

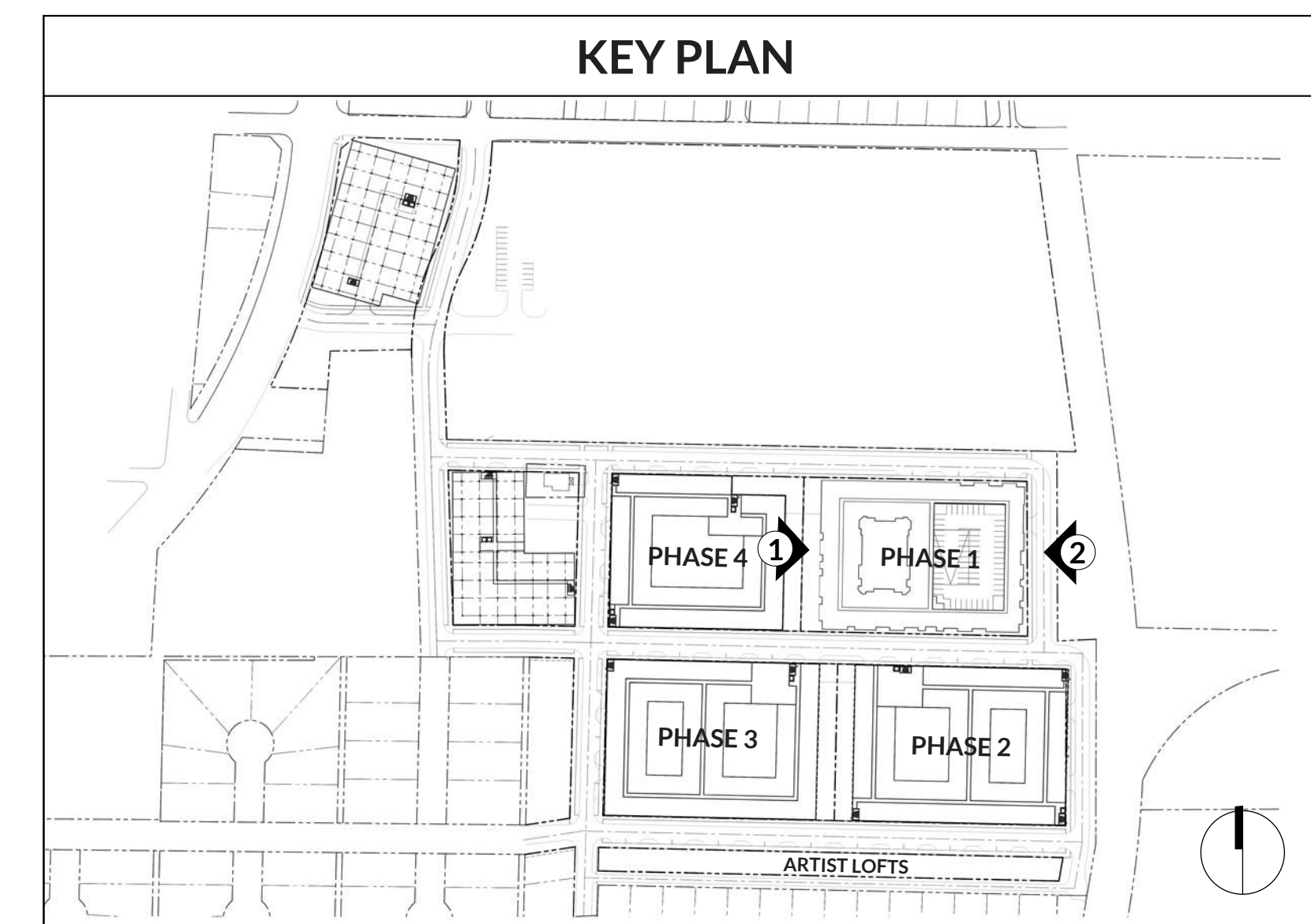


| PHASE 1 - MATERIAL CALCULATIONS |          |      |          |      |          |      |          |      |                 |      |
|---------------------------------|----------|------|----------|------|----------|------|----------|------|-----------------|------|
| ELEVATION ORIENTATION           | NORTH    |      | EAST     |      | SOUTH    |      | WEST     |      | BUILDING TOTALS |      |
|                                 | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF        | %    |
| BRICK                           | 9,060    | 53%  | 7,470    | 60%  | 11,410   | 65%  | 6,875    | 54%  | 34,815          | 58%  |
| CASTS STONE                     | 650      | 4%   | 485      | 4%   | 720      | 4%   | 470      | 4%   | 2,325           | 4%   |
| FIBER CEMENT                    | 7,120    | 42%  | 4,465    | 36%  | 5,425    | 31%  | 5,235    | 41%  | 22,245          | 37%  |
| ARCH. METAL                     | 200      | 1%   | 110      | 1%   | 110      | 1%   | 115      | 1%   | 535             | 1%   |
| TOTAL SOLID AREA                | 17,030   | 100% | 12,530   | 100% | 17,665   | 100% | 12,695   | 100% | 59,920          | 100% |
| GLAZING                         | 5,980    | 26%  | 3,910    | 24%  | 5,700    | 24%  | 4,315    | 25%  | 19,905          | 25%  |
| PERF. METAL SCREEN              | -0       | 0%   | -0       | 0%   | -0       | 0%   | -0       | 0%   | -0              | 0%   |
| TOTAL TRANSPARENCY              | 5,980    | 26%  | 3,910    | 24%  | 5,700    | 24%  | 4,315    | 25%  | 19,905          | 25%  |
| TOTAL FAÇADE AREA               | 23,010   |      | 16,440   |      | 23,365   |      | 17,010   |      | 79,825          |      |

| ELEVATION KEYNOTES |  |
|--------------------|--|
| 1A                 | BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE            |
| 1B                 | BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE                  |
| 1C                 | BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE                           |
| 2                  | CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL                           |
| 3A                 | FIBER CEMENT SIDING: HARDIE, LAP, PAINTED                                  |
| 3B                 | FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR |
| 4                  | ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME                            |
| 5                  | STOREFRONT & DOORS: KAWNEER  |
| 6                  | PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY                         |
| 7                  | METAL CANOPIES: PAINTED  |
| 8                  | PERF. METAL SCREEN SYSTEM  |
| 9                  | CURTAINWALL SYSTEM   |

| GENERAL NOTES                  |  |
|--------------------------------|--|
| 1. WINDOWS ARE VINYL U.N.O.    |  |
| 2. WALL SCNCE AT EVERY BALCONY |  |



**2** MULTI-FAMILY PHASE 1 (EAST)  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 1 (WEST)  
SCALE: 1/16" = 1'-0"

**ISSUE LOG**

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PROJECT NO.: 202130

ISSUE DATE: 04/03/23

ISSUE NAME: SITE PLAN SUBMITTAL

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION

| PHASE 2 - MATERIAL CALCULATIONS |               |             |               |             |               |             |               |             |                 |             |
|---------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION           | NORTH         |             | EAST          |             | SOUTH         |             | WEST          |             | BUILDING TOTALS |             |
|                                 | MATERIALS     | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %               | TOTAL SF    |
| BRICK                           | 15,550        | 66%         | 10,775        | 63%         | 15,225        | 65%         | 10,625        | 60%         | 52,175          | 64%         |
| CAST STONE                      | 1,030         | 4%          | 705           | 4%          | 980           | 4%          | 720           | 4%          | 3,435           | 4%          |
| FIBER CEMENT                    | 6,655         | 28%         | 5,385         | 32%         | 7,000         | 30%         | 6,265         | 35%         | 25,305          | 31%         |
| ARCH. METAL                     | 300           | 1%          | 110           | 1%          | 145           | 1%          | 185           | 1%          | 740             | 1%          |
| <b>TOTAL SOLID AREA</b>         | <b>23,535</b> | <b>100%</b> | <b>16,975</b> | <b>100%</b> | <b>23,350</b> | <b>100%</b> | <b>17,795</b> | <b>100%</b> | <b>81,655</b>   | <b>100%</b> |
| GLAZING                         | 5,680         | 18%         | 3,745         | 17%         | 5,120         | 17%         | 3,965         | 17%         | 18,510          | 17%         |
| PERF. METAL SCREEN              | 1,745         | 6%          | 1,485         | 7%          | 2,385         | 8%          | 1,385         | 6%          | 7,000           | 7%          |
| <b>TOTAL TRANSPARENCY</b>       | <b>7,425</b>  | <b>24%</b>  | <b>5,230</b>  | <b>24%</b>  | <b>7,505</b>  | <b>24%</b>  | <b>5,350</b>  | <b>23%</b>  | <b>25,510</b>   | <b>24%</b>  |
| <b>TOTAL FAÇADE AREA</b>        | <b>30,960</b> |             | <b>22,205</b> |             | <b>30,855</b> |             | <b>23,145</b> |             | <b>107,165</b>  |             |

**DESIGN EXCEPTIONS REQUIRED**

- PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. NO PRIORITY A STREET AVAILABLE FOR THIS PHASE.
- ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE.

