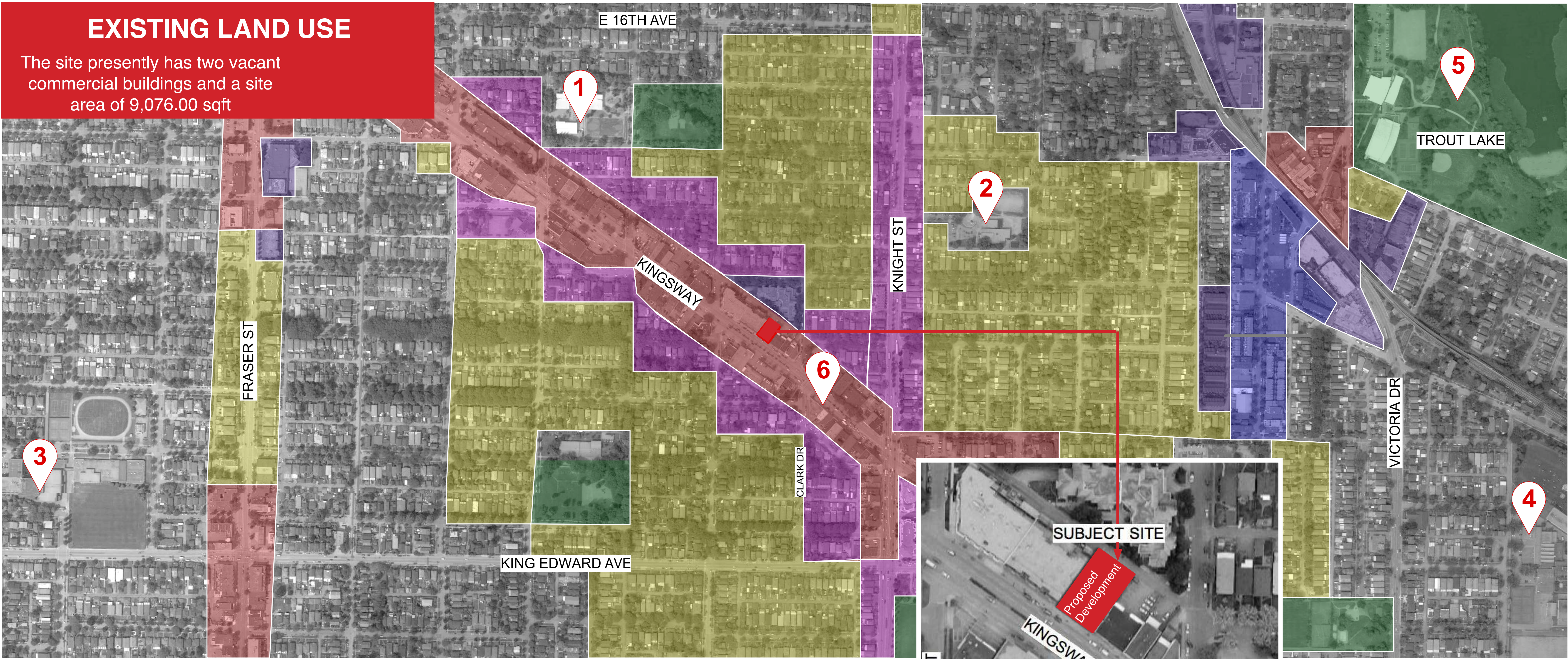
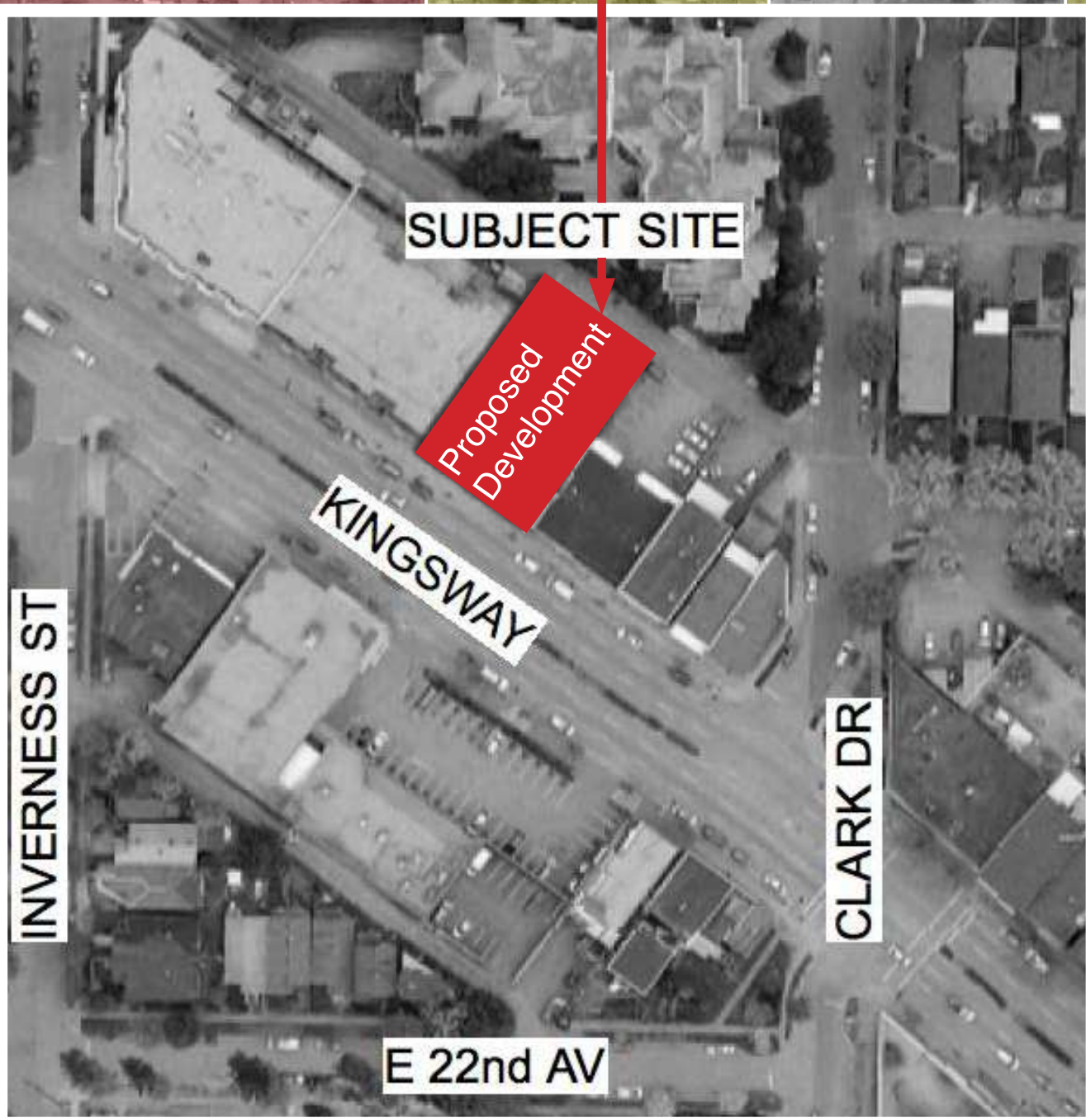


# Site Context



**NEARBY POINTS OF INTEREST**

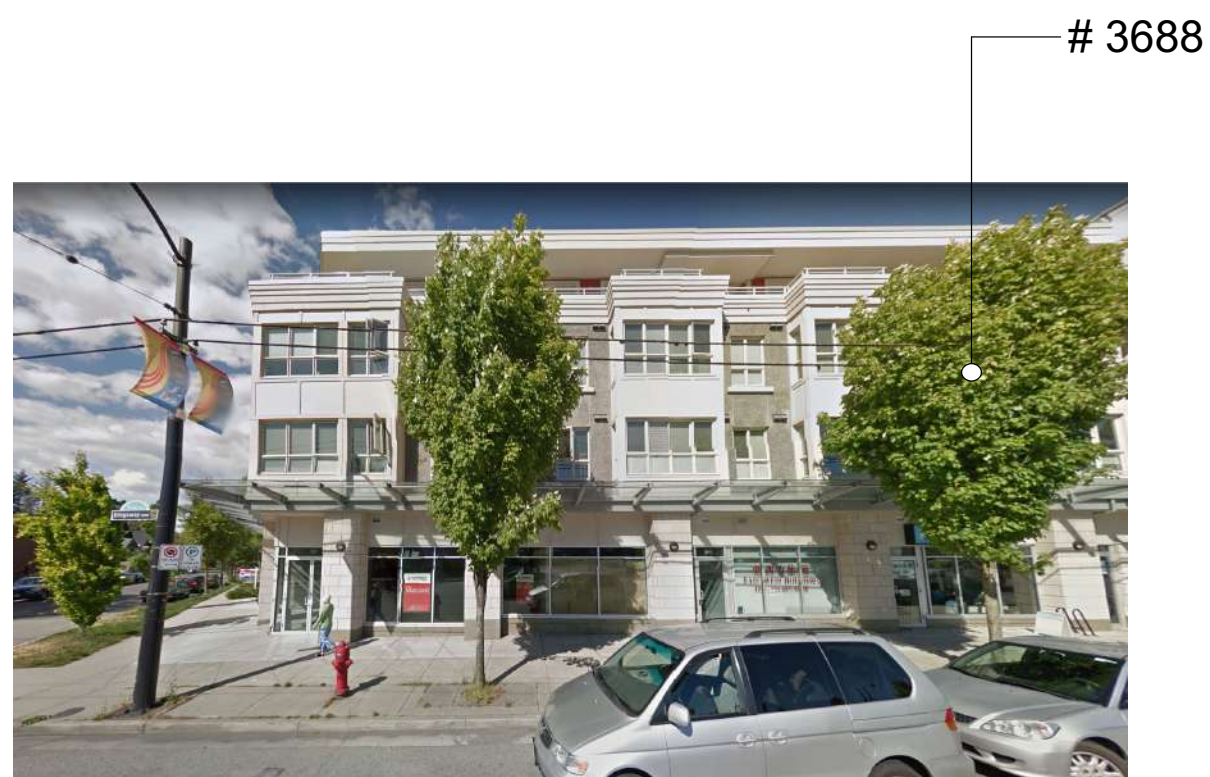
1	Charles Dickens Elementary School		7 mins	4	Gladstone Secondary		6 mins
2	Tyee Elementary		8 mins	5	Trout Lake		6 mins
3	Sir Charles Tupper Secondary		5 mins	6	Closest Bus Stop (Kingsway & Clark)		2 mins



