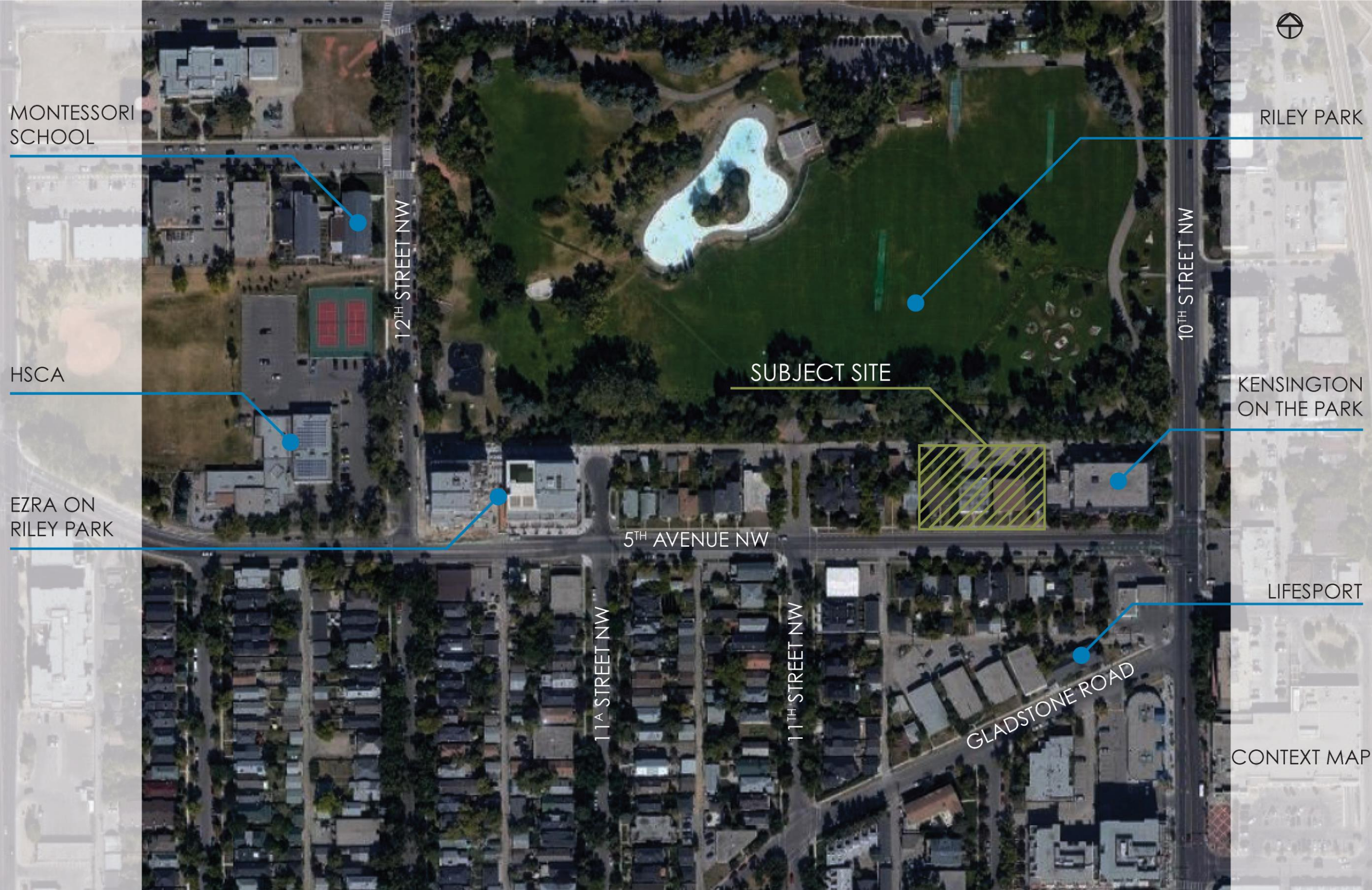


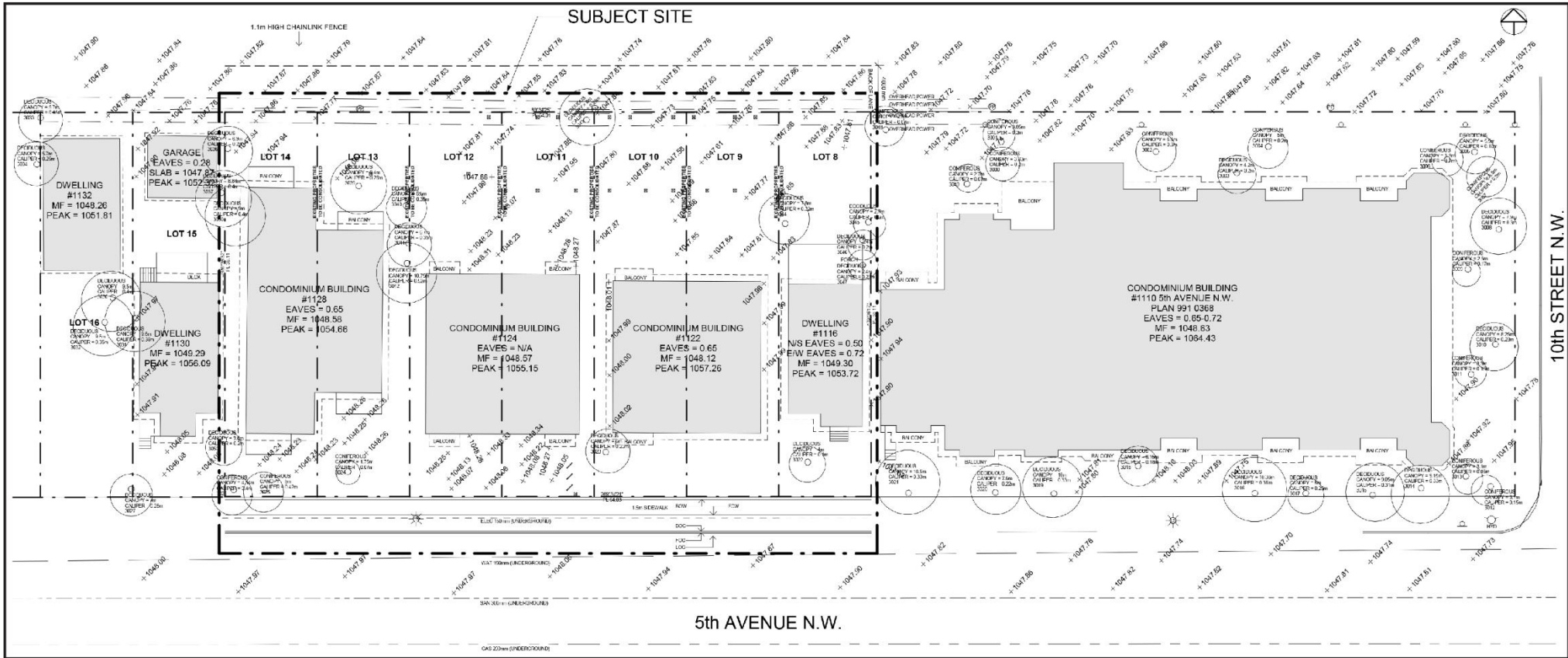
Development Permit Plans



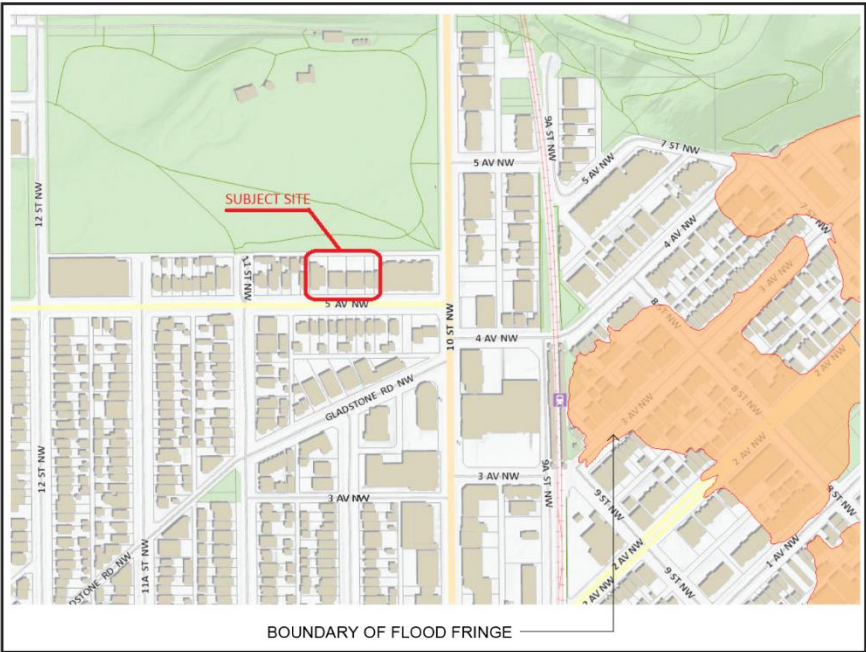
Development Permit Plans



Development Permit Plans



EXISTING SITE



FLOOD MAP

Development Permit Plans



ZONING:	DC: M-H1 LOC2014-0140
BUILDING HEIGHT:	19.8M
MF:	1048.10
PEAK:	1067.51
FAR:	2.95
GFA:	7203M ²
FIRST:	1322M ²
SECOND:	1308M ²
THIRD:	1282M ²
FOURTH:	1185M ²
FIFTH:	1174M ²
SIXTH	932M ²
FLOORS:	6
UNITS:	79
FIRST FLOOR:	11
SECOND FLOOR:	15
THIRD FLOOR:	15
FOURTH FLOOR:	15
FIFTH FLOOR:	15
SIXTH FLOOR:	8
UNIT MIX	
1 BED:	35
2 BED:	40
3 BED:	4
VISITOR PARKING:	8
RESIDENT PARKING:	64
BIKE CLASS 1:	80
BIKE CLASS 2:	12

