



**CAPITAL & 4TH APARTMENTS
DISPATCH TOWER
EDWARDS COMPANIES**
Design Development Presentation
9th April 2024

|||| studio4D^{inc}

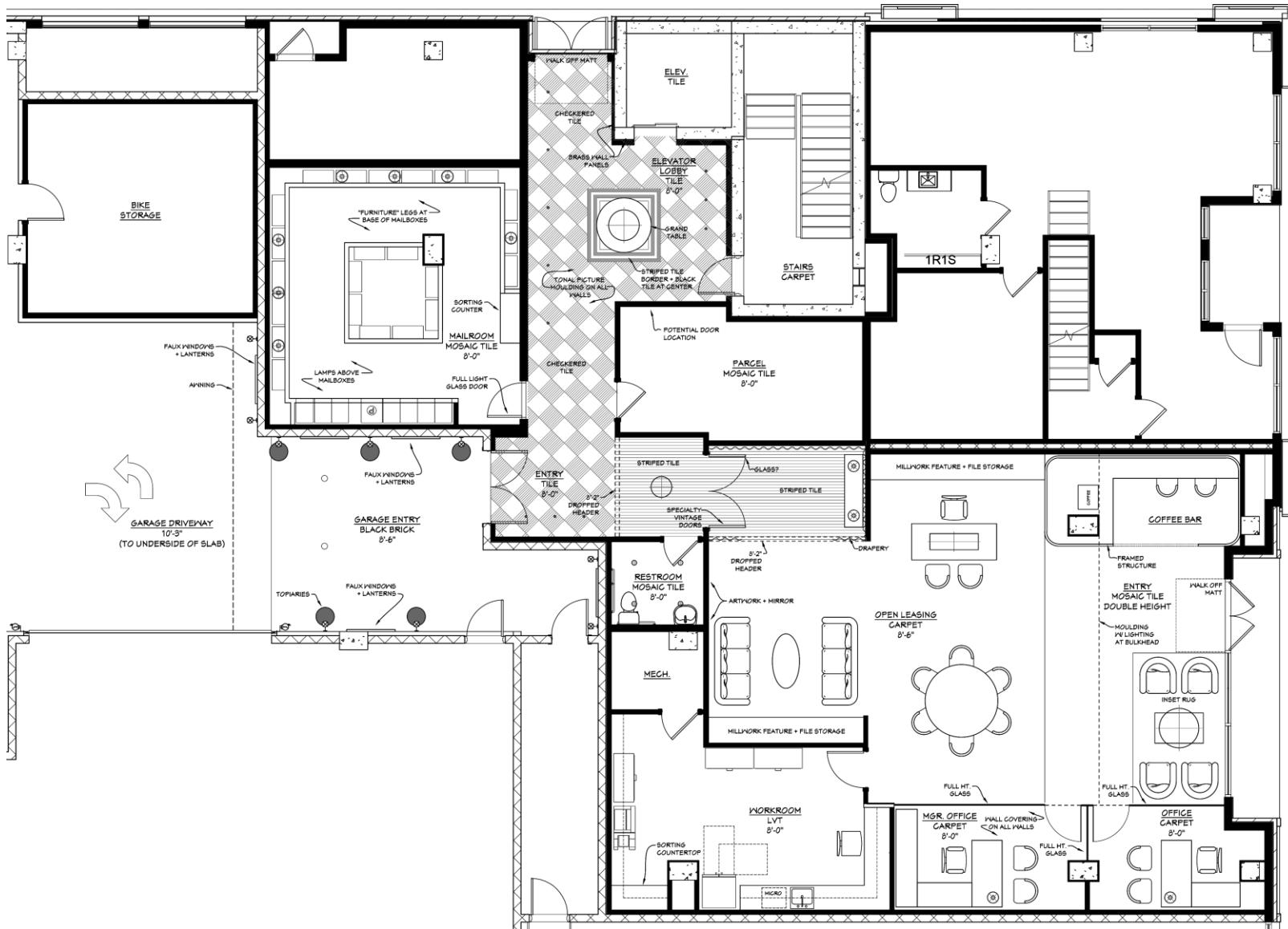
|||| KEPHART¹

DISPATCH TOWER LOOK AND FEEL



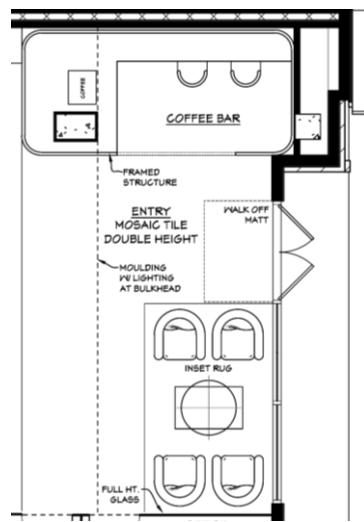
FIRST FLOOR LEASING PLAN

(NOT TO SCALE)



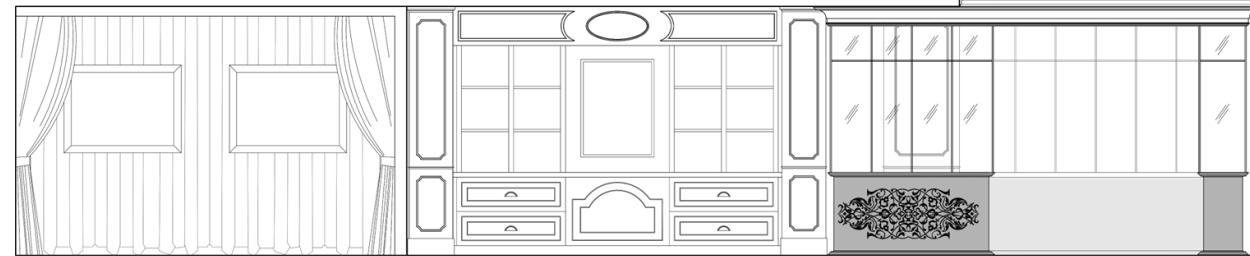
ENTRY & COFFEE BAR

(NOT TO SCALE)



Picture Molding
@ Bulkhead
Concept Image

Plan North Elevation



Coffee Bar
Concept Image

Walk Off Matt With Building Branding



Mosaic Flooring @ Entry & Coffee Bar



Micro Ribbed Glass
& Black Metal @
Coffee Bar Structure

Quartz @ Coffee Bar

General Paint + Paint
@ Base, Case, Doors

Chandelier
@ Entry Lounge
52"H x 35.25" W

Fabric @ Pillows & Lounge Chairs

Inset Rug Concept @ Entry Lounge



Cocktail Table
@ Entry Lounge



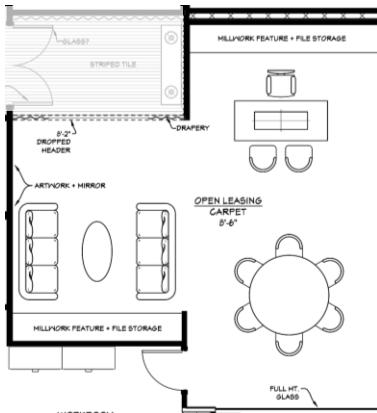
Lounge Chairs
@ Entry Lounge

3D View of Coffee Bar



OPEN LEASING

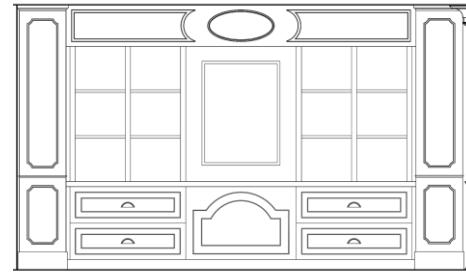
(NOT TO SCALE)