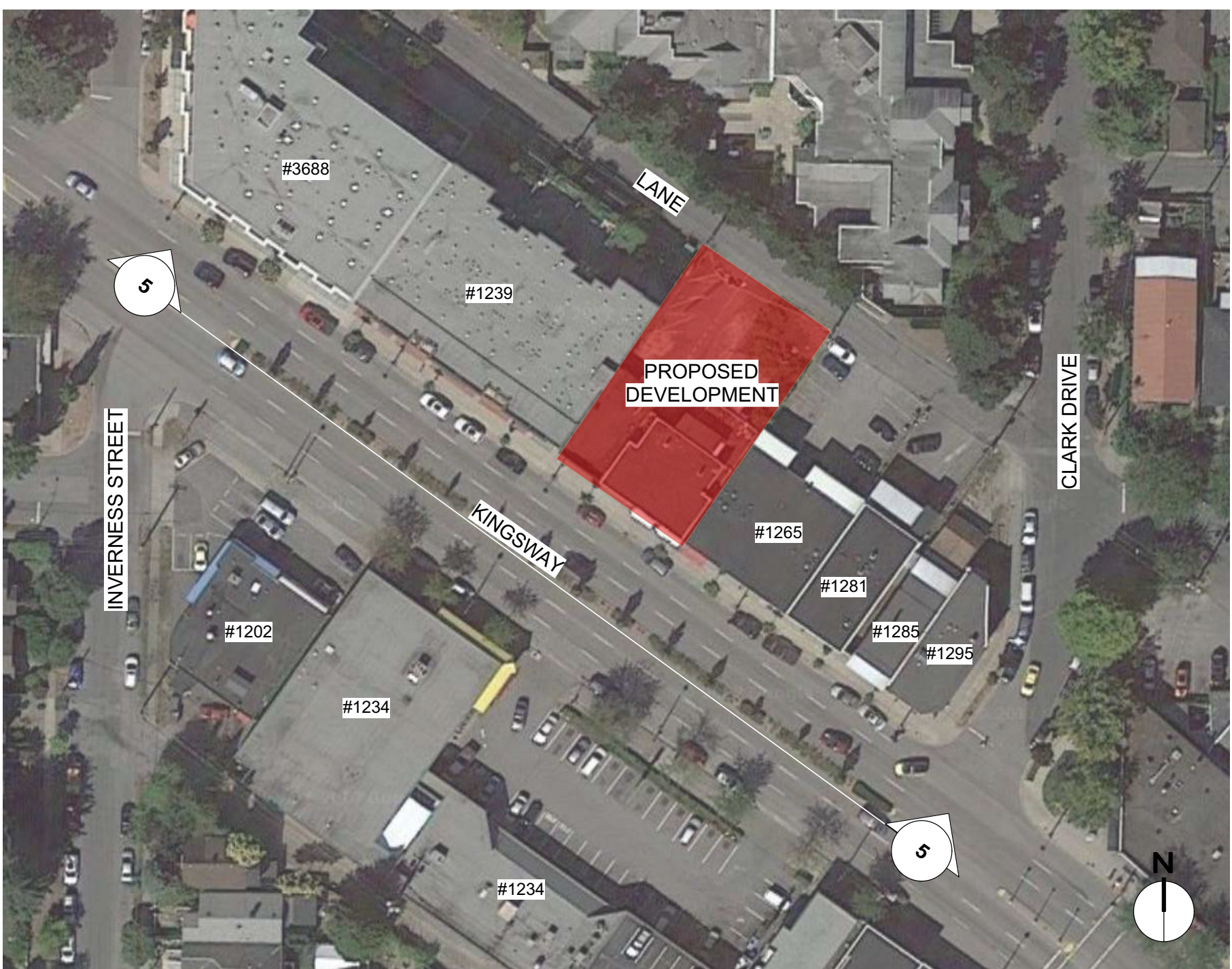
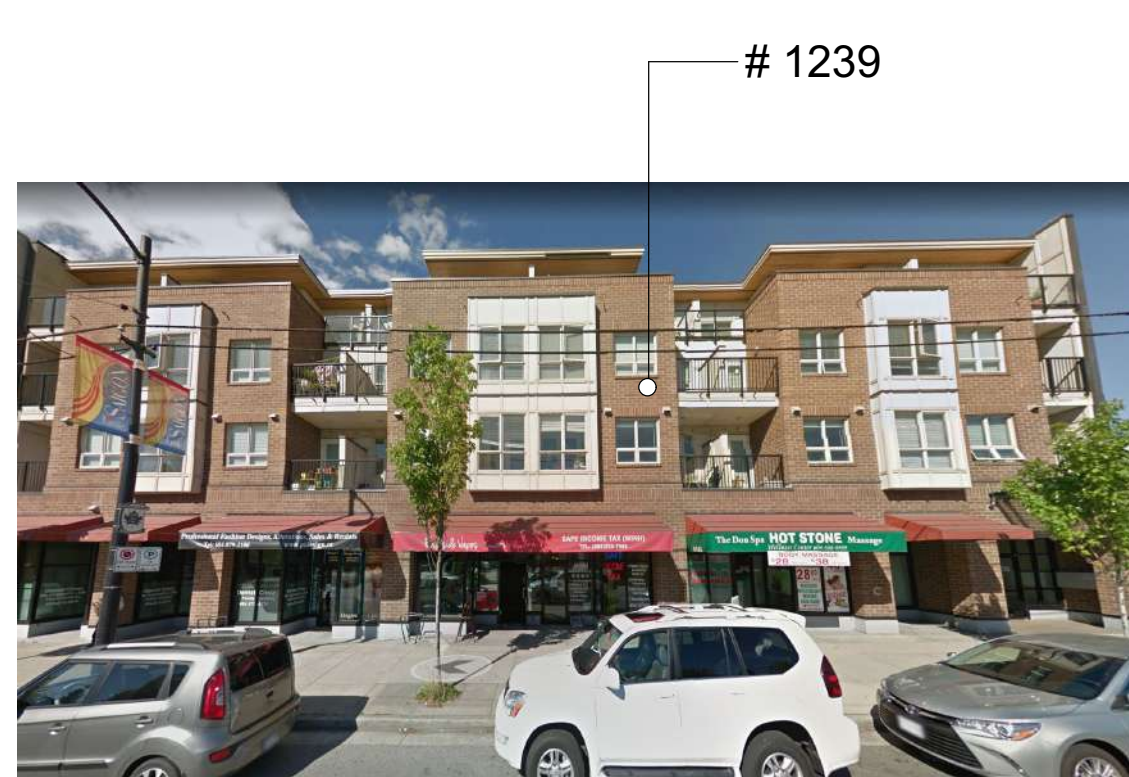
**ZONING**

- COMMERCIAL
- MULTI-FAMILY DWELLING
- INDUSTRIAL
- PARK
- TWO-FAMILY DWELLING
- ONE-FAMILY DWELLING
- COMPREHENSIVE DEVELOPMENT

# Site Context



1 KINGSWAY STREET NORTH STREETScape  
NTS



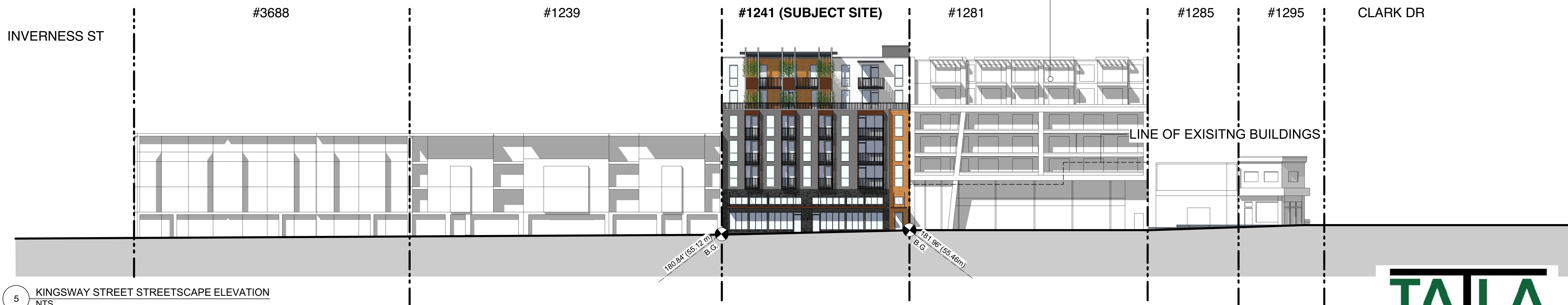
4 KEY PLAN  
NTS



2 KINGSWAY STREET NORTH STREETScape  
NTS

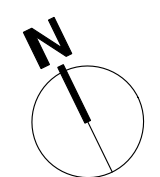
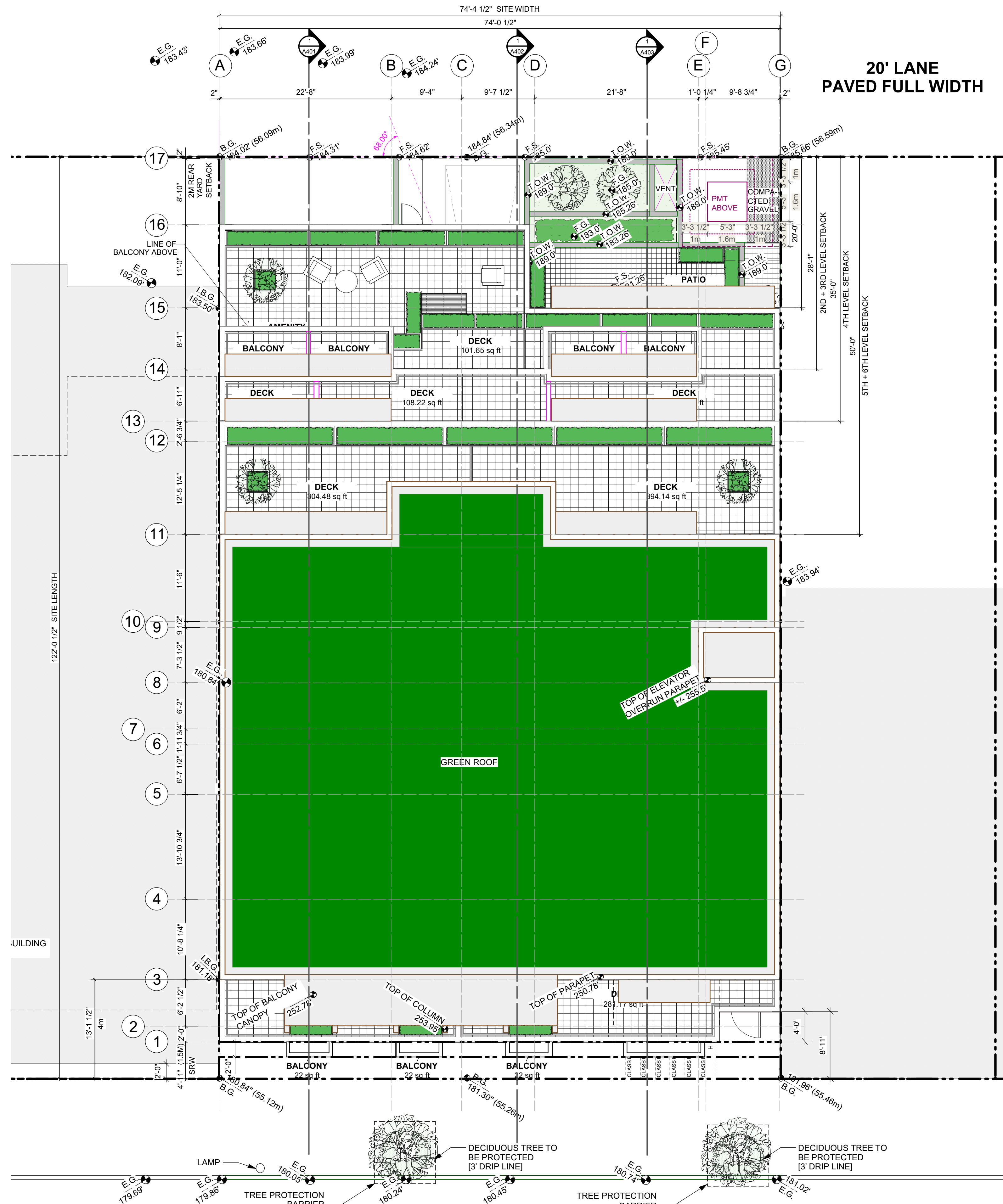


