

OAK & 41st

1008 W. 41st Ave. & 5763 Oak St., VANCOUVER, BC

wesgroup

 **ARCADIS**

Submitted to City of Vancouver
By Arcadis Architects (Canada) Inc. [formerly IBI Group
Architects (Canada) Inc.] on Behalf of Wesgroup
June, 2023

Rezoning Booklet



The Opal Steel, Vancouver, BC



The West Pender Place, Vancouver, BC



The Harbour Green 3, Vancouver, BC



The Social, Vancouver, BC



The Point, Vancouver, BC



Residences on Hotel Georgia, Vancouver, BC

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01 Development Proposal



01.01 Site Photos and Existing Street Scape



Oak Street and West 41st Avenue



West 42nd Avenue and Lane



Lane



Oak Street and West 42nd Avenue



West 41st Avenue



West 41st Avenue



OAK STREET: WEST VIEW, W 41ST AVE TO W 42ND AVE



W 41ST AVENUE: SOUTH VIEW, OAK STREET TO LANE



W 42ND AVENUE: NORTH VIEW, OAK STREET TO LANE

01.02 Site Context



01.03 Description of Proposal

Proposal Summary

Located on the southwest corner of Oak St. and 41st Ave., this 36,892 sq. ft. site is situated directly across from the approved 14-acre Jewish Community Centre redevelopment and is diagonally opposite from the approved 14-acre Oakridge Transit Centre redevelopment. Additionally, the site is approximately 1 block (~600 metres) from the approved Oakridge Centre redevelopment. Based on the considerable amount of new development and increased density in the immediate area, and its prime location on two transit-oriented arterial roads, this 0.8-acre site presents a unique opportunity to bring a significant number of net new rental housing units to the surrounding community, with zero displacement of existing residential tenants.

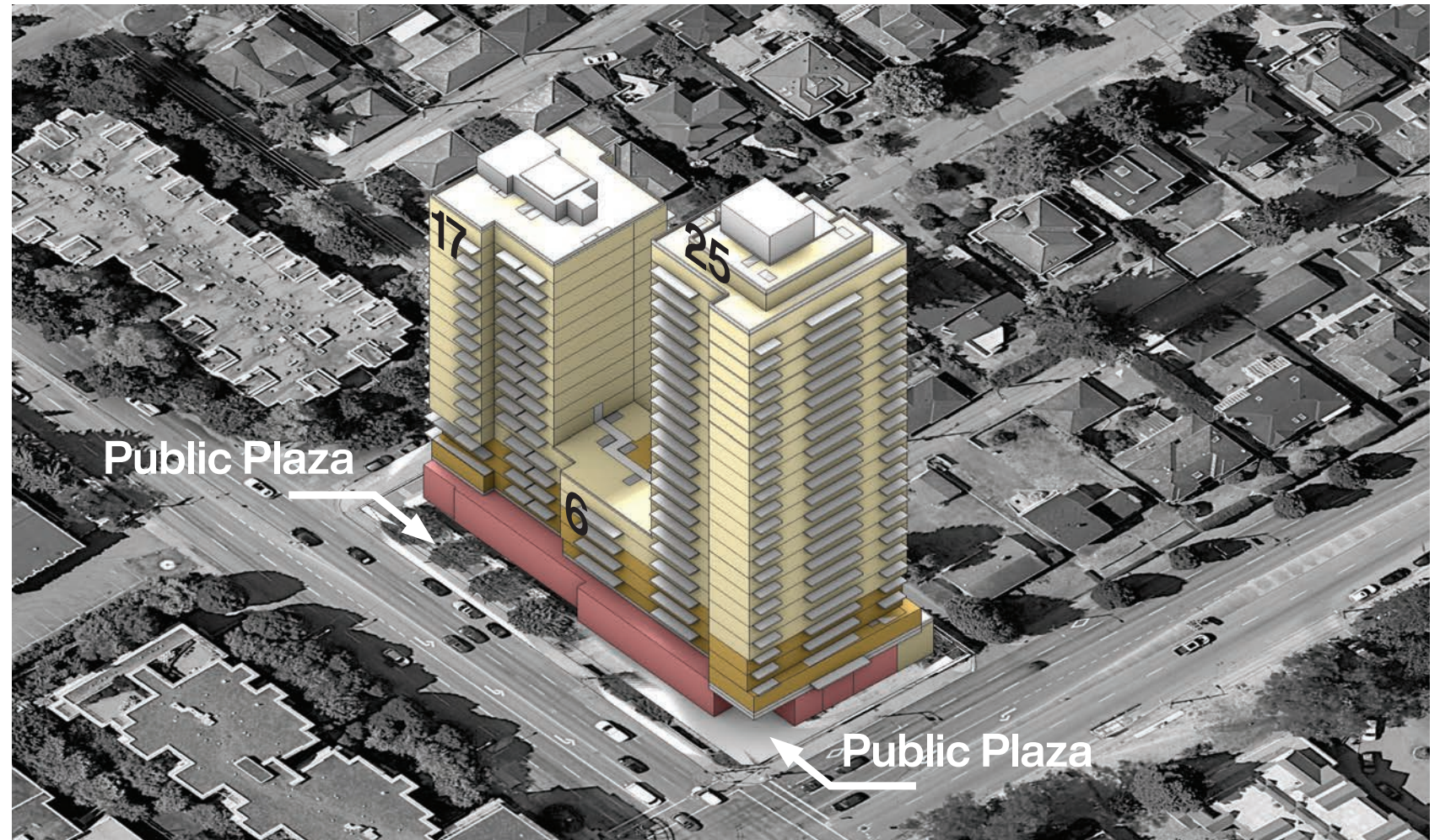
This project has been designed to cater directly to the City of Vancouver’s housing affordability goals and the Cambie Corridor’s rental housing objectives by providing abundant and much needed secured Market Rental and Affordable Rental housing units to a transit-oriented area.

The site consists of two adjacent properties; 1008 West 41st Ave was previously a Chevron gas station and currently operates as a community garden space, while 5763 Oak Street features an existing 2-storey commercial building with retail at grade and office space the 2nd level.

The site falls within the Cambie Corridor Plan (“CCP”) and is designated as “C-1” in the Zoning By-law. The maximum allowable density for this site under the current zoning and policy is 1.2 FSR. The current maximum allowable building heights are 16-storeys on 41st Ave., and 8-storeys on 42nd Ave.

Key Proposal Details:

- **Two residential towers on a podium, comprised of Market Rental Units (80% of Unit count and Leasable Area) and Moderate Income Rental Units (80% of Unit count and Leasable Area).**
- **163,386 sq.ft Total of Market Rental Leasable Area**
- **42,391 sq.ft Total of Moderate Income Rental Leasable Area**
- **16,398 sq.ft. of Commercial Retail at grade**
- **269,608 sq.ft. Total proposed net area**



Description of Proposal

Rezoning Rationale

With the neighbouring approved new developments slated to host several high-rise towers ranging from 20-to-30-storeys, this site is a prime candidate for similar high-density housing. This application proposes to redevelop the site to include one 25-storey rental tower and one 17-storey rental tower, connected by 6-storey podium offering retail at grade.

Increasing the density on this site allows for the addition of **357 net new secured rental units to the surrounding community, with zero displacement of any existing residential tenants**. The proposed development meets the City of Vancouver's housing affordability goals by providing approx. **163,386 sf** of new secured market rental and achieves deeper levels of affordability by offering **42,391 sf** (20% of the project area) of moderate-income rental housing.

The proposal also meets the CCP's objective for opportunities for commercial space in strategic areas and the introduction of new job space and amenities to support a growing population via its provision of approx. **16,398 sf** of new local-serving ground-oriented retail space. This new retail space provides opportunity for a pharmacy or small grocer use and will serve future residents of the proposed development and the surrounding community alike.

The proposed development will also provide two new public plazas which serve to create a vibrant street-level experience fostering opportunities for connection, culture, and activity.



Corner of Oak Street and 41st Avenue

01.04 Overview of Guidelines and Policy - Neighbourhood Policy

Cambie Corridor Plan (Phase 3 2018)

The intent for Phase 3 of the Cambie Corridor Plan is to create a sustainable, livable city comprised of neighbourhoods that are connected to convenient and viable transportation alternatives. This phase of the Plan includes a focus on areas located off arterial roads and in the new Municipal Town Centre (MTC) at Oakridge.

The following principles provide overall direction for the future of the Cambie Corridor and how this application responds to those principals:

a. Provide land use that optimizes the investment in transit

The site is located on two arterial roads: Oak Street and 41st Avenue, both of which are equipped with ample transit access. The site offers housing options near the Canada Line and the R4 Rapid Bus Line on Oak Street.

b. Provide a complete community

Generous amenity spaces have been planned to foster community within the building and retail space at grade provides employment opportunities. Public plaza areas offered on the ground level creates nodes for the public to gather and connect.

c. Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public transit

The project follows the Cambie Corridor Public Realm policy for street and site improvements.

d. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy, and public amenity

This project is located in an area that is well-served by transit, with future plans for transit expansion. The project proposes two high rise towers connected by a podium with landscape areas, a green roof amenity and two public plaza at grade.

e. Provide a range of housing choices and affordability

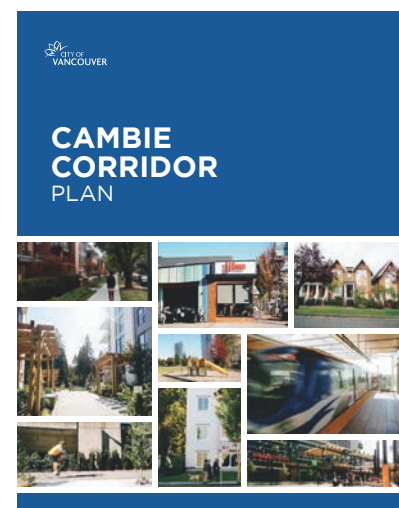
The project meets the City's requirements for family units (35% of units are 2 or 3 bedrooms) and provides a range of unit types.

f. Balance city-wide and regional goals with the community and its context

The project takes into consideration a broad range of City-wide policies including active uses along the streets, provision of 100% secured rental housing and MIR units, and retail uses at grade.

g. Ensure job space and diversity

The proposal provides significant retail opportunities at grade, adding local shops and services to the area and providing job opportunities to the neighbourhood.



01.05 Oakridge Municipal Town Centre

The site is diagonally across from the Oakridge Mall Redevelopment which will have the highest concentration of urban uses and density along the Cambie Corridor with mid to high rise buildings.

Vision for the Area

The Oakridge MTC will be a vibrant hub in the Corridor that meets community, City-wide and regional needs and will provide a significant increase in affordable housing opportunities. The Oakridge MTC will:

Enable more diverse housing types to meet the housing and affordability needs of Vancouver's diverse population

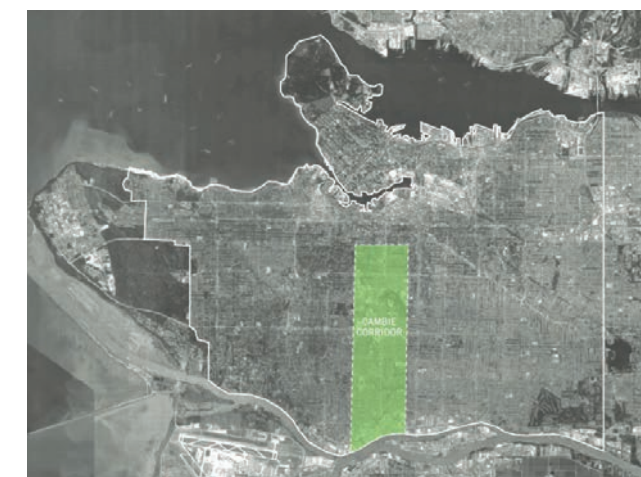
The project contains 100% secure rental housing including 20% MIR units.

Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs

The project will introduce new retail space to the site, including the opportunity for a pharmacy or small grocer, which will improve access to amenities, shops, and services for new residents and the existing local community.

Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services

The building form follows the guidelines outlined within the Cambie Corridor Plan.



City of Vancouver - Cambie Corridor Location



01.06 Overview of Guidelines and Policy - City of Vancouver Policy

Moderate Income Rental Housing

The Moderate Income Rental Housing Pilot Program (MIRHPP) encourages proposals for new buildings where:

- 100% of the residential floor area is secured rental housing
- At least 20% of the residential floor area is made available to moderate income households earning \$30,000 to \$80,000 per year

This high-density project provides 100% secured rental housing to its surrounding neighbourhood. The project is comprised of 357 new net rental housing units, of which 20% of the Total Unit Count and Leasable Area is dedicated to Moderate Income Rental rates.

Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment, with a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Enhanced bicycle storage including a bike repair station will be provided. The property is also located in close proximity to public transit, within a 5-10 minute walk from the Oakridge-41st Avenue SkyTrain Station and major bus routes.

Green Buildings Policy for Rezonings (2010 - Updated 2022)

The three overarching goals of the action plan area zero carbon, zero waste and healthy ecosystems. These goals translate to a decrease in Vancouver residents' ecological footprint of 33%. Greenhouse gas emissions are to be reduced to 80% below the previous 2007 levels by the year 2050 and buildings are to be constructed in a way which enables this change.



The project will follow City policy requirements for reducing greenhouse gas intensity (GHGI) and thermal energy demand intensity (TEDI) limits.

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

High performance enclosure - energy-efficient building envelope design that optimizes thermal performance - will lower green house gas emissions associated with the operation of the building

Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

The project aims to create a "complete community" with a variety of housing types located near public transit and a variety of amenity and green spaces.

Public Art Policy

The Public Art Policy applies to rezoning developments of 100,000 s.f. or greater. The public art budget is calculated by multiplying all areas contributing to the FSR calculation by the public art rate of \$1.98 / s.f.

Wesgroup will work with the City to ensure the project meets this requirement.

Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver’s urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist’s report will be required for any of the existing trees on site.

An arborist report has been included as part of this application and 4 mature existing trees have been retained in the plans.

Cambie Corridor Public Realm Plan (2018)

The Cambie Corridor Public Realm plan contains objectives and targets to guide the design of public and semi-public spaces including plazas, open spaces, pedestrian connections, streets and lanes. The Public Realm plan aims to inform the sense of place by establishing a coordinated character along the entire corridor.

The project’s landscaping and paving design will adhere to the Plan’s objectives. The provision of 2 public plaza spaces, along with thoughtful landscape details will ensure this project adds intrigue to the street scape.

Family Room: Housing Mix Policy for Rezoning Projects (2016)

The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family Units of 2 or more bedrooms for 35% of the total units.

The project meets the 35% requirement for Family Units with 2 or more bedrooms

High-Density Housing for Families with Children Guidelines (1992)

As Vancouver’s population continues to grow an increasing number of families are living in multi-unit developments. High density developments require the provision of adequate access to services, and should be designed to meet the needs of children. This includes siting housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.

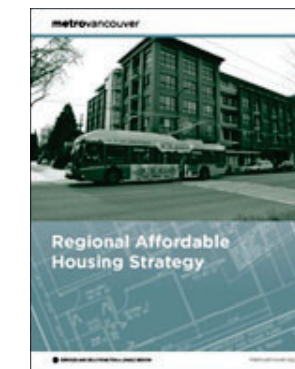
The project is well situated in close proximity to the Jewish community centre, where a daycare amenity has been provided, and is a short distance to the Oakridge Centre redevelopment project, which will also provide a childcare centre. The site is also within a 10 min walking distance of two elementary schools and a secondary school.

The project is designed in accordance with the High-Density for Families with Children Guidelines by providing in-building amenity spaces catering to the needs of children and retail services at the ground level with the potential for a pharmacy or small grocer use.

Housing Vancouver Strategy (2017)

The Moderate Income Rental Unit Program aligns directly with Vancouver’s Housing Strategy by addressing affordability, sustainability, and community integration. It provides incentives for the development of affordable rental units, ensuring that moderate-income individuals and families have access to suitable housing options within the city. By implementing this program, Vancouver aims to create a more inclusive and equitable housing market while promoting sustainable construction practices and fostering vibrant communities.

The project adheres to the Moderate Income Rental Unit Program and Vancouver’s Housing Strategy by providing a significant number of net new 100% secured rental units which include a 20% Moderate Income Rental component.



01.07 Zoning Analysis

Excerpt from the Cambie Corridor Plan

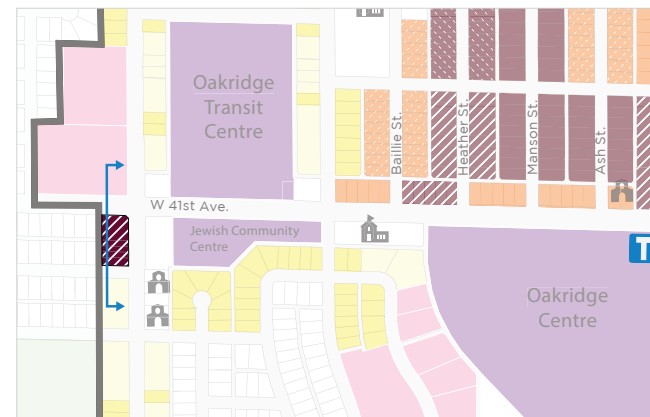
4.3.3 Mixed-use buildings on arterials

1008 41st Avenue & 5763 Oak Street

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites. A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade.

Uses: Mixed-use
Density: Up to 3.0 or 4.25 FSR*
Height: Up to 6 storeys or up to 16 storeys with provision of a sensitive height transition to adjacent residential uses

- Up to 3.0 FSR and 6 storeys for 100% secured market rental
- Up to 4.25 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market, or
- A minimum of 30% of the residential floor area is provided as social housing
- Office uses are supported above the ground floor and may result in a modest increase in density
- Higher building elements above 4 storeys should be stepped back from the front and side yards
- A higher element up to 16 storeys at 41st Avenue



Mixed-use (mid-rise)

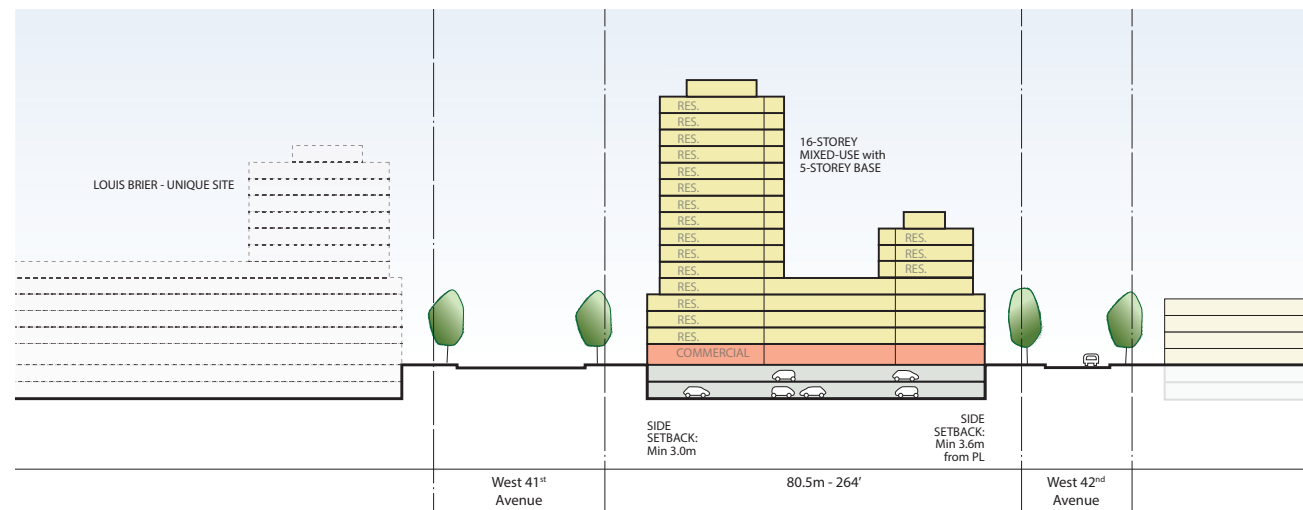
- A higher element up to 8 storeys at 42nd Avenue
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
- Minimum tower separation of 24.4 m (80 ft)
- Ensure a sensitive height transition to residential uses to the west and north of the site. Wrap commercial corners with an active street presence on the flanking streets. This may include cafe seating, or other animated features

Setbacks and Public Realm

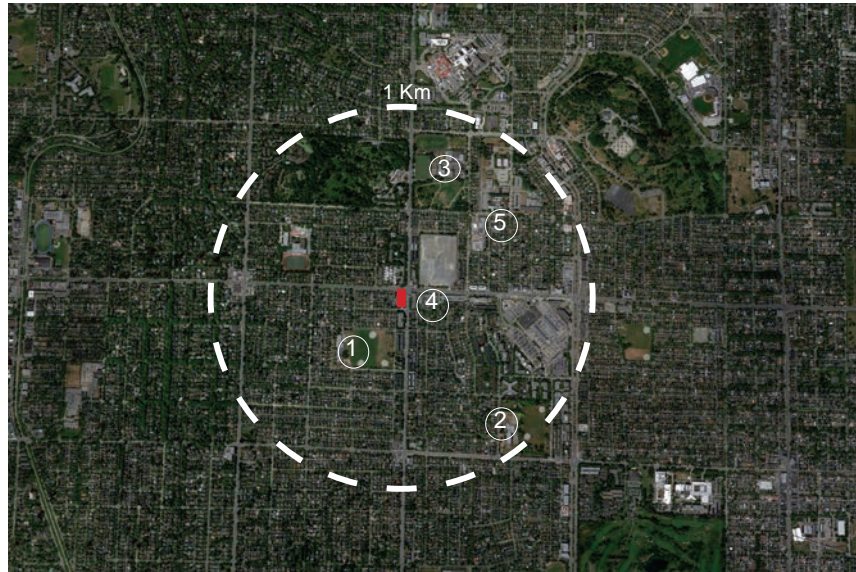
- 6.7 m (22 ft) setback from curb to building face on 41st Avenue commercial frontage
- 6.7 m (22 ft) setback from curb to building face on Oak Street commercial frontage
- Commercial use should wrap 42nd Avenue and provide transition to residential character
- Residential flanking frontages should provide ground-oriented units and have a 3.6 m (11.8 ft) setback from the property line to include residential patio space
- Podium should provide step back from rear lane, consistent with C-2 guidelines
- A plaza of approximately 75 sq. m primarily oriented towards 42nd Avenue will be required on the northwest corner of Oak Street and 42nd Avenue (similar to a minor plaza—see *Cambie Corridor Public Realm Plan*)
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Section 5.3) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.



01.08 Future Site Plan

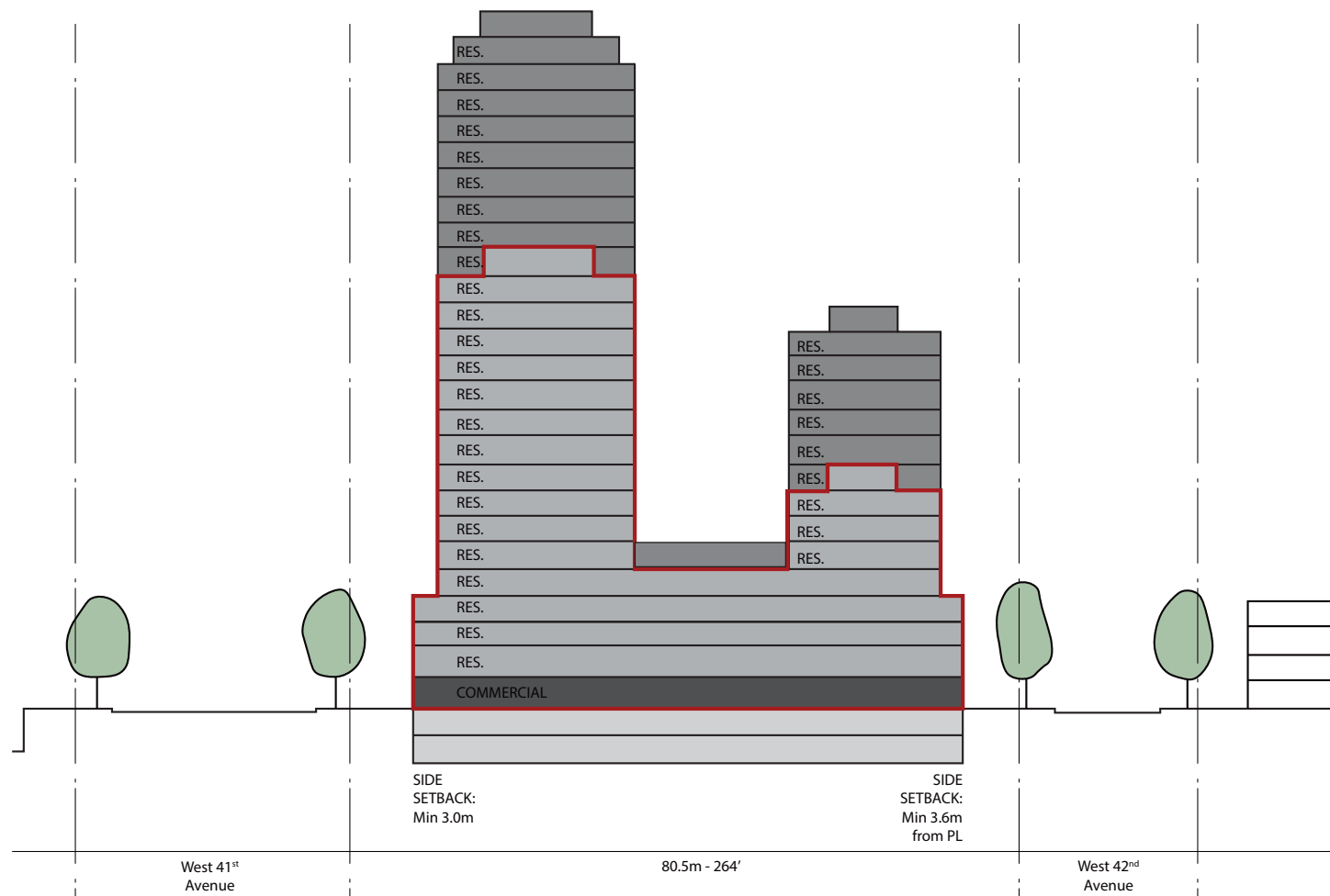


- 1- Sir William Osler Elementary School
- 2- Annie B. Jamieson Elementary School
- 3- Eric Hamber Secondary School
- 4- Jewish Community Center Daycare
- 5- Oakridge Kindergarten



01.09 Proposed Divergence from Cambie Corridor Plan

	Cambie Corridor				Proposal		
	Strata + Social Housing Scenario		Rental Scenario		Rental		
	Units	% of Floor Area	Units	% of Floor Area	Units	% of Floor Area	
Storeys	16 storeys and 8 storeys		16 storeys and 8 storeys		25 storeys and 15 storeys		% increase of units
Market Rental	x	x	180	80%	285	80%	58%
Below Market Rental	x	x	42	20%	72	20%	71%
Strata-Titled	81	70%	x	x	x	x	
Social Housing	178	30%	x	x	x	x	



Alternated diagram from the Cambie Corridor Plan with increased Density

Previous Rezoning Application (Aligned with CCP)

Proposed

HEIGHT:

	Previous Rezoning Application (Aligned with CCP)	Proposed
North	179.46ft(54.70m)	257.62ft (78.52m)
South	98.54ft(30.04m)	176.05ft (53.66m)

DENSITY:

	Previous Rezoning Application (Aligned with CCP)	Proposed
FSR	4.95 FSR	7.31 FSR
Housing	Market Condo + Social Housing	100% secured rental including 20% City-Wide below market affordability
# of Units	183	357

PARKING AND LOADING:

	Previous Rezoning Application (Aligned with CCP)	Proposed
Residential	175	158
Visitor	7	18
Commercial	58	48
Passenger Class A	2	3
Loading Class A	0	2
Loading Class B	1	3
Bike	492	696

Massing Context - Looking Southeast



 LOUIS BRIER SITE | 20-30 STOREYS

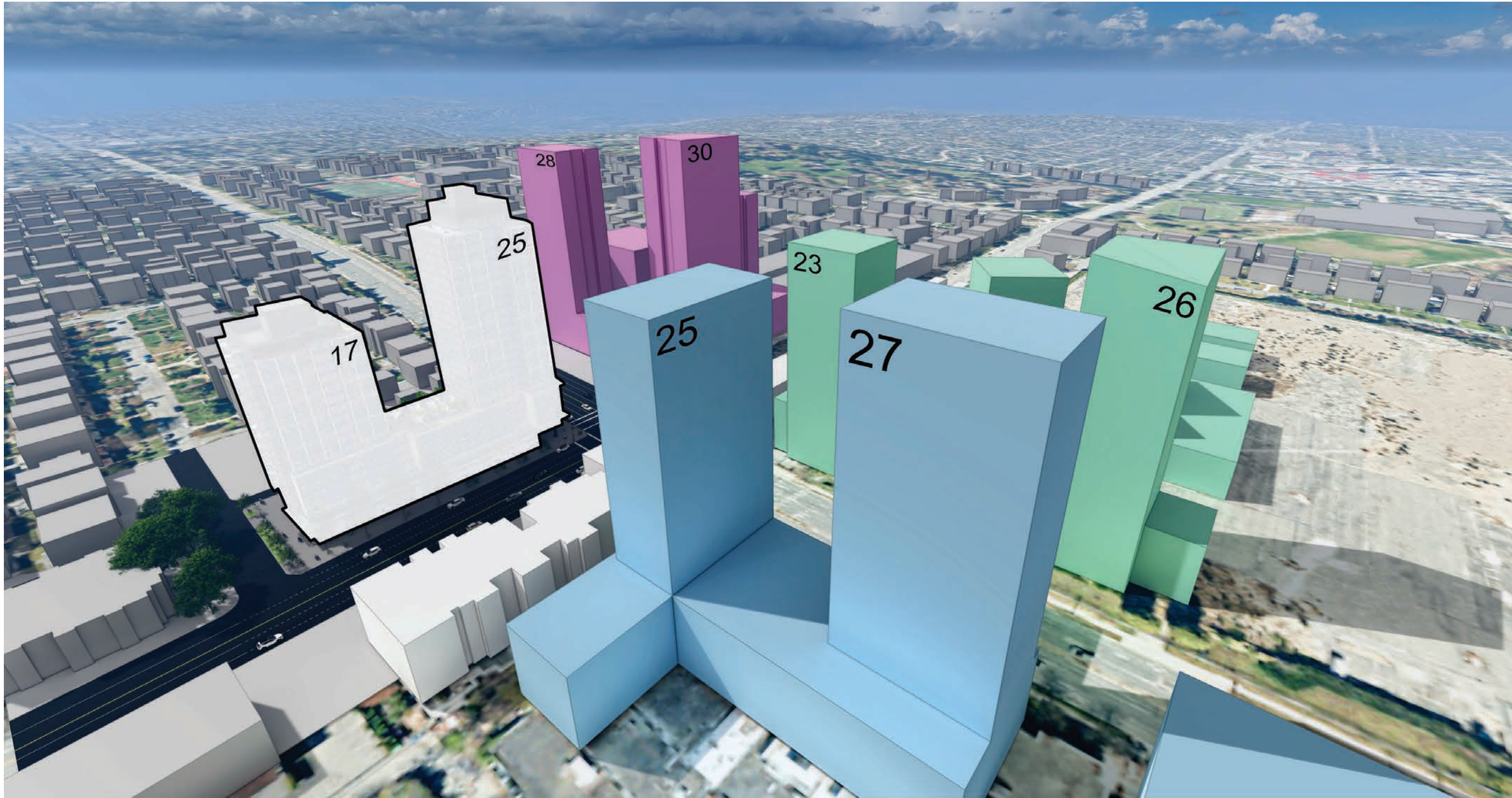
 OAKRIDGE TRANSIT CENTRE | 20-26 STOREYS


 JEWISH COMMUNITY CENTRE | 25-27 STOREYS

Massing Context - Looking Southeast



Massing Context - Looking Northwest



 LOUIS BRIER SITE | 20-30 STOREYS

 OAKRIDGE TRANSIT CENTRE | 20-26 STOREYS

 JEWISH COMMUNITY CENTRE | 25-27 STOREYS

Massing Context - Looking Northwest



01.10 Public Benefits

Cambie Corridor Plan (CCP)

The Cambie Corridor Plan (CCP) targets new social and rental housing supply through opportunities on unique sites and in the Oakridge MTC. The CCP seeks to reduce the need for a car, freeing up household income for residents - particularly for low income residents, who benefit the most from access to transit. The CCP supports continued diversity of form and tenure in the area. This proposal is largely aligned with the height, density and built form requirements outlined within the CCP. The proposal includes a mix of much needed market and affordable rental, and retail within the Oakridge MTC area, within a 5-10 minute walk from the Oakridge-41 Avenue SkyTrain Station. The proposal also includes commercial space at grade, which will contribute to the activation of 41st Avenue, and enable the establishment of additional shops and services near where people live.

The proposal also addresses several other relevant policies, directions, and goals in the Cambie Corridor Plan including:

- Create a vibrant hub around Oak Street and 41st Avenue.
- Provide a large number of 100% secured market rental housing units, including an affordable rental component.
- Enable more diverse housing types in the Oakridge MTC area.
- Provide a built form that reflects the regional importance of the Oakridge MTC area and takes advantage of proximity to other amenities and services.
- Offer a variety of housing choices within the Corridor to attract and retain a vibrant workforce and young families.

Neighbourhood Context

The site is close to several parks and green spaces which include Montgomery Park, Tidall Park, Oak Meadows Park and VanDusen Gardens, and is a short walk to Sir William Osler Elementary School. The site is further supported by existing nearby amenities and is within walking distance to several large-scale new developments, providing convenient access to an expansive variety of amenities.

The site provides two new public plazas which serve to create a vibrant street-level experience fostering opportunities for connection, culture, and activity. The site's commercial space will offer new retail services for future residents of the proposed development and the surrounding community alike.

Diverse Housing and Social Mix

The proposed project offers a combination of market and affordable rental housing. With a visionary approach, this development offers 20% of its units as moderate-income rental units, ensuring accessibility for individuals and families with modest incomes. The remaining units are thoughtfully designed as market rentals, catering to a diverse range of residents. This project exemplifies the commitment to inclusivity, addressing the housing needs of both moderate-income individuals and those seeking market-rate rentals, fostering a vibrant and diverse community within its walls.

CPTED

The CPTED strategies integrated in the design of the proposed project include locating lobbies, at-grade commercial units and other active uses on prominent corners to provide 'eyes' on the street. The use of clear glass on lobbies and balconies allows for more visual control. Visitor bike racks located at grade are situated near entrances and roof gardens/outdoor common areas overlook the lane for added security. The loading and parkade areas are equipped with adequate lighting, clear glass vestibules, fobbed protected entrances, secured parking gates and surveillance cameras.

A Transit-Oriented Site

The inclusion of 41st Ave as a Rapid Transit Route in TransLink's Transport 2050 Plan elevates the importance of this site beyond what was discussed in the Cambie Corridor Plan and justifies the consideration of height and density beyond what the Plan envisioned. The site is located along a future B-Line service (express bus service) with several existing bus stops in the immediate vicinity. Additionally, it is bordered by two transit-oriented arterial roads (Oak Street & 41st Avenue) and benefits from a network of established sidewalks.

The area is commonly used by commuters using public transit to travel to-and-from South Vancouver and Richmond, and the site is located approximately 1 block from a future transit plaza. It is an ideal location for a mixed-use development that can accommodate the increasing population of the area. Being close to public transit can also help to reduce traffic congestion and emissions from cars.

An Expanding Community

The site is diagonally opposite from Oakridge Transit Centre, which will provide a new park, retail/shops, and a childcare facility. Additionally, it is directly across from the JCC Redevelopment Project, which will provide access to a new 200,000+ sq. ft. recreational, cultural & community hub, cafe/food services, childcare and senior care.

Finally, the site is approximately 1 block (~600m) from Oakridge Civic Centre, which will provide convenient access to office space, a new retail mall, childcare, a library, a potential new transit plaza, a medical/dental facility, and a park.

02 Design Rationale



02.01 Design Rationale

This mixed-use rental housing project presents a bold gridded design that commands attention on the primary Oak Street frontage and complements the surrounding recently approved developments planned for the area. The development is comprised of two towers: a 25-storey tower and a 17-storey tower sitting atop above a 6-story podium. The architectural features on the facade fronting Oak Street have strong vertical and horizontal articulations, providing intrigue on the most exposed building elevation and corner. The west elevation at the lane way has been designed to have a more muted appearance with careful consideration of the nearby single family homes.

With an emphasis on simplicity, the design of this project utilizes minimal materials to establish an iconic grid pattern on the facade. The combination of the towers and podium will harmonize with the surrounding urban landscape, and the Cambie Corridor plan, while the grids serve to establish a landmark identity for the project.

The combination of the towers and podium creates a cohesive and aesthetically pleasing composition, contributing to the character of the neighbourhood in a modest and elegant manner.

