236-254 EAST 3rd STREET

SEPTEMBER 16, 2019

Civic Address:	236-254 East 3rd Street, City of North Vancouver
Legal Description:	Lots 22-25,Block 131, DL 274, G1, NWD, plan 878
Zoning:	RT-1

DRAWING LIST

ARCHITECTURAL

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KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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Sheet Title

COVER SHEET

Job No.	1611-000	Sheet No.	A0.00
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

236-254 East 3rd Street North Vancouver
Architectural Design Rationale

Overview

- This mid-rise residential project is proposed for a site situated along the north side of East 3rd Street. This area and in particular 3rd Street has experienced a significant amount of redevelopment in recent years as a part of the City's vision to provide higher density housing options close to the downtown core.
- The proposal is for a development with 71 rental units.

City and Regional Planning Context

- *OCP "In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations".*
- The building design takes into consideration the future widening of East 3rd Street right-of-way to enable potential future transit expansion.

Site Planning Context

- There are currently four houses located on the four lots that make up the proposed development site. The existing three buildings to the west are all multi-unit residential buildings. The multi-family building on the most eastern lot was recently severely damaged by fire. All buildings will be demolished to accommodate the proposed building.
- Third Street has seen extensive development in recent years with larger scale low rise buildings being built along this future transit corridor. Redevelopment of this street is expected to continue over time.
- The Street has been identified as a future transit corridor and as such may need to be widened. In order to accommodate this a new property line is required 3m north of the existing reducing the development site area.
- Surrounding properties to the north are a mix of multi-level townhouses and older single family residences.
- Retaining walls, staircases and terraced landscaping is characteristic of existing developments on the north side of the 3rd Street in addressing the steep topography.

The Site

- The site steeply slopes from a high point along the lane to the north down approximately 4.5m (14.7ft) to East 3rd Street.
- All new vehicular access to the site is restricted to the lane to the north which is at the highest site elevation.
- Newer 4 and 5-storey multifamily residential buildings are located across 3rd to the South.
- Setbacks provided as required:
  - o Front: 3m
  - o Side: 2.4m
  - o Rear: 1.6m

Design Rationale

Project Massing

- The building massing is broken down into three main components: a series of highly articulated three storey expression with single level apartments and entry lobby that form the base; a middle section with cantilevered slab pattern, and a terraced top with large south-facing rooftop terraces.
- Unit plans on typical floors are arranged to maximize privacy between units by limiting the number of balconies adjacent to each other.
- The upper floor is recessed further back from the street allowing for larger roof terraces, and minimizing the scale of the building when viewed from the street.

Design Response / Architectural Character

- The building is designed to be a contemporary response to this evolving architectural character in the neighbourhood; characterized by clean lines, simple geometries, as well as a layering of materials and use of colour and pattern.
- The surrounding natural environment of mountains, ocean and trees also influences the building character.
- Inspiration from these sources becomes evident in the architectural language:
  - o Asymmetry in the composition of the lower floors provides areas of exuberance such as at the entry contrasted with areas of visual quiet of the background walls.
  - o Vertical wall planes contrast with large expanses of glass that together frame, direct and at times edit views.
  - o Pattern of balcony slabs are used to accentuate the horizontal nature of the middle of the building, as well as providing shading.
  - o Interior spaces are oriented to maximize daylight, views and control unwanted solar gain.
  - o Interior public corridors enjoy access to natural light at opposite ends of the building, while the two exit stairs are located to encourage their use by again providing natural light while opening up to southern views.

Colour and Materials

- The colours and materials for the project seek to reinforce the unique architectural contemporary character of the building. The overall colour palette is relatively light and restrained, and plays a secondary role to the highly articulated façade.
- The lower floors of the building employ a darker richer colour palette than the upper floors.
- Smooth brick is laid in a geometric 'Flemish' pattern with alternating projecting bricks for added texture and visual interest.
- Ground level unit entry doors are charcoal coloured and feature a vertical pattern
- Wood soffit is used at the balconies and roofs to reflect Northshore aesthetic.
- The upper floors of the building are predominantly off-white metal panels. Darker grey panels are used at the top floor to visually recede.
- A red colour is used as an accent on some of the spandrel glass, while remaining spandrel glass is predominantly a contrasting charcoal colour.
- A decorative laser cut steel screen is proposed for above the main entry and is layered over the indoor amenity spaces, while framing the common amenity terrace.
- Vertical openings with the same decorative screen are proposed for the north parkade to animate the lane elevation.
- Silver window mullions are used throughout the building with the exception of the townhouses on the lower two floors where they are charcoal.

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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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Sheet Title
DESIGN RATIONALE

Job No.	1611-000	Sheet No.	A0.01a
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

Sustainability

Environmental Sustainability

- The development density provides an efficient use of the site
- The project has been designed to achieve 5% BC step code 2.
- The mechanical system will accommodate future connection to LEC (Lonsdale Energy Corporation) line on East 3rd
- Solar orientation and shading technologies have been incorporated into the design where feasible
- A Storm water management strategy is being developed
- Drought resistant and native planting
- Use energy star appliances
- Use energy efficient lighting
- High performance windows
- Use various recycled materials in the construction process where possible
- Follow appropriate recycling practices in the construction process
- Use low flow plumbing fixtures
- Purchase locally for building materials where possible
- Include fly-ash into the locally produced concrete
- Use motion sensors and timers where possible
- Employ enhanced indoor environmental measures such as low emission materials and operable windows

Social / Cultural Sustainability

- The development provides a mix of residential units ranging from smaller one bedroom suites to larger 2 and 3 bedroom units suitable for families.
- Provides the opportunity for some residents to walk to their employment
- A multipurpose amenity room and fitness facility are provided for residents
- Exit stairs have windows and access to views to encourage their use

CPTED

The project has been designed using Crime Prevention Through Environmental Design principles (CPTED), some of which include:

- Unit design to maximize surveillance and 'eyes on the street'
- Private outdoor spaces (balconies and terraces) encourage overview of lane and street activities
- Raised individual apartments entries and porches located along East 3rd
- High visibility of front entry and other entry points from the street and lane
- No areas of concealment outside of doors and windows
- Extensive exterior lighting adjacent to the lane to improve visibility
- Planting height, type and location that does not negatively impact personal safety

Landscape Design Rationale

The landscape design for this new residential development is based on a concept of creating a landscape that is both fitting with the local neighbourhood context, and fitting the project into a site with a significant grade change from lane to street. A focus on attractive private entries and spaces is balanced with attractive street and lane frontage improvements.

The grade changes from the street to the lane set up a series of terraced levels. On the 3rd Avenue side, this sets up a raised entry access level for the lobby and residential units. This creates an unique condition for the front entries in relation to the street, which we take advantage of for expressing attractive front entry stoops. Plantings layer at the base of walls to provide a lush green frontage along 3rd Avenue. The landscape palette will include rich and interesting paving materials and furnishings at the tower lobby.

The lane edges are also layered with green at several layers to provide a very attractive rear of the building for both residents and neighbours. Trees are provided in the lane and at mid-level patios to maximize the planted appearance, and provide privacy for residents and neighbours. Plantings occur as high as the 6th level, but don't include trees that would block views or be higher than the building.

Clean and simple materials will be fitting to the style of the architecture, and help reduce maintenance demands. Plant materials will be simple and durable, creating a strong evergreen . People will be able to enjoy a low-maintenance, detailed, and attractive landscape that serves both the residential aspects and provides a strong street and lane image. The landscape design will establish an attractive, functional, and easily maintained quality. Drought tolerant plantings with a good range of seasonal interest and texture will help to set the character of the development.

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Scale	NTS		
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SITE CHARACTERISTICS

OCP Designation	Residential Level5 (R5)		
Existing Zoning	RT-1 Two Family Residential		
Site Area	2232 sq.m (24,025 sq.ft)		
FLOOR AREA AND HEIGHT	**Existing (RT-1)**	**Official Community Plan**	**Proposed CD**
Floor Space Ratio	Maximum 0.52 FSR or 1,152.8 sq.m (12,409 sq.ft)	OCP (RM-1) - 1.60 FSR 3,571.2 sq.m (38,440 sq.ft) Density Bonus - 1.0 FSR 2,232 sq.m (24,025 sq.ft) **Total Maximum** **5,803.2 sq.m (62,465 sq.ft)** **2.60 FSR**	5,136 sq.m (55,284 sq.ft) 2.30 FSR
Total Lot Coverage	35%	50%	68%
Principal Building Height (maximum)	Three Storeys 9.14m (30.0ft)	Six Storeys	Six Storeys (+ Cellar at Street Level) 22.847m (75ft) from Average Grade (41.783m)
Units	RT-1 = 16 (8 Units+ 8 Suites)		71 Units incl. 18 (25%)adaptable L2 and 7 (10%)Mid-market Rental
SETBACKS	**Existing (RT-1)**	**Base Zone (RM-1)**	**Proposed**
Front (E 3rd Street / South)	7.6m (25.0ft)	6.10m (20.0ft)	3m (9.8ft)
Interior Side Yard (West)	1.52m (5.0ft)	4.57m(15.0ft)	2.4m (7.9ft)
Interior Side Yard (East)	1.52m(5.0ft)	4.57m(15.0ft)	2.4m (7.9ft)
Rear (Lane / North)	7.6m (38.5ft) 1.21m (4ft) to Lane	6.10m (20.0ft)	1.6m (5.2ft)
BICYCLE PARKING	**Existing (RT-1)**	**Base Zone (RM-1)**	**Proposed**
Residential (stalls)	N/A	107 / 7 short term	112 / 7 short term
BICYCLE PARKING		**Required**	**Proposed**
Total Vehicle Parking (Stalls)	16	43 (incl. 7 visitor 5 H/C)	60 (incl. 7 visitor 6 H/C)

BUILDING AREAS

GROSS AREA			FSR EXCLUSIONS										FSR AREA					BALCONIES/OPEN CORRIDORS	
Levels	Gross Area		Level 2 Adaptable Units		Amenity		Cellar/Services/Parking		Storage/Lobby		Exterior Cladding				Net Area (SM)		Suite Count	not inc. roof terraces	
	sq.m	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		sq.m.	sq.ft.
1	1542	16,598	0	0	85	915	931	10,021	513	5,522	13	140	0	0	328	3,531	6	0	0
2	1525	16,415	0	0	57	614	985	10,603	0	0	12	129	471	5,070	321	3,455	6	36	388
3	1473	15,855	0	0	0	0	931	10,021	0	0	13	140	529	5,694	380	4,090	7	36	388
4	1083	11,657	11	118	0	0	0	0	0	0	20	215	1052	11,324	901	9,698	13	0	0
5	1083	11,657	11	118	0	0	0	0	0	0	20	215	1052	11,324	901	9,698	13	86	926
6	1083	11,657	11	118	0	0	0	0	0	0	20	215	1052	11,324	901	9,698	13	86	926
7	988	10,635	0	0	0	0	0	0	0	0	8	86	980	10,549	832	8,956	13	0	0
Totals	8,777	94,476	33	355	142	1,528	2,847	30,645	513	5,522	106	1,141	5,136	55,284	4,564	49,127	71	244	2,626
					< 5%GFA = 438.85 sq.m.				< 0.1FSR or 10%GFA = 514 or 877.7									% of GFA	3%

BICYCLE STORAGE		Required	Proposed
Secure @ 1.5		107	**112**
Short-Term (6 per 60 units)		7	**7**
including:	E-bikes Stalls (25%)		**28**
STORAGE LOCKERS			**71**

PARKING		No. Units	Required	Provided
Market Rental @ 0.5	0.50	71	36	53
Visitor @ 0.1	0.10	71	7	7
Total			**43**	**60**
including:	Small Car (max. 35%)			12
	HC Parking Stalls		5	6
	EV Parking Stalls (20%)		12	12

ADAPTABLE UNITS			HC Stalls required
Level 1	53	75%	3
Level 2	18	25%	2
TOTAL	**71**	**100%**	5

Level 2 Units min. 25% = 18

SUITE MIX	Size sq.ft.	Suite %	Suite Count	Level 2 Adaptable Units
1B	601	4%	3	0
1B+D	583-662	72%	51	12
2B+D	900-1000	14%	10	3
3B+D	1089-1123	10%	7	3
		TOTAL	71	18

Mid-market Rental	10%	7

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Revisions: Read Up

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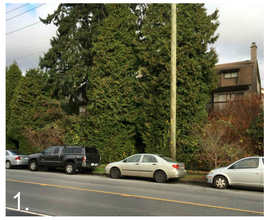
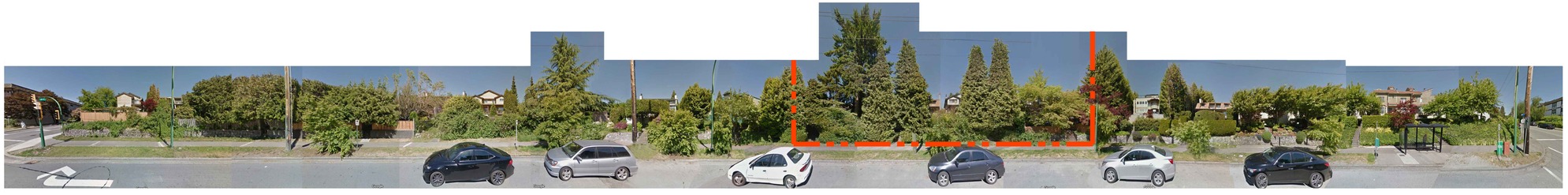
Sheet Title
SUMMARY STATISTICS

Job No.	1611-000	Sheet No.	A0.02
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

1 A0.03 KEY PLAN
1:1000

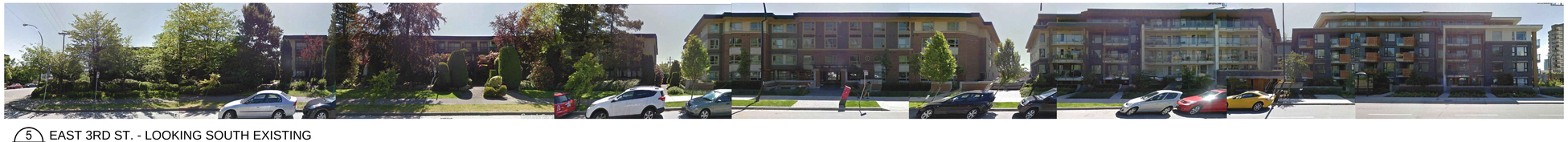


2 A0.03 EXISTING STREET VIEWS



3 A0.03 EAST 3RD ST - LOOKING NORTH EXISTING

4 A0.03 EAST 3RD ST - LOOKING NORTH PROPOSED



5 A0.03 EAST 3RD ST. - LOOKING SOUTH EXISTING

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Sheet Title
SITE CONTEXT & PHOTOS

Job No.	1611-000	Sheet No.	A0.03
Scale	NTS		
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EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING GARBAGE LAYBY

EXISTING GARBAGE LAYBY

EXISTING 3 STOREY RESIDENTIAL BUILDING

PLANTER

EG 44

EXISTING PARKING ENTRANCE

PLANTER

EG 44

PLANTER

EG 44

EXISTING PARKING ENTRANCE

PLANTER

EG 44

B

PASSING AREA (min. 18 ft)

LANE CENTERLINE

EXISTING SPEED BUMP

D

PASSING AREA (min. 18 ft)

C

6100

6700 (22 ft.)

6700 (22 ft.)

6100 (20 ft.)

5500 (18 ft.)

60930

56125

5500 (18 ft.)

6700 (22 ft.)

2400 SETBACK

5175 LIMITING DISTANCE

1600 SETBACK

PP

BG 44.128

IBG 44.137

PARKING ENTRANCE

IBG 44.212

PED. REFUGE

BG 44.295

PP

PED. REFUGE

GARBAGE LAYBY

DG 44.380

DG 44.365

PARKING ENTRANCE

BG 44.370

BG 44.383

2400 SETBACK

PP

EL. 44.385 m HIGHEST FGL WITHIN 3.048 OF STRUCTURE

EL. 49.46

EL. 58.56 T/O PARAPET

EL. 58.24

EL. 64.23 T.O. SLAB

EL. 61.23 T.O. SLAB

PROPOSED RESIDENTIAL BUILDING

AVERAGE GRADE EL. 41.783 m

MECHANICAL ENCLOSURE

EL. 64.63 T/O PARAPET

ROOF ACCESS HATCH

REMOVABLE ACCESS LOUVERS

EL. 61.79 T/O PARAPET

EL. 58.56 T/O PARAPET

EL. 58.24

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 3 STOREY RES. BUILDING

33585

3000 SETBACK

NEW PROPERTY LINE

BG 38.144

BG 38.159

BG 38.169

BG 38.179

BG 38.184

BG 38.218

BG 38.227

BG 38.248

BG 38.258

BG 38.291

BG 38.302

BG 38.338

BG 38.347

BG 38.387

BG 38.401

EL. 39.18 m LOWEST FGL AT PERIMETER OF STRUCTURE

BG 38.429

ENTRANCE

BG 38.439

BG 38.483

3050

EXISTING PROPERTY LINE

B

D

C

2450

18730 ASSUMED LIMITING DISTANCE

2000

15238 (50 ft) TO ROAD CENTERLINE

1500

EXISTING CURB ALIGNMENT

6240

EAST 3RD.

