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488  
RESIDENCES  
AT RIVERWALK

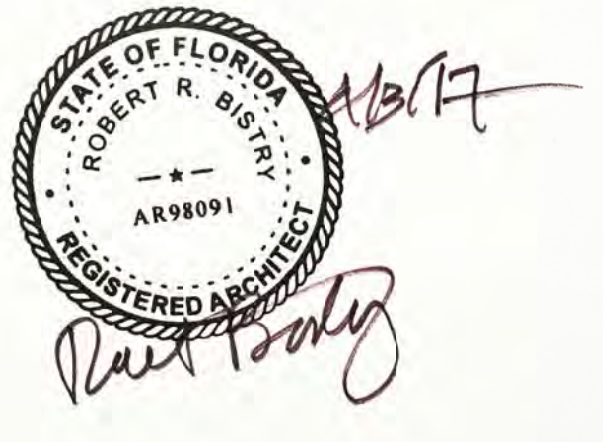
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BUILT FORM TA  
ARCHITECTURE COLLABORATIVE



CAM #17-1020

Exhibit 1





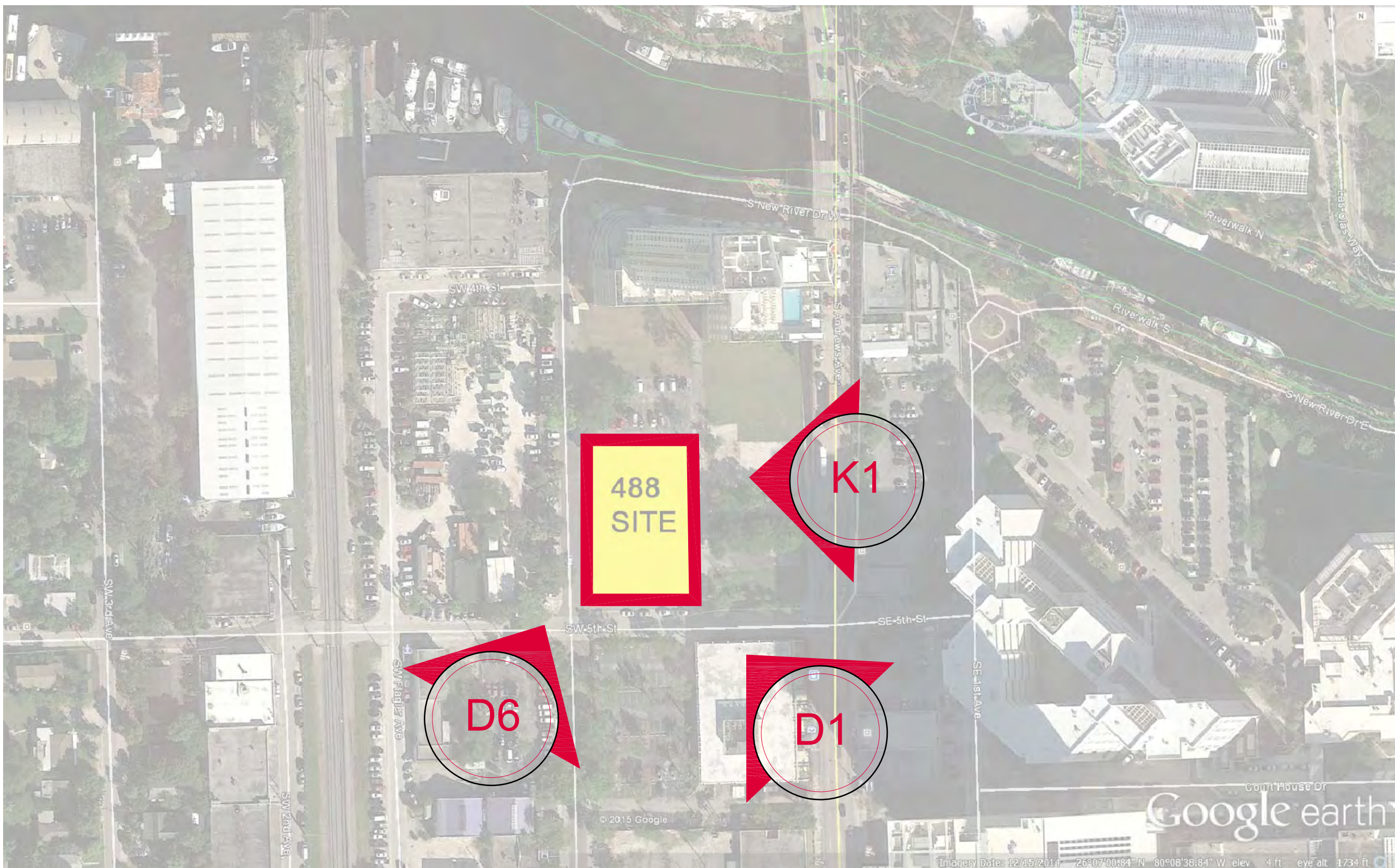
**D1** VIEW LOOKING NORTH WEST



**D6** VIEW LOOKING NORTH EAST

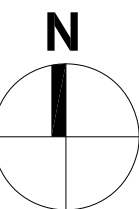


**K1** VIEW LOOKING WEST



**K6** PHOTO KEY PLAN

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



CAM #17-1020

Exhibit 1

Page 2 of 21

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**PROJECT:**

**SEAL:**

**ISSUED FOR: - DRC APPROVAL**

**DATE:** - DECEMBER 9, 2016

**REVISIONS:**

No.	DATE	REMARKS

**SHEET TITLE:**

**EXISTING SITE CONDITIONS**



**DATE:**

**SCALE:** -

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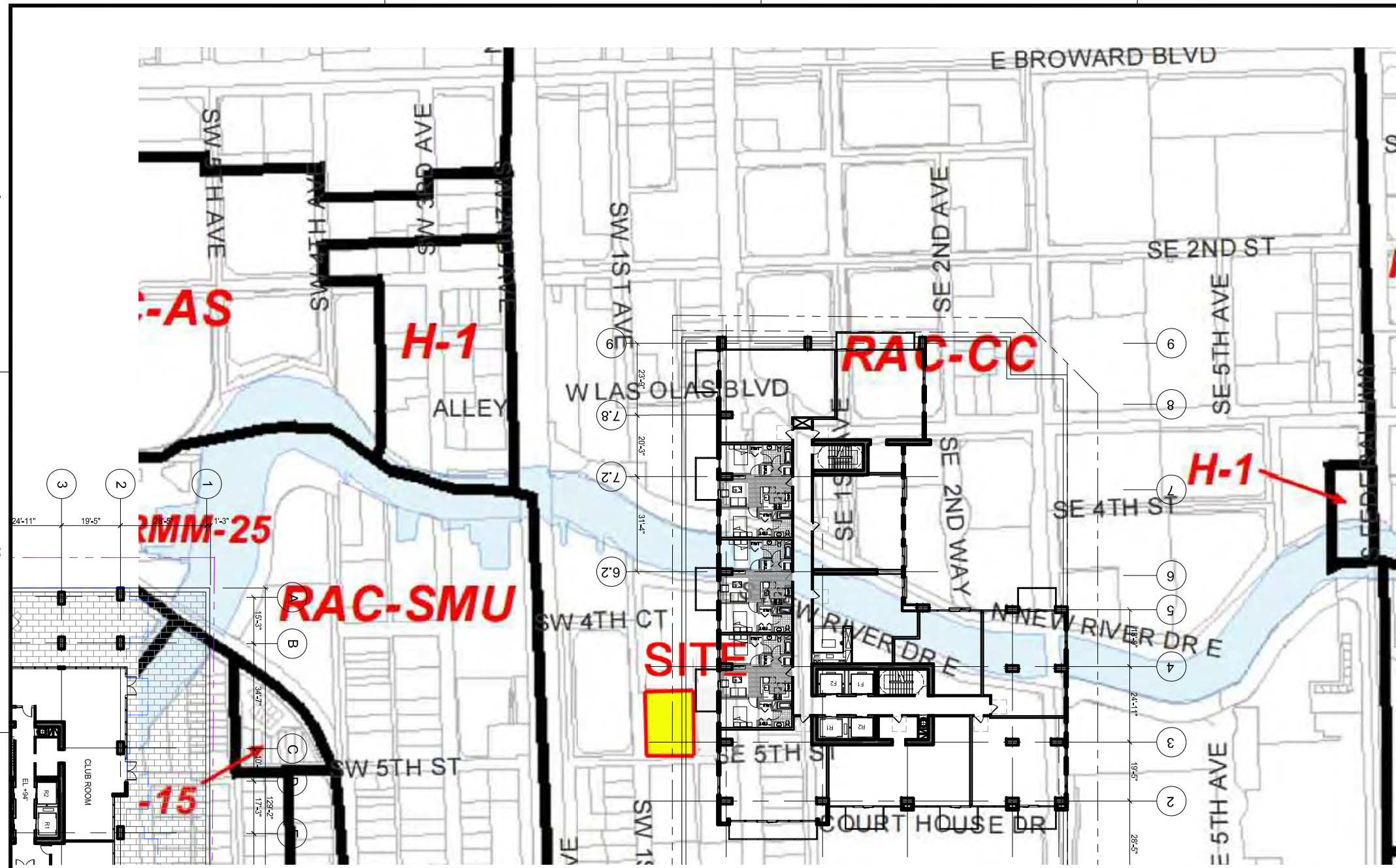
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**JOB NO.:**

