

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

BLOCK 43
CONCEPT RENDERING

ALAMO MANHATTAN



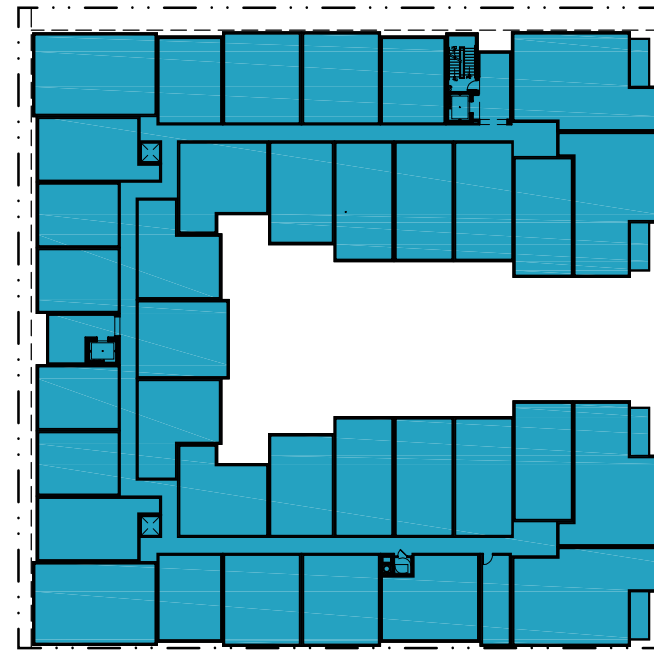
VICINITY MAP
SCALE: N.T.S.




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	Other %
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%
				avg	722.03	100.00%
Total net			202	145,850 s.f.		

Total gross

172,217 s.f.

Building efficiency

84.69%

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

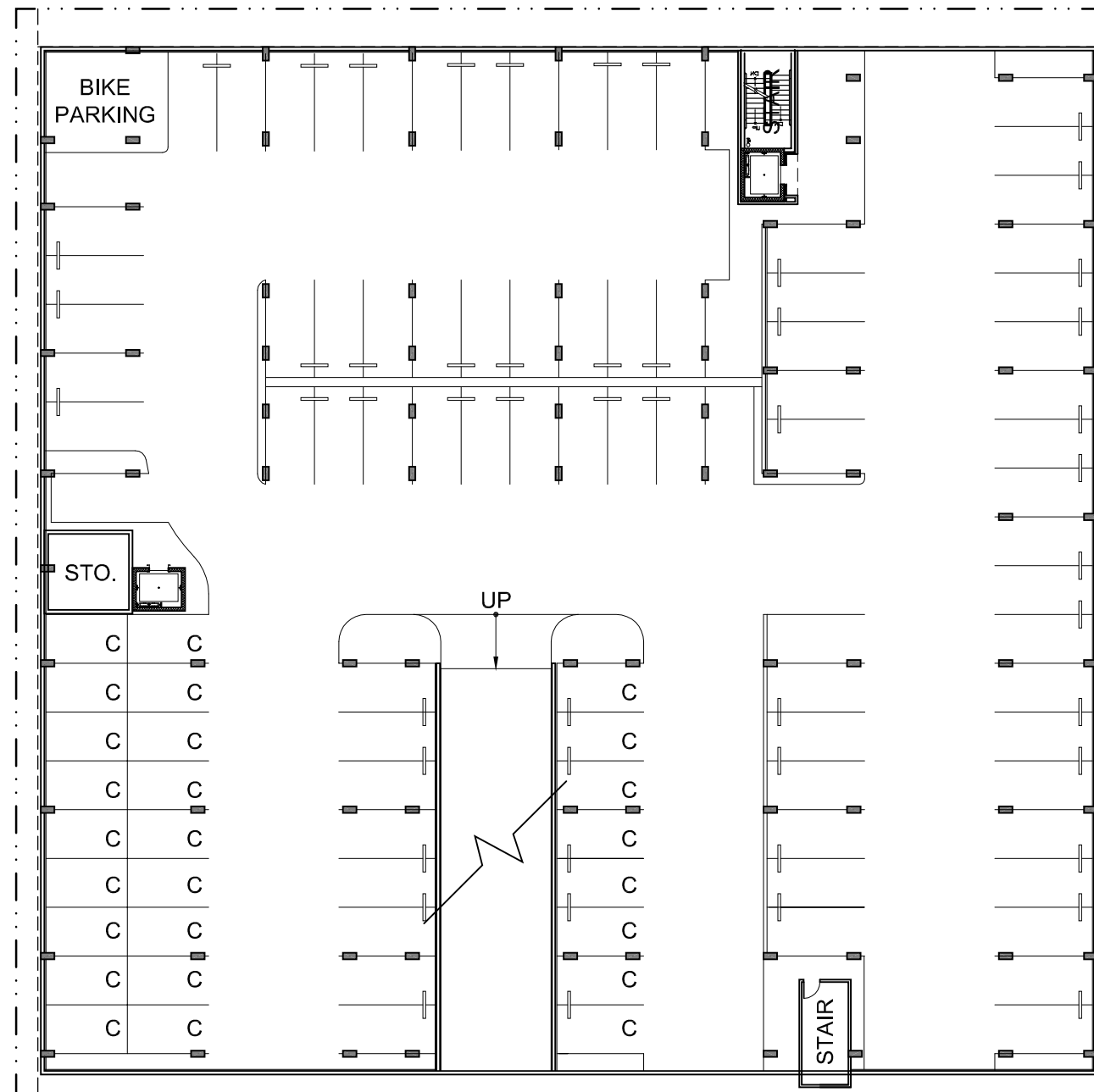
SCALE: N.T.S.



