

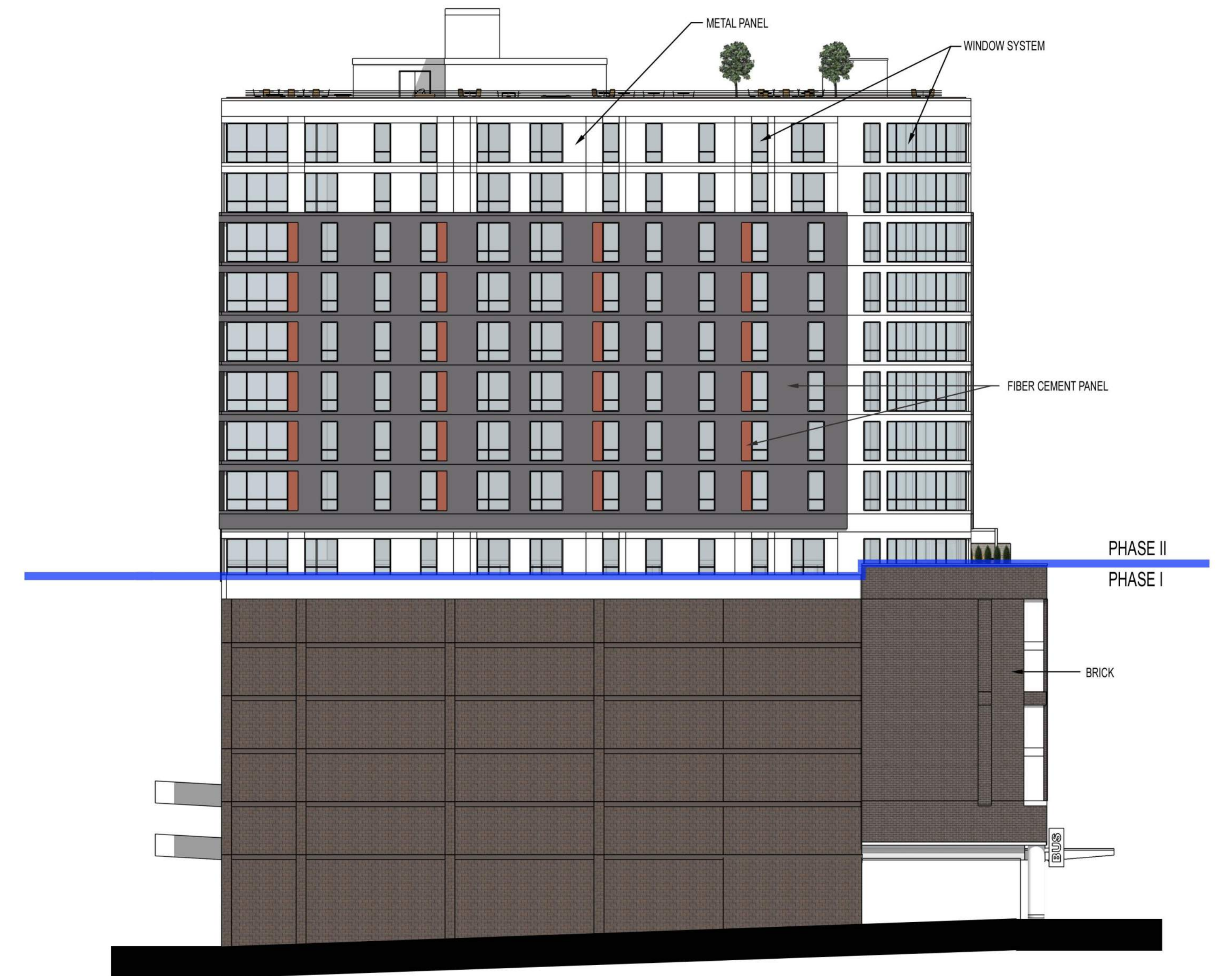
1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

