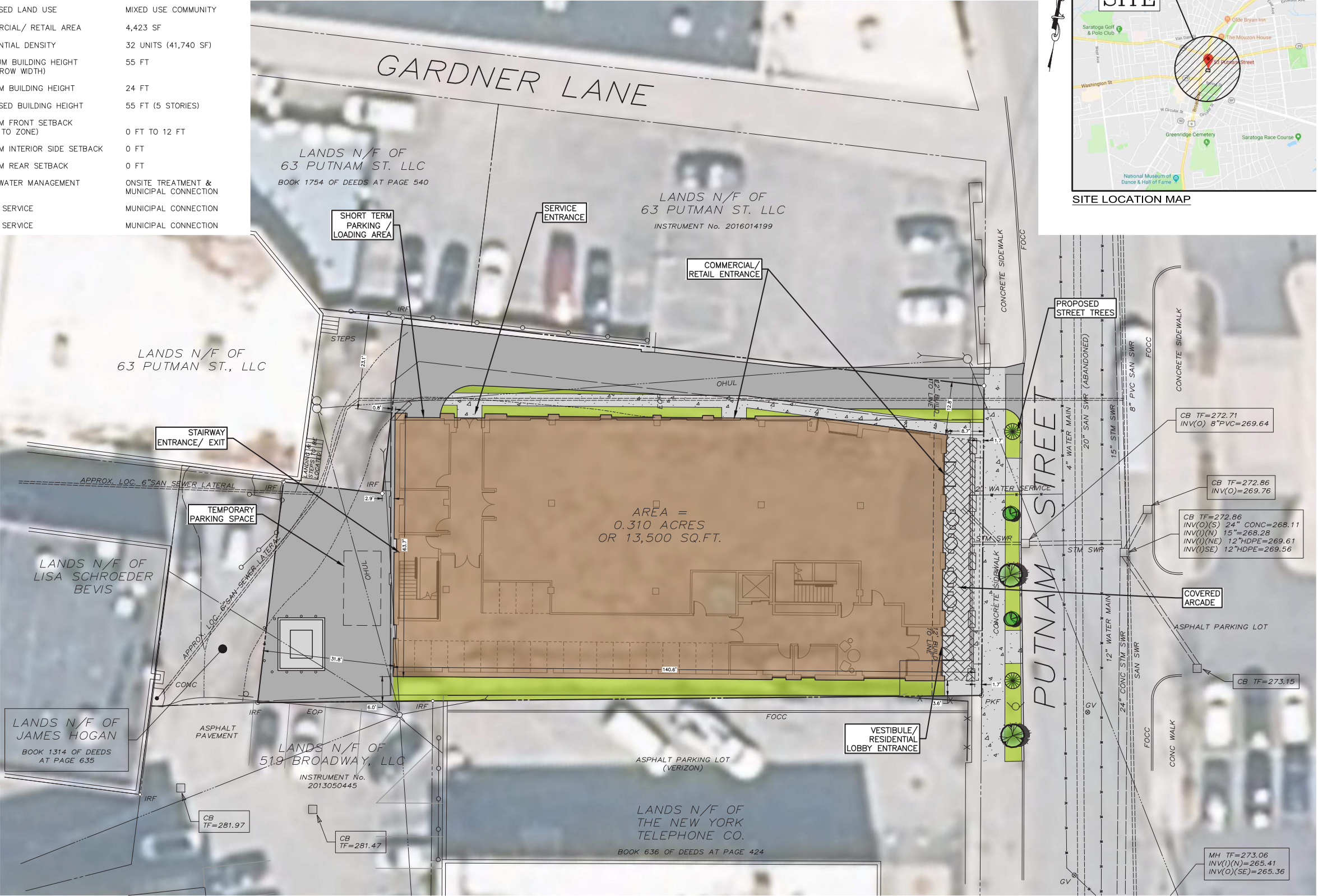
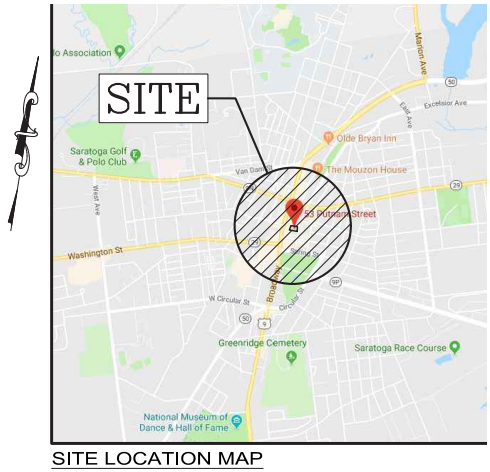
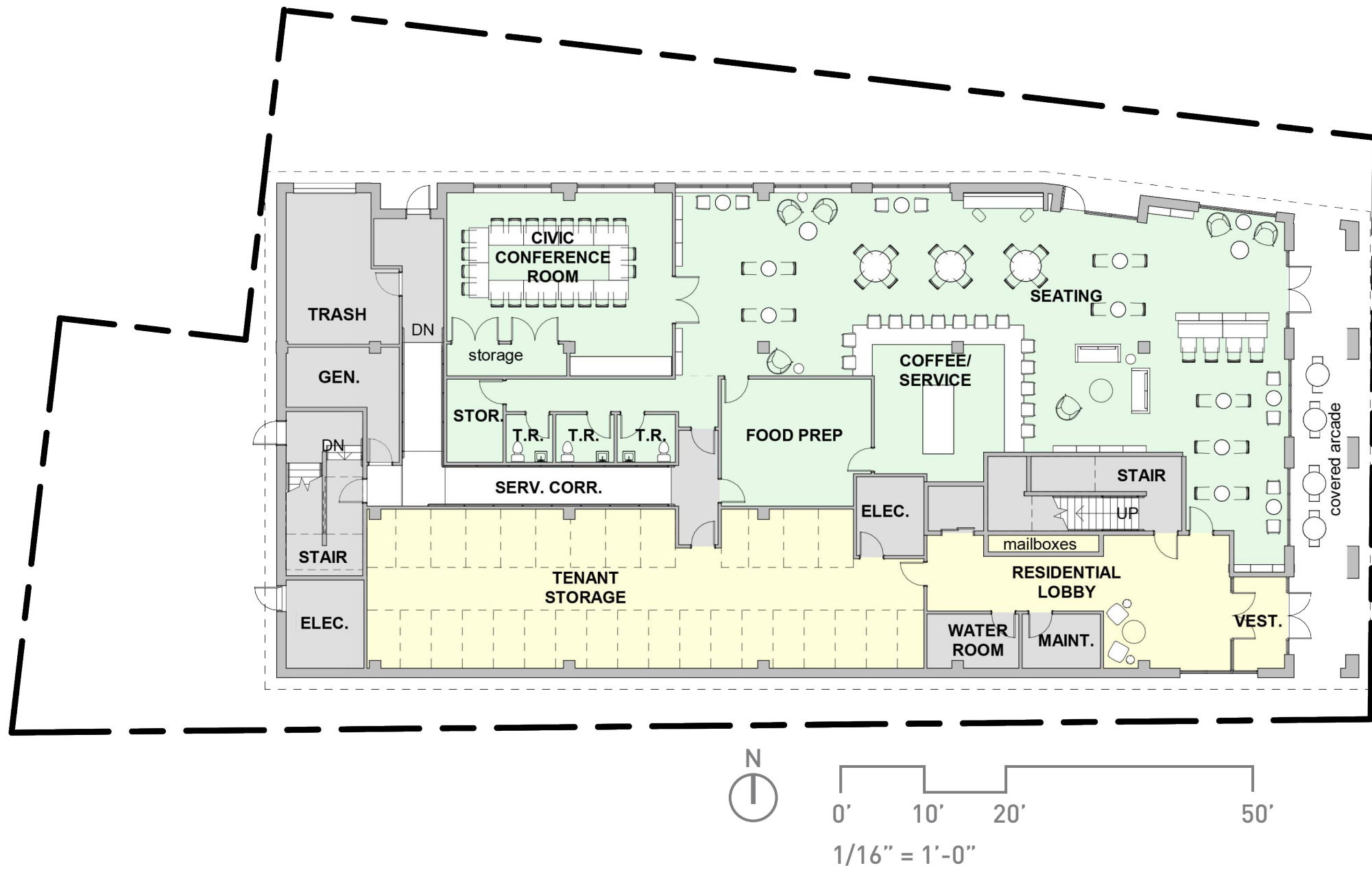


