Temporary Building will be constructed to pre-sell units in new building. Will be built while existing building remains semi-occupied. Then will stay open in a limited fashion during construction.
Context & Statistics

Civic Adress: 2290 Marine Drive
 Proposed Address: PID 010.009.752 Lot A Block 2 East Part of District Lot 554 Plan 8593
 Legal Address: PID: 010.009.779: Lot B Block 2 East Part of District Lot 554 Plan 8593

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Imperial (SF, ft) metric (sq. m, m)</th>
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<tr>
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<tr>
<th>Site Dimensions</th>
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<td>Side Yard</td>
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<td>23rd ave</td>
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<th>Site width (max)</th>
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<tr>
<td>Site area</td>
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| Average Natural Grade | 48.97 | 102.67 |
| Average Finished Grade | 53.20 | 102.67 |

Occupant Load = (BC Building Code 2012 Table 3.1.17.1. Occupant
Group D: Business and personal services occupancies
Offices: 9.30 sq m area per person
Occupant 69.55
Building Design:
Phasing of Parking

Note: See Parking Comparison A0.04A-D for traffic configuration, detailed comparison and additional information.

<table>
<thead>
<tr>
<th>Current Conditions</th>
<th>See A0.04A</th>
<th>Bellevue Avenue public parking</th>
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<th>Onsite residential parking</th>
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<td>23rd Street Public Parking</td>
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<td>Sales Centre Active - Pre-Demolition</td>
<td>See A0.04B</td>
<td>Bellevue Avenue Public Parking</td>
<td>13</td>
<td>23rd Street Public Parking</td>
<td>15</td>
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<td>Sales Centre Active - Excavation</td>
<td>See A0.04C</td>
<td>Bellevue Avenue Public Parking</td>
<td>13</td>
<td>23rd Street Public Parking</td>
<td>15</td>
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<td></td>
<td></td>
<td>Sales Centre Active - Structure</td>
<td>See A0.04C</td>
<td>Bellevue Avenue Public Parking</td>
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<td>23rd Street Public Parking</td>
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<td>Sales Centre Active - Finishing</td>
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<td>23rd Street Public Parking</td>
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<td>Post-Construction (Sales Centre Removed) - Final Condition</td>
<td>See A0.04D</td>
<td>Bellevue Avenue Public Parking</td>
<td>10</td>
<td>23rd Street Public Parking</td>
<td>12</td>
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</table>
Parking Plan: Existing Condition

Parking Inventory

Required:
- 21 stalls Public
- 18 stalls for Residents

Total: 39 stalls required

Provided:
- 21 stalls for public along Bellevue (for public) (Existing parking)
- 55 stalls for residents (18 are in use) (On site, existing parking)

Total: 76 stalls Provided (21 public/18 resident/37 extra)
Parking Plan: Pre-Construction of Sales Centre / Pre-Demolition - Existing Building Remains

Parking Inventory

Required:
- 21 stalls Public
- 18 stalls for residents
- 5 stalls for construction

Total: 44 stalls required

Provided:
- 15 New stalls along 23rd Street (under construction)
- 21 stalls for public along Bellevue (Existing parking)
- 18 stalls for residents (On site, existing parking)
- 37 stalls for construction (On site, existing parking)

Total: 76 stalls Provided (21 public/18 resident/37 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Parking near intersections is not permitted
Parking manoeuvring on adjacent roads

Pedestrians

Provide a pedestrian path next to parking spaces on 23rd Street
Parking Plan: Construction of Sales Centre / Pre-Demolition - Existing Building Remains

Parking Inventory

**Required:**
- 21 stalls public
- 18 stalls for residents
- 5 stalls for construction

Total: 44 stalls required

**Provided:**
- 15 new stalls along 23rd street
- 7 Existing Remaining stalls for public along Bellevue
- 18 stalls for residents (on site, existing parking)
- 37 stalls for construction (on site, if necessary)

Total: 77 stalls Provided (22 public/18 resident/37 construction)

**Traffic**

- Existing lane configuration and traffic controls would remain in place
- Existing vehicle access locations to remain
- Parking near intersections is not permitted
- Parking maneuvering on adjacent roads

**Pedestrians**

- Provide pedestrian path along Bellevue Avenue to the Sales Center
- Provide a pedestrian path next to parking spaces on 23rd Street
Parking Plan: Sales Centre Active / Pre-Demolition - Existing Building Remains

Parking Inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 18 stalls for residents
- 5 stalls for construction

Total: 50 stalls required

Provided:
- 15 new stalls along 23rd street
- 13 new along Bellevue
- 18 stalls for residents (On site, existing parking)
- 37 stalls for construction (On site, if necessary)

Total: 83 stalls Provided (22 public/6 sales guests/18 resident/37 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads

Pedestrians

Provide pedestrian path along Bellevue Avenue to the Sales Center
Parking Plan: Sales Centre Active / Construction Phase: Excavation

Parking inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 5 for construction

Total: 32 stalls required

Provided:
- 15 along 23rd
- 13 along Bellevue
- 5 Stalls for Construction – 5 existing stalls on site under trees at 23rd and marine corner.