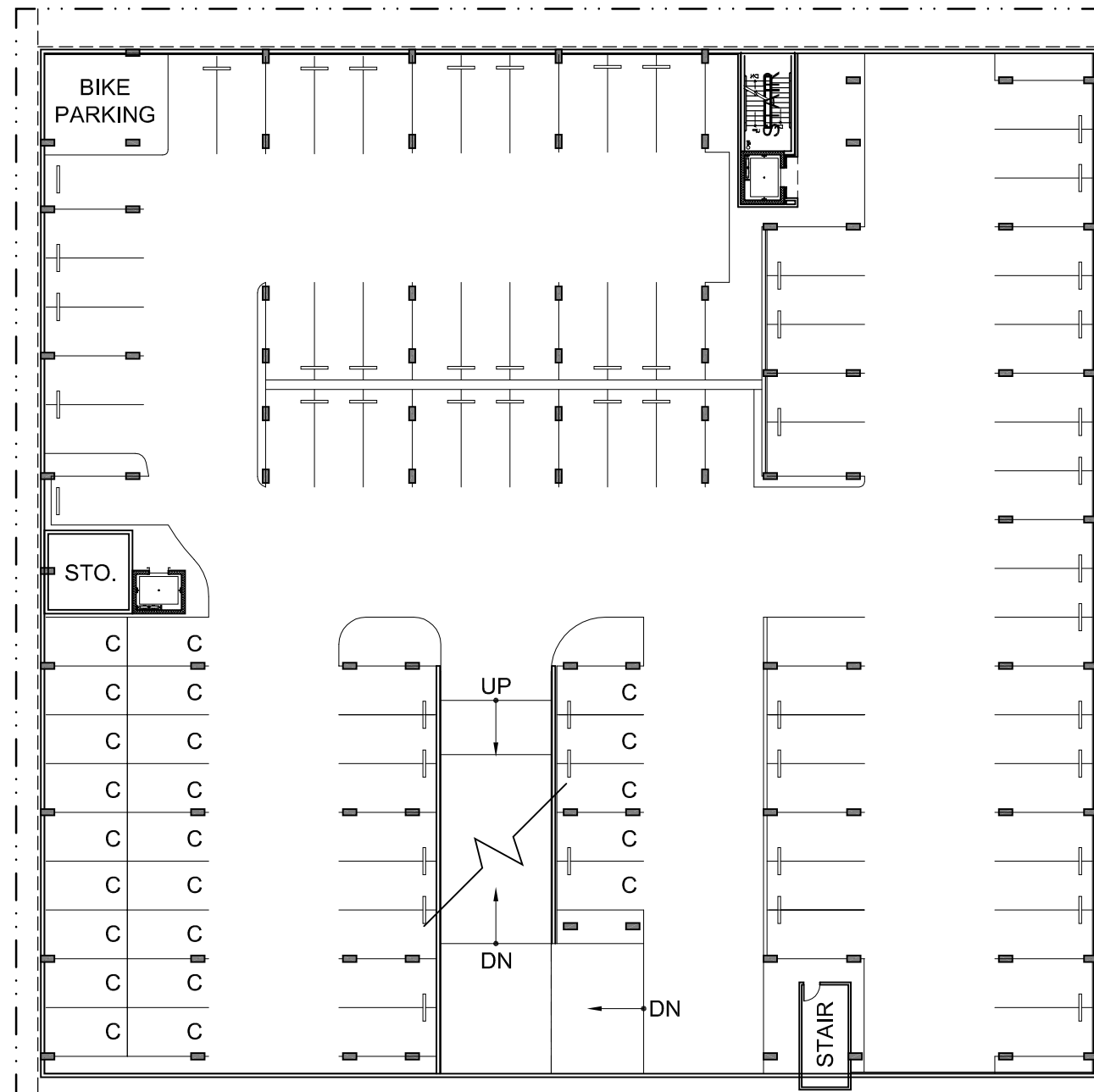
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
BLOCK 43 - DAR SUBMITTAL
12260 11.01.12