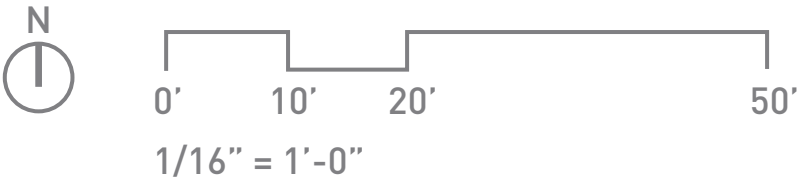
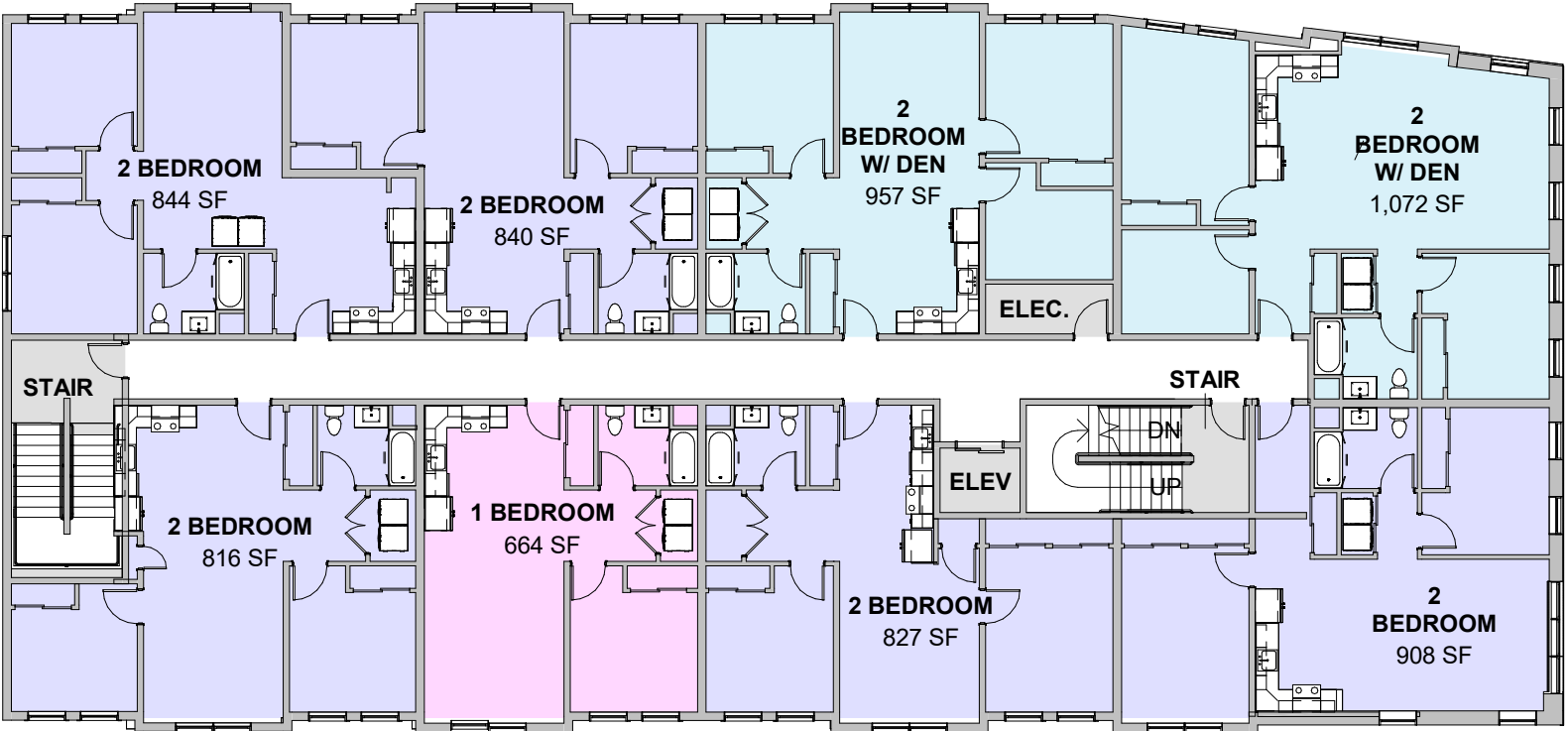
SITE STATISTICS

