



CLIENT:
 **CRESSEY**

ARCHITECT:


LANDSCAPE ARCHITECT:


Bellevue | West Vancouver

Submitted on Behalf of Cressey
by IBI Architects to the District of West Vancouver

2299 Bellevue Avenue
DP APPLICATION #3 | November 30th, 2015

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Project Team

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District Of West Vancouver

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Site

The site is located in West Vancouver. The project is flanked by Bellevue Ave. to the South, 23rd street to the West, Marine Drive to the North and an existing neighbor to the East.

Civic Address:

2290 Marine Drive

Proposed new address:

2299 Bellevue Avenue

Legal Address:

PID 010.009.752: Lot A Block 2 East Part of District Lot 554 Plan 8593

PID: 010.009.779: Lot B Block 2 East Part of District Lot 554 Plan 8593

Zoning:

RM-2

Character area:

Ambleside Apartment Area (BF –B4 Guidelines)



Site Aerial



Introduction

West Vancouver is characterized by its mix of distinct neighbourhoods in a natural setting with views to mountains to the north and the Burrard Inlet to the South. The project lies in the Ambleside Apartment Area (RM-2 District), forming an urban edge between existing towers to the East and smaller scale residential neighbourhoods to the North and West; to the South is the Burrard Inlet. Surrounding the site are the busy arterial Marine Drive to the North, and quieter local streets 23rd and Bellevue to the West and South; to the East is existing multifamily residential in the form of 5 storey apartment buildings, and towers up to 19 storeys.

The site is in the form of a skewed rectangle with 23rd street running north – south and Marine Drive and Bellevue Ave skewing strongly to the diagonal. The topography of the area is strongly sloped, with a 25' cross fall between Marine Drive and Bellevue. Currently the site contains a five storey multifamily residential building with surface parking lot partially covered by the building. A stand of tall trees lies on the East and West edge of the site with a retaining wall on East side with a mature hedge giving privacy to adjacent buildings.

Design Rationale

The building takes inspiration from the modernist buildings found in the area, with their strong rectilinear geometry and large balconies as defining features; but is also influenced by its west coast environment with the use of strong overhang at roof level, wood soffits and doors and a blurring of boundaries between inside and out through the use of large windows and wide (up to 15') opening glass walls; and the introduction of a water feature that runs through the building cascading through a series of waterfalls and channels. Sustainability has also been considered with the large balconies and louvres shading the south, and a narrowing of many of the windows.

Form and Massing

The project takes the simple form of four intersecting rectangles, rising above a base of three townhomes engaging with the natural slope of the site. The lowest two rectangles run east – west along Marine way, forming a 2-9 storey streetwall along this busy road. The remaining two rectangles run north-south slimming the tower and reducing its visual impact to viewers up the slope in the residential neighbourhoods north of the site. The groves of trees at the East and West are being retained and the tower has been positioned to be parallel with Marine Drive, slightly west of center providing opportunity to give the entire eastern half of the site to landscaping and a porte cochere for convenient passenger drop off and loading. The parking is all underground, taking advantage of the natural slope of the site to provide private garages and family rooms in areas that emerge from the ground.

Materials

Durable high quality materials will be used throughout the project with predominantly stone and glass cladding, A dark stone will be used for landscape elements and a light stone for tower and townhome cladding. Large opening glass walls are featured in the living/dining rooms and Master bedrooms with terraces on units at mass change points and roof.

Response to Guidelines

Context and Site Design

- By positioning the building on the western side of the site next to the large existing grove of trees and skewing it on axis with Marine drive, we reduce its visual impact on neighbours to the north, in fact views on streets further north of the site will for the most part see only existing trees, (see view studies in package for details)
- The streetscape is being enhanced by the addition of sidewalks along Bellevue Ave and 23rd street, and a rich landscape treatment throughout the project with new street trees and other planting.
- Ground level open space linked to green spaces on site

Building Design

- The building is highly sculptural with a variety of masses from a 9 storey streetwall on marine to a 17 storey linear tower and a 2 storey amenity building.
- High quality stone cladding will be used throughout project
- Detailing will be in keeping with the character of building and landscape with high level of sophistication
- The entrances are defined as two storey glass portals with strong canopies giving a high sense of visibility and legibility.
- All facades are glazed in interesting pattern, no “blank” facades on building, even core has vertical strip of glass on north and large glass elevator lobby on east side
- Roof top mechanical screened and majority given over to outdoor living
- Large decks provided for all owners
- High level of detailing at grade with sculptural townhomes and terraces.
- Garage entry integral to building form under amenity volume. All garbage collection occurs inside parking garage.

Landscape Design

- Streetscape has landscape features integrated with streets with established vegetation retained where feasible. Hedge to the East and stands of mature trees to be retained
- Landscape is open and inviting
- Roof space maximized for private outdoor areas that owners can add plant to if they wish.
- Lighting will be considered to avoid light spill

Circulation & Parking

- All parking is underground
- Parkade entrance turned to east, not viewed from streets
- No surface parking on site
- CEPTET design throughout to avoid unsafe areas.
- Existing Curb cut retained in same position.
- Bicycle parking provided for owners and visitors

Sustainability

- Helping to achieve compact metropolitan region goal, the project maximizes density on site that allows for towers up to 19 storeys. Project has bus stop directly beside site.
- High proportion of solid walls for better energy conservation
- Reduction of glass on east and west sides of building
- Balconies on south and louvres on windows reduce heat gain in units
- All units have access to bike parking in individual garages

Neighbourhood Context Photos



A) Inglewood Avenue looking south



Existing

B) Haywood Avenue looking south



Existing



With Project



With Project

C) Marine Drive Looking east



Existing

D) Marine Drive looking west



Existing

E) Bellevue Avenue looking east



Existing



With Project



With Project



With Project

Neighbourhood Context Photos



Neighbourhood Context Photos



View looking South West



View looking East



View looking North East

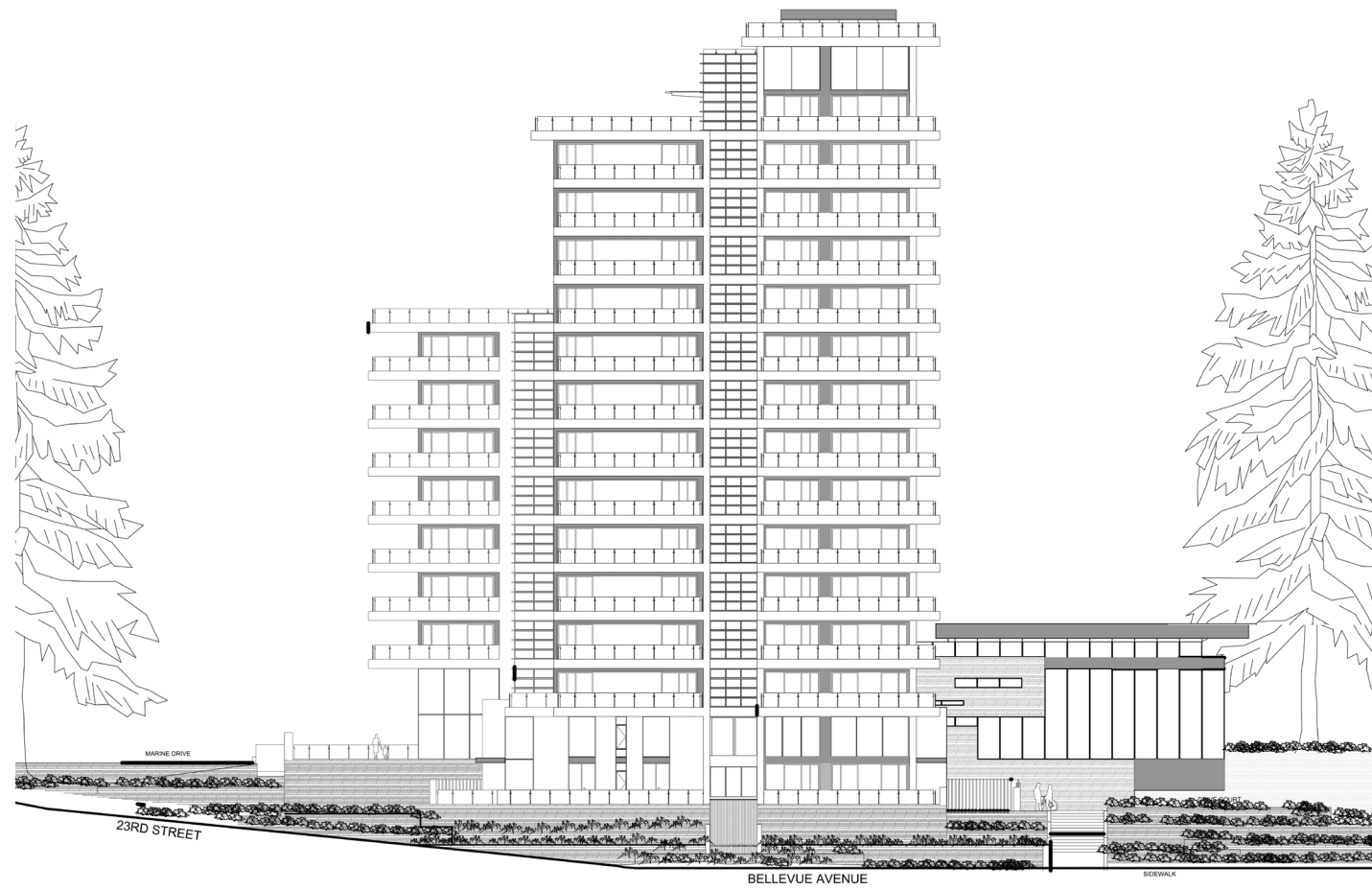


View of Typical Townhome

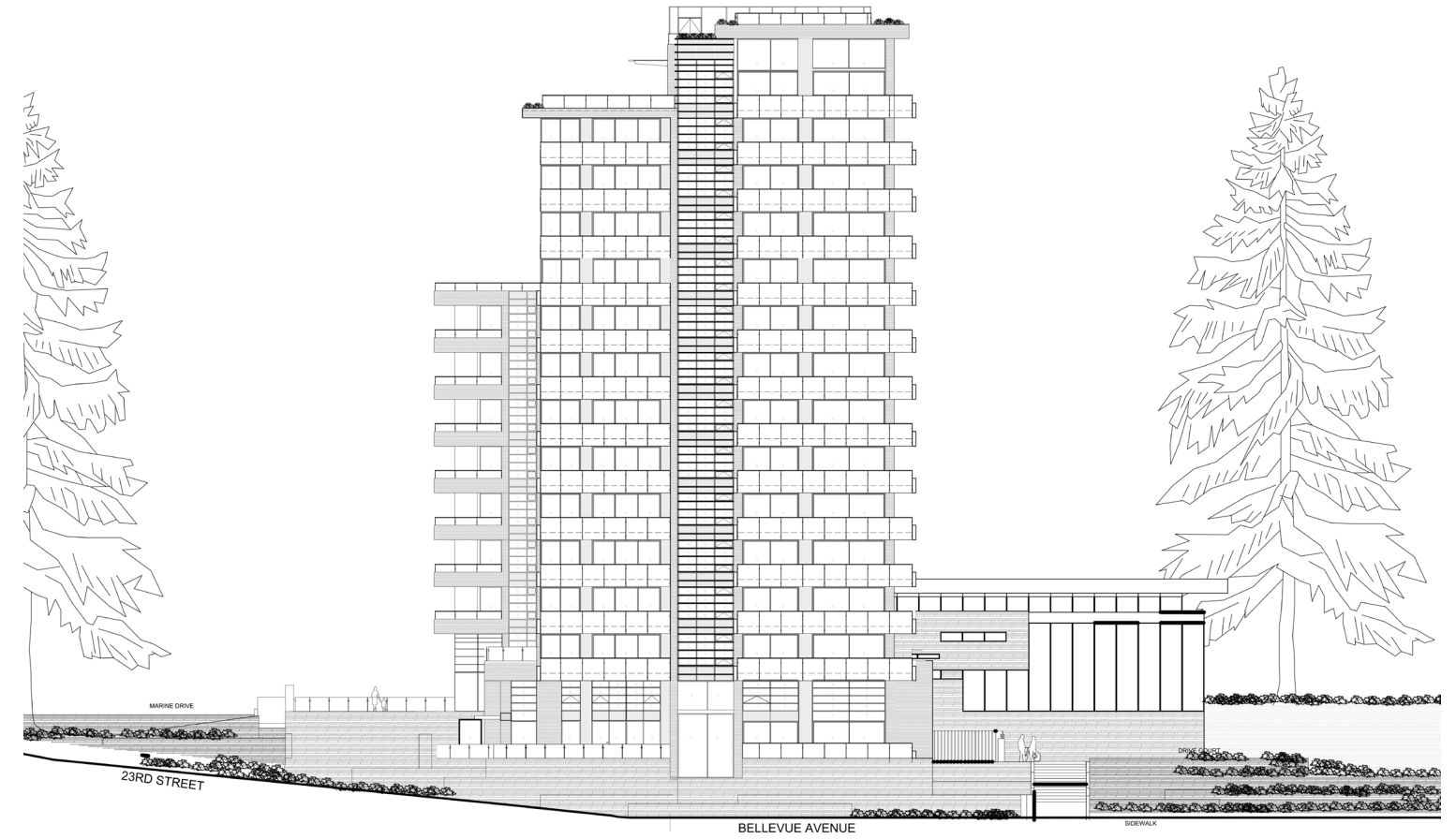




Massing Comparison | South

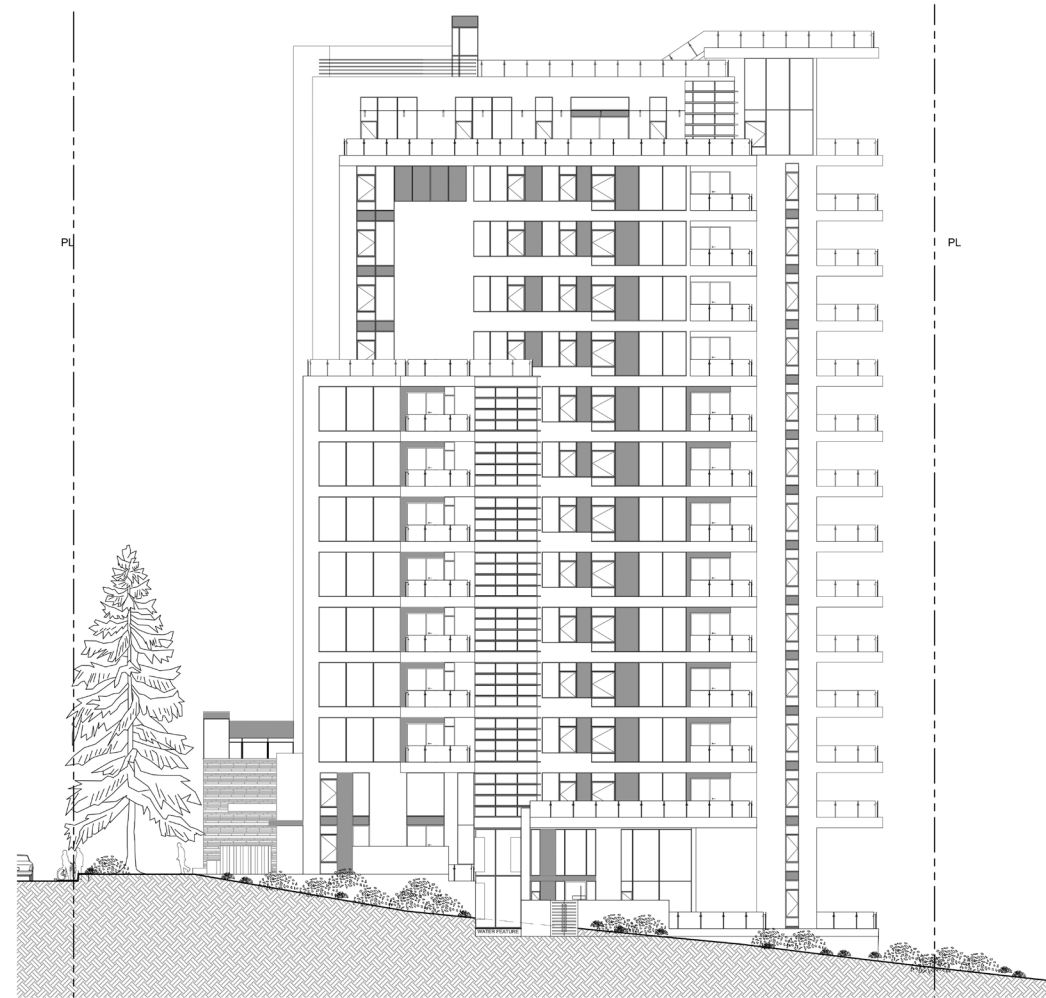


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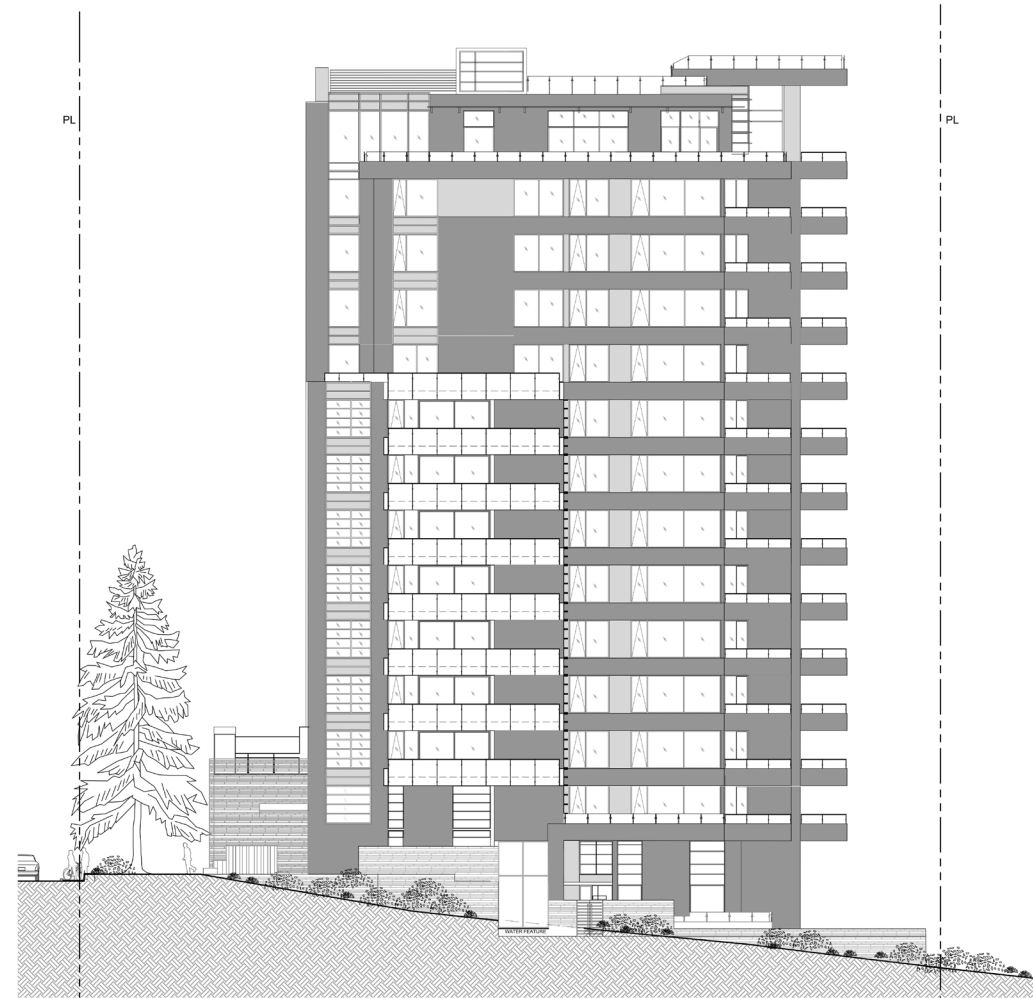


REVISED SUBMISSION | 2015.10.28

Massing Comparison | West

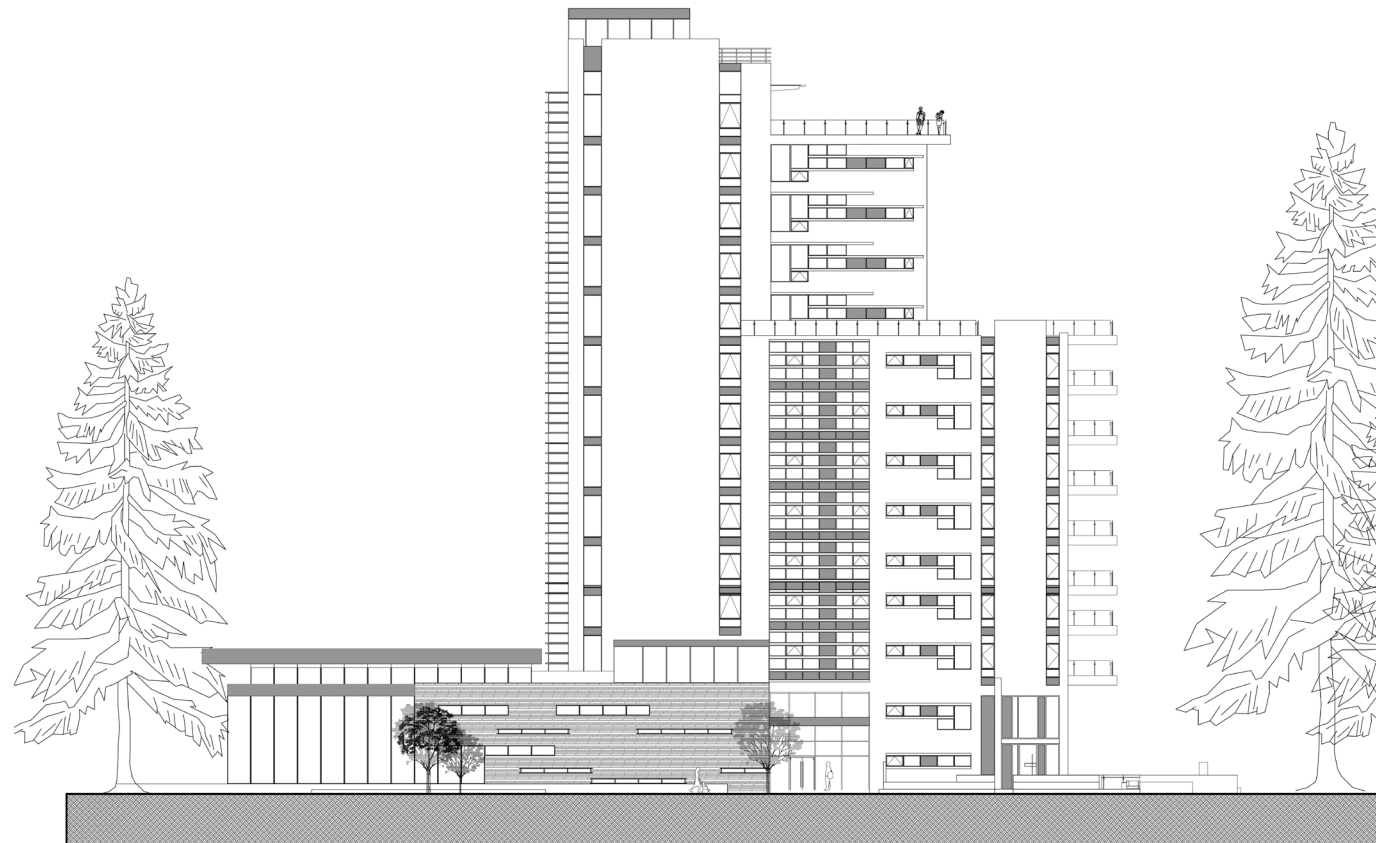


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REVISED SUBMISSION | 2015.10.28

Massing Comparison | North

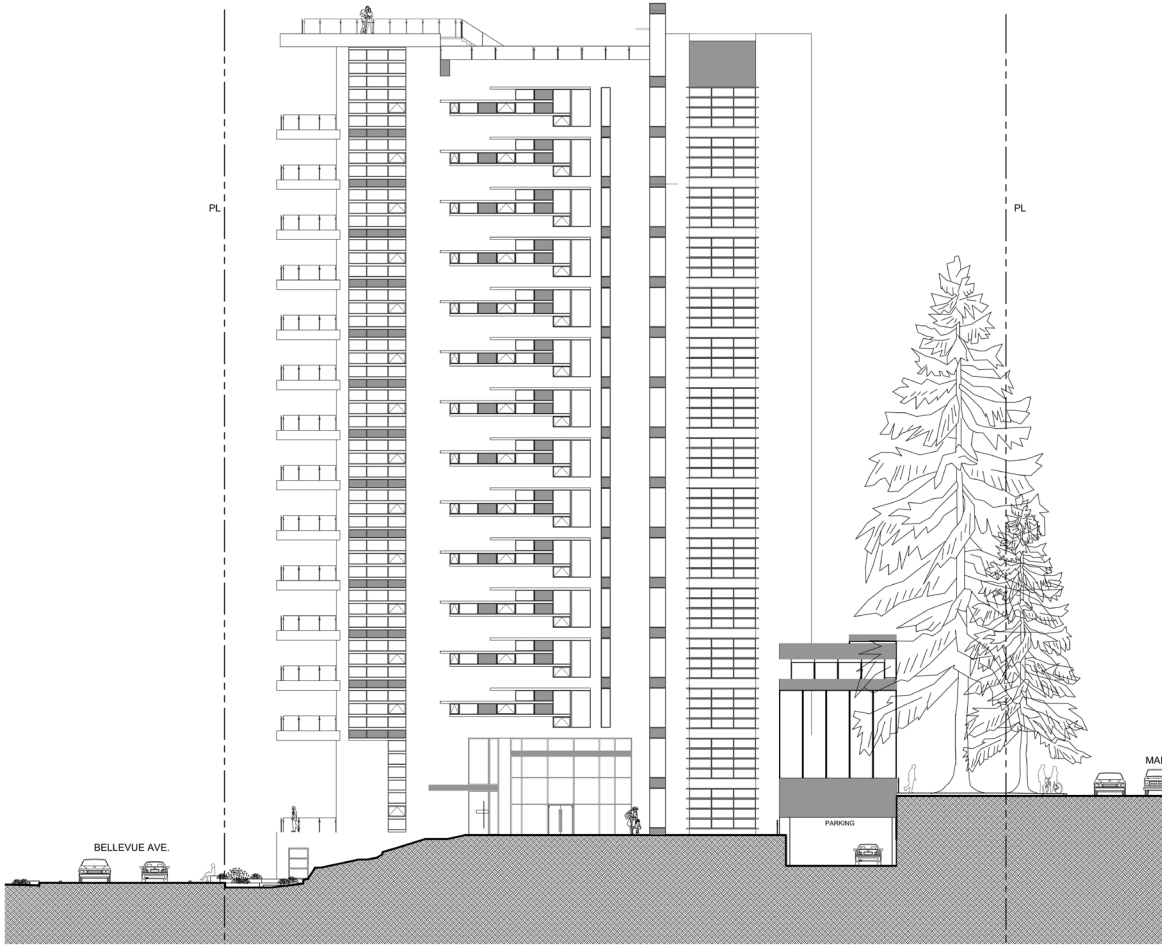


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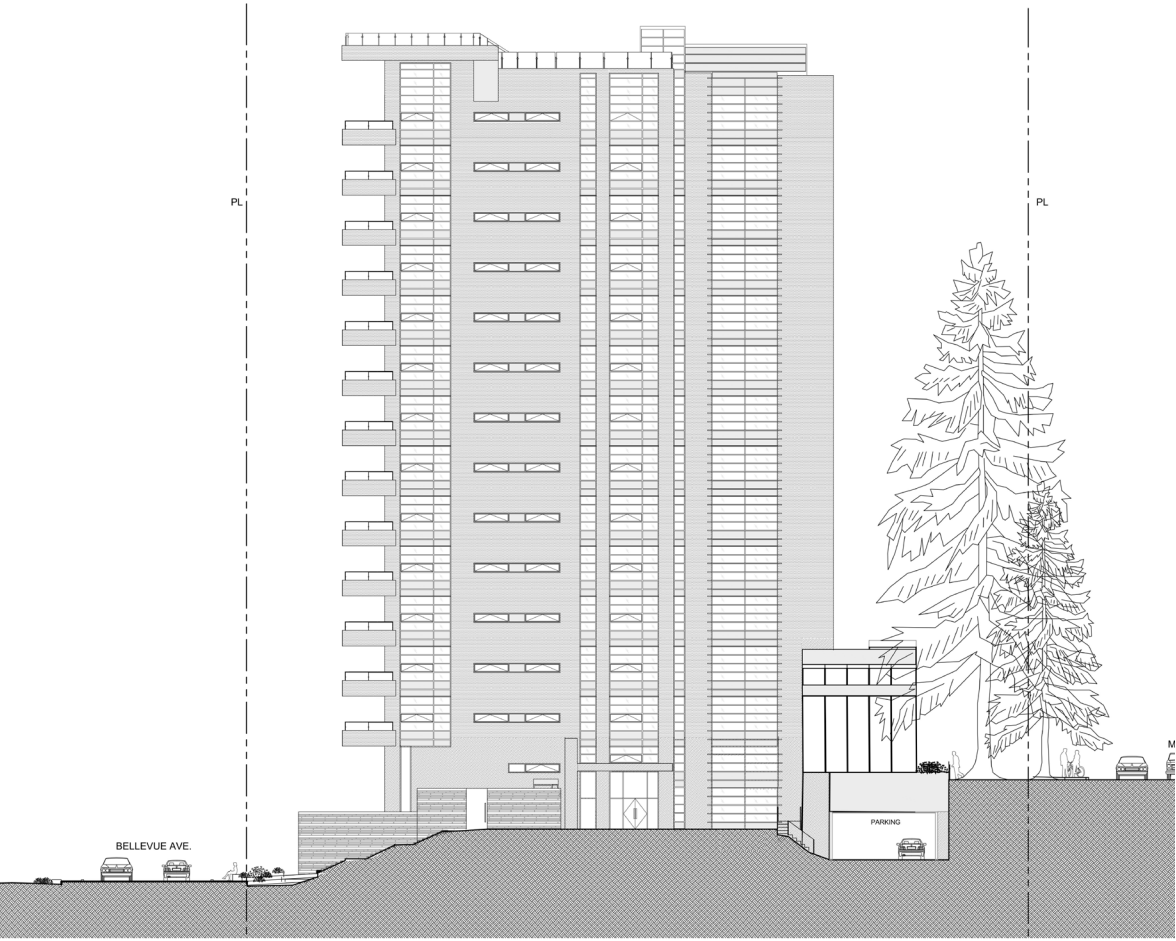


REVISED SUBMISSION | 2015.10.28

Massing Comparison | East



ORIGINAL SUBMISSION | 2015.07.30



REVISED SUBMISSION | 2015.10.28

Massing Comparison

ORIGINAL SUBMISSION | 2015.07.30



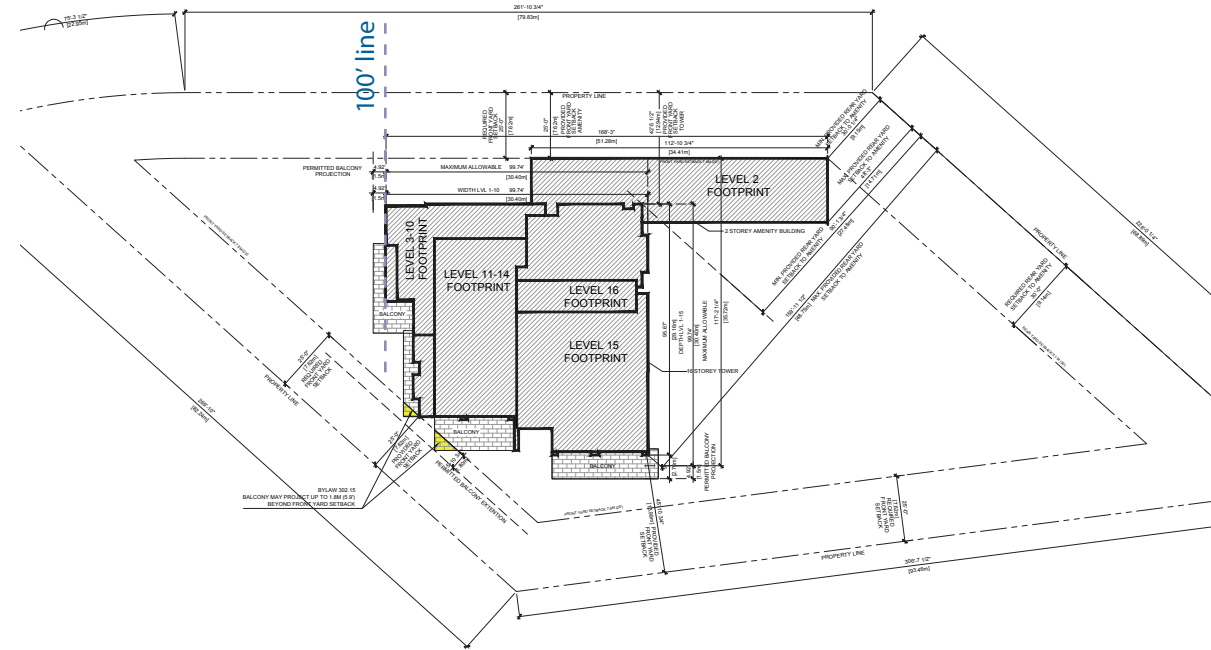
REVISED SUBMISSION | 2015.10.28



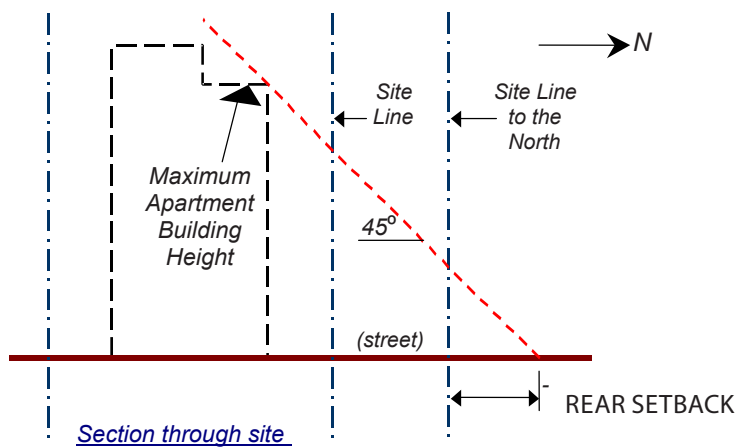
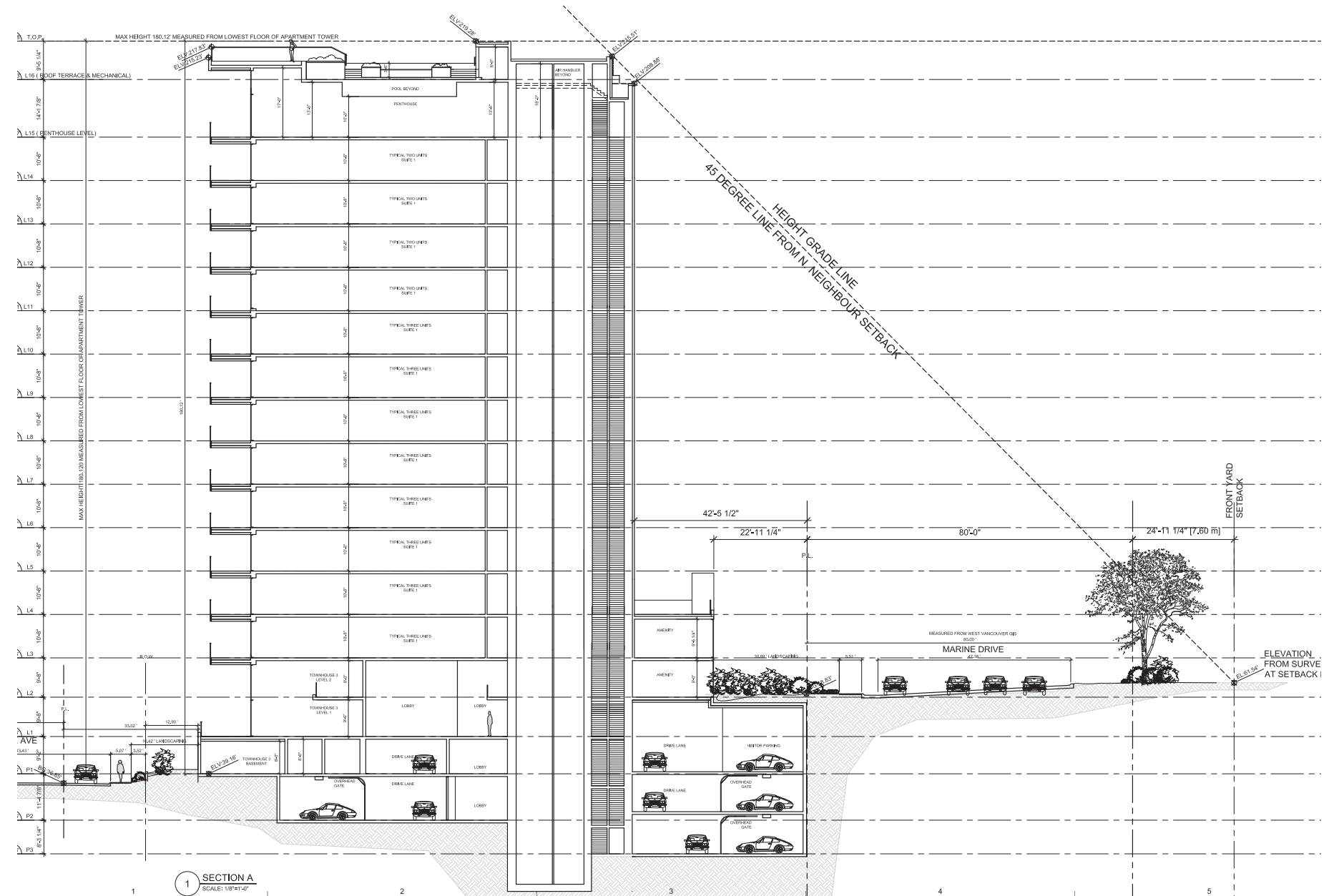
- Building Width Decreased by 11' - from 110.67' to 99.74'. Building Depth Decreased by 5.5' - From 101.25 to 95.67
- Building Height decreased by 6.2' to conform with maximum height restrictions
- Balcony on West facade of levels 3 – 10 moved to South Side with portion facing west inset into building massing. (now conforms with city guidelines)
- Balconies on South façade have reduced by 3.75' – From 12.75 to 9'. Balcony glazing now shown as front facing glass balustrade, lightening the expression of the massing
- Penthouse now has room on top landscape level to accommodate family room, and a bathroom / change area for occupants going to the pool.
- Penthouse mechanical and elevator appurtenance optimized to be within the Height envelope permitted.
- Accordion Doors on large balconies replaced with extra wide sliders to improve envelope quality
- Pool and hot tub reconfigured to maximize headroom in penthouse floor below.
- Townhomes have revised layouts, decreased area in basement parking level, and re-configured Open to below space in living rooms only, double height living rooms with double height fireplaces.
- Parking Garages all have 3 or more cars per unit
- Glazing on North and West side re-arranged due to new layouts within. This simplified glazing pattern also further responds to DRC Commentary regarding this aspect of the project.