EXISTING ROAD CENTERLINE

KEY PLAN

Project North

True North

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NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS AS PER CITY REQUIREMENT

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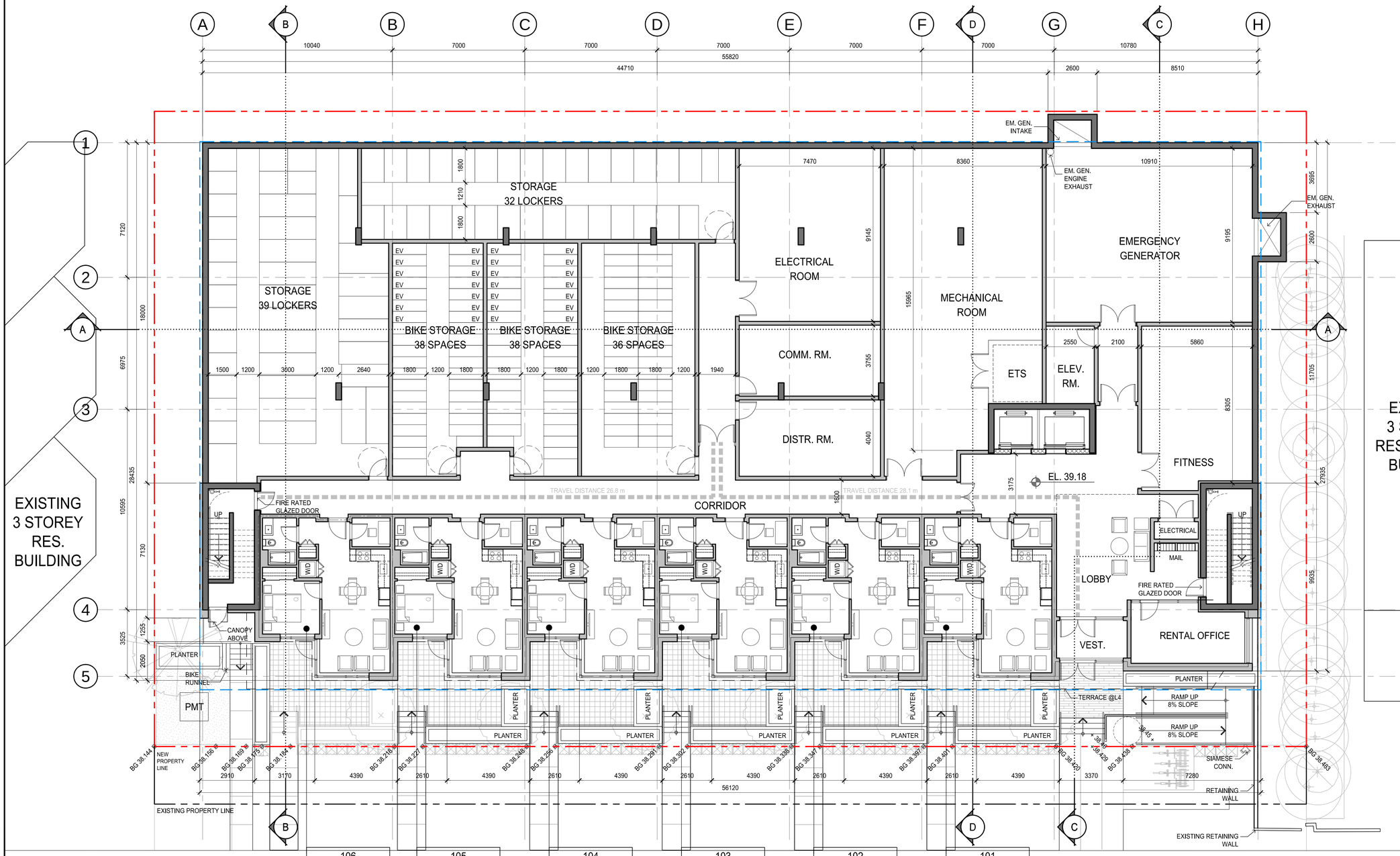
Sheet Title

SITE PLAN
ROOF PLAN

Job No.	1611-000	Sheet No.	A1.01
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



106	105	104	103	102	101
UNIT A1	UNIT A	UNIT A	UNIT A	UNIT A	UNIT A2
1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D
55.7 M2 / 599 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.2 M2 / 583 SF

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

GENERAL NOTES:

1. AMPLIFICATION SYSTEM TO BE INSTALLED IN BOTH STAIR CORES.
2. ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 4 BICYCLE STALLS.

EV ELECTRICAL BICYCLE OUTLET

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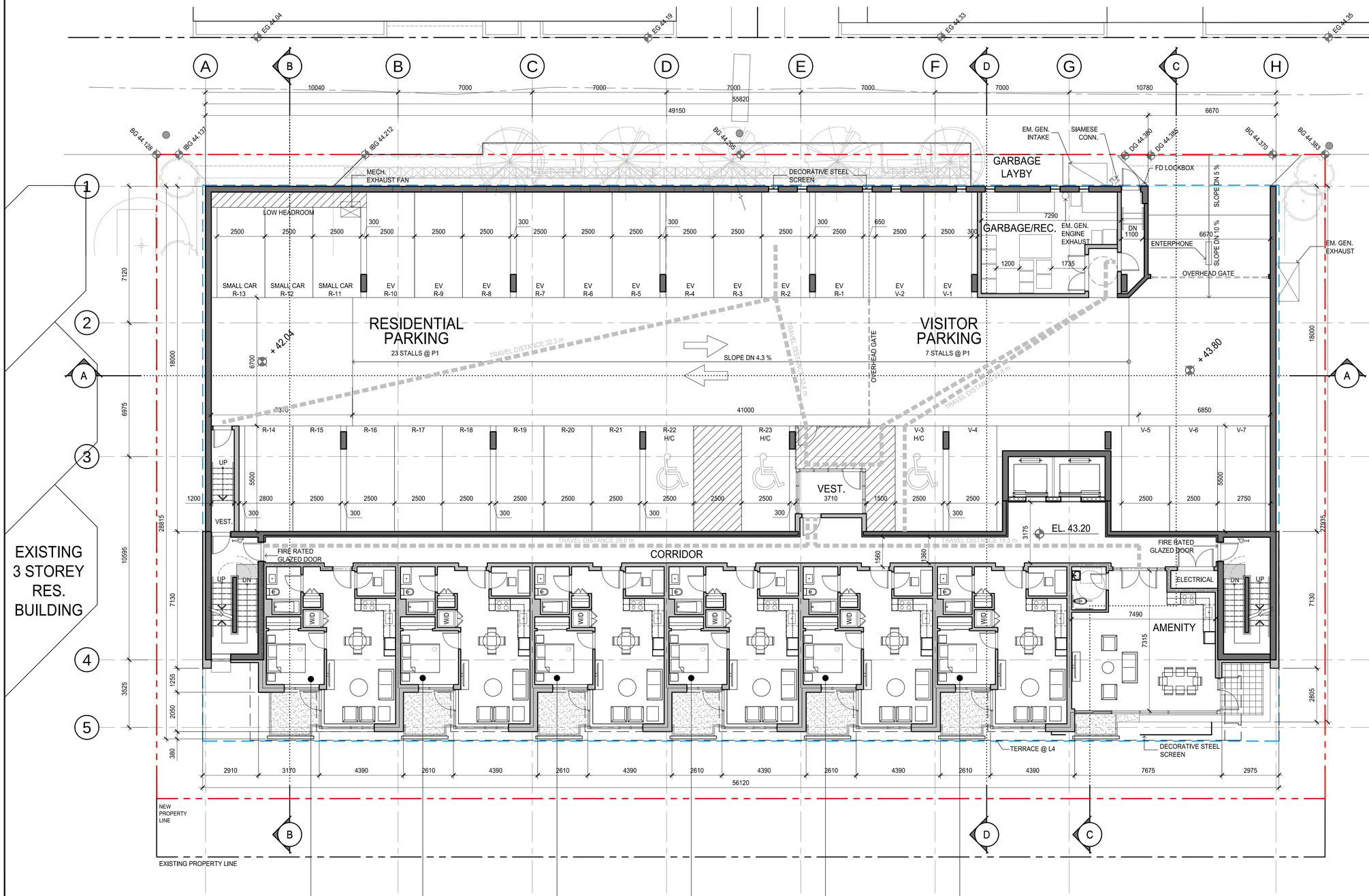
Sheet Title

LEVEL 1 FLOOR PLAN

Job No.	1611-000	Sheet No.	A2.01
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



206	205	204 (MM)	203 (MM)	202 (MM)	201 (MM)
UNIT A1	UNIT A	UNIT A	UNIT A	UNIT A	UNIT A3
1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D
55.7 M2 / 599 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.2 M2 / 583 SF

GENERAL NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE PARKING BYLAW.
2. ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 5 PARKING SPACES.
3. WALLS AND CEILINGS WITHIN THE PARKING GARAGE SHALL BE PAINTED LIGHT OFF WHITE.
4. PARKING STALLS IDENTIFICATION:

   R RESERVED FOR RESIDENTS
   V RESERVED FOR VISITORS
   EV ELECTRICAL VEHICLE OUTLET

5. AMPLIFICATION SYSTEM TO BE INSTALLED IN BOTH STAIR CORES AND PARKADE.

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

*L2 - LEVEL 2 ADAPTABLE UNITS
*MM - MID-MARKET RENTAL UNITS

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Sheet Title

LEVEL 2 FLOOR PLAN

Job No.	1611-000	Sheet No.	A2.02
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 3 STOREY RES. BUILDING

EXISTING 3 STOREY RESIDENTIAL BUILDING

EG 44.04 EG 44.19 EG 44.33 EG 44.35

BG 44.128 IBG 44.137 IBG 44.212 BG 44.295 DG 44.380 DG 44.385 BG 44.370 BG 44.383

A B B C D E F D G C H

10040 7000 7000 7000 7000 7000 7000 10780

6670 55820 49150

1 2 3 4 5

SLOPE UP 5 %

SLOPE UP 10 %

ENTERPHONE

OVERHEAD GATE

6370

GAS METER

PLANTER ABOVE

LOW HEADROOM

EM. GEN. ENGINE EXHAUST

MECH. EXHAUST FAN

PLANTER ABOVE

OPEN TO BELOW

RESIDENTIAL PARKING

30 STALLS @ P2

SLOPE UP 4.5 %

TRAVEL DISTANCE 30.7 m

TRAVEL DISTANCE 30.7 m

+ 44.79

+ 46.60

R-1 R-2 R-3 R-4 R-5 R-6 SMALL CAR R-7 SMALL CAR R-8 SMALL CAR R-9 SMALL CAR R-10 SMALL CAR R-11 SMALL CAR R-12 SMALL CAR R-13 SMALL CAR R-14 SMALL CAR R-15

R-30 R-29 R-28 R-27 R-26 R-25 R-24 R-23 R-22 H/C R-21 H/C R-20 R-19 R-18 R-17 R-16 H/C

UP VEST. DN

VEST.

EL. 46.20

FIRE RATED GLAZED DOOR

CORRIDOR

TRAVEL DISTANCE 37.8 m

TRAVEL DISTANCE 11.5 m

ELECTRICAL

W/D

TERRACE ABOVE

7120 18000 6975 10595 28885 7130 3525 1255 2050 250 17200 28070 3740

2910 3170 4390 2610 4390 2610 4390 2610 4390 2610 4390 2610 4390 2610 4390 2610 5215 2825

56120

NEW PROPERTY LINE

EXISTING PROPERTY LINE

307	306	305	304	303	302	301
UNIT A1	UNIT A	UNIT A	UNIT A	UNIT A	UNIT A	UNIT B
1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D	1 BED + D
55.7 M2 / 599 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	54.5 M2 / 587 SF	59.7 M2 / 642 SF

GENERAL NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE PARKING BYLAW.
2. ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 5 PARKING SPACES.
3. WALLS AND CEILINGS WITHIN THE PARKING GARAGE SHALL BE PAINTED LIGHT OFF WHITE.
4. PARKING STALLS IDENTIFICATION:

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   V RESERVED FOR VISITORS
   EV ELECTRICAL VEHICLE OUTLET

5. AMPLIFICATION SYSTEM TO BE INSTALLED IN BOTH STAIR CORES AND PARKADE.

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-16	

Revisions: Read Up

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Sheet Title

LEVEL 3 FLOOR PLAN

Job No.	1611-000	Sheet No.	A2.03
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
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4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

GENERAL NOTES:
1. AMPLIFICATION SYSTEM TO BE INSTALLED IN BOTH STAIR CORES.
2. PROVIDE SPEAKERS ON THE PRIVATE ROOF DECKS TO MEET FD REQUIREMENT FOR AUDIBILITY

*L2 - LEVEL 2 ADAPTABLE UNITS
*MM - MID-MARKET RENTAL UNITS

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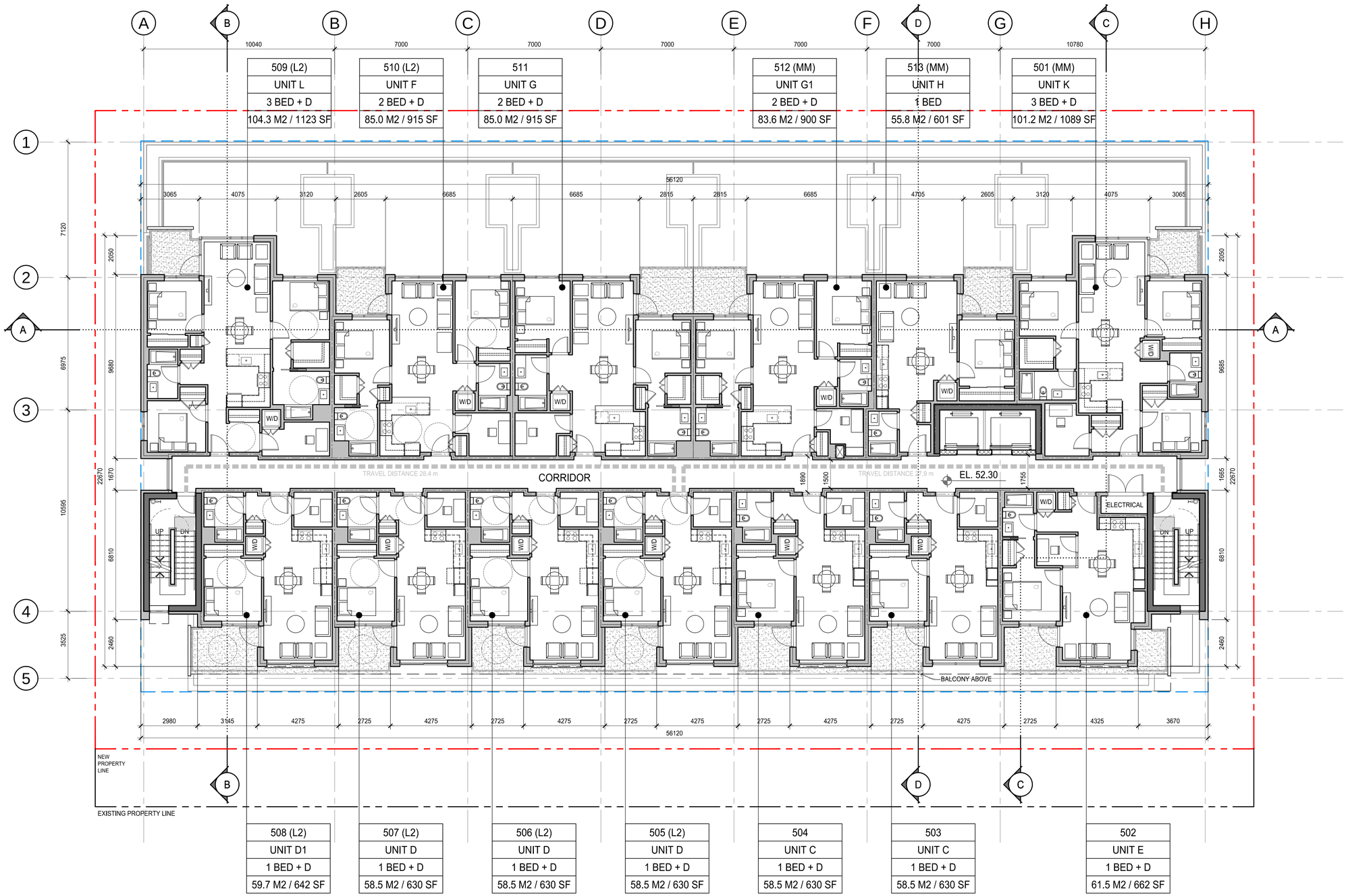
Sheet Title

LEVEL 4 FLOOR PLAN

Job No.	1611-000	Sheet No.	
Scale	1:100		A2.04
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

GENERAL NOTES:
AMPLIFICATION SYSTEM
TO BE INSTALLED IN BOTH STAIR CORES.

