

WESTPORT VILLAGE

PORT MOODY , ANDRES WINES LTD.

RE-SUBMISSION FOR REZONING / DEVELOPMENT PERMIT

MAY 29TH, 2023

ANDREW PELLER
— LIMITED —

VRBANICS


CHRIS DIKEAKOS
ARCHITECTS INC.

WESTPORT VILLAGE - MIXED-USE DEVELOPMENT

RE-ISSUED FOR REZONING / DP 2

OWNER / OWNER'S REPRESENTATIVE

ANDREW PELLER LTD./ URBANICS CONSULTANT LTD.
2000 - 355 BURRARD STREET, VANCOUVER, BC, V6C 2G8
Siavash Tahan stahan@urbanics.com

DEVELOPMENT MANAGER

WILLIAMS MANAGEMENT CORP.
300 - 225 WEST 8TH AVENUE, VANCOUVER, BC, V5Y 1N3
Paul Williams pjwilliams@home@gmail.com

ARCHITECT

CHRIS DIKEAKOS ARCHITECTS INC.
1635 WEST BROADWAY, VANCOUVER, BC, V6J 1W9
Robert Duke robert.d@dikeakos.com

LANDSCAPE

PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC.
1201 WEST PENDER STREET, VANCOUVER, BC, V6E 2V2
Margot Long milong@pwlpartnership.com

ENVIRONMENTAL

PGL ENVIRONMENTAL CONSULTANTS
1185 W GEROGIA ST., VANCOUVER, BC V6E 4E6
Bruce Nidle bnidle@pggroup.com

STRUCTURAL

KOR STRUCTURAL
510 BURRARD STREET, VANCOUVER, BC, V6C 3A8
John Markulin jmarkulin@korstructural.com

ELECTRICAL

MCW CONSULTANTS LTD.
1111 WEST GEORGIA STREET, VANCOUVER, BC, V6E 4M3
Erik Mak emak@mcw.com

MECHANICAL / ENERGY MODELER

AB CONSULTING
7968 WEDGEWOOD ST., BURNABY, BC V3N 1C1
Albert Bicol albert.bicol@albertobconsulting.com

SURVEYOR

BENNET LAND SURVEYING
22371 ST. ANNE AVENUE, MAPLE RIDGE, BC, V2X 2E7
Bennett Surveys mikeb@bennettsurveys.com

CIVIL

KWL LTD.
4185A STILL CREEK DR., BURNABY, BC, V5C 6G9
Mike Dickens mdickens@kwl.ca

CIVIL

CORE GROUP CIVIL CONSULTANTS LTD.
8988 FRASERTON COURT, BURNABY, BC, V5J 5H8
Dylan Bryson DBryson@coregroupconsultants.com

GEOTECHNICAL

WSP GOLDR
2920 VIRTUAL WAY, VANCOUVER, BC, V5M 0C4
Don Chorley don.chorley@wsp.com

TRAFFIC

BUNT & ASSOCIATES ENGINEERING LTD.
1050 WEST PENDER STREET, VANCOUVER, BC, V6E 3S7
Peter Joyce pjoyce@bunteng.com

CODE

GHL CONSULTANTS LTD.
700 W PENDER ST., VANCOUVER, BC V6C 1G8
Michael Nikitenko mnikitenko@ghl.ca

ENVELOPE

BC BUILDING SCIENCE LTD.
611 BENT CT, NEW WESTMISTER, BC V3M 1V3
Chad Cranswick chad@bcbuildingscience.com

ARBORIST

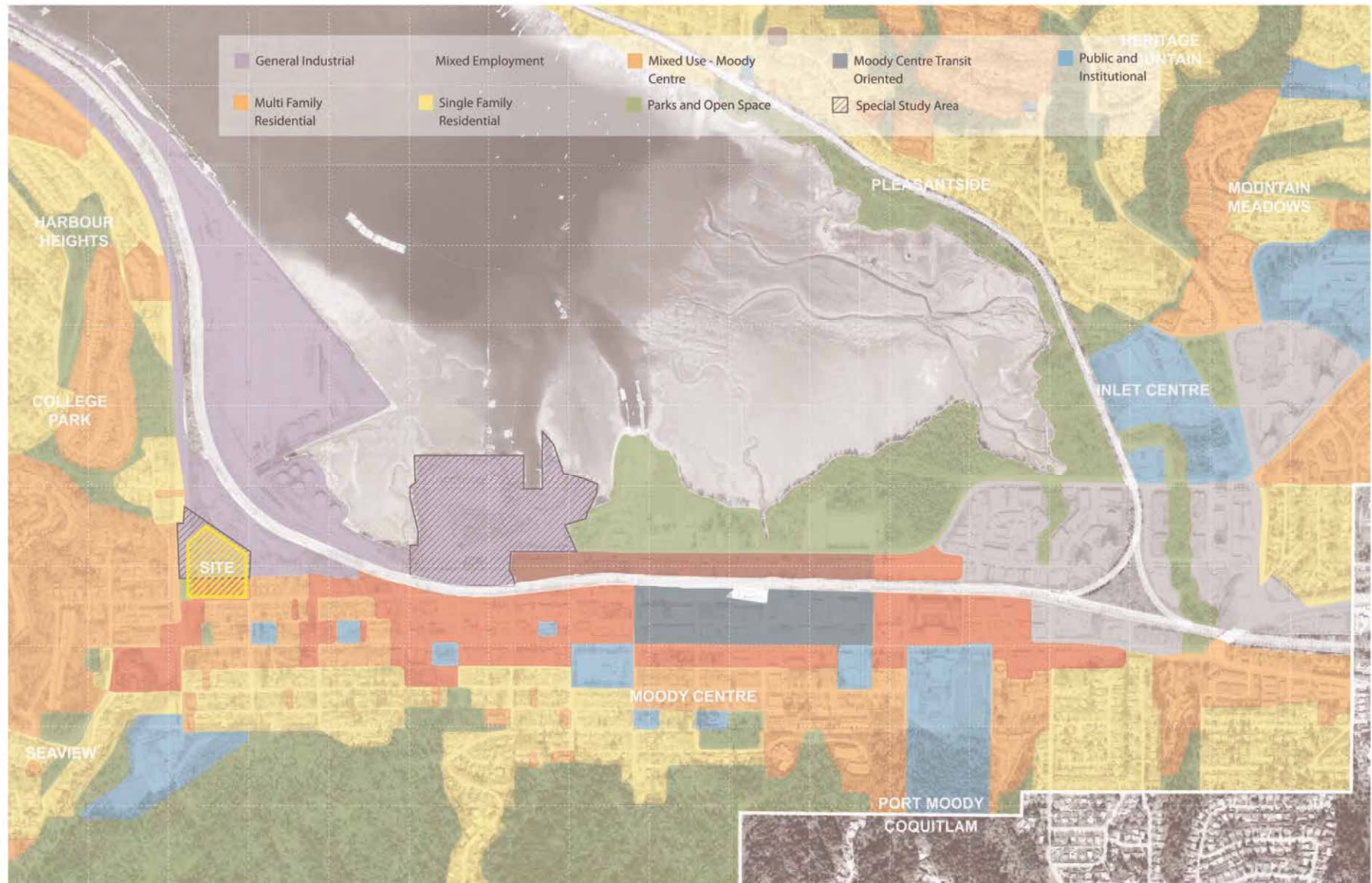
DIAMOND HEAD CONSULTING LTD.
3559 COMMERCIAL ST., VANCOUVER, BC V5N 4E8
Max Rathburn max@diamondheadconsulting.com

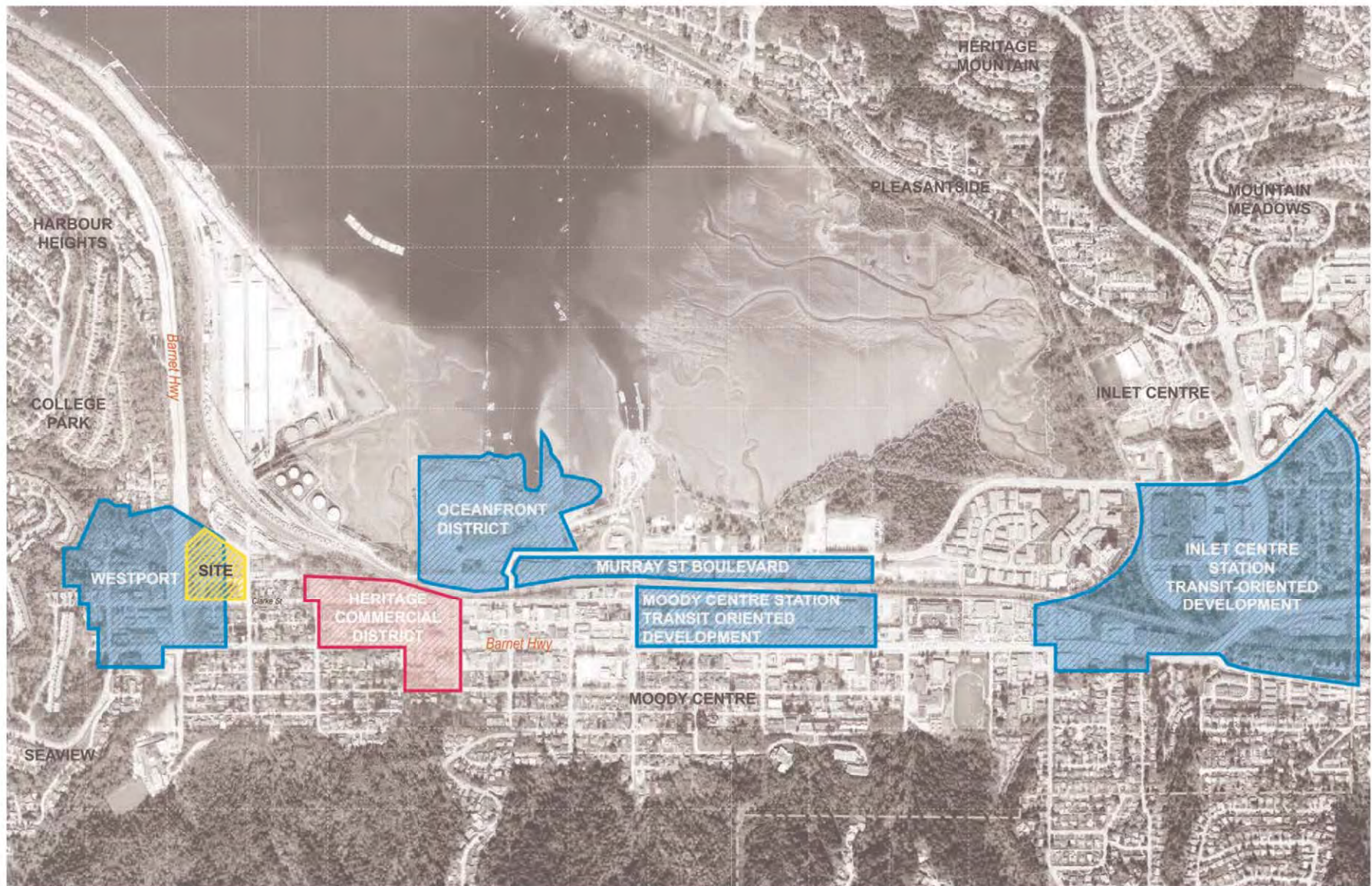
DRAWING LIST	
Sheet Number	Sheet Name
A000	COVERSHEET
A001	PROJECT OVERVIEW
A002	LANDUSE
A003	OCP DESIGNATION
A004	ROAD NETWORKS
A005	BIKE NETWORK
A006	SITE AERIAL VIEW
A007	STREET VIEWS
A008	DETAILS OF USE
A009	DETAILS OF USE
A010	DETAILS OF USE
A011	DETAILS OF USE
A012	INSPIRATIONS
A013	PRECEDENT IMAGES - HERITAGE HOUSES
A014	PRECEDENT IMAGES
A015	PRECEDENT IMAGES - ART CENTRE
A016	PRECEDENT IMAGES - ART CENTRE
A017	OCP RESPONSES
A018	OCP RESPONSES
A019	PROJECT STATS
A020	PROJECT STATS
A021	PROJECT STATS
A022	PHASING PLAN
A023	CONTEXT PLAN
A024	SITE PLAN - LEVEL 1
A025	SITE PLAN - ROOF
A026	FIRE ACCESS PLAN
A027	MSU CIRCULATION - LEVEL 1
A028	MSU - RES. TOWER GARBAGE
A029	MSU - RES. TOWER LOADING
A030	MSU - ART CENTRE LOADING
A031	COMPACTOR - ART CENTRE GARBAGE
A200	LEVEL P4
A201	LEVEL P3
A202	LEVEL P2
A203	LEVEL P1
A204	LEVEL 1 OVERALL
A205	RESIDENTIAL TOWER - LEVEL 1
A206	RESIDENTIAL TOWER - L MEZZANINE
A207	RESIDENTIAL RENTAL - L2
A208	RESIDENTIAL RENTAL/STRATA - L3
A209	RESIDENTIAL STRATA - L4 TO L8
A210	RESIDENTIAL - L9 TO L16 & L25 TO L30
A211	RESIDENTIAL - L17 TO L24
A213	RESIDENTIAL - LEVEL 31
A214	RESIDENTIAL - LEVEL 32
A215	RESIDENTIAL - LEVEL 33
A216	RESIDENTIAL - ROOF
A217	ART CENTRE BUILDING - LEVEL 1
A218	ART CENTRE BUILDING - LEVEL 2
A219	ART CENTRE BUILDING - LEVEL 3

DRAWING LIST	
Sheet Number	Sheet Name
A220	ART CENTRE BUILDING - LEVEL 4
A221	ART CENTRE BUILDING - ROOF
A222	ARTIST VILLAGE LEVEL 1
A223	ARTIST VILLAGE - LEVEL 2
A224	ARTIST VILLAGE - LEVEL 3
A225	ARTIST VILLAGE - ROOF
A300	TOWER - NORTH ELEVATION
A301	TOWER - SOUTH ELEVATION
A302	TOWER - EAST ELEVATION
A303	TOWER - WEST ELEVATION
A304	MATERIAL BOARD - TOWER
A305	ART CENTRE BUILDING - NORTH ELEVATION
A306	ART CENTRE BUILDING - SOUTH ELEVATION
A307	ART CENTRE BUILDING - EAST ELEVATION
A308	ART CENTRE BUILDING - WEST ELEVATION
A309	MATERIAL BOARD - ART CENTRE BUILDING
A310	ART VILLAGE - ELEVATIONS BLDG. 1
A311	ART VILLAGE - ELEVATIONS BLDG. 1
A312	ART VILLAGE - ELEVATIONS BLDG. 2
A313	ART VILLAGE - ELEVATIONS BLDG. 2
A314	ART VILLAGE - ELEVATIONS BLDG. 3
A315	ART VILLAGE - ELEVATIONS BLDG. 3
A316	MATERIAL BOARD - ARTIST VILLAGE
A317	STREET ELEVATION - SOUTH
A400	BUILDING SECTION - AA
A401	BUILDING SECTION - BB
A402	BUILDING SECTION - CC
A403	BUILDING SECTION - DD
A601	RENDERING - TOWER
A602	RENDERING - TOWER
A603	RENDERING - TOWER
A604	RENDERING - TOWER
A605	RENDERING - TOWER
A606	RENDERING - TOWER
A607	RENDERING - TOWER
A608	RENDERING - TOWER
A609	RENDERING - TOWER
A610	RENDERING - TOWER
A611	RENDERING - TOWER
A612	RENDERING - TOWER
A613	RENDERING - ART CENTRE BUILDING
A614	RENDERING - ART CENTRE BUILDING
A615	RENDERING - ART CENTRE BUILDING
A616	RENDERING - ART CENTRE BUILDING
A617	RENDERING - ART CENTRE BUILDING
A618	RENDERING - ART CENTRE BUILDING
A619	RENDERING - ART CENTRE BUILDING
A620	RENDERING - ARTIST VILLAGE
A621	RENDERING - ARTIST VILLAGE
A622	RENDERING - ARTIST VILLAGE
A700	SHADOW STUDIES - JUNE
A701	SHADOW STUDIES - MARCH
A702	SHADOW STUDIES - DECEMBER

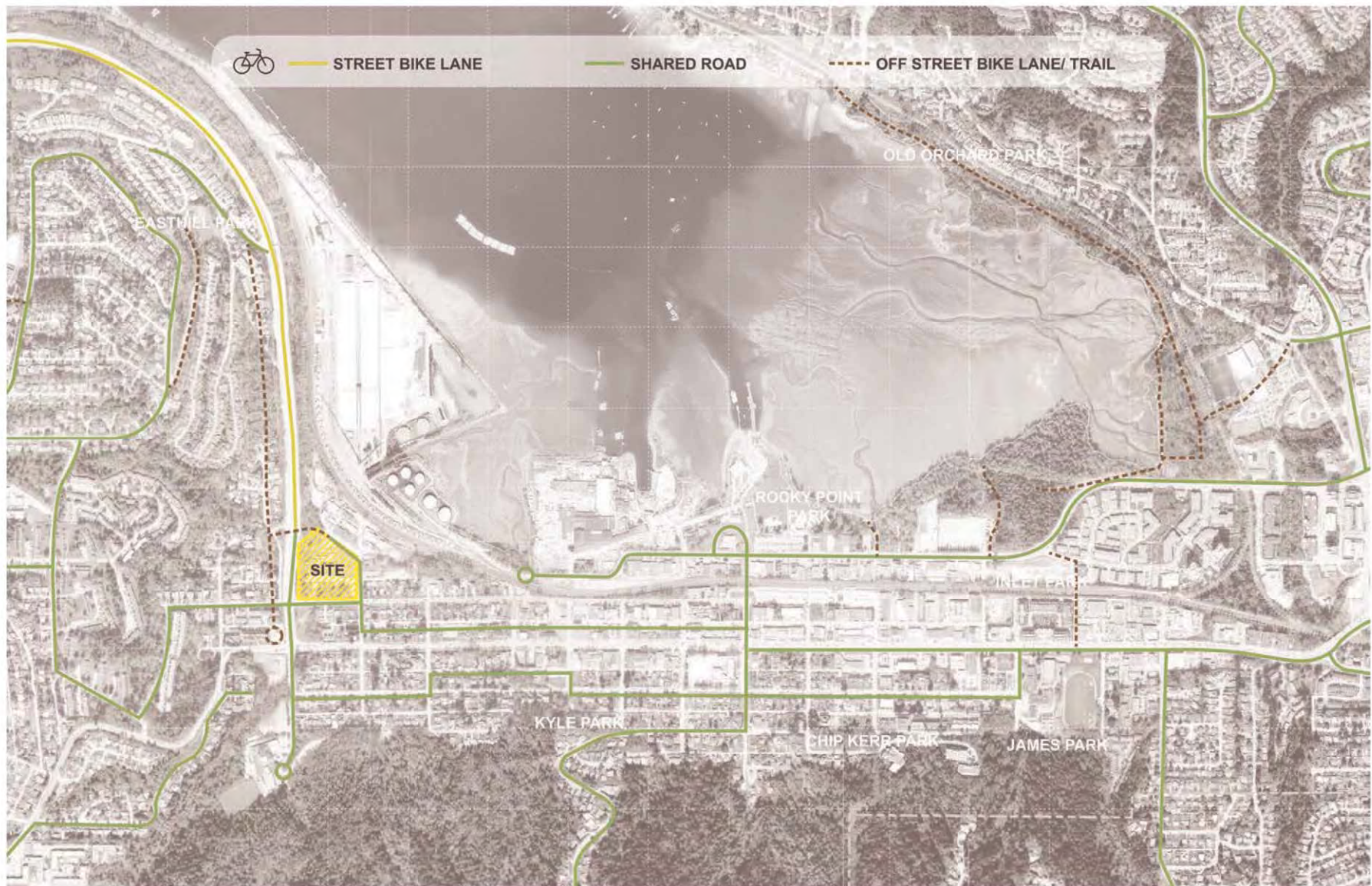
PROJECT OVERVIEW (PHASE 1)

76,218	GROSS SITE AREA (SQ. FT.)	16	RENTAL UNITS (TOWER)
36,505	TOTAL COMMERCIAL (SQ. FT.) FAR 0.48	263	STRATA UNITS (TOWER)
225,338	TOTAL RESIDENTIAL (SQ. FT.) FAR 2.96	6	BELOW MARKET RENTAL ART. STUDIOS
4023	TOTAL CHILDCARE (SQ. FT.) (50 CHILDREN)	4	MARKET RENTAL ART. STUDIOS
3.44	TOTAL FAR	490	PARKING STALLS

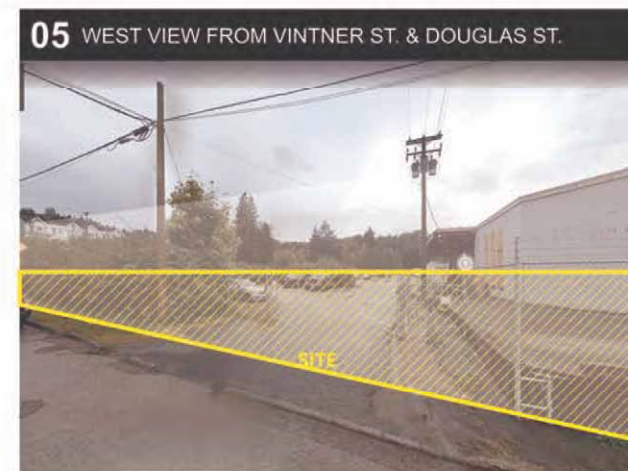
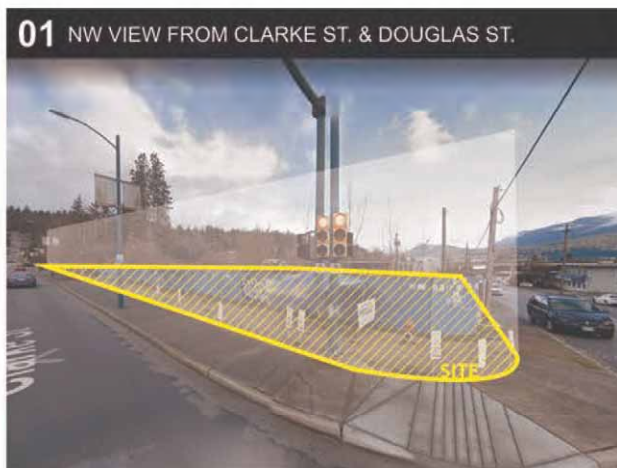














ARTIST VILLAGE

3 STOREY BUILDINGS

ARTIST STUDIOS (L1):
6338 SQ.FT.

RESIDENTIAL AREA (L2&L3):
10,998 SQ.FT.

BELOW MARKET RENTAL UNITS:6

MARKET RENTAL UNITS: 4

TOT. N. OF UNITS: 10



WESTPORT ARTS CENTRE

4 STOREY BUILDING

RETAIL AREA (L1): 5426 SQ.FT.

ART CENTRE (L2): 12,372 SQ.FT.

OFFICE (L3): 3112 SQ.FT.

CHILDCARE (L4): 4023 SQ.FT.



RENTAL TOWER

1 1/2 STOREYS

RENTAL AREA: 12,309 SQ.FT.

N. OF UNITS: 16

N. OF ADAPTABLE UNITS: 8

AMENITY: 1948 SQ.FT.



STRATA TOWER

28 STOREY

STRATA AREA: 202,032 SQ.FT.

N. OF UNITS: 263

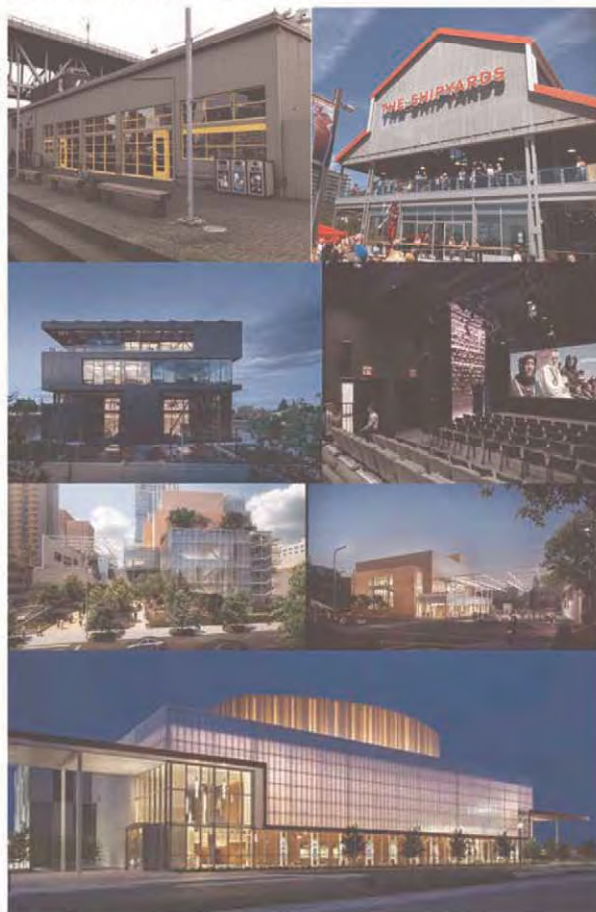
N. OF ADAPTABLE UNITS: 132

AMENITY: 5470 SQ.FT.

