

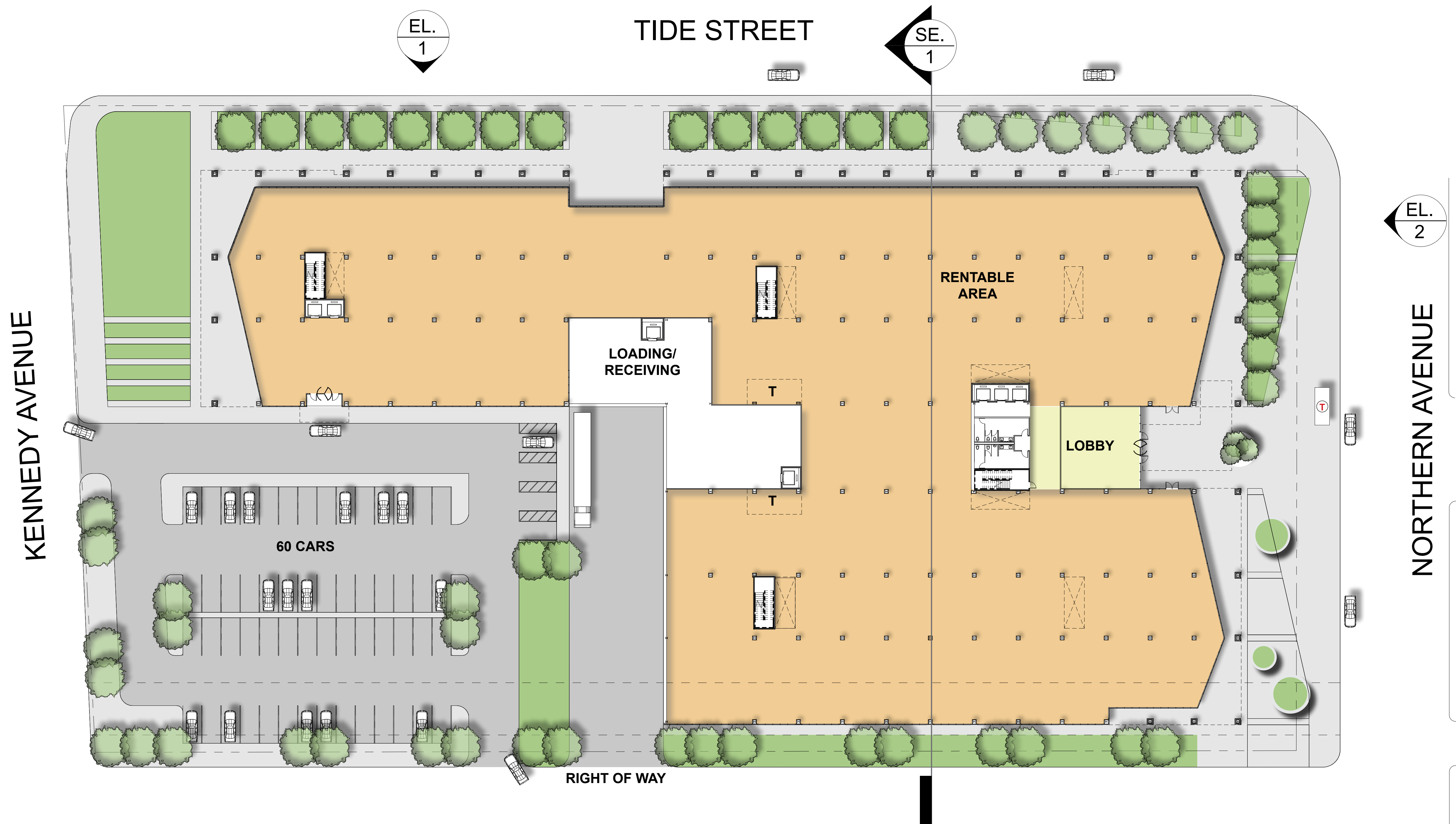
INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT



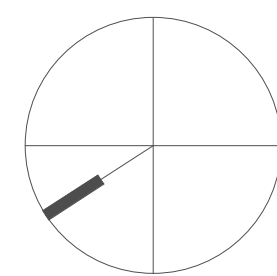
INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT - LEVEL 1



INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT - TYPICAL PLAN



INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT - TIDE ST ELEVATION



① TIDE STREET ELEVATION

INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT - ELEVATIONS



1 TIDE STREET ELEVATION

0' 5' 10' 20'



2 NORTHERN AVE ELEVATION

0' 5' 10' 20'



