PROJECT INFORMATION

CIVIC ADDRESS: 2929 COMMERCIAL DRIVE

LEGAL DESCRIPTION: LOT 2 BLOCK 170 PLAN VAP14017

DISTRICT LOT 2064 NWD MIXED-USE RESIDENTIAL/OFFICE/COMMERCIAL C-2C1

PROPOSED ZONING: CD-1

PROPOSED USE: MIXED-USE RESIDENTIAL/OFFICE/RETAIL

SITE AREA: 12,337 ft² (1,146.1 m²)

SITE COVERAGE: 63% - 10,240 ft² (951.3 m²)

GROSS FLOOR AREA: 34,072.5 ft² (3,165.4 m²)

FLOOR SPACE RATIO: 2.65 (32,637.7 ft²)

SETBACKS:

COMMERCIAL DRIVE: 2ft (0.6m)

13TH AVENUE: 2ft (0.6m)

WEST SIDE YARD: 3ft (0.9m)

REAR LANE: 9ft (2.7m)

BUILDING HEIGHT: 61.5ft (18.75m)

STOREYS: 6 STOREYS

PARKING REQUIRED: 28 SPACES (By-Law)

PARKING PROVIDED: 24 SPACES

BIKE STORAGE REQUIRED: 52 CLASS-A

BIKE STORAGE PROVIDED: 52 CLASS-A

2929 COMMERCIAL DRIVE

VANCOUVER, BC

A0.01

A0.01 INFORMATION SHEET NTS

A0.02 PROJECT STATISTICS NTS

A0.03 DESIGN RATIONALITY NTS

A0.04 DESIGN RATIONALITY NTS

A0.05 DESIGN RATIONALITY - LANDSCAPE NTS

A0.06 DESIGN RATIONALITY - SUSTAINABILITY NTS

A0.07 DESIGN RATIONALITY NTS

A0.08 DESIGN RATIONALITY - VIEW CONE NTS

A0.09 PERSPECTIVES NTS

A0.10 PERSPECTIVES NTS

A0.11 SHADOW STUDY NTS

A0.12 URBAN CONTEXT NTS

A1.01 CONTEXT PLAN NTS

A1.02 SURVEY PLAN NTS

A1.03 SITE PLAN NTS

A2.01 PARKING LEVEL 02

A2.02 FLOOR PLAN LEVEL 01 AND PARKING 01

A2.03 FLOOR PLAN LEVEL 02

A2.04 FLOOR PLAN LEVEL 03

A2.05 FLOOR PLAN LEVEL 04-05

A2.06 FLOOR PLAN LEVEL 06

A2.07 EDUCATION AND TRAINING CENTRE

A2.08 VESTA/VSTA OFFICES

A2.09 UNIT PLANS

A2.10 UNIT PLANS

A2.11 UNIT PLANS

A2.12 NORTH ELEVATION

A2.13 EAST ELEVATION

A2.14 SOUTH ELEVATION

A2.15 WEST ELEVATION

A2.16 BUILDING SECTION - A

A2.17 BUILDING SECTION - B

LANDSCAPE DRAWINGS

L0.0 CONTEXT LAYOUT PLAN

L1.0 LAYOUT PLAN LEVEL 1, 2, 3

L1.1 GRADING PLAN LEVEL 1, 2

L2.0 LAYOUT PLAN LEVEL 5

L3.0 LAYOUT PLAN LEVEL 6

L3.1 ILLUSTRATIVE SECTION

AS SHOWN

AREA OVERLAYS

A2.06A FLOOR PLAN LEVEL 01 AND PARKING 01

A2.06B FLOOR PLAN LEVEL 02

A2.06C FLOOR PLAN LEVEL 03

A2.06D FLOOR PLAN LEVEL 04-05

A2.06E FLOOR PLAN LEVEL 06

SCHEDULES

A2.02a FLOOR PLAN LEVEL 01 AND PARKING 01 1/8" = 1'-0"

A2.05a FLOOR PLAN LEVEL 04-05 1/8" = 1'-0"

A2.04a FLOOR PLAN LEVEL 03 1/8" = 1'-0"

A2.03a FLOOR PLAN LEVEL 02 1/8" = 1'-0"

