

ALAMO MANHATTAN BLOCKS RIVER BLOCKS AND GREENWAY



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

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VOLUME 1: BLOCK 41

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

C.01	L01 FLOOR PLAN - BLOCK 41
C.02	LIGHTING PLAN - GROUND LEVEL - BLOCK 41
C.03	L02 FLOOR PLAN - BLOCK 41
C.04	L03 FLOOR PLAN - BLOCK 41
C.05	L04 FLOOR PLAN - BLOCK 41
C.06	L05 FLOOR PLAN - BLOCK 41
C.07	LIGHTING PLAN - AMENITY DECK - B41
C.08	L06-12 FLOOR PLAN - BLOCK 41
C.09	L13 FLOOR PLAN - BLOCK 41
C.10	L14-21 FLOOR PLAN - BLOCK 41
C.11	L22-23 FLOOR PLAN - BLOCK 41
C.12	ROOF PLAN - BLOCK 41
C.13	BLOCK 41 - WEST ELEVATION
C.14	BLOCK 41 - SOUTH ELEVATION
C.15	BLOCK 41 - EAST ELEVATION
C.16	BLOCK 41 - NORTH ELEVATION
C.17	BLOCK 41 - N-S BUILDING SECTION
C.18	BLOCK 41 - E-W BUILDING SECTION
C.19	BLOCK 41 - WEST ENLARGED ELEVATION
C.20	BLOCK 41 - WEST ENLARGED SECTION
C.21	BLOCK 41 - WEST ENLARGED ELEVATION
C.22	BLOCK 41 - WEST ENLARGED SECTIONS
C.23	BLOCK 41 - SOUTH ENLARGED ELEVATION
C.24	BLOCK 41 - SOUTH ENLARGED SECTIONS
C.25	BLOCK 41 - SOUTH ENLARGED ELEVATION
C.26	BLOCK 41 - SOUTH ENLARGED SECTION
C.27	BLOCK 41 - EAST ENLARGED ELEVATION
C.28	BLOCK 41 - EAST ENLARGED SECTIONS
C.29	BLOCK 41 - NORTH ENLARGED ELEVATION
C.30	BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY
C.31	BLOCK 41 - ENLARGED SECTION LEVEL 5 AMENITY
C.32	BLOCK 41 - ENLARGED ELEVATION LEVEL 13 AMENITY
C.33	BLOCK 41 - ENLARGED SECTION LEVEL13 AMENITY
C.34	BLOCK 41 - ENLARGED ELEVATION PENTHOUSE
C.35	BLOCK 41 - ENLARGED SECTION PENTHOUSE
C.36	BLOCK 41 - ADDITIONAL DETAILS
C.37	BLOCK 41 - PRODUCT DATA
C.38	BLOCK 41 - PRODUCT DATA

BLOCK 41 APPENDIX

APP.01	PERSPECTIVE OF NW CORNER - BLOCK 41
APP.02	PERSPECTIVE OF SW CORNER - BLOCK 41
APP.03	PERSPECTIVE OF SE CORNER - BLOCK 41
APP.04	PERSPECTIVE OF NE CORNER - BLOCK 41
APP.05	PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41
APP.06	RIVER PERSPECTIVE OF NE CORNER - BLOCK 41
APP.07	FAR DIAGRAMS - BLOCK 41
APP.08	FAR DIAGRAMS - BLOCK 41
APP.09	DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 41
APP.10	BICYCLE PARKING EXHIBIT - BLOCK 41
APP.11	MATERIAL BOARD - BLOCK 41

VOLUME 2: BLOCK 44

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

C.50	L01 FLOOR PLAN - BLOCK 44
C.51	LIGHTING PLAN - GROUND LEVEL - B44
C.52	L02 FLOOR PLAN - BLOCK 44
C.53	L03 FLOOR PLAN - BLOCK 44
C.54	L04 FLOOR PLAN - BLOCK 44
C.55	LIGHTING PLAN - AMENITY DECK - B44
C.56	L05 FLOOR PLAN - BLOCK 44
C.57	L06-12 FLOOR PLAN - BLOCK 44
C.58	L13 FLOOR PLAN - BLOCK 44
C.59	L14-21 FLOOR PLAN - BLOCK 44
C.60	L22-23 FLOOR PLAN - BLOCK 44
C.61	ROOF PLAN - BLOCK 44
C.62	BLOCK 44 - WEST ELEVATION
C.63	BLOCK 44 - SOUTH ELEVATION
C.64	BLOCK 44 - EAST ELEVATION
C.65	BLOCK 44 - NORTH ELEVATION
C.66	BLOCK 44 - N-S BUILDING SECTION
C.67	BLOCK 44 - E-W BUILDING SECTION
C.68	BLOCK 44 - WEST ENLARGED ELEVATION
C.69	BLOCK 44 - WEST ENLARGED SECTIONS
C.70	BLOCK 44 - WEST ENLARGED ELEVATION
C.71	BLOCK 44 - WEST ENLARGED SECTION
C.72	BLOCK 44 - SOUTH ENLARGED ELEVATION
C.73	BLOCK 44 - SOUTH ENLARGED SECTION
C.74	BLOCK 44 - EAST ENLARGED ELEVATION
C.75	BLOCK 44 - EAST ENLARGED SECTION
C.76	BLOCK 44 - EAST ENLARGED ELEVATION
C.77	BLOCK 44 - EAST ENLARGED SECTIONS
C.78	BLOCK 44 - NORTH ENLARGED ELEVATION
C.79	BLOCK 44 - NORTH ENLARGED SECTION
C.80	BLOCK 44 - NORTH ENLARGED ELEVATION
C.81	BLOCK 44 - NORTH ENLARGED SECTION
C.82	BLOCK 44 - WEST ENLARGED ELEVATION
C.83	BLOCK 44 - WEST ENLARGED SECTION
C.84	BLOCK 44 - ENLARGED ELEVATION LEVEL 5 AMENITY
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
C.88	BLOCK 44 - ENLARGED ELEVATION PENTHOUSE
C.89	BLOCK 44 - ENLARGED SECTION PENTHOUSE
C.90	BLOCK 44 - ADDITIONAL DETAILS
C.91	BLOCK 44 - PRODUCT DATA
C.92	BLOCK 44 - PRODUCT DATA

BLOCK 44APPENDIX

APP.20	PERSPECTIVE OF NW CORNER - BLOCK 44
APP.21	PERSPECTIVE OF SW CORNER - BLOCK 44
APP.22	PERSPECTIVE OF SE CORNER - BLOCK 44
APP.23	PERSPECTIVE OF NE CORNER - BLOCK 44
APP.24	PERSPECTIVE OF NW CORNER W/ CONTEXT - BLOCK 44
APP.25	RIVER PERSPECTIVE OF SE CORNER - BLOCK 44
APP.26	DIAGRAMS - FAR BLOCK 44
APP.27	DIAGRAMS - FAR BLOCK 44
APP.28	DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 44
APP.29	BICYCLE PARKING EXHIBIT - BLOCK 44
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
C.117	LANDSCAPE - LAWN EXHIBIT - B41 & B44
L.001	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- OVERALL
L.002	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- SOUTH
L.003	LANDSCAPE - GREENWAY DEVELOPMENT PLAN- NORTH
L.004	LANDSCAPE - GREENWAY PLANTING PLAN- SOUTH
L.005	LANDSCAPE - GREENWAY PLANTING PLAN- NORTH

CIVIL

C.120	NOTES AND LEGEND
C.121	EXISTING CONDITIONS AND DEMOLITION PLAN
C.122	TREE PROTECTION PLAN
C.123	BLOCK 41 UTILITY PLAN
C.124	BLOCK 41 GRADING PLAN
C.125	BLOCK 41 STORMWATER PLAN
C.126	BLOCK 44 UTILITY PLAN
C.127	BLOCK 44 GRADING PLAN
C.128	BLOCK 44 STORMWATER PLAN
C.129	GREENWAY EXISTING CONDITIONS - SOUTH
C.130	GREENWAY EXISTING CONDITIONS - NORTH
C.131	GREENWAY SITE PLAN - OVERALL
C.132	GREENWAY SITE PLAN - SOUTH
C.133	GREENWAY SITE PLAN - NORTH
C.134	GREENWAY CONSTRUCTION MANAGEMENT PLAN - OVERALL
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
APP.43	AERIAL PERSPECTIVE FROM SW
APP.44	SITE CONTEXT / GROUND FLOOR USES
APP.45	DIAGRAMS - TOWER SETBACK
APP.46	EXISTING TOP OF BANK SETBACK EXHIBIT
APP.47	AM BLOCKS - MODIFICATION 1 - TANDEM PARKING
APP.48	AM BLOCKS - MODIFICATION 2 - BICYCLE PARKING
APP.49	ALAMO BLOCKS - ADJUSTMENT 1 - PARKING ACCESS

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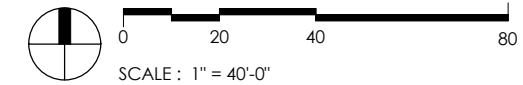
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	18
COMMERCIAL SF	3,500 SF
LOBBY + LEASING SF	4,030 SF
FAR SF	50,670 SF

BUILDING SUMMARY	
TOTAL UNITS	348

PARKING STALLS - LEVEL 1	
STANDARD - RESIDENTIAL	42
PARALELL - RESIDENTIAL	2
TOTAL	44

MOTORCYCLE	2
TOTAL	2

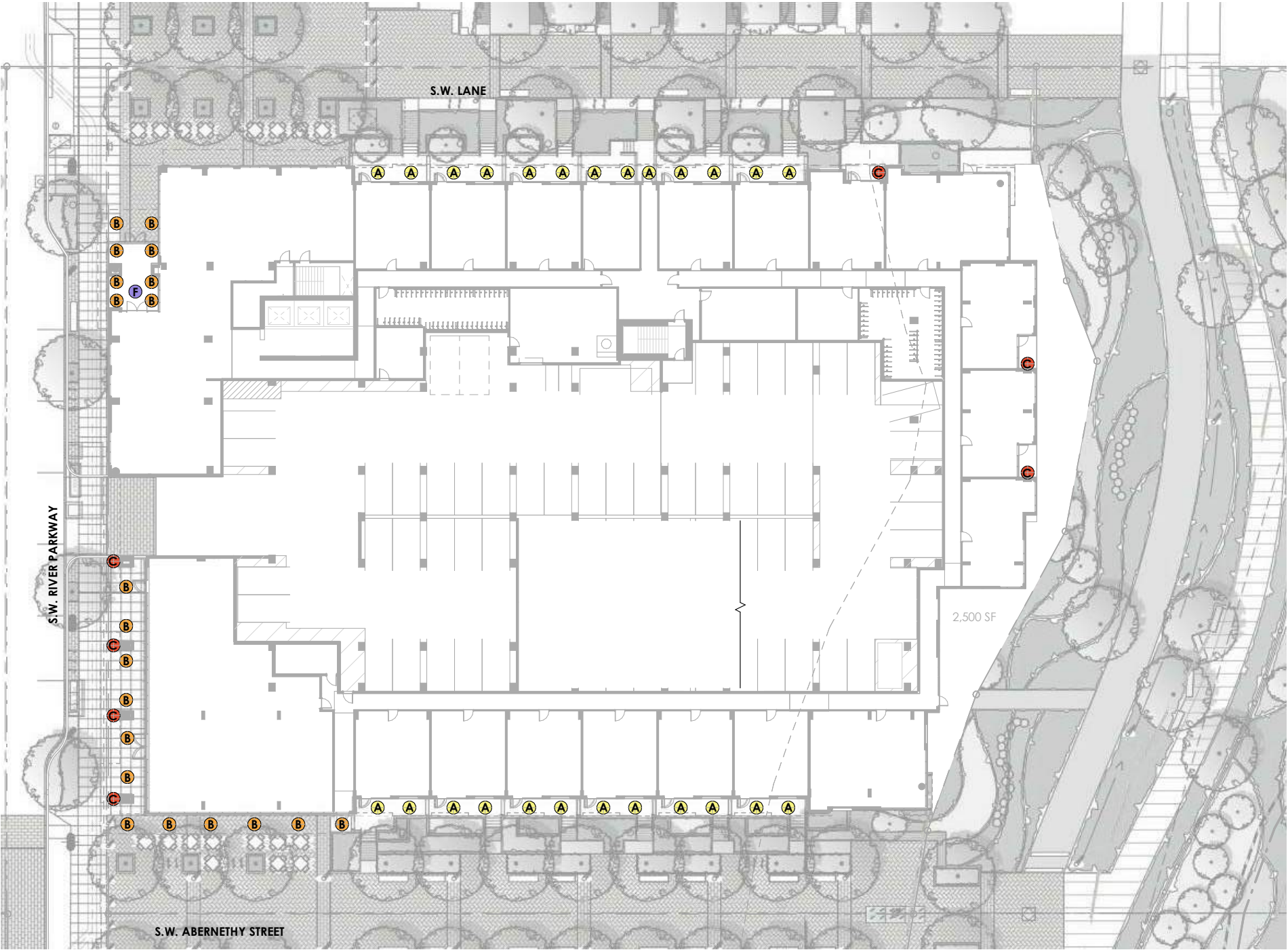
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



L01 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.01

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A SQUARE DOWNLIGHT



B CIRCULAR DOWNLIGHT



C WALL SCONCE



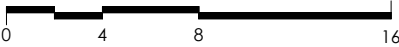
D RECESSED WALL LIGHT



E PATHWAY LIGHT (SHORT)



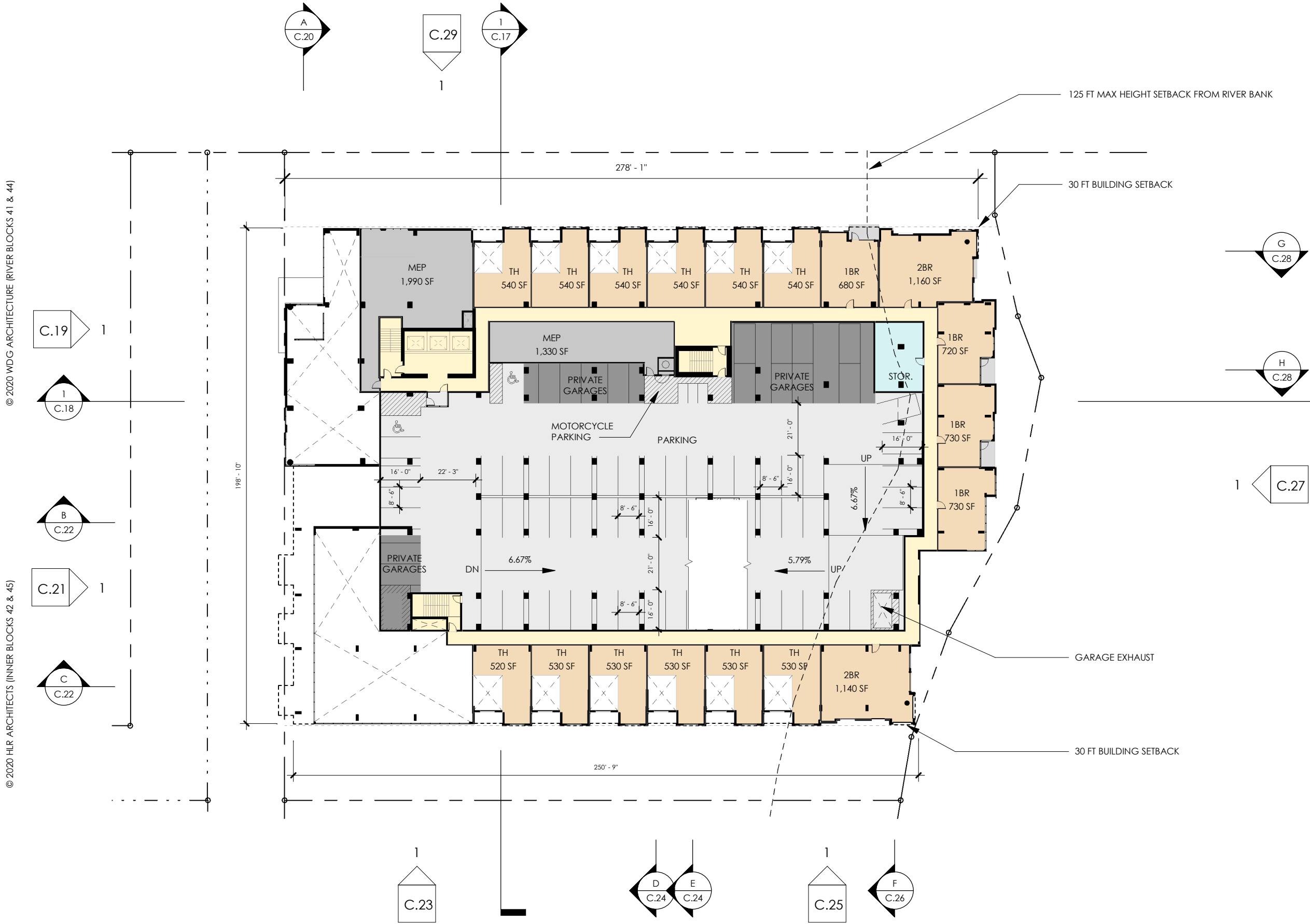
F DECORATIVE ENTRY LIGHT



SCALE : As indicated

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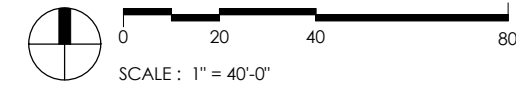
LEVEL SUMMARY

TOTAL UNITS ON FLOOR	6
FAR SF	43,050 SF

PARKING STALLS - LEVEL 2

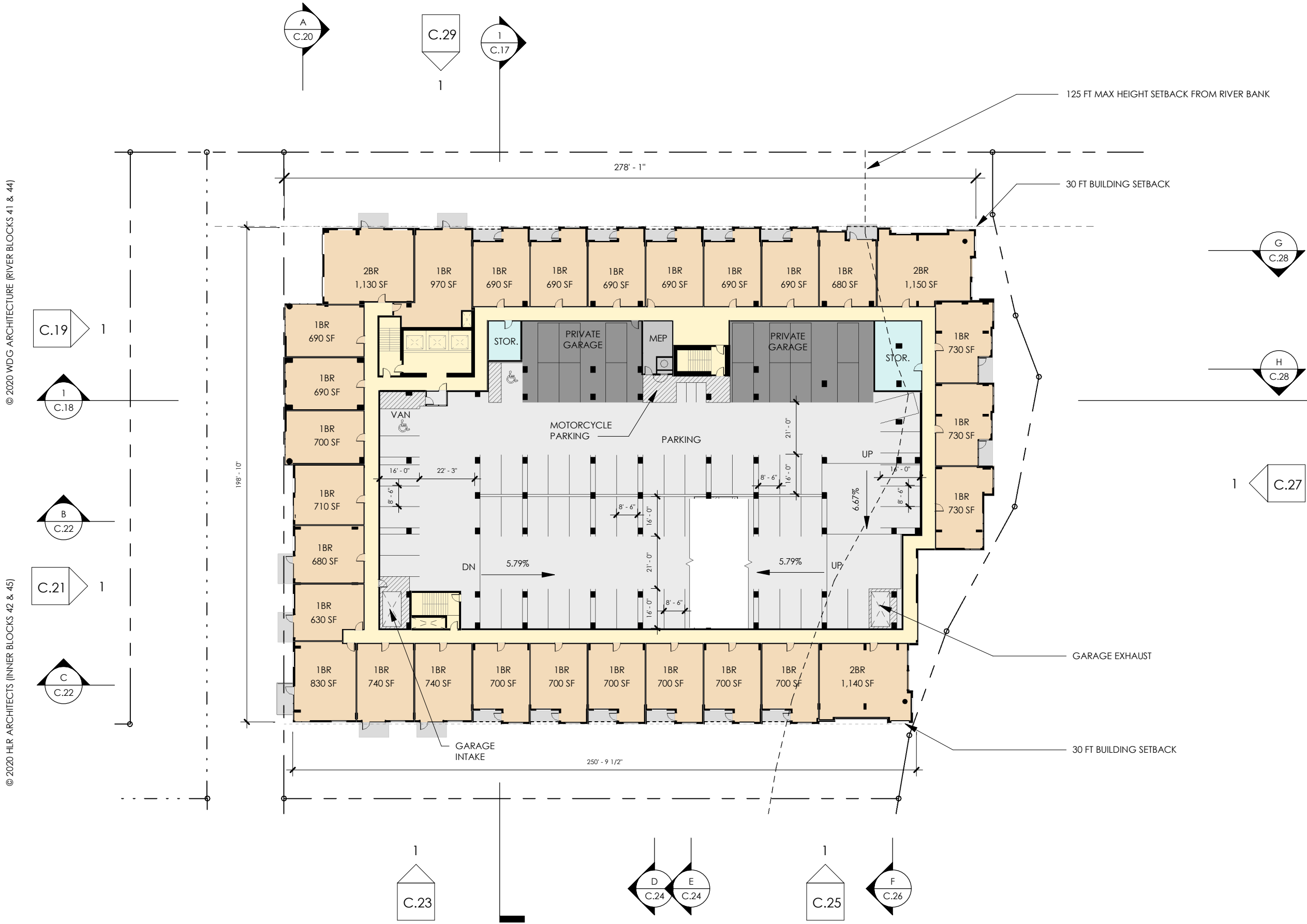
STANDARD - RESIDENTIAL	56
PRIVATE - RESIDENTIAL	13
PARALELL - RESIDENTIAL	1
ACCESSIBLE - RESIDENTIAL	2
TOTAL	72
MOTORCYCLE	3
TOTAL	3