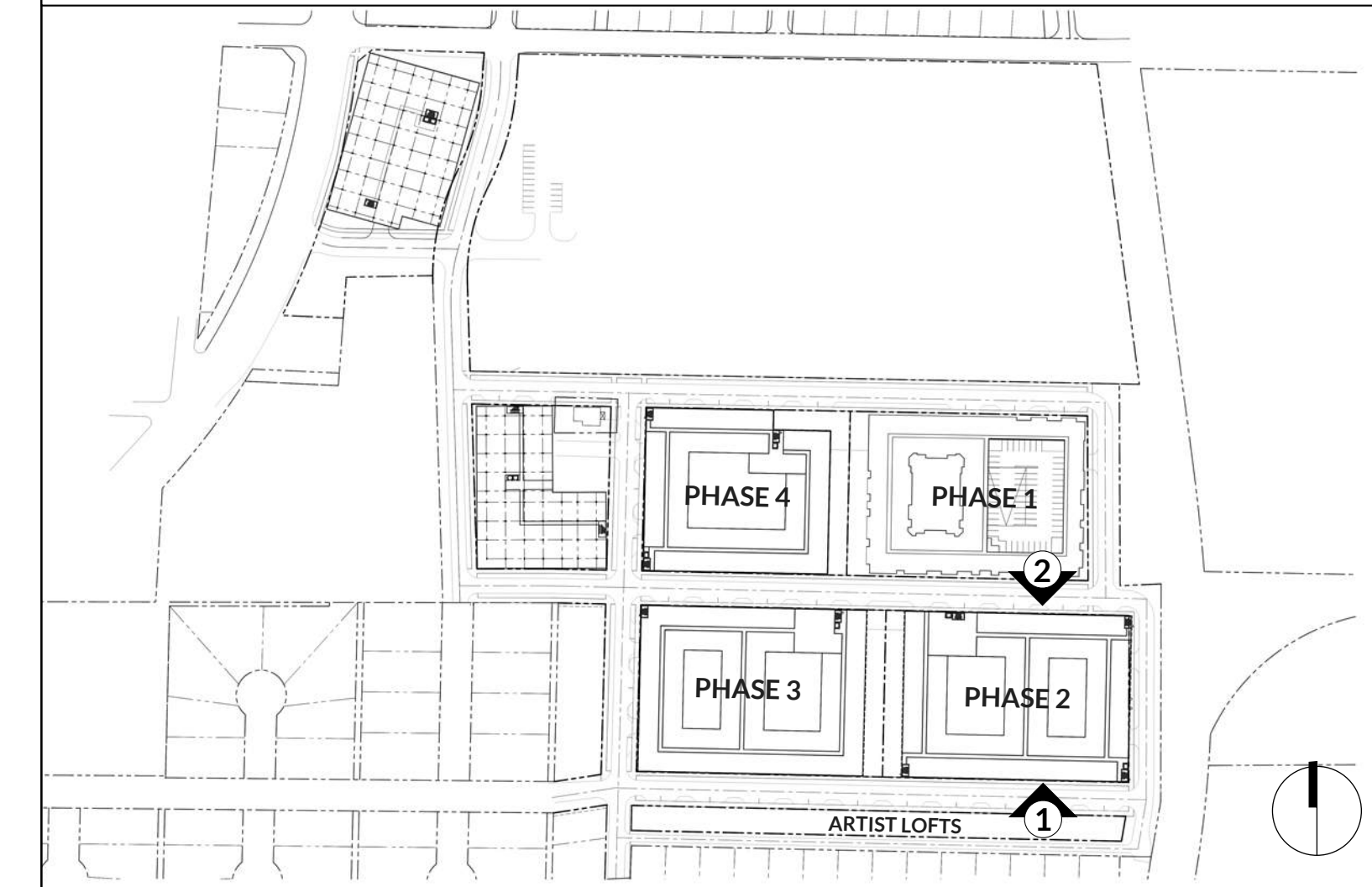
**ELEVATION KEYNOTES**

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
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- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

**GENERAL NOTES**

- WINDOWS ARE VINYL U.N.O.
- WALL SCENCE AT EVERY BALCONY

**KEY PLAN**



**2** MULTI-FAMILY PHASE 2 (NORTH)  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 2 (SOUTH) **PRIORITY B**  
SCALE: 1/16" = 1'-0"

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| PHASE 2 - MATERIAL CALCULATIONS |               |             |               |             |               |             |               |             |                 |             |
|---------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION           | NORTH         |             | EAST          |             | SOUTH         |             | WEST          |             | BUILDING TOTALS |             |
|                                 | MATERIALS     | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %               | TOTAL SF    |
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| FIBER CEMENT                    | 6,655         | 28%         | 5,385         | 32%         | 7,000         | 30%         | 6,265         | 35%         | 25,305          | 31%         |
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| <b>TOTAL FAÇADE AREA</b>        | <b>30,960</b> |             | <b>22,205</b> |             | <b>30,855</b> |             | <b>23,145</b> |             | <b>107,165</b>  |             |

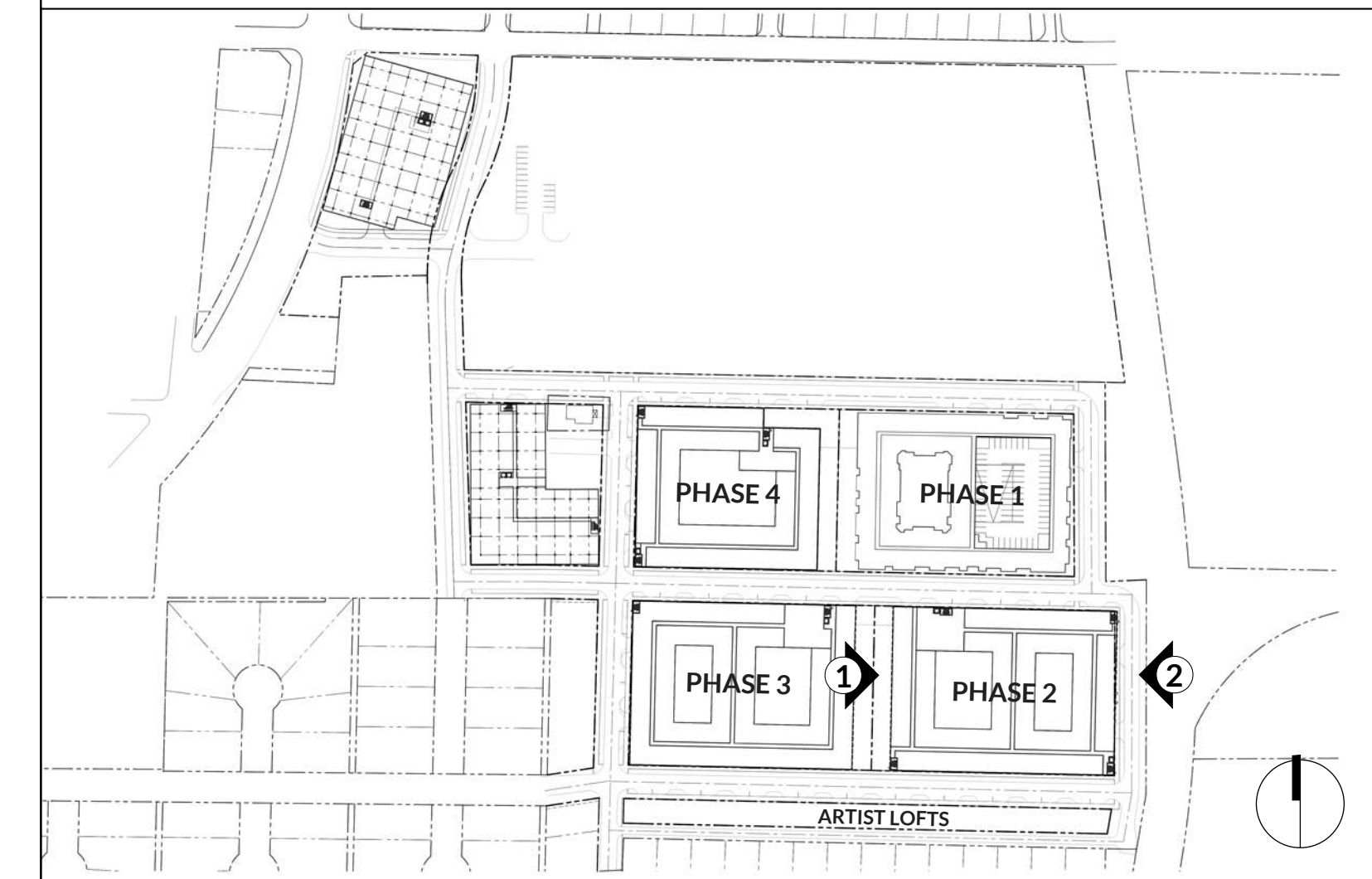
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- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- 1. WINDOWS ARE VINYL U.N.O.
- 2. WALL SCOFF AT EVERY BALCONY

### KEY PLAN



**2** MULTI-FAMILY PHASE 2 (EAST)  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 2 (WEST)  
SCALE: 1/16" = 1'-0"

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| PHASE 2 - MATERIAL CALCULATIONS |               |             |               |             |               |             |               |             |                 |             |
|---------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION           | NORTH         |             | EAST          |             | SOUTH         |             | WEST          |             | BUILDING TOTALS |             |
|                                 | MATERIALS     | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %               | TOTAL SF    |
| BRICK                           | 15,550        | 66%         | 10,775        | 63%         | 15,225        | 65%         | 10,625        | 60%         | 52,175          | 64%         |
| CAST STONE                      | 1,030         | 4%          | 705           | 4%          | 980           | 4%          | 720           | 4%          | 3,435           | 4%          |
| FIBER CEMENT                    | 6,655         | 28%         | 5,385         | 32%         | 7,000         | 30%         | 6,265         | 35%         | 25,305          | 31%         |
| ARCH. METAL                     | 300           | 1%          | 110           | 1%          | 145           | 1%          | 185           | 1%          | 740             | 1%          |
| <b>TOTAL SOLID AREA</b>         | <b>23,535</b> | <b>100%</b> | <b>16,975</b> | <b>100%</b> | <b>23,350</b> | <b>100%</b> | <b>17,795</b> | <b>100%</b> | <b>81,655</b>   | <b>100%</b> |
| GLAZING                         | 5,680         | 18%         | 3,745         | 17%         | 5,120         | 17%         | 3,965         | 17%         | 18,510          | 17%         |
| PERF. METAL SCREEN              | 1,745         | 6%          | 1,485         | 7%          | 2,385         | 8%          | 1,385         | 6%          | 7,000           | 7%          |
| <b>TOTAL TRANSPARENCY</b>       | <b>7,425</b>  | <b>24%</b>  | <b>5,230</b>  | <b>24%</b>  | <b>7,505</b>  | <b>24%</b>  | <b>5,350</b>  | <b>23%</b>  | <b>25,510</b>   | <b>24%</b>  |
| <b>TOTAL FAÇADE AREA</b>        | <b>30,960</b> |             | <b>22,205</b> |             | <b>30,855</b> |             | <b>23,145</b> |             | <b>107,165</b>  |             |

### DESIGN EXCEPTIONS REQUIRED

- PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. ENTRANCES ARE LOCATED ALONG THE CENTRAL PASEO TO KEEP A CLEAR VIEW OF THE COTTON MILL PUBLIC AREAS.
- ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE.

