

PROPERTY ADDRESS: 1420 EAST MADISON

PROJECT NUMBER 3013776

OWNER: MADISON TT LLC
3300 MAPLE VALLEY HWY
RENTON, WA 98058
425.226.6656 X203

ARCHITECT ROGER H. NEWELL, AIA
1102 19TH AVENUE EAST
SEATTLE, WA 98112
206.322.1192

SURVEYOR: CONTINENTAL SURVEYING COMPANY
PO BOX 33725
SEATTLE, WA 98133
206.765.7177

LANDSCAPE ARCHITECT: FAZIO ASSOC. LLC LANDSCAPE ARCHITECTS
ROBERT J FAZIO
3131 WESTERN AVENUE, SUITE 316
SEATTLE, WA 98121
206-774-9490

GEOTECHNICAL ENGINEER: GEOGROUP NW, INC
BILL CHANG
13240 N.E. 20TH STREET, SUITE 10
BELLEVUE, WA 98008
425-649-8757

1	Project Data / Development Objective
2	Vicinity Map & Uses
3	Neighborhood Character
4	Streetscapes
5	Existing Streetscape
6	Design Guidelines & Departures
7	Site Analysis
8	Zoning Analysis
9	Survey
10	Scheme 1: Parking
11	1st / 2-6th Floors
12	Bulk Study - Northeast
13	Scheme 2: Parking
14	1st / 2nd-6th Floors
15	Bulk Study - Northeast
16	Scheme 3: Parking
17	1st / 2nd-6th Floors
18	Bulk Study - Northwest
19	Scheme 4: Parking
20	1st / 2nd-4th Floors
21	5th-6th Floors/Roof Plan
22	Bulk Study - Northeast
23	Proposed Elevations
24	Perspective
25	Residential Entry
26	Typical Commercial Facade
27	Window Study
28	Site Sections
29	Landscape Plans
30	Landscape Plans
31	Landscape Plans
32	Landscape Plans
33	Lighting Plans/Fixture
34	Lighting Plans/Fixture
35	Color Samples

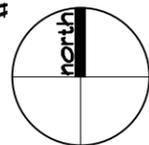
Development Objective

- CONSTRUCT STRUCTURE IN CONJUNCTION WITH HAZARDOUS MATERIAL REMOVAL FROM SITE
- DEVELOP PROPERTY TO HIGHEST AND BEST USE WHILE PROVIDING A QUALITY INFILL PROJECT
- PROVIDE AN INVESTMENT PROPERTY
- INCREASE DENSITY OF RENTAL HOUSING AND PROVIDE OPPORTUNITY FOR COMMERCIAL USE
- UPGRADE STREET FACADE AT SIDEWALK LEVEL



Vicinity Map & Uses

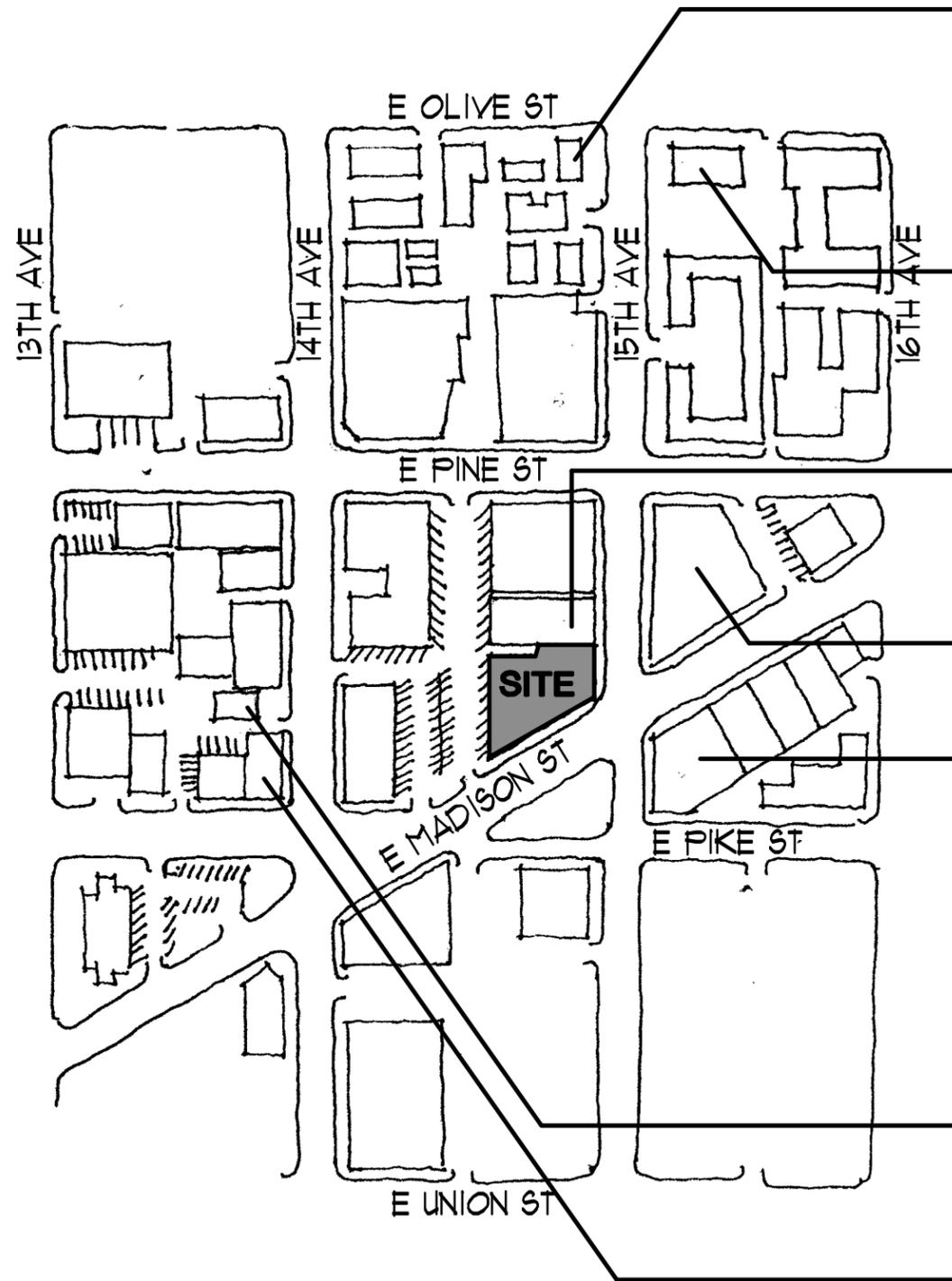
1. APTS, 25 UNITS, 3½ STORY
2. APTS o/ COMMERCIAL, 6 STORY, UNDER CONSTRUCTION
3. "PEARL APTS", 6-8 UNITS, o/ COMMERCIAL, 6 STORY
4. "THE COURTYARD" CONDOMINIUM, 40 UNIT, 2 STORY
5. APT o/ COMMERCIAL, 6 STORY
6. "BANCROFT APTS", 26 UNITS, 3½ STORY
7. APTS, 8 UNITS, 3 STORY
8. APTS, 6 UNITS, 3 STORY
9. APTS, 2 UNITS, 1 STORY
10. RESIDENCE CONVERTED TO APTS, 2 UNIT, 3 STORY
11. VACANT
12. T-11 GAS & GROCERIES, 1 STORY
13. "JFS POLACK FOOD BANK", 2 STORY
14. "JFS POLACK FOOD BANK", 3 STORY
15. APTS, 45-50 UNITS, 1 STORY
16. PROFESSIONAL BLDG, 2 STORY
17. "1519 BLDG" APTS, 19 UNITS w/ 1 ART STUDIO
18. "MADISON COURT" APARTMENTS, 8 UNITS, 4 STORY
19. "1509 APT" o/ COMMERCIAL, 5 STORY
20. COMMERCIAL, 5 STORY, UNDER CONSTRUCTION
21. PARKING LOT, 56 STALLS
22. CLEANERS/ARTIFICIAL LIMB, 1 STORY
23. APT o/ COMMERCIAL, 3 STORY
24. 1ST AME CHURCH, 2-3 STORY
25. "BRAEBURN" APTS, 139 UNITS, o/ 8 COMMRL, 5-6 STORY
26. COMMERCIAL, 1 STORY
27. HAIR SALON, 1 STORY
28. FIRE STATION 25, 2 STORY
29. REAL ESTATE OFFICE w/PARKING



30. APTS, 29 UNIT, o/ COMMERCIAL, 3 STORY
31. COMMERCIAL, 1 STORY
32. PARKING LOT
33. CLEANERS, 1 STORY
34. RESIDENCE, 1 STORY
35. HAIR SALON, 1 STORY
36. APPLIANCE REPAIR, 1 STORY
37. COMMERCIAL, 1 STORY
38. "CHLOE APTS" o/ COMMERCIAL, 6 STORY
39. "IMPERIAL APTS", 15 UNITS, 3 STORY
40. "ACADEMY OF ARTS & SCIENCES", 2 STORY
41. ALHAEFF SANCTUARY
42. "ARVILLE APT", 22 UNITS, 3½ STORY
43. RESIDENCE, 2 STORY o/ BASEMENT
44. TOWNHOUSE, 9 UNIT, 3 STORY
45. RESIDENCE, 2 STORY o/ BASEMENT
46. "QUALMAN APT", 29 UNITS, 3 STORY o/ BASEMENT
47. "CHOP SUEY" NIGHT CLUB, 1 STORY
48. AUTO REBUILD, 2 STORY
49. "MADISON PUB", 1 STORY
50. "PARK HILL APTS", 3 STORY o/ BASEMENT
51. MIXED USE, 15 UNITS
52. "OOLA DISTELLERY"
53. "CAFE ZOE", 1 STORY
54. "LUCKY 8 RESTAURANT", 1 STORY
55. "DIESEL RESTAURANT"
56. MCGILVRA



THE PIKE/PINE NEIGHBORHOOD PROVIDES A COMBINATION OF DENSE HOUSING WITH STREET LEVEL COMMERCIAL USES THAT INCLUDE SHOPS AND RESTAURANTS. PEDESTRIAN ACTIVITY EXISTS DURING THE DAYTIME AND EVENINGS. THE SITE IS LOCATED ON MADISON, A HIGH VOLUME TRAFFIC CONNECTOR TO DOWNTOWN, I-5 AND MADISON PARK. BUILDING STYLES VARY FROM EARLY 1920'S SINGLE FAMILY STRUCTURES, SOME CONVERTED TO APARTMENTS, 1940'S ONE AND TWO STORY GARDEN STYLE APARTMENTS, SMALL ONE STORY COMMERCIAL BUILDINGS TO MORE CURRENT MIXED USE STRUCTURES WITH 5 FLOORS OF RESIDENTIAL OVER GROUND LEVEL COMMERCIAL. THE IMMEDIATE AREA IS CURRENTLY UNDERGOING AN INCREASE IN DENSITY. BUILDING STYLES ARE VARIED WITH OLDER BRICK CLAD BUILDINGS, SMALL MULTI-FAMILY STRUCTURES WITH WOOD SIDING TO MORE RECENT MIXED USE BUILDINGS CLAD WITH BRICK, METAL SIDING, CEMENTATIIOUS SIDING AND CONCRETE. ROOF FORMS ARE PREDOMINANTLY FLAT WITH PITCHED ROOFS ON MOST GARDEN STYLE MULTI-FAMILY BUILDINGS. NEWER STRUCTURES HAVE LIMITED BALCONIES AND RELY ON COMMON ROOFTOP DECKS TO SATISFY CURRENT AMENITY SPACE REQUIREMENTS. MOST STRUCTURES (OTHER THAN GARDEN APARTMENTS) ARE BUILT UP TO THE SIDEWALK. SEVERAL PARKING LOTS REMAIN IN THE IMMEDIATE VICINITY. NEWER STRUCTURES PROVIDE WEATHER PROTECTION FOR PEDESTRIANS AND INCLUDE LANDSCAPED PLANTERS IN THE SIDEWALK.



GARDEN STYLE



1920'S ERA APT



BULLITT FOUNDATION "LIVING BLDG" (UNDER CONSTRUCTION)



SINGLE LEVEL COMMERCIAL



CONVERTED RESIDENCE



RECENT MIXED-USE



SINGLE FAMILY RESIDENCE



Streetscapes

**14TH AVENUE
LOOKING SE**
1ST AVE CHURCH,
-SEATTLE
LANDMARK,
OLDEST BLACK
CHURCH IN SEATTLE,
ESTABLISHED 1886



**15TH AVENUE
LOOKING NW**
-MIXED USE, RETAIL ON PINE,
BRICK, METAL, & CEMENTATIOUS SID'G

**14TH AVENUE
LOOKING NE**
-MIXED USE., RETAIL ON PINE,
BRICK, METAL & CEMENTATIOUS SID'G



**15TH AVENUE
LOOKING S**
-MIXED USE,
RETAIL ON 15TH & PINE
BRICK & STUCCO

**14TH AVENUE
LOOKING E**



**14TH AVENUE
LOOKING S**



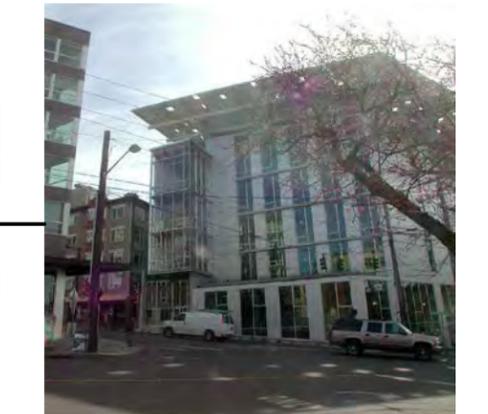
**SITE LOOKING NE
ACROSS E MADISON**



**15TH AVENUE
LOOKING SW**
-NO COMMERCIAL
-BRICK & STUCCO,
BAY WINDOWS



E MADISON LOOKING NE
-MIXED USE, RETAIL ON 15TH
METAL & CEMENTATIOUS SID'G



E MADISON LOOKING SW
BULLITT CTR "LIVING BLDG"
METAL SID'G

**SITE LOOKING NW
ACROSS E MADISON**



EXISTING BUILDING ACROSS NORTH 12



SITE

LOOKING NORTH ACROSS E MADISON

PROPOSED MIXED-USE BUILDING



LOOKING SOUTH ACROSS 15TH AVE



Design Departure

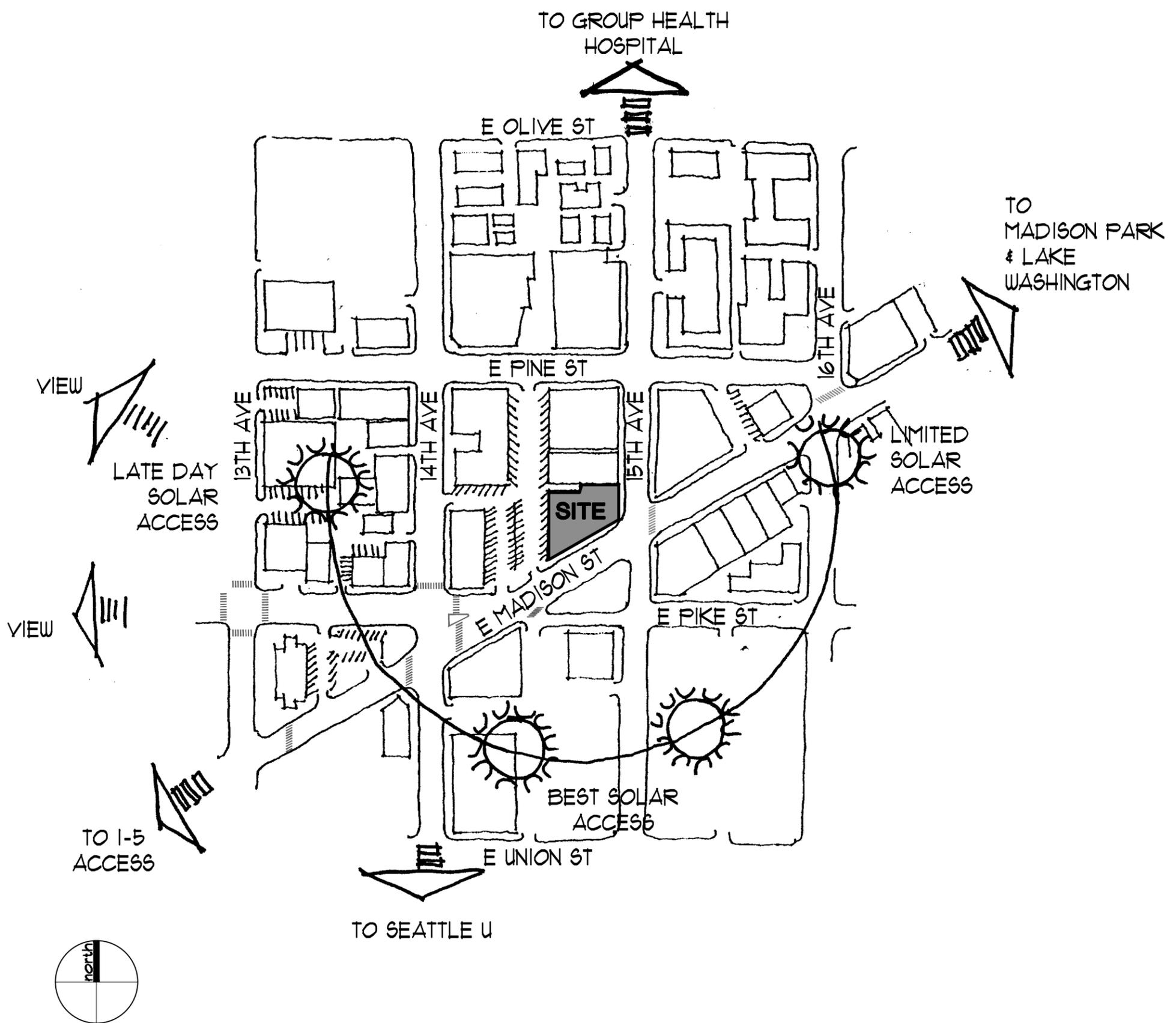
- 1.A. CODE SECTION: 23.54.030 D.2.a
- 1.B. CODE REQ'T: MINIMUM DRIVEWAY WIDTH FOR TWO-WAY TRAFFIC SHALL BE 22 FEET.
- 1.C. AMOUNT OF PROPOSED DEPARTURE: DRIVEWAY WIDTH REDUCED FROM 22 FEET TO 20 FEET AND CURB CUT REDUCED FROM 22 FEET TO 10 FEET.
- 1.D. RATIONAL FOR DEPARTURE
 - REDUCED DRIVEWAY PERMITS REDUCED STRUCTURAL CANTILEVER AND ALLOWS UPPER STRUCTURE TO BE BUILT UP TO EXISTING EASEMENT.
 - REDUCED CURB CUT MINIMIZES PEDESTRIAN CROSSING AT SIDEWALK INCREASING PEDESTRIAN SAFETY.
- 2.A. CODE SECTION: 23.54.030 G
- 2.B. CODE REQ'T: A SIGHT TRIANGLE SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10' FROM THE INTERSECTION OF THE DRIVEWAY AND SIDEWALK.
- 2.C. AMOUNT OF PROPOSED DEPARTURE: THE SIGHT TRIANGLE ON THE EXIT SIDE OF THE DRIVEWAY IS TO BE REDUCED FROM 10' TO 5' AT THE SIDEWALK.
- 2.D. RATIONAL FOR DESIGN DEPARTURE: THE REDUCED SITE TRIANGLE ALLOWS FOR AN UNOBSTRUCTED STRUCTURAL CANTILEVER OVER THE PROPOSED SHARED DRIVEWAY WITH THE NEIGHBOR.

Applicable Design Guidelines

PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES THAT WILL BE INCLUDED IN THE PROJECT OBJECTIVES:

- LARGE, HIGH, FULLY GLAZED STORE FRONTS (C-1 ARCHITECTURAL CONTEXT)
- RECESSED DOORWAYS AT THE SIDEWALK LEVEL (C-3 HUMAN SCALE)
- STREET LANDSCAPING (E-2 LANDSCAPING)
- VISUAL RELIEF ON THE BUILDING FACADES THRU THE USE OF DECKS AND MODULATION (C-1 ARCHITECTURAL CONTEXT)
- USE SIDEWALK AS OPEN SPACE (E-2 LANDSCAPING)
- ENHANCE PERSONAL SAFETY WITH LIGHTING (D-7 PERSONAL SAFETY AND SECURITY)
- STREET GREENING (E-2 LANDSCAPING)





E MADISON

- NE / SW ARTERIAL PROVIDING ACCESS TO DOWNTOWN, I-5, MADISON PARK

15TH AVE

- ACCESS TO HOUSING, SHOPS, DINING AND GROUP HEALTH TO NORTH

14TH AVE

- ACCESS SOUTH TO SEATTLE U, HOUSING & DINING

SOLAR ACCESS

- LIMITED SOLAR ACCESS TO THE SOUTHEAST, BEST SOLAR ACCESS TO SOUTH, LATE DAY SOLAR ACCESS TO WEST

VIEWS

- UPPER FLOOR VISTAS TO NW & WEST. POSSIBLE VIEWS TO NORTH FROM ROOFTOP

PEDESTRIAN ACCESS

- PEDESTRIAN ACTIVITY IS COMMON ON ADJOINING STREETS WITH INCREASED ACTIVITY TO THE NORTH AND WEST WHERE NUMEROUS SHOPS & RESTAURANTS ARE LOCATED

AMENITIES

- PROXIMITY TO FUTURE TRANSIT, PIKE/PINE BUSINESS CORRIDOR, SEATTLE UNIVERSITY, GROCERY STORES & GROUP HEALTH HOSPITAL



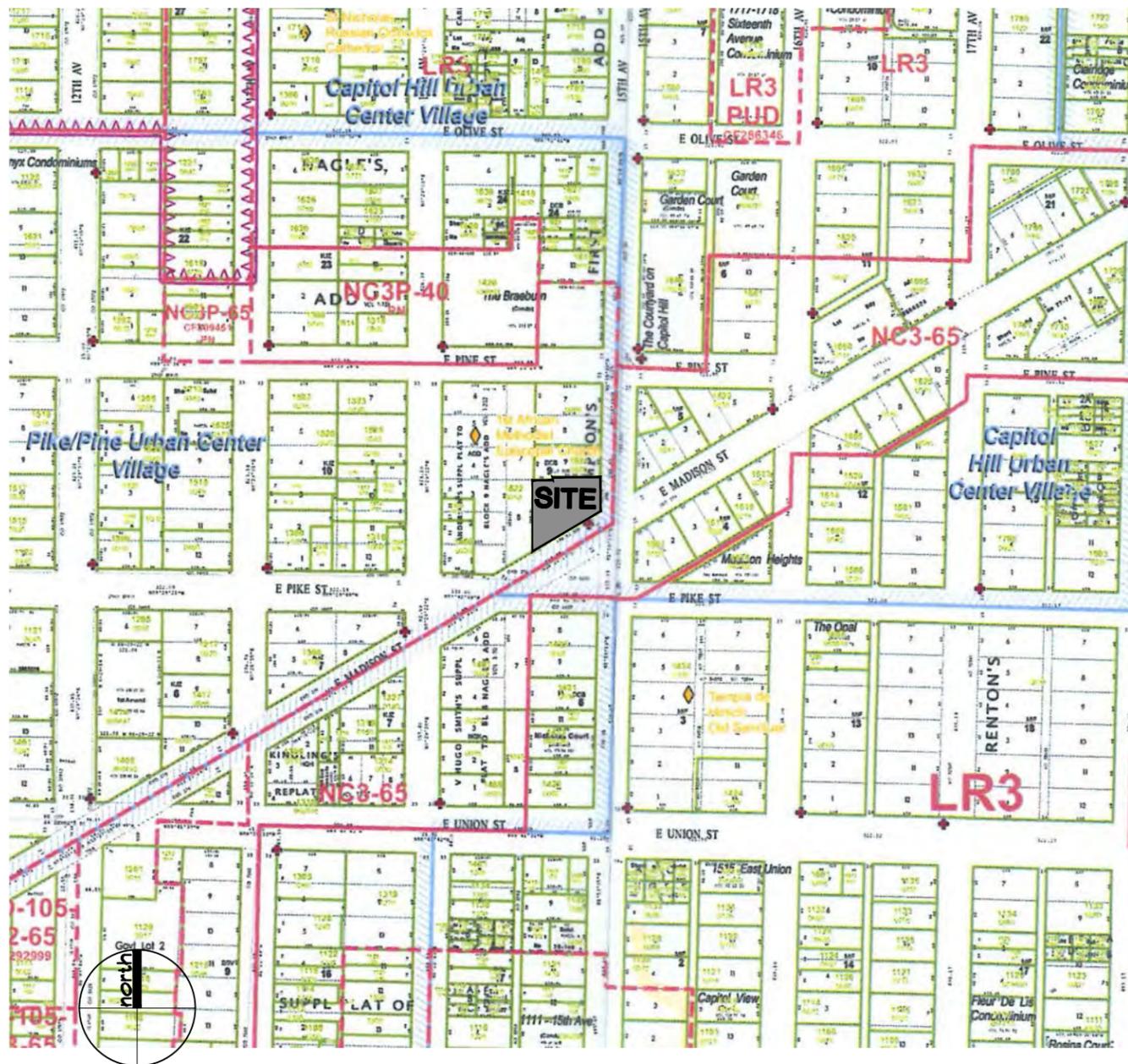
Zoning Analysis

ADDRESS: 1420 E MADISON

DPD ZONING MAP: III

LEGAL DESCRIPTION: SOUTH 5' OF LOT 9 & ALL OF LOTS 10 & 11 BLOCK 9
COMPTON'S 1ST ADDITION TO CITY OF SEATTLE EXCEPT THE
SOUTH 5' OF LOT 9, KING COUNTY WA

