



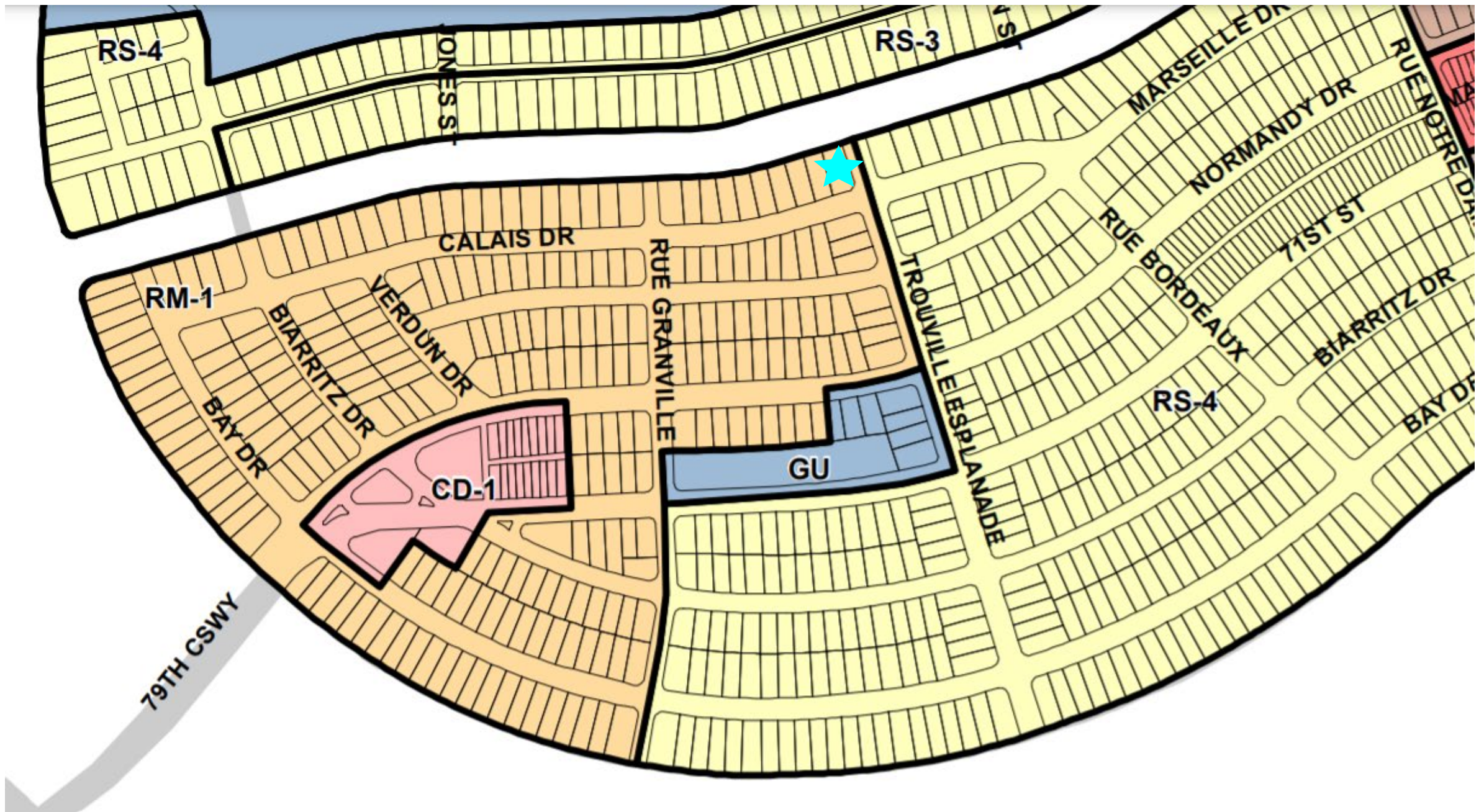
## 7300 TROUVILLE ESPLANADE TOWNHOUSES

DESIGN REVIEW BOARD MEETING  
JANUARY 4, 2022













⑦ 1725 MARSEILLE DR.

⑧ 1735 MARSEILLE DR.

⑨ 1745 MARSEILLE DR.

⑩ 1763 MARSEILLE DR.