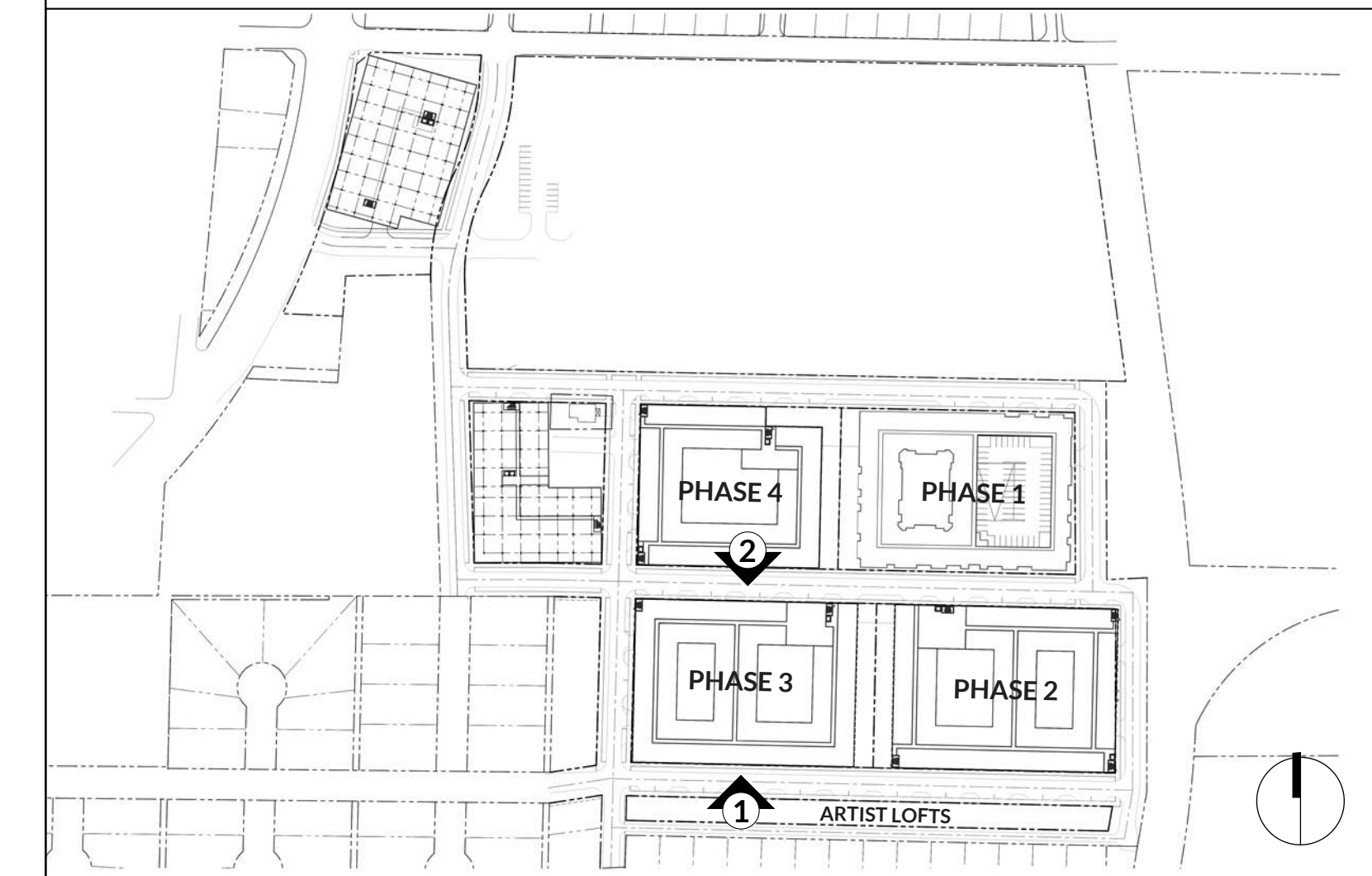
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- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- WINDOWS ARE VINYL U.N.O.
- WALL SCENCE AT EVERY BALCONY

### KEY PLAN



**2** MULTI-FAMILY PHASE 3 (NORTH)  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 3 (SOUTH) PRIORITY B  
SCALE: 1/16" = 1'-0"

COTTON MILL

OWNER  
PRESIDIUM

CIVIL  
KIMLEY HORN

LANDSCAPE  
SASAKI

### ISSUE LOG

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SHEET NO.

**A05**  
PHASE 3 - FAÇADE PLANS

| PHASE 2 - MATERIAL CALCULATIONS |               |             |               |             |               |             |               |             |                 |             |
|---------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION           | NORTH         |             | EAST          |             | SOUTH         |             | WEST          |             | BUILDING TOTALS |             |
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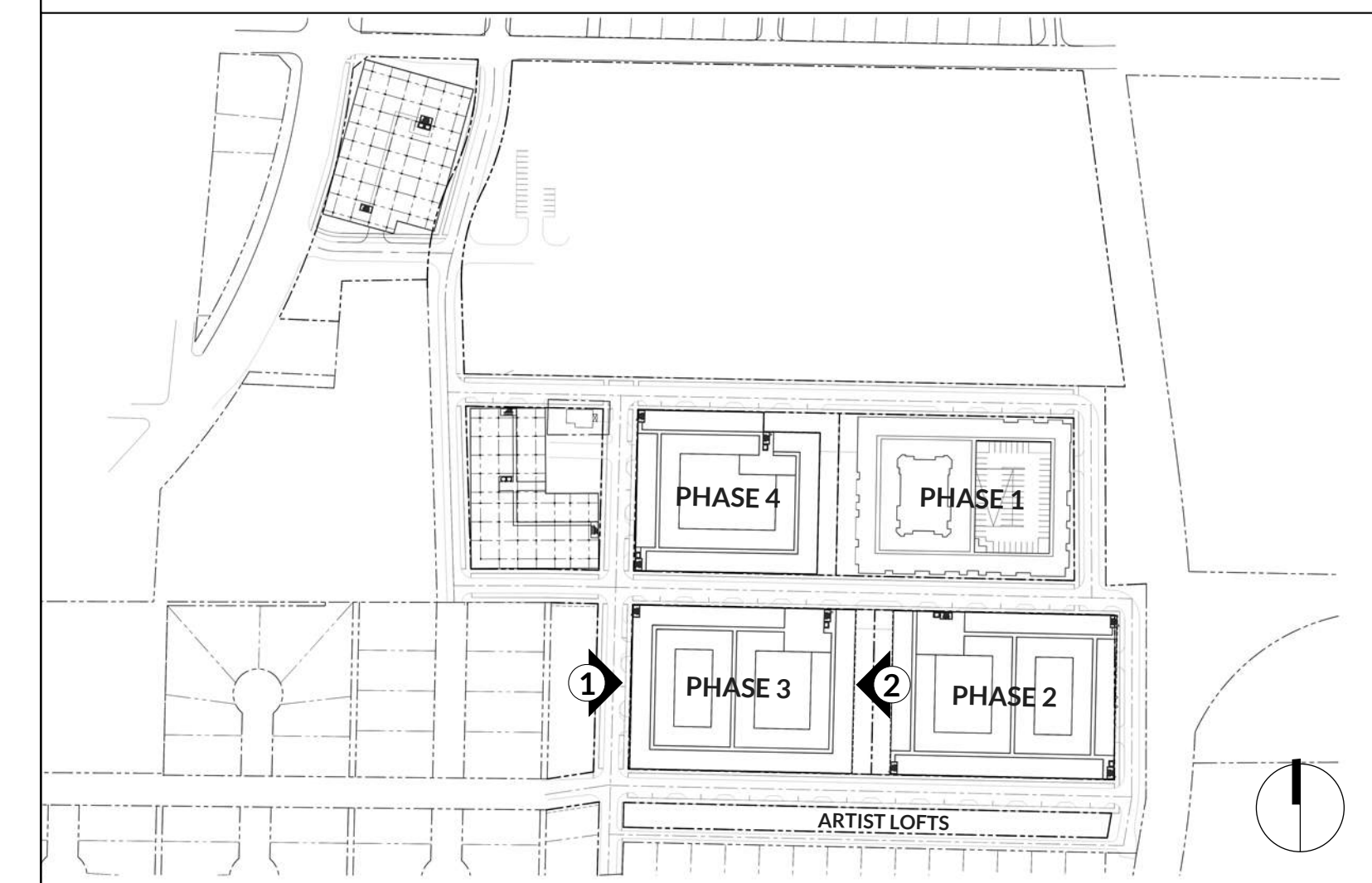
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- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- 1. WINDOWS ARE VINYL U.N.O.
- 2. WALL SCONCE AT EVERY BALCONY

### KEY PLAN



## 2 MULTI-FAMILY PHASE 3 (EAST)

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



## 1 MULTI-FAMILY PHASE 3 (WEST) PRIORITY A

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

### ISSUE LOG

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| PHASE 4 - MATERIAL CALCULATIONS |           |          |        |          |        |          |        |          |                 |          |
|---------------------------------|-----------|----------|--------|----------|--------|----------|--------|----------|-----------------|----------|
| ELEVATION ORIENTATION           | NORTH     |          | EAST   |          | SOUTH  |          | WEST   |          | BUILDING TOTALS |          |
|                                 | MATERIALS | TOTAL SF | %      | TOTAL SF | %      | TOTAL SF | %      | TOTAL SF | %               | TOTAL SF |
| BRICK                           | 12,350    | 61%      | 11,030 | 61%      | 12,140 | 60%      | 10,780 | 63%      | 46,300          | 62%      |
| CAST STONE                      | 855       | 4%       | 715    | 4%       | 815    | 4%       | 705    | 4%       | 3,090           | 4%       |
| FIBER CEMENT                    | 6,660     | 33%      | 6,020  | 34%      | 7,000  | 35%      | 5,385  | 32%      | 25,065          | 33%      |
| ARCH. METAL                     | 300       | 1%       | 180    | 1%       | 145    | 1%       | 110    | 1%       | 735             | 1%       |
| TOTAL SOLID AREA                | 20,165    | 100%     | 17,945 | 100%     | 20,100 | 100%     | 16,980 | 100%     | 75,190          | 100%     |
| GLAZING                         | 4,960     | 19%      | 3,830  | 18%      | 4,400  | 18%      | 3,745  | 18%      | 16,935          | 18%      |
| PERF. METAL SCREEN              | 1,375     | 5%       | 1,200  | 6%       | 2,015  | 8%       | 1,485  | 7%       | 6,075           | 6%       |
| TOTAL TRANSPARENCY              | 6,335     | 24%      | 5,030  | 23%      | 6,415  | 26%      | 5,230  | 25%      | 23,010          | 25%      |
| TOTAL FAÇADE AREA               | 26,500    |          | 21,775 |          | 24,500 |          | 20,725 |          | 93,500          |          |

### DESIGN EXCEPTIONS REQUIRED

- PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. ENTRANCES ARE LOCATED ALONG THE CENTRAL PASEO TO KEEP A CLEAR VIEW OF THE COTTON MILL PUBLIC AREAS.
- ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE.

