

Common Area Rendering Design Criteria for 220 Madison

Background information

- Property Address:
 - 220 E Madison Avenue, Tampa FL 33602
 - 12 story building
 - This is an office building that we are looking to convert to micro apartments
 - Given that the apartments spaces are small we want the common area to be especially nice.

Common Area Criteria

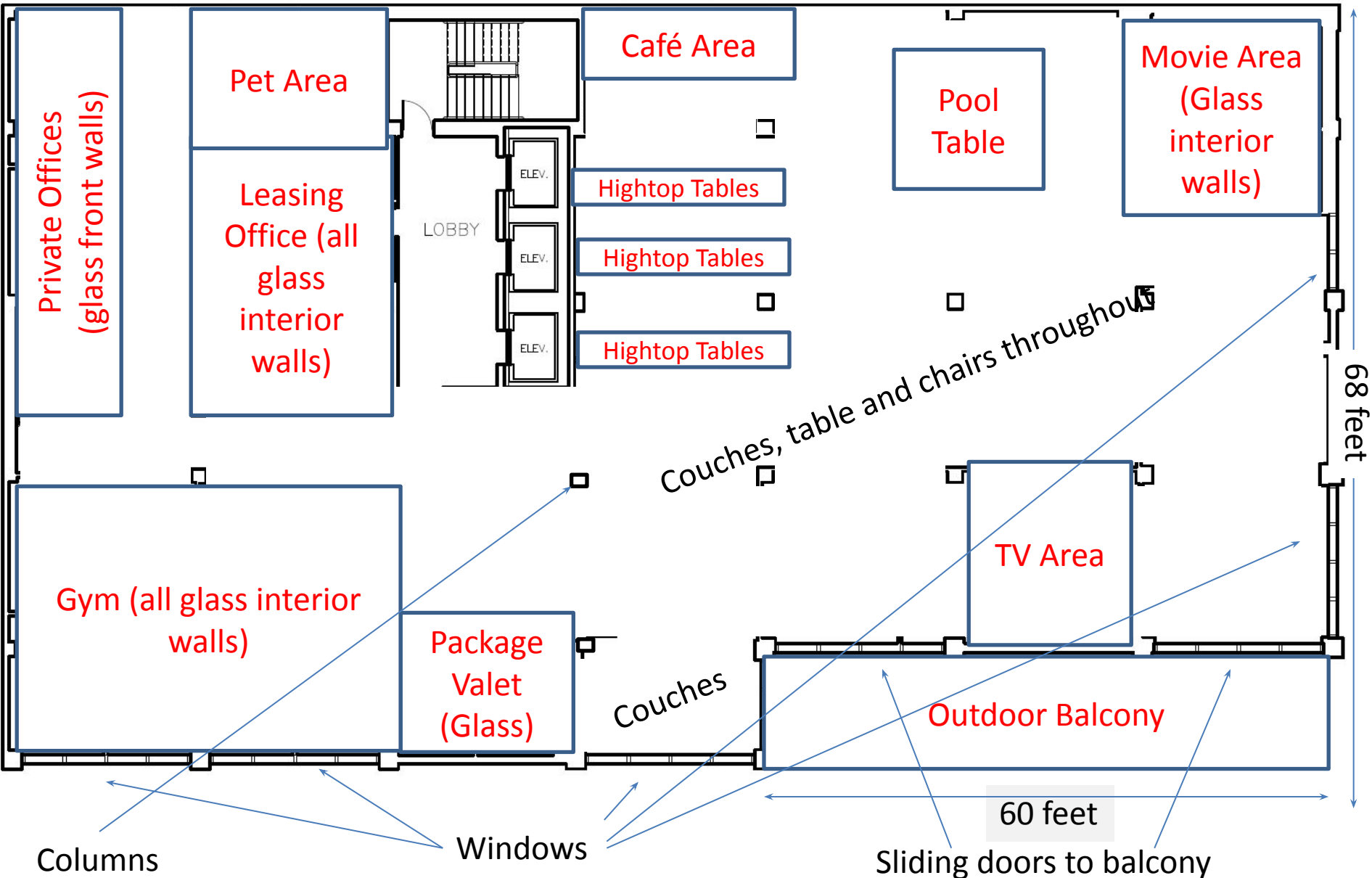
- The common area shall have the following elements
 - Café/Mini kitchen with refrigerator, dishwasher, sink, granite counter top
 - Several areas to watch TV
 - A movie room enclosure that will have a larger screen TV and movie theater seating
 - We are looking to add a balcony in a notched out area of the third floor. The sides of the balcony's should be glass all the way around. See exterior rendering

Common Area Criteria

- This floor will also house the leasing office and developer office.
- There are windows all the way around that are 3 feet from the floor and go up 5 feet plus one additional foot up to the ceiling. Total ceiling height will be 9 feet

Common Area Floor Plan

140 feet No Windows on this side



Sample Common Area



Sample Common Area



Additional Criteria

- There should be a couple small booths where people can make private calls.



