

aerial view



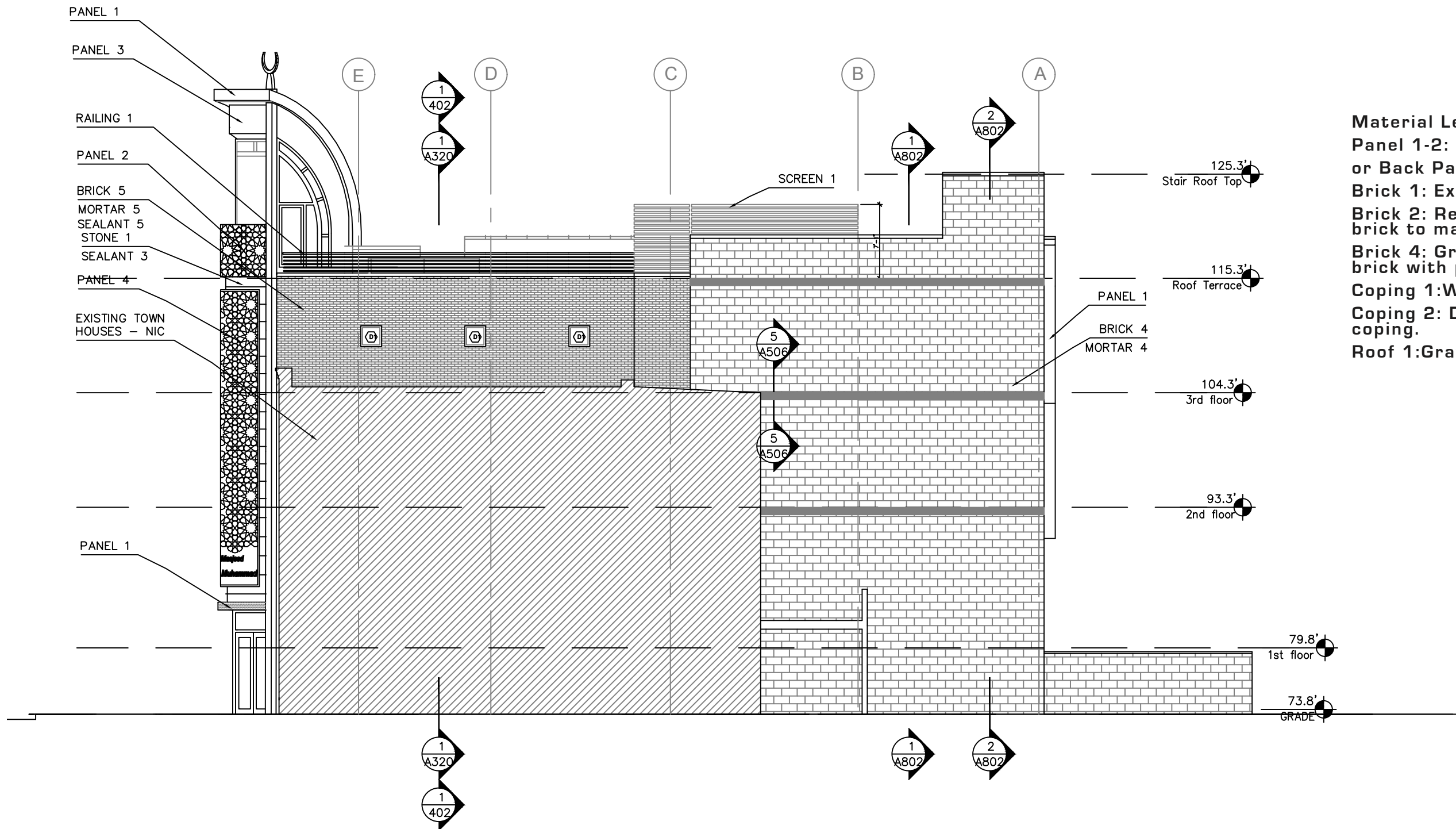


existing buildings



existing buildings

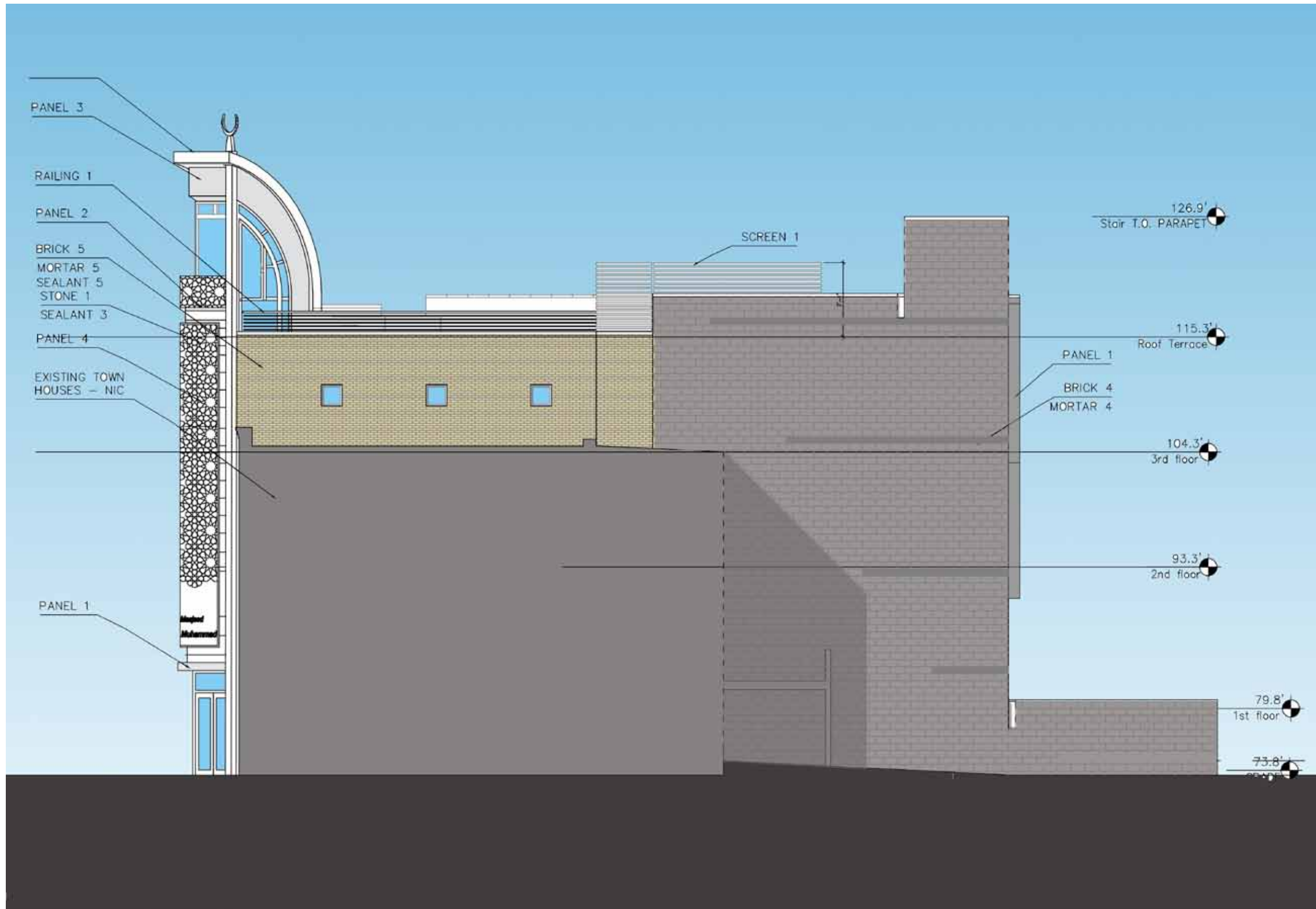




**Material Legend:**  
 Panel 1-2: Thermoplastic Core panel or Back Painted Glass Panel  
 Brick 1: Existing Yellow Brick  
 Brick 2: Refurbished or new yellow brick to match existing yellow brick.  
 Brick 4: Gray color Ground Face brick with precast window sills.  
 Coping 1: White color metal coping  
 Coping 2: Dark color masonry coping.  
 Roof 1: Gray color Metal Roof.

south elevation 3/32"=1'0"