A2.06a FLOOR PLAN LEVEL 06 1/8" = 1'-0"
### AREA CALCULATION

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>G.F.A. (ft²)</th>
<th>STORAGE (ft²)</th>
<th>AMENITY (ft²)</th>
<th>UTILITY (ft²)</th>
<th>F.S.R. (ft²)</th>
<th>F.S.R. (ft²)</th>
<th>F.S.R. (ft²)</th>
<th>F.S.R. (ft²)</th>
<th>CIRCULATION (ft²)</th>
<th>BALCONIES (ft²)</th>
<th>NET (ft²)</th>
<th>EFFICIENCY</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1,999.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>1,504.9</td>
<td>0.0</td>
<td>0.0</td>
<td>1,999.6</td>
<td>494.7</td>
<td>494.7</td>
<td>0.0</td>
<td>1,504.9</td>
<td>75.26%</td>
</tr>
<tr>
<td>Level 2</td>
<td>5,055.8</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>3,421.3</td>
<td>356.4</td>
<td>9,277.6</td>
<td>420.0</td>
<td>0.0</td>
<td>8,634.9</td>
<td>55.15%</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Level 3</td>
<td>7,258.4</td>
<td>314.8</td>
<td>0.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>1,010.2</td>
<td>0.0</td>
<td>6,950.0</td>
<td>95.4</td>
<td>6,254.6</td>
<td>86.09%</td>
</tr>
<tr>
<td>Level 4</td>
<td>7,258.4</td>
<td>314.8</td>
<td>0.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>1,010.2</td>
<td>0.0</td>
<td>6,950.0</td>
<td>95.4</td>
<td>6,254.6</td>
<td>86.09%</td>
</tr>
<tr>
<td>Level 5</td>
<td>7,258.4</td>
<td>314.8</td>
<td>0.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>0.0</td>
<td>6,950.0</td>
<td>1,010.2</td>
<td>0.0</td>
<td>6,950.0</td>
<td>95.4</td>
<td>6,254.6</td>
<td>86.09%</td>
</tr>
<tr>
<td>Level 6</td>
<td>1,222.7</td>
<td>0.0</td>
<td>715.5</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>511.3</td>
<td>0.0</td>
<td>0.0</td>
<td>511.3</td>
<td>0.0</td>
<td>28.903.6</td>
<td>84.83%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>34,072.5</td>
<td>944.4</td>
<td>715.5</td>
<td>0.0</td>
<td>5,693.9</td>
<td>3,421.3</td>
<td>22,012.2</td>
<td>3,677.7</td>
<td>4,457.3</td>
<td>3,409.4</td>
<td>28,903.6</td>
<td>84.83%</td>
<td>27</td>
</tr>
</tbody>
</table>

### UNIT MIX

#### 1-Bedroom

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Name</th>
<th>Total Unit Count</th>
<th>Indiv. Unit Count</th>
<th>Net Area (ft²)</th>
<th>Storage (ft²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bed A</td>
<td>6</td>
<td>509.3</td>
<td>3.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Bed B</td>
<td>3</td>
<td>508.2</td>
<td>3.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Bed C</td>
<td>3</td>
<td>564.5</td>
<td>39.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Bed D</td>
<td>3</td>
<td>538.8</td>
<td>34.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Bed E</td>
<td>3</td>
<td>511.9</td>
<td>38.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Bed F-A</td>
<td>3</td>
<td>688.6</td>
<td>33.4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 2-Bedroom

| 2-Bed - G | 6         | 803.1            | 30.8              |               |              |
| 2-Bed - H | 3         | 717.5            | 26.7              |               |              |

#### UNIT COUNT

<table>
<thead>
<tr>
<th>Site Level</th>
<th>Studio</th>
<th>1-Bed</th>
<th>1-BED ACC</th>
<th>1-BED</th>
<th>2-Bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 3</td>
<td>0</td>
<td>6</td>
<td>1</td>
<td>6</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Level 4</td>
<td>0</td>
<td>6</td>
<td>1</td>
<td>6</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Level 5</td>
<td>0</td>
<td>6</td>
<td>1</td>
<td>6</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Level 6</td>
<td>0</td>
<td>6</td>
<td>1</td>
<td>6</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>TOTAL</td>
<td>0</td>
<td>18</td>
<td>5</td>
<td>6</td>
<td>27</td>
<td></td>
</tr>
</tbody>
</table>

#### Parking Summary

- **Use**
  - **Density**:
    - **Density**: 1 per 150 sq.m.
    - **Density**: 1 per 150 sq.m.
- **Ration**:
  - **Ration**: 2 per 150 sq.m.
  - **Ration**: 2 per 150 sq.m.
- **Stalls**:
  - **Stalls**: 4.581
  - **Stalls**: 2.218
- **Bylaw**:
  - **Bylaw**: 2.218
  - **Bylaw**: 2.218