**SHEET NO.:**

**A001**

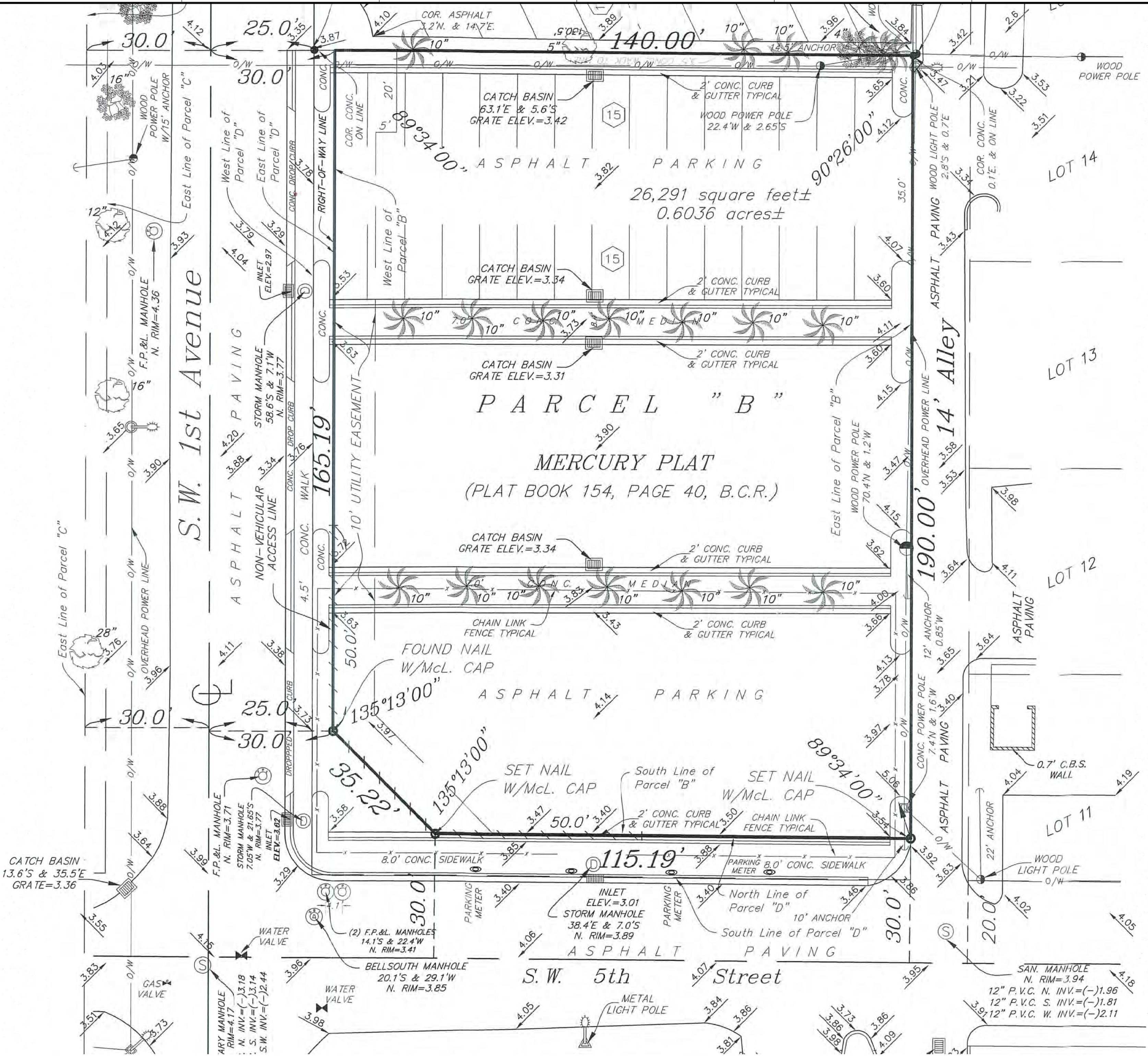




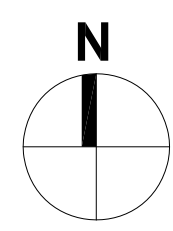
**D1 ZONING MAP**  
SCALE : NTS



**G1 CONTEXT AERIAL MAP**  
SCALE : NTS



**H10 SURVEY INFORMATION**  
SCALE : 1/16"=1'-0"



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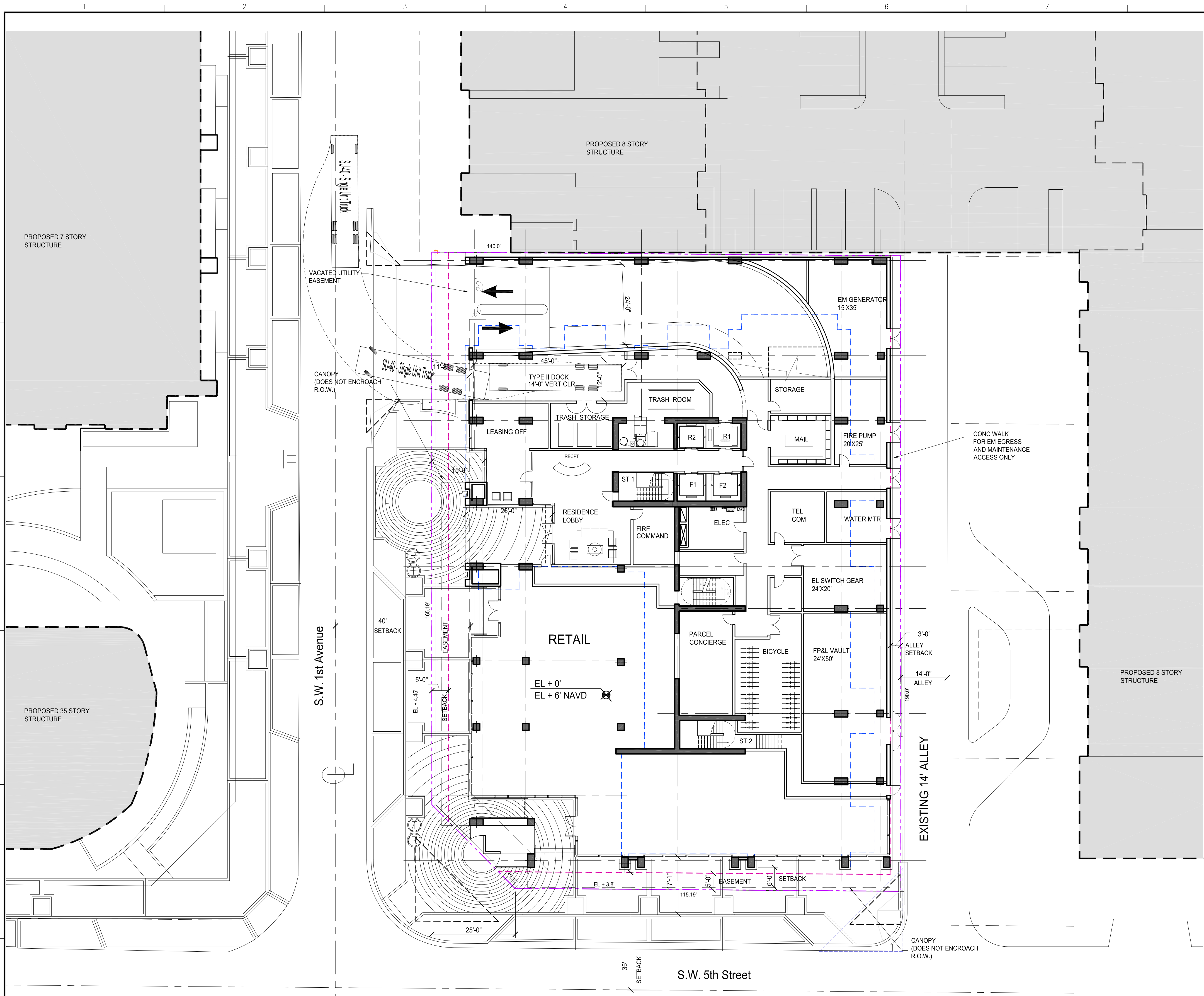
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**SITE ZONE DATA**

**488 RESIDENCES AT RIVERWALK**

**DATE:**  
**SCALE:** -  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A100**





**G8** SITE PLAN / FIRST FLOOR PLAN  
SCALE : 1/16"=1'-0"

PROGRAM SUMMARY	
BUILDING AREA	580,873 GSF / 305,132 RSF
RETAIL	6,000 RSF
PARKING	363 SPACES
DWELLING UNITS	362

UNIT MIX SUMMARY

Unit Matrix Spreadsheet 488 RESIDENCES											
Unit Type	RENTABLE	11TH-33RD LOWRISE	11TH-33RD ELEC FLOORS	34TH-36TH HIGHRISE	37TH-38TH PENTHOUSE	# Units	% of floor	TOTAL RSF	Target	Target	Target
A1	495	2				497	12.71%	22,770			
A2	660	1				661	6.88%	14,220			
A3	665	1				666	6.88%	15,299			
A4	712	1		1		713	8.93%	13,328			
A5	800	1		1		801	7.18%	20,350			
A6	840	1		1		841	6.88%	19,350			
Subtotal A - 1 BED ROOM						180	44.20%	42,000	163		-3
B1	550		1			551	1.93%	6,230			
Subtotal B - 1 BED ROOM + DEN						7	1.93%	7,000	25		-18
C1	780	3		3		783	21.55%	60,840			
C2	554	1		1		555	7.18%	24,004			
C3	555			1		556	0.88%	2,890			
C4	1000			1		1001	0.88%	3,000			
C5	1110	1		1		1111	7.18%	28,995			
C6	1130	1		1		1131	7.18%	29,150			
C7	1135	1		1		1136	7.18%	29,510			
C8	1200			1		1201	0.88%	3,750			
Subtotal C - 2 BED						191	52.76%	45,000	163		-28
D1	1900			1		1901	0.88%	1,000			
D2	2000			1		2001	0.88%	2,000			
D3	2100			1		2101	0.88%	2,300			
D4	3100			1		3101	0.88%	3,100			
Subtotal D - PENTHOUSES						4	1.10%	8,400	11		-7
TOTAL						362	100%	1,805,132	100%	362	7

AVERAGE UNIT SIZE = 842.9

ZONING SUMMARY		
DISTRICT CHARACTER AREA LOT SIZE	RAC-CC DOWNTOWN CORE 26,291 SF .6036 AC	
	REQUIRED	PROPOSED
HEIGHT SETBACKS	UNLIMITED	375'
	FRONT 1ST AVE 1st AVE C.L.	5' 10'
	FRONT 5TH STREET 5th AVE C.L.	5' 5'
	INTERIOR SIDE ALLEY	0' 0'
		3' 3'
LOT COVERAGE	95%	85%
PARKING	NONE	363 = 1:1
LOADING	NONE	1

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**ISSUED FOR:** - DRC APPROVAL

