWAY



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 41 & 44)

WDG ARCHITECTURE
SHANEY MULLEN
2001 BRYAN STREET, SUITE 3100
DALLAS, TX 75201
PH: 214.939.7916
EMAIL: SMULLEN@WDGARCH.COM

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

RIVER BLOCKS VOLUME 1: BLOCK 41

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

C.125	LB1 FLOOR PLAN - BLOCK 41
C.126	L01 FLOOR PLAN - BLOCK 41
C.127	LIGHTING PLAN - GROUND LEVEL - BLOCK 41
C.128	L02 FLOOR PLAN - BLOCK 41
C.129	L03 FLOOR PLAN - BLOCK 41
C.130	L04 FLOOR PLAN - BLOCK 41
C.131	L05 FLOOR PLAN - BLOCK 41
C.132	LIGHTING PLAN - AMENITY DECK - B41
C.133	L06-20 FLOOR PLAN - BLOCK 41
C.134	L21 FLOOR PLAN - BLOCK 41
C.135	L22-23 FLOOR PLAN - BLOCK 41
C.136	ROOF PLAN - BLOCK 41
C.137	BLOCK 41 - WEST ELEVATION
C.138	BLOCK 41 - SOUTH ELEVATION
C.139	BLOCK 41 - EAST ELEVATION
C.140	BLOCK 41 - NORTH ELEVATION
C.141	BLOCK 41 - N-S BUILDING SECTION
C.142	BLOCK 41 - E-W BUILDING SECTION
C.143	BLOCK 41 - WEST ENLARGED ELEVATION
C.144	BLOCK 41 - WEST ENLARGED SECTION
C.145	BLOCK 41 - WEST ENLARGED ELEVATION
C.146	BLOCK 41 - WEST ENLARGED SECTIONS
C.147	BLOCK 41 - SOUTH ENLARGED ELEVATION
C.148	BLOCK 41 - SOUTH ENLARGED SECTIONS
C.149	BLOCK 41 - SOUTH ENLARGED ELEVATION
C.150	BLOCK 41 - SOUTH ENLARGED SECTION
C.151	BLOCK 41 - EAST ENLARGED ELEVATION
C.152	BLOCK 41 - EAST ENLARGED SECTIONS
C.153	BLOCK 41 - NORTH ENLARGED ELEVATION
C.154	BLOCK 41 - NORTH ENLARGED SECTIONS
C.155	BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY
C.156	BLOCK 41 - ENLARGED SECTION LEVEL 5 AMENITY
C.157	BLOCK 41 - ENLARGED ELEVATION PENTHOUSE
C.158	BLOCK 41 - ENLARGED SECTION PENTHOUSE
C.159	BLOCK 41 - ENLARGED ELEVATION PENTHOUSE
C.160	BLOCK 41 - ENLARGED SECTION PENTHOUSE
C.161	BLOCK 41 - ADDITIONAL DETAILS
C.162	BLOCK 41 - PRODUCT DATA
C.163	BLOCK 41 - PRODUCT DATA
C.164	BLOCK 41 - MATERIAL BOARD

BLOCK 41 APPENDIX

APP.125	PERSPECTIVE OF NW CORNER - BLOCK 41
APP.126	PERSPECTIVE OF SW CORNER - BLOCK 41
APP.127	PERSPECTIVE OF SE CORNER - BLOCK 41
APP.128	PERSPECTIVE OF NE CORNER - BLOCK 41
APP.129	PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41
APP.130	RIVER PERSPECTIVE OF NE CORNER - BLOCK 41
APP.131	FAR DIAGRAMS - BLOCK 41
APP.132	FAR DIAGRAMS - BLOCK 41
APP.133	DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 41
APP.134	L01 WEATHER PROTECTION - BLOCK 41
APP.135	BICYCLE PARKING EXHIBIT - BLOCK 41
APP.136	B41 - TOWER PERSPECTIVE FROM SE
APP.137	B41 - TOWER PERSPECTIVE FROM NE
APP.138	B41 - TOWER PERSPECTIVE FROM SW
APP.139	B41 - TOWER PERSPECTIVE FROM NW
APP.140	GLAZING DIAGRAMS - B41 WEST ELEVATION
APP.141	GLAZING DIAGRAMS - B41 SOUTH ELEVATION
APP.142	GLAZING DIAGRAMS - B41 EAST ELEVATION
APP.143	GLAZING DIAGRAMS - B41 NORTH ELEVATION

RIVER BLOCKS VOLUME 2: BLOCK 44

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

C.170	L01 FLOOR PLAN - BLOCK 44
C.171	LIGHTING PLAN - GROUND LEVEL - B44
C.172	L02 FLOOR PLAN - BLOCK 44
C.173	L03 FLOOR PLAN - BLOCK 44
C.174	L04 FLOOR PLAN - BLOCK 44
C.175	LIGHTING PLAN - AMENITY DECK - B44
C.176	L05 FLOOR PLAN - BLOCK 44
C.177	L06-12 FLOOR PLAN - BLOCK 44
C.178	L13 FLOOR PLAN - BLOCK 44
C.179	L14-21 FLOOR PLAN - BLOCK 44
C.180	L22-23 FLOOR PLAN - BLOCK 44
C.181	ROOF PLAN - BLOCK 44
C.182	BLOCK 44 - WEST ELEVATION
C.183	BLOCK 44 - SOUTH ELEVATION
C.184	BLOCK 44 - EAST ELEVATION
C.185	BLOCK 44 - NORTH ELEVATION
C.186	BLOCK 44 - N-S BUILDING SECTION
C.187	BLOCK 44 - E-W BUILDING SECTION
C.188	BLOCK 44 - WEST ENLARGED ELEVATION
C.189	BLOCK 44 - WEST ENLARGED SECTIONS
C.190	BLOCK 44 - WEST ENLARGED ELEVATION
C.191	BLOCK 44 - WEST ENLARGED SECTION
C.192	BLOCK 44 - SOUTH ENLARGED ELEVATION
C.193	BLOCK 44 - SOUTH ENLARGED SECTION
C.194	BLOCK 44 - EAST ENLARGED ELEVATION
C.195	BLOCK 44 - EAST ENLARGED SECTION
C.196	BLOCK 44 - EAST ENLARGED ELEVATION
C.197	BLOCK 44 - EAST ENLARGED SECTIONS
C.198	BLOCK 44 - NORTH ENLARGED ELEVATION
C.199	BLOCK 44 - NORTH ENLARGED SECTION
C.200	BLOCK 44 - NORTH ENLARGED ELEVATION
C.201	BLOCK 44 - NORTH ENLARGED SECTION
C.202	BLOCK 44 - WEST ENLARGED ELEVATION
C.203	BLOCK 44 - WEST ENLARGED SECTION
C.204	BLOCK 44 - ENLARGED ELEVATION LEVEL 5 AMENITY
C.205	BLOCK 44 - ENLARGED SECTION LEVEL 5 AMENITY
C.206	BLOCK 44 - ENLARGED ELEVATION LEVEL 13 AMENITY
C.207	BLOCK 44 - ENLARGED SECTION LEVEL 13 AMENITY
C.208	BLOCK 44 - ENLARGED ELEVATION PENTHOUSE
C.209	BLOCK 44 - ENLARGED SECTION PENTHOUSE
C.210	BLOCK 44 - ADDITIONAL DETAILS
C.211	BLOCK 44 - PRODUCT DATA
C.212	BLOCK 44 - PRODUCT DATA
C.213	BLOCK 44 - MATERIAL BOARD

BLOCK 44APPENDIX

APP.170	PERSPECTIVE OF NW CORNER - BLOCK 44
APP.171	PERSPECTIVE OF SW CORNER - BLOCK 44
APP.172	PERSPECTIVE OF SE CORNER - BLOCK 44
APP.173	PERSPECTIVE OF NE CORNER - BLOCK 44
APP.174	PERSPECTIVE OF NW CORNER W/ CONTEXT - BLOCK 44
APP.175	RIVER PERSPECTIVE OF SE CORNER - BLOCK 44
APP.176	DIAGRAMS - FAR BLOCK 44
APP.177	DIAGRAMS - FAR BLOCK 44
APP.178	DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 44
APP.179	L01 WEATHER PROTECTION - BLOCK 44
APP.180	BICYCLE PARKING EXHIBIT - BLOCK 44
APP.181	B44 - TOWER PERSPECTIVE FROM SE
APP.182	B44 - TOWER PERSPECTIVE FROM NE
APP.183	B44 - TOWER PERSPECTIVE FROM NW
APP.184	B44 - TOWER PERSPECTIVE FROM SW
APP.185	SIMPLIFICATION DIAGRAM
APP.186	GLAZING DIAGRAMS - B44 WEST ELEVATION
APP.187	GLAZING DIAGRAMS - B44 SOUTH ELEVATION
APP.188	GLAZING DIAGRAMS - B44 EAST ELEVATION
APP.189	GLAZING DIAGRAMS - B44 NORTH ELEVATION

RIVER BLOCKS VOLUME 3: LANDSCAPE, CIVIL, & GREENWAY

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

LANDSCAPE

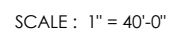
C.220	LANDSCAPE - RIVER BLOCKS - B41 & B44
C.222	GREENWAY / PEDESTRIAN MALL ENLARGEMENT PLAN
C.223	MATERIAL SELECTIONS FOR SITE / PEDESTRIAN MALL
C.224	LANDSCAPE - ROOF TERRACES 41 & 44
C.226	TYPICAL PATIO SECTIONS
C.227	TYPICAL PATIO SECTIONS
C.228	LANDSCAPE - GREENWAY SECTION
C.229	LANDSCAPE - GREENWAY SECTION
C.230	LANDSCAPE - GREENWAY SECTION
C.231	LANDSCAPE - GREENWAY SECTION
C.232	LANDSCAPE - R.O.W. -PEDESTRIAN MALL/LIGHTING- RIVER BLOCKS- B41 & B44
C.233	LANDSCAPE - R.O.W. - LEVEL 5 PLANTING CHART - RIVER BLOCKS B41 & B44
C.236	PUBLIC OPEN SPACE / BONUS PLAN - B41 & B44
C.237	LANDSCAPE - LAWN EXHIBIT - B41 & B44
C.240	CONSTRUCTION DETAILS - GREENWAY
C.241	CONSTRUCTION DETAILS - GREENWAY
C.242	CONSTRUCTION DETAILS - MURAL WALL
C.243	CONSTRUCTION DETAILS - MURAL WALL
C.244	CONSTRUCTION DETAILS - MURAL WALL
L.001	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- OVERALL
L.002	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- SOUTH
L.003	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- NORTH
L.004	LANDSCAPE - GREENWAY PLANTING PLAN- SOUTH
L.005	LANDSCAPE - GREENWAY PLANTING PLAN- NORTH

CIVIL

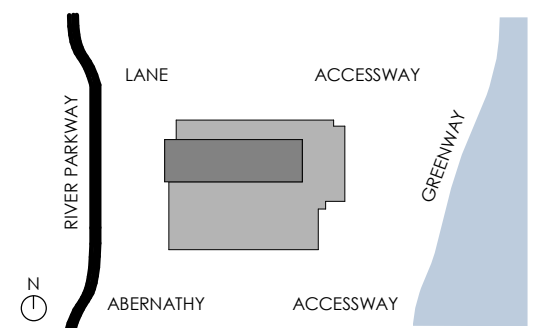
C.250	NOTES AND LEGEND
C.251	EXISTING CONDITIONS AND DEMOLITION PLAN
C.252	TREE PROTECTION PLAN
C.253	BLOCK 41 UTILITY PLAN
C.254	BLOCK 44 UTILITY PLAN
C.255	BLOCK 41 GRADING PLAN
C.256	BLOCK 44 GRADING PLAN
C.257	BLOCK 41 STORMWATER PLAN
C.258	BLOCK 44 STORMWATER PLAN
C.259	GREENWAY EXISTING CONDITIONS - SOUTH
C.260	GREENWAY EXISTING CONDITIONS - NORTH
C.261	GREENWAY SITE PLAN - OVERALL
C.262	GREENWAY SITE PLAN - SOUTH
C.263	GREENWAY SITE PLAN - NORTH
C.264	GREENWAY CONSTRUCTION MANAGEMENT PLAN - OVERALL
C.265	GREENWAY CONSTRUCTION MANAGEMENT PLAN - SOUTH
C.266	GREENWAY CONSTRUCTION MANAGEMENT PLAN - NORTH

GENERAL APPENDIX

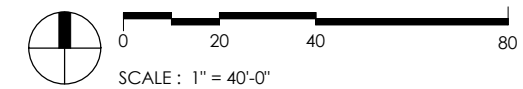
APP.200	AERIAL PERSPECTIVE FROM SE
APP.201	AERIAL PERSPECTIVE FROM NE
APP.202	AERIAL PERSPECTIVE FROM NW
APP.203	AERIAL PERSPECTIVE FROM SW
APP.204	SITE CONTEXT / GROUND FLOOR USES
APP.205	DIAGRAMS - TOWER SETBACK
APP.206	CONTEXT - PANORAMIC @ OSPREY
APP.207	CONTEXT - PANORAMIC @ ATWATER
APP.208	CONTEXT - PANORAMIC @ MERIWETHER
APP.209	AM BLOCKS - MODIFICATION 1 - TANDEM PARKING
APP.210	AM BLOCKS - MODIFICATION 2 - BICYCLE PARKING
APP.211	ALAMO BLOCKS - ADJUSTMENT 1 - PARKING ACCESS



RESIDENTIAL PARKING RATIO (@ 343 UNITS) = (.82/UNIT)
MAX. RESIDENTIAL PARKING RATIO= 1.7

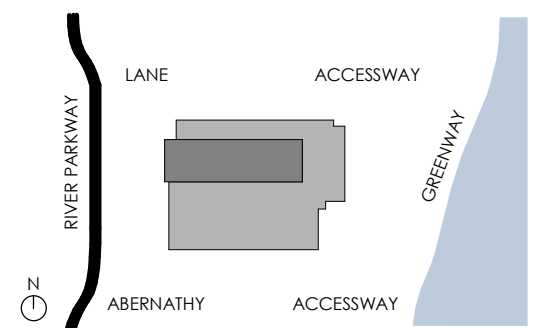


LB1 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-Author) EXHIBIT C.125



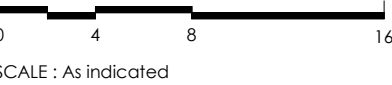
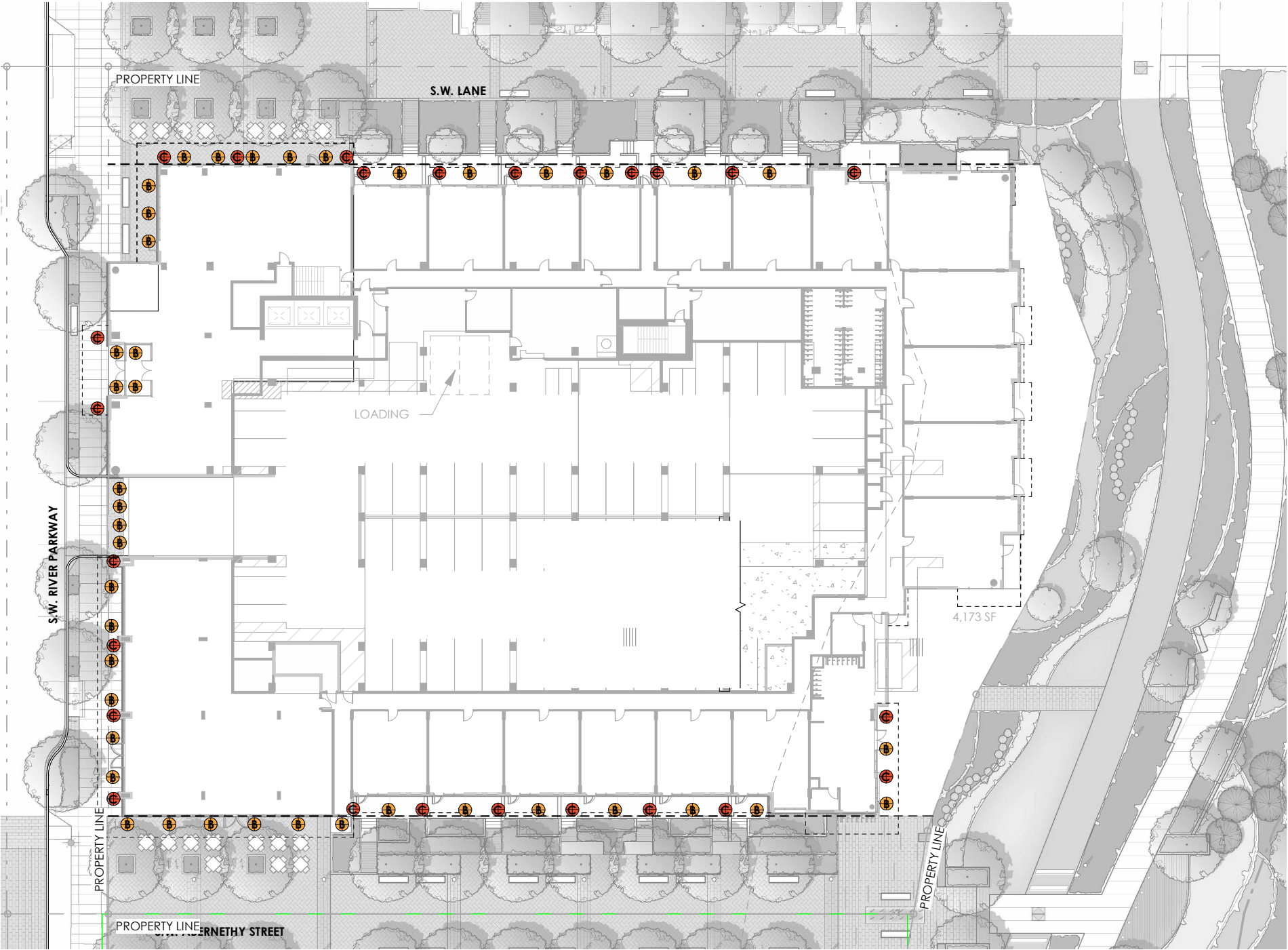
AREA LEGEND

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

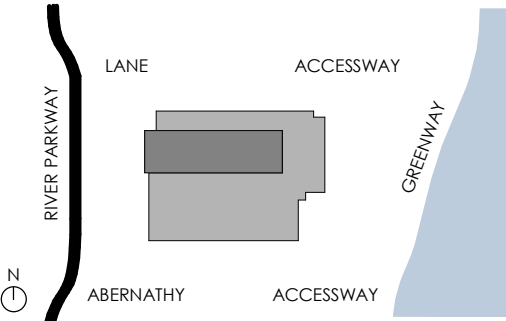


L01 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.126

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

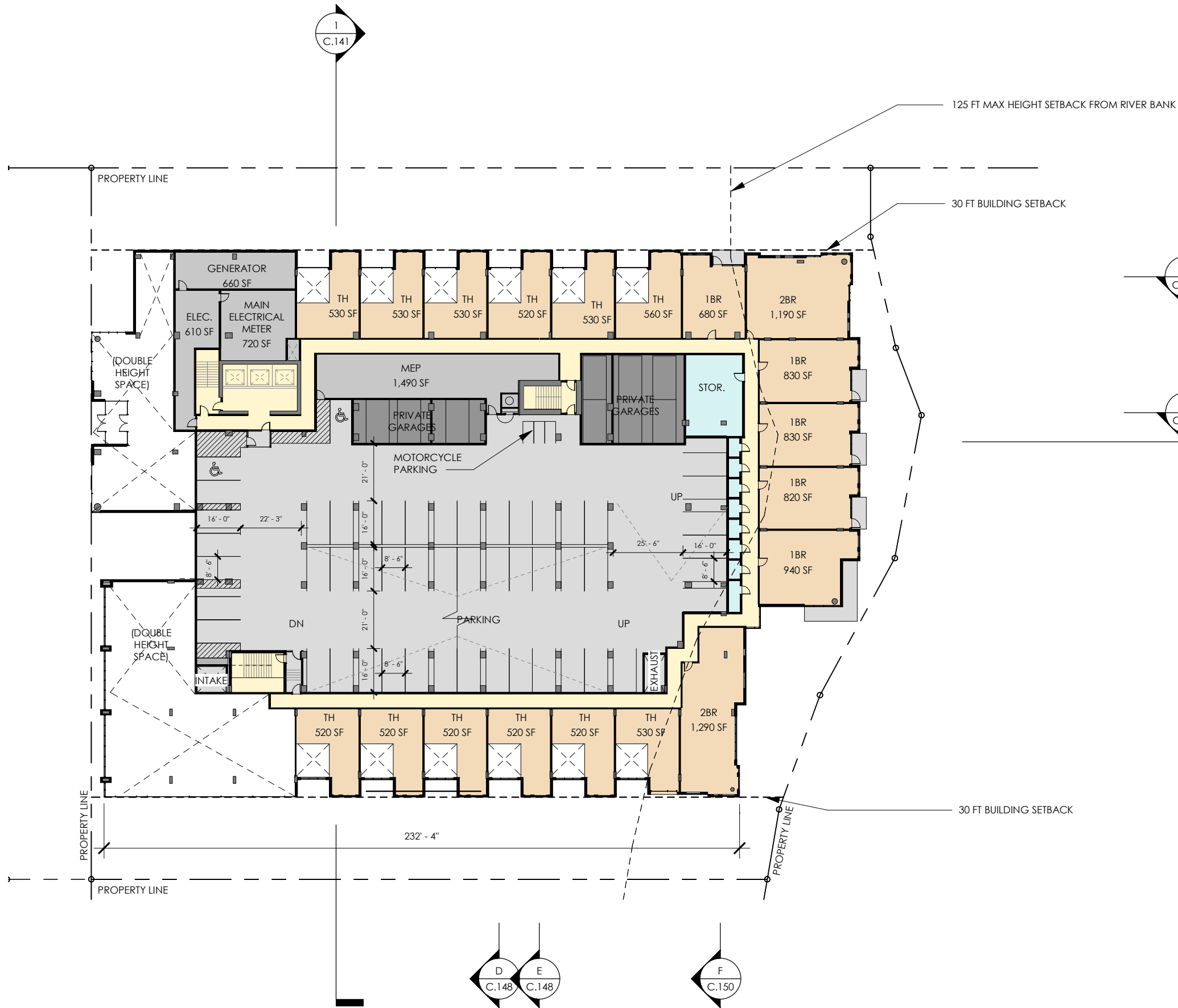


- A** SQUARE DOWNLIGHT
- B** CIRCULAR DOWNLIGHT
- C** WALL SCONCE
- D** RECESSED WALL LIGHT
- E** PATHWAY LIGHT (SHORT)



LIGHTING PLAN - GROUND LEVEL - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.127

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



LEVEL SUMMARY

TOTAL UNITS ON FLOOR	7
FAR SF	41,540 SF

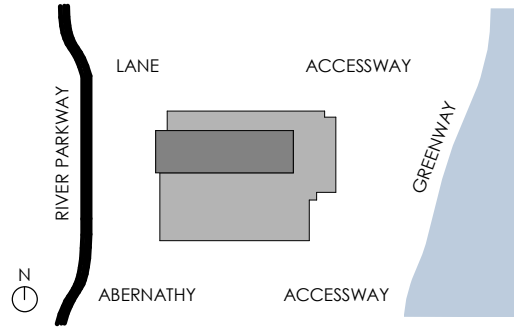
PARKING STALLS - LEVEL 2

STANDARD - RESIDENTIAL	40
PRIVATE - RESIDENTIAL	12
ACCESSIBLE - RESIDENTIAL	2
TOTAL	54

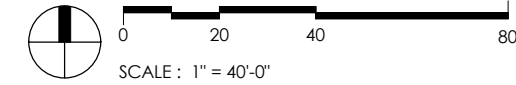
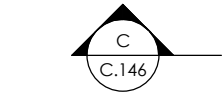
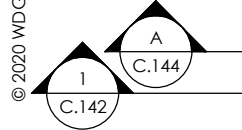
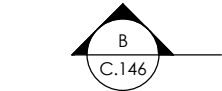
MOTORCYCLE	3
TOTAL	3

AREA LEGEND

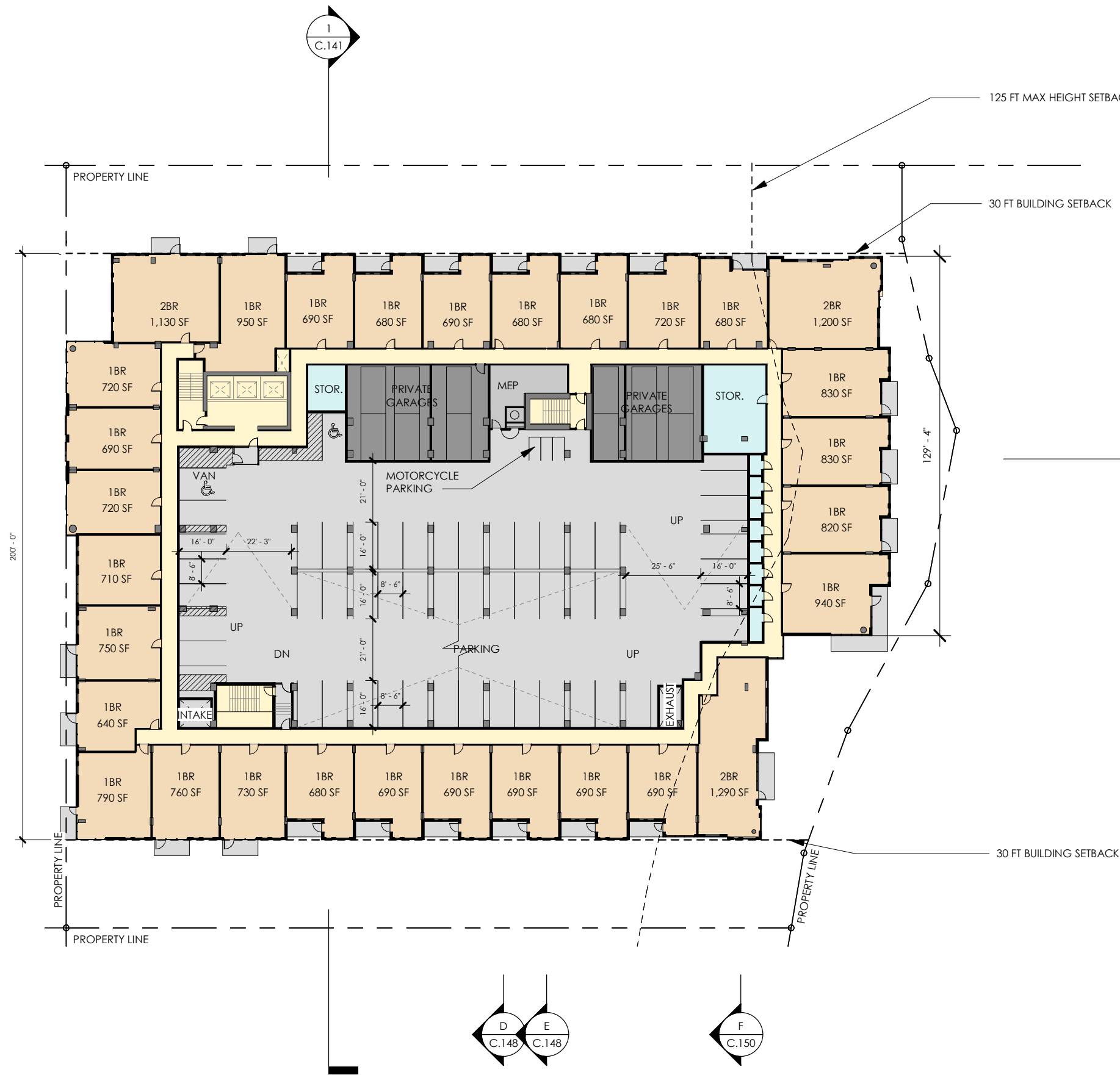
RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



