



TERRACE MANOR: BZA PUBLIC HEARING

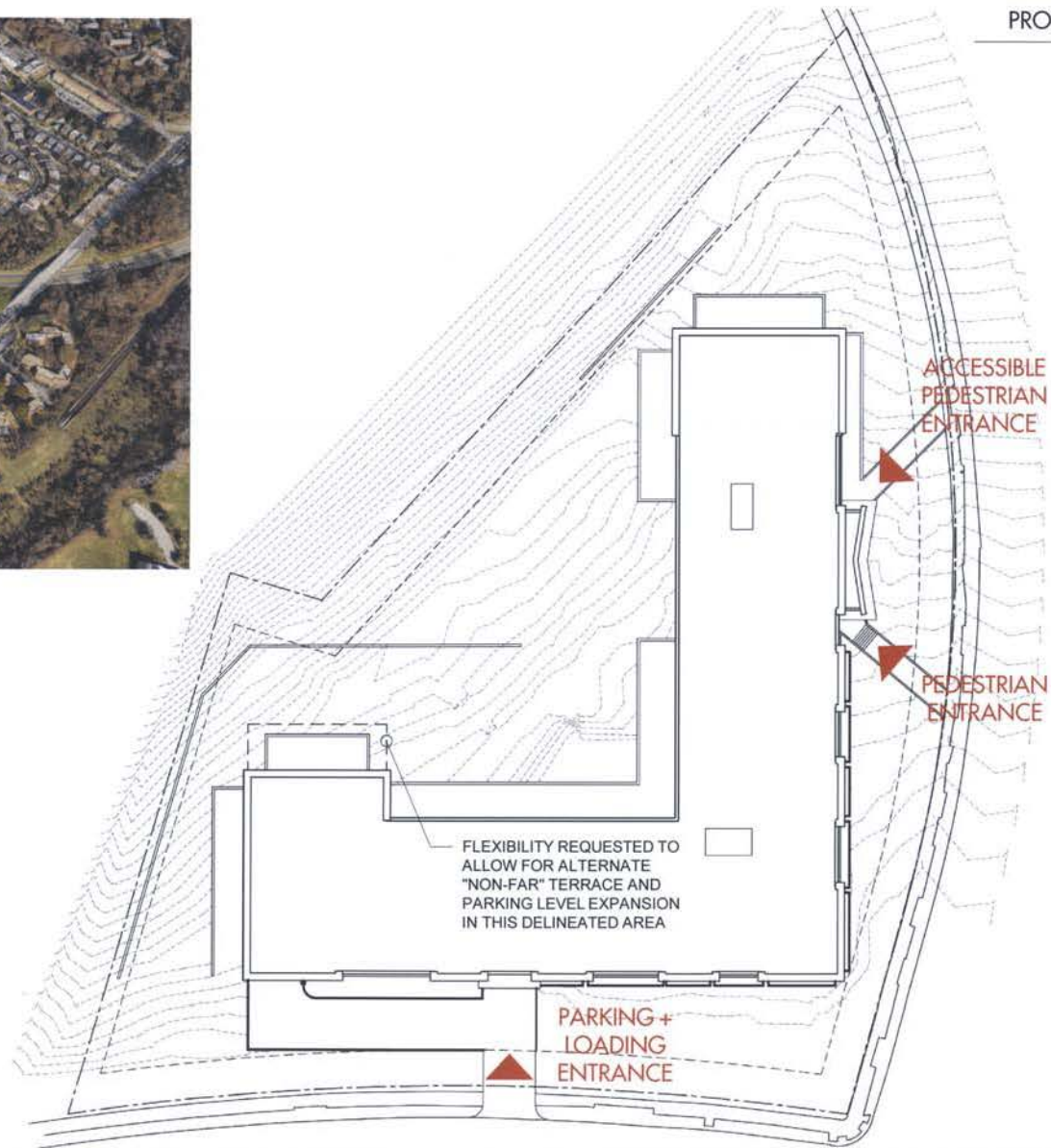
18 APRIL 2018



VICINITY MAP

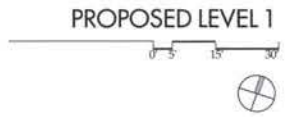
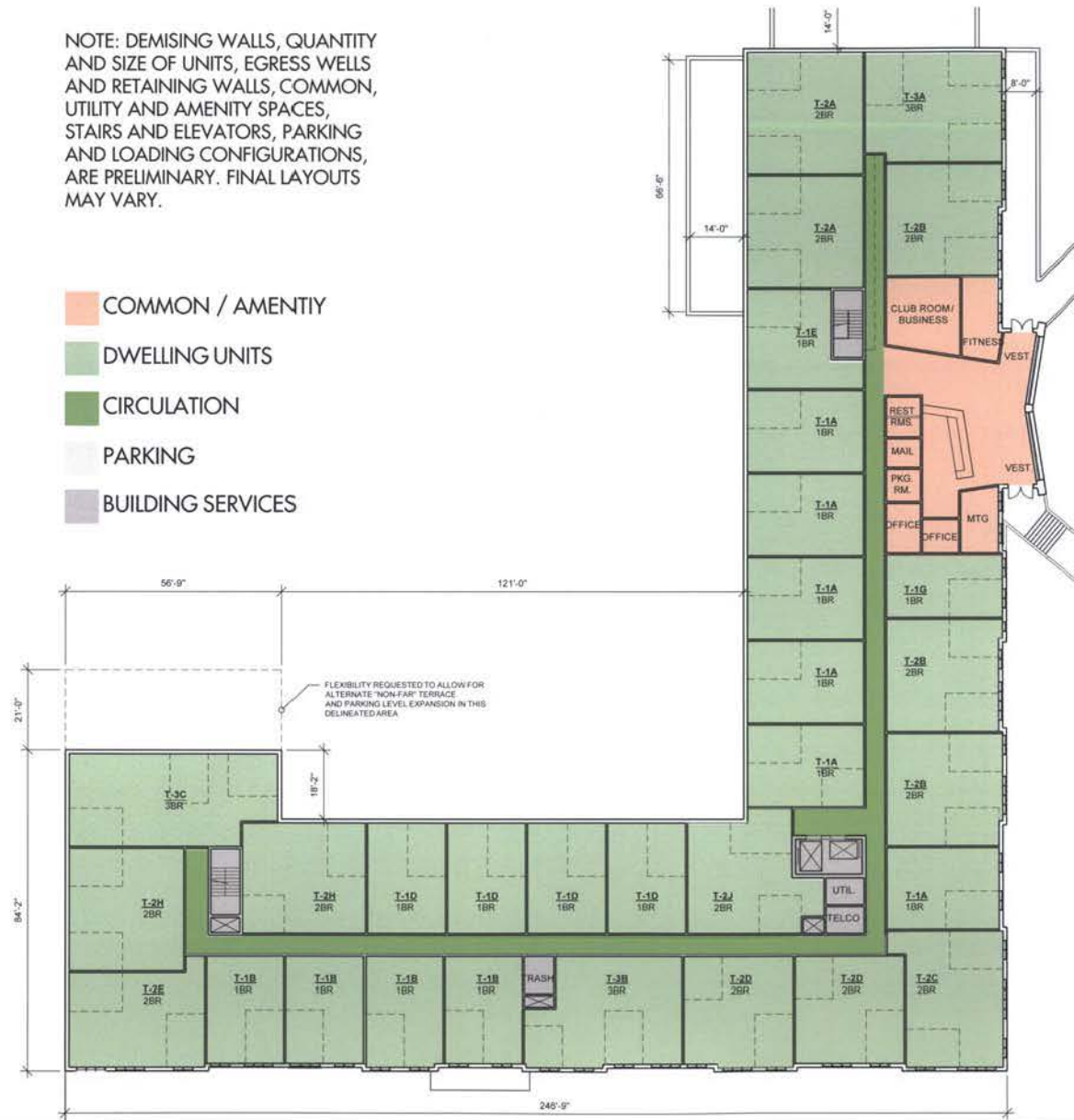
PROPOSED SITE PLAN

0 10 25 50



NOTE: DEMISING WALLS, QUANTITY AND SIZE OF UNITS, EGRESS WELLS AND RETAINING WALLS, COMMON, UTILITY AND AMENITY SPACES, STAIRS AND ELEVATORS, PARKING AND LOADING CONFIGURATIONS, ARE PRELIMINARY. FINAL LAYOUTS MAY VARY.

- COMMON / AMENITY
- DWELLING UNITS
- CIRCULATION
- PARKING
- BUILDING SERVICES





FLEXIBILITY REQUESTED TO POTENTIALLY
REVISE WINDOW PATTERNS AND GROUPINGS
(4 OR 3) WITHIN THE SAME ROUGH OPENING

EQ

EQ



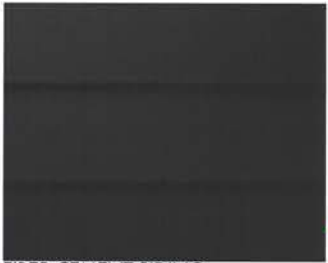