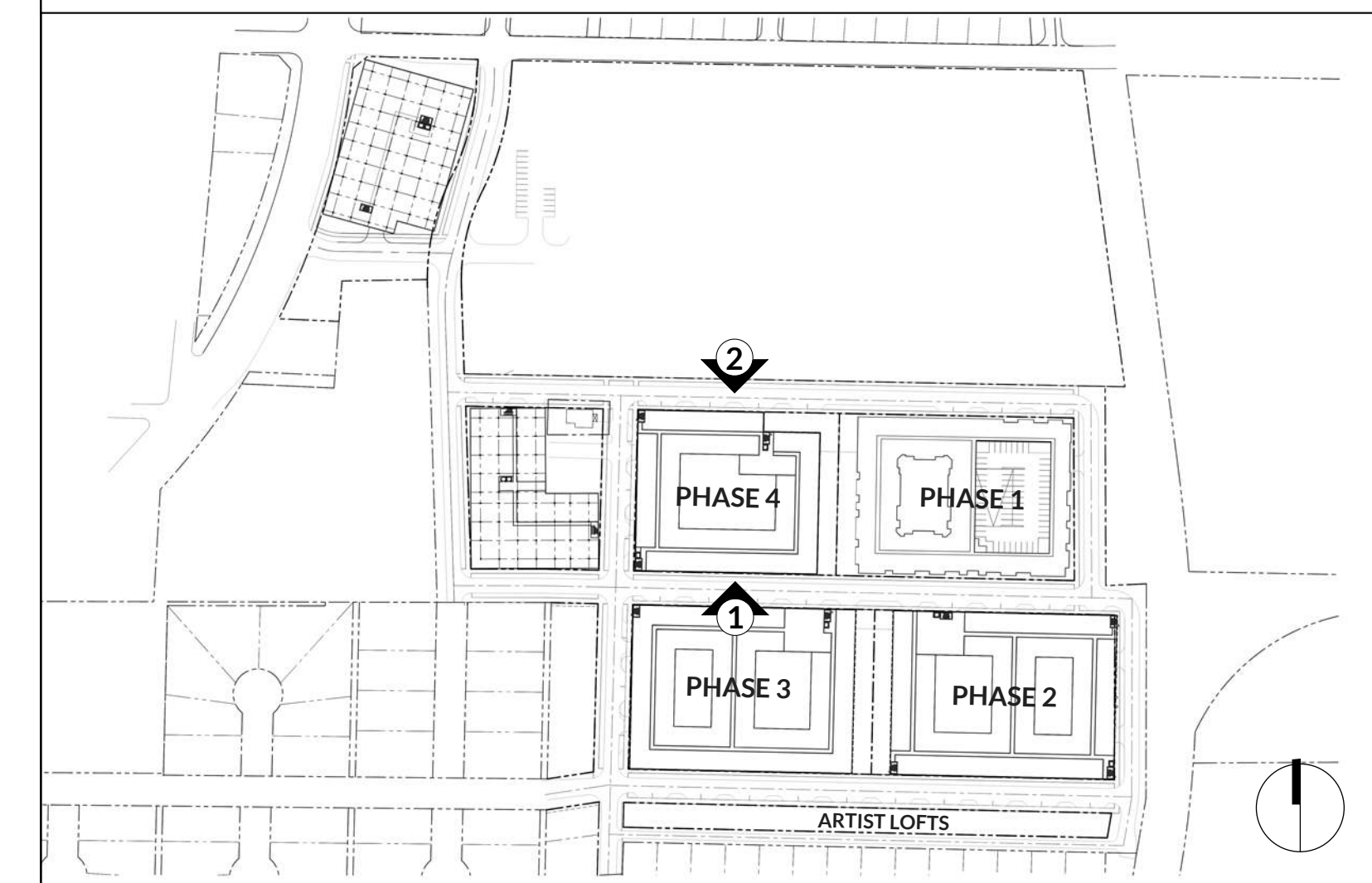
### ELEVATION KEYNOTES

- |    |  |   |  |
|----|--|---|--|
| 1A | BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE            | 4 | ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME    |
| 1B | BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE                  | 5 | STOREFRONT & DOORS: KAWNEER                        |
| 1C | BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE                           | 6 | PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY |
| 2  | CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL                           | 7 | METAL CANOPIES: PAINTED                            |
| 3A | FIBER CEMENT SIDING: HARDIE, LAP, PAINTED                                  | 8 | PERF. METAL SCREEN SYSTEM                          |
| 3B | FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR | 9 | CURTAINWALL SYSTEM                                 |

### GENERAL NOTES

- WINDOWS ARE VINYL U.N.O.
- WALL SCOSCE AT EVERY BALCONY

### KEY PLAN



**2** MULTI-FAMILY PHASE 4 (NORTH) PRIORITY B  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 4 (SOUTH)  
SCALE: 1/16" = 1'-0"

### ISSUE LOG

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PROJECT NO.: 202130  
ISSUE DATE: 04/03/23  
ISSUE NAME: SITE PLAN SUBMITTAL

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REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION

| PHASE 4 - MATERIAL CALCULATIONS |               |             |               |             |               |             |               |             |                 |             |
|---------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION           | NORTH         |             | EAST          |             | SOUTH         |             | WEST          |             | BUILDING TOTALS |             |
|                                 | MATERIALS     | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %             | TOTAL SF    | %               | TOTAL SF    |
| BRICK                           | 12,350        | 61%         | 11,030        | 61%         | 12,140        | 60%         | 10,780        | 63%         | 46,300          | 62%         |
| CAST STONE                      | 855           | 4%          | 715           | 4%          | 815           | 4%          | 705           | 4%          | 3,090           | 4%          |
| FIBER CEMENT                    | 6,660         | 33%         | 6,020         | 34%         | 7,000         | 35%         | 5,385         | 32%         | 25,065          | 33%         |
| ARCH. METAL                     | 300           | 1%          | 180           | 1%          | 145           | 1%          | 110           | 1%          | 735             | 1%          |
| <b>TOTAL SOLID AREA</b>         | <b>20,165</b> | <b>100%</b> | <b>17,945</b> | <b>100%</b> | <b>20,100</b> | <b>100%</b> | <b>16,980</b> | <b>100%</b> | <b>75,190</b>   | <b>100%</b> |
| GLAZING                         | 4,960         | 19%         | 3,830         | 18%         | 4,400         | 18%         | 3,745         | 18%         | 16,935          | 18%         |
| PERF. METAL SCREEN              | 1,375         | 5%          | 1,200         | 6%          | 2,015         | 8%          | 1,485         | 7%          | 6,075           | 6%          |
| <b>TOTAL TRANSPARENCY</b>       | <b>6,335</b>  | <b>24%</b>  | <b>5,030</b>  | <b>23%</b>  | <b>6,415</b>  | <b>26%</b>  | <b>5,230</b>  | <b>25%</b>  | <b>23,010</b>   | <b>25%</b>  |
| <b>TOTAL FAÇADE AREA</b>        | <b>26,500</b> |             | <b>21,775</b> |             | <b>24,500</b> |             | <b>20,725</b> |             | <b>93,500</b>   |             |

### DESIGN EXCEPTIONS REQUIRED

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY 'A' AND 'B' STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE.