3 KINGSWAY STREET SOUTH STREETScape  
NTS



5 KINGSWAY STREET STREETScape ELEVATION  
NTS

# Site Plan



SITE PLAN  
SCALE: 1/8" = 1'0"

# Elevations



SOUTHWEST ELEVATION

SCALE: 1/8" = 1'0"

**EXTERIOR FINISH SCHEDULE**

<b>A</b> STUCCO	<b>F</b> ALUMINIUM WINDOWS + DOORS	<b>K</b> METAL PLANTER
<b>B</b> METAL SIDING	<b>G</b> VINYL FRAME WINDOWS	<b>L</b> STEEL POSTS
<b>C</b> CEMENTITIOUS PANELS	<b>H</b> VINYL FRAME DOORS	<b>M</b> CABLE LATTICE
<b>D</b> BRICK	<b>I</b> METAL + GLASS CANOPY	<b>N</b> METAL DOOR
<b>E</b> PAINTED CMU	<b>J</b> PAINTED METAL FASCIAS, GUARDS + SCREENS	<b>O</b> METAL GATE

NORTHEAST ELEVATION

# Perspectives



AERIAL VIEW LOOKING NORTH EAST



PERSPECTIVE VIEW FROM KINGSWAY LOOKING NORTH WEST

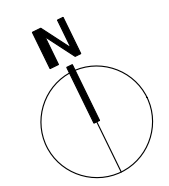
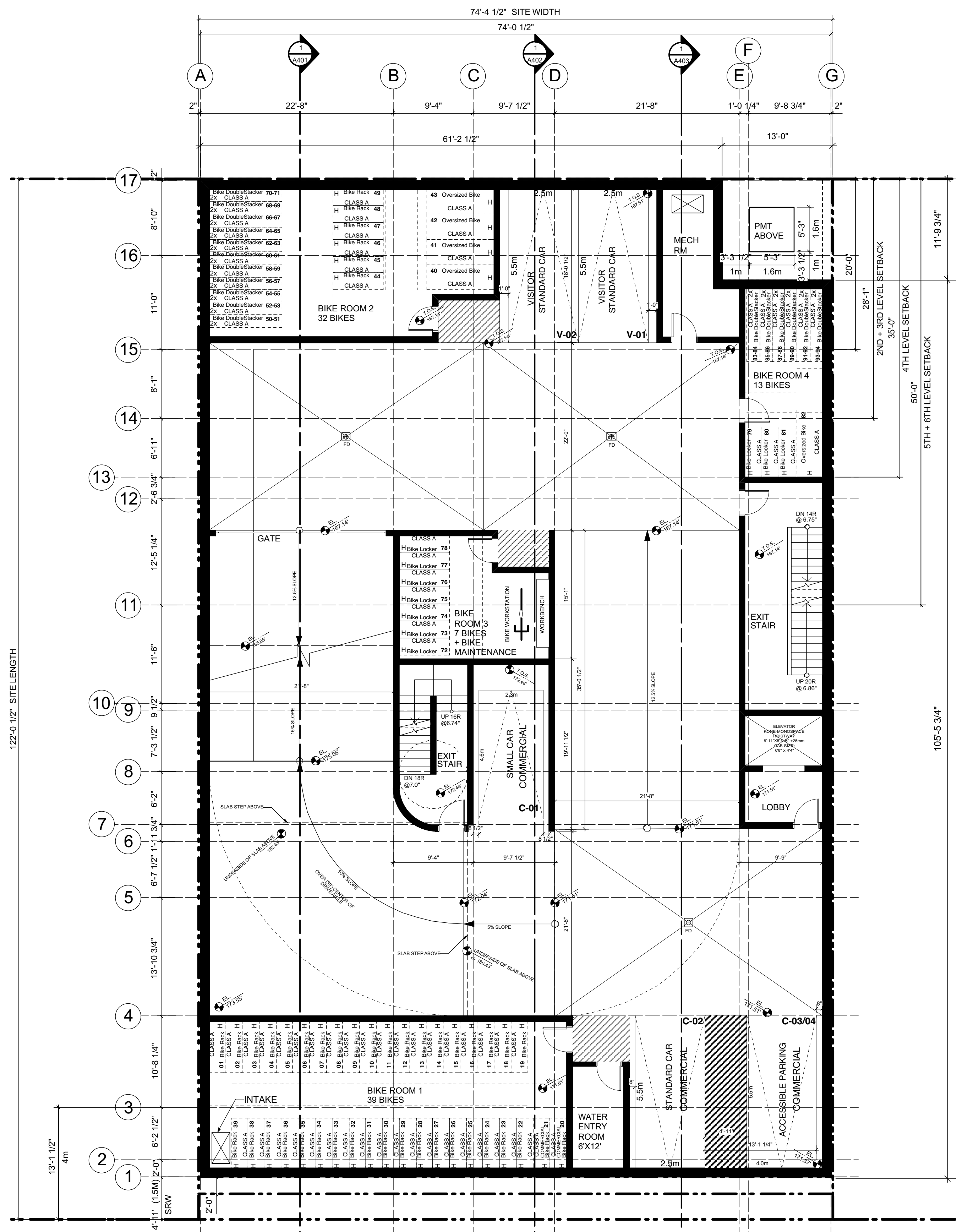
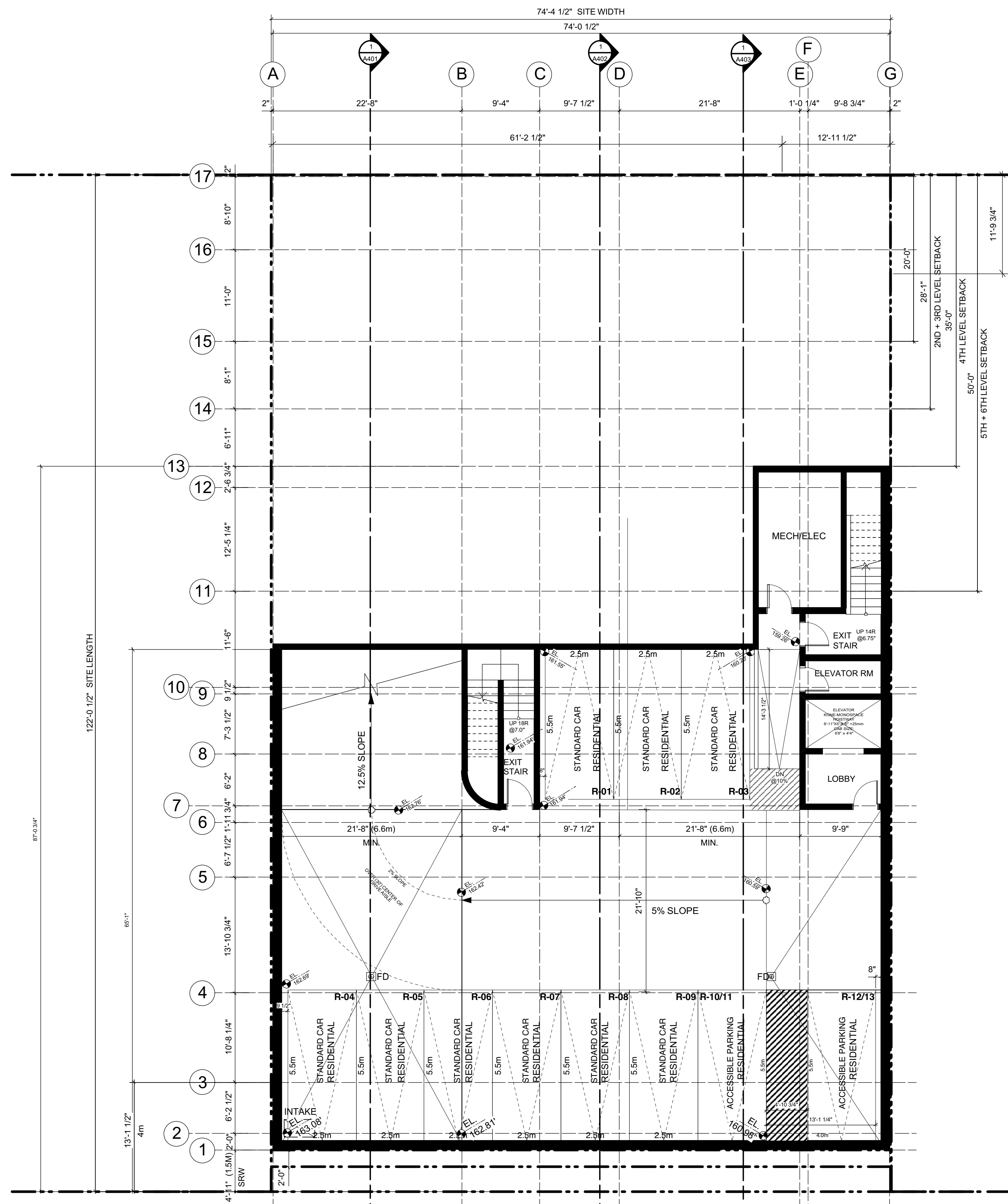


