

# ALAMO MANHATTAN BLOCKS RIVER BLOCKS AND GREENWAY



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**ARCHITECT (BLOCKS 41 & 44)**

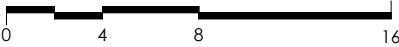
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SCALE :



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RIVER BLOCKS VOLUME 1: BLOCK 41

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

|       |                                               |
|-------|-----------------------------------------------|
| C.125 | LB1 FLOOR PLAN - BLOCK 41                     |
| C.126 | L01 FLOOR PLAN - BLOCK 41                     |
| C.127 | LIGHTING PLAN - GROUND LEVEL - BLOCK 41       |
| C.128 | L02 FLOOR PLAN - BLOCK 41                     |
| C.129 | L03 FLOOR PLAN - BLOCK 41                     |
| C.130 | L04 FLOOR PLAN - BLOCK 41                     |
| C.131 | L05 FLOOR PLAN - BLOCK 41                     |
| C.132 | LIGHTING PLAN - AMENITY DECK - B41            |
| C.133 | L06-20 FLOOR PLAN - BLOCK 41                  |
| C.134 | L21 FLOOR PLAN - BLOCK 41                     |
| C.135 | L22-23 FLOOR PLAN - BLOCK 41                  |
| C.136 | ROOF PLAN - BLOCK 41                          |
| C.137 | BLOCK 41 - WEST ELEVATION                     |
| C.138 | BLOCK 41 - SOUTH ELEVATION                    |
| C.139 | BLOCK 41 - EAST ELEVATION                     |
| C.140 | BLOCK 41 - NORTH ELEVATION                    |
| C.141 | BLOCK 41 - N-S BUILDING SECTION               |
| C.142 | BLOCK 41 - E-W BUILDING SECTION               |
| C.143 | BLOCK 41 - WEST ENLARGED ELEVATION            |
| C.144 | BLOCK 41 - WEST ENLARGED SECTION              |
| C.145 | BLOCK 41 - WEST ENLARGED ELEVATION            |
| C.146 | BLOCK 41 - WEST ENLARGED SECTIONS             |
| C.147 | BLOCK 41 - SOUTH ENLARGED ELEVATION           |
| C.148 | BLOCK 41 - SOUTH ENLARGED SECTIONS            |
| C.149 | BLOCK 41 - SOUTH ENLARGED ELEVATION           |
| C.150 | BLOCK 41 - SOUTH ENLARGED SECTION             |
| C.151 | BLOCK 41 - EAST ENLARGED ELEVATION            |
| C.152 | BLOCK 41 - EAST ENLARGED SECTIONS             |
| C.153 | BLOCK 41 - NORTH ENLARGED ELEVATION           |
| C.154 | BLOCK 41 - NORTH ENLARGED SECTIONS            |
| C.155 | BLOCK 41 - ENLARGED ELEVATION LEVEL 5 AMENITY |
| C.156 | BLOCK 41 - ENLARGED SECTION LEVEL 5 AMENITY   |
| C.157 | BLOCK 41 - ENLARGED ELEVATION PENTHOUSE       |
| C.158 | BLOCK 41 - ENLARGED SECTION PENTHOUSE         |
| C.159 | BLOCK 41 - ENLARGED ELEVATION PENTHOUSE       |
| C.160 | BLOCK 41 - ENLARGED SECTION PENTHOUSE         |
| C.161 | BLOCK 41 - ADDITIONAL DETAILS                 |
| C.162 | BLOCK 41 - PRODUCT DATA                       |
| C.163 | BLOCK 41 - PRODUCT DATA                       |
| C.164 | BLOCK 41 - MATERIAL BOARD                     |

BLOCK 41 APPENDIX

|         |                                                    |
|---------|----------------------------------------------------|
| APP.125 | PERSPECTIVE OF NW CORNER - BLOCK 41                |
| APP.126 | PERSPECTIVE OF SW CORNER - BLOCK 41                |
| APP.127 | PERSPECTIVE OF SE CORNER - BLOCK 41                |
| APP.128 | PERSPECTIVE OF NE CORNER - BLOCK 41                |
| APP.129 | PERSPECTIVE ON LANE STREET LOOKING WEST - BLOCK 41 |
| APP.130 | RIVER PERSPECTIVE OF NE CORNER - BLOCK 41          |
| APP.131 | FAR DIAGRAMS - BLOCK 41                            |
| APP.132 | FAR DIAGRAMS - BLOCK 41                            |
| APP.133 | DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 41         |
| APP.134 | L01 WEATHER PROTECTION - BLOCK 41                  |
| APP.135 | BICYCLE PARKING EXHIBIT - BLOCK 41                 |
| APP.136 | B41 - TOWER PERSPECTIVE FROM SE                    |
| APP.137 | B41 - TOWER PERSPECTIVE FROM NE                    |
| APP.138 | B41 - TOWER PERSPECTIVE FROM SW                    |
| APP.139 | B41 - TOWER PERSPECTIVE FROM NW                    |
| APP.140 | GLAZING DIAGRAMS - B41 WEST ELEVATION              |
| APP.141 | GLAZING DIAGRAMS - B41 SOUTH ELEVATION             |
| APP.142 | GLAZING DIAGRAMS - B41 EAST ELEVATION              |
| APP.143 | GLAZING DIAGRAMS - B41 NORTH ELEVATION             |

RIVER BLOCKS VOLUME 2: BLOCK 44

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

|       |                                                |
|-------|------------------------------------------------|
| C.170 | L01 FLOOR PLAN - BLOCK 44                      |
| C.171 | LIGHTING PLAN - GROUND LEVEL - B44             |
| C.172 | L02 FLOOR PLAN - BLOCK 44                      |
| C.173 | L03 FLOOR PLAN - BLOCK 44                      |
| C.174 | L04 FLOOR PLAN - BLOCK 44                      |
| C.175 | LIGHTING PLAN - AMENITY DECK - B44             |
| C.176 | L05 FLOOR PLAN - BLOCK 44                      |
| C.177 | L06-12 FLOOR PLAN - BLOCK 44                   |
| C.178 | L13 FLOOR PLAN - BLOCK 44                      |
| C.179 | L14-21 FLOOR PLAN - BLOCK 44                   |
| C.180 | L22-23 FLOOR PLAN - BLOCK 44                   |
| C.181 | ROOF PLAN - BLOCK 44                           |
| C.182 | BLOCK 44 - WEST ELEVATION                      |
| C.183 | BLOCK 44 - SOUTH ELEVATION                     |
| C.184 | BLOCK 44 - EAST ELEVATION                      |
| C.185 | BLOCK 44 - NORTH ELEVATION                     |
| C.186 | BLOCK 44 - N-S BUILDING SECTION                |
| C.187 | BLOCK 44 - E-W BUILDING SECTION                |
| C.188 | BLOCK 44 - WEST ENLARGED ELEVATION             |
| C.189 | BLOCK 44 - WEST ENLARGED SECTIONS              |
| C.190 | BLOCK 44 - WEST ENLARGED ELEVATION             |
| C.191 | BLOCK 44 - WEST ENLARGED SECTION               |
| C.192 | BLOCK 44 - SOUTH ENLARGED ELEVATION            |
| C.193 | BLOCK 44 - SOUTH ENLARGED SECTION              |
| C.194 | BLOCK 44 - EAST ENLARGED ELEVATION             |
| C.195 | BLOCK 44 - EAST ENLARGED SECTION               |
| C.196 | BLOCK 44 - EAST ENLARGED ELEVATION             |
| C.197 | BLOCK 44 - EAST ENLARGED SECTIONS              |
| C.198 | BLOCK 44 - NORTH ENLARGED ELEVATION            |
| C.199 | BLOCK 44 - NORTH ENLARGED SECTION              |
| C.200 | BLOCK 44 - NORTH ENLARGED ELEVATION            |
| C.201 | BLOCK 44 - NORTH ENLARGED SECTION              |
| C.202 | BLOCK 44 - WEST ENLARGED ELEVATION             |
| C.203 | BLOCK 44 - WEST ENLARGED SECTION               |
| C.204 | BLOCK 44 - ENLARGED ELEVATION LEVEL 5 AMENITY  |
| C.205 | BLOCK 44 - ENLARGED SECTION LEVEL 5 AMENITY    |
| C.206 | BLOCK 44 - ENLARGED ELEVATION LEVEL 13 AMENITY |
| C.207 | BLOCK 44 - ENLARGED SECTION LEVEL 13 AMENITY   |
| C.208 | BLOCK 44 - ENLARGED ELEVATION PENTHOUSE        |
| C.209 | BLOCK 44 - ENLARGED SECTION PENTHOUSE          |
| C.210 | BLOCK 44 - ADDITIONAL DETAILS                  |
| C.211 | BLOCK 44 - PRODUCT DATA                        |
| C.212 | BLOCK 44 - PRODUCT DATA                        |
| C.213 | BLOCK 44 - MATERIAL BOARD                      |

BLOCK 44 APPENDIX

|         |                                                |
|---------|------------------------------------------------|
| APP.170 | PERSPECTIVE OF NW CORNER - BLOCK 44            |
| APP.171 | PERSPECTIVE OF SW CORNER - BLOCK 44            |
| APP.172 | PERSPECTIVE OF SE CORNER - BLOCK 44            |
| APP.173 | PERSPECTIVE OF NE CORNER - BLOCK 44            |
| APP.174 | PERSPECTIVE OF NW CORNER W/ CONTEXT - BLOCK 44 |
| APP.175 | RIVER PERSPECTIVE OF SE CORNER - BLOCK 44      |
| APP.176 | DIAGRAMS - FAR BLOCK 44                        |
| APP.177 | DIAGRAMS - FAR BLOCK 44                        |
| APP.178 | DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 44     |
| APP.179 | L01 WEATHER PROTECTION - BLOCK 44              |
| APP.180 | BICYCLE PARKING EXHIBIT - BLOCK 44             |
| APP.181 | B44 - TOWER PERSPECTIVE FROM SE                |
| APP.182 | B44 - TOWER PERSPECTIVE FROM NE                |
| APP.183 | B44 - TOWER PERSPECTIVE FROM NW                |
| APP.184 | B44 - TOWER PERSPECTIVE FROM SW                |
| APP.185 | SIMPLIFICATION DIAGRAM                         |
| APP.186 | GLAZING DIAGRAMS - B44 WEST ELEVATION          |
| APP.187 | GLAZING DIAGRAMS - B44 SOUTH ELEVATION         |
| APP.188 | GLAZING DIAGRAMS - B44 EAST ELEVATION          |
| APP.189 | GLAZING DIAGRAMS - B44 NORTH ELEVATION         |

RIVER BLOCKS VOLUME 3: LANDSCAPE, CIVIL, & GREENWAY

EXHIBIT C: DESIGN DRAWINGS AND DETAILS

LANDSCAPE

|       |                                                                       |
|-------|-----------------------------------------------------------------------|
| C.220 | LANDSCAPE - RIVER BLOCKS - B41 & B44                                  |
| C.222 | GREENWAY / PEDESTRIAN MALL ENLARGEMENT PLAN                           |
| C.223 | MATERIAL SELECTIONS FOR SITE / PEDESTRIAN MALL                        |
| C.224 | LANDSCAPE - ROOF TERRACES 41 & 44                                     |
| C.226 | TYPICAL PATIO SECTIONS                                                |
| C.227 | TYPICAL PATIO SECTIONS                                                |
| C.228 | LANDSCAPE - GREENWAY SECTION                                          |
| C.229 | LANDSCAPE - GREENWAY SECTION                                          |
| C.230 | LANDSCAPE - GREENWAY SECTION                                          |
| C.231 | LANDSCAPE - GREENWAY SECTION                                          |
| C.232 | LANDSCAPE - R.O.W. -PEDESTRIAN MALL/LIGHTING- RIVER BLOCKS- B41 & B44 |
| C.233 | LANDSCAPE - R.O.W. - LEVEL 5 PLANTING CHART - RIVER BLOCKS B41 & B44  |
| C.236 | PUBLIC OPEN SPACE / BONUS PLAN - B41 & B44                            |
| C.237 | LANDSCAPE - LAWN EXHIBIT - B41 & B44                                  |
| C.240 | CONSTRUCTION DETAILS - GREENWAY                                       |
| C.241 | CONSTRUCTION DETAILS - GREENWAY                                       |
| C.242 | CONSTRUCTION DETAILS - MURAL WALL                                     |
| C.243 | CONSTRUCTION DETAILS - MURAL WALL                                     |
| C.244 | CONSTRUCTION DETAILS - MURAL WALL                                     |

|       |                                                |
|-------|------------------------------------------------|
| 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.250 | NOTES AND LEGEND                                |
| C.251 | EXISTING CONDITIONS AND DEMOLITION PLAN         |
| C.252 | TREE PROTECTION PLAN                            |
| C.253 | BLOCK 41 UTILITY PLAN                           |
| C.254 | BLOCK 44 UTILITY PLAN                           |
| C.255 | BLOCK 41 GRADING PLAN                           |
| C.256 | BLOCK 44 GRADING PLAN                           |
| C.257 | BLOCK 41 STORMWATER PLAN                        |
| C.258 | BLOCK 44 STORMWATER PLAN                        |
| C.259 | GREENWAY EXISTING CONDITIONS - SOUTH            |
| C.260 | GREENWAY EXISTING CONDITIONS - NORTH            |
| C.261 | GREENWAY SITE PLAN - OVERALL                    |
| C.262 | GREENWAY SITE PLAN - SOUTH                      |
| C.263 | GREENWAY SITE PLAN - NORTH                      |
| C.264 | GREENWAY CONSTRUCTION MANAGEMENT PLAN - OVERALL |
| C.265 | GREENWAY CONSTRUCTION MANAGEMENT PLAN - SOUTH   |
| C.266 | GREENWAY CONSTRUCTION MANAGEMENT PLAN - NORTH   |

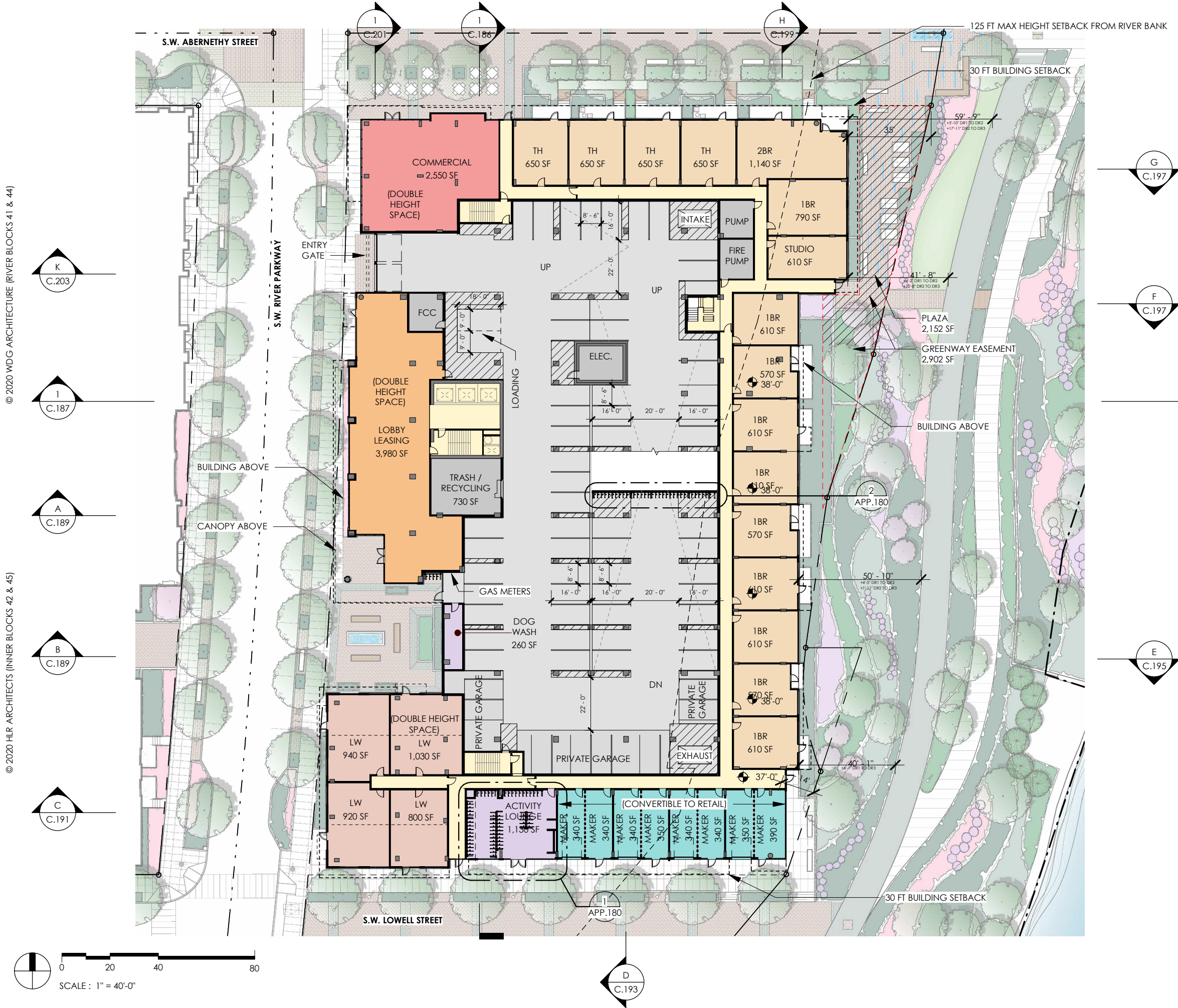
GENERAL APPENDIX

|         |                                              |
|---------|----------------------------------------------|
| APP.200 | AERIAL PERSPECTIVE FROM SE                   |
| APP.201 | AERIAL PERSPECTIVE FROM NE                   |
| APP.202 | AERIAL PERSPECTIVE FROM NW                   |
| APP.203 | AERIAL PERSPECTIVE FROM SW                   |
| APP.204 | SITE CONTEXT / GROUND FLOOR USES             |
| APP.205 | DIAGRAMS - TOWER SETBACK                     |
| APP.206 | CONTEXT - PANORAMIC @ OSPREY                 |
| APP.207 | CONTEXT - PANORAMIC @ ATWATER                |
| APP.208 | CONTEXT - PANORAMIC @ MERIWETHER             |
| APP.209 | AM BLOCKS - MODIFICATION 1 - TANDEM PARKING  |
| APP.210 | AM BLOCKS - MODIFICATION 2 - BICYCLE PARKING |
| APP.211 | ALAMO BLOCKS - ADJUSTMENT 1 - PARKING ACCESS |



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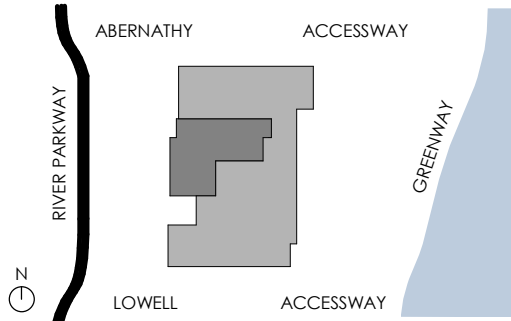


| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 20        |
| COMMERCIAL SF        | 2,550 SF  |
| LOBBY + LEASING SF   | 3,980 SF  |
| FAR SF               | 55,800 SF |

| PARKING STALLS - LEVEL 1 |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 42 |
| PRIVATE - RESIDENTIAL    | 8  |
| TOTAL                    | 50 |

| BUILDING SUMMARY |     |
|------------------|-----|
| TOTAL UNITS      | 362 |

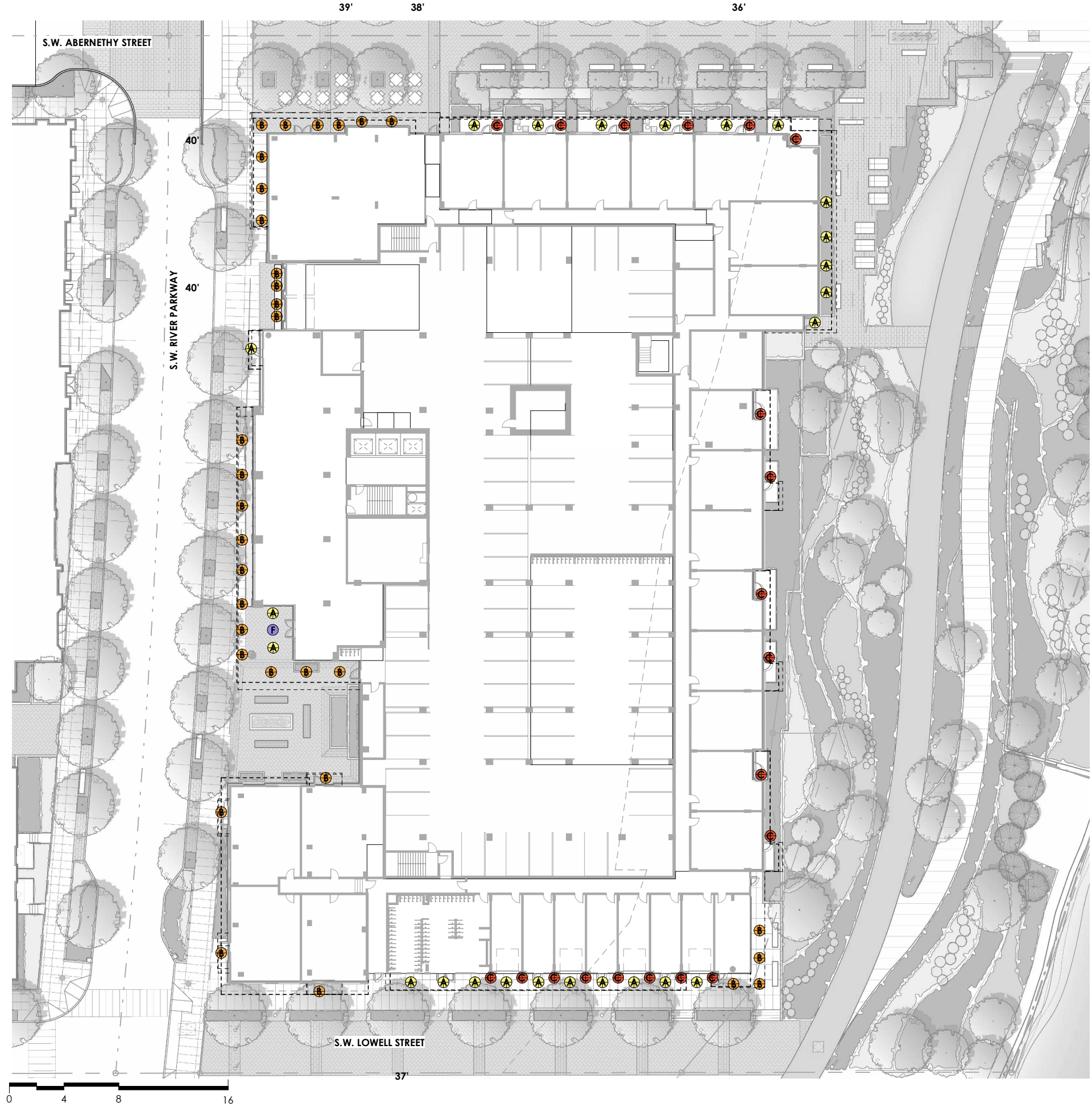
| AREA LEGEND |  |
|-------------|--|
| RESIDENTIAL |  |
| COMMERCIAL  |  |
| PARKING     |  |
| LOBBY       |  |
| AMENITY     |  |
| CIRCULATION |  |
| SERVICE     |  |
| STORAGE     |  |
| MAKER SPACE |  |