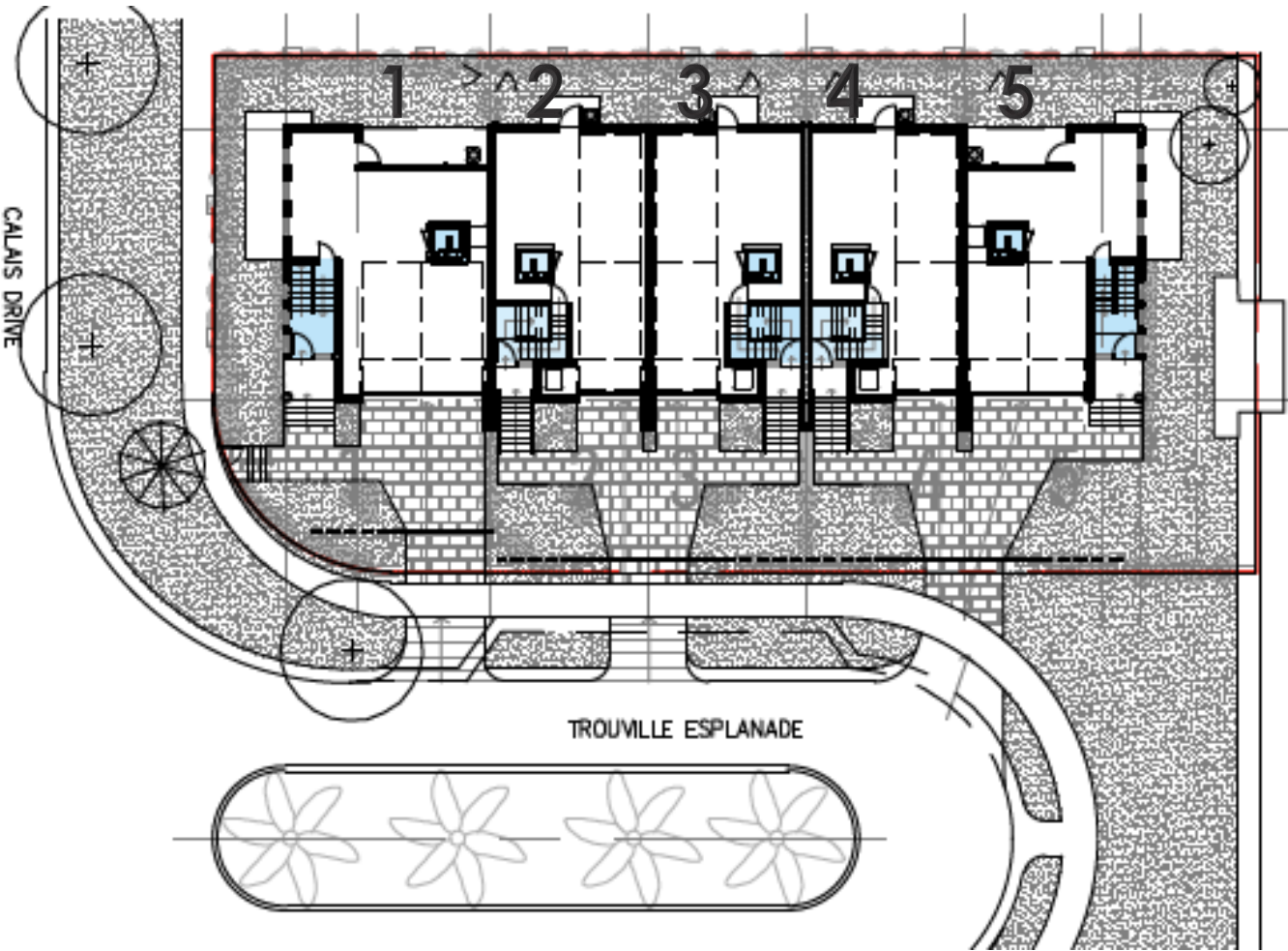
⑪ 1760 MARSEILLE DR.

⑫ 1779 MARSEILLE DR.



- |                      |                      |                        |                      |                        |                        |                      |                           |
|----------------------|----------------------|------------------------|----------------------|------------------------|------------------------|----------------------|---------------------------|
| ① 1575 CALAIS DR.    | ② 1580 CALAIS DR.    | ③ 7215 TROUVILLE ESPL. | ④ 1565 MARSEILLE DR. | ⑤ 7218 TROUVILLE ESPL. | ⑥ 7222 TROUVILLE ESPL. | ⑦ 1725 MARSEILLE DR. | ⑧ 1735 MARSEILLE DR.      |
| ⑨ 1745 AMRSEILLE DR. | ⑩ 1763 MARSEILLE DR. | ⑪ 1760 MARSEILLE DR.   | ⑫ 1779 MARSEILLE DR. | ⑬ 1785 MARSEILLE DR.   | ⑭ 1791 MARSEILLE DR.   | ⑮ 1797 MARSEILLE DR. | ⑯ 1785-1795 MARSEILLE DR. |
| ⑰ 1775 CALAIS DR.    | ⑱ 1765 CALAIS DR.    | ⑲ 1745 CALAIS DR.      | ⑳ 1725 CALAIS DR.    | ㉑ 1715 CALAIS DR.      |                        |                      |                           |





	ALLOWED/ REQUIRED	PROPOSED
DENSITY	15 UNITS*	5 UNITS
HEIGHT	50'-0"	50'-0"
PARKING	10 SPACES	10 SPACES

\*60 UNITS PER ACRE ALLOWED.  
PROPERTY SIZE IS 10,524 SF.



