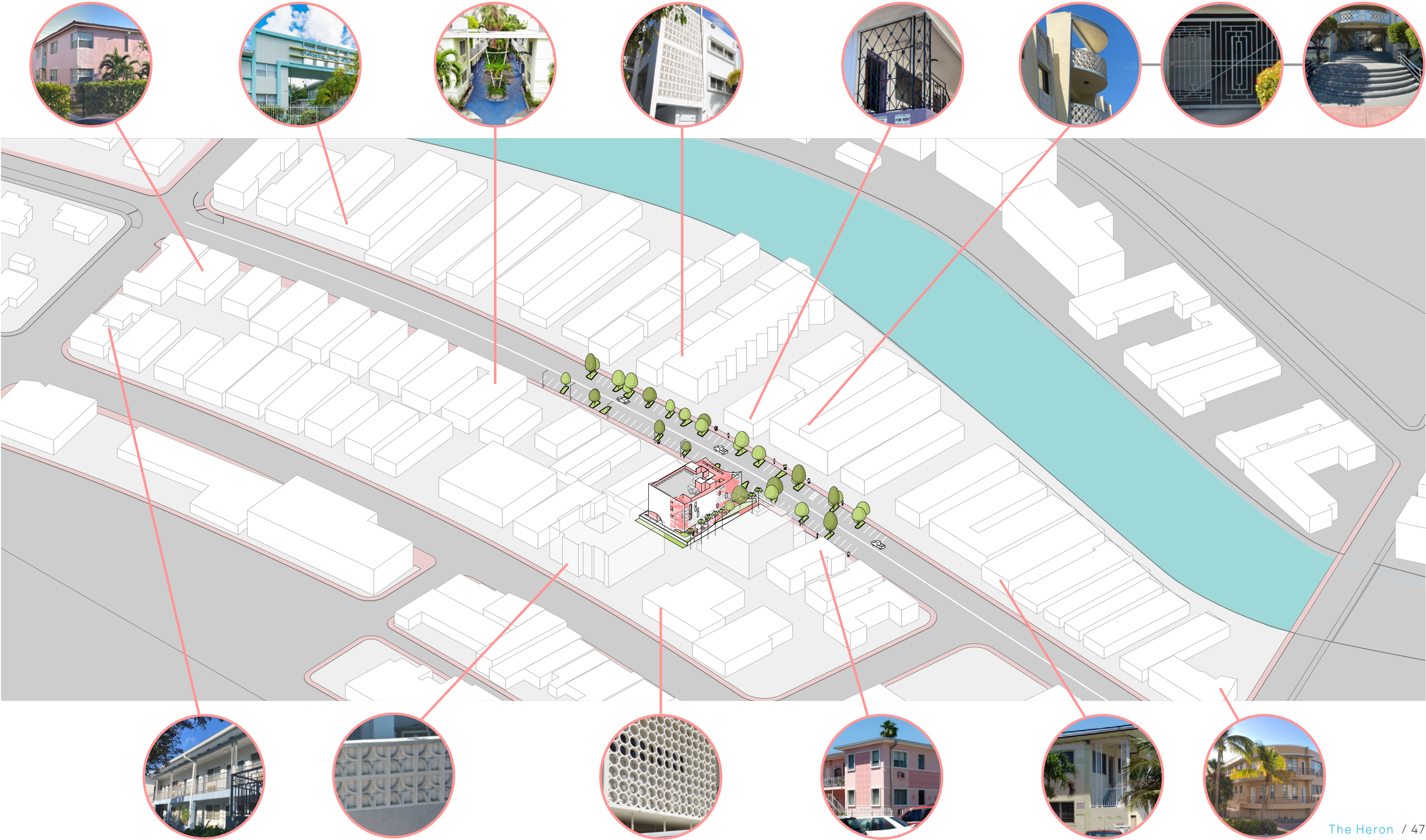


DESIGN / S.E. AXONOMETRIC VIEW

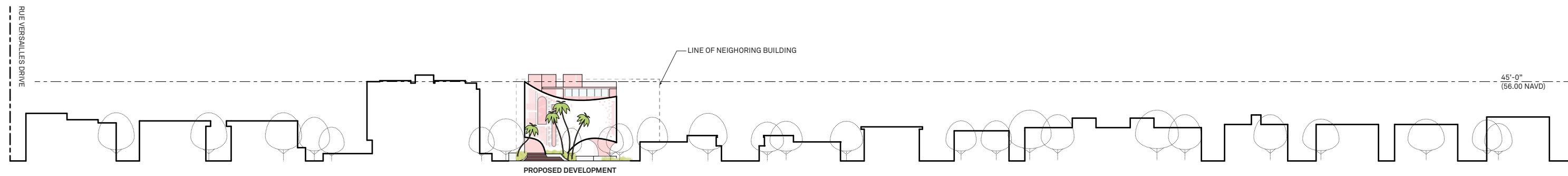


DESIGN / SITE REFERENCE

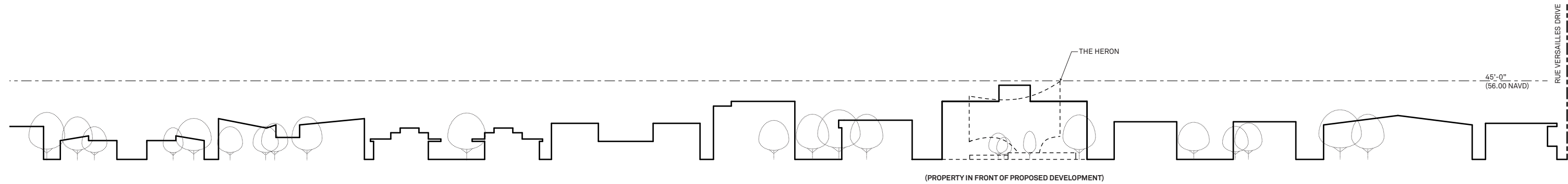




DESIGN / CONTEXT ELEVATIONS

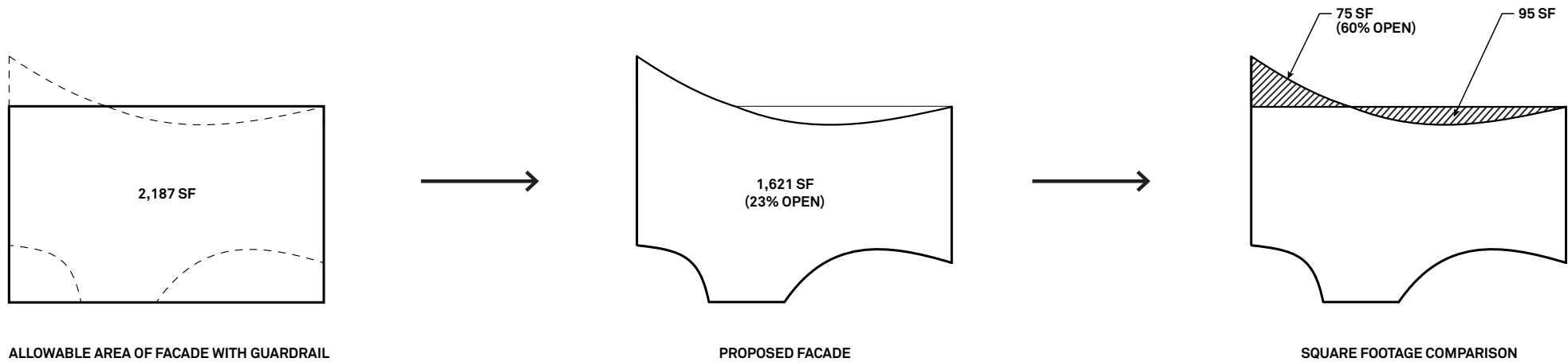


NORTH ELEVATION: MARSEILLE DRIVE



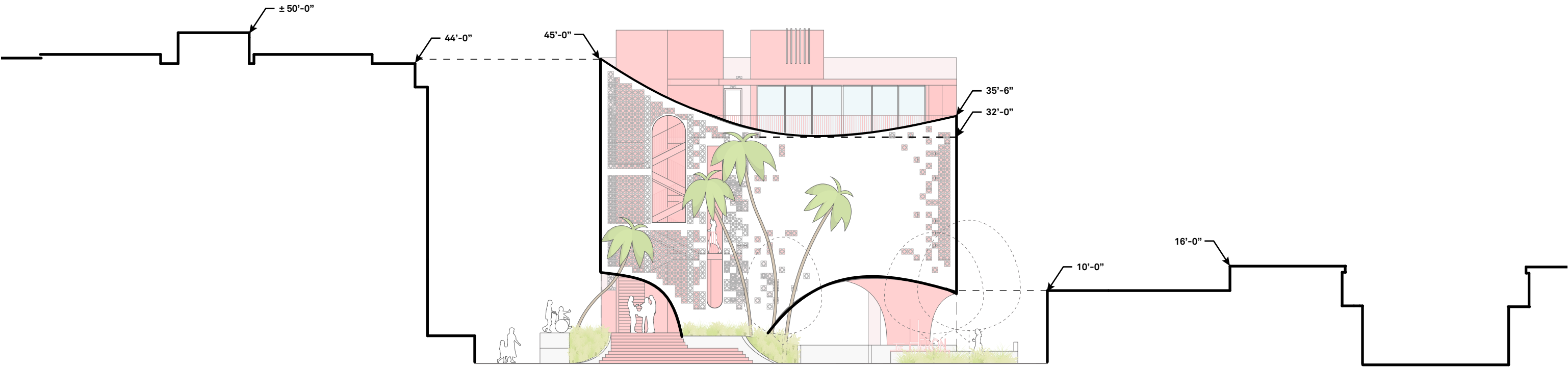
SOUTH ELEVATION: MARSEILLE DRIVE

DESIGN / BUILDING HEIGHT DIAGRAM



The design seeks to blend existing and proposed developments adjacent to the subject property. The massing of the proposed structure is carefully designed and meets the overlay district criteria for step backs and setbacks. The design team is considering “stepping down” the mass from 1144 to 1168 Marseille Drive. The front elevation comprises a breezeblock screen that marks entry and provides maximum openness while creating shade for residents and pedestrians alike. The diagrams above provide the allowable area and the proposed façade that demonstrates the designers intention of creating a very open and figural elevation with significantly less mass and solid wall than is allowed by regulation. The total allowable façade per regulation would be 2,187 SF while the proposed design has 1,621 SF and is also 23% open due to the breezeblock design.

Furthermore, the area that does rise above the 35’-6” height (32’-0” allowable with an additional guardrail height of 42”) is only 75 SF and is also 60% open with breezeblock. In fact, the design team has reduced the allowable upper portion by 95 SF as illustrated in the diagrams.