Shelving & File Storage
Concept Image



Built In Shelving Elevation



General Paint & Paint @ Base, Case & Doors

Side Chairs
@ Meeting Table



Fabric @
Side Chairs

Meeting Table @ Open Leasing



Fabric @ Body of Sofa



Fabric @
Sofa Seat



Sofa @ Leasing Lounge



Cocktail Table
@ Leasing Lounge



Task Chair @
Leasing Desk



Desk @
Open Leasing

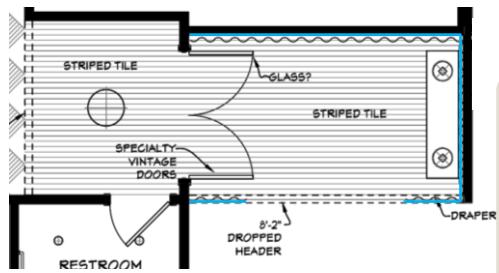


Guest Chairs
@ Leasing Desk

Carpet @ Open Leasing

LEASING VESTIBULE

(NOT TO SCALE)



General Paint & Paint @ Base, Case & Doors

Surface Mount Light
@ Vestibule



Vintage Door Concept

Velvet Drapery @ Vestibule Walls
(Shown In Blue On Plan)

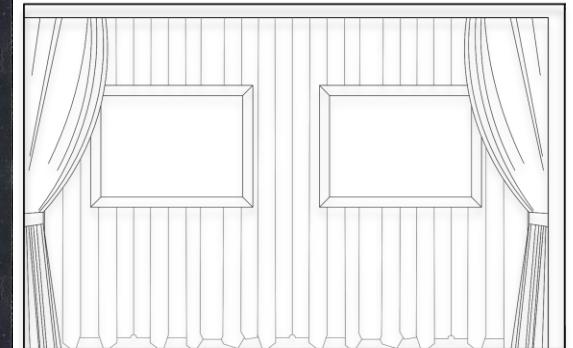


3" W Black & White Marble Striped Tile (Size: 12" x 12")

Concept Image for Drapery & Art
@ Vestibule

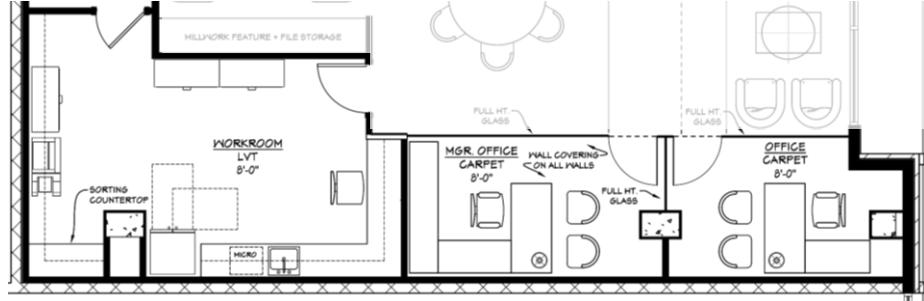


Plan North Elevation



OFFICES & WORKROOM

(NOT TO SCALE)



LVT @ Workroom

Wallcovering @ Offices



Fabric @ Task Chairs

Carpet @ Offices

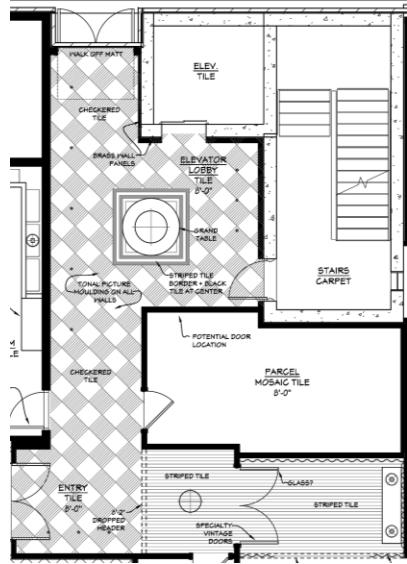
Task Chairs @ Offices

Fabric @ Guest Chairs

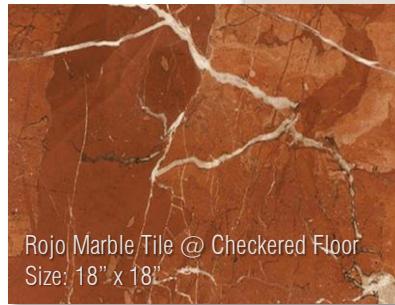
Desks @ Offices

ENTRY, ELEVATOR LOBBY

(NOT TO SCALE)



General Paint +
Paint @ Base, Case & Doors



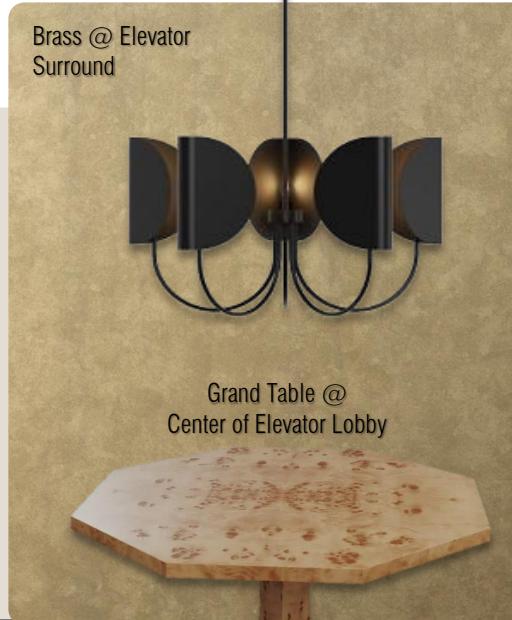
Rojo Marble Tile @ Checkered Floor
Size: 18" x 18"



Checkered Floor Concept Image

3"W Black & White Marble
@ Border @ Square Tile Inset (Size: 12" x 12")

Chandelier @ Grand Table
32" Dia. x 19.13" H



Brass @ Elevator
Surround



Picture Molding Concept Image
@ Elevator Lobby Walls



Walk Off Matt With Building Branding

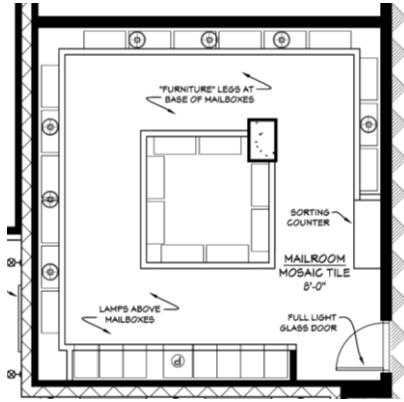


48" W Black Marble Tile
@ Square Tile Inset

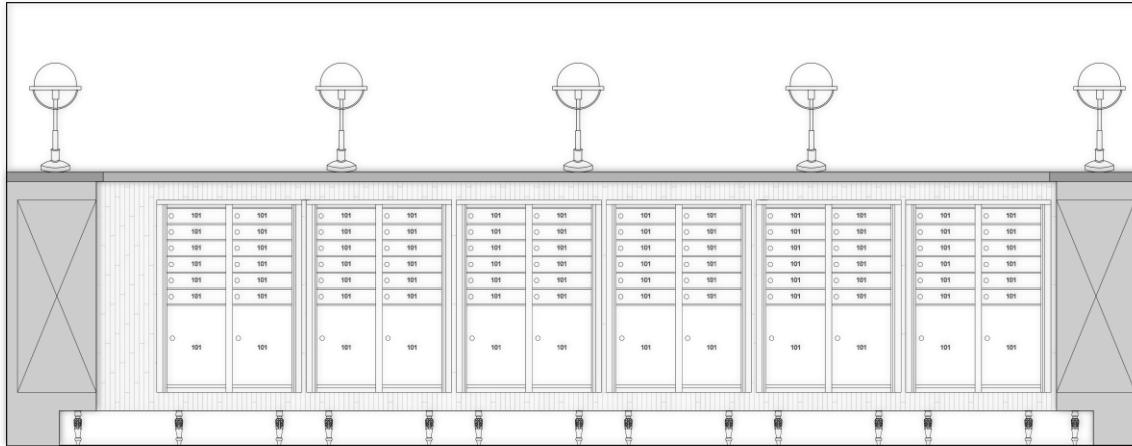


MAILROOM & PARCEL ROOM

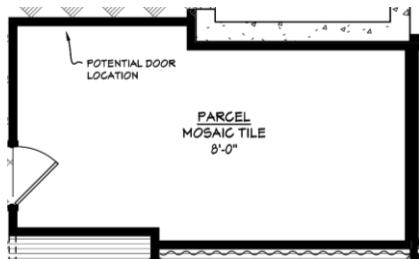
(NOT TO SCALE)



