

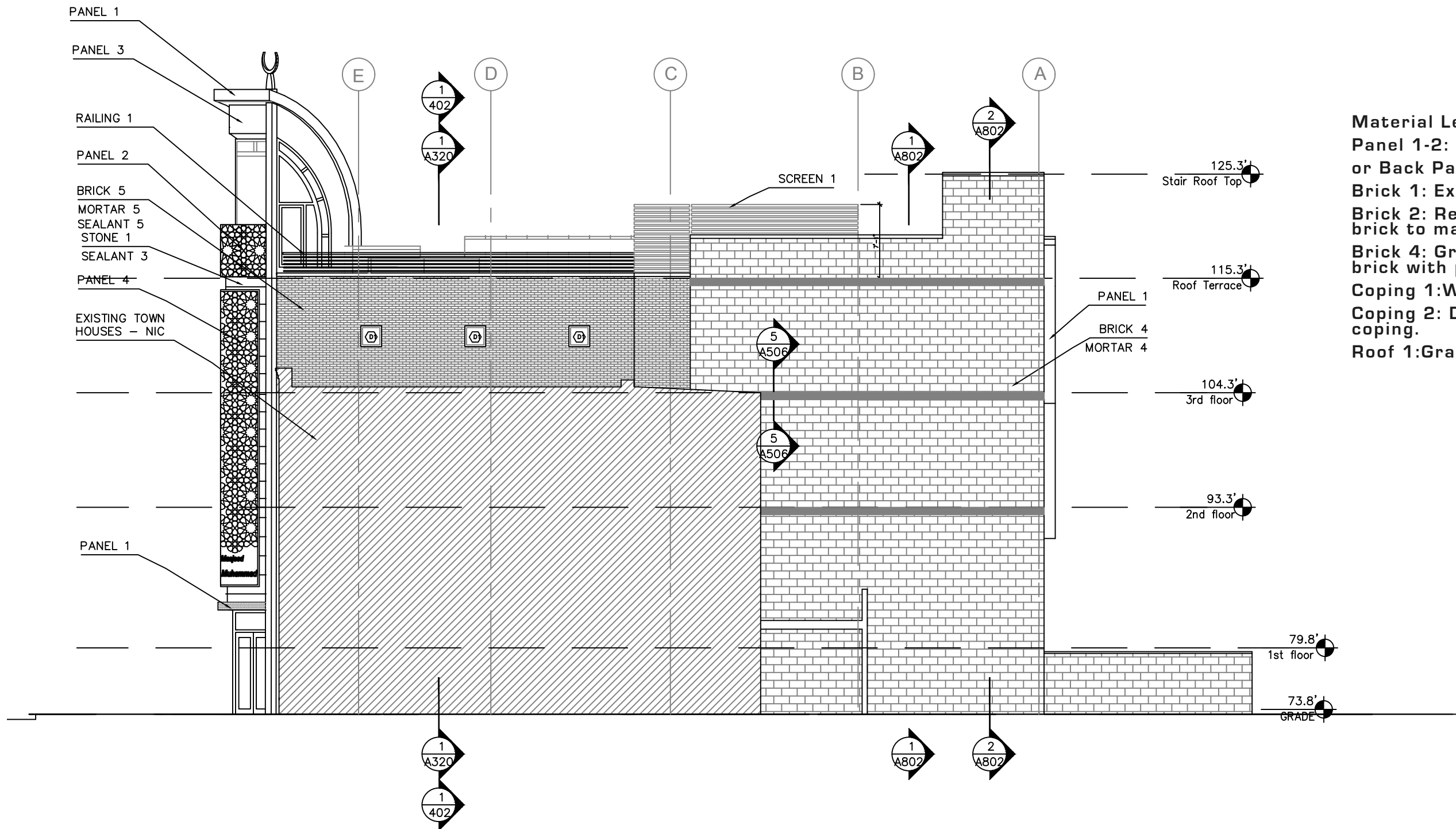
aerial view



existing buildings

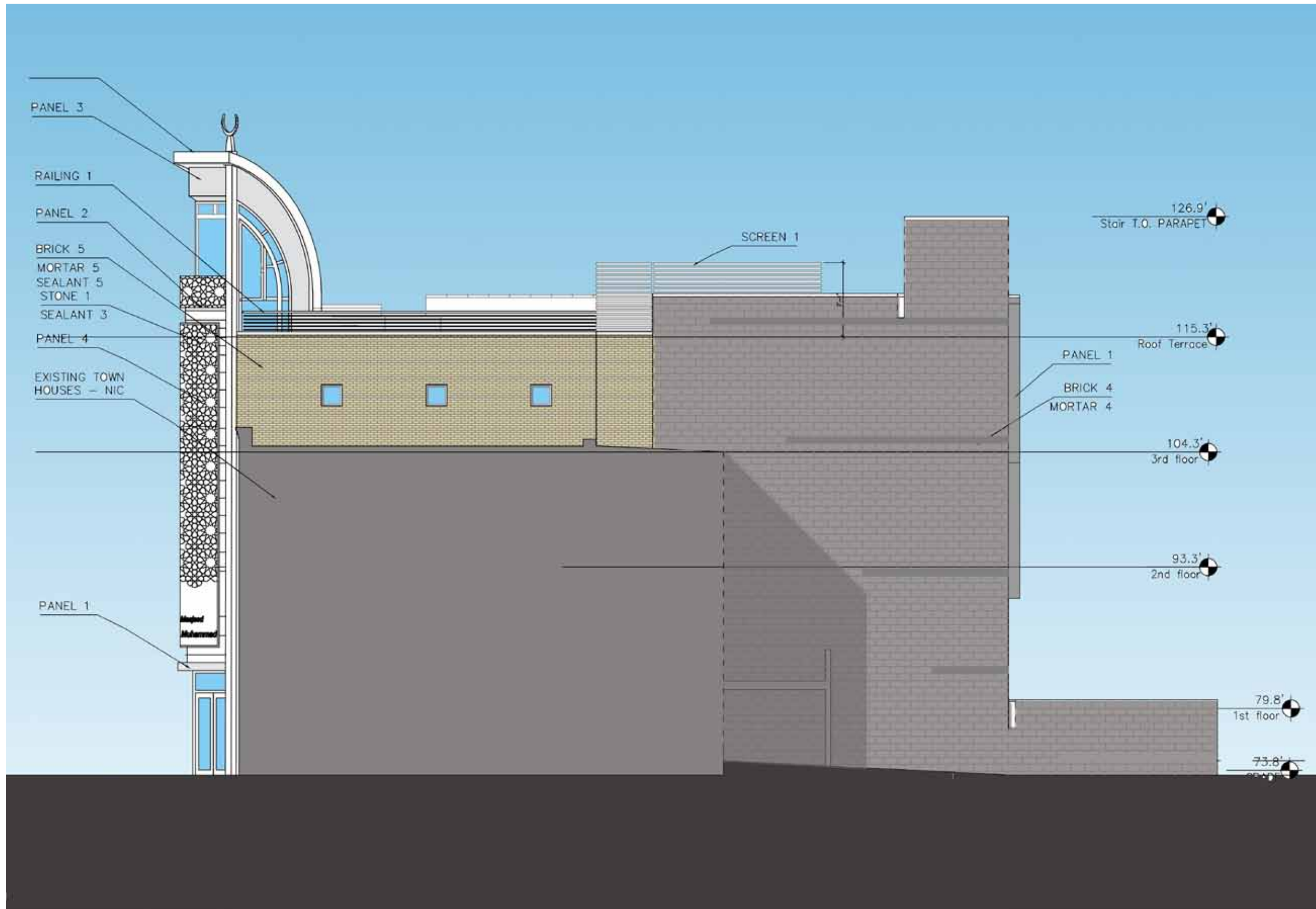
existing buildings





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"