PERSPECTIVE VIEW FROM LANE LOOKING SOUTH WEST



PERSPECTIVE VIEW FROM KINGSWAY LOOKING NORTH EAST

# Floor Plans

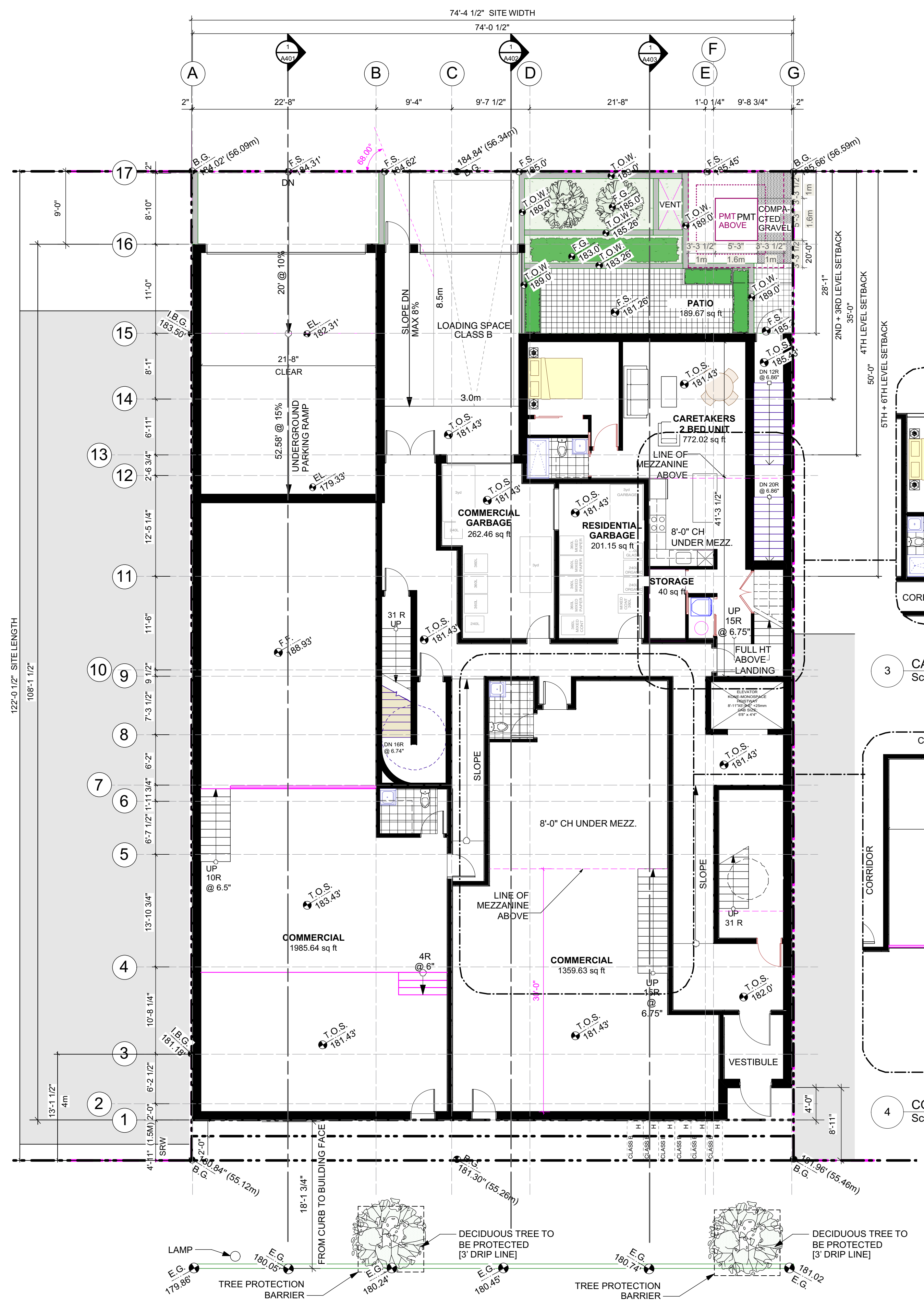


**BASEMENT LEVEL 2**  
SCALE: 1/8" = 1'0"

**BASEMENT LEVEL 1**

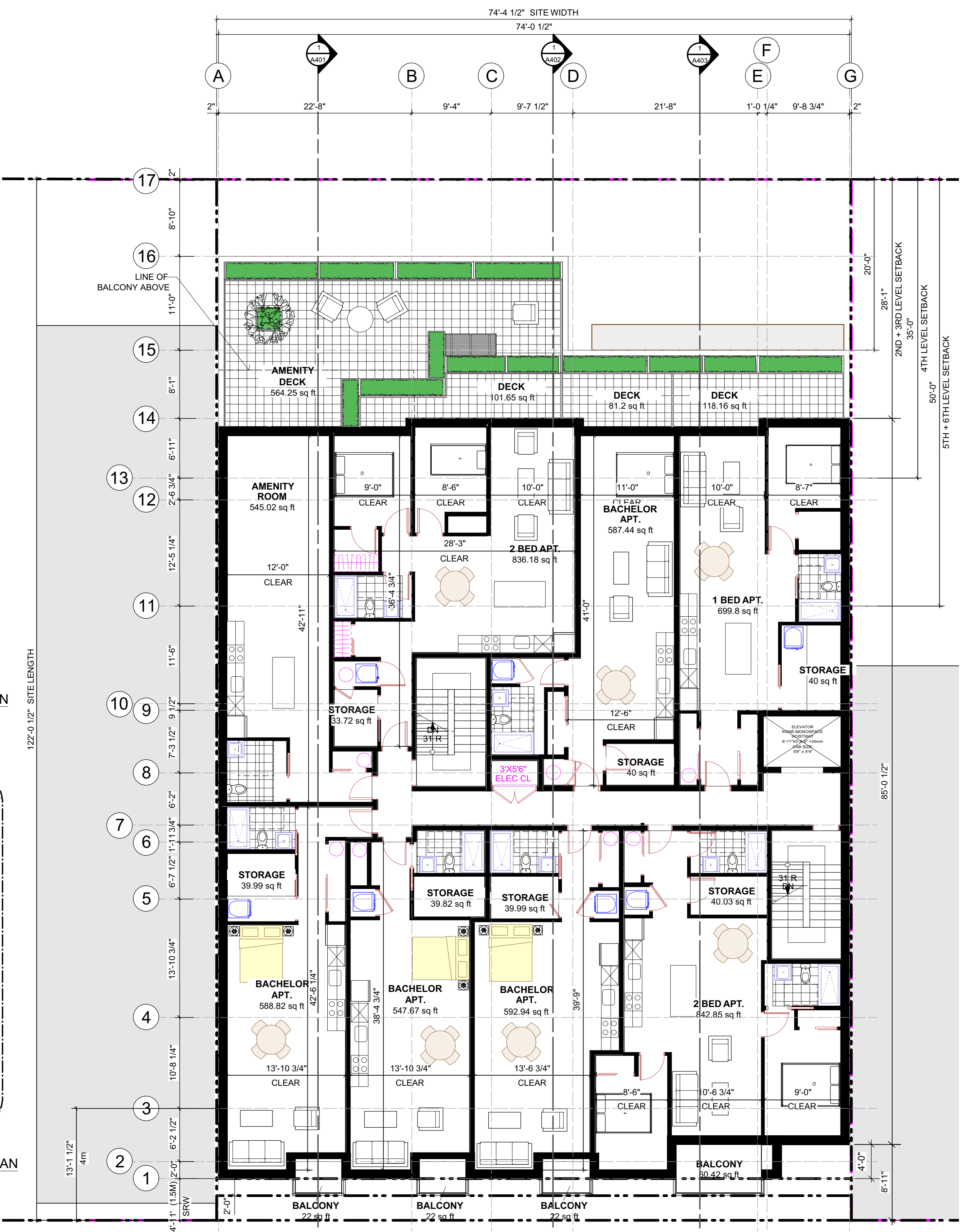


# Floor Plans

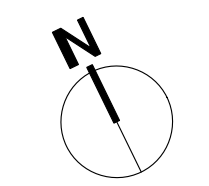


3 CARETAKER UNIT MEZZ. PLAN  
Scale: 1/8" = 1'-0"

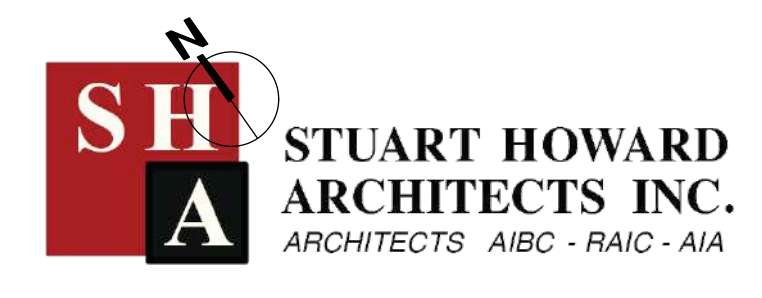
4 COMMERCIAL UNIT MEZZ. PLAN  
Scale: 1/8" = 1'-0"



