

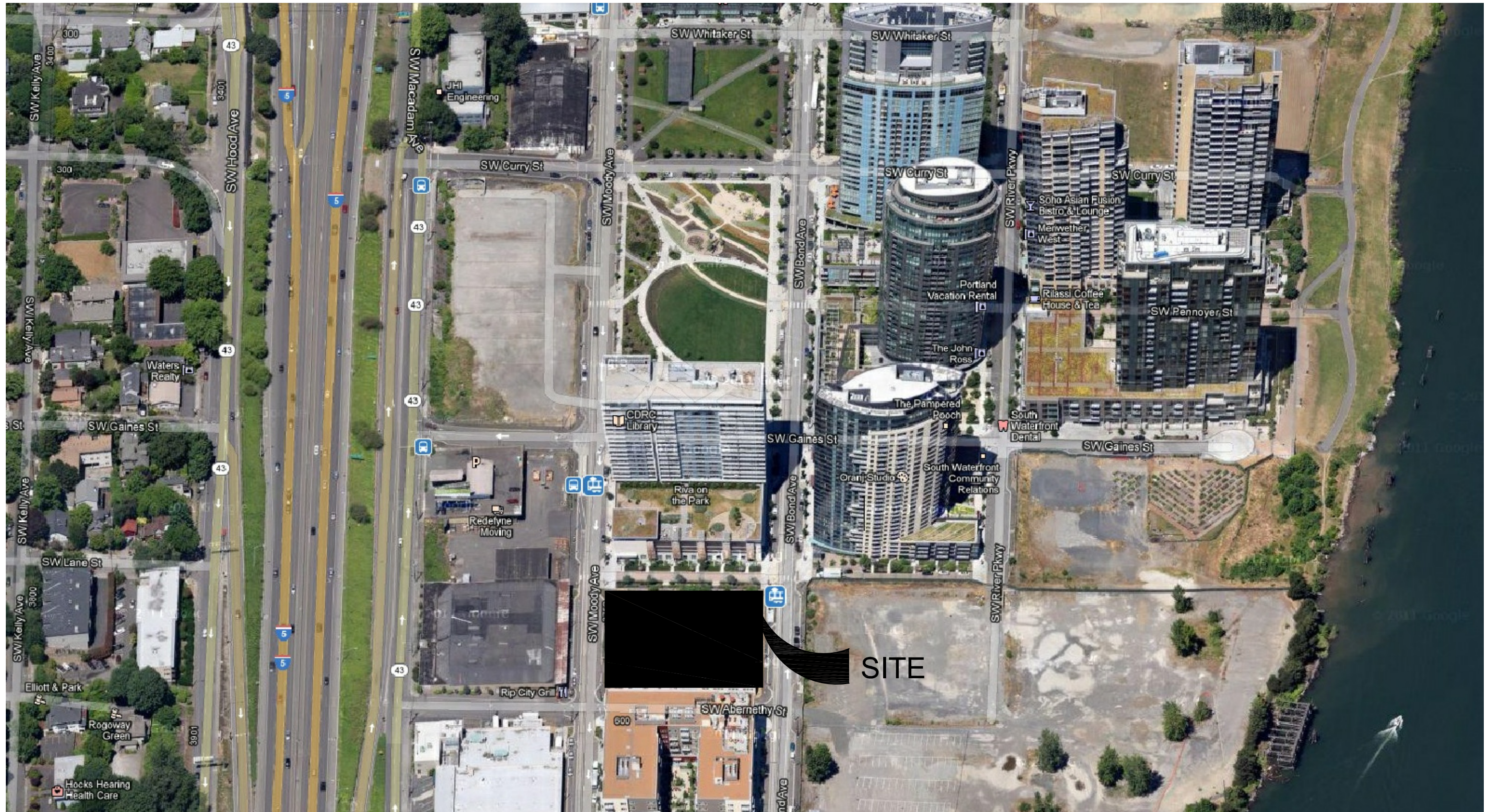
Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

