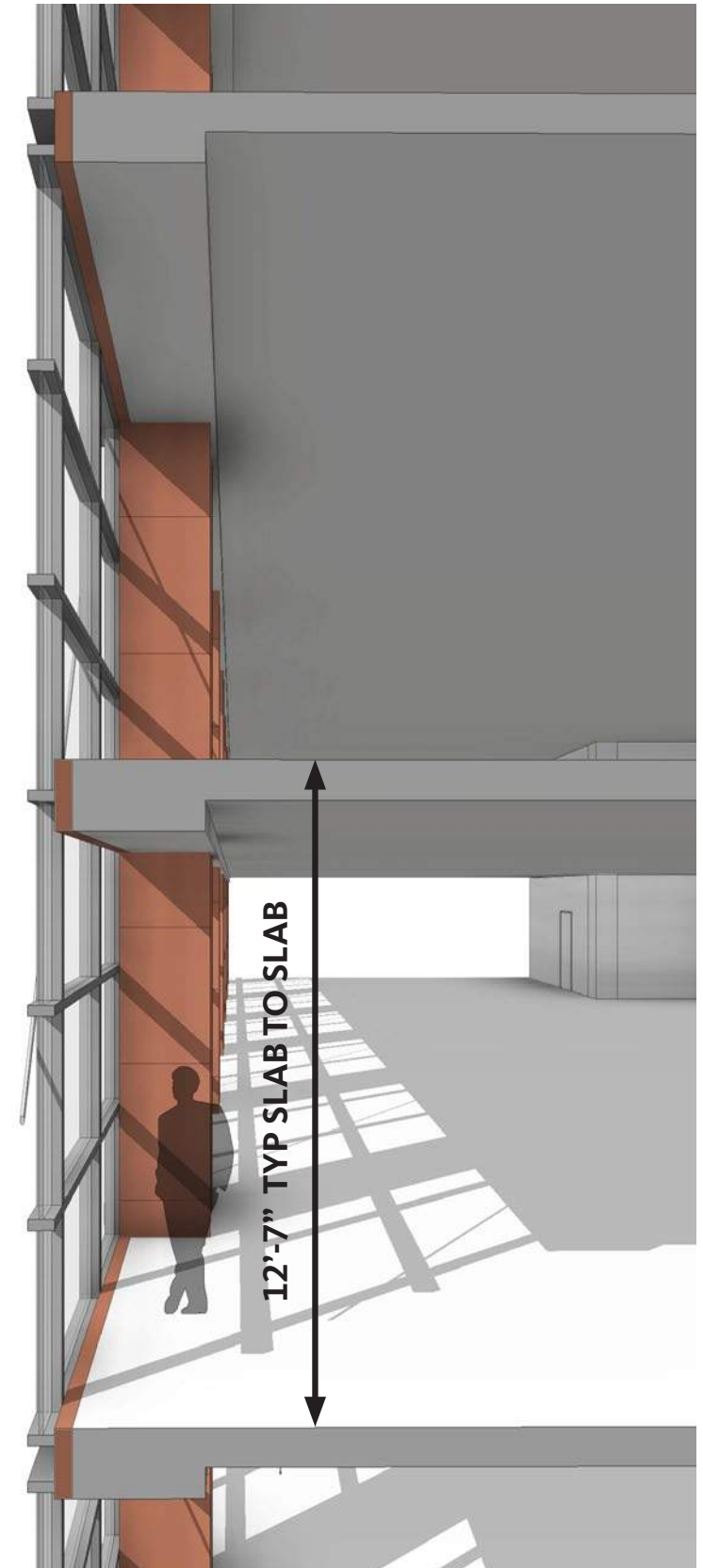