### BIKES STORAGE SUMMARY

#### CLASS A BICYCLE STORAGE

<table>
<thead>
<tr>
<th>Use</th>
<th>Density</th>
<th>Ratio</th>
<th>Storage</th>
<th>Bylaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>15 per 150 sq.m.</td>
<td>1 per 10 sq.m.</td>
<td>6.2.1.2</td>
<td></td>
</tr>
<tr>
<td>OFFICE</td>
<td>2 per 100 sq.m.</td>
<td>0.5 per 10 sq.m.</td>
<td>6.2.1.2</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2.2</td>
<td>0.5</td>
<td>6.2.1.2</td>
<td></td>
</tr>
</tbody>
</table>

### CLASS B BICYCLE STORAGE

<table>
<thead>
<tr>
<th>Use</th>
<th>Density</th>
<th>Ratio</th>
<th>Storage</th>
<th>Bylaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>2 per 150 sq.m.</td>
<td>1 per 20 sq.m.</td>
<td>6.2.1.2</td>
<td></td>
</tr>
<tr>
<td>OFFICE</td>
<td>2 per 100 sq.m.</td>
<td>0.5 per 10 sq.m.</td>
<td>6.2.1.2</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2</td>
<td>0.5</td>
<td>6.2.1.2</td>
<td></td>
</tr>
</tbody>
</table>

### PARKING PROVIDED

<table>
<thead>
<tr>
<th>Level</th>
<th>G.F.A. (ft²)</th>
<th>Regular Stalls</th>
<th>Small Car Stalls</th>
<th>Accessible Staff</th>
<th>Total Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>P01</td>
<td>8084.5</td>
<td>6</td>
<td>0</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>P02</td>
<td>11266.3</td>
<td>15</td>
<td>0</td>
<td>2</td>
<td>17</td>
</tr>
<tr>
<td>TOTAL</td>
<td>19350.8</td>
<td>21</td>
<td>0</td>
<td>3</td>
<td>25</td>
</tr>
</tbody>
</table>

*NOTE: ONE ACCESSIBLE OF THE THREE TOTAL COUNT AS TWO STALLS TOWARDS THE TOTAL PARKING COUNT*
This site at 2929 Commercial Drive, currently zoned as C-2/C1 is being considered for rezoning as Social Housing under the Kensington-Cedar Cottage Community Vision. The project seeks to redevelop the existing building and enhance the office and teacher training spaces while providing affordable housing to early career teachers.

VESTA - VSTA
VESTA: Vancouver Elementary School Teachers’ Association
VSTA: Vancouver Secondary Teachers’ Association

INTENT OF REZONING

This site at 2929 Commercial Drive, currently zoned as C-2/C1 is being considered for rezoning as Social Housing under the Kensington - Cedar Cottage Community Vision. We propose to rezone the property to:

- construct a six-storey mixed-use building
- with the principal purpose of providing 9,120.6 ft² of administration offices and teacher training spaces for VESTA/VSTA (Vancouver Elementary School Teacher’s Association and the Vancouver Secondary Teachers Association). While these are described as being located on the second floor owing to the steeply sloping site, there is a level entry off of Commercial Drive.
- The upper three storeys will provide 27 secured low end of market rental housing units where a minimum of the residential units will meet HILs rates. A 711.5 ft² amenity space with roof deck is located on level 6
- the portion of the first floor fronting onto East 13th Avenue will provide a 1504.9 ft² Commercial Retail Unit (CRU). The remainder of that frontage is utilized for the residential entry and the access to the underground parking and loading. Due to the steeply sloping grades on the site, the southern half of the first floor is below grade forming part of the parking structure

REZONING RATIONALE STATEMENT

The rezoning is required to provide additional height and make adjustments to the project setbacks. The additional height is needed in support of providing much needed housing for teachers new to the profession who struggle with the cost of living and working in Vancouver.

HISTORY

The VESTA/VSTA Building was jointly purchased by the two Associations on July 31, 1989. At the time, the building housed a bingo hall. The proposal for purchase that the leadership of the two associations presented to their respective memberships was based on ownership as a defense against rising rental rates and as a means of building equity. The prospect of acquiring a building with meeting rooms to facilitate association business and professional development sessions was an important element of the proposal. The vision articulated by the original proponents has been borne out. The associations have acquired equity and the meeting spaces are heavily used for association business and professional development. We have also been able to provide meeting venues to community groups and outside organizations whose values and purposes align with our own.