L02 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.128



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



LEVEL SUMMARY

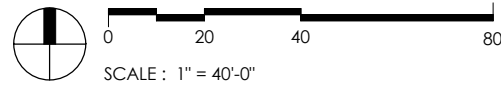
TOTAL UNITS ON FLOOR	30
FAR SF	51,070 SF

PARKING STALLS - LEVEL 3

STANDARD - RESIDENTIAL	49
PRIVATE - RESIDENTIAL	12
ACCESSIBLE - RESIDENTIAL	2
TOTAL	63
MOTORCYCLE	3
TOTAL	3

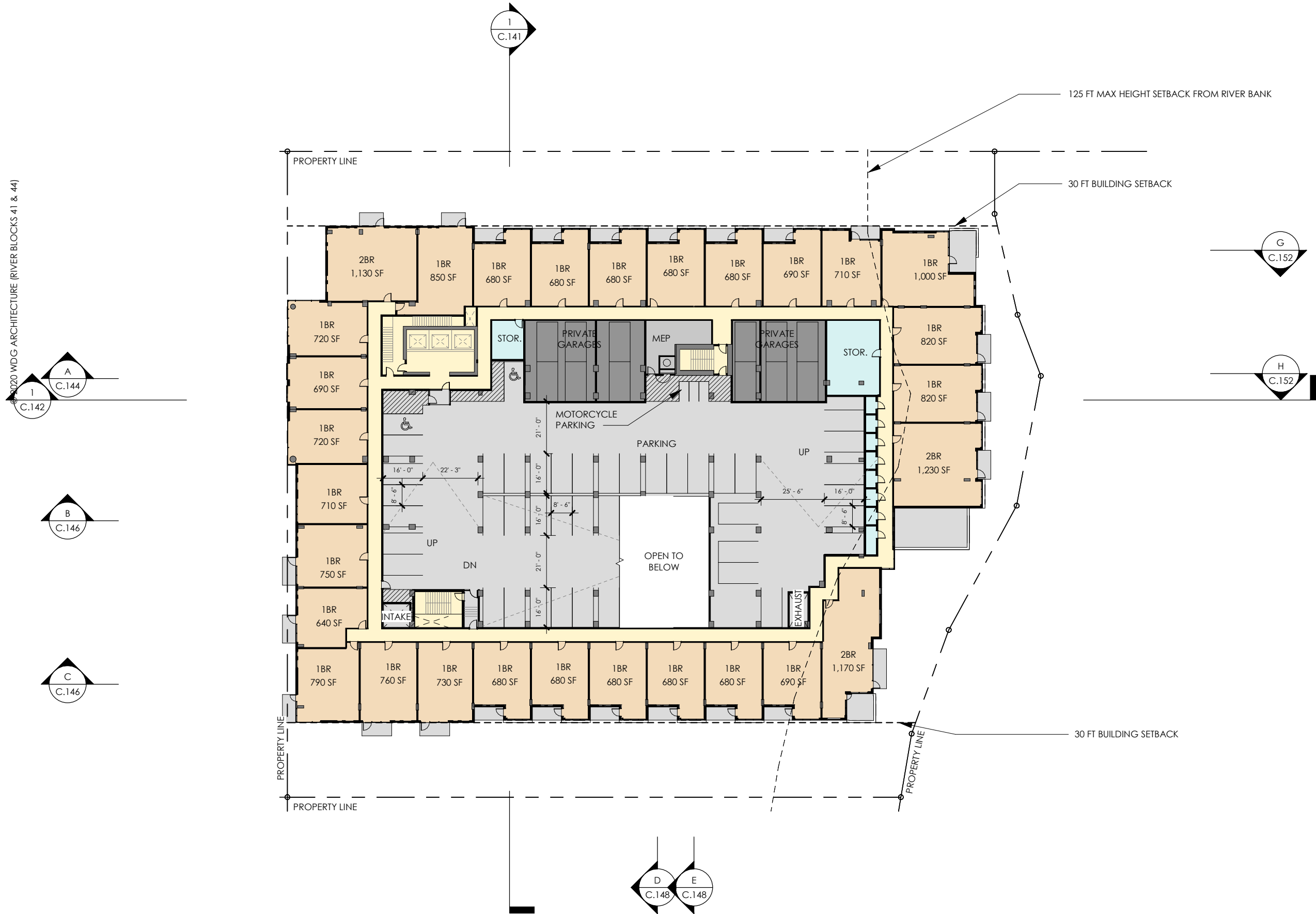
AREA LEGEND

RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



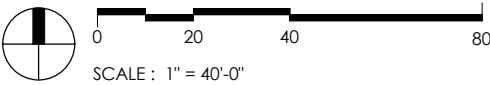
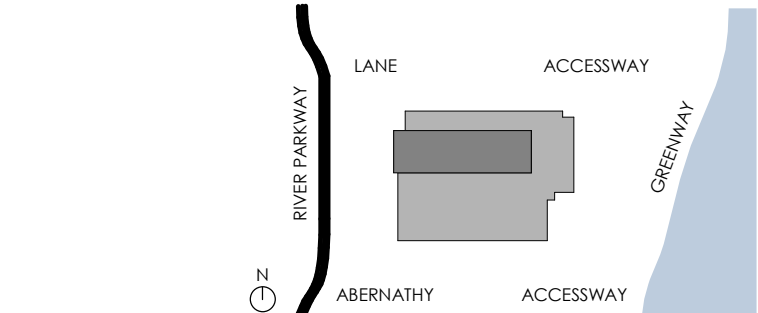
L03 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.129

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



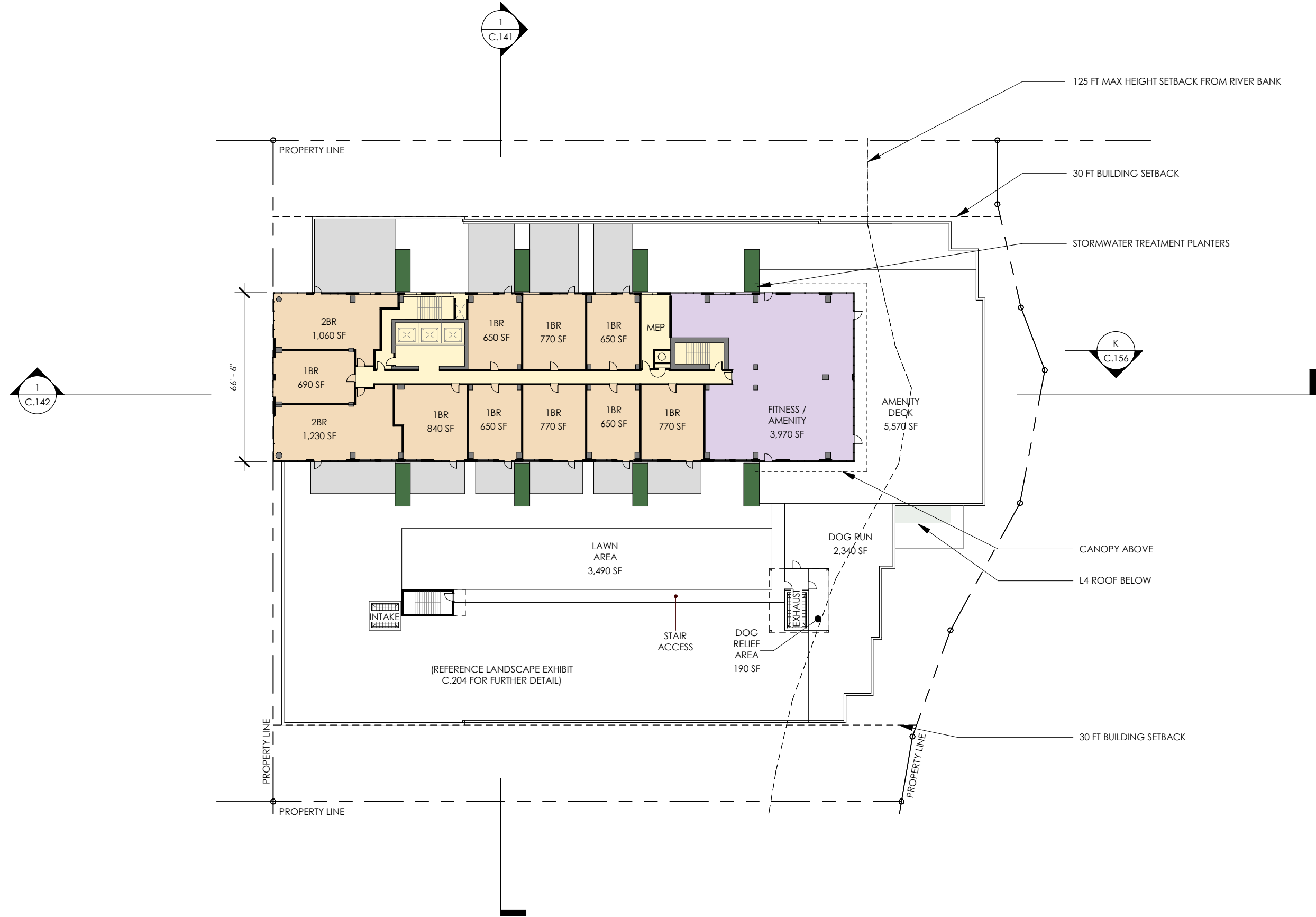
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	29
FAR SF	48,120 SF

AREA LEGEND	
RESIDENTIAL	
COMMERCIAL	
PARKING	
LOBBY	
AMENITY	
CIRCULATION	
SERVICE	
STORAGE	



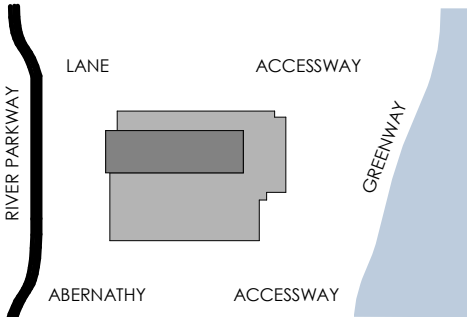
L04 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.130

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



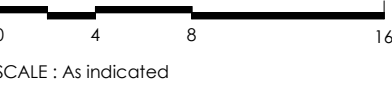
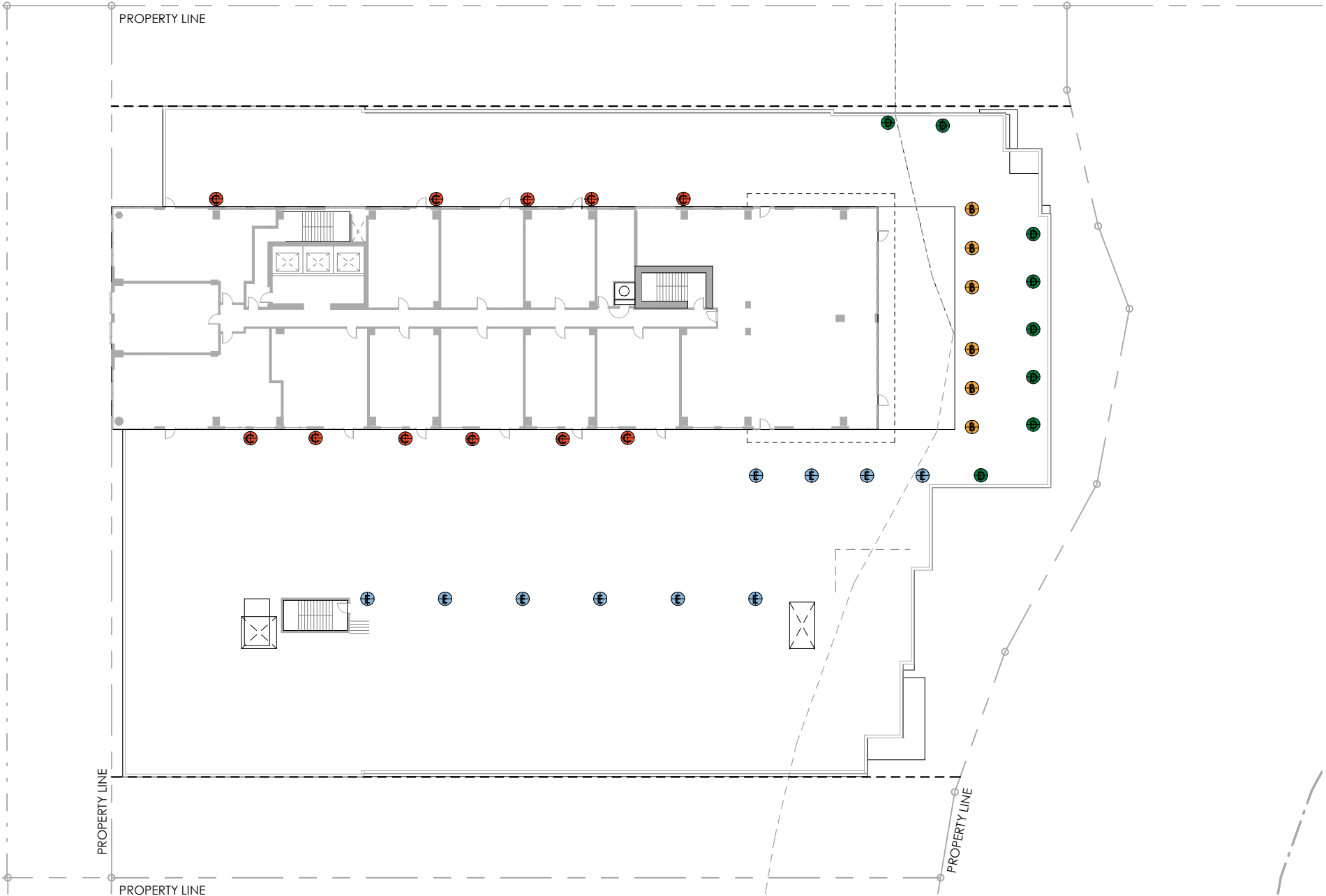
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	11
FAR SF	15,200 SF

AREA LEGEND	
RESIDENTIAL	
COMMERCIAL	
PARKING	
LOBBY	
AMENITY	
CIRCULATION	
SERVICE	
STORAGE	

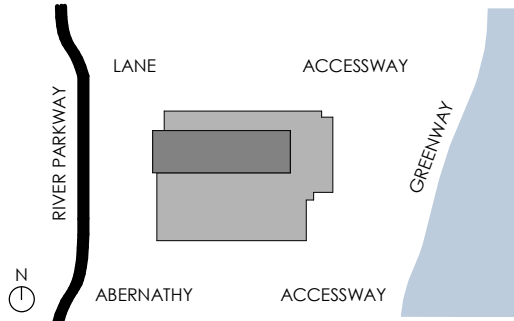


L05 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.131

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

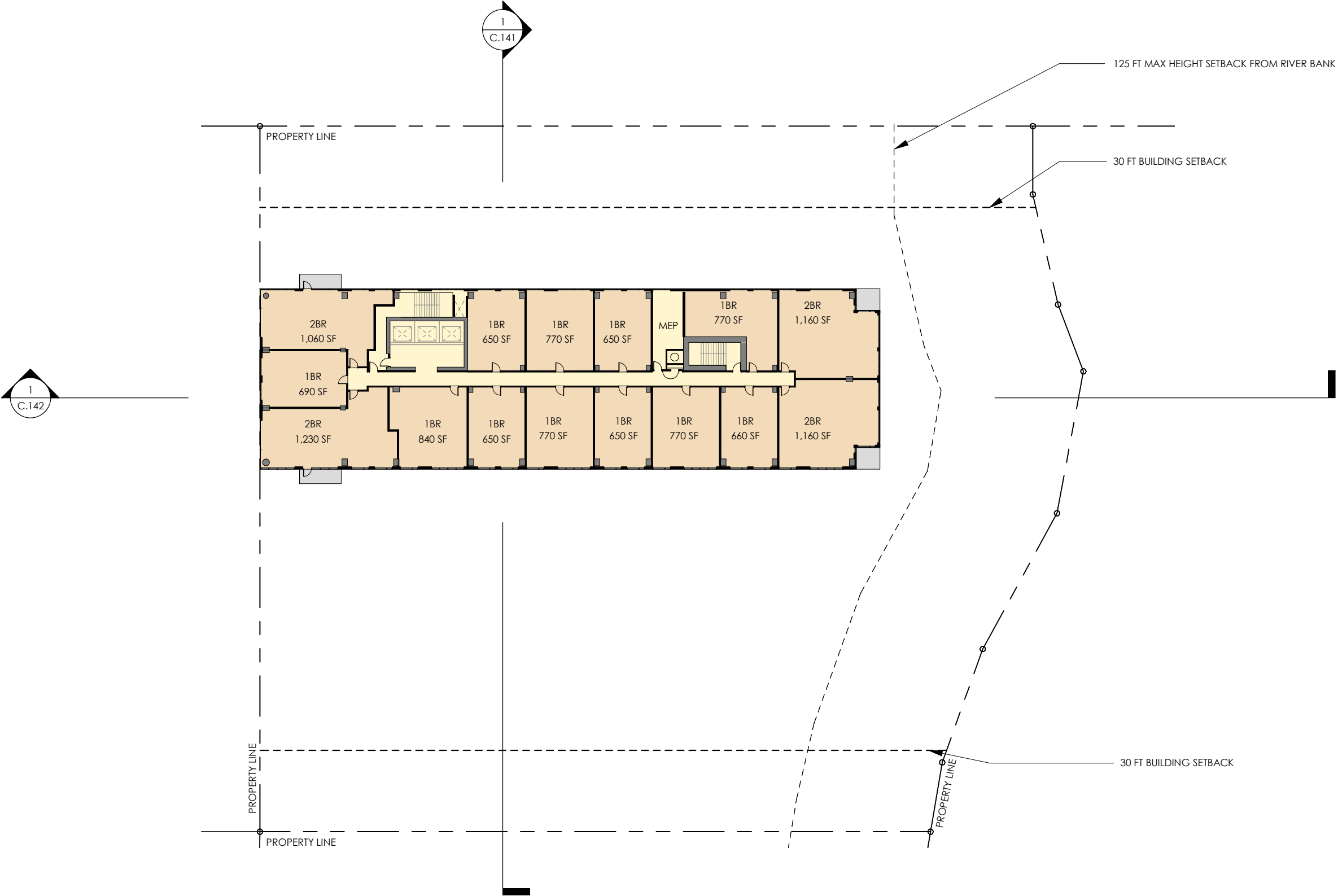


- A** SQUARE DOWNLIGHT
- B** CIRCULAR DOWNLIGHT
- C** WALL SCONCE
- D** RECESSED WALL LIGHT
- E** PATHWAY LIGHT (SHORT)



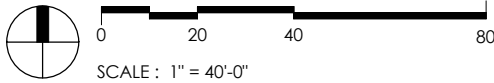
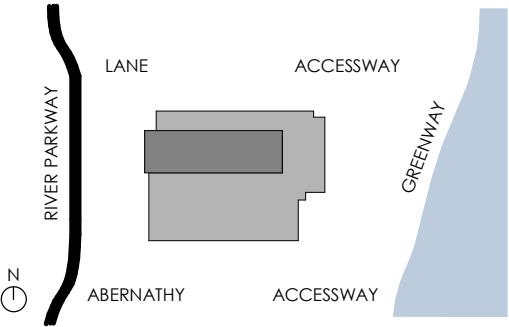
LIGHTING PLAN - AMENITY DECK - B41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.132

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

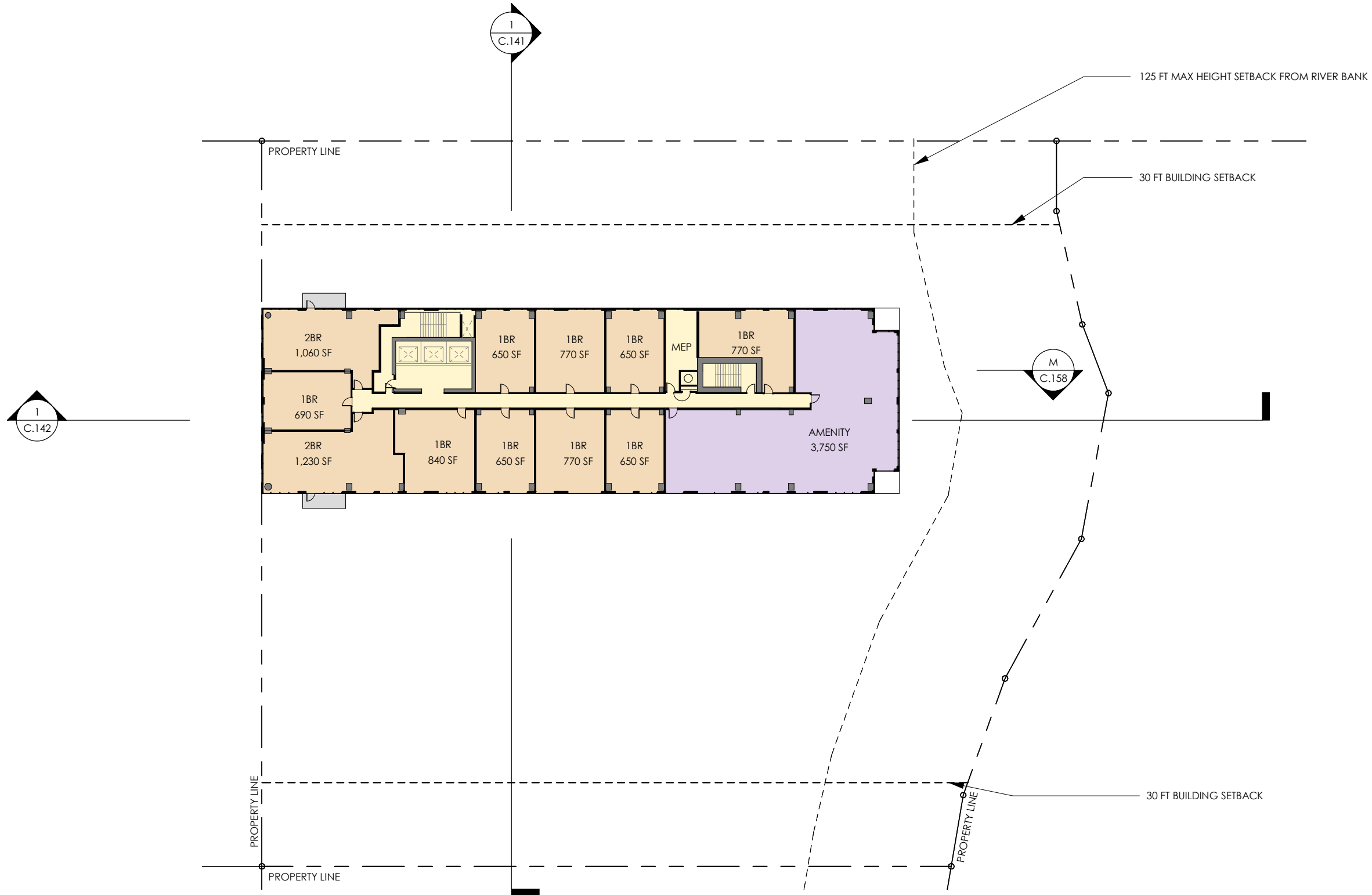


LEVEL SUMMARY	
UNITS PER FLOOR	15
FAR SF PER FLOOR	15,060 SF

AREA LEGEND	
RESIDENTIAL	
COMMERCIAL	
PARKING	
LOBBY	
AMENITY	
CIRCULATION	
SERVICE	
STORAGE	



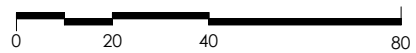
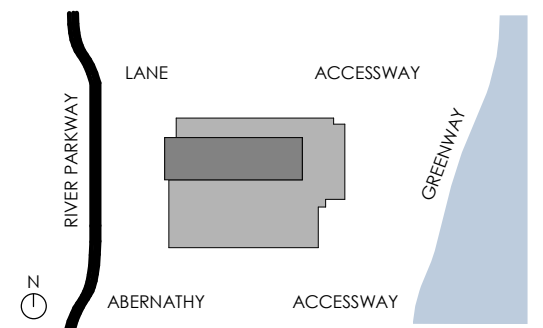
L06-20 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.133



LEVEL SUMMARY	
UNITS PER FLOOR	15
FAR SF PER FLOOR	15,060 SF

AREA LEGEND

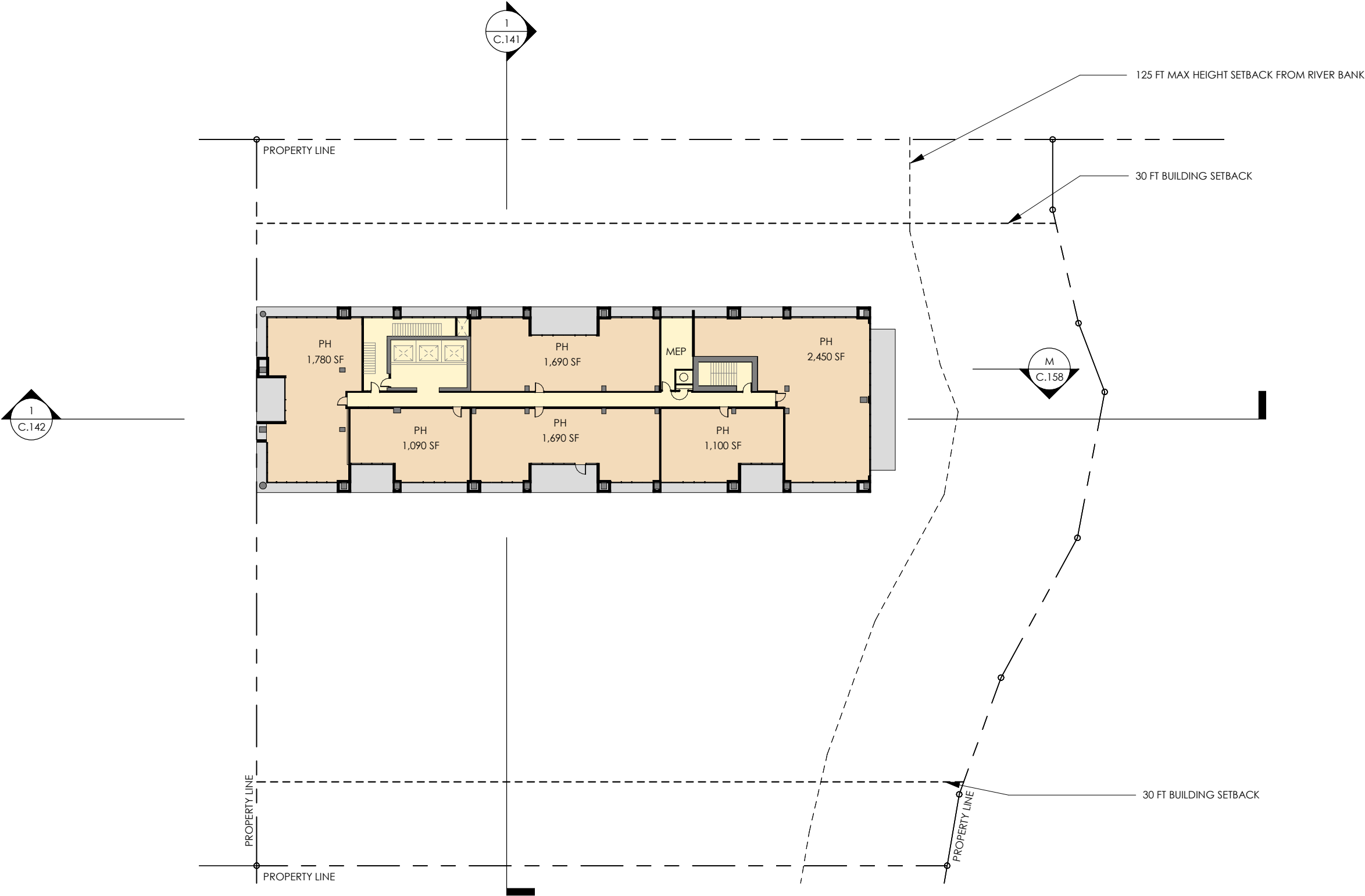
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE



SCALE : 1" = 40'-0"

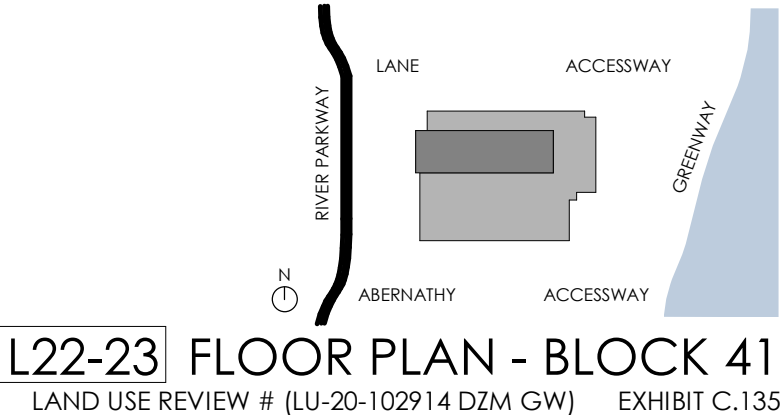
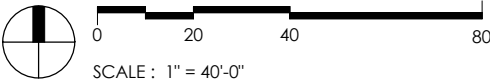
L21 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.134

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

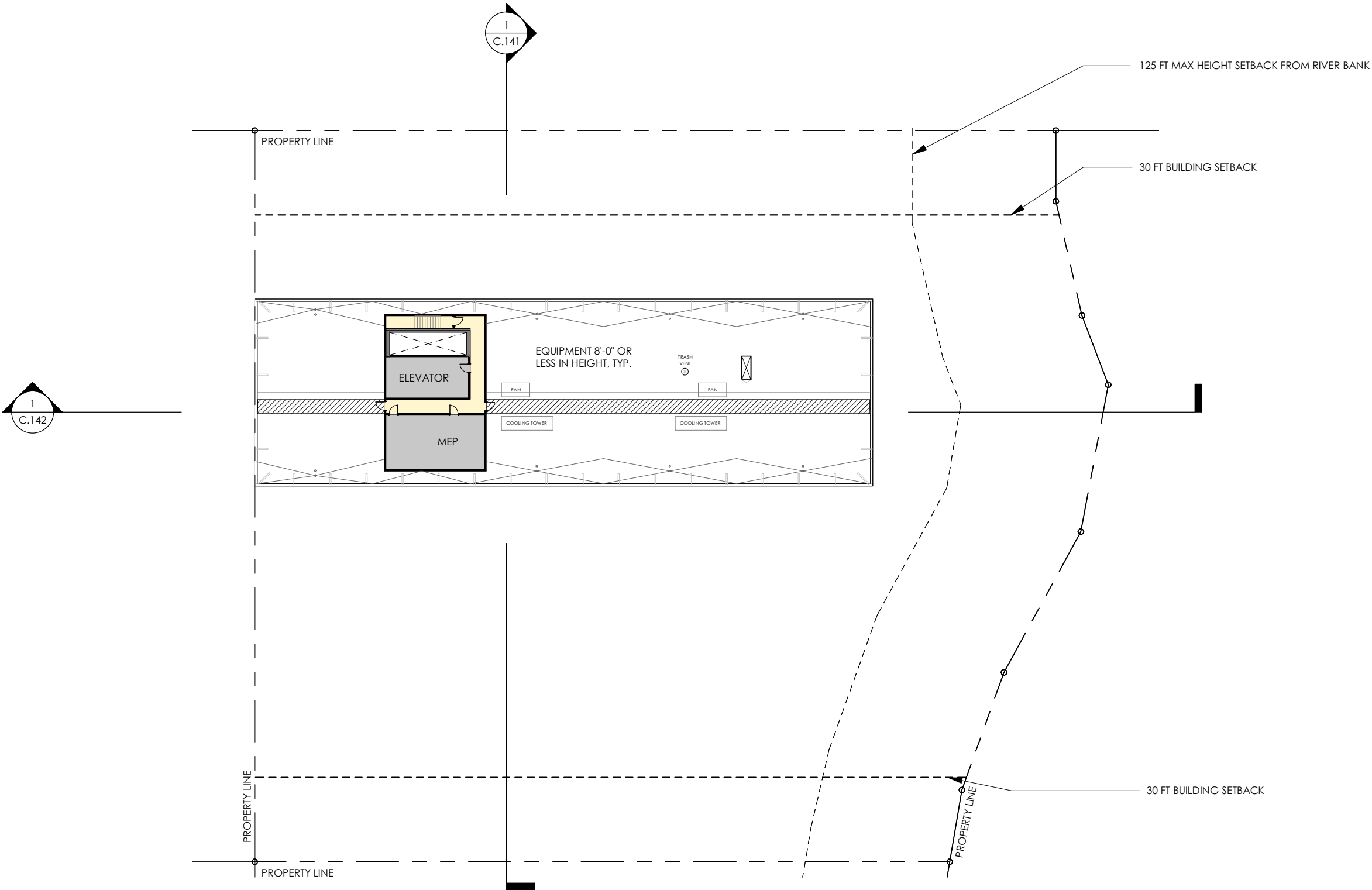


LEVEL SUMMARY	
UNITS PER FLOOR	6
FAR SF PER FLOOR	12,260 SF

AREA LEGEND	
RESIDENTIAL	
COMMERCIAL	
PARKING	
LOBBY	
AMENITY	
CIRCULATION	
SERVICE	
STORAGE	

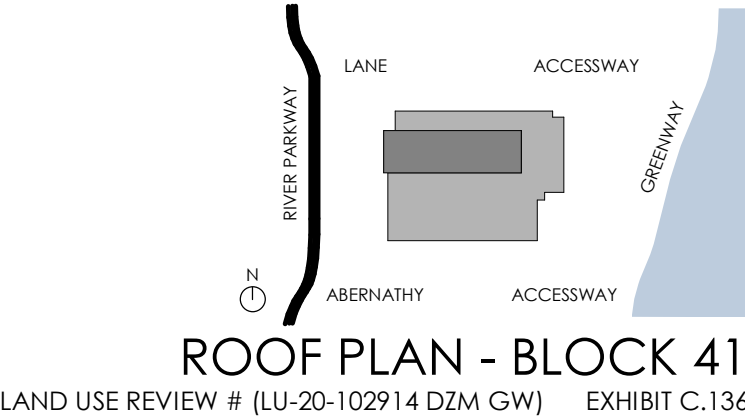
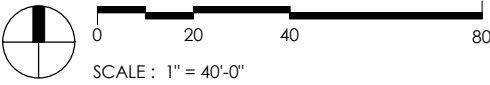


© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



AREA LEGEND

RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



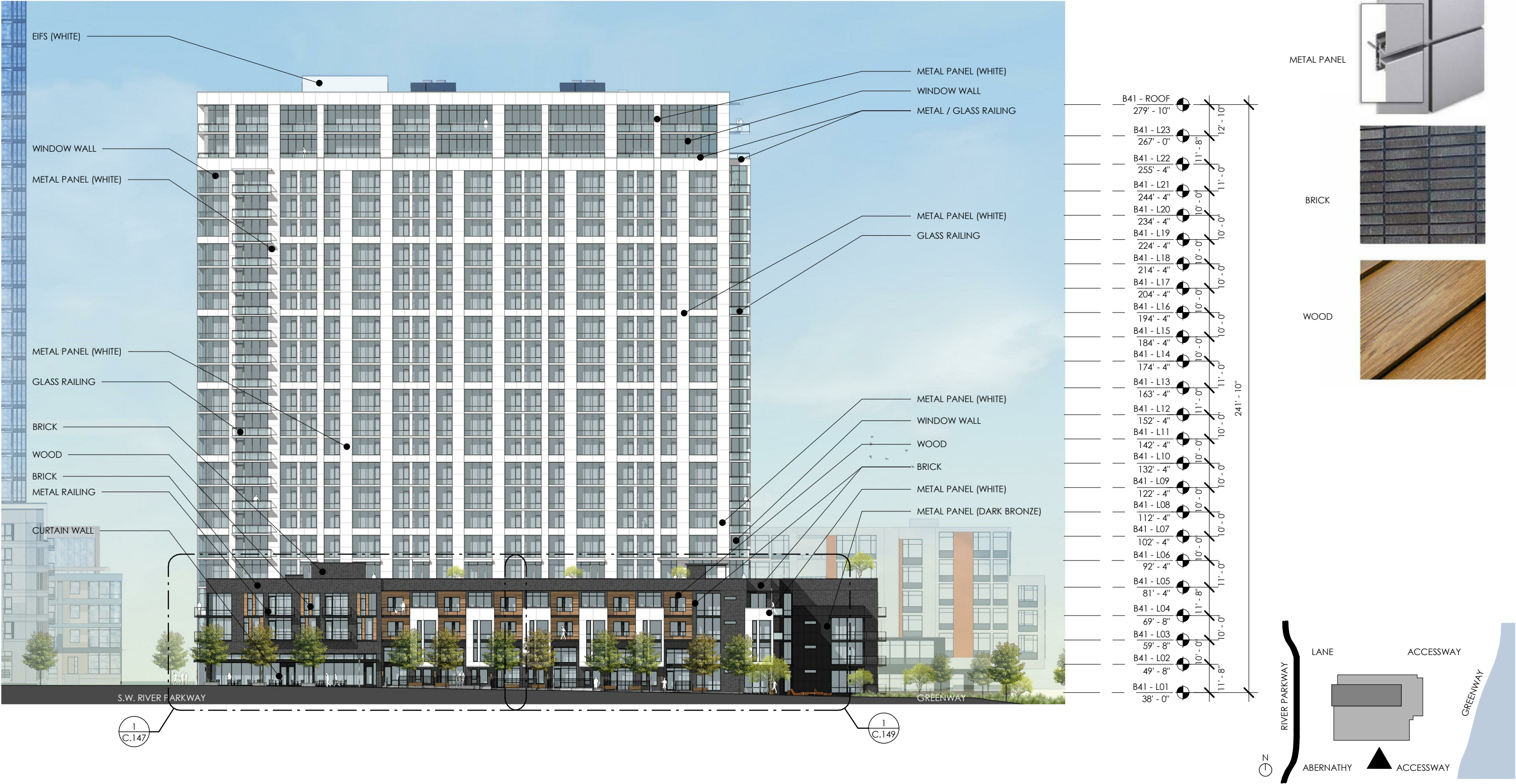
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



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

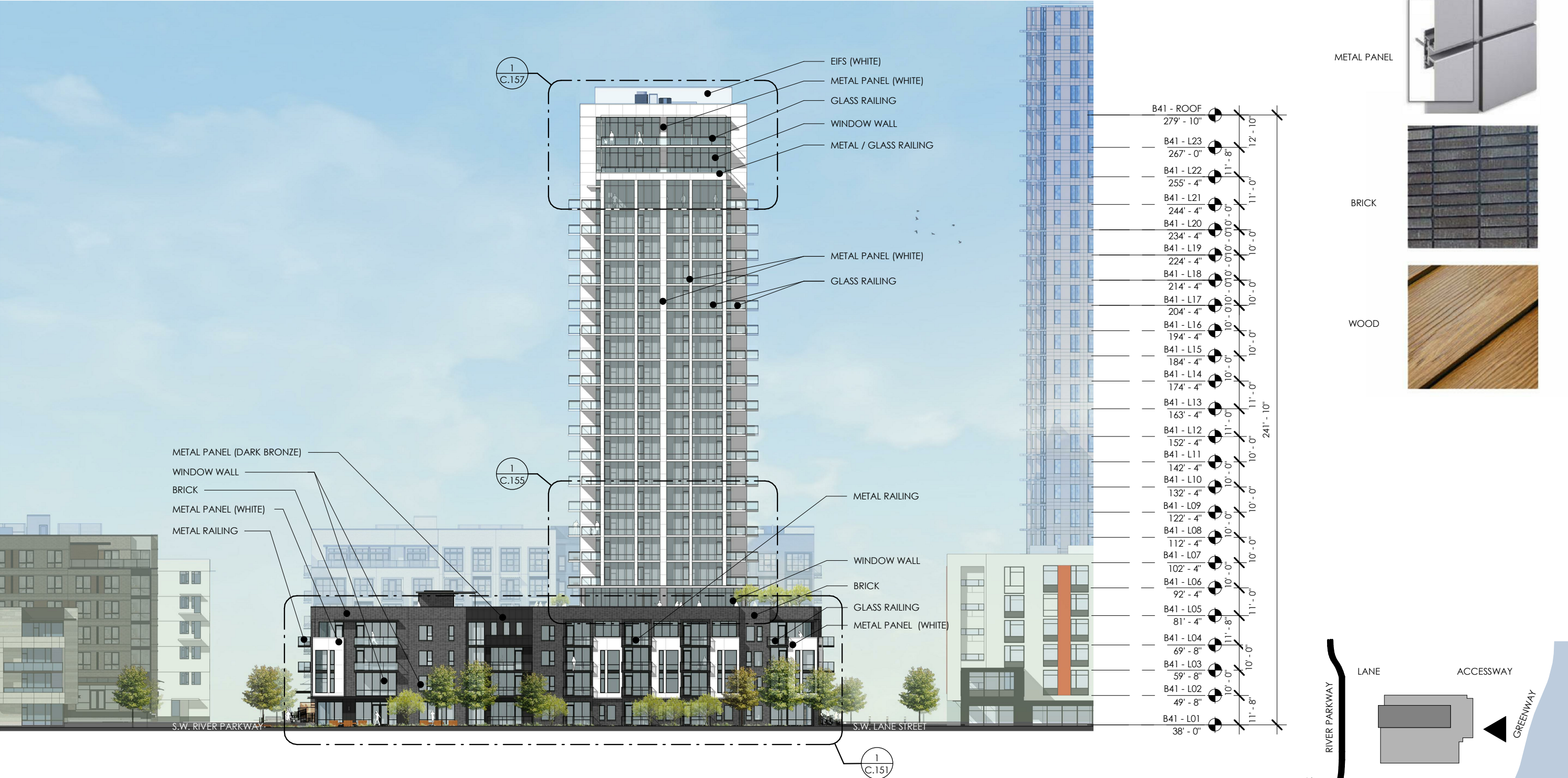
BLOCK 41 - WEST ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.137

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - SOUTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.138

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - EAST ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.139

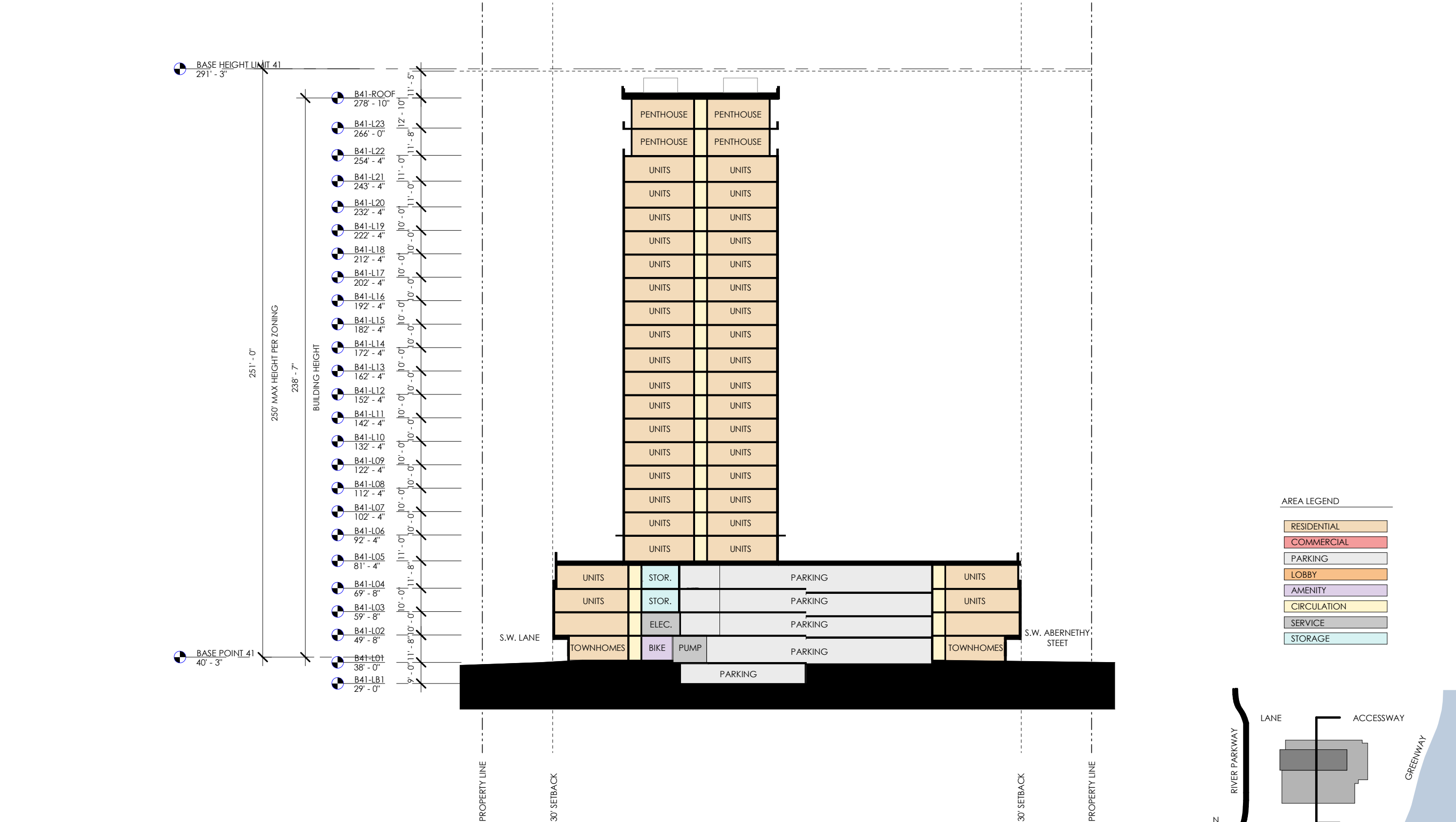
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 41 - NORTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.140

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

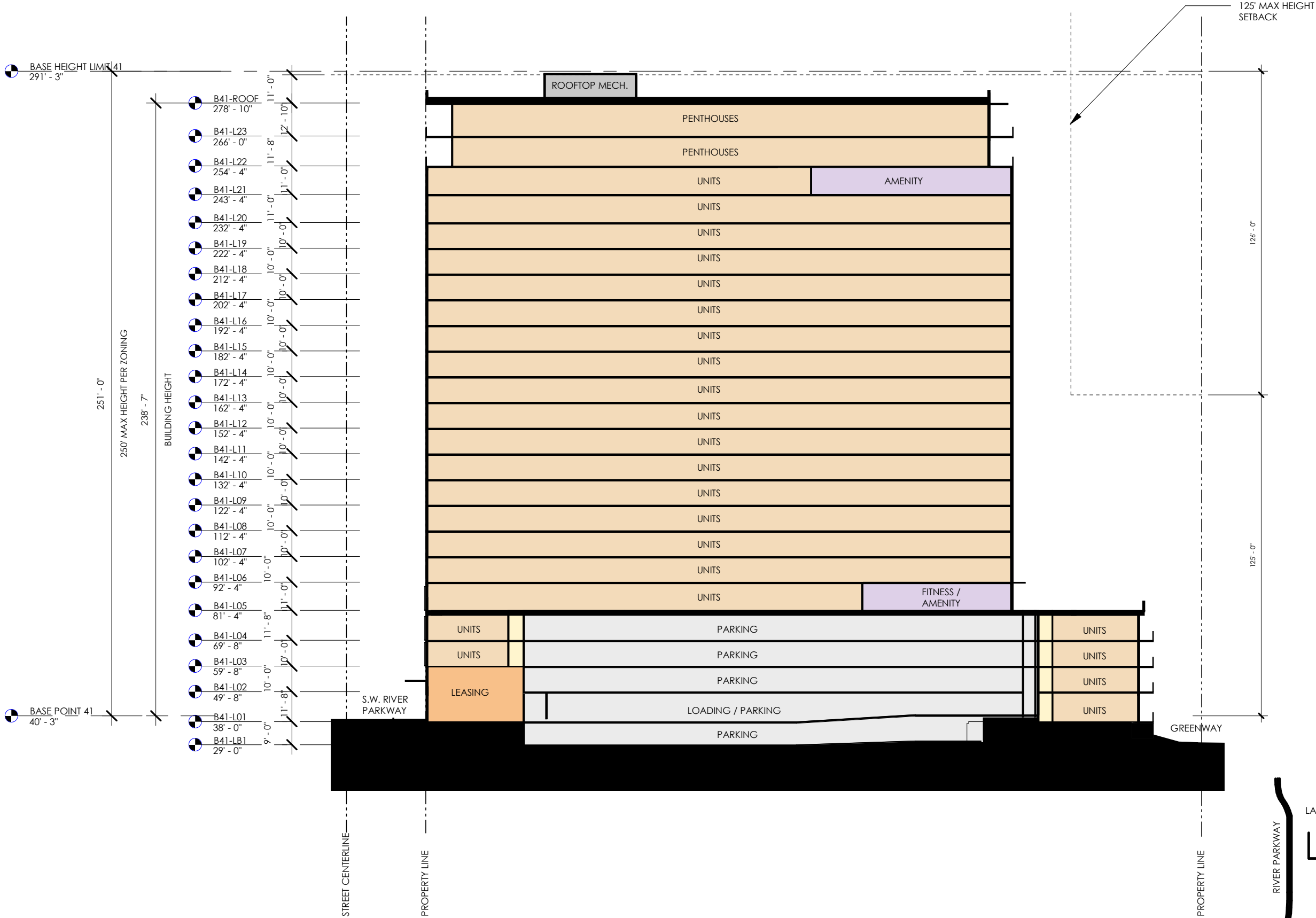
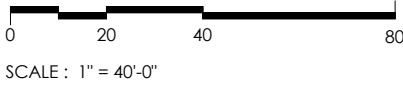
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



BLOCK 41 - N-S BUILDING SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.141

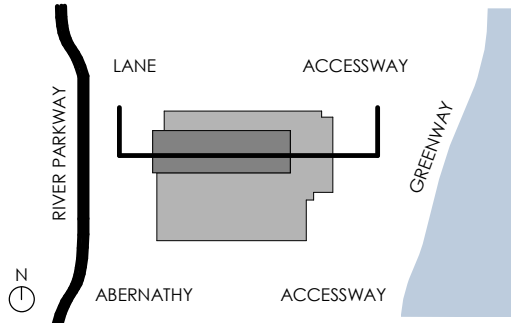
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



AREA LEGEND

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



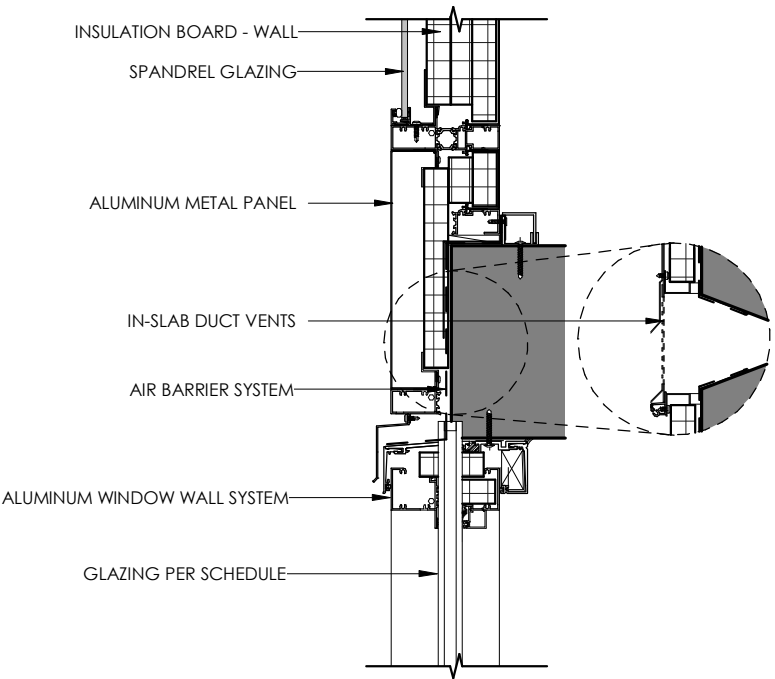
BLOCK 41 - E-W BUILDING SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.142