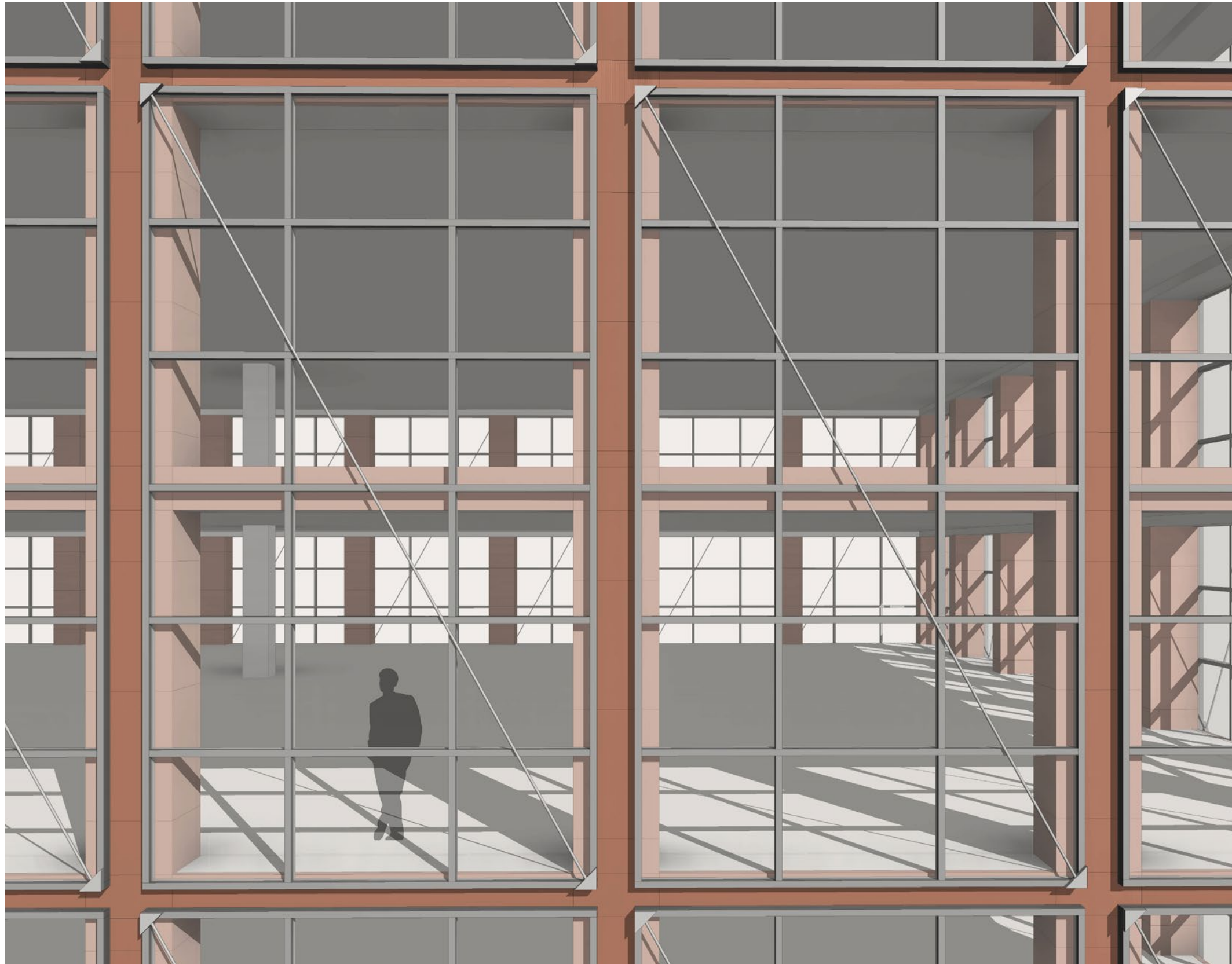


