



DUDA | PAINE
ARCHITECTS

OWNER
Lincoln Property Company
2000 McKinney Avenue, Suite 1000
Dallas, TX 75201

Phoenix Property Company
5950 Sherry Lane, Suite 320
Dallas, TX 75225

DESIGN ARCHITECT
Duda|Paine Architects, PA
333 Lippert Street
Durham, NC 27701

ARCHITECT OF RECORD
HKS, Inc.
350 N Saint Paul Street, Suite 100
Dallas, TX 75201

LANDSCAPE ARCHITECT
TBC Partners
1705 Guadalupe Street, Suite 500
Austin, TX 78701

CIVIL ENGINEER
Big Red Dog, Inc.
2021 East 5th Street, Suite 200
Austin, TX 78702

STRUCTURAL ENGINEER
Brookette Davis Drake, Inc.
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

MEP ENGINEER
Blum Consulting Engineers, Inc.
8144 Walnut Hill Lane, Suite 200
Dallas, TX 75231

PARKING CONSULTANT
PARC, Inc.
1678 Beauchamp Road
Dripping Springs, TX 78620

FOR REVIEW PURPOSES ONLY

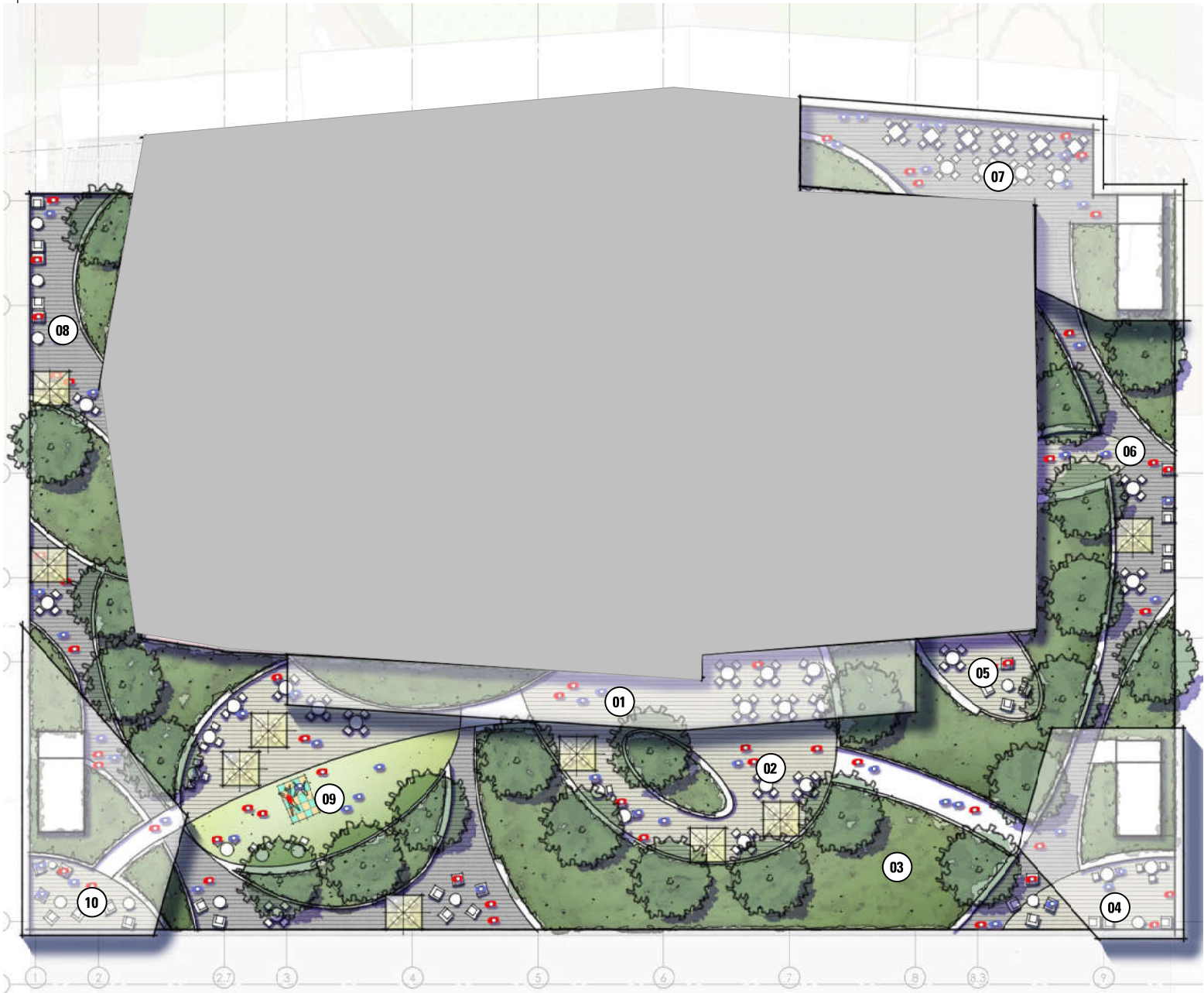


This document is the product and service property of Duda|Paine Architects, PA. Neither the document nor the information it contains may be copied, distributed, or shown to anyone other than the person or persons specifically authorized by Duda|Paine Architects, PA. for use in connection with the project for which it was prepared and developed without the written consent of Duda|Paine Architects, PA.