Contextual building Height Summary

Oak and 41st (Wesgroup proposal):

- 25 and 18 Storeys

Louis Brier Unique Site:

- 30, 28, and 20 Storeys

Shawn Oaks Unique Site:

- 28 and 23 Storeys

Oakridge Transit Centre:

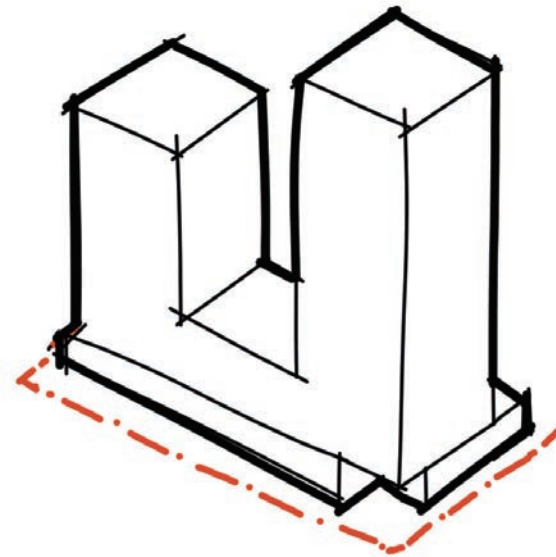
- Up to 26 storeys

Jewish Community Center:

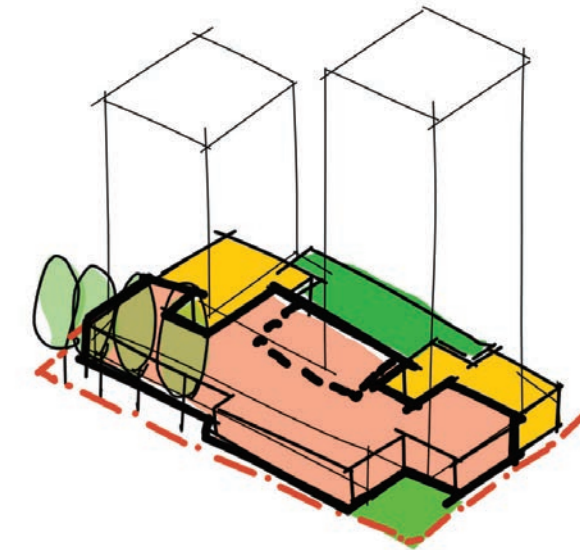
- 26 and 24 storeys

Oakridge Centre:

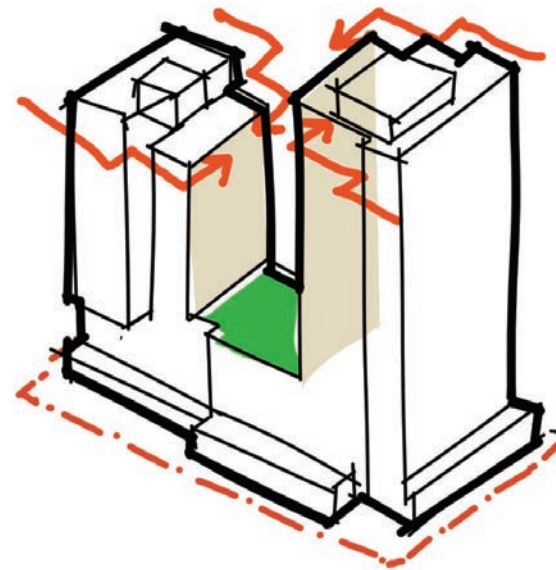
- 52, 40, 35, 34, 24, 23, storeys



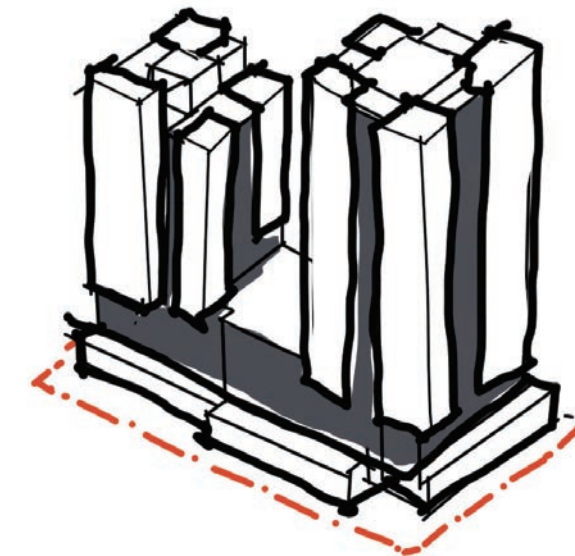
Residential tower with 25 stories and 17 stories on a 6-storey podium



Ground-oriented commercial facing Oak & 41st, with 2 residential lobbies at the N/W and S/W corners. 4 existing trees retained on the Oak frontage, with 2 public plaza areas.



The privacy and performance of the building has been optimized by minimizing the penetration at the inner face of the tower.

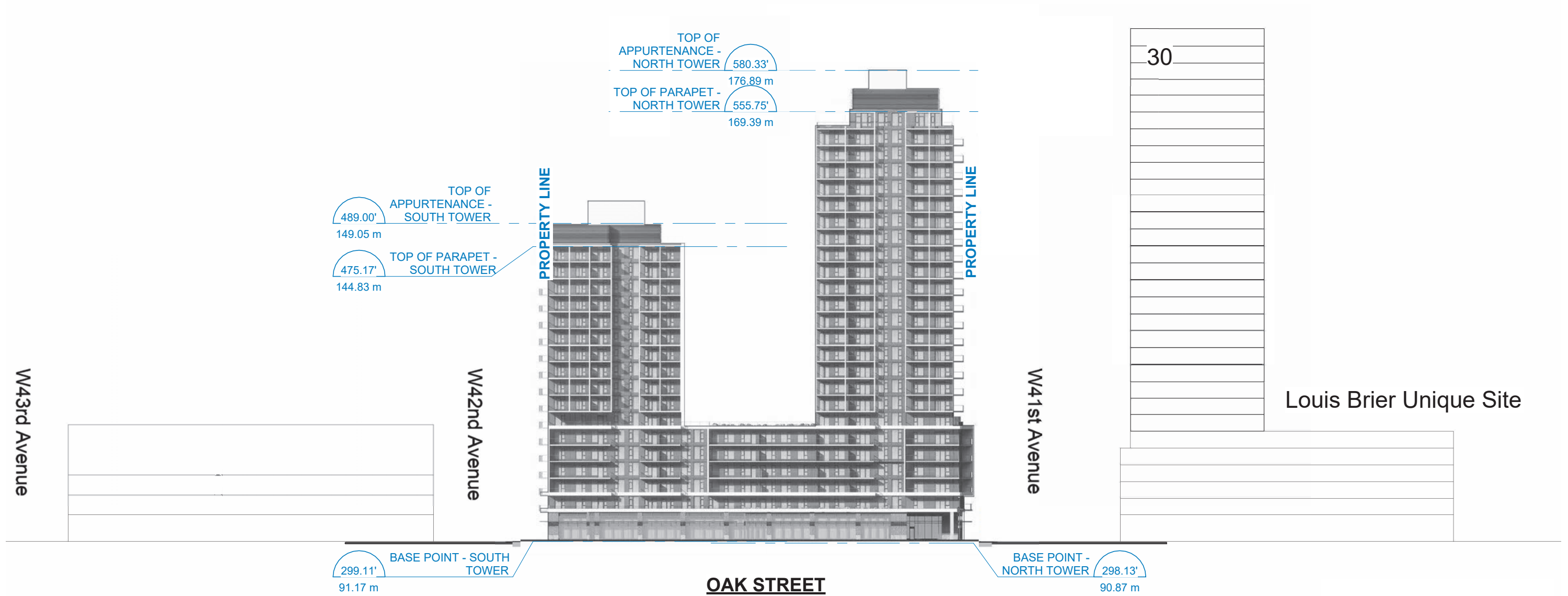


To help mitigate a bulky appearance, the towers have been subdivided into smaller vertical segments and architectural features have been applied strategically to elongate the overall massing.

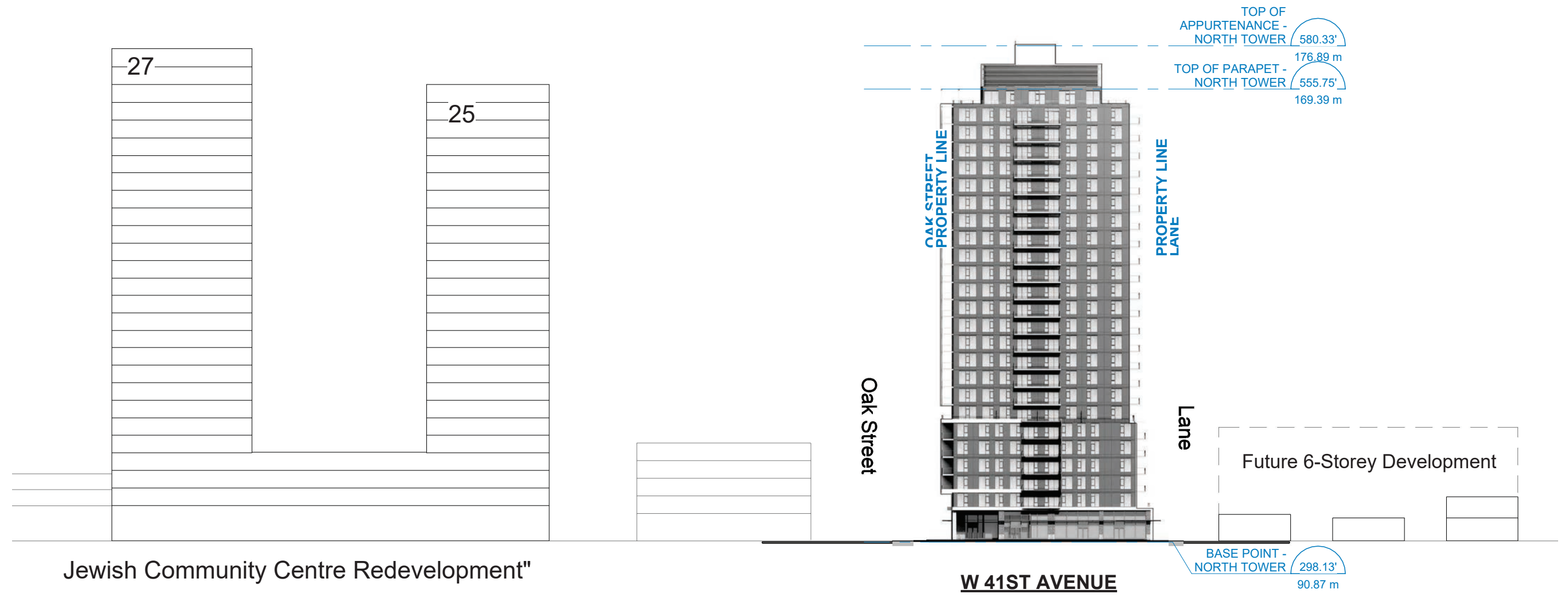
Lane Way Elevation from 42nd Street Looking Northeast



02.02 Streetscape Elevations



Streetscape Elevations



02.03 Shadow Study

Vernal Equinox - March 22nd



10am



12pm



2pm

Autumnal Equinox - September 22nd



10am



12pm



2pm

Oak Street Frontage Looking Northwest



02.04 Landscape Rationale

OVERVIEW

The overall design intent is to integrate this project into the character of its surrounding neighbourhood and the evolving context of Oak Street within the Oakridge Town Centre. The enduring influence of this neighbourhood is explored and responded to in an integrated manner through the use of community connections, contextual themes and site appropriate materials consistent with the architectural expression. The overall ground plane programming responds to the street presence, arrival sequence, and the intended benefits of public plaza areas. The design responds to the project's location within the Oakridge Town Centre Plan, sustainability goals, and to specific solar orientations.

Sustainability strategies have been addressed through the selection of plant material that has a focus on drought adaptation and our changing micro-climate due to climate change. The provision of shade through street trees at the ground level will provide some mitigation of the urban heat island effect. Soil volumes are consistent with City of Vancouver standards and have been maximized to assist in storm water management.

STREET FRONTAGES

The eastern frontage of the site runs the length of Oak Street. The streetscape along this active frontage will be augmented by a row of oak trees coordinated with the City of Vancouver Parks and Engineering Departments so as not to impede this well used transit corridor. The streetscape along Oak Street will eventually allow for a future bicycle pathway - the retained oak trees are properly setback from the roadway, allowing for this added benefit. Trees are situated in a continuous soil trench to maximise soil volumes for a healthy urban forest and assist in stormwater management.

Two small plaza areas have been added on the ground plane - one on the southeast corner, and one on the northeast corner - both have been designated as minor plazas as part of the Oakridge Town Centre Plan. Hardscape and site furnishings are consistent with planning for this portion of the plan and provide for a range of seating and gathering opportunities. In the shade of a specimen oak tree, this minor plaza provides a direct connection to this well established and vibrant neighbourhood.

The northern frontage runs along West 41st Avenue and will accommodate a row of columnar oak trees setback from the sidewalk, the sidewalk mirroring the rhythm of the mature trees on the north side of 41st Avenue.

At 42nd Avenue we propose a row of columnar oak trees within a grassy boulevard to ease the transition into the neighbourhood. The landscape treatment wraps the corner into the laneway to soften the transition to the commercial lane frontage.

COMMON OPEN SPACE

The amenity area on Level 2 of the development is comprised of a sequence of common spaces to facilitate community building. Spaces bridging the tower and the mid-rise include a children's play area, urban agriculture, and an informal seating and dining area. The Level 7 Amenity area is comprised of urban agriculture and an informal seating and dining area. There are also arbour structures to the east and west for shade as well as climbing vegetation.

BIODIVERSITY

Extensive green roofs on level 2 and level 9 are Biodiversity Green Roofs providing substitute habitats for flora and fauna. They feature layered and mounded native vegetation and natural elements such as twig bundles, areas of sand and river rock, and pockets for water collection to increase opportunities for birds and pollinators to feed and shelter. The level 9 rooftop will also feature boxes for native bees.

SUSTAINABILITY FEATURES

- Native and non-native adapted plant material ensures less water demand.
- Increased soil volumes on and off slab that will retain and reduce the release rate of water into the larger system.
- High efficiency irrigation system to further reduce potable water consumption in the landscape.
- Small scale urban agriculture with composting abilities for educational potential.
- Use of durable materials.
- Landscape lighting will be low level and have cutoffs to minimize light spillage into other areas.

02.05 Stainability Measures

Executive Summary

The sustainability measures proposed for this project include:

- Near Zero Emissions Building based on performance limits including: high efficiency cladding/envelope, optimized window wall ratios, enhanced solar shading, high efficiency heat recovery ventilators in units, electric heating and combined electric and gas boilers
- Air Tightness Testing
- Enhanced Commissioning
- Energy System Sub Metering and Reporting
- Calculating Embodied Emissions
- Integrated Rainwater Management and Green Infrastructure

02.06 Resiliency Overview

Given Vancouver's local context, natural hazards such as earthquakes, floods, wildfire pollution, and severe weather events are a possibility. This rezoning application has considered these potential risks and hazards and has included features in the building design to ensure the safety of its future occupants.

Structurally, the project has been designed to the latest VBBL Standards, which have stringent seismic requirements providing protection in the case of earthquakes. Located at a high point in local topography, the flood risk is relatively low. However, in the case of extreme weather events, a rainwater management plan has been enacted to slow the release of any water landing on the site. As climate change intensifies, the risk of wildfire and associated reduced air quality increases. The project will incorporate heat recovery ventilation systems with filters providing clean fresh air exchange for internal areas. The building will be equipped with sprinklers and fire alarms throughout, as well as multiple egress systems to provide ample exit paths in the case of a fire event. Illustrated signage will be posted with maps on all floors indicating fire resources and access to egress. In the case of power failure, an emergency generator will be provided and powered by a stored amount of diesel fuel, which can be resupplied in the event of longer failure. The emergency generator will be used to power emergency lighting and systems in the building. Each unit will be provided with a storage area either in-suite or in the parkade, which can be used to store emergency supplies.

As per VBBL requirements, the project's envelope design will mitigate the impacts of heat due to higher average temperatures through an enhanced envelope design with attention to thermal performance and air tightness. An envelope engineer and energy modeller have been retained to advise and test the building to confirm the appropriate parameters are applied. Fenestration has been reduced to 50% or less, with balconies sized to allow full use during hotter weather for all occupants. Operable windows have been provided in all rooms to provide natural ventilation; as well as Heat Recovery Ventilation units (HRV), which provide air exchange mechanically.

An accessible roof deck on top of the podium provides additional outdoor space and is located adjacent to indoor amenities with access to washrooms and water resources. The outdoor amenity areas will be landscaped and include shade trees to further provide respite on warmer days. Green roofs will be provided on the non-accessible roof surfaces along with low albedo and planters to help reduce urban heat island effect. At grade, new street trees will be planted along with the retention of the existing 4 mature trees located at the southeast corner of the site. Two new public plaza areas will be added at grade for the enjoyment of the surrounding community. Low maintenance and drought resistant planting will be considered throughout landscaped areas of the project.

Due to the project's location, it is not prone to flooding or at risk of sea level rise. The project is located several blocks from the highest point in Vancouver and does not have any natural waterways near the building. Emergency and other essential systems are situated below grade and drainage is provided around the building and in the parkade, along with a French drain at the bottom of the first ramp. To reduce impact to the City's drainage system in the event of extreme weather, the project will be provided with greenery on roofs and on the ground plane, along with a cistern tank appropriately sized to slow the water being released off site. A jelly fish system will be provided to remove sediment and chemicals from this water to reduce impacts on City infrastructure.

This proposal's energy compliance, commissioning and reporting of embodied carbon and energy submetering adheres to the requirements of Green Zoning and VBBL and complies with the overall required metrics and performance. Throughout the design process, the project's consultant team will provide detailed attention to life safety and regional impacts to provide a design that will improve resiliency for both the project's occupants, and the City as a whole.

03 Architecture Drawings



03.01 Statistics - Overall Unit Mix

5763 Oak Street						
Site Address:	1008 West 41st Avenue and 5763 Oak Street					
Legal Description:	Lot I (see N8741L) except firstly: Part in plan 18850; Secondly Part shown on plan LMP36671; Block 995, District Lot 526, Group 1, New Westminster District, Plan 20366					
	Lots E, F, G, H of Lots 12-15, Block 995, District Lot 526, Plan 8152					
Site Dimensions:	119.75' x 409.78'					
Site Area (SF):	36,892.00		3,427.38 sqm			
Building Foot Print	24,950.00					
Site Coverage:	68%					
Current Zoning:	C-1					
Proposed Zoning:	CD-1					
Proposed Height:	25 Storey/17 Storey		257.62ft(78.52m)/76.05ft(53.66m)			
Max Height:	16 Storey+ Amenity level					
Max. Tower Floorplate			Allowed	Provided		
Total			6500	6,031		
Total			6500	6,030.8		
			Imperial	Metric		
Min. Set Backs	Front (41st Ave)		10.00	3.05		
	Rear (42nd Ave)		11.80	3.60		
	Side Yard (Oak St)		11.80	3.60		
	Side Yard (Lane)		20.00	6.10		
	Residential		Commercial		Total	
	FSR	Area (SF)	FSR	Area (SF)	FSR	Area (SF)
Permitted Density:	N/A	N/A	1.20	44,270	1.20	44,270
Proposed Density:	6.86	253,210	0.44	16,398	7.31	269,608
UNIT MIX SUMMARY						
Unit Mix- Summary	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Moderate Income Rental	8	31	25	8	-	72
Mix	11%	43%	35%	11%		
Market Rental	43	149	87	6	-	285
Mix	15%	52%	31%	2%		
PROJECT TOTAL	51	180	112	14	-	357
PROJECT MIX	14%	50%	31%	4%		

Statistics - Overall/ Unit Mix

Unit Mix						
NORTH TOWER (L7-25)						
	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Market Rental						
Mech	-	-	-	-	-	-
Mech	-	-	-	-	-	-
Market Level 25	-	-	-	2	-	2
Market Level 24	1	6	2	-	-	9
Market Level 23	1	6	2	-	-	9
Market Level 22	1	6	2	-	-	9
Market Level 21	1	6	2	-	-	9
Market Level 20	1	6	2	-	-	9
Market Level 19	1	6	2	-	-	9
Market Level 18	1	6	2	-	-	9
Market Level 17	1	6	2	-	-	9
Market Level 16	1	6	2	-	-	9
Market Level 15	1	6	2	-	-	9
Market Level 14	1	6	2	-	-	9
Market Level 13	1	6	2	-	-	9
Market Level 12	1	6	2	-	-	9
Market Level 11	1	6	2	-	-	9
Market Level 10	1	6	2	-	-	9
Market Level 9	1	6	2	-	-	9
Market Level 8	1	6	2	-	-	9
Market Level 7	2	5	2	-	-	9
Total	19	107	36	2	-	164
Mix	11.59%	65.24%	21.95%	1.22%		
Unit Mix						
SOUTH TOWER (L7-17)						
	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Market Rental						
Mech.	-	-	-	-	-	-
Mech	-	-	-	-	-	-
Market Level 17	2	3	3	-	-	8
Market Level 16	2	3	3	-	-	8
Market Level 15	2	3	3	-	-	8
Market Level 14	2	3	3	-	-	8
Market Level 13	2	3	3	-	-	8
Market Level 12	2	3	3	-	-	8
Market Level 11	2	3	3	-	-	8
Market Level 10	2	3	3	-	-	8
Market Level 9	2	3	3	-	-	8
Market Level 8	2	3	3	-	-	8
Market Level 7	2	2	3	-	-	7
Total	22	32	33	-	-	87
Mix	25%	37%	38%	0%		
Unit Mix						
PODIUM (L2-6)						
	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
MARKET	1	5	9	2	-	17
MIR Level 6	1	4	-	-	-	5
MARKET	1	5	9	2	-	17
MIR Level 5	1	4	-	-	-	5
MARKET	-	-	-	-	-	-
MIR Level 4	2	9	8	3	-	22
MARKET	-	-	-	-	-	-
MIR Level 3	2	9	8	3	-	22
MARKET	-	-	-	-	-	-
MIR Level 2	2	5	9	2	-	18
MARKET	2	10	18	4	-	34
Mix	6%	29%	53%	12%		
MIR	8	31	25	8	-	72
Mix	11%	43%	35%	11%		

Unit Mix						
	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total						
Market Rental	43	149	87	6	-	285
Moderate Income Rental	8	31	25	8	-	72
Total	51	180	112	14	-	357
	STUDIO + 1BED		FAMILY UNIT		Total	
Total	231		126		357	
Family Unit %			35%			

79.8%
20.2%

03.02 Statistics - Parking

Parking Calculation		Required	TDM Reduction	Physical Stall After Reduction	Provided
Market Rental (4.5.B1)	A minimum of 1 space for each 125 m ² of gross floor area. A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.	157	126		
MIR (4.5.B1)		32	23	136	158
Small Car	Max.	40	32	35	36
Accessible Stalls Condo (4.8.4(a))	1 Stall for the first 7 units and additional 0.034stalls/units for the reminder		13		13
Electric Vehicle	100% of stalls	157	126	136	158
TOTAL RESIDENTIAL		157	126	136	158
TOTAL RESIDENTIAL - RATIO					0.44
Visitors (4.1.16)	Min. 0.05 spaces per dwelling unit		17.85		18
TOTAL VISITOR			17.85		18
Grocery Store (4.2.5.3)	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres	54	49	48	48
Small Car	Max.	14	13	12	16
Accessible Stalls (4.8.4 (b))	non-residential uses, there must be at least one accessible parking space for each building that contains at least 500 m ² of gross floor area and an additional 0.4 parking space for each 1000 m ² of gross floor area;		1		2
Electric Vehicle	10% of total stalls	6	5	5	6
TOTAL COMMERCIAL		54	49	48	48
TOTAL COMMERCIAL - RATIO PER 1,000 SF					2.93
TOTAL RESI+ COMM.					206
TOTAL SMALL CAR					52
					25.24%
TOTAL PARKING		175	126	136	224

Bicycle Space Calculation		Required	Provided
RESIDENTIAL (6.2.1.2)			
Class A: A minimum of 1.5 spaces for every dwelling unit under 65m ² (699sf); 2.5 per unit over 65m ² (699sf and under 105sm(1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf) - Electrical outlets Each two Class A bicycle spaces must have an electrical outlet		661	667
Class B: Two (2) 2 spaces, plus 1 for each 20 additional 20 units		19	19
6.3.21			
Stacked and Vertical (max. 60%)		396	171
Horizontal (min. 25%)		165	383
Locker (min. 10%)		66	80
Oversized (min. 5%)		33	33
RETAIL			
1 per 340 sqm		4	4
Class B		6	6
* All Class B stalls are provided at grade			
Total Class A Bike		665	696
Total Class B Bike		25	25

Passenger Loading Calculation		Required	Provided
RESIDENTIAL			
Class A - Passenger Loading		3	3
Loading Calculation			
Class B		2	2
RETAIL			
Class A		-	2
Class B		2	1
Class C		-	-

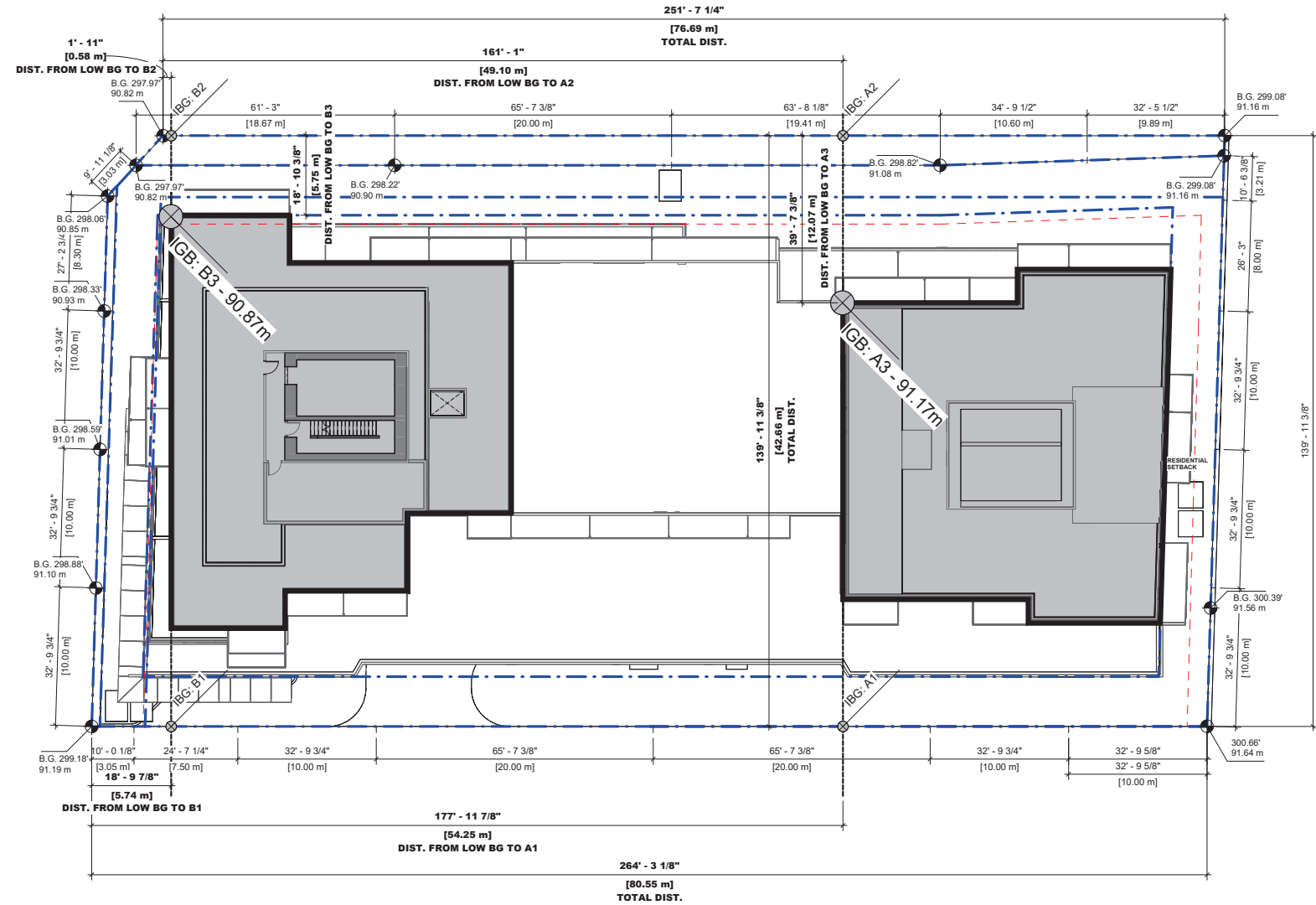
Balcony Calculation		Allowed	Provided
Total		30,385	35,660

03.03 Statistics - GFA/FSR

		Gross Floor Area						Deductions					FSR		Efficiency
		A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L1 (B-G)	L2(F-K)	B/F
Market Rental		# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Saleable/Leaseable FSR area	Total Net FSR	
NORTH TOWER (L7-25)															
Mech	Mech			462	-	-	462							462	
				1,445	-	-	1,445							1,445	0.00%
Market	Level 25	2	1,864	788	-	-	2,652	80	-	-	-	80	1,784	2,572	70.29%
Market	Level 24	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 23	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 22	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 21	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 20	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 19	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 18	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 17	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 16	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 15	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 14	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 13	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 12	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 11	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 10	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 9	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 8	9	5,342	1,023	-	917	6,365	360	-	-	-	360	4,982	6,005	83.93%
Market	Level 7	9	5,240	1,125	-	917	6,365	360	-	-	-	360	4,880	6,005	82.33%
Total		164	97,918	21,211	-	16,506	119,129	6,560	-	-	-	6,560	91,358	112,569	82.19%
SOUTH TOWER (L7-17)															
Mech	Mech			1,546	-	-	1,546							1,546	#DIV/0!
					-	-									0.00%
Market	Level 17	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 16	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 15	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 14	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 13	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 12	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 11	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 10	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 9	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 8	8	4,928	905	-	778	5,833	320	-	-	-	320	4,608	5,513	84.48%
Market	Level 7	7	4,368	983	-	1,022	5,371	280	-	-	-	280	4,108	5,091	81.70%
Total		87	53,668	11,579	-	8,802	65,247	3,480	-	-	-	3,480	50,188	61,767	82.25%
PODIUM (L2-6)															
MARKET	Level 6	17	11,600	2,514	-	2,119	16,735	680	-	-	-	680	10,920	15,855	84.98%
MIR	Level 6	5	2,621	-	-	475	16,735	200	-	-	-	200	2,421	15,855	84.98%
MARKET	Level 5	17	11,600	2,514	-	2,119	16,735	680	-	-	-	680	10,920	15,855	84.98%
MIR	Level 5	5	2,621	-	-	475	16,735	200	-	-	-	200	2,421	15,855	84.98%
MARKET	Level 4	22	14,069	2,515	-	2,582	16,584	880	-	-	-	880	13,189	15,704	84.83%
MARKET	Level 3	22	14,069	2,515	-	2,582	16,584	880	-	-	-	880	13,189	15,704	84.83%
MARKET	Level 2	18	11,891	2,514	2,179	-	16,584	720	-	2,179	-	2,899	11,171	13,685	71.70%
MARKET	TOTAL	34	23,200	12,572	2,179	4,238	83,222	1,360	-	2,179	-	6,419	21,840	76,803	82.28%
MIR	TOTAL	72	45,271			6,114		2,880					42,391		
GROUND FLOOR															
RESIDENTIAL	Level 1 - MEZZ			8,003	-	-	8,003			8,003		8,003			
COMMERCIAL	Level 1		14,227	2,171	-	-	16,398		2,171	-	-	2,171	14,227	14,227	86.76%
RESIDENTIAL				4,242	-	-	4,242			-	-			4,242	0.00%
TOTAL			14,227	14,416	-	-	28,643		10,174	-	-	10,174		18,469	49.67%
Total															
Market Rental		285	174,786	57,607	-	29,546	279,843	11,400	10,174	-	-	26,633	163,386	253,210	
Moderate Income Rental		72	45,271	6,114	2,179	6,114	279,843	2,880	-	2,179	-	26,633	42,391	253,210	78.64%
Res. Total		357	220,057	57,607	2,179	35,660	279,843	14,280	10,174	2,179	-	26,633	205,777	253,210	87%
COMMERCIAL			14,227	2,171	-	-	16,398			-	-		14,227	16,398	87%
Project Total		357	234,284	59,778	2,179	35,660	296,241	14,280	10,174	2,179	-	26,633	220,004	269,608	79%
						13.23%									

MARKET LEASEABLE AREA	79.40%
MIR LEASEABLE AREA	20.60%

03.05 Base Point Calculation



BASE POINT CALCULATION - NORTH TOWER

FORMULA FOR PROVIDING IBG POINT B1

$$IBG (POINT B1) = \left[\left(\frac{91.64 - 91.19}{80.5} \right) \times 5.74 \right] + 91.19 = 91.22 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A2

$$IBG (POINT A2) = \left[\left(\frac{91.16 - 90.82}{76.69} \right) \times 0.58 \right] + 90.82 = 90.82 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A3

$$IBG (POINT A3) = \left[\left(\frac{91.22 - 90.82}{42.66} \right) \times 5.75 \right] + 90.82 = 90.87 \text{ M}$$

B3 IS FINAL BASEPOINT OF NORTH TOWER

BASE POINT CALCULATION - SOUTH TOWER

FORMULA FOR PROVIDING IBG POINT A1

$$IBG (POINT A1) = \left[\left(\frac{91.64 - 91.19}{80.5} \right) \times 54.25 \right] + 91.19 = 91.49 \text{ M}$$

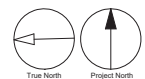
FORMULA FOR PROVIDING IBG POINT A2

$$IBG (POINT A2) = \left[\left(\frac{91.16 - 90.82}{76.69} \right) \times 49.1 \right] + 90.82 = 91.04 \text{ M}$$

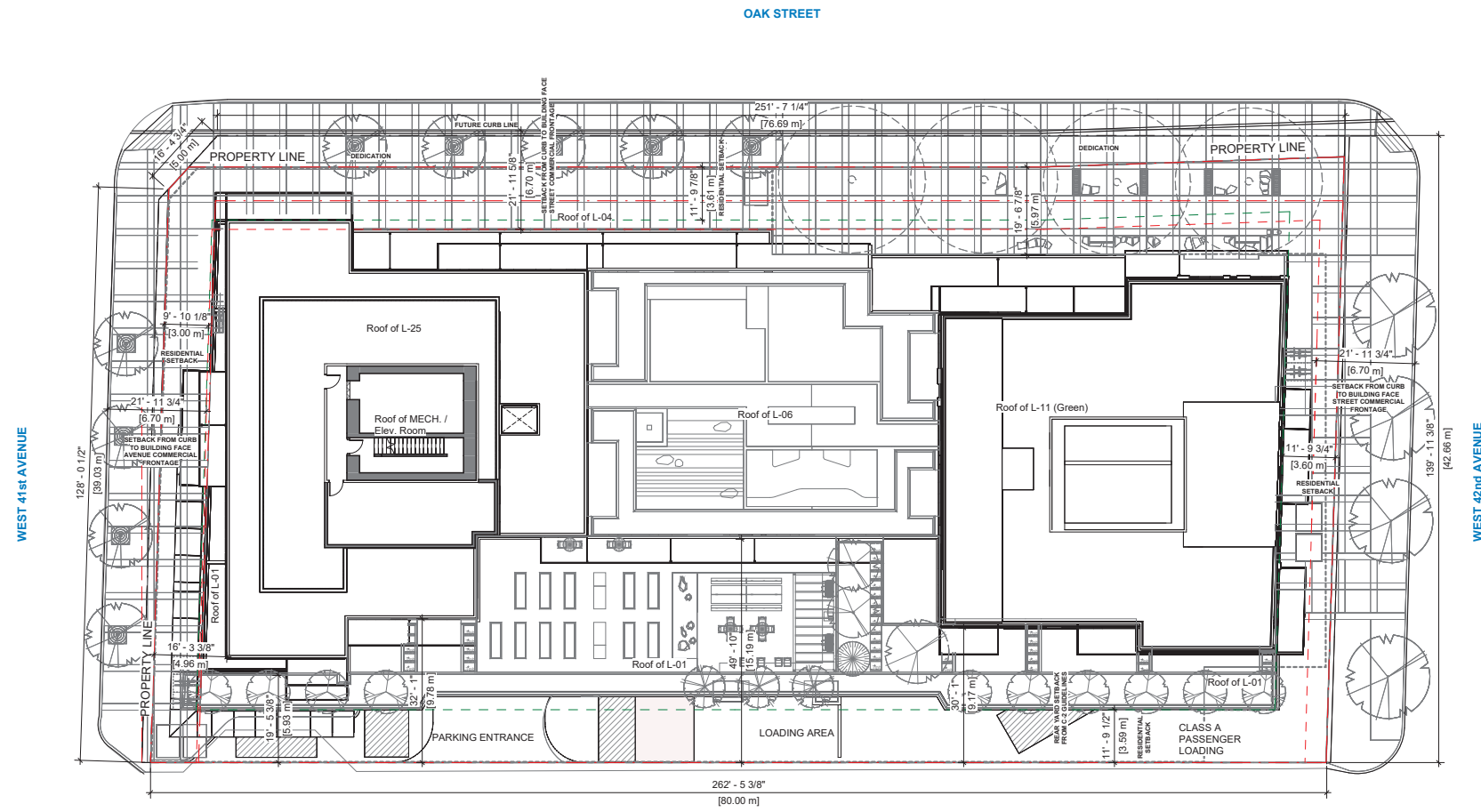
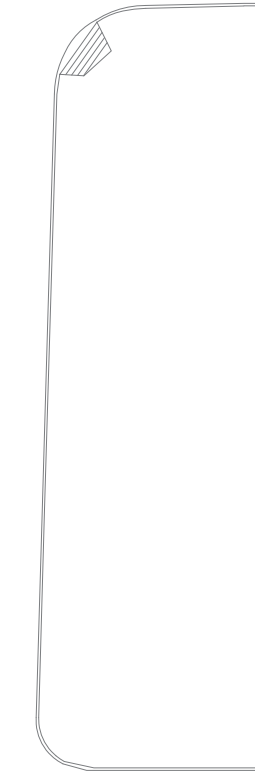
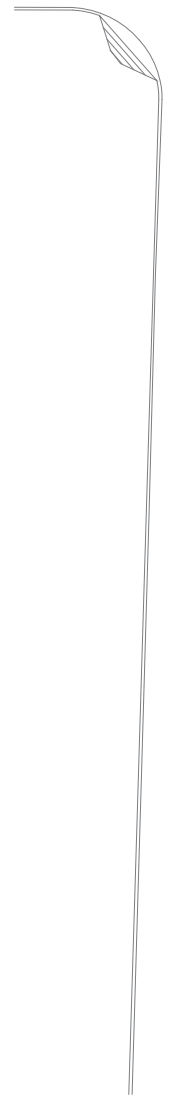
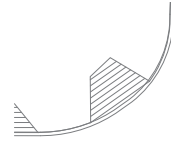
FORMULA FOR PROVIDING IBG POINT A3

$$IBG (POINT A3) = \left[\left(\frac{91.49 - 91.04}{42.66} \right) \times 12.07 \right] + 91.04 = 91.17 \text{ M}$$