- **NON-USE VARIANCE** of Sec. 142.156  
**Front Setback**

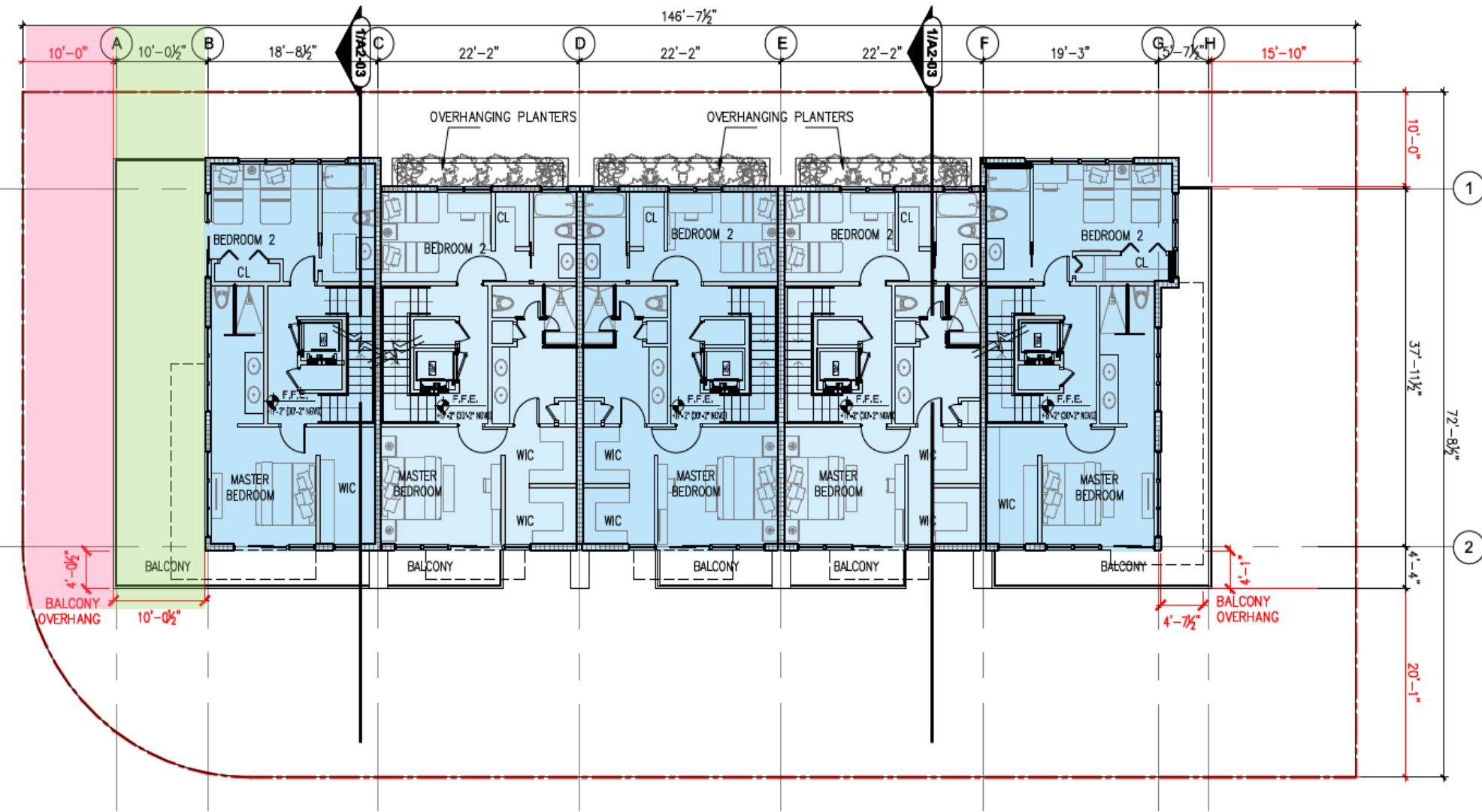




# FRONT SETBACK NON-USE VARIANCE



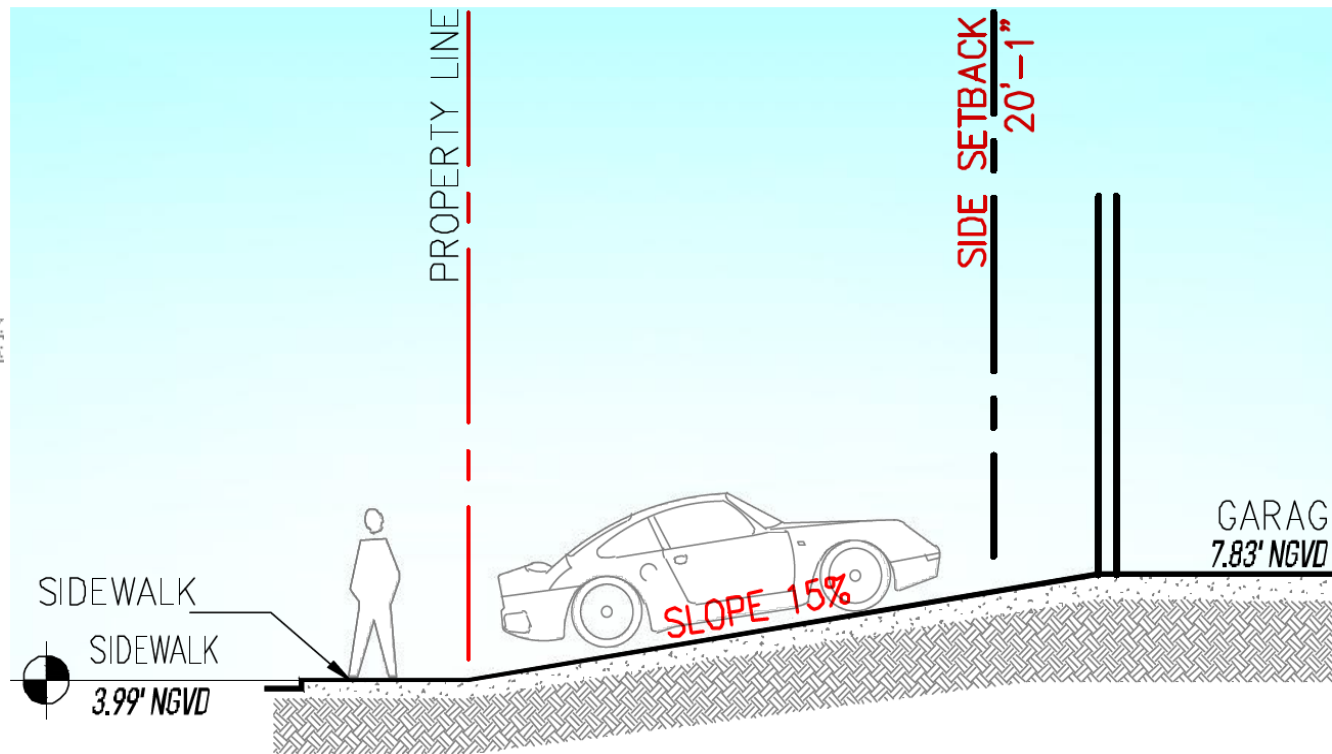
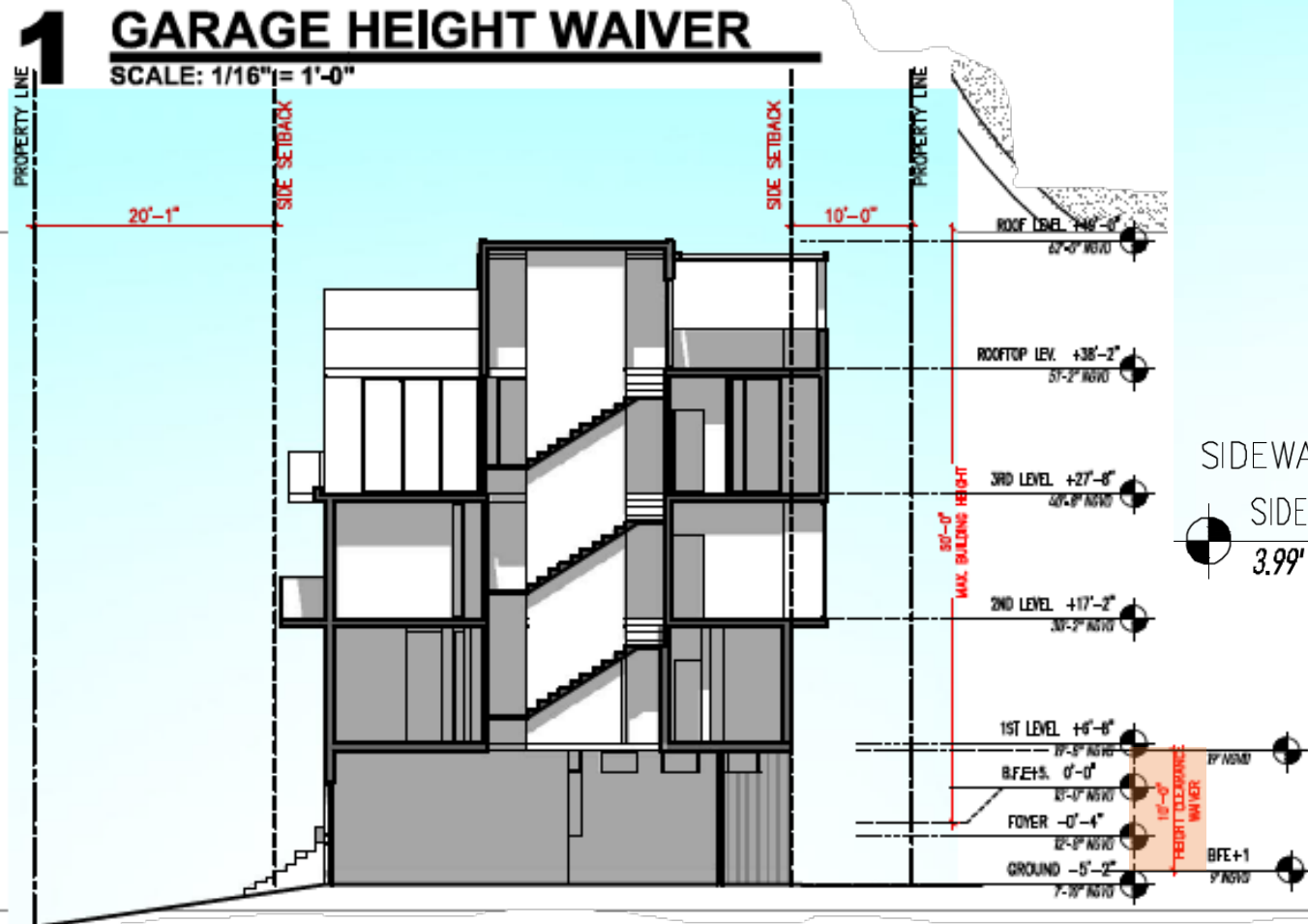




