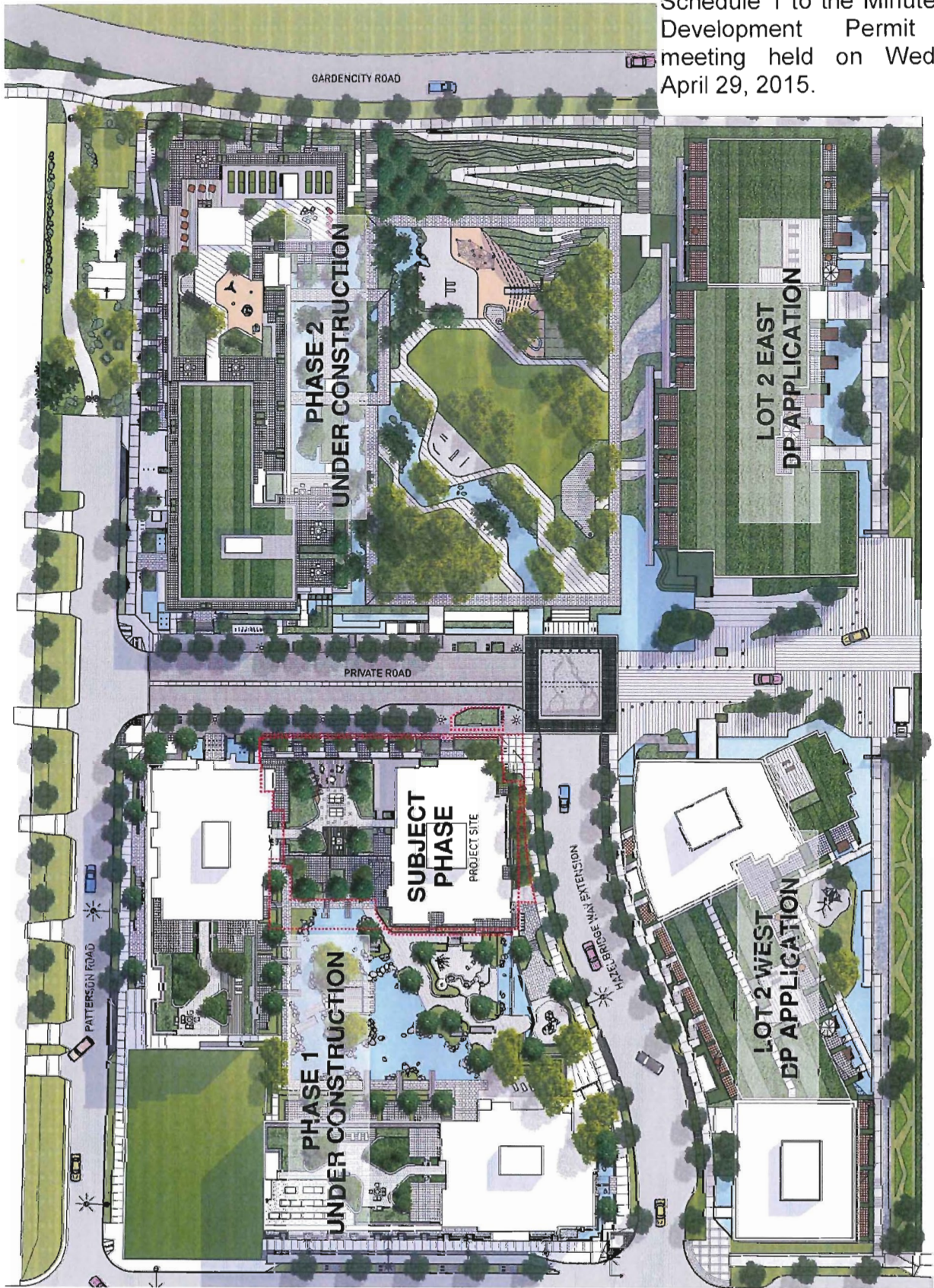
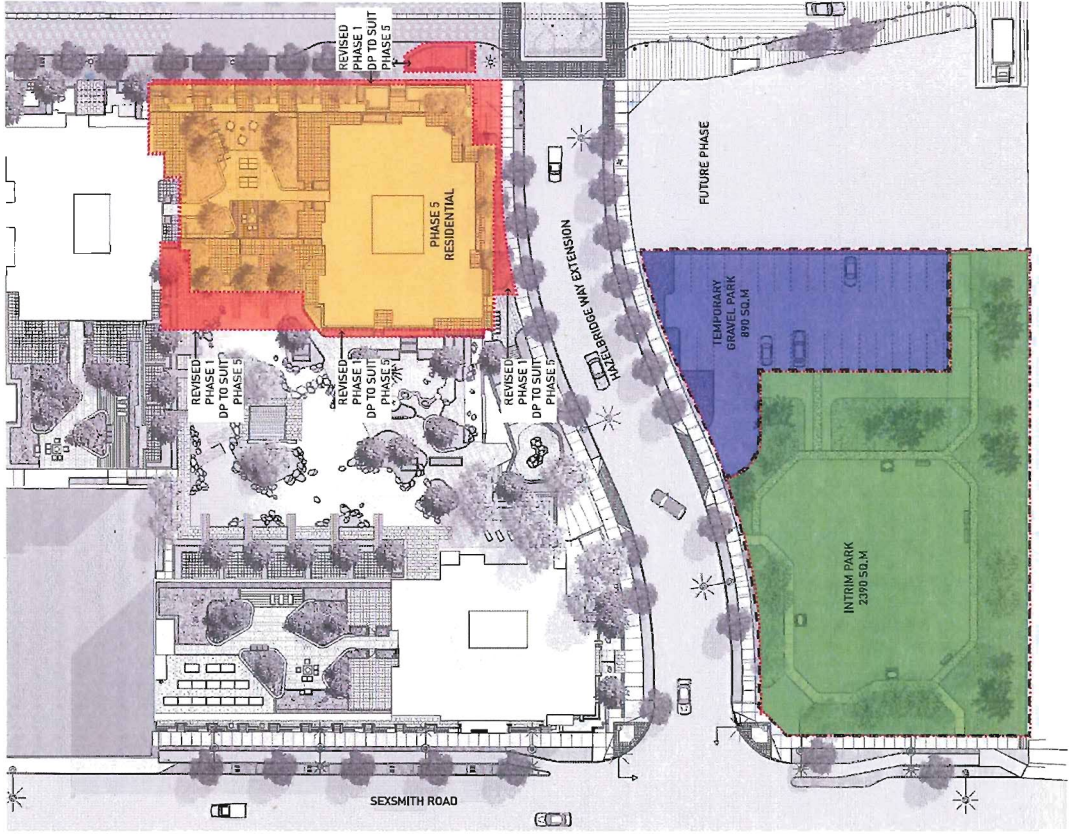


SITE PLAN



SITE PLAN



PHASE 5 DESIGN CONCEPT

PHASE 1



FRAMED TOWER / PODIUM

Phase 1 (currently under construction) is characterized by large overhanging framing elements to articulate the towers and podiums. Amenity spaces and artist studios at the base are further expressed to clearly delineate a base, middle, and top to the form.

