

# ALAMO MANHATTAN BLOCKS RIVER BLOCKS AND GREENWAY



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VOLUME 1: BLOCK 41

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EXHIBIT C: DESIGN DRAWINGS AND DETAILS

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| C.81 | BLOCK 44 - NORTH ENLARGED SECTION              |
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| C.83 | BLOCK 44 - WEST ENLARGED SECTION               |
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| C.85 | BLOCK 44 - ENLARGED SECTION LEVEL 5 AMENITY    |
| C.86 | BLOCK 44 - ENLARGED ELEVATION LEVEL 13 AMENITY |
| C.87 | BLOCK 44 - ENLARGED SECTION LEVEL 13 AMENITY   |
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BLOCK 44APPENDIX

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| APP.30 | MATERIAL BOARD - BLOCK 44                      |

VOLUME 3: LANDSCAPE, CIVIL, & GREENWAY

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

LANDSCAPE

|        |                                                                             |
|--------|-----------------------------------------------------------------------------|
| C.103  | LANDSCAPE - RIVER BLOCKS - B41 & B44                                        |
| C.105  | GREENWAY / PEDESTRIAN MALL ENLARGEMENT PLAN                                 |
| C.106  | MATERIAL SELECTIONS FOR SITE / PEDESTRIAN MALL                              |
| C.107  | LANDSCAPE - ROOF TERRACES 41 & 44                                           |
| C.109  | TYPICAL PATIO SECTIONS                                                      |
| C.110  | LANDSCAPE - GREENWAY SECTION                                                |
| C.111  | LANDSCAPE - GREENWAY SECTION                                                |
| C.112  | LANDSCAPE - GREENWAY SECTION                                                |
| C.113  | LANDSCAPE - GREENWAY SECTION                                                |
| C.114  | LANDSCAPE - R.O.W. -PEDESTRIAN MALL/ APPURTENANCES- RIVER BLOCKS- B41 & B44 |
| C.114b | LANDSCAPE - R.O.W. PLANTING CHART - RIVER BLOCKS- B41 & B44                 |
| C.115  | LANDSCAPE - R.O.W. PLANTING                                                 |
| C.116  | PUBLIC OPEN SPACE PLAN - B41 & B44                                          |
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| L.001  | LANDSCAPE - GREENWAY DEVELOPMENT PLAN- OVERALL                              |
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| L.003  | LANDSCAPE - GREENWAY DEVELOPMENT PLAN- NORTH                                |
| L.004  | LANDSCAPE - GREENWAY PLANTING PLAN- SOUTH                                   |
| L.005  | LANDSCAPE - GREENWAY PLANTING PLAN- NORTH                                   |

CIVIL

|       |                                                 |
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| C.120 | NOTES AND LEGEND                                |
| C.121 | EXISTING CONDITIONS AND DEMOLITION PLAN         |
| C.122 | TREE PROTECTION PLAN                            |
| C.123 | BLOCK 41 UTILITY PLAN                           |
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| C.129 | GREENWAY EXISTING CONDITIONS - SOUTH            |
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| C.131 | GREENWAY SITE PLAN - OVERALL                    |
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| C.133 | GREENWAY SITE PLAN - NORTH                      |
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| C.135 | GREENWAY CONSTRUCTION MANAGEMENT PLAN - SOUTH   |
| C.136 | GREENWAY CONSTRUCTION MANAGEMENT PLAN - NORTH   |

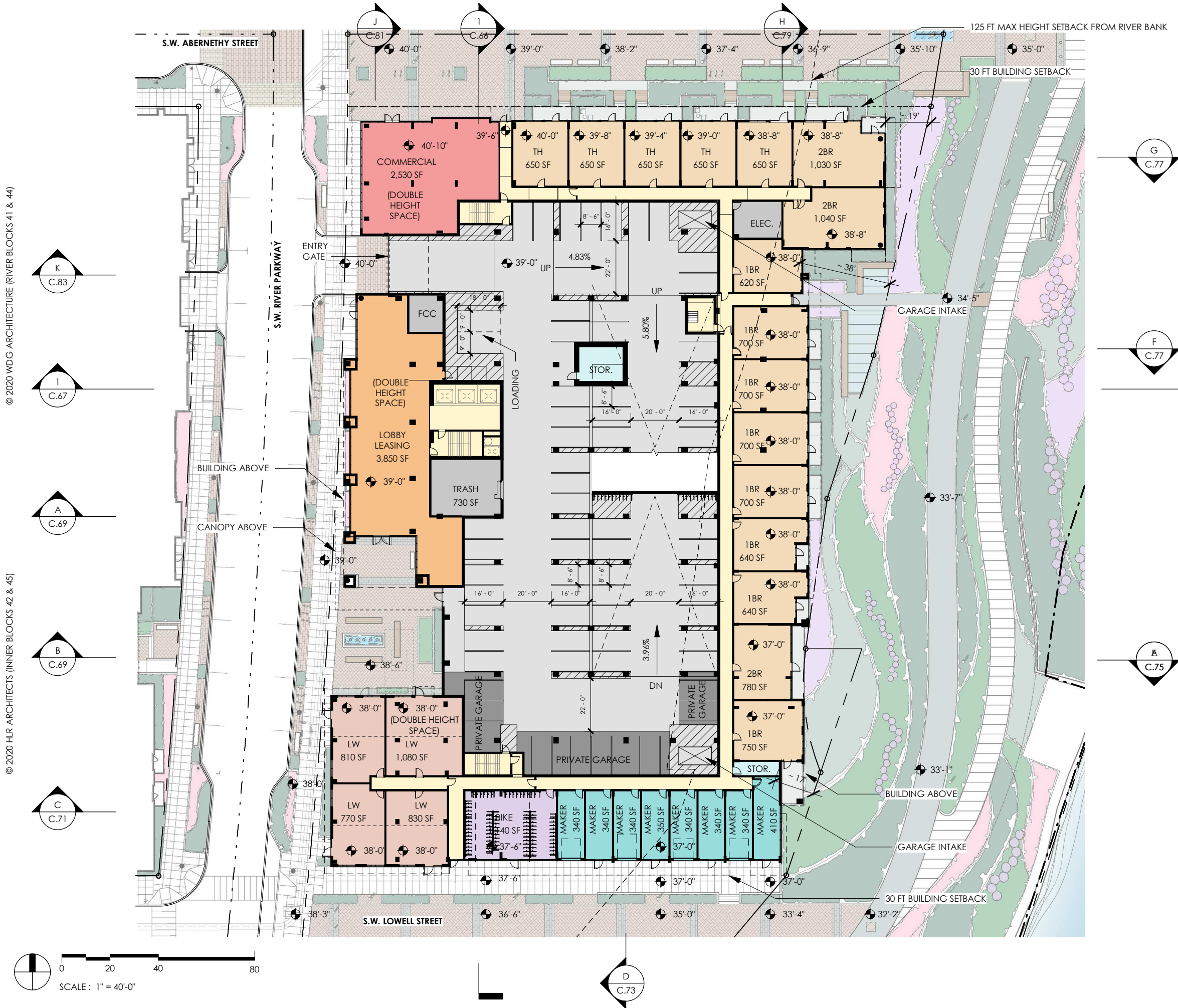
GENERAL APPENDIX

|        |                                              |
|--------|----------------------------------------------|
| APP.40 | AERIAL PERSPECTIVE FROM SE                   |
| APP.41 | AERIAL PERSPECTIVE FROM NE                   |
| APP.42 | AERIAL PERSPECTIVE FROM NW                   |
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| APP.49 | ALAMO BLOCKS - ADJUSTMENT 1 - PARKING ACCESS |



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| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 20        |
| COMMERCIAL SF        | 2,530 SF  |
| LOBBY + LEASING SF   | 3,850 SF  |
| FAR SF               | 56,140 SF |

| PARKING STALLS - LEVEL 1 |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 45 |
| PRIVATE - RESIDENTIAL    | 8  |
| TOTAL                    | 53 |

| BUILDING SUMMARY |     |
|------------------|-----|
| TOTAL UNITS      | 363 |

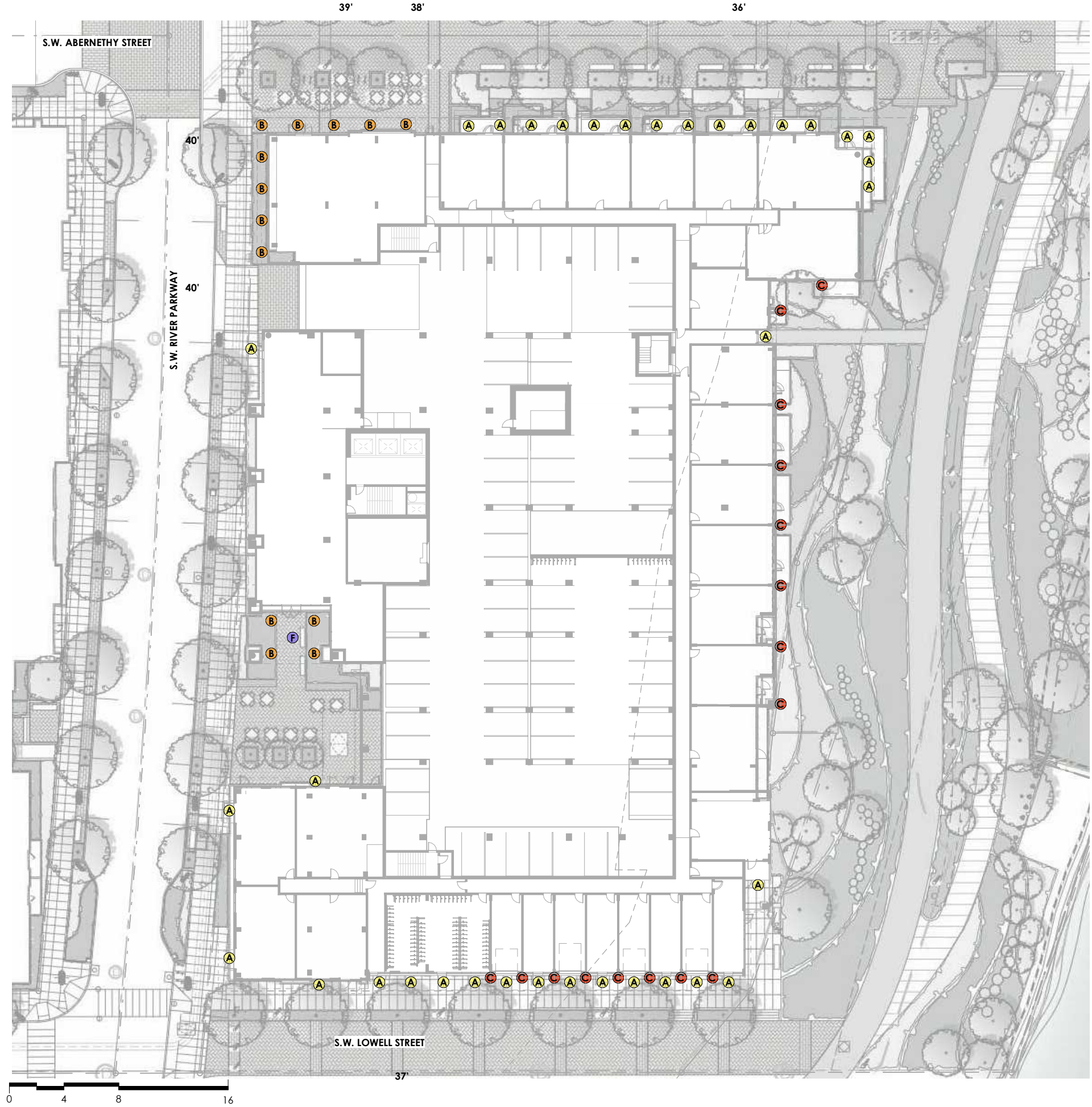
|             |
|-------------|
| RESIDENTIAL |
| COMMERCIAL  |
| PARKING     |
| LOBBY       |
| AMENITY     |
| CIRCULATION |
| SERVICE     |
| STORAGE     |
| MAKER SPACE |

**L01 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.50



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SCALE : As indicated



SQUARE DOWNLIGHT



CIRCULAR DOWNLIGHT



WALL SCONCE



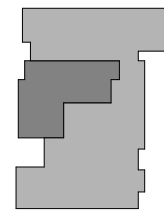
RECESSED WALL LIGHT



PATHWAY LIGHT (SHORT)



DECORATIVE ENTRY LIGHT



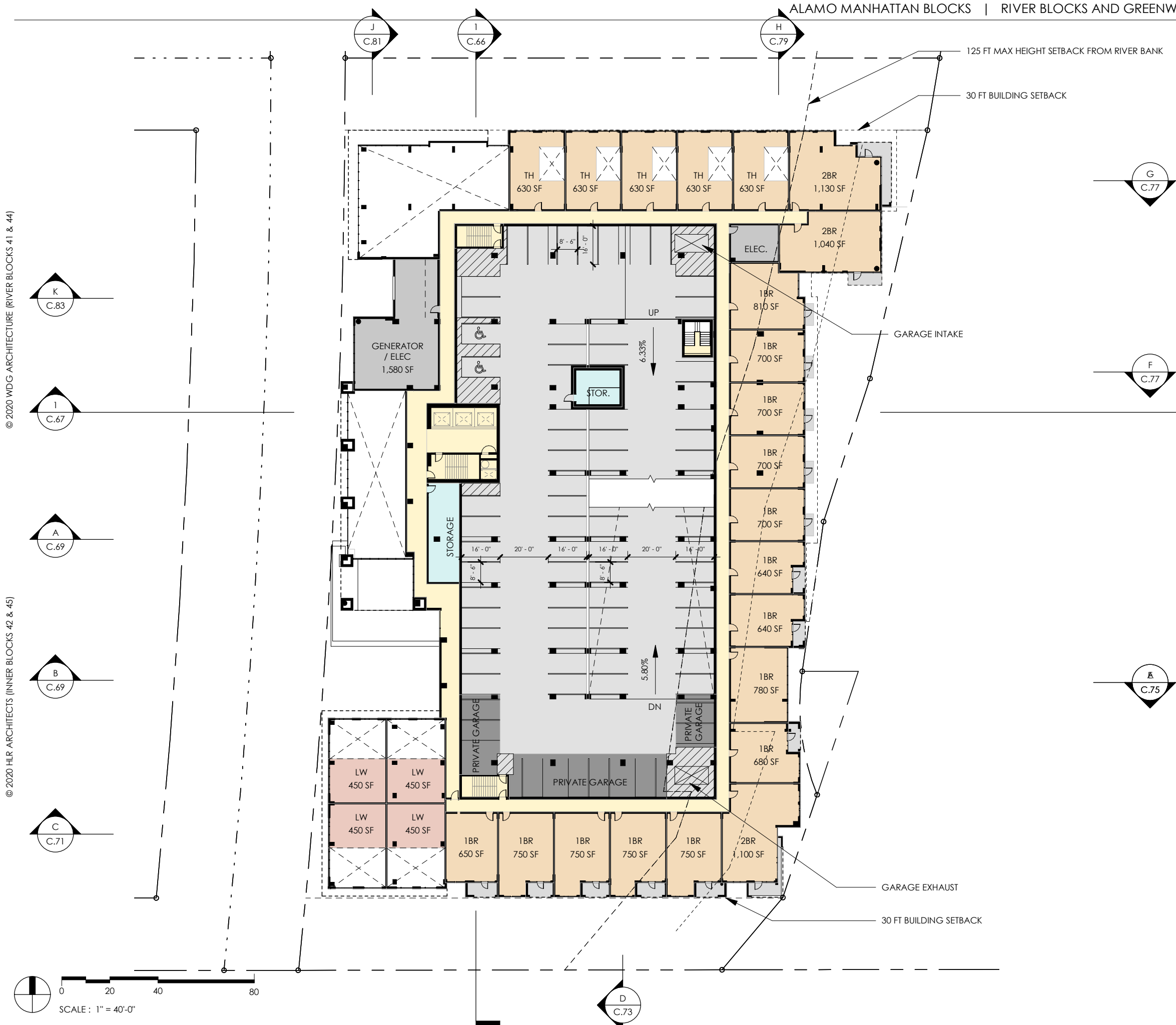
# LIGHTING PLAN - GROUND LEVEL - B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.51



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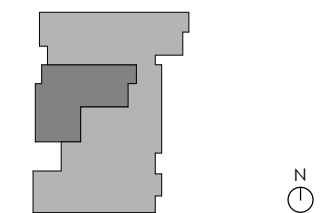
LEVEL SUMMARY

|                      |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 17        |
| FAR SF               | 51,320 SF |

PARKING STALLS - LEVEL 2

|                          |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 64 |
| PRIVATE - RESIDENTIAL    | 8  |
| ACCESSIBLE - RESIDENTIAL | 2  |
| TOTAL                    | 74 |

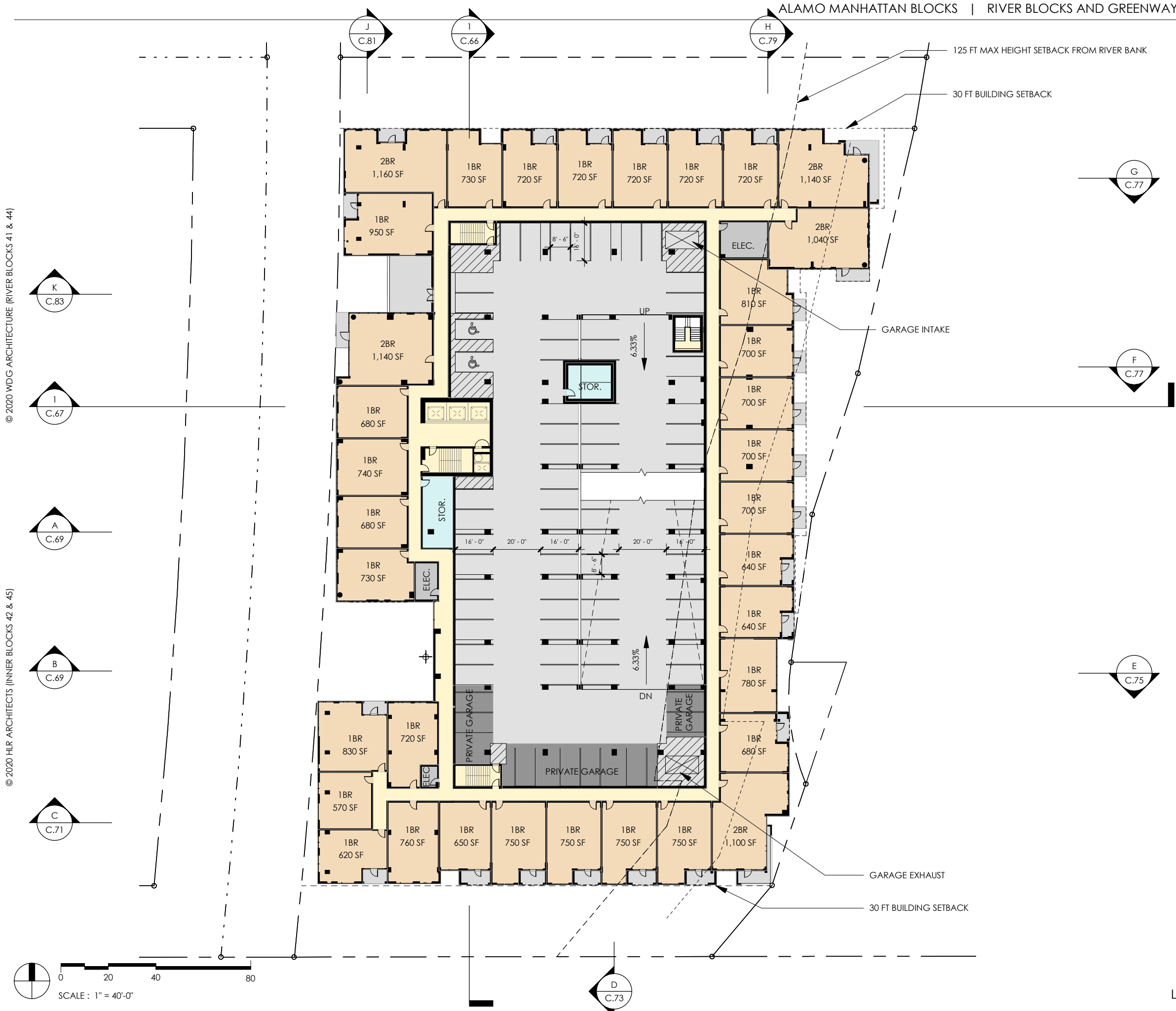
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



L02 FLOOR PLAN - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.52

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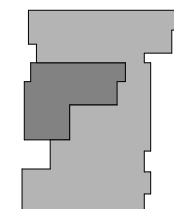
LEVEL SUMMARY

|                      |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 35        |
| FAR SF               | 58,760 SF |

PARKING STALLS - LEVEL 3

|                          |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 64 |
| PRIVATE - RESIDENTIAL    | 8  |
| ACCESSIBLE - RESIDENTIAL | 2  |
| TOTAL                    | 74 |