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

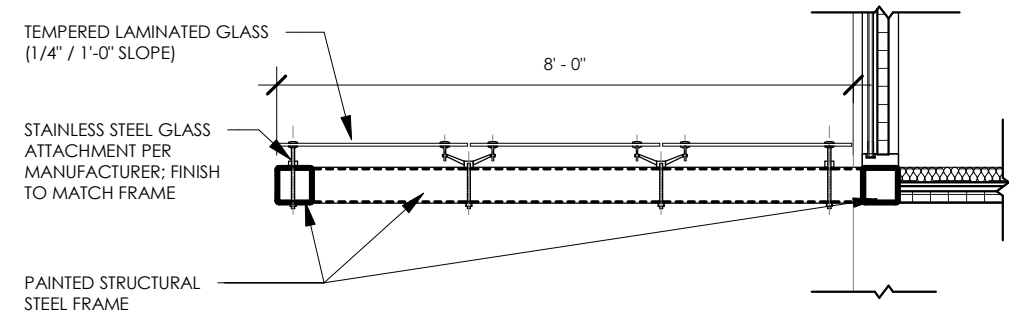


BLOCK 41 - WEST ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.143

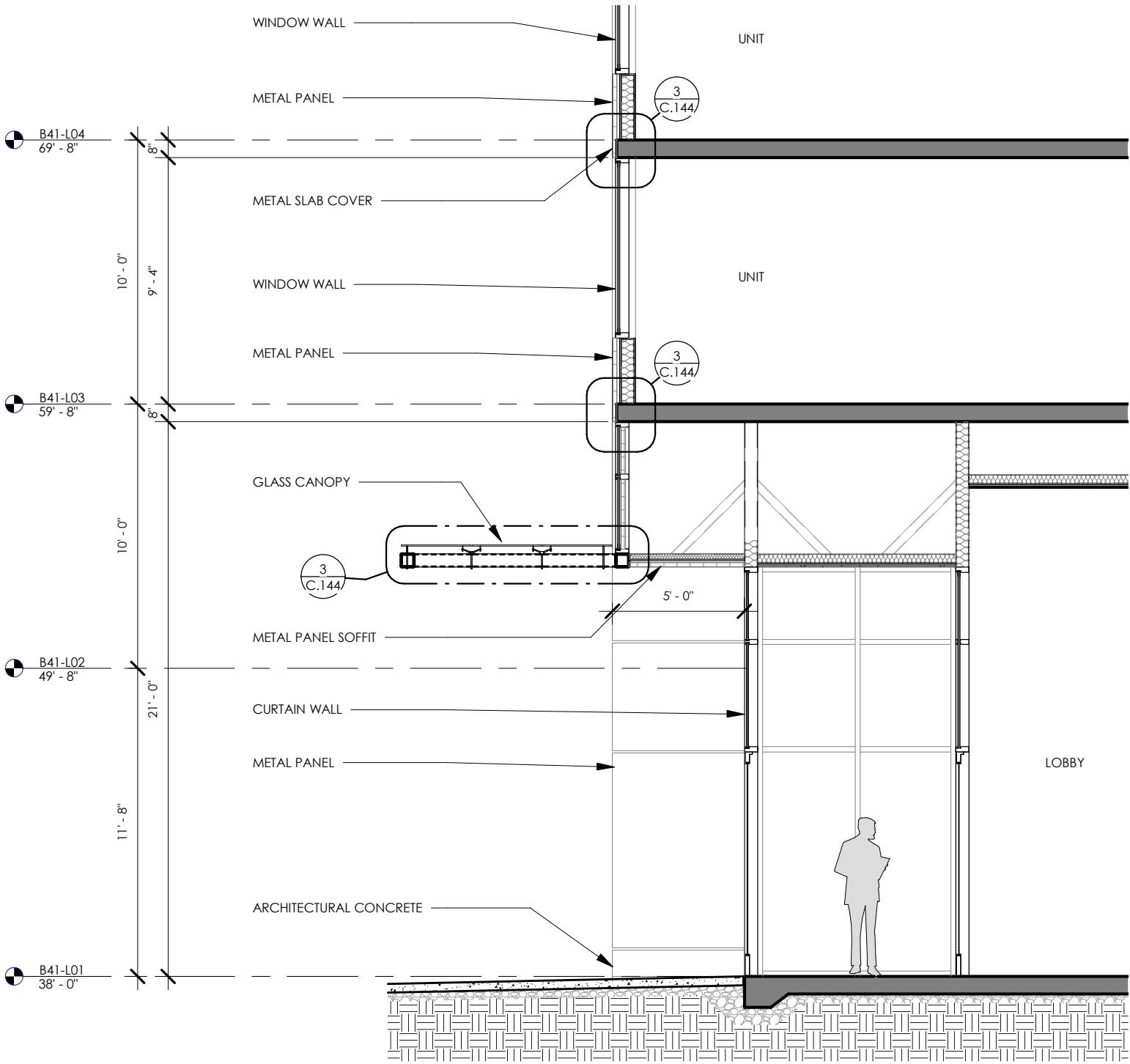
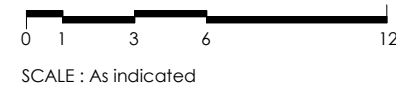
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



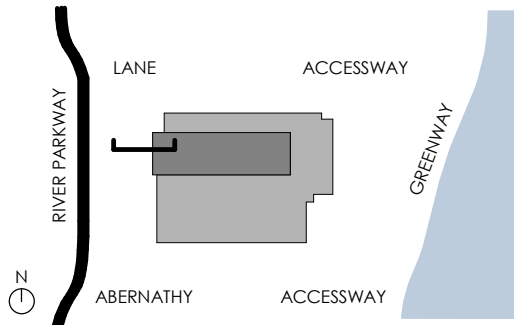
③ SECTION DETAIL - WINDOW WALL SLAB EDGE COVER
SCALE: 1 1/2" = 1'-0"



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



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



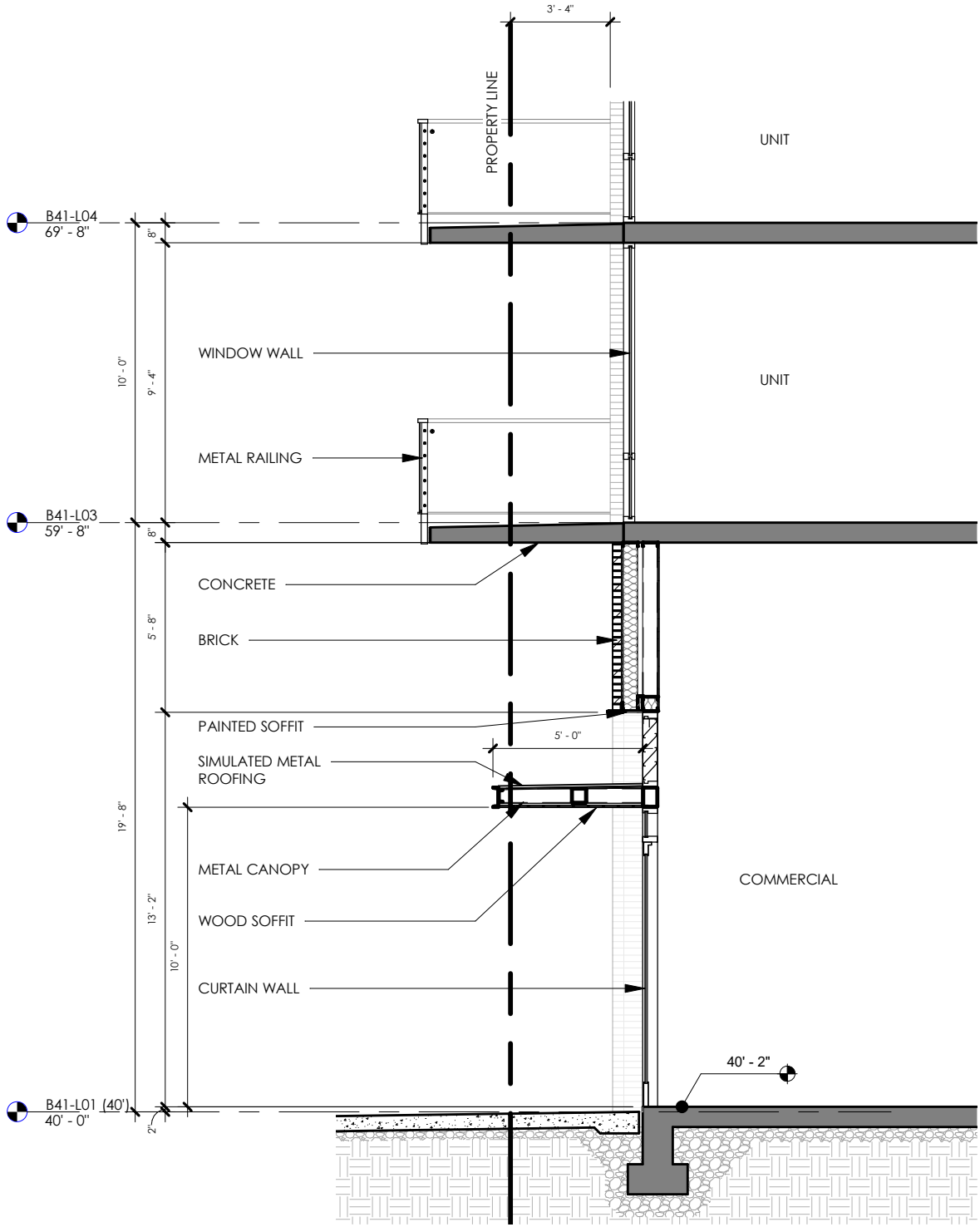
BLOCK 41 - WEST ENLARGED SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.144

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

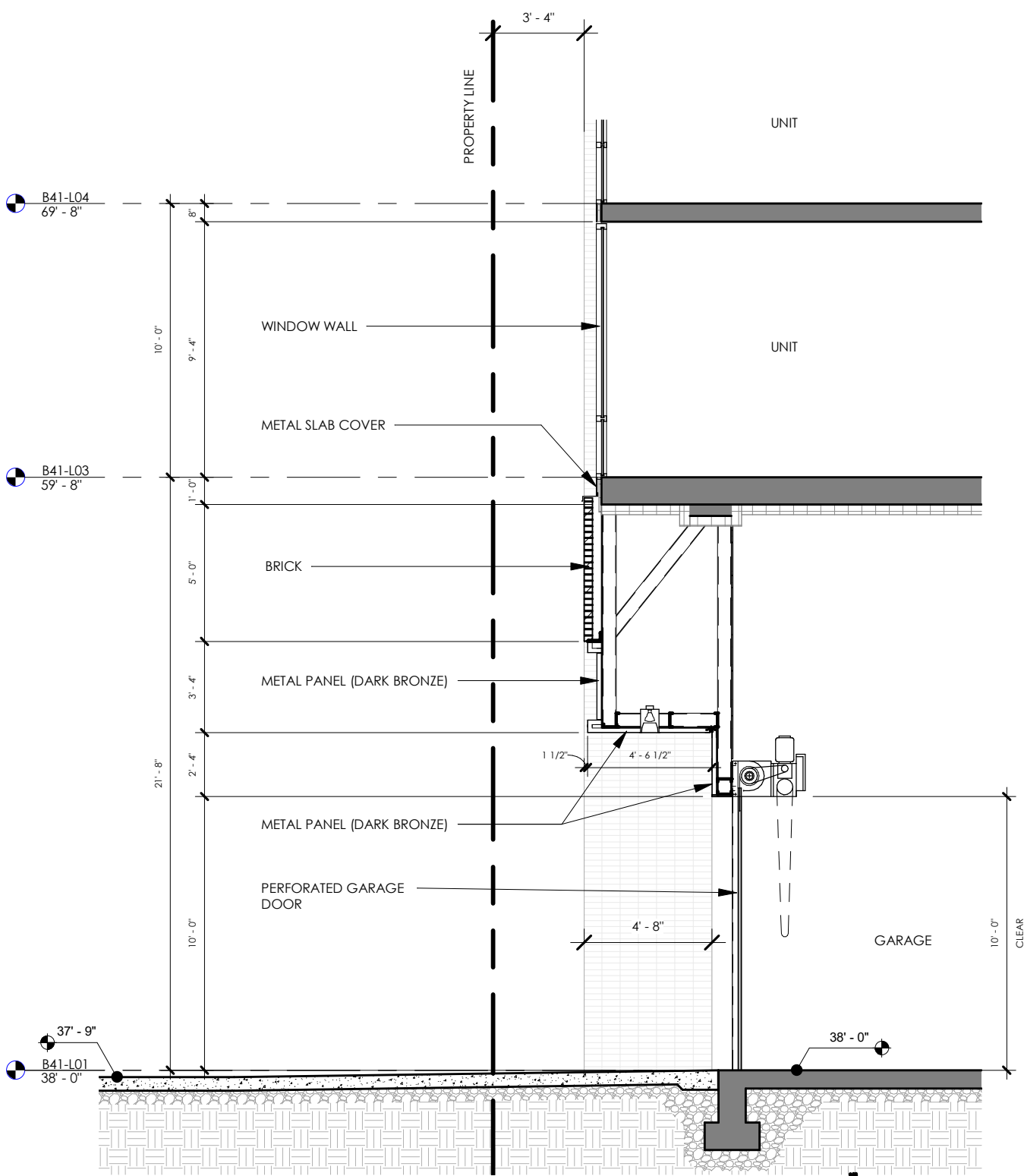


BLOCK 41 - WEST ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.145

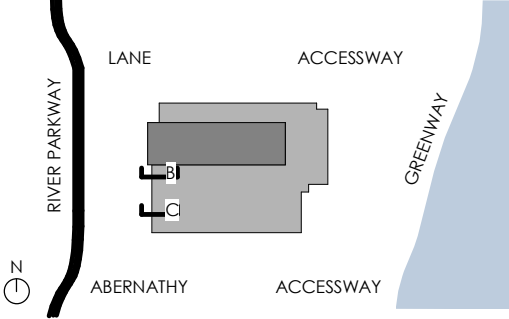
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



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



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

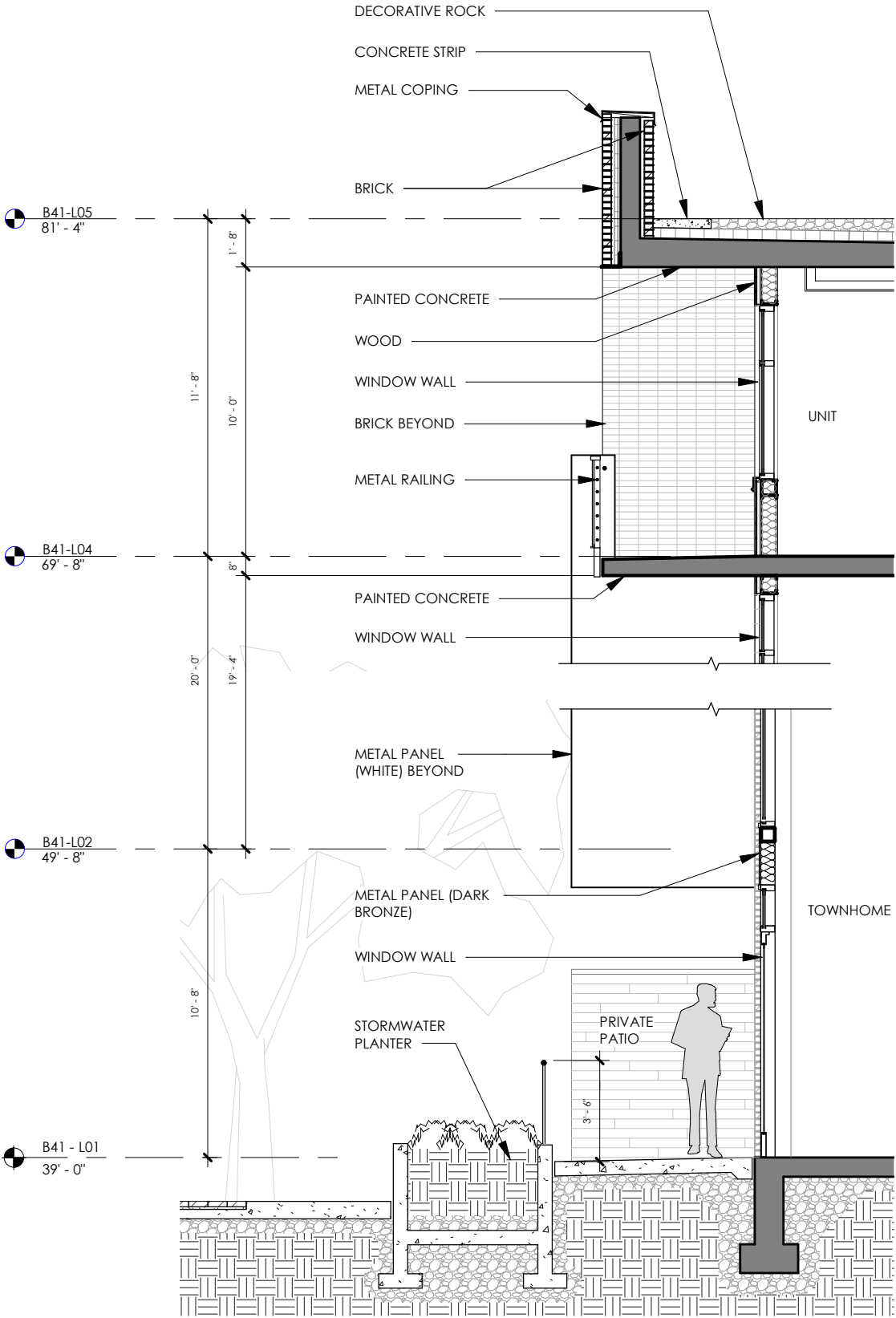


© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

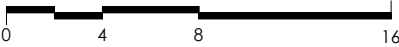


BLOCK 41 - SOUTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.147

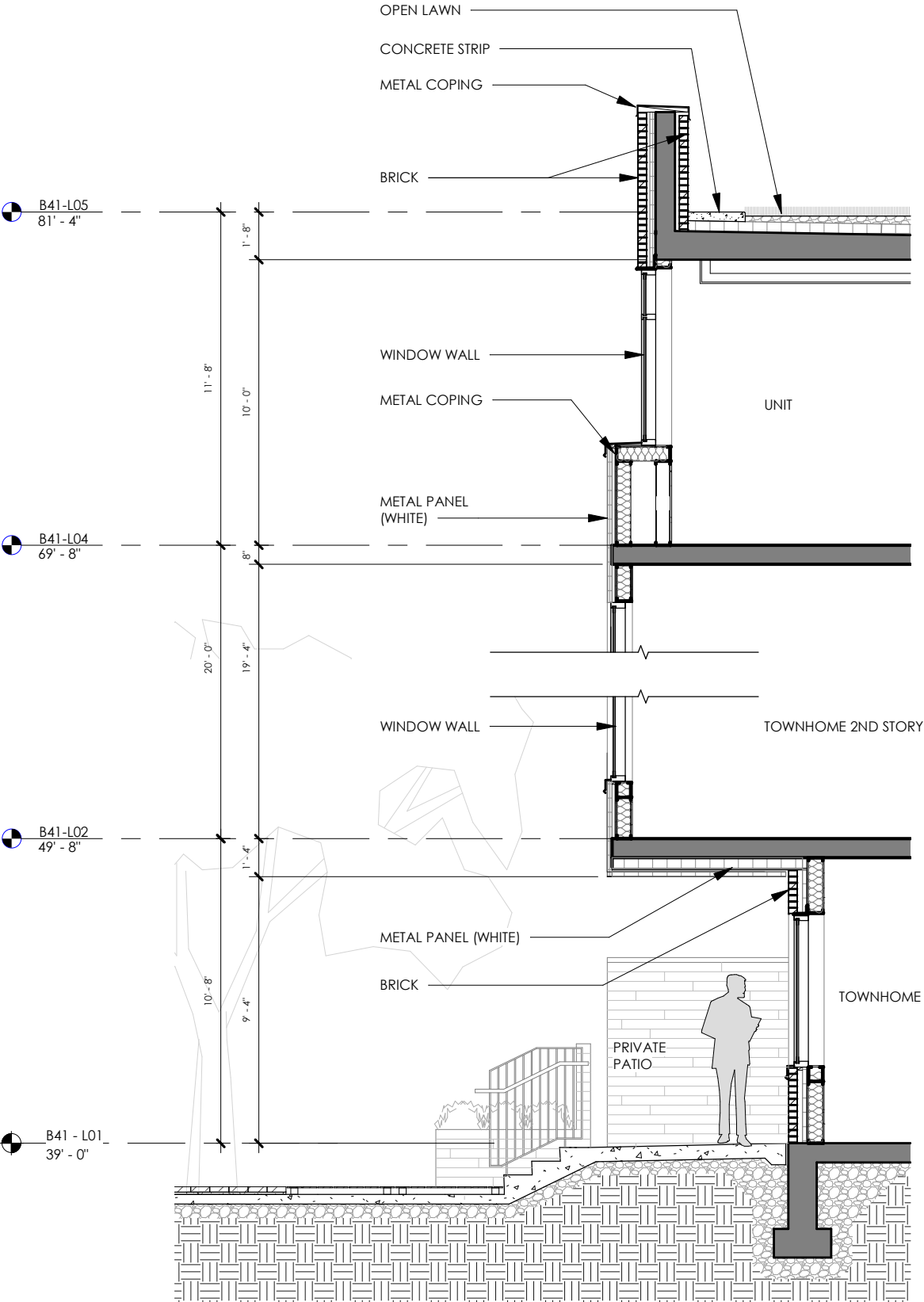
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



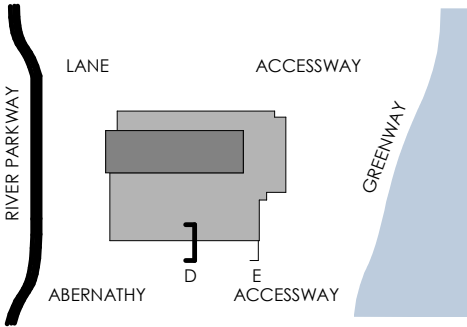
D BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH

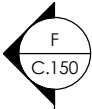


SCALE: 3/16" = 1'-0"

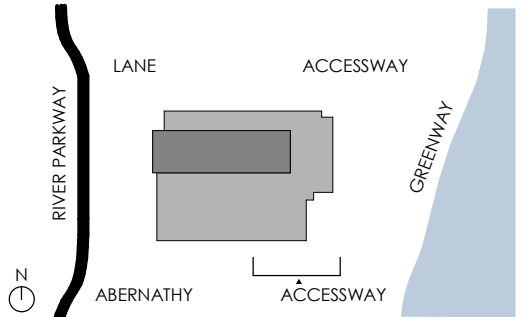


E BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH



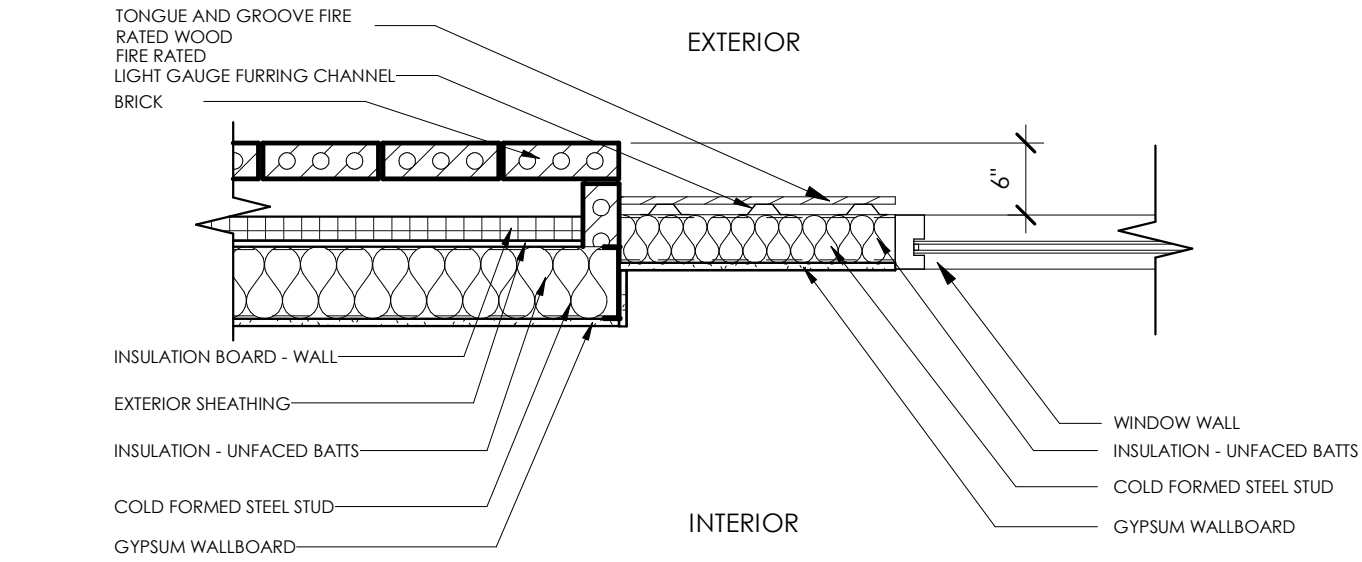


© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

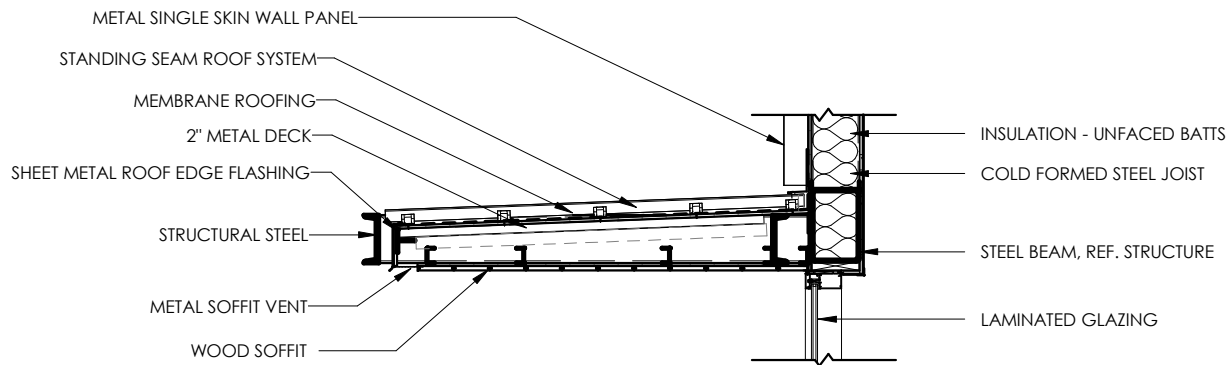


BLOCK 41 - SOUTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.149

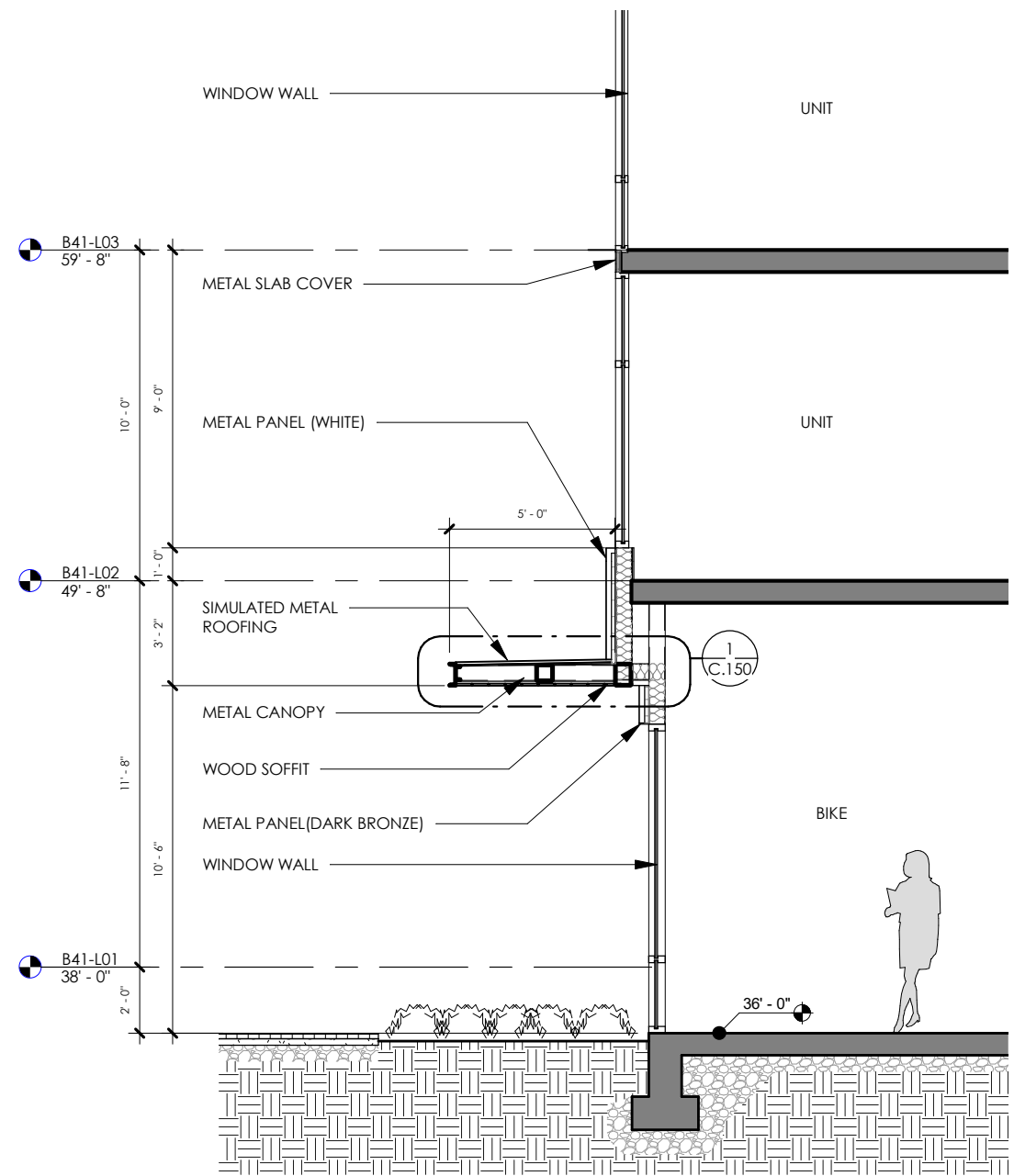
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