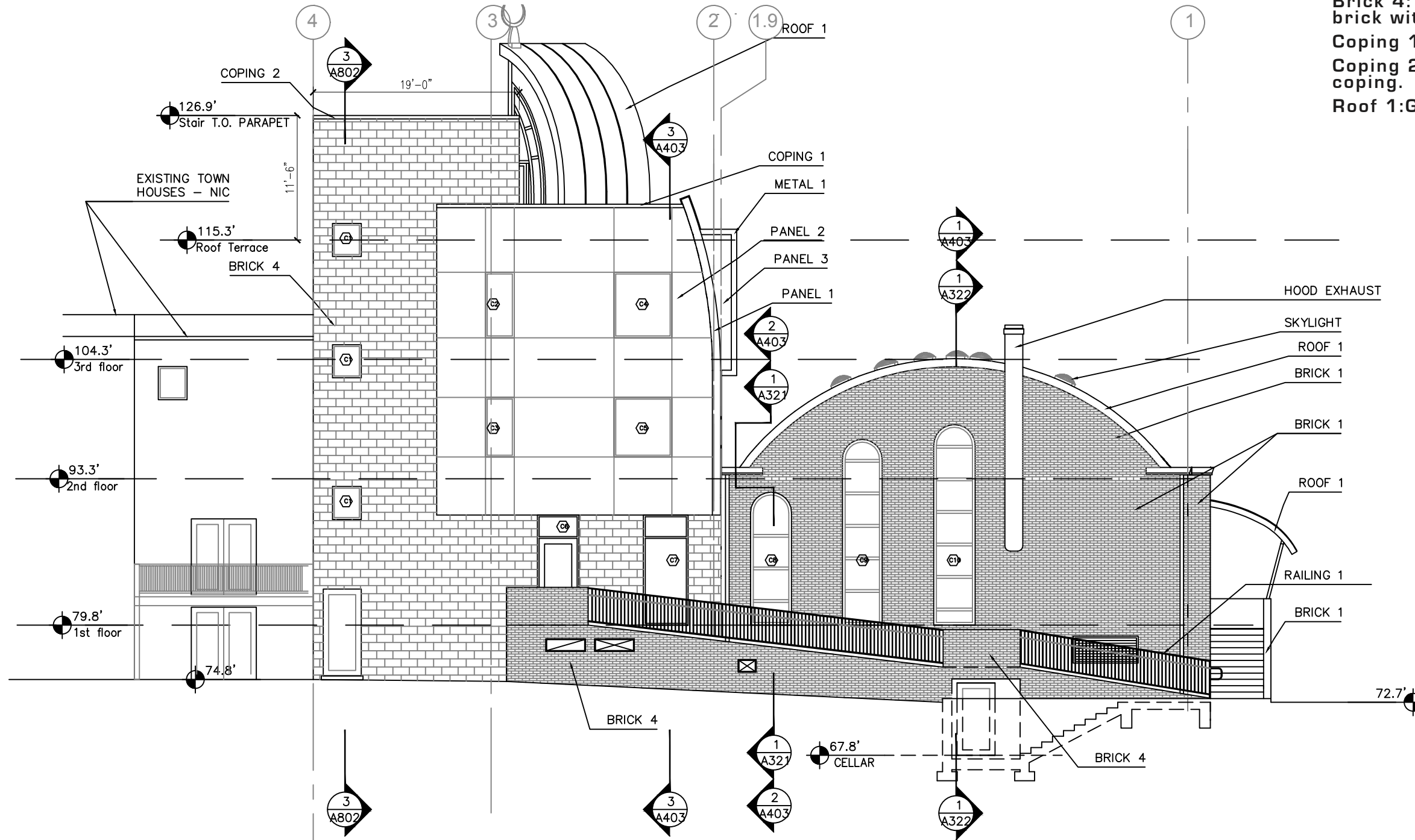


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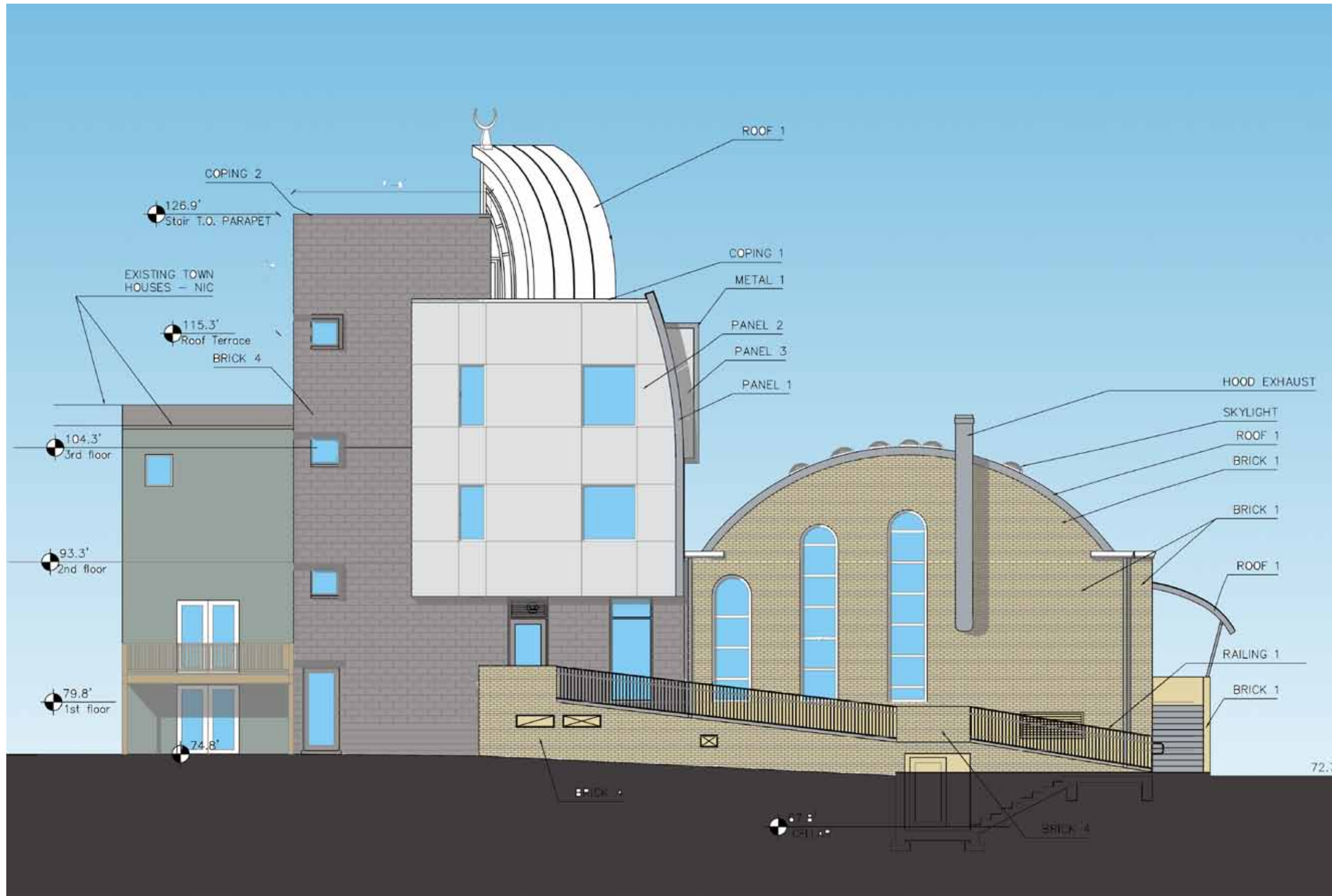
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south elevation

