10th and Spruce

1110 West 10th Avenue, Vancouver, BC

REZONING SUBMISSION

March 29, 2024

Amended November 13, 2024

INTRACORP

Building the Extraordinary

dys architecture

Project Team

Developer **Intracorp**
600 - 550 Burrard Street
Vancouver, BC V6C 2B5
604 801 7000

Architect **dys architecture**
260 - 1770 Burrard Street
Vancouver, BC V6J 3G7
604 669 7710

Landscape **Connect Landscape Architecture**
2305 Hemlock Street
Vancouver, BC V6H 2V1
604 681 3303

Envelope **BC Building Science Ltd.**
611 Bent Court
New Westminster, BC V3M 1V3
604 520 6456

Civil **Aplin Martin**
1818 - 1777 West Hastings Street
Vancouver, BC V6E 2K3
604 678 9434

Surveyor **Bennett Land Surveying**
275 Fell Avenue
North Vancouver, BC V7P 3R5
604 582 0717

Traffic **Bunt & Associates**
1550 - 1050 W Pender Street
Vancouver, BC V6E 3S7
604 685 6427

Arborist **Froggers Creek Tree Consultants**
1770 Burrard Street
Burnaby, BC V5J 4H4
604 721 6002

Intracorp

For over forty years, Intracorp has developed extraordinary homes – and we haven't done it alone. Our partnerships with municipalities and key stakeholder groups have been integral to our success, helping build a reputation based on integrity, expertise, and a solid financial foundation. From intimate townhouses to iconic gateway towers to apartment residences, we take pride in adding value to not only the homes we build, but also the communities we build in, and work to bring unique opportunities to our homeowners, residents, and partners.

Project Information

Legal Description
LOTS 9 AND 10 BLOCK 374 DISTRICT LOT 526 GP 1 NWD PLAN 991

PID
010-497-641 (LOT 9)
010-497-676 (LOT 10)

Civic Address
1110 W 10th Avenue
Vancouver, BC V6H 1J1

Zoning

Current Zoning:	RM-3
Proposed:	CD-1

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Area Overlays

A2.04a	Level 1 Floor Plan	1/8”=1’-0”
A2.05a	Level 2 Floor Plan	1/8”=1’-0”
A2.06a	Level 3 Floor Plan	1/8”=1’-0”
A2.07a	Level 4 Floor Plan	1/8”=1’-0”
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5.0
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RZ-L2.00 Site Plan (Ground Level)
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RZ-L3.00 Materials Palette
RZ-L4.00 Plant Palette
RZ-L4.01 Planting Strategy
RZ-L5.00 Sections / Elevations
RZ-L5.01 Sections / Elevations



1 Introduction

1.1

Project Summary



View looking South West

The Project

The site is located at 1110 West 10th Avenue on the corner of W 10th Ave and Spruce Street, just south of Broadway, within the Fairview neighbourhood. This redevelopment proposal provides 181 units of purpose-built rental housing that will contribute to the overall intent of the Broadway Plan's Fairview South – Area A, offering a range of housing options that are within walking distance to services, outdoor space, high-quality rapid transit, and other daily needs. Leveraging the investment of the Broadway Subway, the proposed rental building would offer a range of new housing opportunities for purpose-built market and below-market rental homes. Furthermore, it would result in the renewal of older rental housing stock while preserving affordability levels with enhanced tenant protection requirements for existing tenants.

Project Intent

The site is approximately 1,161.7 square meters (12,504 square feet), with a frontage of approximately 100ft along West 10th Avenue, and approximately 125ft in depth. The site is improved with a circa 1960s 3-storey walk-up rental apartment building comprising 23 rental units (4 studios and 19 1-Bedroom rental units). The intent is to rezone 1110 West 10th Avenue from RM3 to a new, Comprehensive Development Zoning District to permit the redevelopment of a new, purpose-built rental tower.

The redevelopment proposal is a 20-storey residential tower plus rooftop amenity at a density of 10.1 FSR. The new building would deliver approximately 7x more rental homes than currently on the site, including nearly doubling the amount of affordable housing. The proposal is comprised of 181 rental units offering studios, 1-Bedrooms, 2-Bedrooms and 3-Bedrooms homes. A minimum of 35% of the new homes would be family sized units, including 10% 3 bedrooms. Additionally, 20% of the residential floor area would be secured at below-market rents.

The proposal meets the parking bylaw with three levels are underground parking comprised of 37-vehicle parking spaces accessed from the rear lane, and 338 bike storage spaces accessed with a dedicated bike elevator. A parking ratio of 0.2 is proposed with TDM Plan A – Transit Passes.

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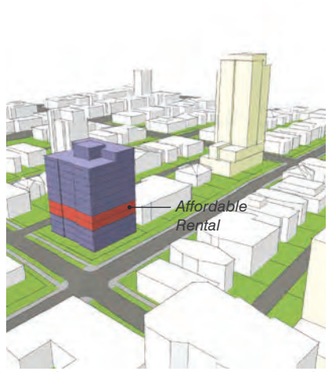
1.1

Tower Separation

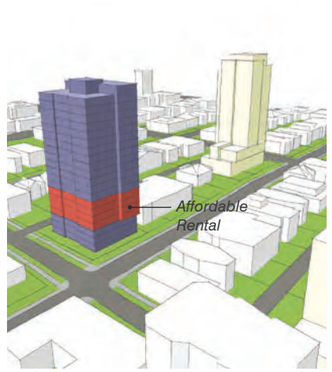
Broadway Plan's Fairview South – Area A limits the number of towers on a block face to two. With a rezoning proposal already submitted for 1190 West 10th Avenue, this proposal now completes the tower maximum for this block. Should this requirement change, this proposal would not negatively impact future tower development.
The positioning of the proposed tower takes into consideration separation requirements for future towers within the block. This is illustrated in future tower analysis diagram on sheet A1.04.

Density

A site-specific variance is being requested to increase the allowable density from 6.5 FSR to 10.1 FSR to meet the intent of the Broadway Plan. This site is a suitable candidate for the following reasons:



+/-11 Storey Massing at Allowable 6.5 FSR
+/- 97 Units (20% - +/-19 Affordable)



21 Storey Massing at Proposed 10.1 FSR
181 Units (20% - +/-36 Affordable)

Maximizing Housing Density: The proposed rezoning aims to maximize housing density on the site in alignment with the City's objectives outlined in the Letter of Enquiry (LoE) response. By increasing the allowable density but while maintaining the affordability percentage requirement, the project significantly enhances the number of housing units. The maximum allowable density per the Broadway Pan does not even replace the current number of affordable units on site. The proposed development will replace and add to the number of affordable housing units on the site as per the diagram above.

Optimizing Land Use: Given the fragmented ownership and limited intent for redevelopment within the block, this rezoning presents a unique opportunity to complete the block's tower allotment and would expedite the delivery of housing while ensuring compatibility with existing and potential future developments in the area. Should this two-tower policy lift in the future, the placement of the tower does not negatively impact separation requirements for other sites.

City Endorsement for Tower Development: As indicated in the LoE response, the City has confirmed that the site is a suitable candidate for a tower development. This underscores the suitability of the location for increased housing density and affirms the alignment of our rezoning proposal with the City's vision for the neighbourhood.

Housing Demand: The proposal's density request is driven by the urgent need to address housing shortages in our city. The existing density allowances for this site are insufficient to meet current demand. Renewal of the site under the current parameters is economically unfeasible. By requesting a variance to the allowable density while staying within the permitted height, we can deliver an economically viable housing proposal that maximizes the amount of affordable housing development, in line with the intent of the Broadway Plan.

Tower Form

The floor plate was developed with the ability to create a building form with an interplay of two distinct slender vertical volumes. The volumes have been oriented in a north-south direction to present the narrow frontages towards West Broadway. A contrast has been created between the east and west volumes through colour. The west volume is a dark blue with the east volume being white. A vertical seam of windows on the north and south facades separated the two volumes.

Podium

The two slender tower volumes sit above a three-storey podium. Many of the surrounding apartment buildings are three storeys in height. The three-storey high podium relates to those older apartment buildings in the neighbourhood and to presents a more human scale to the street. The podium is distinguished from the tower forms above with masonry cladding, a traditional material used in the existing buildings in the surrounding community.

Two-storey townhouses are placed along the two frontages. The first floor of each townhouse has been placed approximately 1 to 2 ft above the street to improve privacy. Each have stair access from the sidewalk to animate the pedestrian experience and improve safety for pedestrians and cyclists using the W 10th corridor and Spruce Street. Each of the townhouses have expanded patios to further engage the street. Garden areas are placed adjacent to each entry. These gardens will be developed as part of the project and it is anticipated that each resident will have the opportunity to include their individual plantings to express their own identity.

Balconies

Generously sized balconies are proposed for most units. Balconies are carefully placed from the living areas to create a seamless flow of the indoor out. The project maximizes the 12% balcony allowance. Due to the tight setback on the west side, the studio units on this façade will be provided with Juliette balconies only.

Building Entry

The white cladding of the east tower form above the podium level flows down through to the street at the entry. A light grey slab and soffit is a feature on the balconies immediately above the entry to draw the eye to the building's entrance. At the entrance a double-height window-wall provides a strong glass expression to further engage the street. A waterfall entry canopy featuring a wood toned soffit adds warmth and draws a relationship to the wooden features throughout the ground floor landscape design.

While the development's first floor has been raised above the street to afford the townhouses better privacy and to allow for level access from the lane for loading and services, it also provides the opportunity for stair at the entry. Stair at the entry encourage resident interaction. A ramp with an 8.33% gradient to the north of the entry addresses accessibility requirements

Setbacks/Tree Retention

A 12-foot setback has been provided on the W 10th and Spruce frontages. The setback area will feature stair access, patios and gardens related to each of the townhouse entries.

The two trees at the northwest corner of the site are being proposed as retained and a tree protection zone is provided. The adjacent portion of the podium relating to the tree protection zone has been utilized for the parking exit stair and a resident exercise area on the second floor instead of a townhouse to reduce activity in this area. Additionally, the parkade has been set back in this zone in an effort to retain the trees' root system.

The rear yard setback was based on 20' 11" from the south property line to the building face. The area is used for vehicle access to the west and loading/waste management/building exiting in the middle. The southeast townhouse in the podium will have the opportunity for a more generous outdoor space.

Roof Deck/Amenity Space:

The proposal contains ample indoor and outdoor amenities to support the building's residents. Most of the amenity is proposed on the rooftop and includes an area with kitchen, dining and lounge seating area to host social gatherings. A flex space is also proposed which could be used for a variety of things such as children's play, crafting, co-working and studying. The outdoor amenity area is carefully located adjacent to interior programming and features cooking and dining areas, urban agriculture, dog relief, and children's play area. Health and wellness uses are located indoors on the second level.

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1.2

Development Framework

Project Vision

Nature

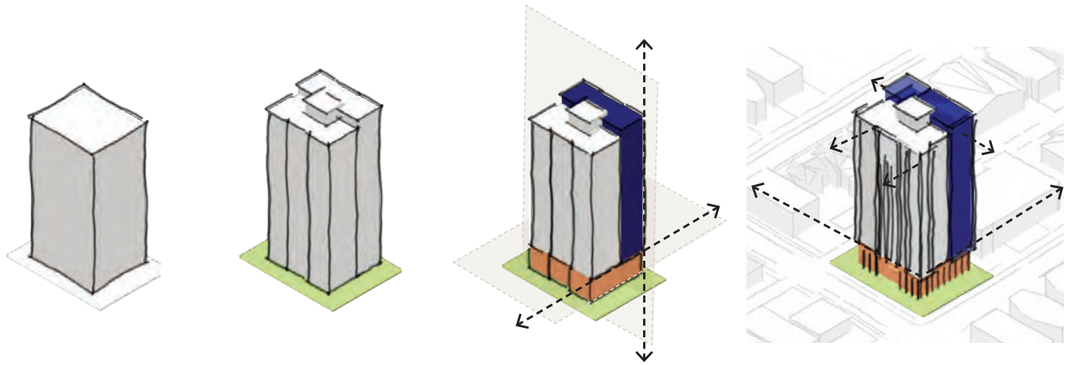
- “Tower in the Park” building form to provide landscaped setbacks and create ground floor garden experiences.
- Ground floor units have access to usable outdoor space.
- A rain garden is provided to capture and divert water.