**DATE:** - DECEMBER 9, 2016

**REVISIONS:**

No.	DATE	REMARKS
5.25.17		CITY COMMENTS

**SHEET TITLE:**

**SITE PLAN**

**488**  
RESIDENCES  
AT RIVERWALK

**DATE:**

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

**DRAWN BY:**

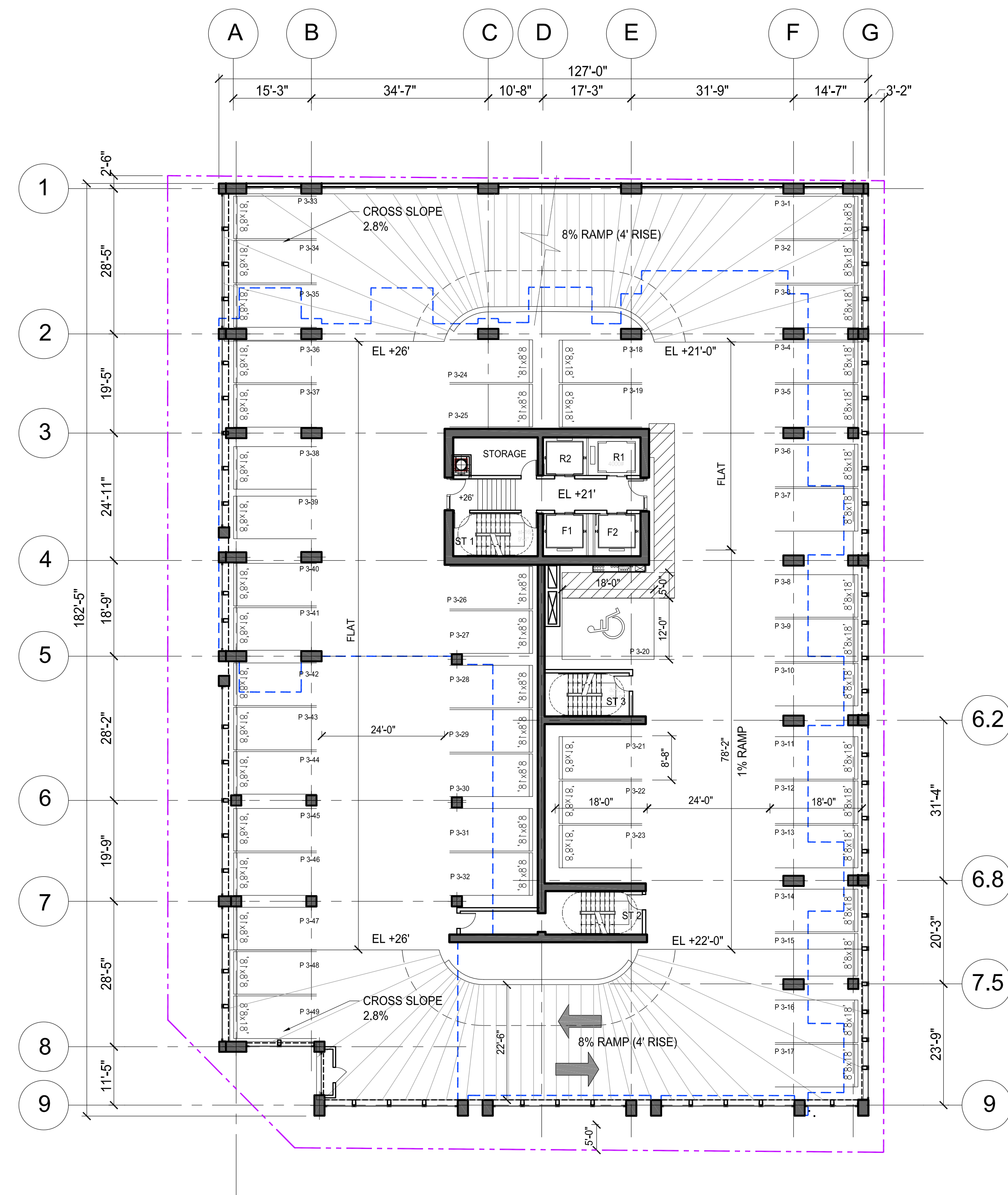
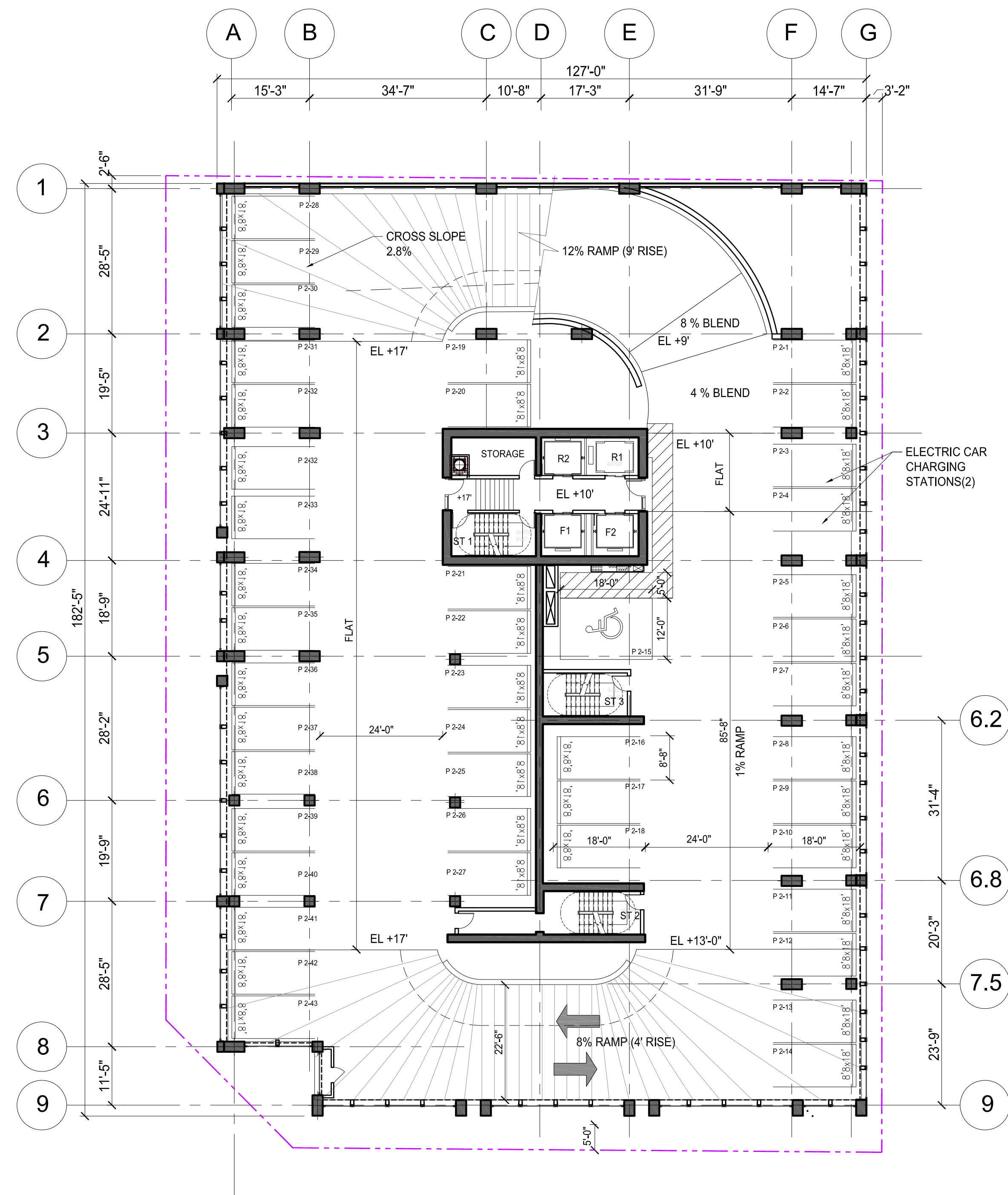
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**JOB NO.:**

**SHEET NO.:**

**A101**





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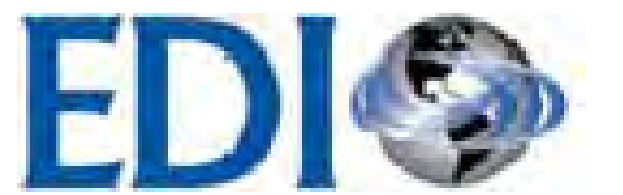
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DATE: DECEMBER 9, 2016