PHASE 2



STEPPED MID-RISE

Phase 2 (currently in pre-construction) departs from the tower / podium typology for a more linear, stepping mid-rise form of development. The large amenity space and townhomes wrapping the base are expressed with brick and glass while the overall massing is broken down through a staggered pattern of iridescent metal panels.

PHASE 5

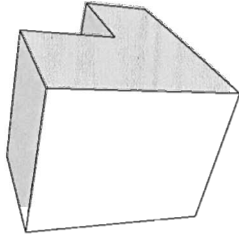


BASE - MIDDLE - TOWER

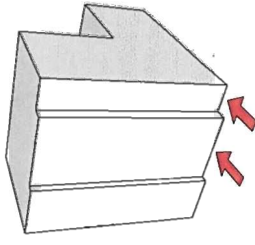
Phase 5 takes cues from both Phase 1 and 2 while establishing its own unique identity. The tower / podium typology utilized in Phase 1 is repeated here with stone used at the townhouse and lobby base.

The podium mid-section is clearly articulated through horizontal concrete upstands and vertical sunshades at the podium level. A framing element is used around the podium to reflect the Phase 1 elements also lining the courtyard.

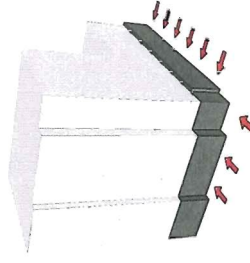
The tower volume positioned at the primary corner is further expressed through a staggered pattern of iridescent metal panel similar to the facade treatment in Phase 2. Slab extensions are used as a scaling device to further emphasize the overall composition as an interplay of a base, middle, and tower.



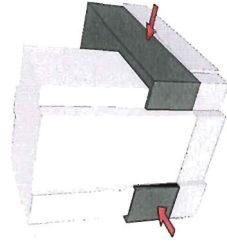
01 - ZONING FORM



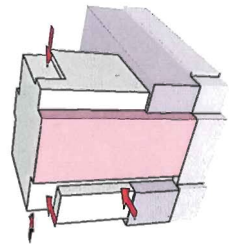
02 - SETBACKS



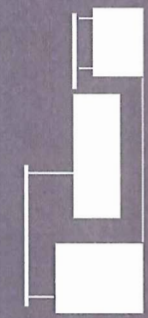
03 - BASE



04 - MIDDLE



05 - TOWER



PLANS



ULTIMATE PARKING

PHASE 1	
RESIDENTIAL	206
VISITOR	51
SUBTOTAL	327
PHASE 2	
RESIDENTIAL	267
VISITOR	47
SUBTOTAL	314
PHASE 5	
RESIDENTIAL	138
VISITOR	25
SUBTOTAL	163
TOTAL	804

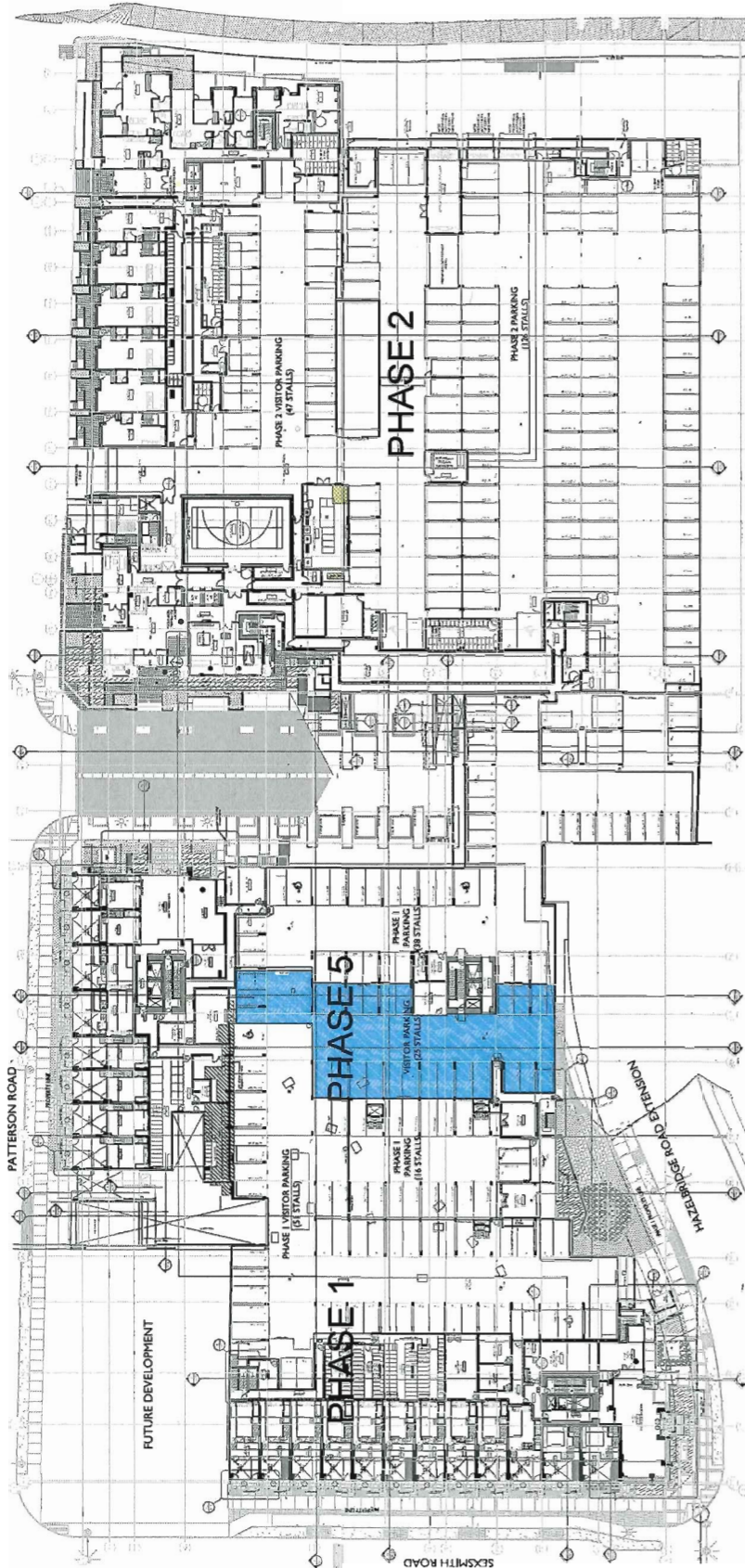
LOT 1 TOTAL PARKING

PHASE 1	
ONSITE	337
OFFSITE	12
SUBTOTAL	349
PHASE 2	
ONSITE	314
OFFSITE	11
SUBTOTAL	325
PHASE 5	
ONSITE	163
OFFSITE	7
SUBTOTAL	170
TOTAL	844