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



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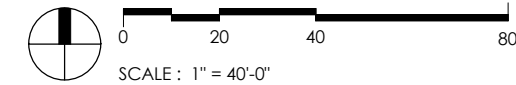
LEVEL SUMMARY

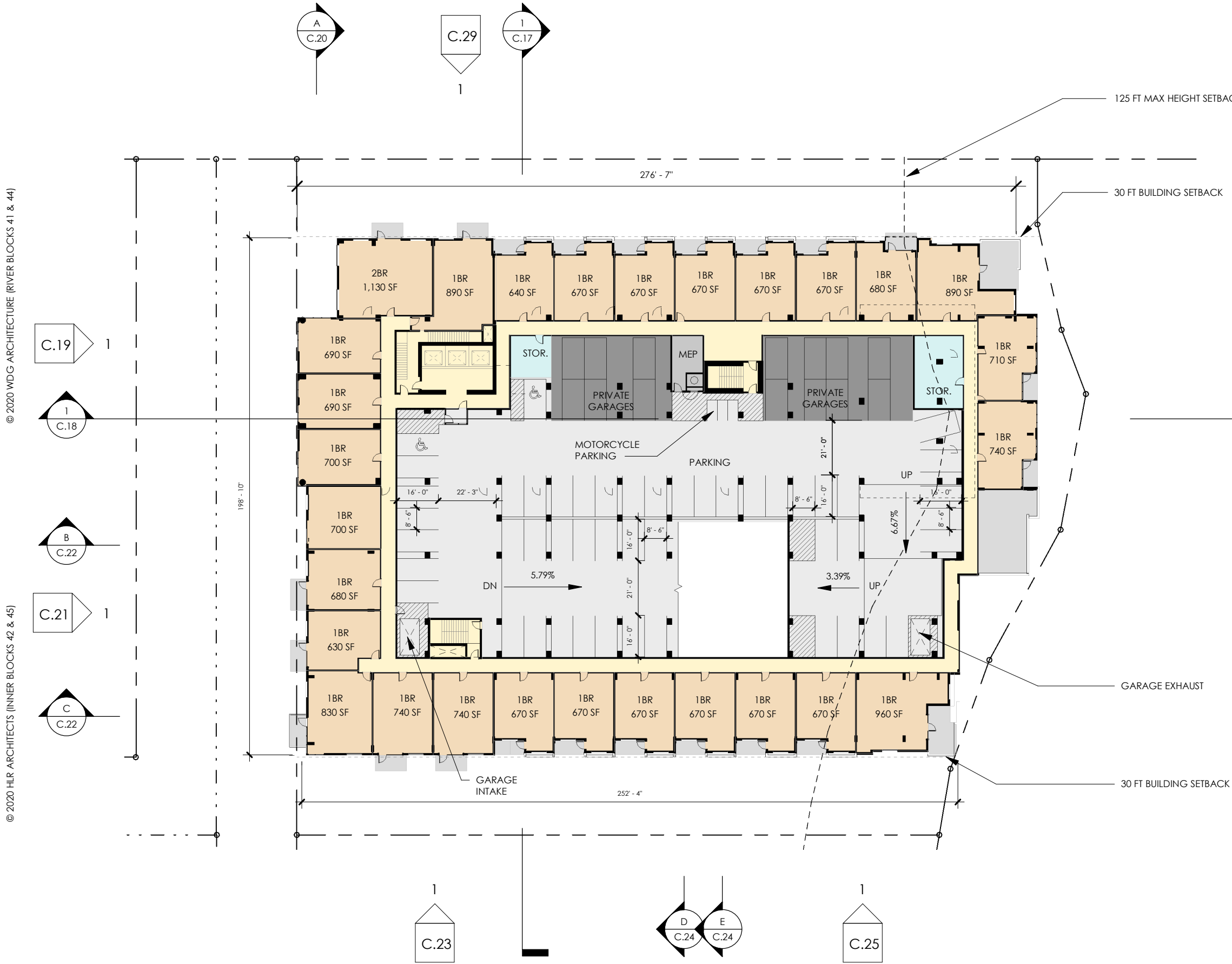
TOTAL UNITS ON FLOOR	29
FAR SF	52,530 SF

PARKING STALLS - LEVEL 3

STANDARD - RESIDENTIAL	58
PRIVATE - RESIDENTIAL	14
PARALLEL - RESIDENTIAL	1
ACCESSIBLE - RESIDENTIAL	2
TOTAL	75
MOTORCYCLE	3
TOTAL	3

RESIDENTIAL
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE
MAKER SPACE

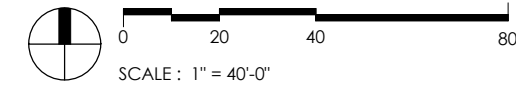




LEVEL SUMMARY		
TOTAL UNITS ON FLOOR		28
FAR SF		50,990 SF
PARKING STALLS - BUILDING SUMMARY		
LEVEL 1	STANDARD - RESIDENTIAL	42
LEVEL 1	PARALELL - RESIDENTIAL	2
		44
LEVEL 2	STANDARD - RESIDENTIAL	56
LEVEL 2	PRIVATE - RESIDENTIAL	13
LEVEL 2	PARALELL - RESIDENTIAL	1
LEVEL 2	ACCESSIBLE - RESIDENTIAL	2
		72
LEVEL 3	STANDARD - RESIDENTIAL	58
LEVEL 3	PRIVATE - RESIDENTIAL	14
LEVEL 3	PARALELL - RESIDENTIAL	1
LEVEL 3	ACCESSIBLE - RESIDENTIAL	2
		75
LEVEL 4	STANDARD - RESIDENTIAL	62
LEVEL 4	PRIVATE - RESIDENTIAL	14
LEVEL 4	PARALELL - RESIDENTIAL	1
LEVEL 4	ACCESSIBLE - RESIDENTIAL	2
		79
TOTAL		270
LEVEL 1	MOTORCYCLE	2
LEVEL 2	MOTORCYCLE	3
LEVEL 3	MOTORCYCLE	3
LEVEL 4	MOTORCYCLE	3
TOTAL		11
RESIDENTIAL PARKING RATIO (@ 348 UNITS) = (.78/UNIT)		
MAX. RESIDENTIAL PARKING RATIO= 1.7		
RESIDENTIAL COMMERCIAL PARKING LOBBY AMENITY CIRCULATION SERVICE STORAGE MAKER SPACE		

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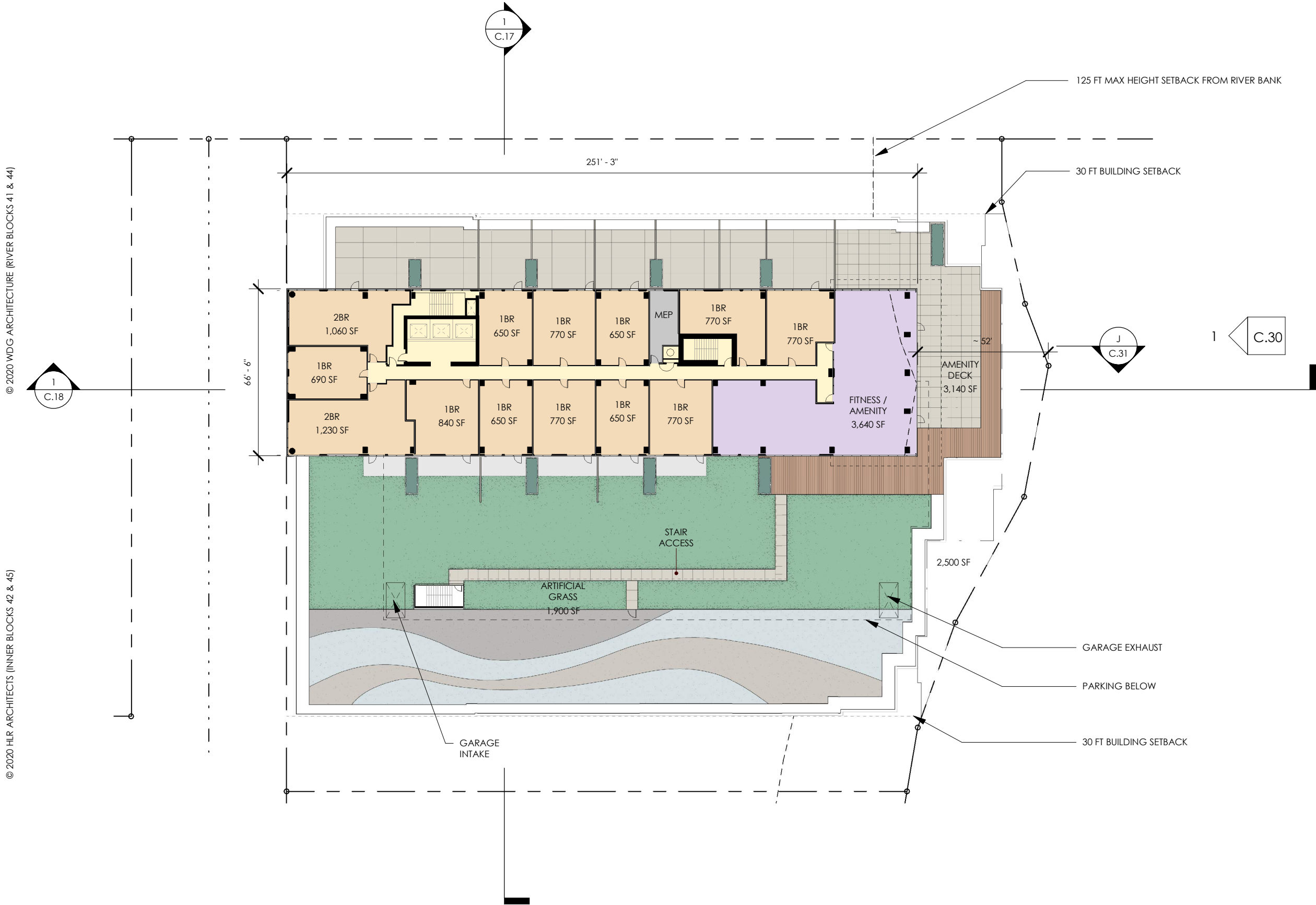
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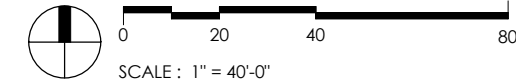
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LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	13
FAR SF	16,710 SF



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



L05 FLOOR PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.06

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A

SQUARE DOWNLIGHT



B

CIRCULAR DOWNLIGHT



C

WALL SCONCE



D

RECESSED WALL LIGHT



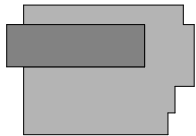
E

PATHWAY LIGHT (SHORT)



F

DECORATIVE ENTRY LIGHT

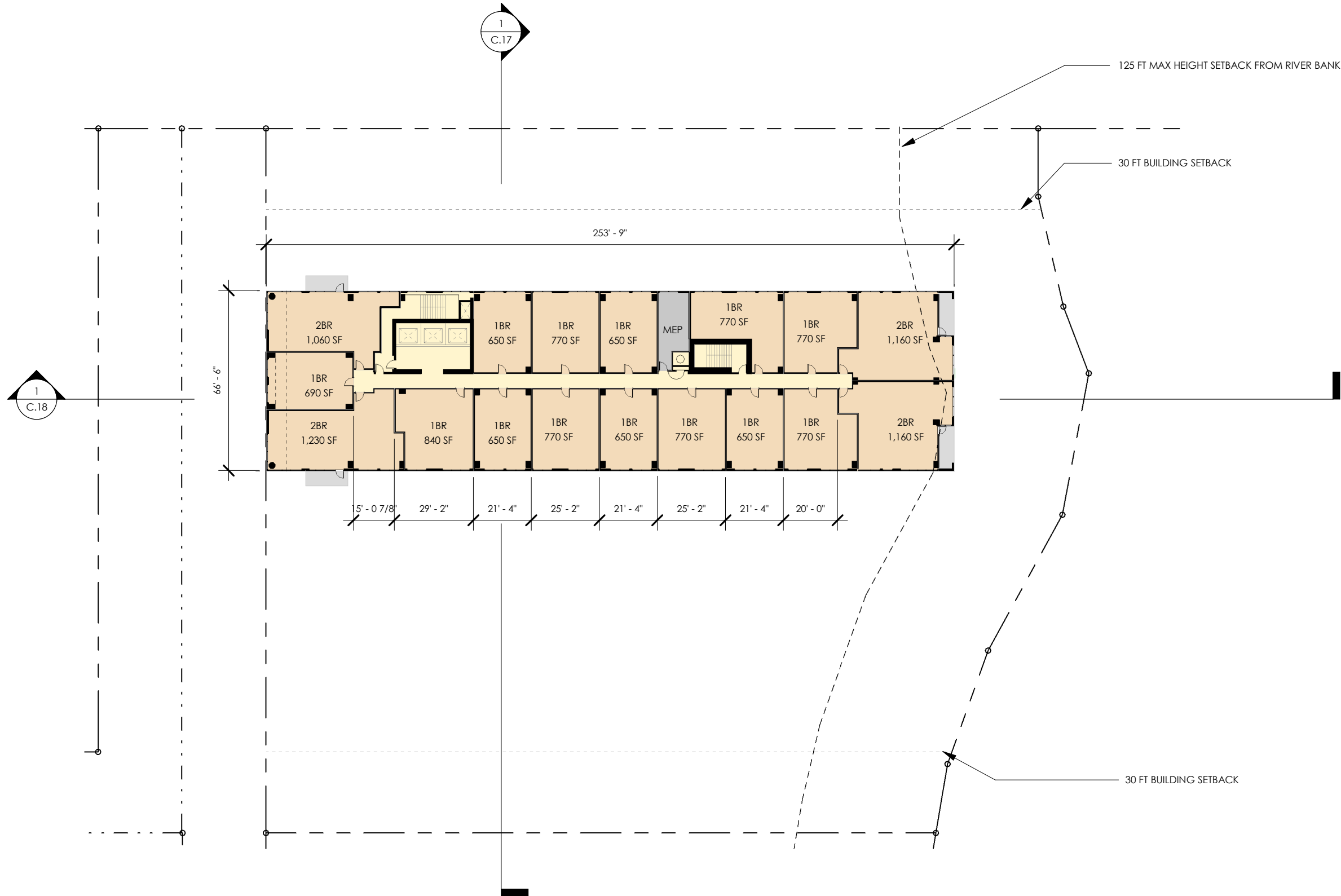


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SCALE : As indicated

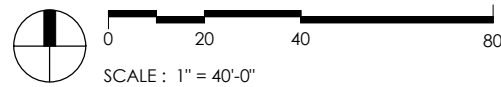
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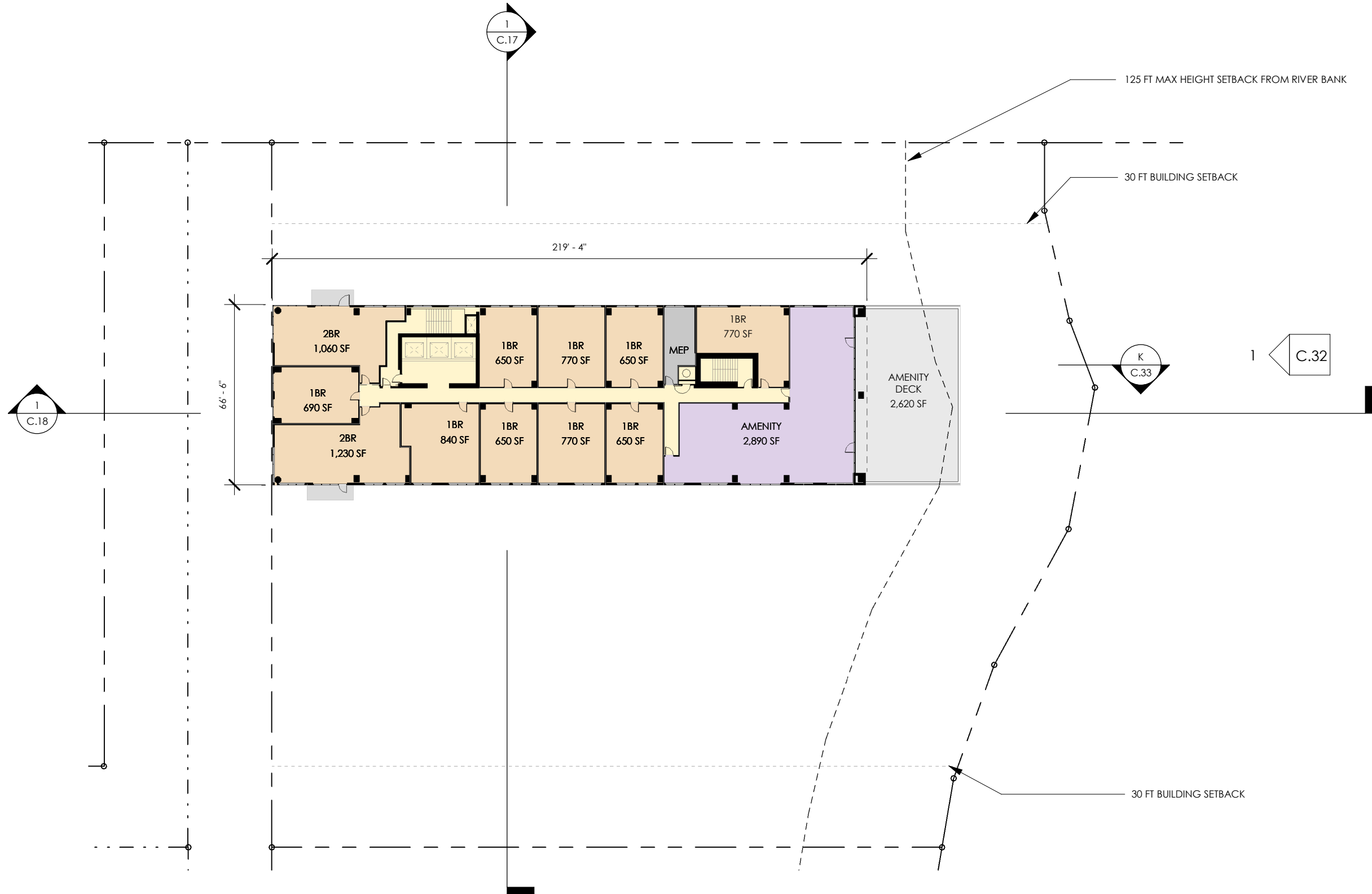
LEVEL SUMMARY	
UNITS PER FLOOR	17
FAR SF PER FLOOR	16,680 SF