Total: 33 stalls Provided (22 public/6 sales guests/ 5 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads

Construction vehicles entrances via Bellevue Ave and 23rd st

November 30th, 2015
Bellevue | District of West Vancouver
Parking Plan: Sales Centre Active / Construction Phase: Structure

Parking Inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 15 for construction

Total: 42 stalls required

Provided:
- 15 new along 23rd
- 13 along Bellevue
- 14 stalls on Site (for construction)

Total: 42 stalls Provided (21 public/6 sales guests/ 15 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads
Construction vehicles entrances via Bellevue Ave and 23rd st
Parking Plan: Sales Centre Active / Construction Phase: Finishing

Parking Inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 20 for construction

Total: 47 stalls required

Provided:
- 15 along 23rd
- 13 along Bellevue
- 19 stalls in parkade for construction (On-site)

Total: 47 stalls Provided (21 public/6 sales guests/ 20 construction)

Note: all construction parking shall be on site

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking manoeuvring on adjacent roads
Construction vehicles entrances via Bellevue Ave and 23rd st

Bellevue | District of West Vancouver
November 30th, 2015
Parking Plan: Post Construction (Sales Center removed) - Final Condition

Parking Inventory

Required:
- 21 stalls for public

Provided:
- Final condition of site (based on civil)
  - 10 parallel stalls along Bellevue
  - 8 angled / 4 parallel stalls along 23rd

Total: 22 stalls provided for public
Level 2 Plan

<table>
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<th>APPR</th>
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<td>23/06/2015</td>
<td>REISSUED FOR DP</td>
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<td>29/06/2015</td>
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Section A Phasing

Section A - Pre-Construction of Sales Centre

Section A - Construction of Sales Centre
Section A Phasing

Section A - Sales Centre Active - Pre-Demolition

Section A - Sales Centre Active - Excavation
Section B Phasing

Section B - Pre-Construction of Sales Centre

Section B - Construction of Sales Centre
PLANTING NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standards.

2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standards.

3. All trees to be staked in accordance with BCNTA Standards.

4. All planting to be irrigated with soaker hose on a timer.

PLANT LIST

<table>
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<tr>
<th>#</th>
<th>Botanical Name</th>
<th>Common Name</th>
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<th>Container Class</th>
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<td>6</td>
<td>Fagus sylvatica 'Dawyckii'</td>
<td>Upright European Beech</td>
<td>6cm cal. Uniform specimens</td>
<td>B&amp;B</td>
<td>Uniform specimens</td>
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<td>104</td>
<td>Buxus m. 'Green Beauty'</td>
<td>Green Beauty Boxwood</td>
<td>#3 pot</td>
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<tr>
<td>34</td>
<td>Cistus corbariensis</td>
<td>Rock Rose</td>
<td>#3 pot</td>
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<tr>
<td>54</td>
<td>Lavandula 'Blue Cushion'</td>
<td>Lavender</td>
<td>#2 pot</td>
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<tr>
<td>161</td>
<td>Liriope 'Silver Dragon'</td>
<td>Variegated Liriope</td>
<td>#SP3 pot</td>
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<tr>
<td>88</td>
<td>Miscanthus 'Dixieland'</td>
<td>Maiden Grass</td>
<td>#3 pot</td>
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<tr>
<td>144</td>
<td>Taxus media 'Hicksii'</td>
<td>Yew Hedge</td>
<td>B&amp;B 4' ht.</td>
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<td></td>
</tr>
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</table>

Existing Sidewalk

New Concrete Sidewalk

Sales Centre

New Curb

Line of Future Parking below Sodded Lawn

Lavandula 'Blue Cushion'

Lavender

Construction Hoarding

Existing Trees to be protected and retained, refer to Tree Protection Plan and Arborists Report.

LANDSCAPE PLANTING  BELLEVUE SALES CENTRE

PLAT LIST

1. Place all shrubs so as to avoid the requirements as outlined in the Current Edition of the B.C. Landscape Standards.

2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standards.

3. All trees to be staked in accordance with BCNTA Standards.

4. All planting to be irrigated with soaker hose on a timer.

Fagus sylvatica 'Dawyckii'

Taxus media 'Hicksii'

Buxus microphylla 'Green Beauty'

Liriope 'Silver Dragon'

Lavandula Blue Cushion

Buxus macrophylla 'Green Beauty'

Cistus corbariensis

Liriope 'Silver Dragon'

Maiden Grass

Cistus corbariensis

Lavandula Blue Cushion

New Curb

Line of Future Parking below Sodded Lawn

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Taxus media 'Hicksii'

Buxus microphylla 'Green Beauty'

Liriope 'Silver Dragon'

Lavandula Blue Cushion

Buxus macrophylla 'Green Beauty'

Cistus corbariensis

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New Curb

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Taxus media 'Hicksii'

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Liriope 'Silver Dragon'

Lavandula Blue Cushion

Buxus macrophylla 'Green Beauty'

Cistus corbariensis

Liriope 'Silver Dragon'

Maiden Grass

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IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: Urban Land, Facilities, Transportation and Systems. We provide services from offices located strategically across the United States, Canada, Europe, the Middle East and Asia.
Building Grade Calculations - Finished Grades

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Average Natural Grade Calculation:

\[ \frac{11.51 + 12.48 + 13.87 + 14.25 + 14.36 + 13.87 + 14.25 + 15.24 + 15.28 + 16.02 + 16.02}{11} = 15.03 \]
Landscape Sections

SECTION A
Scale: 1/2"=1'-0".

SECTION B
Scale: 1/2"=1'-0".