Building Parameters

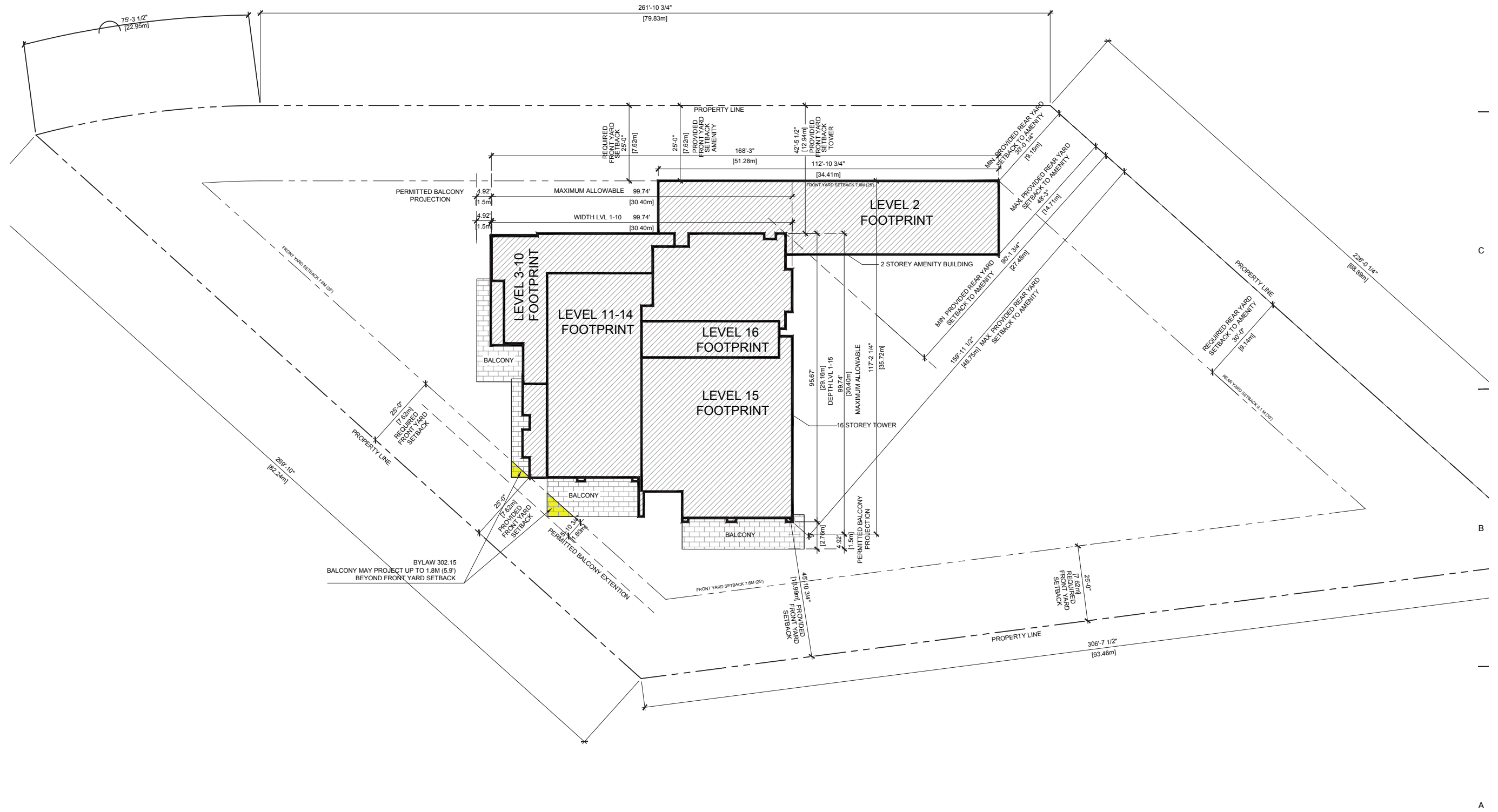
Floor Plates



Building Height

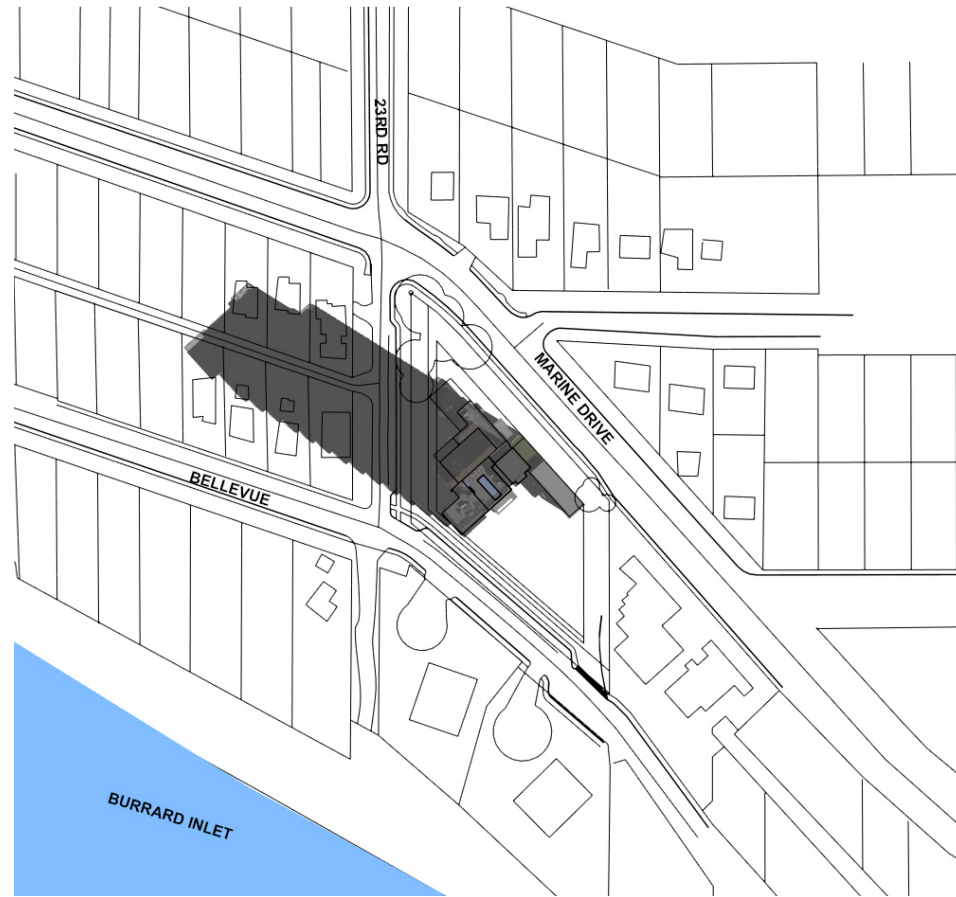


Building Setbacks & Width Diagram

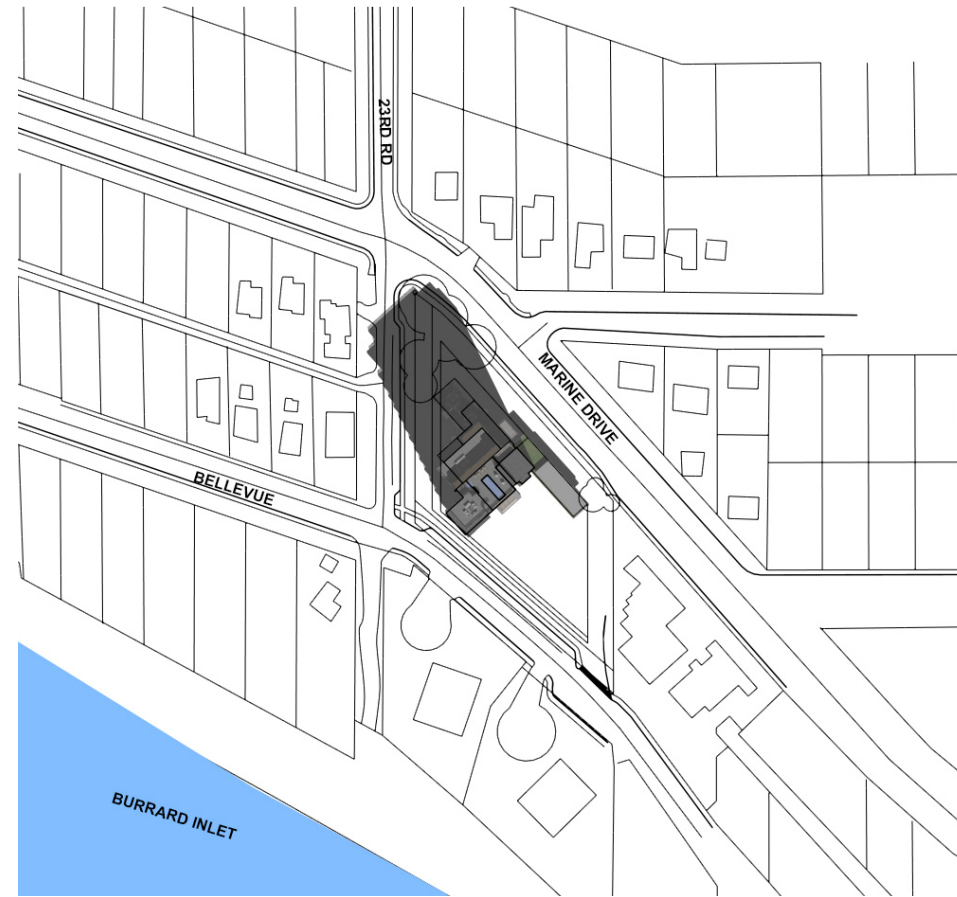


Shadow Study

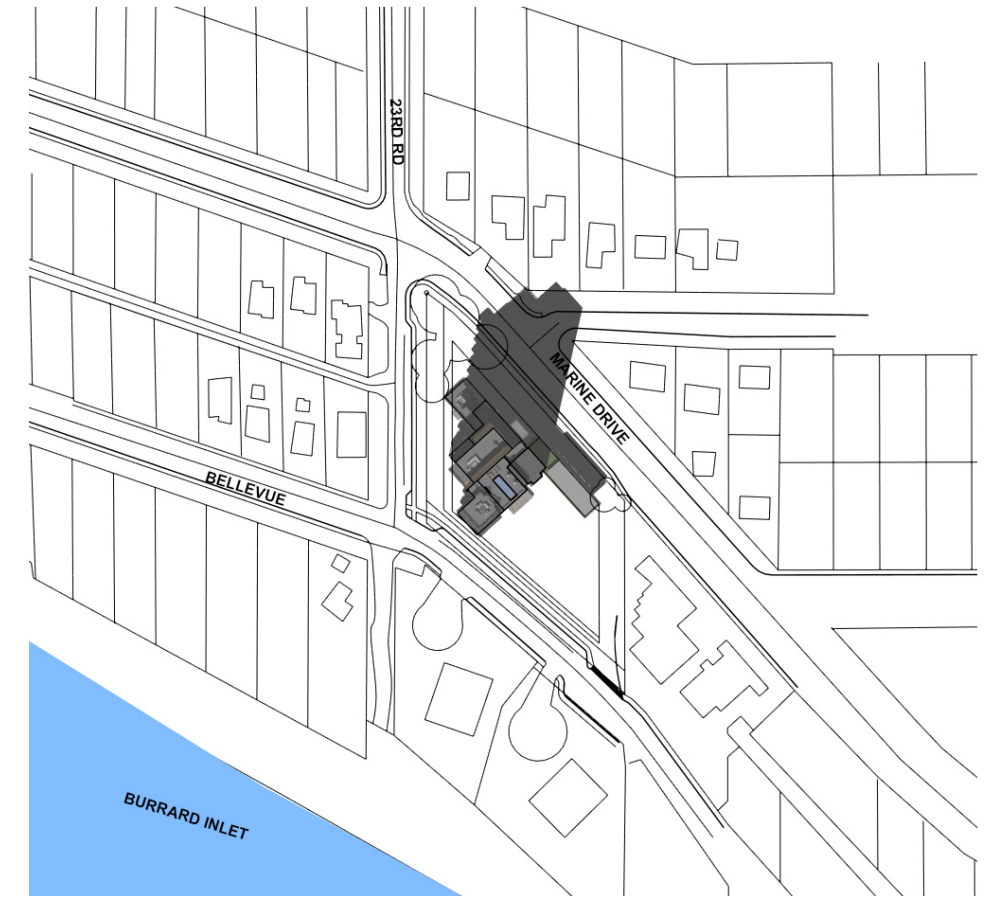
VERNAL EQUINOX
MARCH 21ST
(DST)



10:00

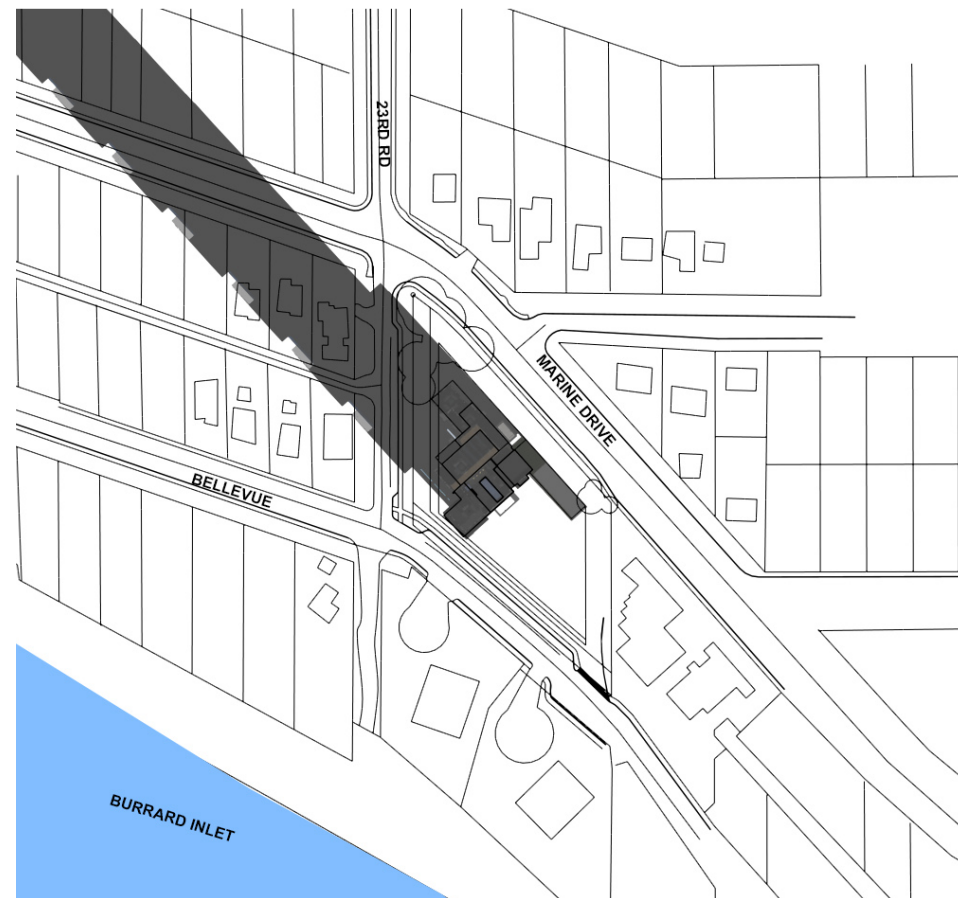


12:00

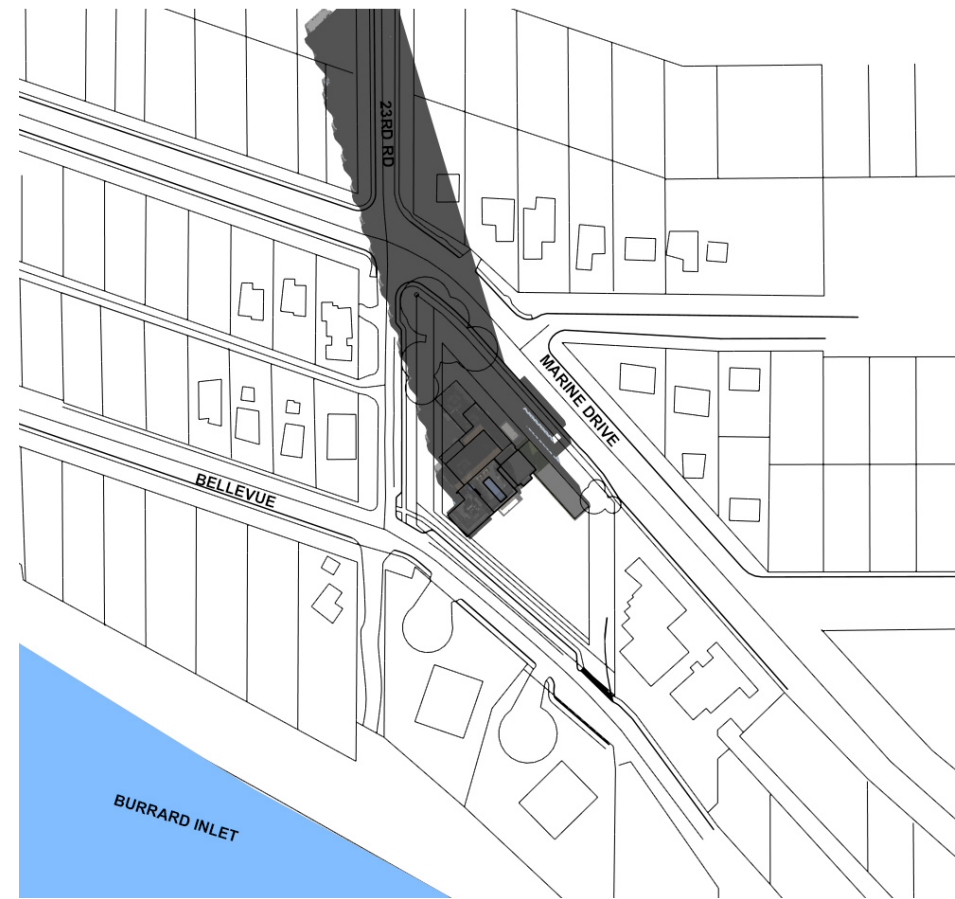


14:00

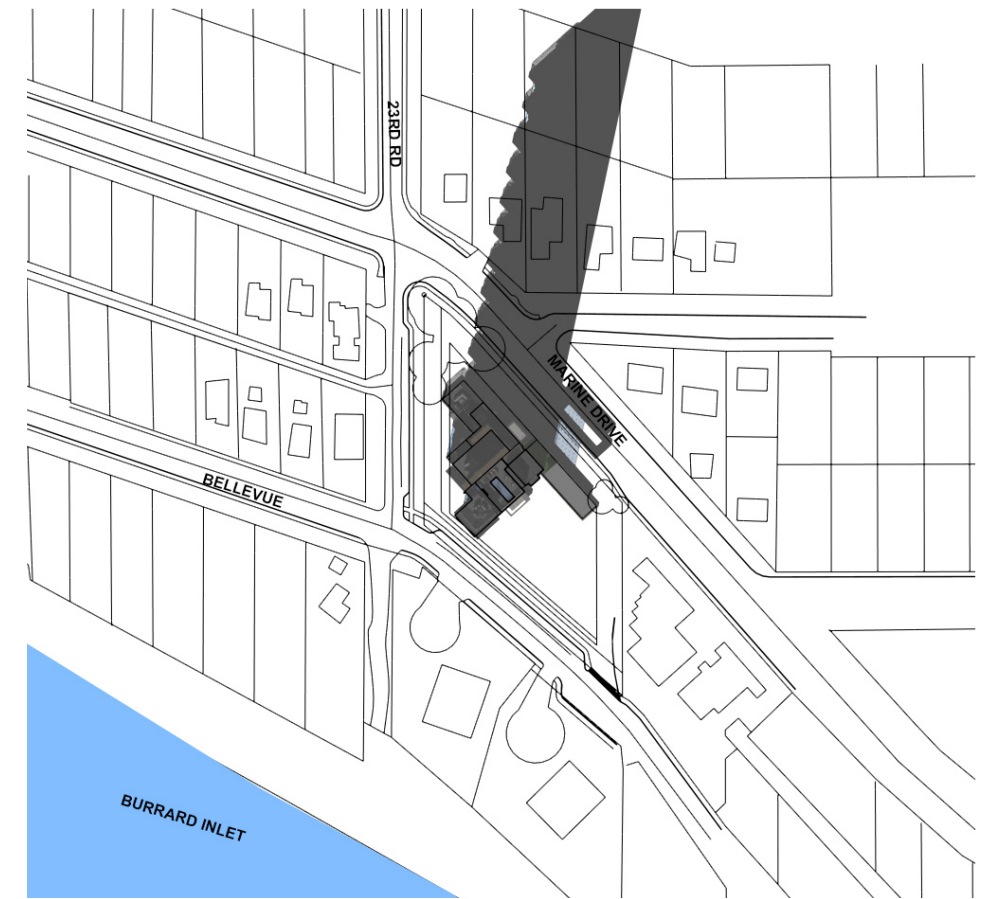
WINTER SOLSTICE
DECEMBER 21ST
(DST)