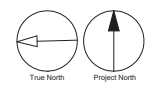
A3 IS FINAL BASEPOINT OF SOUTH TOWER



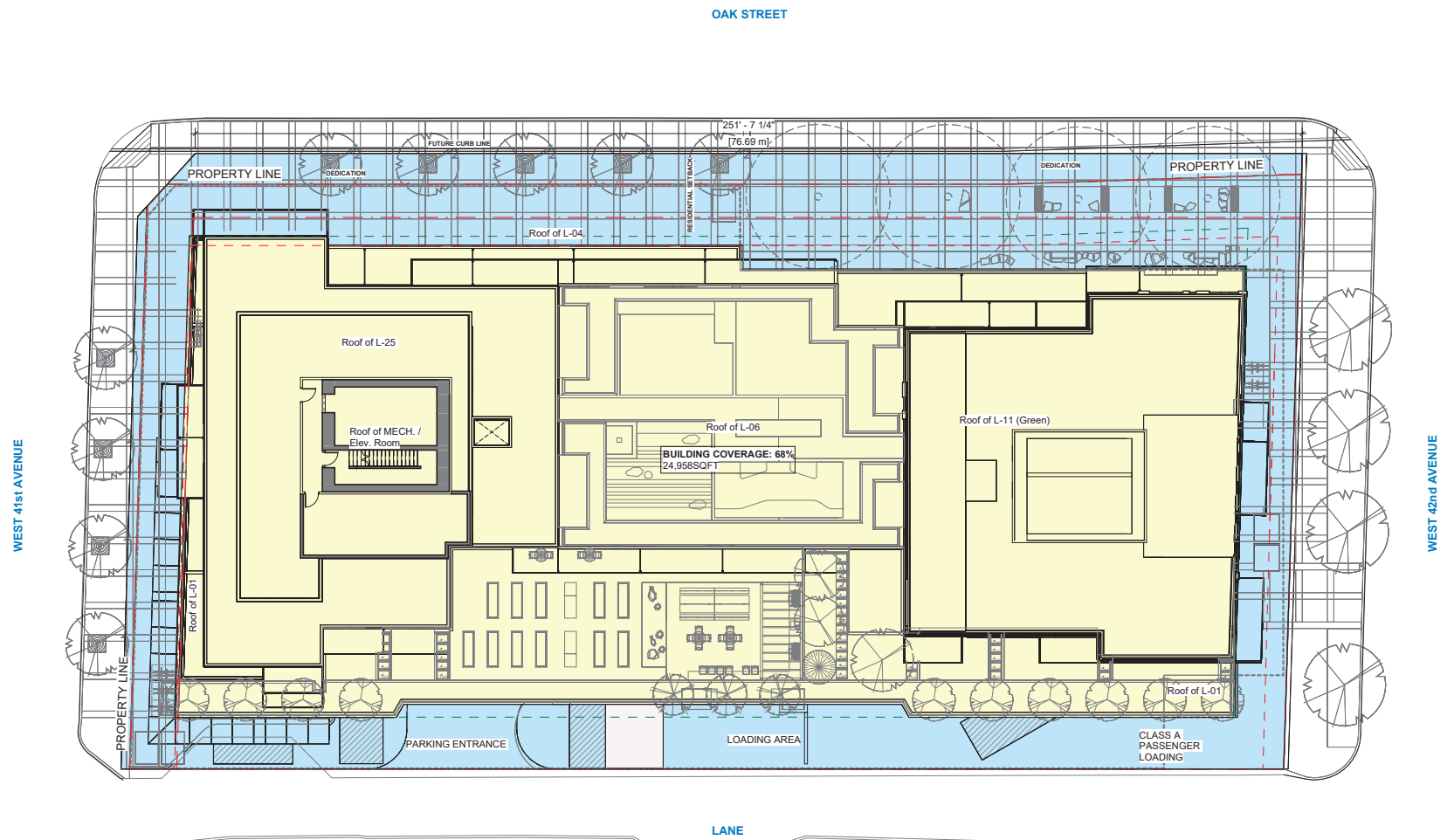
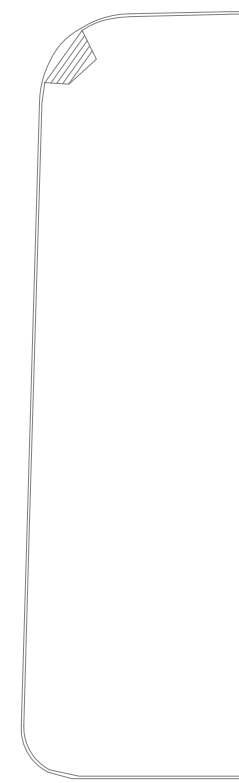
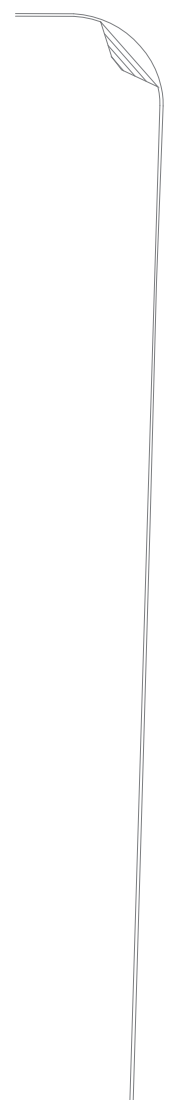
03.06 Setback Diagram



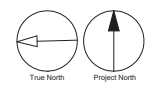
1 SET BACK DIAGRAM
A-0.08 SCALE: 1/16" = 1'-0"



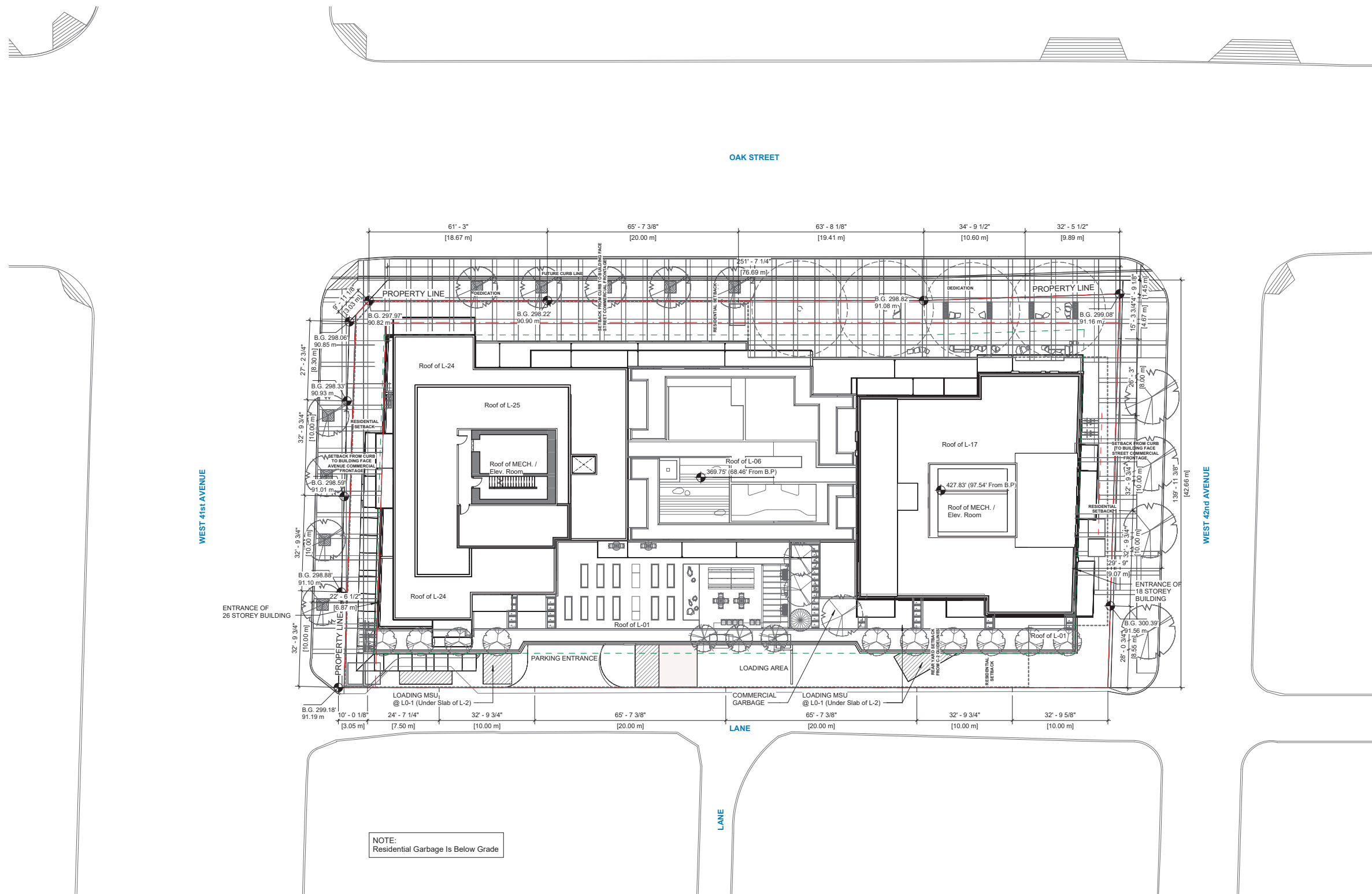
03.07 Site Coverage Diagram



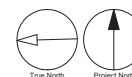
1 SITE COVERAGE DIAGRAM
A-0.09 SCALE: 1/16" = 1'-0"



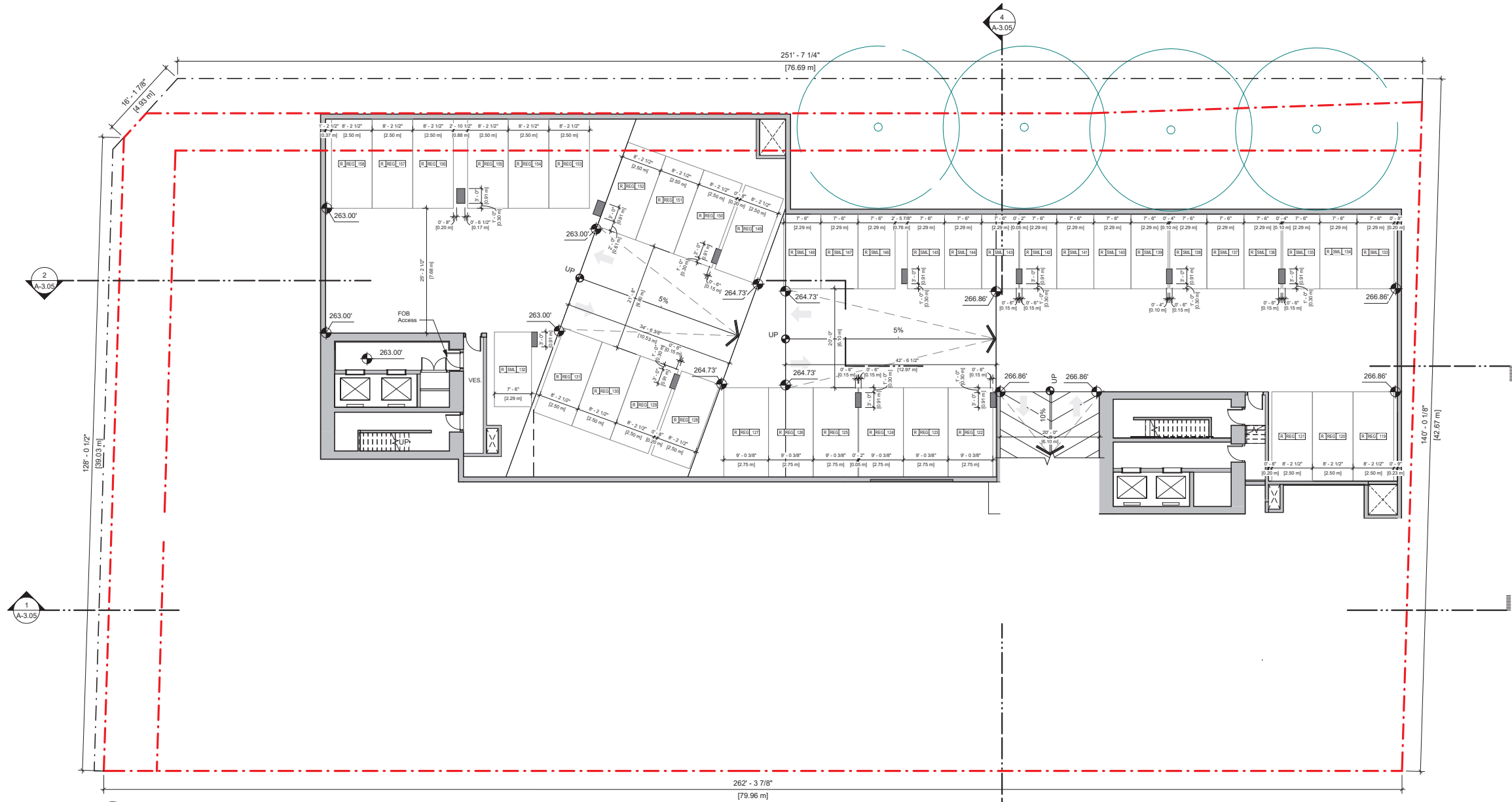
03.08 Site Plan



1 SITE PLAN
A-1.00 SCALE: 1/16" = 1'-0"



02.09 P3 Parking Plan



1 OVERALL PLAN- LEVEL P3
A-1.01 SCALE: 3/32" = 1'-0"

Parking Schedule by Level		
P1		
C		
HANDICAP	C	2
REGULAR	C	21
SMALL	C	16
R		
HANDICAP	R	13
REGULAR	R	7
SMALL	R	1
V		
REGULAR	V	16
SMALL	V	2
P1: 78		

Parking Schedule by Level		
P1.MEZZ		
REGULAR	C	9
P1.MEZZ: 9		
P2		
REGULAR	R	78
SMALL	R	19
P2: 97		

Parking Schedule by Level		
P3		
REGULAR	R	23
SMALL	R	17
P3: 40		
Grand total: 224		

Parking Schedule by Use		
C		
HANDICAP	2	
REGULAR	30	
SMALL	16	
C: 48		
R		
HANDICAP	13	
REGULAR	108	
SMALL	37	
R: 158		

Parking Schedule by Use		
V		
REGULAR	16	
SMALL	2	
V: 18		
Grand total: 224		

PARKING LEGEND:

SMALL STALL

8' - 6 3/8"

7' - 6 1/2"

15' - 1 1/8"

STANDARD STALL

8' - 10 1/4"

8' - 2 3/8"

18' - 0 1/2"

DISABILITY STALL

13' - 1 1/2"

8' - 2 3/8"

6' - 11"

18' - 0 1/2"

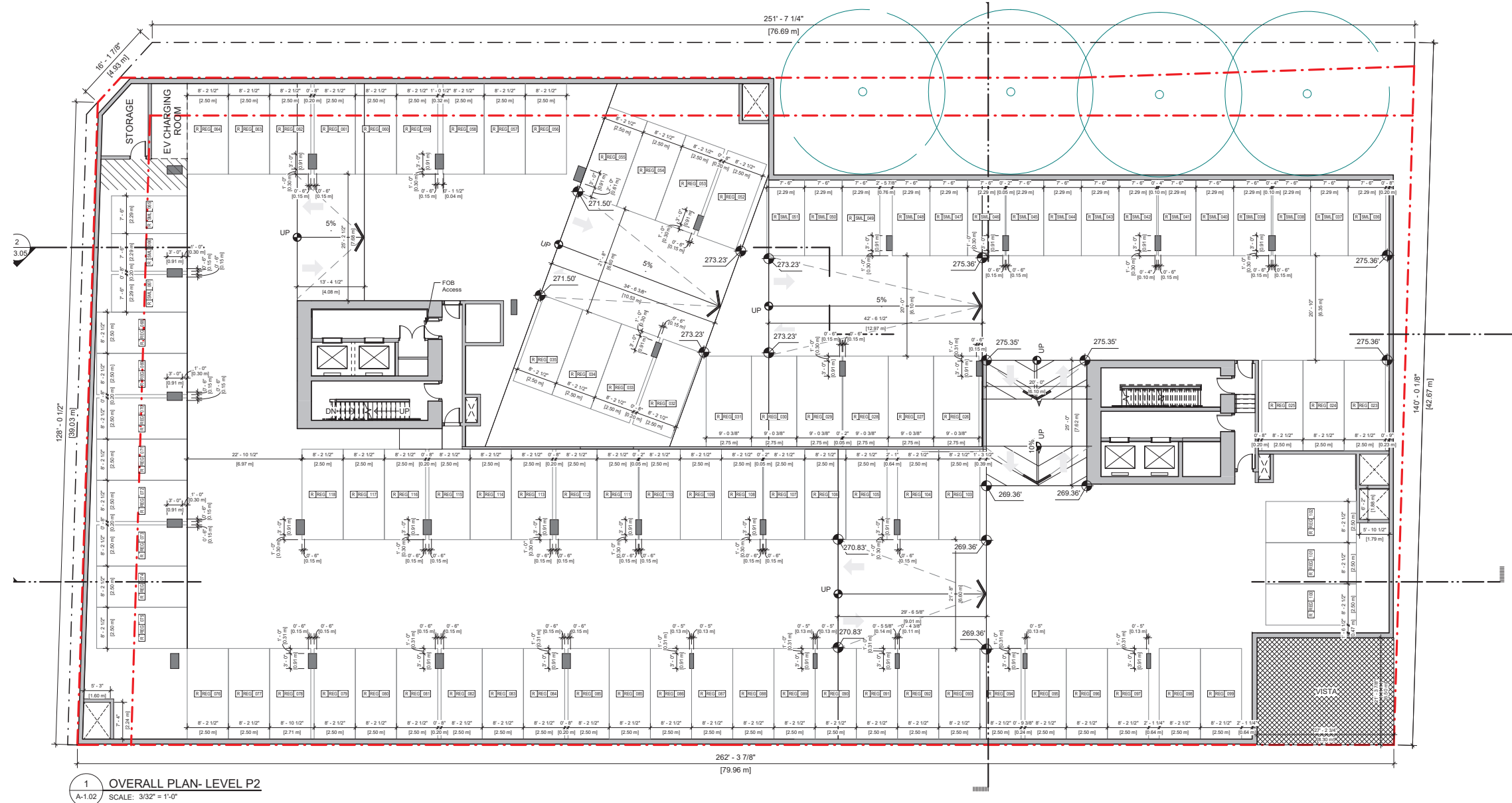
PARKING TAG

USER GROUP: C, R, V, D, CS

STALL TYPE: SML, STD, HC, T

ABBREVIATION: EVCS

P2 Parking Plan



1 OVERALL PLAN- LEVEL P2
A-1.02 SCALE: 3/32" = 1'-0"

Parking Schedule by Level		
P1		
HANDICAP	C	2
REGULAR	C	21
SMALL	C	16
R		
HANDICAP	R	13
REGULAR	R	7
SMALL	R	1
V		
REGULAR	V	16
SMALL	V	2
P1: 78		

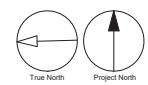
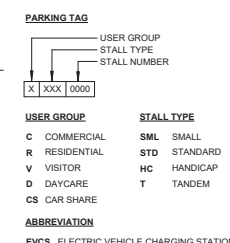
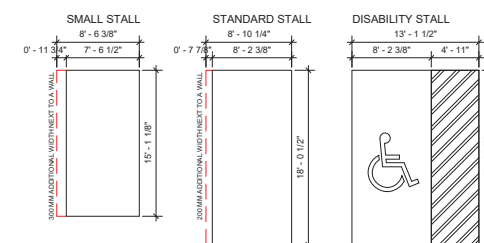
Parking Schedule by Level		
P1.MEZZ		
REGULAR	C	9
P1.MEZZ: 9		
P2		
REGULAR	R	78
SMALL	R	19
P2: 97		

Parking Schedule by Level		
P3		
REGULAR	R	23
SMALL	R	17
P3: 40		
Grand total: 224		

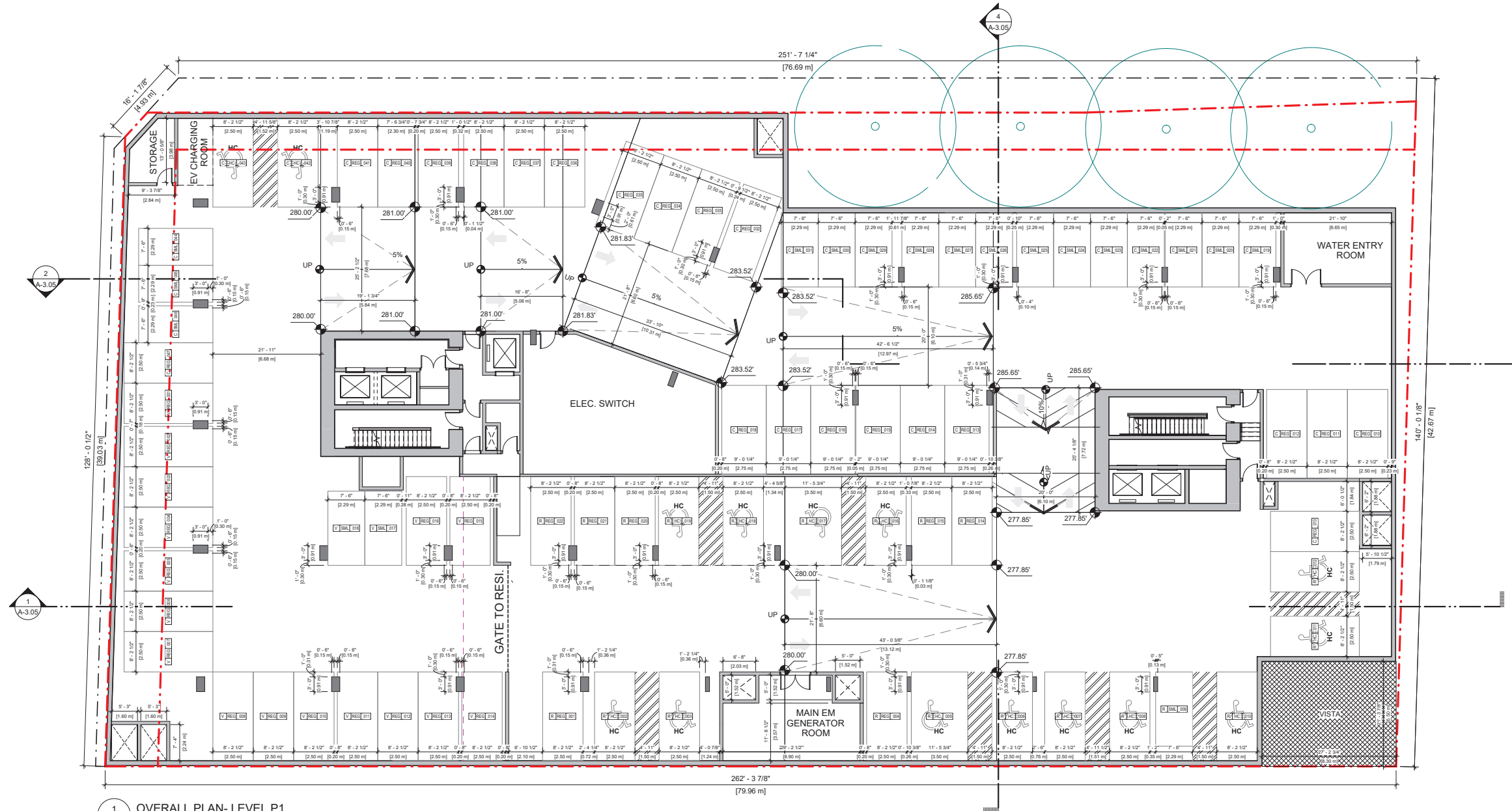
Parking Schedule by Use		
C		
HANDICAP	2	
REGULAR	30	
SMALL	16	
C: 48		
R		
HANDICAP	13	
REGULAR	108	
SMALL	37	
R: 158		

Parking Schedule by Use		
V		
REGULAR	16	
SMALL	2	
V: 18		
Grand total: 224		

PARKING LEGEND:



P1 Parking Plan

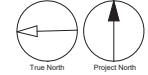
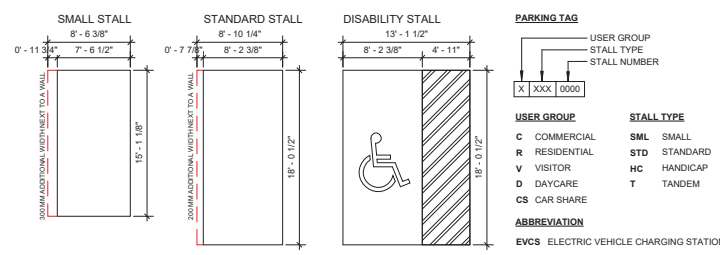


1 OVERALL PLAN- LEVEL P1
A-1.03 SCALE: 3/32" = 1'-0"

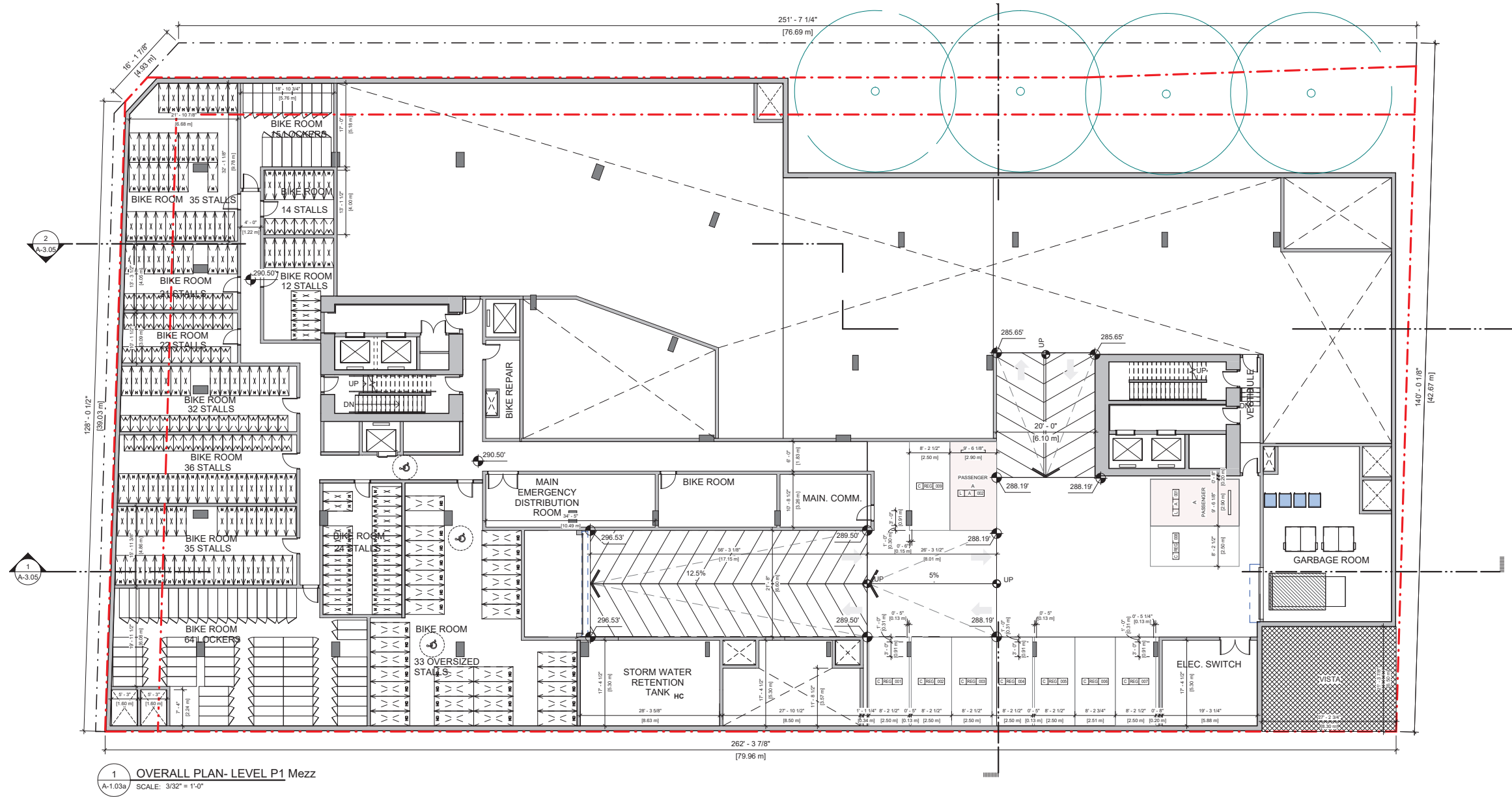
Parking Schedule by Level				Parking Schedule by Level				Parking Schedule by Level				Parking Schedule by Use		Parking Schedule by Use													
P1				P1.MEZZ				P3				C		V													
C	HANDICAP	C	2	C	REGULAR	C	9	R	REGULAR	R	23	R	HANDICAP	R	13	R	REGULAR	R	16	R	REGULAR	R	108	R	HANDICAP	R	158
	REGULAR	C	21		P1.MEZZ: 9				SMALL	R	17		REGULAR	R	7		SMALL	R	2		SMALL	R	74		REGULAR	R	37
	SMALL	C	16		P2				SMALL	R	17		SMALL	R	1		SMALL	R	18		SMALL	R	2		SMALL	R	19
	R				R				P3: 40				R				V				Grand total: 224				Grand total: 224		
	REGULAR				REGULAR				REGULAR				REGULAR				REGULAR				REGULAR				REGULAR		
	SMALL				SMALL				SMALL				SMALL				SMALL				SMALL				SMALL		
	P1: 78				P1: 97				P1: 78				P1: 78				P1: 78				P1: 78				P1: 78		

BIKE STALL SCHEDULE BY LEVEL	
LEVEL 01	VERTICAL STALL 4
LEVEL 01: 4	
LEVEL MEZZ	HORIZONTAL STALL 216
LEVEL MEZZ: 305	VERTICAL STALL 89
LEVEL P1	HORIZONTAL STALL 165
LEVEL P1: 352	VERTICAL STALL 74
	REGULAR LOCKER 80
	OVERSIZED LOCKER 33

PARKING LEGEND:

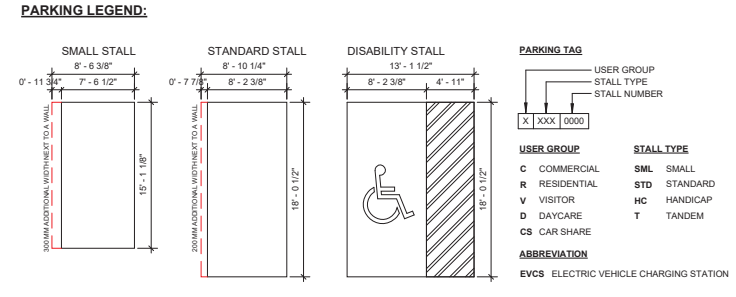


P1 - Mezzanine Bike Storage & Loading Plan

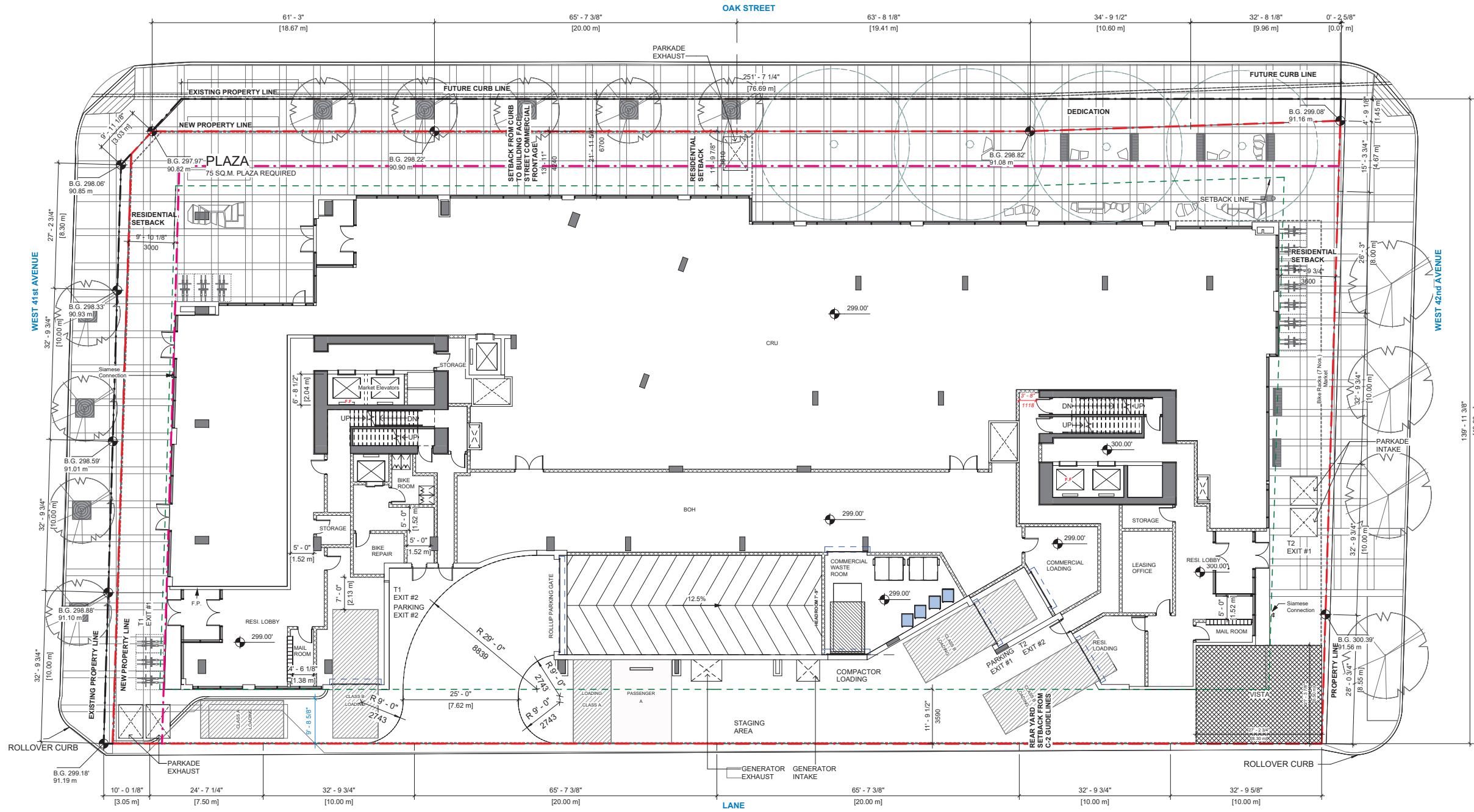


1 OVERALL PLAN- LEVEL P1 Mezz
A-1.03a SCALE: 3/32" = 1'-0"

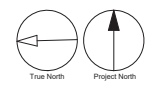
Parking Schedule by Level			Parking Schedule by Level			Parking Schedule by Level			Parking Schedule by Use		Parking Schedule by Use		BIKE STALL SCHEDULE OVERALL	
P1			P1.MEZZ			P3			C		V		HORIZONTAL STALL 381	
C			C			R			HANDICAP 2		REGULAR 16		VERTICAL STALL 167	
HANDICAP C 2			REGULAR C 9			REGULAR R 23			REGULAR 30		SMALL 2		REGULAR LOCKER 80	
REGULAR C 21			P1.MEZZ: 9			SMALL R 17			SMALL 16		V: 18		OVERSIZED LOCKER 33	
SMALL C 16			P2			Grand total: 224			C: 48		Grand total: 224		Grand total: 661	
R			R						R					
HANDICAP R 13			REGULAR R 78						HANDICAP 13					
REGULAR R 7			SMALL R 19						REGULAR 108					
SMALL R 1			P2: 97						SMALL 37					
V									R: 158					
REGULAR V 16														
SMALL V 2														
P1: 78														



