

PIER 8

BLOCK 16 OPA/ZBA UPDATE

ARCHITECTURAL REPORT

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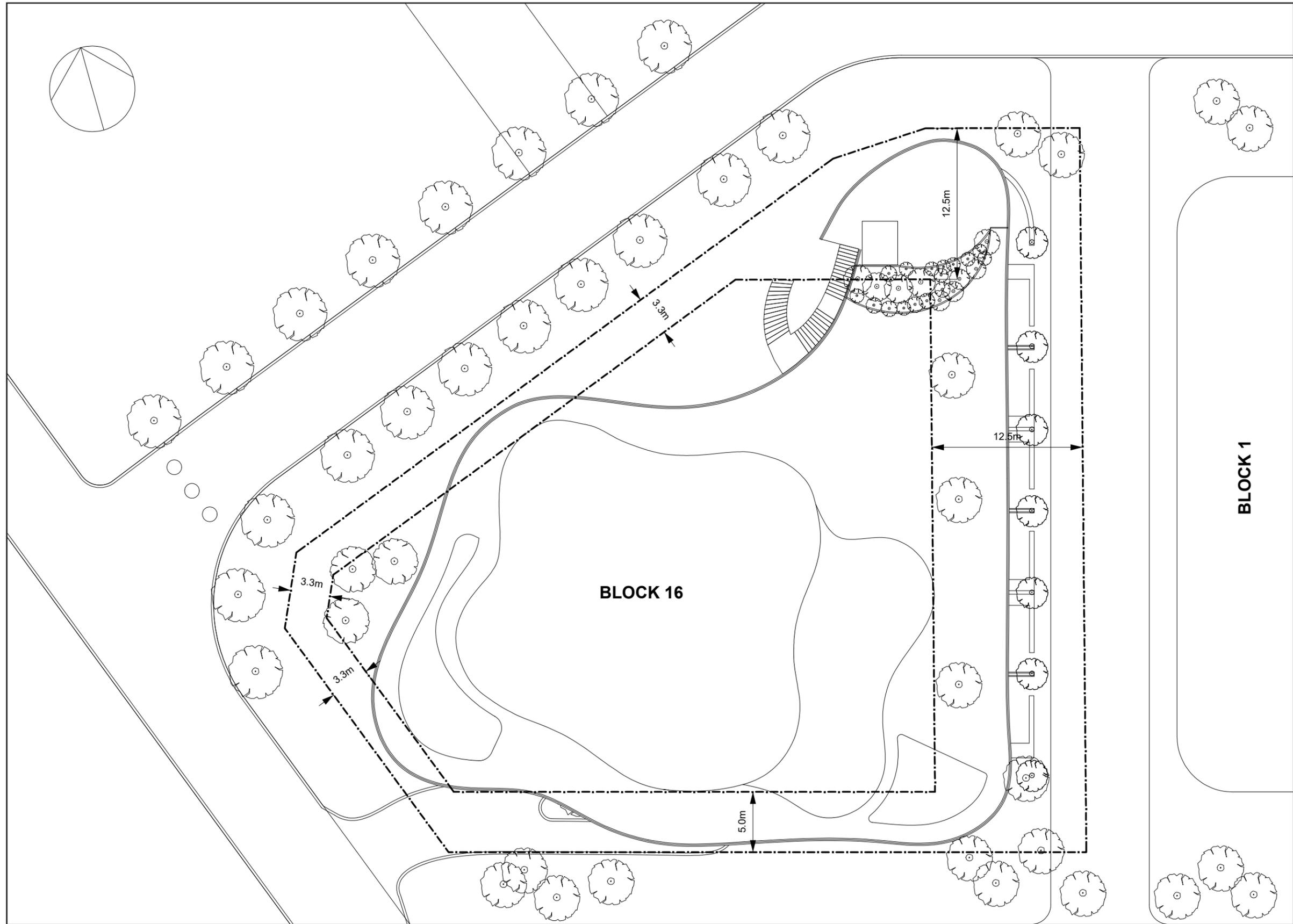
1. ARCHITECTURAL DRAWINGS