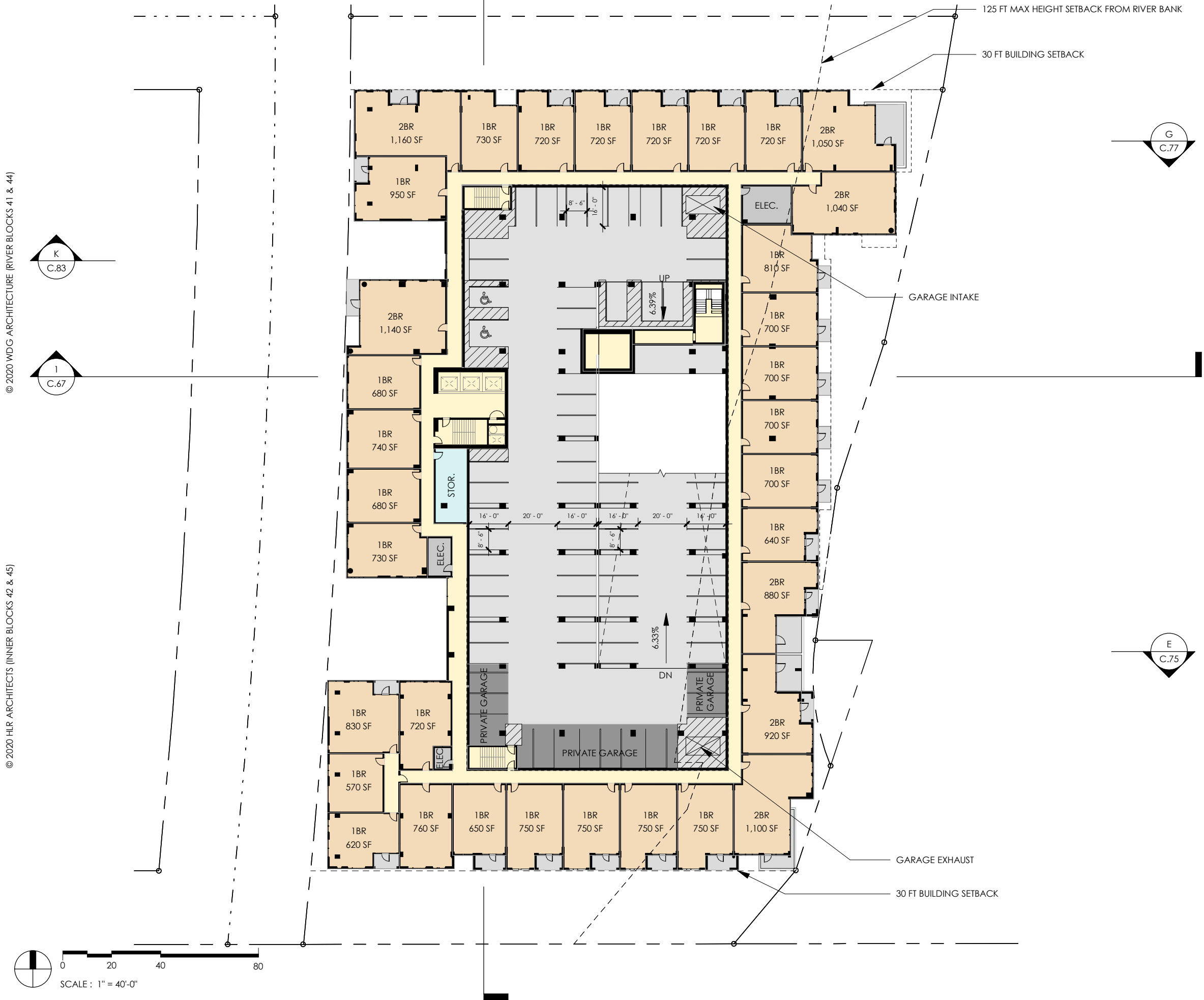
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE





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LEVEL SUMMARY

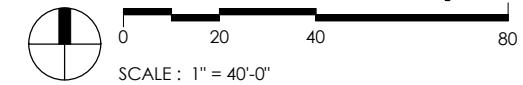
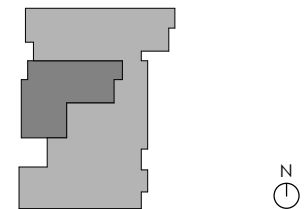
|                      |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 34        |
| FAR SF               | 58,350 SF |

PARKING STALLS - BUILDING SUMMARY

|         |                          |     |
|---------|--------------------------|-----|
| LEVEL 1 | STANDARD - RESIDENTIAL   | 45  |
| LEVEL 1 | PRIVATE - RESIDENTIAL    | 8   |
|         |                          | 53  |
| LEVEL 2 | STANDARD - RESIDENTIAL   | 64  |
| LEVEL 2 | PRIVATE - RESIDENTIAL    | 8   |
| LEVEL 2 | ACCESSIBLE - RESIDENTIAL | 2   |
|         |                          | 74  |
| LEVEL 3 | STANDARD - RESIDENTIAL   | 64  |
| LEVEL 3 | PRIVATE - RESIDENTIAL    | 8   |
| LEVEL 3 | ACCESSIBLE - RESIDENTIAL | 2   |
|         |                          | 74  |
| LEVEL 4 | STANDARD - RESIDENTIAL   | 67  |
| LEVEL 4 | PRIVATE - RESIDENTIAL    | 8   |
| LEVEL 4 | ACCESSIBLE - RESIDENTIAL | 2   |
|         |                          | 77  |
| TOTAL   |                          | 278 |

RESIDENTIAL PARKING RATIO (@ 363 UNITS) = (.76/UNIT)  
**MAX. RESIDENTIAL PARKING RATIO = 1.7**

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



**L04 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.54

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**A** SQUARE DOWNLIGHT



**B** CIRCULAR DOWNLIGHT



**C** WALL SCONCE



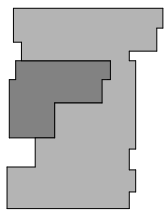
**D** RECESSED WALL LIGHT



**E** PATHWAY LIGHT (SHORT)



**F** DECORATIVE ENTRY LIGHT



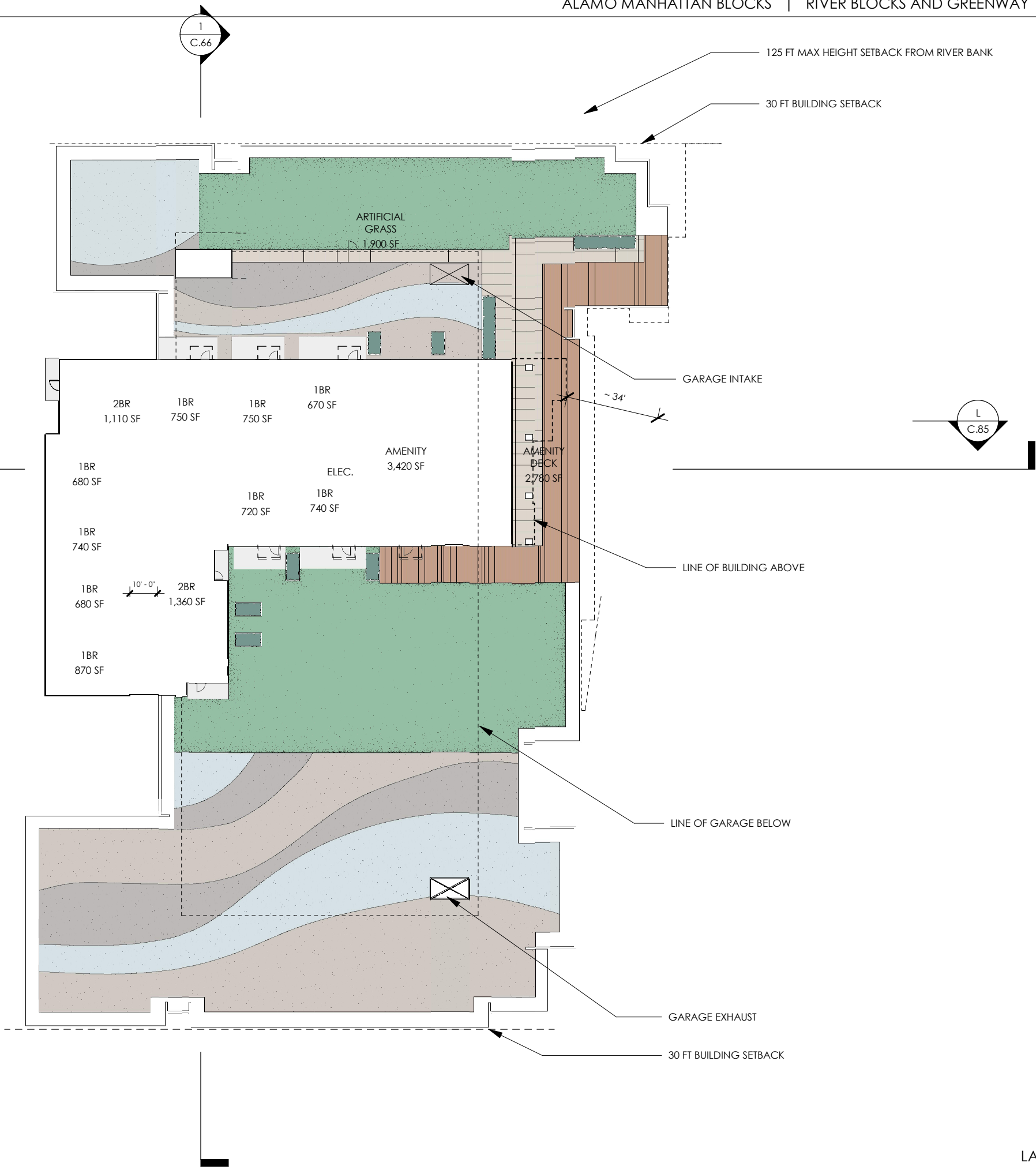
LIGHTING PLAN - AMENITY DECK - B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.55



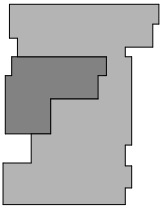
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| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 11        |
| FAR SF               | 14,890 SF |
| REQ. OUTDOOR SF      | 6,170 SF  |

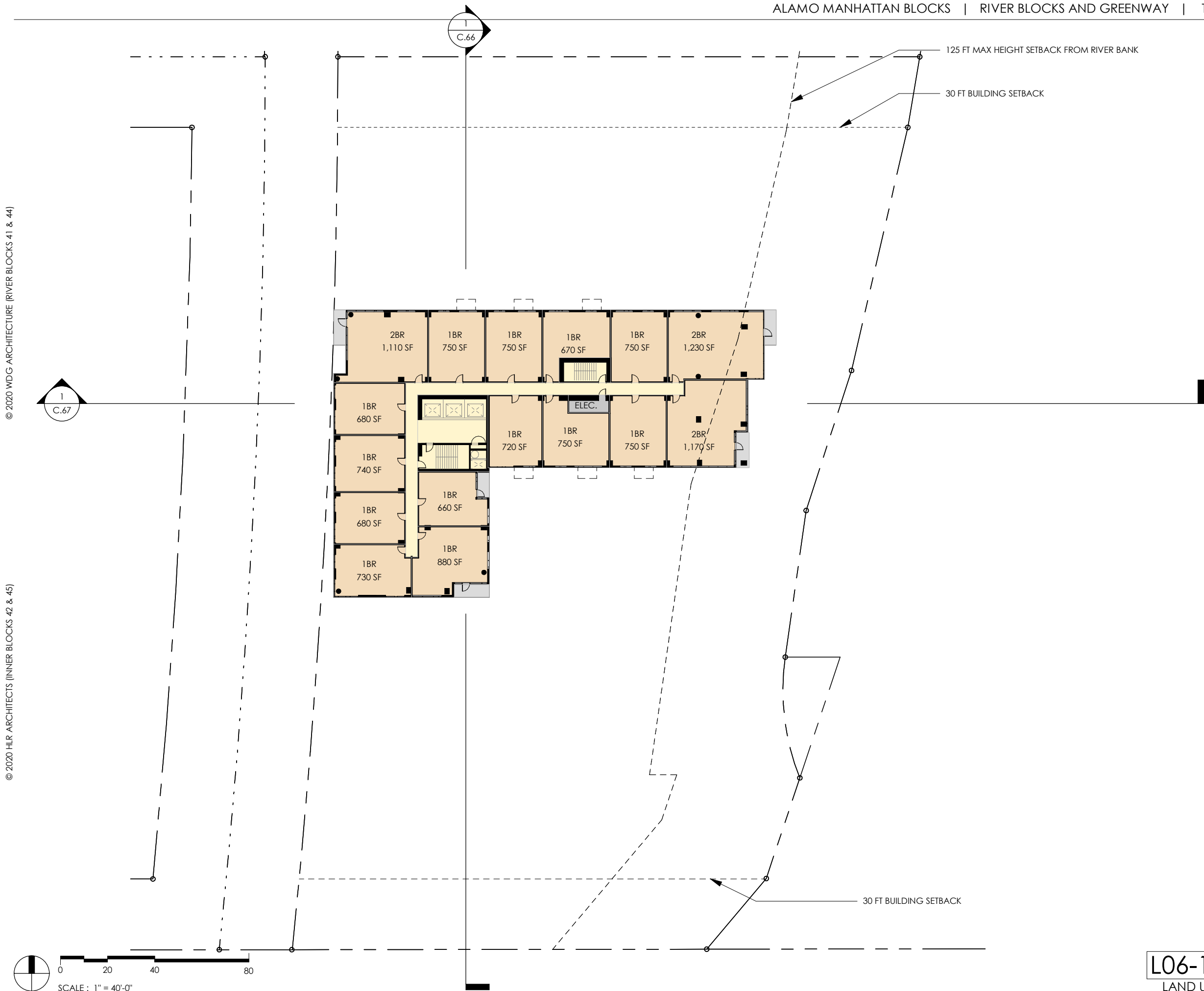
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



**L05 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.56

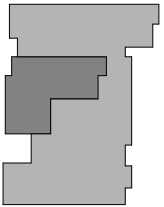
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| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 16        |
| FAR SF PER FLOOR          | 15,320 SF |
| REQ. OUTDOOR SF PER FLOOR | 370 SF    |

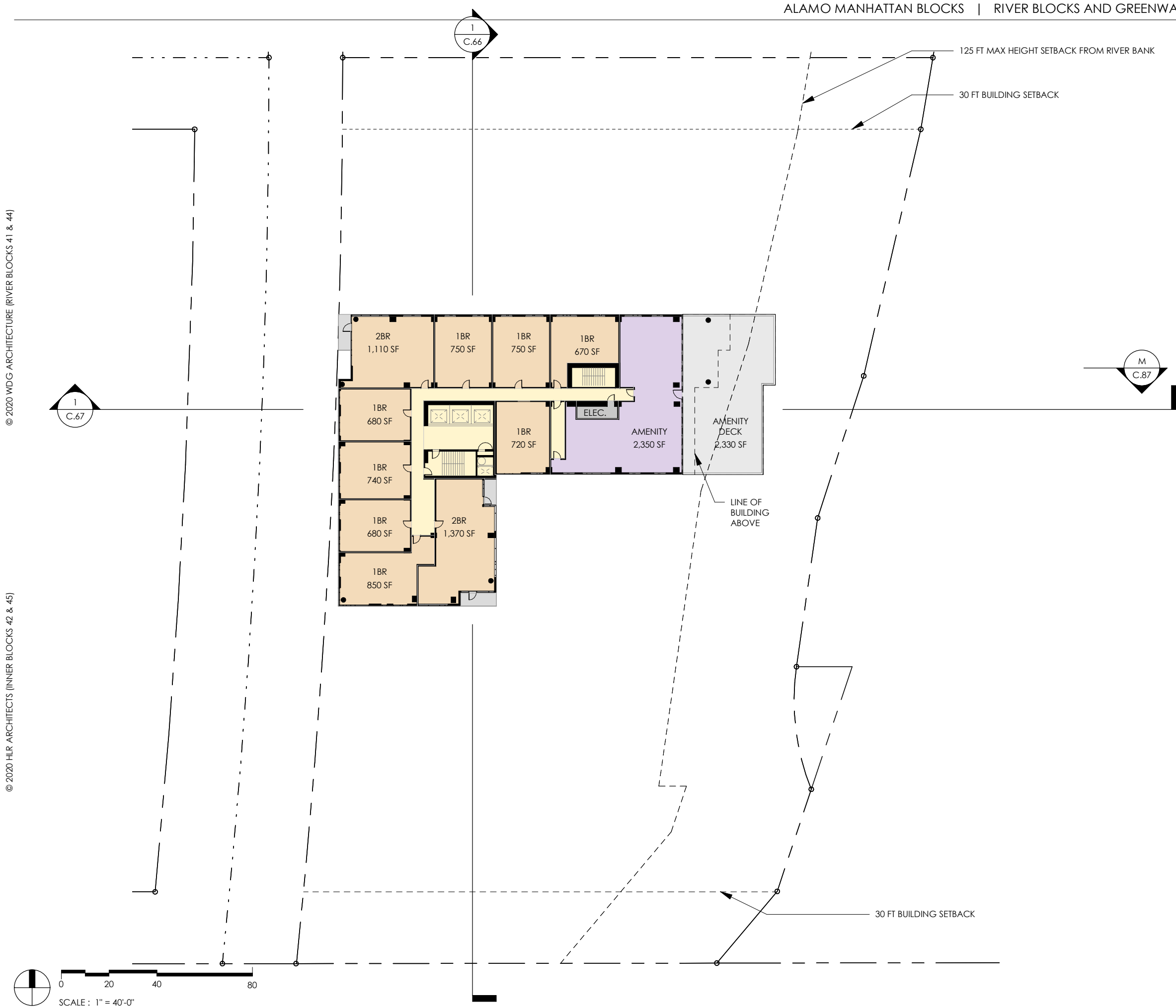
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| RESIDENTIAL |
| COMMERCIAL  |
| PARKING     |
| LOBBY       |
| AMENITY     |
| CIRCULATION |
| SERVICE     |
| STORAGE     |
| MAKER SPACE |



**L06-12 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.57

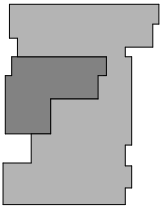
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| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 10        |
| FAR SF               | 13,030 SF |
| REQ. OUTDOOR SF      | 360 SF    |

