



**Design Advice Request 12.6.12**

**ALAMO MANHATTAN**



**Hensley Lamkin Rachel, Inc.**  
ARCHITECTURE AND PLANNING



# Overall Site



# Proposed Site (Existing)

North Elevation



East Elevation



West Elevation



South Elevation



# Immediate Neighbor – South



## **The Matisse**

- Corner of Bond and Abernethy
- 6-story apartment building

# Immediate Neighbors – North and Northeast



## **Riva on the Park** (left)

- 650 SW Gaines St.
- 22-story building
- Apartments

## **The Ardea** (right)

- 3720 SW Bond Ave.
- 30-story building
- Apartments and townhomes

# Northeast Neighbors – Within Two Blocks



## **The John Ross Tower** (left)

- 3601 SW River Parkway
- 31-story; condominiums

## **Atwater Place** (bottom right)

- 841 SW Gaines St.
- 23-story; apartments, townhomes, penthouses



# Promenade – Pedestrian Walkway



- Proposed site has connectivity to pedestrian walkway
- Shown on the left, Riva on the Park (elevation facing proposed site)

# Public Transportation

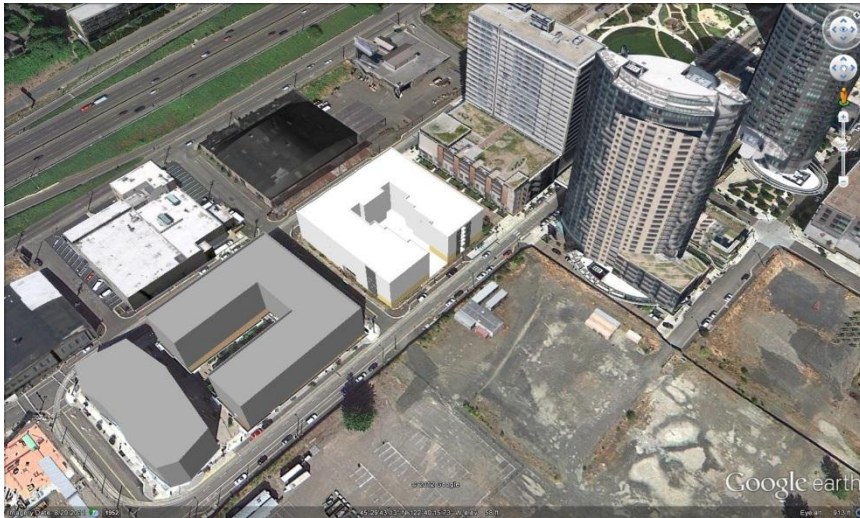
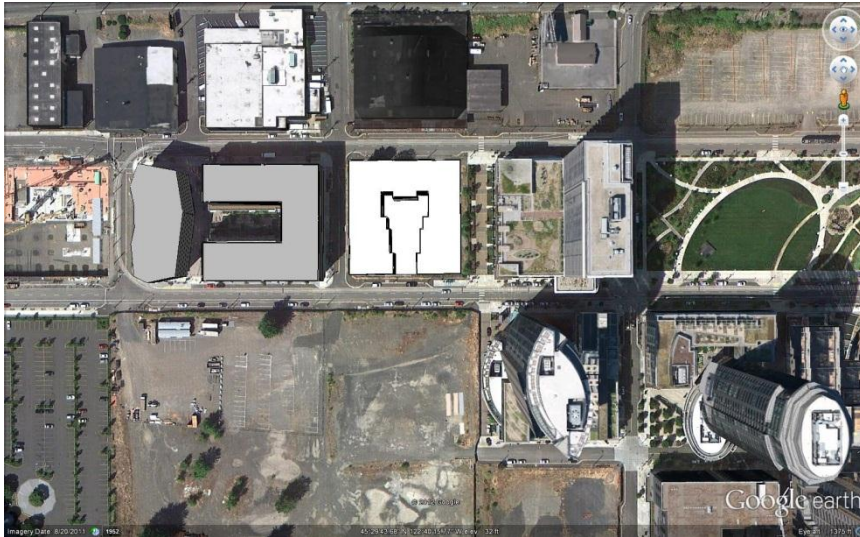


- Featured at left:
  - Streetcar stop at SW Bond and Lane; northeast corner of proposed site
- Streetcar stops at:
  - Lowell & Bond
  - SW Bond & Lane