Place and Urban Expression

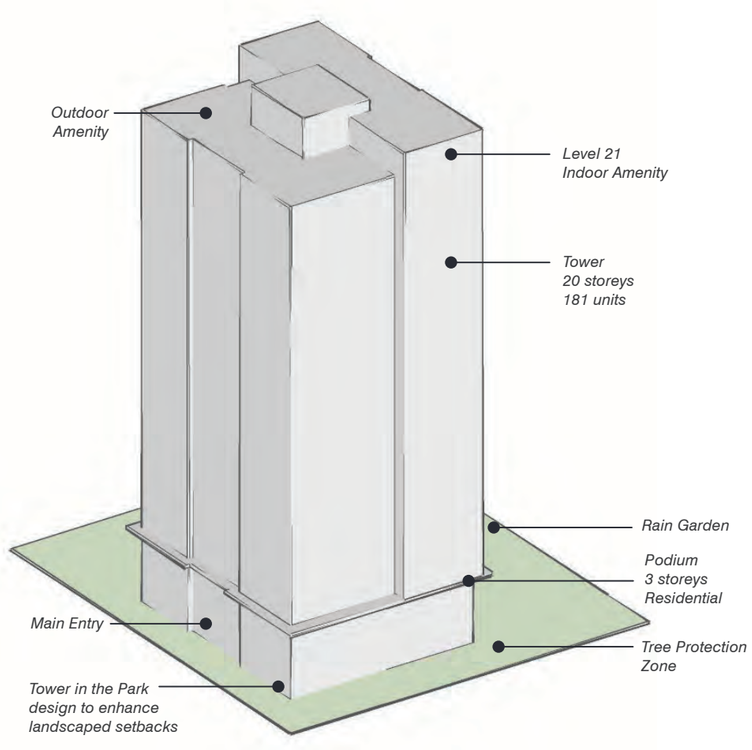
- Strengthen the walkable nature of the neighbourhood.
- Enhanced pedestrian experience with ground-oriented units facing W 10th Avenue and Spruce Street.
- Carefully considered residential amenities to foster community and support health and wellbeing.
- Break down the volume of the building vertically with two slender vertical volumes to reduce the overall scale.

People

- Provide a diversity of housing options while replacing the existing 23 rental units.
- Prioritize pedestrian scale at the ground floor.
- Create a variety of indoor and outdoor amenity spaces to support resident wellbeing.
- Provide a rooftop amenity area to take in the breathtaking views.
- Residential lobby to be open, and inviting to interact with the street and to create a distinct destination and interaction.



Tower Form: Proportioned into two slender vertical volumes to reduce the scale of the building. A three storey high podium creates a relationship to the existing three storey building forms in the neighbourhood and enhances the pedestrian experience.



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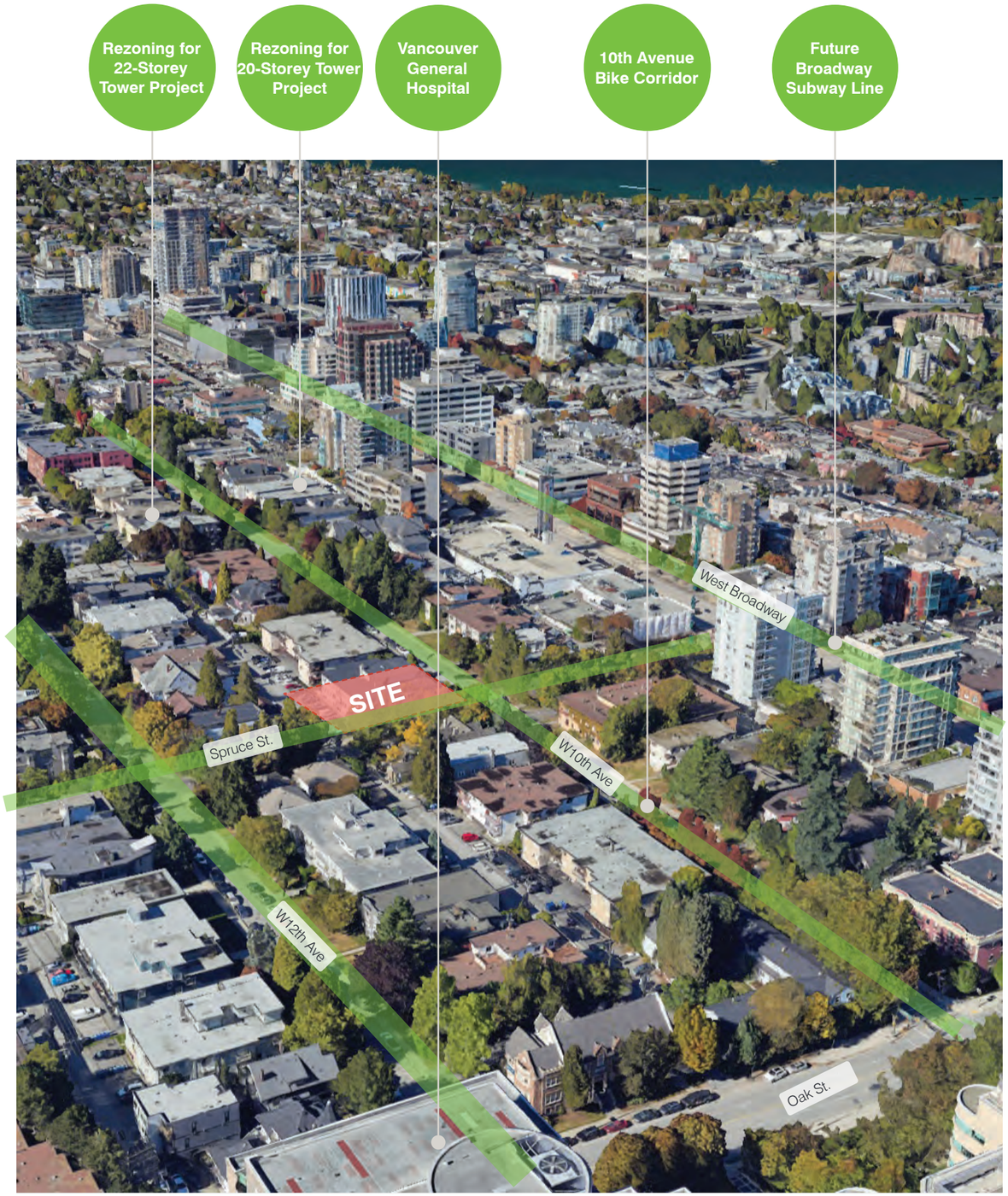
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1.3
The Site

The site is situated on the southwest corner of West 10th Avenue and Spruce Street. The approximate 100ft by 125ft site slopes down from the south property line to the north property line by an estimated 1ft 4in (0.4m) along Spruce Street. The northern property line along West 10th Avenue slopes down from west to east by about 1ft (0.3m). The rear property line also slopes down from west to east by about 2ft 6in (1m).

The existing building has 23 units with the primary entrance along West 10th Avenue. The sidewalk along West 10th Avenue is against the road. At-grade parking is provided off the lane. There is a boulevard separating the sidewalk from the road at Spruce Street. The existing building and neighbouring residential properties are predominantly 3 storeys in height with a partially sunken first level.

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1.4
Site Images

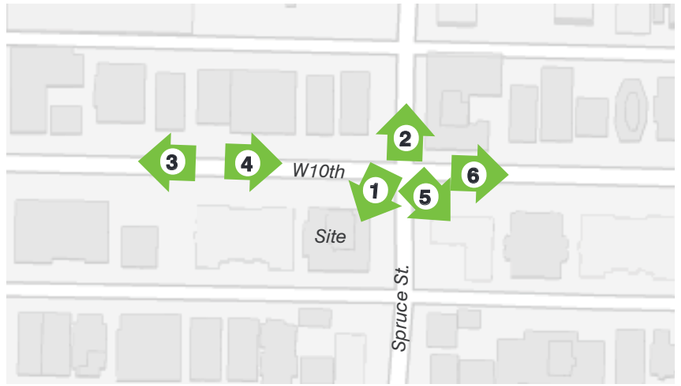

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5




6

Source: Google Maps

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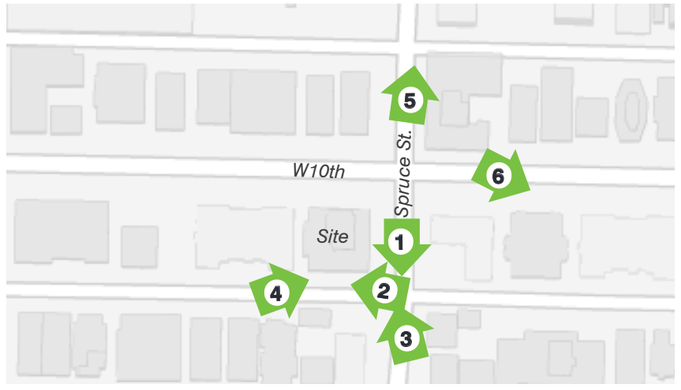
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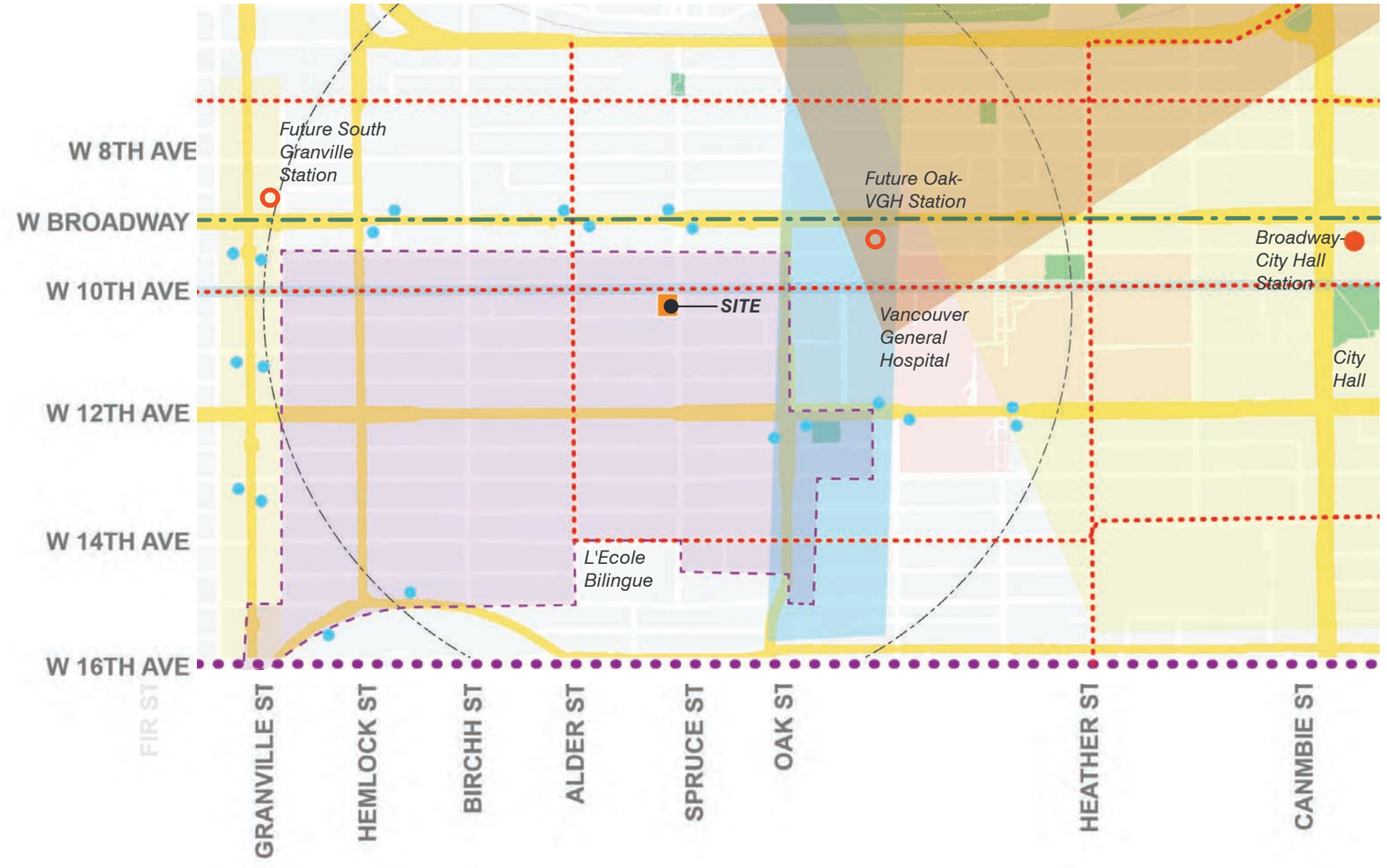
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1.5
Site Analysis

- Fairview South policy area A
- Bus Stop
- Subway Station
- Future Subway Station
- 10 min walking radius
- Cycling Route
- WCH Flight Path
- VGH Flight Path limited (~40m max. height)
- QE View Cone 3 limited (~35m max height)
- Future Broadway Subway Line