PROPOSED SITE PLAN

Development Permit Plans



8 AM



10 AM



12 PM



2 PM



4 PM



7 PM

FALL EQUINOX
SEPTEMBER 23, 2019
SUNSET: 7:32PM

Development Permit Plans



8 AM



10 AM



12 PM



2 PM



4 PM



7 PM

SPRING EQUINOX
MARCH 19, 2019
SUNSET: 7:47PM

Development Permit Plans



8 AM



10 AM



12 PM



4 PM



6 PM



9 PM

SUMMER SOLSTICE
JUNE 20, 2019
SUNSET: 9:54PM

Development Permit Plans



8:30 AM



10 AM



12 PM



1 PM



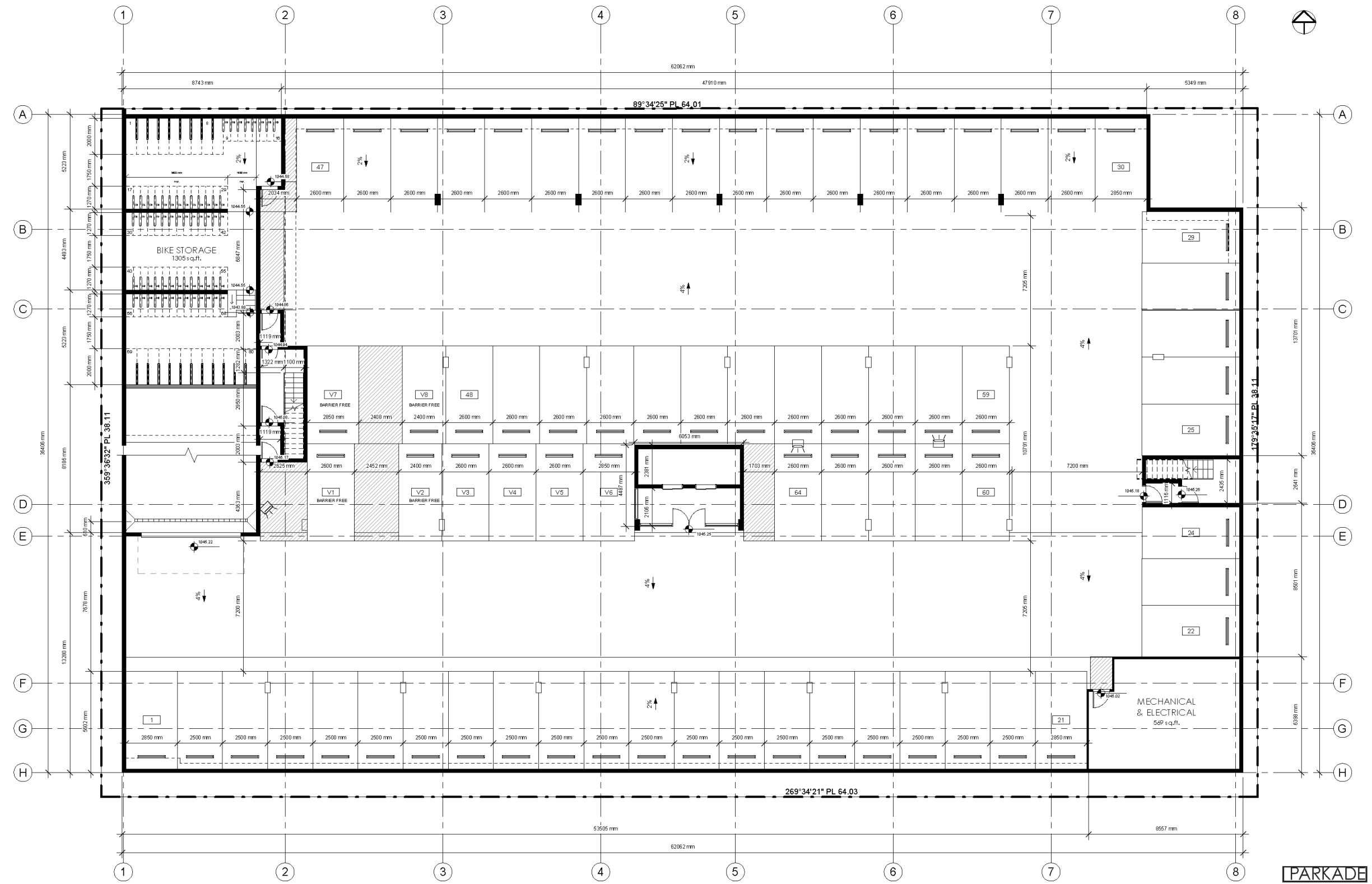
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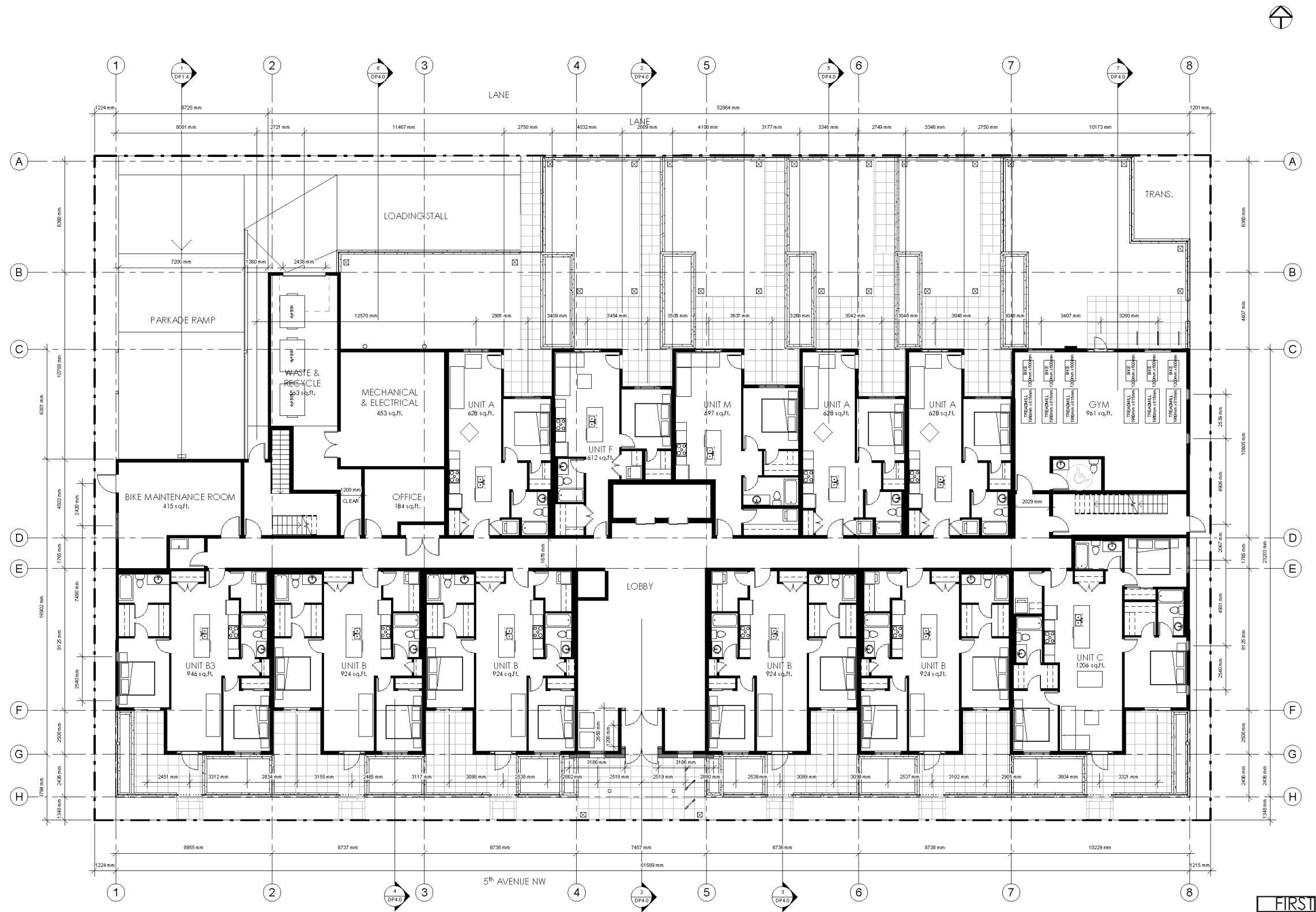
4:30 PM