LOT 1 ONSITE PARKING

PHASE 1	
RESIDENTIAL	202
VISITOR	51
TRANSITIONAL	24
SUBTOTAL	377
PHASE 2	
RESIDENTIAL	263
VISITOR	47
TRANSITIONAL	24
SUBTOTAL	334
PHASE 5	
RESIDENTIAL	122
VISITOR	25
TRANSITIONAL	16
SUBTOTAL	163
TOTAL	814

PLANS



LOT 1 PERMANENT PARKING	
PHASE 1	
RESIDENTIAL	286
VISITOR	51
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	167
VISITOR	47
SUBTOTAL	214
PHASE 5	
RESIDENTIAL	138
VISITOR	25
SUBTOTAL	163
TOTAL	814

LOT 1 TOTAL PARKING	
PHASE 1	
ON-SITE	337
OFF-SITE	32
SUBTOTAL	369
PHASE 2	
ON-SITE	164
OFF-SITE	11
SUBTOTAL	175
PHASE 5	
ON-SITE	163
OFF-SITE	7
SUBTOTAL	170
TOTAL	814

LOT 1 ON-SITE PARKING	
PHASE 1	
RESIDENTIAL	252
VISITOR	51
TRANSITIONAL	34
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	138
VISITOR	47
TRANSITIONAL	34
SUBTOTAL	219
PHASE 5	
RESIDENTIAL	122
VISITOR	25
TRANSITIONAL	16
SUBTOTAL	163
TOTAL	814

PLANS

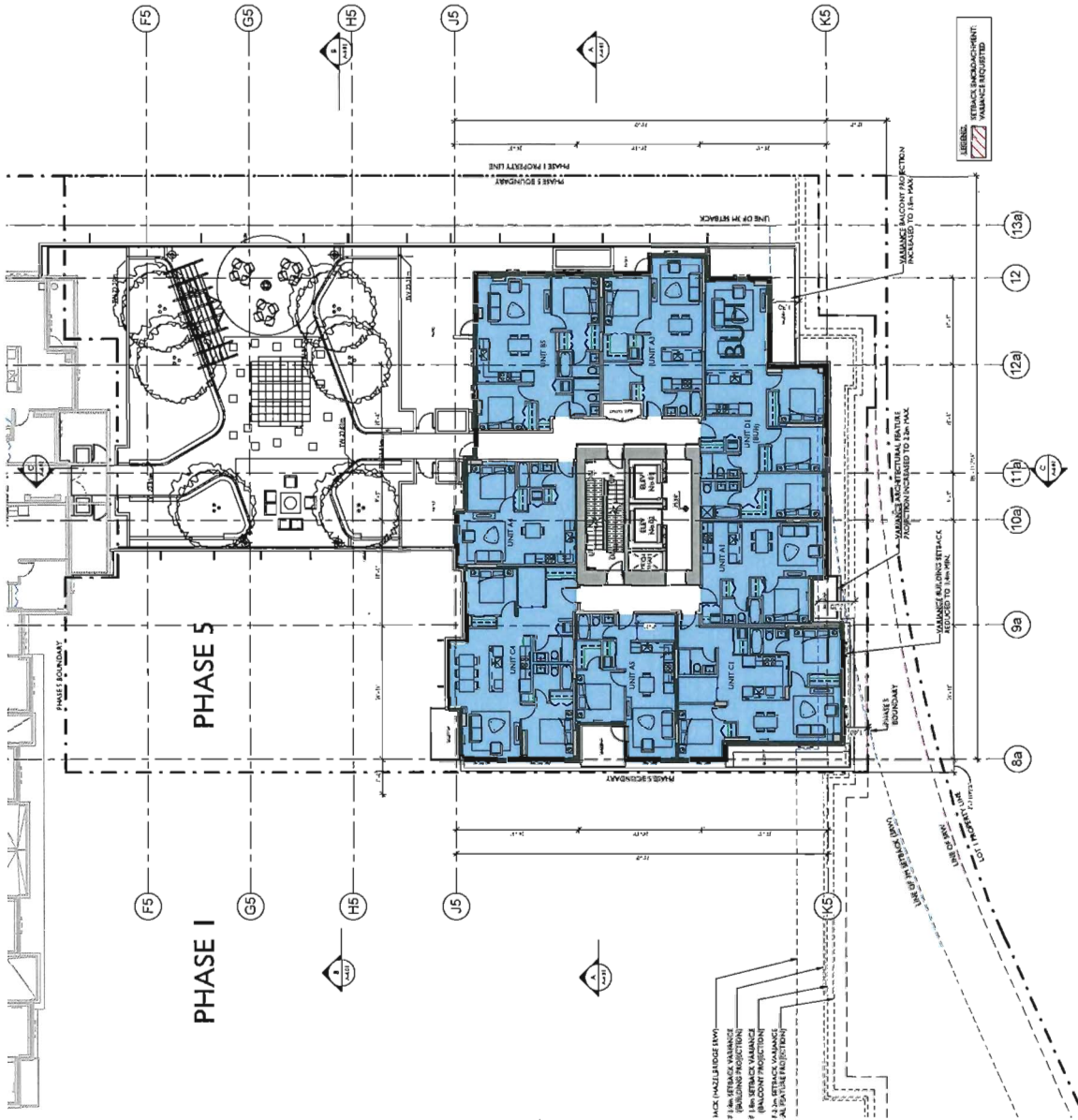


1) SETBACK (HAZELBRIDGE BAY)
 USE OF FULL SETBACK VARIANCE
 USE OF FULL SETBACK VARIANCE
 USE OF FULL SETBACK VARIANCE
 BALCONY PROTRUSION
 USE OF FULL SETBACK VARIANCE
 STRUCTURAL FRAME PROTRUSION