**L01 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.170



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SCALE : As indicated

A

SQUARE DOWNLIGHT



B

CIRCULAR DOWNLIGHT



C

WALL SCONCE



D

RECESSED WALL LIGHT



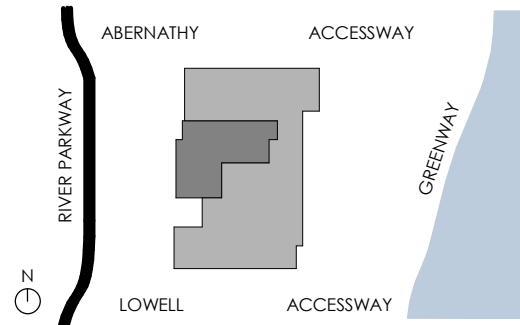
E

PATHWAY LIGHT (SHORT)



F

DECORATIVE ENTRY LIGHT



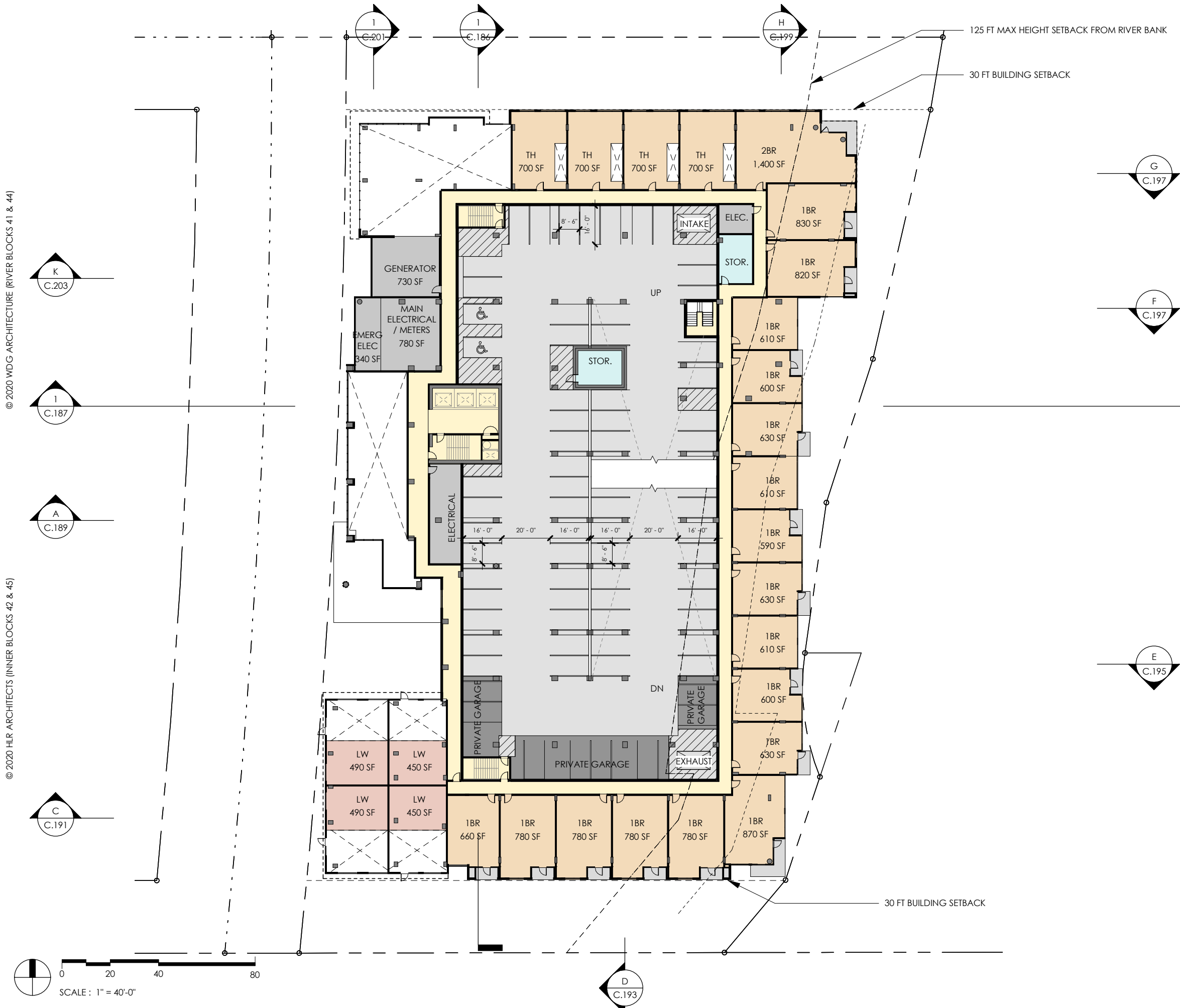
# LIGHTING PLAN - GROUND LEVEL - B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.171



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LEVEL SUMMARY

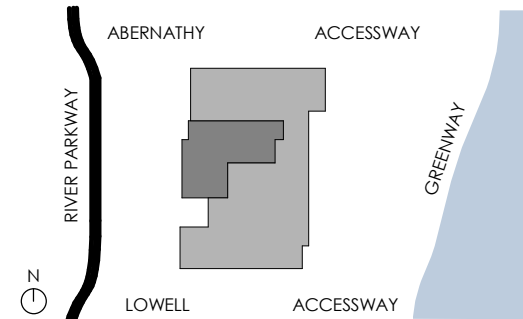
|                      |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 18        |
| FAR SF               | 51,260 SF |

PARKING STALLS - LEVEL 2

|                          |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 65 |
| PRIVATE - RESIDENTIAL    | 8  |
| ACCESSIBLE - RESIDENTIAL | 2  |
| TOTAL                    | 75 |

AREA LEGEND

|             |
|-------------|
| 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.172



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LEVEL SUMMARY

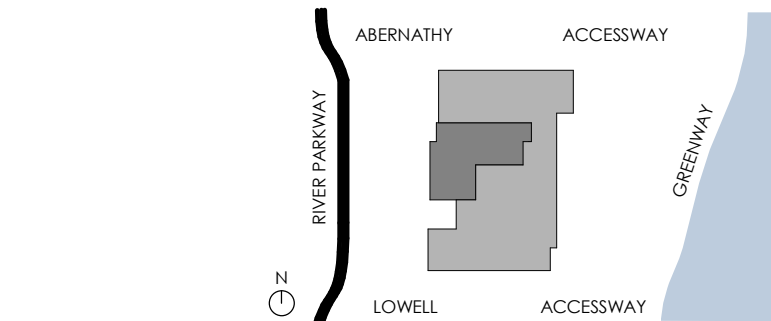
|                      |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 35        |
| FAR SF               | 58,400 SF |

PARKING STALLS - LEVEL 3

|                          |    |
|--------------------------|----|
| STANDARD - RESIDENTIAL   | 63 |
| PRIVATE - RESIDENTIAL    | 8  |
| ACCESSIBLE - RESIDENTIAL | 2  |
| TOTAL                    | 73 |

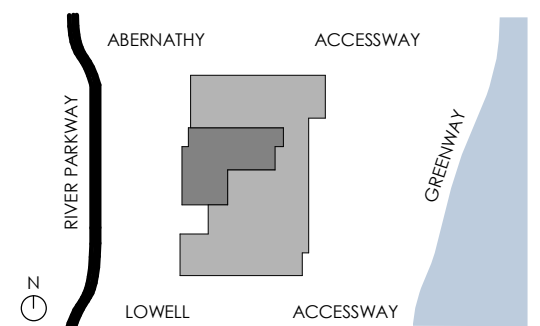
AREA LEGEND

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



L03 FLOOR PLAN - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.173

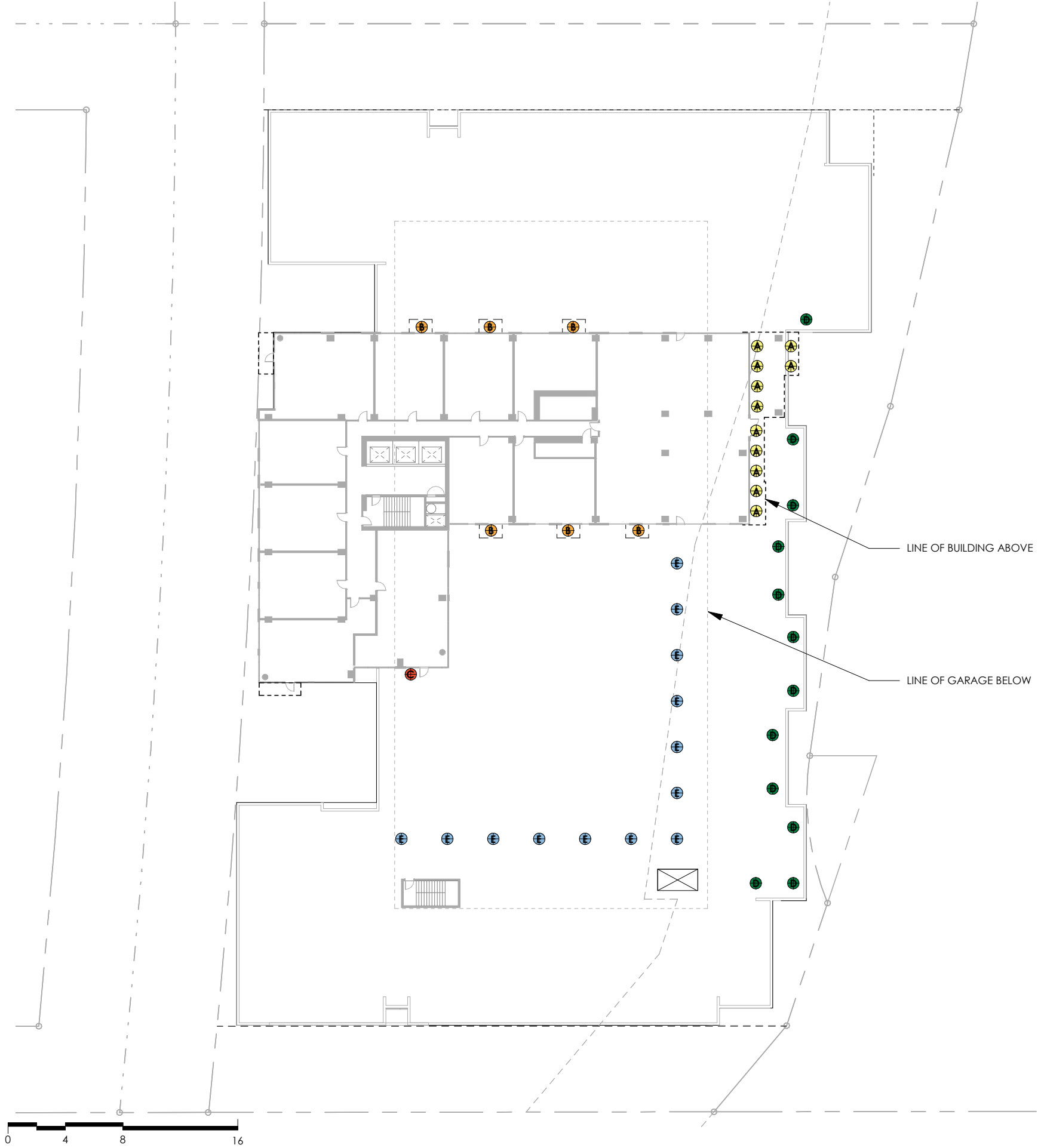




**L04 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.174

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SCALE : As indicated

**A** SQUARE DOWNLIGHT



**B** CIRCULAR DOWNLIGHT



**C** WALL SCONCE



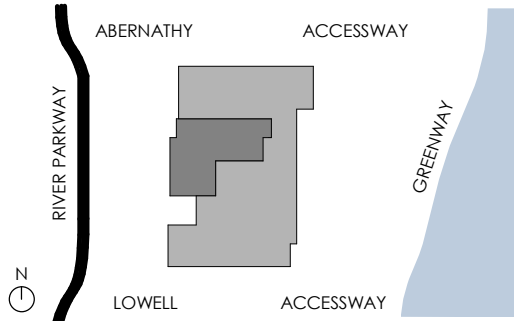
**D** RECESSED WALL LIGHT



**E** PATHWAY LIGHT (SHORT)



**F** DECORATIVE ENTRY LIGHT



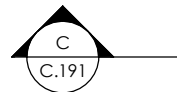
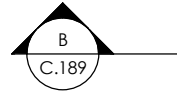
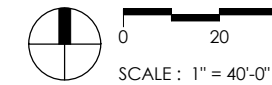
# LIGHTING PLAN - AMENITY DECK - B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.175



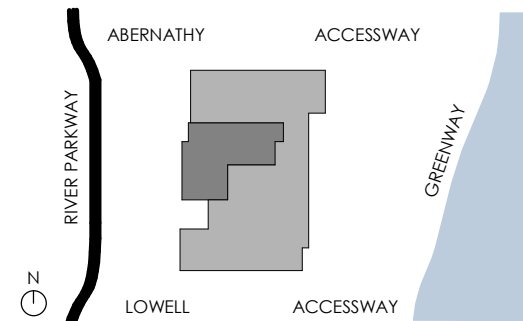
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| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 11        |
| FAR SF               | 15,070 SF |
| REQ. OUTDOOR SF      | 2,880 SF  |

| AREA LEGEND |  |
|-------------|--|
| 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.176

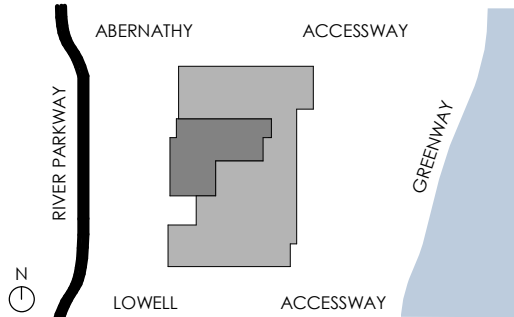
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| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 16        |
| FAR SF PER FLOOR          | 15,350 SF |
| REQ. OUTDOOR SF PER FLOOR | 310 SF    |

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

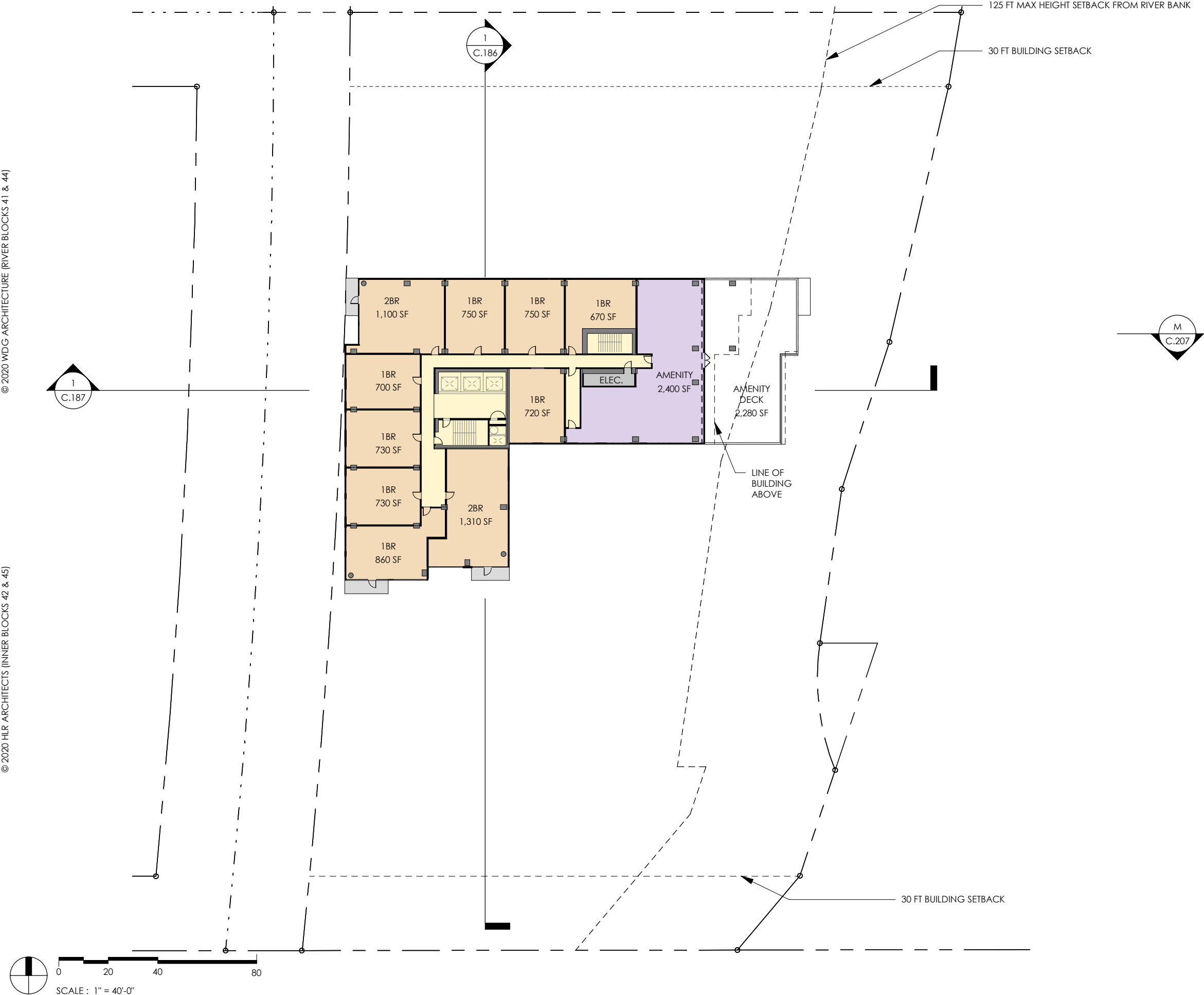


**L06-12 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.177



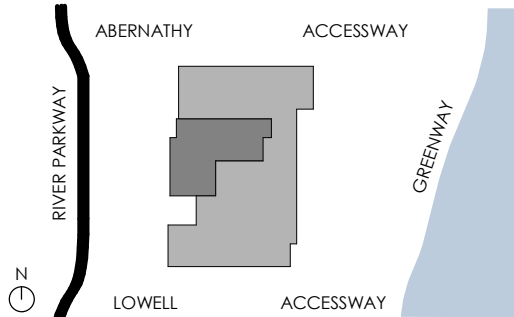
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| LEVEL SUMMARY        |           |
|----------------------|-----------|
| TOTAL UNITS ON FLOOR | 10        |
| FAR SF               | 13,120 SF |
| REQ. OUTDOOR SF      | 390 SF    |

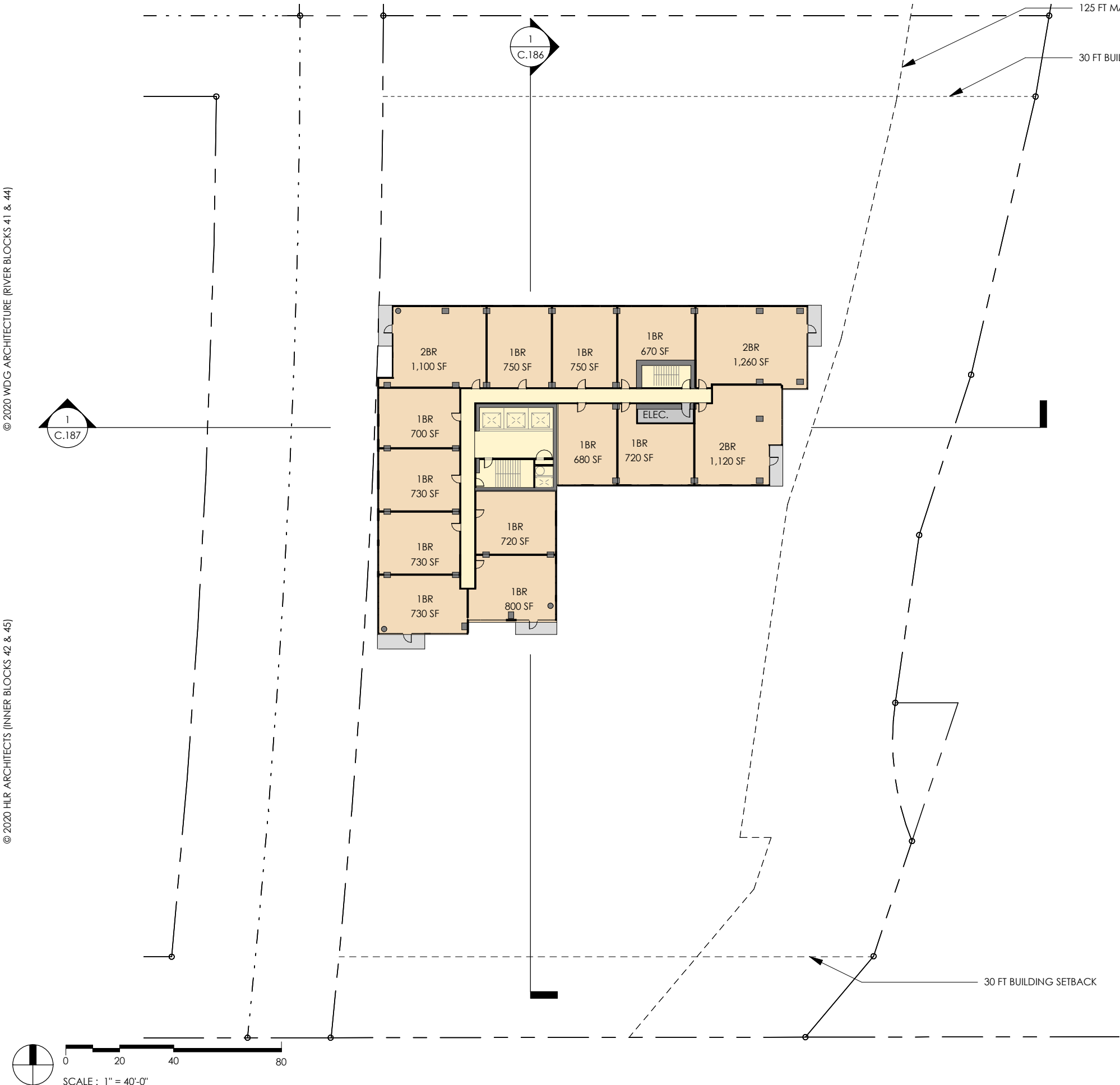
| AREA LEGEND |  |
|-------------|--|
| RESIDENTIAL |  |
| COMMERCIAL  |  |
| PARKING     |  |
| LOBBY       |  |
| AMENITY     |  |
| CIRCULATION |  |
| SERVICE     |  |
| STORAGE     |  |
| MAKER SPACE |  |