10:00

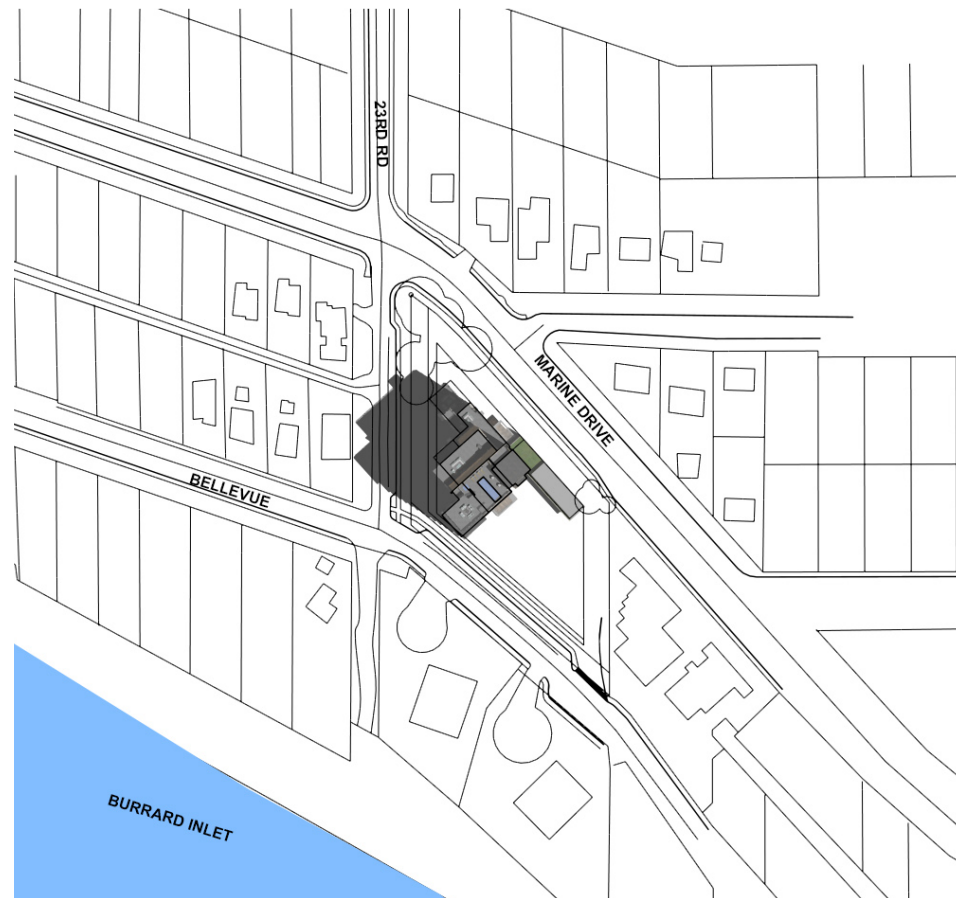


12:00

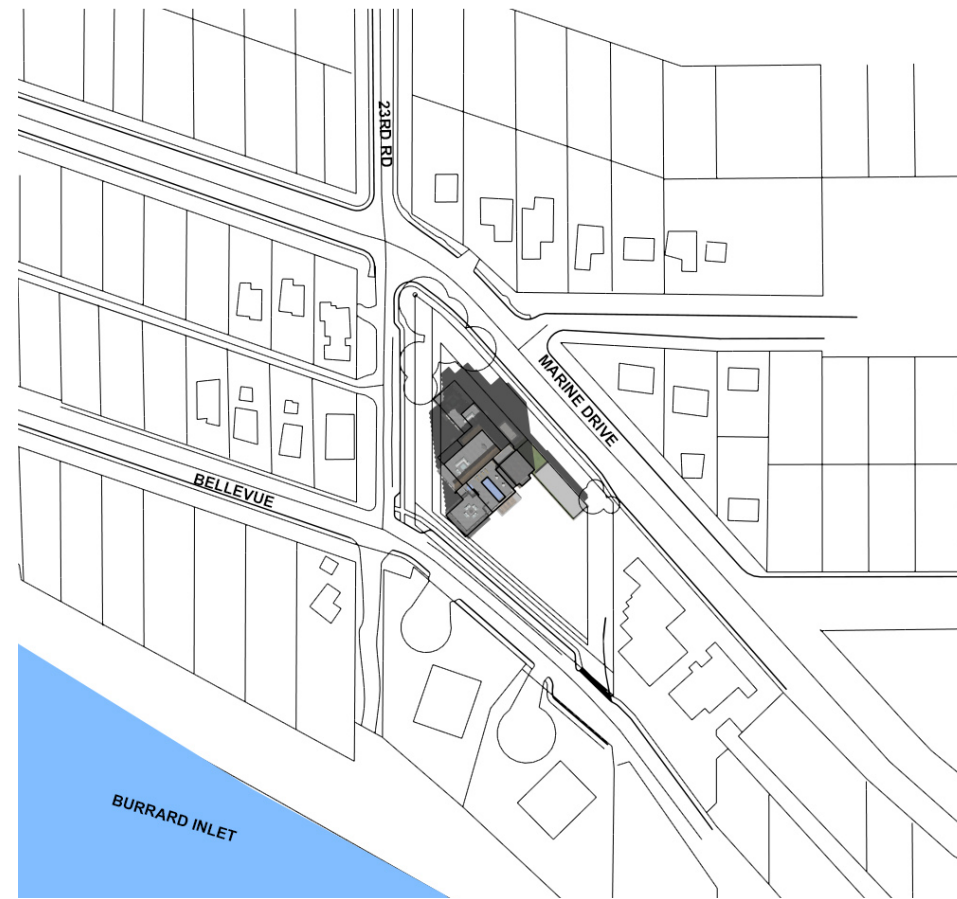


14:00

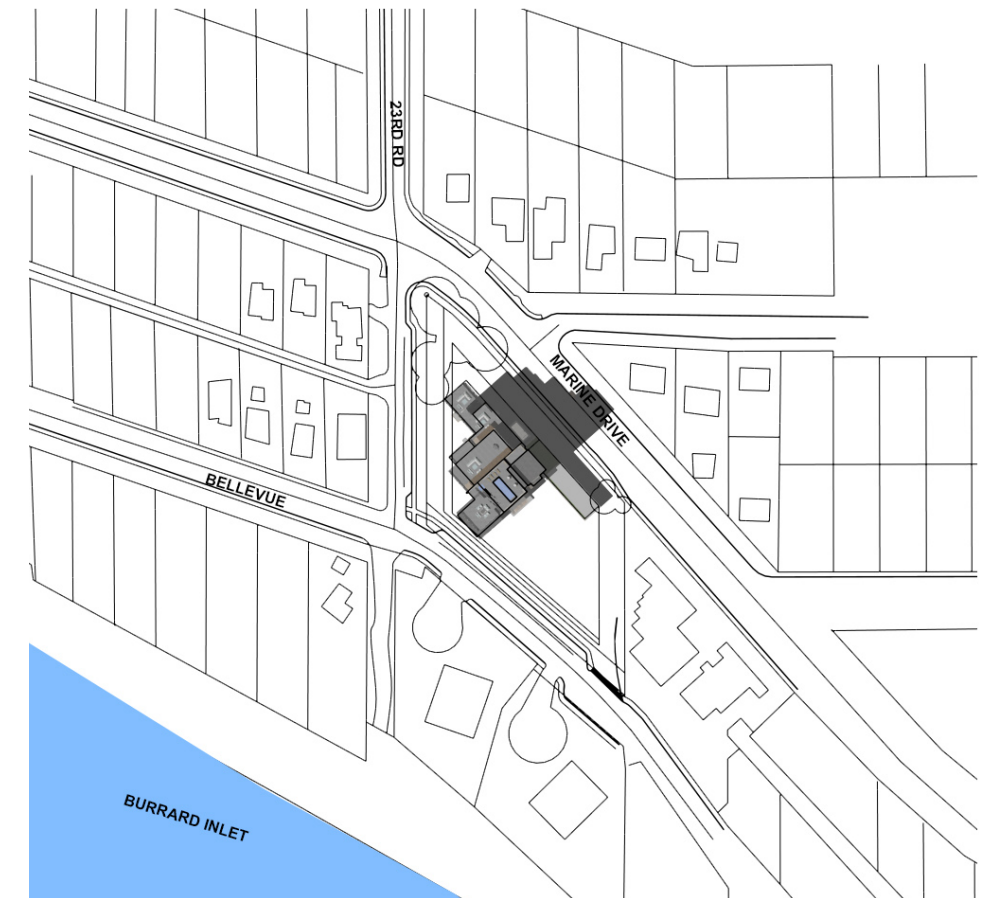
SUMMER SOLSTICE
JULY 21ST



10:00

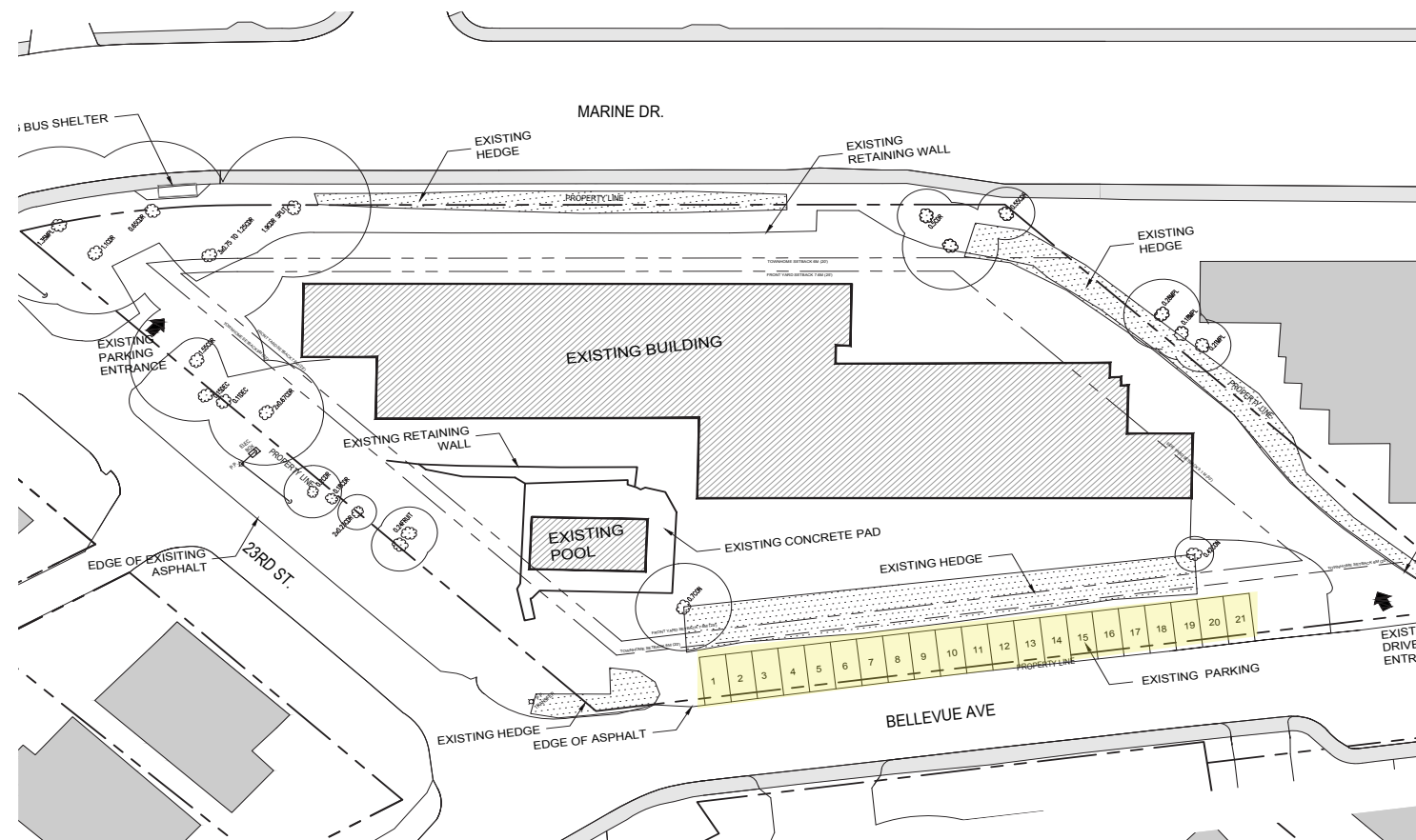


12:00



14:00

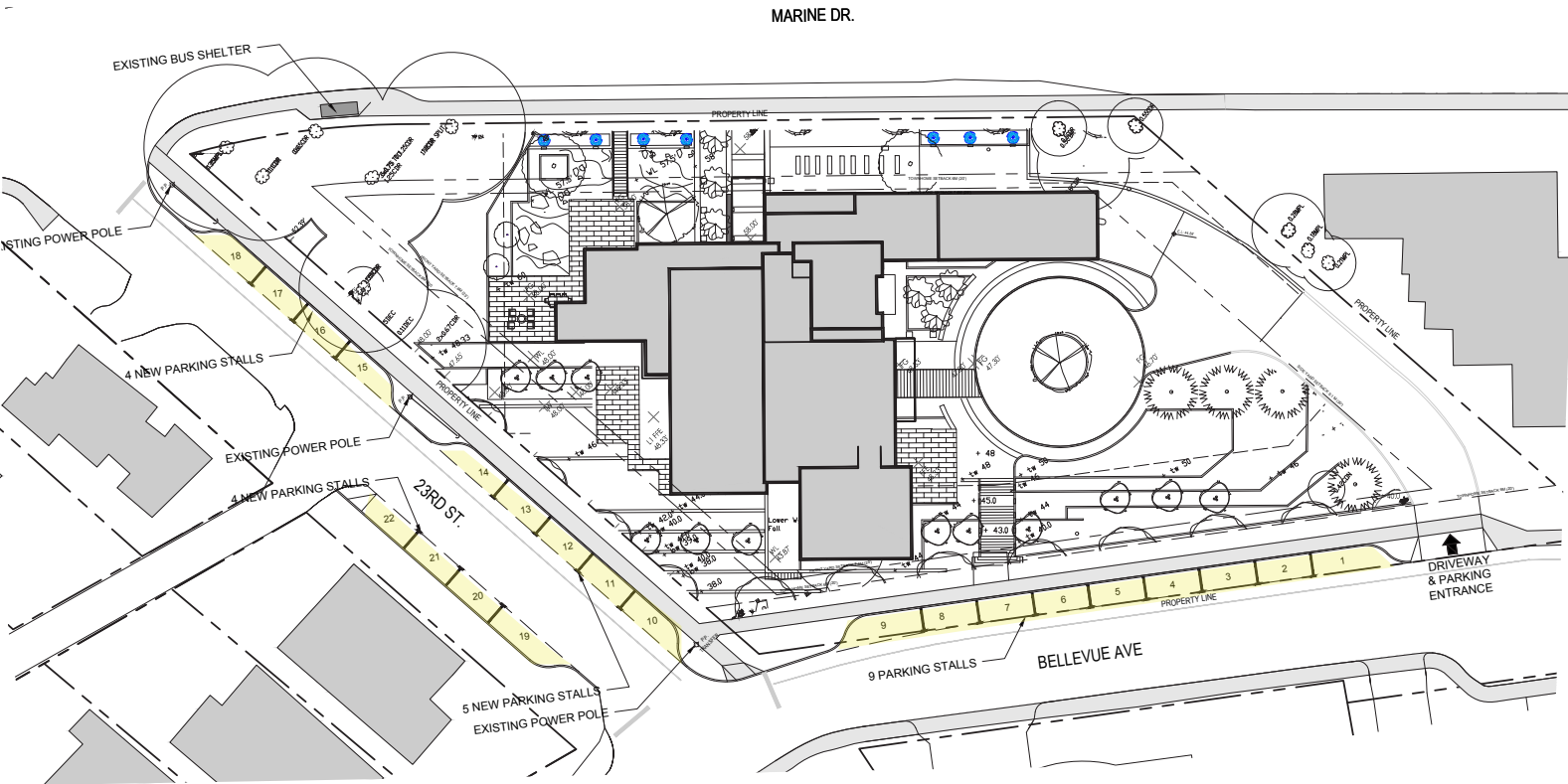
EXISTING PARKING CONDITION



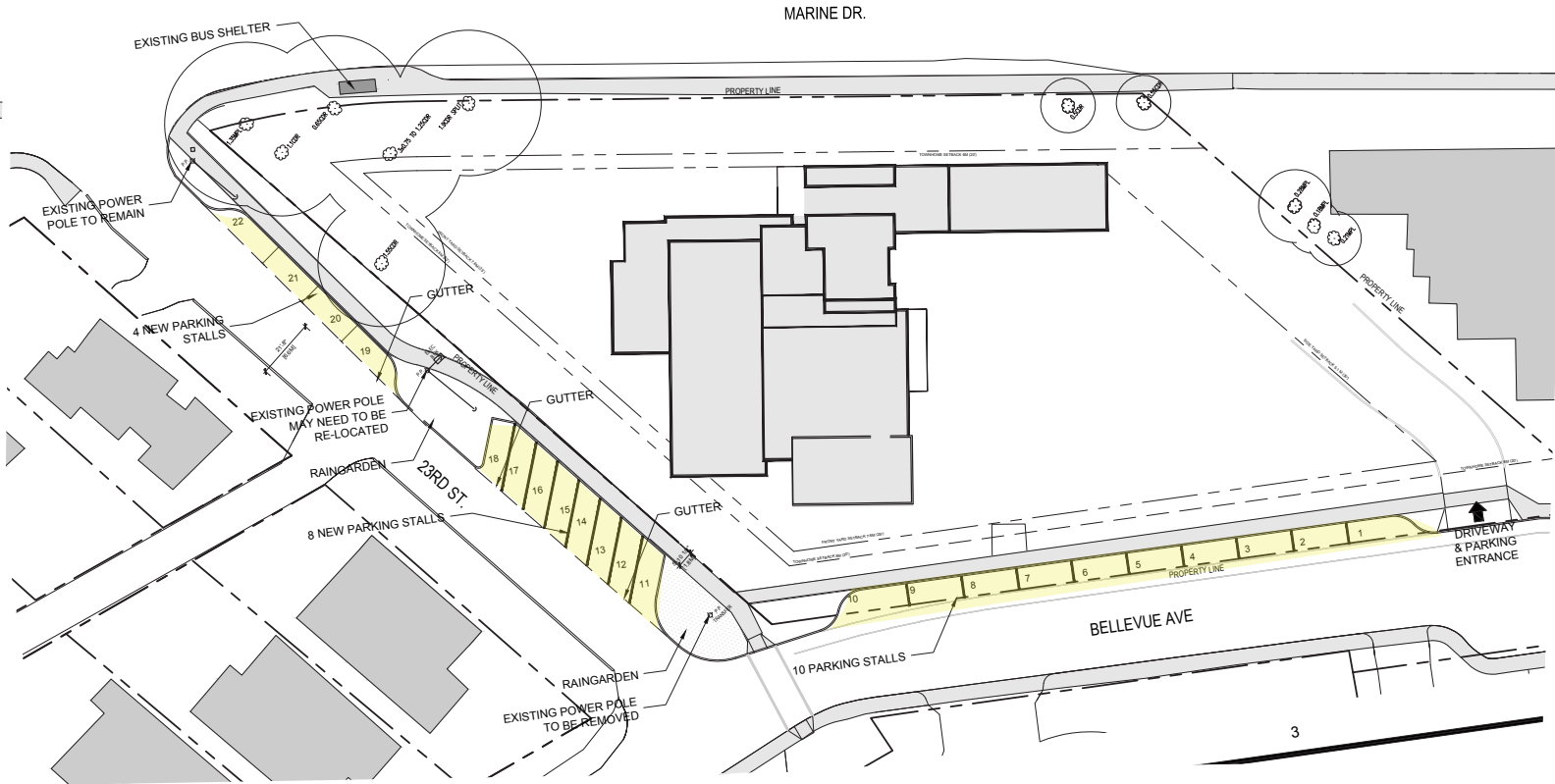
21 PUBLIC STREET PARKING ON BELLEVUE

Final Street Parking

OPTION 1 - PARALLEL FINAL PARKING CONDITION



OPTION 2 - 60° FINAL PARKING CONDITION



Parking Inventory

Required:
21 stalls for public

Provided:
Final condition of site (based on civil)
9 parallel stalls along Bellevue
13 parallel stalls along 23rd

Total: 22 stalls provided for public

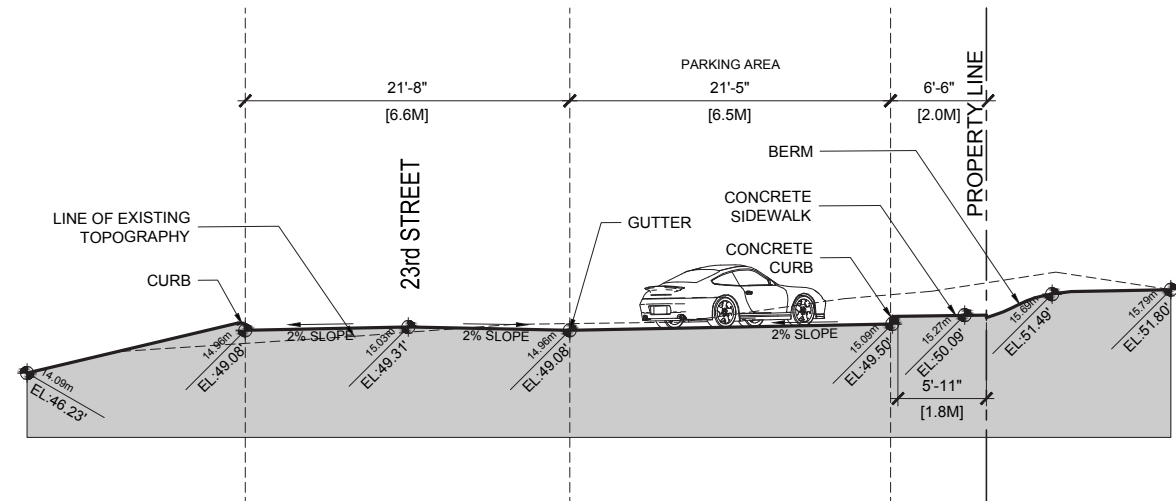
Parking Inventory

Required:
21 stalls for public

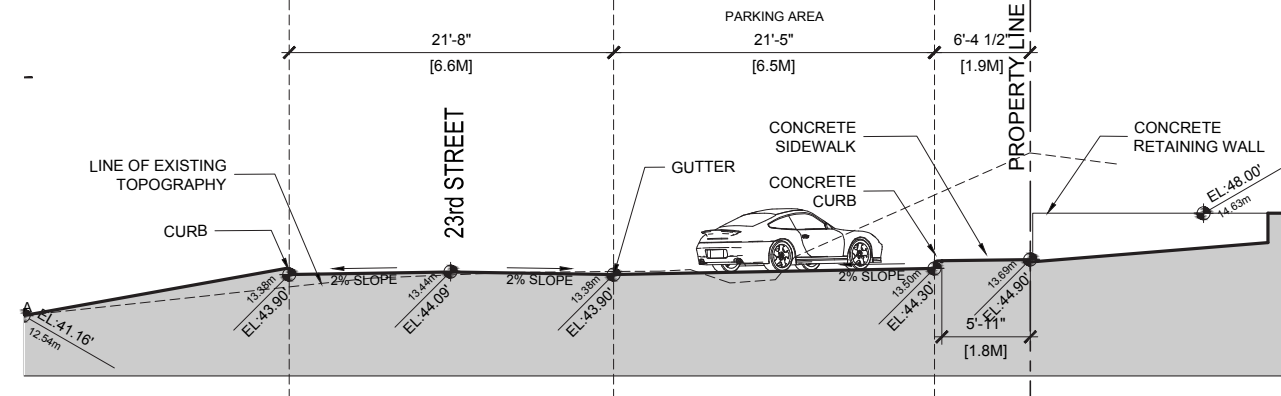
Provided:
Final condition of site (based on civil)
10 parallel stalls along Bellevue
8 angled / 4 parallel stalls along 23rd

Total: 22 stalls provided for public

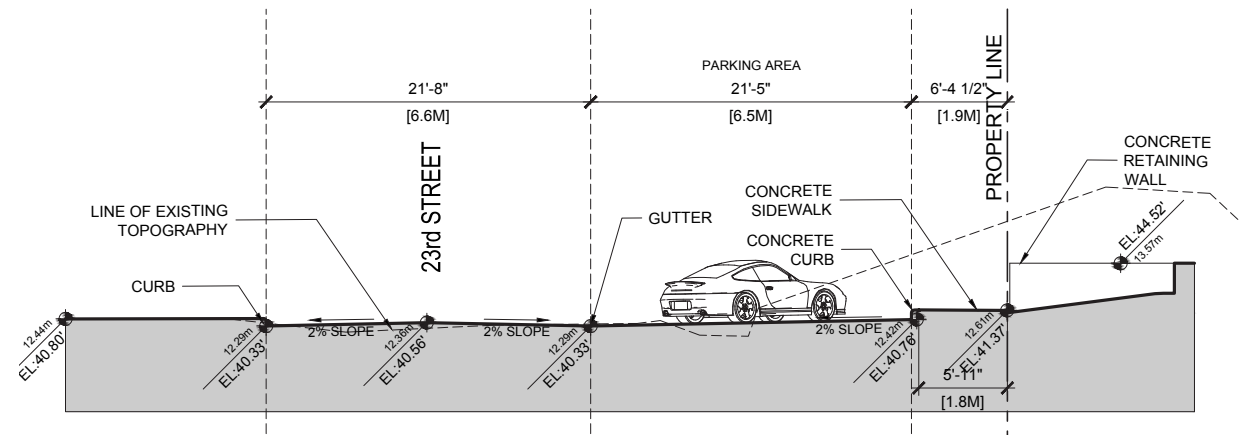
OPTION 2 - 60° FINAL PARKING CONDITION SECTIONS



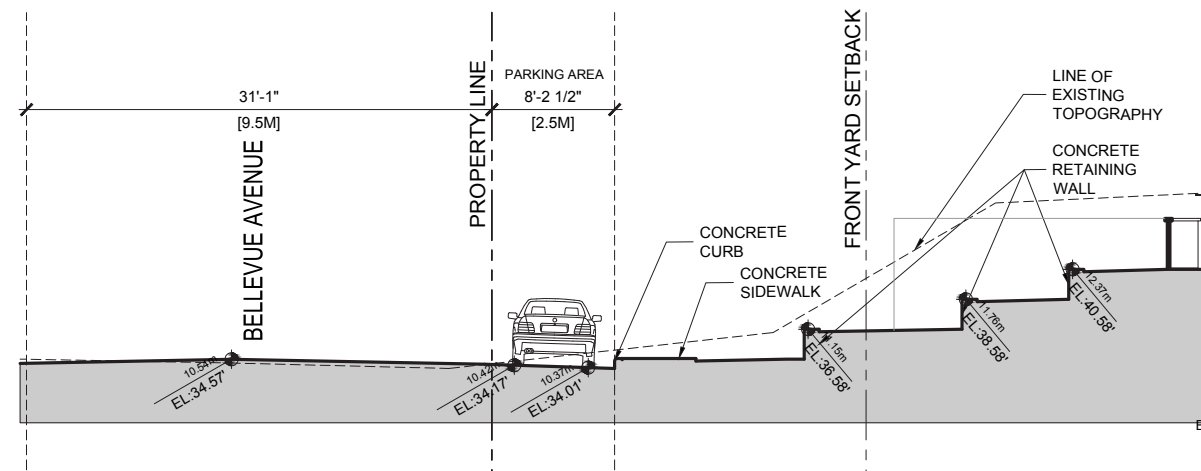
1 Section A - 23rd Street
3/16" = 1'-0"



3 Section C - 23rd Street
3/16" = 1'-0"



2 Section B - 23rd Street
3/16" = 1'-0"



4 Section D - Bellevue Avenue
3/16" = 1'-0"

Bellevue Statistics

Civic Address: 2290 Marine Drive
Proposed Address: 2299 Bellevue Avenue
Legal Address: PID 010.009.752 Lot A Block 2 East Part of District Lot 554 Plan 8593
 PID: 010.009.779: Lot B Block 2 East Part of District Lot 554 Plan 8593
Zoning: RM-2
Character Area: Ambleside Apartment Area BF-B4 Guidelines)

Basic Site Parameters

| | imperial (Sf, ft) | metric (sm, m) | |
|--|--------------------|----------------|---|
| Site Area | 58,820 | 5,465 | |
| Site Dimensions | | | |
| marine drive | 337 | 103 | |
| side yard | 226 | 69 | |
| Bellevue Ave | 306 | 93 | |
| 23rd ave | 270 | 82 | |
| Site width (max) | 337 | 103 | |
| Avg Depth of Site | 248 | 75.6 | |
| Average Natural Grade | 48.97 | 102.67 | |
| Average Finished Grade | 53.20 | 102.67 | |
| Lowest Floor of Apartment Tower | 48.33 | 102.67 | Note: As per Section 302.11 Height is measured from Lowest Floor of Apartment tower |
| Proposed Uses | Apartment Building | | Conforming |

Basic Site Controls

| | Permitted | | Provided | | |
|-------------------------------|--------------------------------------|--------------|------------------|--------------|------------|
| | imperial | metric | imperial | metric | |
| Minimum Site Area | 3,658 | 1,115 | 58,820.35 | 5,465 | conforming |
| Minimum Site Width | 99.08 | 30.20 | 336.35 | 31.25 | conforming |
| Building Site Coverage | No Limitations in Zoning | | | 21% | |
| Driveway Site Coverage | 30% of Site not occupied by building | | | 18% | conforming |
| Site Setbacks | | | | | |
| Front Yard (Other) | 24.93 | 7.60 | 32.38 | 12.00 | conforming |
| Side Yard | 29.86 | 9.10 | N/A | | |
| Rear Yard | 29.86 | 9.10 | 45.00 | 9.10 | conforming |
| Max Building Width | 99.74 | 30.40 | 99.74 | 30.40 | conforming |
| Max Height | 180.12 | 54.90 | 177.17 | 54.00 | conforming |
| Max # of Flrs (apt) | 20 | | 17 | | conforming |
| FAR (Permitted) | | 1.75 | 1.75 | | conforming |
| FAR Area (Permitted) | 102,935.61 | 9,563.03 | 102,934.89 | 9,562.96 | conforming |

Note: As measured along Marine Drive & Bellevue independently Each Site width along a street conforms.
 note: 30% of site not occupied by building may be devoted to driveays etc

Note: No Side Yard on Site

Note: Variance only for Amenity Building

Note: Includes P1 & Mechanical which have habitable space owned by units

| Area Tabulation | | | | | | | | | | | | |
|-----------------|------------|--------|-----------|----------------|----------------|--------------|---------------|----------------|------------|-----------|----------|---------------|
| Flr | Flr to Flr | Height | Elevation | GFA | Exclusions | | | FSR Area | # of Units | 2 BR | 3 BR | Avg Unit Size |
| | | | | | Entrance lobby | Amenity | Sub total | | | | | |
| T.O.P | - | 175.2 | 223.5 | - | - | - | - | - | - | - | - | 0 |
| 16 | 10.00 | 165.2 | 213.5 | 732 | - | - | 732 | - | - | - | - | 0 |
| 15 | 15.83 | 149.4 | 197.7 | 4,364 | - | - | 4,364 | 1 | - | 1 | - | 5,308 |
| 14 | 10.67 | 138.7 | 187.0 | 6,574 | - | - | 6,574 | 2 | 1 | 1 | - | 2,743 |
| 13 | 10.67 | 128.0 | 176.4 | 6,574 | - | - | 6,574 | 2 | 1 | 1 | - | 2,743 |
| 12 | 10.67 | 117.4 | 165.7 | 6,574 | - | - | 6,574 | 2 | 1 | 1 | - | 2,743 |
| 11 | 10.67 | 106.7 | 155.0 | 6,574 | - | - | 6,574 | 2 | 1 | 1 | - | 2,743 |
| 10 | 10.67 | 96.0 | 144.4 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 9 | 10.67 | 85.4 | 133.7 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 8 | 10.67 | 74.7 | 123.0 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 7 | 10.67 | 64.0 | 112.4 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 6 | 10.67 | 53.4 | 101.7 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 5 | 10.67 | 42.7 | 91.0 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 4 | 10.67 | 32.0 | 80.3 | 7,769 | - | - | 7,769 | 3 | 3 | - | - | 2,201 |
| 3 | 10.67 | 21.3 | 69.7 | 10,372 | - | 3,221 | 3,221 | 7,151 | 2 | 2 | - | 2,229 |
| 2 | 10.67 | 10.7 | 59.0 | 9,680 | 2,583 | 2,529 | 5,112 | 4,568 | - | - | - | - |
| 1 | 10.67 | - | 48.3 | 6,443 | 3,036 | - | 3,036 | 3,407 | 3 | - | 3 | - |
| p1 | - | - | - | 2,034 | - | - | - | 2,034 | - | - | - | - |
| TOTAL | - | - | - | 114,304 | 5,619 | 5,750 | 11,369 | 102,935 | 35 | 27 | 8 | - |

Required Parking

Min. Residential Parking
 1 space per dwelling unit **35**
 1 space per 84 sm
 126 Note: 302.13 Zoning Bylaw states: A minimum of the greater of: 1 space per dwelling or; 1 space for every 84 sm of GFA

Provided Parking

Residential Parking 112 stalls
 # of Units 35 Units
 Ratio 3.20 stalls per unit
 Visitor Parking 12 stalls
 Total Provided Parking 127
 Handicap Stalls 3 stalls
 4662, 2010 Zoning By Law West Vancouver, 142.09; number of required disable stalls for total stalls of 126-200 is 3.

| | Residential Cars | | | Visitor Cars | | | Total |
|--------------|------------------|----------|----------|--------------|----------|----------|------------|
| | Regular | Small | Handicap | Regular | Small | Handicap | |
| Level P3 | 15 | 3 | - | - | - | - | 18 |
| Level P2 | 61 | 3 | - | - | - | - | 64 |
| Level P1 | 28 | 4 | 1 | 5 | 5 | 2 | 45 |
| Total | 104 | 7 | 1 | 5 | 5 | 2 | 127 |

Provided Bicycle Stalls In Private Garages

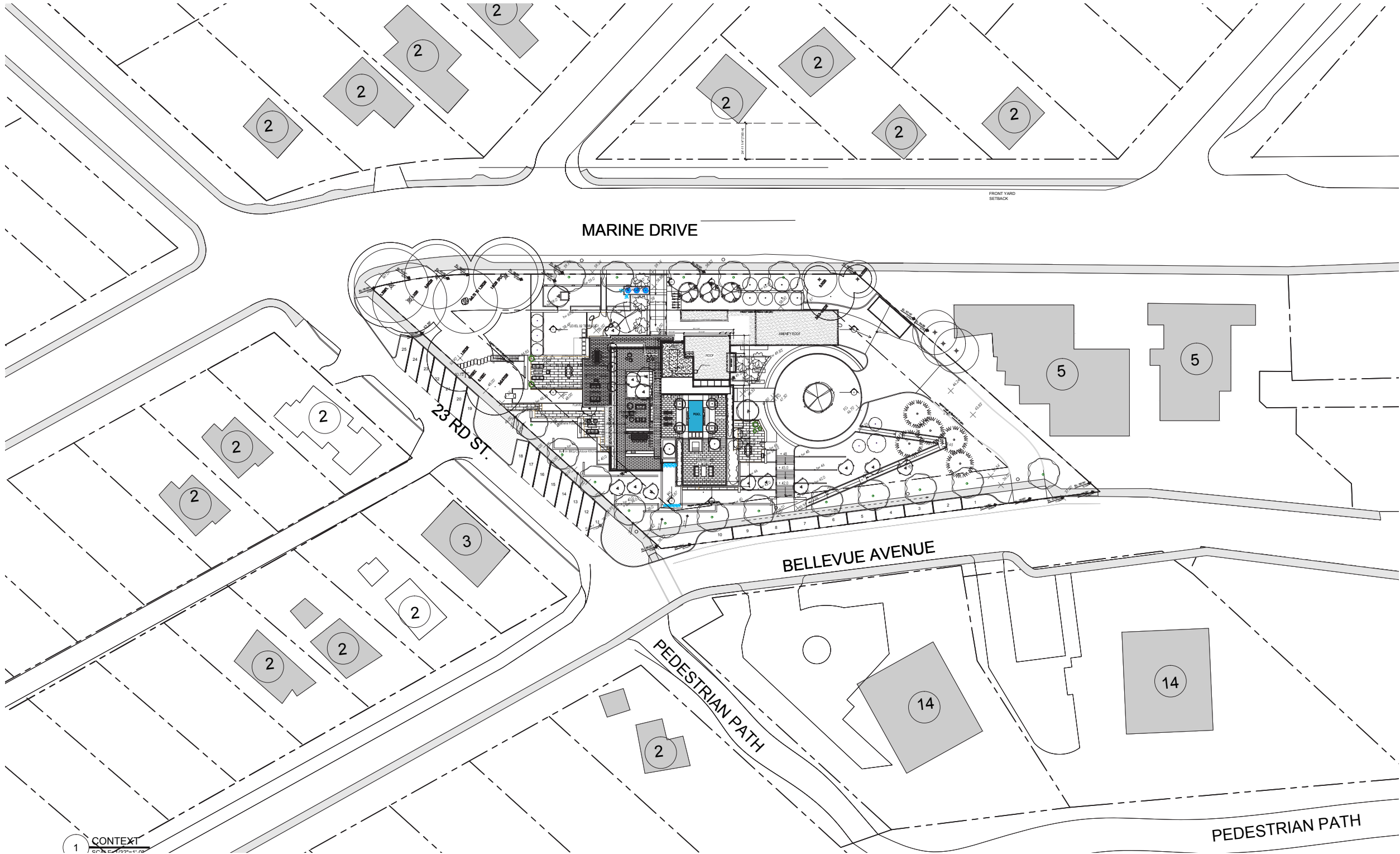
| | Bicycle Stalls |
|--------------|----------------|
| Level P3 | 8 |
| Level P2 | 40 |
| Level P1 | 22 |
| Level L1 | - |
| Total | 70 |

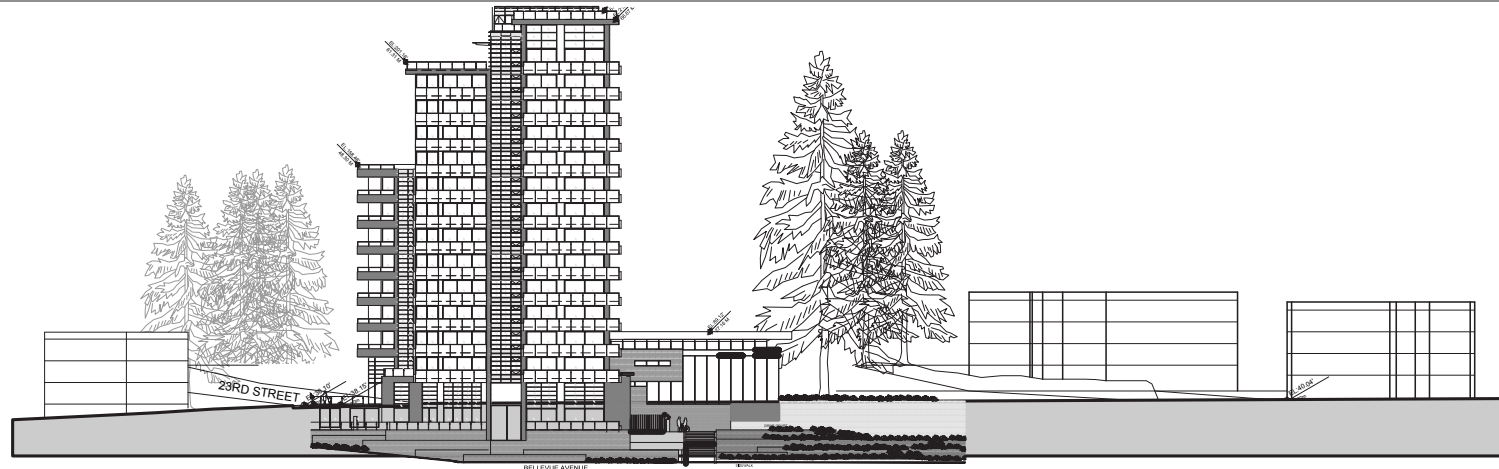
On Street Parking

| | Current Condition | Proposed Condition |
|---------------|-------------------|--------------------|
| Bellevue Ave. | 21 | 10 stalls |
| 23rd St | - | 15 stalls |
| TOTAL | 21 | 25 stalls |



Context Plan





1 BELLEVUE STREET ELEVATION
1/8"=1/32"

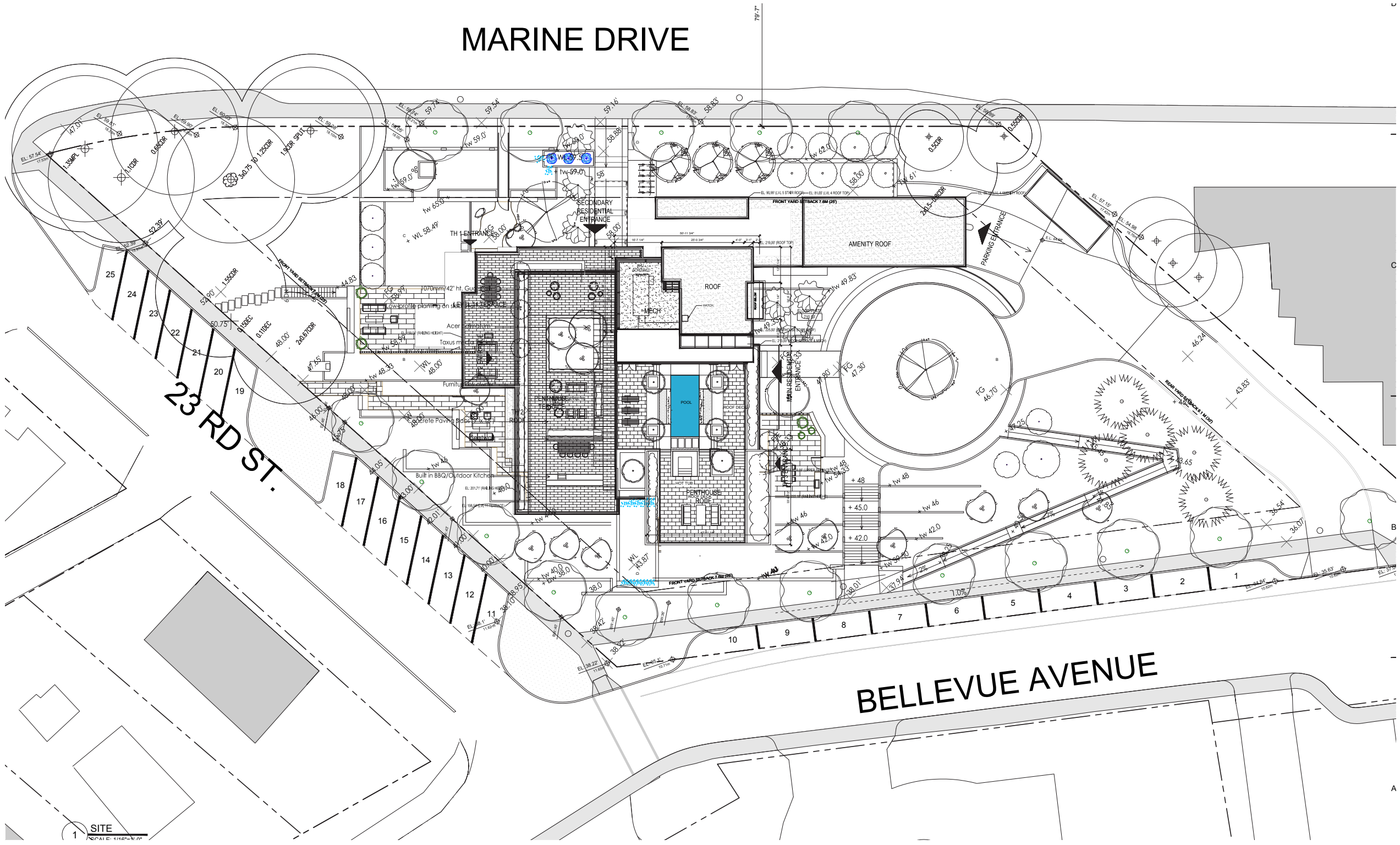


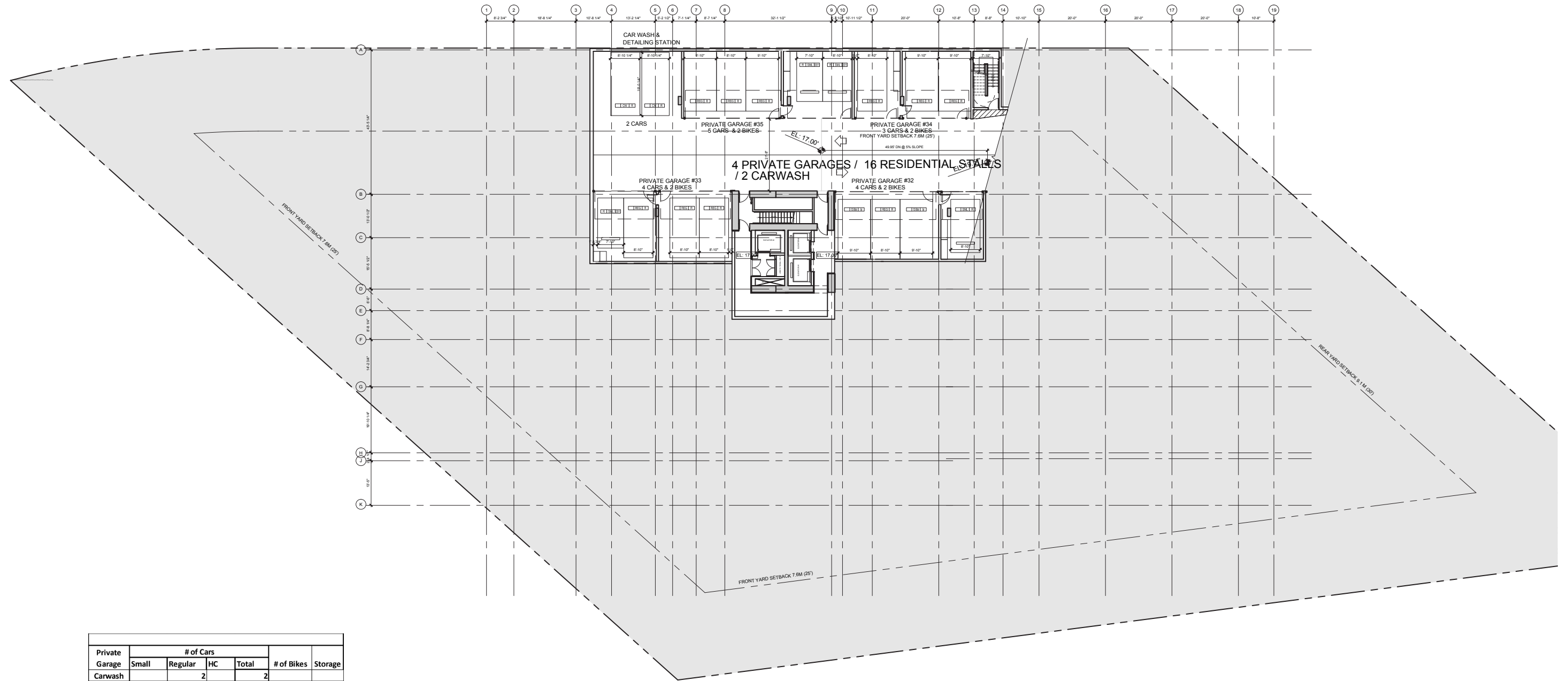
2 MARINE DRIVE STREET ELEVATION
1/8"=1/32"