LEVEL 3

PLANS

PHASE 2



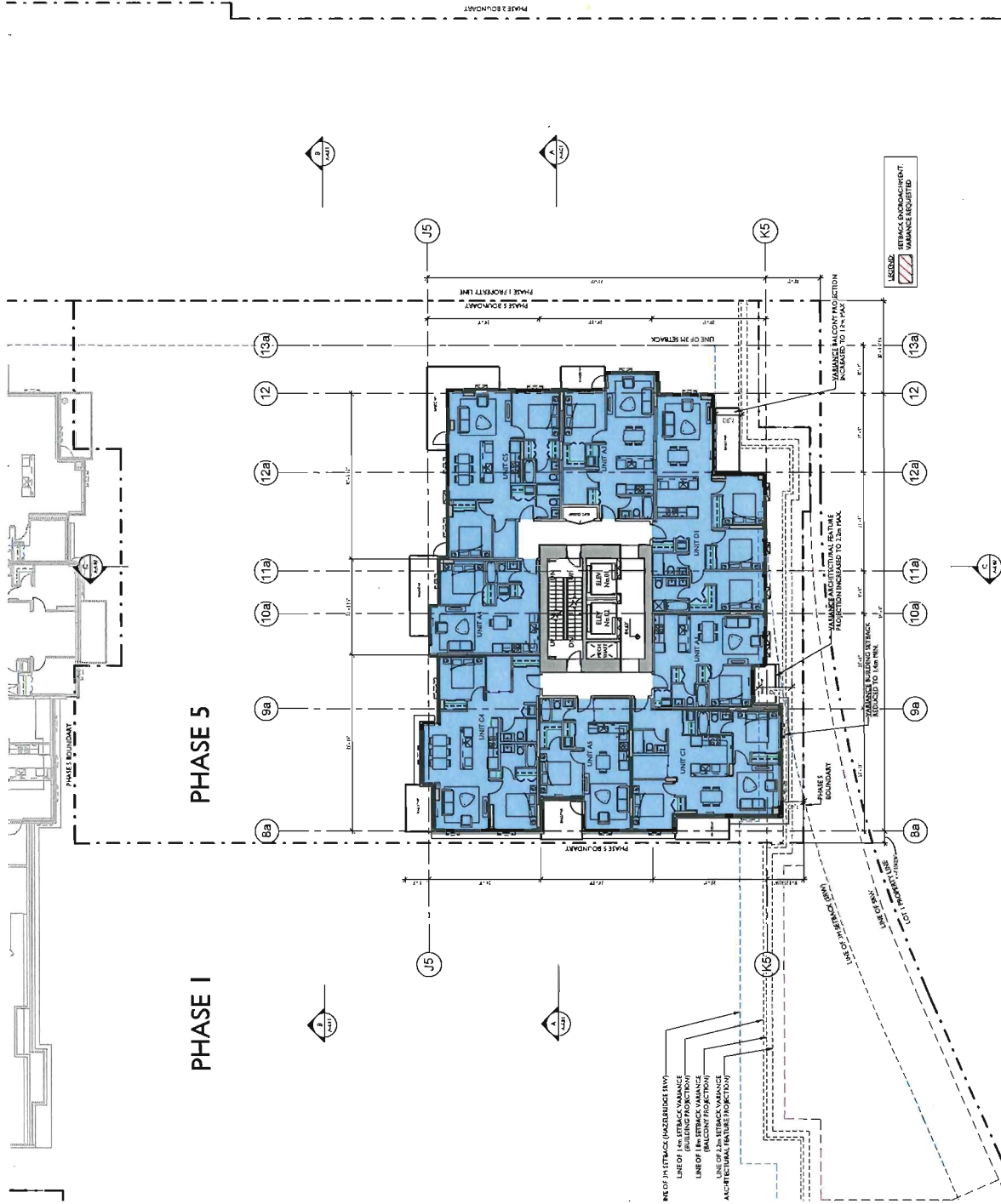
LEVEL 9

PLANS

PHASE I

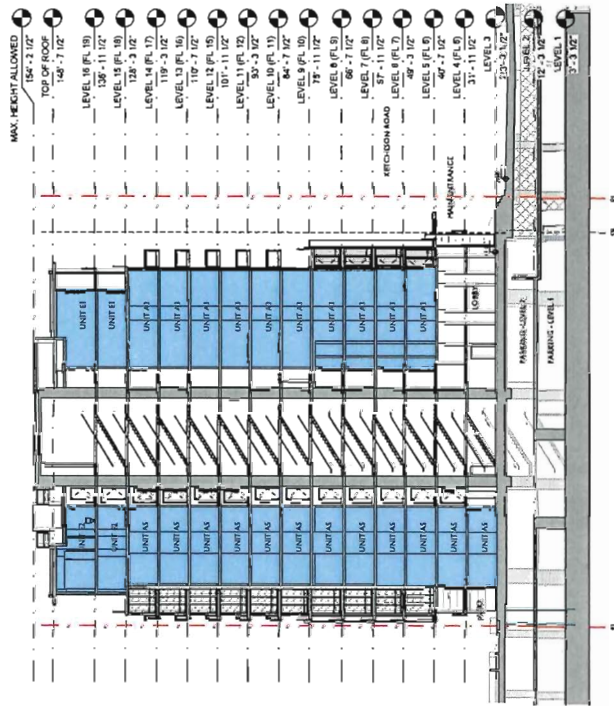
PHASE 5

PHASE 2



LEVELS 10-14

SECTIONS



SECTION A



SECTION C

ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS



WEST ELEVATION

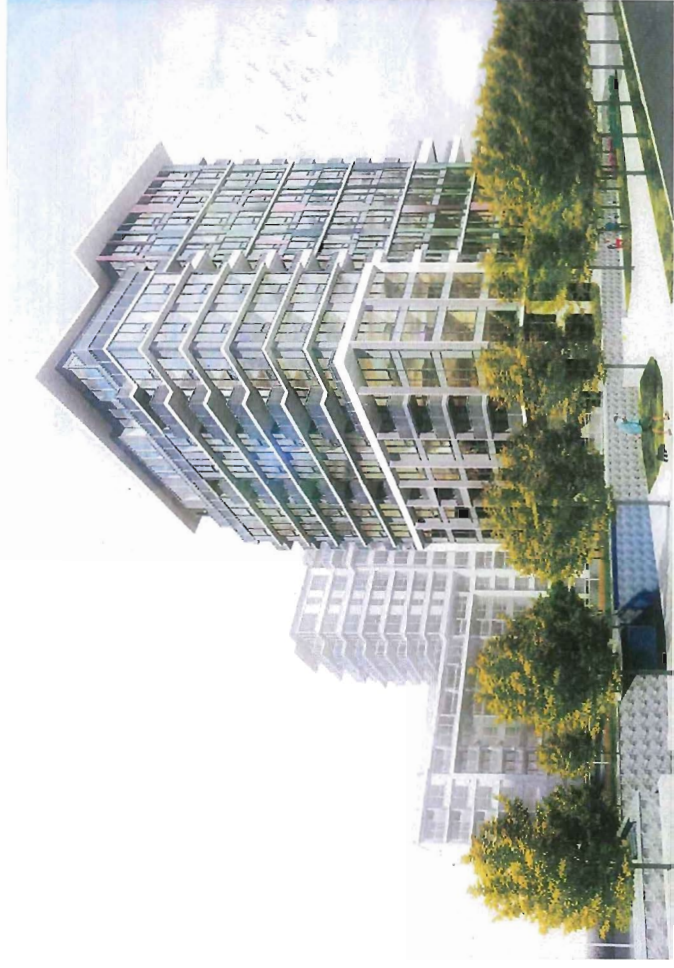


NORTH ELEVATION

RENDERINGS



VIEW FROM EAST



VIEW FROM SOUTHWEST

MATERIALS



SPECTRA METAL PANEL



AMAZON

SPECTRA METAL PANEL