*L2 - LEVEL 2 ADAPTABLE UNITS
*MM - MID-MARKET RENTAL UNITS

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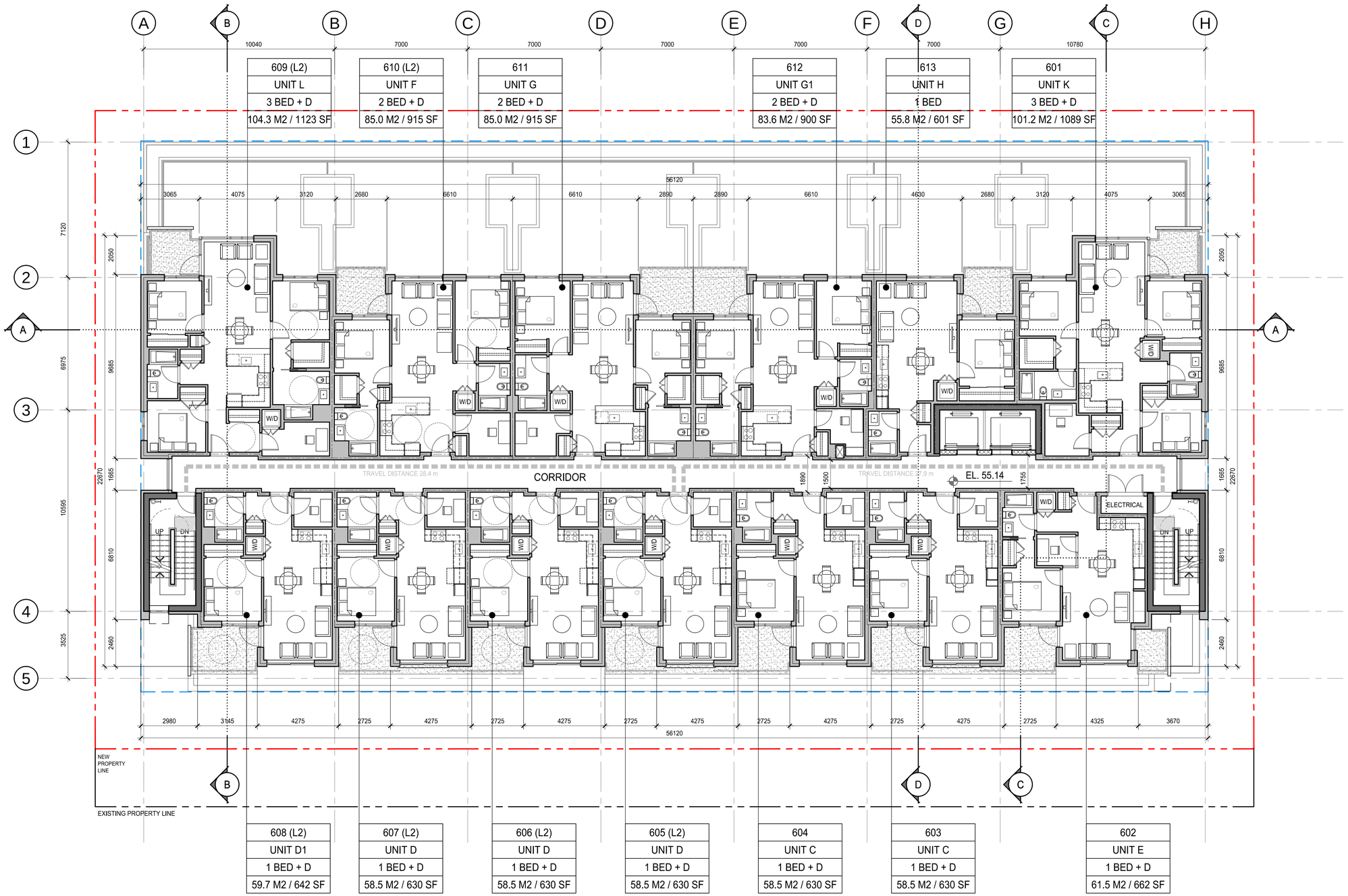
Sheet Title
LEVEL 5 FLOOR PLAN

Job No.	1611-000	Sheet No.	A2.05
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

GENERAL NOTES:
AMPLIFICATION SYSTEM
TO BE INSTALLED IN BOTH STAIR CORES.

*L2 - LEVEL 2 ADAPTABLE UNITS
*MM - MID-MARKET RENTAL UNITS

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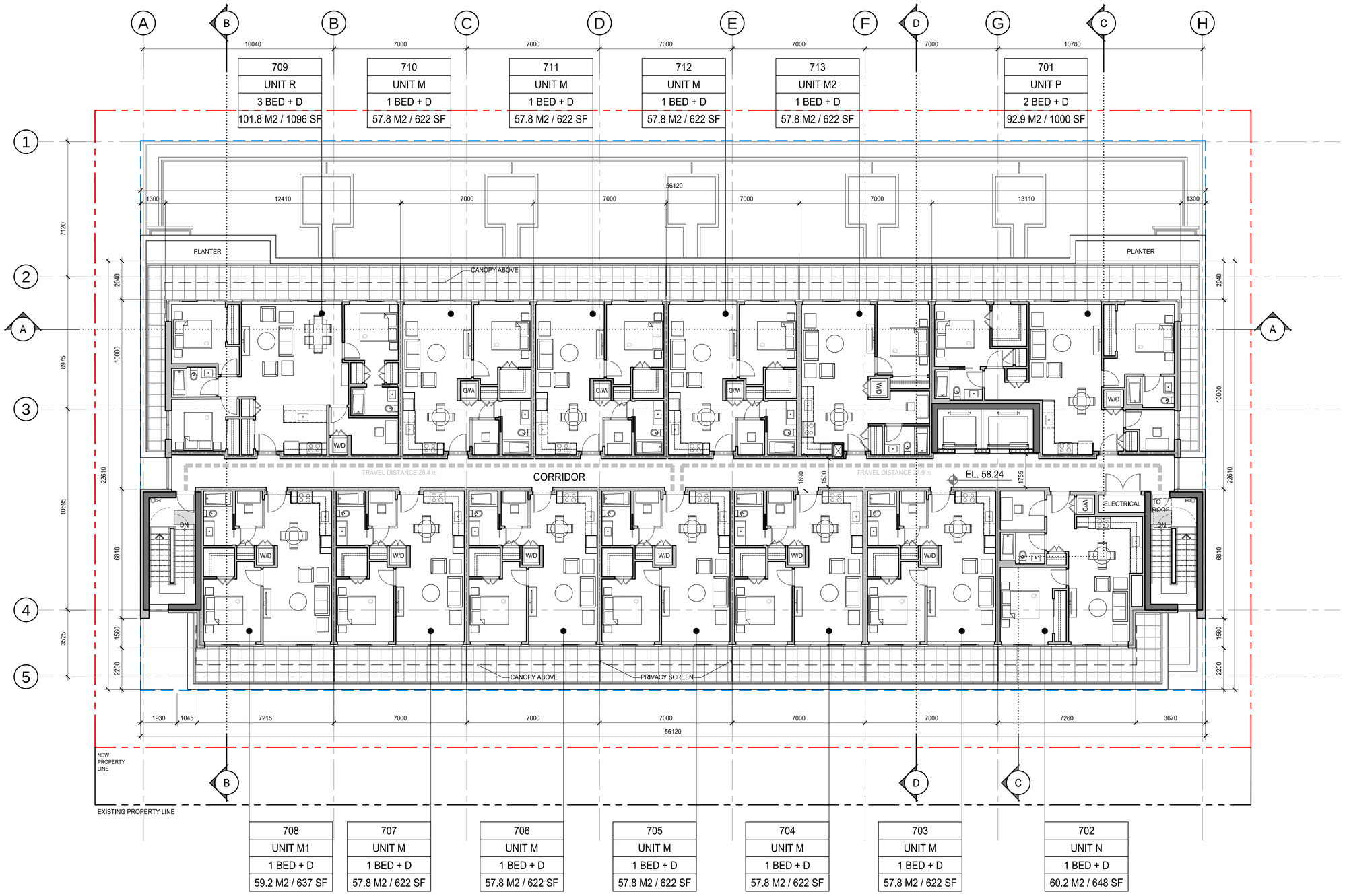
Sheet Title

LEVEL 6 FLOOR PLAN

Job No.	1611-000	Sheet No.	A2.06
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

GENERAL NOTES:

1. AMPLIFICATION SYSTEM TO BE INSTALLED IN BOTH STAIR CORES.
2. PROVIDE SPEAKERS ON THE PRIVATE ROOF DECKS TO MEET FD REQUIREMENT FOR AUDIBILITY

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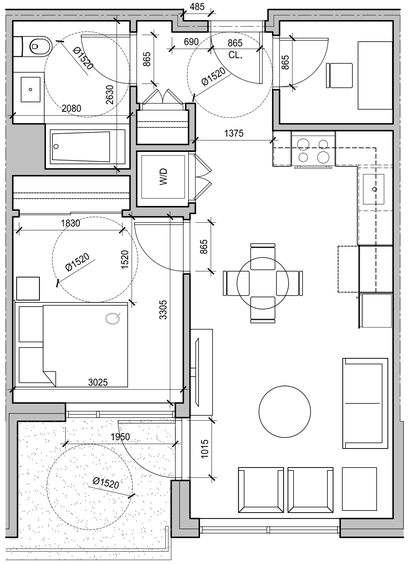
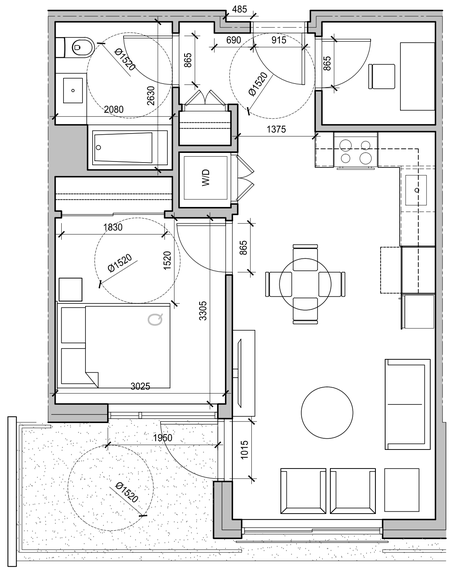
Sheet Title

LEVEL 7 FLOOR PLAN

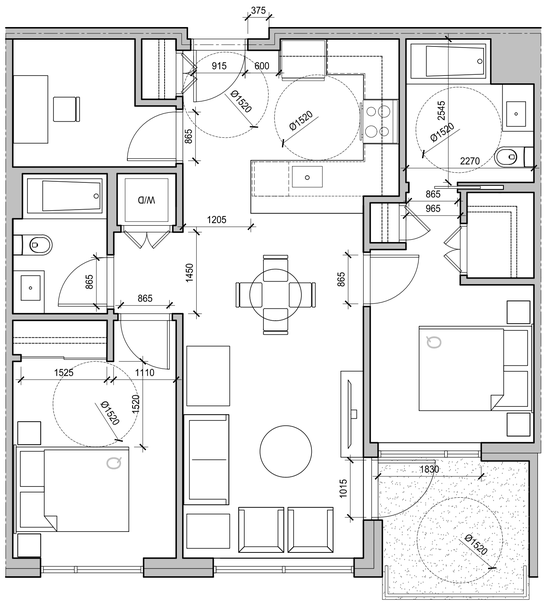
Job No.	1611-000	Sheet No.	A2.07
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



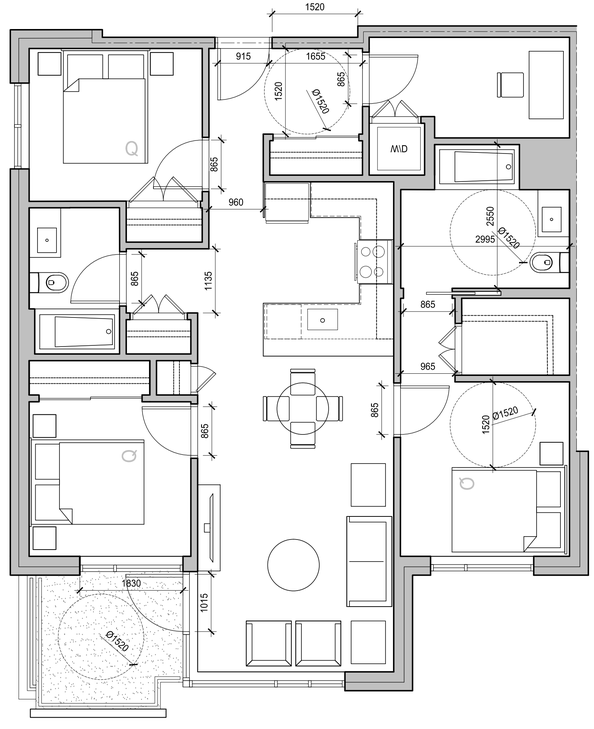
405,406,407
505,506,507
605,606,607
UNIT D
1 BED + D
58.5 M2 / 630 SF



408
508
608
UNIT D1
1 BED + D
59.7 M2 / 642 SF



410
510
610
UNIT F
2 BED + D
85.0 M2 / 915 SF



409
509
609
UNIT L
3 BED + D
104.3 M2 /1123 SF

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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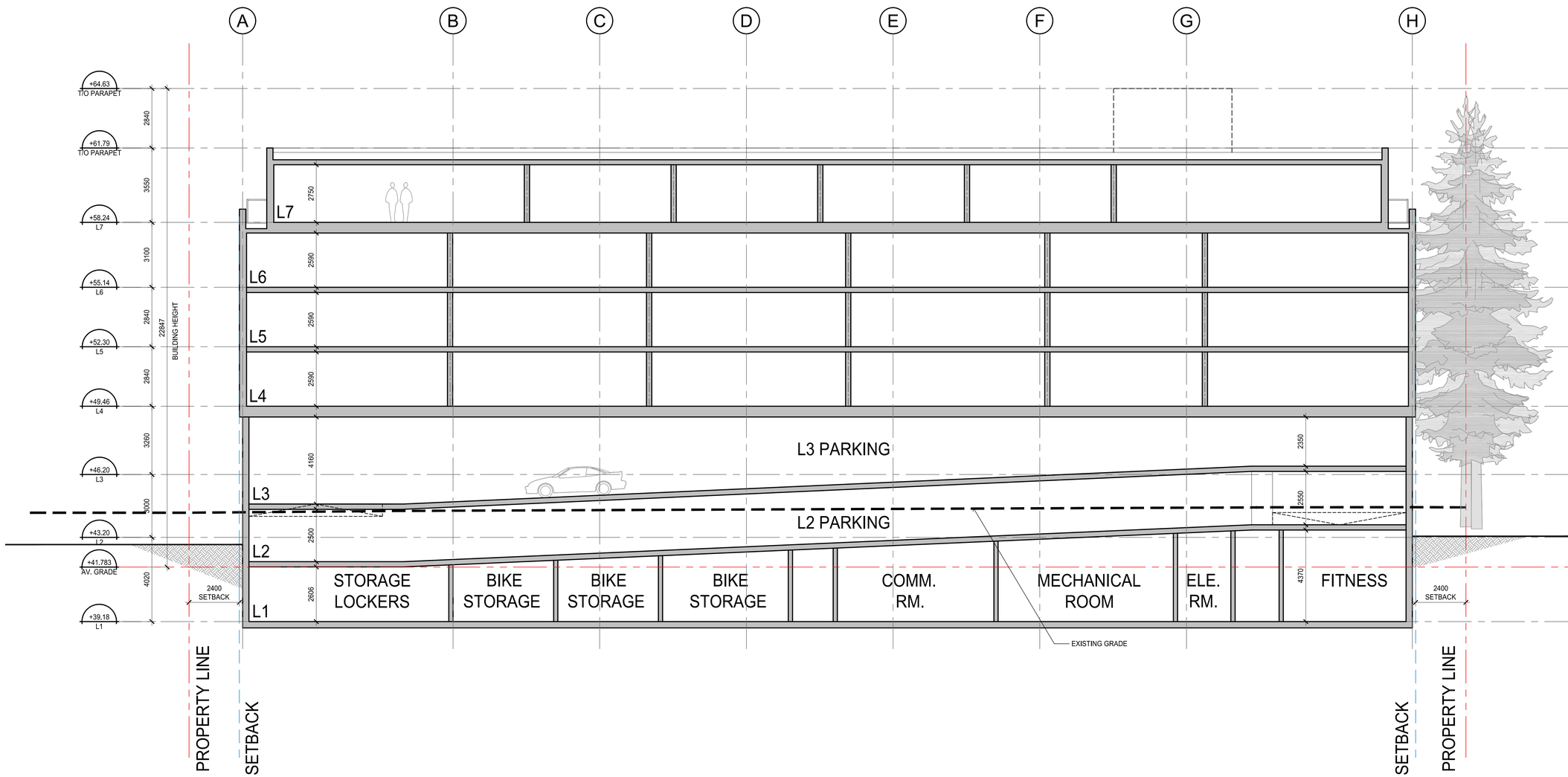
Sheet Title

LEVEL 2 ADAPTABLE UNIT PLAN

Job No.	1611-000	Sheet No.	A2.08
Scale	1:50		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

KEY PLAN



No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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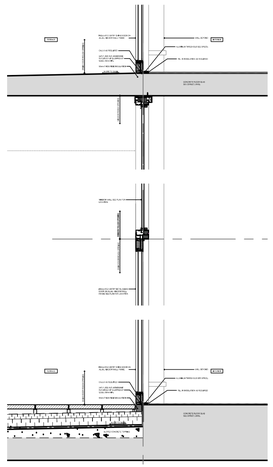
Sheet Title

BUILDING SECTION A-A

Job No.	1611-000	Sheet No.	A3.01
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