**L13 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.178

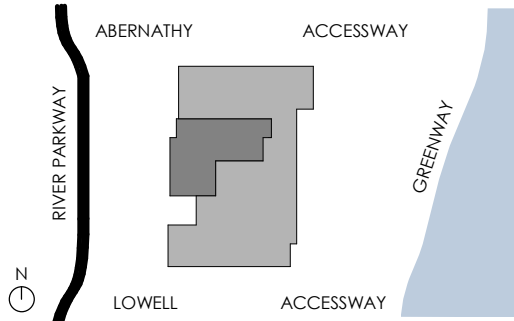
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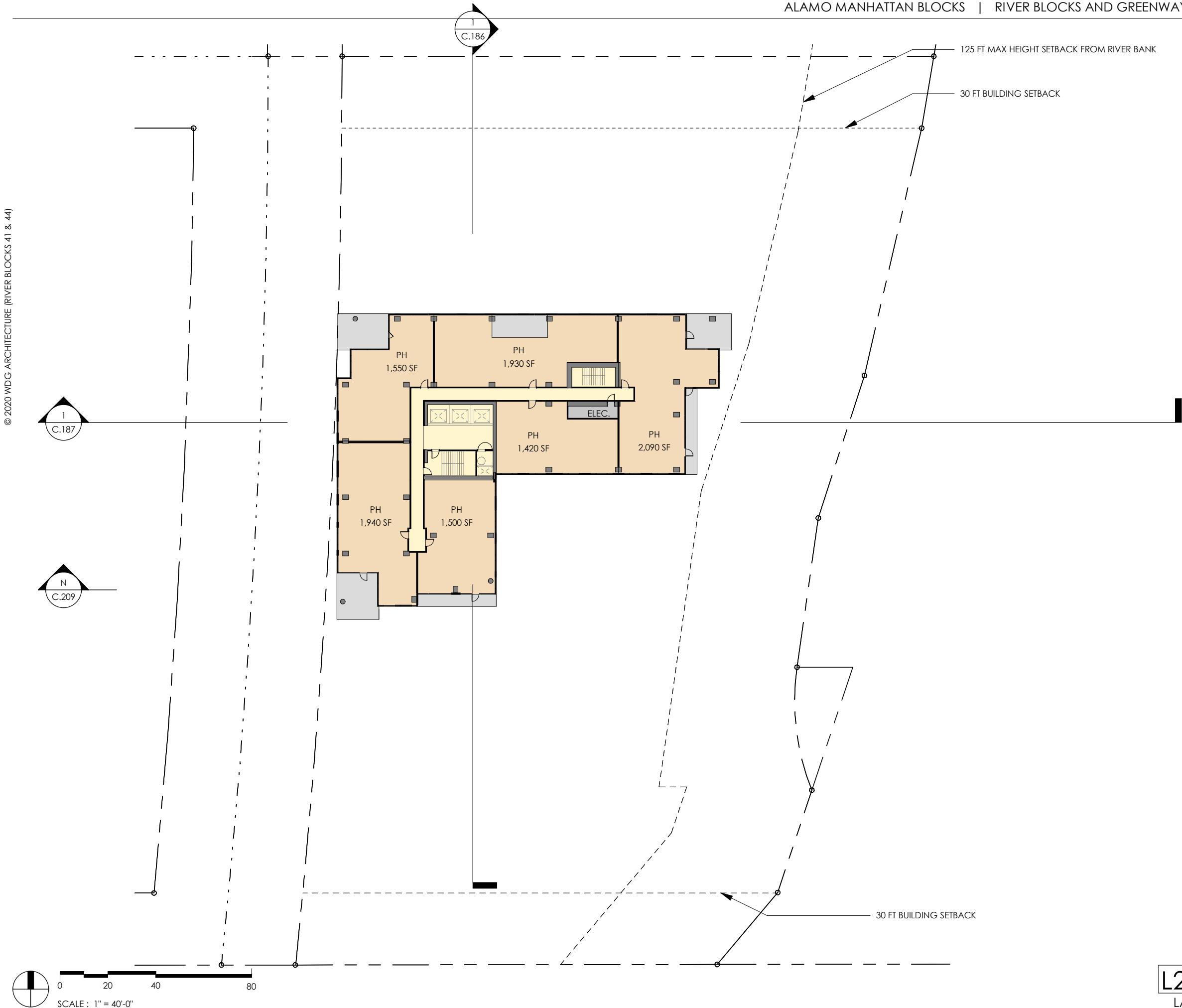
| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 14        |
| FAR SF PER FLOOR          | 13,690 SF |
| REQ. OUTDOOR SF PER FLOOR | 390 SF    |

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



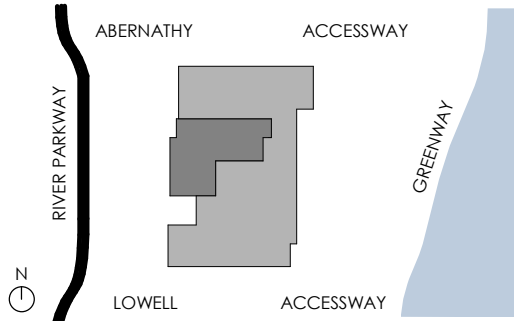
**L14-21 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.179

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| LEVEL SUMMARY             |           |
|---------------------------|-----------|
| UNITS PER FLOOR           | 6         |
| FAR SF PER FLOOR          | 12,670 SF |
| REQ. OUTDOOR SF PER FLOOR | 1,160 SF  |

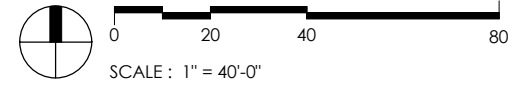
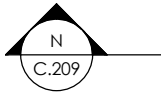
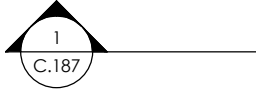
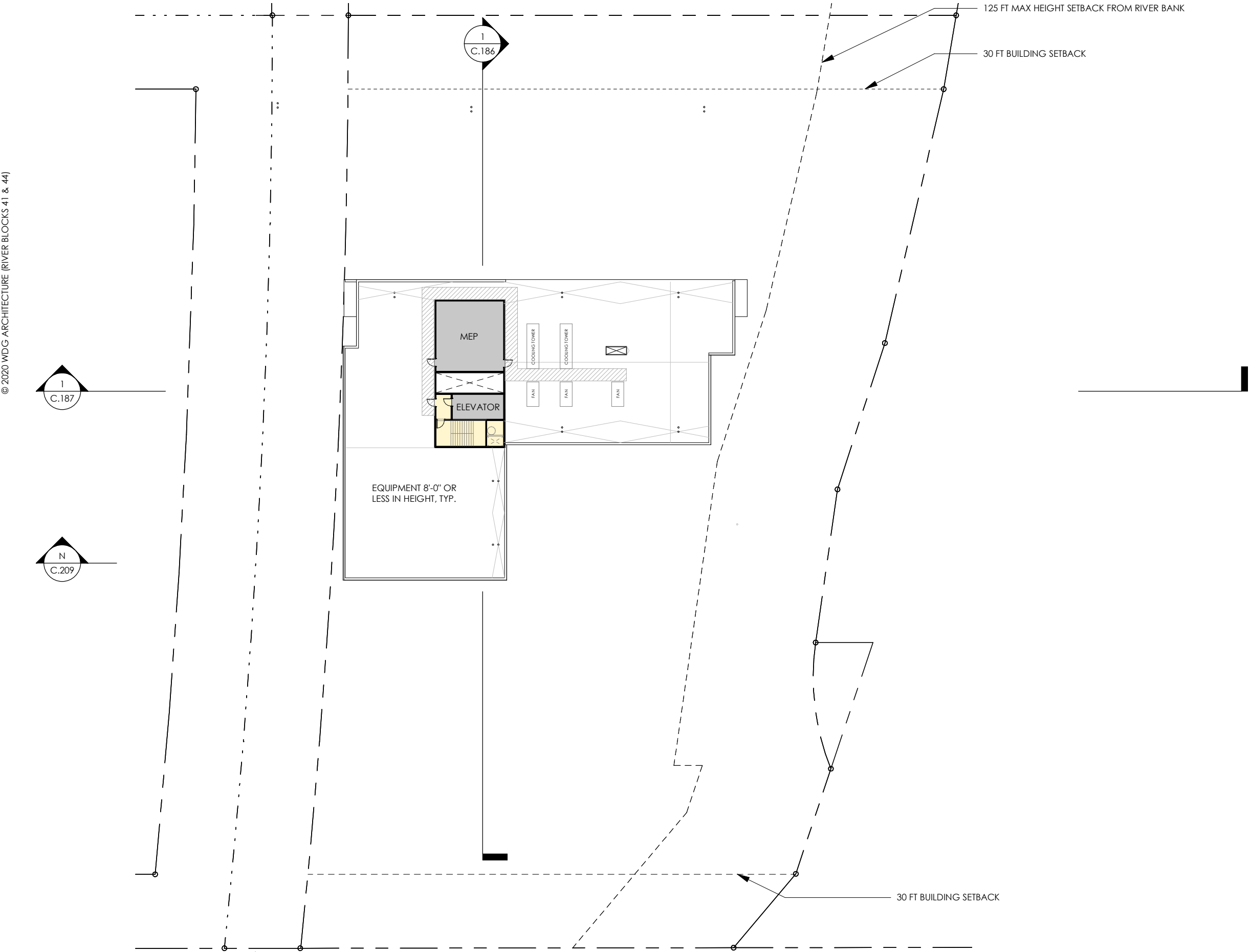
| AREA LEGEND |  |
|-------------|--|
| RESIDENTIAL |  |
| COMMERCIAL  |  |
| PARKING     |  |
| LOBBY       |  |
| AMENITY     |  |
| CIRCULATION |  |
| SERVICE     |  |
| STORAGE     |  |
| MAKER SPACE |  |



**L22-23 FLOOR PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.180

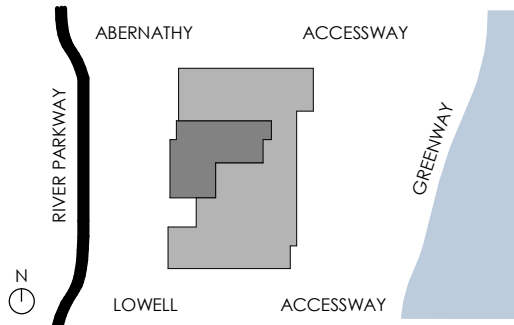


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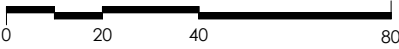
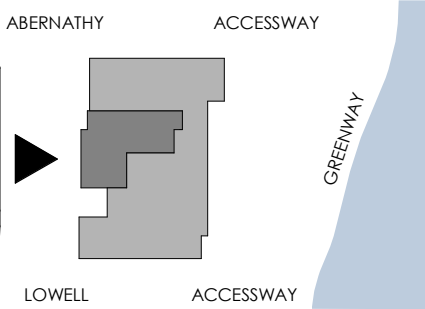
AREA LEGEND

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



**ROOF PLAN - BLOCK 44**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.181

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SCALE: 1" = 40'-0"

BLOCK 44 - WEST ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.182



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METAL  
PANEL



BRICK



WOOD



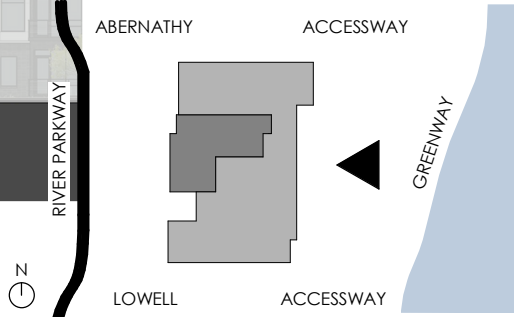
BLOCK 44 - SOUTH ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.183



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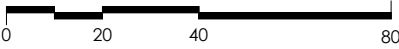
SCALE : 1" = 40'-0"



**BLOCK 44 - EAST ELEVATION**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.184



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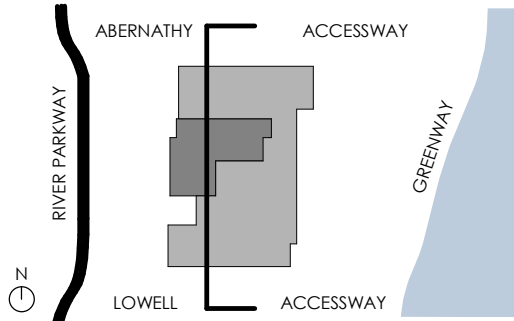
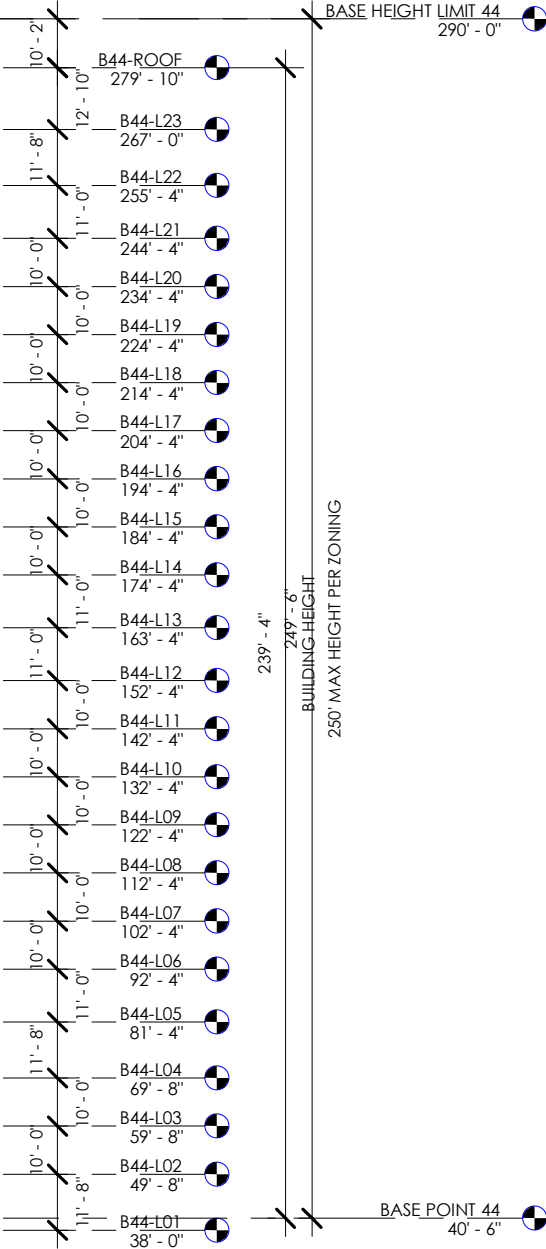
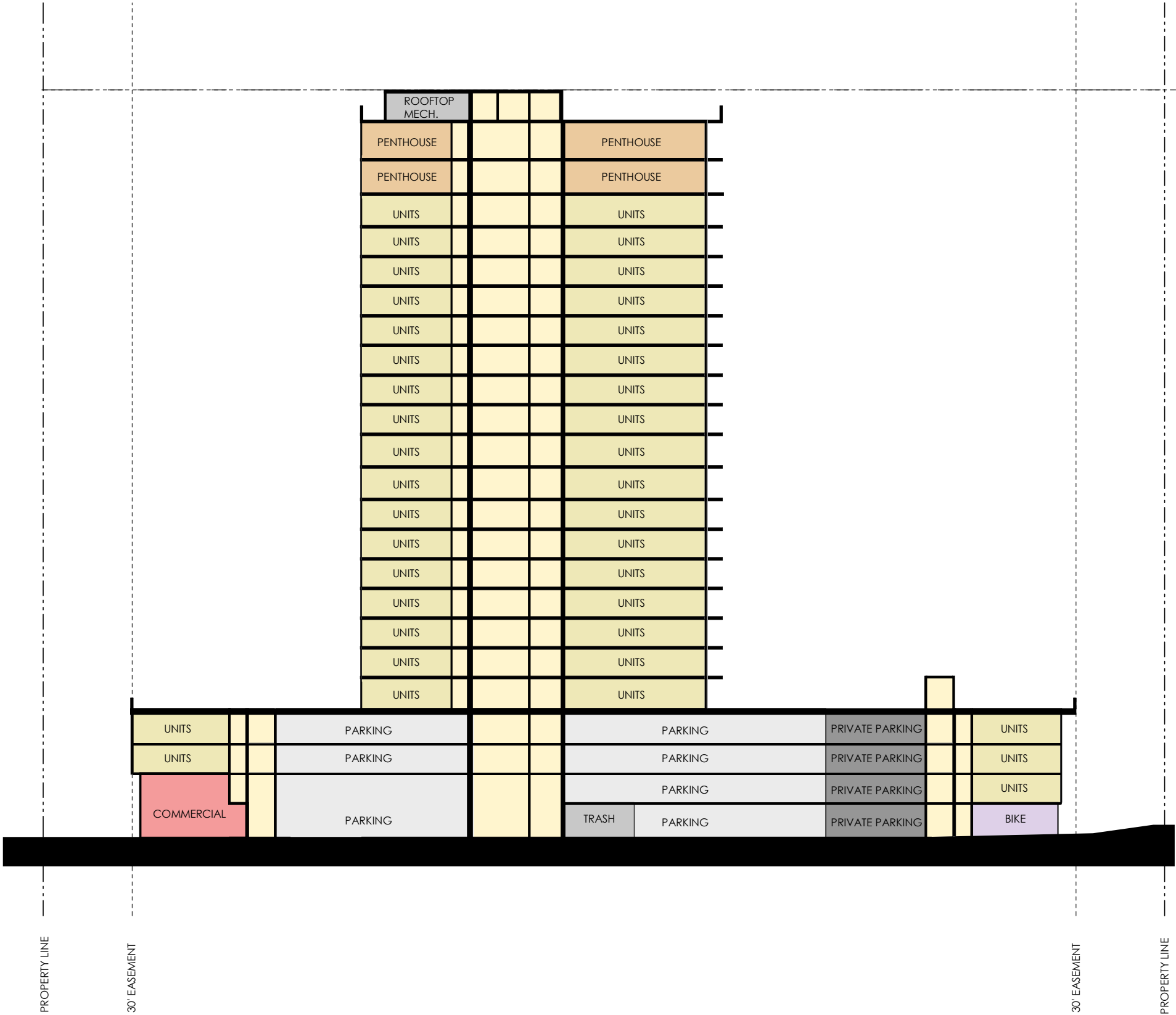
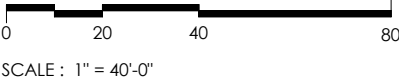


SCALE : 1" = 40'-0"

BLOCK 44 - NORTH ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.185

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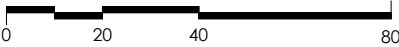
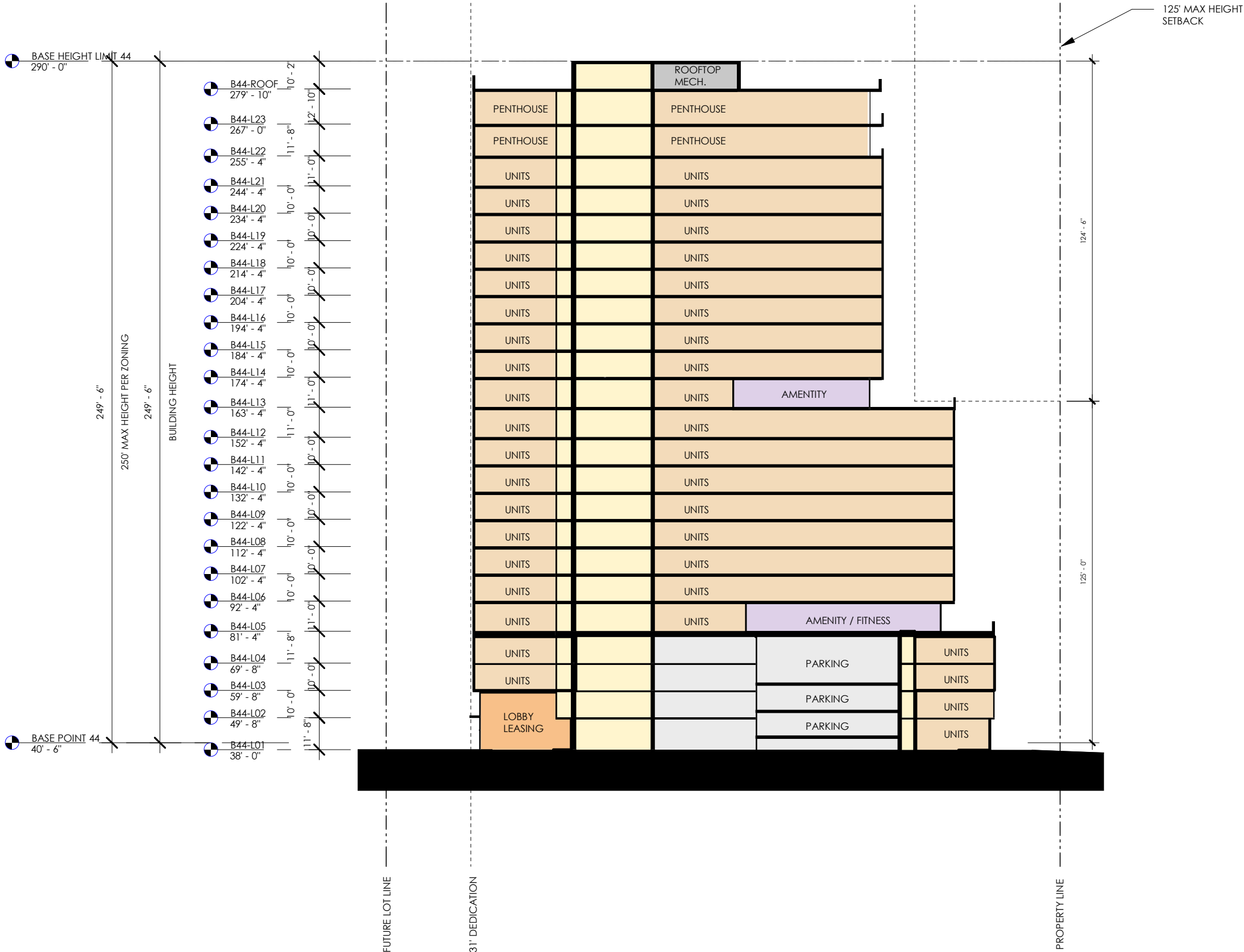


BLOCK 44 - N-S BUILDING SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.186

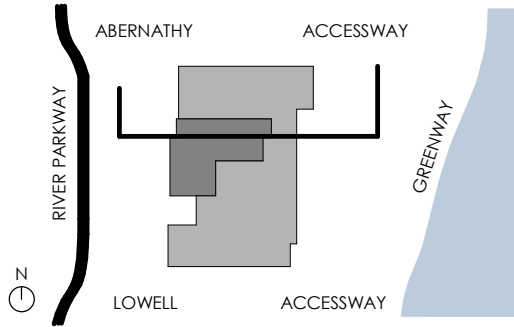


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SCALE : 1" = 40'-0"



BLOCK 44 - E-W BUILDING SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.187



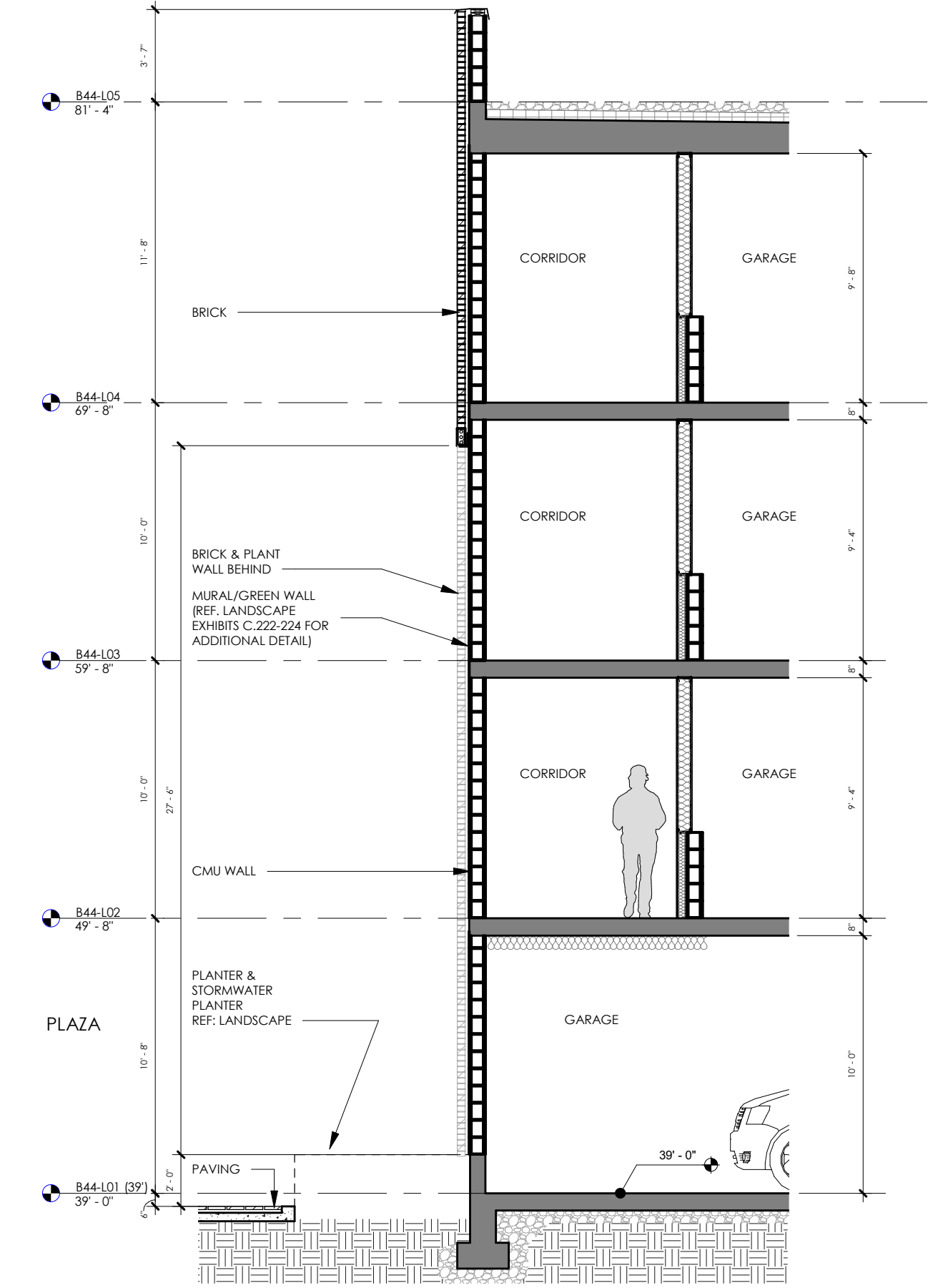
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BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.188