3 23RD STREET ANGLED ELEVATION
1/8"=1/32"

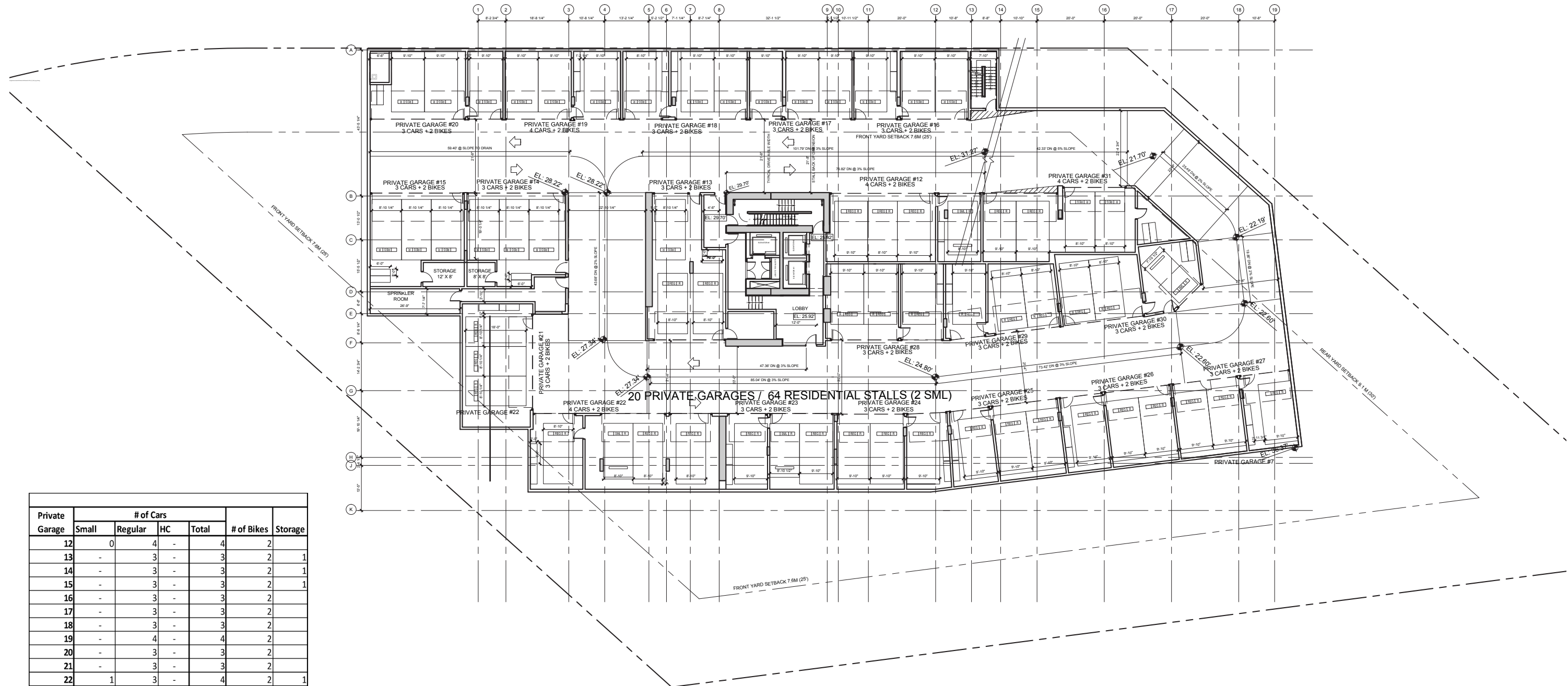
Site Plan



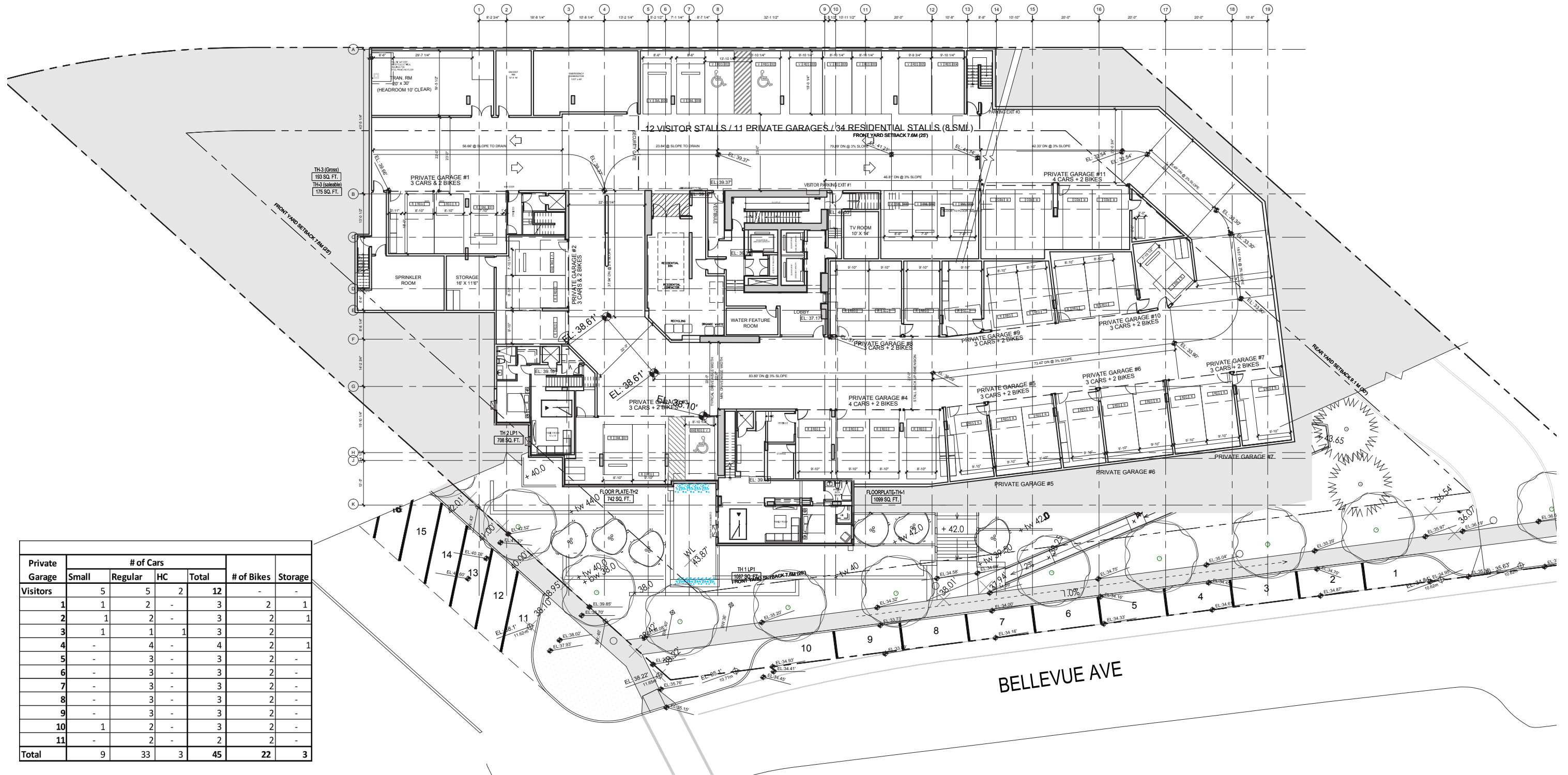


| Private Garage | # of Cars | | | | # of Bikes | Storage |
|----------------|-----------|---------|----|-------|------------|---------|
| | Small | Regular | HC | Total | | |
| Carwash | | 2 | | 2 | | |
| 32 | - | 4 | | 4 | 2 | |
| 33 | 1 | 3 | | 4 | 2 | |
| 34 | - | 3 | | 3 | 2 | |
| 35 | 2 | 3 | | 5 | 2 | |
| Total | 3 | 15 | 0 | 18 | 8 | - |

P2 Site

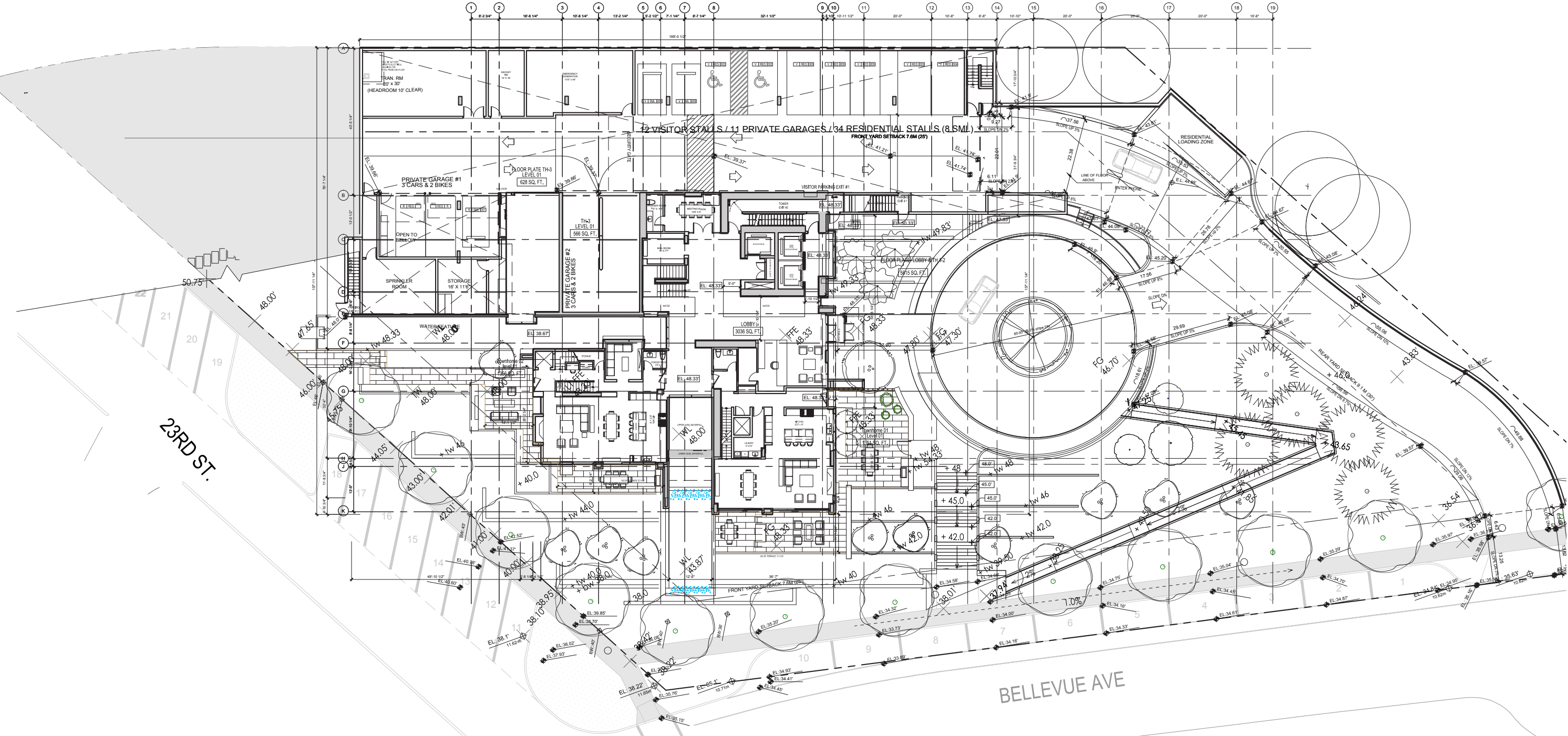


| Private Garage | # of Cars | | | | # of Bikes | Storage |
|----------------|-----------|-----------|----------|-----------|------------|----------|
| | Small | Regular | HC | Total | | |
| 12 | 0 | 4 | - | 4 | 2 | |
| 13 | - | 3 | - | 3 | 2 | 1 |
| 14 | - | 3 | - | 3 | 2 | 1 |
| 15 | - | 3 | - | 3 | 2 | 1 |
| 16 | - | 3 | - | 3 | 2 | |
| 17 | - | 3 | - | 3 | 2 | |
| 18 | - | 3 | - | 3 | 2 | |
| 19 | - | 4 | - | 4 | 2 | |
| 20 | - | 3 | - | 3 | 2 | |
| 21 | - | 3 | - | 3 | 2 | |
| 22 | 1 | 3 | - | 4 | 2 | 1 |
| 23 | 1 | 2 | - | 3 | 2 | |
| 24 | - | 3 | - | 3 | 2 | |
| 25 | - | 3 | - | 3 | 2 | |
| 26 | - | 3 | - | 3 | 2 | |
| 27 | - | 3 | - | 3 | 2 | |
| 28 | - | 3 | - | 3 | 2 | |
| 29 | - | 3 | - | 3 | 2 | |
| 30 | 1 | 2 | - | 3 | 2 | 1 |
| 31 | 0 | 4 | - | 4 | 2 | 1 |
| Total | 3 | 61 | - | 64 | 40 | 6 |

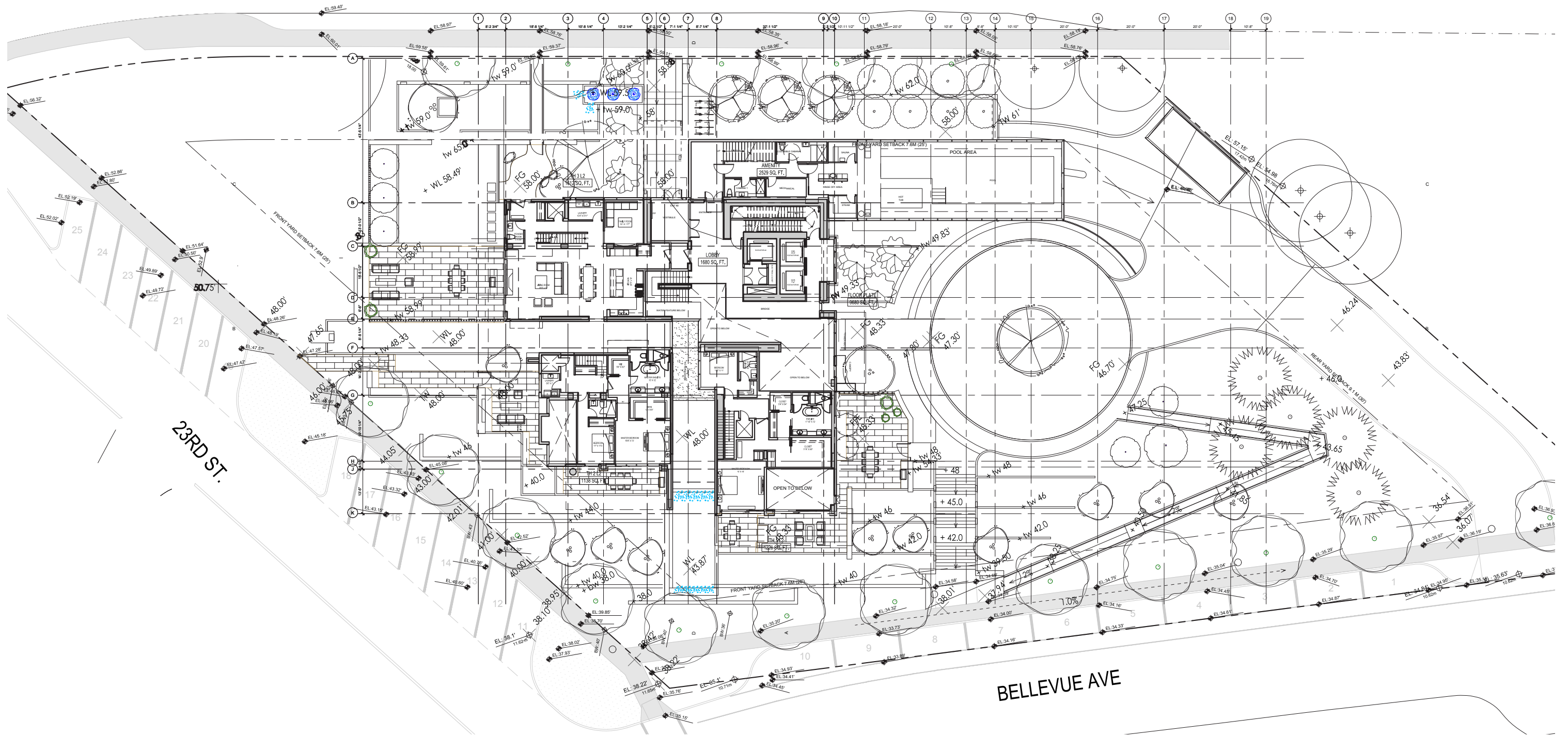


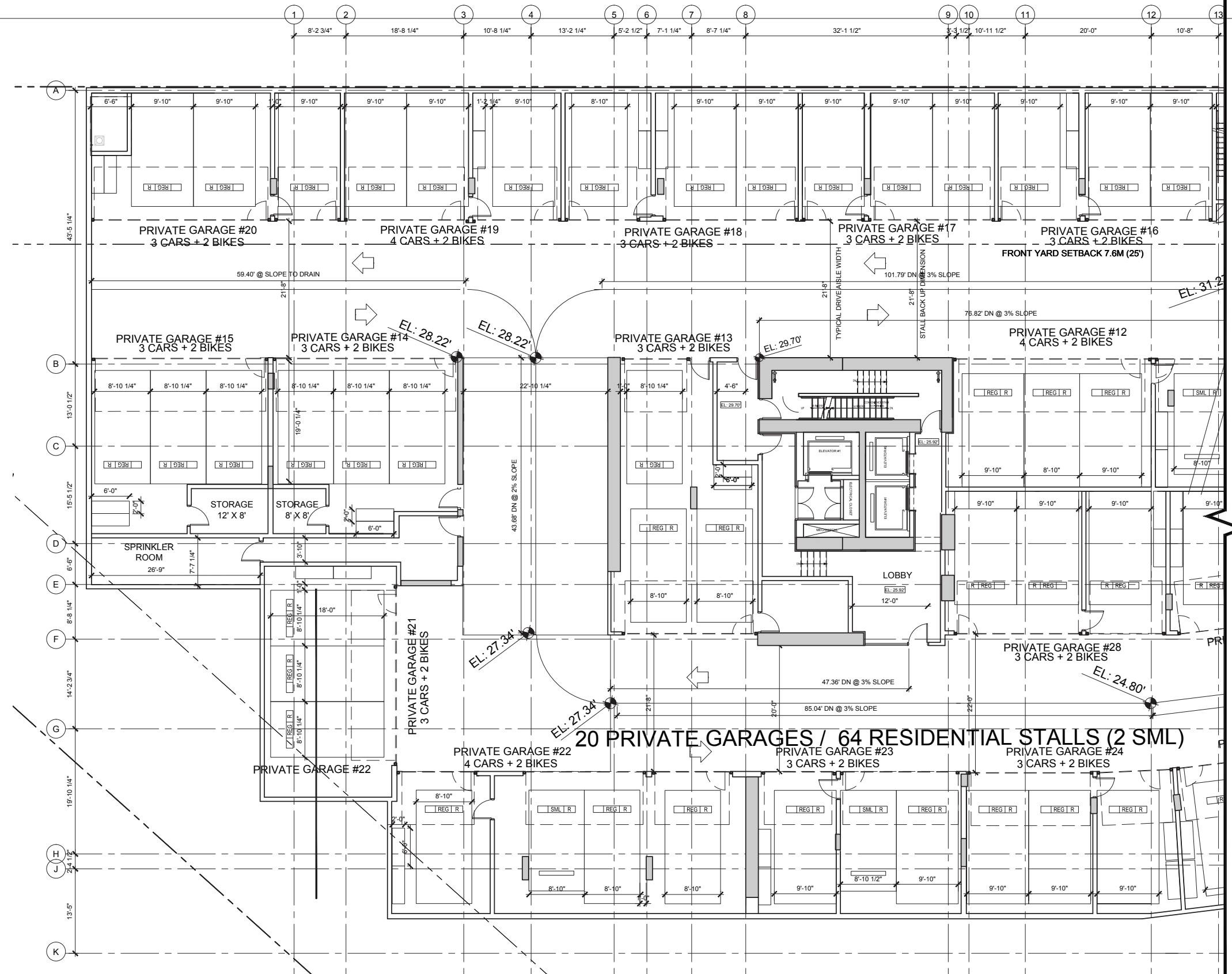
| Private Garage | # of Cars | | | | # of Bikes | Storage |
|----------------|-----------|-----------|----------|-----------|------------|----------|
| | Small | Regular | HC | Total | | |
| Visitors | 5 | 5 | 2 | 12 | - | - |
| 1 | 1 | 2 | - | 3 | 2 | 1 |
| 2 | 1 | 2 | - | 3 | 2 | 1 |
| 3 | 1 | 1 | 1 | 3 | 2 | - |
| 4 | - | 4 | - | 4 | 2 | 1 |
| 5 | - | 3 | - | 3 | 2 | - |
| 6 | - | 3 | - | 3 | 2 | - |
| 7 | - | 3 | - | 3 | 2 | - |
| 8 | - | 3 | - | 3 | 2 | - |
| 9 | - | 3 | - | 3 | 2 | - |
| 10 | 1 | 2 | - | 3 | 2 | - |
| 11 | - | 2 | - | 2 | 2 | - |
| Total | 9 | 33 | 3 | 45 | 22 | 3 |

L1 Site



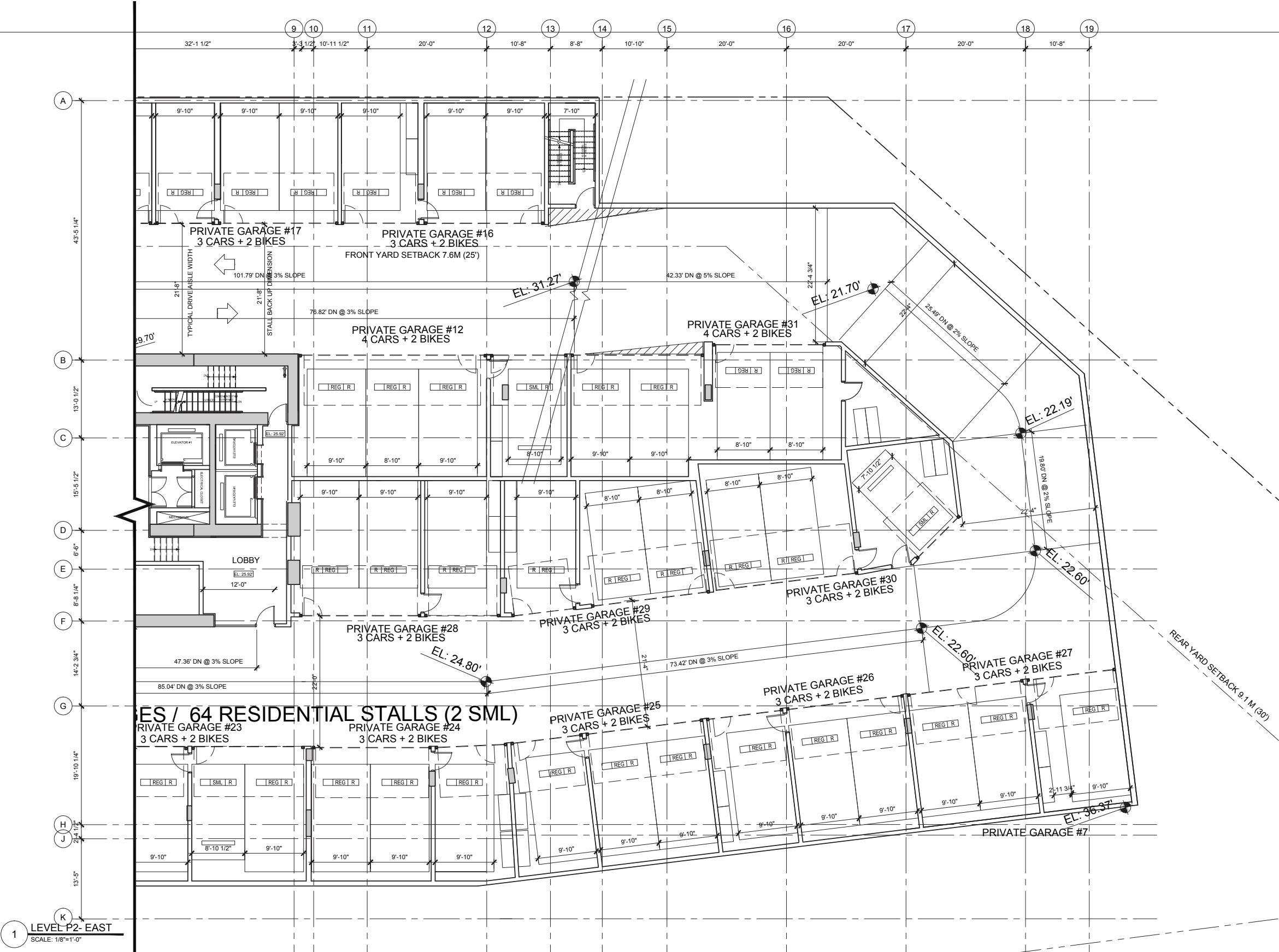
MARINE DR.

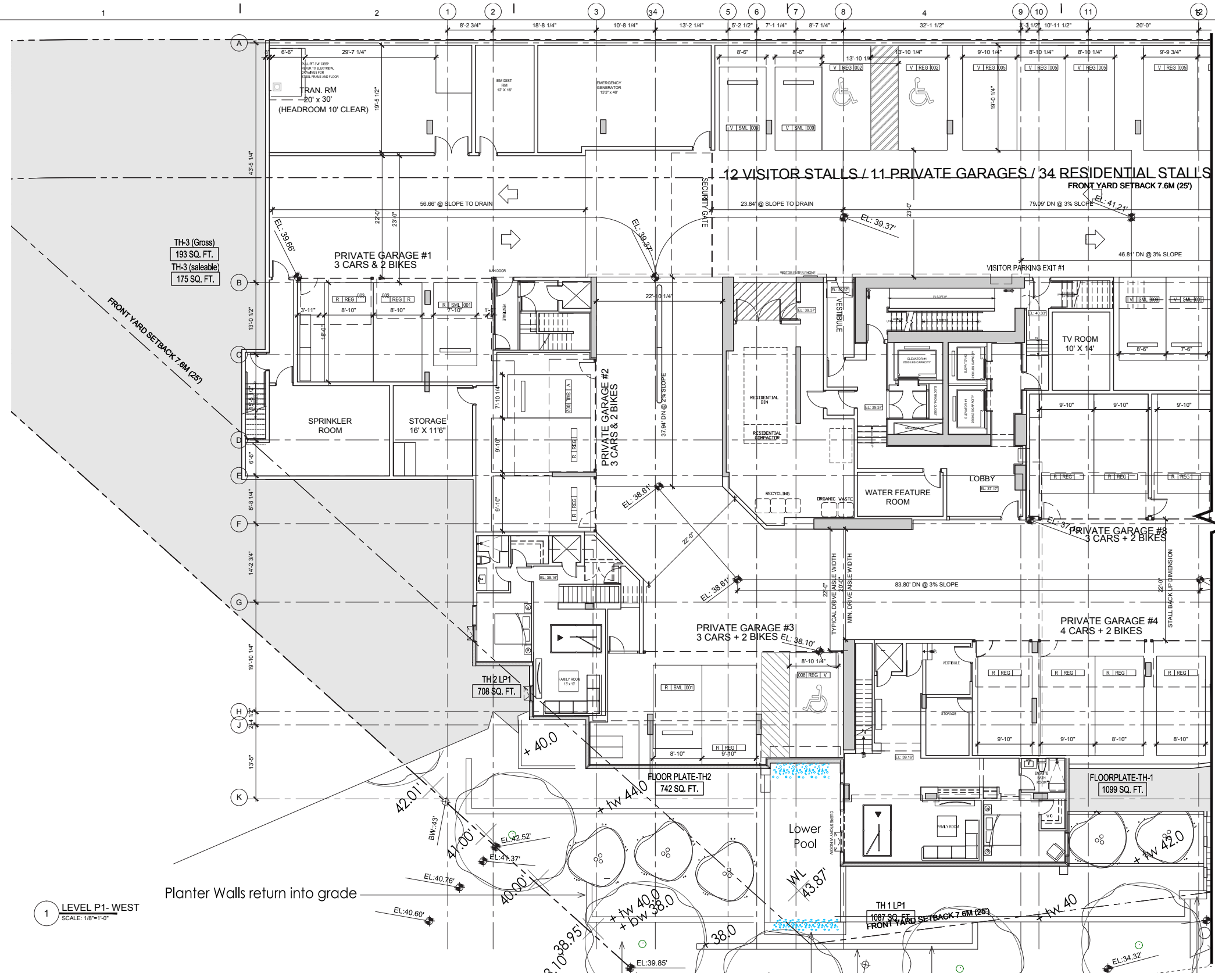




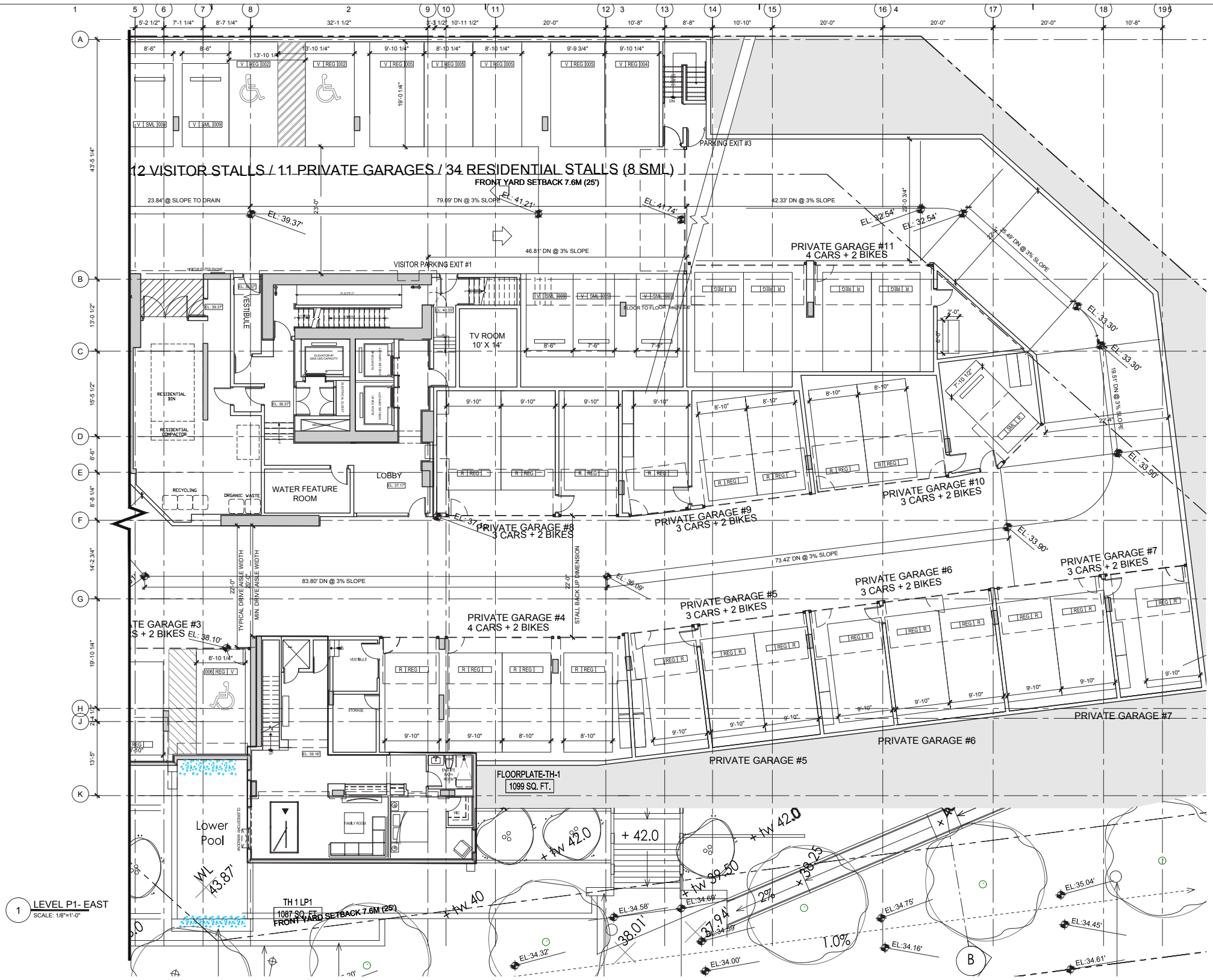
1 LEVEL P2
SCALE: 1/8"=1'-0"