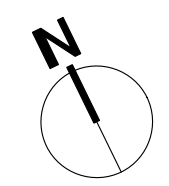
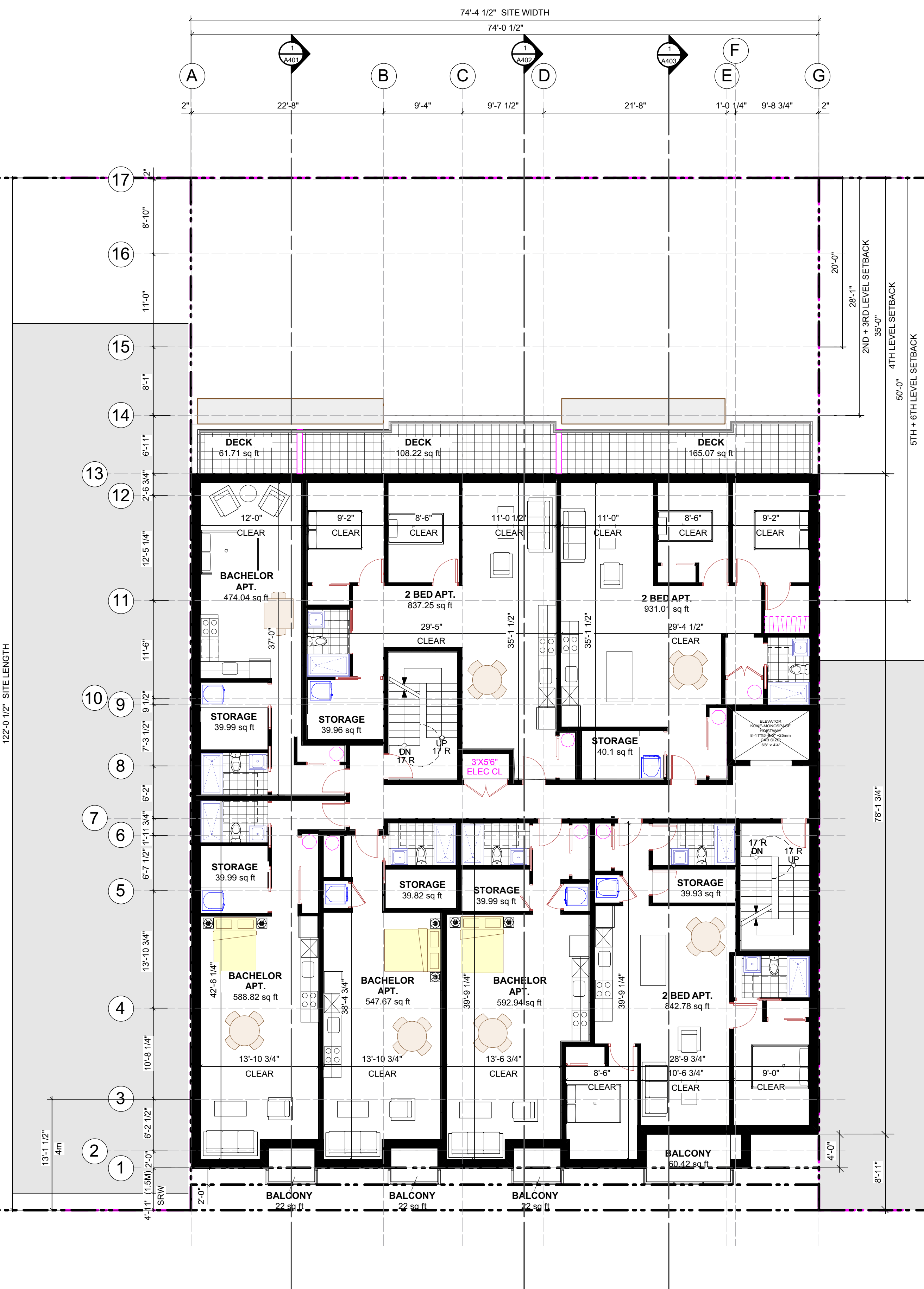
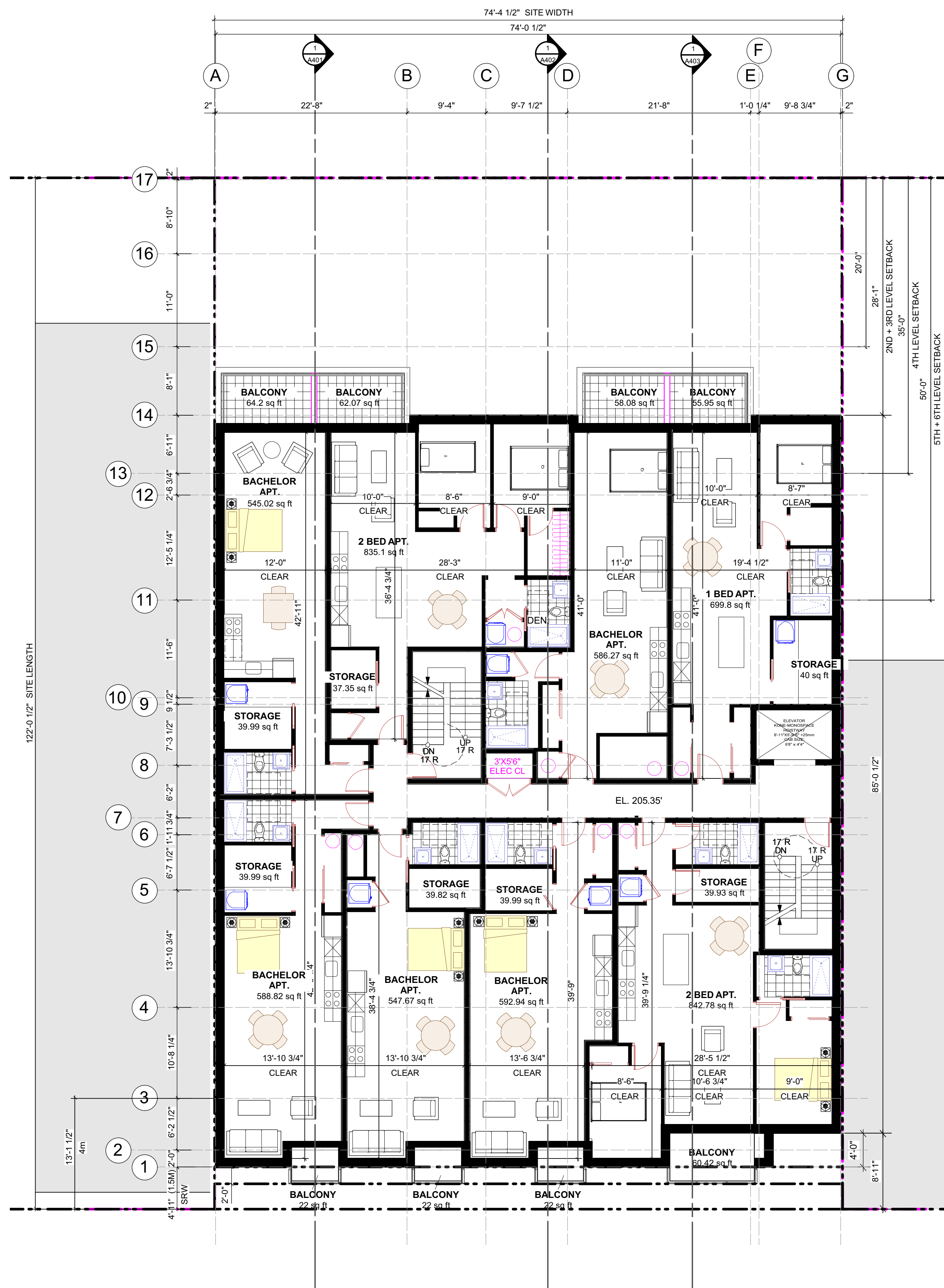
LEVEL 2



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



# Floor Plans



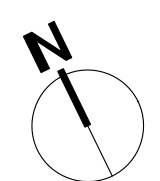
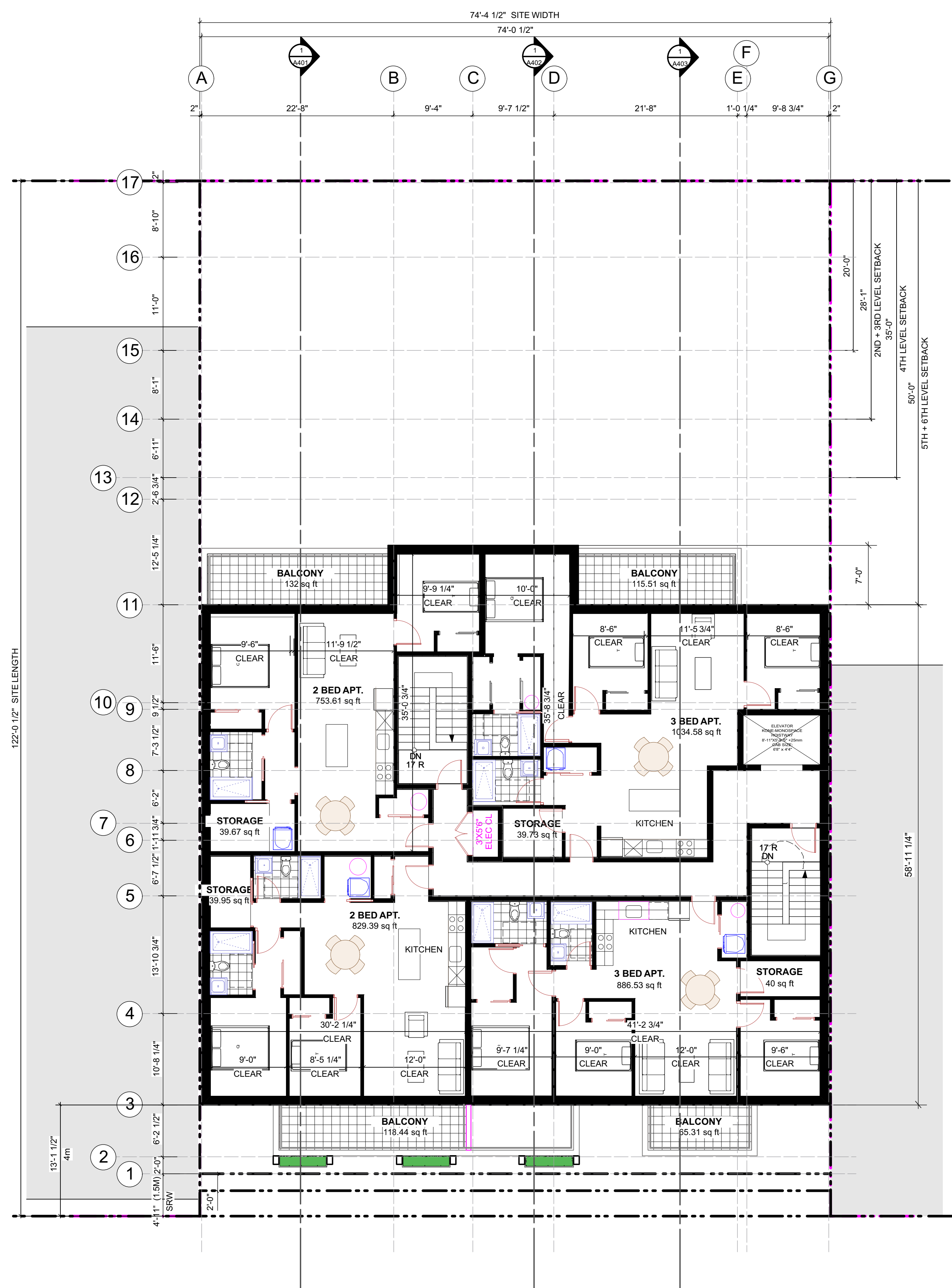
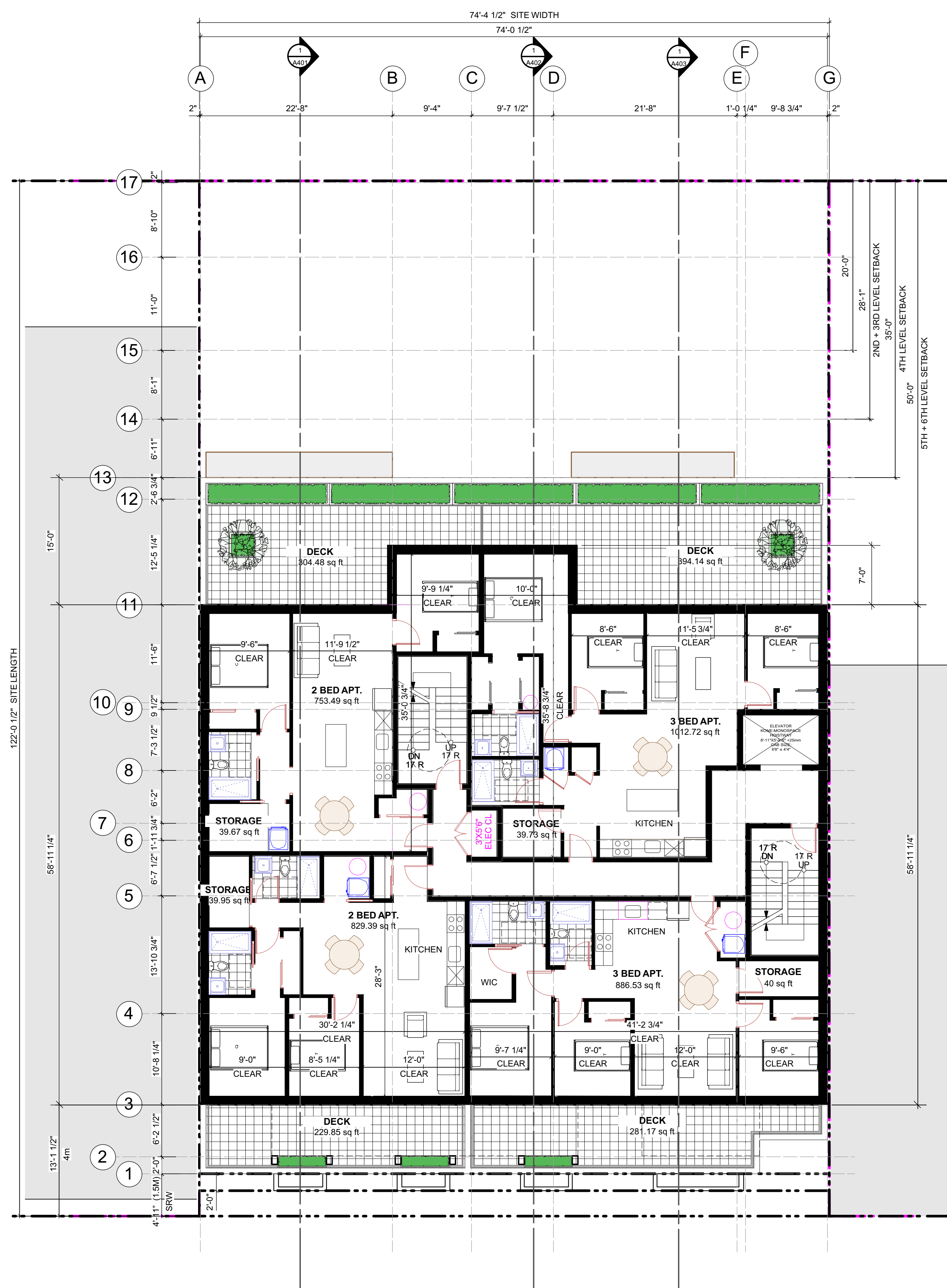
LEVEL 3  
SCALE: 1/8" = 1'0"