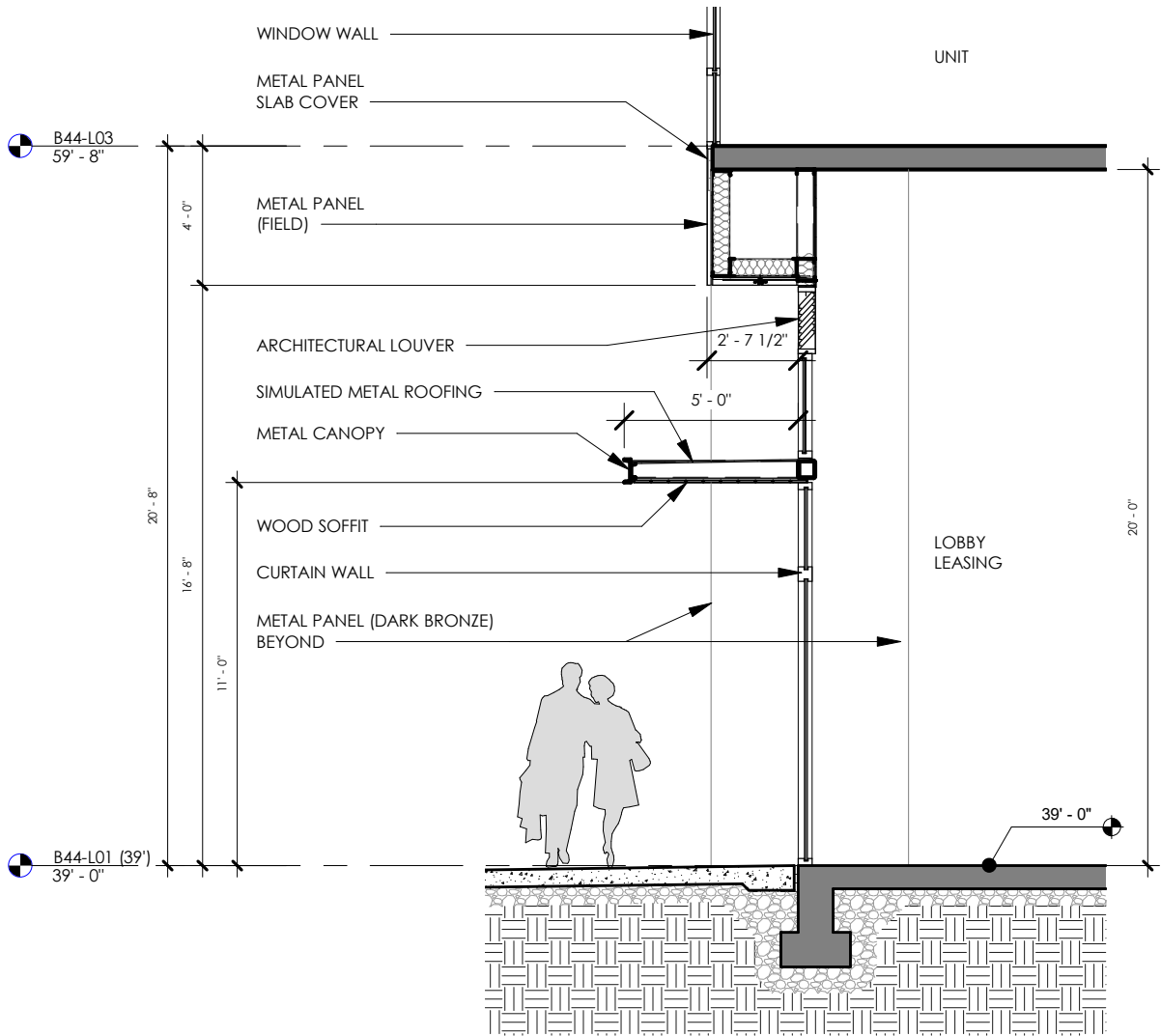
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



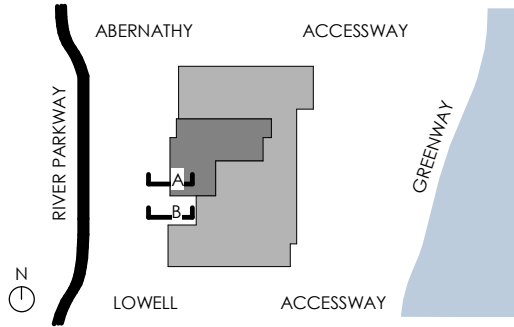
B BLOCK 44 - ENLARGED SECTION - MURAL WALL



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



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



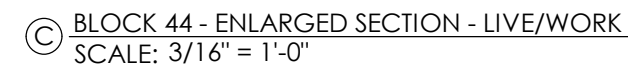
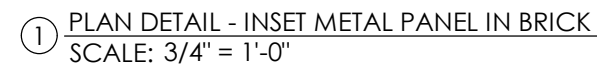


© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

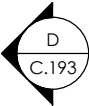


BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.190







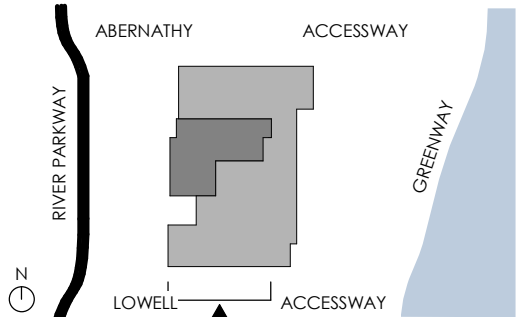


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- METAL COPING
- METAL PANEL (ACCENT)
- METAL PANEL (FIELD)
- B44 - L05  
81' - 4"
- CONCRETE
- WINDOW WALL
- B44 - L04  
69' - 8"
- GLASS RAILING
- B44 - L03  
59' - 8"
- BRICK
- B44 - L02  
49' - 8"
- B44 - L01  
38' - 0"



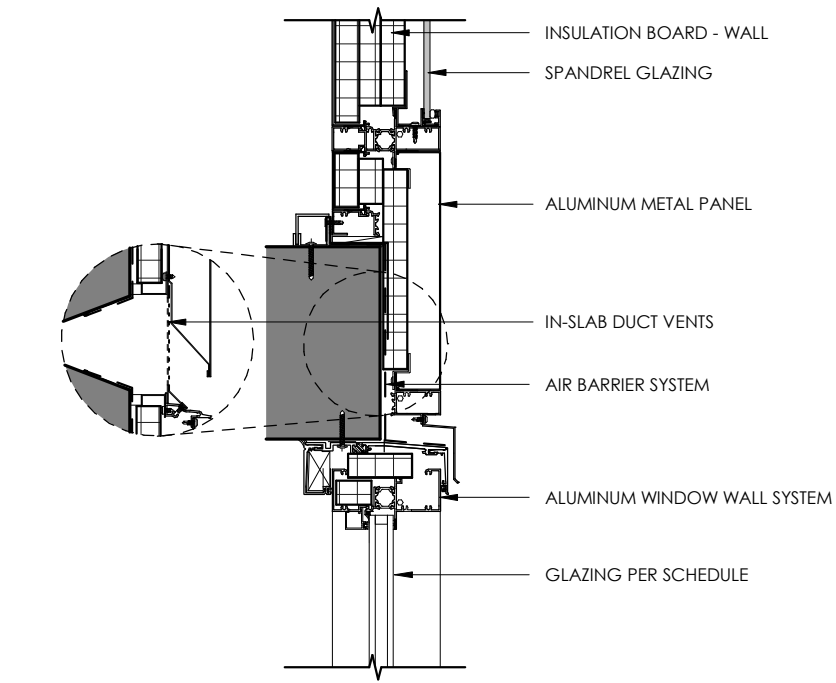
- BRICK PAVING
- METAL PANEL (DARK BRONZE)
- ARCHITECTURAL CONCRETE
- METAL CANOPY
- METAL PANEL (DARK BRONZE)
- WINDOW WALL
- WOOD SOFFIT
- WINDOW WALL
- BRICK
- METAL PANEL (FIELD)
- METAL RAILING
- WOOD
- METAL / GLASS GARAGE DOOR



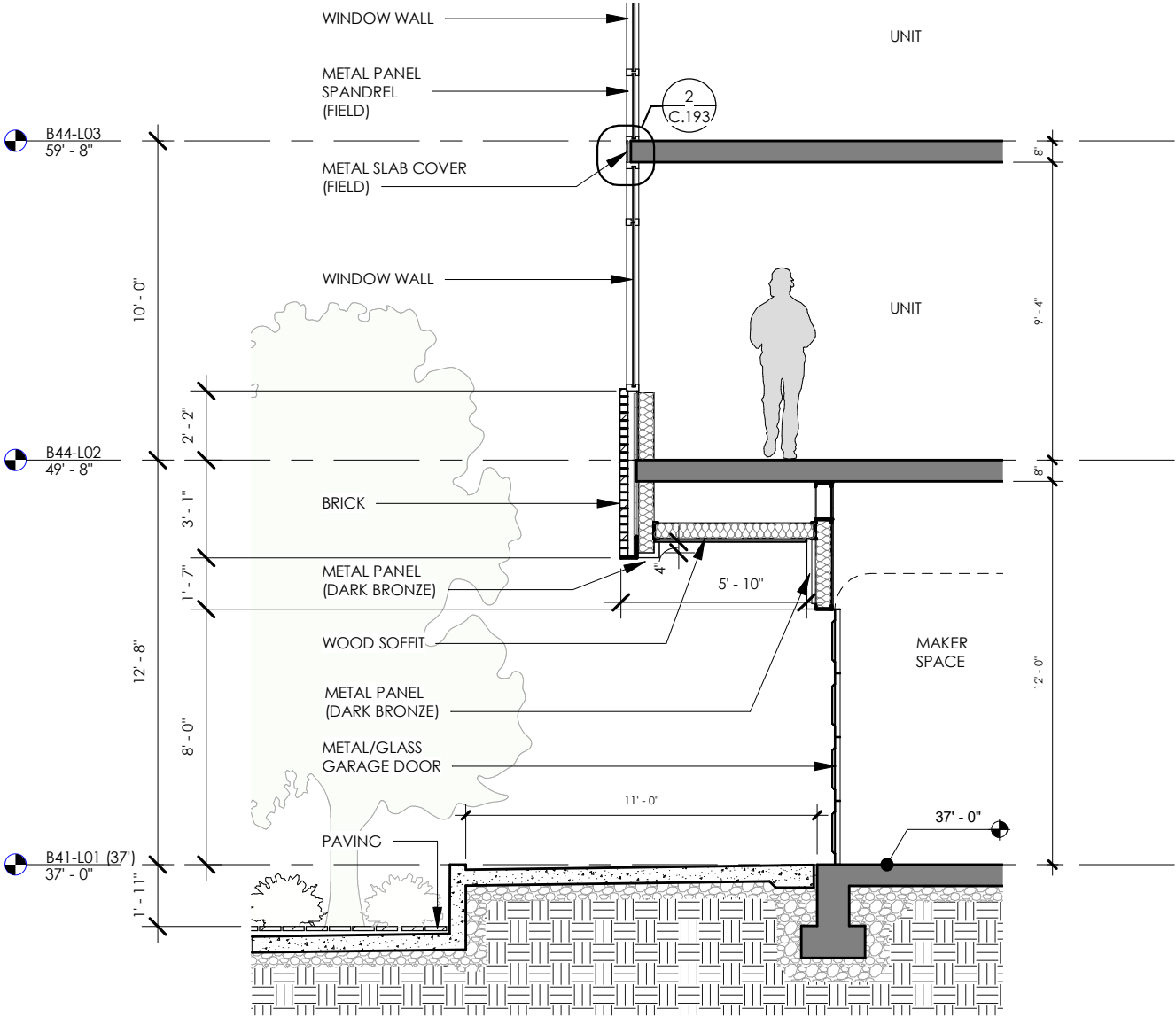
BLOCK 44 - SOUTH ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.192



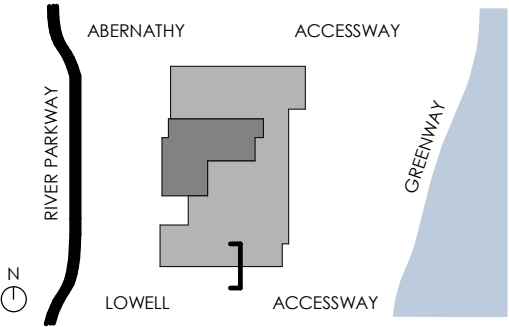
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



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



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



BLOCK 44 - SOUTH ENLARGED SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.193



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- B44 - L05  
81' - 4" METAL PANEL (FIELD)
- METAL COPING
- METAL PANEL (DARK BRONZE)
- METAL CANOPY
- B44 - L04  
69' - 8" GLASS RAILING
- B44 - L03  
59' - 8" GLASS RAILING
- WINDOW WALL
- B44 - L02  
49' - 8" METAL RAILING
- B44 - L01  
38' - 0"

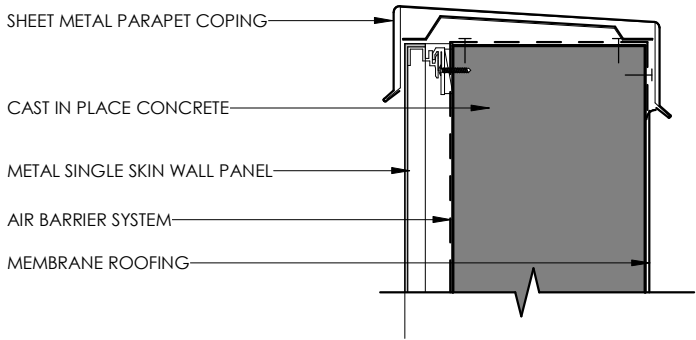


- ARCHITECTURAL CONCRETE
- GLASS SPANDREL PANEL
- METAL PANEL (FIELD)
- GLASS RAILING
- WINDOW WALL
- METAL PANEL (DARK BRONZE)
- METAL PANEL (FIELD)
- WINDOW WALL
- GLASS SPANDREL PANEL
- ACCESSWAY
- ABERNATHY
- LOWELL
- ACCESSWAY
- RIVER PARKWAY
- GREENWAY

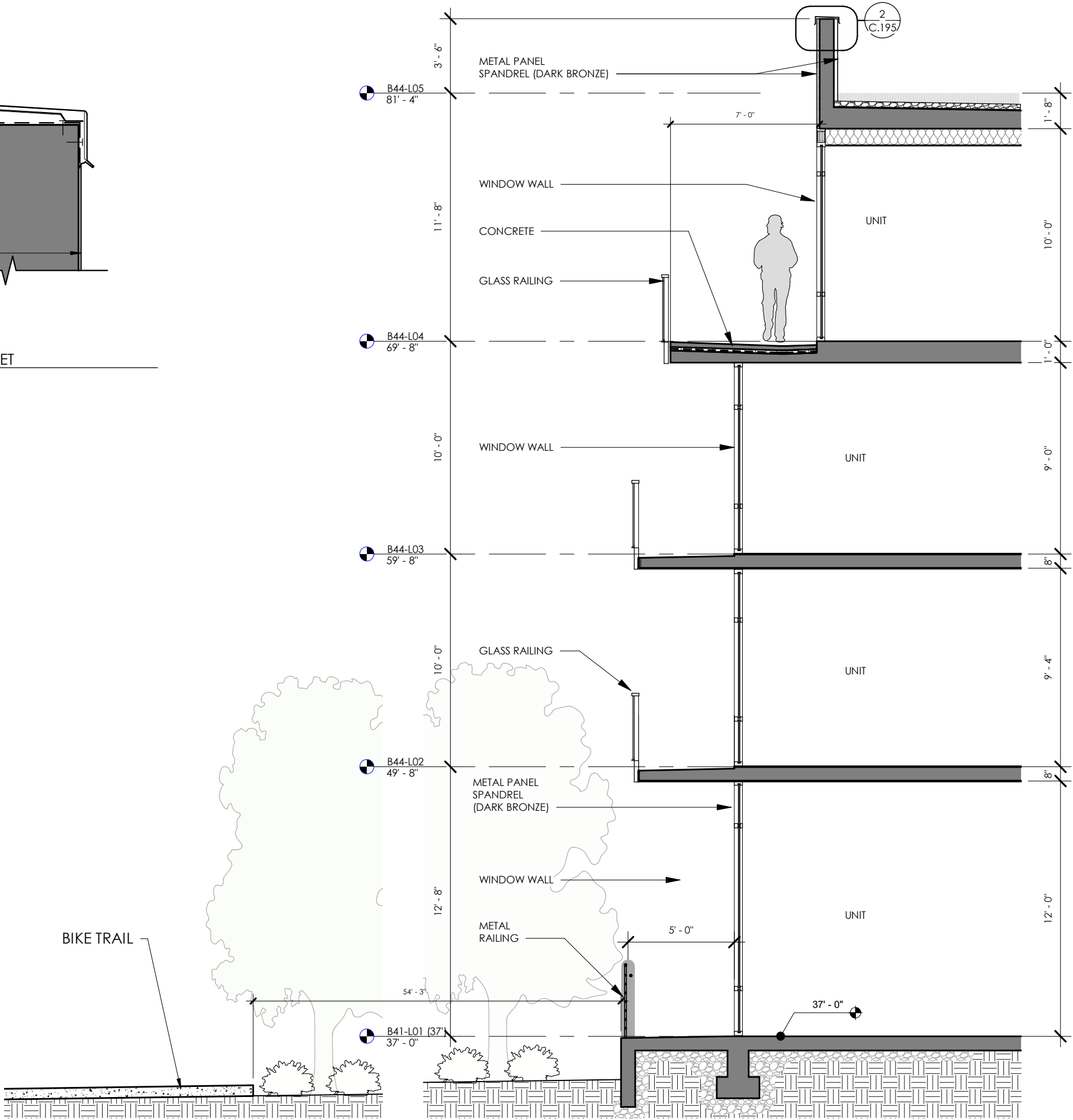
BLOCK 44 - EAST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.194



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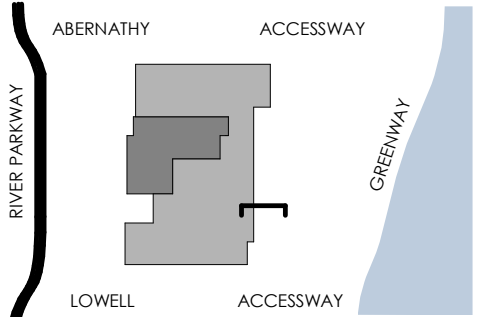


② SECTION DETAIL - METAL PANEL @ PARAPET  
SCALE: 1 1/2" = 1'-0"



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

BLOCK 44 - EAST ENLARGED SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.195



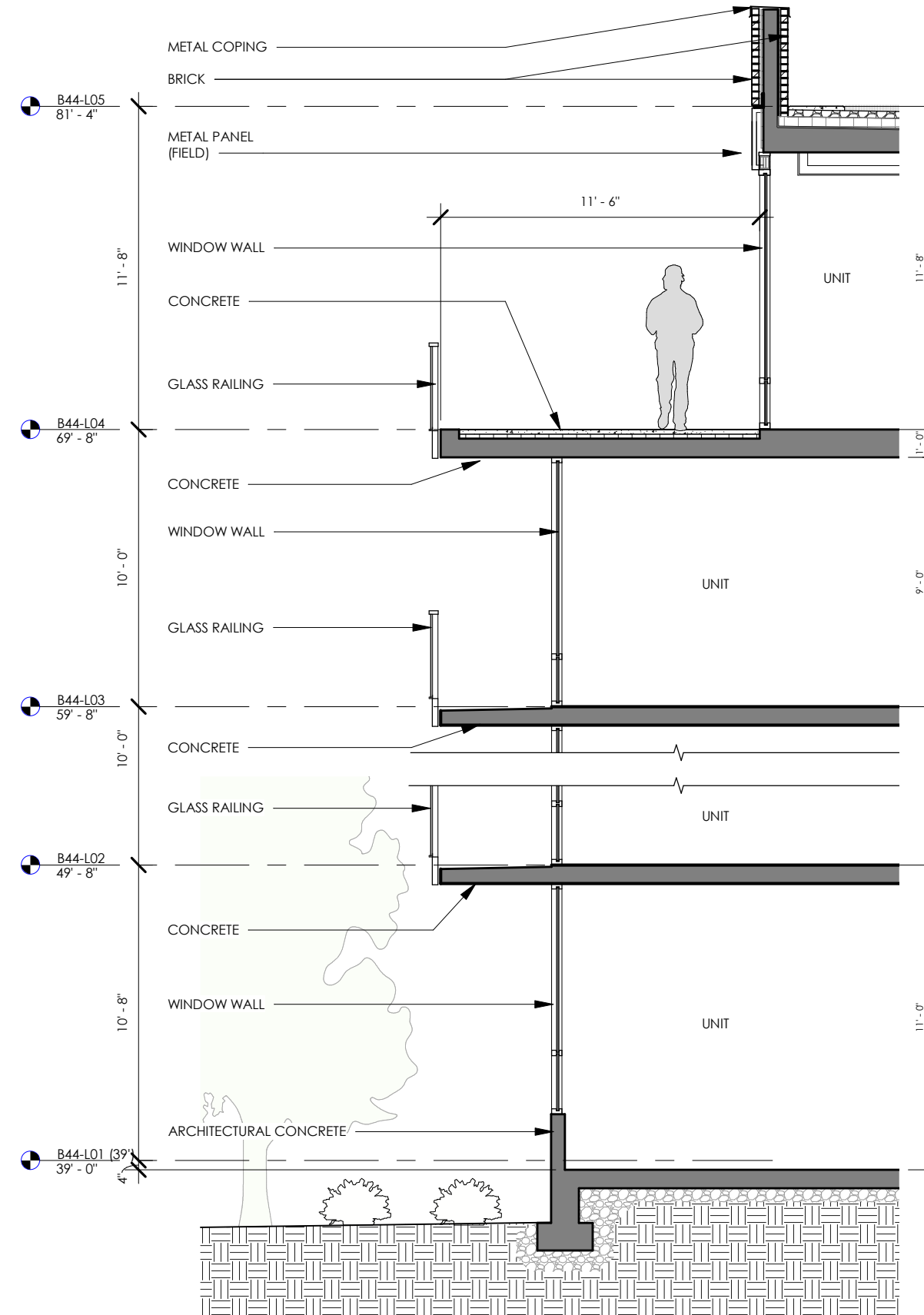


© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

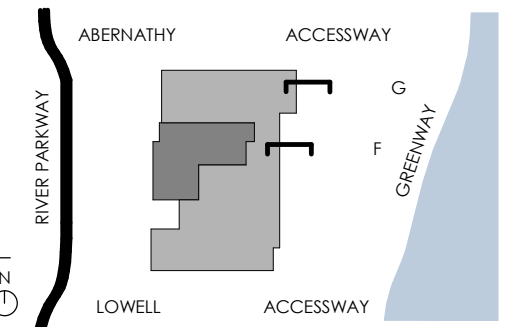


BLOCK 44 - EAST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.196





(G) BLOCK 44 - ENLARGED SECTION - RIVERFRONT



## LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.197



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- 11'-8"

