

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

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APP.17	BLOCK 42 - DIAGRAMS - RETAIL VENTING EXHIBIT
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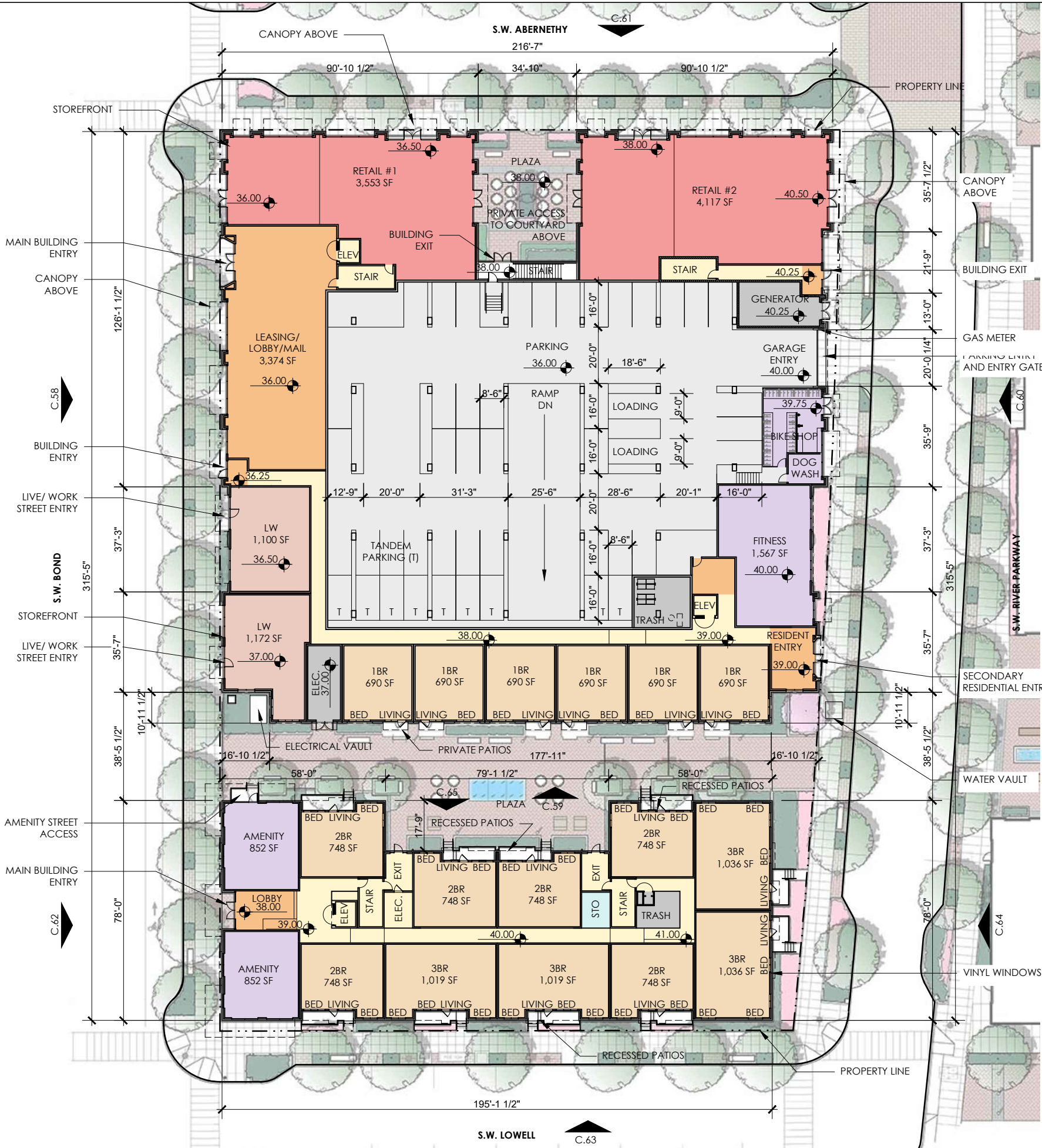
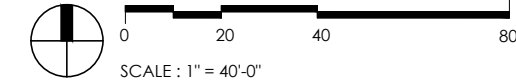
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C.95-101	BLOCK 45 - PASEO ENLARGED
C.102-112	BLOCK 45 - DETAILS
C.113-120	BLOCK 45 - CUTSHEETS
C.121-124	NOT USED
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C.238	LANDSCAPE - BLOCK 45 PASEO / POCKET PARK ENLARGEMENT / LIGHTING PLAN
C.239	LANDSCAPE - BLOCK 42 LANE STREET ENLARGEMENT / LIGHTING PLAN
C.245	LANDSCAPE - CONSTRUCTION DETAILS - CITY BLOCKS
C.246	LANDSCAPE - CONSTRUCTION DETAILS - CITY BLOCKS
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C.250	CIVIL - NOTES AND LEGEND
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C.258	CIVIL - BLOCK 45 STORMWATER PLAN
	REFER TO VOLUME 3 RIVER BLOCKS FOR GENERAL SHEETS

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	18
PARKING STALLS	44
COMMERCIAL SF	7,670 SF
LOBBY + LEASING SF	3,374 SF
AMENITY	3,271 SF

BUILDING SUMMARY

TOTAL UNITS	266
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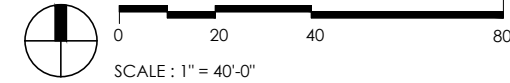
BLOCK 45 - GARAGE PARKING

REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 265 UNITS)	451 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	246 SPACES

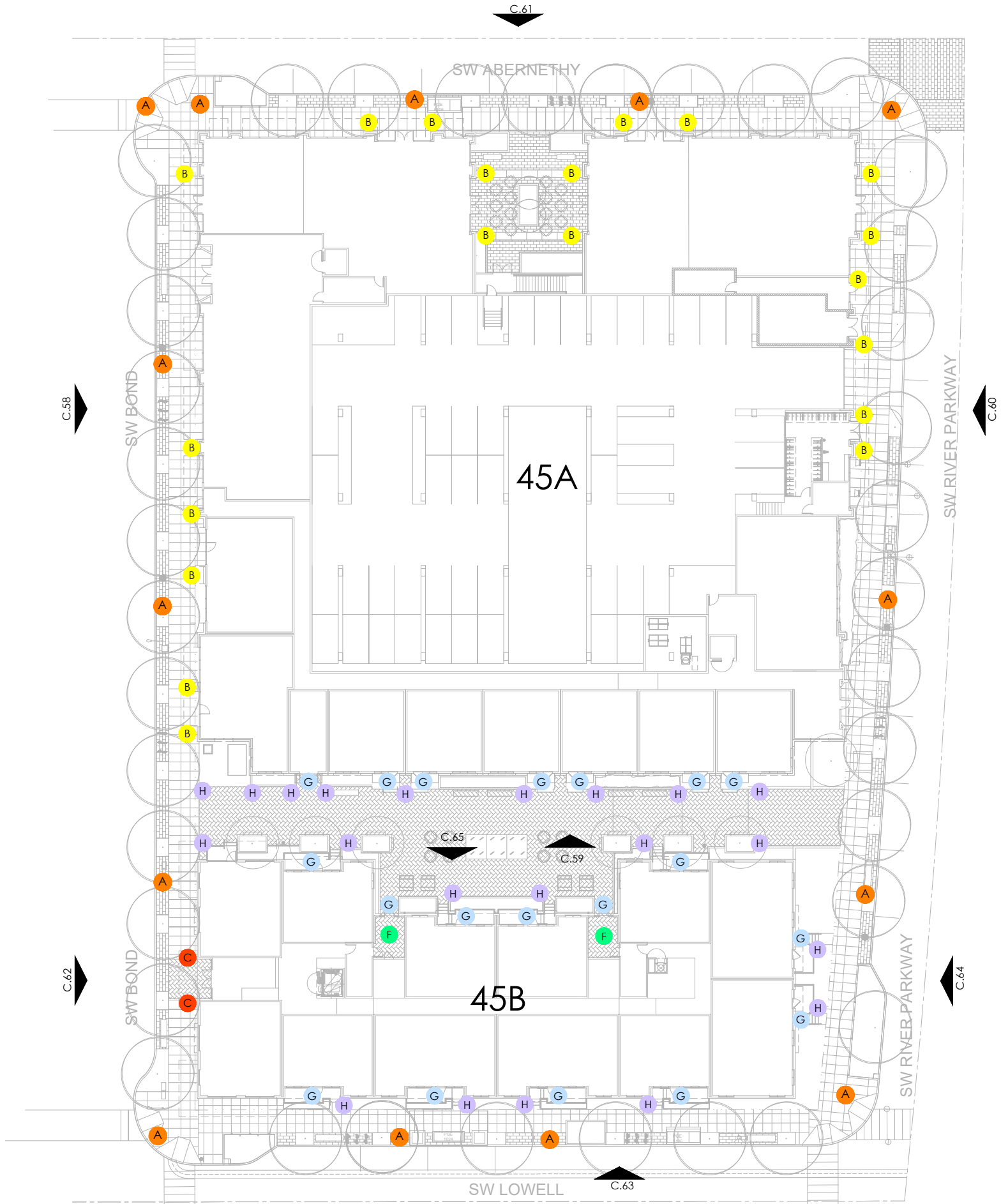
RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L01 FLOOR PLAN - BLOCK 45

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H BOLLARD



A LANDSCAPE LIGHT



45 A

B RETAIL WALL SCONCE



C MAIN ENTRY WALL SCONCE

45 B



F DOWN LIGHT

45 B



G RESIDENTIAL WALL SCONCE

45 A



45 B

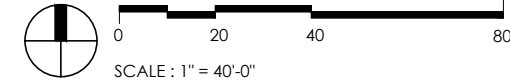


LIGHTING PLAN - GROUND LEVEL - BLOCK 45

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C.51

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NOTES:

39' - 0" HEIGHT OF CANOPY FROM SIDEWALK

6' FABRIC AWNING



6' ENTRY CANOP



4' STEEL CANOPY



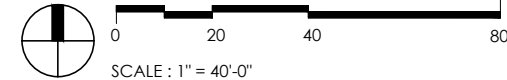
5' STEEL CANOPY



CANOPY DIAGRAM - GROUND LEVEL - BLOCK 45

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR 52

BUILDING SUMMARY

TOTAL UNITS 266

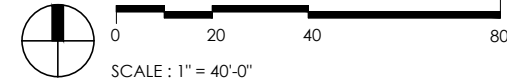
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AMENITY
CIRCULATION
SERVICE
STORAGE

L02 FLOOR PLAN - BLOCK 45

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EXHIBIT C.53

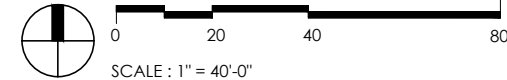
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LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	52
BUILDING SUMMARY	
TOTAL UNITS	266

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LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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GRAVEL 1



GRAVEL 2



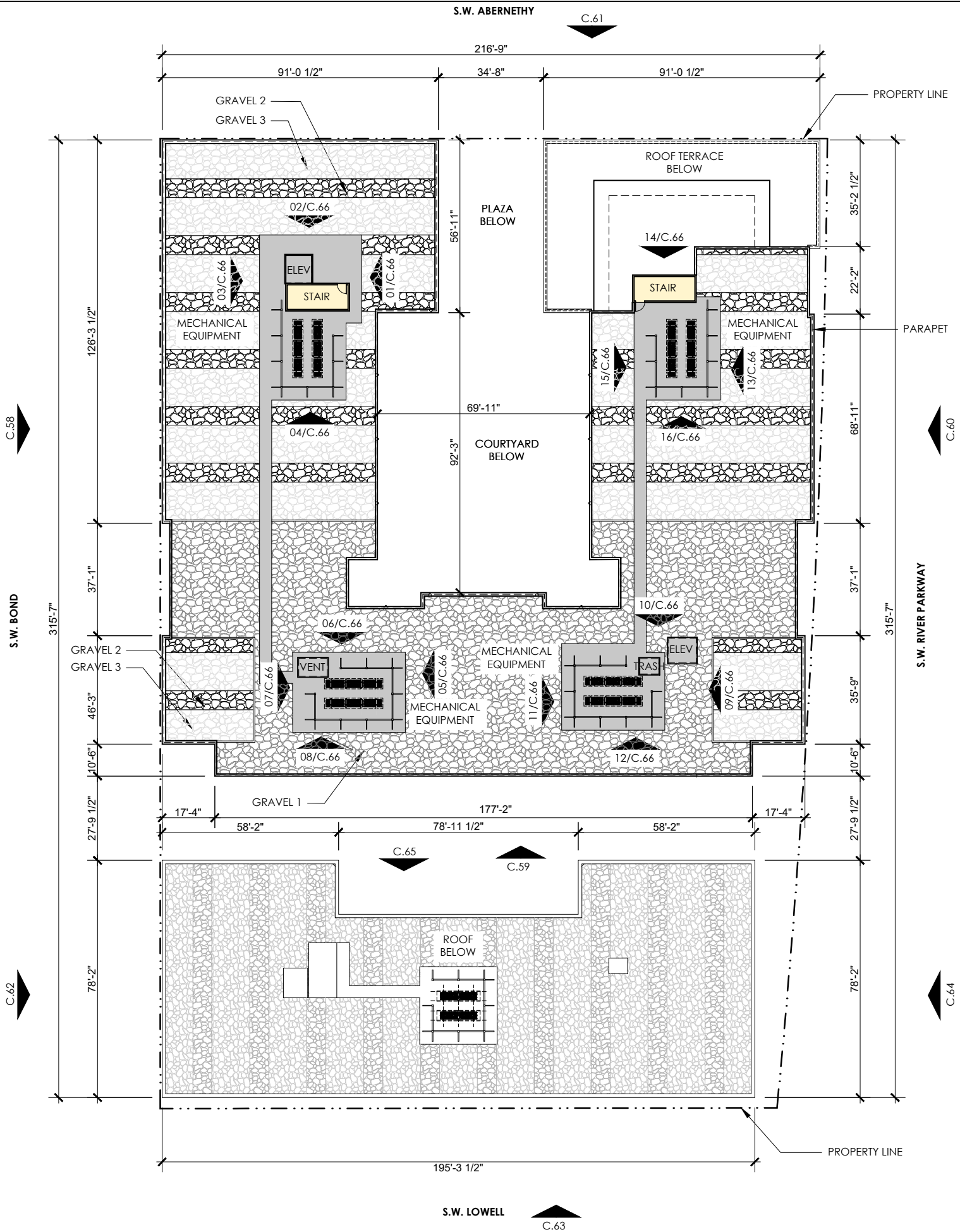
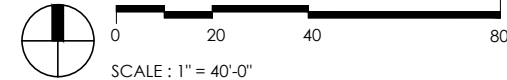
GRAVEL 3

LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	37
AMENITY	3,823 SF

BUILDING SUMMARY	
TOTAL UNITS	266

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LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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GRAVEL 1



GRAVEL 2



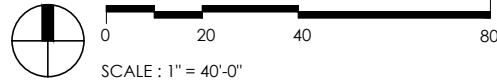
GRAVEL 3

LEVEL SUMMARY

ROOF LEVEL NORTH	24,800 SF
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COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	0
PARKING STALLS	200
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF
AMENITY	774 SF

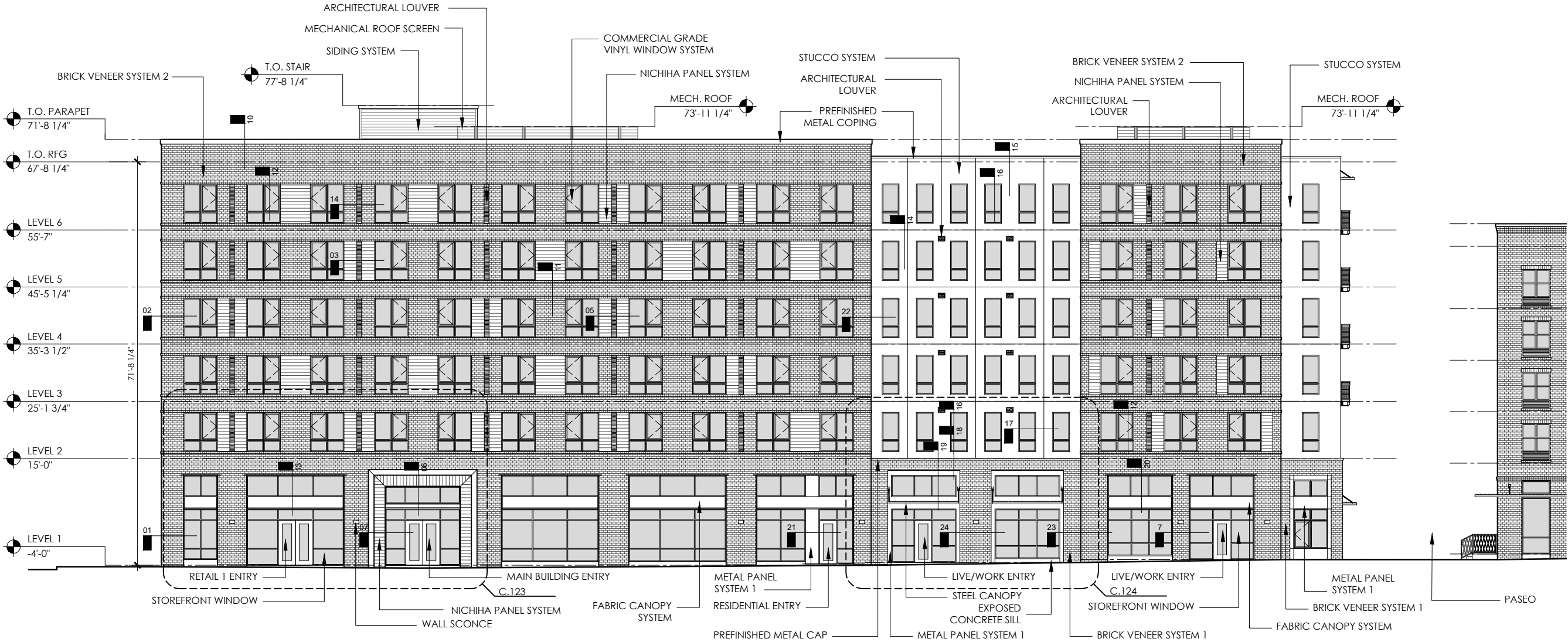
BUILDING SUMMARY

TOTAL UNITS	266
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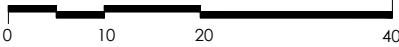
BLOCK 45 - GARAGE PARKING

REQUIRED PARKING	
MINIMUM REQUIRED: (0.33 SPACES PER UNIT X 263 UNITS)	87 SPACES
MAXIMUM REQUIRED: (1.35 SPACES PER UNIT X 263 UNITS)	356 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	246 SPACES

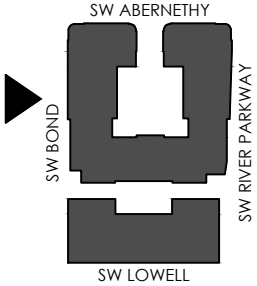
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COMMERCIAL
PARKING
LOBBY
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CIRCULATION
SERVICE
STORAGE



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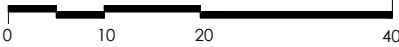
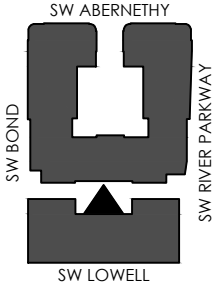


ALONG SW BOND STREET

BLOCK 45A - WEST ELEVATION

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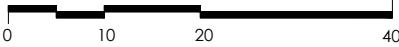
EXHIBIT C.58



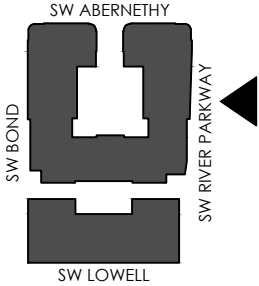
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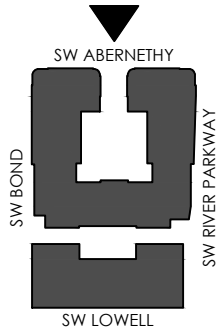
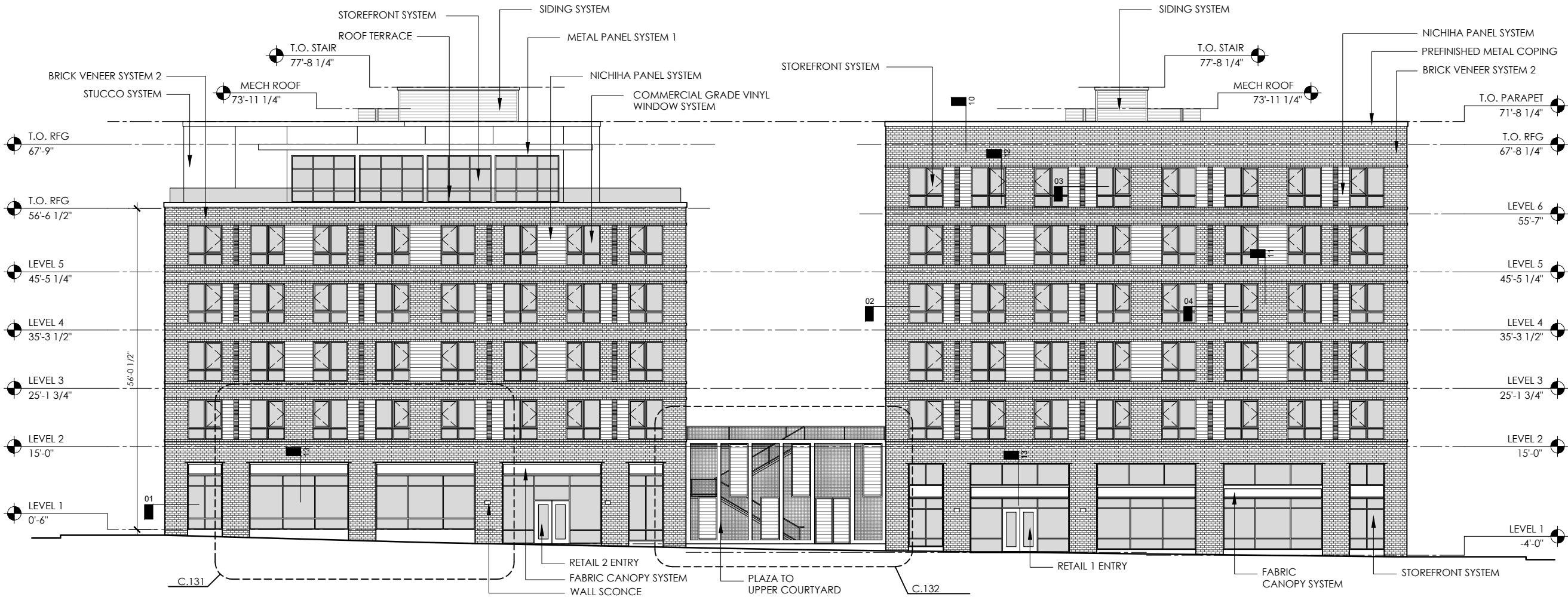


ALONG SW RIVER PARKWAY STREET

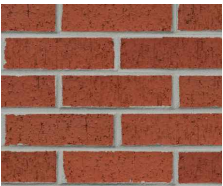
BLOCK 45A - EAST ELEVATION



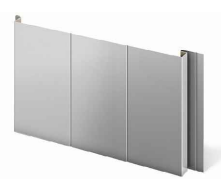
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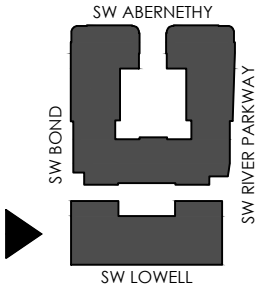
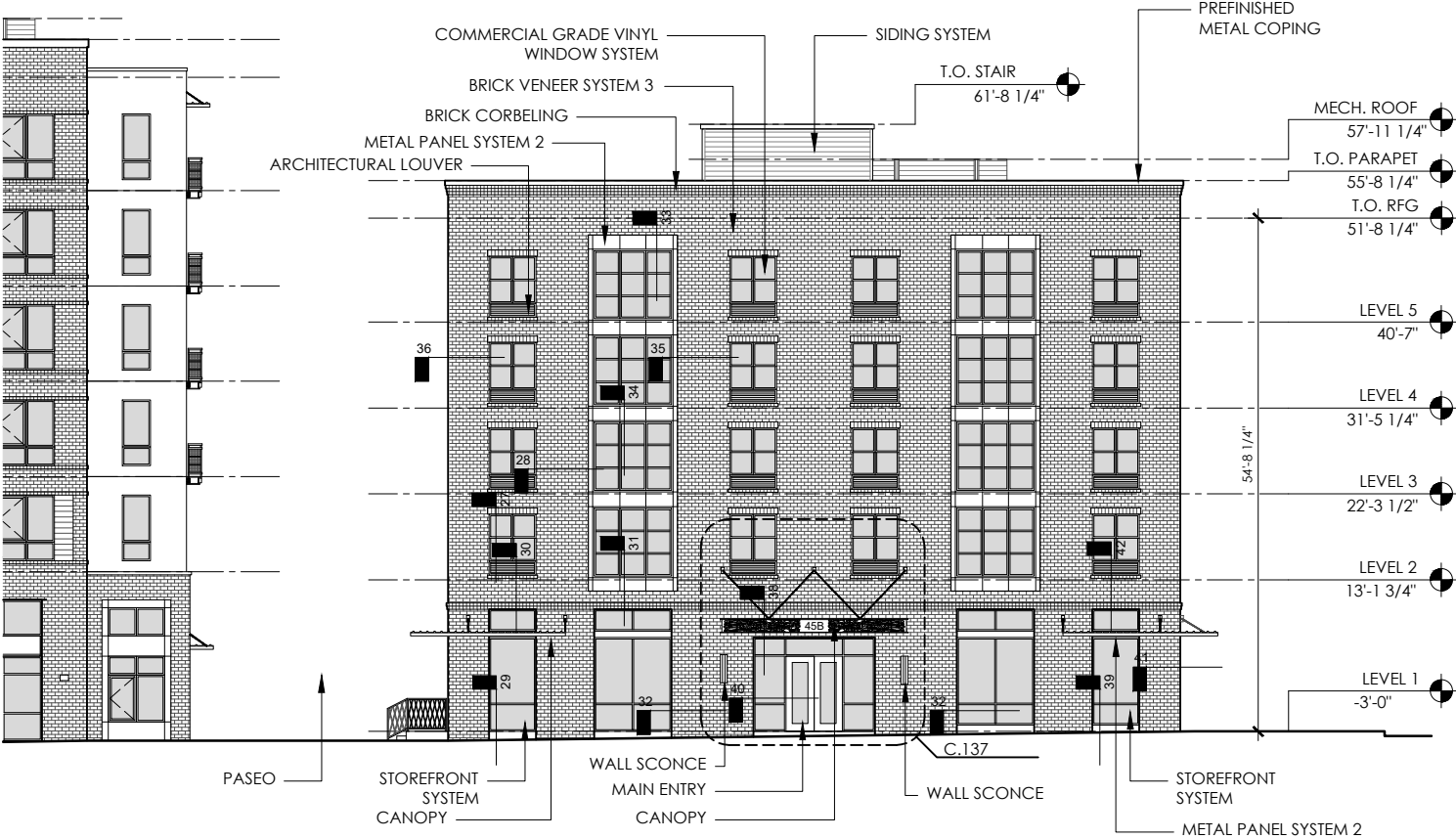
BRICK VENEER SYSTEM 3
COLUMBIA RED MISSION
BY MUTUAL MATERIALS



METAL PANEL SYSTEM 2
BERRIDGE L-PANEL
ZINC-COTE



SIDING SYSTEM
SW6168
MODERNE WHITE

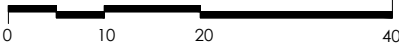


ALONG SW BOND STREET

BLOCK 45B - WEST ELEVATION

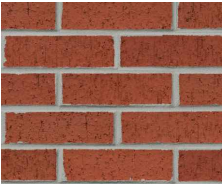
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EXHIBIT C.62

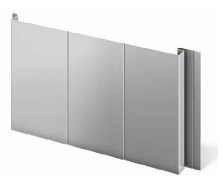


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BRICK VENEER SYSTEM 3
COLUMBIA RED MISSION
BY MUTUAL MATERIALS



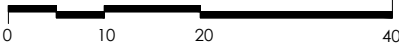
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BERRIDGE L-PANEL
ZINC-COTE



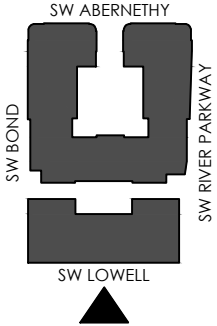
SIDING SYSTEM
SW6168
MODERNE WHITE



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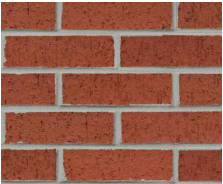
ALONG SW LOWELL STREET

BLOCK 45B - SOUTH ELEVATION

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EXHIBIT C.63

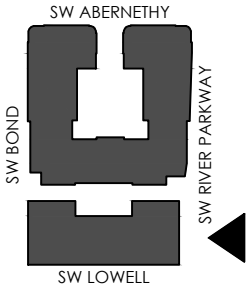
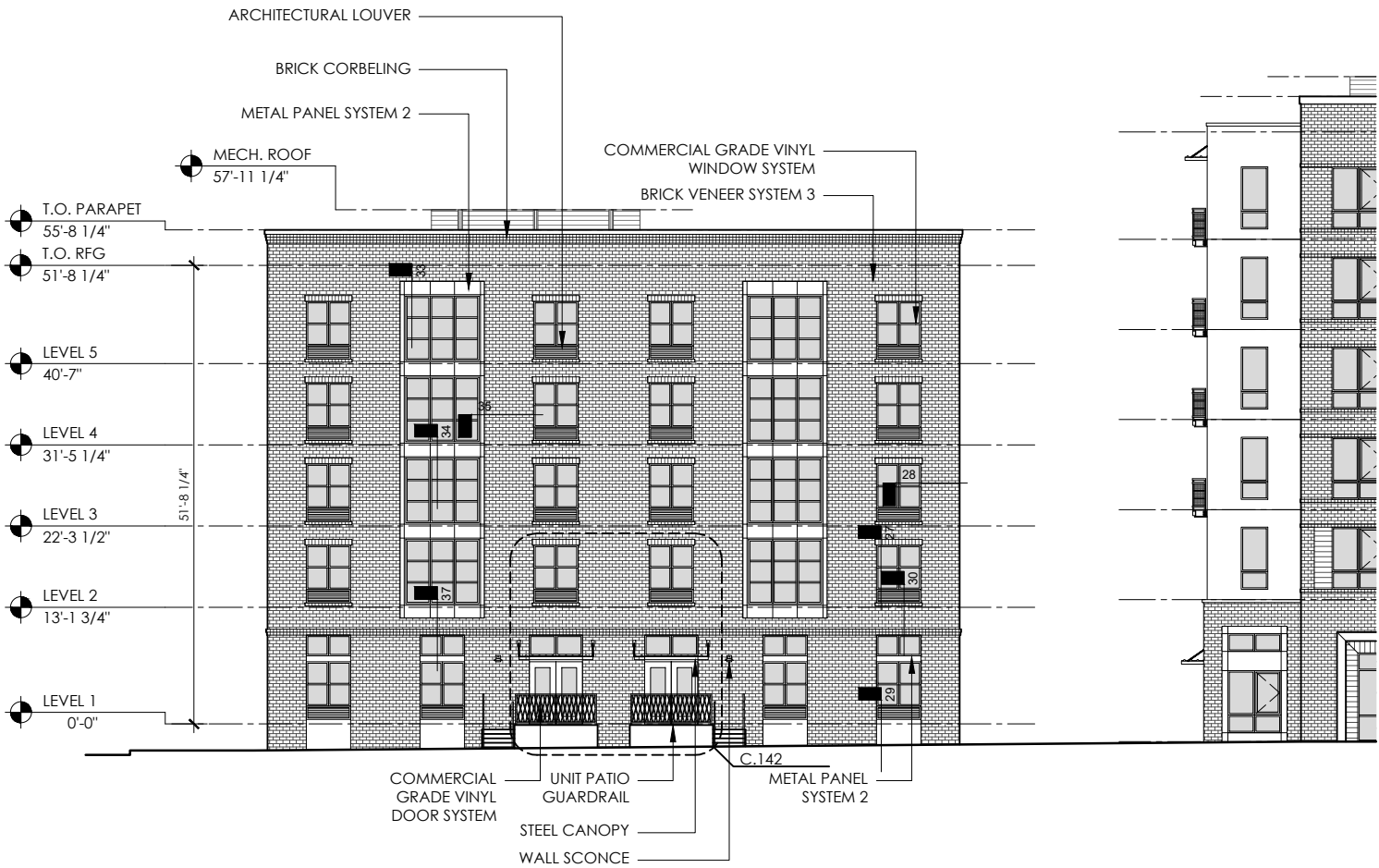
BRICK VENEER SYSTEM 3
COLUMBIA RED MISSION
BY MUTUAL MATERIALS



METAL PANEL SYSTEM 2
BERRIDGE L-PANEL
ZINC-COTE



SIDING SYSTEM
SW6168
MODERNE WHITE



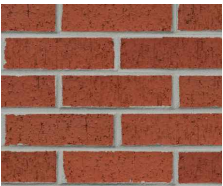
ALONG SW RIVER PARKWAY STREET

BLOCK 45B - EAST ELEVATION



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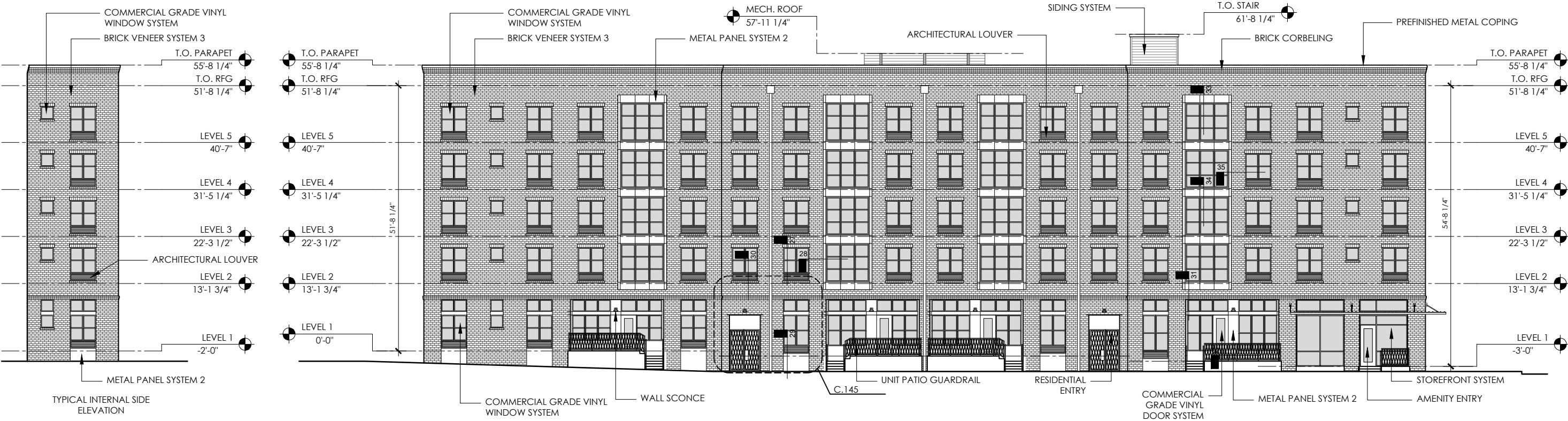
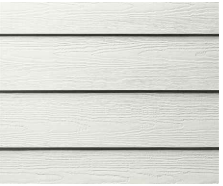
BRICK VENEER SYSTEM 3
COLUMBIA RED MISSION
BY MUTUAL MATERIALS



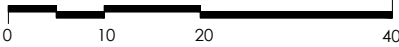
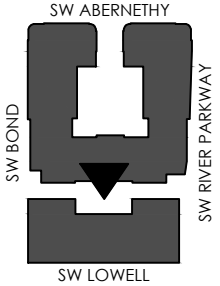
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BERRIDGE L-PANEL
ZINC-COTE



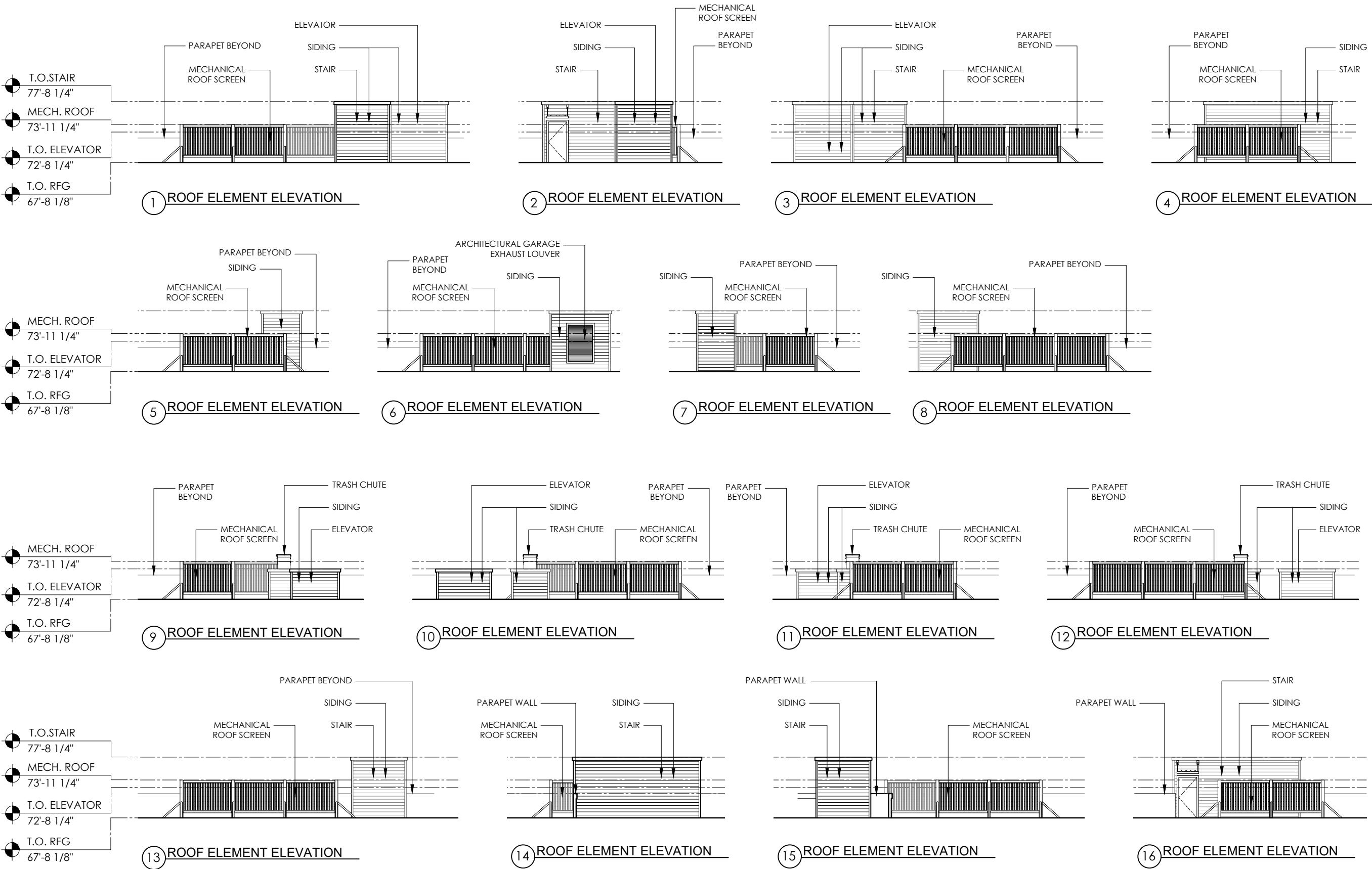
SIDING SYSTEM
SW6168
MODERNE WHITE



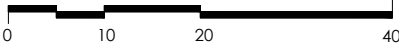
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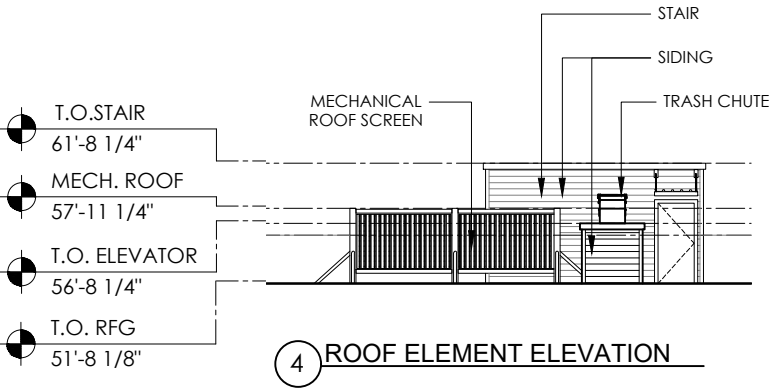
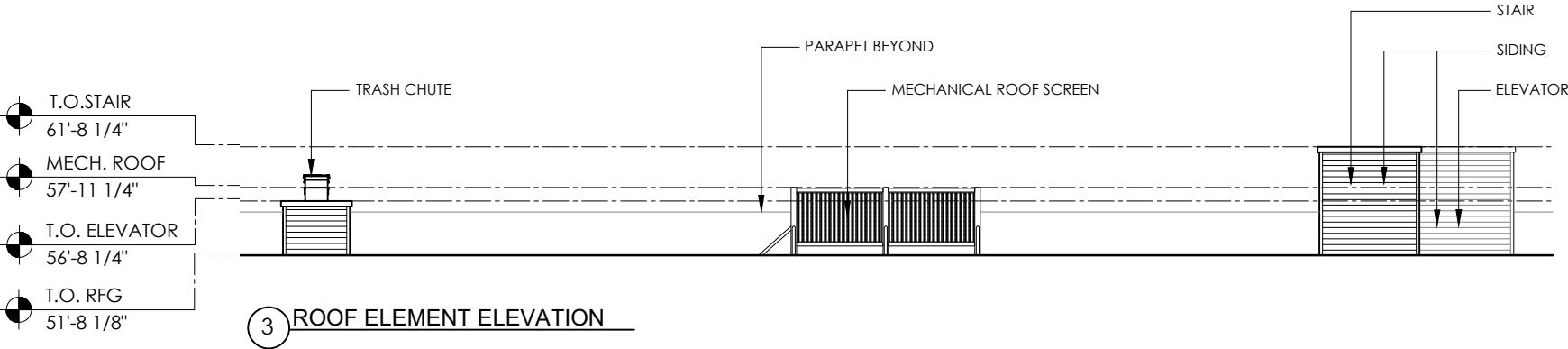
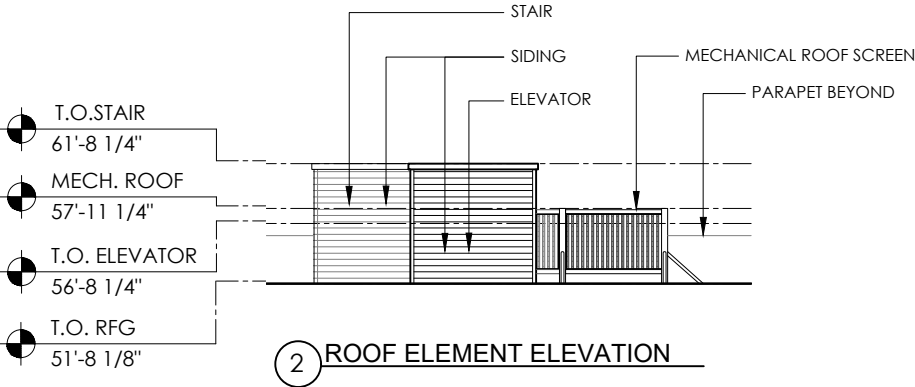
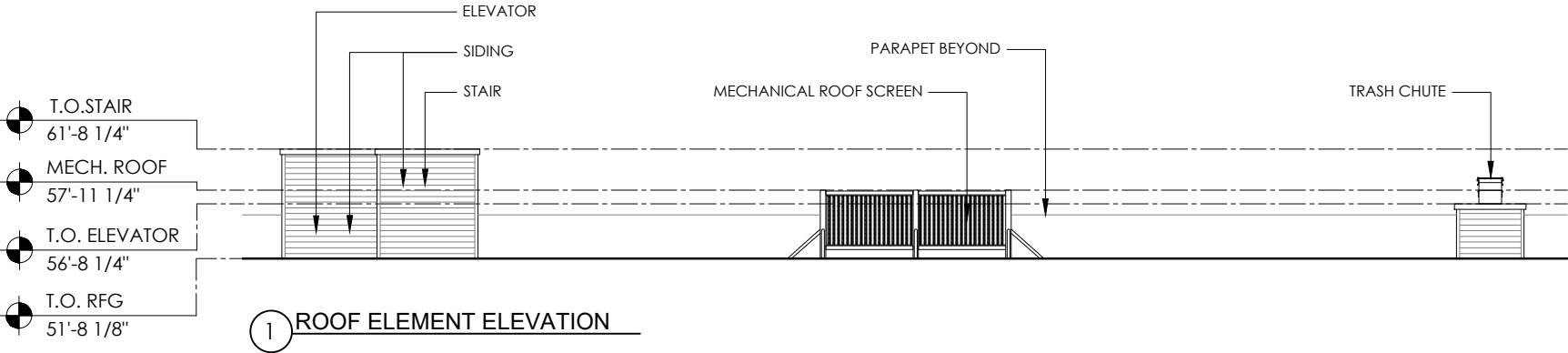


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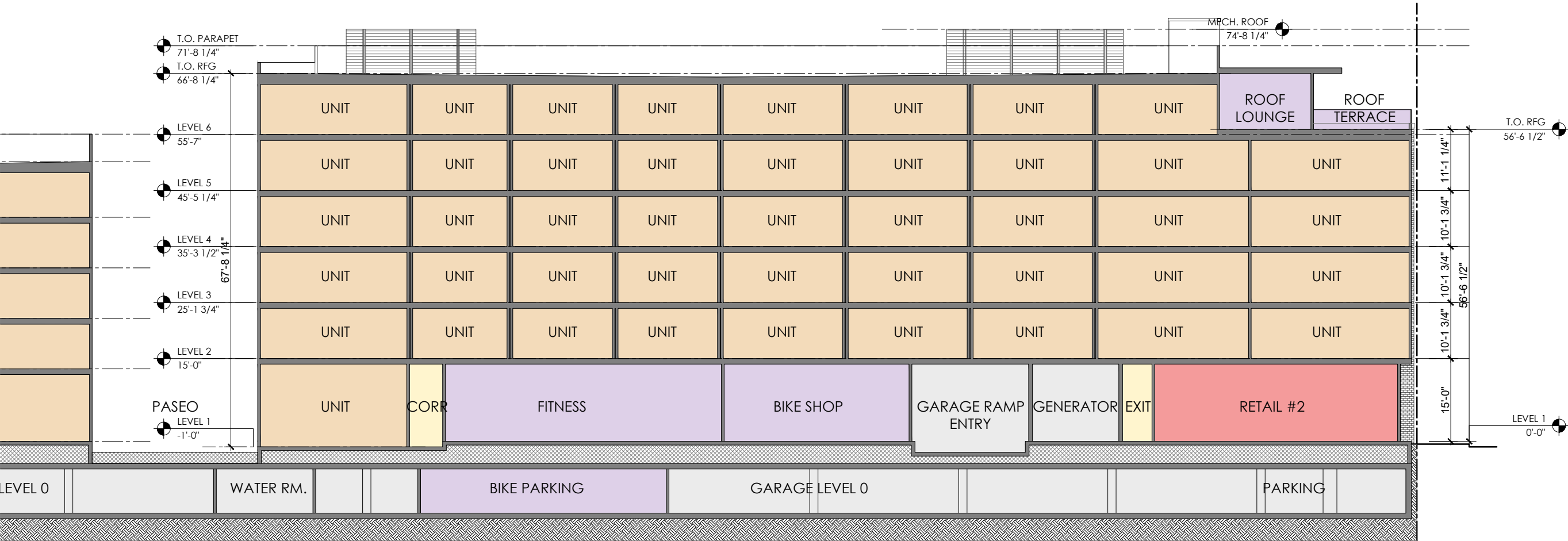