Plan North Elevation @ Mailroom



Concept Image



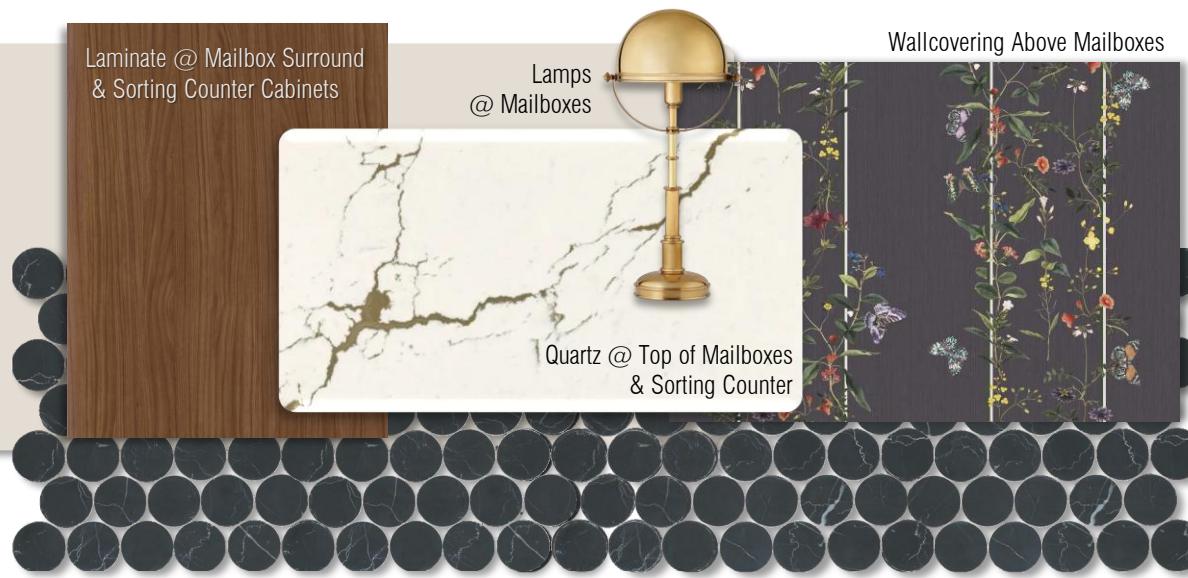
General Paint +
Paint @ Base,
Case & Doors

Laminate @ Mailbox Surround
& Sorting Counter Cabinets

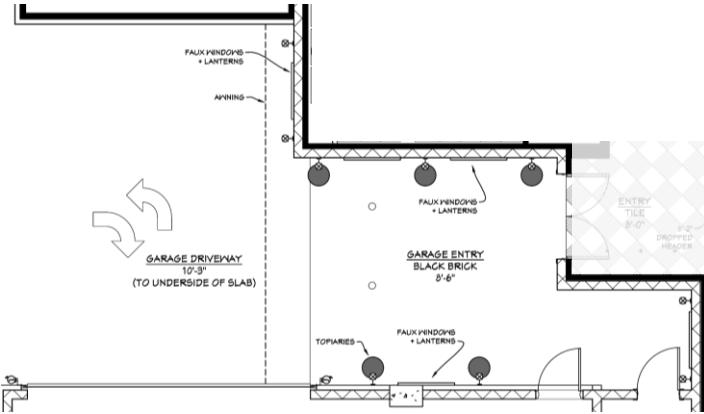
Lamps
@ Mailboxes

Quartz @ Top of Mailboxes
& Sorting Counter

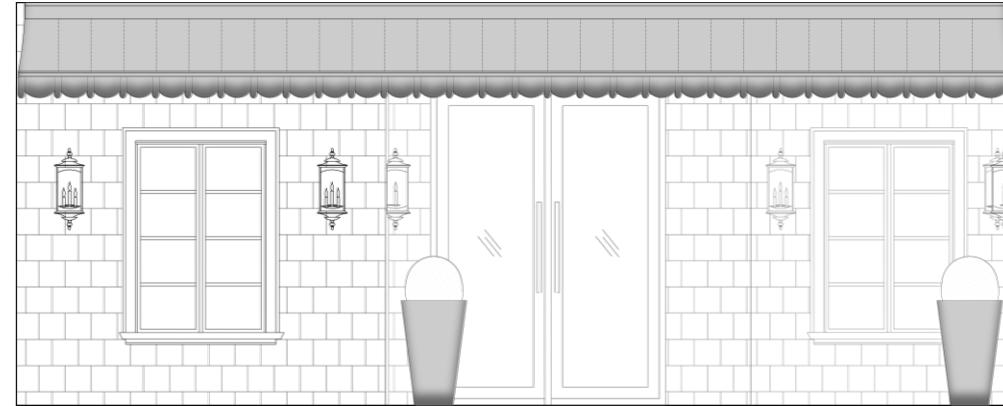
Wallcovering Above Mailboxes



GARAGE ENTRY (NOT TO SCALE)



Plan East Elevation



Garage Entry Concept Image



Texas Limestone (Cream) at Walls



Oxidized Copper @ Awning



Awning Concept Image

Lanterns @ Entry Walls
25"H x 9"W

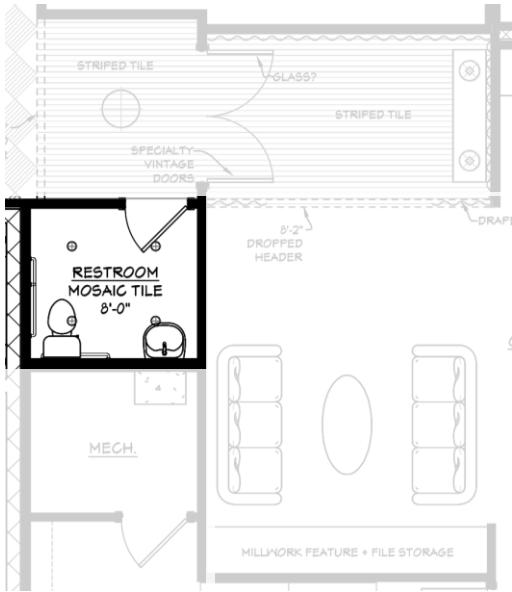


Tall Planters
@ Garage Entry

Black Brick Flooring

1ST FLOOR RESTROOM

(NOT TO SCALE)