WINTER EQUINOX
DECEMBER 21, 2019
SUNSET: 4:31 PM

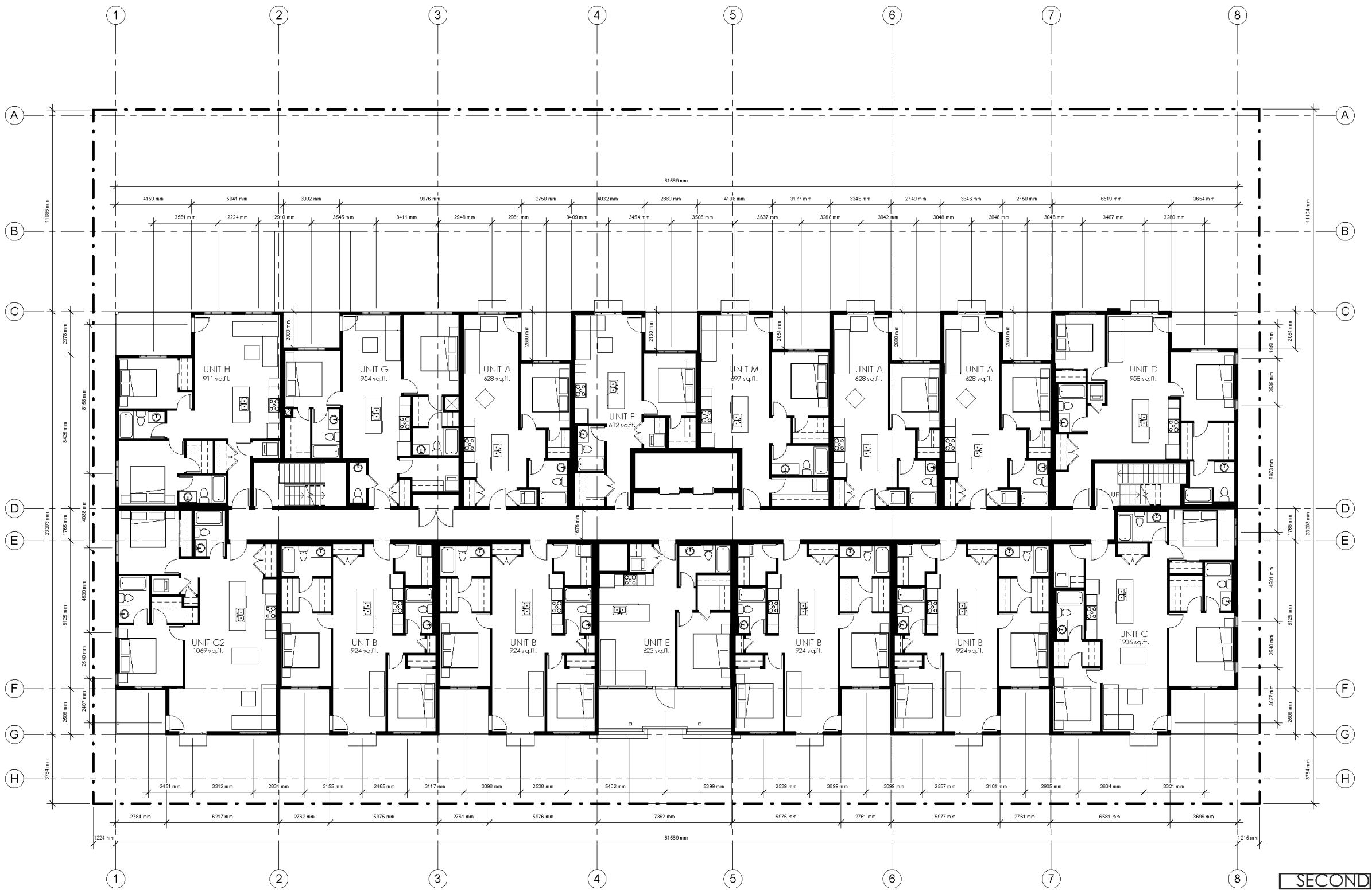
Development Permit Plans



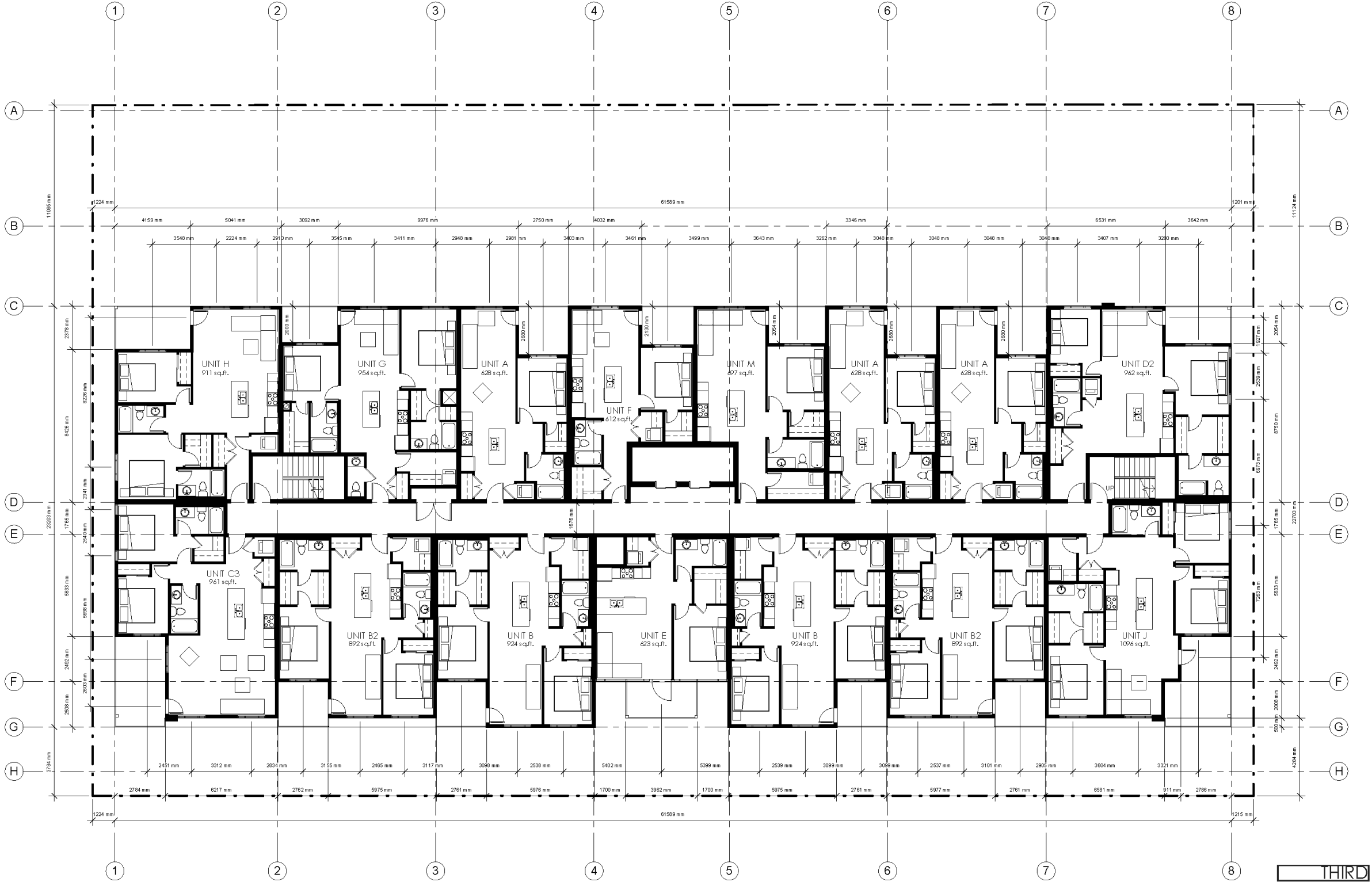
Development Permit Plans



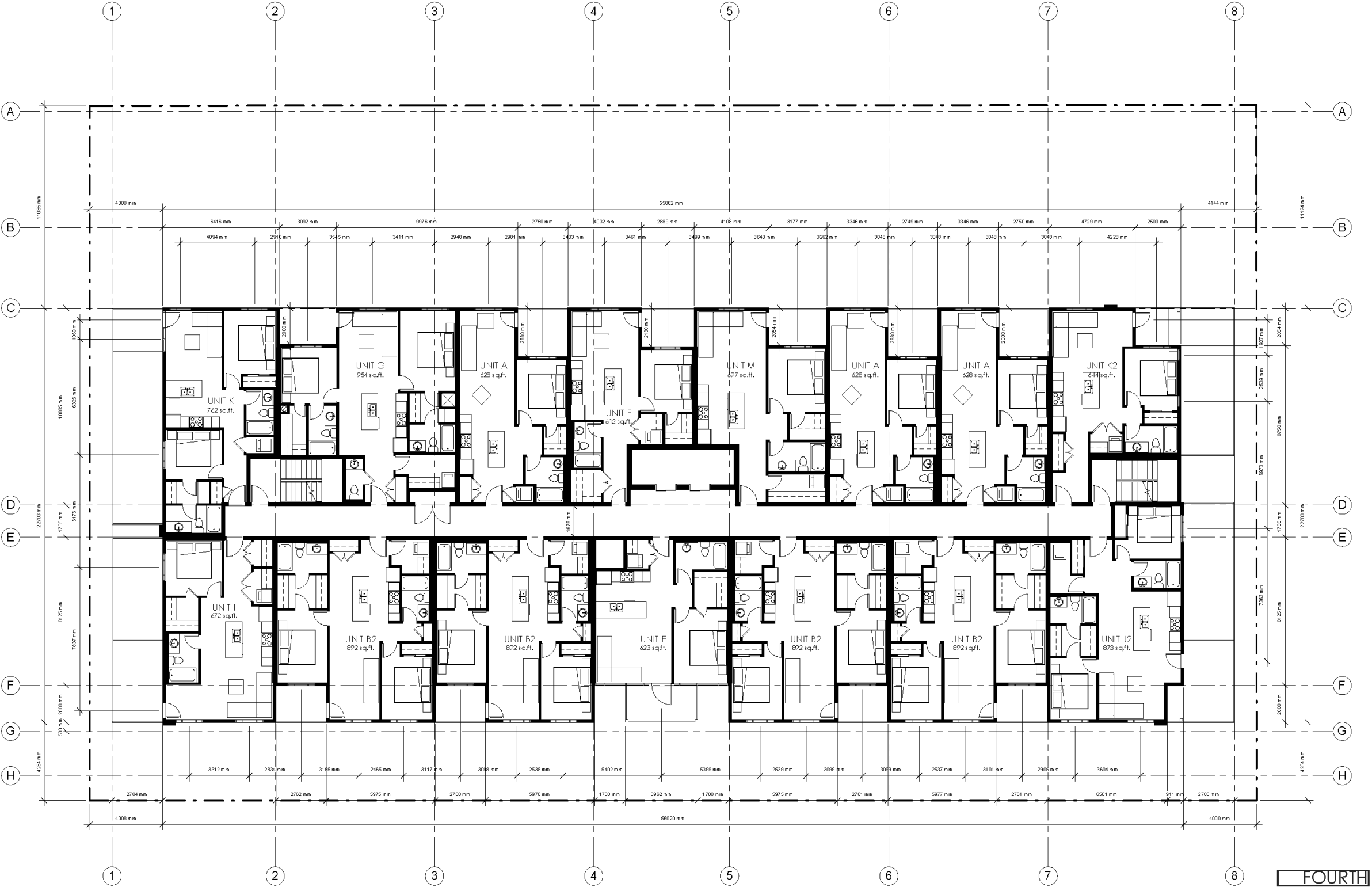
Development Permit Plans