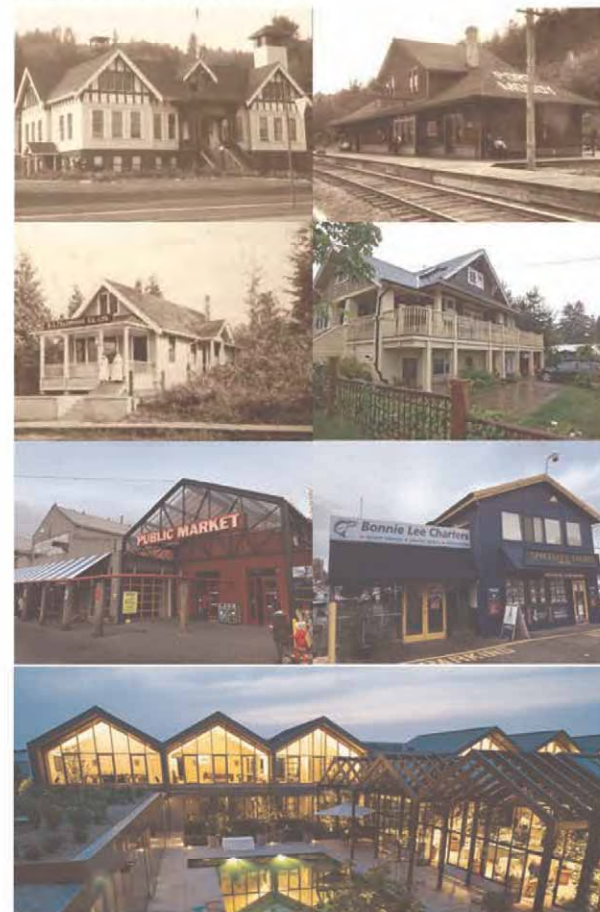
TOWER



MODERN INDUSTRIAL



ARTISTIC HERITAGE





Port Moody Art Centre



2201 St George St



2316 Clarke St



B.C. Telephone Company



Industrial architecture - Port Moody



Davines Village by Matteo Thun - Parma, Italy



Davines Village by Matteo Thun - Parma, Italy

THE GRAND - CALGARY

MULTI-PURPOSE BLACK BOX THEATRE THAT CAN BE USED FOR PERFORMANCE, SPECIAL EVENTS OR AS A MULTI-PURPOSE SPACE

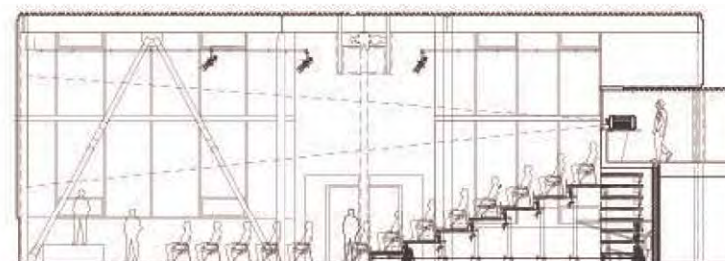
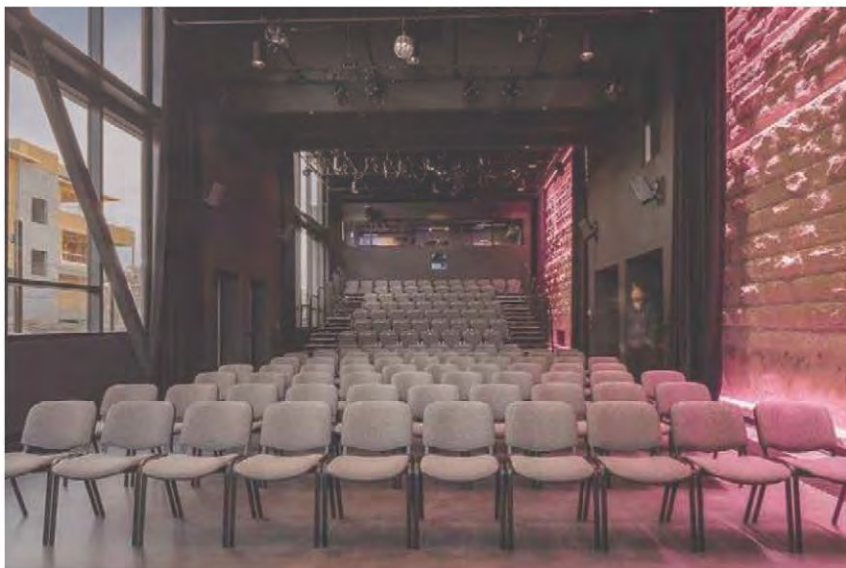


PERFORMANCE, LECTURES, SPECIAL EVENTS

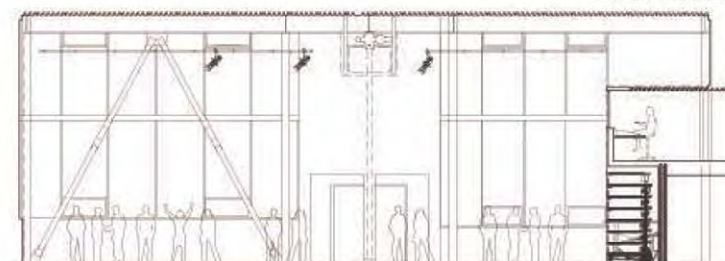


MULTI-PURPOSE EVENTS, TRADE SHOWS, WEDDINGS, PERFORMANCE REHEARSAL SPACE, COMMUNITY EVENTS

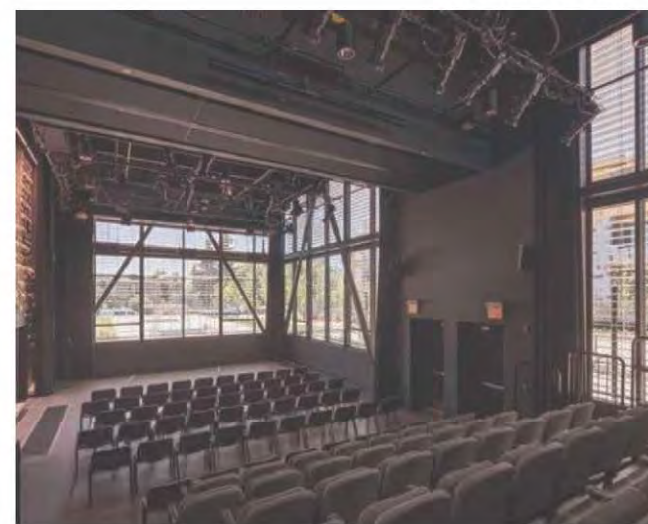
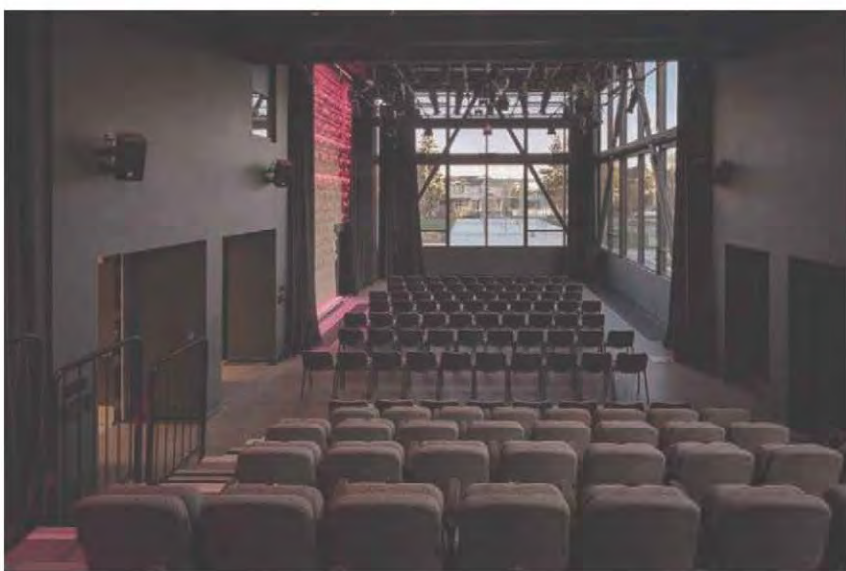
C SPACE - CALGARY



EVENT SEATING



MULTI-FUNCTION SPACE



BLACK BOX SPACE WITH TEMPORARY/MOVEABLE SEATING

PORT MOODY OFFICIAL COMMUNITY PLAN RESPONSE

POLICIES.

The property commonly known as the Andres Wines site is designated as a Special Study Area in the OCP. The Special study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan. It is envisioned that in the future this area may transition into a comprehensive development with a mix of uses taking advantage of its proximity to rapid transit.

As part of new development in this area, a number of desirable components have been identified including:

- artist live/work space
- public arts presentation space
- seniors accommodation
- assisted living accommodation
- high tech mixed employment space
- enhanced green space
- new parks
- commercial/retail service space
- a pedestrian trail connecting Seaview, Glenayre, and College Park to the area.

RESPONSE

The planning for Andres Wine site follows the designation associated with Special Study Area.

The overall site is 76,249sf, to make the proposal more manageable the Development Permit has been broken up into 2 Development Permit Phases with each Phase being a separate Development Permit Submission. Phase 1 fronts onto Douglas up to and including Vintner Street, Phase 2 will be the remainder of the site to the north.

Phase 1 is comprised of:

- 31 storey strata and rental tower with ground floor, mezzanine and tower top residential amenity spaces.
- 4 storey Art's Centre with ground oriented retail, artist studio, arts cafe and restaurant. Internally on the ground floor, the spaces are connected via a galleria with a multi-function community space and the box office for the second floor performance space. Level 2 has three multi-purpose spaces that can be used for performances or as separate functions, this is supported by washrooms and performers change rooms. Level 3 has a community oriented office space and level 4 has a childcare. All levels are connected by elevators, freight elevator and stairs which also connect with the parking levels.
- 10 - 3 storey townhouses have been provided with separate artist studios at the ground floor for each of the units. This space is connected to a 2 level residential unit above. 6 of these units will be affordable at 20% below market rental rates.

PORT MOODY OFFICIAL COMMUNITY PLAN RESPONSE

POLICIES.

1. The existing land use and character of the Glenayre, College Park, Seaview and Harbour Heights neighbourhoods shall generally be retained.
 2. For multi-family residential designated properties south of Clarke St and north of St Johns St in the 2100 block, building heights up to a maximum height of 3 storeys will be considered.
 3. For the Mixed Use designated property at 2036 St Johns St, a maximum height of 6 storeys will be considered.
 4. For the Mixed Use designated properties in the 2000 blocks of St. George Street and the south side of St Johns Street (former Barnet Hotel site and adjacent properties), a maximum building height of 6 storeys will be considered. Commercial uses will be limited to the St. Johns St and Albert St frontages.
- A comprehensive development plan will be required for these blocks taking into consideration the change in grade, access, potential traffic impacts and compatibility with adjacent single family uses.
5. Identified heritage buildings in the Westport area should be conserved and retained as part of any redevelopment project
 6. Above 2 storeys, upper floors will be set back from St. Johns and Clarke Streets. Above 4 storeys, upper floors will be set back from Barnet Highway.
 7. For the multi-family designated properties in the cul-de-sac on Charles Street, a maximum height of six storeys will only be considered when the form and siting of redevelopment results in the creation of significant open/green space, connections to existing parks and trails, and the protection and enhancement of local watercourses.
 8. The consolidation of two or more parcels within the Charles Street cul-de-sac is encouraged to provide a more comprehensive development for this area.
 9. Multi-family designated properties in the 2100 block of the south side of St. Johns Street will be considered for redevelopment up to a maximum height of 6 storeys.
 - Enhance the quality of the community by providing opportunities for social interaction between residents;
 - Be sited, designed and landscaped in a manner which respects the character of the neighbourhood, including social and physical infrastructure and minimizes possible negative impacts;
 - Provide a gradual transition of scale and density through the stepping down of a building towards, and setbacks from, existing lower density residential areas;
 - Results in neighbourhoods which are energy efficient, minimize greenhouse gas emissions and are pedestrian and bicycle oriented;
 - Include, where possible, back lanes with rear detached garages, boulevards with street trees, walkway/cycling connections to parks and open space; and,
 - Be designed in a manner sensitive to lands with high environmental value..

RESPONSE

The land use and maximum built height for the Andres Wine site follows the guidelines associated with the Special Study Area. There are no buildings of significance on the site to be retained, the proposed vocabulary of the Arts Village draws from the former industrial nature of the site as well as the architectural vocabulary of historic residential buildings within the immediate area.

There are no trees of significance on the development portion of the site, although four trees in the boulevard of Clarke Street along the southern frontage of the site are significant as identified by the arborist and they will be retained. There is a large portion of the site that Schoolhouse Creek runs through, this area will be rehabilitated as a part of Phase 1 development.

The proposed development will act as a community based small village that will facilitate the needs of all ages, uses include residential, assisted living, retail, professional offices, community organization offices, a large grocery store, pharmacy, small scale retail, artist studios, a multifunctional performance space, an outdoor movie screen.

The buildings have been massed to blend in with the site with the tallest 31 storey tower stepping down to in scale eastward to the three storey artist village.

Buildings will be designed to current building code requirements for sustainable developments, attention will be focused on solar orientation, passive solar shading, the use of sustainable materials, low energy use appliances and low flow faucets, and dark sky site lighting design.

LAND USE	APPROVED AT REZONING	PROPOSED PHASE 1	PROPOSED PHASE 2	PROPOSED TOTAL	SUMMARY
STRATA - TOWER	176,442	202,032	0	202,032	INCREASED FROM RENTAL
RENTAL - TOWER AND MID RISE ARTIST VILLAGE	168,348	23,307	120,366	143,673	DECREASED AND ADDED TO STRATA
AMENITY (INDOOR) **	4,499	7,418	0	7,418	INCREASED FROM SENIORS AMENITY AND THEATRE **
SENIORS COMMON - AMENITY SPACE INDOOR	14,693	0	12,936	12,936	DECREASED AND ADDED TO STRATA AMENITY
ARTIST STUDIO RETAIL SPACE	7,104	6,338	0	6,338	DECREASED
ART CENTRE - THEATRE	14,208	12,372	0	12,372	DECREASED
ART CENTRE - DAYCARE*	3,498	4,023	0	4,023	INCREASED*
COMMERCIAL ATHLETIC AND RECREATION	10,097	0	10,097	10,097	NO CHANGE
HOTEL	41,355	0	41,355	41,355	NO CHANGE
LIGHT INDUSTRIAL	43,540	0	43,540	43,540	NO CHANGE
OFFICE - ART CENTRE - GALLERIA - MULTI-PURPOSE ROOM	53,077	8,345	44,732	53,077	NO CHANGE
PERSONAL SERVICE - MEDICAL CLINIC	45,413	0	45,413	45,413	NO CHANGE
SENIOR RESIDENTIAL	74,981	0	74,981	74,981	NO CHANGE
ALL OTHER USES COMBINED	69,309	5,426	63,883	69,309	NO CHANGE
TOTAL	726,564	269,838	456,726	726,564	

*CHILD CARE AREA INCREASED TO MEET NEEDS OF 50 CHILDREN

**AMENITY AREA HAS BEEN EXCLUDED FROM FSR. AMENITY INCREASED TO MEET NEEDS OF PHASE 1 RESIDENTIAL USE



WESTPORT VILLAGE
2120 to 2136 Clarke Street,
Port Moody, BC

PROJECT STATS

12" = 1'-0"

RE-ISSUED FOR REZONING/DP 2
2023-05-29



A019

PROJECT DEVELOPMENT DATA - WESTPORT VILLAGE PHASE 1

WESTPORT VILLAGE, PORT MOODY, BC

A. Project:

Comprises of a 32-storey tower
Art Centre Building and Artist village buildings

B. Legal Description:

- Lot 36 Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- Lot 37 Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- Lot 38 Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- "Lot 39 Block 3 District Lot 202 Group 1 New Westminster District Plan 55"
- West 3 feet Lot 40 Block 3 District Lot 202 Group 1 New Westminster District Plan 55"
- Lot 40 Except West 3 feet Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- Lot 41 Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- Lot 42 Block 3 District Lot 202 Group 1 New Westminster District Plan 55
- "South Half Lot 43 Block 3 District Lot H1202 Group 1 new Westminster District Plan 55
- North Half Lot 43 Block 3 District Lot H1202 Group 1 new Westminster District Plan 55
- South Half Lot 44 Block 3 District Lot H1202 Group 1 new Westminster District Plan 55
- North Half Lot 44 Block 3 District Lot H1202 Group 1 new Westminster District Plan 55
- Lot 65 Except: Part Dedicated Roadway on Plan LMP18410, District Lot 202 Group 1 New Westminster District Plan 22796 Parcel "A" District Lot 202 Group 1 New Westminster District Plan 55"
- Land currently covered by Viney Street, bounded by 2120 Viney Street to the North, 2130 - 2136 Clarke Street to the South, Barnet Highway to the West, and any and all surplus lands bounded by the intersection of the proposed Murray-Clarke connector and Douglas Street to the east
- LOT 90, PLAN NW43426, DISTRICT LOT 202, NEW WEST DISTRICT GROUP 1, EXCEPT PLAN LMP18410

C. Zoning:

Comprehensive Development Zone CD-57

D. Proposed Setbacks:

	Dedication	Proposed Setbacks	
		Tower	Hotel
D1	Clarke Street	3.0m	9.0m
D2	Douglas Street	3.0m	3
D3	North Property Line	3.0m	3
D4	Barnet Highway	3.0m	3

E. Building Height:

E1	Max. Allowable Building Height	N/A
E2	Proposed Building Height	31 Residential Storeys

F. Total PHASE 1 Site Coverage Calculations:

Gross Site Area	76,218 sq ft	7060.88 sq m
Proposed Dedication		
Net Site Area	76,218 sq ft	7060.88 sq m
Lot Coverage	27,816 sq ft	2584.47 sq m
Percentage of Lot Coverage	36.5%	Lot Coverage/ Net Site Area

G. Total Floor Area Ratio (F.A.R.) Calculation:

Commercial Area	Commercial FAR	Residential Area	Residential FAR	Total FAR Area	Total FAR (FAR Area/Net Site Area)	Total FAR (FAR Area/Net Site Area)
3391.4 sq m 36,985 sq ft	0.48	20,534.5 sq m 222,338 sq ft	2.96	24,326.0 sq m 261,643 sq ft	3.44	0.00

H. Commercial Floor Area Statistics:

Art Centre - Commercial Floor Area Level 1:

Level	Number of Floors	Retail Area	Common Area	Elevator/Mechanical Area (Exclude from FSR)	Total Commercial Area
Level 1	1	3,426 sq ft	0 sq ft	0 sq ft	3,426 sq ft
Total	1	3,426 sq ft	0 sq ft	0 sq ft	3,426 sq ft

Art Centre - Gallery/Multipurpose room/Office Floor Area Level 1:

Level	Number of Floors	Office/Multipurpose room	Galleria	Elevator/Service Area (Exclude from FSR)	Total Commercial Area
Level 1	1	1,252 sq ft	3,572 sq ft	294 sq ft	5,118 sq ft
Total	1	1,252 sq ft	3,572 sq ft	294 sq ft	5,118 sq ft

Art Centre - Level 2

Level	Number of Floors	Art Centre	Common Area	Elevator/Service Area (Exclude from FSR)	Total Commercial Area
Level 2	1	12,372 sq ft	0 sq ft	293 sq ft	12,665 sq ft
Total	1	12,372 sq ft	0 sq ft	293 sq ft	12,665 sq ft

Art Centre - Office Level 3

Level	Number of Floors	Office	Common Area	Elevator/Service Area (Exclude from FSR)	Total Commercial Area
Level 3	1	3,122 sq ft	0 sq ft	223 sq ft	3,345 sq ft
Total	1	3,122 sq ft	0 sq ft	223 sq ft	3,345 sq ft

Art Centre - Childcare

Level	Number of Floors	Daycare Area	Common Area	Elevator/Service Area (Exclude from FSR)	Total Commercial Area
Level 3	1	4,023 sq ft	0 sq ft	225 sq ft	4,248 sq ft
Total	1	4,023 sq ft	0 sq ft	225 sq ft	4,248 sq ft

Artist Village - Studios

Level	Number of Floors	Art Studios	Common Area	Elevator/Service Area (Exclude from FSR)	Total Commercial Area
Level 3	1	6,338 sq ft	0 sq ft	0 sq ft	6,338 sq ft
Total	1	6,338 sq ft	0 sq ft	0 sq ft	6,338 sq ft

TOTAL COMMERCIAL:

36,301 sq ft

I. Residential Floor Area Statistics:

Tower: Rental	Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Net FSR Area	Amenity	Mech. Shaft	Elev. Shaft	Adapt. Excl.	Efficiency (%)
	L1	1	0 sq.ft.	0 sq.ft.	591 sq.ft.	591 sq.ft.	1,930 sq.ft.	1,930 sq.ft.	591 sq.ft.	1,339 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	
	L1 Mezzanine	1	0 sq.ft.	0 sq.ft.	458 sq.ft.	458 sq.ft.	1,067 sq.ft.	1,067 sq.ft.	1,227 sq.ft.	609 sq.ft.	0 sq.ft.	94 sq.ft.	0 sq.ft.	
	L2	1	6,872 sq.ft.	6,872 sq.ft.	1,174 sq.ft.	1,174 sq.ft.	7,546 sq.ft.	7,546 sq.ft.	7,318 sq.ft.	0 sq.ft.	27 sq.ft.	94 sq.ft.	308 sq.ft.	88%
	L3 Shared Rental and Strata	1	2,737 sq.ft.	2,737 sq.ft.	586 sq.ft.	586 sq.ft.	3,323 sq.ft.	3,323 sq.ft.	1,173 sq.ft.	0 sq.ft.	14 sq.ft.	94 sq.ft.	41 sq.ft.	92%
	Total	3		9,509 sq.ft.		2,808 sq.ft.		14,728 sq.ft.	12,909 sq.ft.	1,948 sq.ft.	41 sq.ft.	283 sq.ft.	151 sq.ft.	

*Mezzanine is not included in Total number of floors

Tower: Strata	Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Net FSR Area	Amenity	Mech. Shaft	Elev. Shaft	Adapt. Excl.	Efficiency (%)
	L1	1	0 sq.ft.	0 sq.ft.	591 sq.ft.	591 sq.ft.	1,930 sq.ft.	1,930 sq.ft.	591 sq.ft.	1,339 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	
	L1 Mezzanine	1	0 sq.ft.	0 sq.ft.	458 sq.ft.	458 sq.ft.	1,067 sq.ft.	1,067 sq.ft.	1,227 sq.ft.	609 sq.ft.	0 sq.ft.	94 sq.ft.	0 sq.ft.	
	L3 Shared Rental and Strata	1	3,635 sq.ft.	3,635 sq.ft.	586 sq.ft.	586 sq.ft.	4,222 sq.ft.	4,222 sq.ft.	1,091 sq.ft.	0 sq.ft.	14 sq.ft.	94 sq.ft.	85 sq.ft.	86%
	L4 to L7 - Podium	4	6,372 sq.ft.	25,488 sq.ft.	1,173 sq.ft.	4,692 sq.ft.	7,546 sq.ft.	30,184 sq.ft.	28,698 sq.ft.	0 sq.ft.	108 sq.ft.	748 sq.ft.	430 sq.ft.	84%
	L8-L17	10	6,372 sq.ft.	63,720 sq.ft.	1,173 sq.ft.	11,730 sq.ft.	7,546 sq.ft.	75,460 sq.ft.	72,345 sq.ft.	0 sq.ft.	270 sq.ft.	1,870 sq.ft.	1,075 sq.ft.	84%
	L18 - L30	13	6,372 sq.ft.	82,836 sq.ft.	1,173 sq.ft.	15,249 sq.ft.	7,546 sq.ft.	98,086 sq.ft.	88,919 sq.ft.	0 sq.ft.	381 sq.ft.	2,411 sq.ft.	1,388 sq.ft.	84%
	L31 (Penthouse & Amenity)	1	1,344 sq.ft.	1,344 sq.ft.	956 sq.ft.	956 sq.ft.	4,401 sq.ft.	4,401 sq.ft.	1,965 sq.ft.	2,201 sq.ft.	27 sq.ft.	187 sq.ft.	22 sq.ft.	28%
	Total	28		176,923 sq.ft.		33,671 sq.ft.		216,683 sq.ft.	202,032 sq.ft.	5,470 sq.ft.	770 sq.ft.	5,423 sq.ft.	2,889 sq.ft.	

*Mezzanine is not included in total number of floors

Tower outdoor roof-top amenity: 4835 sq.ft.

Artist Village - Rental:	Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Net FSR Area	Amenity	Mech. Shaft	Elev. Shaft	Adapt. Excl.	Efficiency (%)
	L1 - Ref. to Commercial table	1	/	/	/	/	/	/	/	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	
	L2	1	5,499 sq.ft.	5,499 sq.ft.	0 sq.ft.	0 sq.ft.	5,499 sq.ft.	5,499 sq.ft.	5,499 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	
	L3	1	5,499 sq.ft.	5,499 sq.ft.	0 sq.ft.	0 sq.ft.	5,499 sq.ft.	5,499 sq.ft.	5,499 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	
	Total	3		10,998 sq.ft.		0 sq.ft.		10,998 sq.ft.	10,998 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	

TOTAL RESIDENTIAL RENTAL & STRATA:

225,138 sq.ft.

J. Unit Count Statistics

Tower Rental - Unit Counts:

Level	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 BED	Total
L2	1	2	3	1	3		10
L3 Shared Rental and Strata	1	2	2	1	0		6
Total	2	4	5	2	3		16
	13%	25%	31%	13%	19%		

Tower Residential - Unit Counts:

Level	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 BED	Total
L3 Shared Rental and Strata	0	1	1	0	3	0	5
L4 to L7 Podium	1	2	3	1	3	0	40
L8 - L17	1	2	3	1	3	0	100
L18 - L30	1	1	3	0	2	2	117
L31	0	0	0	0	0	1	1
Total	27	42	82	14	71	27	263
	10%	16%	31%	5%	27%	10.3%	

Artist Village - Unit Counts:

Level	Art Studios	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 BED	Total
L1	10						10
L2		0		0			0
L3		0		0			0
Total	10	0	0	0	0	0	10

TOTAL RESIDENTIAL:

280

K. Parking Statistics

Proposed parking

Retail			Restaurant			Residential			Res. Visitor			Total
H/C	Small Car		H/C	Small Car		H/C	Small Car		Gross	H/C	Small Car	
4.0	1.0	2.0	26.00	1.0	9.0	308.0	6.7	101.6	36.0	1.0	11.9	

Office			Art Centre			Artist Studio			Childcare			Total
H/C	Small Car		H/C	Small Car		H/C	Small Car		Gross	H/C	Small Car	
6	1	2	51	2	33	9	1	1	14	1	16	

Electrical Vehicle Charging Notes:

1: 20% of parking spaces required for all commercial uses include an Energized Outlet - Level 2 Charging

2: All Residential parking spaces including the Artist village dwelling units include an Energized Outlet - Level 2 Charging, except the visitor parking spaces