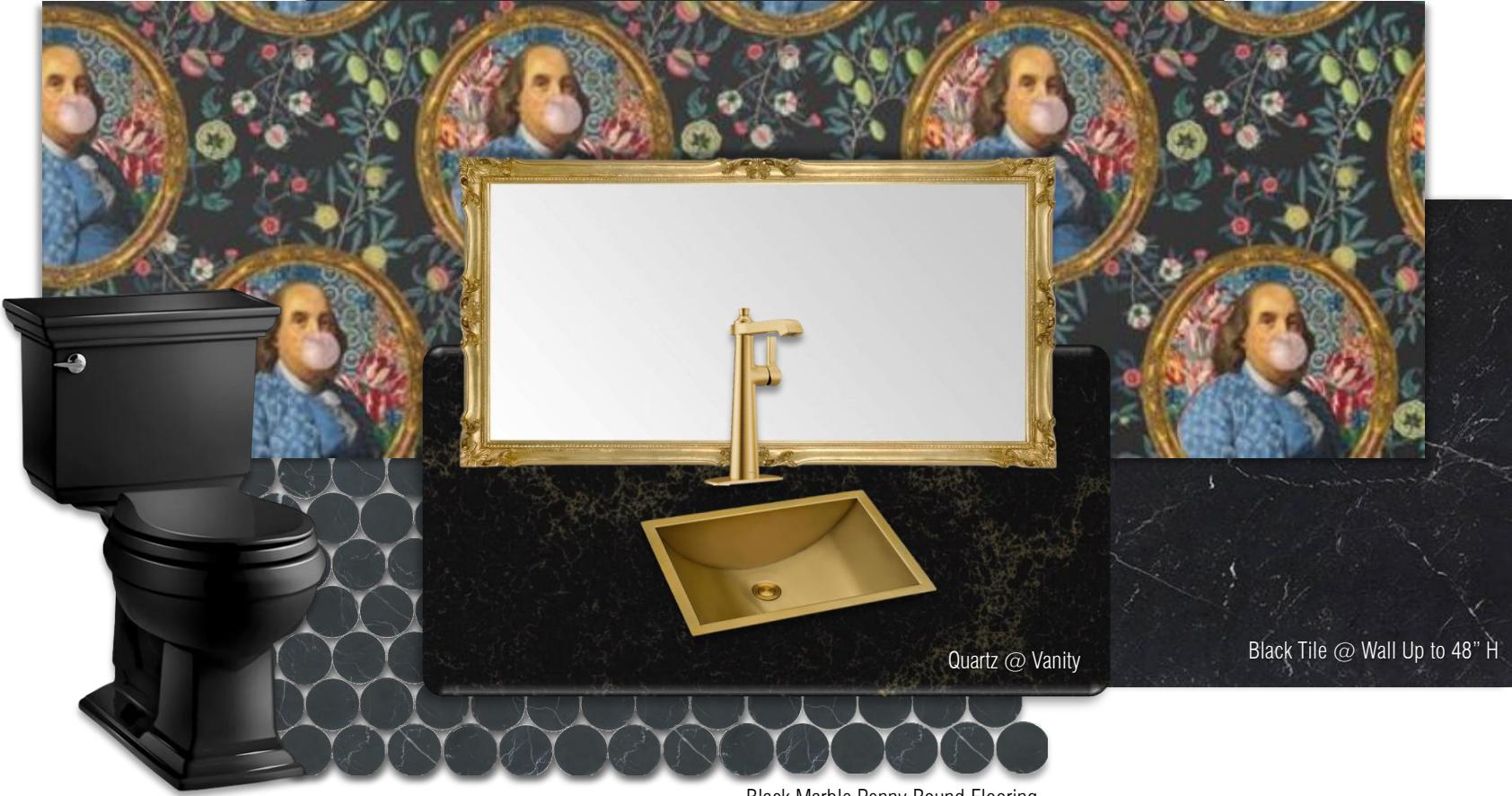


Paint @ Ceiling

4" Dia. Surface Mount Lights

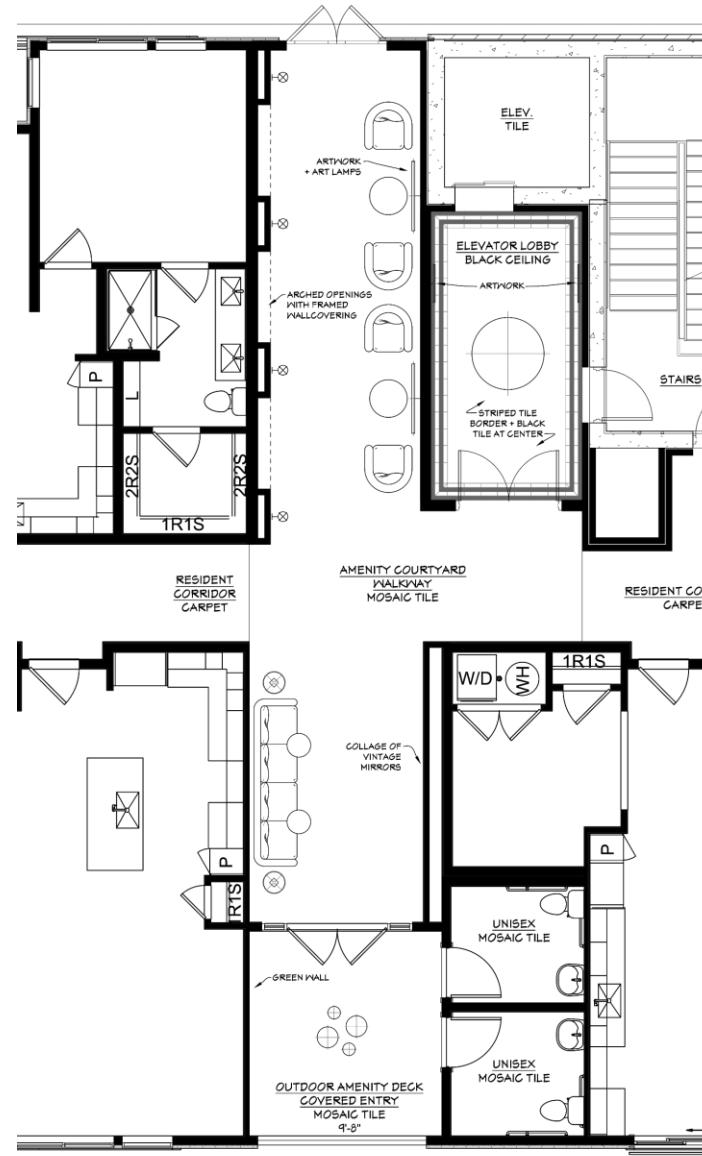


Wallcovering Above Wall Tile



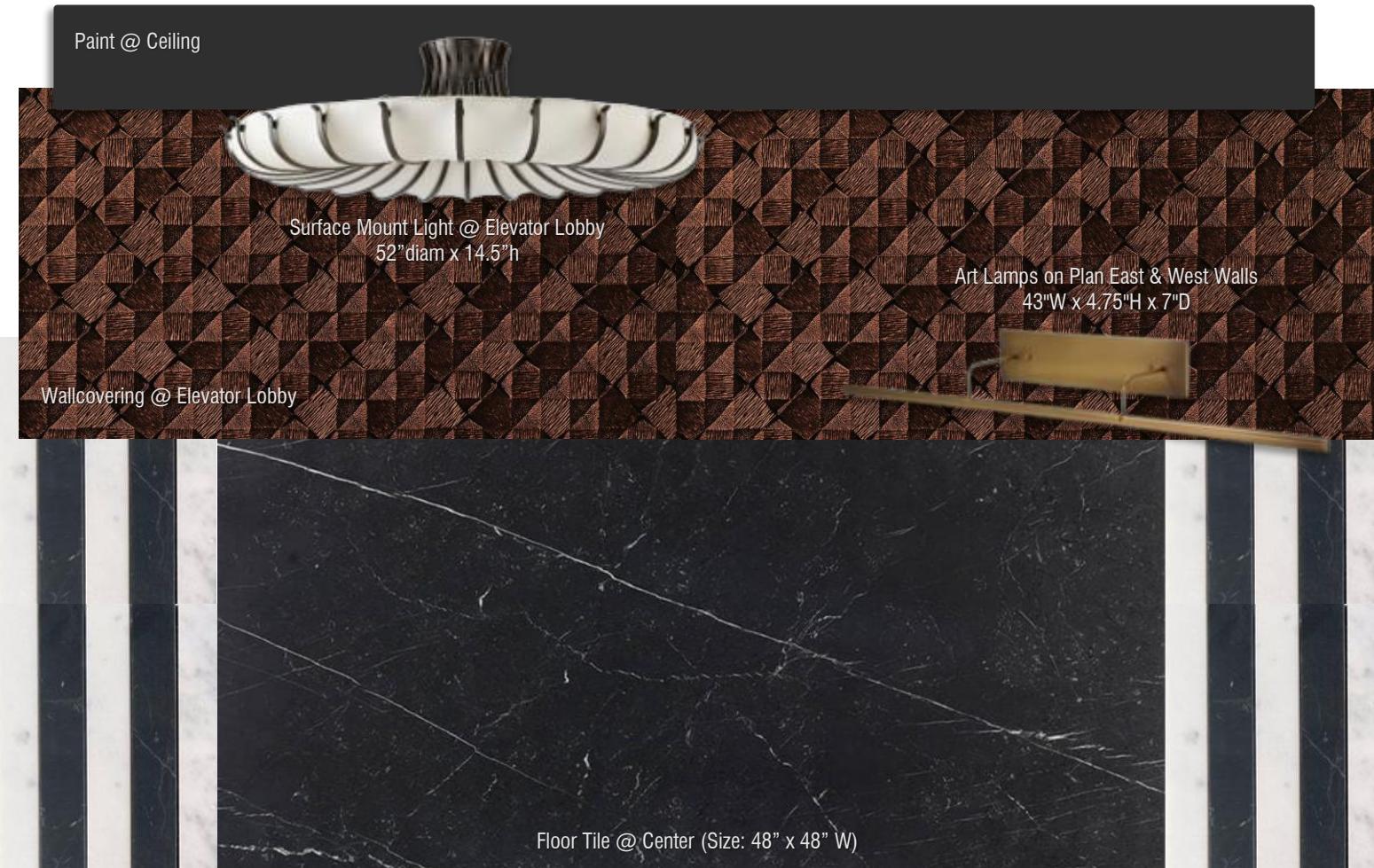
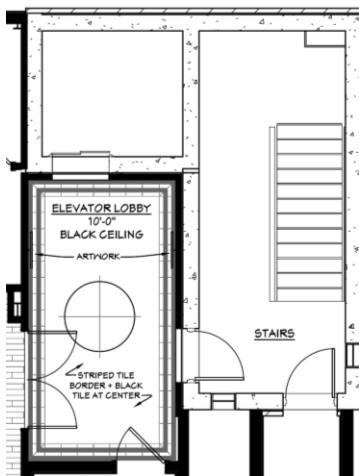
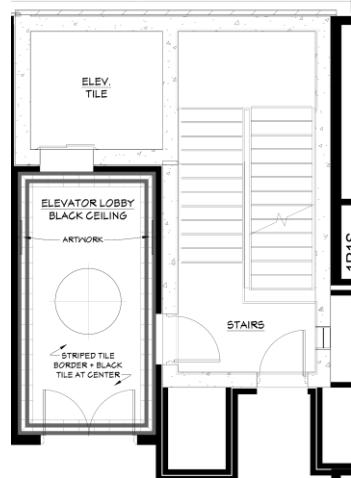
THIRD FLOOR WALKWAY PLAN

(NOT TO SCALE)



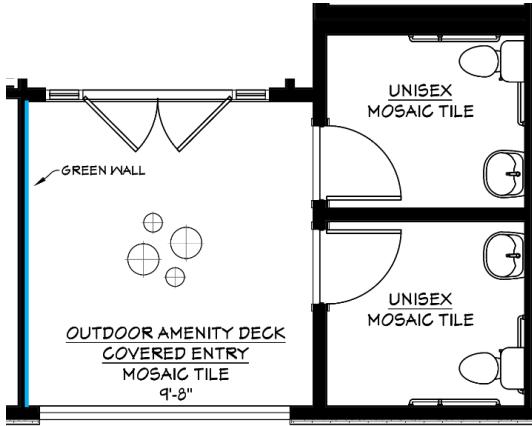
THIRD & TWELFTH FLOOR ELEVATOR LOBBIES

(NOT TO SCALE)