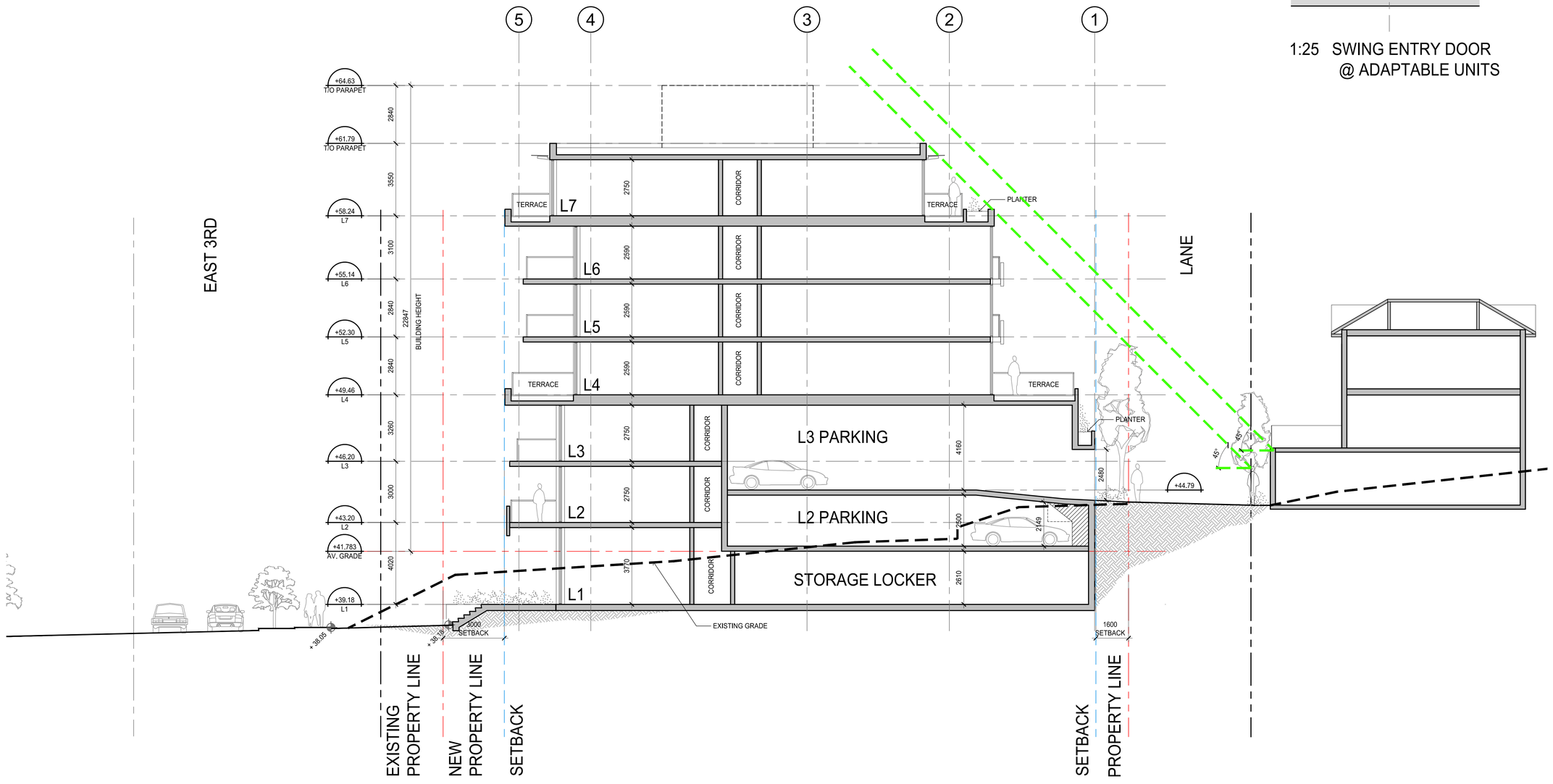
1:25 SWING ENTRY DOOR
@ ADAPTABLE UNITS

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS AS PER CITY REQUIREMENT



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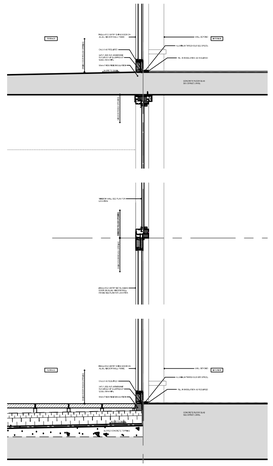
Sheet Title

BUILDING SECTION B-B

Job No.	1611-000	Sheet No.	A3.02
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



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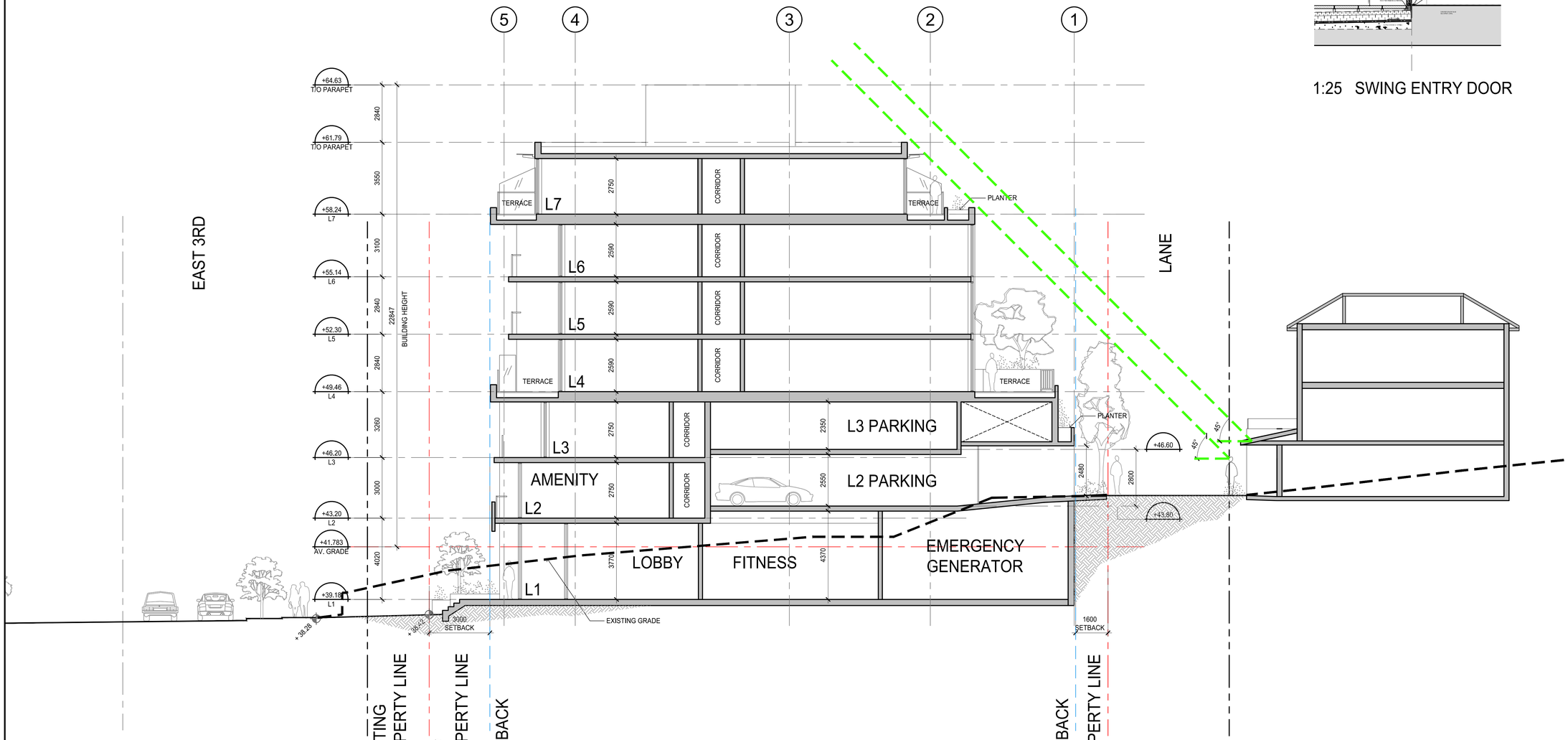

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS AS PER CITY REQUIREMENT

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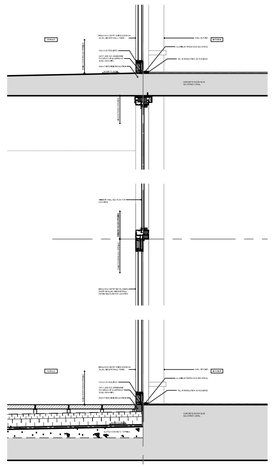
Sheet Title

BUILDING SECTION C-C

Job No.	1611-000	Sheet No.	A3.03
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



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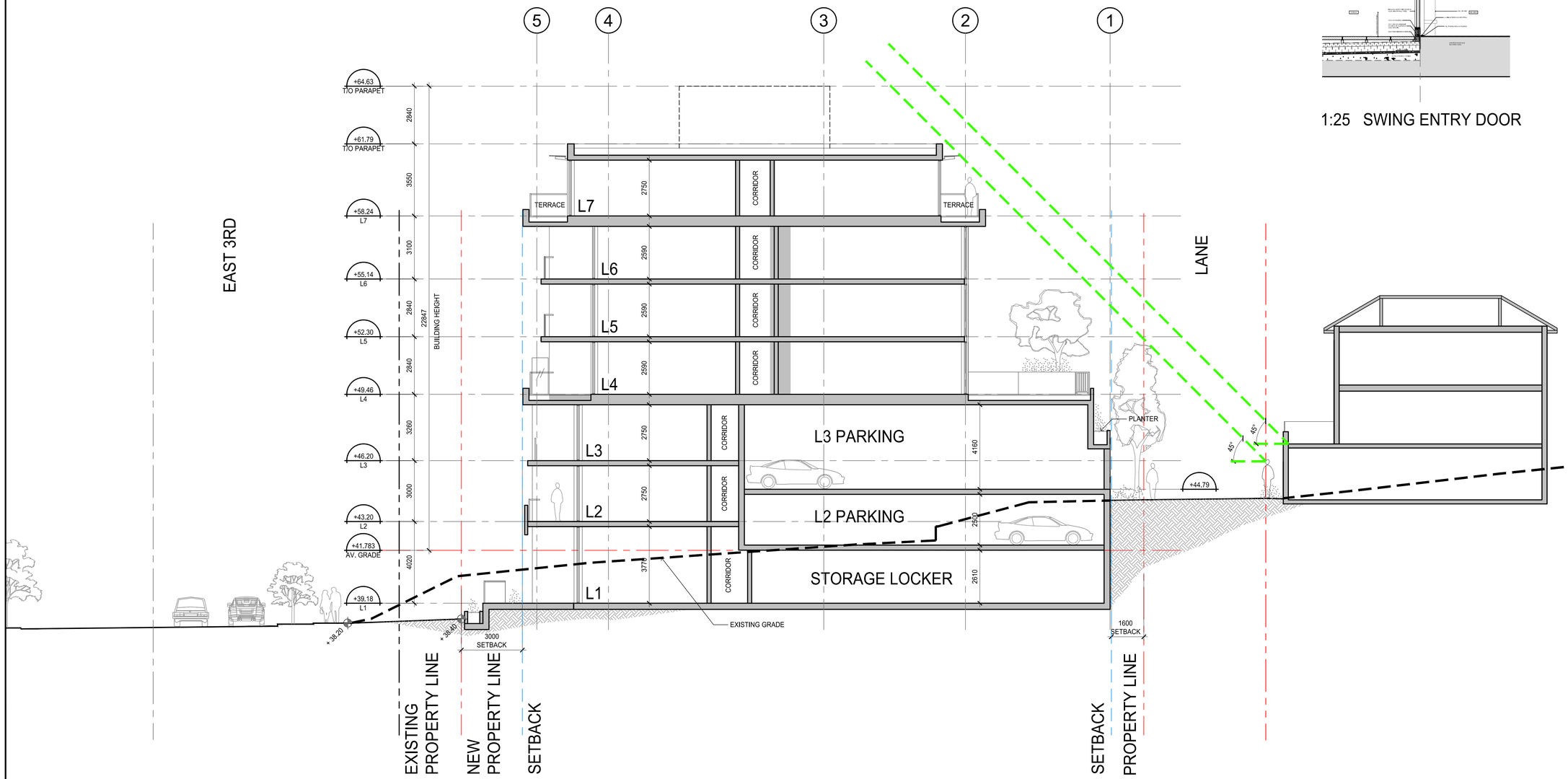

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS AS PER CITY REQUIREMENT

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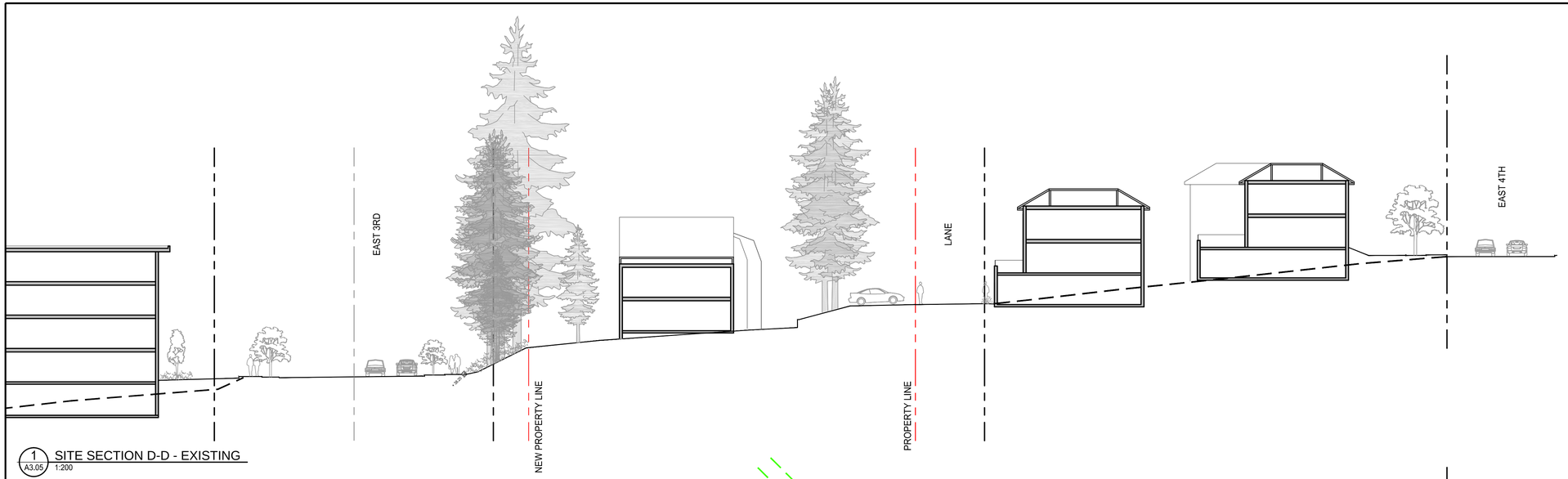
Sheet Title

BUILDING SECTION D-D

Job No.	1611-000	Sheet No.	A3.04
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



1 A3.05 SITE SECTION D-D - EXISTING
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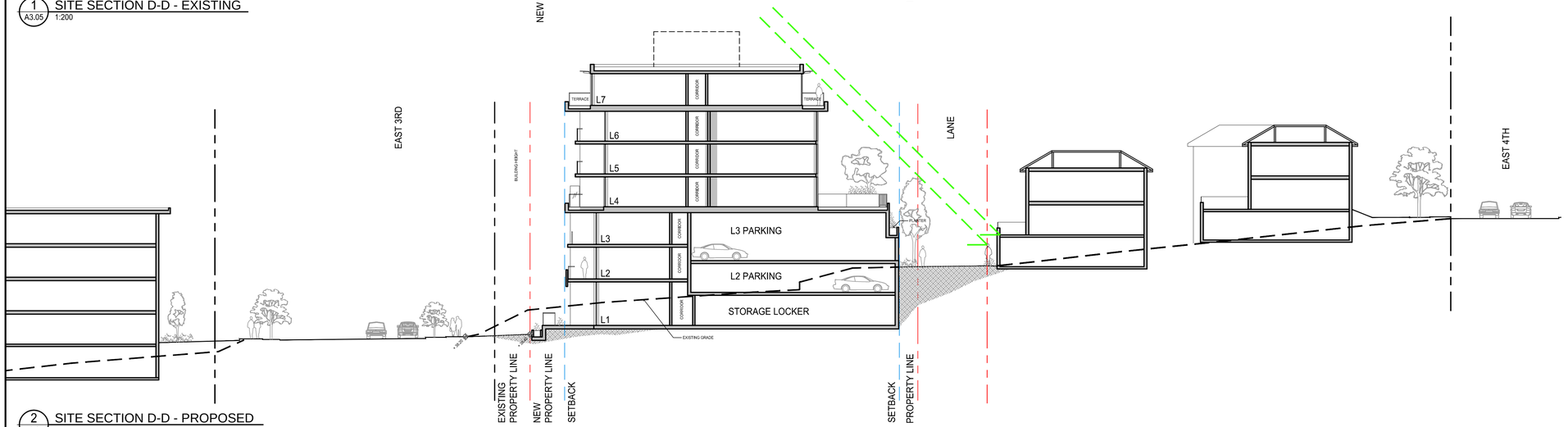