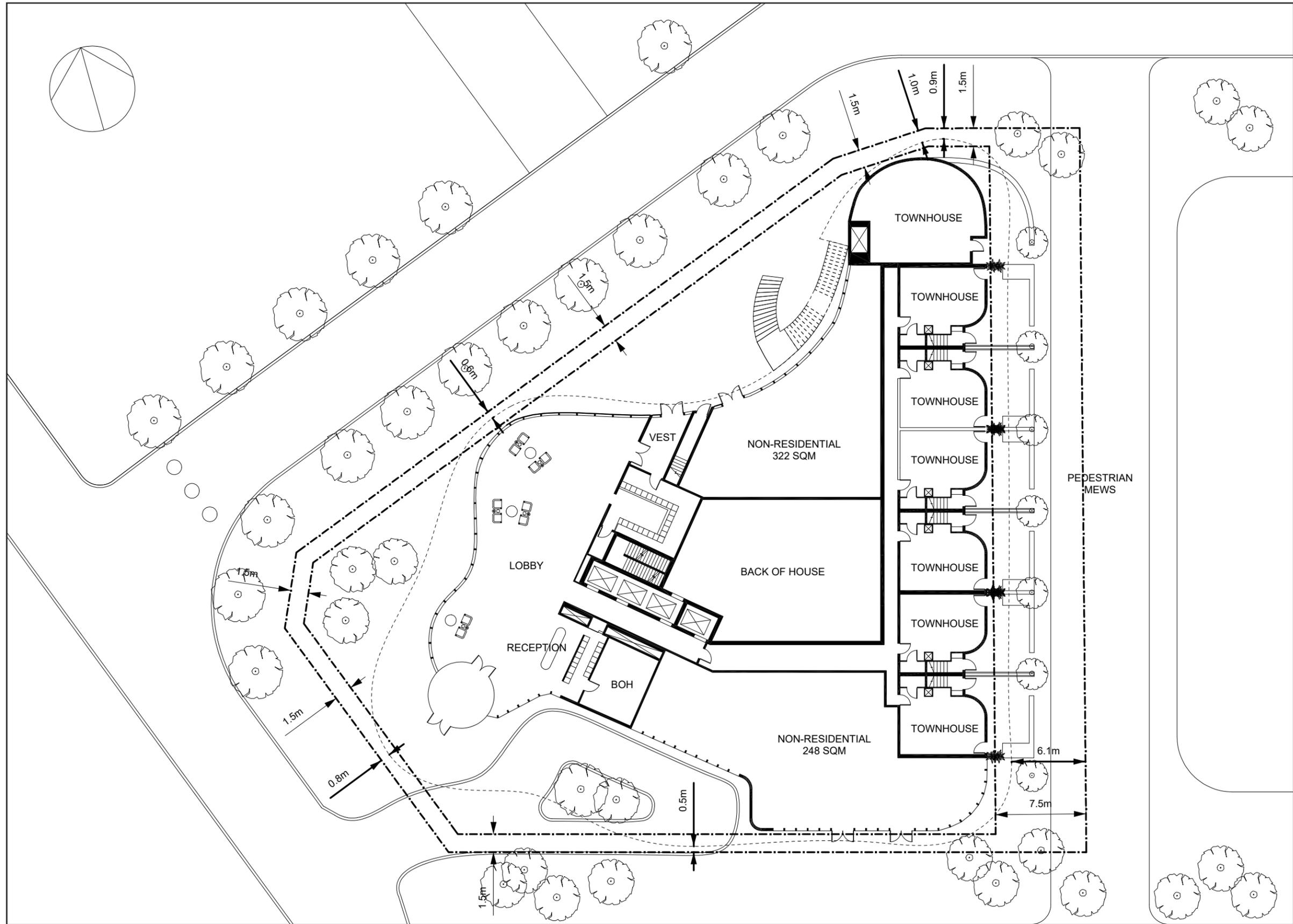
2. PERSPECTIVE VIEWS

3. SHADOW STUDIES

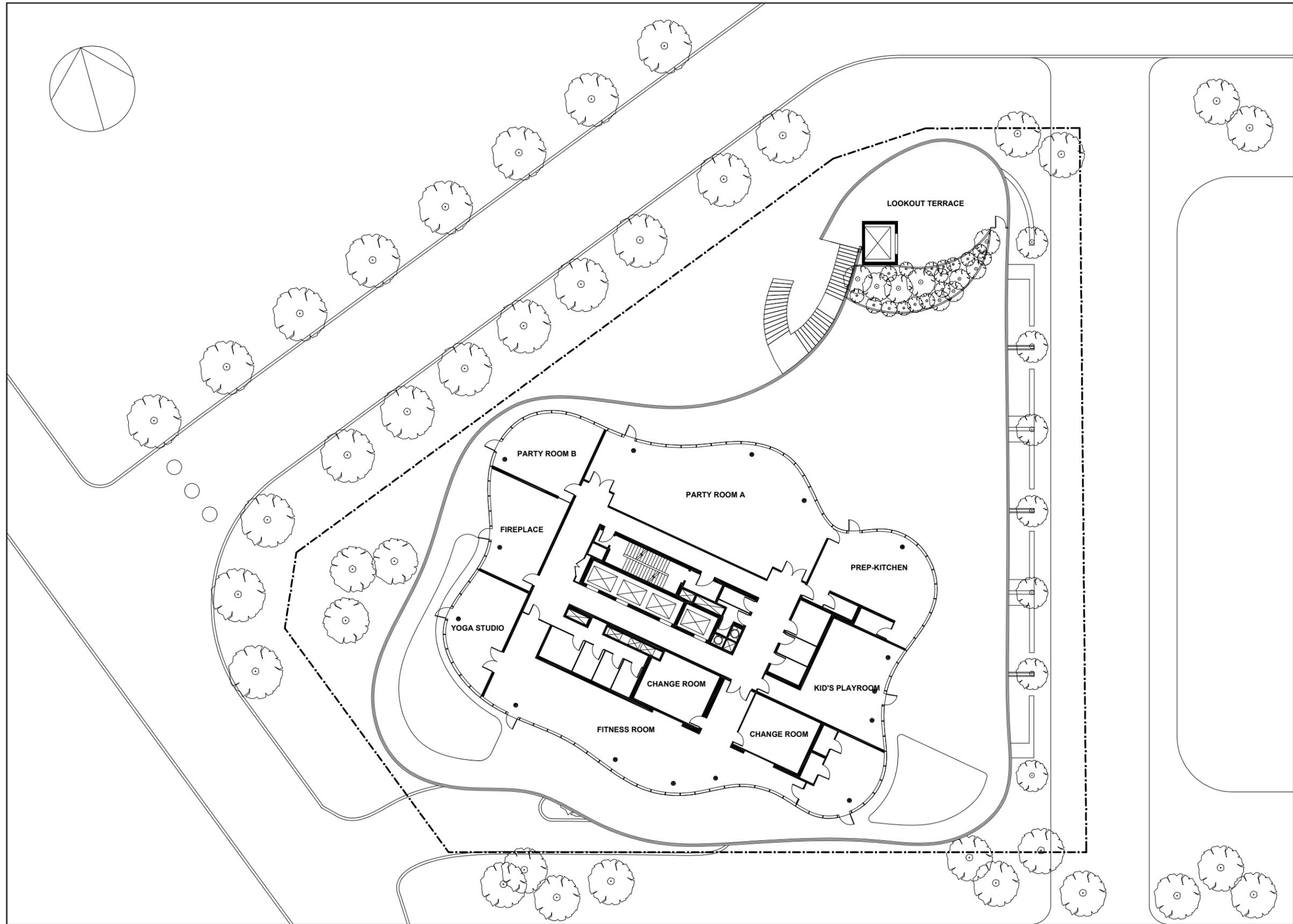
1. ARCHITECTURAL DRAWINGS





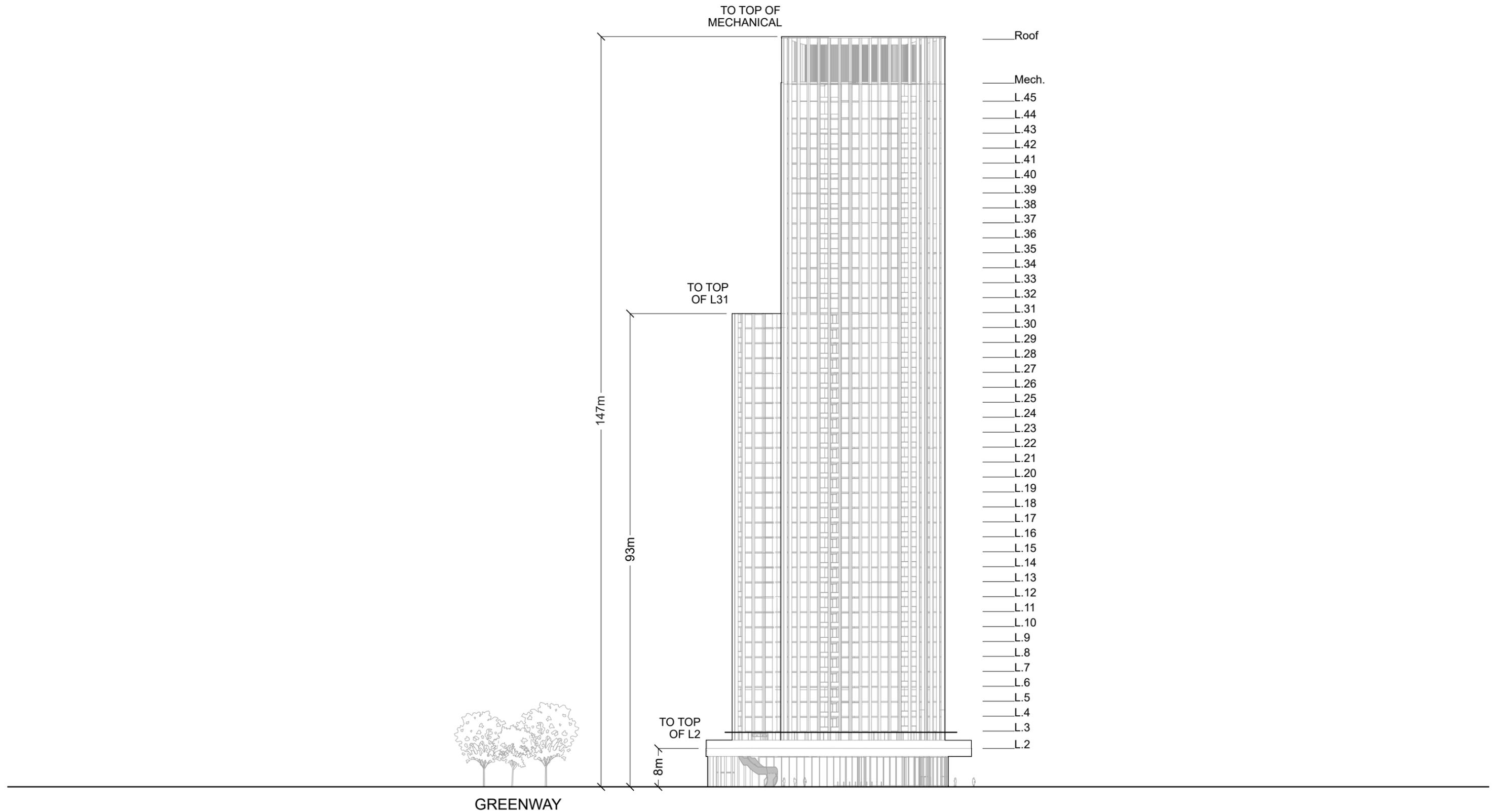


BLOCK 16 - GROUND FLOOR

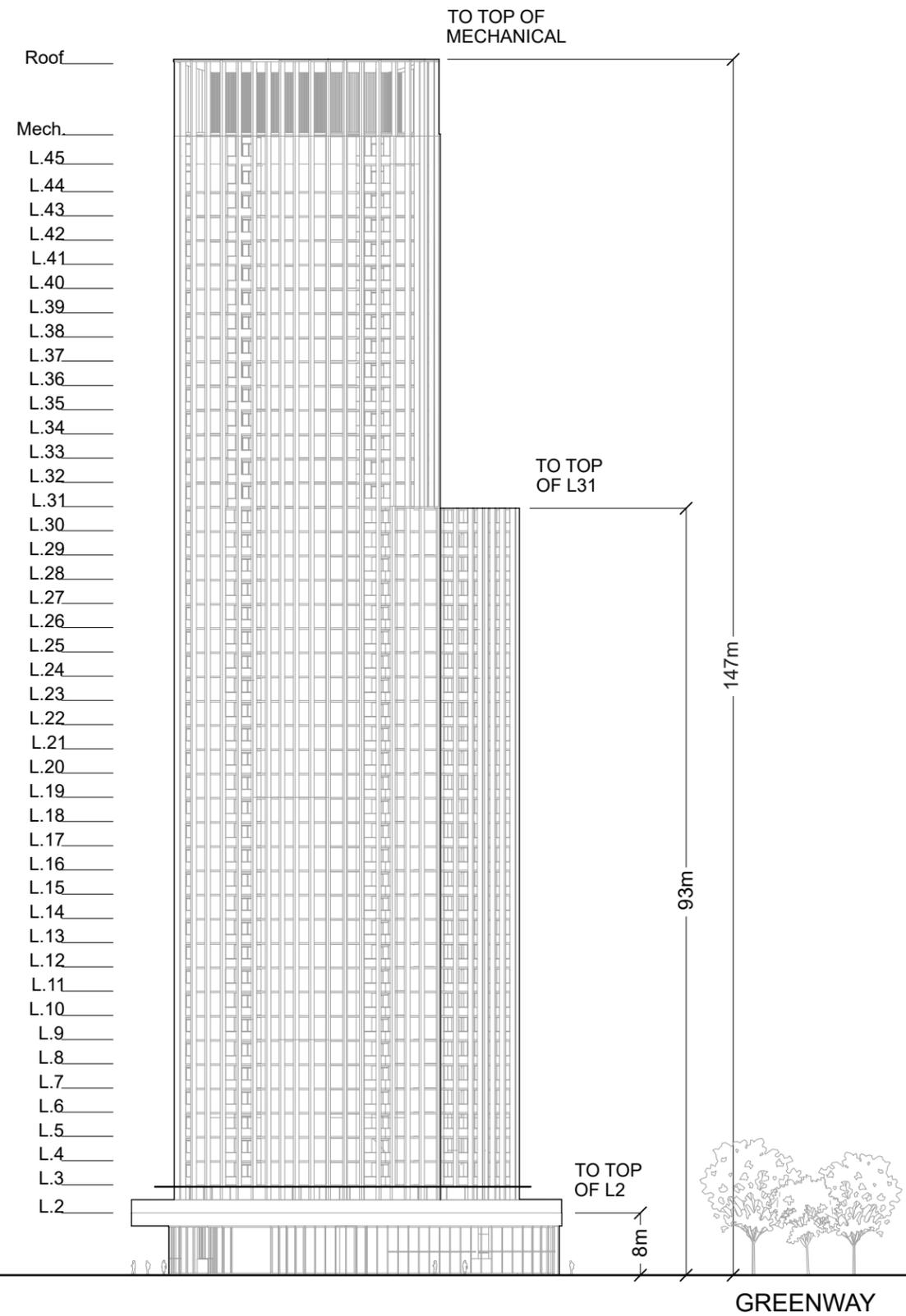


BLOCK 16 - PODIUM FLOOR

PIER 8 SEPTEMBER 26, 2023



BLOCK 16 - NORTH ELEVATION