THIRD FLOOR AMENITY DECK COVERED ENTRY & RESTROOMS

(NOT TO SCALE)

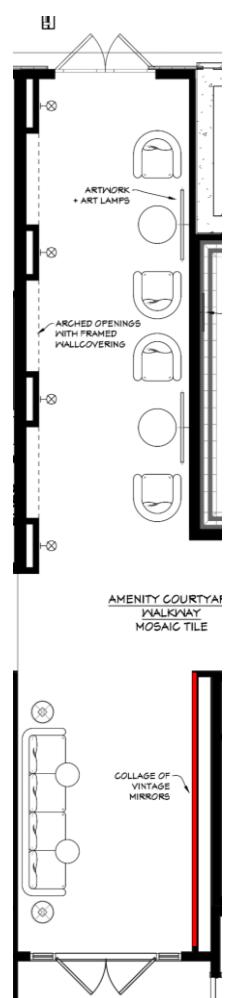


Outdoor Courtyard Reference Render

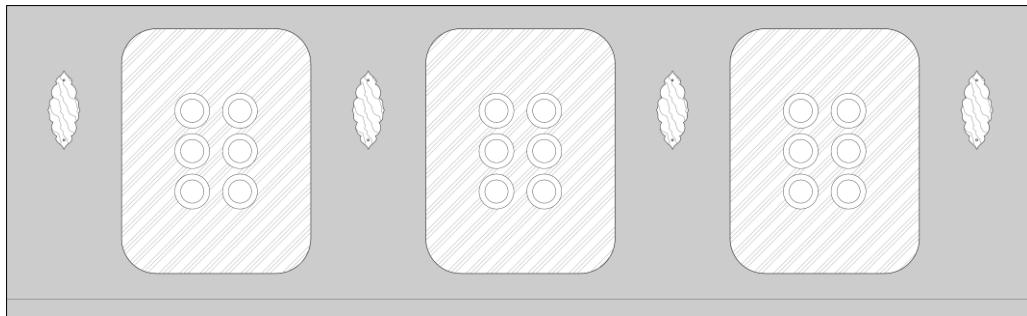


THIRD FLOOR WALKWAY

(NOT TO SCALE)



Plan West Elevation



Accent Paint @ Niche Surround



Lounge Chairs @ Walkway

General Paint + Paint @ Base, Case & Doors



Cocktail Table @ Lounge Chairs

Antique Mirror Collage @ Plan East Wall
(Shown In Red On Plan)