AvalonBay's 273-unit, 16-floor high-rise, AVA at 55 Ninth in San Francisco, includes enclosed workstations in common areas for residents who require a bit of solitude for their labors. Business centers are now everywhere in modern apartment buildings, which also feature reliable WiFi as part of their live/work offering. Photo: courtesy AvalonBay Communities

Pet Care Area



Package/Laundrt Valet Area



Common Area Sample





Boston, MA

Outside Balcony Area



Gym



Project Deliverables

- Create 3D Max renderings of the common area of the building with associated autocad drawings. Also JPEGs of all the views
- Give us several images from different locations clearly showing how it would look in its surroundings.
- We want to see people hanging out on the balcony and people inside .

Exterior of building for reference as to
what we are looking to do



CVS

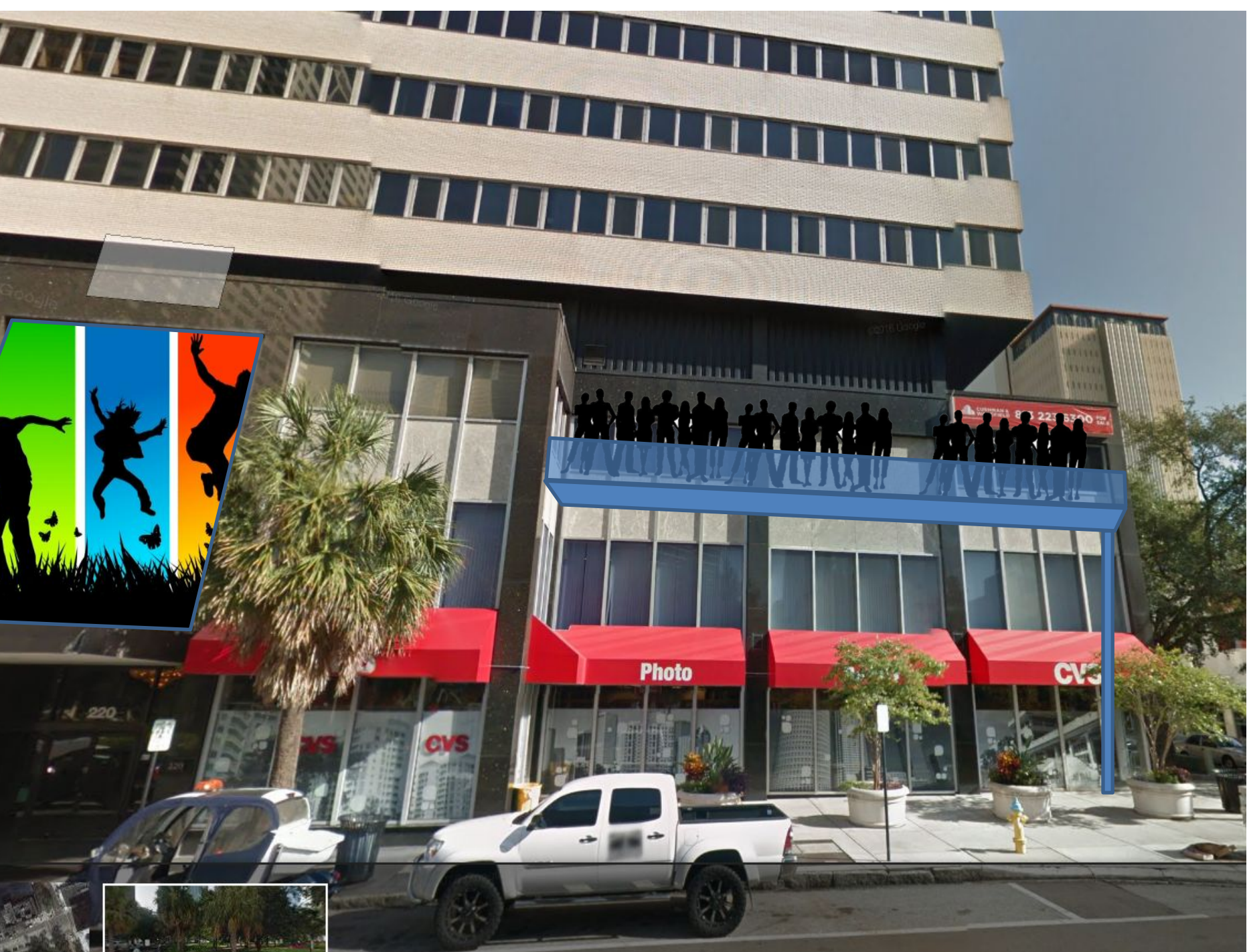
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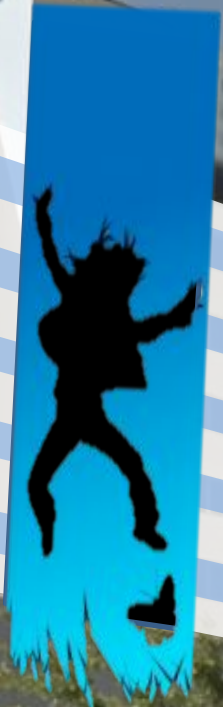
Old Tampa Book

CVS

Ghost Tour of Tampa, FL

N Franklin St





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