Required: 20'  
Proposed:  
- Ground Floor: 10'  
- 2<sup>nd</sup> Level: 20'  
- 3<sup>rd</sup> Level: 20'  
(not including balcony overhang)



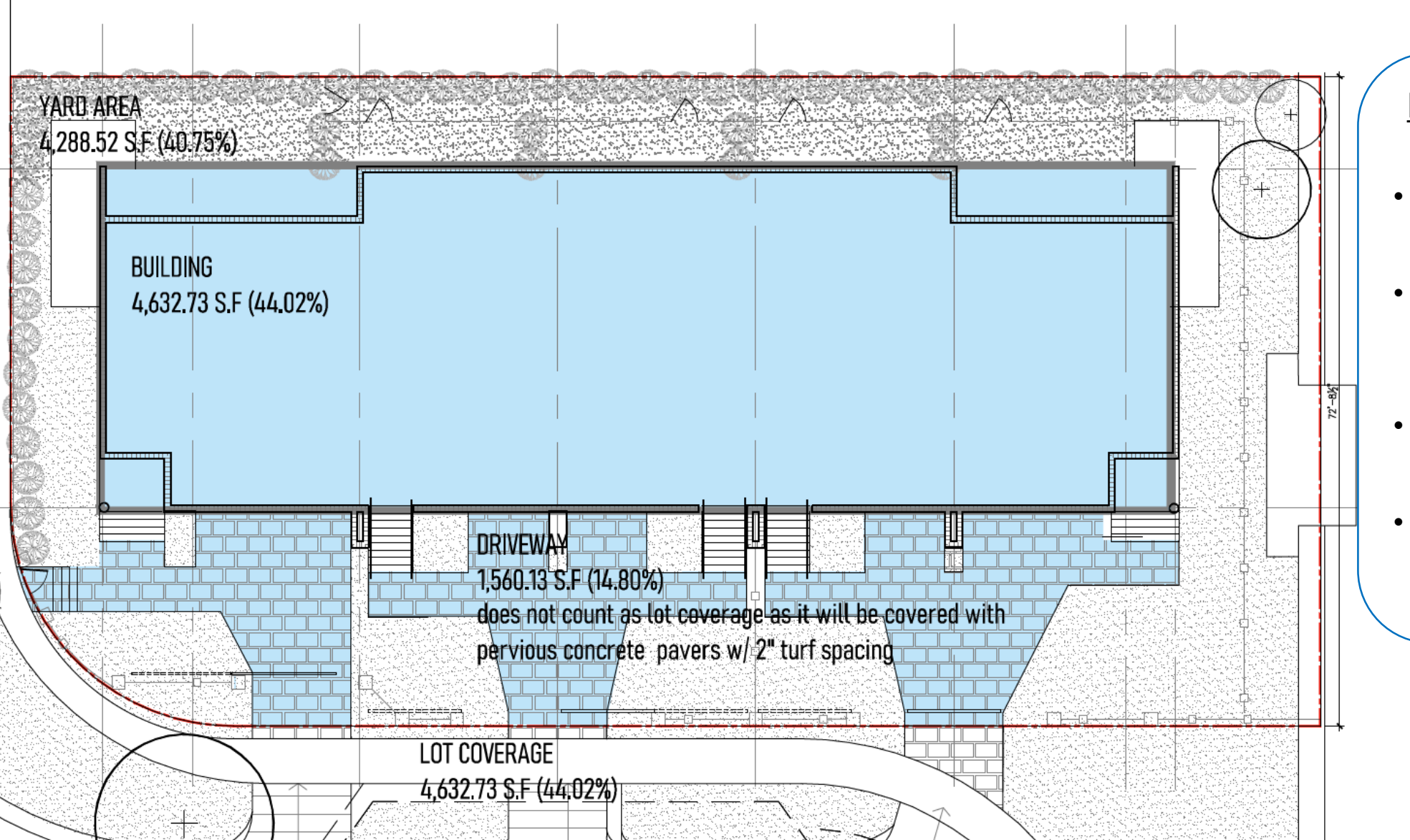
# GROUND FLOOR CLEARANCE HEIGHT WAIVER (2'-0")