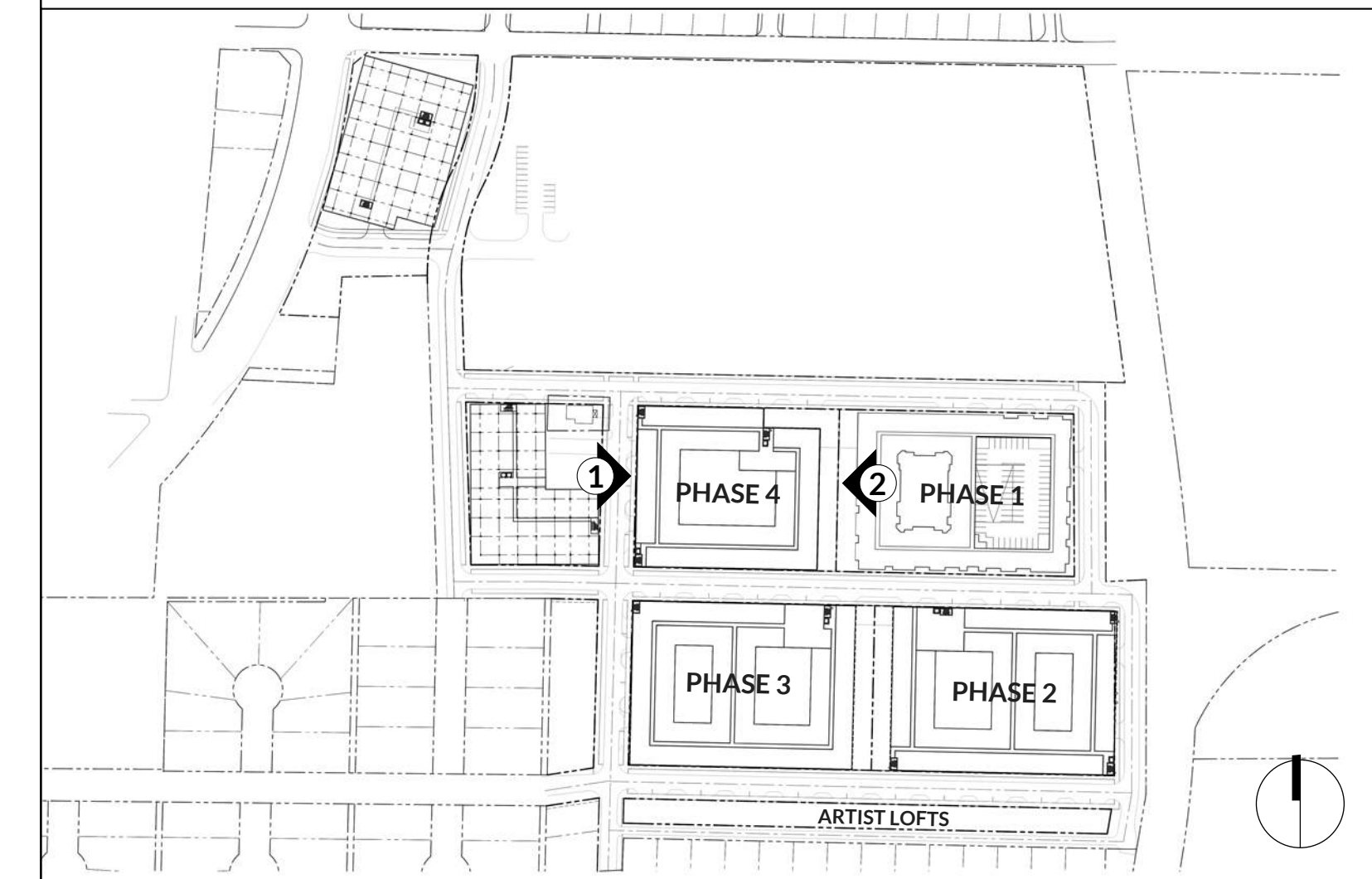
### ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- WINDOWS ARE VINYL U.N.O.
- WALL SCONCE AT EVERY BALCONY

### KEY PLAN



**2** MULTI-FAMILY PHASE 4 (EAST)  
SCALE: 1/16" = 1'-0"



**1** MULTI-FAMILY PHASE 4 (WEST) PRIORITY A  
SCALE: 1/16" = 1'-0"

COTTON MILL

OWNER  
PRESIDIUM

CIVIL  
KIMLEY HORN

LANDSCAPE  
SASAKI

### ISSUE LOG

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PROJECT NO.: 202130

ISSUE DATE: 04/03/23

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SHEET NO.

# A08

PHASE 4 - FAÇADE PLANS

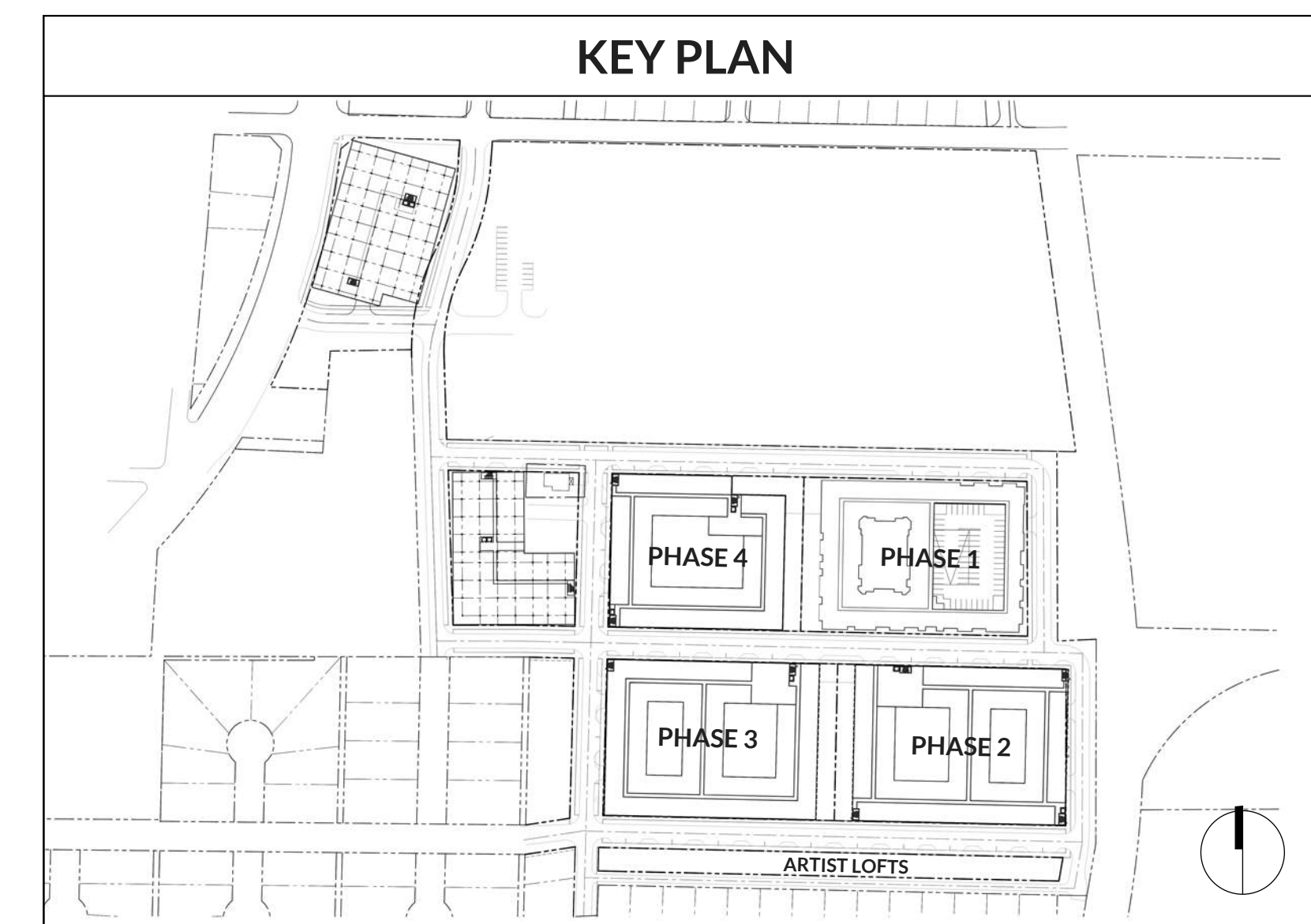


| ARTIST LOFT - MATERIAL CALCULATIONS |              |             |              |             |              |             |              |             |                 |             |
|-------------------------------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION               | NORTH        |             | EAST         |             | SOUTH        |             | WEST         |             | BUILDING TOTALS |             |
|                                     | TOTAL SF     | %           | TOTAL SF     | %           | TOTAL SF     | %           | TOTAL SF     | %           | TOTAL SF        | %           |
| BRICK                               | 920          | 48%         | 550          | 61%         | 1,055        | 48%         | 550          | 61%         | 3,075           | 52%         |
| FIBER CEMENT                        | 865          | 46%         | 310          | 34%         | 1,090        | 49%         | 310          | 34%         | 2,575           | 44%         |
| ARCH. METAL                         | 115          | 6%          | 45           | 5%          | 60           | 3%          | 45           | 5%          | 265             | 4%          |
| <b>TOTAL SOLID AREA</b>             | <b>1,900</b> | <b>100%</b> | <b>905</b>   | <b>100%</b> | <b>2,205</b> | <b>100%</b> | <b>905</b>   | <b>100%</b> | <b>5,915</b>    | <b>100%</b> |
| GLAZING                             | 840          | 31%         | 305          | 25%         | -0           | 0%          | 305          | 25%         | 1,450           | 20%         |
| <b>TOTAL TRANSPARENCY</b>           | <b>840</b>   | <b>31%</b>  | <b>305</b>   | <b>25%</b>  | <b>-0</b>    | <b>0%</b>   | <b>305</b>   | <b>25%</b>  | <b>1,450</b>    | <b>20%</b>  |
| <b>TOTAL FAÇADE AREA</b>            | <b>2,740</b> |             | <b>1,210</b> |             | <b>2,205</b> |             | <b>1,210</b> |             | <b>7,365</b>    |             |

| ELEVATION KEYNOTES |  |
|--------------------|--|
| 1A                 | BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE            |
| 1B                 | BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE                  |
| 1C                 | BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE                           |
| 2                  | CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL                           |
| 3A                 | FIBER CEMENT SIDING: HARDIE, LAP, PAINTED                                  |
| 3B                 | FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR |
| 4                  | ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME                            |
| 5                  | STOREFRONT & DOORS: KAWNEER  |
| 6                  | PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY                         |
| 7                  | METAL CANOPIES: PAINTED  |
| 8                  | PERF. METAL SCREEN SYSTEM  |
| 9                  | CURTAINWALL SYSTEM   |

| GENERAL NOTES |                              |
|---------------|------------------------------|
| 1.            | WINDOWS ARE VINYL U.N.O.     |
| 2.            | WALL SCONCE AT EVERY BALCONY |