ACCESSOR'S #: 1728800080, 1728800075



ZONING: NC3P-65

OVERLAYS: PIKE/PINE URBAN CENTER VILLAGE - PIKE / PINE DISTRICT - PEDESTRIAN AREA

ECA: NONE

SITE AREA: 12,226.11 SF

PERMITTED USES: RESIDENTIAL, LIVE-WORK, EATING-DRINKING ESTABLISHMENTS, RESTAURANTS, OFFICE, SALES & SERVICE, PARKING, MIXED USE

MIXED USE: 80% OF STREET FACADE SHALL BE OCCUPIED BY NON RESIDENTIAL USES EXTENDING 30' IN DEPTH (AVERAGE) WITH 13' MIN FLOOR TO FLOOR HEIGHT

FLOOR AREA RATIO: MIXED USE STRUCTURES = 4.75
4.75 x 12,226.11 SF = 54,934 SF

SETBACKS: FRONT- NONE EXCEPT 5' FOR LOTS WHERE STREET TREES CANNOT BE PLACED IN ROW.
SIDE- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL ZONED LOT (15' TRIANGLE)
REAR- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL ZONED LOT (0' FOR HEIGHT UP TO 13', 10' FOR HEIGHT 13' - 65')
NO DEDICATION REQUIRED

RESIDENTIAL AMENITY: 5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE (BALCONIES 6' x 10' MIN)
43,369 x .05 = 2,168.5 SF

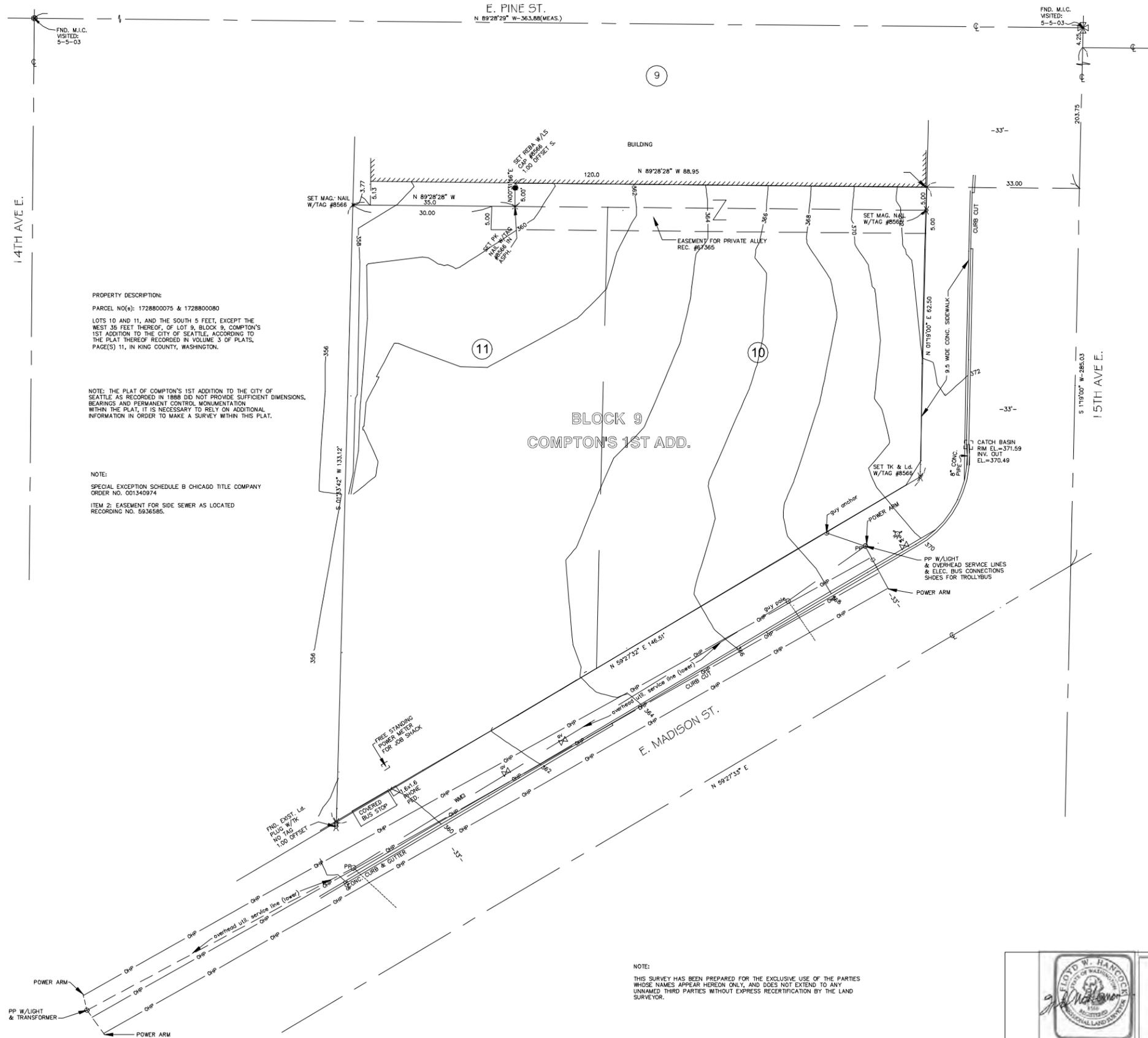
SOLID WASTE / RECYCLE: 375 + 80 = 455 SF MINIMUM

PARKING / ACCESS: STREET ACCESS- PERMITTED (NO ALLEY)
CURB CUT- 22'-0"
PARKING STALLS- NONE REQUIRED PER 23.54.015.B2
WHERE PARKING IS PROVIDED ACCESSIBLE STALL SHALL BE PROVIDED. FOR 1-25 STALLS 1 VAN ACCESSIBLE STALL SHALL BE PROVIDED (16' x 16' x 8'-2" HIGH)

LANDSCAPE: GREEN AREA FACTOR- 30 MIN
STREET TREES- REQUIRED
DROUGHT TOLERANT- 25% OF LANDSCAPE

BICYCLE: 19 REQUIRED

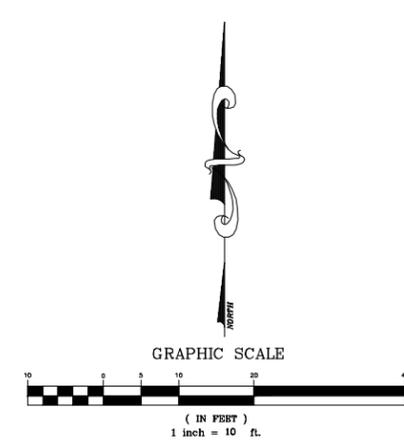




PROPERTY DESCRIPTION:
 PARCEL NO(s): 1728800075 & 1728800080
 LOTS 10 AND 11, AND THE SOUTH 5 FEET, EXCEPT THE
 WEST 35 FEET THEREOF, OF LOT 9, BLOCK 9, COMPTON'S
 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO
 THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
 PAGE(S) 11, IN KING COUNTY, WASHINGTON.

NOTE: THE PLAT OF COMPTON'S 1ST ADDITION TO THE CITY OF
 SEATTLE AS RECORDED IN 1888 DID NOT PROVIDE SUFFICIENT DIMENSIONS,
 BEARINGS AND PERMANENT CONTROL MONUMENTATION
 WITHIN THE PLAT, IT IS NECESSARY TO RELY ON ADDITIONAL
 INFORMATION IN ORDER TO MAKE A SURVEY WITHIN THIS PLAT.

NOTE:
 SPECIAL EXCEPTION SCHEDULE B CHICAGO TITLE COMPANY
 ORDER NO. 001340974
 ITEM 2: EASEMENT FOR SIDE SEWER AS LOCATED
 RECORDING NO. 5936585.



- LEGEND:
- DENOTES FOUND CASED CONCRETE MONUMENT
 - DENOTES SET REBAR WITH LS CAP #8566
 - DENOTES SET 2x2 STAKE W/TK & TAG #8566
 - DENOTES SET MAG NAIL W/TAG #8566
 - ⊗ DENOTES FIRE HYDRANT
 - ⊗ DENOTES WATER METER
 - ⊗ DENOTES WATER VALVE
 - DENOTES POWER POLE
 - DENOTES CATCH BASIN
 - ⊗ DENOTES GAS VALVE
- NOTE: THE WHITE STAKES SET NEAR THE
 PROPERTY CORNERS ARE FOR LOCATION
 PURPOSES ONLY, AND DO NOT PURPORT
 TO BE THE RECORD PROPERTY CORNERS.

BEARINGS: BASIS IS CALC'D N 89°28'29" W ALONG CENTERLINE
 E. PINE ST.

- NOTES:
- 1.) OWNERS OF THE PROPERTIES SHOWN ON THE FACE OF
 THIS DOCUMENT/MAP, ARE SUBJECT TO THE COVENANTS,
 CONDITIONS, EASEMENT AND RESTRICTIONS SHOWN ON THE
 FACE OF THIS DOCUMENT/MAP AND ON THE PUBLIC RECORD.
 - 2.) NO COPY OF TITLE INSURANCE POLICY HAS BEEN FURNISHED
 TO THE SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE
 SEARCH BY THE SURVEYOR. NO ATTEMPT HAS BEEN MADE BY
 THE SURVEYOR AS A PART OF THIS SURVEY TO SHOW DATA CONCERNING
 EXISTENCE, SIZE, DEPTH, OR LOCATION OF ANY UNDERGROUND UTILITIES
 OR STRUCTURES, NOR OF ANY EASEMENTS WHICH AN ACCURATE AND
 CURRENT TITLE SEARCH MAY DISCLOSE. LEGAL DESCRIPTION WAS
 FURNISHED TO THE SURVEYOR BY THE CLIENT, AND THE SURVEYOR
 ASSUMES NO LIABILITY OR RESPONSIBILITY FOR VERIFYING THE
 CORRECTNESS OR COMPLETENESS OF THAT LEGAL DESCRIPTION.
 - 3.) WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE
 LEGAL DESCRIPTION PROVIDED BY THE CLIENT. WE
 HAVE NOT EXAMINED THE TITLE TO THE
 PROPERTY SURVEYED OR ITS ADJACENTS.
 - 4.) FIELD SURVEY WAS CONDUCTED MAY 8, 2012.
 - 5.) INSTRUMENTATION FOR THIS SURVEY WAS A
 LEICA TCR 805/DC 50 ELECTRONIC TOTAL STATION.
 - 6.) PROCEDURES USED IN THIS SURVEY INCLUDE FIELD TRAVERSE,
 MEETING OR EXCEEDING STANDARDS SET BY W.A.C. 332-130-090.
 - 7.) THIS IS A COMPUTER AIDED DRAWING -
 DESCRIPTIONS AND COORDINATES CAN BE FOUND ON SEPARATE
 LAYERS.
 - 8.) DIMENSIONS TO BUILDINGS ARE AT RIGHT ANGLES TO PROPERTY
 AND RIGHT OF WAY LINES.

NOTE:
 THE UTILITY LINES SHOWN ON THIS SURVEY ARE BASED
 ON VISUAL LOCATION OF MANHOLES, VAULTS, VALVES,
 ETC. AND BY UTILITY RECORDS OF THE CITY OF SEATTLE.
 ALL OTHER UNDERGROUND UTILITY LINES THAT MIGHT
 BE PRESENT AND NOT SHOWN, ARE UNKNOWN TO
 CONTINENTAL SURVEYING CO.

THIS MAP REPRESENTS AN ELECTRONIC DATA FILE DEVELOPED BY
 CONTINENTAL ENGINEERING CO. CONTINENTAL HOLDS A HARD COPY
 REPRESENTATION OF THIS FILE AND THAT HARD COPY IS THE ORIGINAL.
 ANY CHANGE TO THE DATA CONTAINED IN THIS FILE IS CONSIDERED
 UNAUTHORIZED, UNLESS REVIEWED BY THE UNDERSIGNED SURVEYOR.
 ANY REUSE OR ADAPTATION OF THIS FILE IS AT THE USER'S RISK, UNLESS
 REVIEWED BY THE UNDERSIGNED SURVEYOR FOR SUITABILITY.

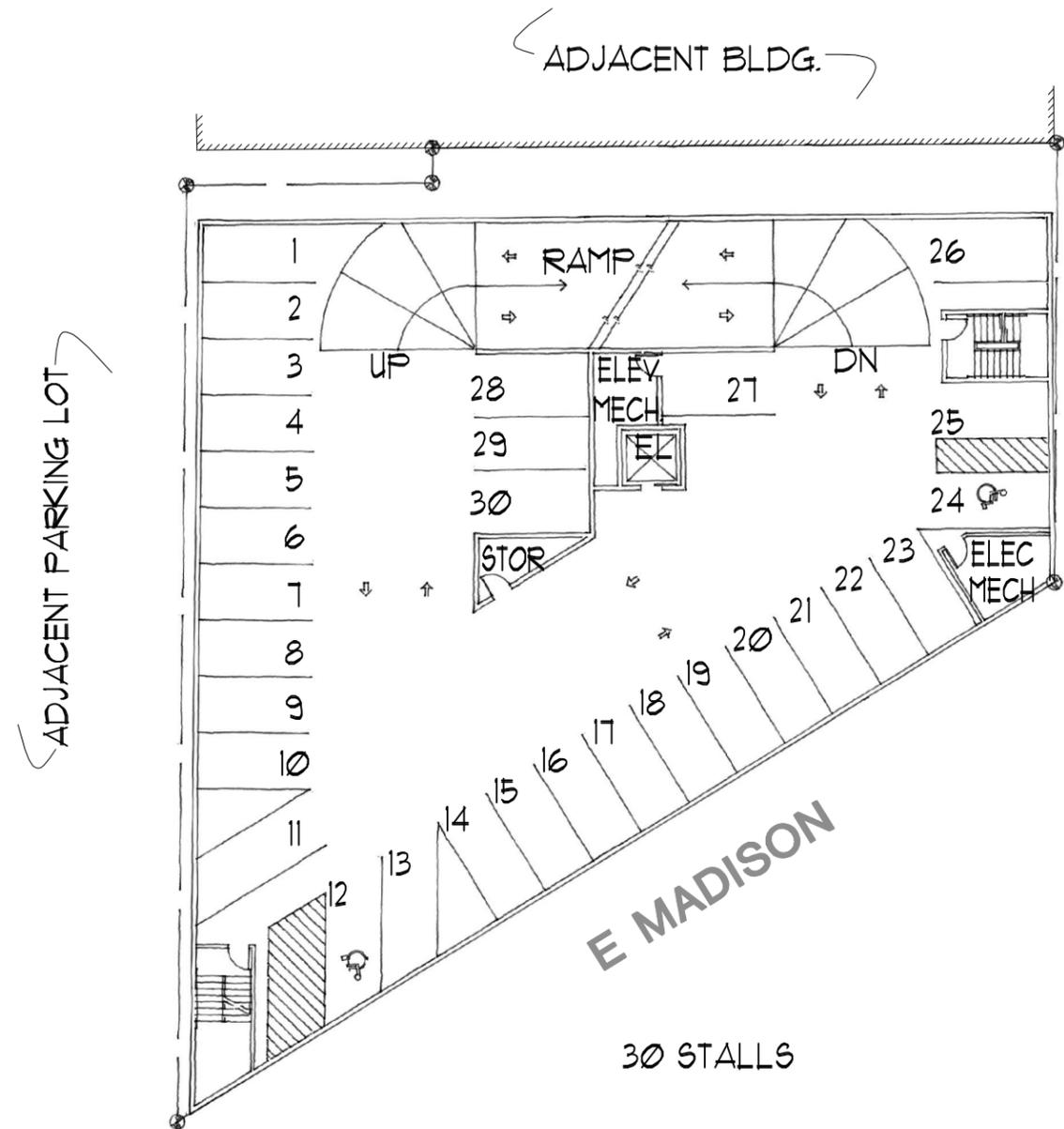
PORTION OF
 NE 1/4, NE 1/4 SEC. 32, TWN. 25 N., R. 4 E., W.M.,
 KING COUNTY, WASHINGTON
 REVISED: 10-29-12 BY: N.A.P.
 REVISED: 6-20-12 BY: N.A.P.

NOTE:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES
 WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY
 UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND
 SURVEYOR.

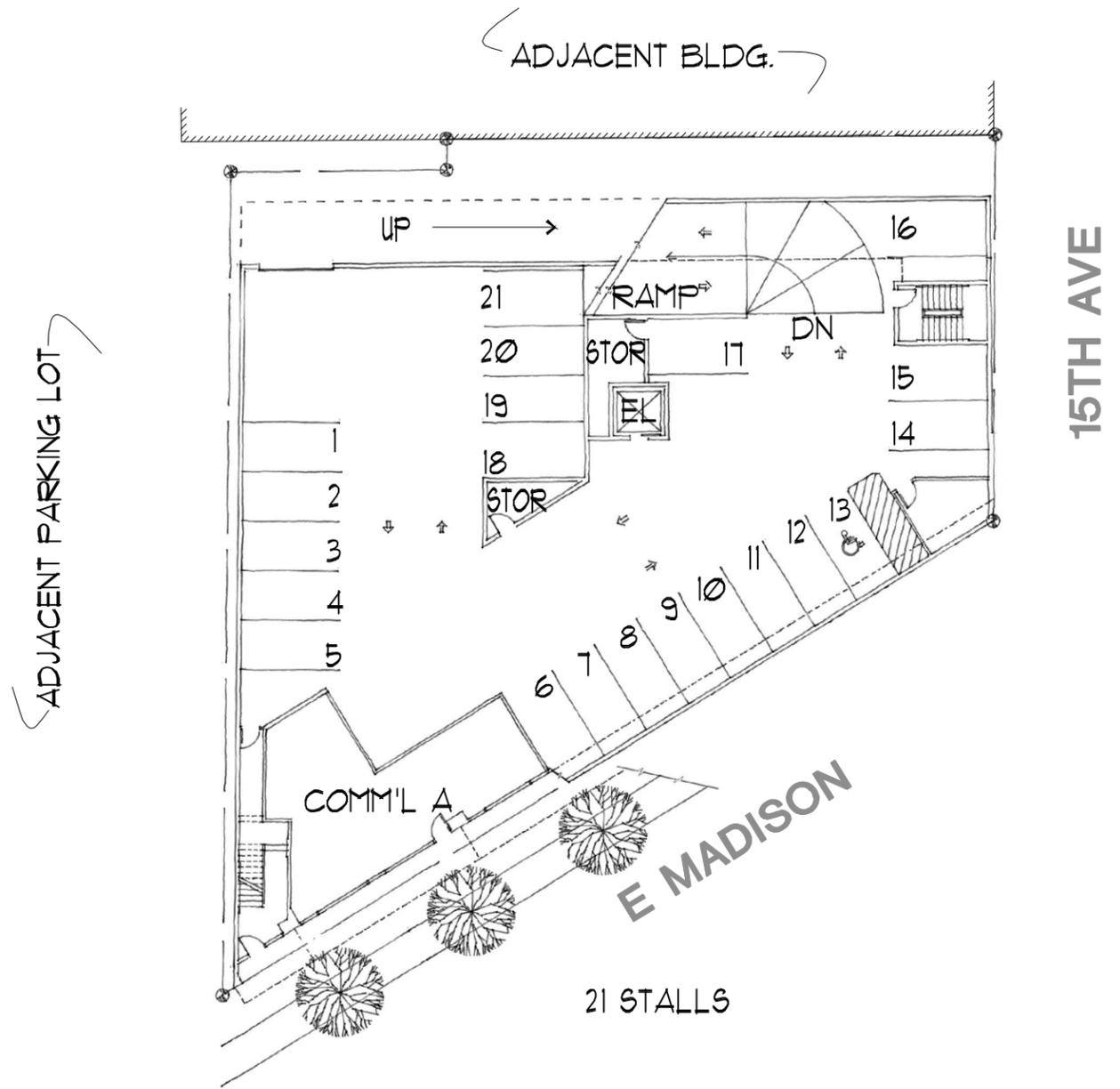
	CONTINENTAL SURVEYING CO. 10007 GREENWOOD AVE. N. P.O. BOX #33725 SEATTLE, WA 98133 PHONE: (206) 783-7177 FAX: (206) 789-5558 EMAIL: landsurveyors@comcast.net	PREPARED FOR JIM TONKIN
	DWG. BY: N.A.P. DATE: 5-21-12 JOB NO.: 1300P DWG. BY: R.W.H. SCALE: 1" = 30' SHEET 1 OF 1	

Scheme 1

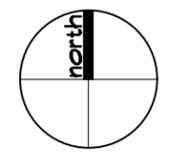
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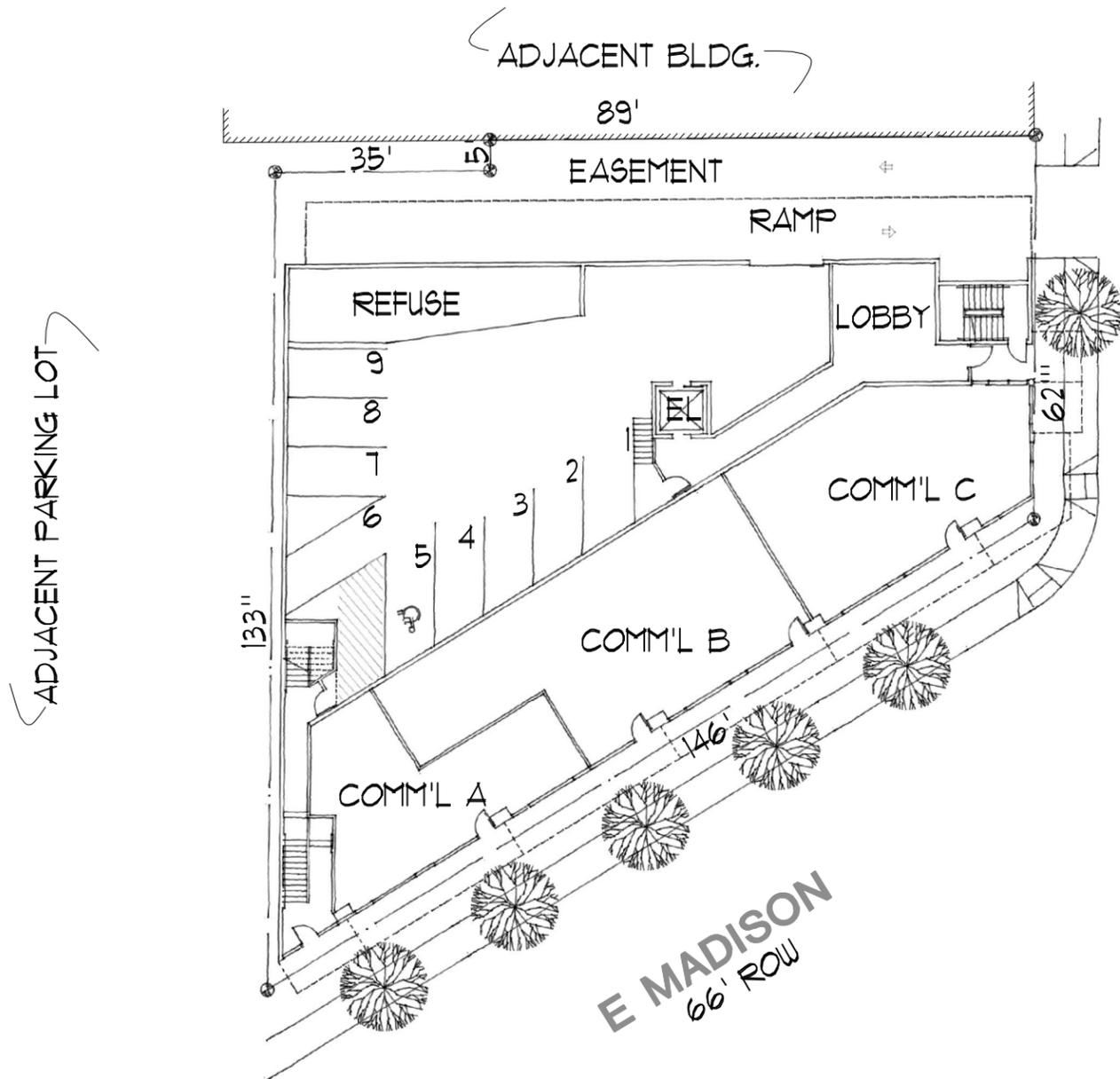


P2 (P3 SIMILAR)

