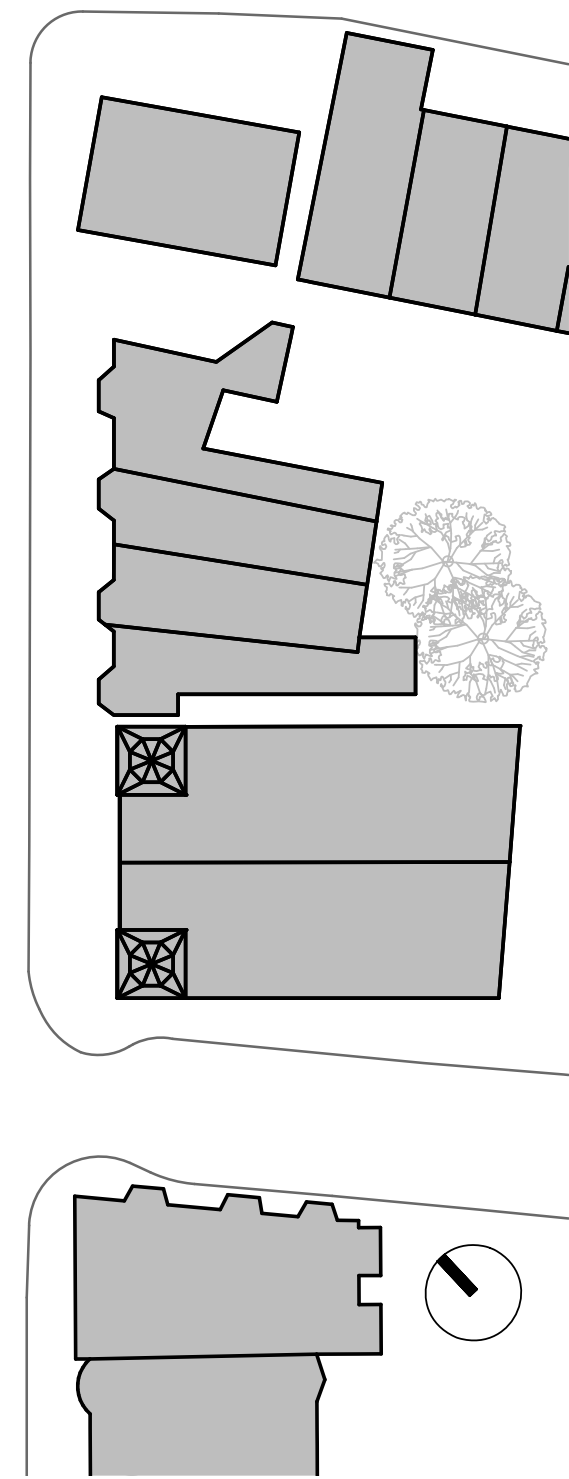