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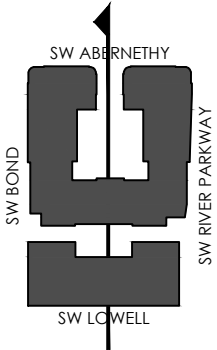
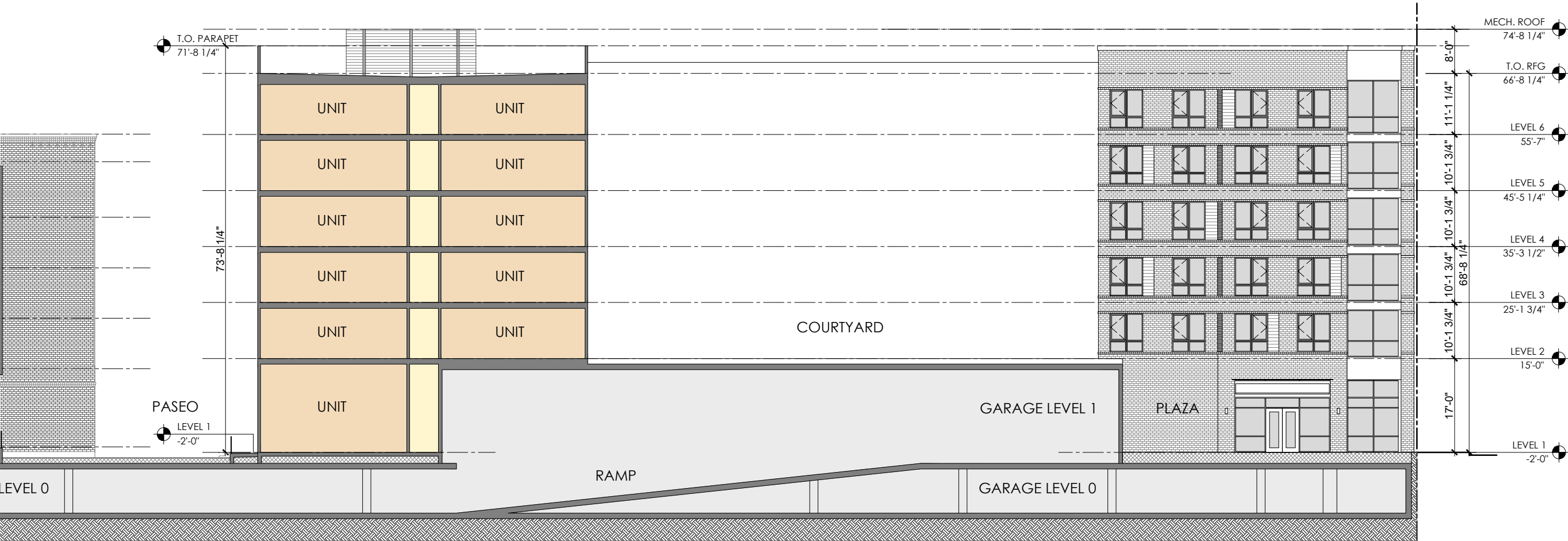
NOTE:
1. ALL SIDING AND TRIM TO
BE A PAINTED FIBER CEMENT
EXTERIOR CLAD SYSTEM

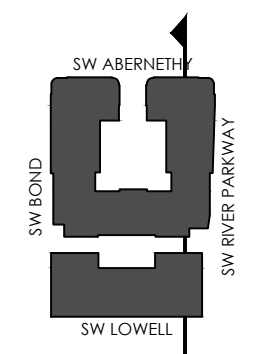
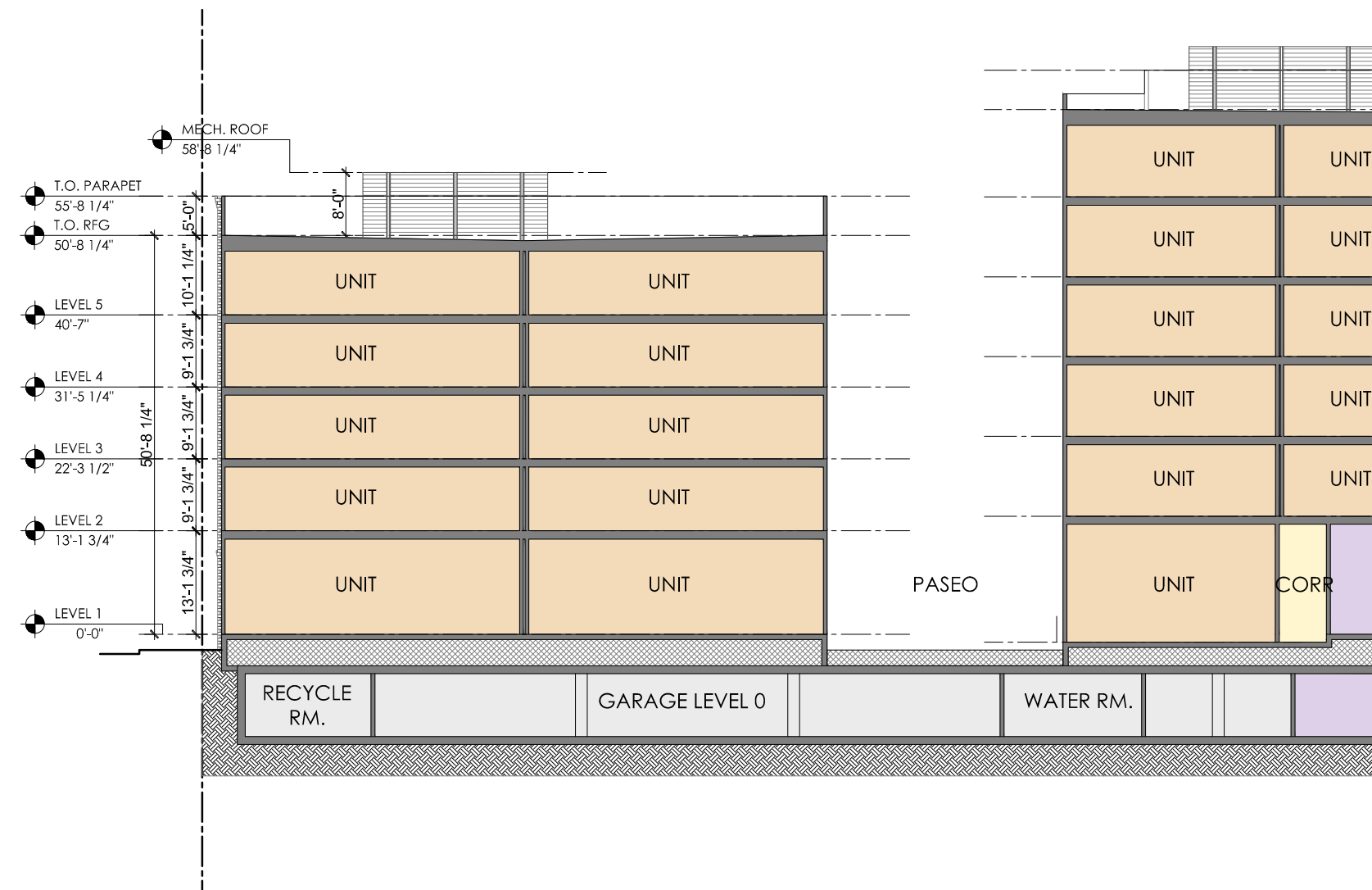


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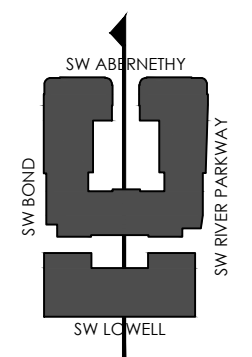
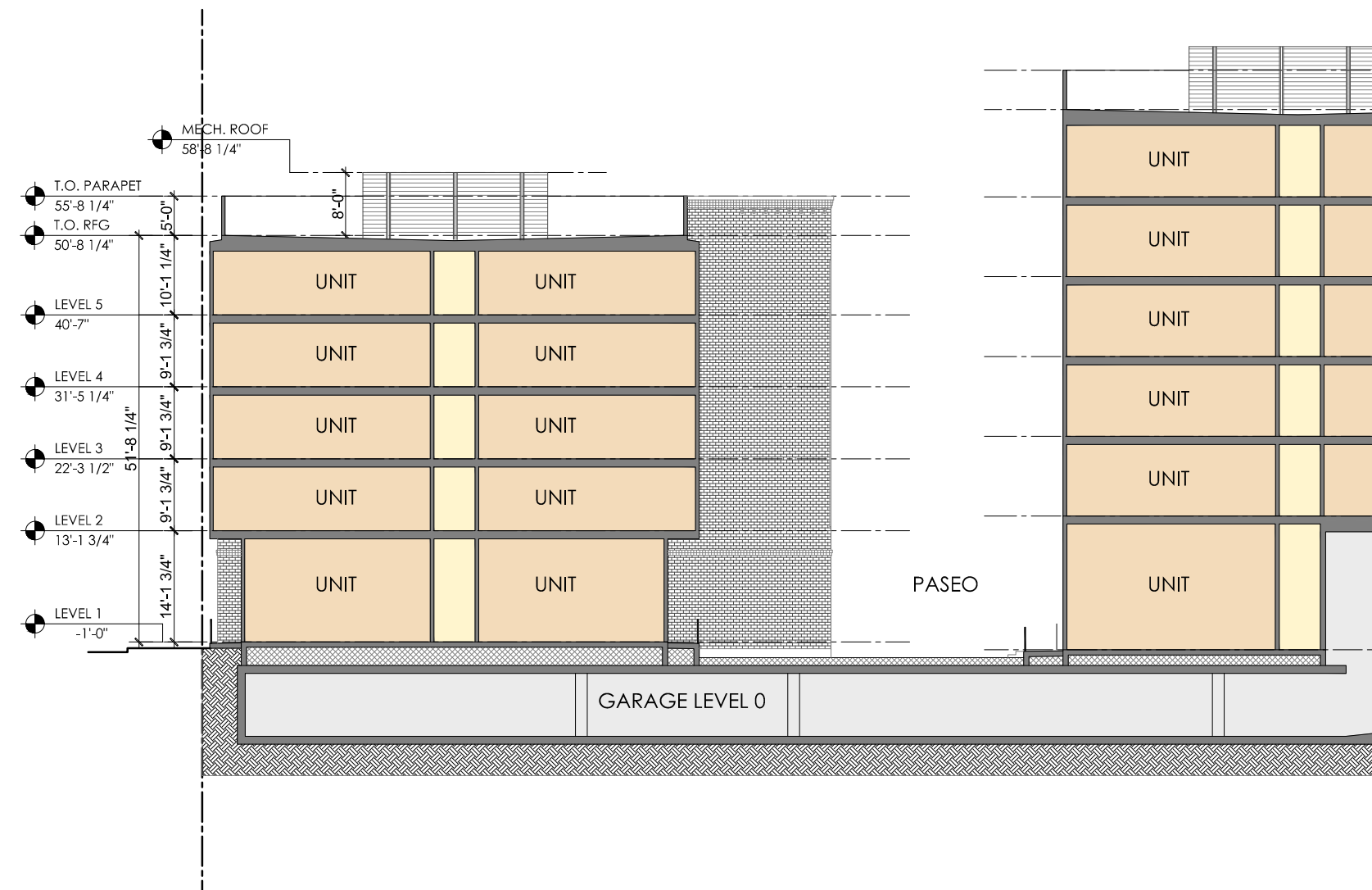


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BLOCK 45B - N-S SECTION

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EXHIBIT C.70



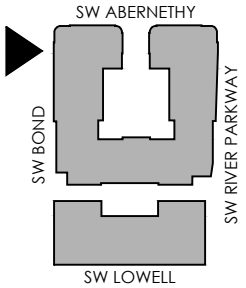
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BLOCK 45B - N-S SECTION

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EXHIBIT C.71

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ALONG SW BOND STREET

BLOCK 45A - ENLARGED WEST ELEVATION

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EXHIBIT C.72

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ALONG SW BOND STREET

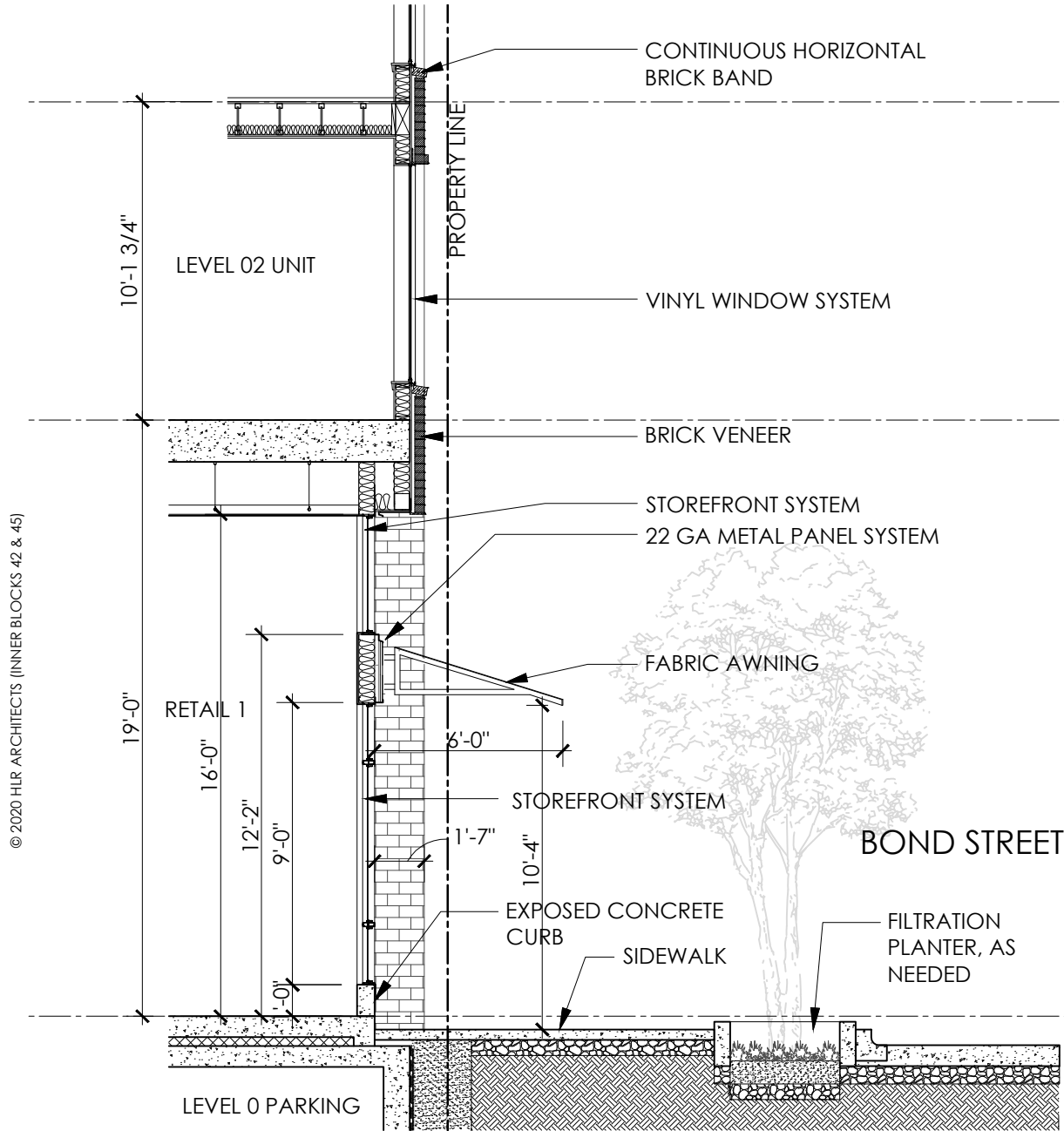
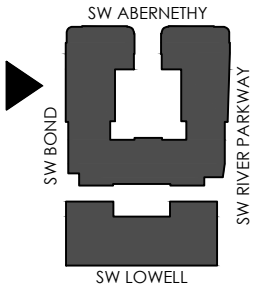
BLOCK 45A - ENLARGED WEST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

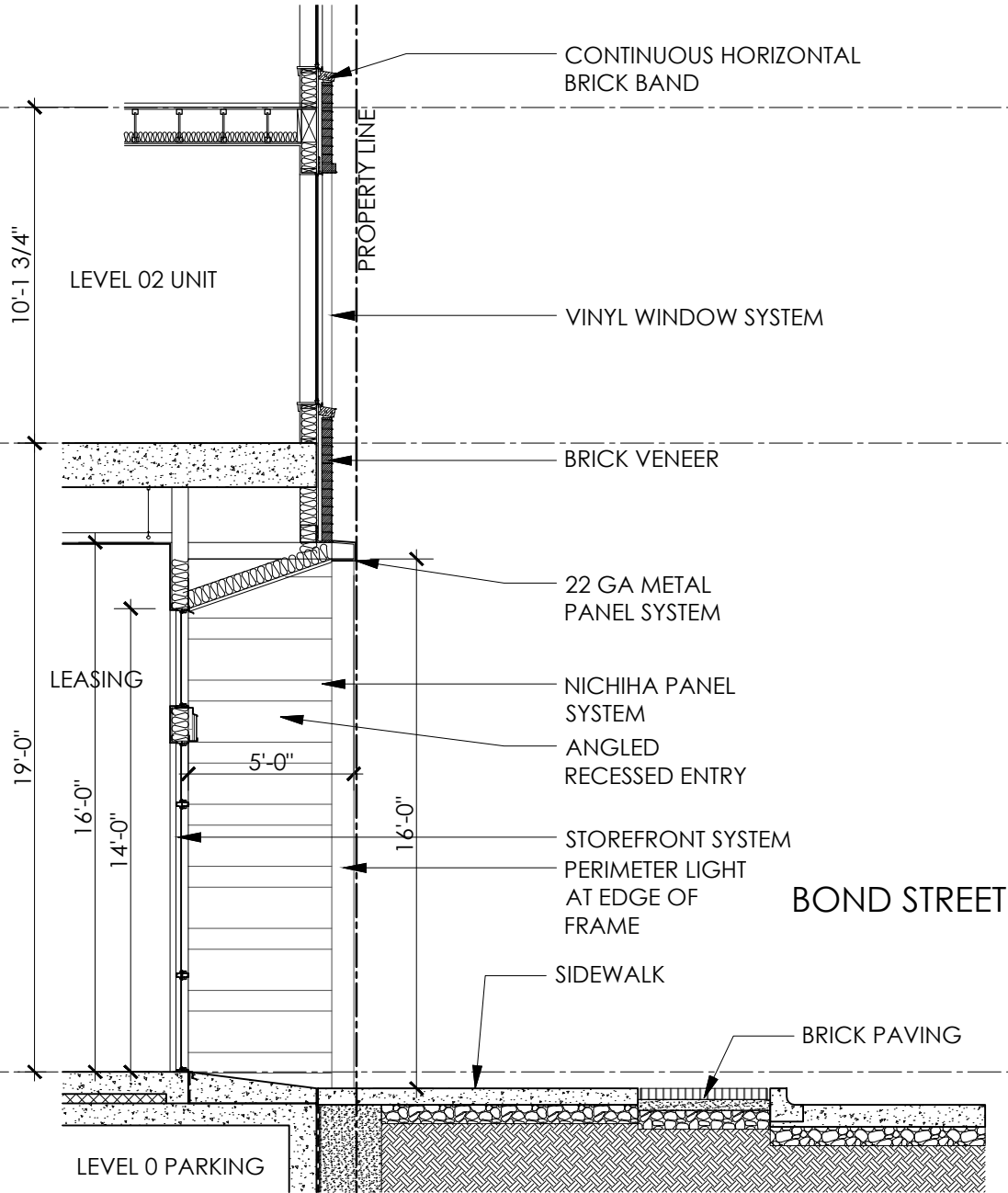
EXHIBIT C.73



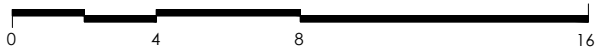
ELEVATION SECTION LEGEND



01 RECESSED ENTRY @ RETAIL 1 - 45A



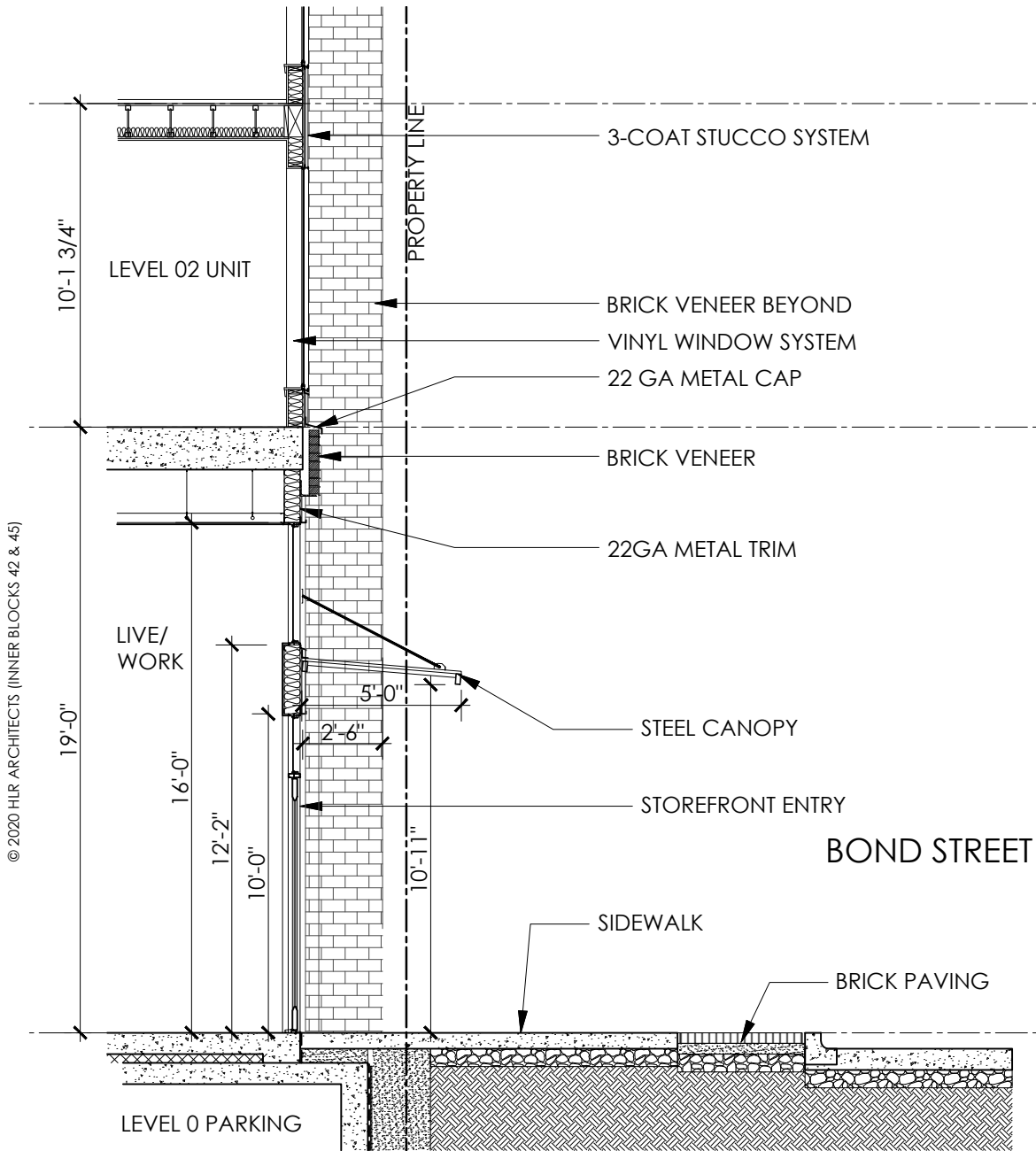
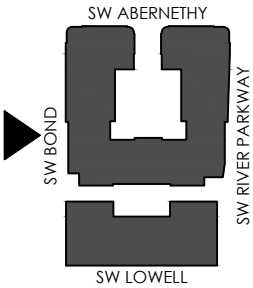
02 MAIN ENTRY AT LEASING - 45A



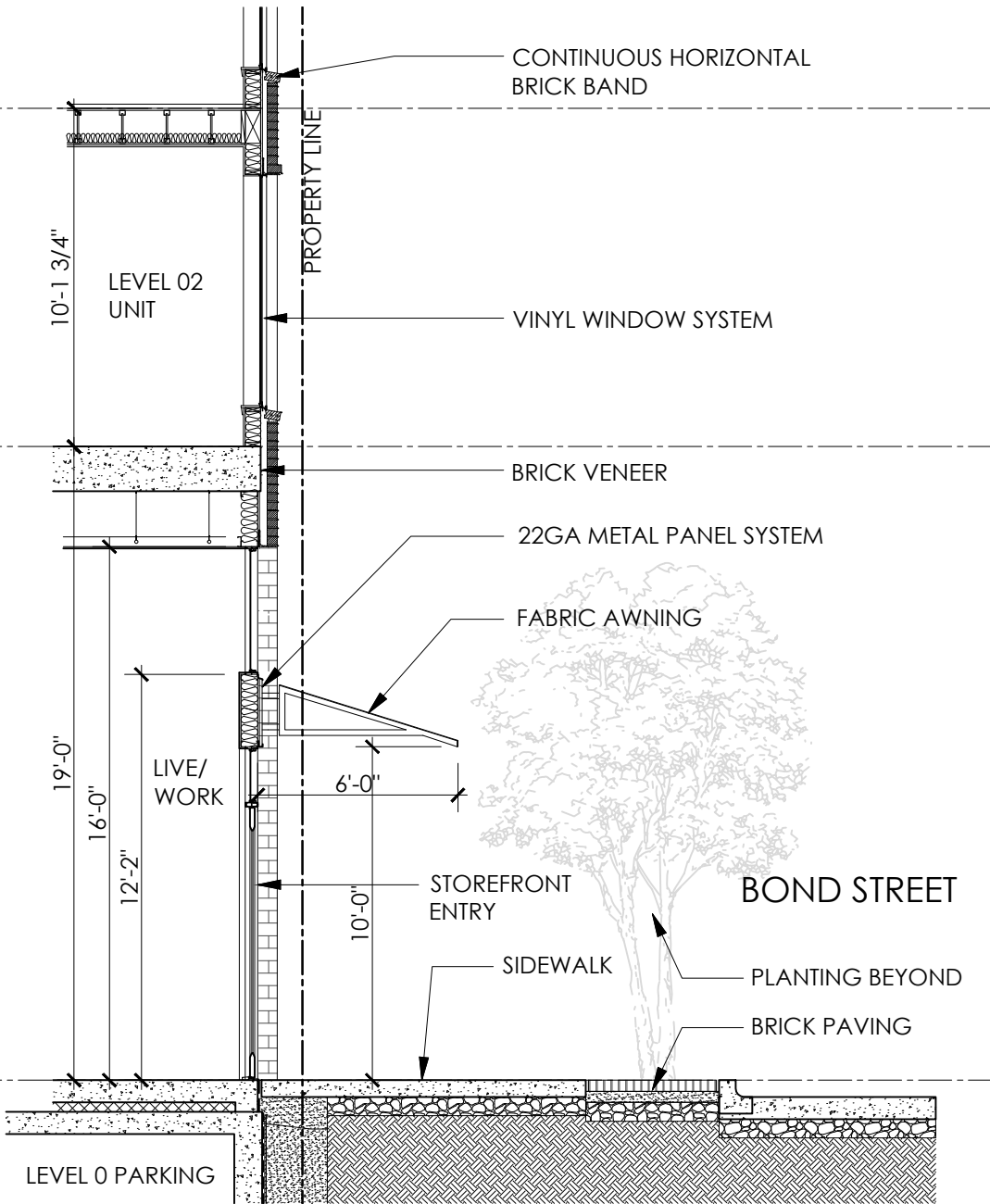
SCALE : 3/16"=1'-0"



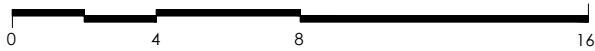
ELEVATION SECTION LEGEND



03 RECESSED ENTRY AT LIVE/WORK - 45A



04 ENTRY @ LIVE/WORK - 45A



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

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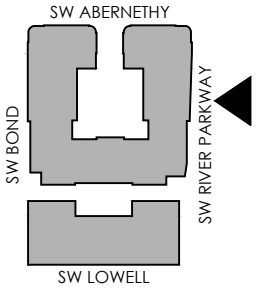
ALONG SW RIVER PARKWAY STREET

BLOCK 45A - ENLARGED EAST ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.76

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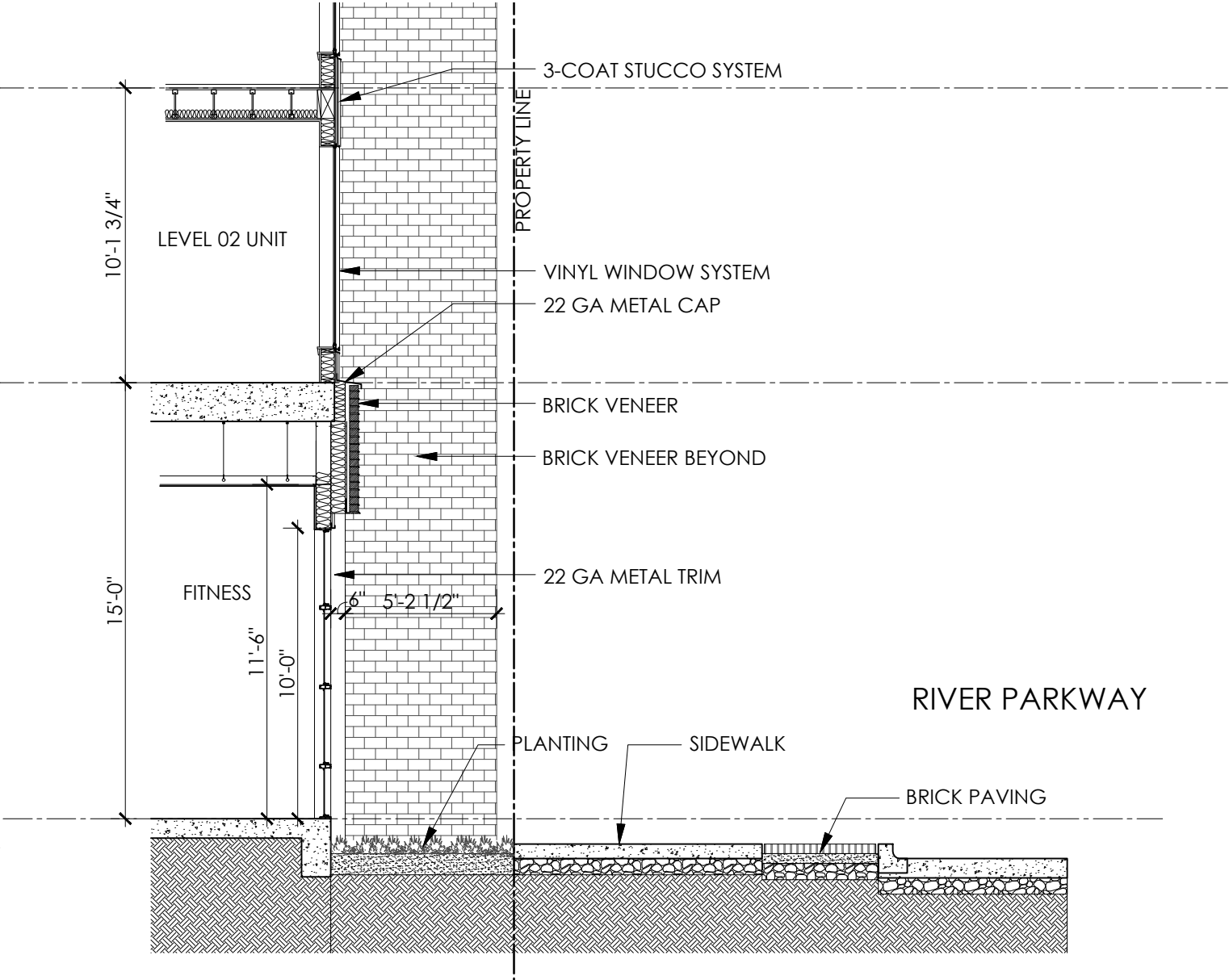
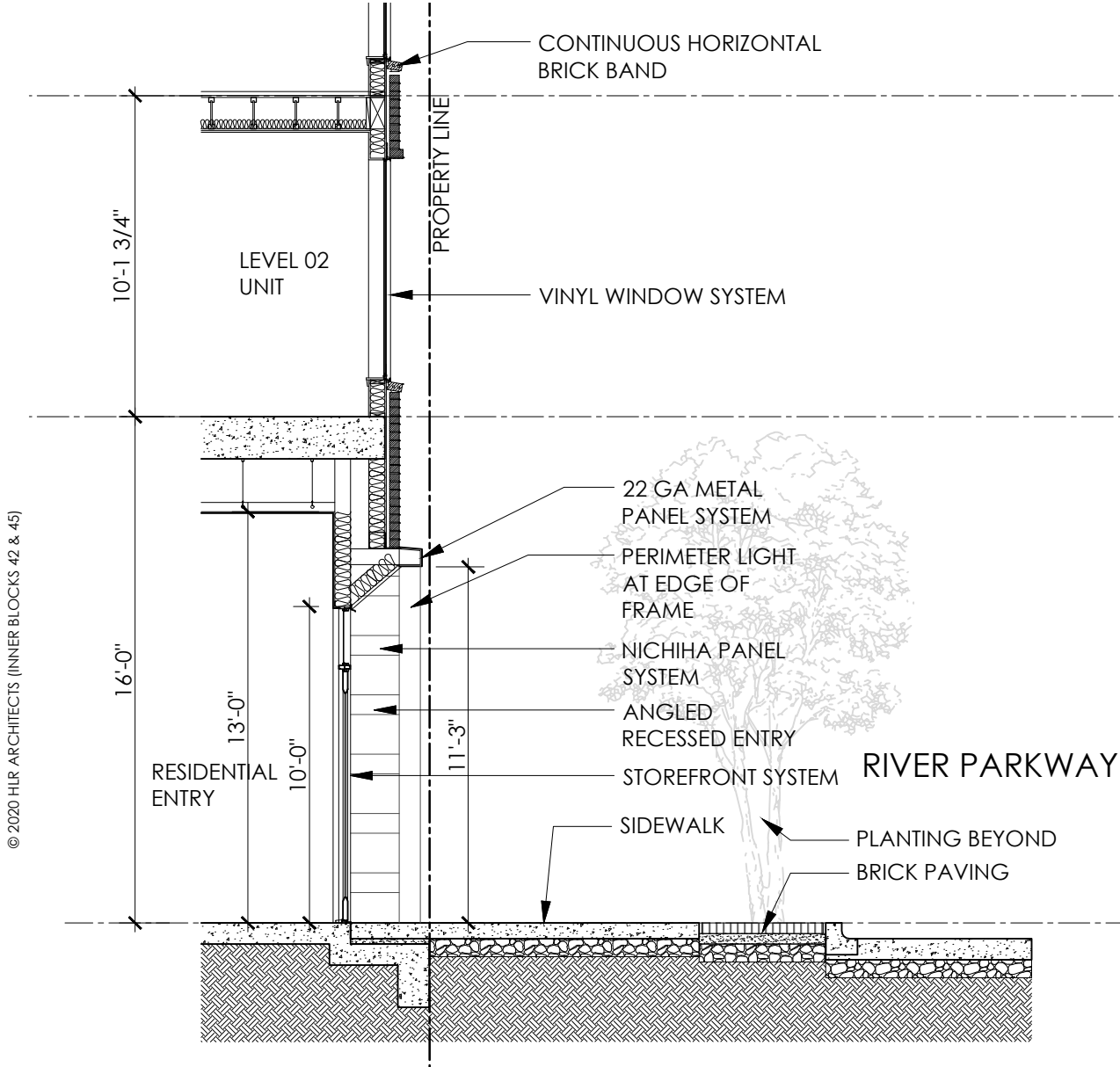
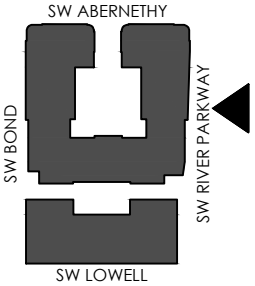


ALONG SW RIVER PARKWAY STREET

BLOCK 45A - ENLARGED EAST ELEVATION

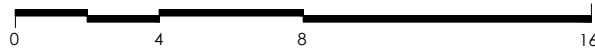
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.77



01 RESIDENTIAL ENTRY - 45A

02 AMENTIY - 45A

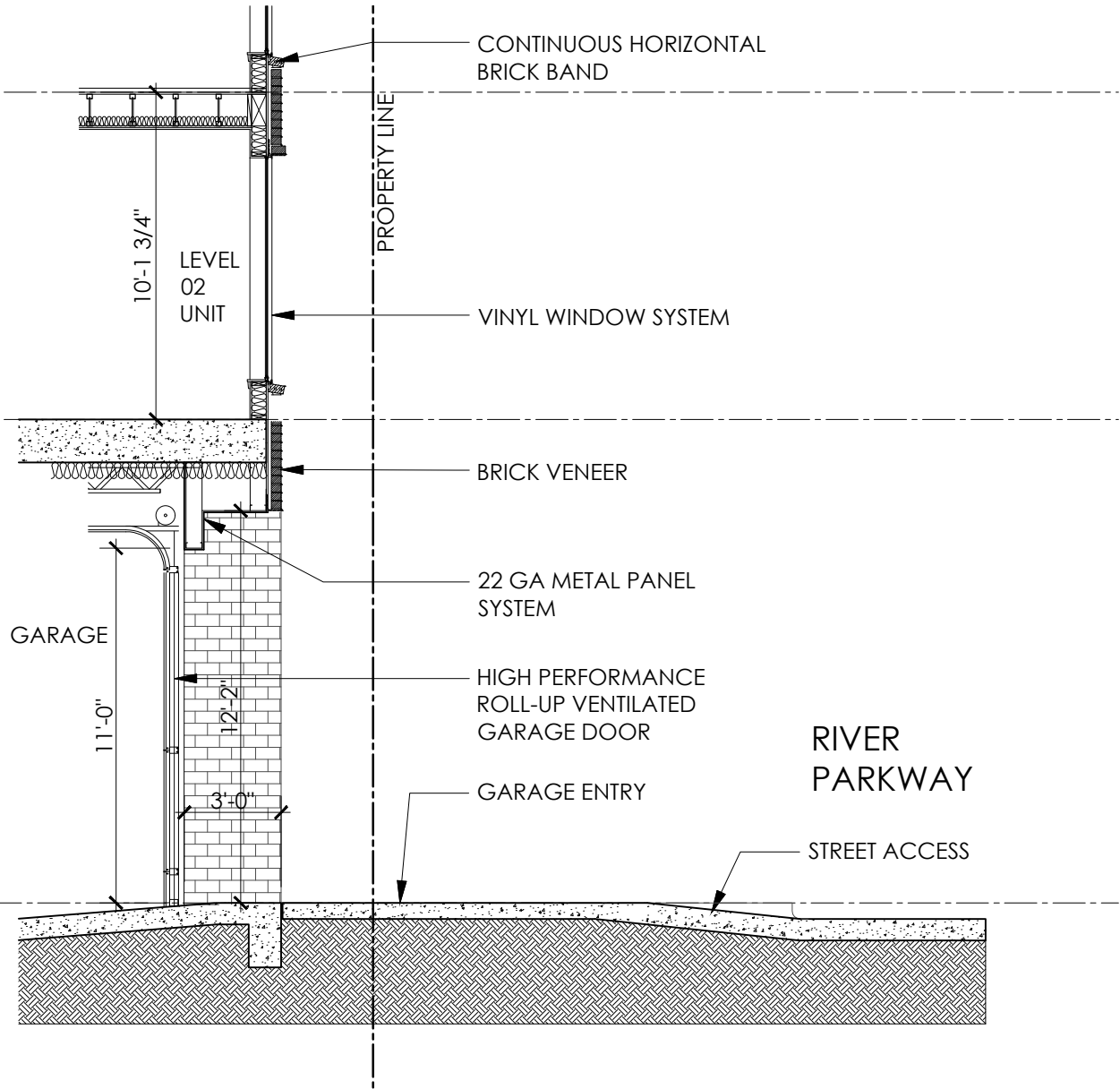
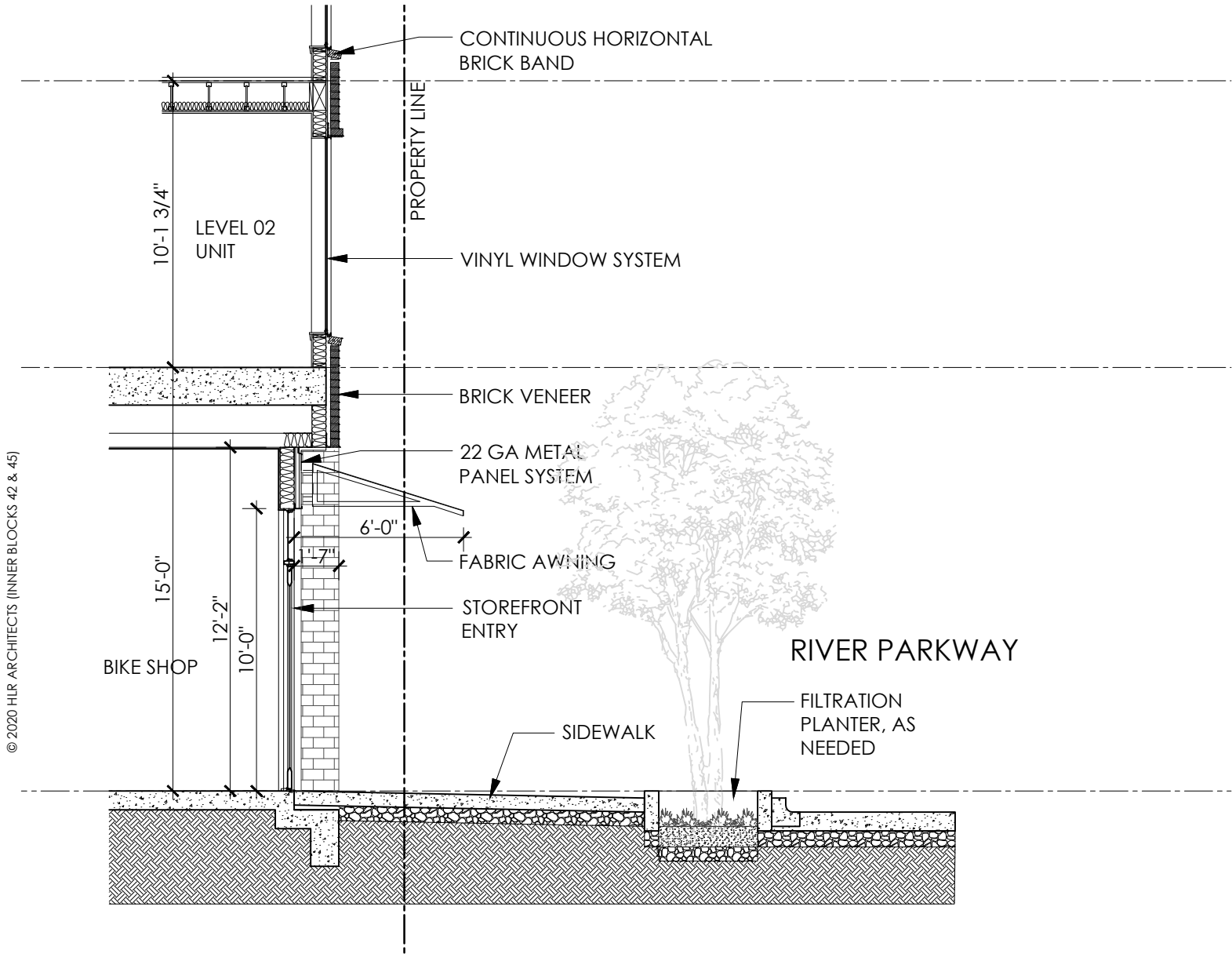
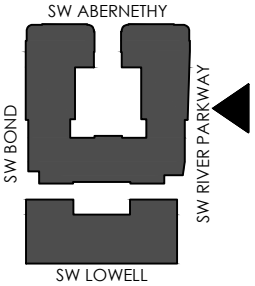


SCALE : 3/16"=1'-0"

BLOCK 45A - SW RIVER PARKWAY SECTIONS

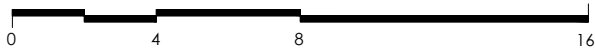
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.78