DESIGN / STREET VIEW





DESIGN / VIEW LOOKING WEST





DESIGN / SOUTH FACADE





DESIGN / VIEW FROM NORMANDY DRIVE



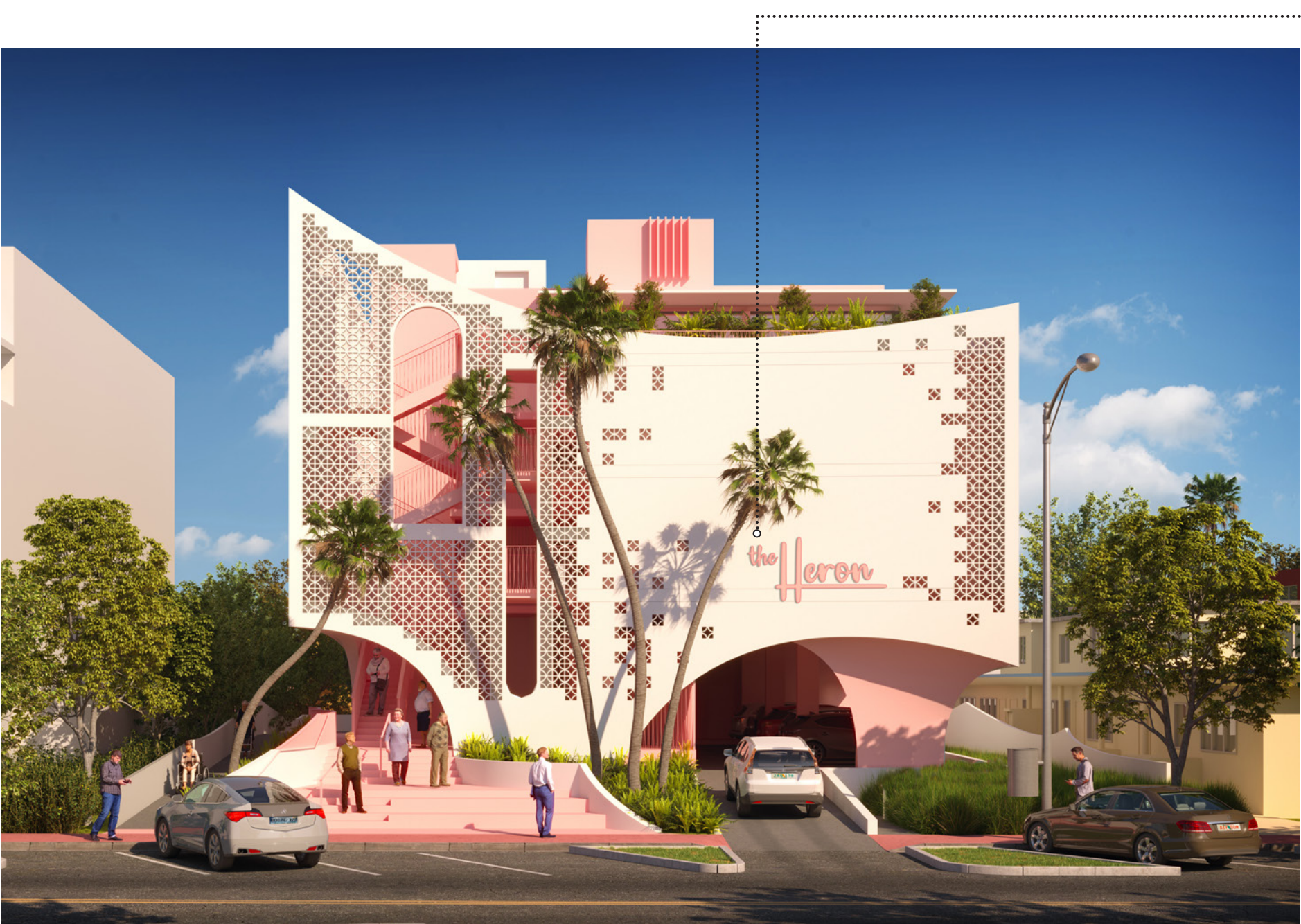


DESIGN / STREET VIEW

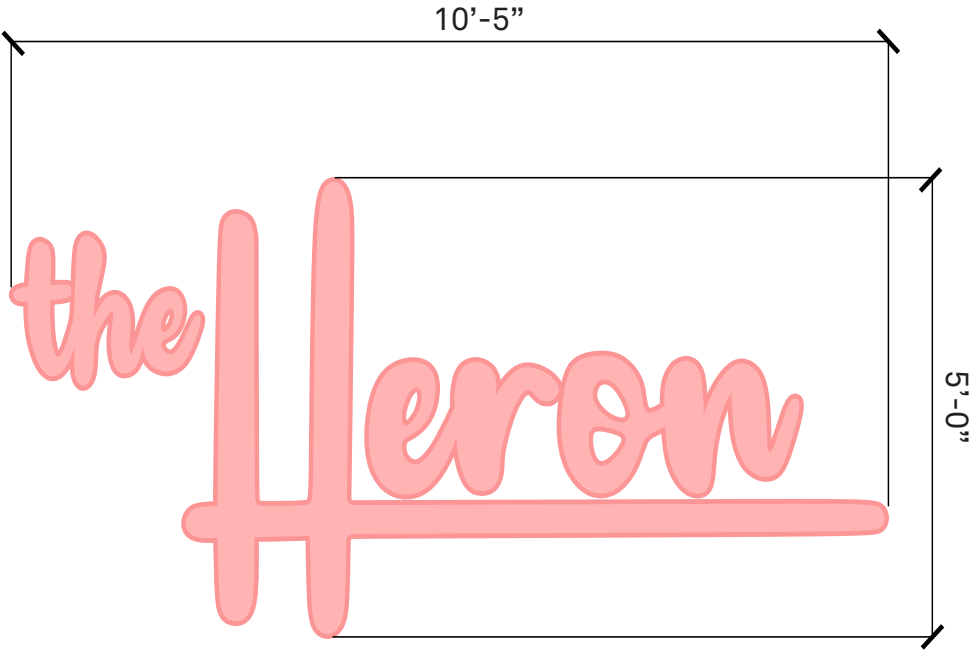