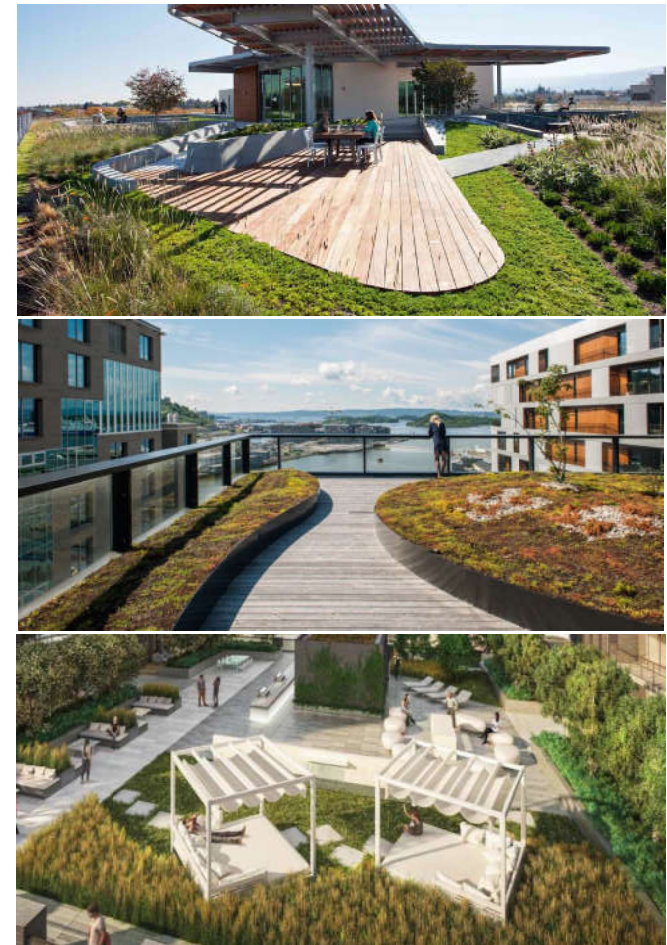
MARK	DATE	DESCRIPTION

ISSUE DATE: 18 April, 2018
PROJECT NUMBER: A17447

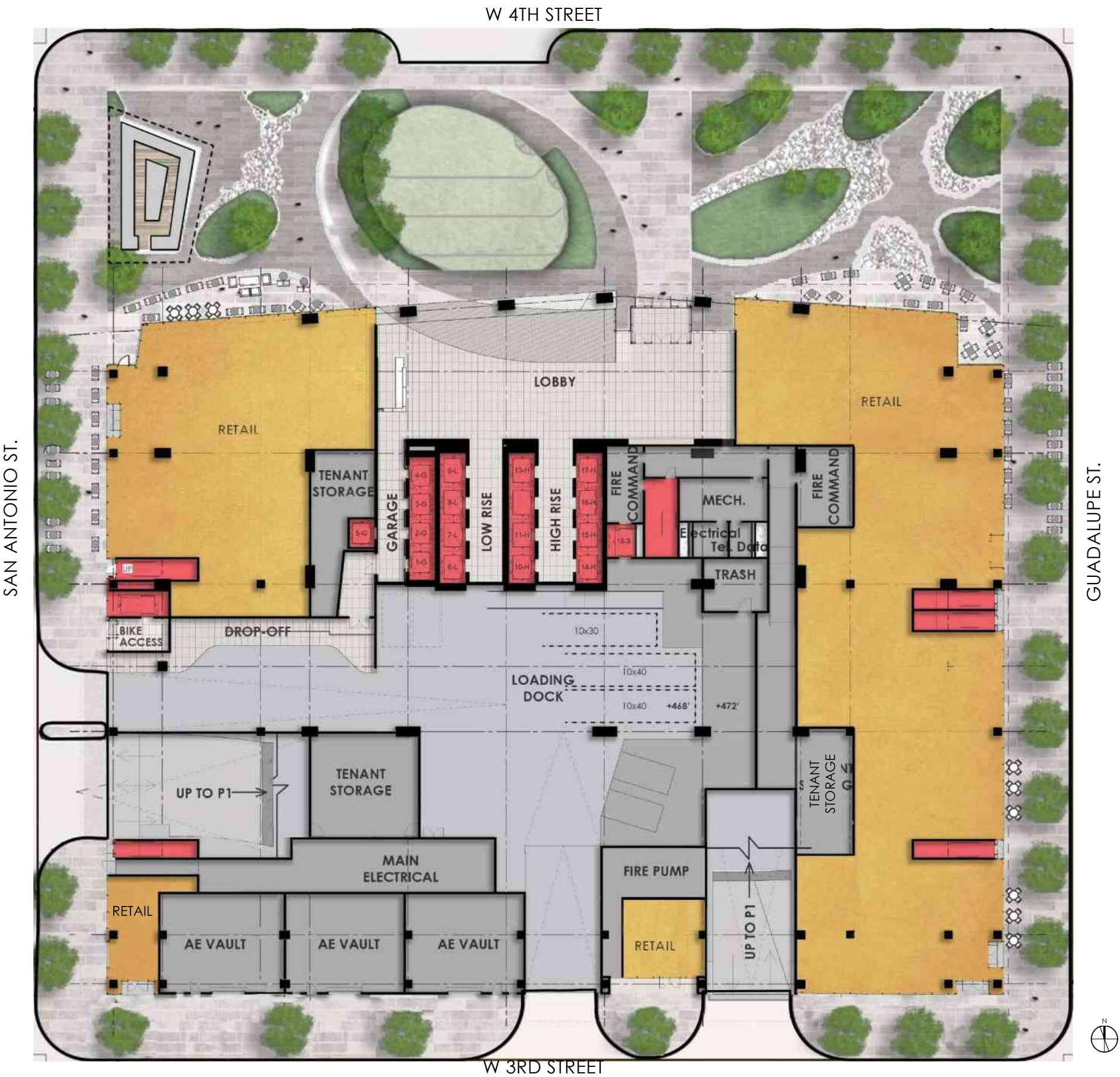
L 28.00

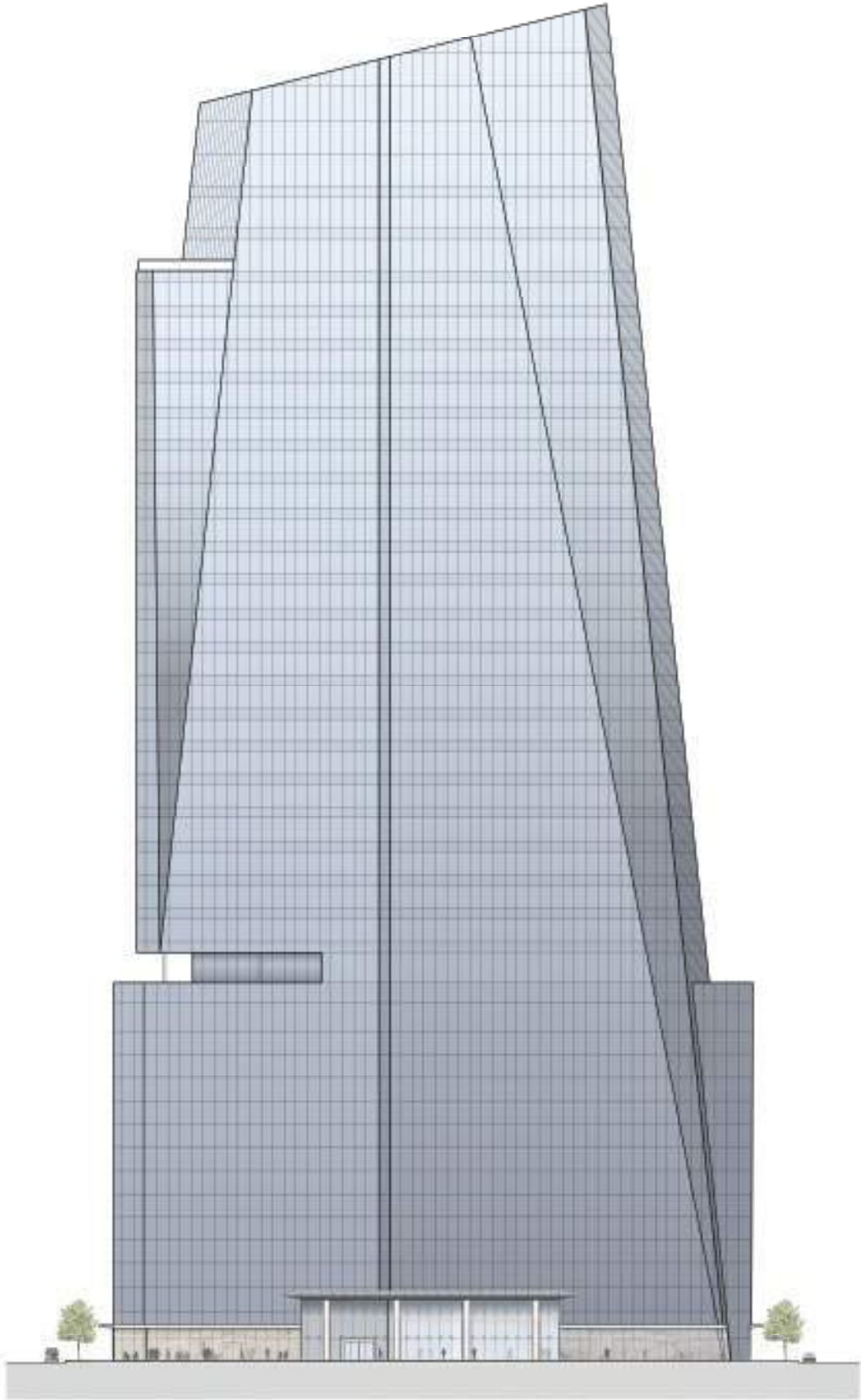


terrace - current layout

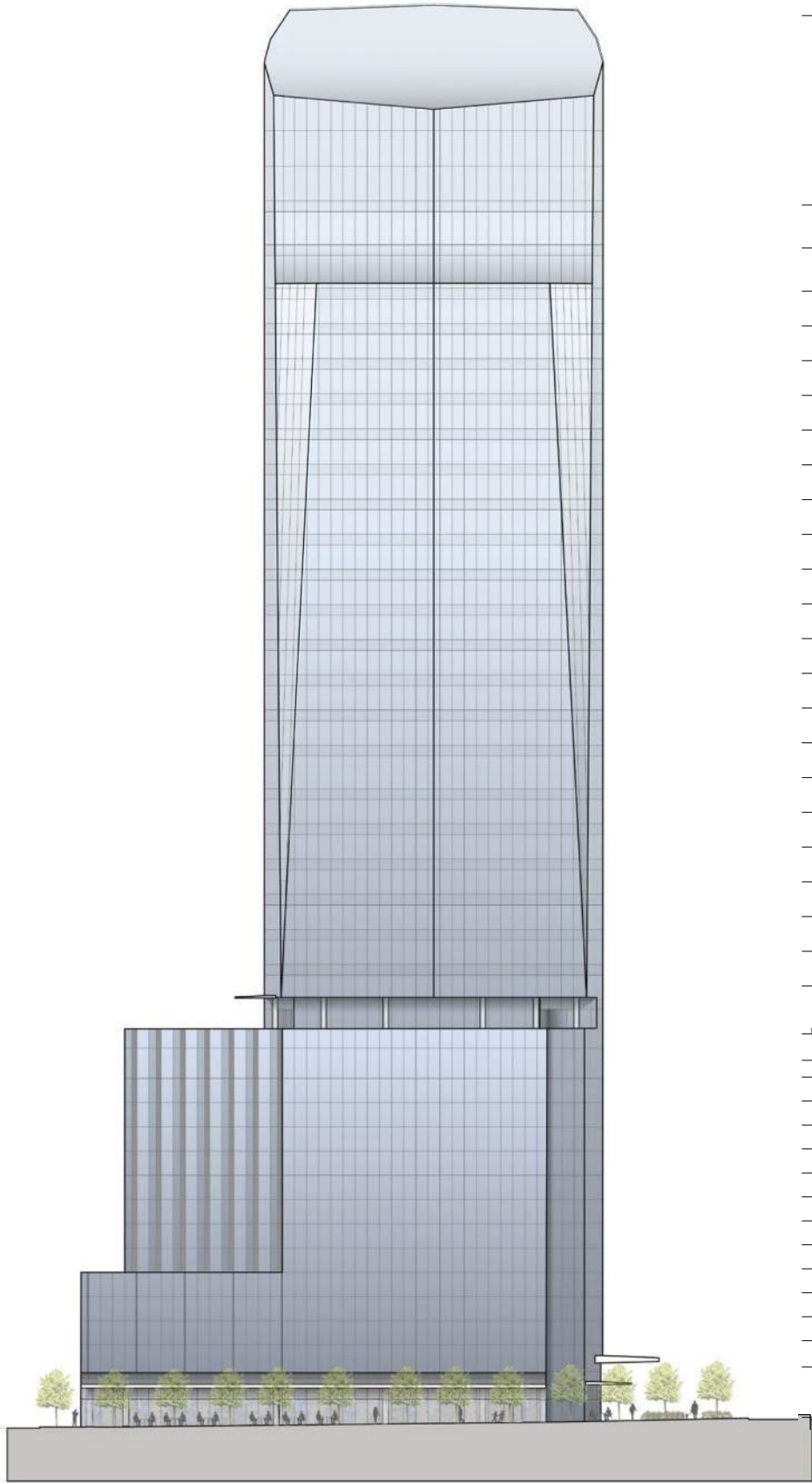


- LEGEND**
- 01. ENTRY FOCAL POINT FROM BUILDING
 - 02. OUTDOOR DINING AND FLEX SPACE FOR LARGE EVENTS
 - 03. PLANTING AREA
 - 04. SEATING AND OVERLOOK AREA AT SOUTH EAST CORNER WITH SHADE STRUCTURE
 - 05. SMALL SEATING AND CO-WORKING SPACE
 - 06. BREAK OUT SPACES FOR CONFERENCE ROOMS
 - 07. EVENT SPACE FOR BAR AND LOUNGE AREA OVERLOOKING THE PARK
 - 08. PRIVATE TERRACE FOR OFFICE TENANT
 - 09. LARGE SYNTHETIC TURF AREA FOR FITNESS AND EVENTS
 - 10. SEATING OVERLOOK ON SOUTH WEST CORNER WITH SHADE STRUCTURE