PROPOSED GARAGE  
CLEARANCE HEIGHT: 10'-0"



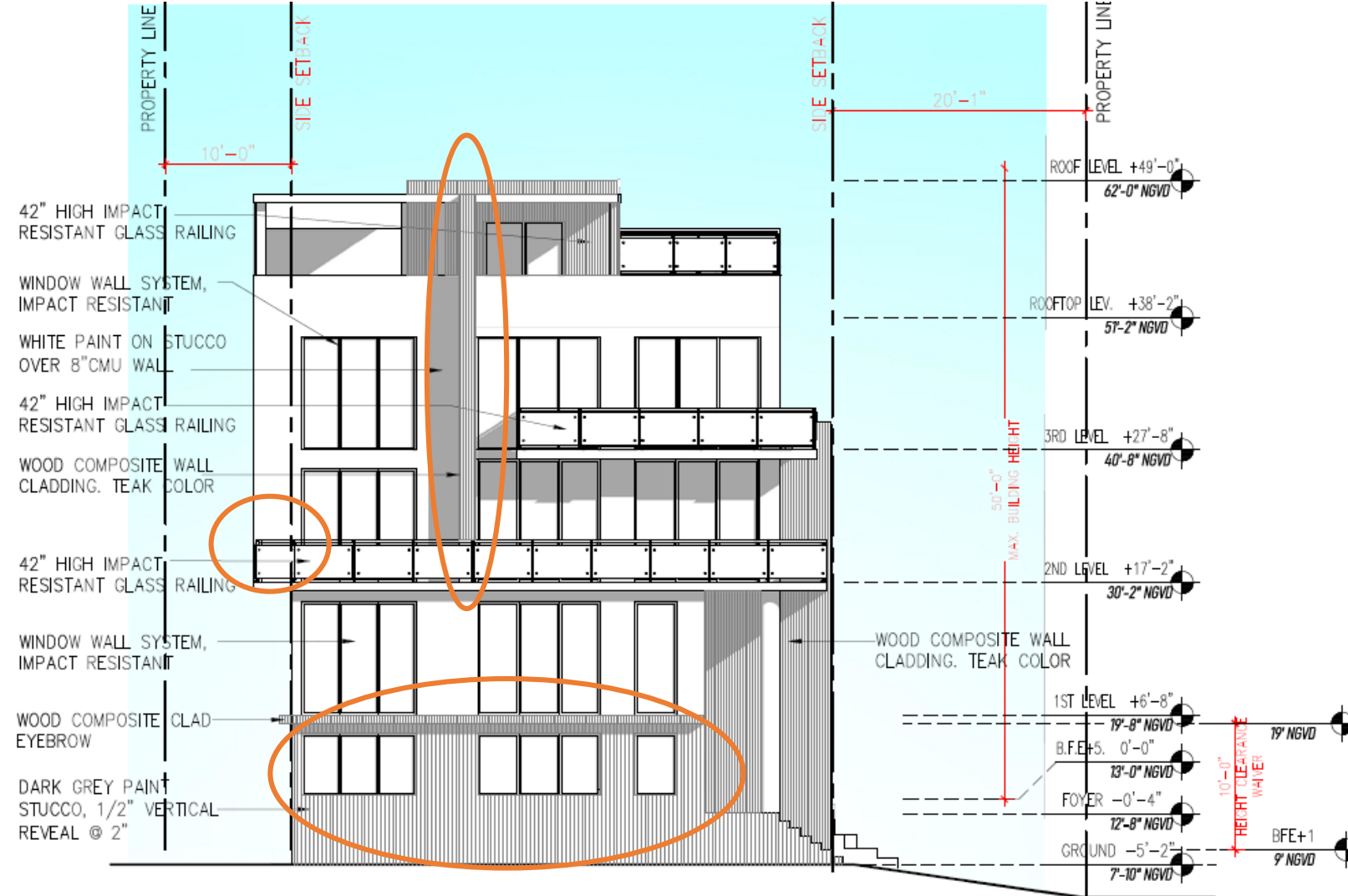
# LOT COVERAGE COMPLIANCE



## REVISIONS PER STAFF COMMENTS:

- Increased landscaped areas
- Decreased all driveway widths to 11'-0"
- Pervious concrete pavers on driveway
- Overall reduction in Lot Coverage from 58.84%