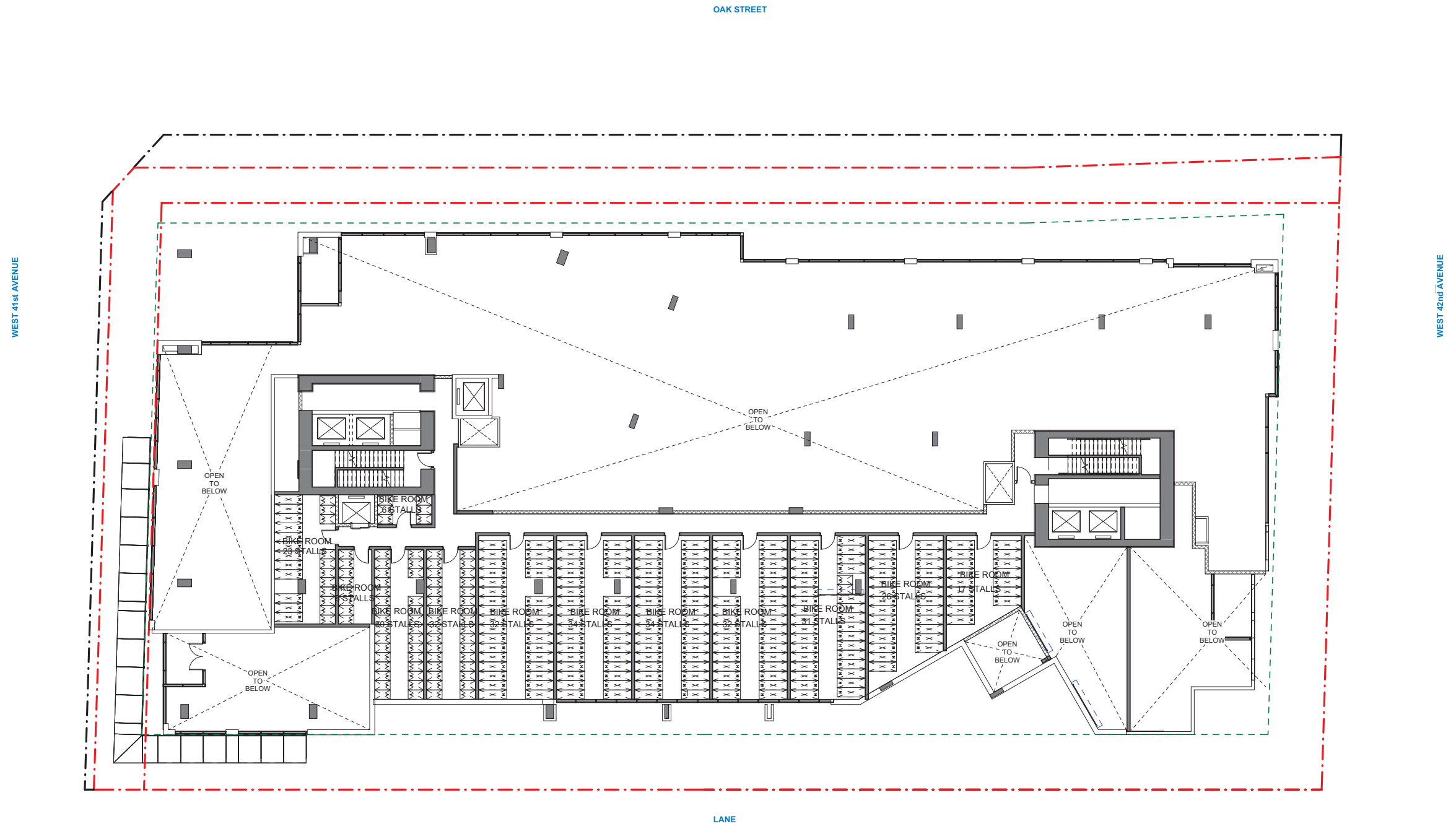
Level 1 Plan



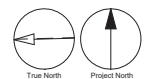
1 OVERALL PLAN- LEVEL 01
 A-1.04 SCALE: 3/32" = 1'-0"



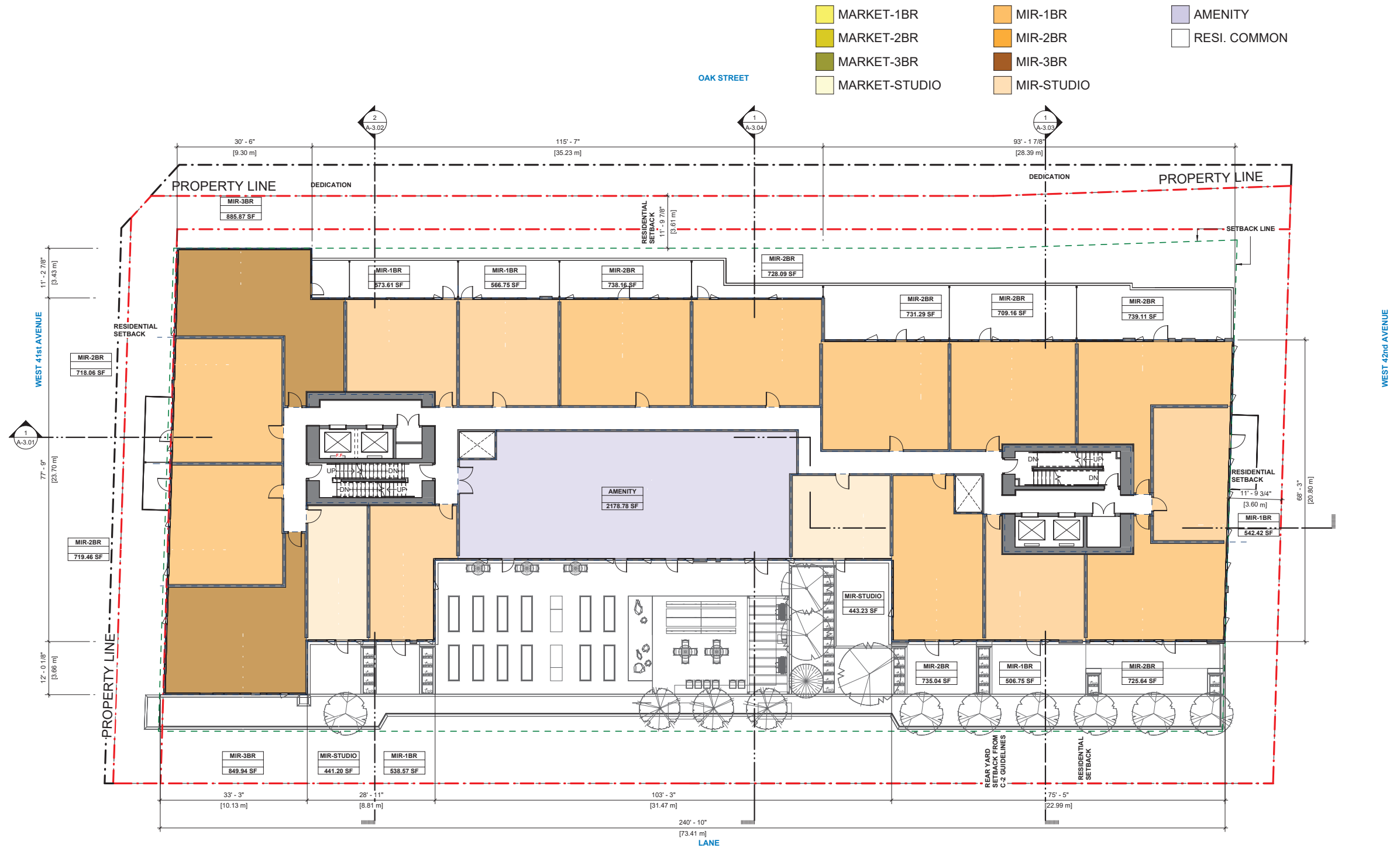
Level 1 - Mezzanine Bike Storage Plan



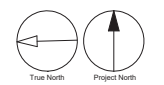
1 OVERALL PLAN- LEVEL MEZZ
A-1.04a SCALE: 3/32" = 1'-0"



Level 2 Plan

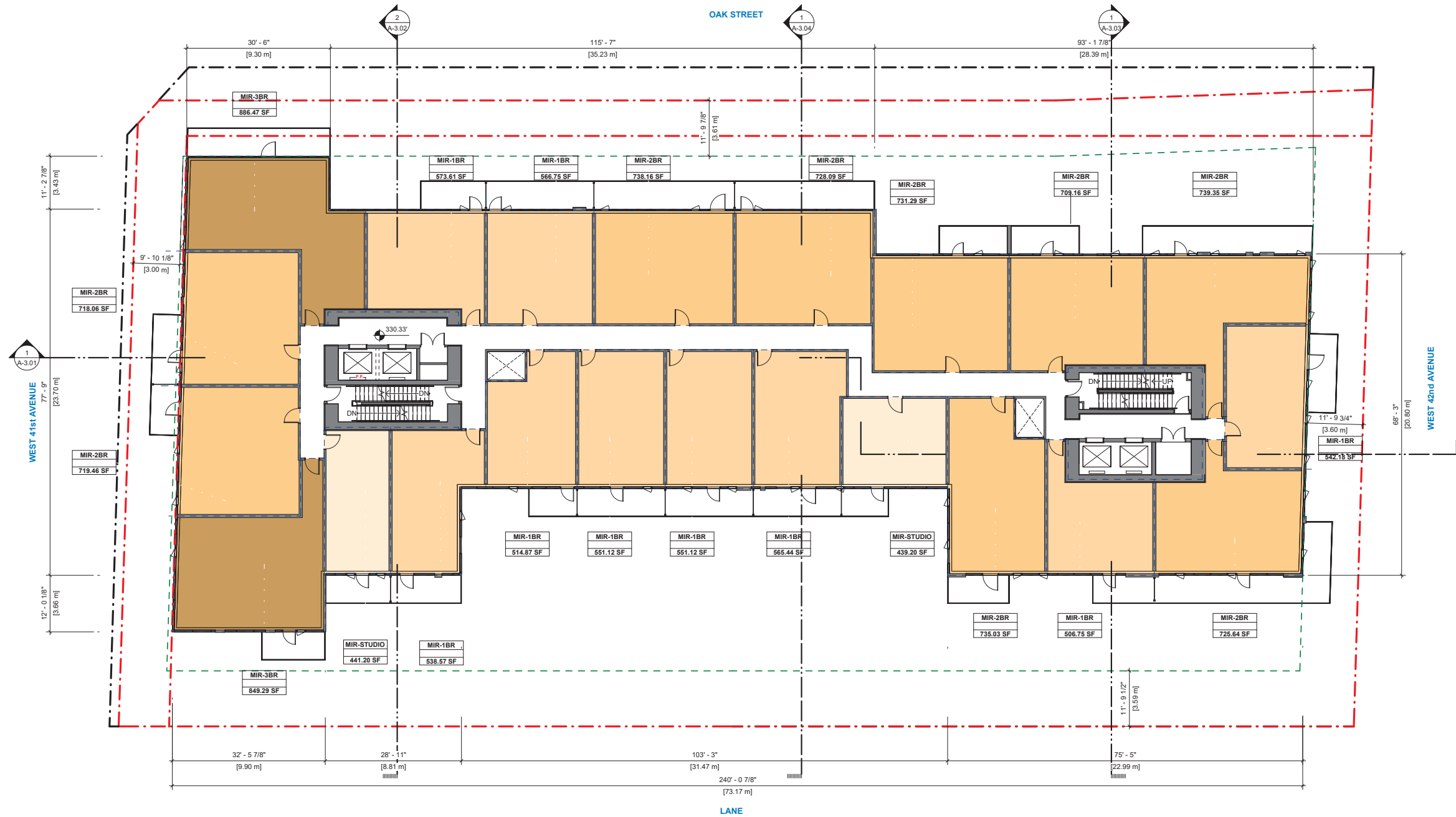


1 OVERALL PLAN- LEVEL 02
A-1.05 SCALE: 3/32" = 1'-0"

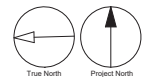


Level 3-4 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON



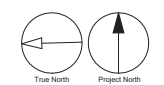
1 OVERALL PLAN- LEVEL 03 - 04
A-1.06 SCALE: 3/32" = 1'-0"



Level 5-6 Plan

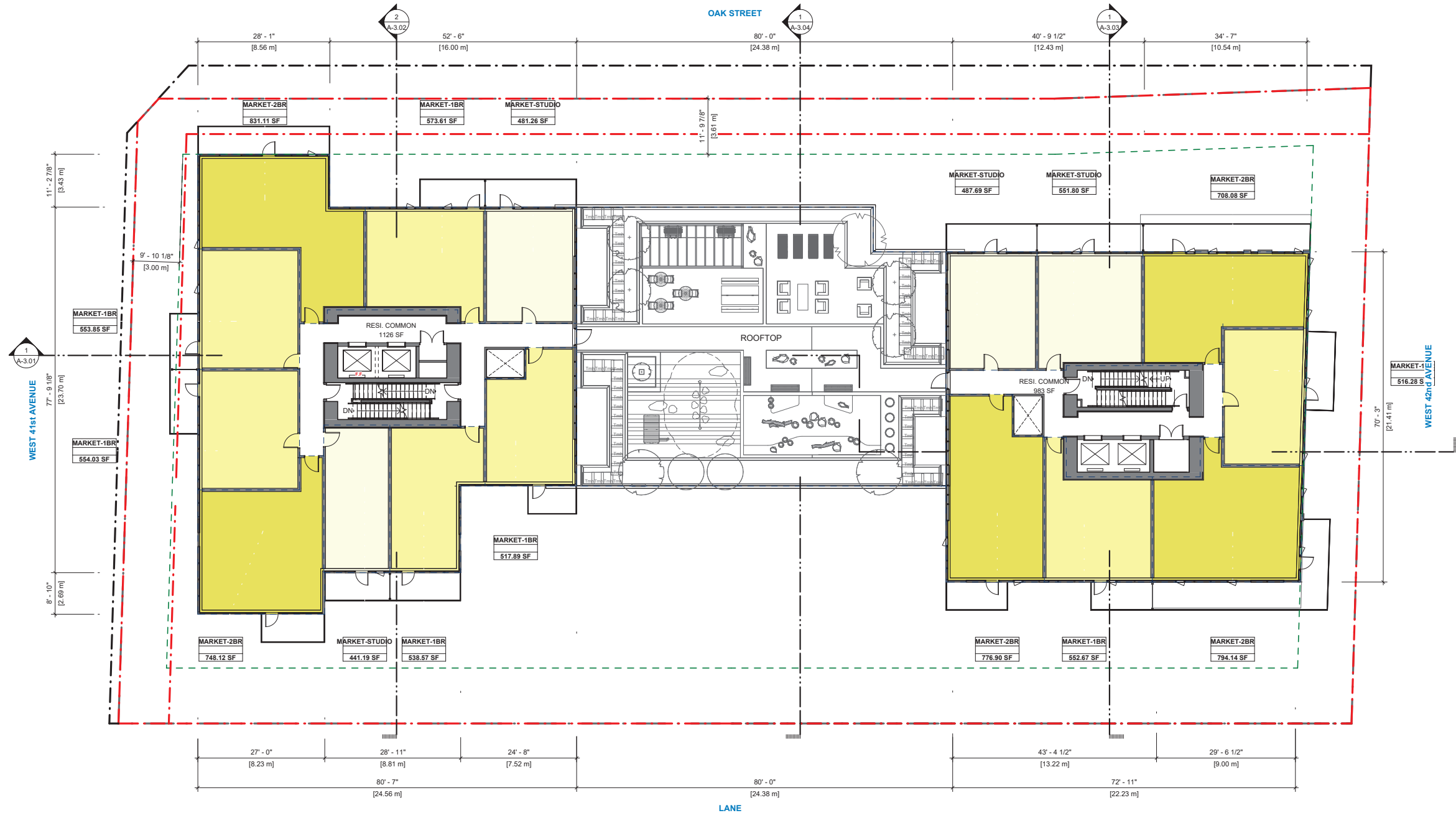


1 OVERALL PLAN- LEVEL 05 - 06
A-1.07 SCALE: 3/32" = 1'-0"

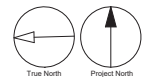


Level 7 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON

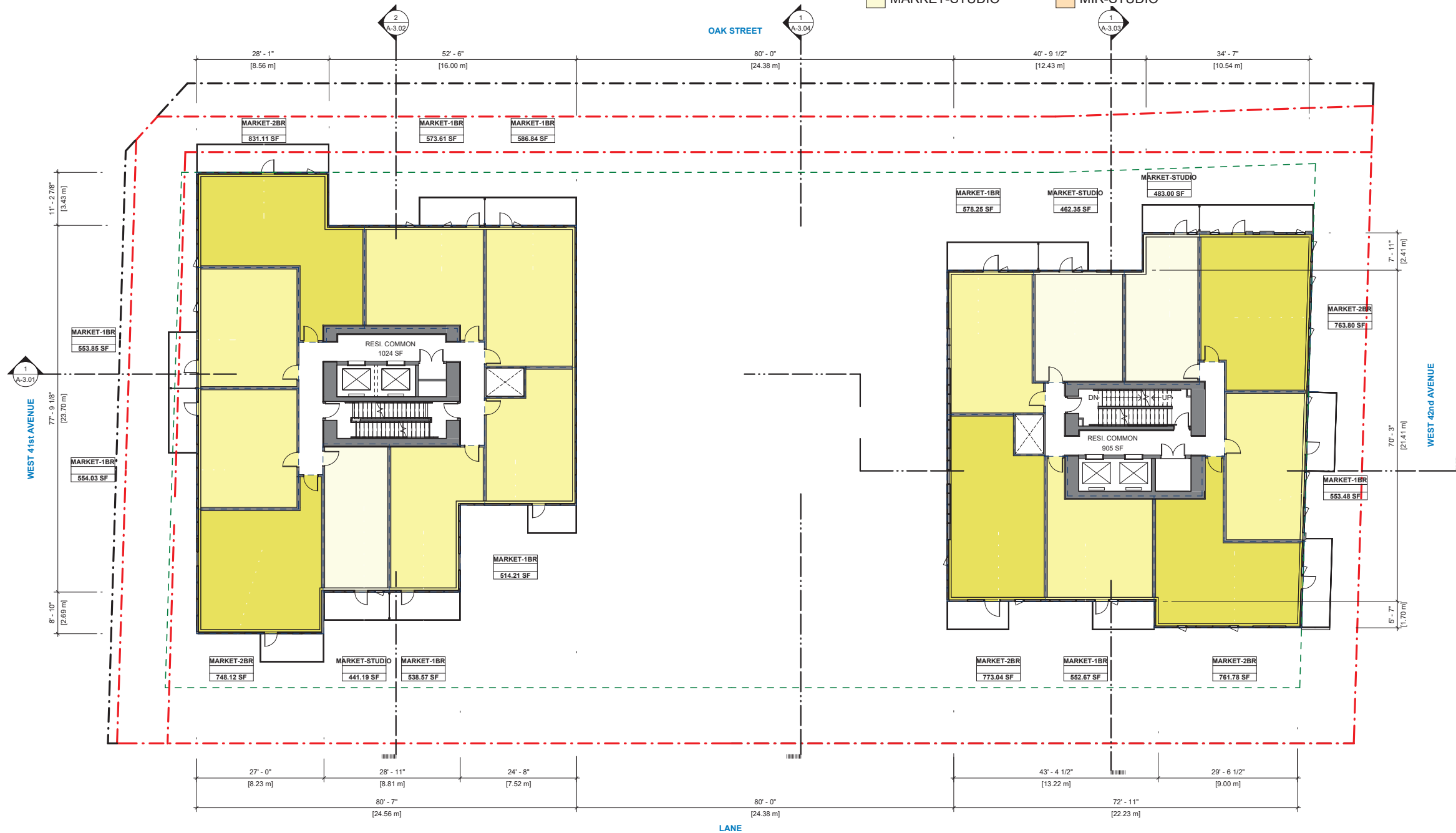


1 OVERALL PLAN- LEVEL 07
A-1.08 SCALE: 3/32" = 1'-0"

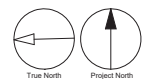


Level 8-17 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON

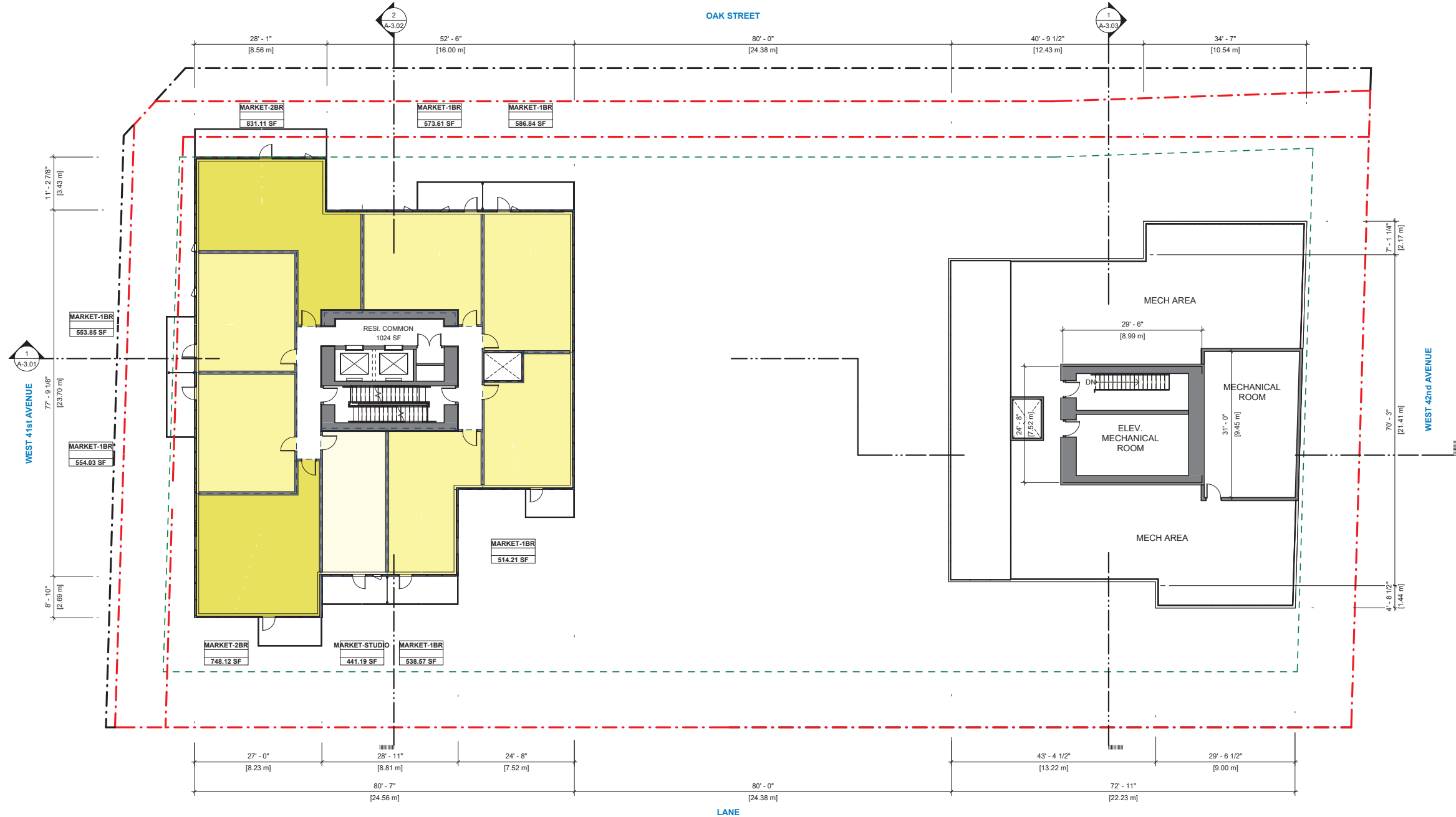


1 OVERALL PLAN- LEVEL 08 - 17
A-1.09 SCALE: 3/32" = 1'-0"

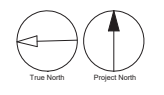


Level 18 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON

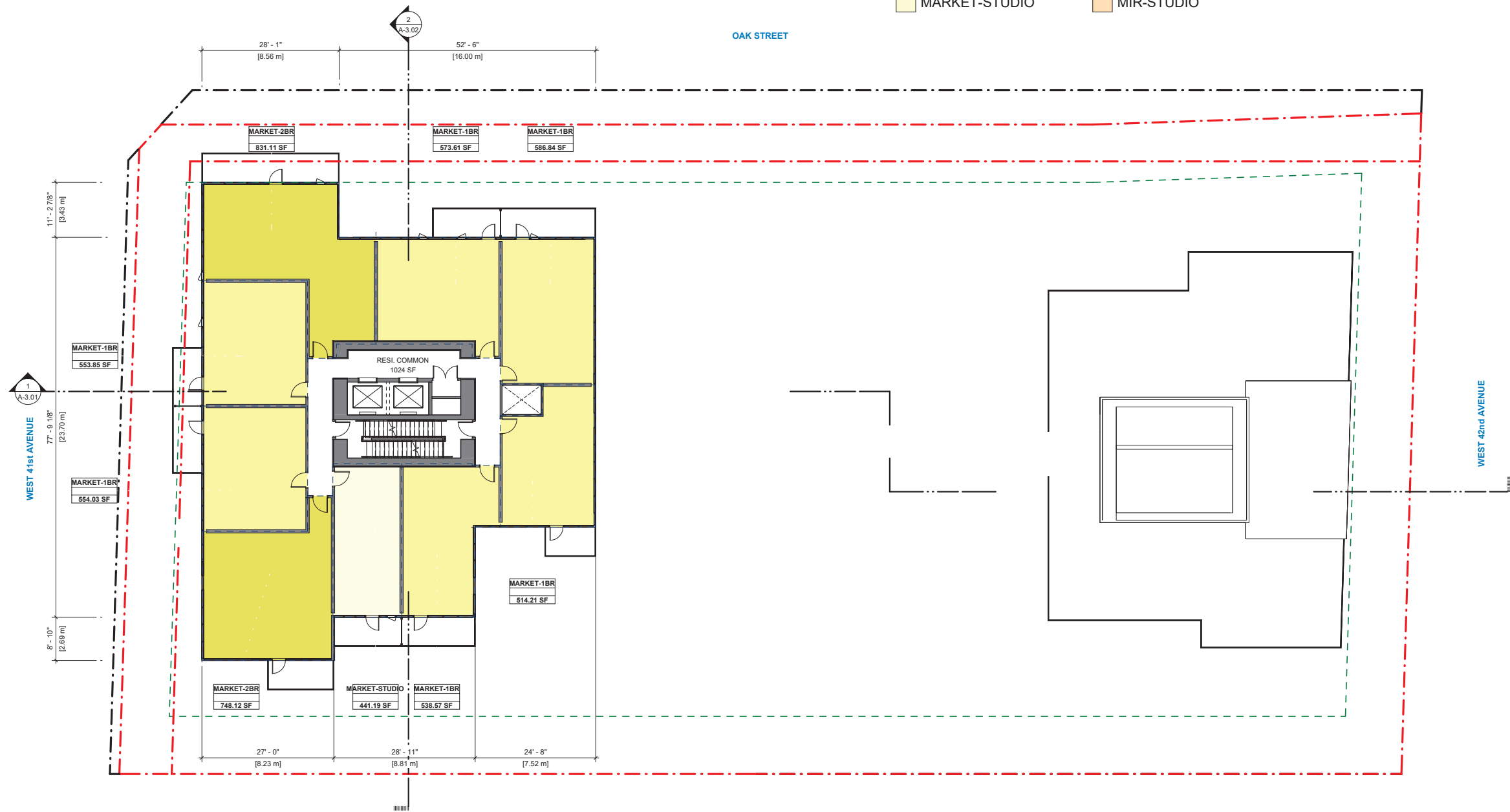


1 OVERALL PLAN- LEVEL 18
A-1.10 SCALE: 3/32" = 1'-0"

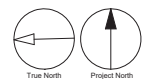


Level 19 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON

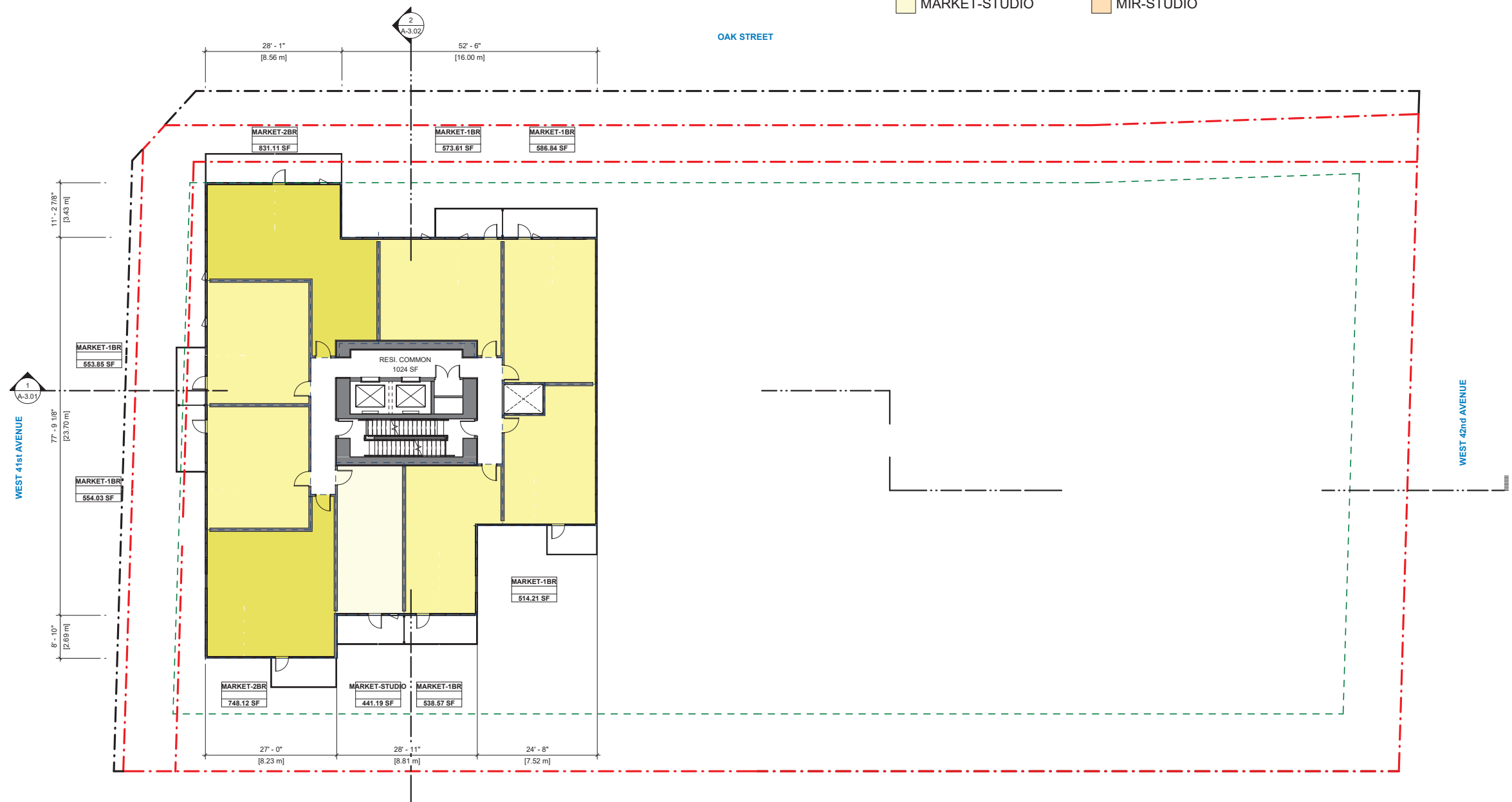


1 OVERALL PLAN- LEVEL 19
A-1.11 SCALE: 3/32" = 1'-0"

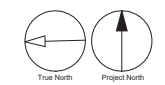


Level 20-24 Plan

- MARKET-1BR
- MARKET-2BR
- MARKET-3BR
- MARKET-STUDIO
- MIR-1BR
- MIR-2BR
- MIR-3BR
- MIR-STUDIO
- AMENITY
- RESI. COMMON