**REVISIONS:**

No.	DATE	REMARKS
	5.25.17	CITY COMMENTS

**SHEET TITLE:**

**PARKING FLOOR PLANS**



**DATE:**

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

**DRAWN BY:**

**CHECKED BY:**

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**SHEET NO.:**

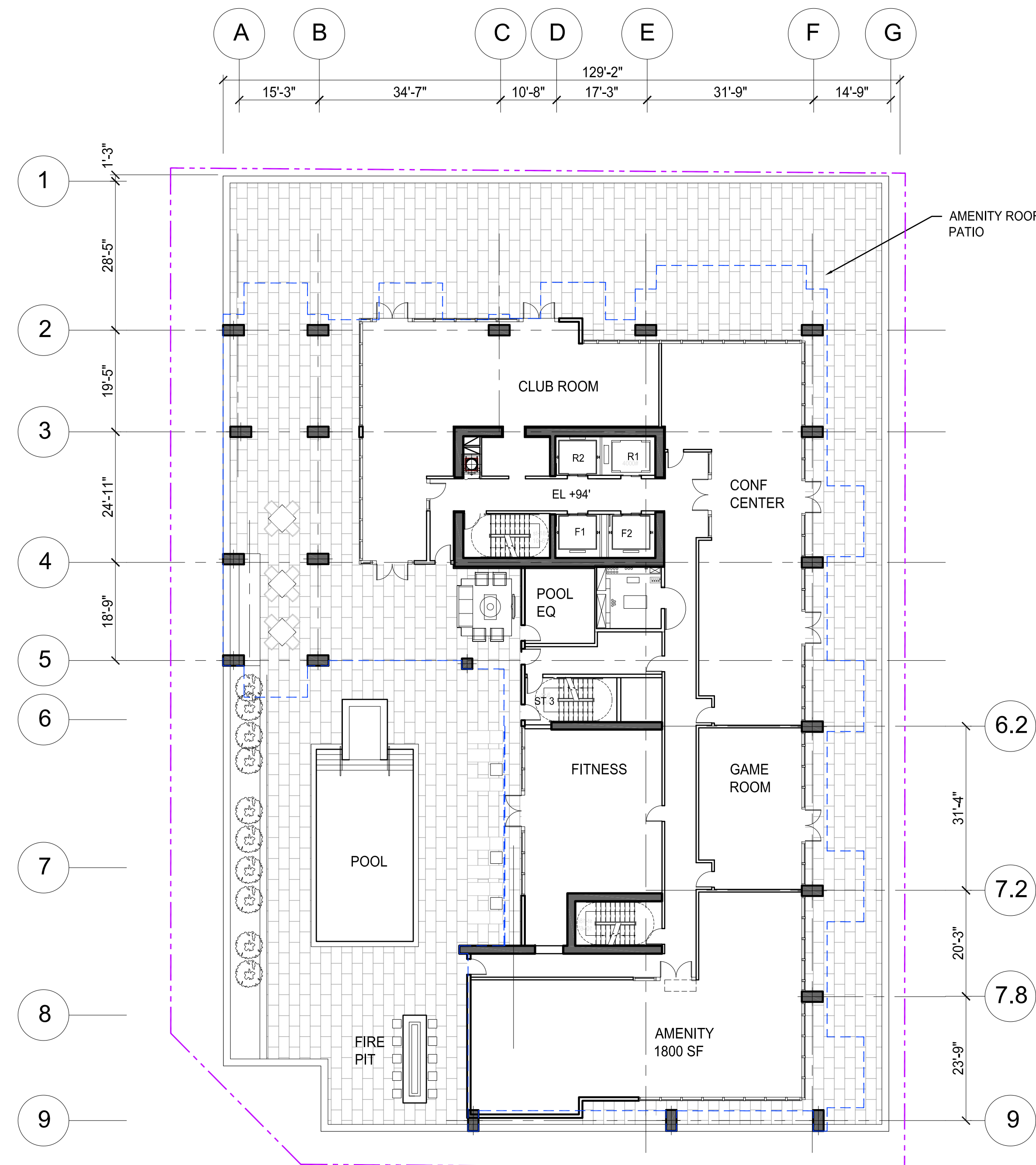
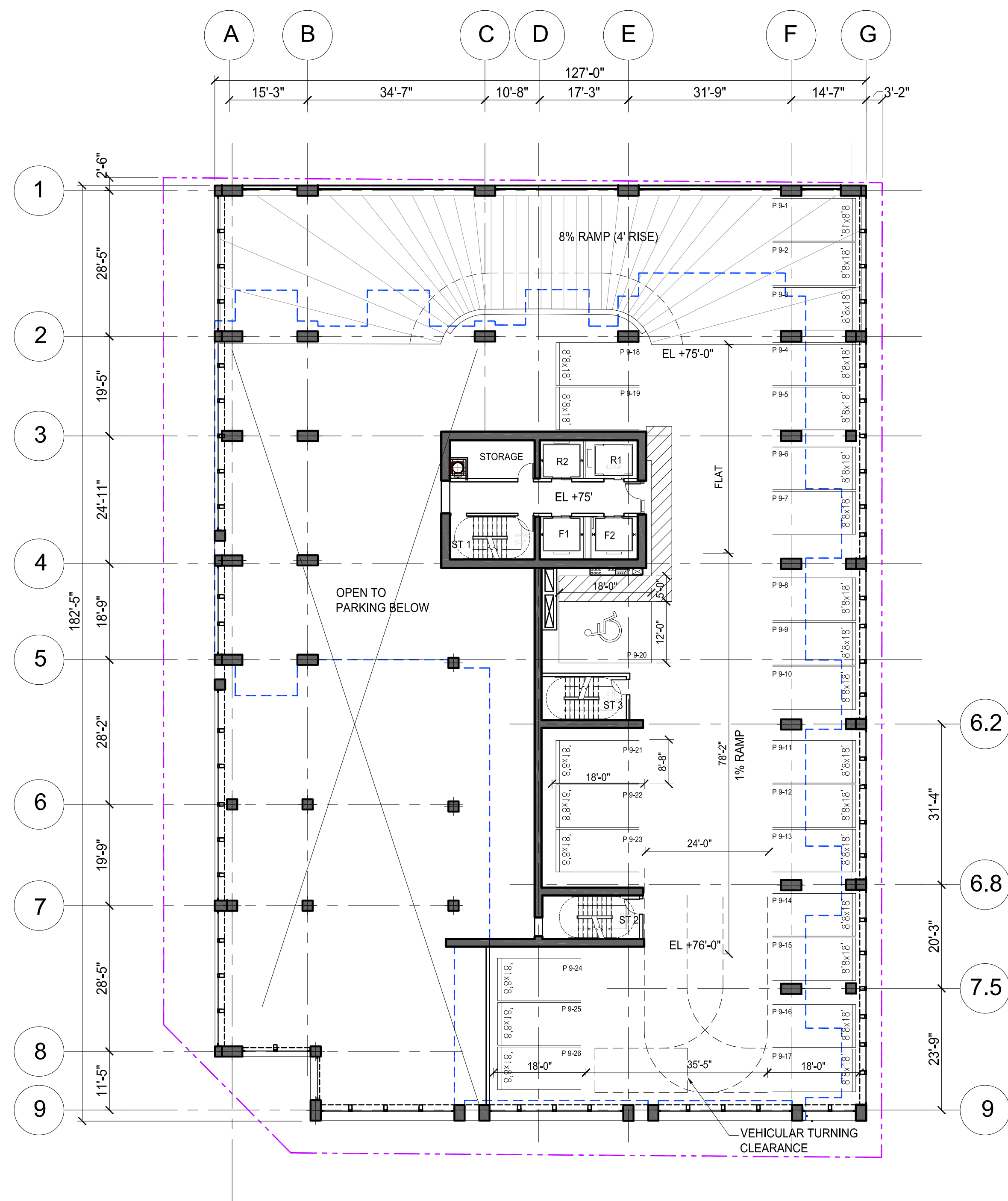
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CAM #17-1020

Exhibit 1

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## PROJECT:

## SEAL:

## ISSUED FOR: - DRC APPROVAL

DATE: DECEMBER 9, 2016

## REVISIONS:

No.	DATE	REMARKS

## SHEET TITLE:

FLOOR PLANS

**488**  
RESIDENCES  
AT RIVERWALK

## DATE:

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

## DRAWN BY:

## CHECKED BY:

## JOB NO.:

## SHEET NO.:

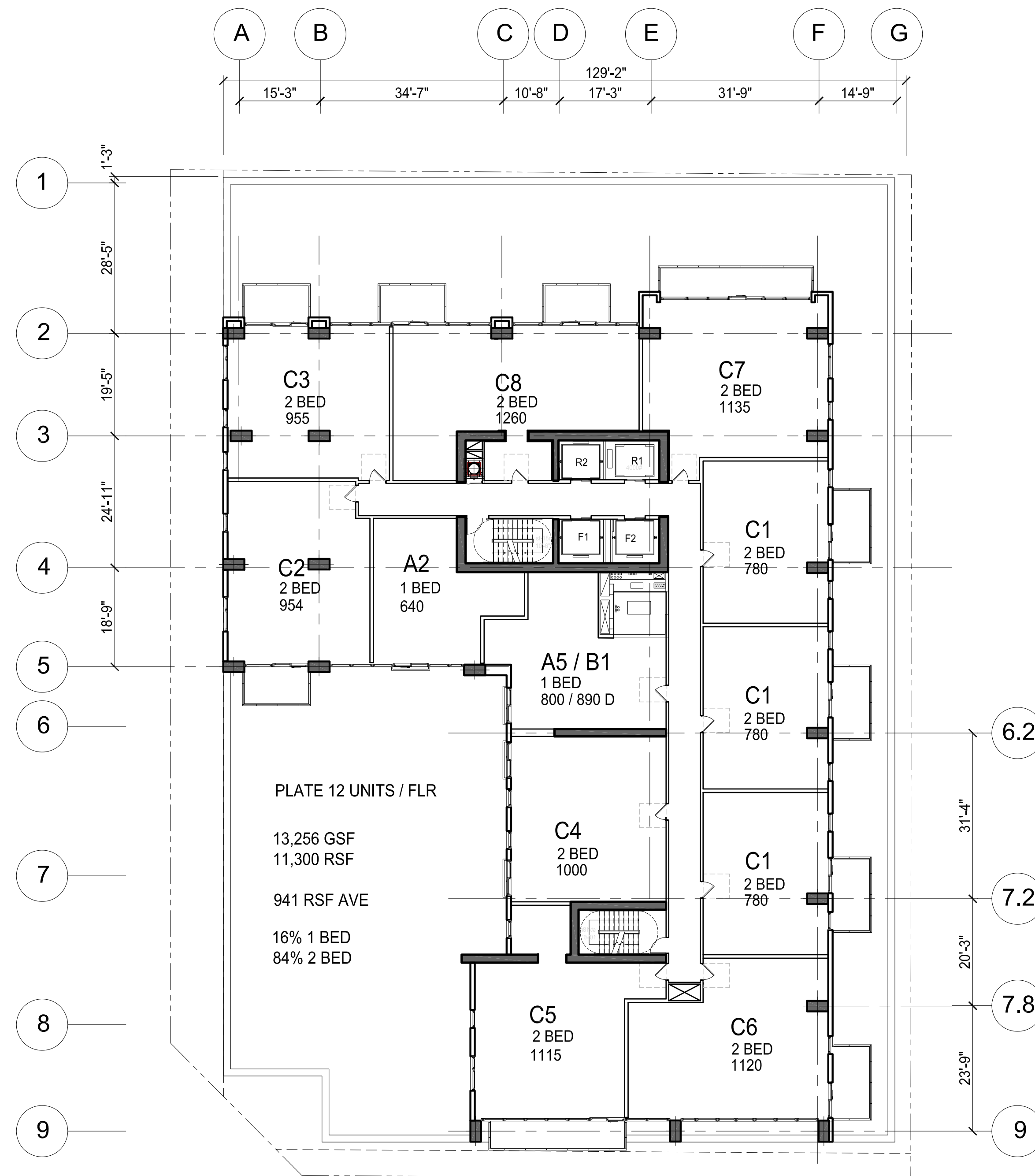
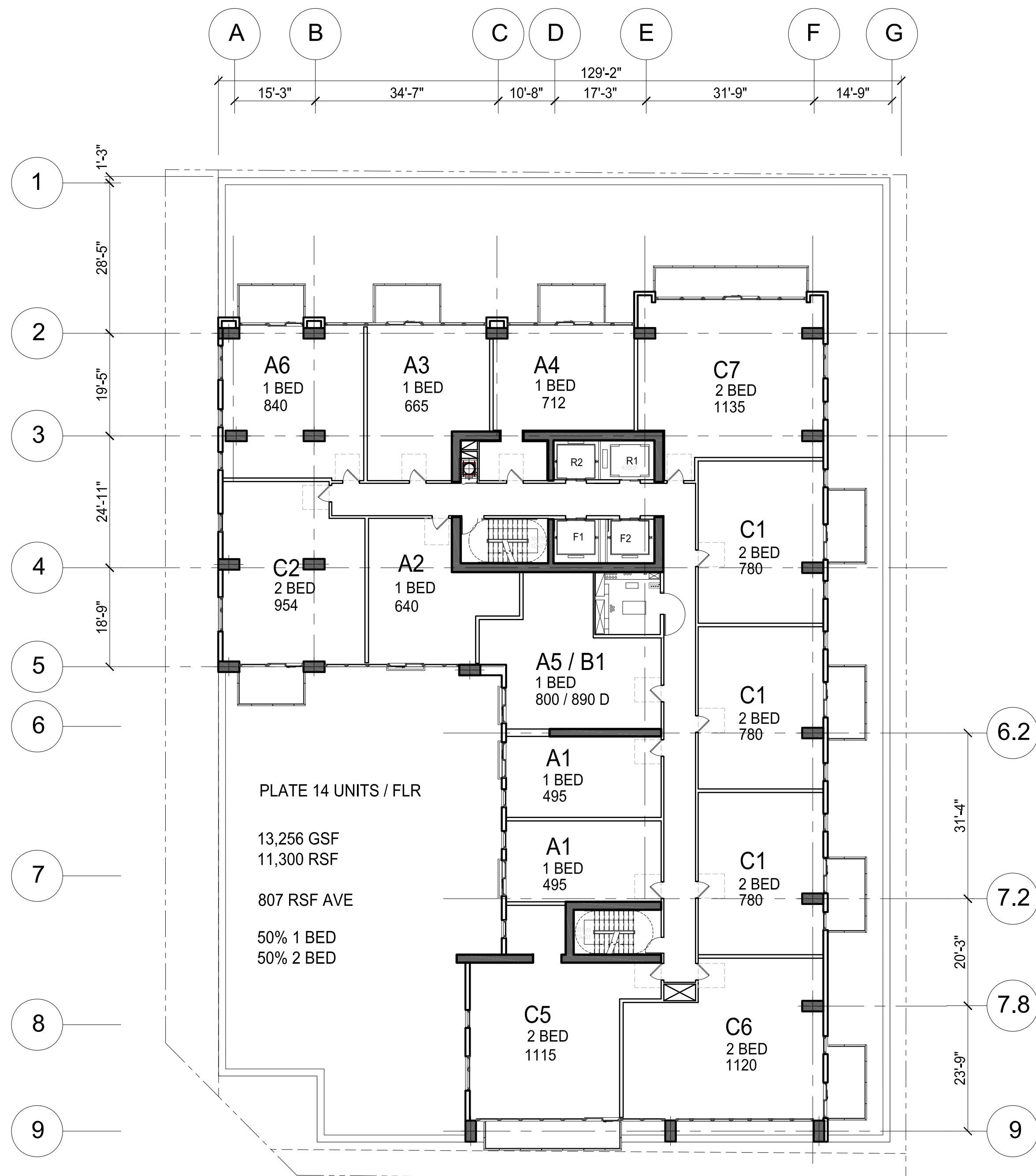
**A103**