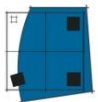
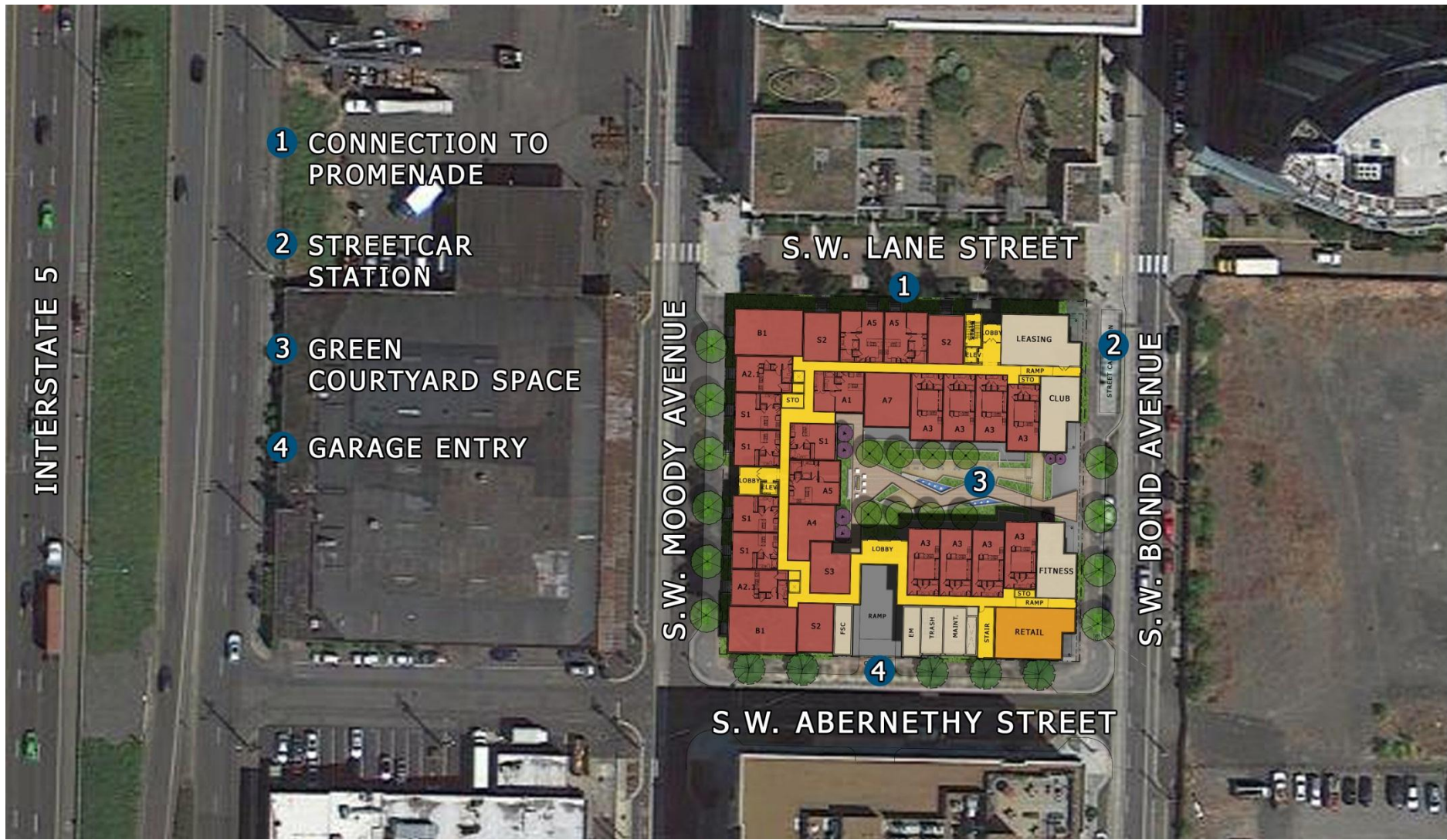