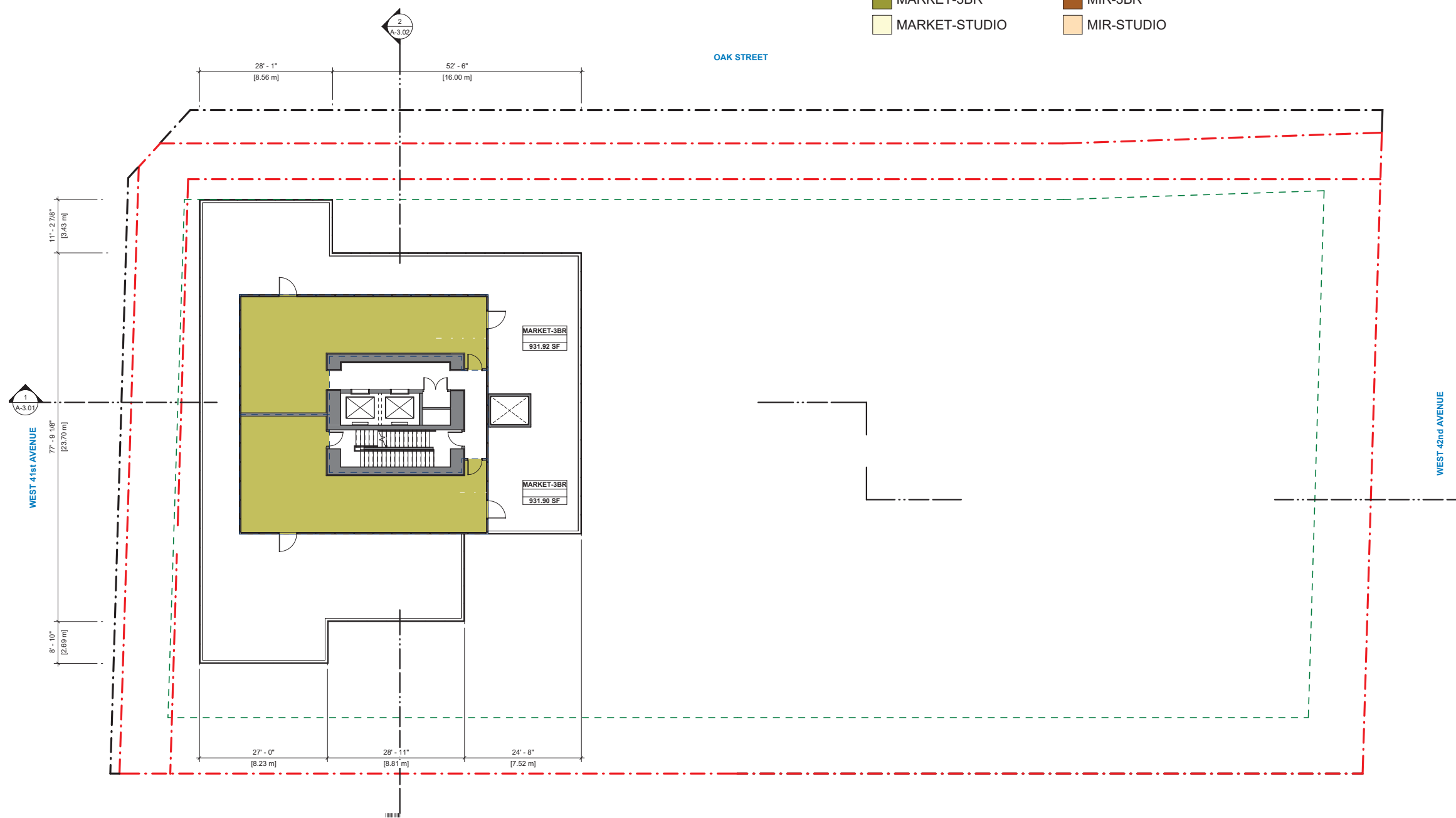


1 OVERALL PLAN- LEVEL 20 - 24
A-1.12 SCALE: 3/32" = 1'-0"

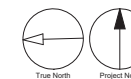


Level 25 Plan

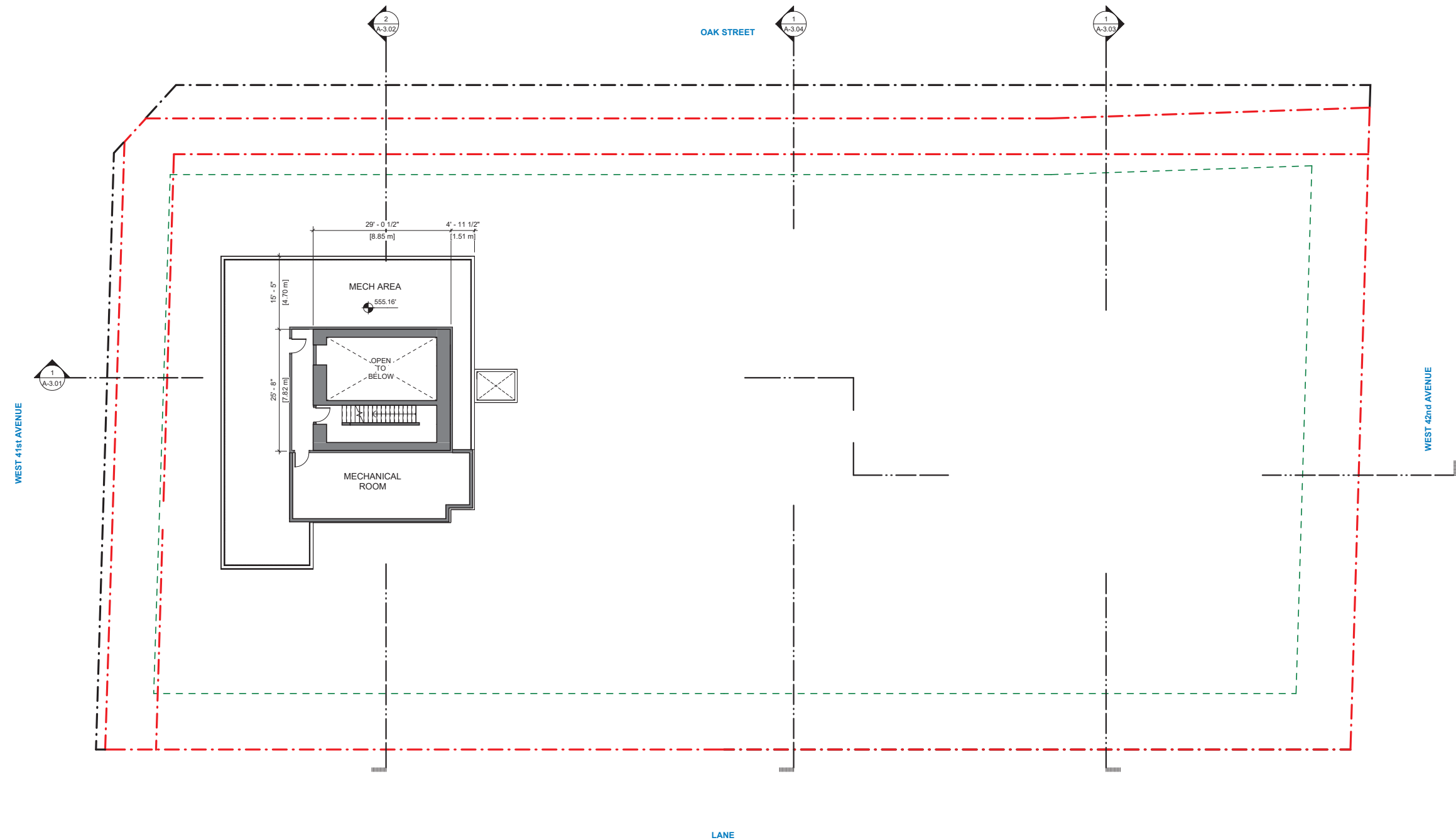
- | | | |
|--|---|--|
| MARKET-1BR | MIR-1BR | AMENITY |
| MARKET-2BR | MIR-2BR | RESI. COMMON |
| MARKET-3BR | MIR-3BR | |
| MARKET-STUDIO | MIR-STUDIO | |



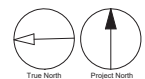
1 OVERALL PLAN- LEVEL 25
A-1.13 SCALE: 3/32" = 1'-0"



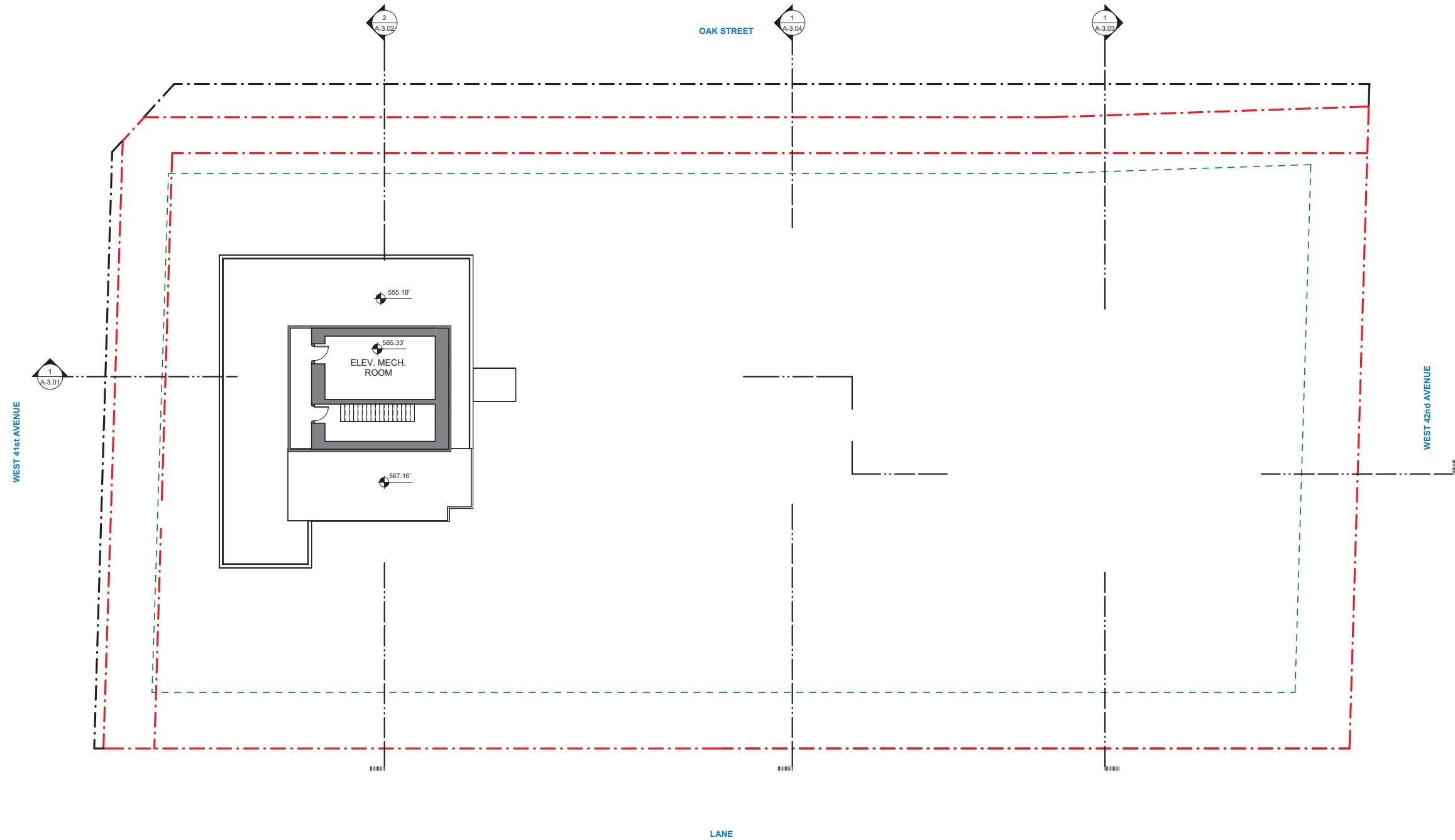
North Tower Rooftop Mechanical Plan



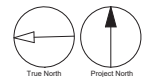
1 OVERALL PLAN- LEVEL MECH
A-1.14 SCALE: 3/32" = 1'-0"



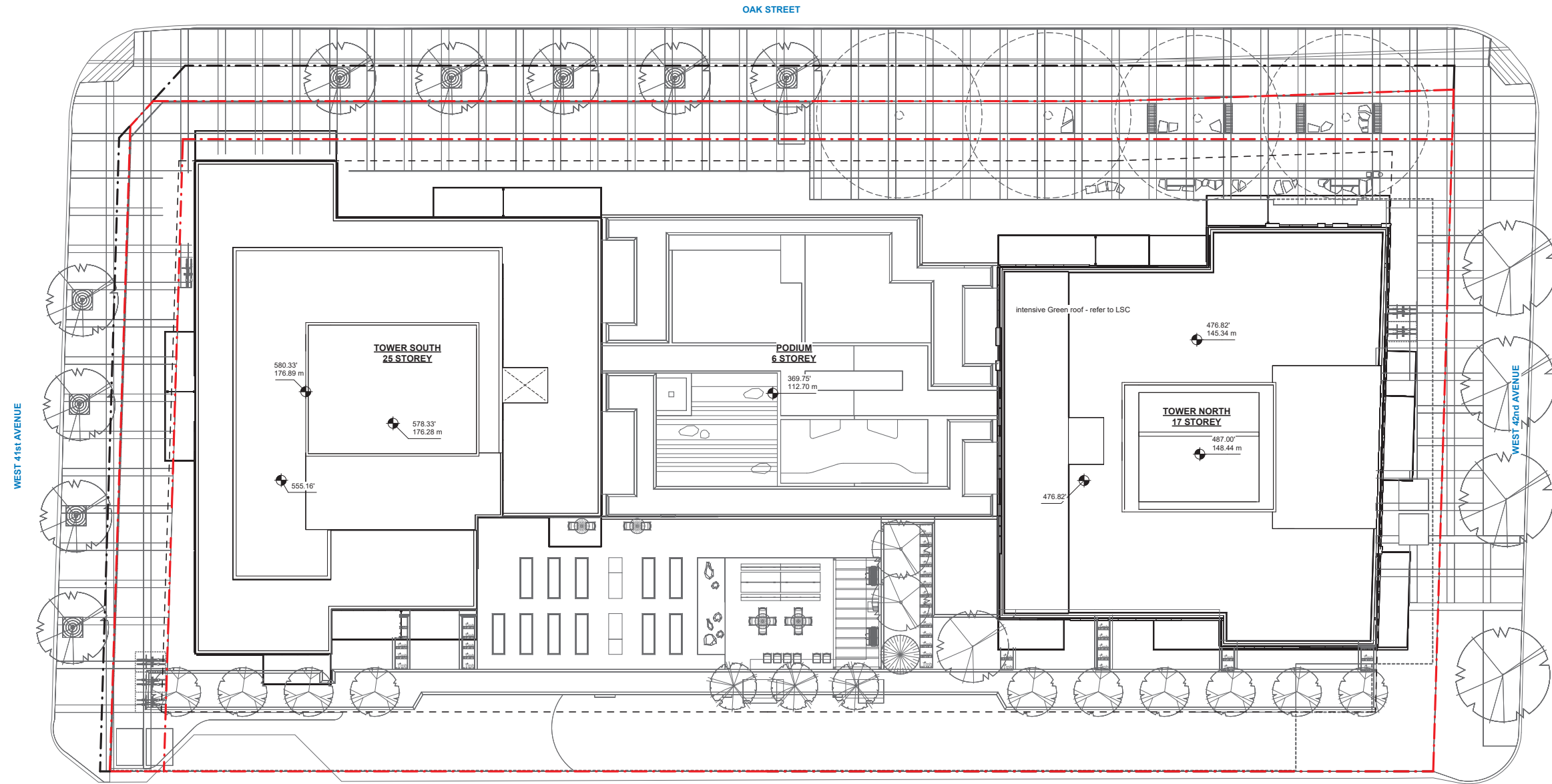
Elevator Mechanical Level Plan



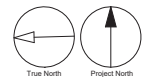
1 OVERALL PLAN- LEVEL ELEV.MECH
A-1.15 SCALE: 3/32" = 1'-0"



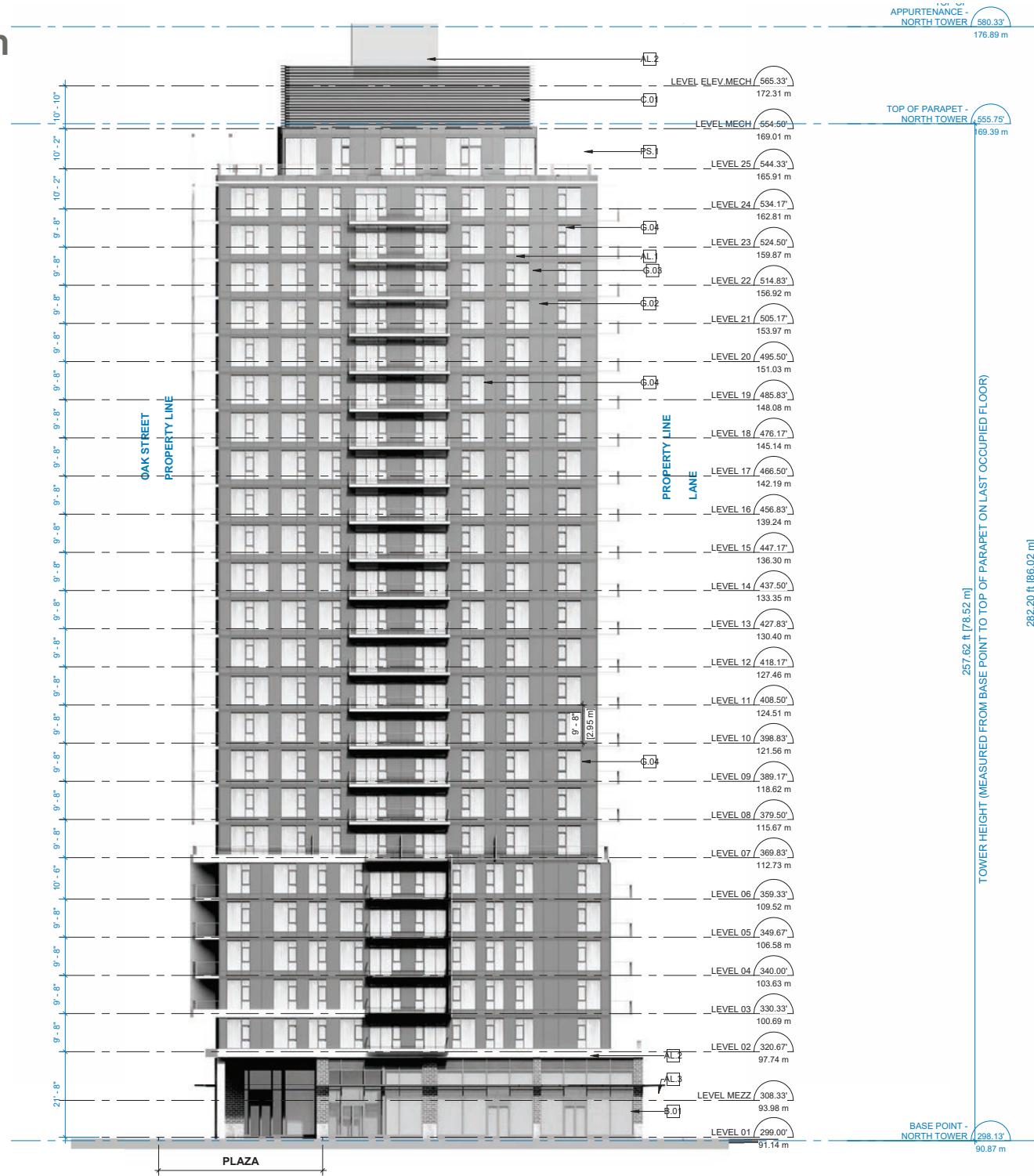
Roof Plan



1 OVERALL PLAN- ROOF/T.O.A.
A-1.16 SCALE: 3/32" = 1'-0"

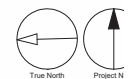


02.10 North Elevation

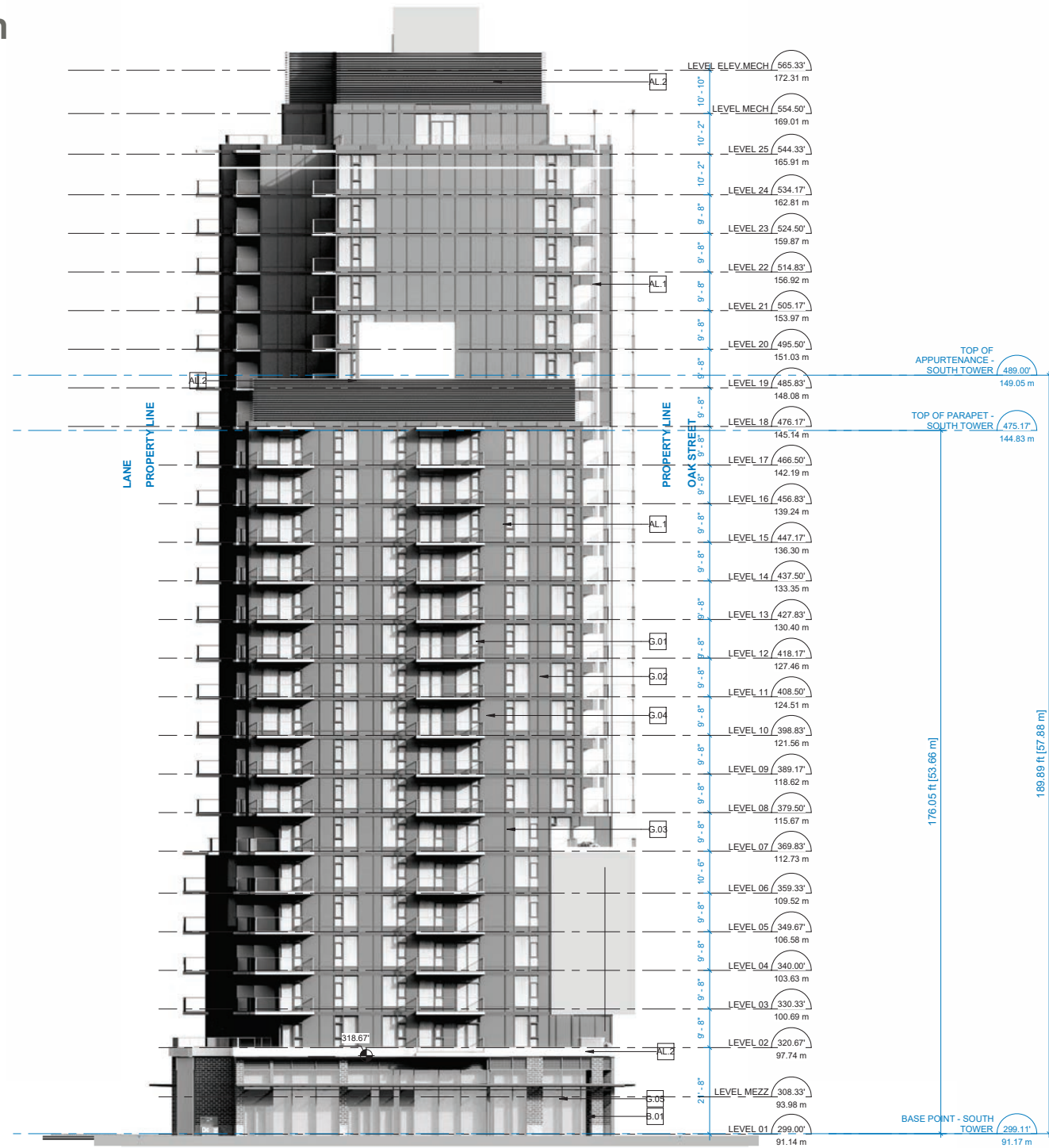


1 OVERALL- NORTH ELEVATION
A-2.01 SCALE: 1/16" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
AL.1	Metal Panel (White)
AL.2	Aluminum Louver (Grey)
AL.3	Aluminum Canopy with Translucent Glass
B.01	Brick
BR.1	White Aluminum Guard Rail with Clear Glass (Top Mount)
C.01	Painted Concrete (White)
C.02	Painted Concrete (Dark Grey)
G.01	White Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.02	White Aluminum Window Wall (Clear Glass)
G.03	Dark Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.04	Dark Aluminum Window Wall (Clear Glass)
G.05	4 SSG Curtain Wall
PS.1	White Aluminum Privacy Screen with Translucent Glass

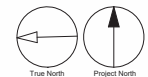


South Elevation

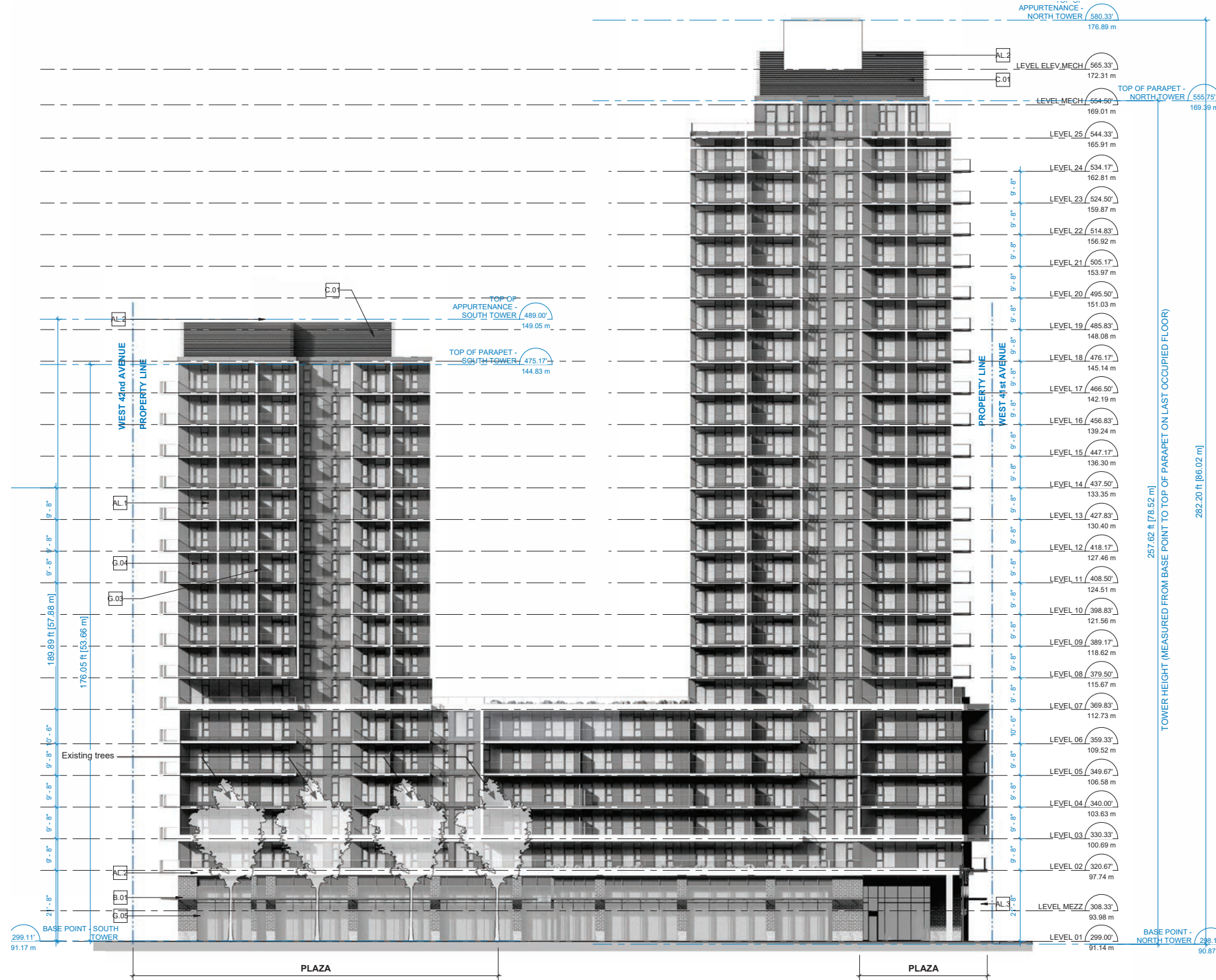


ELEVATION MATERIAL LIST	
Key Value	Keynote Text
AL.1	Metal Panel (White)
AL.2	Aluminum Louver (Grey)
AL.3	Aluminum Canopy with Translucent Glass
B.01	Brick
BR.1	White Aluminum Guard Rail with Clear Glass (Top Mount)
C.01	Painted Concrete (White)
C.02	Painted Concrete (Dark Grey)
G.01	White Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.02	White Aluminum Window Wall (Clear Glass)
G.03	Dark Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.04	Dark Aluminum Window Wall (Clear Glass)
G.05	4 SSG Curtain Wall
PS.1	White Aluminum Privacy Screen with Translucent Glass

1 OVERALL- SOUTH ELEVATION
A-2.02 SCALE: 1/16" = 1'-0"

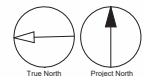


East Elevation

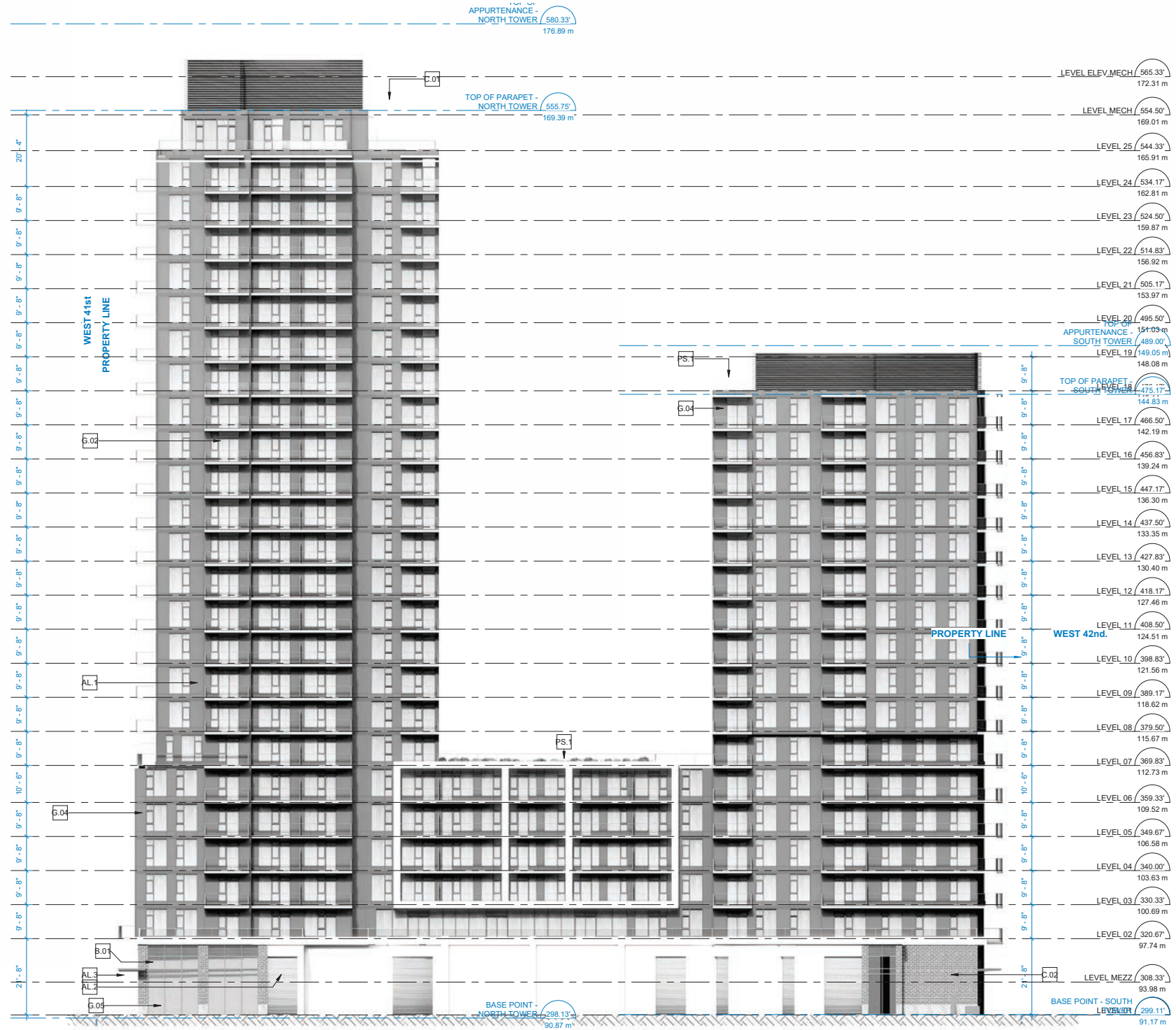


ELEVATION MATERIAL LIST	
Key Value	Keynote Text
AL.1	Metal Panel (White)
AL.2	Aluminum Louver (Grey)
AL.3	Aluminum Canopy with Translucent Glass
B.01	Brick
BR.1	White Aluminum Guard Rail with Clear Glass (Top Mount)
C.01	Painted Concrete (White)
C.02	Painted Concrete (Dark Grey)
G.01	White Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.02	White Aluminum Window Wall (Clear Glass)
G.03	Dark Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.04	Dark Aluminum Window Wall (Clear Glass)
G.05	4 SSG Curtain Wall
PS.1	White Aluminum Privacy Screen with Translucent Glass

1 OVERALL- EAST ELEVATION
A-2.03 SCALE: 1/16" = 1'-0"

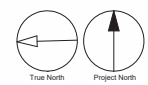


West Elevation

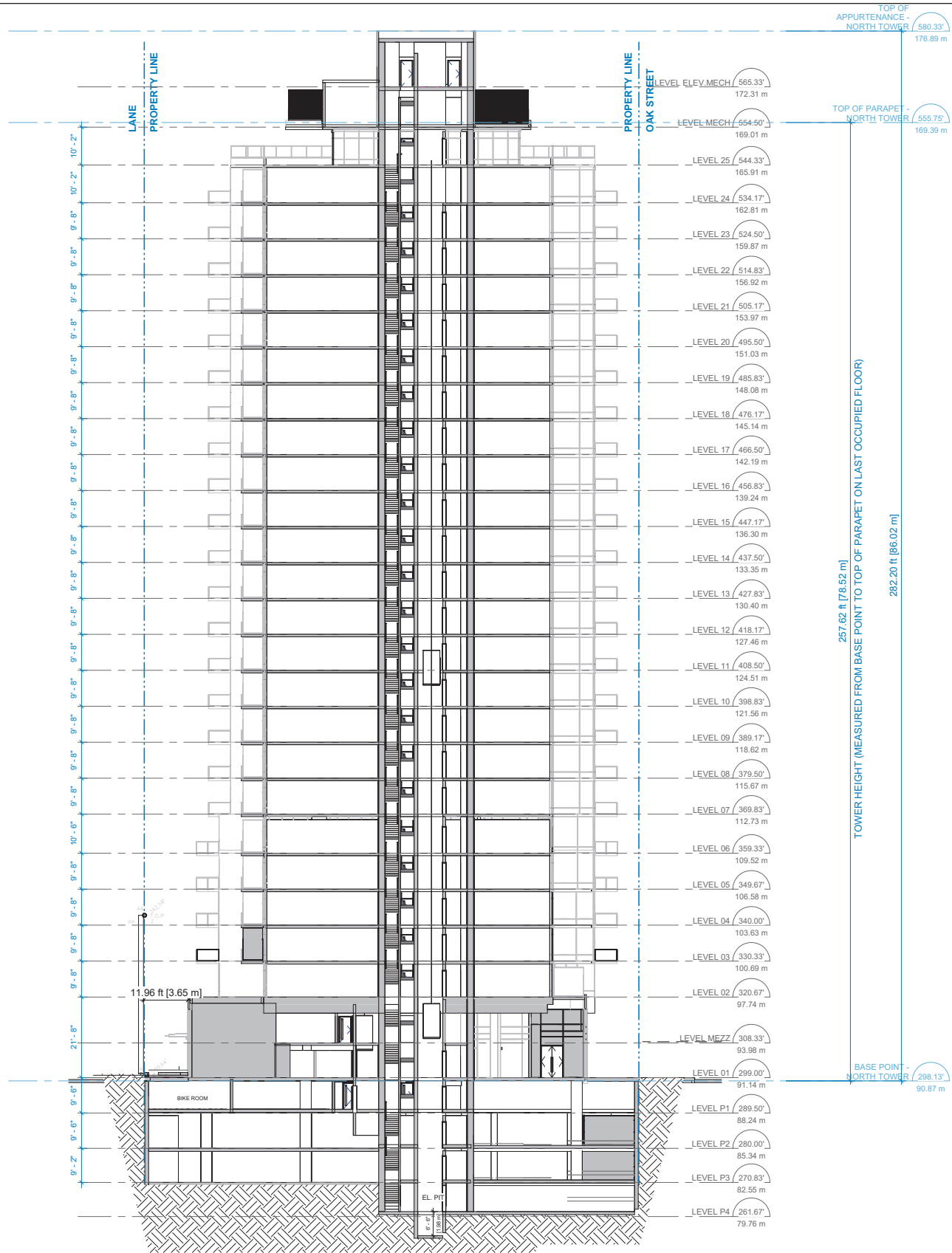


ELEVATION MATERIAL LIST	
Key Value	Keynote Text
AL.1	Metal Panel (White)
AL.2	Aluminum Louver (Grey)
AL.3	Aluminum Canopy with Translucent Glass
B.01	Brick
BR.1	White Aluminum Guard Rail with Clear Glass (Top Mount)
C.01	Painted Concrete (White)
C.02	Painted Concrete (Dark Grey)
G.01	White Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.02	White Aluminum Window Wall (Clear Glass)
G.03	Dark Aluminum Window Wall (Clear Glass & Grey Spandrel)
G.04	Dark Aluminum Window Wall (Clear Glass)
G.05	4 SSG Curtain Wall
PS.1	White Aluminum Privacy Screen with Translucent Glass