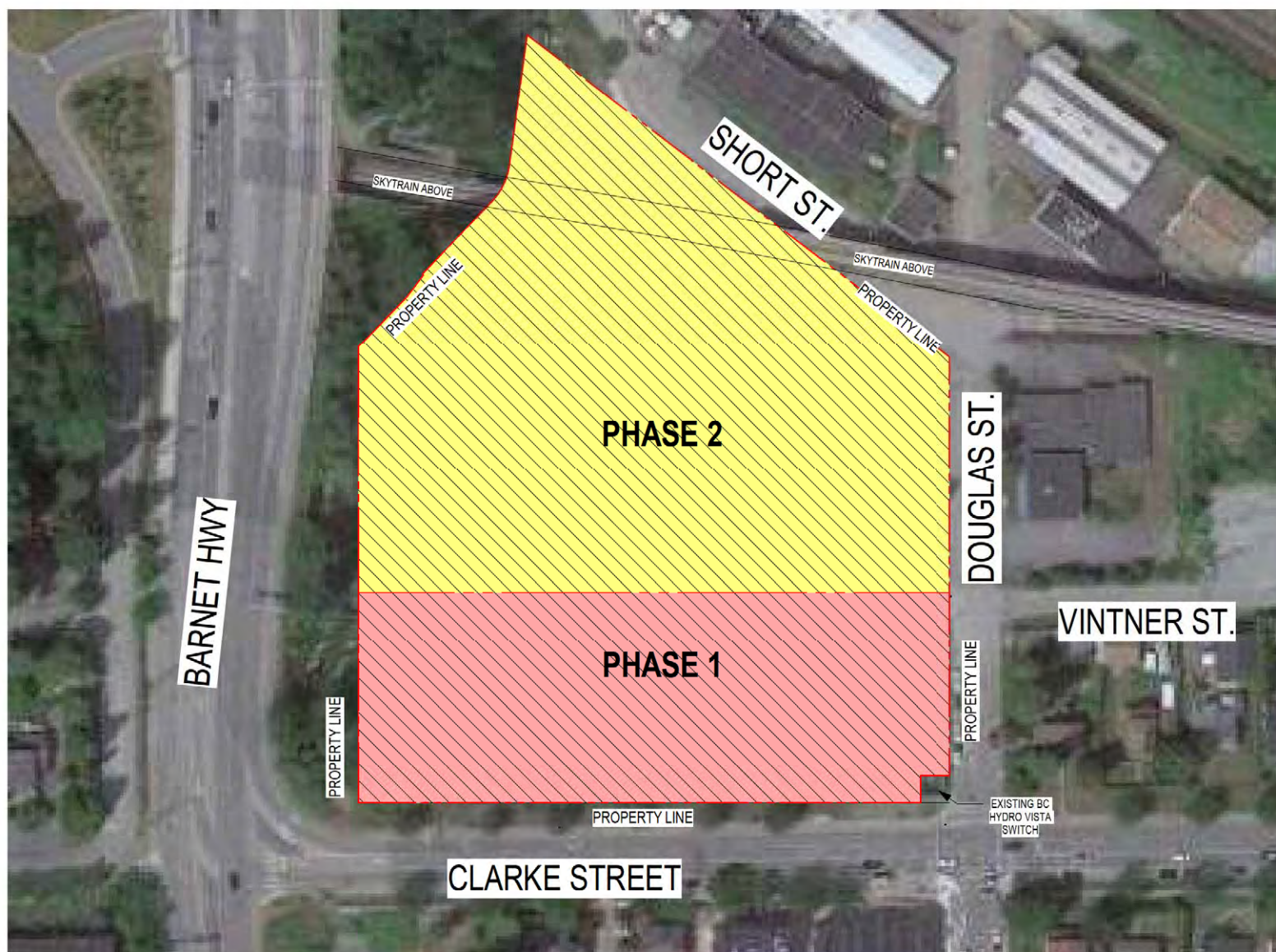
L. Long Term Bike spaces

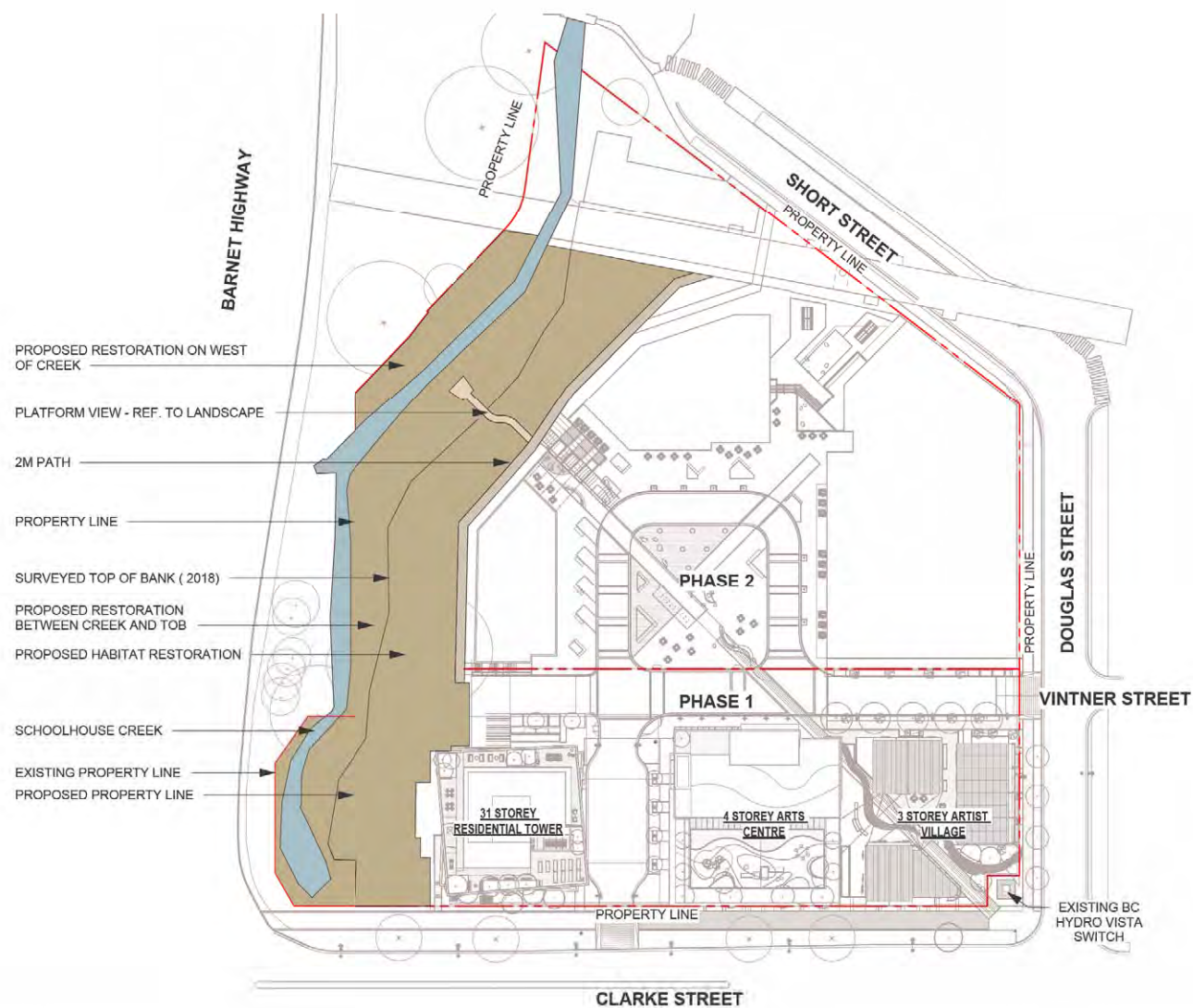
Required long term spaces		Art Centre		Residential (1.50 per Unit)		Artist Studio (1 per studio)		Total
Retail/Office/Restaurant (1 per 750 sq.m.)	1.1		2		406.5		10	427

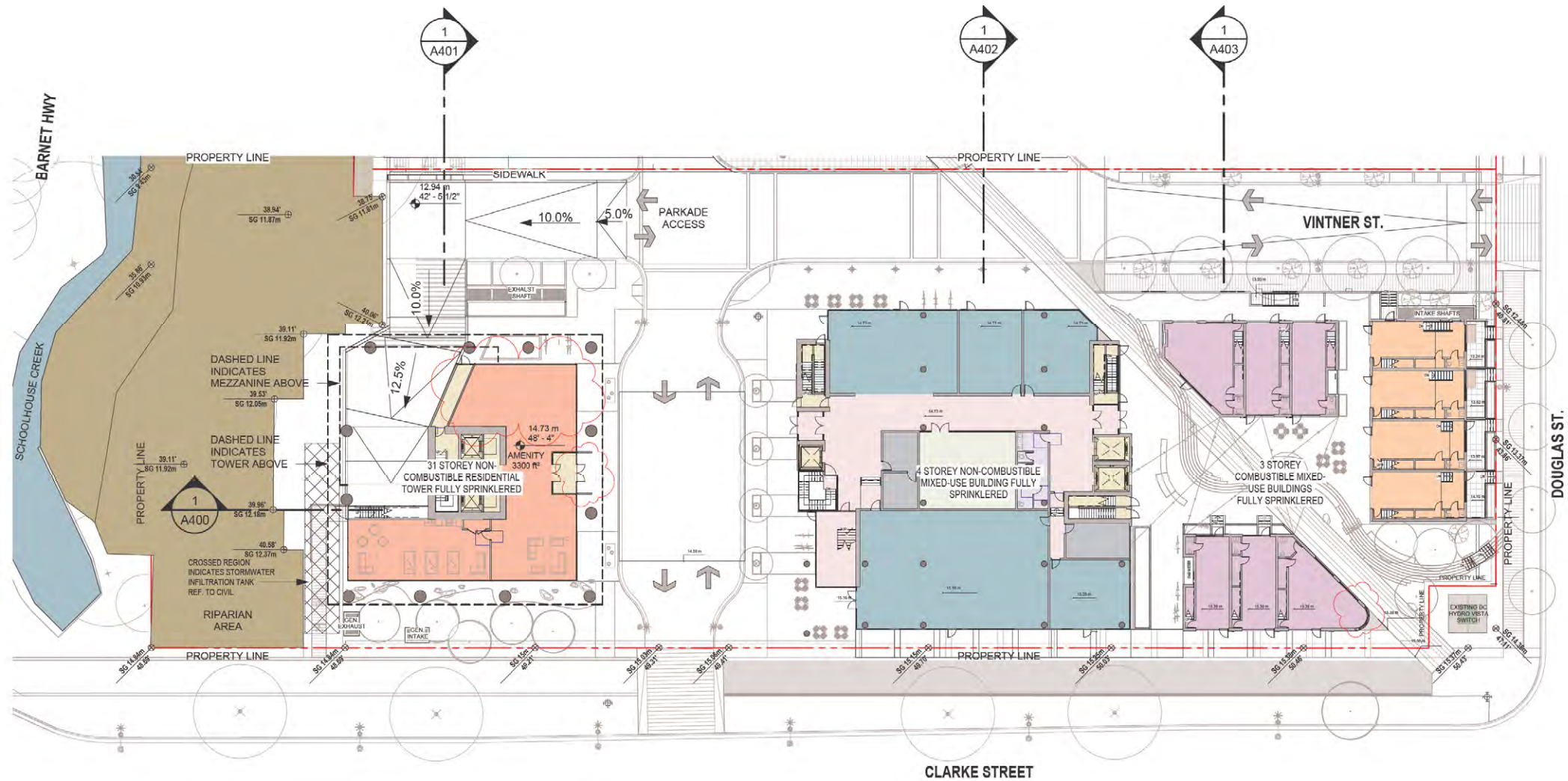
Proposed long term spaces		Art Centre		Residential		Artist Studio		Total
Retail/Office/Restaurant (1 per 750 sq.m.)	2		2		480		10	494

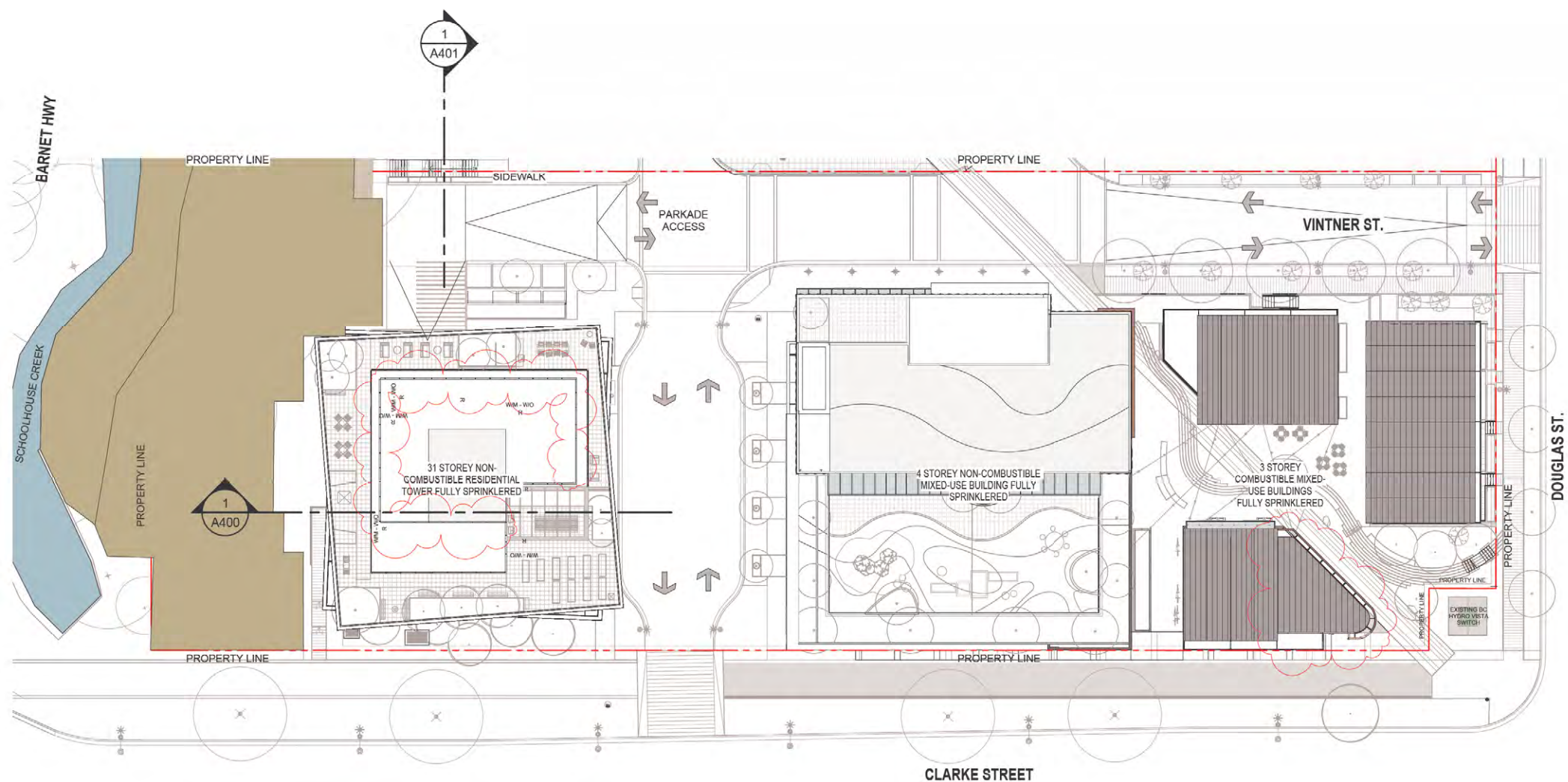
Short Term Bike spaces

Required short term spaces		Art Centre (6 per building with 750 sq.m. or more)		Tower (6 per building with 750 sq.m. or more)		Artist Studio (0.5 spaces per dwelling unit)		Total
Retail/Office/Restaurant (6 per 750 sq.m. or more)	6.0		6		6		5	23









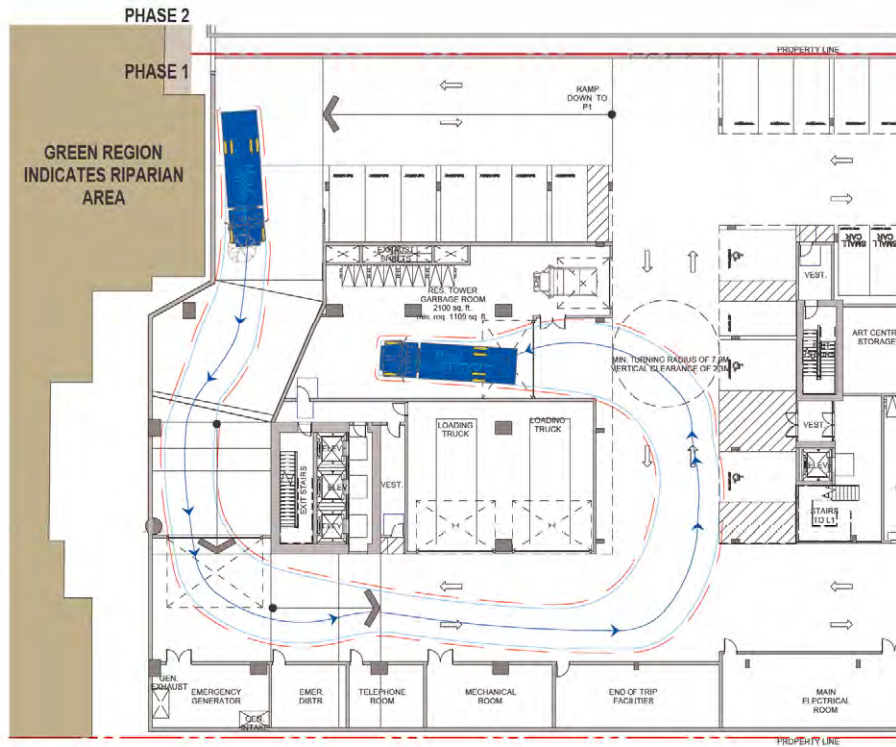



$$1'' = 40'-0''$$

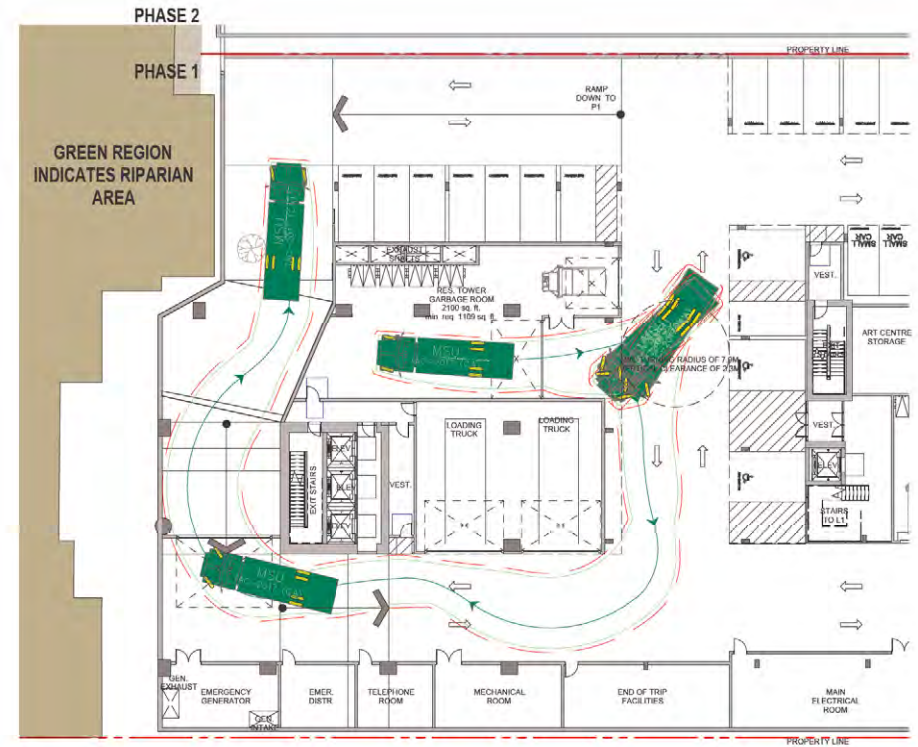
VRBANICS
ANDREW PELLER

A027

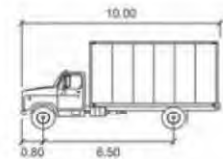
	meters
Width	2.60
Track	2.50
Lock to Lock Time	6.0
Steering Angle	40.2



① SWEPT PATH - MSU INBOND - RES. GARBAGE
1" = 30'-0"

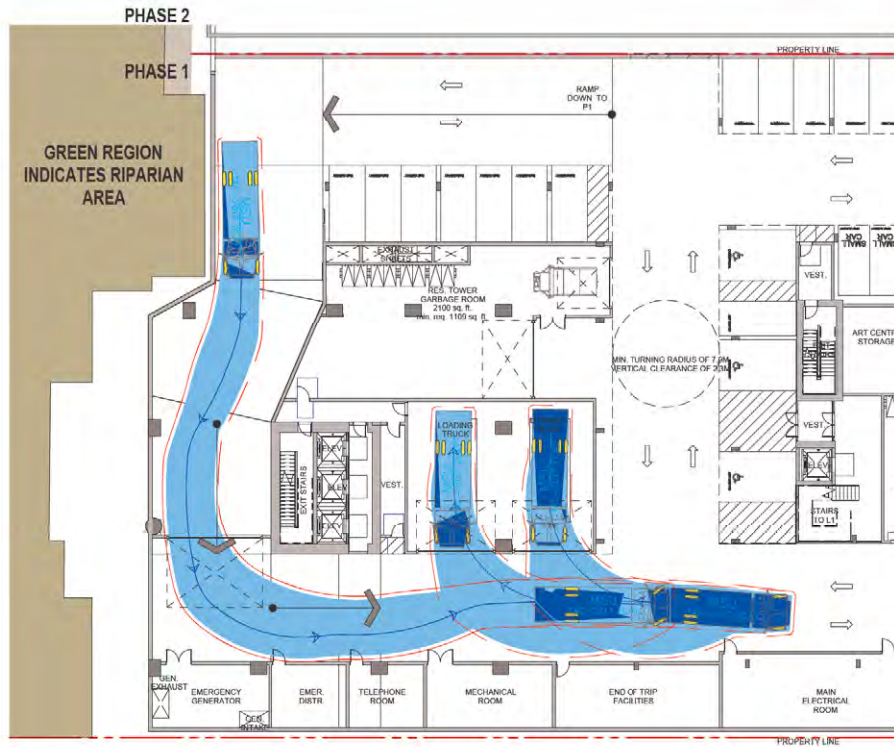


② SWEPT PATH - MSU OUTBOND - RES. GARBAGE
1" = 30'-0"

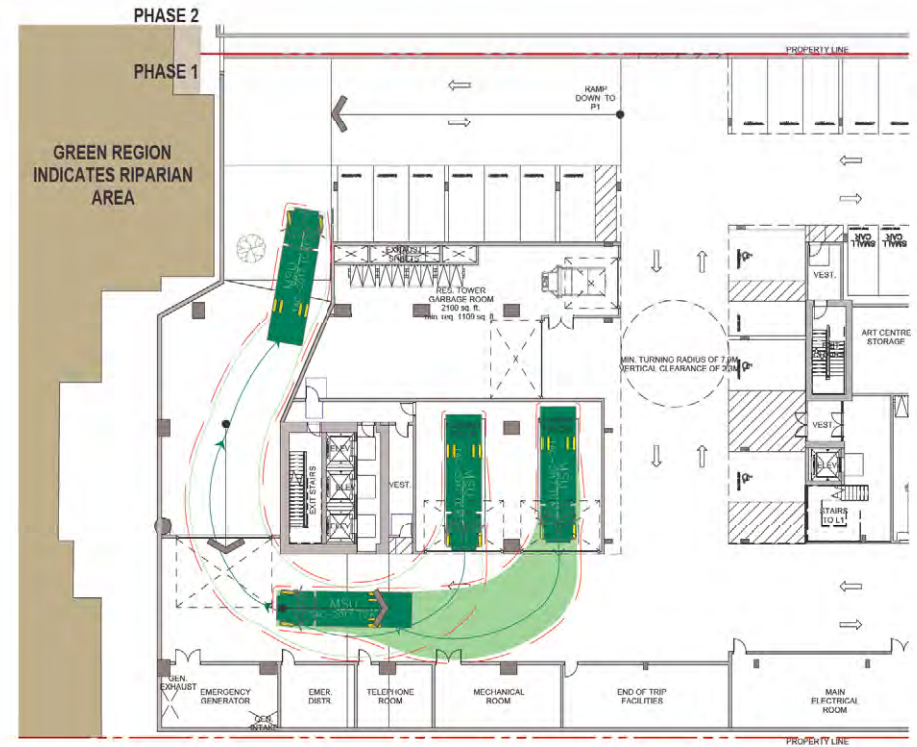


MSU		metres
Width	:	2.60
Track	:	2.60
Lock to Lock Time	:	6.0
Steering Angle	:	40.2

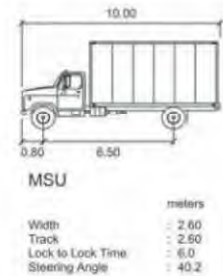


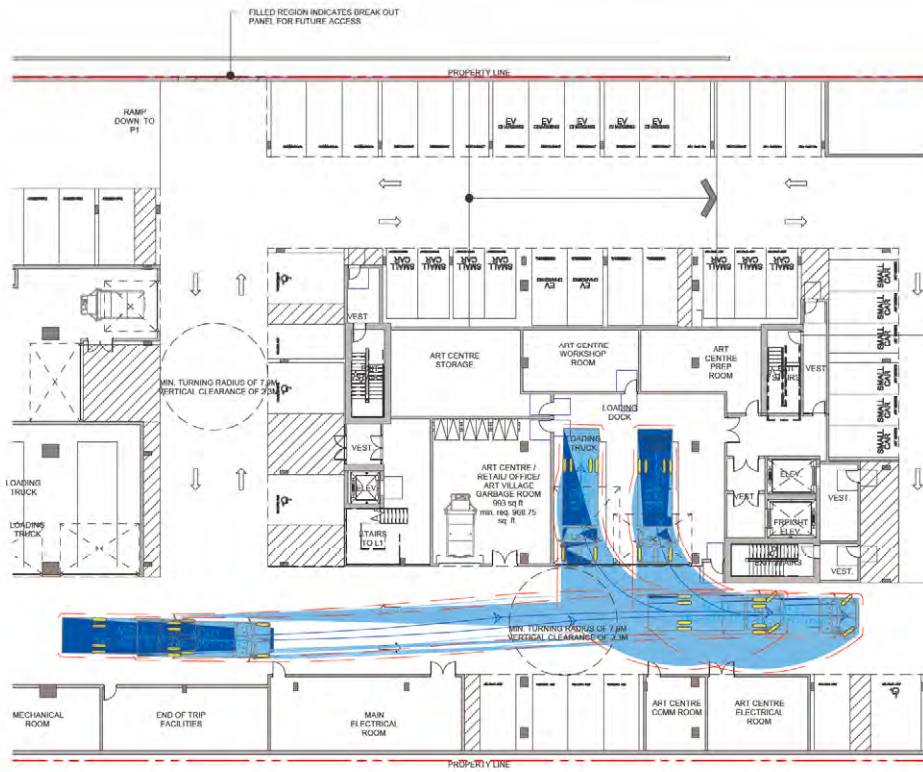


① SWEPT PATH - MSU INBOND - RES. LOADING
1" = 30'-0"

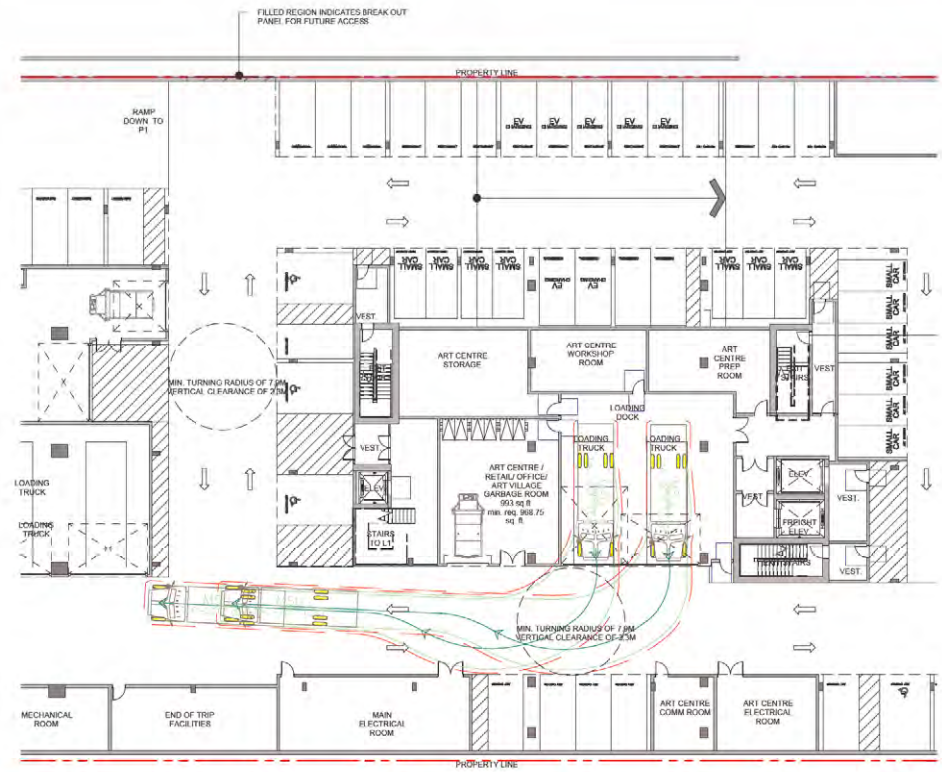


② SWEPT PATH - MSU OUTBOND - RES. LOADING
1" = 30'-0"