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

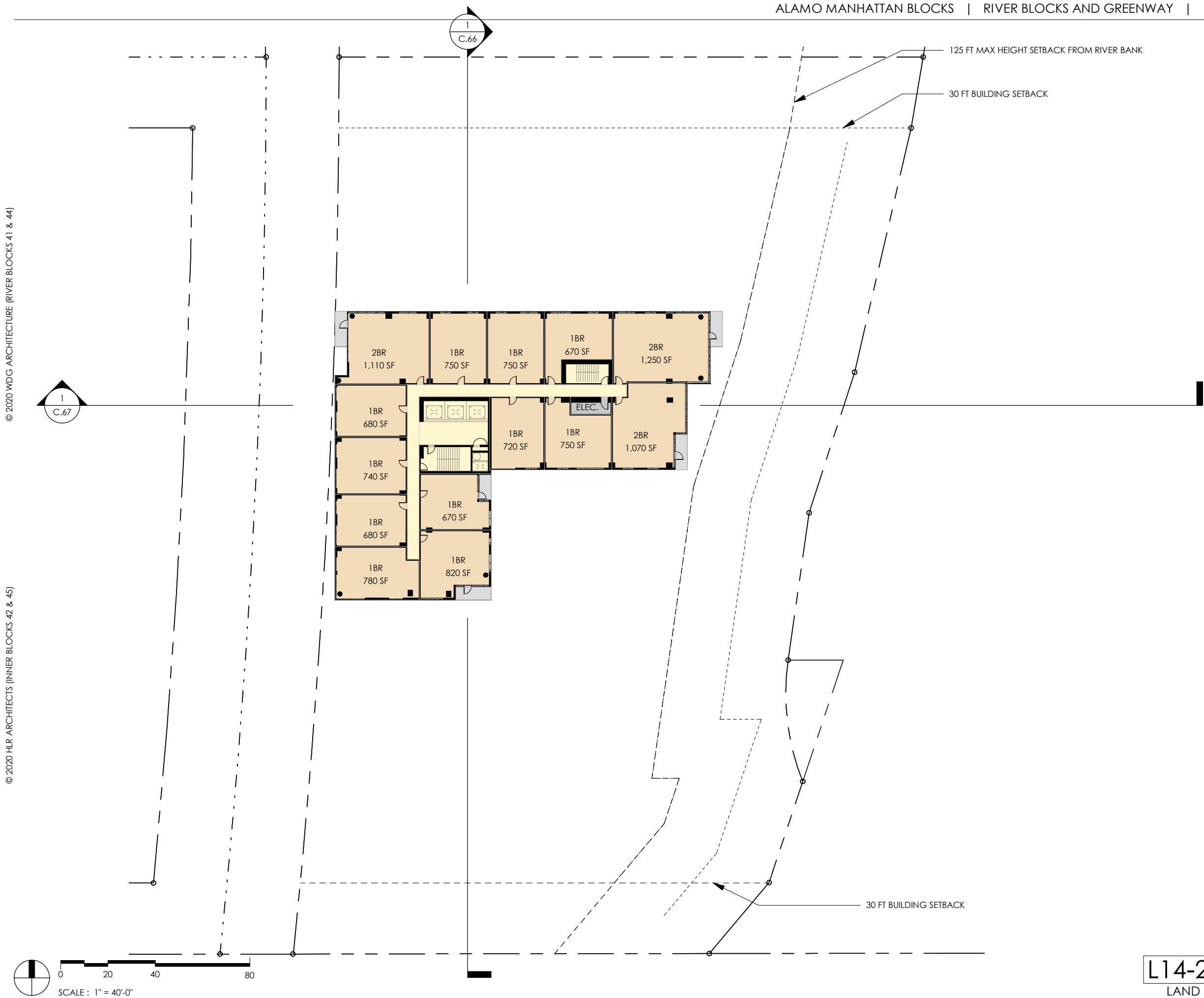


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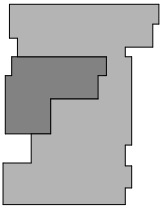
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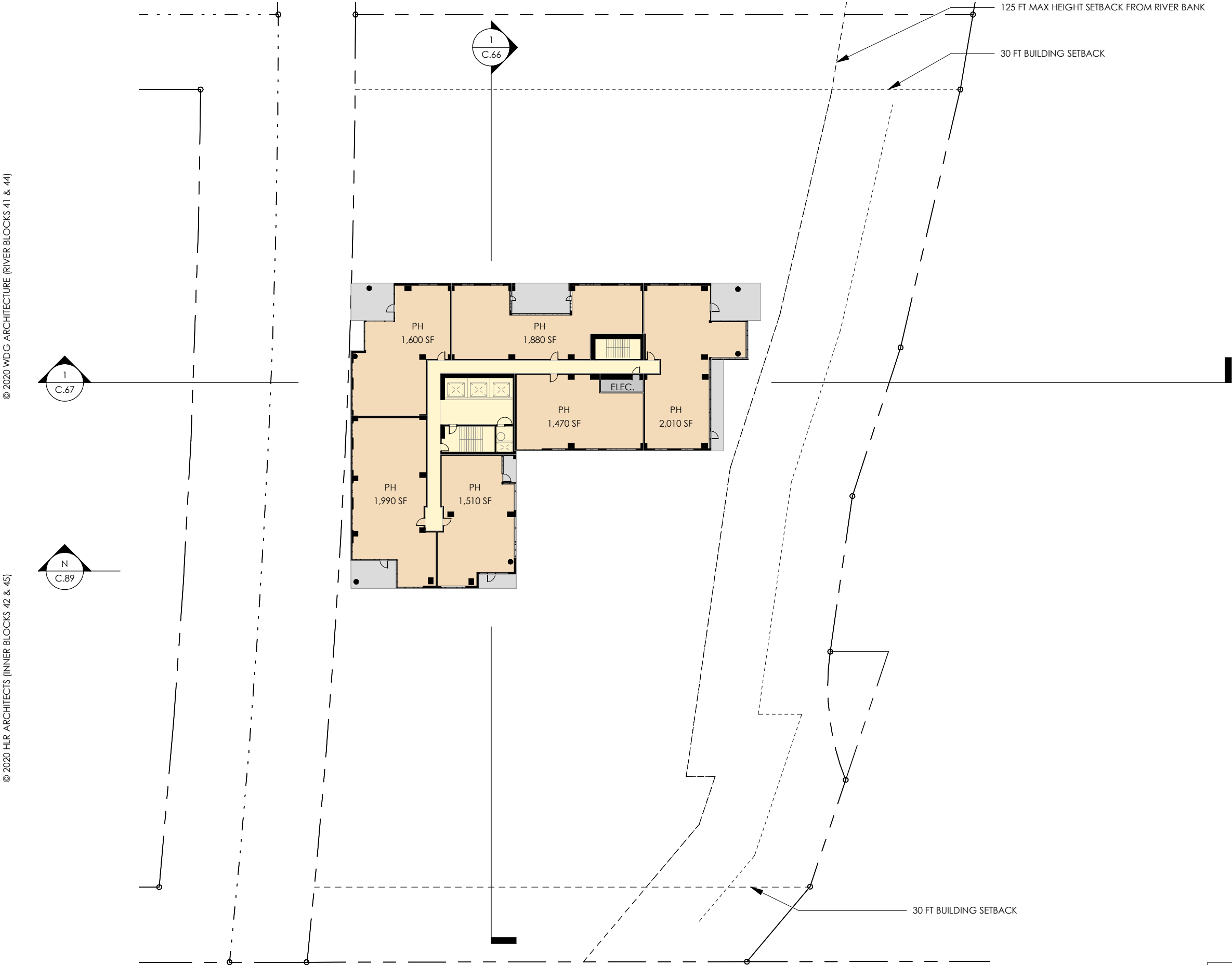
| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 14        |
| FAR SF PER FLOOR          | 13,600 SF |
| REQ. OUTDOOR SF PER FLOOR | 360 SF    |

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



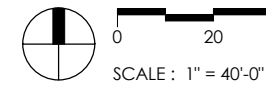
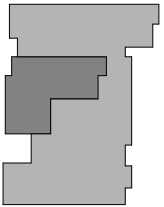
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| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 6         |
| FAR SF PER FLOOR          | 12,610 SF |
| REQ. OUTDOOR SF PER FLOOR | 1,150 SF  |

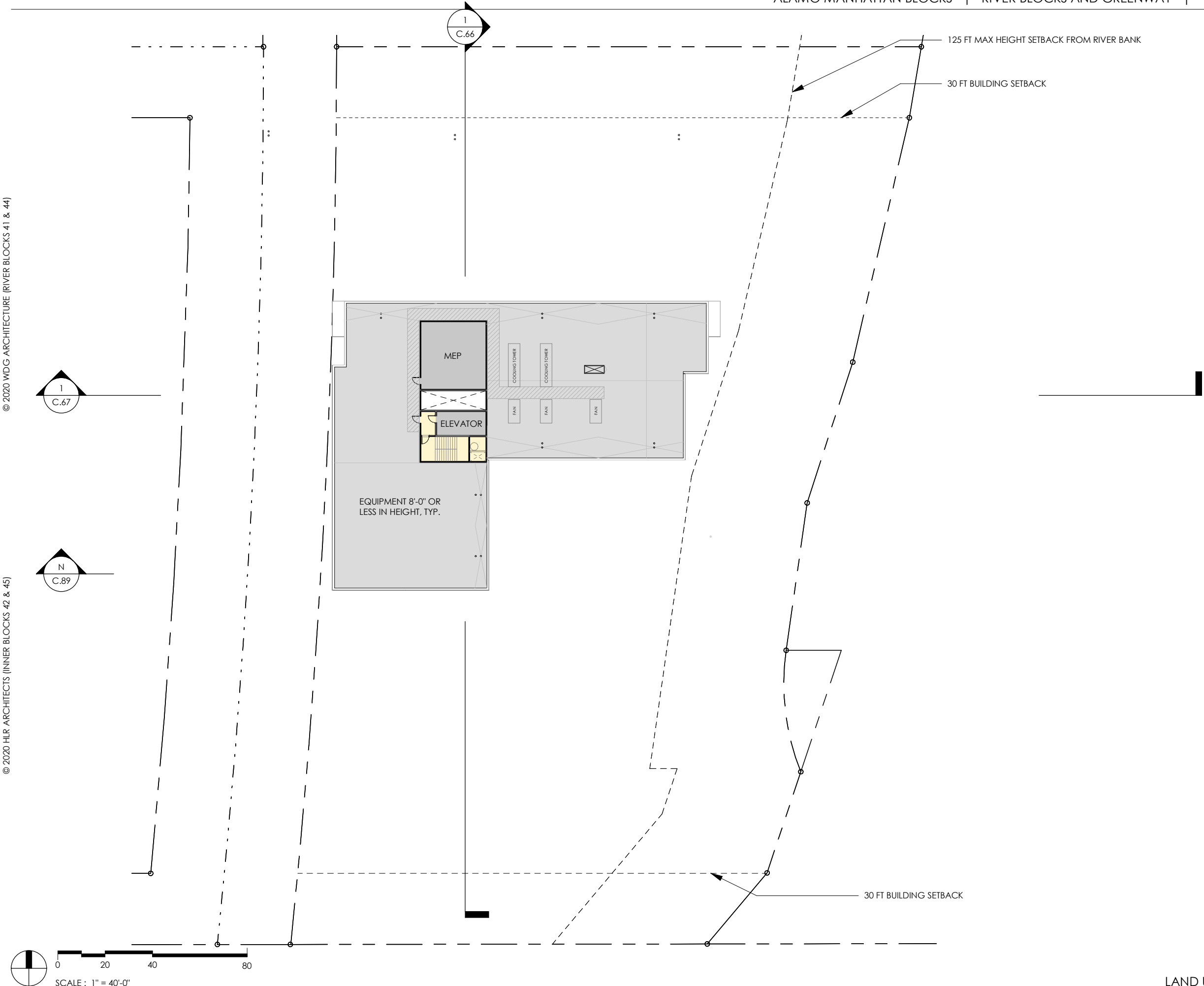
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



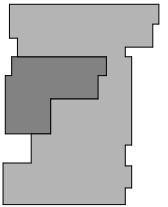
**L22-23 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.60

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|             |
|-------------|
| RESIDENTIAL |
| COMMERCIAL  |
| PARKING     |
| LOBBY       |
| AMENITY     |
| CIRCULATION |
| SERVICE     |
| STORAGE     |
| MAKER SPACE |

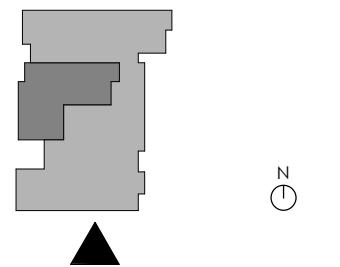


ROOF PLAN - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.61





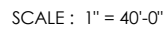




SCALE : 1" = 40'-0"

**BLOCK 44 - SOUTH ELEVATION**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.63





METAL PANEL



STONE



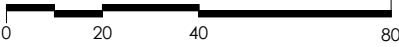
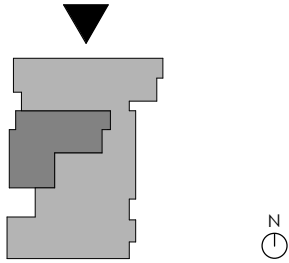
WOOD





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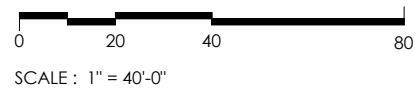
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



SCALE : 1" = 40'-0"

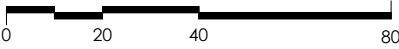
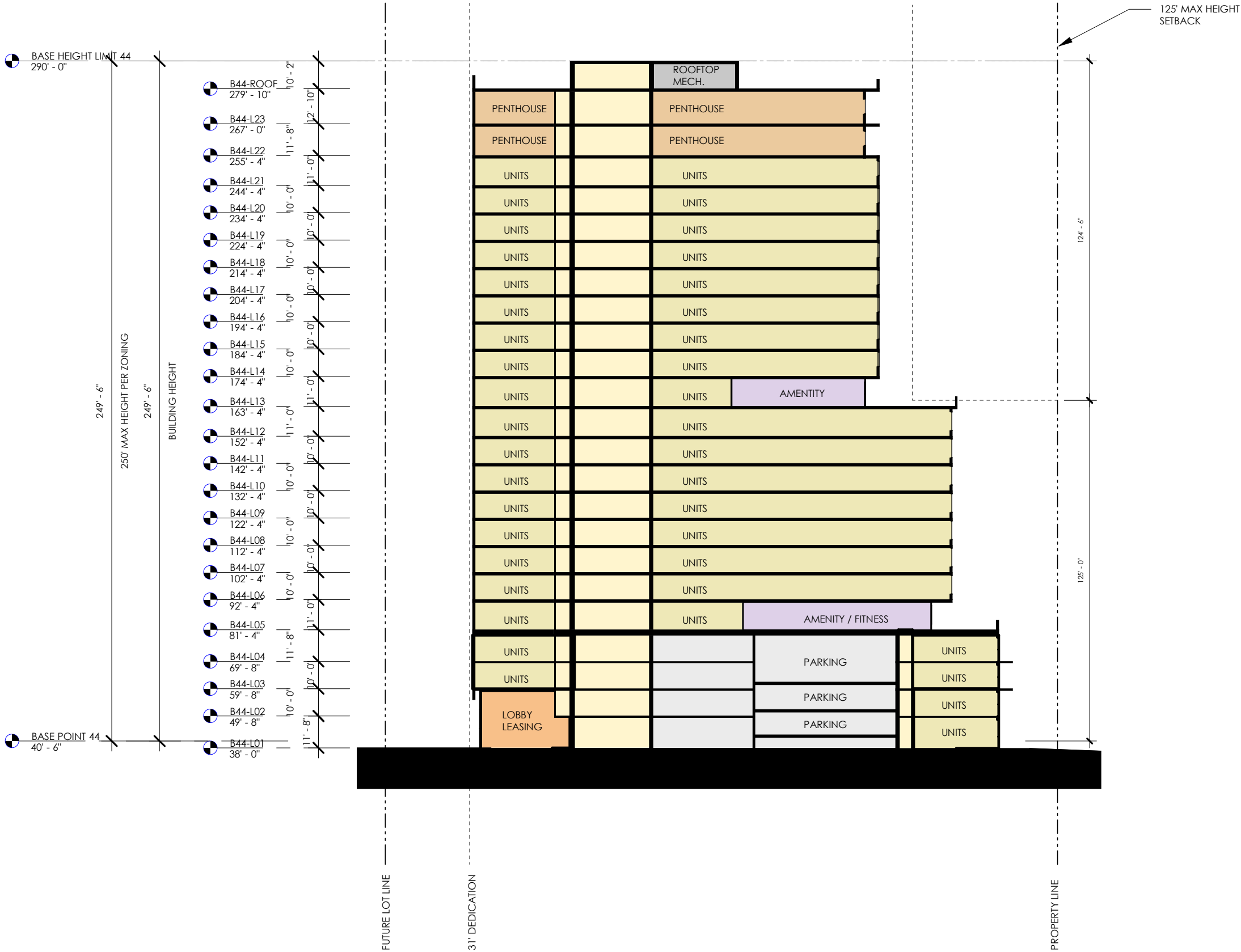
BLOCK 44 - NORTH ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.65



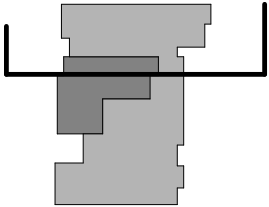


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SCALE : 1" = 40'-0"



BLOCK 44 - E-W BUILDING SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.67



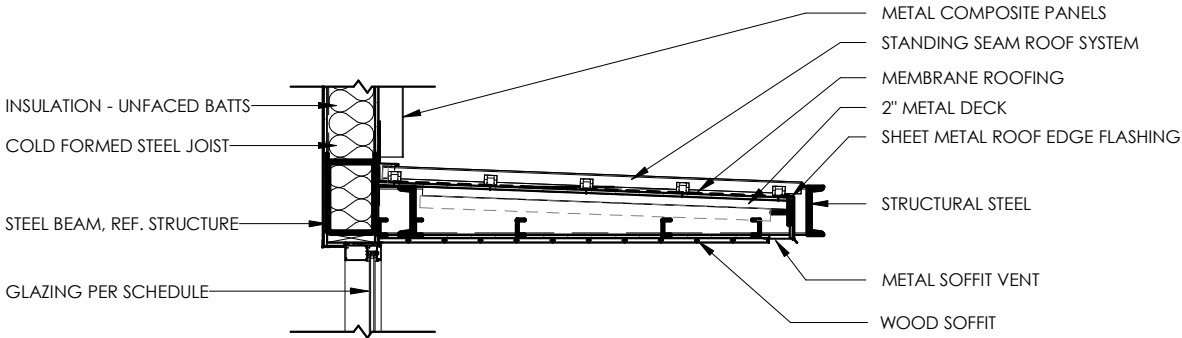
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



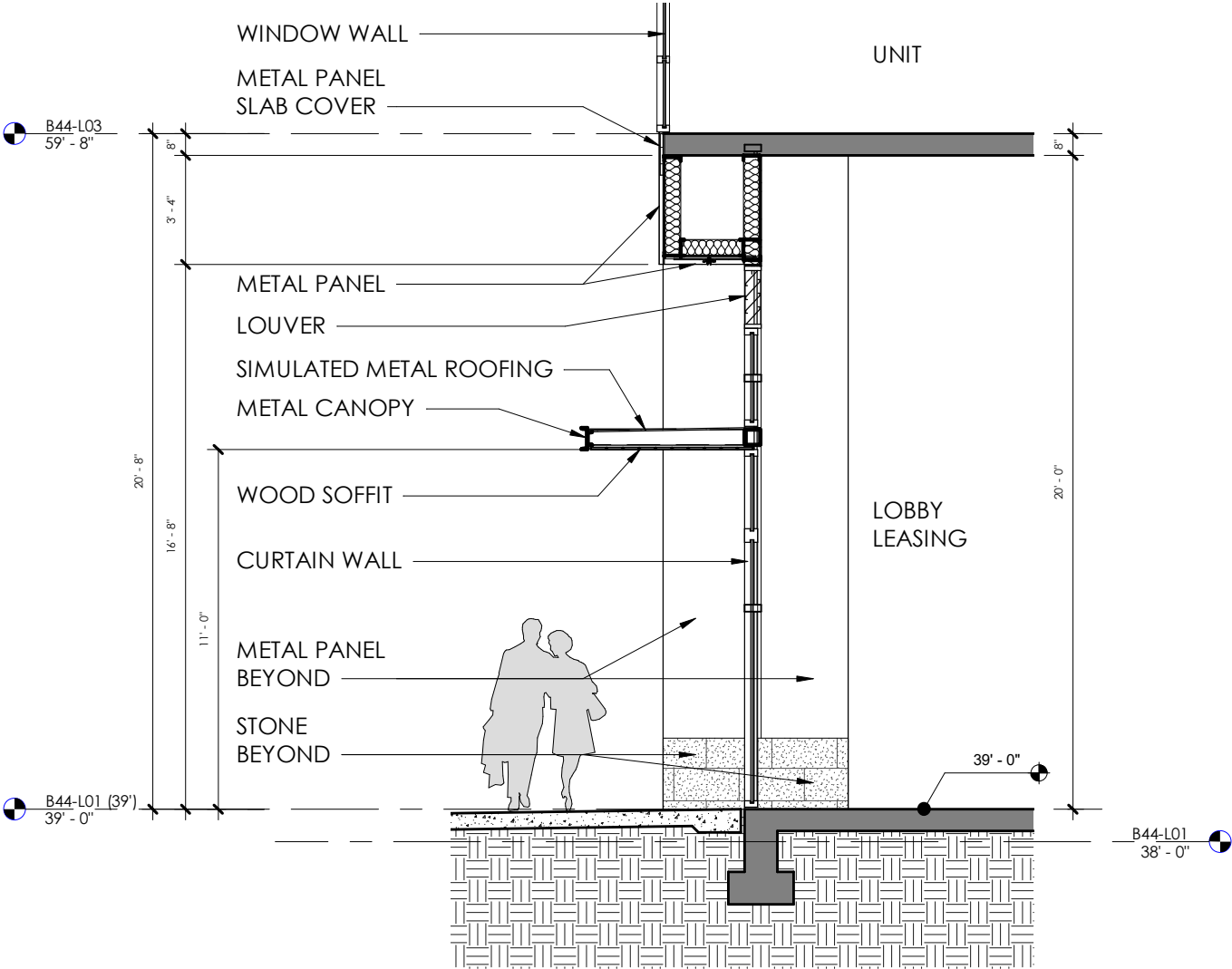
BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.68