2 A3.05 SITE SECTION D-D - PROPOSED
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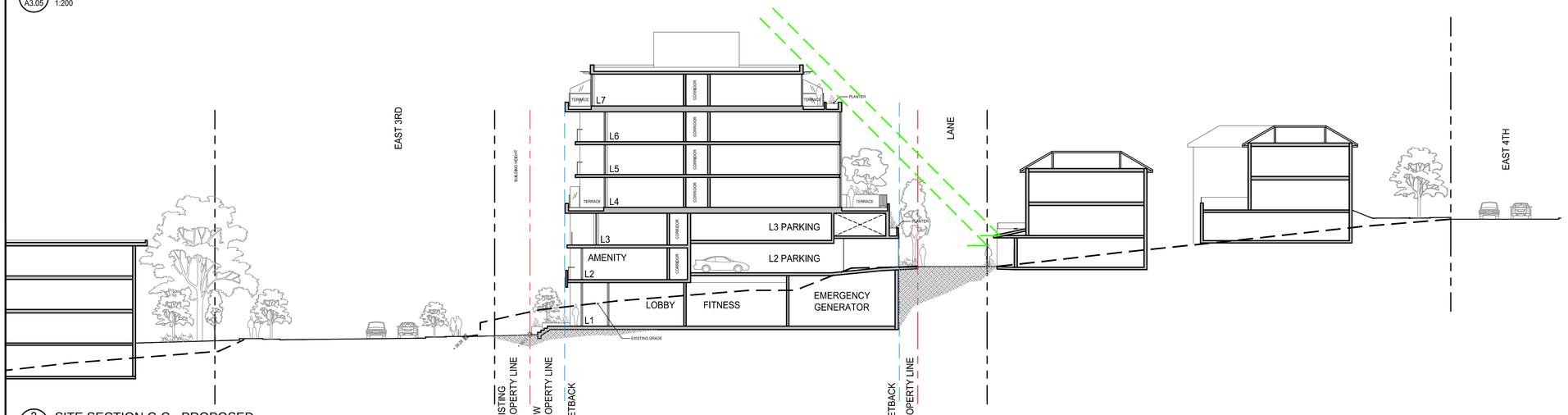

3 A3.05 SITE SECTION C-C - PROPOSED
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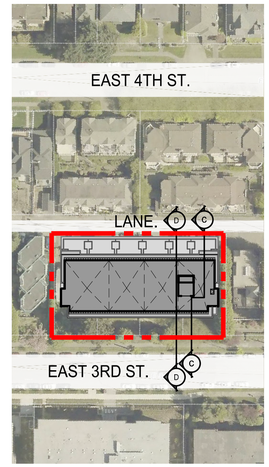
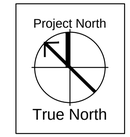
4 A3.05 KEY PLAN - EXISTING SITE
1:1000



5 A3.05 KEY PLAN - PROPOSED
1:1000

KEY PLAN



No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS AS PER CITY REQUIREMENT

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Sheet Title
CONTEXT SITE SECTIONS

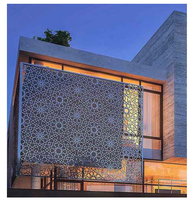
Job No.	1611-000	Sheet No.	
Scale	1:200		A3.05
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

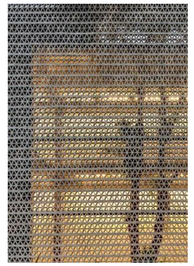
MATERIAL LEGEND

- (A) CAST IN PLACE ARCHITECTURAL CONCRETE W / REVEALS : PAINTED
  - A1 - OFF WHITE
  - A2 - DARK GREY
- (B) ALUMINUM FRAME: STEEL-CITY SILVER
- (C) GLAZING: CLEAR LOW-E
- (D) SPANDREL GLASS:
  - D1 - GREY
  - D2 - RED
- (E) BACK PAINTED GLASS TO MATCH D2
- (F) FLASHING:
  - F1 - LIGHT TO MATCH J1
  - F2 - DARK TO MATCH J2
- (G) GUARD:
  - G1 - CLEAR GLASS
  - G2 - WHITE GLASS

  BALCONY SLAB TO BE PAINTED WHITE TO MATCH J1
- (H) PRIVACY SCREENS:
  - H1 - FROSTED GLASS PANEL
  - H2 - TRANSLUCENT GLASS PANEL TO MATCH D2
- (I) ALUMINUM GUARD RAIL: STEEL-CITY SILVER
- (J) METAL CLADDING:
  - J1 - OFF WHITE
  - J2 - DARK GREY
- (K) BRICK CLADDING: FLEMISH BOND, COLOUR
- (M) STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
- (N) DECORATIVE STEEL SCREEN
- (O) METAL LOUVERS:
  - O1 - OFF WHITE
  - O2 - DARK GREY
- (P) OVERHEAD GATE: METAL LOUVERS, DARK GREY
- (R) RESIDENTIAL WOOD DOOR: DARK GREY
- (S) STEEL DOOR: PAINTED
- (T) WOOD SOFFIT

⊠ WALL MOUNTED LIGHT FIXTURE
⏀ DOWN LIGHT FIXTURE





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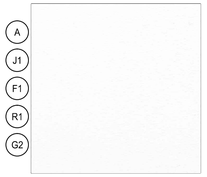

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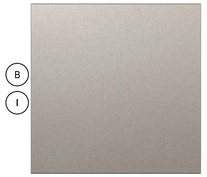

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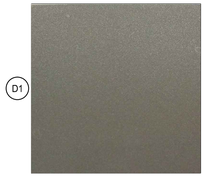

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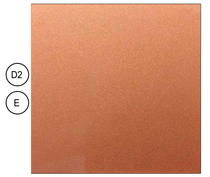

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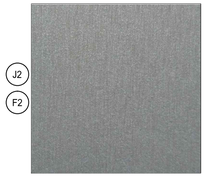

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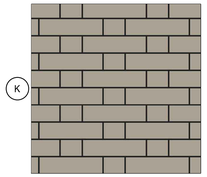

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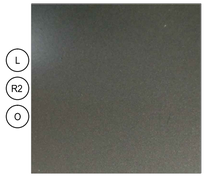

(P)

(T)

DECORATIVE SCREEN
COLOUR AND PATTERN INSPIRED BY NATURE

1 / A4.01 SOUTH ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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Sheet Title
SOUTH BUILDING ELEVATION

Job No.	1611-000	Sheet No.	A4.01
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

MATERIAL LEGEND

- (A) CAST IN PLACE ARCHITECTURAL CONCRETE W / REVEALS : PAINTED
  - A1 - OFF WHITE
  - A2 - DARK GREY
- (B) ALUMINUM FRAME: STEEL-CITY SILVER
- (C) GLAZING: CLEAR LOW-E
- (D) SPANDREL GLASS:
  - D1 - GREY
  - D2 - RED
- (E) BACK PAINTED GLASS TO MATCH D2
- (F) FLASHING:
  - F1 - LIGHT TO MATCH J1
  - F2 - DARK TO MATCH J2
- (G) GUARD:
  - G1 - CLEAR GLASS
  - G2 - WHITE GLASS

  BALCONY SLAB TO BE PAINTED WHITE TO MATCH J1
- (H) PRIVACY SCREENS:
  - H1 - FROSTED GLASS PANEL
  - H2 - TRANSLUCENT GLASS PANEL TO MATCH D2
- (I) ALUMINUM GUARD RAIL: STEEL-CITY SILVER
- (J) METAL CLADDING:
  - J1 - OFF WHITE
  - J2 - DARK GREY
- (K) BRICK CLADDING: FLEMISH BOND, COLOUR
- (M) STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
- (N) DECORATIVE STEEL SCREEN
- (O) METAL LOUVERS:
  - O1 - OFF WHITE
  - O2 - DARK GREY
- (P) OVERHEAD GATE: METAL LOUVERS, DARK GREY
- (R) RESIDENTIAL WOOD DOOR: DARK GREY
- (S) STEEL DOOR: PAINTED
- (T) WOOD SOFFIT

⊠ WALL MOUNTED LIGHT FIXTURE
⌀ DOWN LIGHT FIXTURE

1 A4.02 EAST ELEVATION

2 A4.02 WEST ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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Sheet Title

EAST & WEST BUILDING ELEVATIONS

Job No.	1611-000	Sheet No.	A4.02
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

MATERIAL LEGEND

- (A) CAST IN PLACE ARCHITECTURAL CONCRETE W / REVEALS : PAINTED
  - A1 - OFF WHITE
  - A2 - DARK GREY
- (B) ALUMINUM FRAME: STEEL-CITY SILVER
- (C) GLAZING: CLEAR LOW-E
- (D) SPANDREL GLASS:
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  - D2 - RED
- (E) BACK PAINTED GLASS TO MATCH D2
- (F) FLASHING:
  - F1 - LIGHT TO MATCH J1
  - F2 - DARK TO MATCH J2
- (G) GUARD:
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  - J2 - DARK GREY
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- (M) STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
- (N) DECORATIVE STEEL SCREEN
- (O) METAL LOUVERS:
  - O1 - OFF WHITE
  - O2 - DARK GREY
- (P) OVERHEAD GATE: METAL LOUVERS, DARK GREY
- (R) RESIDENTIAL WOOD DOOR: DARK GREY
- (S) STEEL DOOR: PAINTED
- (T) WOOD SOFFIT

⊠ WALL MOUNTED LIGHT FIXTURE
⌀ DOWN LIGHT FIXTURE

1 A4.03 NORTH ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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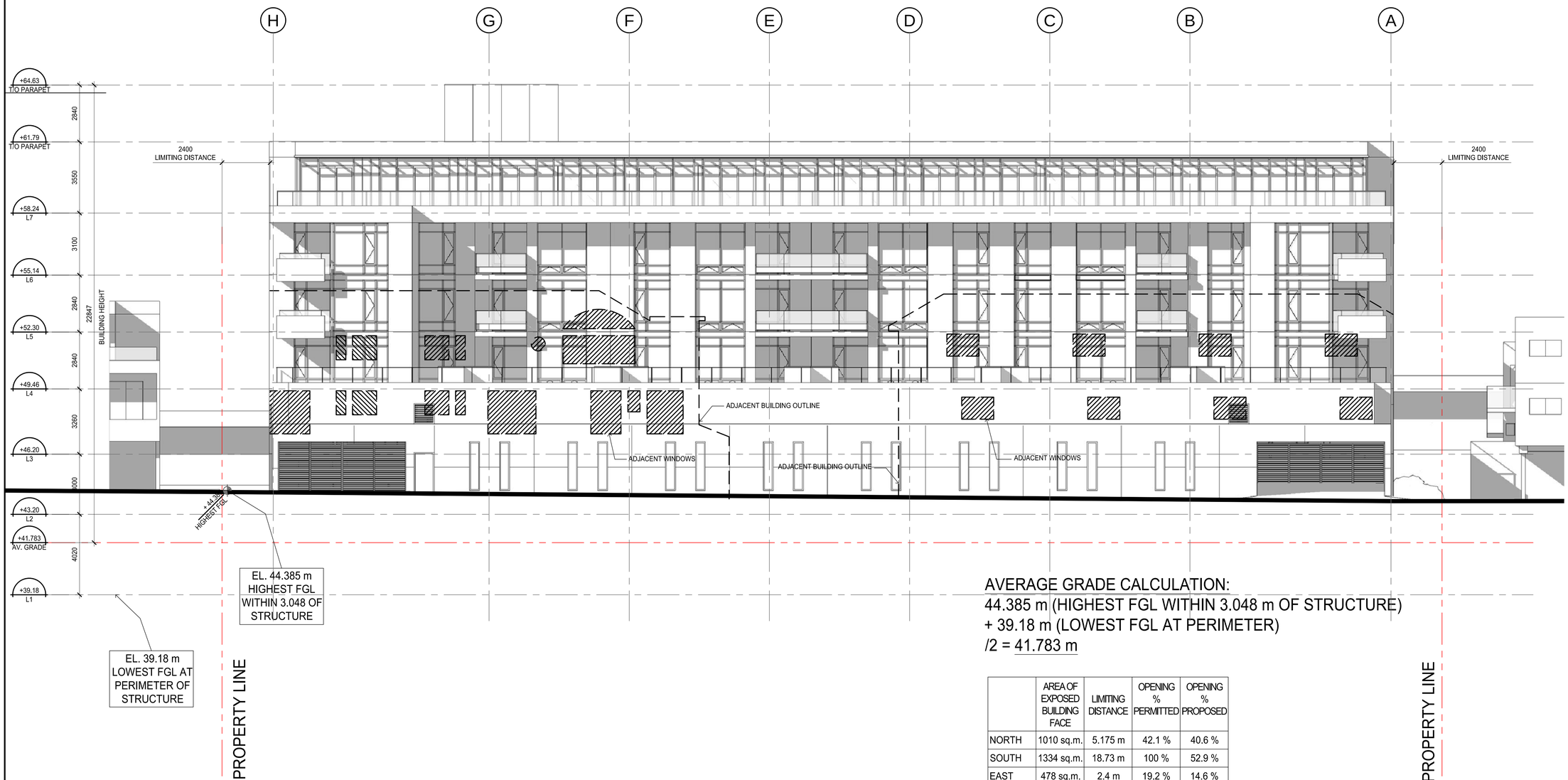
Sheet Title
NORTH BUILDING ELEVATION

Job No.	1611-000	Sheet No.	A4.03
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



AVERAGE GRADE CALCULATION:
44.385 m (HIGHEST FGL WITHIN 3.048 m OF STRUCTURE)
+ 39.18 m (LOWEST FGL AT PERIMETER)
/2 = 41.783 m

	AREA OF EXPOSED BUILDING FACE	LIMITING DISTANCE	OPENING % PERMITTED	OPENING % PROPOSED
NORTH	1010 sq.m.	5.175 m	42.1 %	40.6 %
SOUTH	1334 sq.m.	18.73 m	100 %	52.9 %
EAST	478 sq.m.	2.4 m	19.2 %	14.6 %
WEST	501 sq.m.	2.4 m	19.2 %	14.9 %

1 / A4.04 NORTH ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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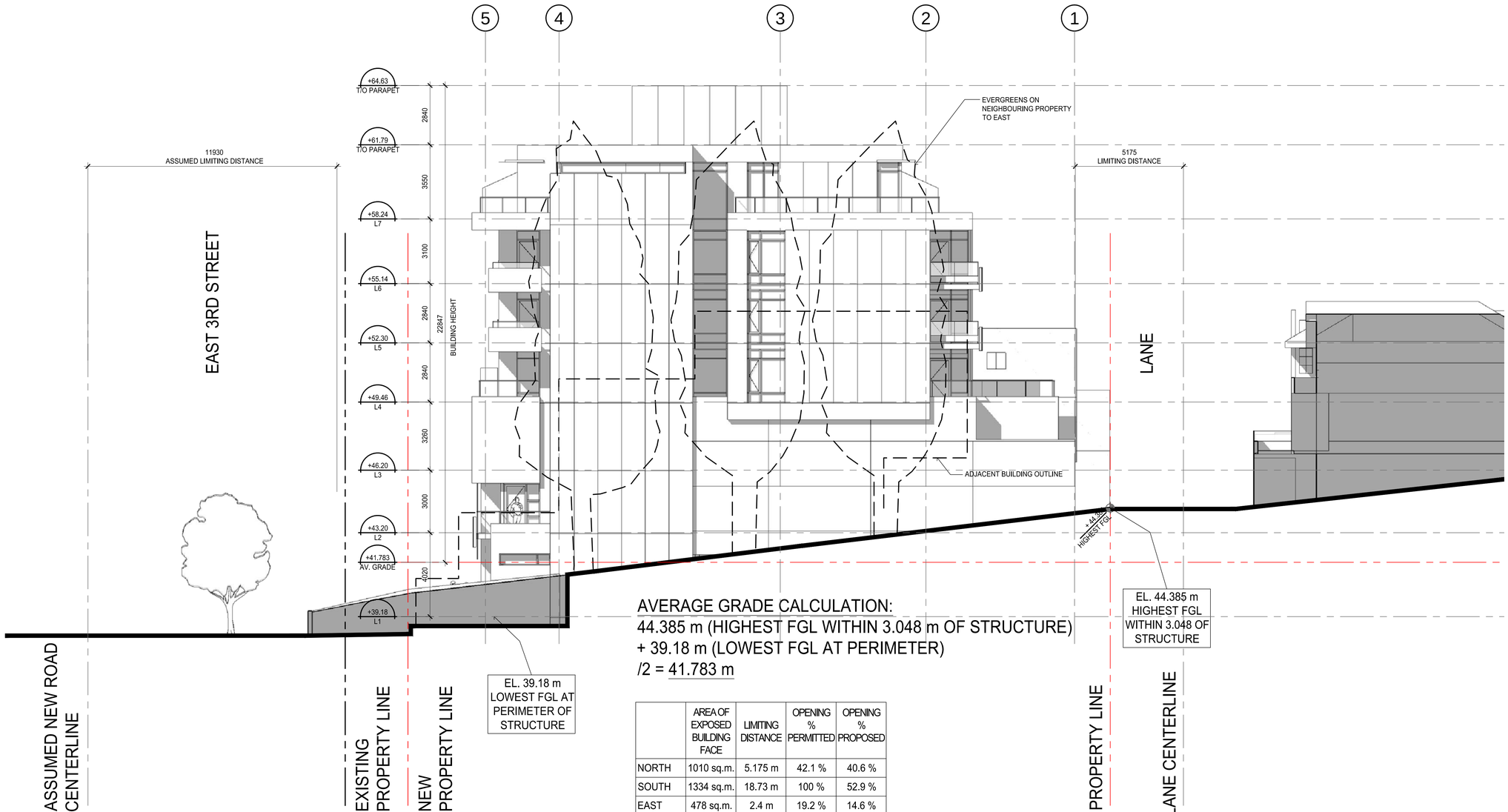
Sheet Title
REFLECTED ELEVATION NORTH
(AV. GRADE CALCULATION)