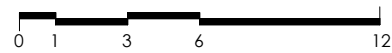
② PLAN DETAIL - INSET WOOD IN BRICK
SCALE: 3/4" = 1'-0"



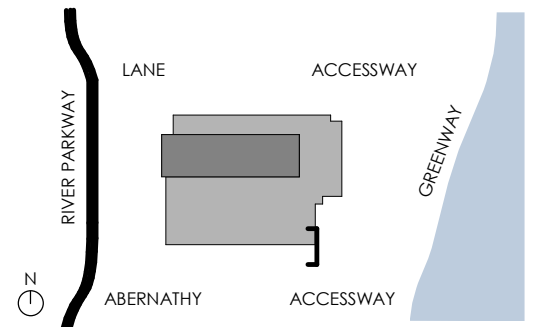
① SECTION DETAIL - MTL. CANOPY
SCALE: 3/8" = 1'-0"



Ⓕ BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH
SCALE: 3/16" = 1'-0"



SCALE : As indicated



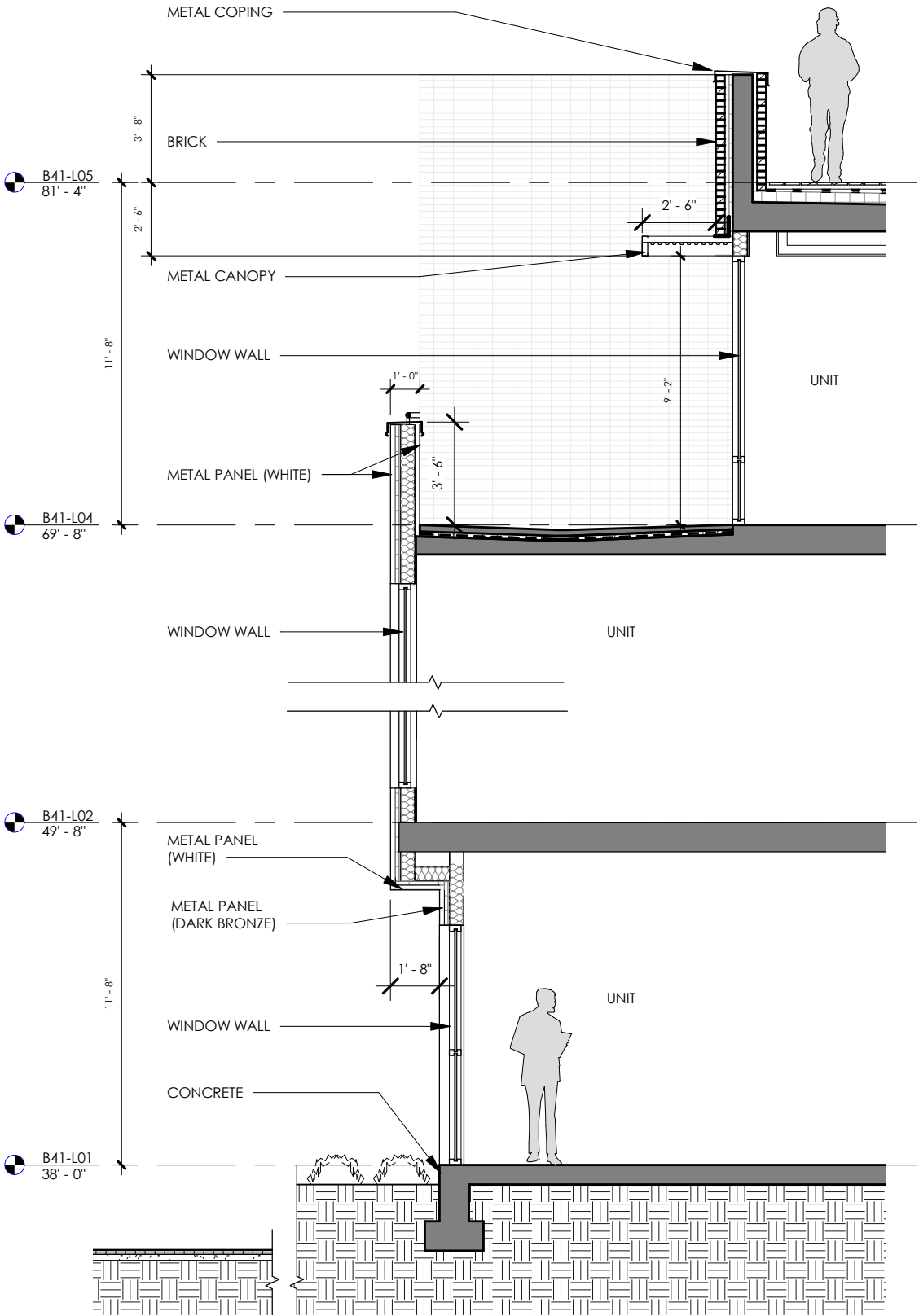
BLOCK 41 - SOUTH ENLARGED SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.150

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

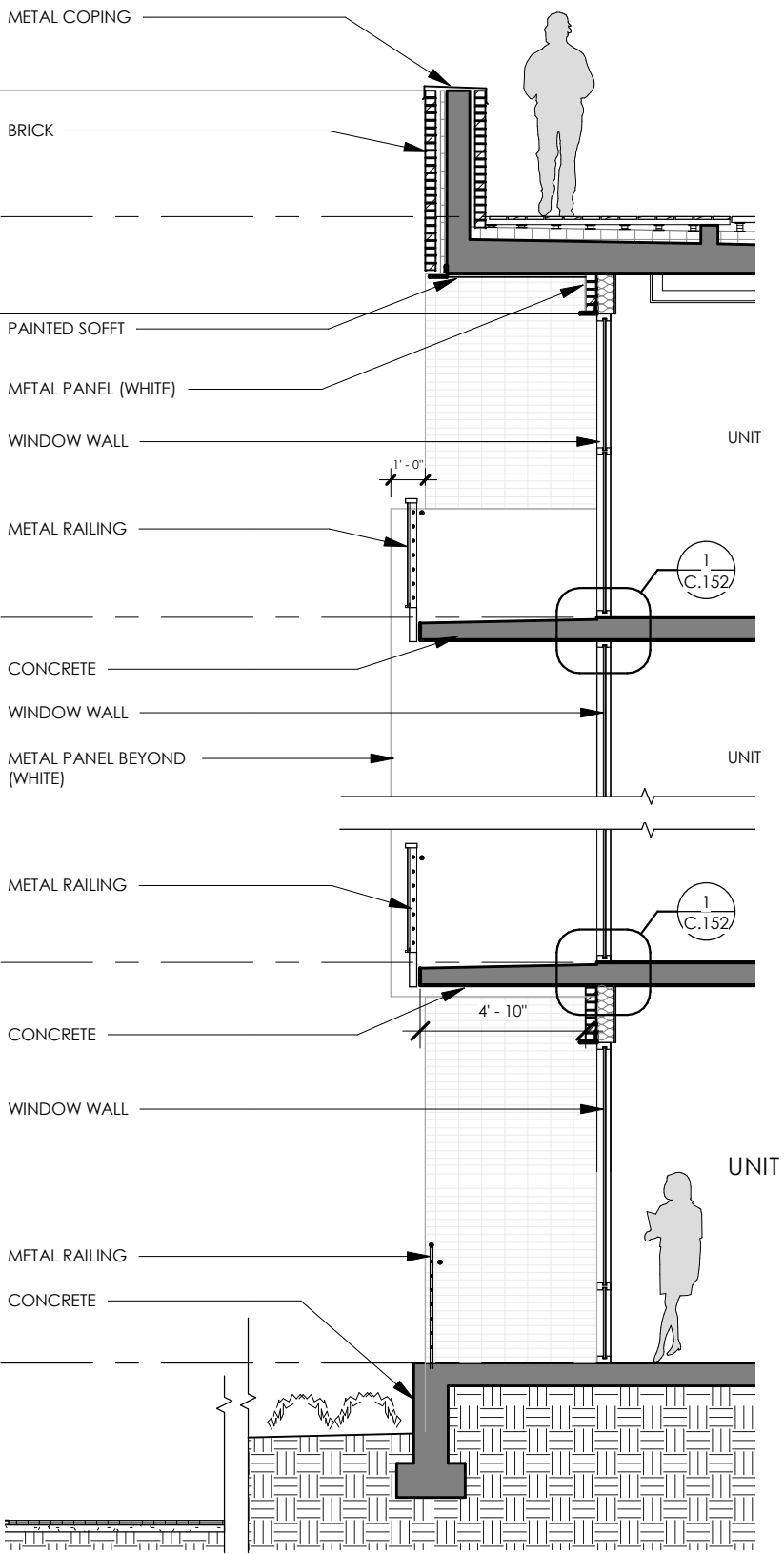


BLOCK 41 - EAST ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.151

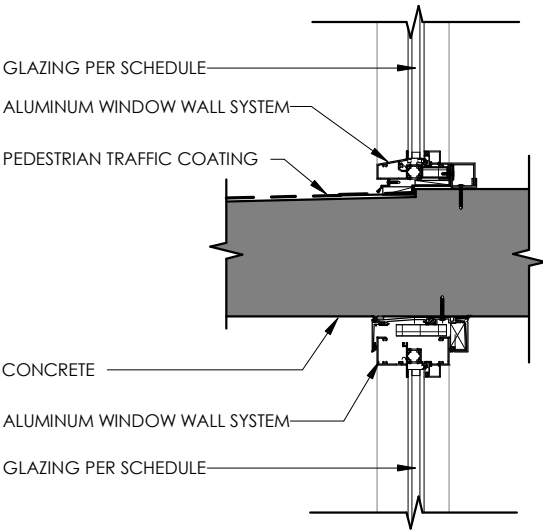
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



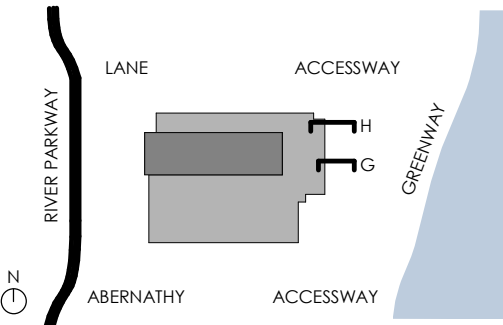
© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



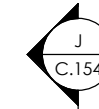
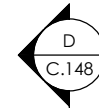
© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



① SECTION DETAIL - WINDOW WALL HEAD/ SILL @ BALCONY
SCALE: 1" = 1'-0"

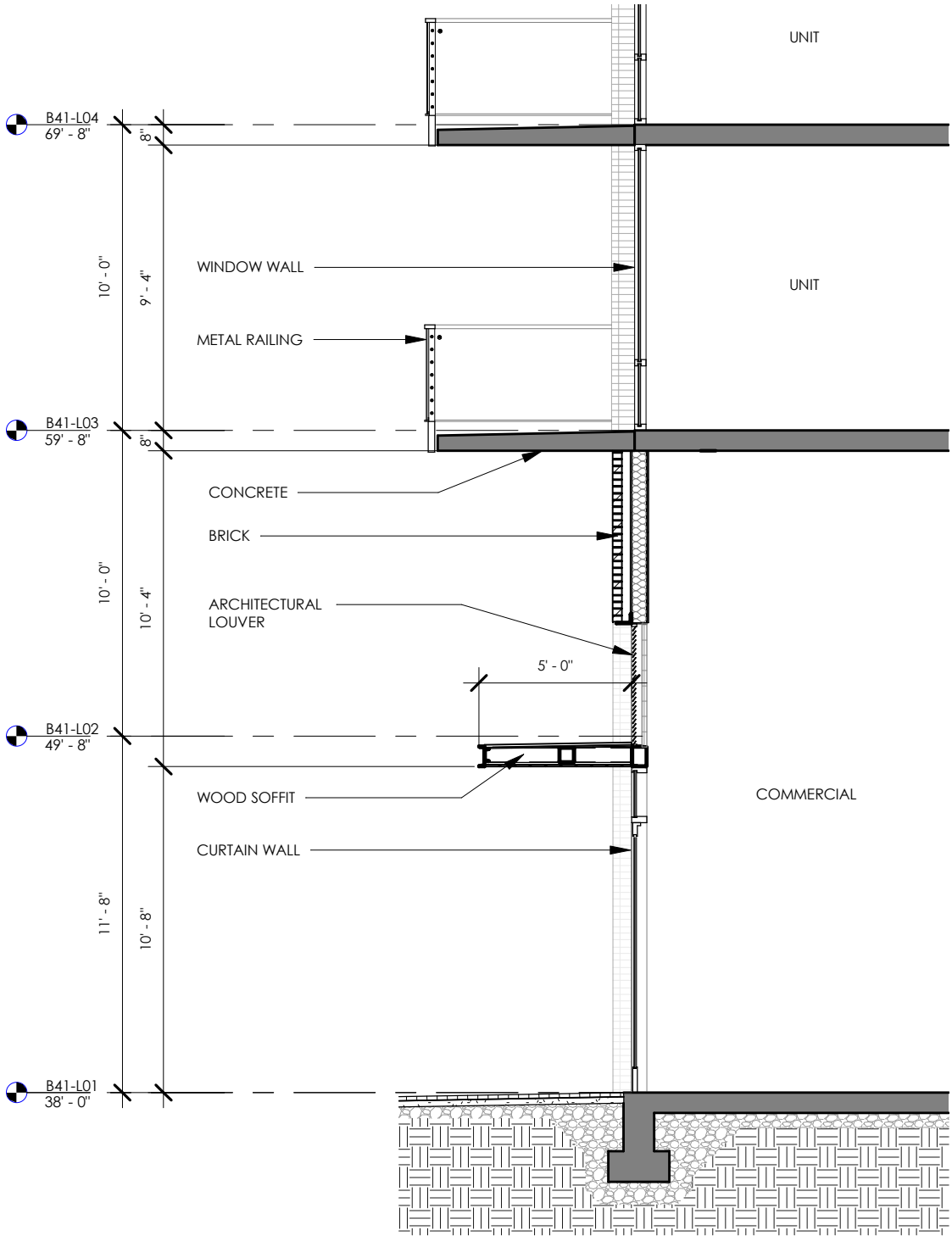


BLOCK 41 - EAST ENLARGED SECTIONS
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.152

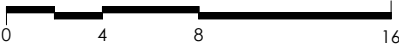


BLOCK 41 - NORTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.153

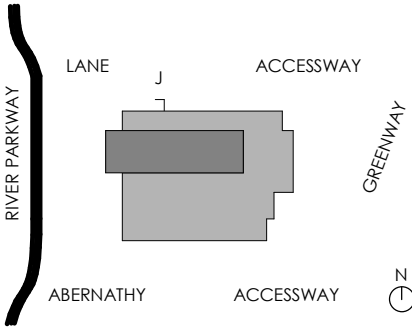
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



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



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



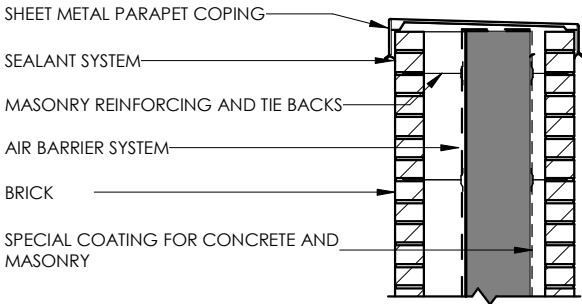
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



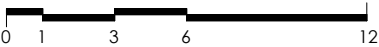
BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

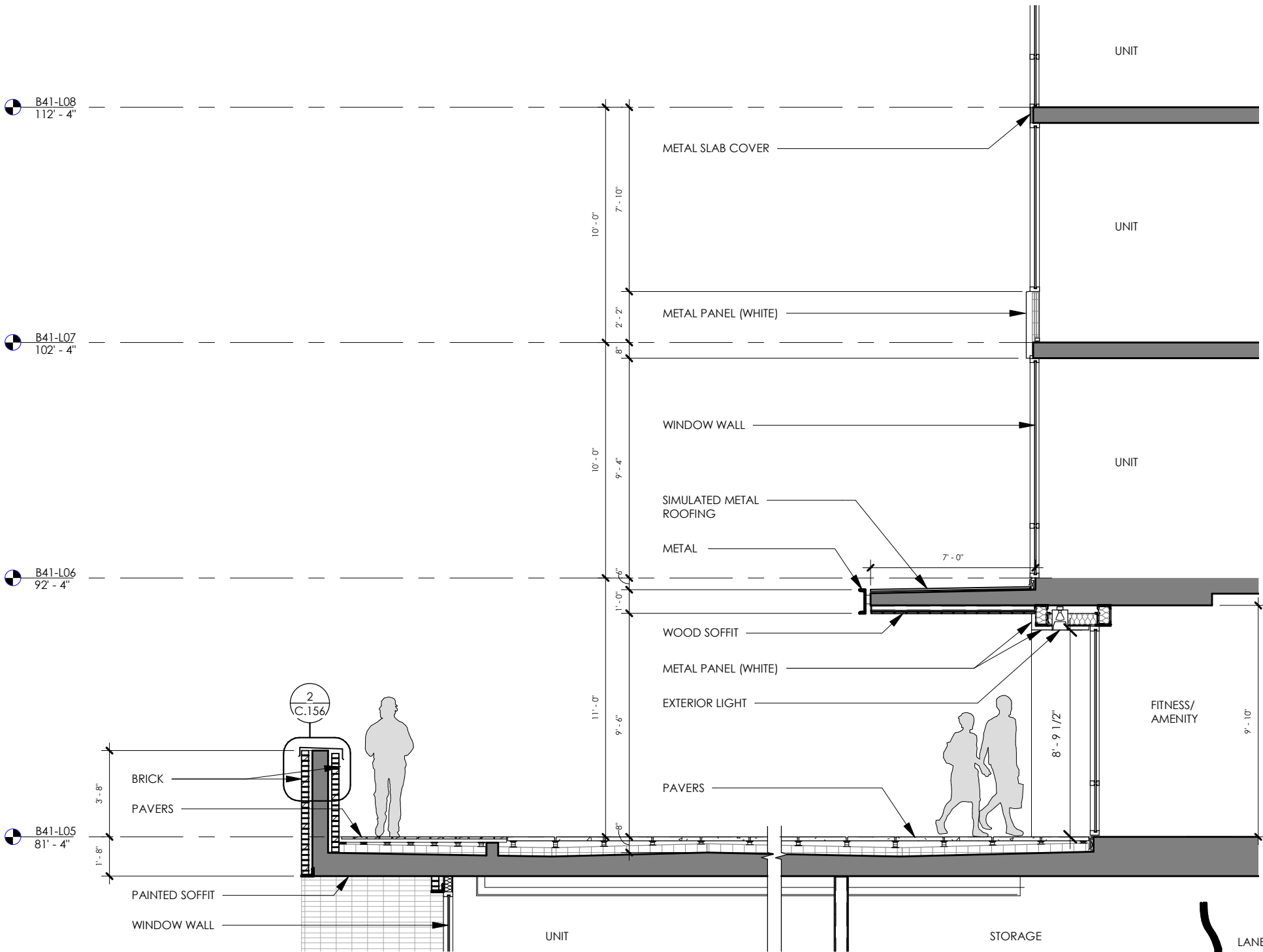
PROPERTY LINE



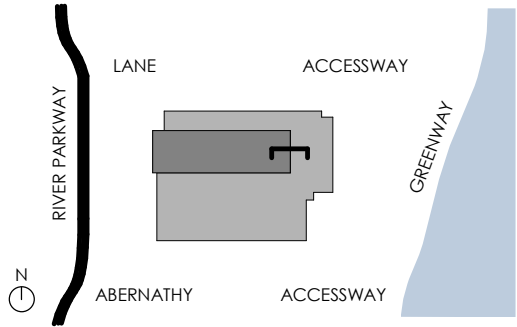
② SECTION DETAIL - BRICK @ METAL COPING
SCALE: 1/2" = 1'-0"



SCALE : As indicated



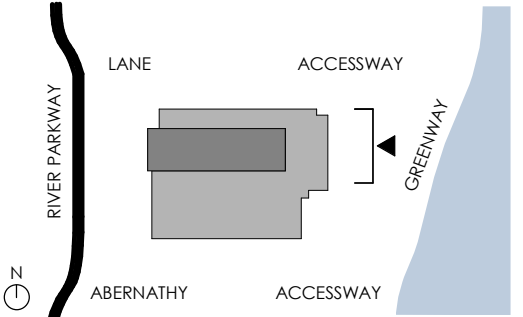
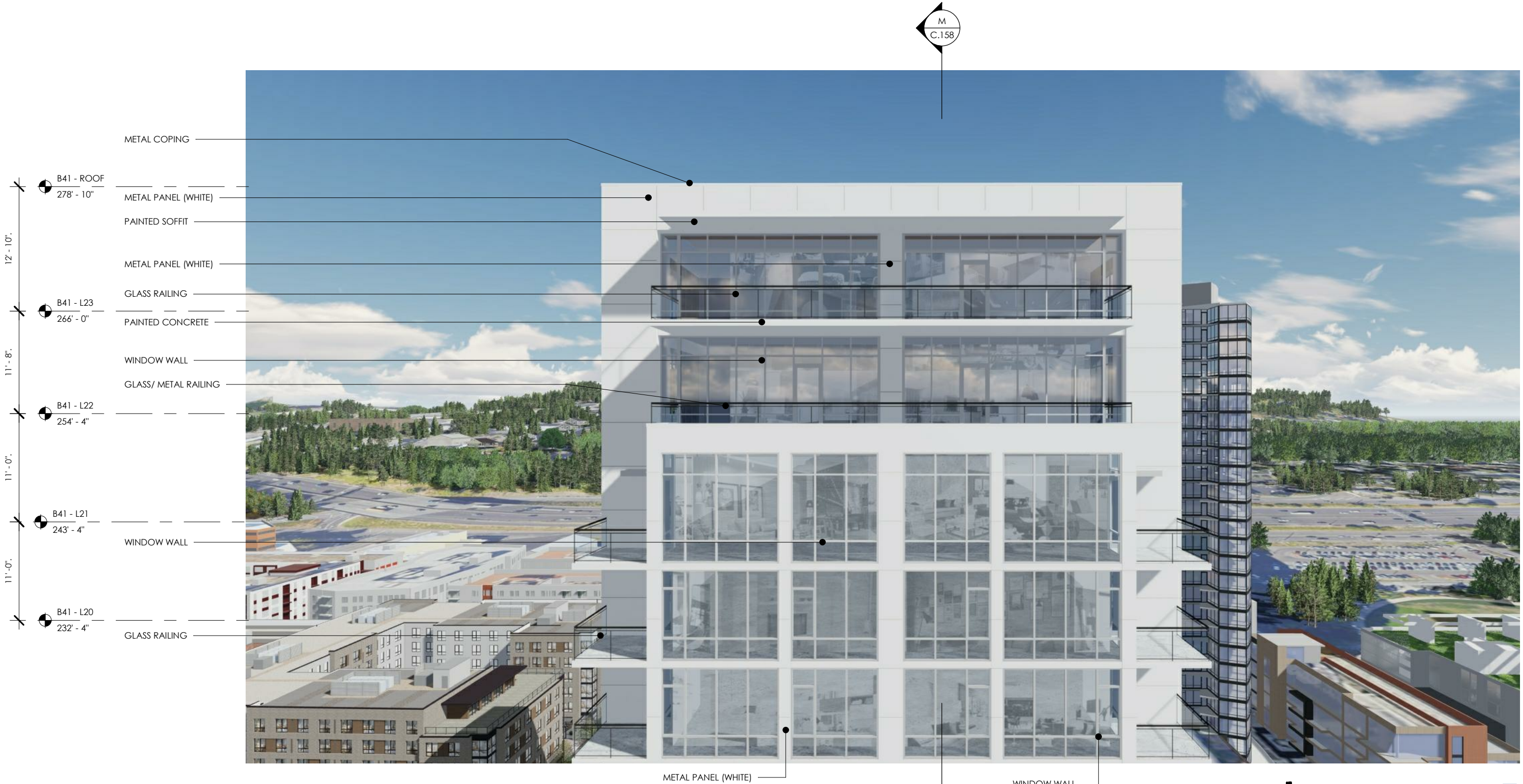
Ⓚ BLOCK 41 - ENLARGED SECTION - LEVEL 5 AMENITY
SCALE: 3/16" = 1'-0"



BLOCK 41 - ENLARGED SECTION LEVEL 5 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.156