A PARTIAL ELEVATION

INNOVATION SQUARE AT NORTHERN AVENUE

DESIGN CONCEPT - TIDE ST PARTIAL ELEVATION



① TIDE ST PARTIAL ELEVATION

INNOVATION SQUARE AT NORTHERN AVENUE

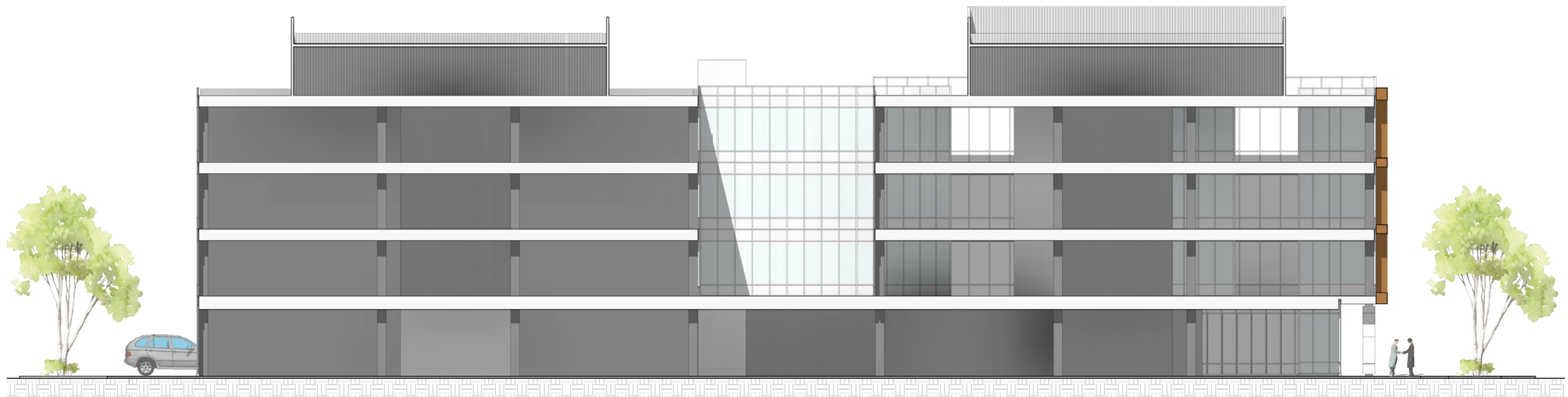
DESIGN CONCEPT - NORTHERN AVE ELEVATION



② NORTHERN AVE ELEVATION

INNOVATION SQUARE AT NORTHERN AVENUE

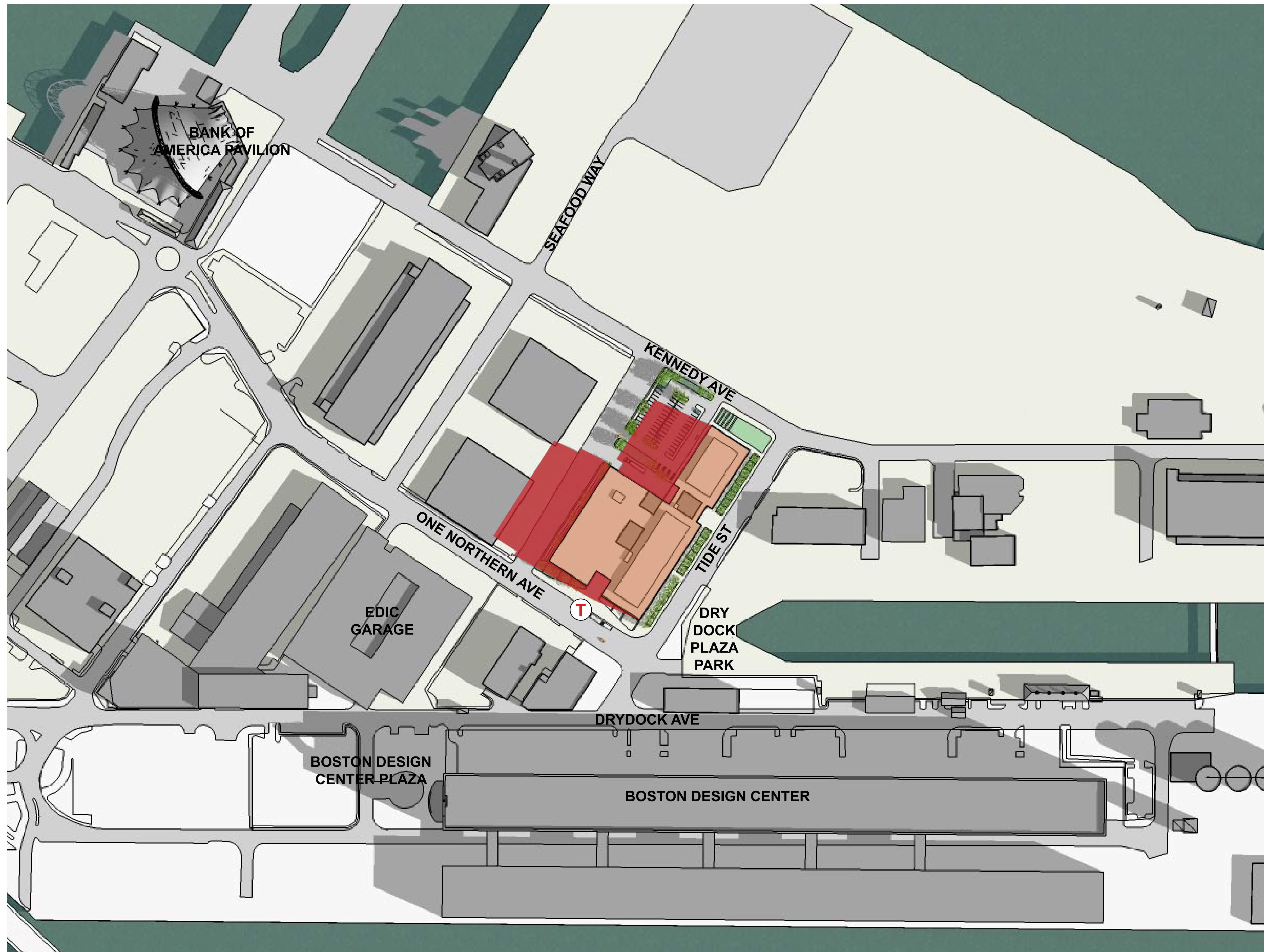
DESIGN CONCEPT - BUILDING SECTION



① BUILDING SECTION

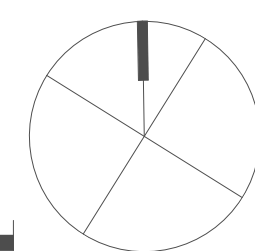
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
MARCH 21, 9:00 AM



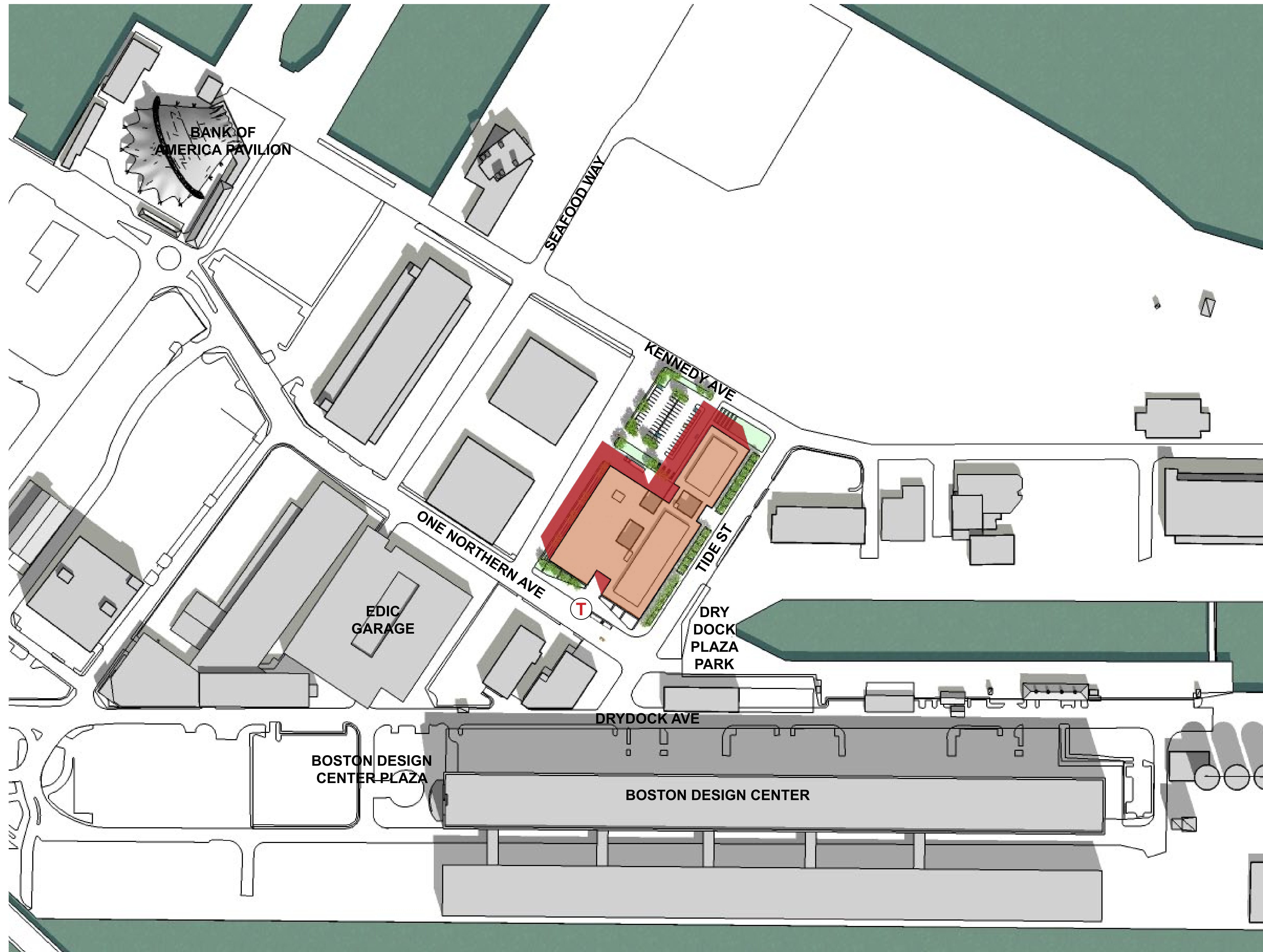
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