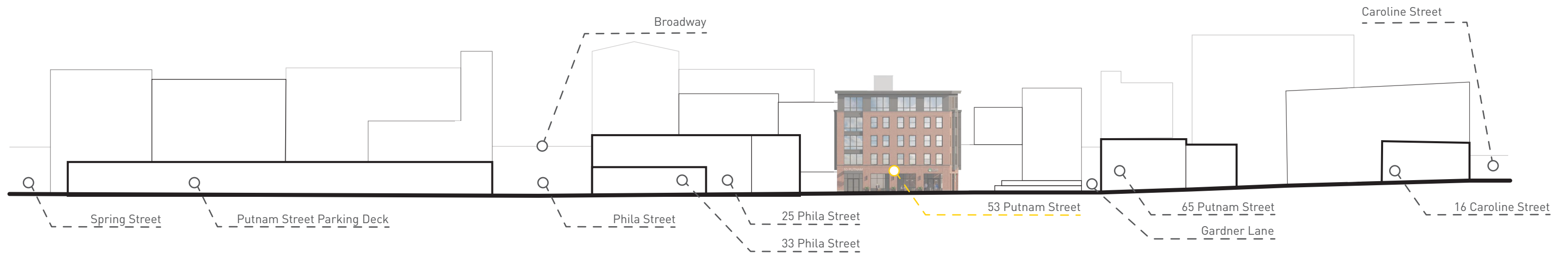
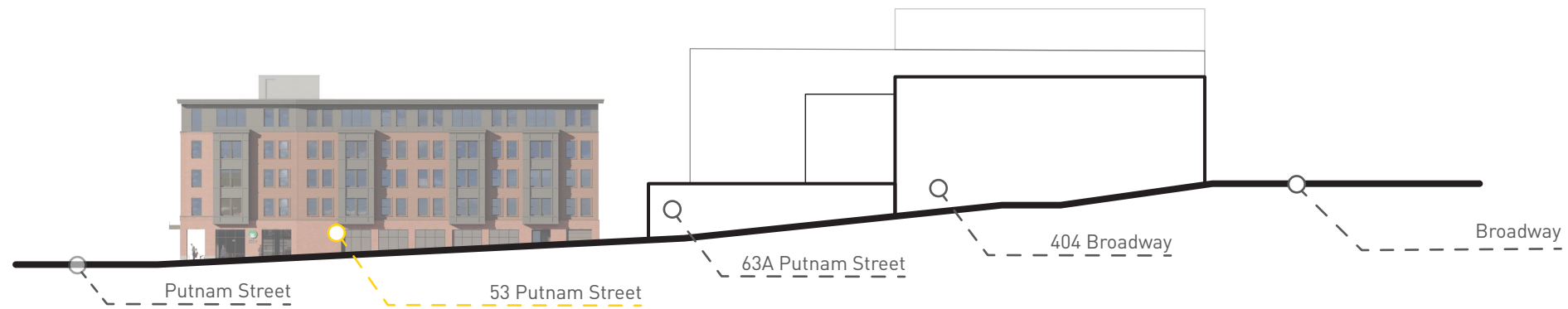
EXISTING ZONING	URBAN CORE DISTRICT (T-6)
PARCEL AREA	13,500 S.F. OR 0.31± ACRES
PROPOSED LAND USE	MIXED USE COMMUNITY
COMMERCIAL/ RETAIL AREA	4,423 SF
RESIDENTIAL DENSITY	32 UNITS (41,740 SF)
MAXIMUM BUILDING HEIGHT (1.1 X ROW WIDTH)	55 FT
MINIMUM BUILDING HEIGHT	24 FT
PROPOSED BUILDING HEIGHT	55 FT (5 STORIES)
MINIMUM FRONT SETBACK (BUILD TO ZONE)	0 FT TO 12 FT
MINIMUM INTERIOR SIDE SETBACK	0 FT
MINIMUM REAR SETBACK	0 FT
STORMWATER MANAGEMENT	ONSITE TREATMENT & MUNICIPAL CONNECTION
WATER SERVICE	MUNICIPAL CONNECTION
SEWER SERVICE	MUNICIPAL CONNECTION