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



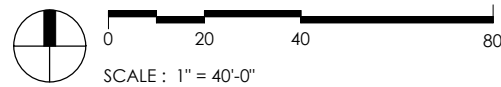
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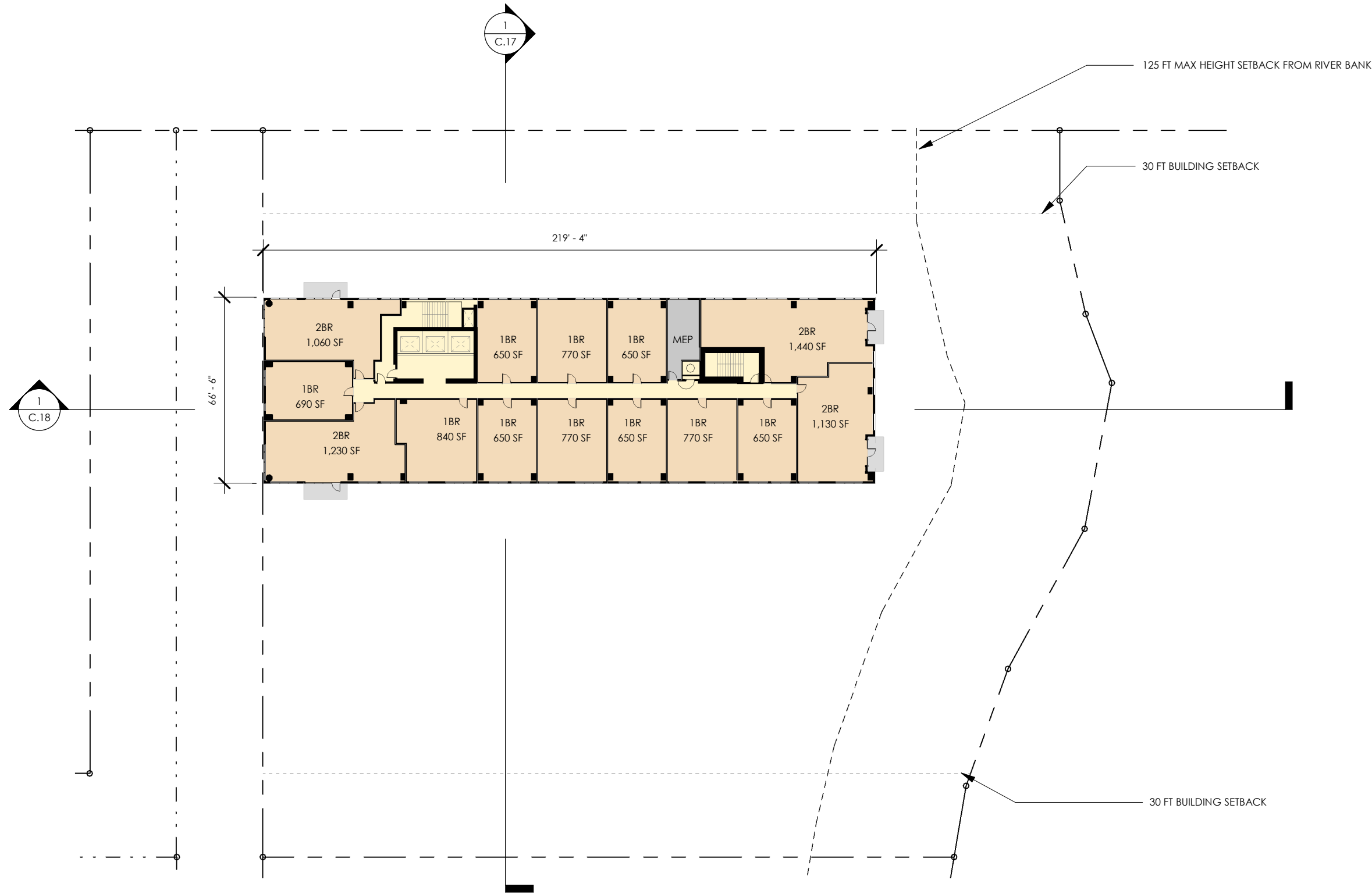
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	11
FAR SF	14,250 SF

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



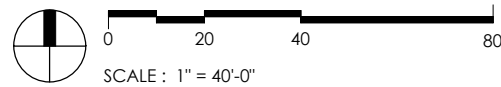
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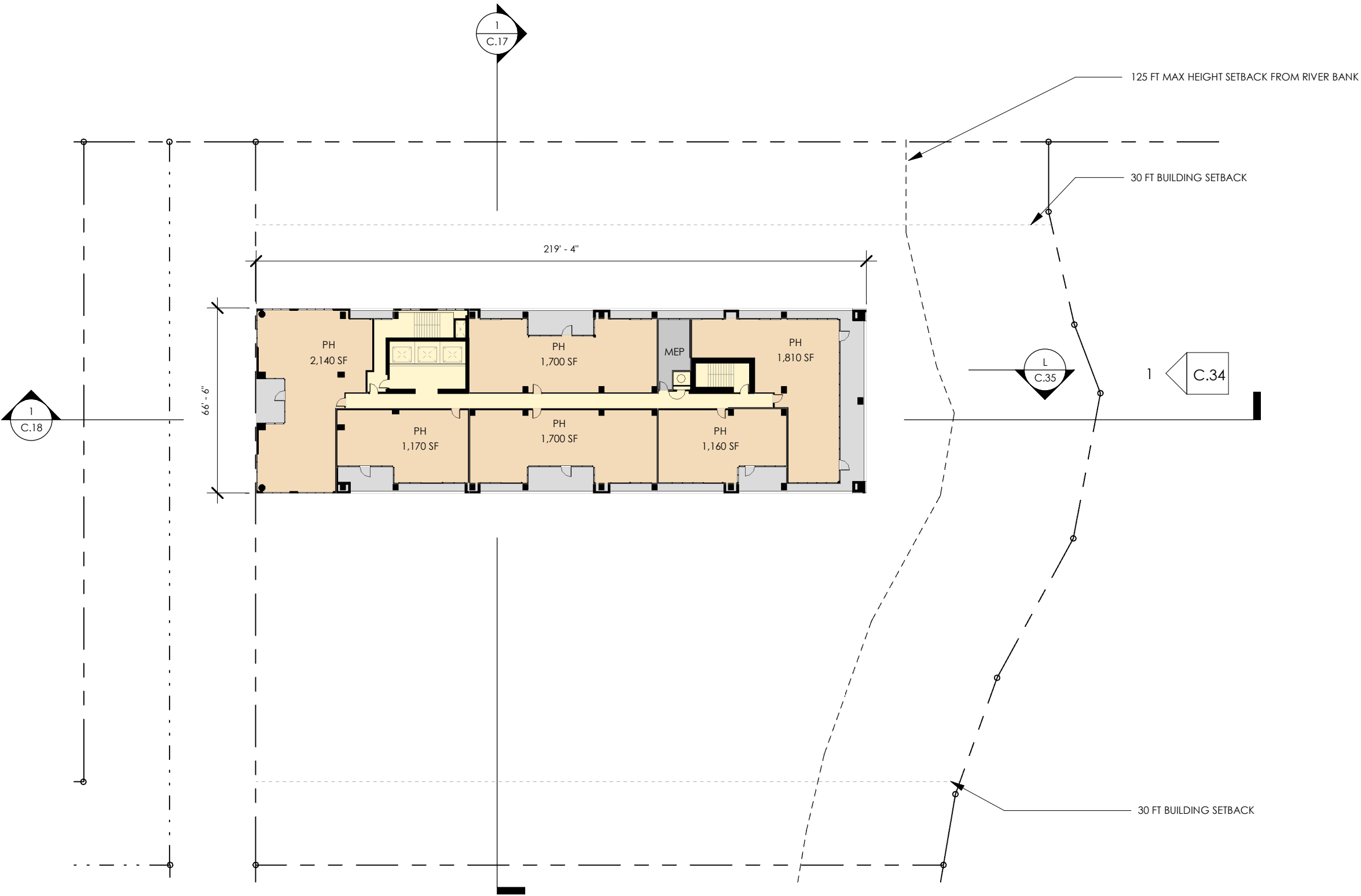
LEVEL SUMMARY	
UNITS PER FLOOR	14
FAR SF PER FLOOR	14,490 SF

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



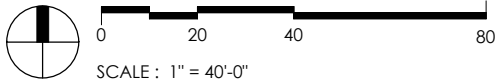
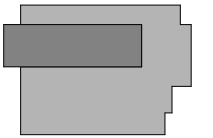
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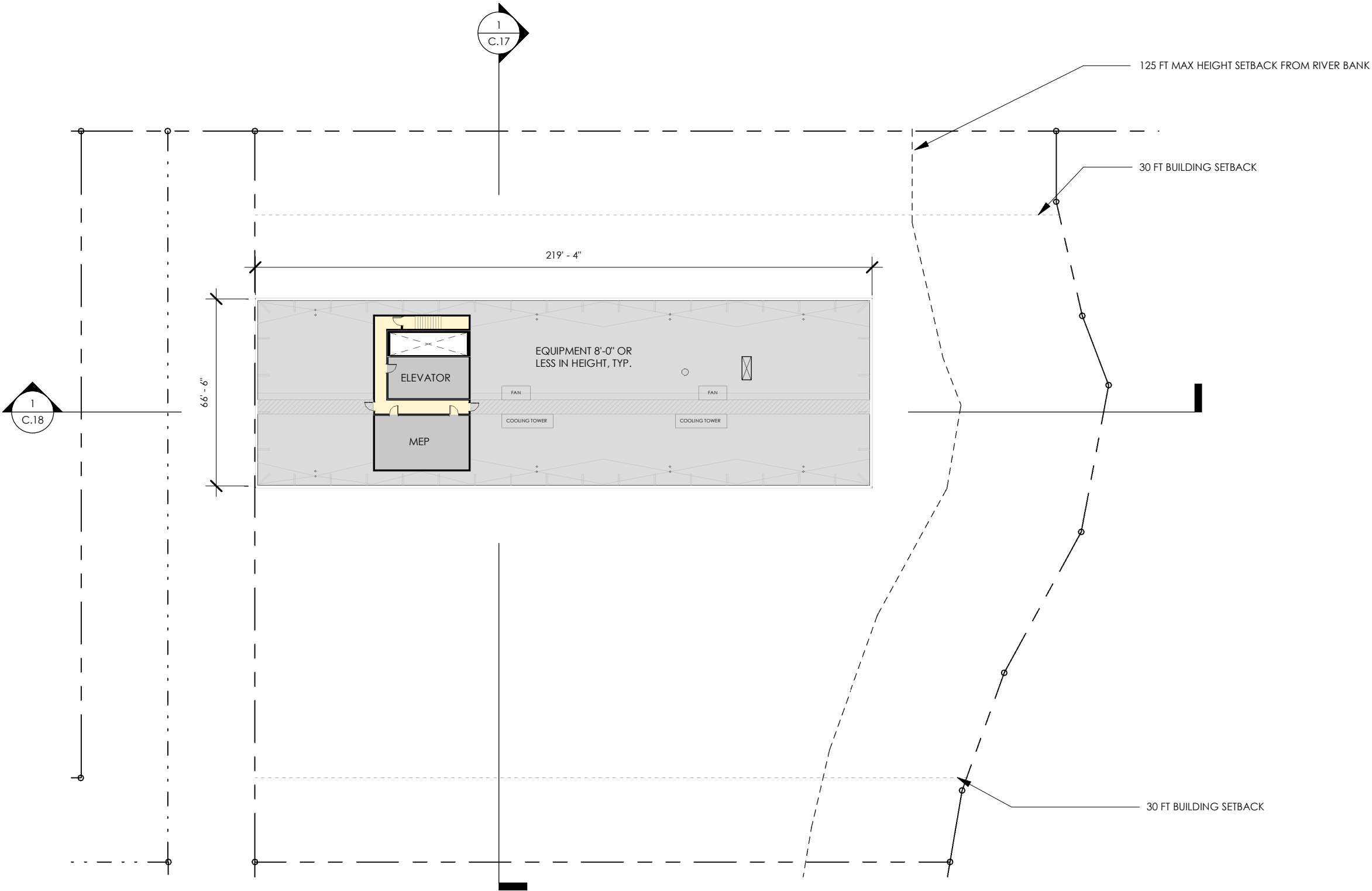
LEVEL SUMMARY	
UNITS PER FLOOR	6
FAR SF PER FLOOR	12,140 SF

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

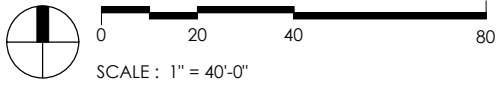
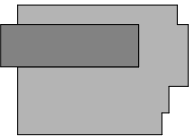


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- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOBBY
- AMENITY
- CIRCULATION
- SERVICE
- STORAGE
- MAKER SPACE



ROOF PLAN - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.12

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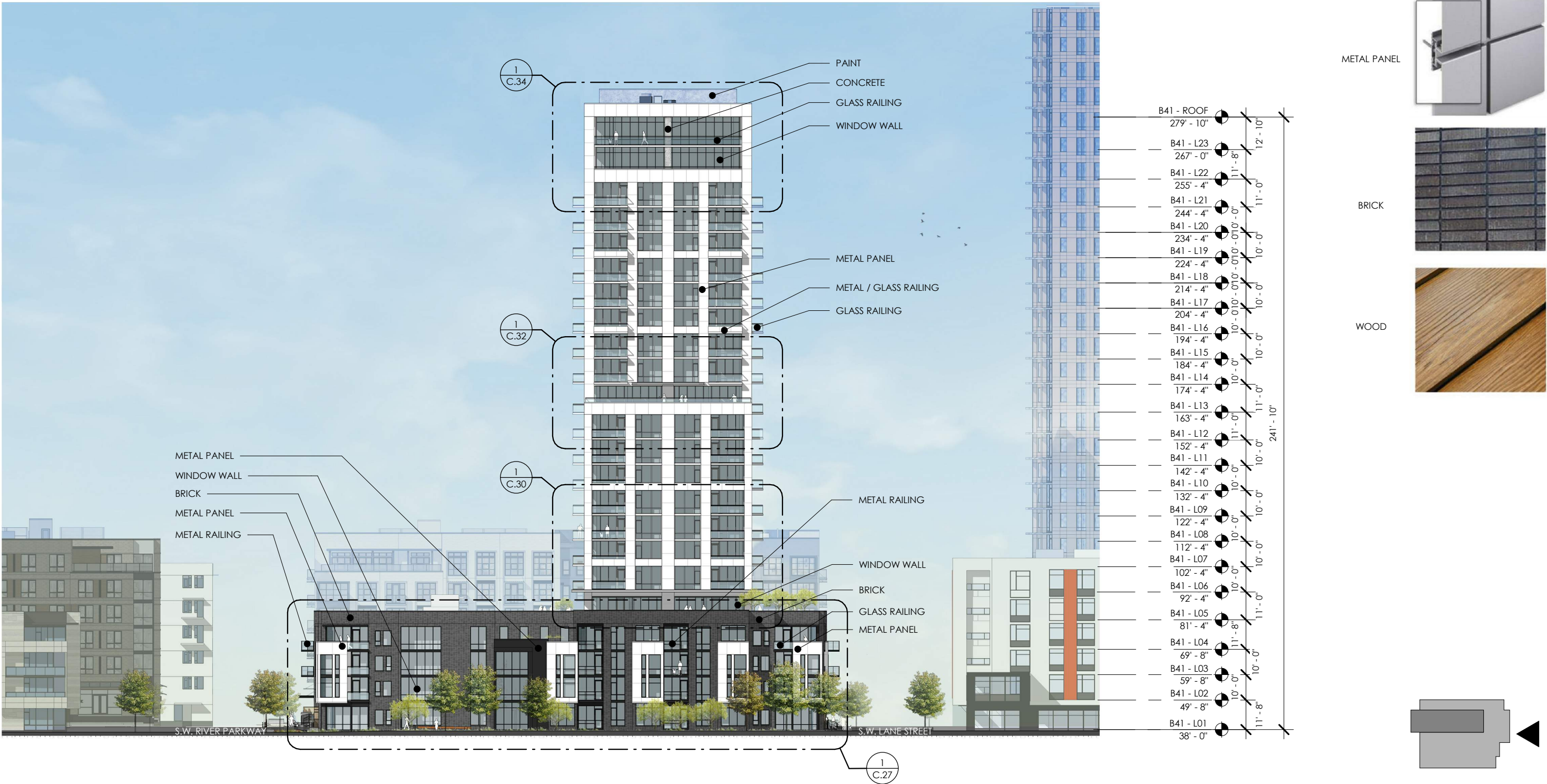


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BLOCK 41 - SOUTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.14

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BLOCK 41 - EAST ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.15