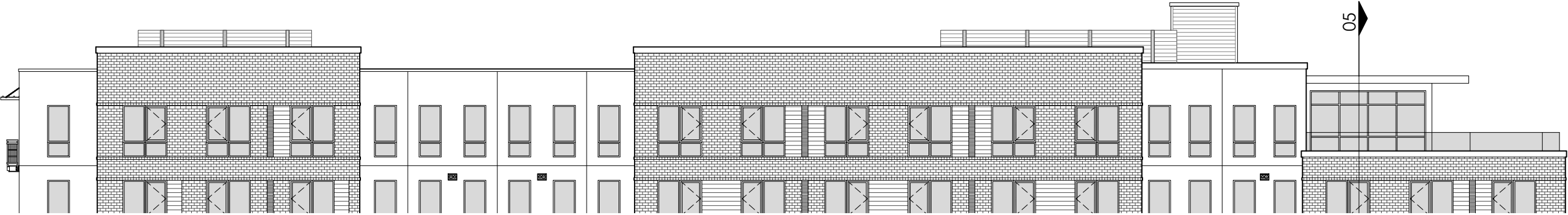
03 AMENITY - 45A

04 GARAGE ENTRY - 45A

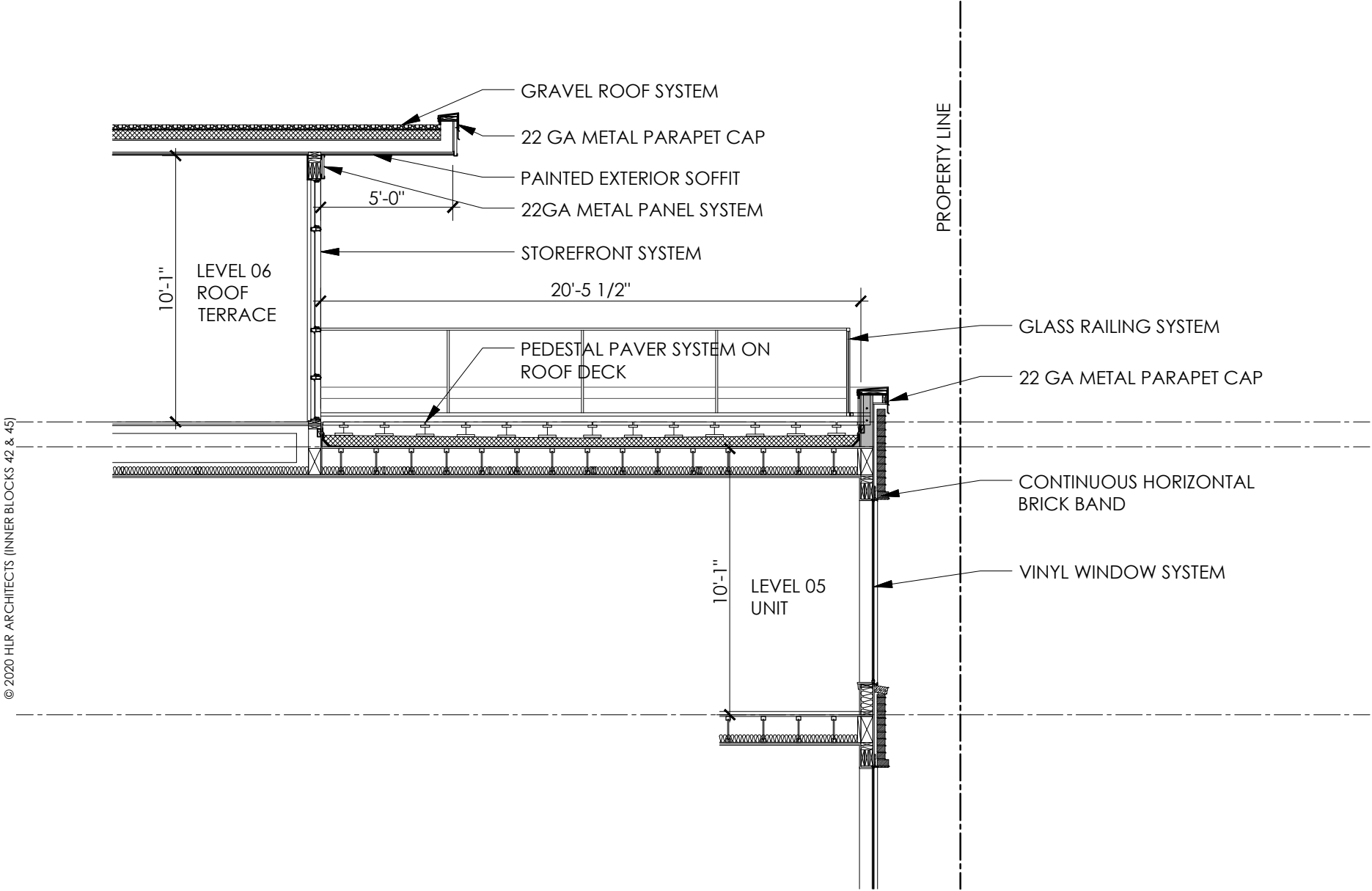
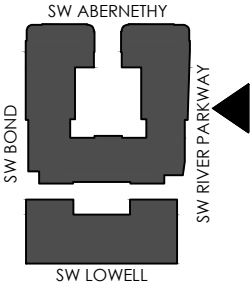


SCALE : 3/16"=1'-0"

BLOCK 45A - SW RIVER PARKWAY SECTIONS

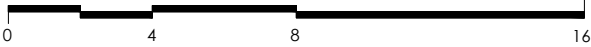


ELEVATION SECTION LEGEND



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05 ROOF TERRACE - 45A



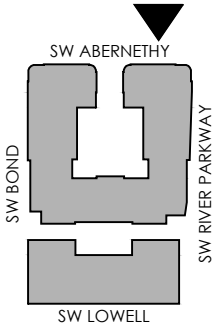
SCALE : 3/16"=1'-0"

BLOCK 45A - SW RIVER PARKWAY SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.80

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ALONG SW ABERNETHY STREET
BLOCK 45A - ENLARGED WEST ELEVATION
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT C.81

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ALONG SW ABERNETHY STREET

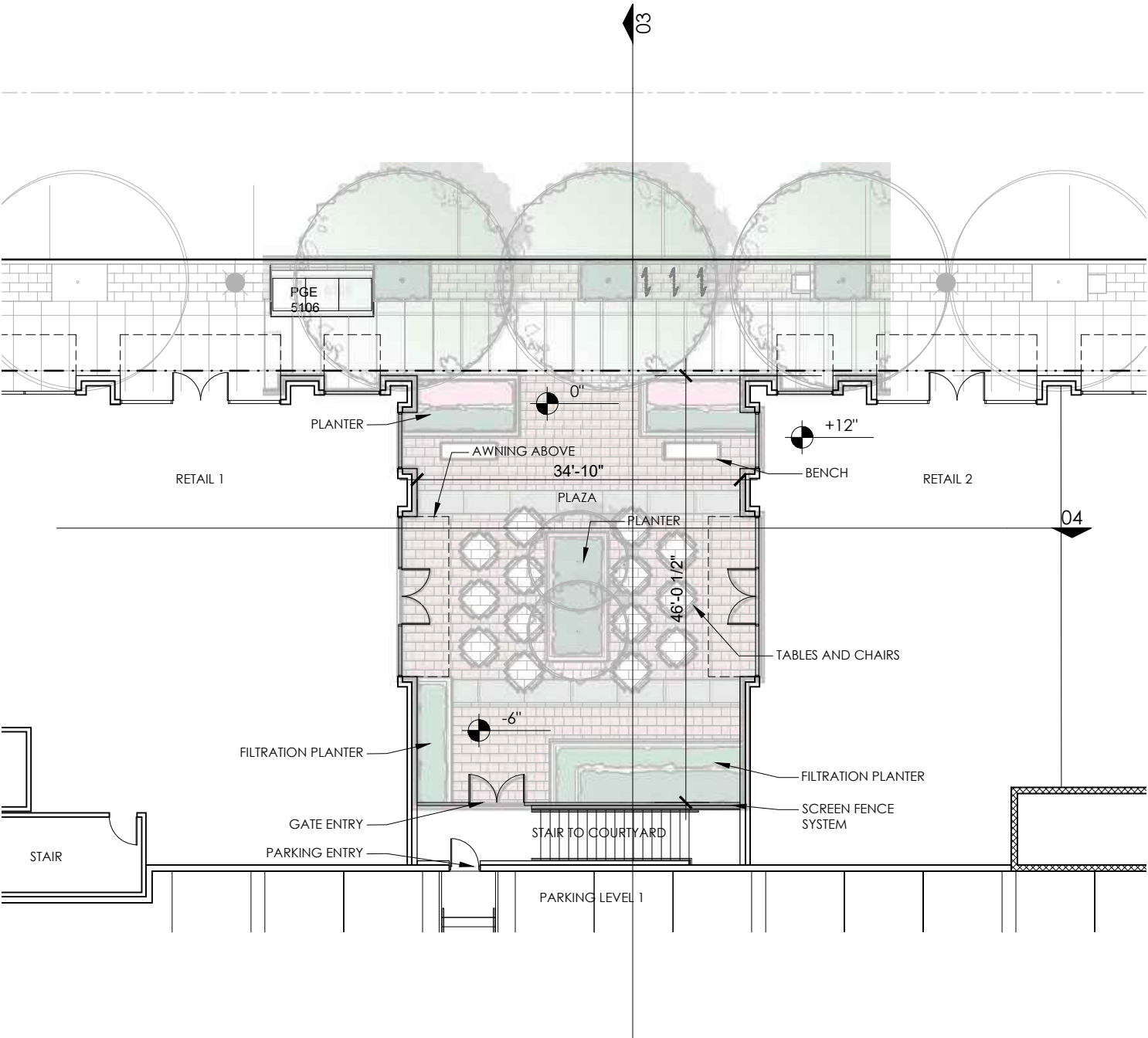
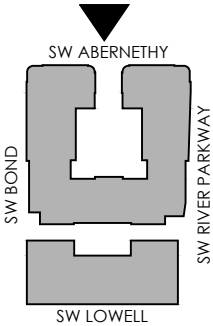
BLOCK 45A - ENLARGED PLAZA ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

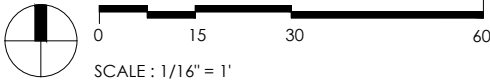
EXHIBIT C.82

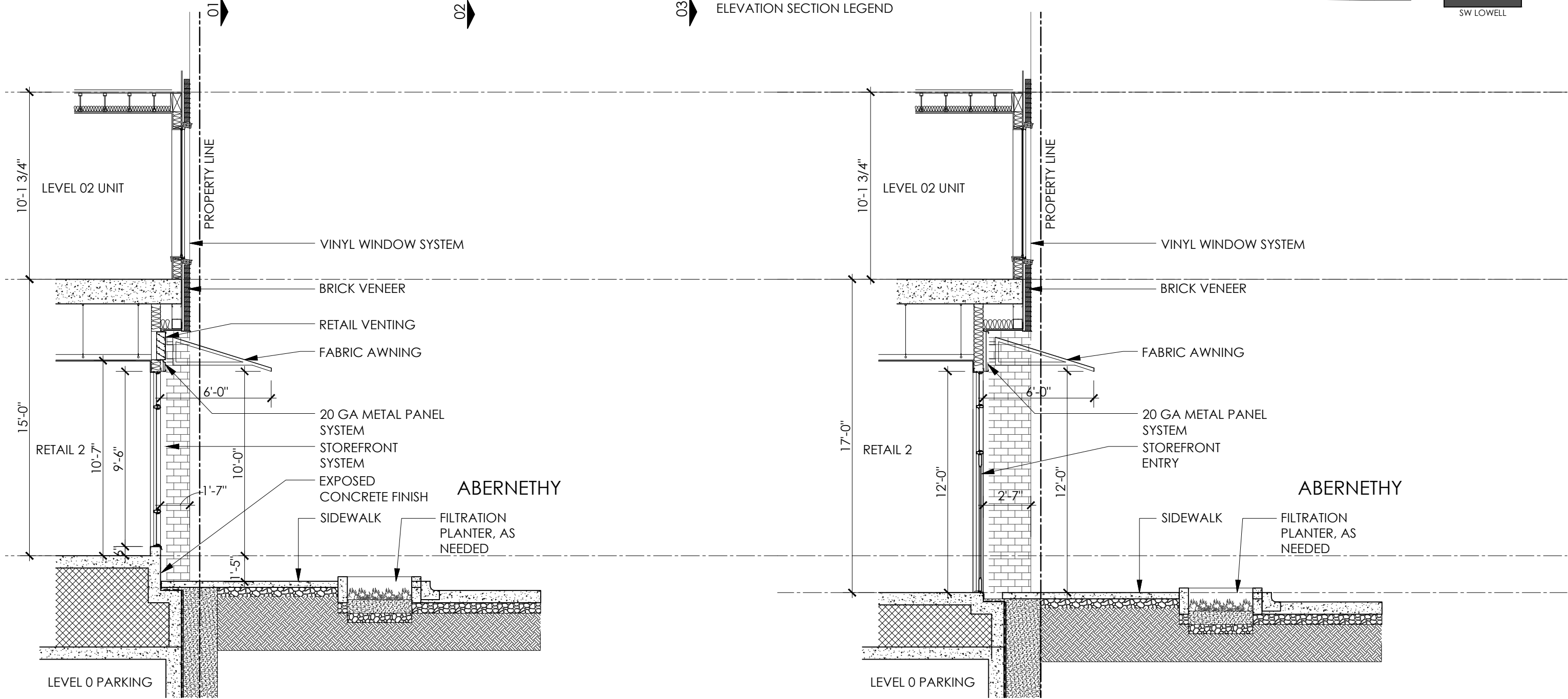
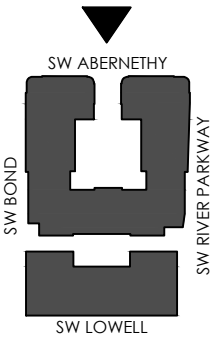
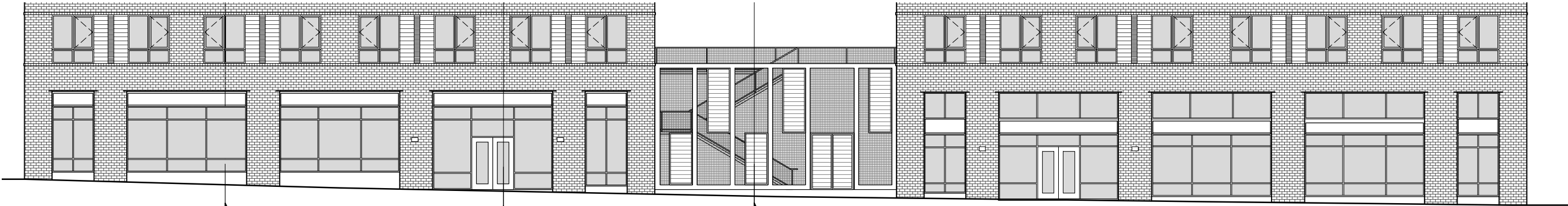
NOTES:

+ XX" TOTAL NUMBER OF INCHES ABOVE 0", WHERE 0" IS EQUAL TO THE LOWEST POINT OF GRADE

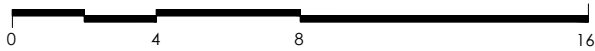


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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

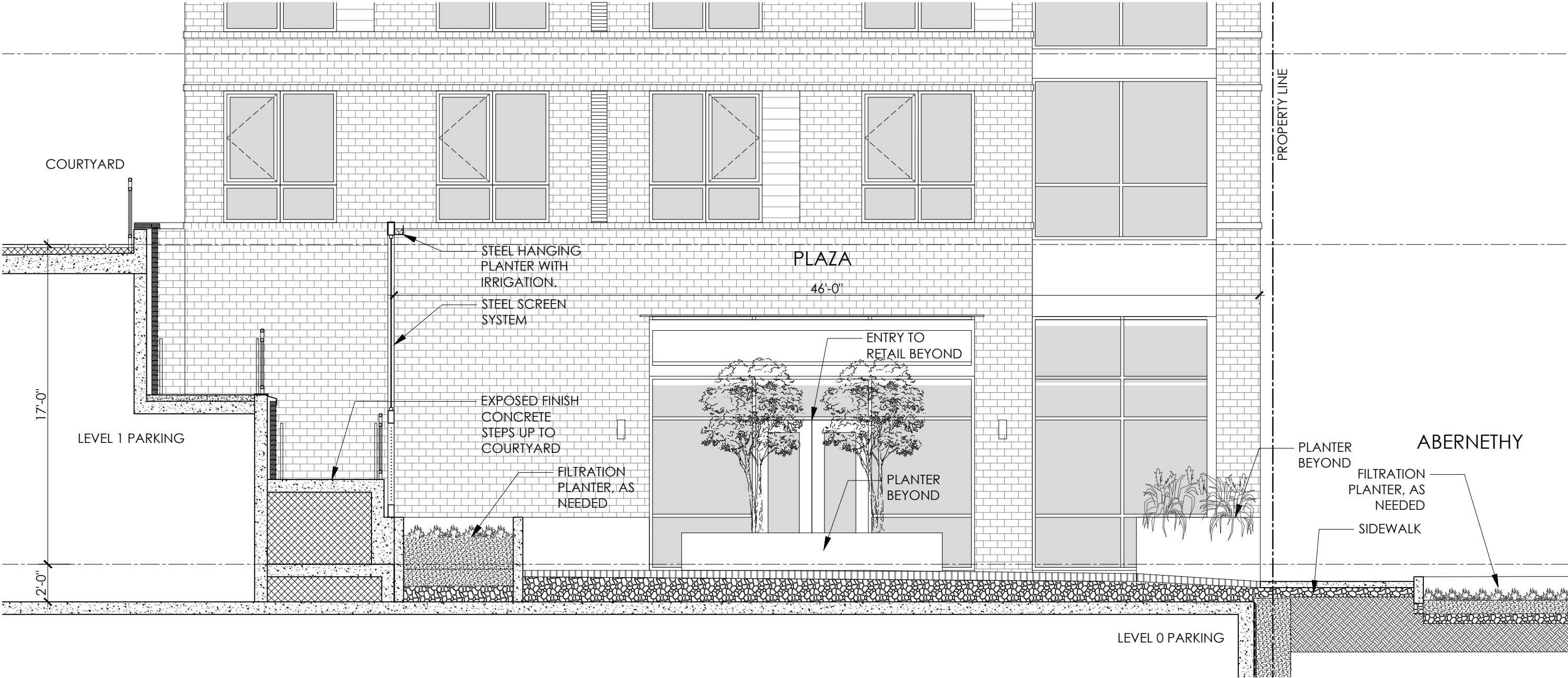
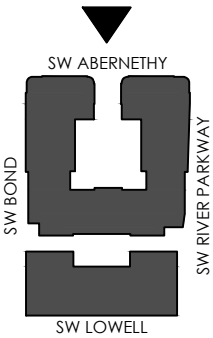
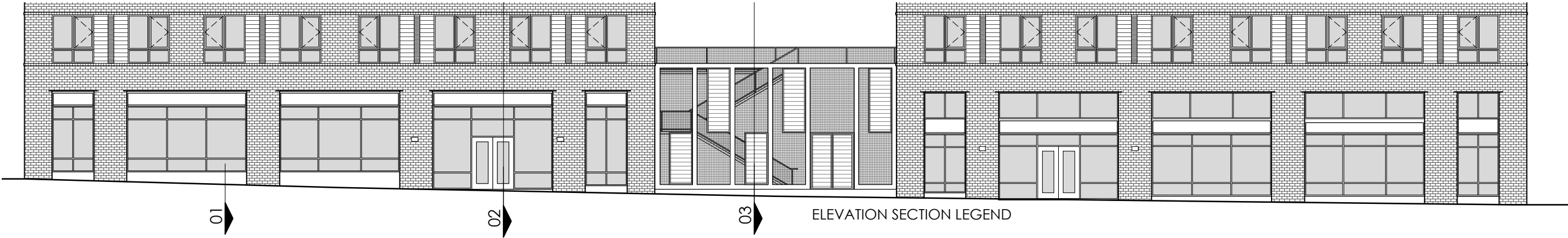


SCALE : 3/16"=1'-0"

BLOCK 45A - SW ABERNETHY SECTIONS

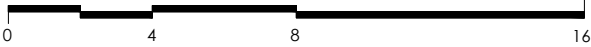
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.84

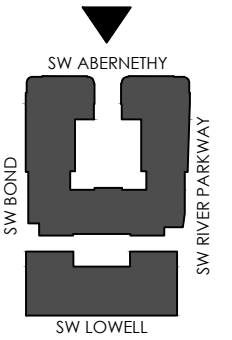


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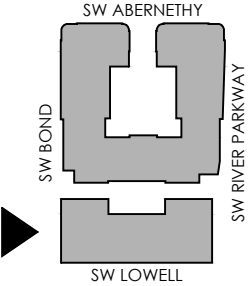
03 B45A PLAZA SECTION



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



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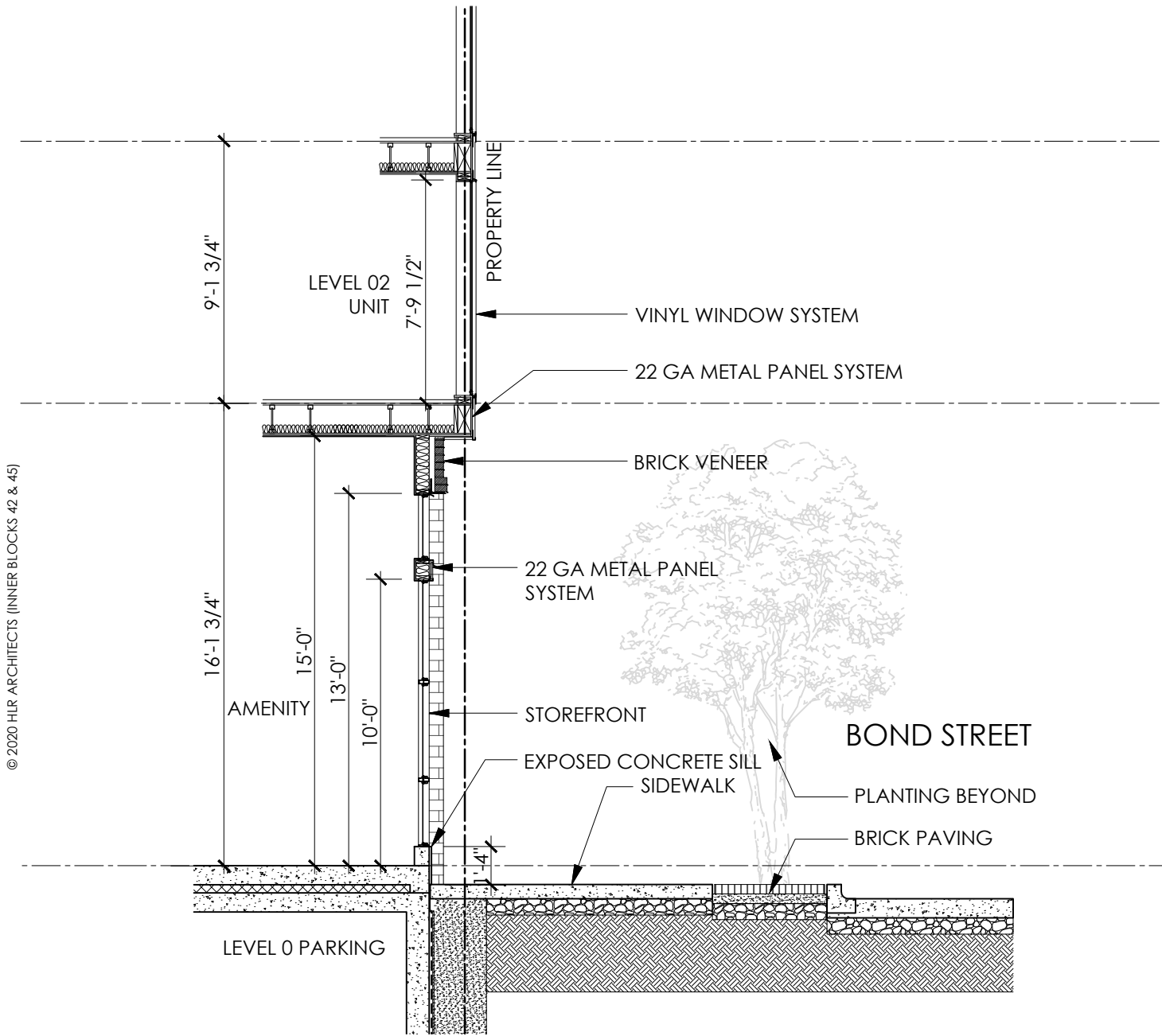
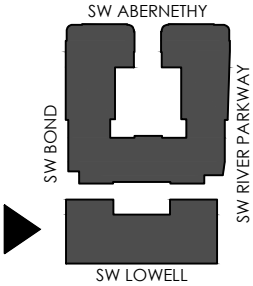


ALONG SW BOND STREET

BLOCK 45B - ENLARGED WEST ELEVATION

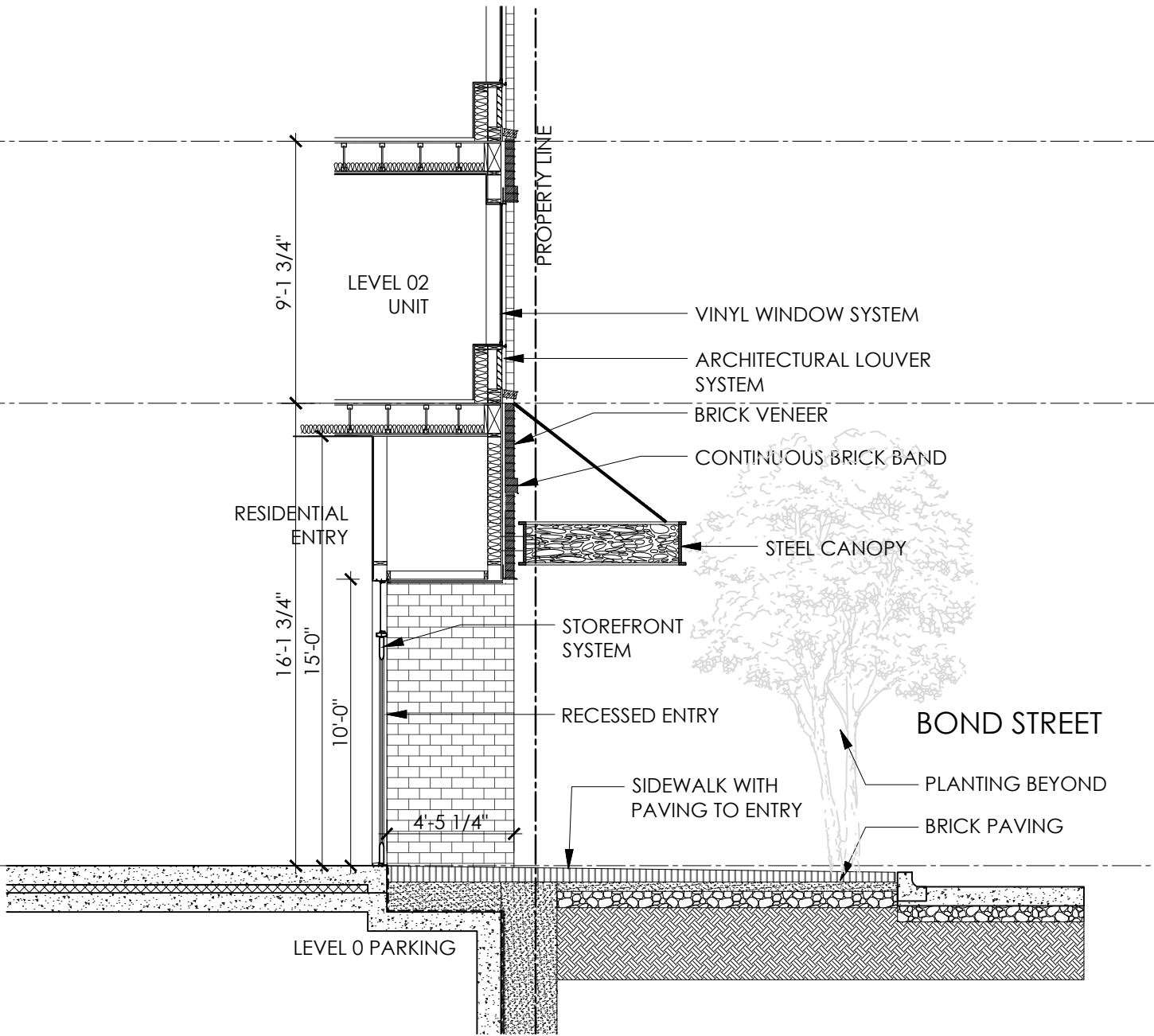
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.87

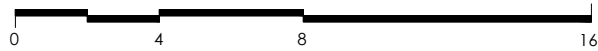


© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

01 UNIT PATIO - 45B

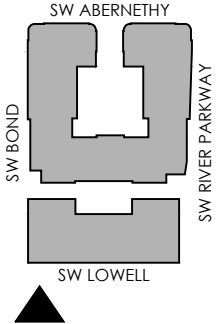


02 MAIN ENTRY - 45B



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

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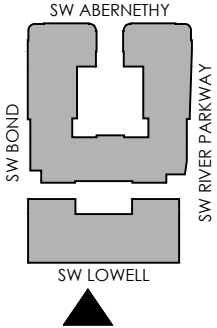
ALONG SW LOWELL STREET

BLOCK 45B - ENLARGED SOUTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.89

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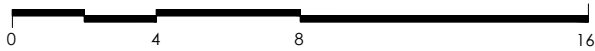
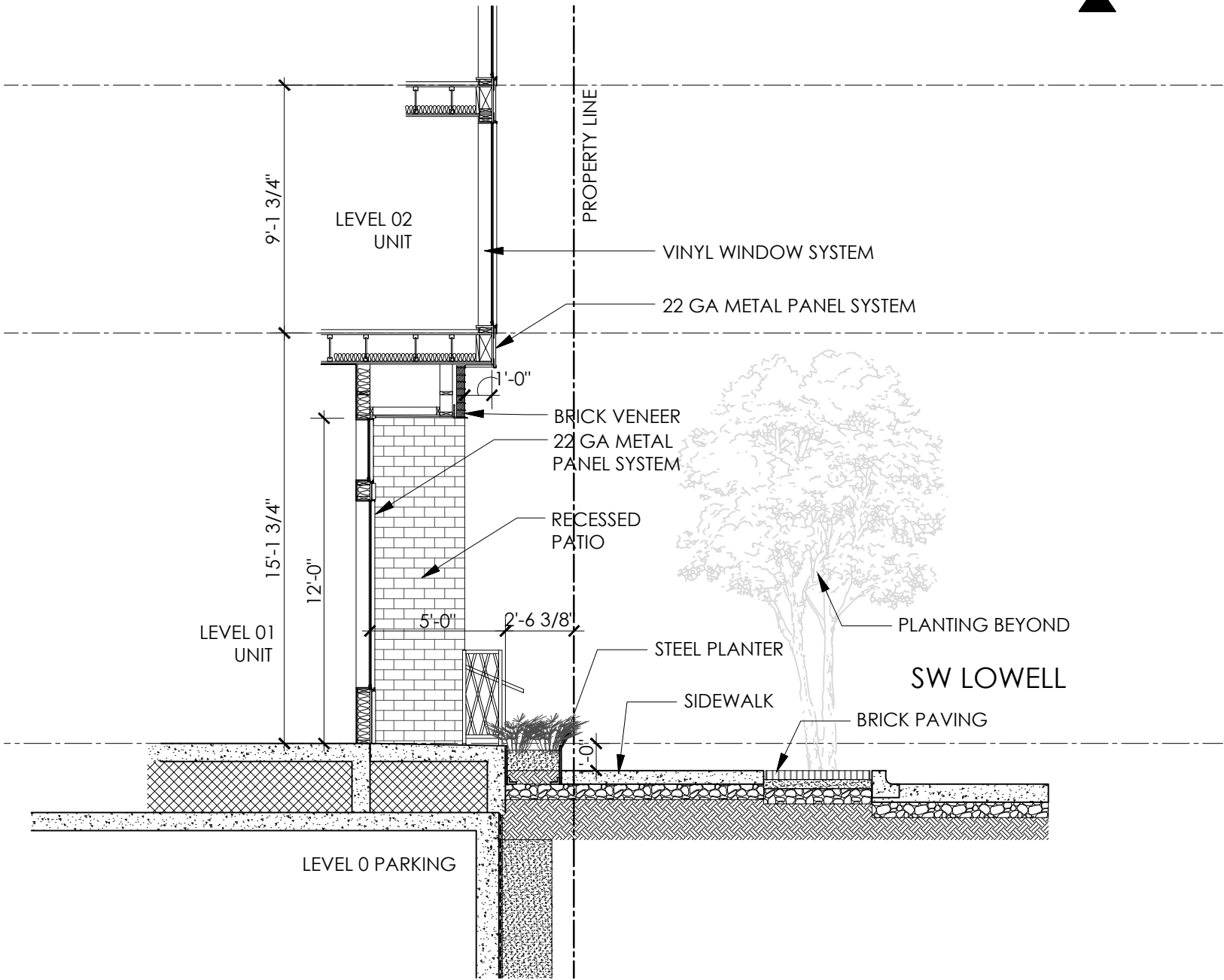
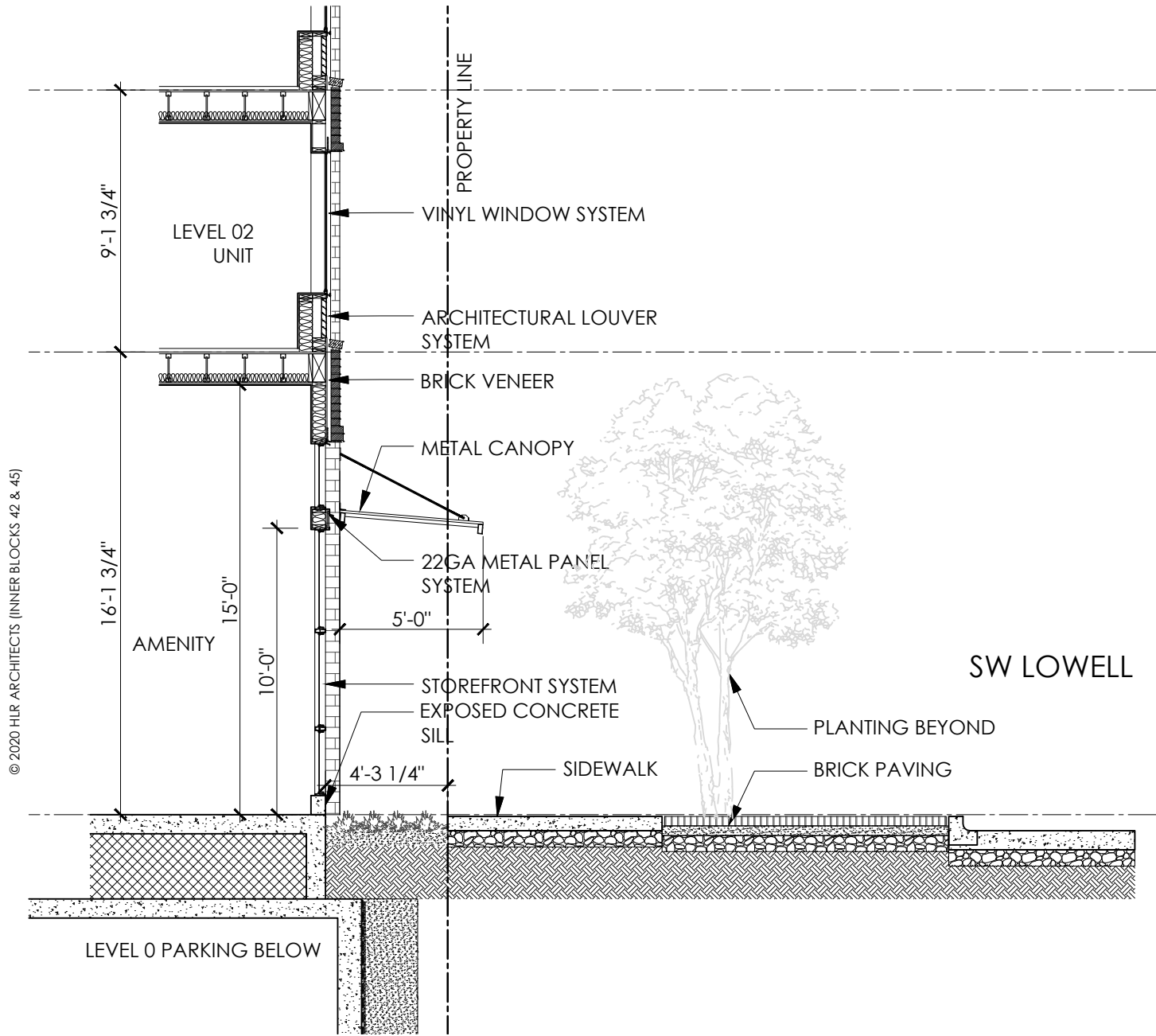
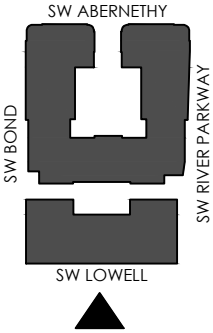
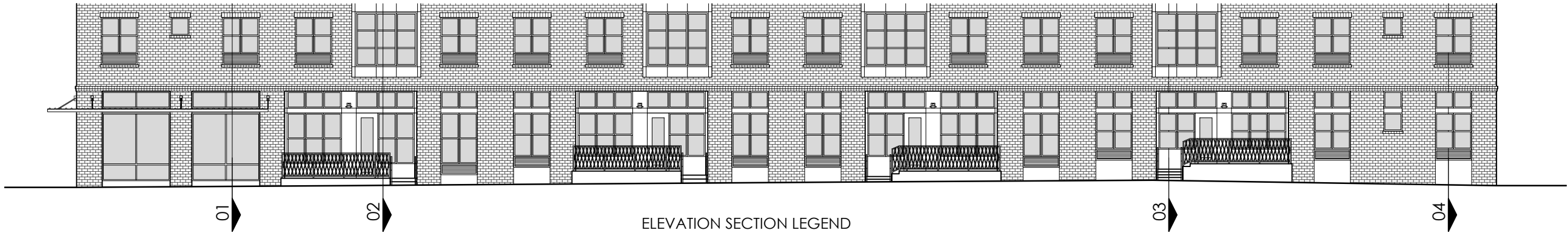


ALONG SW LOWELL STREET

BLOCK 45B - ENLARGED SOUTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.90

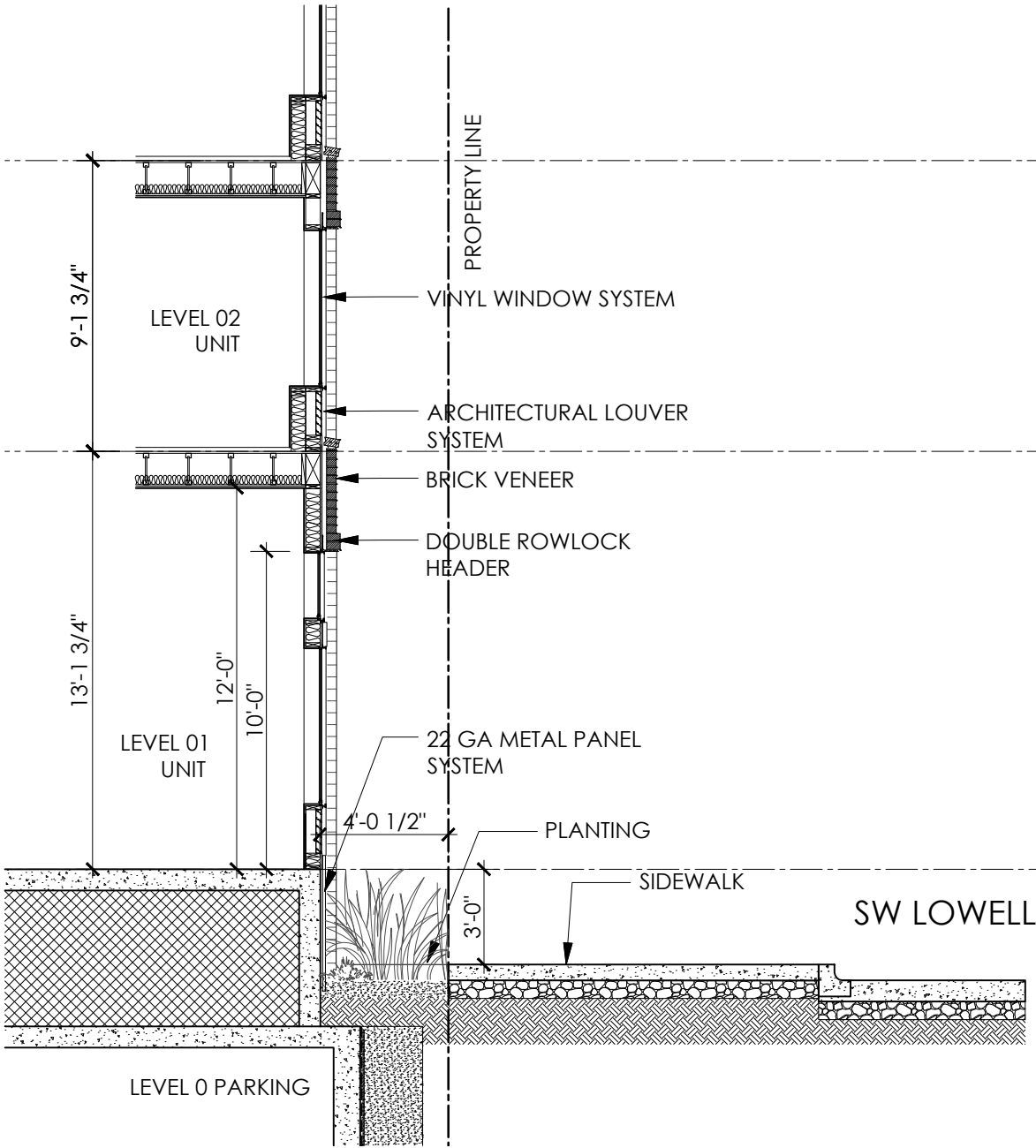
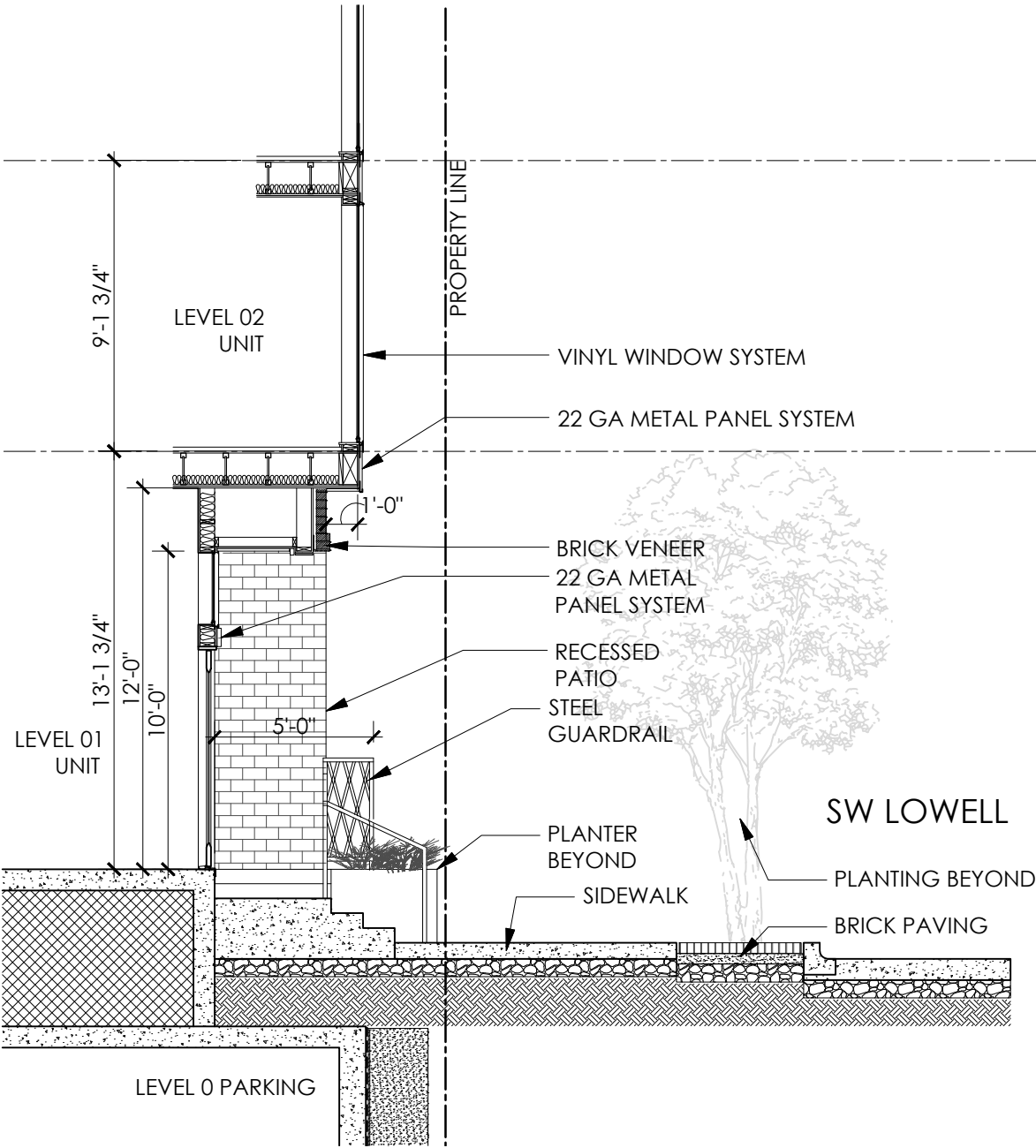
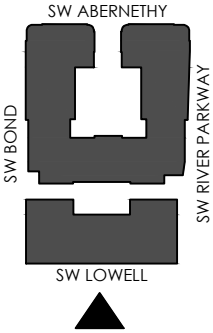
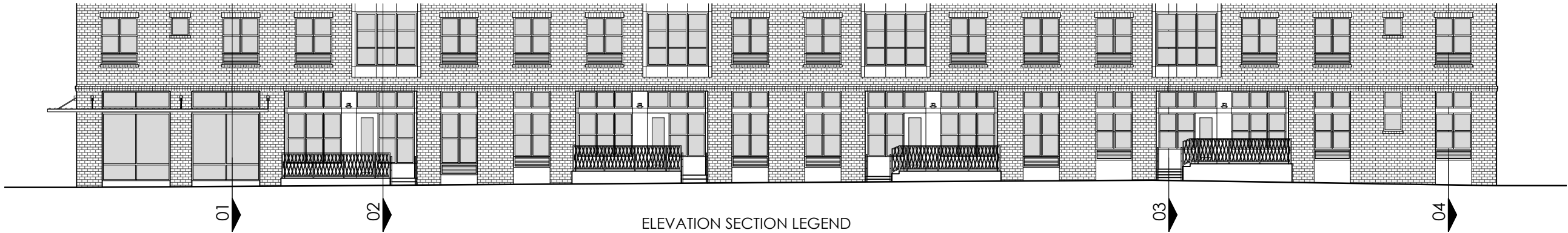


SCALE : 3/16"=1'-0"

BLOCK 45B - SW LOWELL SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

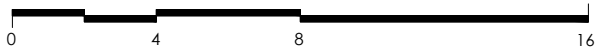
EXHIBIT C.91



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03 UNIT PATIO - 45B

04 UNIT WINDOW - 45B



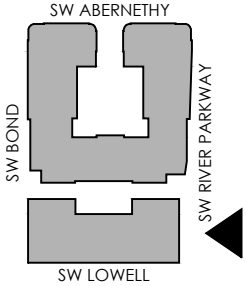
SCALE : 3/16"=1'-0"