1 OVERALL- WEST ELEVATION
A-2.04 SCALE: 1/16" = 1'-0"

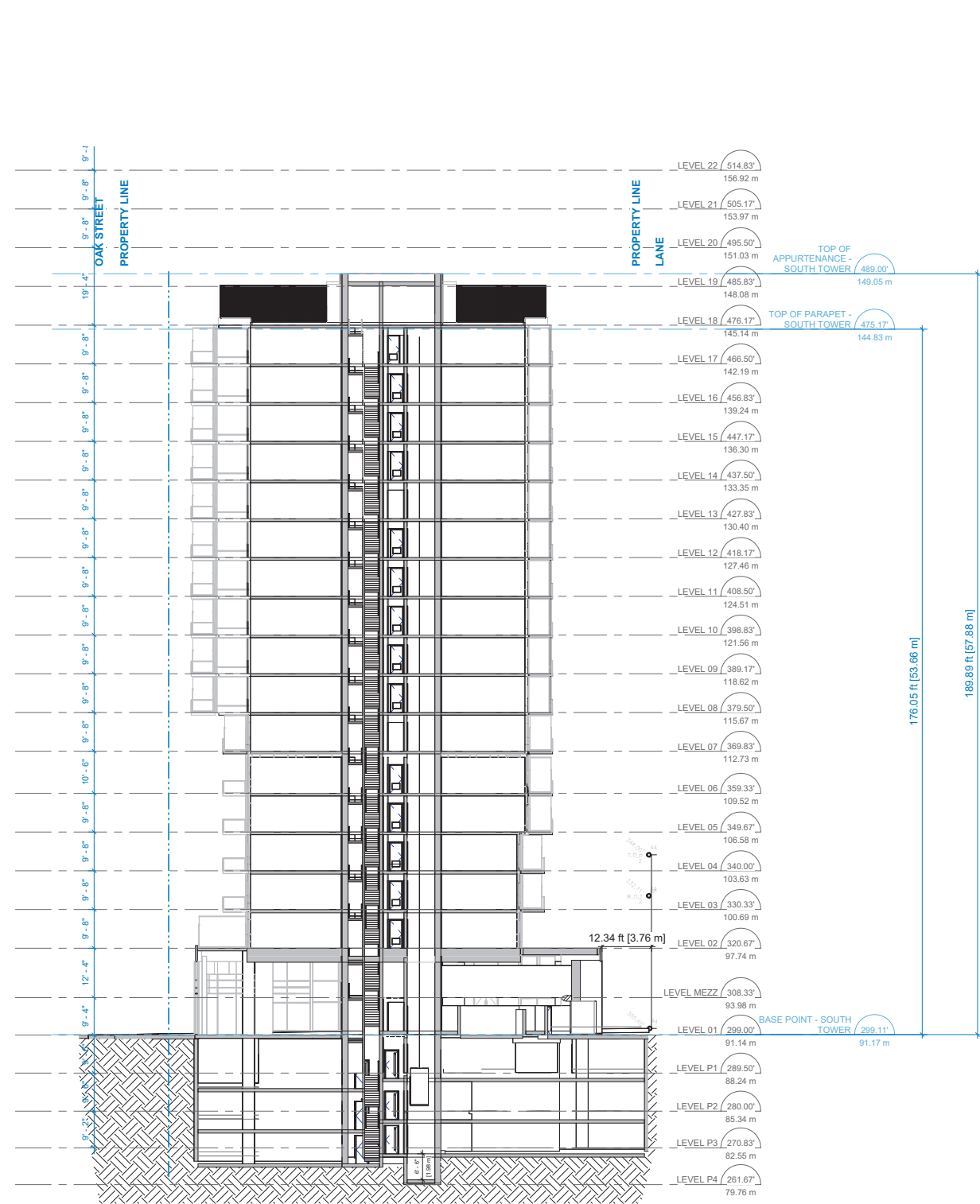


Transversal Section - North Tower



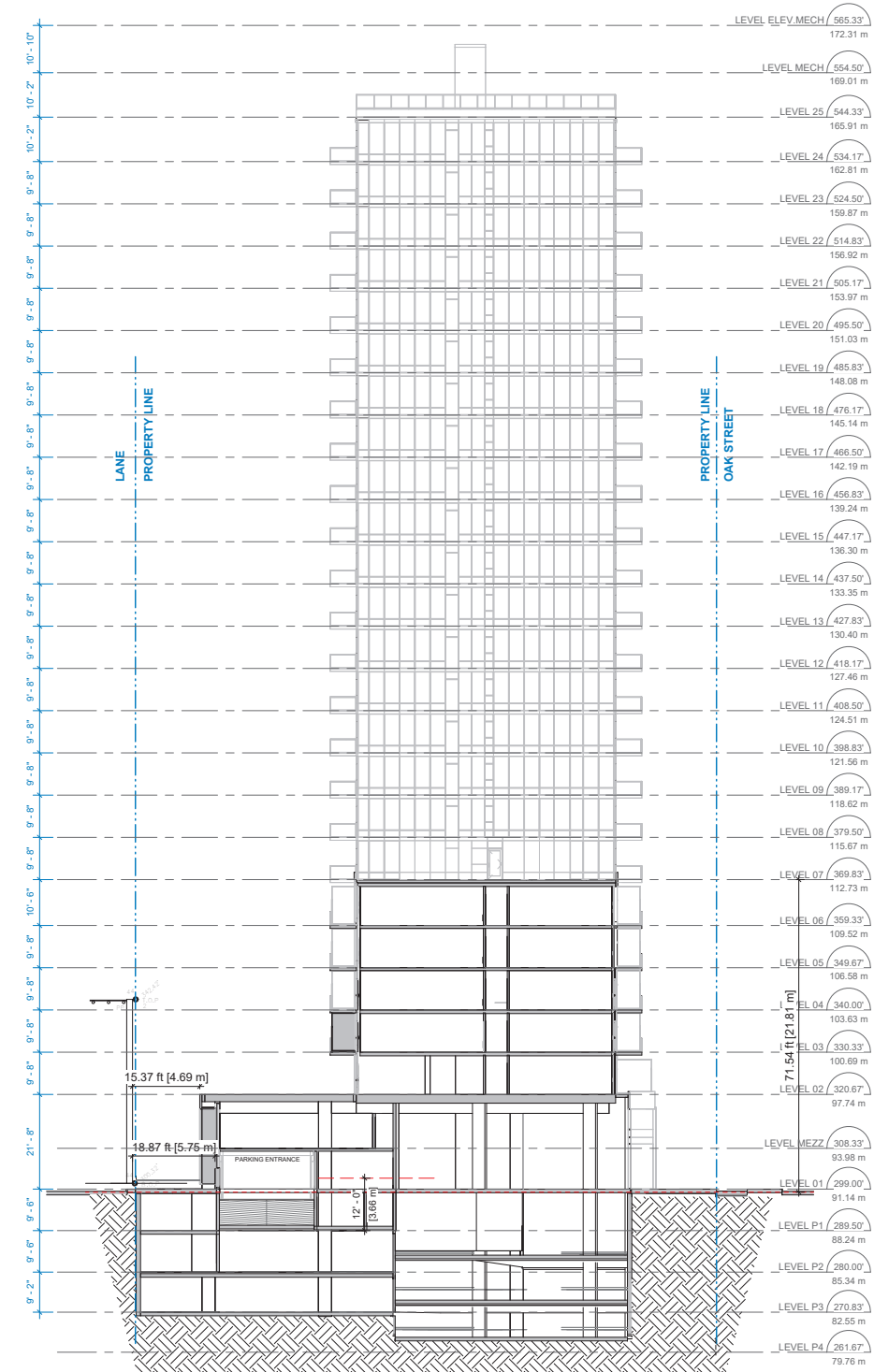
2 SECTION B-B
A-3.02 SCALE: 1/16" = 1'-0"

Transversal Section - South Tower



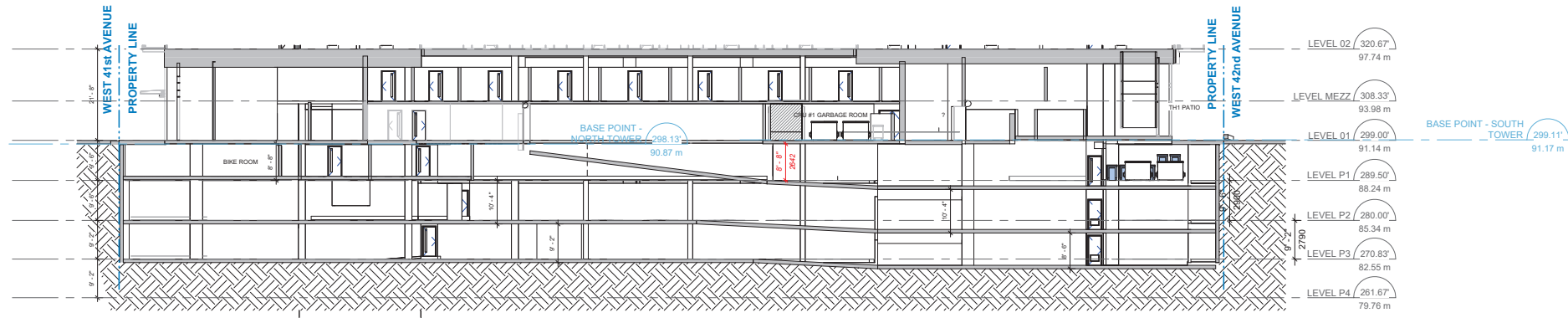
1 SECTION C-C
A-3.03 SCALE: 1/16" = 1'-0"

Transversal Section - Section

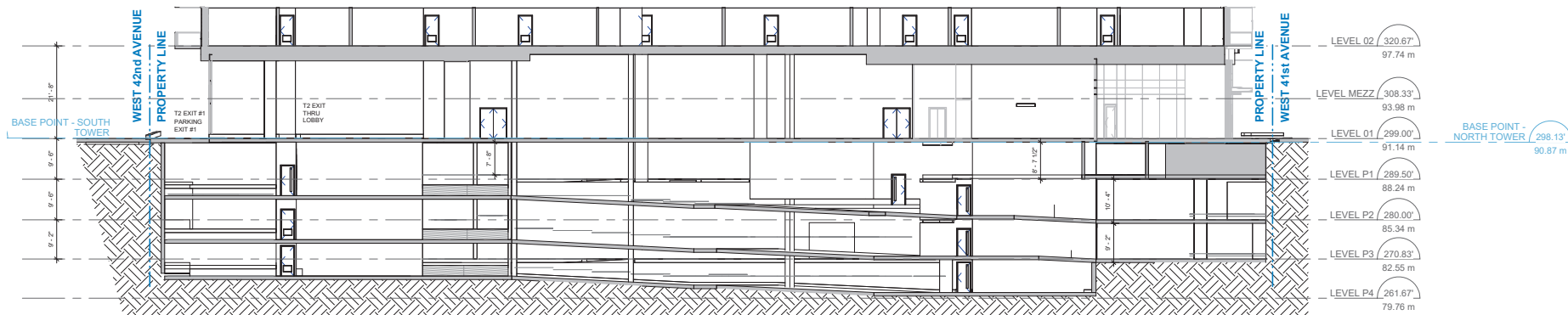


1 SECTION D-D
A-3.04 SCALE: 1/16" = 1'-0"

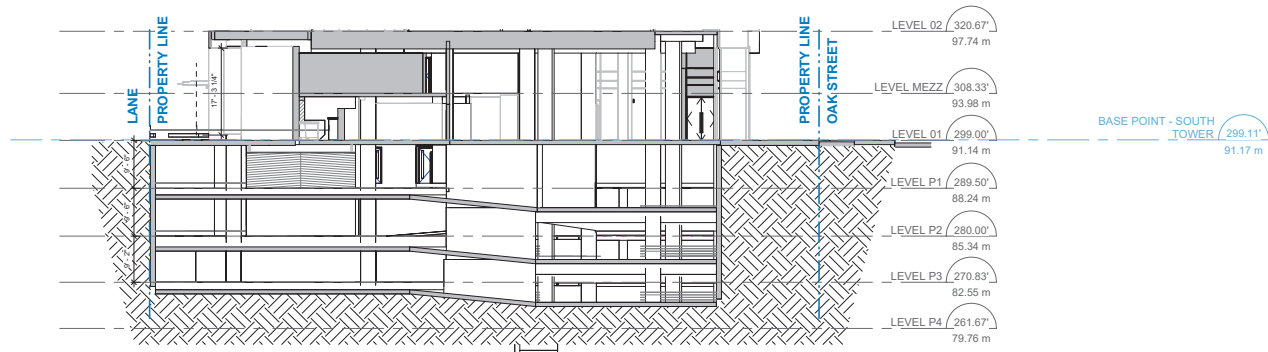
Parking Sections



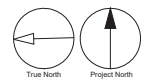
1 SECTION E-E THRU RAMP AT PARKING ENTRANCE
A-3.05 SCALE: 1/16" = 1'-0"



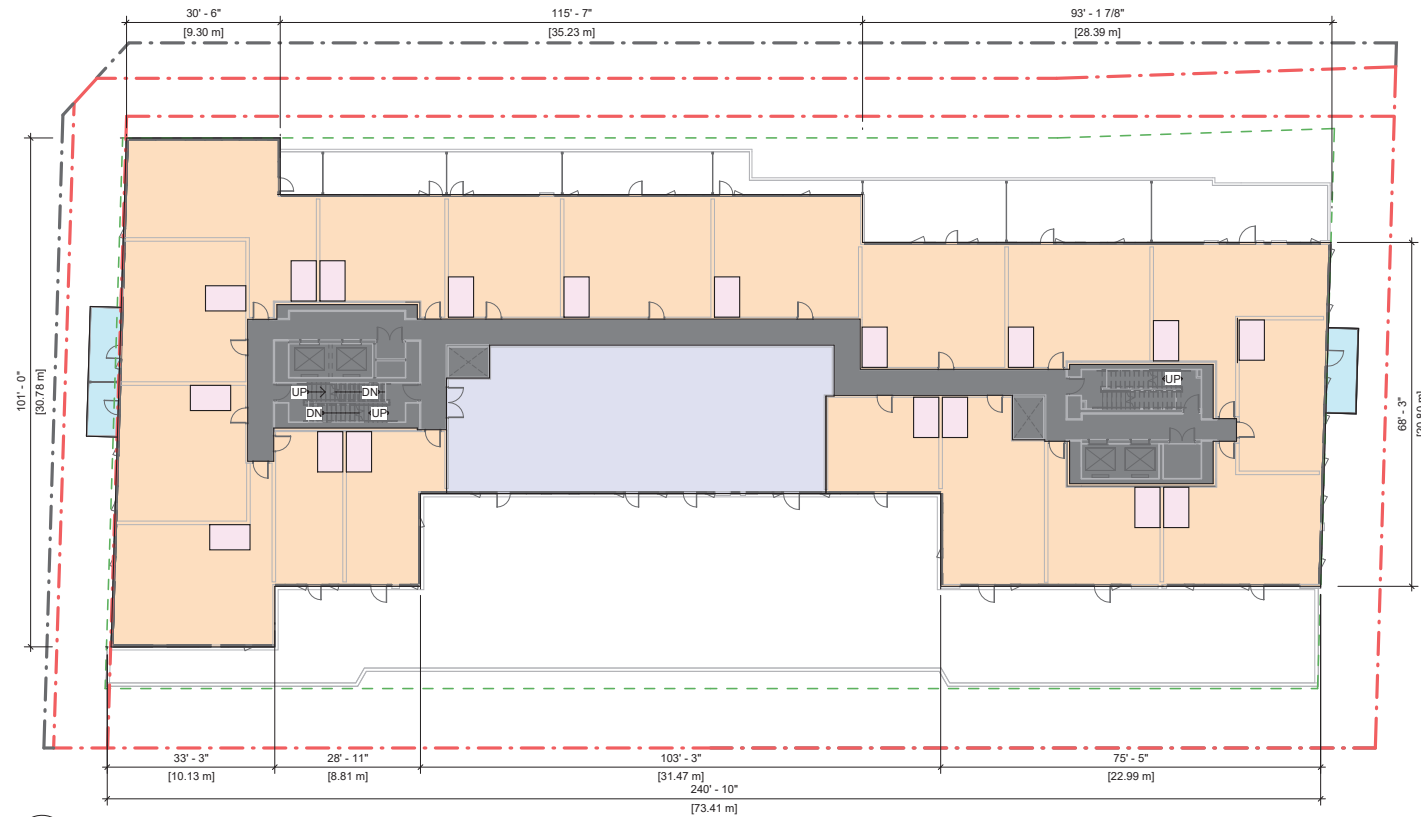
2 SECTION F-F THRU TOWER 2 EXITS
A-3.05 SCALE: 1/16" = 1'-0"



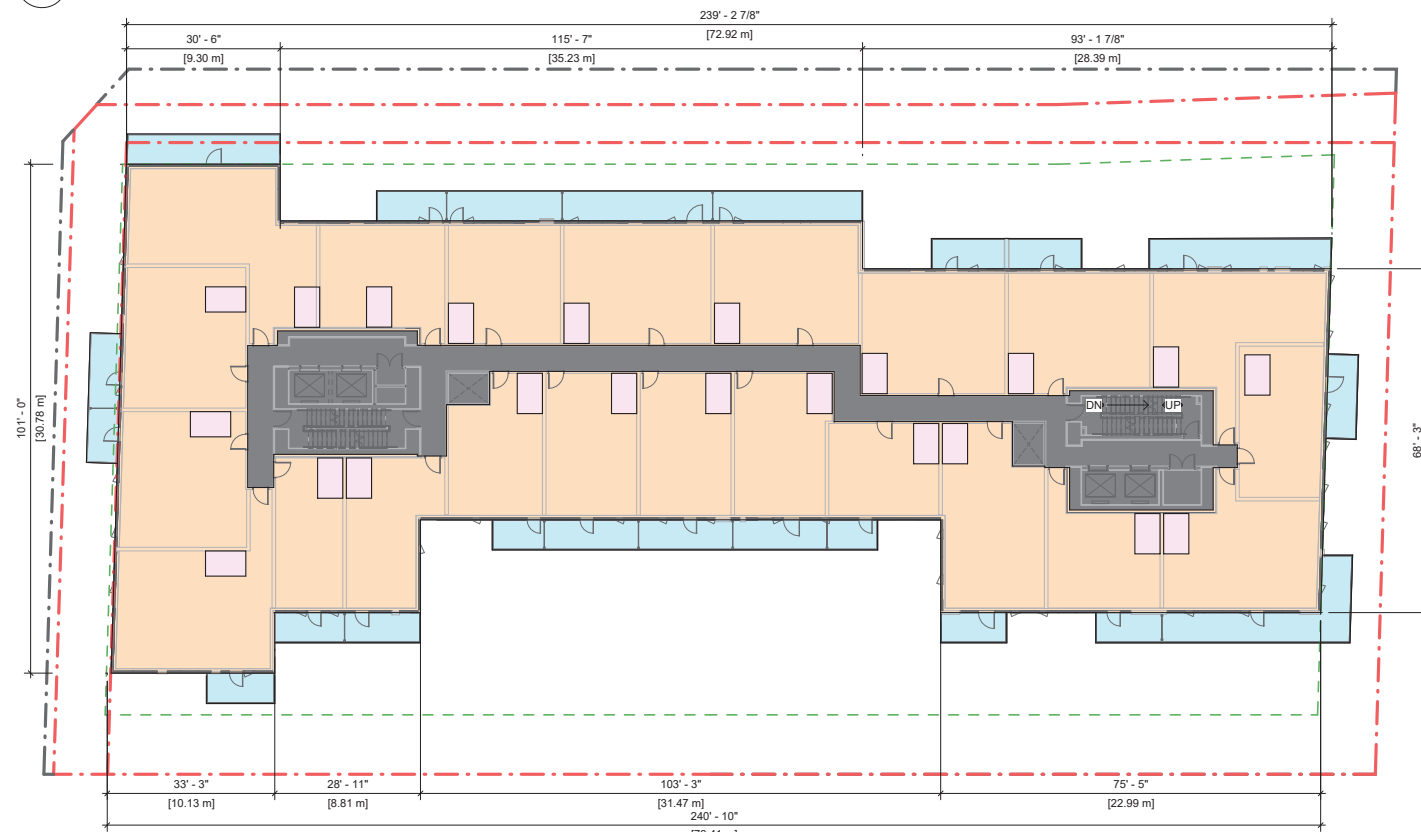
4 SECTION G-G THRU LOADING AREA
A-3.05 SCALE: 1/16" = 1'-0"



FSR Overlays



1 FSR OVERLAY-LEVEL 02
A-4.03 SCALE: 1/16" = 1'-0"

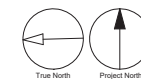


2 FSR OVERLAY-LEVEL 03
A-4.03 SCALE: 1/16" = 1'-0"

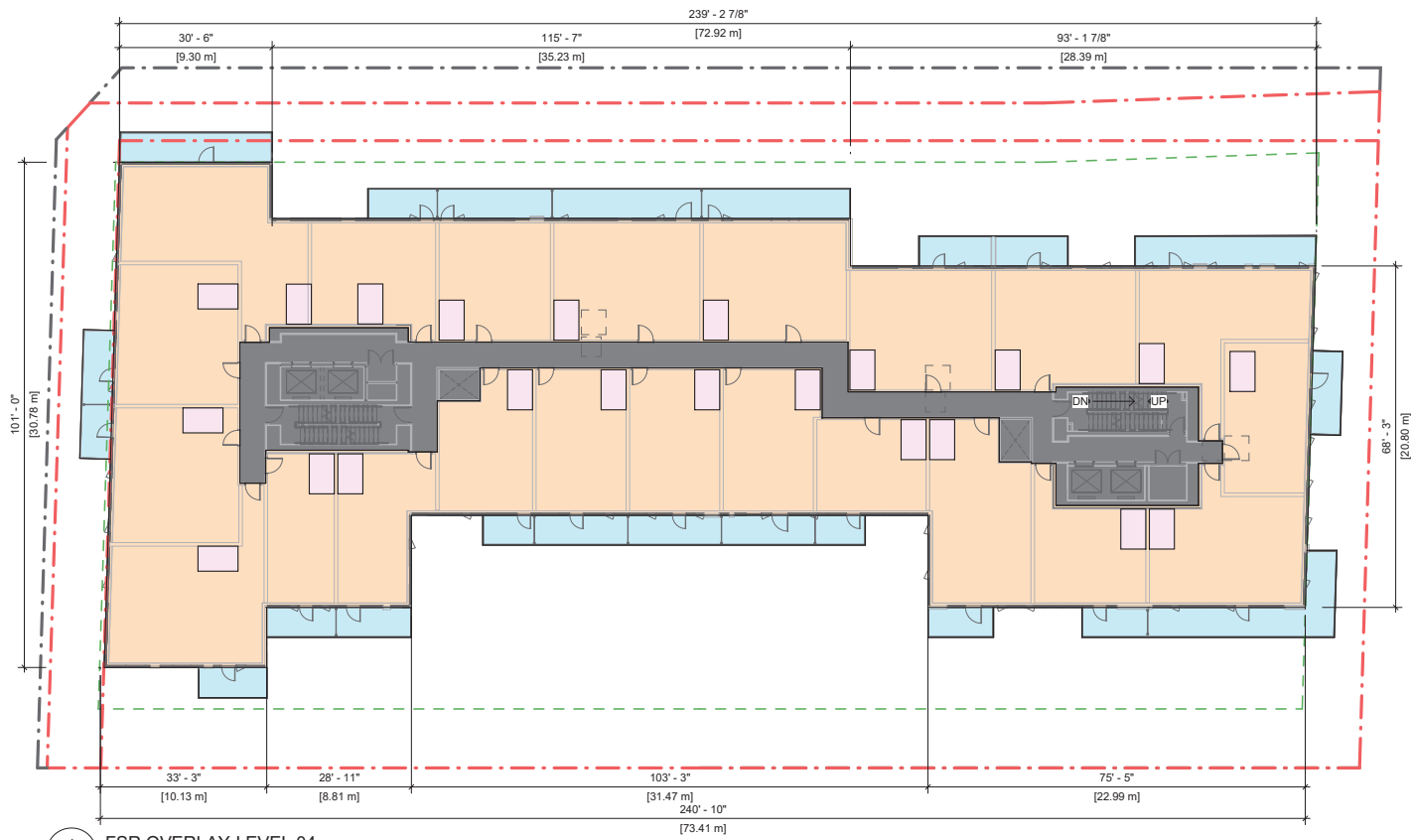
GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 02	
RESI. COMMON	2512 SF
RESIDENTIAL (MIR)	11173 SF
EXCLUSION	
AMENITY	2179 SF
STORAGE (MIR)	720 SF
	16584 SF
LEVEL 03	
RESI. COMMON	2513 SF
RESIDENTIAL (MIR)	13191 SF
EXCLUSION	
STORAGE (MIR)	880 SF
	16584 SF

OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 02	
BALCONY (MIR)	260 SF
	260 SF
LEVEL 03	
BALCONY (MIR)	2578 SF
	2578 SF

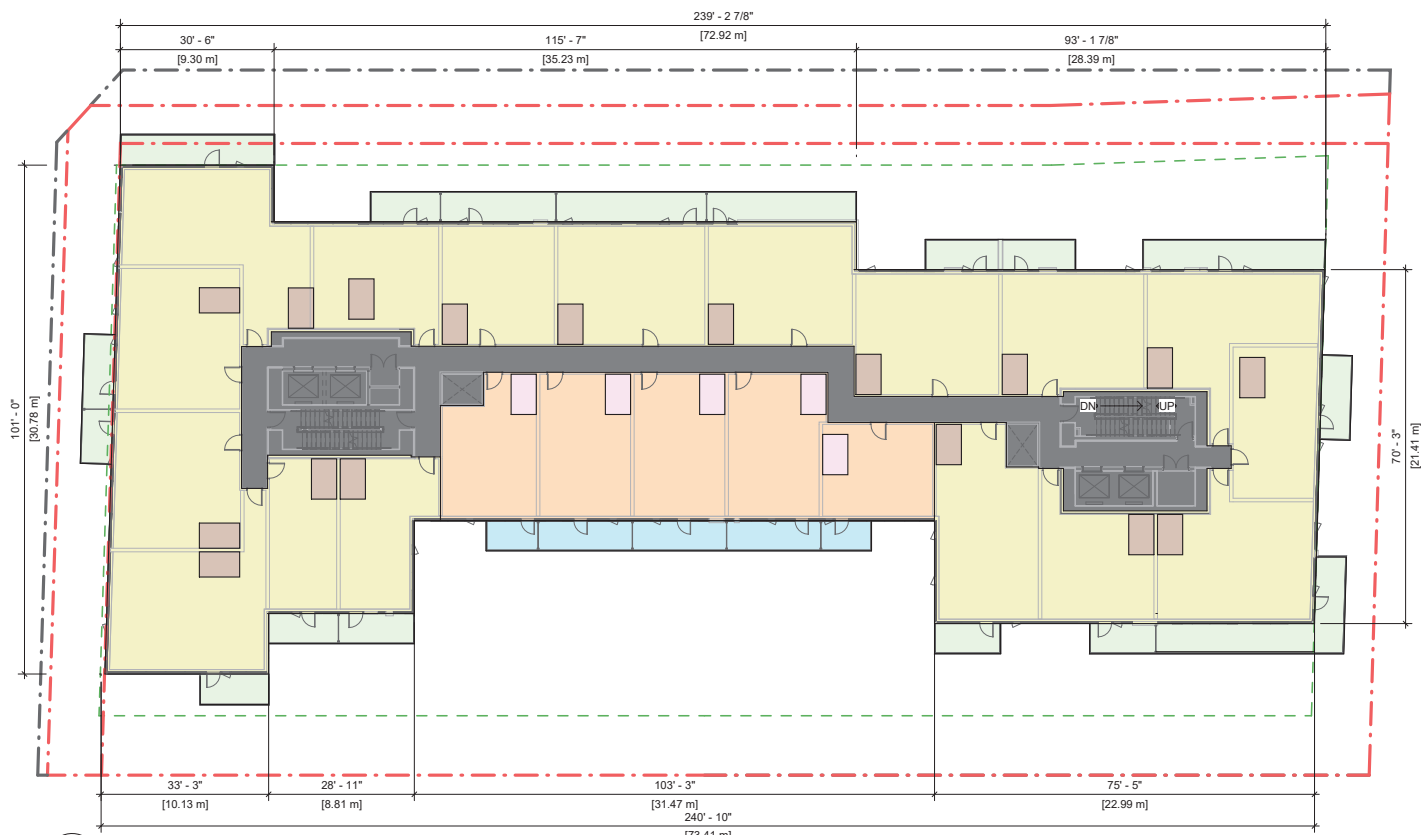
- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)



FSR Overlays



1 FSR OVERLAY-LEVEL 04
A-4.04 SCALE: 1/16" = 1'-0"

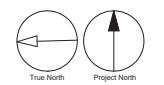


2 FSR OVERLAY-LEVEL 05-06
A-4.04 SCALE: 1/16" = 1'-0"

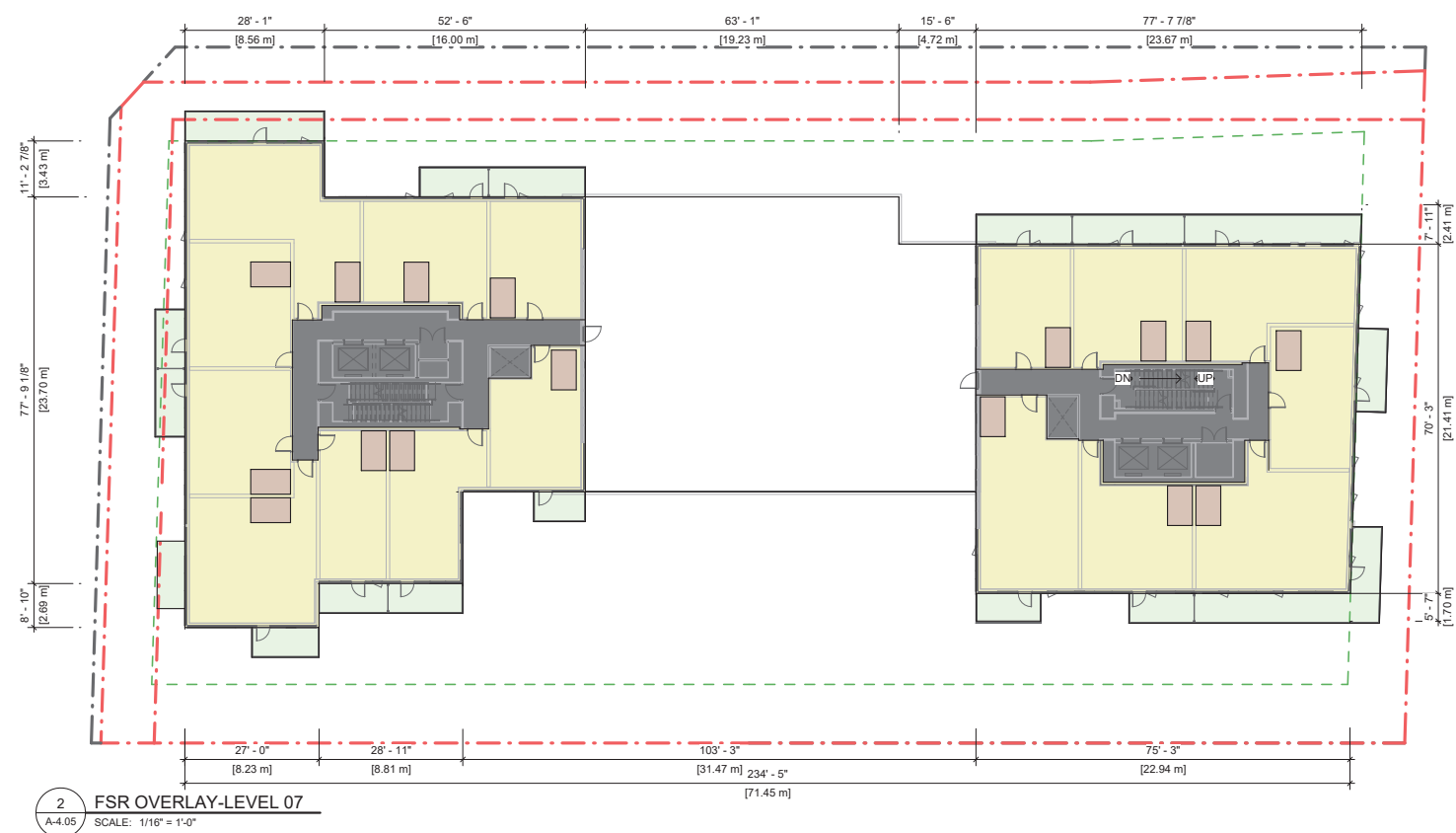
GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 04	
RESI. COMMON	2513 SF
RESIDENTIAL (MIR)	13191 SF
EXCLUSION	
STORAGE (MIR)	880 SF
	16584 SF
LEVEL 05	
RESI. COMMON	2513 SF
RESIDENTIAL (MIR)	2422 SF
RESIDENTIAL (MR)	10920 SF
EXCLUSION	
STORAGE (MIR)	200 SF
	16055 SF
EXCLUSION	
STORAGE (MR)	680 SF
	680 SF
LEVEL 06	
RESI. COMMON	2513 SF
RESIDENTIAL (MIR)	2422 SF
RESIDENTIAL (MR)	10920 SF
EXCLUSION	
STORAGE (MIR)	200 SF
	16055 SF
EXCLUSION	
STORAGE (MR)	680 SF
	680 SF

OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 04	
BALCONY (MIR)	2578 SF
	2578 SF
LEVEL 05	
BALCONY (MIR)	457 SF
BALCONY (MR)	2119 SF
	2576 SF
LEVEL 06	
BALCONY (MIR)	457 SF
BALCONY (MR)	2119 SF
	2576 SF

- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)



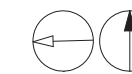
FSR Overlays



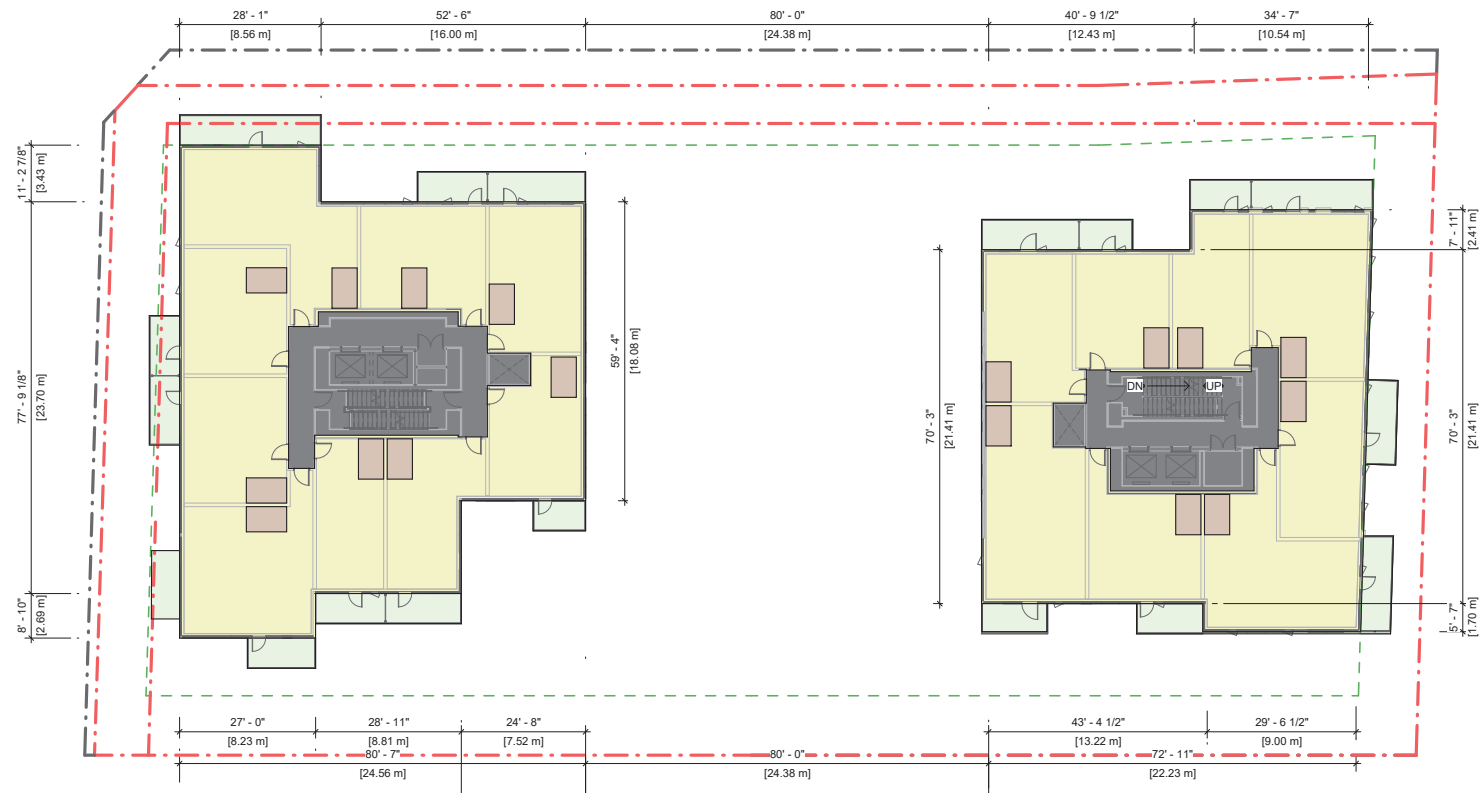
- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)

GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 07	
NORTH	
RESI. COMMON	1126 SF
RESIDENTIAL (MR)	4880 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
SOUTH	
RESI. COMMON	983 SF
RESIDENTIAL (MR)	4106 SF
EXCLUSION	
STORAGE (MR)	280 SF
	5369 SF

OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 07	
NORTH	
BALCONY (MR)	915 SF
	915 SF
SOUTH	
BALCONY (MR)	1022 SF
	1022 SF



FSR Overlays



1 FSR-OVERLAY - LEVEL 08-17
A-4.06 SCALE: 1/16" = 1'-0"

OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 08 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 08 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 09 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 09 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 10 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 10 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF

OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 11 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 11 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 12 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 12 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 13 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 13 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF

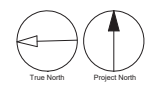
OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 14 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 14 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 15 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 15 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 16 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 16 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF
LEVEL 17 NORTH	
BALCONY (MR)	915 SF
BALCONY (MR)	915 SF
LEVEL 17 SOUTH	
BALCONY (MR)	778 SF
BALCONY (MR)	778 SF

- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)