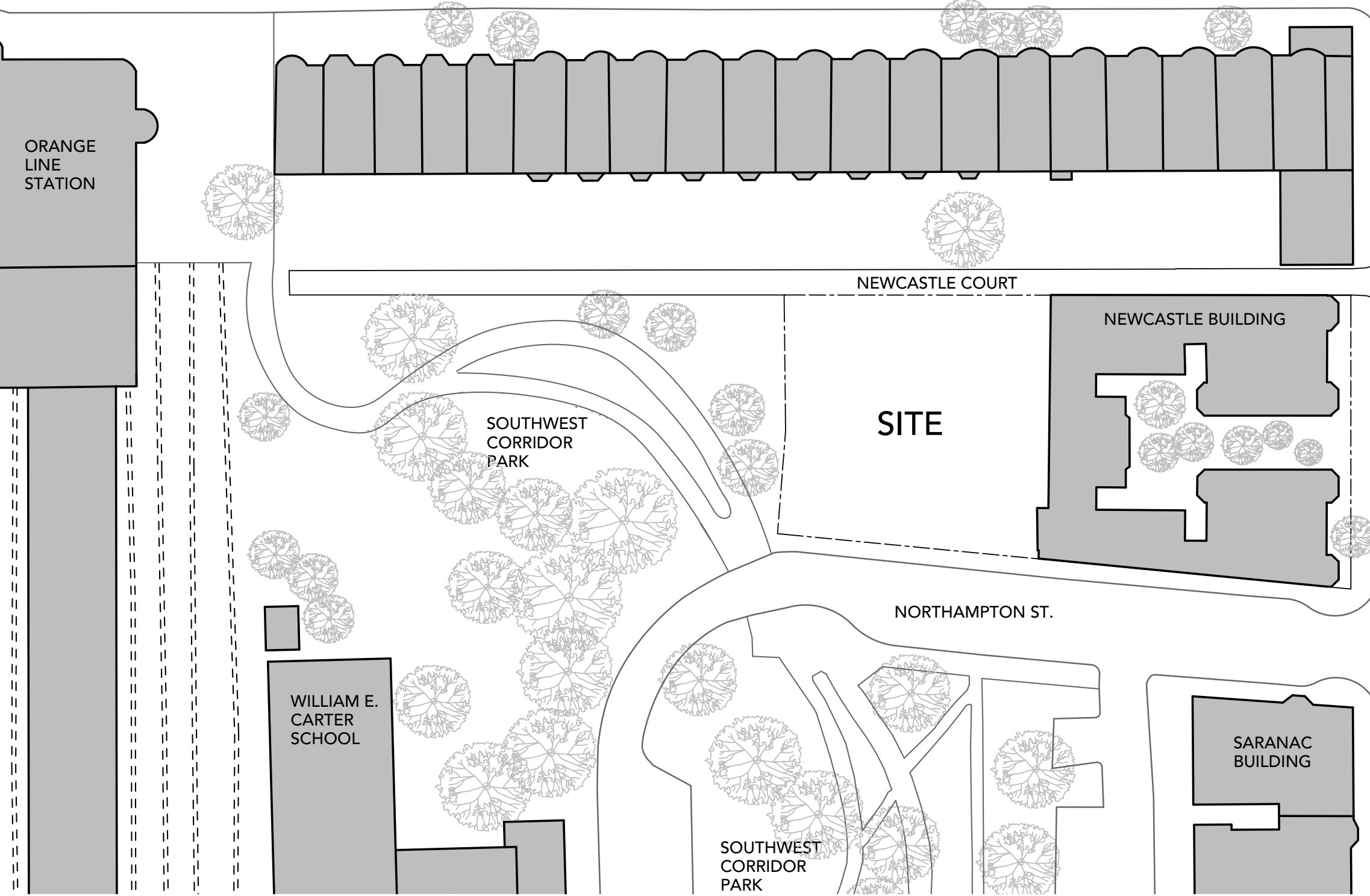