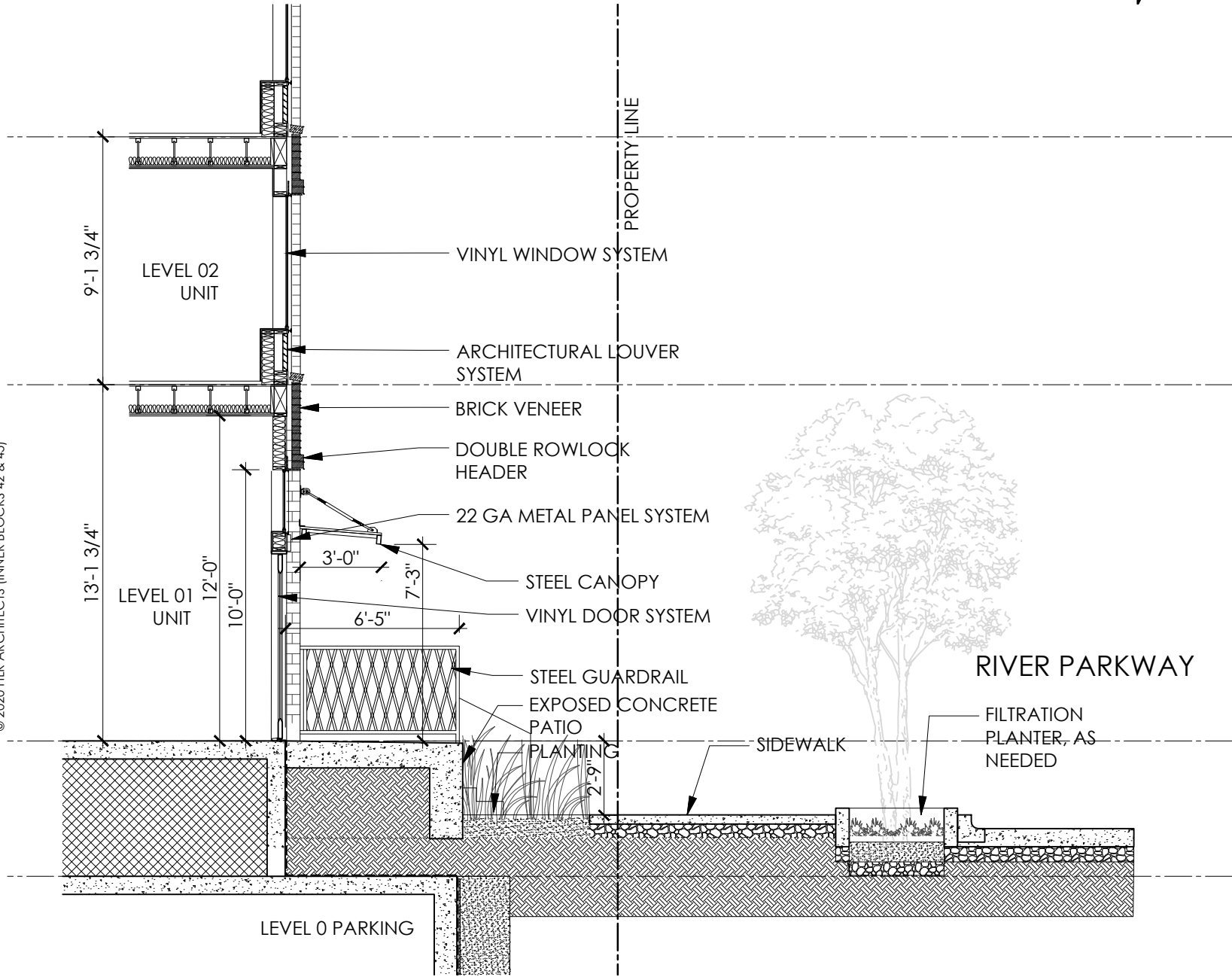
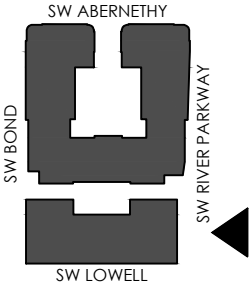
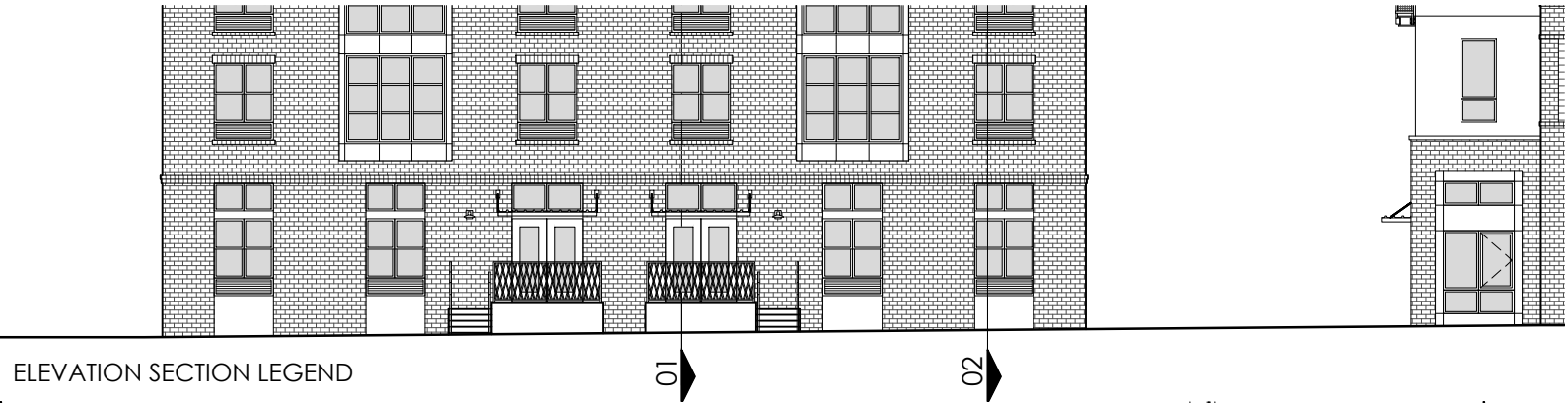
BLOCK 45B - SW LOWELL SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

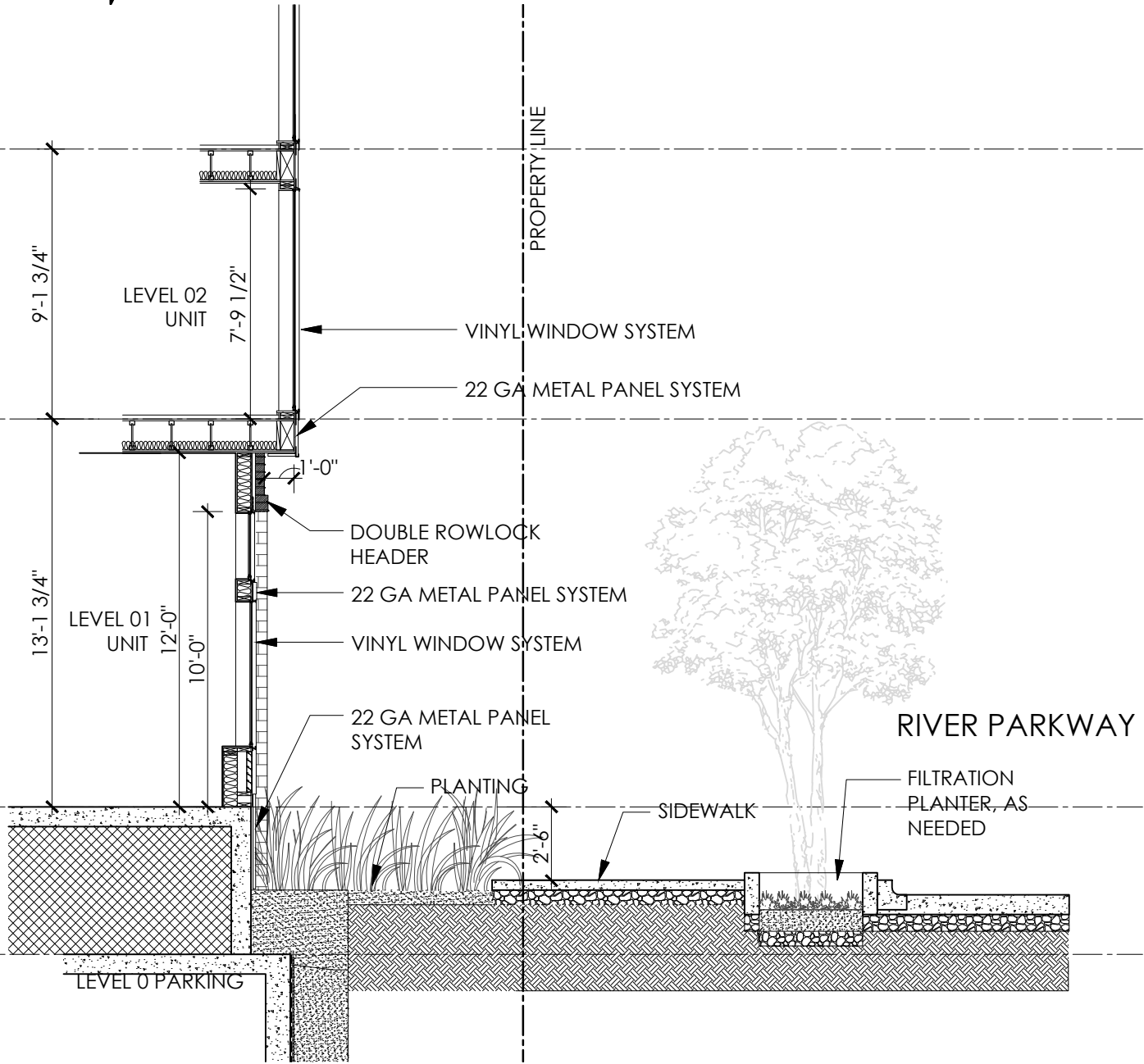
EXHIBIT C.92

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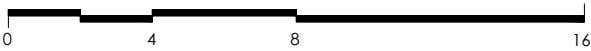




01 UNIT PATIO - 45B



02 UNIT WINDOW - 45B



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

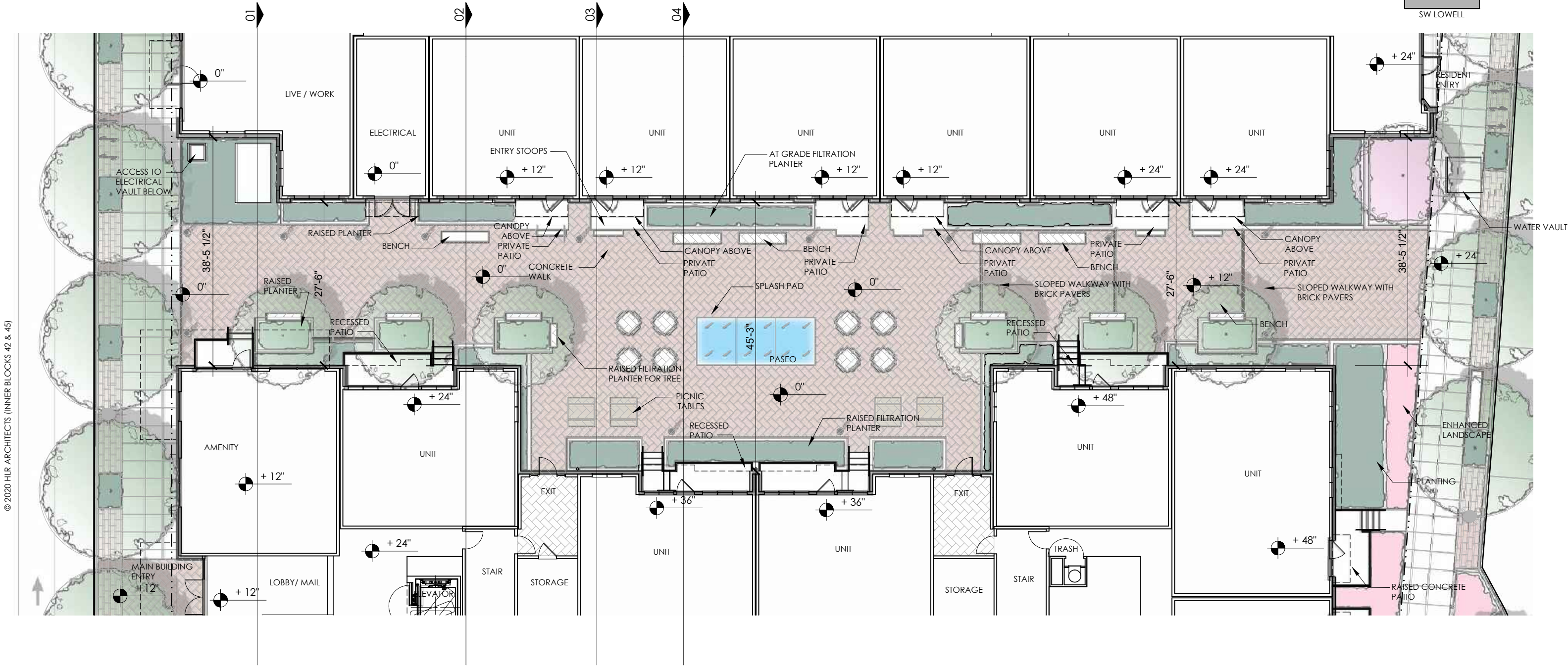
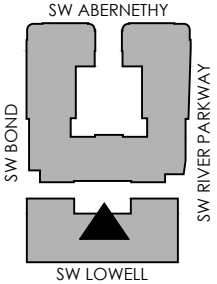
BLOCK 45B - SW RIVER PARKWAY SECTIONS

LAND USE REVIEW # LU 20-102914 DZM GW

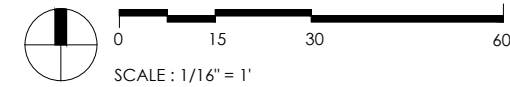
EXHIBIT C.94

NOTES:

+ XX" TOTAL NUMBER OF INCHES ABOVE 0",
WHERE 0" IS EQUAL TO THE LOWEST
POINT OF GRADE



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BLOCK 45 - PASEO DIAGRAM
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EXHIBIT C.95

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ALONG PASEO

BLOCK 45A - ENLARGED SOUTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.96

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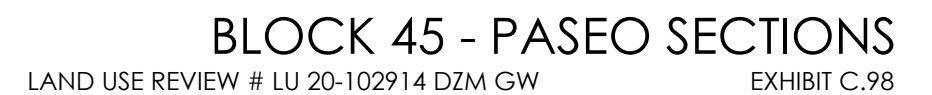
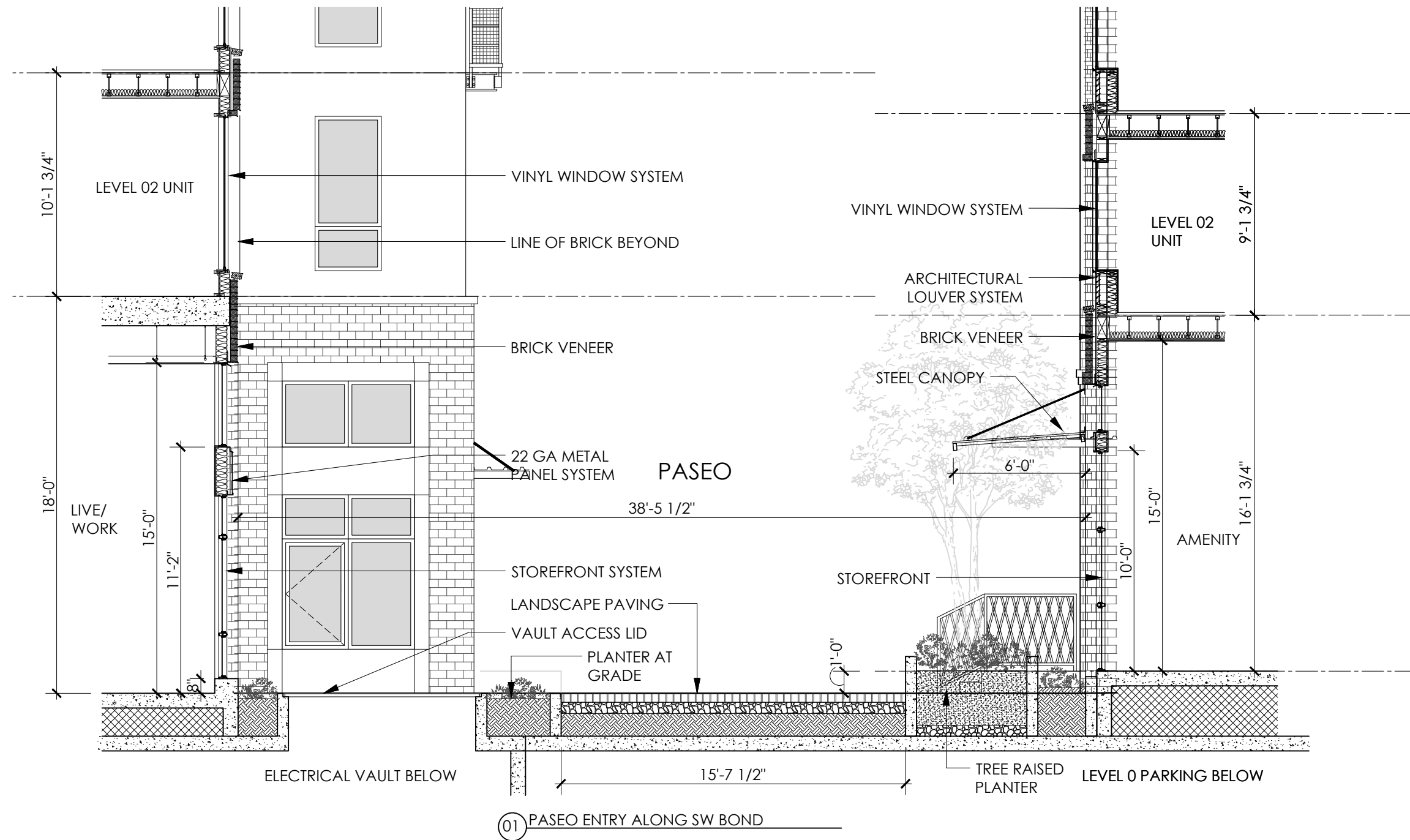
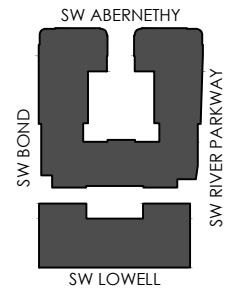
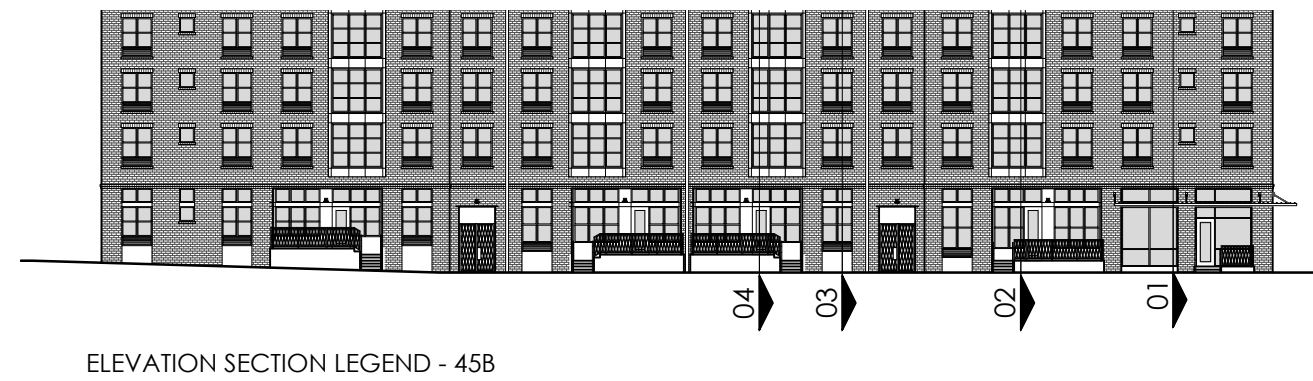


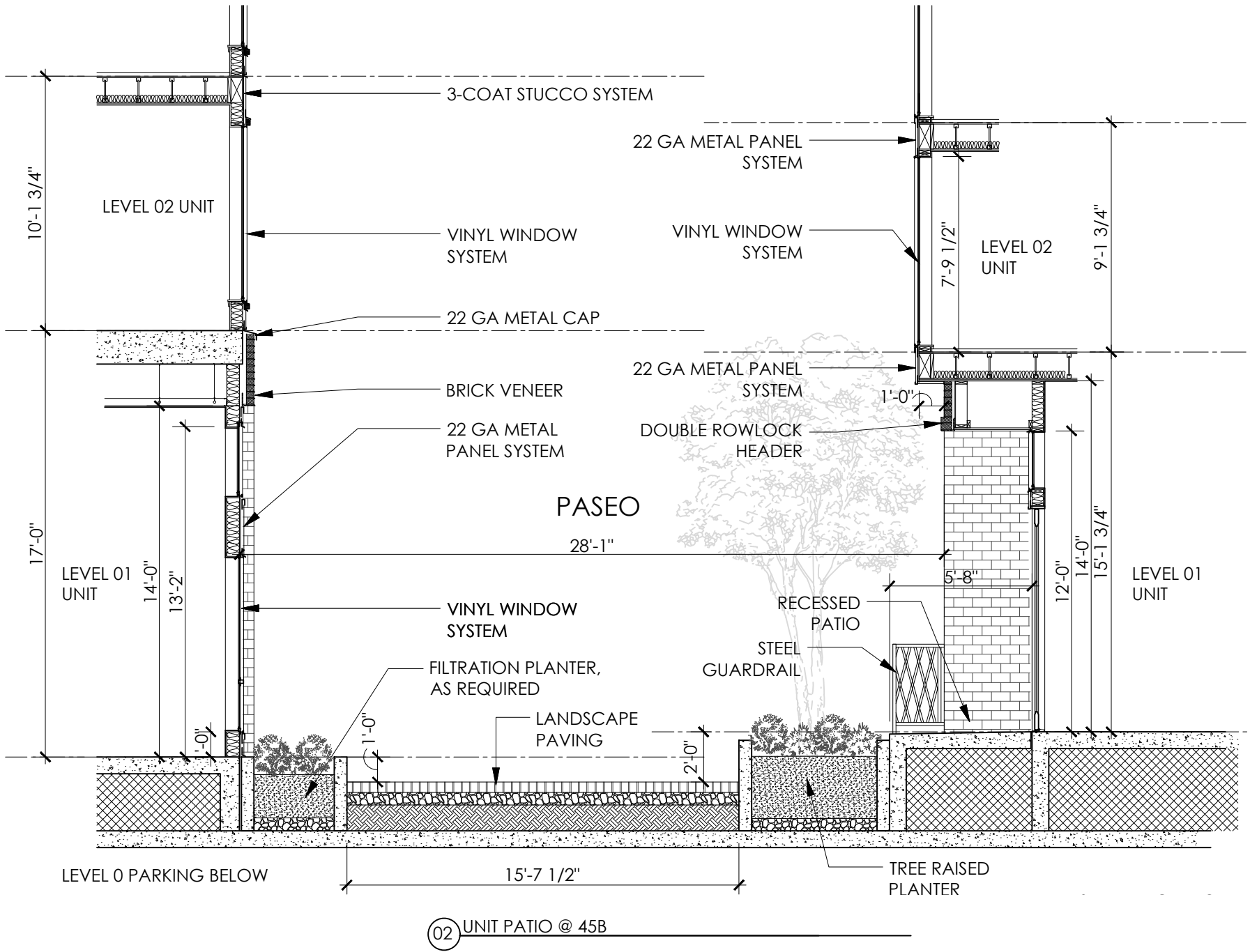
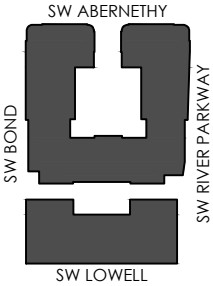
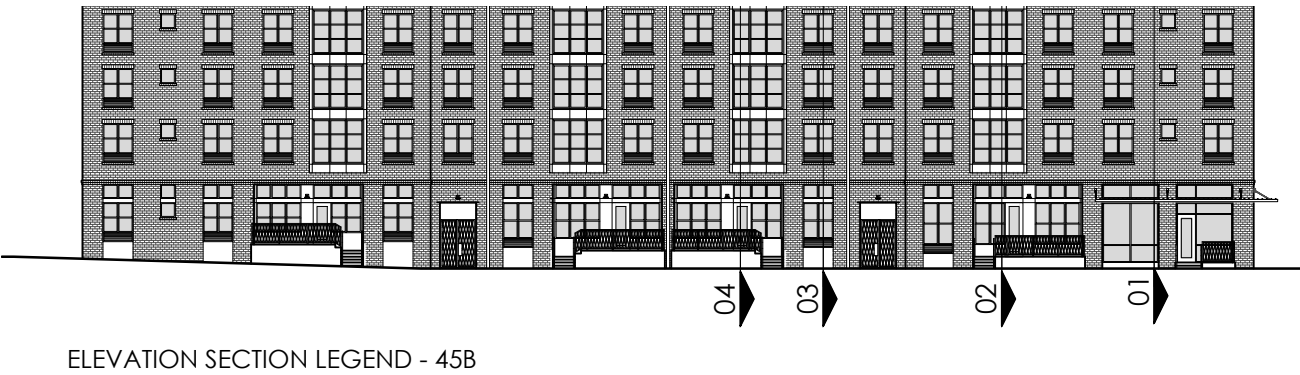
ALONG PASEO

BLOCK 45B - ENLARGED NORTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

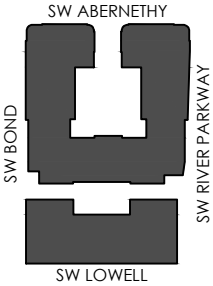
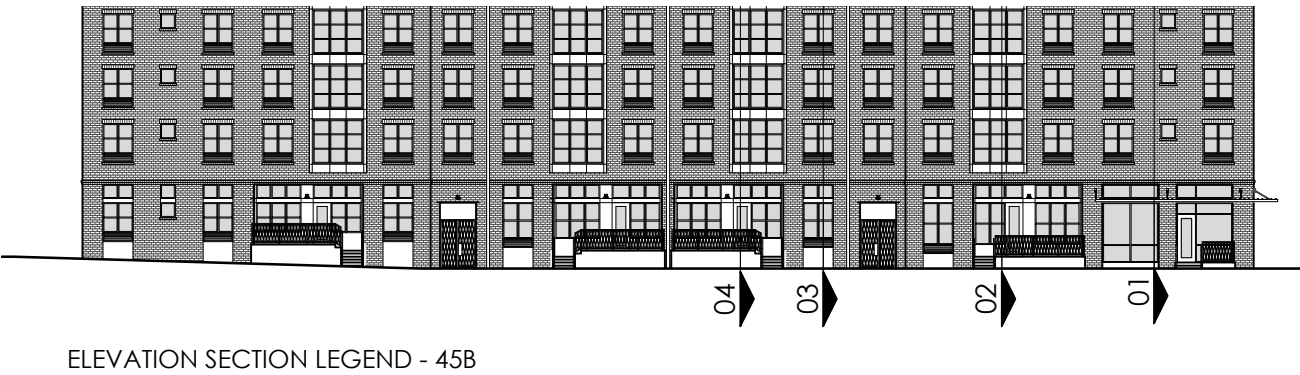
EXHIBIT C.97



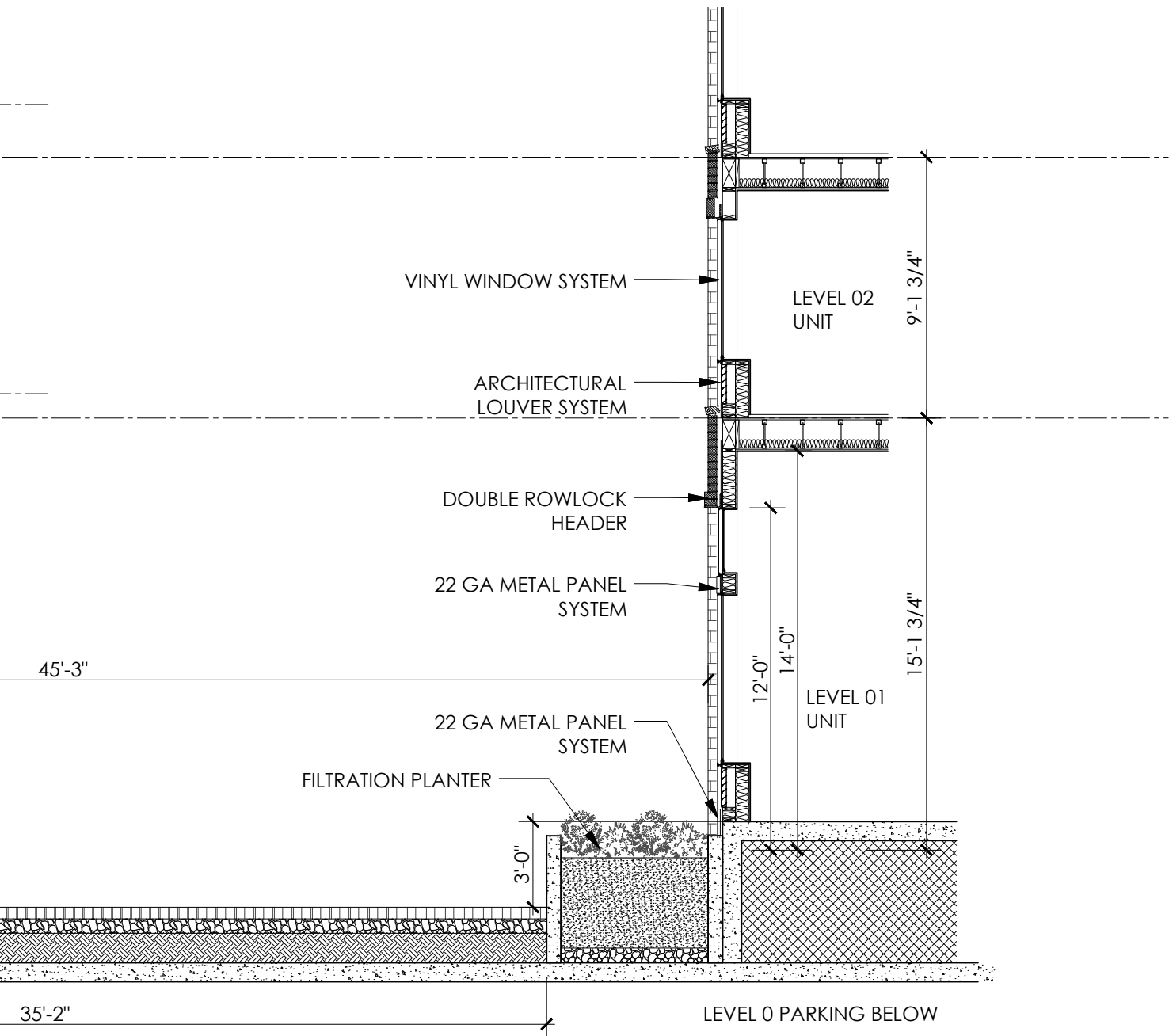
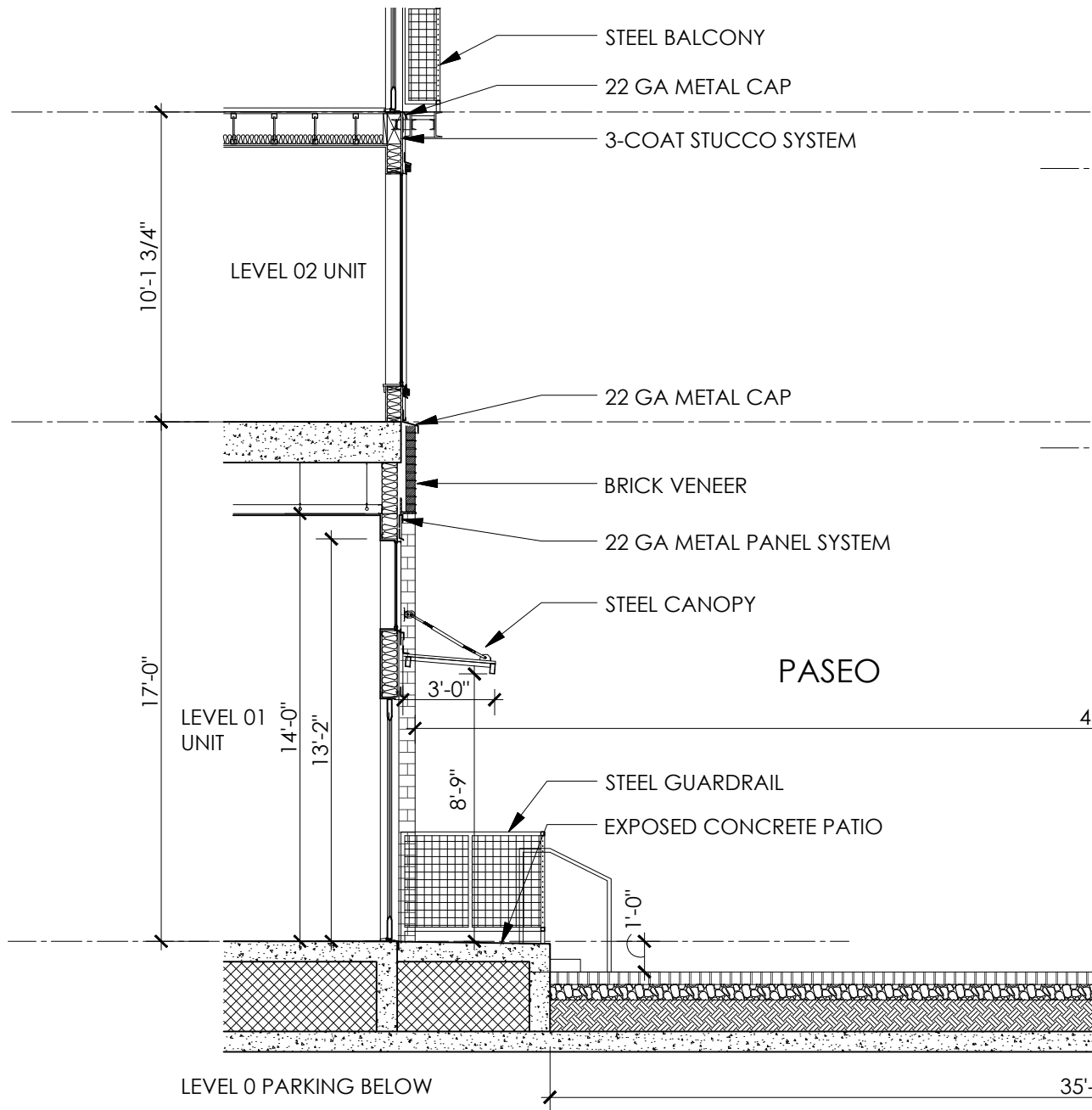


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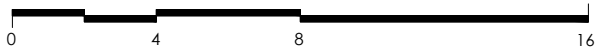




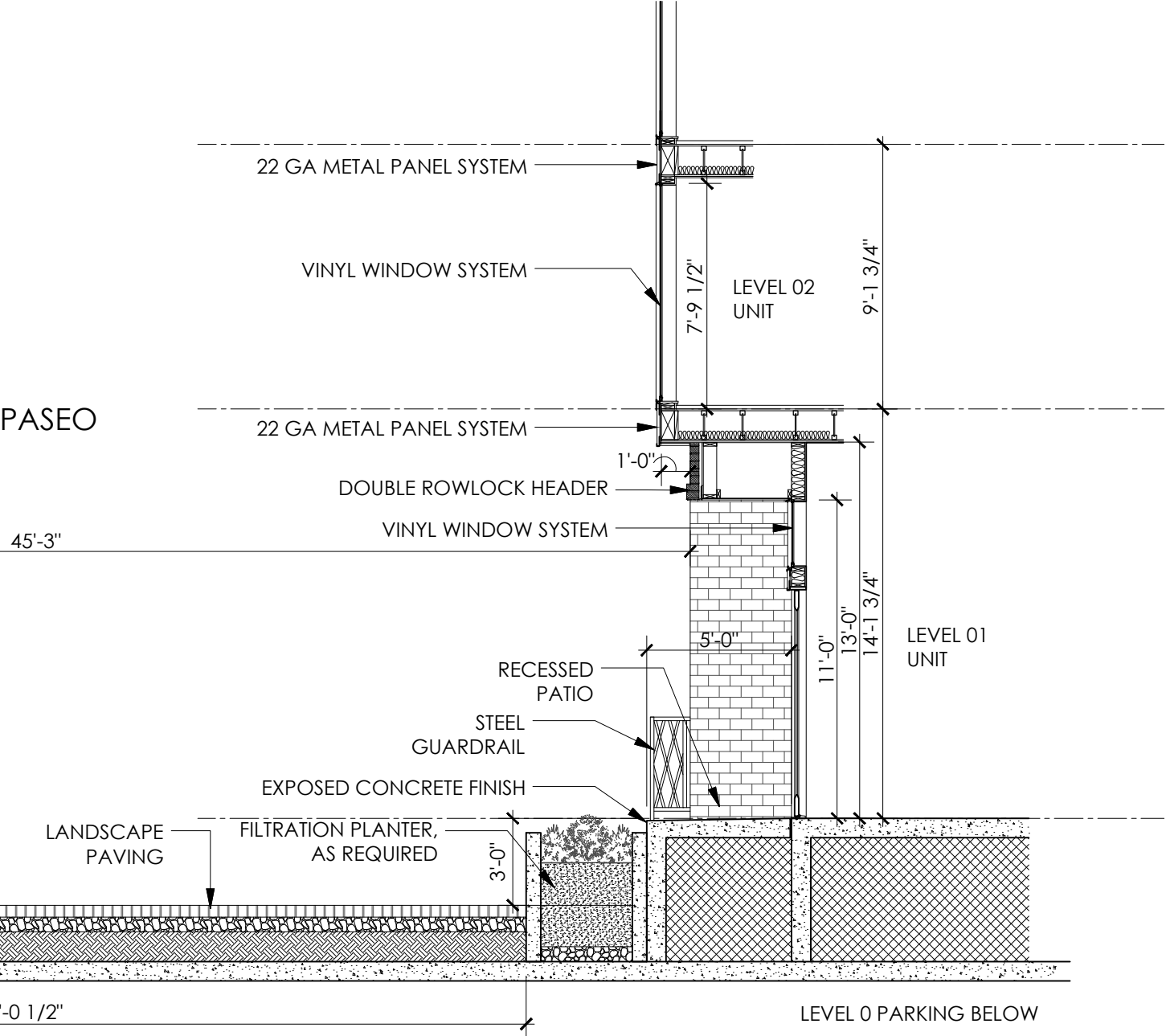
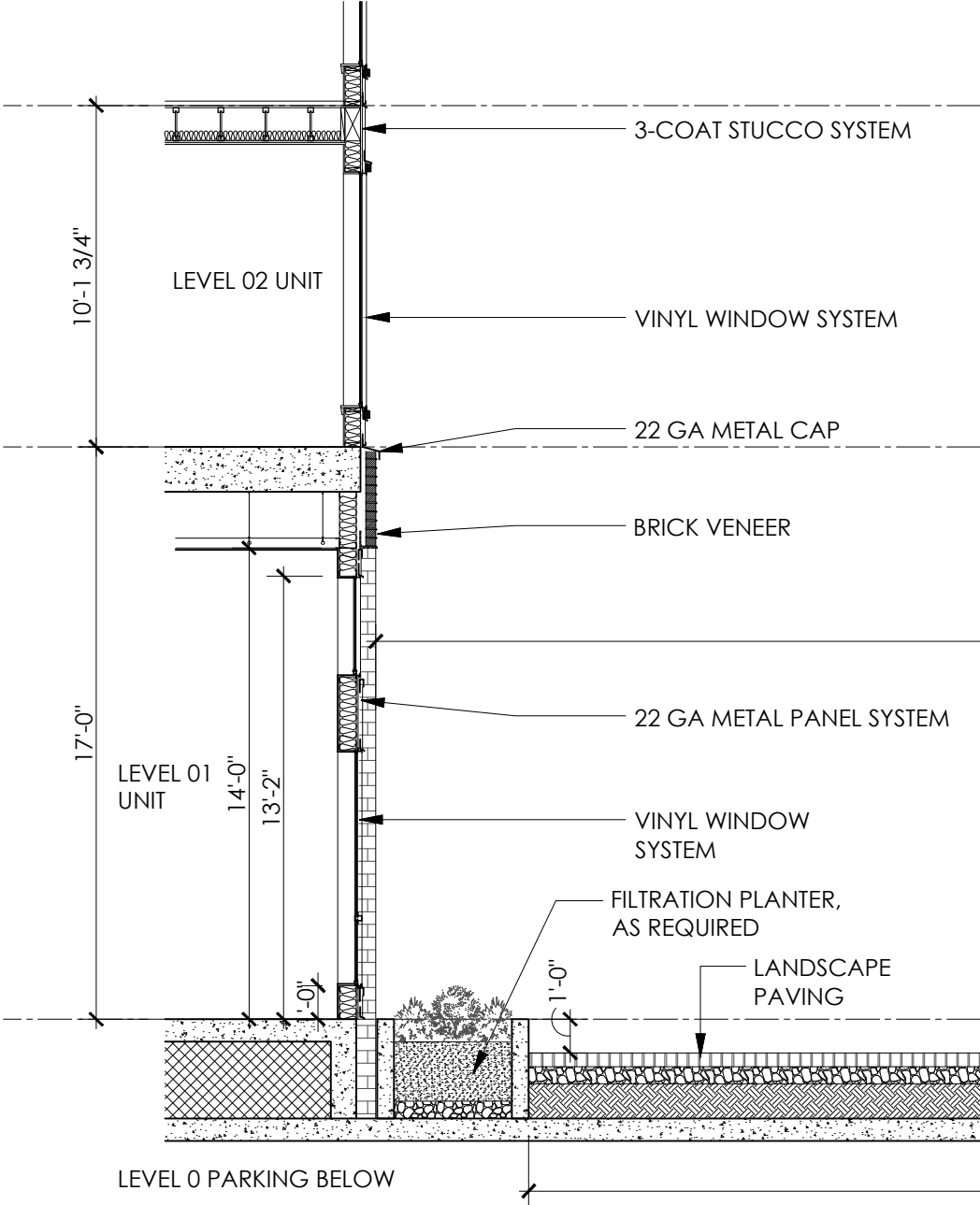
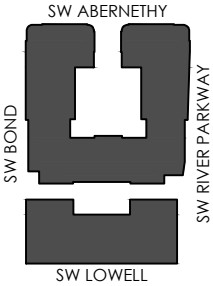
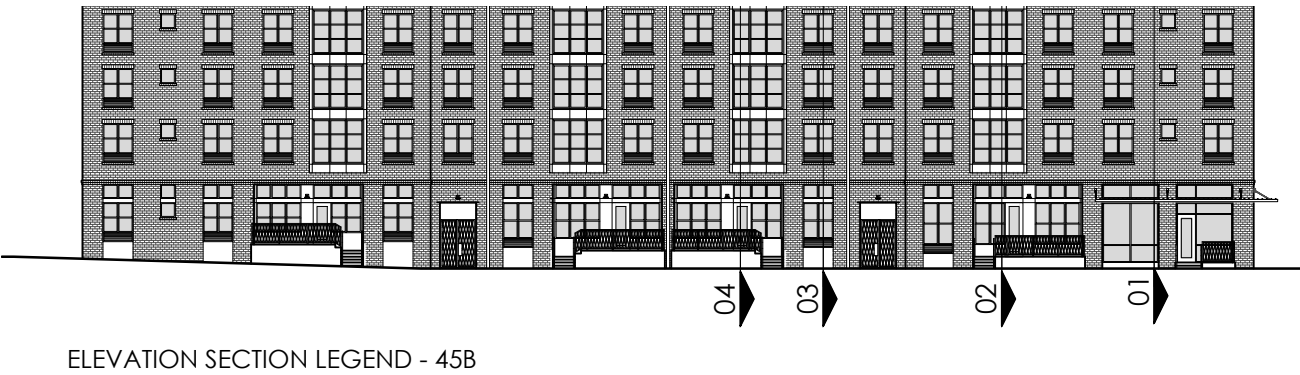
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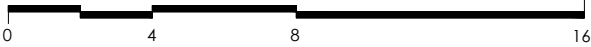
03 UNIT PATIO AT 45A



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



04 WIDEST POINT AT PASEO



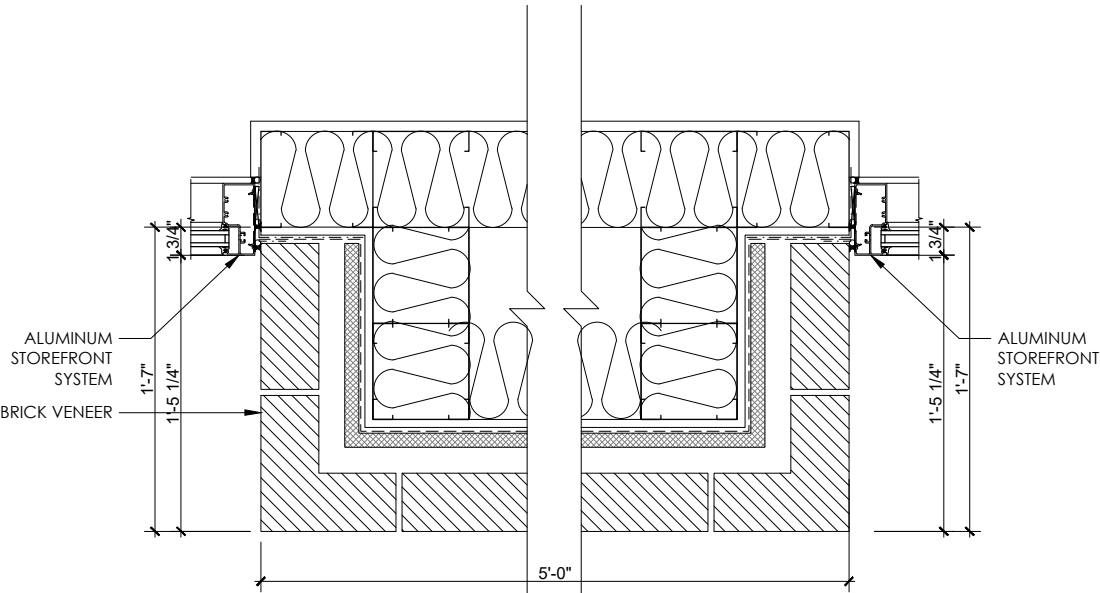
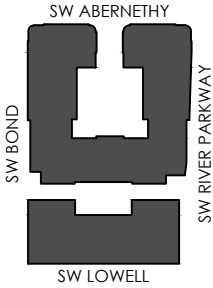
SCALE : 3/16"=1'-0"

