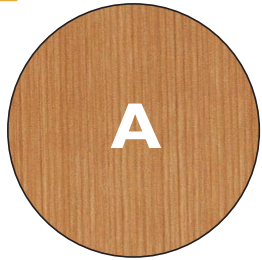
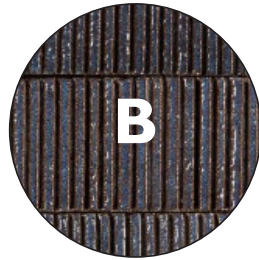


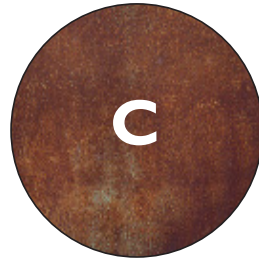
BEFORE & AFTER | ESPLANADE ELEVATION



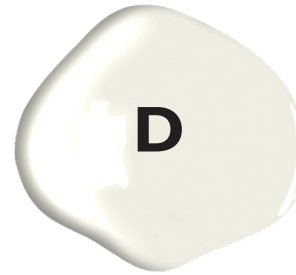
CLEAR WESTERN RED CEDAR



DARK RIBBED TILE ACCENT



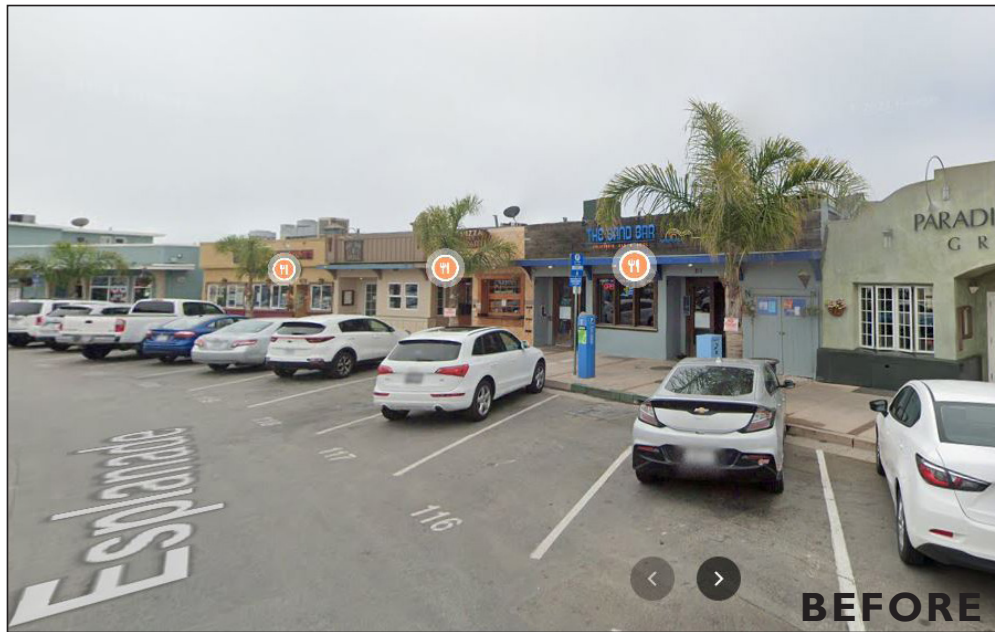
SEALED CORTEN STEEL



INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFFWHITE

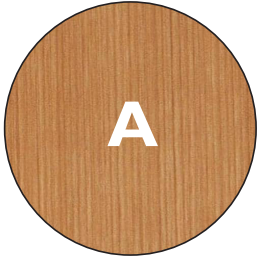


CLEAR WESTERN RED CEDAR TRELLIS/AWNING



ESPLANADE STREET SCAPE - MY THAI BEACH | PIZZA MY HEART | THE BAY BAR | THE SAND BAR

BEFORE & AFTER | LAGOON ELEVATION



CLEAR WESTERN RED CEDAR

CORTEN FRAME WINDOW

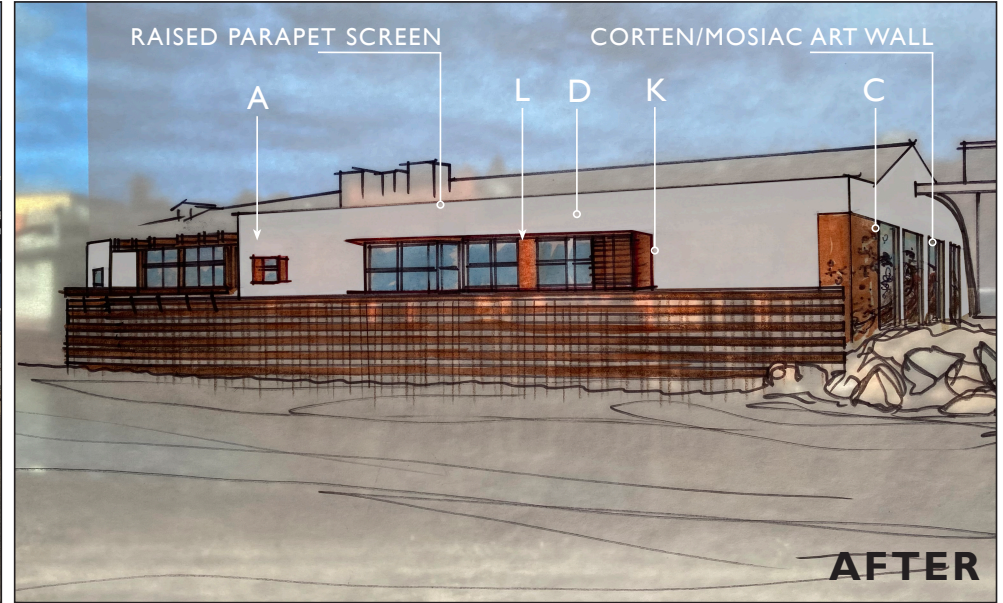
SEALED CORTEN STEEL

INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFF WHITE

SLIDING LOUVERED SCREEN



BEFORE



AFTER

ESPLANADE STREET SCAPE - MY THAI BEACH | PIZZA MY HEART | THE BAY BAR | THE SAND BAR