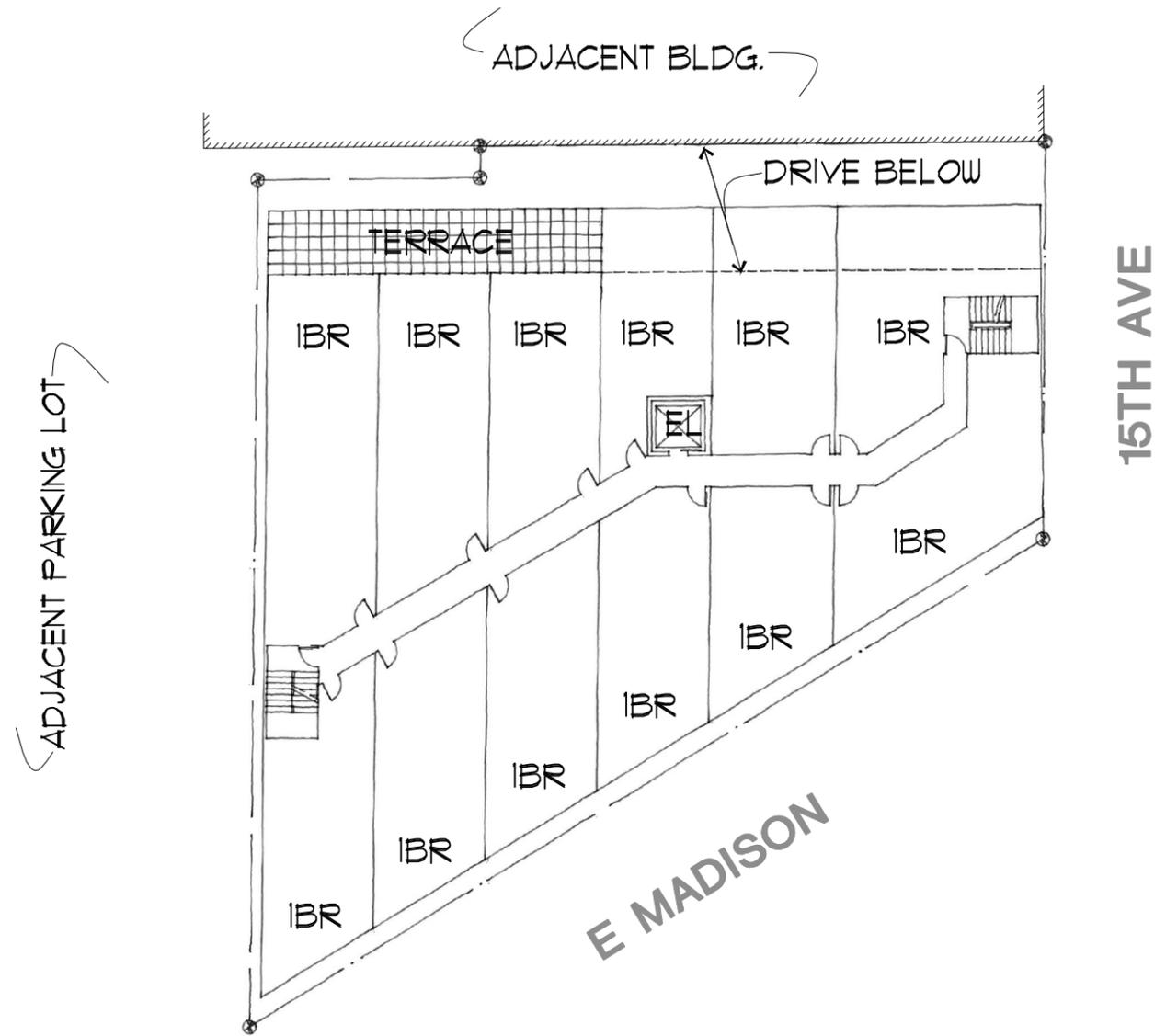


P1





15TH AVE
66' ROW



15TH AVE

- 60 UNITS
- RESIDENTIAL TOWER BULK PUSHED TOWARDS MADISON
- VEHICLE AND RESIDENTIAL ACCESS OFF 15TH

FIRST FLOOR - 10,918 SF MAXIMUM BUILDABLE AREA

2ND - 6TH FLOOR - 9,451 SF BUILDABLE AREA PER FLOOR

SITE & 1ST

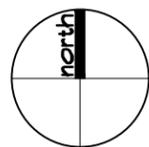
PROS:

- INCREASED MASSING ALONG MADISON CORRIDOR
- MAXIMUM BUILDING SETBACK FROM ADJACENT APARTMENT TO THE NORTH
- UNINTERRUPTED COMMERCIAL AND PEDESTRIAN CORRIDOR ON MADISON

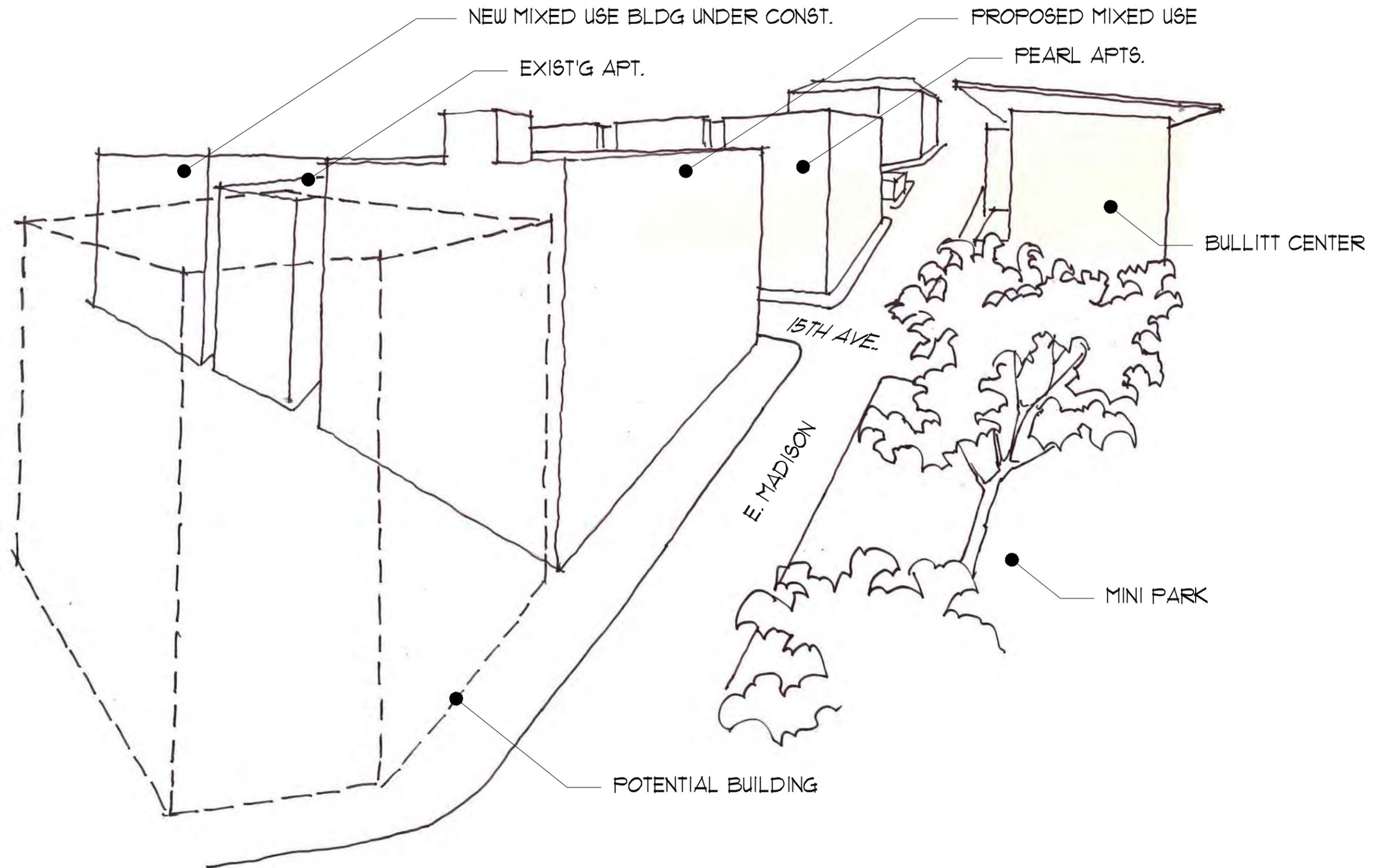
CONS:

- MINIMIZES COMMERCIAL ON 15TH
- MINIMIZES APARTMENT BULK ON 15TH CORRIDOR
- MOVES BULK OF BLDG TO PARKING LOT TO WEST (FUTURE DEVELOPMENT?)

2ND - 6TH

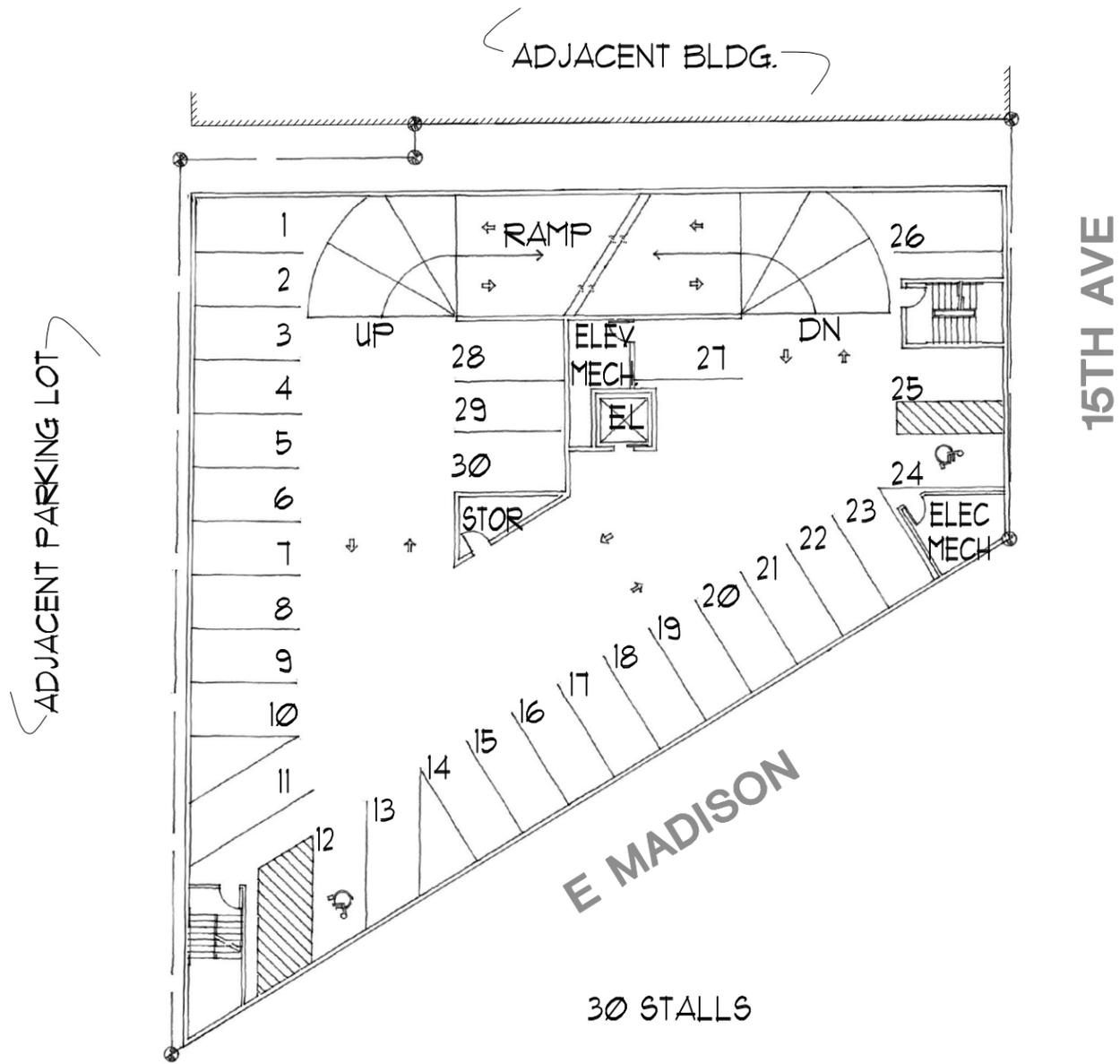


Scheme 1

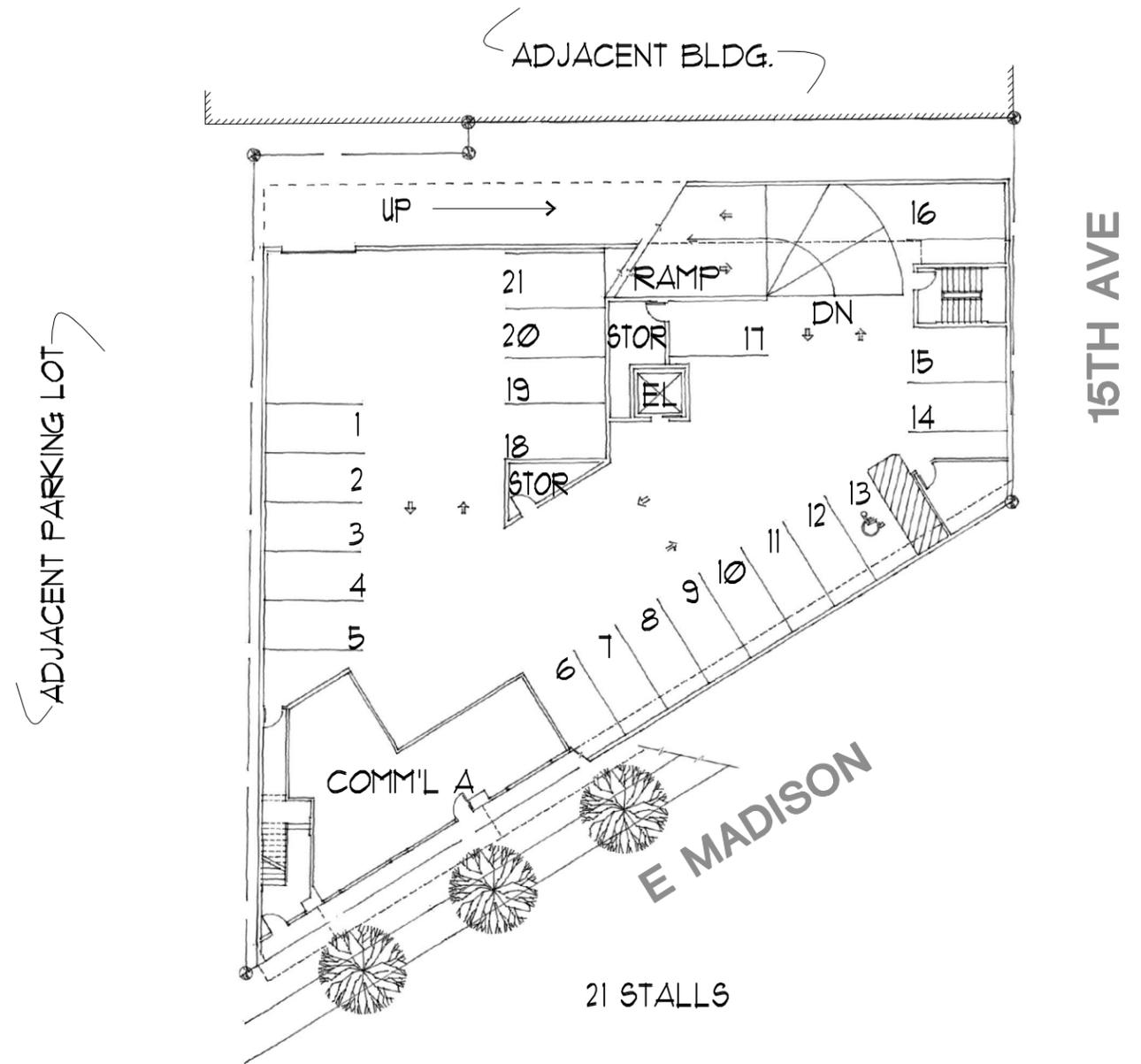


Bulk Study Looking Northeast

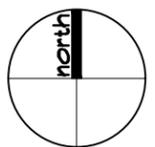


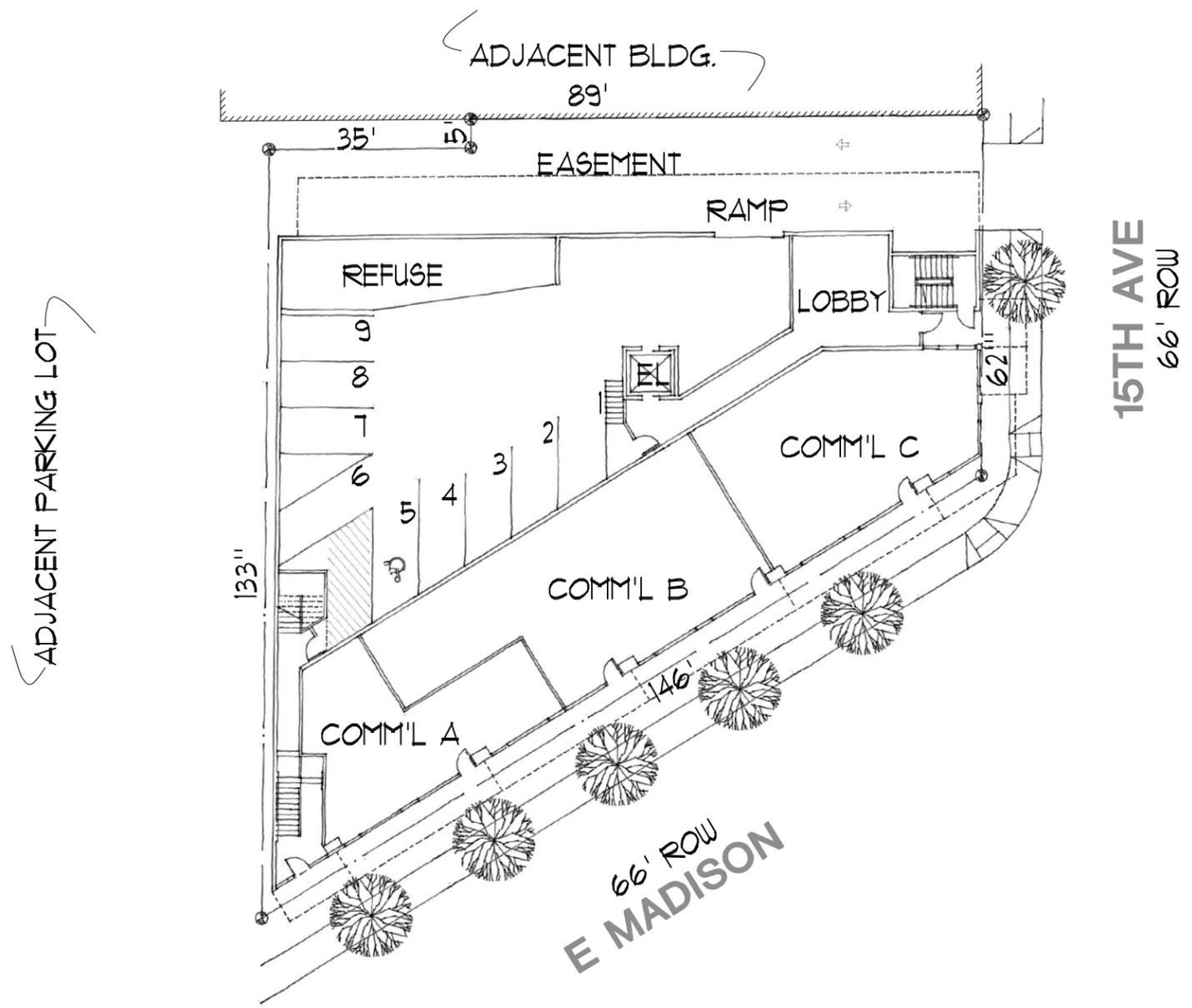


P2 (P3 SIMILAR)



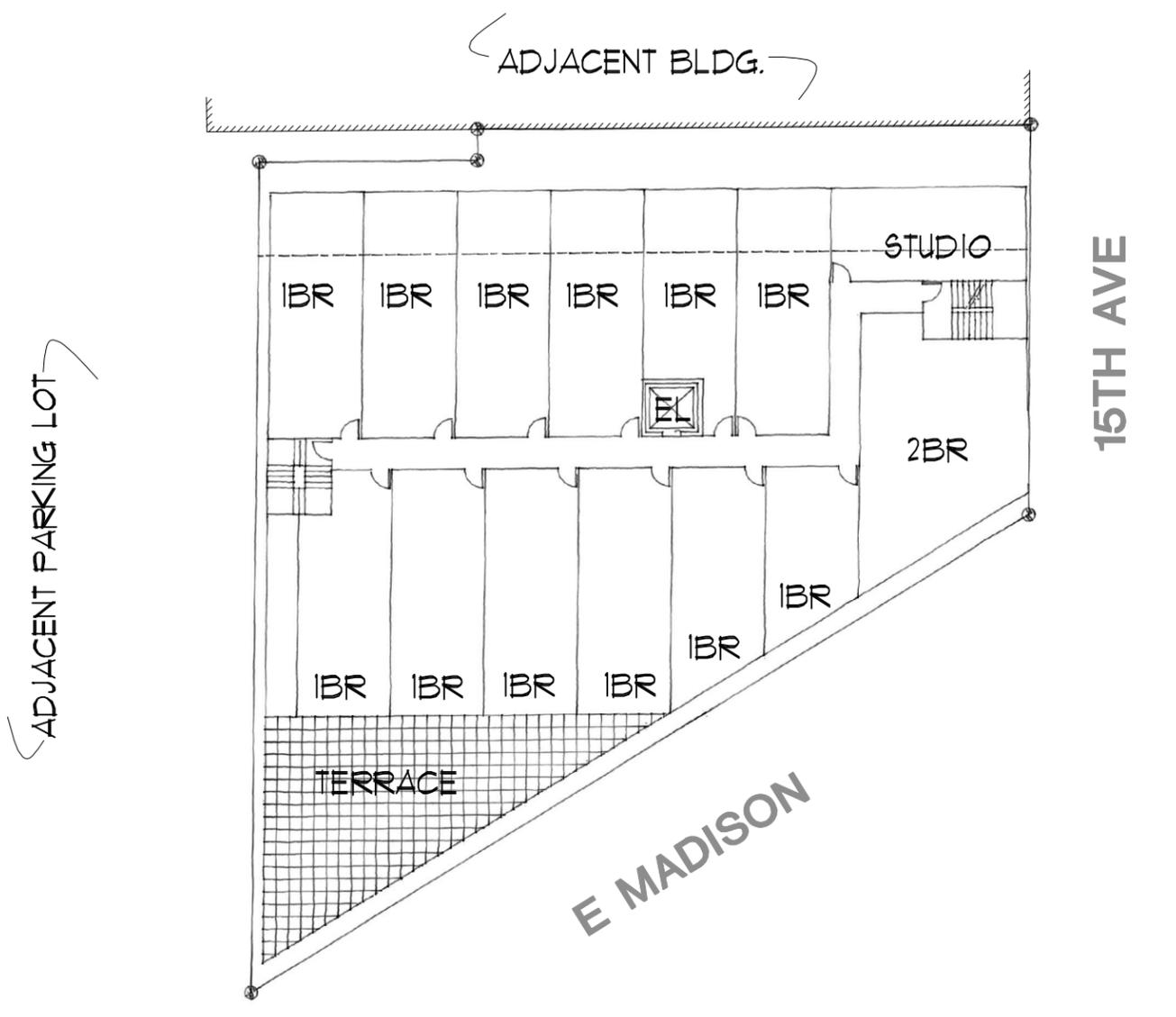
P1





- 70 UNITS
 - 5-2BR
 - 5-STUDIO
 - 60-1BR
- RESIDENTIAL TOWER SET BACK CREATING TERRACE FRONTING ON E MADISON
- VEHICLE & RESIDENTIAL ACCESS OFF 15TH AVE