2. PERSPECTIVE VIEWS



1. JAMES STREET NORTH AND GUISE STREET (LOOKING NORTH)

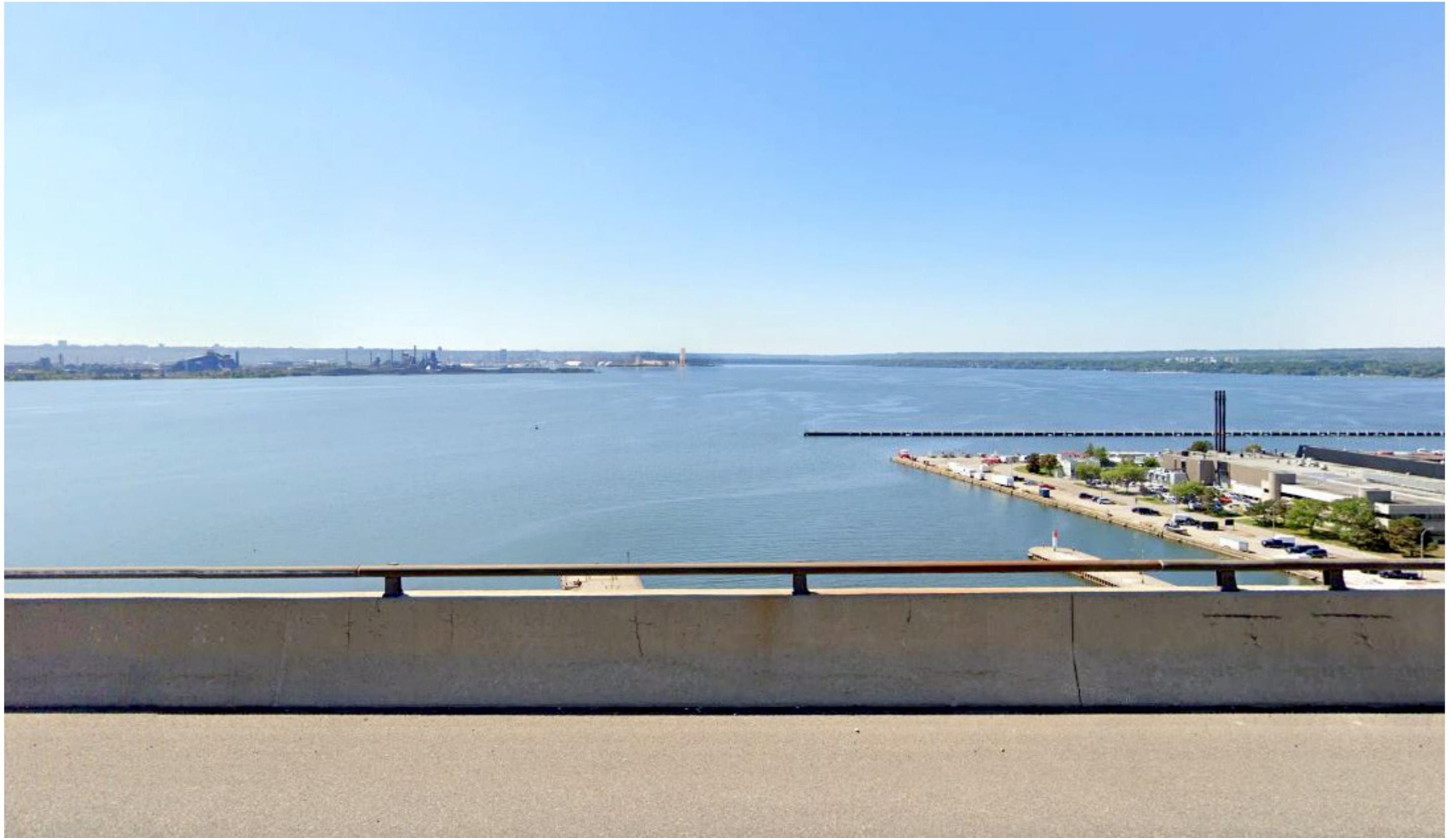


2. JAMES STREET NORTH AND BURLINGTON STREET (LOOKING NORTH)



3. JAMES STREET NORTH NEAR LIUNA STATION

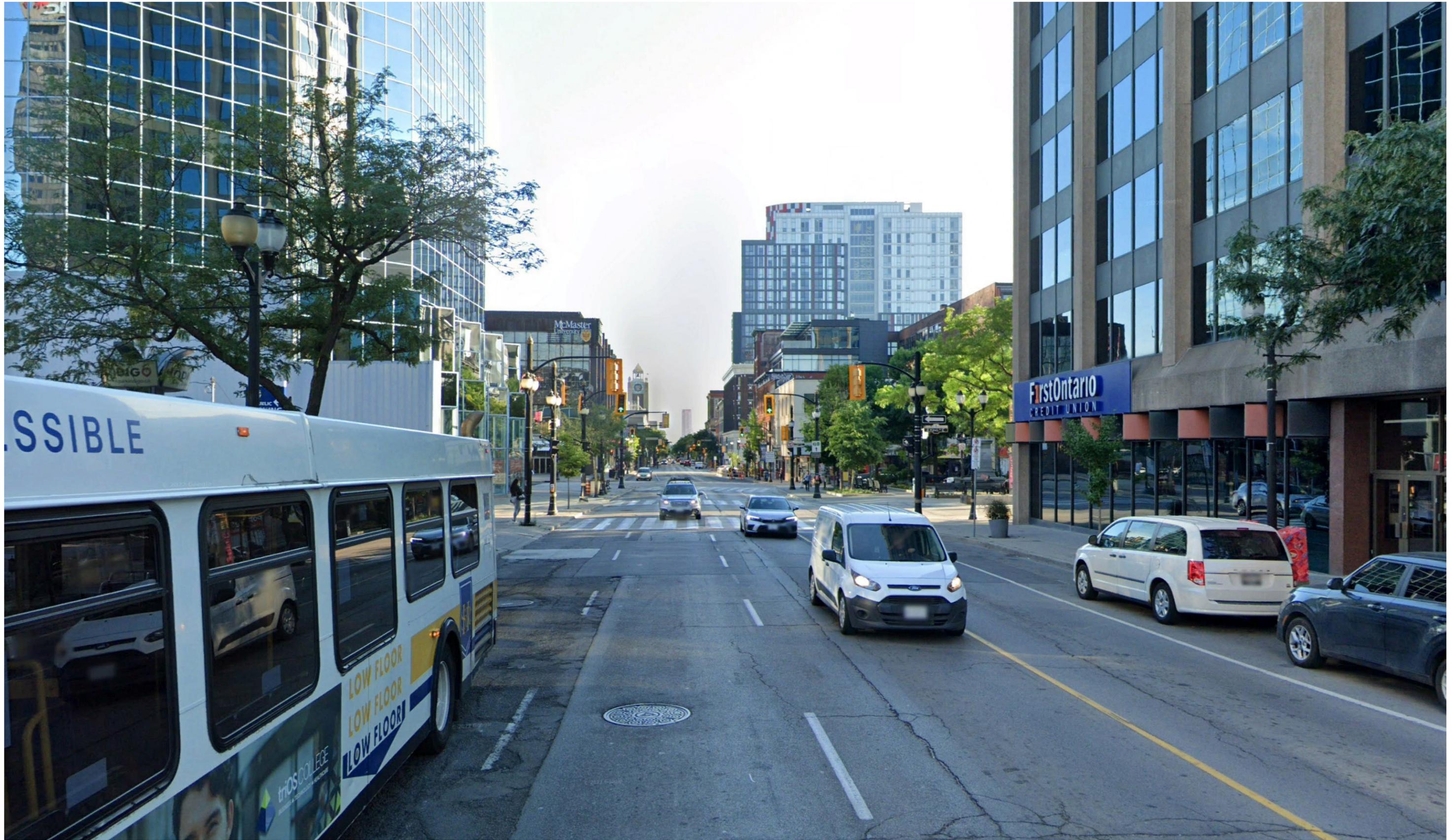






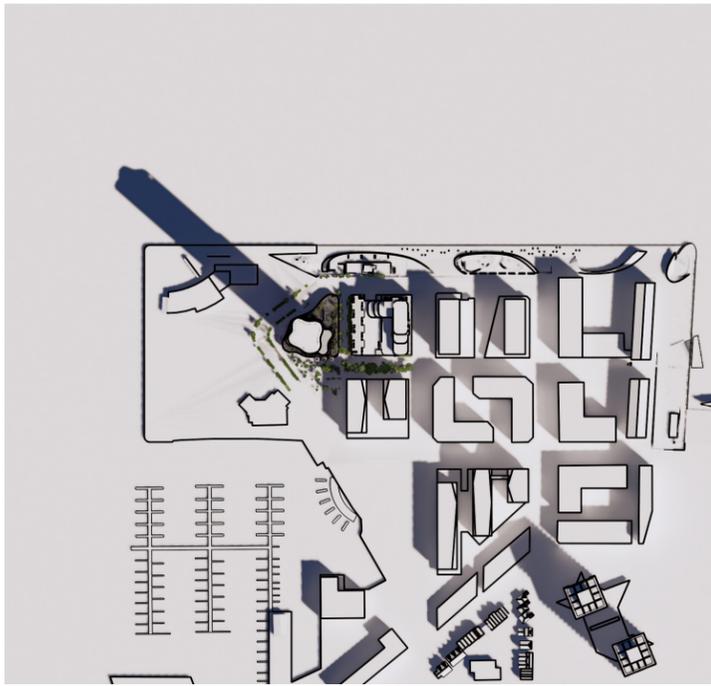
6. VIEW FROM SAM LAWRENCE PARK (LOOKING NORTHWEST)