ORGANIZATION AND WORKS WITH ASSOCIATIONS

The two associations are locals of the British Columbia Teachers’ Federation (BCTF). In-House-Table-Officers (IHTOs), filling the roles of Presidents and Vice-Presidents, are elected annually. Both associations have an Executive Committee which serves as the association’s Board of Directors. The work of the associations includes direct member support, representing their memberships at the District level in discussions related to their shared Collective Agreement, representing their members in discussions related to District policy and initiatives, supporting the professional development of their members, and representing their memberships to the BCTF. While direct member support and representation regarding the Collective Agreement are largely the purview of the IHTOs, both associations rely on a variety of standing and ad hoc committees to accomplish much of their work. Including IHTOs, administrative staff, and support staff, the offices house approximately 15 full-time employees.

OUR CURRENT SPACE AND CURRENT USE

Including IHTOs, administrative staff, and support staff, the offices house approximately 15 full-time employees. Our space in the building includes offices or workstations for the in-house staff, and three meeting rooms: one with a capacity of 45, another with a capacity of 25, and an interior office converted to a meeting space with a capacity of 6. On a busy day, all these spaces are in use. The current meeting spaces are not sufficient to meet current needs. The rooms are heavily booked and the largest is not large enough for some regularly scheduled meetings - frequently arrangements are needed for a space off-site. The remainder of the building is a combination of retail and office leased space. Purchase of the property depended on the revenue generated by these leases.

OUR HOPES FOR THE FUTURE

Commencing in 2011, working with consultants and through dialogue with the organization members, two priorities have been identified for redeveloping the property:

1. Expanded and enhanced meeting space and…
2. Rental housing that is affordable to teachers.

The first priority has been informed by the demands that the group is experiencing in the existing space; the second, by discussions that were had with the members and by two membership surveys related to housing and other matters affecting recruitment and retention. While we anticipate needing to include some market rentals to make the project financially viable, we will provide at least 30% of the units at HILs rates. The inclusion of some retail space was both the result of a steeply sloping site and to provide some additional financial stability.

SITE DESCRIPTION AND CONTEXT

Under Council’s affordable housing initiatives, sites like this corner C2/C1 property are able to be developed to six stores with its position on a major thoroughfare. The project is within a 5 minute walk to the Commercial Drive/Broadway transit hub.

Situated at the southwest corner of Commercial Drive and E. 13th Avenue, the 101.08 ft by 122.05 ft site is relatively flat on E. 13th Avenue. By contrast, Commercial Drive rises 13 feet from E. 13th Avenue south up to the lane posing a challenge to at-grade retail. The lane along the south property line is relatively flat.

The existing building was built out to the property lines on three sides and within 3 feet of the west property line. The fronting sidewalks are narrow. There is only one street tree. It is on Commercial Drive near E. 13th Avenue. There are no other trees or landscape features.

One and two-storey mixed-use buildings face onto Commercial Drive on a portion of the block south of the adjoining lane. One block further south of the 2900 block is Clark Park. A recently developed, four-storey mixed-use building is situated on the north side of East 13th Avenue fronting on to Commercial Drive. West of the project site is a neighbourhood of RT-5 duplex residential buildings. The project’s western neighbour is a three-storey duplex.
VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

MASSING AND BUILDING ORGANIZATION

PRIMARY PROGRAM

The VESTA-VSTA component of the project comprises all of level two and features two distinct spaces. As noted above, the Associations have a wide range of committee work and a teacher training component. They require flexible meeting areas that can host large meetings or a committee meeting with just two or three people. A medium sized room of 830 ft² is positioned in the south east corner of the floor area available on the north east corner of the project for a teacher training area. When there are evening meetings in the teacher training component, there is a small lift to assist in bringing goods in from the loading area.

There are three full residential floors above the VESTA/VSTA Training Centre and Offices that have 9 units per floor with two 2-bedroom units and seven 1-bedroom suites. The upper floor is a partial floor due to a view cone. The sixth level is devoted to an amenity space and roof deck.

With a 3.75' grade difference between the lane and the teacher training area, the offices can be locked off and kept private. The project is proposing to provide trellis columns with cables to facilitate greening the wall. By using climbing plants, the neighbours will still have some portion of the 3' setback for their use.

Level 1 Setback: The at-grade relationship was governed by a direct discussion with the two adjacent neighbouring families. Unbeknownst to both parties, the duplex owners had incorporated a three-foot strip of the teacher's land running parallel to the 2929 Commercial Drive property line into their side yard. While the access rights are still to be concluded, the teachers have agreed to maintain the existing 3' setback. To screen the partially visible solid concrete wall enclosing the parkade entry ramp and screen the decks adjacent to the administration offices and the teacher training area, the project is proposing to provide trellis columns with cables to facilitate greening the west wall.

Level 2 Setback: The second floor is setback from the parkade wall by a further 7' providing a full 10' setback from the western property line.