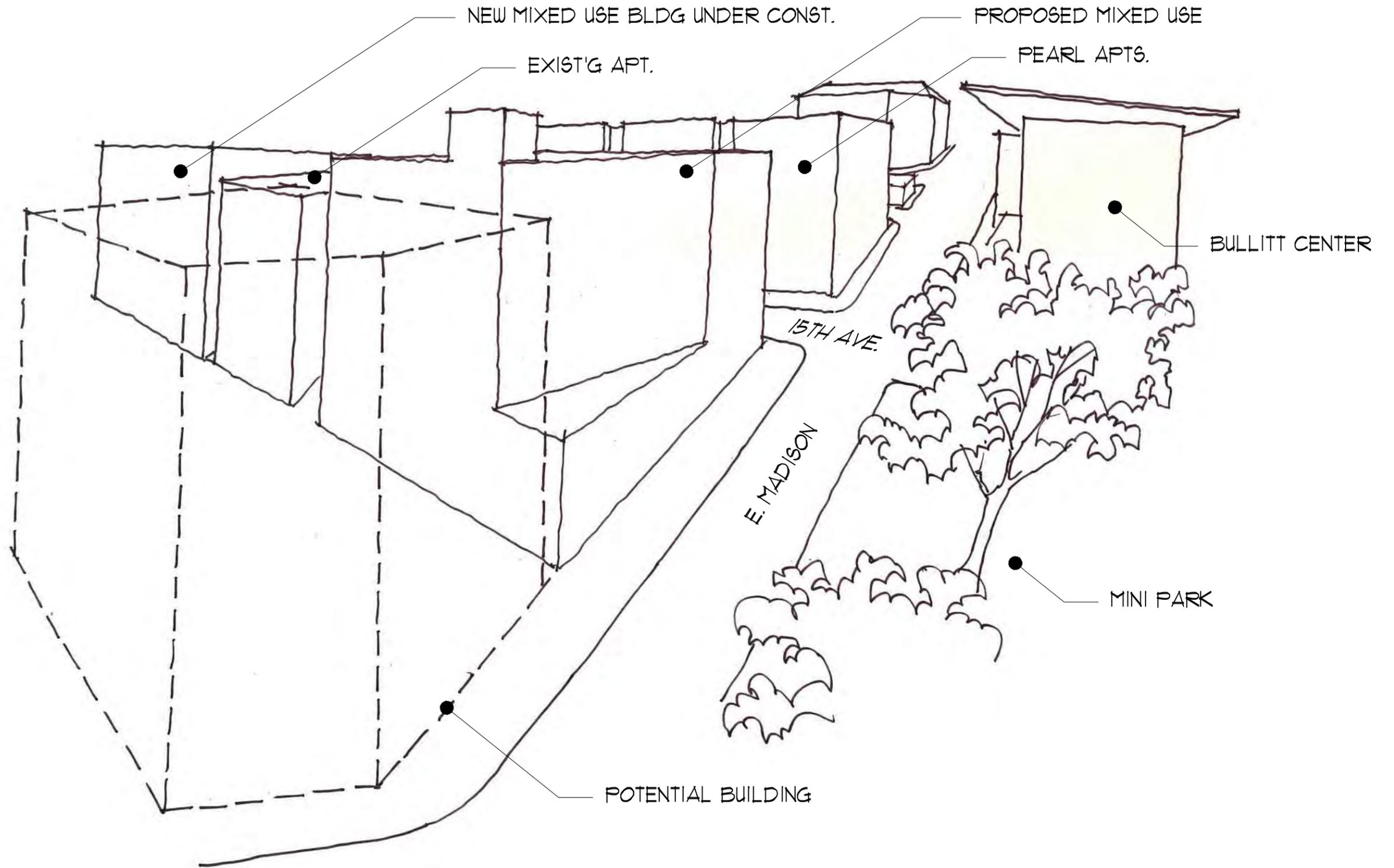
SITE & 1ST



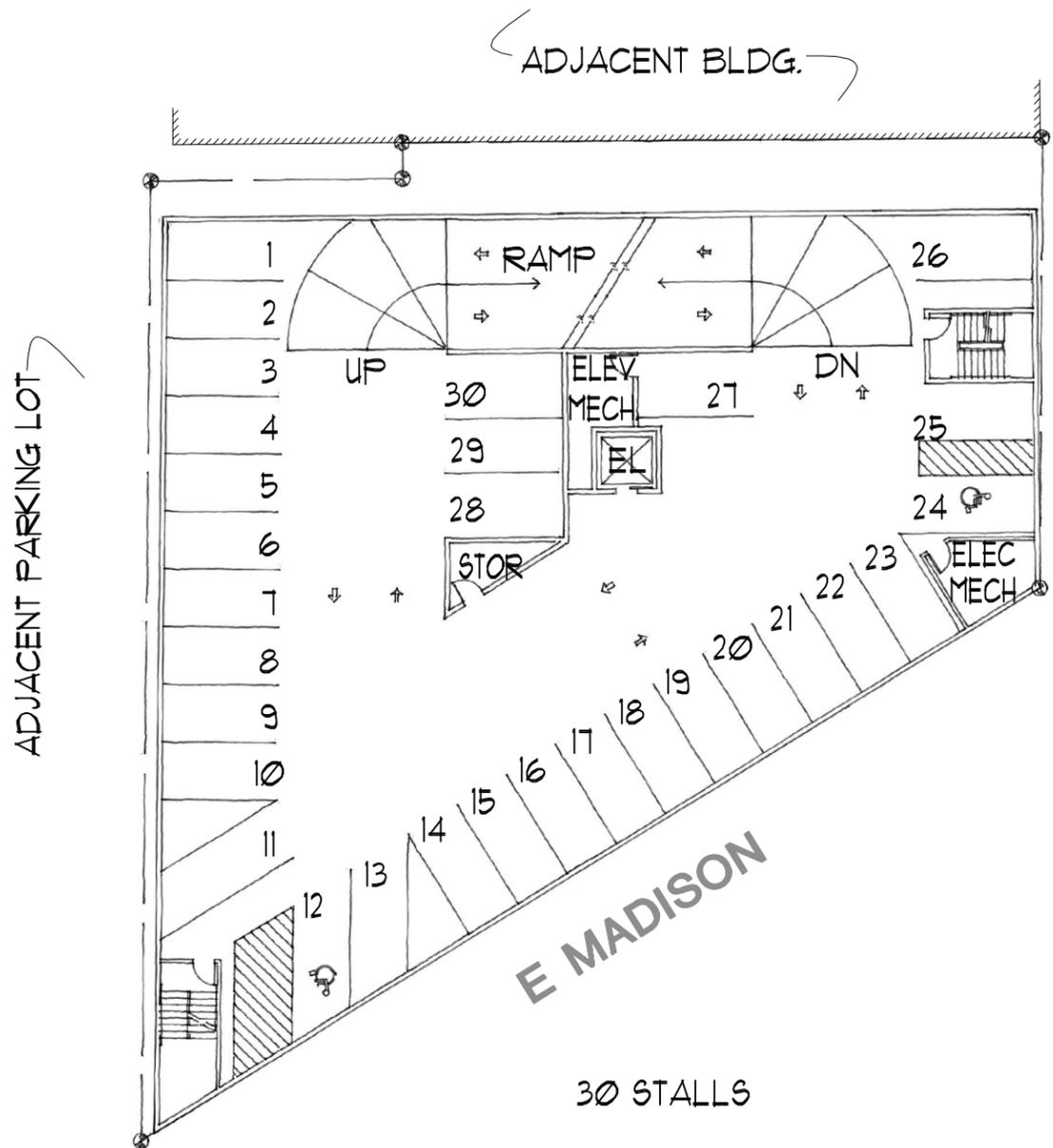
- PROS:**
- PARKING AND RESIDENTIAL ENTRY OFF 15TH
 - UNINTERRUPTED COMMERCIAL AND PEDESTRIAN CORRIDOR ON MADISON
- CONS:**
- DECREASED MASSING ON MADISON CORRIDOR
 - MINIMIZES BUILDING SETBACK FROM ADJACENT APARTMENT TO THE NORTH
 - CREATES PLINTH FOR PORTION OF MADISON STREET FRONTAGE

2ND - 6TH

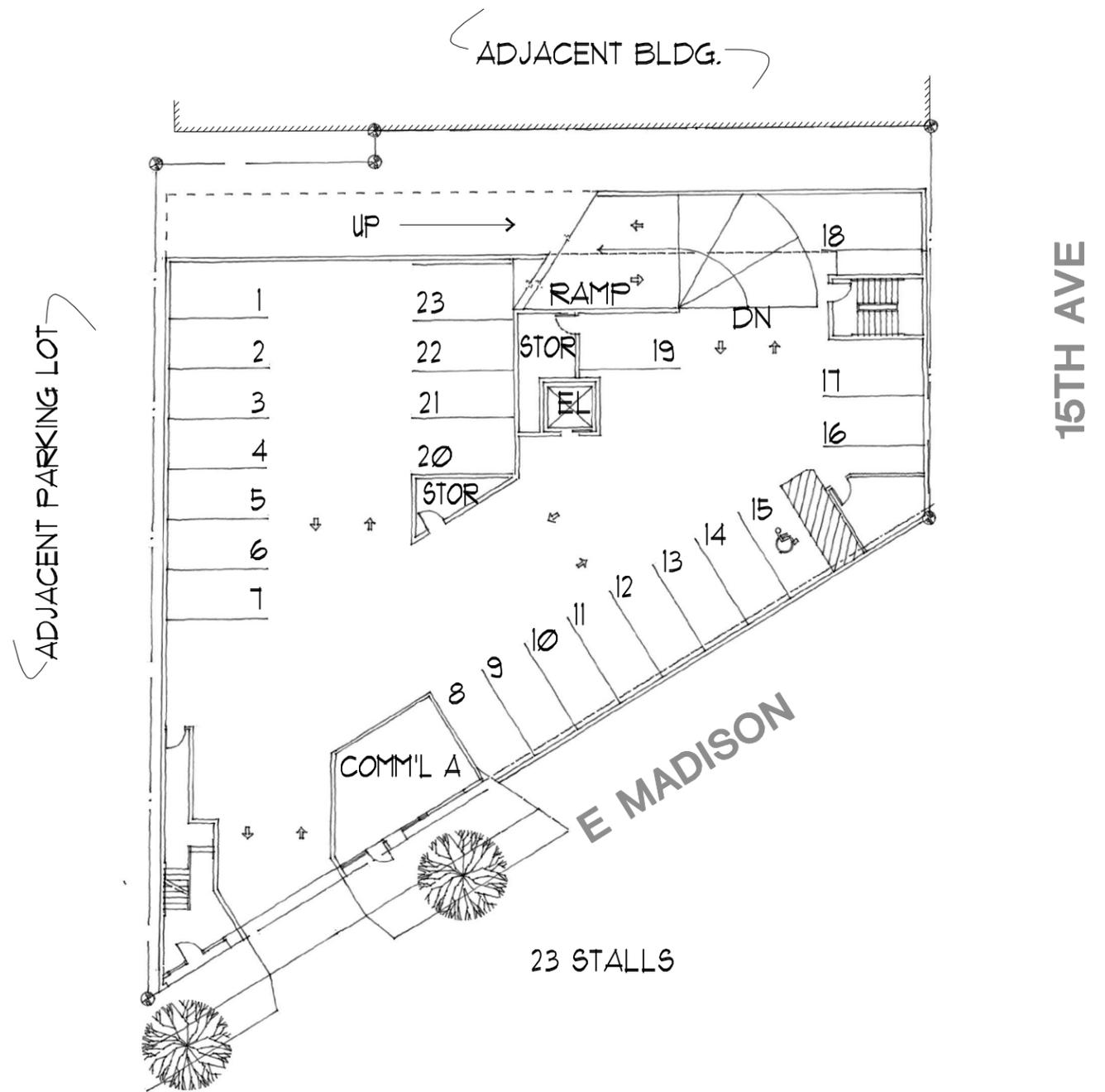




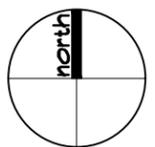
Bulk Study Looking Northeast

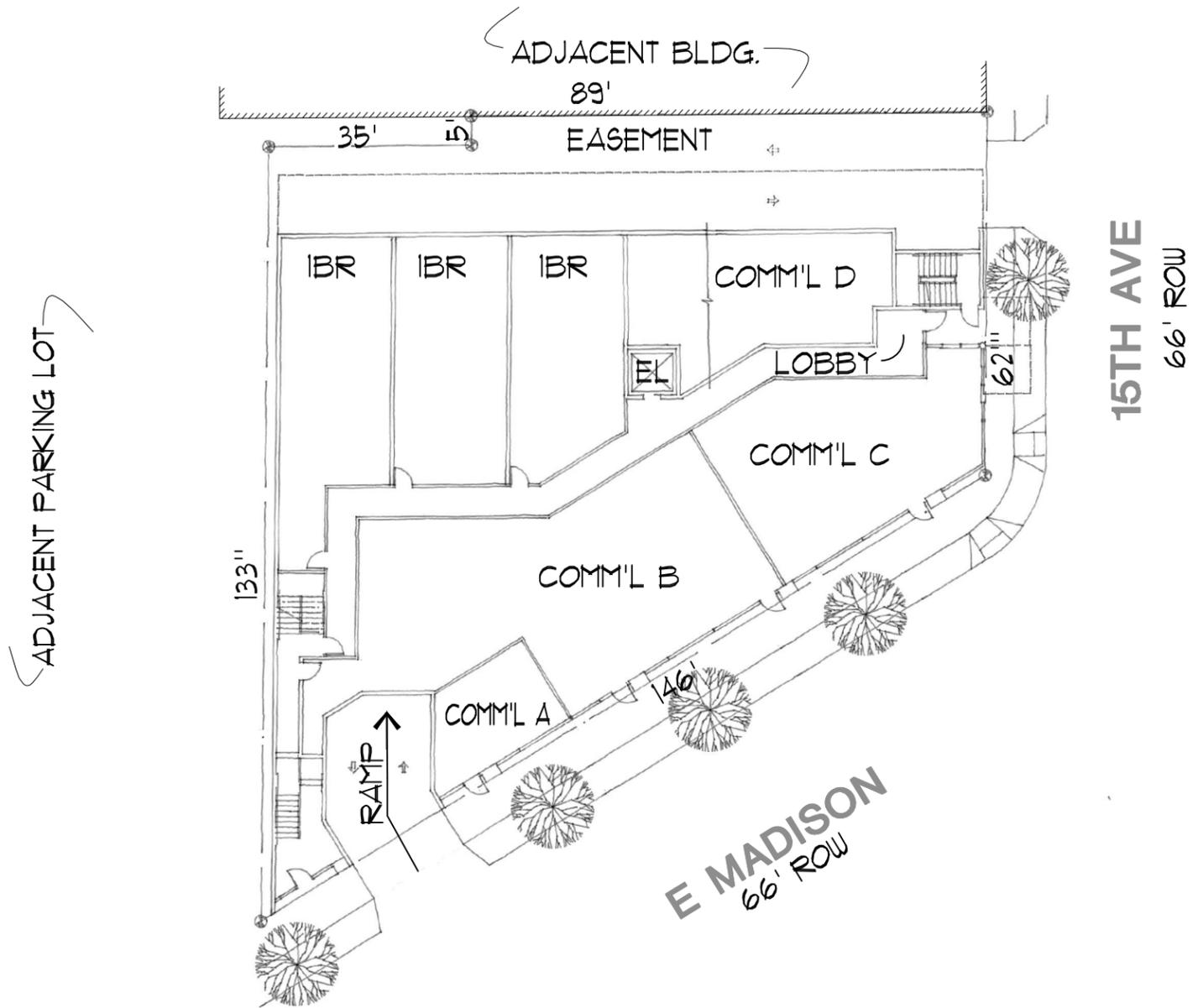


P2 (P3 SIMILAR)



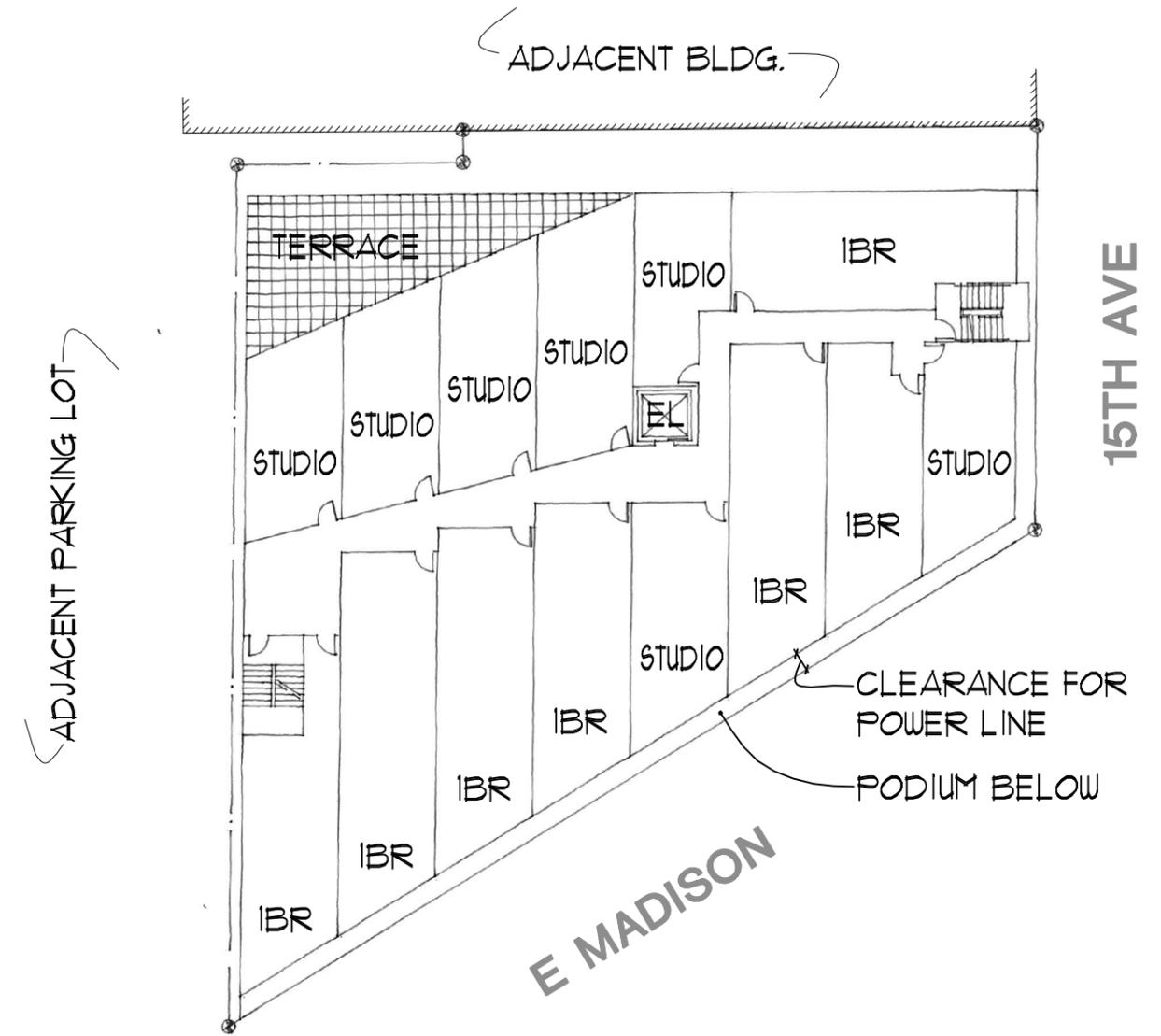
P1





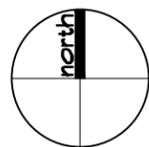
- 68 UNITS
 - 30 - STUDIO
 - 38-IBR
- STAGGERED FACADE FACING MADISON & NORTH
- VEHICLE ACCESS OFF MADISON

SITE & 1ST

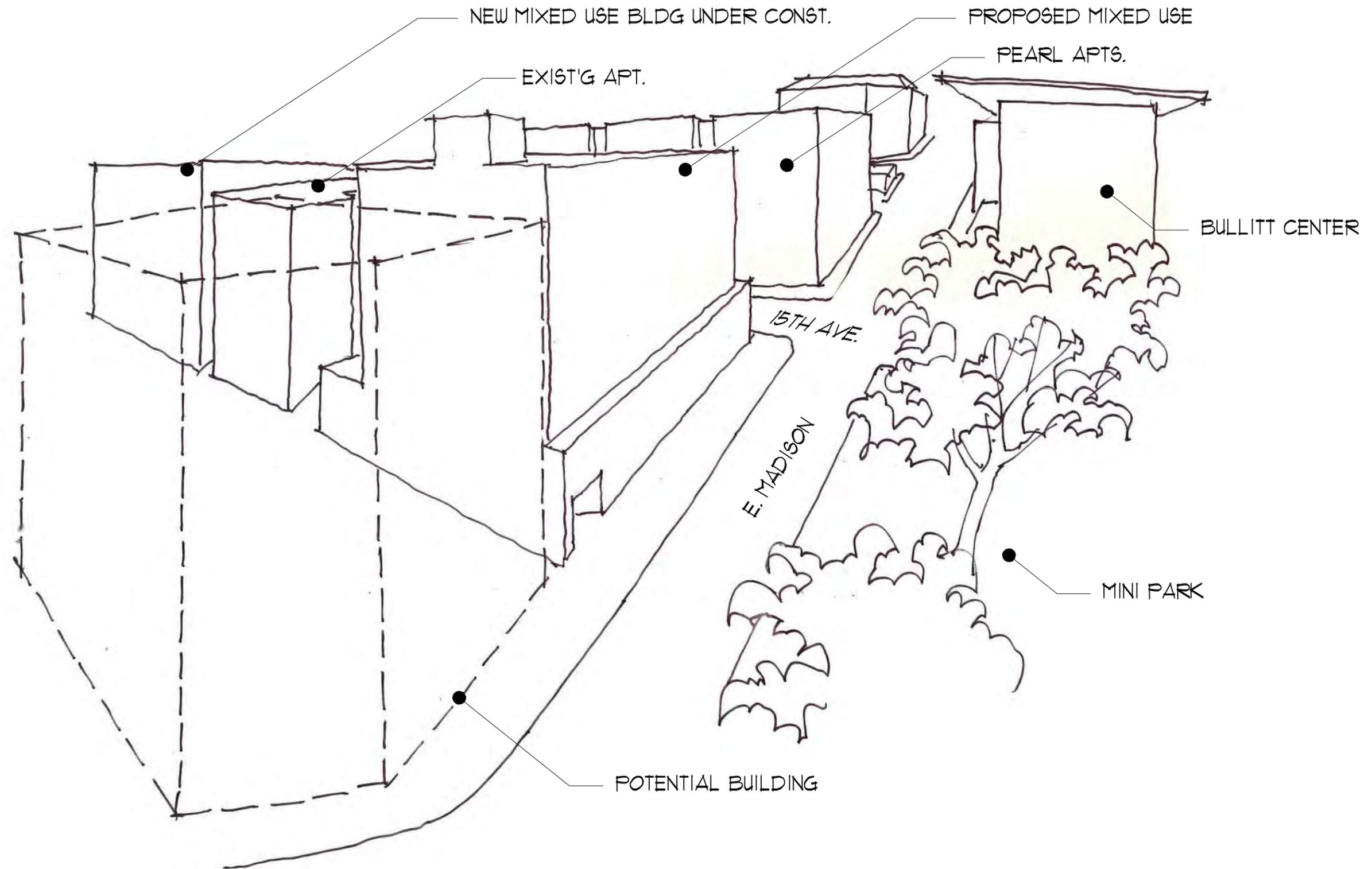


- PROS:**
- MASSING ALONG MADISON CORRIDOR WITH STAGGERED FACADE
 - PARTIAL STAGGERED FACADE AT NORTH PROPERTY LINE
 - INCREASED COMMERCIAL FRONTAGE ON 15TH
- CONS:**
- DISRUPTS PEDESTRIAN CORRIDOR ON MADISON
 - REDUCES COMMERCIAL FRONTAGE ON MADISON