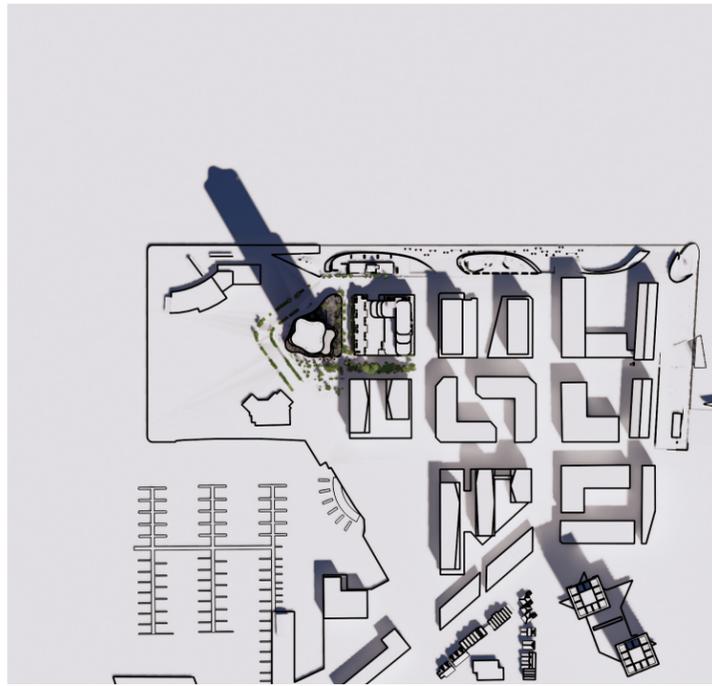


8. VIEW FROM JAMES STREET AND KING STREET (LOOKING NORTH)

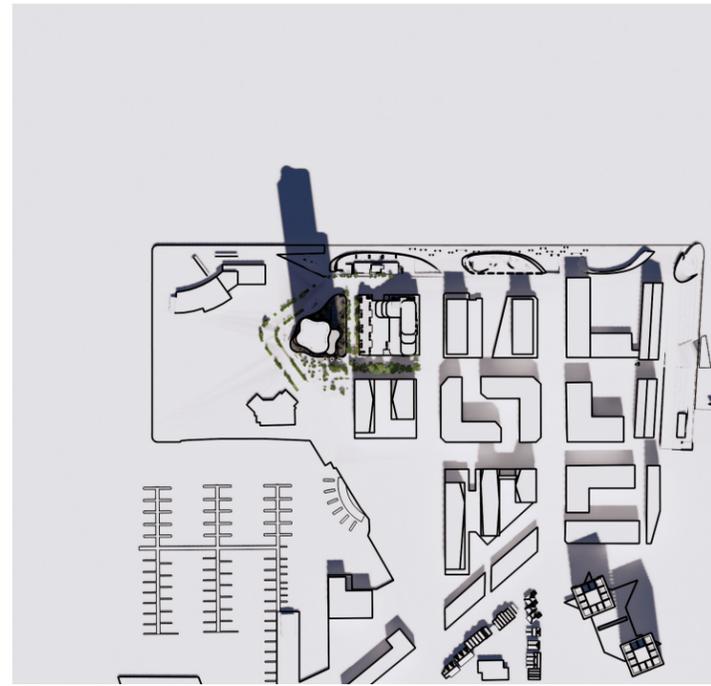
3. SHADOW STUDIES



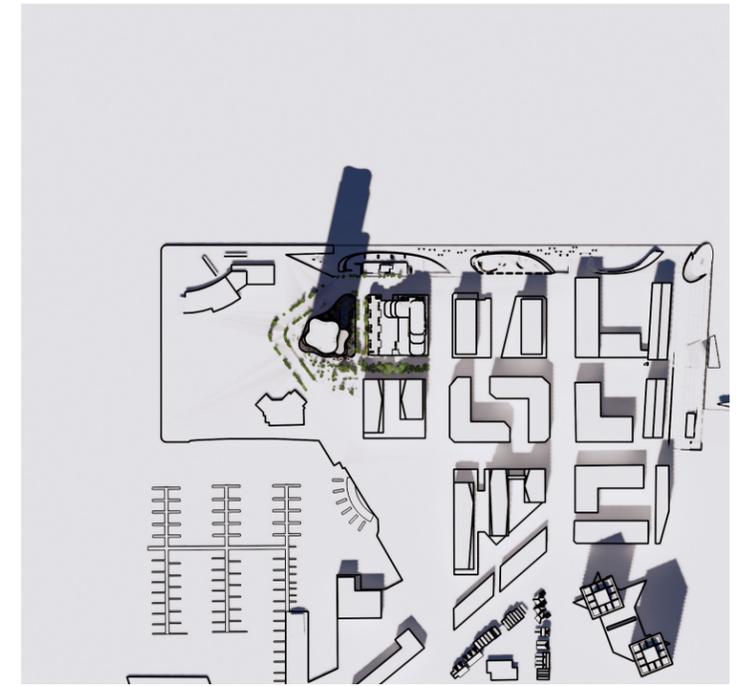
10:00 AM



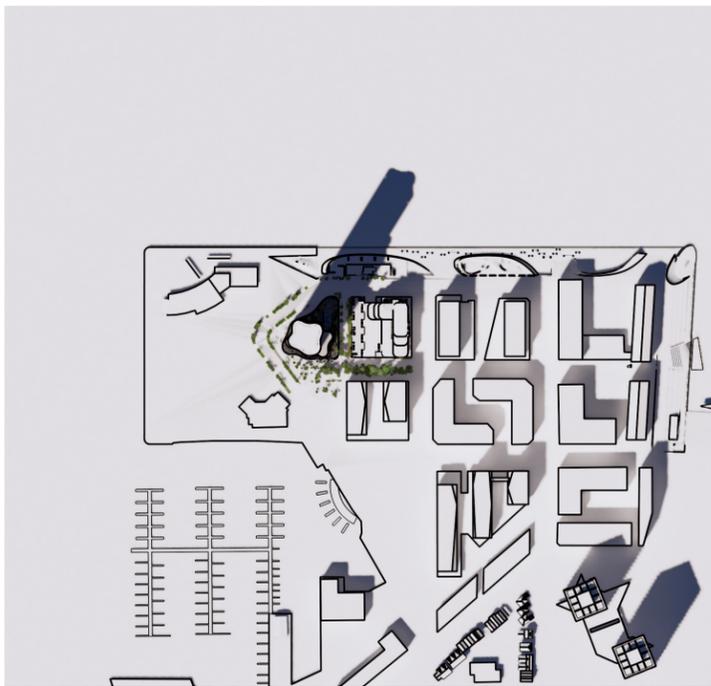
11:00 AM



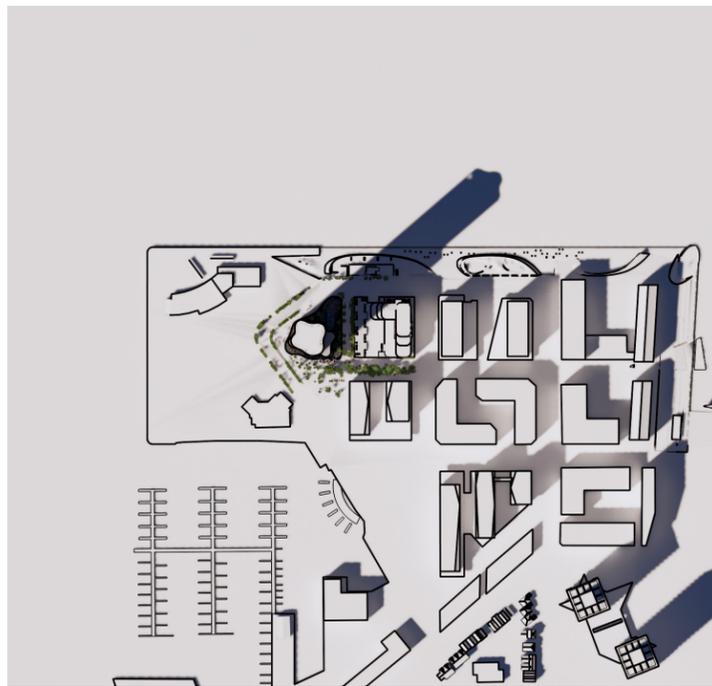
12:00 PM



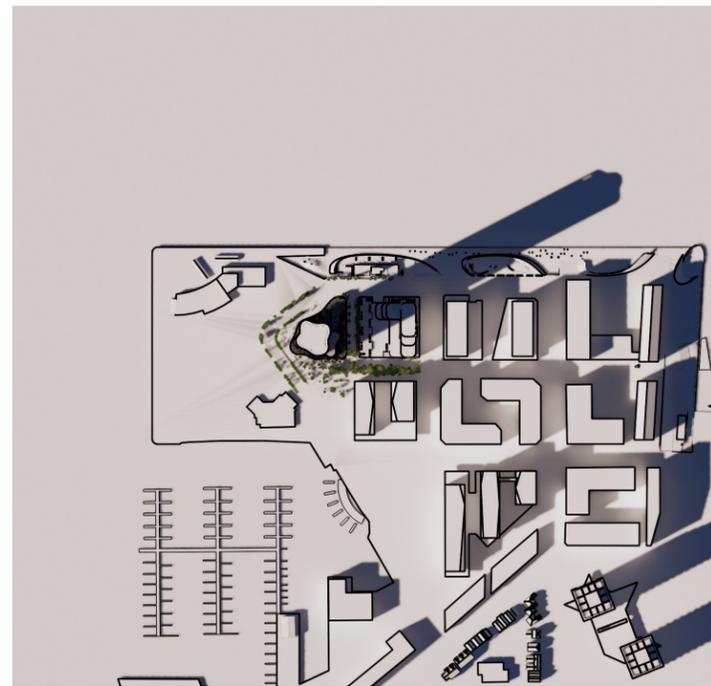
1:00 PM



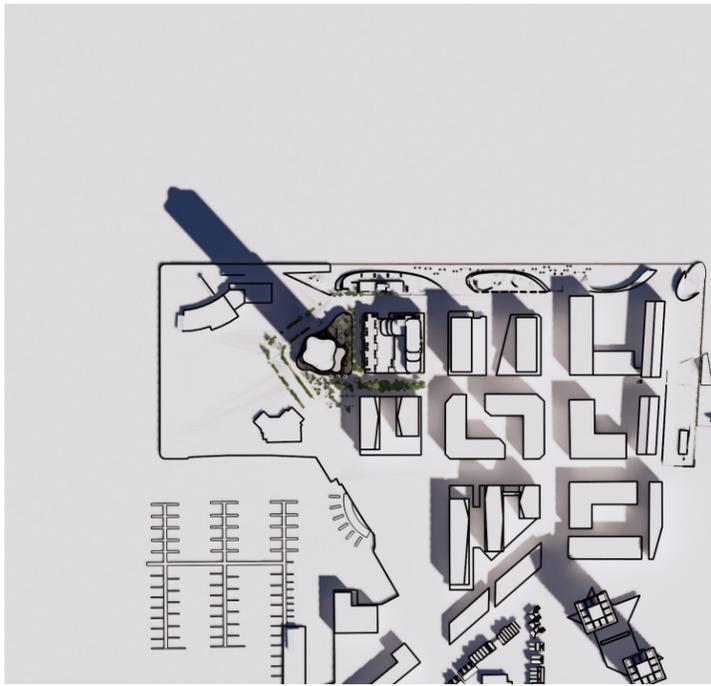
2:00 PM



3:00 PM



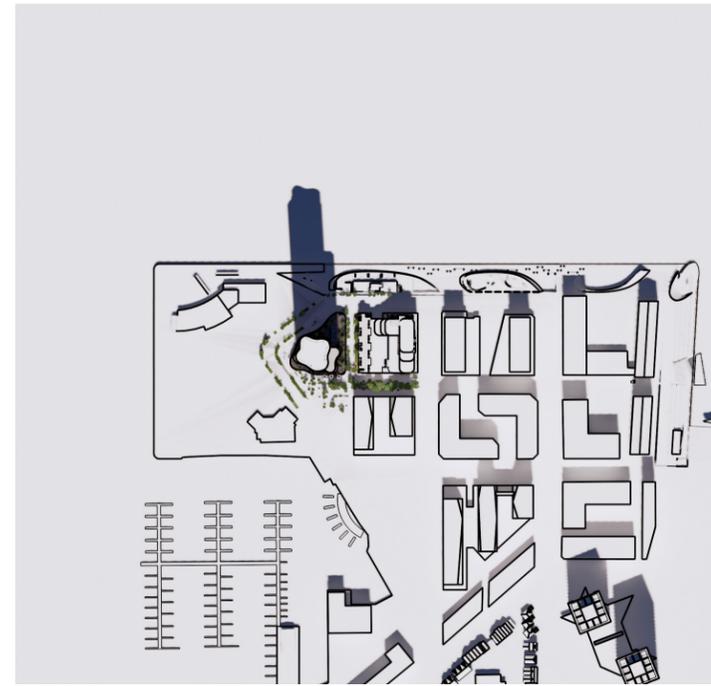
4:00 PM



10:00 AM



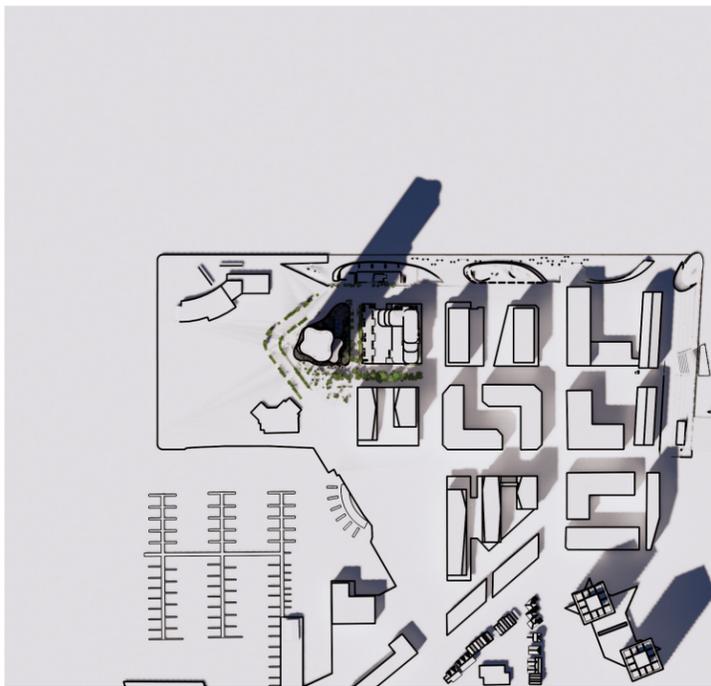
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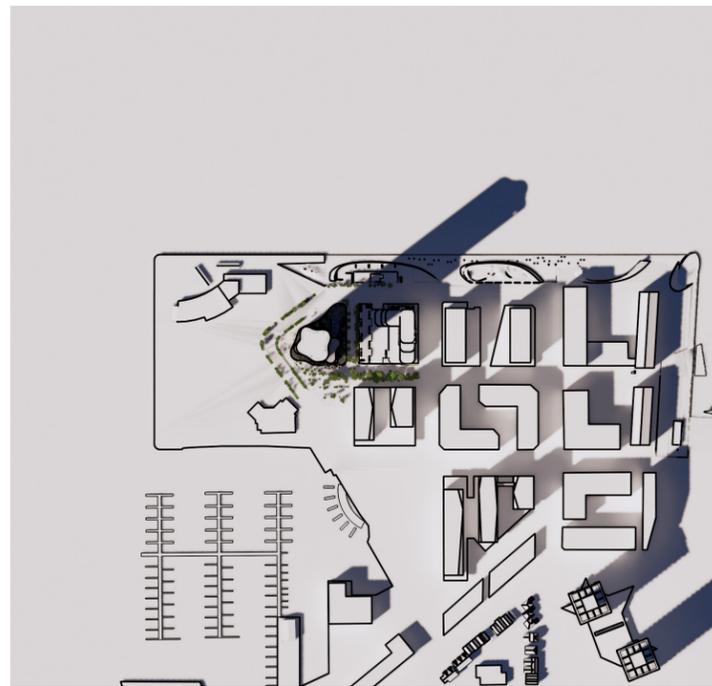
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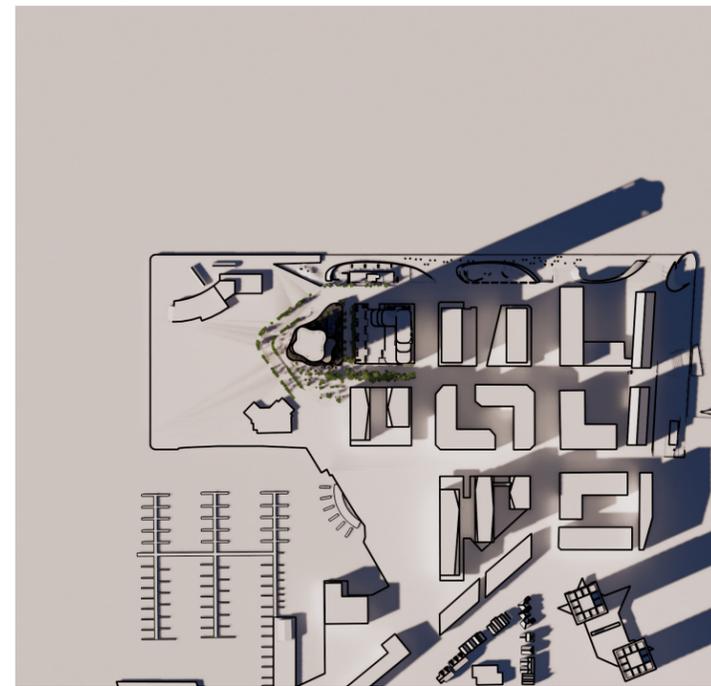
1:00 PM