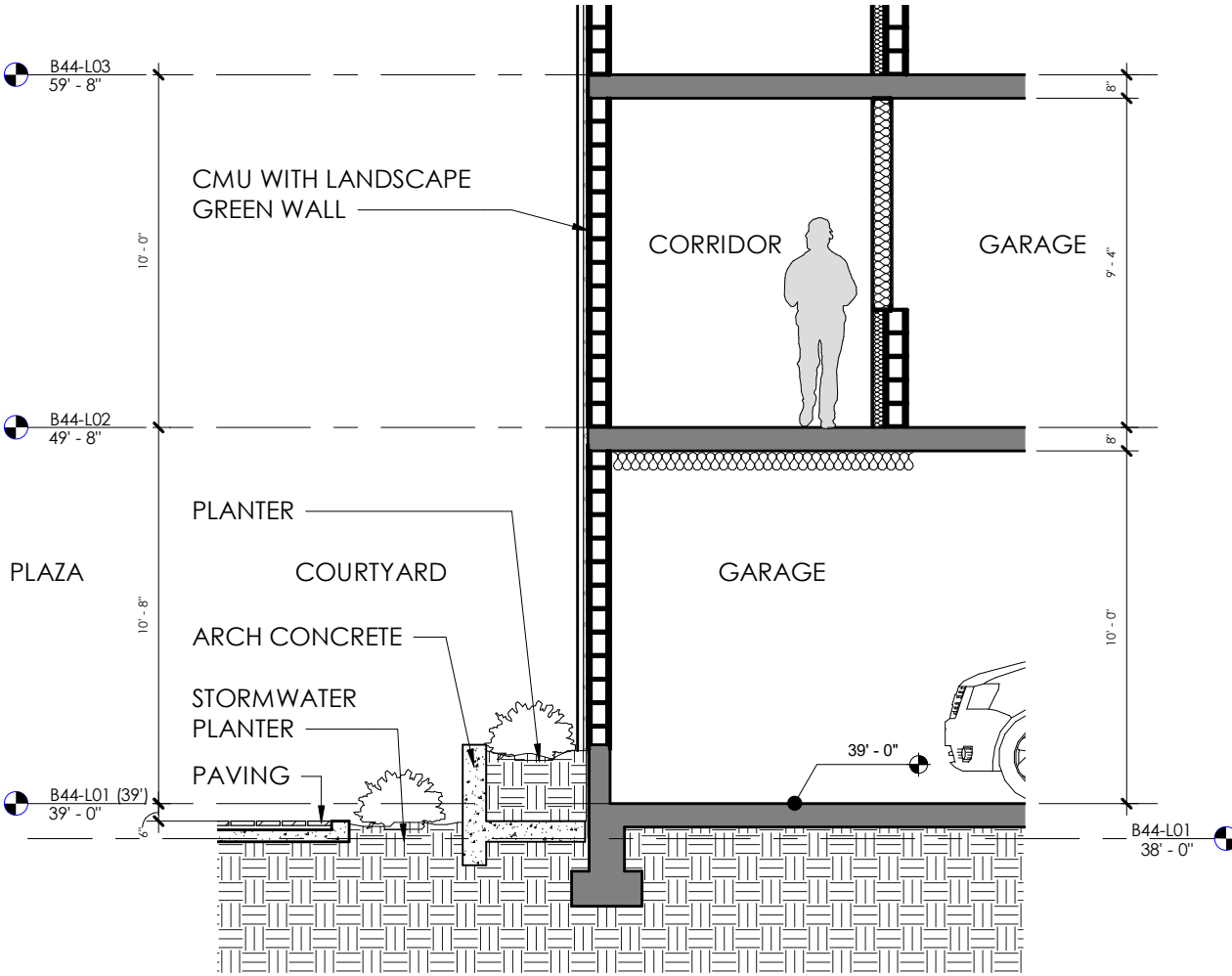
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



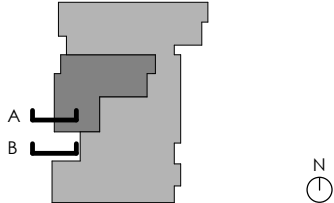
③ SECTION DETAIL - MTL. CANOPY  
SCALE: 3/8" = 1'-0"



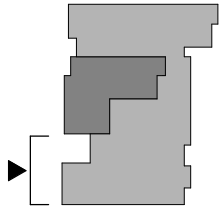
Ⓐ BLOCK 44 - ENLARGED SECTION - LEASING  
SCALE: 3/16" = 1'-0"



Ⓑ BLOCK 44 - ENLARGED SECTION - ENTRY PLAZA  
SCALE: 3/16" = 1'-0"



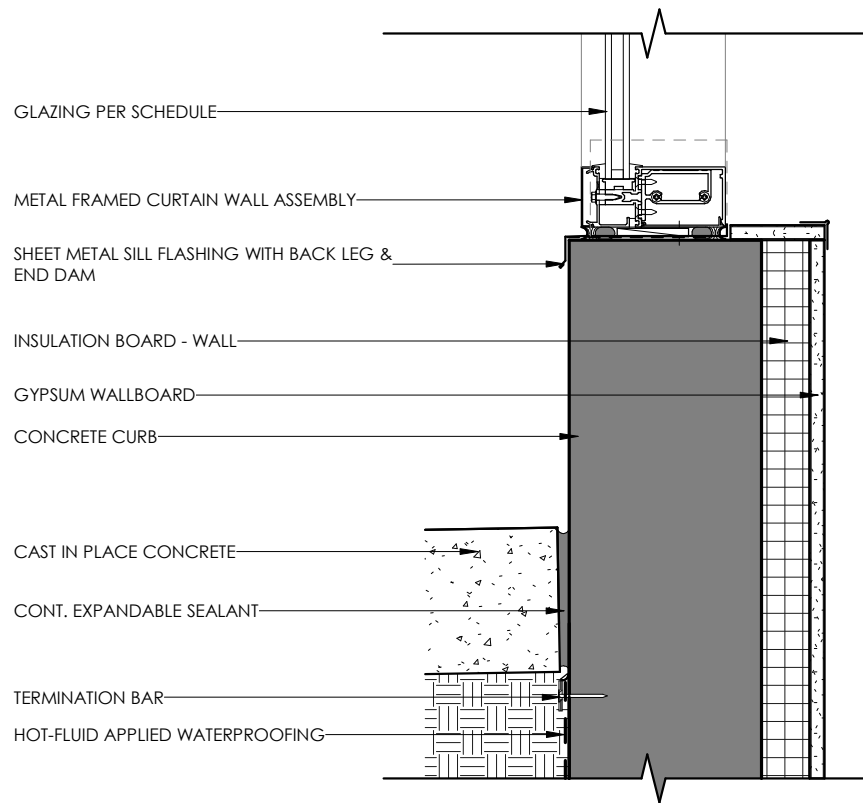
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



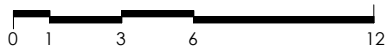
BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.70



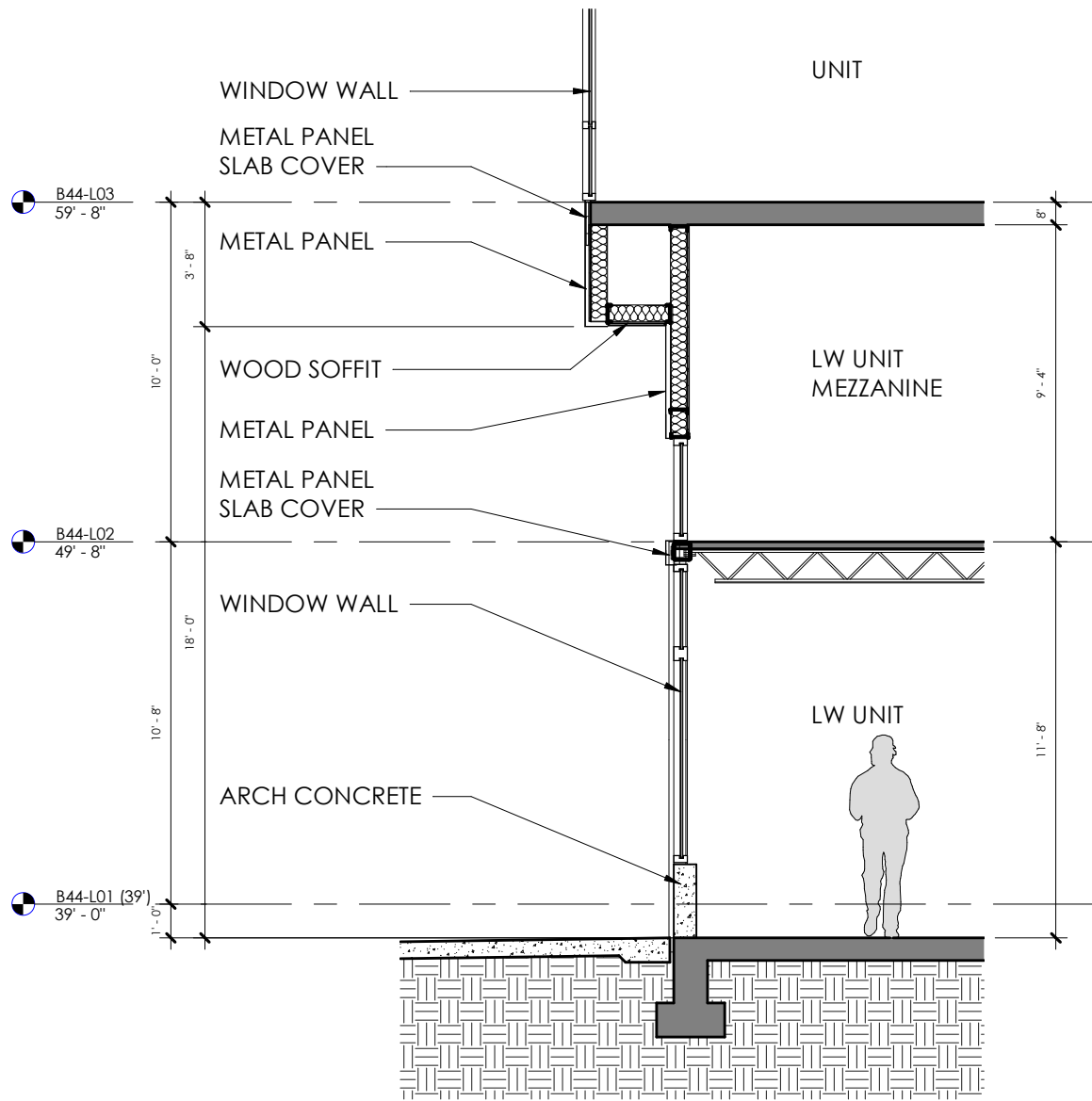
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



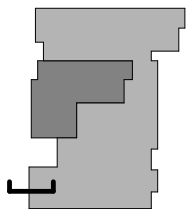
② SECTION DETAIL - CURTAIN WALL @ CONCRETE CURB  
SCALE: 1 1/2" = 1'-0"



SCALE : As indicated



© BLOCK 44 - ENLARGED SECTION - LIVE/WORK  
SCALE: 3/16" = 1'-0"



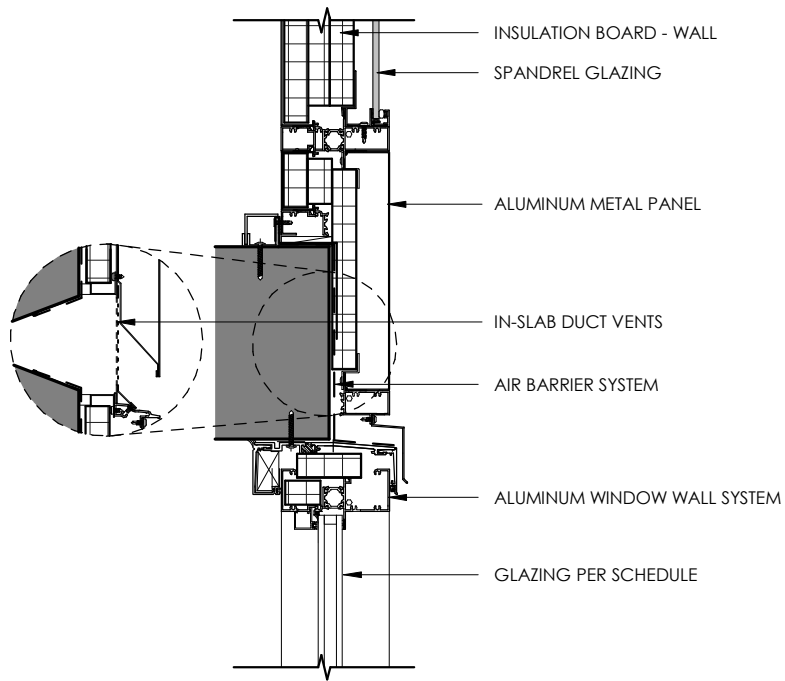


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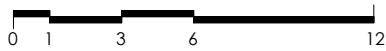


BLOCK 44 - SOUTH ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.72

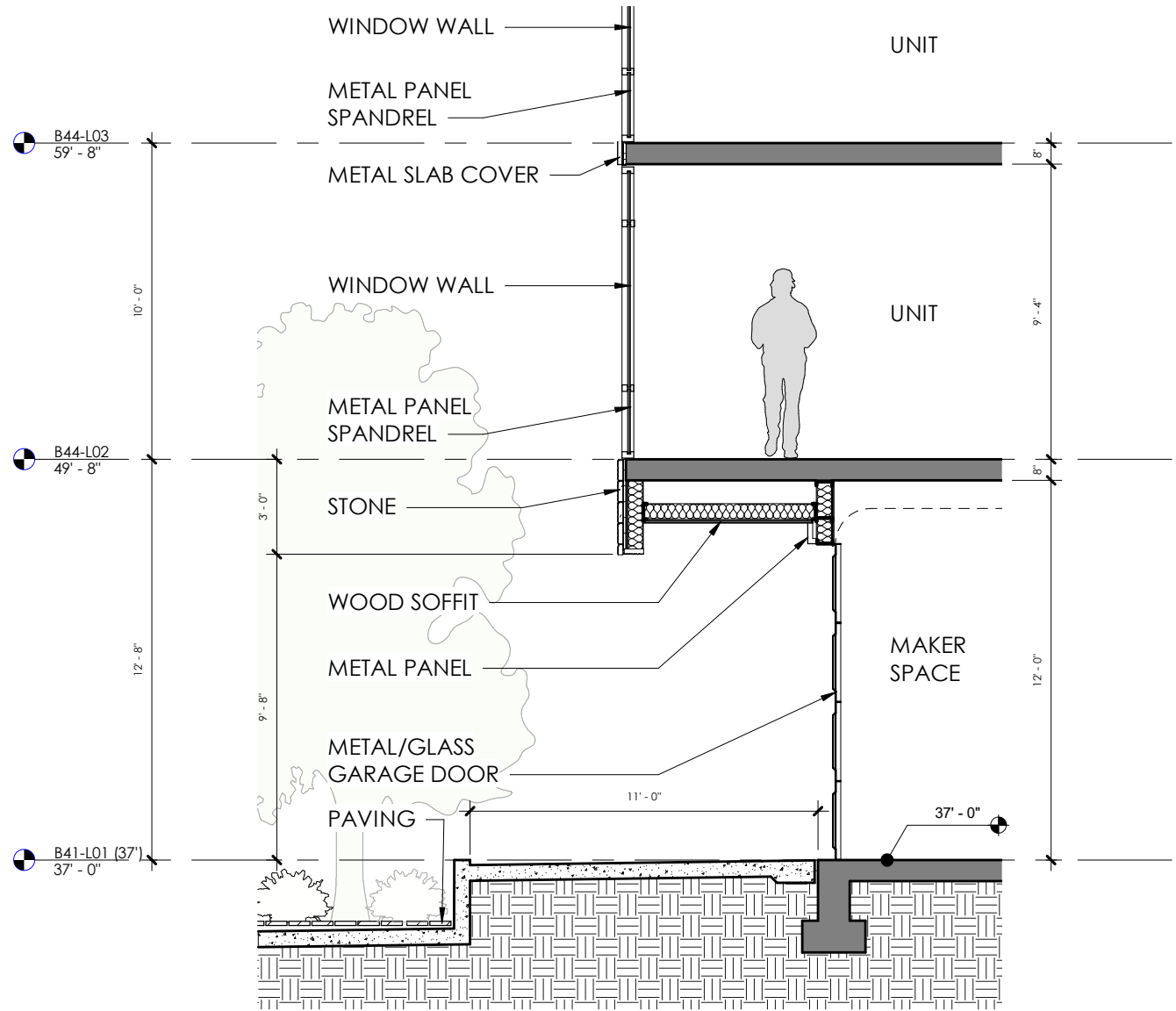
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



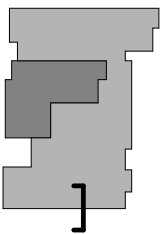
② SECTION DETAIL - WINDOW WALL SLAB EDGE COVER  
SCALE: 1 1/2" = 1'-0"



SCALE : As indicated



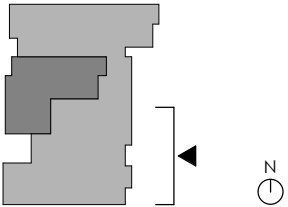
④ BLOCK 44 - ENLARGED SECTION - MAKER SPACE  
SCALE: 3/16" = 1'-0"



N



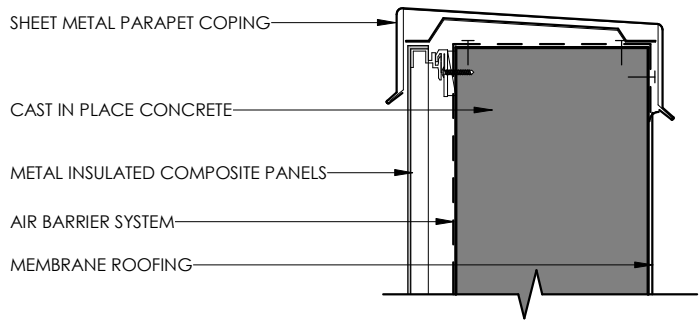
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



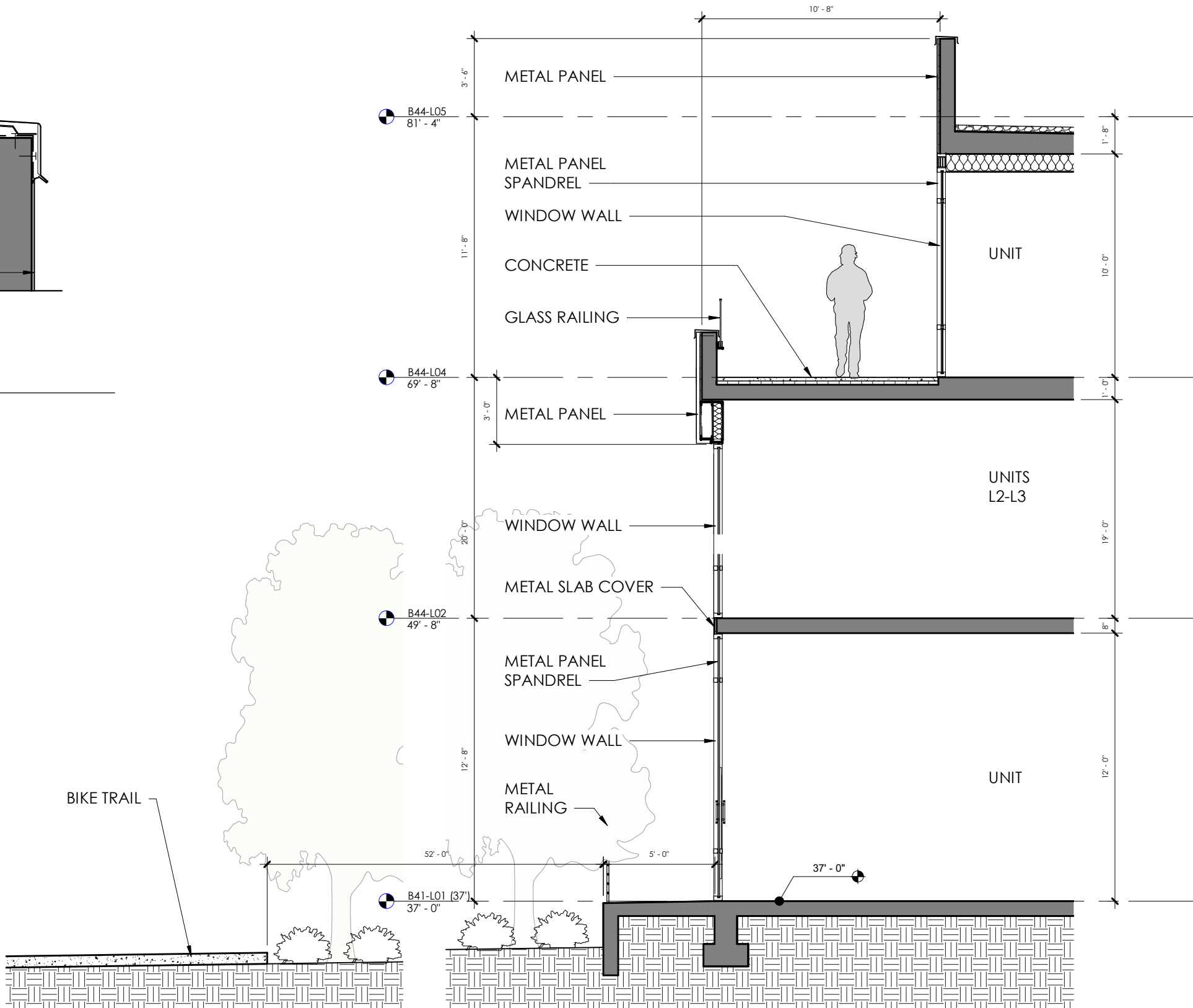
BLOCK 44 - EAST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.74



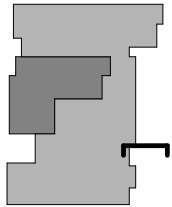
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



② SECTION DETAIL - METAL PANEL @ PARAPET  
SCALE: 1 1/2" = 1'-0"



Ⓔ BLOCK 44 - ENLARGED SECTION E  
SCALE: 3/16" = 1'-0"