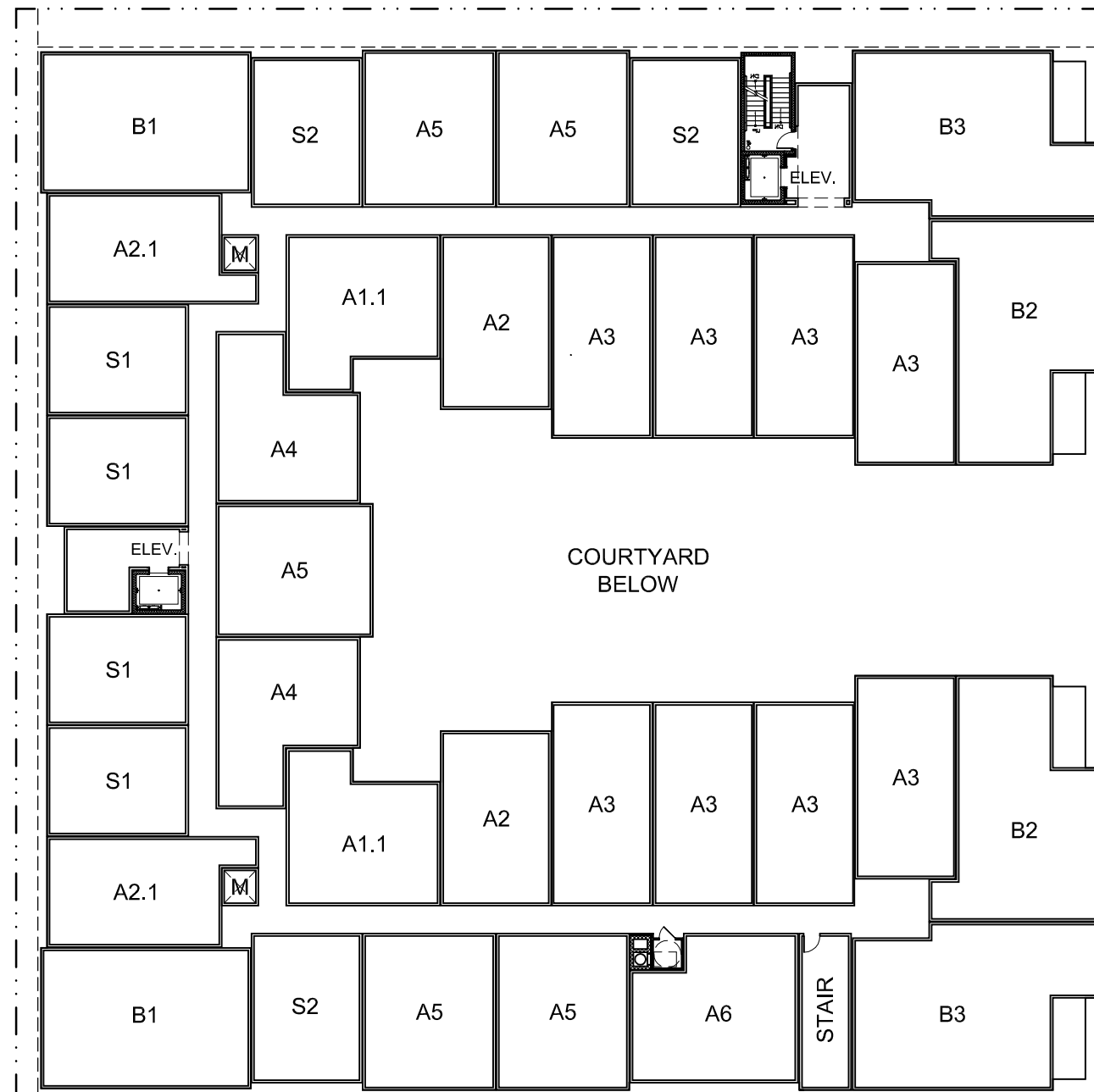
ALAMO MANHATTAN




GARAGE LEVEL 2
 SCALE: 1" = 30'