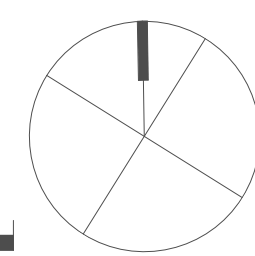
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
MARCH 21, 12 NOON



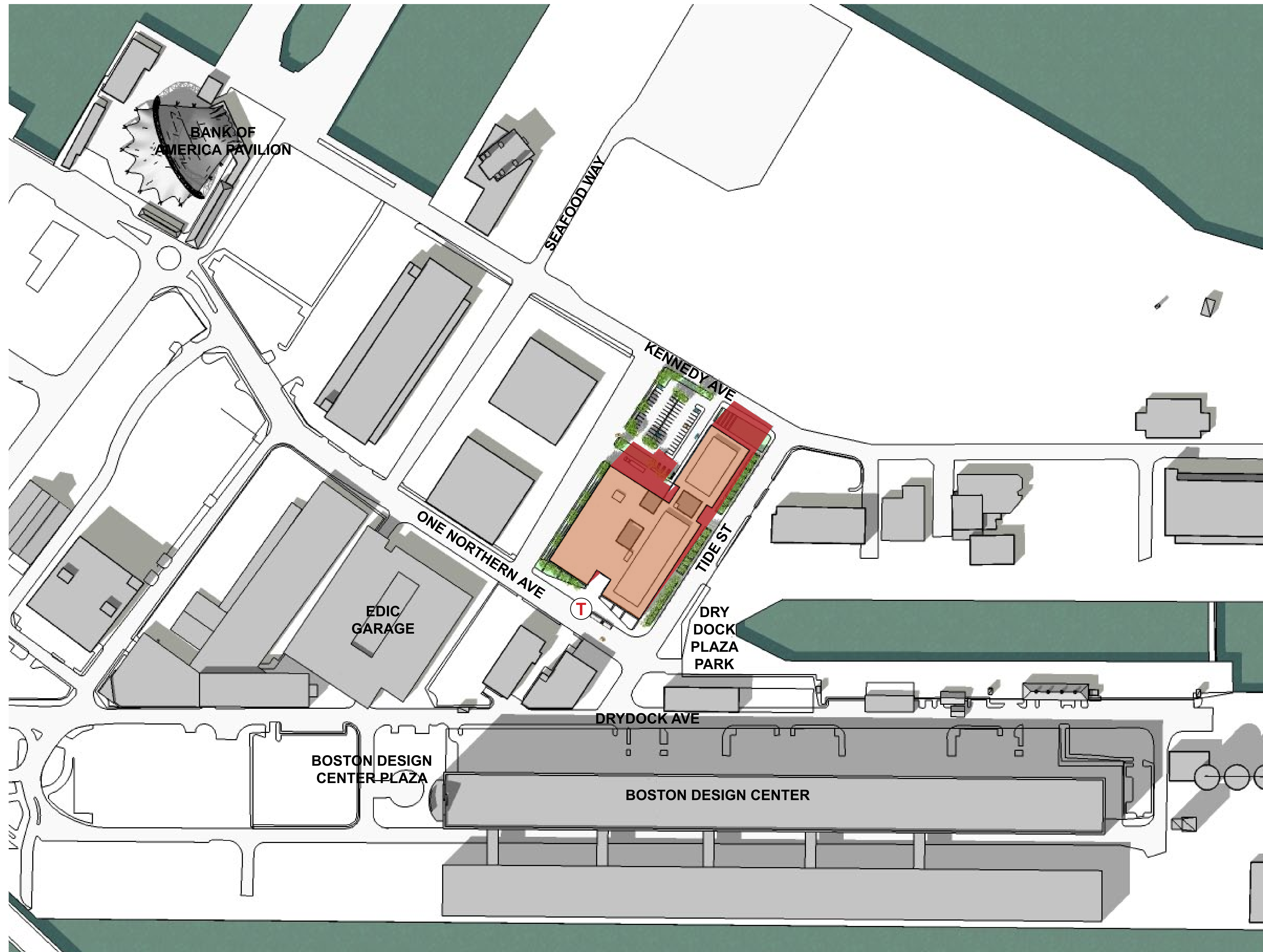
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



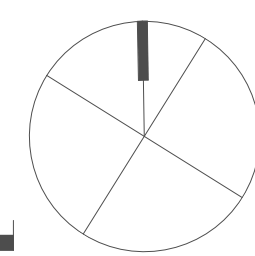
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
MARCH 21, 3:00 PM