P2 EAST

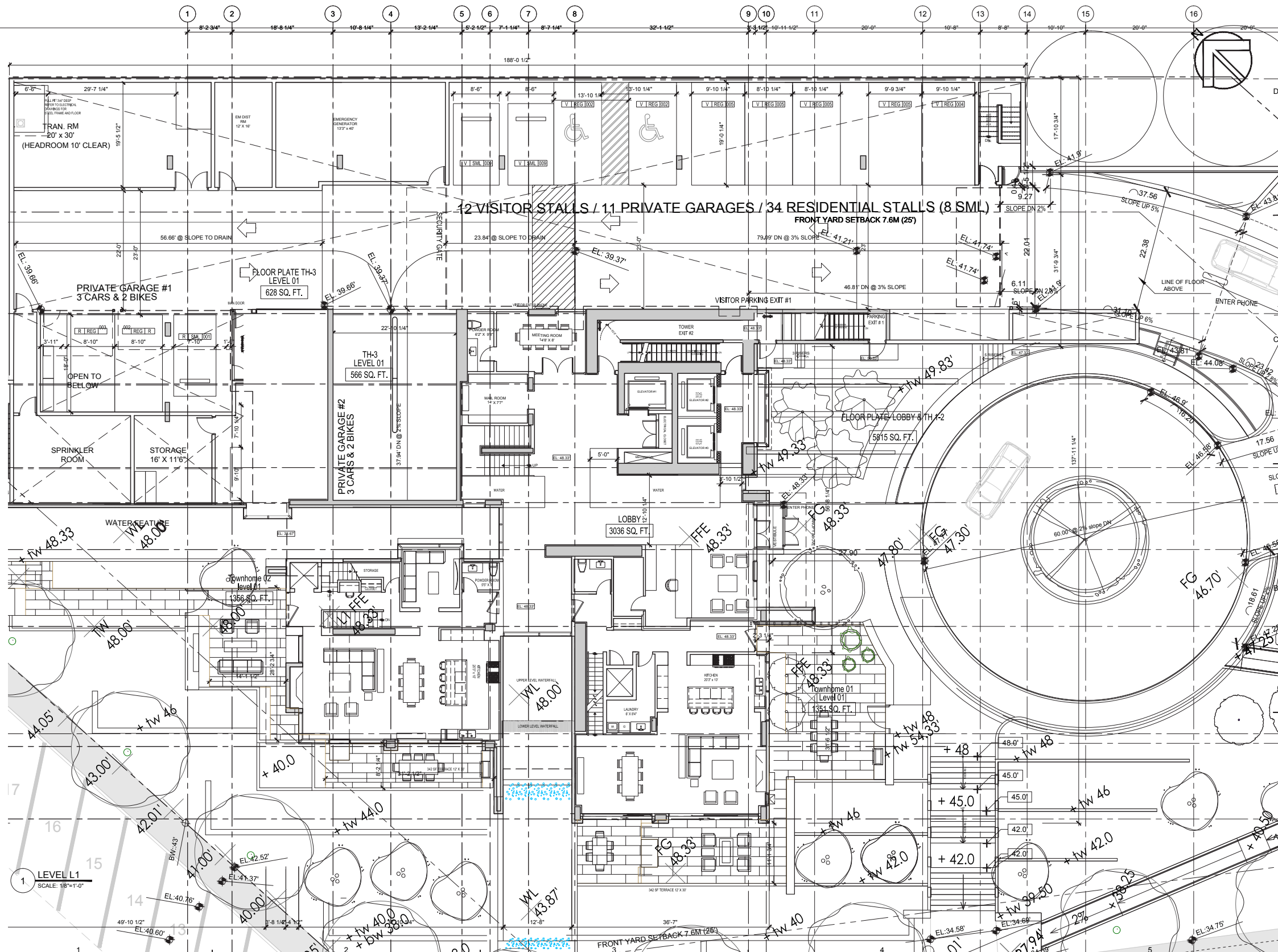


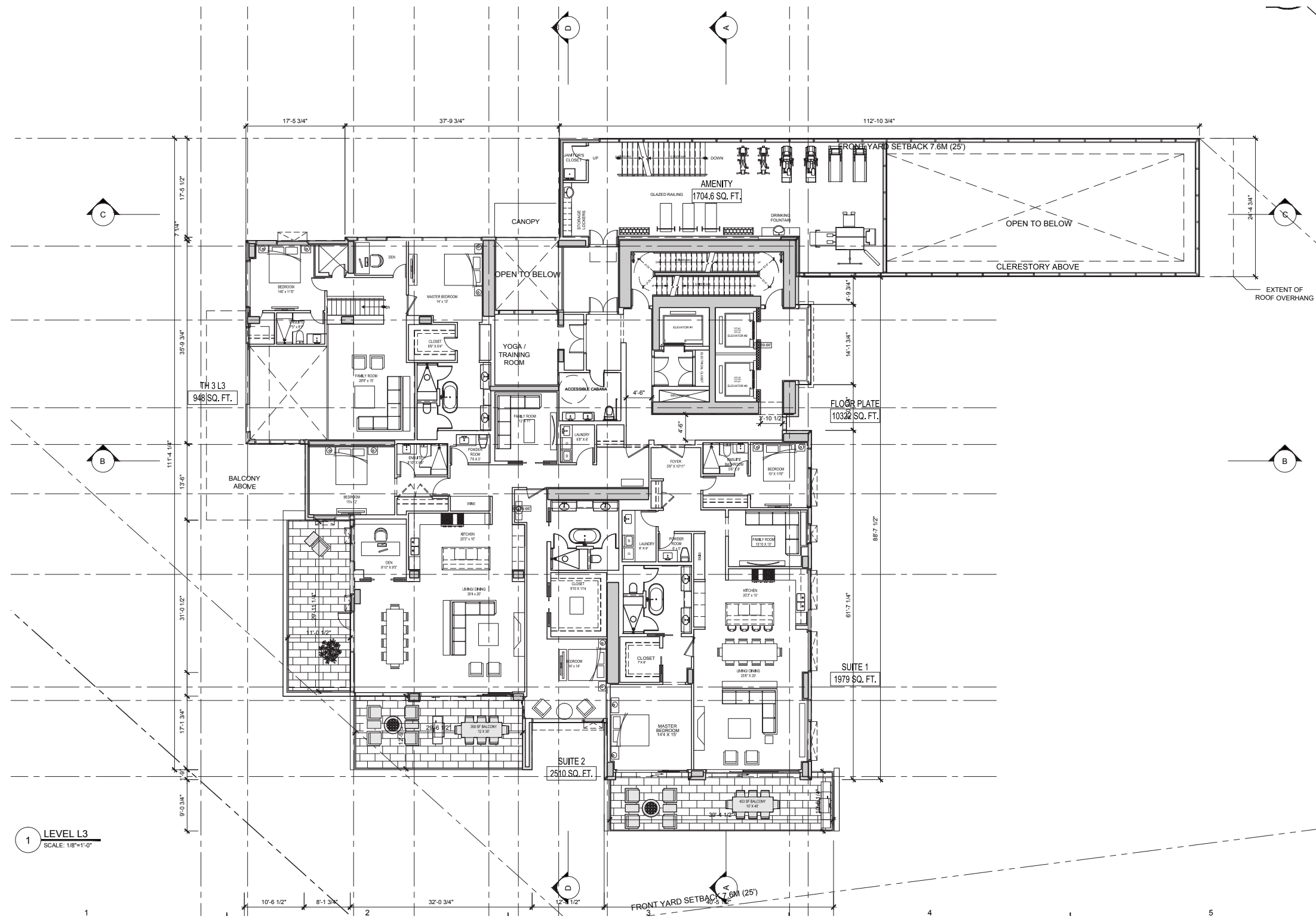


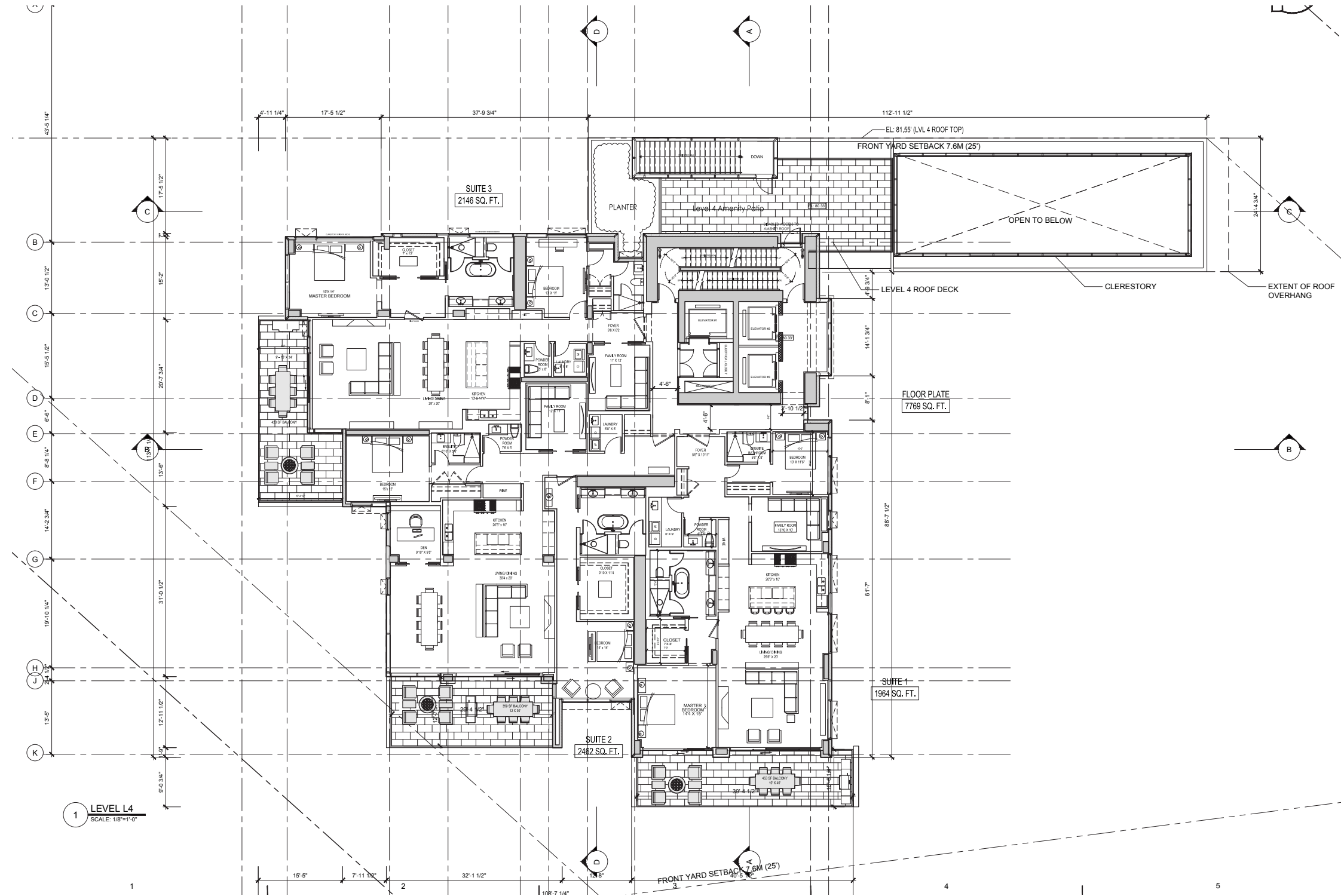
P1 EAST

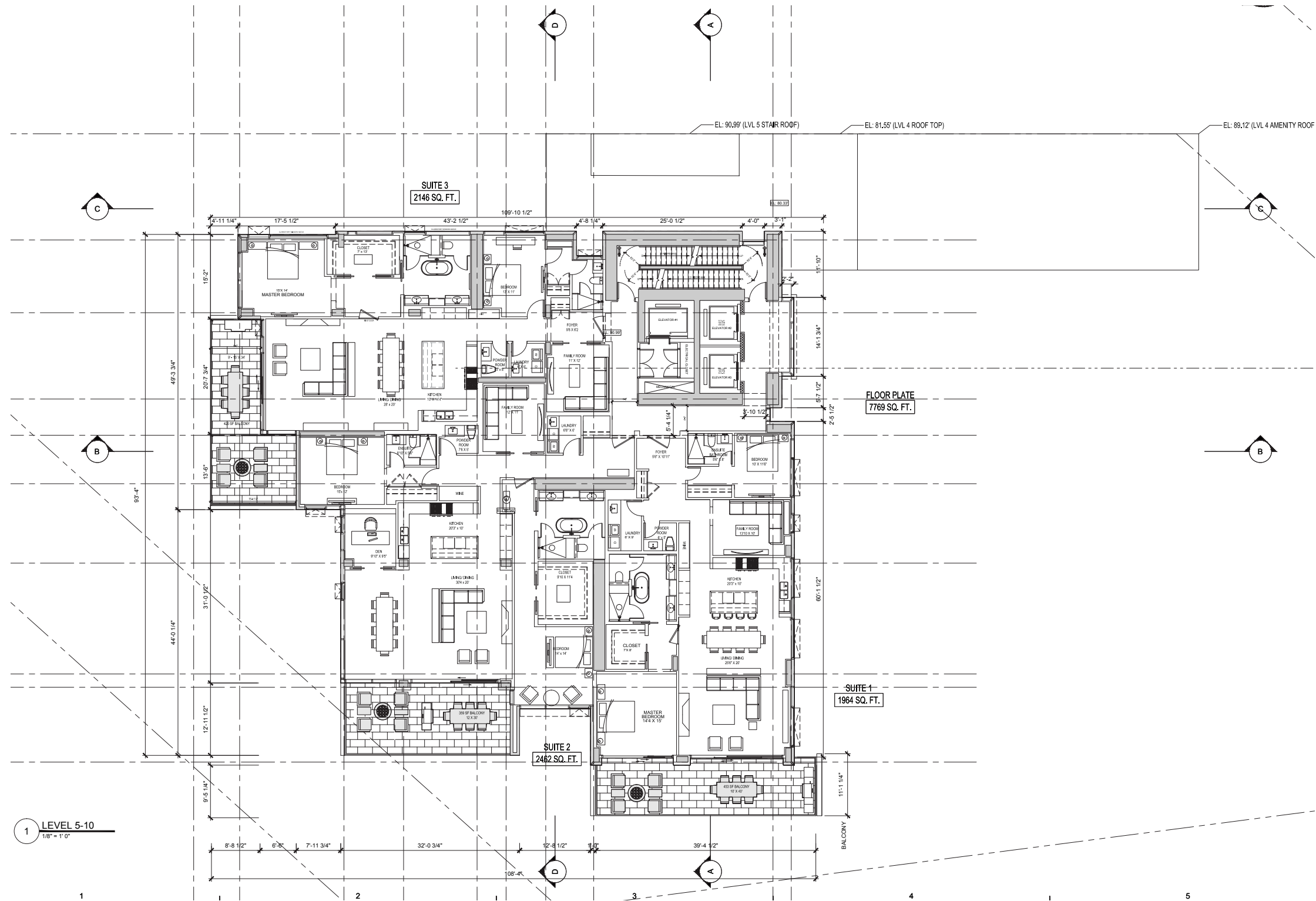


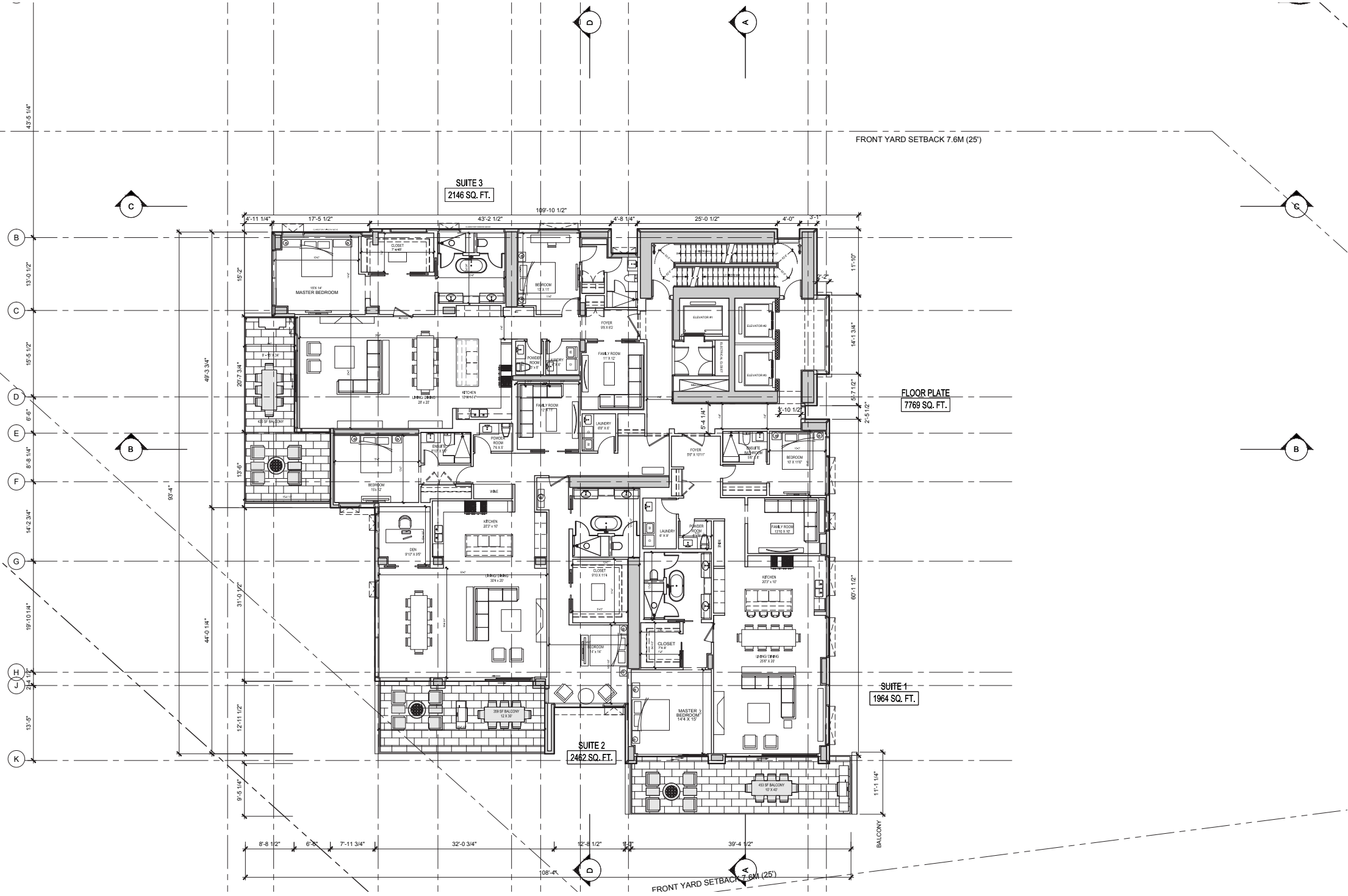
1 LEVEL P1-EAST
 SCALE: 1/8"=1'-0"

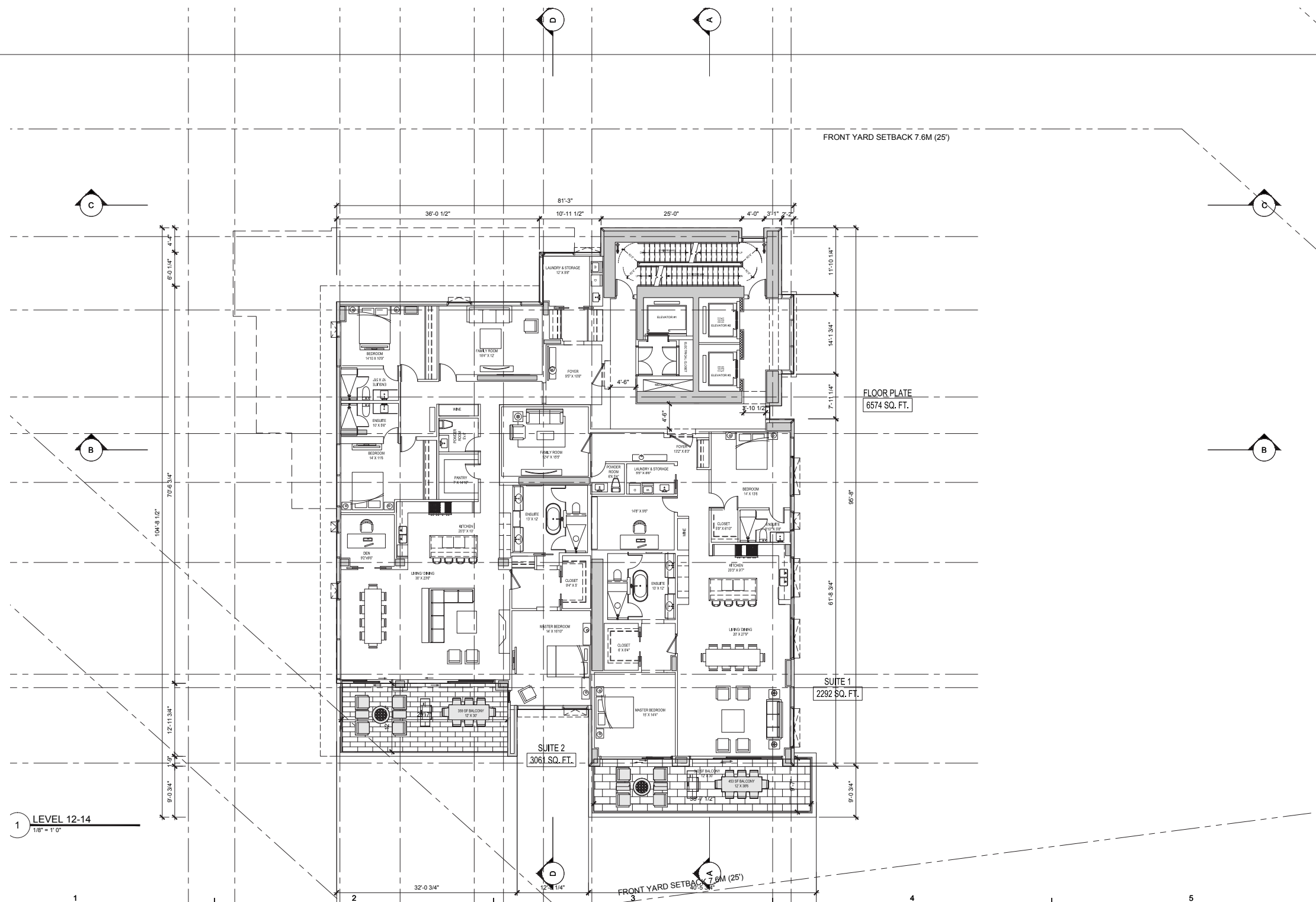


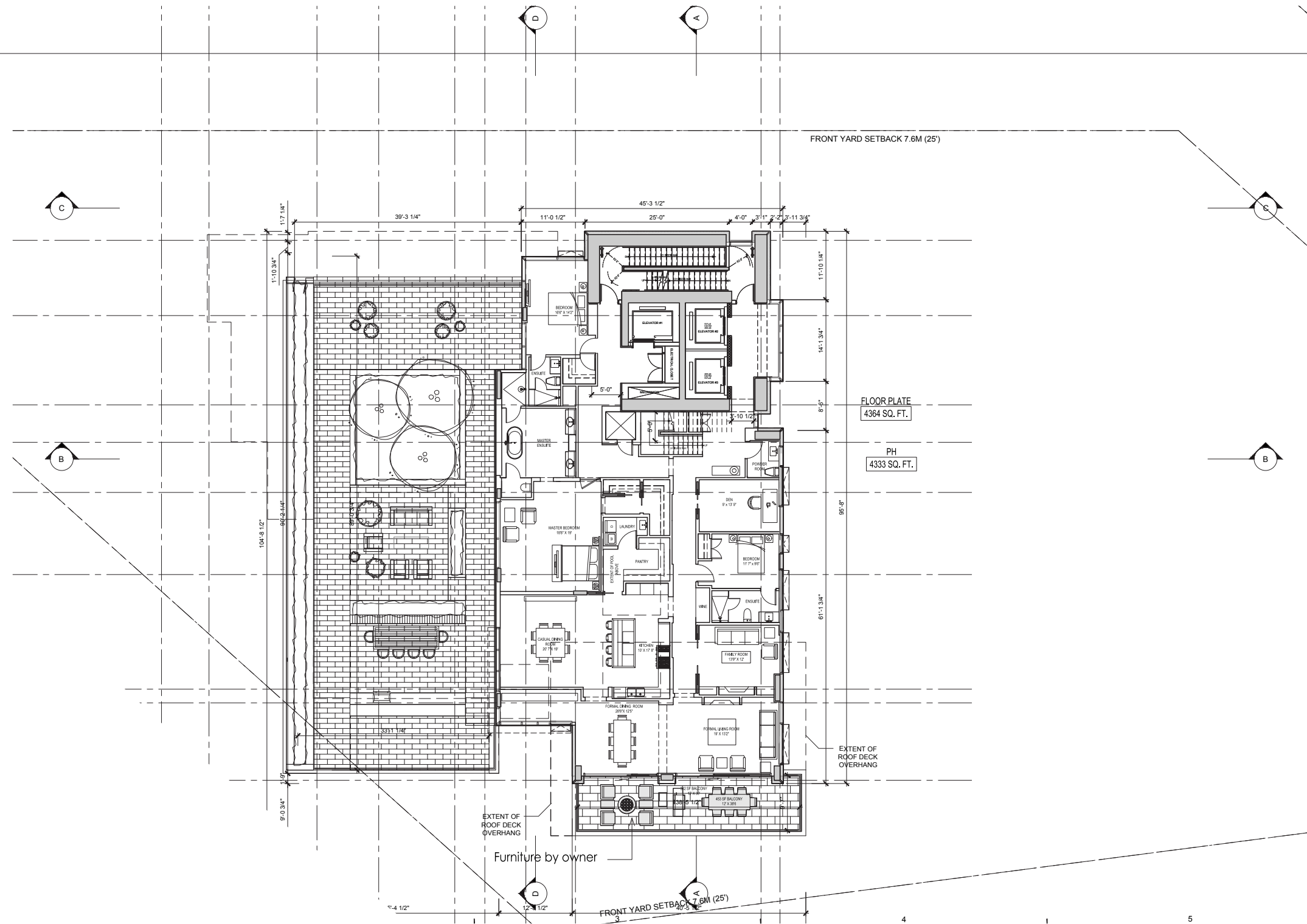




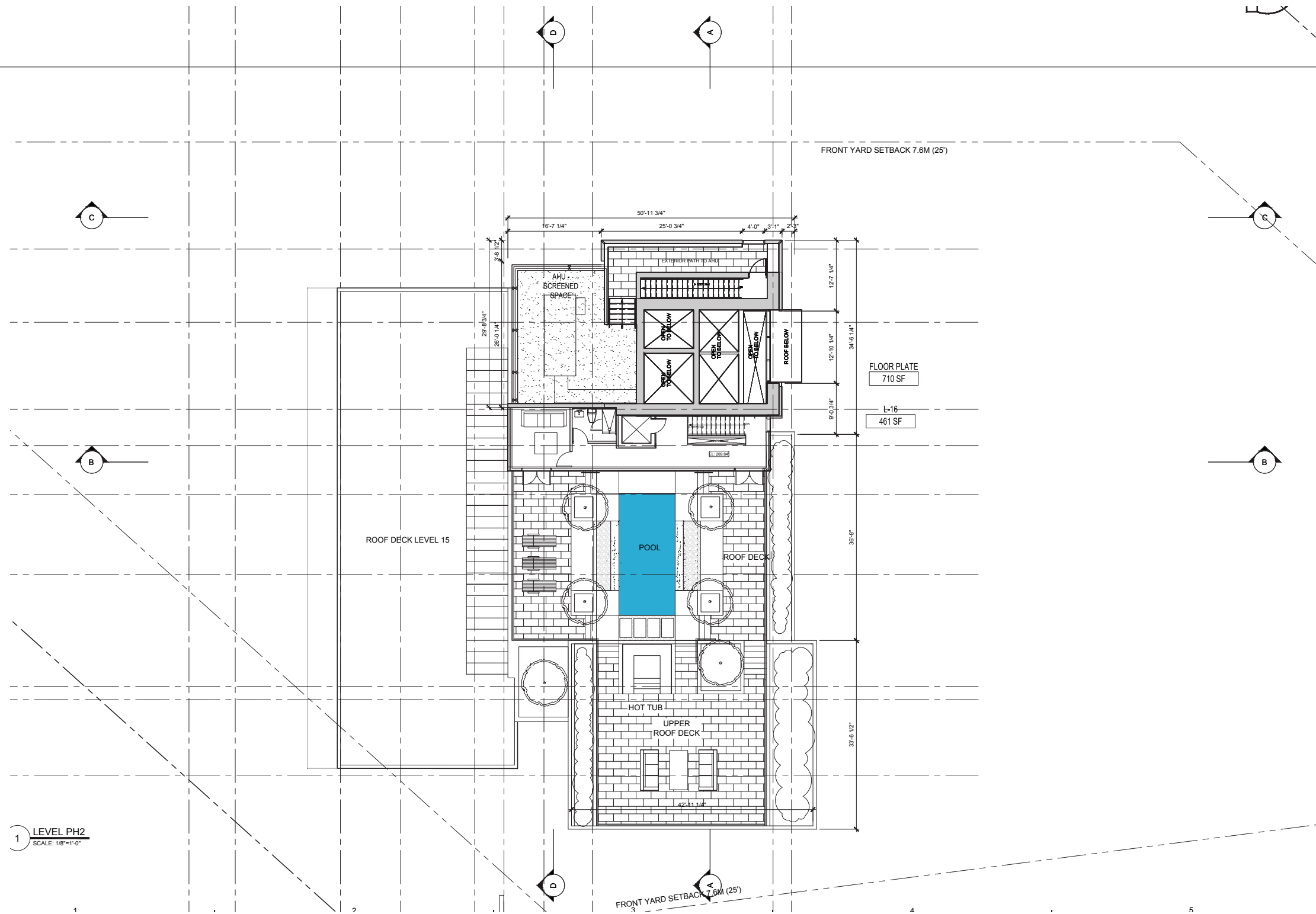


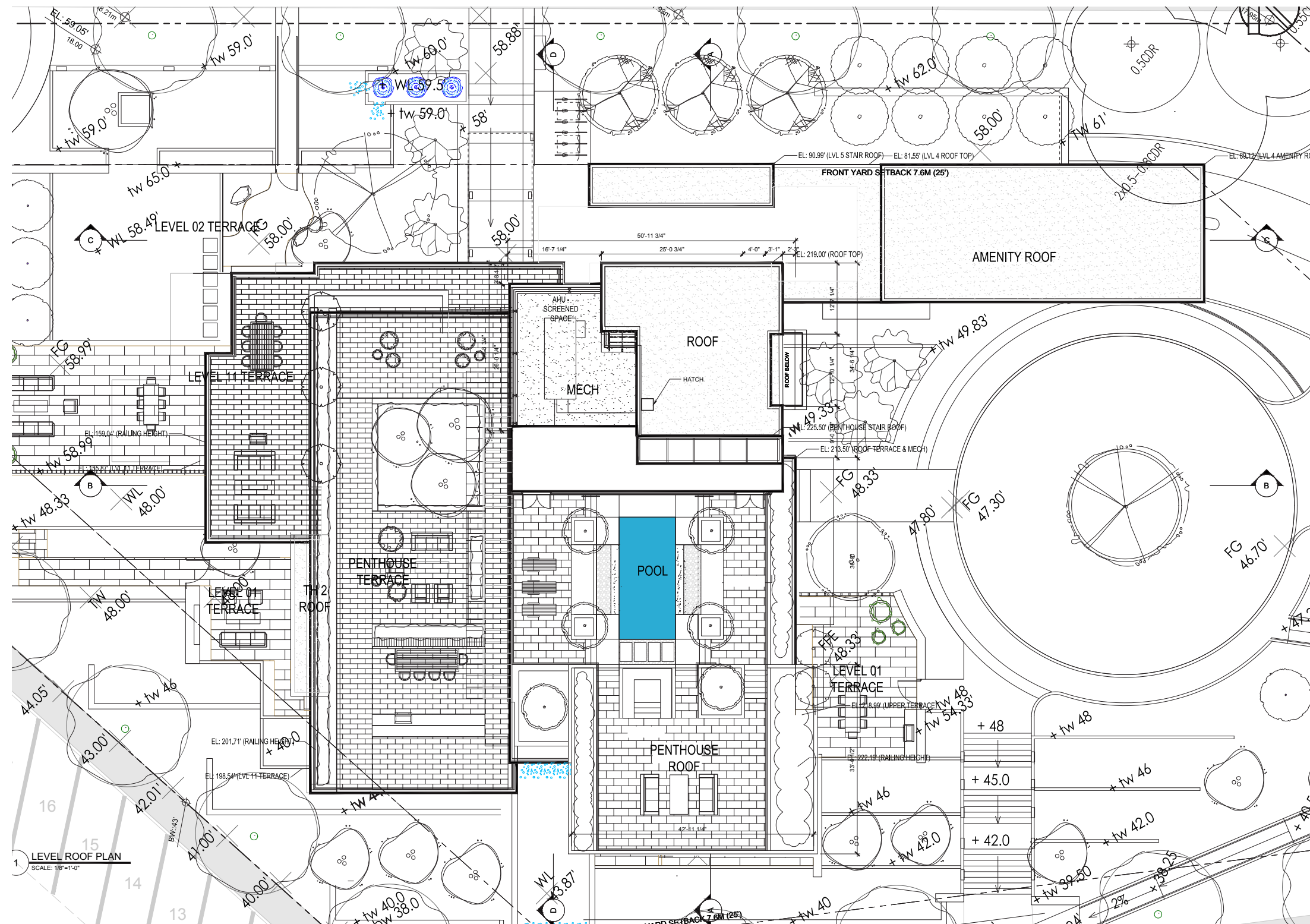




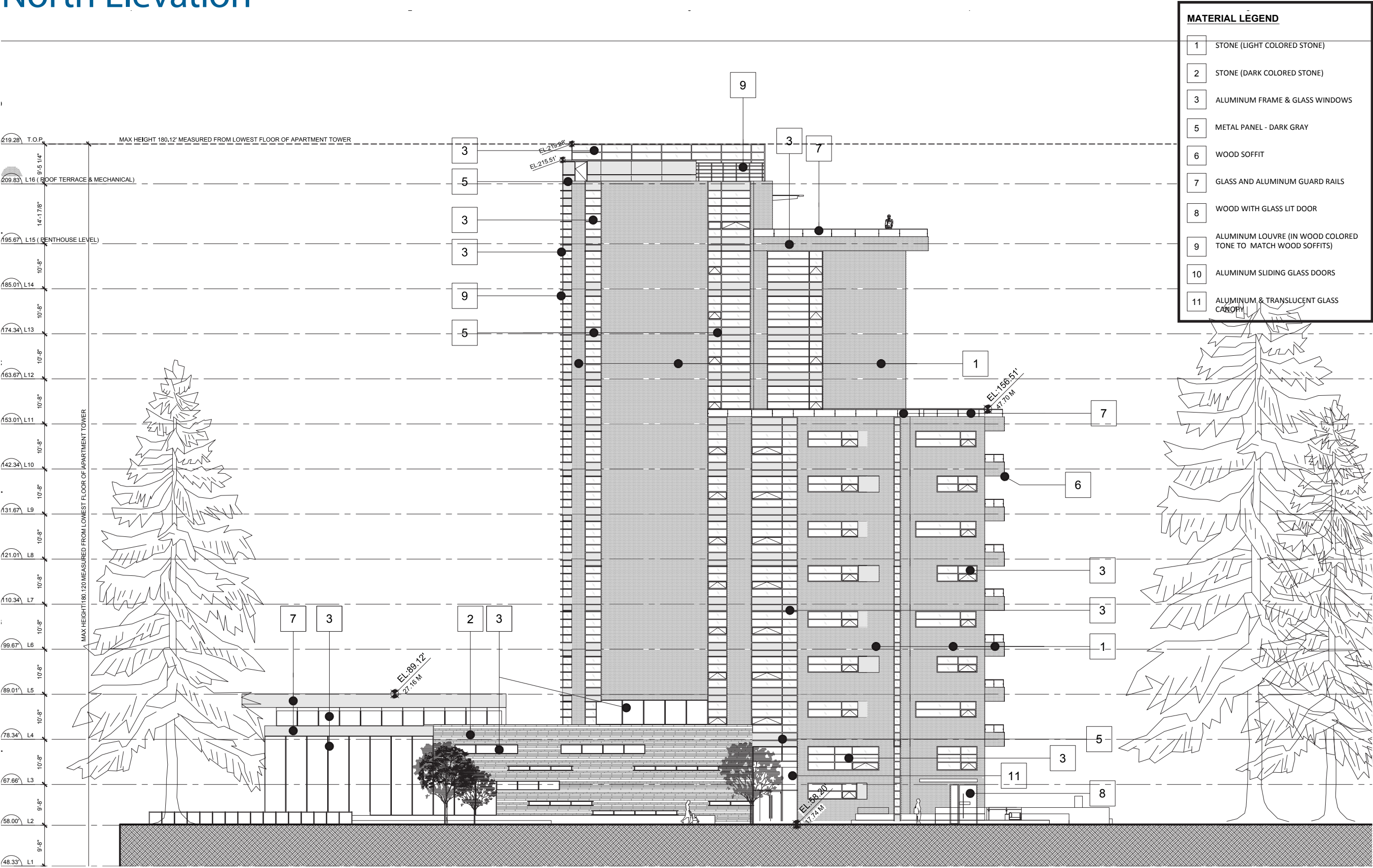


PH ROOF





North Elevation

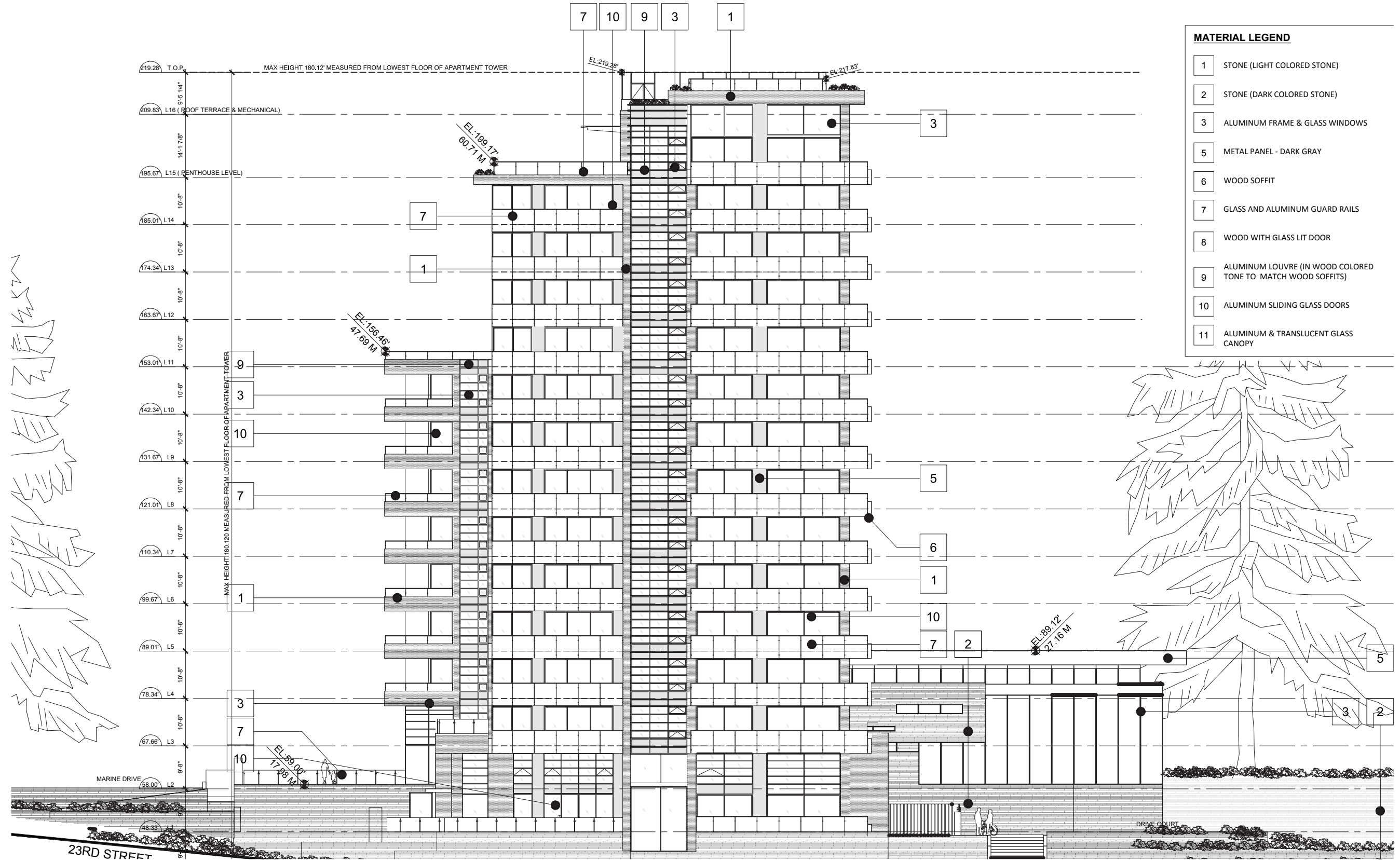




MATERIAL LEGEND

| | |
|----|--|
| 1 | STONE (LIGHT COLORED STONE) |
| 2 | STONE (DARK COLORED STONE) |
| 3 | ALUMINUM FRAME & GLASS WINDOWS |
| 4 | METAL PANEL - DARK GRAY |
| 5 | WOOD SOFFIT |
| 6 | GLASS AND ALUMINUM GUARD RAILS |
| 7 | WOOD WITH GLASS LIT DOOR |
| 8 | ALUMINUM LOUVRE (IN WOOD COLORED TONE TO MATCH WOOD SOFFITS) |
| 9 | ALUMINUM SLIDING GLASS DOORS |
| 10 | ALUMINUM & TRANSLUCENT GLASS CANOPY |
| 11 | |