Sofa @ Walkway

Fabric @ Sofa & Bolsters

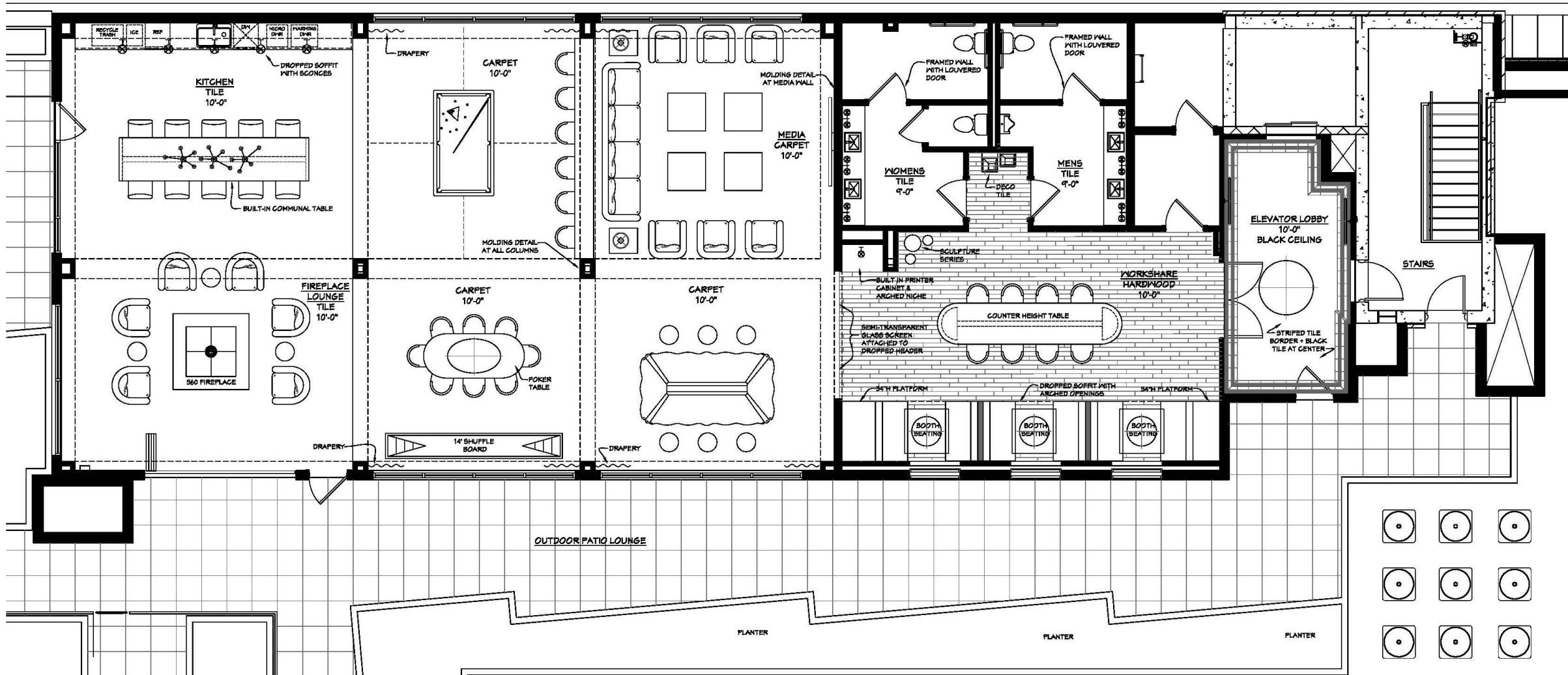


Fabric @ Body Of Lounge Chairs
Fabric @ Seat Of Lounge Chairs

Mosaic Flooring @ Walkway

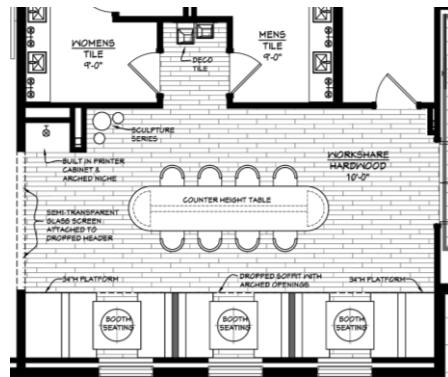
TWELFTH FLOOR CLUBROOM PLAN

(NOT TO SCALE)

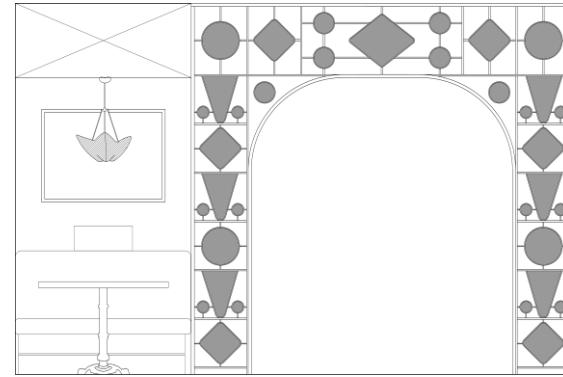


TWELFTH FLOOR - WORKSHARE

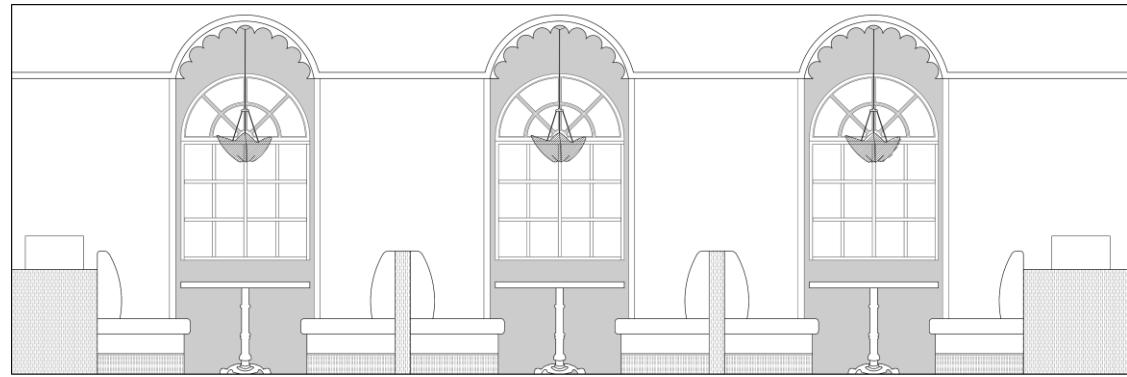
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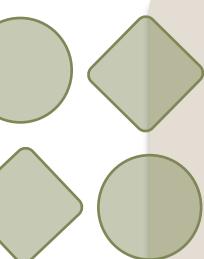
Plan West Elevation (Looking into Clubroom)



Plan South Elevation



Stain Glass Screen
Concept Image



Wall Sconce
@ Printer
Cabinet

Wood Laminate @
Printer Cabinet &
Shelving

Brass @
Table Base
Quartz @ Tabletop &
Printer Cabinet

Deco Tile @
Drinking Fountain

Accent Paint
@ Booths
Pendants @
Banquettes:
27.25'H x 28'D

General Paint +
Paint @ Base,
Case & Doors

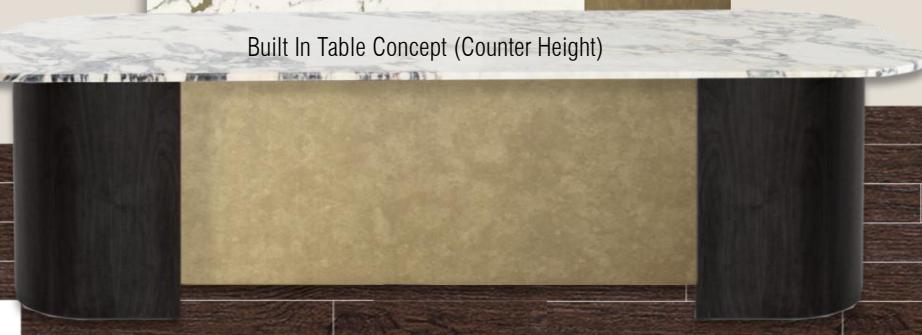


Fabric @ Stool
Seats



Stools
@ Table

Built In Table Concept (Counter Height)



Engineered Hardwood Flooring (Size: 4-3/4" W x 2'-8" L)

Brass @
Booth Base &
Partitions

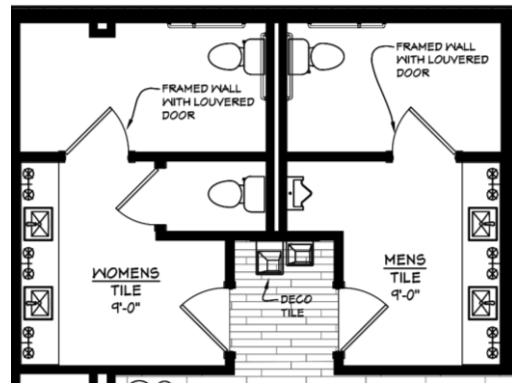
Fabric @ Booth Back

Tables @ Booths

Fabric @ Booth Seat

TWELFTH FLOOR AMENITY RESTROOMS

(NOT TO SCALE)