Level 3, 4, and 5 Setback: A further 15' setback is provided for a 25' setback (with balconies cantilevering 5' into the rear yard).

Level 6: The amenity area's west walls are setback an additional 5' giving a total 30' setback.

PUBLIC BENEFITS

The importance of affordable housing in Vancouver is at its peak. The City needs people to make Vancouver their home and to help build a thriving, sustainable future for themselves, their families, and their neighbours. This project seeks to provide priority housing for teachers hoping to be a part of the long-term growth of Vancouver. The proposed development is providing at a minimum 30% HILs units and will directly contribute to the City's 10-year affordable housing strategy.
LANDSCAPE RATIONALE

PREAMBLES

The landscape design for the proposed mid-rise mixed-use VESTA/VESTA project on Commercial Drive in the City of Vancouver is intended to be clean, modern, functional and sustainable. Design initiatives recognize the contextual surroundings of the neighbourhood including the Commercial Drive retail streetscape and 13th Avenue single family housing to the west. Design initiatives also recognize and respond to a protected City view corridor.

The landscape design will be a good fit, it will support the architectural aesthetic of the proposed VESTA/VESTA mixed-use building and it will contribute to the character of the emerging neighbourhood. Landscape design at the street will be urban in character. It will enhance and soften the transition to the lane while providing a physical buffer to the Class-B loading space.

Commercial Drive slopes upwards from 13th Avenue towards the south. At the north end of the building the new single floor will provide interest and animation to the streetscape. A carefully scaled mid-block office entrance will provide access to the Education and Training Centre.

BIRD FRIENDLY DESIGN

Bird friendly landscape design: street tree infill planting provides for continuity of tree canopy, a vertical landscape at the west side of the building provides cover for birds, a layered mix of ornamental and native plant species, including species with berries, provides nesting heads and rain sensors will be utilized to minimize water requirements.

Water-efficient landscaping: the requirement for irrigation (following plant establishment) will be minimized through the use of indigenous, adapted, and/or drought resistant plants. High efficiency irrigation heads and rain sensors will be utilized to minimize water requirements.

SUSTAINABLE INITIATIVES

Light pollution reduction: any landscape lighting will be designed to be 'Dark Sky' compliant.

Social sustainability: the provision of common outdoor social spaces, including the gardening area, play area and the rooftop patio, promotes interaction and cooperation between residents. CPTED principles of design, including "eyes on the street", will contribute to a safer neighbourhood.

Durable building materials: landscape building materials are selected for recycled content, recyclability, and longevity.

DESIGN RATIONALE
SUSTAINABILITY MEASURES

PREAMBLE

Sustainability is intended to be an all-encompassing approach to sustainability which aligns with the objectives of the City of Vancouver’s Green Building Policy for Rezonings and the ambitions of the design team.

ENERGY

In keeping with Vancouver’s Low Emissions Building Plan, the project will take an “Envelope first” approach to energy conservation. At present the project has proposed a modest window to wall ratio of 33% to help manage the delicate balance between solar gains and energy losses through lower performance window assemblies. This effort will be further supplemented with a focus on high performance wall and roof assemblies, windows and doors, enhancing thermal and acoustic comfort while reducing energy demand and greenhouse gas emissions.

The project is currently considering simple efficient systems to condition the building. In commercial areas, electric based air-source Variable Refrigerant Flow (VRF) will be used to offer low carbon solutions for the building. In the residential portion, electric baseboard is being considered. For Hot water the project will utilize a condensing boiler which is 96% efficient.

These systems will undergo an enhanced commissioning process and robust measurement and verification strategy will inform building operations and help VESTA VSTA continue to save energy once the building is occupied.

INDOOR ENVIRONMENTAL QUALITY

Outdoor air will be delivered to occupied spaces though an Energy Recovery Ventilator which will allow for the continuous supply of outdoor air to the space while recovering and saving energy. During construction, the project will preserve indoor air quality using low emitting materials and finishes as well as a dedication to tracking and protecting the finished space from harmful chemicals and air pollutants.

STORMWATER

The redevelopment of the site at 2929 Commercial Drive into a new mixed-use building will cause a decrease in the site’s imperviousness from 0.86 to and estimated 0.80. Landscaping on grade, rooftop gardens, Tier 2, and Tier 3 strategies are being proposed, including onsite landscaping, a detention tank and a mechanical treatment maintenance hole. There is currently approximately 104 sq.m. of landscaping proposed (80 sq.m. of planting/landscaping and 24 sq.m. of rooftop garden, based on the landscape architect’s drawings.