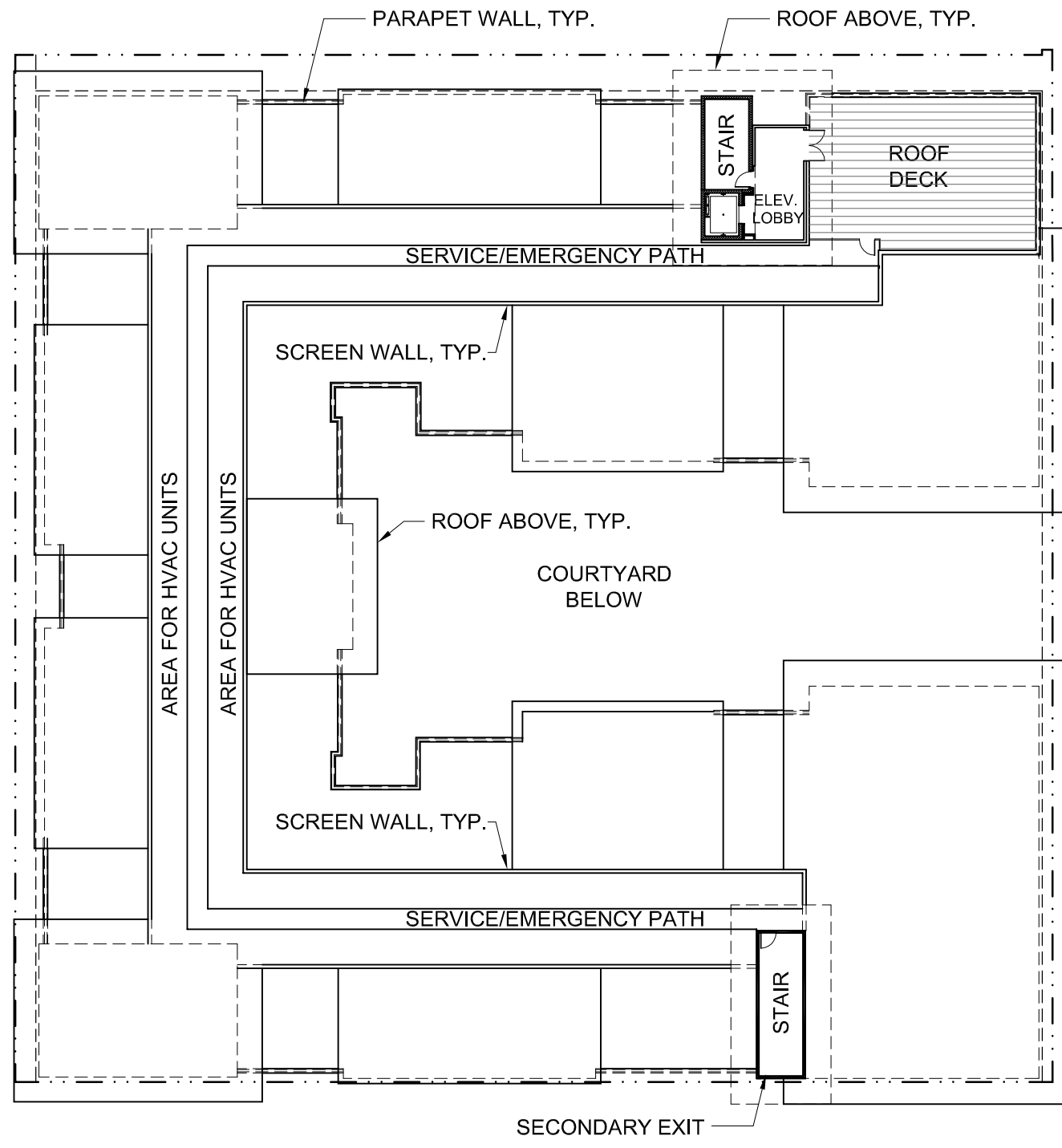



GARAGE LEVEL 1
 SCALE: 1" = 30'