DESIGN / SIGNAGE TYPE AND LOCATION



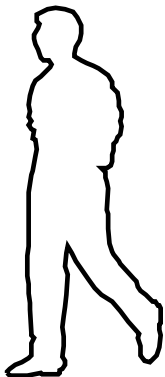
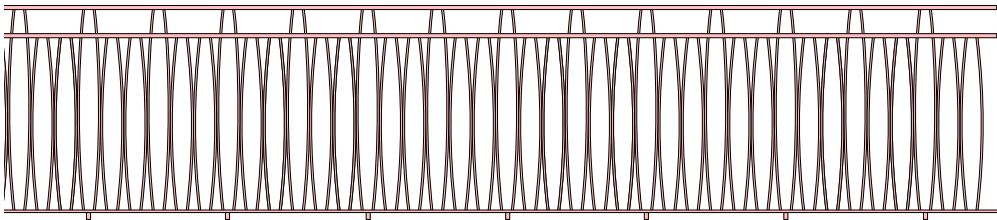
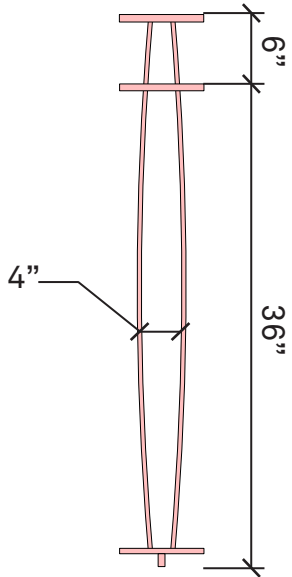
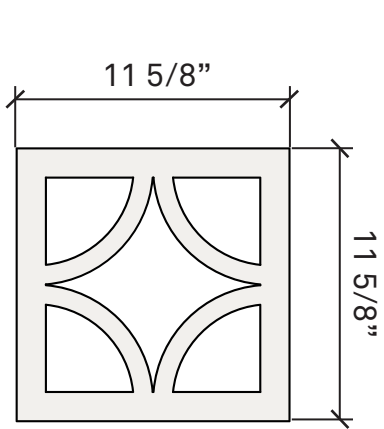
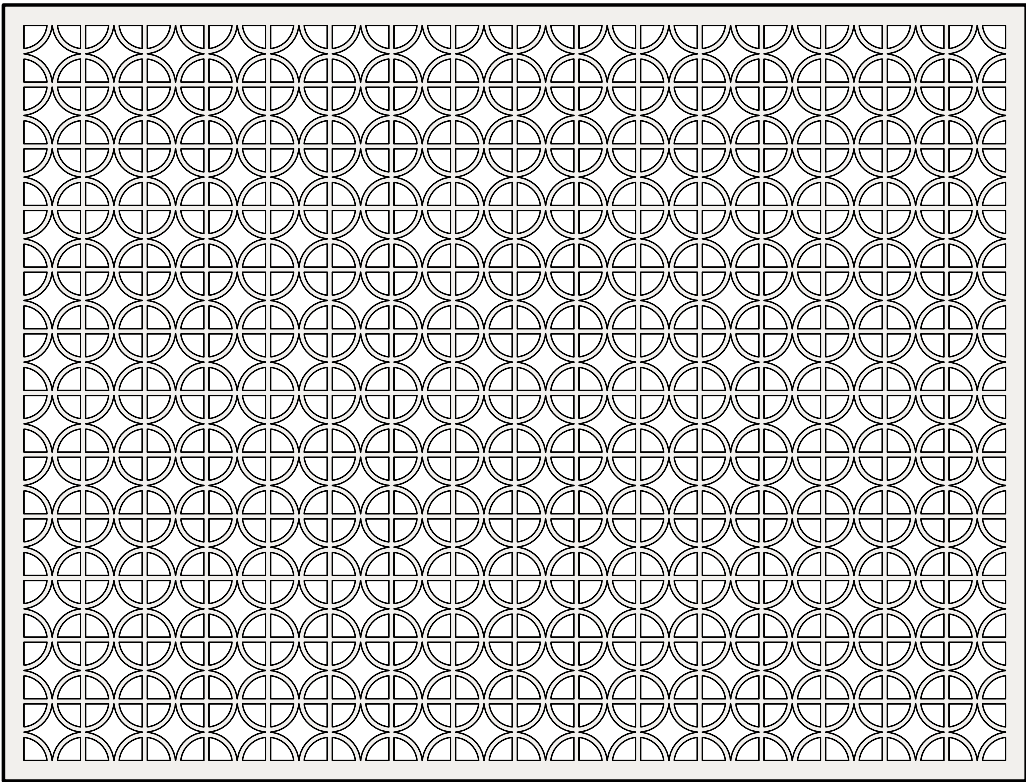
SIGNAGE: 12.25 SF



NOTE: Signage will be illuminated. Lighting and design to be detailed further as the project progresses.



DESIGN / BREEZE BLOCK FACADE & RAILING





DESIGN / BREEZEWAY





DESIGN / AERIAL VIEW