BLOCK 45 - PASEO SECTIONS

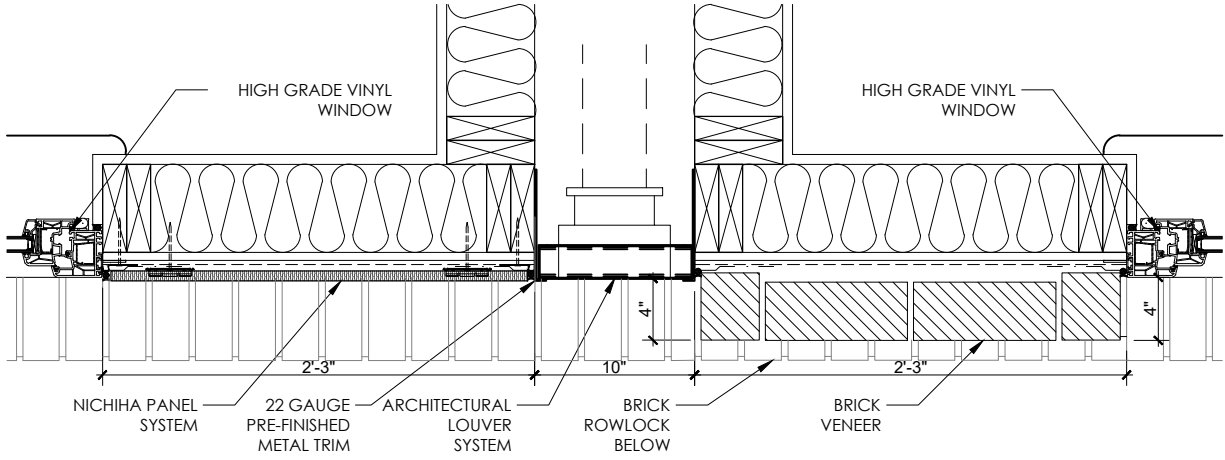
LAND USE REVIEW # LU 20-102914 DZM GW

EXHIBIT C.101

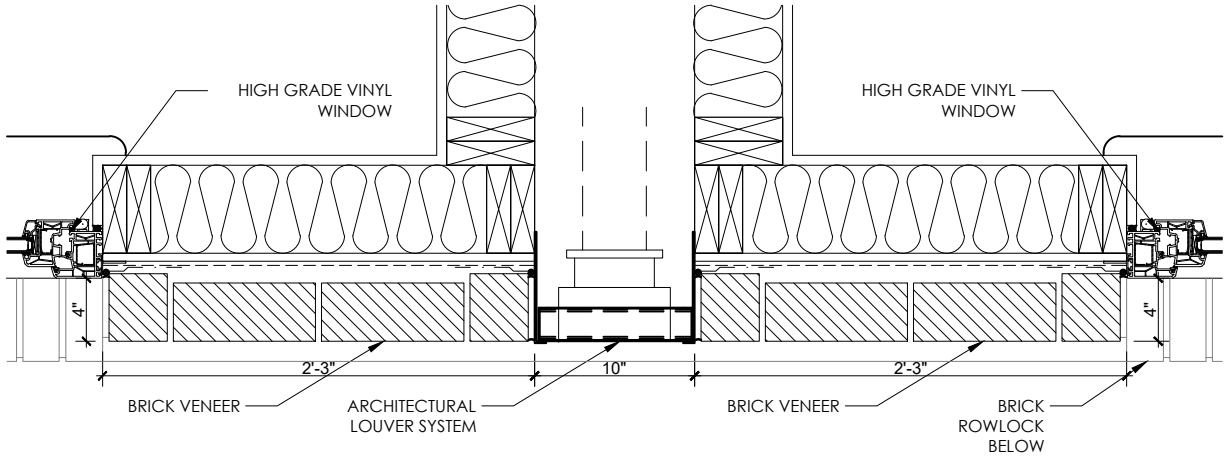
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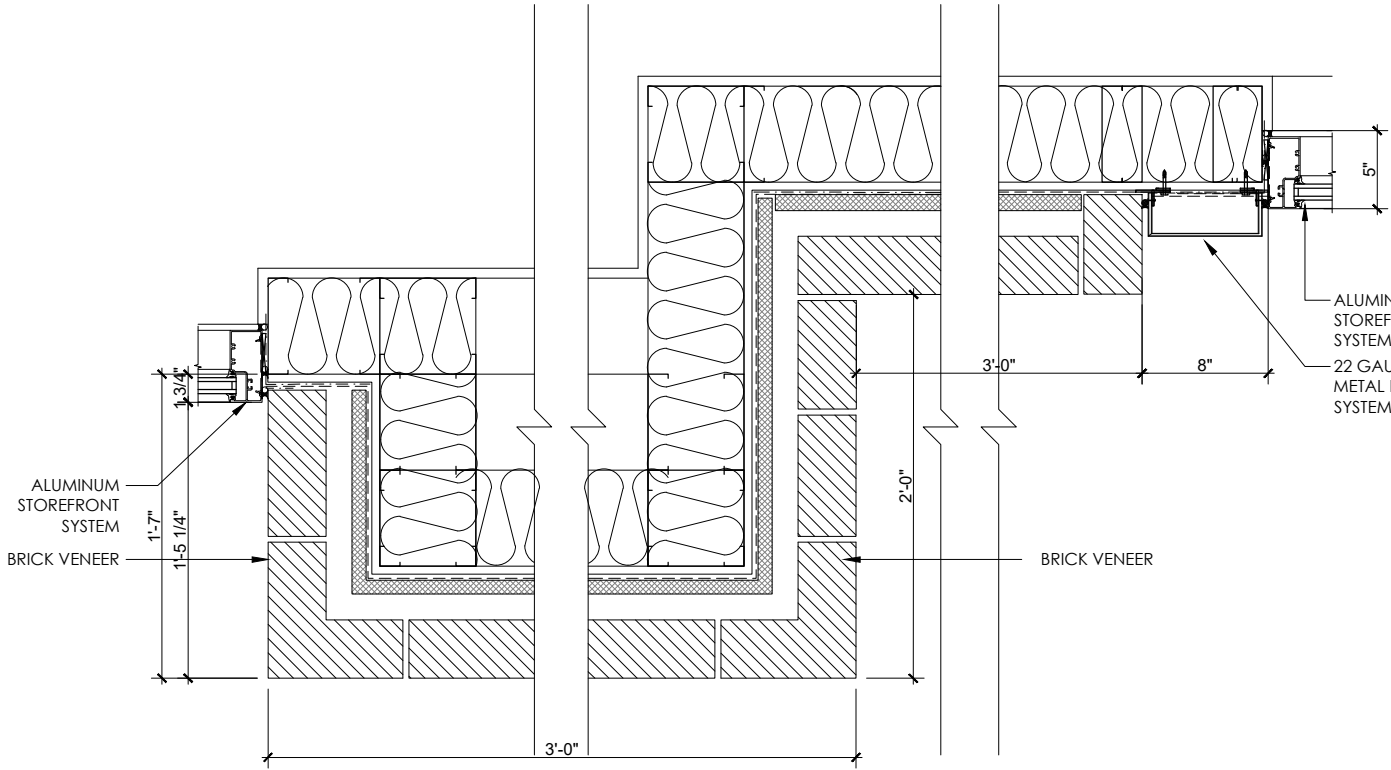
01 TYPICAL BRICK PILASTER AT GROUND FLOOR - PLAN DETAIL



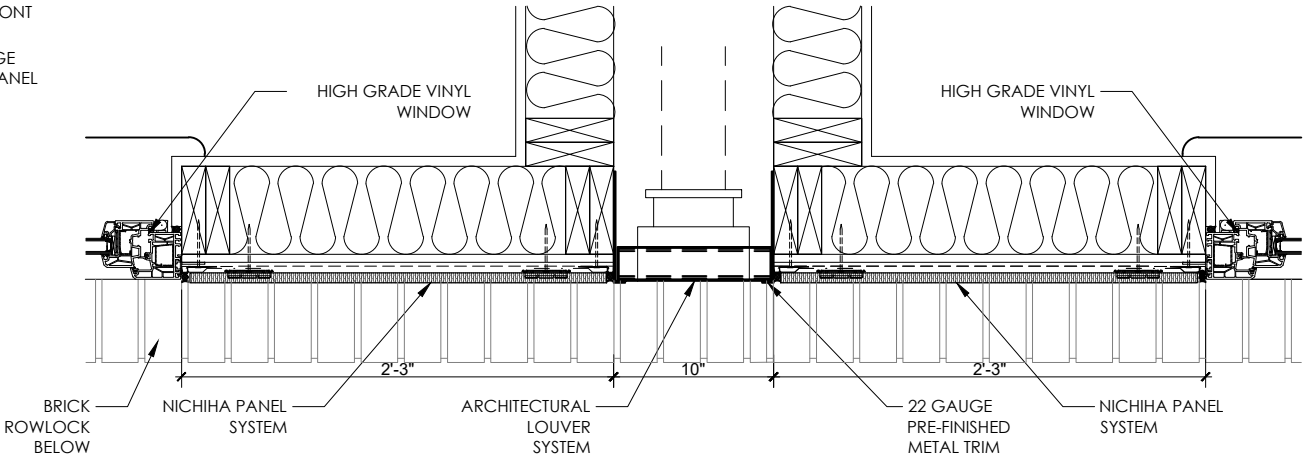
03 TYPICAL MECH VENT SYSTEM @ NICHIBA TO BRICK - PLAN DETAIL



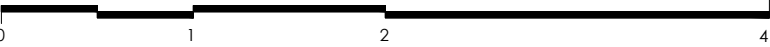
04 TYPICAL MECH VENT SYSTEM @ BRICK - PLAN DETAIL



02 TYPICAL BRICK CORNER AT UPPER FLOORS - PLAN DETAIL

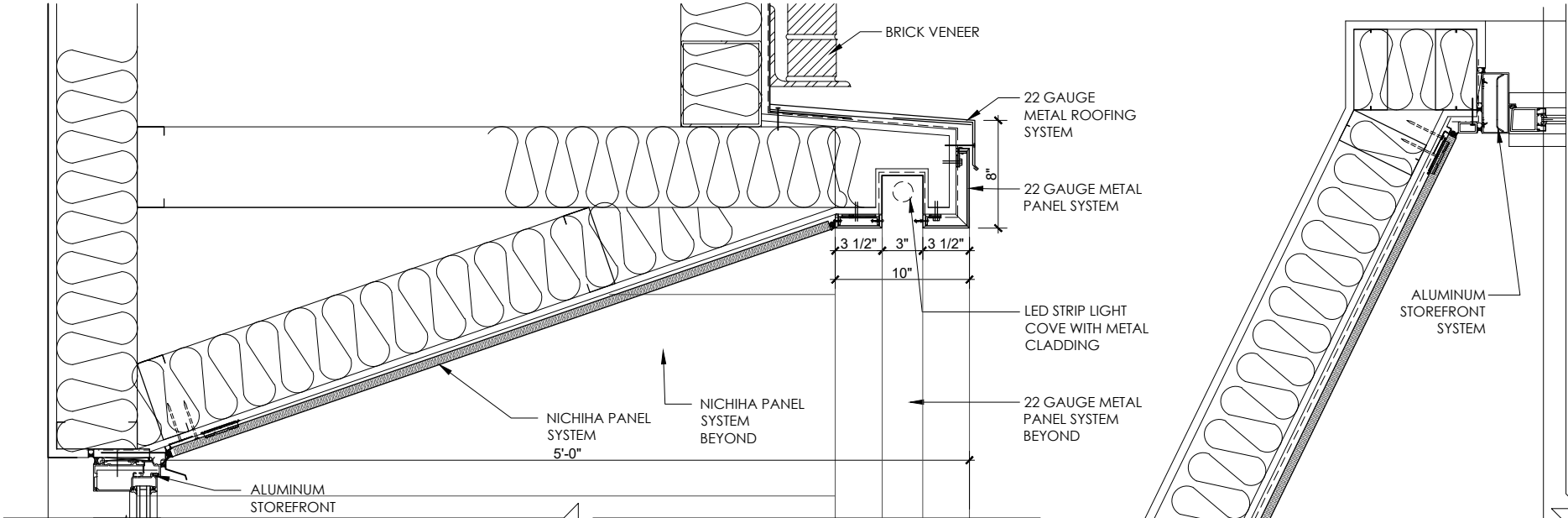


05 TYPICAL MECH VENT SYSTEM @ NICHIBA - PLAN DETAIL

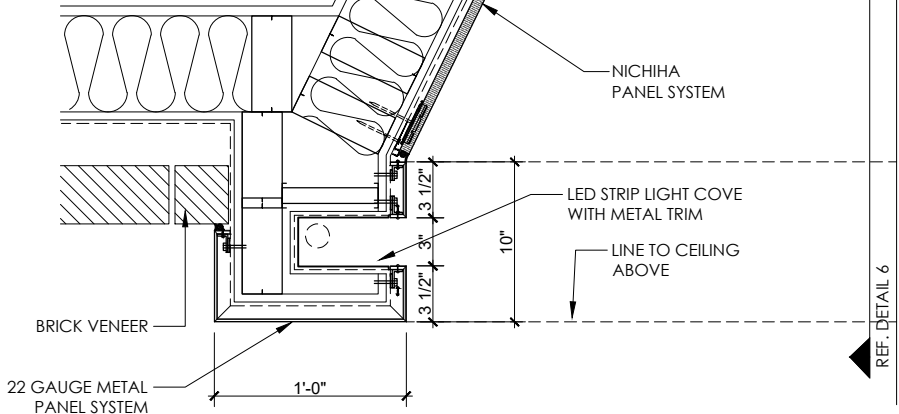


SCALE: 1"=1'-0"

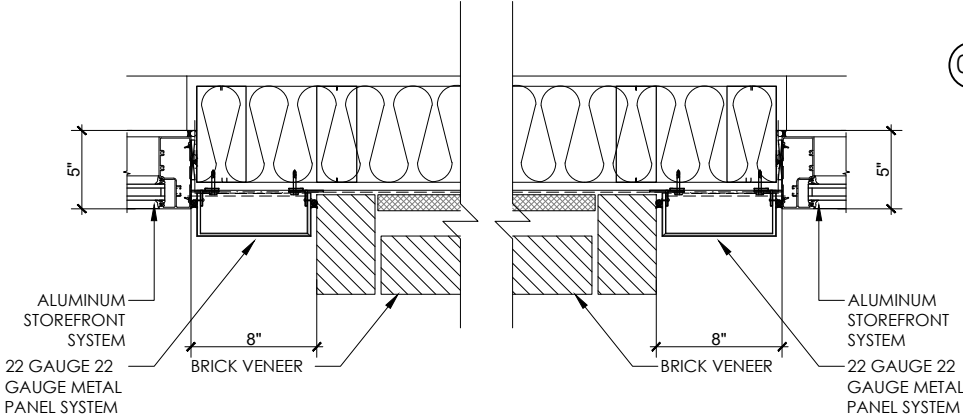
BLOCK 45A - DETAILS



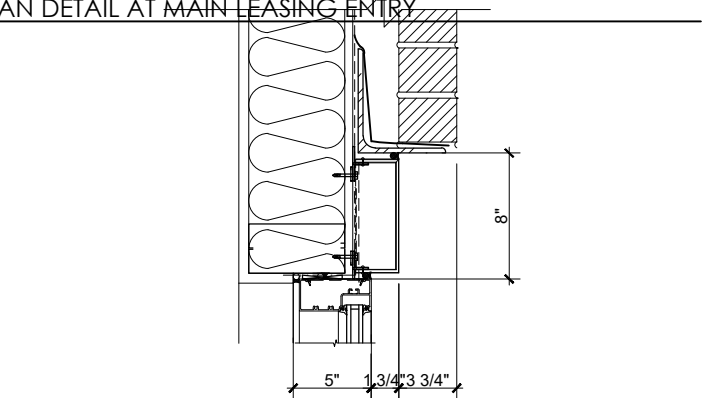
06 SECTION DETAIL AT MAIN LEASING ENTRY



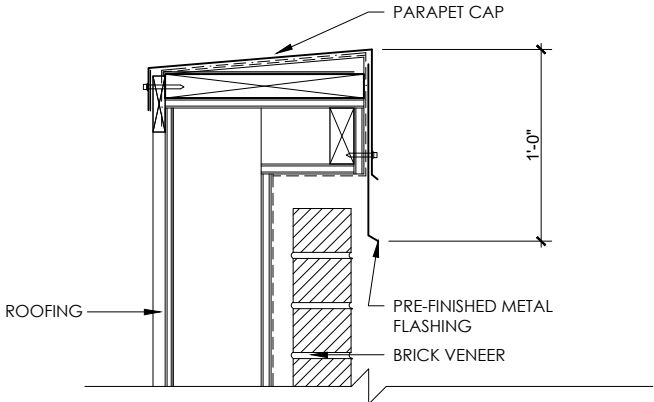
07 PLAN DETAIL AT MAIN LEASING ENTRY



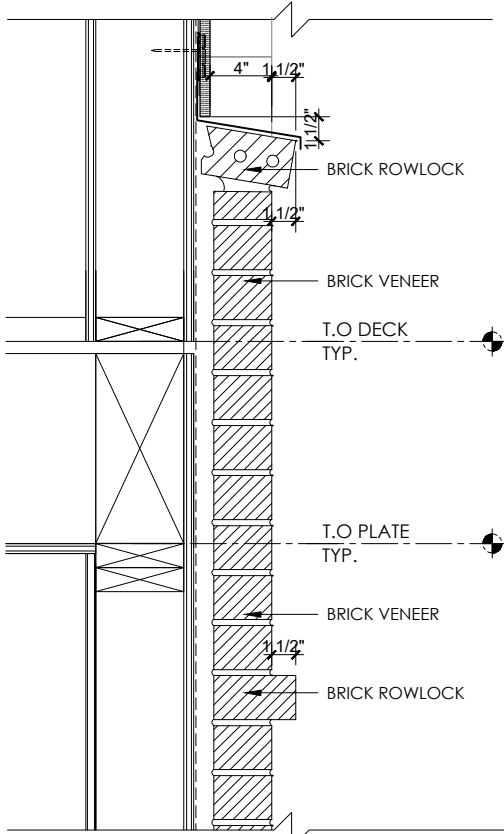
08 STOREFRONT @ METAL PANEL TO BRICK



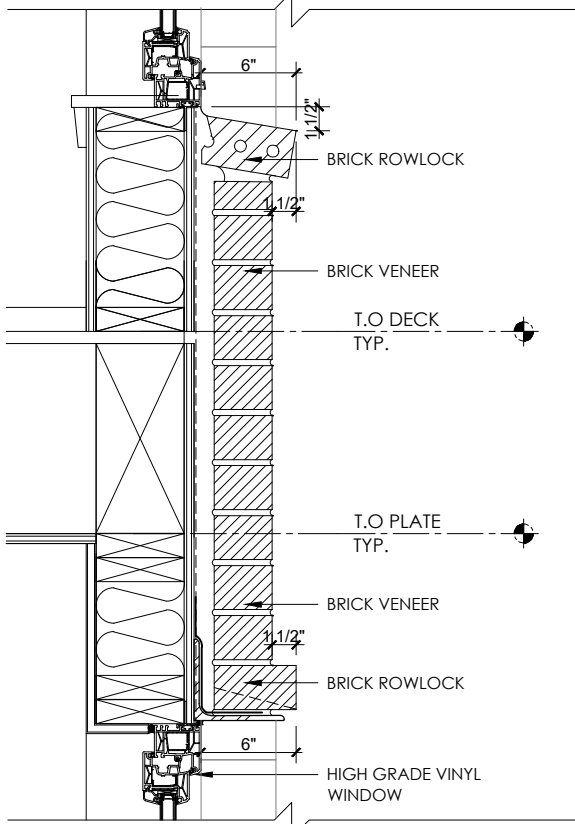
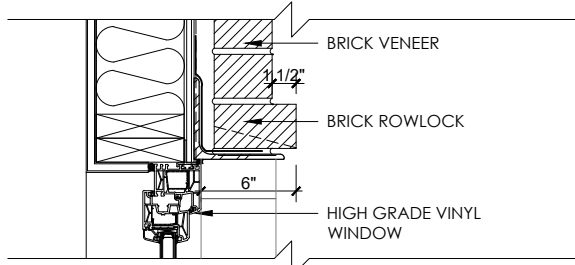
09 STOREFRONT HEAD @ METAL PANEL TO BRICK



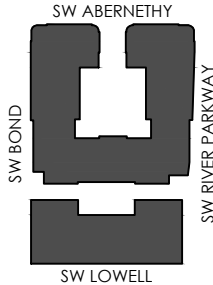
10 PARAPET @ BRICK



11 BRICK TO NICHIHA



12 TYPICAL BRICK VINYL WINDOW



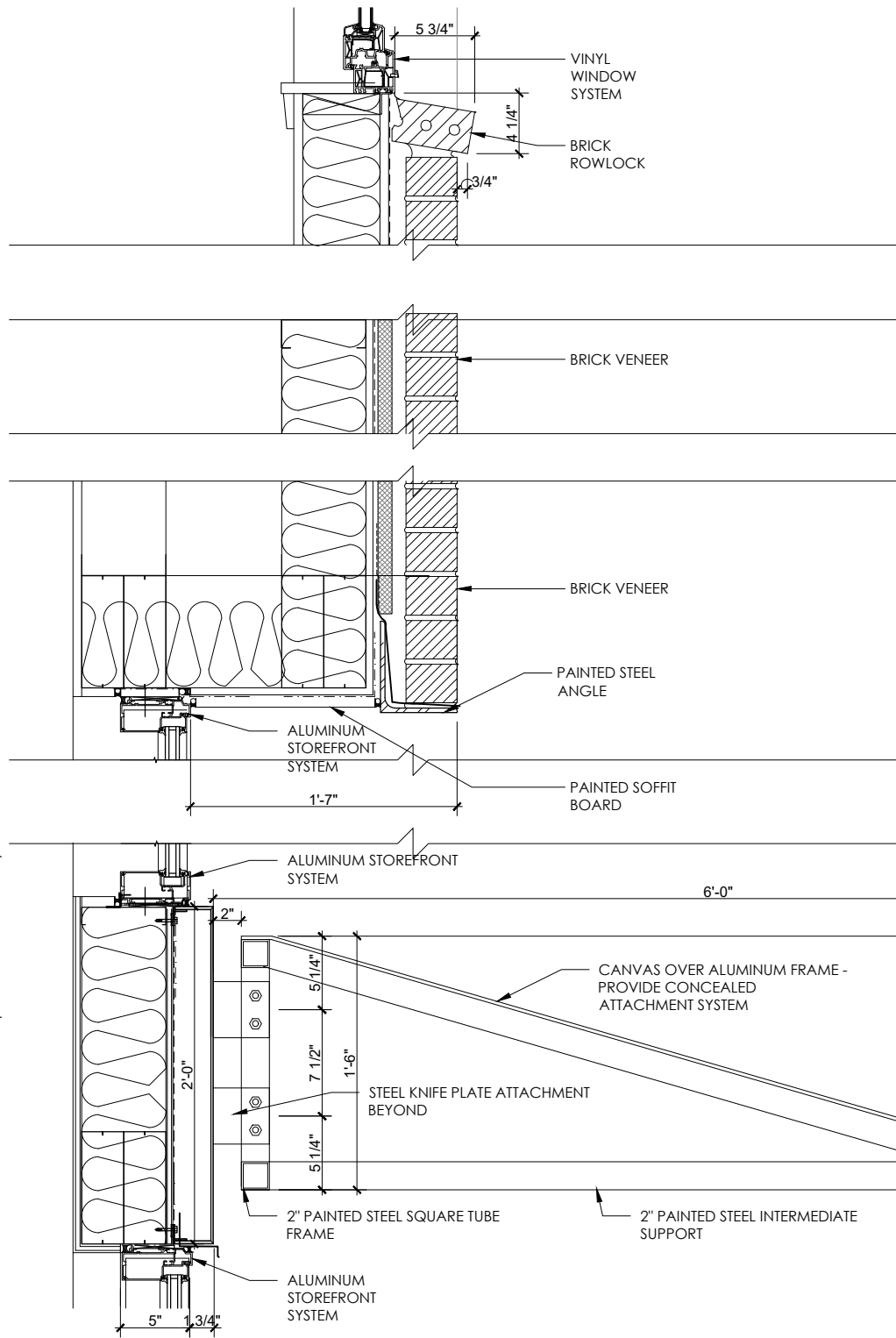
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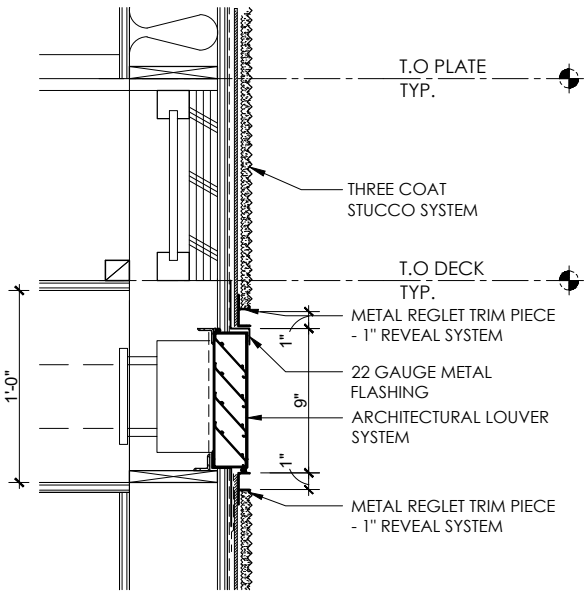
SCALE: 1"=1'-0"

BLOCK 45A - DETAILS

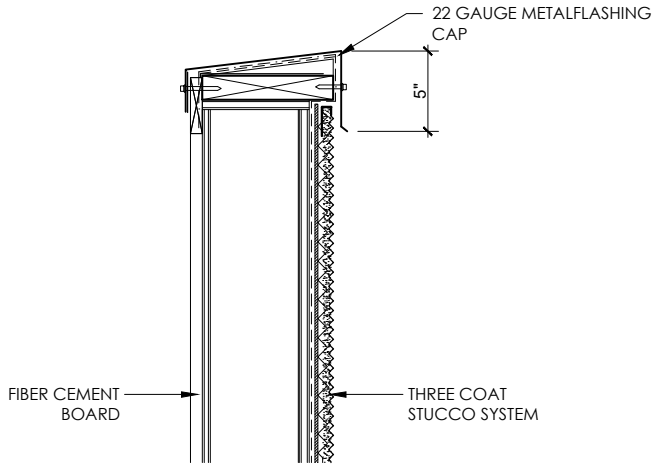
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



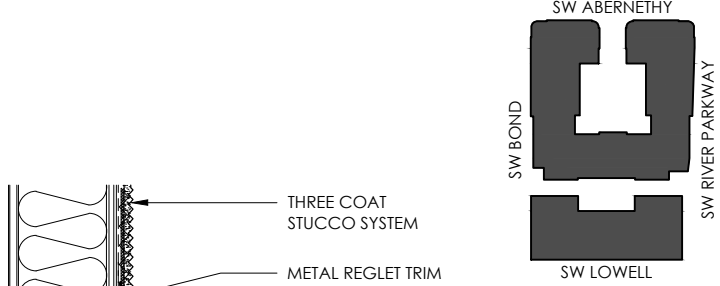
13 RECESSED STOREFRONT @ FABRIC AWNING



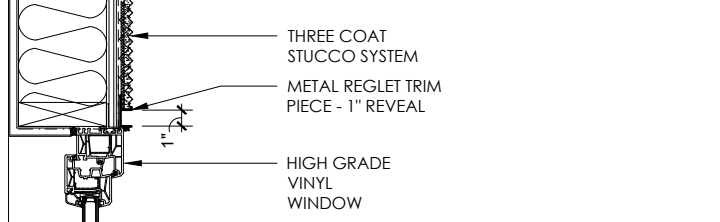
14 TYPICAL ARCHITECTURAL LOUVER @ STUCCO



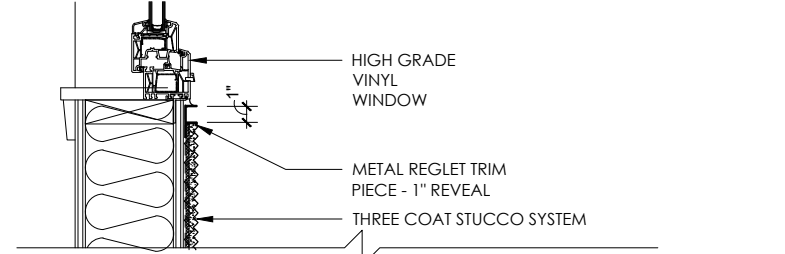
15 TYPICAL PARAPET @ STUCCO



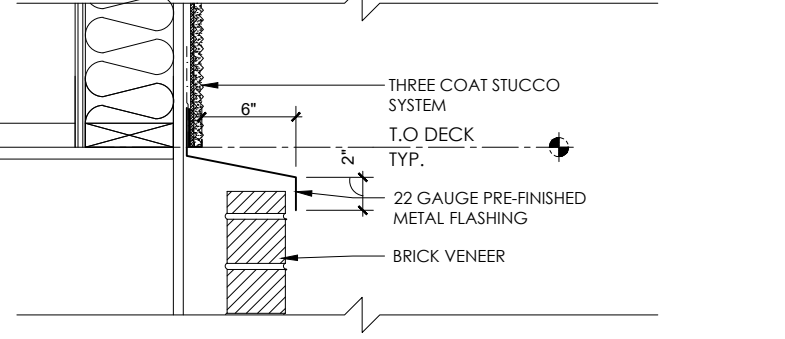
16 TYPICAL VINYL WINDOW HEAD @ STUCCO



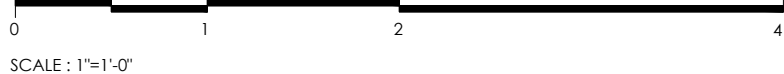
17 TYPICAL VINYL WINDOW JAMB @ STUCCO



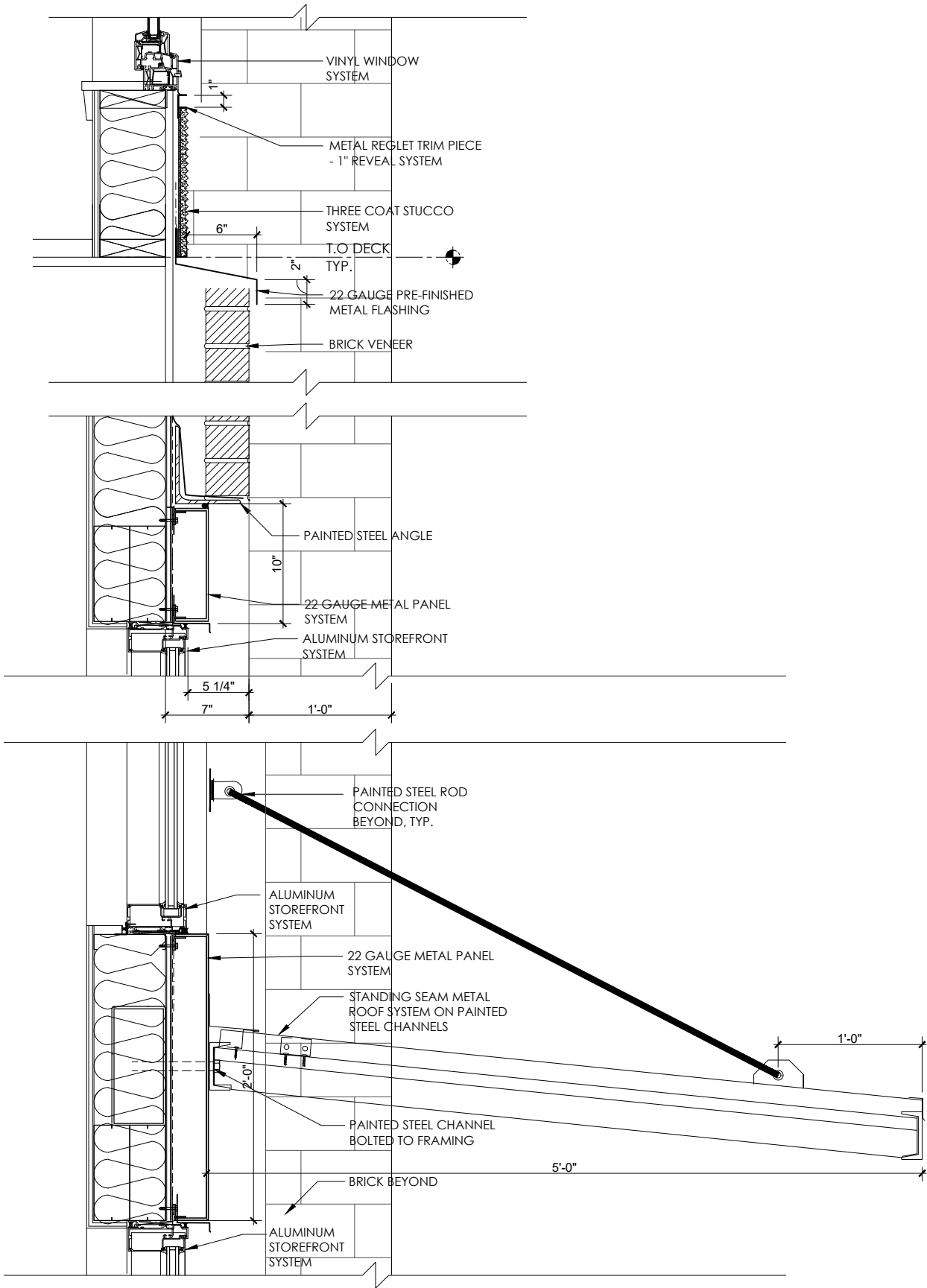
18 TYPICAL VINYL WINDOW SILL @ STUCCO



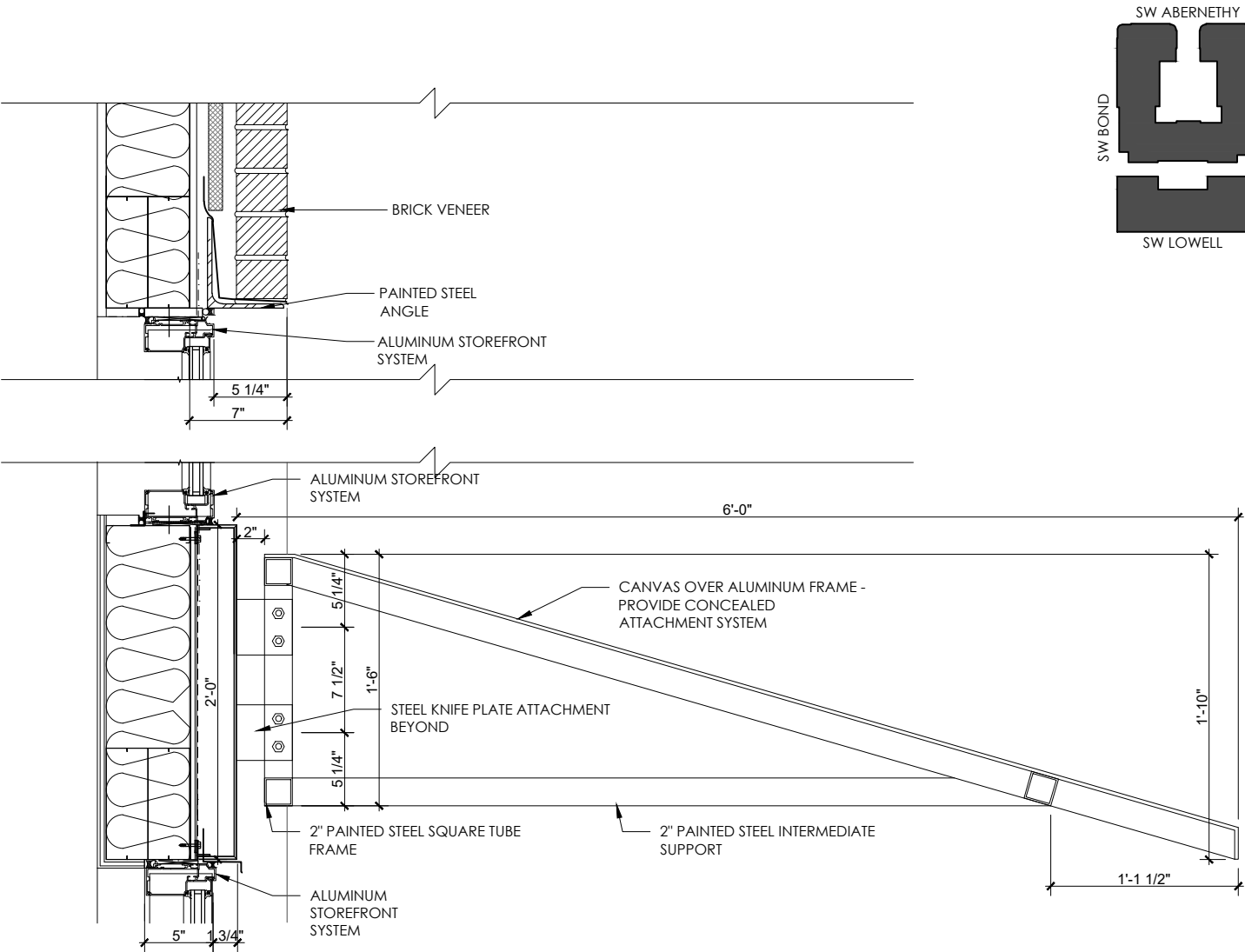
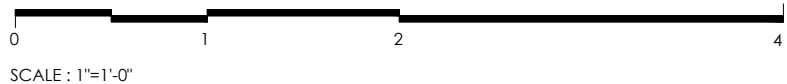
19 TYPICAL VINYL WINDOW SILL @ STUCCO



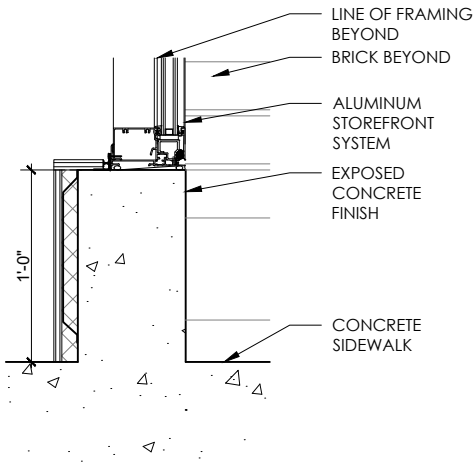
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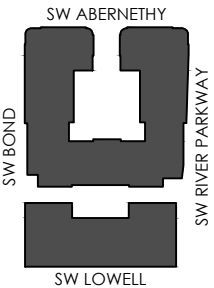
19 RECESSED STOREFRONT @ STEEL CANOPY @ METAL PANEL

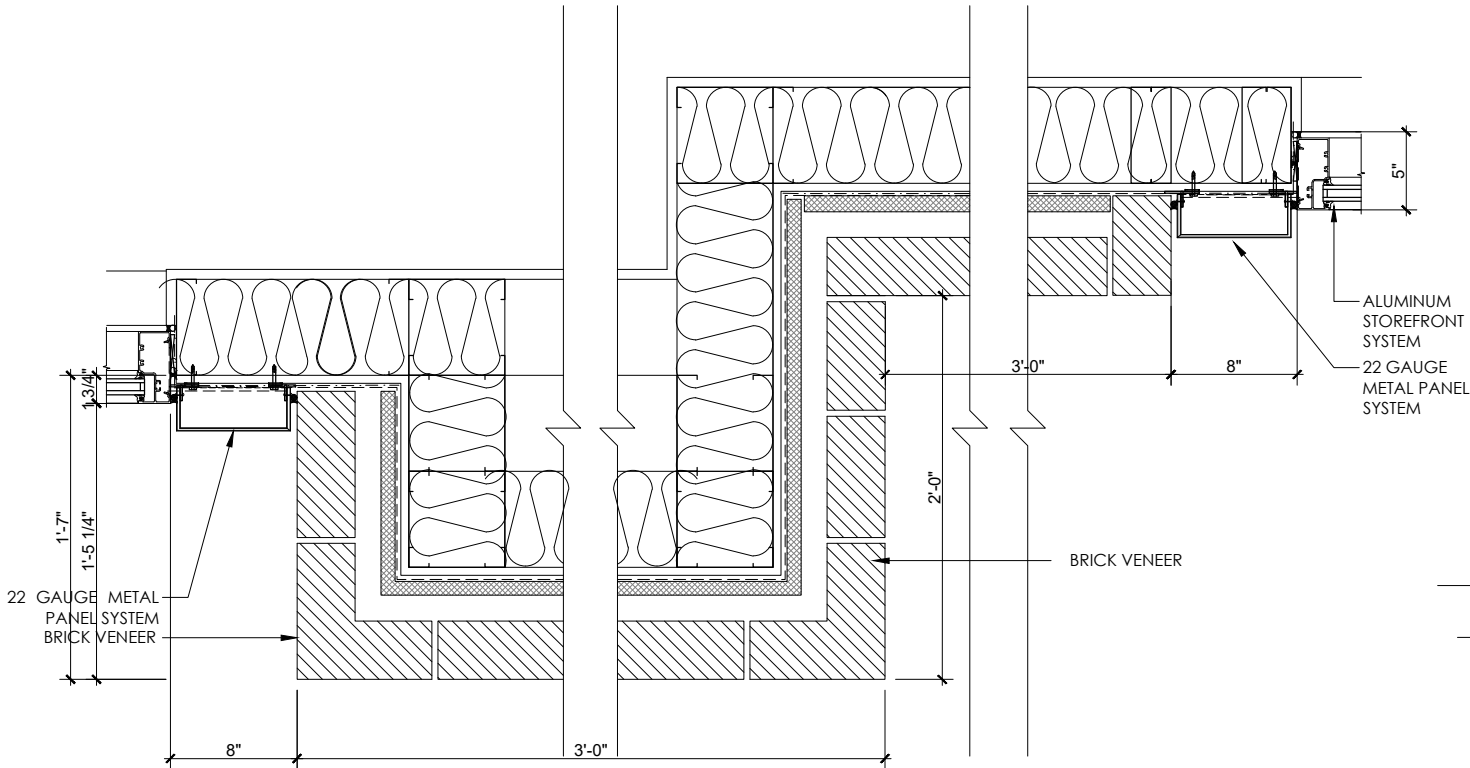
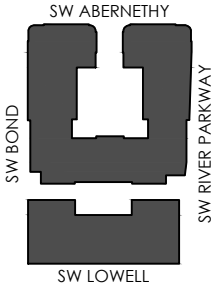


20 STOREFRONT @ FABRIC AWNING @ BRICK

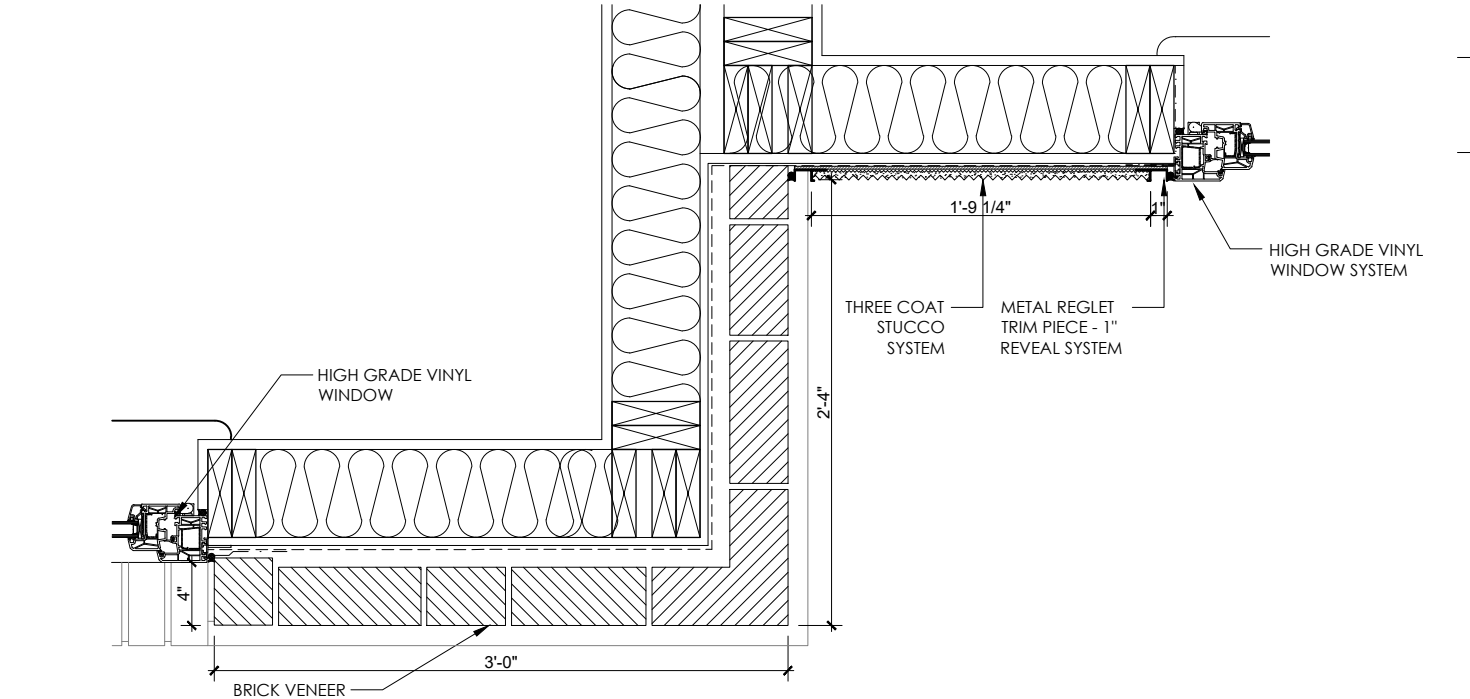


21 TYPICAL RAISED STOREFRONT SILL AT GRADE

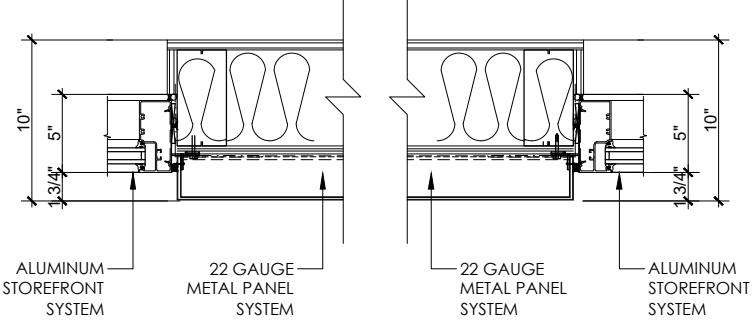




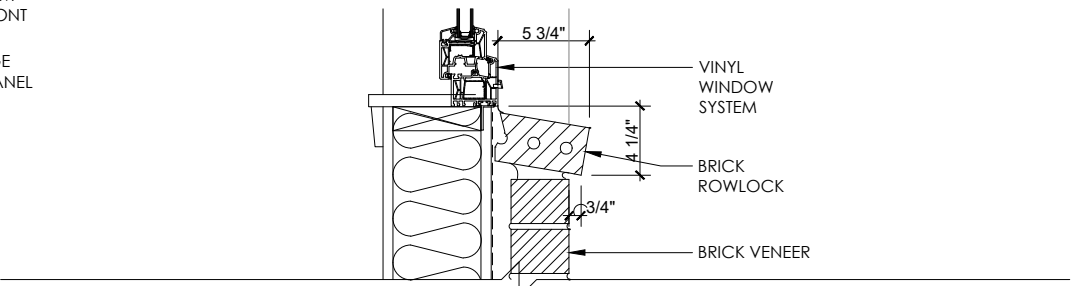
22 STOREFRONT RECESS AT BRICK TO METAL PANEL



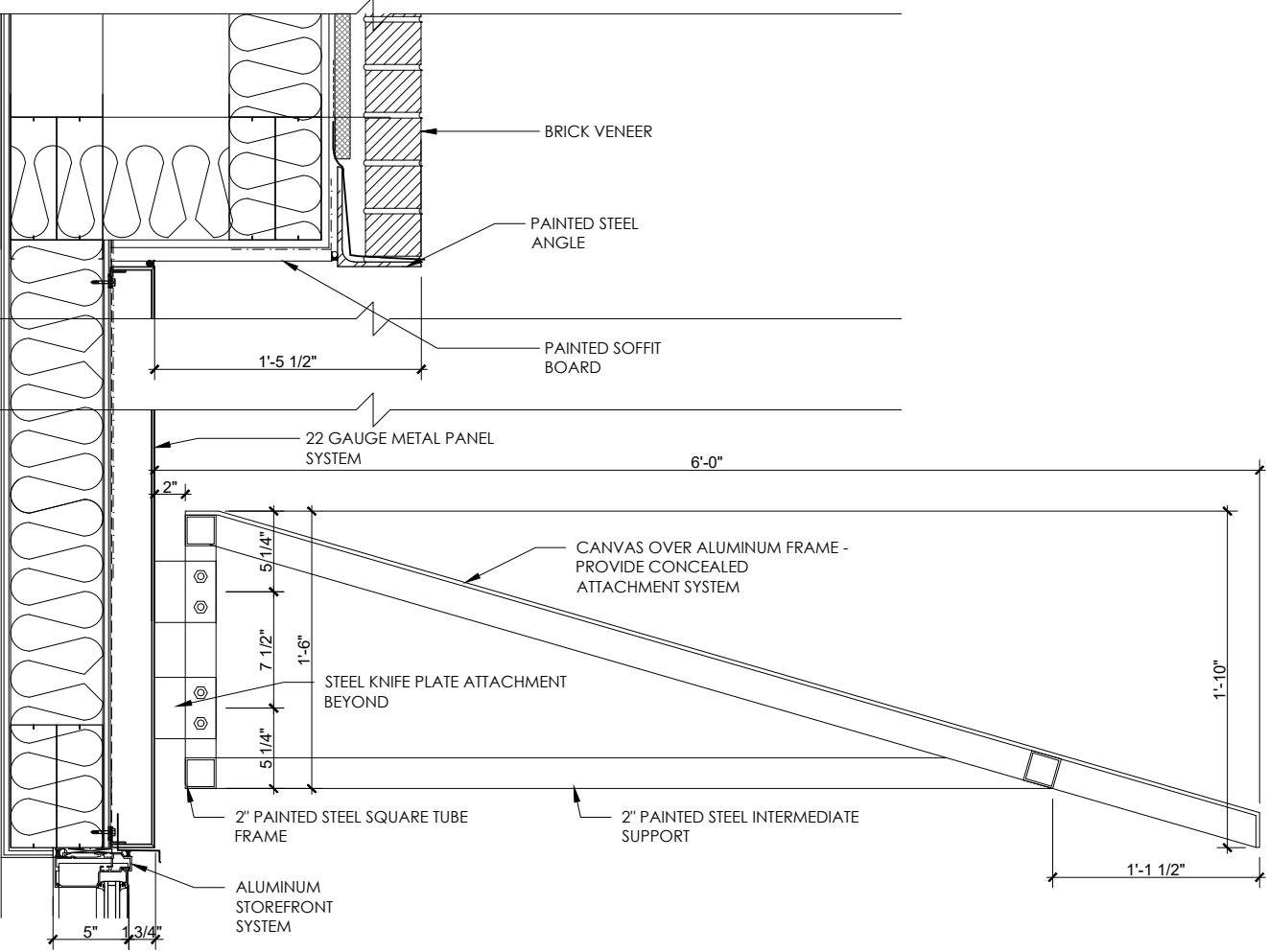
23 BRICK TO STUCCO - PLAN DETAIL



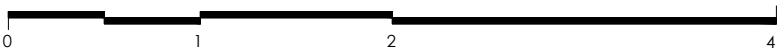
25 TYPICAL STOREFRONT JAMB DETAILS @ METAL PANEL