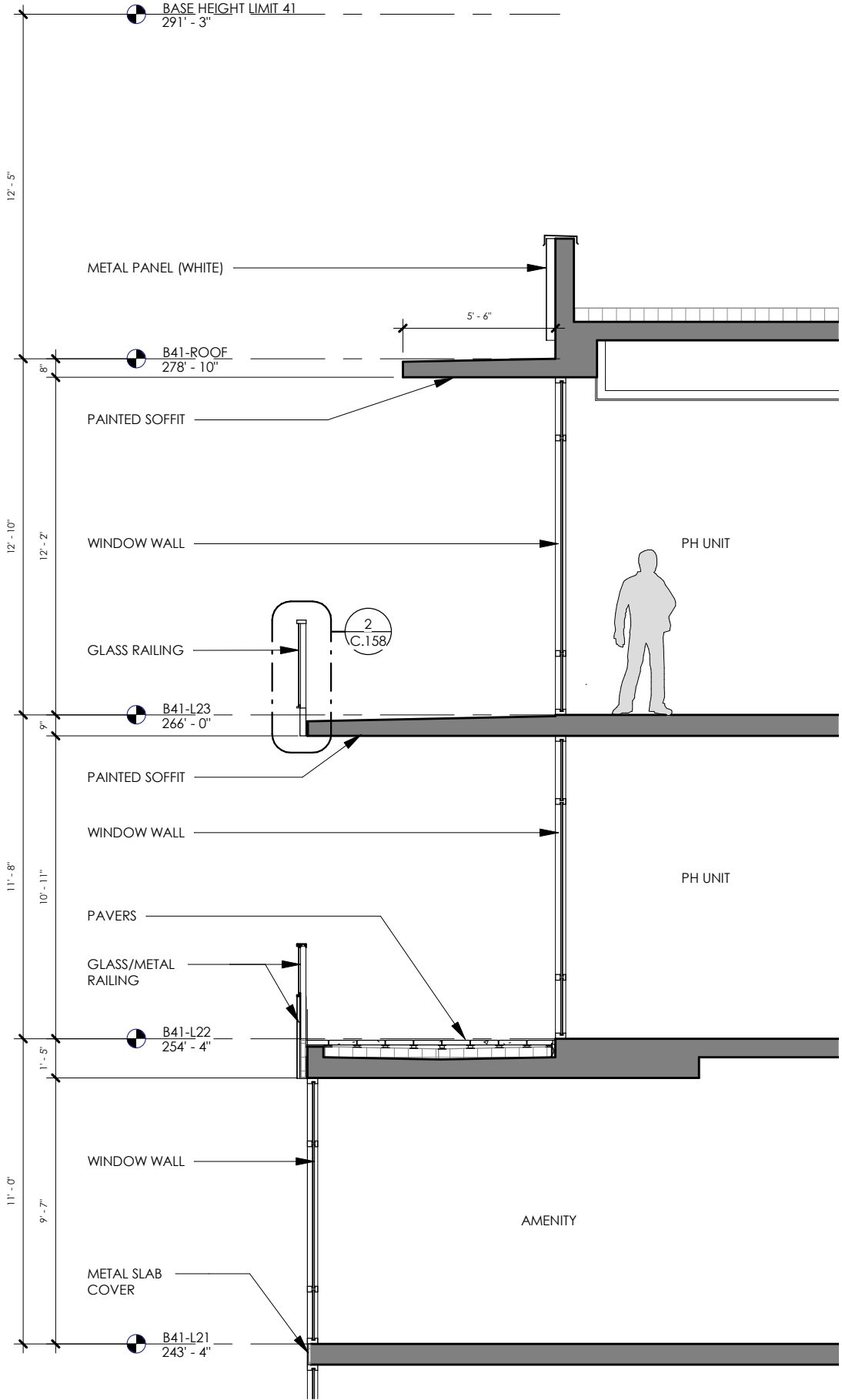
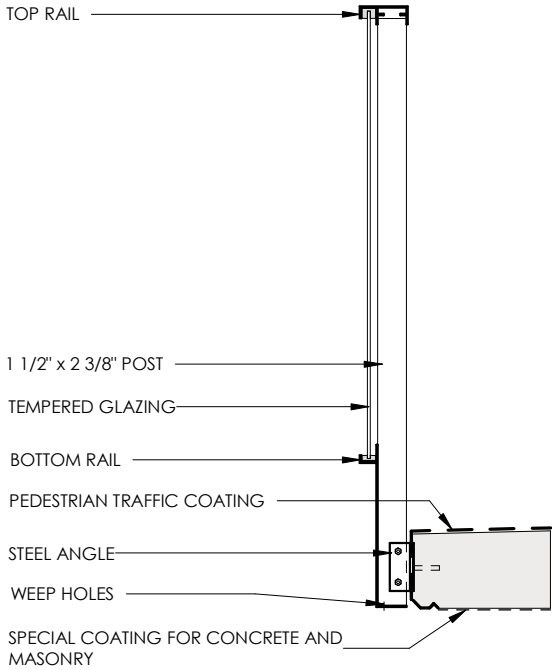
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



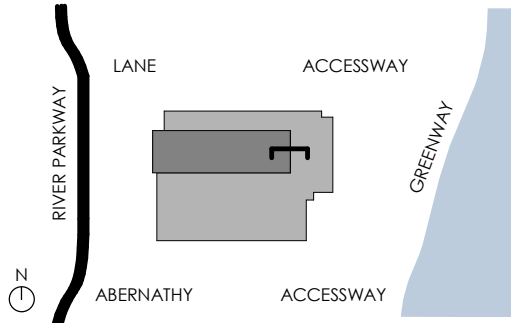
BLOCK 41 - ENLARGED ELEVATION PENTHOUSE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.157

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

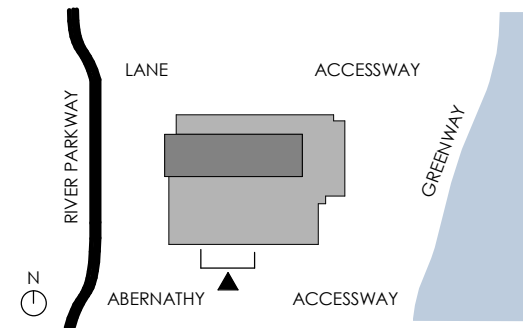
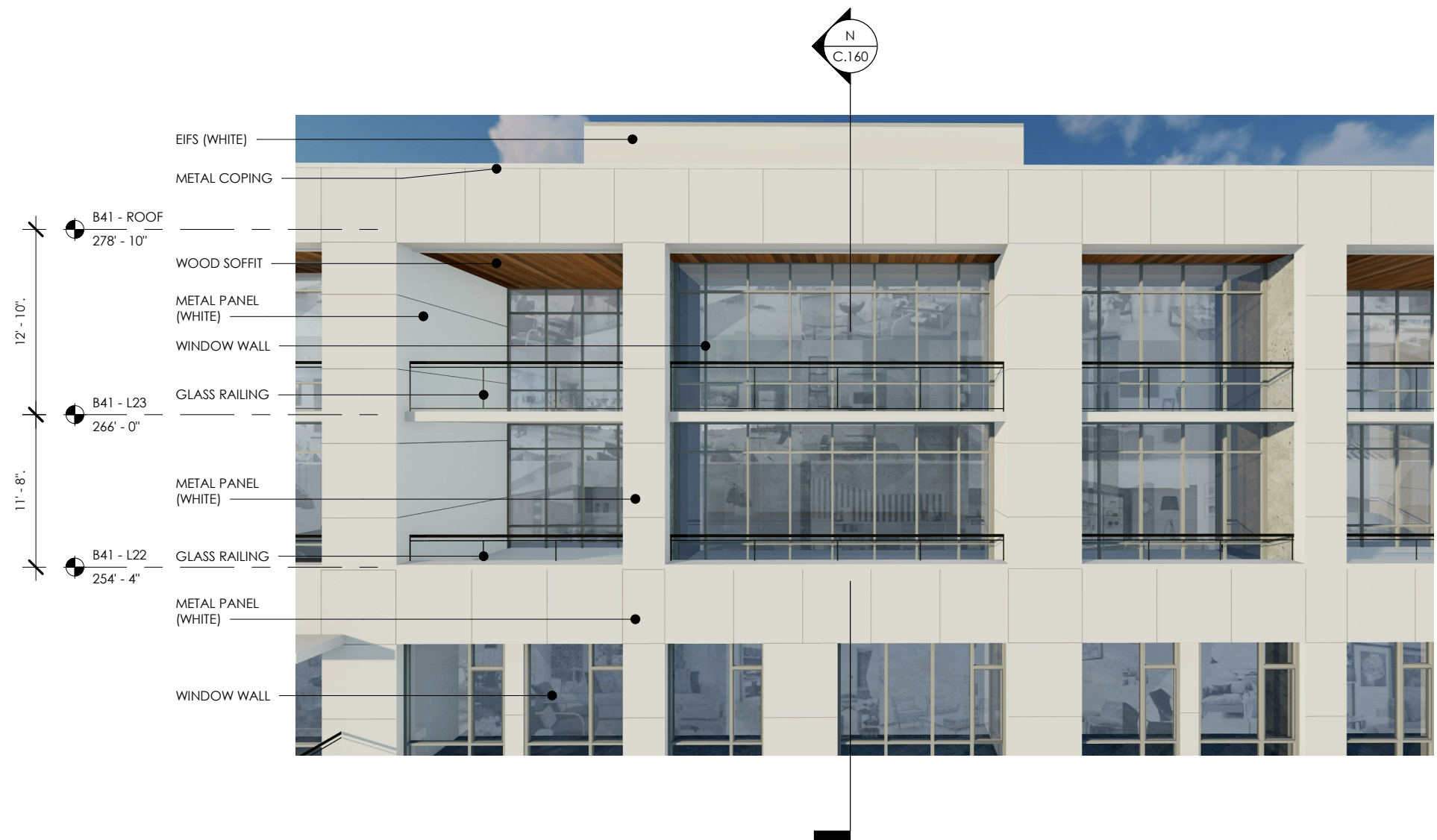
② SECTION DETAIL - TYPICAL GLASS RAILING @ BALCONY
SCALE: 3/4" = 1'-0"



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



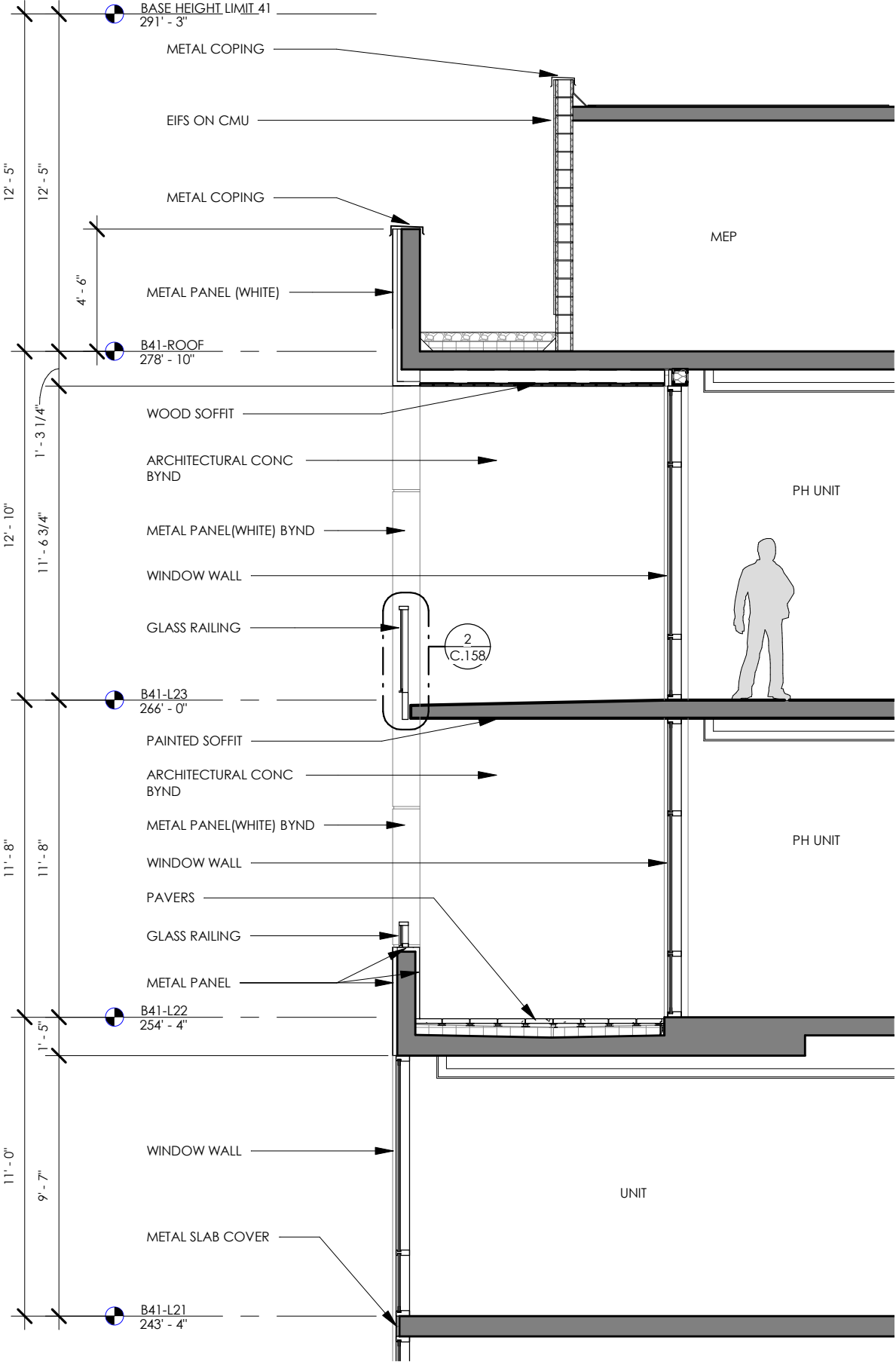
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



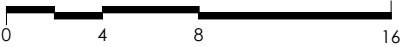
BLOCK 41 - ENLARGED ELEVATION PENTHOUSE
LAND USE REVIEW # (LU-20-102914 DZM GW)

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

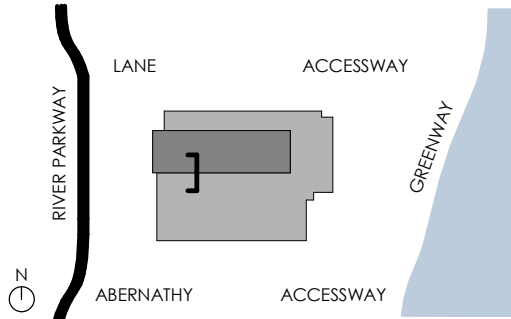
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



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

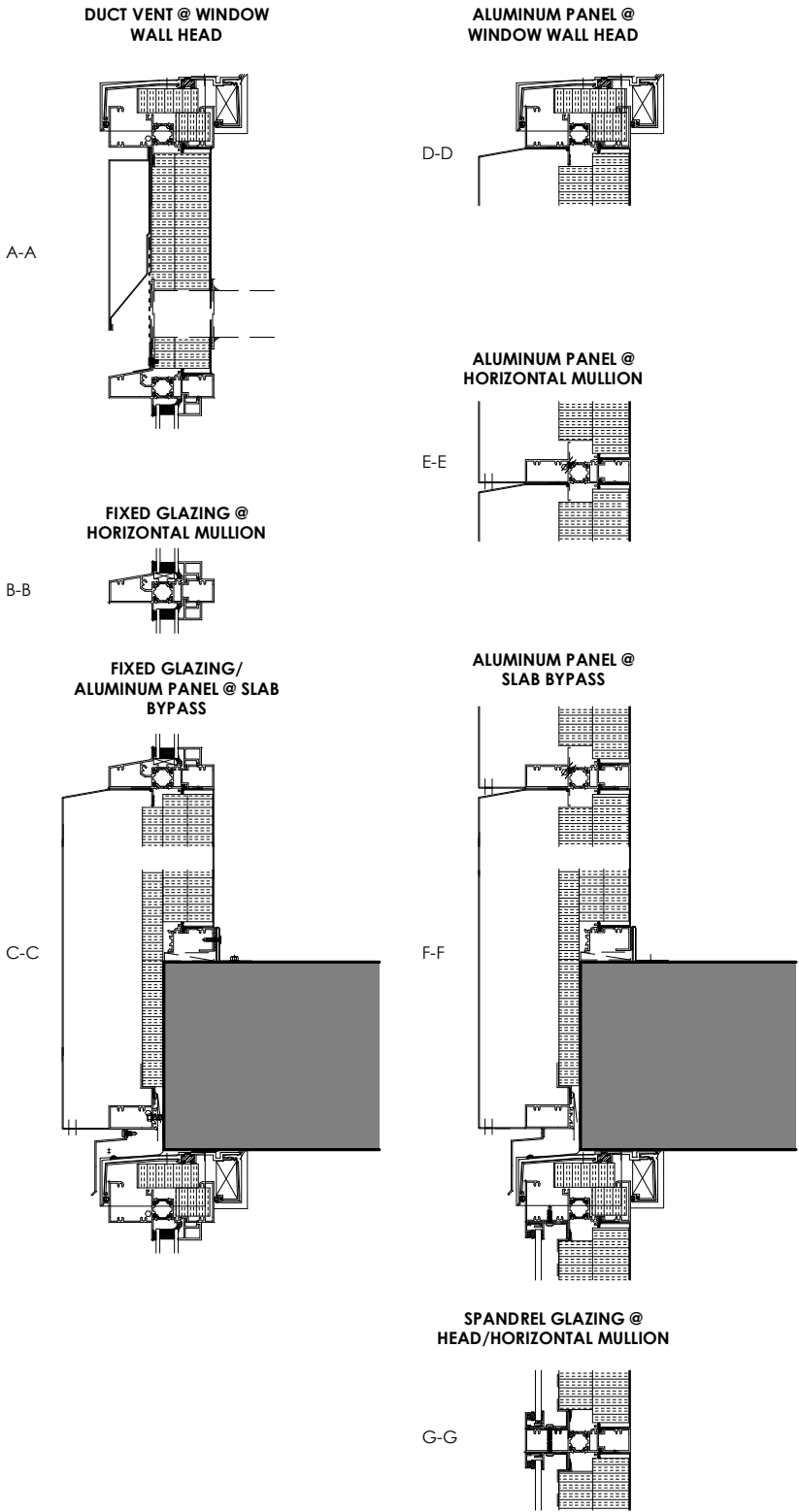


SCALE: 3/16" = 1'-0"

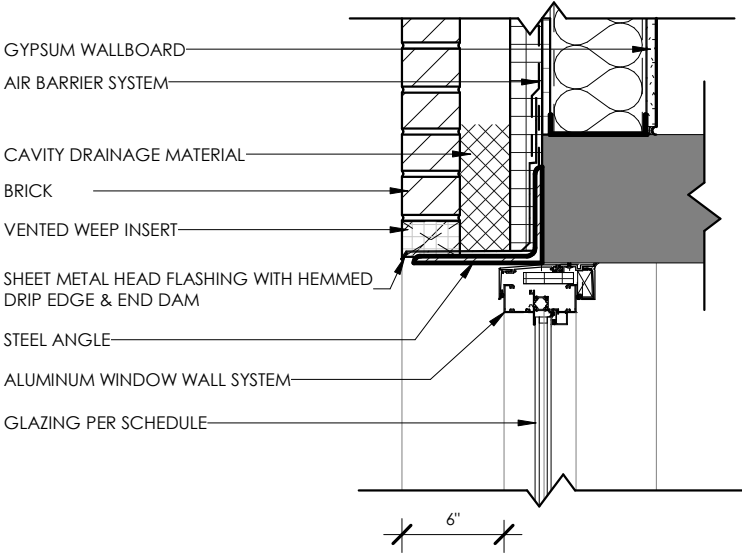


BLOCK 41 - ENLARGED SECTION PENTHOUSE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.160

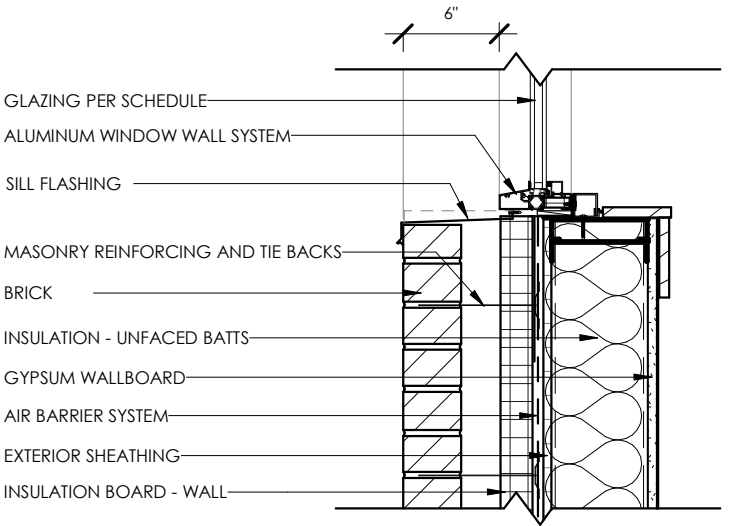
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



NOT TO SCALE



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



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

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

COOLING TOWER

Models: eco-LRWB 5-3J12 to 5-6N12
Closed Circuit Coolers

Note: The number of coil connections may increase based on design flow rate.

Model No.†	WEIGHTS (LBS)		FANS		SPRAY PUMP		Coil Volume (Gallons)	Gallons Req'd*	Conn. Size	Operating Weight (lbs)	Height	Length	DIMENSIONS †			Coil A
	Shipping	Operating	HP	CFM	HP	GPM							Lower	Upper	U	
eco-LRWB 5-3J12	7090	11,660	15	31,700	2	345	127	240	8"	6,950	6'8-3/4"	18'2-5/8"	3'1/4"	3'8-1/2"	1'3-1/2"	3'8-1/2"
eco-LRWB 5-3K12	7150	11,720	20	34,900	2	345	127	240	8"	6,820	6'8-3/4"	18'2-5/8"	3'1/4"	3'8-1/2"	1'3-1/2"	3'8-1/2"
eco-LRWB 5-3M12	7550	11,750	25	37,200	2	345	127	240	8"	6,820	6'8-3/4"	18'2-5/8"	3'1/4"	3'8-1/2"	1'3-1/2"	3'8-1/2"
eco-LRWB 5-3M12	7250	11,850	30	39,500	2	345	127	240	8"	6,820	6'8-3/4"	18'2-5/8"	3'1/4"	3'8-1/2"	1'3-1/2"	3'8-1/2"
eco-LRWB 5-4J12	8,420	13,320	15	31,000	2	345	166	240	8"	10,420	7'4-1/4"	18'2-5/8"	3'1/4"	4'4"	2'3"	2'3"
eco-LRWB 5-4J12	8,480	13,380	20	34,200	2	345	166	240	8"	10,480	7'4-1/4"	18'2-5/8"	3'1/4"	4'4"	2'3"	2'3"
eco-LRWB 5-4J12	8,500	13,400	25	36,900	2	345	166	240	8"	10,500	7'4-1/4"	18'2-5/8"	3'1/4"	4'4"	2'3"	2'3"
eco-LRWB 5-4M12	8,560	13,460	30	39,200	2	345	166	240	8"	10,560	7'4-1/4"	18'2-5/8"	3'1/4"	4'4"	2'3"	2'3"
eco-LRWB 5-5J12	9,780	15,010	20	33,500	2	345	206	240	8"	12,110	7'11-3/4"	18'2-5/8"	3'1/4"	4'11-1/2"	2'10-1/2"	2'10-1/2"
eco-LRWB 5-5J12	9,880	15,040	25	36,000	2	345	206	240	8"	12,140	7'11-3/4"	18'2-5/8"	3'1/4"	4'11-1/2"	2'10-1/2"	2'10-1/2"
eco-LRWB 5-5M12	9,880	15,090	30	38,400	2	345	206	240	8"	12,190	7'11-3/4"	18'2-5/8"	3'1/4"	4'11-1/2"	2'10-1/2"	2'10-1/2"
eco-LRWB 5-5M12	10,020	15,250	40	42,200	2	345	206	240	8"	12,350	7'11-3/4"	18'2-5/8"	3'1/4"	4'11-1/2"	2'10-1/2"	2'10-1/2"
eco-LRWB 5-6J12	11,040	16,600	25	35,400	2	345	245	240	8"	13,700	8'7-1/4"	18'2-5/8"	3'1/4"	5'7"	3'6"	3'6"
eco-LRWB 5-6M12	11,090	16,650	30	37,600	2	345	245	240	8"	13,750	8'7-1/4"	18'2-5/8"	3'1/4"	5'7"	3'6"	3'6"
eco-LRWB 5-6N12	11,290	16,810	40	41,800	2	345	245	240	8"	13,910	8'7-1/4"	18'2-5/8"	3'1/4"	5'7"	3'6"	3'6"

Forced-Draft Closed Circuit Coolers

LRWB

Low-profile, low-sound, centrifugal fan, forced-draft unit suitable for both indoor and outdoor applications.

Minimal height design allows for placement in height restricted areas. Provides a compact and versatile option for tight layouts.

CROSSCOOL™ internally enhanced coil technology provides increased surface area for additional heat transfer capability.

Standard with 304 stainless steel cold water basin.

Compact design allows for units to be shipped from the factory and rigged in one piece.

CTI certified, IBC compliant, ASHRAE 90.1 compliant.

Principle of Operation

SIMULATED METAL ROOFING SYSTEM

Sarnafil Décor Roof Systems

BECAUSE APPEARANCE COUNTS

A Décor Profile hot-air welded to the membrane surface mimics the appearance of a standing seam metal roof. You enjoy the appearance of metal without the cost or performance issues!

DESIGN FLEXIBILITY

With Décor, you are no longer held hostage to roof or building geometry. You can expand your artistic expression without being limited by roofing materials that are ill-suited to free-form design and require expensive recalking and other annual maintenance. The result, the finished roof conforms to your design.

FREEDOM TO CHOOSE

- Décor colors: White, Tan, Light Gray, Patina Green, Lead Gray, Copper Brown, Evergreen, or a custom color. Or, one color for ribs, another for membrane
- Rib length and spacing
- The positioning of ribs before they are hot-air welded in place

Décor PROFILES have the same product formulation as the Sarnafil membrane, ensuring that colors match, both initially and over time. The ribs come in 10-foot sections that are connected on the roof and permanently fused to the Sarnafil membrane using the Sarnamatic hot-air welder. The Sarnamatic is designed specifically to weld Sarnafil membranes and includes a patented kit for welding Décor Profiles.

The Sarnamatic automatic seam welder.

Profile

Sarnafil G Membrane

Gypsum Roof Board

Insulation

Vapor Retarder

Structural Deck

Décor Profile

* As with all roof system assemblies, appearance may vary due to roof deck conditions, system buildup or other conditions specific to the project.

**U.S. patent numbers 6,325,126; 6,533,014; 6,453,964, and 6,554,347

CURTAIN WALL AND SLAB COVER SYSTEMS

1600 Wall System[®]1 / System[®]2

Imposing Statements –
Used Together
Or Independently

Building on the proven success of Kawneer's 1600 Wall System[®] which set the standards for curtain wall engineering, 1600 Wall System[®]1 and 1600 Wall System[®]2 provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low-to-mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System[®]1 is an outside glazed, captured curtain wall
- 1600 Wall System[®]2 is a Structural Silicone Glazed (SSG) curtain wall

Aesthetics

Even the smallest details of 1600 System[®]1/1600 Wall System[®]2 reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sight line.

SERIES 9000 - TYPICAL IN SLAB DUCT DETAIL

THIS DETAIL IS A SUGGESTED METHOD OF INSTALLATION AND DOES NOT REPRESENT A DETAIL THAT IS SUITABLE FOR A SPECIFIC PROJECT. TO CONFIRM PROJECT SPECIFIC DETAILS, PLEASE CHECK WITH YOUR WATERPROOFING/BUILDING ENVELOPE CONSULTANT.

DRAWINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE	AUTHOR: S.R.R.	DATE: JULY 2017	DWG NO: 9000 - DWG 6
---	----------------	-----------------	----------------------

1 WINDOW WALL HEAD @ TERRACE - LEVEL 20
SCALE: 1 1/2" = 1'-0" SECTION

2 WINDOW WALL HEAD @ TERRACE - LEVEL 20
SCALE: 1 1/2" = 1'-0" SECTION

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

2 TYPICAL GLASS RAILING @ BALCONY
SCALE: 1 1/2" = 1'-0" ELEVATION

CONTINUOUS ALUM CHANNEL W/ SCREW CHASES AND END CAPS
1/2" CLEAR TEMPERED GLASS
BASE SHOE CLADDING
NEOPRENE GLASS BLOCKS BOTH SIDES OF BOLTS 3/8" x 2" THRU BOLTS @ 12" O.C.
CONTINUOUS 1/2" x 3/4" STEEL ANGLE BY OTHERS
EMBED INSTALLED AT 4'-0" O.C. MAX (SEE SHEET A31 FOR EMBED FABRICATION INFORMATION)

CONTINUOUS PRO GLASS SHOE 2.5' x 4' WITH HILTI HIT-AY 270 MORTAR
1/4" TALL SHIM TO ALLOW FOR DRAINAGE BENEATH GLASS SHOE AT EVERY THRU-BOLT CONNECTION

VERIFY 6'-0" TO TOP OF RAILING FROM LEVEL 20 TYP.

TRUSS ATTACHED W/ (2) #10 X 3/2" SS PH SMS W/ GLASS VINYL INSERT. END CAPS WHERE NEEDED. ALL TOPRAIL JOINTS TO HAVE INTERNAL SPLICE W/ (4) #10 SCREWS
FLAT INFILL
1/2" CLEAR TEMPERED GLASS
2 1/2" SQUARE POST
600 SERIES HANGER ATTACHED TO POST W/ (2) #12 X 1" SMS. HANGER TO BE ATTACHED TO FACE OF BR200 W/ #10 X 3/2" SMS. RUBBER BLOCKS TO BE PLACED IN BOTTOM RAIL BETWEEN PIECES OF GLASS. BR200 W/ GLASS VINYL INSERT. END CAPS WHERE NEEDED.
1/2" x 6" ALUMINUM PLATE ATTACHED W/ (2) #14x3/4" TRUSS HEAD SCREWS W/ 3/4" OVERSIZED HOLE
1 1/2" x 2" x 2 1/2" x 6" ANGLE BRACKET ATTACHED TO POST W/ (2) 1/2" x 3/2" THRU-BOLTS & WASHERS
1/2" x 2" x 3" ALUMINUM ANGLE W/ 1/2" WEEP HOLES AT 48" O.C. ATTACHED W/ (2) #14x3/4" TRUSS HEAD SCREWS W/ 3/4" OVERSIZED HOLE
12" HTA-4022 HALFEN W/ 12" T-BOLTS & WASHERS AT FLOORS 1-10 AND 12" HTA-R 525A HALFEN W/ 12" T-BOLTS & WASHERS AT FLOORS 11-20. HTA-12 X 12B AT CORNERS

STRUCTURAL ENGINEER
18346PE
Peter R. Goldberg
OREGON
MAY 19, 1998
EXPIRES 6-30-21

REVISIONS

NO.	DATE	DESCRIPTION
1	1/16/20	AS SHOWN
2	1/16/20	AS SHOWN
3	1/16/20	AS SHOWN
4	1/16/20	AS SHOWN
5	1/16/20	AS SHOWN
6	1/16/20	AS SHOWN
7	1/16/20	AS SHOWN
8	1/16/20	AS SHOWN
9	1/16/20	AS SHOWN
10	1/16/20	AS SHOWN
11	1/16/20	AS SHOWN
12	1/16/20	AS SHOWN
13	1/16/20	AS SHOWN
14	1/16/20	AS SHOWN
15	1/16/20	AS SHOWN
16	1/16/20	AS SHOWN
17	1/16/20	AS SHOWN
18	1/16/20	AS SHOWN
19	1/16/20	AS SHOWN
20	1/16/20	AS SHOWN
21	1/16/20	AS SHOWN
22	1/16/20	AS SHOWN
23	1/16/20	AS SHOWN
24	1/16/20	AS SHOWN
25	1/16/20	AS SHOWN
26	1/16/20	AS SHOWN
27	1/16/20	AS SHOWN
28	1/16/20	AS SHOWN
29	1/16/20	AS SHOWN
30	1/16/20	AS SHOWN
31	1/16/20	AS SHOWN
32	1/16/20	AS SHOWN
33	1/16/20	AS SHOWN
34	1/16/20	AS SHOWN
35	1/16/20	AS SHOWN
36	1/16/20	AS SHOWN
37	1/16/20	AS SHOWN
38	1/16/20	AS SHOWN
39	1/16/20	AS SHOWN
40	1/16/20	AS SHOWN
41	1/16/20	AS SHOWN
42	1/16/20	AS SHOWN
43	1/16/20	AS SHOWN
44	1/16/20	AS SHOWN
45	1/16/20	AS SHOWN
46	1/16/20	AS SHOWN
47	1/16/20	AS SHOWN
48	1/16/20	AS SHOWN
49	1/16/20	AS SHOWN
50	1/16/20	AS SHOWN
51	1/16/20	AS SHOWN
52	1/16/20	AS SHOWN
53	1/16/20	AS SHOWN
54	1/16/20	AS SHOWN
55	1/16/20	AS SHOWN
56	1/16/20	AS SHOWN
57	1/16/20	AS SHOWN
58	1/16/20	AS SHOWN
59	1/16/20	AS SHOWN
60	1/16/20	AS SHOWN
61	1/16/20	AS SHOWN
62	1/16/20	AS SHOWN
63	1/16/20	AS SHOWN
64	1/16/20	AS SHOWN
65	1/16/20	AS SHOWN
66	1/16/20	AS SHOWN
67	1/16/20	AS SHOWN
68	1/16/20	AS SHOWN
69	1/16/20	AS SHOWN
70	1/16/20	AS SHOWN
71	1/16/20	AS SHOWN
72	1/16/20	AS SHOWN
73	1/16/20	AS SHOWN
74	1/16/20	AS SHOWN
75	1/16/20	AS SHOWN
76	1/16/20	AS SHOWN
77	1/16/20	AS SHOWN
78	1/16/20	AS SHOWN
79	1/16/2	



A large, multi-paned industrial door, likely a spiral ventilated door, is shown. The door is composed of many horizontal glass or plastic panes. Above the door is a red header with the text "SPIRAL® VT" and "HIGH PERFORMANCE VENTILATED DOOR" in white. Below the header is a black clearance bar with yellow diagonal stripes and the text "CLEARANCE 8'-2\" in white. The door is set in a concrete frame. The overall image is a photograph of a physical advertisement.

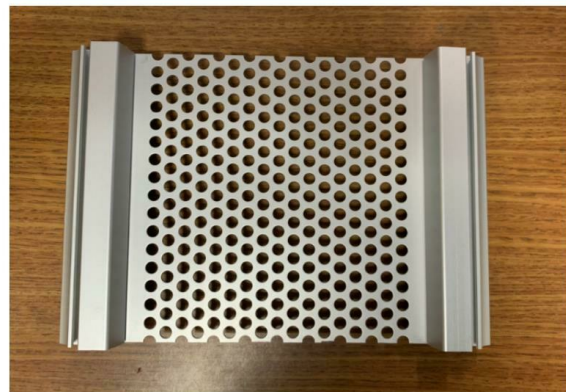
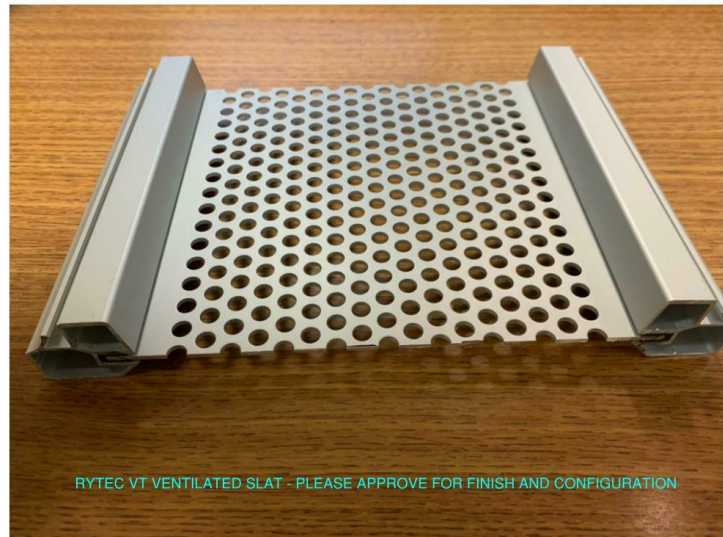
The Spiral VT is ideal for parking and security-related applications.



Round-Hole Pattern

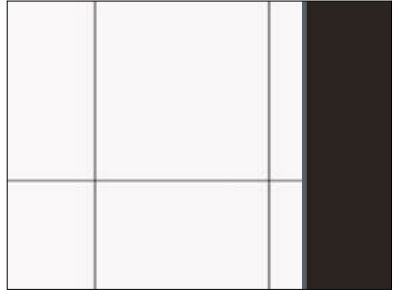
A diagram showing a cross-section of a material with a regular grid of circular holes. A red circle highlights one of the holes, and a red line points from the text 'Round-Hole Pattern' to it.

- **Solid Security**
 - Extruded aluminum I-beam slat assembly with 1/4-inch diameter round-hole pattern
 - Integral rubber weathertech
 - Continuous heavy-duty hinge system
- **Air Flow**
 - Perforated slats circulate air and provide ventilation to help maintain a more comfortable work environment
- **High Speed**
 - Operating speed of up to 100 inches per second improves traffic flow in fast-paced environments
- **Ultra Quiet**
 - Spiral track design features no metal-to-metal contact for remarkably quiet operation
- **Unparalleled Performance**
 - Variable speed AC drive system - with soft acceleration and deceleration - smooths out routine stops and starts
- **Safe and Secure Design**
 - Ventilated slats are specifically designed with perforations to allow for maximum air flow without compromising security and safety



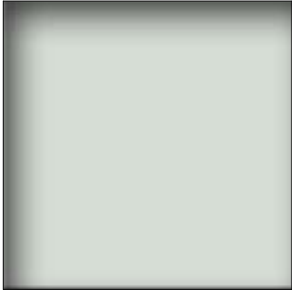
METAL PANEL

MONOLITHIC 14 GAUGE ALUMINUM
TOWER COLOR: WHITE; SW 7757
BASE (@ NON-BRICK) COLORS:
DARK BRONZE (MATCH MULLIONS)



CURTAIN WALL

FINISH: PAINTED
TOWER COLOR: WHITE
RETAIL & BASE COLOR: ANODIZED
DARK BRONZE
GLASS: ULTRA CLEAR



BRICK

STYLE: STACKED
NOMINAL SIZE: 2 1/4" X 12"
COLOR: COAL CREEK



WINDOW WALL

TOWER COLOR: WHITE
BASE COLOR: BLACK
GLASS: GREY/GREEN HUE
SPANDREL: INSULATED UNIT WITH LIGHT
GREY COLOR ON 4TH PANE



WOOD

APPLICATIONS: SOFFITS
CLADDING
FINISH: STAINED
TONGUE AND GROOVE



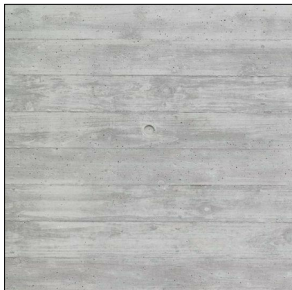
RAILINGS

STYLES: CABLE RAILING
METAL & GLASS RAILING



CONCRETE

APPLICATIONS: BUILDING BASE
EXPOSED COLUMNS



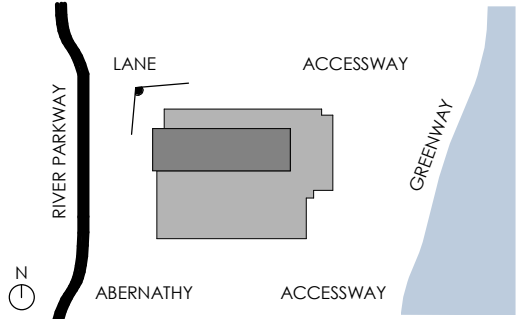
ARCHITECTURAL
LOUVERS

FINISH: ANNOIDIZED OR PAINTED
COLOR: TO MATCH ADJACENT
METAL PANEL OR MULLION COLOR



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

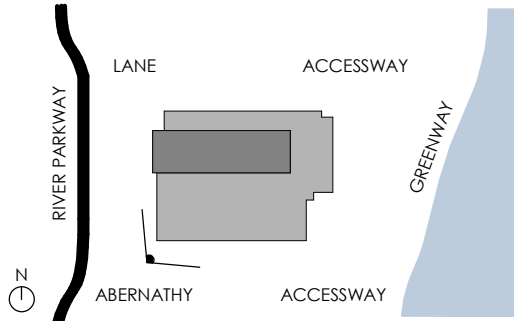
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF NW CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.125

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

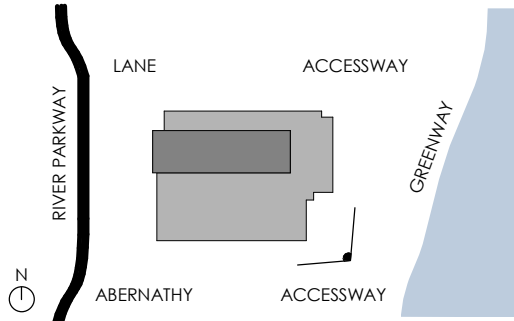
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF SW CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.126

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

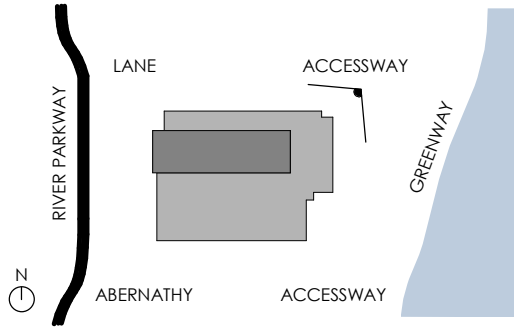
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF SE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.127

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

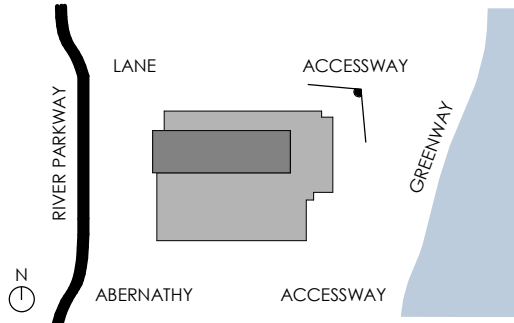
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF NE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.128

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

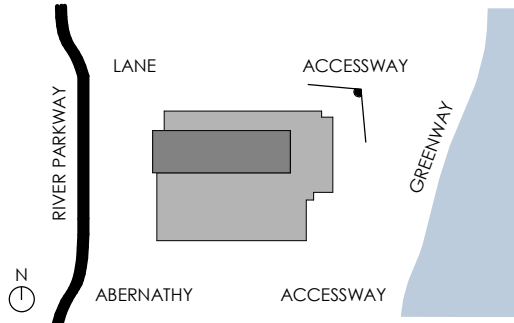
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41

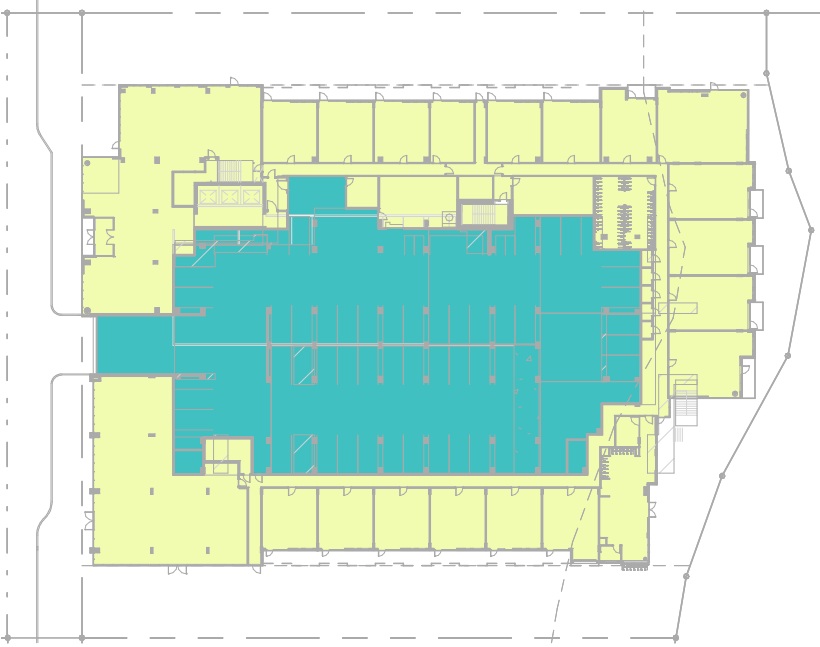
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

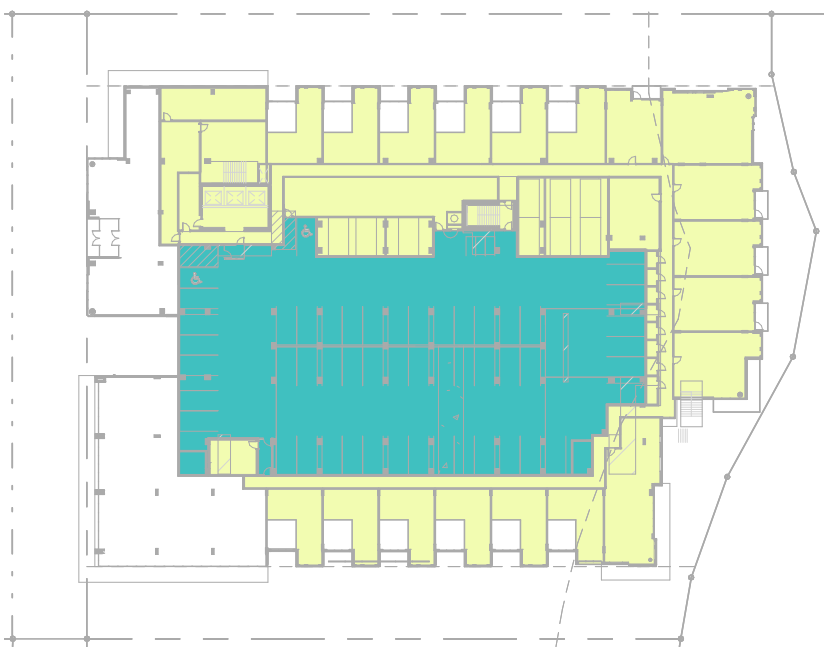


RIVER PERSPECTIVE OF NE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.130

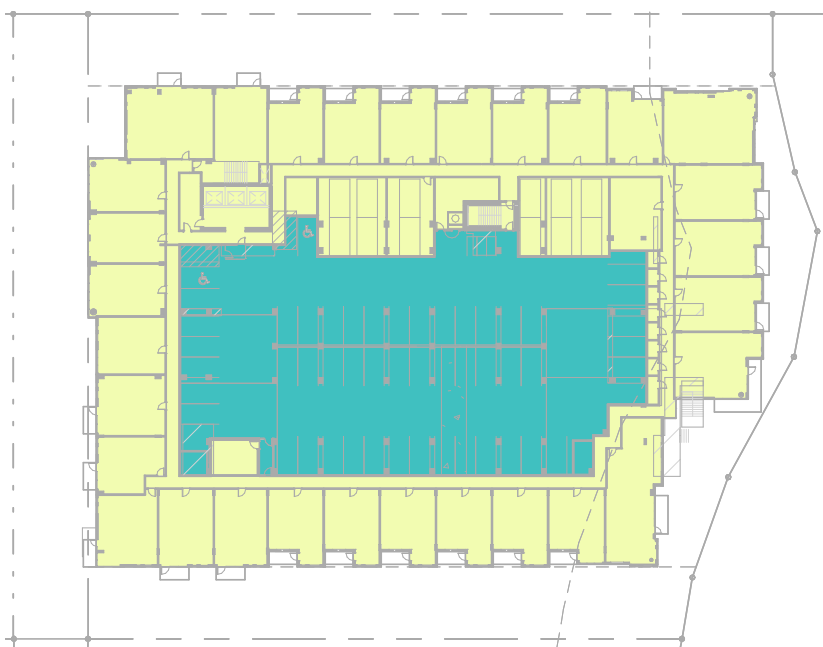
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



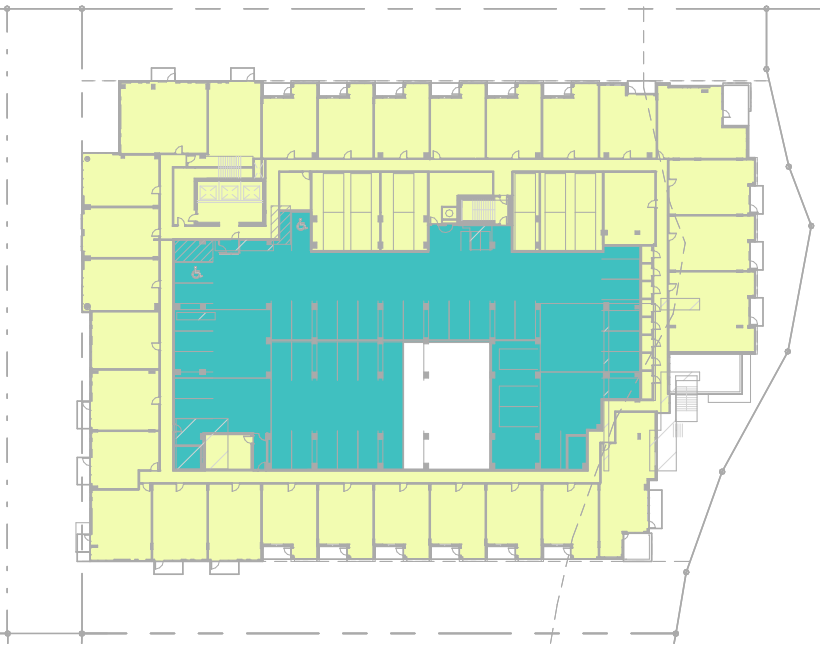
B41 L01 GROSS AREA PLAN - 49,900 SF



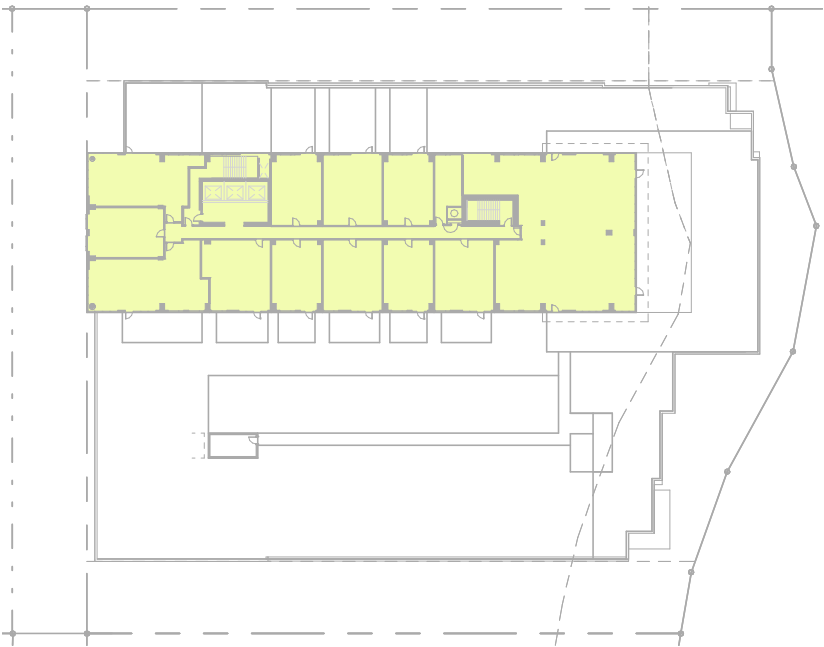
B41 L02 GROSS AREA PLAN - 41,540 SF



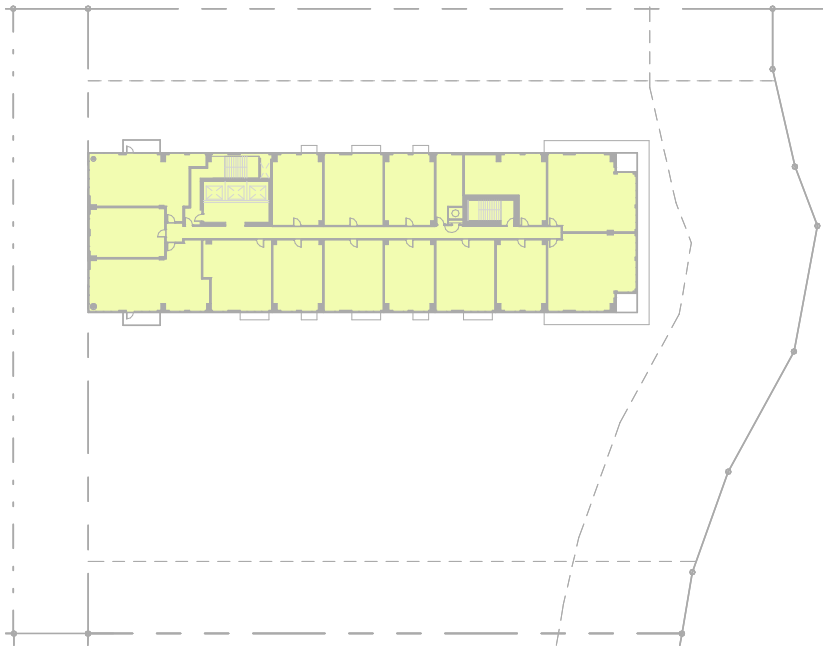
B41 L03 GROSS AREA PLAN - 51,070 SF



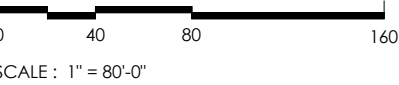
B41 L04 GROSS AREA PLAN - 48,120 SF



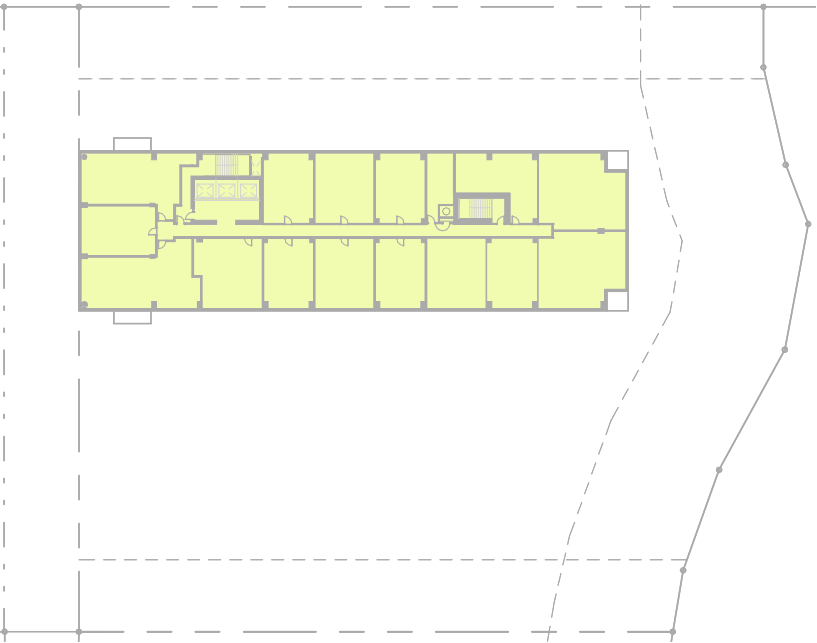
B41 L05 GROSS AREA PLAN - 15,200 SF



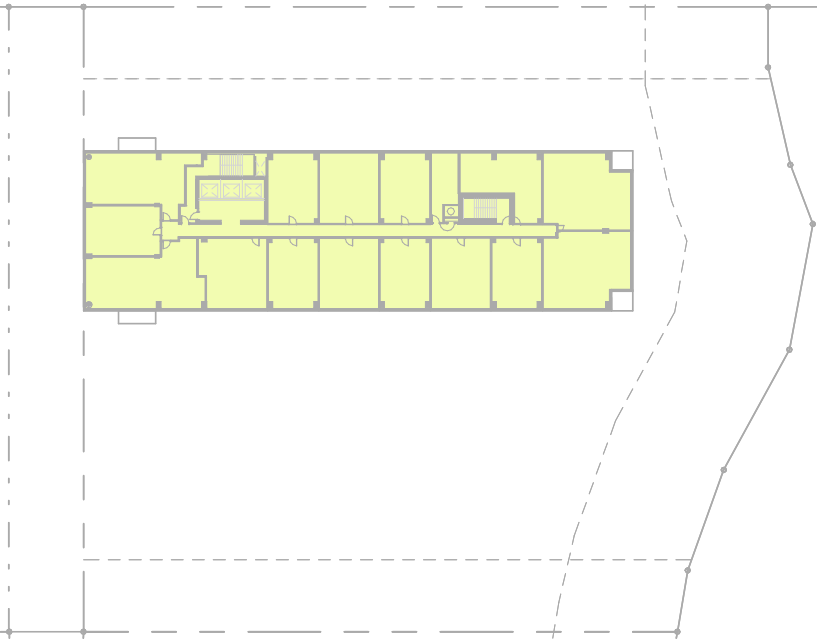
B41 L06-L12 GROSS AREA PLAN - 15,060 SF



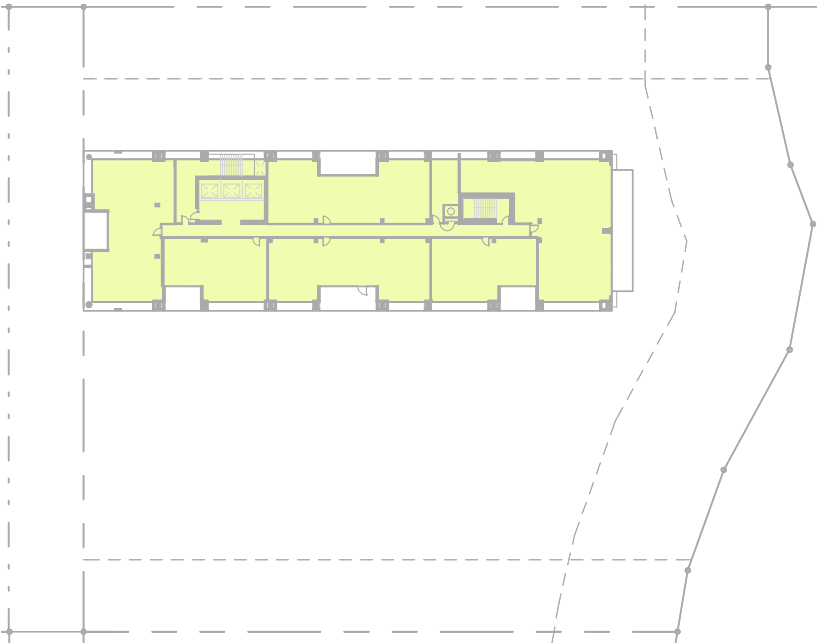
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