SCALE : As indicated



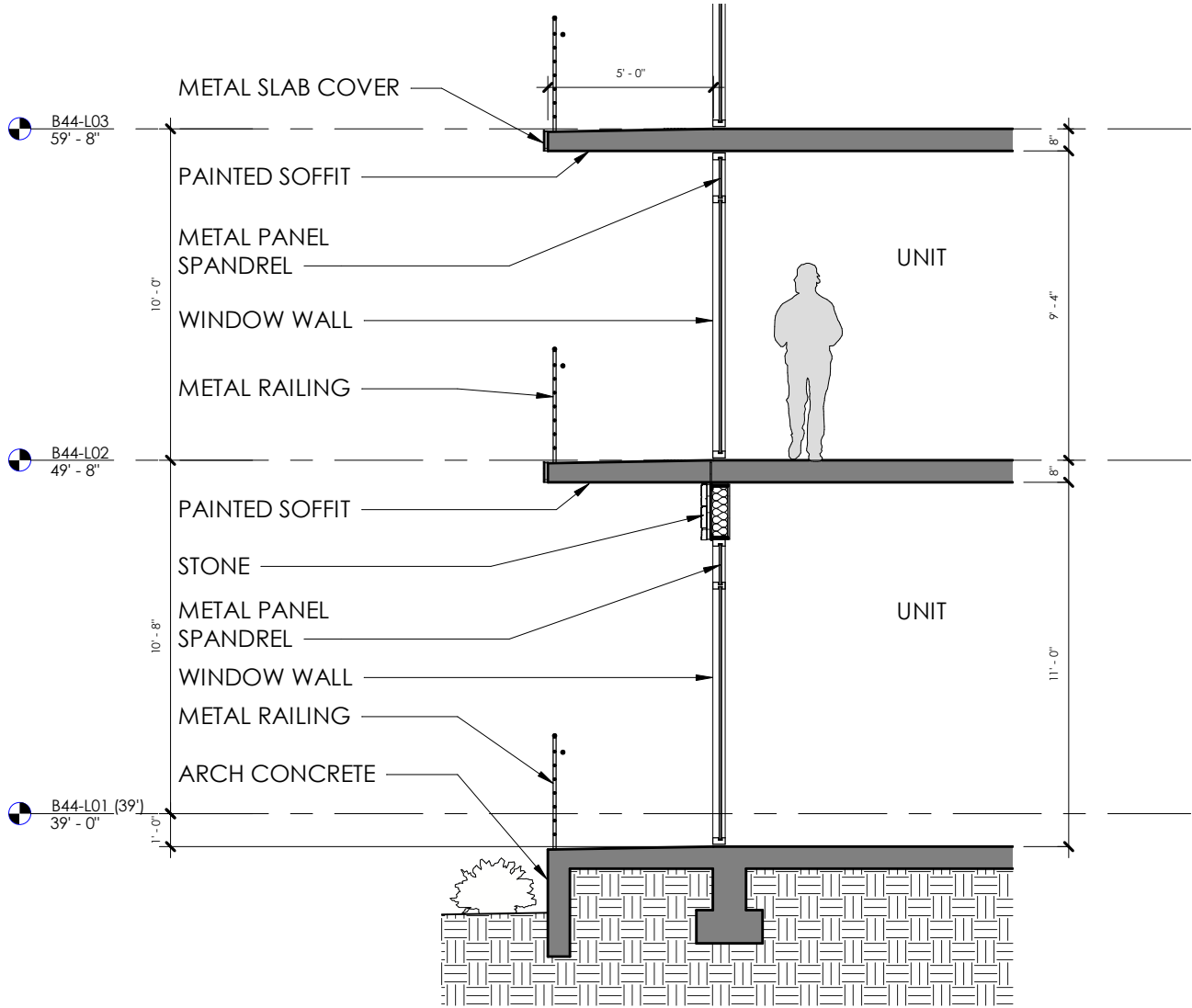
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



BLOCK 44 - EAST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.76



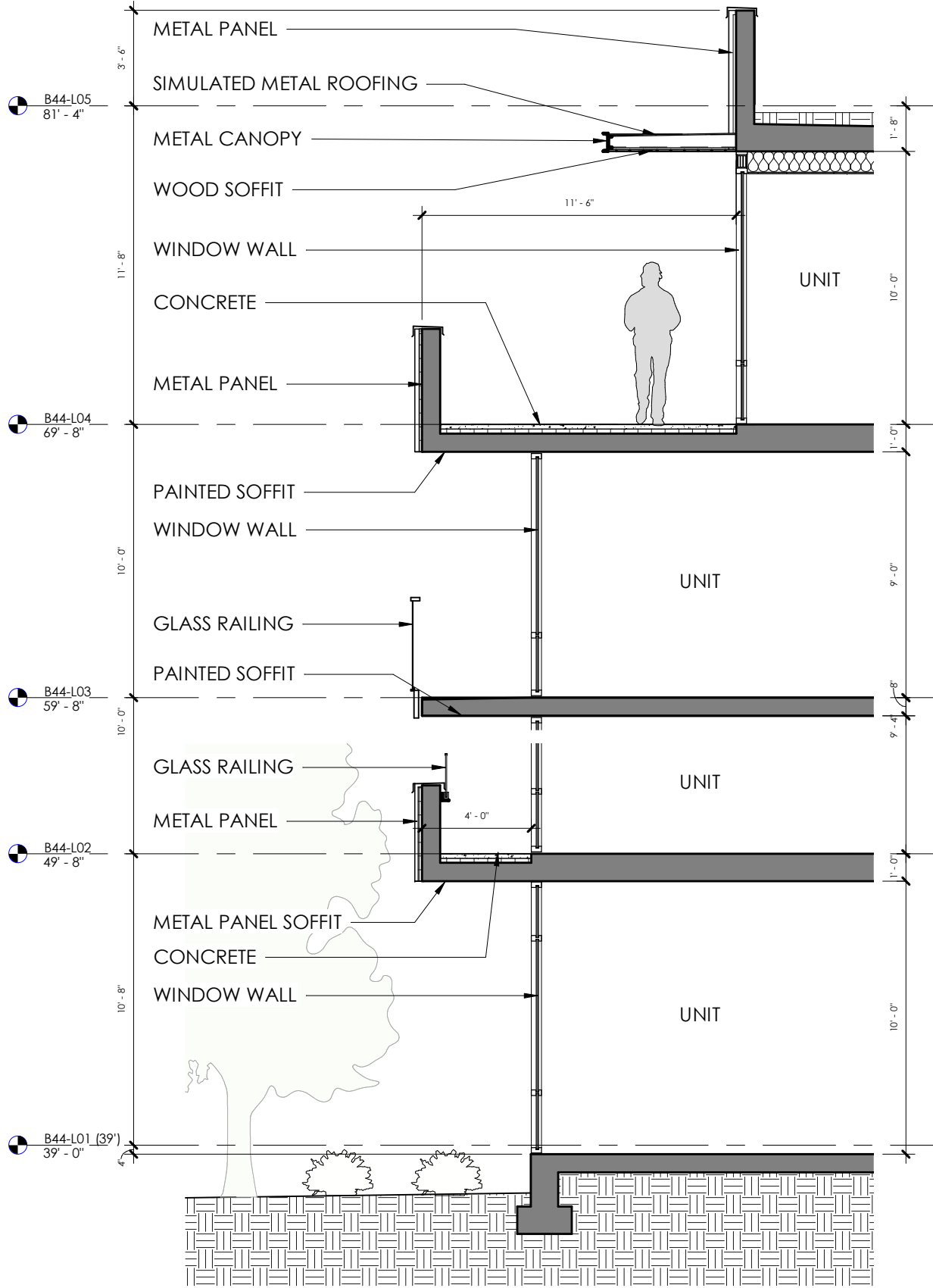
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



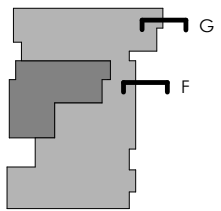
F BLOCK 44 - ENLARGED SECTION - RIVERFRONT



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



G BLOCK 44 - ENLARGED SECTION - RIVERFRONT



BLOCK 44 - EAST ENLARGED SECTIONS

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.77

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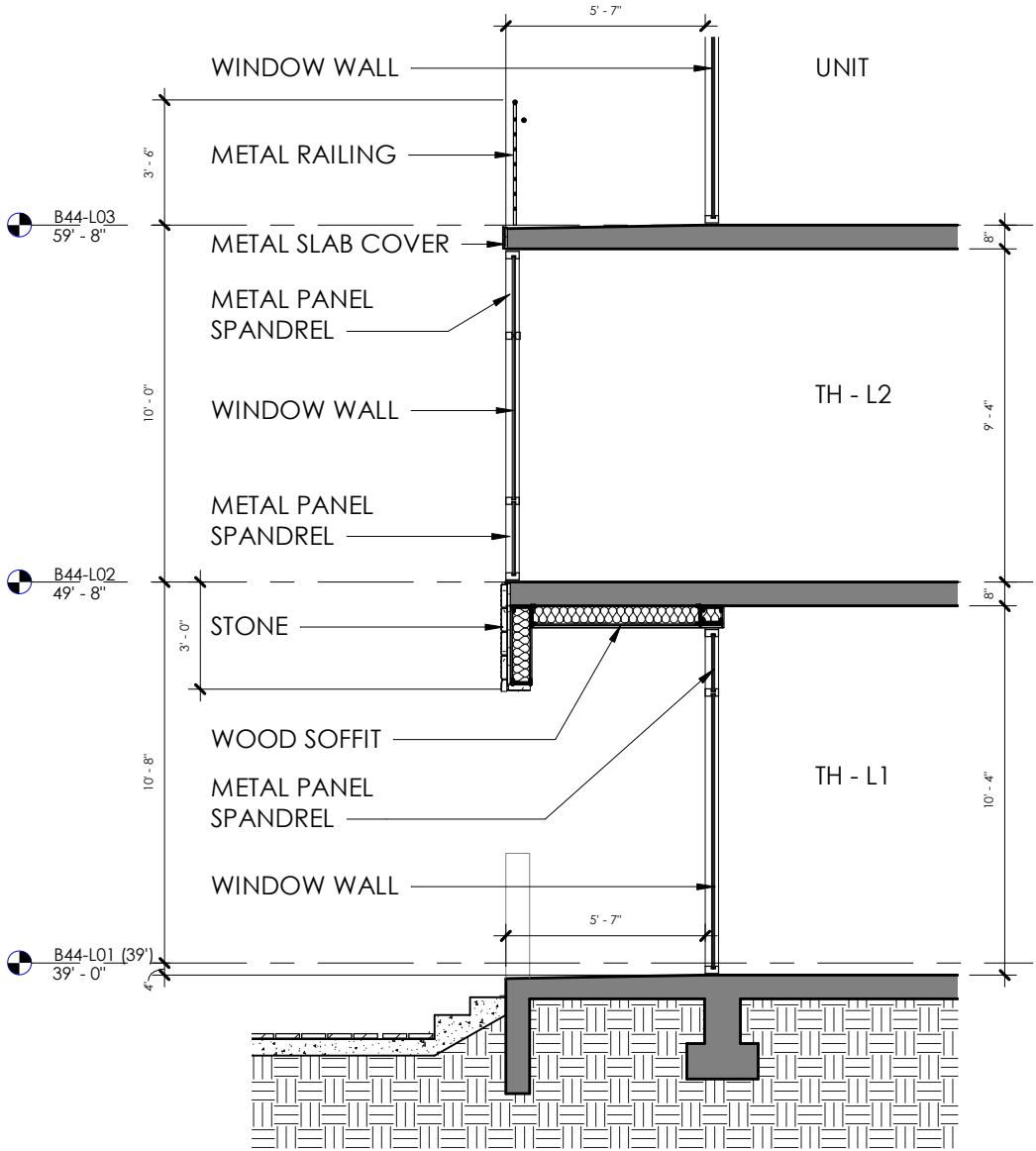


BLOCK 44 - NORTH ENLARGED ELEVATION

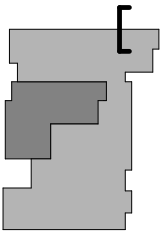
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.78



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(H) BLOCK 44 - ENLARGED SECTION - TOWNHOMES



0 1 3 6 12  
SCALE: 3/16" = 1'-0"

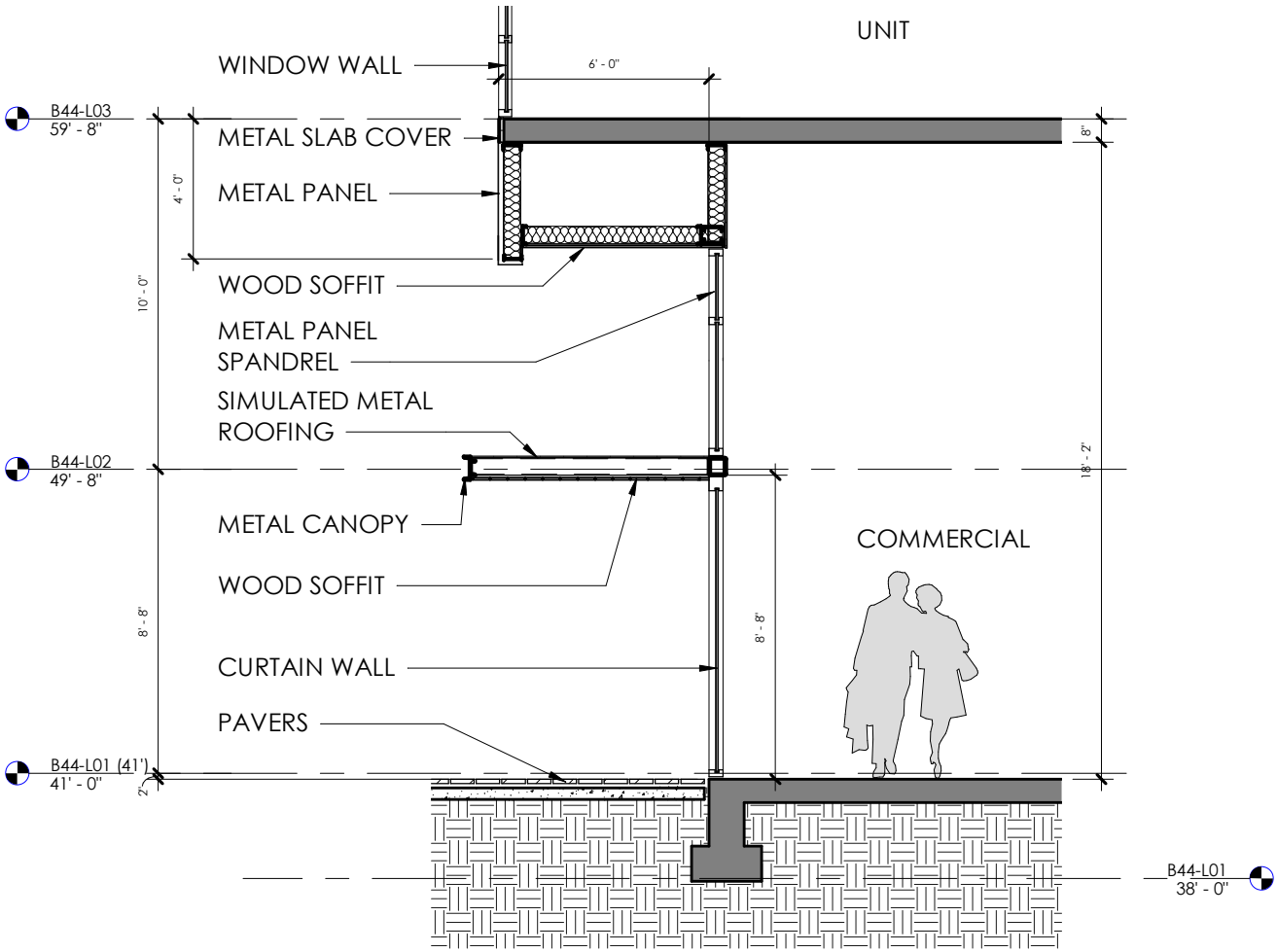
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



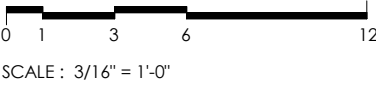
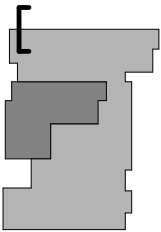
BLOCK 44 - NORTH ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.80



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J BLOCK 44 - ENLARGED SECTION - COMMERCIAL



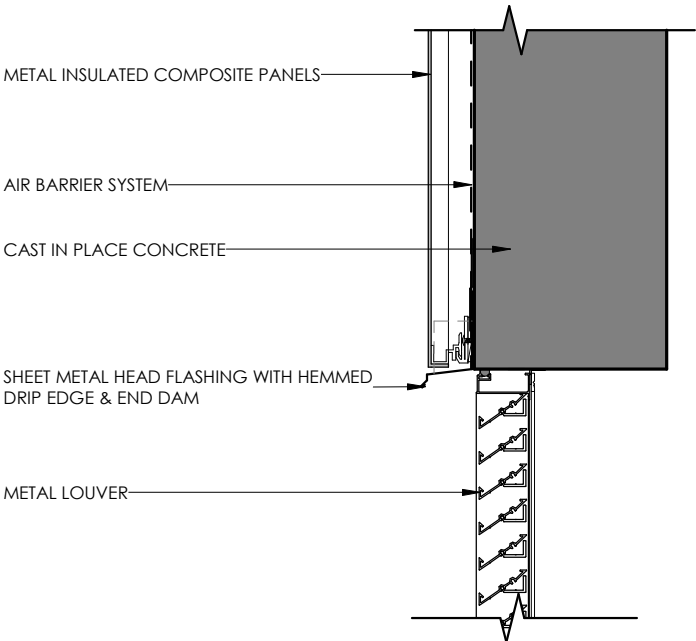
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



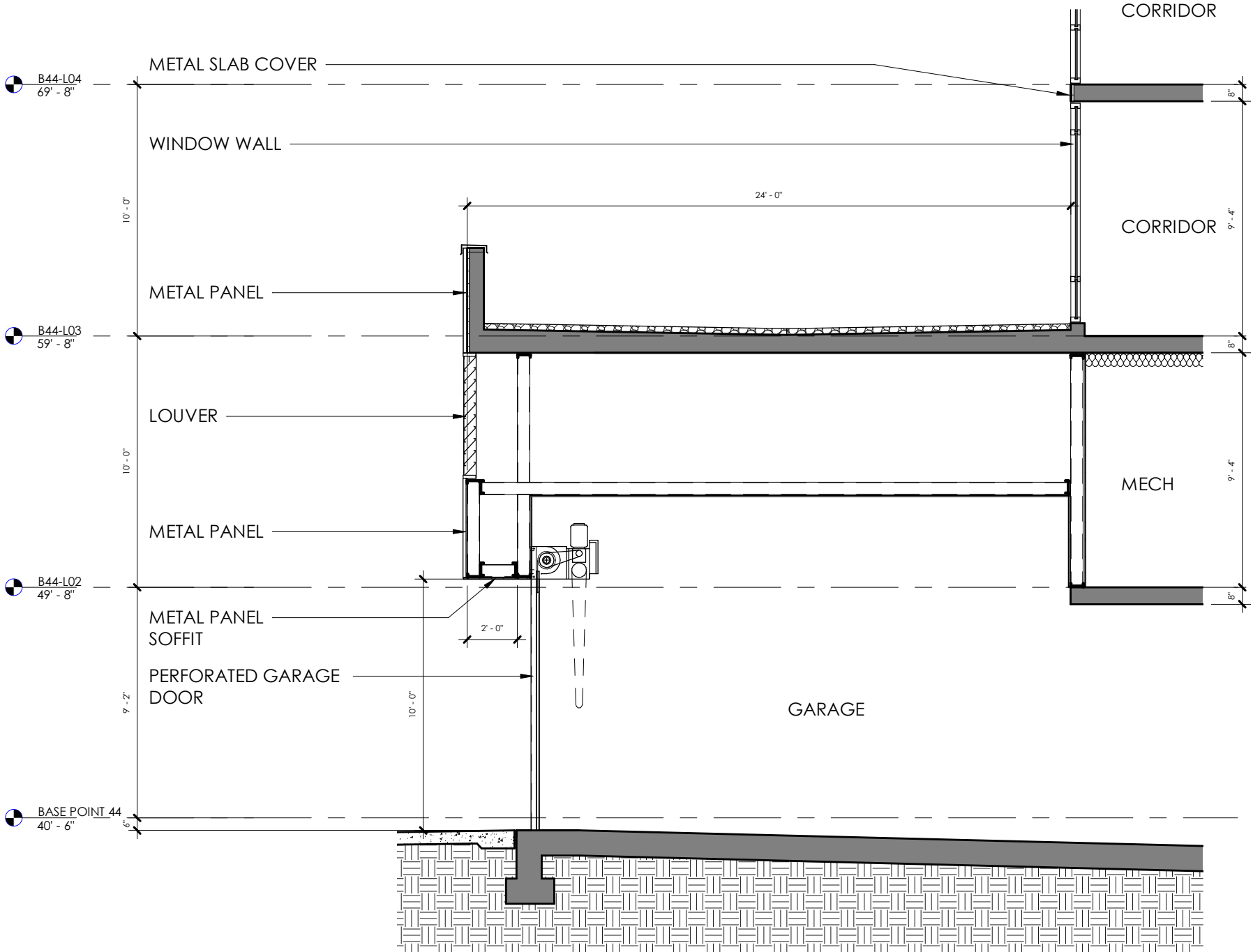
BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.82



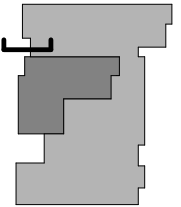
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



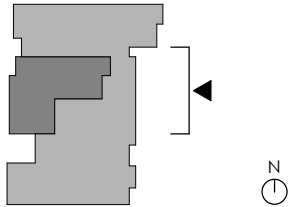
② SECTION DETAIL - LOUVER @ METAL PANEL  
SCALE: 1 1/2" = 1'-0"