South Elevation



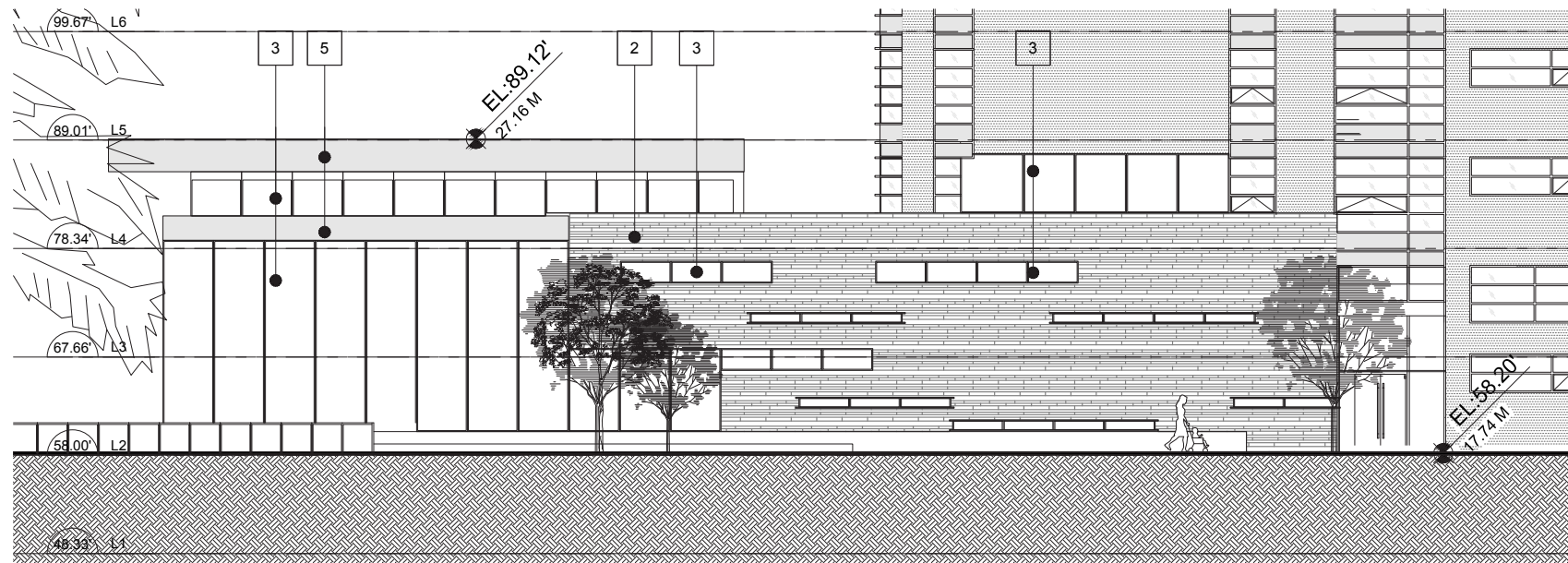
West Elevation



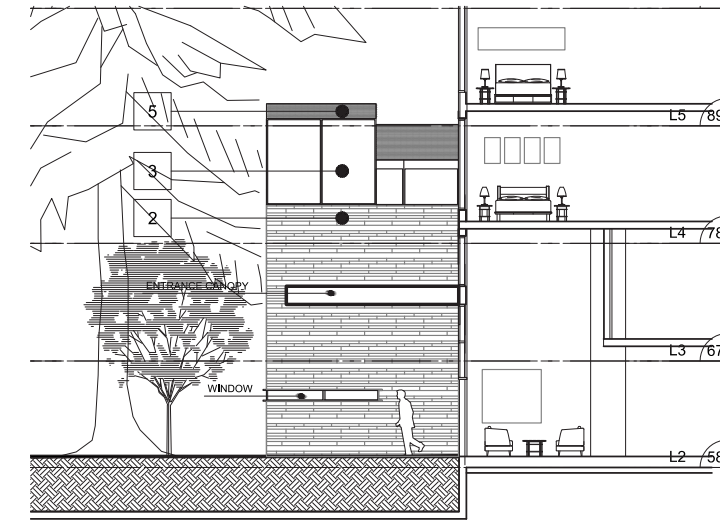
MATERIAL LEGEND

| | |
|----|--|
| 1 | STONE (LIGHT COLORED STONE) |
| 2 | STONE (DARK COLORED STONE) |
| 3 | ALUMINUM FRAME & GLASS WINDOWS |
| 5 | METAL PANEL - DARK GRAY |
| 6 | WOOD SOFFIT |
| 7 | GLASS AND ALUMINUM GUARD RAILS |
| 8 | WOOD WITH GLASS LIT DOOR |
| 9 | ALUMINUM LOUVRE (IN WOOD COLORED TONE TO MATCH WOOD SOFFITS) |
| 10 | ALUMINUM SLIDING GLASS DOORS |
| 11 | ALUMINUM & TRANSLUCENT GLASS CANOPY |

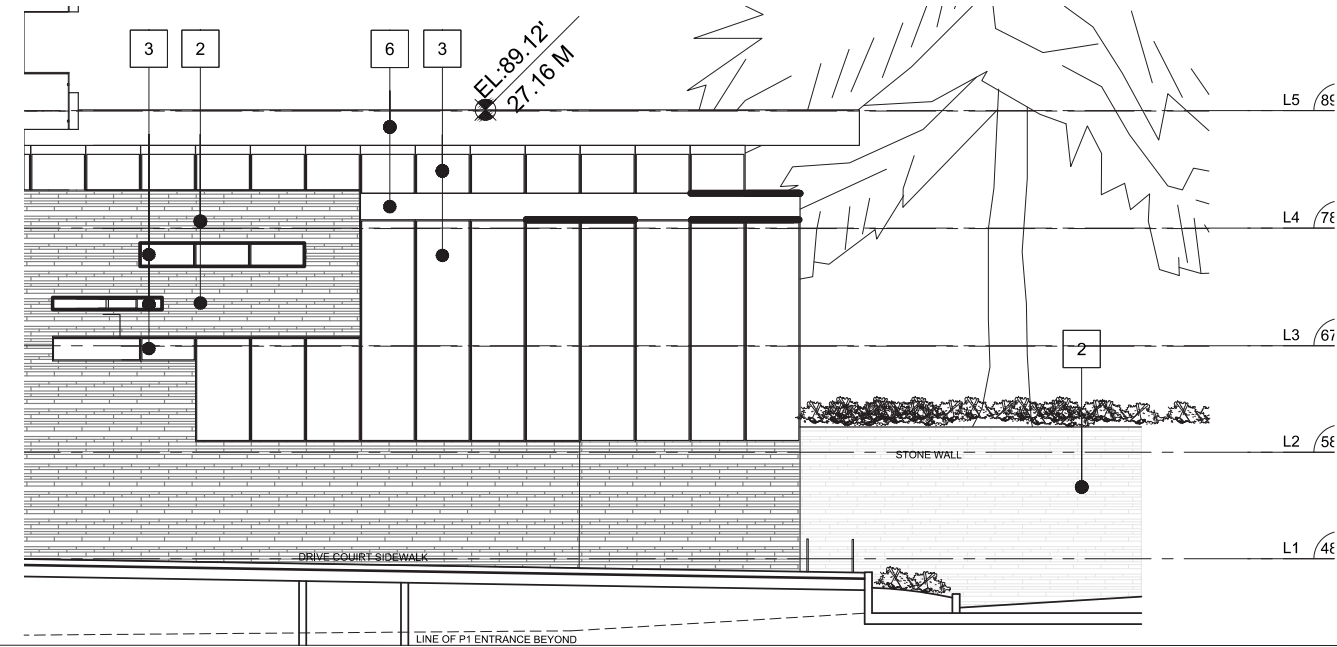
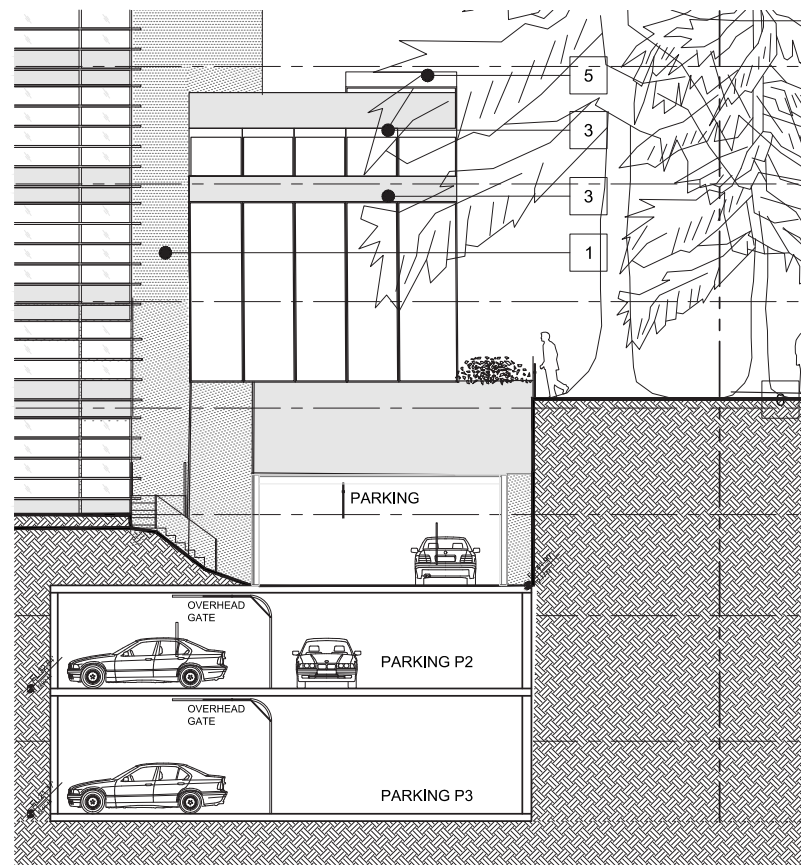
Amenity Elevations



1 AMENITY- NORTH ELEVATION
SCALE: 1/8"=1'-0"

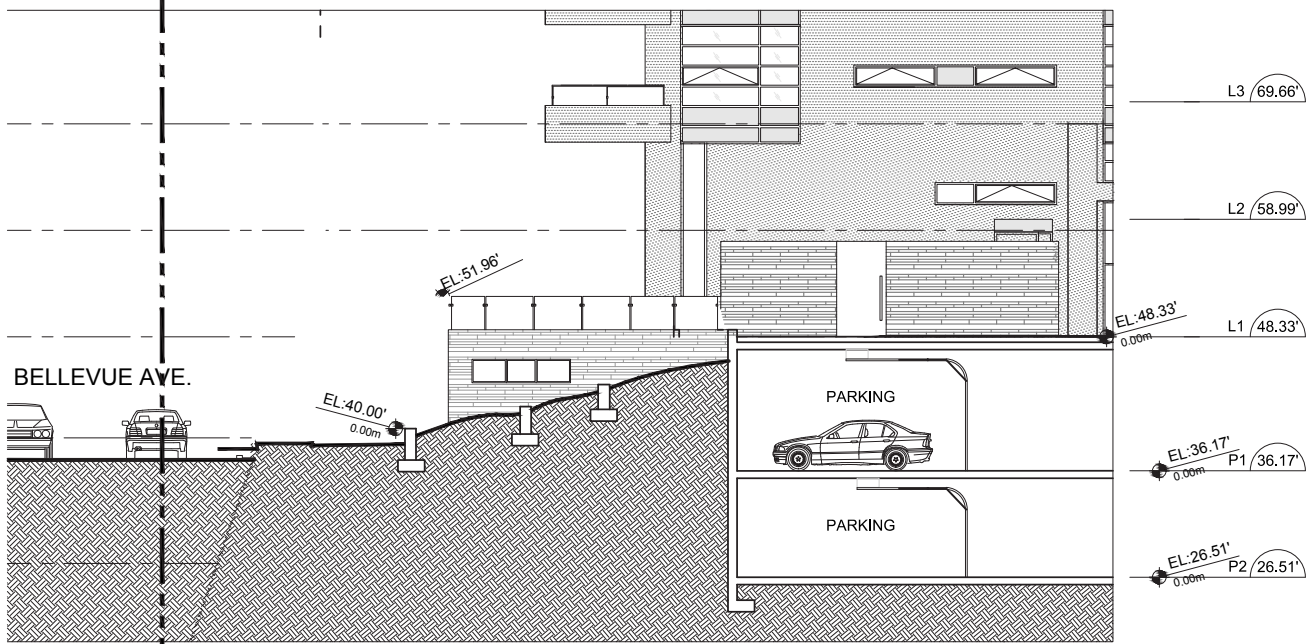


2 AMENITY- WEST ELEVATION
SCALE: 1/8"=1'-0"

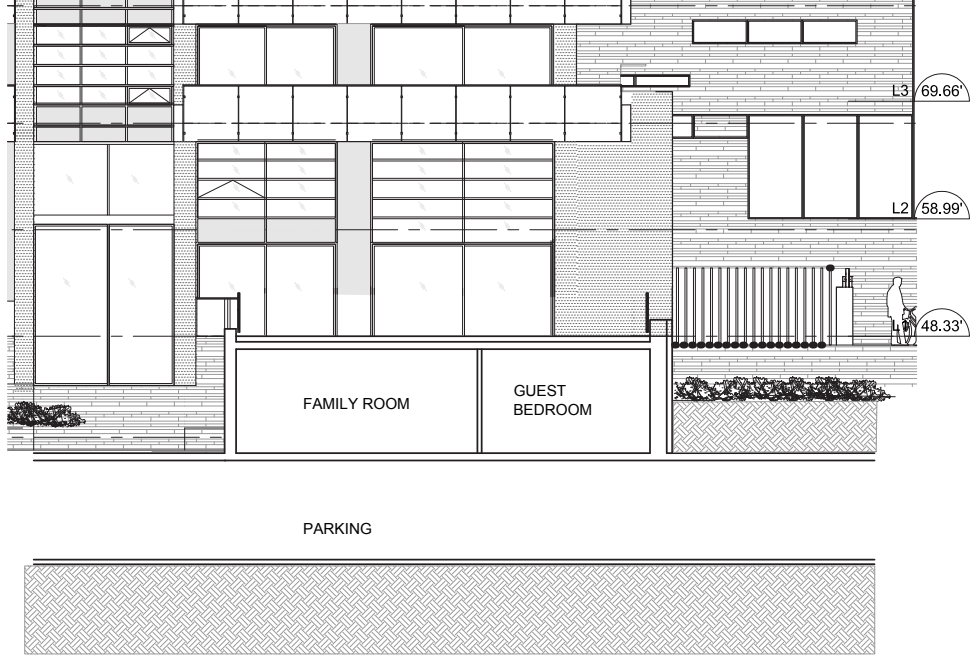


MATERIAL LEGEND

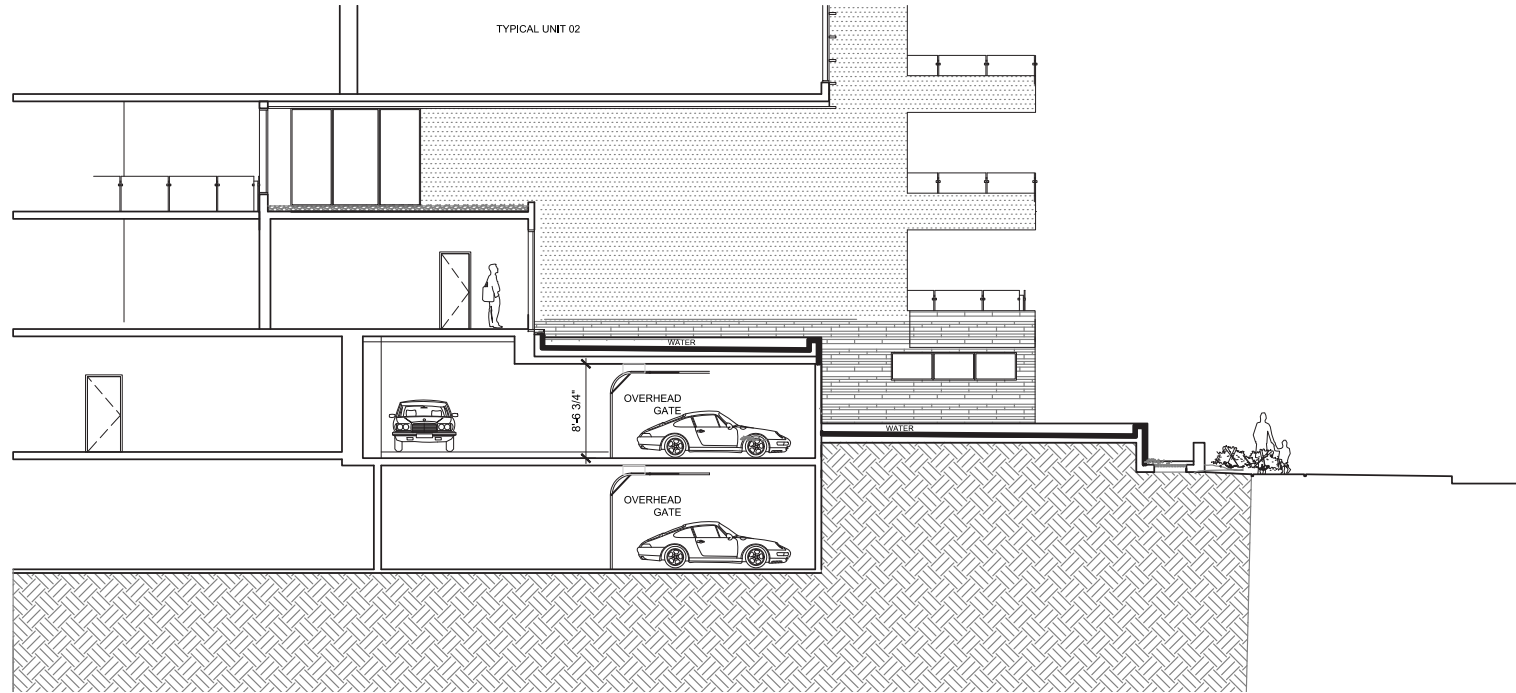
- 1 STONE (LIGHT COLORED STONE)
- 2 STONE (DARK COLORED STONE)
- 3 ALUMINUM FRAME & GLASS WINDOWS
- 5 METAL PANEL - DARK GRAY
- 6 WOOD SOFFIT
- 7 GLASS AND ALUMINUM GUARD RAILS
- 8 WOOD WITH GLASS LIT DOOR
- 9 ALUMINUM LOUVRE (IN WOOD COLORED TONE TO MATCH WOOD SOFFITS)
- 10 ALUMINUM SLIDING GLASS DOORS
- 11 ALUMINUM & TRANSLUCENT GLASS CANOPY



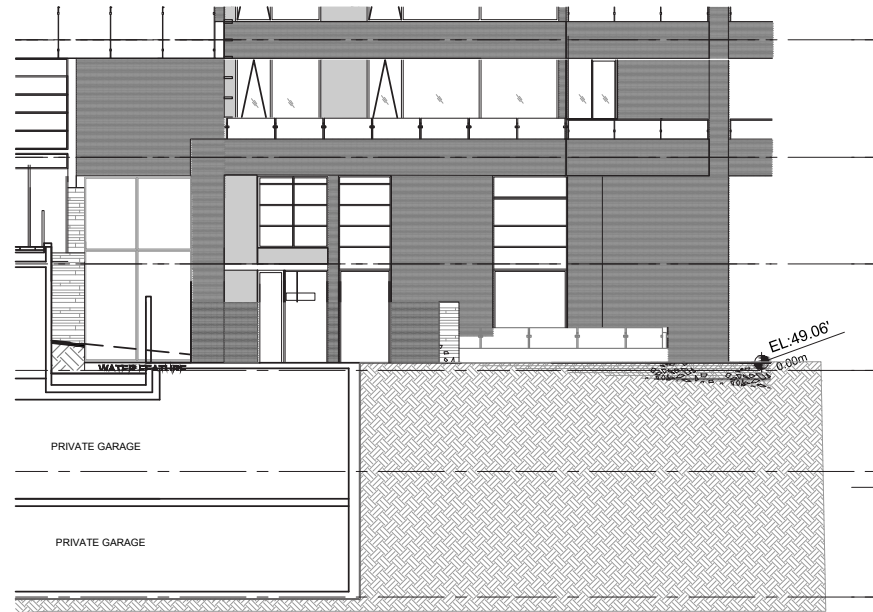
1 TH01- EAST ELEVATION
1'-0"=1/8"



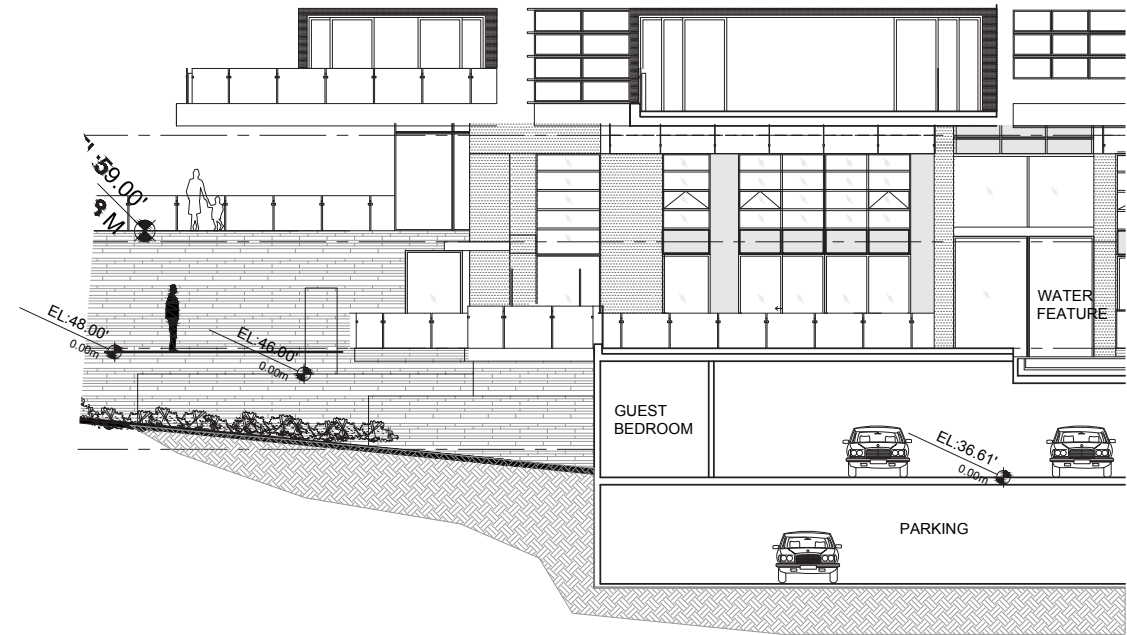
2 TH01- SOUTH ELEVATION
1'-0"=1/8"



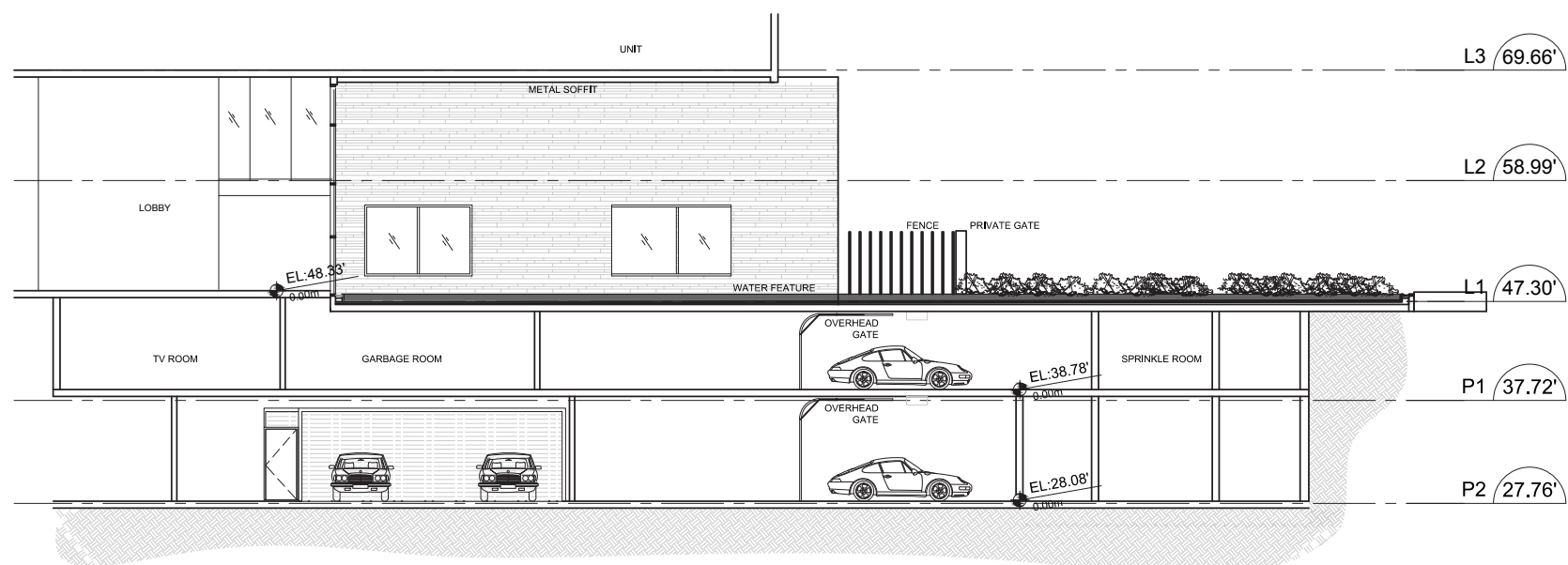
Townhome 02 Elevations

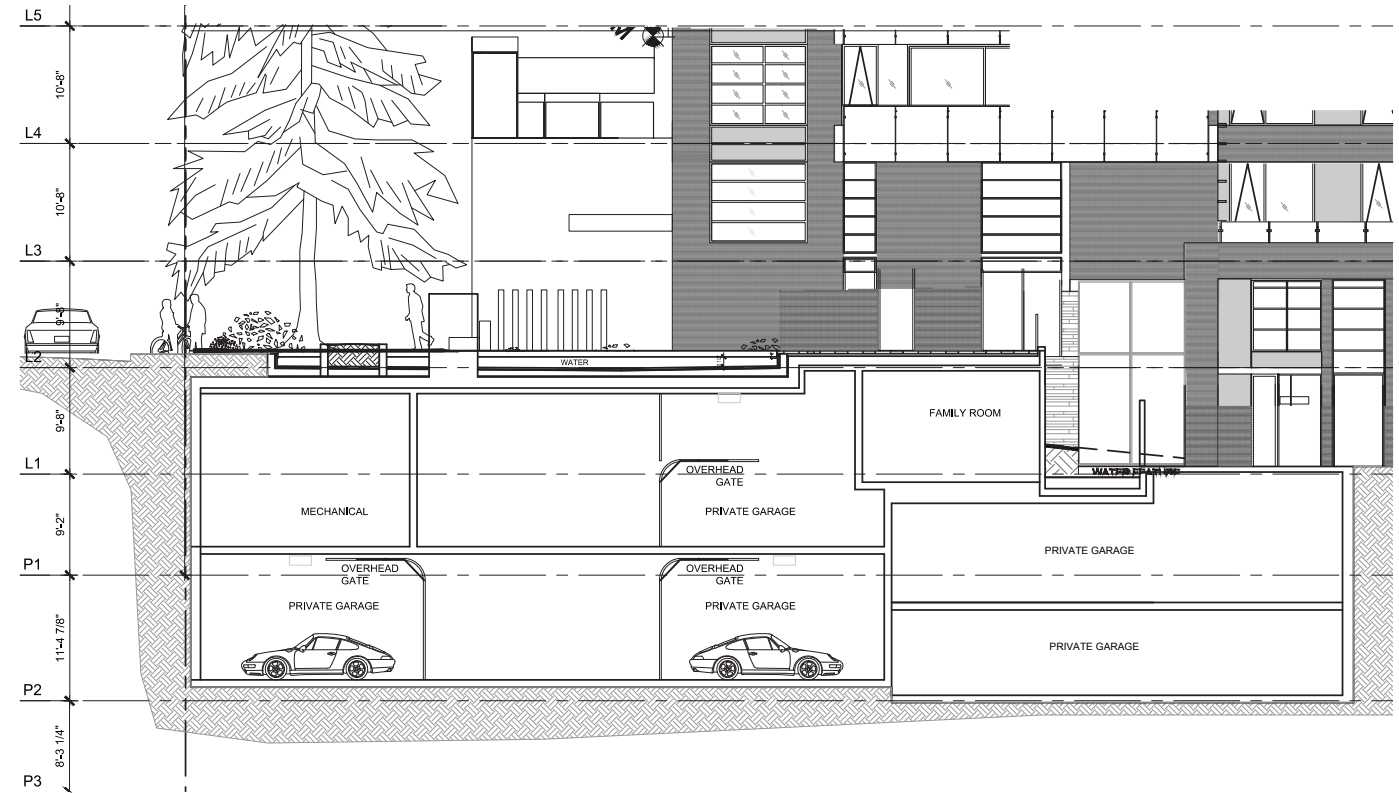
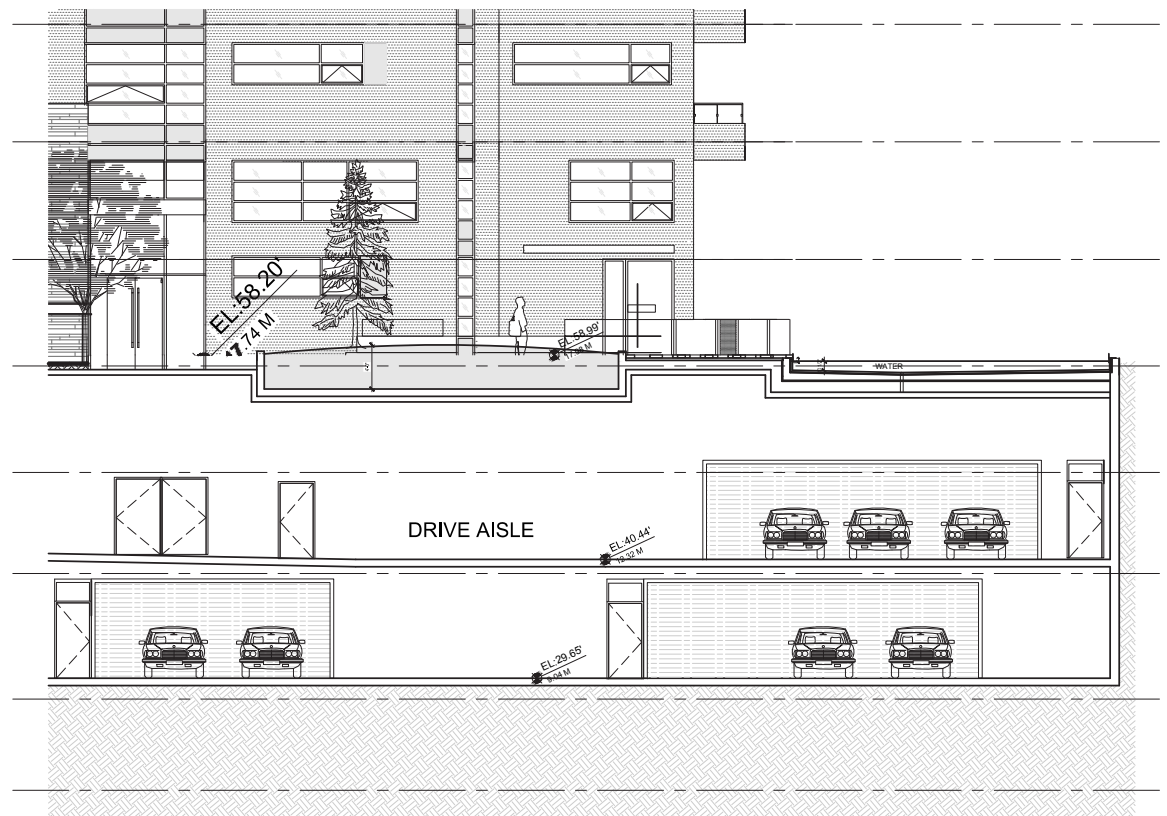