SAKURA

TOWER

MULLIONS



SILVER

SPANDREL



GP CHARLESTON
CL3172W

VERTICAL SUNSHADES



SILVER

MIDDLE

PAINTED CONCRETE

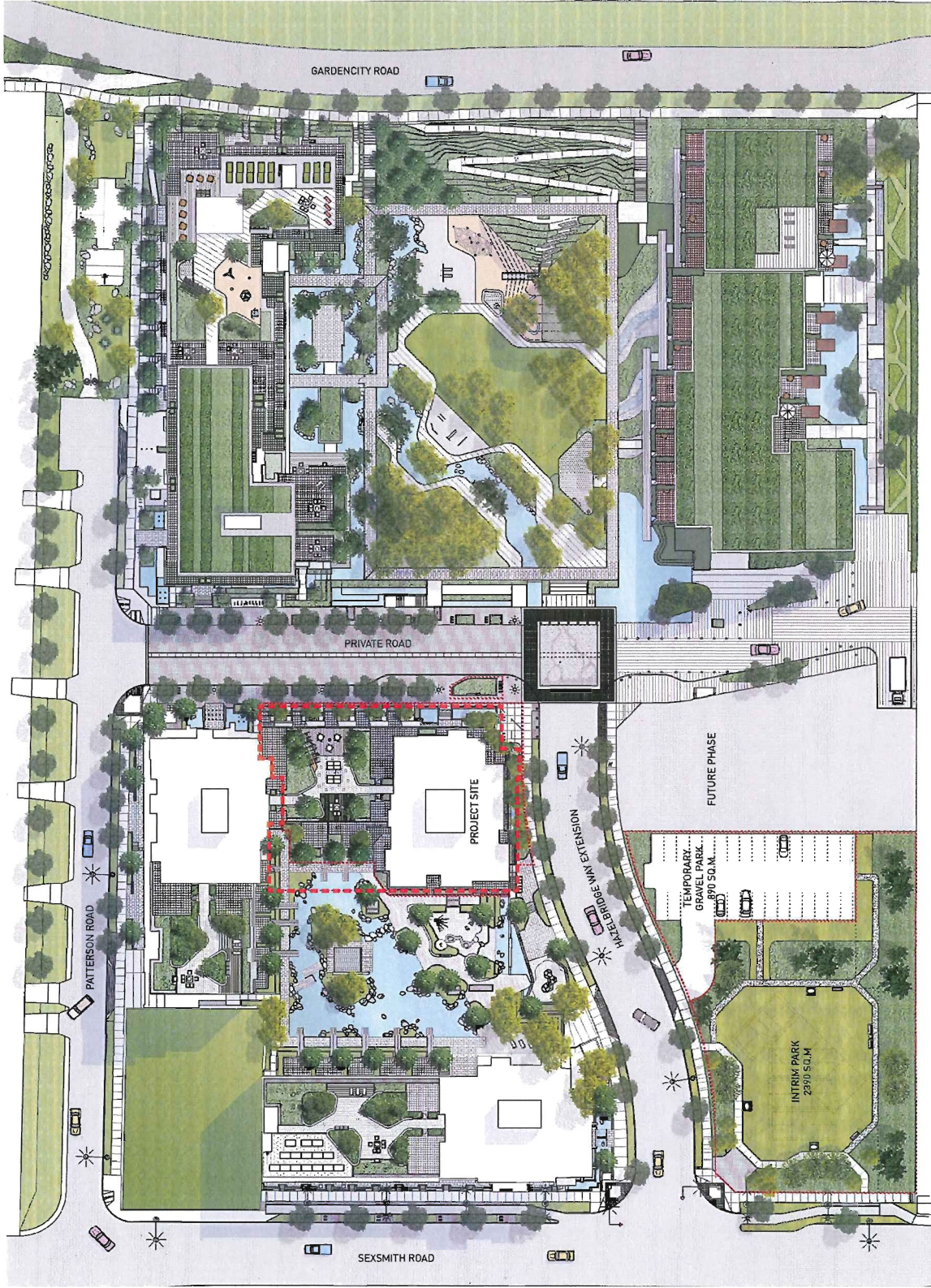
BM CC-30
OXFORD WHITE

BASE

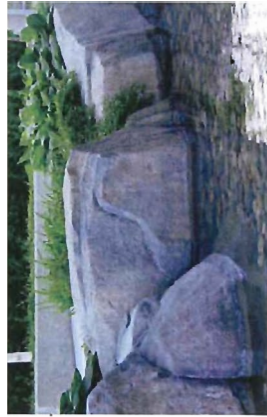
STONE



ARRISCRAFT MONTECITO



inspiration



ROOFTOP GARDEN



COURTYARD WATER FEATURE AND TOWNHOUSE PATIO



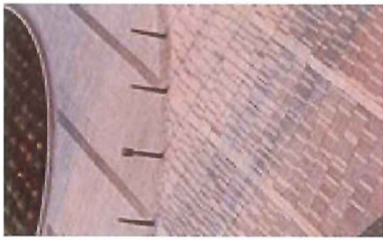
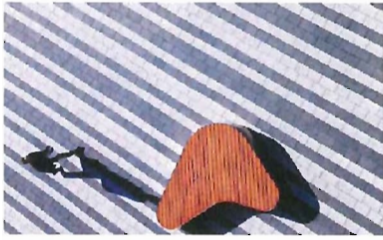
LOBBY AND TOWNHOUSE PATIO