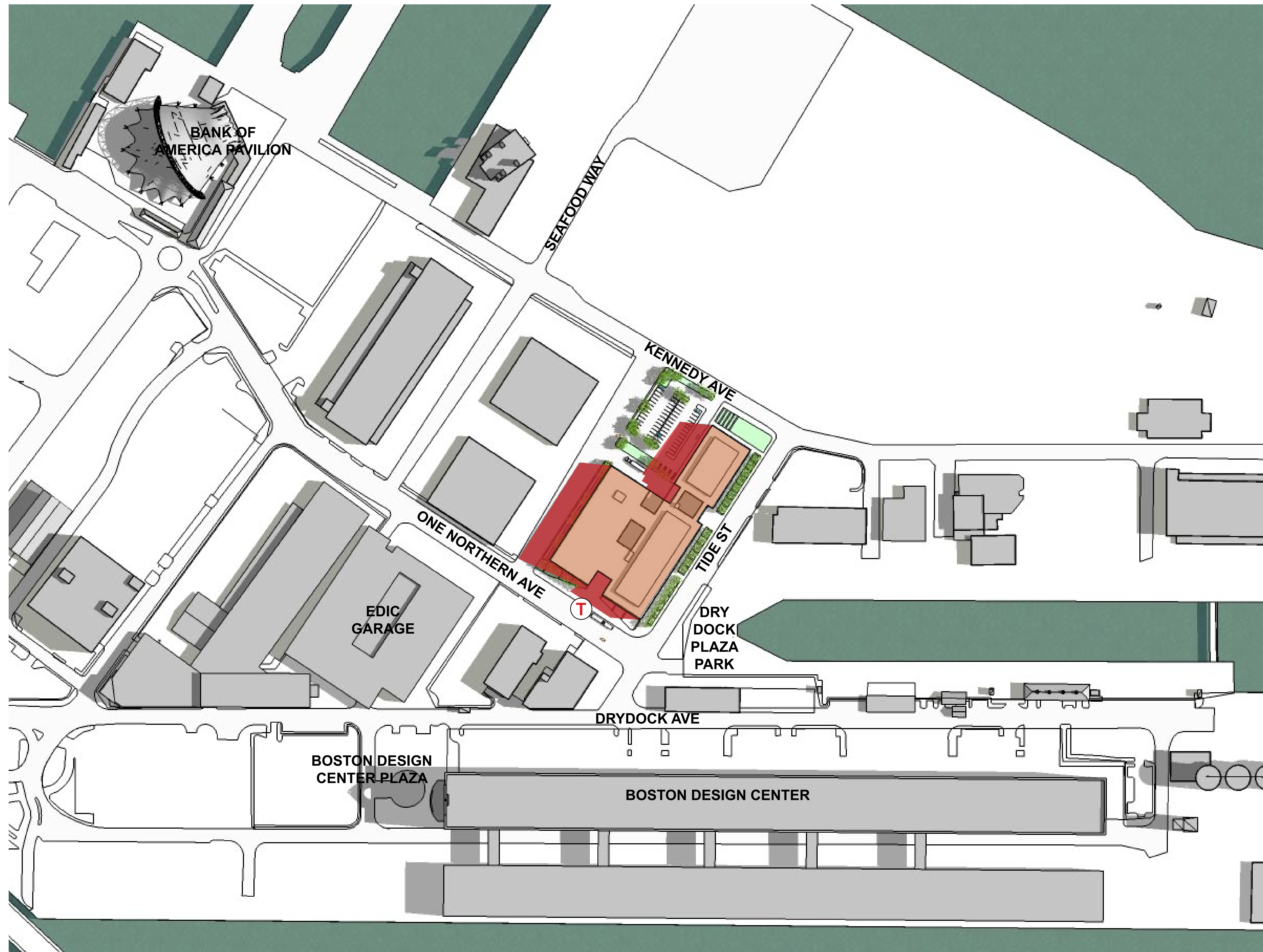
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



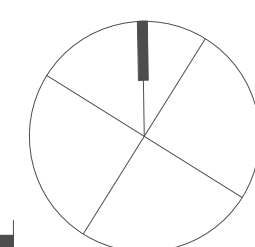
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
JUNE 21, 9:00 AM



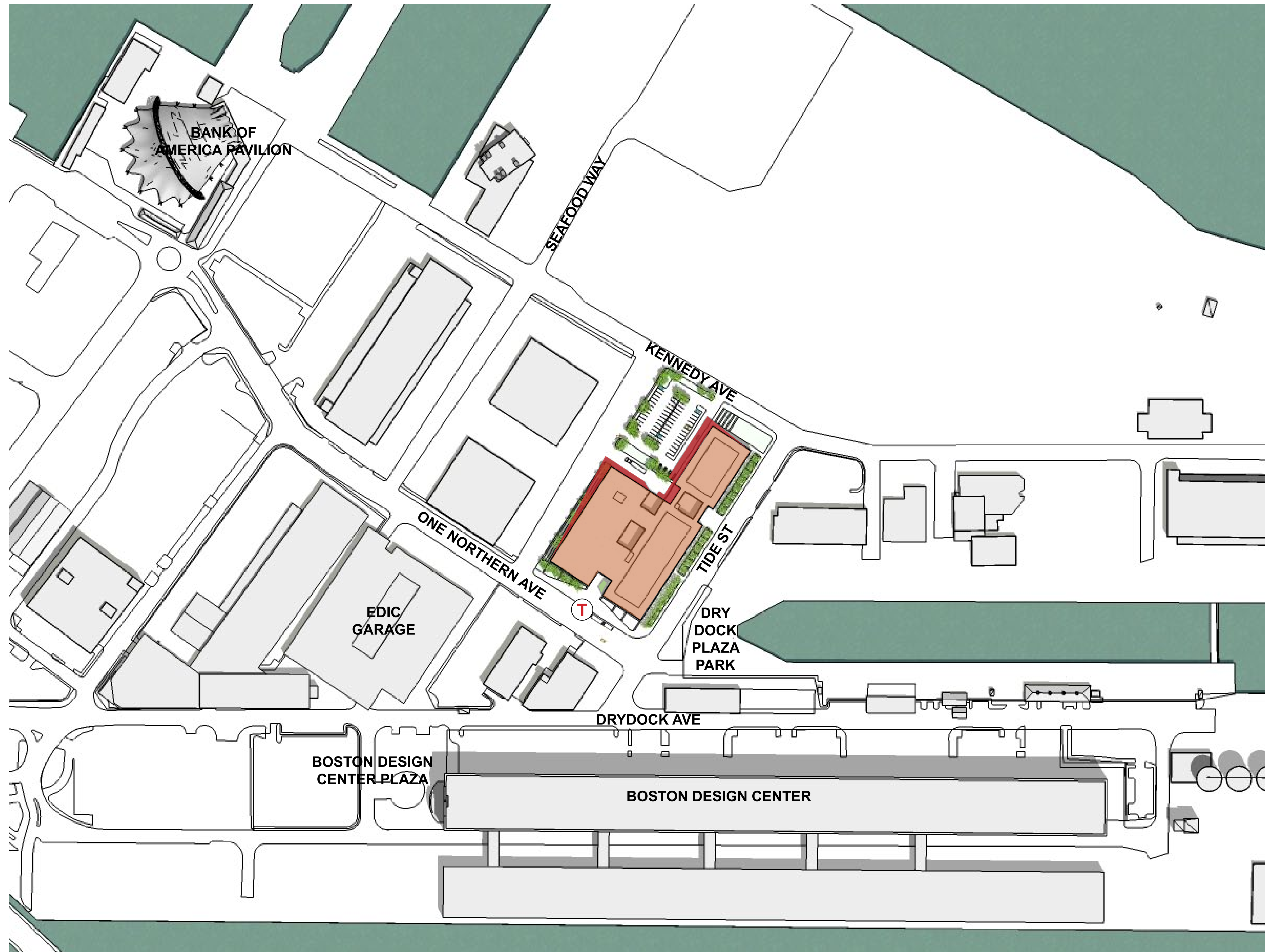
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



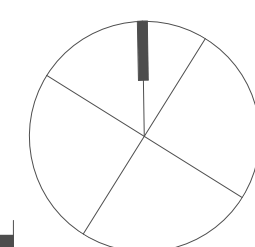
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
JUNE 21, 12 NOON



