WEST 28TH AVENUE VANCOUVER BC

485 WEST 28TH AVENUE PROPOSED (IN PROGRESS) MULTI- FAMILY BUILDING DEVELOPMENT VANCOUVER, B.C.



ARCHITECT GIANT UNION DESIGN ARCHITECTURE AND PLANNING LTD.

#800-838 WEST HASTINGS STREET VANCOUVER, BC, V6C 0A6 CONTACT: Xinmai Li James Paul Peng Wang Joseph Domingo Aaron Li Joseph Domingo Aaron Li TEL: 604-806-0268 EMAIL: xli@gudgroup.ca jpaul@gudgroup.ca jdomingo@gudgroup.ca ali@gudgroup.ca

OWNER 1098428 BC Ltd. 485 West 28th Ave., Vancouver, BC Contact: Mr Chen

TEL: 604-720-9999 604-341-7777

CITY OF VANCOUVER City of Vancouver

Unit 205 - 4180 Lougheed HWY, 515 W 10th Avenue, Vancouver BC V5Z 4A8 TEL: (604) 871-6738

Contact: Lecia Desjarlais, Planner EMAIL:Lecia.Desiarlais@vancouver.ca

ARBORIST Monkey Tree Services Ltd TEL: (604) 833-2479 Contact:Daniel Holliday, I.S.A EMAIL :info@goodearboriculture.com

SURVEY 1528 Kingsway Vancouver, B.C.V5N 2R9 CONTACT: EMAIL: CIVIL CONSULTANT. R.F. BINNE & ASSOCIATES LTD. 300 - 4940 Canada Way Burnaby, BC, VSG 4K6 TEL: (604-420-1721) FAX: 604-420-4743 Contact: Russel Warren P.Eng., Green Assc.Senior Project Manager EMALL-warren @binnie.com

LANDSCAPE Nancy Paul Landscape Architect 589 Lucerne Place North Vancouver, B.C., V7N 3A6 TEL: (604) 986-2238 CEL: (604) 987-2321 CONTACT: Nancy Paul EMUL: account of the path

EMAIL: nspaul@telus.n

GREEN BUILDING JRS ENGINEERING

300 – 4595 Canada Way, Burnaby BC V5G 1J9 TEL: (604) 320-1999 CEL: (604) 366-3298 CONTACT: Jack Cui EMAIL:jcui@jrsengineering.com



GEOTECHNICAL CONSULTANT GEOCAN ENGINEERING INC.

| NO. DATE DESCRIPTION ISSUES 1 1 LETTER OF INQUIRY 2 20-05-29 ISSUED FOR REZONING ISSUED FOR REZONING |
|--|
| CLIENT 1098428 BC Ltd. MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT MAIN CONSULTANT |
| REY PLAN PROJECT TITLE 485 West 28th Ave. Vancouver BC PROJECT NO: 82001 DRAWN BY: MAXJUOSEPH CHK'D BY: XINMAI SCALE: DATE: MAY 29, 2020 SHEET TITLE COVER SHEET SHEET NUMBER REV: A-1 |

CONTEXT MAP



SITE LOCATION



CAMBIE ST. STREETSCAPE



WEST 28TH AVE. STREETSCAPE

| A WARMAR AND A WARMAN | | 1 | | | | |
|-----------------------|--|--|--|--|--|--|
| | NO. DATE | DESCRIP | TION | | | |
| | ISSUES | LETTER OF I | | | | |
| - Charles and the | 2 20-05-29 | ISSUED FOR F | REZONING | | | |
| | | | | | | |
| | COPYRIGHT: | | | | | |
| | | bution for any purpose other tha titten dimensions shall have prec- shall verify and be responsible for the Architect shall be informed - conditions shown on the drawin Architect for approval before pro- YYRIGHT © 2018 GUD GROUP | n authorized by the redence over scaled or all dimensions and of any variations g. Shop drawings ceeding with | | | |
| WESTLARS WESTLAR | SEAL | | | | | |
| | client 109842 | 8 BC Ltd | | | | |
| | MAIN CONSULTA | GUD Group 800-838 West Hastin; Vancouver, BC. V6C tel 604-806-0268 fax 604-806-0260 | gs Street OAG | | | |
| nrth | KEY PLAN | | | | | |
| | 485 West 28th Ave. Vancouver BC | | | | | |
| | PROJECT NO DRAWN BY: CHK'D BY: SCALE: DATE: SHEET TITLE | 82001 MAX/JOSEPH XINMAI MAY 29, 2020 | | | | |
| | SITE C | CONTEX | | | | |
| | SHEET NUMBER | | REV: | | | |

| TATISTICS | 485 West 28th Ave Legal Address | 485 West 28 | | | | | | | | | | | | | | 1-May-2020 | | |
|-----------|---|---|----------------|----------------------------|-------------------|---|-------------------|-------------------------|-------------------------|-------------------|----------------------------------|-----------------|--------------------------|--------------------|--------------------------|-------------------------|-------------------------|-------------------------|
| | Legal Description Existing Zoning Proposed Zoning Site Area | Lot 4 Block 7 R5-1 CD-1 10.388 : | | 965.08 : | | | | s: 69'3"x150 | 0" | | | | | | | | | |
| | Total FSR Proposed* Height Proposed | 26,429 : 6 Storeys | | 2,455.33 | | | | R: 2.54 | 0 | *FSR does | not include | n-suite sto | orage, Amenit | ty Rooms, m | echanical sh | aft areas | | |
| | Unit Mix Note: Areas do not ir Floor Totals | | storage area | 5 | | 1 8ed, 1 8e | | | | | | | | 3/4 Bed | D/4.0 | Area (Net) | Area of Units | Area of Units |
| | Level Units/FI | | Unit sf | Sub-Total 403 | Unit sf 629 | Unit sf 654 | Unit sf | Unit sf | Sub-Total 1,283 | Unit sf 891 | Bed, 2 Bed + Unit sf 1,163 | Unit sf | Sub-Total 2,054 | 3/4 Bed Unit sf | 3/4 Bed Unit sf | Total 3,740 | >538 sf 3,337 | > 1938 sf |
| | L2 7 L3 6 L4 5 | | 507 | 0 507 0 | 647 644 643 | 634 636 634 | 697 657 697 | 649 | 2,627 1,937 1,974 | 879 881 879 | 850 971 | 696 | 2,425 1,852 879 | 1,255 | | 5,052 4,296 4,108 | 5,052 3,789 4,108 | |
| | L5 2 L6 2 | | | 0 | | | | | 0 | | | | 0 | 1,060 1,061 | 1,207 1,207 | 2,267 2,268 | 2,267 2,268 | |
| | Total Net Area (sf) Total Net Area (sm) | | | 910 85 | | | | | 7,821 727 | | | | 7,210 670 | | | 21,731 2,019 | 20,821 1,934 | |
| | In-suite Storage Area Floor Level Unit sf | a Bulk Storage 1 Bed Unit sf | | e storage - N Sub-Total | Aultiple Fa | amily Resider 1 Bed, 1 Be Unit sf | | opments, Jai Unit sf | Sub-Total | | led, 2 Bed + Unit sf | Den Unit sf | Sub-Total | 3/4 Bed Unit sf | 3/4 Bed Unit sf | Area Total | | |
| | L1 32 L2 32 | Unit a | Units at | 32 32 | 36 37 | Only of | Quint an | onit si | 36 37 | 37 | 40 | Unit p | 0 77 | Quirt Ji | Quirt pi | 68 146 | | |
| | L3 32 L4 32 L5 | 37 | | 32 69 0 | | | | | 0 0 0 | 37 38 | 39 | | 76 38 0 | 40 39 | 40 | 108 147 79 | | |
| | L6 Total Storage Area (s | | | 0 | | | | | 0 | | | | 0 191 | 39 | 40 | 79 627 | | |
| | Total Storage Area (s Unit Mix: Vechicle Pa | | VPRL4.2.1.1 | 15 3. Family Br | www.Mous | ine Mix Polic | cy for Rezon | ning Projects | 7 , July 13, 2010 | 6 | | | 18 | | | 58 | | |
| | POLICY 1: Rezoning a including a minimum | applications that | include an | y residentia | l strata ho | using are rec | quired to in- | clude a mini | imum of 35 pe | | ly units (unit | s having tv | wo or more be | rdrooms), | | | | |
| | Unit Area 1 Bed< 538sf | Units 1 | Units 1 | Sub-Total | Units | Units | Units | Units | Sub-Total 0 | Units | Units | Units | Sub-Total | Units | Units | Sub-Total | Total 2 | Unit Mix 7,4% |
| | 1 Bed> 538sf 2 Bed> 538sf | 1 | 1 | 0 | 4 | 4 | 3 | 1 | 12 0 | 4 | 3 | 1 | 0 8 | | | 0 | 12 8 | 44.4% 29.6% |
| | 3/4 Bed>538 sf Unit >1938 sf | | | 0 0 | | | | | 0 | | | | 0 | 3 | 2 | 5 0 | 5 0 | 18.5% |
| | Total Units Unit Mix: Bicylce Par | | 2019 Parking | By-law Upd | late Summ | nary, Off-Stre | eet Bicycle S | Space Regula | ations (14) | | | | | | | | 27 | 100% |
| | Unit Area | Quantity Units | Units | Sub-Total | Units | Units | Units | Units | Sub-Total | Units | Units | Units | Sub-Total | Units | Units | Sub-Total | Total | Unit Mix |
| | <700 sf >700 <1130 sf >1130 sf | 1 | 1 | 2 0 0 | 4 | 4 | 3 | 1 | 12 0 0 | 4 | 2 1 | 1 | 1 6 1 | 2 1 | 0 2 | 0 2 3 | 15 8 4 | 55.6% 29.6% 14.8% |
| | Total | | | | | | | | | | | | | | | | 27 | 100% |
| | Amenity Area Planning Bylaw Ame Amenity Room Area | nity Areas exclu 711 : | | \$R | | | | | | | | | | | | | | |
| | Area Calculation | Mechanical | | Amenity | | Net | | | In-Suite | | Gross | | Gross | | Open | В | alcony/Dec | k |
| | u | Shaft (sf) | | Room (sf) | | Residential (3,740 | sf) | | Storage (sf) 68 | R | tesidential (3,808 | rf) | Floor Area (s 4,909 | ŋ | Balcony (sf) | | Ratio (%) | |
| | L2 L3 L4 | | | | | 5,052 4,296 4,108 | | | 146 108 147 | | 5,198 4,404 4,255 | | 5,916 5,046 4,862 | | 693 351 544 | | 2% 1% 2% | |
| | L5 L6 | | | | | 2,267 2,268 | | | 79 79 | | 2,346 2,347 | | 2,982 2,983 | | 580 | | 2% | |
| | Roof Total Area (sf) Total Area (sm) | 0 | | 711 711 66 | | 21,731 2,019 | | | 627 58 | | 22,358 2,077 | | 1,069 27,767 2,580 | | 2168 201 | | 7.8% | |
| | | VP8L 4.2.1.13 | | | | | | | | | | | | | Provided | | | |
| | VPBL 4.2.1.13 0.5 Spaces/Unit < 538 | | | | | 2 Units | | | | | | Required 1.0 | d | | Small Size | Total | | % of Total |
| | 0.6 Spaces/Unit > 538 1 space/2135 ft ² (200 Excess Spaces | | | | 2 26,42 | 5 Units 9 sf | | | | | | 15.0 13.0 | | 24 | 4 | 24 4 | | 71% 12% |
| | Disability Parking (In 1 space/ 7 Units + 0.0 | | | | | | | VPBL 4.8.4 | 1 | | | 2.0 | | 2 | | 2 | | 6% |
| | 1 space counted as 2 Vistor Parking (Parkin 0.05 min-0.1 max spa | ng and Loading | | lement IV. l | D. Visitor I | Parking, Resi | idential) | VPBL 4.1.1 | 15 | | | 2.0 | | 2 | | 2 | | 6% 6% |
| | Total Note: Small Car | | nce is less th | an 25% | | | | | | | | 33 | | 26 | 4 | 34 | | 100% |
| | | bility parking s requirements ca | | | | vel Plan. | | VPBL 3.2.2 | t. and 3.2.3 | | | 30 | (After 10% | reduction th | rough TDM) | | | |
| | | anything to the | contrary in t | | | | | | | | | | | | | | | |
| | | mum required r of parking space | | | | | | | | g the minin | num require | d | | | | | | |
| | | VPBL Section king By-law Upo | date Summa | | | | | | | | | | Dwellings | | Provided 19 | | | |
| | 2.5 space | rs for each dwel rs for each dwel for each dwelli | lling over 65 | sm and unde | er 105sm (| 700-1130 sf) | | | | | | | 15 8 4 | 23 20 12 | 30 12 | | | |
| | 2019 Pari | king By-law Upd | date Summa | ry (20) | | | | | | | | Class A Tot | al 27 | 55 | 61 | | | |
| | and may | um of 5% of the not be vertical king By-law Upo | or stacked s | paces. An a | | | | λ9 m in widt | h | | | | | 3 | 3 | minimum | | |
| | Stacked b | /vertical bicycle bicycle spaces s | hall be desig | ned to prov | /ide access | s without the | e need to lif | ft the bicycle | entirely off | of the grour | nd, | | | 33 | 21 | maximum | | |
| | 2019 Pari | t provide conve king By-law Upd 10% of the Class | date Summa | ry (23) | | | ical bicycle | parking not | to exceed 60 | %. | | | | 5 | 16 | minimum | | |
| | Class B 2019 Parl | king By-law Upd | date Summa | ry (15) | | | | | | | | | Dwellings | Required | Provided | | | |
| | | for any develop additional one | | | | | | | | | | Class B Tot | al 27 | 3 | 3 | | | |
| | Loading Requirement Residential | | Off-Street Lo | oading Space | e Regulati | ons 5.2.1 | | | | | | | | Required | Provided | | | |
| | Class A No requi Class B No requi Class C No Requi | irement for less | s than 100 dw | velling units | | | | | | | | | 27 | 0 | 0 | | | |
| | Storage Calculation | Bulk Storage | | | | | ntial Develo | opments, Jar | nuary 10, 201 | 8 | | | | | - | | | |
| | 1. Bulk Stor | n of 5.7 m3 of st rage Below Bas Storage At or Al | e Surface | | or each dv | velling unit | | | | | | | Dwellings 27 | Required | Provided 0 | | | |
| | Maximur | m of 3.7sm (40sl m In Suite Stora | f) of insuite | storage spac | | elling unit ma 0 cuft | ay be exclu | ded (40 sf x 9.2 | 25' high) | | | | | | | | | |
| | Garbage & Recycling | Garbage and | d Recycling S | torage Ame | nity Desig | n Suppleme | nt Nov 2016 | 5 | Container | Table 2.1.1 | Total | | Management | | | | | |
| | Type Mixed Containers | | | | Quantity 1 | Size 360 | | ltr | Footprint(sf 6.78 |) | Footprint(sl 6.78 |) | Factor 2.25 | | Provided(sf) 15.26 |) | | |
| | Mixed Papers Mixed Papers w/ Car | rdboard | | | 3 1 | 360 360 | | ltr ltr | 6.78 6.78 | | 20.34 6.78 | | 2.25 2.25 | | 45.78 15.26 | | | |
| | Glass Compost Organics | | | | 1 2 | 240 240 | | ltr ltr | 4.52 | | 4.52 9.04 | | 2.25 | | 10.17 20.34 | | | |
| | Cardboard Garbage Total Area Required | | | | 1 | 3 | | yd yd | 21.31 27.13 | | 21.31 27.13 | | 2.25 2.25 | | 47.95 61.03 215.80 | sf | | |
| | Total Area Provided | | | | | | | | | | | | | | 253 | sf sm | | |