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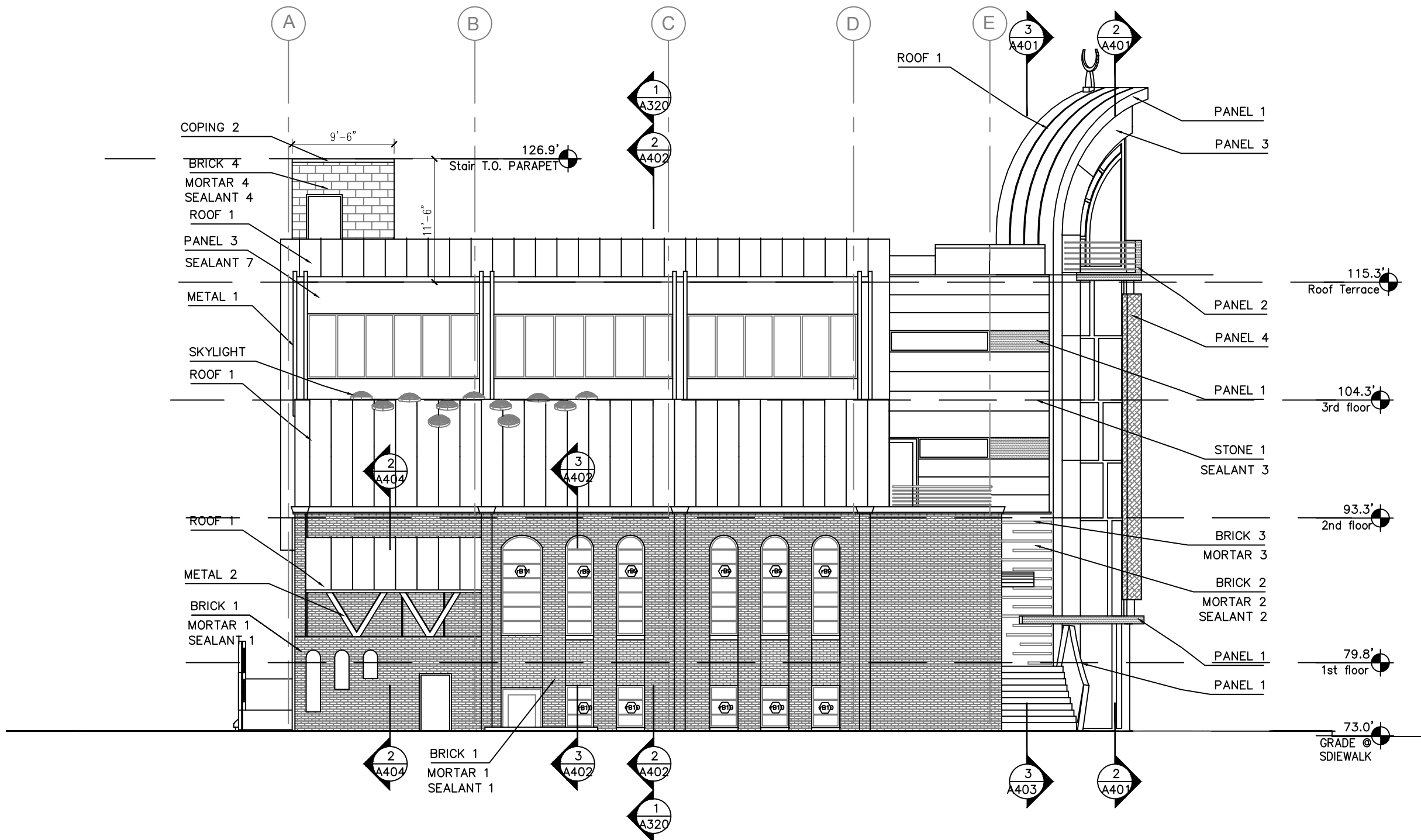
East Elevation 3/32" - 1' = 0"