500 R COLUMBUS AVE.

LANDMARKS SUBMISSION

MASSACHUSETTS AVE.





SITE

EXISTING SITE IMAGES



NEWCASTLE BUILDING



COMMISSION COMMENTS:

- ADD DEPTH TO FACADE BY SETTING WINDOWS BACK FROM FACE OF BRICK

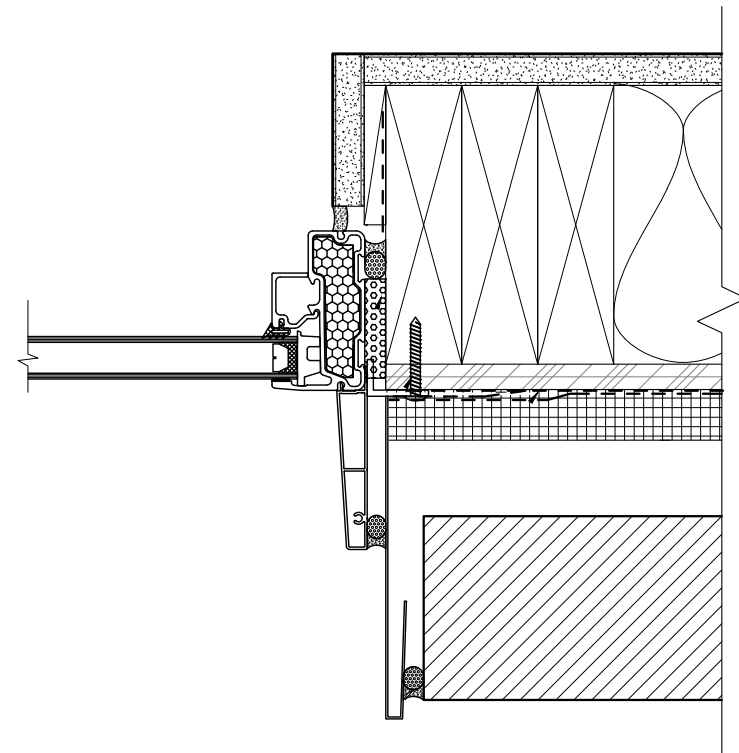
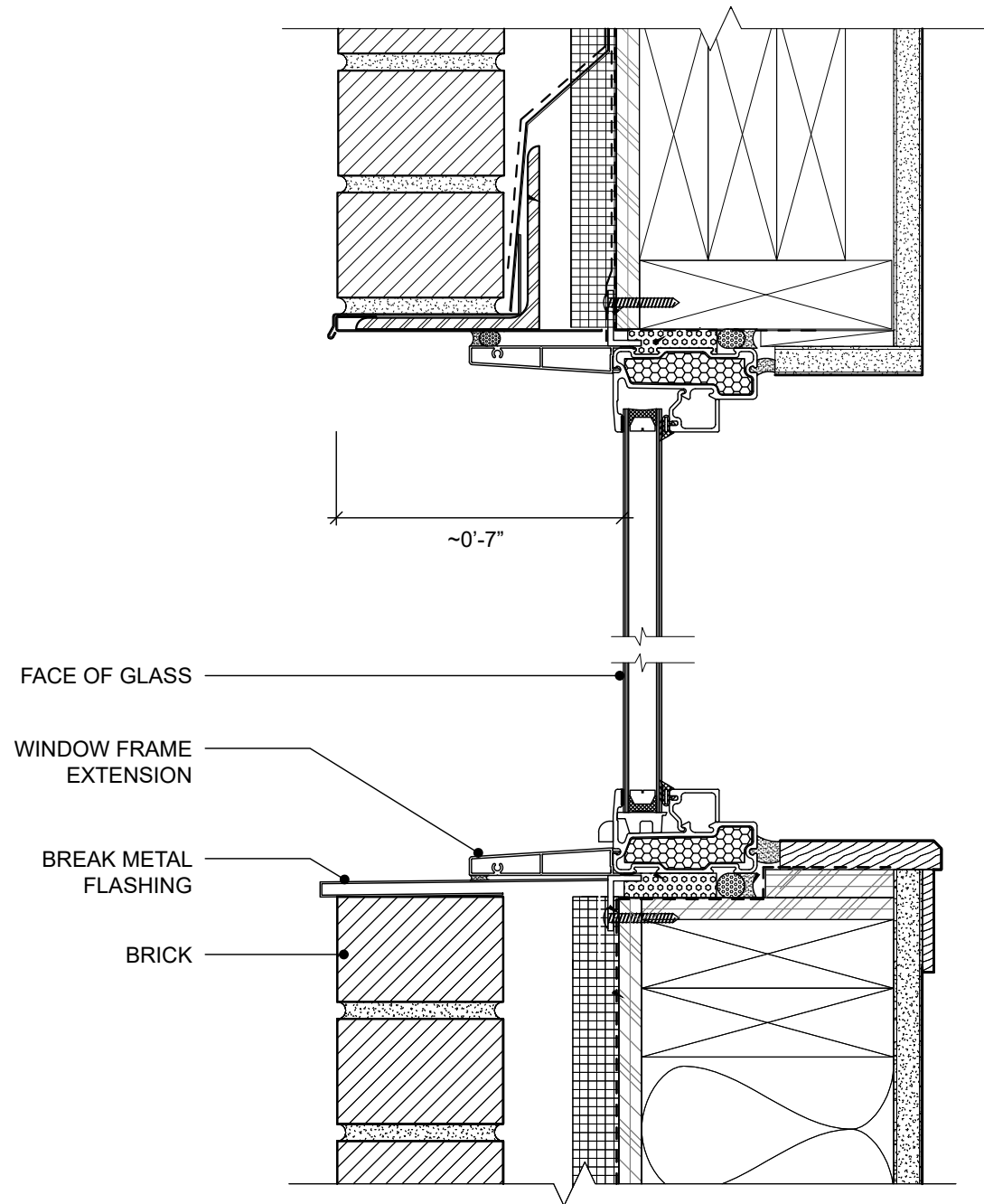
- REFINE DETAILS AND ADD TEXTURE AT BUILDING BASE TO INCREASE VISUAL INTEREST