10'-0"

10'-0"

11'-8"
- B44 - L05

B44 - L04

B44 - L03

B44 - L02

B44 - L01
- 81' - 4"

69' - 8"

59' - 8"

49' - 8"

38' - 0"
- METAL COPING

BRICK

WOOD SOFFIT

METAL CANOPY

METAL PANEL (ACCENT)

GLASS RAILING

METAL PANEL (FIELD)



- BRICK PAVING

PLANTER

METAL SLAB COVER

METAL RAILING

ARCHITECTURAL CONCRETE

CONCRETE PAVING

WOOD
- ABERNATHY

ACCESSWAY

GREENWAY

LOWELL

ACCESSWAY
- RIVER PARKWAY

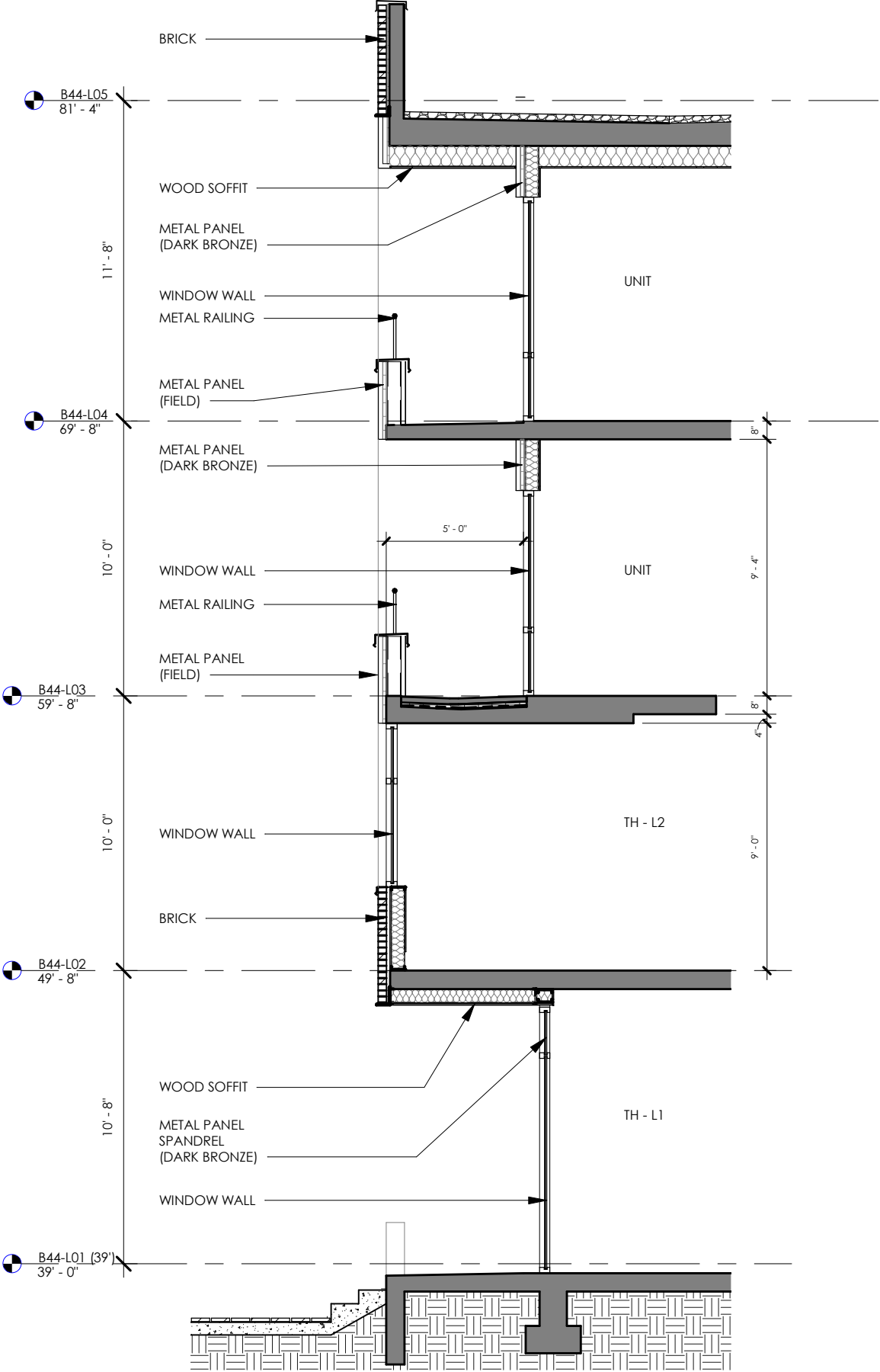
N



BLOCK 44 - NORTH ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.198



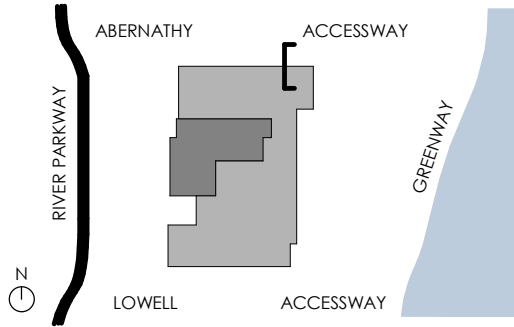
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(H) BLOCK 44 - ENLARGED SECTION - TOWNHOMES



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



BLOCK 44 - NORTH ENLARGED SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.199



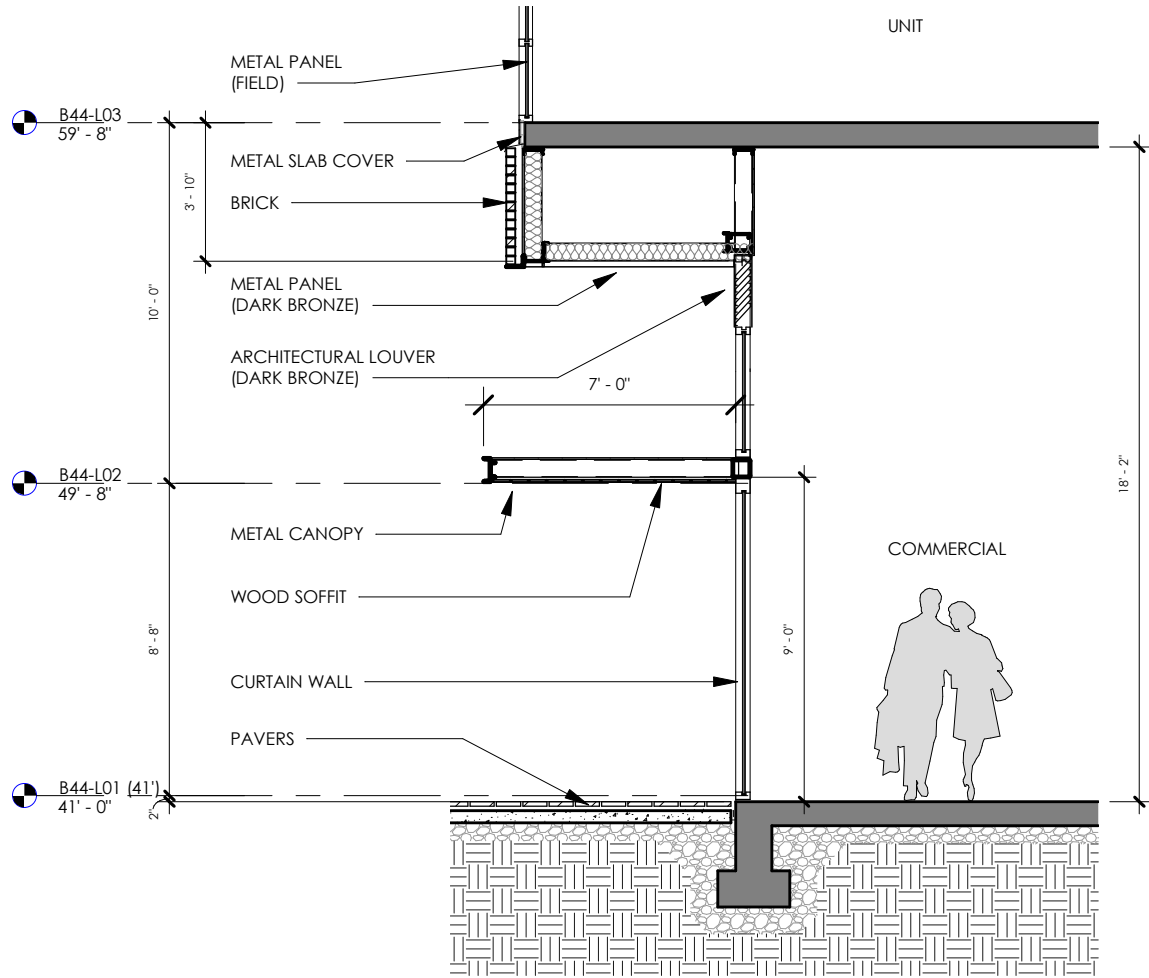
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



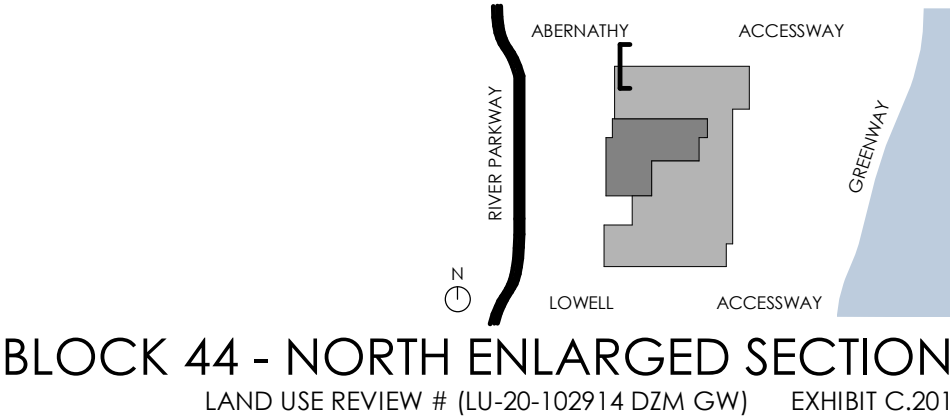
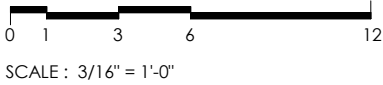
BLOCK 44 - NORTH ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.200



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1 BLOCK 44 - ENLARGED SECTION - COMMERCIAL



BLOCK 44 - NORTH ENLARGED SECTION  
 LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.201

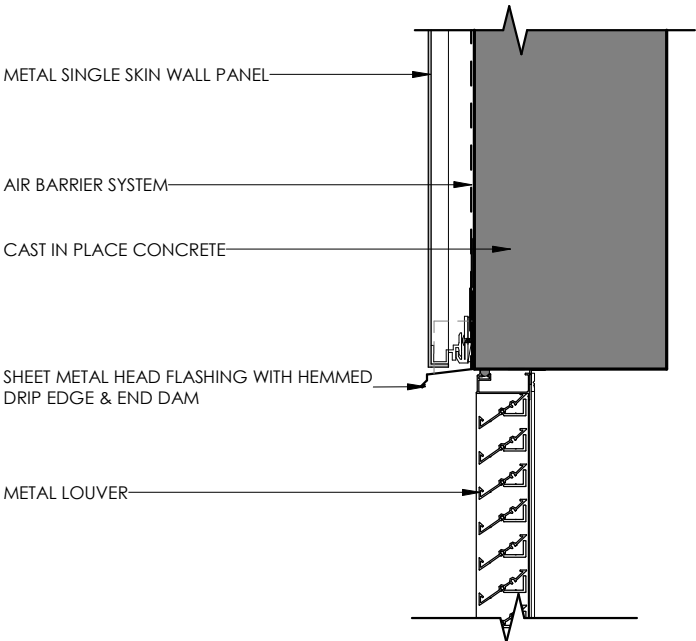
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



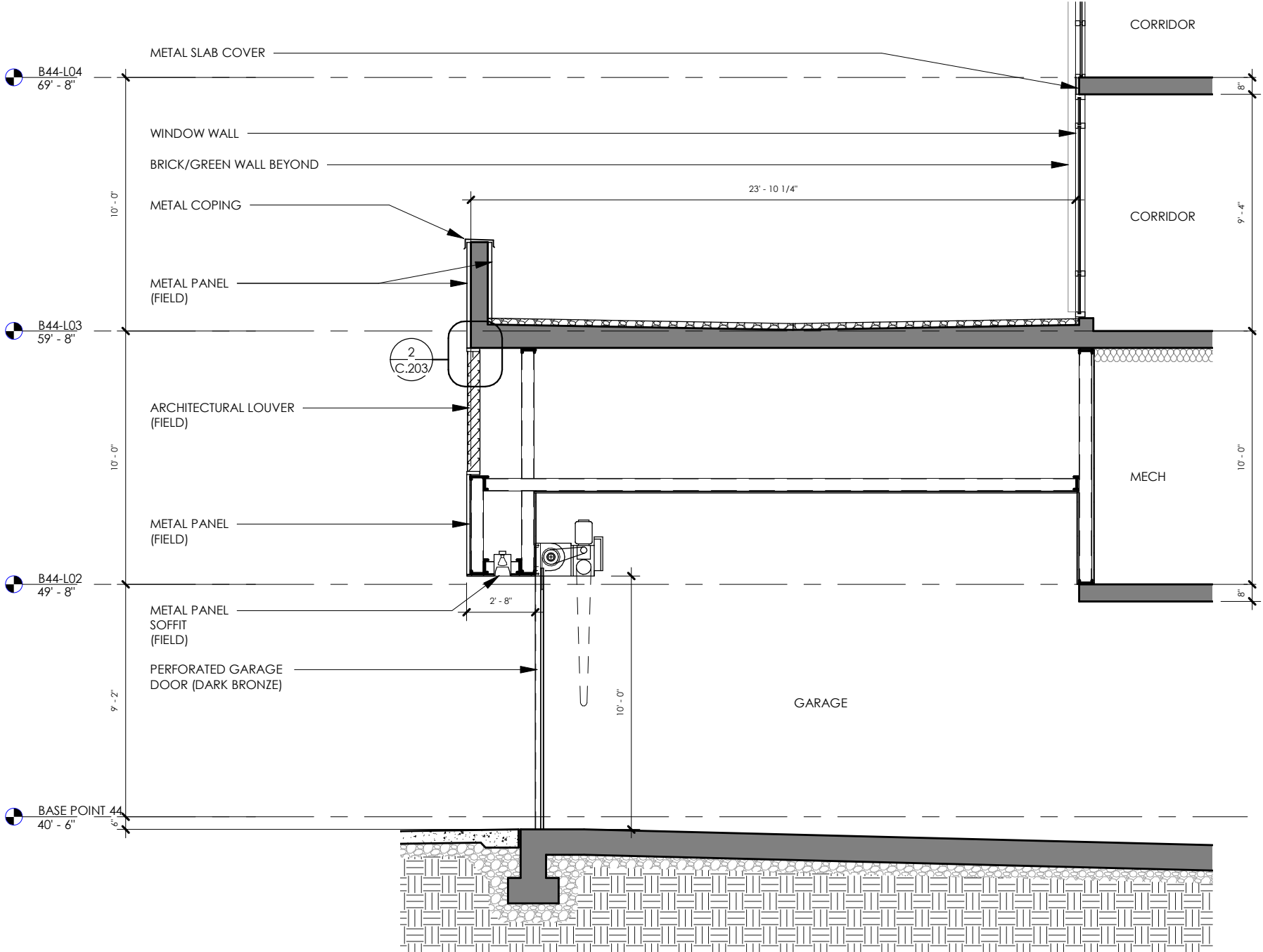
BLOCK 44 - WEST ENLARGED ELEVATION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.202



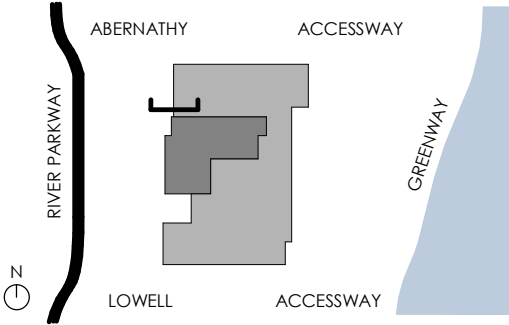
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② SECTION DETAIL - LOUVER @ METAL PANEL  
SCALE: 1 1/2" = 1'-0"



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



BLOCK 44 - WEST ENLARGED SECTION  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.203

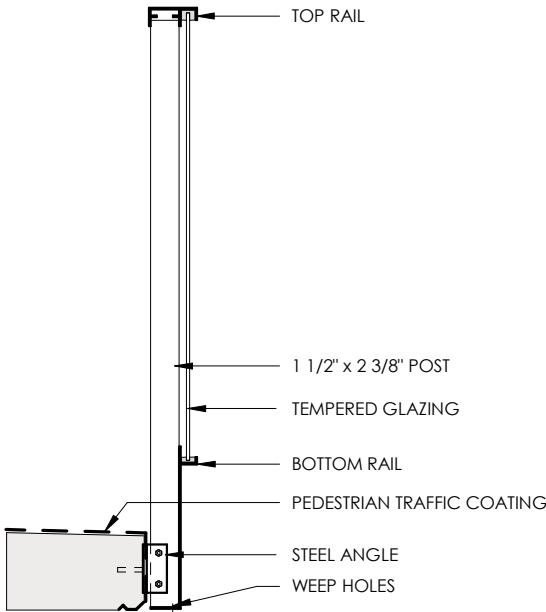
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



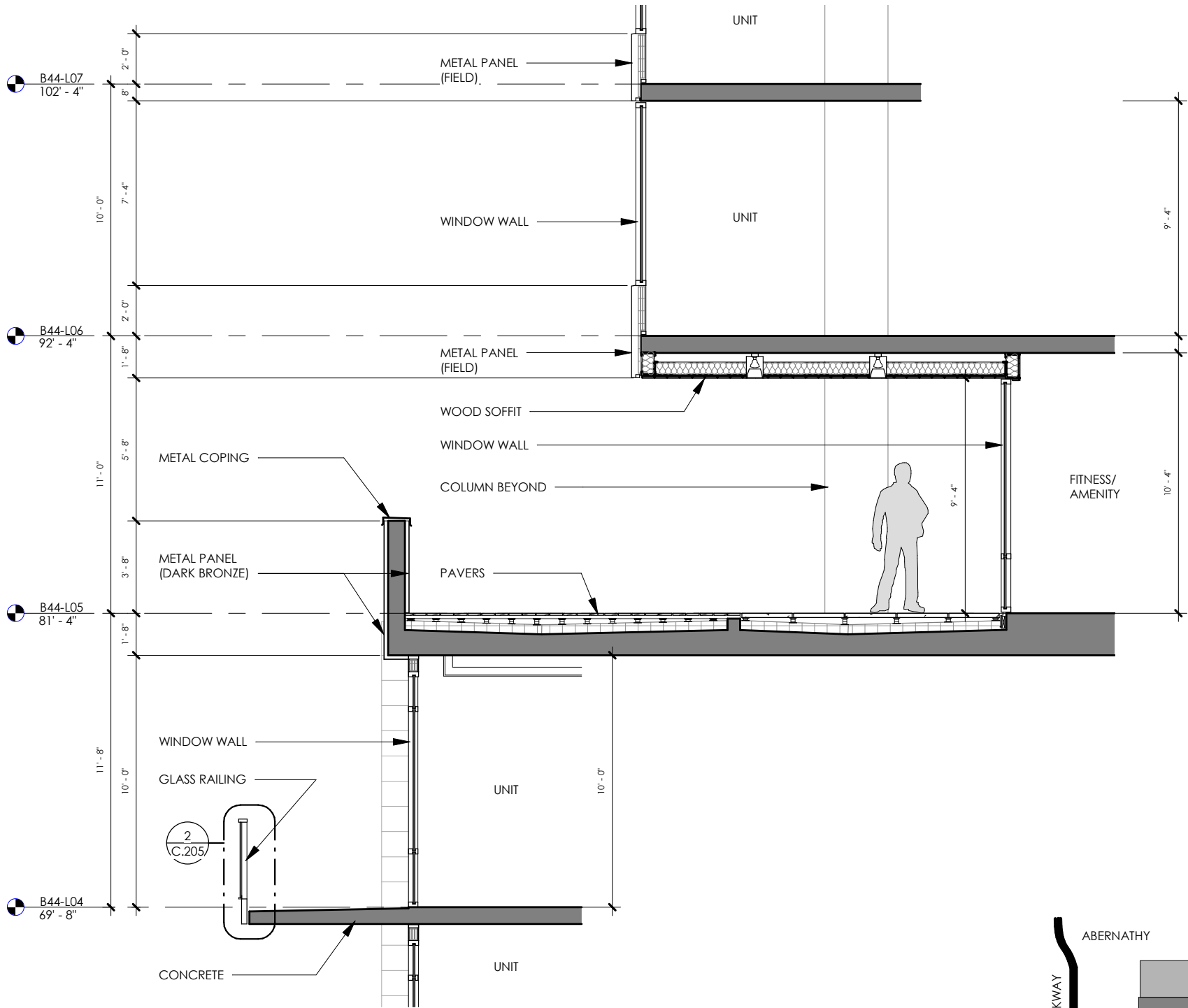
BLOCK 44 - ENLARGED ELEVATION LEVEL 5 AMENITY  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.204



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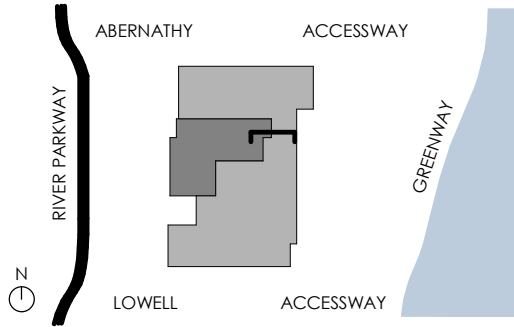
② SECTION DETAIL - TYPICAL GLASS RAILING @ BALCONY  
SCALE: 3/4" = 1'-0"