PROXIMITY TO SERVICES AND TRANSPORTATION

Located along Commercial Drive, the project is well situated to a healthy variety of amenities. This includes walking proximity to different parks as well as the several different food and retail amenities and services. The project’s location also supports a strong connection to a larger cycling route network and multiple mass transit options at Commercial/Broadway station. These opportunities combine to make a strong case for carless commuters and an overall reduction in transportation related emissions by keeping people out of cars.

WATER EFFICIENCY

The project team has adopted 2 strategies to identify and reduce the consumption of potable water in the building. Potable water will be saved through the use of a high efficiency irrigation system by reducing the water used to sustain the project’s landscaping and secondly by using water efficient plumbing fixtures to reduce the demand for potable water where possible.

The redevelopment of the site at 2929 Commercial Drive into a new mixed-use building will cause a decrease in the site’s imperviousness from 0.86 to and estimated 0.80. Landscaping on grade, rooftop gardens, Tier 2, and Tier3 strategies are being proposed, including onsite landscaping, a detention tank and a mechanical treatment maintenance hole. There is currently approximately 104 sq.m. of landscaping proposed (80 sq.m. of planting/landscaping and 24 sq.m. of rooftop garden, based on the landscape architect’s drawings.

STONEWATER

The redevelopment of the site at 2929 Commercial Drive into a new mixed-use building will cause a decrease in the site’s imperviousness from 0.86 to and estimated 0.80. Landscaping on grade, rooftop gardens, Tier 2, and Tier3 strategies are being proposed, including onsite landscaping, a detention tank and a mechanical treatment maintenance hole. There is currently approximately 104 sq.m. of landscaping proposed (80 sq.m. of planting/landscaping and 24 sq.m. of rooftop garden, based on the landscape architect’s drawings.

AWARENESS AND EDUCATION

The building manager will be trained in the operation of all systems and will give orientation courses to all tenants.

OVERALL ENERGY EFFICIENCY

Total Energy Use Intensity: 99.7 kWh/m²
Thermal Energy Demand Intensity: 18.0 kWh/m²
Greenhouse Gas Intensity: 4.1 kgCO₂/m²

HIGH PERFORMANCE ROOF AND WALL ASSEMBLIES (R20 AND R15 RESPECTIVELY)

HIGH EFFICIENCY VRF SYSTEMS FOR COMMERCIAL HEATING AND COOLING USE LOW-CARBON ELECTRICITY INSTEAD OF GAS

MODEST (33%) WINDOW TO WALL RATIO TO MINIMIZE SOLAR GAINS AND HEAT LOSS THROUGH GLAZING

GREEN BUILDING POLICY FOR REZONINGS AND THE AMBITIONS OF THE DESIGN TEAM.

SUSTAINABILITY IS INTENDED TO BE AN ALL-ENCOMPASSING APPROACH TO SUSTAINABILITY WHICH ALIGNS WITH THE OBJECTIVES OF THE CITY OF VANCOUVER’S GREEN BUILDING POLICY FOR REZONINGS AND THE AMBITIONS OF THE DESIGN TEAM.

Greenhouse Gas Intensity: 4.1 kgCO₂/m²
Total Energy Use Intensity: 99.7 kWh/m²
Thermal Energy Demand Intensity: 18.0 kWh/m²

THE PROJECT TEAM HAS ADOPTED 2 STRATEGIES TO IDENTIFY AND REDUCE THE CONSUMPTION OF POTABLE WATER IN THE BUILDING. POTABLE WATER WILL BE SAVED THROUGH THE USE OF A HIGH EFFICIENCY IRRIGATION SYSTEM BY REDUCING THE WATER USED TO SUSTAIN THE PROJECT’S LANDSCAPING AND SECONDLY BY USING WATER EFFICIENT PLUMBING FIXTURES TO REDUCE THE DEMAND FOR POTABLE WATER WHERE POSSIBLE.
VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

DESIGN RATIONALE

VESTA/VSTA MIXED-USE
VESTA/VSTA OFFICES
EDUCATION AND TRAINING CENTRE
MAIN ENTRANCE FROM COMMERCIAL DRIVE

LANDSCAPE SCREENING AT THE LANE SHIELDS THE LOADING AREA AND SOFTENS THE TRANSITION TO THE LANE FROM COMMERCIAL DRIVE

EXTERIOR MATERIALS

Levels 1 and 2 will largely be expressed with commercial glazing and metal, some stone tile has been applied between the VESTA VSTA frontage and the CRU on Commercial Drive. The residential floors will have an exterior cladding of texture cement board with reveals. A combination of patterns and material changes enhance and soften the overall form of the building.

