



The need for offsite retaining and structures (stairs / guardrails) is so common on this stretch of Marine Drive that we have some examples of neighboring sites who have built similar solutions to the same situation.

Neighboring example 1: 546 Marine Drive



Presumed items outside of setback

- Retaining walls
- Guard rails
- Stairs
- Parking spaces



Approximate line of property

Neighboring example 2: 566 Marine Drive



Presumed items outside of setback

- Retaining walls
- Guard rails
- Stairs
- Parking spaces



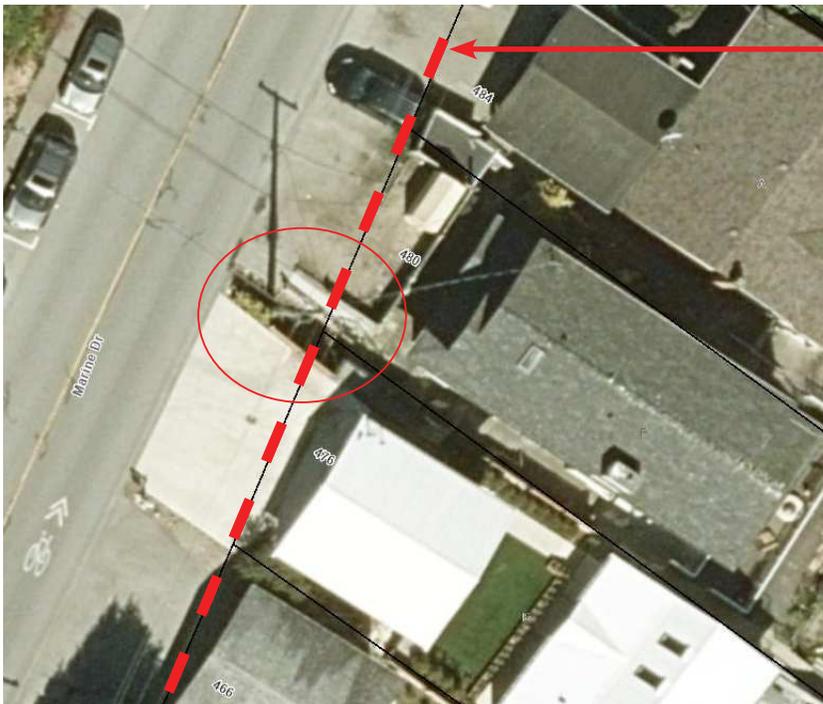
Approximate line of property

Neighboring example 3: 480 Marine Drive



Presumed items outside of setback

- Retaining walls
- Guard rails
- Stairs
- Parking spaces



Approximate line of property



Our original proposal shown here had the side yard access at the same height as the parking level. This would have resulted in a tall wall at the back of the side property on both sides.

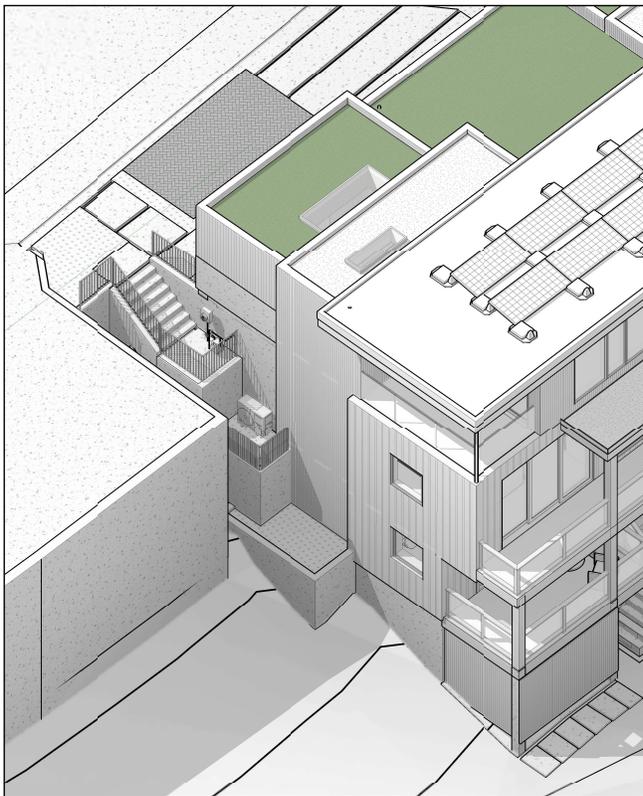
Our current proposal seeks to avoid this situation by introducing a series of stairs and shorter retaining walls so that we don't end up with an undesirable tall and unbroken wall similar to the neighboring property at 512 Marine drive, shown below.





Here is the current proposal. Stairs and stepped retaining walls will aid to reduce the scale of the building, while also hiding services and providing elevated planting areas.

North side yard



South side yard