



THE MOMENTS

255-285 SW MARINE DRIVE
VANCOUVER, BRITISH COLUMBIA

Prepared by
Billard Architecture Inc.
Billardarchitecture.ca



TABLE OF CONTENTS

- 
1. TABLE OF CONTENTS
 2. PROJECT INFORMATION
 3. PROPOSAL SITE
 4. NEIGHBOURHOOD CONTEXT
 5. TRAFFIC FLOW
 6. LAND USE MAP
 7. MASSING ANALYSIS
 8. 3D RENDERING
 9. 3D RENDERS
 10. COLOUR ELEVATION & MATERIAL LEGEND
 11. DESIGN RATIONALE
ZONING + DENSITY, LOCATION
 12. DESIGN RATIONALE
PROJECT BRIEF, LANDSCAPE + PUBLIC REALM
 13. DESIGN RATIONALE
ARCHITECTURE
 14. DESIGN RATIONALE
TRAFFIC + PARKING, COMMUNITY DEVELOPMENT,
PARKING BREAKDOWN
 15. DESIGN RATIONALE
CRIME PREVENTION
 16. DESIGN RATIONALE
SUSTAINABLE DESIGN
 17. STATISTICS SUMMARY
 18. PROJECT DATA INFORMATION
 19. SITE CONTEXT PLAN
 20. SITE PLAN
 21. PARKADE PLAN – P2
 22. PARKADE PLAN – P1
 23. MAIN FLOOR PLAN
 24. SECOND FLOOR PLAN
 25. THIRD FLOOR PLAN
 26. FOURTH FLOOR PLAN
 27. FIFTH FLOOR PLAN
 28. SIXTH FLOOR PLAN
 29. ROOF PLAN
 30. ELEVATION – SOUTH
 31. ELEVATION – EAST & WEST
 32. ELEVATION – NORTH
 33. BUILDING SECTION AA & BB
 34. BUILDING SECTION CC
 35. EXTERIOR FINISHES
 36. LANDSCAPE PRINCIPLES
 37. SHADOW STUDY

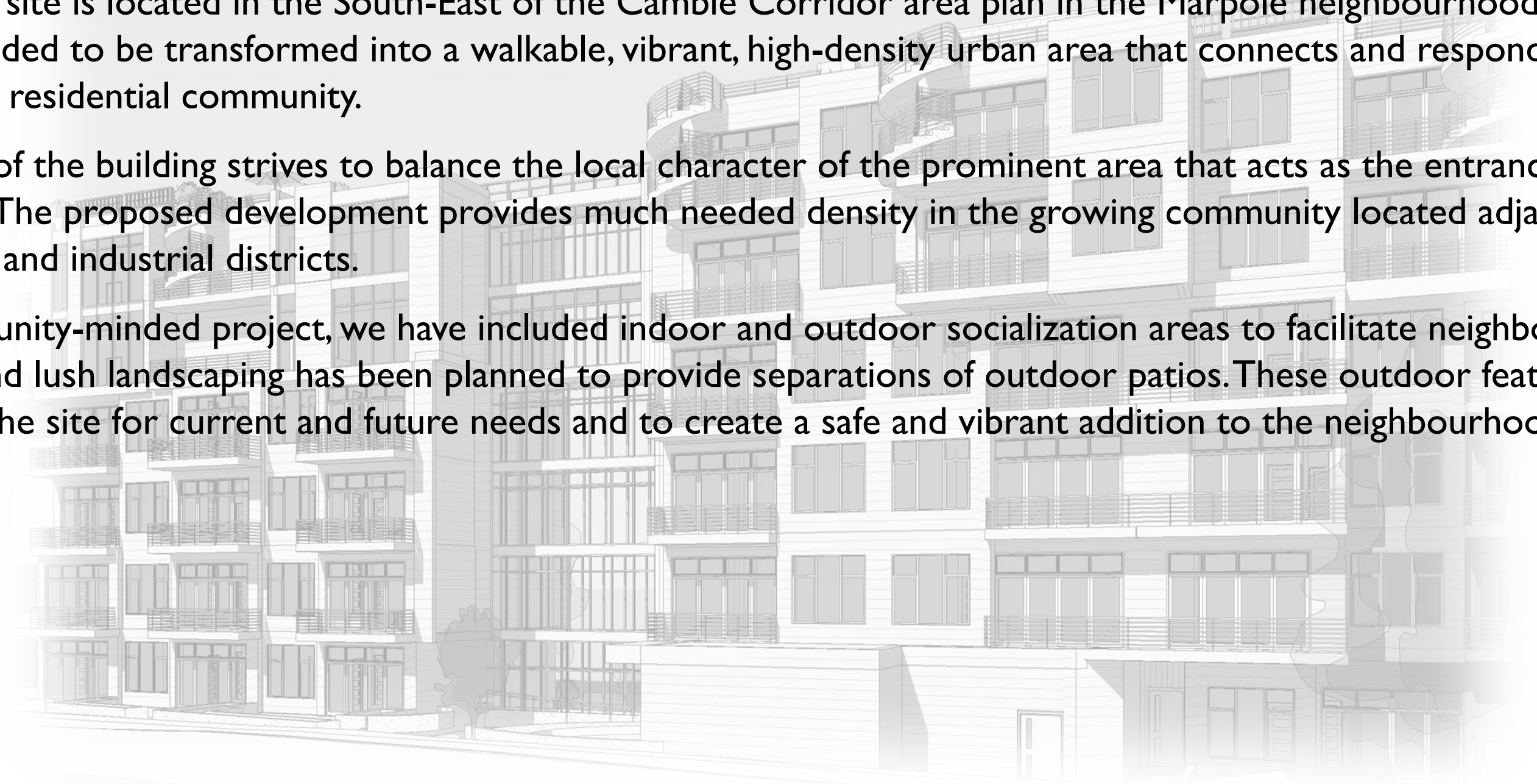
PROJECT INFORMATION

The Moments is a multi-residential condo building designed to replace five existing single-family homes on SW Marine Drive in Vancouver, BC.

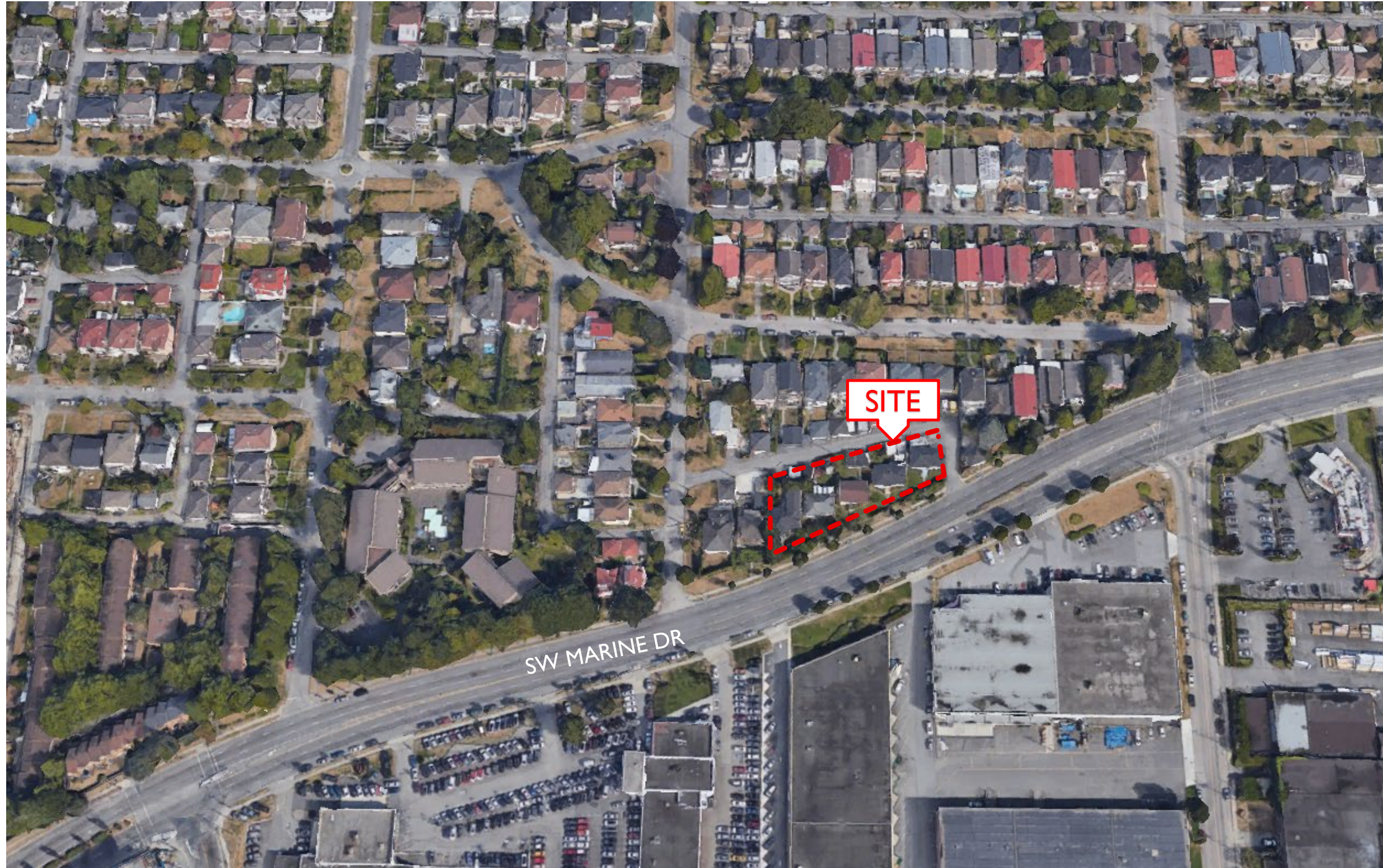
The project site is located in the South-East of the Cambie Corridor area plan in the Marpole neighbourhood. The area is intended to be transformed into a walkable, vibrant, high-density urban area that connects and responds to the evolving residential community.

The design of the building strives to balance the local character of the prominent area that acts as the entranceway to the City. The proposed development provides much needed density in the growing community located adjacent to commercial and industrial districts.

As a community-minded project, we have included indoor and outdoor socialization areas to facilitate neighbourly exchange and lush landscaping has been planned to provide separations of outdoor patios. These outdoor features will enrich the site for current and future needs and to create a safe and vibrant addition to the neighbourhood.



PROPOSAL SITE



This proposal for The Moments is located in Vancouver, British Columbia with close access to variety of shops and restaurants.