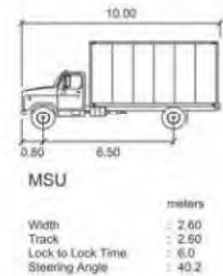


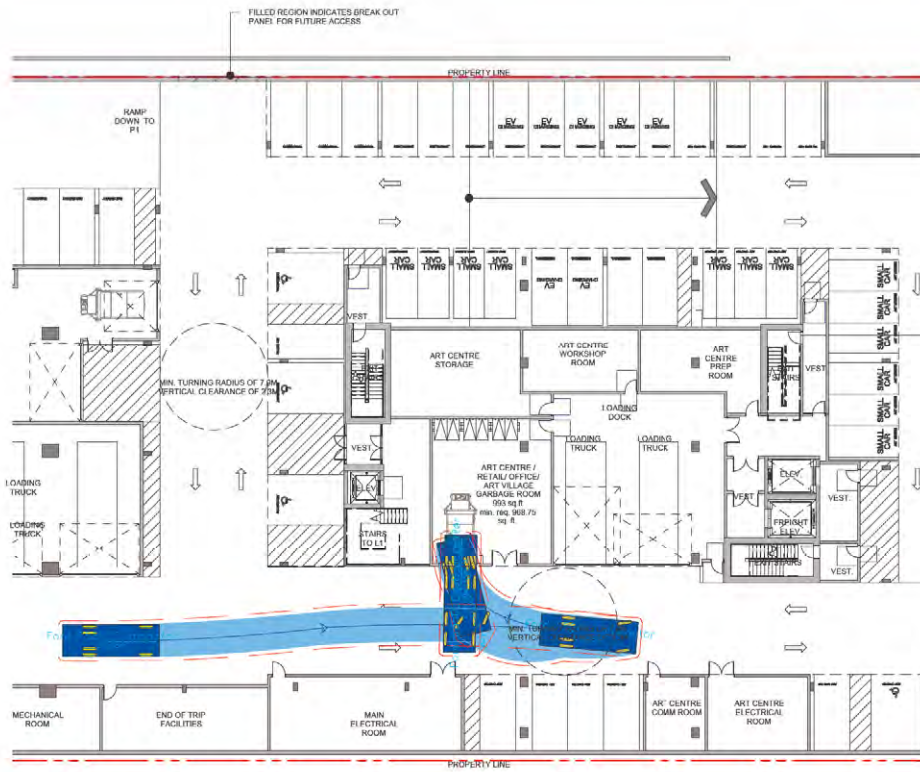


① SWEEP PATH - MSU INBOND - ART CENTRE LOADING
1" = 30'-0"



② SWEEP PATH - MSU OUTBOND - ART CENTRE LOADING
1" = 30'-0"

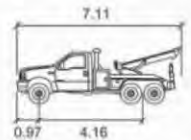




① SWEEP PATH - COMPACTOR INBOND - ART CENTRE GARBAGE
1" = 30'-0"



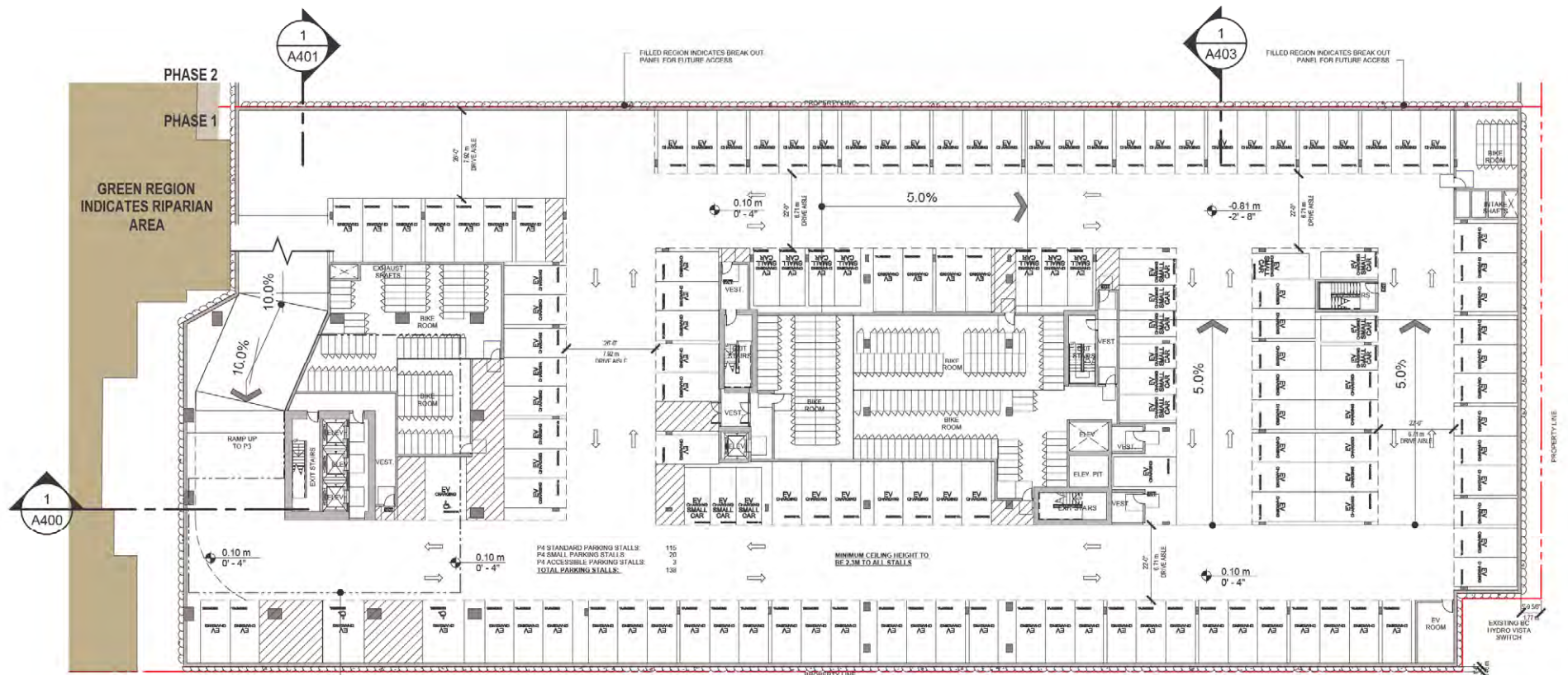
② SWEEP PATH - COMPACTOR OUTBOND - ART CENTRE GARBAGE
1" = 30'-0"



Ford F550 Compactor

	metres
Width	: 2.34
Track	: 2.32
Lock to Lock Time	: 6.0
Steering Angle	: 41.5





① LEVEL P4
1" = 30'-0"

TOTAL PARKING STALLS P4		
Level	Type Comments	Count

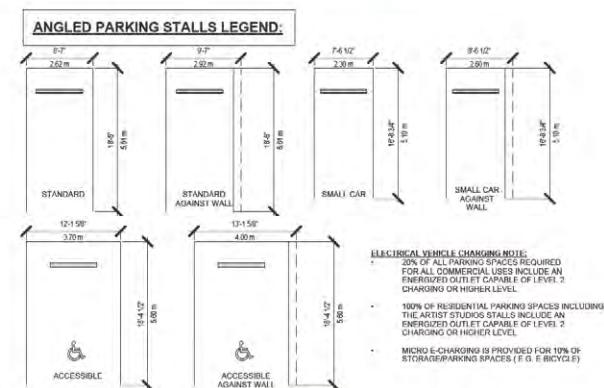
LEVEL P4	ACCESSIBLE	3
LEVEL P4	SMALL CAR	20
LEVEL P4	STANDARD CAR	115

TOTAL STALLS P1: 138

TOTAL BYCICLE STALLS P4		
Level	Type Comments	Count

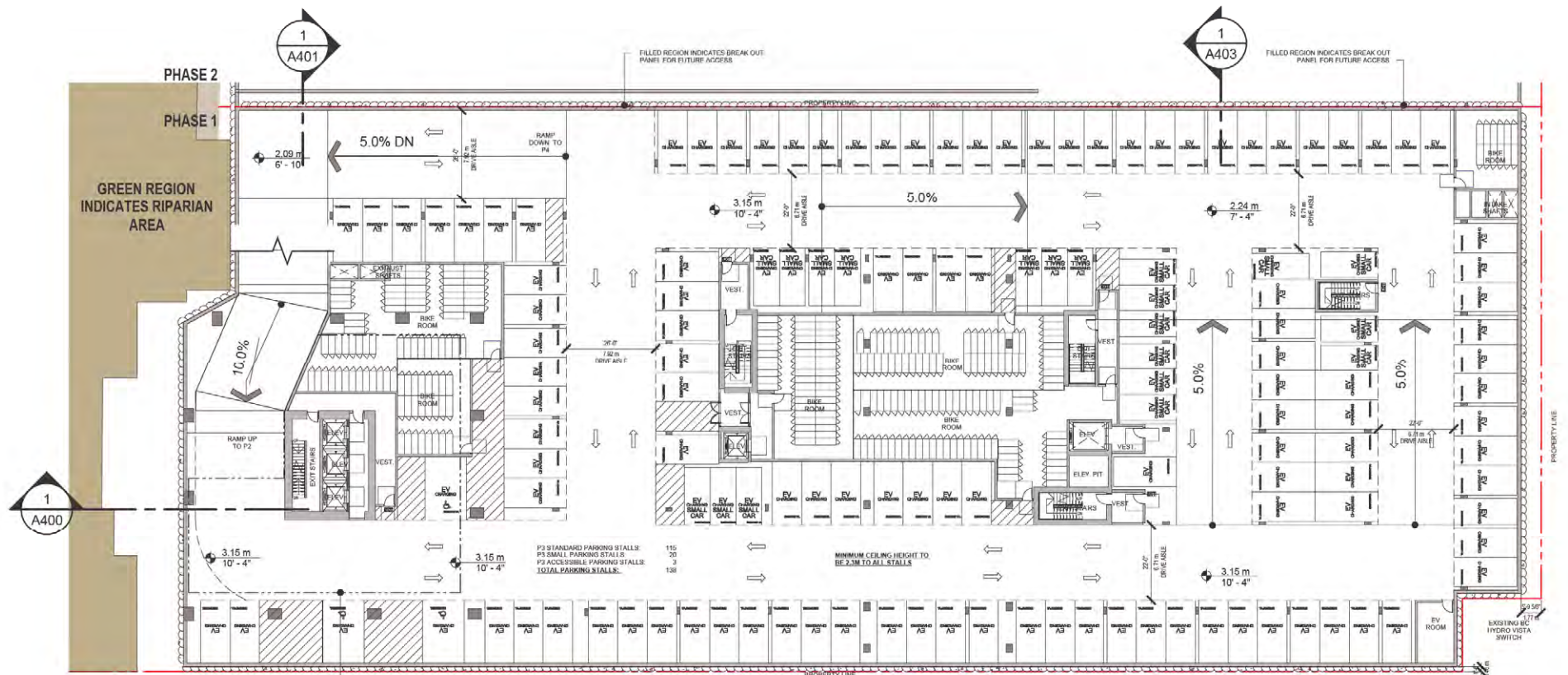
LEVEL P4	HORIZONTAL	262
----------	------------	-----

Grand total: 262



ELECTRICAL VEHICLE CHARGING NOTE:

- 20% OF ALL PARKING SPACES REQUIRED FOR ALL COMMERCIAL USES INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL
- 100% OF RESIDENTIAL PARKING SPACES INCLUDING THE ARTIST STUDIOS SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL
- MICRO E-CHARGING IS PROVIDED FOR 10% OF STORAGE/PARKING SPACES (E.G. E-BICYCLE)



① LEVEL P3 1" = 30'-0"

TOTAL PARKING STALLS P3		
Level	Type Comments	Count

LEVEL P3	ACCESSIBLE	3
LEVEL P3	SMALL CAR	20
LEVEL P3	STANDARD CAR	115

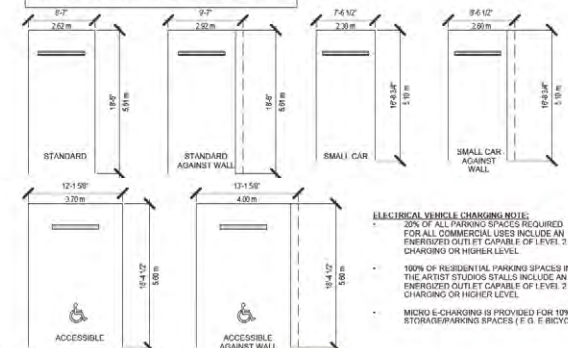
TOTAL STALLS P3: 138

TOTAL BYCICLE STALLS P3		
Level	Type Comments	Count

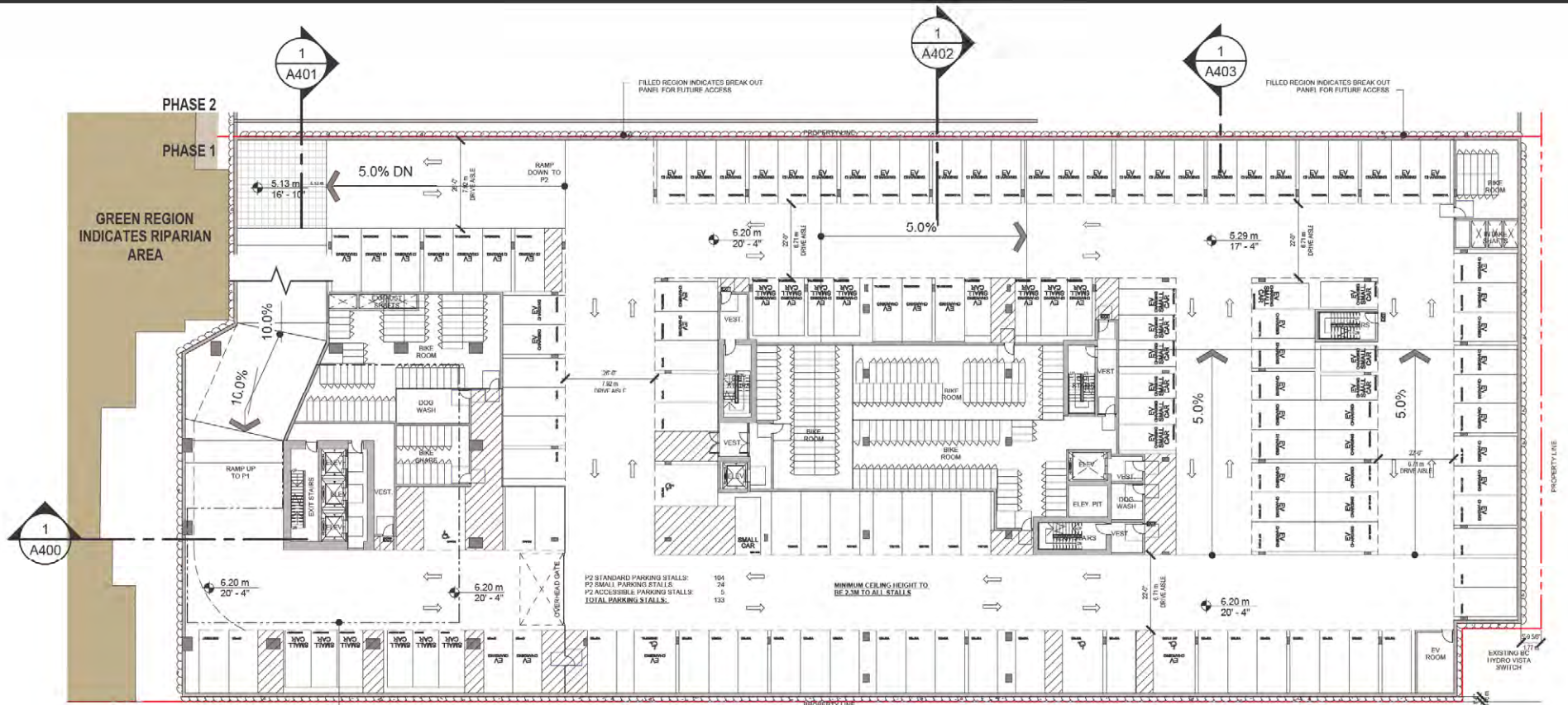
LEVEL P3	HORIZONTAL	262
----------	------------	-----

Grand total: 262

ANGLED PARKING STALLS LEGEND:



ELECTRICAL VEHICLE CHARGING NOTE:
20% OF ALL PARKING SPACES REQUIRED FOR ALL COMMERCIAL USES INCLUDE AN ELECTRIFIED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL.
100% OF RESIDENTIAL PARKING SPACES INCLUDING THE ARTIST STUDIOS STALLS INCLUDE AN ELECTRIFIED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL.
MICRO E-CHARGING IS PROVIDED FOR 10% OF STORAGE/PARKING SPACES (E.G. E-BICYCLE)



① LEVEL P2
1" = 30'-0"

TOTAL PARKING STALLS P2

Level	Type Comments	Count
-------	---------------	-------

LEVEL P2	ACCESSIBLE	5
LEVEL P2	SMALL CAR	25
LEVEL P2	STANDARD CAR	104

TOTAL STALLS P2: 134

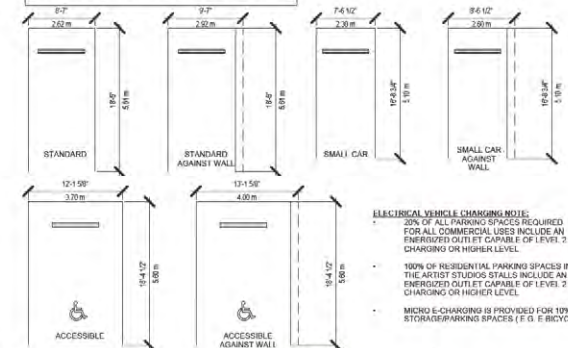
TOTAL BYCICLE STALLS P2

Level	Type Comments	Count
-------	---------------	-------

LEVEL P2	HORIZONTAL	254
----------	------------	-----

Grand total: 254

ANGLED PARKING STALLS LEGEND:



ELECTRICAL VEHICLE CHARGING NOTE:
 20% OF ALL PARKING SPACES REQUIRED FOR ALL COMMERCIAL USES INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL.
 100% OF RESIDENTIAL PARKING SPACES INCLUDING THE ARTIST STUDIOS STALLS INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL.
 MICRO E-CHARGING IS PROVIDED FOR 10% OF STORAGE/PARKING SPACES (E.G. E-BICYCLE).





DASHED LINE INDICATES BUILDING ABOVE

LEVEL P1	ACCESSIBLE	5
LEVEL P1	LOADING	4
LEVEL P1	SMALL CAR	17
LEVEL P1	STANDARD CAR	62

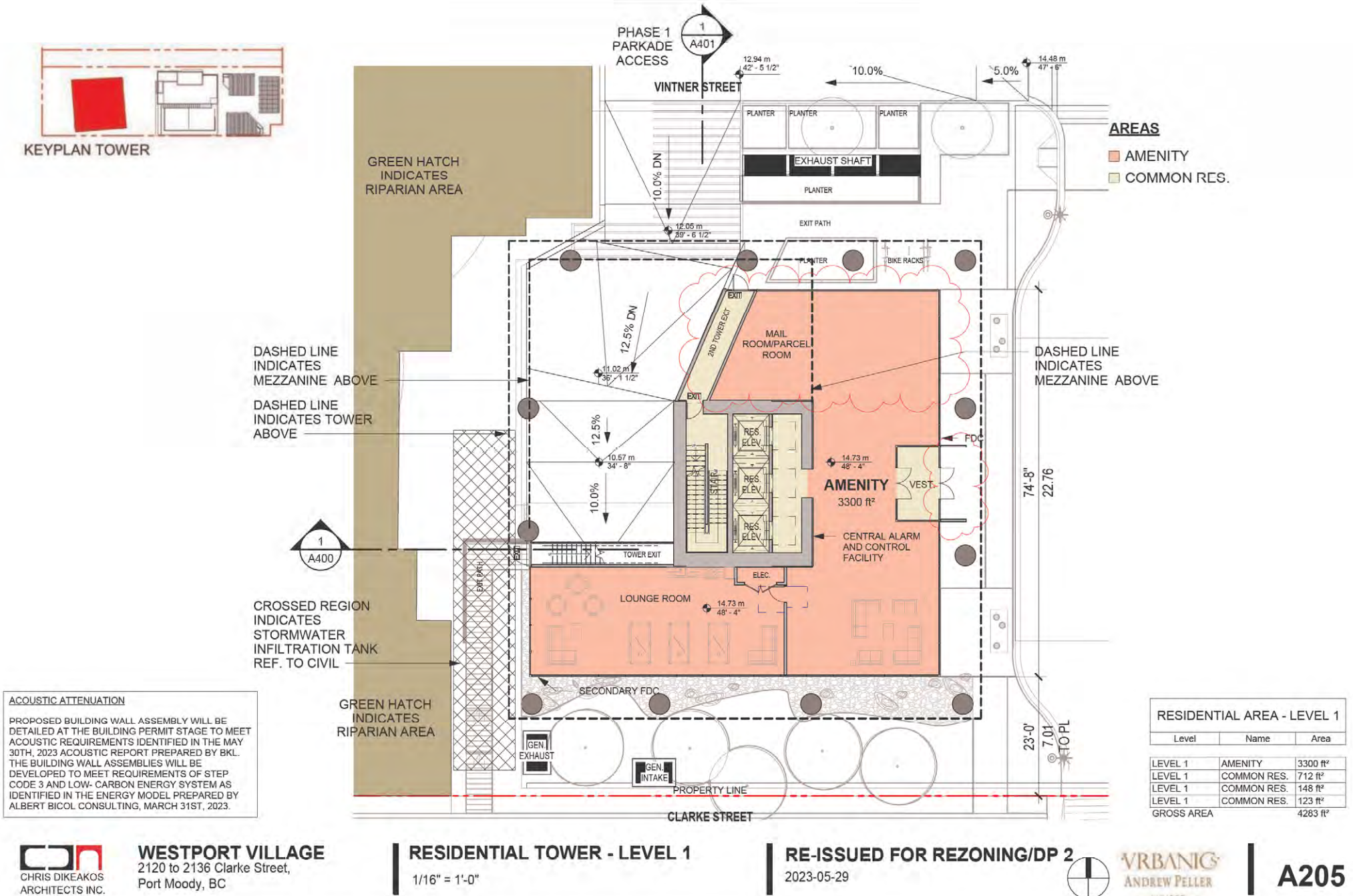
ELECTRICAL VEHICLE CHARGING NOTE:

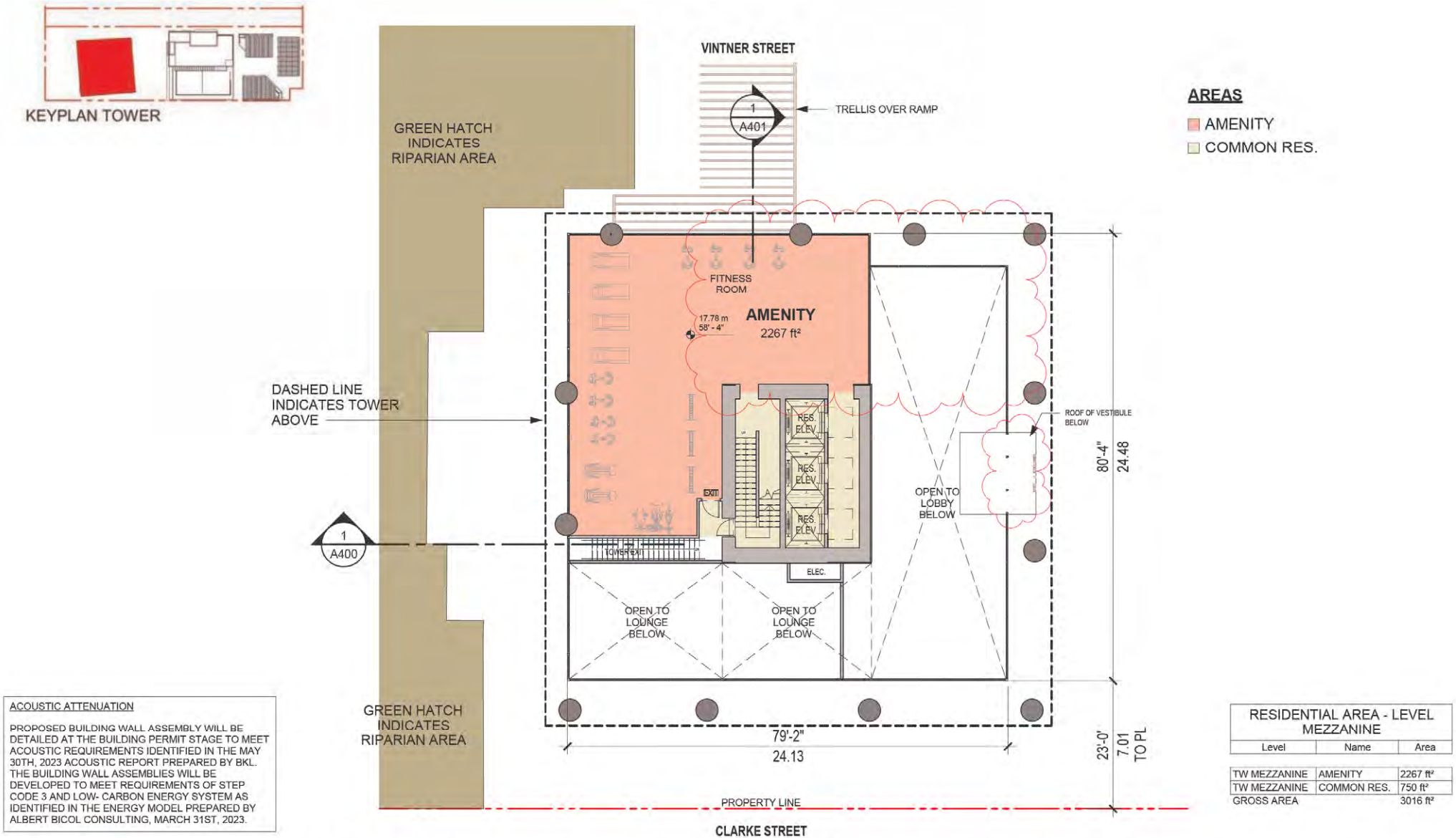
- 20% OF ALL PARKING SPACES REQUIRED FOR ALL COMMERCIAL USES INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL
- 100% OF RESIDENTIAL PARKING SPACES INCLUDING THE ARTIST STUDIOS 5TALLS INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER LEVEL
- MICRO E-CHARGING IS PROVIDED FOR 10% OF STORAGE/PARKING SPACES (E.G. E-BICYCLE)

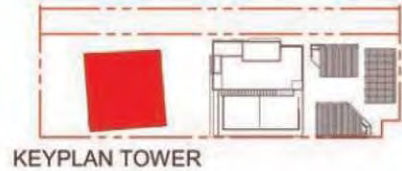

$$1/32'' = 1'-0''$$

VRBANICS
ANDREW PELLER

A204





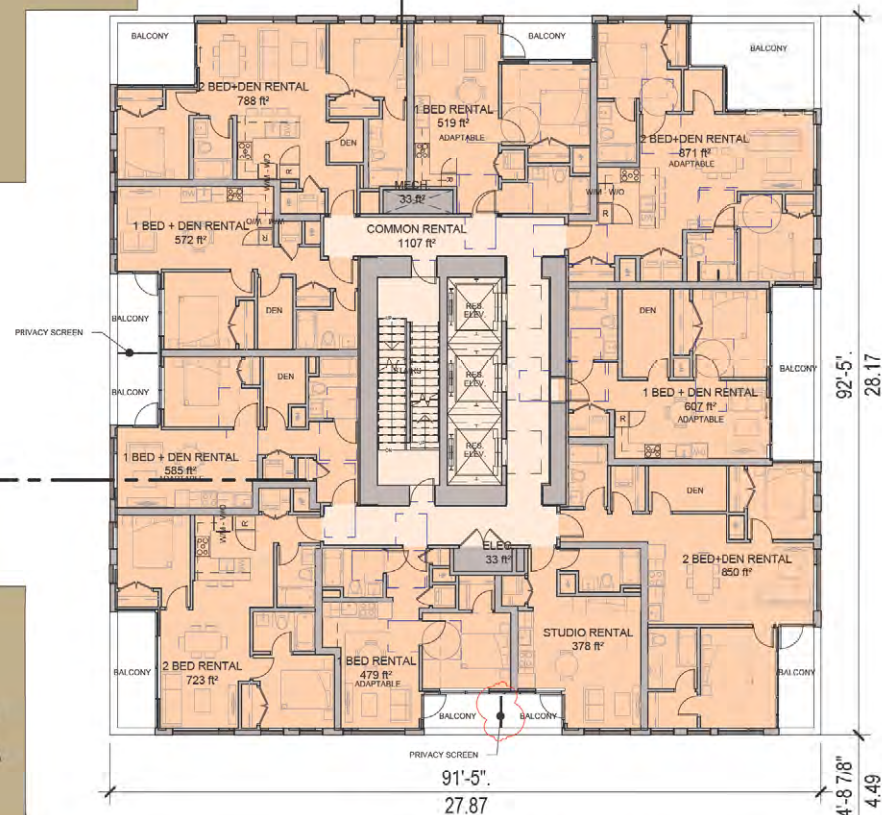


GREEN HATCH
INDICATES
RIPARIAN AREA

VINTNER STREET



GREEN HATCH
INDICATES
RIPARIAN AREA



AREAS

- 1 BED + DEN RENTAL
- 1 BED RENTAL
- 2 BED RENTAL
- 2 BED+DEN RENTAL
- COMMON RENTAL
- ELEC.
- MECH.
- STUDIO RENTAL

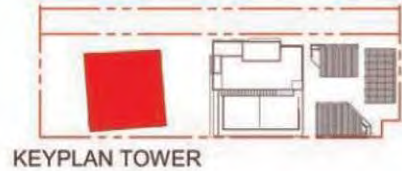
RESIDENTIAL RENTAL L2

Name	Area
1 BED + DEN RENTAL	607 ft²
1 BED + DEN RENTAL	572 ft²
1 BED + DEN RENTAL	585 ft²
1 BED RENTAL	479 ft²
1 BED RENTAL	519 ft²
2 BED RENTAL	723 ft²
2 BED+DEN RENTAL	850 ft²
2 BED+DEN RENTAL	871 ft²
2 BED+DEN RENTAL	788 ft²
COMMON RENTAL	1107 ft²
ELEC.	33 ft²
MECH.	33 ft²
STUDIO RENTAL	378 ft²
TOTAL	7546 ft²

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.