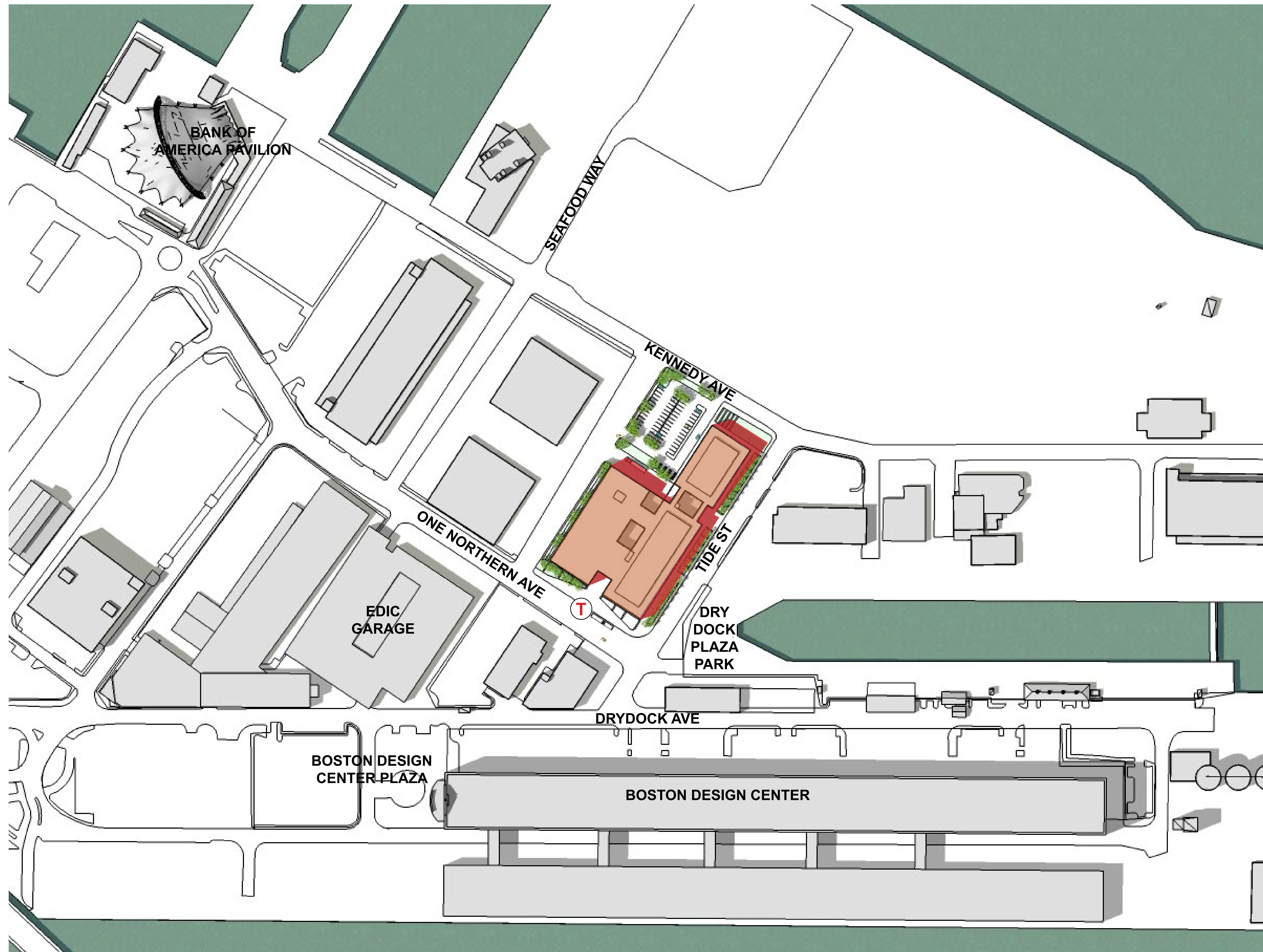
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



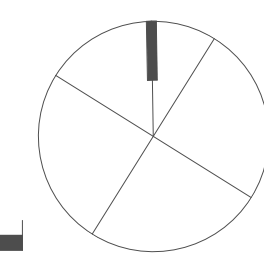
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
JUNE 21, 3:00 PM



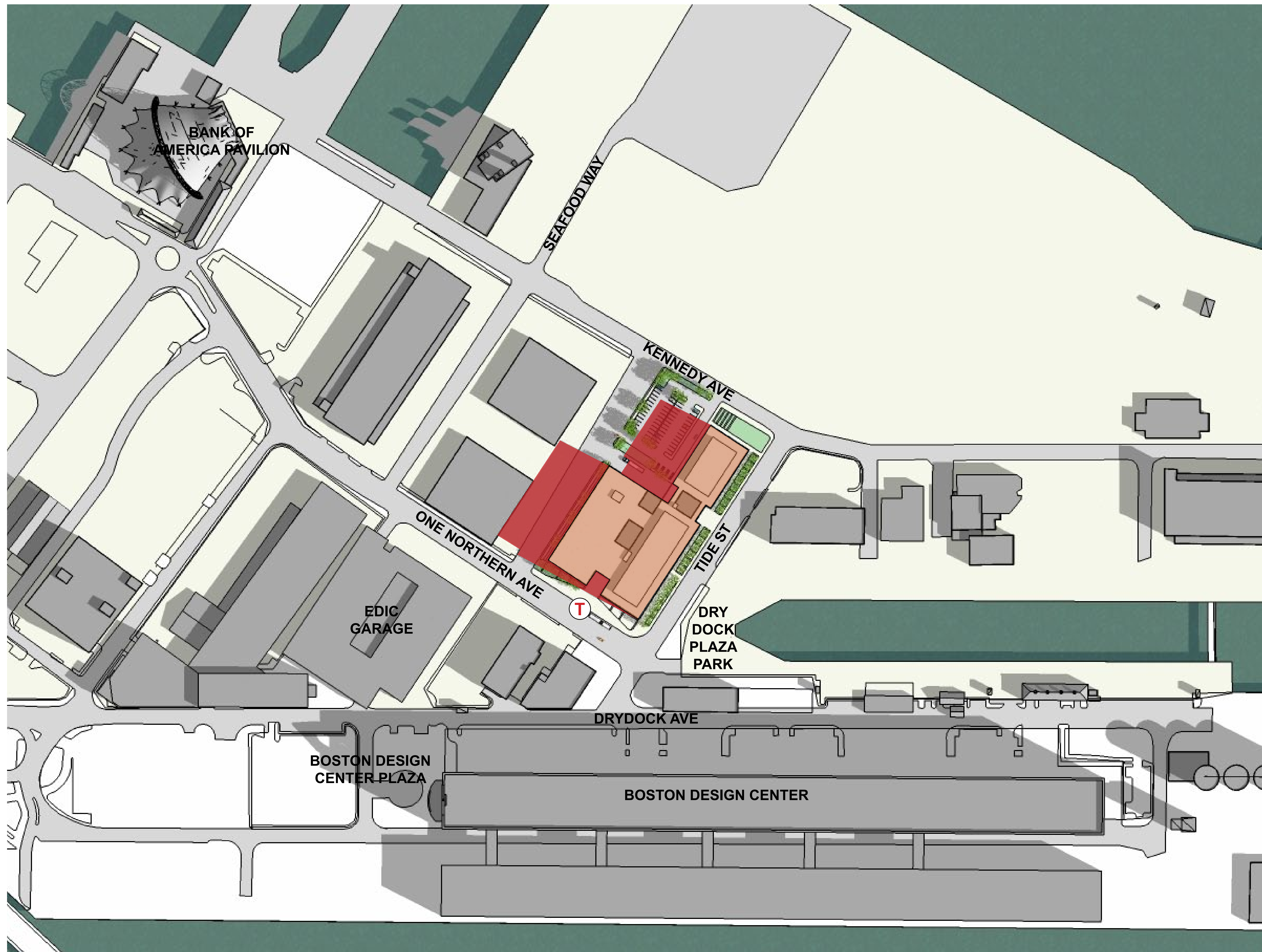
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