Features:

- Modern Homes
- Underground parking
- Private rooftop patios
- Indoor and outdoor amenity spaces
- Below grade storage units



PROPOSAL SITE CONTEXT



Site Details:

Address: 255 – 285 SW Marine Drive

Site Size: 21932.00 ft² (2037.48m²)

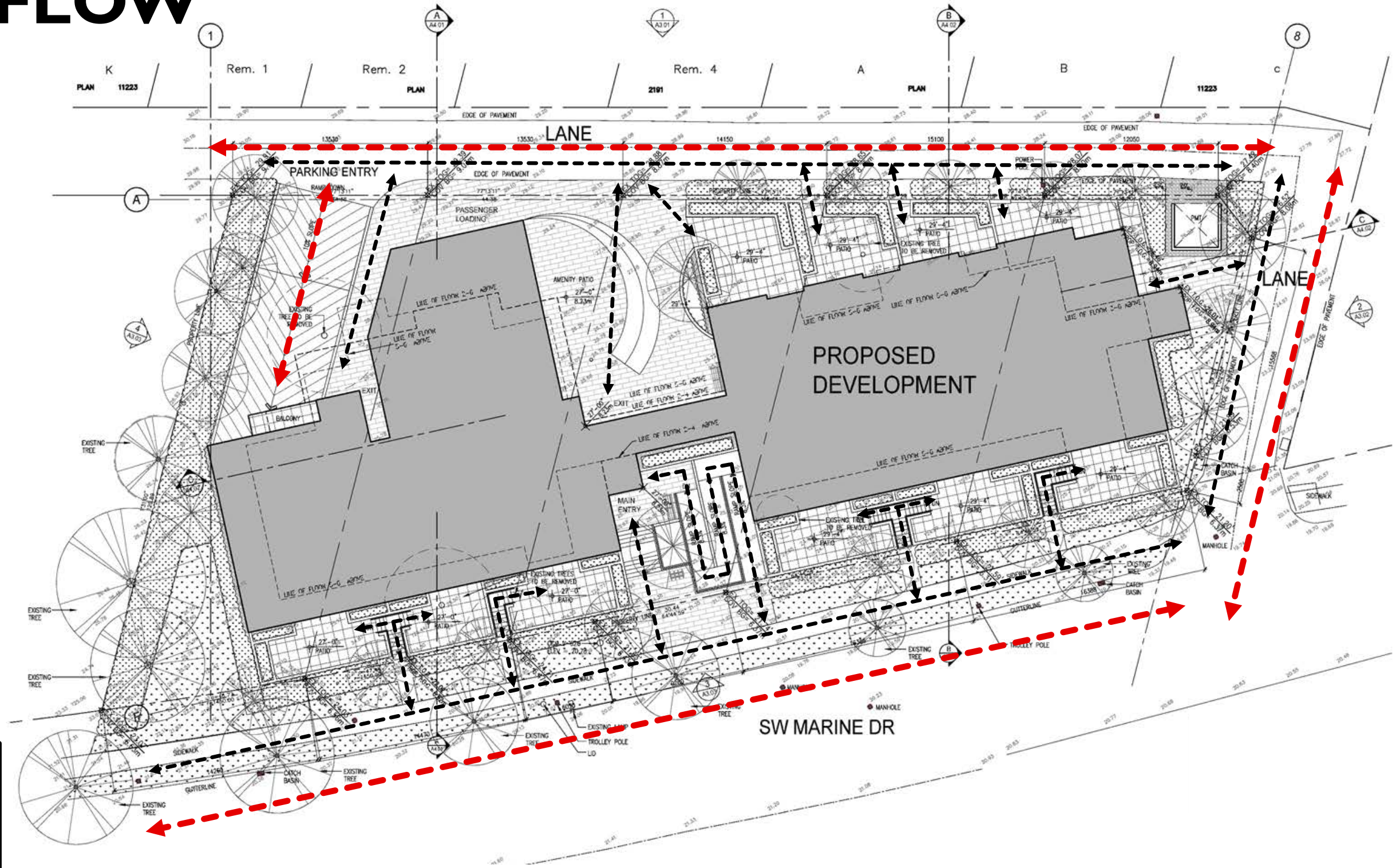
Existing Zoning: RS-1

Proposed Zoning: CD-1

Marpole Community Area:

The Marpole Community Plan (2014) envisions the area to transform into a walkable, vibrant, high-density urban area that responds to its adjacent connections. The area is an entranceway to the City that strives to balance local character and functions with significant new opportunities for job spaces and mixed-uses that will infuse the area with an enhanced sense of vibrancy.

TRAFFIC FLOW

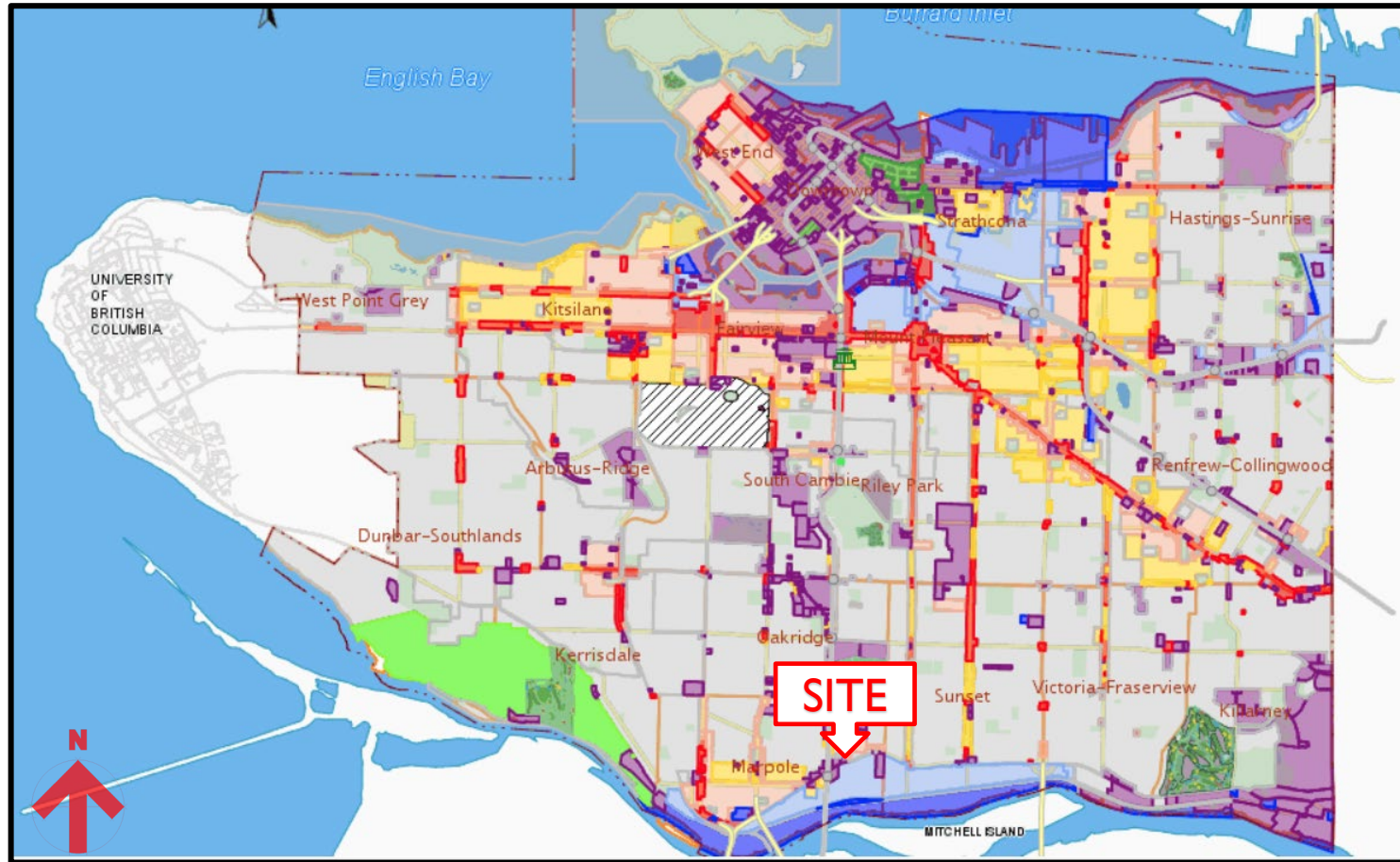


LEGEND

← - - - - - → CAR PATH

← - - - - - → PEDESTRIAN PATH

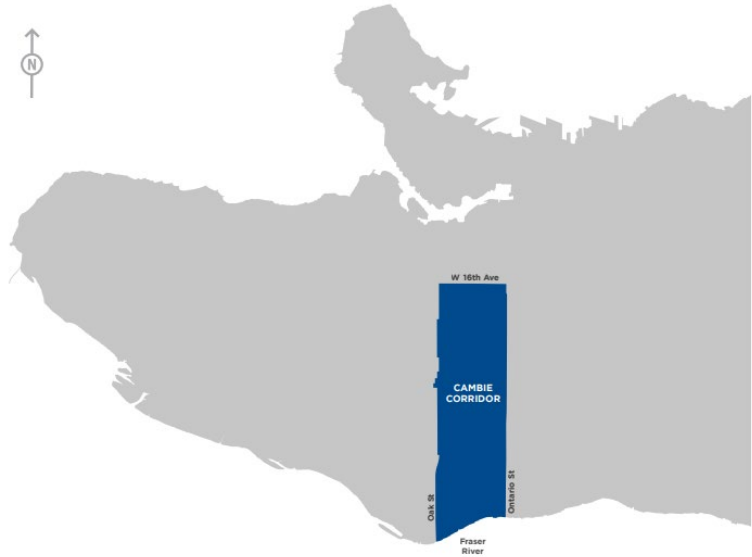
LAND USE MAP



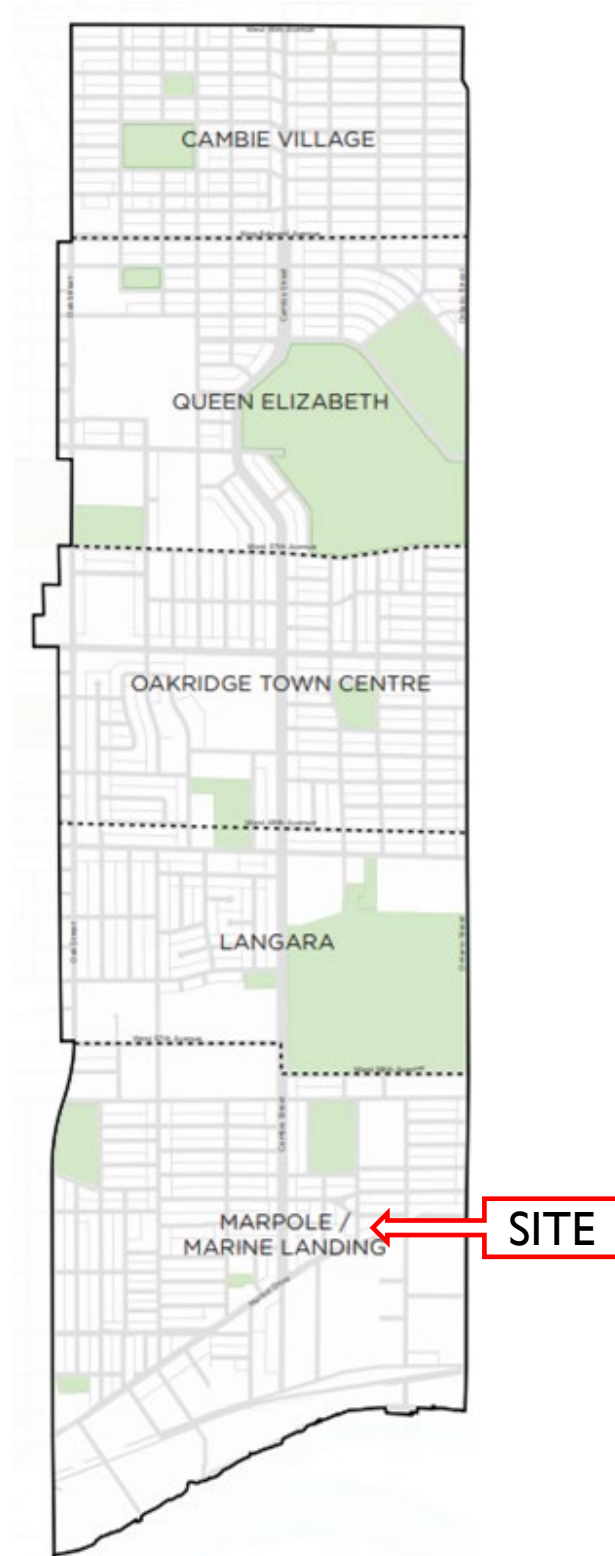
CAMBIE CORRIDOR AREA

LEGEND

- | | | | | | | | | | | | | | | | | | |
|---------------------|------------------------------|-----------------------------|-----------------------------|---|-----------------------------|-----------|------------------------------------|------------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------------|----------------------|--|--|--------------|--|
| Tower (13+ storeys) | Apartment (up to 12 storeys) | Apartment (up to 8 storeys) | Apartment (up to 6 storeys) | Apartment (up to 4 storeys stral or 6 storeys rental) | Apartment (up to 4 storeys) | Townhouse | Mixed-use tower (13+ storeys) | Mixed-use (up to 10 storeys) | Mixed-use (up to 8 storeys) | Mixed-use (up to 6 storeys) | Mixed-use (up to 4 storeys) | Tower with choice of use | Intensive employment | Unique site (opportunity for higher densities) | Major Project (separate planning program underway or approved) | Other | |
| | | | | | | | Mixed-use tower (13+ storeys) | Area boundary | Canada Line station | Future potential station | Place of worship | School | | | | | |
| | | | | | | | Marpole Community Plan (2014) area | | | | | | | | | | |