- T.O. PENTHOUSE 249' - 6"
- T.O. ROOF 239' - 6"
- 3RD FLOOR 229' - 6"
- 2ND FLOOR 219' - 6"
- 1ST FLOOR 208' - 0"
- BHMP 203' - 1"
- TERRACE 198' - 0"
- PARKING 188' - 0"

EAST ELEVATION



- T.O. PENTHOUSE 249' - 6"
- T.O. ROOF 239' - 6"
- 3RD FLOOR 229' - 6"
- 2ND FLOOR 219' - 6"
- 1ST FLOOR 208' - 0"
- BHMP 203' - 1"
- TERRACE 198' - 0"
- PARKING 188' - 0"

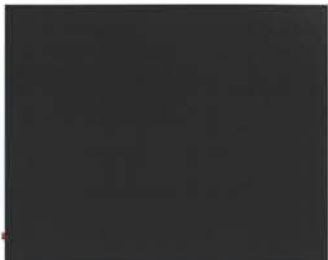
SOUTH ELEVATION



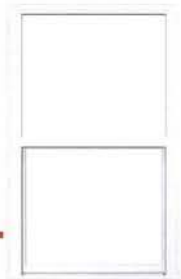
FIBER CEMENT SIDING



FIBER CEMENT SIDING WITH VARYING EXPOSURE DIMENSION



FIBER CEMENT CLADDING WITH PREFINISHED METAL TRIM



WHITE WINDOWS AND TRIM



BLACK WINDOWS AND TRIM



RED BRICK MIX



BLACK BRICK MIX



PREFINISHED ALUMINUM PANEL