EXTERIOR WEST ELEVATION



EXTERIOR ELEVATION ENLARGED



EXTERIOR MATERIALS



MATERIAL A



MATERIAL B

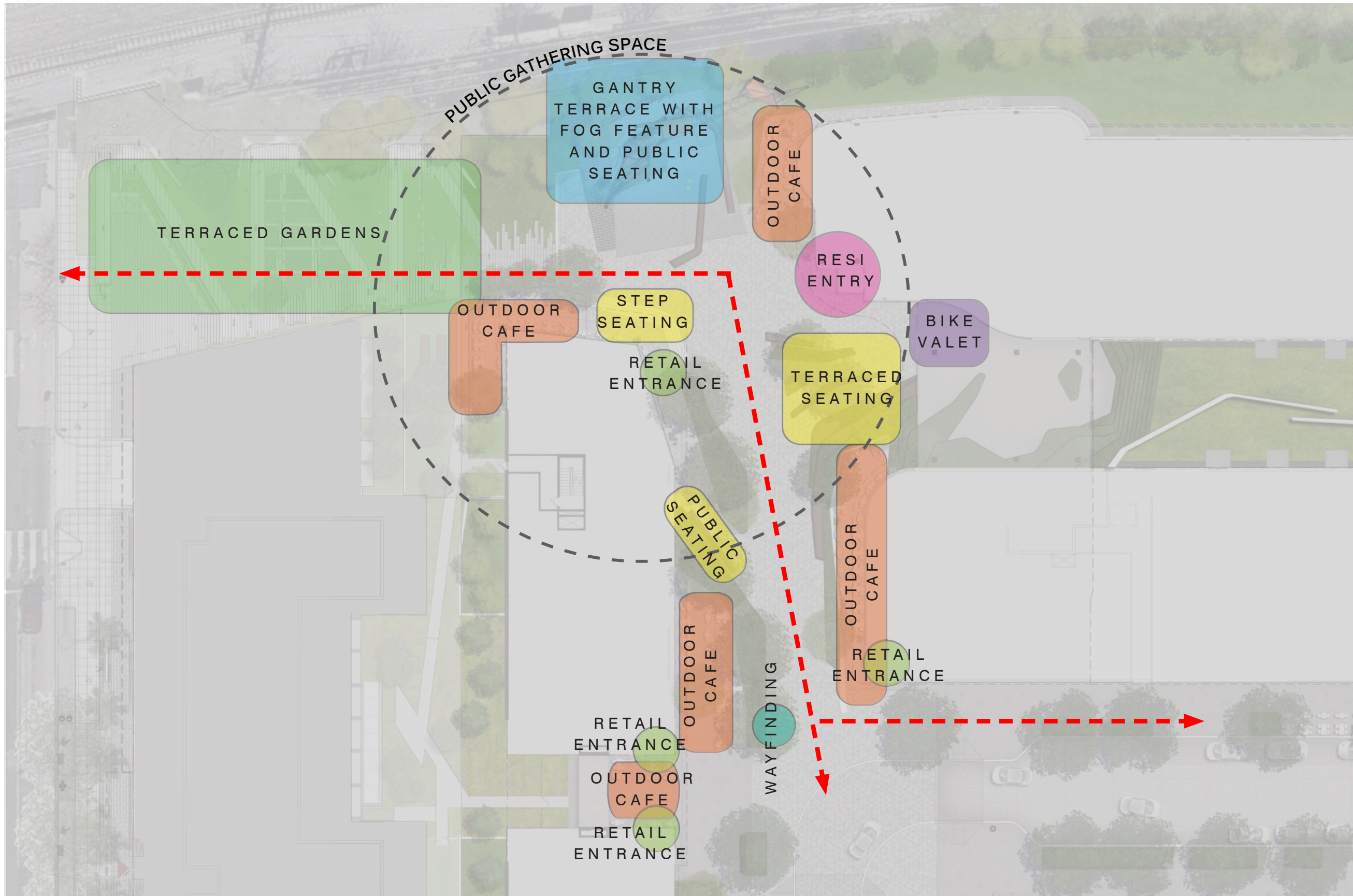




ILLUSTRATIVE SITE PLAN - CONSOLIDATED AND FIRST STAGE

December 23, 2016





December 23, 2016

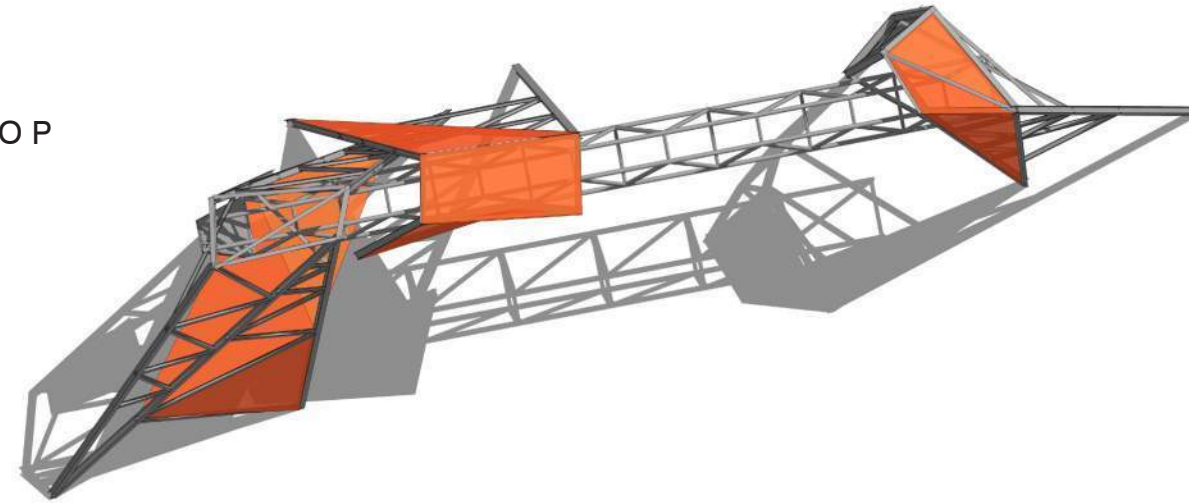
MORSE STREET PLAZA SPATIAL DIAGRAM

Note: Plan for illustrative purposes only and does not reflect exact design proposed