Job No.	1611-000	Sheet No.	
Scale	1:100		A4.04
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



AVERAGE GRADE CALCULATION:

44.385 m (HIGHEST FGL WITHIN 3.048 m OF STRUCTURE)
+ 39.18 m (LOWEST FGL AT PERIMETER)
/2 = 41.783 m

	AREA OF EXPOSED BUILDING FACE	LIMITING DISTANCE	OPENING % PERMITTED	OPENING % PROPOSED
NORTH	1010 sq.m.	5.175 m	42.1 %	40.6 %
SOUTH	1334 sq.m.	18.73 m	100 %	52.9 %
EAST	478 sq.m.	2.4 m	19.2 %	14.6 %
WEST	501 sq.m.	2.4 m	19.2 %	14.9 %

1 / A4.05 EAST ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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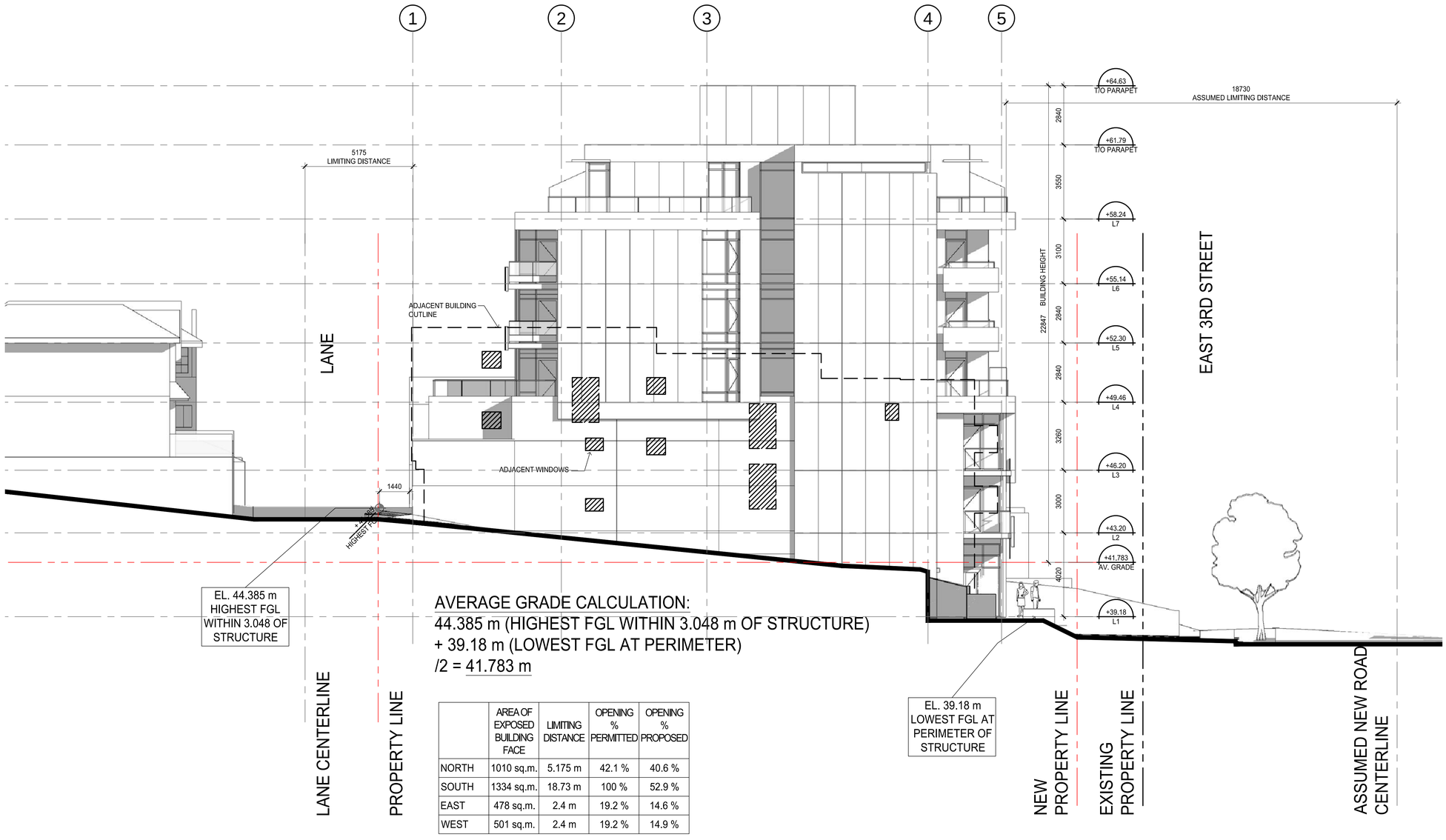
Sheet Title

REFLECTED ELEVATION EAST
(AV. GRADE CALCULATION)

Job No.	1611-000	Sheet No.	A4.05
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



AVERAGE GRADE CALCULATION:
44.385 m (HIGHEST FGL WITHIN 3.048 m OF STRUCTURE)
+ 39.18 m (LOWEST FGL AT PERIMETER)
/2 = 41.783 m

	AREA OF EXPOSED BUILDING FACE	LIMITING DISTANCE	OPENING % PERMITTED	OPENING % PROPOSED
NORTH	1010 sq.m.	5.175 m	42.1 %	40.6 %
SOUTH	1334 sq.m.	18.73 m	100 %	52.9 %
EAST	478 sq.m.	2.4 m	19.2 %	14.6 %
WEST	501 sq.m.	2.4 m	19.2 %	14.9 %

1 / A4.06 WEST ELEVATION

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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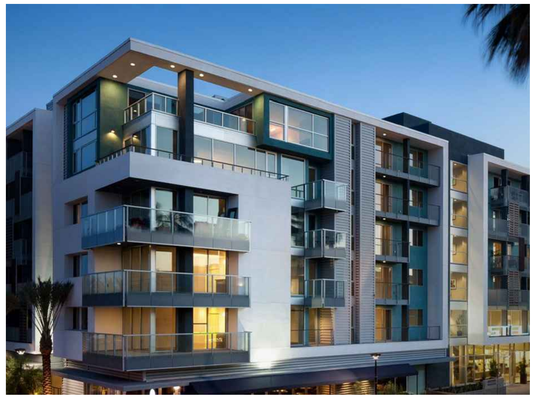
Sheet Title
REFLECTED ELEVATION WEST
(AV. GRADE CALCULATION)

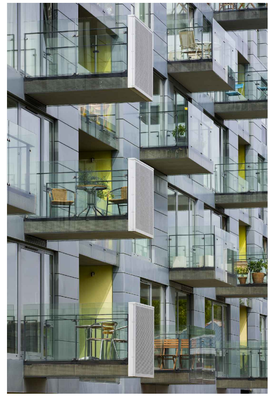
Job No.	1611-000	Sheet No.	A4.06
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



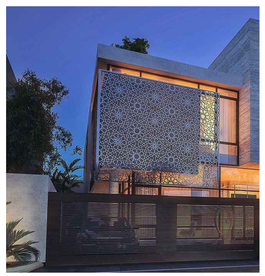
STRONG FACADE ARTICULATION

HIGHLY ARTICULATED EDGES
STEPPING OF THE BUILDING

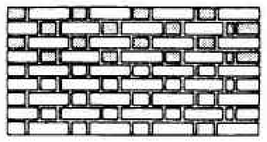
DAYLIT STAIRCASE



FORM, COLOUR, LAYERING



RICHNESS OF MATERIALS AND COLOURS
INSPIRED BY NATURE



FEATURE WALL
PATTERN AND DETAIL

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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Sheet Title
ARCHITECTURAL PRECEDENT

Job No.	1611-000	Sheet No.	A5.01
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

1 STREET VIEW LOOKING NORTH
N/A

2 STREET VIEW LOOKING WEST
N/A

3 LANE VIEW LOOKING EAST
N/A

4 LANE VIEW LOOKING WEST
N/A

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS

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Sheet Title
PERSPECTIVES

Job No.	1611-000	Sheet No.	A5.02a
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

1 MAIN ENTRANCE
N/A

2 STREET LEVEL UNITS
N/A

3 LOWER LEVEL TERRACES
N/A

4 UPPER LEVEL TERRACES
N/A

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
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3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

NOTE: ASSUMED NEW ROAD ALIGNMENT AND ELEVATIONS

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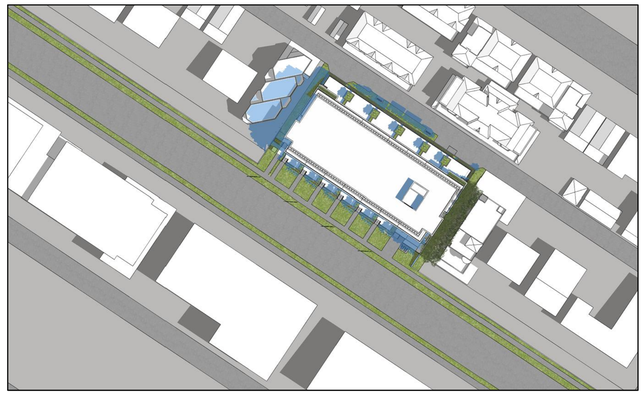
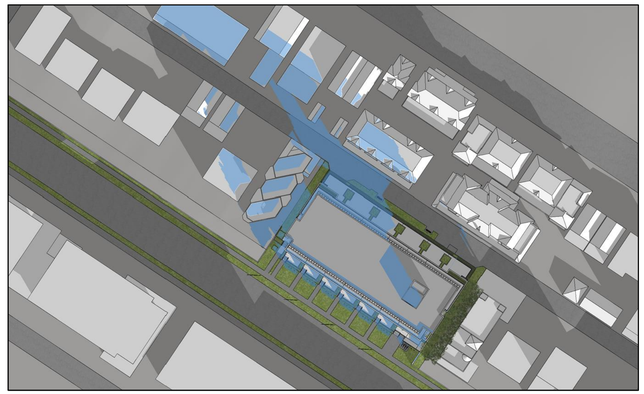
Sheet Title
PERSPECTIVES

Job No.	1611-000	Sheet No.	A5.02b
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