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Site Analysis

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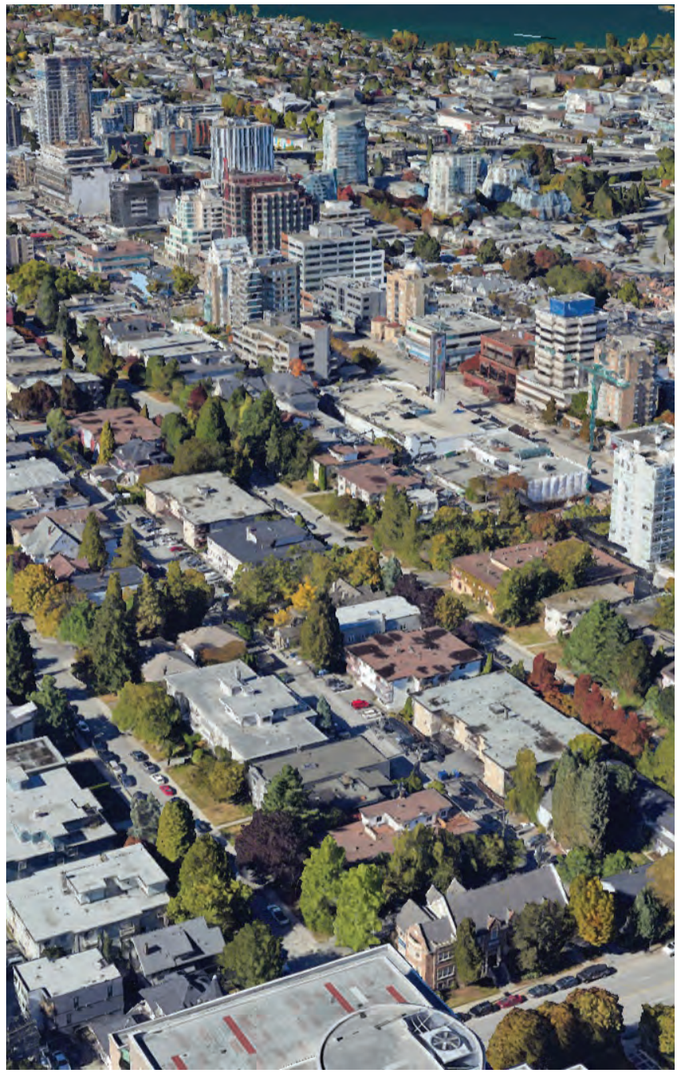
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1.6

Fairview South *Past, Present, and Future*



Past

The community's streets take their names — such as Fir and Alder — from the thick forest of trees the Canadian Pacific Railway felled 125 years ago to make way for its terminals. The area was soon after dominated by sawmills, shipbuilding yards and woodworking plants, prompting swift development. With the opening of the Granville Street Bridge in 1889 and the Cambie Street Bridge in 1891, Fairview developed into Vancouver's first suburb, and as 1970s and '80s rezoning allowed for different housing options in Fairview, low-rise apartments have since become a fixture in the area's real-estate market. (via *Vancouver is Awesome*)

Present

Fairview South is a primarily residential apartment area with green and leafy streets and a significant stock of older rental housing, ranging from multiple conversion dwellings and three storey walk-up apartments to towers. Newer low-rise and tower strata ownership housing is scattered throughout the area. The large landscaped setbacks and gardens, including the "tower in the park" form, contribute to the character of the area. Just west of Granville Street, between West 14th and 16th avenues, is a collection of pre-1940 apartments that comprises some of the oldest purpose-built rental in the city. There are two small areas of low density housing near West 16th Avenue. On Oak Street around West 15th Avenue is a small node of commercial and mixed-use development. (*City of Vancouver, Broadway Plan Emerging Directions)*

Future *(Broadway Plan)*

- **Support the retention and careful long-term incremental renewal of the older rental housing by considering a modest increase in height and/or density for secured market and below-market rental on sites with existing rental units. In all cases, affordability will be maintained and renters will be supported so they are not displaced from the area.**
- **Consider increased height and density for affordable housing (e.g. secured rental or social housing) on sites without existing rental units.**
- **Support increased height and density to renew and expand social and co-op housing, and enhance affordability where possible, on City- or non-profit owned sites.**
- **Explore opportunities for secured rental infill housing on larger sites and along lane-ways.**

(City of Vancouver, Broadway Plan Emerging Directions)



"Primary Goal: Strengthen Fairview South as a walkable primarily residential area with a diversity of housing options by providing strategic opportunities for new affordable housing, encouraging retention and renewal of existing older rental housing, and introducing new small-scale commercial uses"

(City of Vancouver, Broadway Plan Emerging Directions)

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201 - 560 Johnson Street Victoria BC V8W 3C6
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Fairview South

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Policy 2

2.1 Policy Context

Policy Response

Applicable Policies

- **Broadway Plan (2022)**
- **High-Density Housing for Families with Children Guidelines (1992, last amended 2022)**
- **Family Room: Housing Mix Policy for Rezoning Projects (2016)**
- **Housing Vancouver Strategy (2017)**
- **Green Buildings Policy for Rezonings (2010, last amended 2022)**
- **Community Amenity Contributions – Through Rezonings (1999, last amended 2022)**
- **Tenant Relocation and Protection Policy (2015, last amended 2019)**
- **Development Cost Levies Information Bulletin (2018, last amended 2022)**
- **Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)**
- **Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)**
- **Parking Bylaw, 6059**

HOUSING POLICIES

12.1 Tenant Stability and Protections

12.1.1 Where tenants will be displaced because of redevelopment, a tenant relocation plan as outlined in the City's Tenant Relocation and Protection Policy (2019) will be required at rezoning or development permit. This policy provides financial compensation based on length of tenancy, assistance finding alternate accommodations and additional support for low-income tenants and tenants facing other housing barriers, in addition to requirements specific to relocation in non-market housing.

Response: Intracorp is committed to meet the needs of the existing rental tenants, and the preparation of a tenant relocation plan. The proposal nearly doubles the amount of affordable housing currently on-site.

Right of First Refusal:

12.1.3. that the right of first refusal offered to eligible tenants is that tenants be offered a new rental unit at a 20% discount to city-wide average market rents by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the Rental Market Report, or at the tenant's current rent, whichever is less. Further, require that all tenants of buildings being demolished for redevelopment are offered units appropriate for them as defined by CMHC occupancy standards with consideration for tenant preferences and additional needs as identified in the Tenant Needs Assessment at their same rent or provided with a rent top up option as per the policy before issuing a demolition permit.

Response: Intracorp is committed to meet, or exceed, all City housing policies to facilitate the needs of the existing rental tenants.

9.9.1 **FSOA Policy Summary Table**

Policy Area	Fairview South - Area A			FSOA
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Additional Policies

9.9.2 There will be a maximum of two towers per block (street to street, including any laneways). On blocks with two or more existing towers constructed prior to adoption of the Broadway Plan, one additional tower will be considered. However, for the northern block faces along 10th Avenue and the northern block face along 13th Avenue between Oak Street and Laurel Street, only one tower will be allowed on the Fairview South Area A block face.

9.9.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

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12.2 Affordability and Supply

12.2.1 Enable higher-density housing options in station areas and shoulder areas through additional height and density for new developments that do one of the following: b) Provide 20 per cent of the residential floor area as below-market rental housing with the remainder of the residential floor area as secured market rental housing.

Response: The proposed development increases the current rental stock of 23 units by approximately 7 times, including nearly doubling the amount of current affordable housing on site.

Existing Apartment Residential Areas:
12.2.5 Provide a mix of new housing that prioritizes below-market rental housing, and support renewal of existing, aging market rental and strata condominium buildings in apartment residential areas:

a) On rental housing sites, additional height and density will be considered for new developments that provide 20 per cent of the residential floor area as below-market rental housing with the remainder of the residential floor area as secured market rental housing, or, for sites unable to achieve a tower form, developments that provide 100 per cent of residential floor space as secured rental housing (a Tenant Relocation Plan including additional requirements as outlined in the Tenant Stability and Protections section of this chapter is required).

Response: Intracorp has prepared a draft Tenant Relocation Plan for inclusion in this rezoning application. We are committed to meeting the 20% below-market rental housing requirement for the new building.

12.3 Diversity and Stability

12.3.4 Require that new multi-family strata housing, secured market rental and below-market rental housing developments include a minimum of 35 per cent family units, including a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with two bedrooms.

Response: The proposal meets the required family units percentages including providing a minimum of 10% three bedrooms.

SITE FRONTAGE & TOWERS

11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows: Residential to Residential = 80 ft {24.4m)

Response: As illustrated with tower analysis diagrams, the proposed tower meets the 80ft tower setback requirement from neighbouring properties to the North and East. The diagram which illustrates potential future development to the South and West demonstrates that these sites can reasonably be developed with a tower.

BUILDING HEIGHT

11.1.12 Generally, residential floor-to-floor heights of 3.0 m (10 ft.) are supported, office floor-to-floor heights of 3.65 m {12 ft.) are supported, and industrial floor-to-floor heights of 6.1 m {20 ft.) are supported.

Response: The project proposes 9'-8" floor-to-floor for all residential levels. This allows for 9ft clear within a majority of the unit area. Rooftop amenity level is 12'-0" floor to- floor.

11.1.13 A partial storey for common rooftop amenity spaces is encouraged to support common outdoor amenity space. Additional height should be stepped back from building edges to minimize shadow impacts and the appearance from ground level.

Response: We are proposing an approximately 2,000 sf indoor amenity space that serves multiple uses. In addition, this indoor space is complimented by an adjacent outdoor amenity deck with a children's play area, urban agriculture, BBQ, lounge seating, dog relief, etc.

BUILDING WIDTH & DEPTH

11.1.16 For residential units with a single exterior facade, overall unit depth should generally be limited to 10.6 m {35 ft.). Unit depths greater than 12.2 m (40 ft.), without a second solar and ventilation access (e.g. courtyard scheme) should be avoided.

Response: The proposed unit depths are less than 10.6m (35 ft).

OUTDOOR SPACES

11.1.20 All residential units should have access to private outdoor space, i.e. patio and/or balconies.

Response: The proposal includes larger than typical outdoor balcony space for a majority of units to address livability, occupant health, and post-covid life. For studio units along the west property line where balcony encroachment is not possible, a step out Juliette balconies has been provided. The proposed balcony percentage is 12%.

11.1.22 For outdoor amenity spaces and facilities that support communal meals, gathering and socializing, agriculture planters should be provided.

Response: The project includes urban agriculture opportunities on the common outdoor roof deck amenity in addition to the provided gathering spaces.

11.1.25 Buildings should be designed to maximize sunlight on outdoor play spaces.

Response: The positioning of the roof top amenity space provides large south and east facing amenity terraces for gathering, children's play, communal gardens, eating and socializing.

11.4.19 Buildings should promote socialization among residents and include sufficient co-located indoor and outdoor amenity spaces.

Response: The rooftop amenity space is directly adjacent to an outdoor amenity space. The two spaces will work together to accommodate various types of gatherings. The indoor amenity has been designed to open up direct to the outdoor amenity space creating a free-flowing combined area.

ARCHITECTURE

11.1.27 Express a finer grain urban fabric by articulating smaller increments and modules, particularly at ground level.

Response: The podium (first three storeys) relate to the 3 -storey scale of the neighbourhood through a distinctive use of materiality, reveals, canopies, sitting areas, and landscape features.

11.1.28 Acknowledge the livability of adjacent residential units by avoiding primarily aesthetic architectural or lighting designs that create light pollution or otherwise impact the health and wellbeing of residents.

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Response: The design will provide a lighting solution that will have minimal impact on the surrounding neighbourhood.

11.1.29 Building architecture should be of its time while considering the architectural history of the neighbourhood, the surrounding neighbourhood context, and the emerging character of the neighbourhood.

Response: The design integrates the use of traditional materials used in the neighbourhood at the podium level and as the tower progresses upward the design features an integration of a more modern aesthetic complimenting future developments in the area.

11.1.30 Within a single, strong architectural concept, variety is encouraged between buildings to avoid repetition and to create an interesting streetscape environment.

Response: The overall concept is distinct and creates a visual interest to overall skyline in the area.

11.1.31 Typically, residential buildings will have a secondary expression at the higher level with a clear expression of the base and entry.

Response: The proposed design is a 'tower in the park' concept with the tower form siting over a 3-storey clearly articulated podium. The podium reads as a distinct base to the overall massing with the lobby and ground-oriented townhouse units being the primary focus at the human scale.

11.1.32 Building entrances should be clearly recognizable and appropriately scaled to the street and the neighbourhood context. They should be clearly expressed with distinct signage, canopies, landscaping elements, and/or other architectural features.

Response: The entry lobby is designed to be clearly distinguishable and situated along Spruce Street. The use of landscape features along with an articulated staircase with seating provide for a welcoming entry scaled to the street.

11.4.18 Building form, massing, and design should reduce the apparent scale of the building, provide human-scaled design at ground level, and mitigate both overlook and shadowing.

Response: The proposal reduces the apparent scale of the building by splitting the volume into two distinct vertical elements. At the ground level separation to the 3-storey podium is clearly defined to minimize the overall volume at a human-scale.

INTERFACE WITH PUBLIC REALM:

11.1.35 Ground floors should be lively, people-focused and urban in character, and provide a sense of security at all hours.

Response: The integration of ground floor townhouse units place eyes on the street. The use of distinct landscape features animate the street and enhance the traditional front yard aspects of the townhouse design.

11.1.40 Unify the ground plane between the public and private realm with a complementary treatment from building edge to boulevard.

Response: The landscape design and ground plane seeks to create a seamless transition between public and private spaces. The use of patios and planters create a smooth transition from building edge to boulevard.

INTERFACE WITH PUBLIC REALM / RESIDENTIAL STREET:

11.1.43 Front building facades should be animated with entrances, windows, balconies and/or patio spaces, creating active and engaging edges that promote social interaction and the use and enjoyment of outdoor space.

Response: The use of a combination of staircases and benches at the entry activate and engage spaces for the occupants of the building with the greater neighbourhood.

11.1.44 Weather protection should be provided for common entrances, and for exterior residential entrances.

Response: The entry lobby and ground floor townhouses will both be provided with full weather protection.

2.3 Broadway Plan Variance Requests

Building Height

11.4.1 Mid to high-rise residential apartment typologies will be considered between 12-20 storeys.

Response: The building is 20-storeys plus a rooftop amenity partial storey.