BLOCK 43
CONCEPT RENDERING

ALAMO MANHATTAN



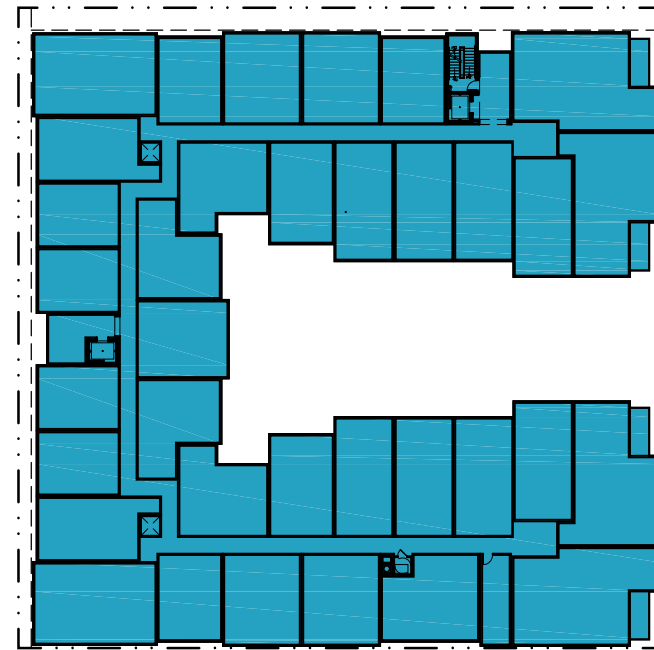
VICINITY MAP
SCALE: N.T.S.




SITE LOCATION
 SCALE: N.T.S.

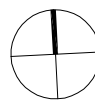


LEVEL ONE
SCALE: 1"=60'



LEVEL TWO - LEVEL SIX
SCALE: 1"=60'

| FAR DATA | |
|----------------|--------------|
| BUILDING LEVEL | TOTAL S.F. |
| LEVEL ONE | 28,525 S.F. |
| LEVEL TWO | 29,906 S.F. |
| LEVEL THREE | 29,906 S.F. |
| LEVEL FOUR | 29,906 S.F. |
| LEVEL FIVE | 29,906 S.F. |
| LEVEL SIX | 29,906 S.F. |
| TOTAL | 178,055 S.F. |

 **FAR DIAGRAMS**
SCALE: 1"=60'



NORTH

| |
|-----------|
| Site Plan |
| L2.01 |

Program
11.01.12

Building areas

Residential

| Unit | Type | Area (s.f.) | Count | Total Area (s.f.) | % of Total | Weighted % |
|------|---------|-------------|-------|---------------------|------------|----------------|
| S1 | one/one | 529 | 26 | 13,754 | 12.87% | |
| S2 | one/one | 560 | 19 | 10,640 | 9.41% | 22.28% |
| A1 | one/one | 646 | 2 | 1,292 | 0.99% | |
| A1.1 | one/one | 722 | 10 | 7,220 | 4.95% | |
| A2 | one/one | 655 | 11 | 7,205 | 5.45% | |
| A2.1 | one/one | 694 | 12 | 8,328 | 5.94% | |
| A3 | one/one | 693 | 48 | 33,264 | 23.76% | |
| A4 | one/one | 683 | 10 | 6,830 | 4.95% | |
| A5 | one/one | 706 | 28 | 19,768 | 13.86% | |
| A6 | one/one | 783 | 5 | 3,915 | 2.48% | 62.38% |
| B1 | two/two | 1,002 | 12 | 12,024 | 5.94% | |
| B2 | two/two | 1,081 | 10 | 10,810 | 4.95% | |
| B3 | two/two | 1,200 | 9 | 10,800 | 4.46% | 15.35% |
| | | | | Total net | | 100.00% |
| | | | | | 202 | |
| | | | | 145,850 s.f. | avg 722.03 | |

Total gross

Building efficiency

Leasing / Amenities

| | |
|--------------|------------|
| Leasing | 1,160 s.f. |
| Fitness | 965 s.f. |
| Club | 965 s.f. |
| Roof terrace | 1,200 s.f. |

Total gross residential **176,507 s.f.**

Total gross retail **1,160 s.f.**

Parking Garage

| | |
|---------|-------------|
| Level 1 | 36,913 s.f. |
| Level 2 | 35,252 s.f. |

Total gross garage **72,165 s.f.**

Project total gross **249,832 s.f.**

Parking

Required residential

| | units | spaces |
|------------------------|------------|-------------|
| 1 Studio At 1 sp/bed | 45 | 45 |
| 1 Bedrooms At 1 sp/bed | 126 | 126 |
| 2 Bedrooms At 1 sp/bed | 31 | 31 |
| total | 202 | |
| Total | | 202 |
| Parking ratio | | 1.00 |