Development Permit Plans

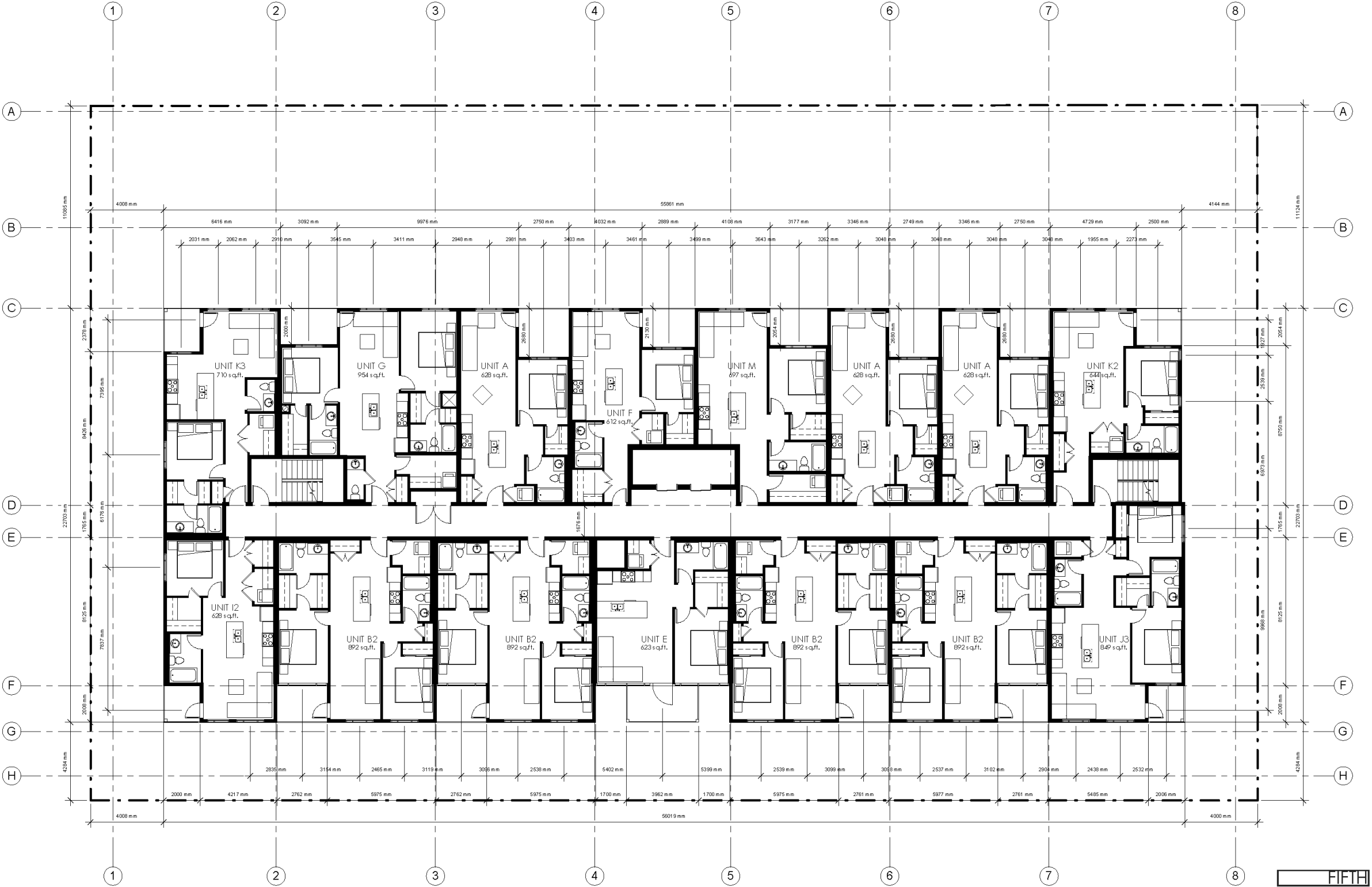


Development Permit Plans

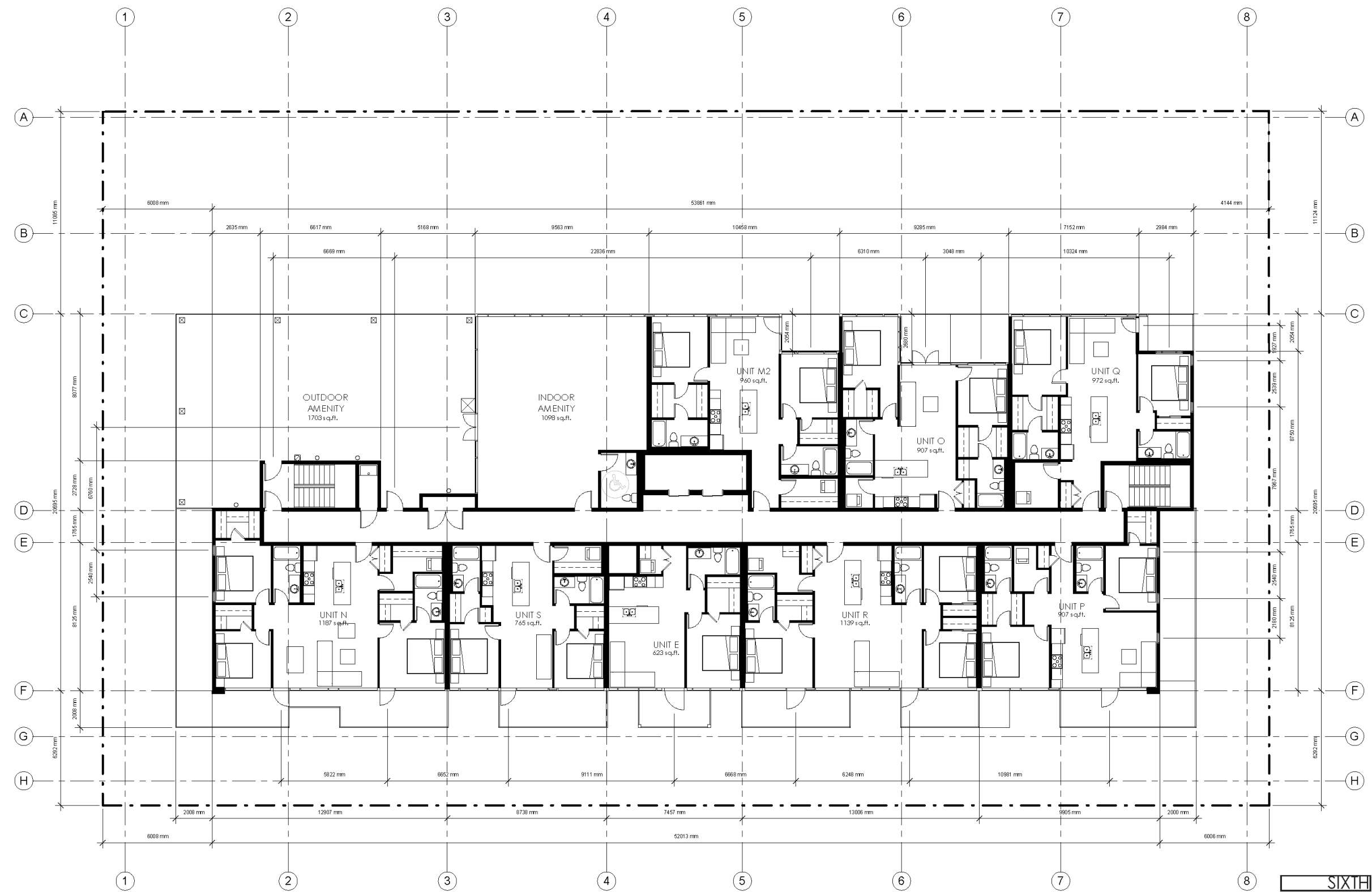


FOURTH

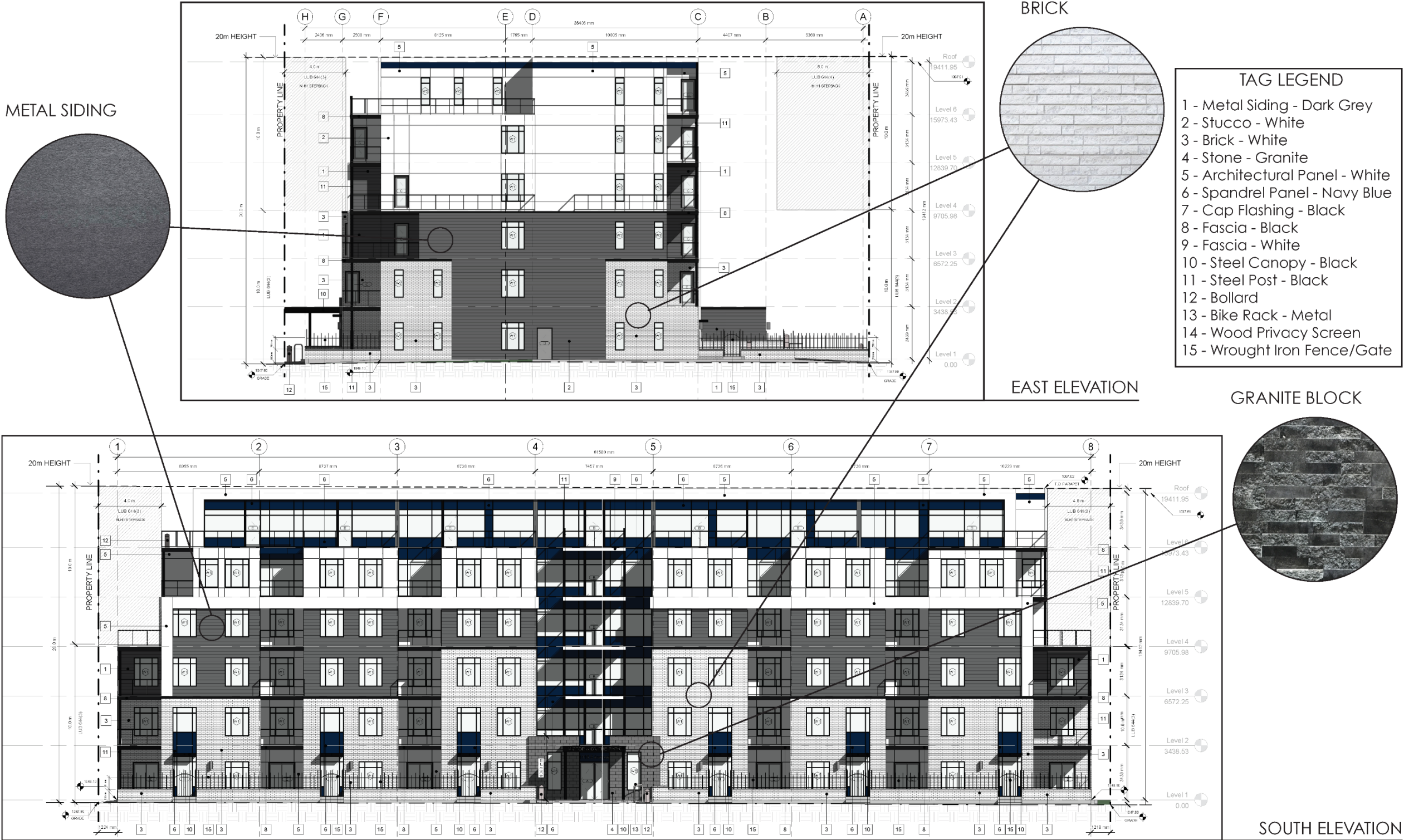
Development Permit Plans



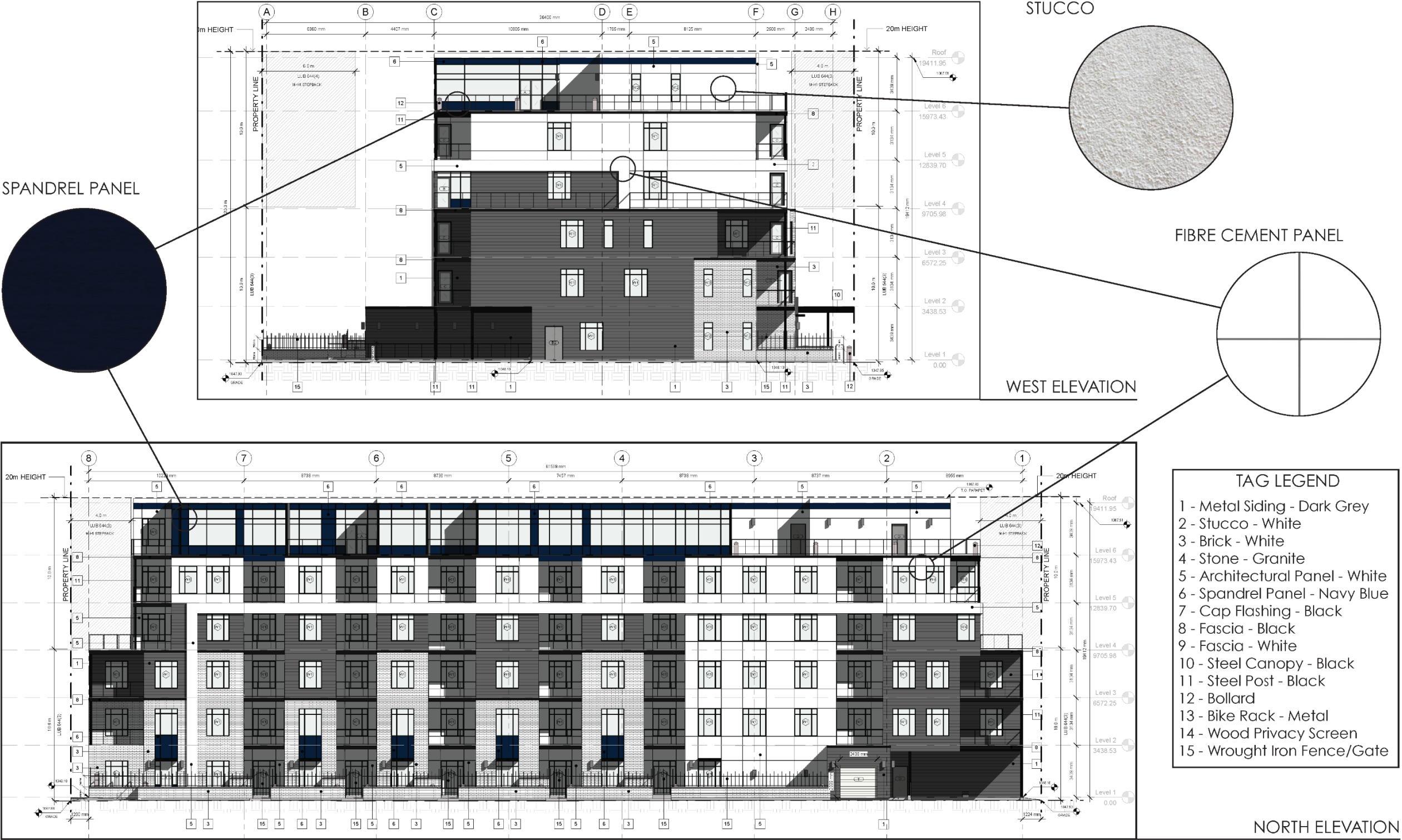