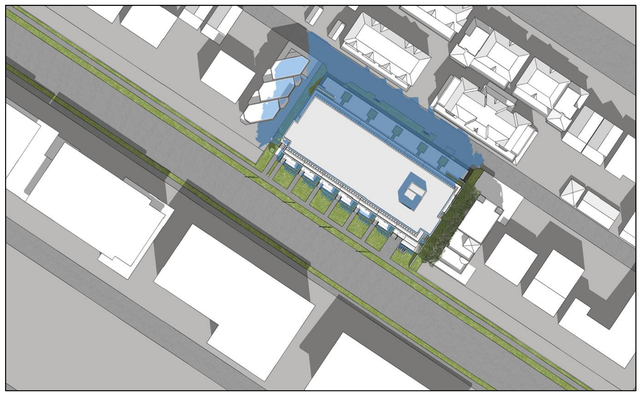
1 A5.03 March 21, 10:00am
NTS



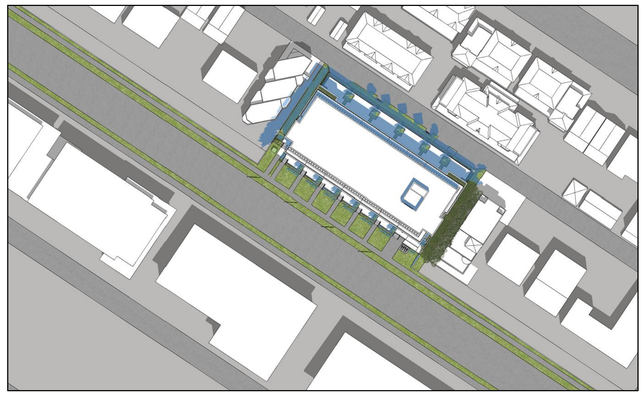
4 A5.03 June 21, 10:00am
NTS



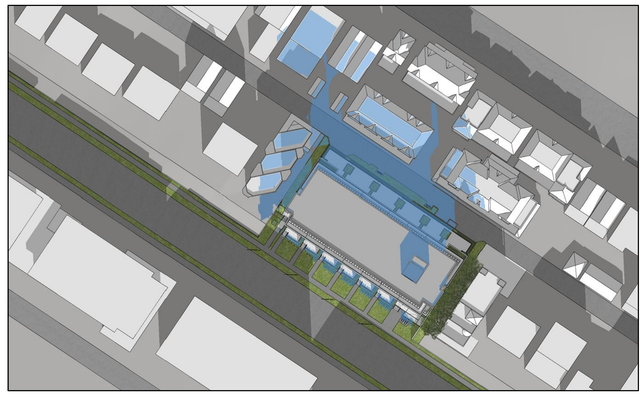
7 A5.03 December 21, 10:00am
NTS



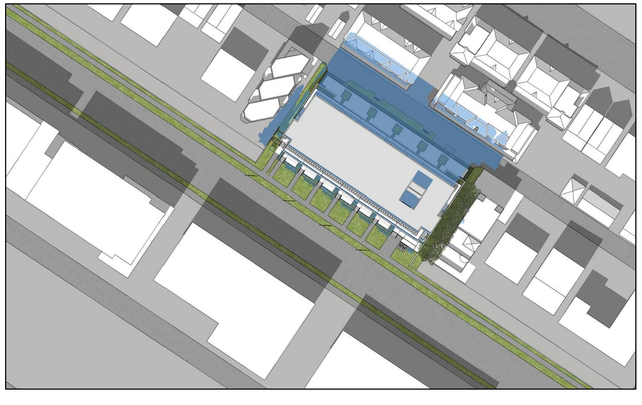
2 A5.03 March 21, 12:00pm
NTS



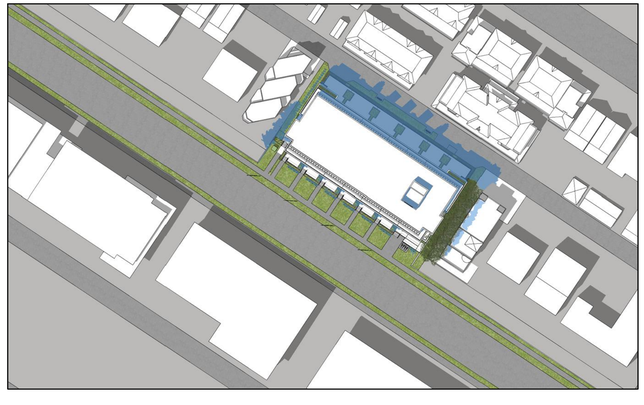
5 A5.03 June 21, 12:00pm
NTS



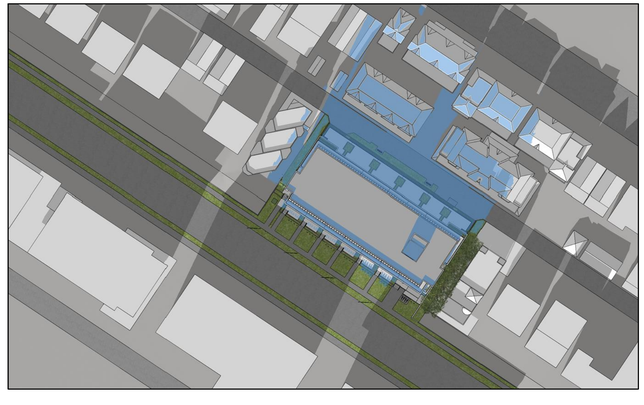
8 A5.03 December 21, 12:00pm
NTS



3 A5.03 March 21, 2:00pm
NTS



6 A5.03 June 21, 2:00pm
NTS



9 A5.03 December 21, 2:00pm
NTS

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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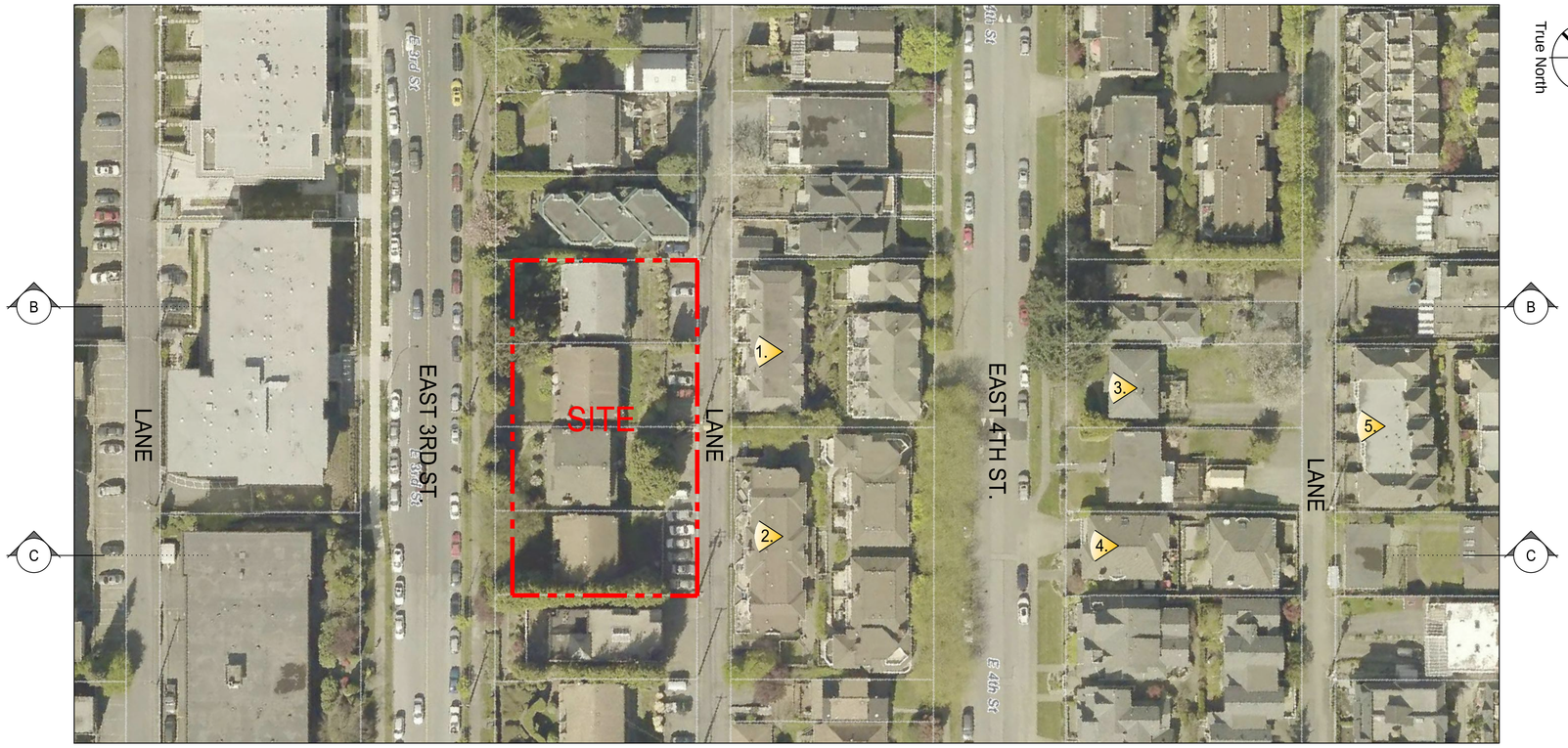
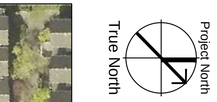
Sheet Title
SHADOW STUDY

Job No.	1611-000	Sheet No.	A5.03
Scale	NTS		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-





KEY PLAN

No.	Description	Date	Dr.
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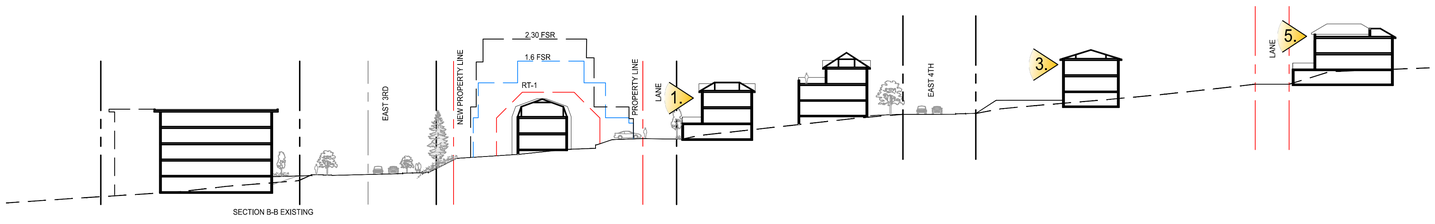
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

1 KEY PLAN
1:500



SECTION B-B EXISTING

2 SECTION B-B
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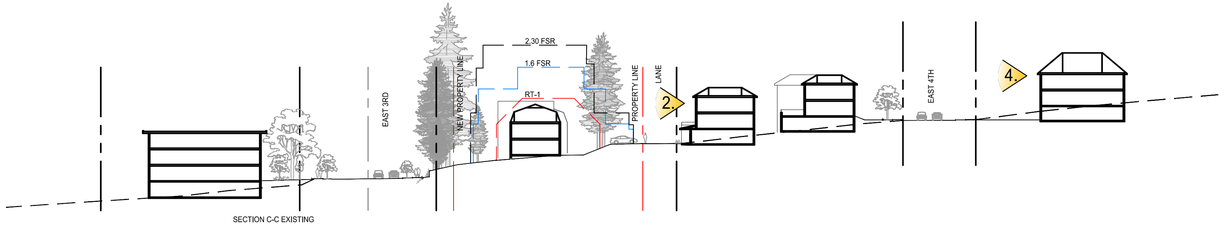

SECTION C-C EXISTING

3 SECTION C-C
1:500

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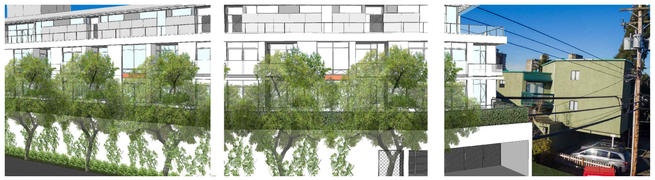
Sheet Title
VIEW IMPACT STUDY
CONTEXT SECTIONS &
SITE PLAN

Job No.	1611-000	Sheet No.	A5.04
Scale	1:500		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

CURRENT VIEW



1.6 FSR (as per May submission)

2.30 FSR

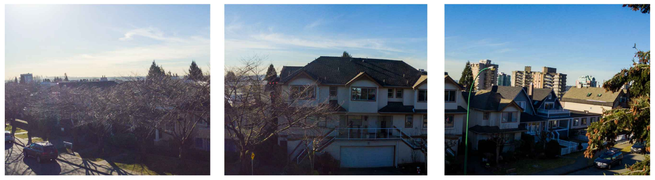
1 A5.05 VIEW FROM THE NEIGHBOURS (BLDG NO. 1)
NTS

CURRENT VIEW

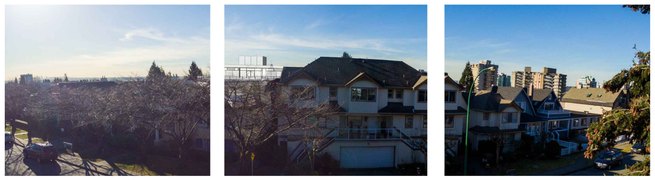
1.6 FSR (as per May submission)

2.30 FSR

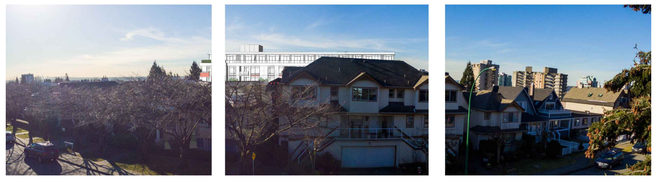
2 A5.05 VIEW FROM THE NEIGHBOURS (BLDG NO. 2)
NTS



CURRENT VIEW



1.6 FSR (as per May submission)



2.30 FSR

3 A5.05 VIEW FROM THE NEIGHBOURS (BLDG NO. 3)
NTS

CURRENT VIEW

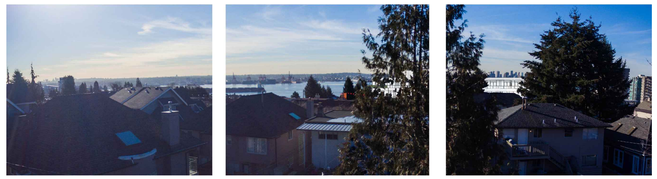
1.6 FSR (as per May submission)

2.30 FSR

4 A5.05 VIEW FROM THE NEIGHBOURS (BLDG NO. 4)
NTS

CURRENT VIEW

1.6 FSR (as per May submission)



2.30 FSR

5 A5.05 VIEW FROM THE NEIGHBOURS (BLDG NO. 5)
NTS

KEY PLAN

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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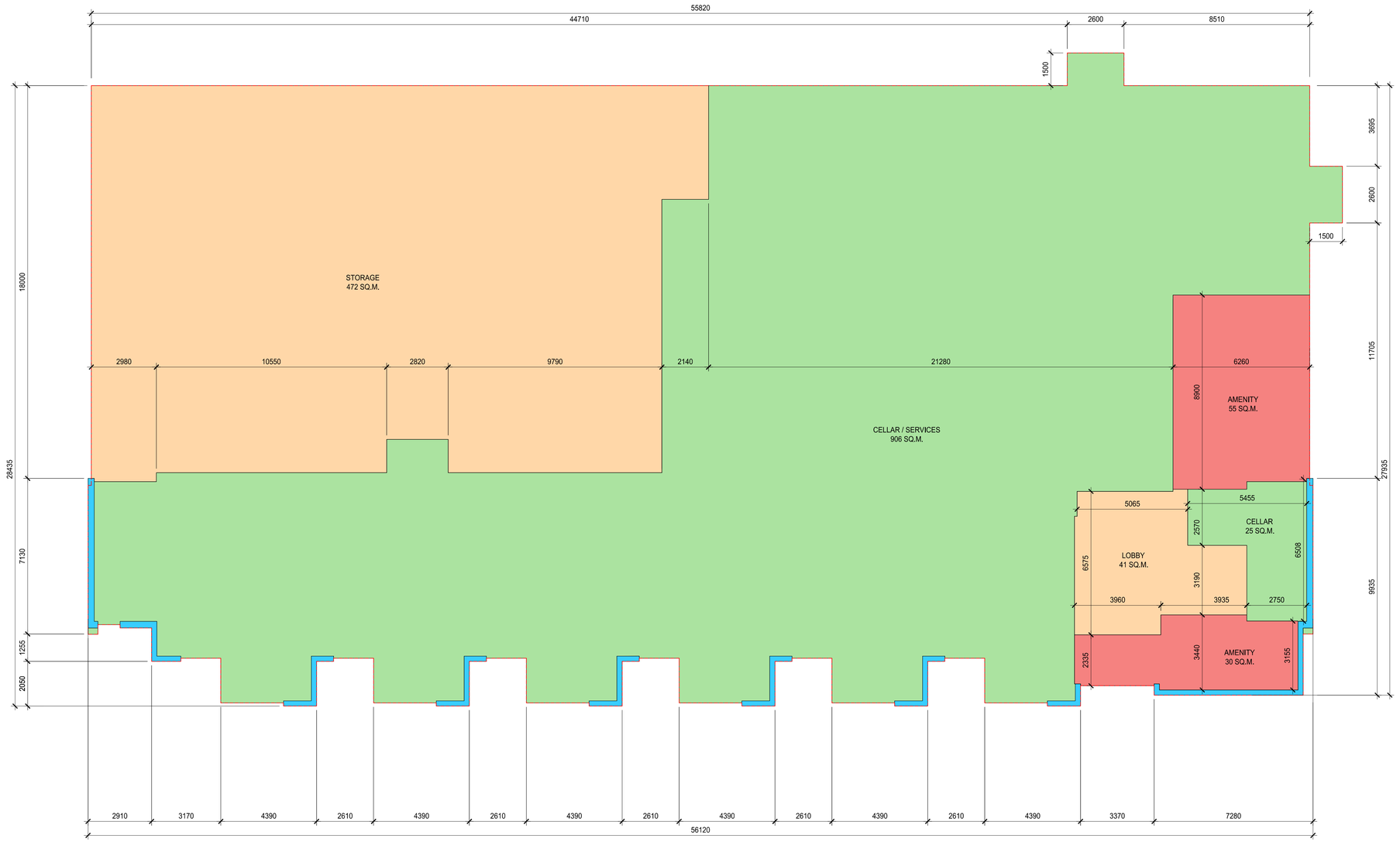
Sheet Title

VIEW IMPACT STUDY

Job No.	1611-000	Sheet No.	A5.05
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 1	RESIDENTIAL
GROSS AREA	1,542 SM
EXCLUSIONS	
AMENITY	85 SM
LOBBY / STORAGE	513 SM
CELLAR / SERVICES / PARKING	931 SM
EXTERIOR CLADDING	13 SM
FSR AREA	0 SM
OPEN BALCONIES AREA	0 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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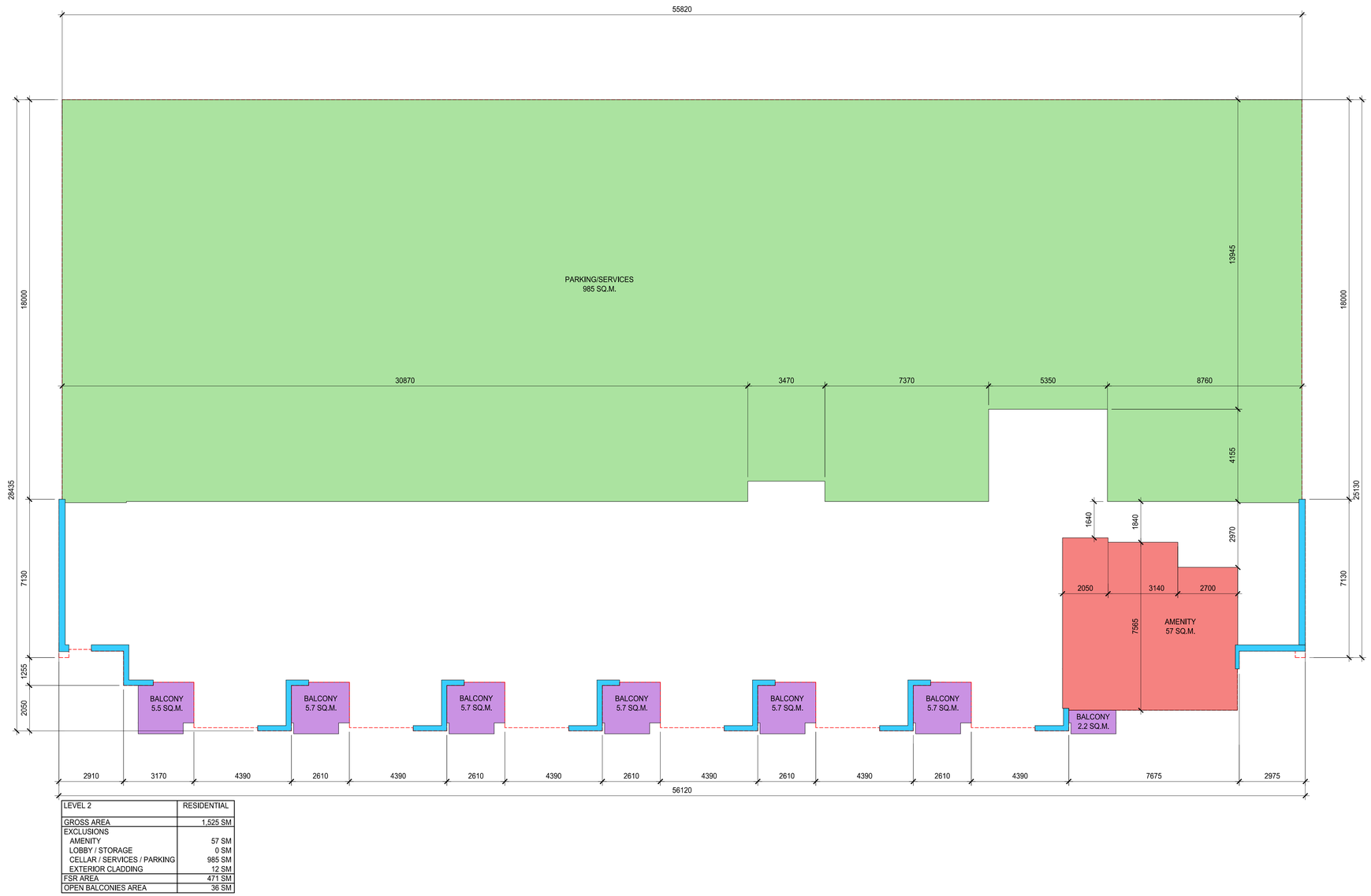
Sheet Title