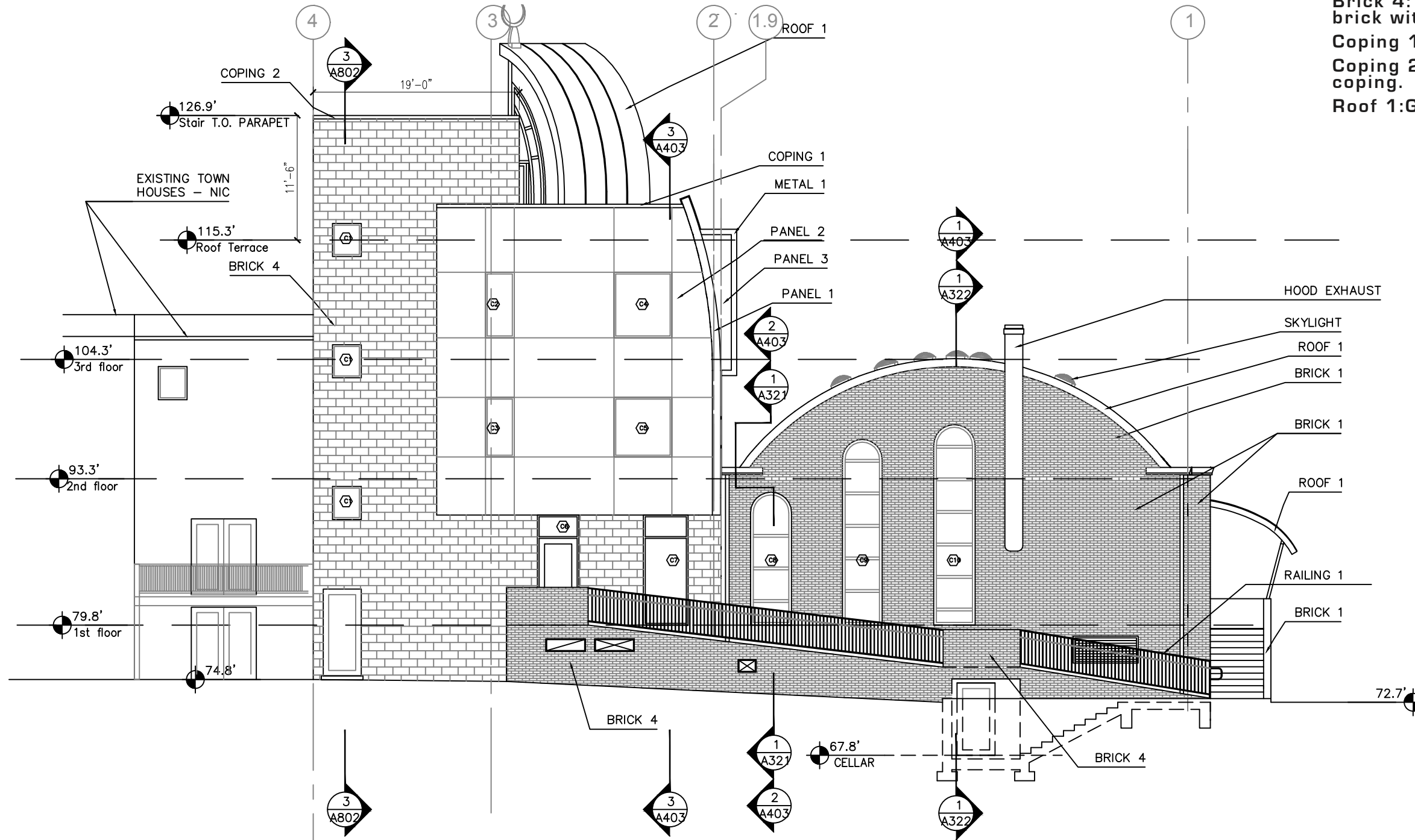


**Material Legend:**

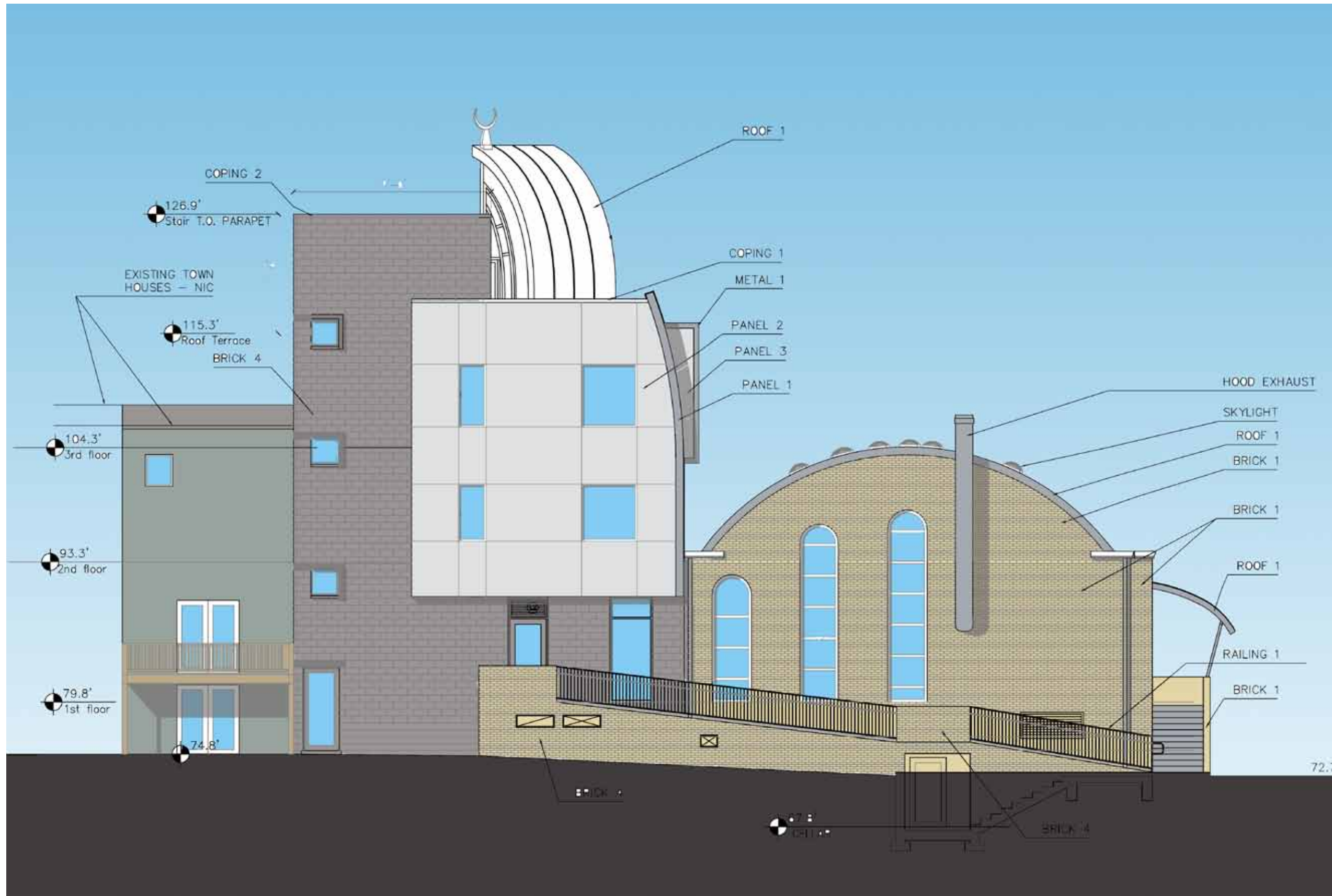
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south elevation