- MAKE ENTRANCE MORE PROMINENT AND WELCOMING

- CONSIDER PLANTINGS AT BASE













BRICK TEXTURING AT BASE

STONE WATER TABLE

MATERIAL CHANGE AT ENTRANCE RECESS



STONE LINTELS ABOVE OPENINGS

WOOD ENTRANCE DOOR NO LONGER RECESSED

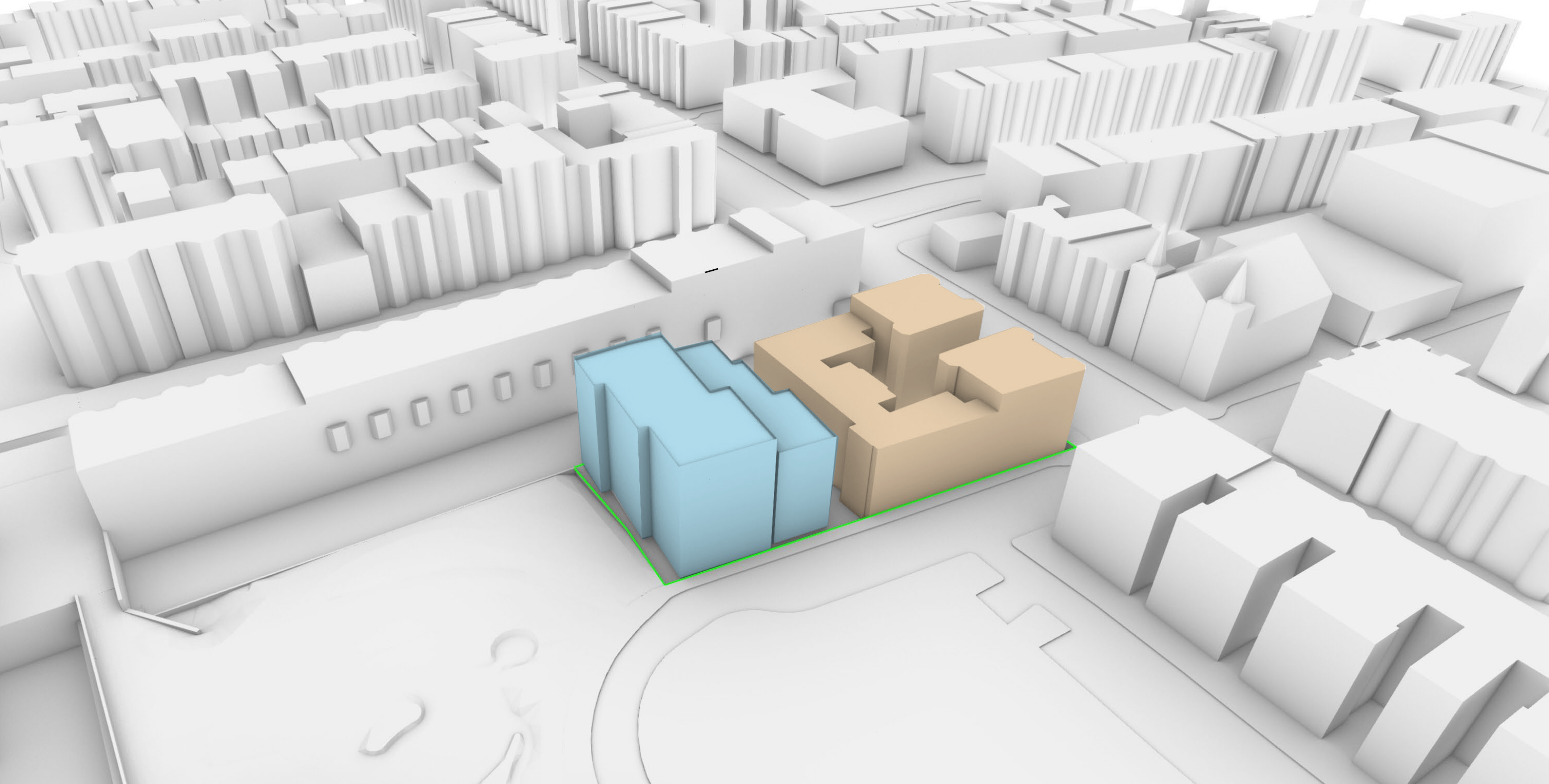
GLASS SIDE LITES

PLANTINGS

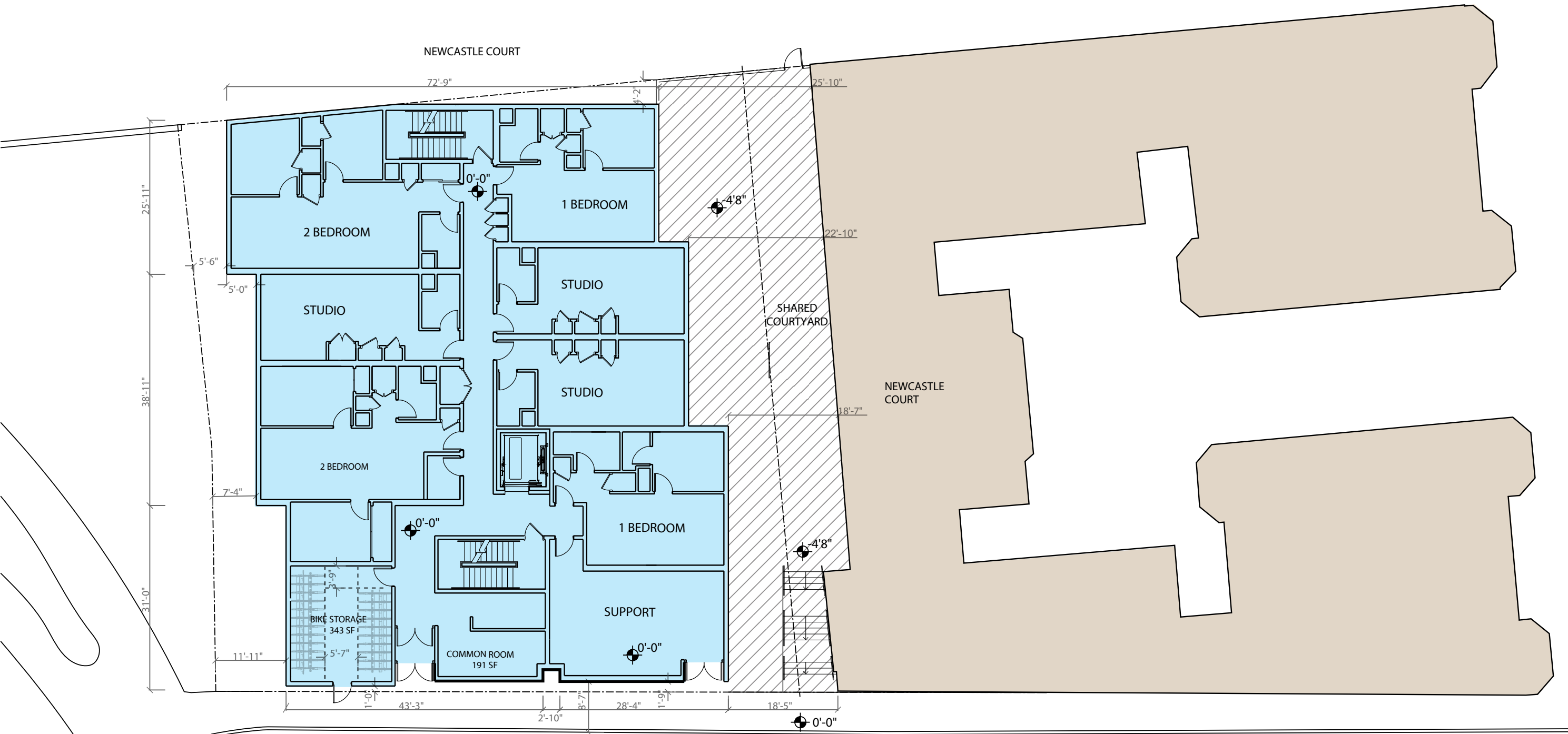