LEVEL 1 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.01
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 2	RESIDENTIAL
GROSS AREA	1,525 SM
EXCLUSIONS	
AMENITY	57 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	985 SM
EXTERIOR CLADDING	12 SM
FSR AREA	471 SM
OPEN BALCONIES AREA	36 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
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3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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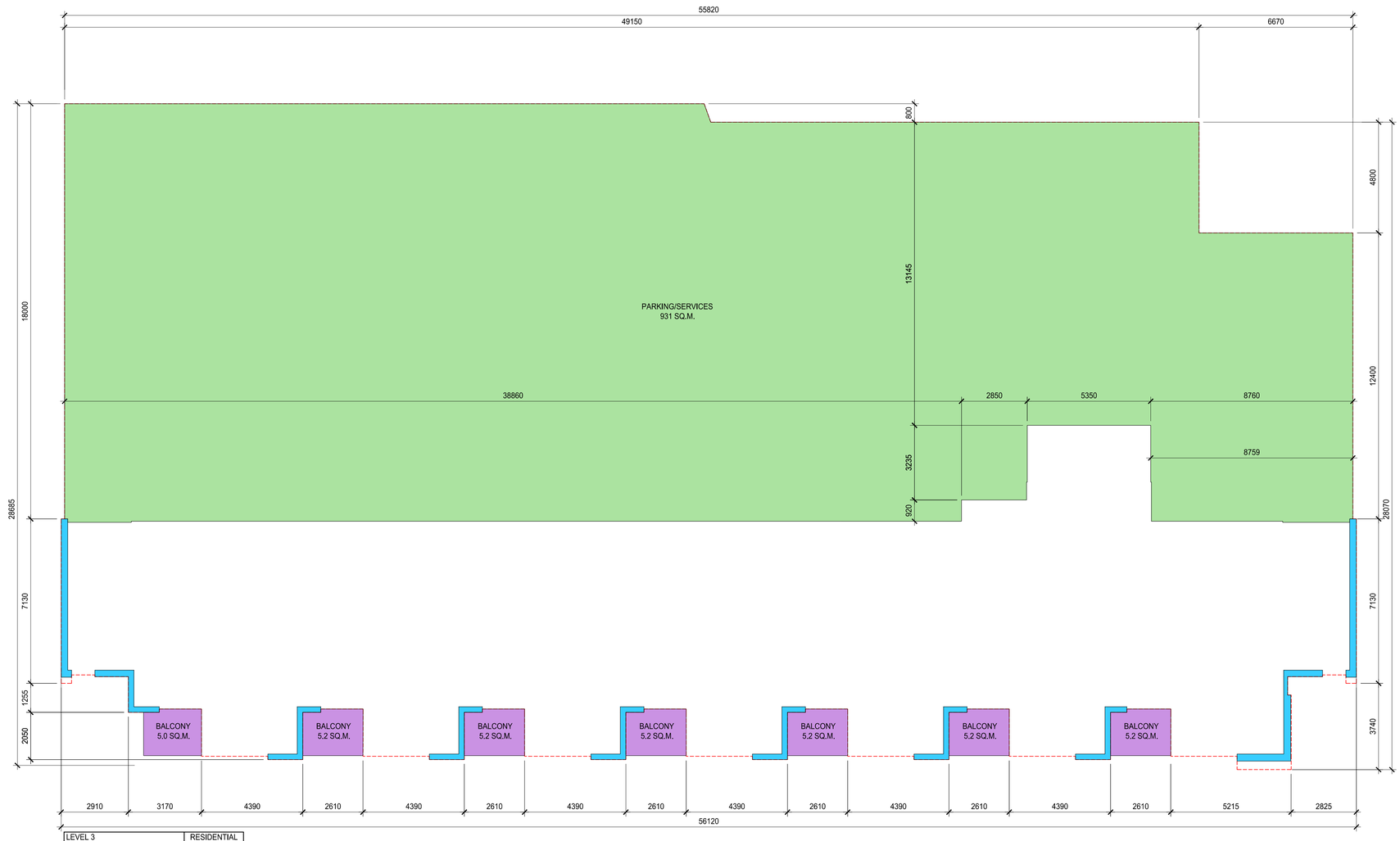
Sheet Title

LEVEL 2 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.02
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 3	RESIDENTIAL
GROSS AREA	1,473 SM
EXCLUSIONS	
AMENITY	0 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	931 SM
EXTERIOR CLADDING	13 SM
FSR AREA	529 SM
OPEN BALCONIES AREA	36 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
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4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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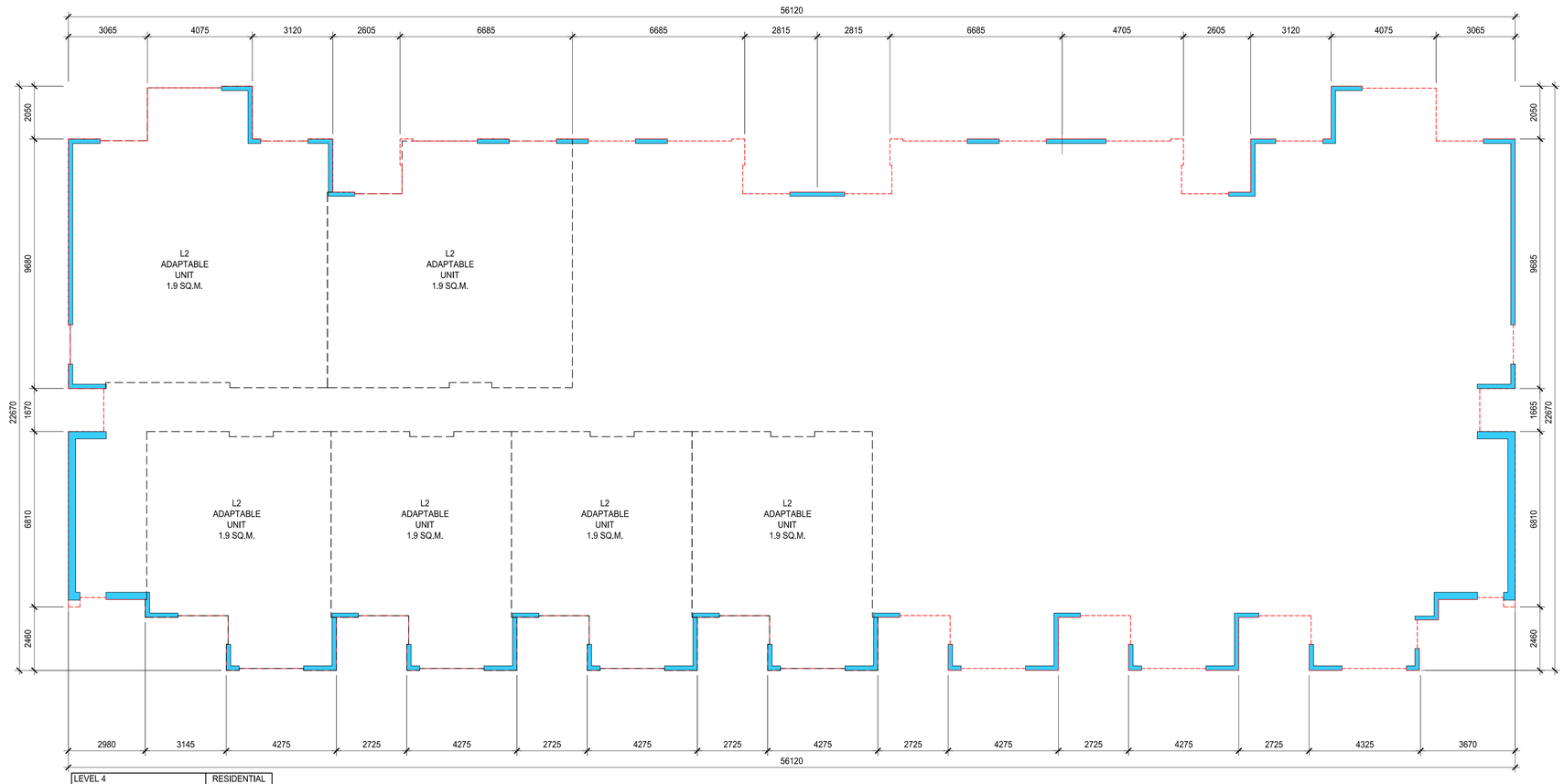
Sheet Title

LEVEL 3 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.03
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 4	RESIDENTIAL
GROSS AREA	1,083 SM
EXCLUSIONS	
AMENITY	0 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	0 SM
EXTERIOR CLADDING	20 SM
6 x LEVEL 2 ADAPTABLE UNIT	11 SM
FSR AREA	1,052 SM
OPEN BALCONIES AREA	0 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
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2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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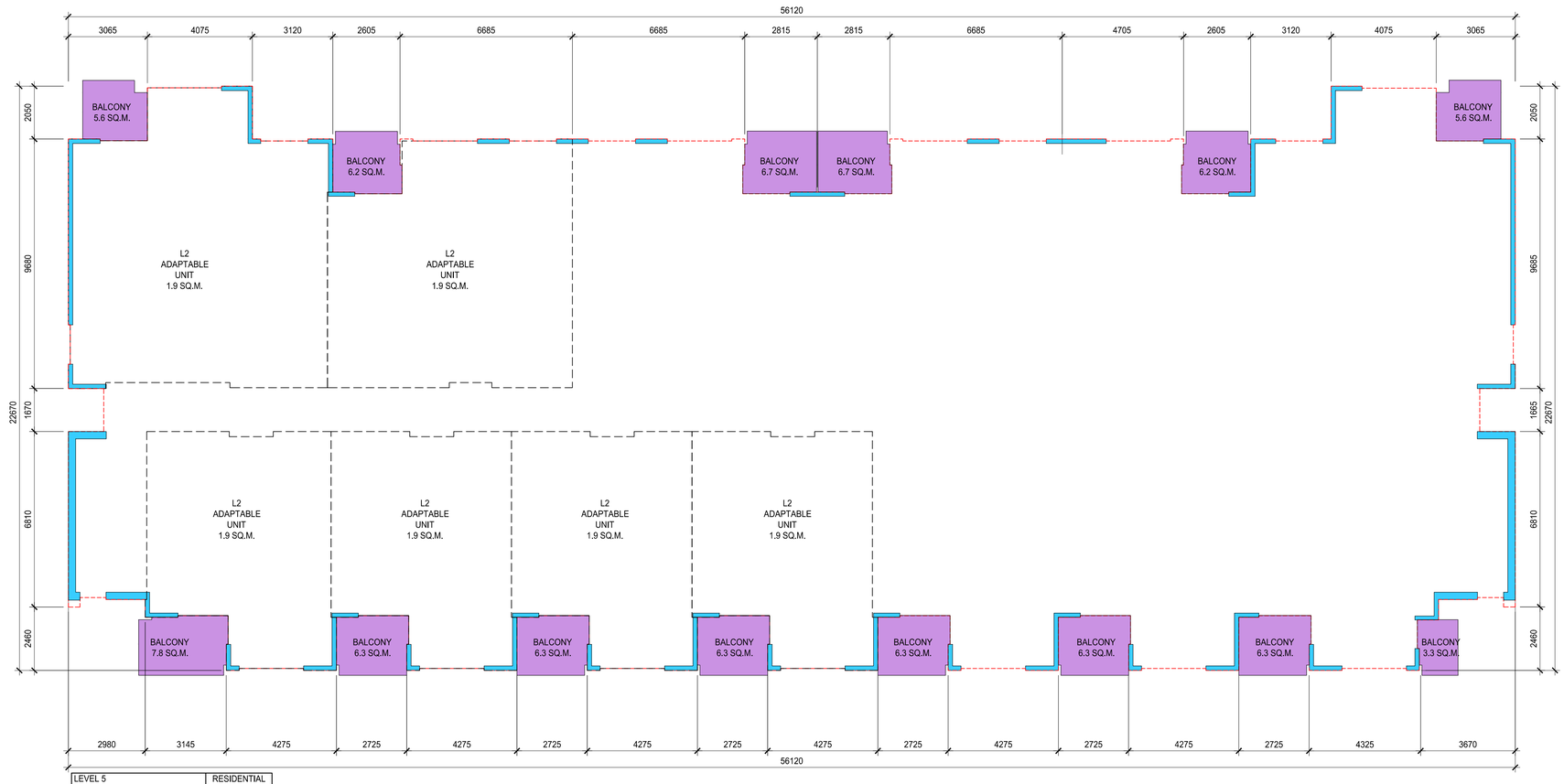
Sheet Title

LEVEL 4 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.04
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 5	RESIDENTIAL
GROSS AREA	1,083 SM
EXCLUSIONS	
AMENITY	0 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	0 SM
EXTERIOR CLADDING	20 SM
6 x LEVEL 2 ADAPTABLE UNIT	11 SM
FSR AREA	1,052 SM
OPEN BALCONIES AREA	86 SM

KEY PLAN

Project North

True North

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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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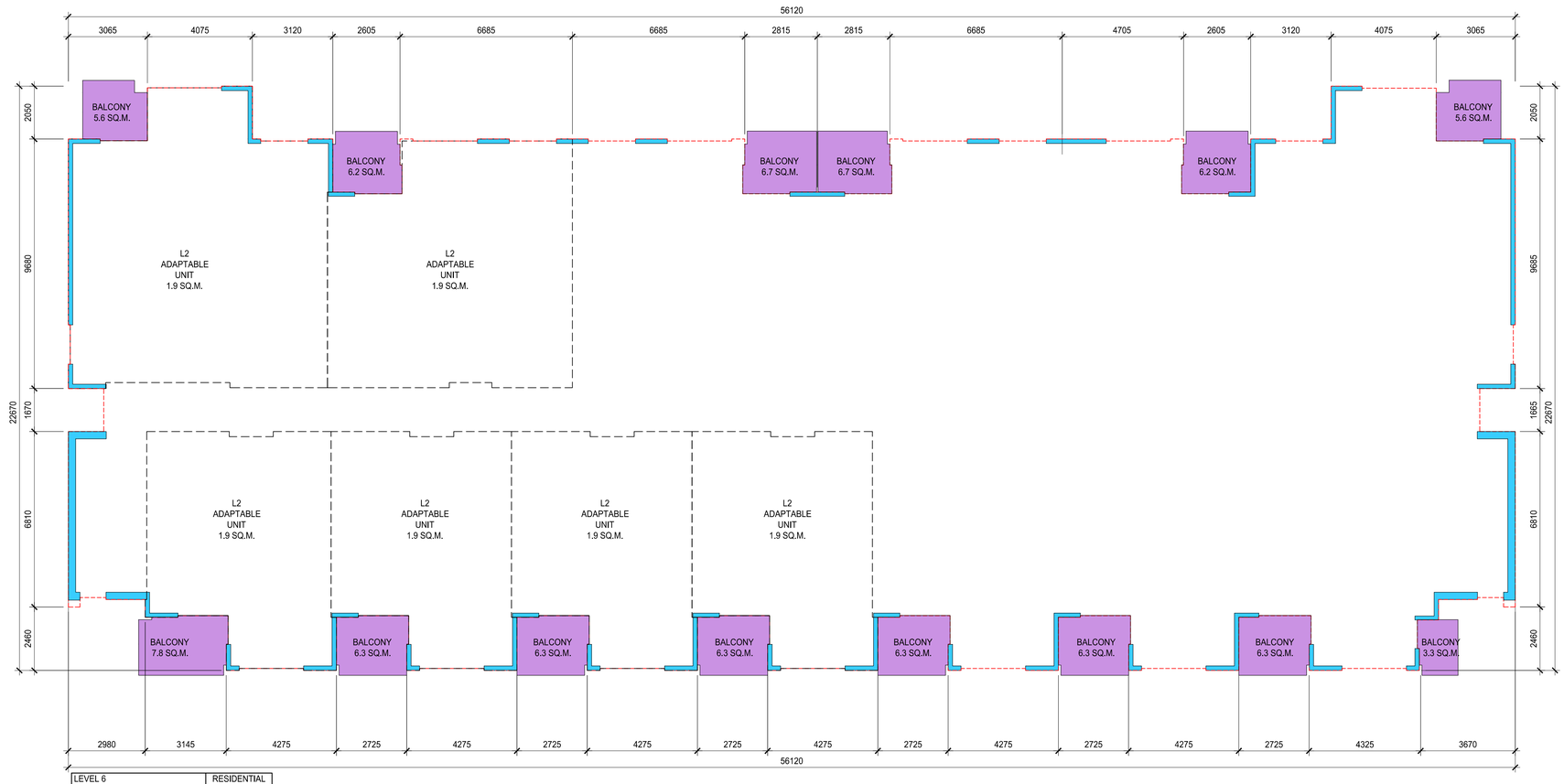
Sheet Title

LEVEL 5 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.05
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-



LEVEL 6	RESIDENTIAL
GROSS AREA	1,083 SM
EXCLUSIONS	
AMENITY	0 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	0 SM
EXTERIOR CLADDING	20 SM
6 x LEVEL 2 ADAPTABLE UNIT	11 SM
FSR AREA	1,052 SM
OPEN BALCONIES AREA	86 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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Sheet Title

LEVEL 6 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.06
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-

LEVEL 7	RESIDENTIAL
GROSS AREA	988 SM
EXCLUSIONS	
AMENITY	0 SM
LOBBY / STORAGE	0 SM
CELLAR / SERVICES / PARKING	0 SM
EXTERIOR CLADDING	8 SM
FSR AREA	980 SM
OPEN CORRIDOR AREA	0 SM

KEY PLAN

Project North

True North

No.	Description	Date	Dr.
6	REISSUED FOR DEVELOPMENT APPLICATION	2019-09-16	
5	REISSUED FOR DEVELOPMENT APPLICATION	2018-07-06	
4	REISSUED FOR DEVELOPMENT APPLICATION	2018-05-01	
3	ADVISORY DESIGN PANEL	2017-11-15	
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

Revisions: Read Up

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Sheet Title

LEVEL 7 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.07
Scale	1:100		
Drawn	KG		
Checked	AJ		
Approved	ME		
Date	2019.09.13	Revision	-