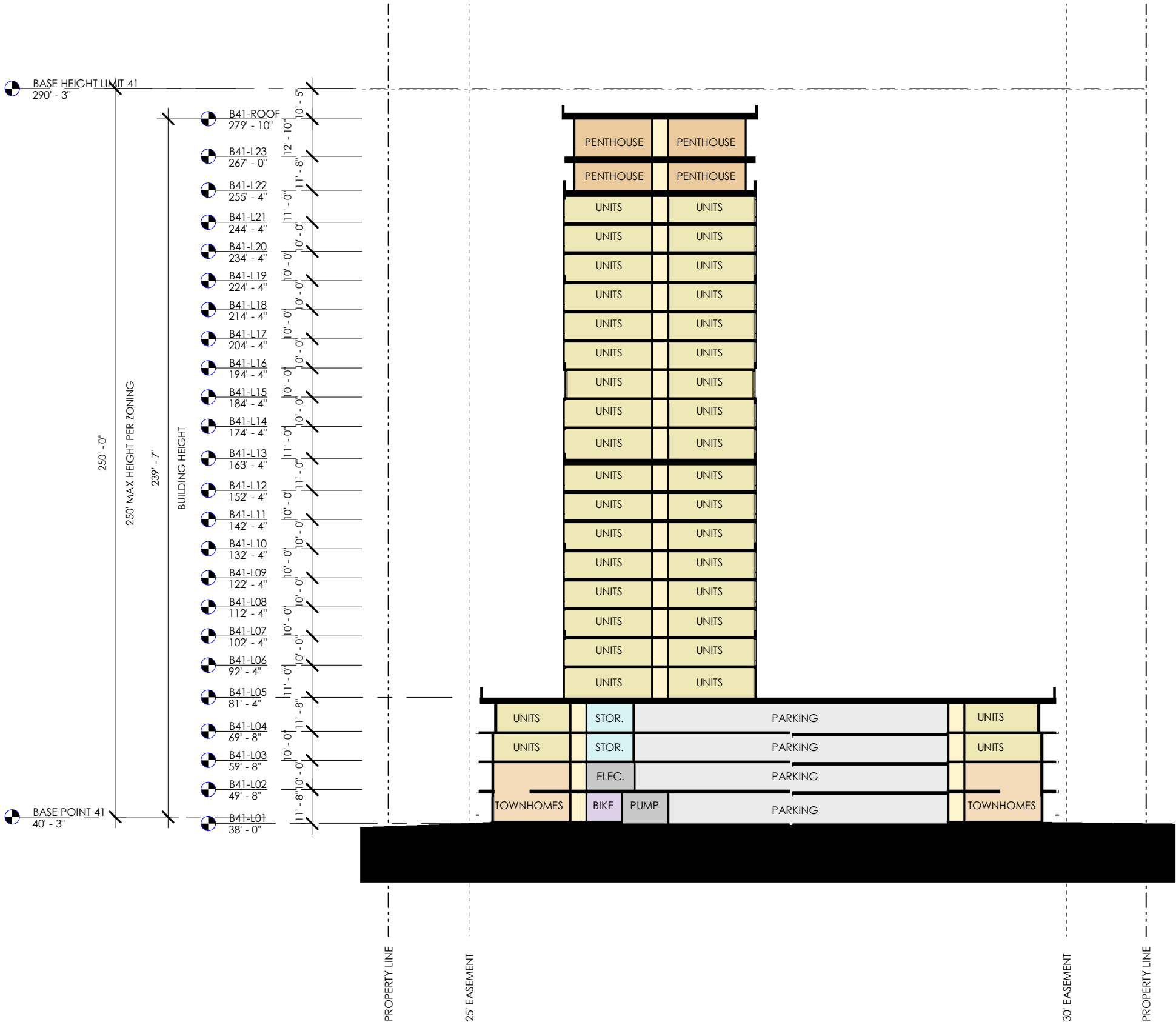
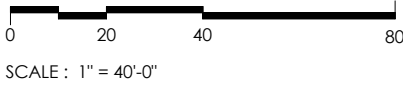
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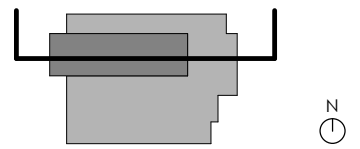
BLOCK 41 - NORTH ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.16

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BLOCK 41 - N-S BUILDING SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.17



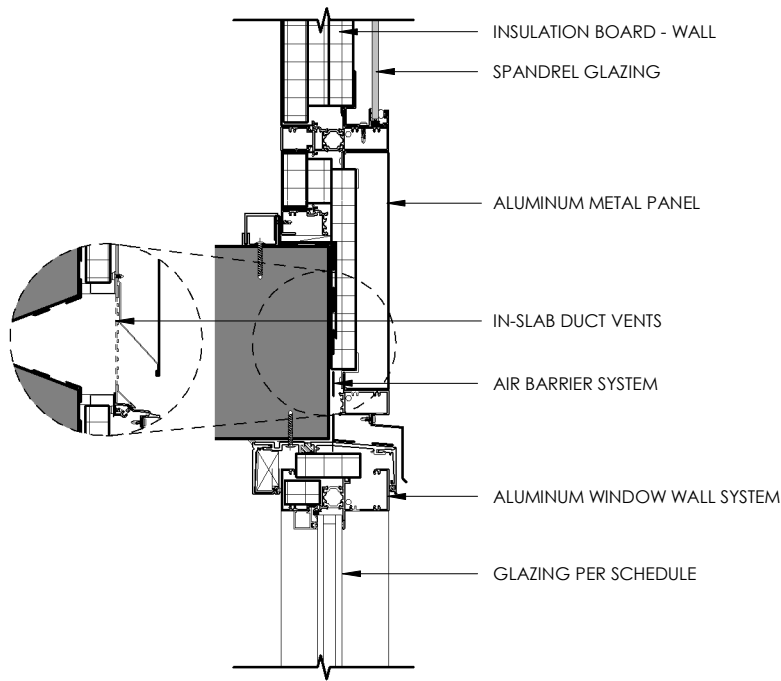
BLOCK 41 - E-W BUILDING SECTION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.18

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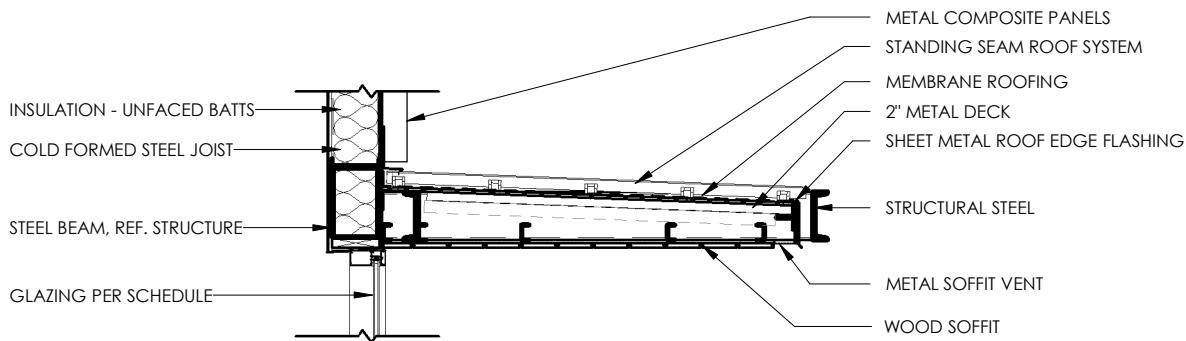


BLOCK 41 - WEST ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.19

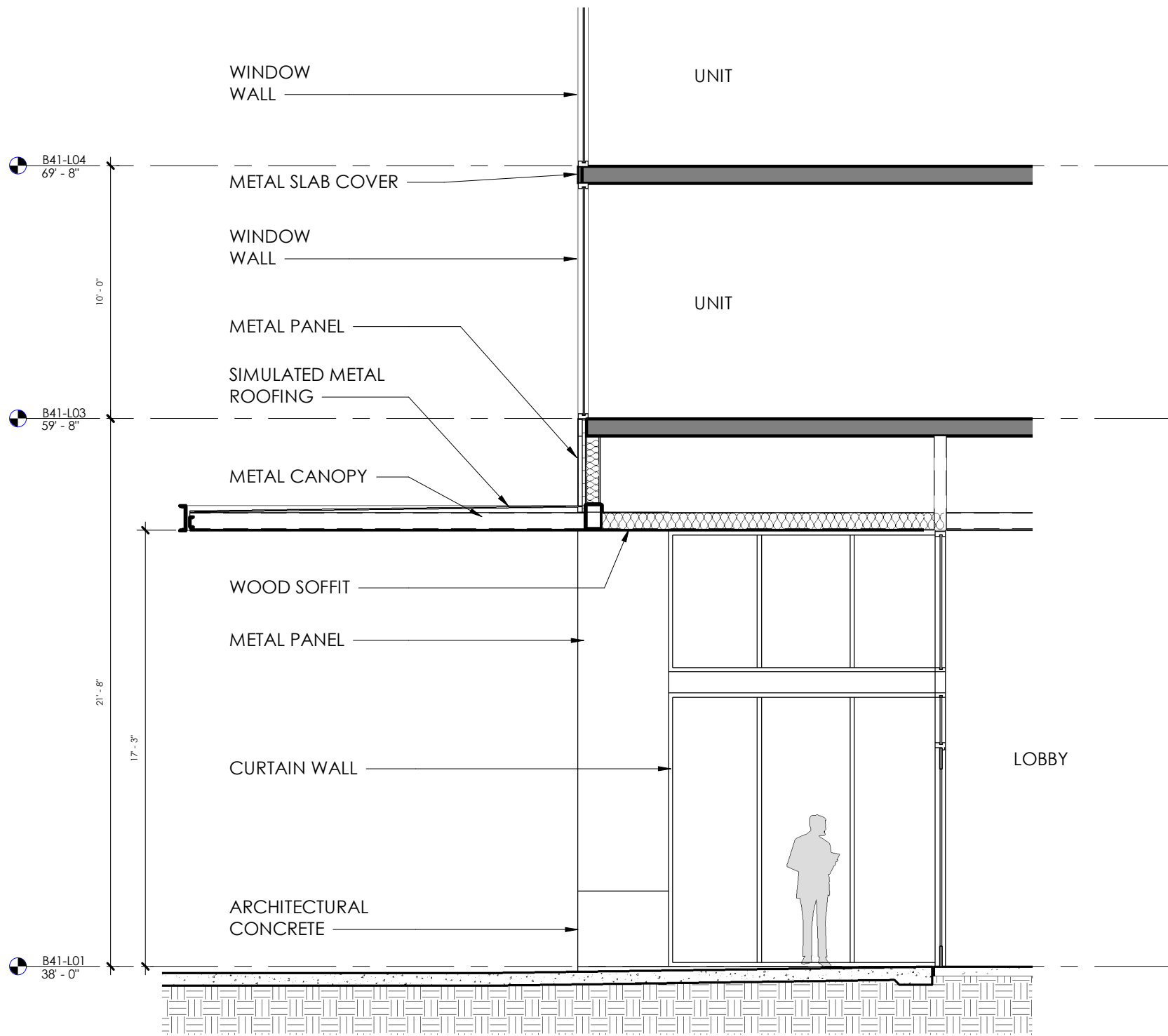
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③ SECTION DETAIL - WINDOW WALL SLAB EDGE COVER
SCALE: 1 1/2" = 1'-0"



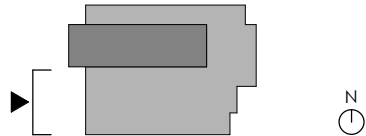
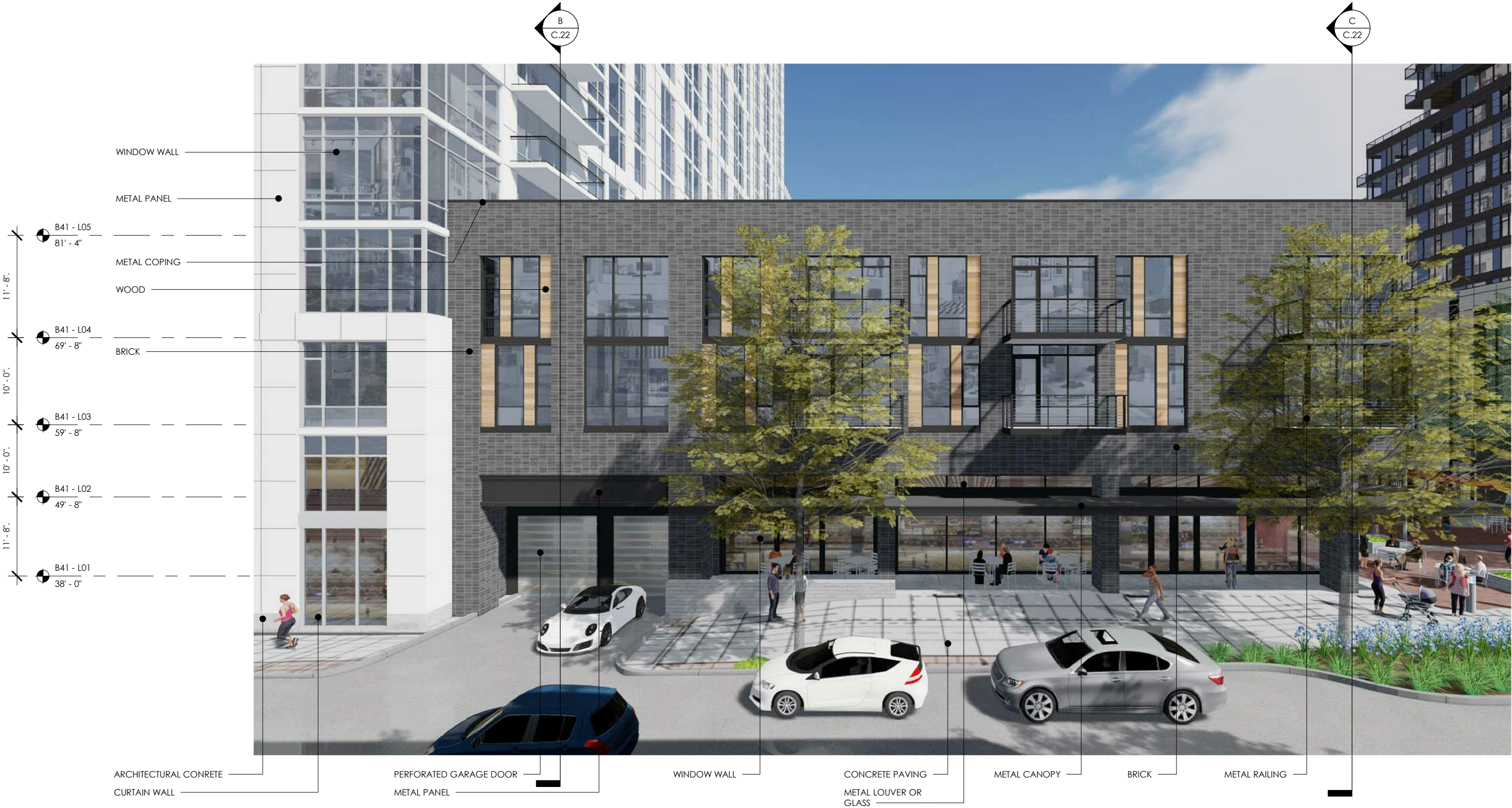
② SECTION DETAIL - MTL. CANOPY
SCALE: 3/8" = 1'-0"



Ⓐ BLOCK 41 - ENLARGED SECTION - LEASING ENTRY
SCALE: 3/16" = 1'-0"

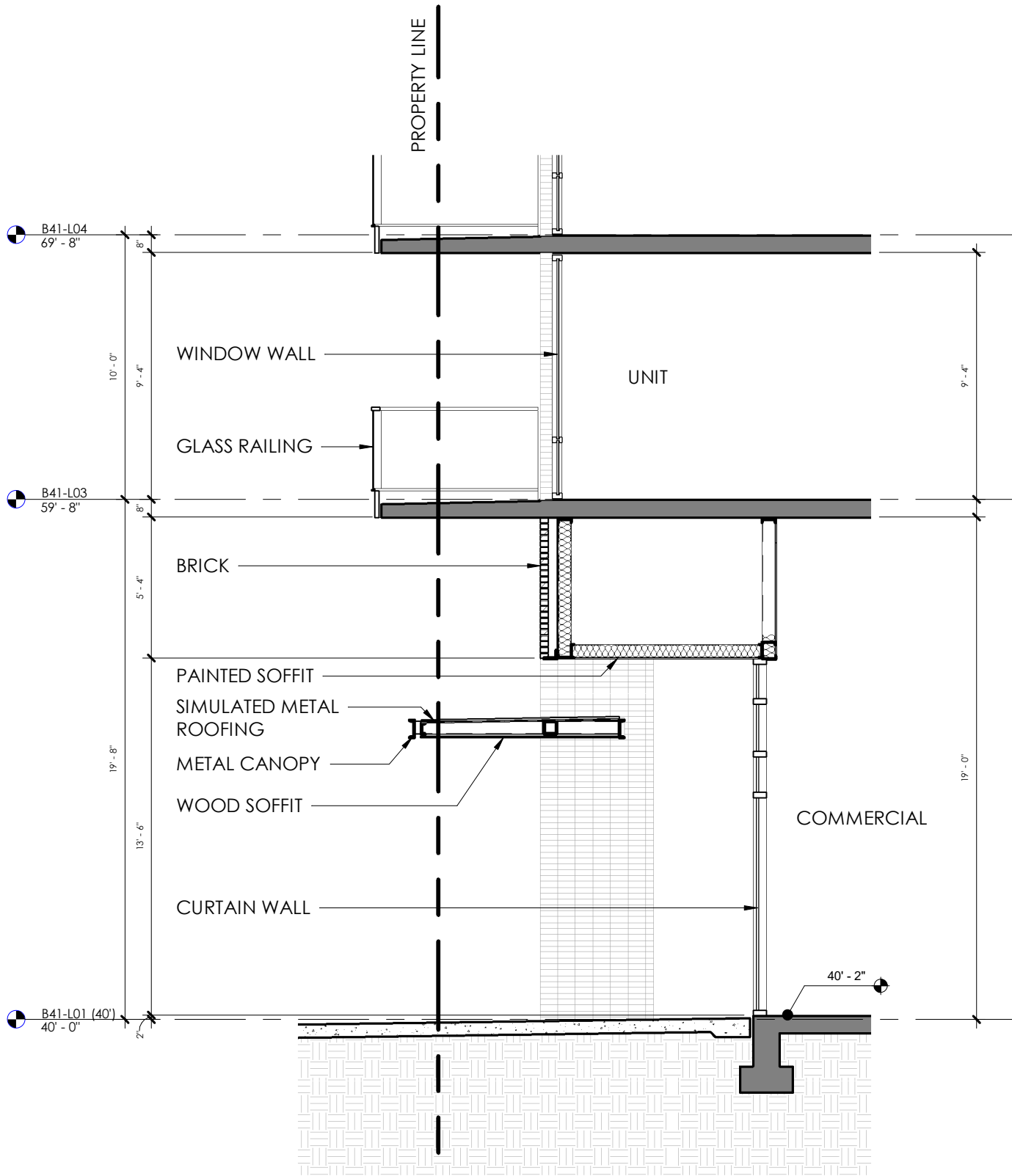


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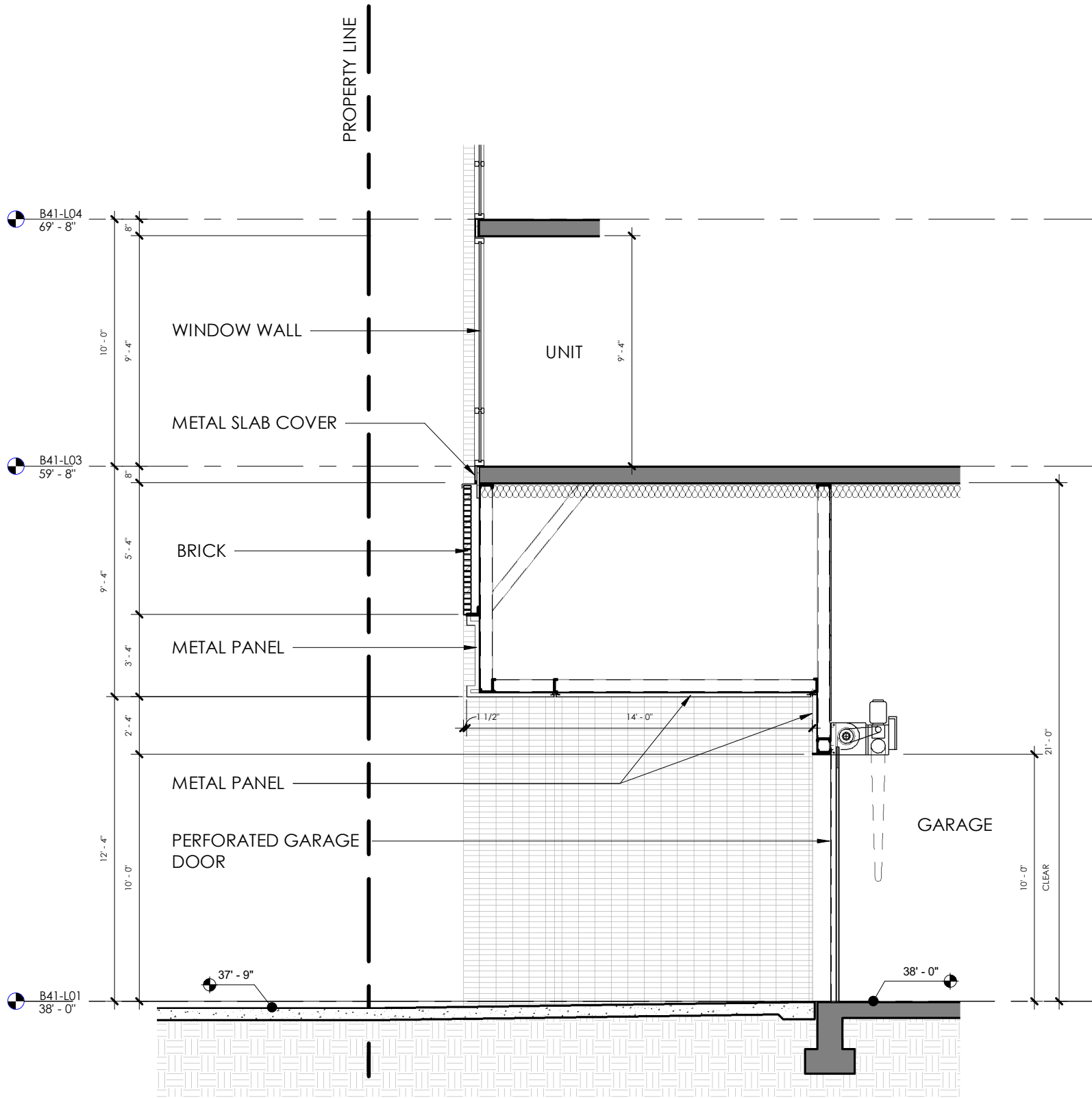