APPENDIX

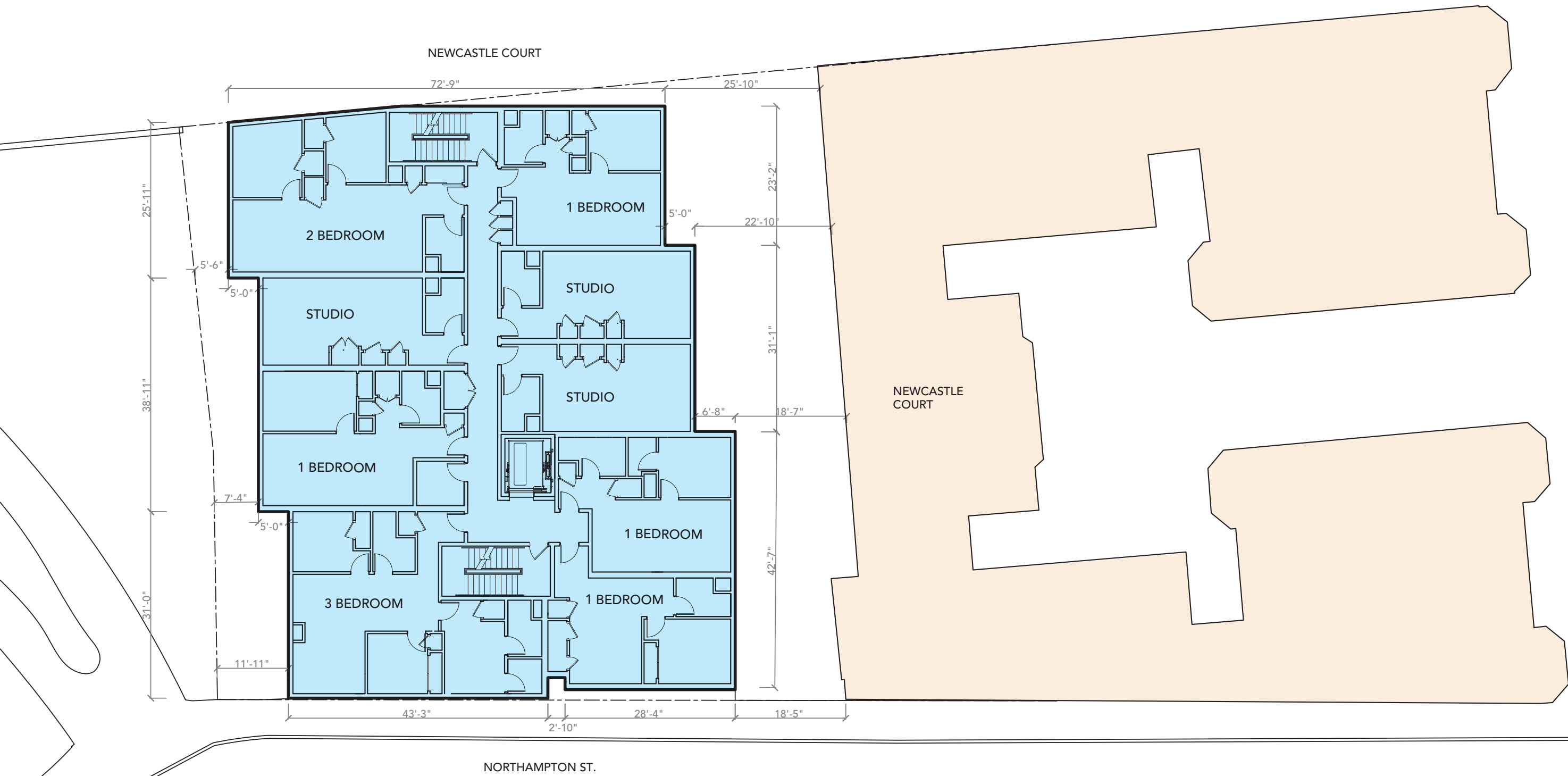




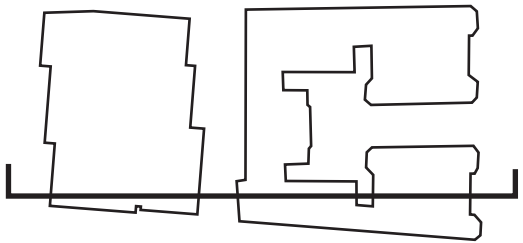
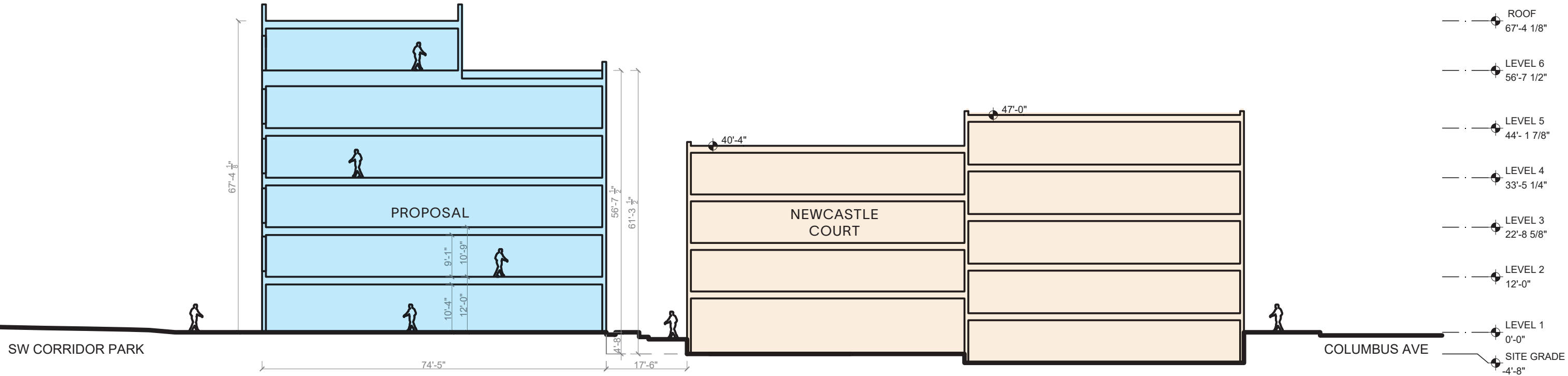
PROPOSAL AND CONTEXT