APARTMENT UNIT MATRIX						
	1 BEDROOM	2 BEDROOM	2 BEDROOM W/ DEN		TOTAL	GROSS SF
1ST FLOOR	0	0	0		0	8,222
2ND FLOOR	1	5	2		8	8,742
3RD FLOOR	1	5	2		8	8,742
4TH FLOOR	1	5	2		8	8,742
5TH FLOOR	1	5	2		8	8,742
TOTAL	4	20	8		32	43,190
	12%	63%	25%			





*Existing Building elevations
are approximate

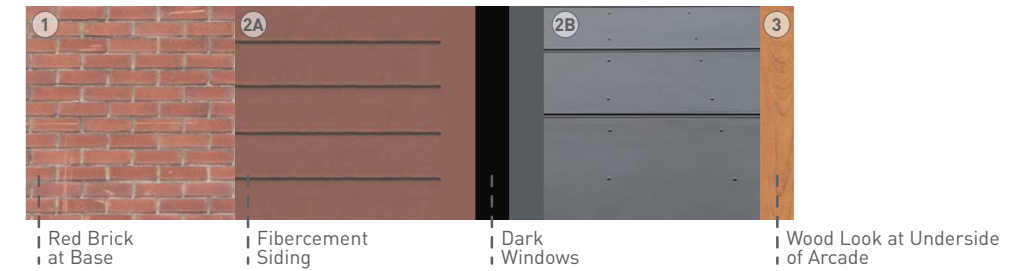
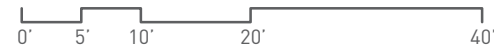