CAMBIE CORRIDOR MAP



PROPOSED PROJECT SITE: MARPOLE COMMUNITY AREA



- Apartment (up to 6 storeys)
- Cambie Corridor Phase 2



MASSING ANALYSIS

Marpole Community Plan (2014)

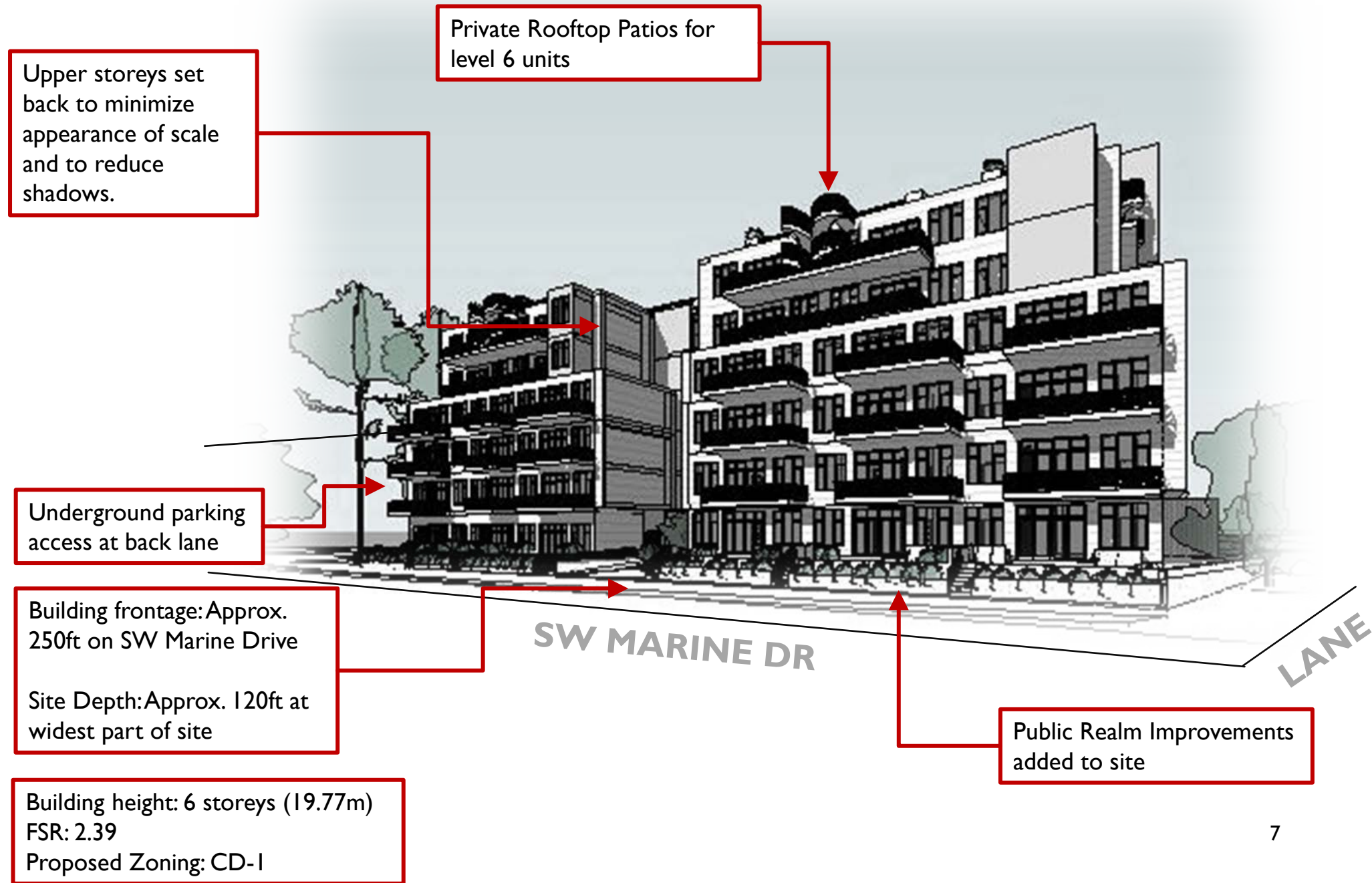
6.4.6 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: Up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Minimum 60 foot site frontage required for 6 storey developments.
- On sites 130 feet or deeper, 2 storey townhouse buildings may be constructed at the lane.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width (on some sites), street trees and amenities such as seating, bike racks, etc.
- * The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.

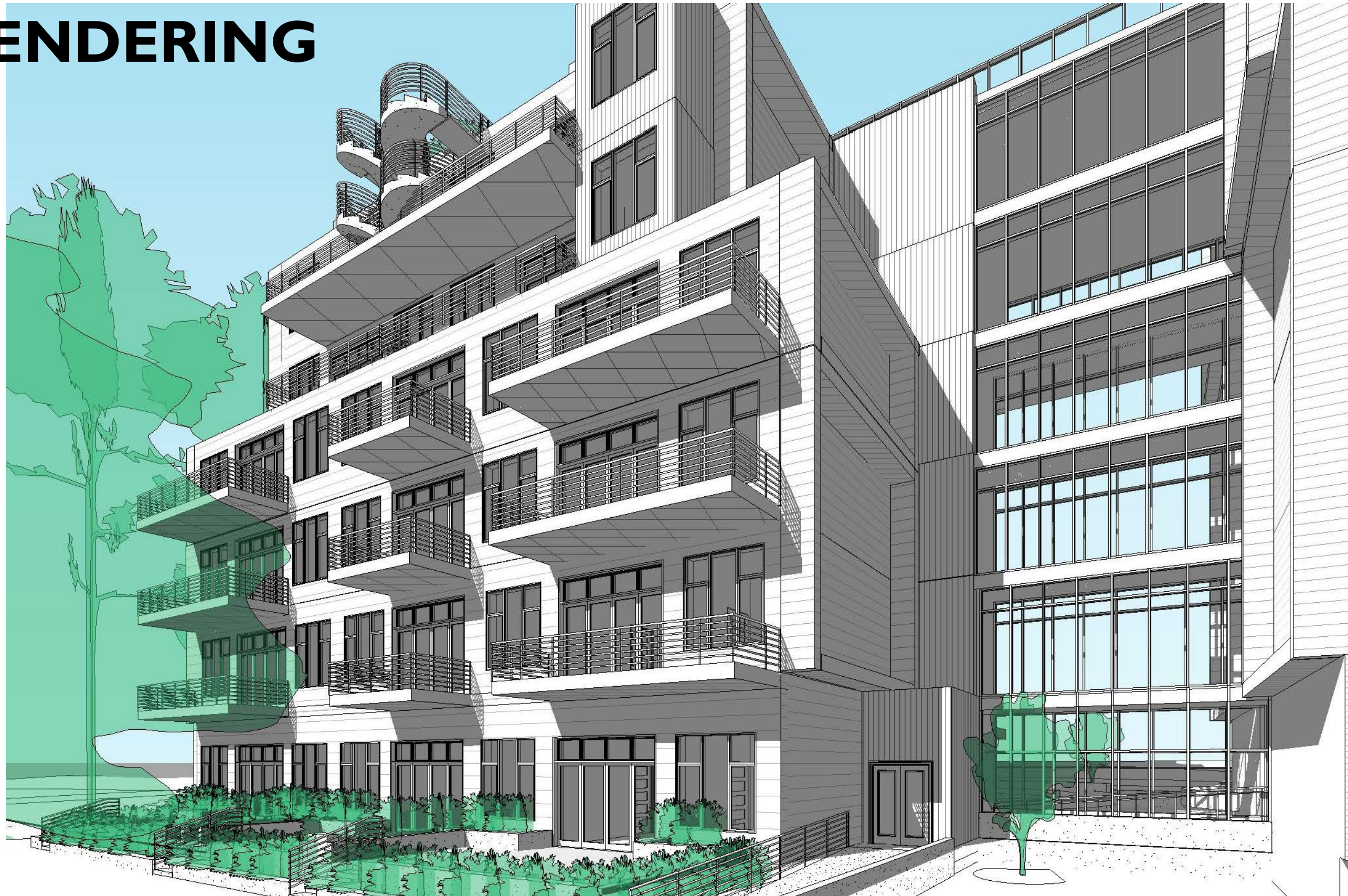


Vision:

“The Marpole Community Plan embraces this spirit of resilience and diversity and responds to local needs and aspirations as well as citywide objectives. While recognizing the importance of the neighbourhood’s rich past and unique character, the plan will provide new opportunities to live, work, shop, play and learn. It fosters an inclusive community that cultivates character and culture; values and enhances park space and local amenities; expands housing choices and protects affordability; supports commercial and industrial uses, including employment hubs; and creates strong transportation connections within the community and to the Fraser River.” – Marpole Community Plan 2014



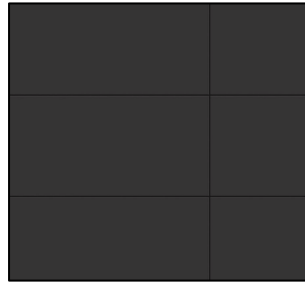
3D RENDERING



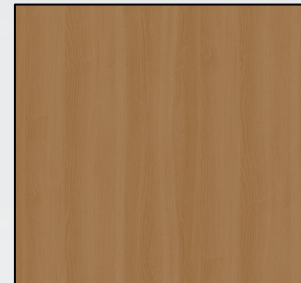
3D RENDERS



COLOUR ELEVATION & MATERIAL LEGEND



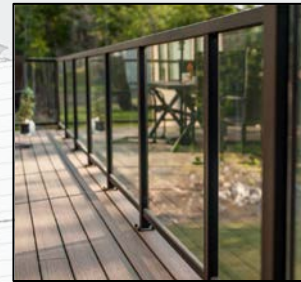
COMPOSITE
PANELS (BLACK)



NATURAL WOOD
PANEL



COMPOSITE
PANELS (WHITE)



ALUMINUM
GUARD RAILS
WITH GLASS



COMPOSITE
PANELS (RED)



DESIGN RATIONALE

Zoning + Density

Existing Zoning:	RS-1
Existing Buildings:	Single-Family
Existing Height:	1 – 2 Storeys
Proposed Zoning:	CD-1
Proposed Buildings:	69 Units
Proposed Height:	6 Storeys

Location

69 units along SW Marine Drive with walkable access to the Skytrain, retail stores and restaurants.

