



OWNER - DEVELOPER
TRANSCA VANCOUVER W 49TH AVE LTD.

ARCHITECT
GBL ARCHITECTS INC

LANDSCAPE
CONSIDERED DESIGN

ELECTRICAL
NEMETZ & ASSOCIATES

MECHANICAL
INTEGRAL GROUP

STRUCTURAL
GLOTMAN SIMPSON

ENERGY MODEL
KANE CONSULTING

CODE & CP
MCAULEY CONSULTING

GEOTECHNICAL
GEOPACIFIC CONSULTING

CIVIL
BINNIE

TRANSPORTATION
BUNT & ASSOCIATES



427-447 W 49th AVENUE

REZONING APPLICATION
VIRTUAL OPEN HOUSE | 2020.10.19

 PROJECT TEAM

CAMBIE PLAN - POLICY

'The area adjacent to the Langara - 49th Avenue Station and Langara College will become a walkable, mixed-use urban environment.

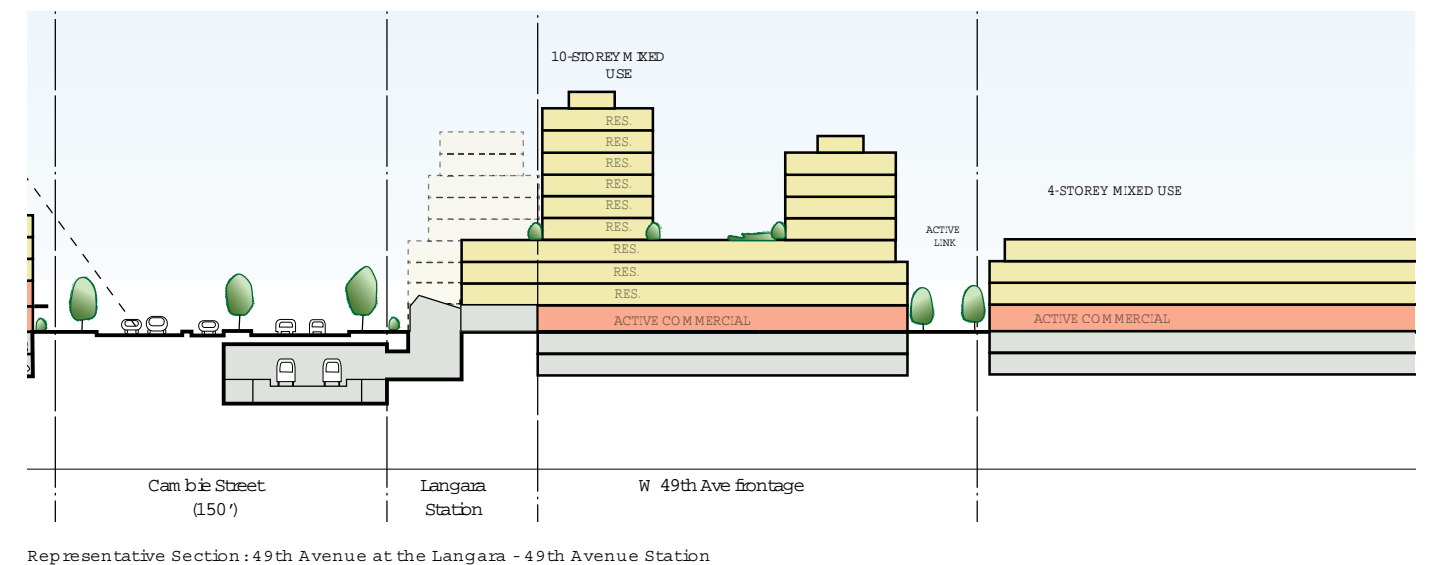
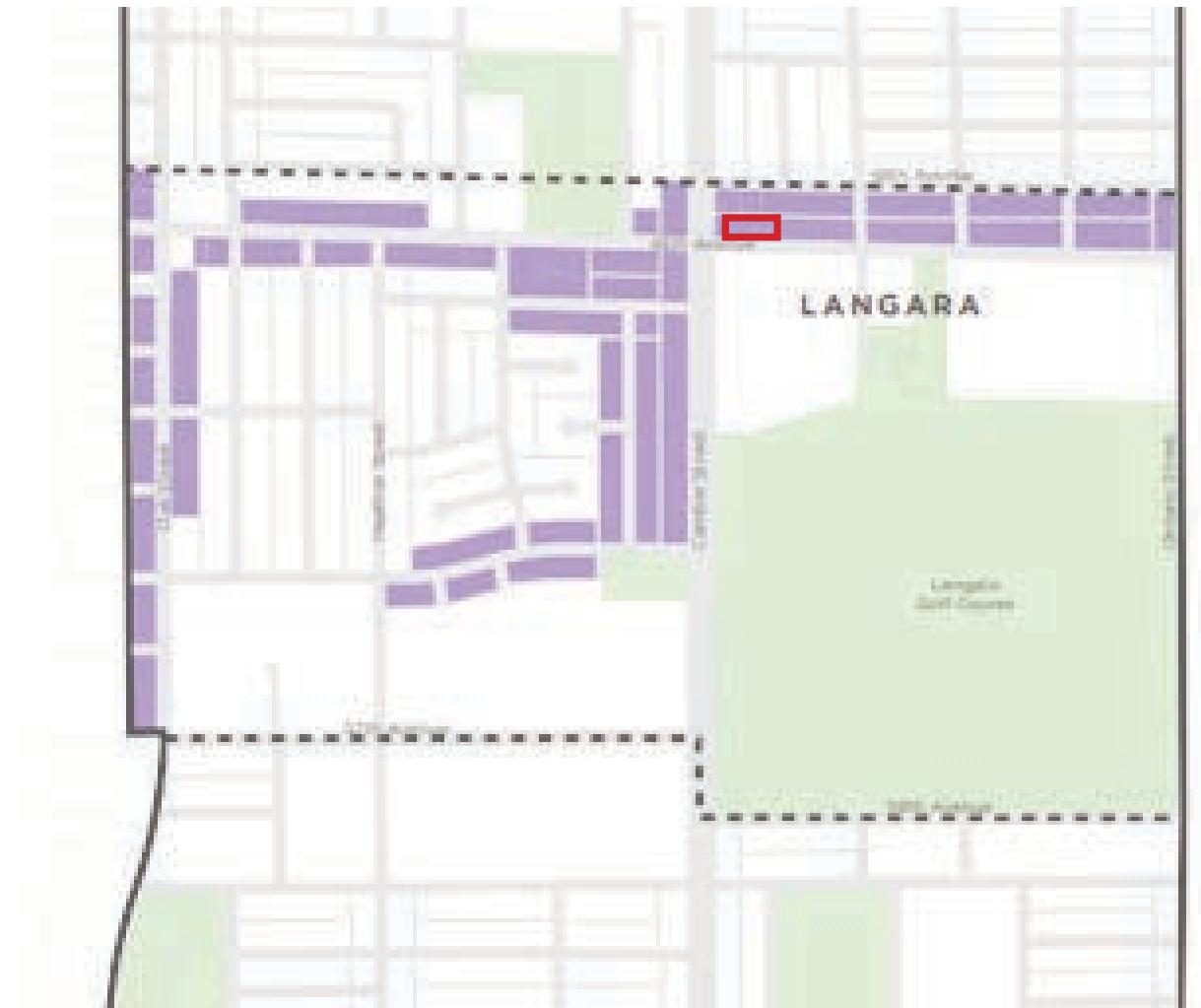
Along 49th Avenue east of Cambie Street, new mid-rise buildings will be introduced with opportunities for at-grade commercial and institutional uses that complement Langara College. These buildings will offer additional housing opportunities while enhancing the public realm with wide sidewalks, landscaped setbacks and active uses.'

USES: Mixed-use

DENSITY: 2.5-3.5 FSR*

HEIGHT: Up to 8 or 10 storeys

- Mixed-use buildings will be allowed up to 10 storeys immediately adjacent to Langara Station with at-grade active commercial.
- A second mid-rise building of 8 storeys will be allowed adjacent to the active link in alignment with Yukon Street to the north.
- Buildings will activate and enhance the adjacent lane by providing active uses on the rear.
- A 3.0 m (9.8 ft) dedication from the property line will be required to accommodate Complete Street improvements.
- A further 0.6 m (2 ft) setback to the building face consistent with C-2 guidelines should be provided.
- Building faces at interior property lines should be consistent and continuous.
- Development proposals will include required public realm features (i.e., street trees, weather protection, public plazas, seating areas, etc.).



CAMBIE PLAN MASSING (10 to 8 STOREYS)

PROJECT OVERVIEW

SITE

Transca Vancouver W 49th Ave Ltd. has assembled 4 lots along W 49th Avenue. The total frontage amounts to 264 ft, the depth is 110 ft and the total site area is 29,019 sq ft.

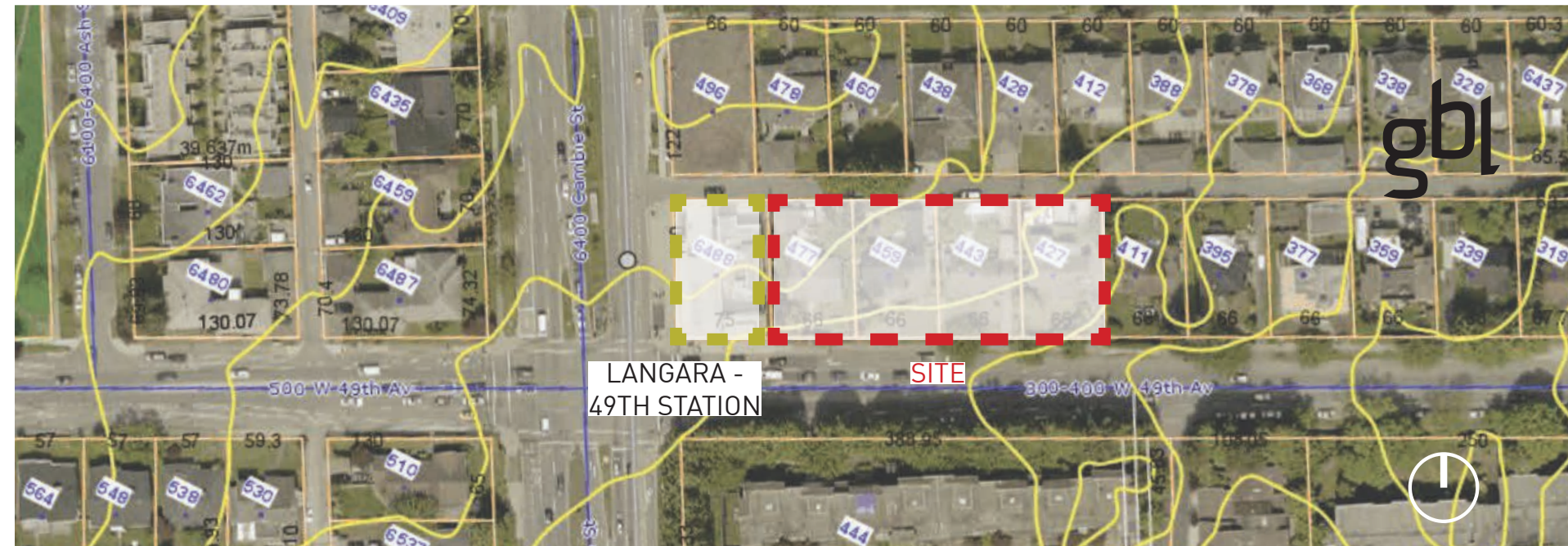
It is currently zoned RS-1, and hosts 4 single-family dwellings.