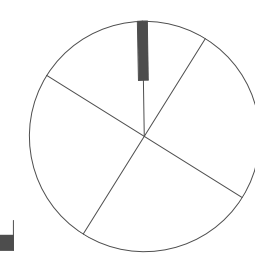
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
SEPT. 21, 9:00 AM



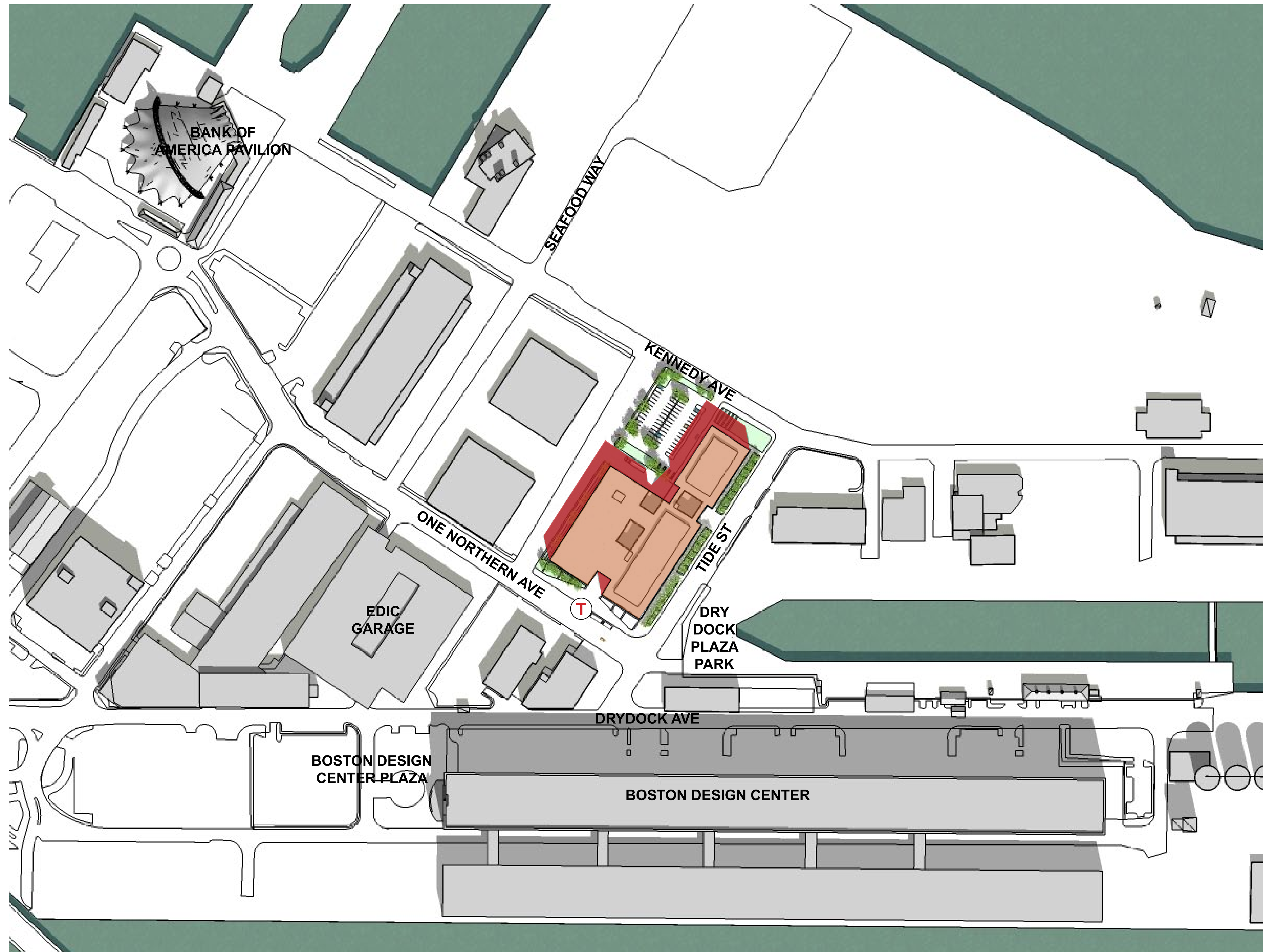
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



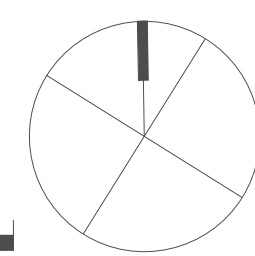
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
SEPT. 21, 12 NOON