Required retail

| | area | spaces |
|-----------------------|------------|------------|
| 0 per 1000 s.f. | 1,160 s.f. | 0 |
| Total required | | 202 |

Provided

| | | |
|------------------------------|------------|----------------|
| Residential - regular spaces | 154 | 75.86% |
| Residential - compact spaces | 49 | 24.14% |
| Retail - regular spaces | 0 | 0.00% |
| Total provided | 203 | 100.00% |

Site Info

| | | |
|-----------|-------------------|------------|
| Site area | 40,402 s.f. | 0.93 acres |
| Density | 217.79 units/acre | |

PROJECT AREAS

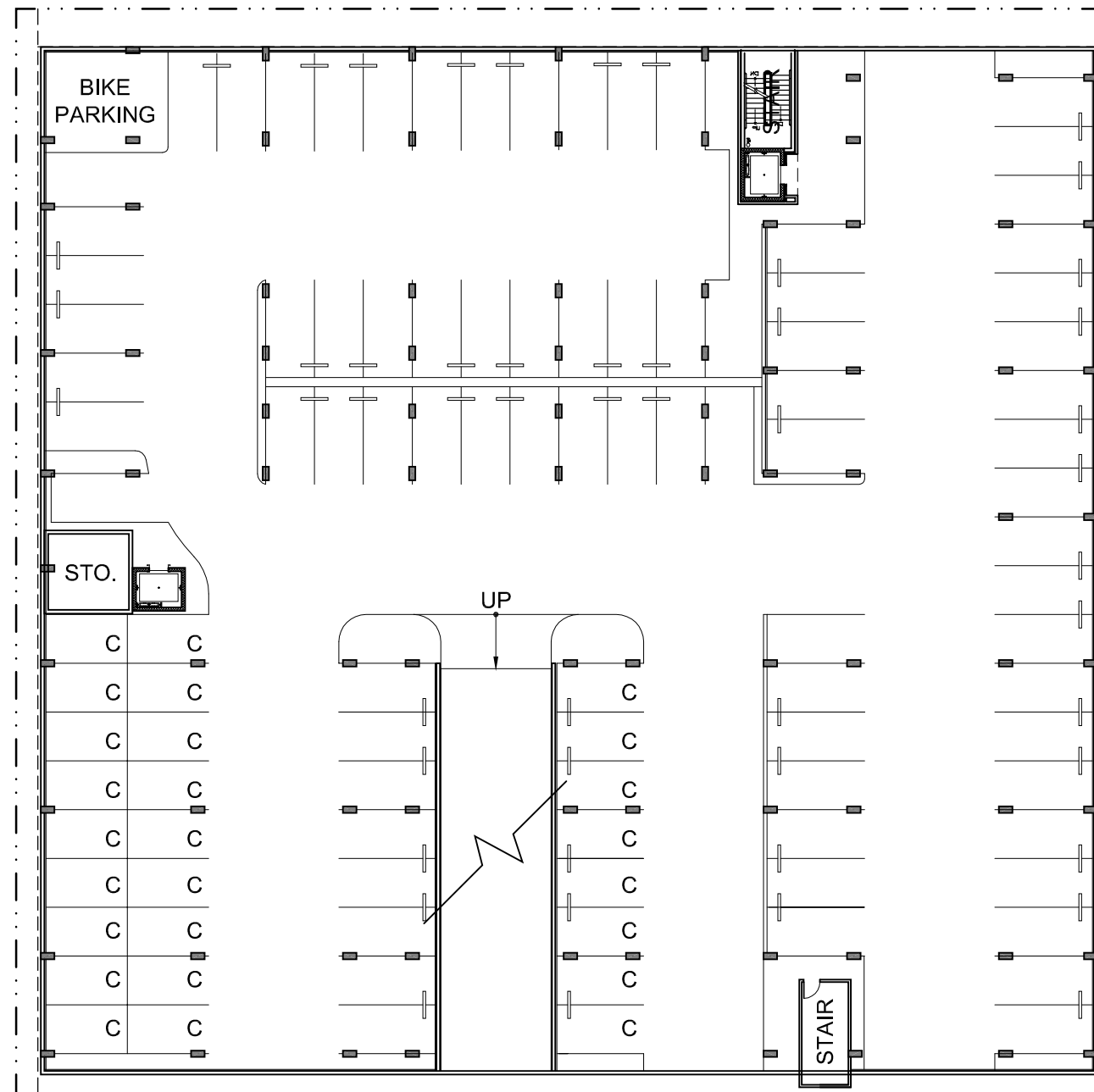
SCALE: N.T.S.