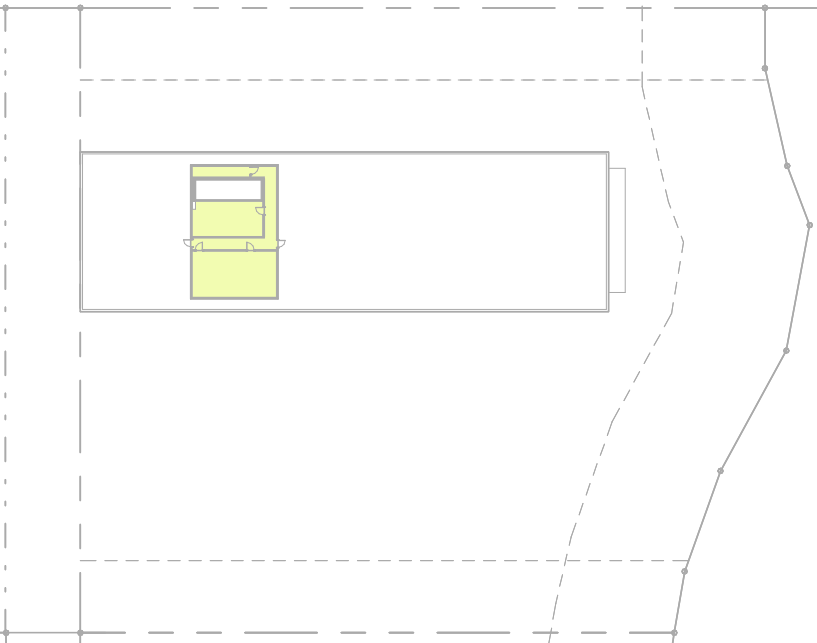
B41 L13 GROSS AREA PLAN - 15,060 SF



B41 L14-L21 GROSS AREA PLAN - 15,060 SF



B41 L22-L23 GROSS AREA PLAN - 12,260 SF

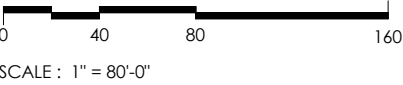


B41 ROOF GROSS AREA PLAN - 1,220 SF

SITE AREA: 73,076 SF

BUILDING FAR SUMMARY:

B41-LB1	16,010 SF	0.219096
B41-L01	49,900 SF	0.682892
B41-L02	41,540 SF	0.568386
B41-L03	51,070 SF	0.698837
B41-L04	48,120 SF	0.658557
B41-L05	15,200 SF	0.207938
B41-L06	15,060 SF	0.206022
B41-L07	15,060 SF	0.206022
B41-L08	15,060 SF	0.206022
B41-L09	15,060 SF	0.206022
B41-L10	15,060 SF	0.206022
B41-L11	15,060 SF	0.206022
B41-L12	15,200 SF	0.207938
B41-L13	15,060 SF	0.206022
B41-L14	15,060 SF	0.206022
B41-L15	15,200 SF	0.207938
B41-L16	15,060 SF	0.206022
B41-L17	15,060 SF	0.206022
B41-L18	15,200 SF	0.207938
B41-L19	15,200 SF	0.207938
B41-L20	15,060 SF	0.206022
B41-L21	15,060 SF	0.206022
B41-L22	12,260 SF	0.167773
B41-L23	12,260 SF	0.167773
B41-ROOF	1,220 SF	0.016655
TOTAL	489,020 SF	6.691919
MAX FAR:	584,608 SF	8.0



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

NORTH ELEVATION
@ S.W.LANE

TOTAL WALL AREA - 680 SF
TOTAL WINDOW AREA - 486 SF
% OF WINDOW AREA - 71%

LENGTH OF FACADE - 75'-6"
LENGTH OF WINDOWS - 54'-0"
% OF WINDOW LENGTH - 71%



EAST ELEVATION
@ GREENWAY

TOTAL WALL AREA - 612 SF
TOTAL WINDOW AREA - 413 SF
% OF WINDOW AREA - 67%

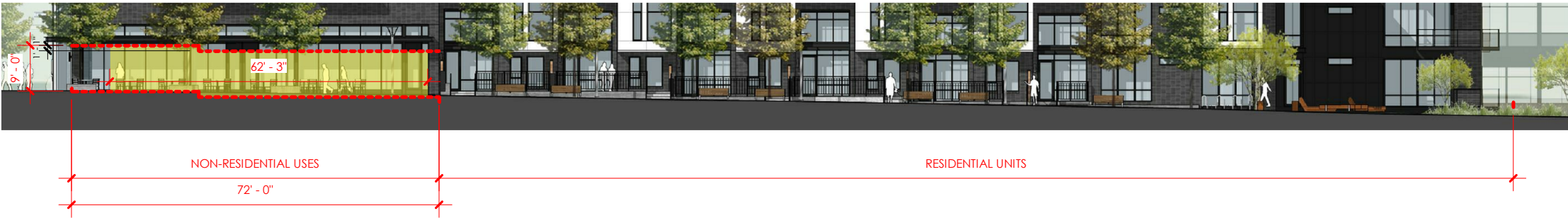
LENGTH OF FACADE - 68'-0"
LENGTH OF WINDOWS - 45'-10"
% OF WINDOW LENGTH - 67%



SOUTH ELEVATION
@ S.W. ABERNETHY

TOTAL WALL AREA - 648 SF
TOTAL WINDOW AREA - 560 SF
% OF WINDOW AREA - 86%

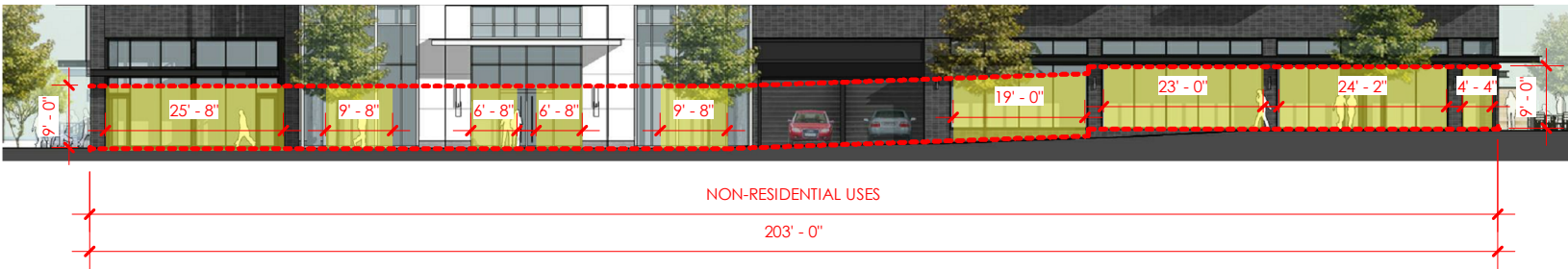
LENGTH OF FACADE - 72'-0"
LENGTH OF WINDOWS - 62'-3"
% OF WINDOW LENGTH - 86%



WEST ELEVATION
@ S.W. RIVER PARKWAY

TOTAL WALL AREA - 1,824 SF
TOTAL WINDOW AREA - 1,160 SF
% OF WINDOW AREA - 64%

LENGTH OF FACADE - 203'-0"
LENGTH OF WINDOWS - 128'-10"
% OF WINDOW LENGTH - 64%



GROUND FLOOR WINDOW STANDARDS (33.130.230.C)

THE GROUND FLOOR WALL AREA OF STREET-FACING FACADES OF DWELLING UNITS THAT ARE 20 FEET OR CLOSER TO A STREET LOT LINE MUST MEET AT LEAST ONE OF THE FOLLOWING STANDARDS:

THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA.
GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE.
THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF RESIDENTIAL UNITS.
THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF PARKING STRUCTURES WHEN SET BACK AT LEAST 5 FEET AND LANDSCAPED TO AT LEAST THE L2 STANDARD.

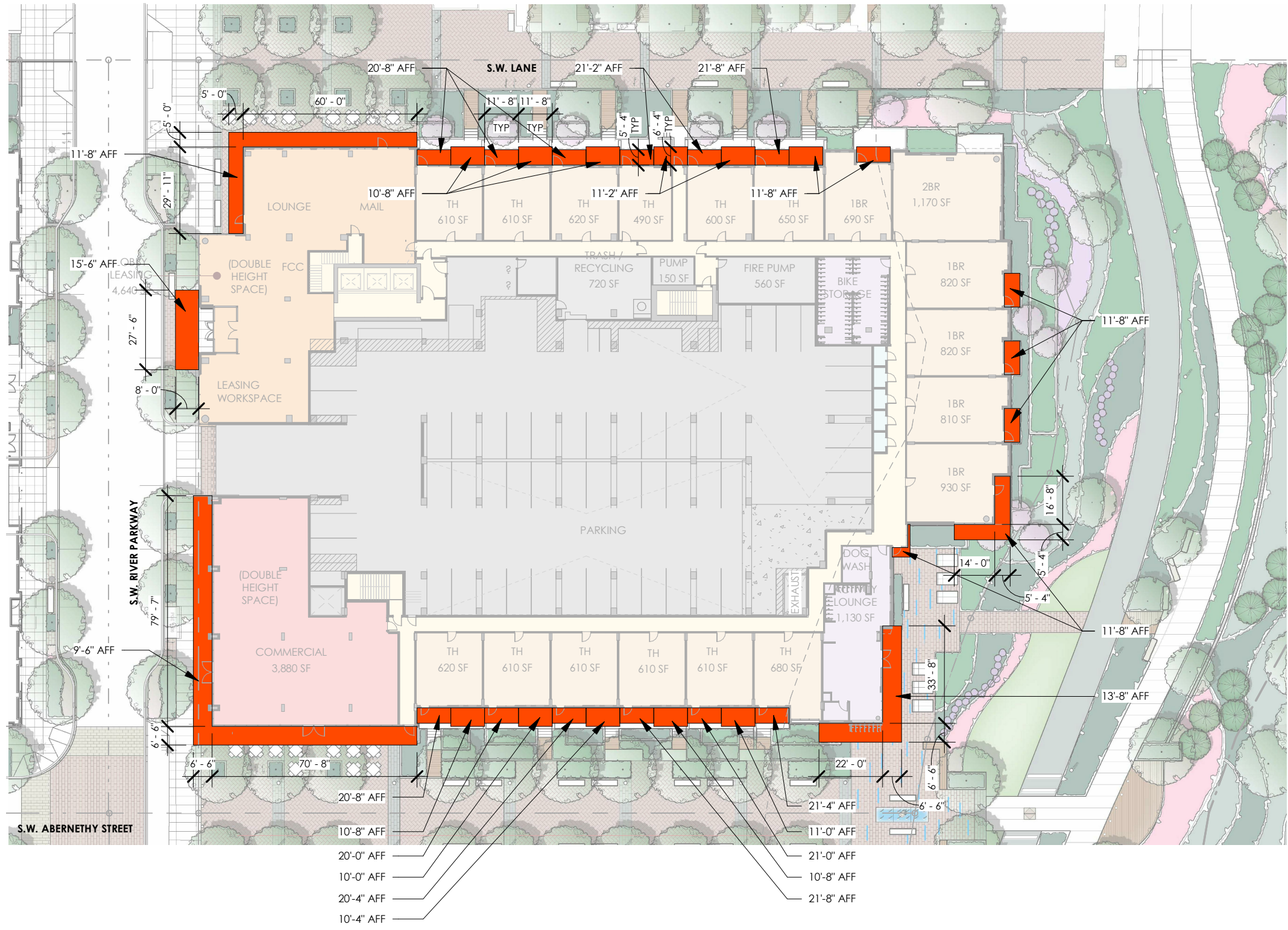
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

LEGEND

CANOPY OR BUILDING OVERHANG

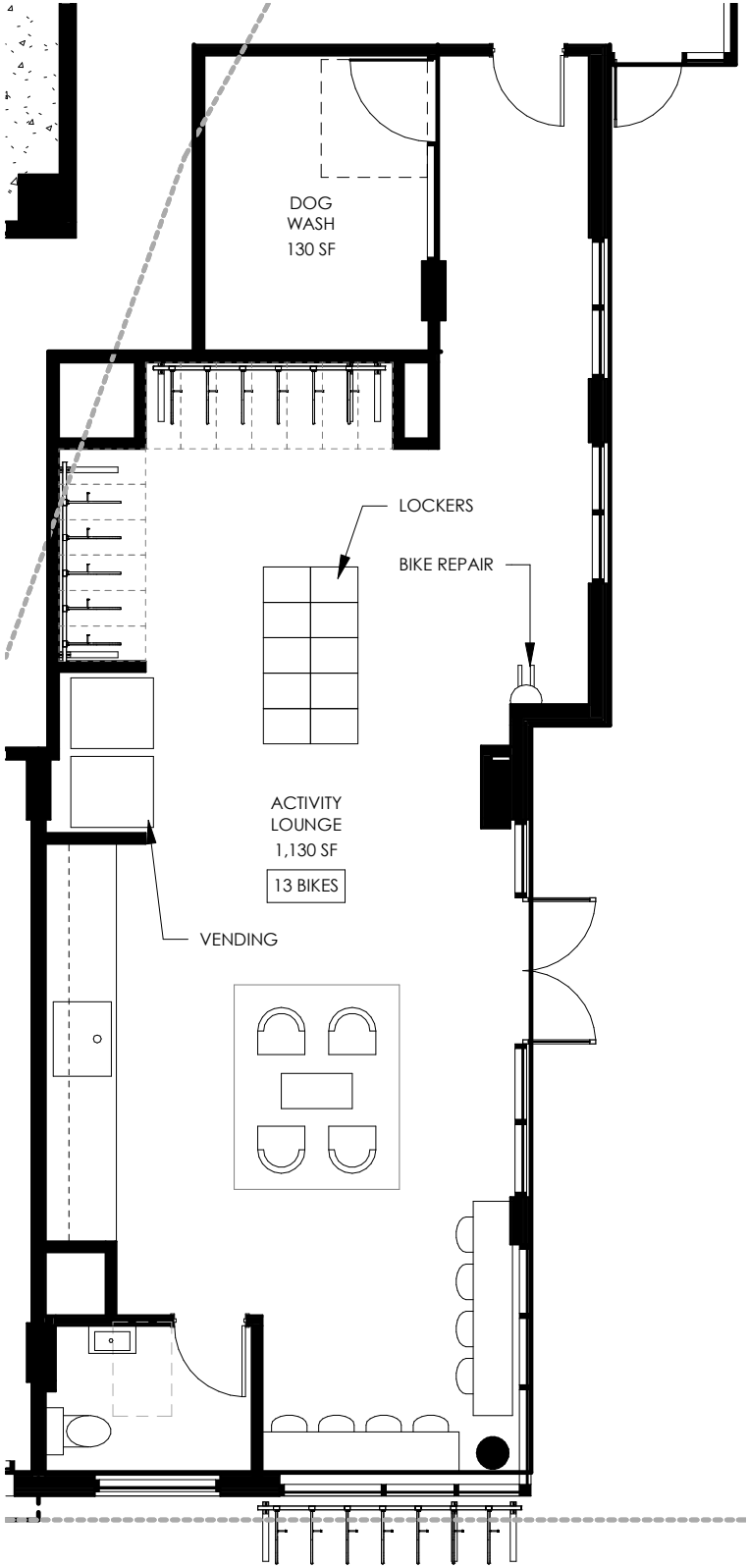
AFF

ABOVE FINISHE FLOOR



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

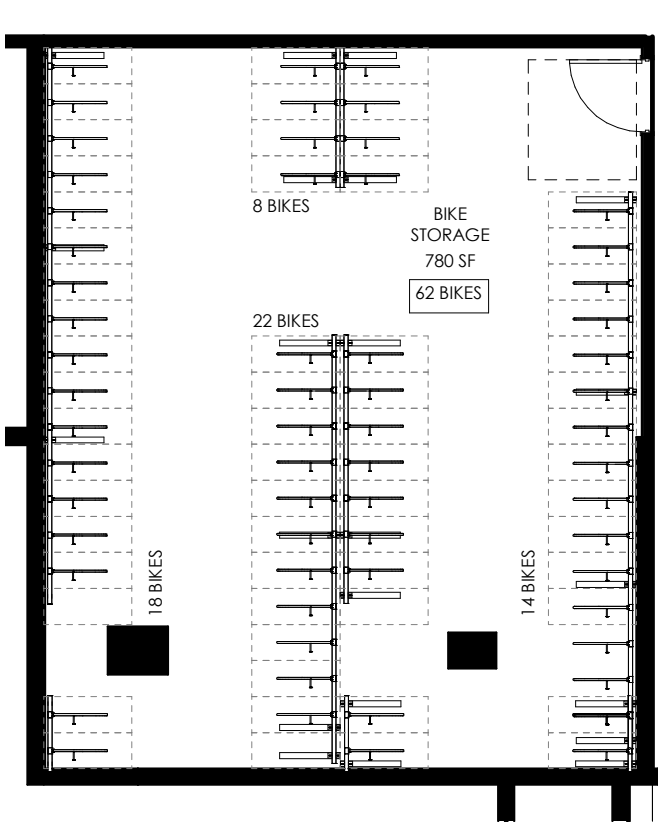


2 PROPOSED ACTIVITY LOUNGE

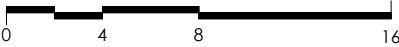
MODIFICATION 2 (33.266.220.)

ADJUST BIKE PARKING SPACING TO USE BIKE RACKS THAT ARE STACKED AND STAGGERED AT 18" O.C.

BLOCK 41 - LONG TERM BICYCLE PARKING					
	BICYCLE SPACES	TOTAL UNITS	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
ONE BEDROOM UNITS	1	246	1.5	369	246
TWO BEDROOM UNITS	2	73	1.5	110	146
TOWNHOUSE UNITS	2	12	1.5	18	24
PENTHOUSE UNITS	2	12	1.5	18	24
ACTIVITY LOUNGE					13
BIKE STORAGE					62
TOTALS				515	515

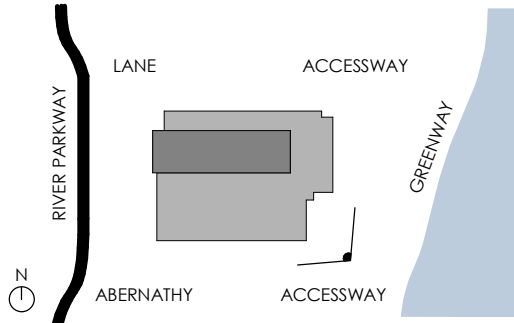


1 PROPOSED BIKE STORAGE ROOM



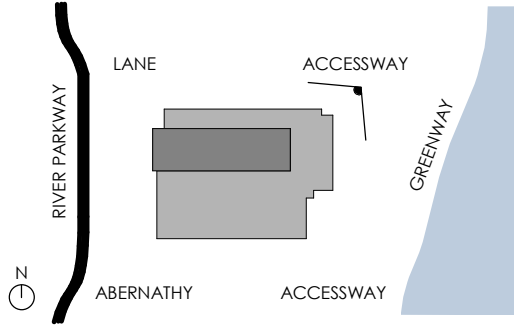
SCALE : 1/8" = 1'-0"

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



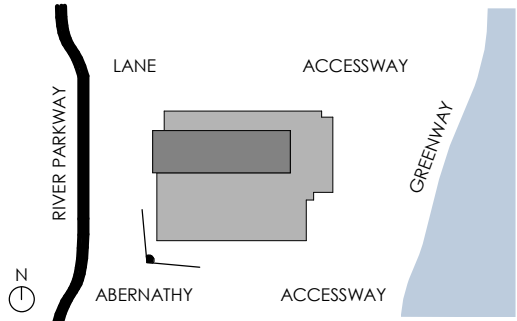
B41 - TOWER PERSPECTIVE FROM SE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.136

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



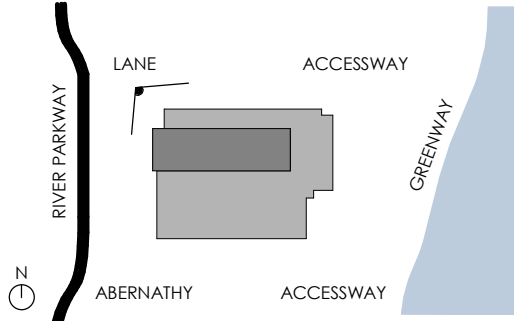
B41 - TOWER PERSPECTIVE FROM NE
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.137

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



B41 - TOWER PERSPECTIVE FROM SW
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.138

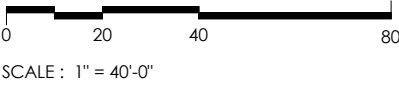
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



B41 - TOWER PERSPECTIVE FROM NW
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.139

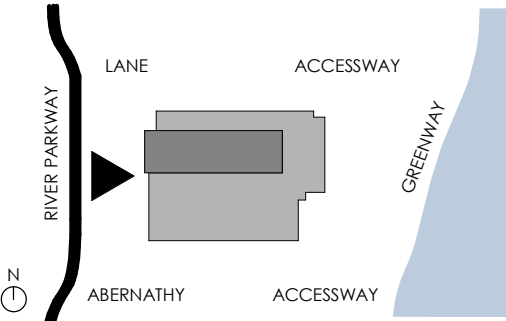
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B41 WEST ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.140

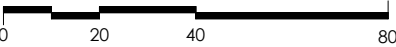
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



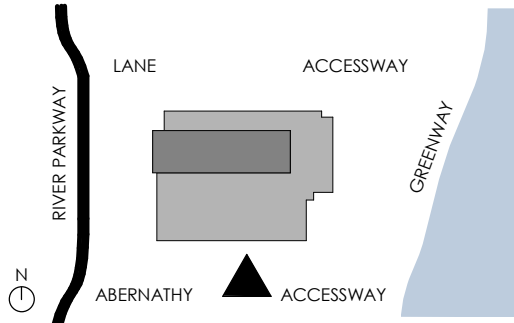
SPANDREL PANEL

WINDOW FILM (INTERIOR)



SCALE : 1" = 40'-0"

FUTURE RETAIL MAY
REVISE SOME
PANELS TO BE
ARCHITECTURAL
LOUVERS



GLAZING DIAGRAMS - B41 SOUTH ELEVATION

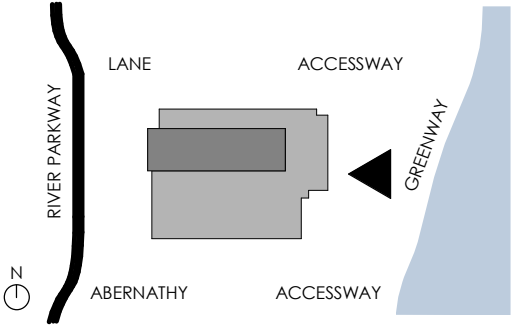
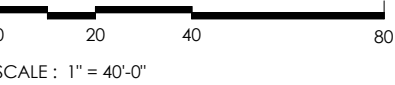
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.141

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B41 EAST ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.142

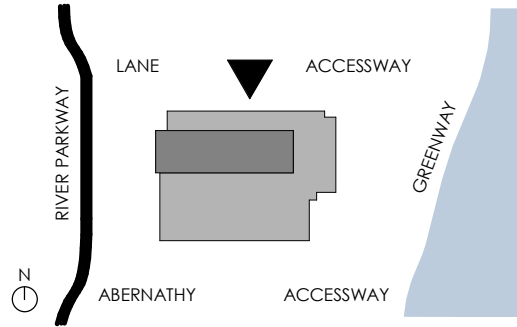
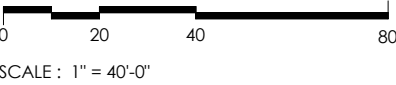
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B41 NORTH ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.143