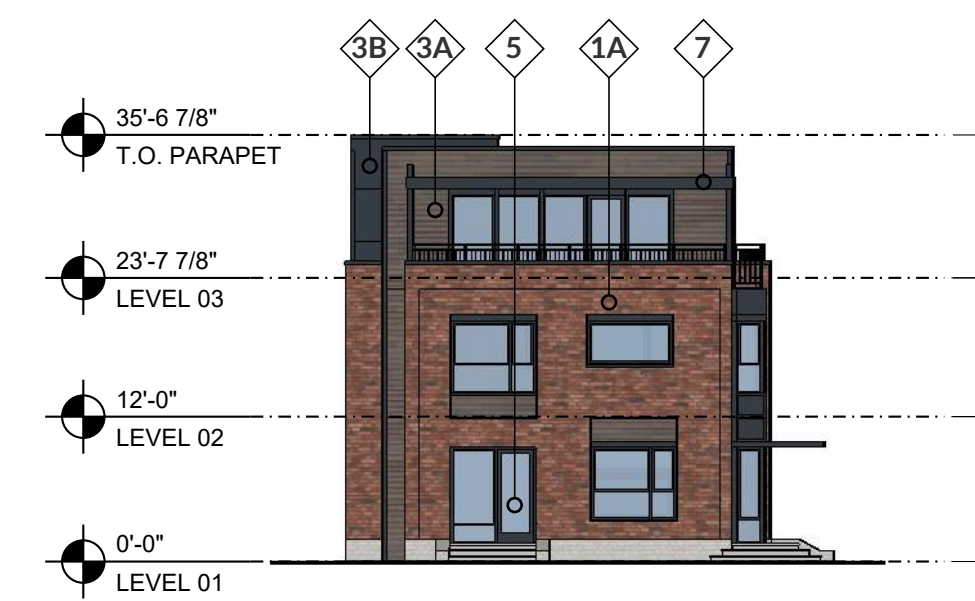


COTTON MILL

OWNER  
PRESIDIUM

CIVIL  
KIMLEY HORN

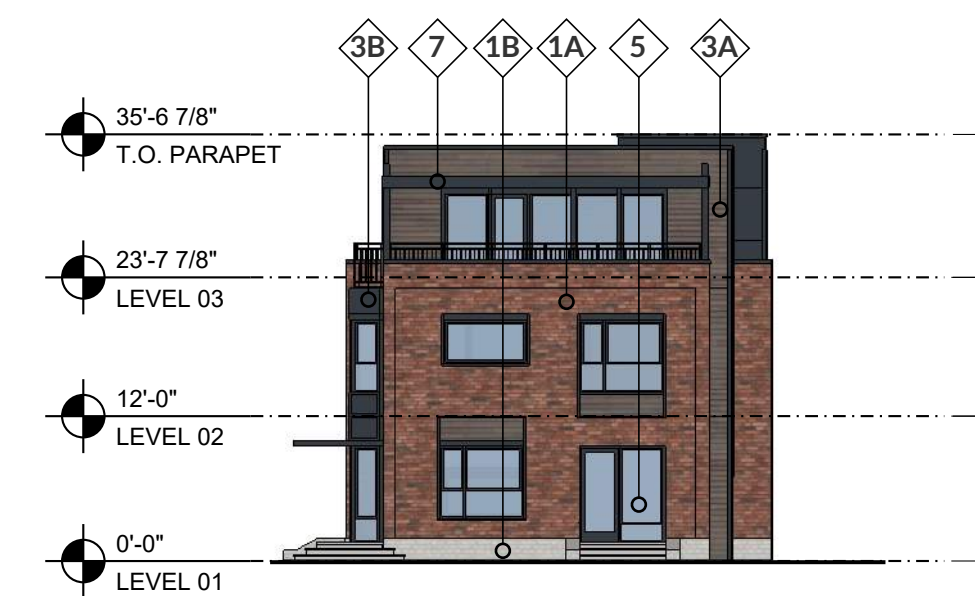
LANDSCAPE  
SASAKI



**4** TYPICAL ARTIST LOFT (EAST)  
SCALE: 1/16" = 1'-0"



**2** TYPICAL ARTIST LOFT (SOUTH)  
SCALE: 1/16" = 1'-0"



**3** TYPICAL ARTIST LOFT (WEST)  
SCALE: 1/16" = 1'-0"



**1** TYPICAL ARTIST LOFT (NORTH) **PRIORITY B**  
SCALE: 1/16" = 1'-0"

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PROJECT NO.: 202130

ISSUE DATE: 04/03/23

ISSUE NAME: SITE PLAN SUBMITTAL

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SHEET NO.

**A09**  
ARTIST LOFTS- FAÇADE  
PLANS

| OFFICE 1 - MATERIAL CALCULATIONS |           |          |        |          |        |          |        |          |                 |          |
|----------------------------------|-----------|----------|--------|----------|--------|----------|--------|----------|-----------------|----------|
| ELEVATION ORIENTATION            | NORTH     |          | EAST   |          | SOUTH  |          | WEST   |          | BUILDING TOTALS |          |
|                                  | MATERIALS | TOTAL SF | %      | TOTAL SF | %      | TOTAL SF | %      | TOTAL SF | %               | TOTAL SF |
| BRICK                            | 6,365     | 82%      | 5,135  | 60%      | 6,110  | 80%      | 6,075  | 69%      | 23,685          | 72%      |
| CASTS STONE                      | -0        | 0%       | -0     | 0%       | -0     | 0%       | -0     | 0%       | -0              | 0%       |
| ARCH. METAL                      | 1,425     | 18%      | 3,405  | 40%      | 1,485  | 20%      | 2,675  | 31%      | 8,990           | 28%      |
| TOTAL SOLID AREA                 | 7,790     | 100%     | 8,540  | 100%     | 7,595  | 100%     | 8,750  | 100%     | 32,675          | 100%     |
| GLAZING                          | 3,205     | 26%      | 6,375  | 42%      | 3,230  | 26%      | 5,485  | 36%      | 18,295          | 33%      |
| PERF. METAL SCREEN               | 1,460     | 12%      | 115    | 1%       | 1,675  | 13%      | 1,155  | 8%       | 4,405           | 8%       |
| TOTAL TRANSPARENCY               | 4,665     | 37%      | 6,490  | 43%      | 4,905  | 39%      | 6,640  | 43%      | 22,700          | 41%      |
| TOTAL FAÇADE AREA                | 12,455    |          | 15,030 |          | 12,500 |          | 15,390 |          | 55,375          |          |

### DESIGN EXCEPTIONS REQUIRED

1. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGS, MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STRUCTURE.

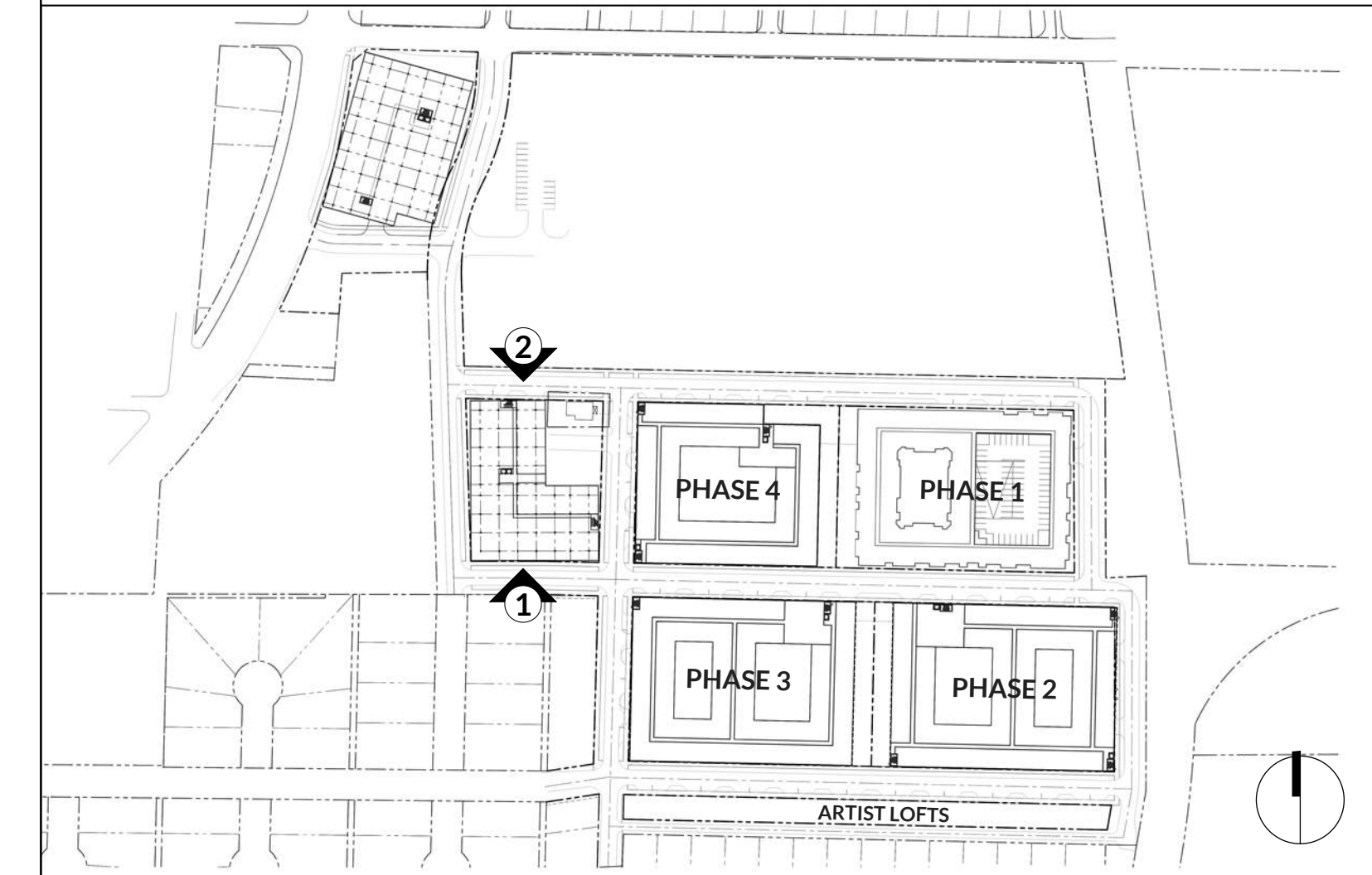
### ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
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- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- 1. WINDOWS ARE VINYL U.N.O.
- 2. WALL SCONCE AT EVERY BALCONY

### KEY PLAN



**O'BRIEN**

O'BRIEN ARCHITECTS  
1722 ROUTH STREET  
SUITE 122  
DALLAS, TX 75201  
(972) 788-1010  
WWW.OBRIENARCH.COM

COTTON MILL

OWNER  
PRESIDIUM

CIVIL  
KIMLEY HORN

LANDSCAPE  
SASAKI



**2** OFFICE BUILDING 1 (NORTH) PRIORITY B  
SCALE: 1/16" = 1'-0"



**1** OFFICE BUILDING 1 (SOUTH)  
SCALE: 1/16" = 1'-0"

### ISSUE LOG

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SHEET NO.