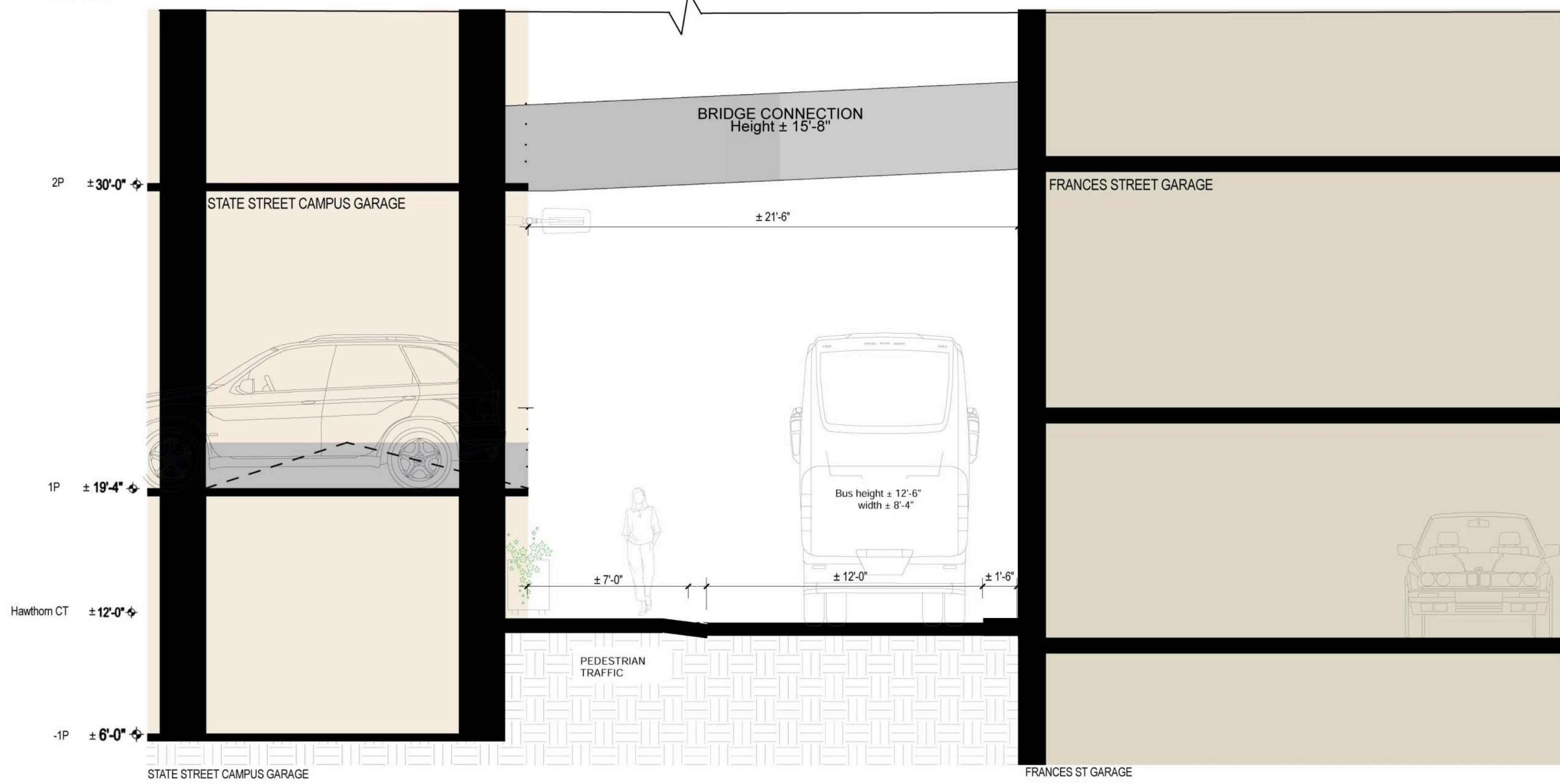
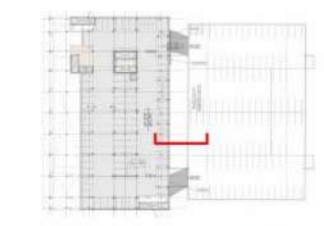