Ⓚ BLOCK 44 - ENLARGED SECTION - GARAGE ENTRY  
SCALE: 3/16" = 1'-0"



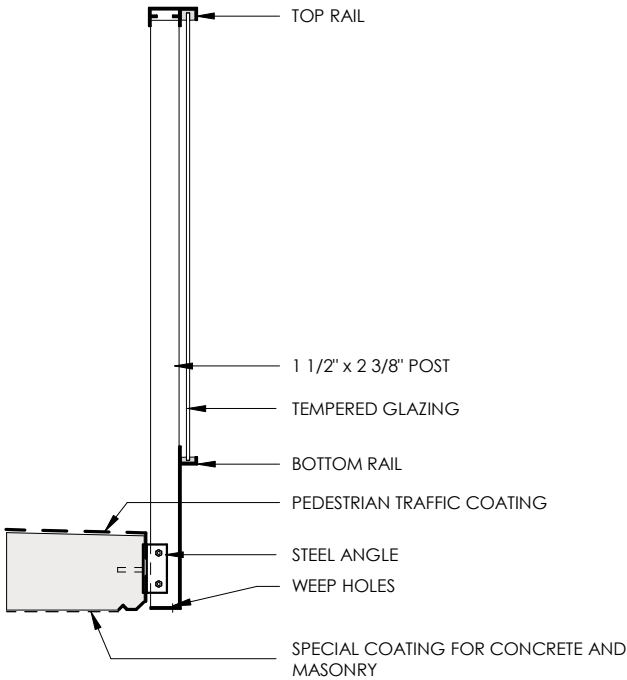
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



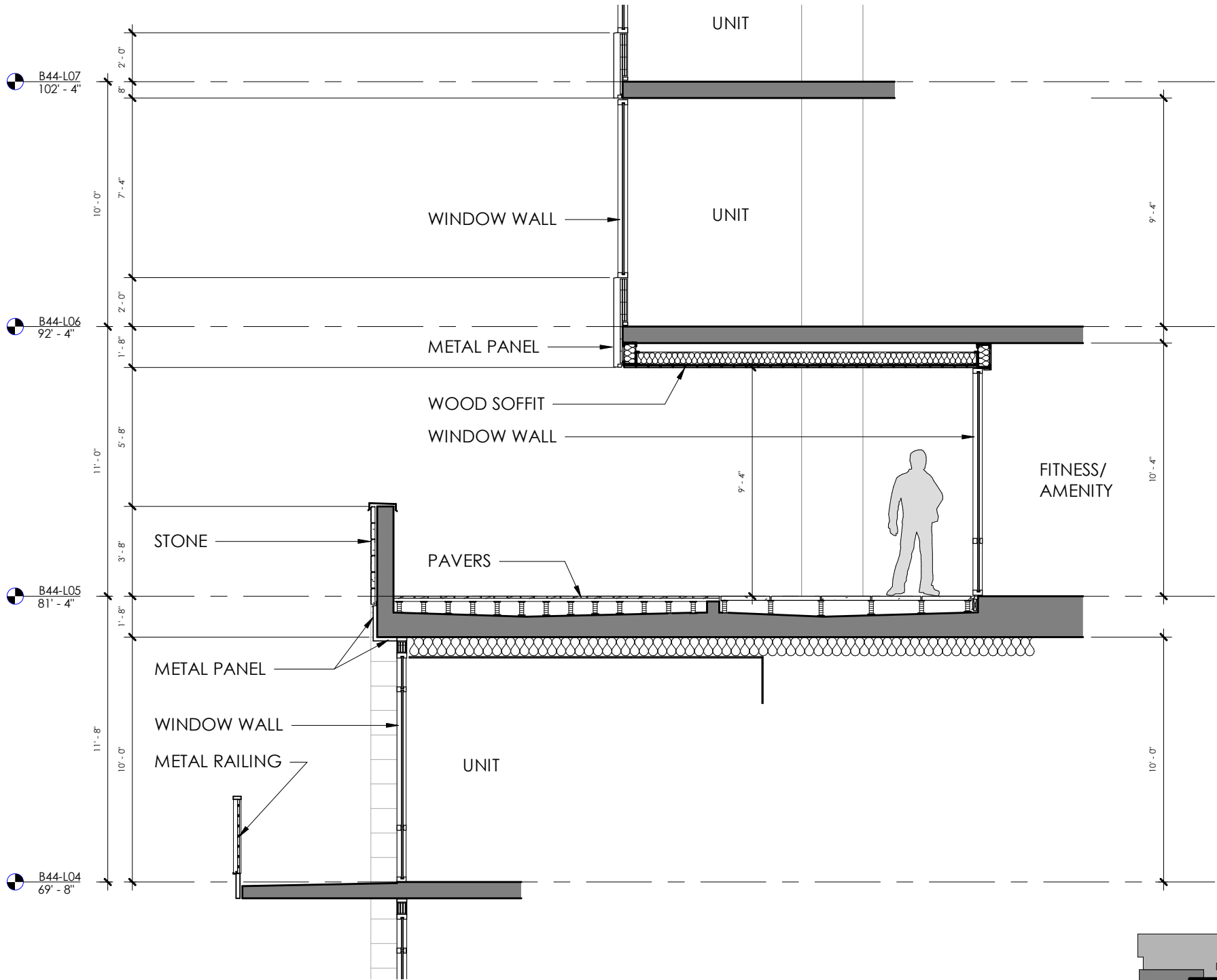
BLOCK 44 - ENLARGED ELEVATION LEVEL 5 AMENITY



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



① BLOCK 44 - ENLARGED SECTION - LEVEL 5 AMENITY  
SCALE: 3/16" = 1'-0"



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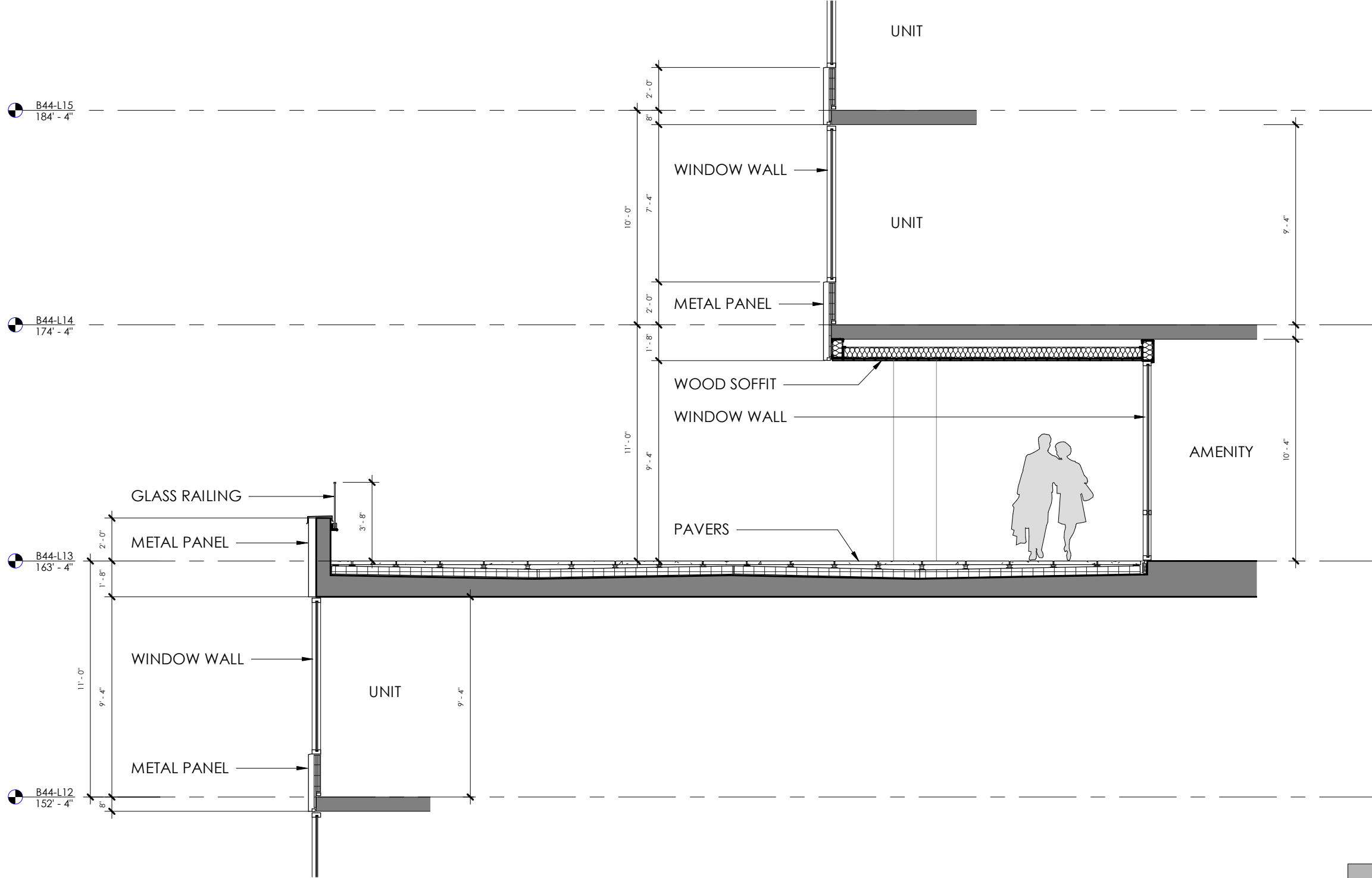


BLOCK 44 - ENLARGED ELEVATION LEVEL 13 AMENITY

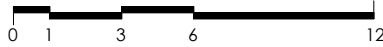
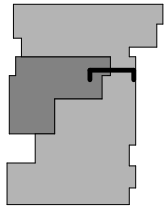
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.86



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(M) BLOCK 44 - ENLARGED SECTION - LEVEL 13 AMENITY



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

# BLOCK 44 - ENLARGED SECTION LEVEL 13 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.87

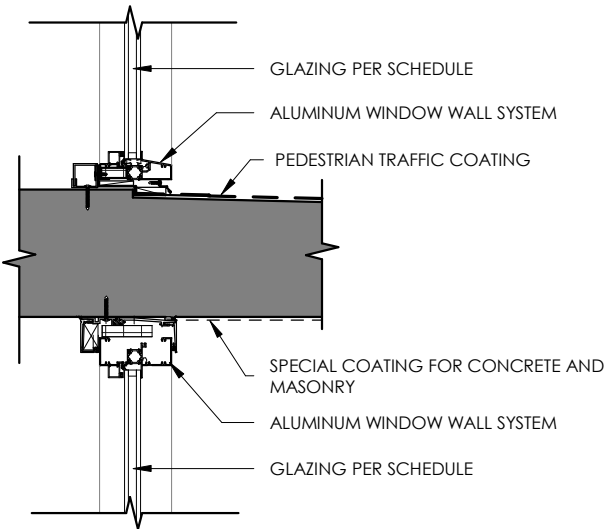
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



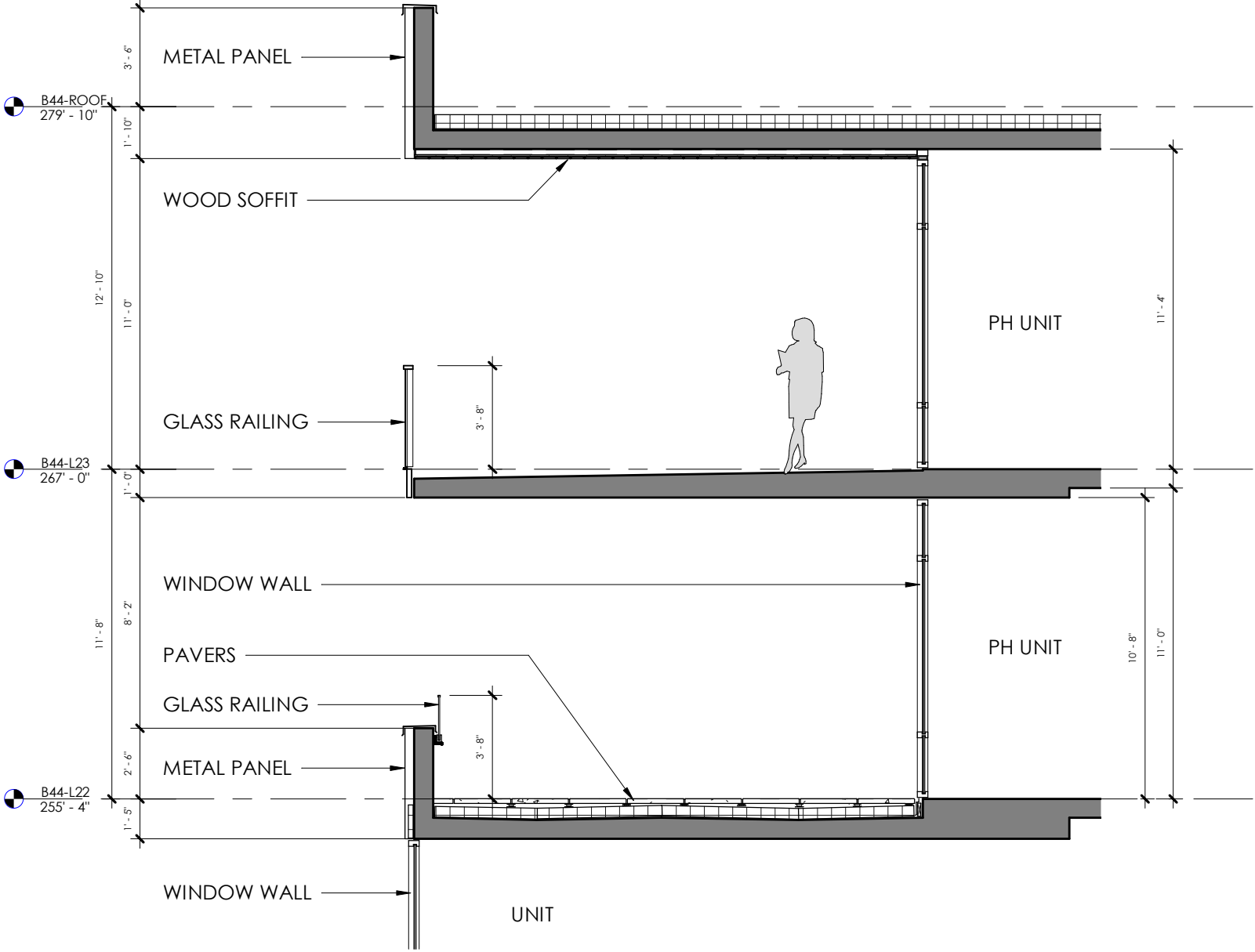
BLOCK 44 - ENLARGED ELEVATION PENTHOUSE  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.88



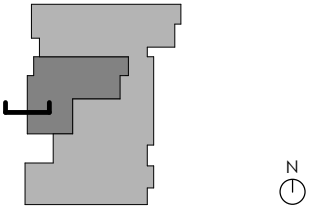
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



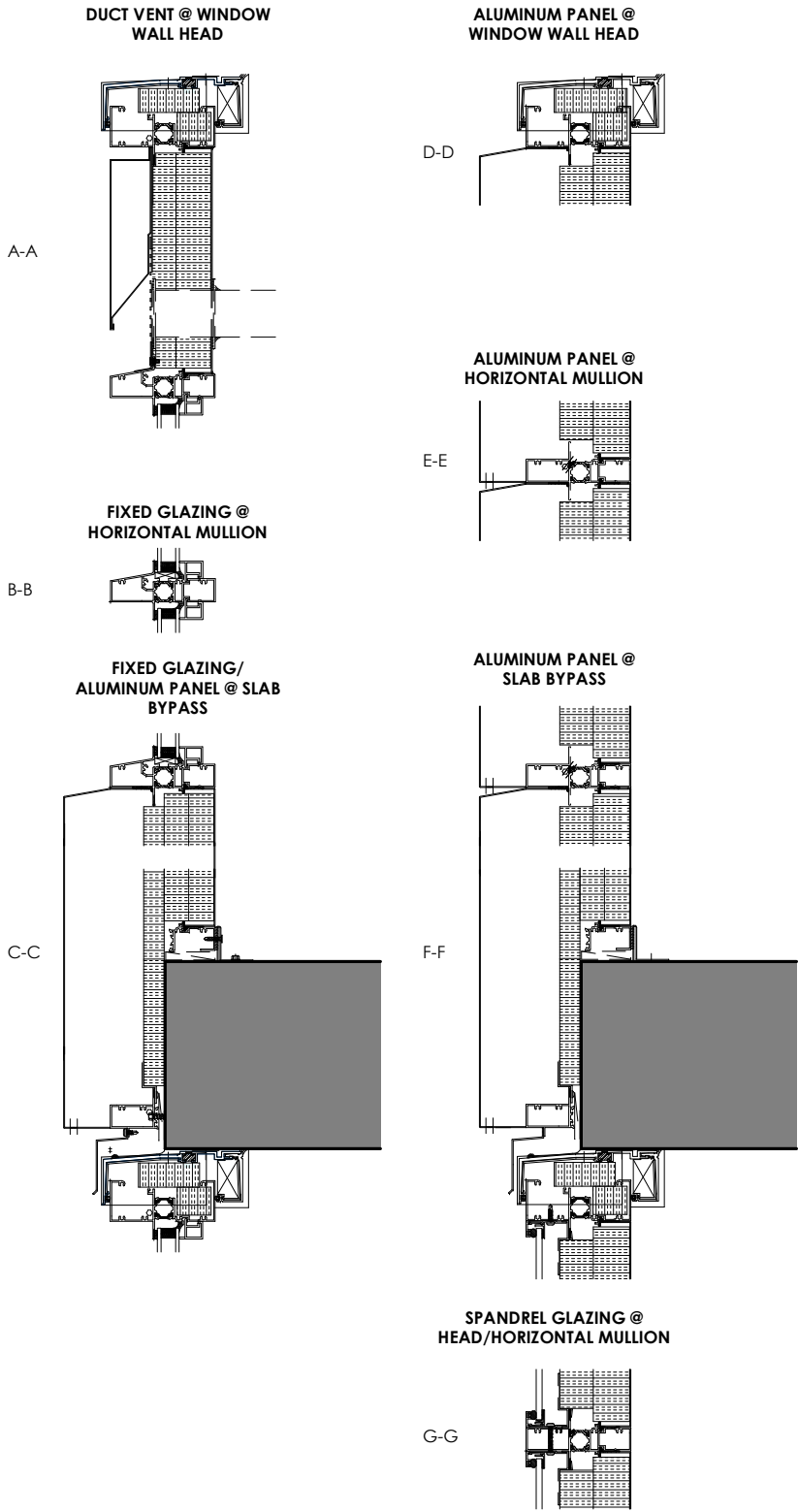
② SECTION DETAIL - WINDOW WALL HEAD/ SILL @ BALCONY  
SCALE: 1" = 1'-0"



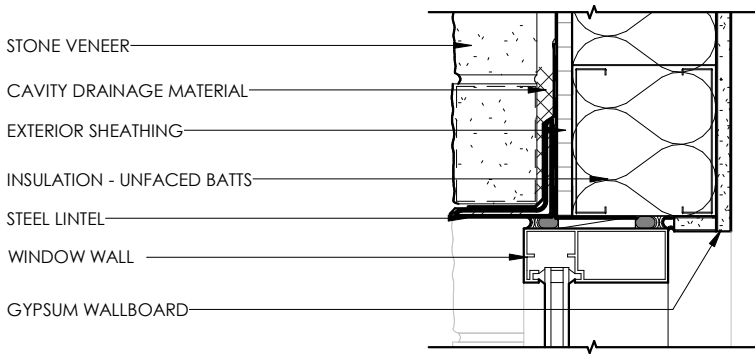
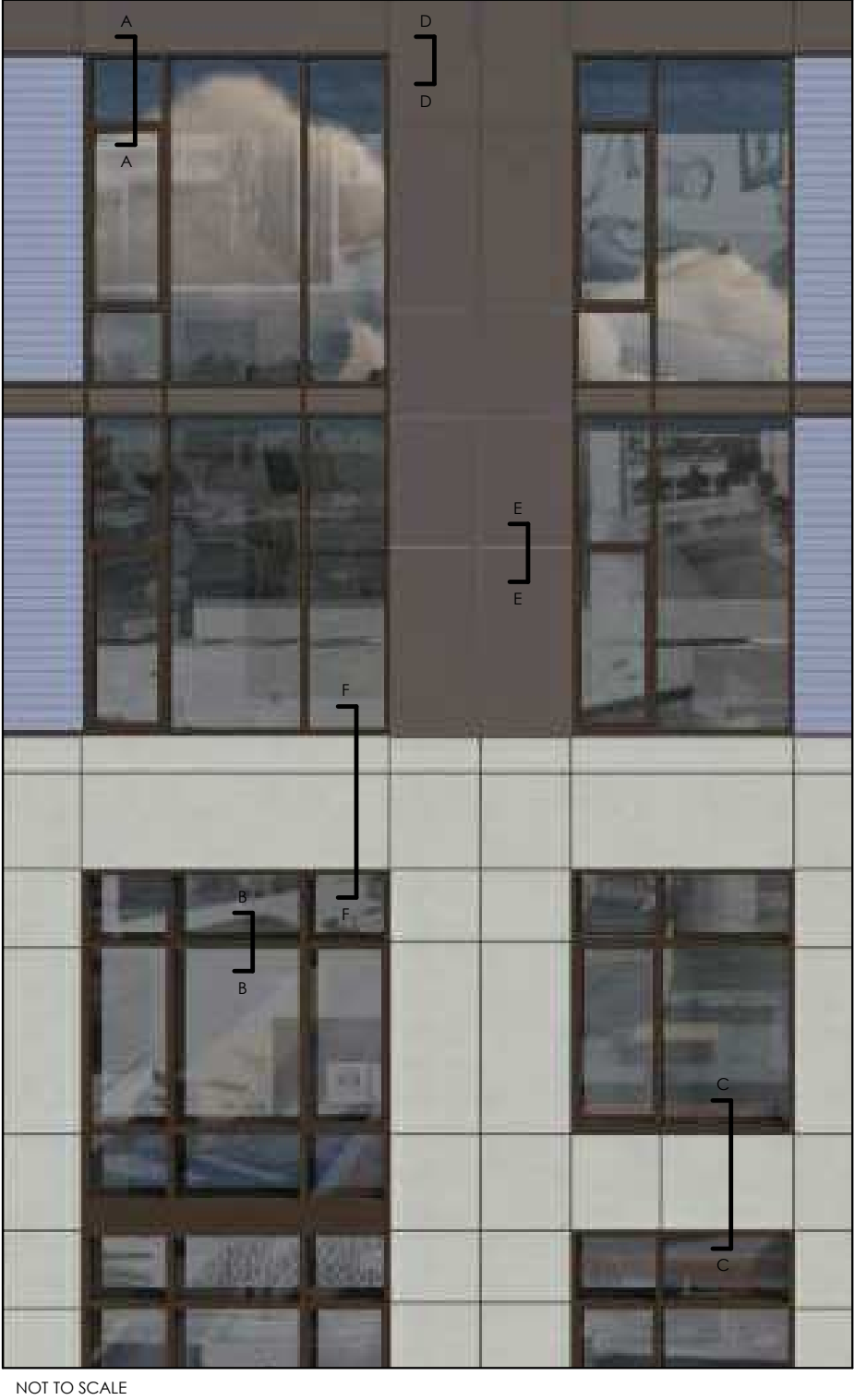
① BLOCK 44 - ENLARGED SECTION - PENTHOUSE  
SCALE: 3/16" = 1'-0"