LEVEL 4





# Floor Plans

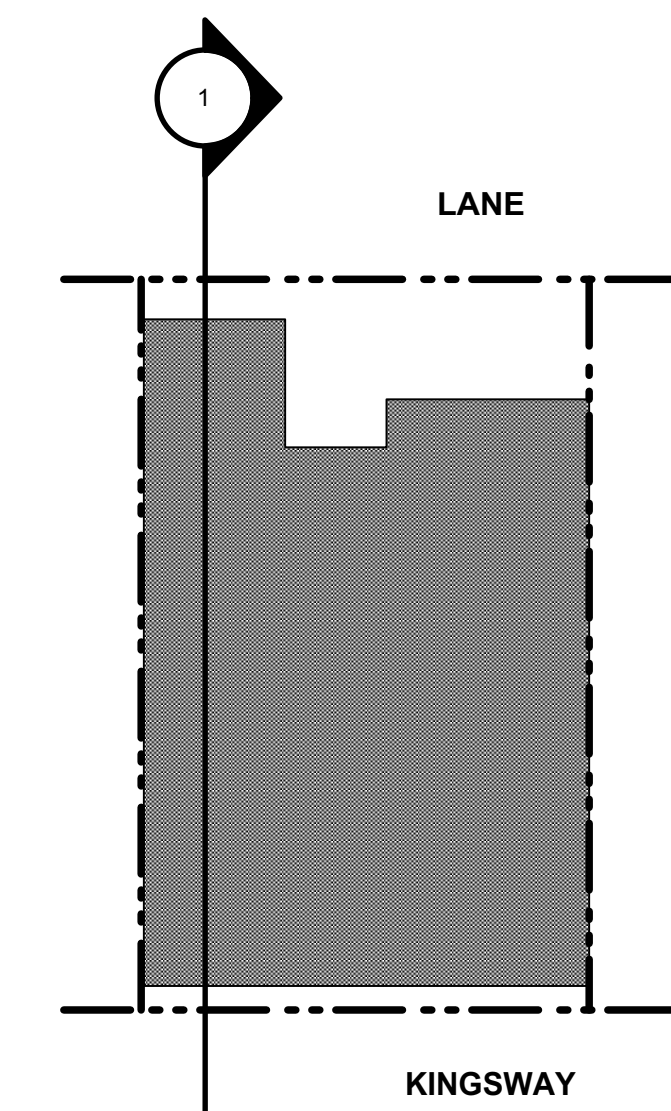
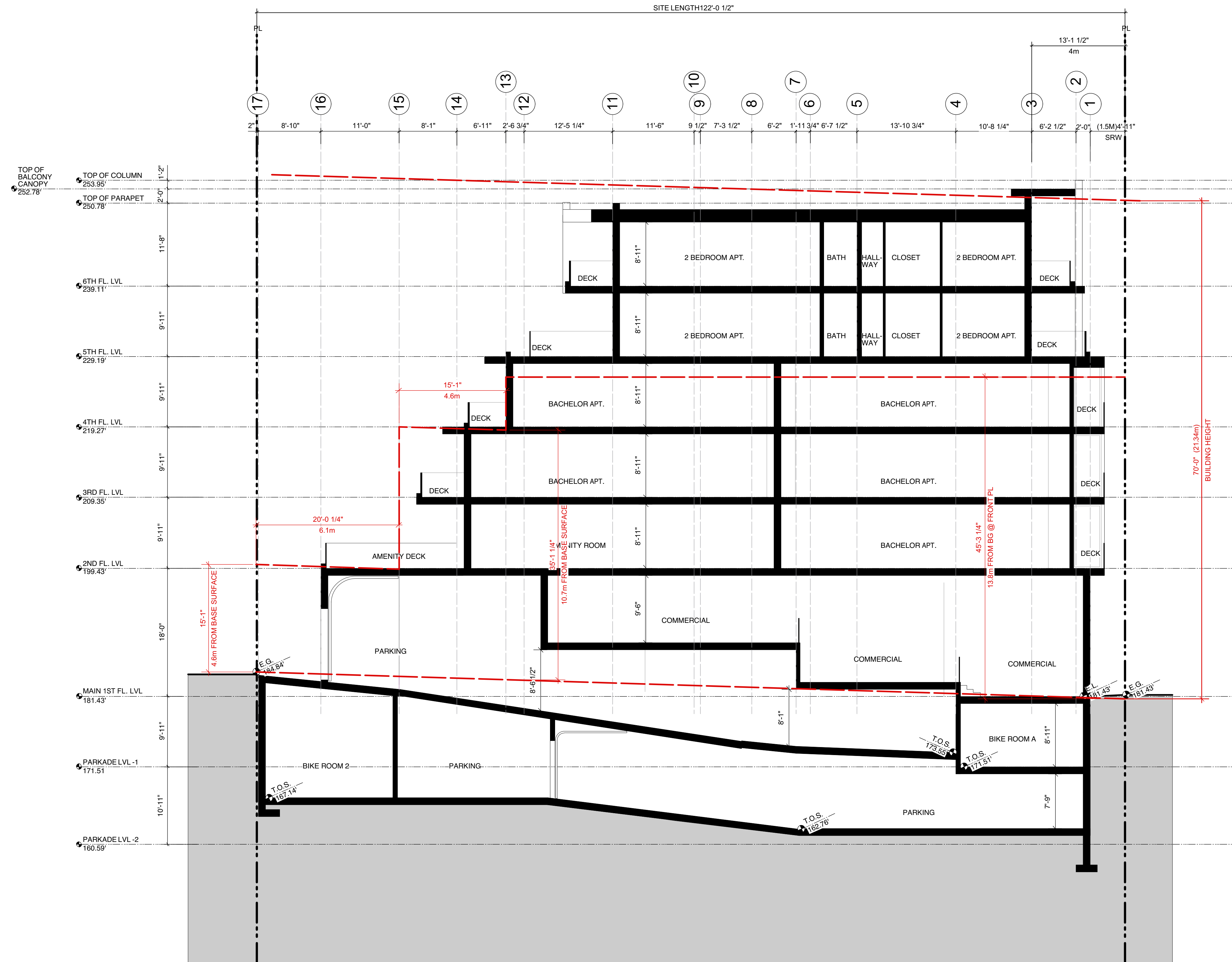


LEVEL 5  
SCALE: 1/8" = 1'0"