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'

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'

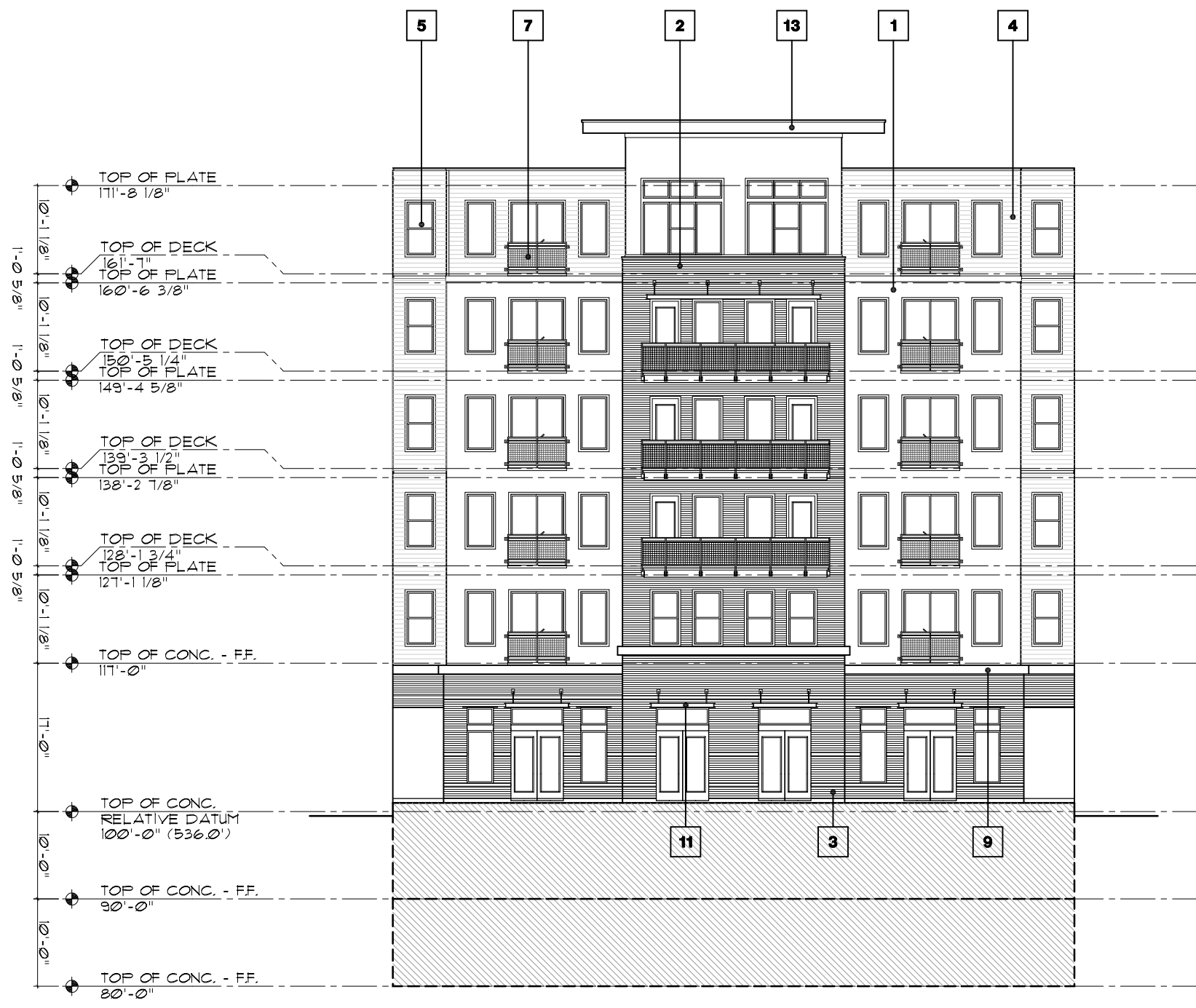
ELEVATION LEGEND													
1	STUCCO FINISH SYSTEM	3	BURNISH BLOCK	5	VINYL WINDOW	7	PAINTED GUARDRAIL SYSTEM	9	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)	11	METAL CANOPY	13	CAST STONE CAP
2	BRICK VENEER	4	LAP SIDING SYSTEM	6	STOREFRONT WINDOW	8	STUCCO FOAM TRIM	10	CEMENTITIOUS PANEL SYSTEM	12	PAINTED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