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



SCALE : As indicated



BLOCK 44 - ENLARGED SECTION LEVEL 5 AMENITY

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.205

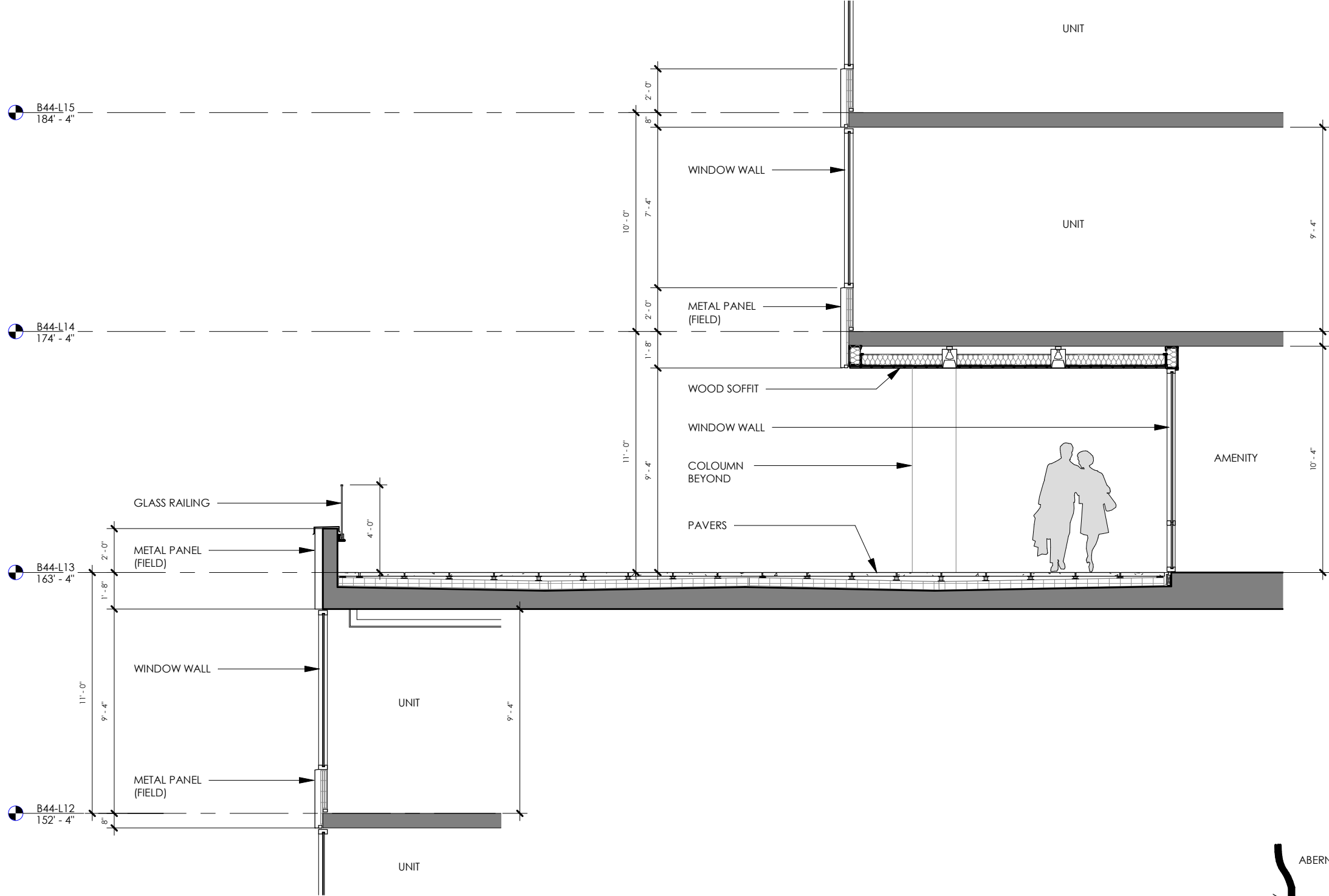
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



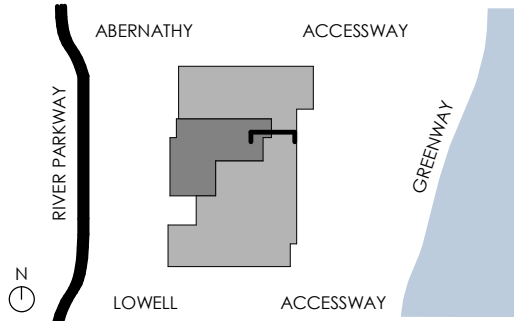
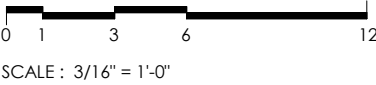
BLOCK 44 - ENLARGED ELEVATION LEVEL 13 AMENITY



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





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- METAL COPING
- B44 - ROOF  
279' - 10"
- METAL PANEL (FIELD)
- CONCRETE
- B44 - L23  
267' - 0"
- METAL / GLASS RAILING
- WINDOW WALL
- METAL PANEL (ACCENT)
- B44 - L22  
255' - 4"
- WINDOW WALL
- B44 - L21  
244' - 4"
- METAL PANEL (FIELD)
- B44 - L20  
234' - 4"

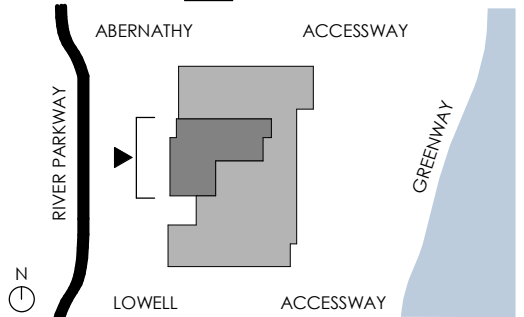


WINDOW WALL

METAL PANEL (FIELD)

METAL PANEL (ACCENT)

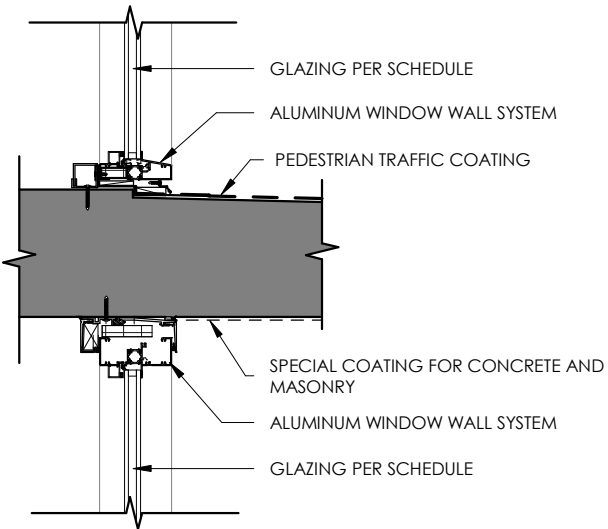
METAL PANEL (ACCENT)



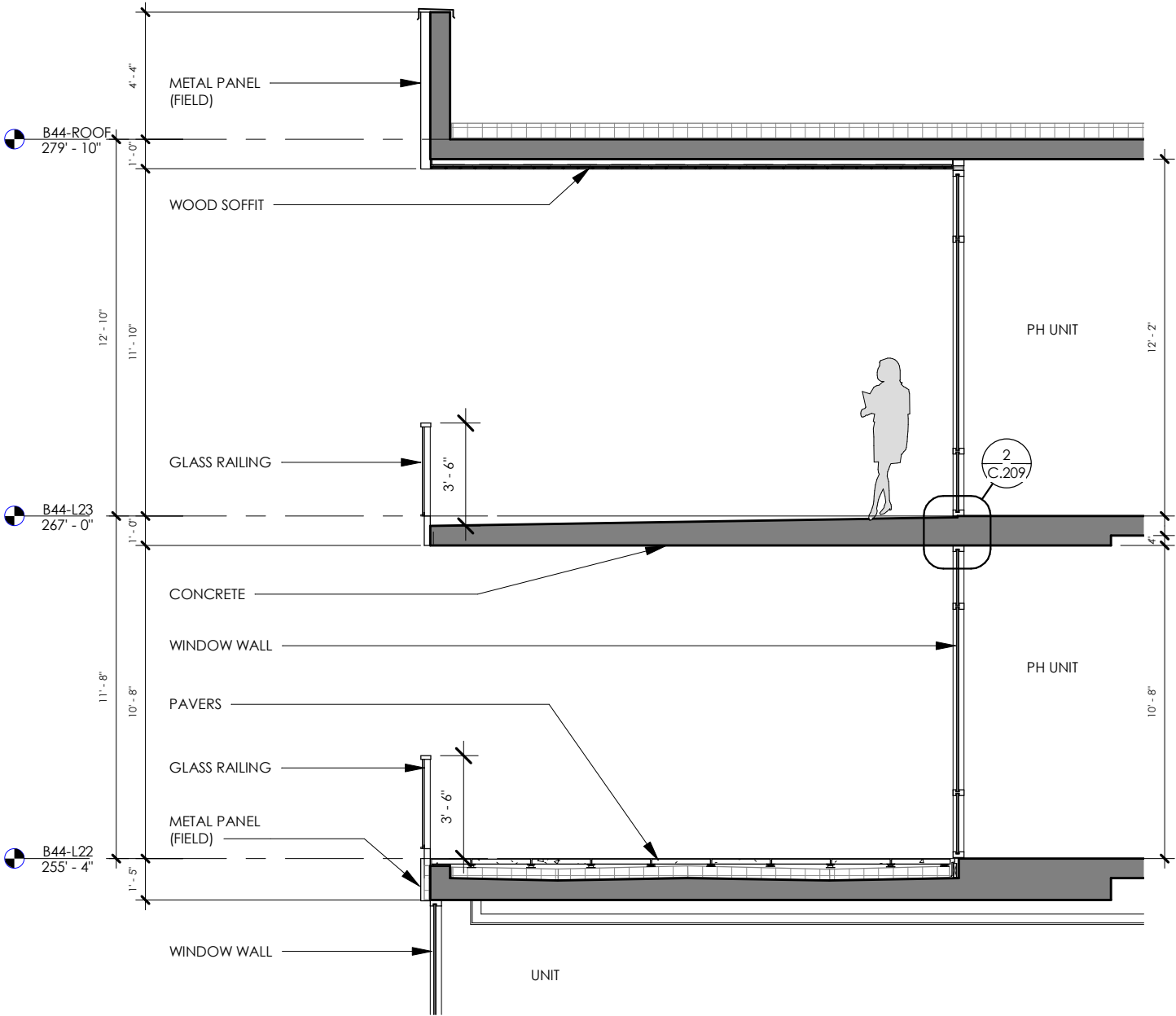
BLOCK 44 - ENLARGED ELEVATION PENTHOUSE



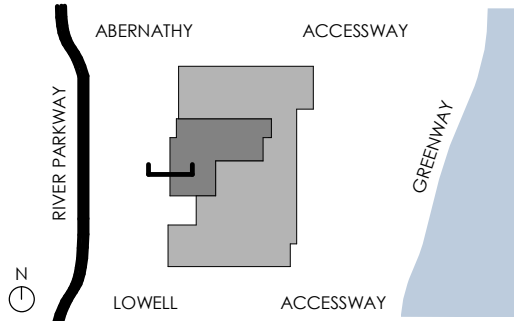
© 2020 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)



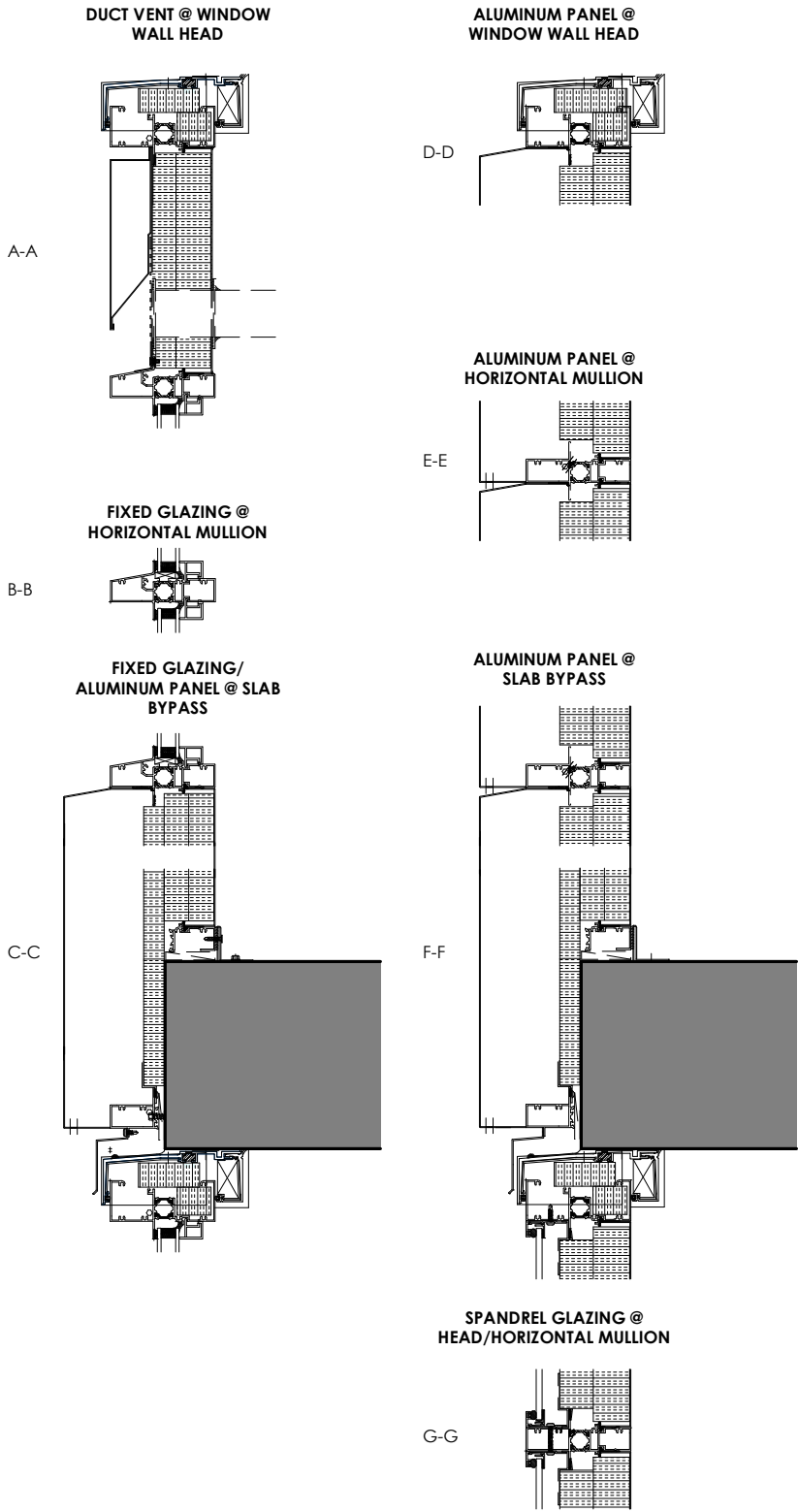
② SECTION DETAIL - WINDOW WALL HEAD/ SILL @ BALCONY  
SCALE: 1" = 1'-0"



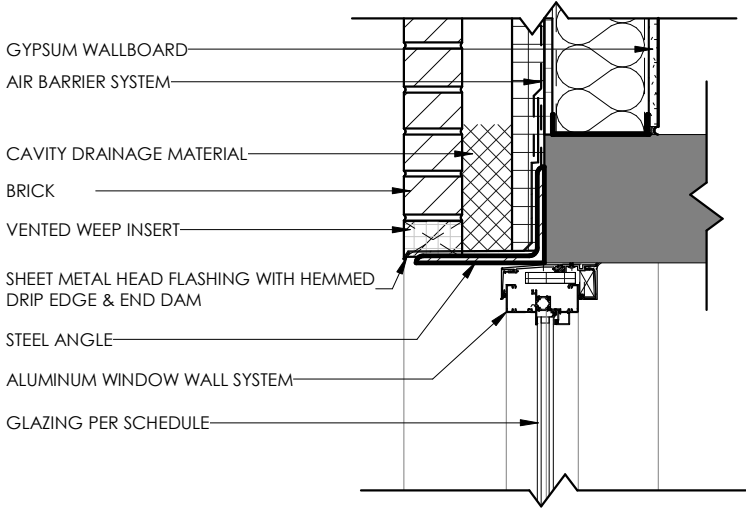
③ BLOCK 44 - ENLARGED SECTION - PENTHOUSE  
SCALE: 3/16" = 1'-0"



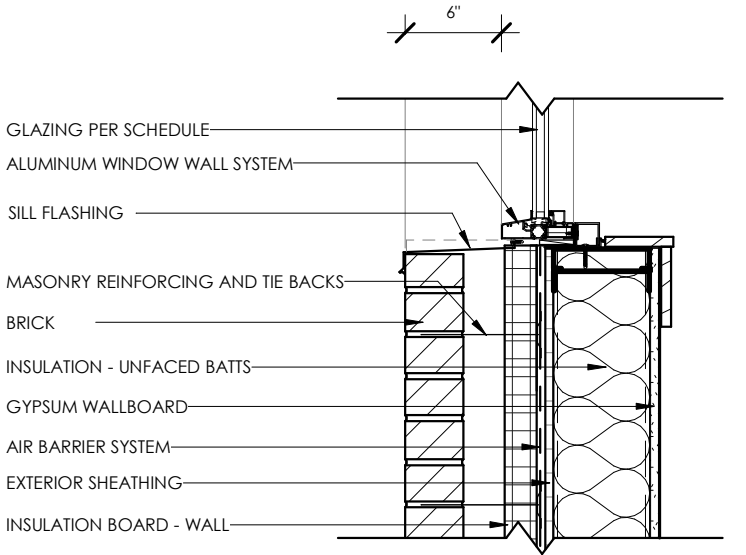
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① WINDOW WALL TYPICAL DETAILS



③ SECTION DETAIL-WINDOW WALL HEAD @ BRICK - B44



② SECTION DETAIL - WINDOW WALL SILL @ BRICK - B44



COOLING TOWER

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

5' 5/8" FACE 2

FACE 1

PLAN VIEW

4 8/16" FLUID IN

30-5/16"

4 8/16" FLUID OUT

3-1/4" TYP.

3 MPT OVERFLOW

5-5/4"

8-3/4"

2 MPT DRAIN

20-7/8"

5' 5/8" FACE 2

1/2 FPT VENT

75"

ACCESS DOOR

79-3/4"

1 MPT MAKE-UP

20-1/8"

FACE 1

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

| Model No. 1     | WEIGHTS (LBS) |           | FANS |        | SPRAY PUMP |     | Coil Volume (Gallons) | Gallons Req'd | Conn. Size | Operating Weight (Lbs) | Height     | DIMENSIONS * |         |            | Coil A     |
|-----------------|---------------|-----------|------|--------|------------|-----|-----------------------|---------------|------------|------------------------|------------|--------------|---------|------------|------------|
|                 | Shipping      | Operating | HP   | CFM    | HP         | GPM |                       |               |            |                        |            | Lower        | Upper   | U          |            |
| eco-LRWB 5-3J12 | 7090          | 11,660    | 15   | 31,700 | 2          | 345 | 127                   | 240           | 8"         | 6,950                  | 6' 8-3/4"  | 18' 2-5/8"   | 3' 1/4" | 3' 8-1/2"  | 1' 3-1/2"  |
| eco-LRWB 5-3K12 | 7150          | 11,720    | 20   | 34,900 | 2          | 345 | 127                   | 240           | 8"         | 6,820                  | 6' 8-3/4"  | 18' 2-5/8"   | 3' 1/4" | 3' 8-1/2"  | 1' 3-1/2"  |
| eco-LRWB 5-3J12 | 7550          | 11,750    | 25   | 37,200 | 2          | 345 | 127                   | 240           | 8"         | 6,820                  | 6' 8-3/4"  | 18' 2-5/8"   | 3' 1/4" | 3' 8-1/2"  | 1' 3-1/2"  |
| eco-LRWB 5-3M12 | 7230          | 11,850    | 30   | 39,200 | 2          | 345 | 127                   | 240           | 8"         | 6,820                  | 6' 8-3/4"  | 18' 2-5/8"   | 3' 1/4" | 3' 8-1/2"  | 1' 3-1/2"  |
| 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   | 36,900 | 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   | 41,600 | 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

Applications

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.

Features

- 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 recalking 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

1/2"

1 1/4"

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; 6,533,014; 6,453,964; and 6,554,347

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.

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



Architectural drawings for the 140 COLUMBIA project, showing window wall head and typical glass railing details.

**Window Wall Head @ Terrace - Level 20**

**Section 1:** Scale: 1 1/2" = 1'-0". Details include continuous alum. channel w/ screw chases and end caps, 3/4" clear tempered glass, base shoe cladding, continuous pro glass shoe, neoprene glass blocks, 3/8" x 2" thru bolts, continuous 3/4" x 3/4" steel angle, and embed installed at 4'-0" O.C. max.

**Section 2:** Scale: 1 1/2" = 1'-0". Details include continuous pro glass shoe, 1/4" tall shim, and verify 1/2" to top of railing from level 20, typ.

**Typical Glass Railing @ Balcony**

**Section 1:** Scale: 1 1/2" = 1'-0". Details include 600 series hanger, 600 series glass vinyl insert, 3/4" x 6" aluminum plate, 1/2" HTA-402 halfen w/ 1/2" T-bolts, and 12" HTA-402 halfen w/ 1/2" T-bolts.

**Section 2:** Scale: 1 1/2" = 1'-0". Details include 3/4" glass joints and 1/2" glass joints.

**Revisions:**

| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 1/16/20 | AS SHOWN    |
| 2   | 1/16/20 | STM         |
| 3   | 1/16/20 | CHECKED     |

**Project Information:**

PROJECT NAME: 140 COLUMBIA  
ARCHITECT: WDG ARCHITECTURE DALLAS, PLLC  
CONTRACTOR: ANDERSEN CONSTRUCTION  
SHEET NO.: A29

**Professional Engineer Seal:** PETER R. GOLDBERG, REGISTERED PROFESSIONAL ENGINEER, OREGON, EXPIRES 6-30-21.





# SPIRAL® VT

HIGH PERFORMANCE VENTILATED DOOR

## SPIRAL® VT

### High Speed, High Cycles and Fresh Air - All in One Door

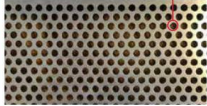
Engineered for speed - along with high cycles, air flow, visibility and security - the Spiral VT door (Ventilated) maximizes fresh air and ventilation while reducing pollutants and odors. Innovative perforated slat design allows for air flow and provides security without the need for an additional door.