Concept Putnam Street Elevation





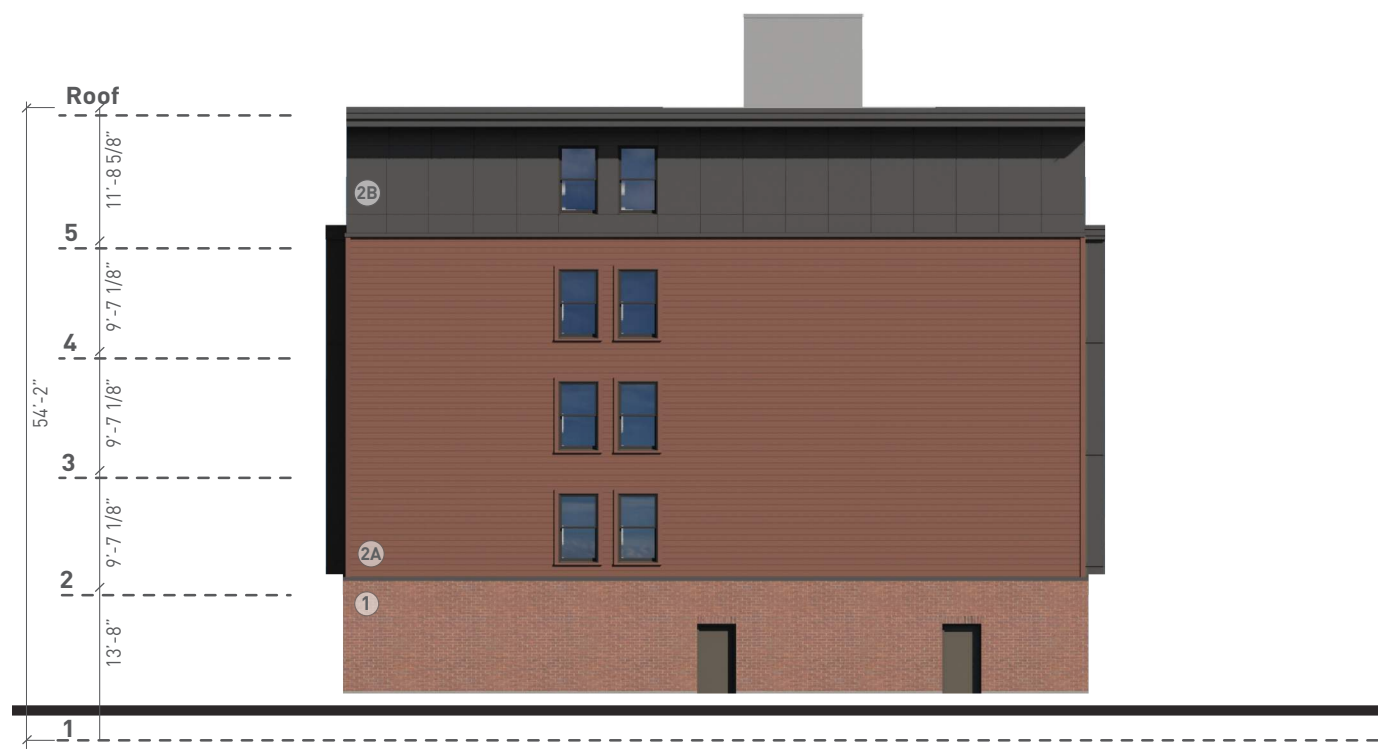
Concept Putnam Street Elevation



- ① Basis of Design: Continental Brick Company
Profile: Std. 440 Mod.
- ②A Basis of Design: Allura Lap - Smooth
Color: Toile Red
- ②B Basis of Design: Allura Panel - Smooth
Color: Iron Ore
- ③ Basis of Design: Armstrong Metalworks Linear
Color: Flax



Concept South Elevation



Concept West Elevation



- ① Basis of Design: Continental Brick Company
Profile: Std. 440 Mod.
- ②A Basis of Design: Allura Lap - Smooth
Color: Toile Red
- ②B Basis of Design: Allura Panel - Smooth
Color: Iron Ore
- ③ Basis of Design: Armstrong Metalworks Linear
Color: Flax