DESIGN RATIONAL

485 West 28th Avenue Information and Description

Intent

This submission proposes to change the zoning of the site from RS-1 to Comprehensive Development CD-1 District in accordance with the Cambie Corridor Plan. The proposed development will have 27 market residential units varying in size from 1-bedroom to 3-bedroom, with a total proposed area of 26,429 sf., and applicable F.S.R. of 2.54. Parking spaces proposed total 34, including 2 Disability spaces (counted as 4 spaces) and which will comply with the requirements of the Vancouver Parking By-Law.

Neighborhood Context

The King Edward area is rapidly changing with new developments in accordance with the Cambie Corridor Plan. Positioned at the North East corner of Cambie Street and 28th Avenue, the lot has a site area of 10,388sf and currently includes a single family house. 4362 Cambie St to the north is presently the subject of redevelopment to a 6 storey residential building. An existing six storey multi-family building is to the south across West 28th Ave. Future townhouse developments that refer to the Cambie Corridor Plan will be to the east across the lane.

Site Plan Concept

As proposed, the development is consistent with the *Cambie Corridor Plan* including *Section 4.2.2* (*King Edward to 29th Avenue*) where the existing developments along Cambie Street will be replaced with allowable 6-storey buildings.

The corner site has approximately 69.6 feet of frontage on Cambie Street and 150 feet of depth fronting 28th Avenue. Access to the underground parking is taken from the lane. Setbacks to Cambie Street, West 28th Avenue and lane are 12 ft, while setback to the south side property is 8 ft. A SROW to the West 28th Avenue frontage forms an additional landscaping setback to provide room for a widened public sidewalk.

Design and Materiality

Per *The Plan Section 4.2.2* the proposed maximum building height is six storeys, approximately 63 ft. to the main roof level. Building volumes created by setbacks, stepbacks and indented balconies form an asymmetrical composition to reduce the apparent scale.

Setbacks to the north property line have been carefully modeled to conform to guidelines determining shadow impacts and relate the building to neighbouring context. The ground and 2nd floors are setback 12ft from the lane property line. Above these floors the 3rd and 4th levels are setback further in accordance with the Guidelines to provide a transitional scale. At 2nd, 3rd and 4th floors cascading terraces with green roof technologies and usable open space will relate upper storeys to the landscaped ground plane, additionally forming a connection with the 6th floor green roof.

On the roof, surrounding the indoor amenity room, an outdoor common space provides unobstructed views to the west, east and south. Edges of the space are defined by guardrails set back from the roof perimeter thus limiting overlook to neighbouring properties and increasing privacy for the amenity. The interior room has been carefully tucked next to the stair and elevator core with fully glazed walls to diminish its visual impact. Mechanical units will be screened from neighbours and rooftop users. On the West 28th Avenue frontage a feature wall and overhang above the ground level entry defines the main entrance and relates the building to pedestrian scale. Five ground floor street facing units, will have patios and pedestrian access from Cambie Street, West 28th Avenue and the lane. Enhancing and animating the pedestrian realm, these patios are elevated from the sidewalk and surrounding streets with plantings that gently transition from existing grade to the newly created ground floor level.

Green Buildings Policy for Rezonings

This project will meet or exceed the Low Emissions Green Buildings path "B" within the Vancouver Green Buildings Policy for Rezoning.

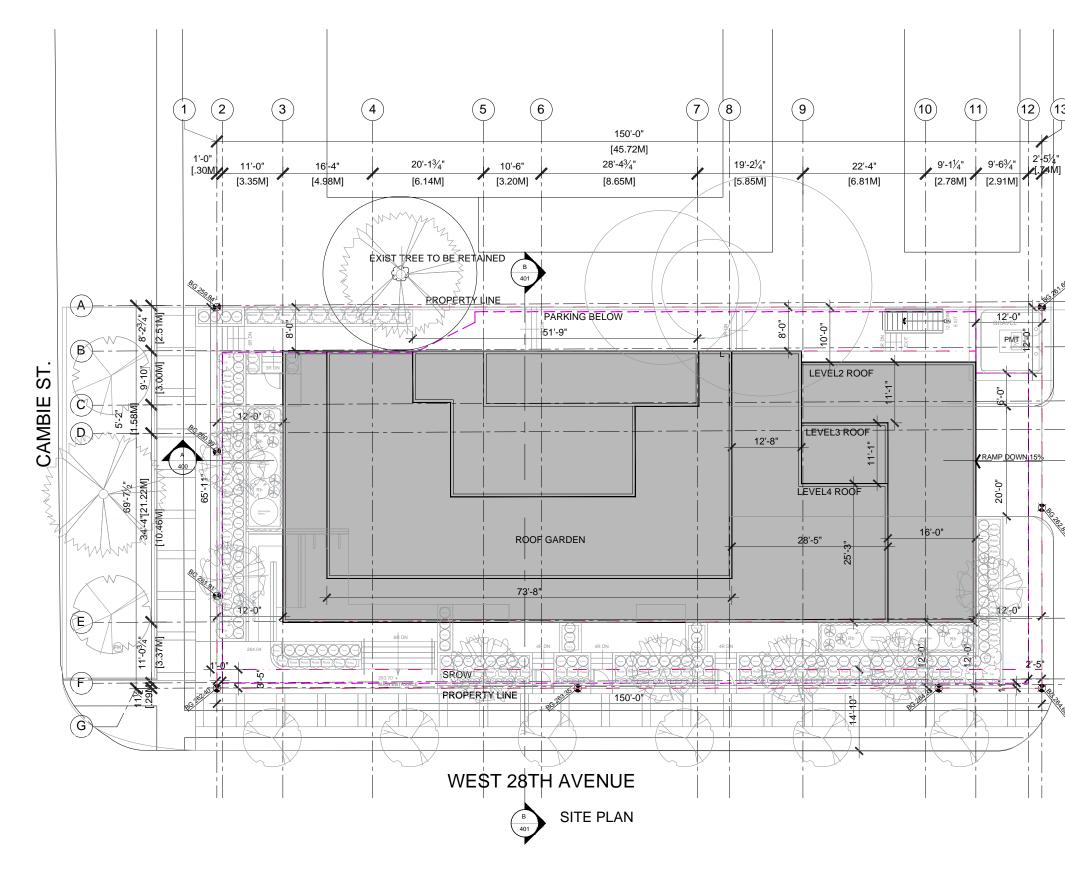
| NO. DATE DESCRIPTION | | | | | | |
|---|--|--|--|--|--|--|
| 1 LETTER OF INQUIRY | | | | | | |
| 2 20-05-29 ISSUED FOR REZONING | | | | | | |
| | | | | | | |
| COPYRIGHT: | | | | | | |
| COPYRIGHT: Any reproduction of distribution for any purpose other than subtacted by the Architect is forbidden. Writien dimensions shall have precedence over scaled dimensions. Catroticos shall wirly and the preposable for all intervisors and conditions on the job and the Architect shall be informed of any variations from the dimensiona and conditions shore on the diareting. Sing diversings shall be submitted to the Architect for approval before proceeding with habitration. | | | | | | |
| COPYRIGHT @ 2018 GUD GROUP SEAL | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| CLIENT | | | | | | |
| 1098428 BC Ltd. | | | | | | |
| | | | | | | |
| | | | | | | |
| MAIN CONSULTANT GUD Group 800-838 West Hastings Street | | | | | | |
| GUD Vancouver, BC. V6C 0A6 tel 604-806-0268 fax 604-806-0260 | | | | | | |
| SUB-CONSULTANT | | | | | | |
| COS CONSOLI ANT | | | | | | |
| | | | | | | |
| | | | | | | |
| KEY PLAN | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| PROJECT TITLE | | | | | | |
| 485 West 28th Ave. | | | | | | |
| Vancouver BC | | | | | | |
| PROJECT NO: 82001 | | | | | | |
| DRAWN BY: MAX/JOSEPH CHK'D BY: XINMAI | | | | | | |
| SCALE: DATE: MAY 29, 2020 | | | | | | |
| | | | | | | |
| STATISTICS AND DESIGN RATIONAL | | | | | | |
| | | | | | | |
| SHEET NUMBER REV: | | | | | | |
| A-3 | | | | | | |