11.4.2 A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street.

Response: Variance for 3-storey podium to relate contextually to the existing street wall.

Site Requirements
11.4.5 Minimum frontage: 45.7m (150 ft)

Response: A frontage of 100 ft is proposed and supported in the LoE response.

Setbacks

Podium
11.4.8 Underground parking structures should be set back from the front property line to ensure adequate soil depth for healthy trees.

Response: To maximize overall efficiency in the parkade while providing the necessary parking stalls to meet the project needs, the parking structure is proposed closer to the property line. A tree protection zone has been established for the northwest corner of the site and the parkade has been notched to not encroach into the critical root zone. The existing boulevard trees will not be affected.

Tower Floor Plates

11.4.11 For lot depths of 36.6 (120 ft.) or greater, maximum tower plates of 604 sq.m. (6,500 sq.ft.) are recommended.

Response: The project seeks a variance to increase the overall tower plate size to 6,594 sq.ft. The additional areas add to overall livability of the units and allows for unit sizes that are functional.

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Design Rationale 3

3.1
Design Rationale

Form of Development
The floor plate of 6,594 sf evolved to create a building form with an interplay of two distinct slender vertical volumes. The volumes have been oriented in a north south direction to present the narrow frontages to West Broadway. A contrast has been created between the east and west volumes through colour that reflects the snow capped north shore mountains. The west volume is a dark blue with the east volume is white. A vertical seam of windows on the north and south facades separated the two volumes.

1. Blue North/South tower volume expresses verticality through to the top floor.
2. White tower volume steps down from blue, continuing until base.
3. Podium height echoes the 3-storey nature of buildings in the surrounding area.



View looking South West

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3.2
Design Rationale

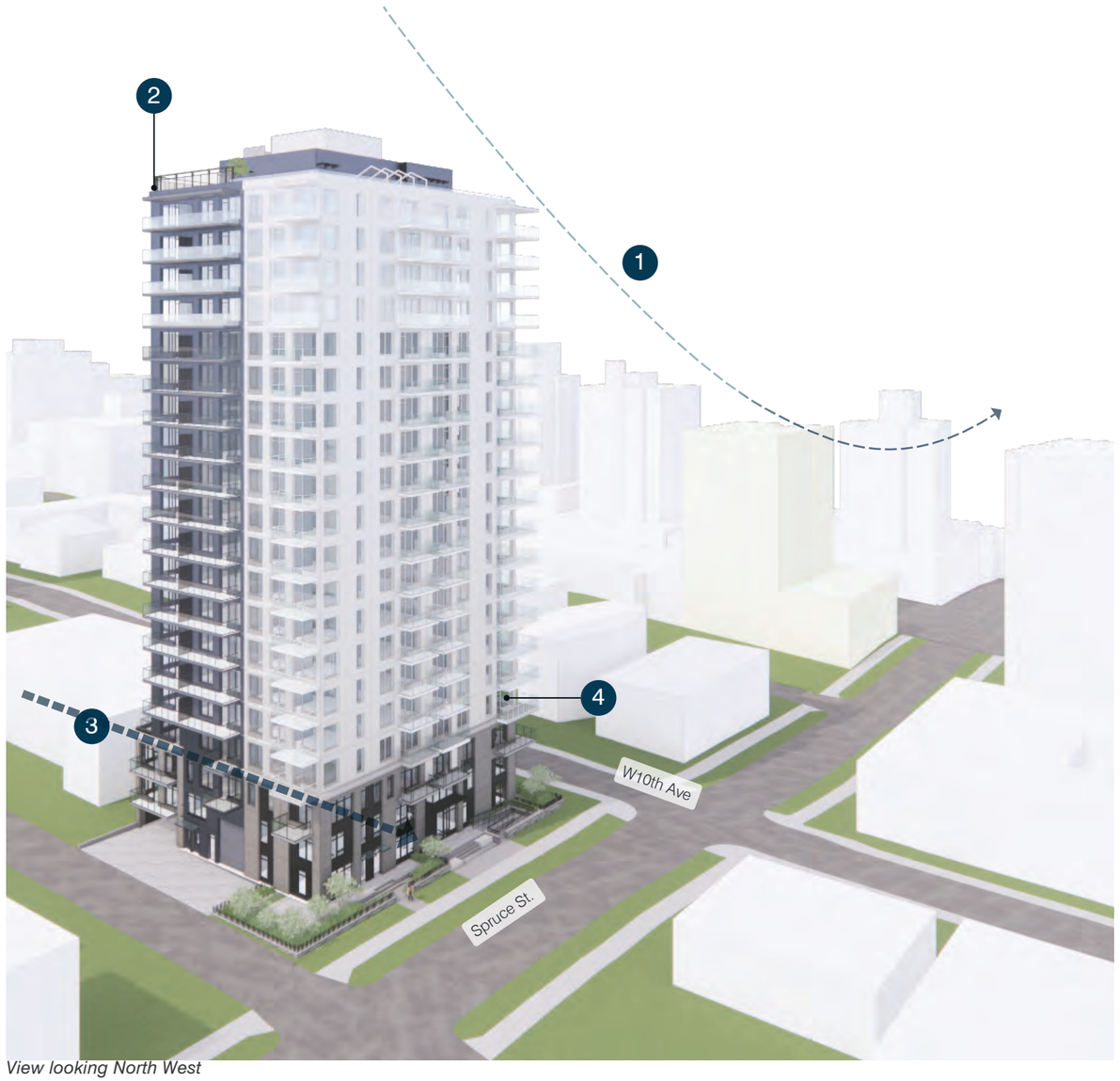
Contextual Fit

1. Building height echoes the early vision of Fairview Slopes in which building height decreases as it approaches the water to the north.

2. Generous balconies enhance livability and provide contrast between the volumes.

3. Division of building into two oppositely-coloured volumes reduces the overall scale.

4. Definition of a three storey podium strengthens the building's connection to the neighbouring three storey apartment typology.



View looking North West

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3.3
Design Rationale

Form and Integration

1. A continuous horizontal element at the 4th floor creates a defined separation between the towers vertical elements and the building's three storey podium.

2. Masonry clad pilasters in the podium articulate a distinct three storey volume relating to the heritage of the adjacent apartment buildings.

3. Ground oriented units facing W 10th Avenue and Spruce Street provide an enhanced feeling of safety and animation for pedestrians.

4. A distinct legible entry gives the building presence onto Spruce Street and further animates the pedestrian experience.



View looking South West

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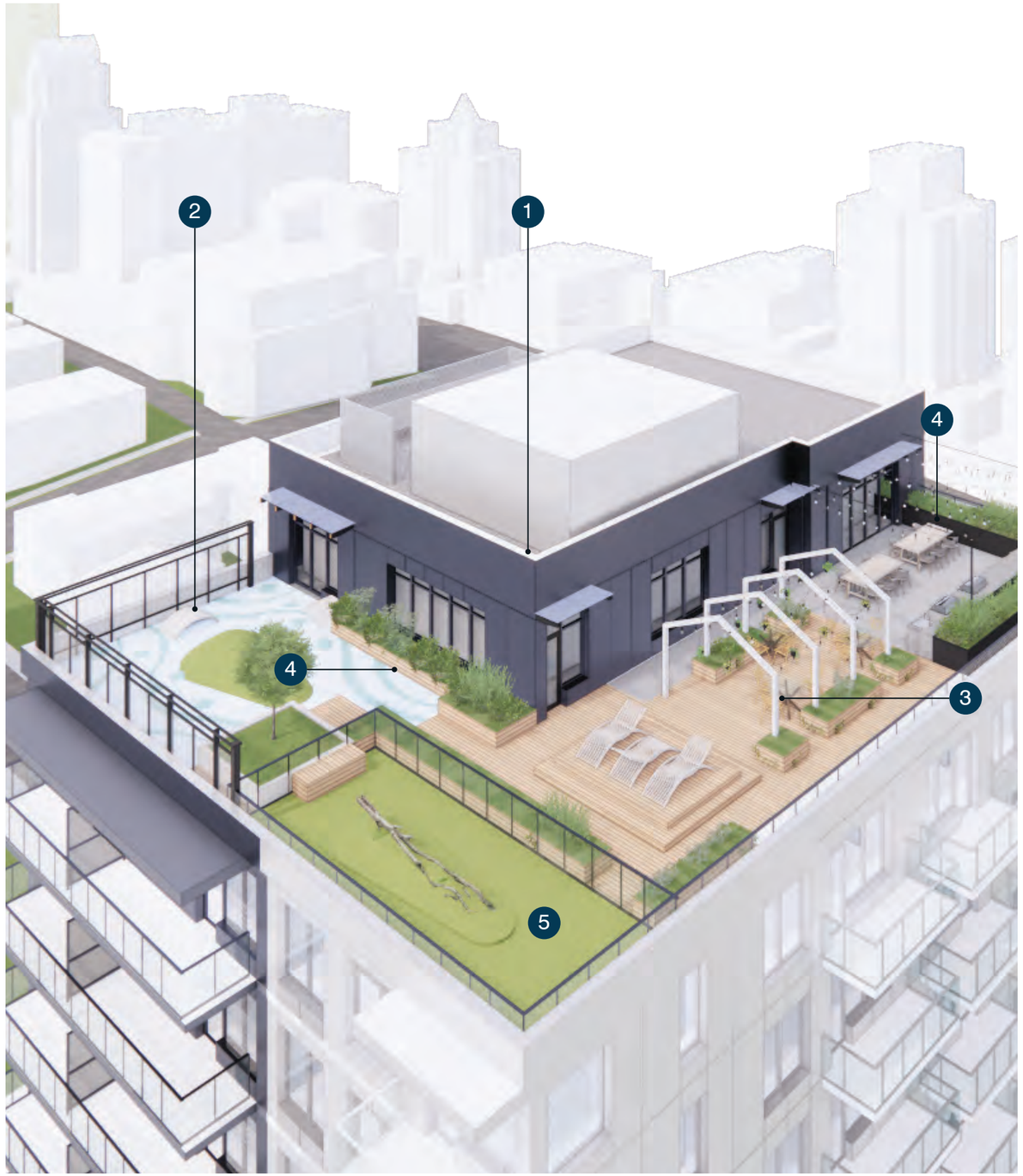
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3.4
Design Rationale

Indoor/Outdoor Amenity
The rooftop design promotes socialization among residents and includes sufficient co-located indoor and outdoor amenities. The project includes urban agricultural opportunities on the common roof deck, in addition to providing a variety of gathering opportunities.

1. Indoor common spaces: includes a craft/ flex area, multi-purpose (party) room, gym and yoga room.
2. Children's play area.
3. Common seating and lounge space.
4. Community gardens and urban agriculture.
5. Pet play area / dog run.



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NO. | DATE | REVISION

PROJECT

10TH AND SPRUCE

1110 W 10TH AVENUE
VANCOUVER, BC

REZONING SUBMISSION
Design Rationale

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PROJECT A224594
DRAWN NM CHECKED DJ
SCALE NTS
DATE MARCH 29, 2024

3.4

Landscape Design

VISION

The landscape design is inspired by principles of placemaking, liveability and the idea of an "urban nature". Located in Fairview - residents are a short walk to False Creek and the new Granville Subway Station, which presents a landscape design opportunity to explore connection to nature within an urban context.



PLACEMAKING

Take inspiration from the Fairview neighbourhood - including reinforcing connections to the False Creek seawall and mountain views beyond.



COMMUNITY

Provide landscape amenities to support an urban lifestyle, with outdoor spaces designed to foster community.



URBAN NATURE

Consider design which feels both contemporary and rustic. Employ natural forms and materials to strengthen connection to nature.

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tel 604 669 7710 www.dysarchitecture.com

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PROJECT

10TH AND SPRUCE

1110 W 10TH AVENUE
VANCOUVER, BC

REZONING SUBMISSION
Landscape Design

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PROJECT A224594
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SCALE NTS
DATE MARCH 29, 2024

3.5
Sustainability Rationale

Sustainability Intent
This project will meet the City's sustainability targets outlined in the Green Building Policy for Rezoning 2023.

Energy and Emission Performance
The proposed project will meet the Energy and performance limits of the Green Building Policy for Rezoning. See reports submitted with the application for further details.

Embodied Carbon
The proposed project design is aiming to be at or below the benchmark outlined in the Green Building Policy for rezoning.

Building Envelope
The design will reduce overall energy consumption through an efficient building envelope design improving the overall thermal comfort within the building.

Resiliency
In addition to meeting design aspects that address Resiliency, developing a building at this location with 181-units of purpose-built rental housing will increase the opportunities for health care workers to live near the adjacent Vancouver General Hospital, a Provincial trauma centre, and other clinic facilities. Should an earthquake or other community-wide event occur, there is potential for workers to be in closer proximity to their work providing more immediate support in a crisis.