The site is situated adjacent to the “Langara” Canada Line station on Cambie Street and within blocks of Langara Park, the YMCA and Langara College.

At the Cambie street intersection, the Cambie Corridor Plan allows for a future rezoning potential of a mixed-use building up to 10 storeys with a prominent 4 storey podium and a second 8 storey tower properly spaced from the main tower.

At the east edge of the site, an active pedestrian link is proposed, as an extension of Yukon Street towards W 49th. This link will play an important role in increasing connections, porosity of blocks and improving overall pedestrian options within the Corridor.

The plan identifies the potential for a 4 storey development on the east portion of the Translink property.



49TH AVENUE - STREETSCAPE



CAMBIE STREET - STREETSCAPE

CONTEXT

REZONING

The current application is to rezone a 29,019 sq ft. site currently zoned RS-1 to a comprehensive development (CD-1) in conformance with the **Cambie Corridor Plan**.

Proposed non-residential uses at grade have been maximized amounting to 11,650 SF.

A Childcare facility of 4,665 sq.ft. is proposed at level 5, with associated outdoor space.

The total building area is 115,722 sq.ft., achieving an F.S.R. of 3.99. There are a total of 128 strata-titled residential units incorporated in the development, more than 45% of them designed for families with children.

Amenity space is provided at level 5 with associated outdoor space at the west side of the tower.

The total number of parking spaces and bicycle storage spaces proposed in three levels of underground parking meets the requirements of the Vancouver Parking By-Law.

REZONING RATIONALE

Our proposed development deviates from the Phase 3 (4.4.1 Cambie Street 48th-49th Ave) suggested massing as it proposes one single tower of 14 storeys as opposed to 2 towers of 10 and 8 storeys respectively. A single tower form allows a for bigger separation to the future tower development to the north and expands the open space above the podium, which will form part of the proposed childcare facility.

The tower floorplate has been reduced from the allowable 6,500 sq.ft. to 6,000 sq.ft. in exchange for additional height. This minimizes the tower width and its impact on the properties to the north. The proposed tower has been pushed away from the west property line to allow for more openings on the west elevation and to achieve an 80 ft. separation from the future tower to the north.

An active link is proposed at the eastern edge of the property, where the building is set back by 15 ft. This setback includes an 8.5 ft Right-of -way . We anticipate that the a future development to the east will mirror this setback, securing an ultimate width of 30 ft, consistent with spacial requirements for secondary links (Cambie Plan 3.9.2). Along this edge, the 3 storey shoulder provides an appropriate transition to the future adjacent 4 storey development east of the link.

The setbacks are consistent with the Cambie Plan as well. Along W 49th Avenue we have proposed a minimum 12 ft. setback at the ground floor which includes a potential 9.8 ft. dedication plus a 2 ft. setback to the building face.

At the west property line we have proposed a 0 lot line that anticipates a potential 4 storey building on the TransLink site as shown on the Cambie Plan. Due to the uncertainty of that potential development, special considerations will be given to the exposed wall with regards to its materiality and animation. We found this to be an excellent opportunity for Public Art. Details will be further developed during the Development Permit process.

PROPOSED 14 STOREY DEVELOPMENT



CAMBIE PLAN MASSING (10 to 8 STOREYS)



PASSIVE DESIGN STRATEGY

Passive design is integral to the form of the building and clearly expressed in the building elevations. A continuous balcony projection along the south facade will reduce overheating during the summer. Inspired by the dense row of trees surrounding Langara Gardens, a colonnade along the south facade, arranged in an organic pattern, provide a layer of privacy to the units behind in addition to the sun protection. This expression is carried around the building and up through the tower, creating a unifying language. The east and west facades have a more solid expression, reducing above grade window-to-wall ratio to approximately 40%. West facing openings will be provided with protruding pilasters that will block direct sun light, reducing excessive heat gain.

The building’s envelope will be provided with continuous exterior insulation and thermal bridging on balconies will be reduced by the use of thermal breaks.

Suites and amenity room will be heated and cooled by 4 pipe fan coils, and will be ventilated by HRVs. Corridors will be heated and cooled by a hydronic makeup air unit. Commercial units and childcare space will be conditioned by variable refrigerant flow (VRF) systems.

PERFORMANCE LIMITS

*CoV Energy Modelling Guidelines

We will meet minimum performance limits set by the CoV:

Preliminary Energy Modeling has been conducted with the proposed development meeting the requirements as per the following:

Residential High-Rise (7+storeys) + Retail:
TEUI (Total Energy Use Intensity) = 102.9 kWh/m² (Limit:123.6)
TEDI (Thermal Energy Demand Intensity) = 26.0 kWh/m² (Limit:29.0)
GHGI (Greenhouse Gas Intensity) = 3.8 kgCO₂/m² (Limit:5.5)

WHOLE BUILDING AIRTIGHTNESS

*Illustrated Guide to Achieving Airtight Buildings (2017)

Whole-building airtightness will be tested and reported complying with the following:

- Air leakage target of 2.0 L/s*m² @75 Pa
- Suite-level air-leakage target of 1.2 L/s*m² @50 Pa
- Airtightness testing on 10% of the first 100 units and 5% of all units above that

All testing conducted will be according to ASTM E779 or to an equivalent standard acceptable to the Chief Building Official.

ENHANCED COMMISSIONING

*ASHRAE Guideline 0-2005 and 1.1-2007 or an alternate commissioning standard

We will provide an enhanced commissioning consisting on:

- Commissioning Plan
- Commissioning Report

ENERGY SYSTEM SUB-METERING

We will provide:

- Separate master metering for each energy utility
- Sub-metering of all major energy end-uses and major space uses

ENERGY REPORTING

Our proposal will meet the following:

- Energy Star Portfolio Manager account with basic property information, including setup of meters for all energy utilities servicing the building.
- Agreement with the CoV to report energy use data for the building as a whole and certain common areas and building systems.

REFRIGERANT EMISSIONS

*Code

We will calculate and report life-cycle equivalent annual carbon dioxide emissions in kgCO₂e/m² from the emission of refrigerants.

EMBODIED EMISSIONS

Report the life-cycle equivalent carbon dioxide emissions (global warming potential impact, or “embodied carbon”) in kgCO₂e/m², as calculated by a whole-building life cycle assessment LCA.

Preliminary Embodied Emissions have been calculated as follows:

- Embodied emissions intensity: 6,005,280 kgCO₂e/m²
- Total Life Cycle embodied emissions: 308 kgCO₂e/m²
- Equivalent annual embodied emissions intensity: 5.14 kgCO₂e/m²/year

For information only, impacts and benefits beyond the system boundary (reuse, recycling and energy recovering from flows exiting the system boundary) will be reported.

VERIFIED DIRECT VENTILATION

Our building will be:

- Constructed with a ventilation system that provides outdoor air directly to all occupiable spaces (quantities by code).
- Designed with flow rates to be tested and verified (commissioning process).

SUSTAINABILITY

PROPOSED DEVELOPMENT : SPRING EQUINOX - MARCH 21



CAMBIE PLAN MASSING (11 -8 STOREYS)



gbl



477, 459, 443, 427 W49th Ave

LEGAL ADDRESS:	477,459,443,427 W 49TH AVE		
LEGAL DESCRIPTION:	LOTS 19 TO 22 OF LOT 4 BLK 999 DL 526 PLAN 5531		
APPLICABLE POLICIES:	CAMBIE PLAN		
EXISTING ZONING:	RS-1		
PROPOSED ZONING:	CD-1		
HEIGHT SUGGESTED (CAMBIE PLAN)	10 STOREYS		
HEIGHT PROPOSED:	14 STOREYS		
HEIGHT TO T.O.R:	159.1 FT	48.49 M	
HEIGHT TO T.O.MECH. PENTHOUSE:	173.1 FT	52.74 M	
SITE AREA:	29,019	SF	264 FT x 110 FT
FSR CALCULATION (EXCLUDING CHILDCARE)			
FSR RESIDENTIAL	3.61		104,645 SF
FSR COMMERCIAL	0.38		11,077 SF
TOTAL FSR	3.99		115,722 SF

AREA CALCULATION:

FLOOR		GROSS RESIDENTIAL	RESIDENTIAL DEDUCTIONS				RESIDENTIAL FSR AREA	GROSS RETAIL	CHILDCARE INCLUDING CIRCULATION	GROSS AREA INCLUDING CHILDCARE	TOTAL FSR AREA **	SALEABLE AREA RESIDENTIAL	EFFICIENCY * RESIDENTIAL	UNIT MIX					RESIDENTIAL BALCONY AREA	UNITS & AREAS FOR PARKING CALCULATION						STORAGE CALCULAITON			
			AMENITY	STORAGE	K. SHAFT	CHILDCARE								STUDIO	1BED	2BED	3BED	TOTAL		# OF UNITS < 538 SF	# OF UNITS 538 SF-700SF	# OF UNITS 700SF-1130 SF	# OF UNITS >1130 SF	UNITS TOTAL	AREA OF UNITS >538 SF	IN-SUITE	U/G	TOTAL	
LEVEL	1	2,734		0			2,734	11,077	573	14,384	13,811			8	10	5	0	23	607	3.9%	18		5		3,714	17			
LEVEL	2	16,374		698	26	65	15,585		65	16,374	15,585			8	10	5	0	23	3715	23.8%	18		5		3,714	17			
LEVEL	3	16,374		698	26	65	15,585		65	16,374	15,585			8	10	2	2	22	3670	24.3%	18		4		3,381	16			
LEVEL	4	15,804		621	26	65	15,092		65	15,804	15,092																		
LEVEL	5	1,968	854	0	13		1,101		4665	6,632	1,101									0.0%									
LEVEL	6	6,000		37			5,963			6,000	5,963				2	4	1	7	421	7.1%	1	5	1		4,081	1			
LEVEL	7	6,000		37			5,963			6,000	5,963				2	4	1	7	501	8.4%	1	5	1		4,081	1			
LEVEL	8	6,000		37			5,963			6,000	5,963				2	4	1	7	421	7.1%	1	5	1		4,081	1			
LEVEL	9	6,000		37			5,963			6,000	5,963				2	4	1	7	464	7.8%	1	5	1		4,081	1			
LEVEL	10	6,000		37			5,963			6,000	5,963				2	4	1	7	458	7.7%	1	5	1		4,081	1			
LEVEL	11	6,000		37			5,963			6,000	5,963				2	4	1	7	464	7.8%	1	5	1		4,081	1			
LEVEL	12	6,000		77			5,923			6,000	5,923				1	3	2	6	458	7.7%		4	2		4,446	2			
LEVEL	13	6,000		77			5,923			6,000	5,923				1	3	2	6	421	7.1%		4	2		4,446	2			
LEVEL	14	6,000		77			5,923			6,000	5,923				1	3	2	6	421	7.1%		4	2		4,446	2			
ROOF		1,001		0			1,001			1,001	1,001																		
TOTAL		108,255	854	2,470	91	195	104,645	11,077	5,433	124,570	115,722			24	45	45	14	128	12,021		60	42	26	0	128	48,633	62	66	128
% FAMILY UNITS														19%	35%	35%	11%	100%	11%										

* RESIDENTIAL EFFICIENCY EXCLUDES CHILDCARE

** FSR EXCLUDES CHILDCARE AREA

PARKING SPACES CALCULATION			
	REQUIRED	PROVIDED	
	MIN	MAX	
RESIDENTIAL VPBL TABLE 4.2.1.13			
UNITS < 538 SF MIN. 0.5 PER UNIT	30		
UNITS > 538 SF MIN. 0.6 PER UNIT	41		
1 PER 2153 SF OF AREA OF UNITS OVER 538 S	23		
10% TRANSIT ACCESSIBILITY REDUCTION	(9)		
SUBTOTAL RESIDENTIAL	85	104	
VISITOR (0.05 PER UNIT) VPBL 4.1.14	6	6	
TOTAL RESIDENTIAL	91	110	[3 U/G levels]
RETAIL VPBL 4.2.5.1			
MIN. 1 PER 1,076 SF UP TO 3229 SF.PLUS 1 PER ADDITIONAL 538 S	18		
10% TRANSIT ACCESSIBILITY REDUCTION	(2)		
TOTAL RETAIL	16	18	
CHILDCARE (COV FACILITIES)			
CHILDCARE STAFF PARKING	2	2	
DISABILITY SPACES (Included) VPBL 4.8.4			
RESIDENTIAL: 1 FOR AT LEAST 7 UNITS + 0.034 PER ADDITIONAL UNIT	6	6	
RETAIL: 1 FOR AT LEAST 5382 SF + 0.4 PER ADDITIONAL 10764 SF	2	2	
TOTAL	111	130	
SMALL CAR SPACES (included)			
25% MAX. OF SPACES PROVIDED		31	27

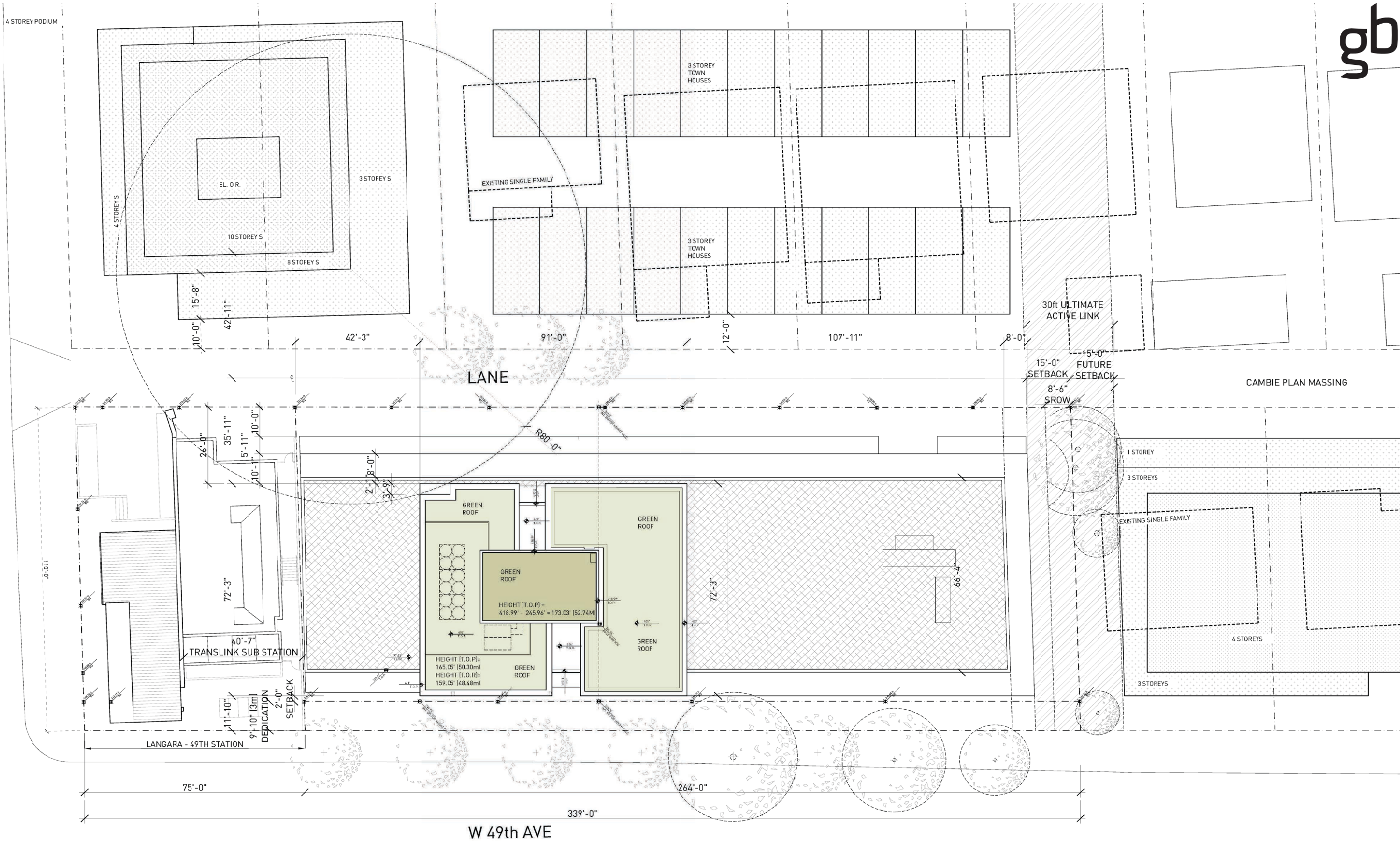
BICYCLE SPACE CALCULATION									
	MIN	MAX	PROVIDED	LOCKERS	HORIZ	VERT *	STACKED	OVERSIZED	
				10% MIN			60% MAX	5% MIN	
							131	11	*VERT= 30% MAX
RETAIL VPBL 6.2.5									
1 CLASS A EACH 5382 SF	4		6						
6 CLASS B FOR OVER 10,764 SF	6		6						
DAYCARE									
			2						
RESIDENTIAL VPBL 6.2.1									
CLASS A									
1.5 PER UNITS UNDER 700 SF (V.P.B.L. 6.2.1.2	153								
2.5 PER UNITS OF 700 SF TO 1,130 SF	65								
3 PER UNITS OVER 1,130 SF									
CLASS A VERTICAL SPACES (V.P.B.L. 6.3.13): 30% CLASS A		45							
CLASS A LOCKERS (V.P.B.L. 6.3.13A): 10% CLASS A	16								
TOTAL CLASS A	218		220	31	79	8	122	11	
CLASS B 6 FOR OVER 20 UNITS	6		6						
TOTAL BIKES									

LOADING SPACES CALCULATION			
	MIN	MAX	PROVIDED
RETAIL VPBL 5.2.5			
CLASS B (V.P.B.L. 5.2.5) MIN. 1 for 1ST 465 M² (5005 sf) + 1 FOR NEXT 1860M² (20021sf)+ 1 PER ADDITIONAL 2325M²	2		1
CLASS A	0		1
CHILDCARE VPBL 5.2.3.			
CLASS B 1 PER 1076 SF TO 30139 SF	0		0
RESIDENTIAL VPBL 5.2.1			
1 CLASS B FOR 100 TO 299 UNITS + 1 FOR 300 TO 499 UNITS + 1 PER ADDITONAL 200 UNITS	1		1
CLASS A	0		1
TOTAL CLASS A	0		2
TOTAL CLASS B	3		2

PASSENGER SPACE CALCULATION			
RESIDENTIAL VBBL 7.2.1			
1 CLASS A PER 50 TO 125 UNITS	1		
1 CLASS A PER ADD 150 UNITS	0		
TOTAL RESIEDNTIAL	1		1
RETAIL VBBL 7.2.5.1.			
1 CLASS A PER 43,056 SF	0		0
CHILDCARE			
1 CLASS A PER 8 CHILDREN	5		5
TOTAL CLASS A PASSENGER SPACE			

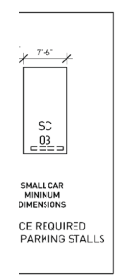
CAMBIE ST

4 STOREY PODIUM



SCALE : NTS

SITE PLAN



CTURE
ICE WITH
.AW.
IS
OUNDS,
ING
SHALL BE
NT
ARKING

TO BE
T. ALL
LINES &

RIGHT
ALL
NG AREA.