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East Elevation 3/32" - 1' = 0"

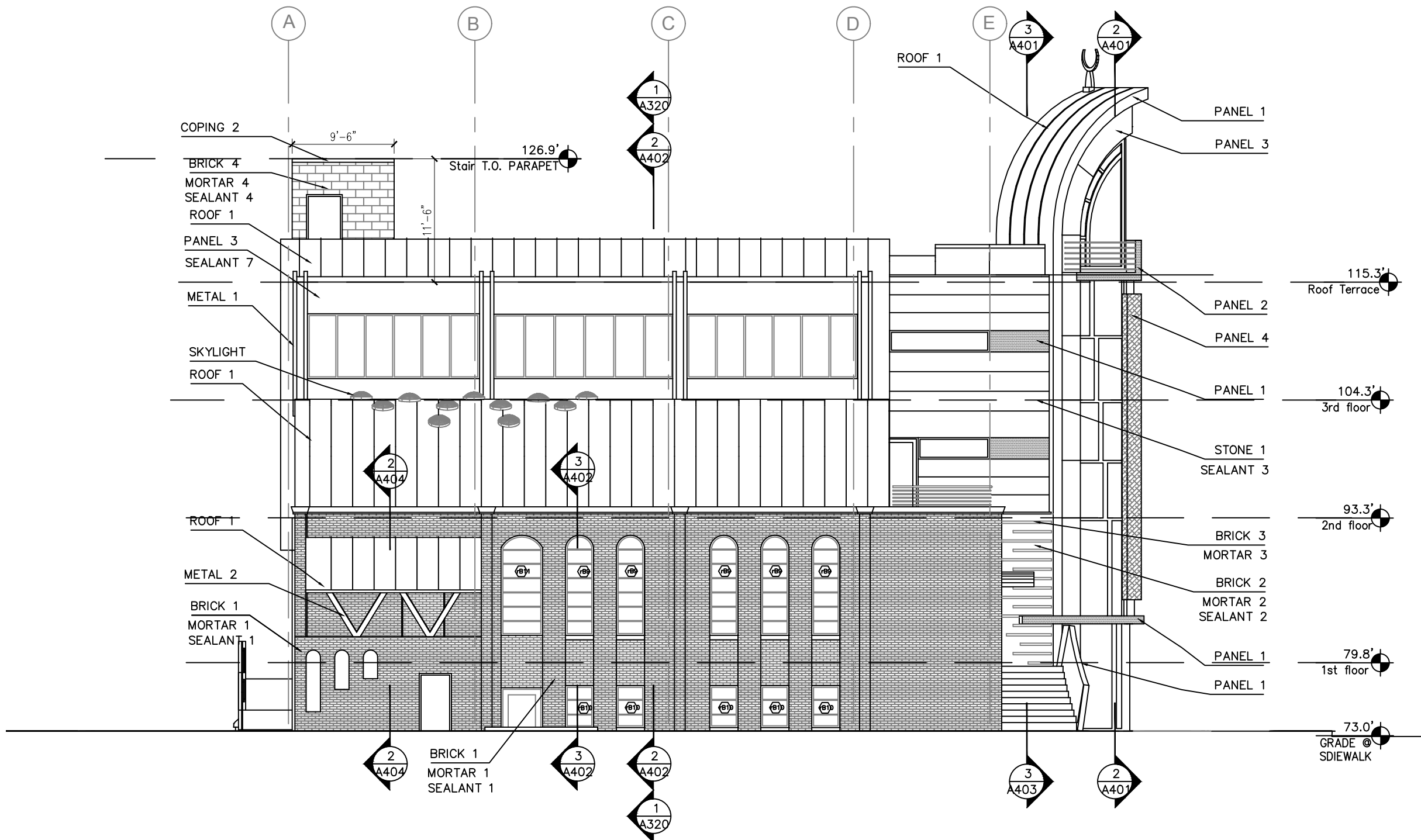


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east