Within 800 m (10 minutes walking)

Community Services:

- Sexsmith Community Pre-School
- Alert Driving School

Health Care:

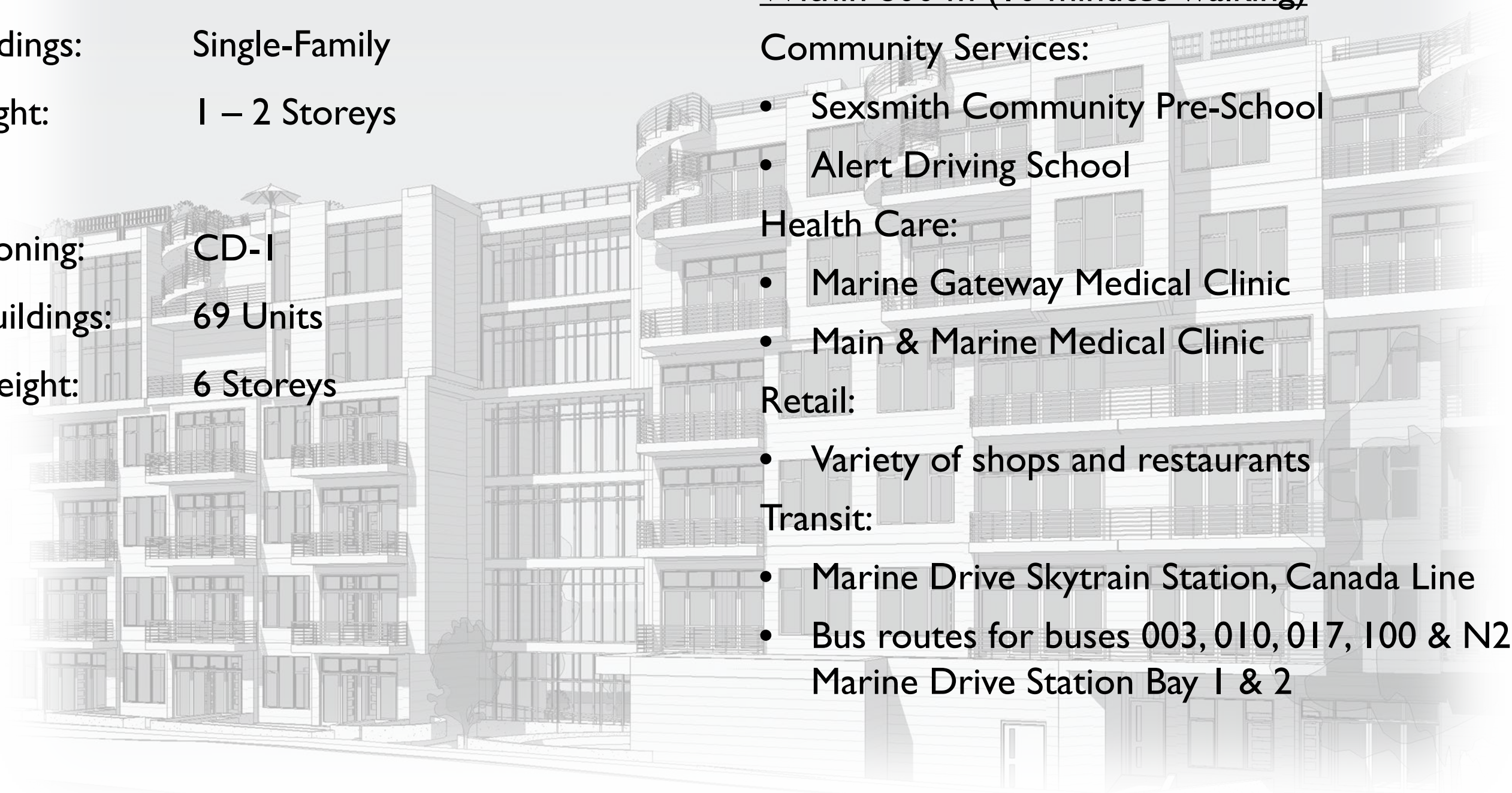
- Marine Gateway Medical Clinic
- Main & Marine Medical Clinic

Retail:

- Variety of shops and restaurants

Transit:

- Marine Drive Skytrain Station, Canada Line
- Bus routes for buses 003, 010, 017, 100 & N20 at Marine Drive Station Bay 1 & 2



DESIGN RATIONALE

Project Brief

69 modern homes to replace 5 small single family homes. Increase density in neighbourhood with long term livability and community feel provided by age-friendly amenity spaces.

6-storey wood frame construction.

Unit mix includes:

8	Studio	(11.59%)
28	1 Bedroom	(40.58%)
26	2 Bedroom	(37.68%)
7	3 Bedroom	(10.14%)
69	Units	(100.00%)

Landscape + Public Realm

Using landscaping from public areas to bridge to private entrances will enhance privacy and a feeling of ownership and home for residents.

The focus on low-maintenance, hardy plants that will flourish and bring a park-like setting to the street. Strategic lighting will enhance the development and create a welcoming space.

DESIGN RATIONALE

Architecture

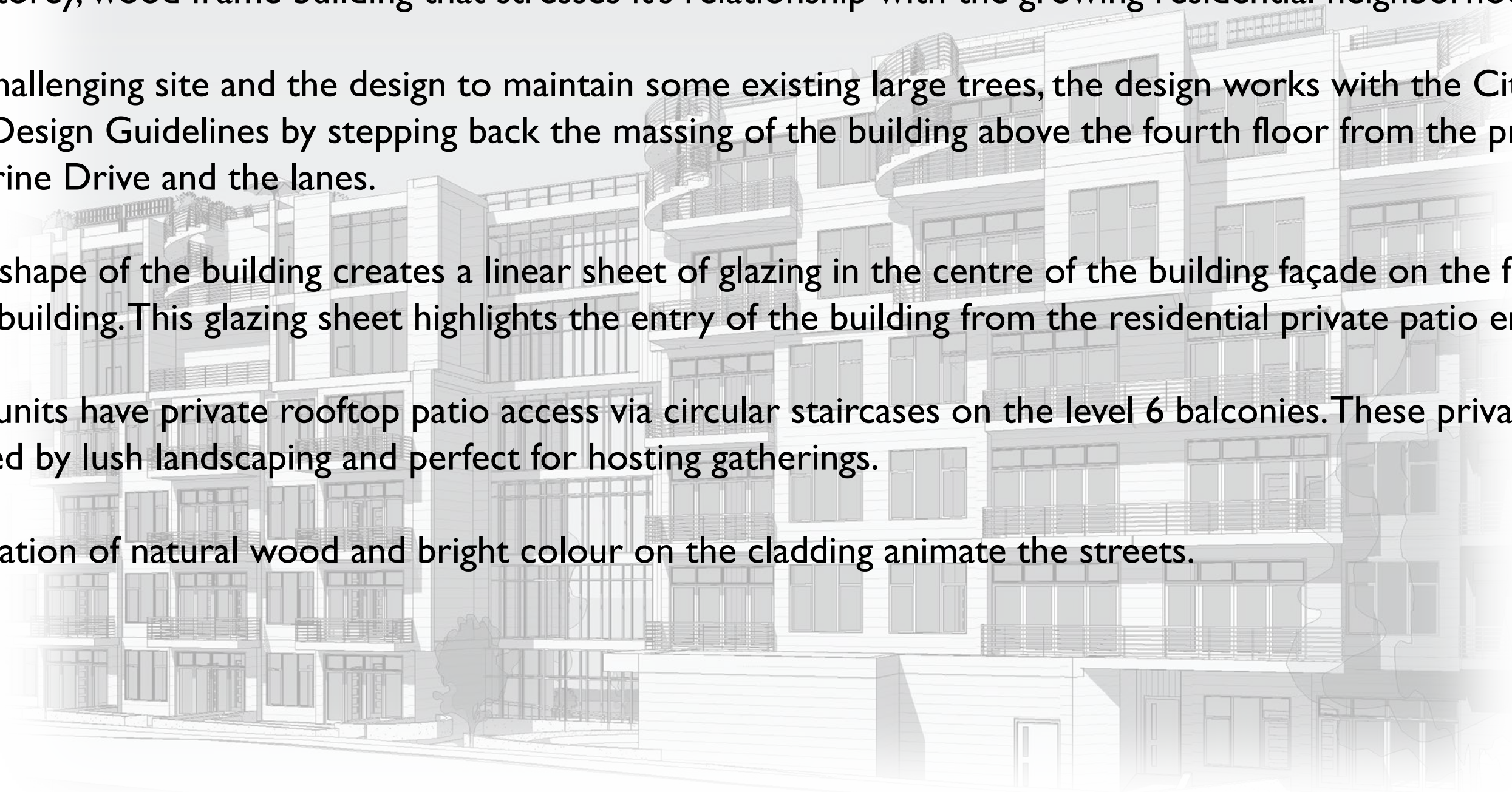
This is a 6 storey, wood frame building that stresses its relationship with the growing residential neighborhood.

Given the challenging site and the design to maintain some existing large trees, the design works with the City of Vancouver Design Guidelines by stepping back the massing of the building above the fourth floor from the property lines on Marine Drive and the lanes.

The unique shape of the building creates a linear sheet of glazing in the centre of the building façade on the front and back of the building. This glazing sheet highlights the entry of the building from the residential private patio entries.

The level 6 units have private rooftop patio access via circular staircases on the level 6 balconies. These private patios are separated by lush landscaping and perfect for hosting gatherings.

The combination of natural wood and bright colour on the cladding animate the streets.



DESIGN RATIONALE

Traffic + Parking

Access to the underground parking and separate garbage and recycling bins are off of the lane and as far as possible from the intersection.

In addition to the minimum parking requirements, this development includes ample bicycle storage and electric car charging stations.

Parking Breakdown:

- 63 Parking Stalls Required
- 64 Parking Stalls Proposed:
 - Residential:
 - 7 Compact
 - 46 Standard
 - 4 Accessible
 - Visitor:
 - 2 Compact
 - 4 Standard
 - 1 Accessible

Bicycle Parking Breakdown:

- 128 Bicycle Stalls Required
- 128 Parking Stalls Proposed:
 - 81 Horizontal Stalls
 - 39 Vertical Stalls
 - 8 Oversized

Storage Units:

- 69 Storage Units Required
- 69 Storage Units Proposed

Community Development

As a diverse community of families this location provides both a dynamic residential setting and easy access to community amenities. Providing a contemporary design and thoughtful landscaping create a home that residents can be proud of.

The indoor and outdoor amenity spaces are designed to bring residents together, connect, and form long-term community.

DESIGN RATIONALE

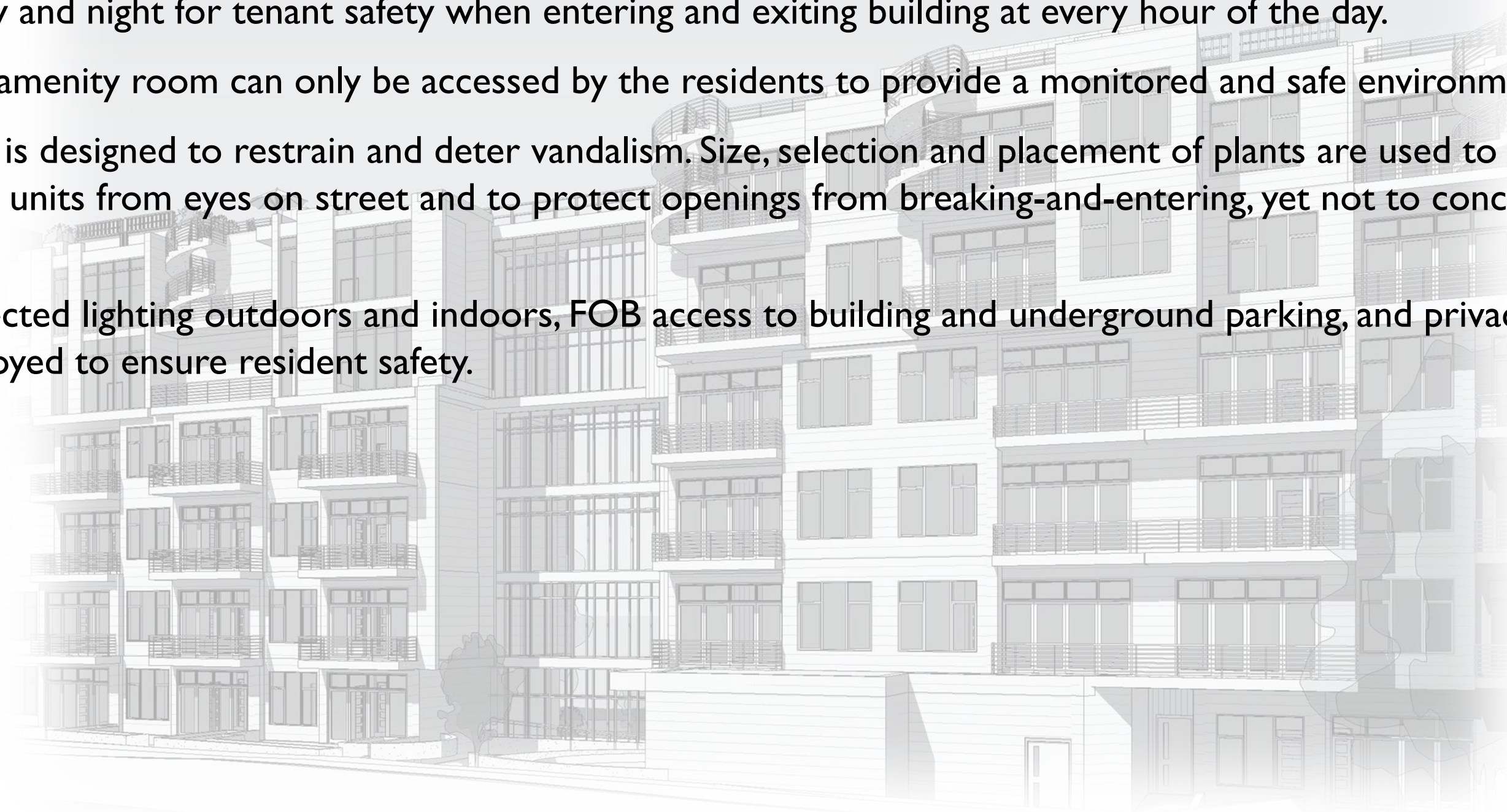
Crime Prevention

All communal spaces will be well-lit through both natural and installed lighting. The entrance and lobby lighting will be provided day and night for tenant safety when entering and exiting building at every hour of the day.