LEVEL 6



# Section



2 Key Plan

# Shadow Studies



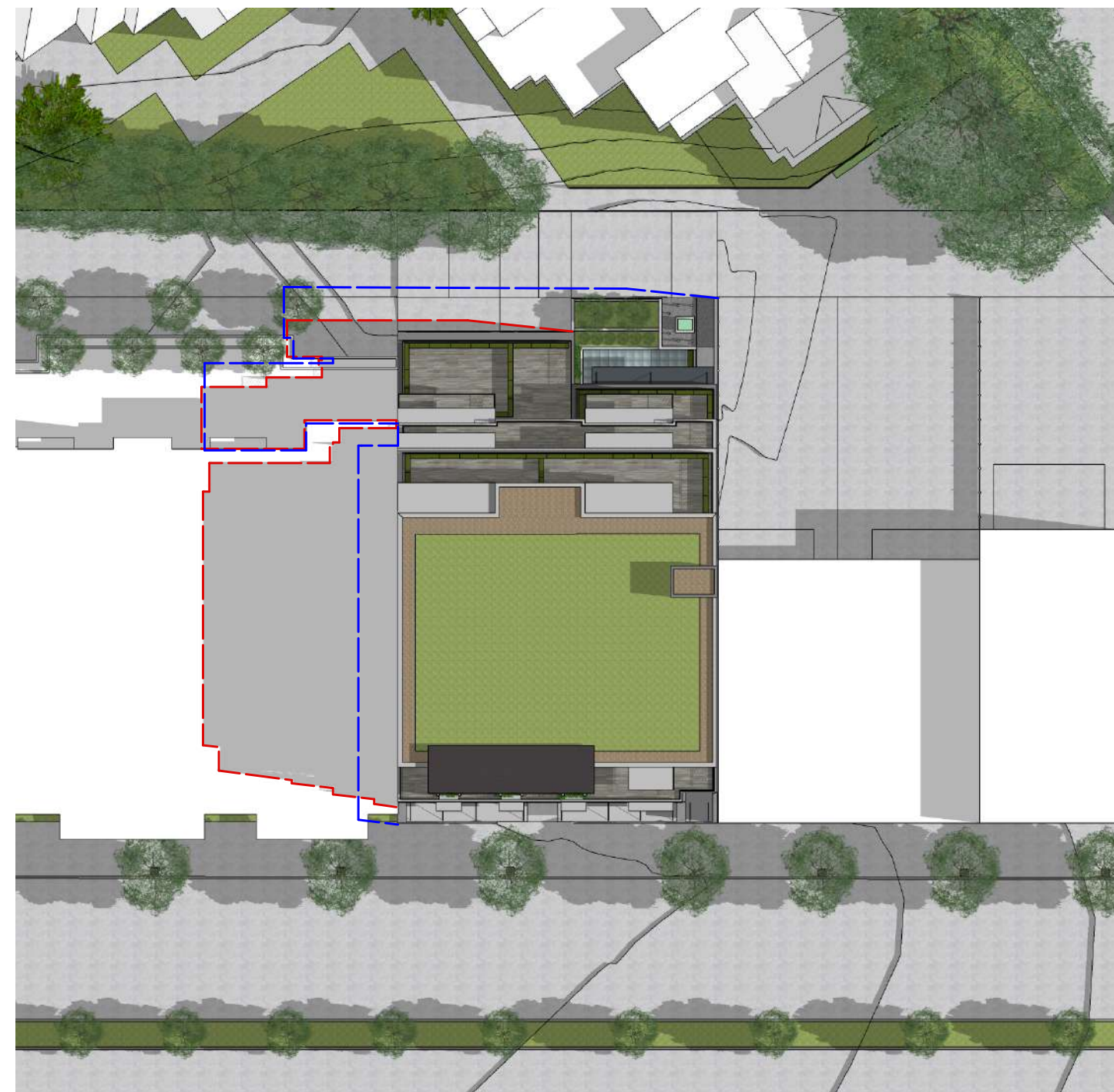
1 June 21st  
10am



2 June 21st  
12pm



3 June 21st  
2pm



4 March 21st/September 21st  
10am



5 March 21st/September 21st  
12pm

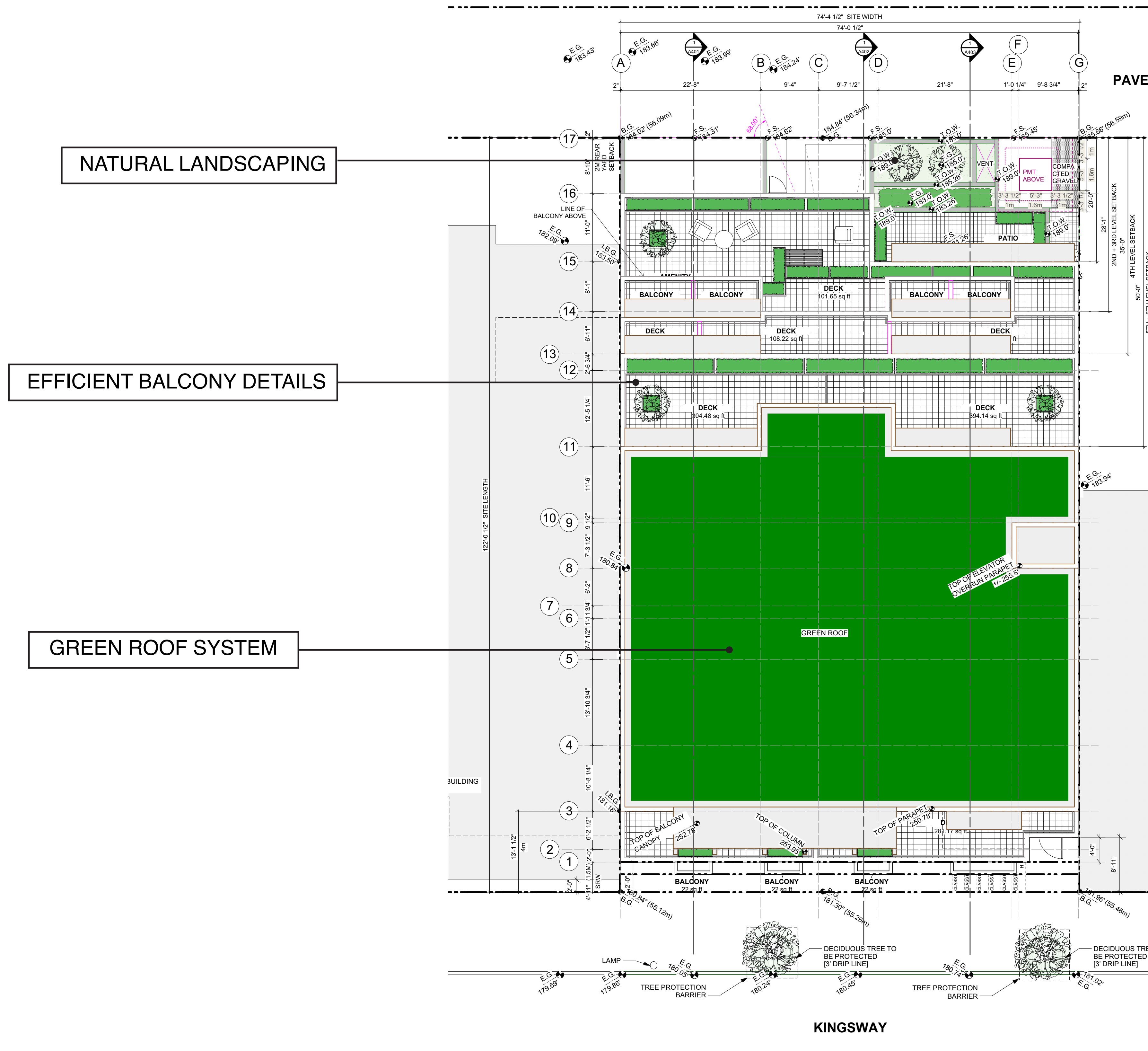


6 March 21st/September 21st  
2pm

**LEGEND**

- PROPOSED BUILDING SHADOW
- C2 SHADOW

# Sustainable Design



## KEY FEATURES

- Designed to satisfy the requirements of the City of Vancouver, Green Building Policy for Rezonings May 2018, Low Emission Green Buildings path

### B.2 - Performance Limits

- High performance envelope components as required to meet energy performance limits

- Efficient details at floor edges, balconies, roof parapets, grade transitions and parkade ceiling to minimize thermal bridging and achieve efficient assembly performance with the BETBG methodology

- Low flow fixtures with 25% savings in DHW demand

- Efficient lighting in the storage, service rooms, and parking garage with 30% savings over NECB 2011; exterior lighting reductions of 35% over NECB 2011

### B6.2 - Embodied Emissions

- A reduction of embodied emissions through choice of exterior cladding types, insulation materials in the floors, walls and roofs, fenestration and roofing materials

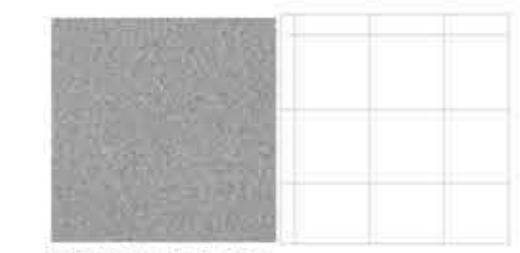
### B.10 Integrated Rainwater Management and Green Infrastructure

- Utilization of green infrastructure such as green roofing, natural landscaping, planters and on-slab landscaping to decrease peak flow rates and allow for infiltration and transpiration.

SEAL:



**PAVERS :**



CONCRETE SLAB by Mutual Materials; Vancouver Bay  
Gray Color; 2' x 2'

**FURNITURE**



MAGLIN LEXICON BENCH LAYT\_LXM1500-00032  
METAL-MATTE FINISH, SILVER 14 POWDER COATED  
MOUNTED ON SLAB MANUFACTURER SPECIFICATIONS



MAGLIN BIKE RACK - SCBR1600-S  
METAL-MATTE FINISH, BLACK POWDER COATED  
MOUNTED ON SLAB MANUFACTURER SPECIFICATIONS



FRC1700-MSF FORO CHAIR SERIES  
FRT1700-RD FORO ROUND TABLE SERIES  
FINE TEXTURED\* (matte finish)  
GUNMETAL by MAGLIN

**PLANT SCHEDULE- FIRST FLOOR ONLY**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	1.2M HT; B&B
	2	MALUS 'PINK SPIRES'	PINK SPIRES FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
SHRUB	30	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	11	RUBUS TWO VAR. REKA & POLINATOR	BLUEBERRIES	#3 POT -POLLINATING PAIRS
	11	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT
	33	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS	7	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	38	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
VINE	3	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#3 POT; 75CM; STAKED
	3	JASMINUM OFFICINALE	COMMON WHITE JASMINE	#2 POT; 40CM; STAKED
PERENNIAL	51	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT
GC	13	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTE:  
- All soft landscape areas to be irrigated with automatically nstallation to I.I.A.B.C. Standards, latest edition.

NO.	DATE	REVISION DESCRIPTION	DR.
3	19.NOV.08	NEW SITE PLAN	DD
2	19.AUG.16	REVISION AS PER CITY COMMENTS	DD
1	19.JUL.17	NEW SITE PLAN	DD

CLIENT: TATLA DEVELOPMENTS LTD.  
WITH: STUART HOWARD ARCHITECTS INC.

