Development Variance Permit
3603 Marine Drive
14-03

Existing view from Marine
3615 Marine Dr
3603 Marine Dr
Development Variance Permit

3603 Marine Drive

14-03

Existing Massing

3615 Marine Dr

3603 Marine Dr

3599 Marine Dr
Development Variance Permit
3603 Marine Drive
14-03

Proposed - Site Plan

**Site Coverage**
- House & Eaves > 4’0” - 2407.2 sf
- Deck Canteliver - 342.0 sf
- Total - 2749.2 sf
- Allowed Coverage - 2863.2 sf

**Floor Areas**
- Upper Floor - 872.3 sf
- Main Floor - 1483.5 sf
- Lower Floor - 541.6 sf x 0.68 = 368.3 sf
- Total - 2724.1 sf
- Allowed Area - 2729.6 sf
- Garage - 418.3 sf

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**Proposed - Site Plan**

Development Variance Permit
3603 Marine Drive
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Development Variance Permit
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Rendering
Sunset looking East

Existing

Proposed
Development Variance Permit
3603 Marine Drive
14-03

Rendering
Marine Dr looking West

Existing

Proposed

OpenSpace Architecture
Developing Variance Permit
3603 Marine Drive
14-03

Green Retaining Walls

Proposed Climbing Plants
Akebia Quinata (Chocolate Vine or Five-leaf Akebia)

Celastrus Orbiculatus (Oriental Bittersweet)

Clematis Armandii (Armand Clematis or Evergreen Clematis)

Lonicera japonica 'Halliana' (Japanese Honeysuckle)

Green Wall Retaining System

The majority of the green walls facing Marine Drive will be built using the Flex MSE Vegetated Wall System. The system is used to build naturally resilient Geomodular retaining structures without the need for concrete, rebar, wire mesh or other formwork. It is one of the easiest systems to install, vegetate and maintain.

The Flex MSE Bags are:
- Filled with sand and soil
- An ideal planter block for many types of vegetation
- Water and root permeable
- Flexible enough to create almost any shape.

The small portion of concrete retaining wall facing Maine Drive will be fitted with horizontal steal wires to allow purchase for climbing plants.
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