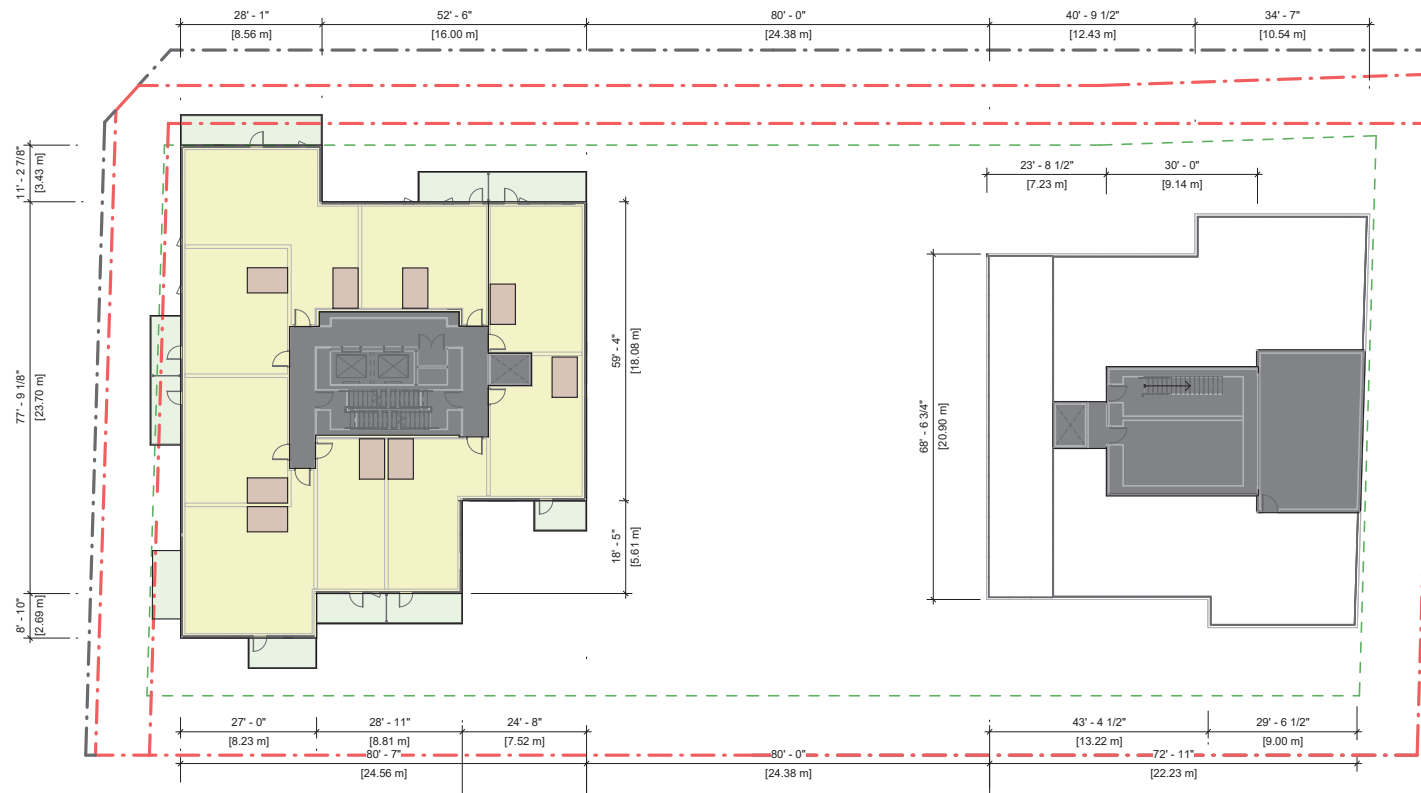
GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 08 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 08 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 09 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 09 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 10 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 10 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF

GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 11 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 11 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 12 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 12 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 13 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 13 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF

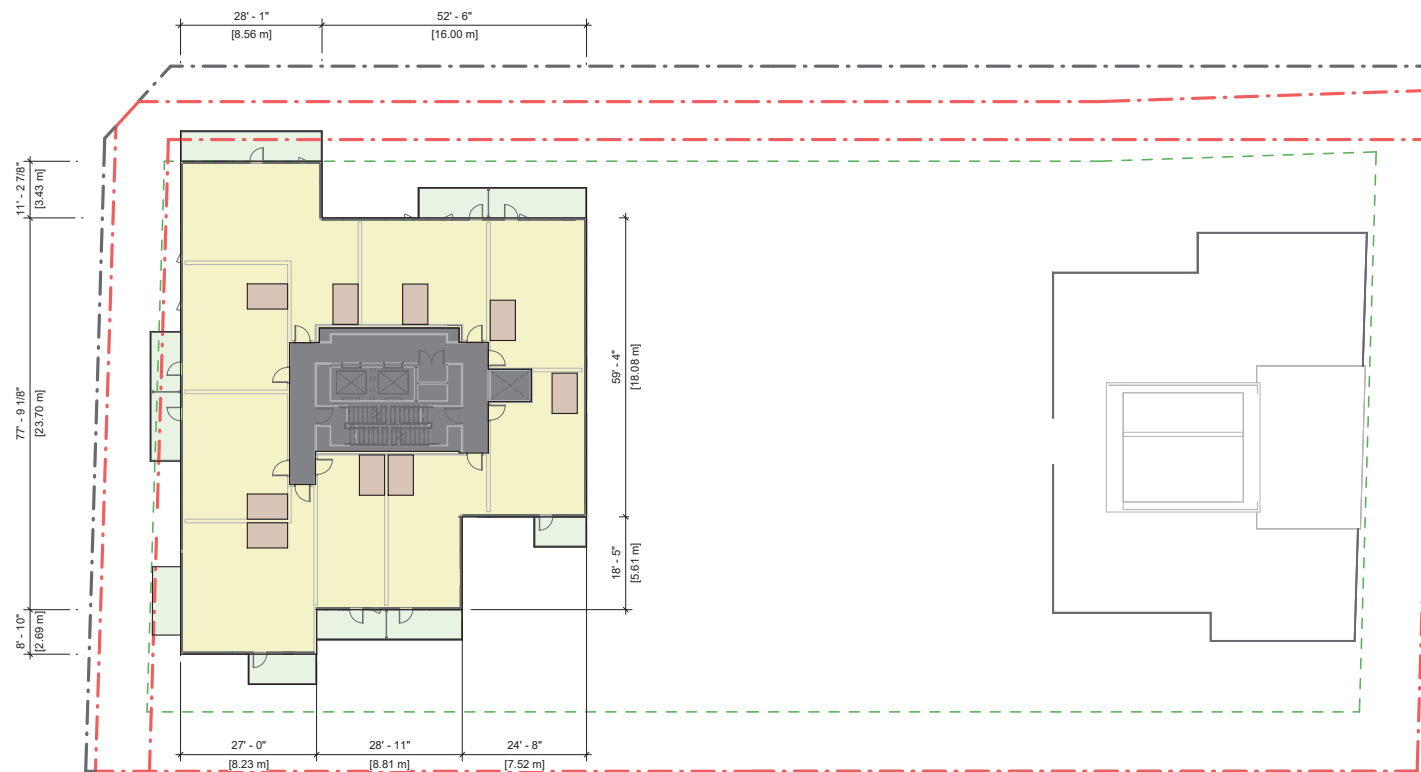
GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 14 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 14 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 15 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 15 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 16 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 16 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF
LEVEL 17 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 17 SOUTH	
RESI. COMMON	905 SF
RESIDENTIAL (MR)	4608 SF
EXCLUSION	
STORAGE (MR)	320 SF
	5833 SF



FSR Overlays



2 FSR OVERLAY-LEVEL 18
SCALE: 1/16" = 1'-0"



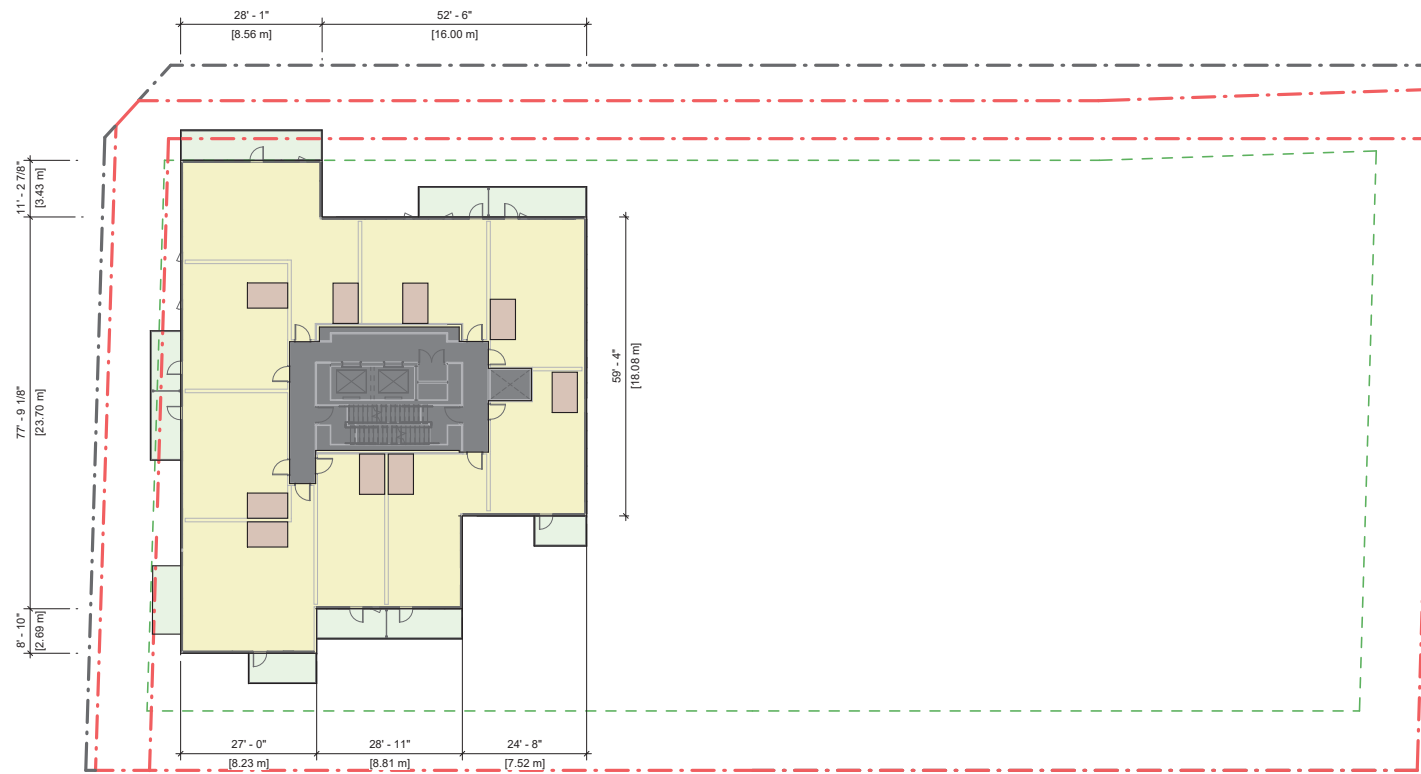
1 FSR OVERLAY-LEVEL 19
SCALE: 1/16" = 1'-0"

GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 18 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
SOUTH	
RESI. COMMON	1546 SF
	1546 SF
LEVEL 19 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF

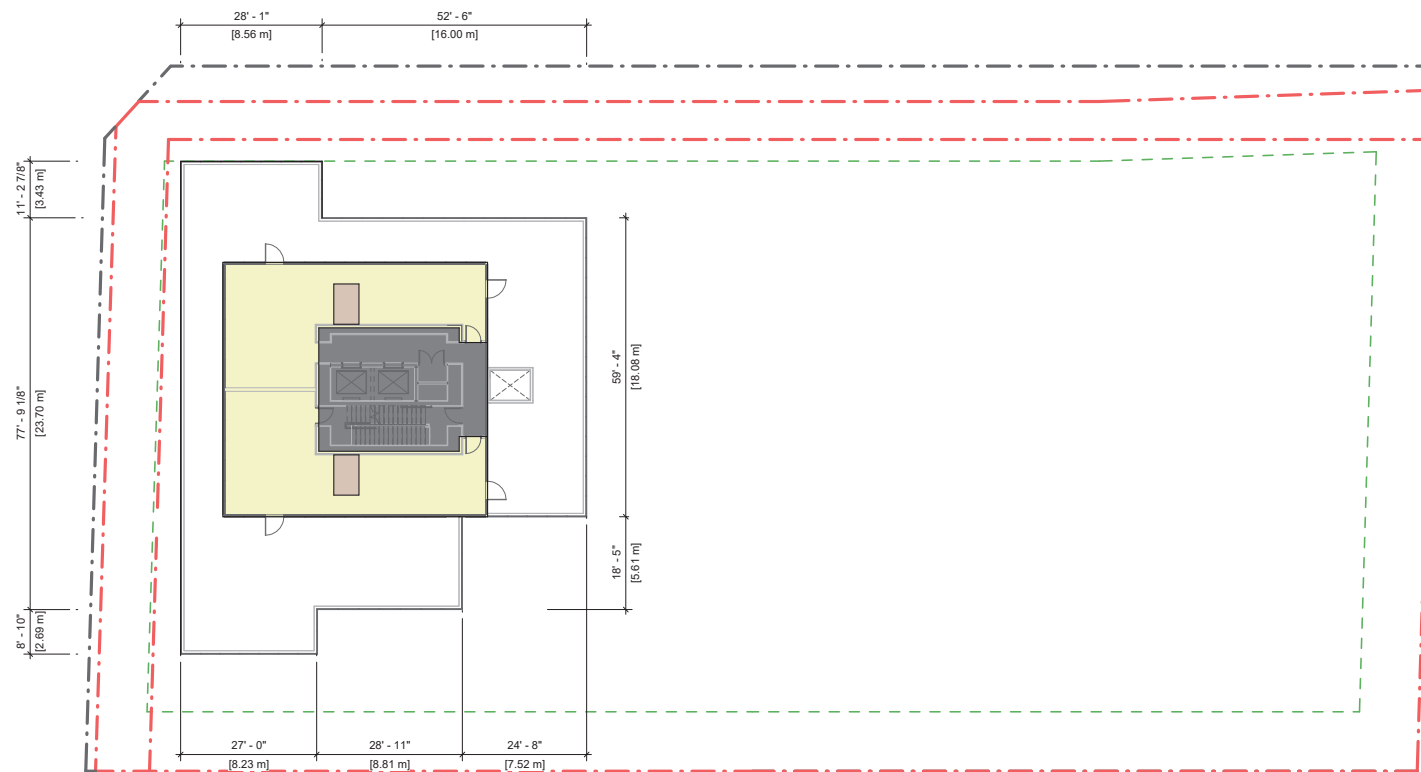
OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 18 NORTH	
BALCONY (MR)	915 SF
	915 SF
LEVEL 19 NORTH	
BALCONY (MR)	915 SF
	915 SF

- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)

FSR Overlays



2 FSR OVERLAY-LEVEL 20 - 24
A-4.08 SCALE: 1/16" = 1'-0"



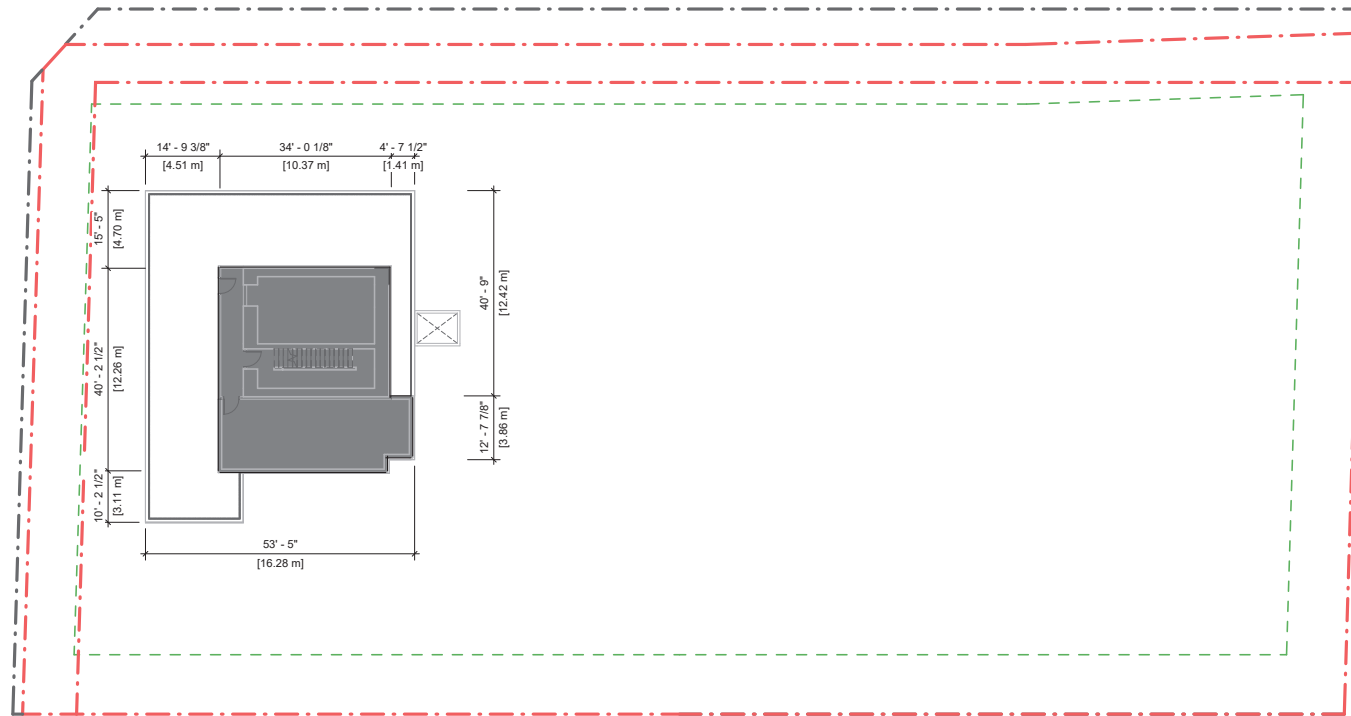
1 FSR OVERLAY-LEVEL 25
A-4.08 SCALE: 1/16" = 1'-0"

- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)

GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL 20 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 21 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 22 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 23 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 24 NORTH	
RESI. COMMON	1024 SF
RESIDENTIAL (MR)	4982 SF
EXCLUSION	
STORAGE (MR)	360 SF
	6365 SF
LEVEL 25 NORTH	
RESI. COMMON	788 SF
RESIDENTIAL (MR)	1784 SF
EXCLUSION	
STORAGE (MR)	80 SF
	2652 SF

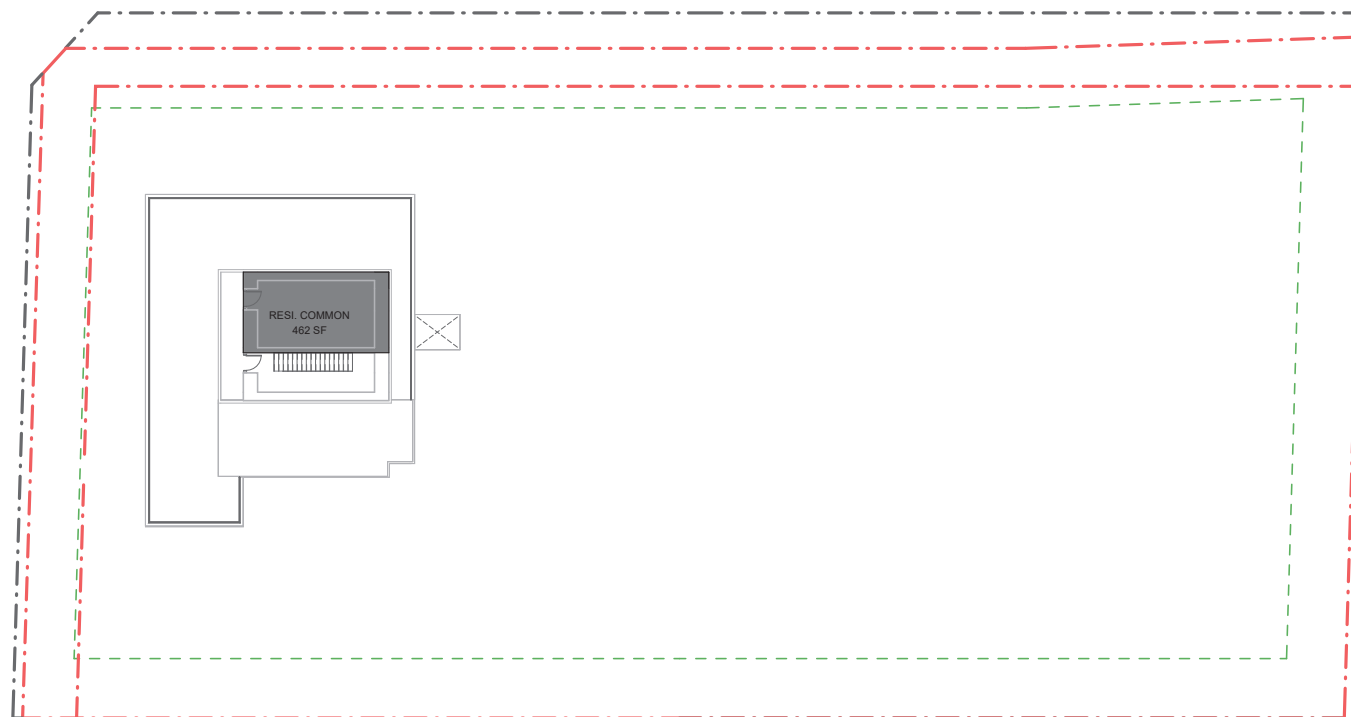
OPEN BALCONY AREA	
USAGE TYPE	AREA
LEVEL 20 NORTH	
BALCONY (MR)	915 SF
	915 SF
LEVEL 21 NORTH	
BALCONY (MR)	915 SF
	915 SF
LEVEL 22 NORTH	
BALCONY (MR)	915 SF
	915 SF
LEVEL 23 NORTH	
BALCONY (MR)	915 SF
	915 SF
LEVEL 24 NORTH	
BALCONY (MR)	915 SF
	915 SF

FSR Overlays



GFA/FSR AREA SCHEDULE	
USAGE TYPE	AREA
LEVEL MECH	
RESI. COMMON	1445 SF
	1445 SF
LEVEL ELEV.MECH	
RESI. COMMON	462 SF
	462 SF

1 FSR OVERLAY-MECH
A-4.09 SCALE: 1/16" = 1'-0"



- AMENITY
- BALCONY (MIR)
- BALCONY (MR)
- COMMERCIAL
- RESI. COMMON
- RESIDENTIAL (MIR)
- RESIDENTIAL (MR)
- SERVICE
- STORAGE (MIR)
- STORAGE (MR)

2 FSR OVERLAY-UPPER MECH
A-4.09 SCALE: 1/16" = 1'-0"

04 Landscape Drawings



04.01 Landscape Design Overview



1690 West 2nd Avenue
 Vancouver . BC . Canada . V6J 1H4
 t | 604.683.1456 f | 604.683.1459 w | www.etal.ca

ISSUED FOR REZONING JUNE 1, 2023

OAK AND 41ST for Wesgroup Properties

Civic Address: 1008 West 41st Avenue and 5763 Oak Street

CONSULTANT TEAM

OWNER: Wesgroup Properties
 LANDSCAPE: ETA Landscape Architecture
 ARCHITECT: Arcadis IBI Group
 STRUCTURAL: ***
 MECHANICAL: ***
 ELECTRICAL: ***
 CIVIL: ***



Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.2	Arborist Tree Management Plan
L0.3	Landscape Precedent Images
L1.1	Landscape Illustrative Plan - L1
L1.2	Landscape Illustrative Plan - L2
L1.3	Landscape Illustrative Plan - L7
L1.4	Landscape Illustrative Plan - L18
L2.0	Offsite Plan
L3.1	Landscape Planting Materials
L3.2	Tree Plan
L4.0	Soil Depth Plan
L5.0	Permeability Plan
L6.0	Landscape Sections & Elevations



Landscape Design Overview

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
 *COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
 *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
 *SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
 *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
 *CLAY (SMALLER THAN 0.002mm): 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CSLA Standards

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T.6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	900mm(35")
TREES (10m3 PER TREE)	600mm (24")	750mm(30")
LARGE SHRUBS	600mm(24")	500-900mm(20"-36")
SMALL SHRUBS	450mm(18")	300-500mm(12"-20")
GROUNDCOVERS	300mm(12")	225mm(9")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
 EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
 PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

GENERAL NOTES

- 1.DO NOT SCALE DIRECTLY FROM DRAWINGS.
- 2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING IMMEDIATELY, PRIOR TO COMMENCING CONSTRUCTION.
- 3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED.
- 5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE CITY.
- 6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE AND CIVIL ENGINEER'S DRAWINGS.
- 7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
- 8.ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
- 9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

PLANTING NOTES- REFER TO CURRENT NOTES LIST.

- 1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
- 2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
- 3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT WITHIN TREE PROTECTION ZONE.
- 4.FINISH GRADINGS SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES) BEYOND THE DRIPLINE.
- 5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
- 6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL.
- 7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE SOIL QUALITY CRITERIA RELATIVE TO – AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA AAPC.
- 8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE BY THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.
- 9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER SPECIFIED INFO.
- 10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF PLANT SPECIES OR SIZES.
- 11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
- 12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO (2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.
- 13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
- 14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND REQUIREMENTS.
15. A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW PRIOR TO INSTALLATION.
16. LIGHT-WEIGHT-BLOW-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY STRUCTURAL ENGINEER.
17. A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES

- 1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
- 2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE UNDERTAKING INSTALLATION.
- 3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.
- 4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
- 5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS) MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS.
- 6.ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
- 7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES

- 1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
- 2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
- 3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
- 4.STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN NECESSARY AND AS APPROVED BY ENGINEER.
- 5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
- 6.DIMENSIONS TAKE PPRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
- 7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- 8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR PAVEMENT.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED (TYP. 2" CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE. TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF OFFSITE AREAS, PER CITY STANDARDS.
8. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS.
10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

LANDSCAPE LIGHTING NOTES

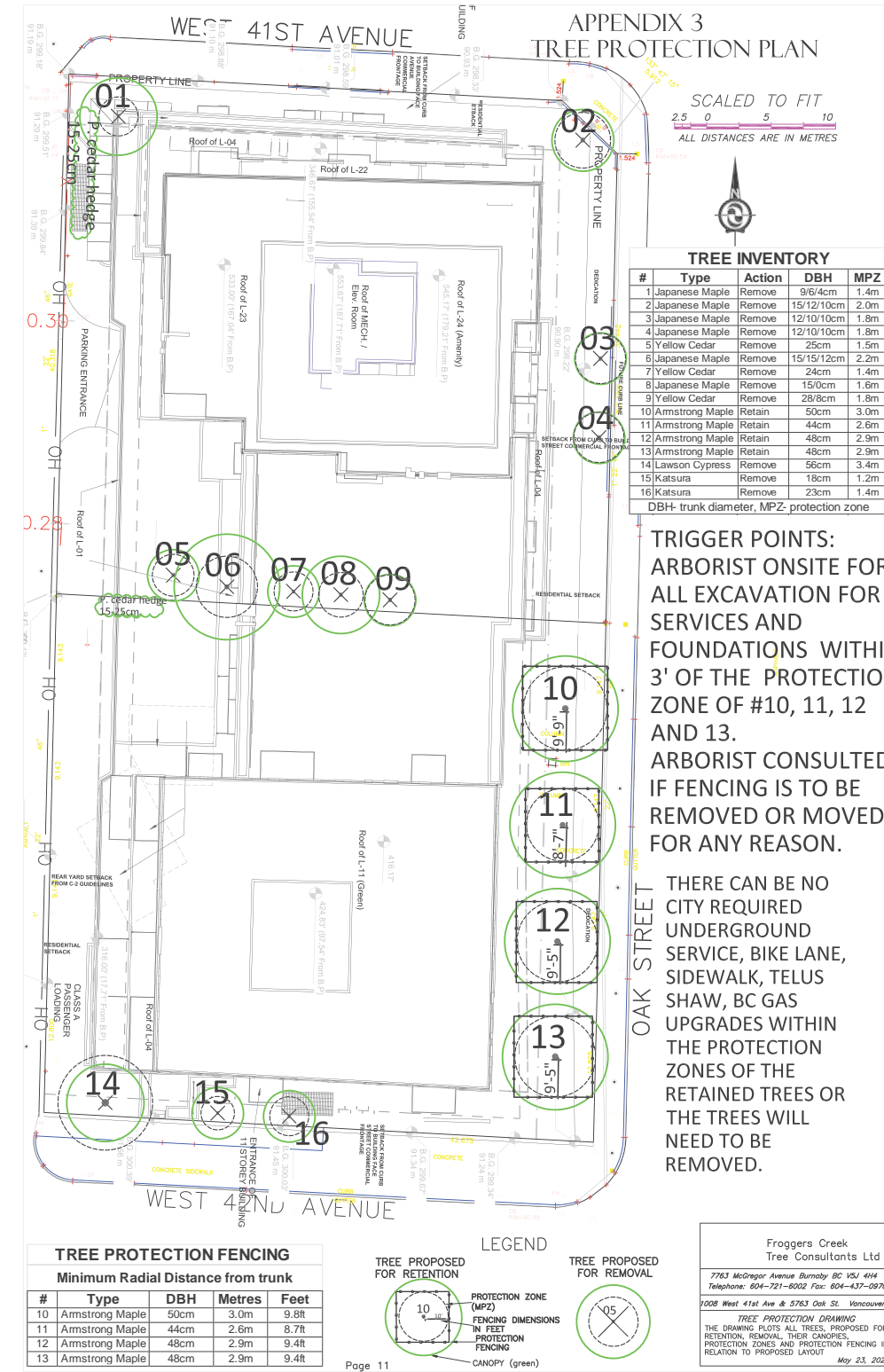
- 1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND PHOTOMETRIC'S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION ON SITE.
- 3.FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
- 4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO CONSTRUCTION.
- 5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT DRAWINGS AND MUNICIPAL STANDARDS.

Landscape Design Overview

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qcs	9	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S
Qrc	4	Quercus frainetto	Hungarian oak	as shown	6cm cal/B&B	2m standard/ full crown	S
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Cv	3	Cornus 'Venus'	Venus dogwood	as shown	6cm cal/B&B	full/ bushy canopy	B, P
Mgd	10	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm cal/B&B	full/ bushy canopy	
Psw	3	Pinus sylvestris 'Watereri'	scotch pine	as shown	3m ht/B&B	full/ bushy canopy	E
Qcs	1	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S
Stps	7	Stewartia pseudocamellia	Japanese stewartia	as shown	4m ht/B&B	full/ bushy canopy; multi	W,P
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS							
Asd		Astilbe 'Deutschland'	Deutschland astilbe	0.3	#1 cont.	full/ bushy plants	P
Auu		Arctostaphylos uva-ursi	kinnikinick	0.46	#1 cont.	full/ bushy plants	N, E, B, P
Cla		Chasmanthium latifolium	northern sea oats	0.3	#1 cont.	full/ bushy plants	
Csk		Cornus sericea 'Kelseyi'	dwarf red osier dogwood	0.61	#3 cont.	full/ bushy plants	N, B, P, W
Cta		Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl mock orange	1.07	#3 cont.	full/ bushy plants	E, P
Ep		Echinacea purpurea	purple coneflower	0.51	#2 cont.	full/ bushy plants	B, P, W
Is		Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian iris	0.51	#2 cont.	full/ bushy plants	P
La		Lavandula angustifolia	English lavender	0.51	#2 cont.	full/ bushy plants	E, B, P, Ed
Pah		Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0.46	#1 cont.	full/ bushy plants	B, W
Pam		Pennisetum alopecuroides 'Moudry'	black fountain grass	0.76	#2 cont.	full/ bushy plants	B, W
Rr		Rosa rugosa	rugosa rose	0.91	#2 cont.	full/ bushy plants	B, P
Rs		Ribes sanguineum 'King Edward VII'	flowering currant	1.07	#5 cont.	full/ bushy plants	N, B, P
				0			
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE							
4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.							