PROJECT:  
**6-STORY APARTMENT BUILDING**  
**1247 KINGSWAY VANCOUVER**

DRAWING TITLE:  
**LANDSCAPE PLAN FIRST FLOOR**

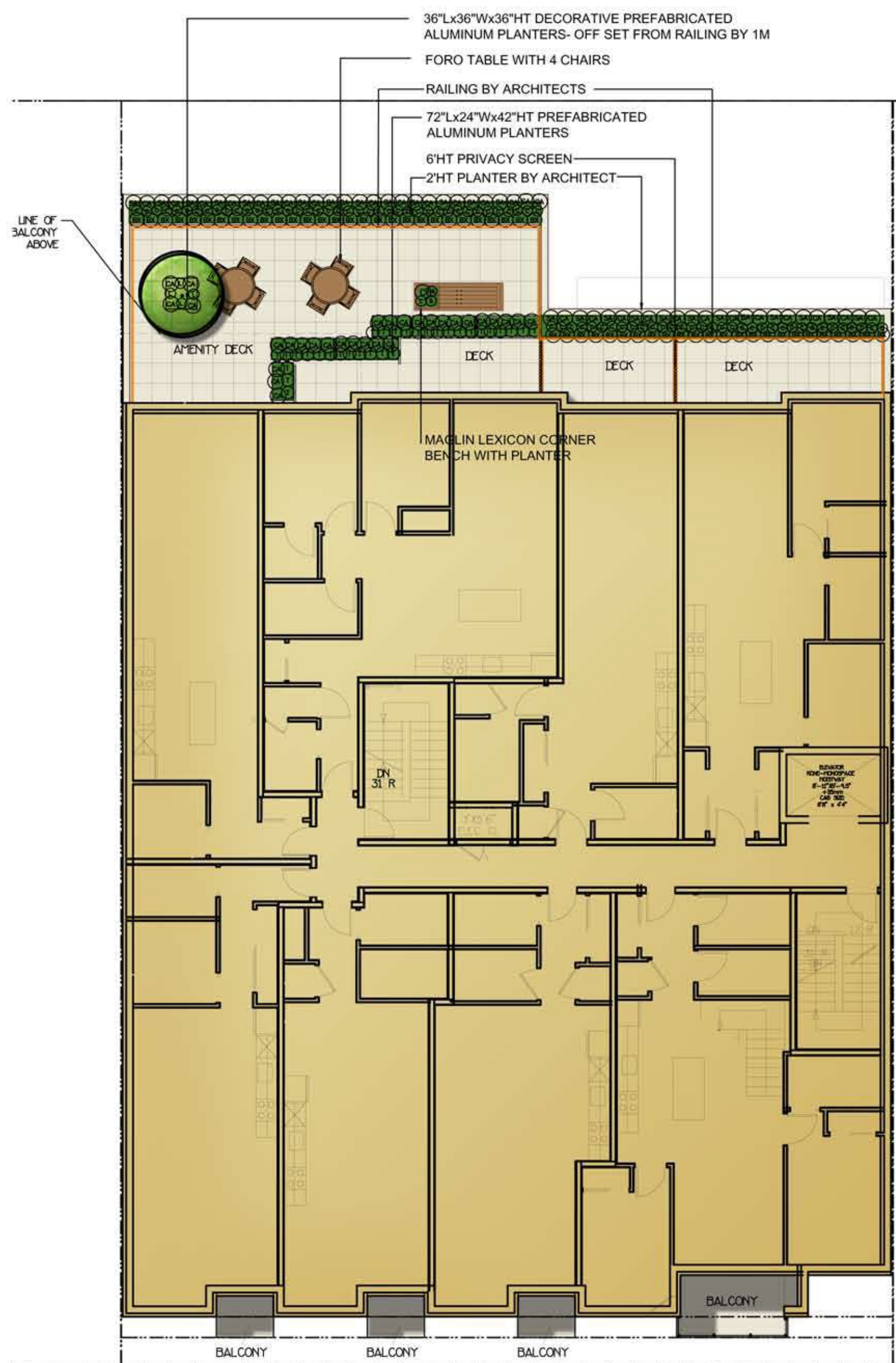
DATE: 19.APR.23 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: DD/JR  
DESIGN: DD  
CHK'D: PCM

**L1**

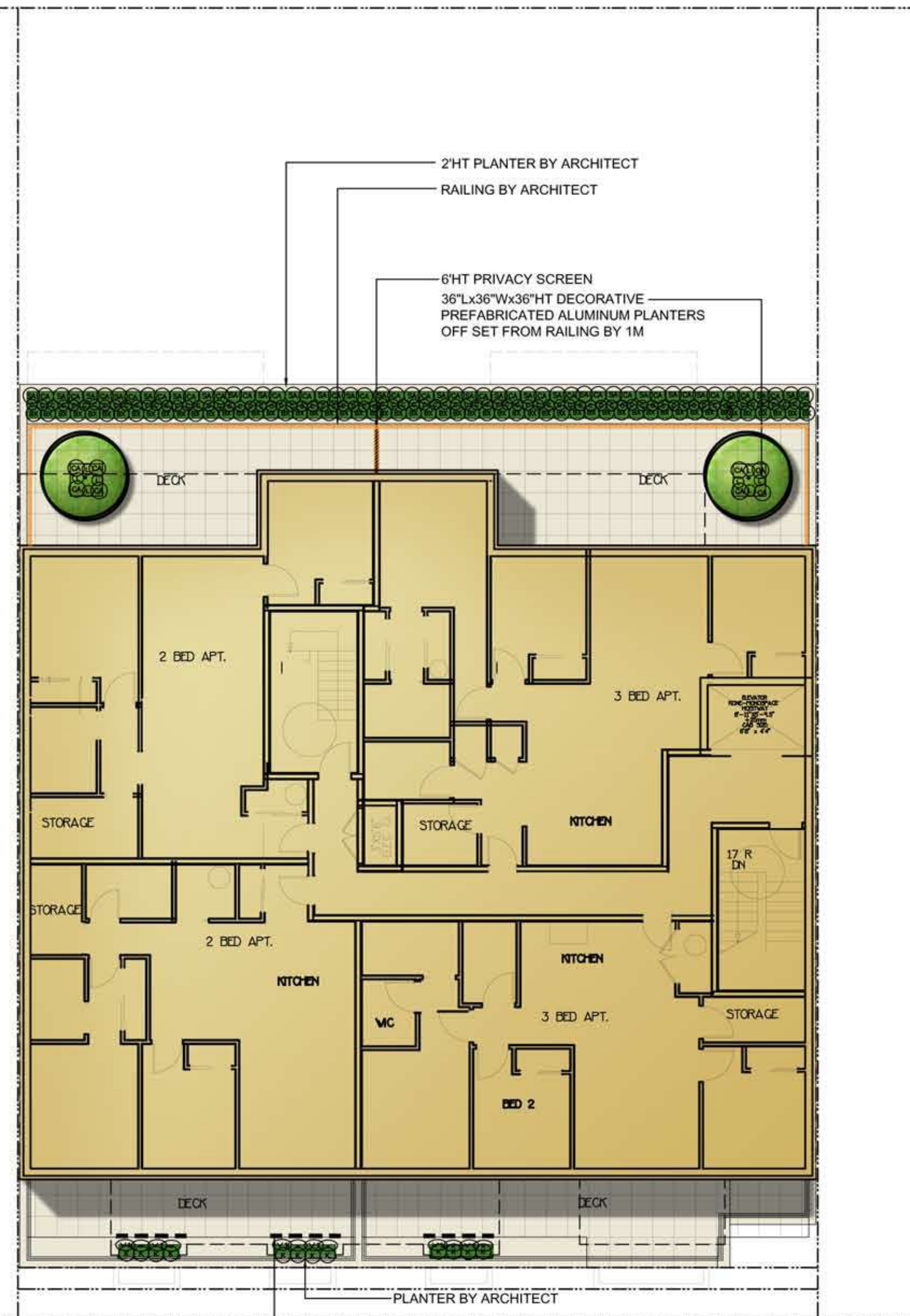
OF 4



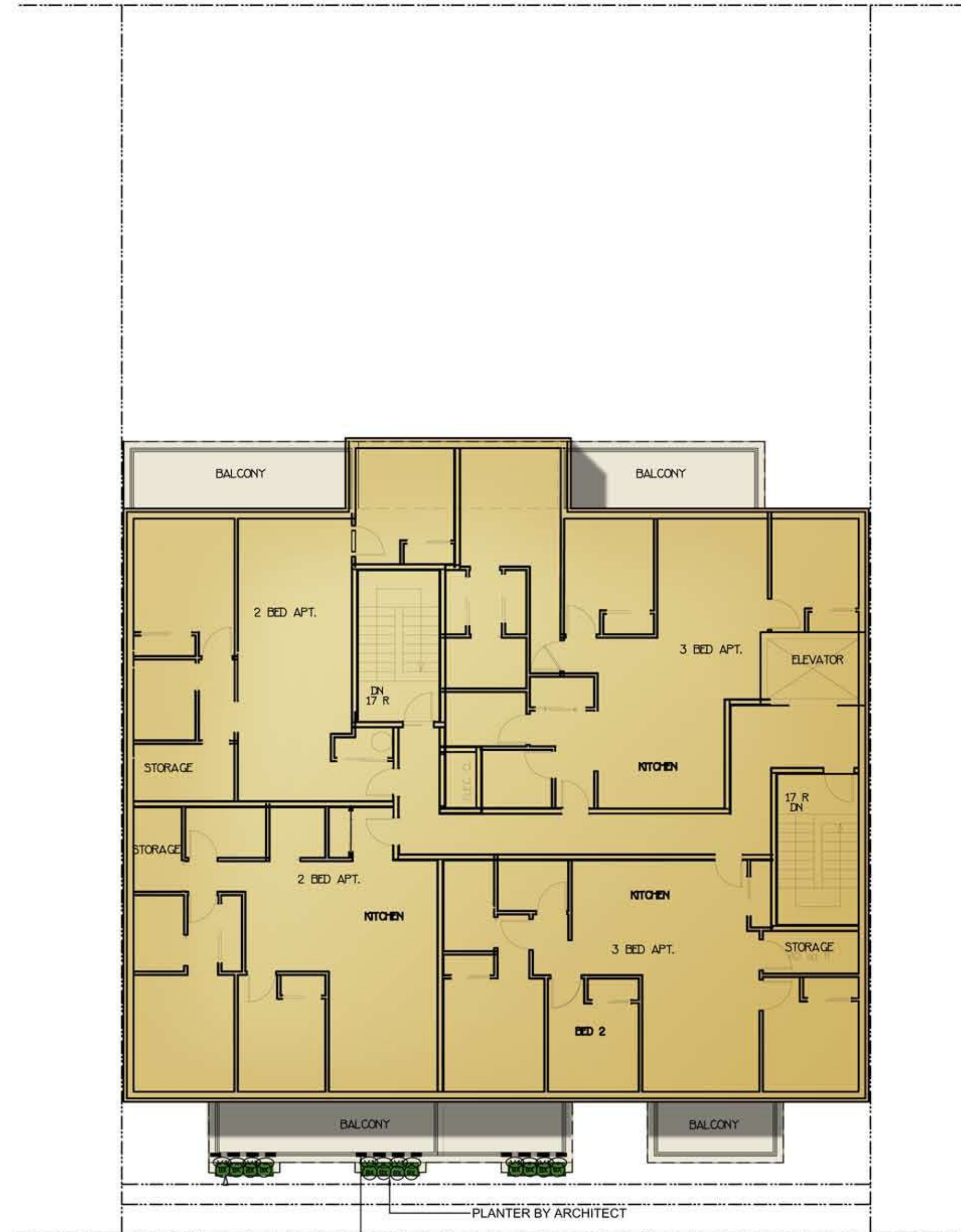
SEAL:



L2 Floor Plan



L5 Floor Plan



L6 Floor Plan

PLANT SCHEDULE - 2ND, 5TH/6TH FLOOR				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER CIRCINATUM 'PACIFIC FIRE'	RED BARK VINE MAPLE	2.0M HT; B&B;
SHRUB	119	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	31	TAXUS X MEDIA 'HICKSIF'	HICKS' YEW	1.2M B&B
GRASS	152	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	92	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
	1	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
VINE	12	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#3 POT; 75CM; STAKED
	12	JASMINUM OFFICINALE	COMMON WHITE JASMINE	#2 POT; 40CM; STAKED
PERENNIAL	54	SALVIA X SUPERBA	VIOLET SAGE	15CM POT
GC	12	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINICK	#1 POT; 20CM
	13	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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**6-STORY APARTMENT BUILDING**

**1247 KINGSWAY VANCOUVER**

DRAWING TITLE:  
**LANDSCAPE PLAN 2ND, 5TH/6TH FLOOR**

DATE: 19.APR.23 DRAWING NUMBER:  
SCALE: 1"=10'-0"  
DRAWN: DD//R **L2**  
DESIGN: DD  
CHK'D: PCM **OF 4**