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10TH AND SPRUCE

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Sustainability Rationale

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SCALE NTS
DATE MARCH 29, 2024

Architectural Drawings

4

INTRACORP
1110 W 10TH AVENUE

Existing Zone: RM-3 | SITE AREA (ft²): 12,504 | ALLOWABLE F.S.R: 6.5
Proposed Zone: CD- | PROPOSED F.S.R.: 10.1

AREA CALCULATION

LEVEL	G.F.A. (ft²)	EXCLUDABLE STORAGE (ft²)	EXCLUDABLE AMENITY (ft²)	EXCLUDABLE UTILITY (ft²)	F.S.R. (ft²)	BALCONIES (ft²)	No. of Units	CIRCULATION (ft²)	NET AREA (ft²)	EFFICIENCY
Level 1	8,304.7	267.2	0.0	0.0	8,100.5	0.0	5	8,395.9	7,908.3	46.1%
Level 2	6,486.3	40.2	987.9	777.0	4,681.2	1061.0	8	957.3	3,784.1	58.3%
Level 3	7,327.7	353.8	0.0	0.0	6,978.9	563.4	10	953.1	6,384.6	87.3%
Level 4	6,593.7	267.4	0.0	0.0	6,326.3	817.4	10	933.2	5,660.5	85.8%
Level 5	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 6	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 7	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 8	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 9	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 10	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 11	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 12	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 13	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 14	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 15	6,593.7	267.4	0.0	0.0	6,326.3	860.8	10	933.2	5,660.5	85.8%
Level 16	6,593.7	307.0	0.0	0.0	6,286.7	847.4	9	932.0	5,661.7	85.9%
Level 17	6,593.7	307.0	0.0	0.0	6,286.7	847.4	9	932.0	5,661.7	85.9%
Level 18	6,593.7	307.0	0.0	0.0	6,286.7	847.4	9	932.0	5,661.7	85.9%
Level 19	6,593.7	307.0	0.0	0.0	6,286.7	847.4	9	932.0	5,661.7	85.9%
Level 20	6,593.7	307.0	0.0	0.0	6,286.7	847.4	9	932.0	5,661.7	85.9%
Level 21	2,905.0	0.0	1,971.7	0.0	933.3	0.0	0	932.1	0.2	0.0%
Roof Level	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	
TOTAL:	185,120.6	5,393.5	2,959.6	777.0	126,045.0	15,194.6	183	22,062.8	109,322.2	80.9%
						12%				

L21
L20
L19
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
P1
P2
P3

UNIT MIX - MARKET RENTAL

Unit Type	Unit Name	Total Unit Count	Indiv. Unit Count	%
TOWNHOUSE	2Bed-TH	5	5	3%
STUDIO	Studio-A1	50	31	34%
	Studio-A2		19	
1-BEDROOM	1-Bed-C3	42	14	29%
	1 Bed-C4		14	
	1 Bed-C5		2	
	1 Bed-C6		12	
2-BEDROOM	2 Bed-D7	33	15	23%
	2 Bed-D8		2	
	2 Bed-D9		14	
	2 Bed-D10		1	
3-BEDROOM	3 Bed-E11	15	14	10%
	3 Bed-E12		1	
TOTAL		145		
		80%		

UNIT MIX - NON-MARKET RENTAL

Unit Type	Unit Name	Total Unit Count	Indiv. Unit Count	%
TOWNHOUSE	2Bed-TH	0	0	0%
STUDIO	Studio-A1	20	5	28%
	Studio-A2		5	
1-BEDROOM	1-Bed-C3	13	4	36%
	1 Bed-C4		4	
	1 Bed-C5		0	
	1 Bed-C6		5	
2-BEDROOM	2 Bed-D7	9	3	25%
	2 Bed-D8		3	
	2 Bed-D9		3	
	2 Bed-D10		0	
3-BEDROOM	3 Bed-E11	4	4	
	3 Bed-E12		0	11%
TOTAL		36	36	
		20%		

UNIT MIX - BREAKDOWN PER FLOOR

	UNIT AREA	L1	L2	L3	L4-15	L16-20	Unit Count
				1	12	5	
2 BED TH	1126.0	2	-	-	-	-	2
2 BED TH 2	1165.7	1	-	-	-	-	1
2 BED TH 3	1178.8	1	-	-	-	-	1
2 BED TH 4	1211.6	1	-	-	-	-	1
STUDIO A1	376.5	-	-	2	2	2	36
STUDIO A2	396.5	-	-	-	2	-	24
1 BED C3	479.5	-	-	1	1	1	18
1 BED C4	485.5	-	-	1	1	1	18
1 BED C5	559.2	-	-	1	-	-	2
1 BED C6	630.5	-	-	-	1	1	17
2 BED D7	753.9	-	-	1	1	1	18
2 BED D8	793.5	-	-	-	-	1	5
2 BED D9	800.9	-	-	-	1	1	17
2 BED D10	823.9	-	-	1	-	-	1
2 BED D11	864.3	-	1	-	-	-	1
3 BED-E12	957.4	-	-	1	1	1	18
3 BED-E13	1005.2	-	-	1	-	-	1
Subtotal		5	1	10	10	9	181

Note: Unit Areas are measured from centerline of corridors and party walls to the exterior wall

SETBACKS

10th Avenue - Front	12ft
Spruce Street - Front	12ft
West - Side Yard	16ft
Tower Separation - Lane	20 ft 1/2in

BUILDING HEIGHT

Height 1 - Level 21 Parapet	199.80 ft	60.90 m
Height 2 - Roof Parapet	212.06 ft	64.64 m
Number of Storeys	21	

Note: Calculation provided on sheet A2.11 Roof Plan - Height Excludes Elevator Over-run and Mechanical Equipment

PARKING SUMMARY

USE	RATIO	UNITS	STALLS	TOTAL
RESIDENTIAL PARKING	0.2 per unit	181	36.2	38
RESIDENTIAL VISITOR			2	
REQ'D ACCESSIBLE	1 per building (7 units) plus 1 per additional units		6	4,8,4

CLASS A BICYCLE STORAGE REQUIREMENTS

USE	UNITS	RATIO	STORAGE	BYLAW
RESIDENTIAL <65 sq.m. (700sf)	115	1.5 per unit	172.5	6.2.1.2
RES. 65 sq.m - 105 sq.m. (700sf - 1130sf)	66	2.5 per unit	165.0	6.2.1.2
TOTAL REQUIRED			338	

PARKING PROVIDED

Level	G.F.A. (ft²)	Visitor Stalls	Regular Stalls	Small Car Stalls	Accessible Stalls	Class A Loading	Total Stalls
P01	10481.6	2	7	1	2	1	13
P02	10481.6	0	12	3	3	0	18
P03	10481.6	0	2	3	1	0	6
Total Stalls		2	21	7	6	1	37
		5%	57%	19%	16%	3%	

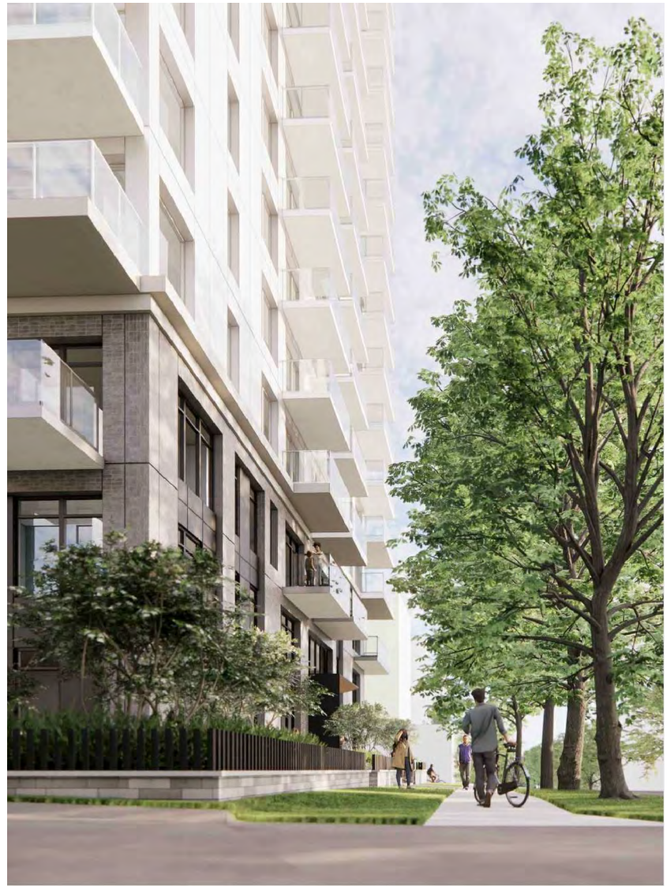
BIKE STORAGE PROVIDED

Level	Horizontal	Stacked (60%)	Vertical (60%)	Lockers (10%)	Over-Sized (5%)	Total
L01	8	0	7	0	0	15
P01	0	0	0	6	0	6
P02	6	0	0	26	4	36
P03	70	178	21	0	12	281
Total Stalls	84	178	28	32	16	338
	25%	53%	8%	9%	5%	

CLASS B BICYCLE STORAGE REQUIREMENTS

USE	DENSITY	RATIO	STORAGE	BYLAW
RESIDENTIAL	-	6.2.1.2	10.1	6.2.1.2
TOTAL REQUIRED			10	
TOTAL PROVIDED			10	

PLOT STAMP: 2024-Dec-11 @2:59pm – P:\A224594 – Intracorp – 1110 West 10th Ave\CAD\A224594 stats.dwg – A0.01



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03 | 2024-11-13 | REZONING SUBMISSION 3

NO. | DATE | REVISION

01 | 2024-04-18 | STATS UPDATE

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

REZONING SUBMISSION PROJECT STATISTICS

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DATE March 29, 2024

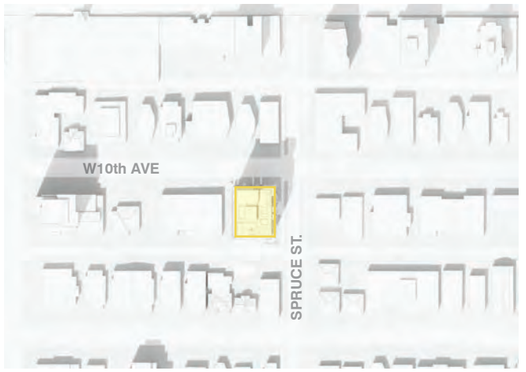
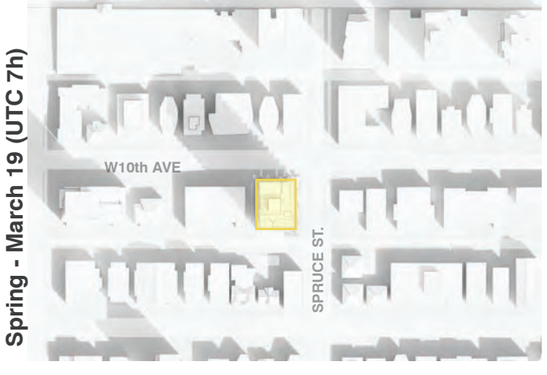
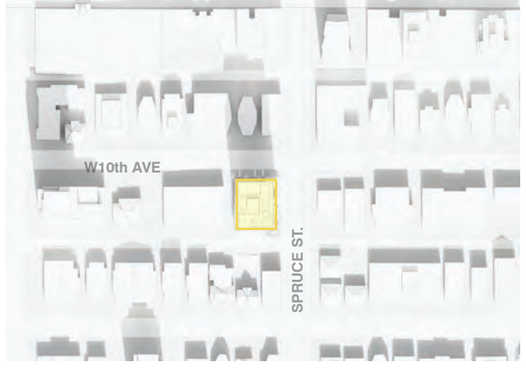
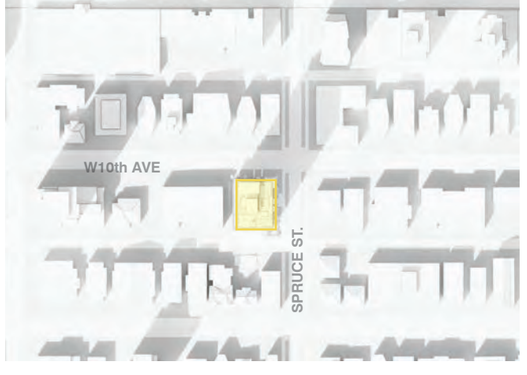
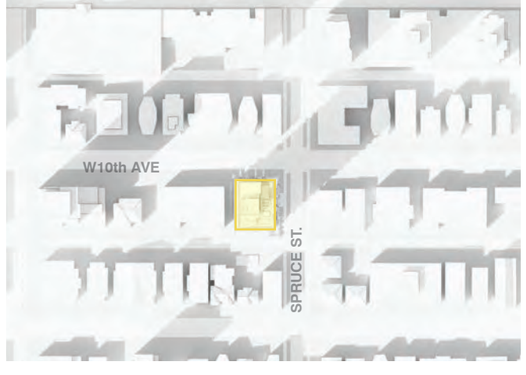
A0.01

3.3 **Shadow Study**

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	10:00 am PDT	12:00 pm PDT	02:00 pm PDT	04:00 pm PDT
Summer - June 21 (UTC 7h)				
Spring - March 19 (UTC 7h)				
Fall - September 22 (UTC 7h)				

*note: daylight savings are taken into account for all times

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01 | 2024.04.19 | 4:00 TIME ADDED
02 | 2024.05.21 | SHADOW CONTRAST

PROJECT

10TH AND SPRUCE

1110 W 10TH AVENUE
VANCOUVER, BC

REZONING SUBMISSION

Shadow Study

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A0.02

Renderings

Building Perspectives



Looking Southwest



Looking Southeast



Looking Northeast



Looking Northwest

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10TH AND SPRUCE

1110 W 10TH AVENUE
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Renderings

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A0.03

Renderings

View looking from the corner of Spruce Street and 10th Avenue



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A0.04

Renderings

View looking from Spruce Street at the Lane



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1110 W 10TH AVENUE
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Renderings