BLOCK 41 - WEST ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.21

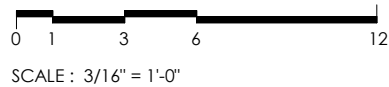
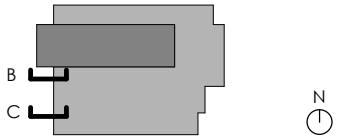
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



© BLOCK 41 - ENLARGED SECTION - COMMERCIAL ENTRY



© BLOCK 41 - ENLARGED SECTION - GARAGE ENTRY

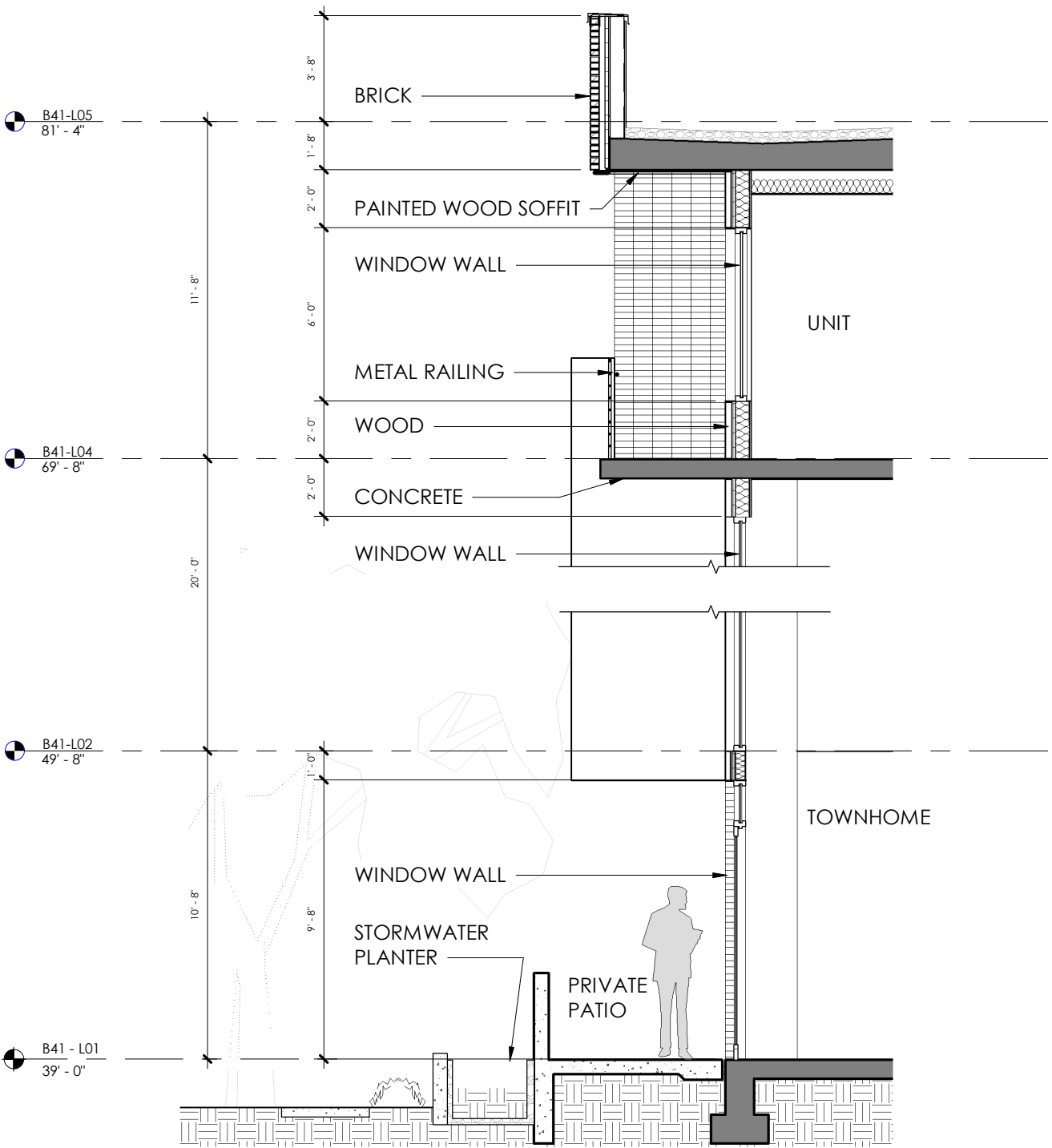


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BLOCK 41 - SOUTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.23

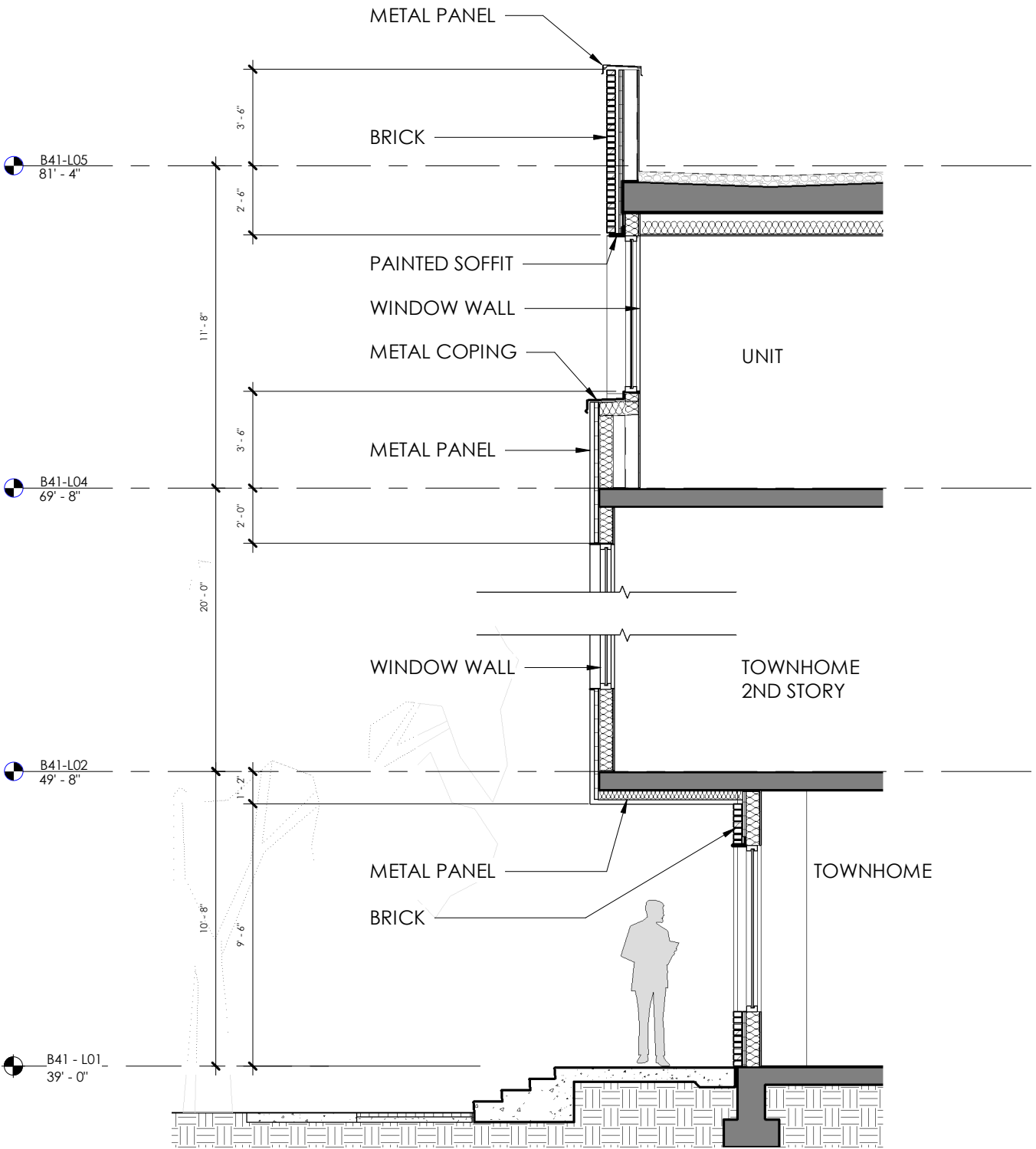
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



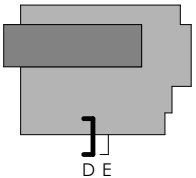
D BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH



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



E BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH



BLOCK 41 - SOUTH ENLARGED SECTIONS

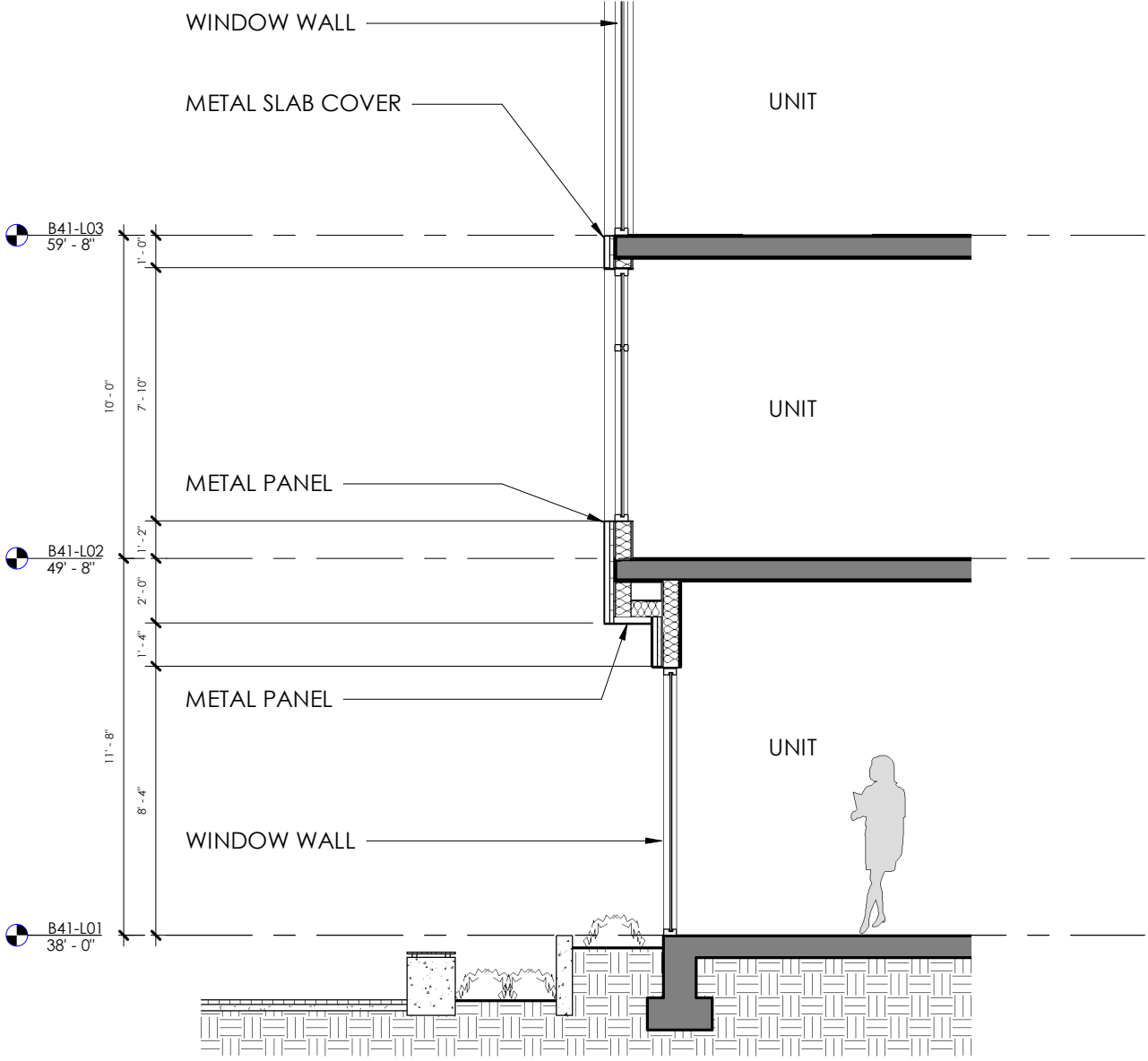
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.24

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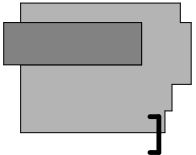


BLOCK 41 - SOUTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.25

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(F) BLOCK 41 - ENLARGED SECTION - TOWNHOMES SOUTH



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

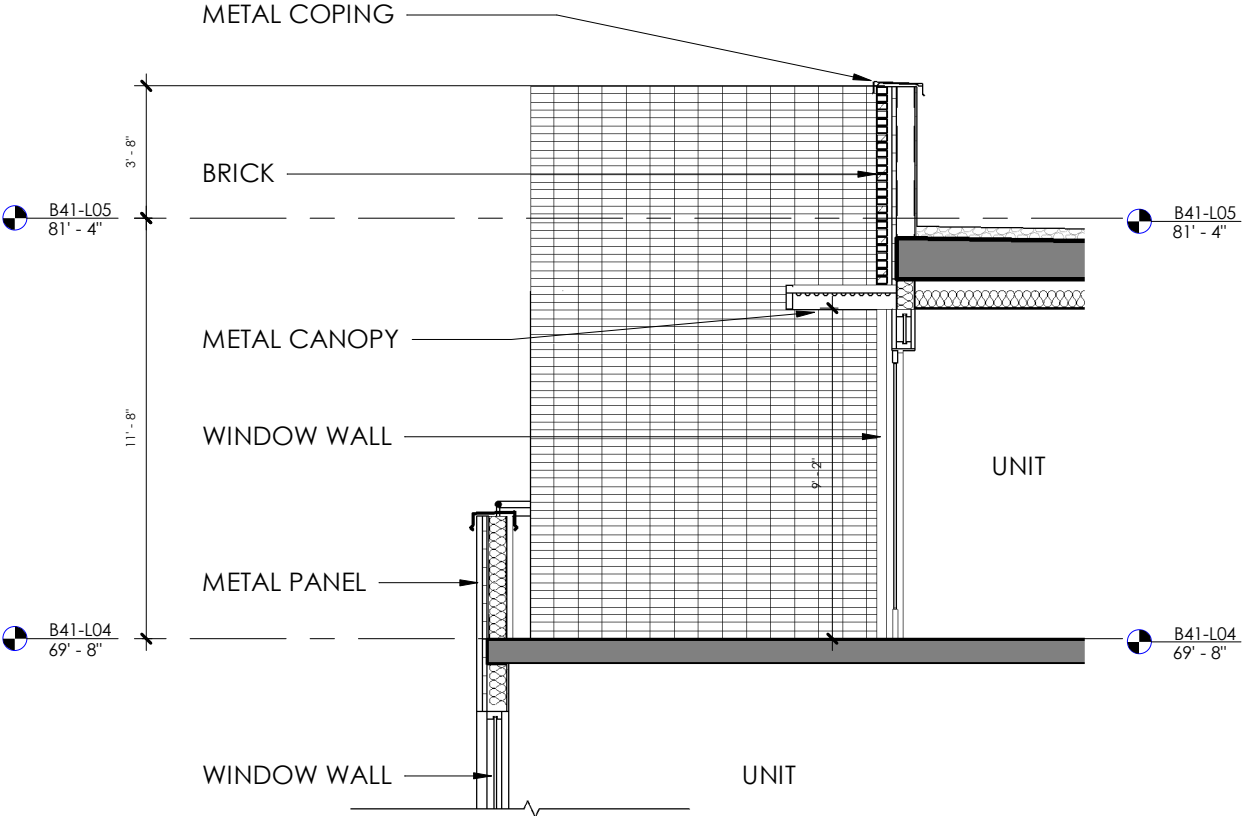
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



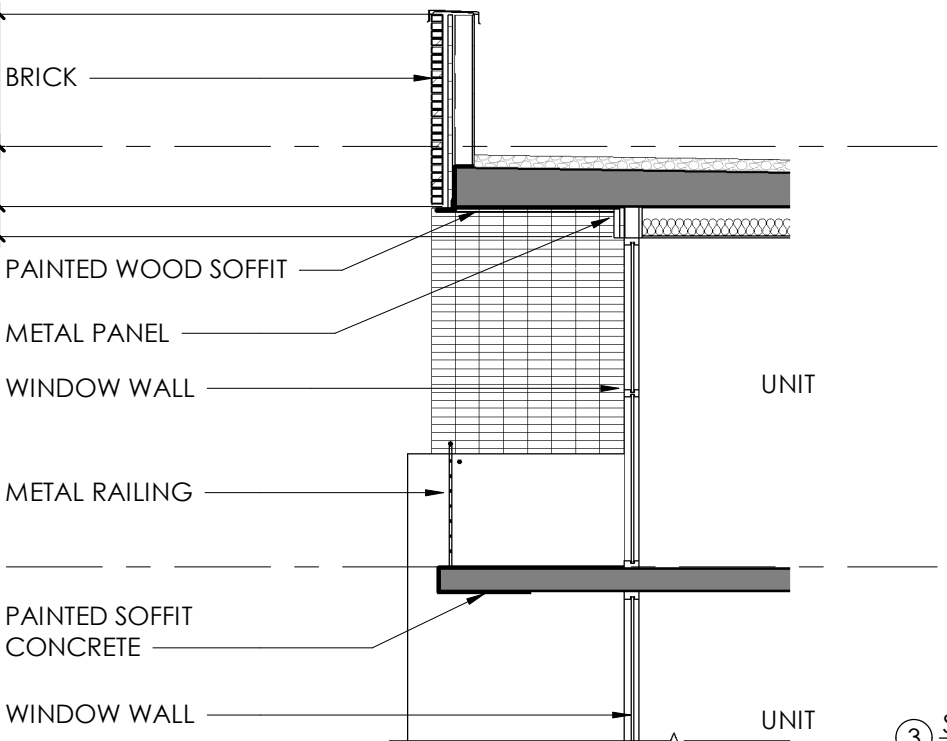
BLOCK 41 - EAST ENLARGED ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.27