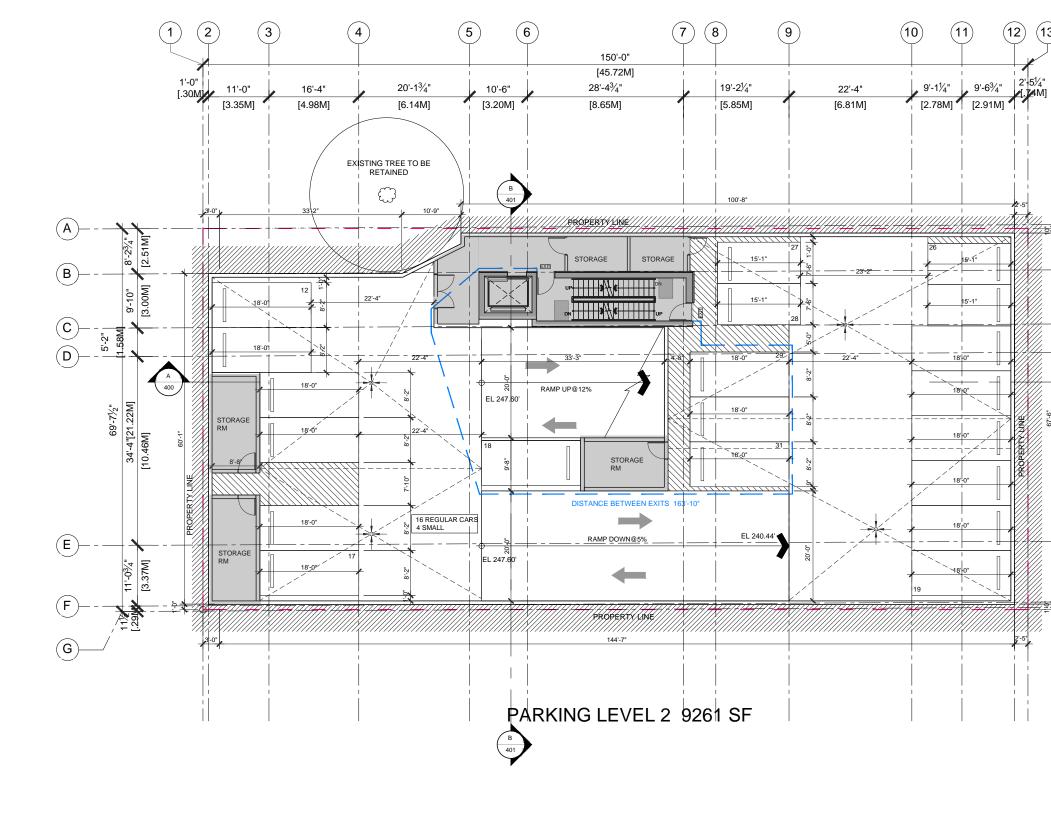
BIRDSEYE VIEW CAMBIE LANE

SOUTHWEST BIRDSEYE VIEW

| stitution for any purpose other the Written dimensions shall have pre- ers shall very and be responsible for a condition shown on the drawn for conditions shown on the drawn | NQUIRY |
|---|---|
| GUD Group 800-838 West Hastin, Vancouver, BC, VBC tel 804-806-0268 fax 604-806-0269 | gs Street |
| est 28th Av | e. |
| MAXUOSEPH XIINMAI MAY 29, 2020 | E REV: |
| | LETTER OF I LETTER OF I ISSUED FOR F ISSUED F ISSUE F ISSUED F ISSUE F ISSU |

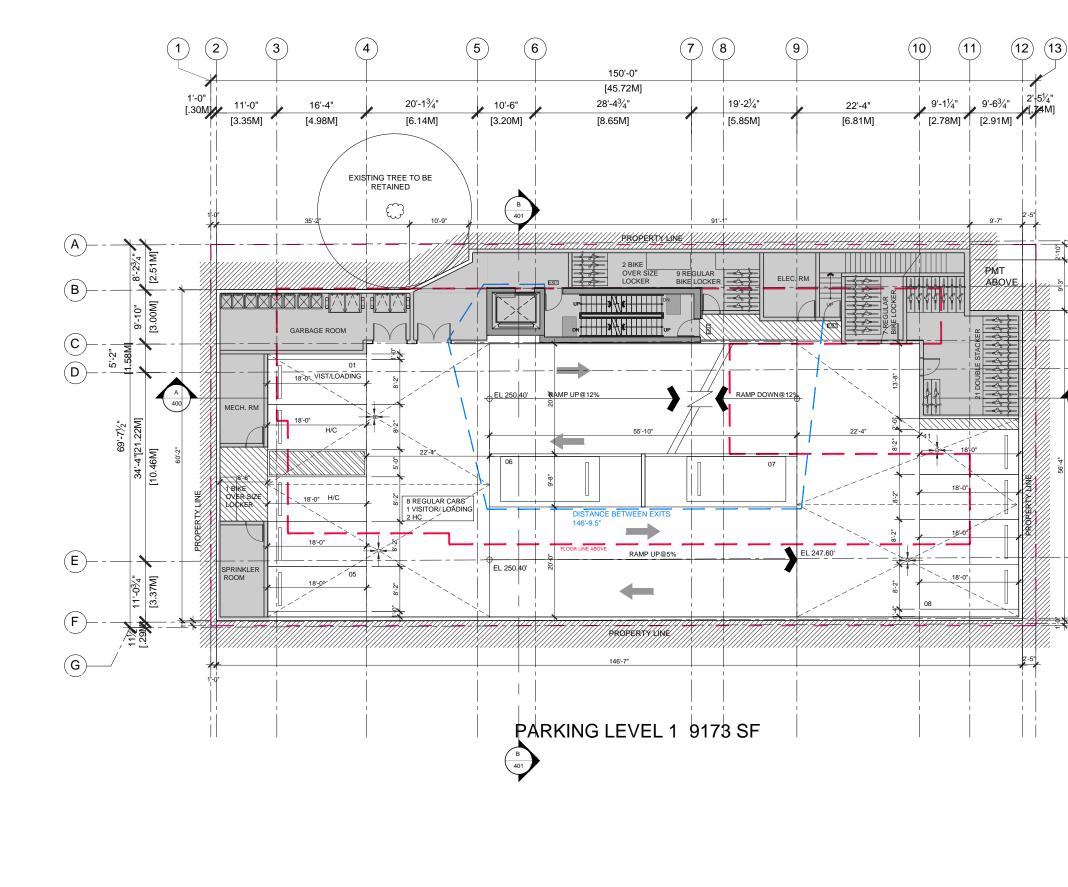


| 3 | NO. DATE DESCRIPTION ISSUES I LETTER OF INQUIRY 2 20-05-29 ISSUED FOR REZONING LETTER OF INQUIRY LETTER OF INQUIRY |
|-------|---|
| چ | CUMTRICHI Any reproduction of a distribution for any purpose other then authorized by the distribution. Contractions and will want be reprodued for all dimensional and controlling on the plane of the Architect and the authorized of any variation and the authorited to the Architect and the automatic of any variation with the authorited to the Architect and the automatic of any variation and the authorited to the Architect and the automatic of any variation and the authorited to the Architect and the automatic of any variation and the authorited to the Architect and the automatic of any authorited and the architect of any approximation and the automatic authorited and any approximation and any approximation and any authorited and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and any approximation and approximation and any approximation and any approximation and approximation and any approximation and approximation and approximation and approximation and approximation and approximation and approximation and approximation and approximation and approximation approximation and approximation and approximation and approximation approximation and approximation and approximation and approximation approximation and approximation and approximation and approximation and approximation approximation and approximation and approxim |
| | CLIENT 1098428 BC Ltd. MAIN CONSULTANT MOI Group 200 |
| ~ | KEY PLAN |
| * | PROJECT TITLE 485 West 28th Ave. Vancouver BC PROJECT NO: 82001 DRAWN BY: MAXJOSEPH CHKD BY: XNNAJ SCALE: 1/8°=1-0° DATE: MAY 29, 2020 SHEET TITLE SITE PLAN SHEET NUMBER REV: A-101 |