1 TH02- WEST ELEVATION
1'-0"=1/16"



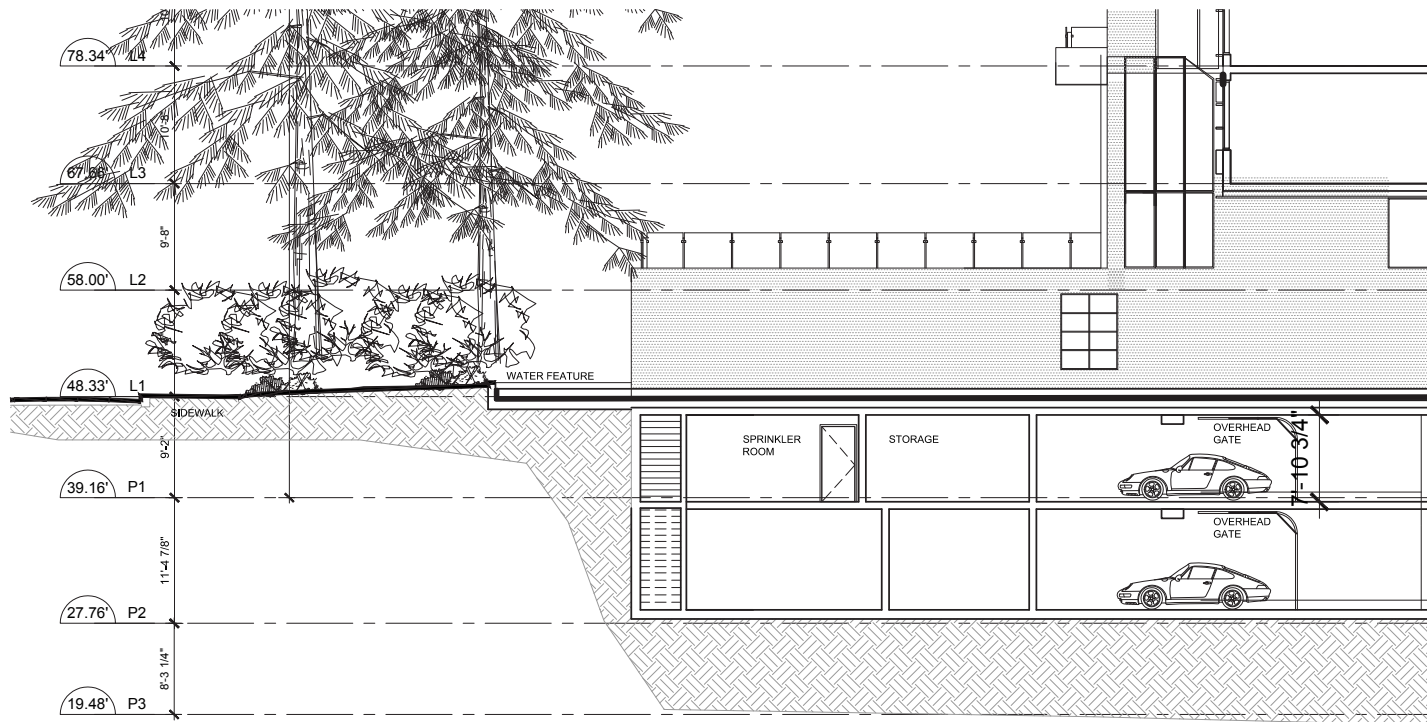
2 TH02- SOUTH ELEVATION
1'-0"=1/16"



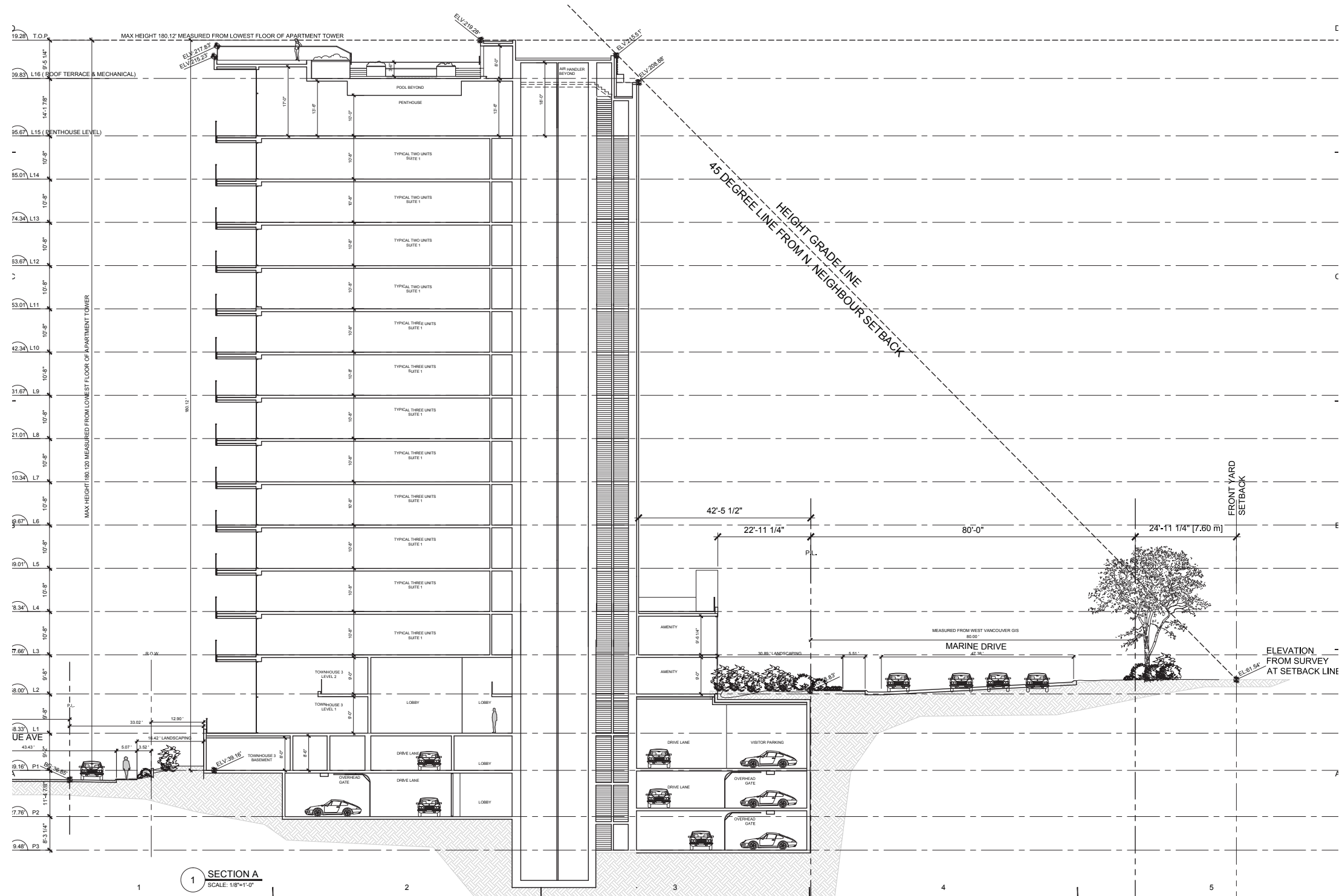


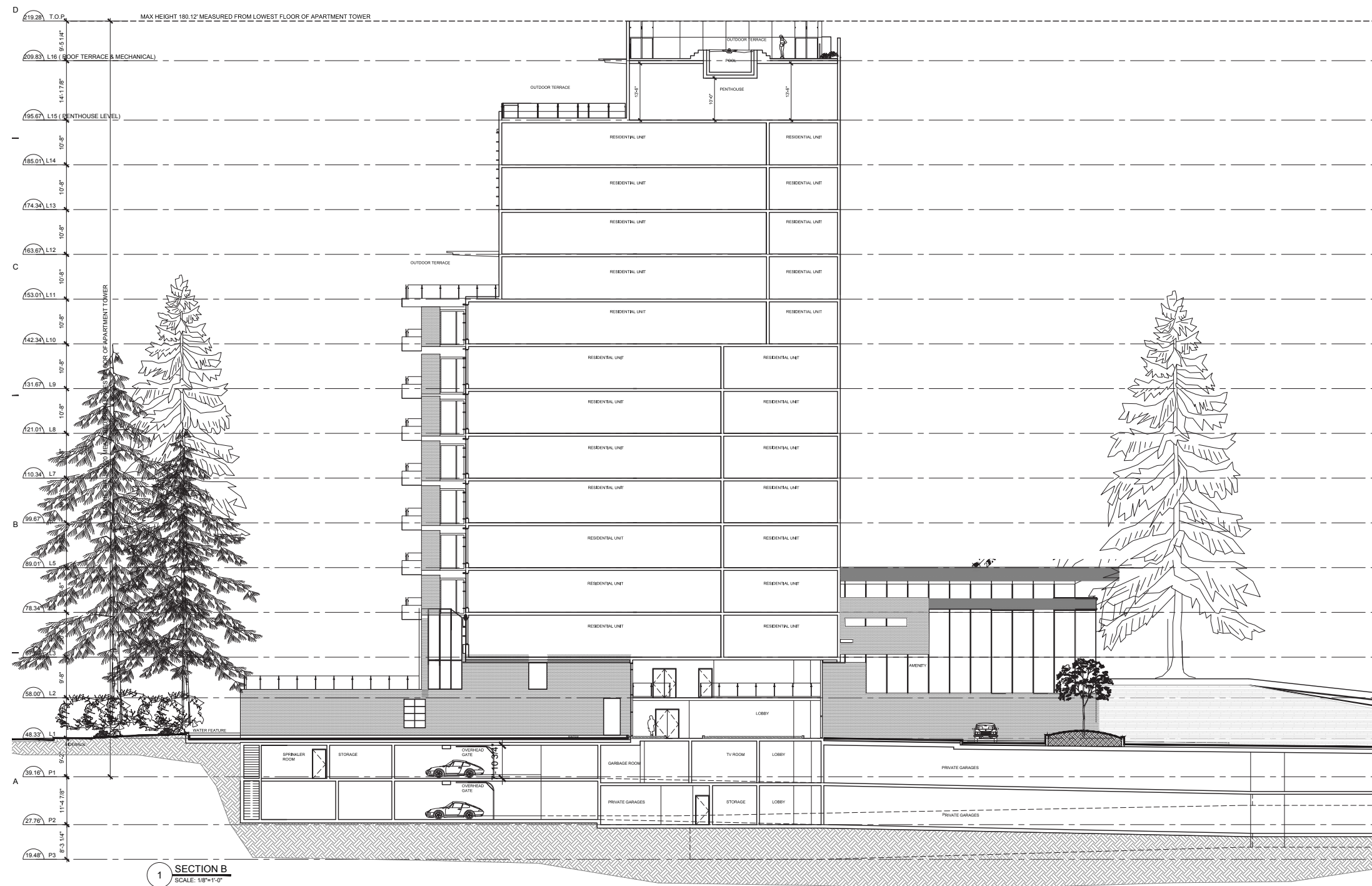
1 TH03- NORTH ELEVATION
1'-0"=1/8"

2 TH03- WEST ELEVATION
1'-0"=1/8"

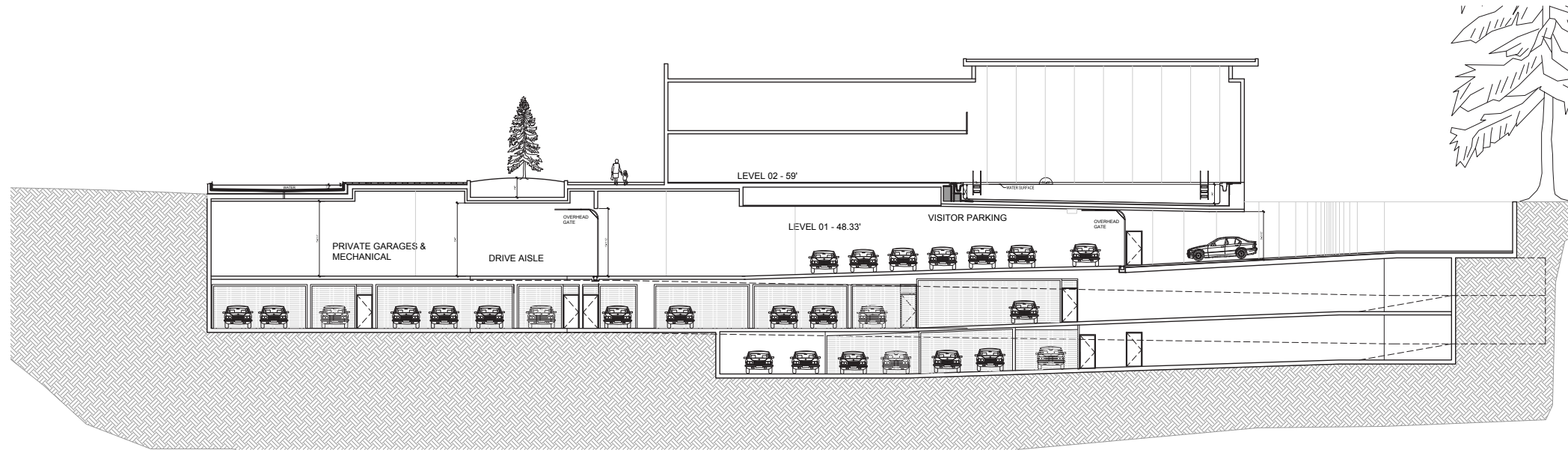


Section A

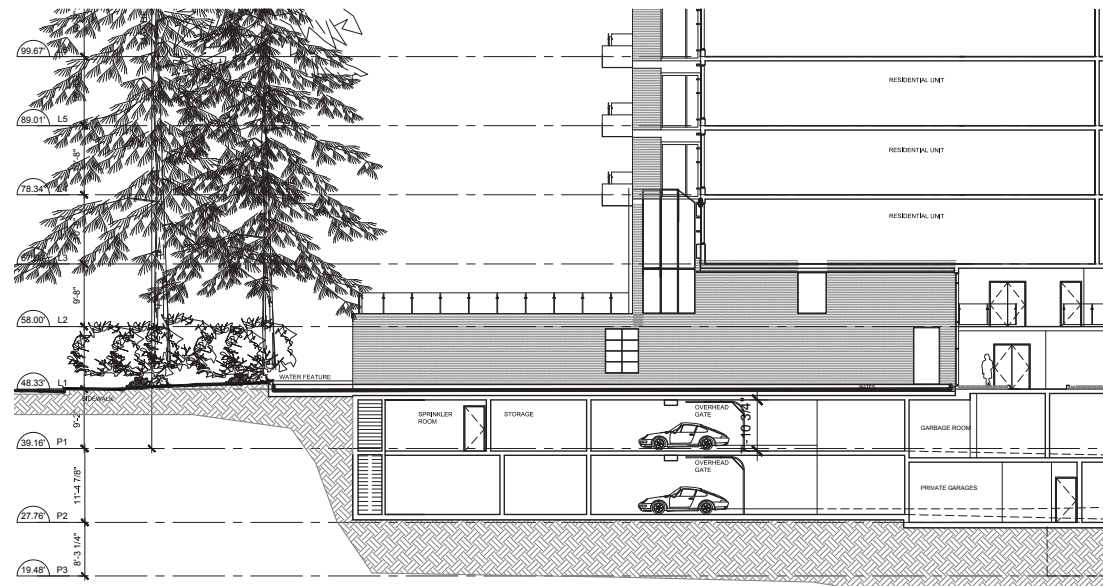




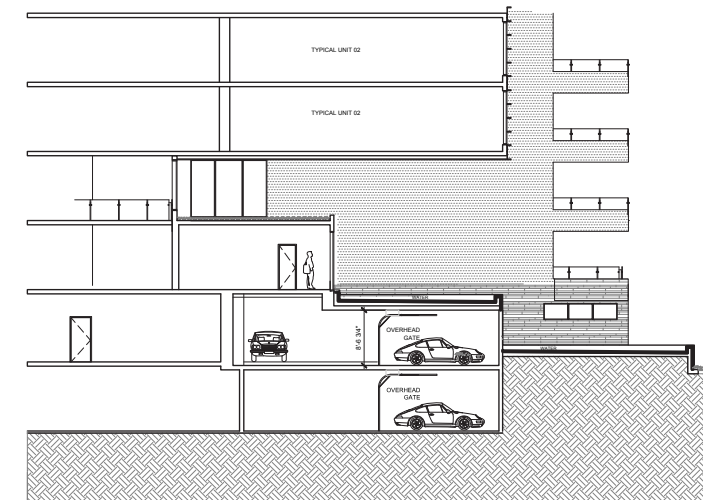
Section C



1 SECTION C
SCALE 3/32"=1'-0"

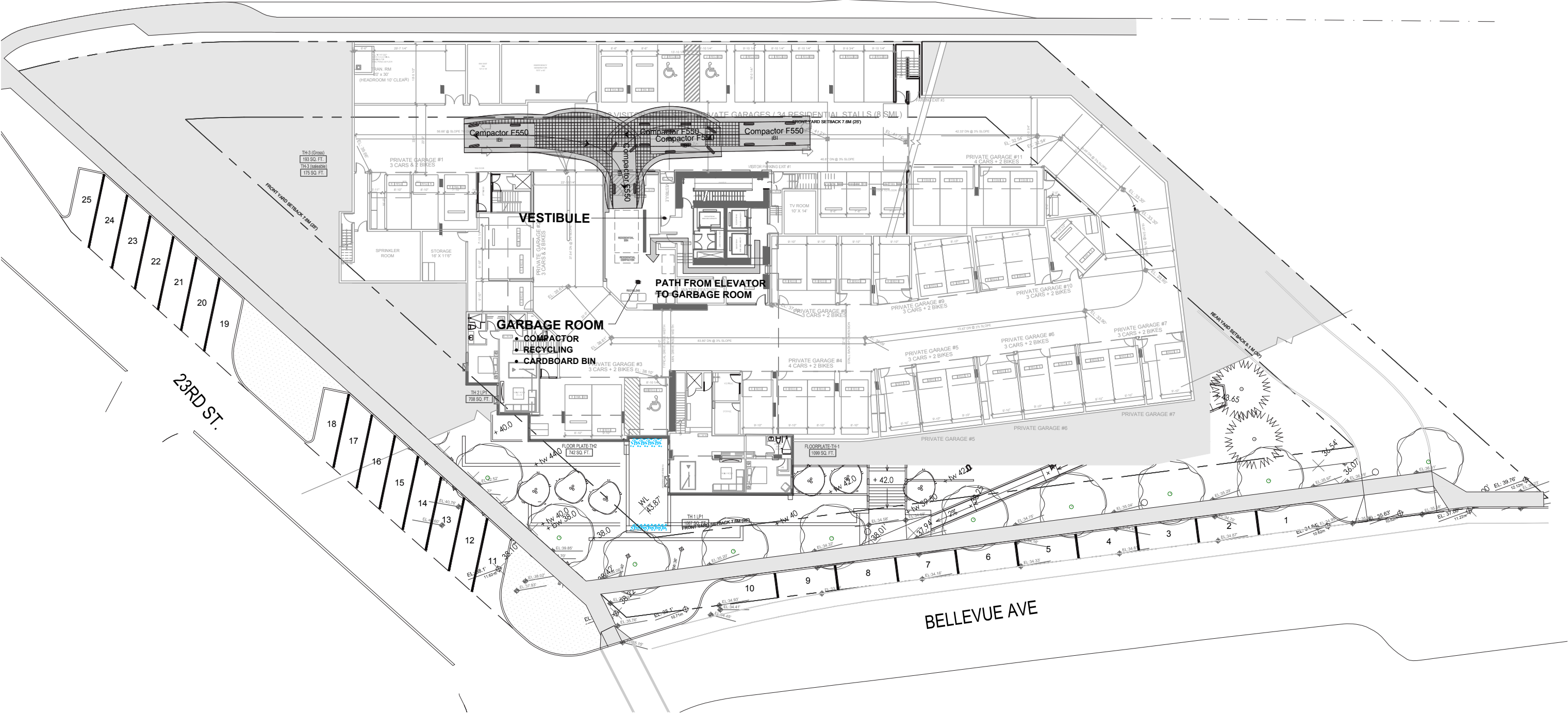


1 SECTION B
SCALE 3/32"=1'-0"

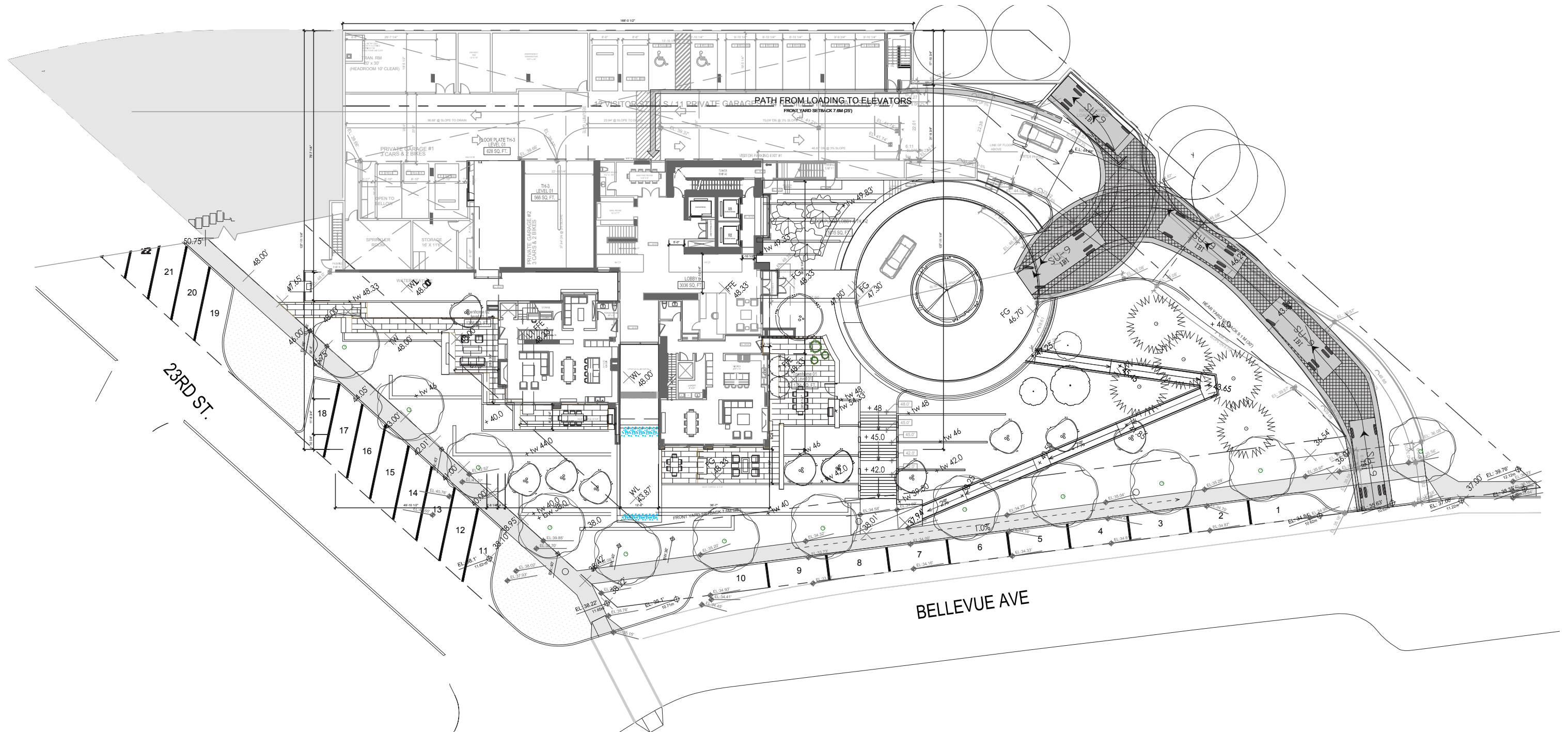


1 SECTION D
SCALE 3/32"=1'-0"

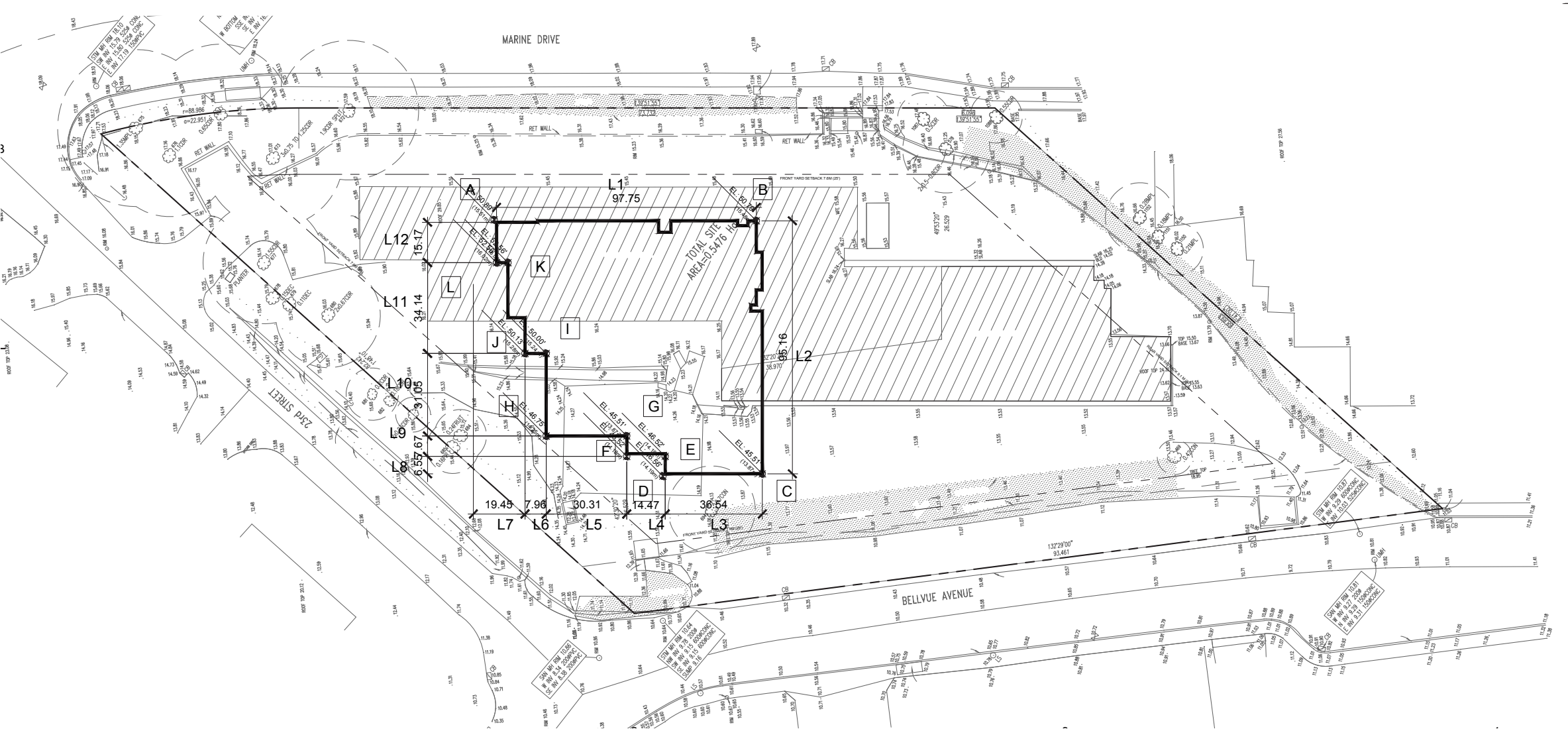
Garbage Truck Circulation Diagram



Loading Truck Circulation Diagram



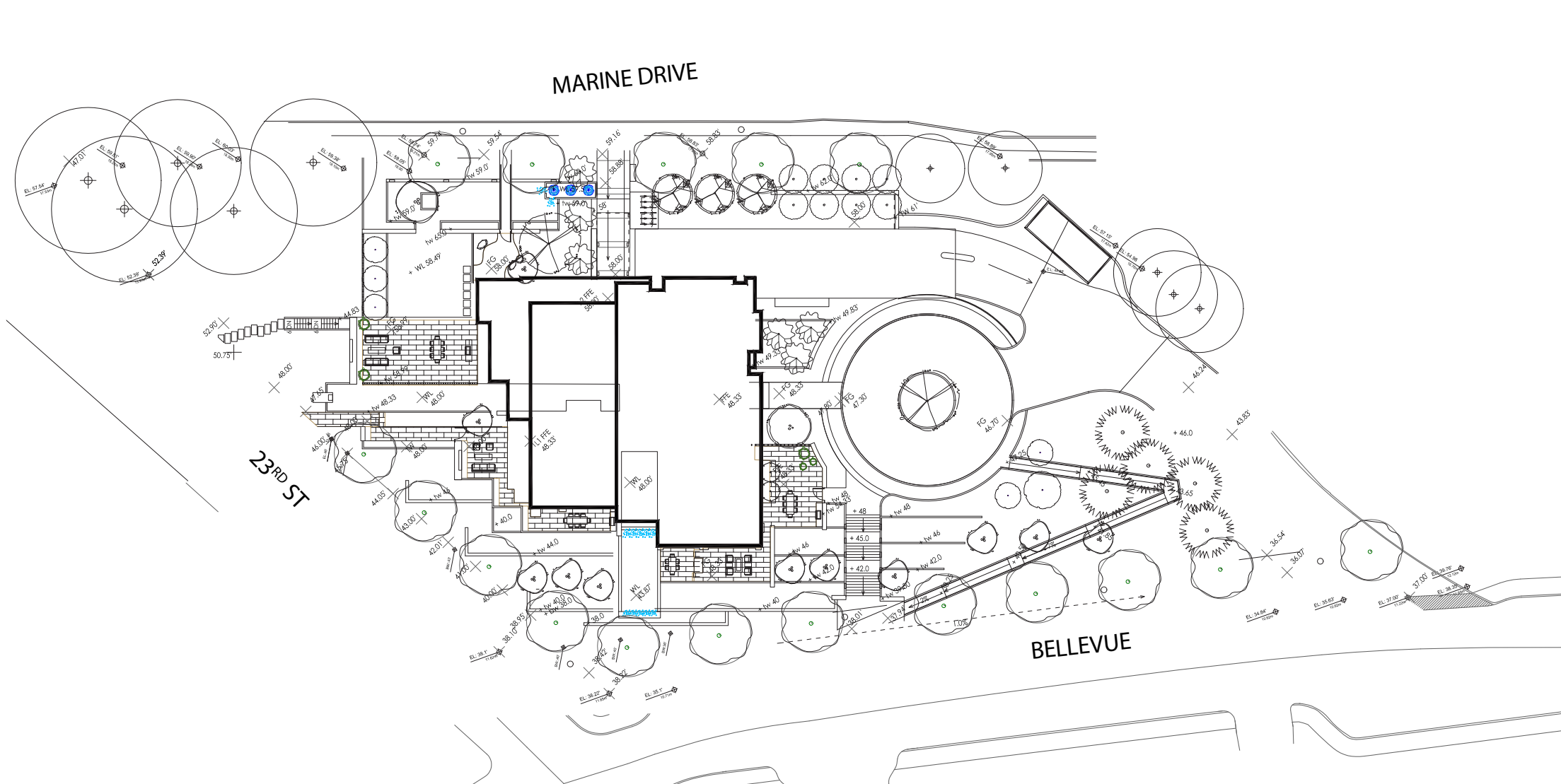
Building Grade Calculations - Natural Grades



| Finished Grades | | | length | |
|-----------------|---------|----------|--------|---------------|
| POINT | METRIC | IMPERIAL | Line | |
| A | 17.6784 | 58 | 1 | 106.49 |
| B | 15.48 | 58 | 2 | 101.24 |
| C | 13.87 | 48.33 | 3 | 35.44 |
| D | 14.19 | 48.33 | 4 | 12.12 |
| E | 14.18 | 48.33 | 5 | 33.09 |
| F | 14.18 | 48.33 | 6 | 8.69 |
| G | 13.87 | 48.33 | 7 | 21.4 |
| H | 14.25 | 48.33 | 8 | 15.96 |
| I | 15.24 | 48.33 | 9 | 8.51 |
| J | 15.28 | 48.33 | 10 | 29.63 |
| K | 16.02 | 58 | 11 | 25.29 |
| L | 16.02 | 58 | 12 | 20.05 |
| Total | | | | 417.91 |

| Average Finished Grade Calculation | | |
|---|------------------|-----------|
| (A+B) / 2 x L1 = (50.9+50.79)/2 X 106.49' | 6,176.42 | |
| (B+C) / 2 x L2 = (50.9+50.79)/2 X 106.49' | 5,382.42 | |
| (C+D) / 2 x L3 = (50.9+50.79)/2 X 106.49' | 1,712.82 | |
| (D+E) / 2 x L8 = (50.9+50.79)/2 X 106.49' | 771.35 | |
| (E+F) / 2 x L4 = (50.9+50.79)/2 X 106.49' | 585.76 | |
| (F+G) / 2 x L9 = (50.9+50.79)/2 X 106.49' | 411.29 | |
| (G+H) / 2 x L5 = (50.9+50.79)/2 X 106.49' | 1,599.24 | |
| (H+I) / 2 x L10 = (50.9+50.79)/2 X 106.49' | 1,432.02 | |
| (I+J) / 2 x L6 = (50.9+50.79)/2 X 106.49' | 411.29 | |
| (J+K) / 2 x L11 = (50.9+50.79)/2 X 106.49' | 1,344.54 | |
| (K+L) / 2 x L7 = (50.9+50.79)/2 X 106.49' | 1,241.20 | |
| (L+A) / 2 x L12 = (50.9+50.79)/2 X 106.49' | 1,162.90 | |
| Total: | 22,231.24 | |
| Average Finished Grade = 20463.57 / 417.91 | 53.20 | ft |