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A0.05

Renderings

View looking from 10th Avenue looking south



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Renderings

View looking northwest of the rooftop amenity space



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Renderings

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PROJECT A224594
DRAWN NM CHECKED DJ

SCALE NTS
DATE MARCH 29, 2024

A0.07



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03	2024-11-13	REZONING SUBMISSION 3

NO.	DATE	REVISION

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

REZONING SUBMISSION CONTEXT MAP

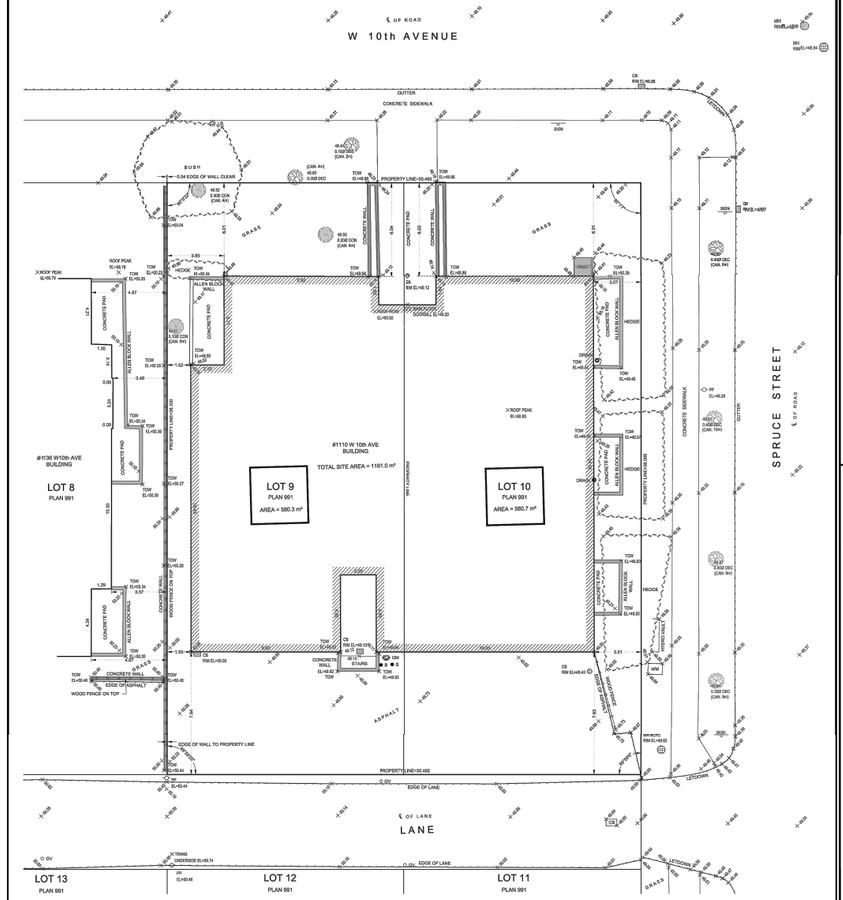
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PROJECT A224594
DRAWN CM **CHECKED** DJ
SCALE 1/32" = 1'
DATE March 29, 2024

A1.01

PLOT STAMP: 2024-Nov-14 @9:02am – P:\A224594 – Intracorp – 1110 West 10th Ave\CAD\A224594 sp.dwg – A1.01



TOPOGRAPHIC SURVEY OF LOTS 9 AND 10
BLOCK 374 DISTRICT LOT 526 Gp 1 NWD
PLAN 991

CITY OF VANCOUVER
INTEGRATED SURVEY AREA #31
CIVIC ADDRESS: 1110 W 10th AVENUE
PID: 010-497-641 (LOT 9)
010-497-676 (LOT 10)

SCALE 1:100
0 1 2
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
6003 - 10310 103A AVENUE
SURREY, BC
V3V 7X1
TEL 604-582-5717
www.bennettsurveys.com

DATE:	BY:
2024-FEB-2nd	JC
REVISION:	

LEGEND:
- +49.64 - DENOTES SPOT ELEVATION OF 49.64m (TYPICAL)
- B - DENOTES BOLLARD
- CB - DENOTES CATCH BASIN
- MH - DENOTES MANHOLE
- FH - DENOTES FIRE HYDRANT
- GM - DENOTES GAS METER
- GV - DENOTES GAS VALVE
- LS - DENOTES LAMP STANDARD
- PP - DENOTES POWER POLE
- SIGN - DENOTES STREET SIGN
- WM - DENOTES WATER METER
- TRANS - DENOTES TRANSFORMER
- TOW - DENOTES TOP OF WALL
- (CAN, 10m) - DENOTES 10m DIAMETRE CANOPY.
- 31.0 0.65Ø DEC - DENOTES 0.65m Ø DECIDUOUS TREE WITH A GROUND ELEVATION OF 31.0m.
- 31.0 0.60Ø CON - DENOTES 0.60m Ø CONIFEROUS TREE WITH A GROUND ELEVATION OF 31.0m.

DATUM:
ELEVATIONS ARE TO CITY OF VANCOUVER GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT V-2293, PUBLISHED ELEVATION = 38.241 METRES, (MA NO. 31, MAG 69, (GVD/GSRVD2018)).

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITH OUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

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CERTIFIED CORRECT

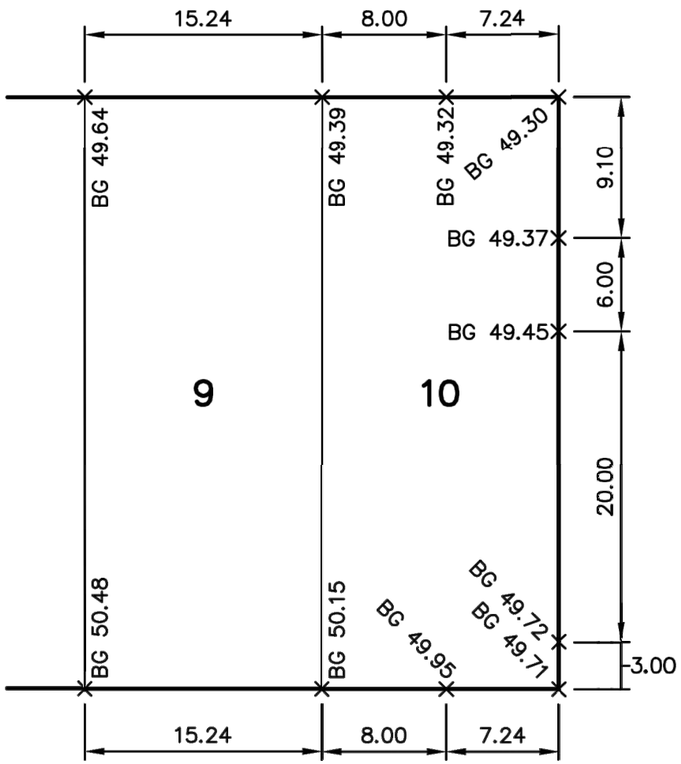
FIELD SURVEY COMPLETED ON THE 21st DAY OF FEBRUARY, 2024.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

P:\JOB FOLDERS\JOBS 31001 TO 31600\31072 1110 W 10TH AVENUE, VANCOUVER\02 DRAWINGS\02 TOPOGRAPHIC-ASBUILT PLANS\31072.DWG

TENTH AVENUE

TO ALDER STREET



SPRUCE STREET

NORTH

LANE SOUTH OF TENTH AVENUE

BENCH MARK ELEVATION: 54.310 DESCRIPTION: SURVEY MONUMENT MARKED V-2348 AT THE SOUTH EAST CORNER OF THIRTEENTH AVENUE AND ALDER STREET.

ATTENTION

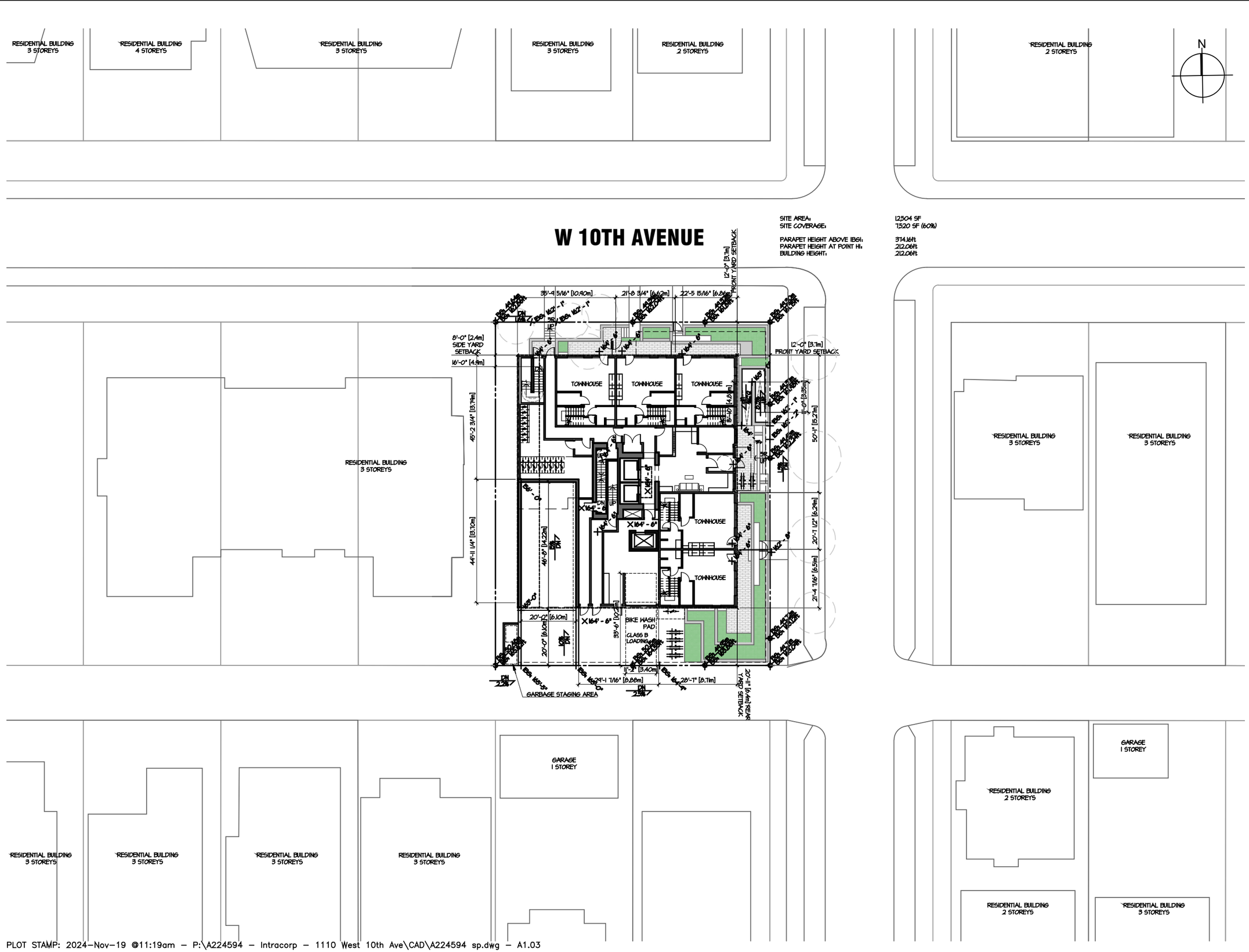
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS 9 & 10, BLK. 374, D.L. 526, PLAN VAP991.	DESIGN: B.P. / DWG: V.N.
DATE: 2024-03-06		CHK: F.G. / REV:
REF: FILE 2024-00018		**BG-2024-00018**