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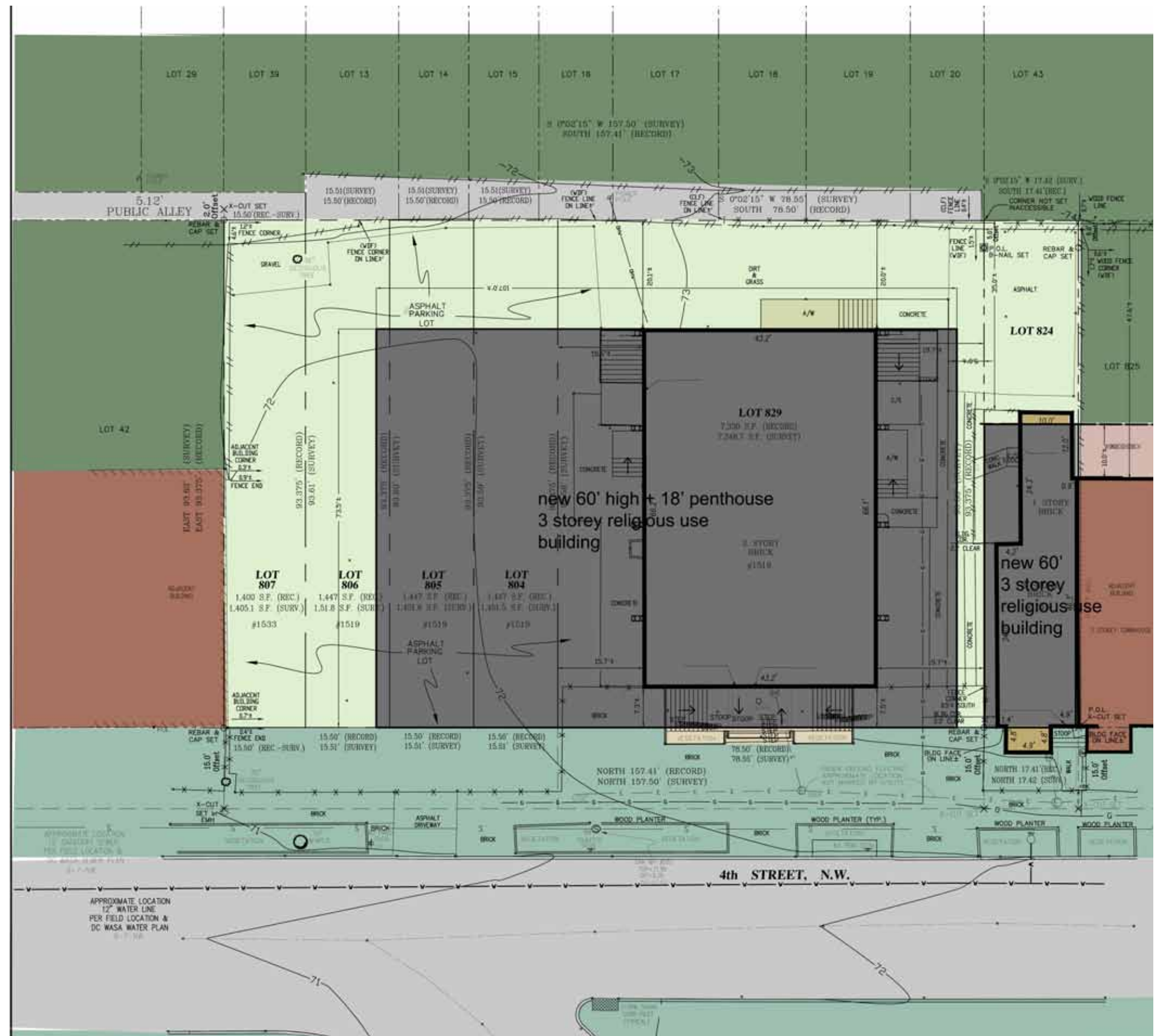
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east elevation