elevation





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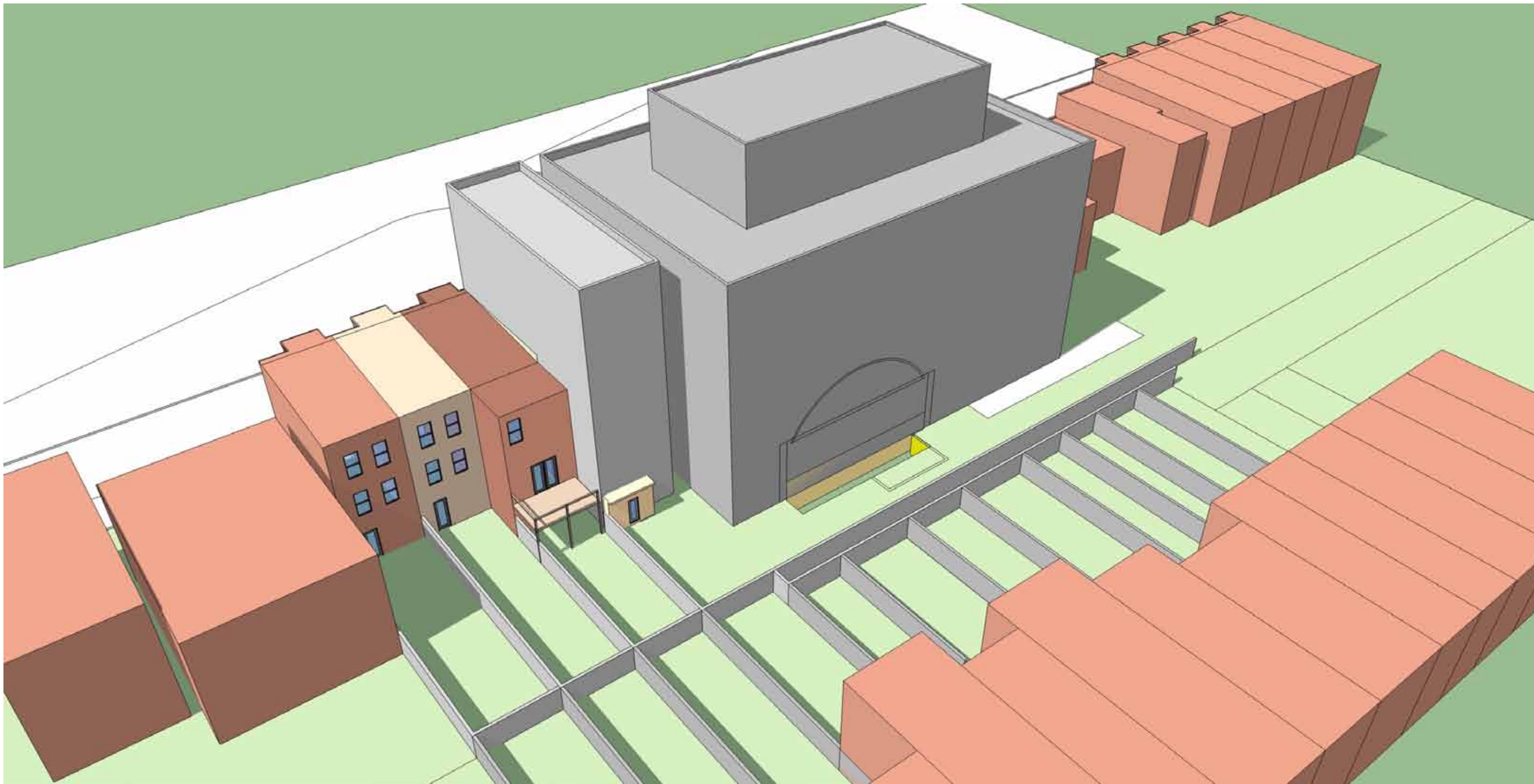
North elevation 3/32"=1'0"