Concept North Elevation



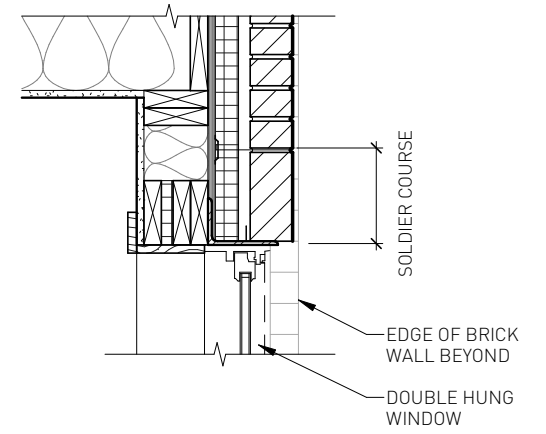




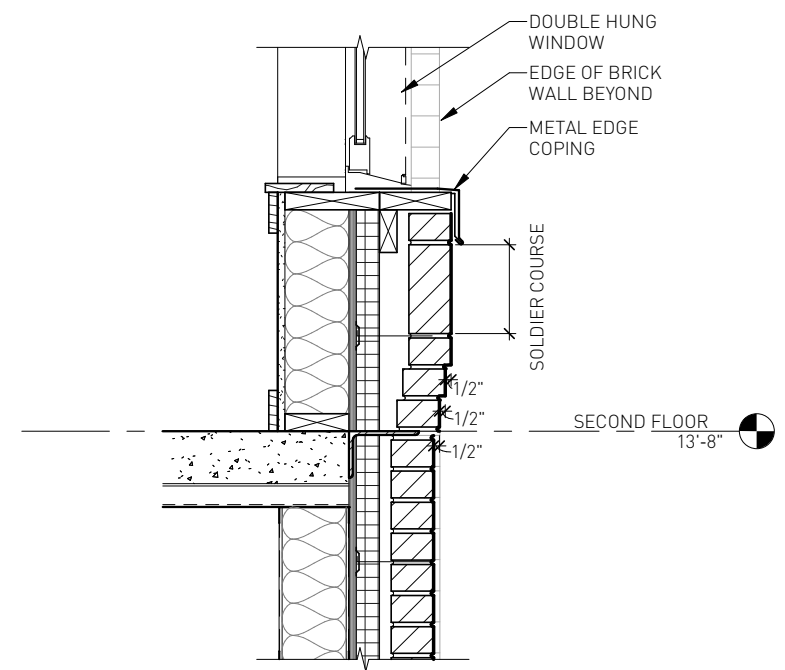