CAM #17-1020

Exhibit 1

Page 6 of 21





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**PROJECT:**

**SEAL:**

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**DATE:** - **DECEMBER 9, 2016**

REVISIONS:		
No.	DATE	REMARKS

**SHEET TITLE:**  
**TOWER FLOOR PLANS**



**DATE:**  
**SCALE:** 1/16"=1'-0"  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A104**





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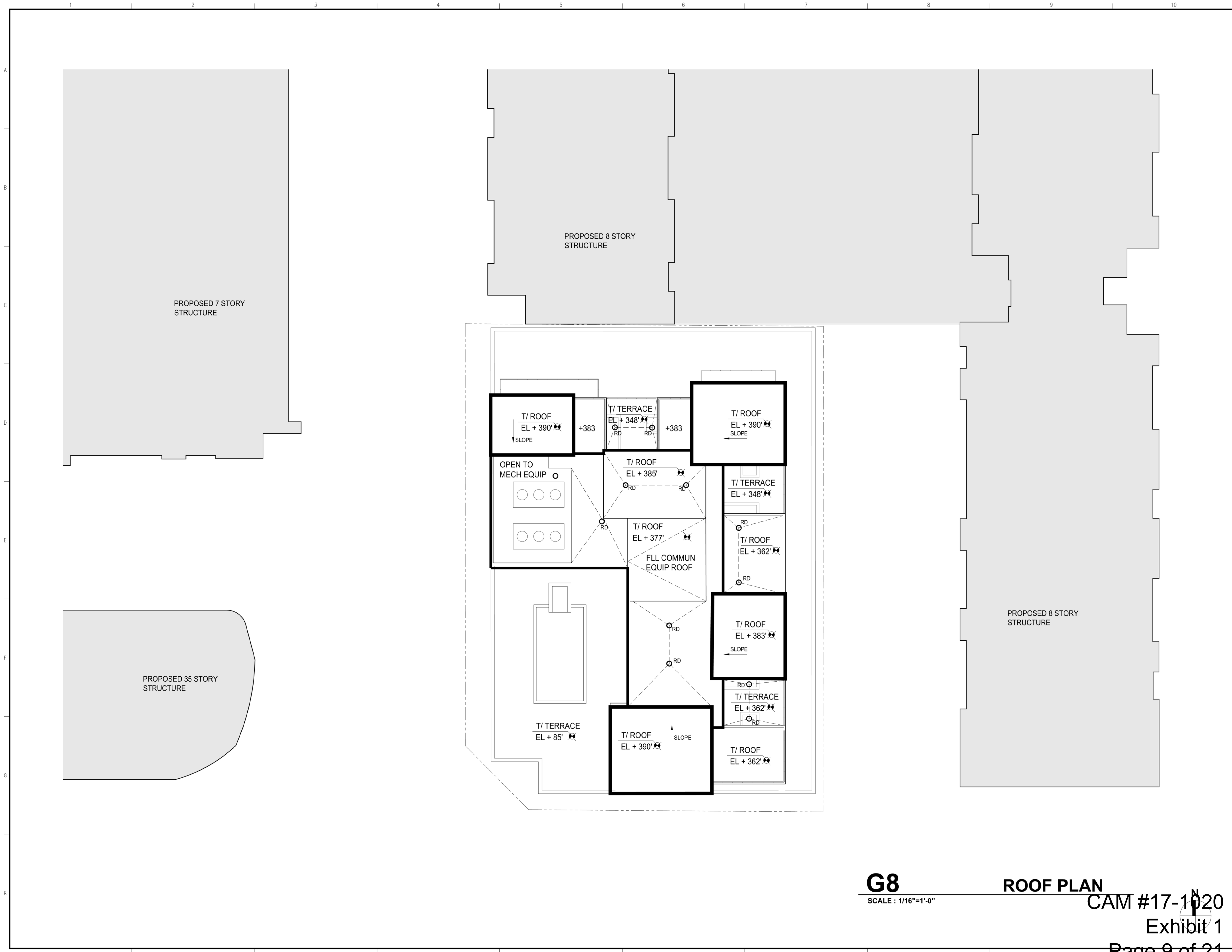
**SHEET TITLE:**  
**PENTHOUSE LEVEL PLANS**

**488**  
RESIDENCES  
**AT RIVERWALK**

**DATE:**  
**SCALE:** 1/16"=1'-0"  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A105**





**G8**  
SCALE : 1/16"=1'-0"

**ROOF PLAN**

CAM #17-1020  
Exhibit 1  
Page 9 of 21

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PROJECT:

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DATE: - DECEMBER 9, 2016

REVISIONS:		
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SHEET TITLE:

UPPER LEVEL PLANS



DATE:

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A106









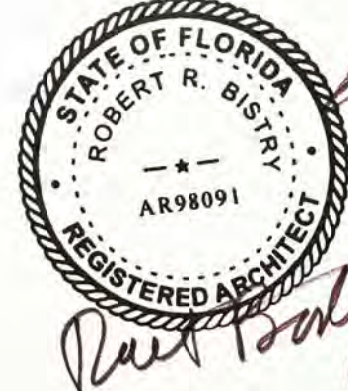
VIEW OF NORTH FACADE




CAM #17-1020  
VIEW OF SOUTH FACADE

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No.	DATE	REMARKS

SHEET TITLE:  
TOWER CONCEPT IMAGES



DATE:	
SCALE:	1"=20'-0"
DRAWN BY:	
CHECKED BY:	
JOB NO.:	

SHEET NO.:  
**A201**





VIEW OF SOUTH EAST FACADES



CONTEXT RENDERING



CAM #17-1020  
ENLARGED FACADE  
Exhibit 1  
Page 12 of 21

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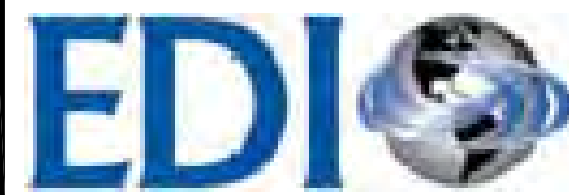
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PROJECT:

SEAL:



ISSUED FOR: - DRC APPROVAL

DATE: - DECEMBER 9, 2016

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

TOWER CONCEPT IMAGES



DATE:

SCALE: 1"=20'-0"

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A202





PODIUM VIEW FROM SW 1ST AVENUE  
REFERENCE SHEET 501 FOR CLADDING DETAILS

STUCCO FINISH ON  
CONCRETE FRAME

TRANSLUCENT  
POLYCARBONITE  
PANELS

ALUM CANOPY  
ALUMINUM AND GLASS  
STOREFRONT



Material Examples



Material Examples

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PODIUM CONCEPT IMAGES



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SHEET NO.:

A203

CAM #17-1020

Exhibit 1

Page 13 of 21





PODIUM VIEW FROM SW 1ST AVENUE  
NIGHT TIME VIEW



STUCCO FINISH ON  
CONCRETE FRAME



TRANSLUCENT  
POLYCARBONITE  
PANELS



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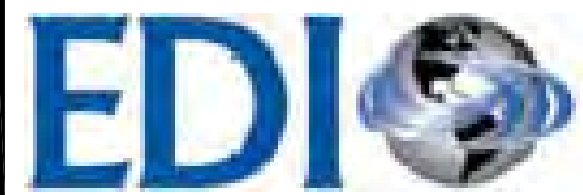
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REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