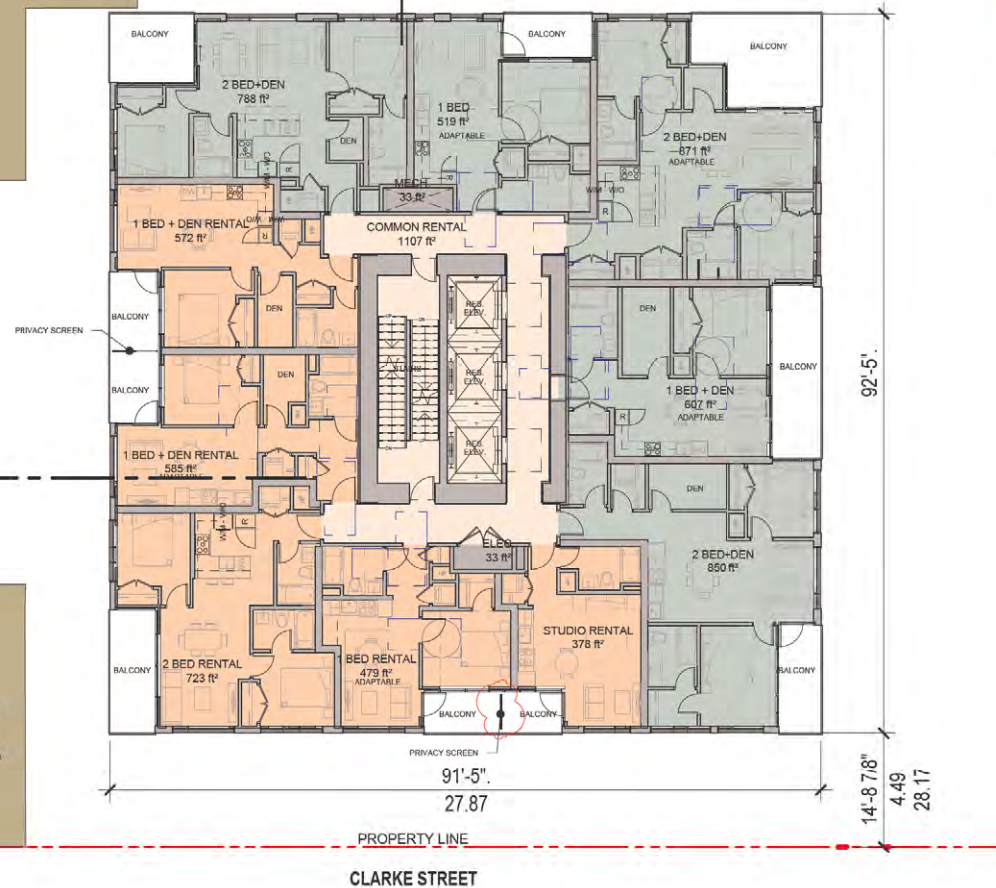


GREEN HATCH
INDICATES
RIPARIAN AREA

VINTNER STREET



GREEN HATCH
INDICATES
RIPARIAN AREA



AREAS

- 1 BED
- 1 BED + DEN
- 1 BED + DEN RENTAL
- 1 BED RENTAL
- 2 BED RENTAL
- 2 BED+DEN
- COMMON RENTAL
- ELEC.
- MECH.
- STUDIO RENTAL

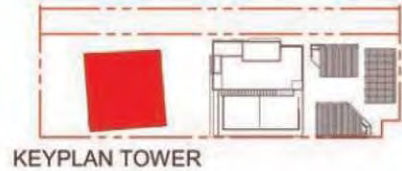
RESIDENTIAL RENTAL/STRATA L3

Name	Area
1 BED	519 ft²
1 BED + DEN	607 ft²
1 BED + DEN RENTAL	572 ft²
1 BED + DEN RENTAL	585 ft²
1 BED RENTAL	479 ft²
2 BED RENTAL	723 ft²
2 BED+DEN	850 ft²
2 BED+DEN	871 ft²
2 BED+DEN	788 ft²
COMMON RENTAL	1107 ft²
ELEC.	33 ft²
MECH.	33 ft²
STUDIO RENTAL	378 ft²
	7546 ft²

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.





GREEN HATCH
INDICATES
RIPARIAN AREA

VINTNER STREET



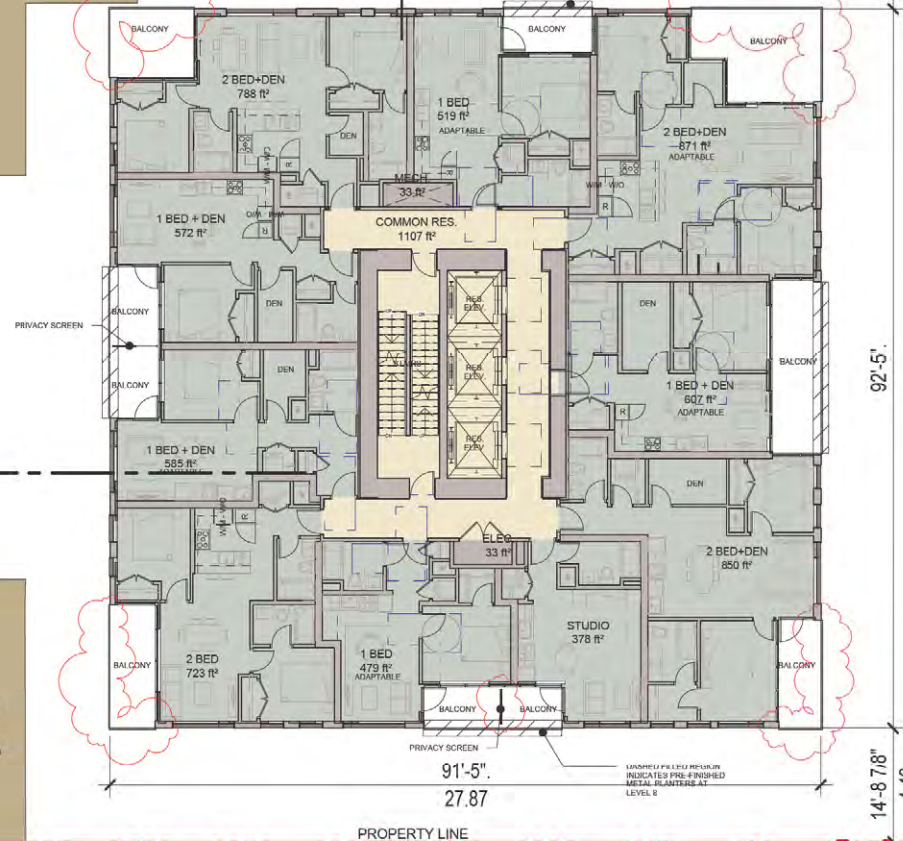
DASHED FILLED REGION
INDICATES PRE-FINISHED
METAL PLANTERS AT
LEVEL 8

AREAS

- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED+DEN
- COMMON RES.
- ELEC.
- MECH.
- STUDIO



GREEN HATCH
INDICATES
RIPARIAN AREA



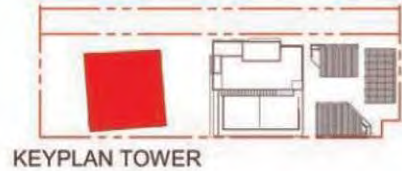
RESIDENTIAL STRATA L4

Name	Area
1 BED	479 ft²
1 BED	519 ft²
1 BED + DEN	572 ft²
1 BED + DEN	607 ft²
1 BED + DEN	585 ft²
2 BED	723 ft²
2 BED+DEN	850 ft²
2 BED+DEN	788 ft²
2 BED+DEN	871 ft²
COMMON RES.	1107 ft²
ELEC.	33 ft²
MECH.	33 ft²
STUDIO	378 ft²
	7546 ft²

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.





GREEN HATCH
INDICATES
RIPARIAN AREA

VINTNER STREET



DASHED LINE INDICATES
OPEN TO BELOW AREA

AREAS

- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED+DEN
- COMMON RES.
- ELEC.
- MECH.
- STUDIO

DASHED FILLED REGION
INDICATES PRE-FINISHED
METAL PLANTERS AT
LEVEL 16

PRIVACY SCREEN

DASHED LINE INDICATOR
OPEN TO BELOW AREA



GREEN HATCH
INDICATES
RIPARIAN AREA

91'-1" =
28.01

DASHED FILLED REGION
INDICATES PRE-FINISHED
METAL PLANTERS AT
LEVEL 16

DASHED LINE INDICATES
OPEN TO BELOW AREA

RESIDENTIAL STRATA L8 TO L17

Name	Comments	Area
MECH.		33 ft²
ELEC.		33 ft²
STUDIO		378 ft²
1 BED	ADAPTABLE	479 ft²
1 BED	ADAPTABLE	519 ft²
1 BED + DEN		572 ft²
1 BED + DEN	ADAPTABLE	585 ft²
1 BED + DEN	ADAPTABLE	607 ft²
2 BED		723 ft²
2 BED+DEN		788 ft²
2 BED+DEN		850 ft²
2 BED+DEN	ADAPTABLE	871 ft²
COMMON RES.		1107 ft²
TOTAL GROSS AREA		7546 ft²

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

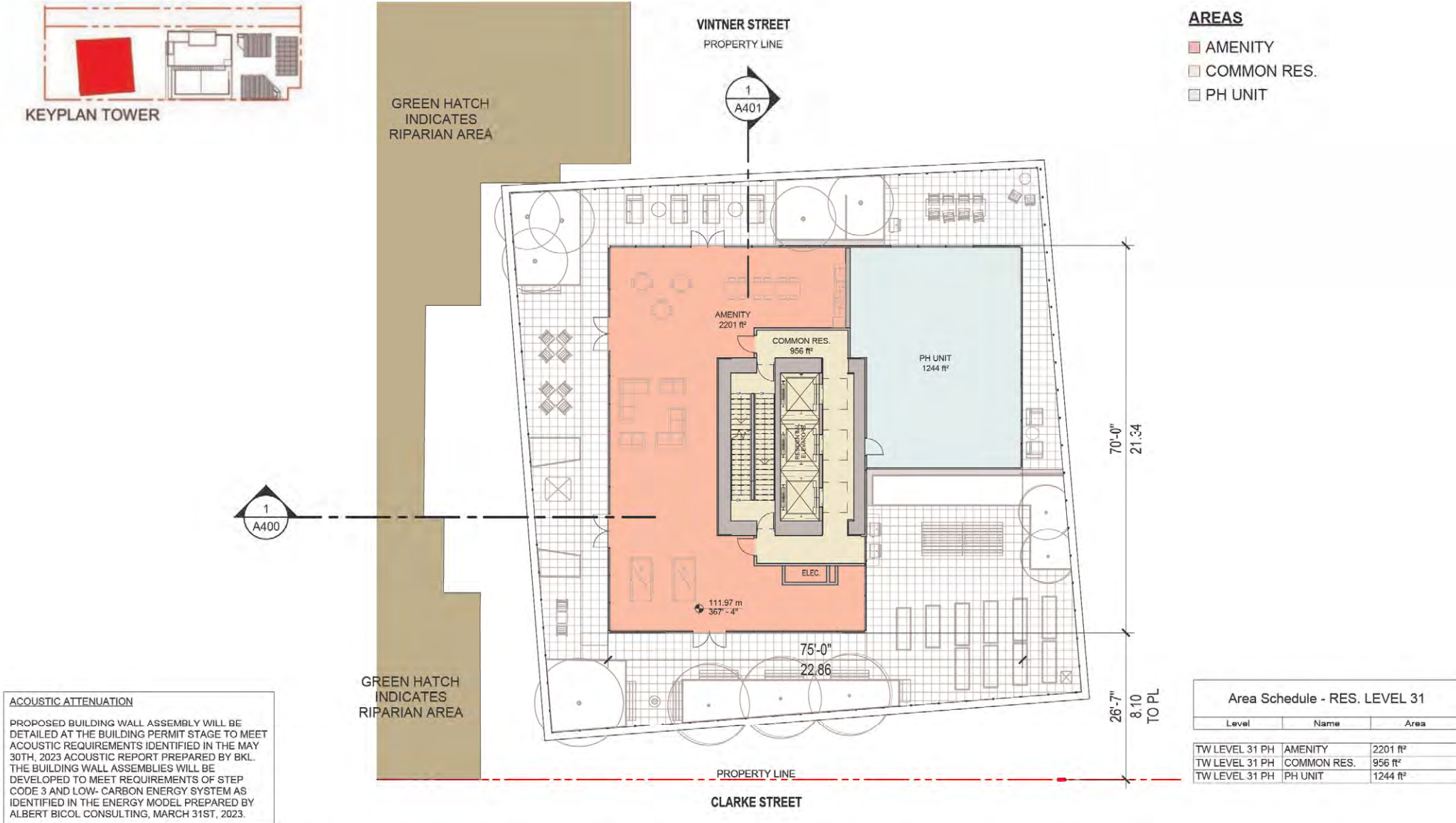
90'-11" =
27.71

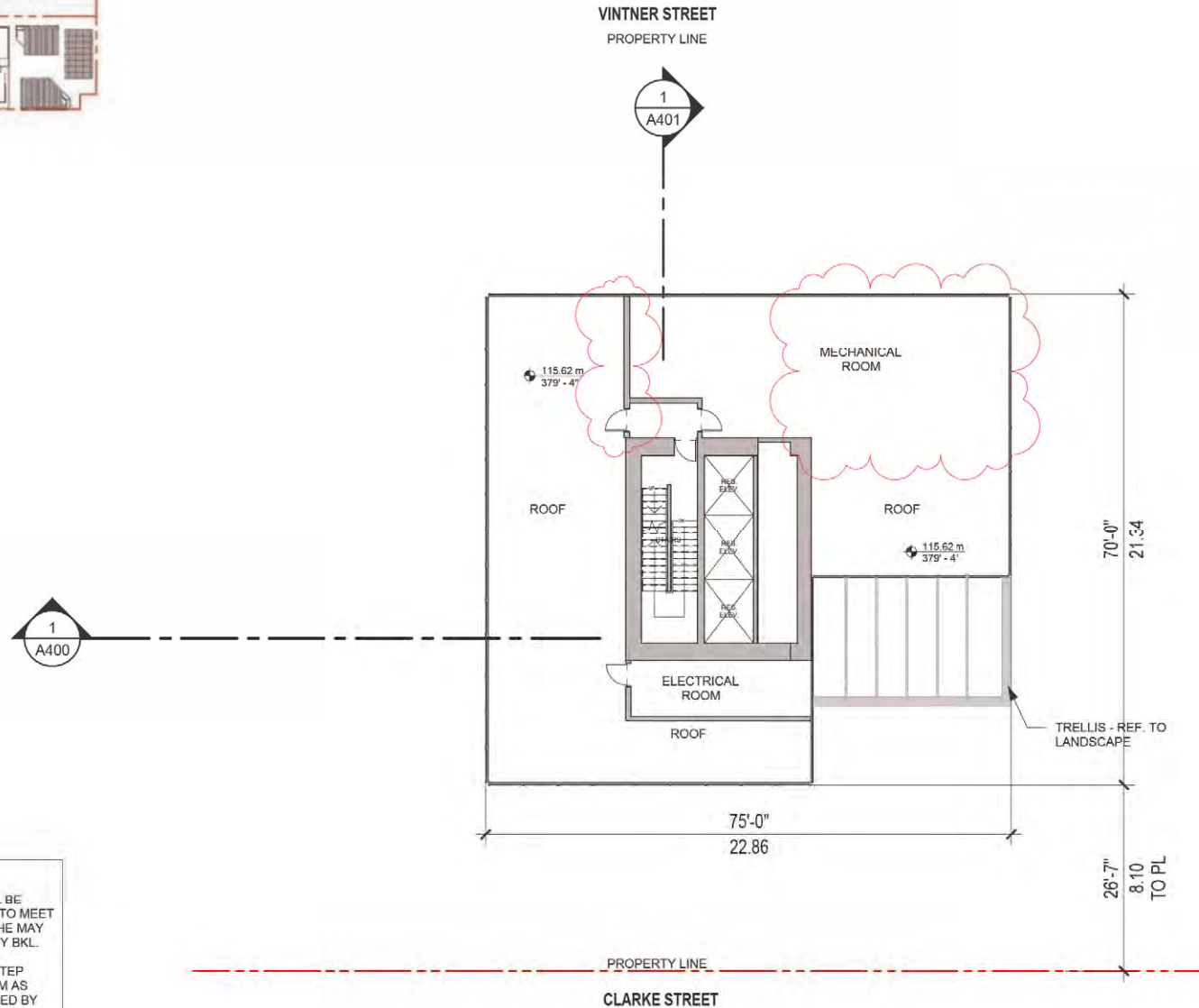
PROPERTY LINE

CLARKE STREET

15'-0" =
4.57
TO PL



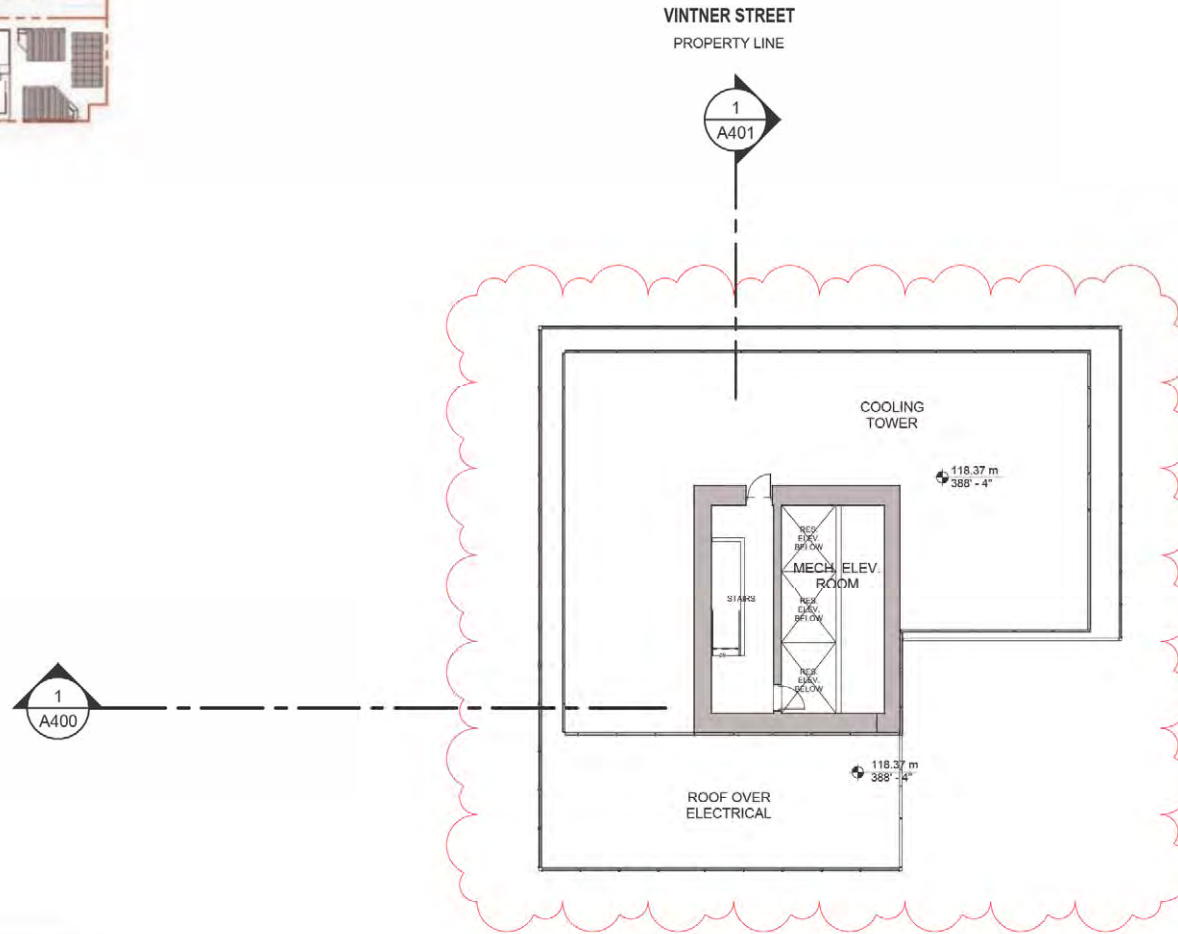
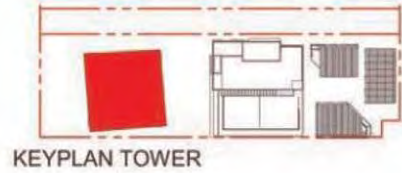




ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

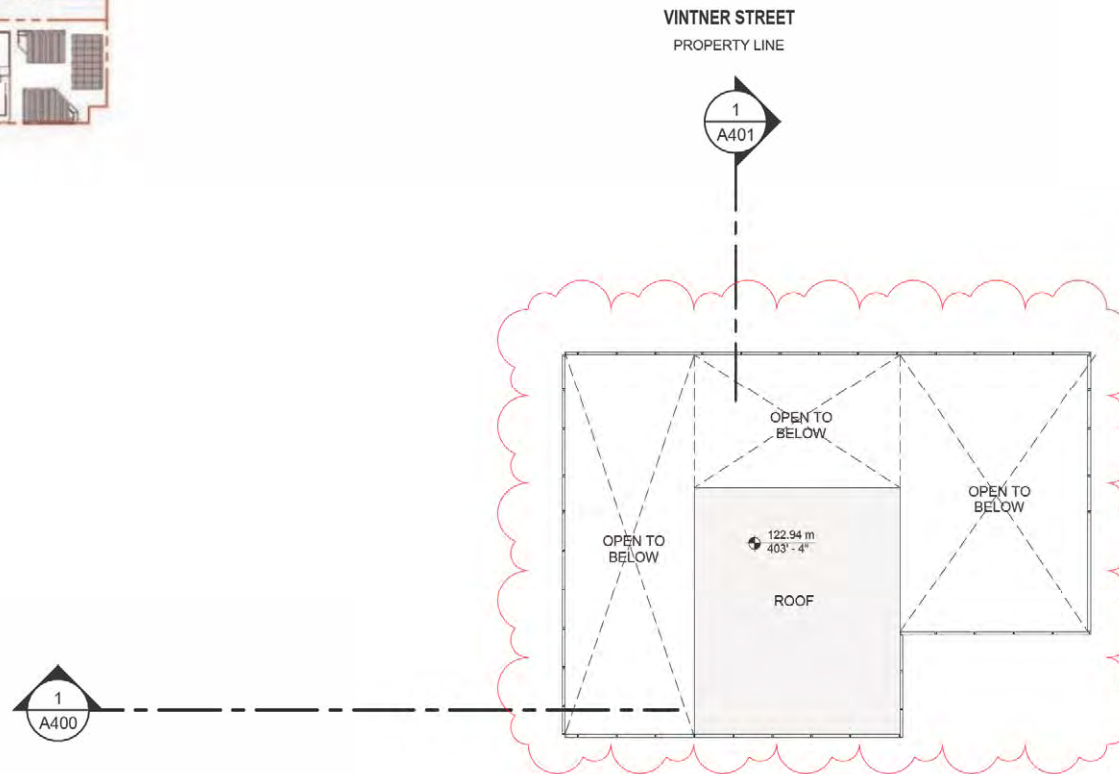




ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

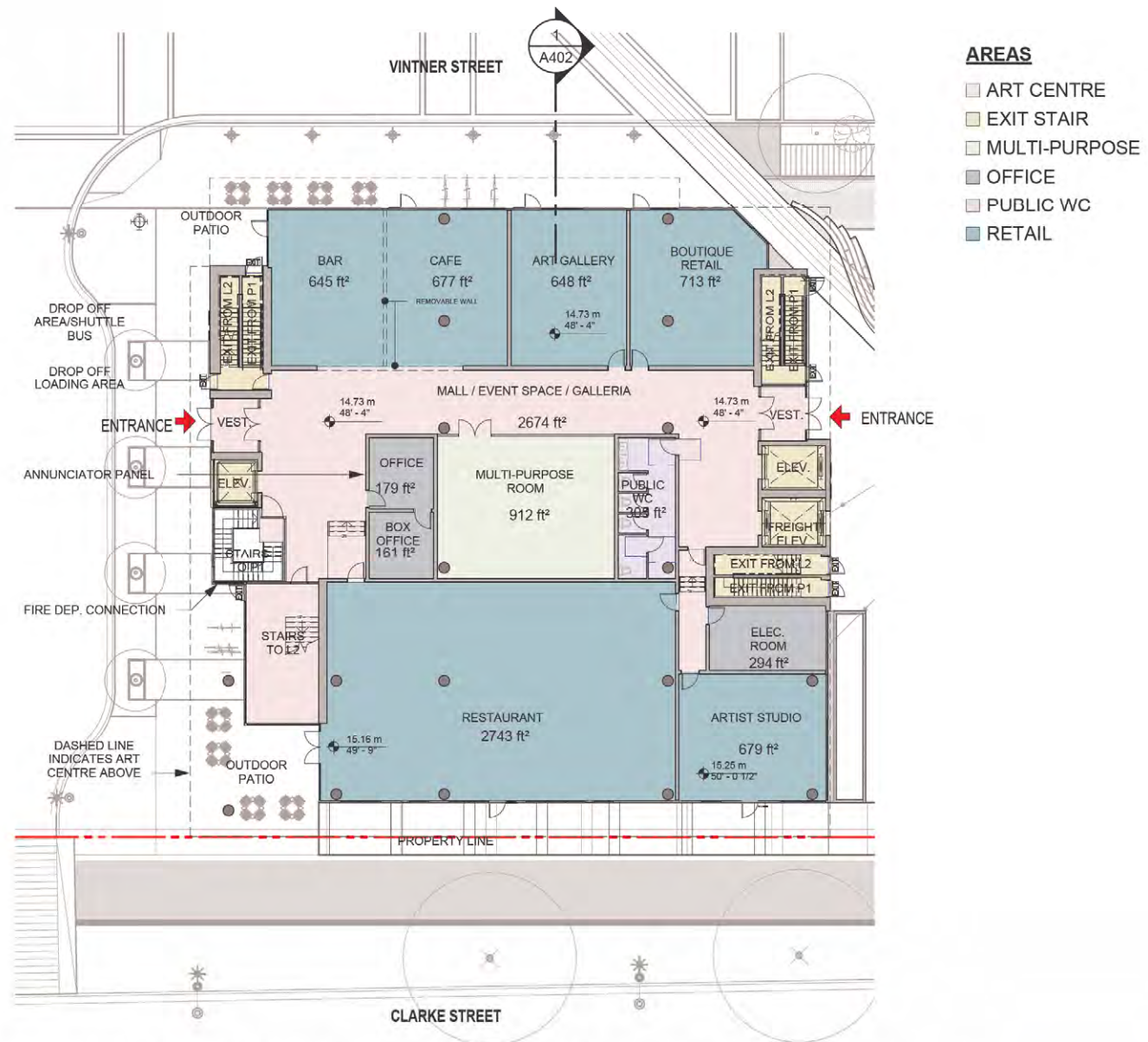


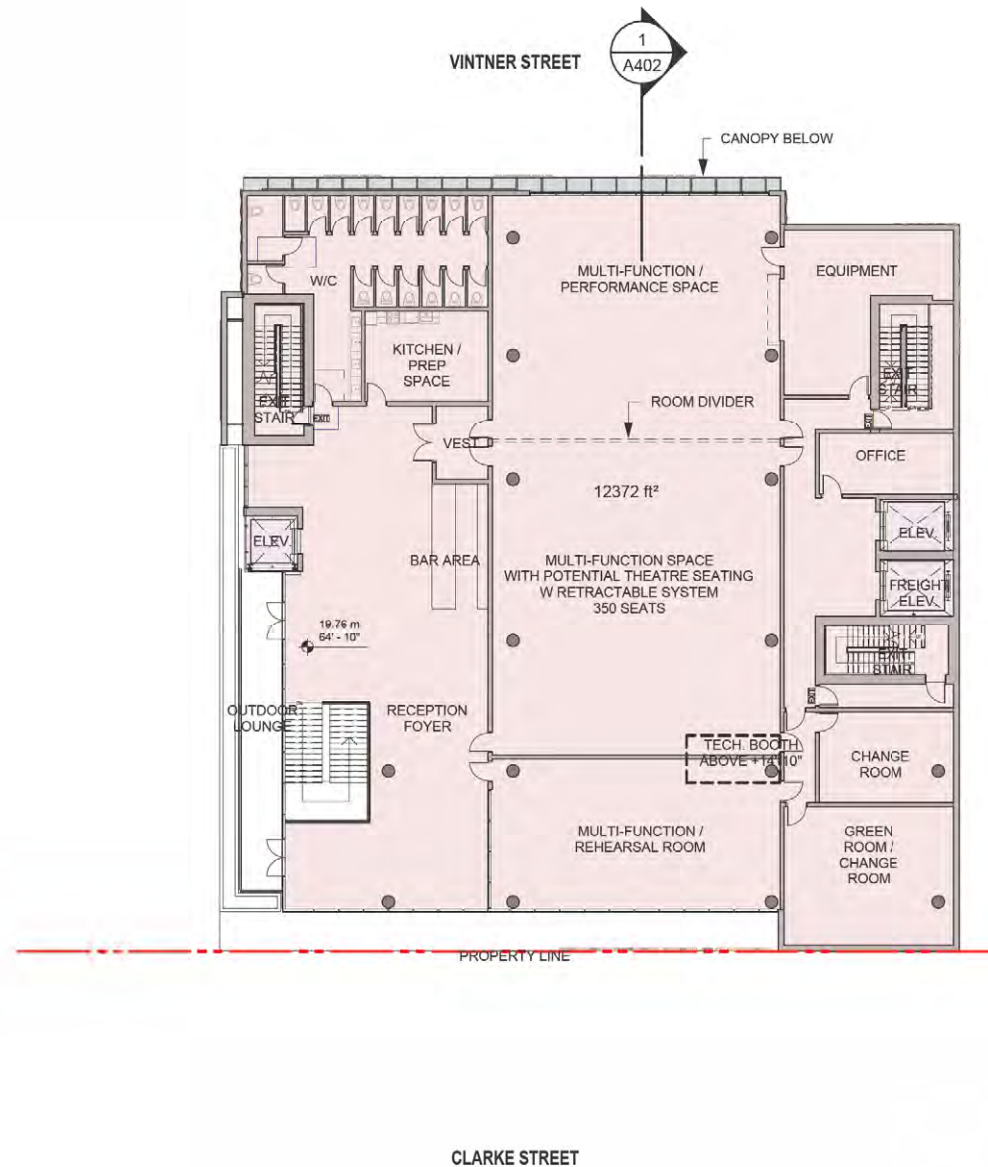


ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.







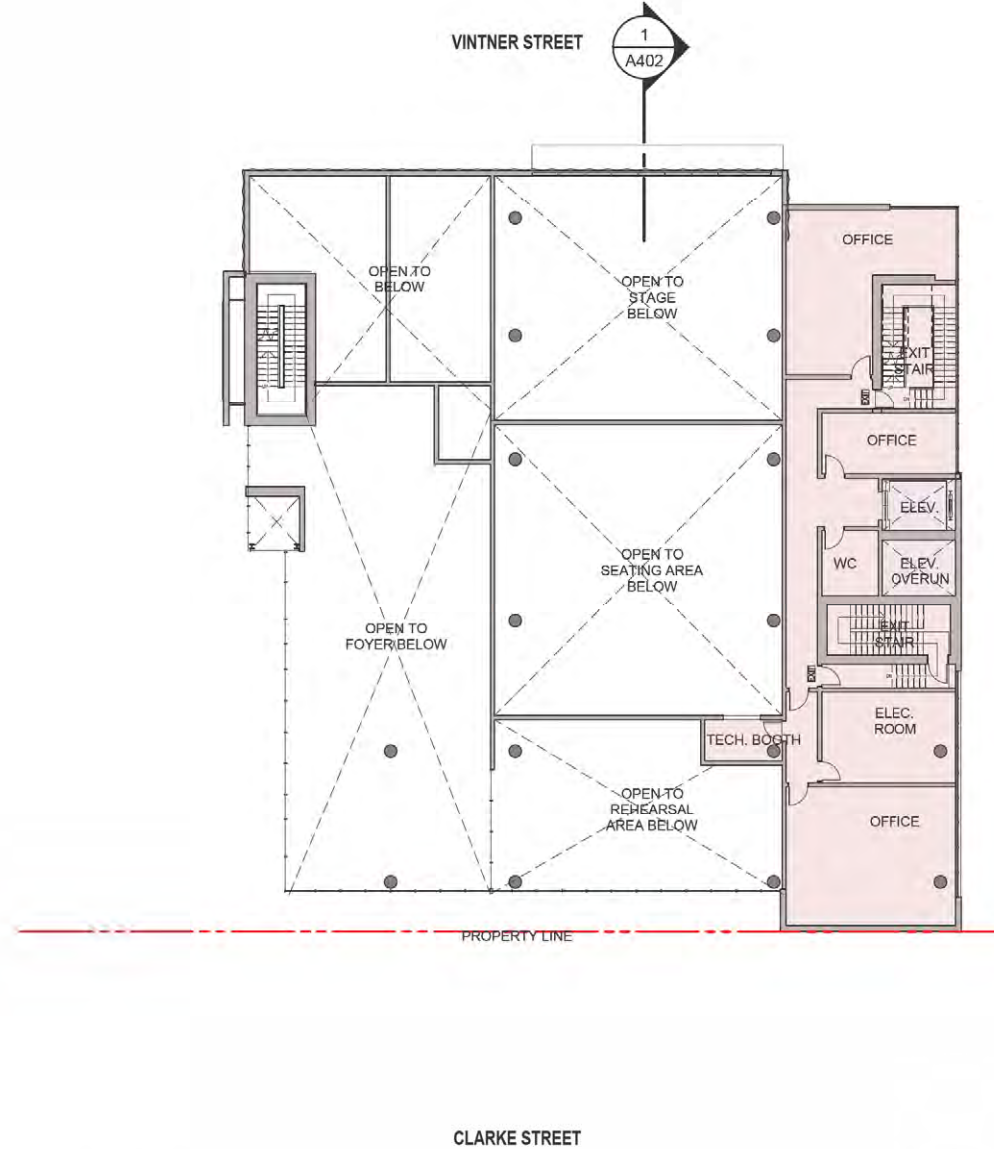
ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

REQUIRED NUMBER OF WASHROOMS (FOR LEVEL 2 OCCUPANTS):

- PER TABLE 3.7.2.2-a, ASSUMING 501-600 PERSONS;
- 5 MALE + 10 FEMALE + 1 UNIVERSAL WASHROOM, OR
- 15 GENDER NEUTRAL + 1 UNIVERSAL WASHROOM

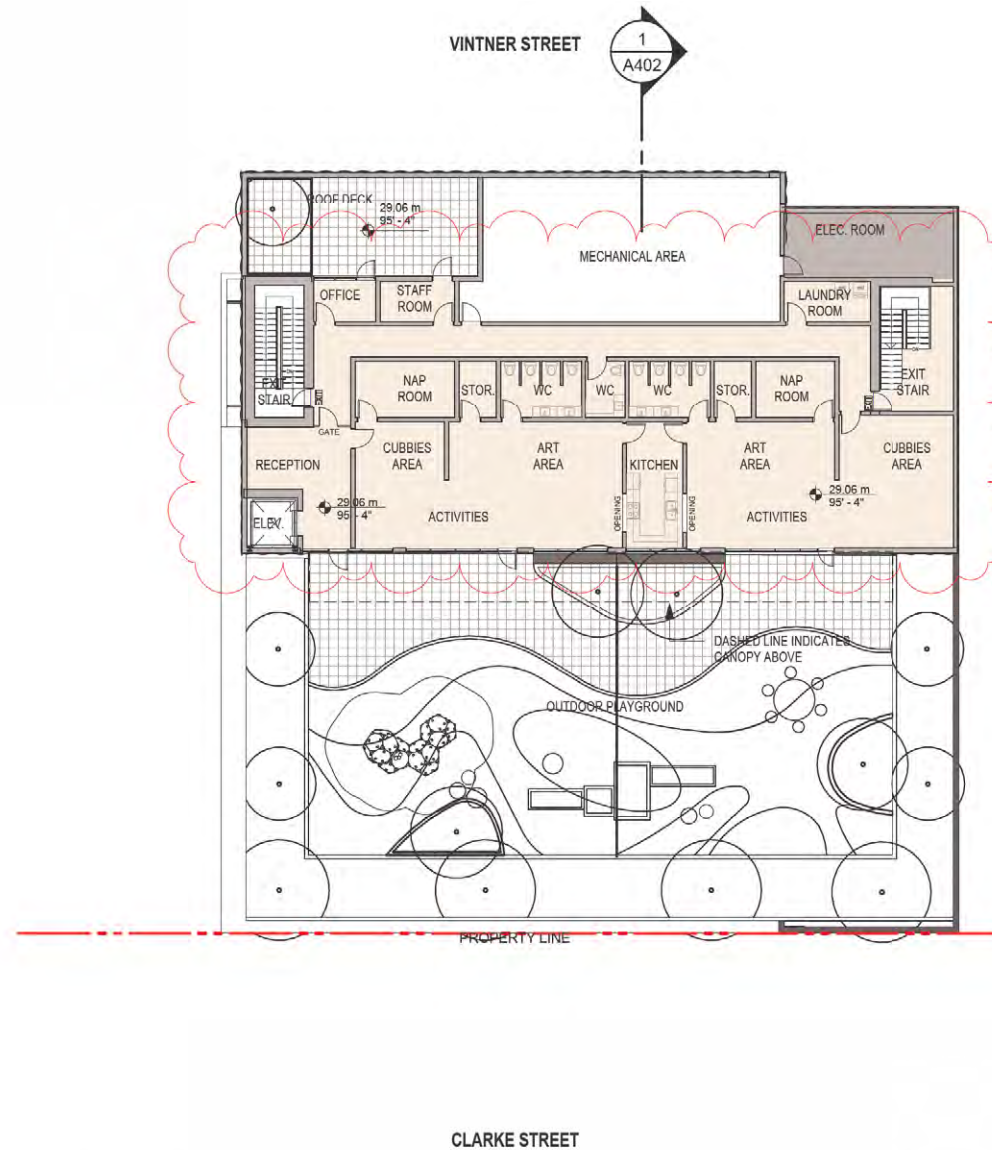




ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.



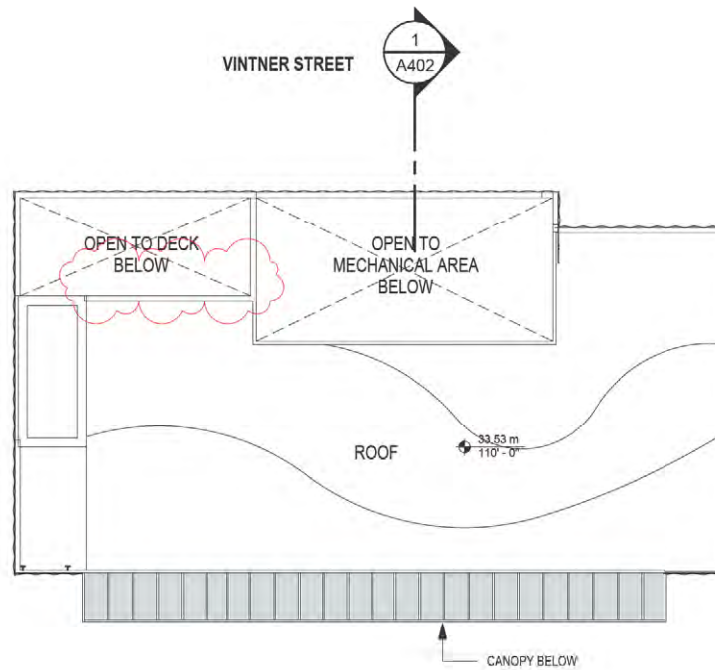


DAYCARE OCCUPANT LOAD:
50 CHILDREN
10 EMPLOYEES

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.





ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.



WESTPORT VILLAGE
2120 to 2136 Clarke Street,
Port Moody, BC

ART CENTRE BUILDING - ROOF

1" = 20'-0"

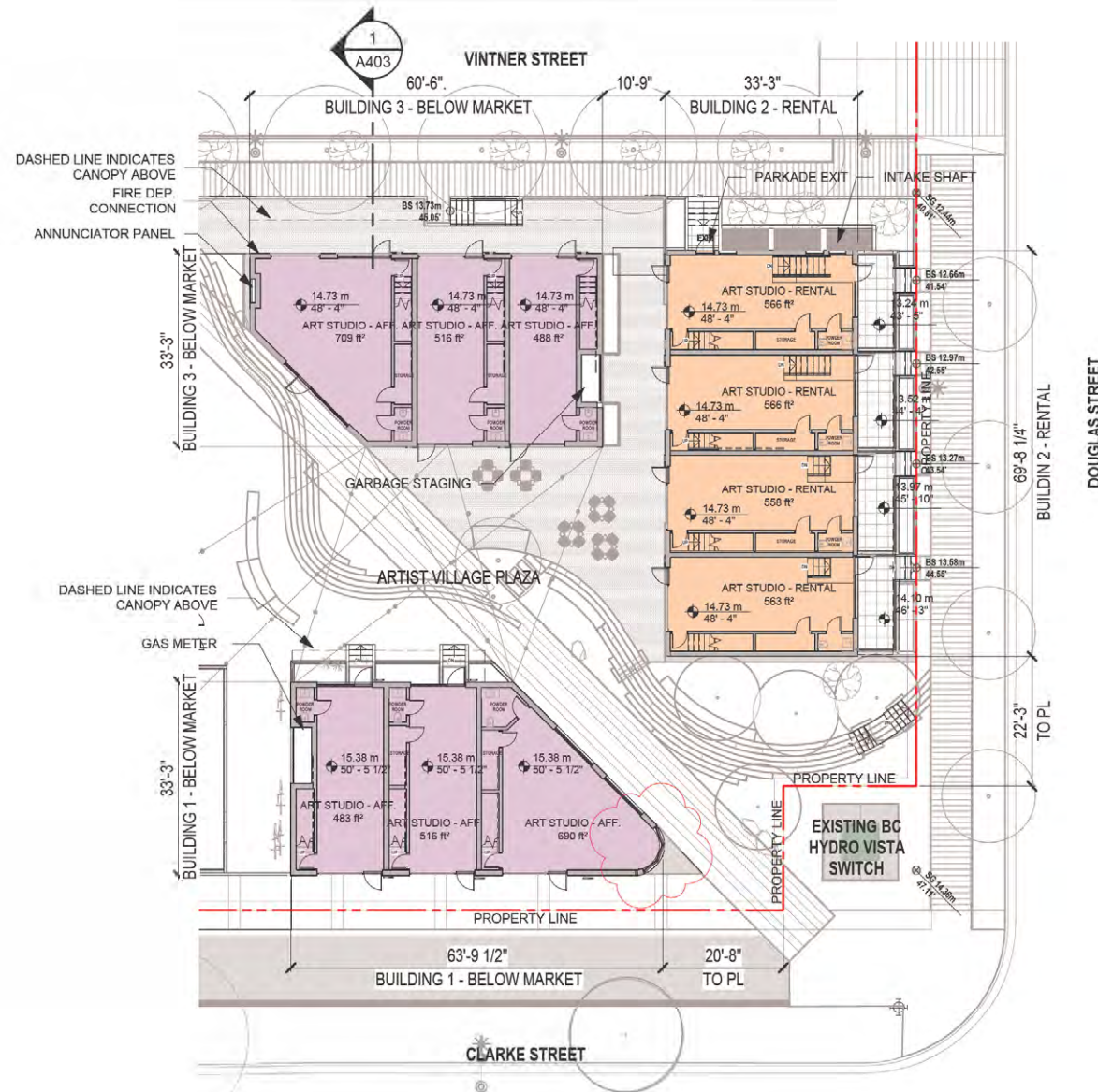
RE-ISSUED FOR REZONING/DP 2

2023-05-29



VRBANIG
ANDREW PELLER
— LIMITED —

A221

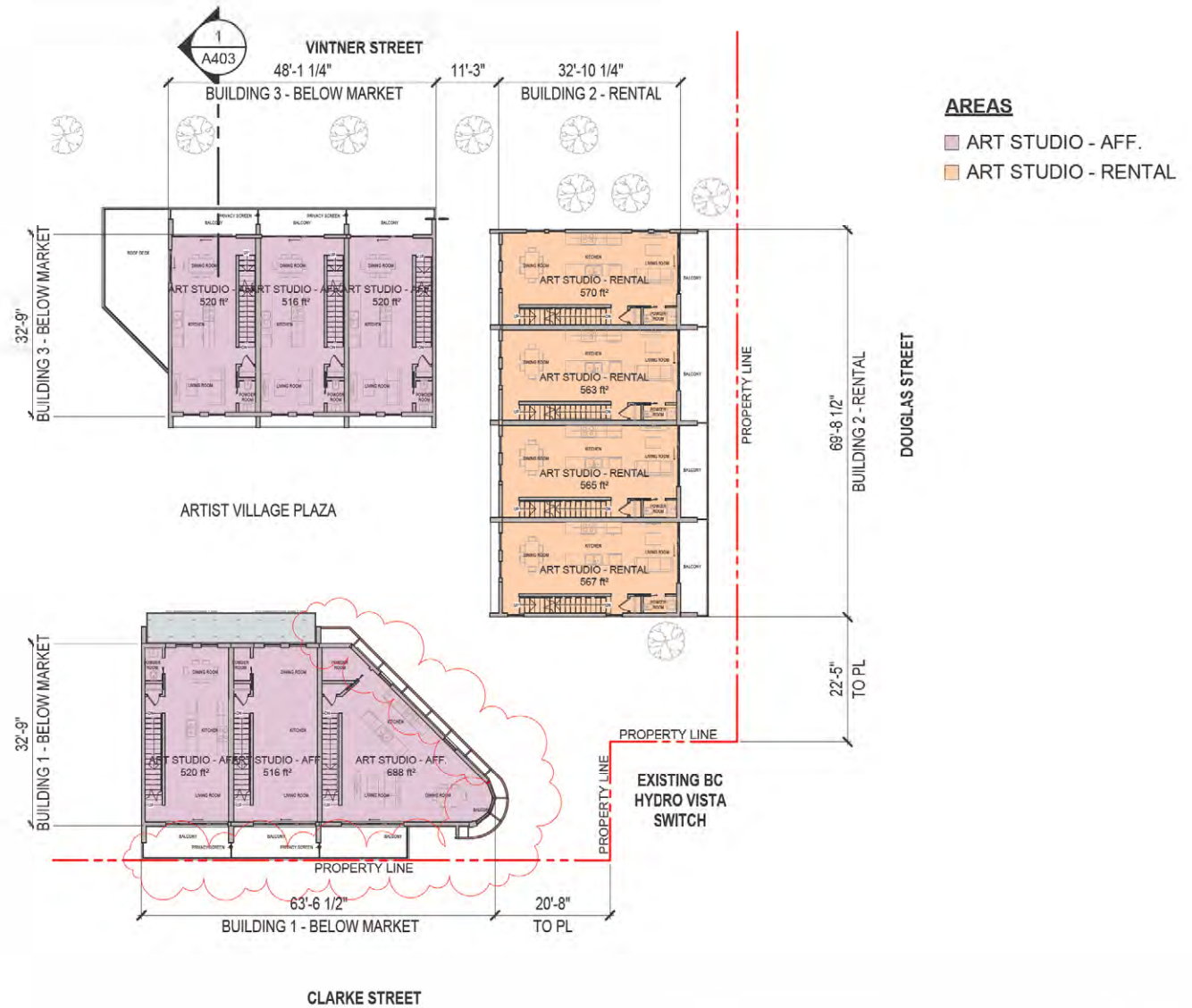


AREAS

- ART STUDIO - AFF.
ART STUDIO - RENTAL

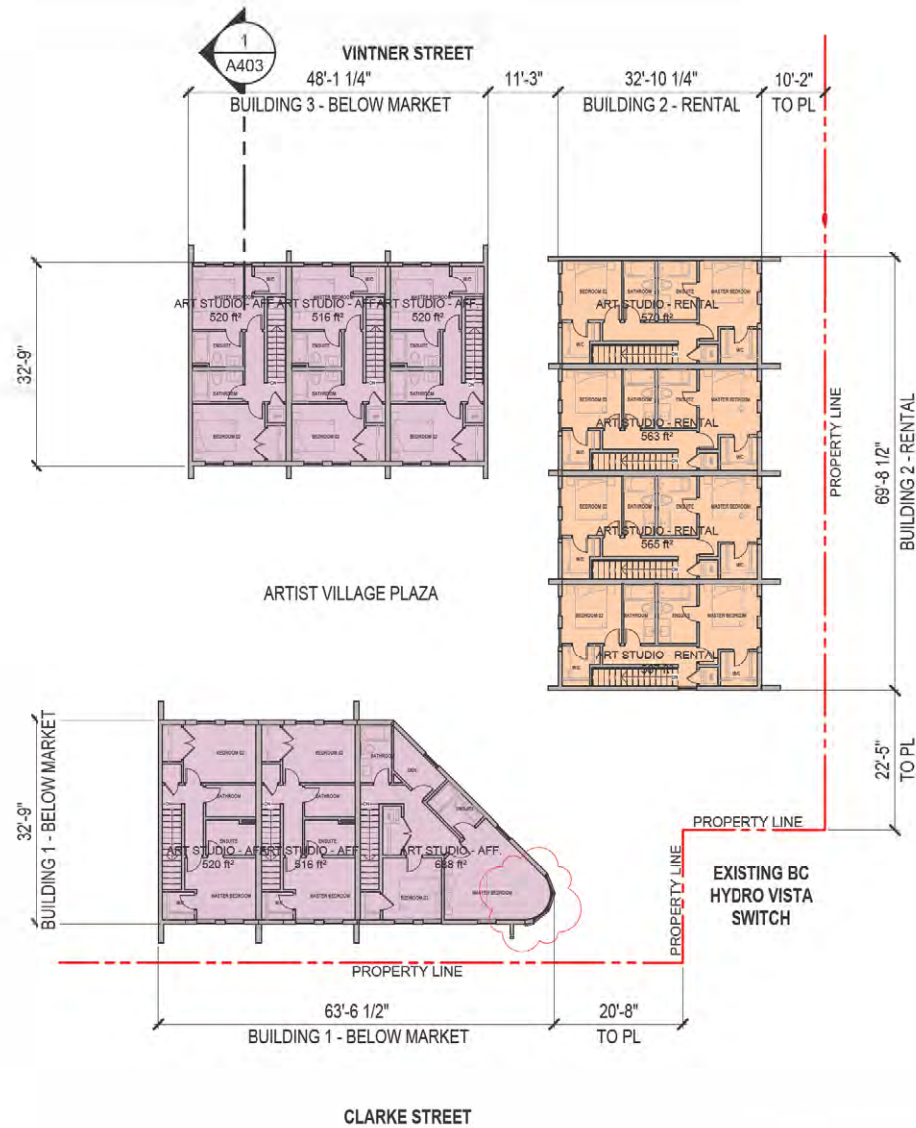
ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE
DETAILED AT THE BUILDING PERMIT STAGE TO MEET
ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY
30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL.
THE BUILDING WALL ASSEMBLIES WILL BE
DEVELOPED TO MEET REQUIREMENTS OF STEP
CODE 3 AND LOW-CARBON ENERGY SYSTEM AS
IDENTIFIED IN THE ENERGY MODEL PREPARED BY
ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

**ACOUSTIC ATTENUATION**

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.