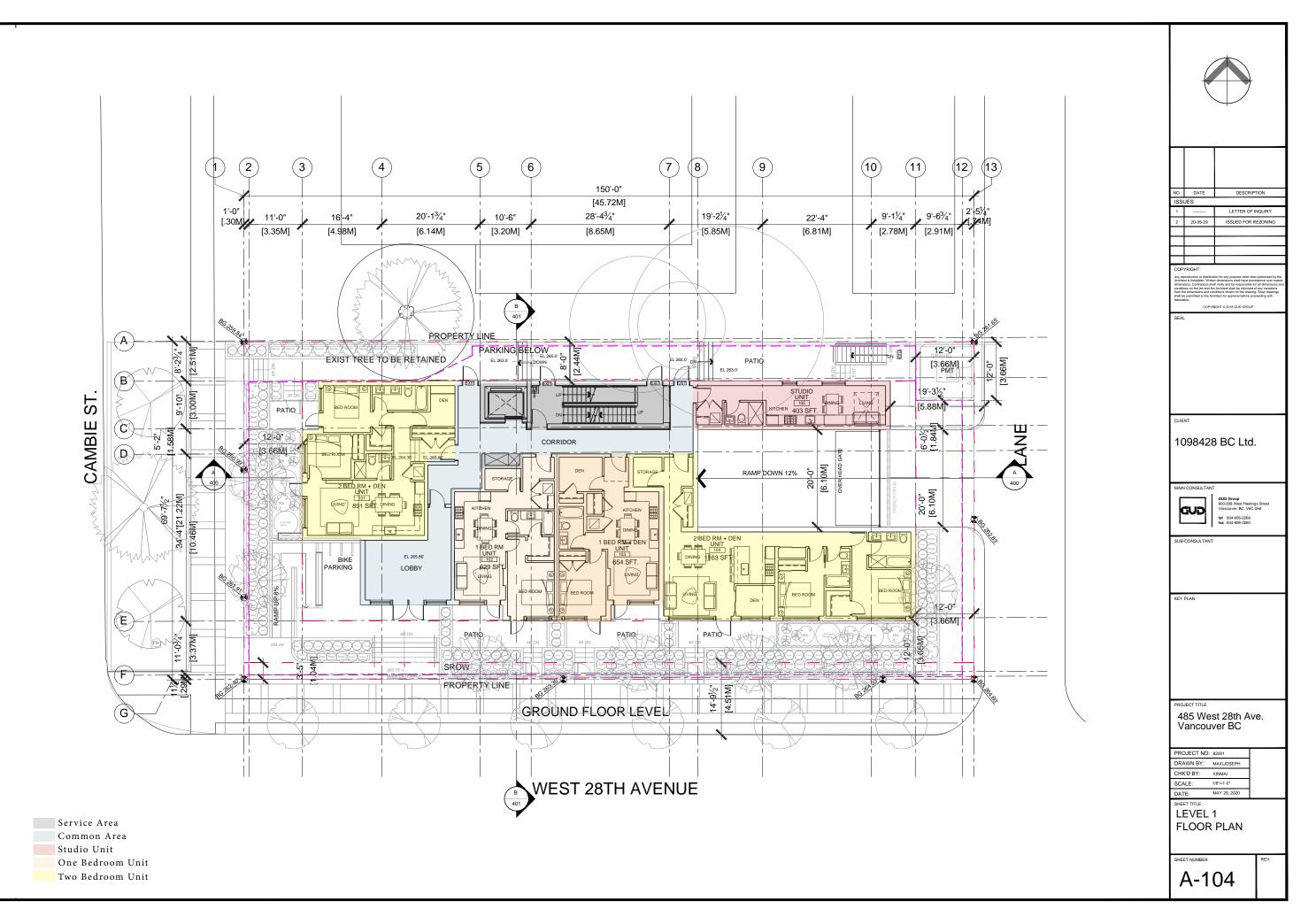
Service Area

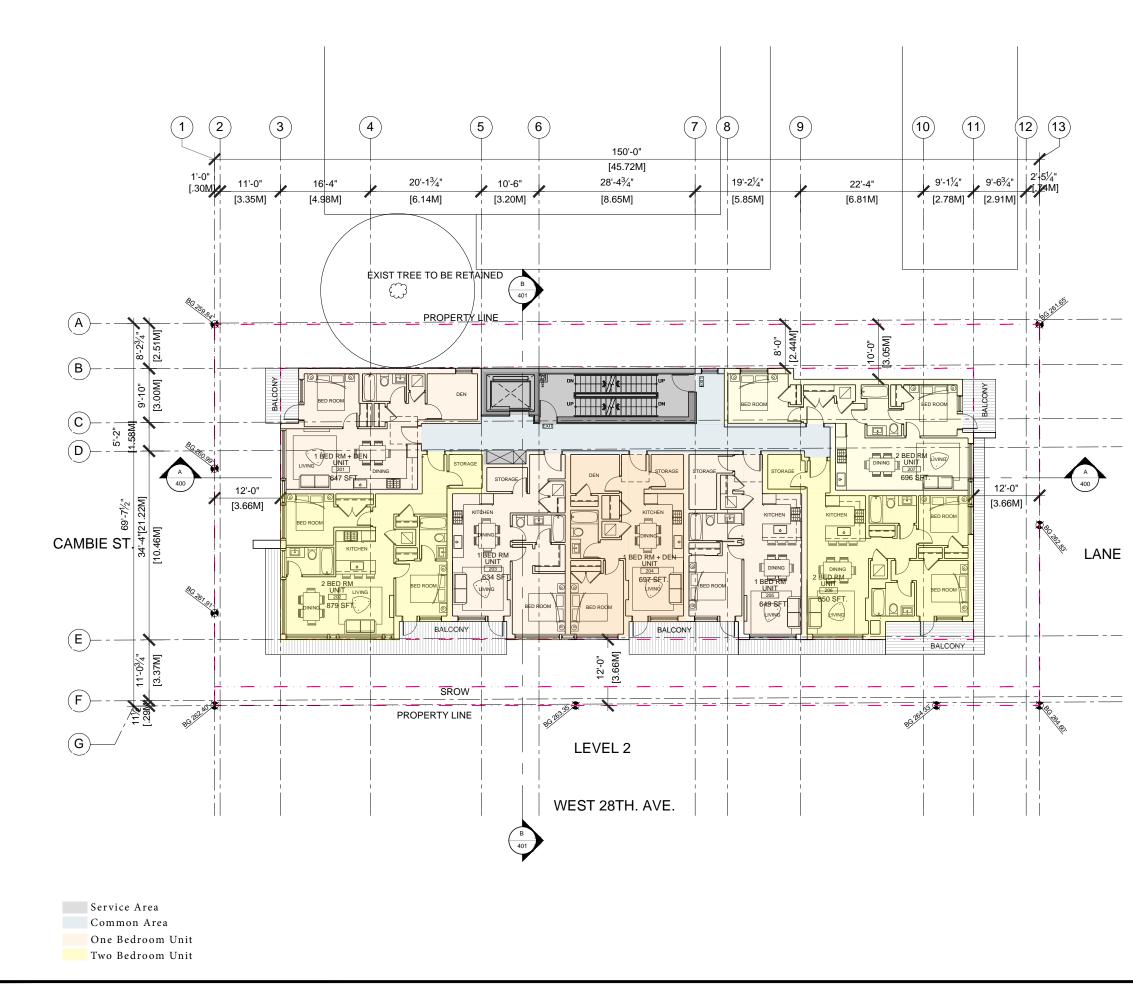
| 13) | |
|----------|---|
| <u>_</u> | |
| 4" Μ] | NO. DATE DESCRIPTION ISSUES |
| *'] | 1 LETTER OF INQUIRY 2 20-05-29 ISSUED FOR REZONING |
| | |
| | |
| | COPYRIGHT: Wy reproduction of relativities for any purpose other than authorized by the Architect is behalder. Within dimensions shall have proceeding on our scalar constraints on the point of the Architect of any resultions of non-the dimensions and conditions shown on the dataweting flags drawings behalder. A scalar of the Architect of any resulting of the abbrack of the Architect of any result of the proceeding with behalder. |
| | SEAL |
| | |
| | |
| | |
| | |
| | CLIENT |
| | 1098428 BC Ltd. |
| A 400 | |
| | MAIN CONSULTANT |
| | GUD Group 800-838 West Hastings Street Vancouver, BC. V6C 0A6 tel 604-806-0288 fax: 604-806-0280 |
| | SUB-CONSULTANT |
| | |
| | |
| | KEY PLAN |
| | |
| | |
| <u></u> | |
| | |
| | |
| | 485 West 28th Ave. Vancouver BC |
| | PROJECT NO: 82001 DRAWN BY: MAX/JOSEPH |
| | CHK'D BY: XINMAI SCALE: 1/8"=1"-0" DATE: MAY 29, 2020 |
| | SHEET TITLE |
| | P2 PARKING LEVEL |
| | SHEET NUMBER REV: |
| | A-102 |



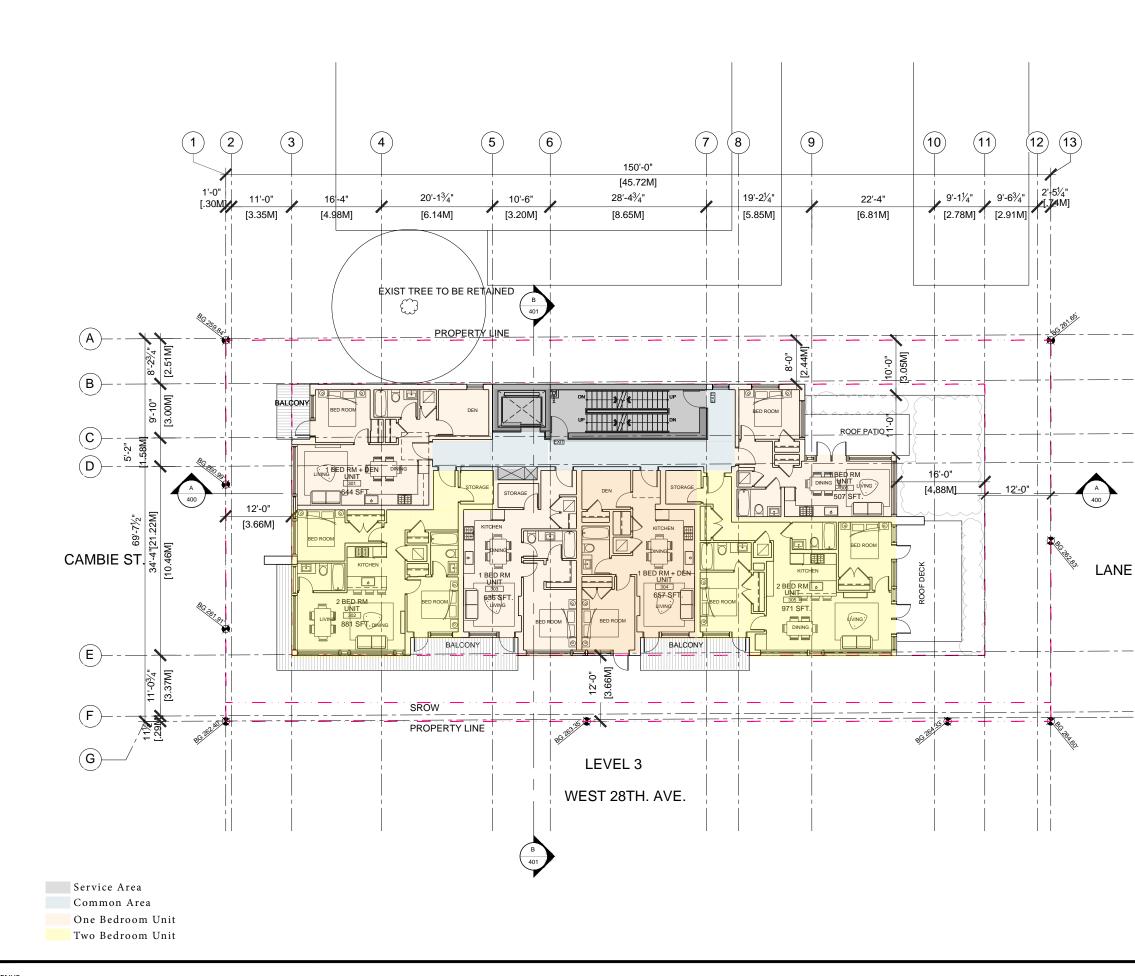
Service Area

| | NO. DATE DESCRIPTION ISSUES ISSUED FOR REZONING 2 20-05-29 ISSUED FOR REZONING 4 5 6 7 | | | |
|----------|--|--|--|--|
| | COPYRIGHT: Any representations of the any purposed where there authorized by the internations. Contractions that all welf and the responsible for all dimensions contractions on the jub and the Authorited shall be informed of all y variations and the authorized that has been approximately and the tabriance of the Authorited Segment and the Segment and the tabriance of the Authorited Segment and the Segment and the COPYRIGHT 0 2018 GUD GROUP SEAL | | | |
| A 400 | CLIENT 1098428 BC Ltd. MAIN CONSULTANT OUD Group MONSSWeet Hastings Street Vancourse, Vise Data | | | |
| | SUB-CONSULTANT | | | |
| | PROJECT TITLE 485 West 28th Ave. Vancouver BC | | | |
| | PROJECT NO: 82001 DRAWN BY: MAXUOSEPH CHK'D BY: XINMAI SCALE: 118"=1'-0' DATE: MAY 29, 2020 SHEET TITLE P1 PARKING LEVEL | | | |
| | A-103 | | | |