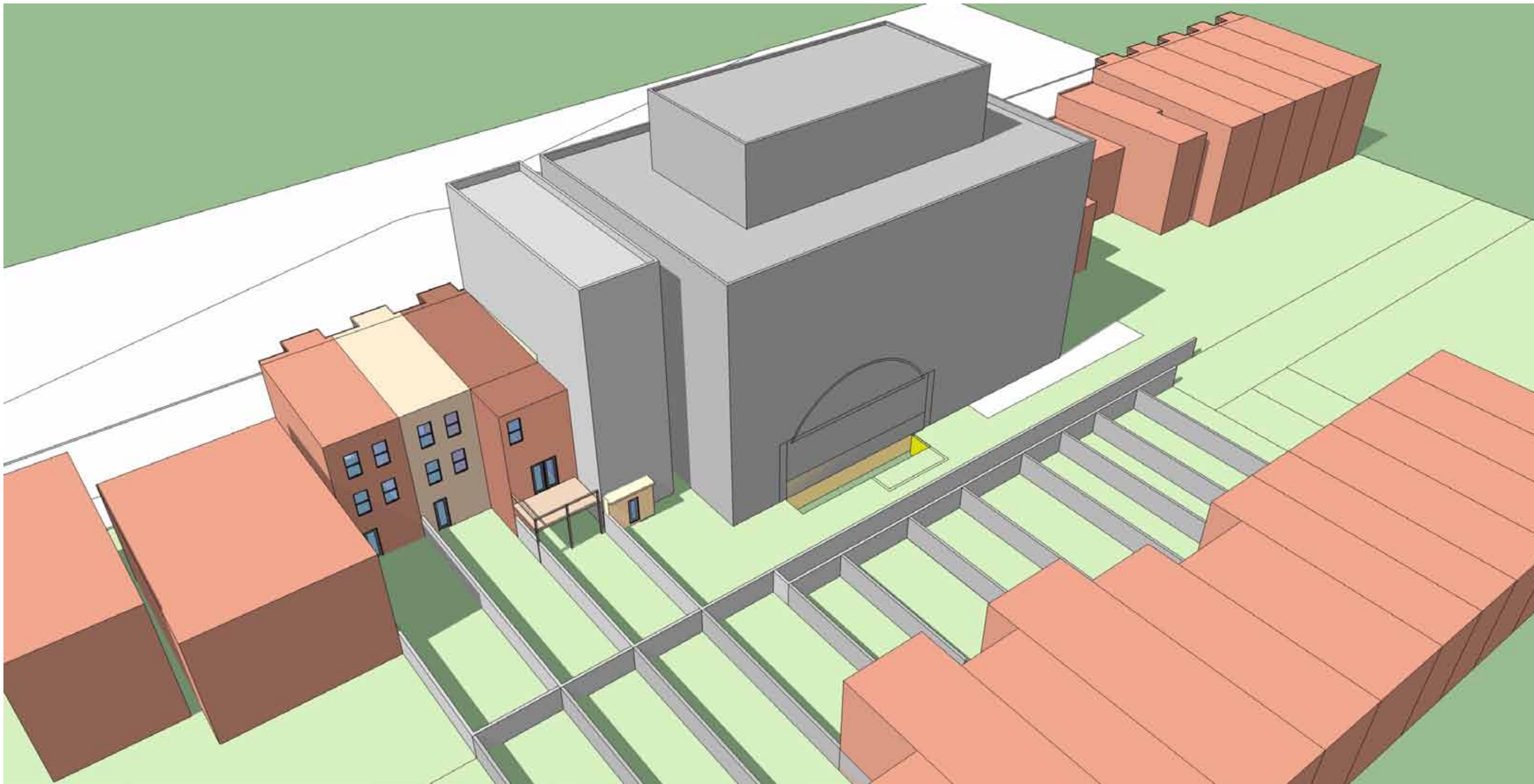
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North elevation 3/32"=1'0"