INTERIOR PARK



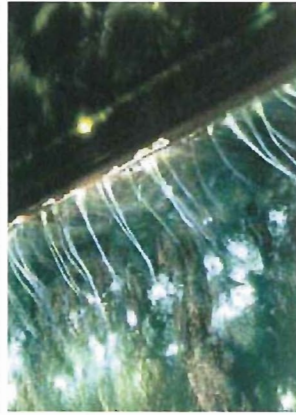
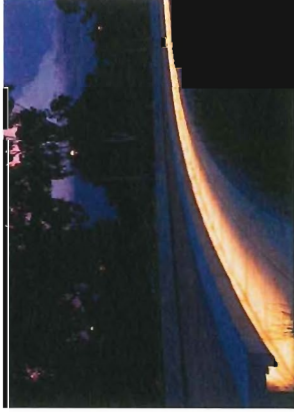
paving



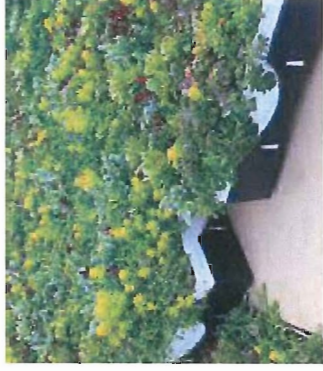
furnishings

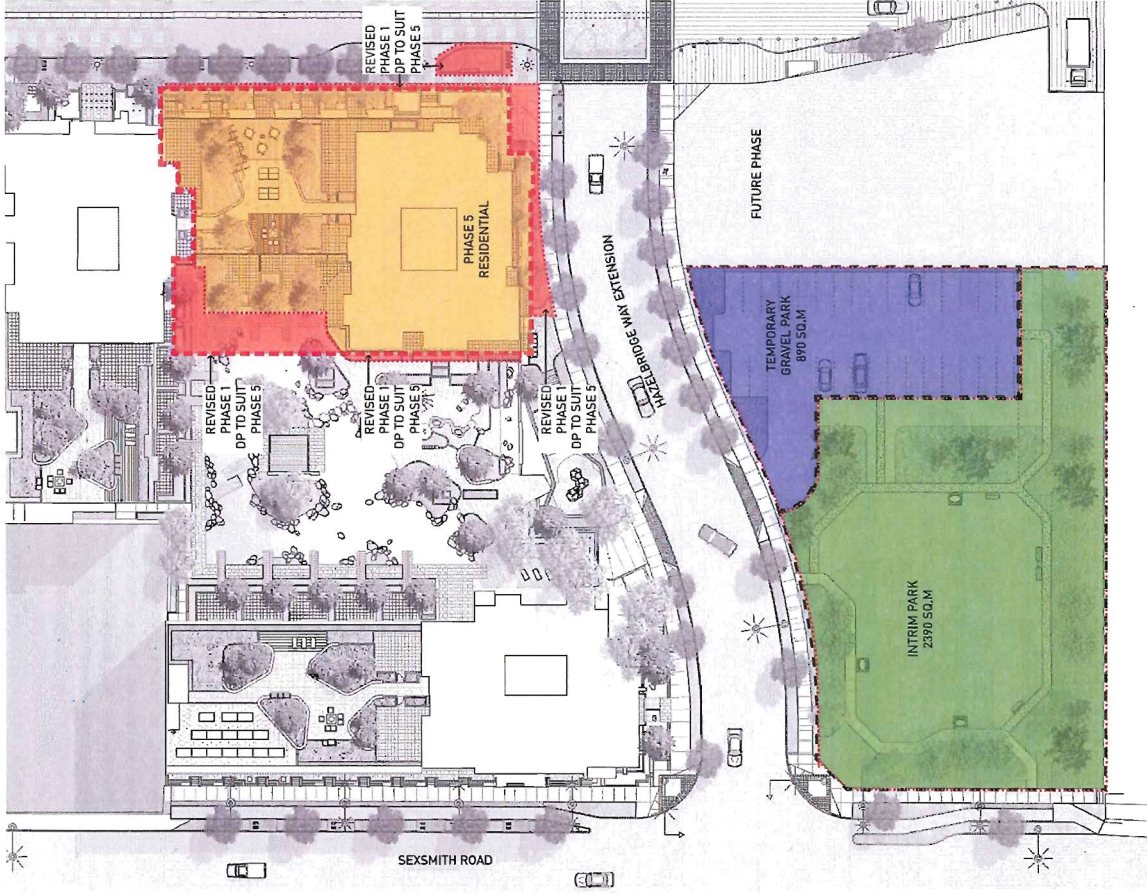
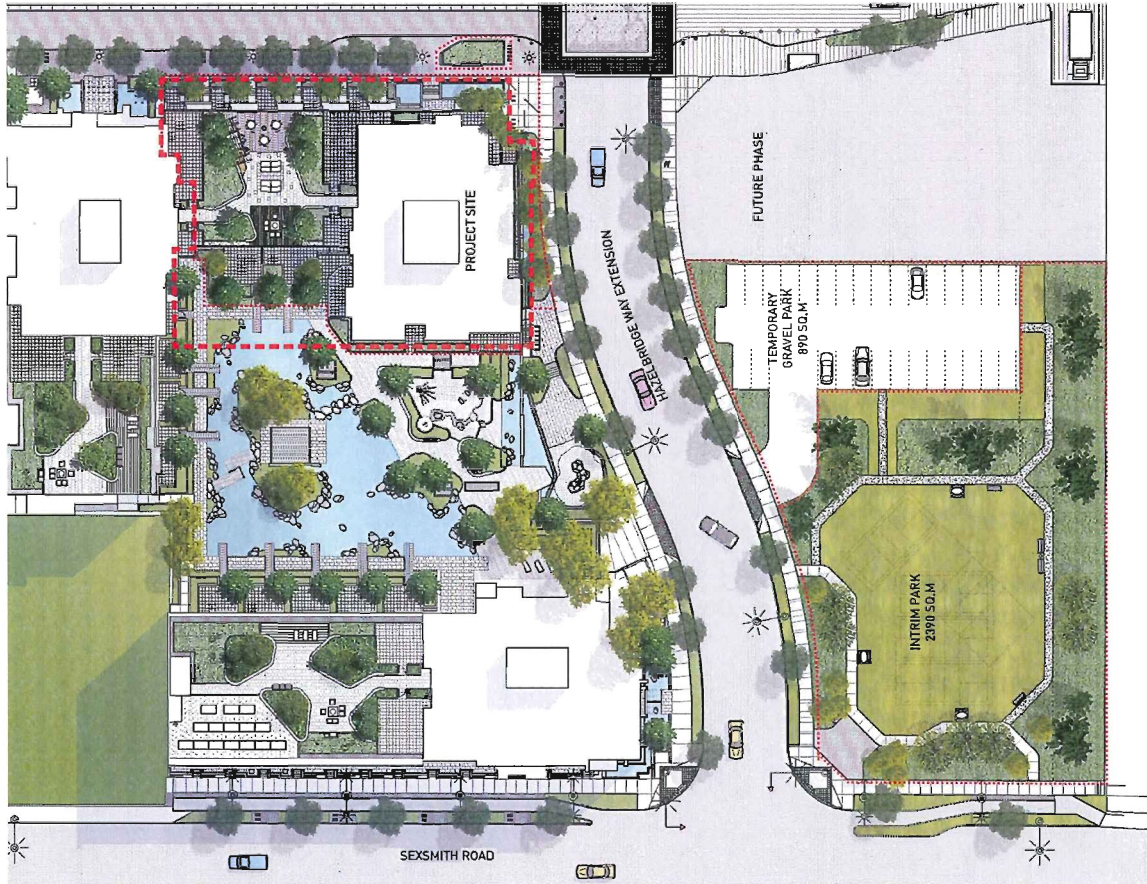