PODIUM CONCEPT IMAGES



DATE:

SCALE: 1"=20'-0"

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SHEET NO.:

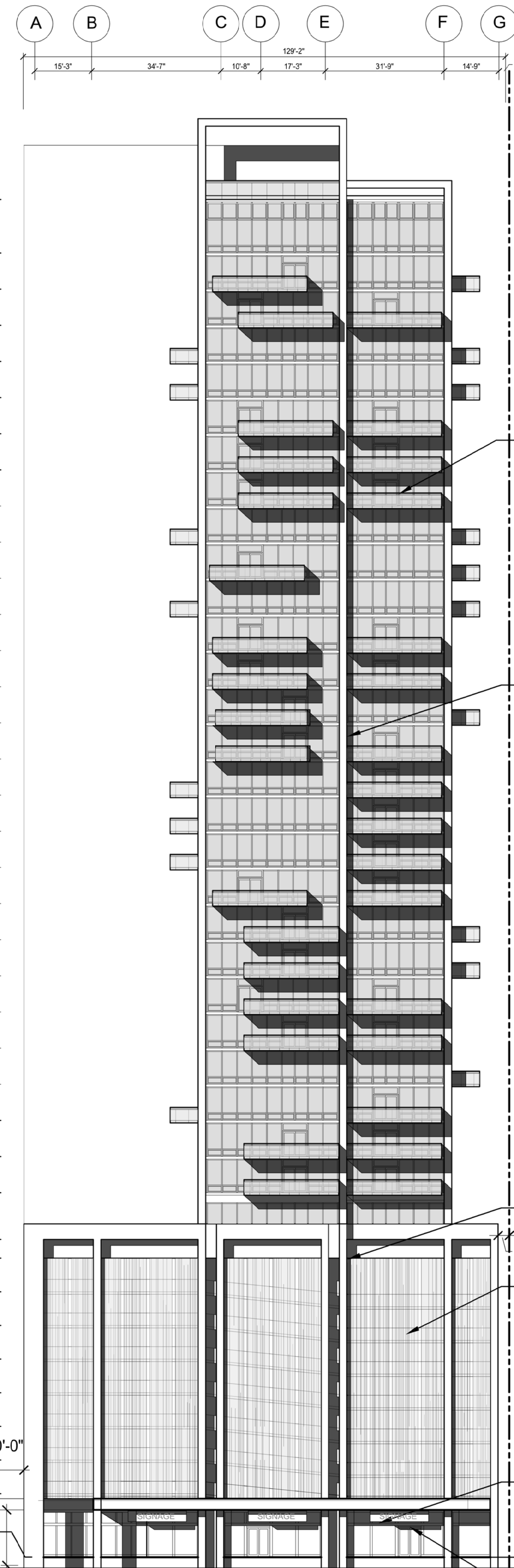
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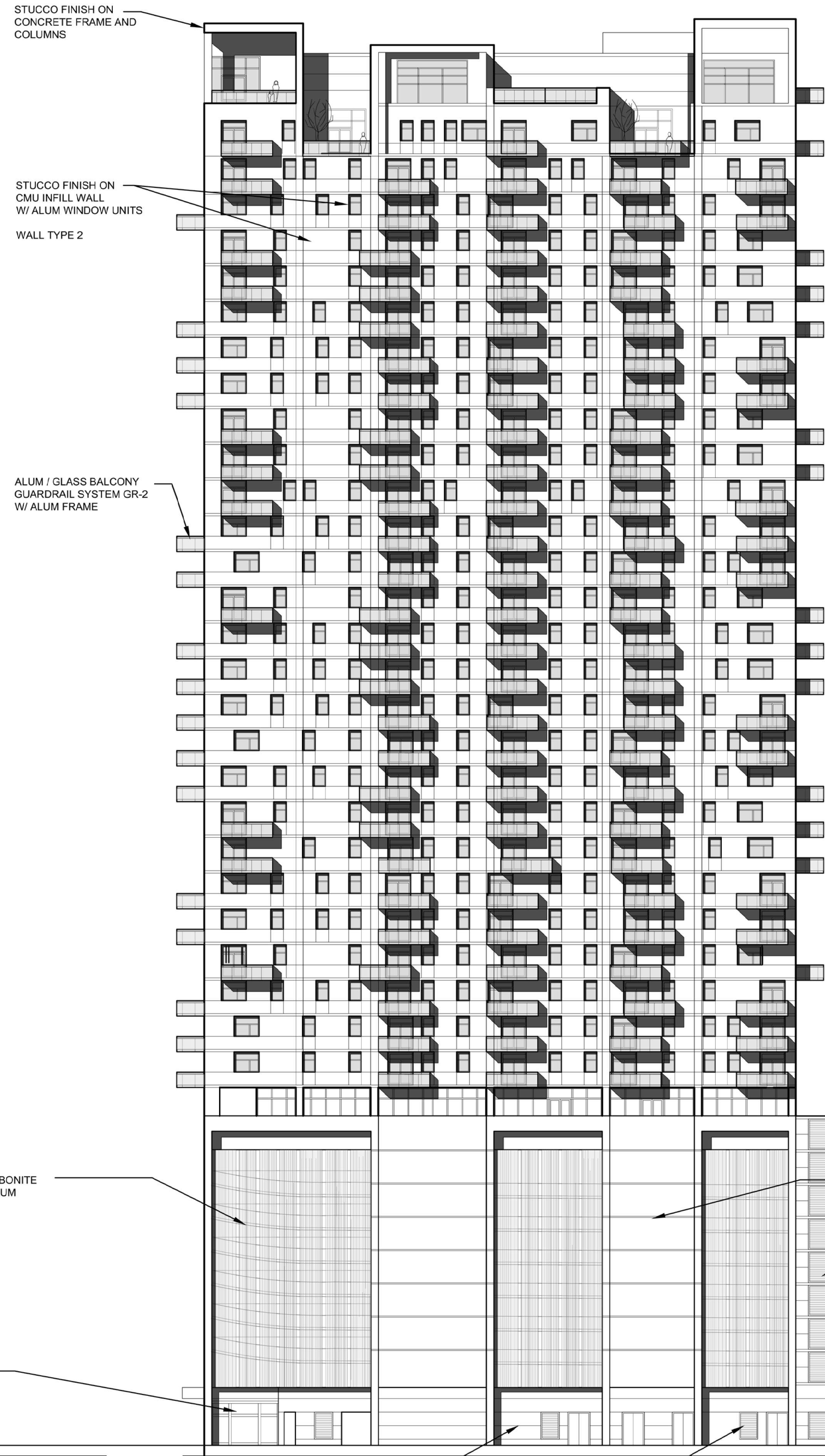
Exhibit 1



- T/SLAB MAIN ROOF  
EL + 377'-0"
- T/SLAB 38TH FLOOR  
EL + 363'-2"
- T/SLAB 37TH FLOOR  
EL + 348'-10"
- T/SLAB 36TH FLOOR  
EL + 333'-2"
- T/SLAB 35TH FLOOR  
EL + 329'-6"
- T/SLAB 34TH FLOOR  
EL + 319'-10"
- T/SLAB 33RD FLOOR  
EL + 310'-2"
- T/SLAB 32ND FLOOR  
EL + 300'-6"
- T/SLAB 31ST FLOOR  
EL + 290'-10"
- T/SLAB 30TH FLOOR  
EL + 281'-2"
- T/SLAB 29TH FLOOR  
EL + 271'-6"
- T/SLAB 28TH FLOOR  
EL + 261'-10"
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- T/SLAB 23RD FLOOR  
EL + 213'-6"
- T/SLAB 22ND FLOOR  
EL + 203'-10"
- T/SLAB 21ST FLOOR  
EL + 194'-2"
- T/SLAB 20TH FLOOR  
EL + 184'-6"
- T/SLAB 19TH FLOOR  
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- T/SLAB 18TH FLOOR  
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- T/SLAB 12TH FLOOR  
EL + 107'-2"
- T/SLAB 11TH FLOOR  
EL + 97'-6"
- T/SLAB 10TH FLOOR  
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- T/SLAB 9TH FLOOR  
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- T/SLAB 7TH FLOOR  
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- T/SLAB 6TH FLOOR  
EL + 53'-0"
- T/SLAB 5TH FLOOR  
EL + 44'-0"
- T/SLAB 4TH FLOOR  
EL + 35'-0"
- T/SLAB 3RD FLOOR  
EL + 26'-0"
- T/SLAB 2ND FLOOR  
EL + 17'-0"
- T/SLAB 1ST FLOOR  
EL + 0'-0" ± NAVD



**G3 SOUTH ELEVATION**  
SCALE : 1"=20'-0"



**G8 EAST ELEVATION**  
SCALE : 1"=20'-0"

CAM #17-1020  
Exhibit 1  
Page 15 of 21

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**ISSUED FOR: - DRC APPROVAL**