The indoor amenity room can only be accessed by the residents to provide a monitored and safe environment.

Landscaping is designed to restrain and deter vandalism. Size, selection and placement of plants are used to conceal ground level units from eyes on street and to protect openings from breaking-and-entering, yet not to conceal criminal activity.

Motion detected lighting outdoors and indoors, FOB access to building and underground parking, and privacy fencing are all employed to ensure resident safety.



DESIGN RATIONALE

Sustainability

The Moments is in an ideal location to optimize the use of sustainable, environmentally friendly transit options such as city buses, walking and cycling. The use of these transit options will reduce the vehicular traffic and need for parking, therefore creating a safer more pleasant environment.

Existing trees and green spaces in the community, along with newly planted greenery will provide the neighbourhood with adequate tree cover to reduce the impact on surfaces felt from climate change, aid in reduction of greenhouse gases and reduce the risk of heat-related illnesses.

A rainwater management plan that is cost effective and resilient will be set in place to alleviate flooding from heavy rainfall due to climate change. This plan is an integrated approach to support population growth, environmental regulations, constrained drinking water sources and recreational water quality in a way that yields benefits to the community.

This design will employ a variety of sustainable strategies, including:

- Environmentally friendly transit options:
 - Walking
 - Biking
 - Buses
 - Electric vehicle charging outlets provided throughout the parkade
- Green Materials/Appliances:
 - High efficiency lighting (use of timers and sensors), appliances, heating and cooling systems
 - Effective glazing (Low-E, argon filled, thermally-broken windows with films located on 2nd and 3rd face dependant on solar exposure)
 - Operable windows to provide natural ventilation
 - Long lasting, durable, graffiti resistant cladding materials
- Water Conservation:
 - Zero-irrigation native plants for landscaping
 - Rainwater management plan
 - Low-flow water fixtures
- High-level recycling content
- FSC stewardship for wood-framed buildings
- Zero-to-low VOC content
- Roof designed to reduce heat absorption and improve energy efficiency
- Overhangs provide protection from the summer sun exposure while allowing light to enter during the winter

STATISTICS SUMMARY

	Required / Allowed		Proposed	
Site Area		N/A		21932.00 SF (2037.48 SM)
Lot Coverage		N/A		10208.71 SF (46.55%)
FSR		N/A		2.39
Storeys		6		6
Setbacks	FRONT	12' – 0"	FRONT	12' – 0" (3.65 M)
	FRONT	12' – 0"	FRONT	12' – 0" (3.65 M)
	SIDE	8' – 0"	SIDE	8' – 0" (2.43 M)
	LANE	4' – 0"	LANE	4' – 0" (1.21 M)
Building Height		N/A		64.86 FT (19.77 M)
Number of Units		N/A		69
Parking		63		64

PROJECT DATA INFORMATION

AREAS	GROSS AREA (INCLUDING CORE AND CIRCULATION)		RESIDENTIAL GROSS AREA		INDOOR AMENITY EXEMPTIONS		BIKE STORAGE EXEMPTIONS		WALL EXCLUSIONS		BALCONY / PATIOS		
	FLOOR	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
1		948.42	10,208.71	635.58	6841.33	87.74	944.43	64.75	696.96	11.12	119.69	368.39	3965.32
2		918.17	9883.10	771.41	8303.39	0.00	0.00	0.00	0.00	11.51	123.89	109.39	1177.46
3		885.00	9526.06	738.37	7947.75	0.00	0.00	0.00	0.00	11.87	127.77	105.87	1139.58
4		885.00	9526.06	720.29	7753.14	0.00	0.00	0.00	0.00	11.87	127.77	105.87	1139.58
5		716.63	7713.74	573.90	6177.41	0.00	0.00	0.00	0.00	14.10	151.77	192.21	2068.93
6		716.63	7713.74	573.90	6177.41	0.00	0.00	0.00	0.00	14.10	151.77	192.21	2068.93
7		33.45	360.05	0.00	0.00	0.00	0.00	0.00	0.00	3.83	41.23	229.70	2472.47
TOTAL		5103.30	54931.46	4013.45	43200.41	87.74	944.43	64.75	696.96	78.40	843.89	1303.64	14032.26

RESIDENTIAL UNIT BREAKDOWN				
FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
1	101	71.73	772.1	2
	102	65.16	701.4	2
	103	44.61	480.2	1
	104	65.14	701.2	2
	105	65.19	701.7	2
	106	64.23	691.4	2
	107	65.17	701.5	2
	108	52.41	564.1	1
	109	46.88	504.6	1
	110	47.12	507.2	1
	111	47.94	516.0	1
# OF UNITS	11	635.58	6841.3	

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
2	201	46.85	504.3	1
	202	79.82	859.2	3
	203	34.26	368.8	STUDIO
	204	65.29	702.8	2
	205	65.26	702.5	2
	206	64.28	691.9	2
	207	65.17	701.5	2
	208	52.44	564.5	1
	209	46.88	504.6	1
	210	46.91	504.9	1
	211	47.94	516.0	1
	212	57.43	618.2	1
	213	54.66	588.4	1
	214	44.22	476.0	STUDIO
# OF UNITS	14	771.4	8303.4	

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
3	301	46.85	504.3	1
	302	79.82	859.2	3
	303	34.26	368.8	STUDIO
	304	65.29	702.8	2
	305	65.26	702.5	2
	306	64.28	691.9	2
	307	65.17	701.5	2
	308	80.09	862.1	3
	309	33.10	356.3	STUDIO
	310	47.94	516.0	1
	311	57.43	618.2	1
	312	54.66	588.4	1
	313	44.22	476.0	STUDIO
	# OF UNITS	13	738.4	7947.7

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
4	401	46.85	504.3	1
	402	79.82	859.2	3
	403	34.26	368.8	STUDIO
	404	65.29	702.8	2
	405	65.26	702.5	2
	406	64.28	691.9	2
	407	65.17	701.5	2
	408	80.09	862.1	3
	409	33.10	356.3	STUDIO
	410	47.94	516.0	1
	411	50.70	545.7	1
	412	48.58	522.9	1
	413	38.95	419.3	STUDIO
# OF UNITS	13	720.3	7753.1	

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
5	501	100.76	1084.6	3
	502	68.95	742.2	2
	503	67.78	729.6	2
	504	64.14	690.4	2
	505	64.23	691.4	2
	506	47.79	514.4	1
	507	54.18	583.2	1
	508	52.19	561.8	1
	509	53.88	580.0	1
	# OF UNITS	9	573.9	6177.4

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)	# OF BEDROOMS
6	601	100.98	1086.9	3
	602	69.41	747.1	2
	603	69.68	750.0	2
	604	64.14	690.4	2
	605	64.23	691.4	2
	606	47.79	514.4	1
	607	54.18	583.2	1
	608	52.19	561.8	1
	609	52.19	561.8	1
# OF UNITS	9	574.8	6187.0	

SITE		
SITE AREA	SQ FT	SQ M
	21932.00	2037.48
ZONING INFORMATION		
EXISTING ZONING		RS - 1
PROPOSED ZONING		CD - 1
LOT COVERAGE		
	SQ M	SQ F
FOOTPRINT	948.42	10208.71
% COVERAGE	46.55%	46.55%
HEIGHT		
	ALLOWED	PROPOSED
BUILDING		64.86 ft (19.77 M)

TOTAL NUMBER OF UNITS	69	
UNIT MIX		% BREAKDOWN
STUDIO	8	11.59%
1 BEDROOM	28	40.58%
2 BEDROOM	26	37.68%
3 BEDROOM	7	10.14%
TOTAL	69	100.00%

SETBACKS			
	REQUIRED	PROPOSED	REFERENCE
FRONT MIN.	12 ft	3.65 M (12 ft)	
SIDE MIN.	8 ft	2.43 M (8 ft)	
LANE MIN.	4 ft	1.21 M (4 ft)	

FSR		
FLOOR AREAS	SQ M	SQ FT
GROSS AREA	5103.30	54931.46
TOTAL	5103.30	54931.46
TOTAL EXEMPTIONS	230.89	2485.28
AREA FOR FSR	4872.41	52446.18
FSR	2.39	2.39

FSR EXCLUSIONS		
FLOOR AREAS	SQ M	SQ FT
INDOOR AMENITY	87.74	944.43
BIKE STORAGE	64.75	696.96
WALL EXCLUSIONS	78.40	843.89
	230.89	2485.28

PARKING RESIDENTIAL					
REQUIRED VEHICLE PARKING (VANCOUVER)		UNITS	STALLS	ADJUSTED	REFERENCE
0.5 STALL / UNIT < 50 SM (10% REDUCTION)	0.50 / UNIT	21	11	10	4.2.1.13
0.6 STALL / UNIT > 50 SM	0.60 / UNIT	48	29	26	4.2.1.13
1 STALL / PER 200M² OF GROSS FLOOR AREA	1.00 / 200M²	5103.30	26	23	4.2.1.13
VISITOR	0.1 / UNIT	69	4	4	SUPPLEMENT: 4.D
ACCESSIBLE	1 + (0.034 / UNIT)	69	3	3	4.8.4(a)
ELECTRIC VEHICLE CHARGING	1 / 10 STALLS	0	0	8	1.14.1.(C)
LOADING CLASS A	N/A	N/A	N/A	N/A	
TOTAL RESIDENTIAL STALLS REQUIRED					72 STALLS
TOTAL AFTER REDUCTION					63 STALLS REQUIRED
*OF THE 72 STALLS, 3 MUST BE ACCESSIBLE					

BICYCLE PARKING (VANCOUVER)			
		STALLS	REFERENCE
CLASS A			
1.5 STALL / UNIT > 65 SM	1.5 / UNIT	47	71
2.5 STALL / UNIT < 65 SM	2.5 / UNIT	23	58
3.5 STALL / UNIT < 105 SM	3.5 / UNIT	0	0
CLASS A TOTAL		128	REQUIRED
CLASS B			
2 STALLS FOR THE FIRST 20 UNITS	2 (20 UNITS)	20	2
ADDITIONAL 2 FOR EVERY 20 UNITS	1 / 20 UNITS	70	4
CLASS B TOTAL		6	REQUIRED

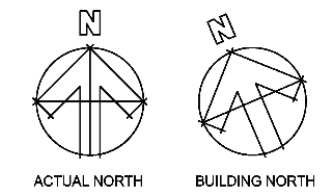
BREAKDOWN			
REQUIRED	DIMENSIONS	STALLS	REFERENCE
HORIZONTAL STALLS (MIN. 10% CLASS A)	0.6M x 1.8M	13M	6.3.13A
VERTICAL STALLS (MAX. 30% CLASS A)	0.6M x 1.0M	39 MAX	6.3.13
OVERSIZED STALLS (MIN. 5%)	0.9M x 2.4M	7 MIN	6.3.9
TOTAL		128	STALLS REQUIRED