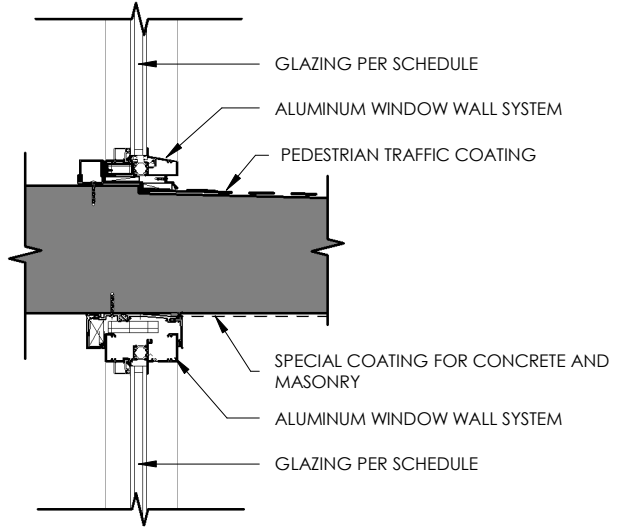
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



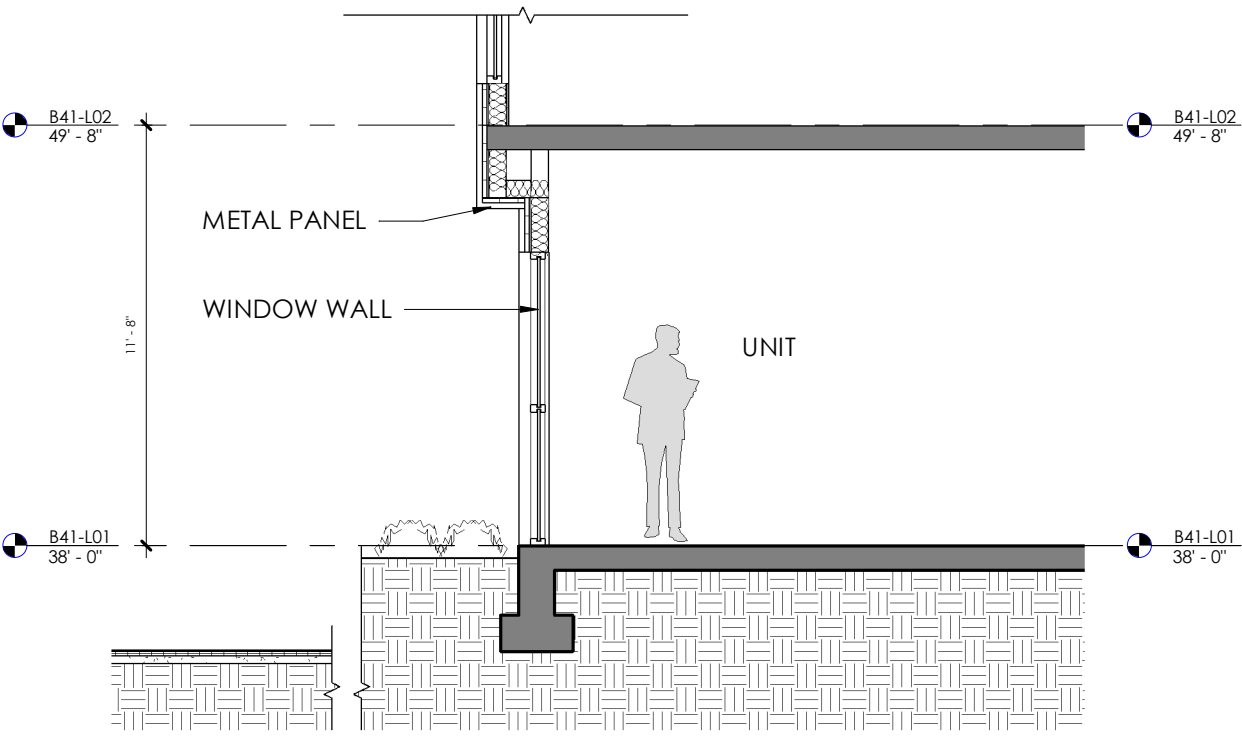
© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



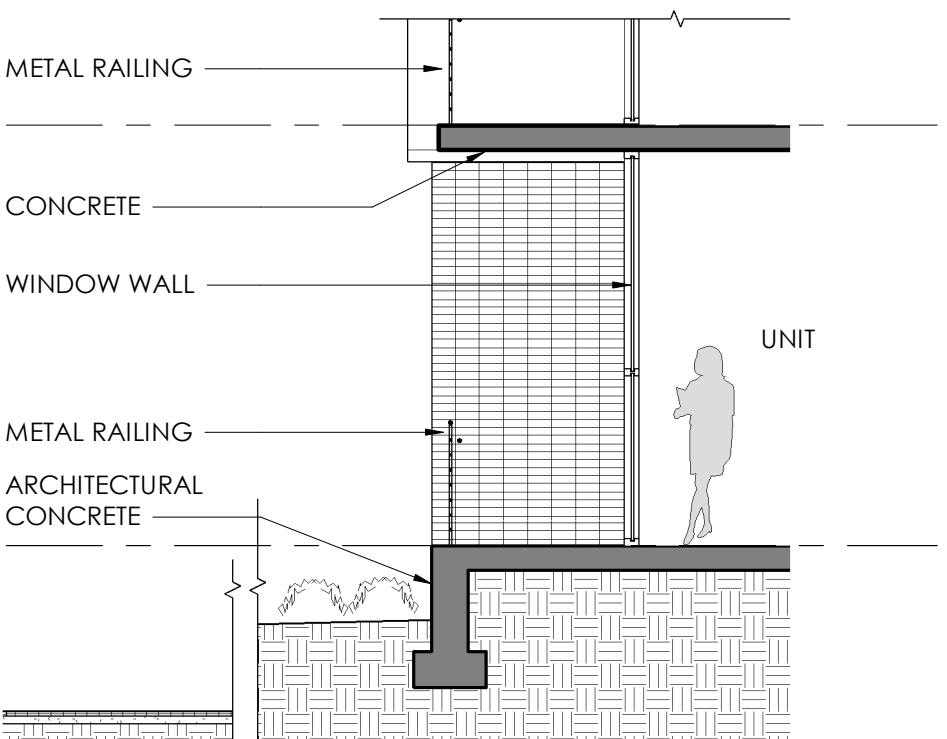
© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



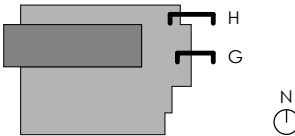
③ SECTION DETAIL - WINDOW WALL HEAD/ SILL @ BALCONY
SCALE: 1" = 1'-0"



© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



© BLOCK 41 - ENLARGED SECTION - RIVERFRONT
SCALE: 3/16" = 1'-0"



© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

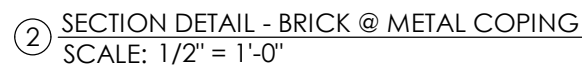


BLOCK 41 - NORTH ENLARGED ELEVATION
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.29

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

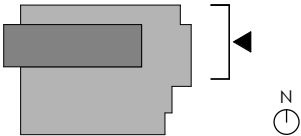


BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY

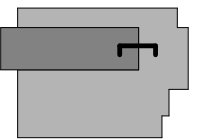


LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.31

© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



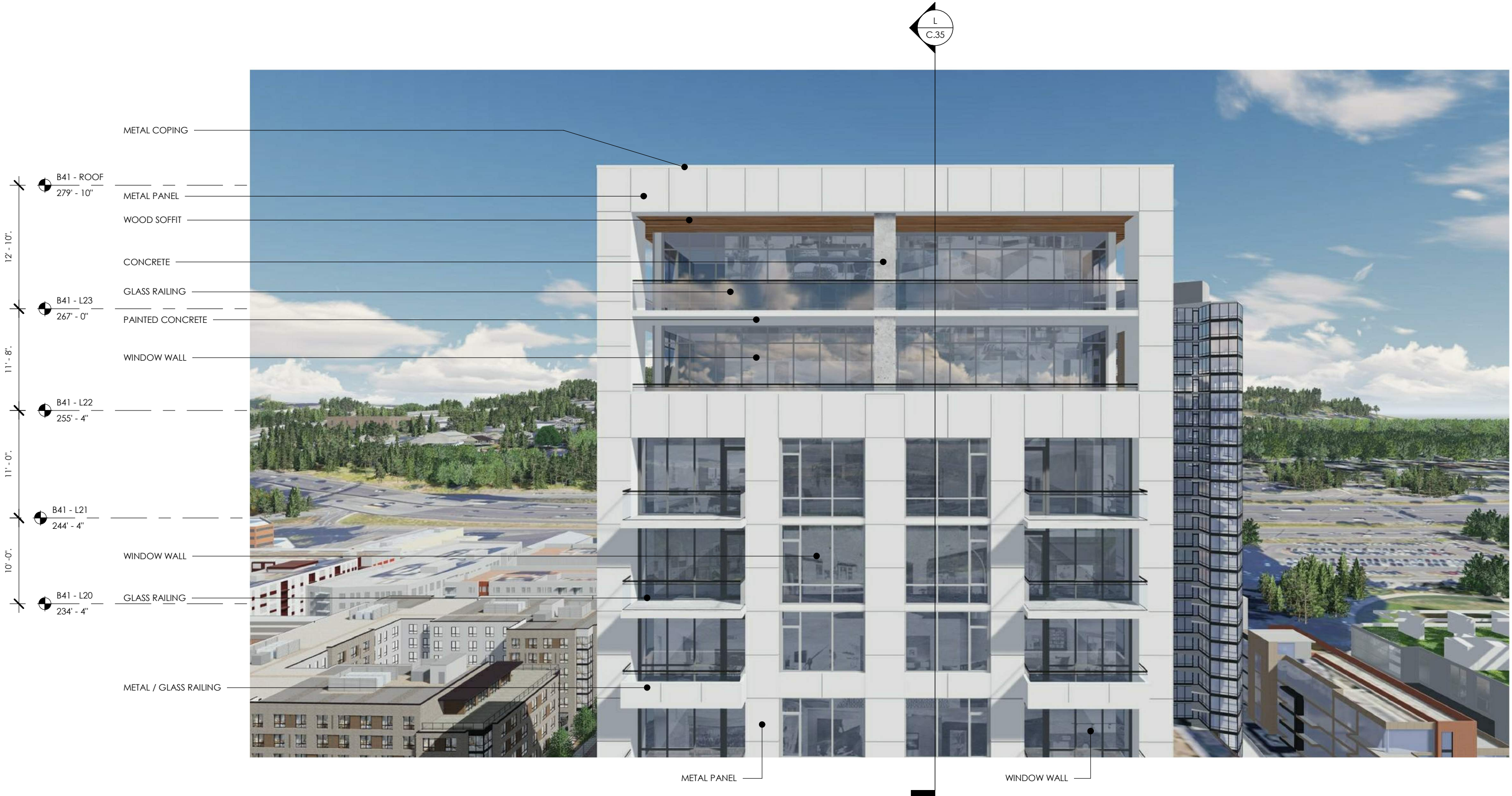
BLOCK 41 - ENLARGED ELEVATION LEVEL 13 AMENITY



10

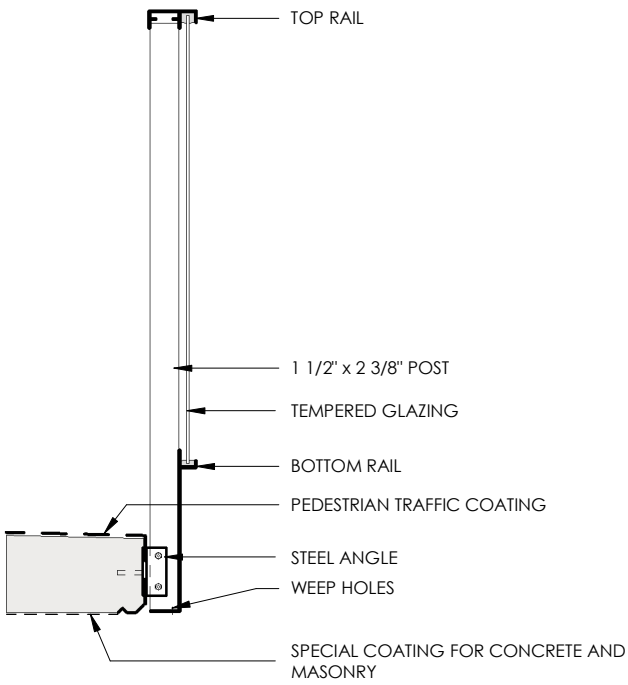


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BLOCK 41 - ENLARGED ELEVATION PENTHOUSE

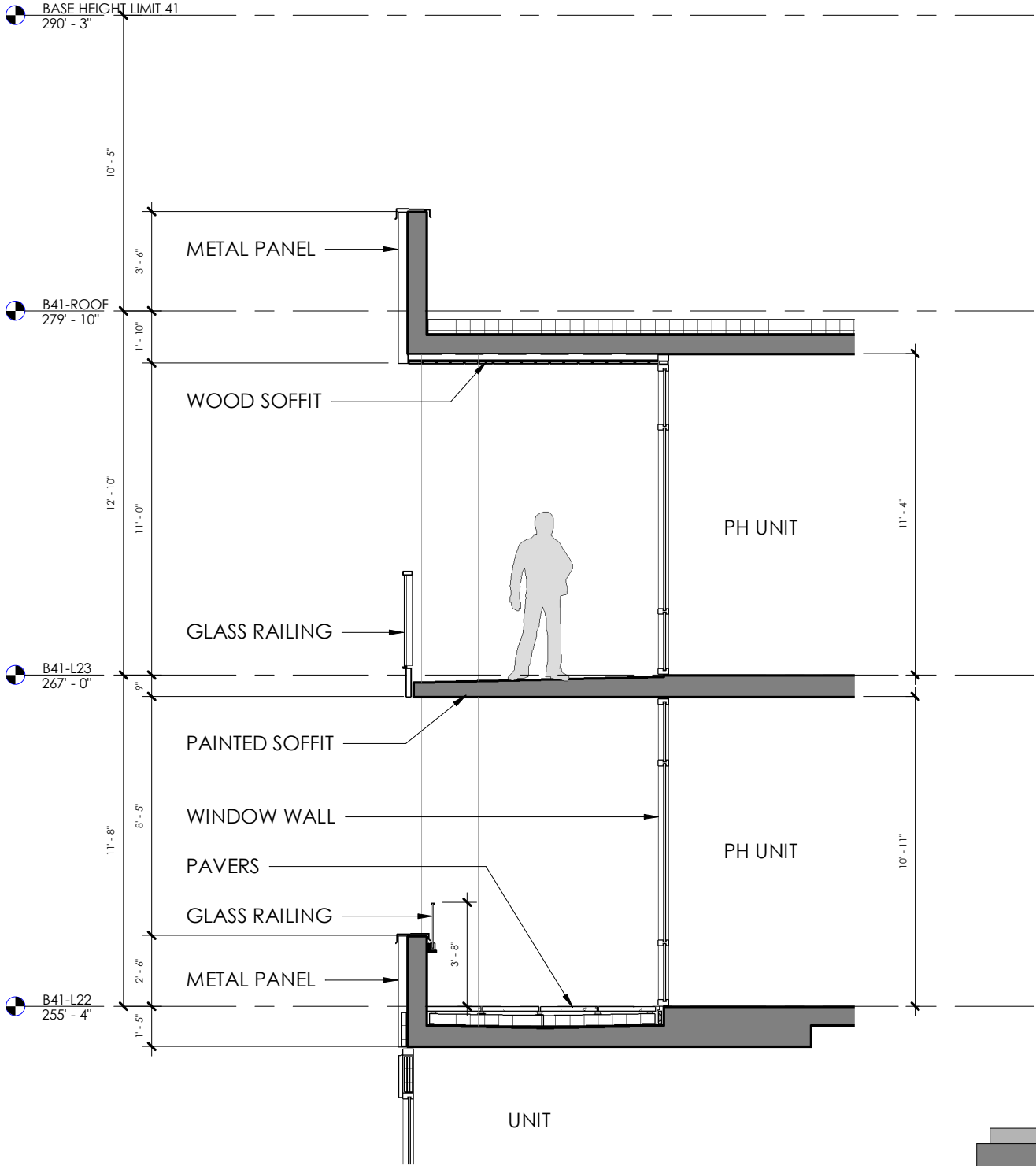
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



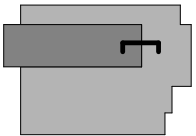
② SECTION DETAIL - TYPICAL GLASS RAILING @ BALCONY
SCALE: 3/4" = 1'-0"



SCALE : As indicated



Ⓛ BLOCK 41 - ENLARGED SECTION - PENTHOUSE
SCALE: 3/16" = 1'-0"

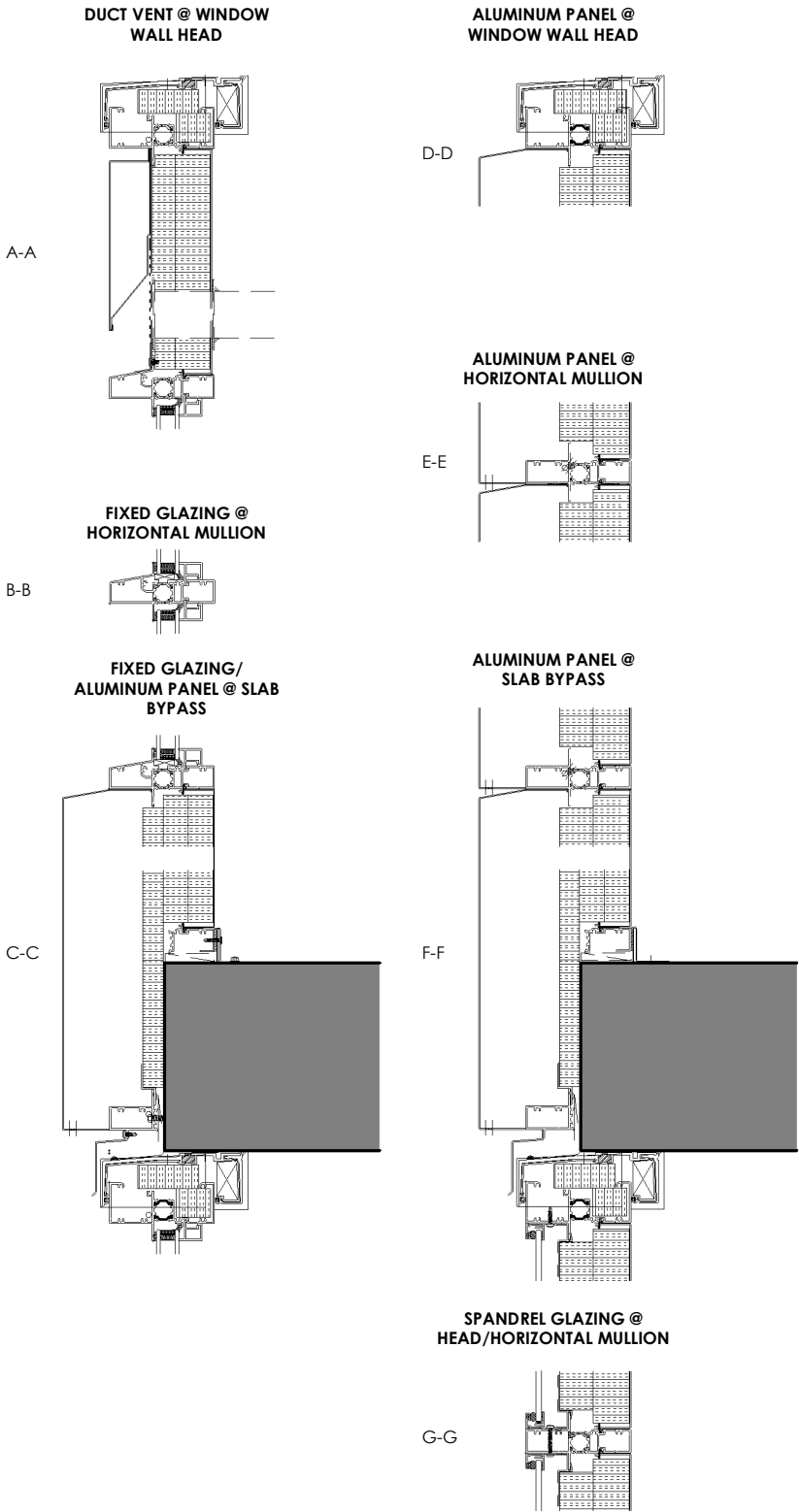


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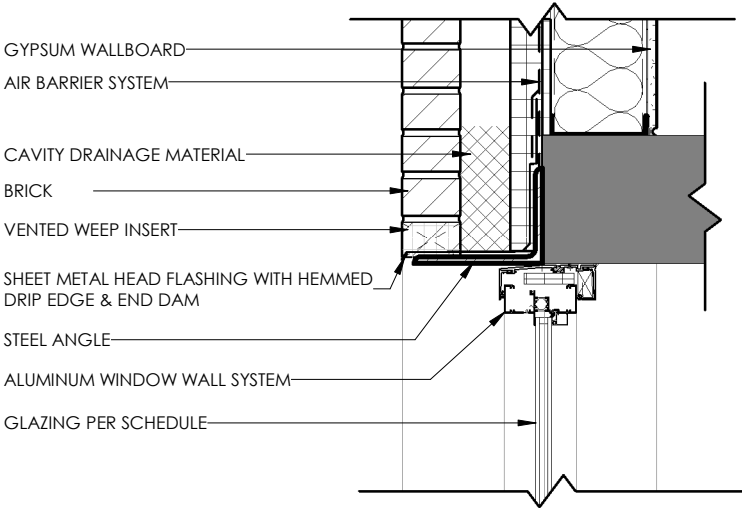
BLOCK 41 - ENLARGED SECTION PENTHOUSE