A1.02



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NO.	DATE	REVISION

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

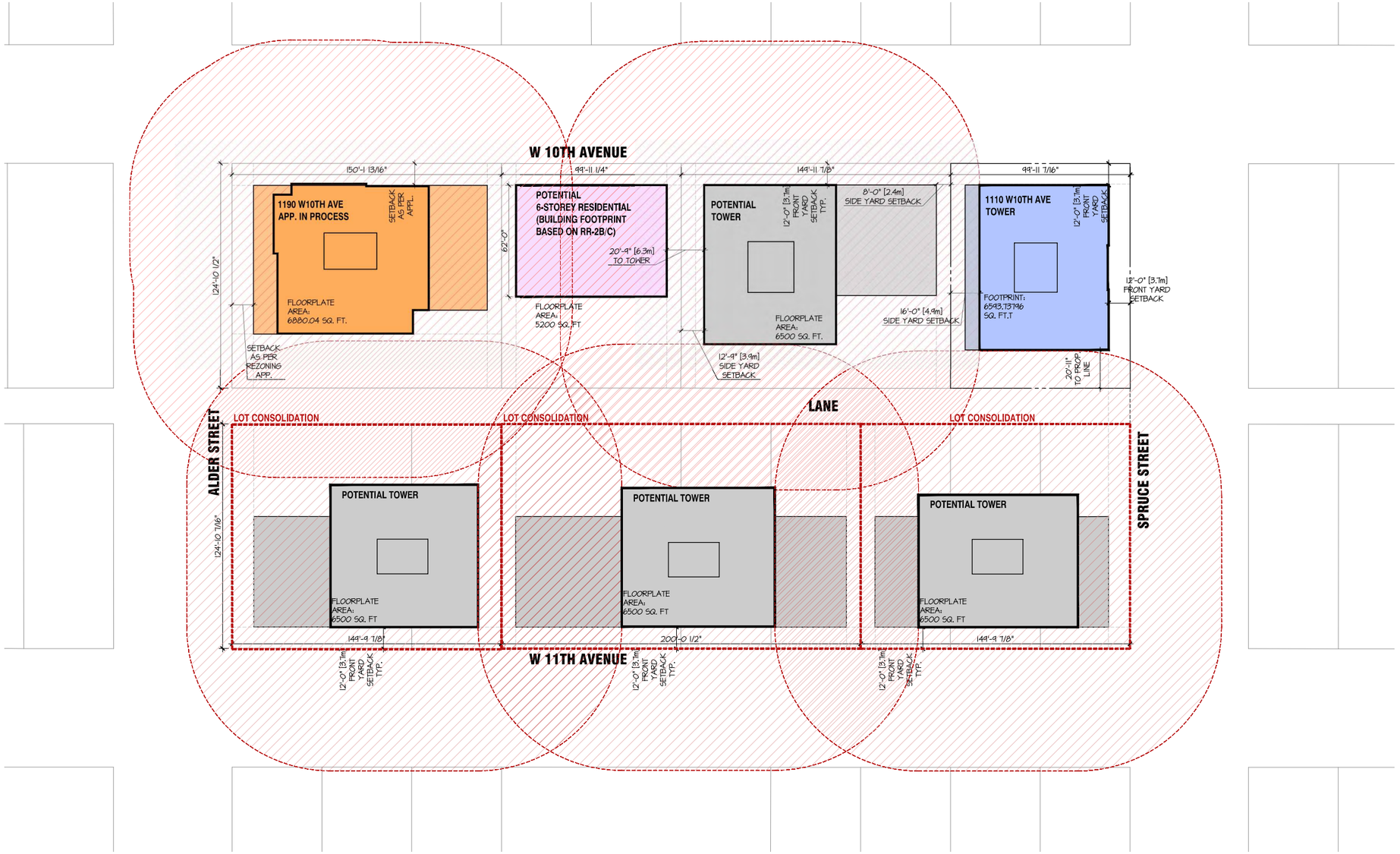
REZONING SUBMISSION SITE PLAN

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PROJECT A224594
DRAWN CM **CHECKED** DJ
SCALE 1/16" = 1'
DATE March 29, 2024

A1.03



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REZONING SUBMISSION TOWER SEPARATION ANALYSIS

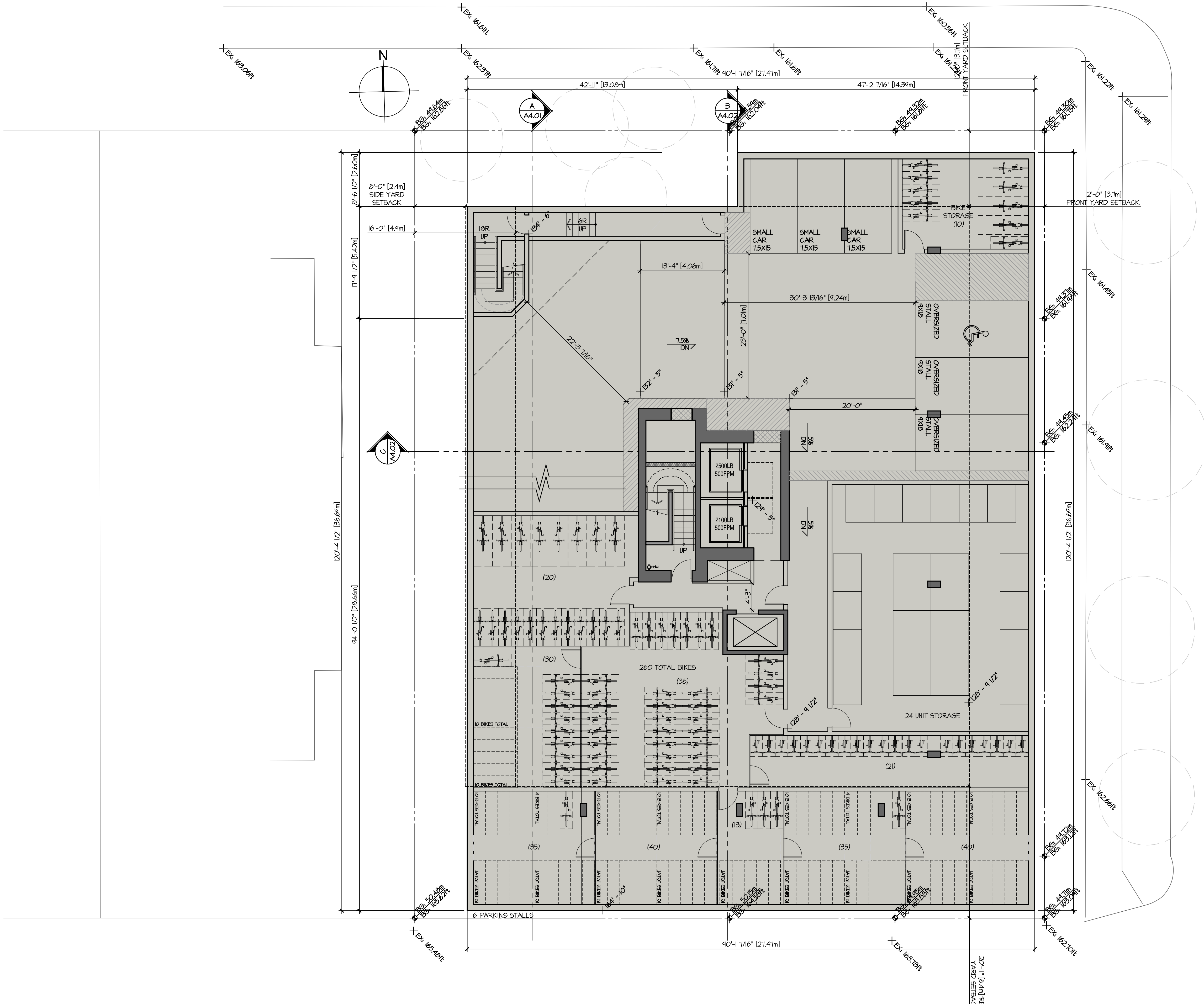
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PROJECT A224594
DRAWN CM **CHECKED** DJ

SCALE 1/16" = 1'
DATE March 29, 2024

A1.04



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03	2024-11-13	REZONING SUBMISSION 3

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10TH AND SPRUCE

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Vancouver BC

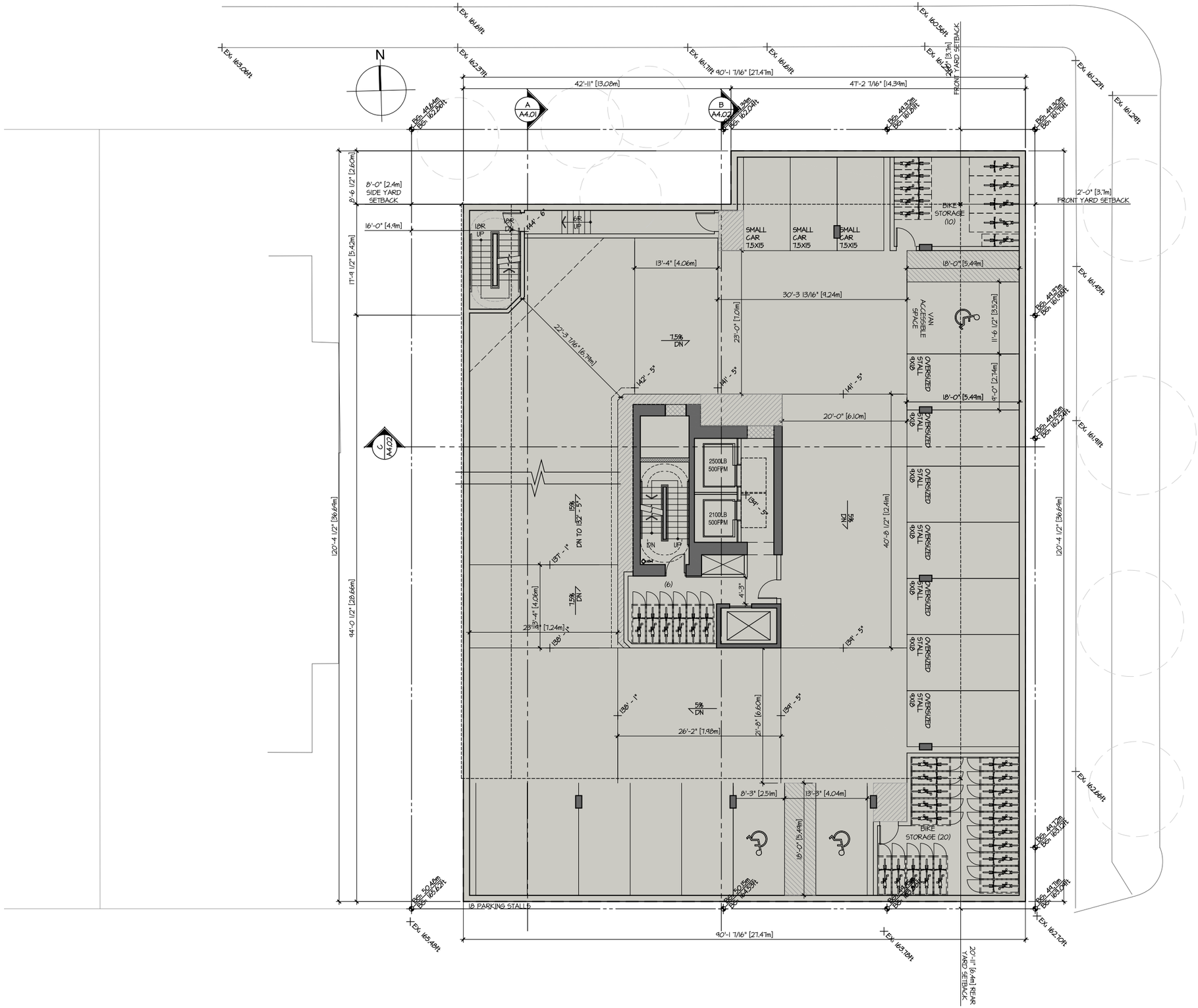
REZONING SUBMISSION PARKING LEVEL 03

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PROJECT A224594
DRAWN CM **CHECKED** DJ
SCALE 1/8" = 1'
DATE March 29, 2024

A2.01



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10TH AND SPRUCE

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Vancouver BC

REZONING SUBMISSION
PARKADE LEVEL 02

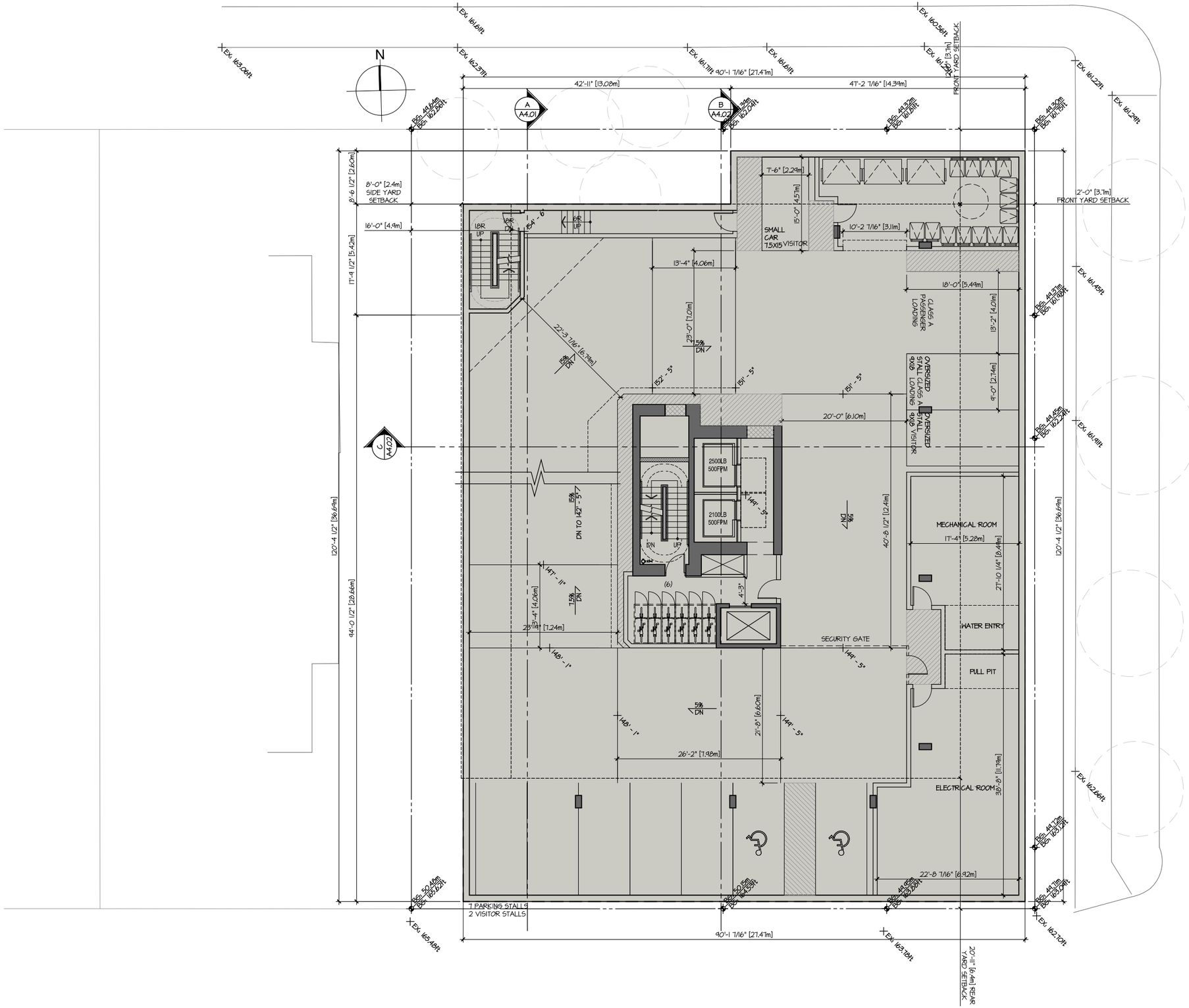
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PROJECT A224594
DRAWN CM **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.02