**A10**

OFFICE 1 - FAÇADE PLANS

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| OFFICE 1 - MATERIAL CALCULATIONS |          |      |          |      |          |      |          |      |                 |      |
|----------------------------------|----------|------|----------|------|----------|------|----------|------|-----------------|------|
| ELEVATION ORIENTATION            | NORTH    |      | EAST     |      | SOUTH    |      | WEST     |      | BUILDING TOTALS |      |
|                                  | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF | %    | TOTAL SF        | %    |
| BRICK                            | 6,365    | 82%  | 5,135    | 60%  | 6,110    | 80%  | 6,075    | 69%  | 23,685          | 72%  |
| CASTS STONE                      | -0       | 0%   | -0       | 0%   | -0       | 0%   | -0       | 0%   | -0              | 0%   |
| ARCH. METAL                      | 1,425    | 18%  | 3,405    | 40%  | 1,485    | 20%  | 2,675    | 31%  | 8,990           | 28%  |
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| TOTAL TRANSPARENCY               | 4,665    | 37%  | 6,490    | 43%  | 4,905    | 39%  | 6,640    | 43%  | 22,700          | 41%  |
| TOTAL FAÇADE AREA                | 12,455   |      | 15,030   |      | 12,500   |      | 15,390   |      | 55,375          |      |

### DESIGN EXCEPTIONS REQUIRED

1. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGS, MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STRUCTURE.

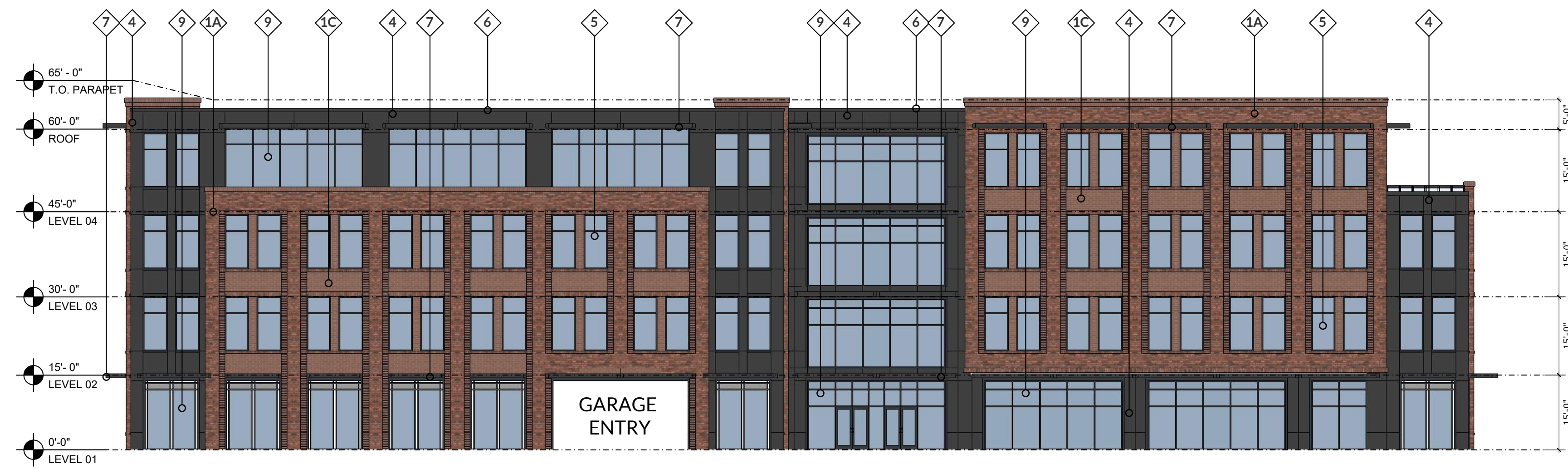
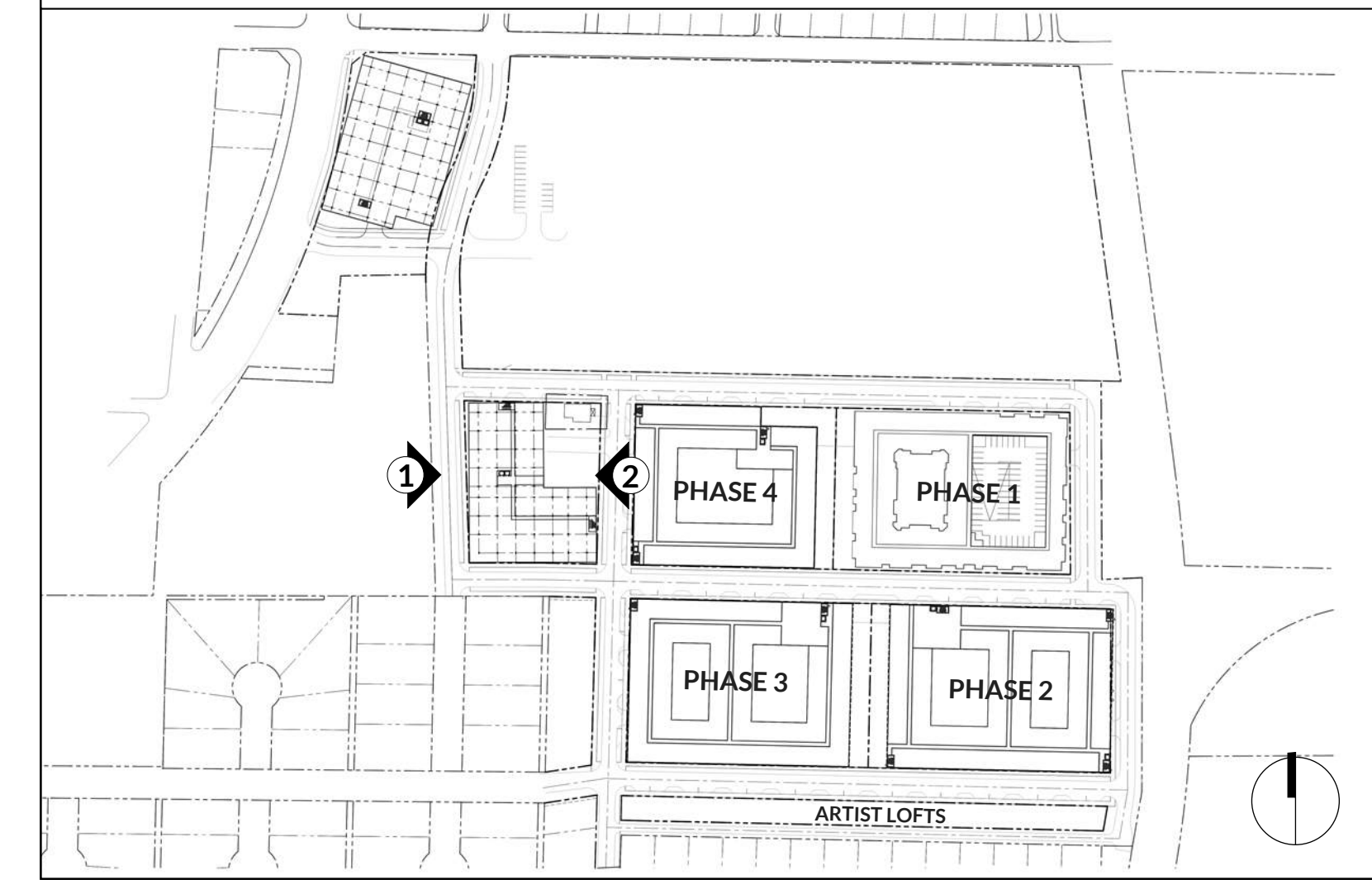
### ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
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- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

### GENERAL NOTES

- 1. WINDOWS ARE VINYL U.N.O.
- 2. WALL SCONCE AT EVERY BALCONY

### KEY PLAN



**2** OFFICE BUILDING 1 (EAST) PRIORITY A  
SCALE: 1/16" = 1'-0"



**1** OFFICE BUILDING 1 (WEST) PRIORITY A  
SCALE: 1/16" = 1'-0"

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### REVISION LOG

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PROJECT NO.: 202130  
ISSUE DATE: 04/03/23  
ISSUE NAME: SITE PLAN SUBMITTAL

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION

| OFFICE 2 - MATERIAL CALCULATIONS |               |             |               |             |              |             |               |             |                 |             |
|----------------------------------|---------------|-------------|---------------|-------------|--------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION            | NORTH         |             | EAST          |             | SOUTH        |             | WEST          |             | BUILDING TOTALS |             |
|                                  | MATERIALS     | TOTAL SF    | %             | TOTAL SF    | %            | TOTAL SF    | %             | TOTAL SF    | %               | TOTAL SF    |
| BRICK                            | 4,900         | 89%         | 5,765         | 90%         | 4,835        | 89%         | 6,610         | 89%         | 22,110          | 89%         |
| CAST STONE                       | 400           | 7%          | 355           | 6%          | 350          | 6%          | 575           | 8%          | 1,680           | 7%          |
| ARCH. METAL                      | 225           | 4%          | 300           | 5%          | 245          | 5%          | 255           | 3%          | 1,025           | 4%          |
| <b>TOTAL SOLID AREA</b>          | <b>5,525</b>  | <b>100%</b> | <b>6,420</b>  | <b>100%</b> | <b>5,430</b> | <b>100%</b> | <b>7,440</b>  | <b>100%</b> | <b>24,815</b>   | <b>100%</b> |
| GLAZING                          | 3,735         | 35%         | 6,005         | 48%         | 3,770        | 41%         | 4,485         | 38%         | 17,995          | 41%         |
| PERF. METAL SCREEN               | 1,545         | 14%         | 1,105         | 9%          | 1,300        | 14%         | 2,295         | 19%         | 6,245           | 14%         |
| <b>TOTAL TRANSPARENCY</b>        | <b>5,280</b>  | <b>49%</b>  | <b>7,110</b>  | <b>57%</b>  | <b>5,070</b> | <b>55%</b>  | <b>6,780</b>  | <b>57%</b>  | <b>24,240</b>   | <b>55%</b>  |
| <b>TOTAL FAÇADE AREA</b>         | <b>10,805</b> |             | <b>12,425</b> |             | <b>9,200</b> |             | <b>11,925</b> |             | <b>44,355</b>   |             |

**DESIGN EXCEPTIONS REQUIRED**

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. NO PRIORITY A STREET AVAILABLE SO PRIMARY ENTRANCE IS ON PRIORITY B STREET.