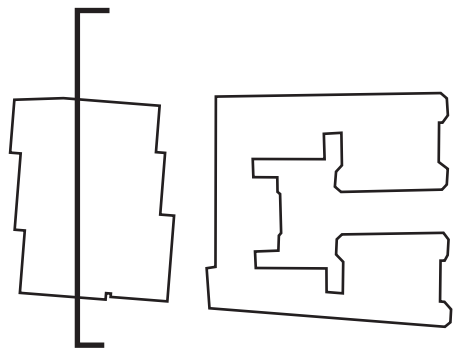
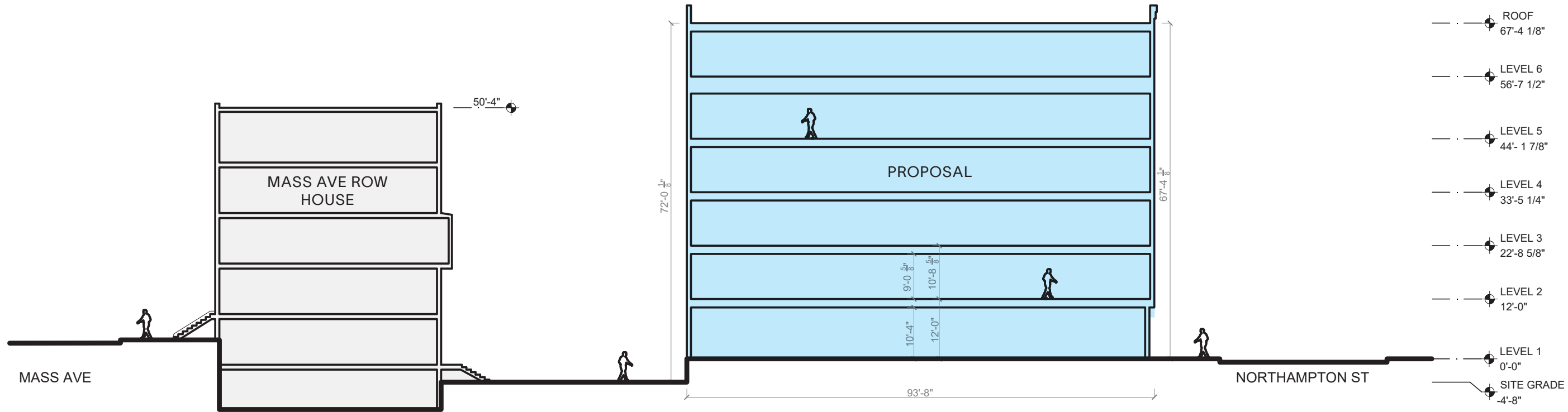
GROUND LEVEL PLAN



TYPICAL PLAN



EAST / WEST SECTION



NORTH / SOUTH SECTION