2:00 PM

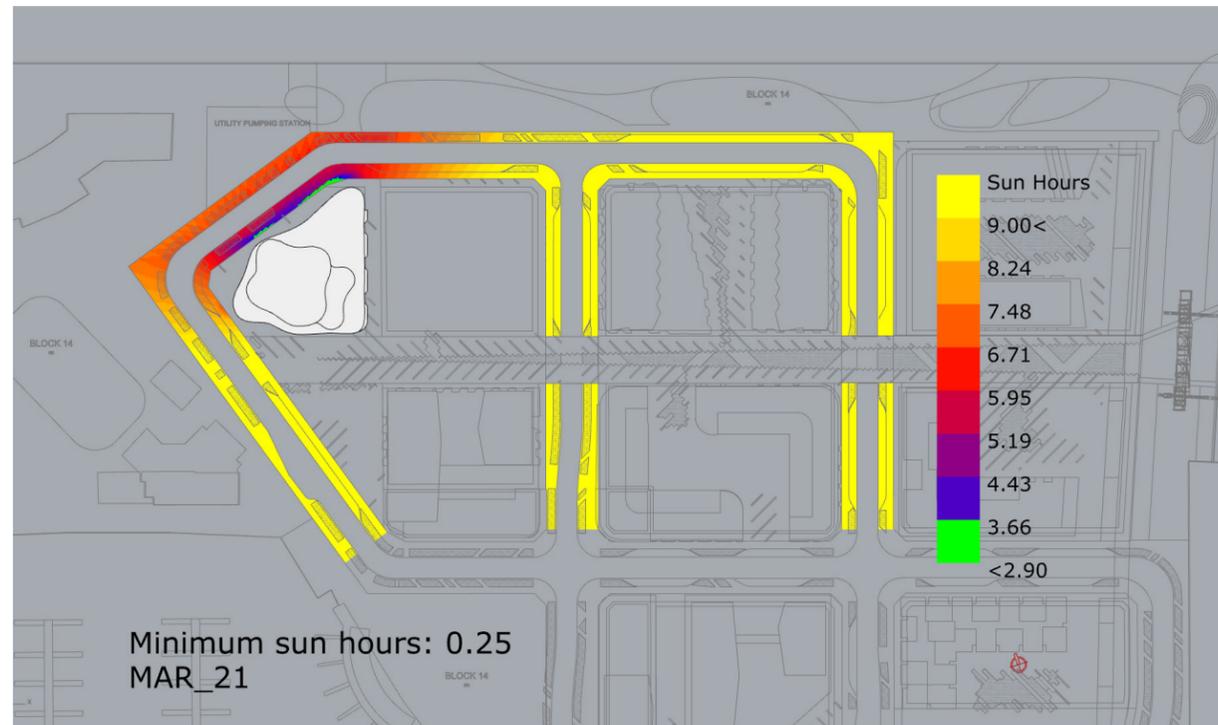


3:00 PM

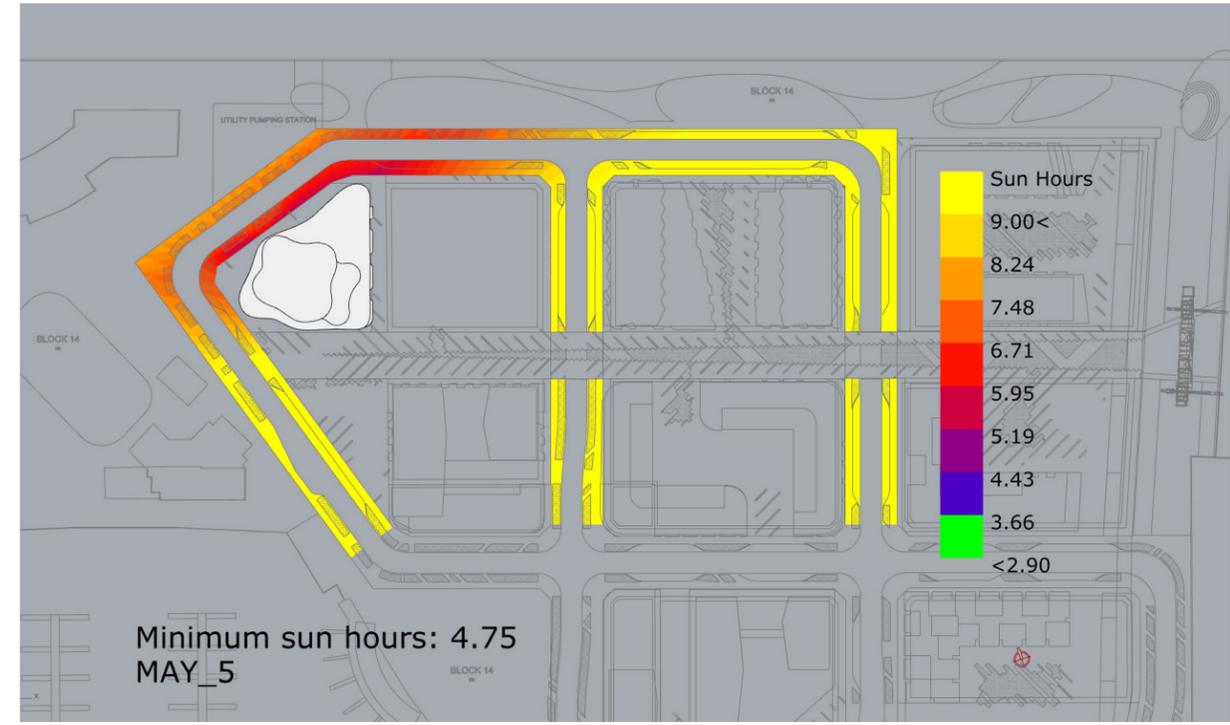


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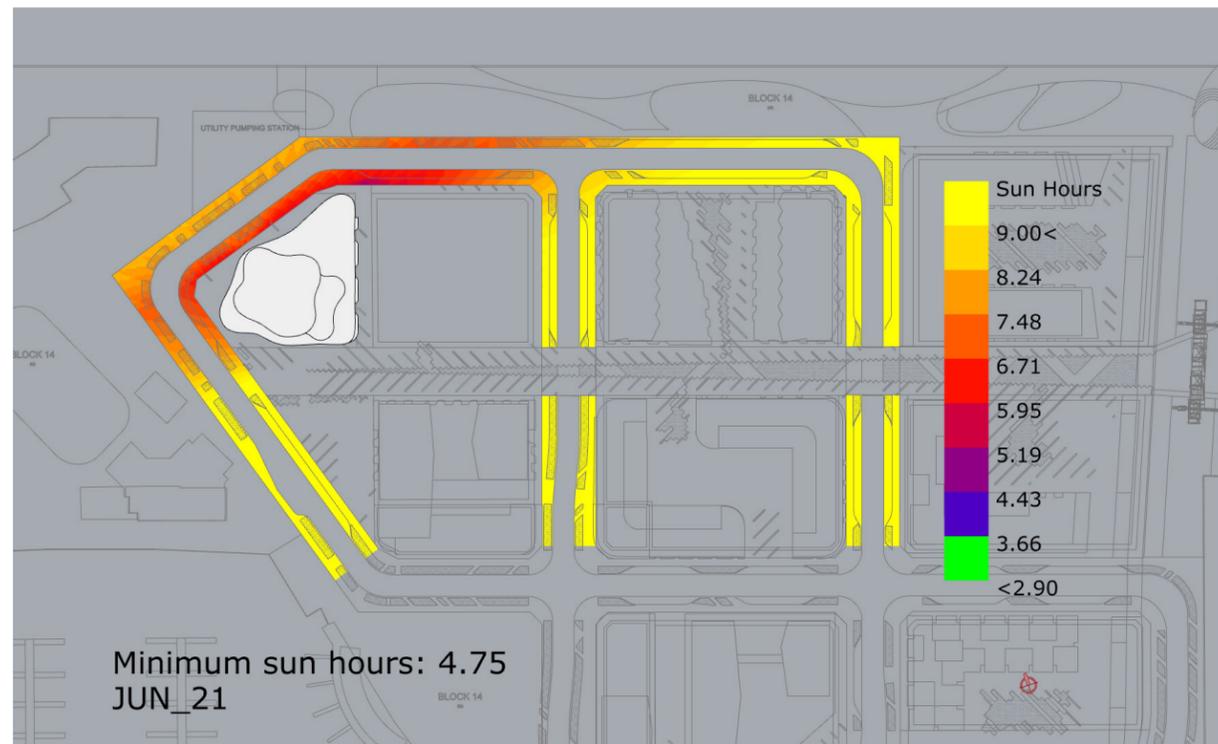
* Green indicates fewer than 3 sun hours