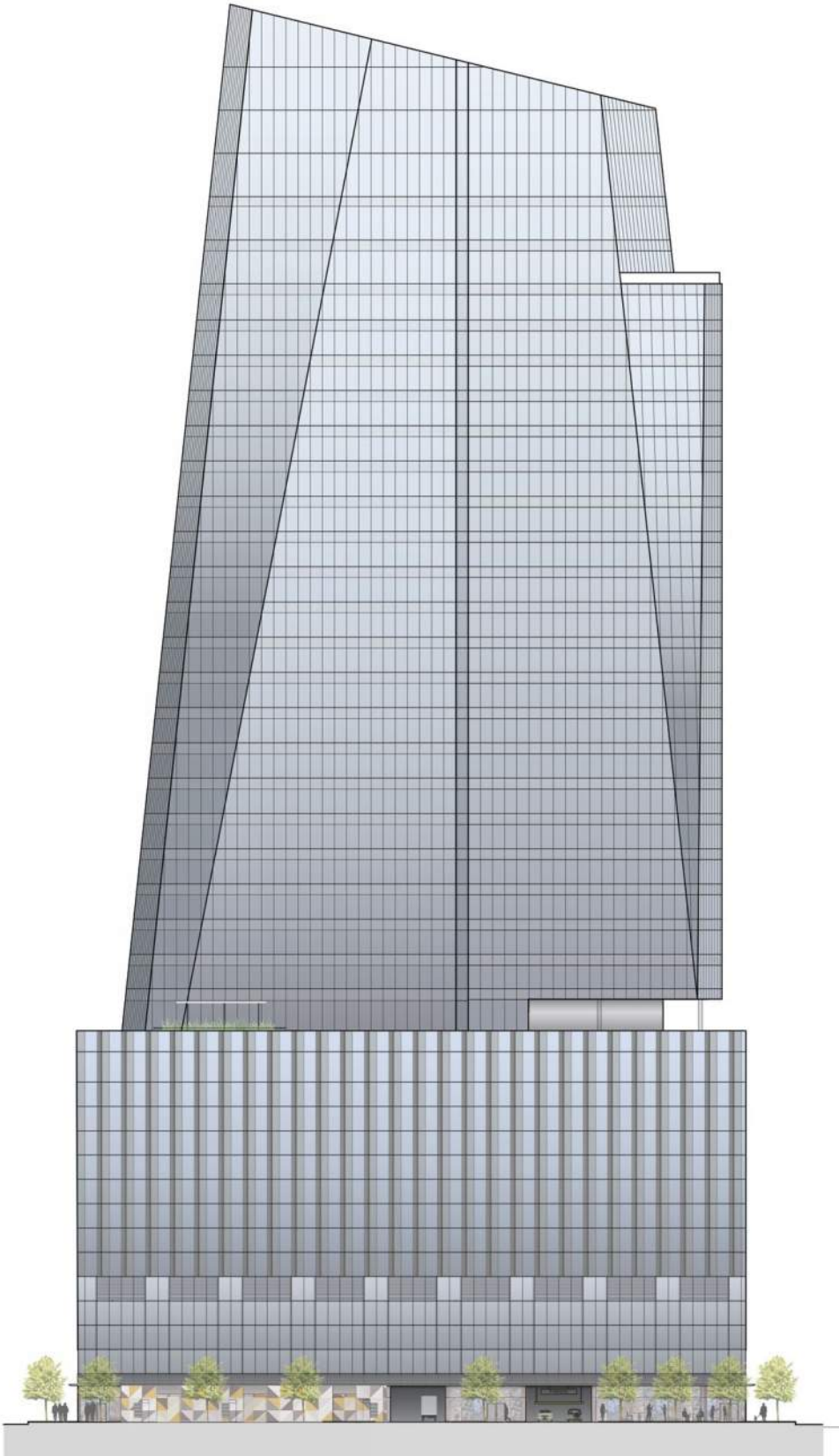


North Elevation

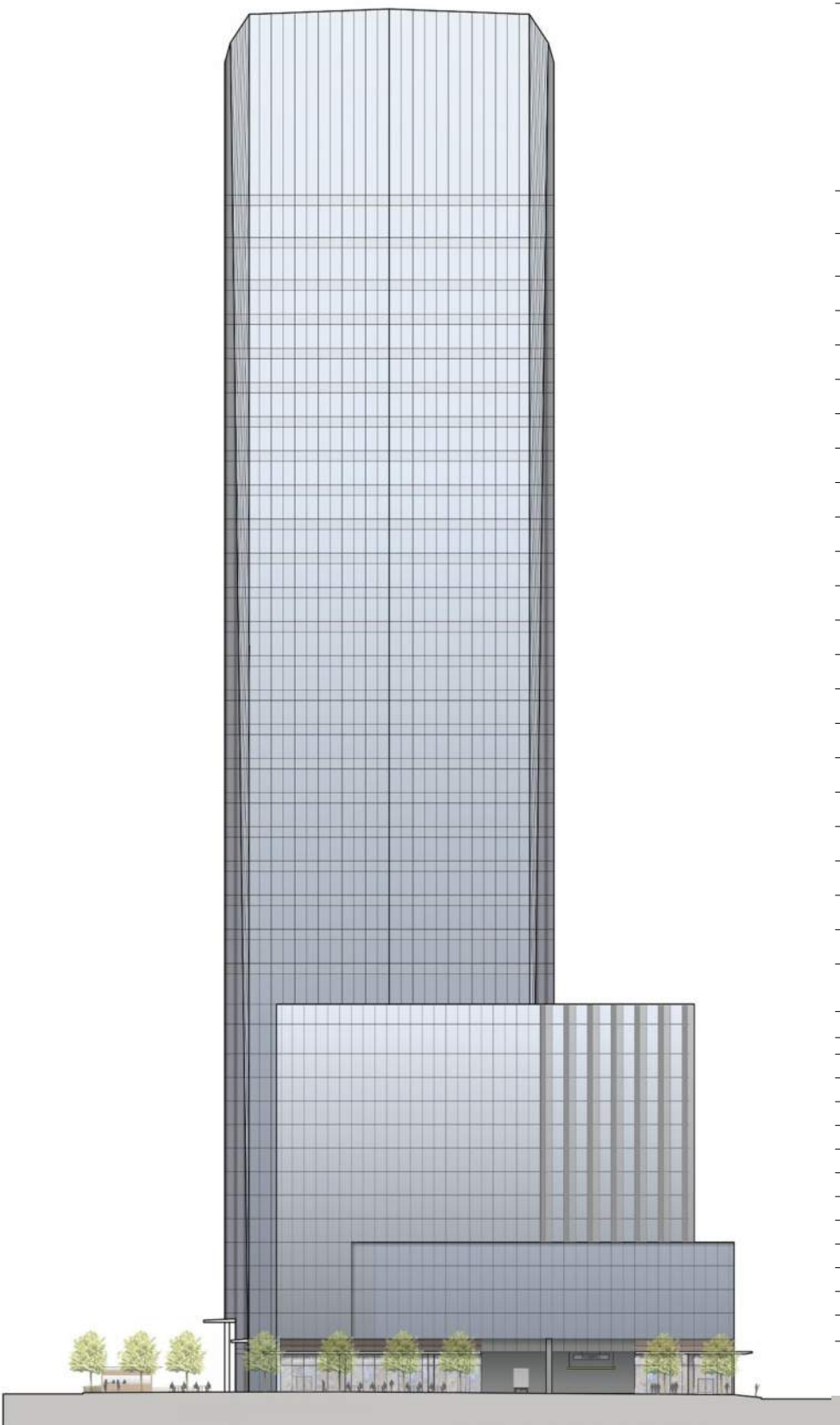


East Elevation

- TOP
566'-0"
- ROOF
506'-0"
- 37TH FLR - OFFICE
488'-0"
- 36TH FLR - OFFICE
470'-0"
- 35TH FLR - OFFICE
455'-6"
- 34TH FLR - OFFICE
441'-0"
- 33RD FLR - OFFICE
426'-6"
- 32ND FLR - OFFICE
412'-0"
- 31ST FLR - OFFICE
397'-6"
- 30TH FLR - OFFICE
383'-0"
- 29TH FLR - OFFICE
368'-6"
- 28TH FLR - OFFICE
354'-0"
- 27TH FLR - OFFICE
339'-6"
- 26TH FLR - OFFICE
325'-0"
- 25TH FLR - OFFICE
310'-6"
- 24TH FLR - OFFICE
296'-0"
- 23RD FLR - OFFICE
281'-6"
- 22ND FLR - OFFICE
267'-0"
- 21ST FLR - OFFICE
252'-6"
- 20TH FLR - OFFICE
238'-0"
- 19TH FLR - OFFICE
223'-6"
- 18TH FLR - OFFICE
209'-0"
- 17TH FLR - OFFICE
194'-6"
- 16TH FLR - OFFICE
180'-0"
- 15TH FLR - OFFICE AMBULATORY
166'-0"