Louver Door @ Stalls

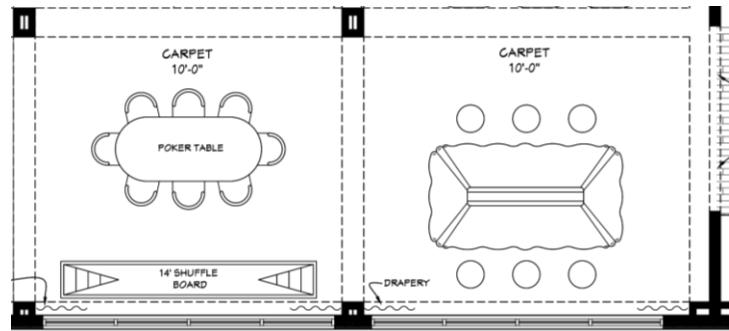
Paint @ Ceiling



Tile @ Floor & Walls (Size: 24" x 24")

TWELFTH FLOOR CLUBROOM

(NOT TO SCALE)



Molding Detail
@ Columns
Concept Image

Drapery @ Clubroom



14' Shuffleboard



Lighting Above
Poker Table
50.5" W x 13.25" H
x 23.5" D



Fabric @ Banquette Seat



General Paint + Paint
@ Base, Case & Doors

Banquette @ Clubroom



Poker Table @ Clubroom



Carpet @ Clubroom



Fabric @ Fringe

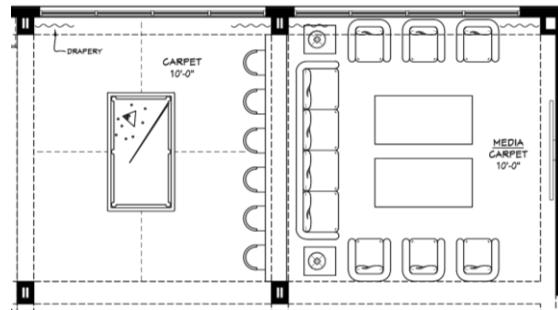
Fabric @ Banquette Base

Fabric @ Banquette Back & Arms

Tables @
Banquette

TWELFTH FLOOR CLUBROOM

(NOT TO SCALE)



Drapery @ Clubroom



General Paint + Paint @ Base



Pillows @ Lounge Chairs (Alternated)

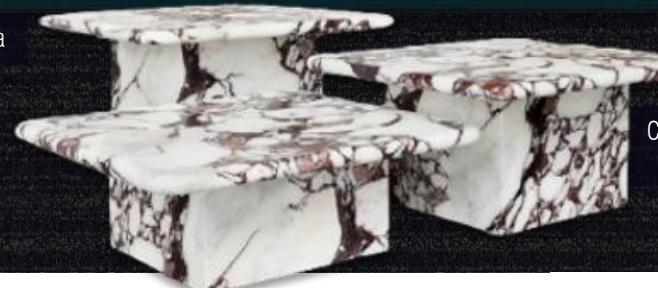


Fabric @ Lounge Chairs



Lounge Chairs @ Media

Sofa @ Media

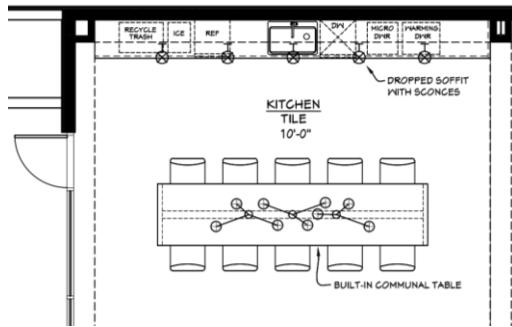


Cocktail Tables @ Media

Carpet @ Media

TWELFTH FLOOR CLUBROOM - KITCHEN

(NOT TO SCALE)

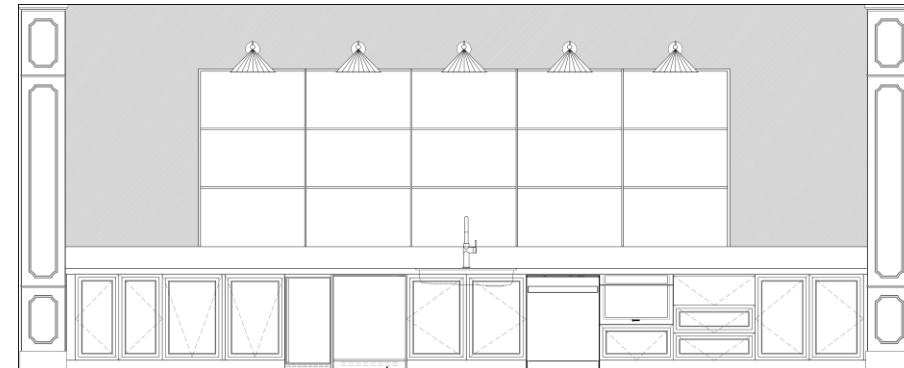


Molding Detail
@ Columns Concept Image

Clubroom Kitchen Concept Image



Clubroom Kitchen Plan North Elevation



Lighting Above Communal Table
37.5" W x 15.5" H (Qty: 2)

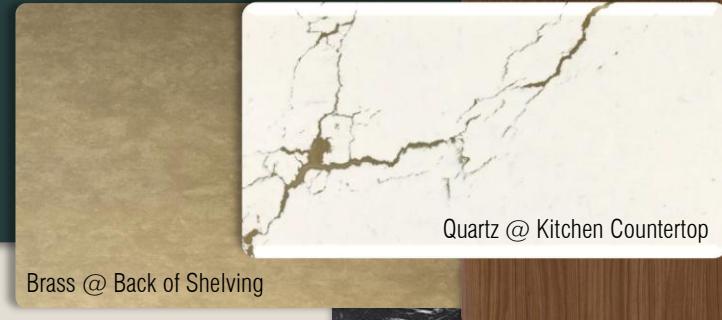


Accent Paint @ Kitchen Wall

Wall Sconces
Above Shelving



Wood @ Base Cabinets
& Built In Table



Quartz @ Kitchen Countertop

Brass @ Back of Shelving

General Paint + Paint
@ Base, Case & Doors

Fabric @ Stools

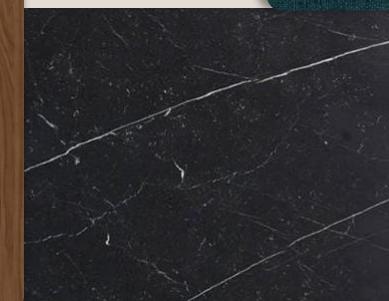


Built In Communal
Table Concept
(Counter Height)



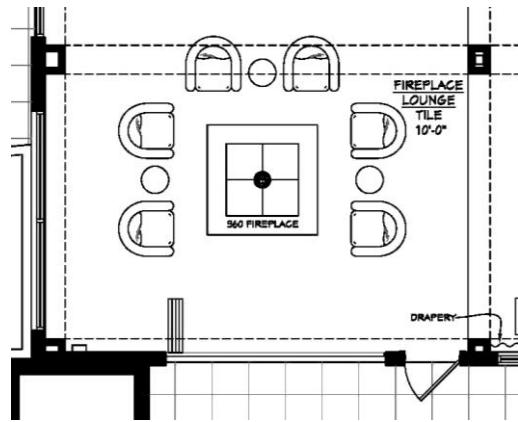
Stools
@ Communal Table

Tile @ Clubroom Kitchen



TWELFTH FLOOR CLUBROOM – FIREPLACE LOUNGE

(NOT TO SCALE)