3 EAST ELEVATION
1/16" = 1'-0"

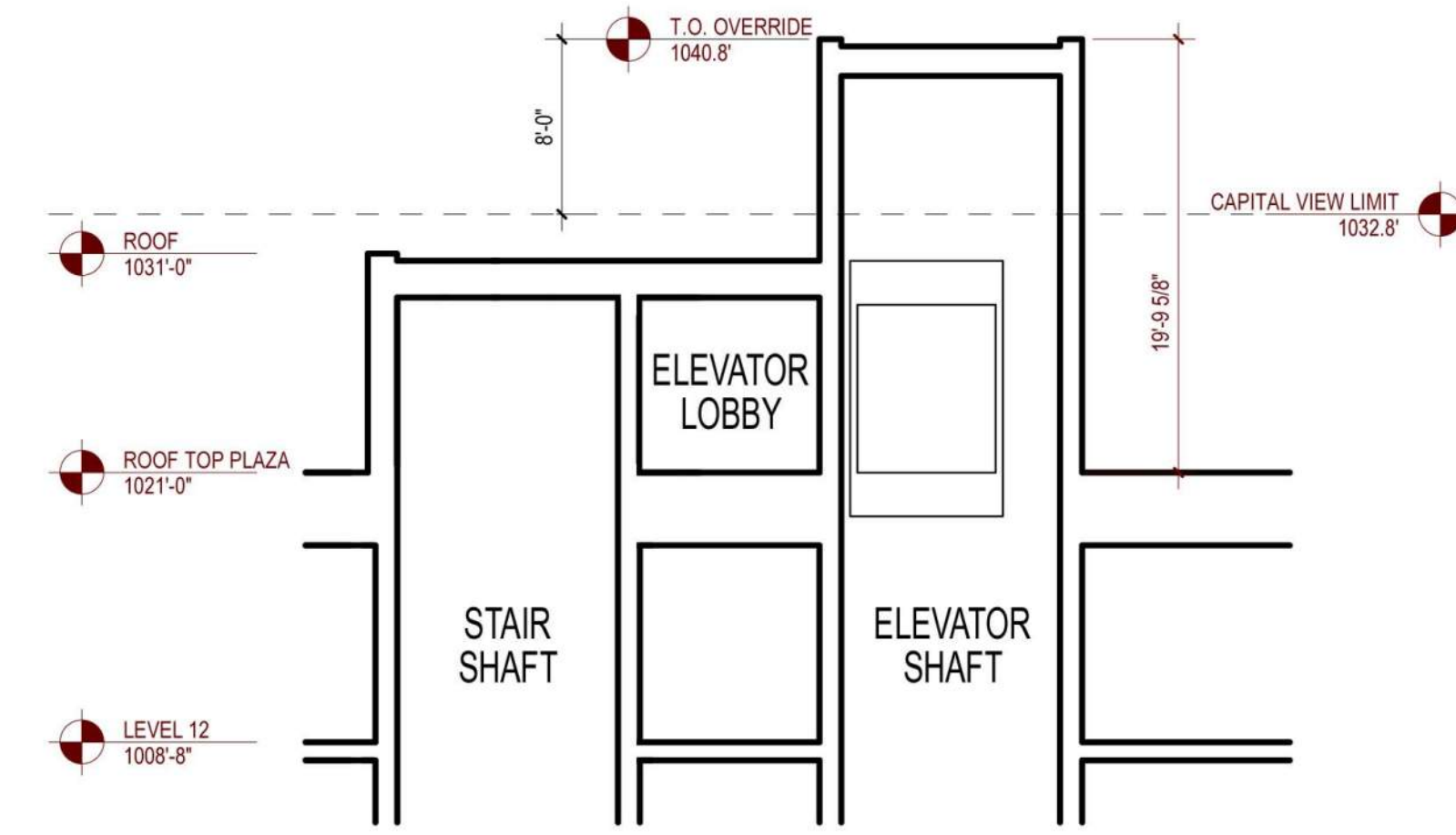


4 NORTH ELEVATION
1/16" = 1'-0"

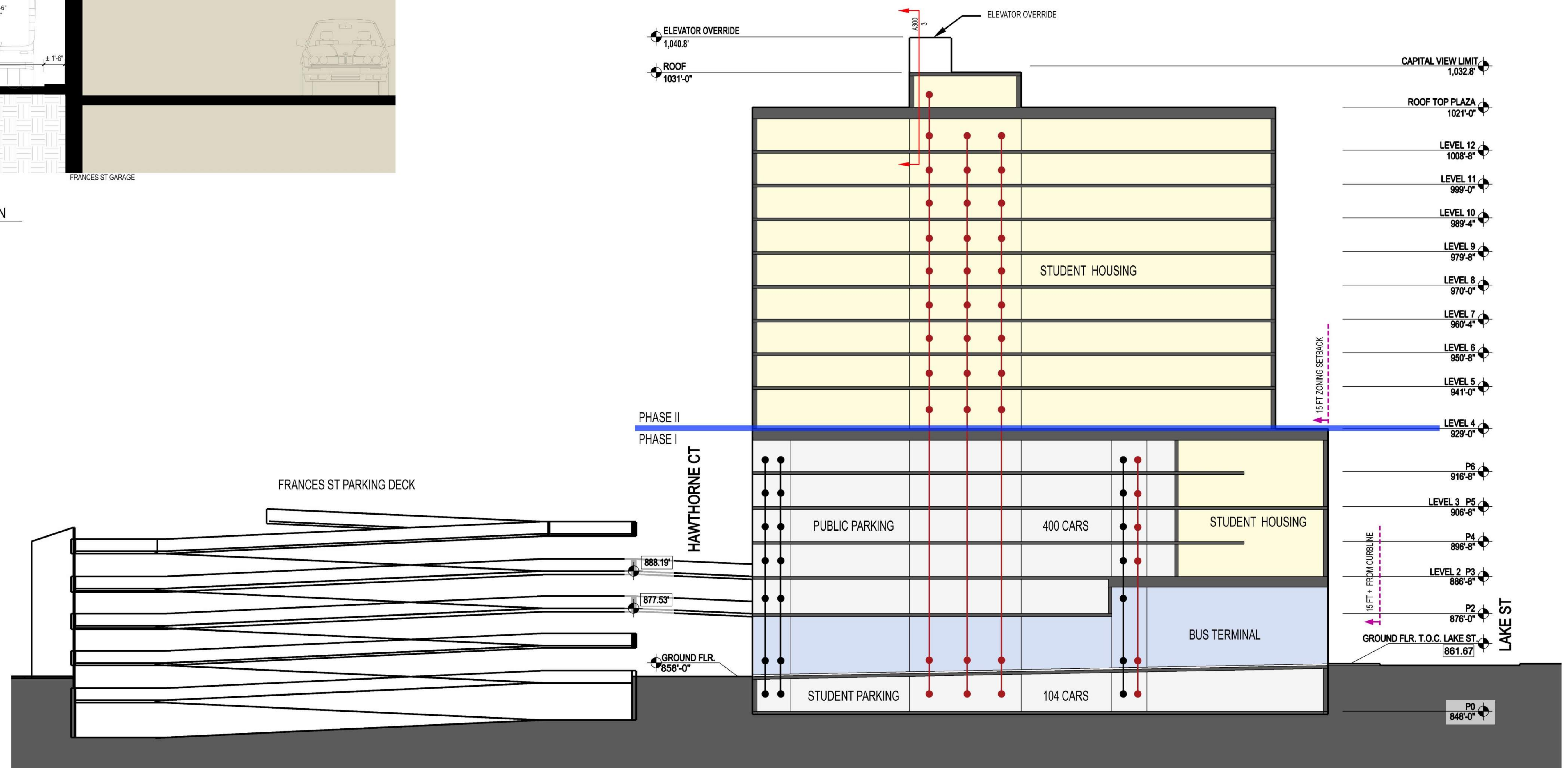
ELEVATIONS



2 HAWTHORNE CT SECTION



3 ELEVATOR OVERRIDE
1/8" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

- LEGEND**
- APARTMENT ELEVATOR STOP
 - PARKING GARAGE ELEVATOR STOP

NOTE: SECTION IS CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.

COMPLYING WITH THE CITY'S ZONING CODE OF A 12 STORY MAXIMUM BUILDING HEIGHT ON THE SITE, THE MASSING STRATEGY FOR THE NEW THEORY MADISON DEVELOPMENT UTILIZES 2 FLOORS OF LOFT APARTMENT UNITS IN FRONT OF THE NEW PARKING STRUCTURE TO CREATE A MORE ACTIVE STREET SCAPE ENVIRONMENT ON LAKE STREET.

IN ADDITION TO THE REQUIRED FRONTAGE SETBACK AND BUILDING STEP-BACK AT LAKE STREET, THE TEAM IS ALSO PROPOSING A COLONADE TO FURTHER IMPROVE THE PEDESTRIAN SIDEWALK CONDITION.

CONSISTENT WITH THE ADJACENT HUB AND JAMES DEVELOPMENTS TO THE EAST, AN OUTDOOR ROOF TERRACE IS PROPOSED FOR THE BUILDING TO TAKE ADVANTAGE OF THE GREAT VIEWS OF OUR CITY AND TO LAKE MENDOTA THAT THE SITE OFFERS.



PHASE II
PHASE I

Exterior Rendering



Exterior Rendering



Exterior Rendering