Development Permit Plans



Development Permit Plans

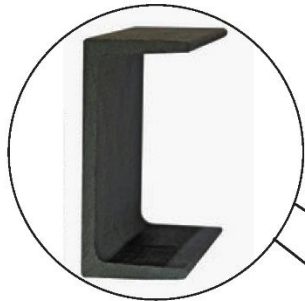


Development Permit Plans



Development Permit Plans

STEEL C CHANNEL & COLUMNS



CONCRETE TOPPING



METAL SOFFIT



BUILDING ENTRANCE

Development Permit Plans



SOUTH-WEST PERSPECTIVE



STREET INTERFACE

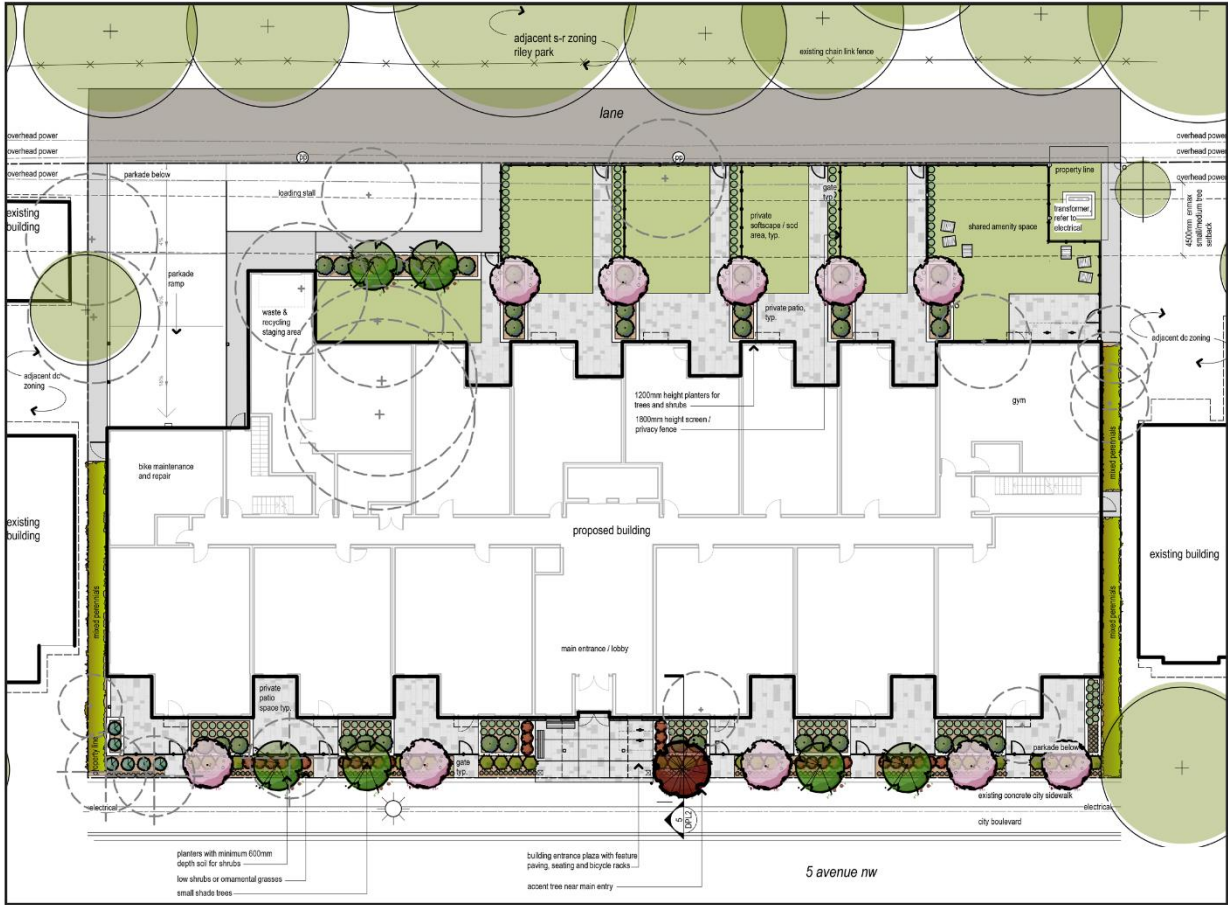
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LANE PATIOS



GYM YARD

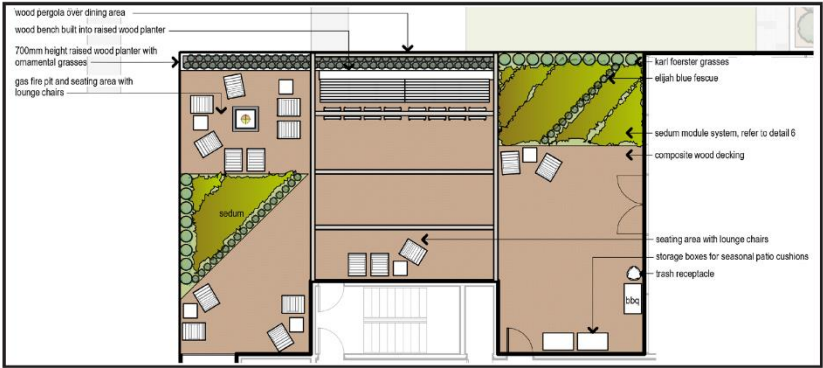
Development Permit Plans



LANDSCAPE PLAN