- 14.5 FLR - P1.6 PKG.
149'-0"
- 14TH FLR - P1.4 PKG.
142'-0"
- 13TH FLR - P1.2 PKG.
132'-0"
- 12TH FLR - P1.1 PKG.
122'-0"
- 11TH FLR - P1.0 PKG.
112'-0"
- 10TH FLR - P.9 PKG.
102'-0"
- 9TH FLR - P.8 PKG.
92'-0"
- 8TH FLR - P.7 PKG.
82'-0"
- 7TH FLR - P.6 PKG.
72'-0"
- 6TH FLR - P.5 PKG.
62'-0"
- 5TH FLR - P.4 PKG.
52'-0"
- 4TH FLR - P.3 PKG.
42'-0"
- 3RD FLR - P.2 PKG.
32'-0"
- 2ND FLR - P.1 PKG.
21'-0"
- LEVEL 1 - GROUND
0'-0"



South Elevation



- TOP
566'-0"
- ROOF
506'-0"
- 37TH FLR - OFFICE
488'-0"
- 36TH FLR - OFFICE
470'-0"
- 35TH FLR - OFFICE
455'-6"
- 34TH FLR - OFFICE
441'-0"
- 33RD FLR - OFFICE
426'-6"
- 32ND FLR - OFFICE
412'-0"
- 31ST FLR - OFFICE
397'-6"
- 30TH FLR - OFFICE
383'-0"
- 29TH FLR - OFFICE
368'-6"
- 28TH FLR - OFFICE
354'-0"
- 27TH FLR - OFFICE
339'-6"
- 26TH FLR - OFFICE