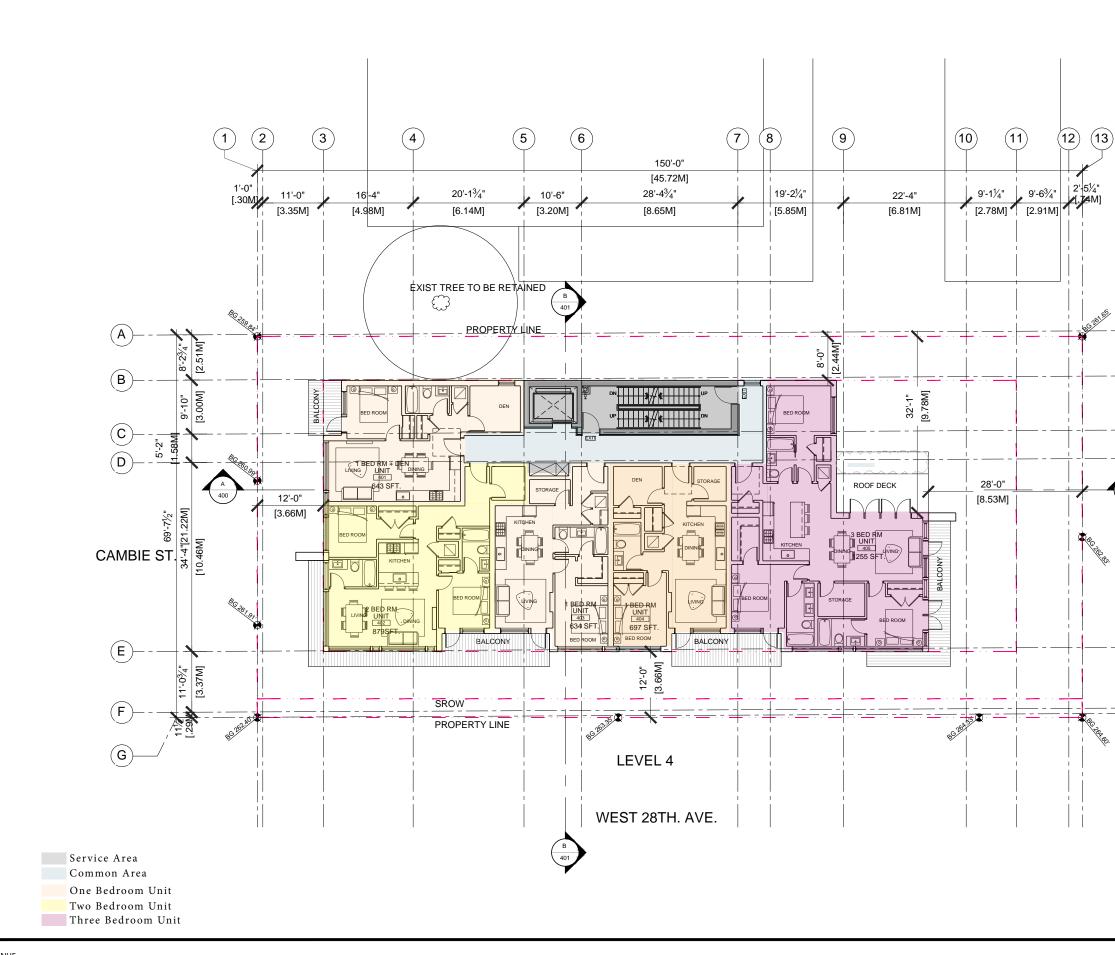




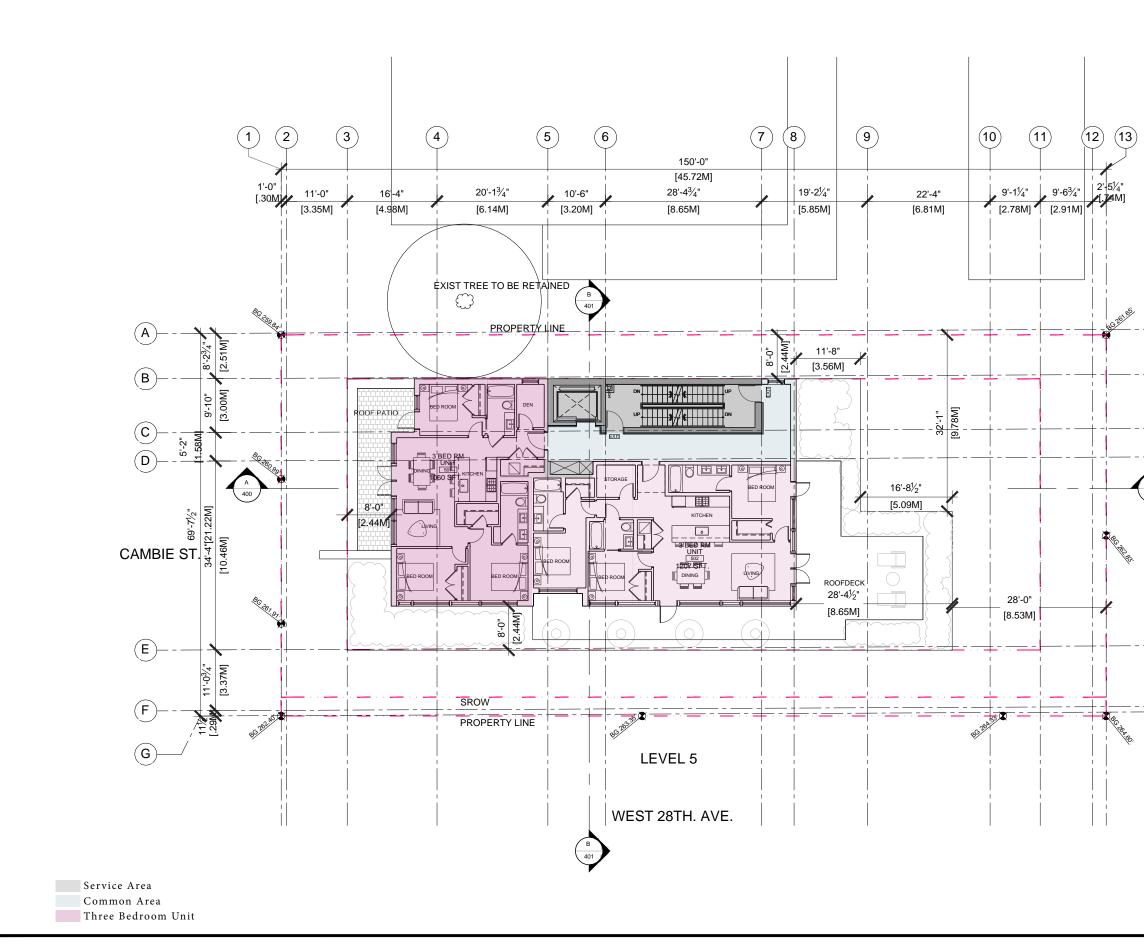
| NO. | DATE | DESCRIPT | ION | | | | |
|--------------------------|---|---|---|--|--|--|--|
| 1 | | LETTER OF IN | QUIRY | | | | |
| 2 | 20-05-29 | ISSUED FOR RI | EZONING | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | ion for any purpose other than n dimensions shall have prece il verify and be responsible for a Architect shall be informed of ditions shown on the drawing. hittect for approval before proc IGHT © 2018 GUD GROUP | authorized by the dence over scaled all dimensions and any variations Shop drawings seeding with | | | | |
| | | | | | | | |
| 098428 BC Ltd. | | | | | | | |
| MAIN CONSULTANT | | | | | | | |
| SUB-CONSULTANT | | | | | | | |
| KEY PLAN | | | | | | | |
| 4 | PROJECT TITLE 485 West 28th Ave. Vancouver BC | | | | | | |
| DRA CHP SCA DAT | LE: 1 | MAXJOSEPH KINMAI /8"=1'-0" MAY 29, 2020 | | | | | |
| | SHEET NUMBER REV: A-105 | | | | | | |



