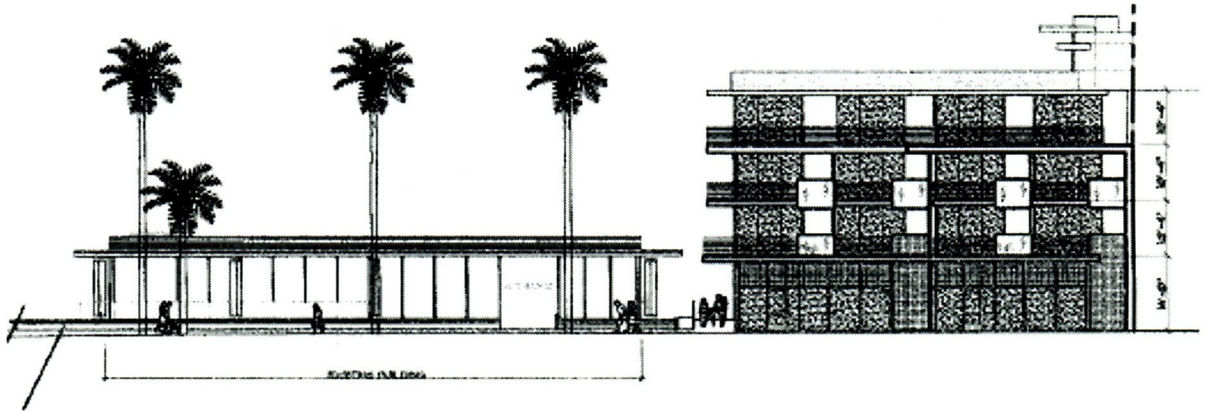


The eastern portion of the four story building is constructed over two levels of structured off-street parking. The west half of the first floor of the proposed new building is a 5,000 square foot retail space. The existing driveway onto South Palm Canyon would be eliminated. The building and parking essentially fill the site; however there are landscape planters, walkways, and other usable outdoor open spaces created at the ground or first floor level.



West Elevation showing proximity of the proposed new building to the existing

The proposed new high-rise building is oriented in an east-west manner, thereby preserving view-corridors along Baristo Road. The new building is approximately sixteen (16) feet from the south wall of the existing building and twelve (12) feet from the south edge of the roof of the existing building. Balconies proposed on the north side of the proposed new building would be approximately four feet from the leading edge of the roof of the existing building. (These balconies were recommended by the AAC to be removed to provide more space between the buildings but the applicant has elected not to do so).