325'-0"
- 25TH FLR - OFFICE
310'-6"
- 24TH FLR - OFFICE
296'-0"
- 23RD FLR - OFFICE
281'-6"
- 22ND FLR - OFFICE
267'-0"
- 21ST FLR - OFFICE
252'-6"
- 20TH FLR - OFFICE
238'-0"
- 19TH FLR - OFFICE
223'-6"
- 18TH FLR - OFFICE
209'-0"
- 17TH FLR - OFFICE
194'-6"
- 16TH FLR - OFFICE
180'-0"
- 15TH FLR - OFFICE AMBULATORY
165'-0"
- 14.5 FLR - P1 & P2 PKG.
149'-0"
- 14TH FLR - P1 & P2 PKG.
142'-0"
- 13TH FLR - P1 & P2 PKG.
132'-0"
- 12TH FLR - P1 & P2 PKG.
122'-0"
- 11TH FLR - P1 & P2 PKG.
112'-0"
- 10TH FLR - P1 & P2 PKG.
102'-0"
- 9TH FLR - P1 & P2 PKG.
92'-0"
- 8TH FLR - P1 & P2 PKG.
82'-0"
- 7TH FLR - P1 & P2 PKG.
72'-0"
- 6TH FLR - P1 & P2 PKG.
62'-0"
- 5TH FLR - P1 & P2 PKG.
52'-0"
- 4TH FLR - P1 & P2 PKG.
42'-0"
- 3RD FLR - P1 & P2 PKG.
32'-0"
- 2ND FLR - P1 & P2 PKG.
21'-0"
- LEVEL 1 - GROUND
0'-0"