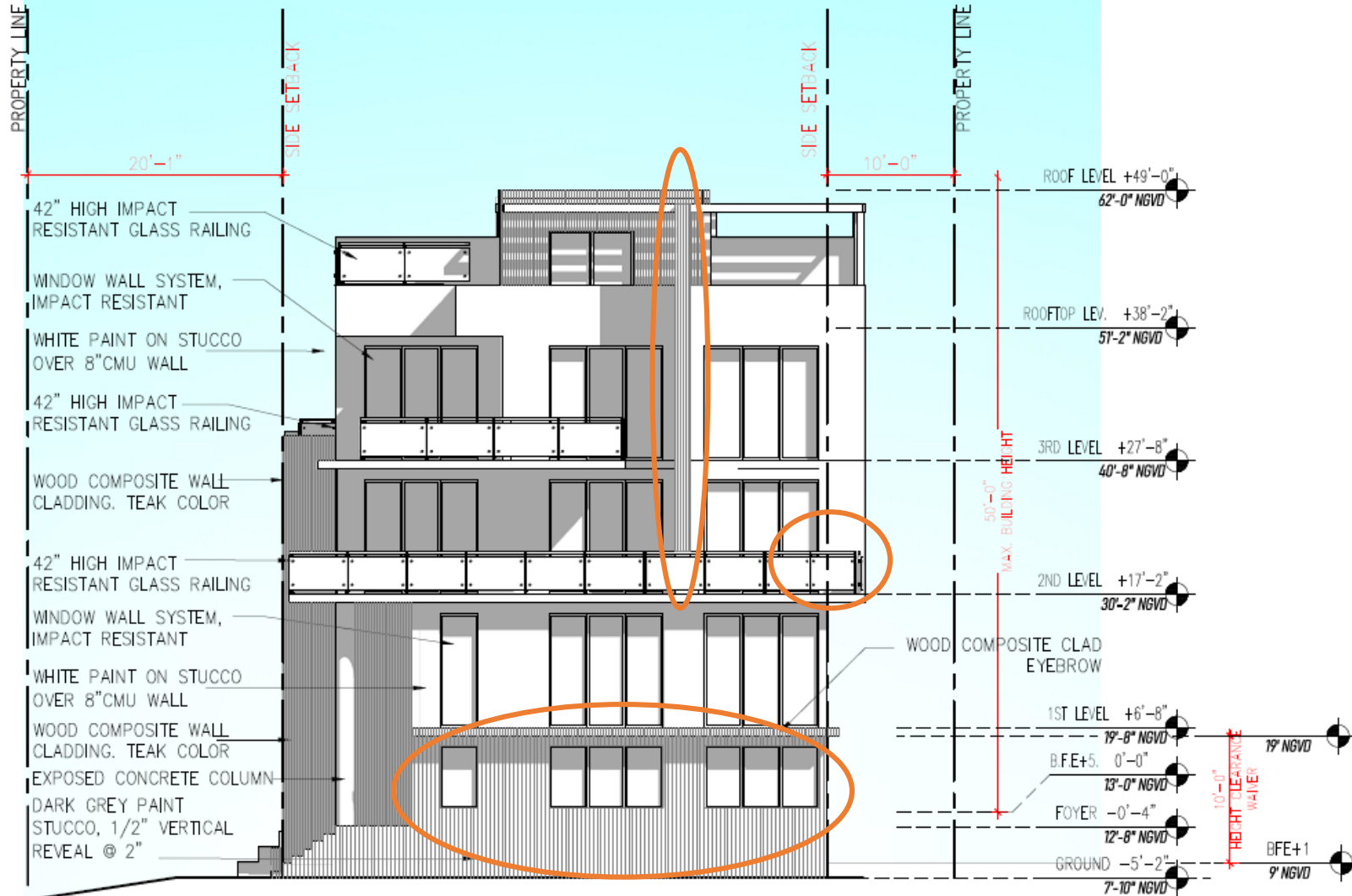


### REVISIONS PER STAFF COMMENTS:

- Extended balcony to improve south facade
- Added eyebrow treatment on ground floor for added symmetry
- Rearranged windows
- Added wood column & replaced material and ground level to diminish white stucco

SOUTH ELEVATION





### REVISIONS PER STAFF COMMENTS:

- Extended balcony to improve south facade.
- Added eyebrow treatment on ground floor for added symmetry.
- Rearranged windows
- Added wood column & replaced material and ground level to diminish white stucco