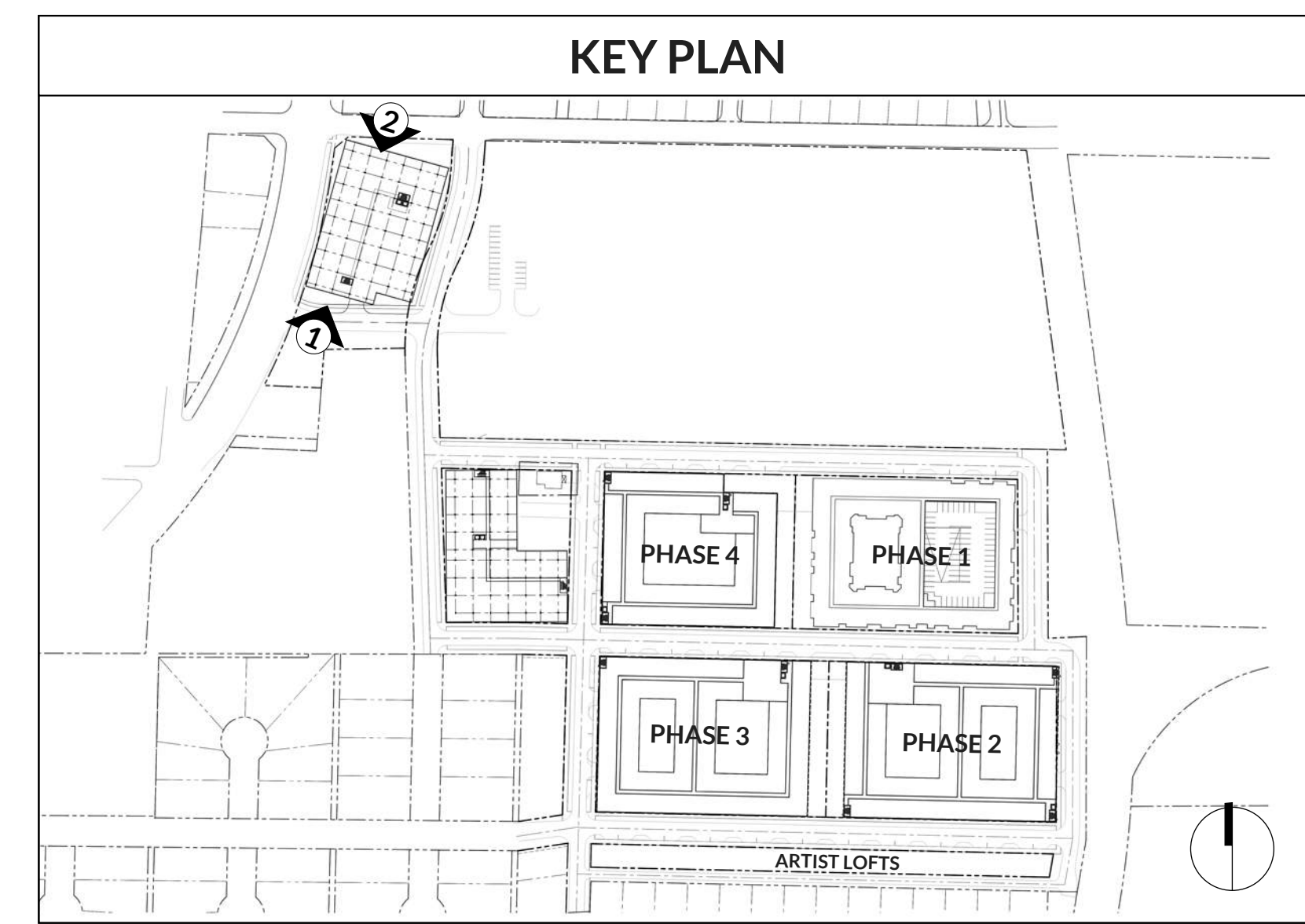
2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGS MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FAÇADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STRUCTURE.

3. ALL GROUND FLOOR BUILDING FAÇADES ALONG ALL PEDESTRIAN PRIORITY "A" STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FAÇADE AREA. STOREFRONT IS HEAVILY USED ALONG PRIORITY A STREET TO HIDE PARKING GARAGE STRUCTURE.

| ELEVATION KEYNOTES |  |
|--------------------|--|
| 1A                 | BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE            |
| 1B                 | BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE                  |
| 1C                 | BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE                           |
| 2                  | CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL                           |
| 3A                 | FIBER CEMENT SIDING: HARDIE, LAP, PAINTED                                  |
| 3B                 | FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR |
| 4                  | ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME                            |
| 5                  | STOREFRONT & DOORS: KAWNEER  |
| 6                  | PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY                         |
| 7                  | METAL CANOPIES: PAINTED  |
| 8                  | PERF. METAL SCREEN SYSTEM  |
| 9                  | CURTAINWALL SYSTEM   |

| GENERAL NOTES |                              |
|---------------|------------------------------|
| 1.            | WINDOWS ARE VINYL U.N.O.     |
| 2.            | WALL SCONCE AT EVERY BALCONY |



**2** OFFICE BUILDING 2 (NORTH)  
SCALE: 1/16" = 1'-0"



**1** OFFICE BUILDING 2 (SOUTH)  
SCALE: 1/16" = 1'-0"

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| OFFICE 2 - MATERIAL CALCULATIONS |               |             |               |             |              |             |               |             |                 |             |
|----------------------------------|---------------|-------------|---------------|-------------|--------------|-------------|---------------|-------------|-----------------|-------------|
| ELEVATION ORIENTATION            | NORTH         |             | EAST          |             | SOUTH        |             | WEST          |             | BUILDING TOTALS |             |
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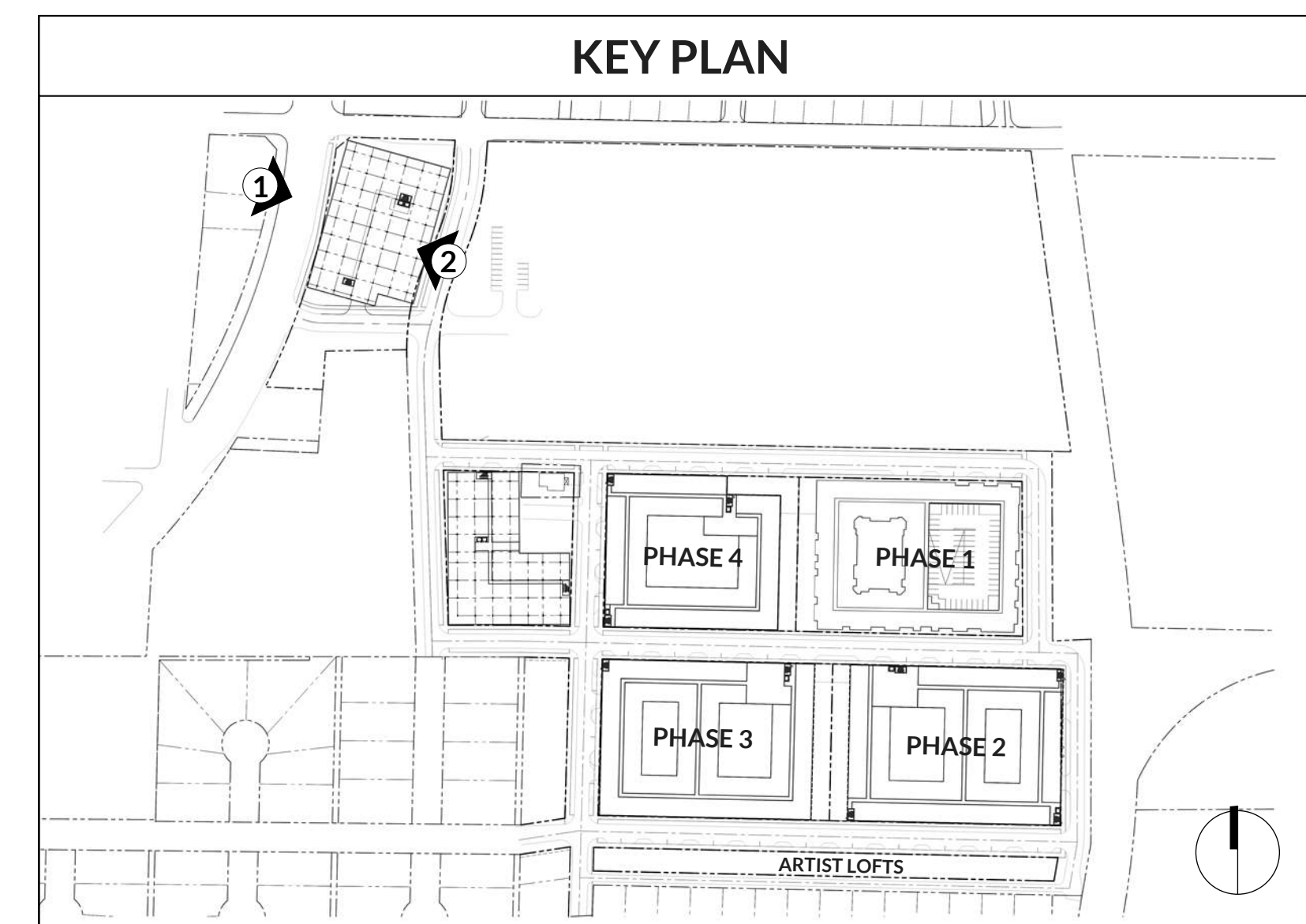
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| ELEVATION KEYNOTES |  |
|--------------------|--|
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| 9                  | CURTAINWALL SYSTEM   |

| GENERAL NOTES                   |  |
|---------------------------------|--|
| 1. WINDOWS ARE VINYL U.N.O.     |  |
| 2. WALL SCONCE AT EVERY BALCONY |  |



**2** OFFICE BUILDING 2 (EAST) PRIORITY B  
SCALE: 1/16" = 1'-0"



**1** OFFICE BUILDING 2 (WEST)  
SCALE: 1/16" = 1'-0"

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