LL
G.

RS IN
Y

G AREAS
TURAL

UGHOUT

ON

UIRED

ed
ity
ering
ility

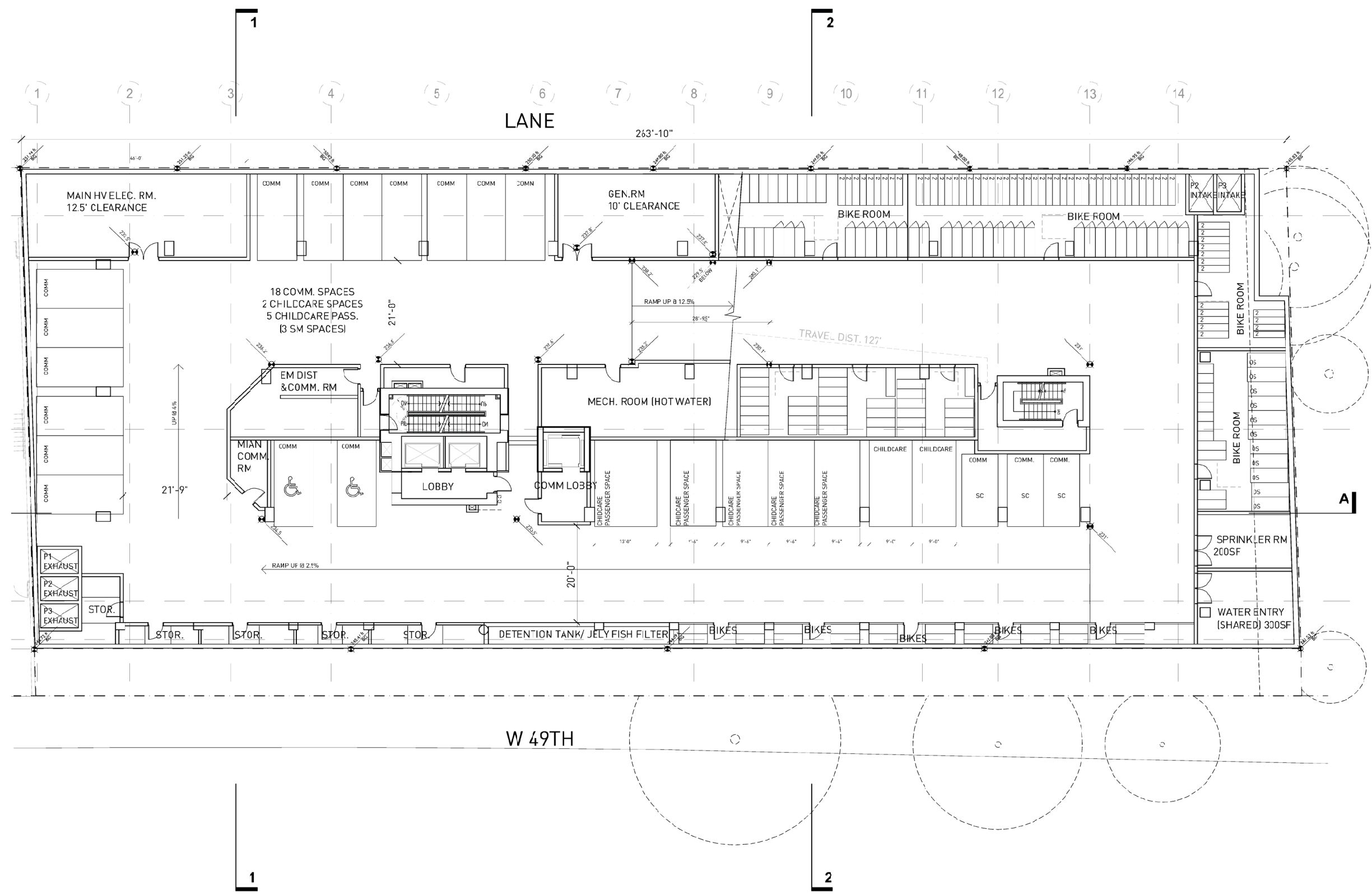
d vertical
rking

s will be
s.
ces to be

to be
spaces
ded.
g
icycle

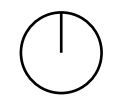
rated into
s
rding
ing
rators,
mpacts
oise