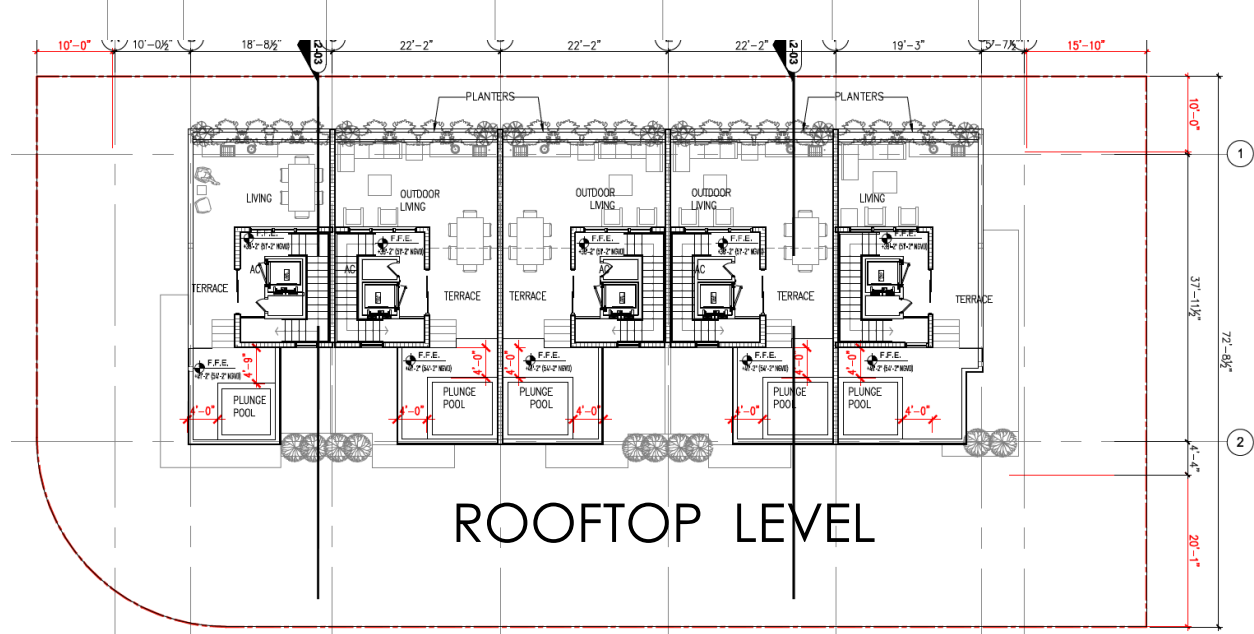
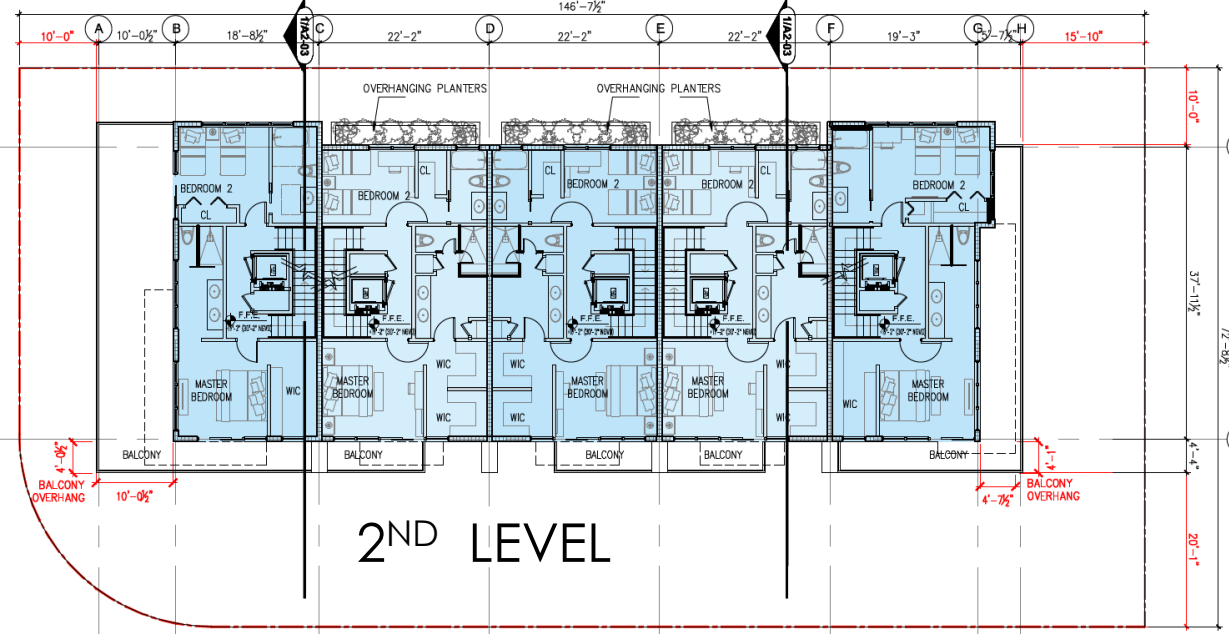
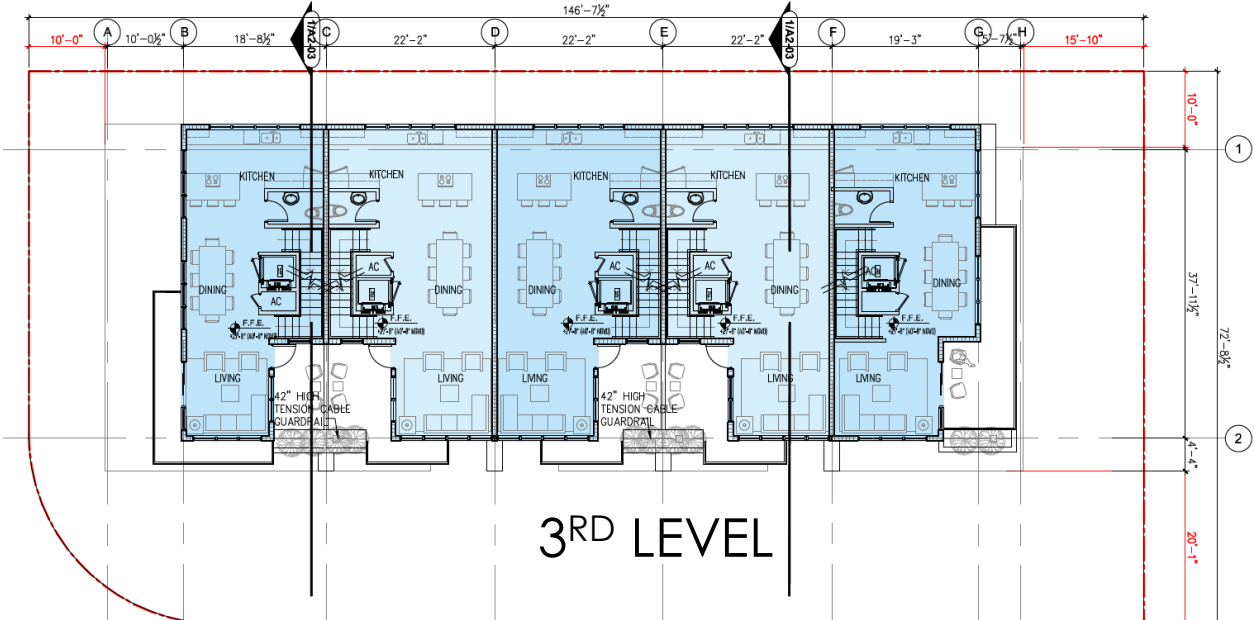
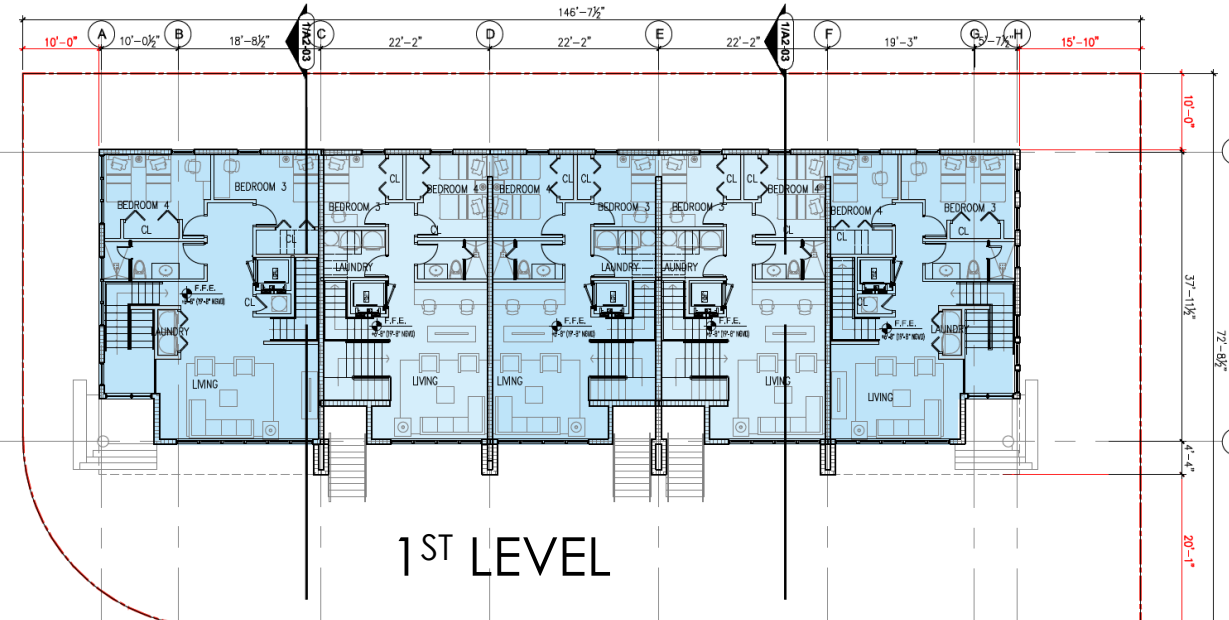
NORTH ELEVATION