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.35

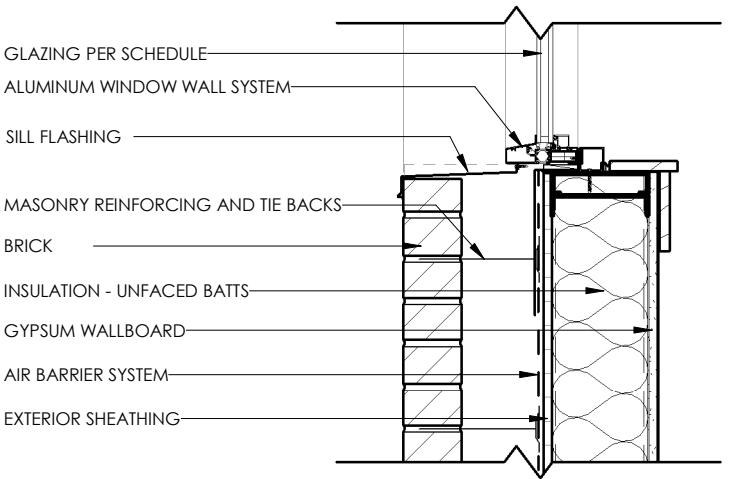
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



NOT TO SCALE



② SECTION DETAIL-WINDOW WALL HEAD @ BRICK
SCALE: 1" = 1'-0"



① SECTION DETAIL - WINDOW WALL SILL @ BRICK
SCALE: 1" = 1'-0"

③ WINDOW WALL TYPICAL DETAILS
SCALE: 1 1/2" = 1'-0"

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'-5 1/8" by 7'-9 3/4". The side view shows a height of 7'-9 3/4" and a depth of 1'-10 1/8". Other dimensions include 13'-5 1/8" for the length, 7'-9 3/4" for the height, and 1'-10 1/8" for the depth. The drawings also show the location of the 4 BFW FLUID IN, 4 BFW FLUID OUT, 3-1/4" TYP, 3 MPT OVERFLOW, 2 MPT DRAIN, 1/2 FPT VENT, ACCESS DOOR, and 1 MPT MAKE-UP.

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

Model No.†	WEIGHTS/LBS	FANS	SPRAY PUMP	Coil	Galons	Conn.	Operating	Height	Length	Lower	Upper	Coil			
	Shipping	Operating	HP	CFM	HP	GPM	Weight lbs.	"	"	"	"	A			
eco-LRWB 5-3J12	7090	11,660	15	31,700	2	345	127	240	8"	6.8-3/4"	18" 2-5/8"	3" 1/4"	3" 8-1/2"	1.7-1/2"	
eco-LRWB 5-3J12	7150	11,720	20	34,900	2	345	127	240	8"	6.8-3/4"	18" 2-5/8"	3" 1/4"	3" 8-1/2"	1.7-1/2"	
eco-LRWB 5-3J12	7150	11,720	25	37,200	2	345	127	240	8"	6.8-3/4"	18" 2-5/8"	3" 1/4"	3" 8-1/2"	1.7-1/2"	
eco-LRWB 5-4J12	7250	11,820	30	37,200	2	345	127	240	8"	6.8-3/4"	18" 2-5/8"	3" 1/4"	3" 8-1/2"	1.7-1/2"	
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"
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"
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"
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"
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"
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"
eco-LRWB 5-5M12	9,880	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"
eco-LRWB 5-5N12	10,020	15,250	40	42,200	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"
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"
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"
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"

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 recaulking 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 Sarnamatic automatic seam welder.

Profile

Sarnafil G Membrane

Gypsum Roof Board

Insulation

Vapor Retarder

Structural Deck

Décor Profile

* 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; 6,533,074; 6,463,964; and 6,554,947.

CURTAIN WALL AND SLAB COVER SYSTEMS

1600 Wall System[®]1 / System[®]2

Imposing Statements –
Used Together
Or Independently

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

Aesthetics

Even the smallest details of 1600 System[®]1/1600 Wall System[®]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.

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

VISION GLAZING

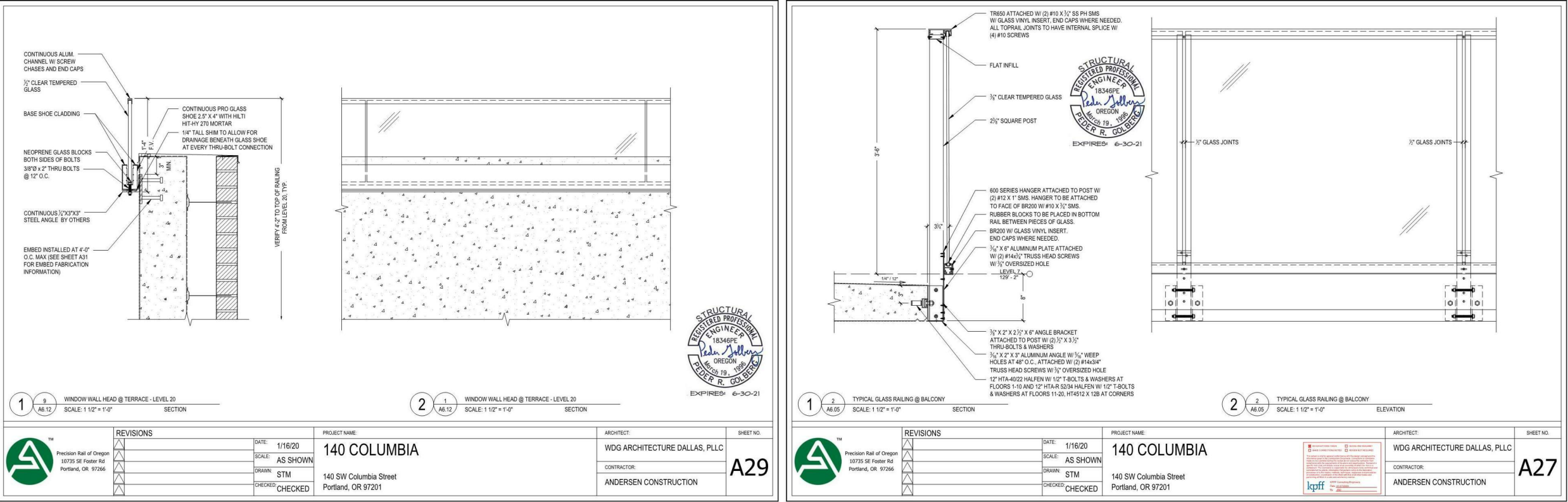
SERIES 9000 - TYPICAL IN SLAB DUCT DETAIL

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

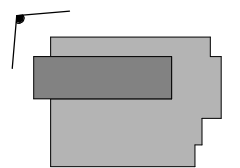
AUTHOR: S.R.R. DATE: JULY 2017 DWG NO: 9000 - DWG 6

GLASS RAILING



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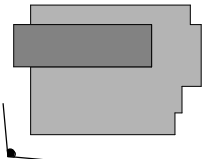
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE OF NW CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.01

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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

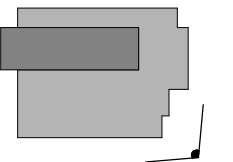


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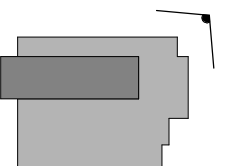
PERSPECTIVE OF SW CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.02

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PERSPECTIVE OF SE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.03

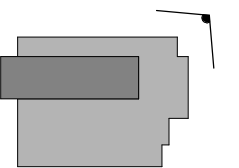


PERSPECTIVE OF NE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.04



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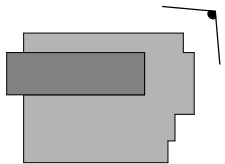
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41

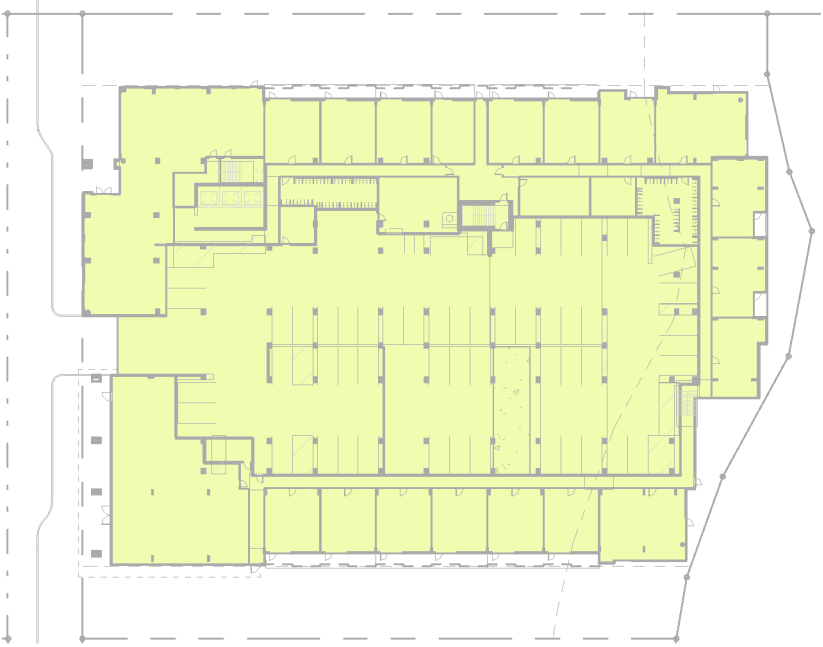
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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

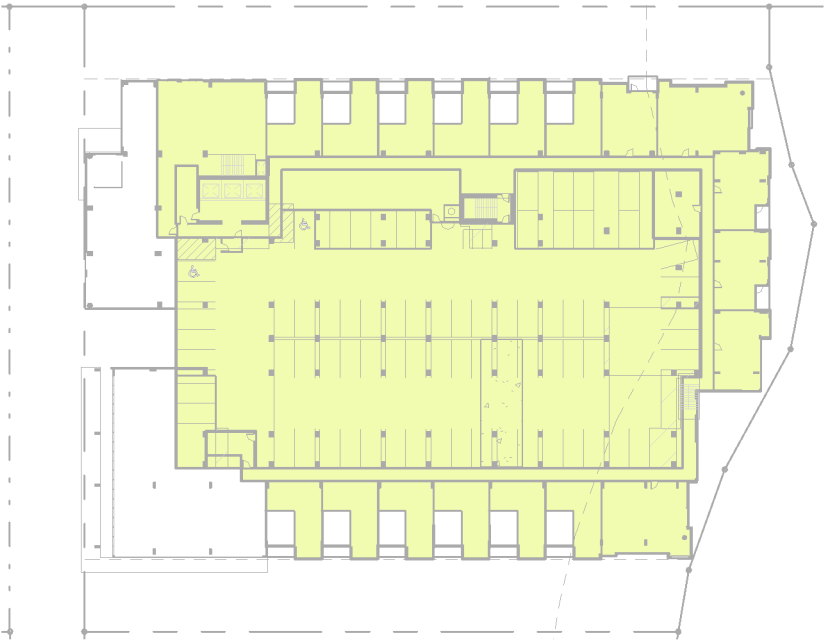


RIVER PERSPECTIVE OF NE CORNER - BLOCK 41
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.06

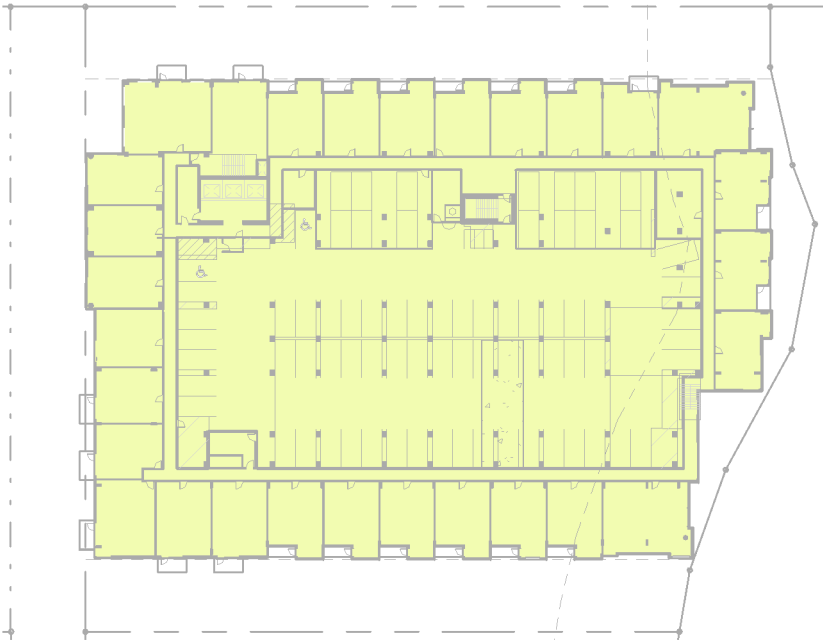
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



