

As shown on the site plan, aside from the proposed tree removals, only minor modifications are planned to the existing landscape. The overall intent is to maintain the landscape surrounded the proposed building in its current condition.

No.	Description	Date
1	ISSUED FOR DVP	07-07-2025
2	REVISION 1	09-22-2025
3	REVISION 2	10-22-2025
4	REVISION 3	12-15-2025

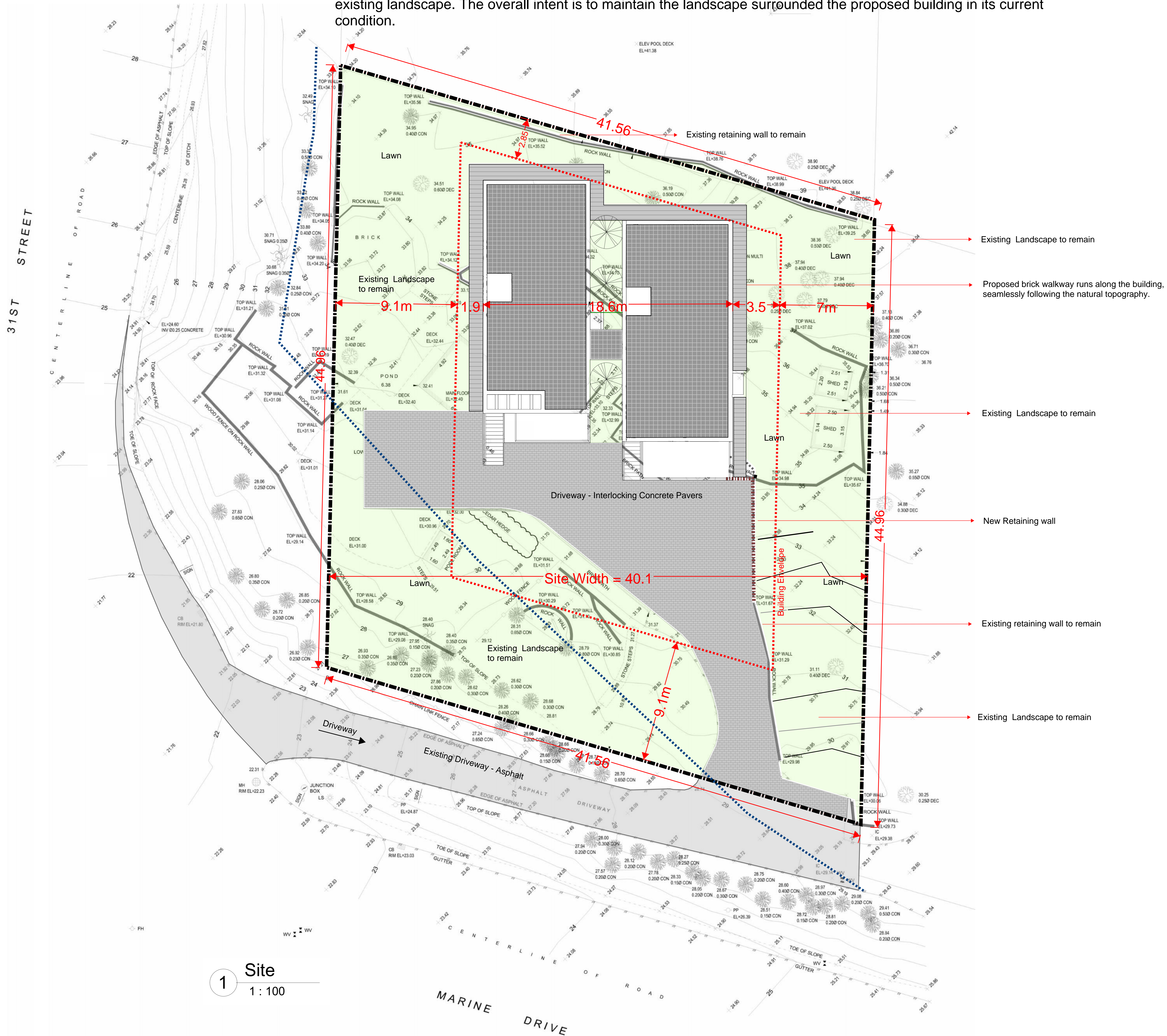
3095 Marine Drive

SITE PLAN

Project number	25 - 05
Date	Dec 15 - 2025
Drawn by	ES
Checked by	MT

A101

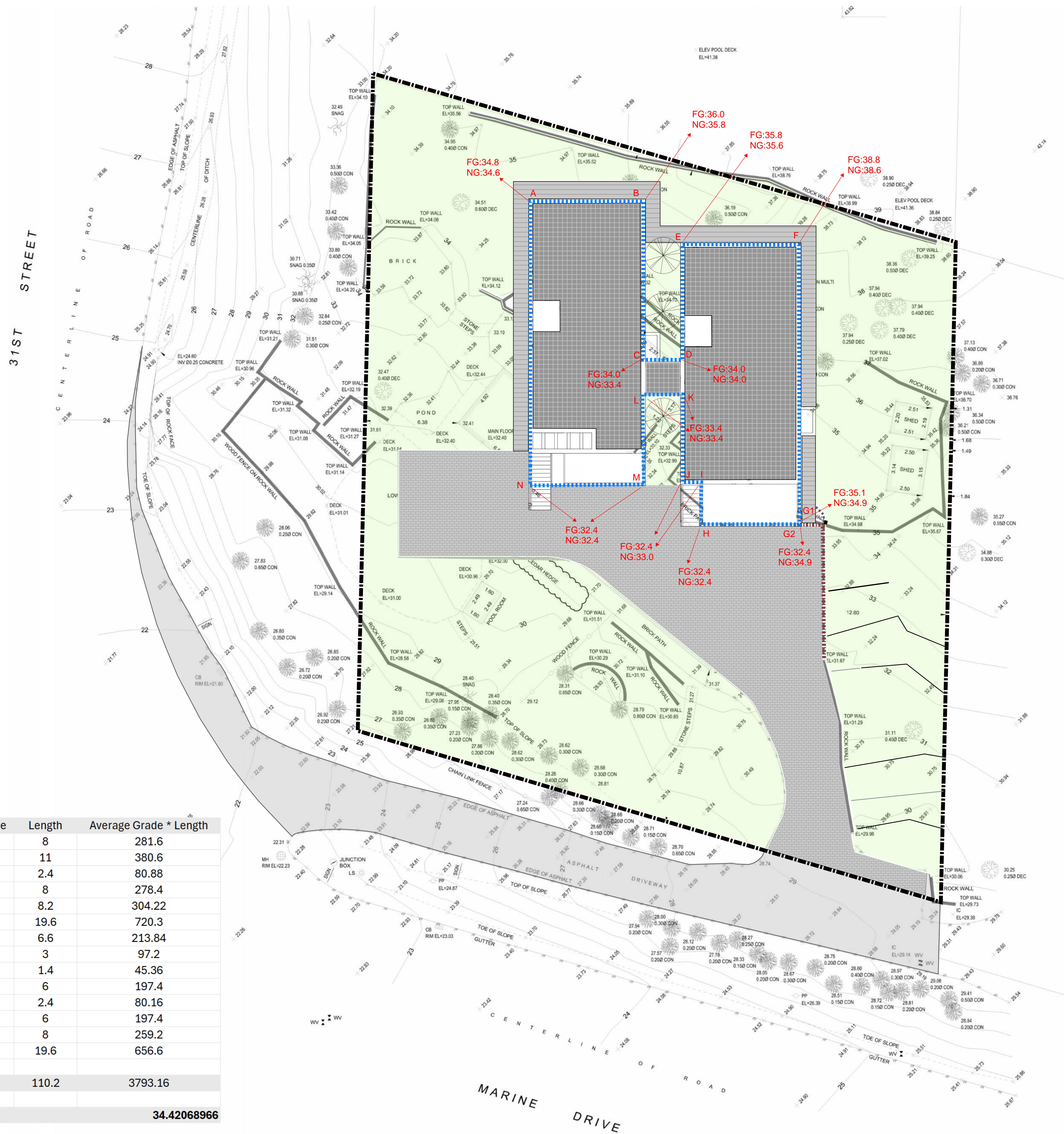
Scale



1 Site
1:100

Endpoints	Finished Grade	Natural Grade
A	34.8	34.6
B	36.0	35.8
C	34.0	33.4
D	34.0	34.0
E	35.8	35.6
F	38.8	38.6
G1	35.1	34.9
G2	32.4	34.9
H	32.4	32.4
I	32.4	33.0
J	32.4	33.0
K	32.4	33.4
L	32.4	33.4
M	32.4	32.4
N	32.4	32.4

Wall Section	Lower of FG or NG	Average Grade	Length	Average Grade * Length
A-B	34.6	35.8	8	281.6
B-C	35.8	33.4	11	380.6
C-D	33.4	34	2.4	80.88
D-E	34	35.6	8	278.4
E-F	35.6	38.6	8.2	304.22
F-G1	38.6	34.9	19.6	720.3
G2-H	32.4	32.4	6.6	213.84
H-I	32.4	32.4	3	97.2
I-J	32.4	32.4	1.4	45.36
J-K	32.4	33.4	6	197.4
K-L	33.4	33.4	2.4	80.16
L-M	33.4	32.4	6	197.4
M-N	32.4	32.4	8	259.2
N-A	32.4	34.6	19.6	656.6
Total			110.2	3793.16
Average Grade				34.42068966