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



Shown with optional custom color selection

**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**

- Opening 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**

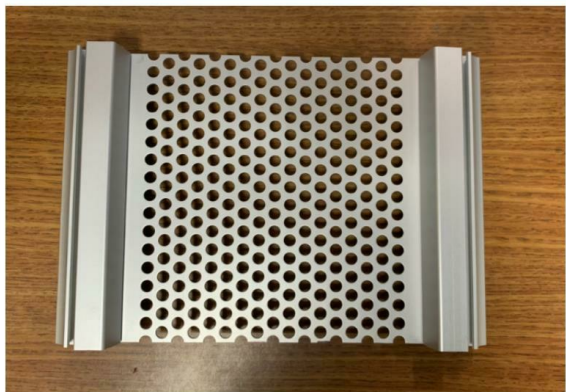
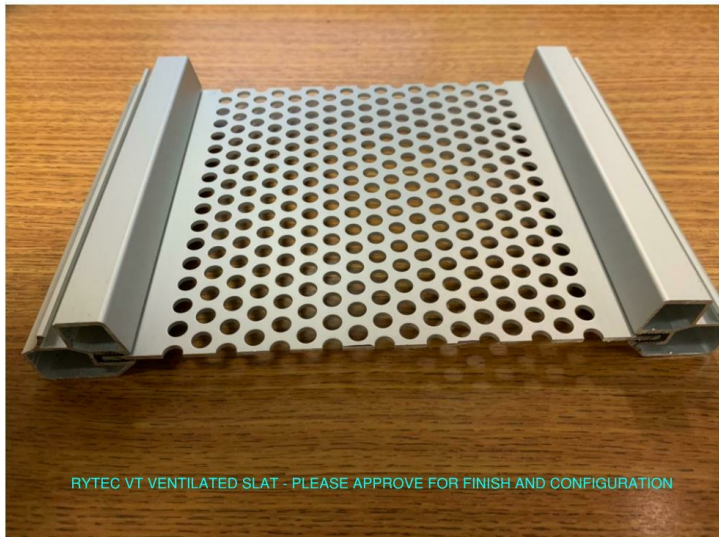
- Variable speed AC drive system - with soft acceleration and deceleration - smooths out routine stops and starts

**Safe and Secure Design**

- Ventilated slats are specifically designed with perforations to allow for maximum air flow without compromising security and safety

**QUALITY. PERFORMANCE. RELIABILITY.**

**RYTECDOORS.COM**





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© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

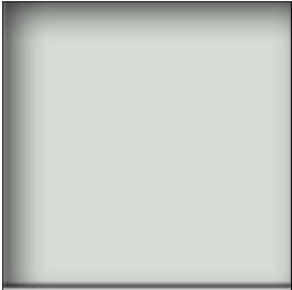
METAL PANEL

MONOLITHIC 14 GAUGE ALUMINUM  
FIELD: NIGHT OUT (SW 9560)  
ACCENT: OUTERSPACE (SW6251)  
  
WINDOW WALL INFIL PANELS:  
DARK BRONZE (MATCH MULLIONS)



CURTAIN WALL

COLOR: ANODIZED DARK BRONZE  
  
GLASS: ULTRA CLEAR



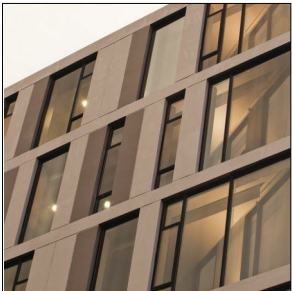
BRICK

STYLE: STACKED  
  
NOMINAL SIZE: 2 1/4" x 12"  
  
COLOR: LIMESTONE



WINDOW WALL

COLOR: DARK BRONZE  
  
GLASS: GREY/GREEN HUE  
REFLECTANCE = 11%  
  
SPANDREL: INSULATED UNIT  
WITH LIGHT GREY COLOR  
ON 4TH PANE



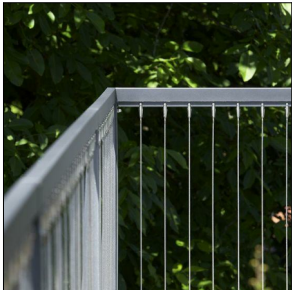
WOOD

APPLICATIONS: SOFFITS  
CLADDING  
  
FINISH: STAINED  
  
TONGUE AND GROOVE



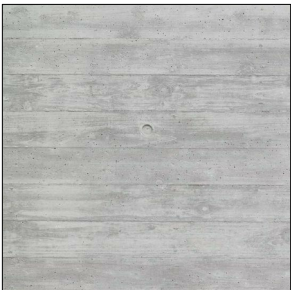
RAILINGS

STYLES: CABLE RAILING  
  
METAL & GLASS RAILING



CONCRETE

APPLICATIONS: BUILDING BASE  
EXPOSED COLUMNS



ARCHITECTURAL LOUVERS

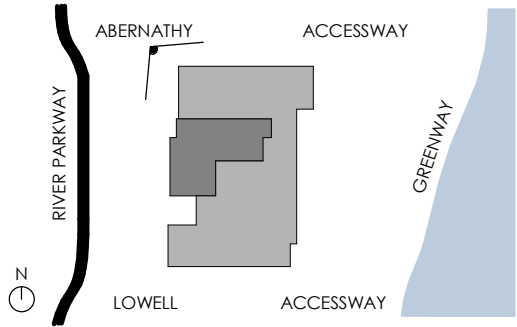
FINISH: ANNOIDIZED OR PAINTED  
  
COLOR: TO MATCH ADJACENT  
METAL PANEL OR MULLION COLOR





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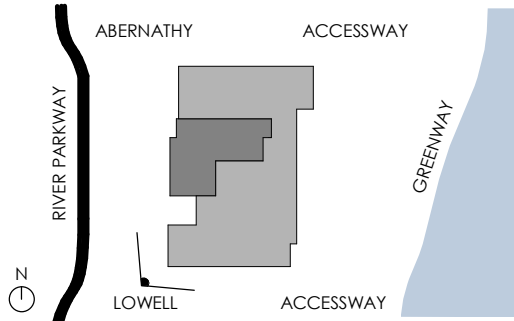


PERSPECTIVE OF NW CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.170



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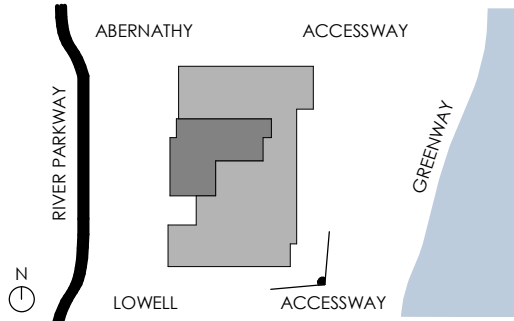


PERSPECTIVE OF SW CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.171



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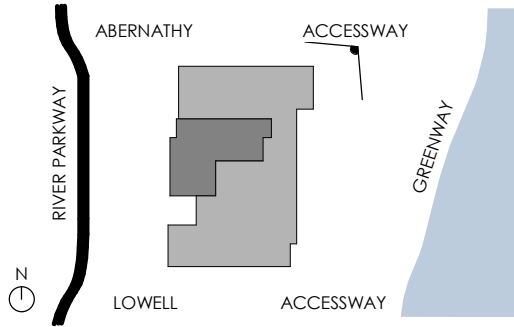


PERSPECTIVE OF SE CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.172



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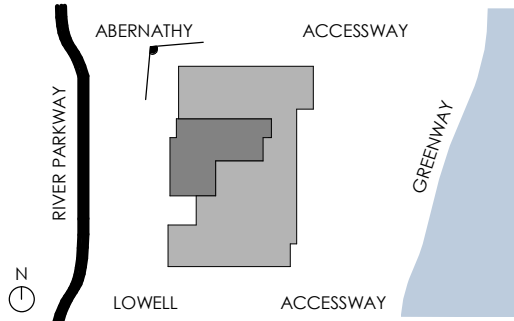


PERSPECTIVE OF NE CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.173



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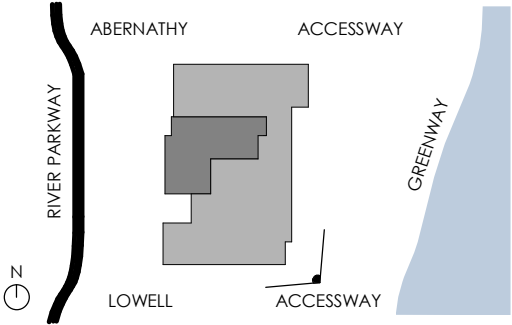


PERSPECTIVE OF NW CORNER W/ CONTEXT - BLOCK 44



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RIVER PERSPECTIVE OF SE CORNER - BLOCK 44  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.175



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B44 L01 GROSS AREA PLAN - 55,800 SF



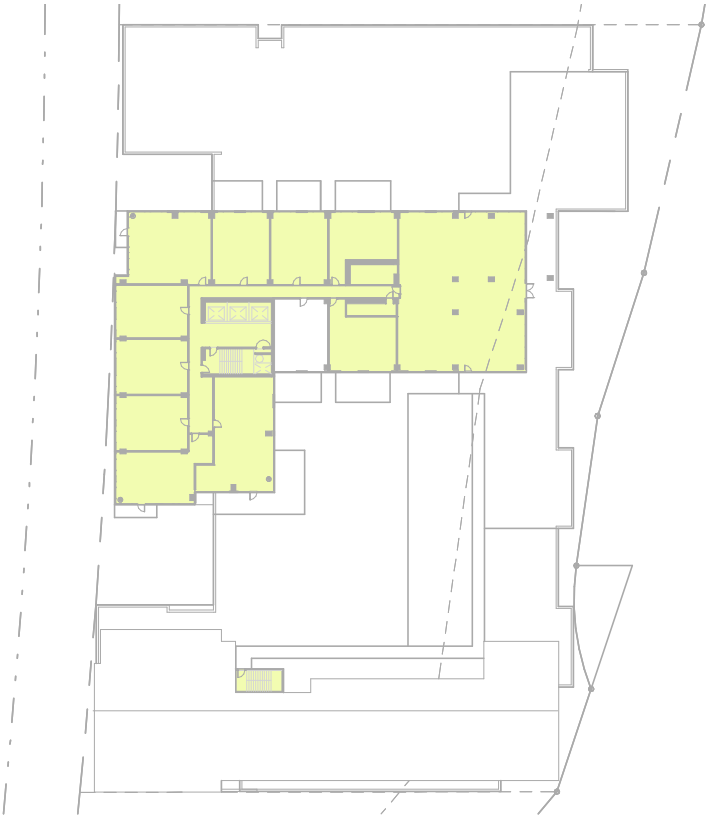
B44 L02 GROSS AREA PLAN - 51,260 SF



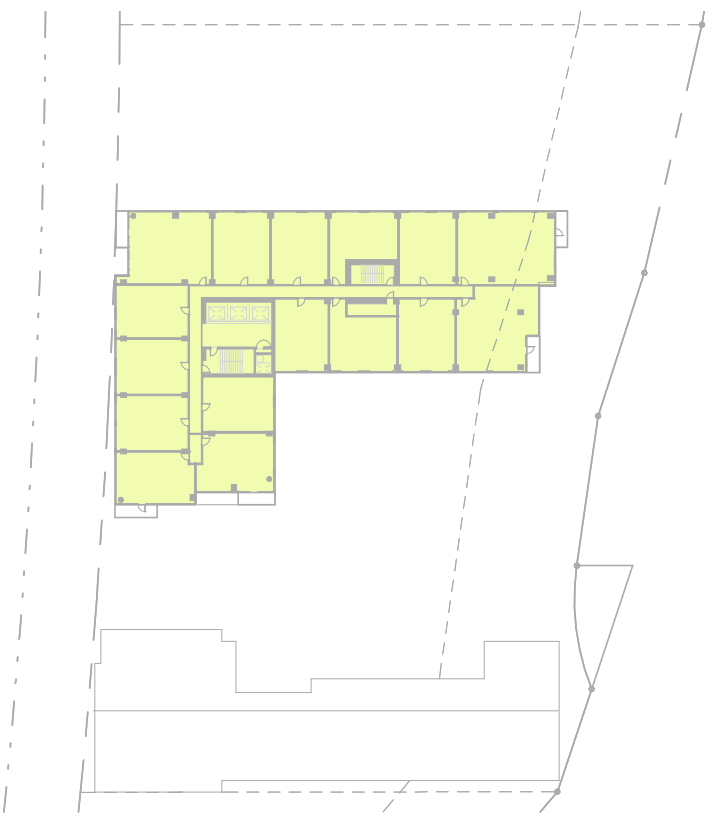
B44 L03 GROSS AREA PLAN - 58,400 SF



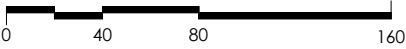
B44 L04 GROSS AREA PLAN - 57,630 SF



B44 L05 GROSS AREA PLAN - 15,070 SF



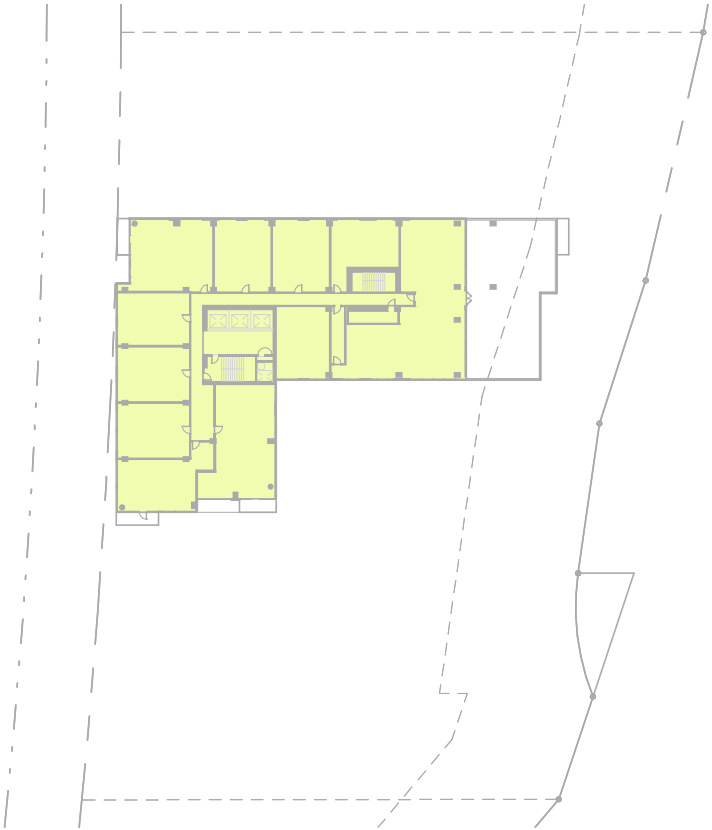
B44 L06-L12 GROSS AREA PLAN - 15,350 SF



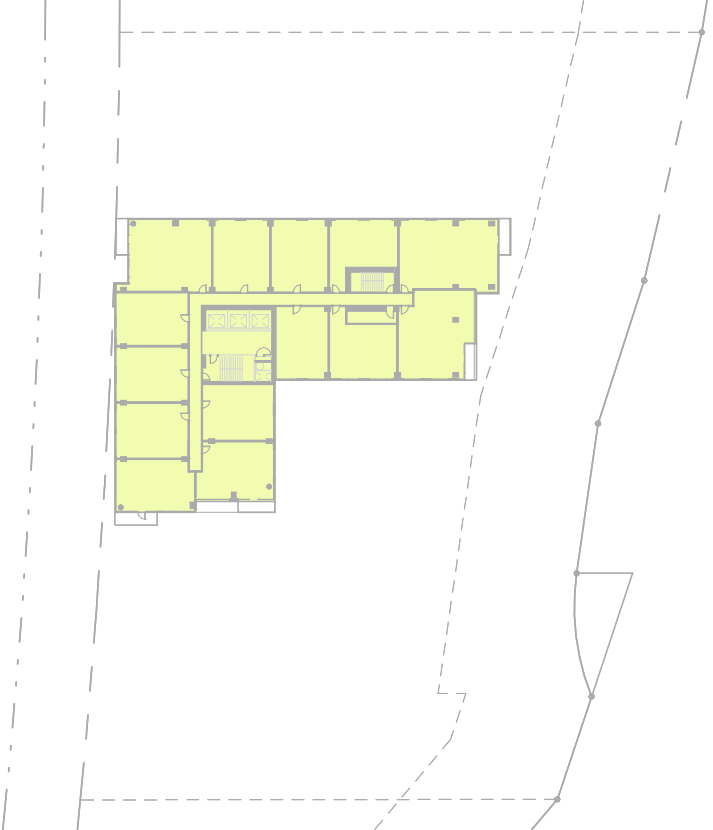
SCALE : 1" = 80'-0"



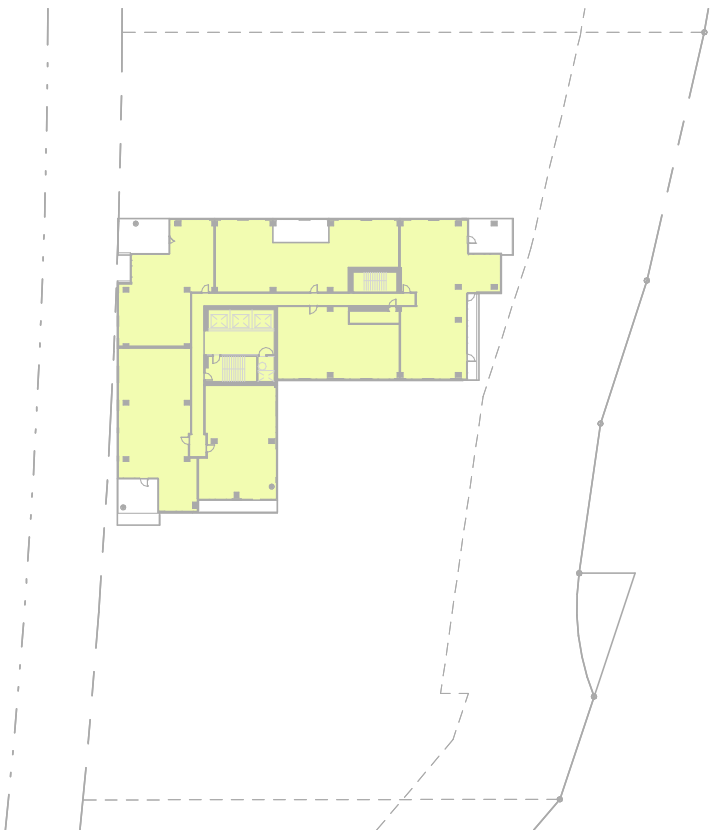
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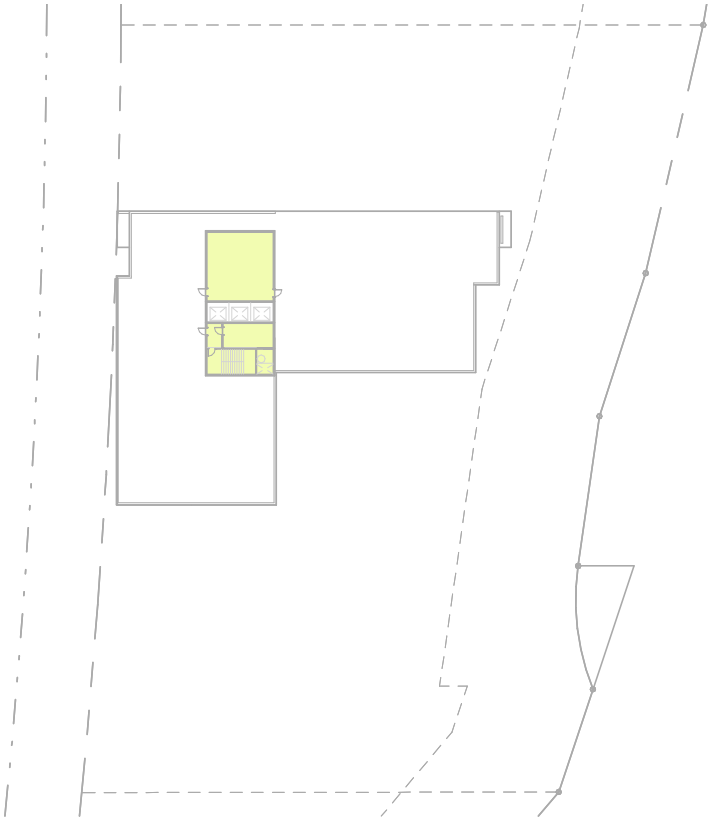
B44 L13 GROSS AREA PLAN - 13,120 SF



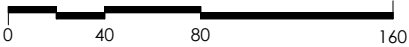
B41 L14-L21 GROSS AREA PLAN - 13,690 SF



B41 L22-L23 GROSS AREA PLAN - 12,670 SF



B41 ROOF GROSS AREA PLAN - 1,480 SF



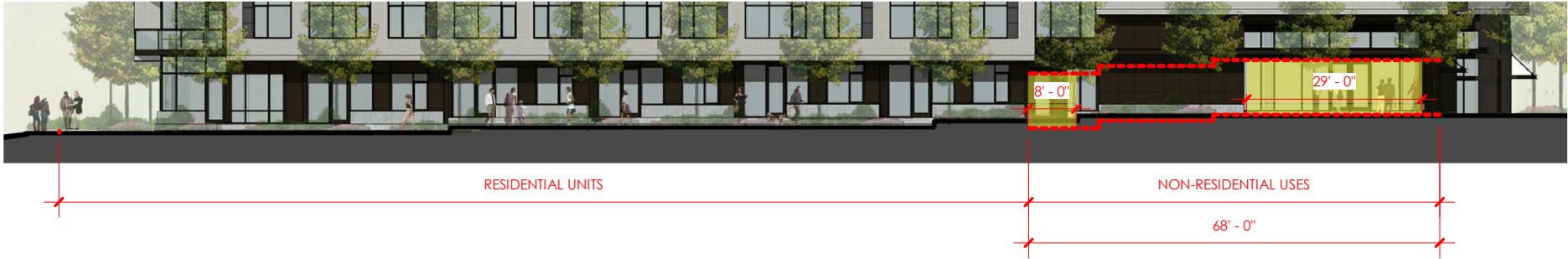
SCALE : 1" = 80'-0"

|                       |            |           |
|-----------------------|------------|-----------|
| SITE AREA:            |            | 81,757 SF |
| BUILDING FAR SUMMARY: |            |           |
| B44-L01               | 55,800 SF  | 0.682494  |
| B44-L02               | 51,300 SF  | 0.627029  |
| B41-L03               | 300 SF     | 0.00366   |
| B44-L03               | 58,400 SF  | 0.714337  |
| B44-L04               | 57,600 SF  | 0.704835  |
| B44-L05               | 15,100 SF  | 0.184326  |
| B44-L06               | 15,300 SF  | 0.187731  |
| B44-L07               | 15,300 SF  | 0.187731  |
| B44-L08               | 15,300 SF  | 0.187731  |
| B44-L09               | 15,300 SF  | 0.187731  |
| B44-L10               | 15,300 SF  | 0.187731  |
| B44-L11               | 15,300 SF  | 0.187731  |
| B44-L12               | 15,300 SF  | 0.187731  |
| B44-L13               | 13,100 SF  | 0.160461  |
| B44-L14               | 13,700 SF  | 0.167462  |
| B44-L15               | 13,700 SF  | 0.167462  |
| B44-L16               | 13,700 SF  | 0.167462  |
| B44-L17               | 13,700 SF  | 0.167462  |
| B44-L18               | 13,700 SF  | 0.167462  |
| B44-L19               | 13,700 SF  | 0.167462  |
| B44-L20               | 13,700 SF  | 0.167462  |
| B44-L21               | 13,700 SF  | 0.167462  |
| B44-L22               | 12,700 SF  | 0.154974  |
| B44-L23               | 13,000 SF  | 0.15903   |
| B44-ROOF              | 1,500 SF   | 0.01811   |
| TOTAL                 | 495,700 SF | 6.063072  |
| 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%

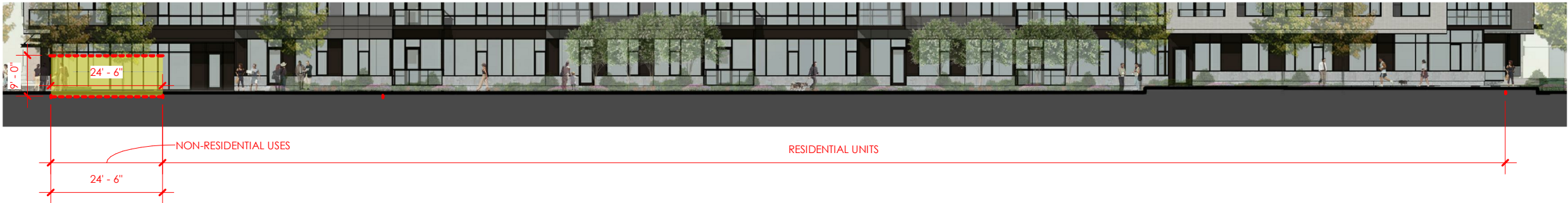
LENGTH OF FACADE - 68'-0"  
LENGTH OF WINDOWS - 37'-0"  
% OF WINDOW LENGTH - 54%



EAST ELEVATION  
@ GREENWAY

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

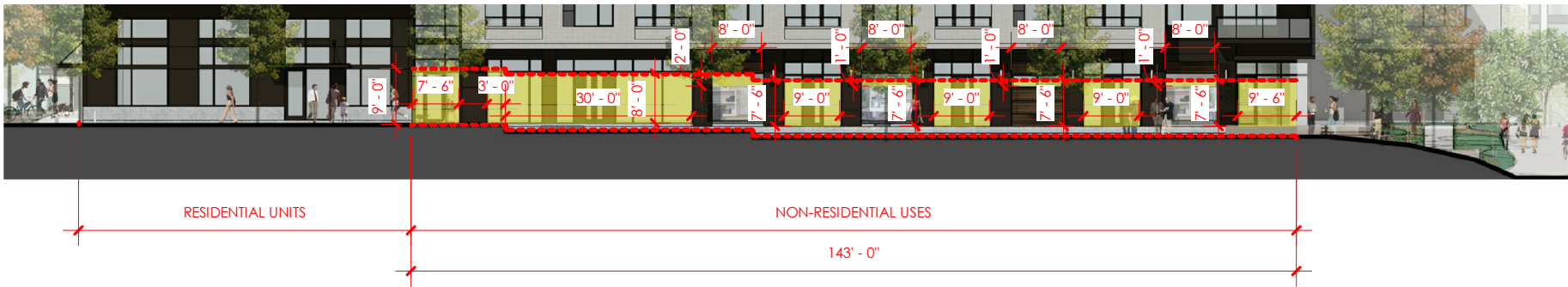
LENGTH OF FACADE - 24'-6"  
LENGTH OF WINDOWS - 24'-6"  
% OF WINDOW LENGTH - 100%