By-right scheme

ALTERNATE 1



By-right scheme

ALTERNATE 1

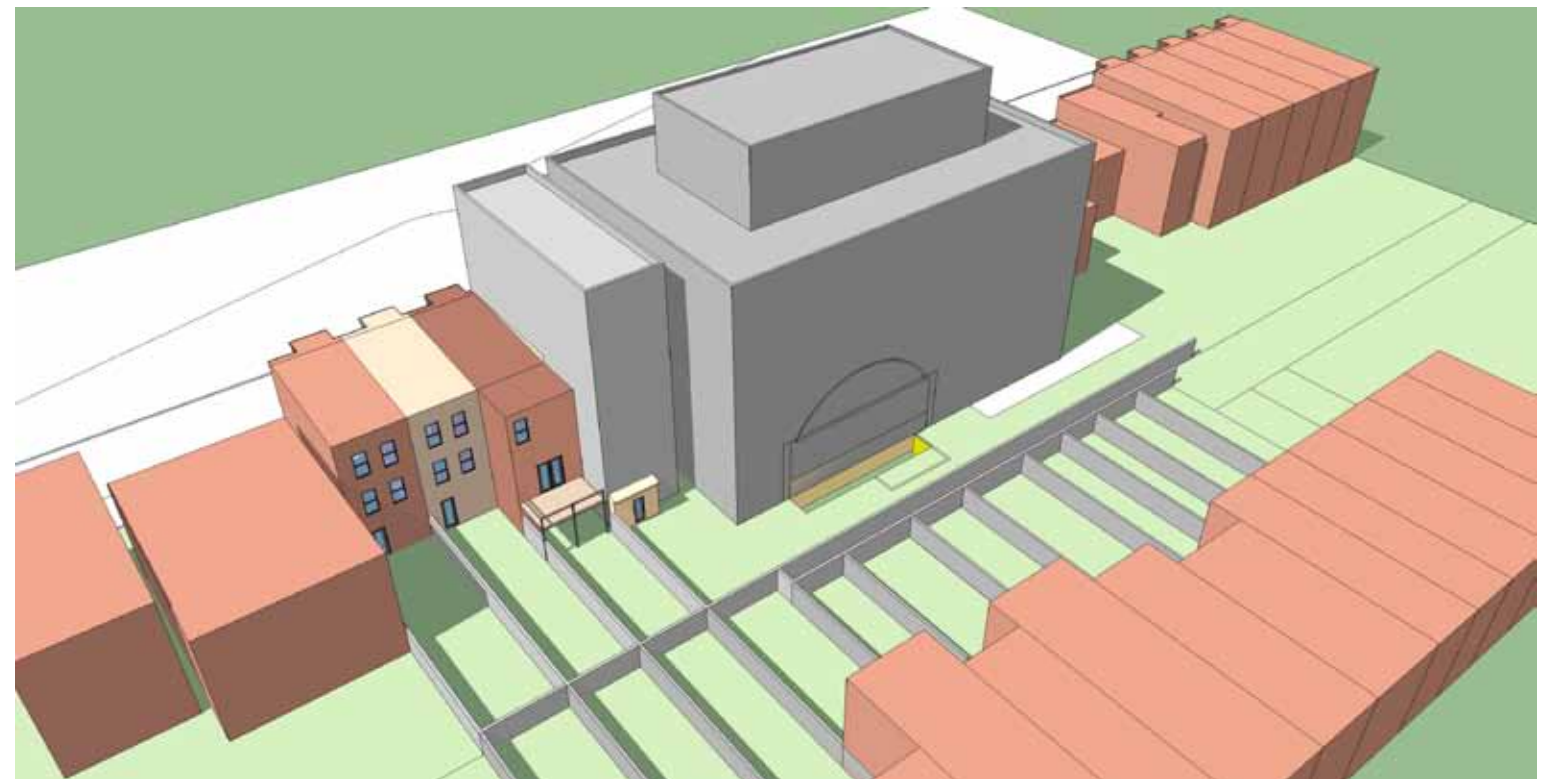




MARCH 21ST, 8 AM



MARCH 21ST, 4 PM



MARCH 21ST, 12 PM

shadow study - BY-RIGHT SCHEME - ALTERNATE 1

By-right scheme

### ALTERNATE 2

- detached building with 5' sideyard and 20' rear setback.
- 60% lot occupancy
- 3 storey 60' height
- 18' high penthouse





By-right scheme

ALTERNATE 2

- detached building with 5' sideyard and 20' rear setback.
- 60% lot occupancy
- 3 storey 60' height
- 18' high penthouse