2ND - 6TH

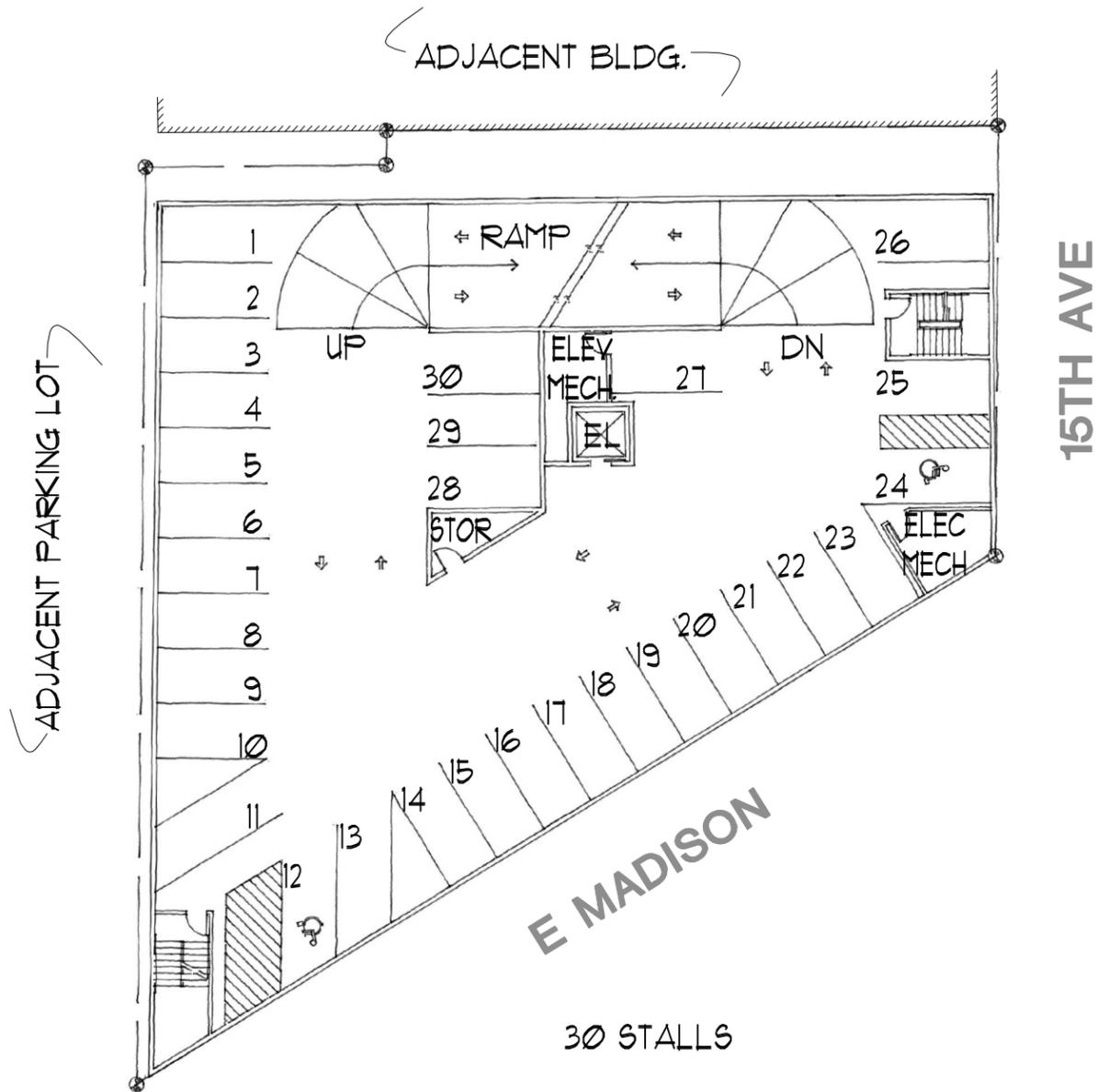


Scheme 3

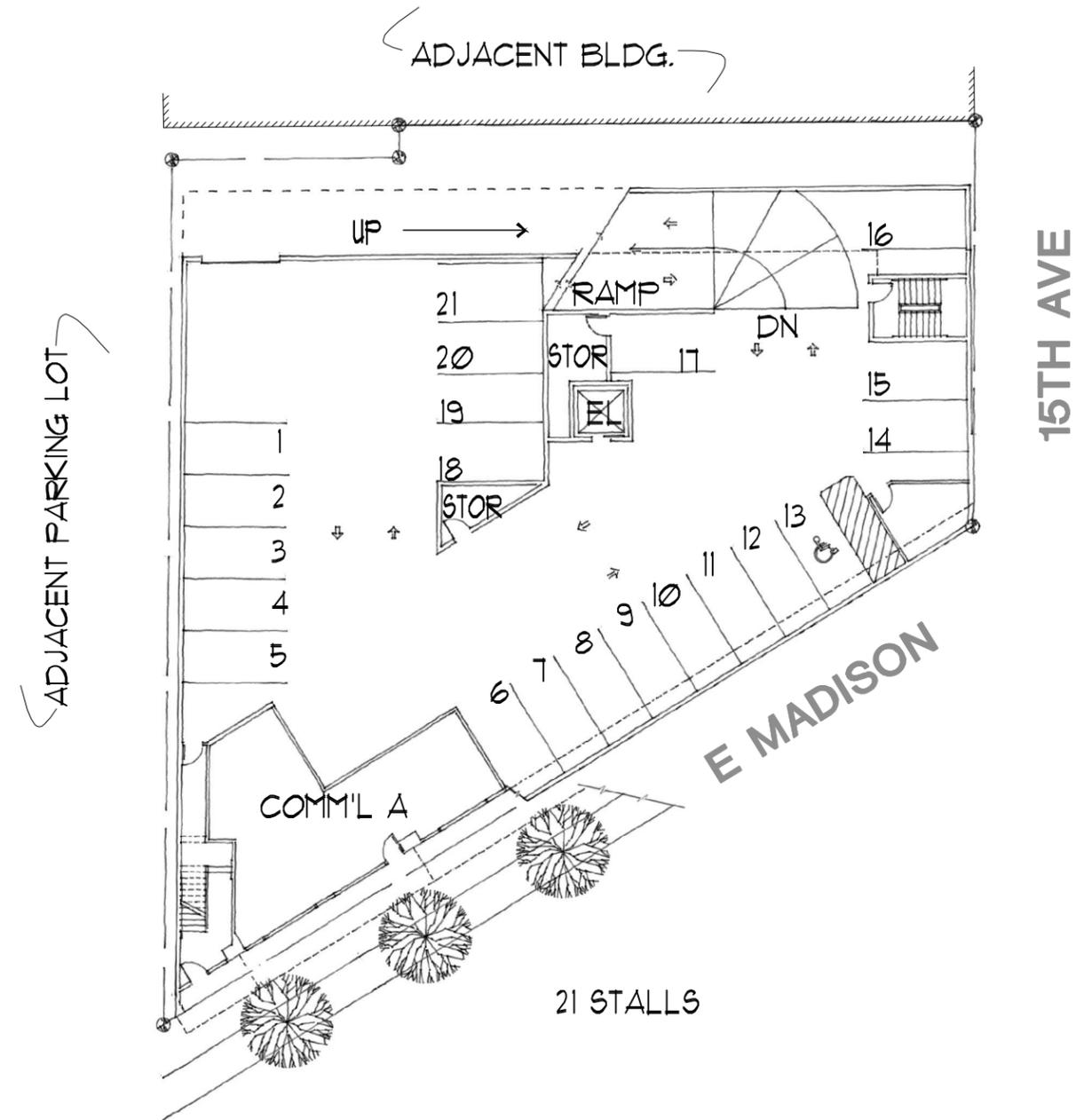


Bulk Study Looking Northeast

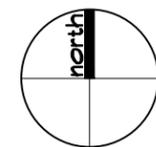




P2 (P3 SIMILAR)

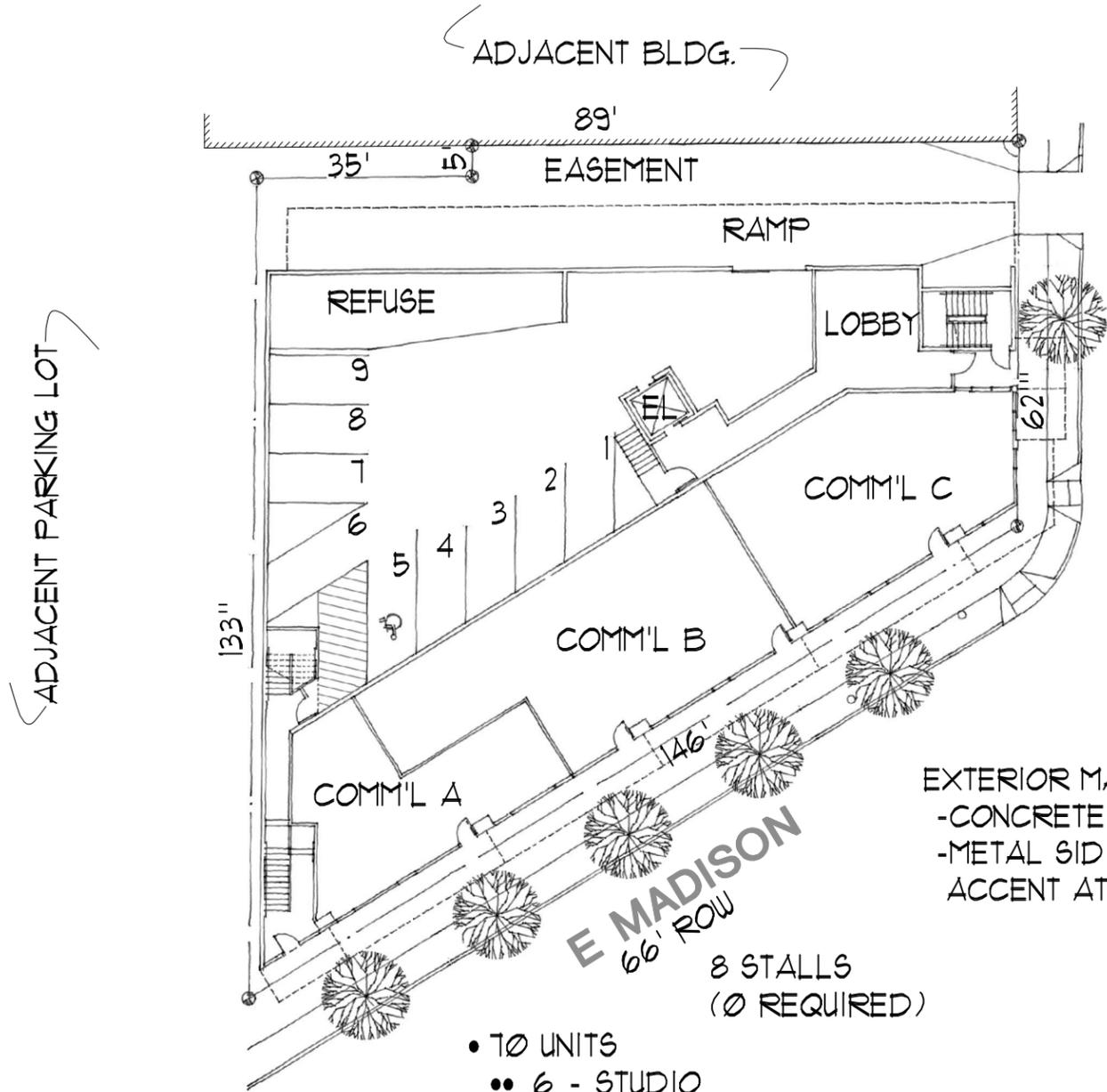


P1



Scheme 4

PREFERRED PLAN

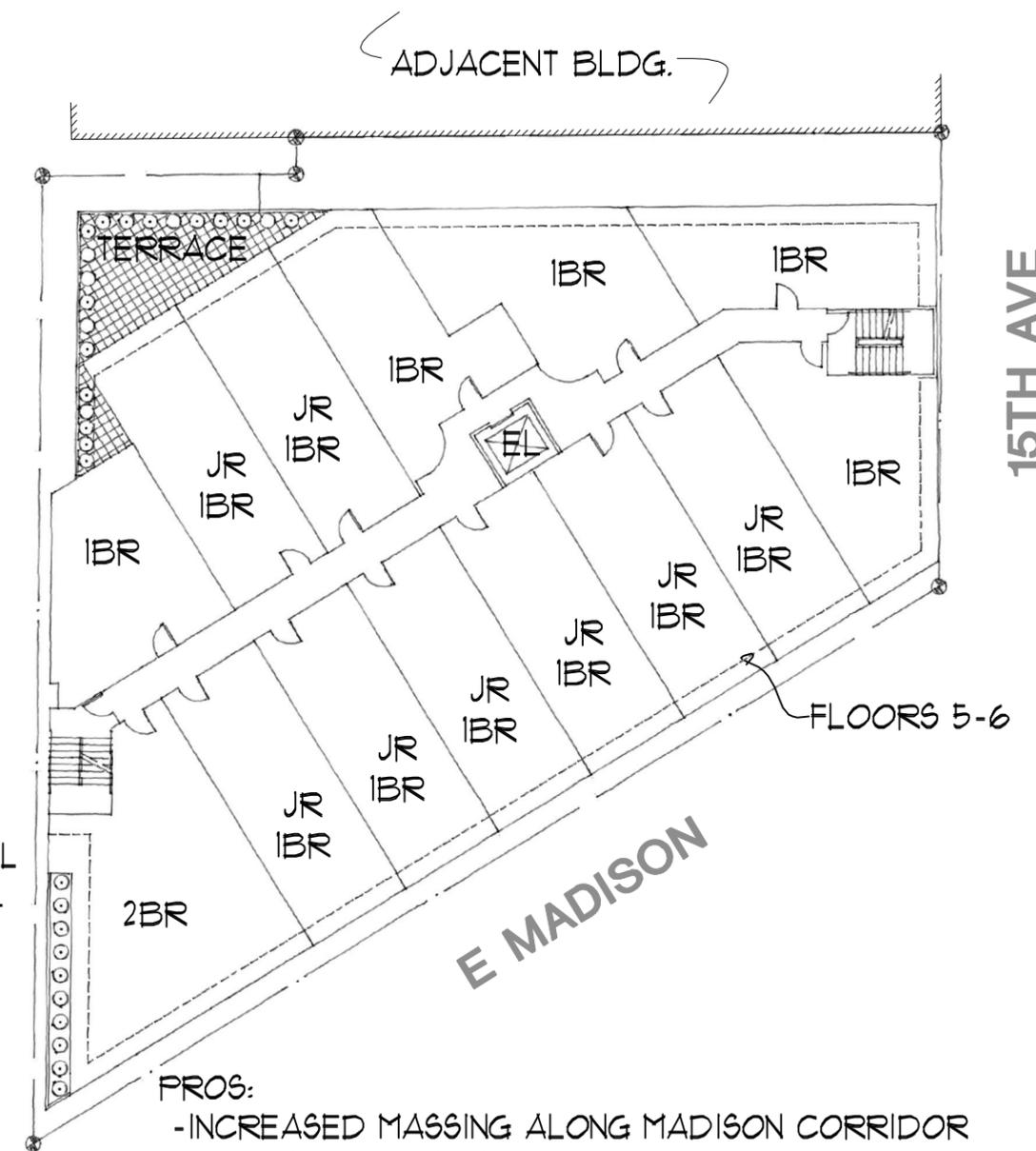


15TH AVE
66' ROW

EXTERIOR MATERIALS:
-CONCRETE BASE AT COMMERCIAL
-METAL SIDING AND HARDI PANEL
ACCENT AT RESIDENTIAL TOWER

- 70 UNITS
 - 6 - STUDIO
 - 40-JR IBR
 - 19-IBR
 - 5 - 2BR
- PARKING 95 VEHICLES
- RETAIL / COMMERCIAL 3,480 SF
- RESIDENTIAL TOWER FLUSH WITH E MADISON FACADE
- VEHICLE & RESIDENTIAL ACCESS OFF 15TH AVE

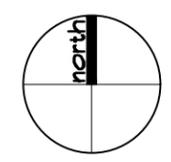
SITE & 1ST

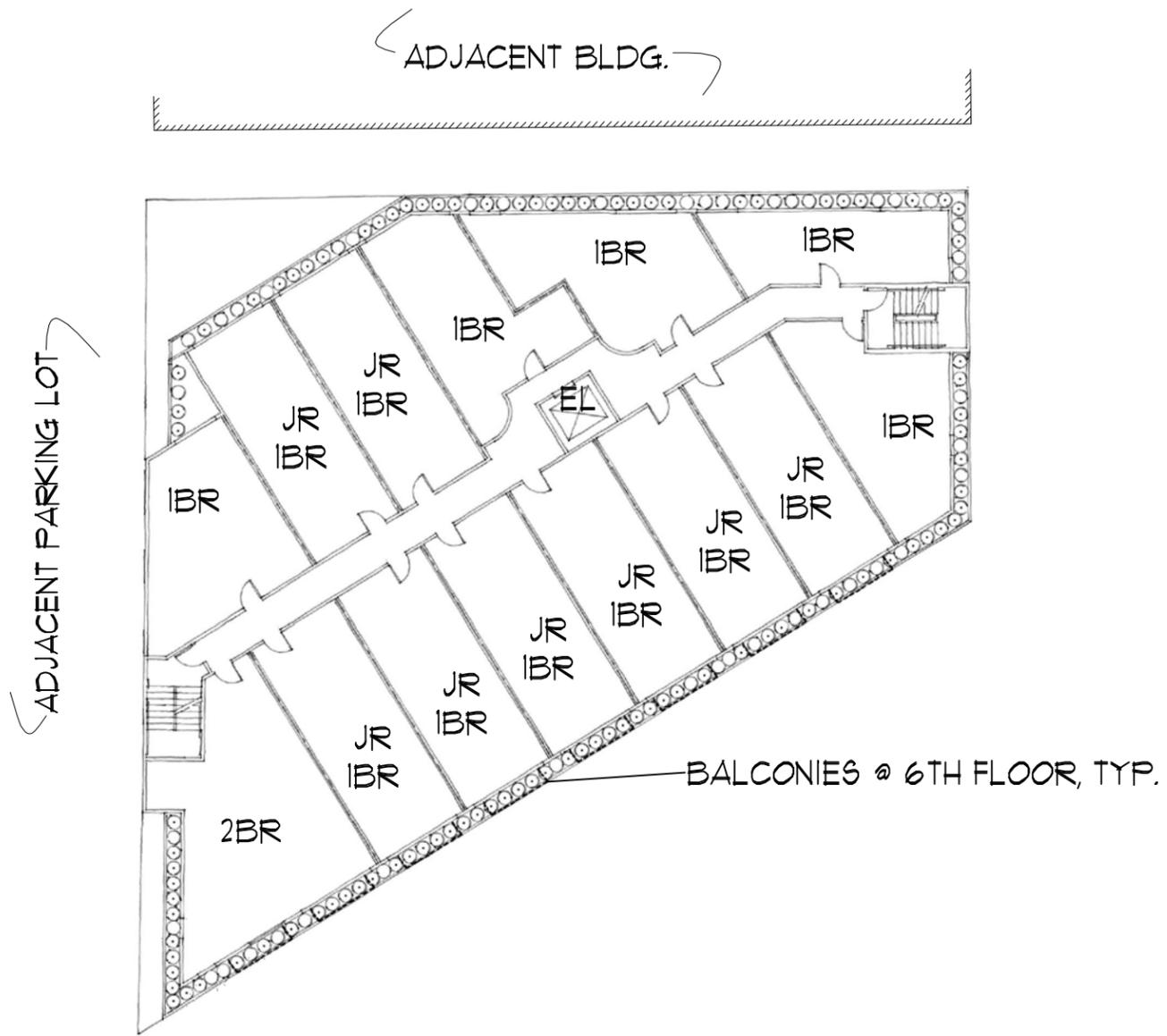


15TH AVE

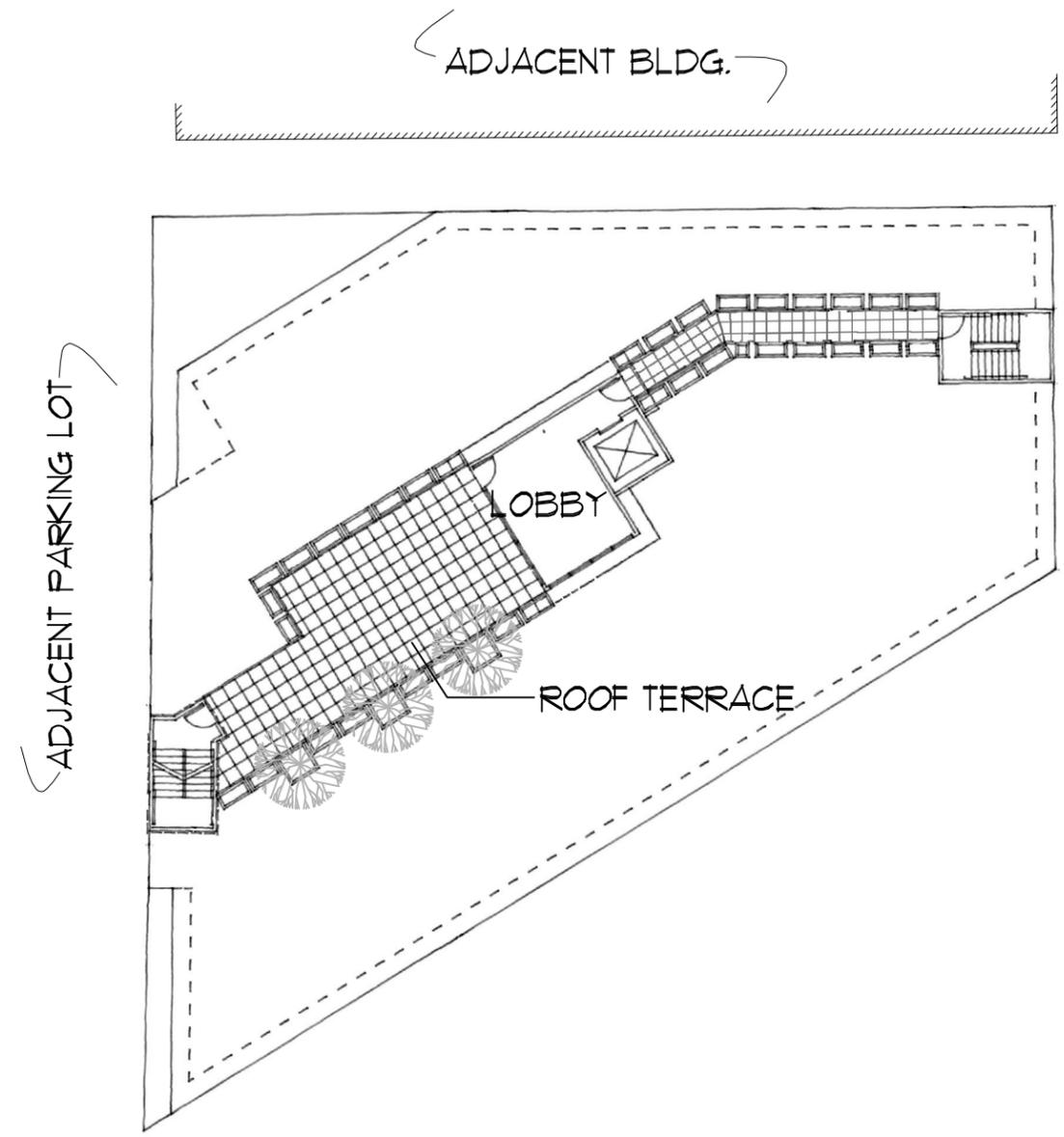
- PROS:
- INCREASED MASSING ALONG MADISON CORRIDOR
 - STAGGERED SETBACK ON NORTH AND WEST PROPERTY LINE
 - UNINTERRUPTED COMM'L AND PEDESTRIAN CORRIDOR ON MADISON
 - MAXIMUM RESIDENTIAL BULK ON 15TH
 - RESIDENTIAL ENTRY OFF APPROPRIATE RESIDENTIAL STREET
 - COVERED PEDESTRIAN WALK ON MADISON
- CONS:
- MINIMIZES COMMERCIAL ON 15TH