PARKING SPACE BREAKDOWN (VANCOUVER)				
	DIMENSIONS	ALLOW / REQ	PROPOSED	REFERENCE
RESIDENTIAL				
COMPACT (25% MAX)	2.30M X 4.60M	16 MAX.	7	4.8.1
STANDARD	2.50M X 5.50M		46	4.8.1
ACCESSIBLE			4	
VISITOR				
STANDARD	2.50M X 5.50M		4	4.8.1
COMPACT (25% MAX)	2.30M X 4.60M	16 MAX.	2	4.8.1
ACCESSIBLE	4.00M X 5.50M	4 MIN.	1	4.8.1.C
TOTAL			64	STALLS PROPOSED
*All residential parking stalls to be provided electric vehicle charging				

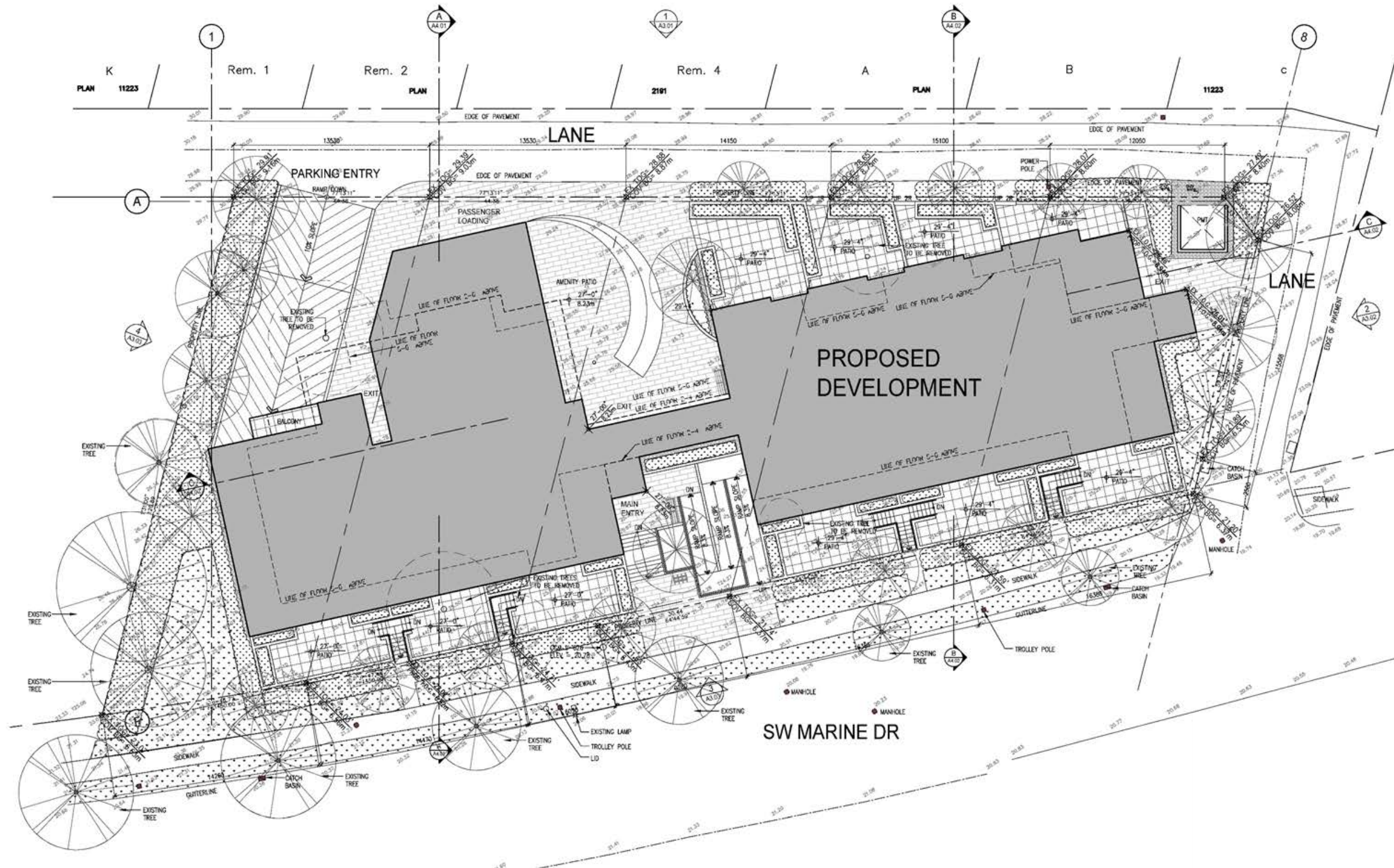
BREAKDOWN			
	DIMENSIONS	STALLS	REFERENCE
HORIZONTAL STALLS (MIN. 20%)	13M	81	6.3.13A
VERTICAL STALLS (MAX. 30%)	39 MAX	39	6.3.13
OVERSIZED STALLS (MIN. 5%)	7 MIN	8	
TOTAL		128	STALLS PROPOSED

STORAGE LOCKERS (VANCOUVER)				
	UNITS	REQ STORAGE	PROPOSED	
BULK STORAGE BELOW BASE SURFACE (5M)	5.7 SM / SUITE	69	69	69.0
IN-SUITE AT OR ABOVE BASE SURFACE	3.7 SM / SUITE MAX.	0	0	0
IN-SUITE BELOW BASE SURFACE	10 SM / SUITE MAX.	0	0	0
TOTAL			69	STORAGE UNITS

SITE CONTEXT PLAN



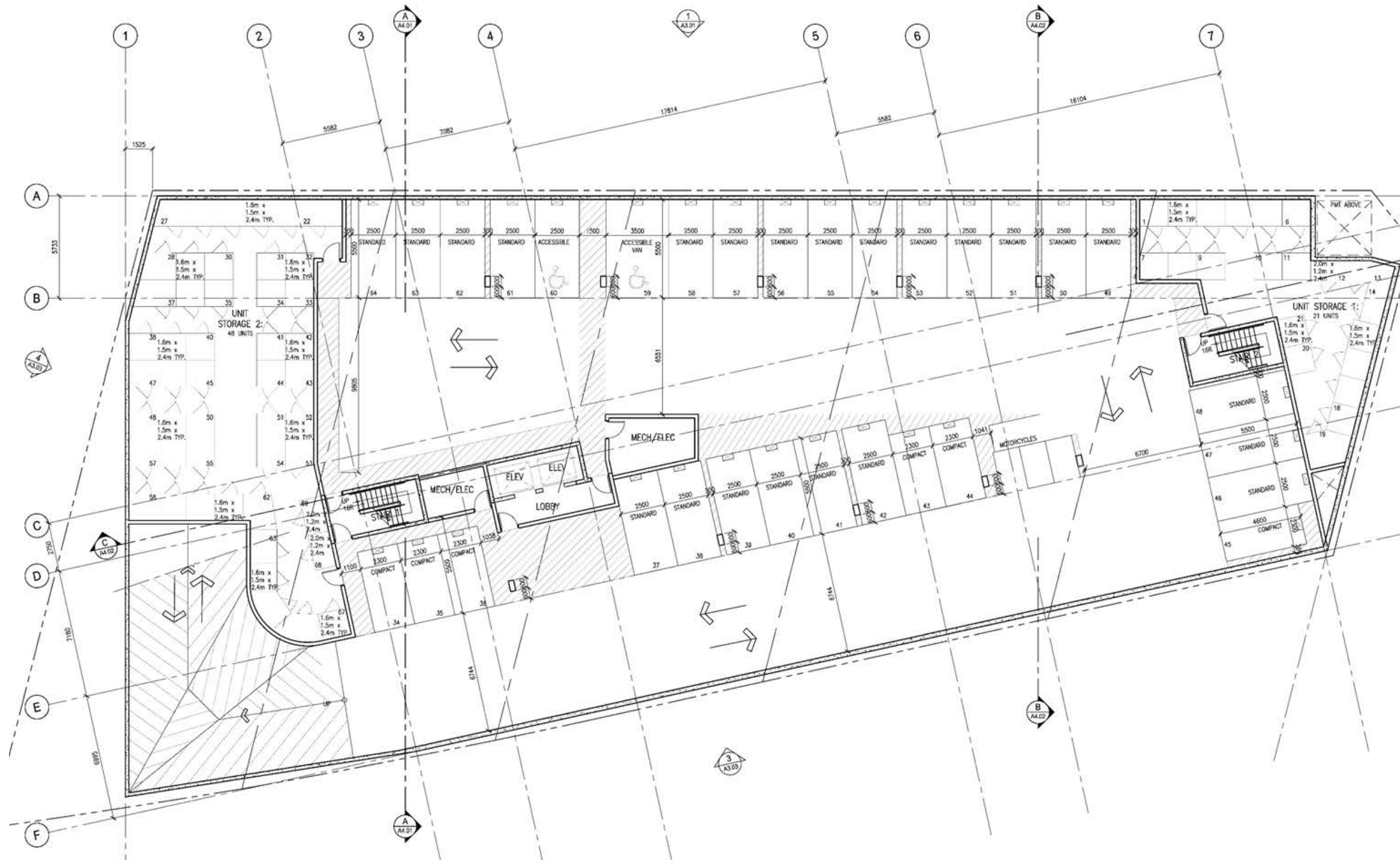
SITE



PARKADE – P2

LEGEND:

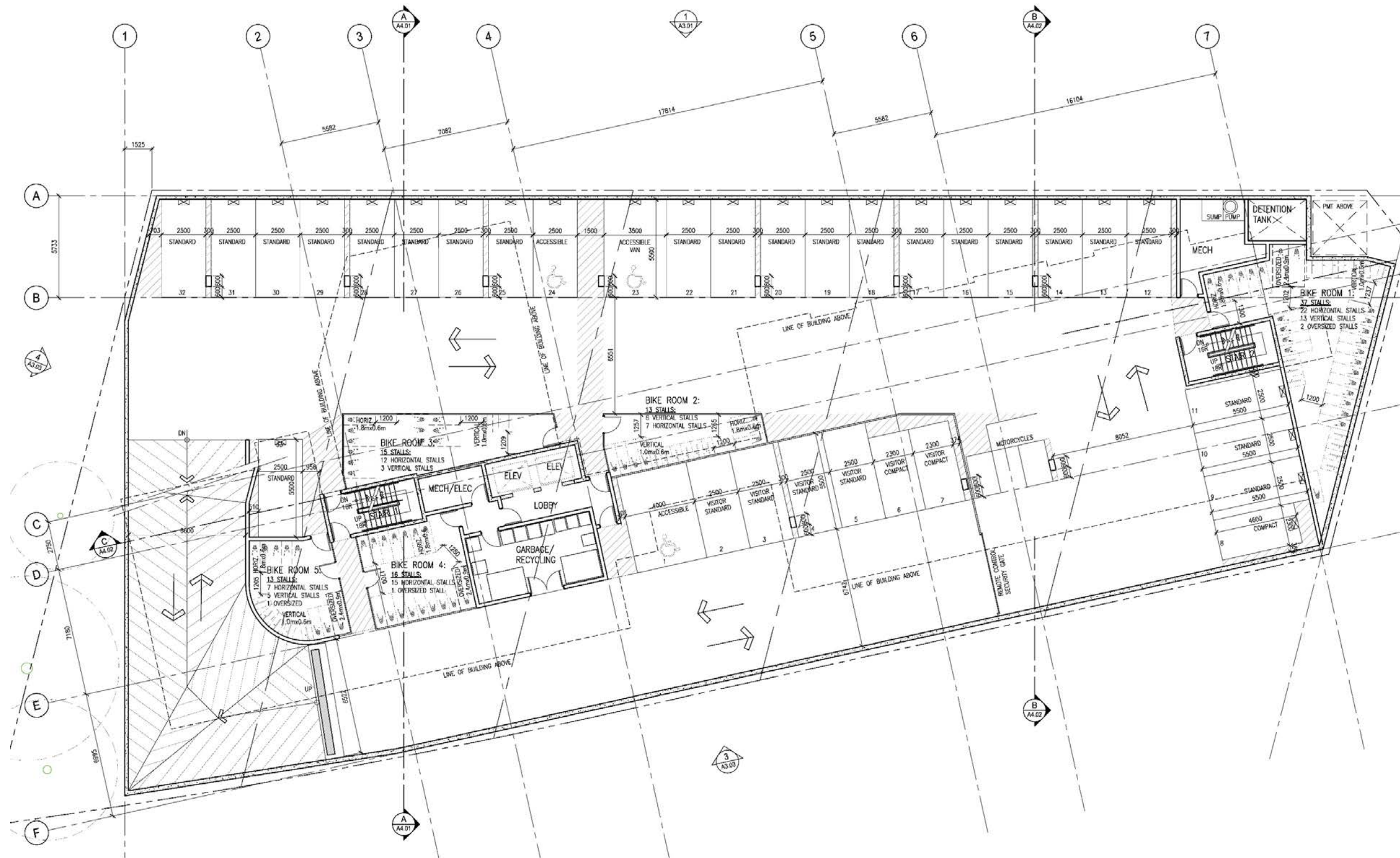
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