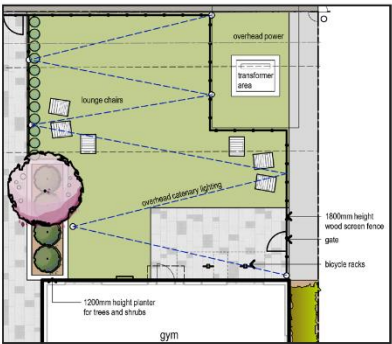
PLANTING ELEVATION



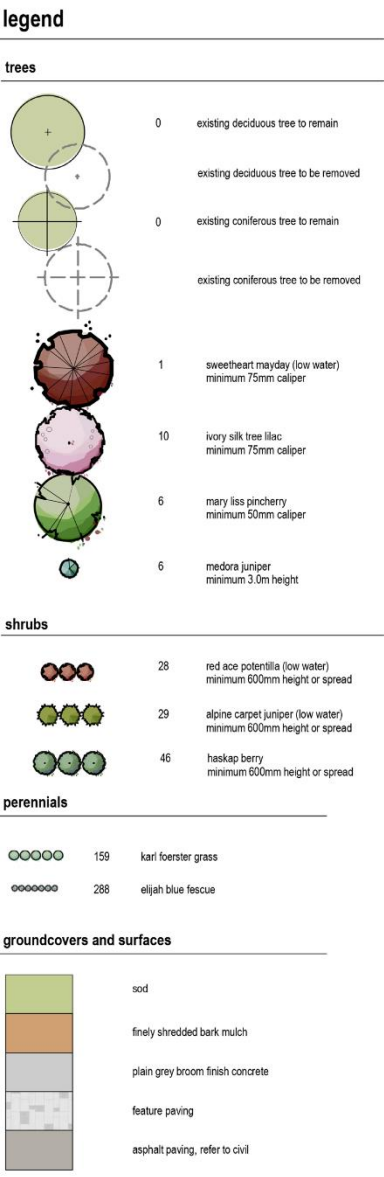
ROOFTOP PATIO CONCEPT



BUILDING ENTRANCE



GYM YARD



BRICK PLANTER/PATIO WALL



WROUGHT IRON FENCE



WOOD PRIVACY SCREEN



DECORATIVE PAVERS



LIVE ROOF PLANTERS