General Paint + Paint @ Base, Case & Doors



Limestone @ Face of Fireplace Hood & Hearth



Swivel Lounge Chairs
@ Fireplace Lounge



Tables Between
Alternating Pairs

Tile @ Fireplace Lounge

Swivel Lounge Chairs
@ Fireplace Lounge



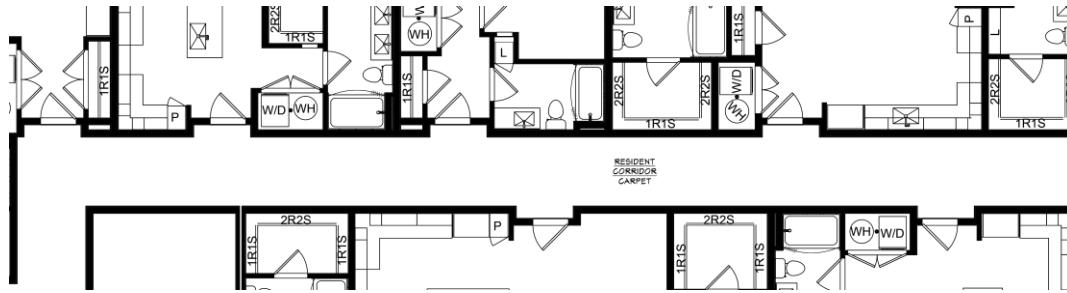
Tables Between
Alternating Pairs

Molding Detail
@ Columns Concept Image



RESIDENT CORRIDORS

(NOT TO SCALE)



Paint @ Ceiling



Unit Entry Concept



Graphic Concept @ Unit Entry



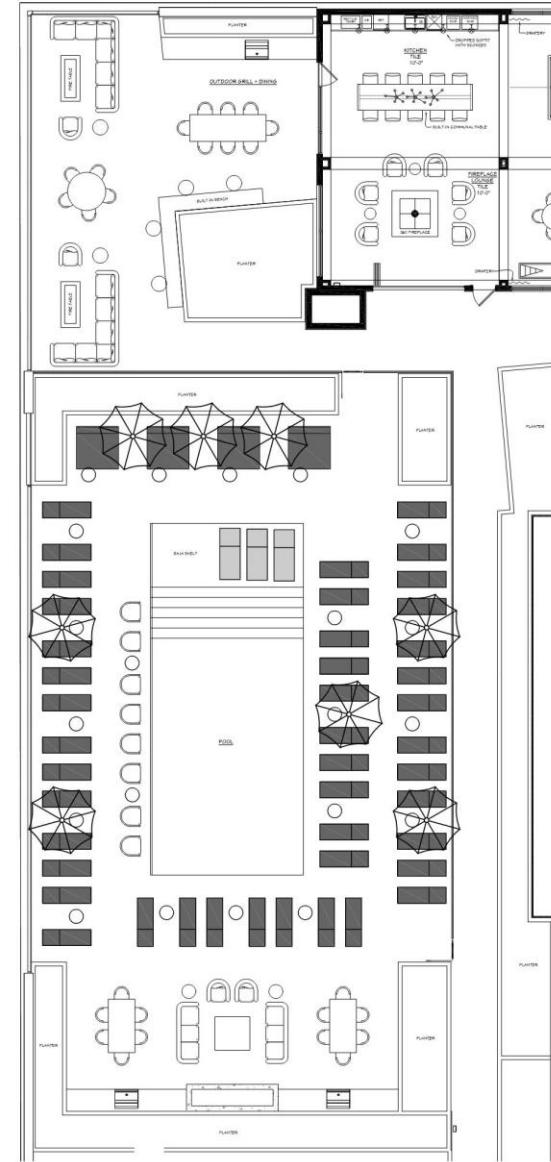
Carpet @ Corridor

DOG WASH



TWELFTH FLOOR AMENITY DECK PLAN

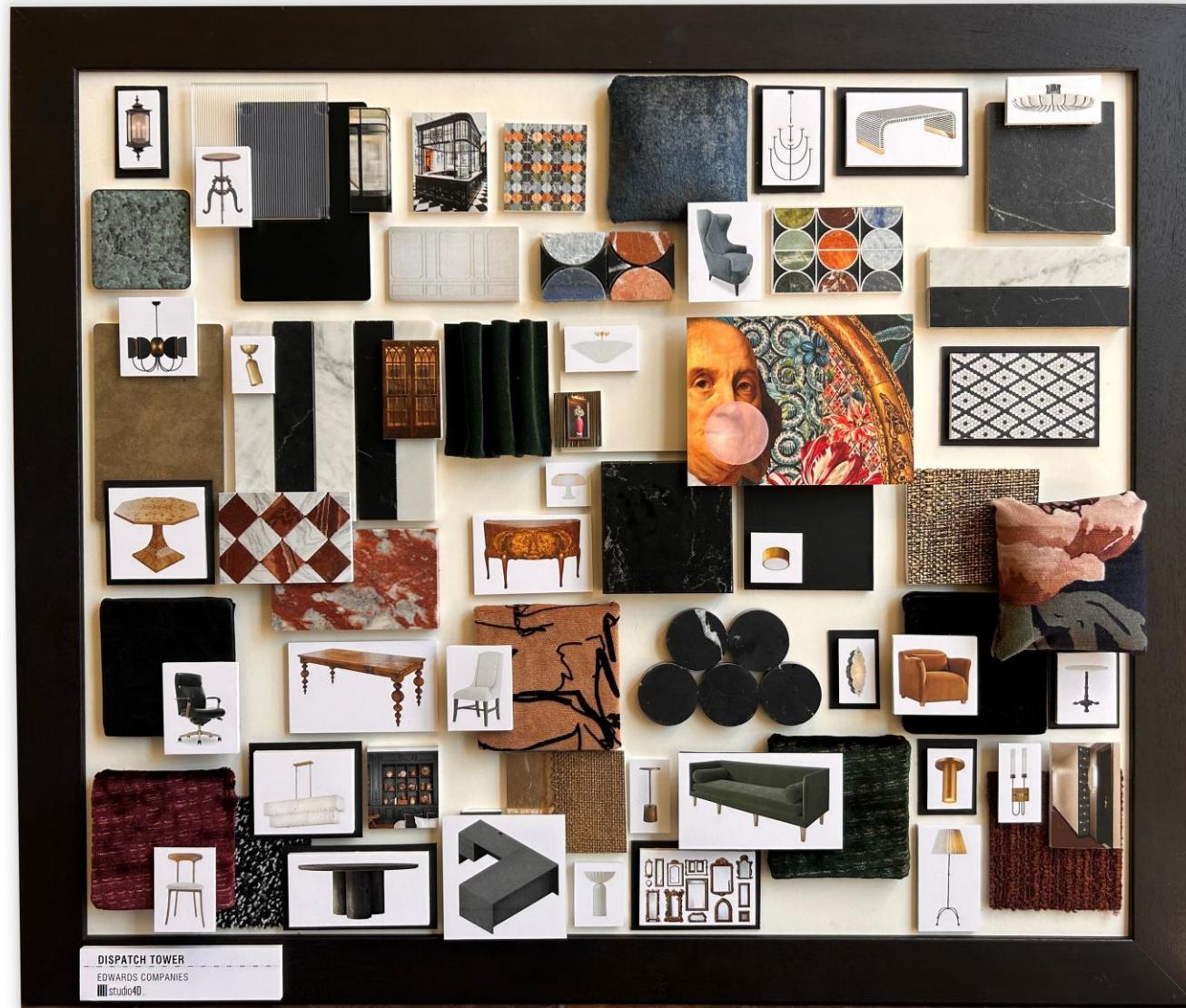
(NOT TO SCALE)



TWELFTH FLOOR AMENITY DECK FURNITURE - CONCEPTUAL



MATERIAL BOARDS



MATERIAL BOARDS