FROSTED GLASS UTILIZED ON BALCONY GUARDRAILS TO LIMIT THE OVERLOOK TO RESIDENTIAL NEIGHBOURS
WINDOW WALL ALLOWS FOR NATURAL DAYLIGHT INTO CONFERENCE ROOM AREAS
THE USE OF LANDSCAPE PLANTERS LIMIT THE OVERLOOK ONTO RESIDENTIAL NEIGHBOURS
LANDSCAPE SCREENING AND DIFFERENTIATION IN MATERIAL LIMIT THE IMPACT OF BLANK WALL ON NEIGHBOUR
PORTION OF EXPOSED PARKADE WALL PROVIDE LANDSCAPE SCREENING TO RESIDENTIAL NEIGHBOUR
RESIDENTIAL AND CRU ENTRY FROM E. 13TH AVENUE
PARKADE ENTRY FROM E. 13TH AVENUE

ROOFTOP AMENITY SPACE
TRANSPARENT (GLASS AND METAL CANOPY)
CHILDREN'S PLAY AREA
ROOFTOP-OUTDOOR AMENITY SPACE
TRANSPARENT (GLASS) GUARDRAILS

DISTINCTIVE PATTERNS, HIGH-QUALITY MATERIALS, AND EARTH TONED COLOURS ARE USED TO STRENGTHEN A RESIDENTIAL EXPRESSION FOR THE UPPER LEVELS 02 TO 05

TWO ARTICULATED VERTICAL BAYS DIFFERENTIATE THE RESIDENTIAL LEVELS FROM THE OFFICE AND COMMERCIAL LEVELS 01 AND 02

VESTA/VSTA OFFICES
MAIN ENTRANCE FROM COMMERCIAL DRIVE

LANDSCAPE SCREENING AT THE LANE SHIELDS THE LOADING AREA AND SOFTENS THE TRANSITION TO THE LANE FROM COMMERCIAL DRIVE

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

DESIGN RATIONALE
VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

VIEW CONE NUMBER 21 - COMMERCIAL TO CROWN/GROUSE MOUNTAINS

FORM OF DEVELOPMENT - VIEW CONE IMPACTS
The view cone has experienced a number of adjustments since Council's last approval in 2011. The view cone that is shown was revised on March 5th, 2019. While the angle was adjusted further to the west eliminating the potential for more rental units, it still remained possible to provide for roof access by way of the elevator and an amenity area, as per Planning’s request. To provide for a more functional outdoor space, Planning has permitted glass handrails to encroach on the cone. A glass canopy is also proposed to provide weather protection. A rendering (right) of the view cone position shows the limited impact the guard rails and canopy will have. As also shown, when the foliage is on the neighbouring trees, the impact of the on the view cone will be masked.
VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

PERSPECTIVES

VIEW FROM COMMERCIAL DRIVE | LOOKING NORTHWEST

VIEW FROM COMMERCIAL DRIVE | LOOKING SOUTHWEST

VIEW FROM 13TH AVENUE | LOOKING SOUTHEAST

VIEW FROM THE LANE | LOOKING NORTHEAST

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

PERSPECTIVES

VIEW FROM COMMERCIAL DRIVE | LOOKING NORTHWEST

VIEW FROM COMMERCIAL DRIVE | LOOKING SOUTHWEST

VIEW FROM 13TH AVENUE | LOOKING SOUTHEAST

VIEW FROM THE LANE | LOOKING NORTHEAST
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE | ISSUE | REVISION
--- | --- | ---
NOV 20, 2020 | NT | 01