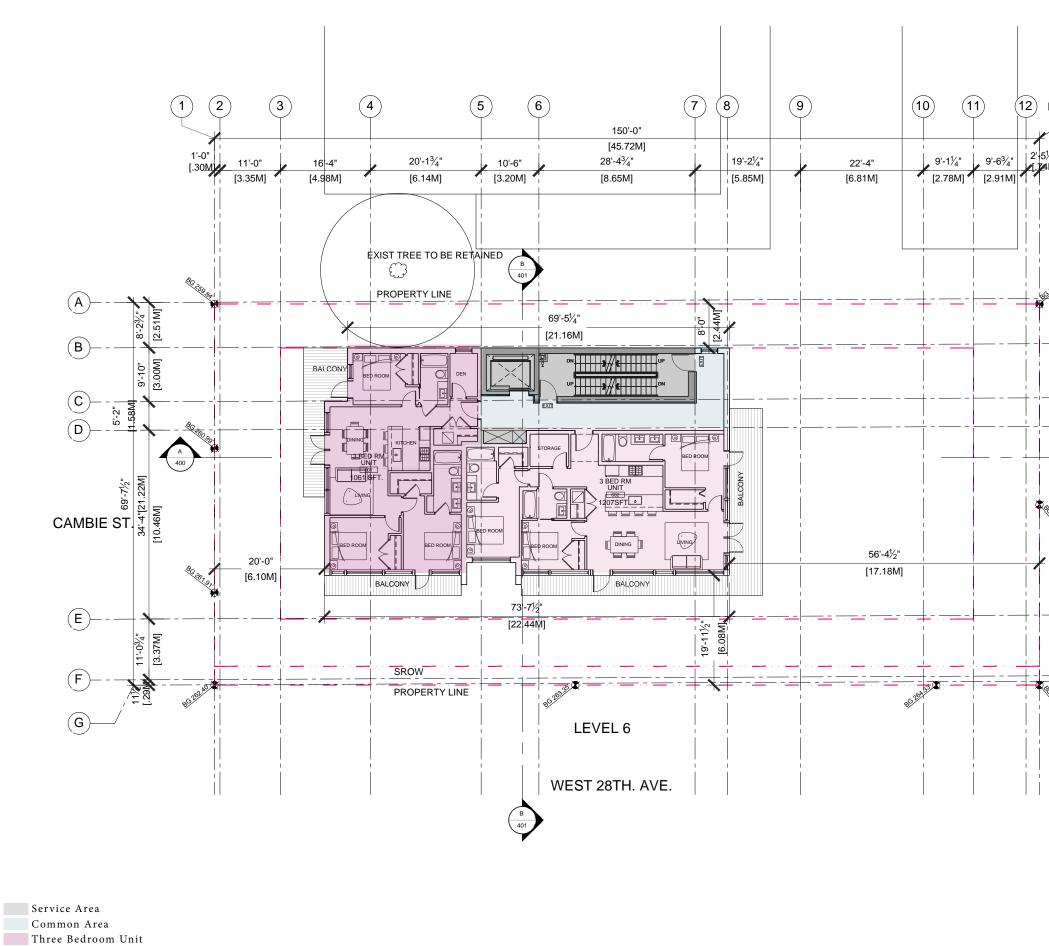
| NO. | DATE | DESCRIP | FION | | | | |
|--|---|--|--|--|--|--|--|
| 100 | | LETTER OF I | NQUIRY | | | | |
| 2 | 20-05-29 | ISSUED FOR R | EZONING | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | on for any purpose other than dimensions shall have proce liverity and be responsible of A Architect shall be informed o ditions shown on the drawing hittect for approval before proc IGHT © 2018 GUD GROUP | a authorized by the edence over scaled rall dimensions and rany variations . Shop drawings . seeding with | | | | |
| CLIENT | | | | | | | |
| 1098428 BC Ltd. | | | | | | | |
| MAIN CONSULTANT UD Oroup UD Or | | | | | | | |
| SUB | CONSULTANT | | | | | | |
| KEY PLAN | | | | | | | |
| PROJECT TITLE 485 West 28th Ave. Vancouver BC | | | | | | | |
| DRA CHA SCA DAT | PROJECT NO: 82001 DRAWN BY: MAXUOSEPH CHK'D BY: XIMMAI SCALE: 18"=1"-0" DATE: MAY 29, 2020 SHEET TITLE LEVEL 3 FLOOR PLAN | | | | | | |
| | et number | 06 | REV: | | | | |



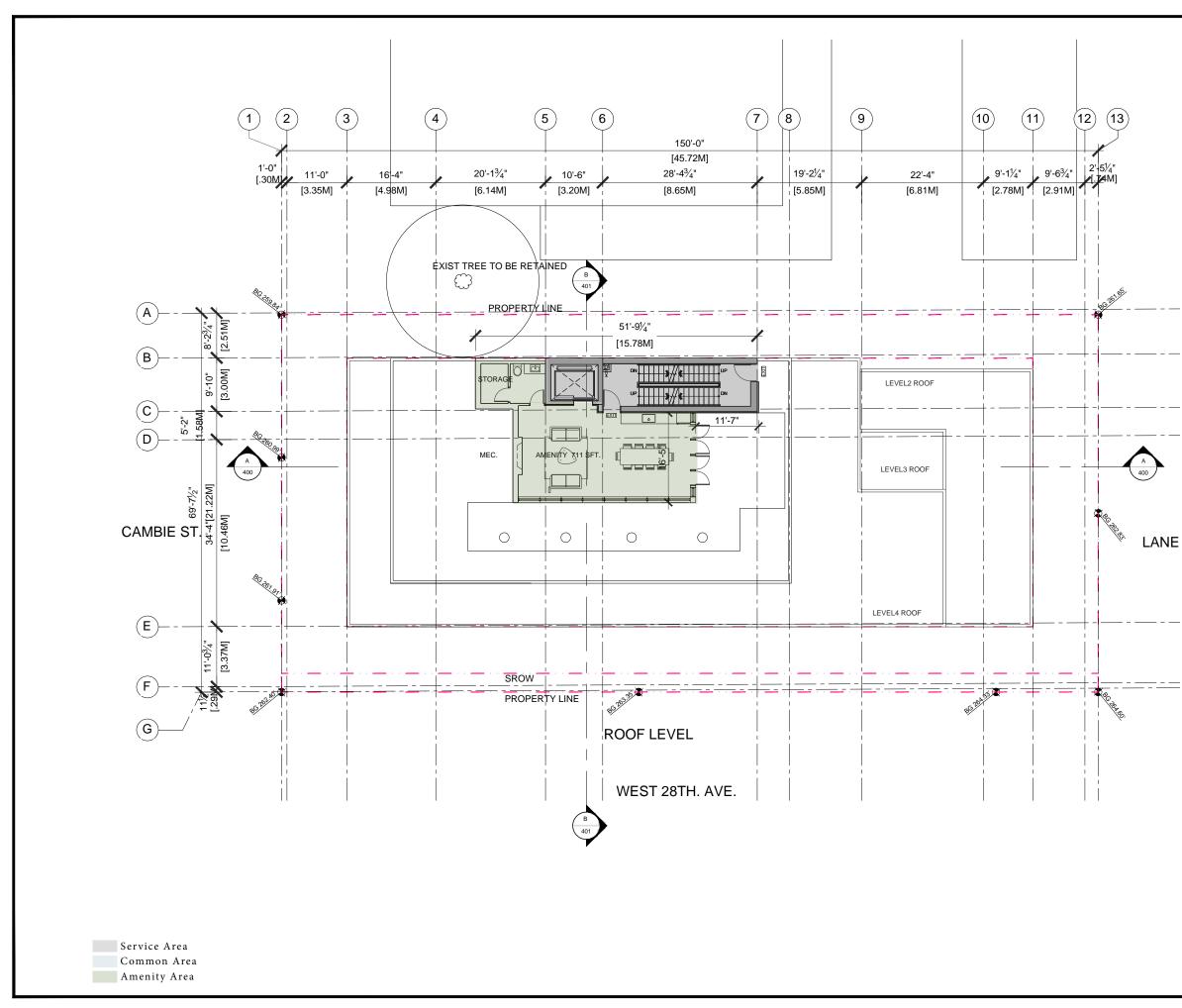
| | NO. | DATE | DESCRIP | FION |
|------|--|-------------------------------|--|--|
| | 1 | 20-05-29 | LETTER OF I | |
| | Any rep Archited dimensi conditio from the | on. | tion for any purpose other that an dimensions shall have preo- all verity and be responsible for a Architect shall be informed or notifions shown on the drawing chitect for approval before pro- RIGHT © 2018 GUD GROUP | authorized by the edence over scaled r all dimensions and any variations Shop drawings seeding with |
| | SEAL | | | |
| | CLIEP | ٩T | | |
| | 10 | 98428 | 8 BC Ltd. | |
| A | ¢ | | GUD Group 800-838 West Hasting Vancouver, BC. V6C f tel 604-806-0268 fax 604-806-0260 | s Street IA6 |
| LANE | KEY I | 21 AN | | |
| | | | | |
| | 48 | ect TITLE 35 Wes ancour | st 28th Av ver BC | e. |
| | DRA CHK SCA | 'D BY: LE: | MAX/JOSEPH XINMAI | |
| | SHEE LE FL | EVEL - | | |
| | | \-1 | 07 | REV: |



| | NO. DATE DESCRIPTION ISSUES I LETTER OF INQUIRY 2 20-05-29 ISSUED FOR REZONING |
|----------|--|
| | COPYRIGHT: Any specifications of ethnications on any purpose offer than adheticated by the dimensions. Constrainties shall with and be responsed for all dimensions and the advectised of the Advectised shall be informed of any variations and the advectised to be advected by the advectised and advectised of the Advectised shall be informed of any variations tationations. COPYRIGHT IS 2018 GUD GROUP SEAL |
| · | сшемт 1098428 BC Ltd. |
| A 400 | MAIN CONSULTANT GUD Group S00-503 West Hastings Street SUB-CONSULTANT Main Consult Tant |
| LANE | KEY PLAN |
| | |
| | 485 West 28th Ave. Vancouver BC |
| | LEVEL 5 FLOOR PLAN SHEET NUMBER REV: A-108 |



| (13) | | | |
|-------------------|---|--|--|
| | | | |
| / " 4 | | | |
| 4 M] | NO. DATE ISSUES 1 | LETTER OF I | |
| | 2 20-05-29 | ISSUED FOR R | |
| | | | |
| 19 ¹⁹¹ | COPYRIGHT: Any reproduction or distribut Architect is forbidden. Write dimensions. Contractors sha conditions on the job and the from the dimensions and co shall be submitted to the Arc fabrication. | ion for any purpose other than n dimensions shall have precei ill verify and be responsible for Architect shall be informed o diffions shown on the drawing hitect for approval before proc | authorized by the dence over scaled rany variations and any variations . Shop drawings seeding with |
| <u></u> | SEAL | GHT © 2018 GUD GROUP | |
| | | | |
| | CLIENT | | |
| | 1098428 | 3 BC Ltd. | |
| A 400 | | | |
| | | GUD Group 800-838 West Hasting Vancouver, BC. VGC (tel 604-806-0268 fax 604-806-0260 | s Street IA6 |
| | SUB-CONSULTANT | | |
| | KEY PLAN | | |
| | | | |
| | 485 Wes Vancouv | st 28th Av /er BC | e. |
| | CHK'D BY: SCALE: 1 | MAX/JOSEPH KINMAI /8"=1'-0" MAY 29, 2020 | |
| | SHEET NUMBER | 9 | REV: |