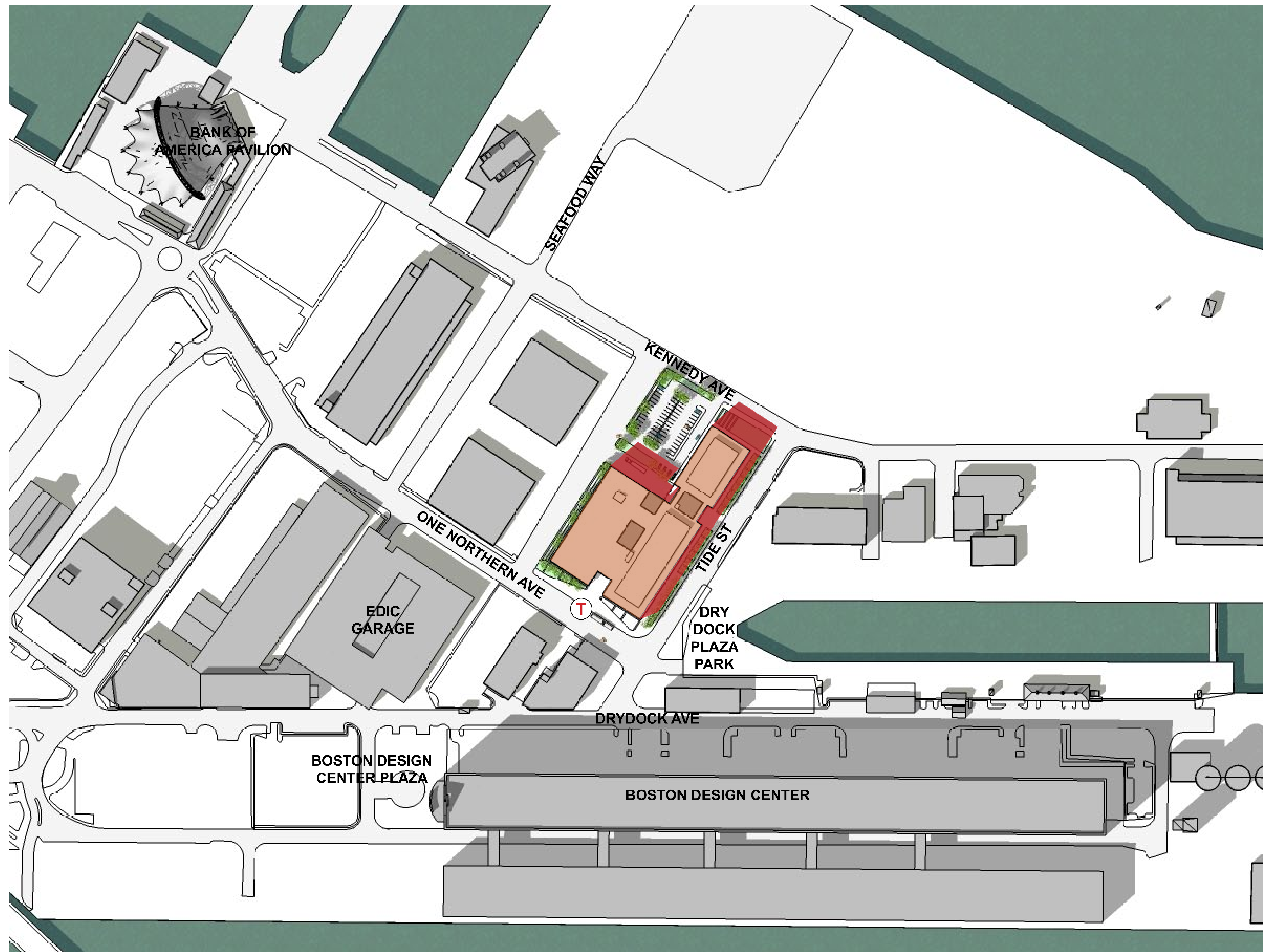
LEGEND

- ONE NORTHERN AVE
- EXISTING SHADOW
- NEW SHADOW
- WATER



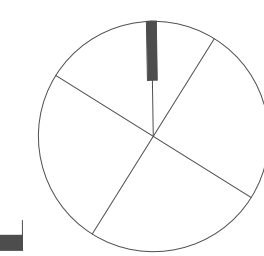
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
SEPT. 21, 3:00 PM



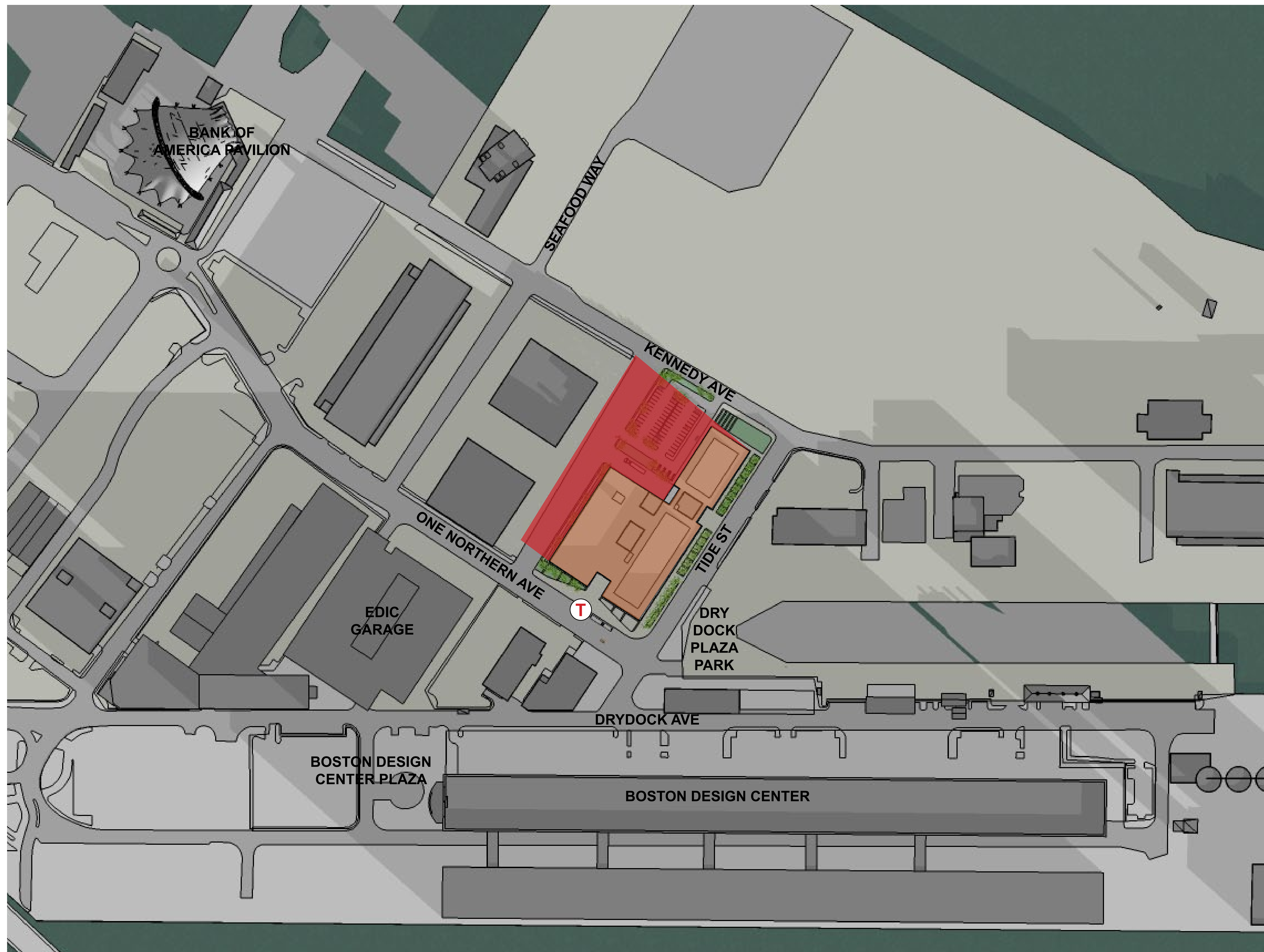
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



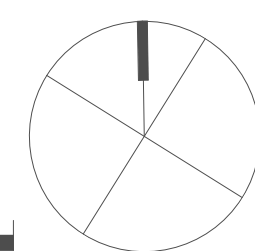
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
DEC. 21, 9:00 AM