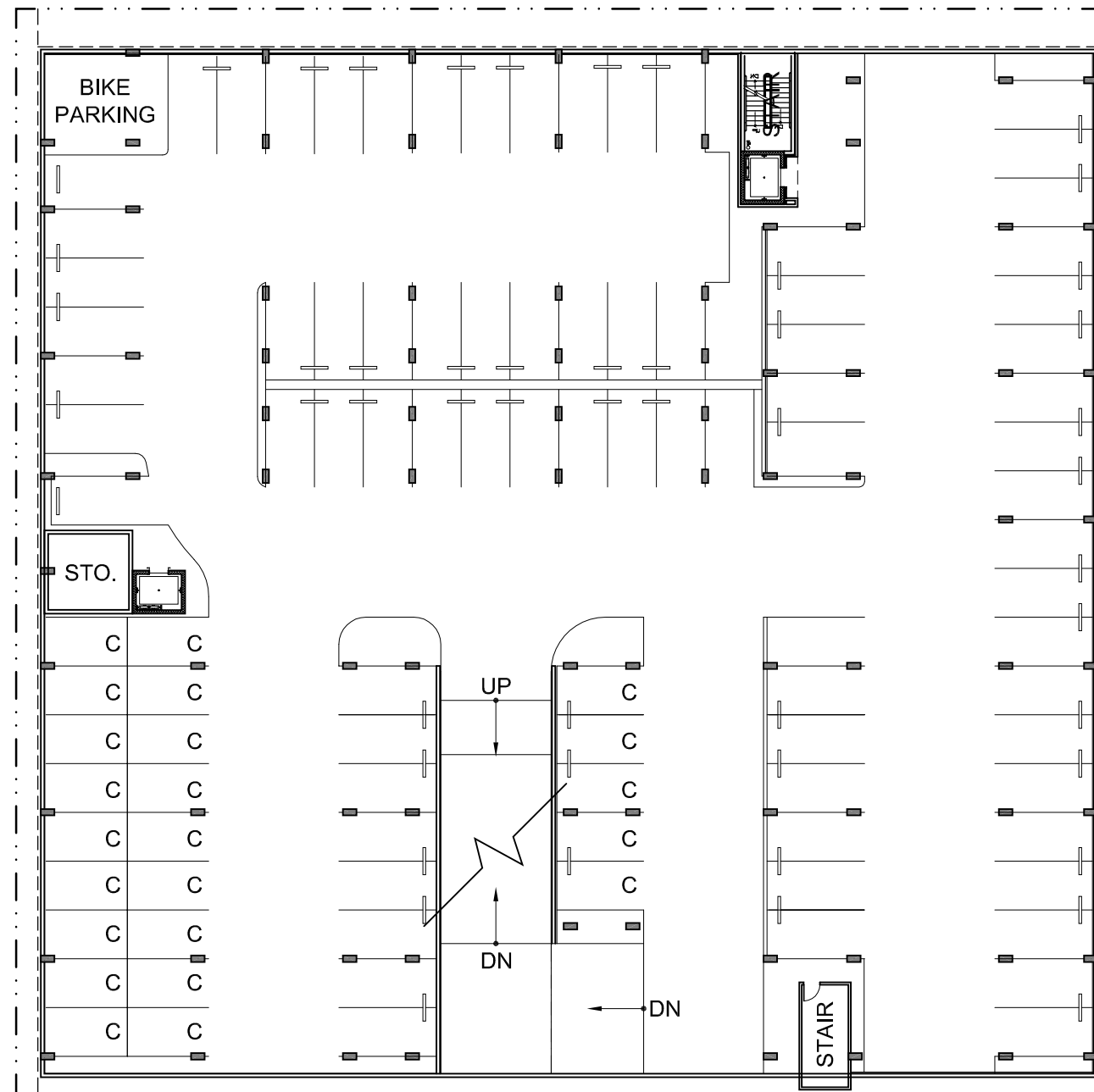
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
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