24 FABRIC AWNING AT METAL PANEL RECESS

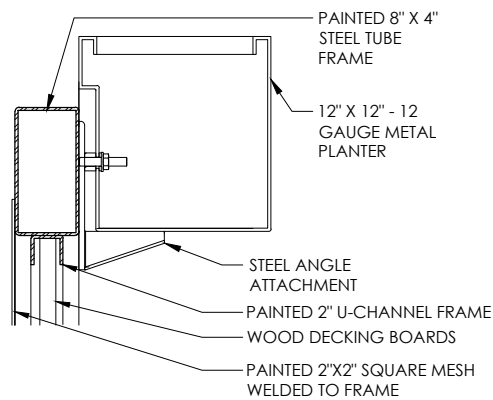


25 TYPICAL STOREFRONT JAMB DETAILS @ METAL PANEL

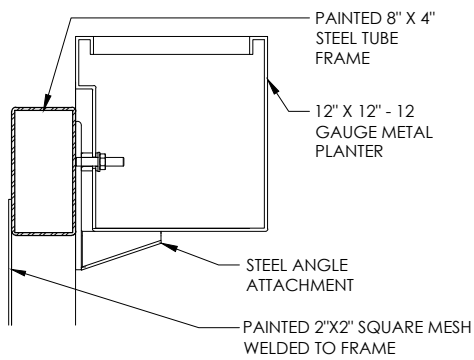


SCALE: 1"=1'-0"

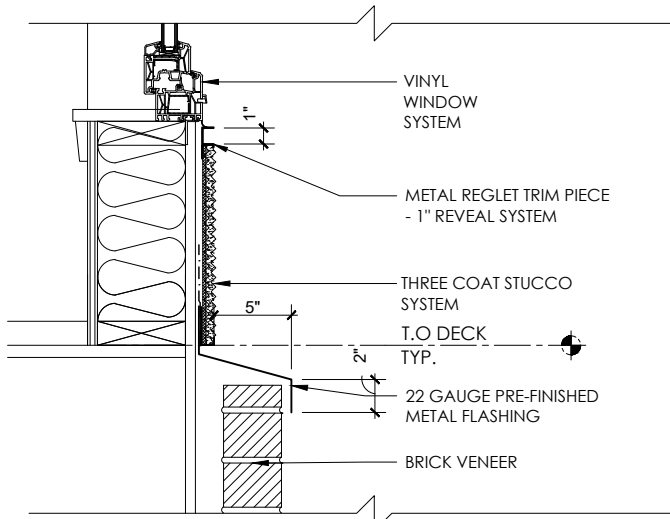
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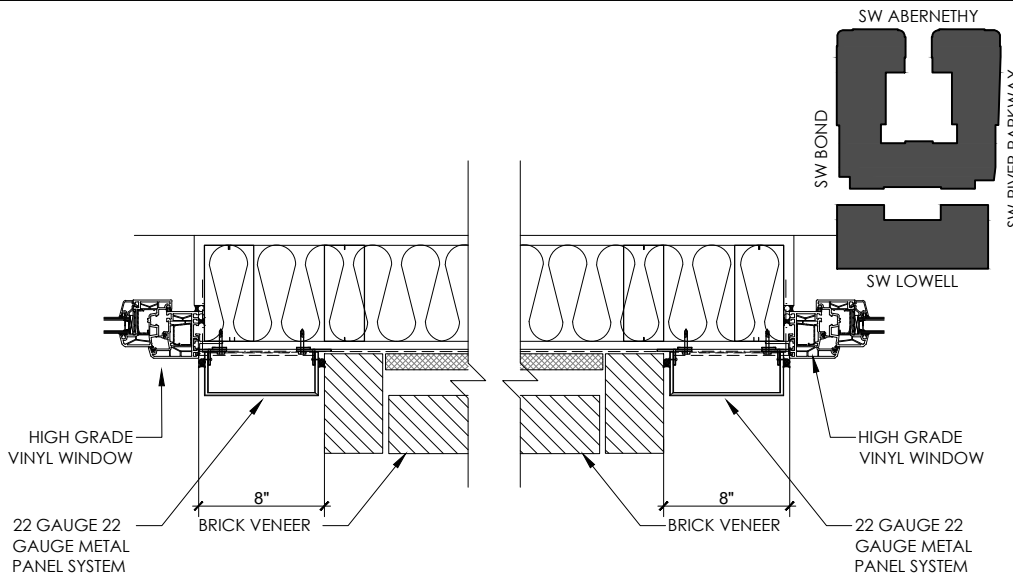
26 PLANTER @ METAL AND WOOD SCREEN



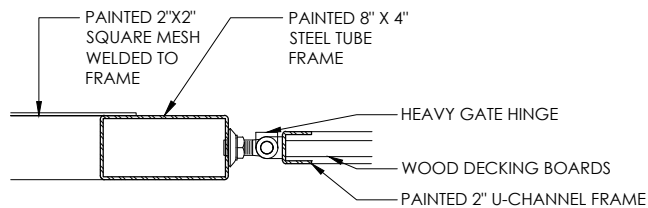
27 PLANTER @ METAL SCREEN



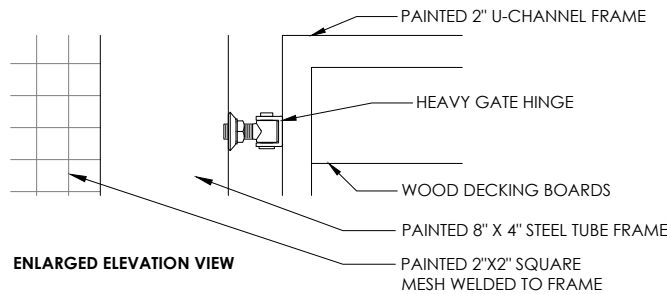
30 METAL SCREEN SYSTEM AT GRADE



32 VINYL WINDOW JAMBS AT METAL PANEL

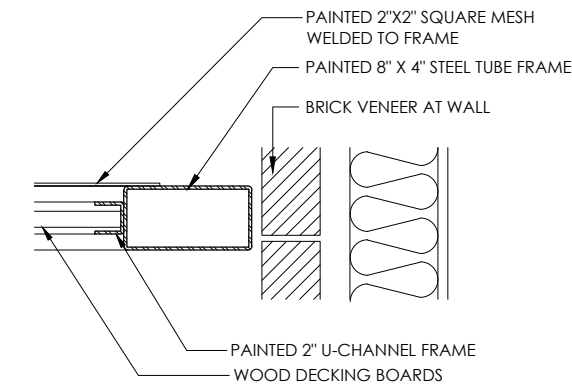


SECTION

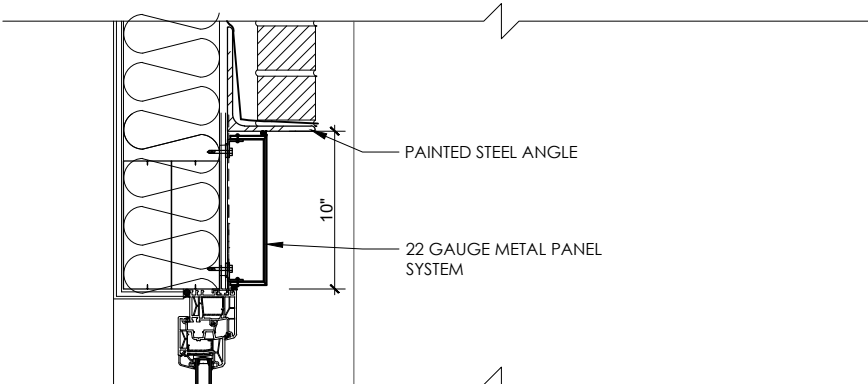
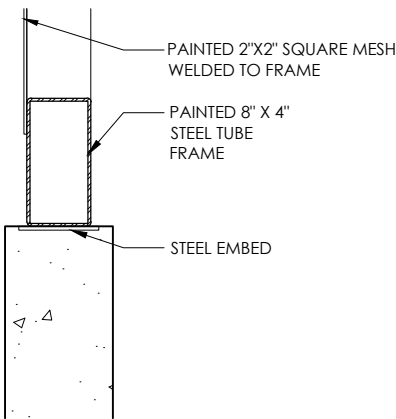


ENLARGED ELEVATION VIEW

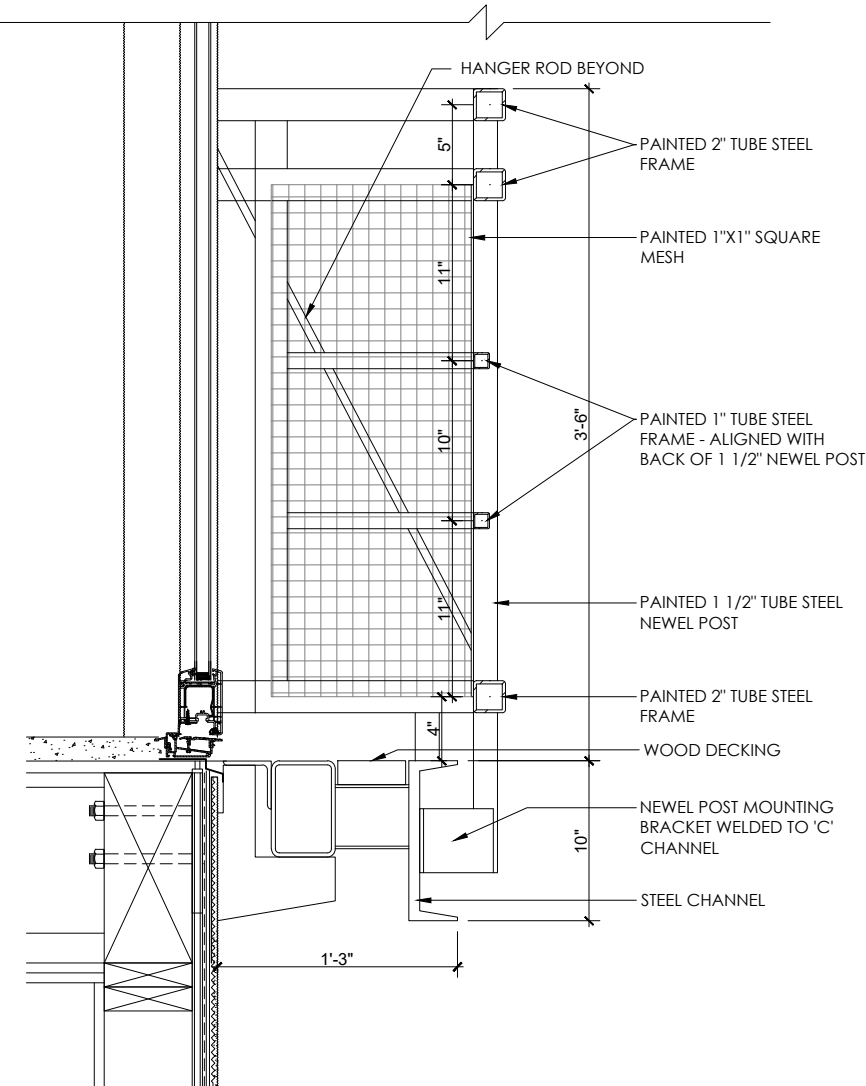
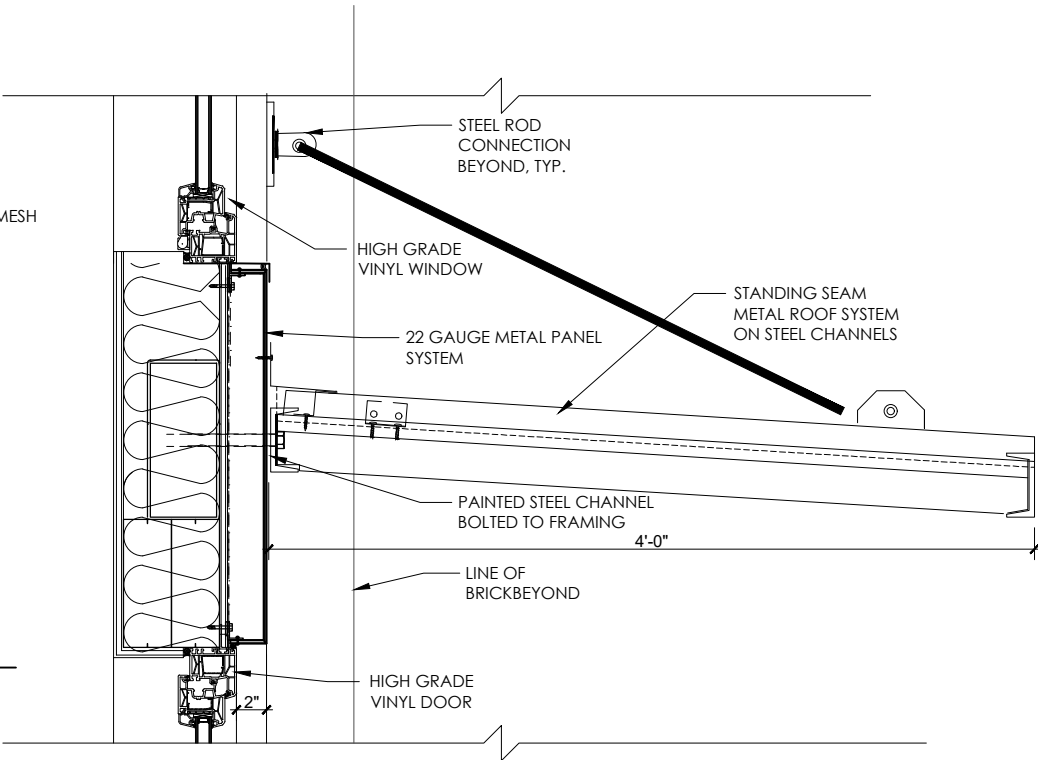
28 GATE @ METAL SCREEN SYSTEM



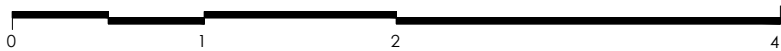
29 METAL AND WOOD SCREEN AT BRICK - PLAN VIEW



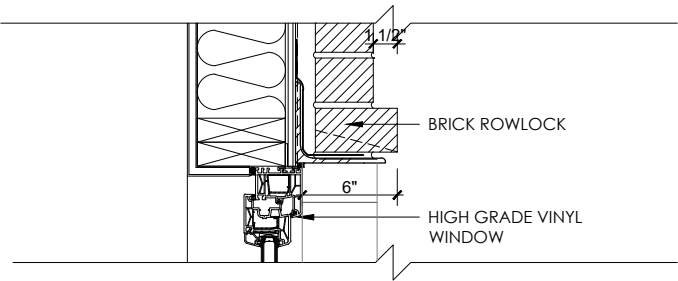
31 STEEL CANOPY AT UNIT PATIO



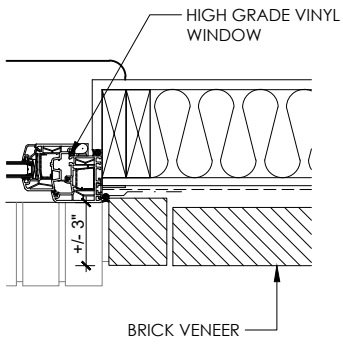
33 TYPICAL STEEL BALCONY



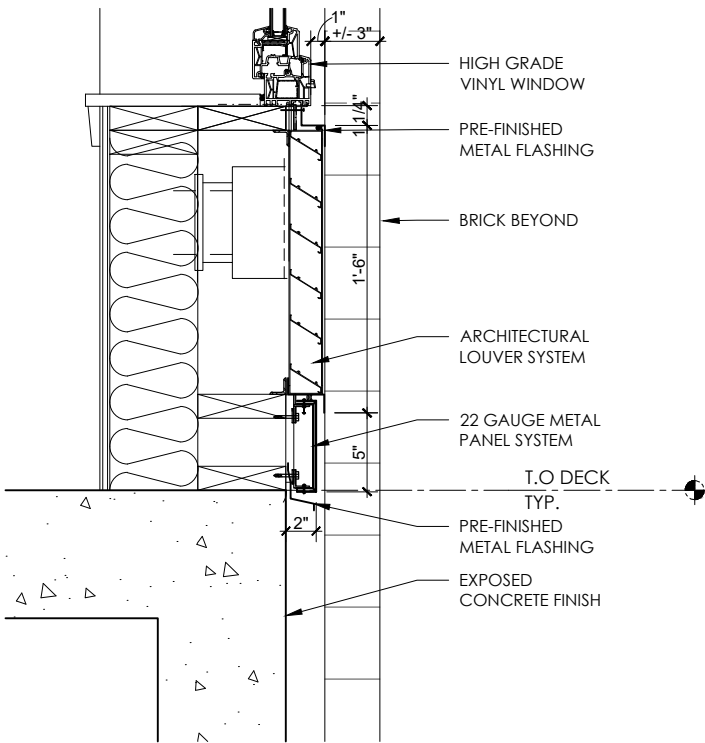
SCALE: 1"=1'-0"



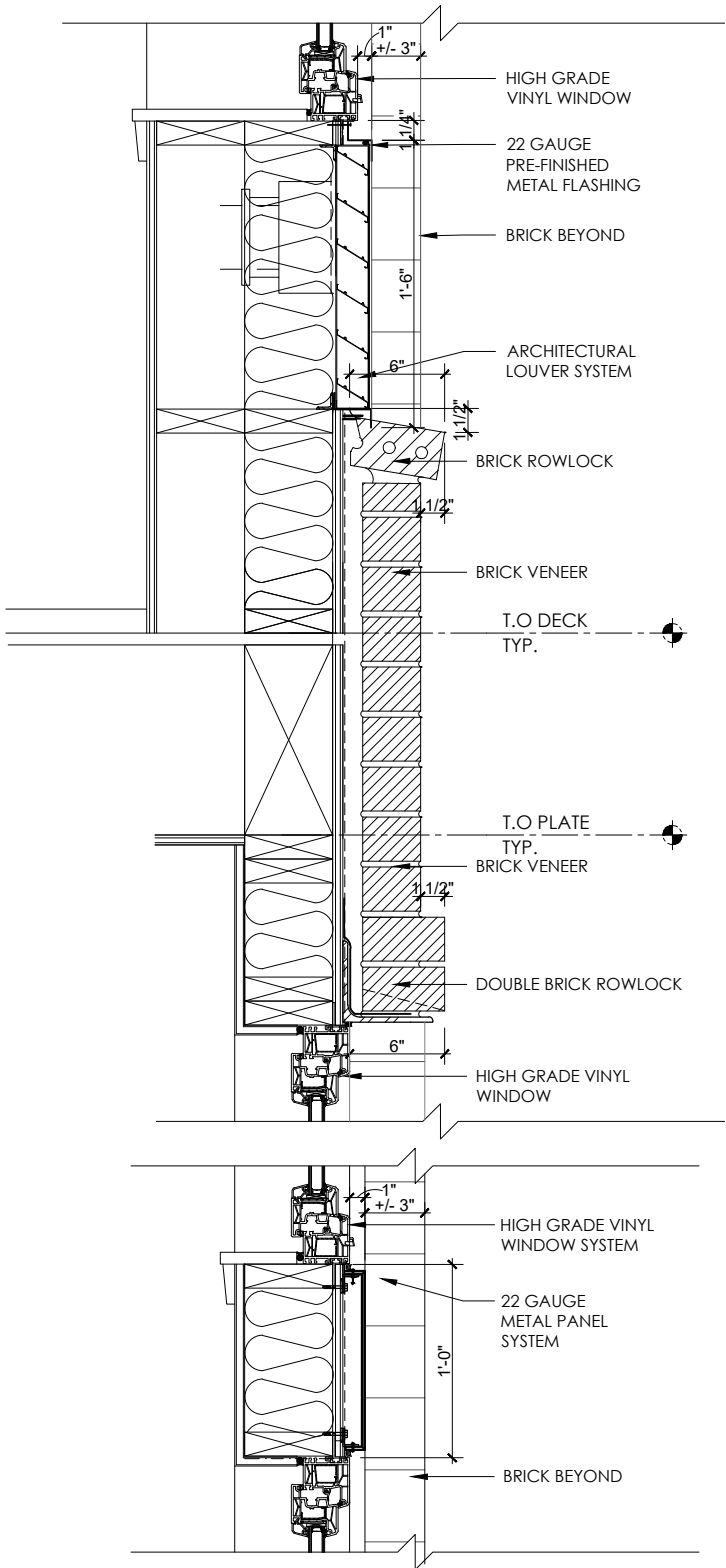
34 TYPICAL BRICK DOUBLE ROWLOCK HEADER



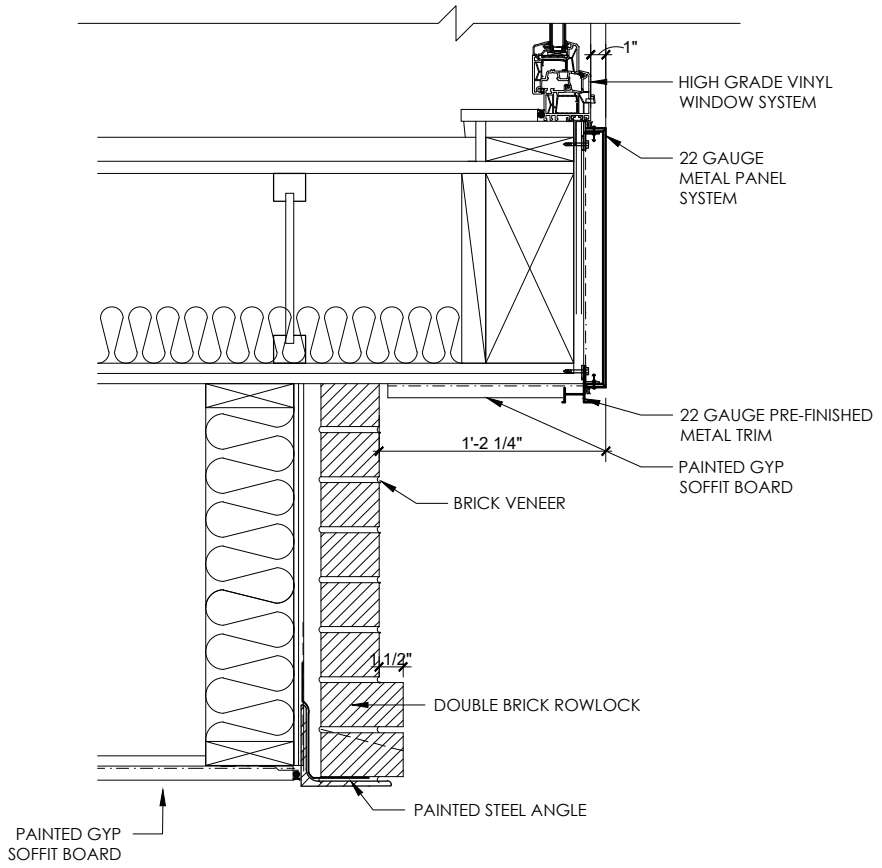
35 TYPICAL VINYL WINDOW JAMB @ BRICK



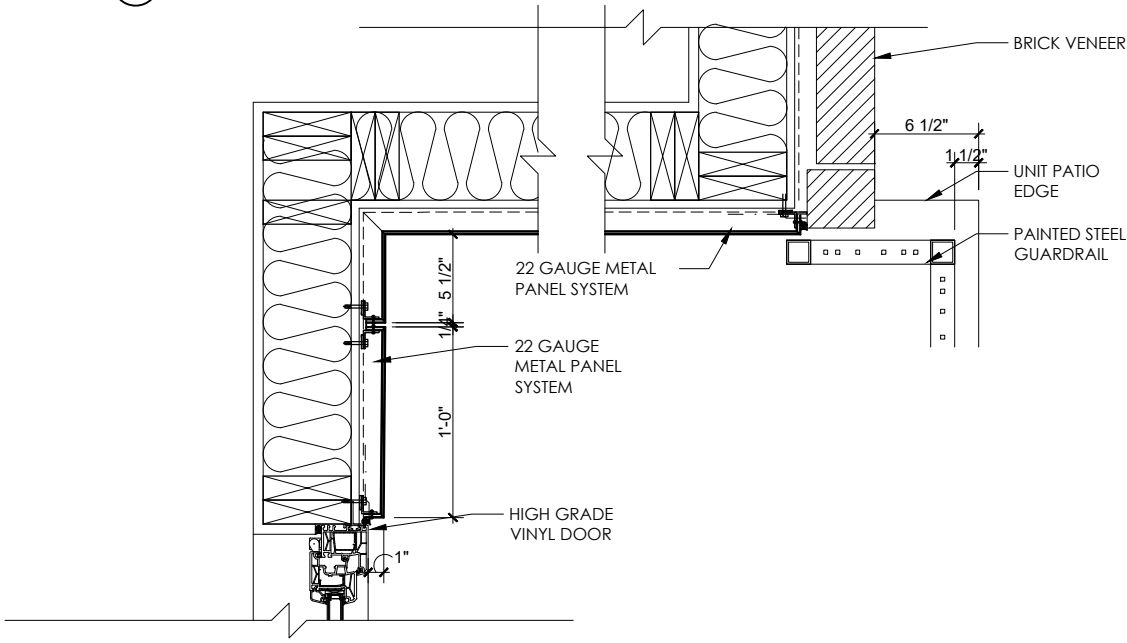
36 TYPICAL VINYL WINDOW & MECH VENT @ GROUND FLOOR



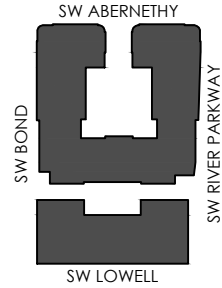
37 TYPICAL VINYL WINDOW SILL TO HEAD TRANSITIONS

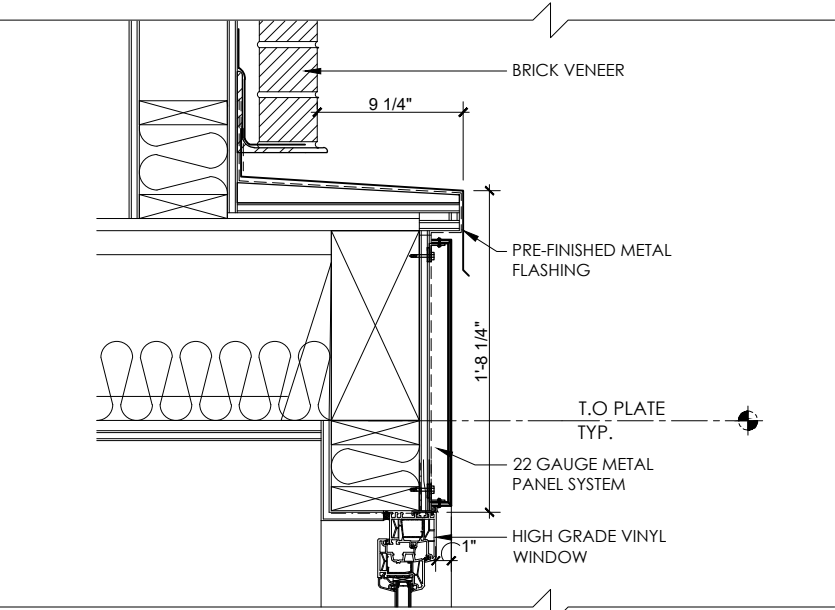
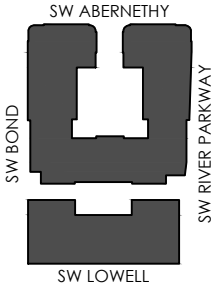


38 TYPICAL INSET BALCONY HEADER CONDITION

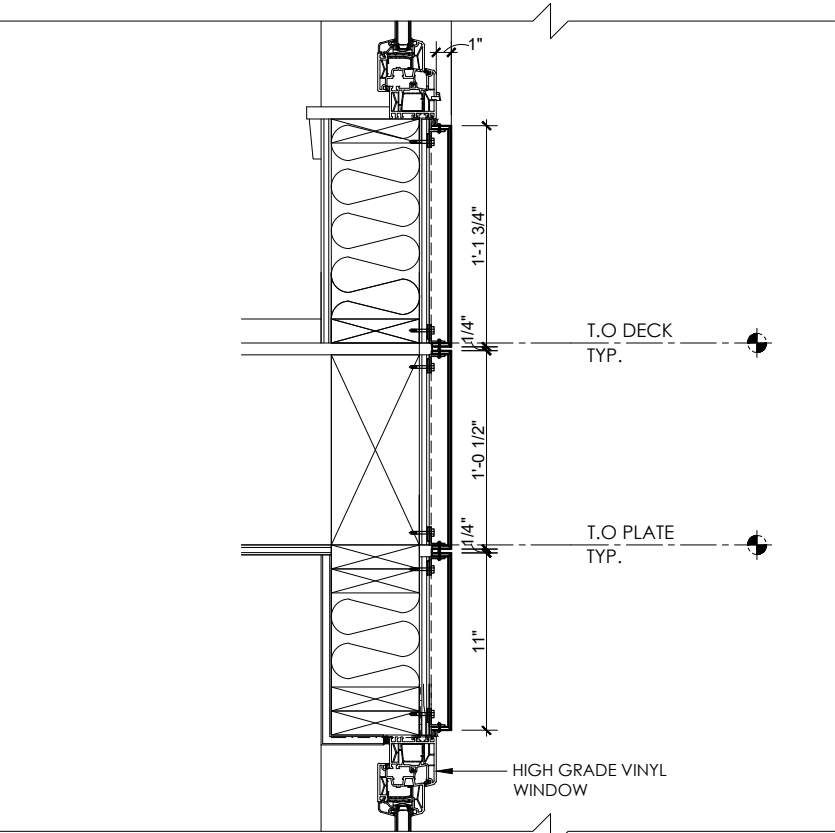


39 TYPICAL INSET BALCONY - PLAN DETAIL

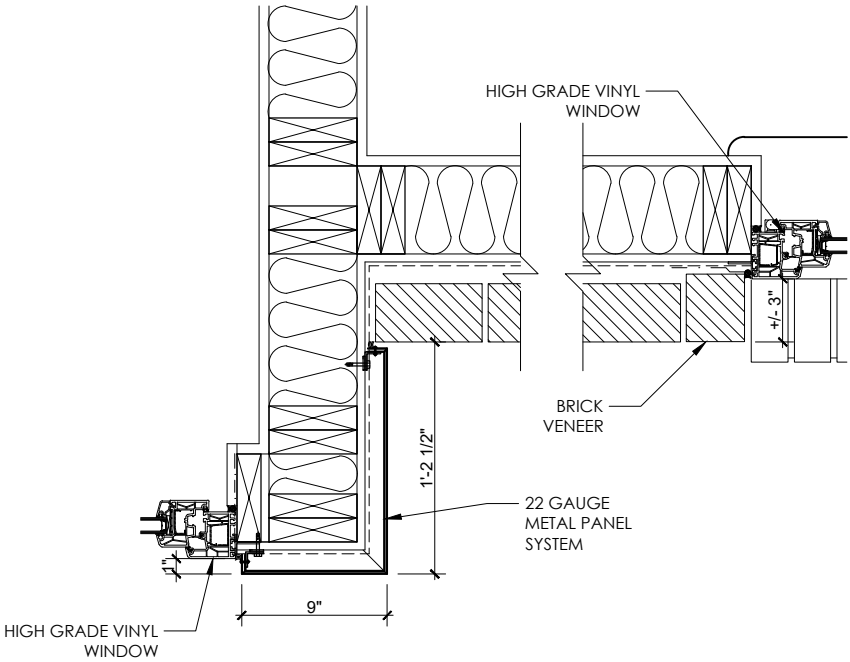




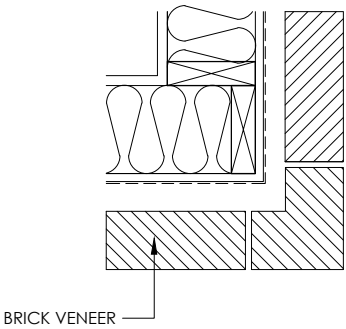
40 TYPICAL BUMP-OUT AT METAL PANEL



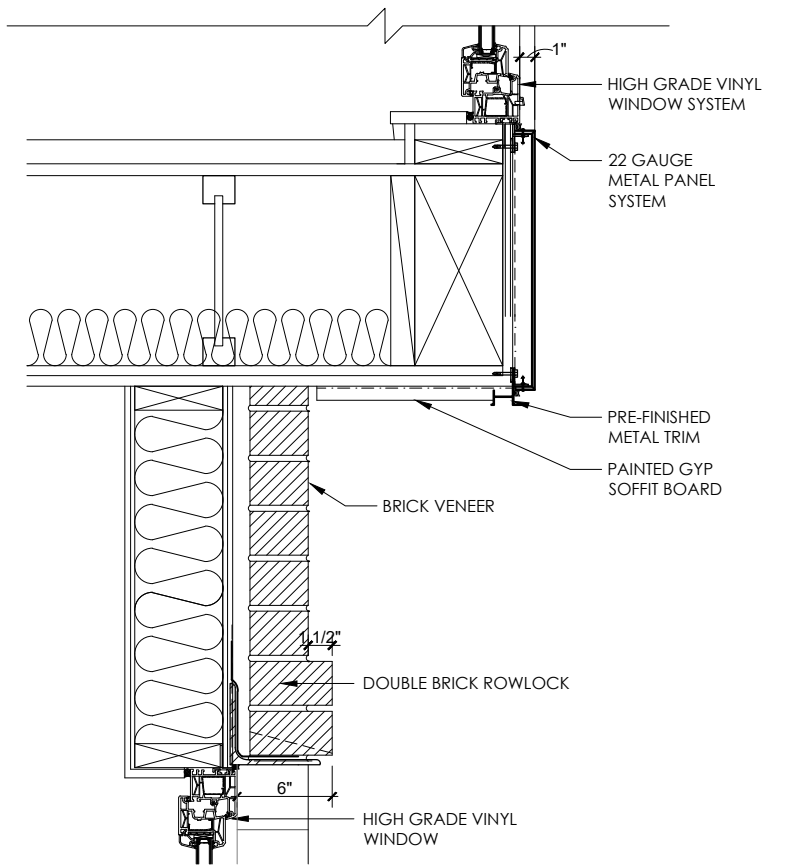
41 TYPICAL VINYL WINDOW @ METAL PANEL DETAILS



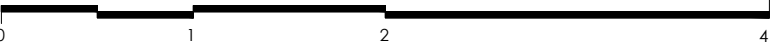
42 TYPICAL BUMP-OUT AT METAL PANEL - PLAN DETAIL



43 TYPICAL BRICK CORNER DETAIL



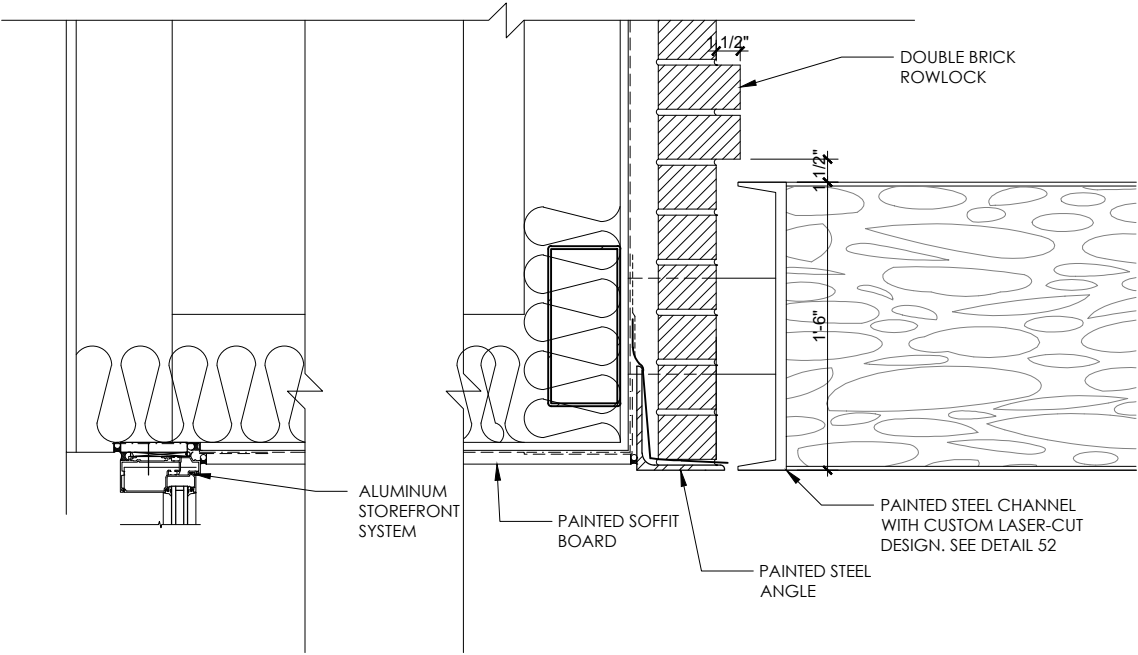
44 TYPICAL BUMP-OUT AT METAL PANEL - SOFFIT DETAIL



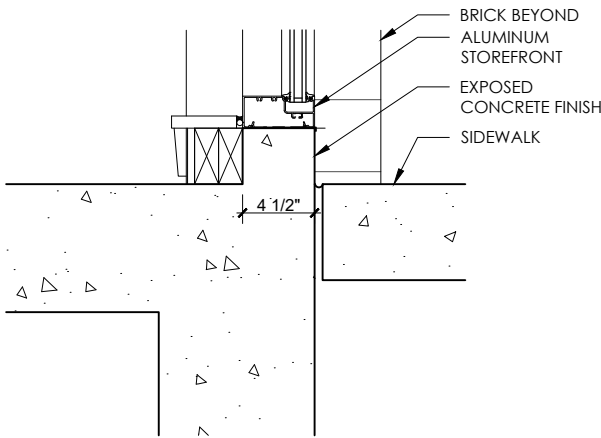
SCALE: 1"=1'-0"

BLOCK 45B - DETAILS

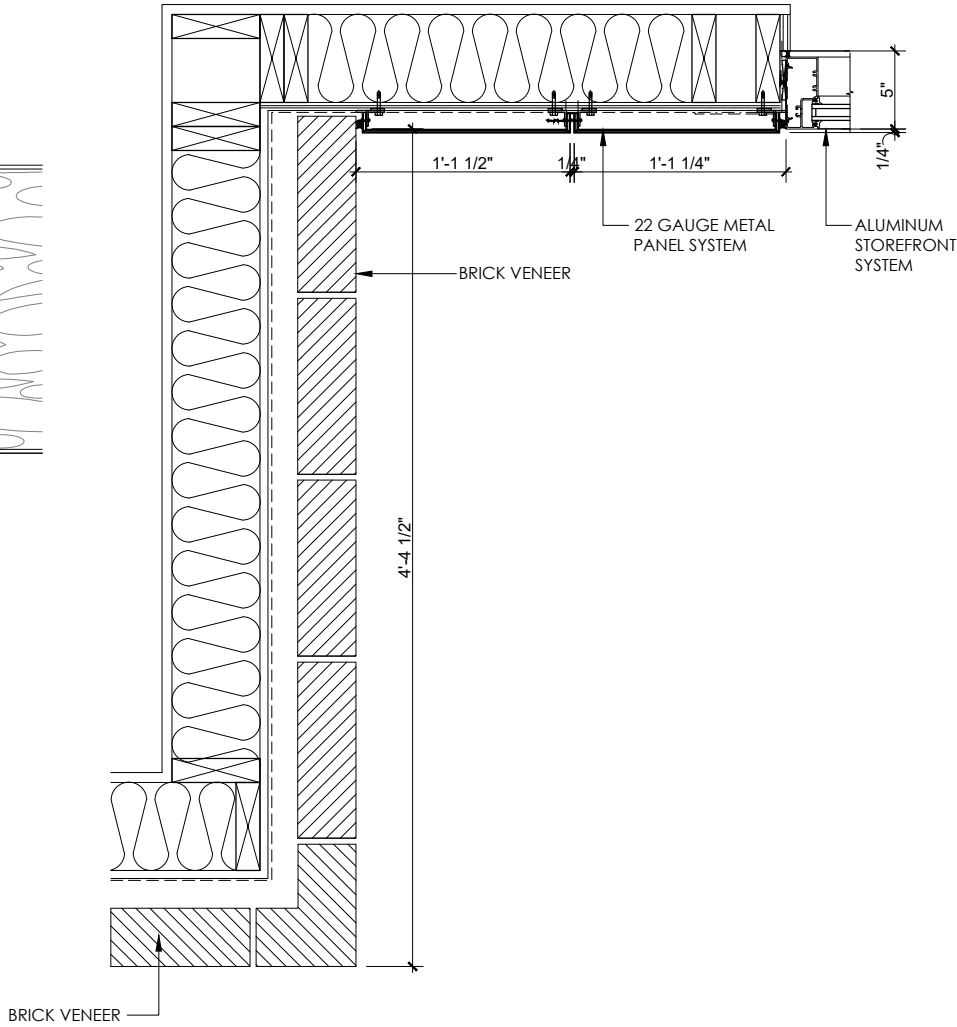
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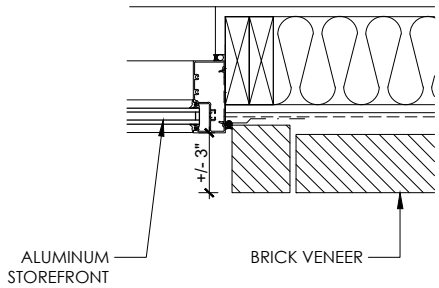
45 STEEL CANOPY @ MAIN ENTRY



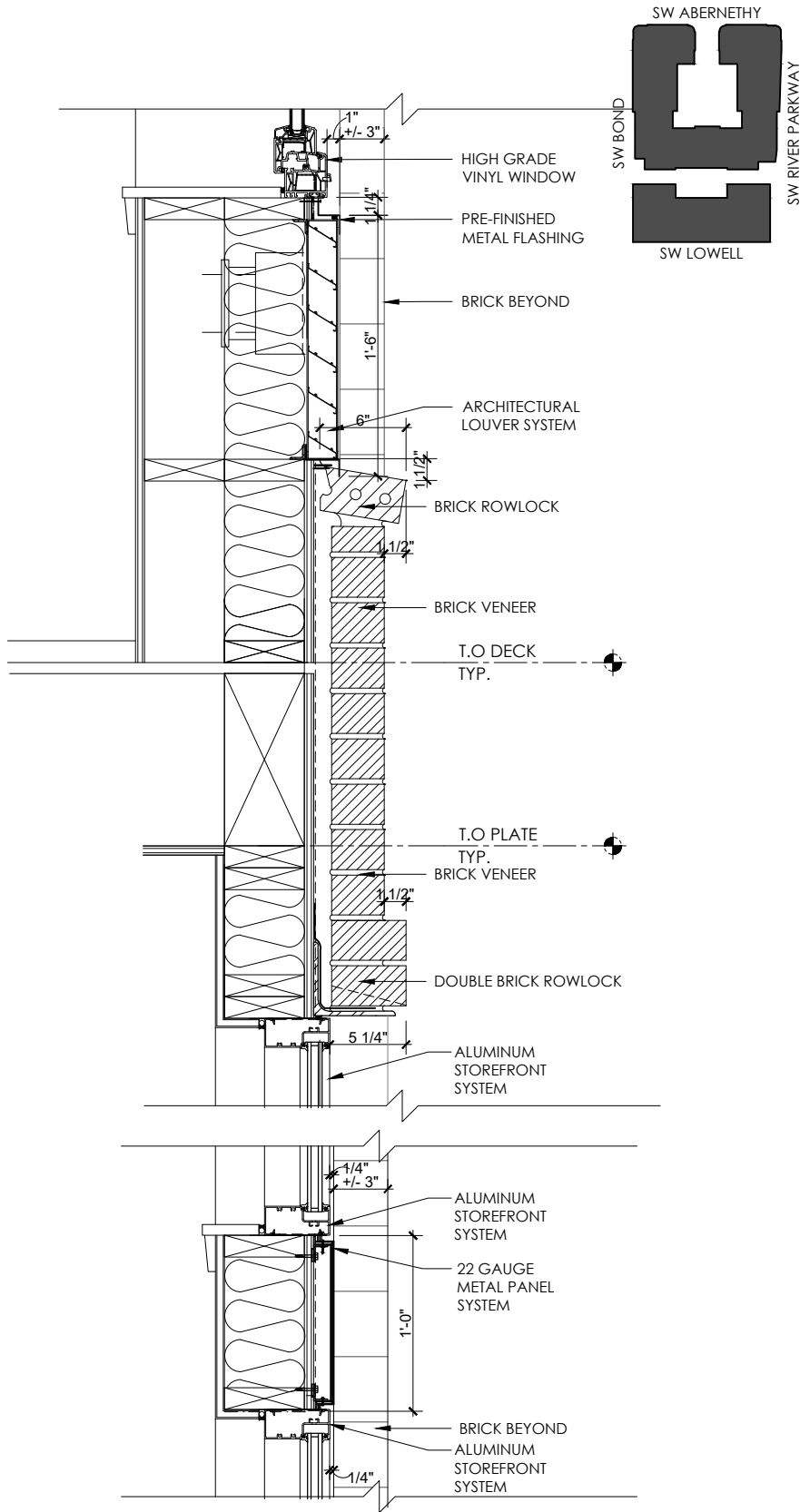
46 TYPICAL STOREFRONT @ GRADE



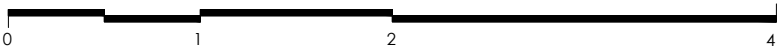
47 TYPICAL MAIN ENTRY RECESS - PLAN DETAIL