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

VESTA/VSTA

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver, BC

SHADOW STUDY

SPRING EQUINOX - MARCH 10AM
SPRING EQUINOX - MARCH 12PM
SPRING EQUINOX - MARCH 2PM

FALL EQUINOX - SEPTEMBER 10AM
FALL EQUINOX - SEPTEMBER 12PM
FALL EQUINOX - SEPTEMBER 2PM

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

VESTA/VSTA

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver, BC

SHADOW STUDY

SPRING EQUINOX - MARCH 10AM
SPRING EQUINOX - MARCH 12PM
SPRING EQUINOX - MARCH 2PM

FALL EQUINOX - SEPTEMBER 10AM
FALL EQUINOX - SEPTEMBER 12PM
FALL EQUINOX - SEPTEMBER 2PM

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

VESTA/VSTA

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver, BC

SHADOW STUDY

SPRING EQUINOX - MARCH 10AM
SPRING EQUINOX - MARCH 12PM
SPRING EQUINOX - MARCH 2PM

FALL EQUINOX - SEPTEMBER 10AM
FALL EQUINOX - SEPTEMBER 12PM
FALL EQUINOX - SEPTEMBER 2PM

VESTA - VSTA MIXED USE
2929 COMMERCIAL DRIVE | VANCOUVER, BC

VESTA/VSTA

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver, BC

SHADOW STUDY

SPRING EQUINOX - MARCH 10AM
SPRING EQUINOX - MARCH 12PM
SPRING EQUINOX - MARCH 2PM

FALL EQUINOX - SEPTEMBER 10AM
FALL EQUINOX - SEPTEMBER 12PM
FALL EQUINOX - SEPTEMBER 2PM
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE
SCALE
DRAWN
CHECKED
PROJECT
2929 Commercial Drive
Vancouver BC
URBAN CONTEXT
SITE PHOTOS

VESTA/VSTA

01 02 03 04
05 06 07
08 09
10 11 12

01 2020-11-20 REZONING SUBMISSION
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

Project: VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver BC

Context Map

The details, as a reproduction of plans, is for guidance purposes only and is in no way indicative of the intended construction.

Drawn: M.C. Checked: G.M. Date: Mar 15, 2000

Scale: MTS

Project: V1.01

Issue: NT

NO.  | DATE | ISSUE
A219452 | NOV 20, 2020 | NT

VESTA/VSTA

Site

01 2020-11-20 REZONING SUBMISSION
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT
VESTA/VSTA MIXED-USE

2929 Commercial Drive
Vancouver BC

PARKING LEVEL 02

DATE
SCALE
A2.01
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings.

Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE
SCALE
DRAWN
CHECKED
PROJECT
PROJECT
NO.  | DATE | ISSUE
NM DJ
VESTA/VSTA
01 2020-11-20 REZONING SUBMISSION

FLOOR PLAN LEVEL 01
PARKING LEVEL 01

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver BC

PROJECT A219452
DRAWN 5/1 CHECKED 5/1
DATE 5/15/2020

SCALE 1/8" = 1'

NO.  | DATE | ISSUE
A2.02

VESTA/VSTA
2020-11-20 NOV 20
P:\A219452 - VESTA-VSTA - Floor (2020-11-20).jpg - 2.02
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions.

Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings.

Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions.

Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE | SCALE | DRAWN | CHECKED
--- | --- | --- | ---
NO. | DATE | ISSUE | NO. | DATE | REVISION

VESTA/VSTA MIXED-USE

2929 Commercial Drive
Vancouver BC

ROOF PLAN
UNIT A - 1-BEDROOM
508.9 SQ.FT.

UNIT B - 1-BEDROOM
508.2 SQ.FT.

UNIT C - 1-BEDROOM
564.5 SQ.FT.

UNIT D - 1-BEDROOM
530.8 SQ.FT.

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
UNIT E - 1-BEDROOM
511.9 SQ.FT.

UNIT F - 1-BEDROOM ACCESSIBLE
686.8 SQ.FT.

UNIT G - 2-BEDROOM
801.3 SQ.FT.

UNIT H - 2-BEDROOM
717.5 SQ.FT.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE | SCALE | DRAWN | CHECKED
--- | --- | --- | ---
A3.01

PROJECT
VESTA/VSTA MIXED-USE
2925 Commercial Drive
Vancouver BC

NORTH ELEVATION

presso 219452
DRAWN: 1/8"=1' CHECKED: 1/16"

SCALE: 1/8"=1'
DATE: NOV 20, 2020

No alteration, as in reproduction, is to be made in any way or for any purpose without the express written consent of dys architecture.

© dys architecture 2020. All rights reserved.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings.

Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

A4.02

VESTA/VSTA MIXED-USE

Project 4219452

Drawn by: D.C. Checked by: D.C.

Scale: 1/8"=1'

Date: Nov 20, 2020

Project 4219452

REV: 11

SUBMISSION
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE | SCALE | DRAWN CHECKED
---|---|---
01 2020-11-20 | NOV 20, 2020 | 1/8" = 1'

VESTA/VSTA MIXED-USE
2929 Commercial Drive
Vancouver BC
LEVEL 01
PARKING LEVEL 01
AREA OVERLAY

VESTA/VSTA

PROJECT

A2.02a

2020-11-20 08:56am - P:\A219452 - VESTA - Level (See)\A219452_Lv01.dwg - A2.02a
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

DATE | SCALE | DRAWN | CHECKED | PROJECT
--- | --- | --- | --- | ---
2020-11-20 | 1/8" = 1' | | | VESTA/VSTA MIXED-USE

FLOOR PLAN
LEVEL 02

VESTA/VSTA

01 2020-11-20 REZONING SUBMISSION

A2.03a
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture.

Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.