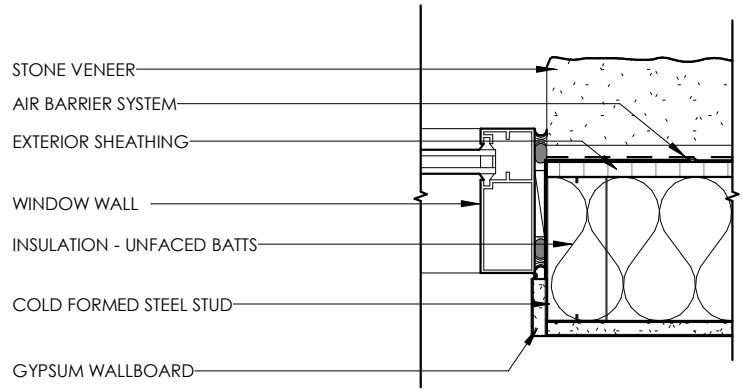
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



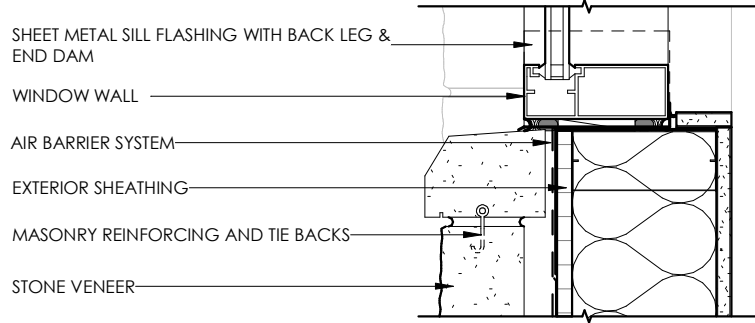
① WINDOW WALL TYPICAL DETAILS



④ SECTION DETAIL - HEAD @ WINDOW WALL



③ SECTION DETAIL - JAMB @ WINDOW WALL



② SECTION DETAIL - SILL @ WINDOW WALL



COOLING TOWER

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

Technical drawings of the LRWB cooling tower. The plan view shows a rectangular unit with dimensions 13'-0 1/8" (width) and 137'-3/4" (length). The side view shows a height of 79'-3/4". Other dimensions include 5'-5/8" for the top section, 1'-2" for the base, and various internal clearances and offsets.

A 3D perspective rendering of the LRWB cooling tower, showing its compact, boxy design with two large circular fans on the front face.

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

| Model No. 1     | WEIGHTS (LBS) |           | FANS |        | SPRAY PUMP |     | COIL          |        | GALLONS |                | CONNECTIONS |            | HEIGHT  |            | LENGTH     |            | DIMENSIONS |            | Coil A |
|-----------------|---------------|-----------|------|--------|------------|-----|---------------|--------|---------|----------------|-------------|------------|---------|------------|------------|------------|------------|------------|--------|
|                 | Shipping      | Operating | HP   | CFM    | HP         | GPM | Vol (Gallons) | Req'd" | Size    | Operating Rate | Height      | Lower      | Upper   | U          | A          | U          | A          |            |        |
| eco-LRWB 5-3J12 | 7090          | 11,660    | 15   | 31,700 | 2          | 345 | 127           | 240    | 8"      | 8,760          | 6' 8-3/4"   | 18' 2-5/8" | 3' 1/4" | 3' 8-1/2"  | 7' 10-1/2" | 1' 1/2"    | 1' 1/2"    | 7' 10-1/2" |        |
| eco-LRWB 5-3J12 | 7150          | 11,720    | 20   | 34,900 | 2          | 345 | 127           | 240    | 8"      | 8,820          | 6' 8-3/4"   | 18' 2-5/8" | 3' 1/4" | 3' 8-1/2"  | 7' 10-1/2" | 1' 1/2"    | 1' 1/2"    | 7' 10-1/2" |        |
| eco-LRWB 5-3J12 | 7150          | 11,720    | 25   | 37,200 | 2          | 345 | 127           | 240    | 8"      | 8,880          | 6' 8-3/4"   | 18' 2-5/8" | 3' 1/4" | 3' 8-1/2"  | 7' 10-1/2" | 1' 1/2"    | 1' 1/2"    | 7' 10-1/2" |        |
| 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"      | 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"      | 4' 4"      | 2' 3"      | 2' 3"      |        |
| eco-LRWB 5-4J12 | 8,500         | 13,400    | 25   | 36,000 | 2          | 345 | 166           | 240    | 8"      | 10,500         | 7' 4-1/4"   | 18' 2-5/8" | 3' 1/4" | 4' 4"      | 2' 3"      | 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"      | 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" | 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" | 4' 11-1/2" | 2' 10-1/2" | 2' 10-1/2" |        |
| eco-LRWB 5-5M12 | 9,980         | 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" | 4' 11-1/2" | 2' 10-1/2" | 2' 10-1/2" |        |
| eco-LRWB 5-5N12 | 10,020        | 15,250    | 40   | 42,000 | 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" | 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"      | 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"      | 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"      | 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 retooling 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 Sarnafil Décor Roof System is shown installed on a building. The top image shows a large, curved roof with a simulated metal appearance. The bottom image is a close-up of the profile, showing the Sarnafil G Membrane, Gypsum Roof Board, Insulation, Vapor Retarder, and Structural Deck. The profile is labeled as 1/2" and 1 1/4".

The Sarnamatic automatic seam welder is shown, a blue machine with a black hose and a yellow hose, used for welding the Sarnafil Décor Profiles.

\* 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; 6,533,046; 6,453,964, and 6,554,947

CURTAIN WALL AND SLAB COVER SYSTEMS

1600 Wall System<sup>®</sup>1 / System<sup>®</sup>2

Imposing Statements –  
Used Together  
Or Independently

Building on the proven success of Kawneer's 1600 Wall System<sup>®</sup> which set the standards for curtain wall engineering, 1600 Wall System<sup>®</sup>1 and 1600 Wall System<sup>®</sup>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<sup>®</sup>1 is an outside glazed, captured curtain wall
- 1600 Wall System<sup>®</sup>2 is a Structural Silicone Glazed (SSG) curtain wall

**Aesthetics**

Even the smallest details of 1600 System<sup>®</sup>1/1600 Wall System<sup>®</sup>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.

The diagram shows a cross-section of the 1600 Wall System, detailing the internal structure, insulation, and glazing. Key components labeled include: VISION GLAZING, EXTERIOR POWDER COATED FRAME FINISH, INTERIOR POWDER COATED FRAME FINISH, SEMI-RIGID MINERAL FIBRE INSULATION, SPANDREL GLASS (OPTION), CONCRETE SLAB, POWDER COATED METAL PANEL, SELF-ADHESIVE MEMBRANE, DEFLECTION CHANNEL, and VISION GLAZING. The diagram also shows the rough opening and the finished opening dimensions.

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

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

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

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

CONTINUOUS ALUM. CHANNEL W/ SCREW CHASES AND END CAPS  
3/4" CLEAR TEMPERED GLASS  
BASE SHOE CLADDING  
NEOPRENE GLASS BLOCKS BOTH SIDES OF BOLTS  
3/8"Ø x 2" THRU BOLTS @ 12" O.C.  
CONTINUOUS 3/4"x3/4" 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 HLT HT-HY-270 MORTAR  
1/4" TALL SHIM TO ALLOW FOR DRAINAGE BENEATH GLASS SHOE AT EVERY THRU-BOLT CONNECTION

VERIFY 1/4" TO TOP OF RAILING FROM LEVEL 20 TYP

TR660 ATTACHED W/ (2) #10 X 1 1/2" SS PH SMS W/ GLASS VINYL INSERT. END CAPS WHERE NEEDED.  
ALL TOPRAIL JOINTS TO HAVE INTERNAL SPLICE W/ (4) #10 SCREWS  
FLAT INFILL  
3/4" 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 3/4" SMS. RUBBER BLOCKS TO BE PLACED IN BOTTOM RAIL BETWEEN PIECES OF GLASS.  
BR200 W/ GLASS VINYL INSERT. END CAPS WHERE NEEDED.  
3/4" X 6" ALUMINUM PLATE ATTACHED W/ (2) #14xØ" TRUSS HEAD SCREWS W/ 3/4" OVERSIZED HOLE  
LEVEL 20  
3/4" X 2" x 2 1/2" X 6" ANGLE BRACKET ATTACHED TO POST W/ (2) 3/4" X 3/4" THRU-BOLTS & WASHERS  
3/4" X 2" X 3" ALUMINUM ANGLE W/ 3/4" WEEP HOLES AT 48" O.C. ATTACHED W/ (2) #14xØ" TRUSS HEAD SCREWS W/ 3/4" OVERSIZED HOLE  
1/2" HTA-4022 HALFEN W/ 1/2" T-BOLTS & WASHERS AT FLOORS 1-10 AND 12" HTA-R 5234 HALFEN W/ 1/2" T-BOLTS & WASHERS AT FLOORS 11-20, HTA512 X 128 AT CORNERS

STRUCTURAL ENGINEER  
REGISTERED PROFESSIONAL  
18346PF  
Peter R. Goldenberg  
OREGON  
MAY 19, 1996  
EXPIRED 6-30-21

REVISIONS

DATE: 1/16/20  
SCALE: AS SHOWN  
DRAWN: STM  
CHECKED: CHECKED

PROJECT NAME: 140 COLUMBIA  
140 SW Columbia Street  
Portland, OR 97201

ARCHITECT: WDG ARCHITECTURE DALLAS, PLLC  
CONTRACTOR: ANDERSEN CONSTRUCTION

SHEET NO. A29

REVISIONS

DATE: 1/16/20  
SCALE: AS SHOWN  
DRAWN: STM  
CHECKED: CHECKED

PROJECT NAME: 140 COLUMBIA  
140 SW Columbia Street  
Portland, OR 97201

ARCHITECT: WDG ARCHITECTURE DALLAS, PLLC  
CONTRACTOR: ANDERSEN CONSTRUCTION

SHEET NO. A27



**RYTEC**  
HIGH PERFORMANCE DOORS

**SPIRAL® VT**  
HIGH PERFORMANCE VENTILATED DOOR

CLEARANCE 8'-2"

RYTEC

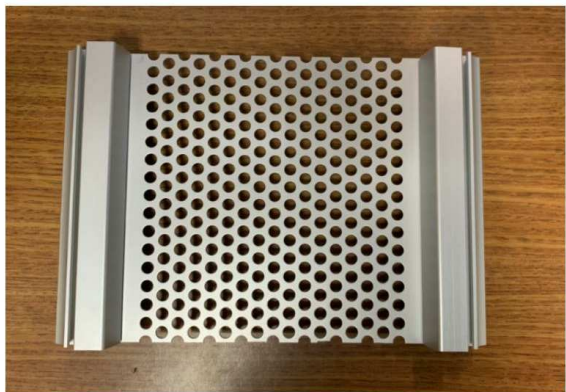
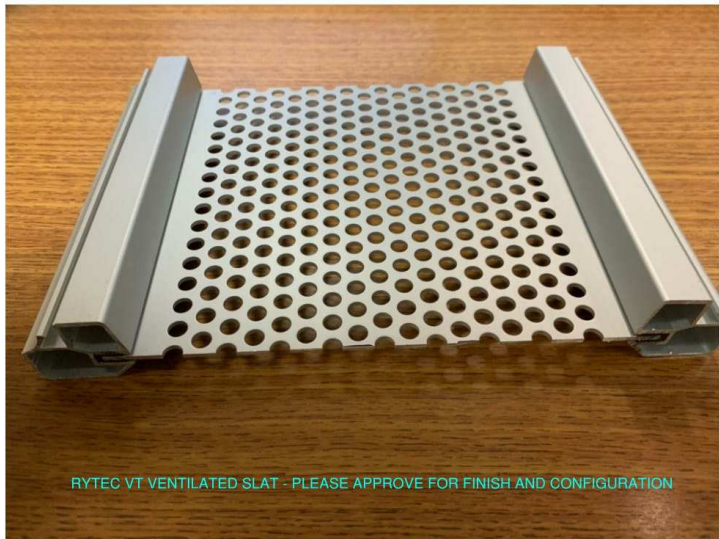
**SPIRAL® VT**  
High Speed, High Cycles and Fresh Air - All in One Door

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



Round-Hole Pattern

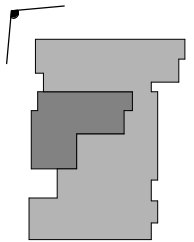
- **Solid Security**
  - Extruded aluminum I-beam slat assembly with 1/4-inch diameter round-hole pattern
  - Integral rubber weatherseal
  - Continuous heavy-duty hinge system
- **Air Flow**
  - Perforated slats circulate air and provide ventilation to help maintain a more comfortable work environment
- **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**
  - Vent slats are specifically designed with perforations to allow for maximum air flow without compromising security and safety





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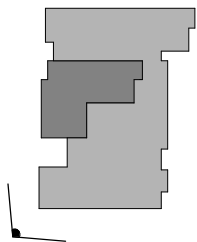
N

PERSPECTIVE OF NW CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.20



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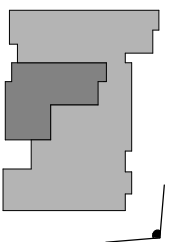
PERSPECTIVE OF SW CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.21





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N

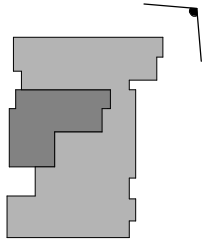
## PERSPECTIVE OF SE CORNER - BLOCK 44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.22



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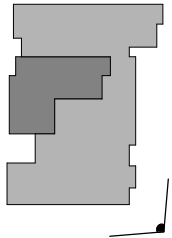
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PERSPECTIVE OF NE CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.23



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N

PERSPECTIVE OF NW CORNER W/ CONTEXT - BLOCK 44

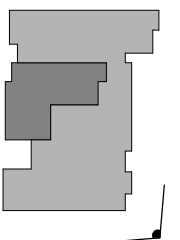
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.24





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N

## RIVER PERSPECTIVE OF SE CORNER - BLOCK 44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.25



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B44 L01 GROSS AREA PLAN - 56,140 SF