2ND - 4TH

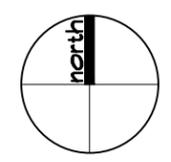




5TH -6TH

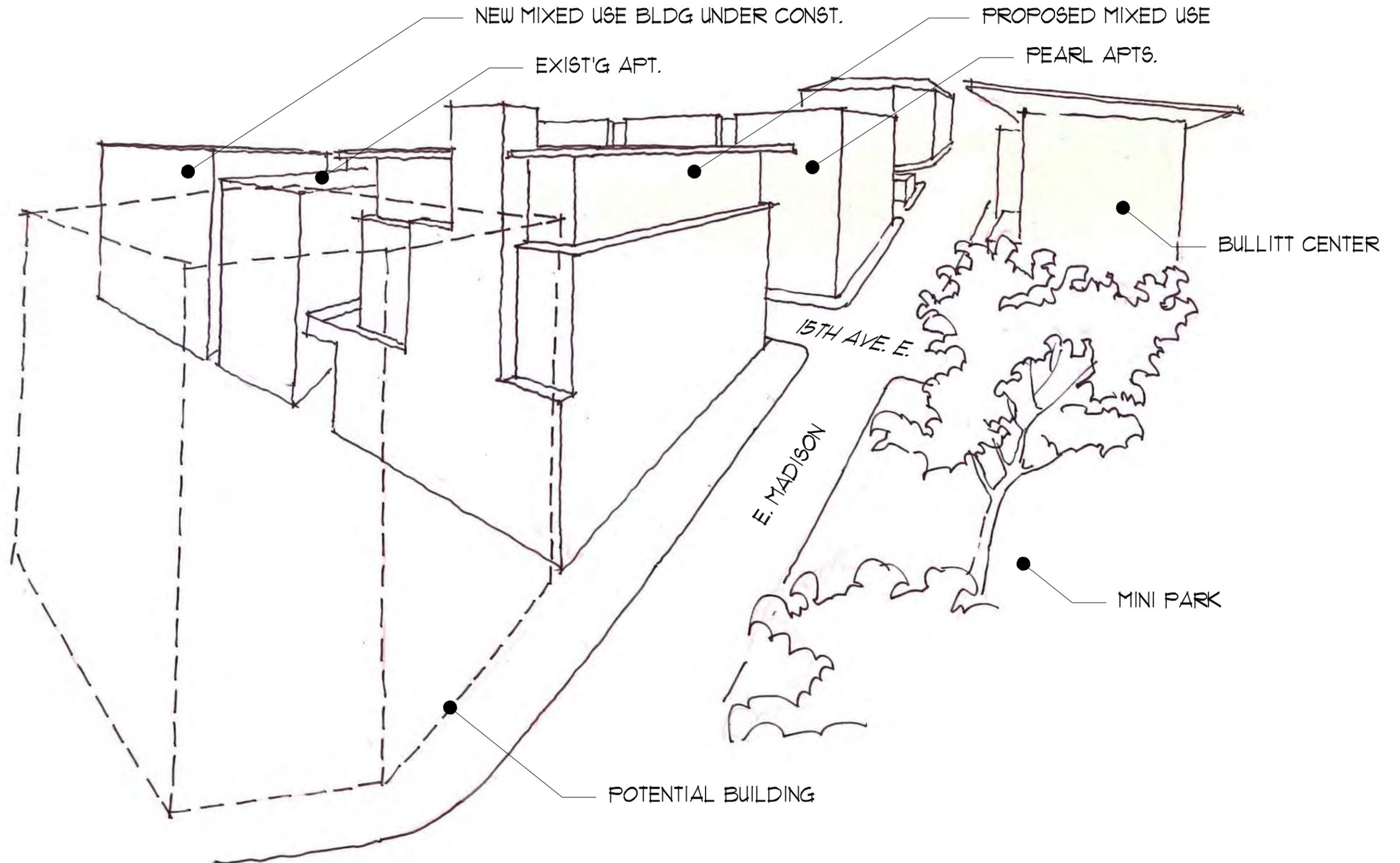


ROOF



Scheme 4

PREFERRED PLAN



Bulk Study Looking Northeast





West Elevation



South Elevation



East Elevation

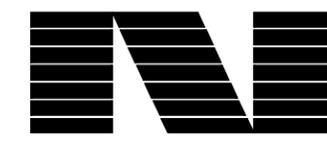


North Elevation





Perspective





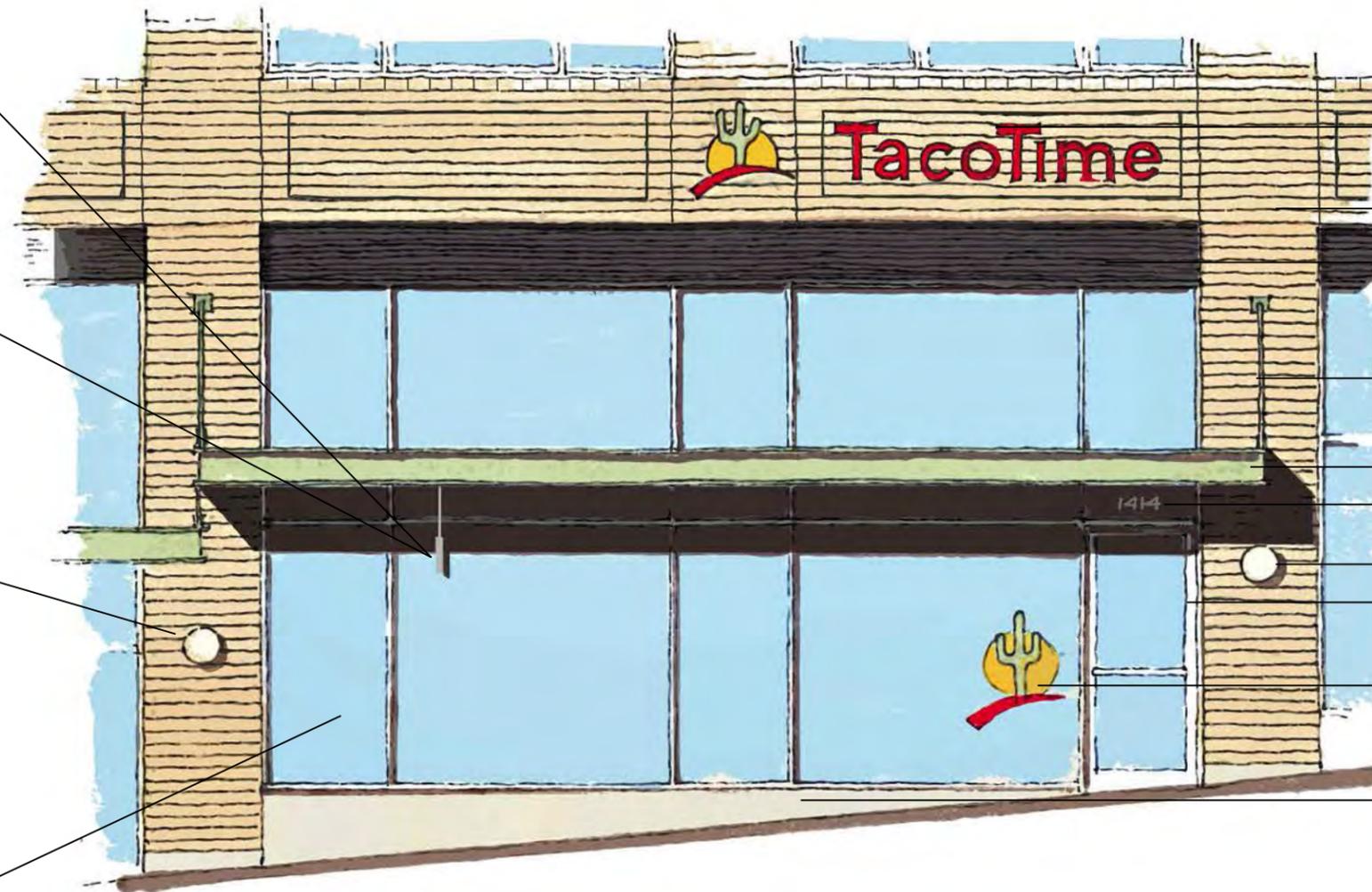
Residential Entry



Scheme 4

PREFERRED PLAN

BLADE
SIGNS
WHERE
HEIGHT
ALLOWS



BLDG. MOUNTED SIGNAGE
(INDIVIDUAL LETTERS)

BRICK

LOUVERED VENT

AWNING SUPPORTS

METAL AWNING
TENANT ADDRESS

LIGHT FIXTURE
NATURAL ALUMINUM DOOR
& WINDOW FINISH

WINDOW MOUNTED SIGNAGE

STAINED CONCRETE

Typical Commercial Facade/Signage/Lighting



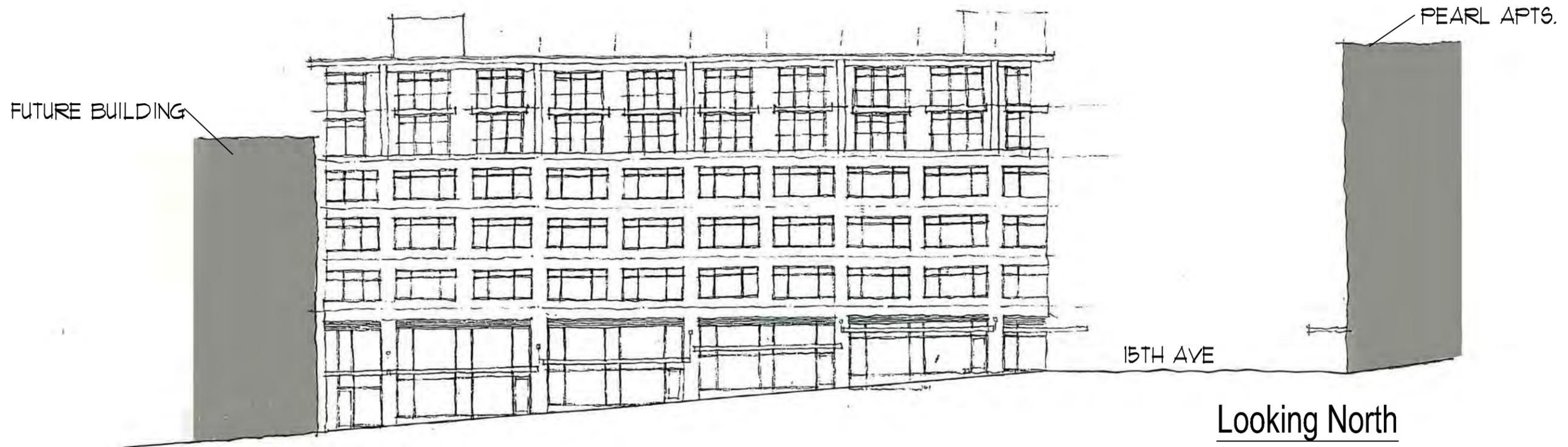
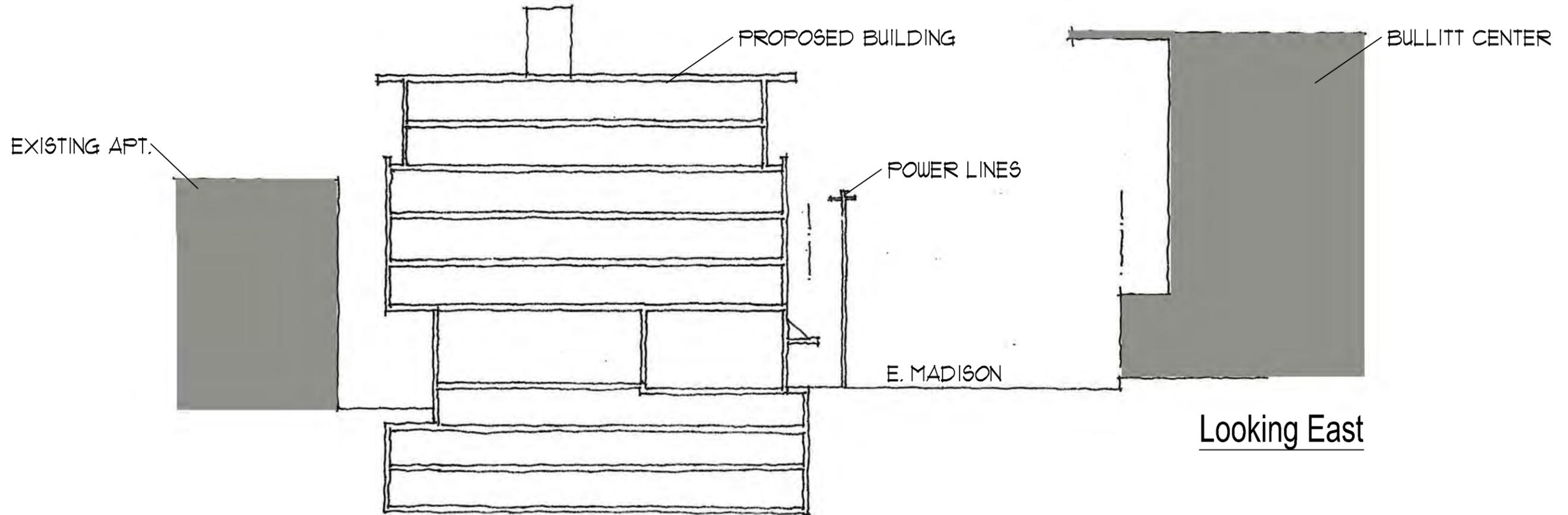