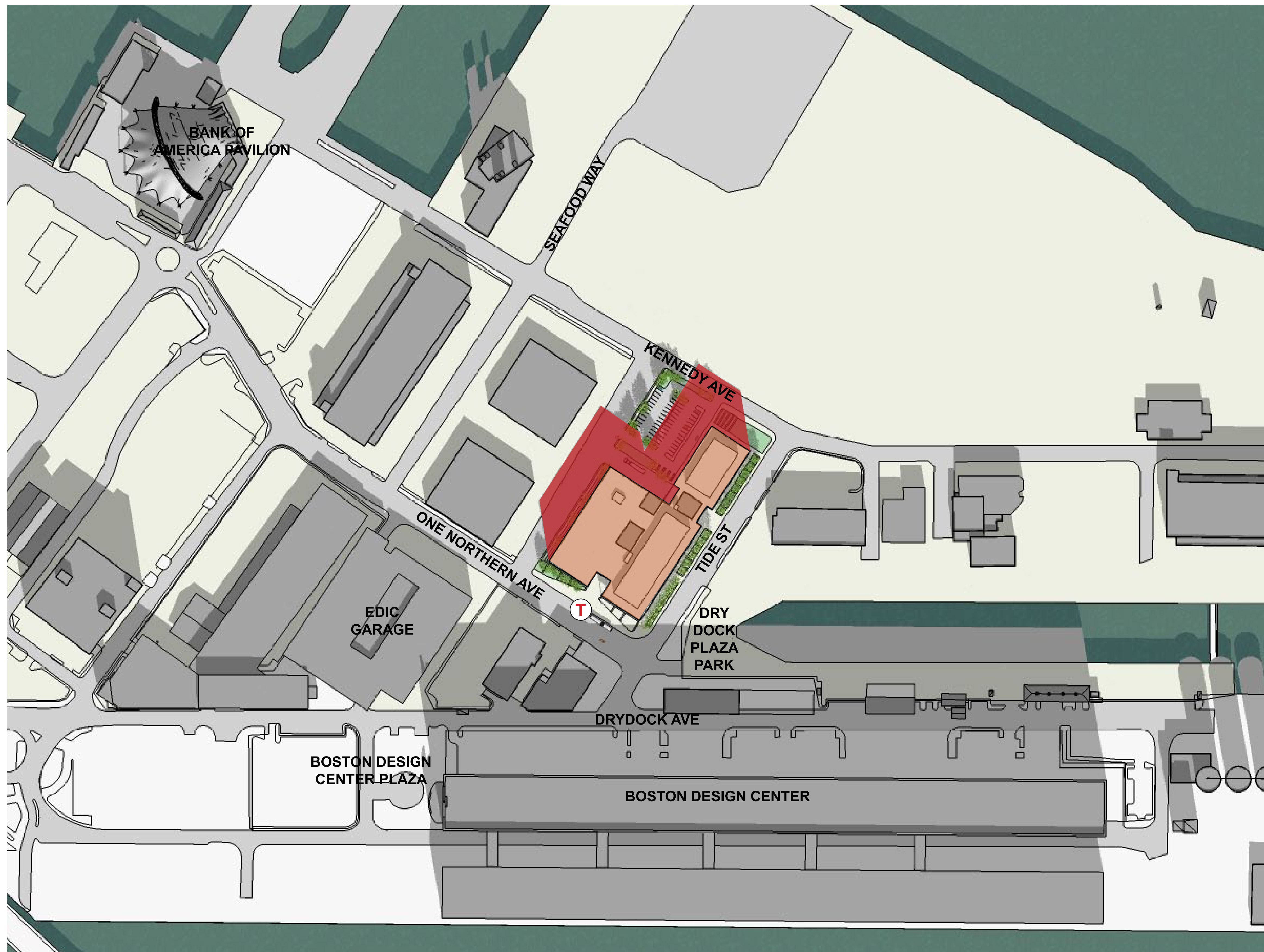
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



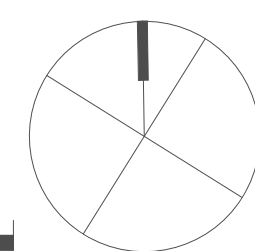
INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
DEC. 21, 12 NOON



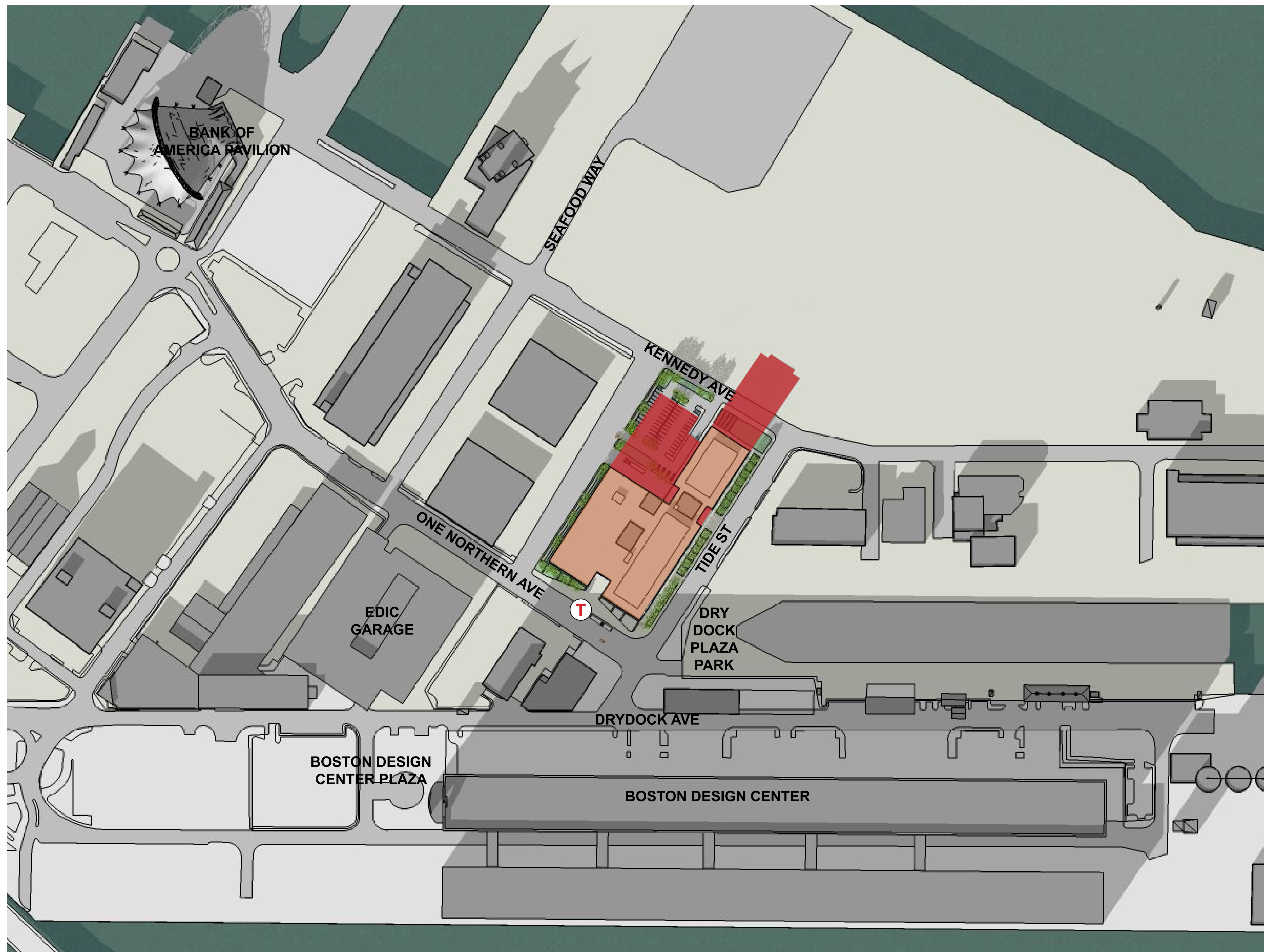
LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER



INNOVATION SQUARE AT NORTHERN AVENUE

SHADOW STUDY:
DEC. 21, 3:00 PM



LEGEND

-  ONE NORTHERN AVE
-  EXISTING SHADOW
-  NEW SHADOW
-  WATER