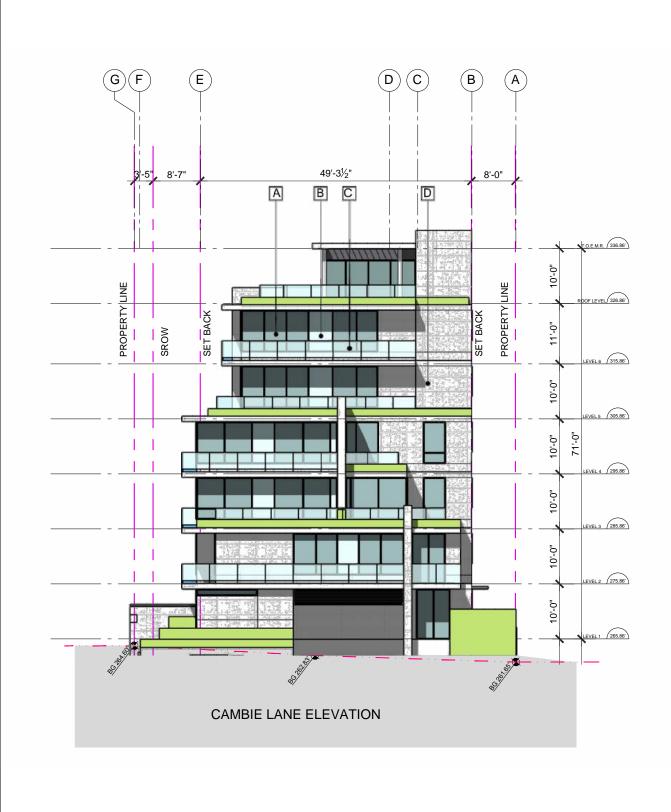
| NO. DATE DESCRIPTION ISSUES ISSUED FOR REZONING 2 20-05-29 ISSUED FOR REZONING 3 ISSUED FOR REZONING 4 ISSUED FOR REZONING 5 ISSUED FOR REZONING 4 ISSUED FOR REZONING 5 ISSUED FOR REZONING 4 ISSUED FOR REZONING 5 ISSUED FOR REZONING 4 ISSUED FOR REZONING 4 ISSUED FOR REZONING 5 ISSUED FOR REZONING |
|--|
| CLIENT 1098428 BC Ltd. MAIN CONSULTANT SUB-CONSULTANT SUB-CONSULTANT |
| PROJECT TITLE 485 West 28th Ave. Vancouver BC PROJECT NO: 82001 DRAWN BY: MAXJOSEPH CHK'D BY: XINMAI SCALE: 1/8°-1-0° DATE: MAY 29, 2020 SHEET NUMBER ROOF LEVEL SHEET NUMBER REV: |



MATERIAL LEGEND :

- A. DOUBLE PANE FIBER GLASS SYSTE B. INSULATED SPANDREL GLASS WIT
- C. ALUMINUM & GLASS GUARDRAIL TO D. COMPOSITE METAL PANEL COLOR
- E. COMPOSITE METAL PANEL COLOR

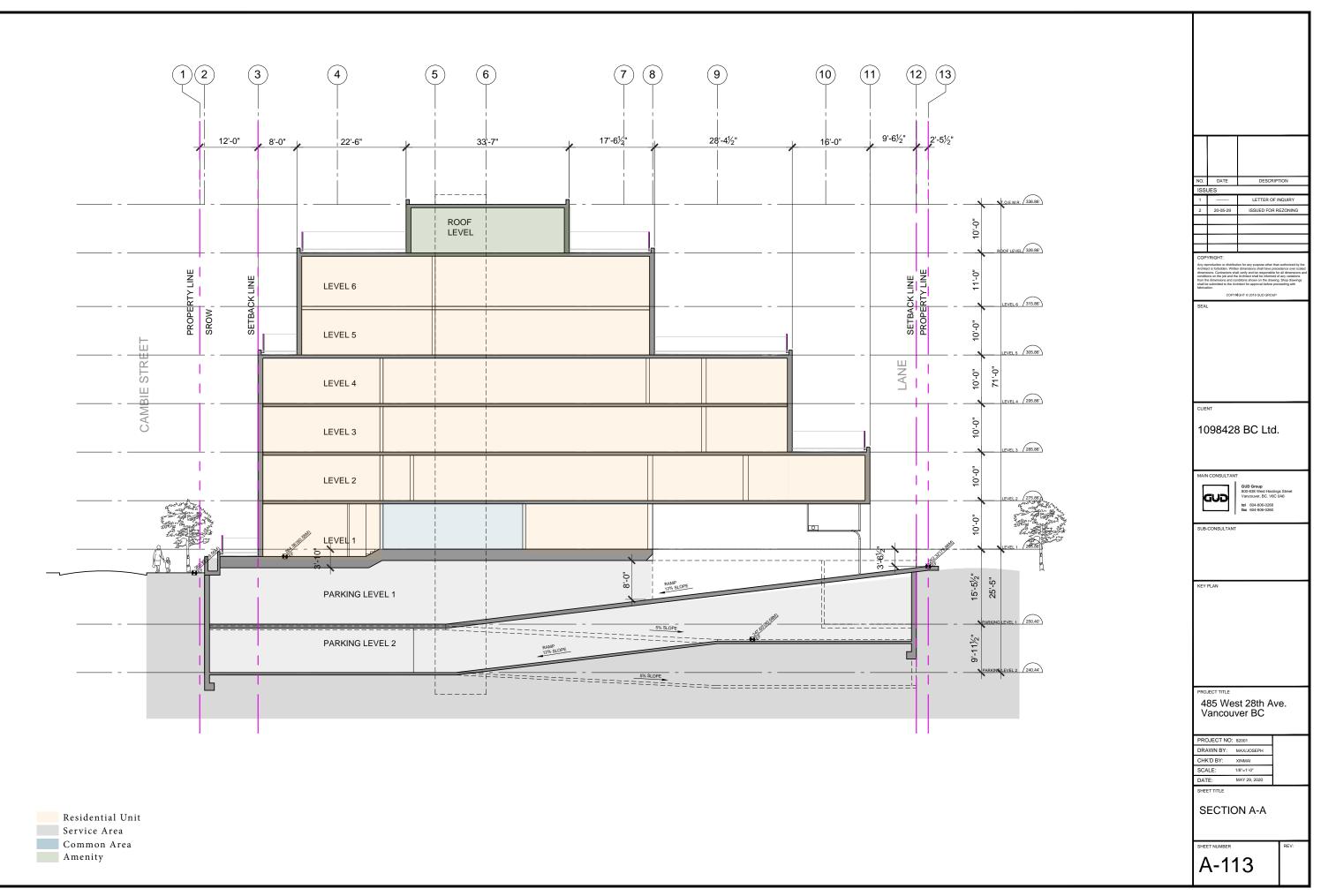
| | 1 |
|-----------------------------|--|
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | |
| | |
| | |
| | |
| | |
| | NO. DATE DESCRIPTION |
| | ISSUES |
| | 1 LETTER OF INQUIRY |
| | 2 20-05-29 ISSUED FOR REZONING |
| | - 2000 20 IGG02D FOR REZONING |
| | |
| | |
| | |
| | |
| | COPYRIGHT: |
| | Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scale dimensions. Constructors that we have a state of the stat |
| | conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Show deviations |
| | Any reproduction or distribution for any purpose other than authorized by the Architect is folicidem. Written dimensions shall have precedence over scale dimensions. Contractions shall write which are personalities for all dimensions according on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the divariang. Shop dawings shall be submitted to the Architect for approval before proceeding with flabitication. |
| | COPYRIGHT © 2018 GUD GROUP |
| | SEAL |
| | |
| | 1 |
| | |
| | 1 |
| | |
| | |
| | |
| | |
| | |
| | 1 |
| | |
| | CLIENT |
| | 1 |
| | 1098428 BC Ltd. |
| | 1090420 DC LIU. |
| | |
| | 1 |
| | 1 |
| | |
| | MAIN CONSULTANT |
| | GUD Group |
| | GUD 800-838 West Hastings Street Vancouver, BC. V6C 0A6 |
| | tel 604-806-0268 |
| | fax 604-806-0260 |
| | |
| | SUB-CONSULTANT |
| | |
| | |
| | |
| | 1 |
| | 1 |
| | |
| | KEY PLAN |
| | |
| | |
| | |
| | 1 |
| | |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | 1 |
| | |
| | PROJECT TITLE |
| | 485 West 28th Ave. |
| | Vancouver BC |
| | |
| | |
| | PROJECT NO: 82001 |
| | DRAWN BY: MAX/JOSEPH |
| | |
| | CHK'D BY: XINMAI |
| EM WITH LOW-E GLASS | SCALE: 1/8"=1'-0" |
| | DATE: MAY 29, 2020 |
| THIN FIBERGLASS WALL SYSTEM | SHEET TITLE |
| TO MATCH WINDOW FRAME | ELEVATION |
| RWHITE | W. 28TH AVE. |
| RED | VV. ZOITAVE. |
| | 1 |
| | 1 |
| | SHEET NUMBER REV: |
| | |
| | A-111 |
| | |

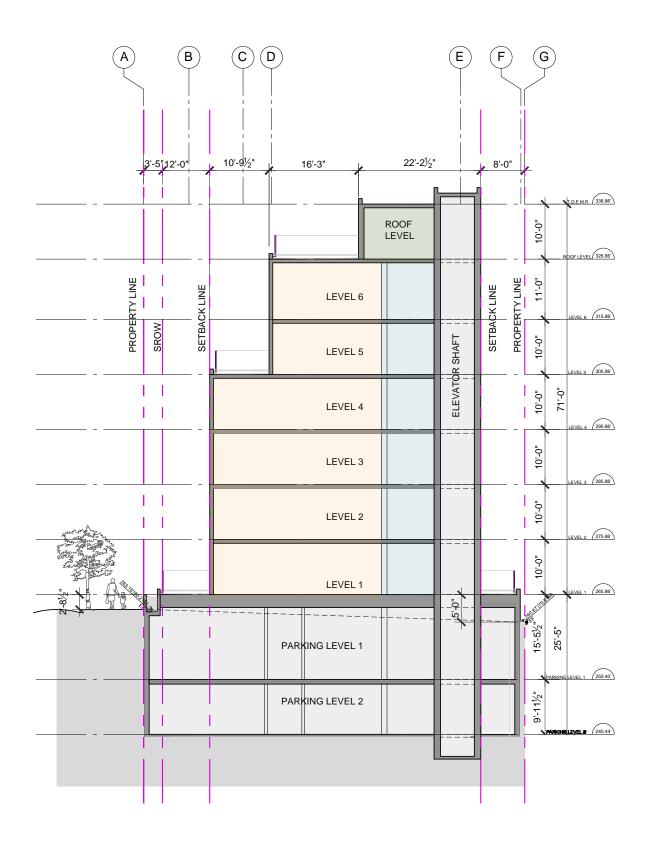




| MATERIAL | I EGEND · | |
|----------|-----------|--|
| | LLOLIND. | |

| NO | DATE | DESCRIPTION |
|--|---|--|
| NO. | DATE JES | DESCRIPTION |
| 1 | | LETTER OF INQUIRY |
| 2 | 20-05-29 | ISSUED FOR REZONING |
| | | |
| | | |
| | | |
| | COPYR | tion for any purpose other than authorized by the in dimensions shall have precedence over scaled the standard standard standard standard > Architect shall be informed of any variations and inform shown on the drawing. She drawings thinks for approval before proceeding with BGHT 6 2018 GUD GROUP |
| | | |
| CLIE | NT | |
| 10 |)98428 | 3 BC Ltd. |
| | | |
| | | GUD Group 800-838 West Hastings Street Vancouver, BC. V6C 0A6 tel 604-806-0288 fax 604-806-0280 |
| SUB- | CONSULTANT | |
| | | |
| KEY | PLAN | |
| PRO. | JECT TITLE | st 28th Ave. /er BC |
| PRO. 4 V | JECT TITLE 85 Wes | ver BC |
| PRO. 4 V PRC DRA | JECT TITLE 85 Wes ancouv | /er BC |
| PRO 4 V PRC DRA CHIM | JECT TITLE 85 Wes ancouv | /er BC |
| PRO 4 V PRC DRA CHIM SCA | JECT TITLE 85 Wes ancouv | 2001 MAXJOSEPH KINIMAI 1/8"=1'-0" |
| PRO. 44 V DRA CHIM SCA DAT | VECT TITLE 85 Wes ancouv VIECT NO: 4 VIECT | Ver BC |
| PRO. 4 V PRC DRA CHIM SCA DAT SHEE | JECT TITLE 85 Wes ancouv VIECT NO: 0 WWN BY: 1 CD BY: 2 LE: 1 E: 1 T: E: 1 | 2001 MAXUJOSEPH IXINMAI //8°+1°-0° MAY 29, 2020 |
| PRO 44 V DRA CHI SCA DAT | JECT TITLE 85 Wes ancouv VIECT NO: 0 WWN BY: 1 CD BY: 2 LE: 1 E: 1 T: E: 1 | 2001 MAXJOSEPH KINIMAI 1/8"=1'-0" |