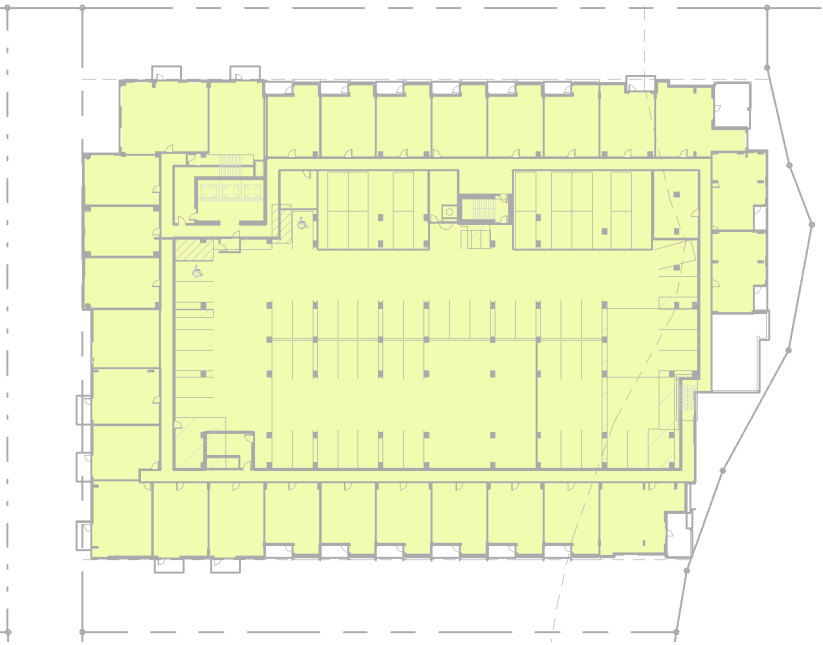
B41 L01 GROSS AREA PLAN - 50,670 SF



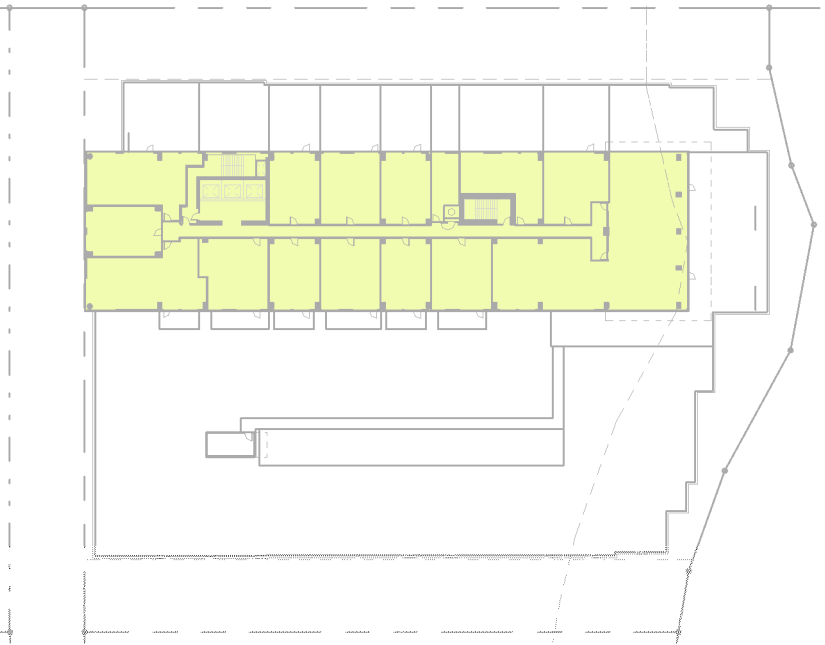
B41 L02 GROSS AREA PLAN - 43,050 SF



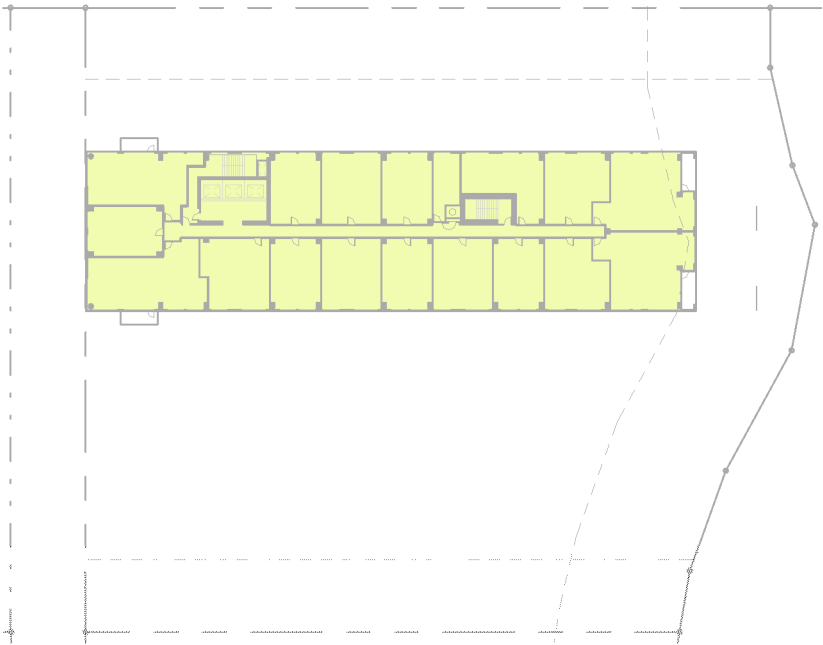
B41 L03 GROSS AREA PLAN - 52,530 SF



B41 L04 GROSS AREA PLAN - 50,990 SF



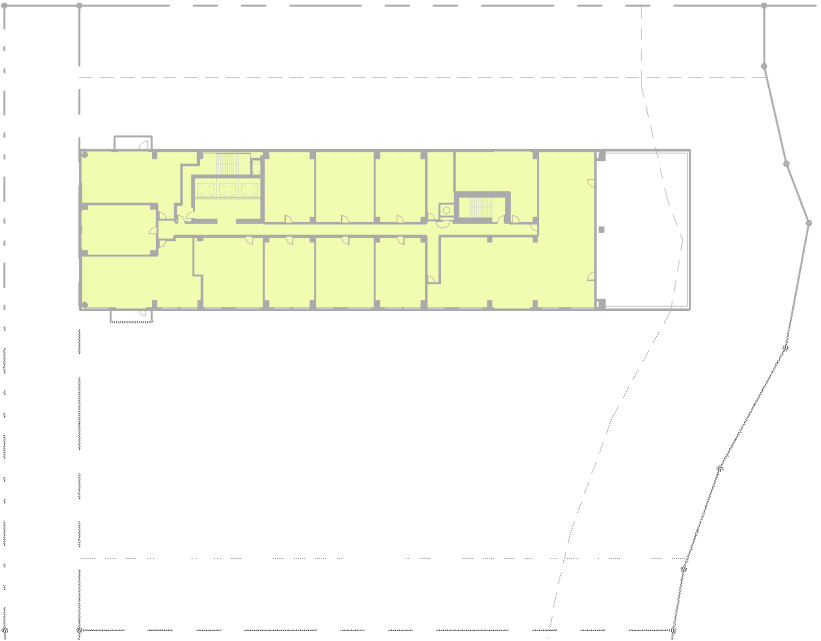
B41 L05 GROSS AREA PLAN - 16,710 SF



B41 L06-L12 GROSS AREA PLAN - 16,680 SF



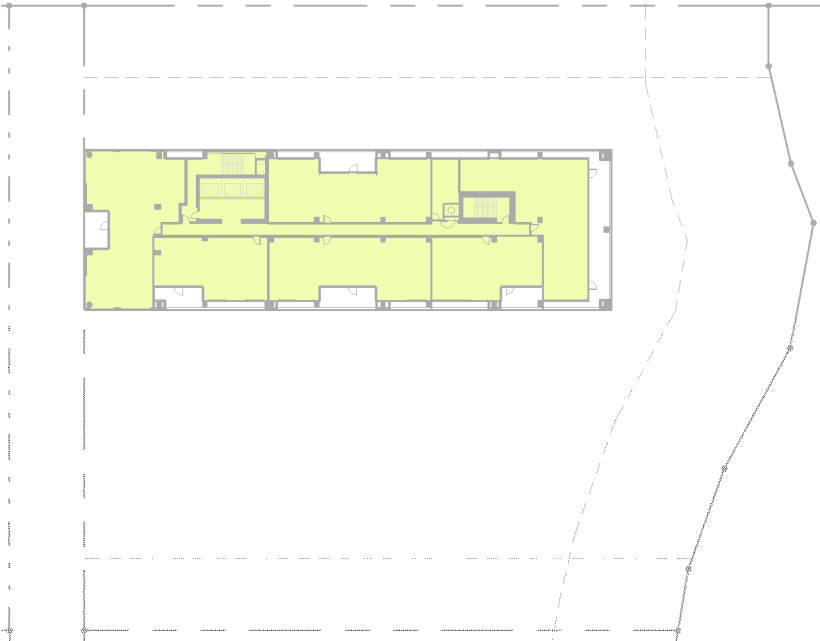
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



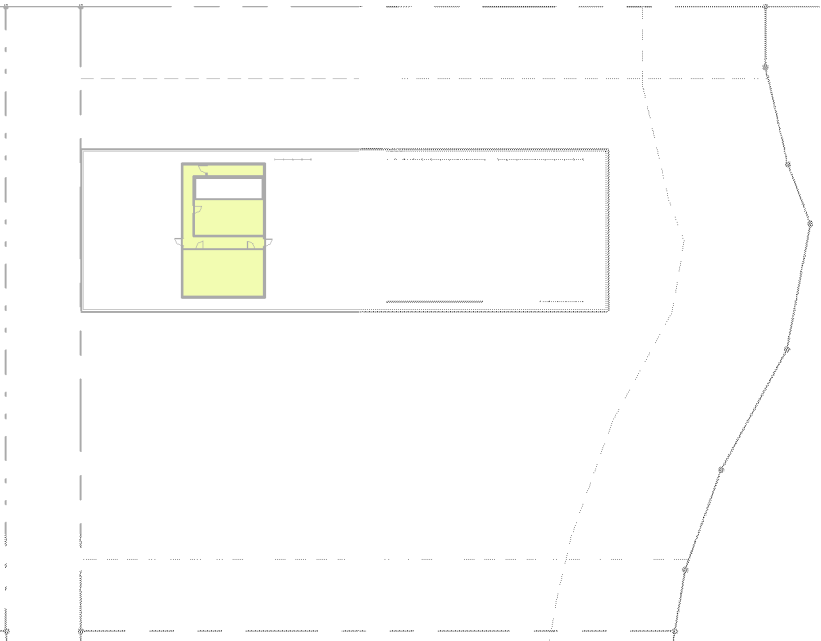
B41 L13 GROSS AREA PLAN - 14,250 SF



B41 L14-L21 GROSS AREA PLAN - 14,490 SF



B41 L22-L23 GROSS AREA PLAN - 12,140 SF

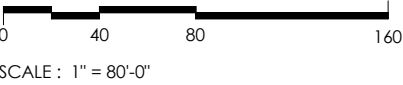


B41 ROOF GROSS AREA PLAN - 1,150 SF

SITE AREA: 73,076 SF

BUILDING FAR SUMMARY:

B41-L01	50,670 SF	0.693431
B41-L02	43,050 SF	0.589117
B41-L03	52,530 SF	0.718824
B41-L04	50,990 SF	0.697835
B41-L05	16,710 SF	0.22864
B41-L06	16,680 SF	0.228206
B41-L07	16,680 SF	0.228206
B41-L08	16,680 SF	0.228206
B41-L09	16,680 SF	0.228206
B41-L10	16,680 SF	0.228206
B41-L11	16,680 SF	0.228206
B41-L12	16,680 SF	0.228206
B41-L13	14,250 SF	0.195046
B41-L14	14,490 SF	0.198256
B41-L15	14,490 SF	0.198256
B41-L16	14,490 SF	0.198256
B41-L17	14,490 SF	0.198256
B41-L18	14,490 SF	0.198256
B41-L19	14,490 SF	0.198256
B41-L20	14,490 SF	0.198256
B41-L21	14,490 SF	0.198256
B41-L22	12,140 SF	0.166094
B41-L23	12,140 SF	0.166094
B44-L23	200 SF	0.00271
B41-ROOF	1,150 SF	0.015738
TOTAL	486,470 SF	6.657019
MAX FAR:	584,608 SF	8.0



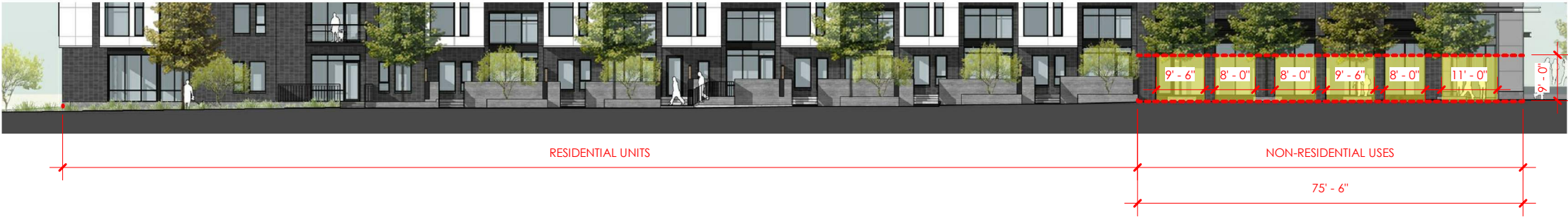
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NORTH ELEVATION
@ S.W.LANE

TOTAL WALL AREA - 680 SF
TOTAL WINDOW AREA - 486 SF
% OF WINDOW AREA - 71%

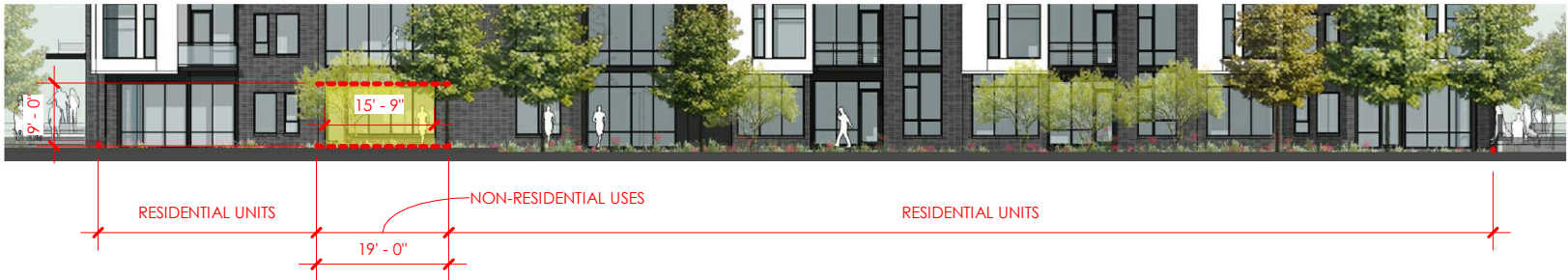
LENGTH OF FACADE - 75'-6"
LENGTH OF WINDOWS - 54'-0"
% OF WINDOW LENGTH - 71%



EAST ELEVATION
@ GREENWAY

TOTAL WALL AREA - 171 SF
TOTAL WINDOW AREA - 142 SF
% OF WINDOW AREA - 83%

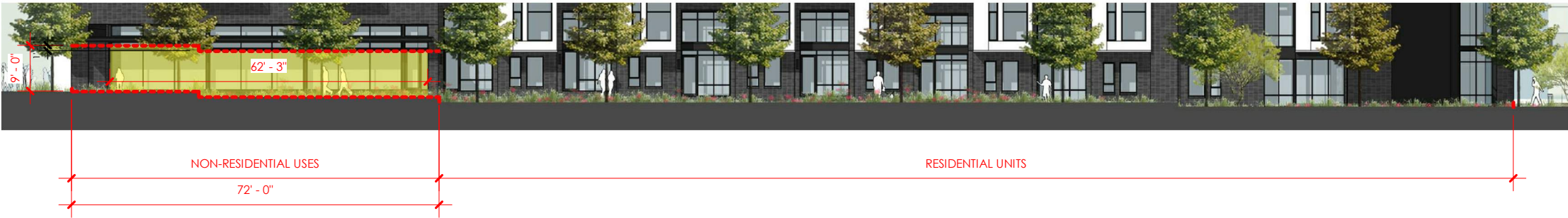
LENGTH OF FACADE - 19'-0"
LENGTH OF WINDOWS - 15'-9"
% OF WINDOW LENGTH - 83%



SOUTH ELEVATION
@ S.W. ABERNETHY

TOTAL WALL AREA - 648 SF
TOTAL WINDOW AREA - 560 SF
% OF WINDOW AREA - 86%

LENGTH OF FACADE - 72'-0"
LENGTH OF WINDOWS - 62'-3"
% OF WINDOW LENGTH - 86%



WEST ELEVATION
@ S.W. RIVER PARKWAY

TOTAL WALL AREA - 1,824 SF
TOTAL WINDOW AREA - 1,160 SF
% OF WINDOW AREA - 64%

LENGTH OF FACADE - 203'-0"
LENGTH OF WINDOWS - 128'-10"
% OF WINDOW LENGTH - 64%



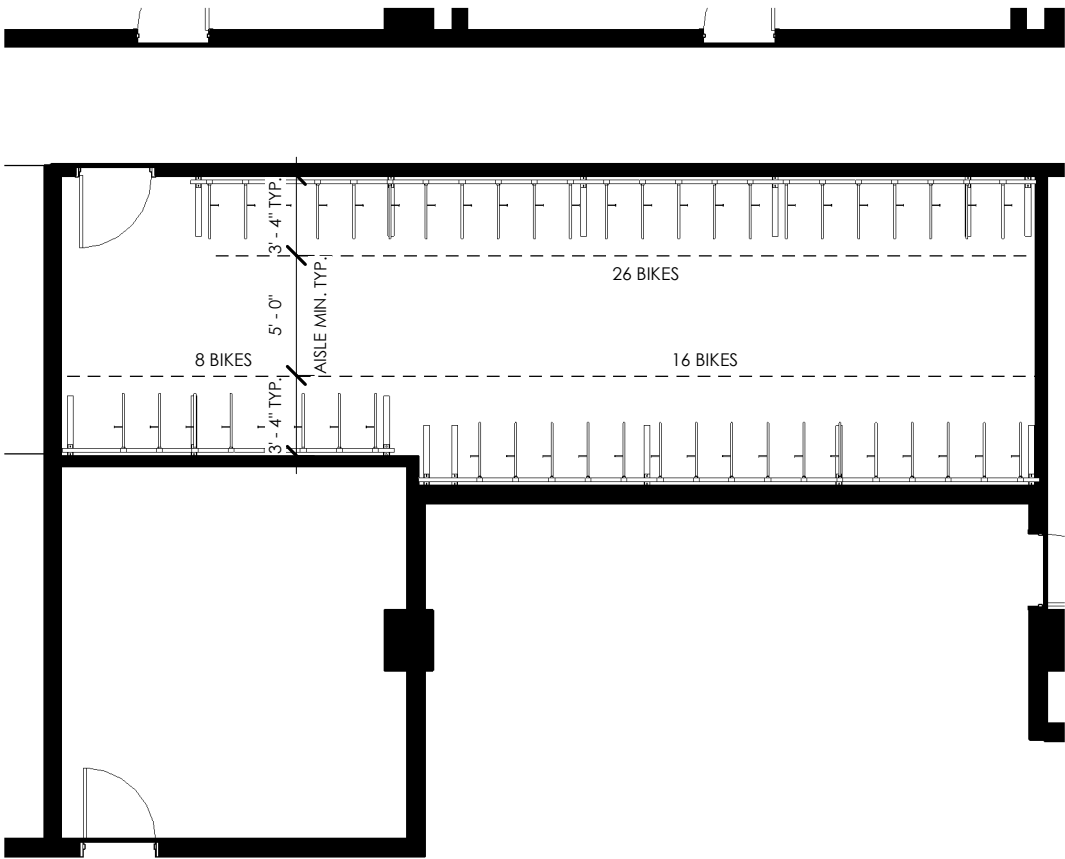
GROUND FLOOR WINDOW STANDARDS (33.130.230.C)

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.

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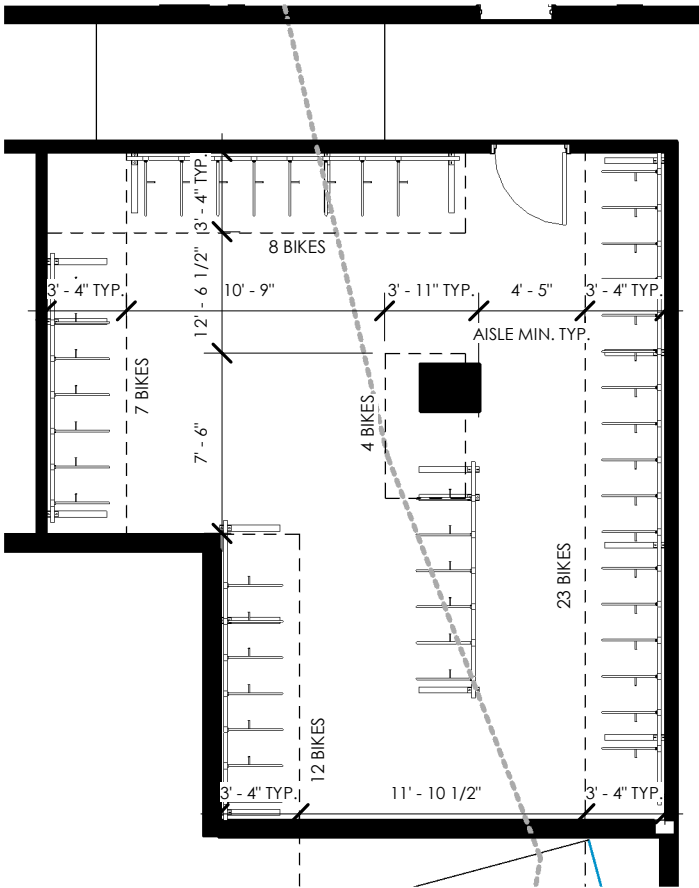
① PROPOSED BIKE STORAGE ROOM

MODIFICATION 2 (33.266.220.)

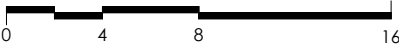
ADJUST BIKE PARKING SPACING TO USE BIKE RACKS THAT ARE STACKED AND STAGGERED AT 18" O.C.

BLOCK 41 - LONG TERM BICYCLE PARKING					
	BICYCLE SPACES	TOTAL UNITS	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
ONE BEDROOM UNITS	1	252	1.5	378	252
TWO BEDROOM UNITS	2	72	1.5	108	144
TOWNHOUSE UNITS	2	12	1.5	18	24
PENTHOUSE UNITS	2	12	1.5	18	24
STORAGE					104
TOTALS				522	545

BIKE STORAGE STALLS TOTAL = 104
BIKE STALLS REQUIRED (348 x 1.5 RATIO = 522)
(-) PROVIDED @ UNIT [444] = 78 MIN @ STORAGE ROOMS



② PROPOSED BIKE STORAGE ROOM

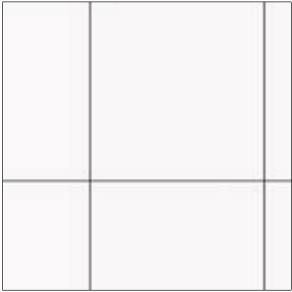


SCALE : 1/8" = 1'-0"

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METAL PANEL

COLOR(S): WHITE



CURTAIN WALL

FINISH: PAINTED
TOWER COLOR: WHITE
RETAIL & BASE COLOR: DARK BRONZE



BRICK

STYLE: STACKED
NOMINAL SIZE: 2 1/4" X 12"
COLOR: COAL CREEK



WINDOW WALL

FINISH: ANNOXIDIZED
COLOR: TOWER COLOR: WHITE
RETAIL & BASE 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



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