48 TYPICAL STOREFRONT JAMB @ BRICK

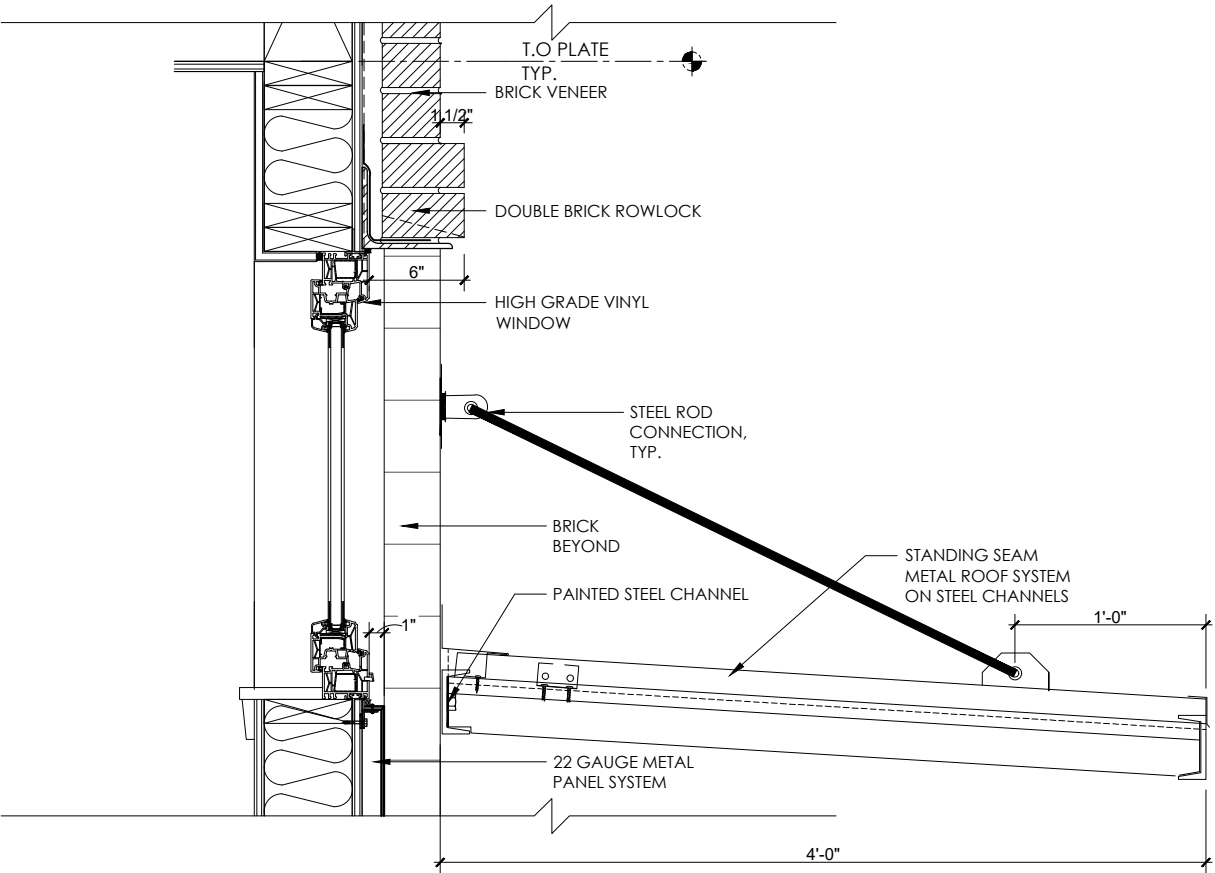
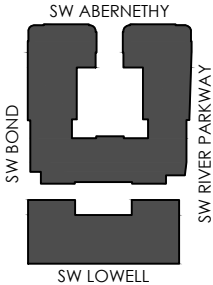


49 TYPICAL STOREFRONT SILL AND HEAD CONDITIONS

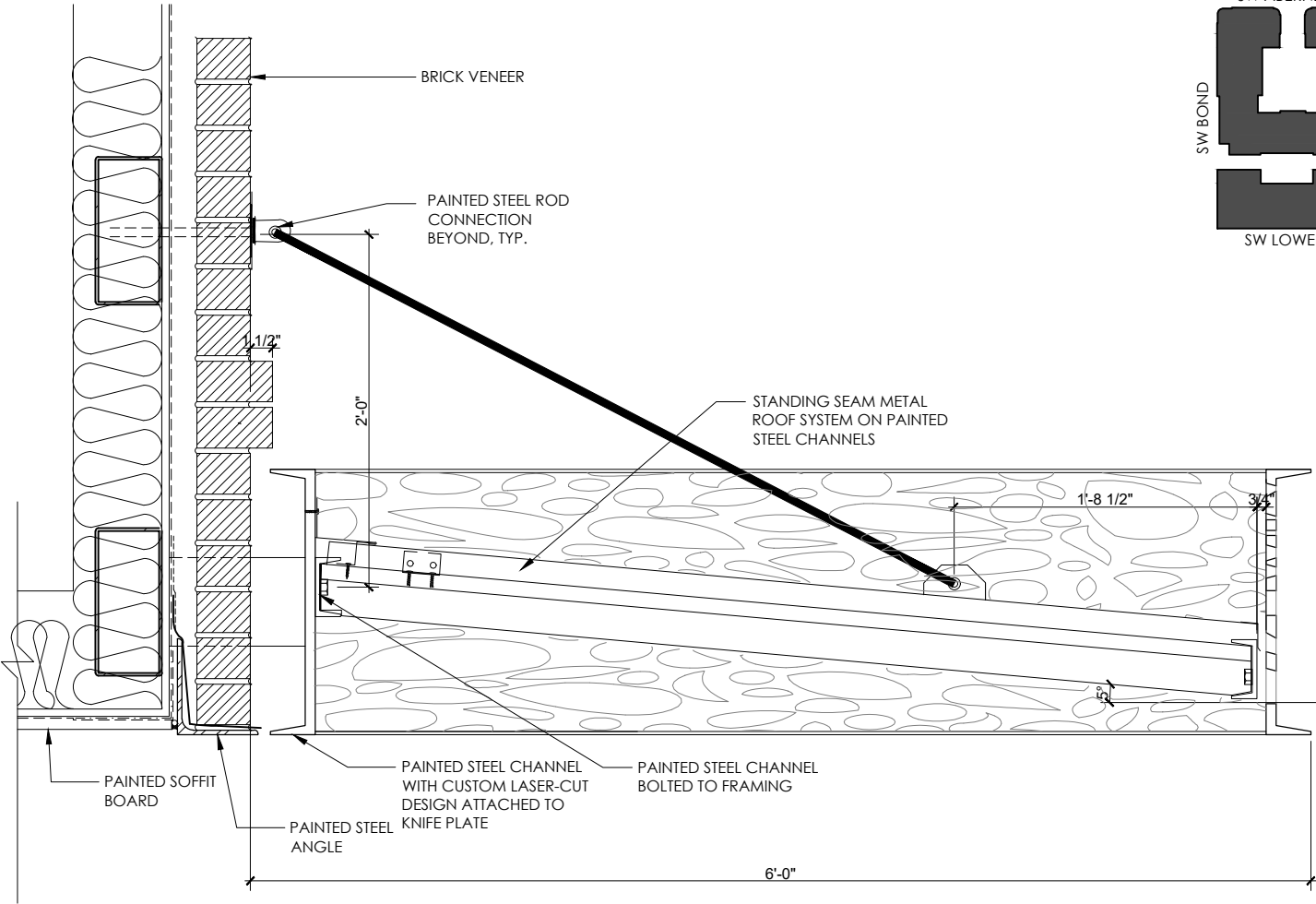


SCALE: 1"=1'-0"

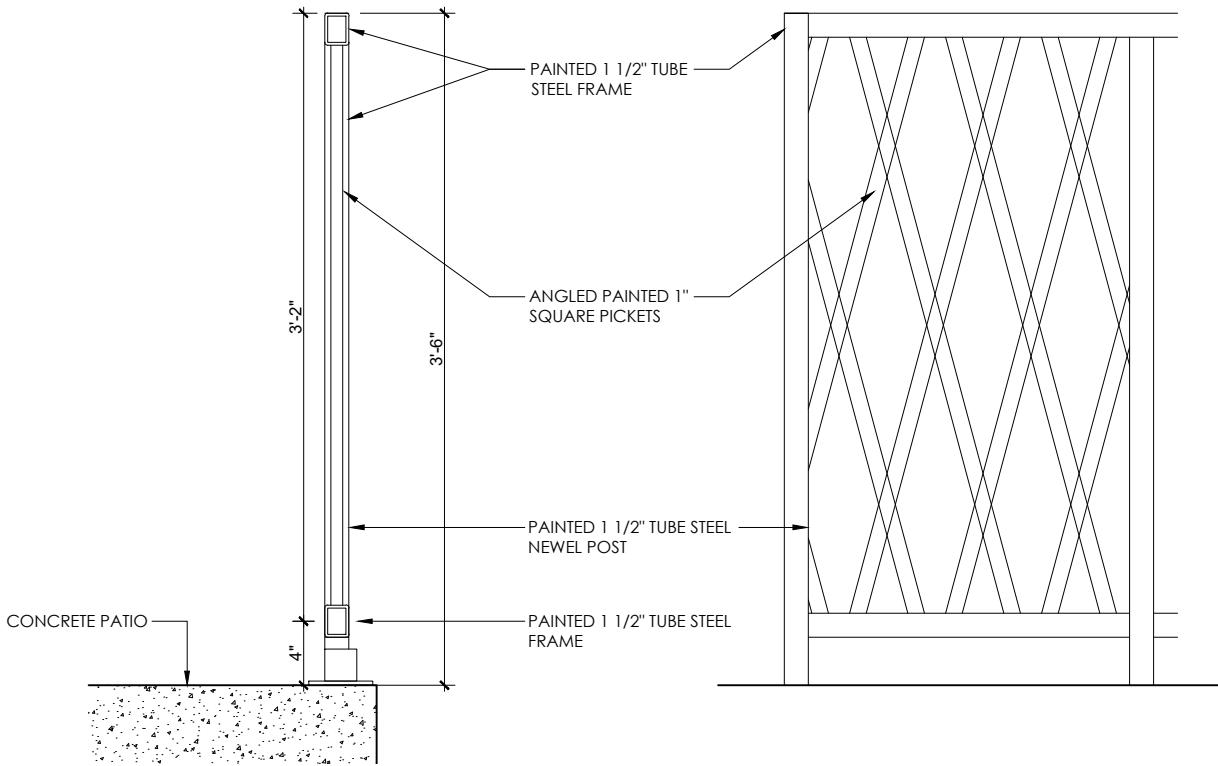
BLOCK 45B - DETAILS



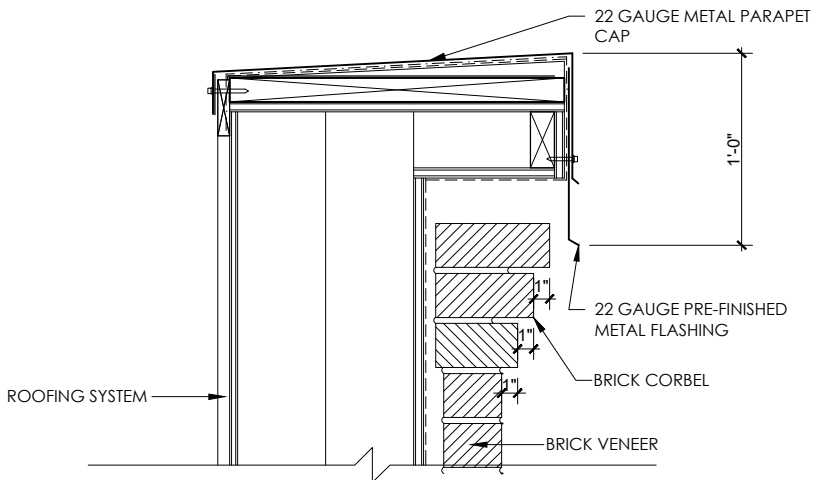
50 STEEL CANOPY @ UNIT PATIO



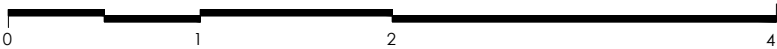
52 METAL CANOPY @ MAIN ENTRY



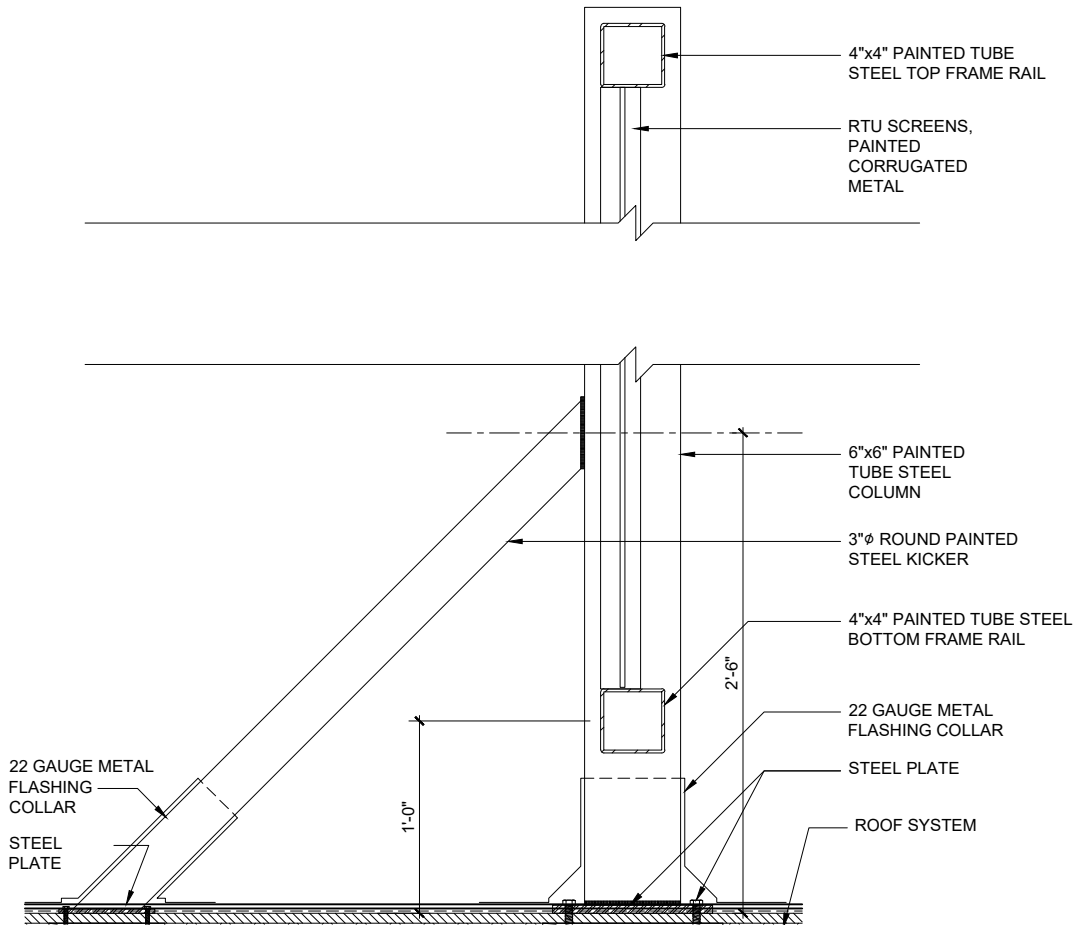
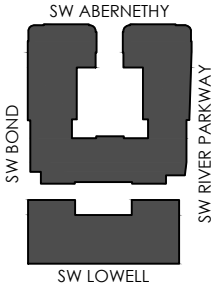
51 TYPICAL RAILING



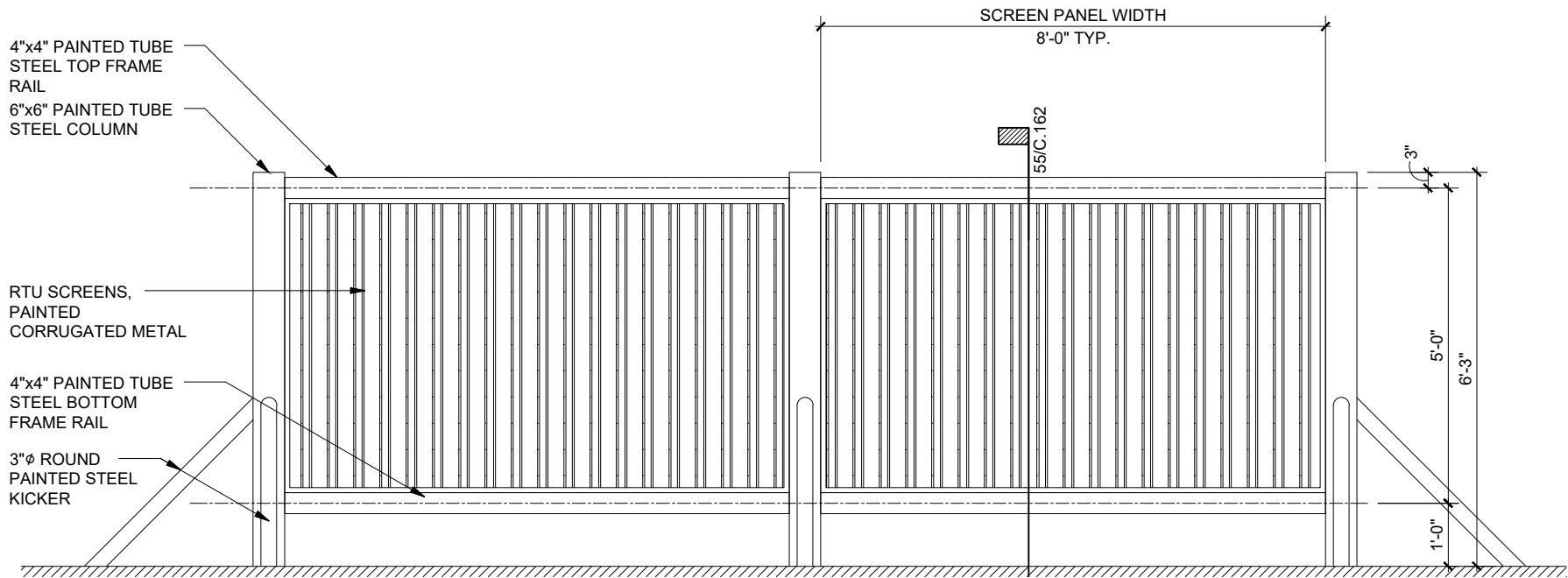
53 TYPICAL PARAPET



SCALE: 1"=1'-0"



55 ROOF SCREENING DETAIL

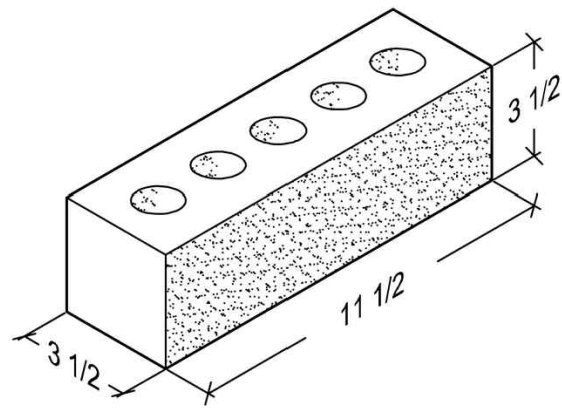


54 TYPICAL ROOF SCREENING SYSTEM - SCALE: 3/8" = 1'-0"

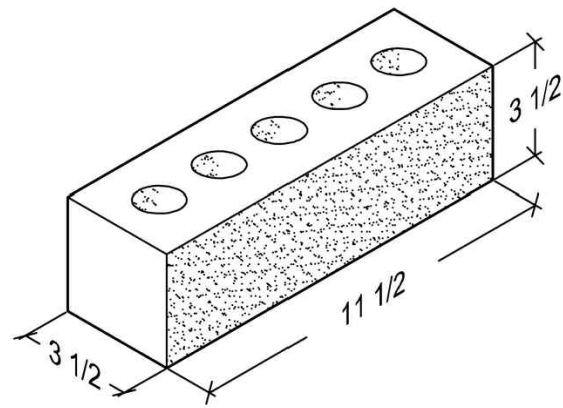
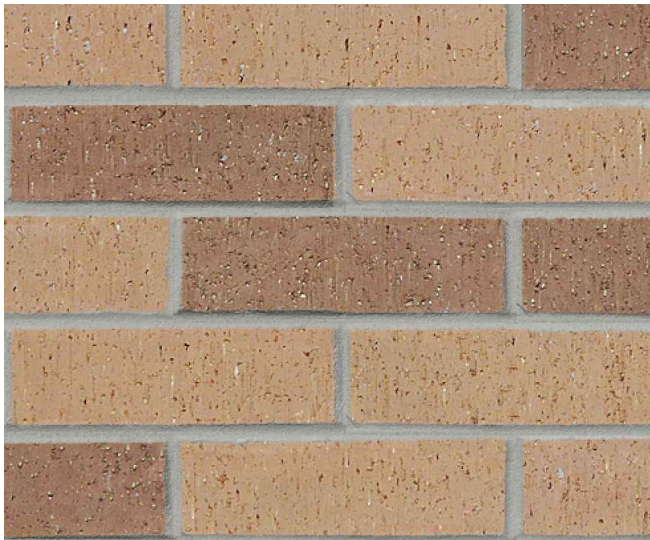


SCALE: 1"=1'-0"

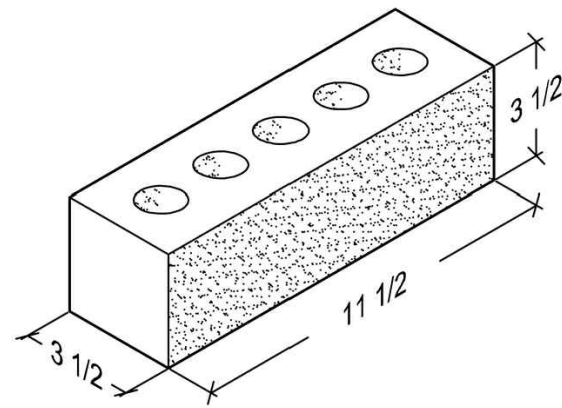
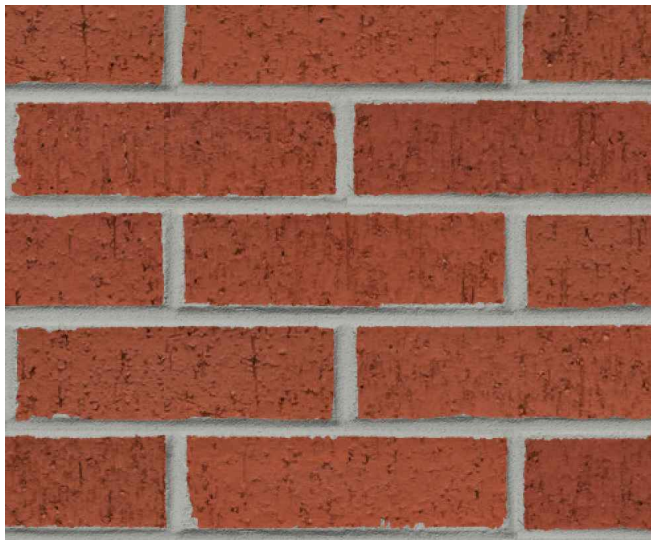
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BLOCK 45A
BRICK VENEER SYSTEM 1
COLOR: DESERT WHITE
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

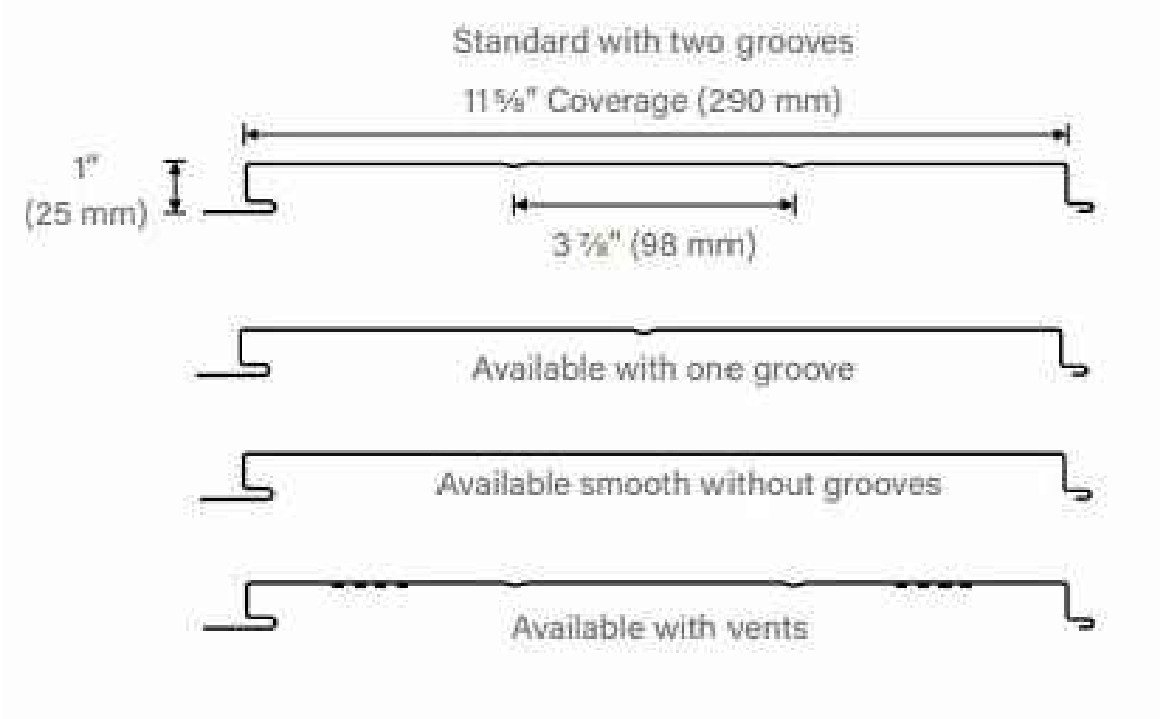


BLOCK 45A
BRICK VENEER SYSTEM 2
COLOR: COMBINED GOLDENROD AND TAN TERRA
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

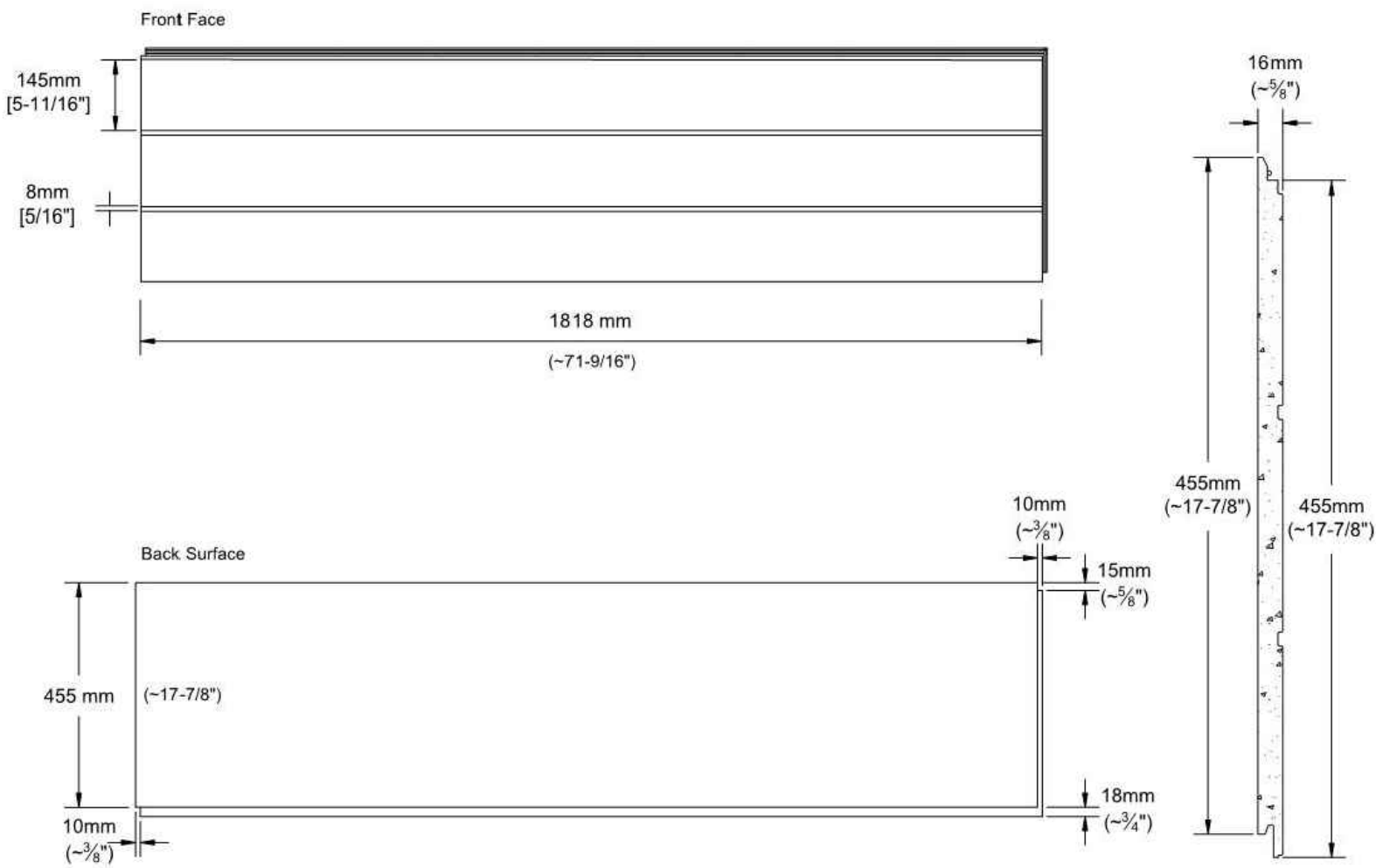


BLOCK 45B
BRICK VENEER SYSTEM 3
COLOR: RUBY
TEXTURE: MISSION
BRAND: MUTUAL MATERIALS

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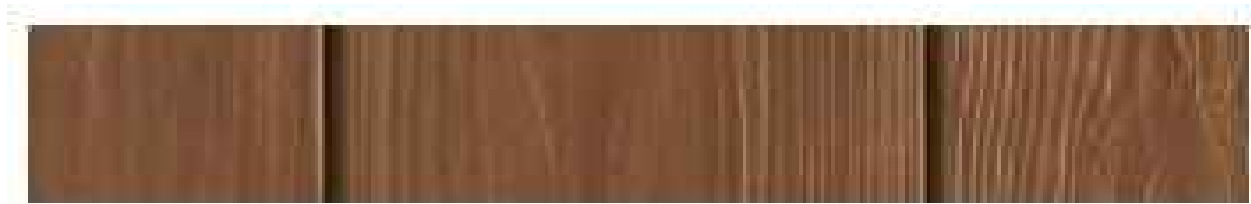


METAL PANEL PROFILE



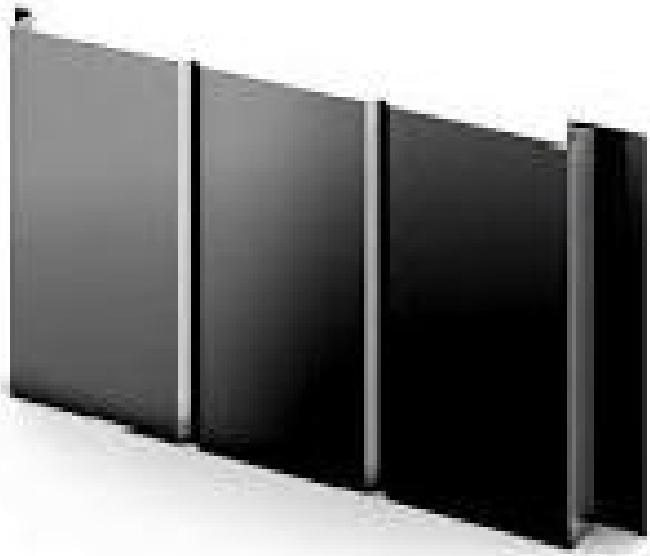
NICHIHA PANEL DETAIL

NICHIHA PANEL SECTION



NICHIHA PANEL SYSTEM 1
VINTAGEWOOD 1818
SIZE: 1818MM X 455MM
FINISH: CEDAR
BRAND: NICHIHA

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BLOCK 45A
METAL PANEL SYSTEM 1
BERRIDGE L-PANEL
SIZE: 22 GAUGE STEEL
COVERAGE: 11 5/8"
FINISH: BLACK, SMOOTH
FASTENER: CONCEALED
BRAND: BERRIDGE



BLOCK 45B
METAL PANEL SYSTEM 2
BERRIDGE L-PANEL
SIZE: 22 GAUGE STEEL
COVERAGE: 11 5/8"
FINISH: SILVER, SMOOTH
FASTENER: CONCEALED
BRAND: BERRIDGE



RETAIL WALL SCONCE
ALUME AWL.61 WALL SCONCE
BY LUMENART
COLOR: BLACK
SIZE: WIDTH 9.00", HEIGHT 4.75", DEPTH 2"



45B
MAIN ENTRY WALL SCONCE
WINDFALL OUTDOOR WALL LIGHT
BY TECH LIGHTING
COLOR: BLACK
SIZE: WIDTH 6", HEIGHT 24", DEPTH 3.5"



LANDSCAPE BOLLARD
FERRARA 900 LED
BY HESS LIGHTING
COLOR: SILVER GREY
SIZE: WIDTH 5.9", HEIGHT OF LIGHT 7.3", TOTAL
HEIGHT OF BOLLARD 35.4", DEPTH 5.9"



45A
RESIDENTIAL WALL SCONCE
PITCH LED OUTDOOR SINGLE WALL LIGHT
BY TECH LIGHTING
COLOR: BLACK
SIZE: WIDTH 5.00", HEIGHT 5.75", DEPTH 3.9"

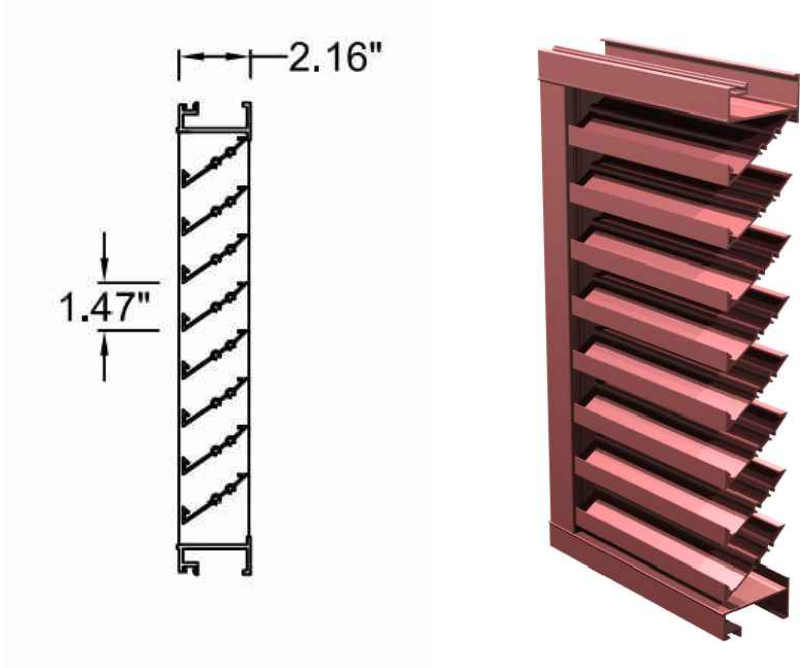


45B
RESIDENTIAL WALL SCONCE
ASH OUTDOOR WALL SCONCE
BY TECH LIGHTING
COLOR: CHARCOAL
SIZE: WIDTH 10.5", HEIGHT 12.1", DEPTH 9.9"

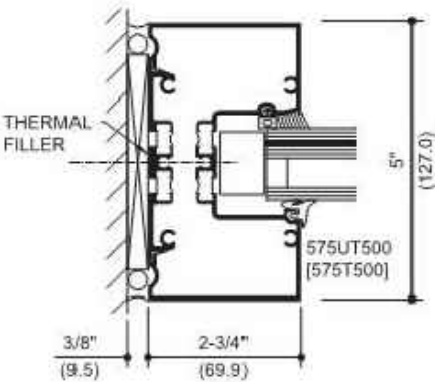


45B
DOWNLIGHT
ROUND LED FLUSH MOUNT CEILING LIGHT
SMALL 3000
BY DAL'S LIGHTING
COLOR: CHARCOAL
SIZE: DIAMETER 6", HEIGHT 1"

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**B45A
STOREFRONT**
IR 501T/501UT FRAMING
COLOR: BLACK
BRAND: KAWNEER



**B45B
STOREFRONT**
IR 501T/501UT FRAMING
COLOR: ANODIZED ALUMINUM CLEAR
BRAND: KAWNEER



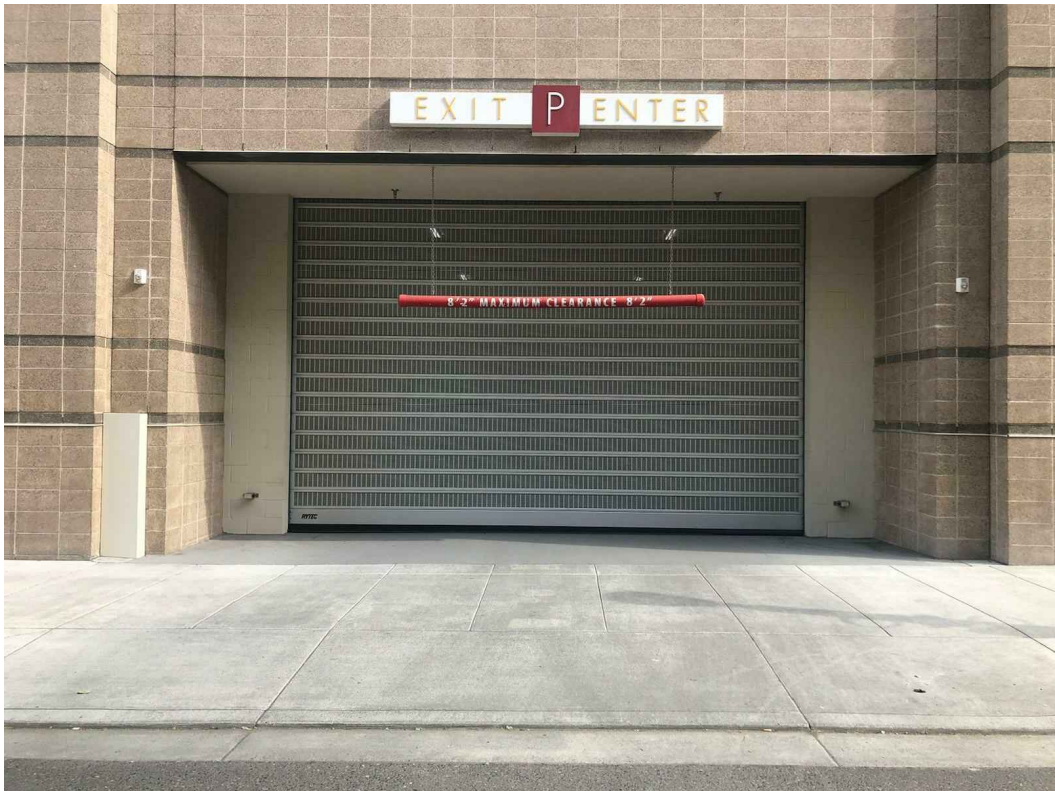
VENTING
HIGH PERFORMANCE FIXED LOUVER
FRAME: .060" EXTRUDED ALUMINUM (16 GA)
COLOR: MATCH ADJACENT EXTERIOR
CLADDING COLOR
BRAND: UNITED ENERTECH



**45A
VINYL WINDOWS**
INNOTECH WINDOWS + DOORS
COLOR: BLACK
BRAND: PASSIVE HOUSE CERTIFIED WINDOWS



**45B
VINYL WINDOWS**
INNOTECH WINDOWS + DOORS
COLOR: GRAY
BRAND: PASSIVE HOUSE
CERTIFIED WINDOWS



GARAGE GATE VIEW AT DAY TIME



GARAGE GATE VIEW AT NIGHT TIME



PERFORATIONS ALLOW UP TO 30% FREE AIR PASSAGE
(SAMPLE IS FOR TEXTURE ONLY AND NOT COLOR)

GARAGE DOOR
SPIRAL VT - HIGH PERFORMANCE VENTILATED DOOR
COLOR: BLACK
SIZE: WIDTH 20', HEIGHT 11'
BRAND: RYTEC DOORS

NOTE:
COLOR OF DOOR TO MATCH OTHER
FENESTRATION MATERIALS
PROVIDED AT THE GROUND LEVEL

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OUTDOOR BENCH 1
THE AUSTIN BENCH
STYLE: FREESTANDING/ SURFACE MOUNT BACKLESS
MATERIAL: ALUMINUM AND EXTERIOR WOOD
SIZE: DEPTH 22", WIDHT 72", HEIGHT 18"
BRAND: LANDSCAPE FORMS



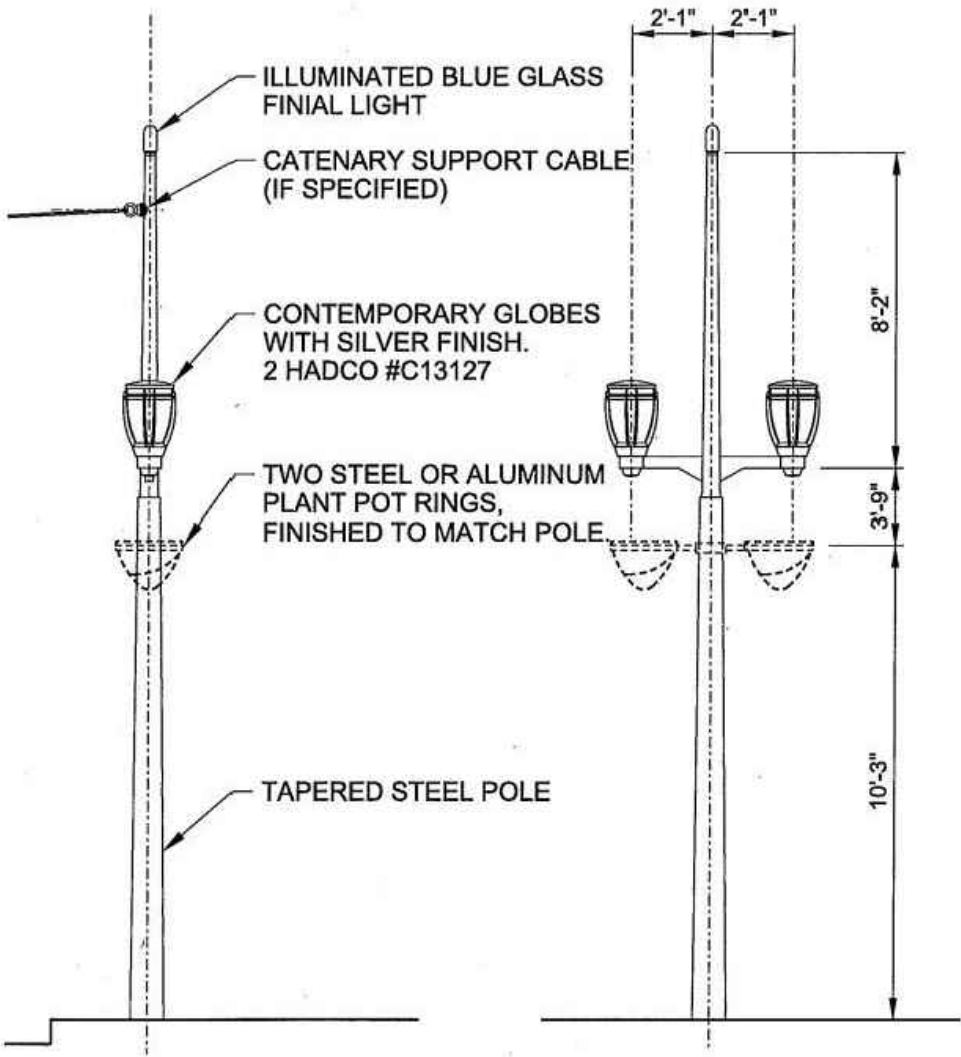
OUTDOOR BENCH 2
THE LILY BENCH
COLLECTION: PERENNE COLLECTION
STYLE: LIL-20NA WITHOUT ARMREST
MATERIAL: PERFORATED STEEL PANEL,
RECYCLED SOLID STEEL BARS
SIZE: LENGHT 6'-0"
BRAND: VICTOR STANLEY



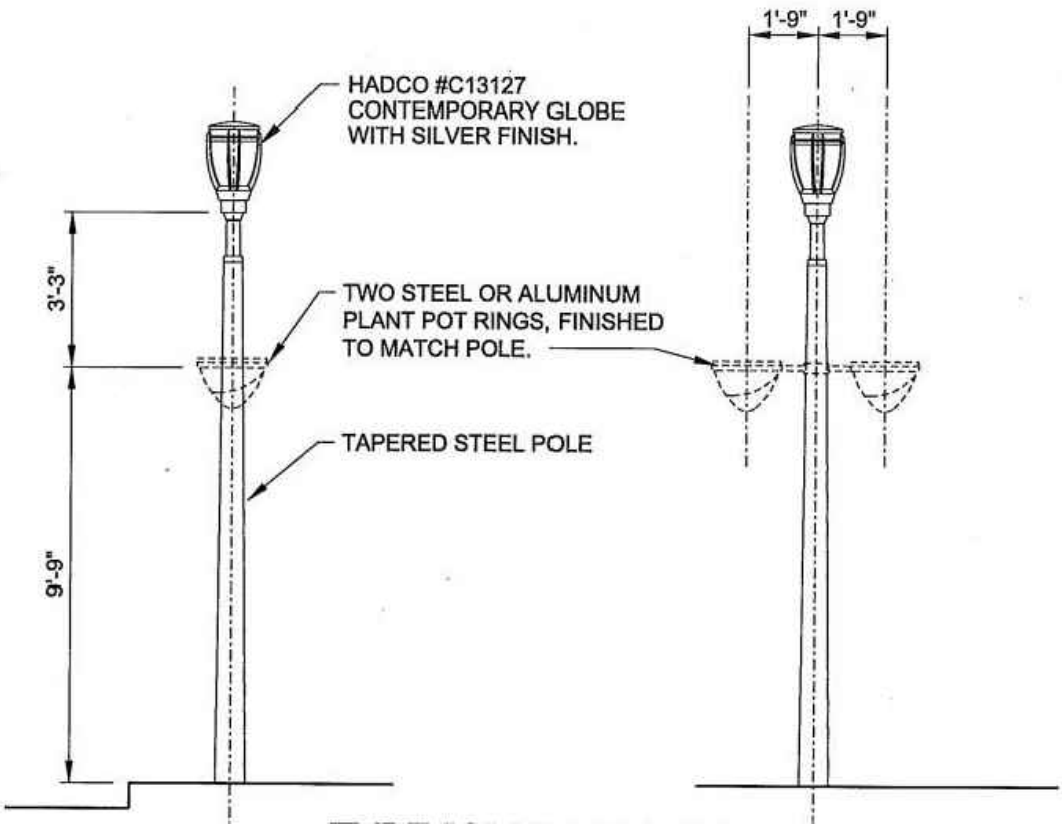
BICYCLE RACK
THE LOOP BIKE RACK
COLLECTION: 35 COLLECTION
COLOR: ALUMINUM
SIZE: DEPTH 14", LENGTH 36", HEIGHT 31"
BRAND: LANDSCAPE FORMS