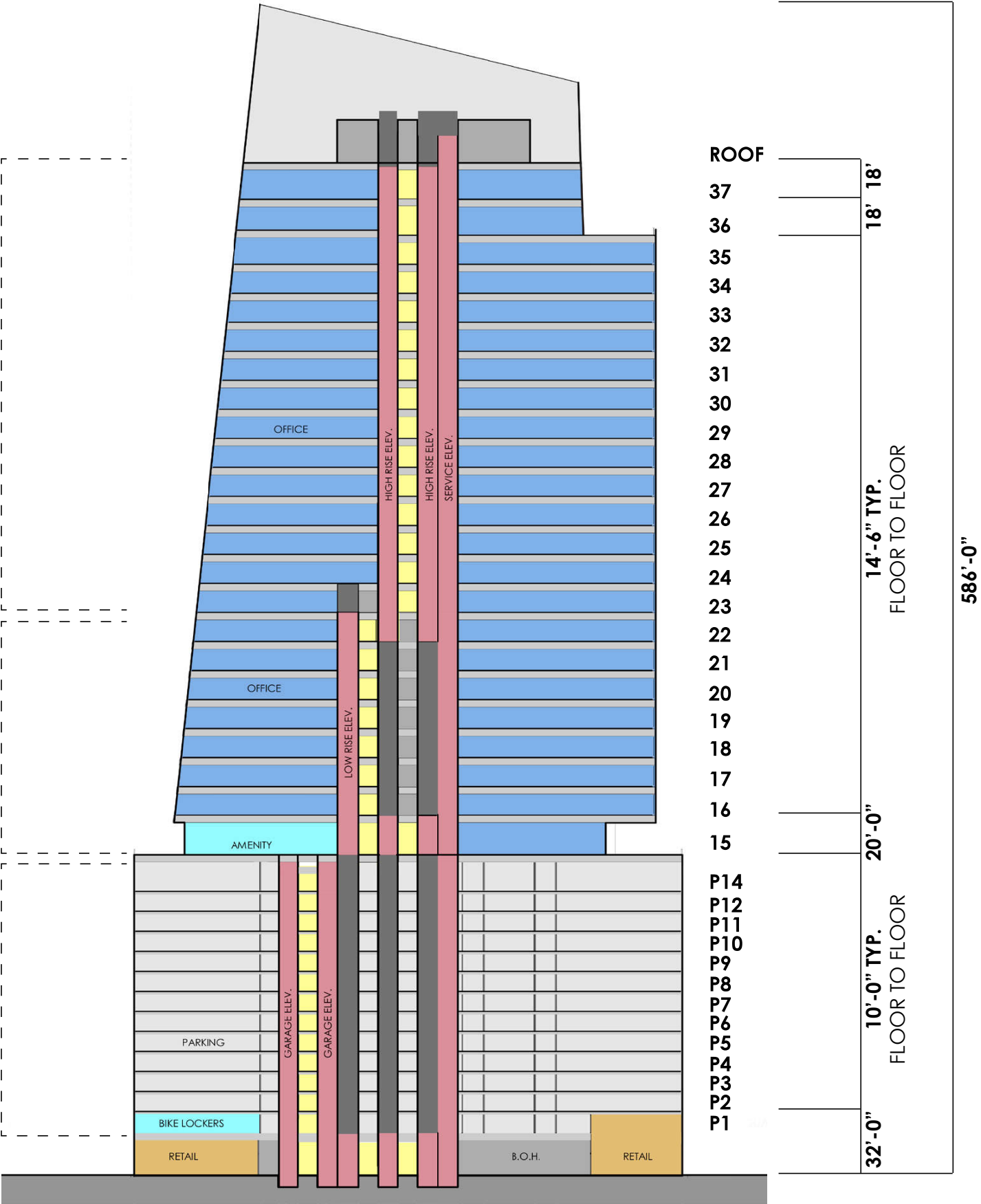
West Elevation

15 Floors High Rise
(Level 23 to Level 37)

8 Floors Mid Rise
(Level 15 to Level 22)

13 Levels Parking

Ground Floor



401 W 4TH STREET

