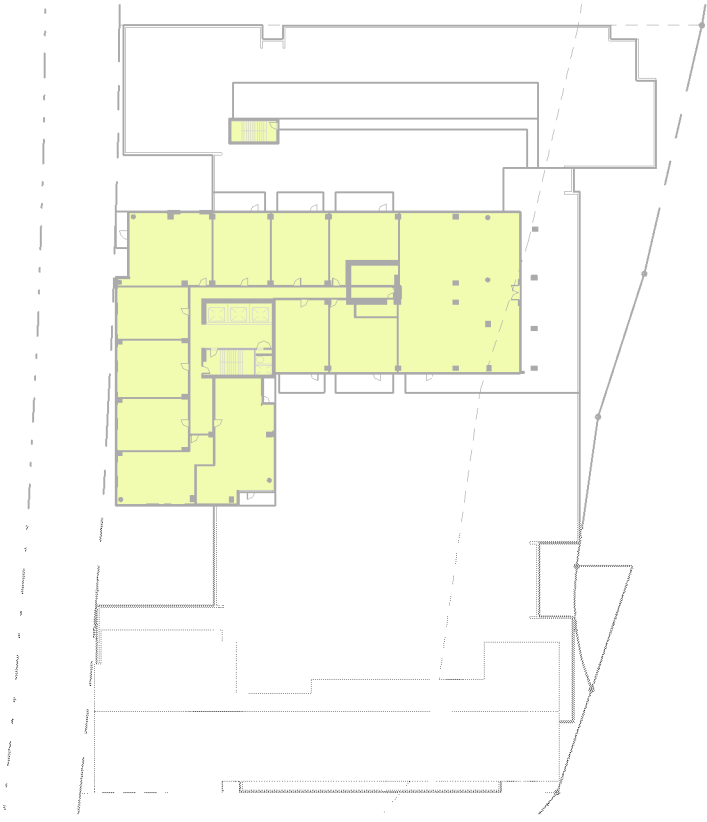
B44 L02 GROSS AREA PLAN - 51,320 SF



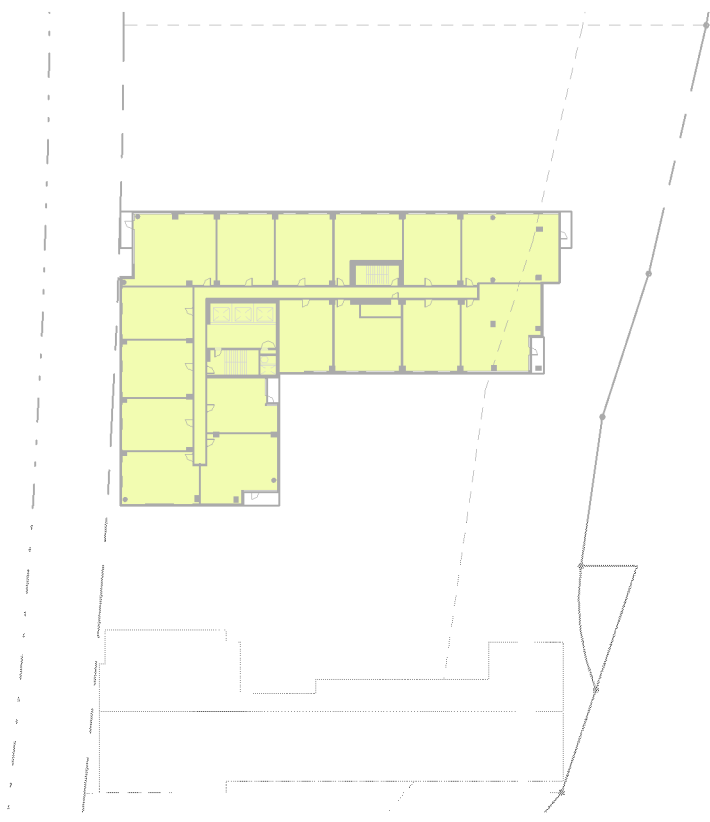
B44 L03 GROSS AREA PLAN - 58,760 SF



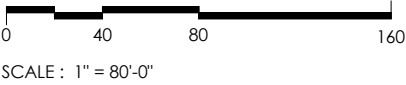
B44 L04 GROSS AREA PLAN - 58,350 SF



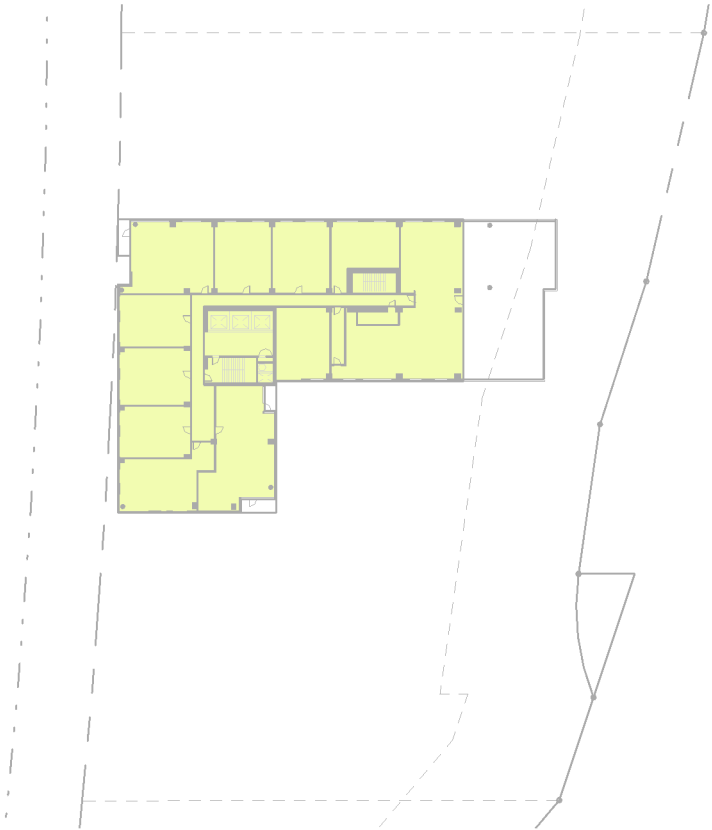
B44 L05 GROSS AREA PLAN - 14,890 SF



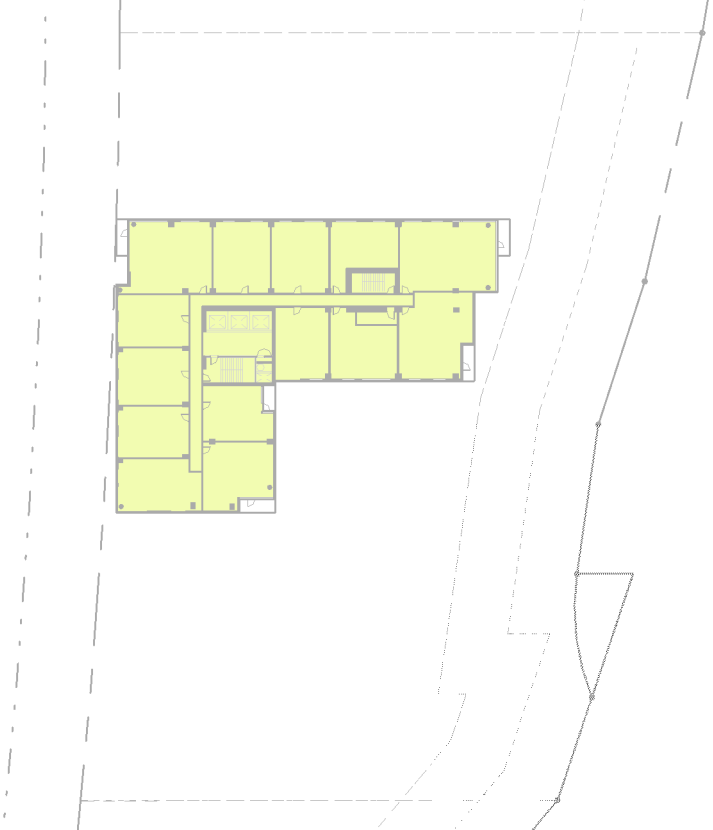
B44 L06-L12 GROSS AREA PLAN - 15,320 SF



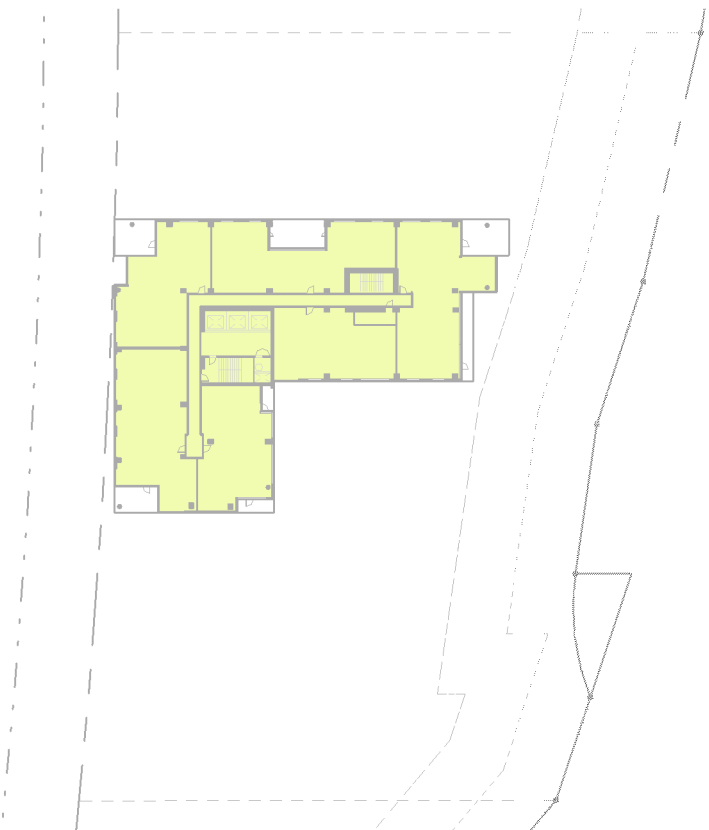
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



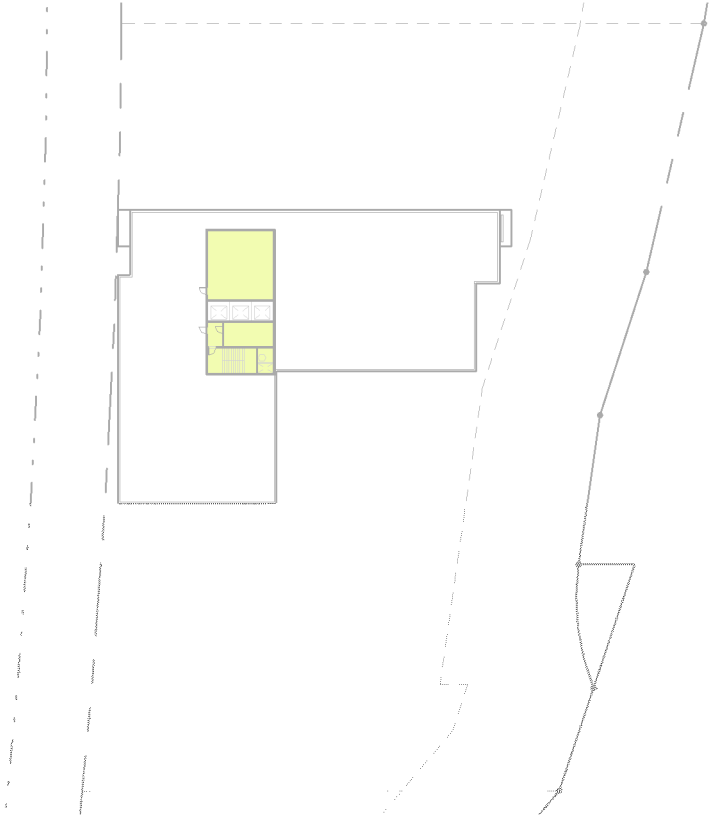
B44 L13 GROSS AREA PLAN - 13,030 SF



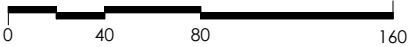
B41 L14-L21 GROSS AREA PLAN - 13,600 SF



B41 L22-L23 GROSS AREA PLAN - 12,610 SF



B41 ROOF GROSS AREA PLAN - 1,480 SF



SCALE : 1" = 80'-0"

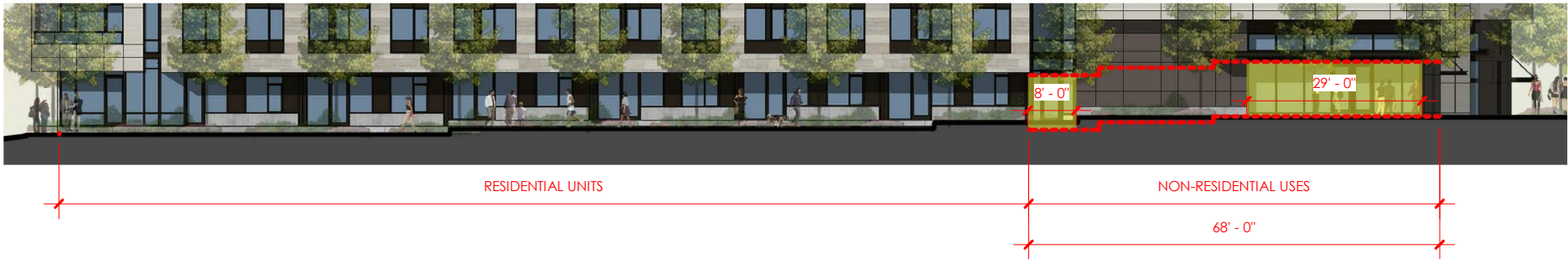
|                       |            |           |
|-----------------------|------------|-----------|
| SITE AREA:            |            | 81,757 SF |
| BUILDING FAR SUMMARY: |            |           |
| B44-L01               | 56,100 SF  | 0.686717  |
| B44-L02               | 51,300 SF  | 0.627653  |
| B44-L03               | 58,800 SF  | 0.718715  |
| B44-L04               | 58,400 SF  | 0.713741  |
| B44-L05               | 14,900 SF  | 0.182119  |
| B44-L06               | 15,300 SF  | 0.187323  |
| B44-L07               | 15,300 SF  | 0.187323  |
| B44-L08               | 15,300 SF  | 0.187323  |
| B44-L09               | 15,300 SF  | 0.187323  |
| B44-L10               | 15,300 SF  | 0.187323  |
| B44-L11               | 15,300 SF  | 0.187323  |
| B44-L12               | 15,300 SF  | 0.187323  |
| B44-L13               | 13,000 SF  | 0.159377  |
| B44-L14               | 13,600 SF  | 0.166417  |
| B44-L15               | 13,600 SF  | 0.16636   |
| B44-L16               | 13,600 SF  | 0.166395  |
| B44-L17               | 13,600 SF  | 0.166395  |
| B44-L18               | 13,600 SF  | 0.166395  |
| B44-L19               | 13,600 SF  | 0.166395  |
| B44-L20               | 13,600 SF  | 0.166395  |
| B44-L21               | 13,600 SF  | 0.166395  |
| B44-L22               | 12,600 SF  | 0.154294  |
| B44-L23               | 12,600 SF  | 0.154275  |
| B44-ROOF              | 1,500 SF   | 0.01811   |
| TOTAL                 | 495,200 SF | 6.057407  |
| MAX FAR:              | 584,608 SF | 8.0       |



NORTH ELEVATION  
@ S.W. ABERNATHY

TOTAL WALL AREA - 612 SF  
TOTAL WINDOW AREA - 333 SF  
% OF WINDOW AREA - 54%

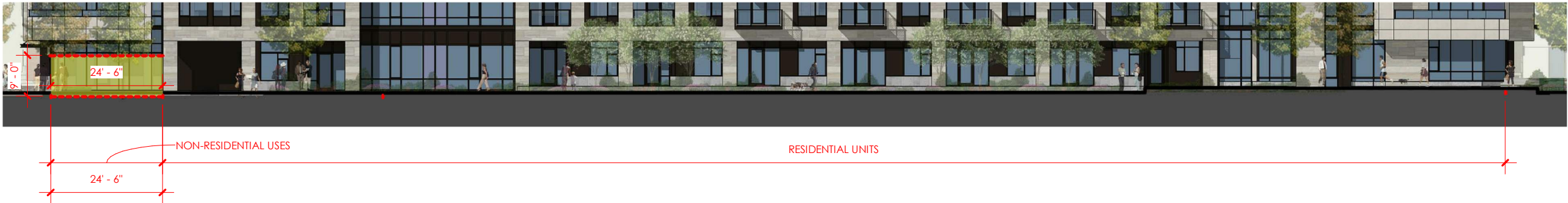
LENGTH OF FACADE - 68'-0"  
LENGTH OF WINDOWS - 37'-0"  
% OF WINDOW LENGTH - 54%



EAST ELEVATION  
@ GREENWAY

TOTAL WALL AREA - 220 SF  
TOTAL WINDOW AREA - 220 SF  
% OF WINDOW AREA - 100%

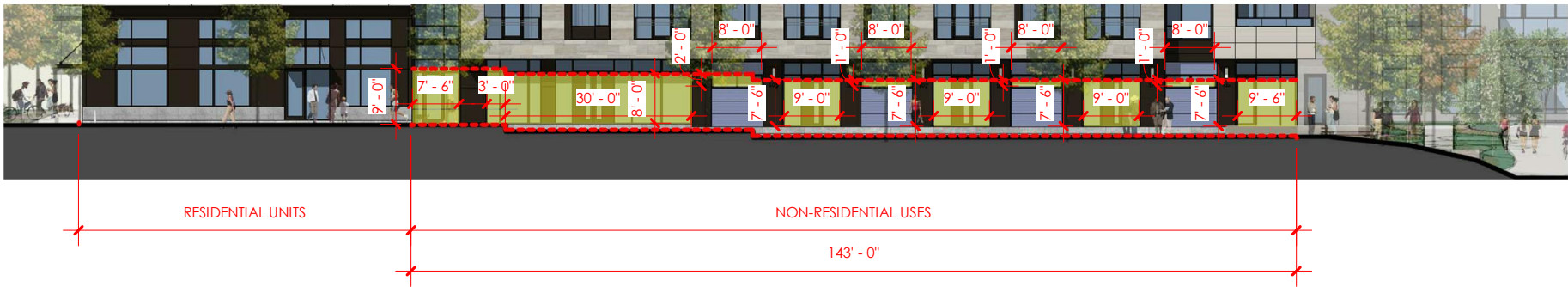
LENGTH OF FACADE - 24'-6"  
LENGTH OF WINDOWS - 24'-6"  
% OF WINDOW LENGTH - 100%



SOUTH ELEVATION  
@ S.W. LOWELL

TOTAL WALL AREA - 1,287 SF  
TOTAL WINDOW AREA - 652 SF  
% OF WINDOW AREA - 50%

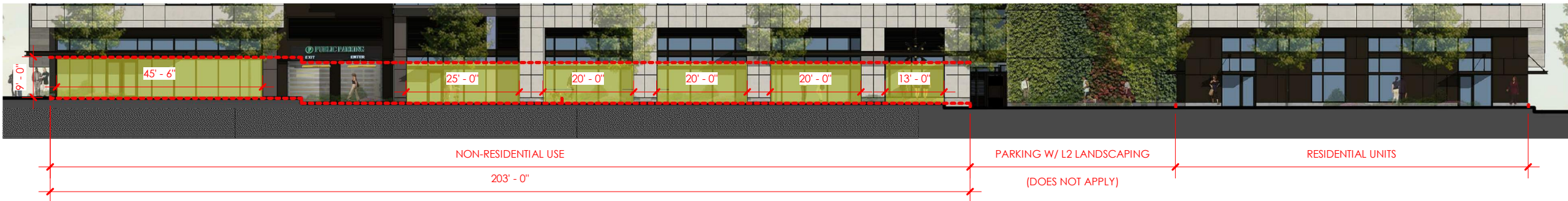
LENGTH OF FACADE - 143'-0"  
LENGTH OF WINDOWS - 77'-0"  
% OF WINDOW LENGTH - 53%



WEST ELEVATION  
@ S.W. RIVER PARKWAY

TOTAL WALL AREA - 1,827 SF  
TOTAL WINDOW AREA - 1,291 SF  
% OF WINDOW AREA - 70%

LENGTH OF FACADE - 203'-0"  
LENGTH OF WINDOWS - 143'-6"  
% OF WINDOW LENGTH - 70%



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:

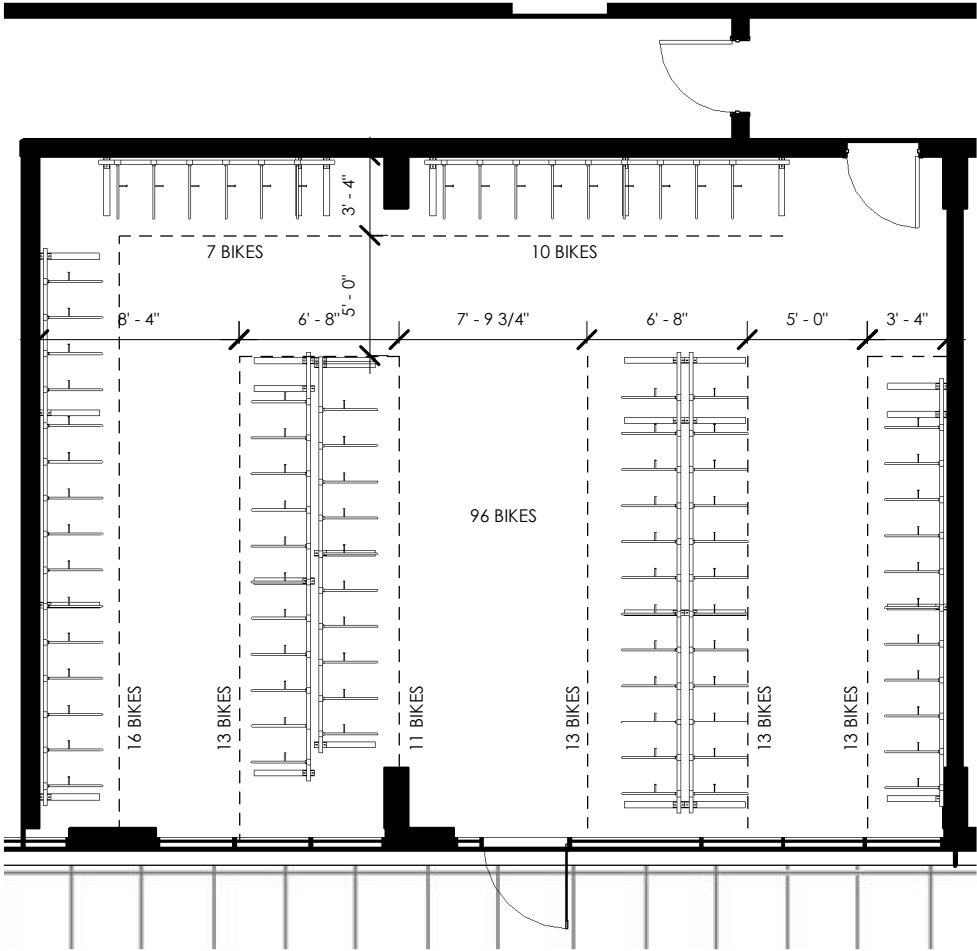
THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA.  
GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE.  
THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF RESIDENTIAL UNITS.  
THE REQUIREMENT DOES NOT APPLY TO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

MODIFICATION 2 (33.266.220.)

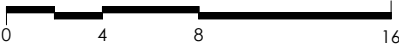
ADJUST BIKE PARKING SPACING TO USE BIKE RACKS  
THAT ARE STACKED AND STAGGERED AT 18" O.C.

| BLOCK 44 - LONG TERM BICYCLE PARKING |                |             |               |                 |                 |
|--------------------------------------|----------------|-------------|---------------|-----------------|-----------------|
|                                      | BICYCLE SPACES | TOTAL UNITS | PARKING RATIO | SPACES REQUIRED | SPACES PROVIDED |
| ONE BEDROOM UNITS                    | 1              | 275         | 1.5           | 413             | 275             |
| TWO BEDROOM UNITS                    | 2              | 67          | 1.5           | 101             | 134             |
| TOWNHOUSE UNITS                      | 2              | 5           | 1.5           | 8               | 10              |
| PENTHOUSE UNITS                      | 2              | 12          | 1.5           | 18              | 24              |
| LIVE/ WORK UNITS                     | 2              | 4           | 1.5           | 6               | 8               |
| BIKE ROOM                            |                |             |               |                 | 96              |
| TOTALS                               |                |             |               | 545             | 547             |

BIKE STORAGE STALLS TOTAL = 115  
BIKE STALLS REQUIRED (363 x 1.5 RATIO = 545)  
(-) PROVIDED @ UNIT [451] = 94 MIN @ BIKE ROOM



1 PROPOSED BIKE ROOM LAYOUT



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



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METAL PANEL

COLORS: BEIGE  
WARM CHARCOAL  
DARK BRONZE  
ACCENT COLOR



CURTAIN WALL

FINISH: PAINTED  
COLOR: DARK BRONZE



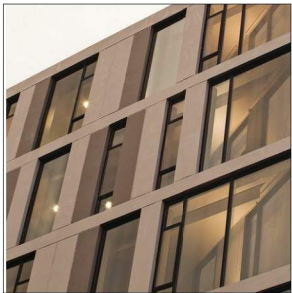
STONE

STYLE: HORIZONTAL BANDING  
PATTERN WITH VARIED HEIGHTS



WINDOW WALL

FINISH: ANNOXIDIZED  
COLOR: DARK BRONZE



WOOD

APPLICATIONS: SOFFITS  
CLADDING  
FINISH: STAINED



RAILINGS

STYLES: CABLE RAILING  
METAL & GLASS RAILING



CONCRETE

APPLICATIONS: BUILDING BASE  
EXPOSED COLUMNS



LOUVERS

FINISH: ANNOXIDIZED  
COLOR: TO MATCH CURTAIN WALL