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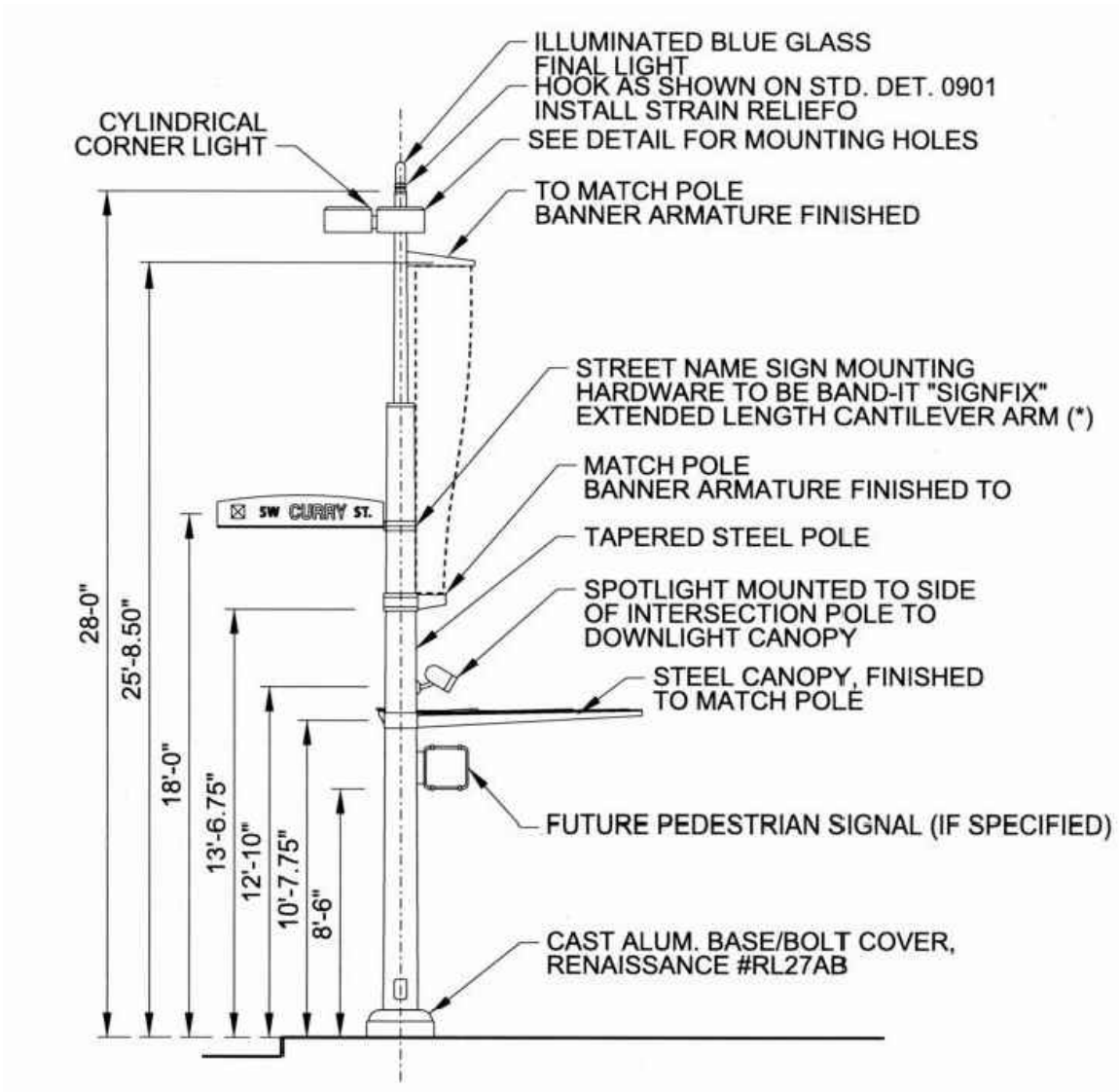


STREET LIGHT 1
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS

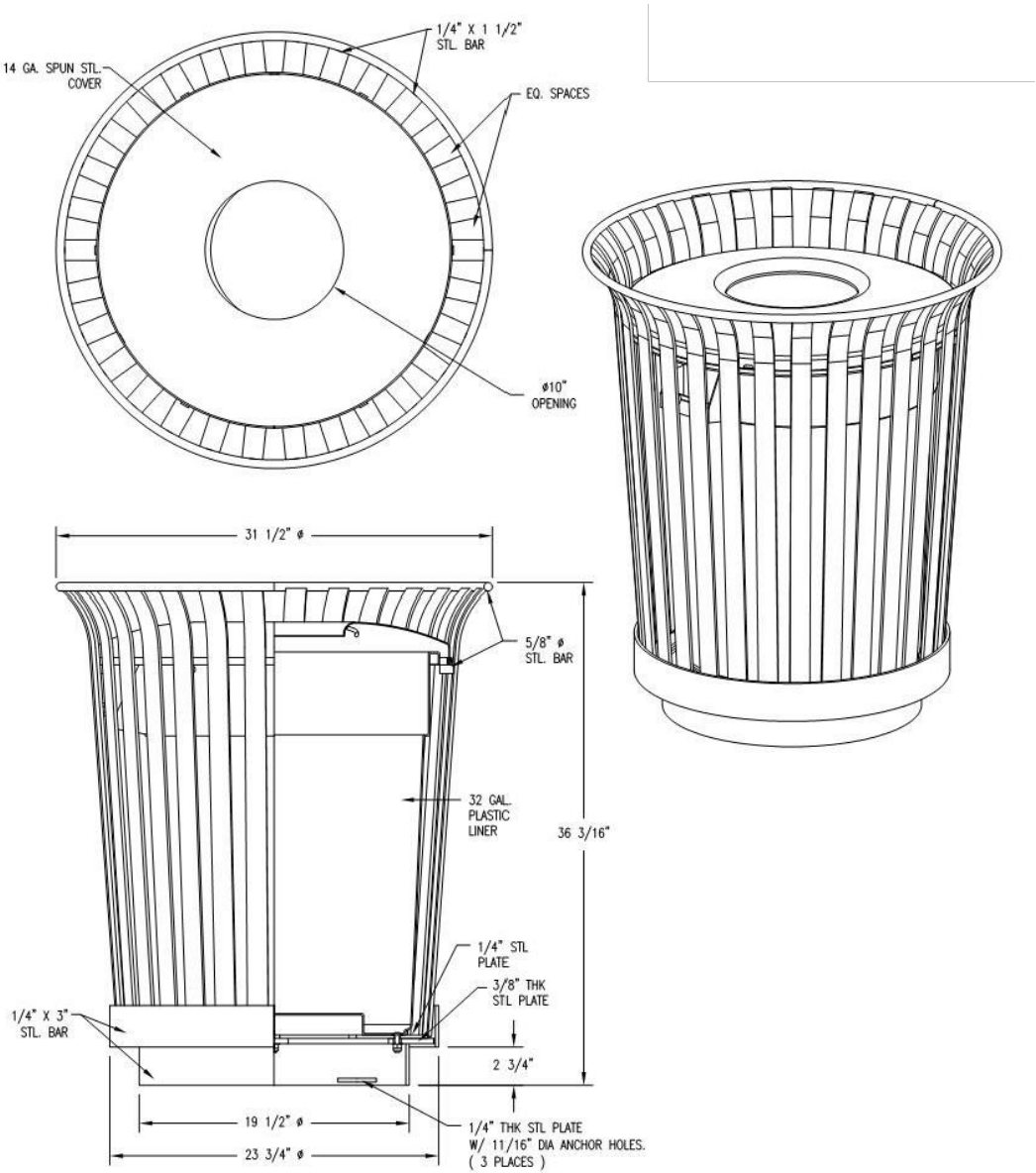


STREET LIGHT 2
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



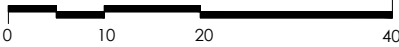


STREET LIGHT 3
TYPICAL STREET LIGHT OPTIONS PER CITY STANDARDS



TRASH RECEPTACLE
COLOR: BLACK
BRAND: DUMOR, INC

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SCALE : 1"=20'-0"



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BOND AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 NORTH

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BOND AND LOWELL PERSPECTIVE RENDERING - B45 NORTH

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RIVER PARKWAY AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

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NORTH ENTRY AT SW BOND RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.23

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SW BOND STREET VIEW RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.24

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NORTH ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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GARAGE ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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PLAZA AT ABERNETHY RENDERING - B45 NORTH
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PLAZA AT ABERNETHY RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.28

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PLAZA AT ABERNETHY RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.29

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PASEO ENTRY AT SW BOND RENDERING - B45
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PASEO RENDERING - B45

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PASEO ENTRY AT SW RIVER PARKWAY RENDERING - B45

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

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BOND AND LOWELL PERSPECTIVE RENDERING - B45 SOUTH

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LOWELL AND RIVER PARKWAY PERSPECTIVE RENDERING - B45 SOUTH

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RIVER PARKWAY MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

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SOUTH ENTRY AT SW BOND RENDERING - B45 SOUTH

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BOND AND LOWELL STREET CORNER RENDERING - B45 SOUTH

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SW LOWELL STREET VIEW RENDERING - B45 SOUTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.40

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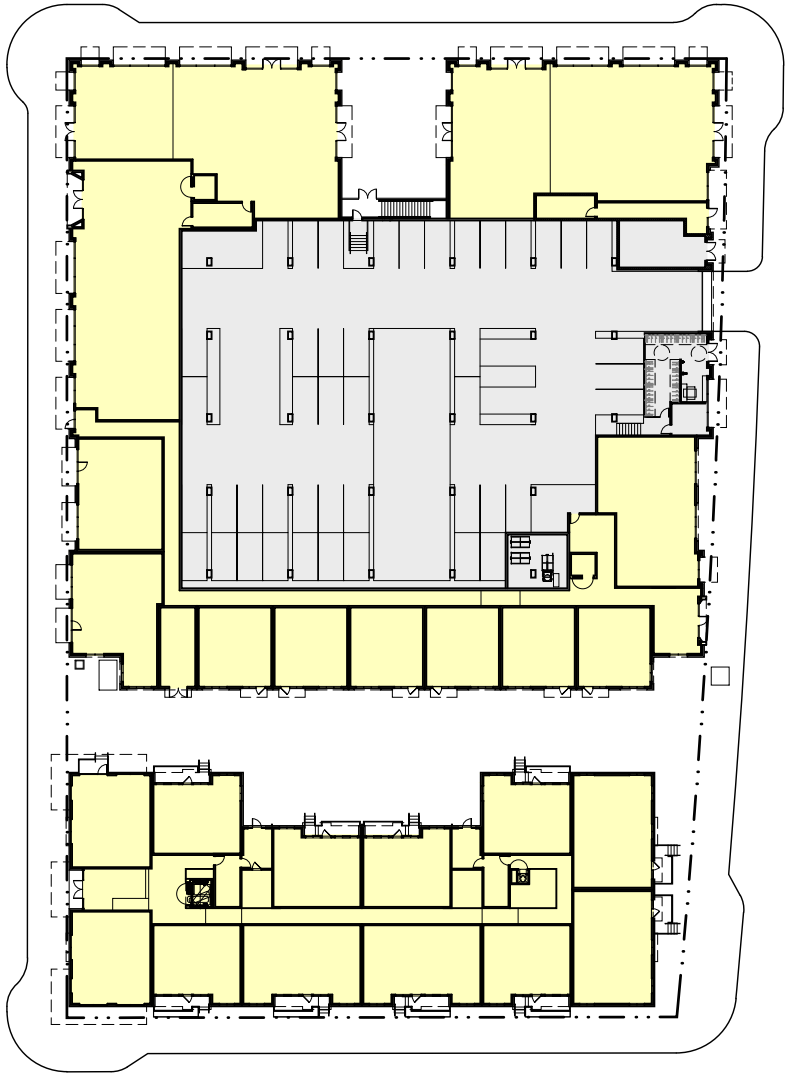
SW LOWELL STREET VIEW RENDERING - B45 SOUTH
LAND USE REVIEW # LU 20-102914 DZM GW EXHIBIT APP.41

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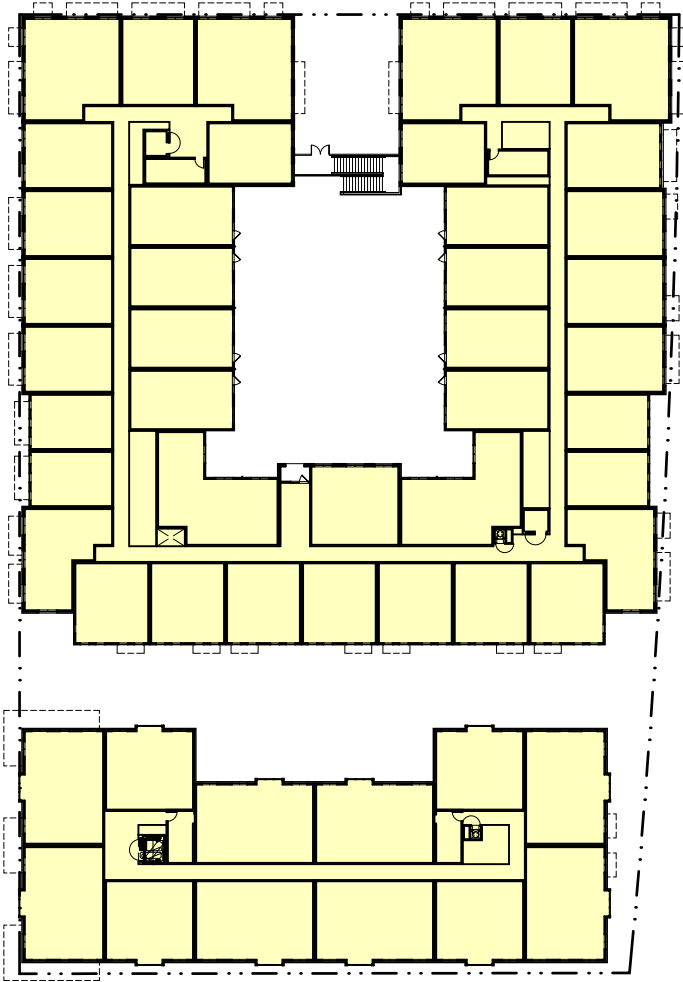


LOWELL AND RIVER PARKWAY STREET CORNER RENDERING - B45 SOUTH

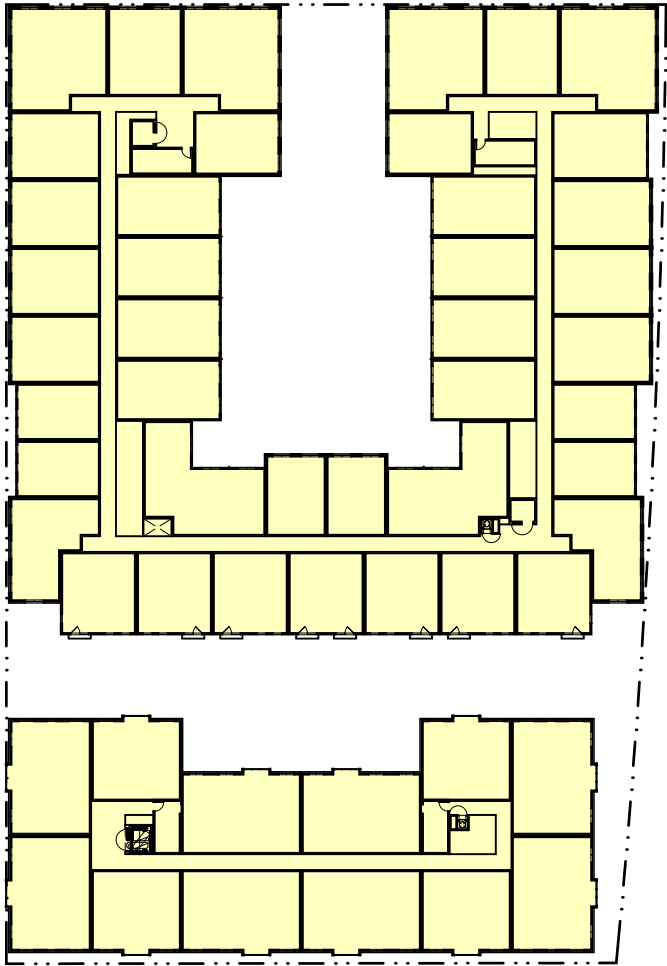
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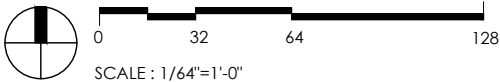
B45 L01 GROSS AREA PLAN - 54,493 SF



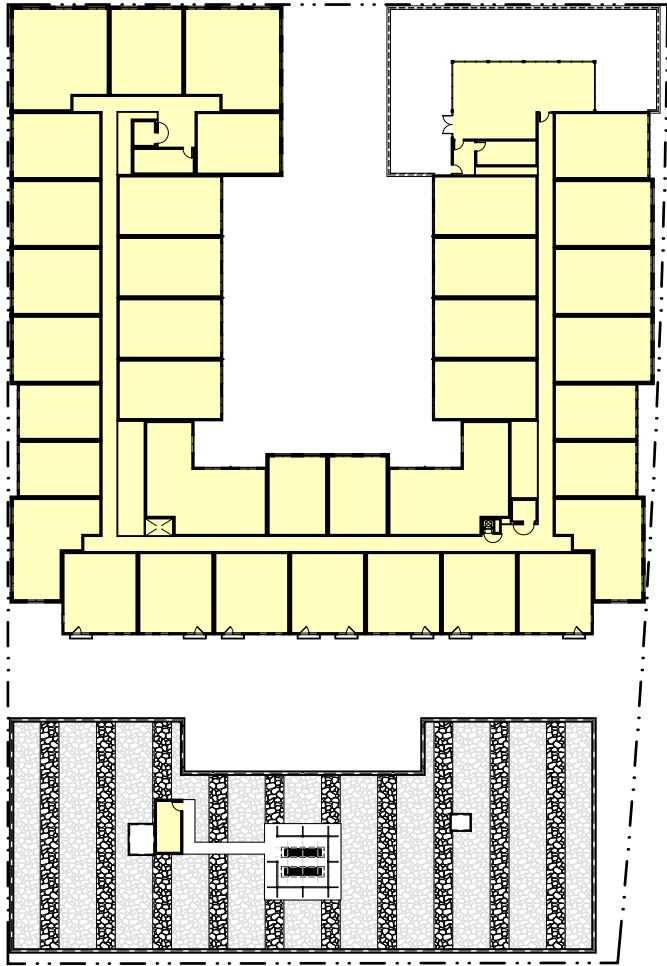
B45 L02 GROSS AREA PLAN - 48,570 SF



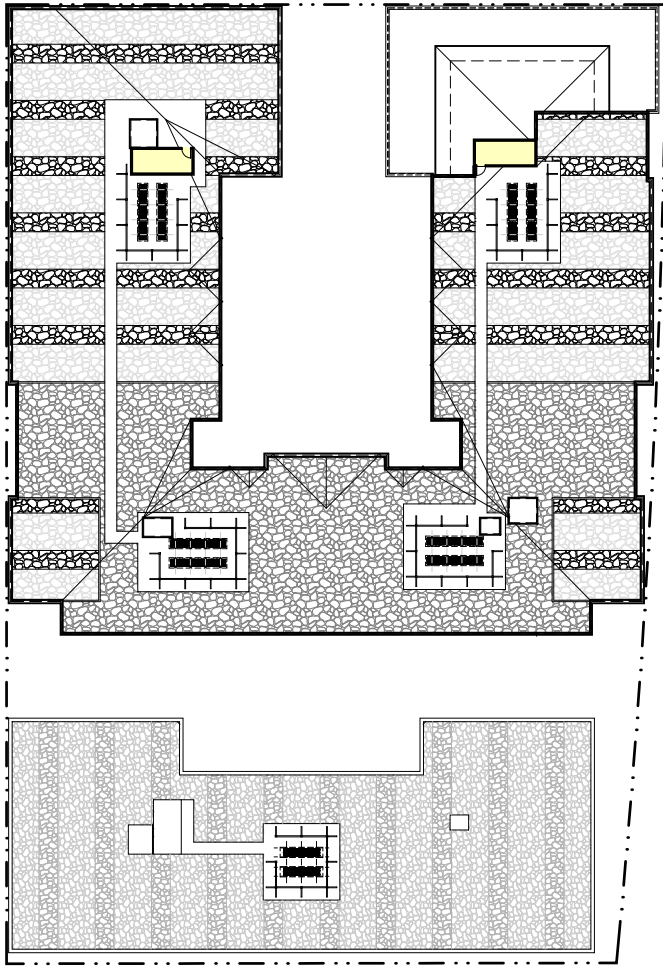
B45 L03-05 GROSS AREA PLAN - 48,625 SF



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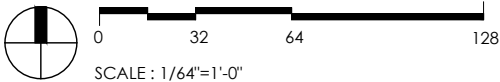


B45 L06 GROSS AREA PLAN - 32,348 SF



B45 ROOF GROSS AREA PLAN - 379 SF

BUILDING FAR SUMMARY:		
SITE AREA - 68,366 SF		
B45-L01	54,493 SF	0.797077
B45-L02	48,570 SF	0.710441
B45-L03	48,625 SF	0.711245
B45-L04	48,625 SF	0.711245
B45-L05	48,625 SF	0.711245
B45-L06	32,348 SF	0.473159
B45-ROOF	379 SF	0.005544
TOTAL	281,665 SF	4.119957
MAX FAR:	410,196 SF	6.0



GROUND FLOOR WINDOWS (33.510.230)

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.



NORTH ELEVATION ALONG SW ABERNETHY ST

REQUIRED			REQUIRED	
WINDOW LENGTH	50%		WINDOW AREA	25%
PROVIDED			PROVIDED	
TOTAL WALL LENGTH	177'-1"		TOTAL WALL AREA	1,650 SF
TOTAL WINDOW LENGTH	127'-11"		TOTAL WINDOW AREA	1,026 SF
OF WINDOW LENGTH	72%		% OF WINDOW AREA	62%

WEST ELEVATION ALONG SW BOND AVENUE

REQUIRED			REQUIRED	
WINDOW LENGTH	50%		WINDOW AREA	25%
PROVIDED			PROVIDED	
TOTAL WALL LENGTH	196'-7 1/2"		TOTAL WALL AREA	1,800 SF
TOTAL WINDOW LENGTH	132'-2"		TOTAL WINDOW AREA	1,100 SF
OF WINDOW LENGTH	67%		% OF WINDOW AREA	61%

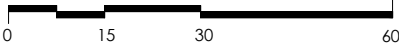
SOUTH ELEVATION ALONG SW LOWELL ST

REQUIRED			REQUIRED	
WINDOW LENGTH	50%		WINDOW AREA	25%
PROVIDED			PROVIDED	
TOTAL WALL LENGTH	33'-9"		TOTAL WALL AREA	302 SF
TOTAL WINDOW LENGTH	18'-0"		TOTAL WINDOW AREA	152 SF
OF WINDOW LENGTH	53%		% OF WINDOW AREA	50%

EAST ELEVATION ALONG SW RIVER PARKWAY

REQUIRED			REQUIRED	
WINDOW LENGTH	50%		WINDOW AREA	25%
PROVIDED			PROVIDED	
TOTAL WALL LENGTH	198'-11 1/2"		TOTAL WALL AREA	1,792 SF
TOTAL WINDOW LENGTH	105'-6 1/2"		TOTAL WINDOW AREA	899 SF
OF WINDOW LENGTH	53%		% OF WINDOW AREA	50%

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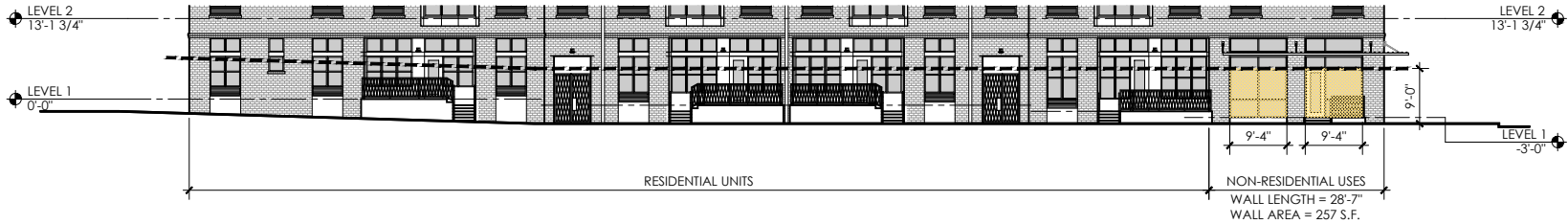


SCALE : 1"=30'-0"

DIAGRAMS - GROUND FLOOR WINDOWS - B45A

LAND USE REVIEW # LU 20-102914 DZM GW

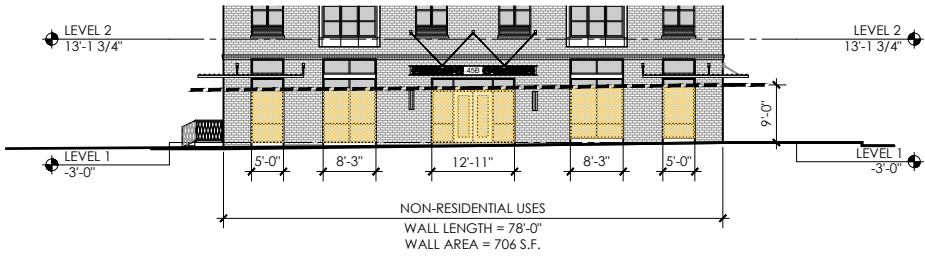
EXHIBIT APP.45



GROUND FLOOR WINDOWS (33.510.230)

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.

NORTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	28'-7"	PROVIDED TOTAL WALL AREA	257 SF
TOTAL WINDOW LENGTH	18'-8"	TOTAL WINDOW AREA	149 SF
OF WINDOW LENGTH	65%	% OF WINDOW AREA	58%



WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	78'-0"	PROVIDED TOTAL WALL AREA	706 SF
TOTAL WINDOW LENGTH	39'-5"	TOTAL WINDOW AREA	328 SF
OF WINDOW LENGTH	51%	% OF WINDOW AREA	46%

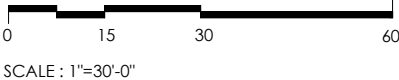


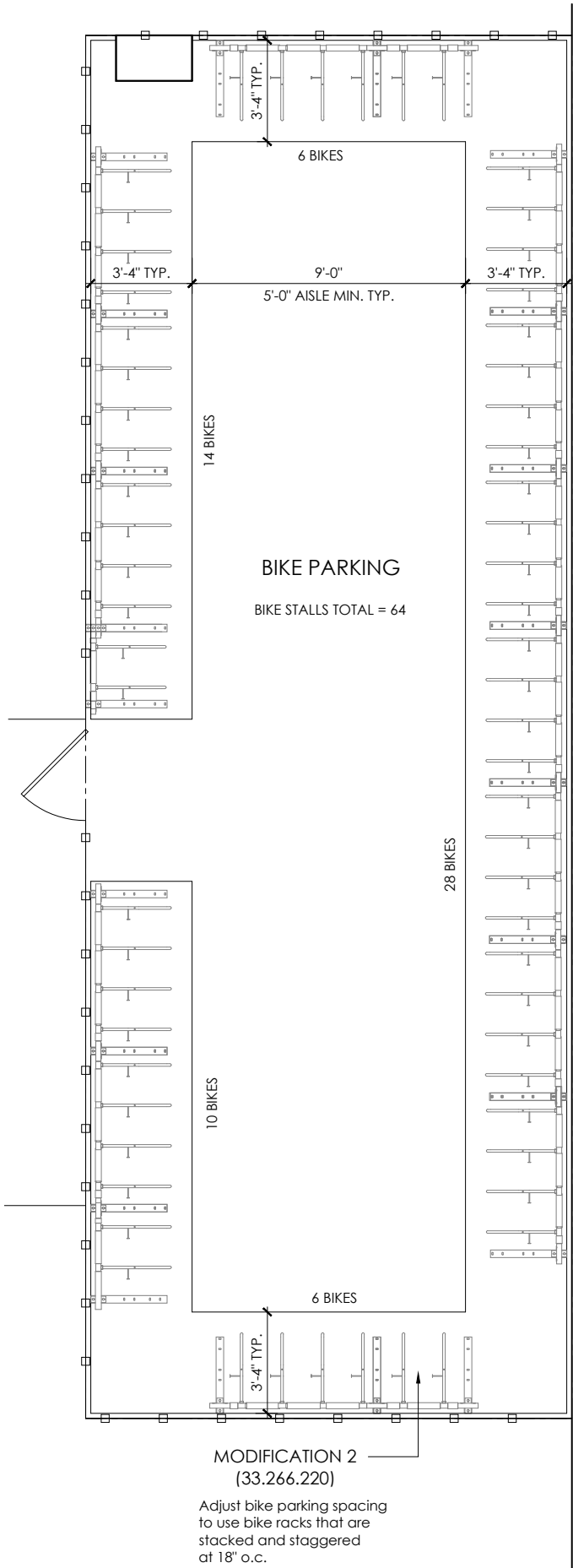
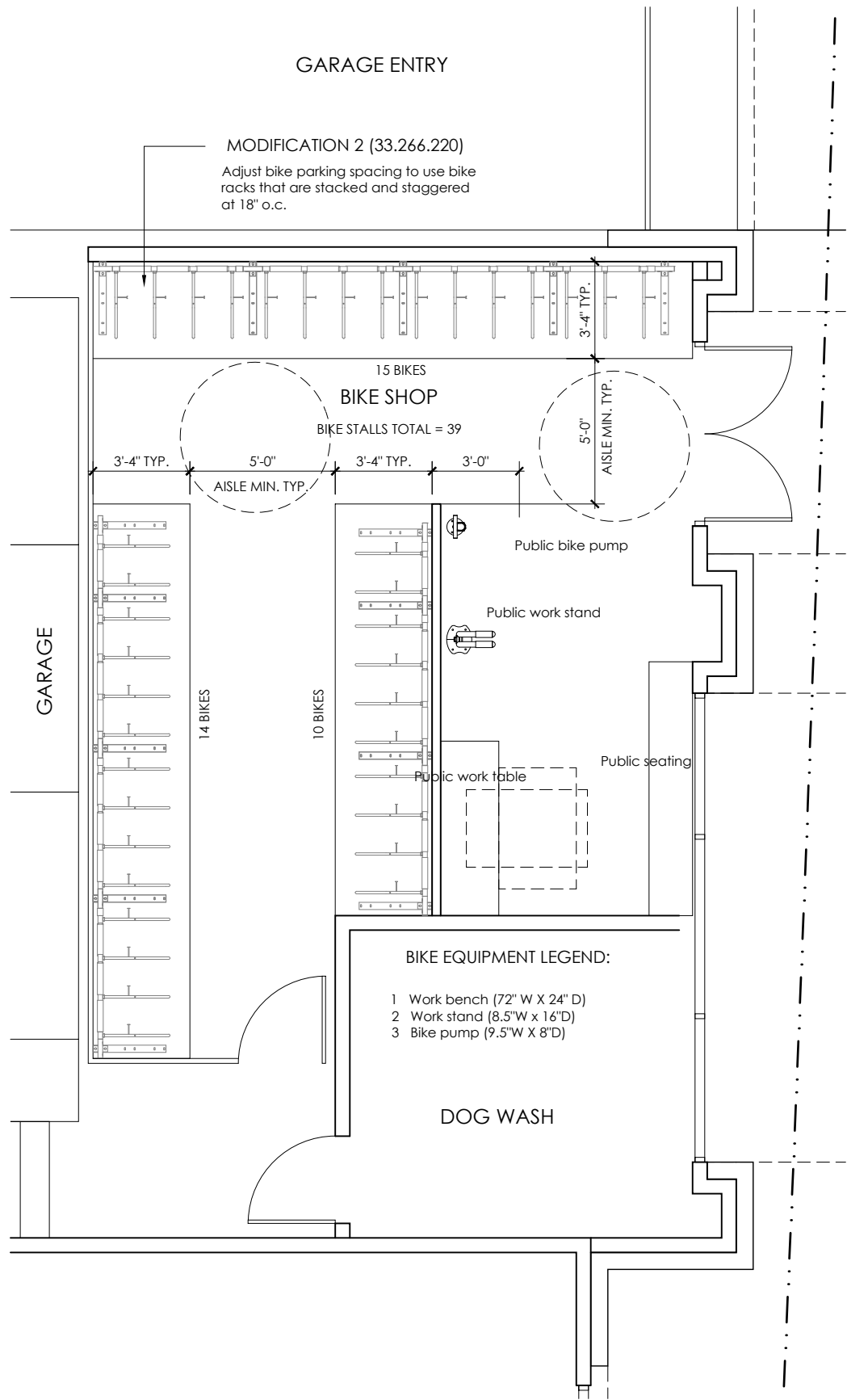
SOUTH ELEVATION ALONG SW LOWELL ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	28'-7"	PROVIDED TOTAL WALL AREA	258 SF
TOTAL WINDOW LENGTH	18'-8"	TOTAL WINDOW AREA	153 SF
OF WINDOW LENGTH	65%	% OF WINDOW AREA	59%



EAST ELEVATION ALONG SW RIVER PARKWAY

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BICYCLE PARKING SUMMARY

Long and short term bicycle parking is provided per the table below.

All residential units below 700 sf will have (1) long-term bike space. Residential units above 700 sf will have (2) long-term bike spaces.

An amenity Bike Shop in the garage level provides additional long-term bike parking for residents, retail and office spaces. A modification is requested for this room to allow 18" spacing of bikes and maximize the quantity of bike storage.

Short term bicycle parking spaces are provided outside the building.

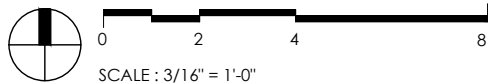
BLOCK 45 - PARKING UNIT TABULATION			
	NUMBER OF UNITS	SPACES PROVIDED PER UNIT	SPACES PROVIDED
UNITS BELOW 700 SF	85	1	85
UNITS ABOVE 700 SF	105	2	210
TOTAL			295

PER CALCULATIONS ABOVE, NOT ALL UNITS IN THE PROJECT WILL INCLUDE BICYCLE PARKING.

BLOCK 45 - REQUIRED BICYCLE PARKING				
	PARKING RATIO	UNITS/ AREA	REQUIRED SPACES	SPACES PROVIDED
LONG TERM PARKING	RESIDENTIAL PARKING IN UNIT (1.5 SPACES PER UNIT)	263 UNITS	395	295 IN UNITS
				103 IN GARAGE
	RETAIL PARKING 1 OR 2 SPACES PER 12,000 NET SF	7,558 SF NET AREA	2	2 IN GARAGE
	OFFICE PARKING 1 OR 2 SPACES PER 10,000 NET SF	1,000 SF NET AREA	2	2 IN GARAGE
		TOTAL	399	402
SHORT TERM PARKING	RESIDENTIAL PARKING 2 OR 1 SPACE PER 20 UNITS	263 UNITS	13.2	14
	RETAIL PARKING 2 OR 1 SPACES PER 5,000 NET SF	7,558 SF NET AREA	2	2
	OFFICE PARKING 2 OR 1 SPACES PER 40,000 NET SF	1,000 SF NET AREA	2	2
		TOTAL	18	18 IN STREET

REFER TO LANDSCAPE PLANS FOR LOCATION OF SHORT TERM BICYCLE PARKING SPACES

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NEIGHBORHOOD REFERENCE IMAGE

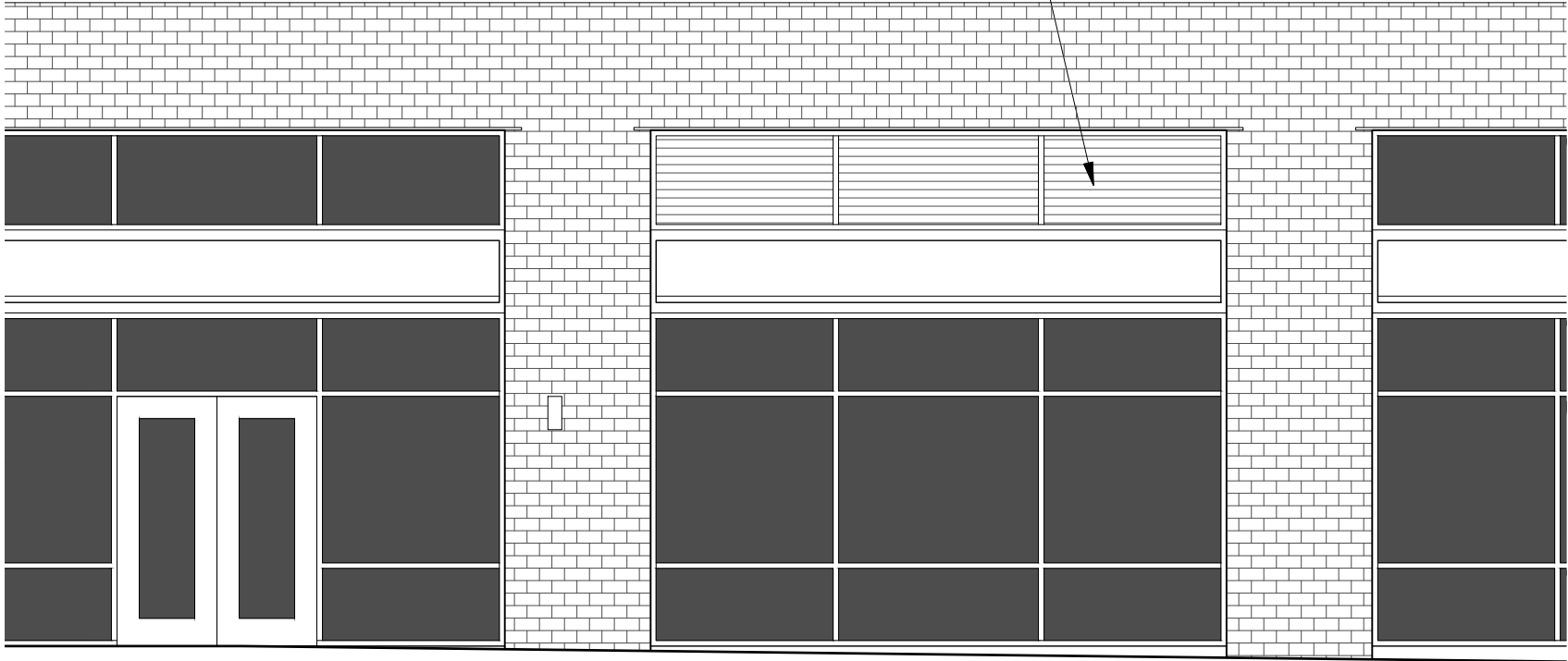


NEIGHBORHOOD REFERENCE IMAGE

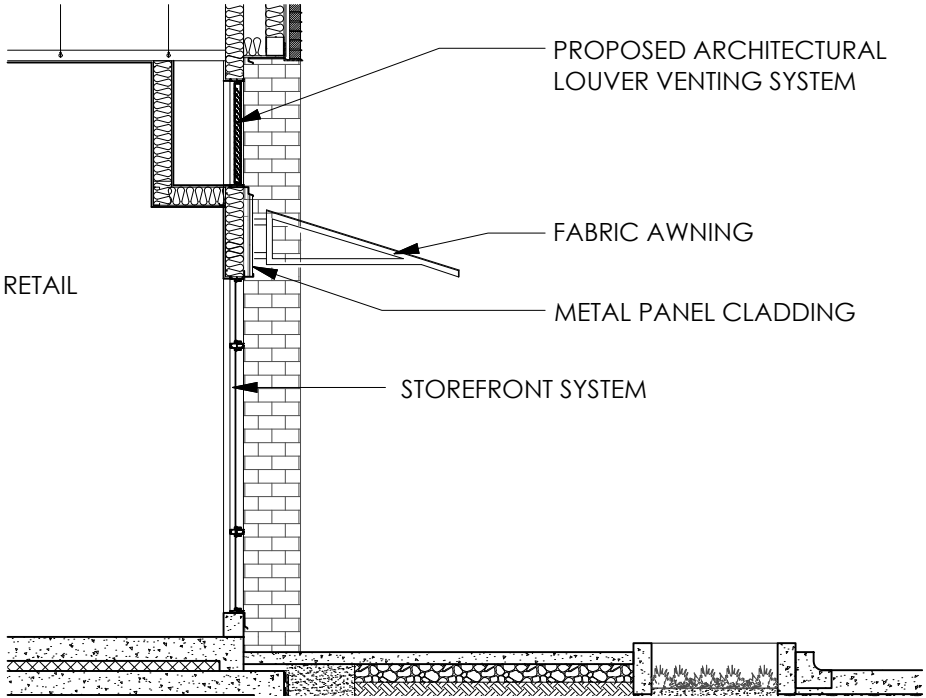


NEIGHBORHOOD REFERENCE IMAGE

PROPOSED ARCHITECTURAL LOUVER VENTING SYSTEM

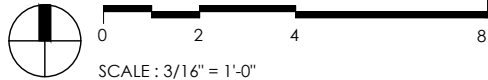
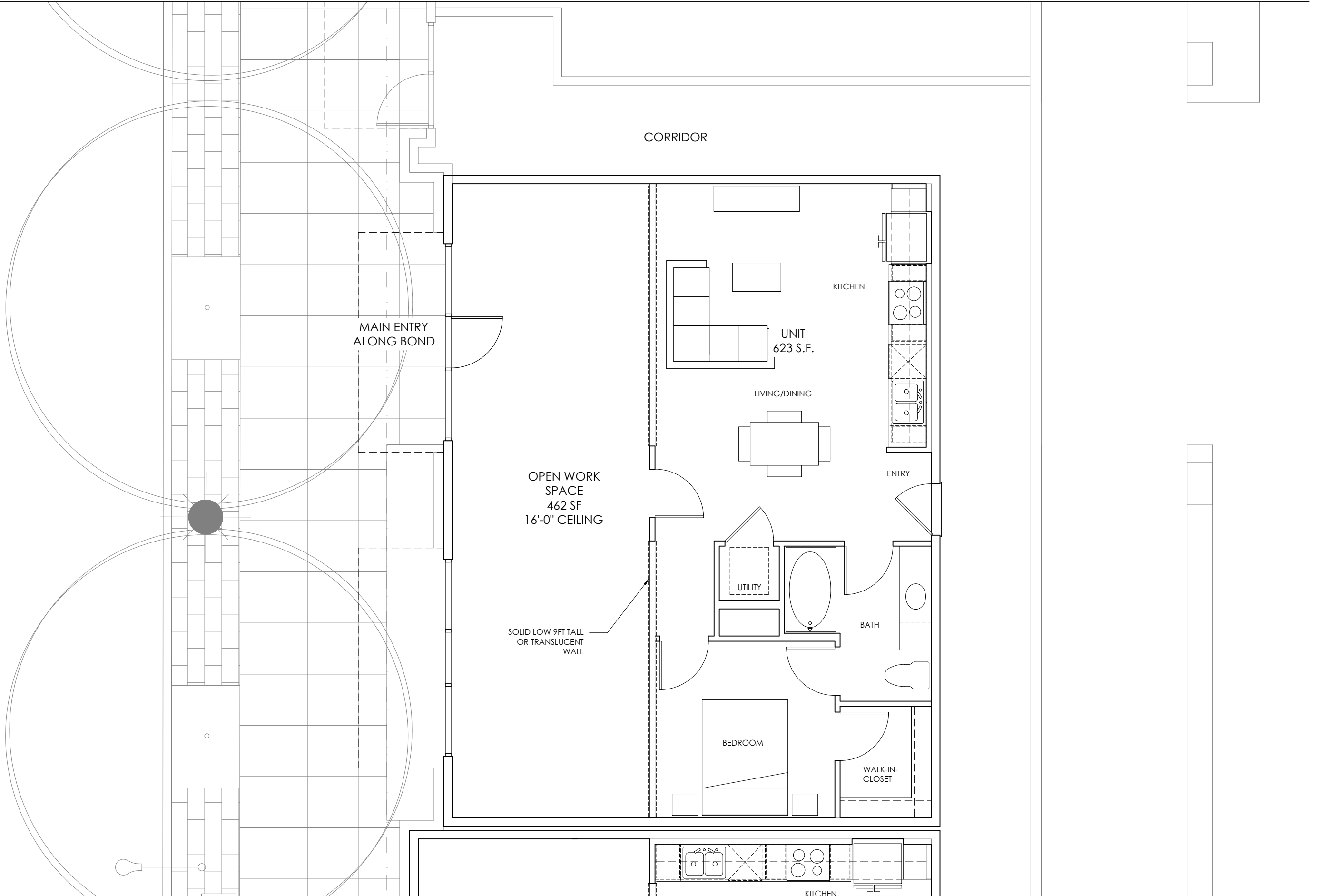


01 RETAIL VENTING STRATEGY ELEVATION



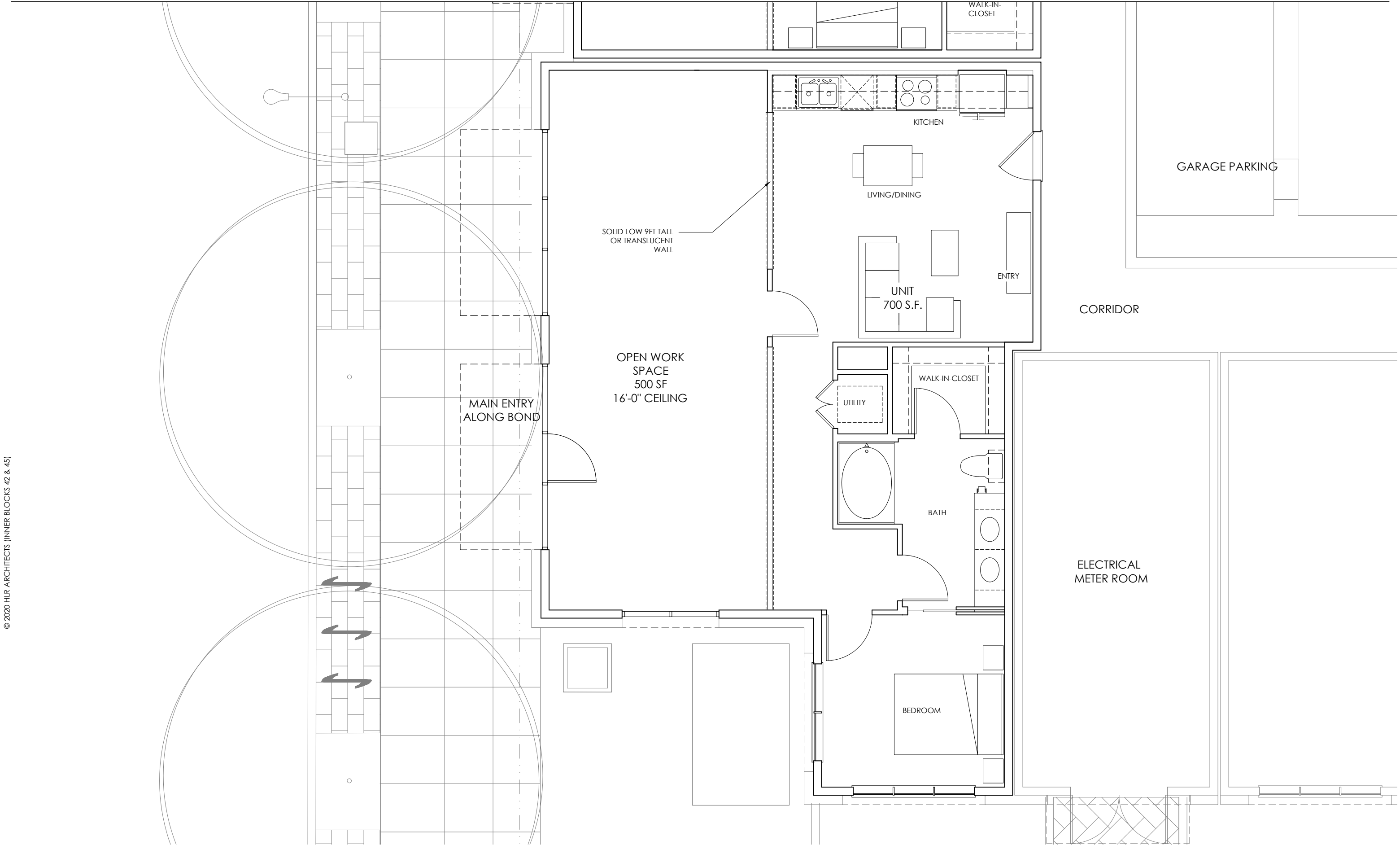
02 RETAIL VENTING STRATEGY SECTION

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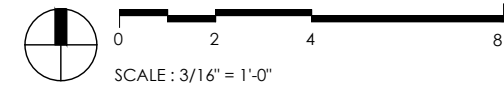


CONCEPTUAL LAYOUT FOR LIVE/WORK UNIT EXHIBIT - BLOCK 45

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CONCEPTUAL LAYOUT FOR LIVE/WORK UNIT EXHIBIT - BLOCK 45

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