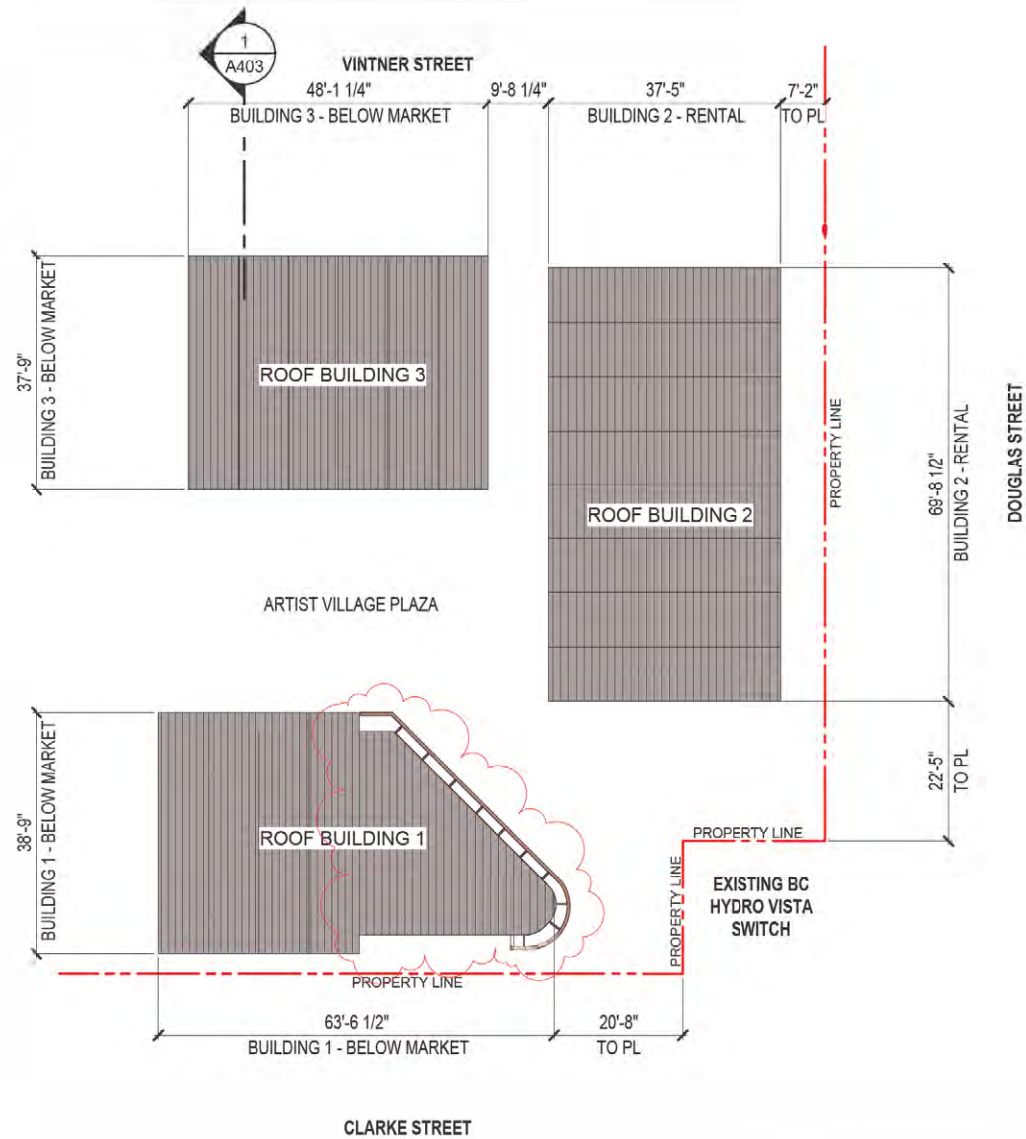
**AREAS**

- ART STUDIO - AFF.
- ART STUDIO - RENTAL

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.





ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

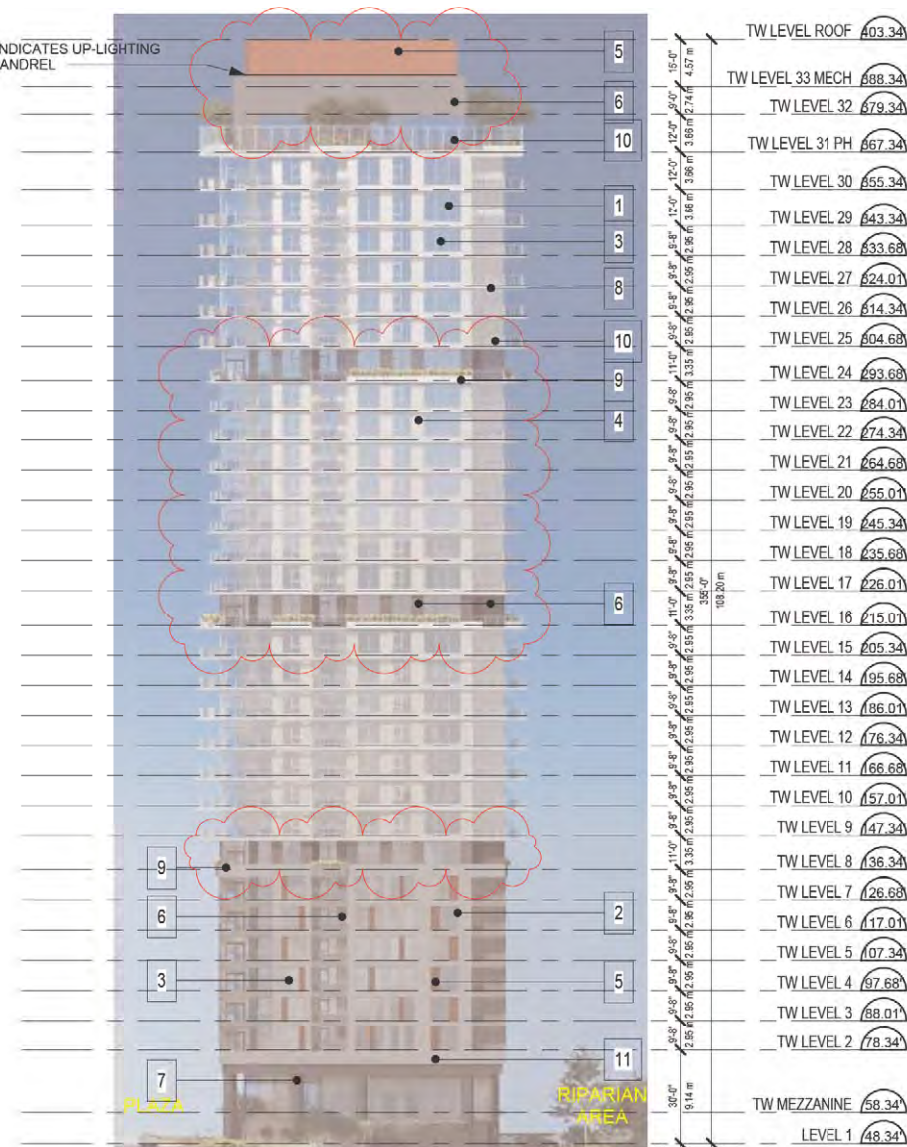
VISION GLASS NOTE:
MARKING ON GLASS TO MINIMIZE BIRD
COLLISION AND REFLECTION

LINE INDICATES UP-LIGHTING
AT SPANDREL

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE
DETAILED AT THE BUILDING PERMIT STAGE TO MEET
ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY
30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL.
THE BUILDING WALL ASSEMBLIES WILL BE
DEVELOPED TO MEET REQUIREMENTS OF STEP
CODE 3 AND LOW- CARBON ENERGY SYSTEM AS
IDENTIFIED IN T11C ENERGY MODEL PREPARED BY
ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

① ELEVATION - TOWER NORTH
1" = 40'-0"



MATERIALS LEGEND - TOWER

- 1 ALUMINUM MULLION - WHITE (AL-01)
- 2 ALUMINUM MULLION - CHARCOAL (AL-02)
- 3 VISION GLASS (GL-01)
- 4 SPANDREL GLASS - WHITE (GL-02)
- 5 SPANDREL GLASS - CORTEN (GL-03)
- 6 SPANDREL GLASS - CHARCOAL (GL-04)
- 7 METAL PANEL - CHARCOAL (ML-01)
- 8 METAL PANEL - WHITE (ML-02)
- 9 PRE-FINISHED METAL PLANTER BOX (ML-03)
- 10 METAL AND GLASS RAILING (GL-04)
- 11 BRICK - CHARCOAL (MS-01)
- 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01)

VISION GLASS NOTE:
MARKING ON GLASS TO MINIMIZE BIRD
COLLISION AND REFLECTION

LINE INDICATES UP-LIGHTING
AT SPANDREL

TW LEVEL ROOF 803.34

TW LEVEL 33 MECH 888.34

TW LEVEL 32 879.34

TW LEVEL 31 PH 867.34

TW LEVEL 30 855.34

TW LEVEL 29 843.34

TW LEVEL 28 833.68

TW LEVEL 27 824.01

TW LEVEL 26 814.34

TW LEVEL 25 804.68

TW LEVEL 24 793.68

TW LEVEL 23 784.01

TW LEVEL 22 774.34

TW LEVEL 21 764.68

TW LEVEL 20 755.01

TW LEVEL 19 745.34

TW LEVEL 18 735.68

TW LEVEL 17 726.01

TW LEVEL 16 715.01

TW LEVEL 15 705.34

TW LEVEL 14 695.68

TW LEVEL 13 686.01

TW LEVEL 12 676.34

TW LEVEL 11 666.68

TW LEVEL 10 657.01

TW LEVEL 9 647.34

TW LEVEL 8 636.34

TW LEVEL 7 626.68

TW LEVEL 6 617.01

TW LEVEL 5 607.34

TW LEVEL 4 597.68

TW LEVEL 3 588.01

TW LEVEL 2 578.34

TW MEZZANINE 558.34

LEVEL 1 48.34

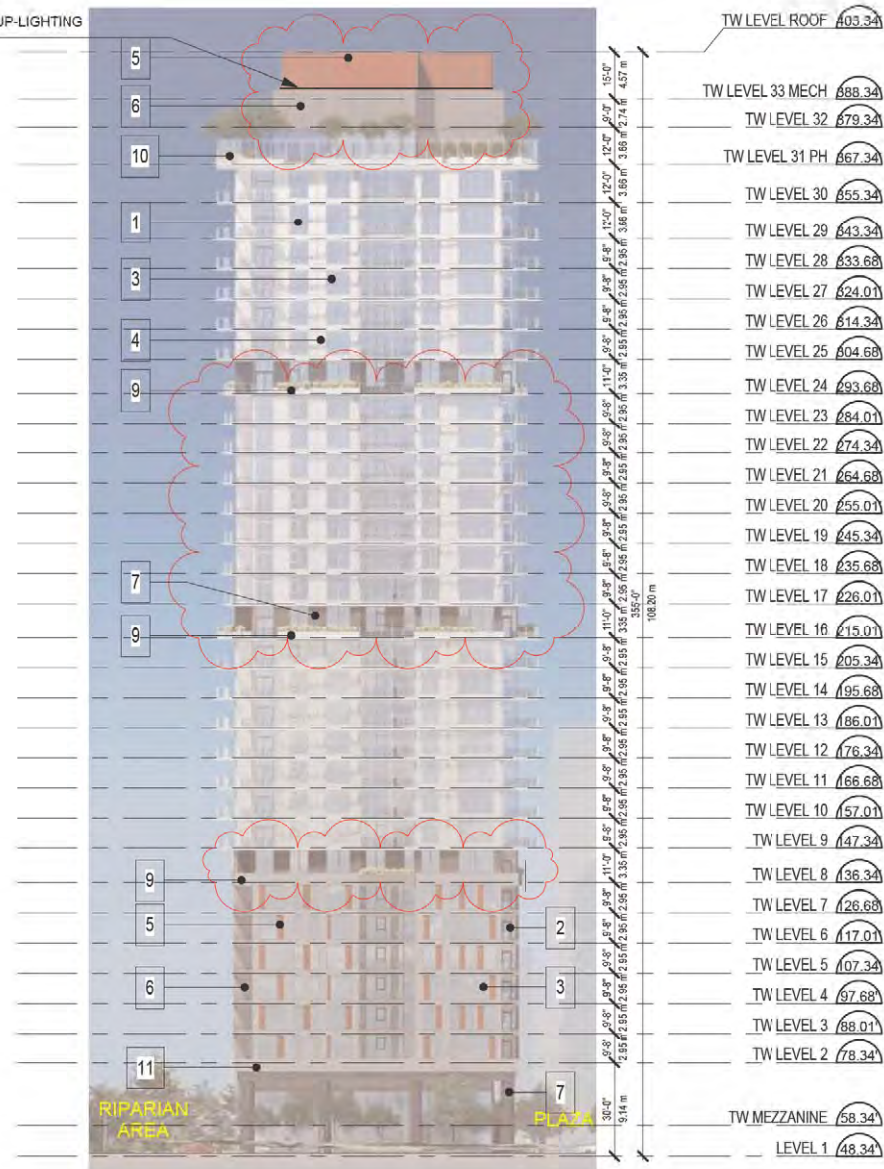
MATERIALS LEGEND - TOWER

- 1 ALUMINUM MULLION - WHITE (AL-01)
- 2 ALUMINUM MULLION - CHARCOAL (AL-02)
- 3 VISION GLASS (GL-01)
- 4 SPANDREL GLASS - WHITE (GL-02)
- 5 SPANDREL GLASS - CORTEN (GL-03)
- 6 SPANDREL GLASS - CHARCOAL (GL-04)
- 7 METAL PANEL - CHARCOAL (ML-01)
- 8 METAL PANEL - WHITE (ML-02)
- 9 PRE-FINISHED METAL PLANTER BOX (ML-03)
- 10 METAL AND GLASS RAILING (GL-04)
- 11 BRICK - CHARCOAL (MS-01)
- 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01)

ACOUSTIC ATTENUATION

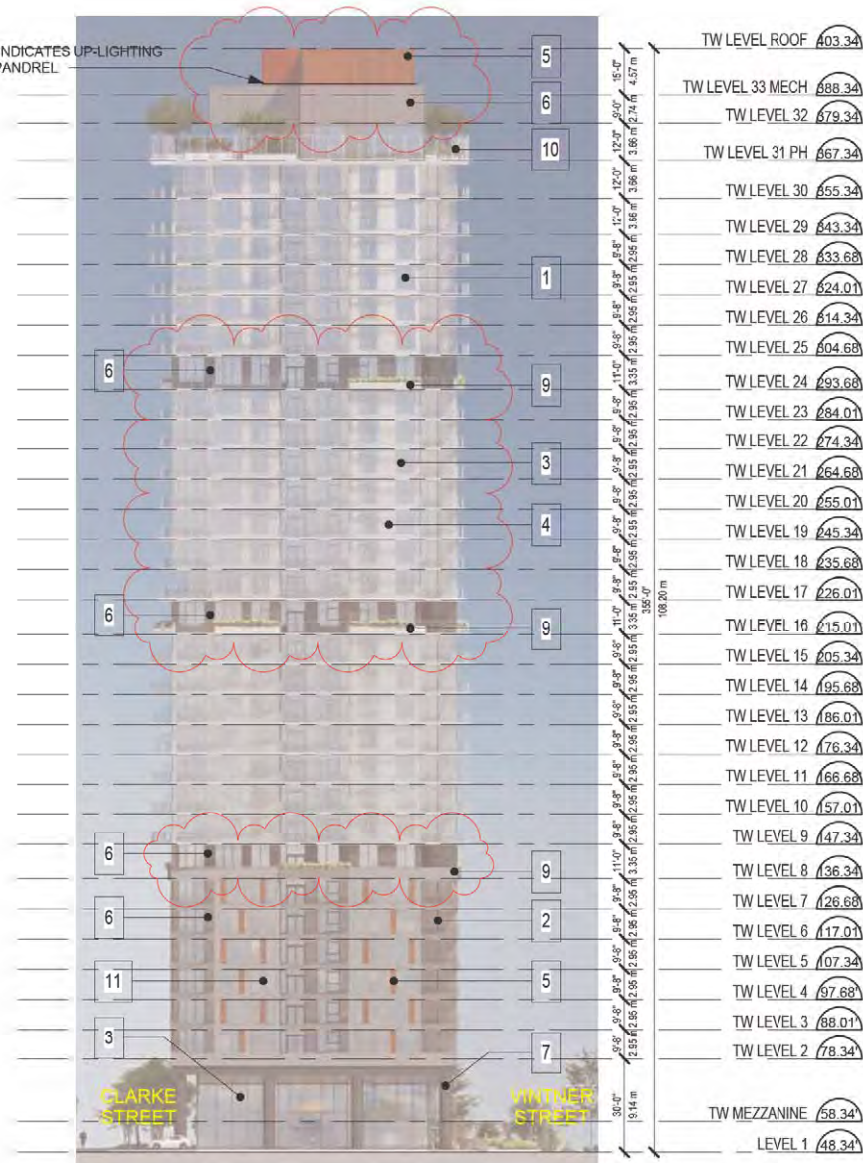
PROPOSED BUILDING WALL ASSEMBLY WILL BE
DETAILED AT THE BUILDING PERMIT STAGE TO MEET
ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY
30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL.
THE BUILDING WALL ASSEMBLIES WILL BE
DEVELOPED TO MEET REQUIREMENTS OF STEP
CODE 3 AND LOW- CARBON ENERGY SYSTEM AS
IDENTIFIED IN T11C ENERGY MODEL PREPARED BY
ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

① ELEVATION - TOWER SOUTH
1" = 40'-0"



VISION GLASS NOTE:
MARKING ON GLASS TO MINIMIZE BIRD
COLLISION AND REFLECTION

LINE INDICATES UP-LIGHTING
AT SPANDREL



MATERIALS LEGEND - TOWER

- 1 ALUMINUM MULLION - WHITE (AL-01)
- 2 ALUMINUM MULLION - CHARCOAL (AL-02)
- 3 VISION GLASS (GL-01)
- 4 SPANDREL GLASS - WHITE (GL-02)
- 5 SPANDREL GLASS - CORTEN (GL-03)
- 6 SPANDREL GLASS - CHARCOAL (GL-04)
- 7 METAL PANEL - CHARCOAL (ML-01)
- 8 METAL PANEL - WHITE (ML-02)
- 9 PRE-FINISHED METAL PLANTER BOX (ML-03)
- 10 METAL AND GLASS RAILING (GL-04)
- 11 BRICK - CHARCOAL (MS-01)
- 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01)

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE
DETAILED AT THE BUILDING PERMIT STAGE TO MEET
ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY
30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL.
THE BUILDING WALL ASSEMBLIES WILL BE
DEVELOPED TO MEET REQUIREMENTS OF STEP
CODE 3 AND LOW- CARBON ENERGY SYSTEM AS
IDENTIFIED IN T11C ENERGY MODEL PREPARED BY
ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

① ELEVATION - TOWER EAST
1" = 40'-0"

VISION GLASS NOTE:
MARKING ON GLASS TO MINIMIZE BIRD
COLLISION AND REFLECTION

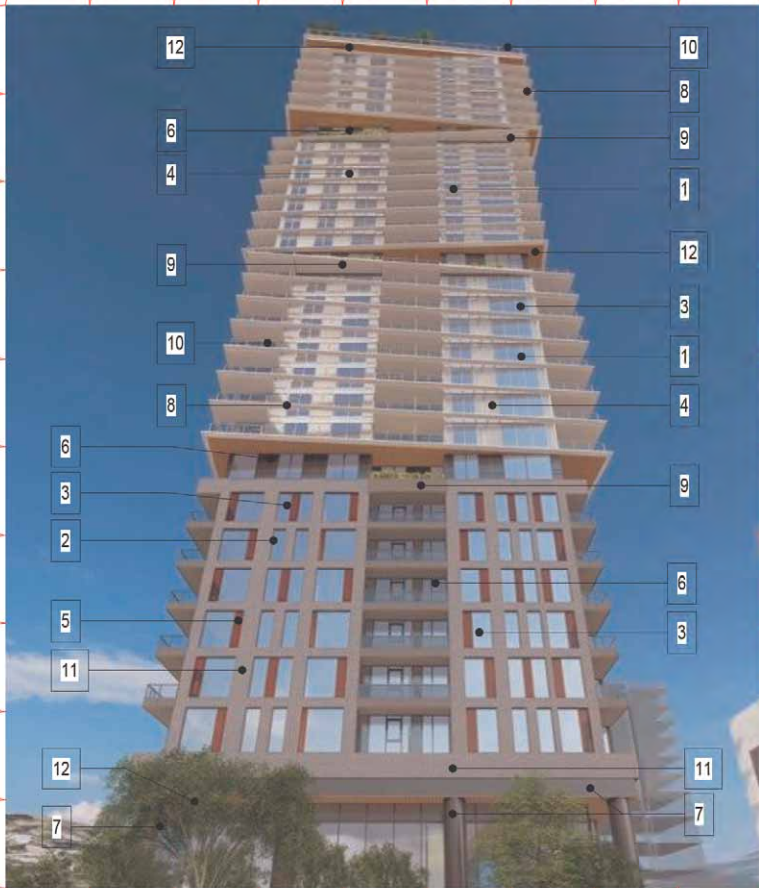
LINE INDICATES UP-LIGHTING
AT SPANDREL



ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE
DETAILED AT THE BUILDING PERMIT STAGE TO MEET
ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY
30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL.
THE BUILDING WALL ASSEMBLIES WILL BE
DEVELOPED TO MEET REQUIREMENTS OF STEP
CODE 3 AND LOW-CARBON ENERGY SYSTEM AS
IDENTIFIED IN THE ENERGY MODEL PREPARED BY
ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

① ELEVATION - TOWER WEST
1" = 40'-0"



1 - ALUMINUM MULLION-
WHITE (AL-01)



2 - ALUMINUM MULLION-
CHARCOAL (AL-02)



3 - VISION GLASS (GL-01)



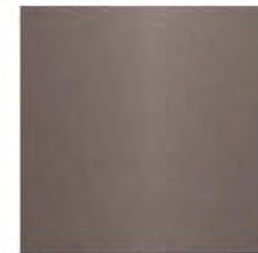
4 - SPANDREL GLASS -
WHITE (GL-02)



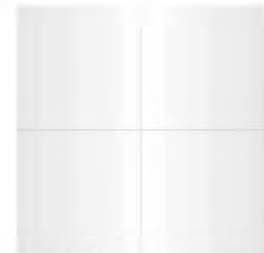
5 - SPANDREL GLASS -
CORTEN (GL-03)



6 - SPANDREL GLASS -
CHARCOAL (GL-04)



7 - METAL PANEL -
CHARCOAL (ML-01)



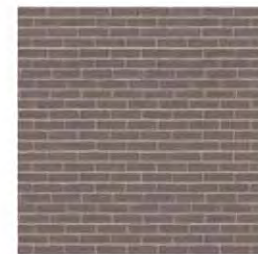
8 - METAL PANEL-
WHITE (ML-02)



9 - PRE-FINISHED METAL
PLANTER (ML-03)



10 - METAL AND GLASS
RAILING (GL-04)



11 - BRICK - CHARCOAL
(MS-01)



12 - LONGBOARD METAL
SOFFIT - WOOD GRAIN (S-01)

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

NOTE:

PROJECTOR / MARQUIS ATTACHMENT SYSTEM TO BE DETERMINED

MATERIALS LEGEND - ART CENTRE BUILDING

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 METAL PANEL - CORTEN (ML-03) |
| 2 ALUMINUM MULLION - WHITE (AL-02) | 8 CONTOURED METAL PANEL - WHITE (ML-04) |
| 3 VISION GLASS (GL-01) | 9 SPANDREL GLASS - CORTEN (GL-03) |
| 4 CHANNEL GLASS - FROSTED (GL-02) | 10 BRICK - CHARCOAL (MS-01) |
| 5 METAL PANEL - CHARCOAL (ML-01) | 11 METAL AND GLASS CANOPY (GL-04) |
| 6 METAL PANEL - WHITE (ML-02) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

NOTE:

PROJECTOR / MARQUIS ATTACHMENT SYSTEM TO BE DETERMINED

VISION GLASS NOTE:

MARKING ON GLASS TO MINIMIZE BIRD COLLISION AND REFLECTION

MATERIALS LEGEND - ART CENTRE BUILDING

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 METAL PANEL - CORTEN (ML-03) |
| 2 ALUMINUM MULLION - WHITE (AL-02) | 8 CONTOURED METAL PANEL - WHITE (ML-04) |
| 3 VISION GLASS (GL-01) | 9 SPANDREL GLASS - CORTEN (GL-03) |
| 4 CHANNEL GLASS - FROSTED (GL-02) | 10 BRICK - CHARCOAL (MS-01) |
| 5 METAL PANEL - CHARCOAL (ML-01) | 11 METAL AND GLASS CANOPY (GL-04) |
| 6 METAL PANEL - WHITE (ML-02) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

NOTE:

PROJECTOR / MARQUIS ATTACHMENT SYSTEM TO BE DETERMINED

MATERIALS LEGEND - ART CENTRE BUILDING

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 METAL PANEL - CORTEN (ML-03) |
| 2 ALUMINUM MULLION - WHITE (AL-02) | 8 CONTOURED METAL PANEL - WHITE (ML-04) |
| 3 VISION GLASS (GL-01) | 9 SPANDREL GLASS - CORTEN (GL-03) |
| 4 CHANNEL GLASS - FROSTED (GL-02) | 10 BRICK - CHARCOAL (MS-01) |
| 5 METAL PANEL - CHARCOAL (ML-01) | 11 METAL AND GLASS CANOPY (GL-04) |
| 6 METAL PANEL - WHITE (ML-02) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

NOTE:

PROJECTOR / MARQUIS ATTACHMENT SYSTEM TO BE DETERMINED.