WINDOWS IN EXIST'G APT. TO NORTH

EXIST'G DRIVEWAY GRADE
PROPOSED DRIVEWAY GRADE

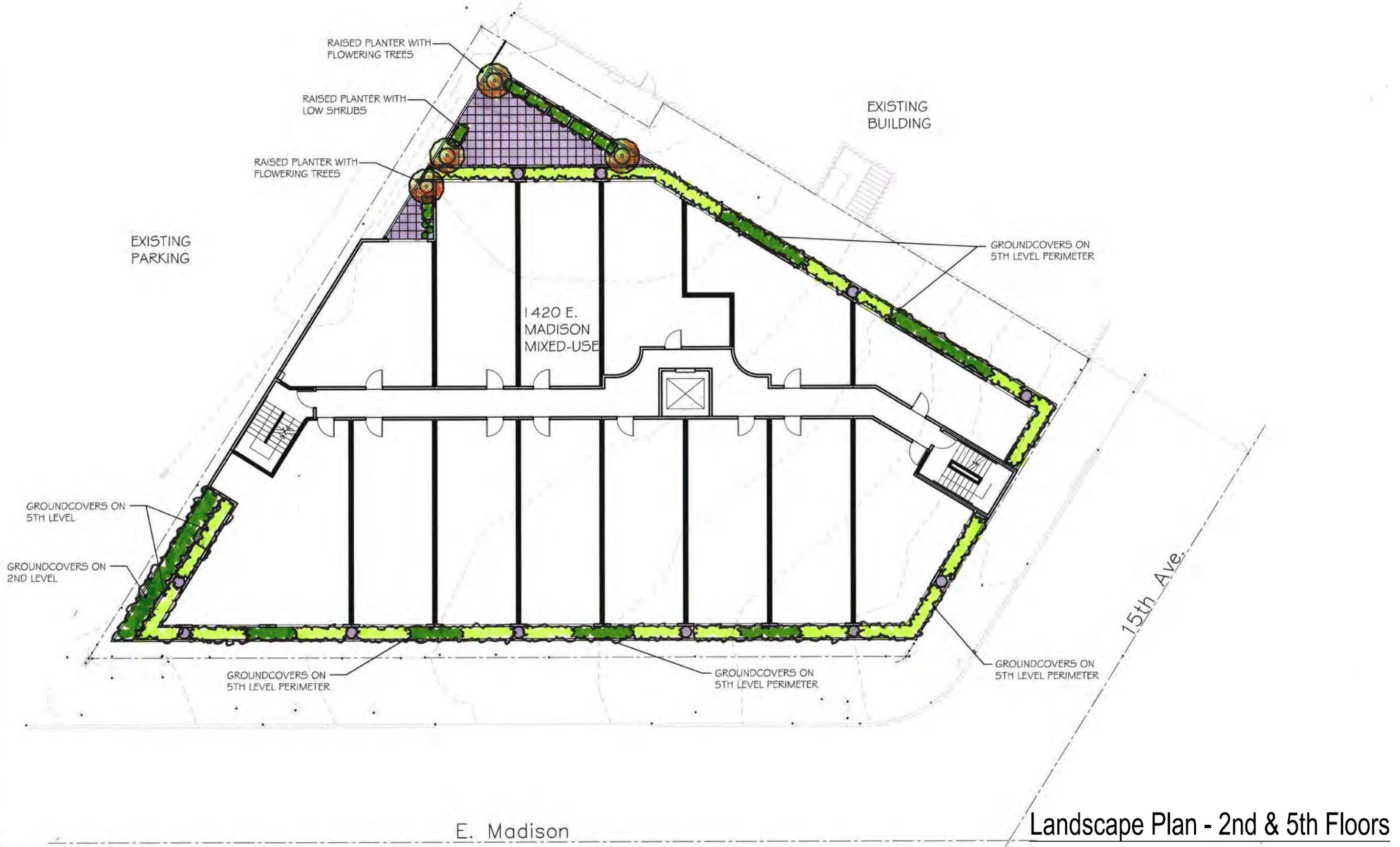


Site Sections

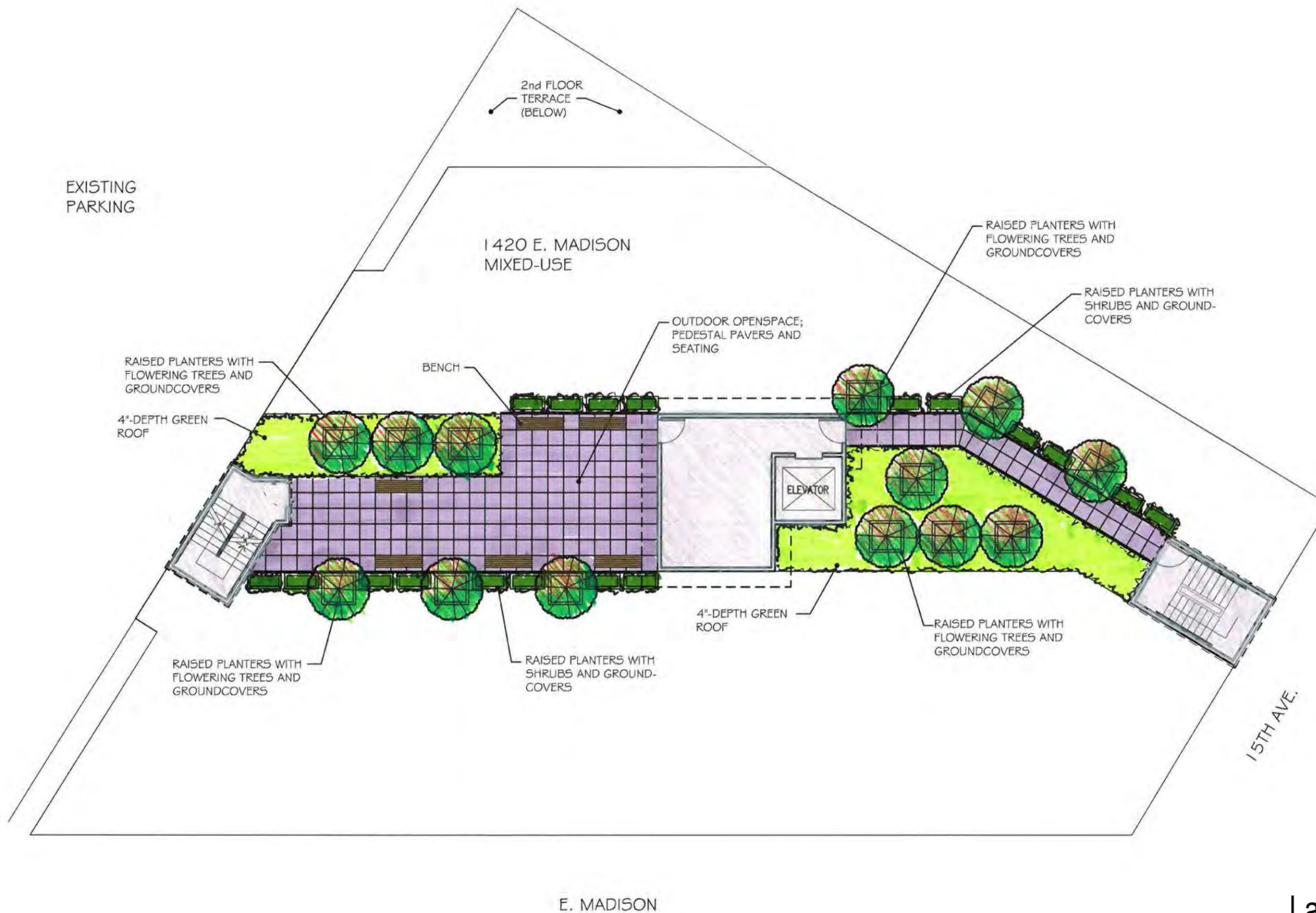




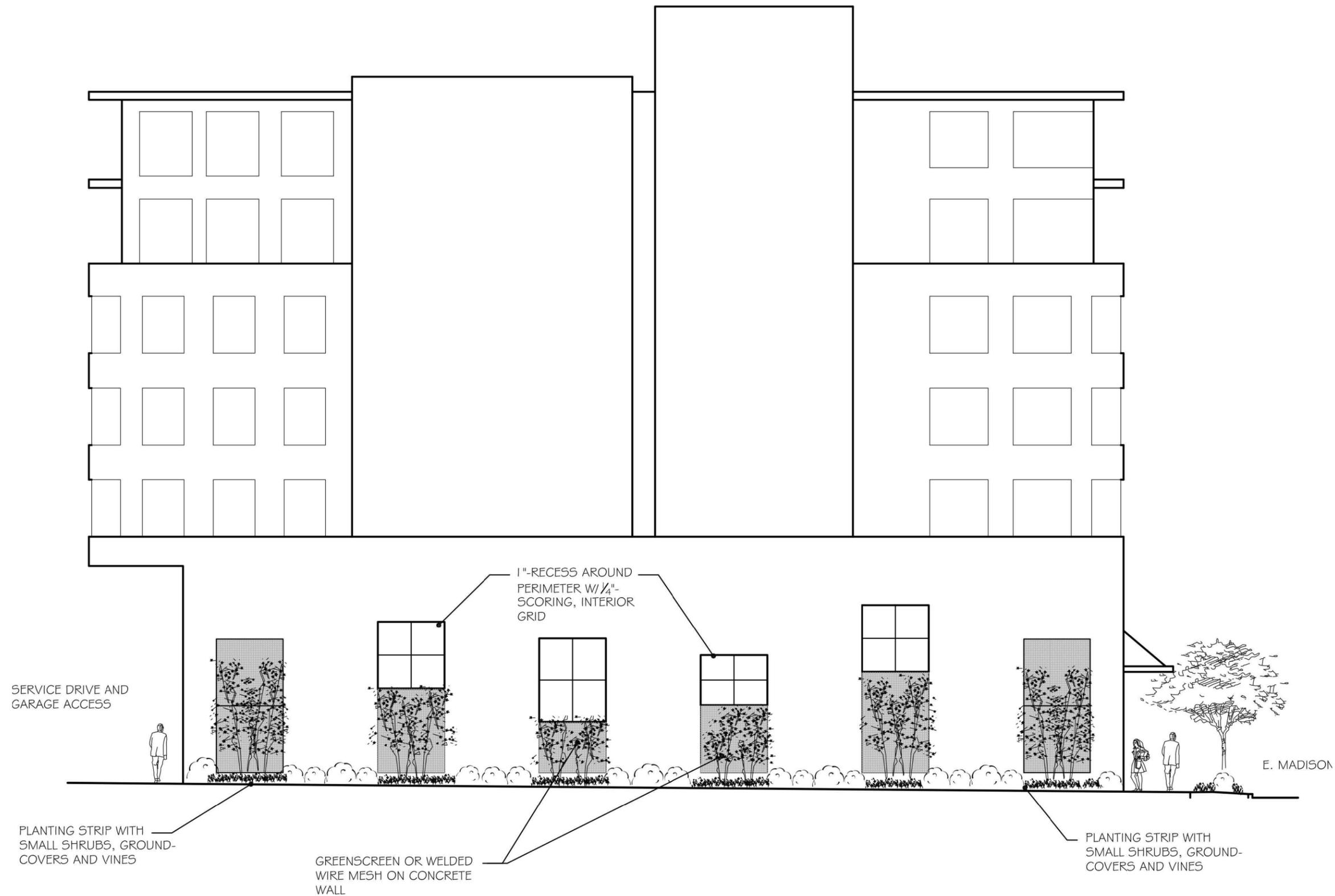
Landscape Plan - Street Level



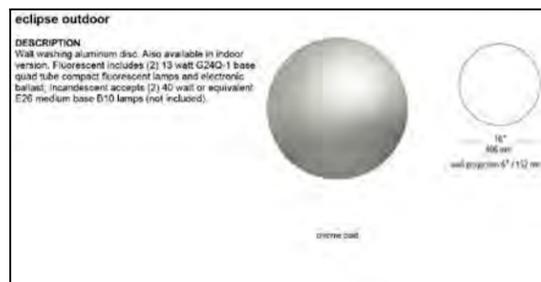
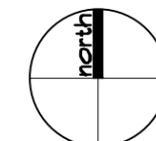
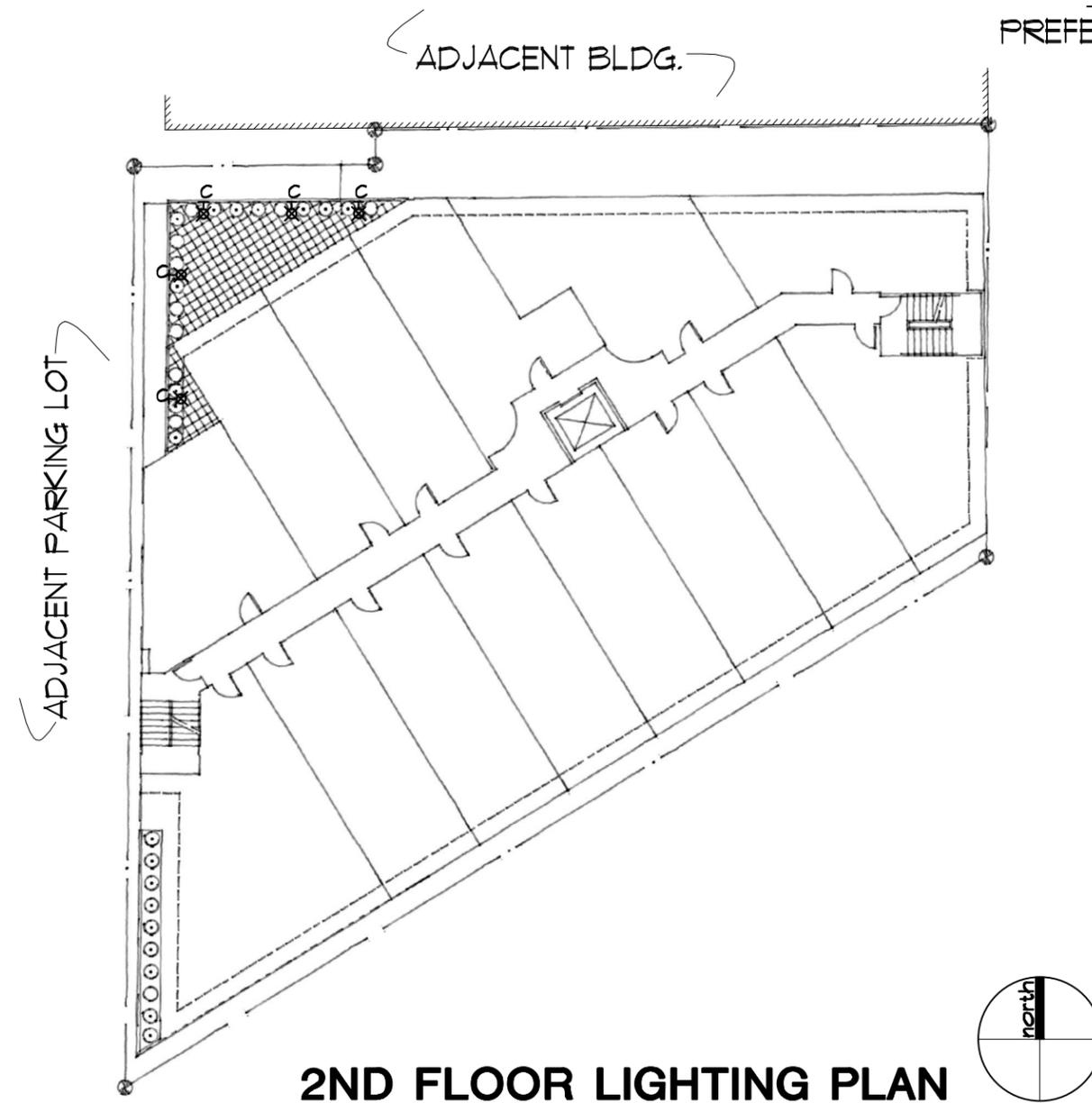
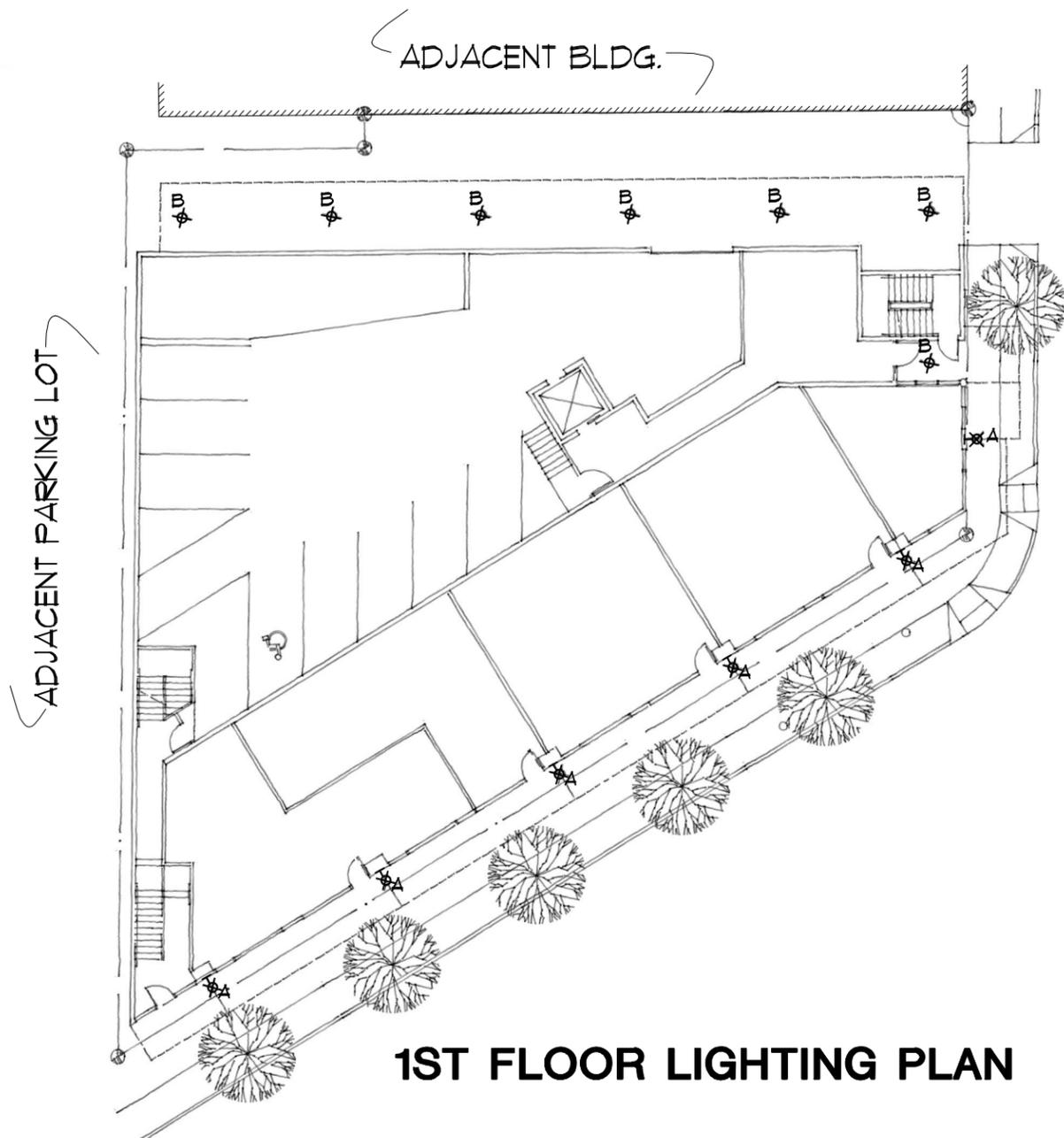
Landscape Plan - 2nd & 5th Floors



Landscape Plan - Roof



West Elevation



A



B



C

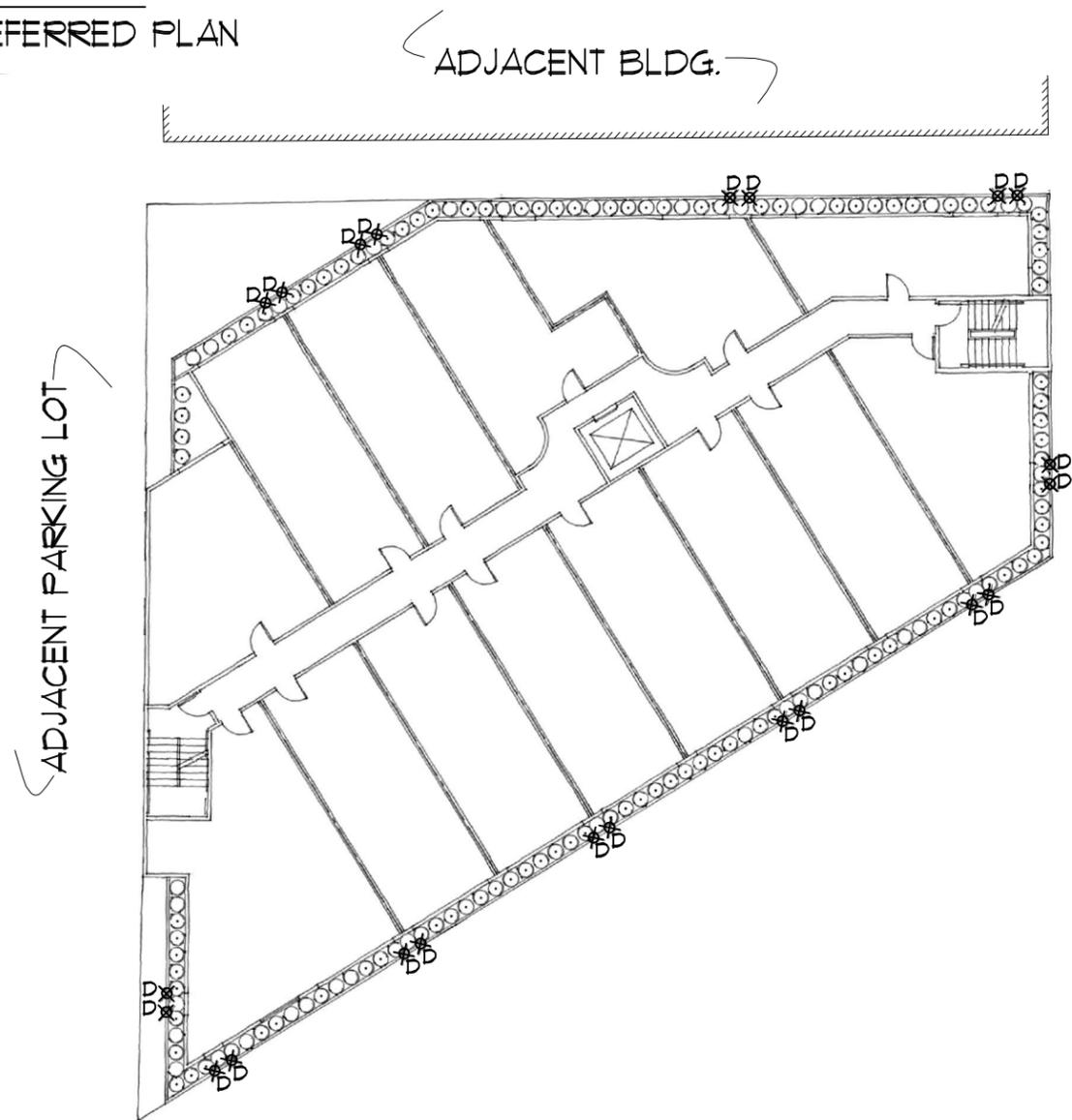


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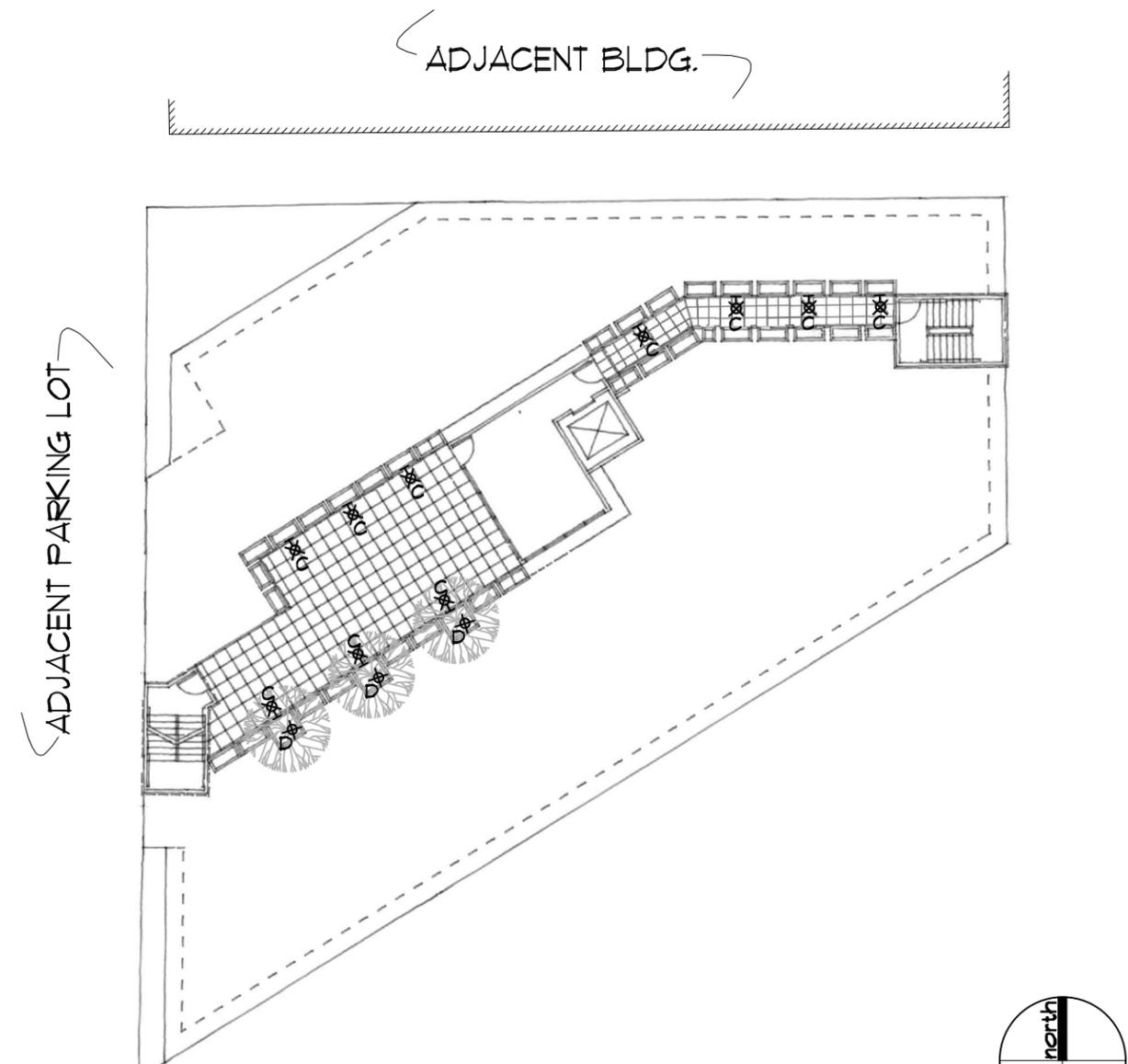


Scheme 4

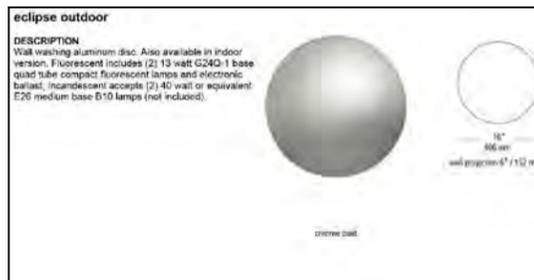
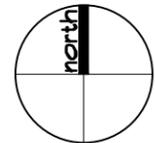
PREFERRED PLAN



5TH -6TH LIGHTING PLAN



ROOF DECK LIGHTING PLAN



A



B

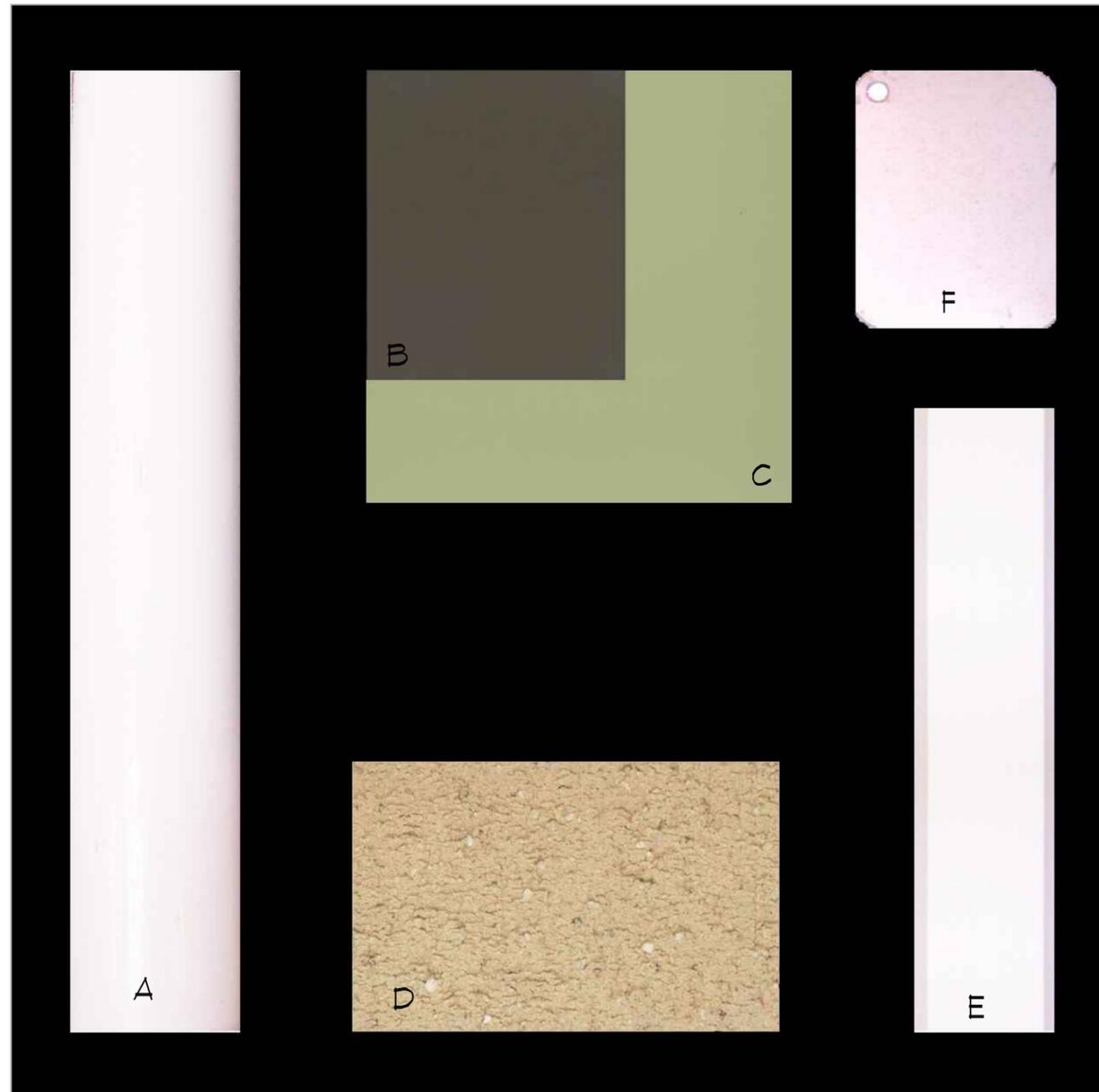


C



D





A) COLUMN

B) VERTICAL METAL SIDING

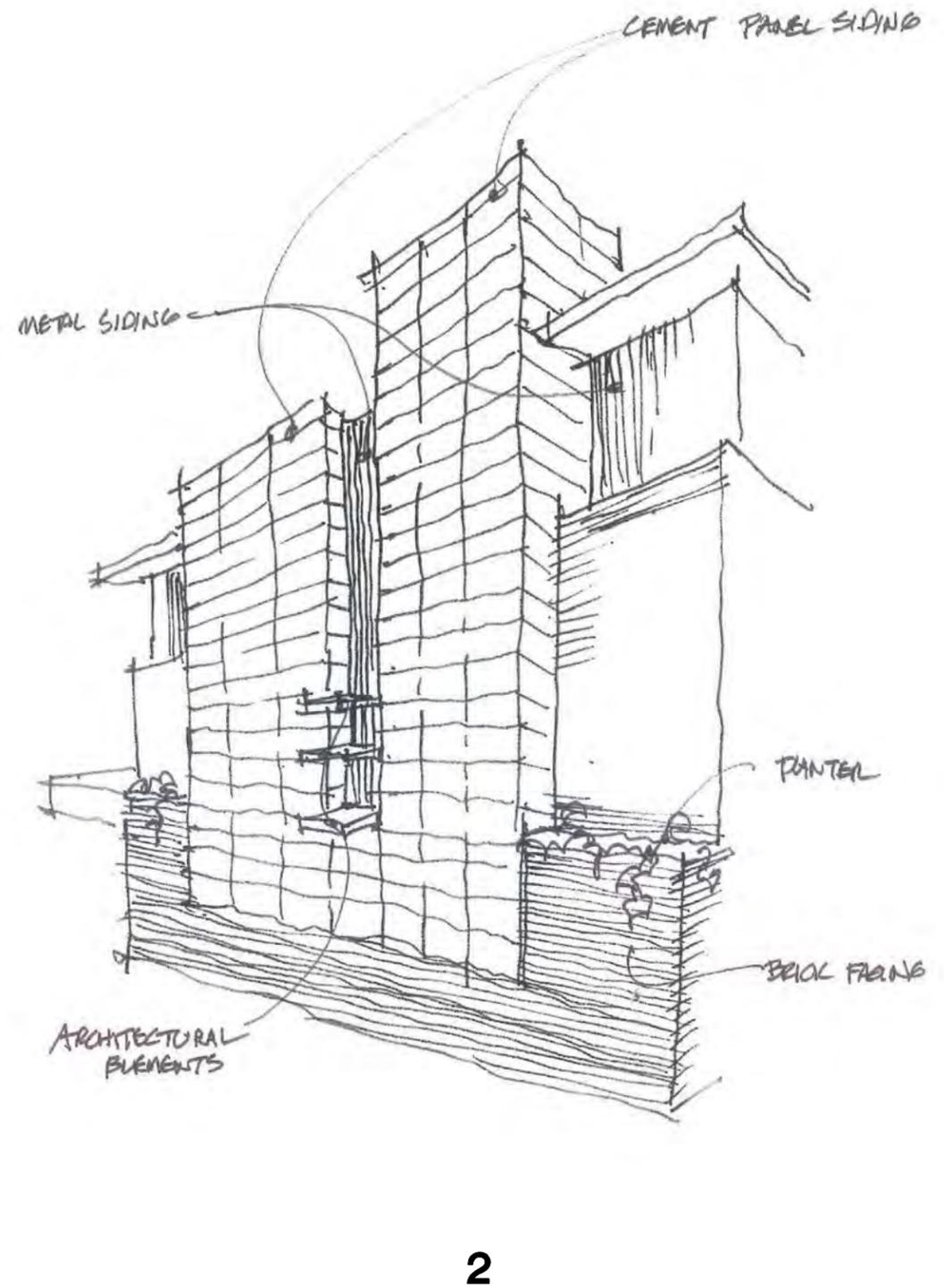
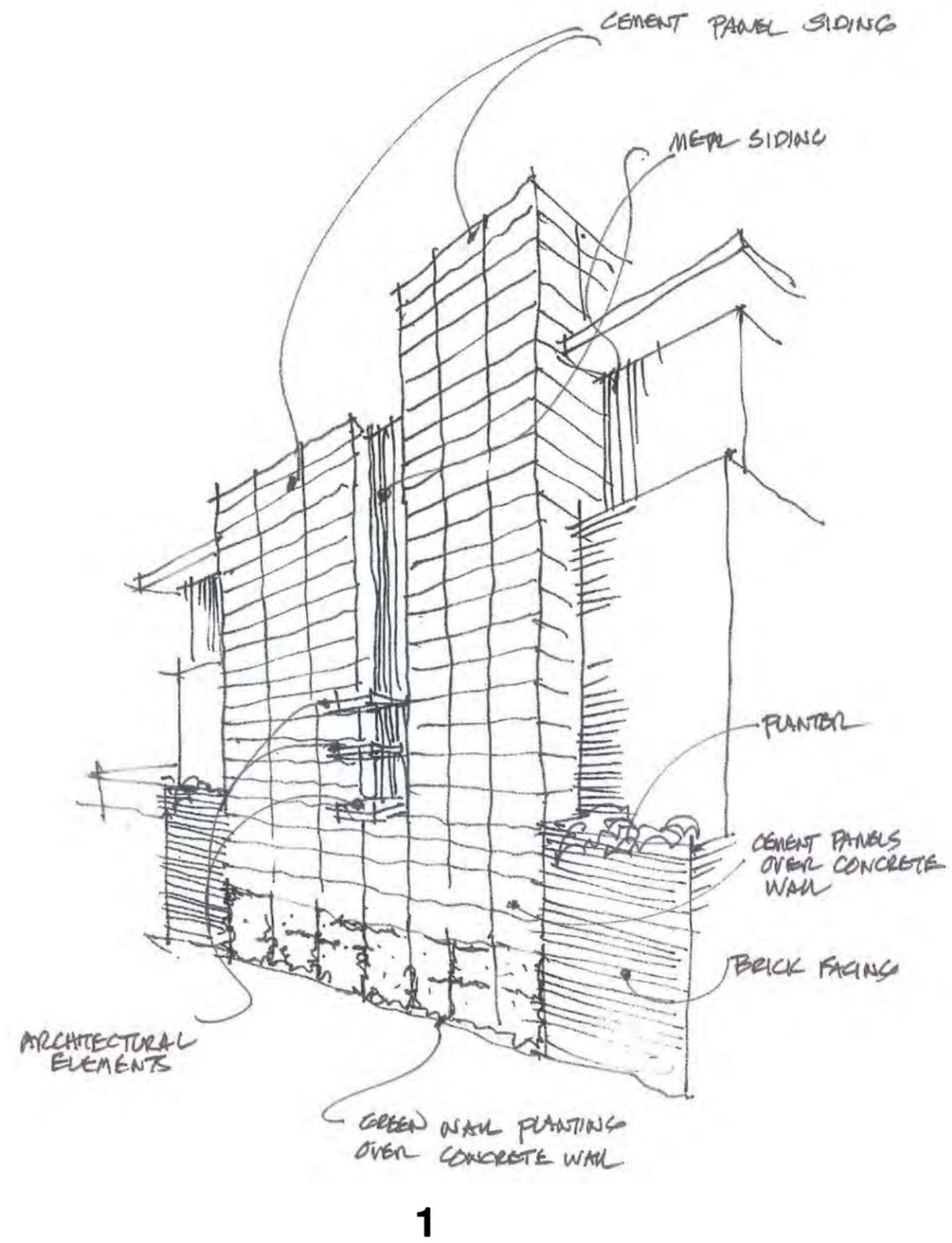
C) CEMENTATIOUS PANELS & METAL AWNINGS