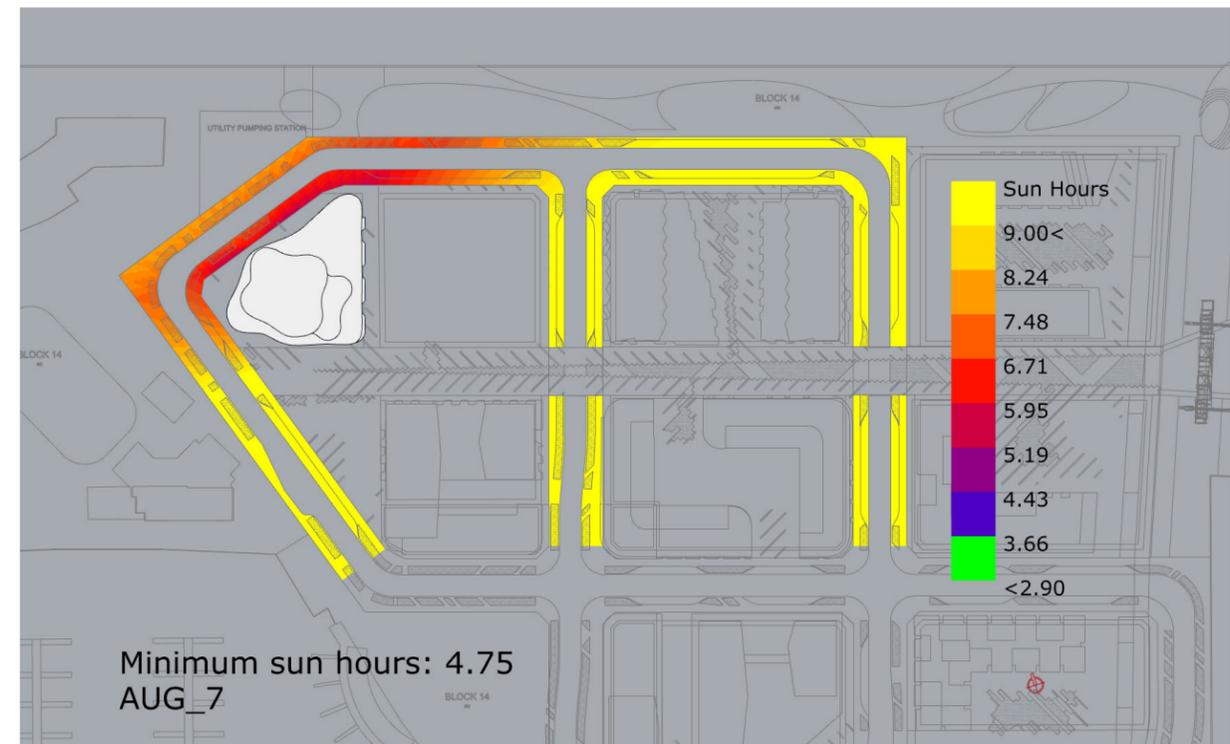
MARCH 21, 9 AM TO 6 PM



MAY 5, 9 AM TO 6 PM

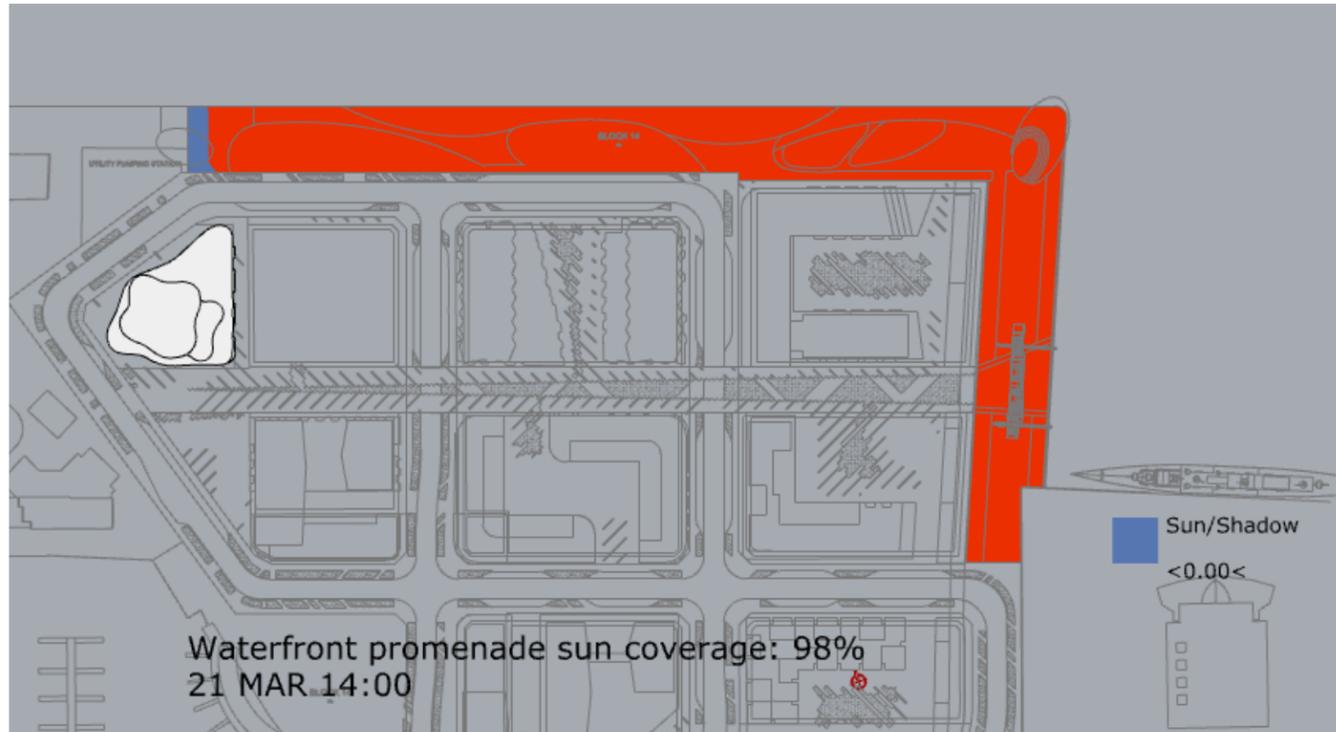


JUNE 21, 9 AM TO 6 PM

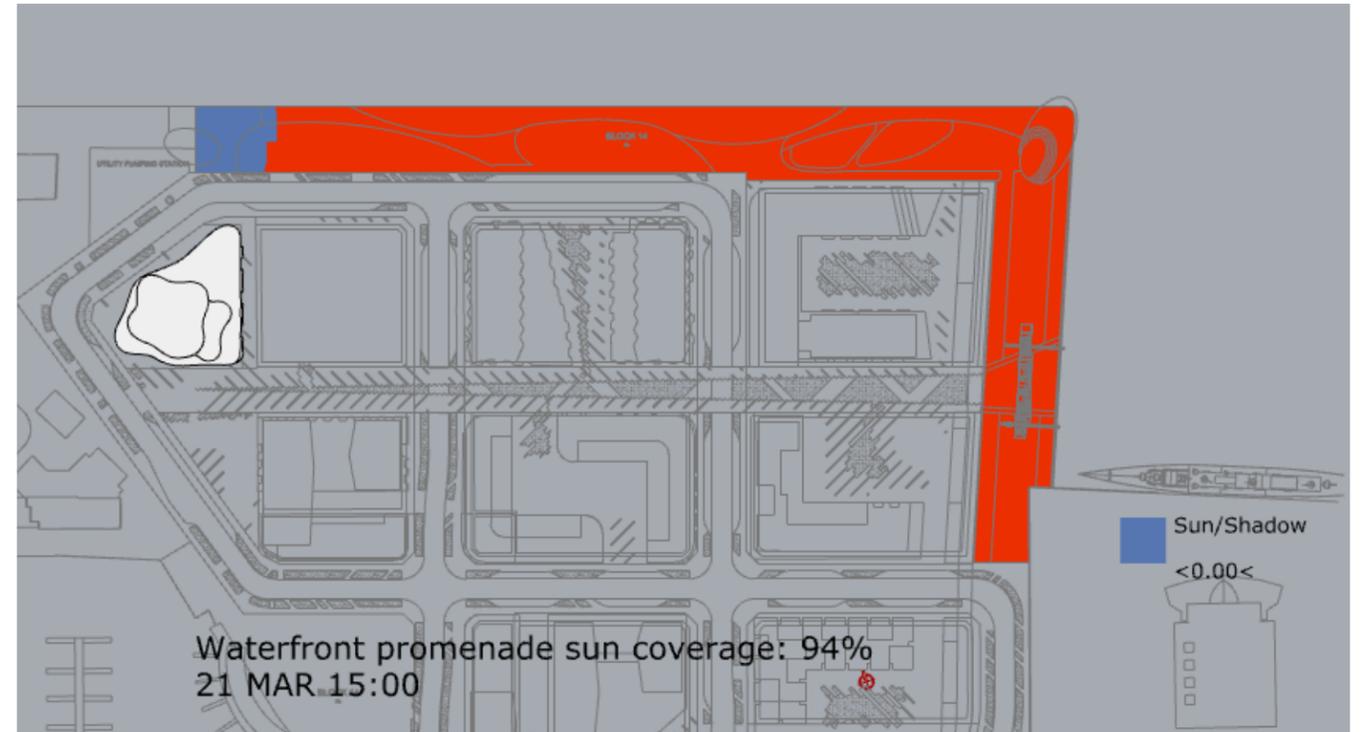


AUGUST 7, 9 AM TO 6 PM

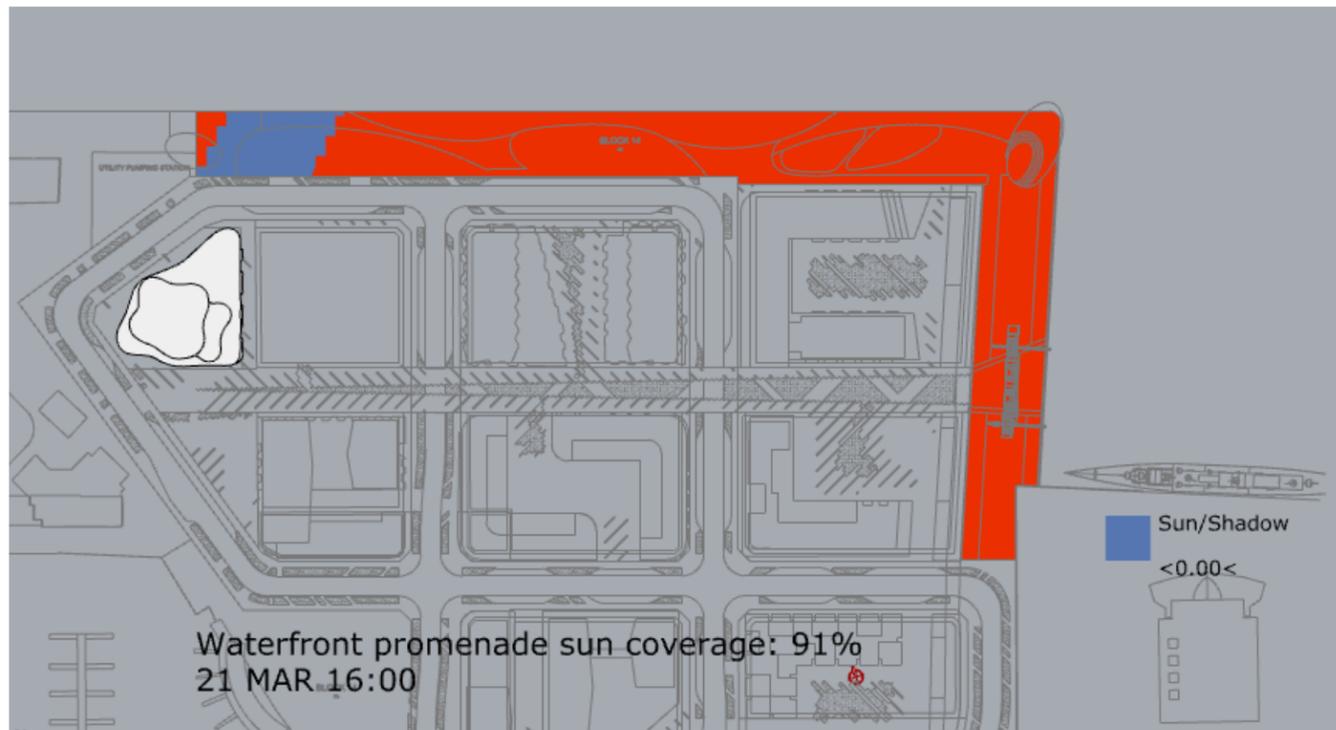
SUN COVERAGE ON SIDEWALKS