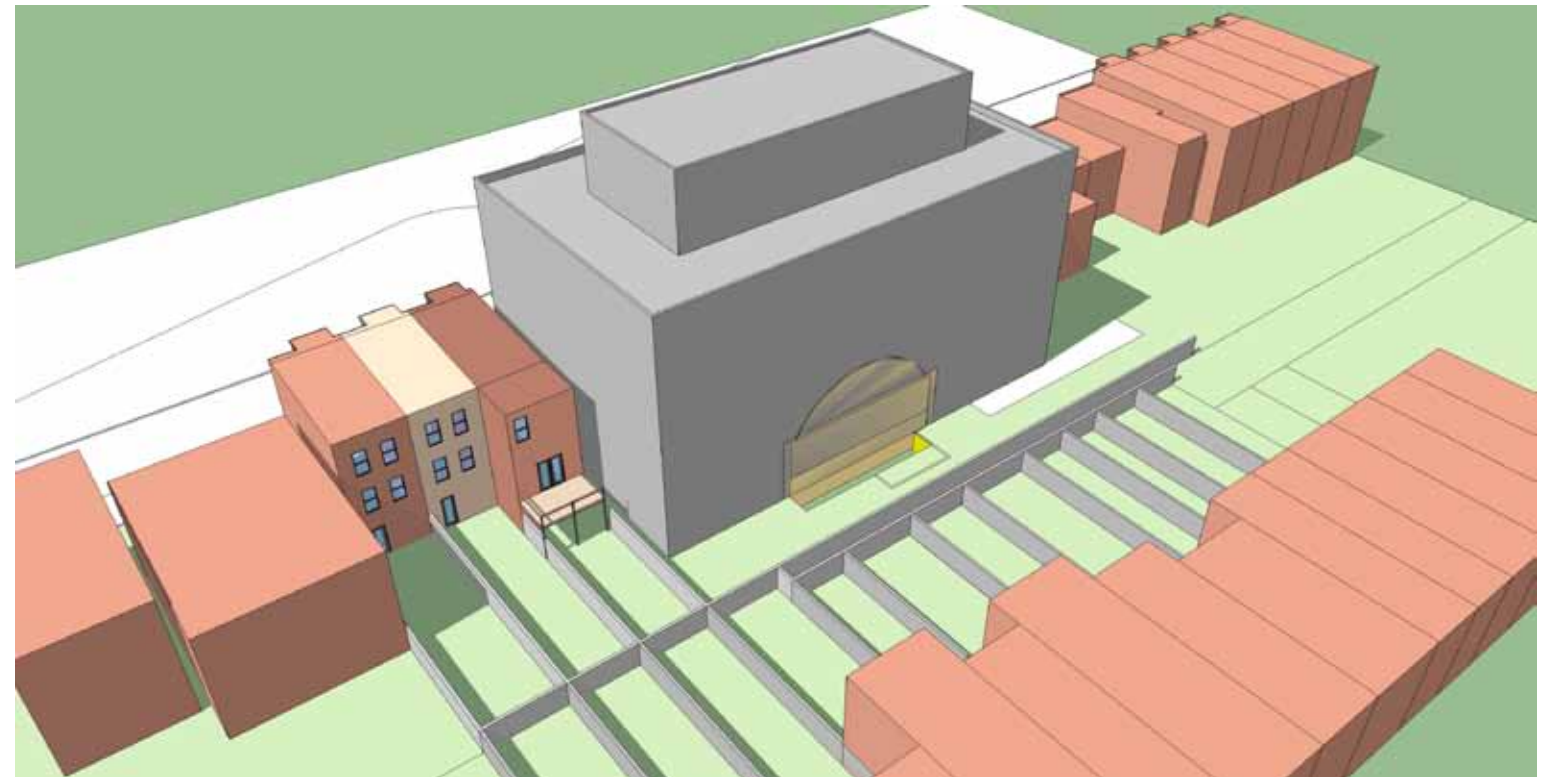


MARCH 21ST, 8 AM



MARCH 21ST, 4 PM

By-right scheme - ALTERNATE 2



MARCH 21ST, 12 PM





REAR VIEW - PROPOSED





MARCH 21ST, 8 AM



MARCH 21ST, 4 PM

shadow study - PROPOSED SCHEME



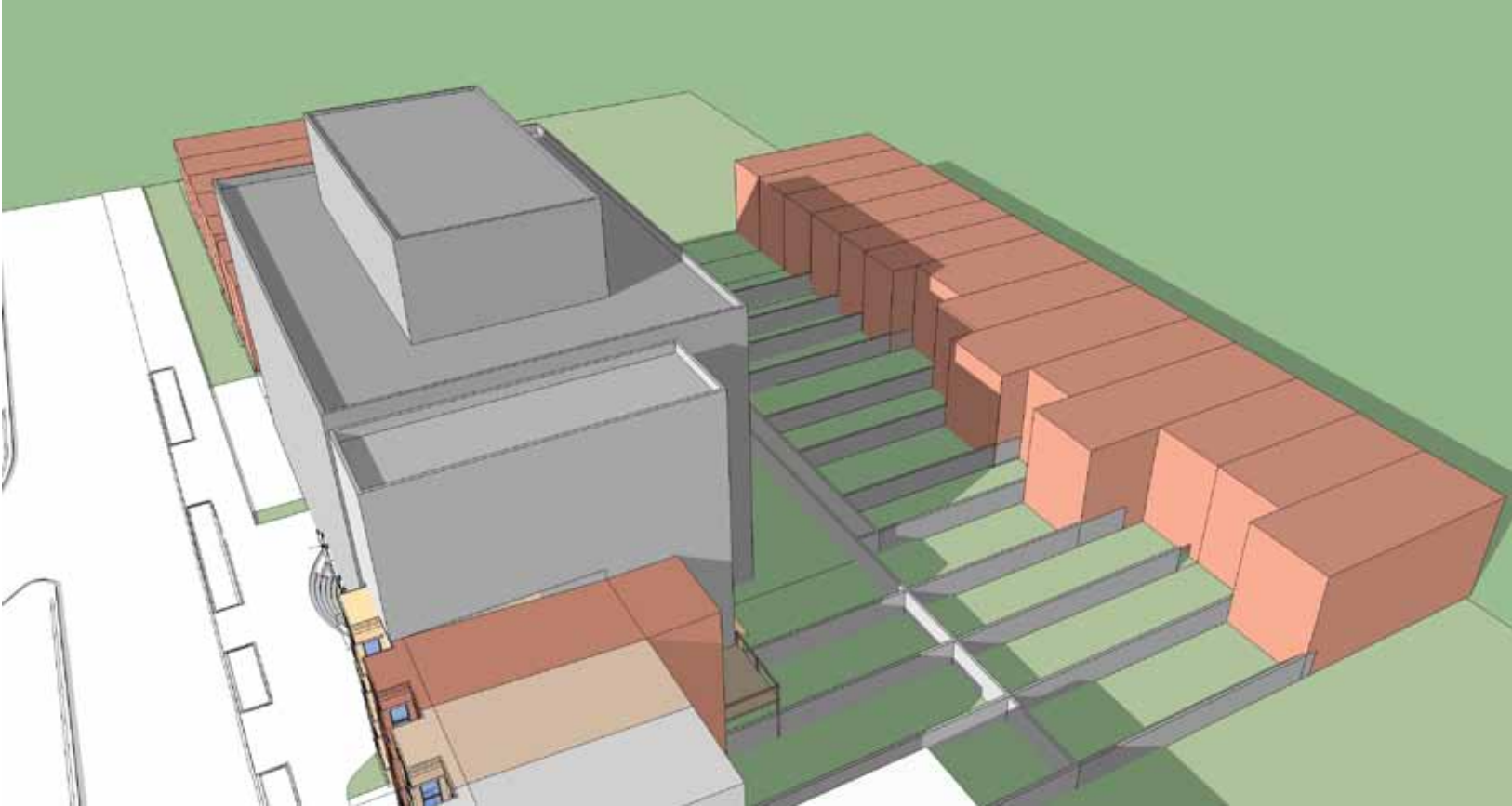
MARCH 21ST, 12 PM



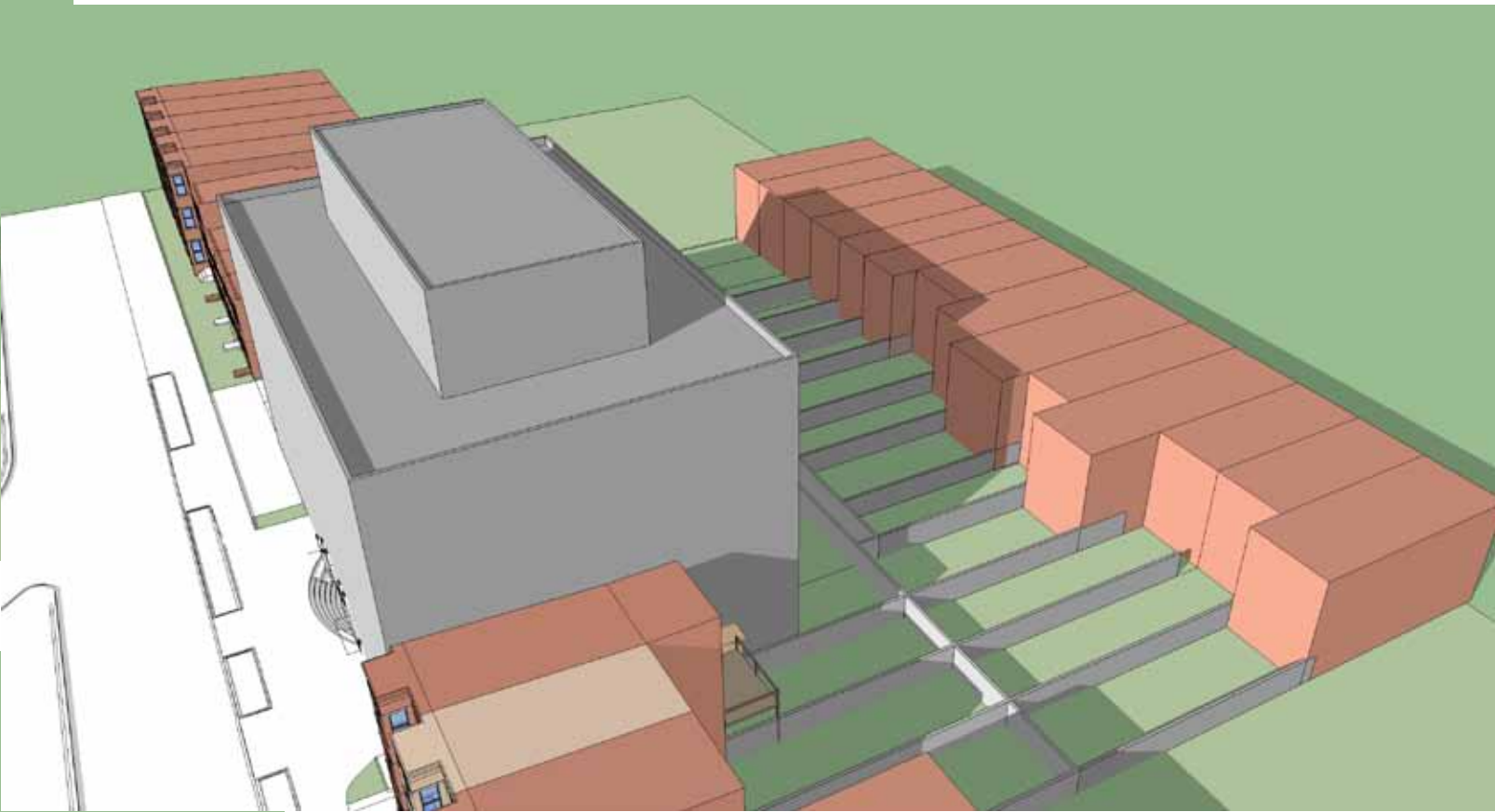


**REAR VIEW - PROPOSED and BY RIGHT SUPERIMPOSED**





by-right option 1- march 21st 4 pm shadow study



by-right option 2 - march 21st 4 pm shadow study



proposed design - march 21st 4 pm shadow study

**PROPOSED AND BY RIGHT SCHEMES  
SHADOW STUDY COMPARISON**





Rear view from 2nd floor of owner's townhouse - Large Canopy Trees at neighbor's backyards





Rear view from south stair





Rear view from south stair - 20' setback wall on the left and large canopy trees at the neighbors backyard





Rear view from surface parking - 5' wide alley behind the fence and trees at neighbor's property