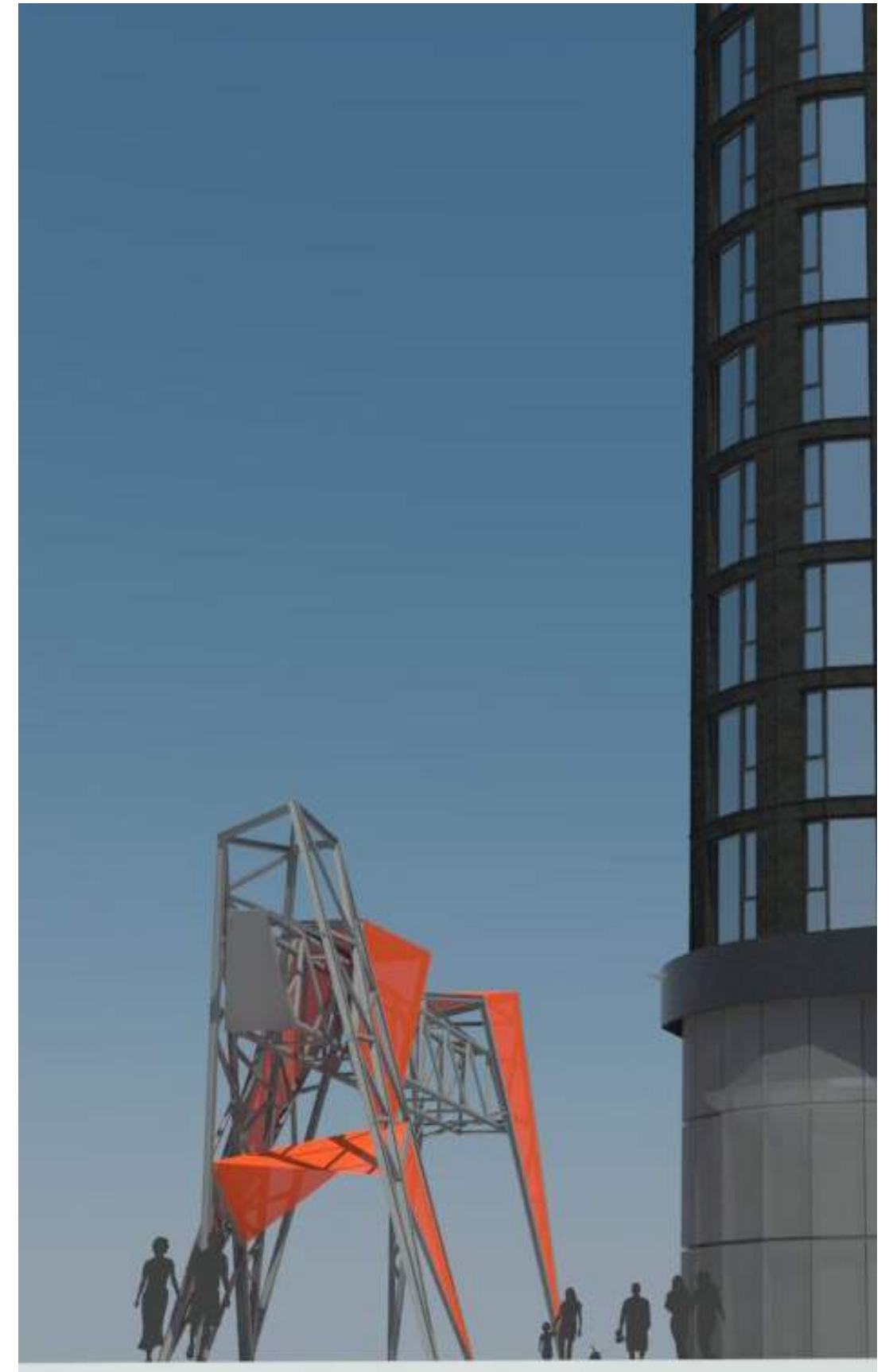
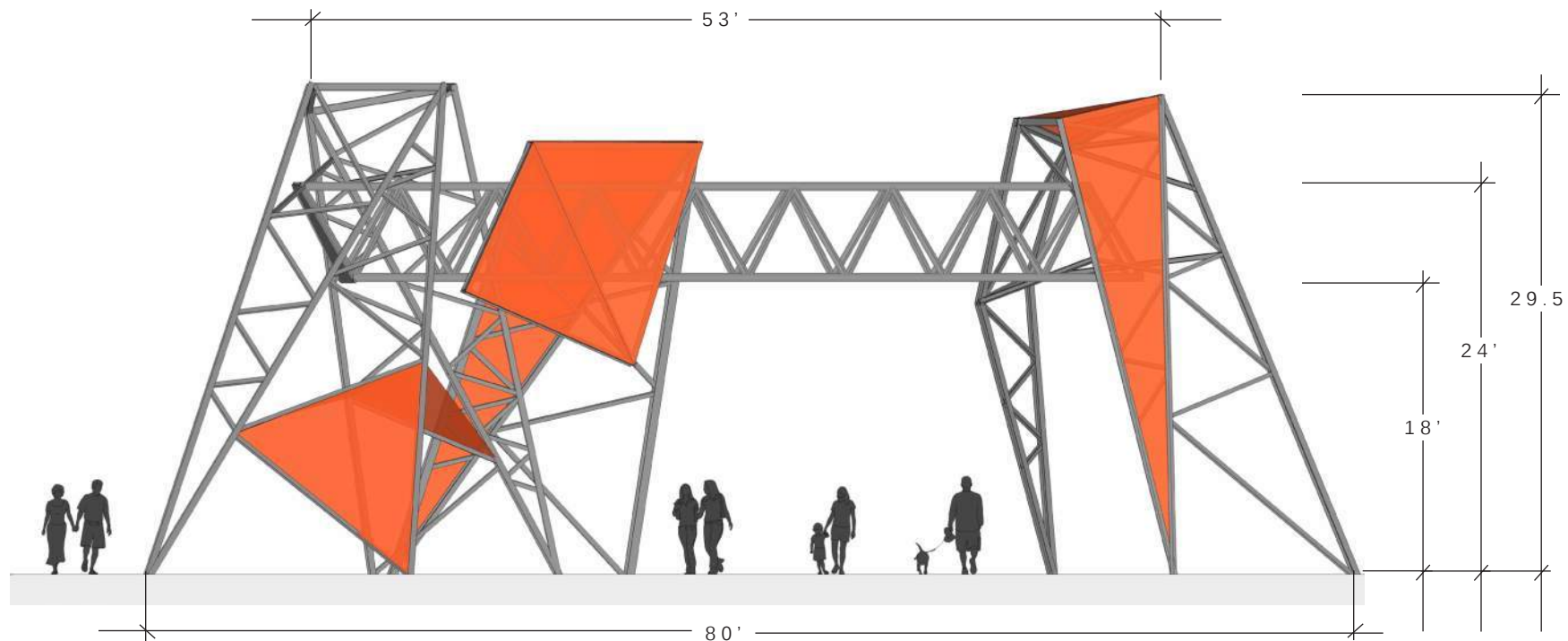
FUNCTION:

- NEIGHBORHOOD BEACON
- FILM / PERFORMANCE BACKDROP
- FRAME VIEWS OF TRAINS
- DEFINES OUTDOOR ROOM
- INTEGRATED FOG FEATURE