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



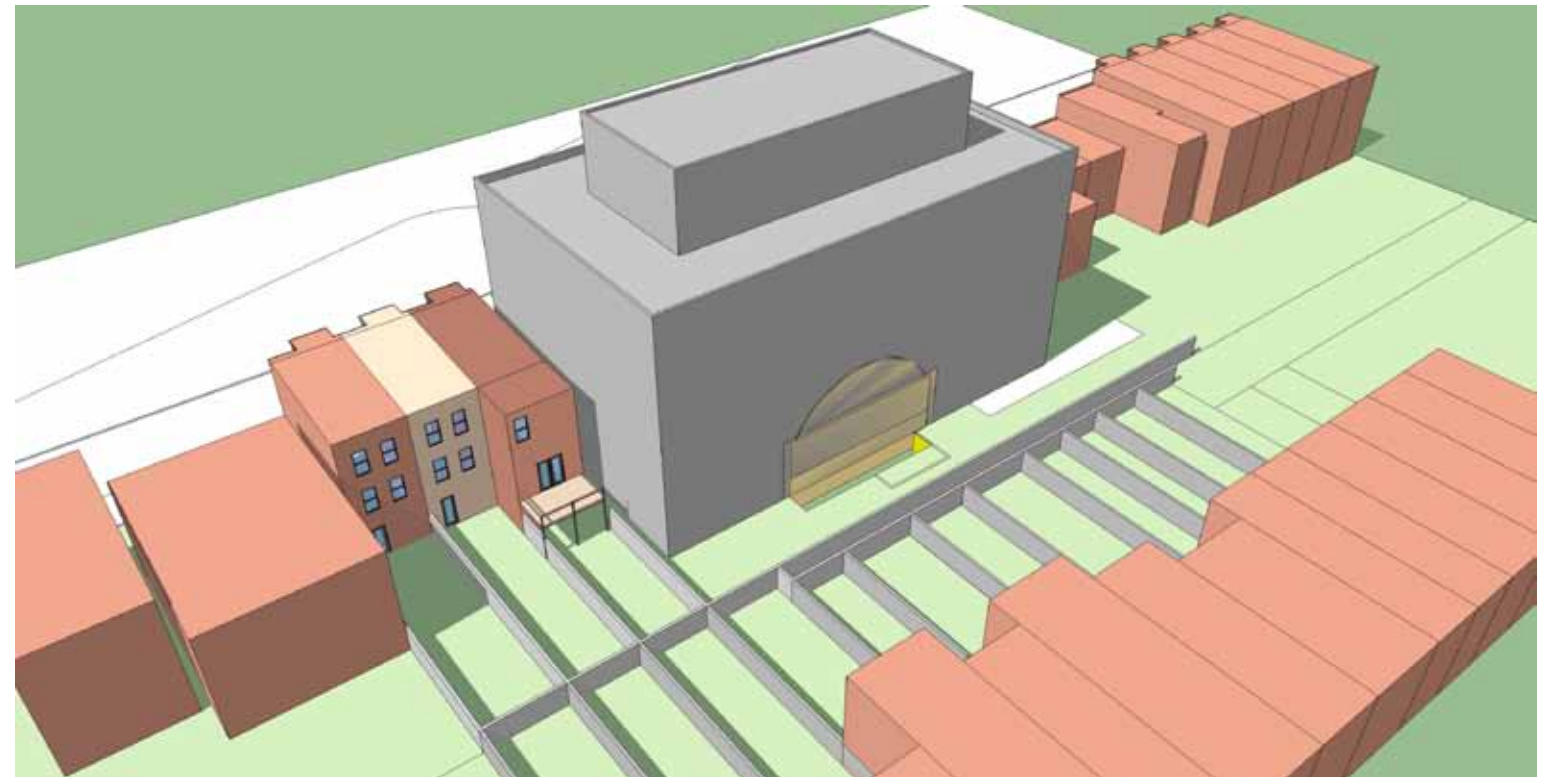


MARCH 21ST, 8 AM



MARCH 21ST, 4 PM

By-right scheme - ALTERNATE 2



MARCH 21ST, 12 PM



REAR VIEW - PROPOSED