SOUTH ELEVATION  
@ S.W. LOWELL

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

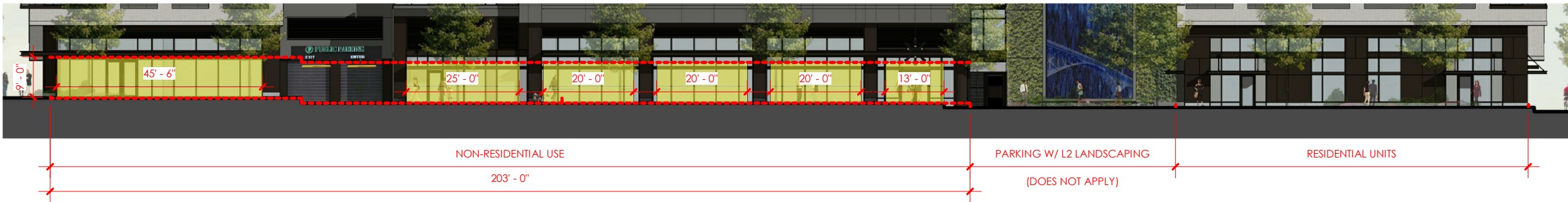
LENGTH OF FACADE - 143'-0"  
LENGTH OF WINDOWS - 77'-0"  
% OF WINDOW LENGTH - 53%



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)

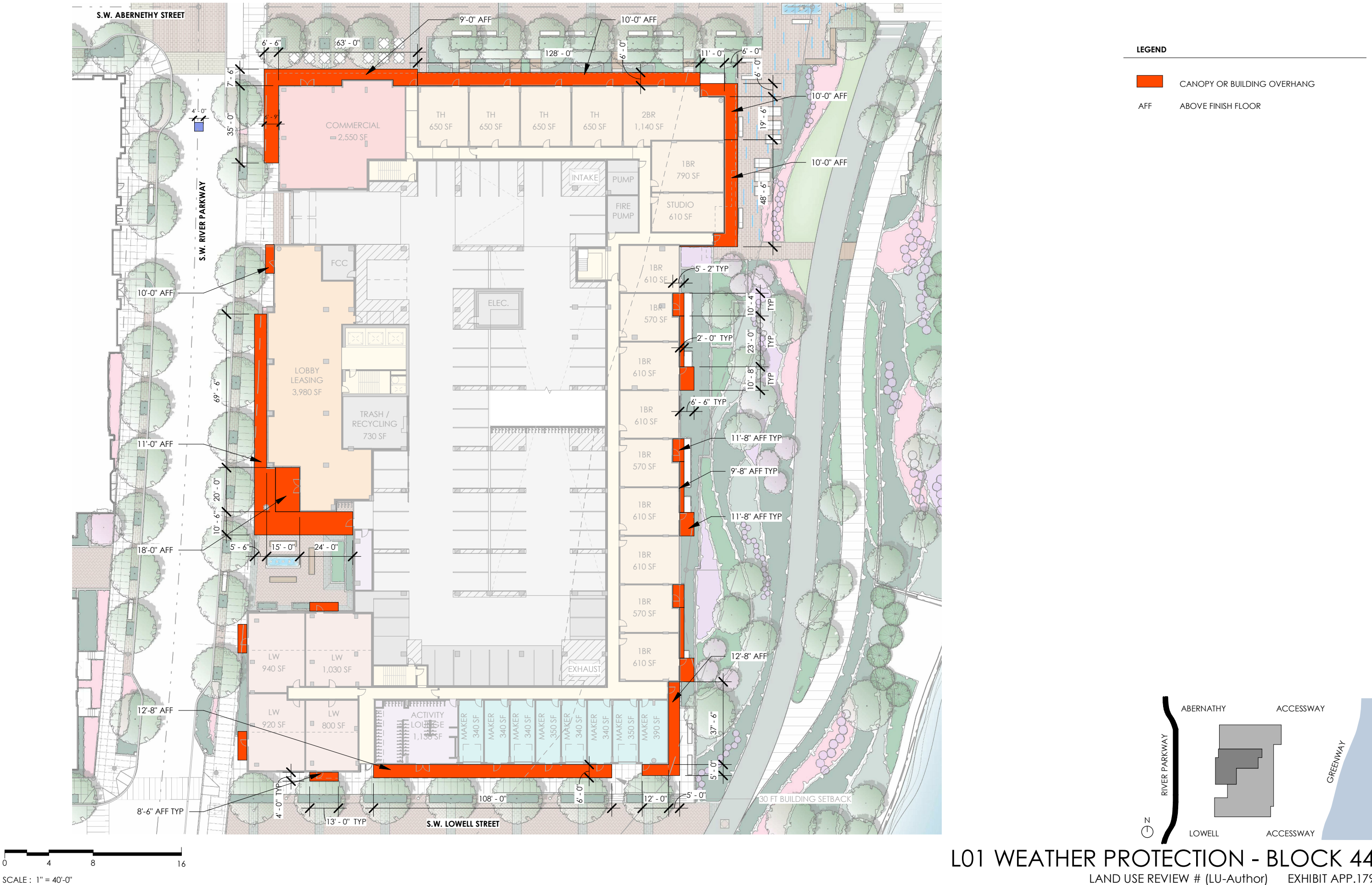
THE GROUND FLOOR WALL AREA OF STREET-FACING FACADES OF DWELLING UNITS THAT ARE 20 FEET OR CLOSER TO A STREET LOT LINE MUST MEET AT LEAST ONE OF THE FOLLOWING STANDARDS:

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.

DIAGRAMS - GROUND FLOOR WINDOWS - BLOCK 44



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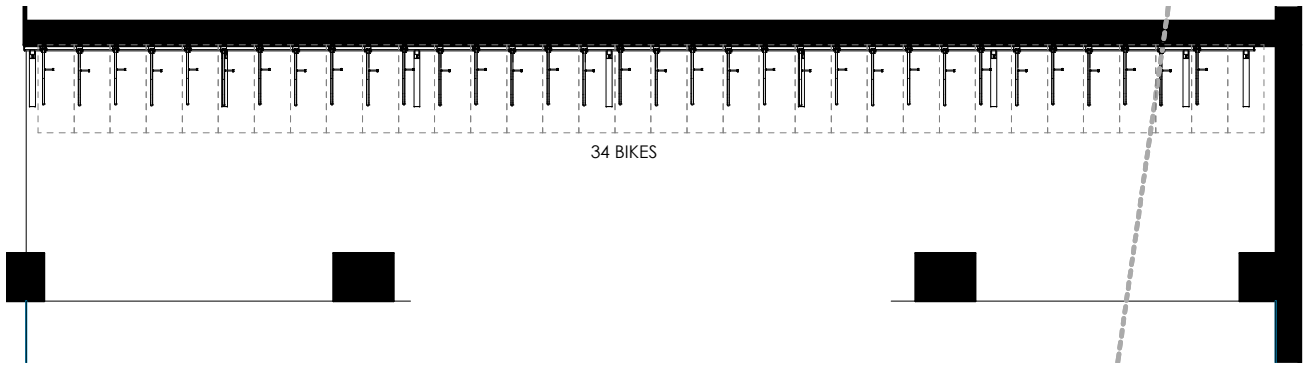


L01 WEATHER PROTECTION - BLOCK 44  
LAND USE REVIEW # (LU-Author) EXHIBIT APP.179

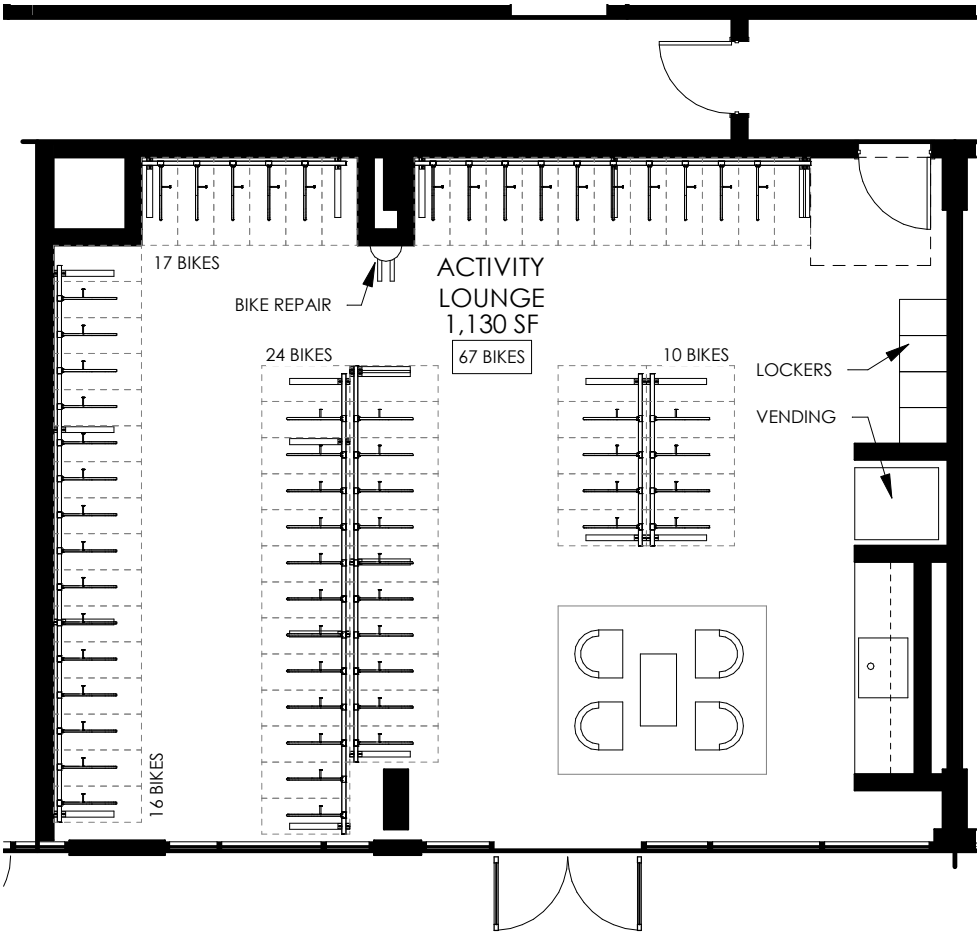
MODIFICATION 2 (33.266.220.)

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 |
| STUDIO                               | 1              | 1           | 1.5           | 1.5             | 1               |
| ONE BEDROOM UNITS                    | 1              | 281         | 1.5           | 421.5           | 281             |
| TWO BEDROOM UNITS                    | 2              | 60          | 1.5           | 90              | 120             |
| TOWNHOUSE UNITS                      | 2              | 4           | 1.5           | 6               | 8               |
| PENTHOUSE UNITS                      | 2              | 12          | 1.5           | 18              | 24              |
| LIVE/ WORK UNITS                     | 2              | 4           | 1.5           | 6               | 8               |
| BIKE STORAGE IN GARAGE               |                |             |               |                 | 34              |
| ACTIVITY ROOM                        |                |             |               |                 | 67              |
| TOTALS                               |                |             |               | 543             | 543             |



2 PROPOSED BIKE STORAGE AT GARAGE



1 PROPOSED ACTIVITY LOUNGE

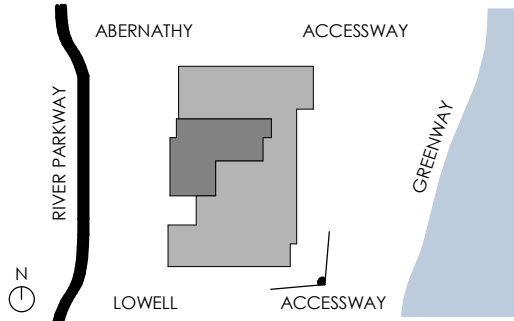


SCALE : 1/8" = 1'-0"



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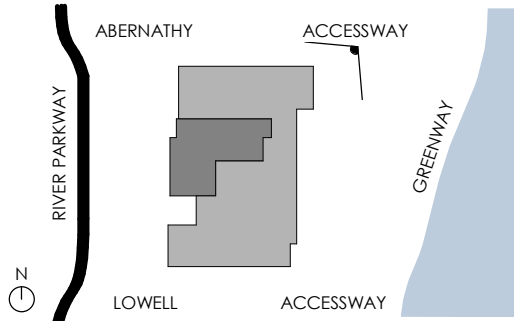


B44 - TOWER PERSPECTIVE FROM SE  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.181



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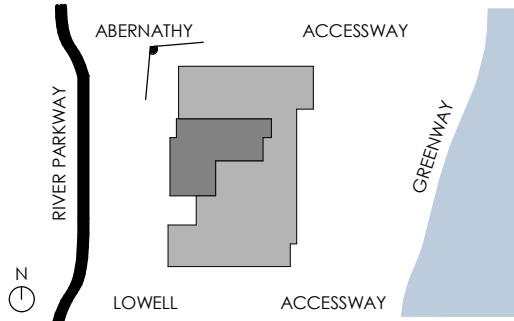


B44 - TOWER PERSPECTIVE FROM NE  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.182



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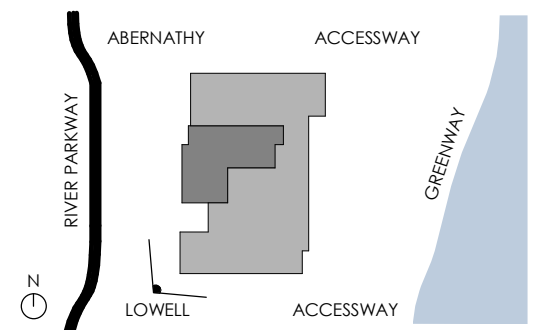
B44 - TOWER PERSPECTIVE FROM NW  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.183





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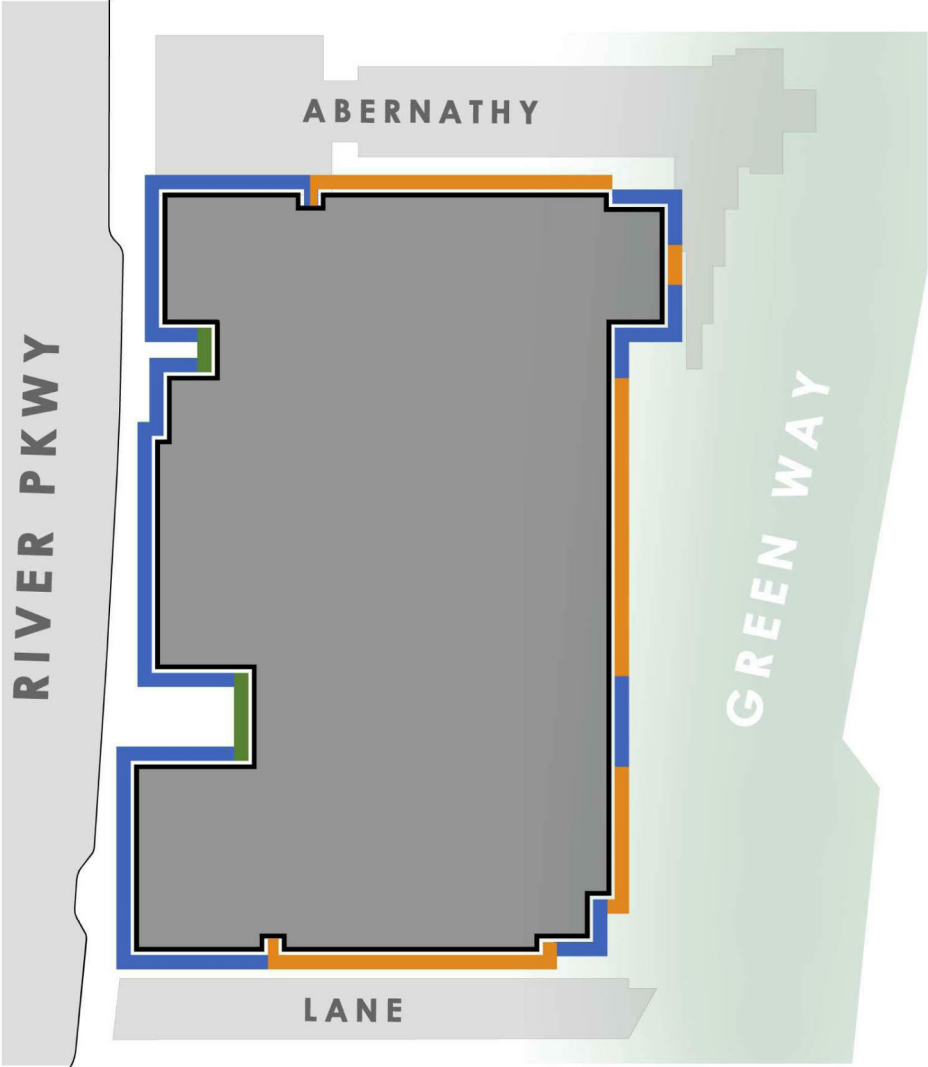
© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



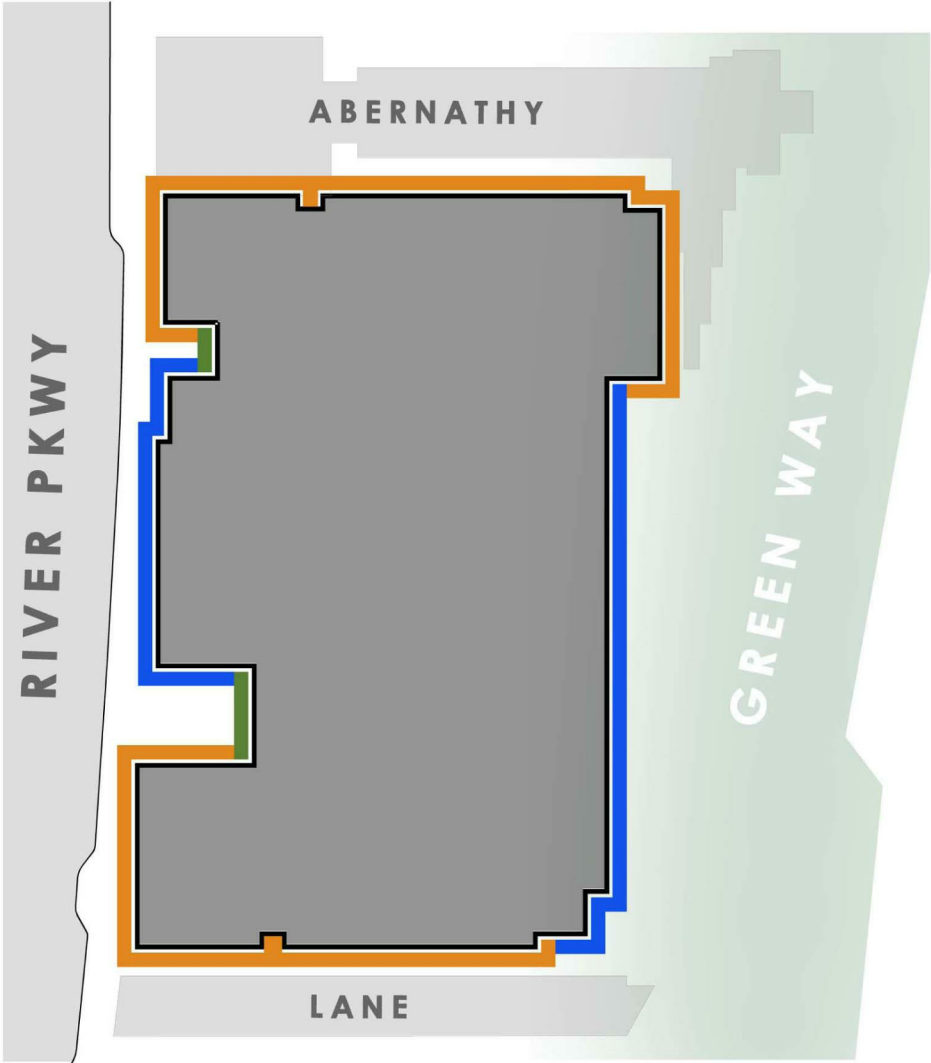
**B44 - TOWER PERSPECTIVE FROM SW**  
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.184



DR2.1



REVISED



SIMPLIFICATION DIAGRAM



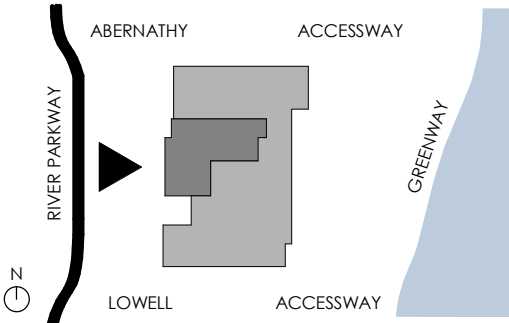
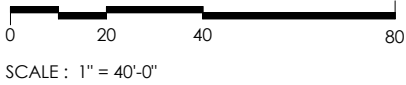
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SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B44 WEST ELEVATION  
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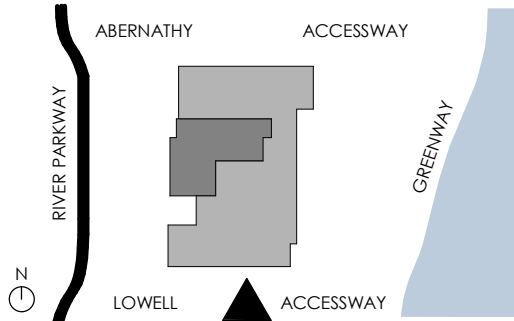


SPANDREL PANEL

WINDOW FILM  
(INTERIOR)

0 20 40 80

SCALE : 1" = 40'-0"



GLAZING DIAGRAMS - B44 SOUTH ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.187



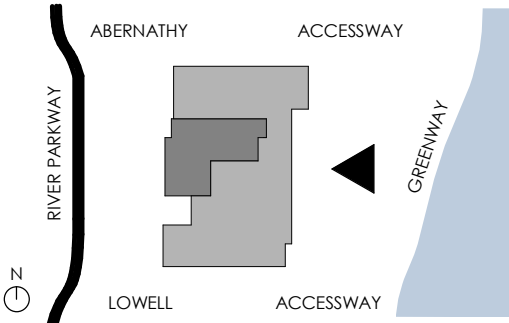
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SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B44 EAST ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.188

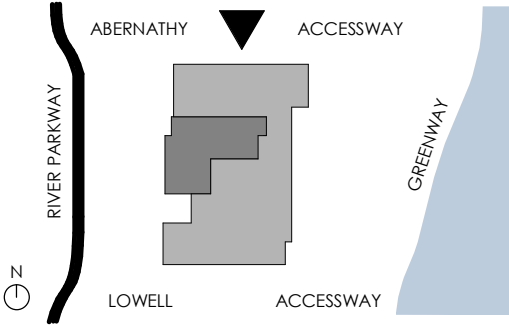
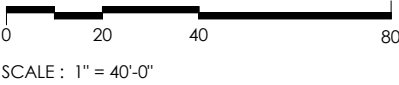
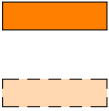


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SPANDREL PANEL

WINDOW FILM (INTERIOR)



GLAZING DIAGRAMS - B44 NORTH ELEVATION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT APP.189