# Contextual Massing Study

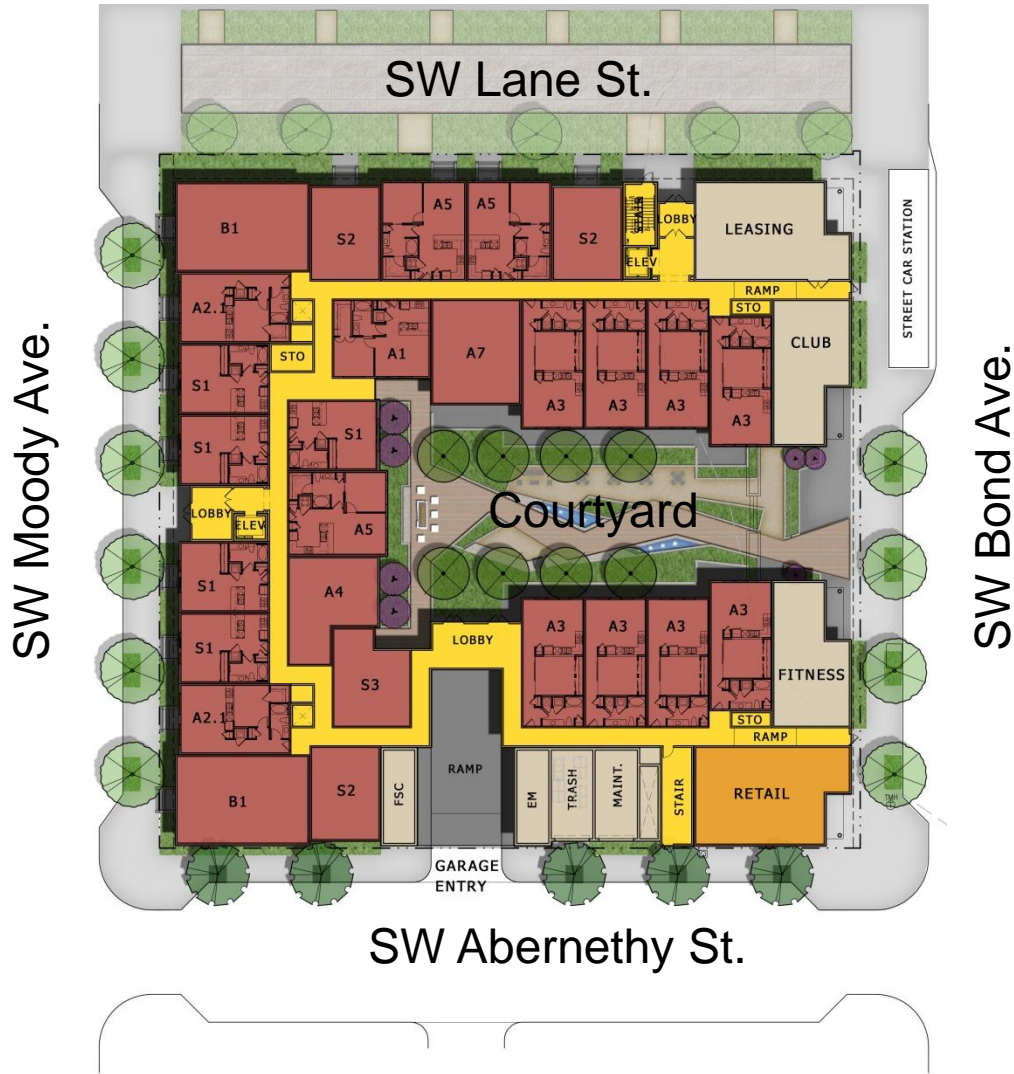


# Site Closeup



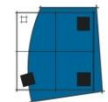
# Unit Level 1

- Units
- Amenities
- Common
- Retail



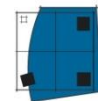


## Block 43 Apartments – Street View

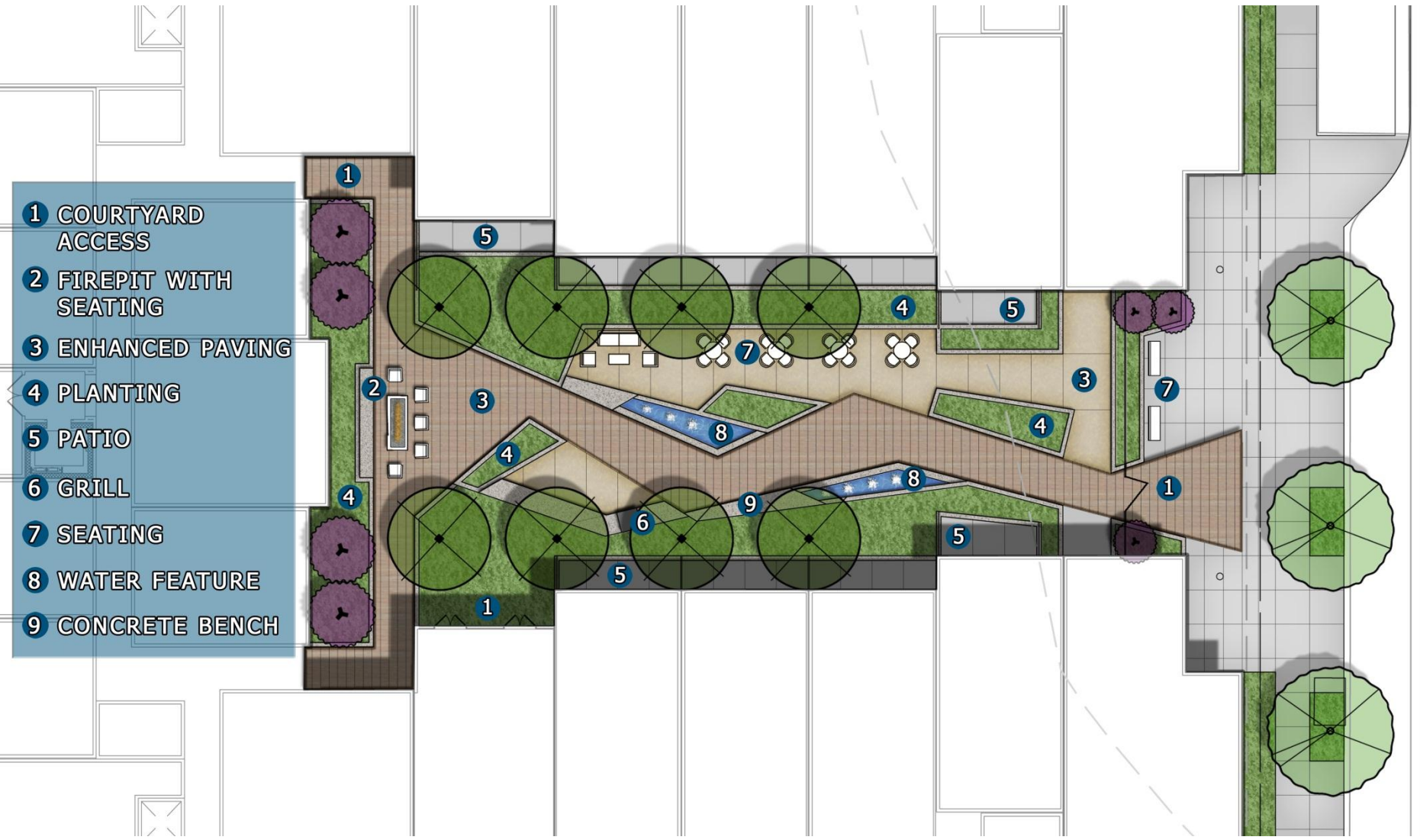


# Unit Levels 2-6

- Units
- Amenities
- Common
- Retail

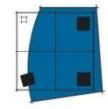


# Courtyard Landscape Design





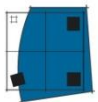
## Block 43 Apartments – Courtyard





# Block 43 Apartments

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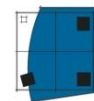
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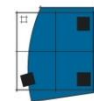
# Elevation – SW Lane

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		



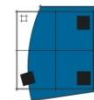
# Elevation – SW Bond

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



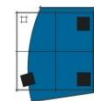
# Elevation – SW Abernethy

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



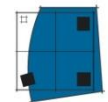
# Elevation – SW Moody

ELEVATION LEGEND									
1	STUCCO FINISH SYSTEM	3	BURNISH BLOCK	5	VINYL WINDOW	7	PAINTED GUARDRAIL SYSTEM	9	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
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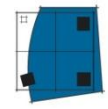


## Block 43 Apartments – Street View





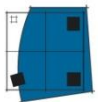
## Block 43 Apartments – Courtyard





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