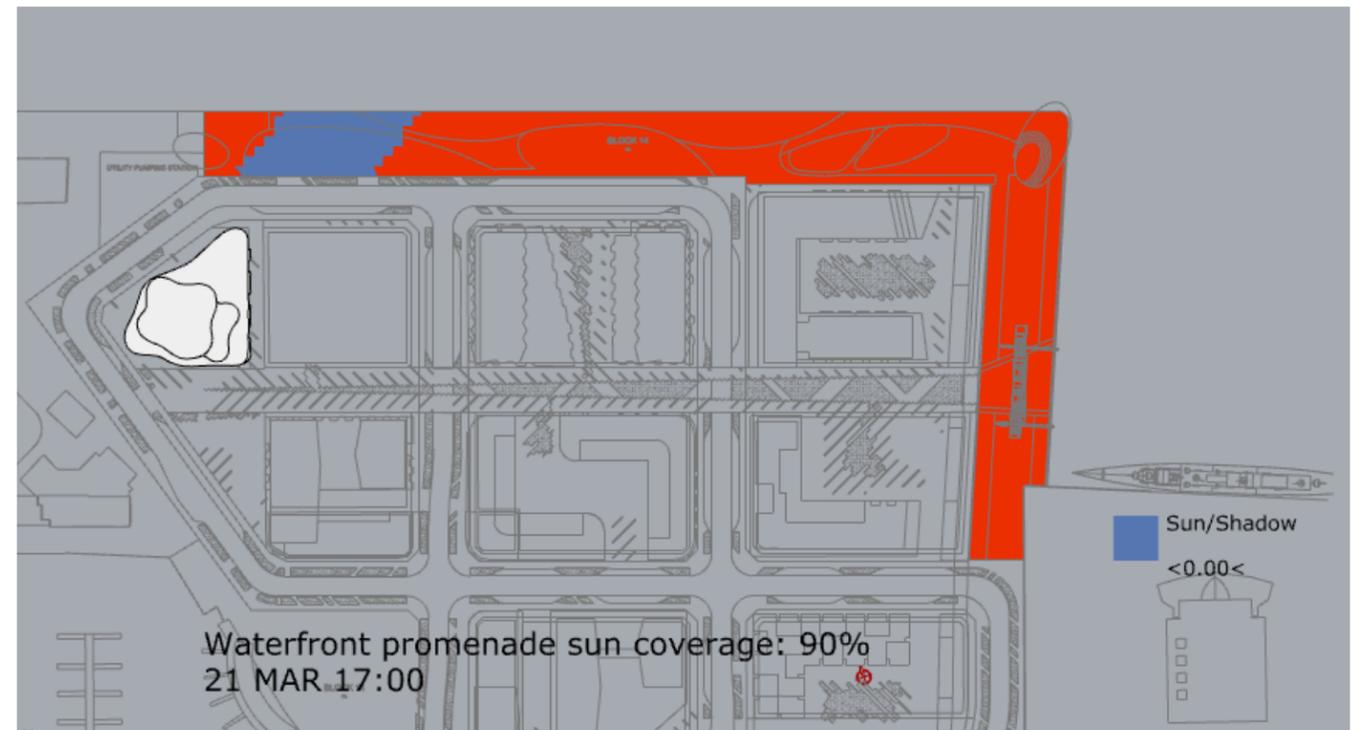
MARCH 21, 2 PM



MARCH 21, 3 PM

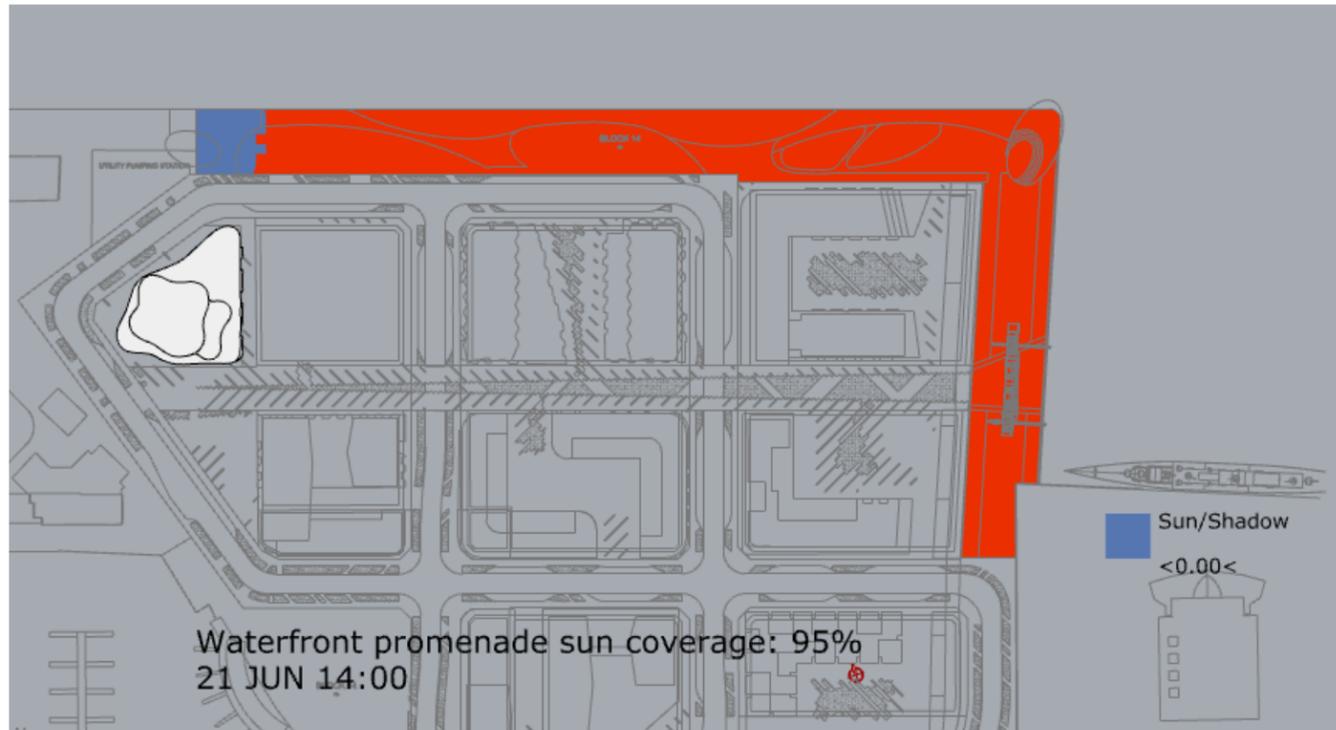


MARCH 21, 4 PM

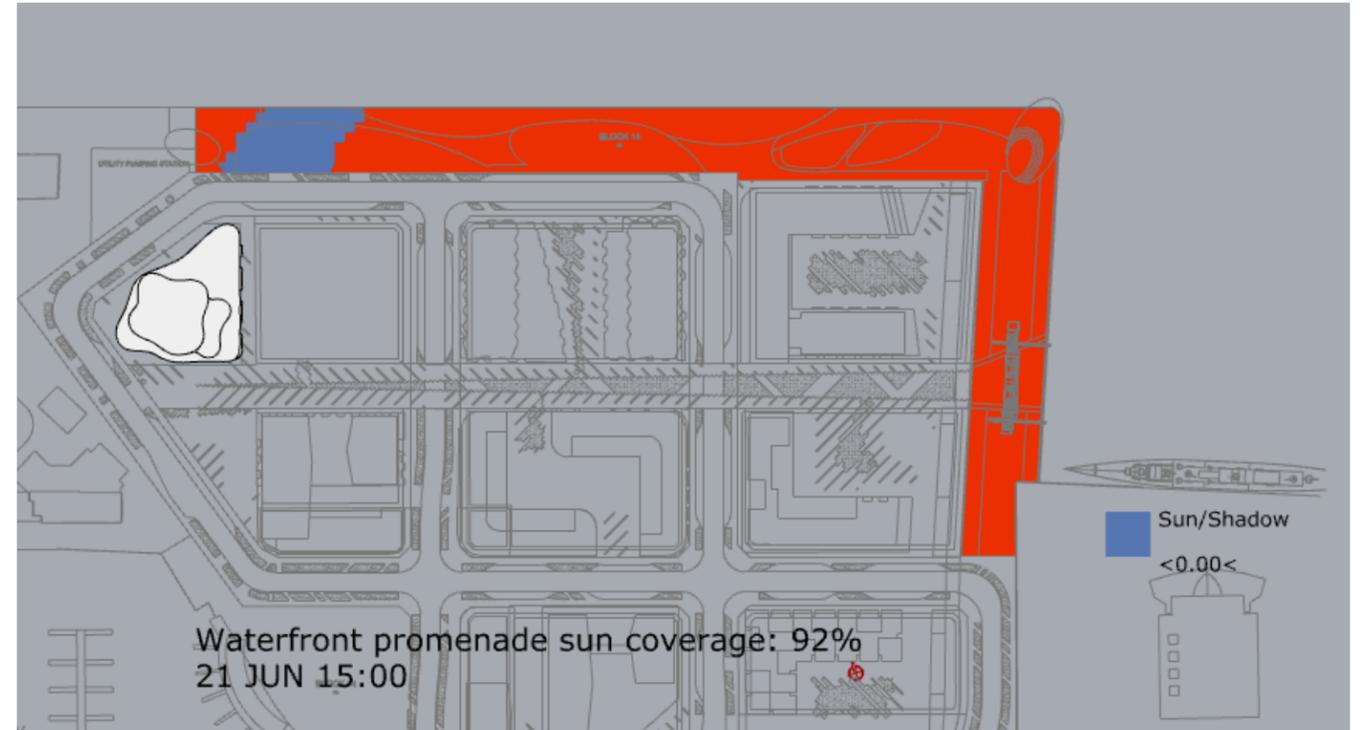


MARCH 21, 5 PM

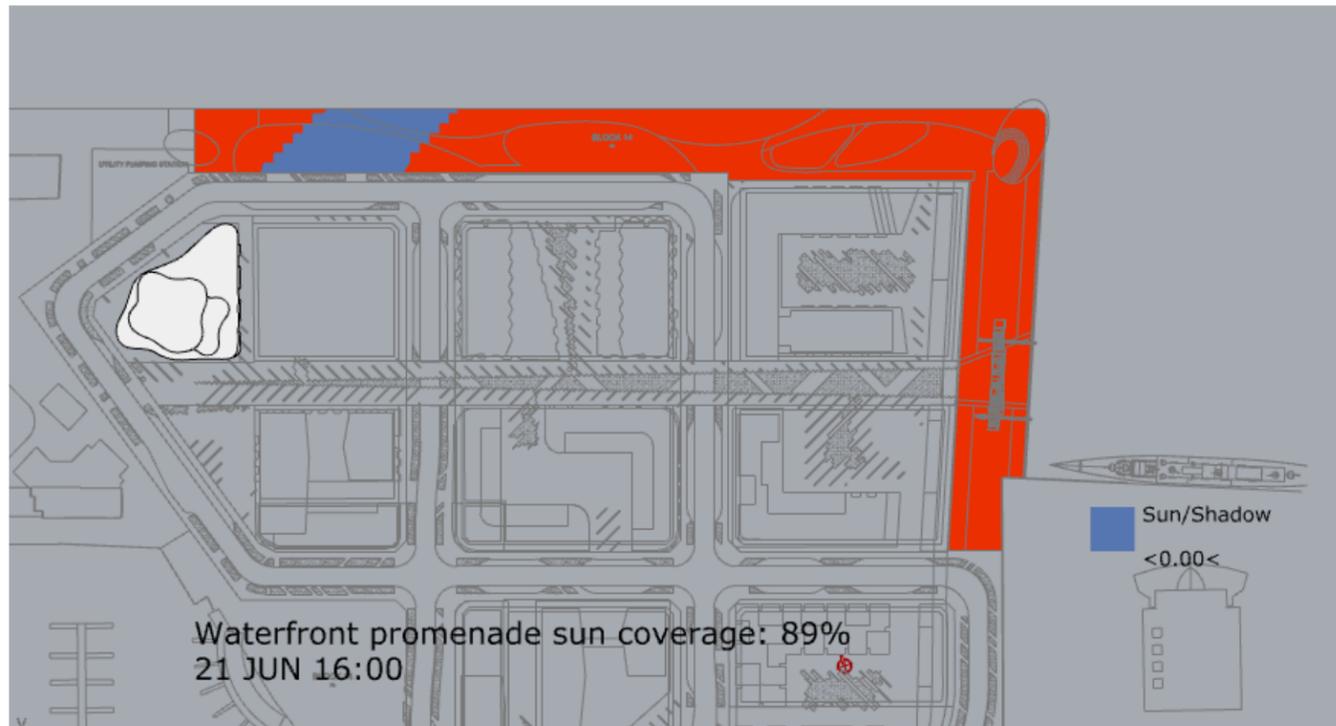
SUN COVERAGE ON WATERFRONT PROMENADE - MARCH



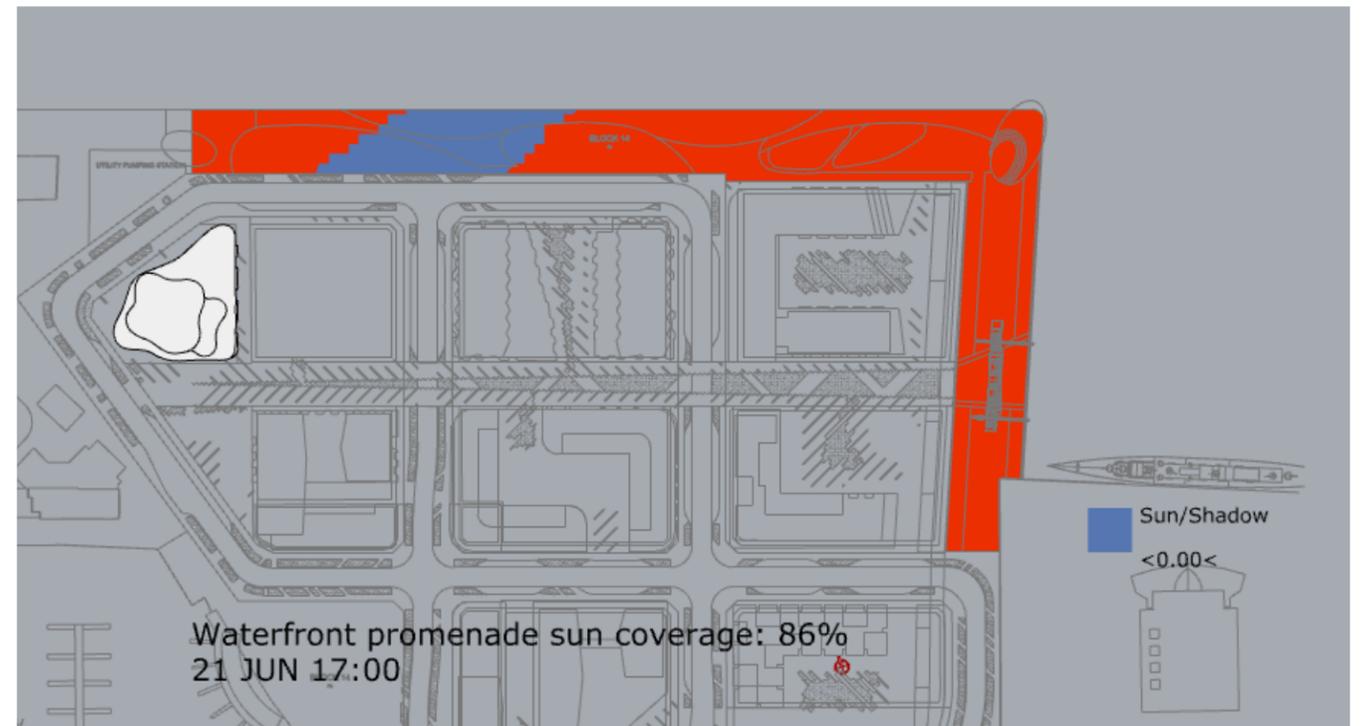