**DATE:** DECEMBER 9, 2016

**REVISIONS:**

No.	DATE	REMARKS
5.25.17		CITY COMMENTS

**SHEET TITLE:**

**BUILDING ELEVATIONS**



**DATE:**

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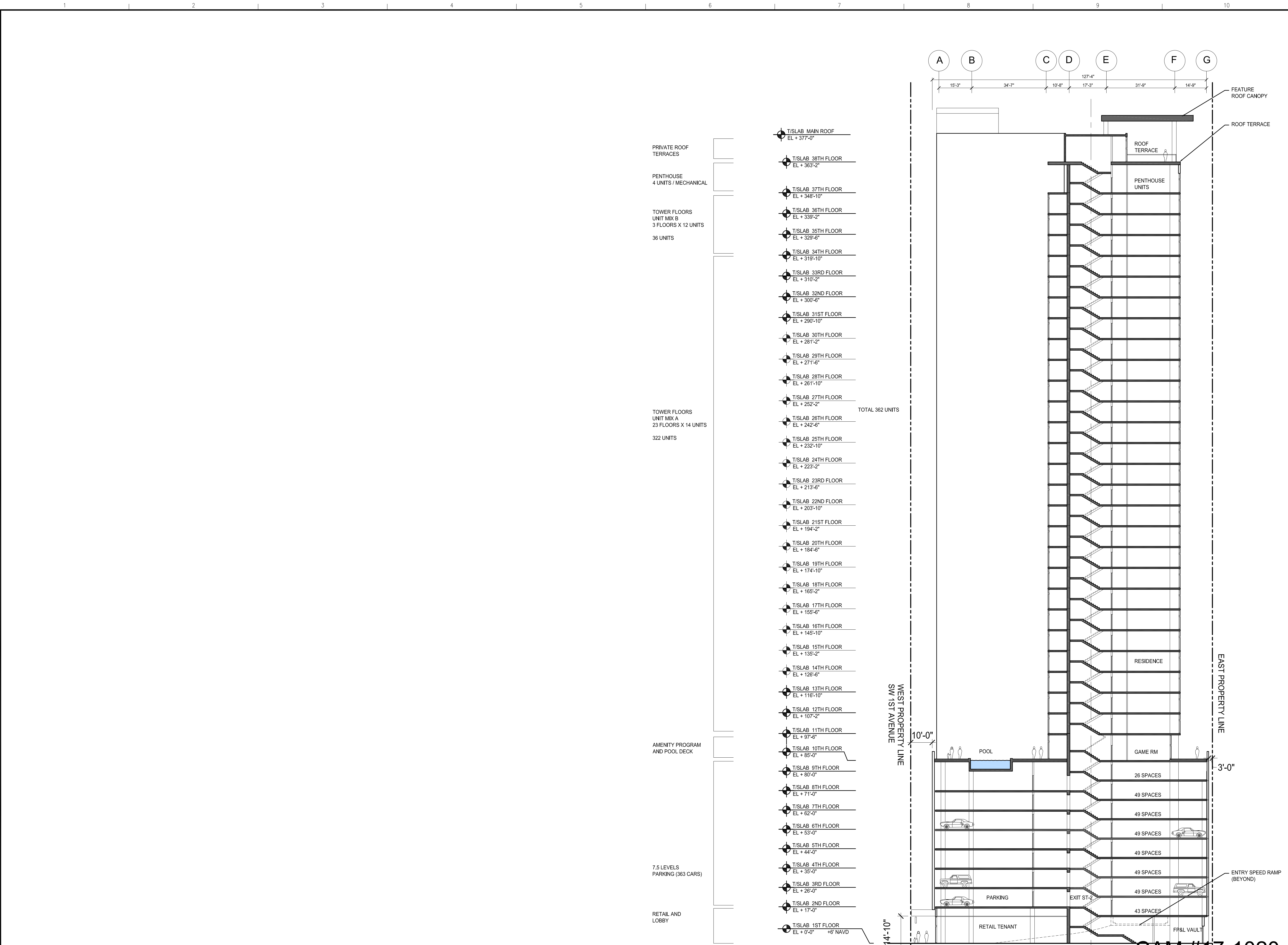
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**JOB NO.:**

**SHEET NO.:**

**A204**





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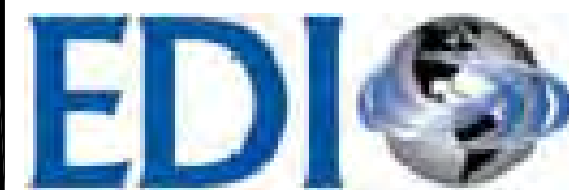
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PROJECT:

SEAL:

ISSUED FOR: - DRC APPROVAL

DATE: - DECEMBER 9, 2016

REVISIONS:

No.	DATE	REMARKS
	5.25.17	CITY COMMENTS

SHEET TITLE:

UPPER LEVEL PLANS



DATE:

SCALE: 1"=20'-0"

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A300

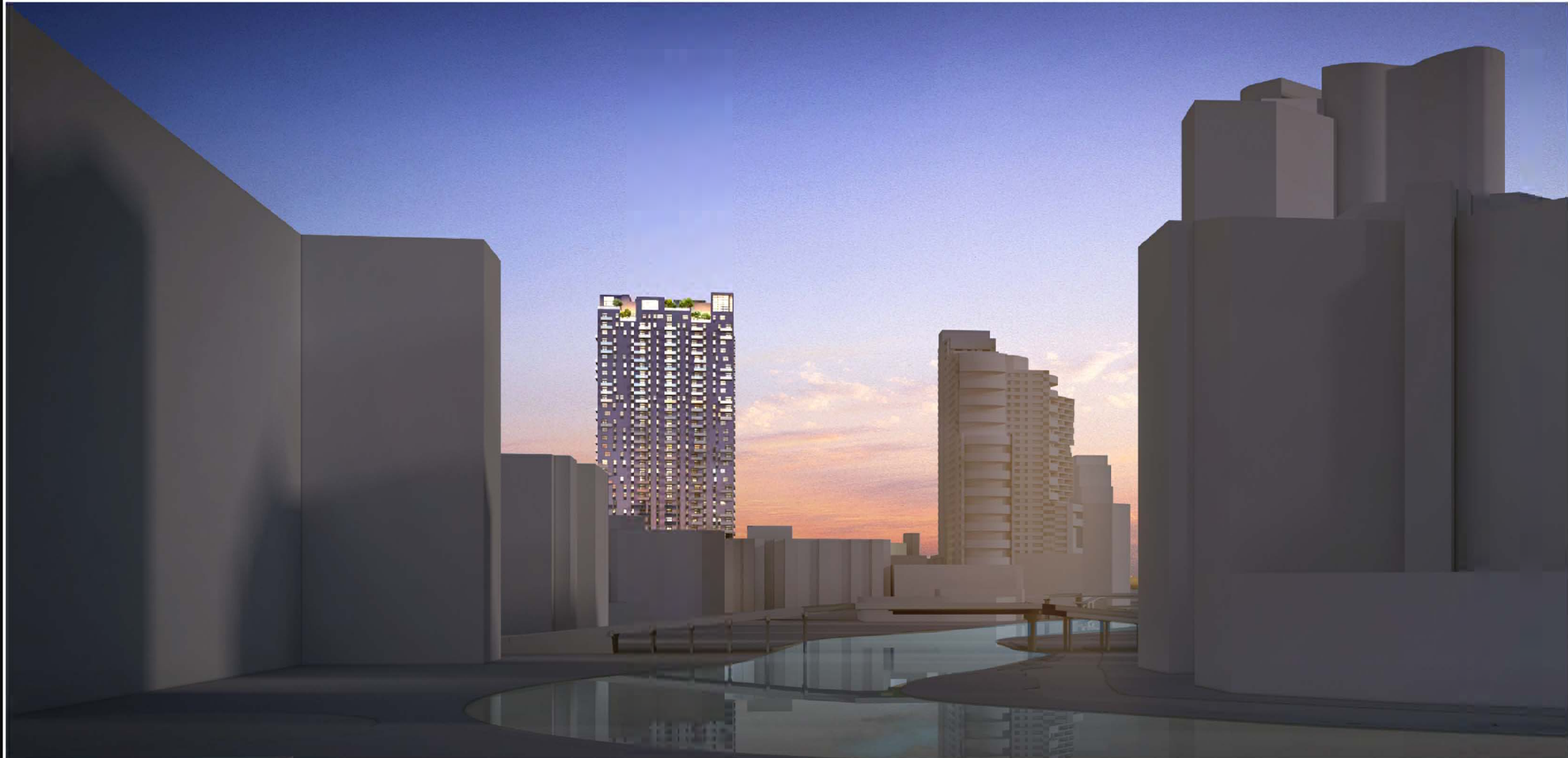
G8

BUILDING SECTION A-A

Exhibit 1

Page 16 of 21





VIEW FROM RIVER LOOKING WEST



VIEW LOOKING SOUTH WEST



DETAIL VIEW OF ROOF MASSING



ARCHITECTURAL PRECEDANT

CAM #17-1020  
Exhibit 1  
Page 17 of 21

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PROJECT:

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DATE: DECEMBER 9, 2016

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

SKYLINE IMAGES



DATE:

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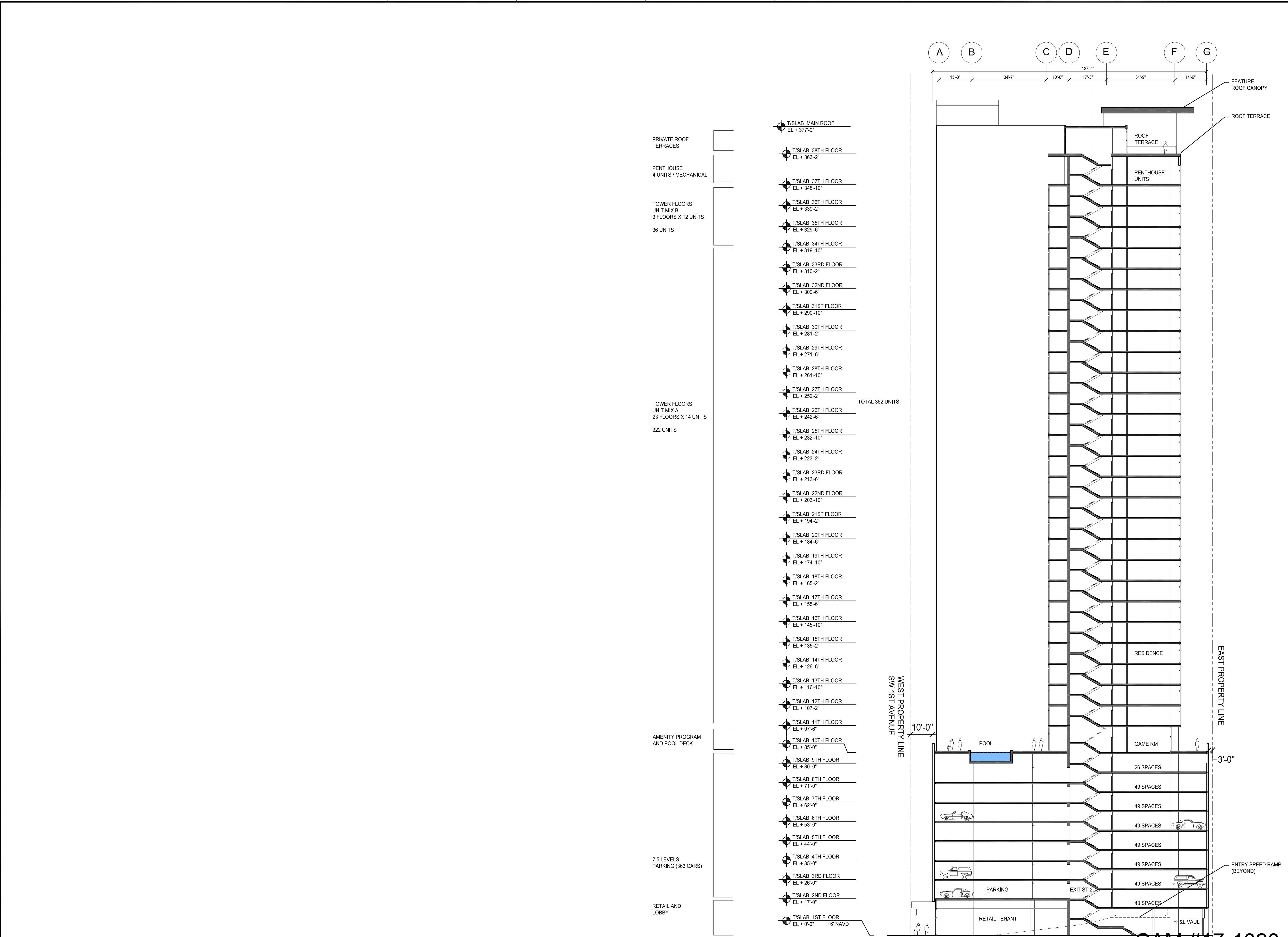
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JOB NO.:

SHEET NO.:

A206





**G8** BUILDING SECTION A-A  
SCALE : 1"=20'-0"

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**ISSUED FOR:** - DRC APPROVAL  
**DATE:** - DECEMBER 9, 2016

REVISIONS:		
No.	DATE	REMARKS

**SHEET TITLE:**  
**UPPER LEVEL PLANS**



**DATE:** \_\_\_\_\_  
**SCALE:** 1"=20'-0"  
**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
**JOB NO.:** \_\_\_\_\_

**SHEET NO.:**  
**A300**



12345678910

A

B

C

D

E

F

G

K

**G8 TWO BEDROOM TYPE-B1**  
SCALE : 1/4"=1'-0"

**G3 ONE BEDROOM TYPE-A1**  
SCALE : 1/4"=1'-0"

CAM #17-1020

Exhibit 1

Page 19 of 21

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PROJECT:

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ISSUED FOR: - DRC APPROVAL

DATE: - DECEMBER 9, 2016

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

TYPICAL UNIT TYPES

DATE:

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

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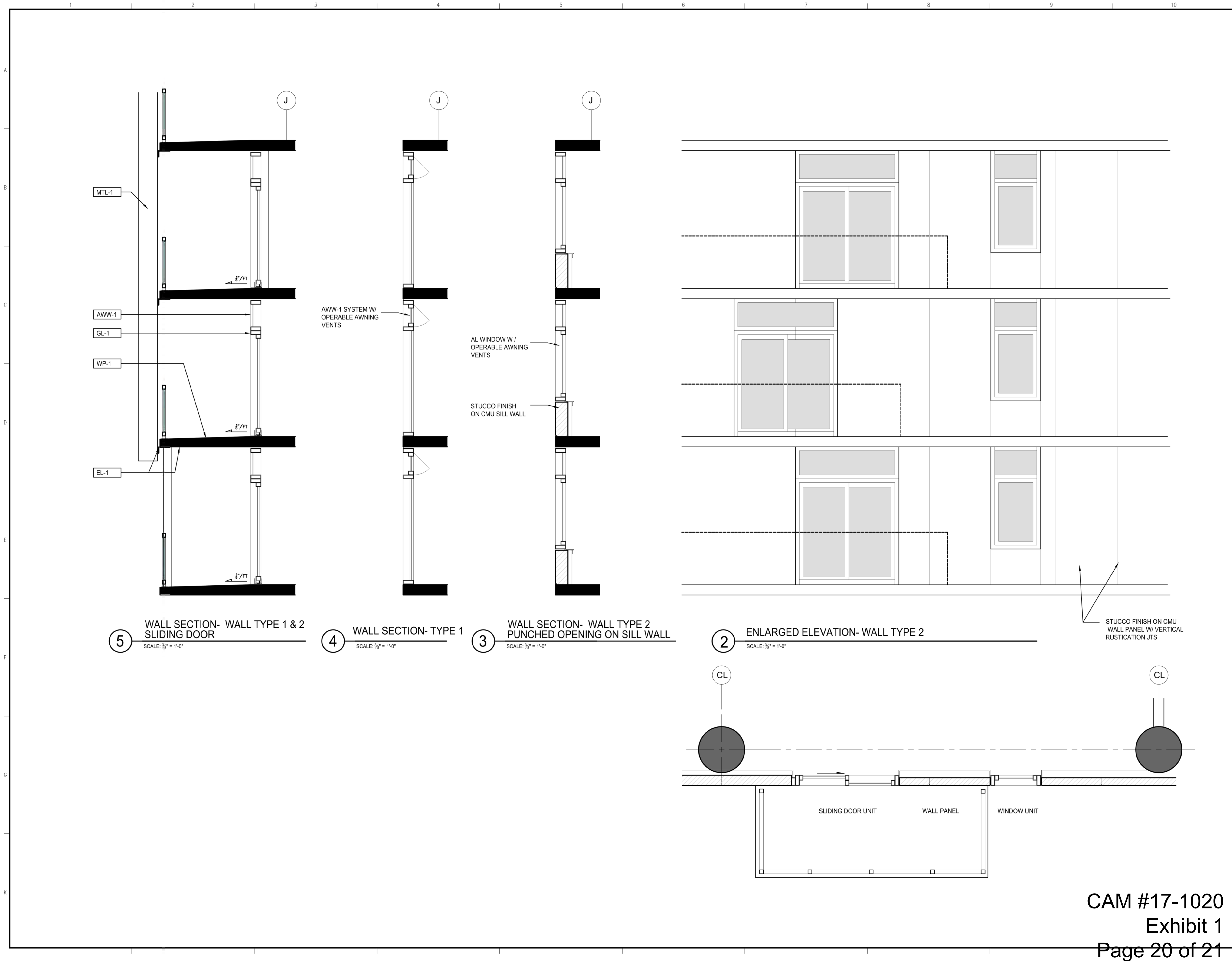
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SHEET NO.:

A400





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ISSUED FOR: - DRC APPROVAL

DATE: - DECEMBER 9, 2016

REVISIONS:		
No.	DATE	REMARKS

SHEET TITLE:

**BUILDING ELEVATIONS**



DATE:

SCALE:

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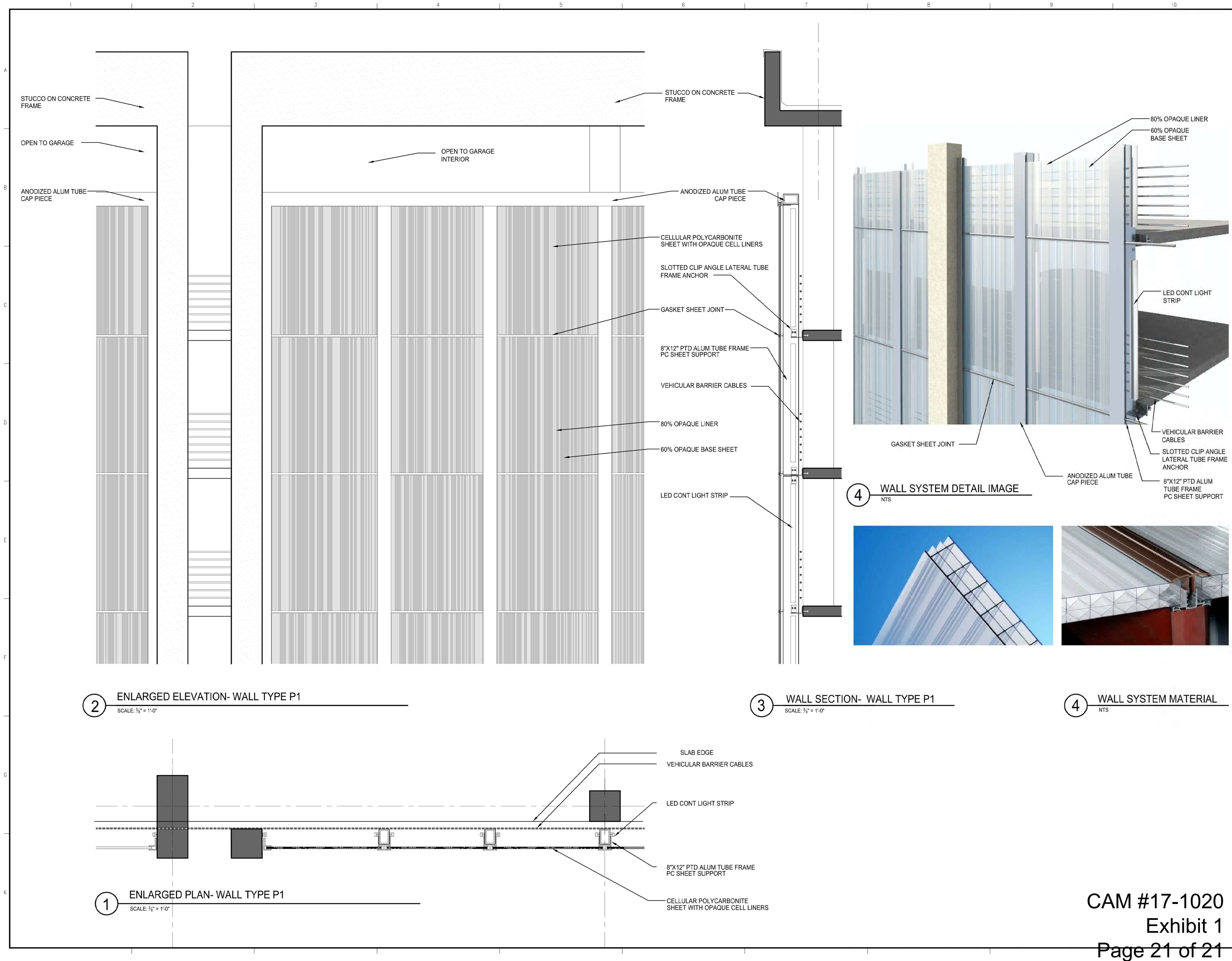
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JOB NO.:

SHEET NO.:

**A500**





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**SEAL:**

**ISSUED FOR:** - DRC APPROVAL  
**DATE:** - DECEMBER 9, 2016

**REVISIONS:**

No.	DATE	REMARKS

**SHEET TITLE:**  
**BUILDING ELEVATIONS**

**488**  
RESIDENCES  
AT RIVERWALK

**DATE:**  
**SCALE:**  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A501**