# TROUVILLE ESPLANADE (EAST ELEVATION)







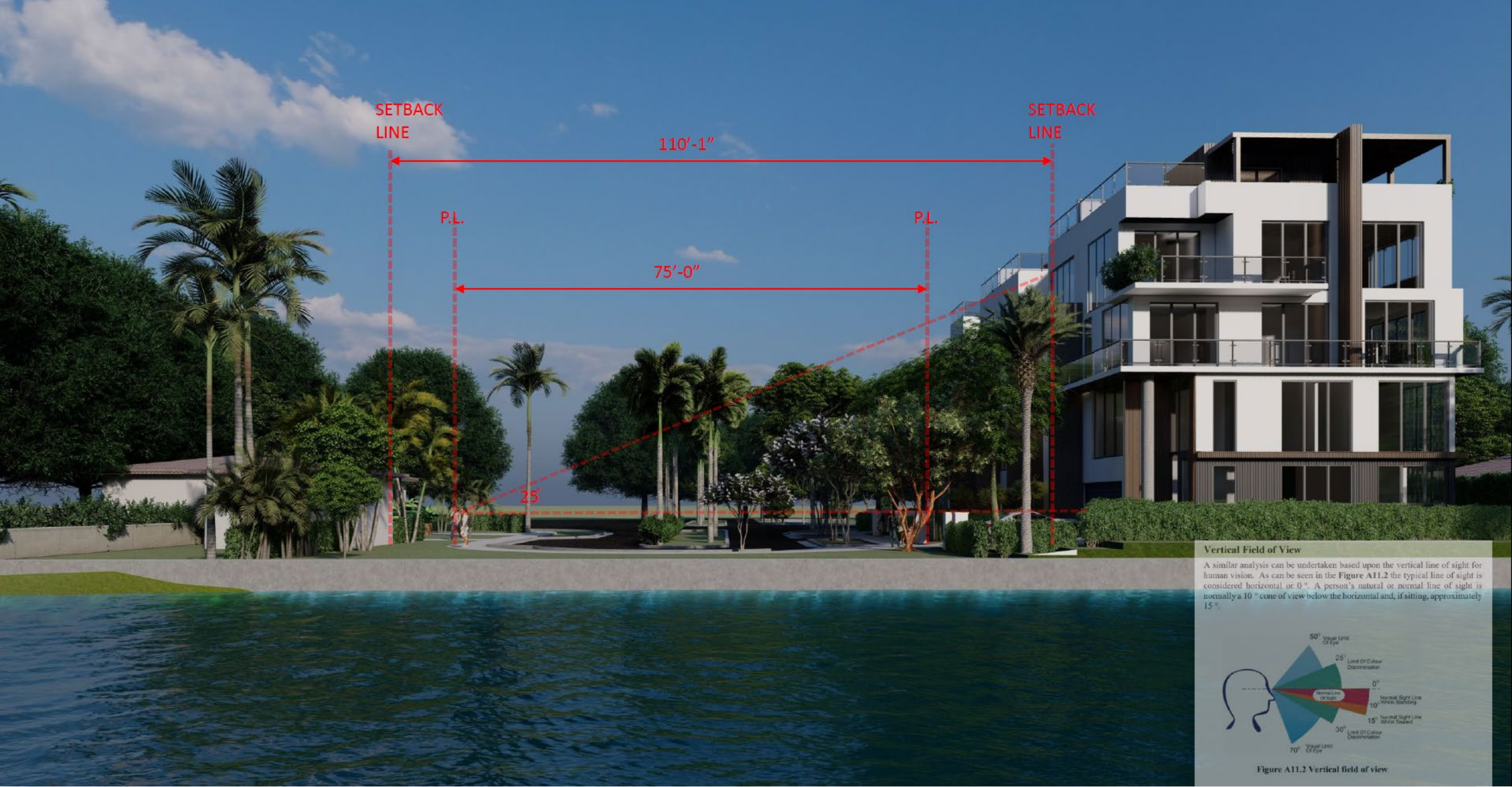












**Vertical Field of View**

A similar analysis can be undertaken based upon the vertical line of sight for human vision. As can be seen in the Figure A11.2 the typical line of sight is considered horizontal or 0°. A person's natural or normal line of sight is normally a 10° cone of view below the horizontal and, if sitting, approximately 15°.

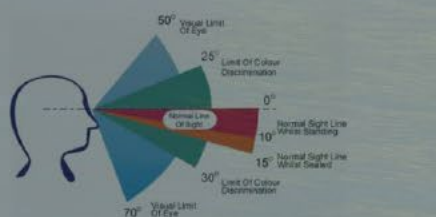


Figure A11.2 Vertical field of view