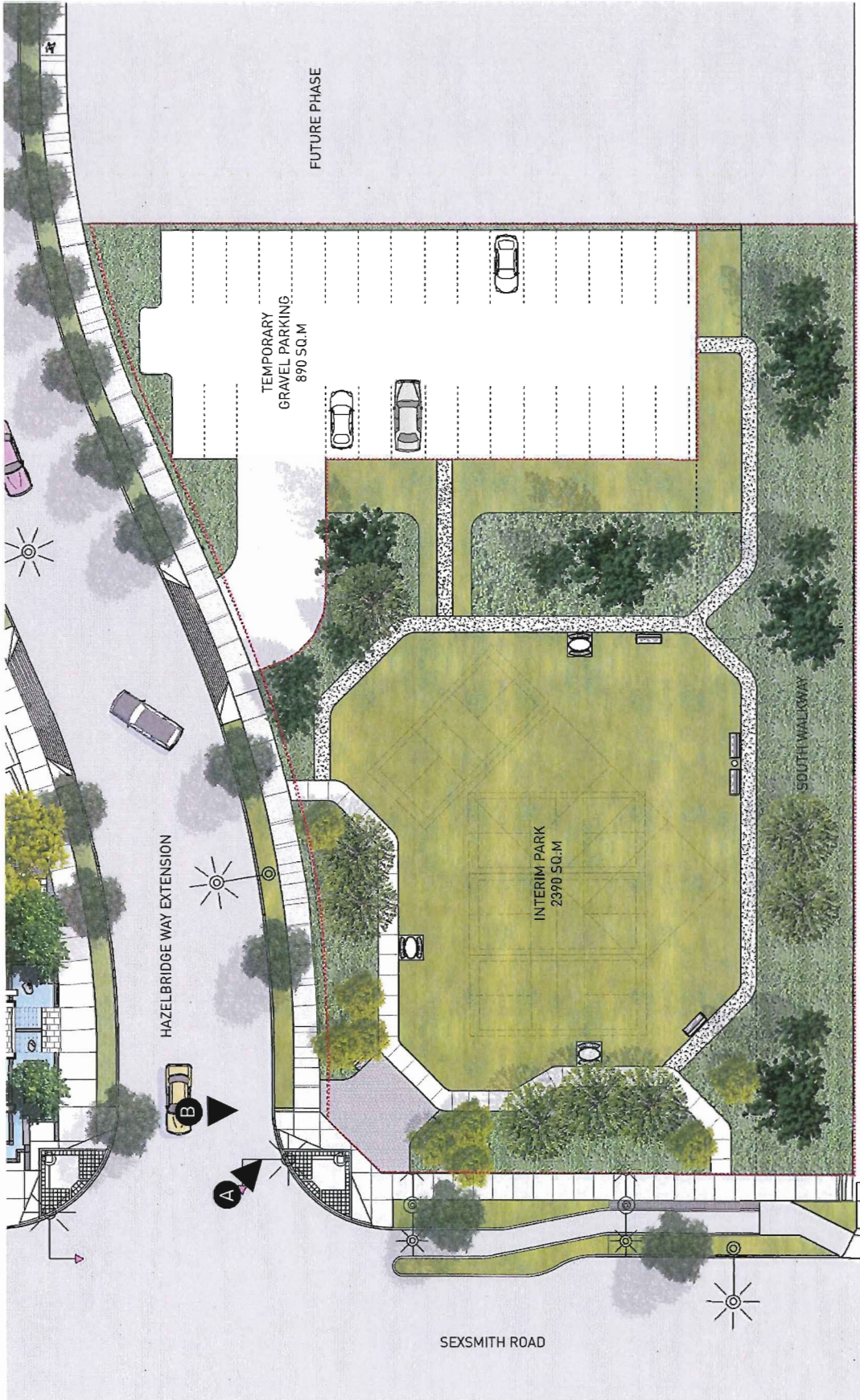
lighting



green roofs





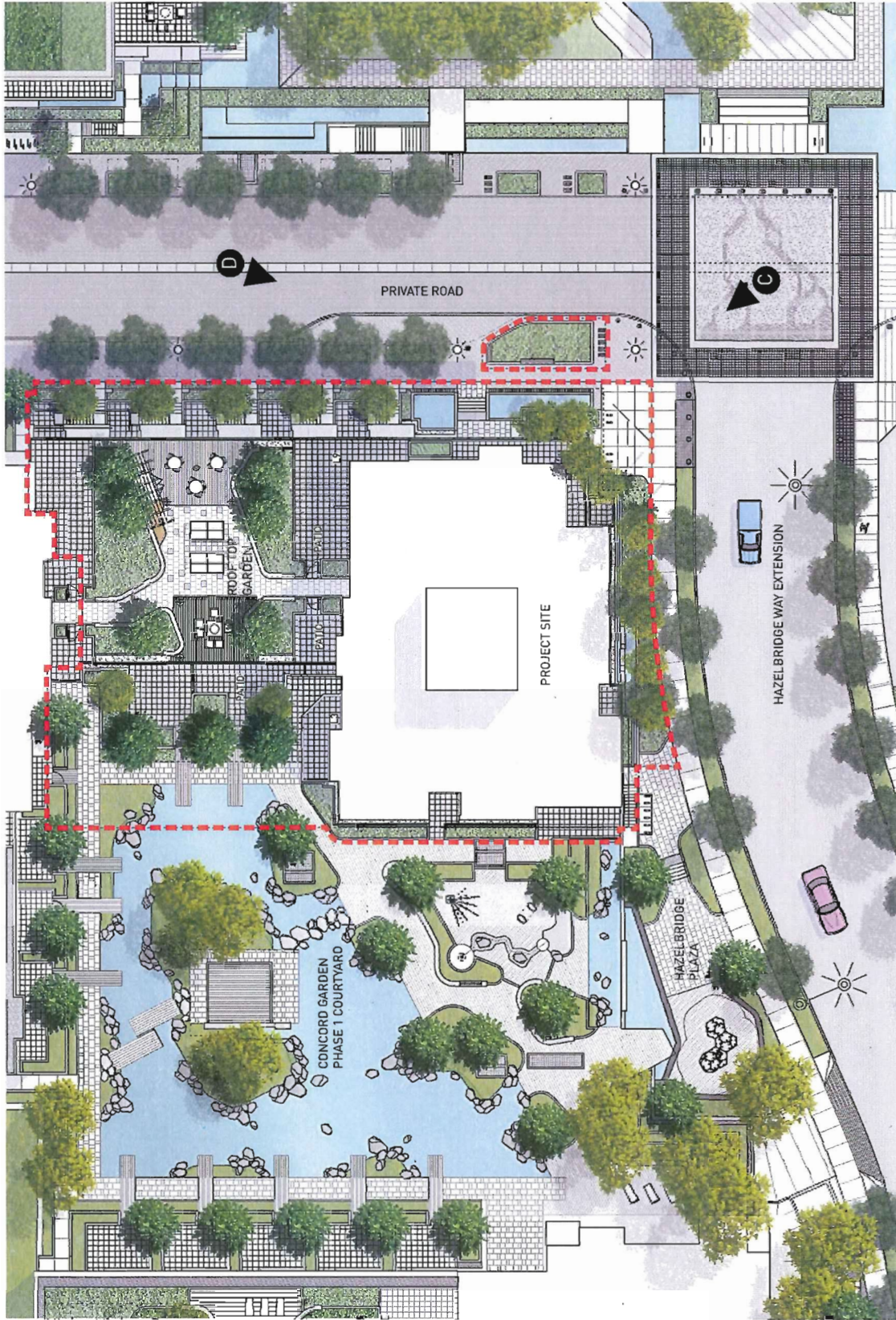


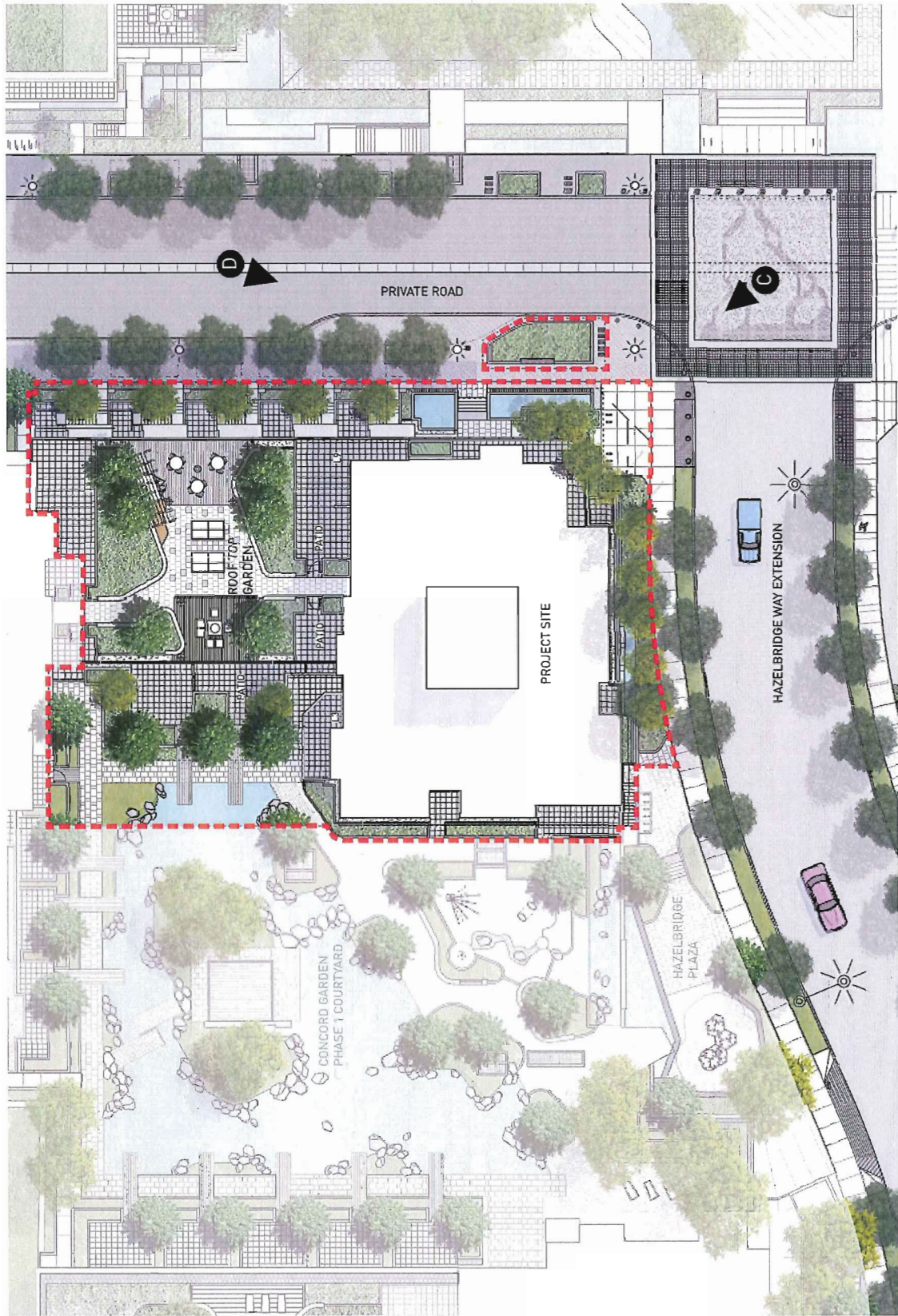


PERSPECTIVE A: INTERIM PARK ENTRY



PERSPECTIVE B: BIRD'S EYE VIEW OF INTERIM PARK FROM PHASE 1 BUILDING







PERSPECTIVE C: PRIVATE ROAD INTERSECTION AND LOBBY



PERSPECTIVE D: PRIVATE ROAD AND LOBBY