VISION GLASS NOTE:

MARKING ON GLASS TO MINIMIZE BIRD COLLISION AND REFLECTION

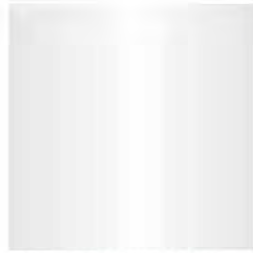
MATERIALS LEGEND - ART CENTRE BUILDING

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 METAL PANEL - CORTEN (ML-03) |
| 2 ALUMINUM MULLION - WHITE (AL-02) | 8 CONTOURED METAL PANEL - WHITE (ML-04) |
| 3 VISION GLASS (GL-01) | 9 SPANDREL GLASS - CORTEN (GL-03) |
| 4 CHANNEL GLASS - FROSTED (GL-02) | 10 BRICK - CHARCOAL (MS-01) |
| 5 METAL PANEL - CHARCOAL (ML-01) | 11 METAL AND GLASS CANOPY (GL-04) |
| 6 METAL PANEL - WHITE (ML-02) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |





1 - ALUMINUM MULLION-CHARCOAL (AL-01)



2 - ALUMINUM MULLION-WHITE (AL-02)



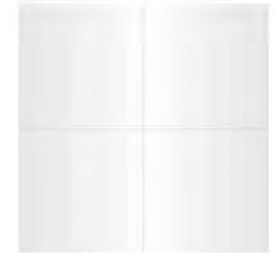
3 - VISION GLASS (GL-01)



4 - CHANNEL GLASS - FROSTED (GL-02)



5 - METAL PANEL-CHARCOAL (ML-01)



6 - METAL PANEL-WHITE (ML-02)



7 - METAL PANEL-CORTEN (ML-03)



8 - CONTOURED METAL PANEL - WHITE (ML-04)



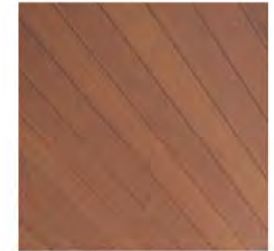
9 - SPANDREL GLASS - CORTEN (GL-03)



10 - BRICK - CHARCOAL (MS-01)



11 - METAL AND GLASS CANOPY (GL-05)



12 - LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01)



ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



ACOUSTIC ATTENUATION

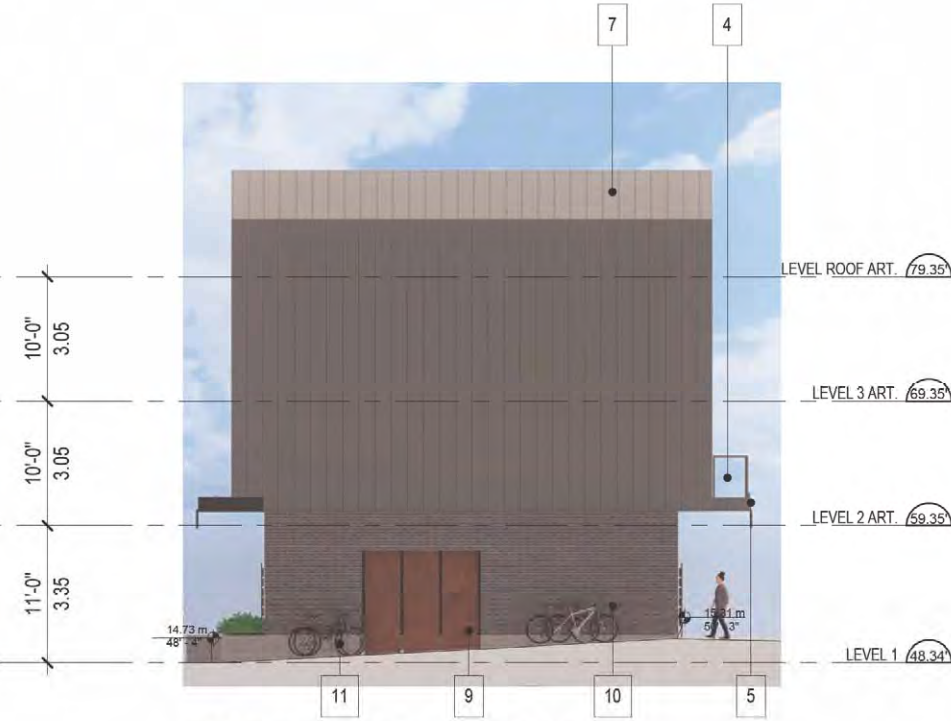
PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



① ARTIST VILLAGE - BLDG. 1 - SOUTH
1" = 10'-0"



② ARTIST VILLAGE - BLDG. 1 - WEST
1" = 10'-0"

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



① ART VILLAGE - BLDG. 2 - NORTH
1" = 10'-0"



② ART VILLAGE - BLDG. 2 - EAST
1" = 10'-0"

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



① ART VILLAGE - BLDG. 2 - SOUTH
1" = 10'-0"



② ART VILLAGE - BLDG. 2 - WEST
1" = 10'-0"

ACOUSTIC ATTENUATION

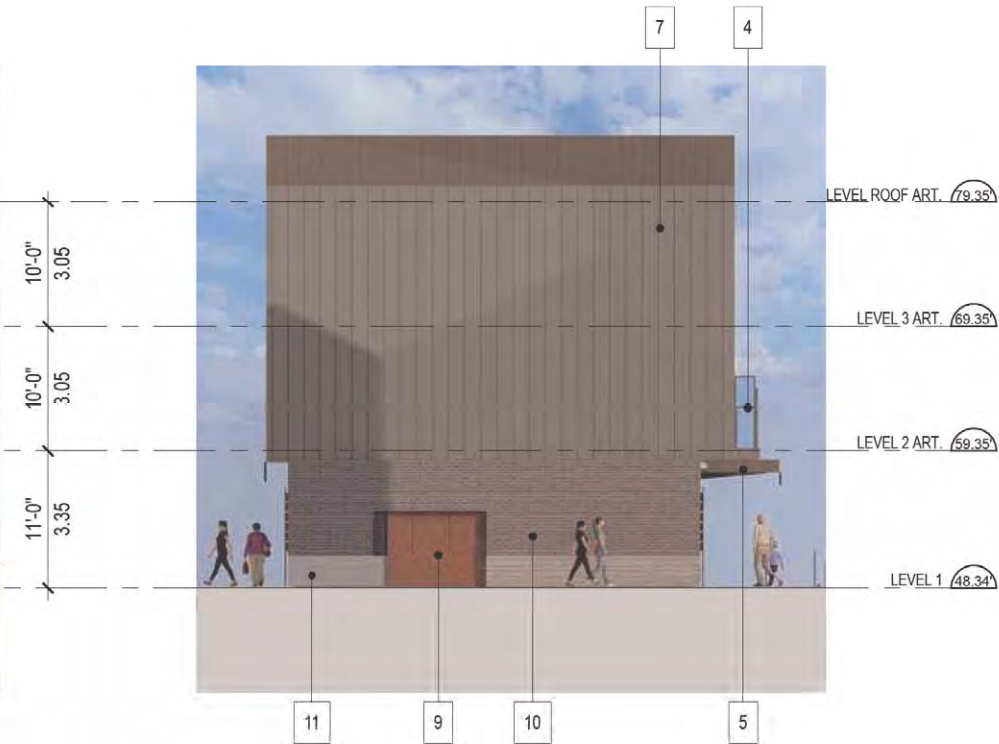
PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |



① ARTIST VILLAGE - BLDG. 3 - NORTH
1" = 10'-0"



② ARTIST VILLAGE - BLDG. 3 - EAST
1" = 10'-0"

ACOUSTIC ATTENUATION

PROPOSED BUILDING WALL ASSEMBLY WILL BE DETAILED AT THE BUILDING PERMIT STAGE TO MEET ACOUSTIC REQUIREMENTS IDENTIFIED IN THE MAY 30TH, 2023 ACOUSTIC REPORT PREPARED BY BKL. THE BUILDING WALL ASSEMBLIES WILL BE DEVELOPED TO MEET REQUIREMENTS OF STEP CODE 3 AND LOW-CARBON ENERGY SYSTEM AS IDENTIFIED IN THE ENERGY MODEL PREPARED BY ALBERT BICOL CONSULTING, MARCH 31ST, 2023.

MATERIALS LEGEND - ARTIST VILLAGE

- | | |
|---------------------------------------|---|
| 1 ALUMINUM MULLION - CHARCOAL (AL-01) | 7 STANDING SEAM CLADDING & ROOFING - GREY (ML-02) |
| 2 VISION GLASS (GL-01) | 8 METAL PANEL - WOODGRAIN (ML-03) |
| 3 STOREFRONT (GL-02) | 9 CORTEN PANEL (ML-04) |
| 4 METAL AND GLASS RAILING (GL-03) | 10 BRICK - CHARCOAL (MS-01) |
| 5 GLASS AND METAL CANOPY (GL-04) | 11 PAINTED CONCRETE (CA-01) |
| 6 METAL PANEL - CHARCOAL (ML-01) | 12 LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01) |





1 - ALUMINUM MULLION-CHARCOAL (AL-01)



2 - VISION GLASS (GL-01)



3 - STOREFRONT (GL-02)



4 - METAL AND GLASS RAILING (GL-03)



5 - METAL AND GLASS CANOPY (GL-04)



6 - METAL PANEL-CHARCOAL (ML-01)



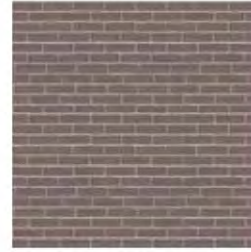
7 - STANDING SEAM CLADDING & ROOFING - GREY (ML-02)



8 - METAL PANEL - WOODGRAIN (ML-03)



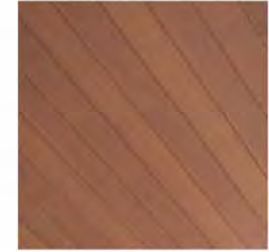
9 - METAL PANEL - CORTEN (ML-04)



10 - BRICK - CHARCOAL (MS-01)



11 - PAINTED CONCRETE (CA-01)

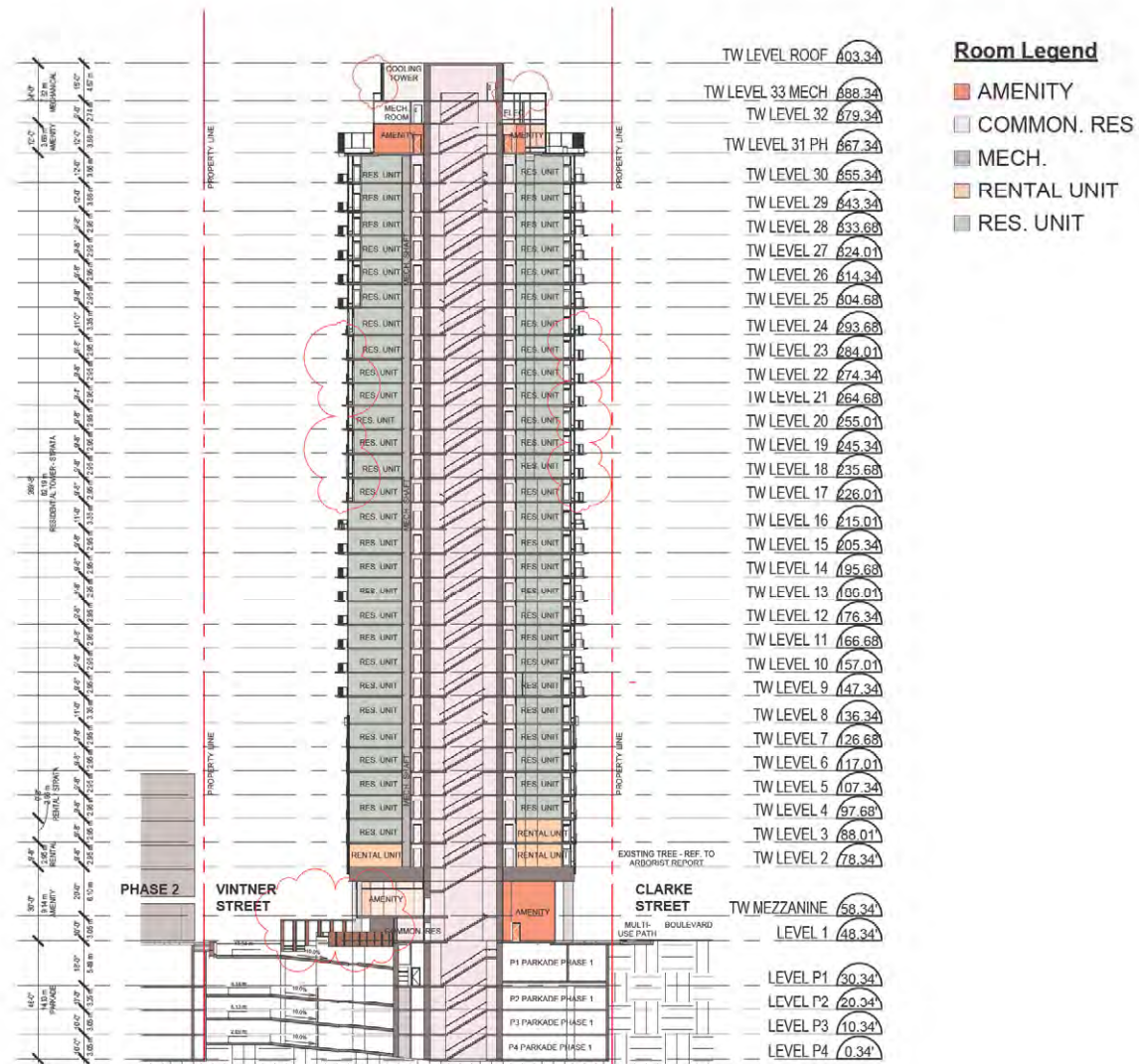


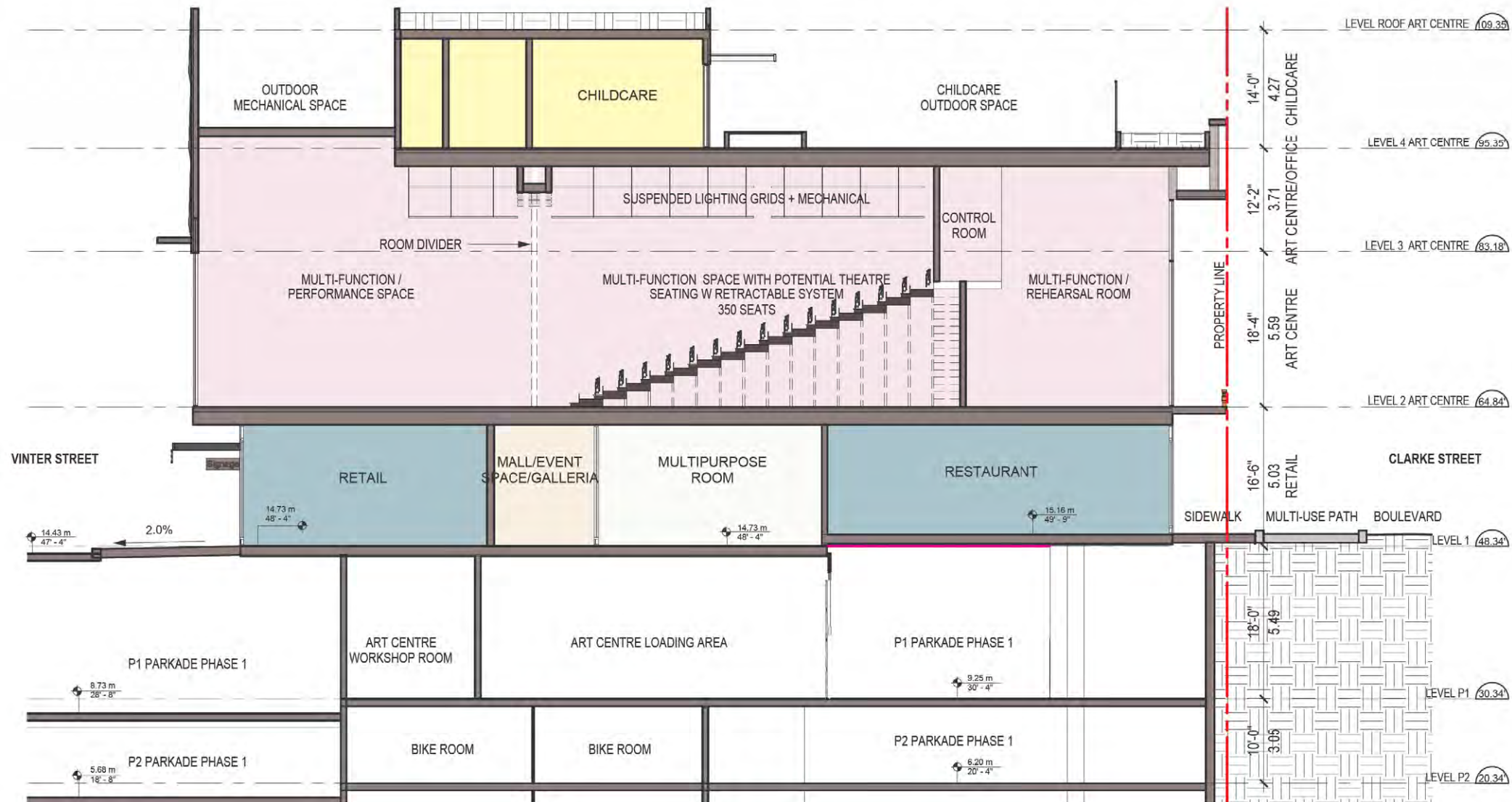
12 - LONGBOARD METAL SOFFIT - WOOD GRAIN (S-01)

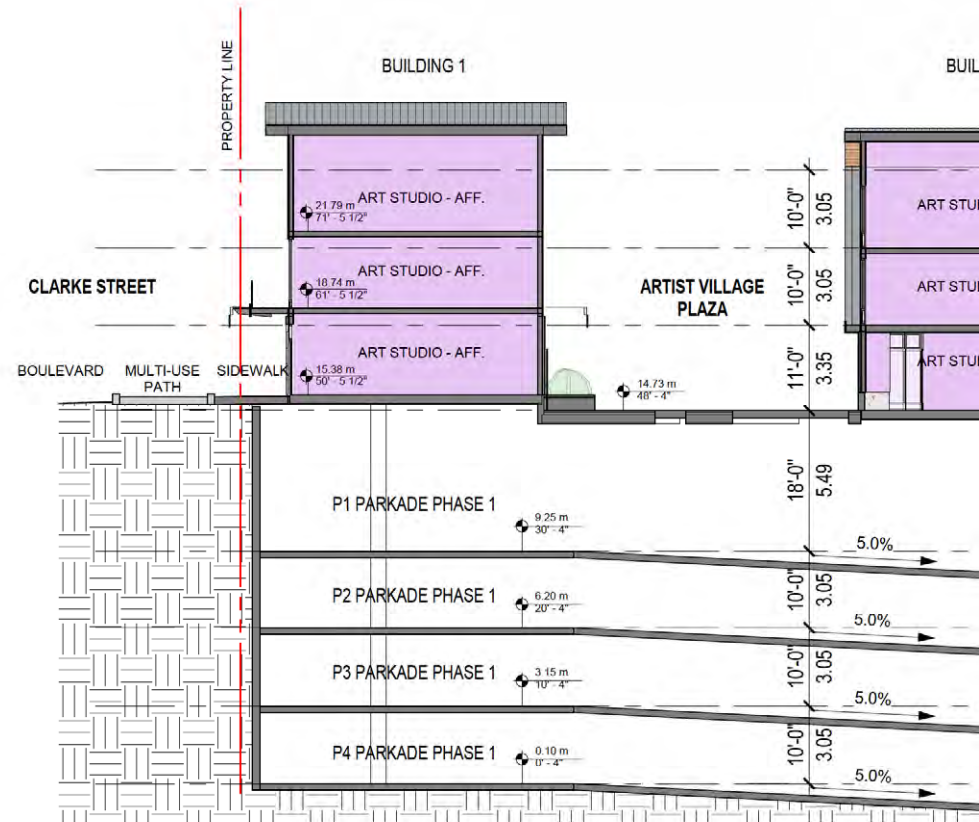














































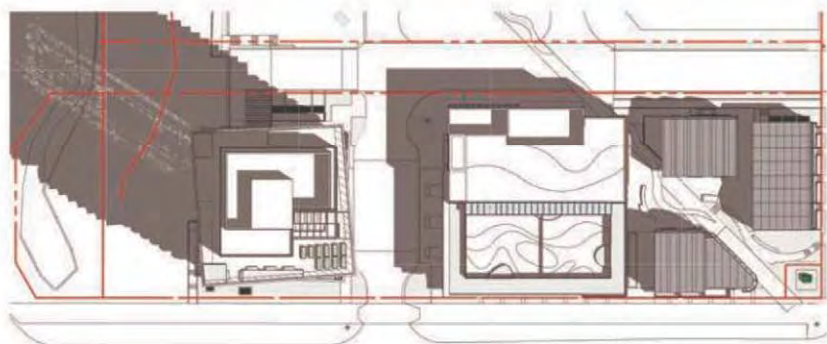




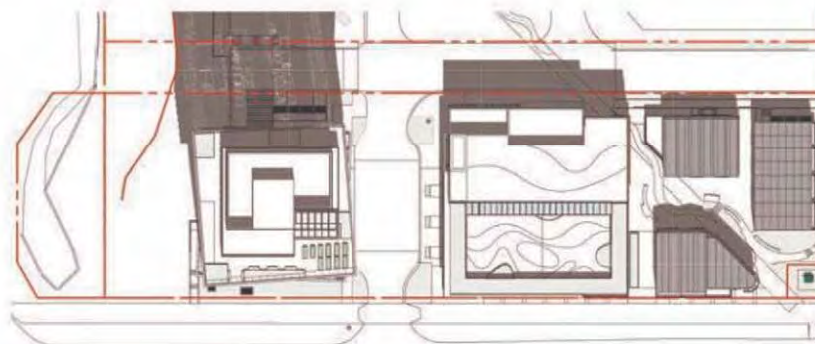




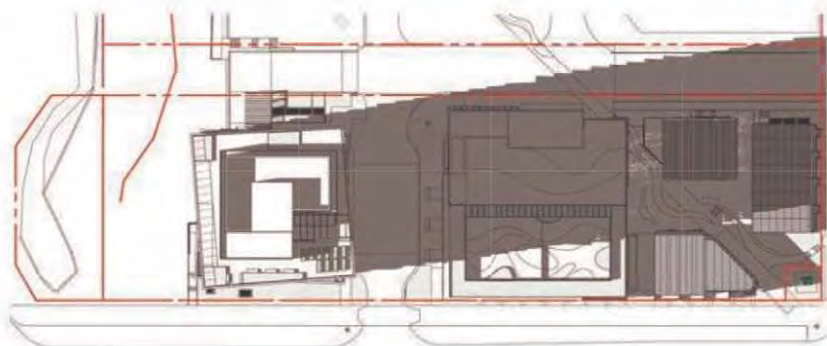




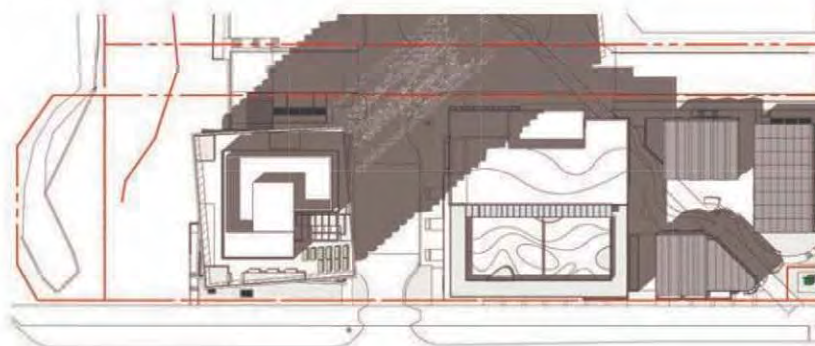
① SHADOW STUDY - JUNE 10 AM
1" = 80'-0"



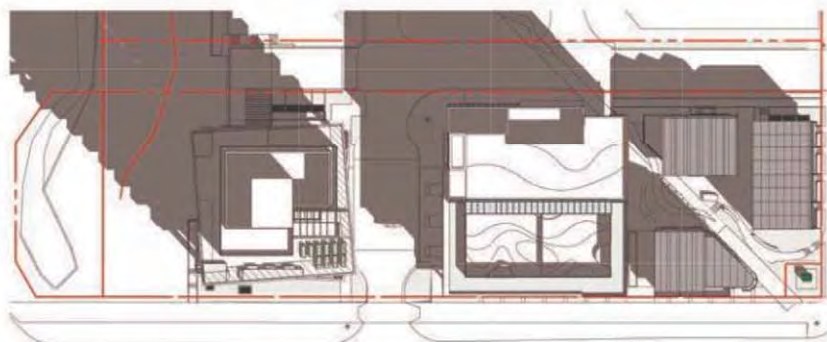
② SHADOW STUDY - JUNE 12 PM
1" = 80'-0"



④ SHADOW STUDY - JUNE 4 PM
1" = 80'-0"



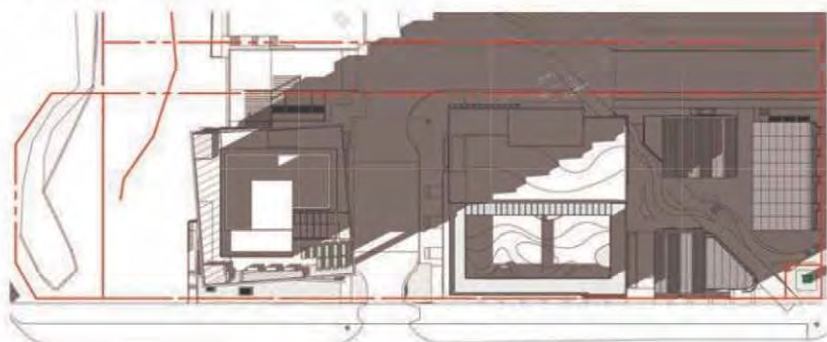
③ SHADOW STUDY - JUNE 2 PM
1" = 80'-0"



① SHADOW STUDY - MARCH 10 AM
1" = 80'-0"



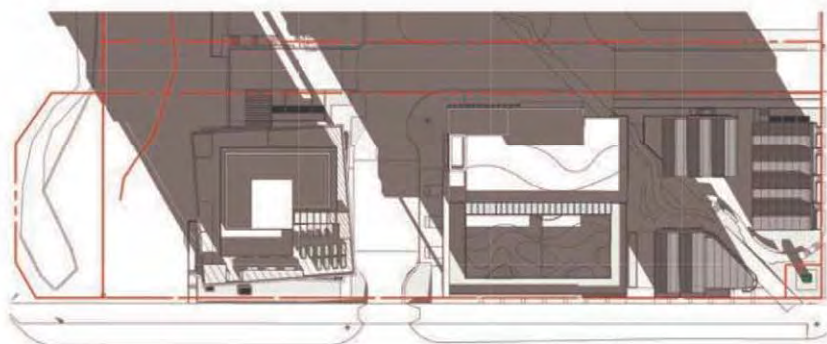
② SHADOW STUDY - MARCH 12 PM
1" = 80'-0"



④ SHADOW STUDY - MARCH 4 PM
1" = 80'-0"



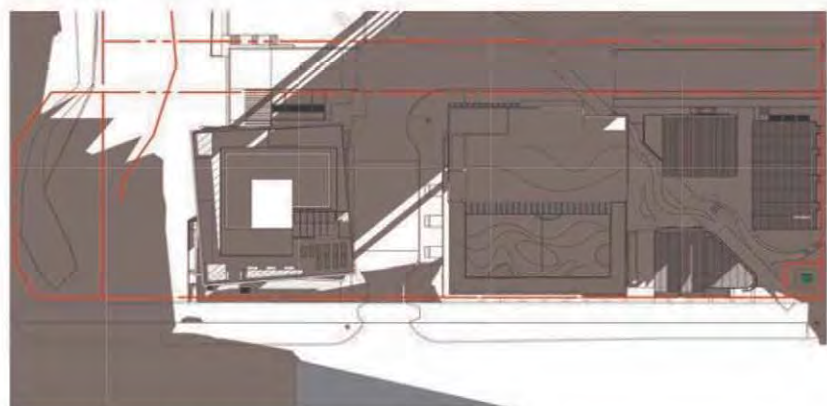
③ SHADOW STUDY - MARCH 2 PM
1" = 80'-0"



① SHADOW STUDY - DECEMBER 10 AM
1" = 80'-0"



② SHADOW STUDY - DECEMBER 12 AM
1" = 80'-0"



④ SHADOW STUDY - DECEMBER 4 PM
1" = 80'-0"



③ SHADOW STUDY - DECEMBER 2 PM
1" = 80'-0"