MATERIALITY:

- STEEL STRUCTURE WITH FABRIC
- SCRIM PANELS AND ACCENT
- LIGHTING



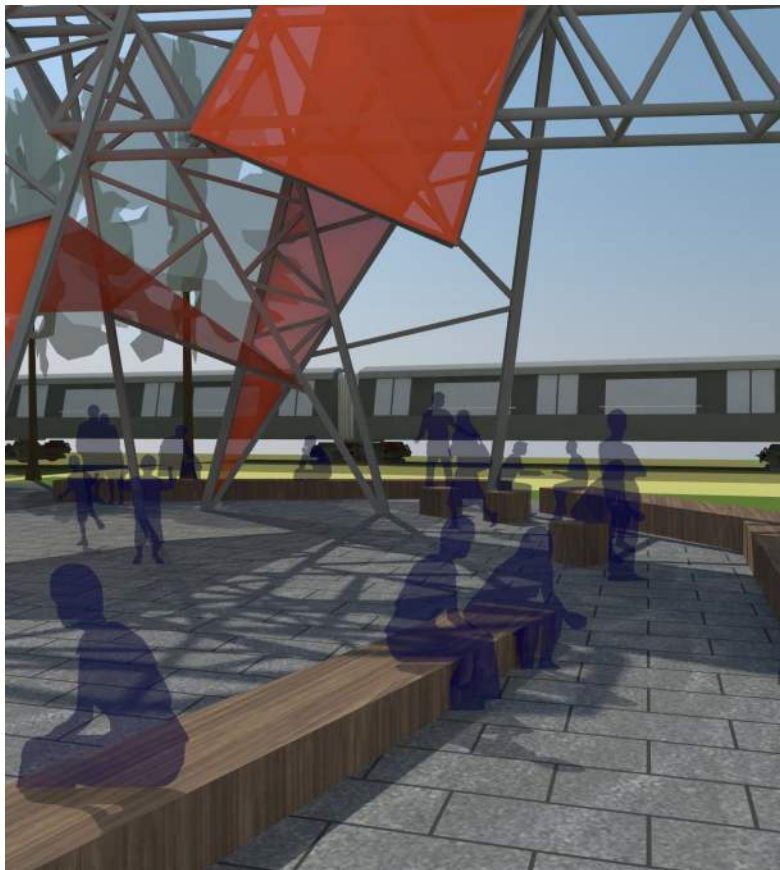
MORSE STREET PLAZA GANTRY

December 23, 2016



FRAMED VIEWS OF MOVING TRAINS

December 23, 2016



BENEATH THE GANTRY

MORSE STREET PLAZA GANTRY



ACCENT LIGHTING



OUTDOOR ROOM

December 23, 2016



GANTRY WITH FOG
December 23, 2016



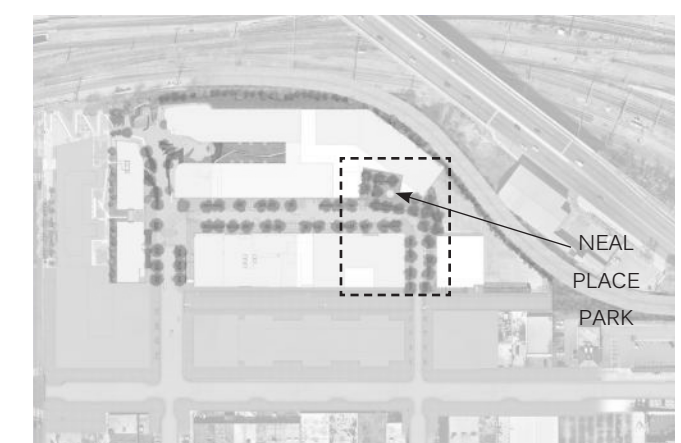
MORSE STREET PLAZA GANTRY



- ① WATER FEATURE
- ② UNIT PAVERS (BRICK, CONCRETE, ASPHALT)
- ③ CONCRETE PAVEMENT
- ④ COMMUNAL SEATING
- ⑤ BENCH SEATING
- ⑥ CHESS TABLES
- ⑦ CAFE SEATING

scale: 1"=40'

KEY PLAN



December 23, 2016