PARKADE - PI

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



MAIN FLOOR

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



SECOND FLOOR

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



THIRD FLOOR

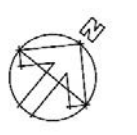
LEGEND:	
	STUDIO
	1 BED
	2 BED
	3 BED
	AMENITY



FOURTH FLOOR

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



FIFTH FLOOR

LEGEND:

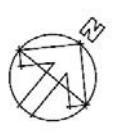
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



SIXTH FLOOR




LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY



ROOF

LEGEND:

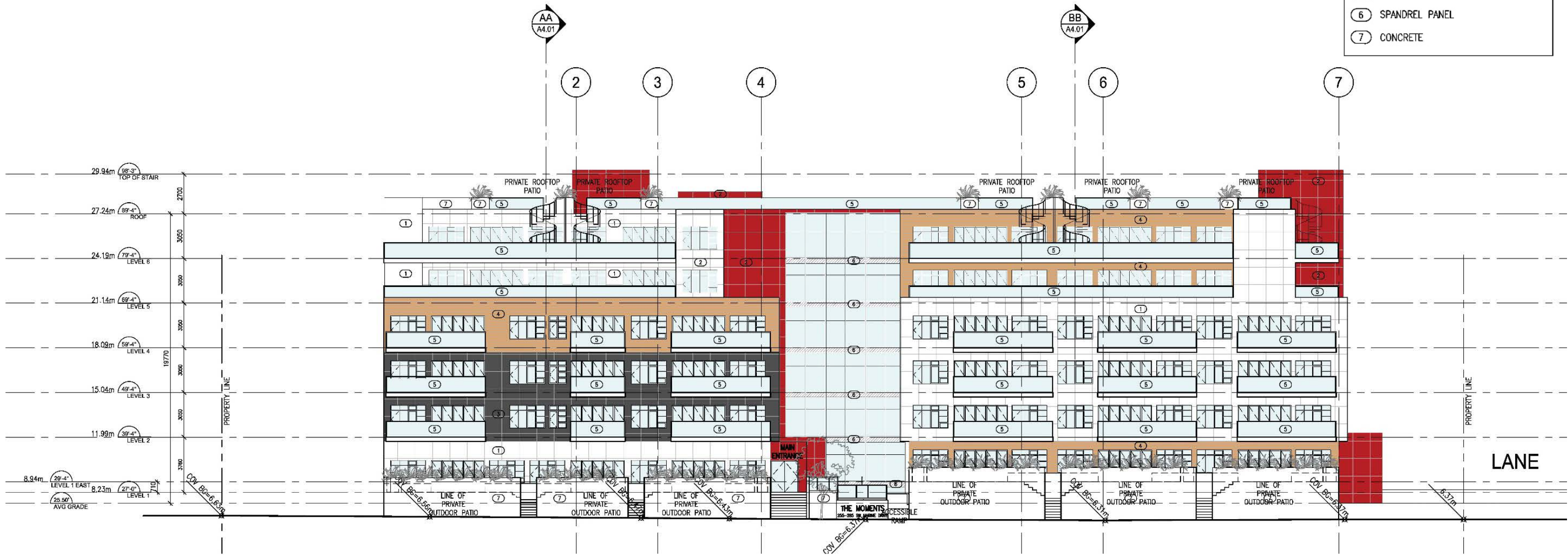
	STUDIO
	1 BED
	2 BED
	3 BED
	AMENITY



ELEVATION – SOUTH

EXTERIOR FINISHES:

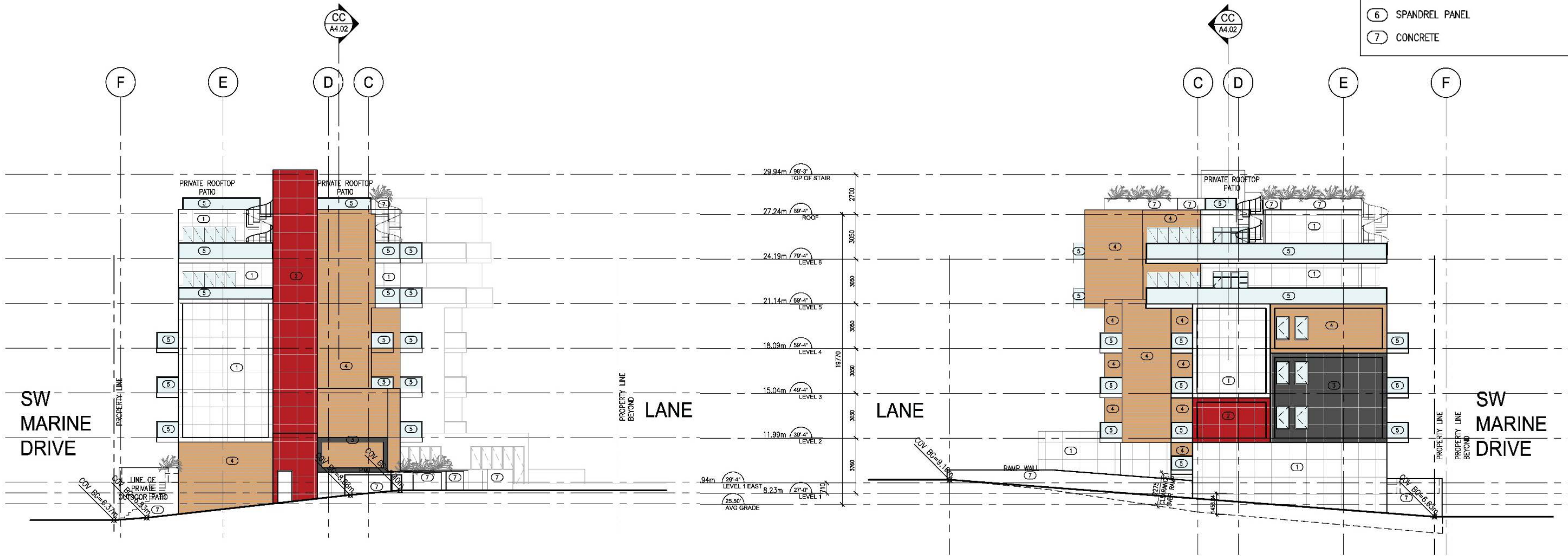
- ① COMPOSITE METAL PANELS – WHITE
- ② COMPOSITE METAL PANELS – RED
- ③ COMPOSITE METAL PANELS – BLACK
- ④ NATURAL WOOD PANEL
- ⑤ BLACK METAL GUARD WITH GLAZING
- ⑥ SPANDREL PANEL
- ⑦ CONCRETE



ELEVATION - EAST & WEST

EXTERIOR FINISHES:

1	COMPOSITE METAL PANELS - WHITE
2	COMPOSITE METAL PANELS - RED
3	COMPOSITE METAL PANELS - BLACK
4	NATURAL WOOD PANEL
5	BLACK METAL GUARD WITH GLAZING
6	SPANDREL PANEL
7	CONCRETE