D) BRICK FACING

E) RESIDENTIAL WINDOW FRAMES

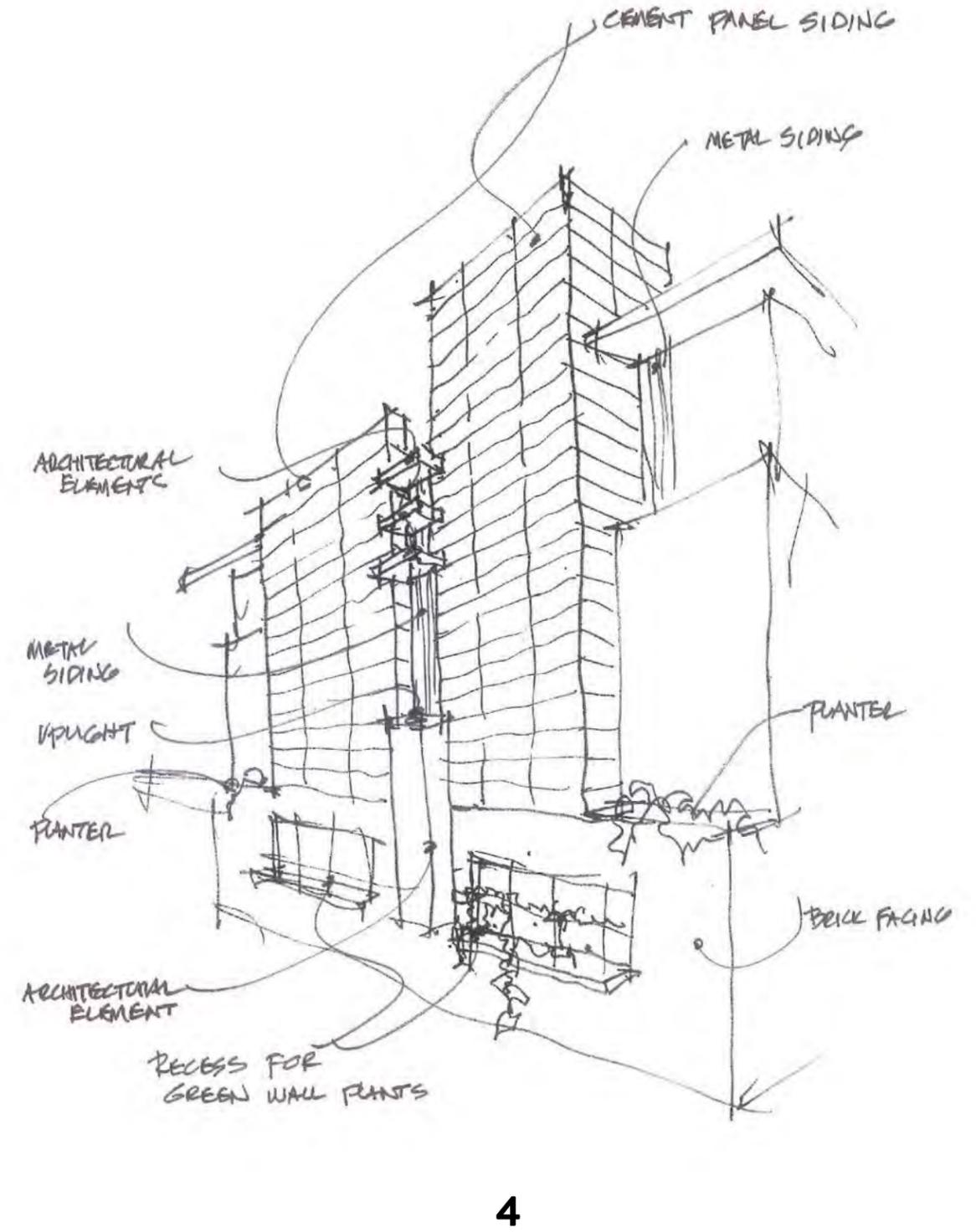
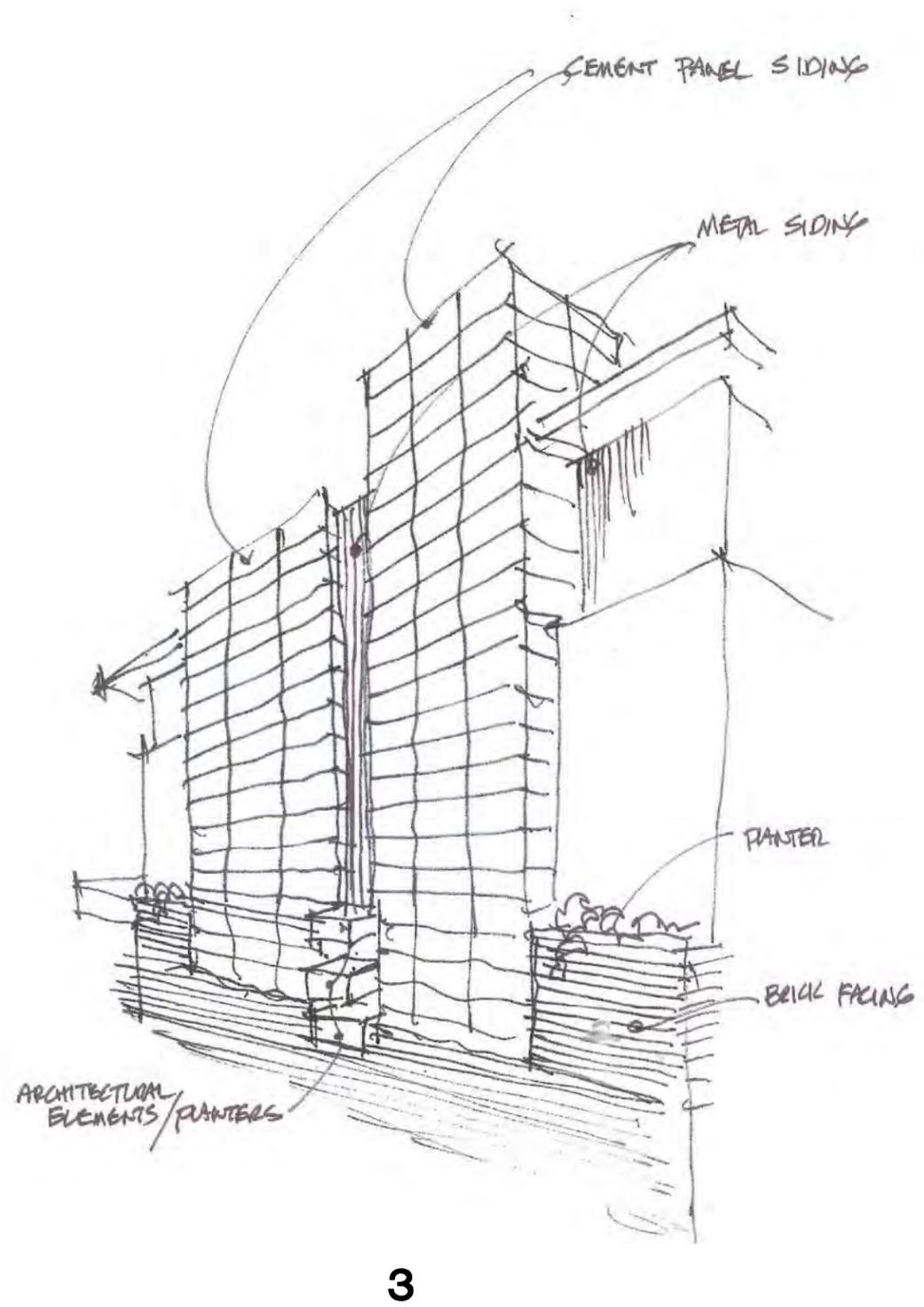
F) ALUMINUM

- STORE FRONT FRAMES
- 6TH FLOOR BALCONIES & GUARDS
- ROOF SOFFIT



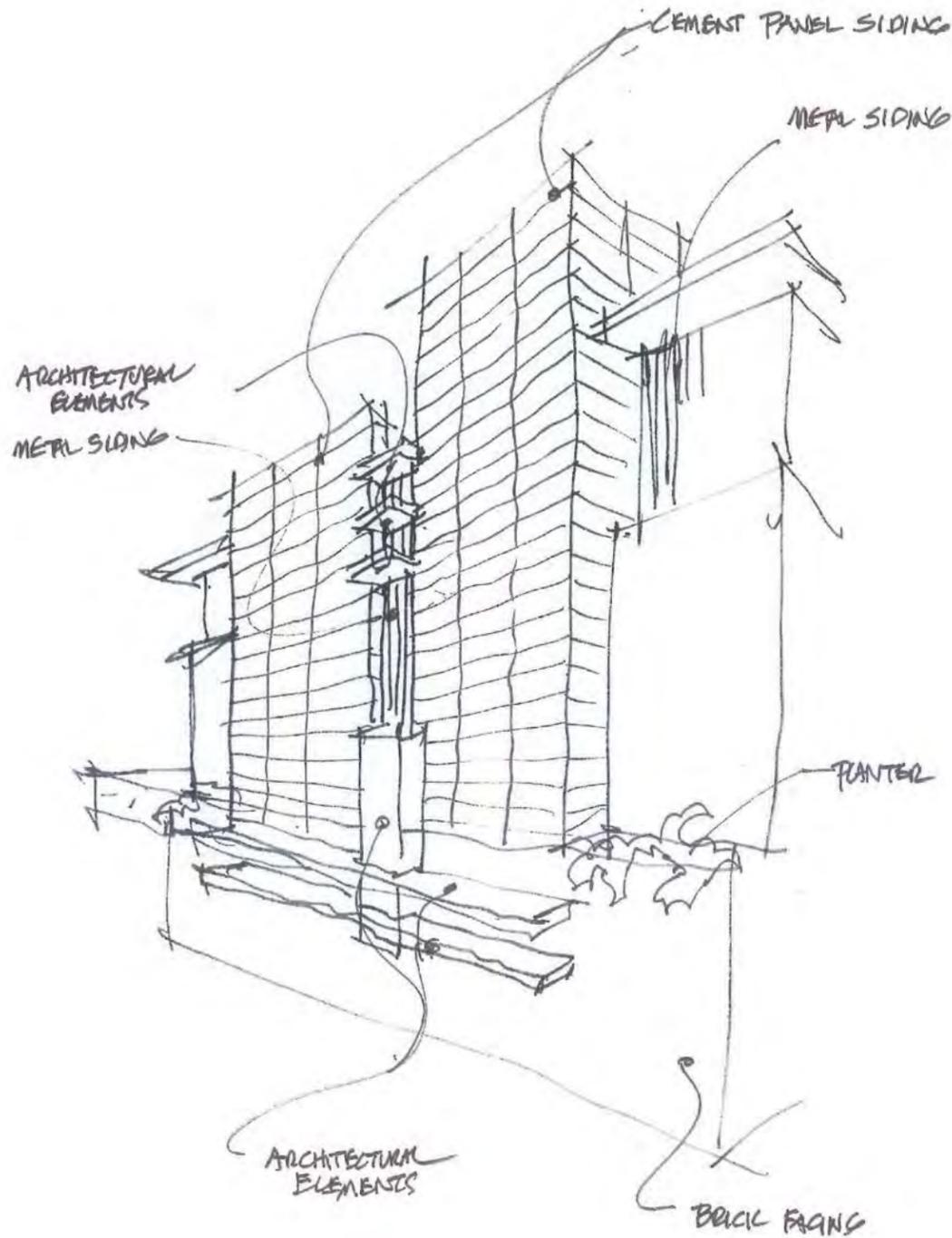
WEST ELEVATION STUDIES



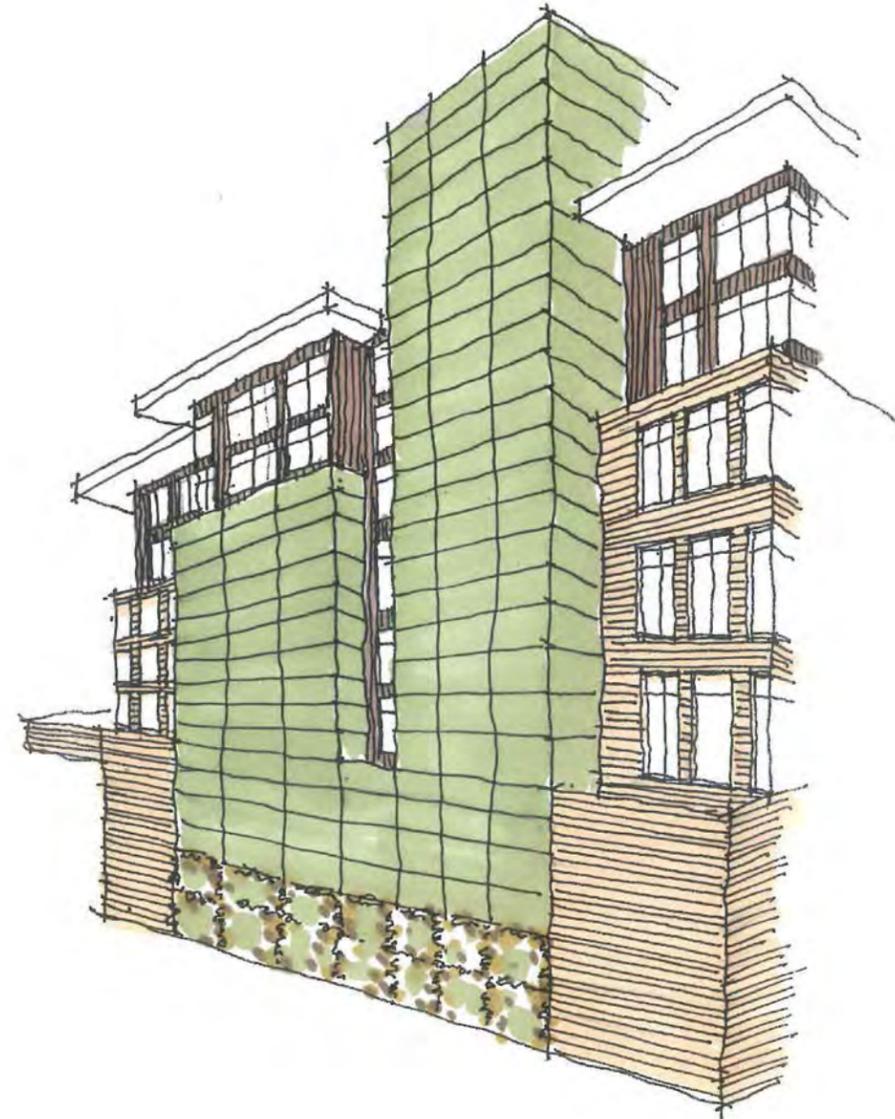


WEST ELEVATION STUDIES





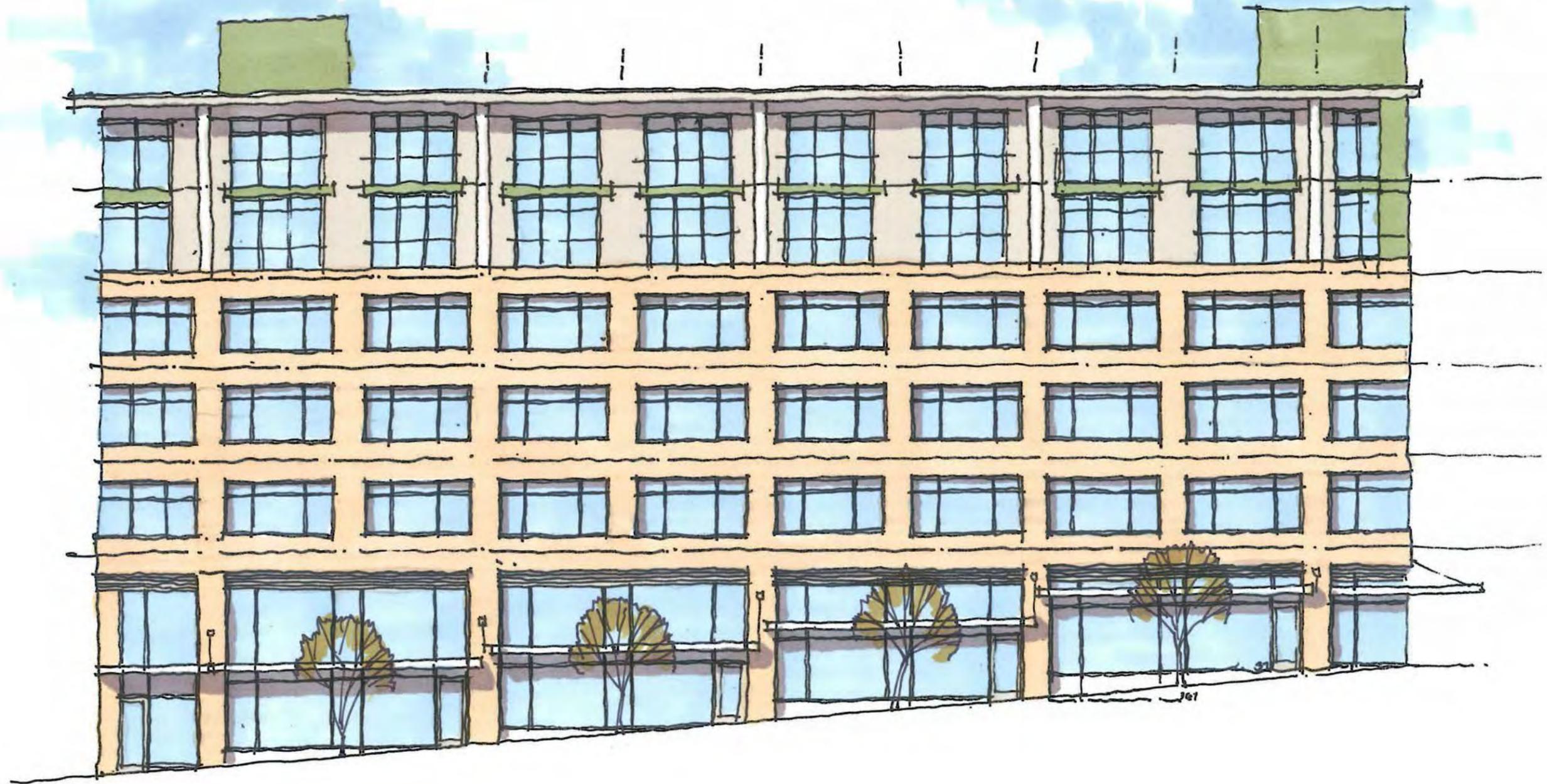
5



6

WEST ELEVATION STUDIES

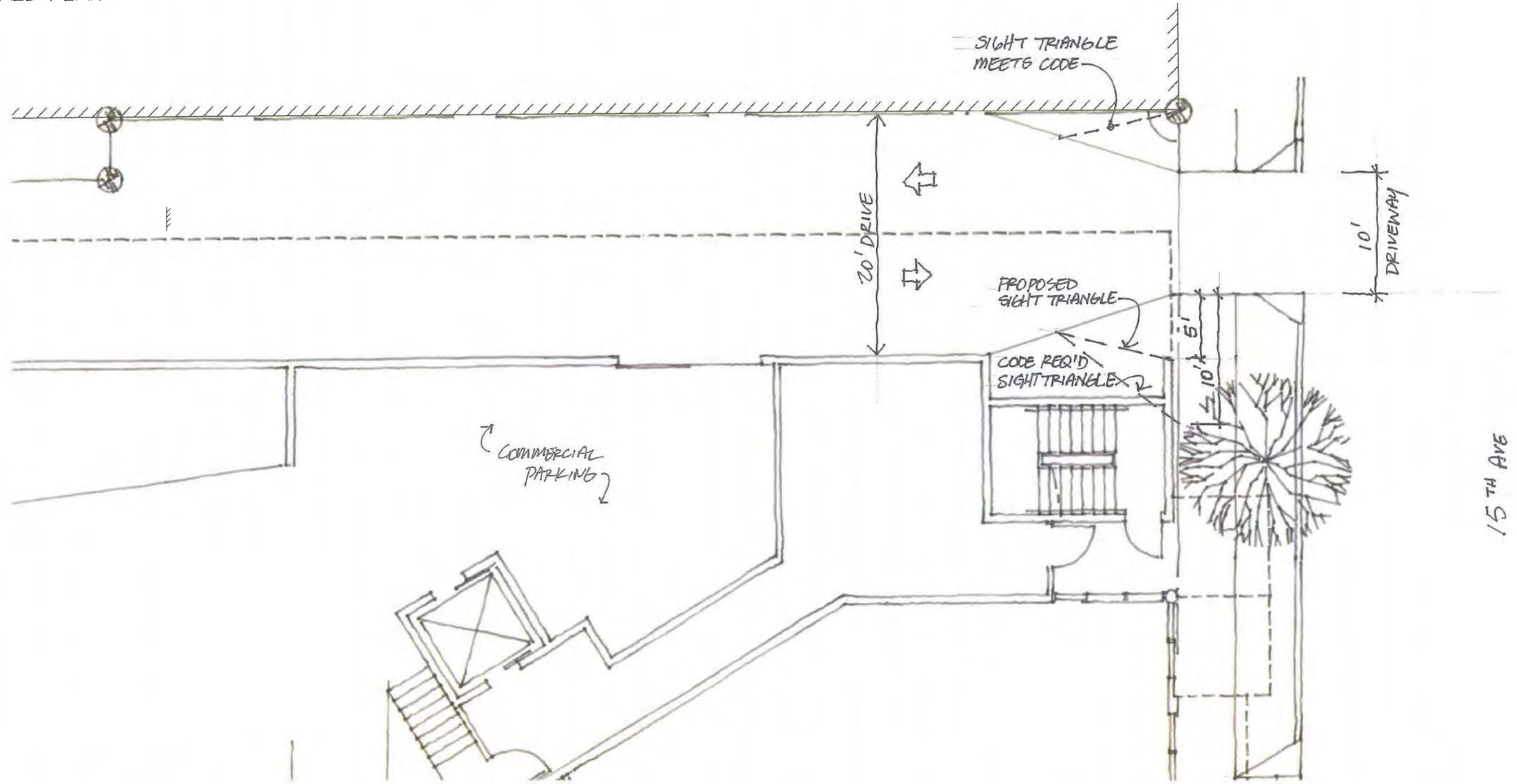


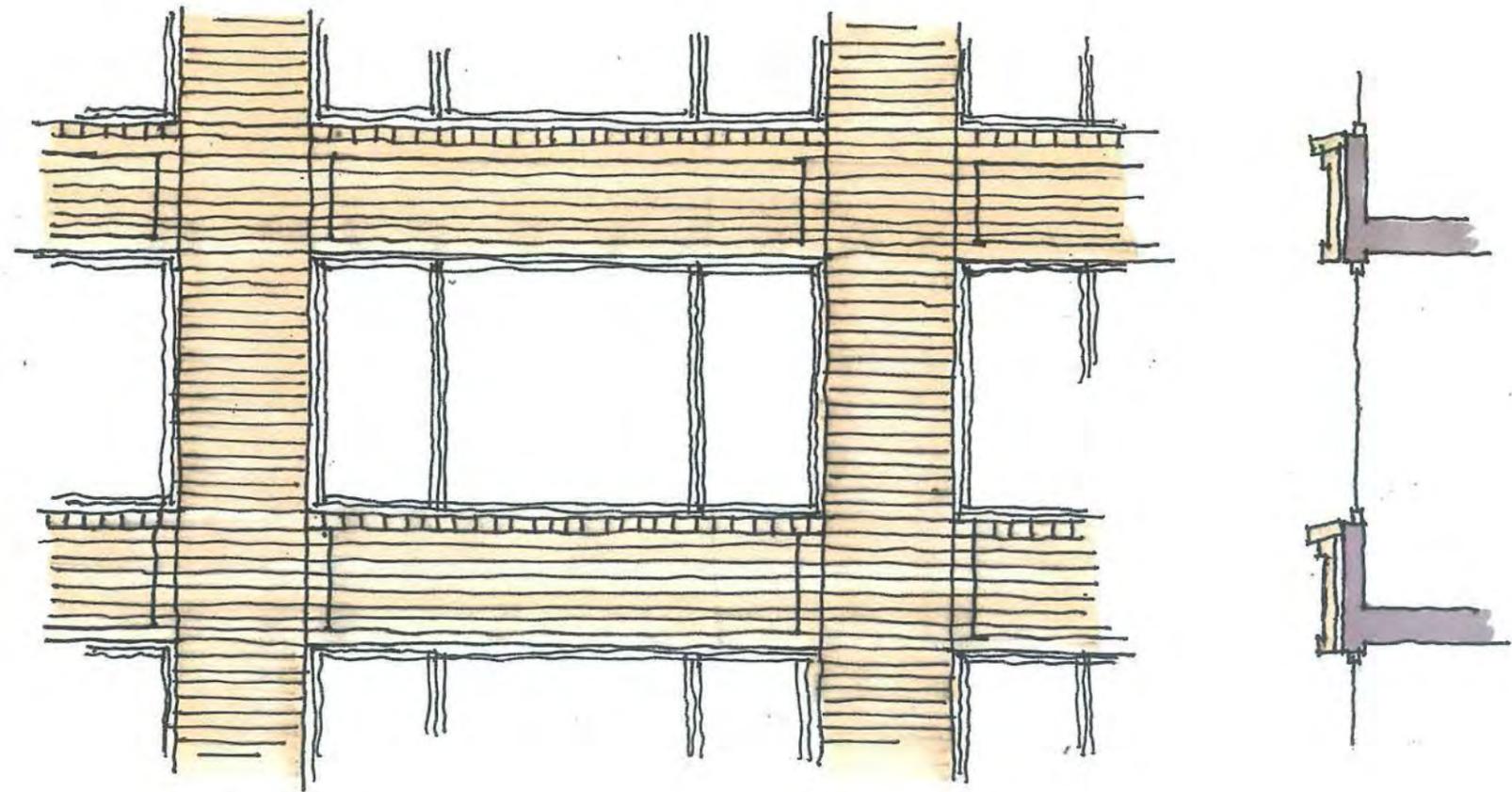


South Elevation



Scheme 4
PREFERRED PLAN





Residential Elevation & Section