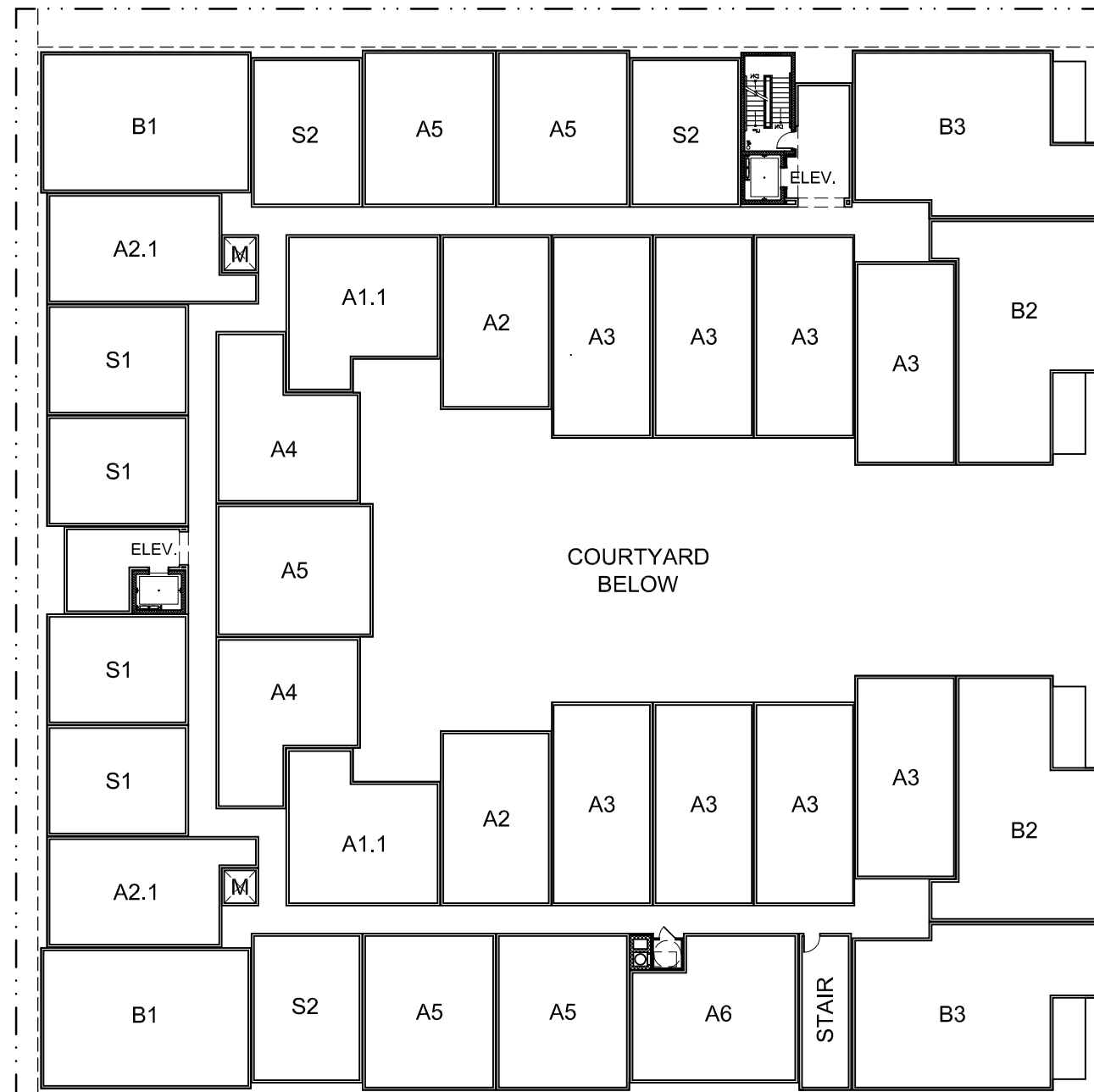

GARAGE LEVEL 2
 SCALE: 1" = 30'




GARAGE LEVEL 1
 SCALE: 1" = 30'