No.	Description	Date
1	ISSUED FOR DVP	07-07-2025
2	REVISION 1	08-22-2025
3	REVISION 2	10-22-2025
4	REVISION 3	12-15-2025

3095 Marine Drive

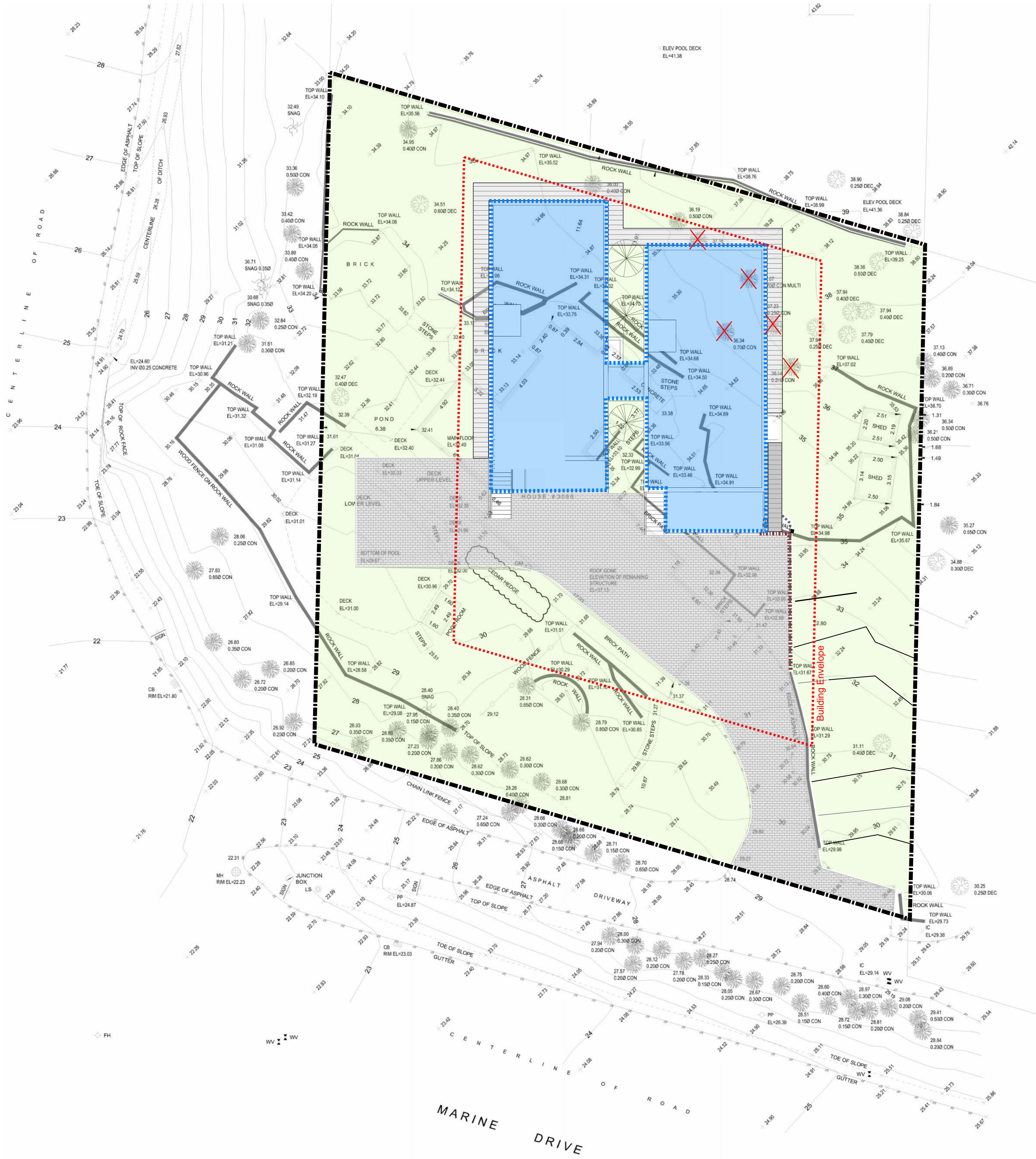
SITE PLAN
AVERAGE GRADE CALCULATION

Project number	25 - 05
Date	Dec 15 - 2025
Drawn by	ES
Checked by	MT

A102

Scale

31ST STREET
CENTRELINE OF ROAD



MARINE DRIVE
CENTRELINE OF ROAD

SENSE OF PLACE
Architecture & Urban Design

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No.	Description	Date
1	ISSUED FOR DVP	07-07-2025
2	REVISION 1	08-22-2025
3	REVISION 2	10-22-2025

3095 Marine Drive

TREE REMOVAL

Project number	25 - 05
Date	Dec 15 - 2025
Drawn by	ES
Checked by	MT

A112

Scale