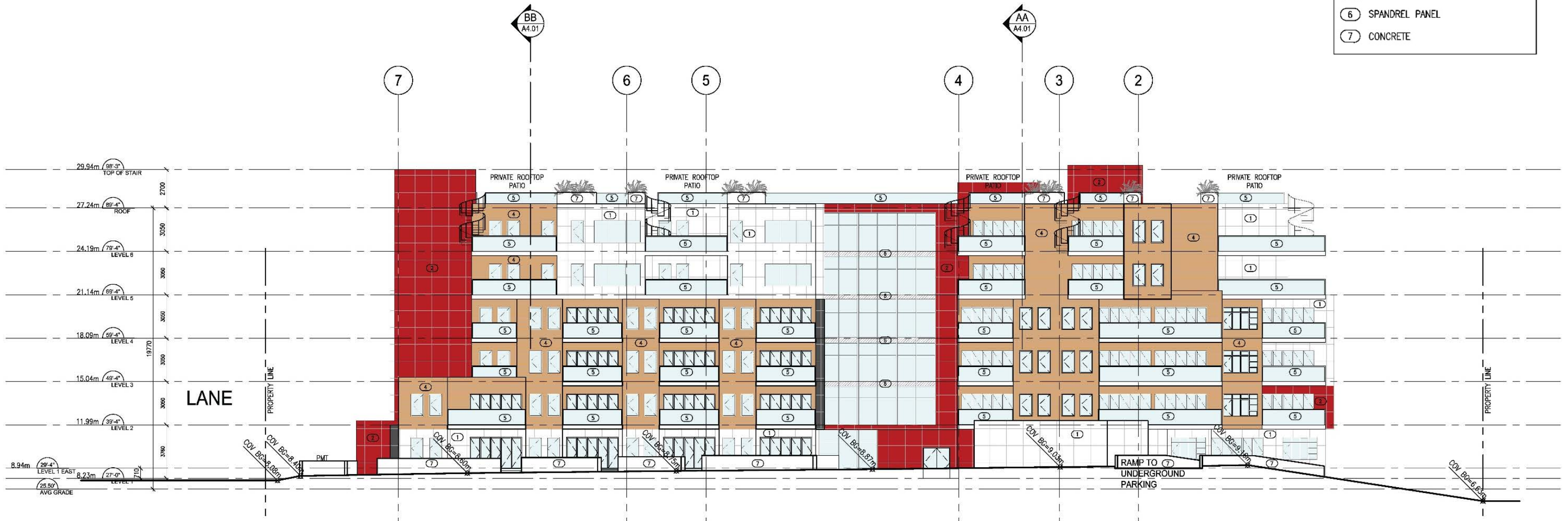
1 ELEVATION - EAST
A3.02 1:150

2 ELEVATION - WEST
A3.02 1:150

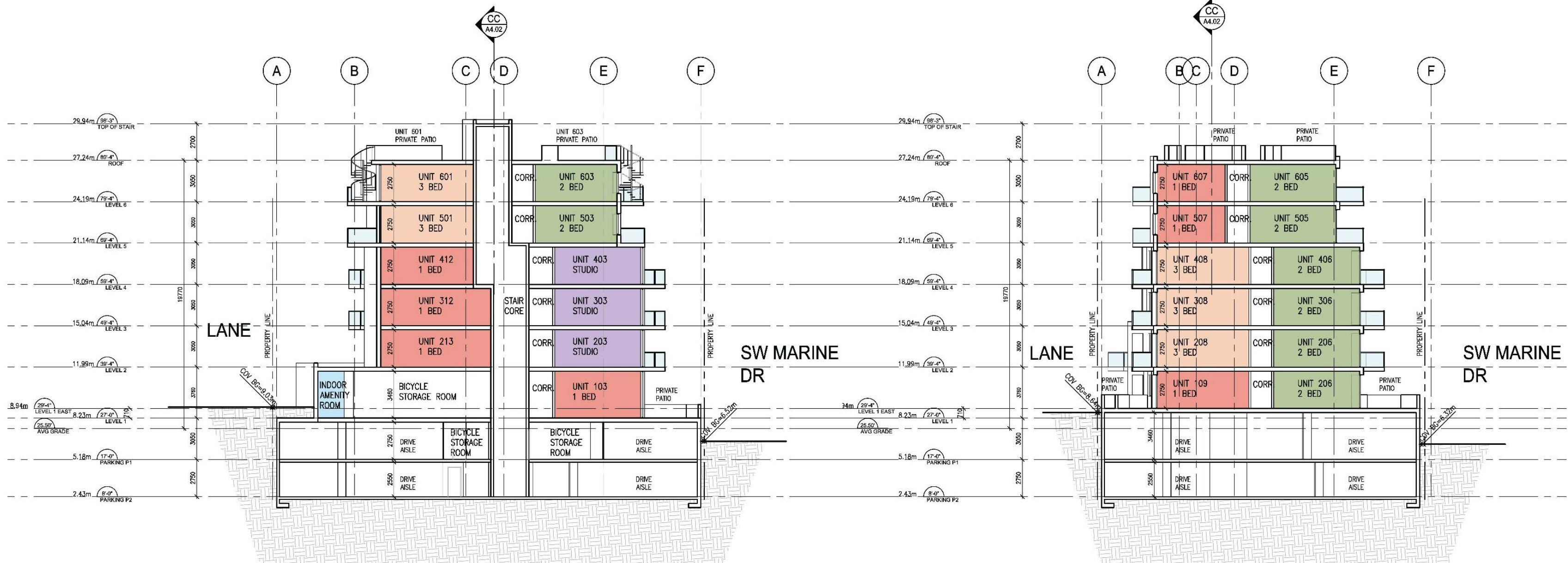
ELEVATION - NORTH

EXTERIOR FINISHES:

- ① COMPOSITE METAL PANELS - WHITE
- ② COMPOSITE METAL PANELS - RED
- ③ COMPOSITE METAL PANELS - BLACK
- ④ NATURAL WOOD PANEL
- ⑤ BLACK METAL GUARD WITH GLAZING
- ⑥ SPANDREL PANEL
- ⑦ CONCRETE



BUILDING SECTION AA & BB



1 SECTION AA
A4.01 1:150

2 SECTION BB
A4.01 1:150

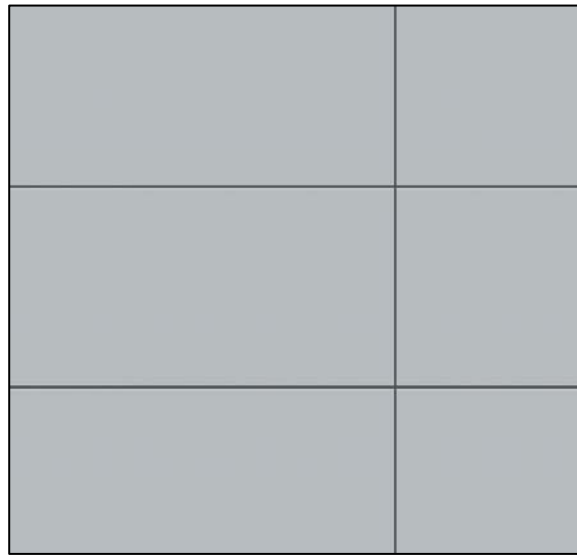
BUILDING SECTION CC



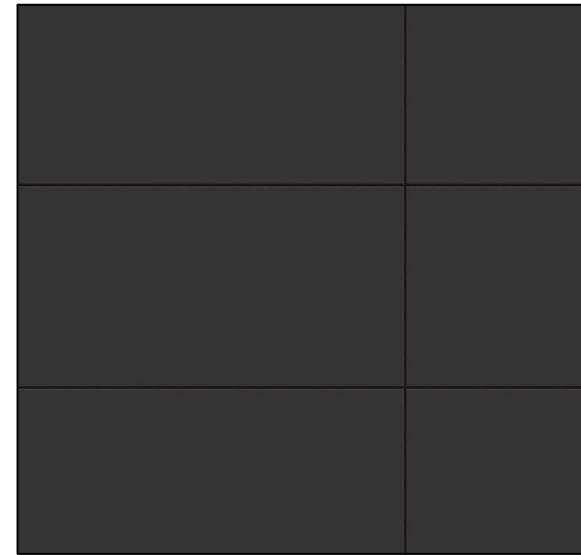
1 SECTION CC
A4.02 1:150

EXTERIOR FINISHES

Resilient and durable natural materials will be utilized for exterior finishes to develop a modern and familiar atmosphere.



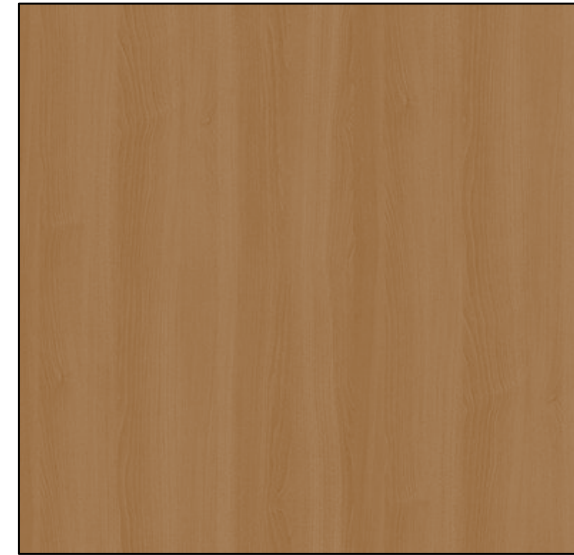
COMPOSITE PANELS
WHITE



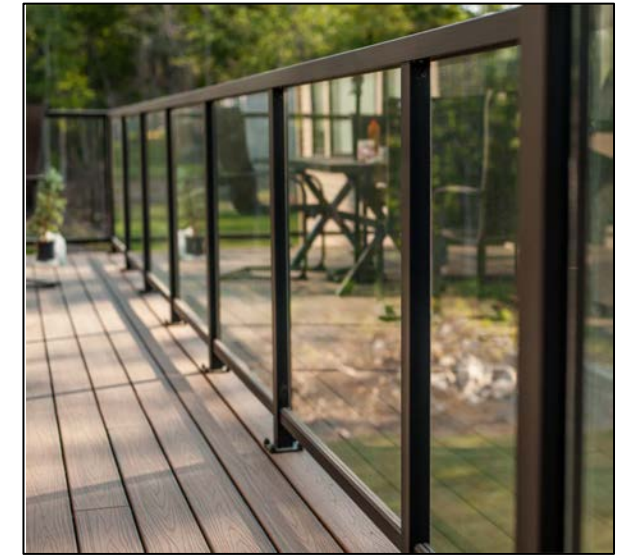
COMPOSITE PANELS
BLACK



COMPOSITE PANELS RED



NATURAL WOOD
PANEL



ALUMINUM GUARD RAIL
WITH GLASS

LANDSCAPE PRINCIPLES

Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

The landscaping will support CPTED policies and improve the public realm.

The interior courtyard and protected children's play area will be designed with safety and beauty in mind.

Entrances & Surrounding

- Ornamental Grasses
- Lavender (Lavendula)
- Heather (Calluna Vulgaris Var.)
- Pagei grey Hebe (Hebe Pingufolia 'Pagei')
- Dwarf Oregon Grape (Mahonia Aquifolium Compacta)
- BlueSedge Grass (Carex Flacca)



Street



Norway Maple (Acer Plantanoides)

Street & Rooftop



Kousa Dogwood (Cynoxylon Kousa)

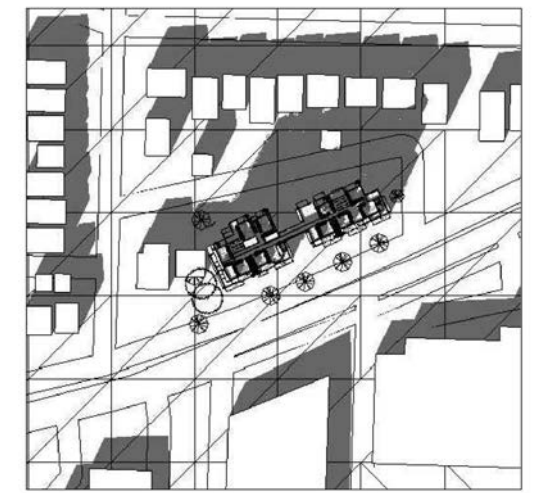
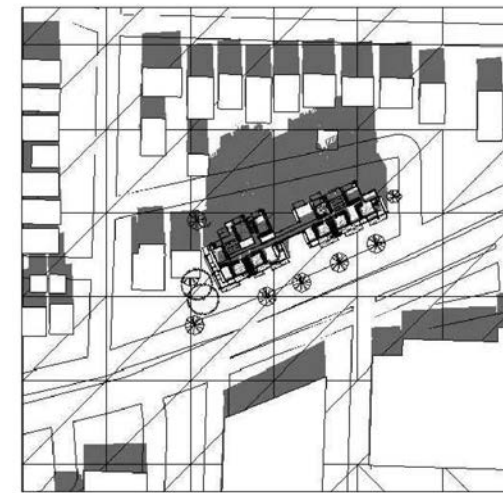
SHADOW STUDY

DECEMBER 21

10:00 AM

12:00 PM

2:00 PM

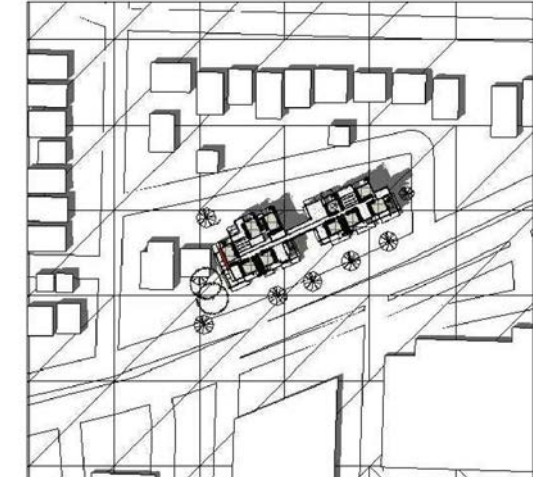
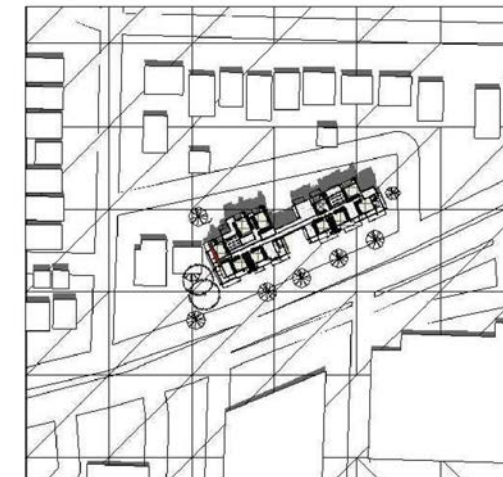
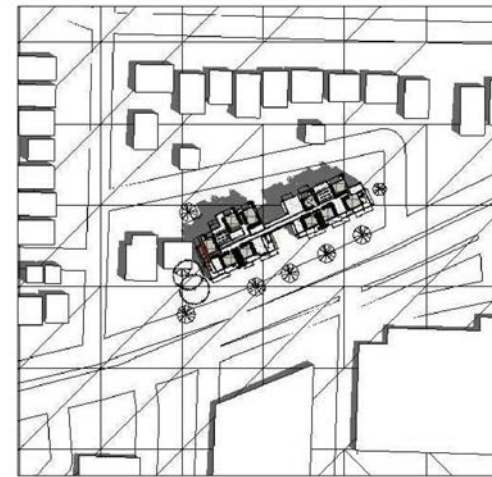


JUNE 21

10:00 AM

12:00 PM

2:00 PM



MARCH 21

10:00 AM

12:00 PM

2:00 PM