JUNE 21, 2 PM



JUNE 21, 3 PM

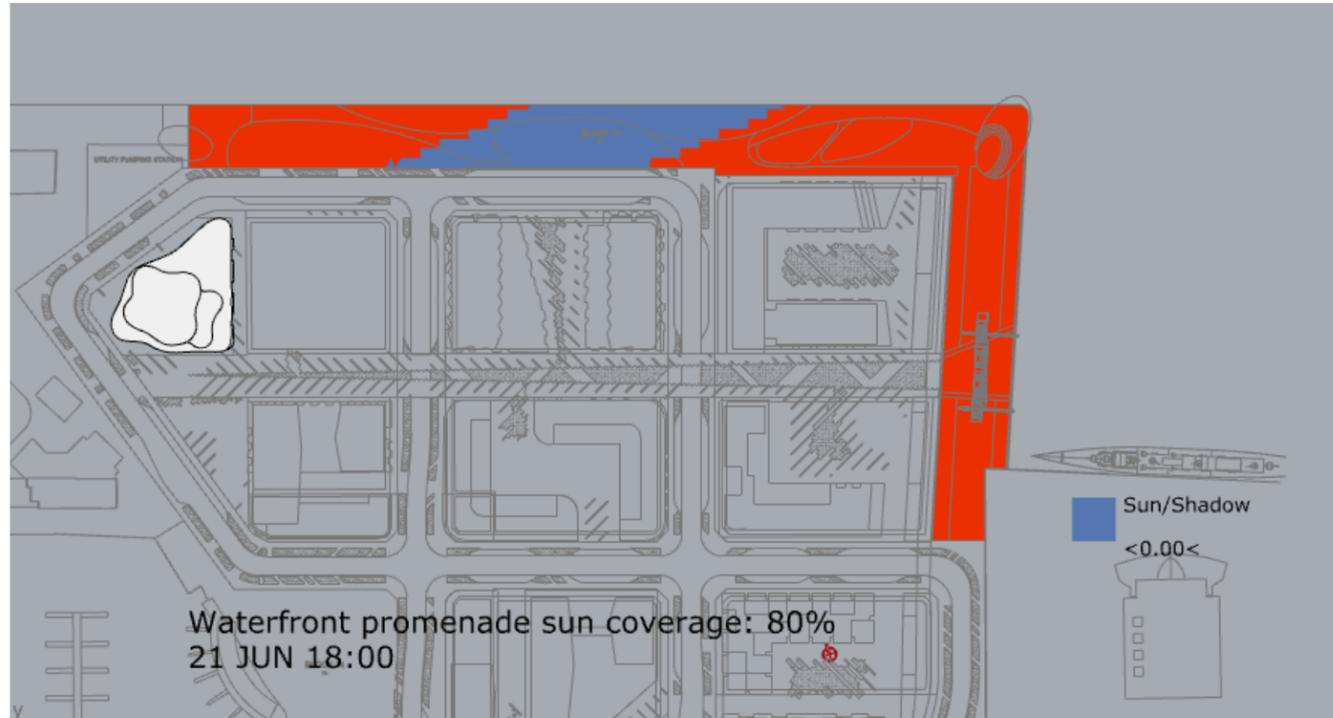


JUNE 21, 4 PM

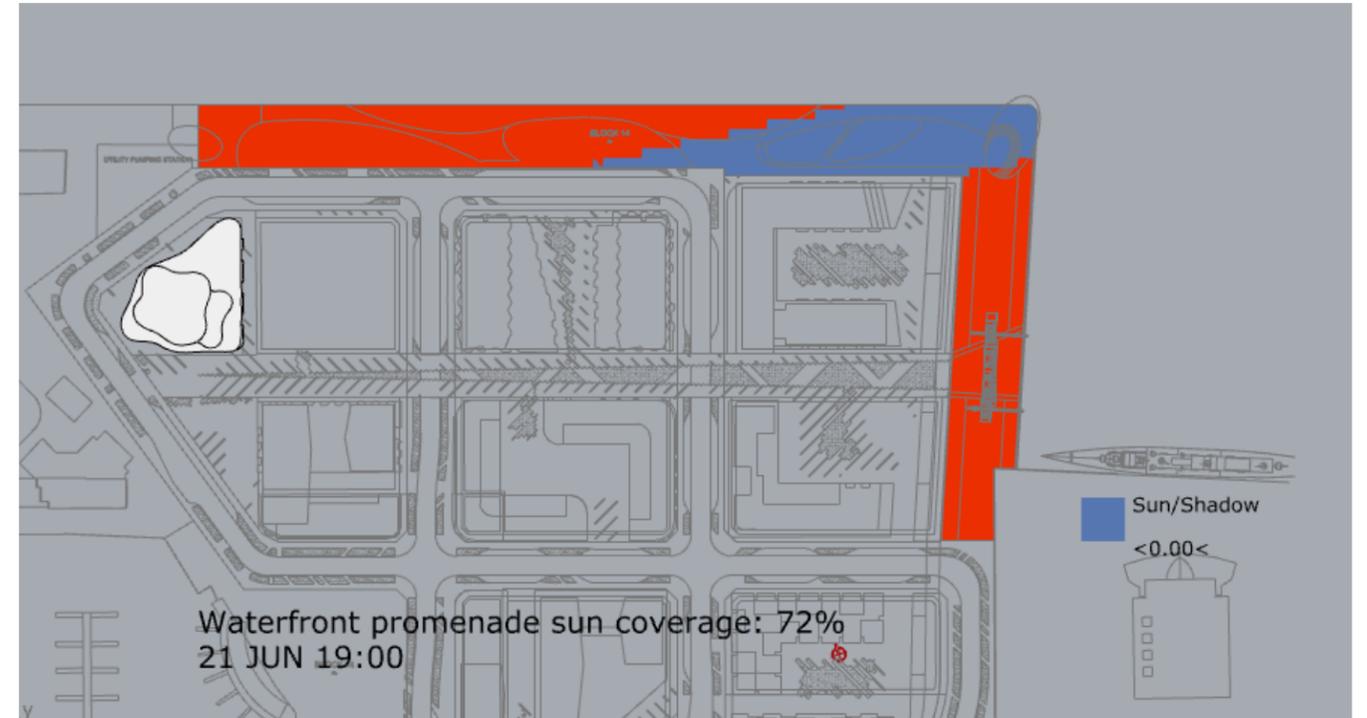


JUNE 21, 5 PM

SUN COVERAGE ON WATERFRONT PROMENADE - JUNE



JUNE 21, 6 PM



JUNE 21, 7 PM

SUN COVERAGE ON WATERFRONT PROMENADE - JUNE (CONTINUED)