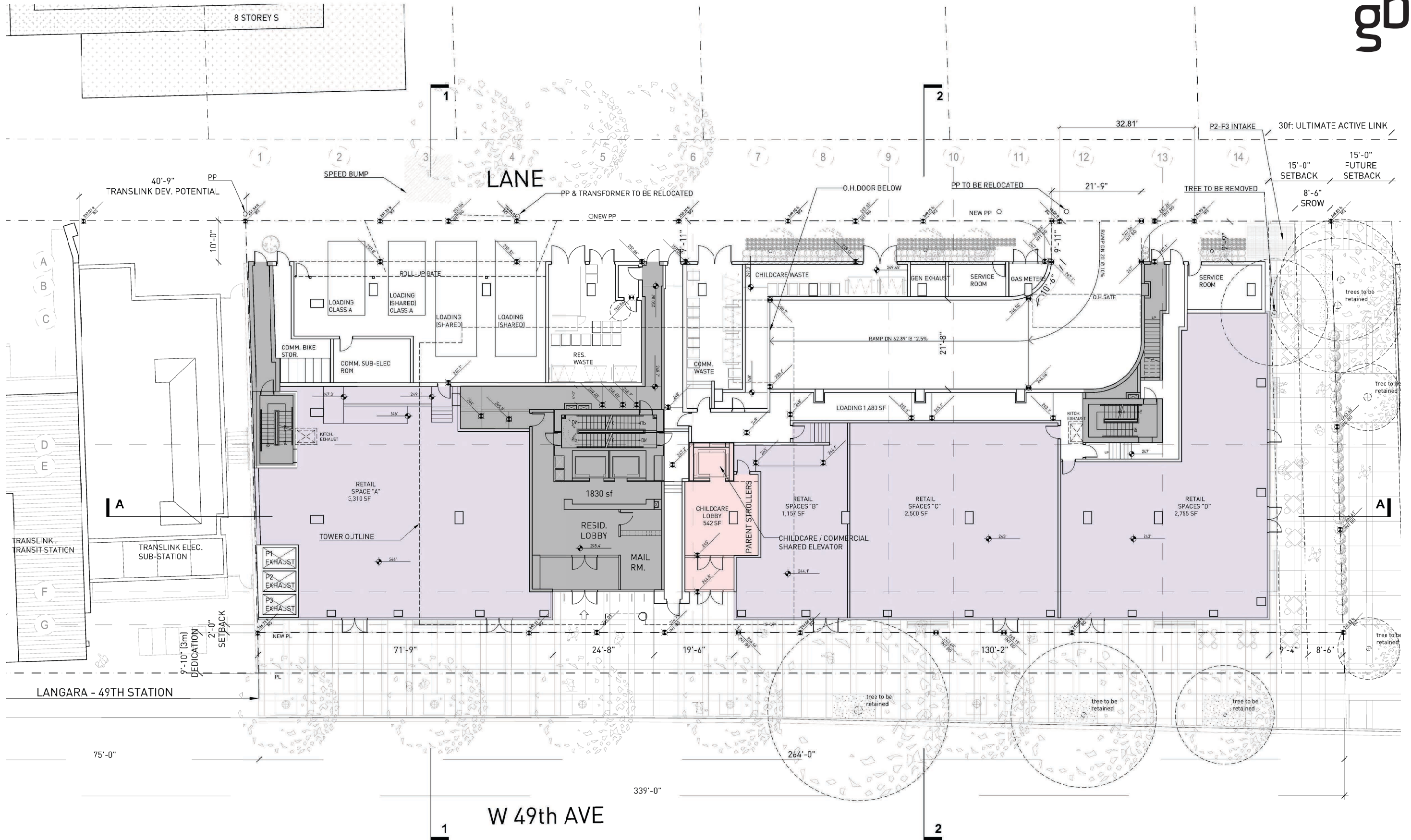
to avoid

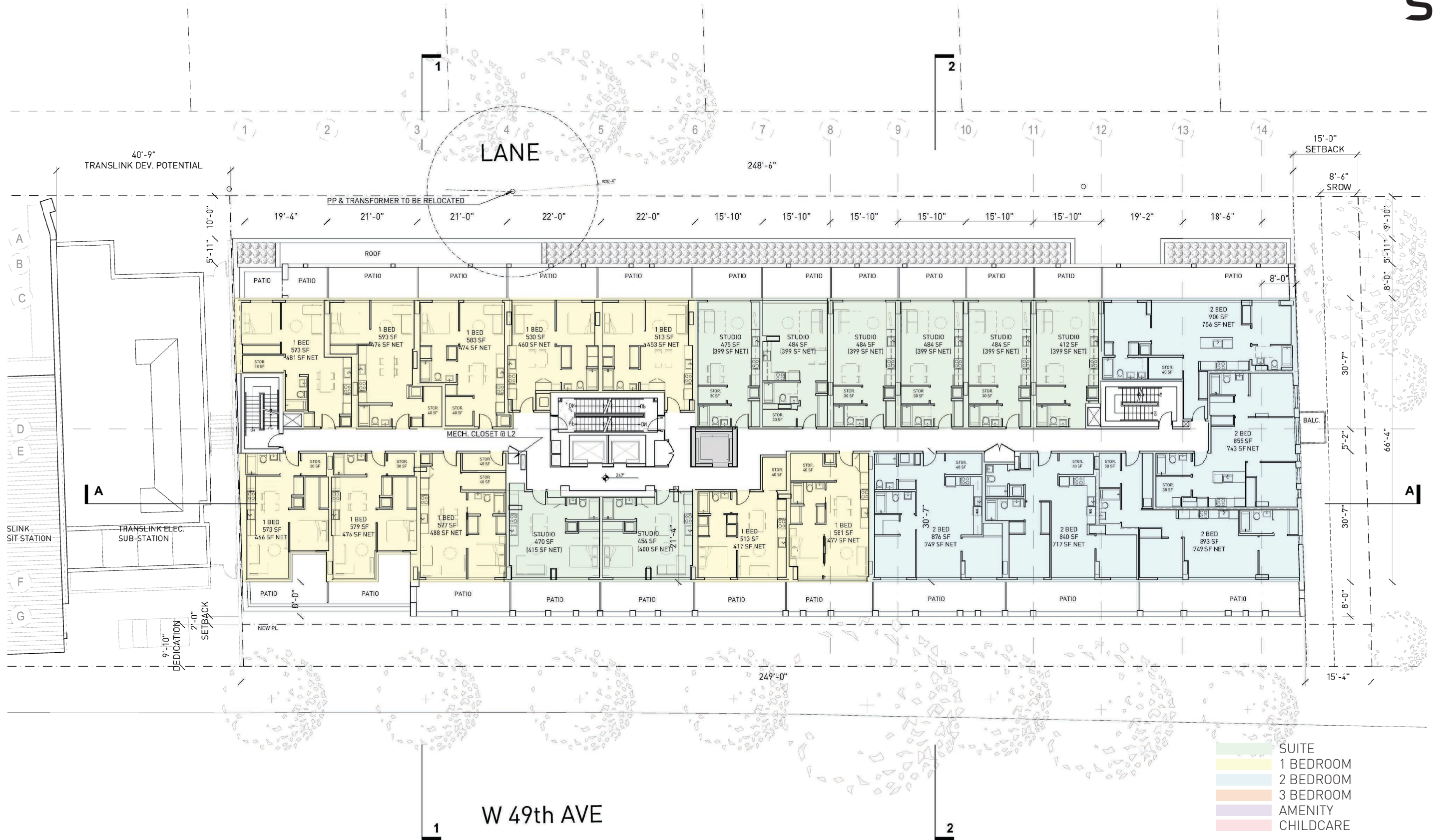


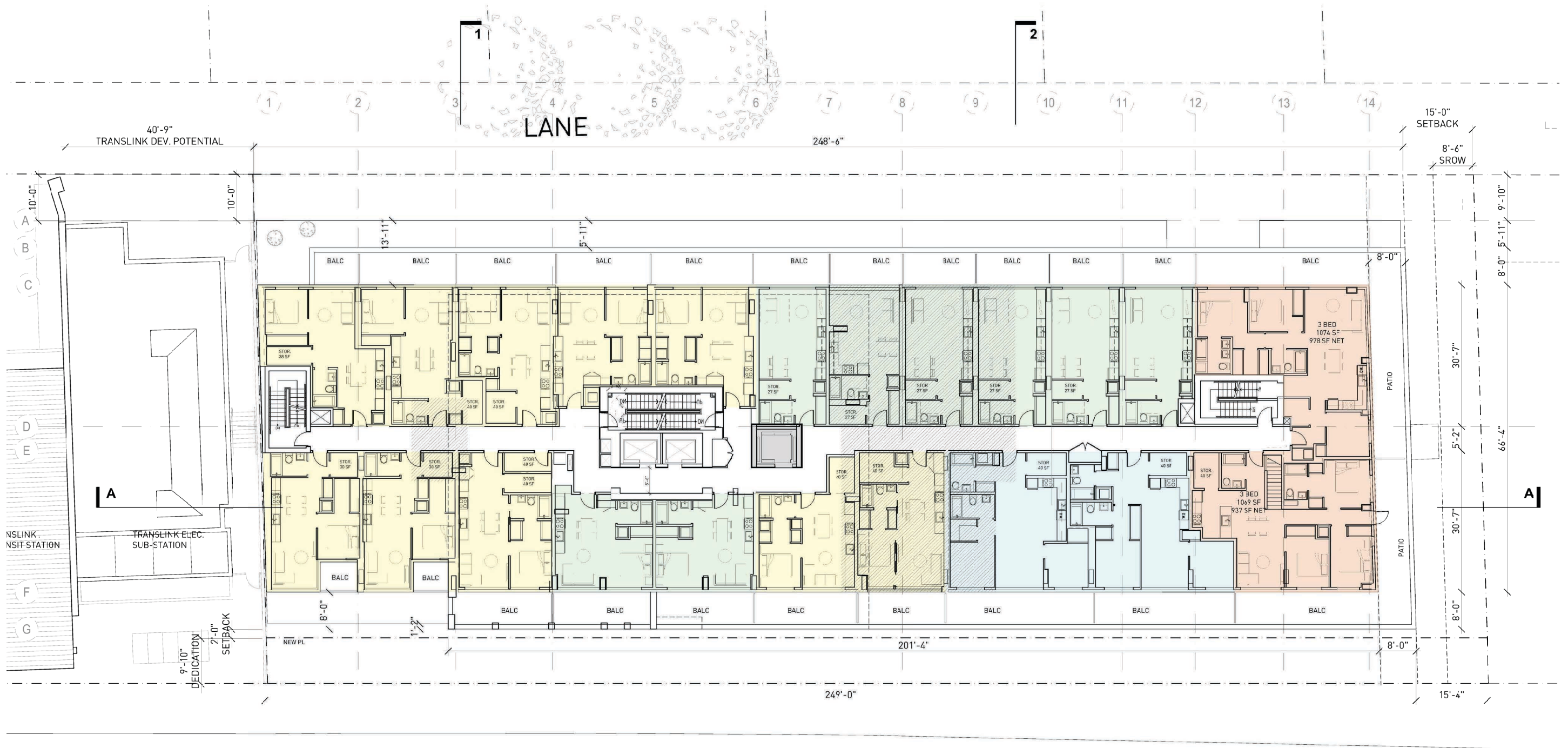
P1 PLAN

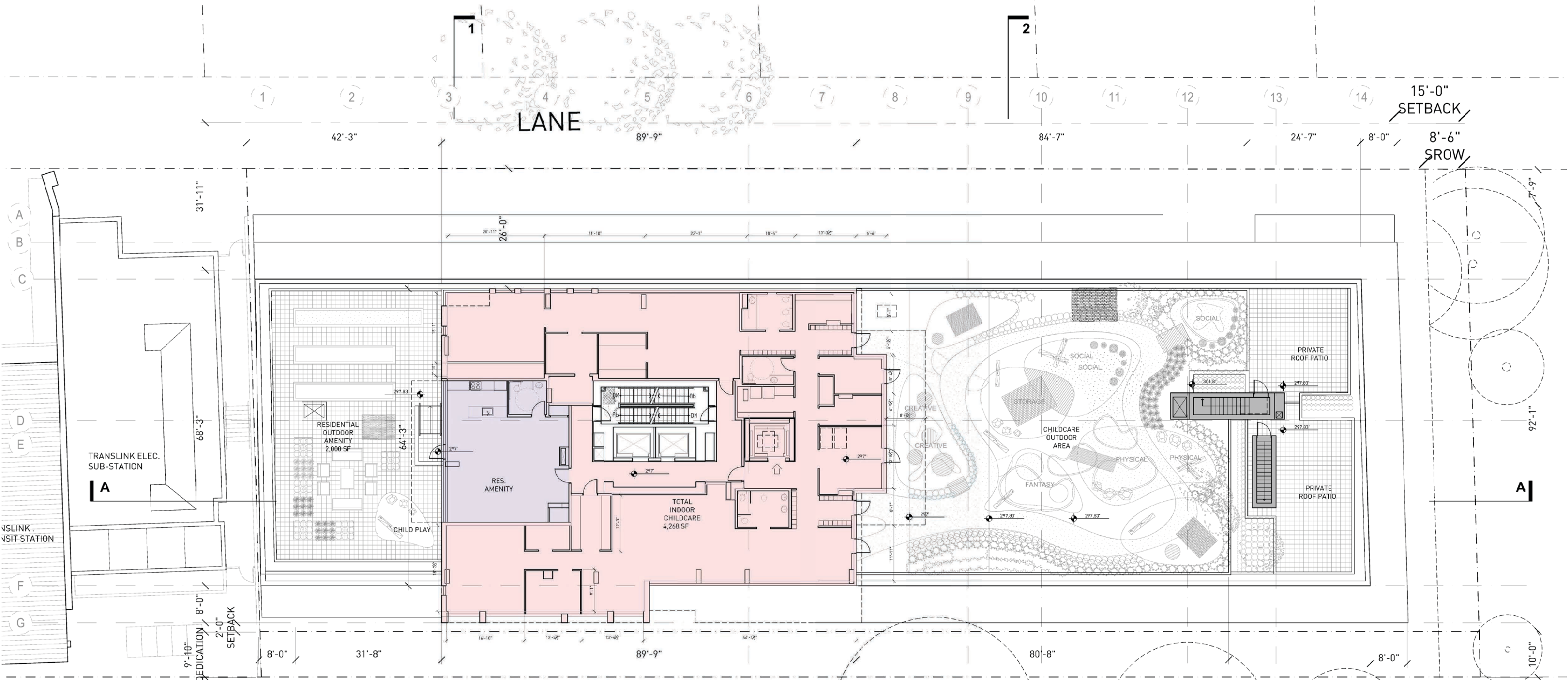
SCALE : NTS









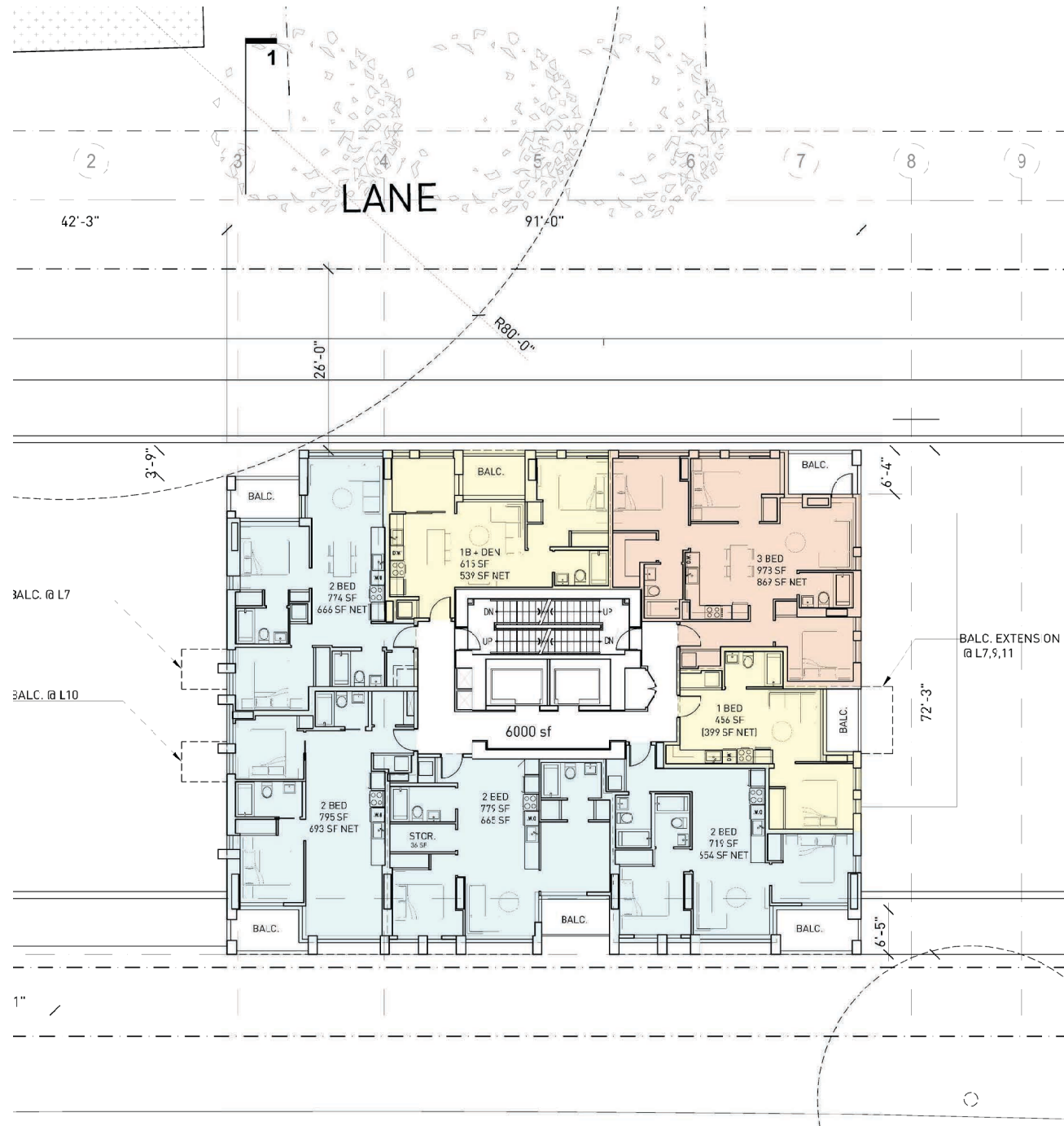


- SUITE