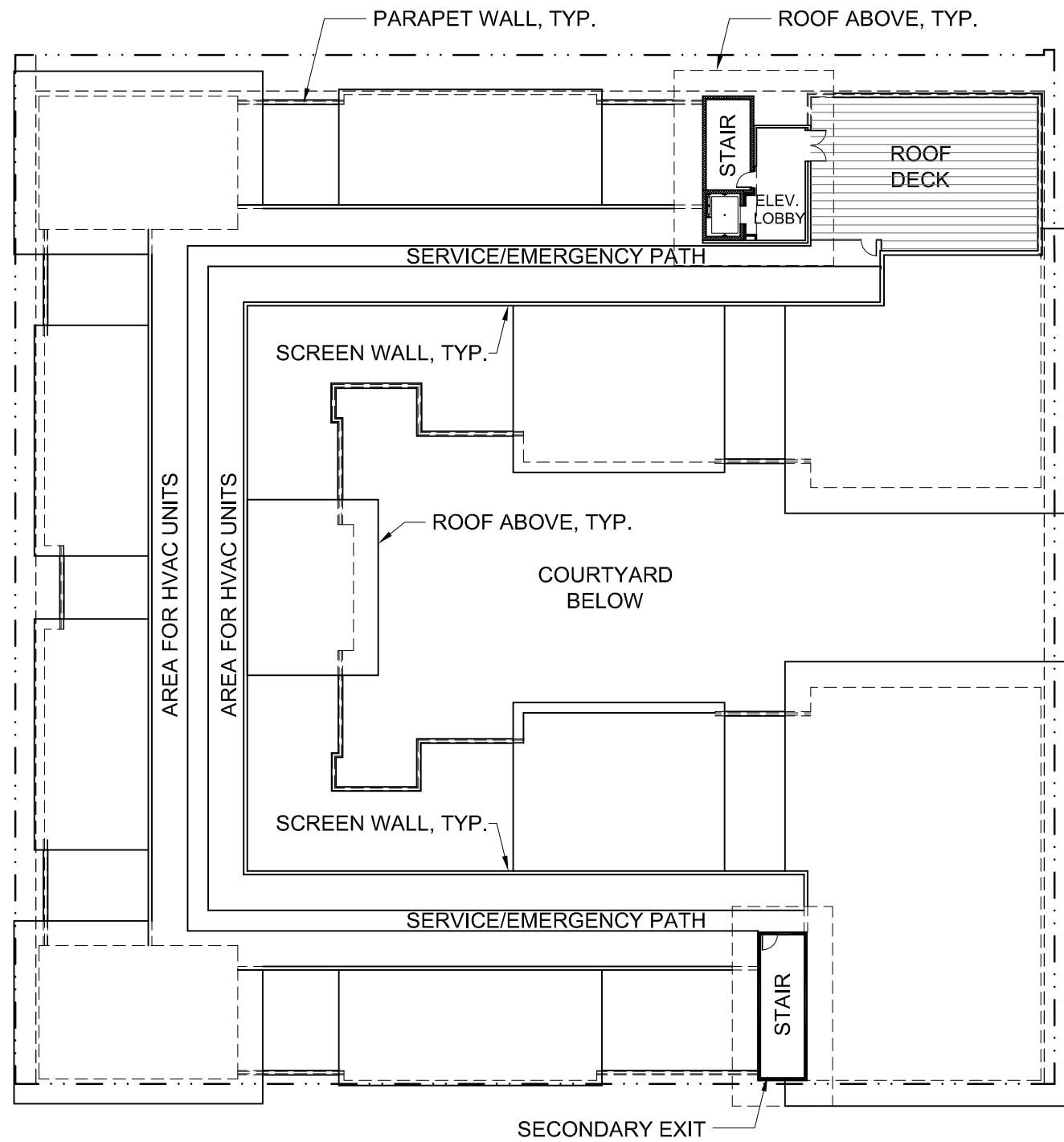



UNITS LEVEL 1
 SCALE: 1"=30'




UNITS LEVEL 2 - LEVEL 6
 SCALE: 1"=30'

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 **ROOF PLAN**
SCALE: 1" = 30'

| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



ELEVATION ON S.W. BOND AVENUE

SCALE: 1"=30'

| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



ELEVATION ON S.W. MOODY AVENUE

SCALE: 1"=30'

| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



ELEVATION ON S.W. LANE STREET

SCALE: 1"=30'

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| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



ELEVATION ON S.W. ABERNETHY AVENUE

SCALE: 1"=30'