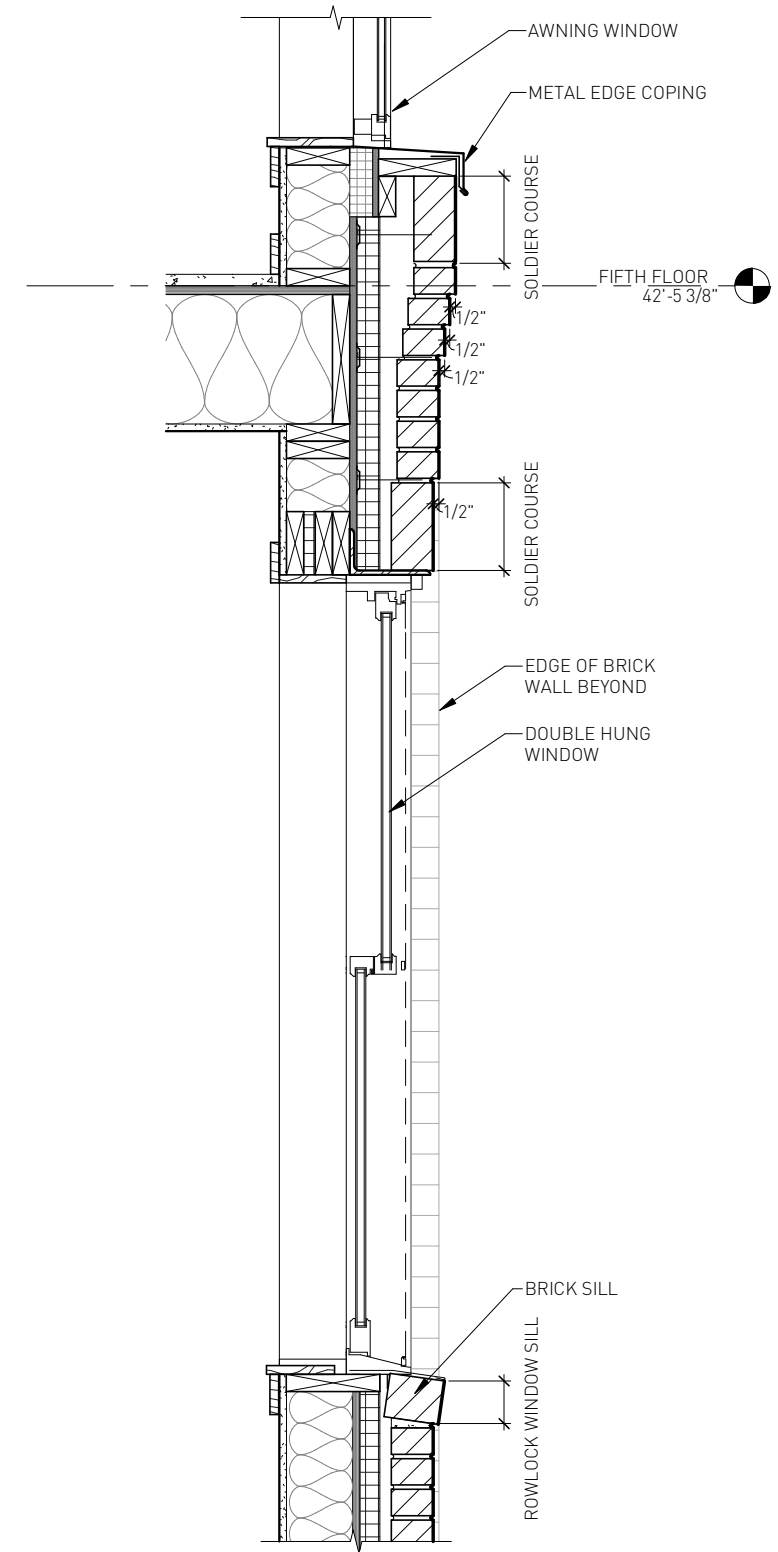
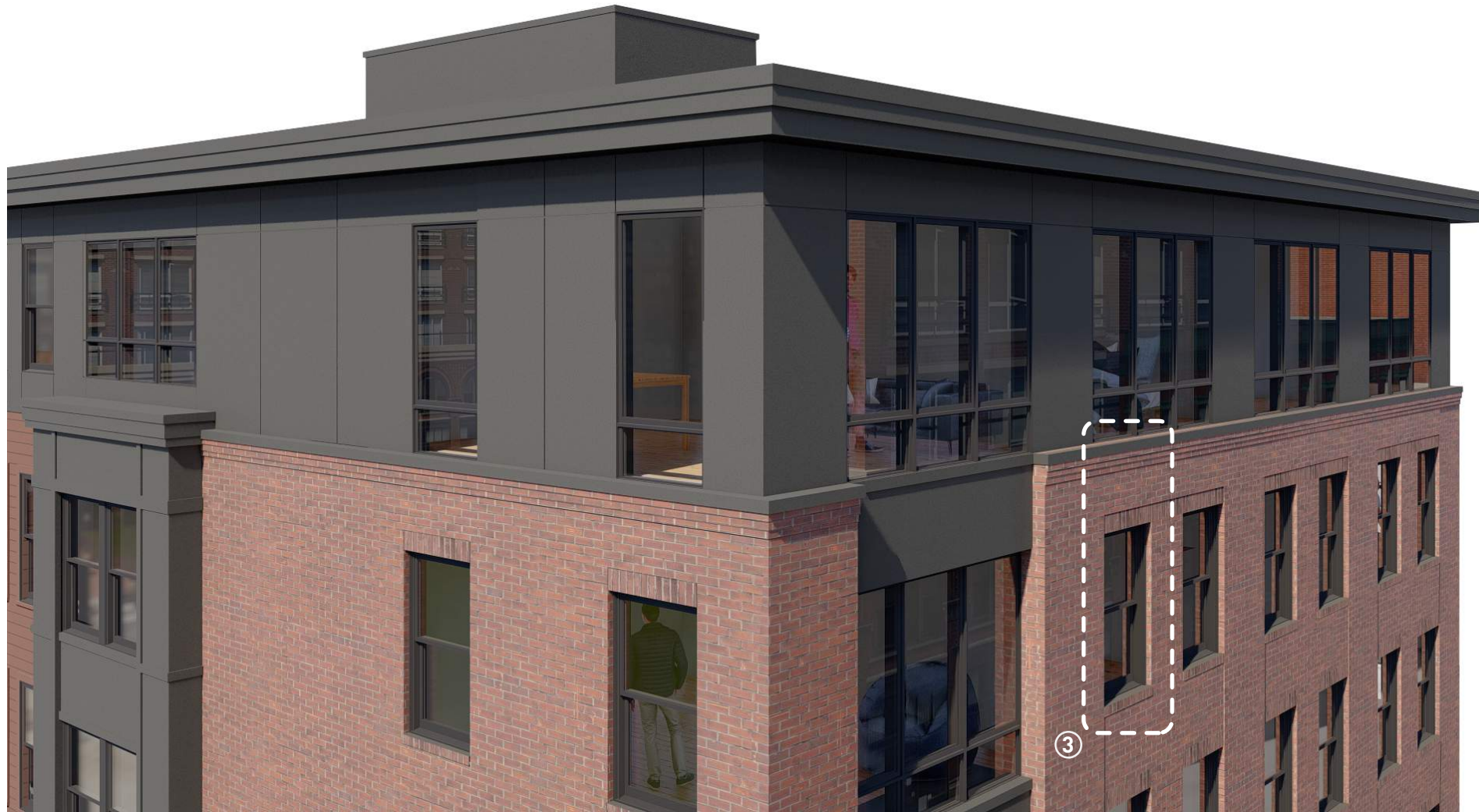