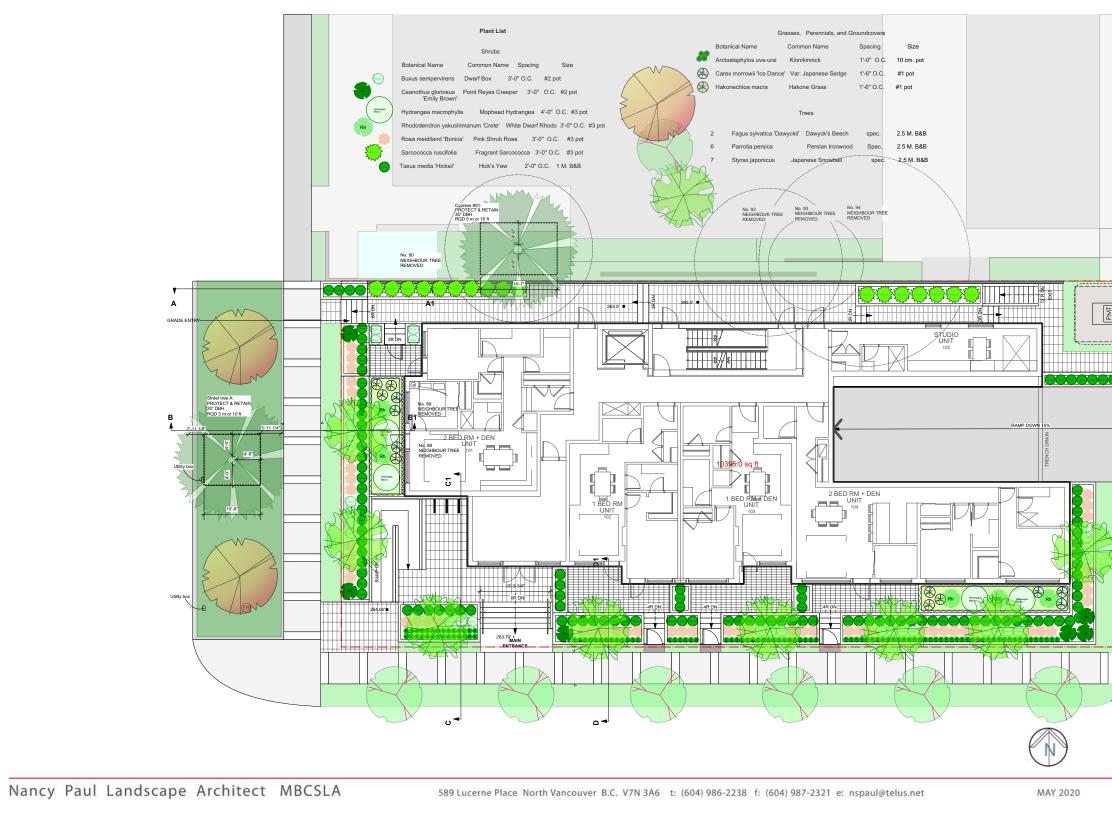




Residential Unit Service Area Common Area Amenity

| NO. | DATE | DESCRIPT | FION |
|--|------------------|---|--|
| ISSI | JES | | |
| 1 | | LETTER OF I | |
| 2 | 20-05-29 | ISSUED FOR R | EZONING |
| | | | |
| | | | |
| | | | |
| | | tion for any purpose other than in dimensions shall have proce all verify and be responsible for Architect shall be informed of inditions shown on the drawing hitlect for approval before proc NGHT © 2018 GUD GROUP | authorized by the idence over scaled all dimensions and any variations . Shop drawings iseding with |
| SEA | | | |
| | SEAL | | |
| CLIE | NT | | |
| 0.00 | | | |
| 10 | 98429 | BC Ltd. | |
| | /JU420 | | |
| MAIN | CONSULTANT | 1 | |
| | GUÐ | GUD Group 800-838 West Hasting Vancouver, BC. V6C 0 tel 604-806-0268 fax 604-806-0260 | s Street IA6 |
| | CONSULTANT | | |
| KEY | PLAN | | |
| 4 | 85 Wes ancouv | st 28th Av /er BC | e. |
| PROJECT NO: 82001 DRAWN BY: MAXJOSEPH CHK'D BY: XINMAI SCALE: 1/8°=1°-0° DATE: MAY 29, 2020 SHEET TITLE XINMAI | | | |
| SECTION B-B | | | |
| SHEE | ET NUMBER | | REV: |
| A | \-11 | 4 | |

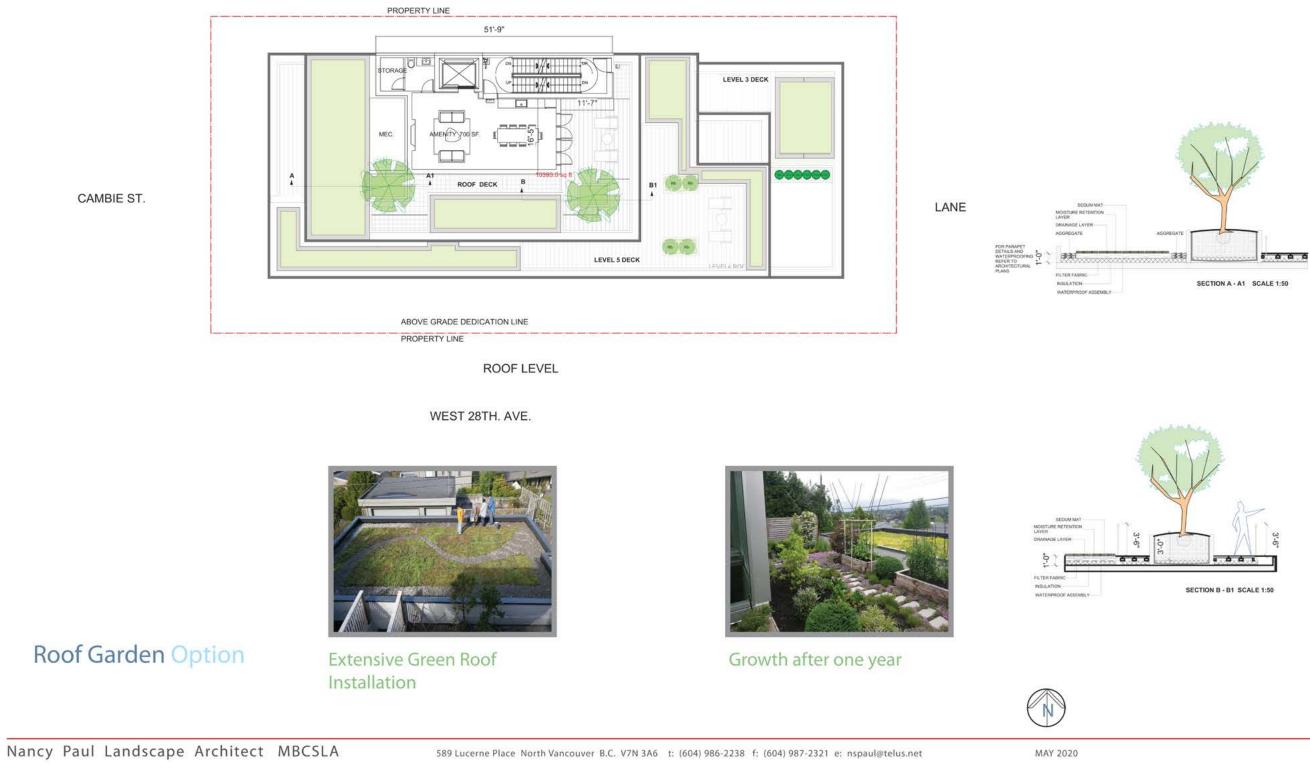
485 West 28th Avenue, Vanc LANDSCAPE PLAN



| couver, B.C. | |
|--|--|
| N AND SECTIONS | |
| | |
| | NO. DATE DESCRIPTION ISSUES 1 LETTER OF INQUIRY |
| | 2 20-05-29 ISSUED FOR REZONING |
| | COPYRIGHT: Any reproduction of elastifuction for any purpose other than authorized by the dimension. Control and a work and the measurement of the second condition on the job and the Antholack shall be informed of any variation conditions on the job and the Antholack shall be informed of any variation table sub-retifies the Architect or Segments and proceeding with tablecators. |
| | SEAL |
| | |
| | CLIENT |
| B.C. HYDRO PAD MOUNTED TRANSFORMER BOLLARDS | 1098428 BC Ltd. |
| | MAIN CONSULTANT GUD Group. 800-838 West Mastings Street Vancouver, BC. VBC 0A6 |
| | tel 604-806-8288 fax 604-806-8280 SUB-CONSULTANT |
| | KEY PLAN |
| | |
| | |
| | 485 West 28th Ave. Vancouver BC |
| | PROJECT NO: 82001 DRAWN BY: CHK'D BY: SCALE: 1/8"=1'-0" DATE: MAY 29, 2020 |
| 2 | BHEET TITLE LANDSCAPE DRAWING |
| | sheet number rev: |

485 West 28th Avenue, Vancouver, B.C.

LANDSCAPE PLAN AND SECTIONS



| NO. | DATE JES | DESCRI | PTION |
|---|---|--|----------|
| 1 | | LETTER OF | |
| 2 | 20-05-29 | ISSUED FOR | REZONING |
| | | | |
| | | | |
| Any re Archite dimens conditi from th shall b fabrica | COPYR | ion for any purpose other th n dimensions shall have pe il verify and be responsible a Architest shall be informe nditions shown on the daw hitlest for approval before p | |
| SEAL | - | | |
| | | | |
| | | | |
| CLIE | NT | | |
| 10 | 1098428 BC Ltd. | | |
| MAIN | MAIN CONSULTANT S00-533 Weat Hastings Street Vancouver, BC. VEC 0A6 Int III: 004-086-0288 Int III: 004-086-0288 | | |
| SUB | SUB-CONSULTANT | | |
| KEY | PLAN | | |
| | | | |
| 4 | BS Wes | st 28th Av | ve. |
| | Vancouver BC | | |
| CHP SCA DAT | | /8"=1'-0" MAY 29, 2020 | |
| ן ו | | SCAP VING | E |
| | _ -2 | | REV: |