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CHILDCARE

SCALE : NTS

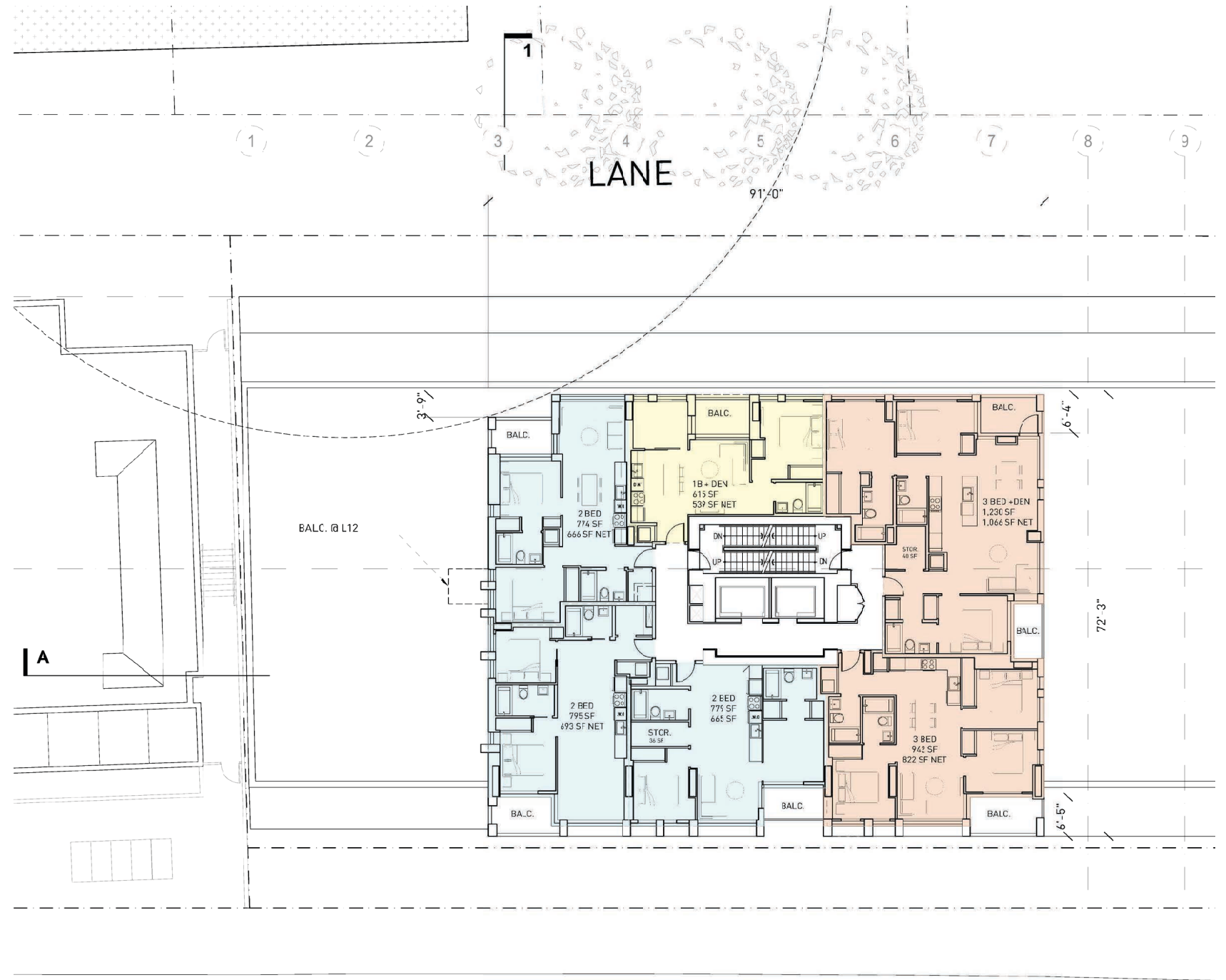
W 49th AVE

L5 PLAN



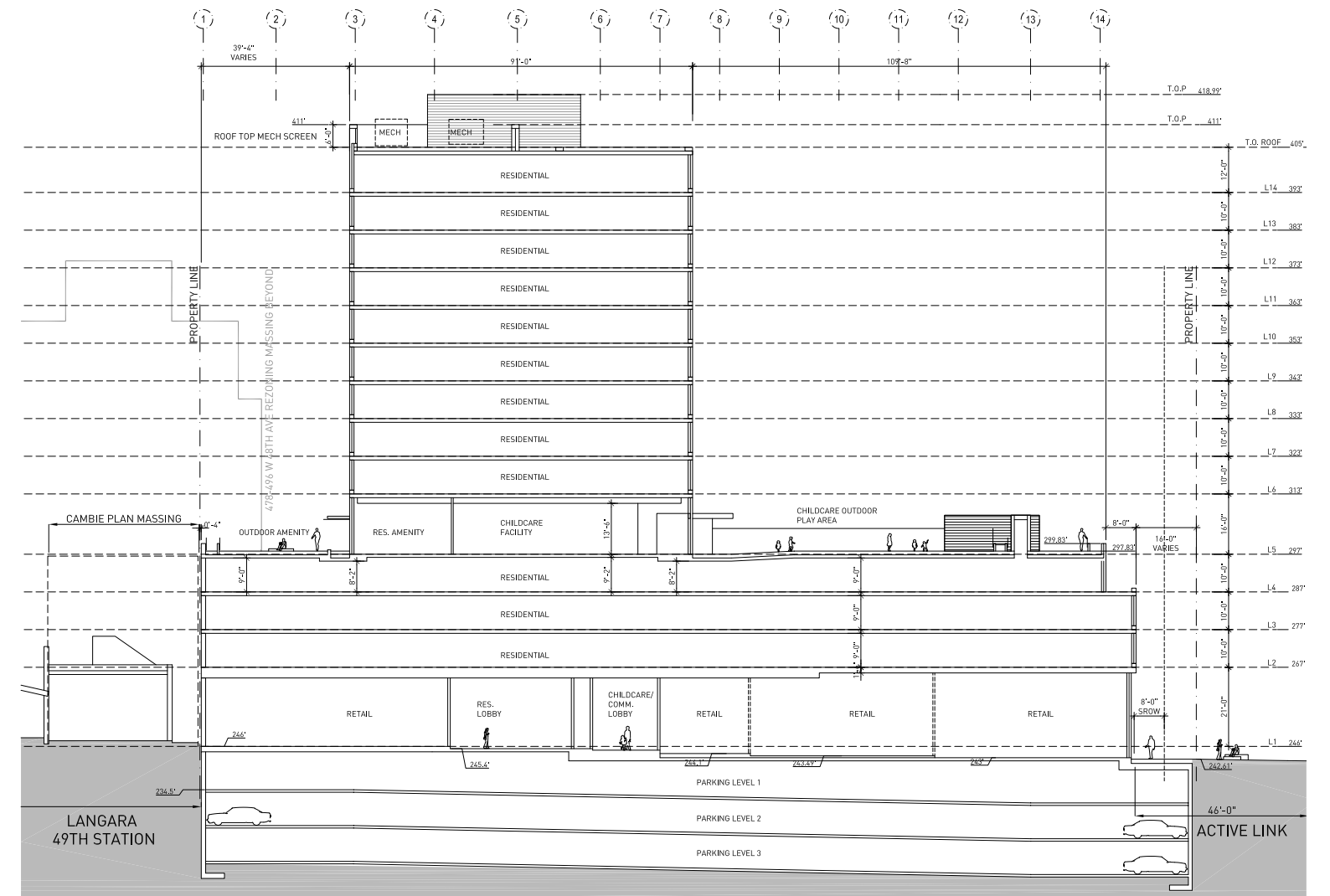
- SUITE
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CHILDCARE