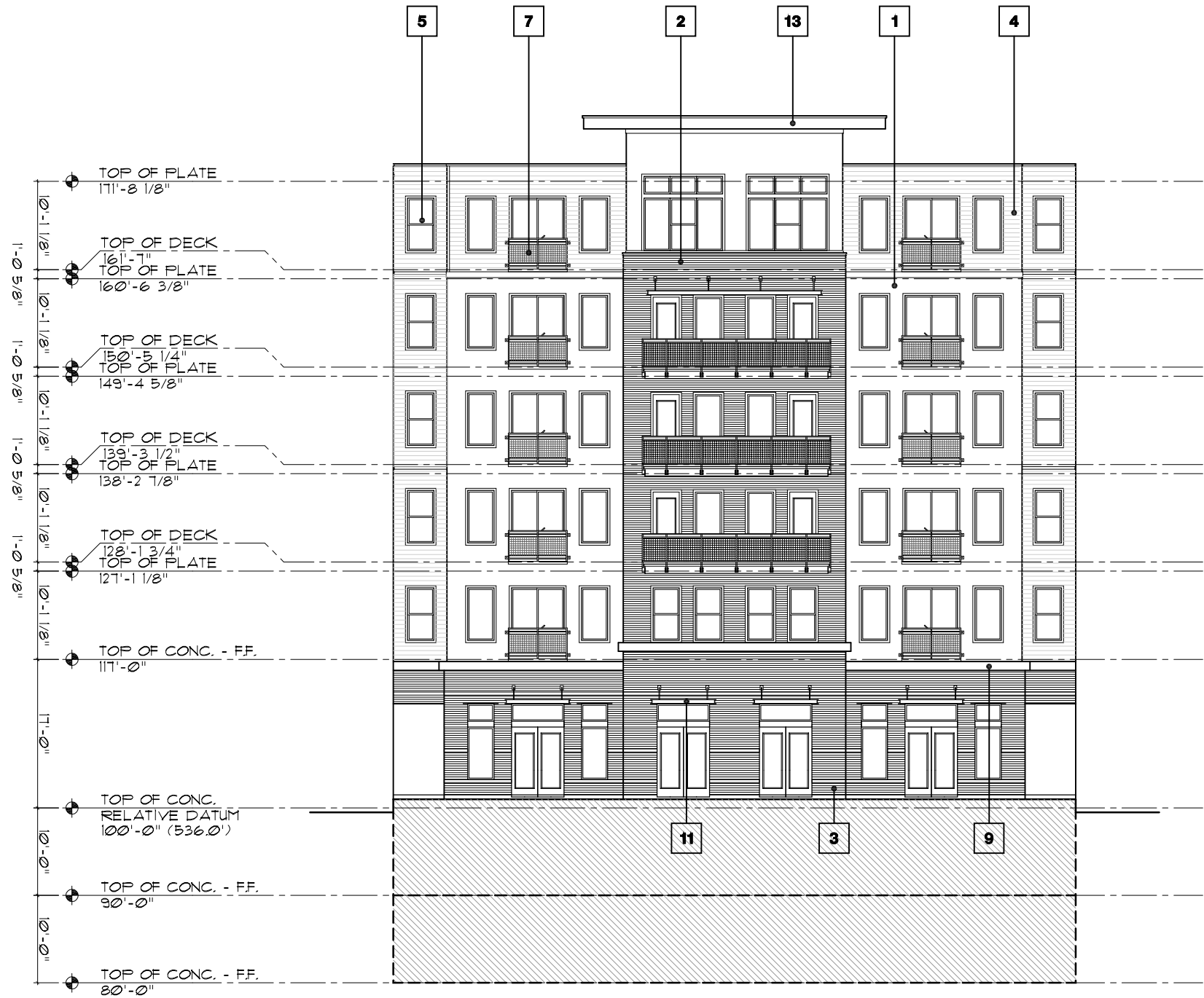
| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



RIGHT INTERIOR ELEVATION

SCALE: 1" = 30'

| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



FRONT INTERIOR ELEVATION

SCALE: 1"=30'

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| ELEVATION LEGEND | | | | | | | | | | | | | |
|------------------|----------------------|---|-------------------|---|-------------------|---|--------------------------|----|---|----|--------------------|----|----------------|
| 1 | STUCCO FINISH SYSTEM | 3 | BURNISH BLOCK | 5 | VINYL WINDOW | 7 | PAINTED GUARDRAIL SYSTEM | 9 | EXPOSED CONCRETE (RUBBED SMOOTH FINISH) | 11 | METAL CANOPY | 13 | CAST STONE CAP |
| 2 | BRICK VENEER | 4 | LAP SIDING SYSTEM | 6 | STOREFRONT WINDOW | 8 | STUCCO FOAM TRIM | 10 | CEMENTITIOUS PANEL SYSTEM | 12 | PAINTED FASCIA CAP | | |



LEFT INTERIOR ELEVATION

SCALE: 1" = 30'