04.02 Arborist Tree Management Plan



1 TREE MANAGEMENT PLAN - AS PER ARBORIST
SCALE: NTS

04.03 Precedents



NATURAL STONE FEATURES/SEATING



GREEN ROOF



PLANTING AROUND EXISTING TREES



PODIUM AMENITY

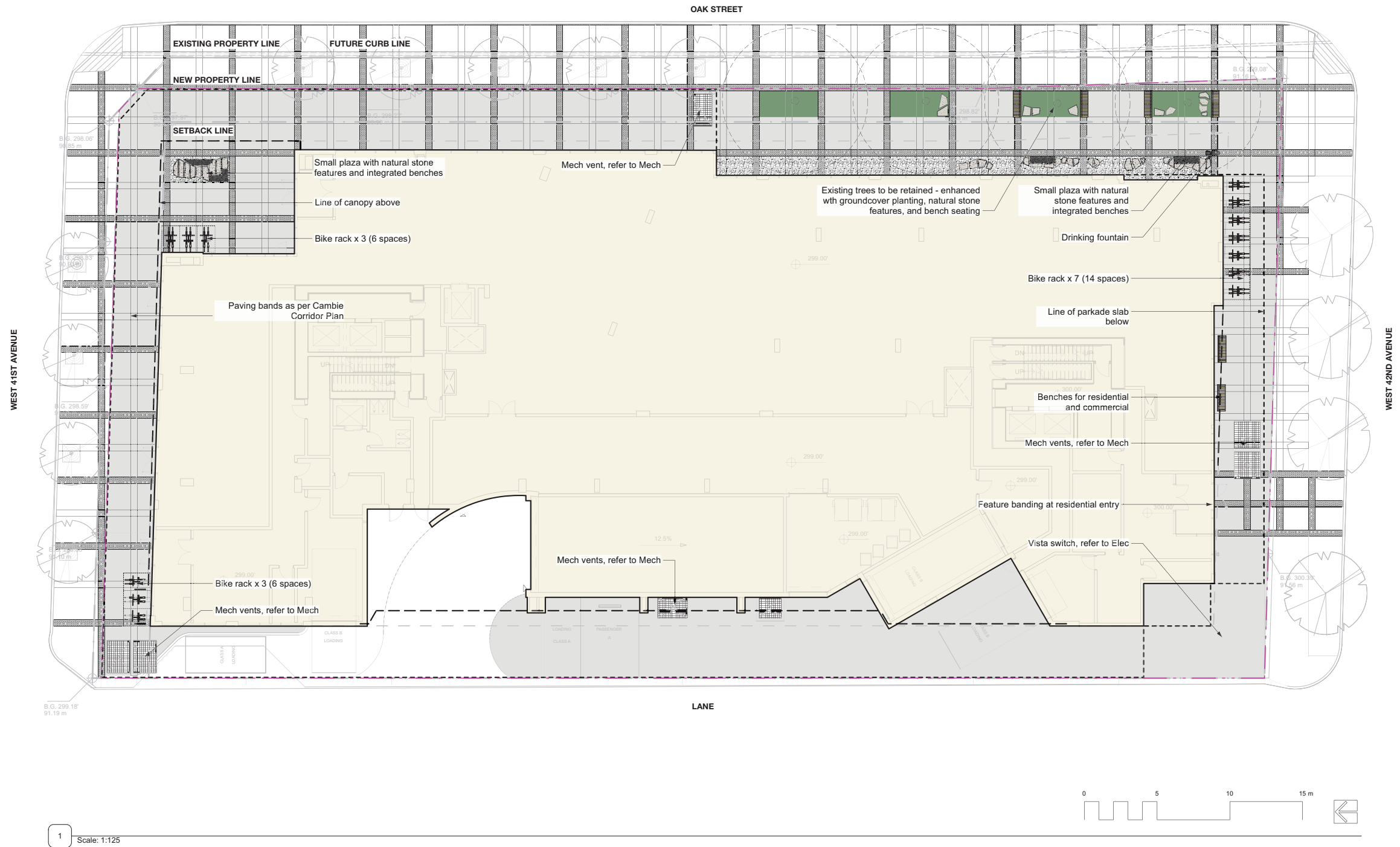


SMALL PUBLIC PLAZA

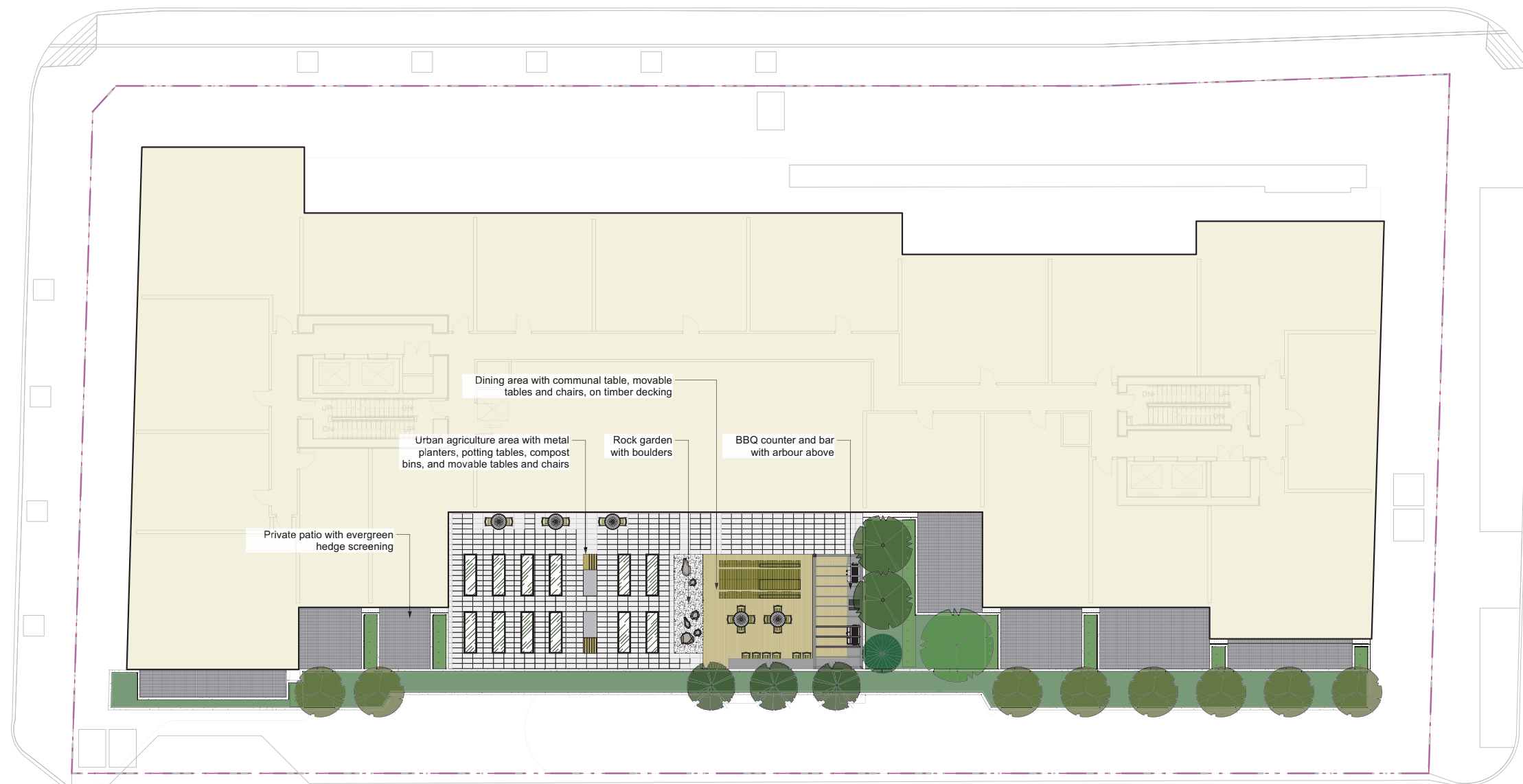


NATURE PLAY

03.04 Landscape Design - Level 1 Plan



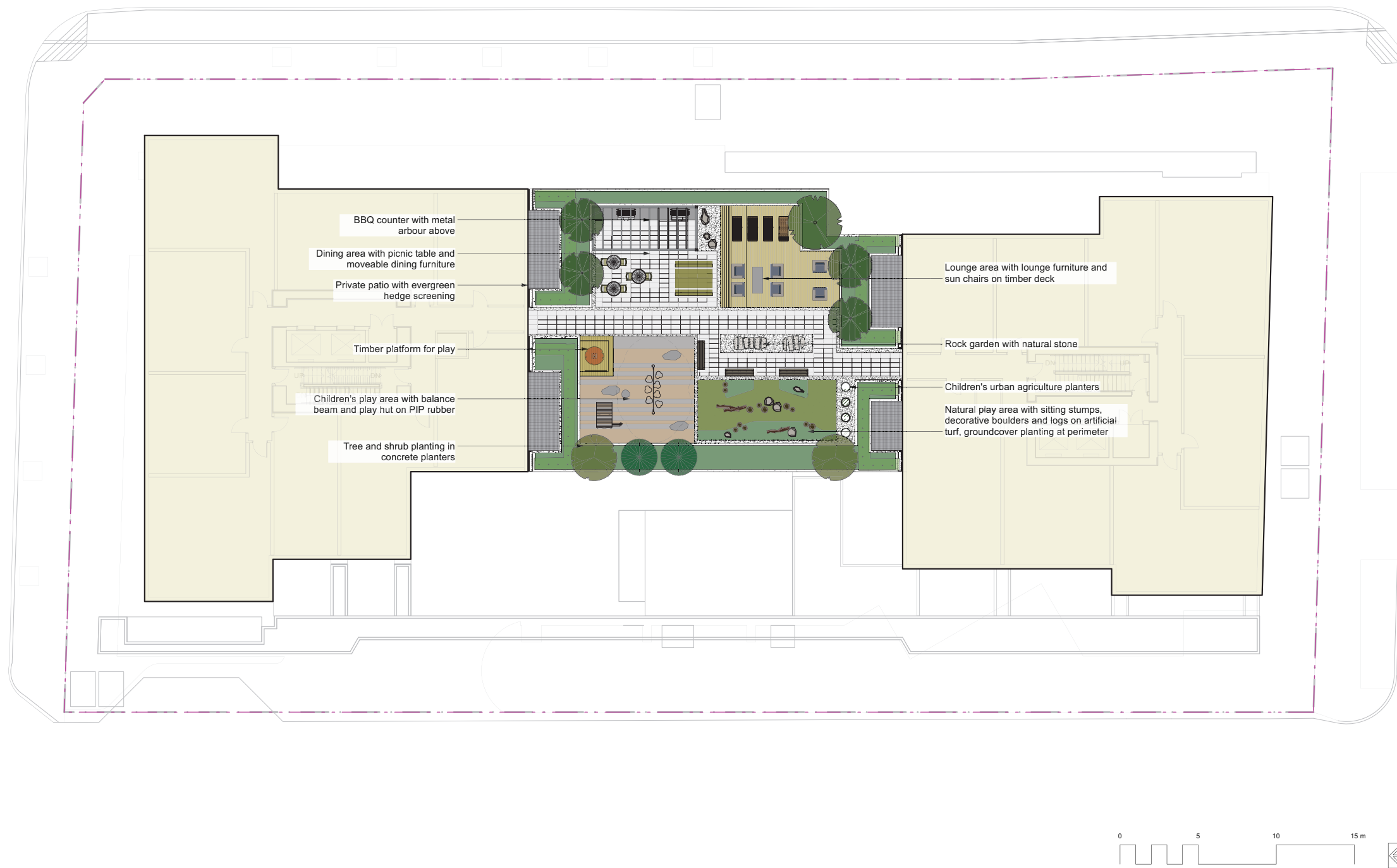
Landscape Design - Level 2 Plan



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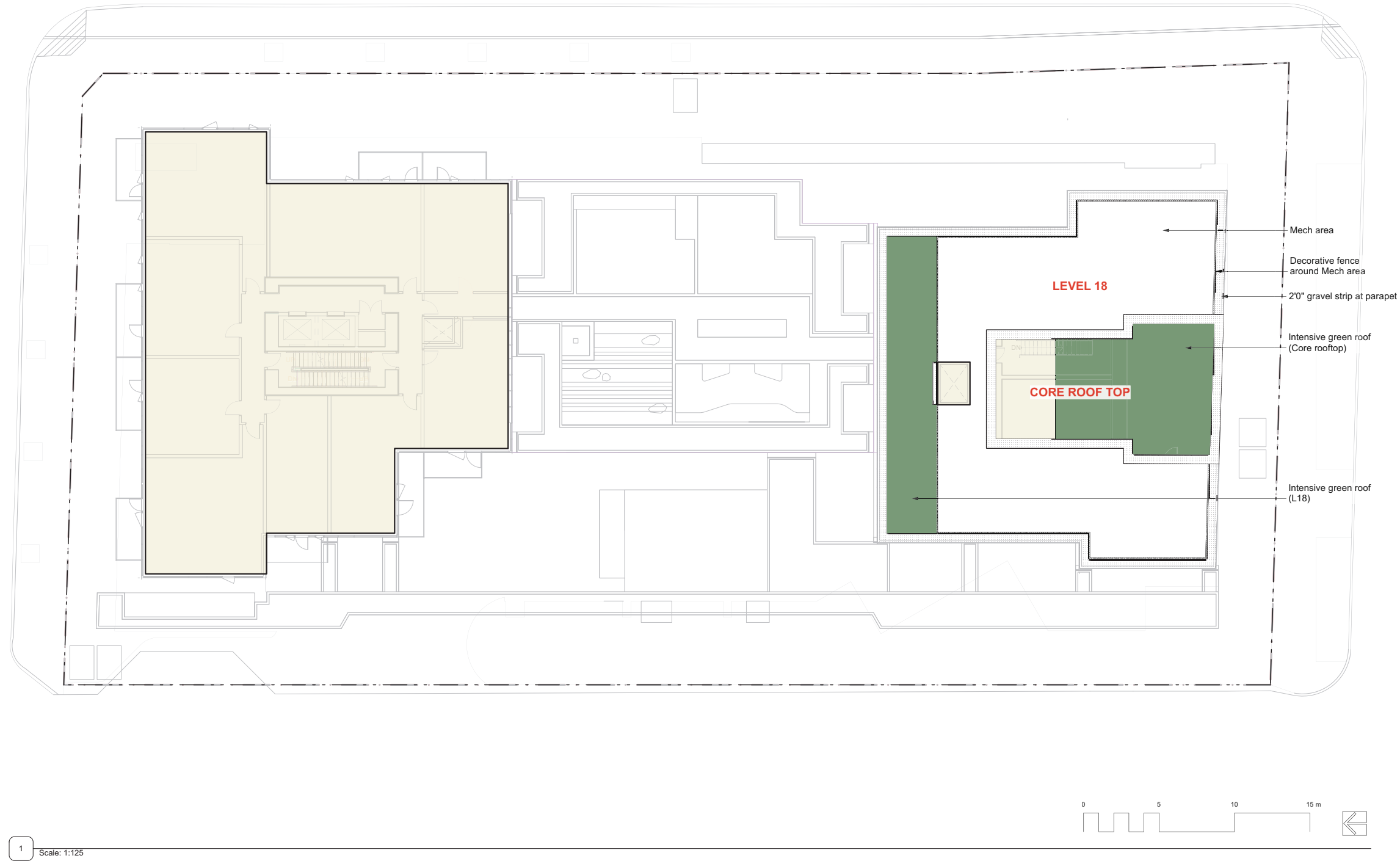


Landscape Design - Level 7 Plan

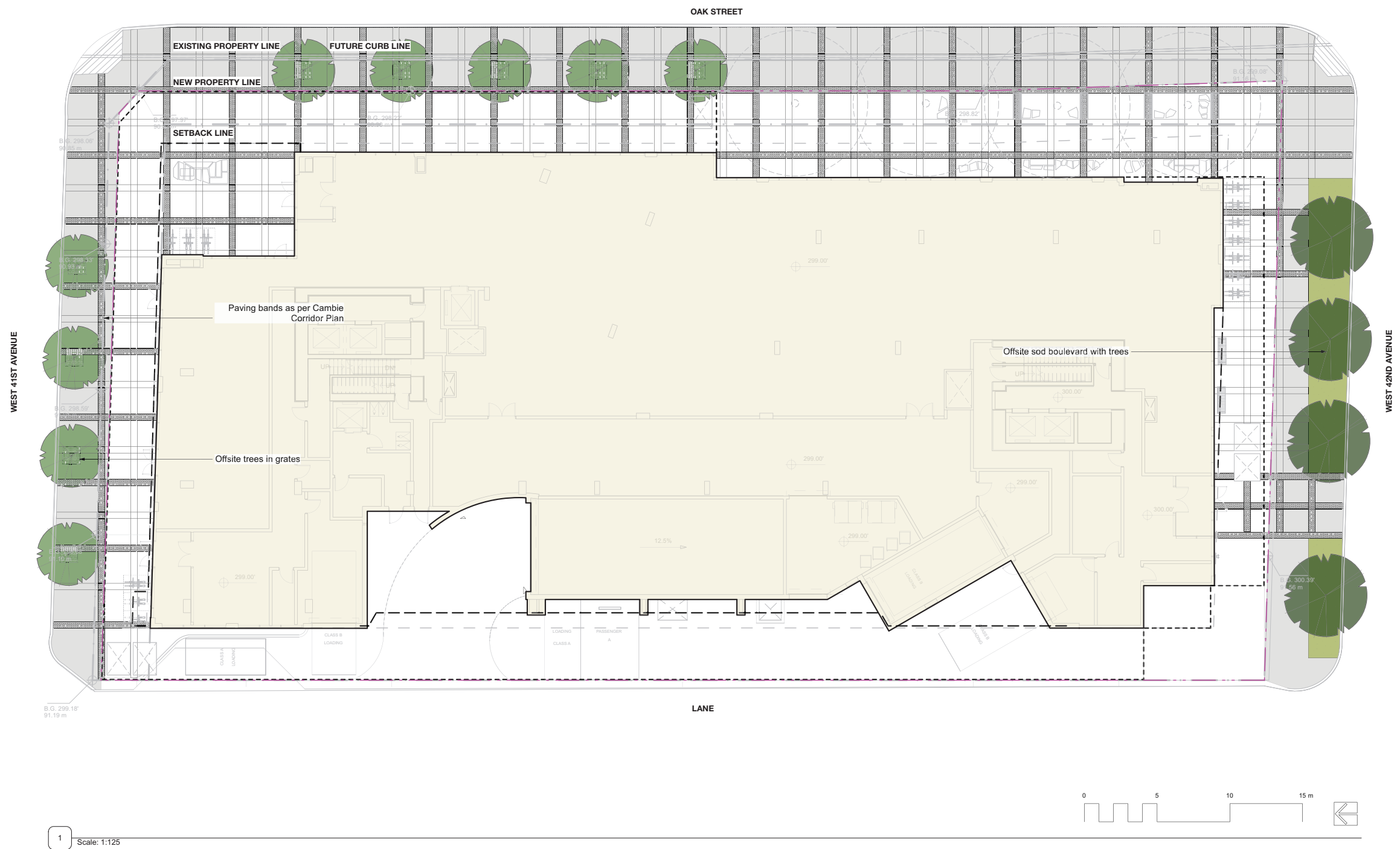


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Landscape Design - Level 18 Plan



04.05 Offsite Plan



1 Scale: 1:125

04.06 Landscape Planting Material

LAYERED PLANTING

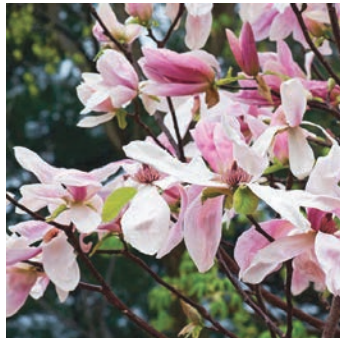


OAK TREES



ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES	
TREES - OFF-SITE								
Ocs	9	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S	
Orc	4	Quercus frainetto	Hungarian oak	as shown	6cm cal/B&B	2m standard/full crown	S	
LAWN - OFFSITE								
	0	Non-Netted, grown on sand						
TREES								
Cv	3	Cornus 'Venus'	Venus dogwood	as shown	6cm cal/B&B	full/ bushy canopy	B, P	
Mxd	10	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm cal/B&B	full/ bushy canopy		
Psw	3	Pinus sylvestris 'Watereri'	scotch pine	as shown	3m ht/B&B	full/ bushy canopy	E	
Ocs	1	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S	
Stres	7	Stewartia pseudocamellia	Japanese stewartia	as shown	4m ht/B&B	full/ bushy canopy, multi	W, P	
	0							
SHRUBS / GROUNDCOVERS / PERENNIALS								
Asd		Astilbe 'Deutschland'	Deutschland astilbe	0.3	#1 cont.	full/ bushy plants	P	
Aur		Arctostaphylos uva-ursi	huckleberry	0.46	#1 cont.	full/ bushy plants	N, E, B, P	
Clc		Chasmanthium latifolium	northern sea oats	0.3	#1 cont.	full/ bushy plants		
Csk		Cornus sericea 'Kelsey'	dwarf red osier dogwood	0.61	#3 cont.	full/ bushy plants	N, B, P, W	
Cla		Choisya x dewittiana 'Artec Pearl'	Artec Pearl mock orange	1.07	#3 cont.	full/ bushy plants	E, P	
Ep		Echinacea purpurea	purple coneflower	0.51	#2 cont.	full/ bushy plants	B, P, W	
Is		Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian iris	0.51	#2 cont.	full/ bushy plants	P	
La		Lavandula angustifolia	English lavender	0.51	#2 cont.	full/ bushy plants	E, B, P, Ed	
Pah		Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0.46	#1 cont.	full/ bushy plants	B, W	
Pem		Pennisetum alopecuroides 'Moudry'	black fountain grass	0.78	#2 cont.	full/ bushy plants	B, W	
Rr		Rosa rugosa	rugosa rose	0.91	#2 cont.	full/ bushy plants	B, P	
Rs		Ribes sanguineum 'King Edward VII'	flowering currant	1.07	#5 cont.	full/ bushy plants	N, B, P	
	0							

NOTES:
 1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
 2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.
 3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST
 S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
 4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWING TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.



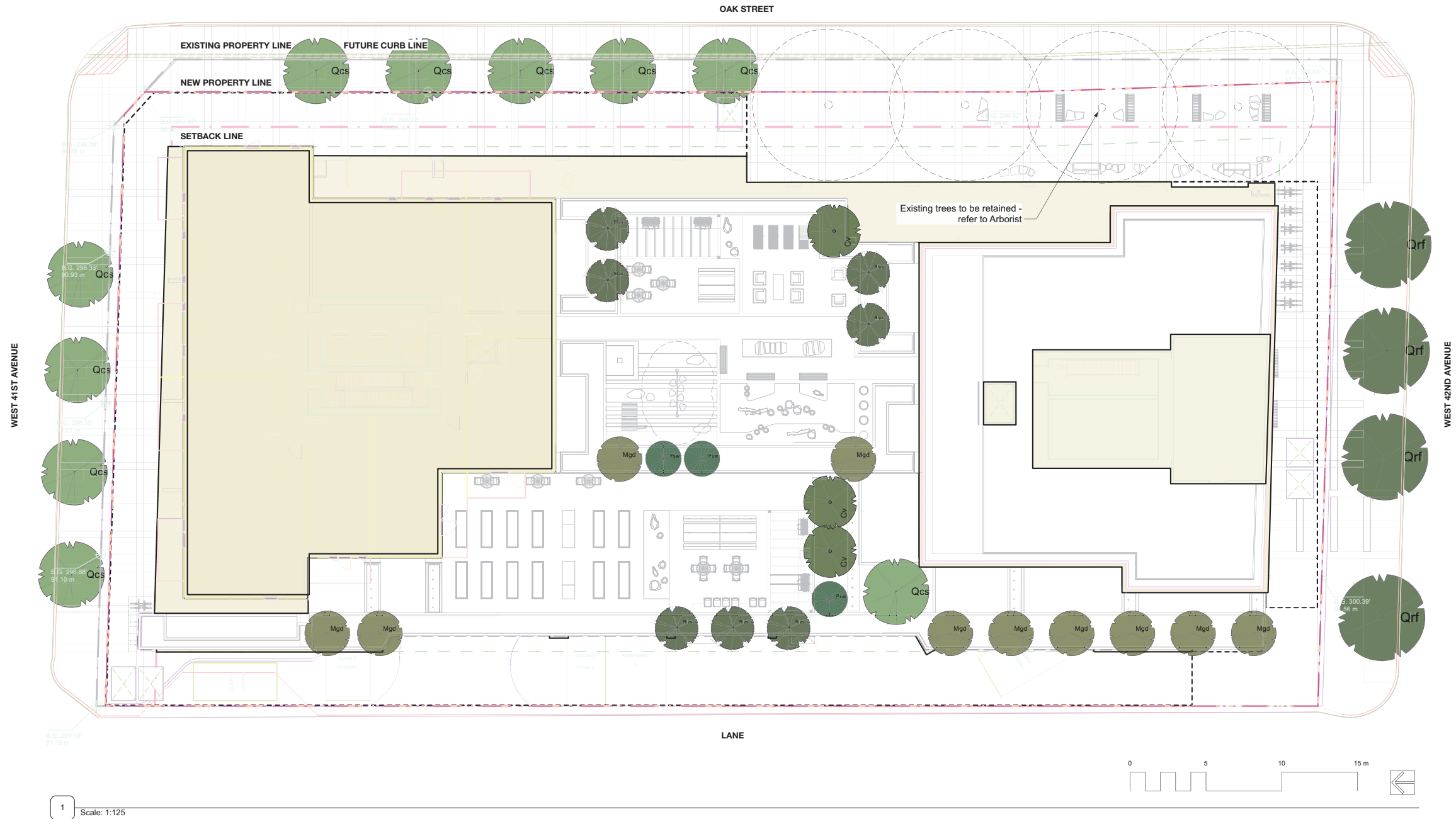
FLOWERING TREES

CONCRETE PLANTERS ON PODIUM

04.07 Tree Plan

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qcs	9	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S
Qrc	4	Quercus frainetto	Hungarian oak	as shown	6cm cal/B&B	2m standard/ full crown	S
TREES							
Cv	3	Cornus 'Venus'	Venus dogwood	as shown	6cm cal/B&B	full/ bushy canopy	B, P
Mgd	10	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm cal/B&B	full/ bushy canopy	E
Psw	3	Pinus sylvestris 'Watereri'	scotch pine	as shown	9m ht/B&B	full/ bushy canopy	E
Qcs	1	Quercus robur 'Crimson Spire'	Crimson Spire oak	as shown	6cm cal/B&B	2m standard	P, B, S
Stps	7	Stewartia pseudocamellia	Japanese stewartia	as shown	4m ht/B&B	full/ bushy canopy; multi W.P.	



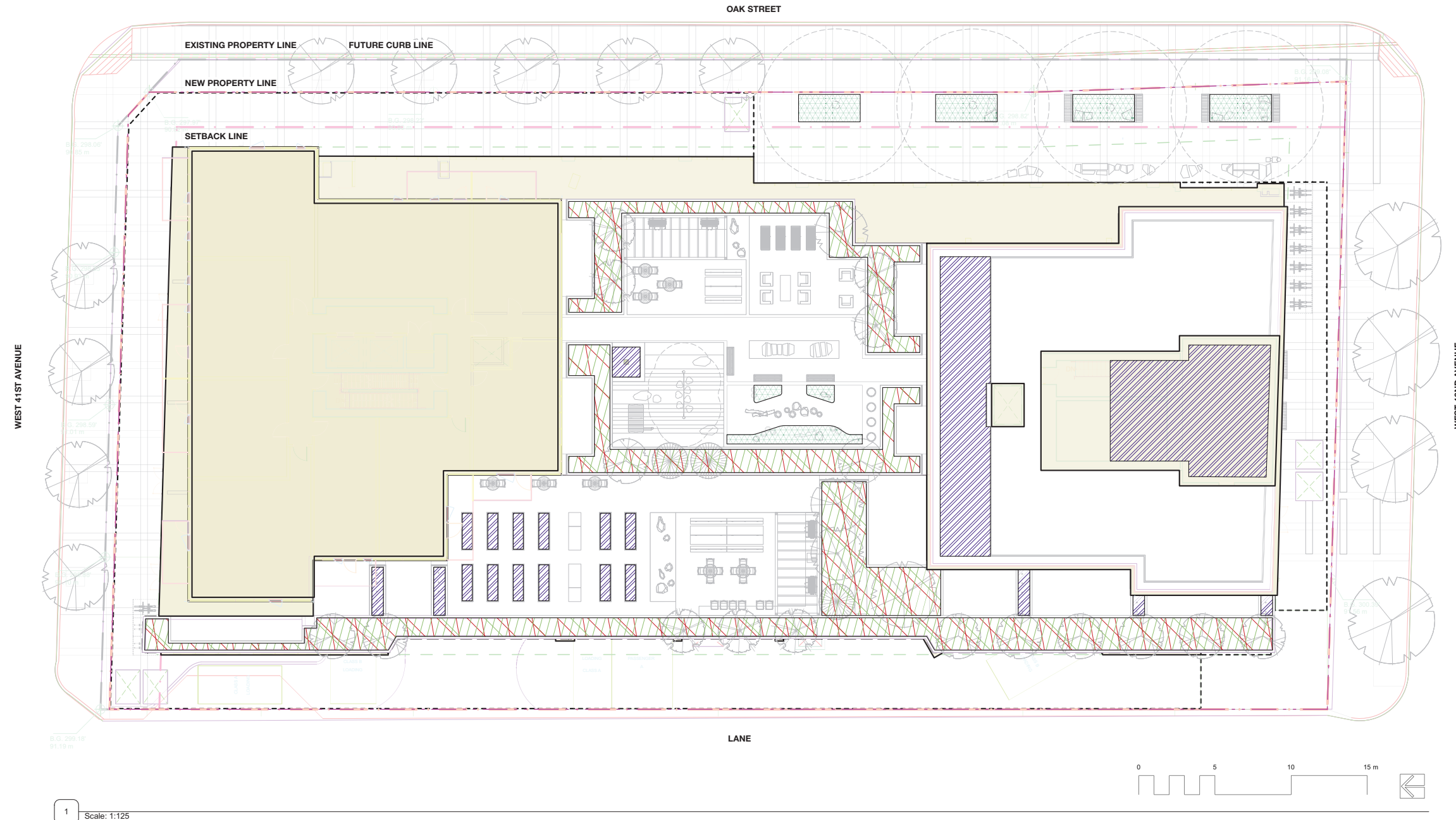
1 Scale: 1:125

04.08 Soil Depth Plan

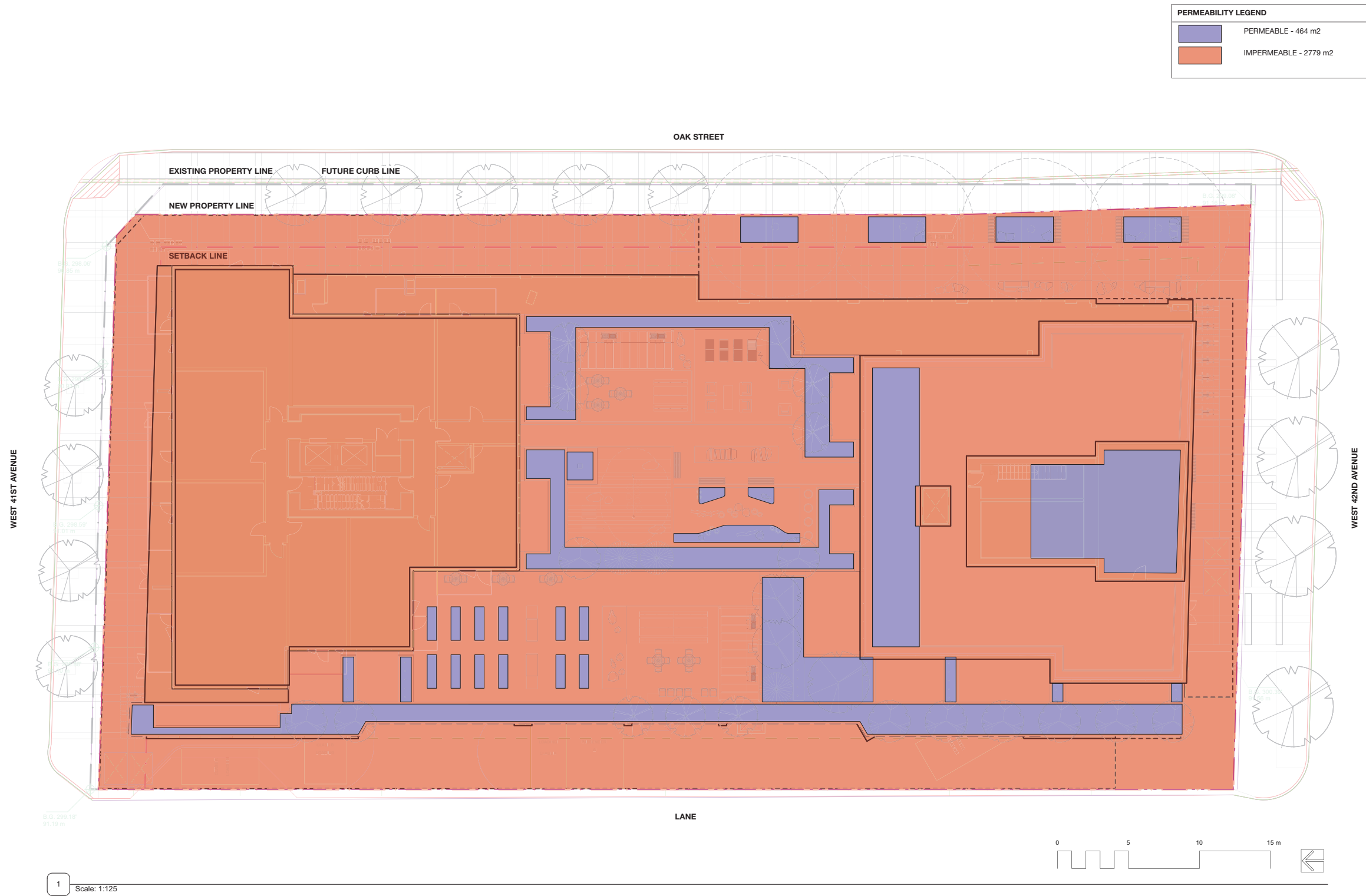
PLANTING SOIL DEPTH LEGEND

	300 mm (12") Soil Depth
	610 mm (24") Soil Depth
	915 mm (36") Soil Depth
	Root Barrier

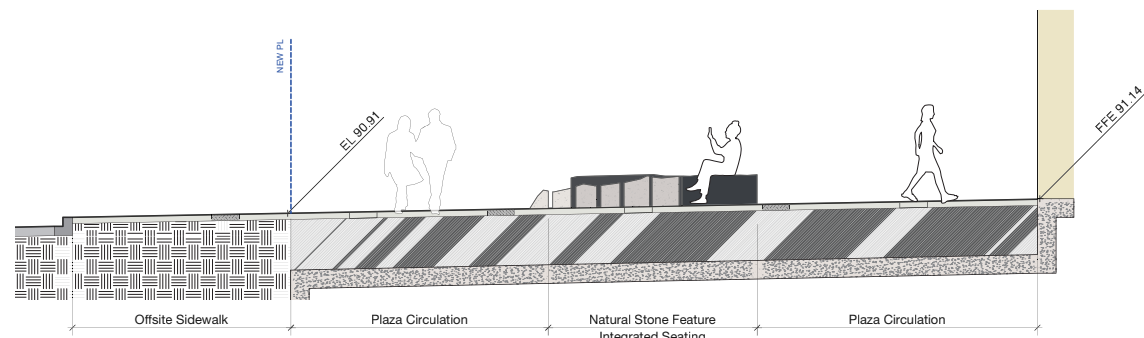
Note:
All softscape areas to include min. 75mm gravel drainage layers in addition to indicated soil depth for on slab conditions.



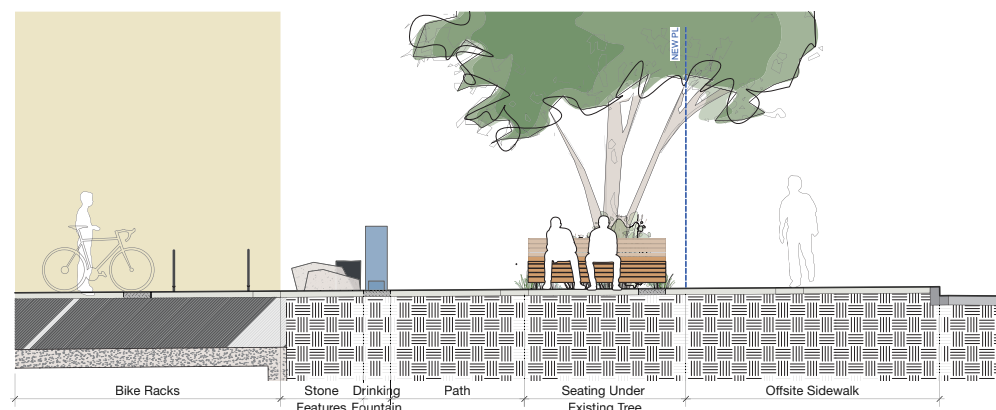
04.09 Permeability Plan



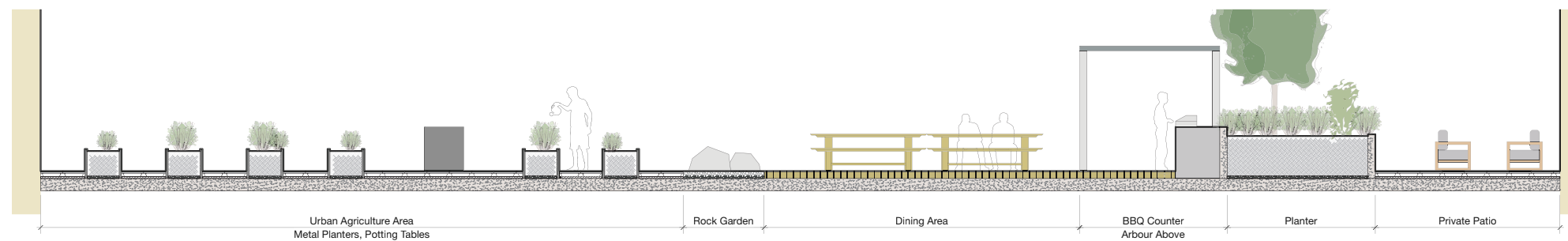
04.10 Landscape Sections & Elevations



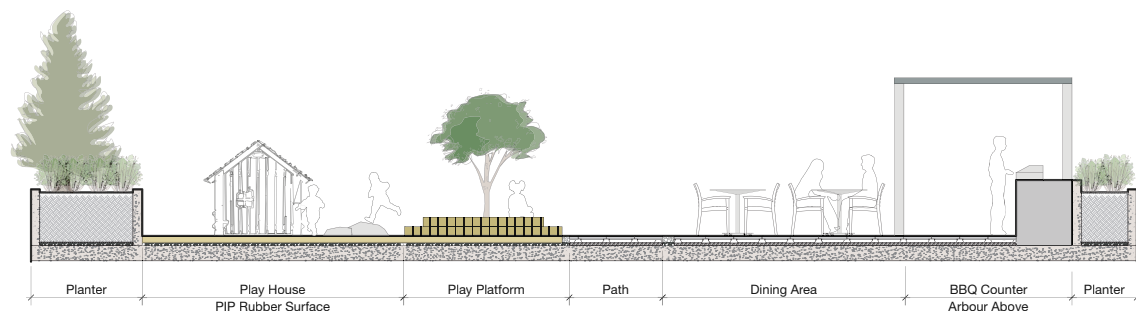
1 SECTION: L1 CORNER PLAZA (41ST AND OAK)
Scale: 1:50



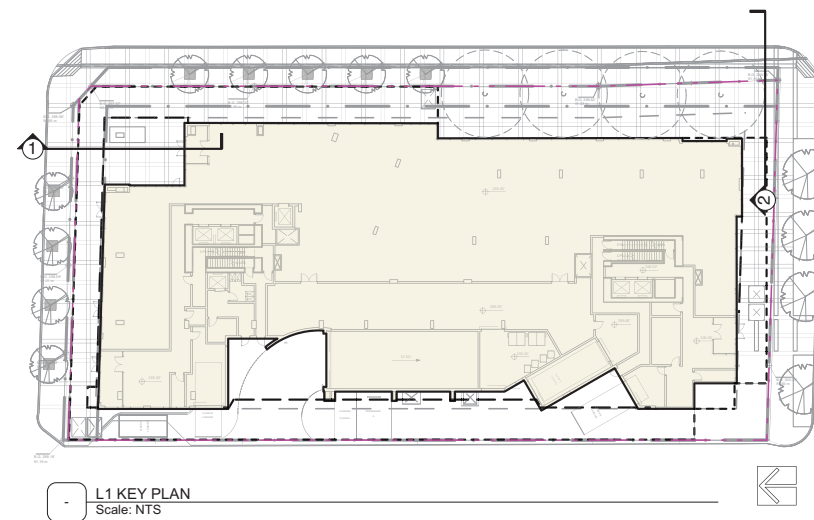
2 SECTION: L1 PLAZA (42ND AND OAK)
Scale: 1:50



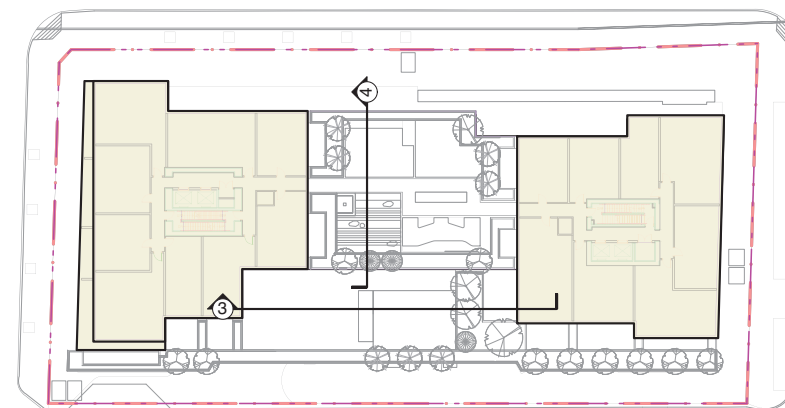
3 SECTION: L2 AMENITY
Scale: 1:50



4 SECTION: L7 AMENITY
Scale: 1:50



L1 KEY PLAN
Scale: NTS



L2/L7 KEY PLAN
Scale: NTS