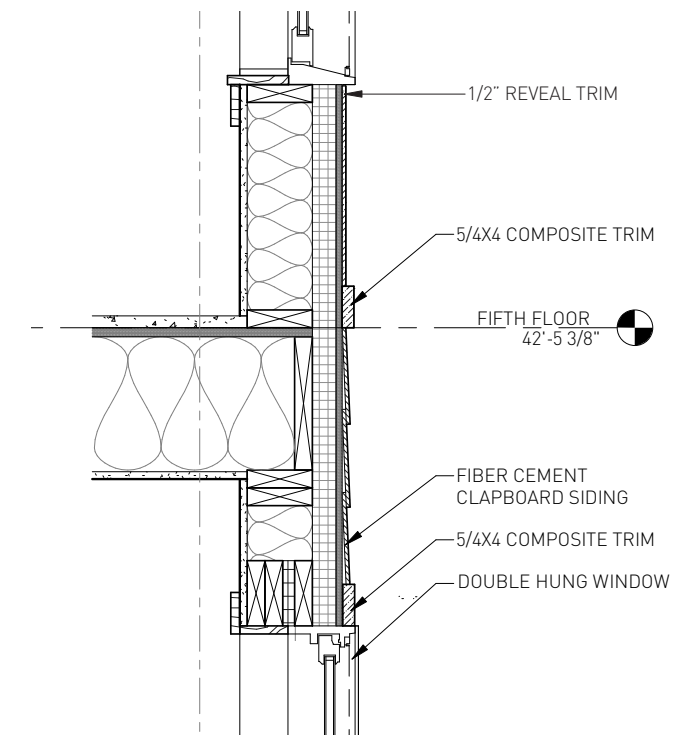
② Section Detail - Typical Brick Window Head



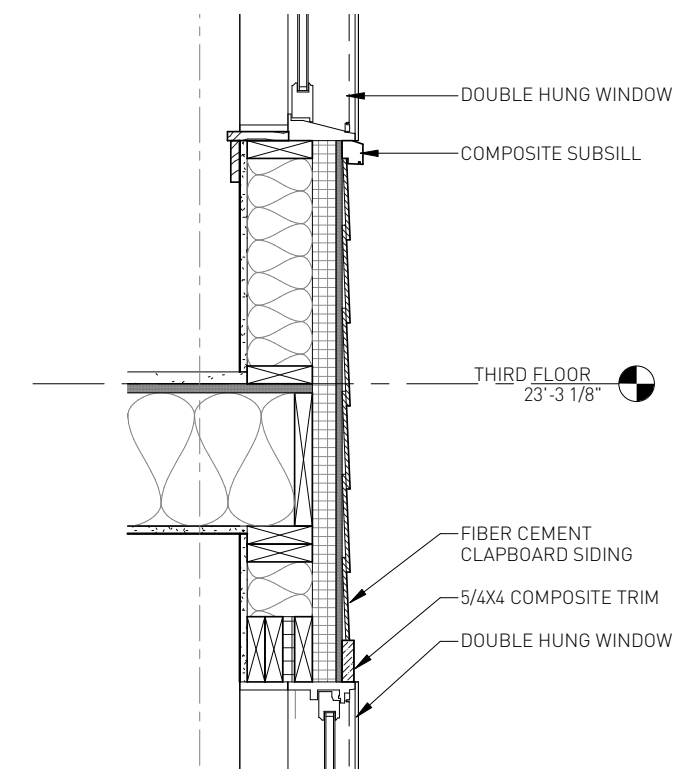
① Section Detail - Top of Brick at Arcade



Section Detail - Top of Brick at Penthouse
and Typical Brick Window Sill



⑤ Section Detail - Siding Transition Detail



④ Section Detail - Typical Lap Siding Window Head/Sill