MARCH 21ST, 8 AM



MARCH 21ST, 4 PM

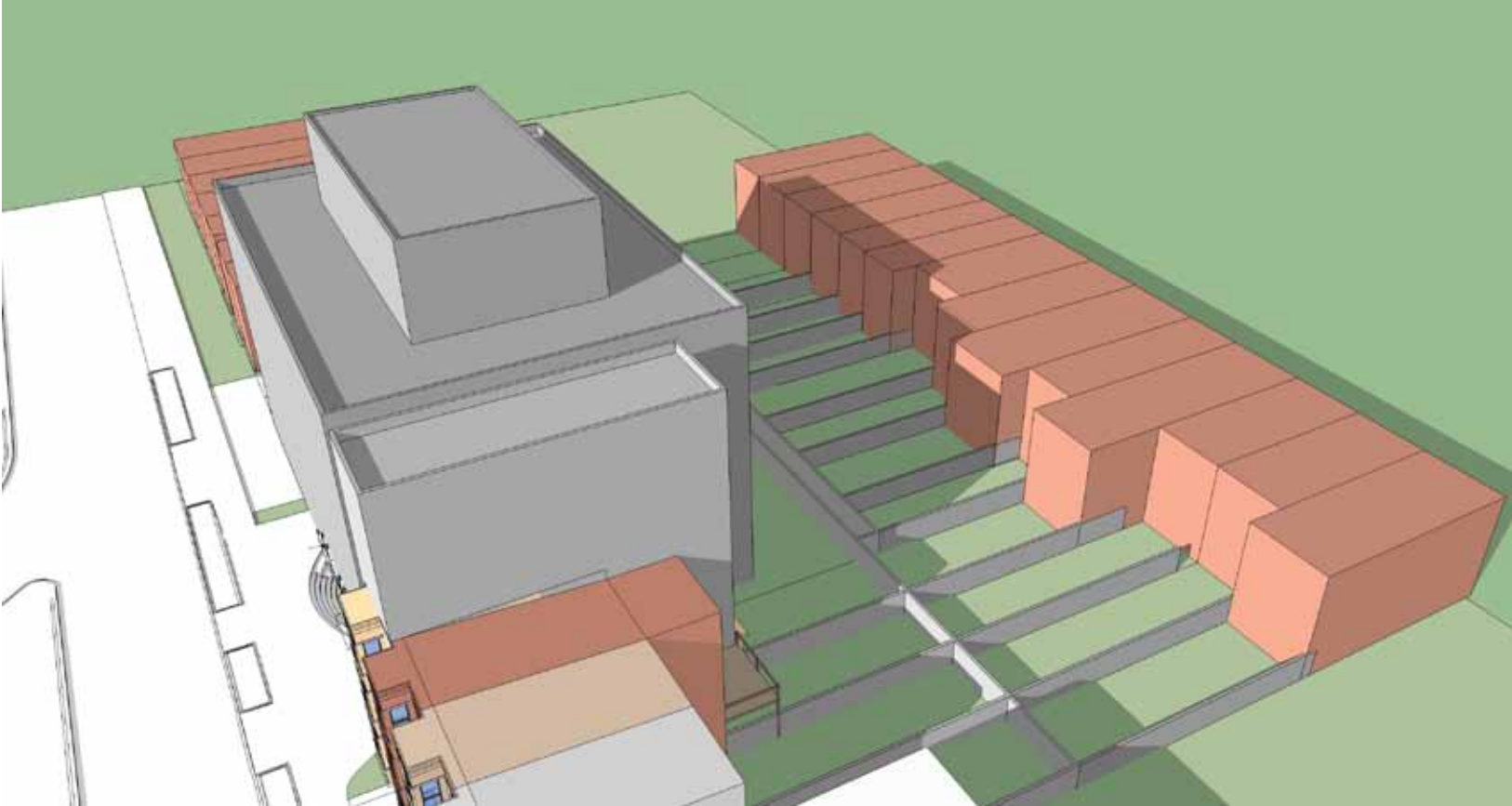
shadow study - PROPOSED SCHEME



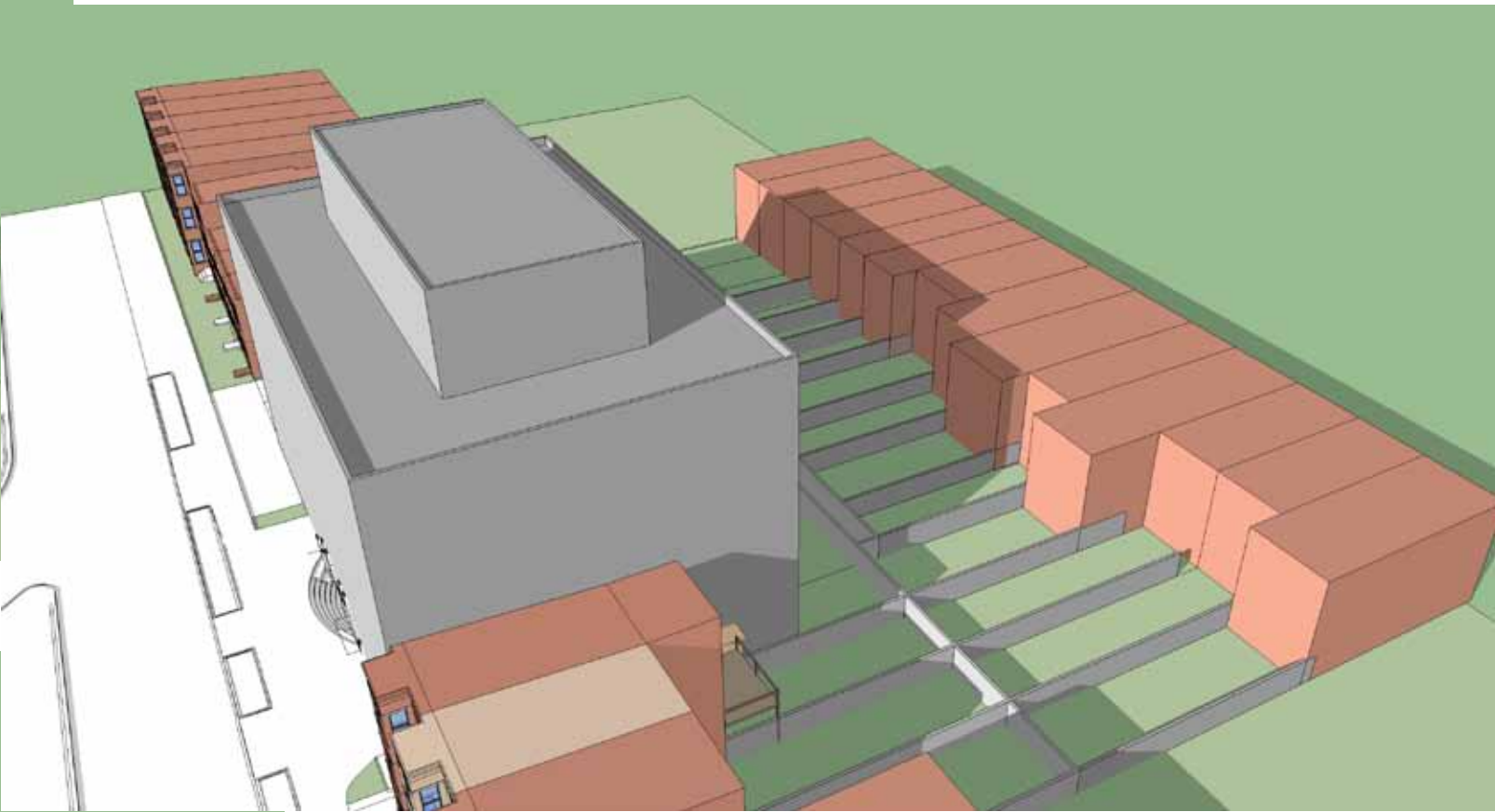
MARCH 21ST, 12 PM



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