L6-11 PLAN



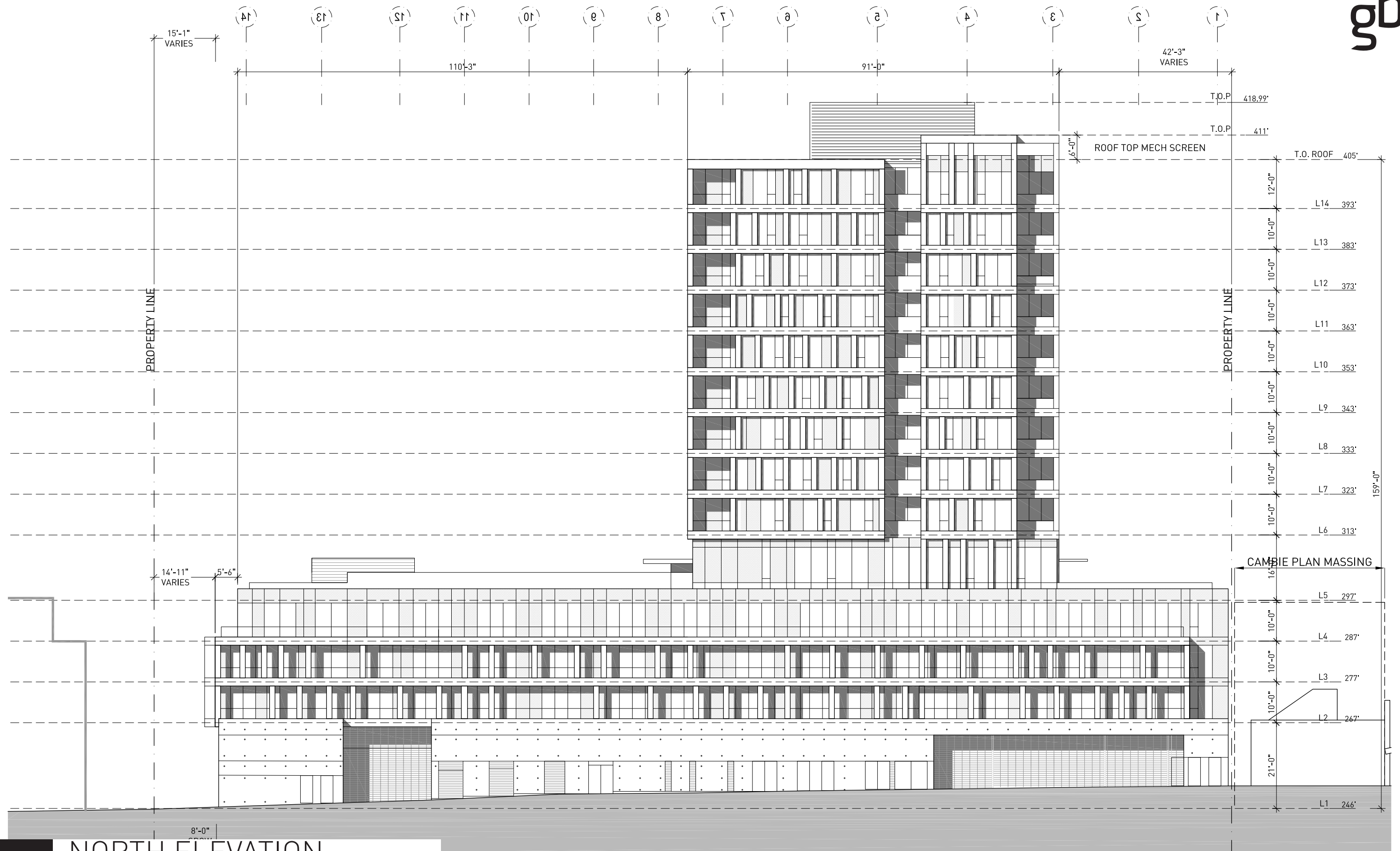
W 49th AVE

L12-14 PLAN

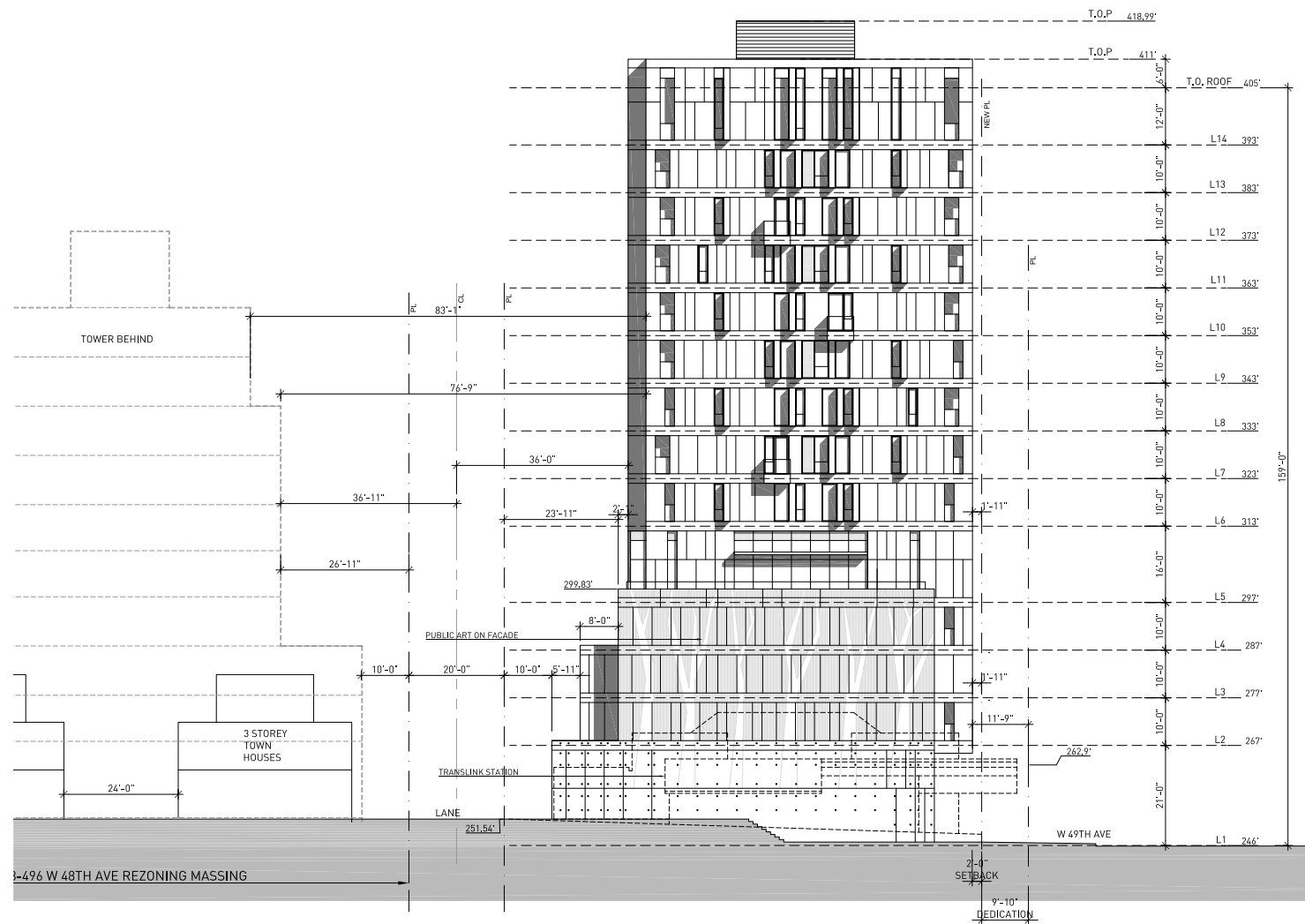




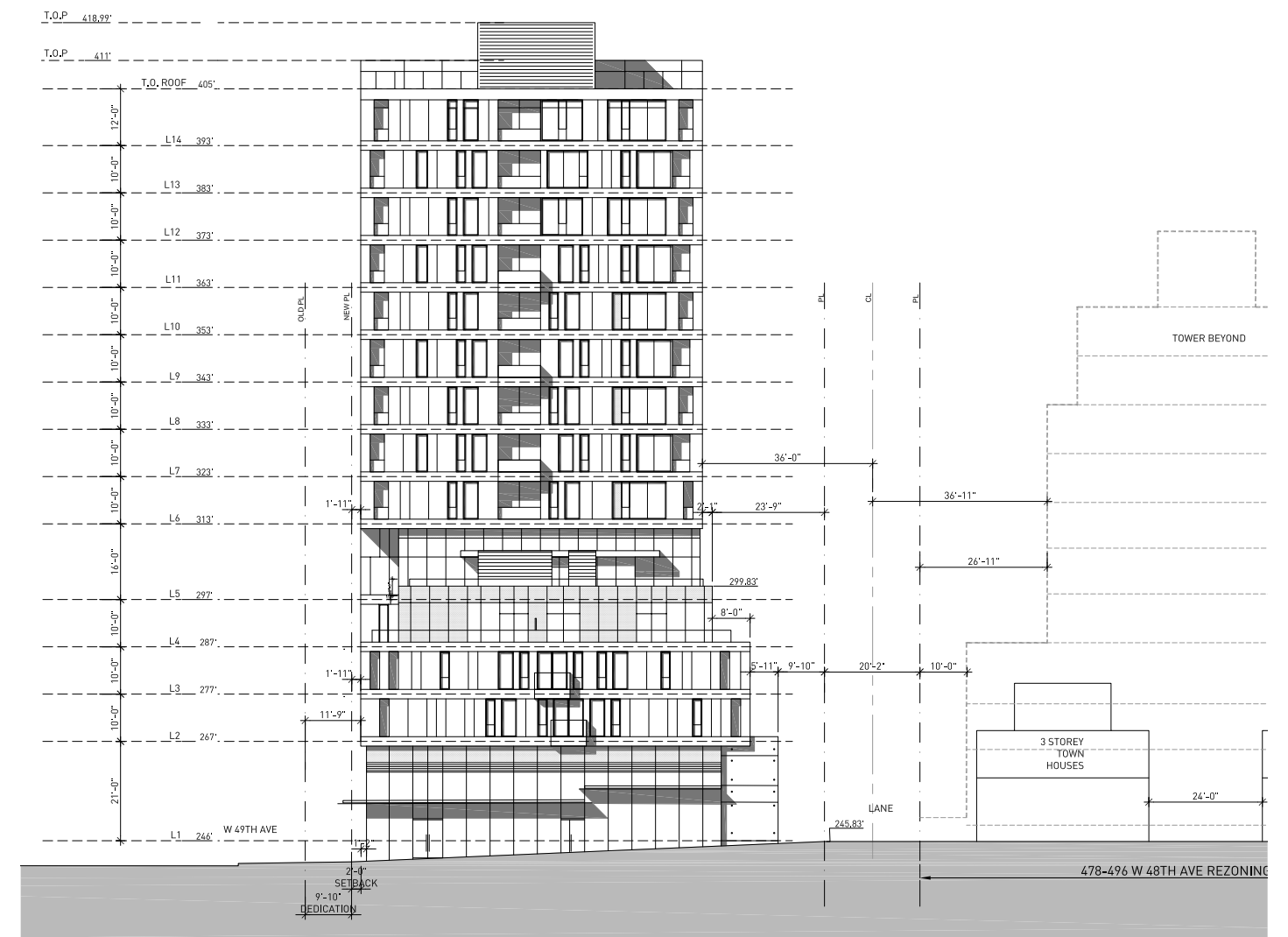
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PERSPECTIVE VIEW - CORNER OF W49TH AND CAMBIE ST.