Building Grade Calculations - Finished Grades



Natural Grades

| POINT | METRIC | IMPERIAL | length Line | |
|--------------|--------|----------|----------------|---------------|
| A | 15.51 | 50.89 | 1 | 106.49 |
| B | 15.48 | 50.79 | 2 | 101.24 |
| C | 13.87 | 45.51 | 3 | 35.44 |
| D | 14.19 | 46.56 | 4 | 12.12 |
| E | 14.18 | 46.52 | 5 | 33.09 |
| F | 14.18 | 46.52 | 6 | 8.69 |
| G | 13.87 | 45.51 | 7 | 21.4 |
| H | 14.25 | 46.75 | 8 | 15.96 |
| I | 15.24 | 50.00 | 9 | 8.51 |
| J | 15.28 | 50.13 | 10 | 29.63 |
| K | 16.02 | 52.56 | 11 | 25.29 |
| L | 16.02 | 52.56 | 12 | 20.05 |
| Total | | | | 417.91 |

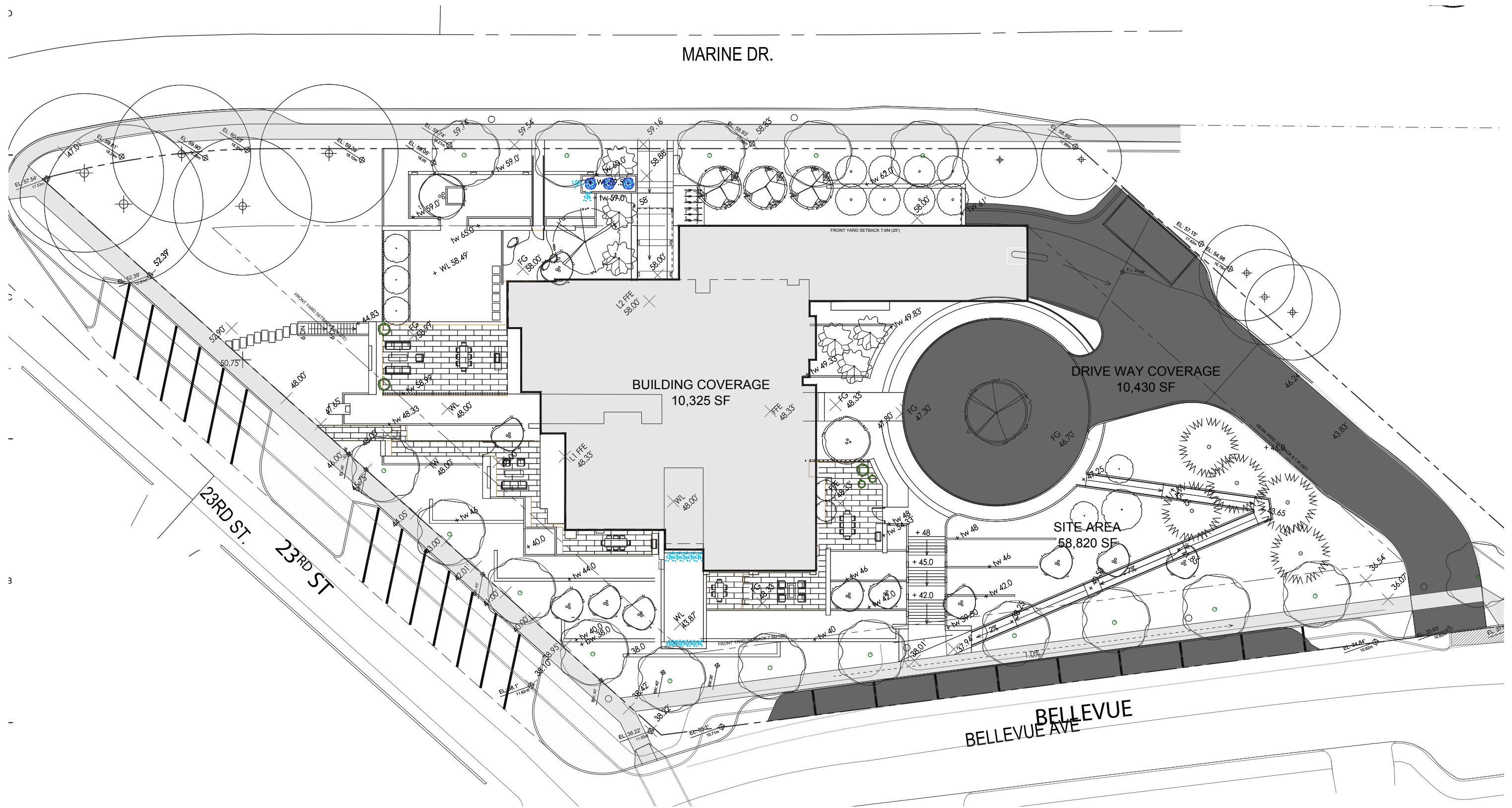
Average Natural Grade Calculation

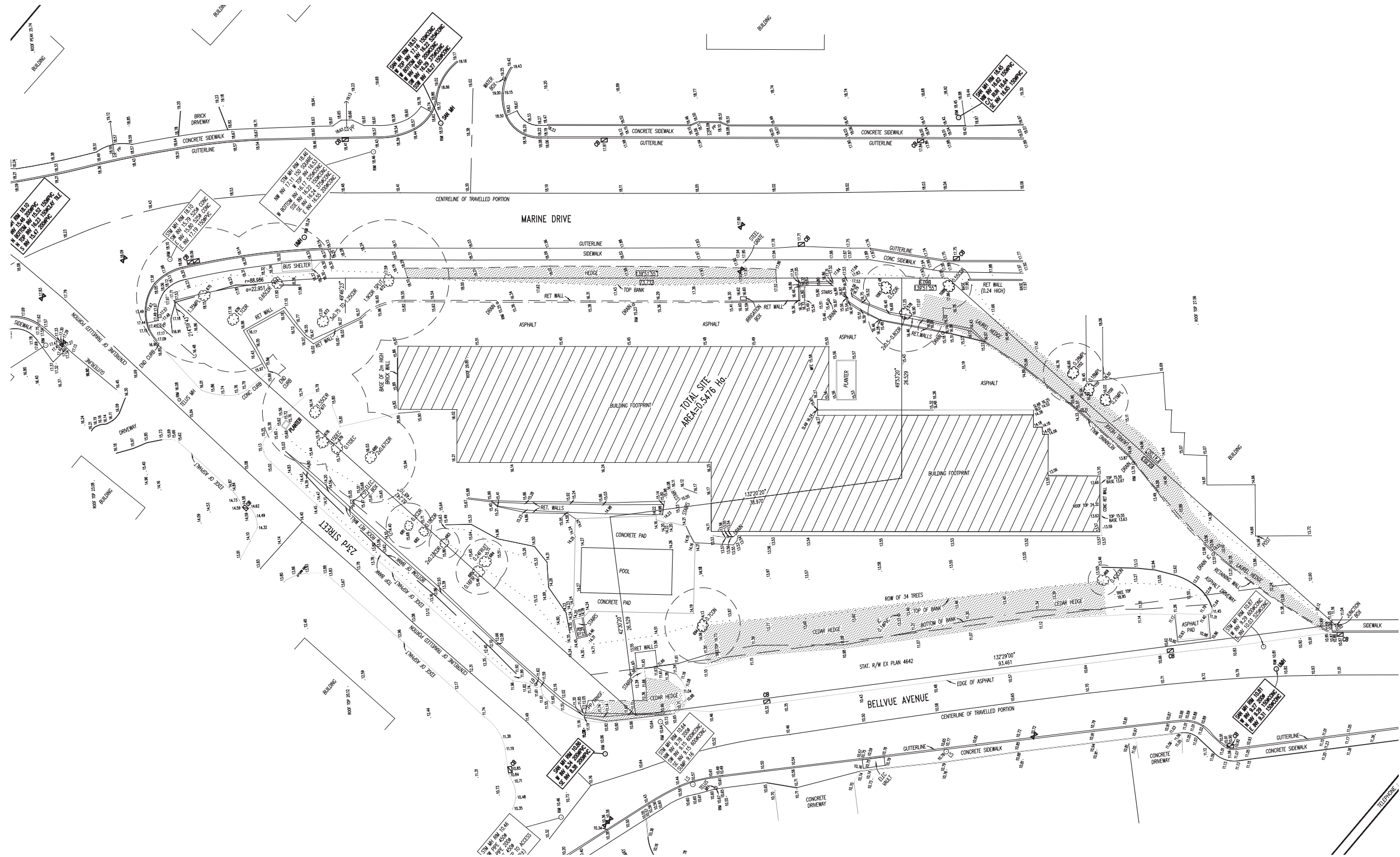
| | |
|--|----------|
| (A+B) / 2 x L1 = (50.9+50.79)/2 X 106.49' | 5,413.59 |
| (B+C) / 2 x L2 = (50.9+50.79)/2 X 106.49' | 4,874.33 |
| (C+D) / 2 x L3 = (50.9+50.79)/2 X 106.49' | 1,631.31 |
| (D+E) / 2 x L8 = (50.9+50.79)/2 X 106.49' | 742.76 |
| (E+F) / 2 x L4 = (50.9+50.79)/2 X 106.49' | 563.85 |
| (F+G) / 2 x L9 = (50.9+50.79)/2 X 106.49' | 391.58 |
| (G+H) / 2 x L5 = (50.9+50.79)/2 X 106.49' | 1,526.40 |
| (H+I) / 2 x L10 = (50.9+50.79)/2 X 106.49' | 1,433.38 |
| (I+J) / 2 x L6 = (50.9+50.79)/2 X 106.49' | 426.06 |
| (J+K) / 2 x L11 = (50.9+50.79)/2 X 106.49' | 1,298.52 |
| (K+L) / 2 x L7 = (50.9+50.79)/2 X 106.49' | 1,124.76 |
| (L+A) / 2 x L12 = (50.9+50.79)/2 X 106.49' | 1,037.03 |

Total: 20,463.57

Average natural Grade = 20463.57 / 417.91 = 48.97 ft

Site Coverage Diagram



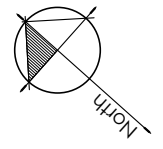
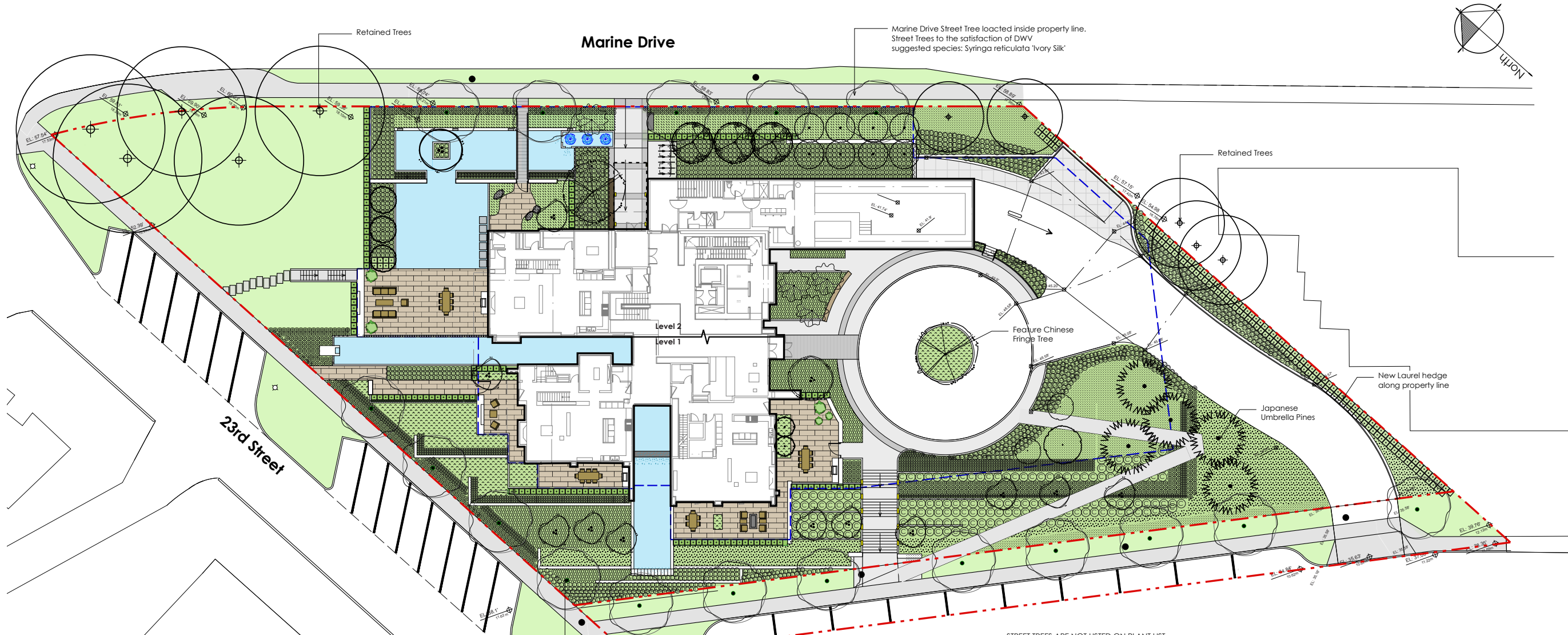


Landscape Concept



| MATERIALS LEGEND | | LANDSCAPE NOTES | |
|------------------|------------------------|-----------------|--|
| | Wood Decking | 1. | All work shall meet or exceed the requirements as outlined in the current edition of the B.C. Landscape Standard. |
| | C.I.P. Concrete Paving | 2. | All 'Soft Landscape Areas' are to be irrigated with a high efficiency irrigation system. A high efficiency irrigation system specified in all common areas, including the entry and upper terrace areas. |
| | Concrete Pavers | 3. | The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines. |
| | Sodded Lawn | 4. | All landscaped patios to be provided with a hose bib. Hose bibs should be provided for all patio and common areas greater than 100sq.ft. |
| | Planting Bed | 5. | All planter walls and terrace walls are to be clad in dark basalt. |
| | Precast Concrete Slab | | |
| | Water Feature | | |
| DRAWING LIST | | | |
| L1.00 | TREE RETENTION PLAN | | |
| L1.01 | LANDSCAPE PLAN | | |
| L1.02 | PLANTING PLAN | | |
| L2.01 | SECTIONS | | |

Landscape Planting



PLANTING NOTES

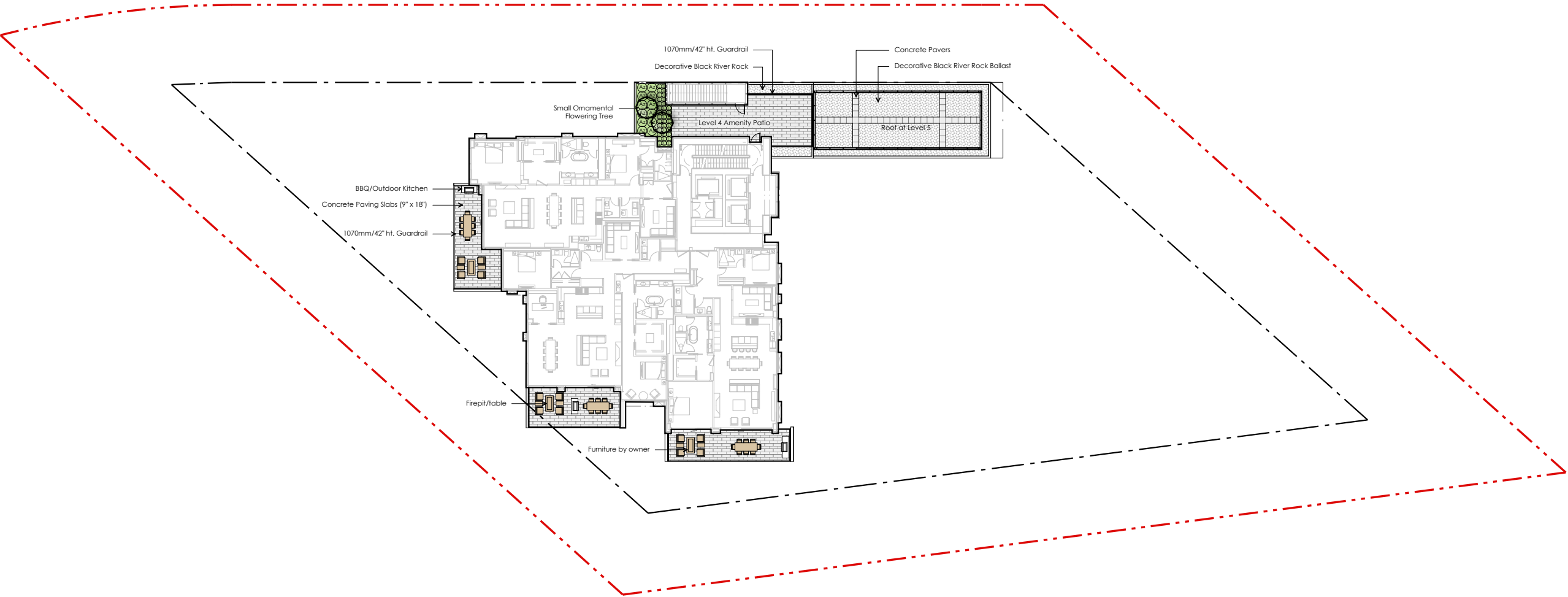
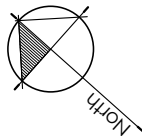
- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown 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 call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be staked in accordance with BCNTA Standards.

Street Trees to the satisfaction of DWV suggested species: *Acer Rubrum* 'Autumn Blaze'

STREET TREES ARE NOT LISTED ON PLANT LIST

| Sym | Qty | Botanical Name | Common Name | Size | Comments |
|----------------------------|------|---|-------------------------------|----------|----------------------------|
| | 7 | <i>Acer Griseum</i> | Paperbark Maple | 6cm cal. | 4' ht. |
| | 2 | <i>Acer palmatum</i> | Japanese maple | 2.5m ht. | |
| | 7 | <i>Cornus 'Eddies White Wonder'</i> | Eddies White Wonder Dogwood | 6cm cal. | 4' ht. std. |
| | 9 | <i>Fagus sylvatica 'Dawyck'</i> | Daywyck Beech | | |
| | 1 | <i>Parrotia persica 'Inge's Ruby Vase'</i> | Inge's Ruby Vase | | |
| | 4 | <i>Prunus serotina 'Snow Goose'</i> | Snow Goose Cherry | | |
| | 5 | <i>Siewertia pseudocamellia</i> | Deciduous Camellia | | |
| | 12 | <i>Rhus Typhina</i> | Staghorn Sumac | 2.5m ht. | |
| | 6 | <i>Sciadopitys verticillata</i> | Japanese Umbrella Pine | 3m ht. | symmetrical form, specimen |
| | 1 | <i>Chionanthus retusus</i> | Chinese Fringe Tree | 2.5m ht. | |
| Shrubs/Groundcovers | | | | | |
| | 1500 | <i>Arcostaphylos uva-ursi</i> | kinnikinnick | #1 pot | 10' o.c. |
| | 27 | <i>Azalea 'Exbury Hybrid'</i> | Exbury Azalea | #5 pot | 36" o.c. |
| | 230 | <i>Brunnera macrophylla 'Jack Frost'</i> | Siberian bugloss 'Jack Frost' | #2 pot | 18" o.c. |
| | 200 | <i>Cholsya ternata 'Aztec Pearl'</i> | Aztec Pearl Mexican Orange | #3 pot | 3' o.c. |
| | 650 | <i>Dryopteris erythrosora</i> | Autumn Fern | #1 pot | 18" o.c. |
| | 100 | <i>Juncus effusus</i> | Common Rush | #1 pot | 12" o.c. |
| | 770 | <i>Euphorbia c. Wulfenii</i> | Spurge | #3 pot | 18" o.c. |
| | 310 | <i>Lonicera pileolata</i> | Privet Honeysuckle | #3 pot | 18" o.c. |
| | 50 | <i>Miscanthus sinensis 'Adagio'</i> | Eulalia | #2 pot | 24" o.c. |
| | 600 | <i>Pinus mugo 'Pumilio'</i> | Mugo Pine | #3 pot | 20" o.c. |
| | 350 | <i>Taxus media x hicksii</i> | Hicks Yew | 4' ht. | B&B |
| | 1800 | <i>Asarum europaeum</i> | European Wild Ginger | #1 pot | 10' o.c. |
| | 1500 | <i>Helictotrichon sempervirens</i> | Blue Oat Grass | #1 pot | 18" o.c. |
| | 1400 | <i>Lilope muscari</i> | Lilyturf | #1 pot | 15" o.c. |
| | 750 | <i>Rhododendron x yakushimanum Princess</i> | Yaku Princess Rhododendron | #3 pot | 2' o.c. |
| | 1100 | <i>Taxus baccata 'Repanders'</i> | Spreading English Yew | #3 pot | 2' o.c. |

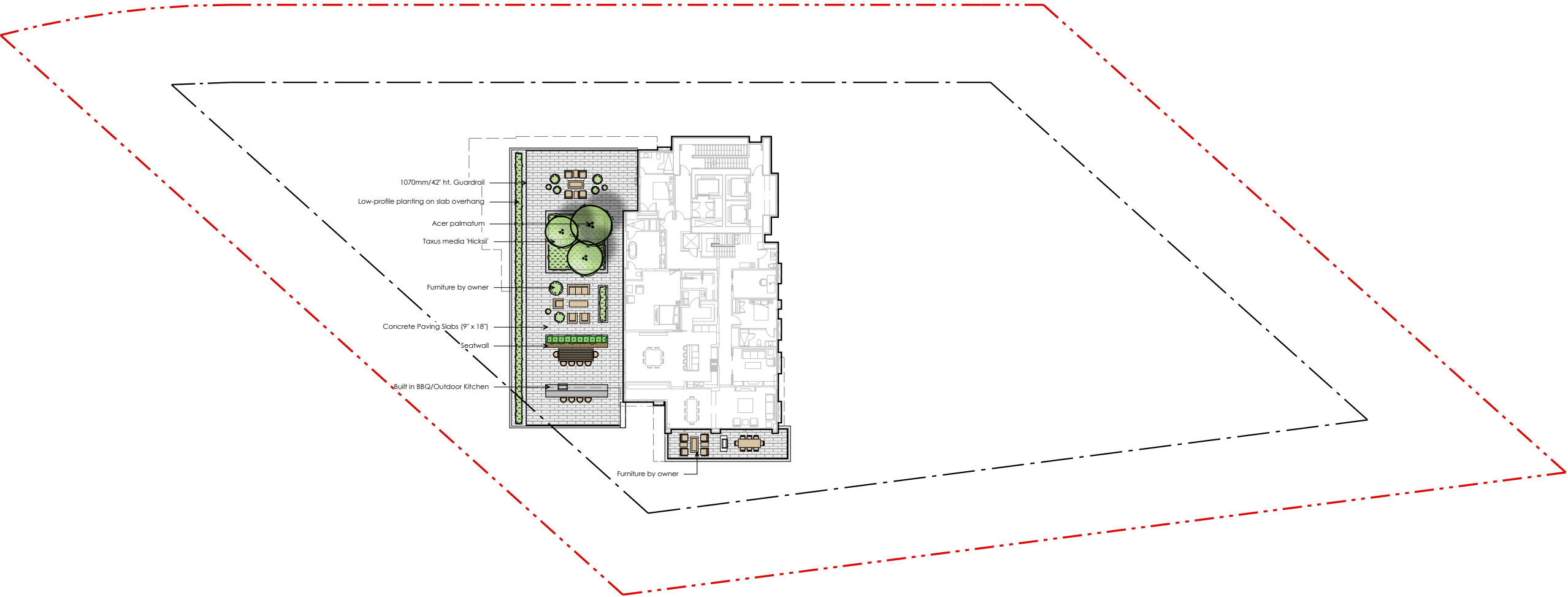
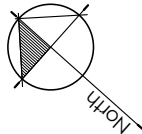
Landscape Plan - lvl 4



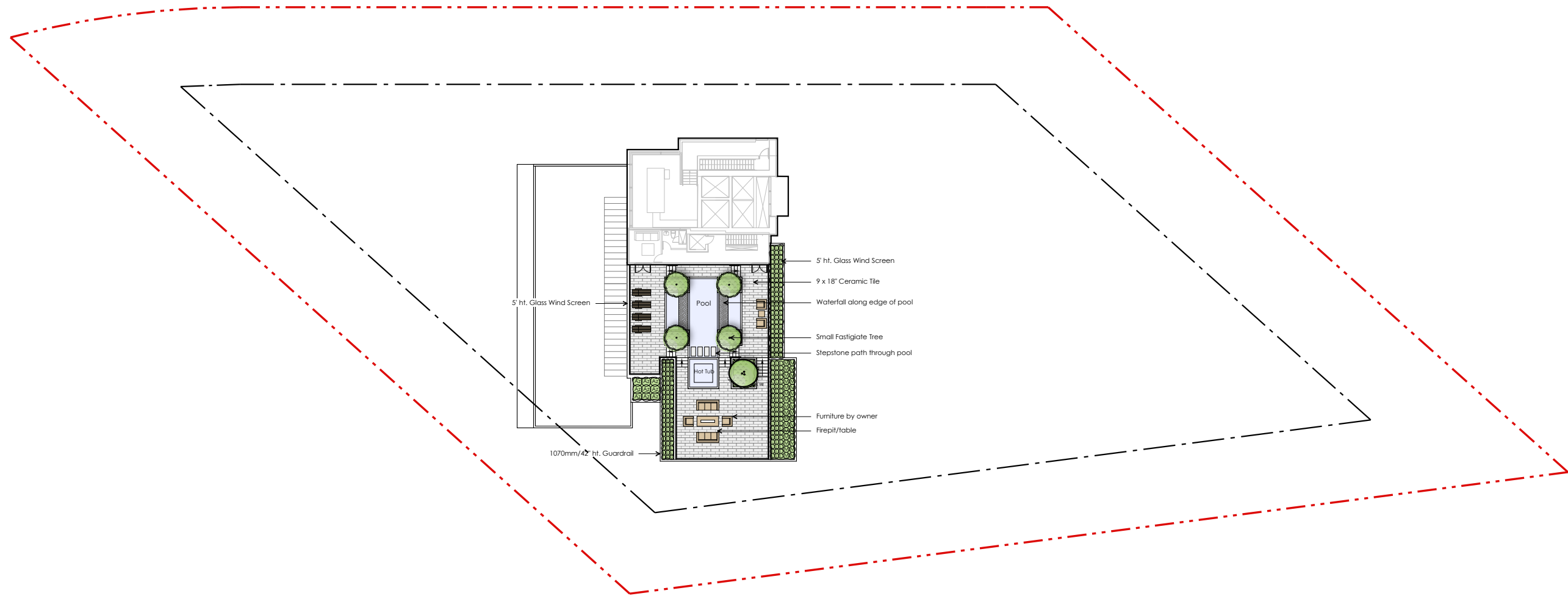
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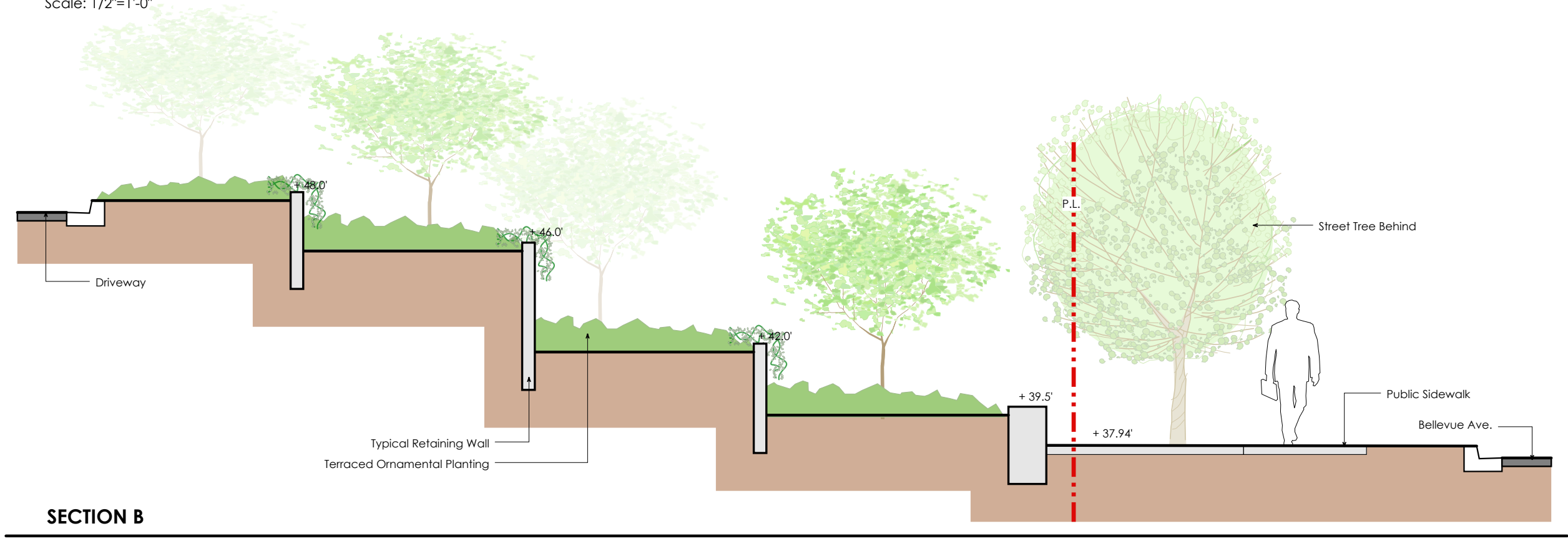
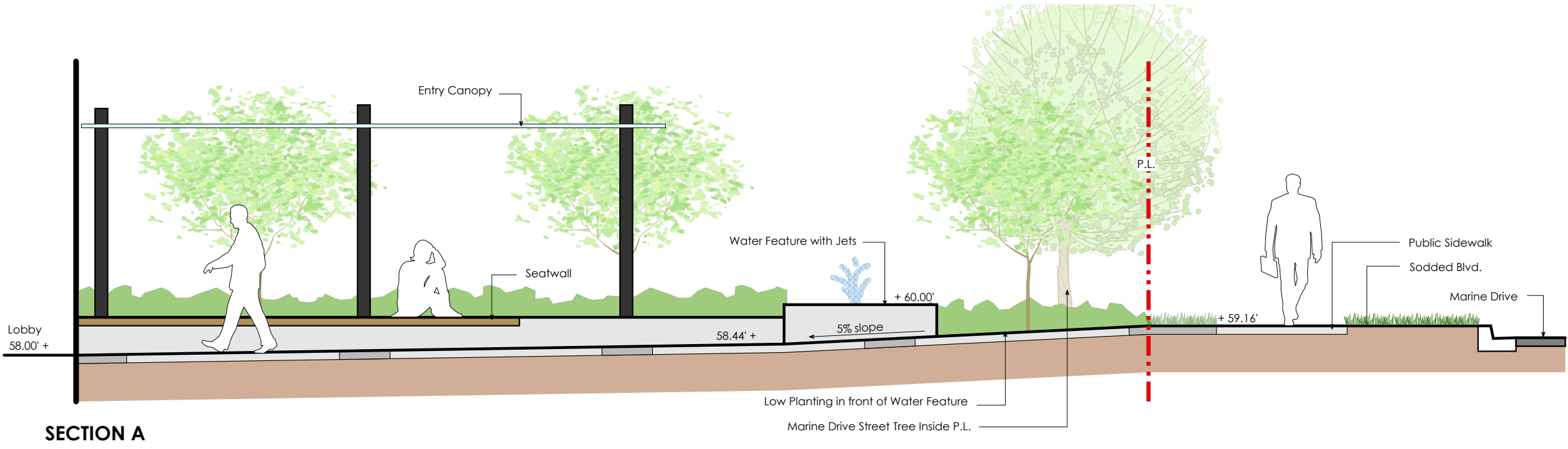
Landscape Plan ph Iv1



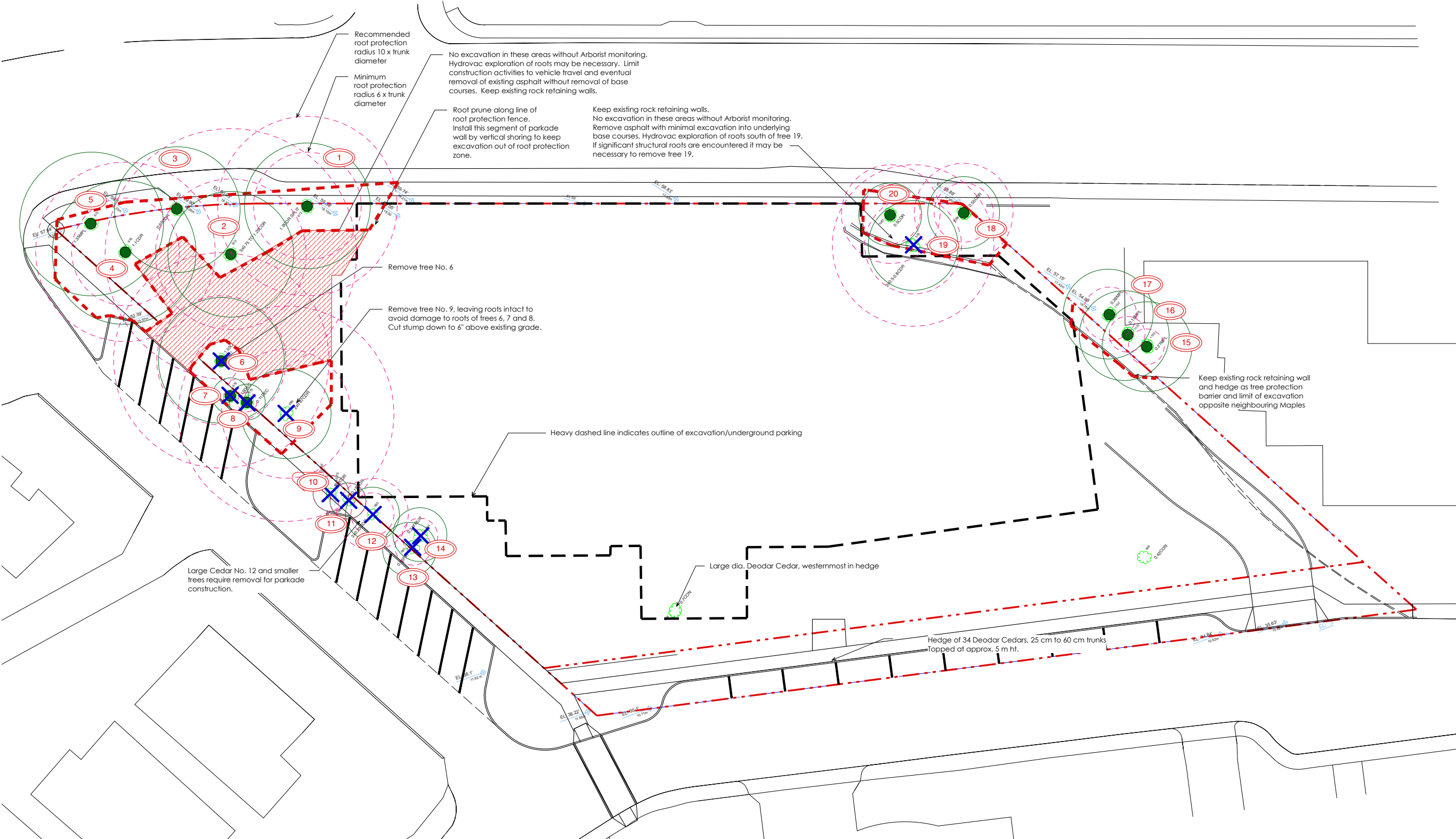
Landscape Plan ph lvl2



Landscape Sections



Landscape Tree Protection Plan



IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: Urban Land, Facilities, Transportation and Systems.

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