BIRDS EYE VIEW



PERSPECTIVE VIEW - ACTIVE LINK @ LANE

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

DO NOT SCALE FROM THIS DRAWING

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNTIL ISSUED FOR IFC

date
28.07.2020
31.07.2020

date

seal

L1_ L1



A	PROPOSED STREET TREE / TREE GRATE TO COV STREETS ENG STANDARD STREET TREE SPECIES PER CAMBIE CORRIDOR PUBLIC REALM PLAN
B	NEW CURB & GUTTER TO COV STREETS ENGINEERING STANDARD
C	PIGMENT DYED CONCRETE BANDING & SAW CUT JOINTING PER CAMBIE CORRIDOR PUBLIC REALM PLAN.
D	PROPOSED REDUCED WIDTH ASPHALT CYCLE LANE PER CAMBIE CORRIDOR PUBLIC REALM PLAN
E	EXISTING STREET TREE TO BE RETAINED AND PROTECTED TO COV STANDARD PERMEABLE RESIN BOUND AGGREGATE PAVING E.G ROMEX DEKO OR SIMILAR AS APPROVED TO EXISTING TREE SURROUND
F	BENCH SEATING PER CAMBIE CORRIDOR PUBLIC REALM PLAN REF NEOLIVIANO BY LANDSCAPE FORMS
G	TEMPORARY EVERGREEN HEDGE PLANTING / BLACK CHAINLINK FENCE TO PROPERTY BOUNDARY
H	EXISTING TREE TO BE RETAINED AND PROTECTED TO COV STANDARD PERMEABLE RESIN BOUND AGGREGATE PAVING E.G ROMEX DEKO OR SIMILAR AS APPROVED TO EXISTING TREE SURROUND
I	RAISED PLANTER / LANEWAY TREE & SHRUB PLANTING
J	ASPHALT PAVED LOADING BAY

This drawing is an instrument of service, remains the property considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNTIL ISSUED FOR IFC

issue
REZONING REVIEW
REZONING APPLICATION

ate
3.07.2020
1.07.2020

revisor

ate

projec
427-477 WEST 49TH AVENUE, VANCOUVER, BC.

lega
LOTS 19-22 BLOCK 999 DISTRICT LOT 526 PLAN 5531

drawing
LANDSCAPE- ROOF GENERAL ARRANGEMENT PLAN

seal

scale
AS SHOWN

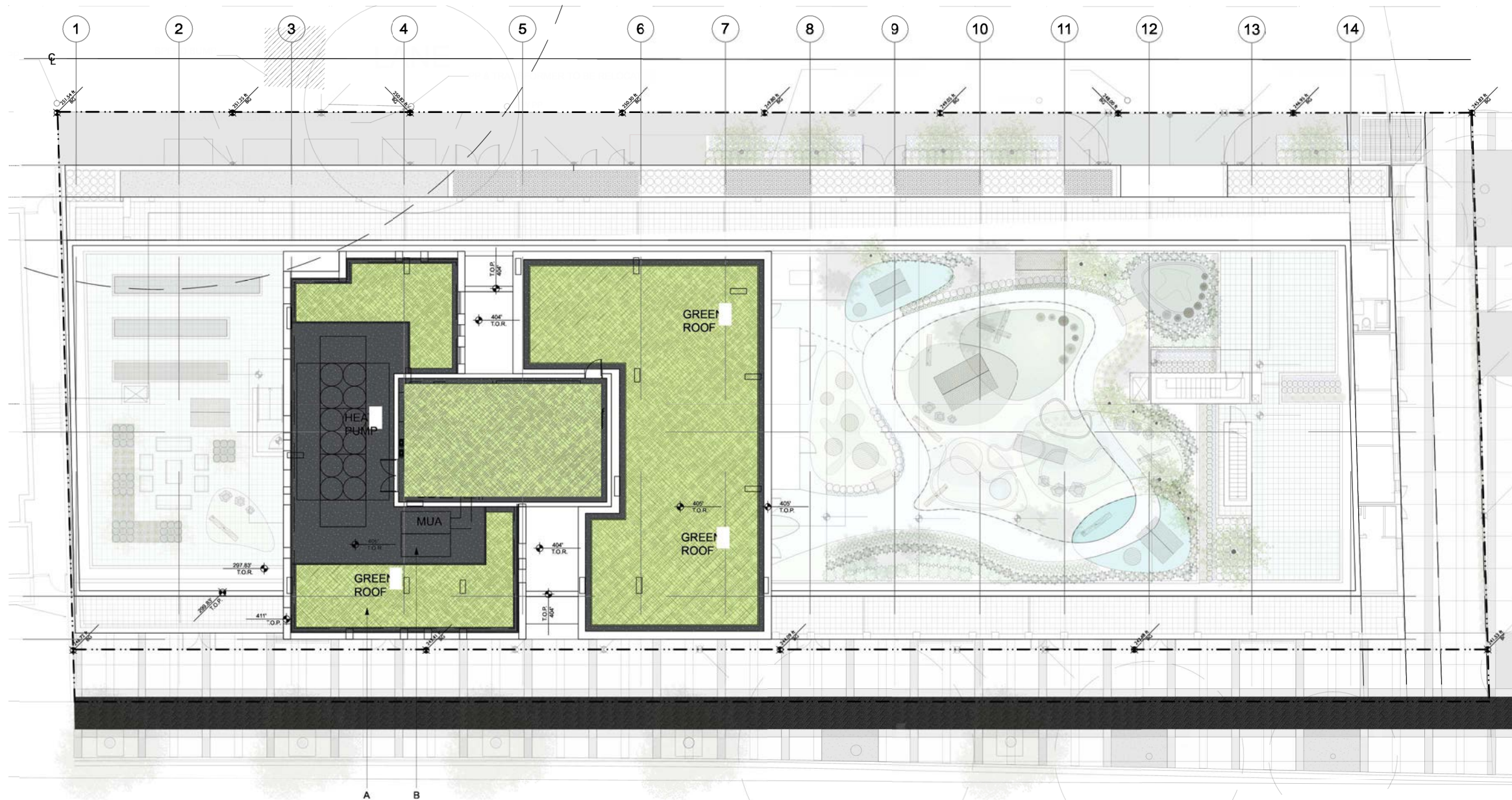
drawn
JP

checked
JP

reference
2018.05_05 L14_L1

number

L14_L1



1 14th FLOOR LANDSCAPE GENERAL ARRANGMENT PLAN
L1 Scale: 3/32" = 1'-0"

LEGEND

- A EXTENSIVE GREENROOF SYSTEM DROUGHT TOLLERANT SEDUM PLANTING/
MIN 6" GROWING MEDIUM DEPTH
- B DECORATIVE GRAVEL PAVING / EDGE



t 778.386.4414
e studio@weareconsidered.com
w www.weareconsidered.com

general notes

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue date
COORDINATION 28.08.2020

revisor date

projec
427-477 WEST 49TH AVENUE, VANCOUVER, BC.

lega
LOTS 19-22 BLOCK 999 DISTRICT LOT 526 PLAN 5531

drawing
LANDSCAPE 5th FLOOR GENERAL ARRANGEMENT PLAN
CHILDCARE FACILITY DETAIL

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2018.05_05 L5_L1

number
L5_L2

- LEGEND
- A 1200MM DEEP POWDERCOATED ALUMINIUM PLANTER / WOODY HERBACIOUS SHRUB / DECORATIVE GRASS & SPECIMEN TREE PLANTING
 - B 1" SQ" PCC PAVER ONTO PEDESTALS
 - C OUTDOOR LOUNGE SEATING / TABLE
 - D RESIN BOUND AGGREGATE PATH / RECYCLED GLASS CONTENT
 - E LOW WOOD TABLE
 - F POURED IN PLACE RUBBER CRUMB PLAY SURFACE
 - G TIMBER BRIDGE
 - H BALANCING LOG
 - I POURED IN PLACE RUBBER CRUMB PLAY SURFACE
 - J POURED IN PLACE RUBBER CRUMB PLAY SURFACE (MOUNDED)
 - K CONIFEROUS TREE PLANTING
 - L TENSILE FABRIC SHADE STRUCTURE
 - M ARTIFICIAL GRASS PLAY SURFACE
 - N A FRAME PLAY CABIN
 - O DECIDUOUS SPECIMEN TREE PLANTING
 - P 1" SQ PCC PAVER ONTO PEDESTALS
 - Q POURED IN PLACE RUBBER CRUMB PLAY SURFACE (MOUNDED)
 - R BALANCING LOGS
 - S TIMBER BRIDGE
 - T DECIDUOUS TREE PLANTING / LAYERED SCENTED AND TEXTURAL HERBACIOUS SHRUB PLANTING
 - U SOFTWOOD TIMBER DECK (1" HEIGHT) SEATING EDGE / STAGE
 - V A FRAME CABIN LOCKABLE STORAGE FOR OUTDOOR PLAY EQUIPMENT
 - W POURED IN PLACE RUBBER CRUMB PLAY SURFACE
 - X 4" HIGH PAINTED WOODEN PICKET FENCE / SELF LATCHING GATE
 - Z RESIN BOUND AGGREGATE PAVING RECYCLED GLASS CONTENT

1 5th FLOOR LANDSCAPE GENERAL ARRANGEMENT PLAN
L2 Scale: 3/16" = 1'-0"