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PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION
PARKADE LEVEL 01

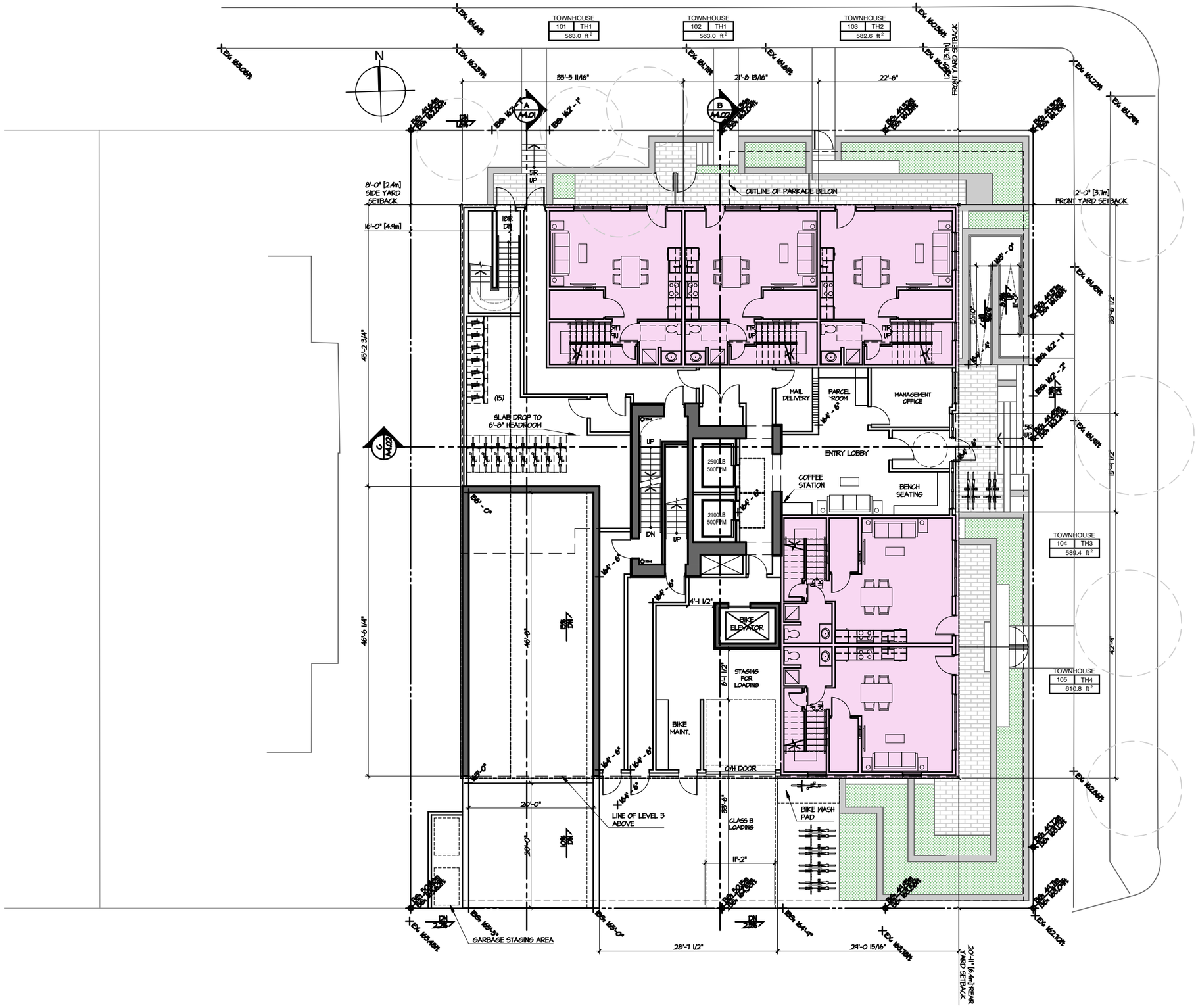
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PROJECT A224594
DRAWN CM **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.03



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10TH AND SPRUCE

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Vancouver BC

REZONING SUBMISSION FLOOR PLAN LEVEL 01

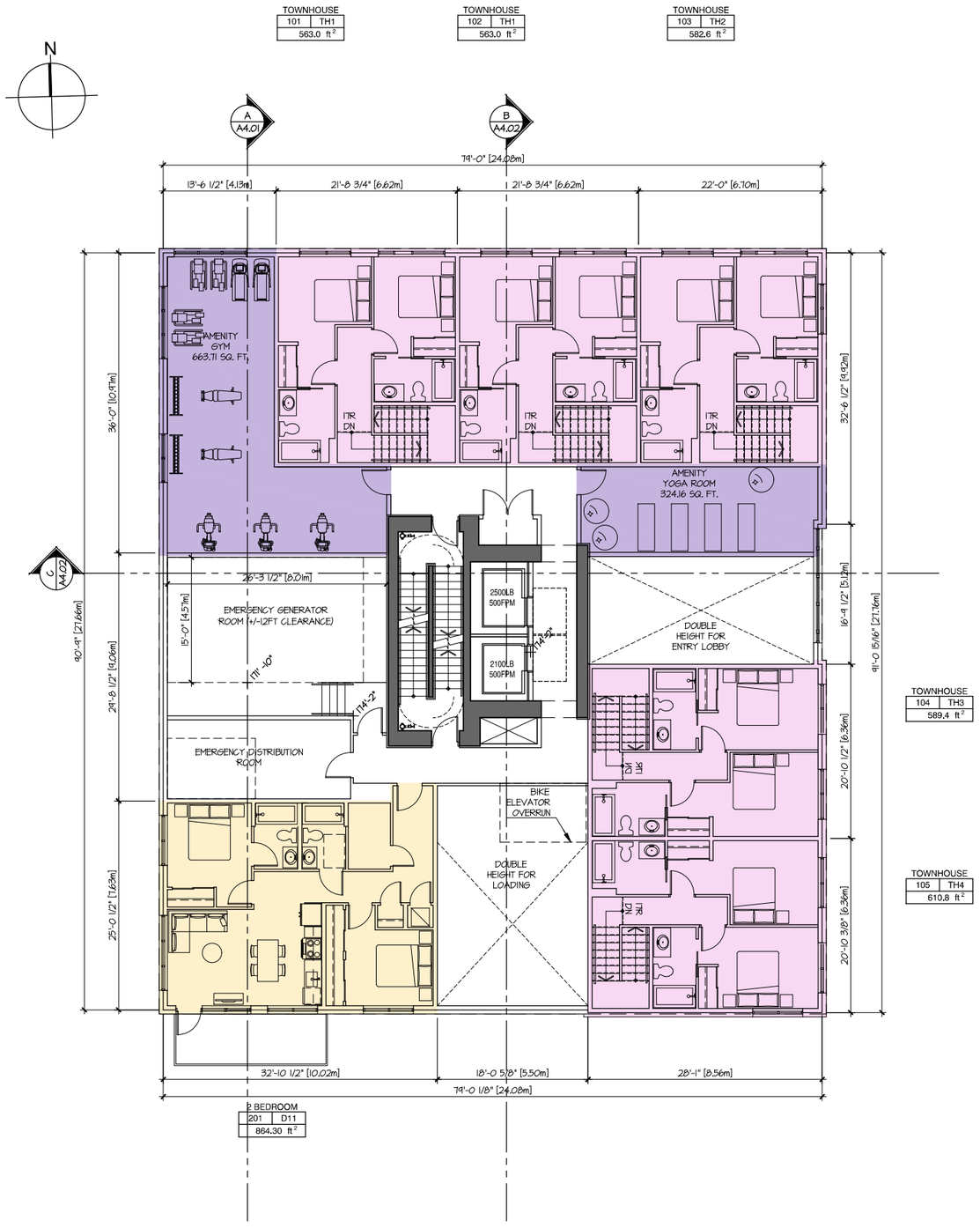
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PROJECT A224594
DRAWN **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.04



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10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

REZONING SUBMISSION
FLOOR PLAN
LEVEL 02

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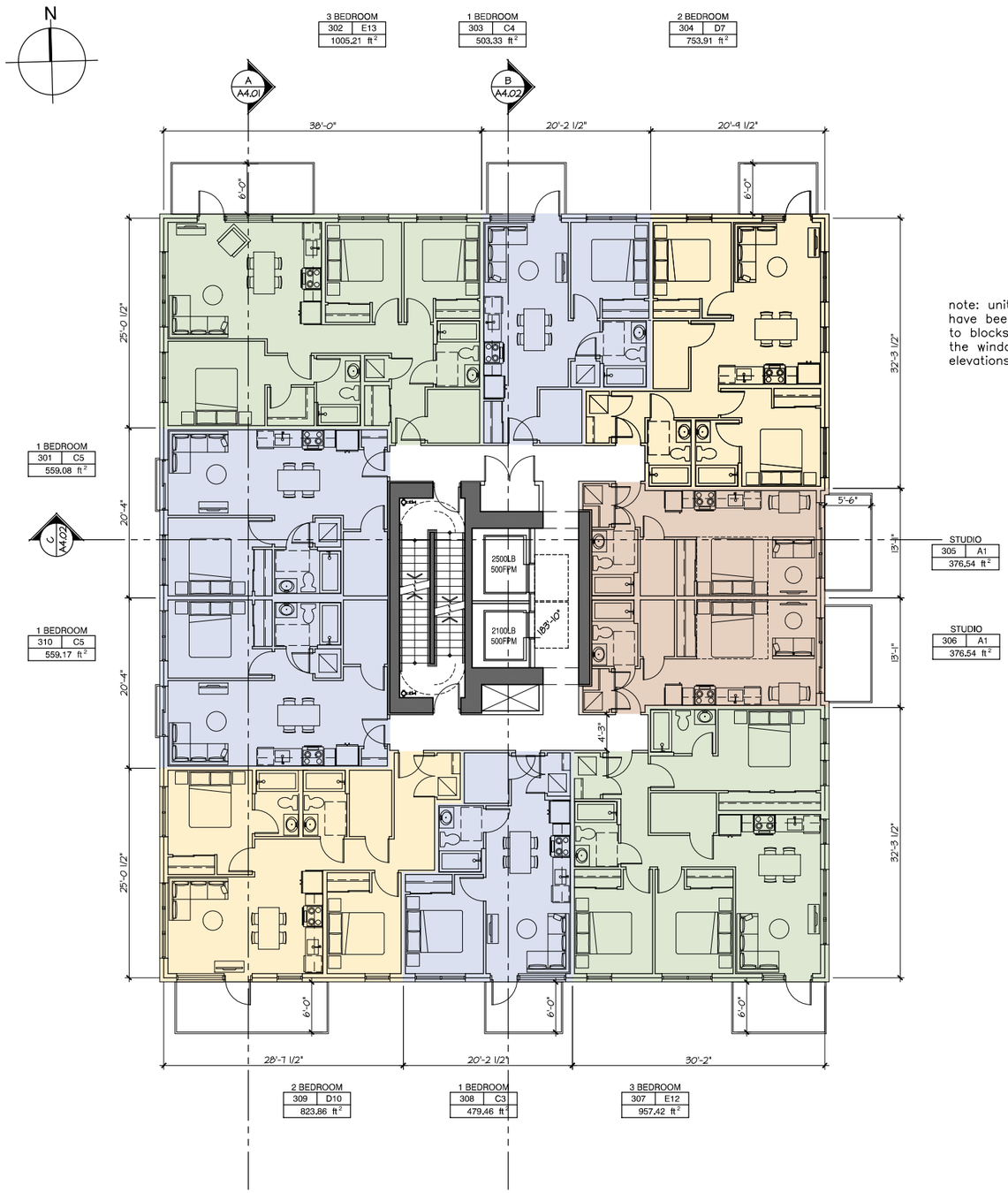
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.05

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note: unit plans have been converted to blocks to match the windows to the elevations

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PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION
FLOOR PLAN
LEVEL 03

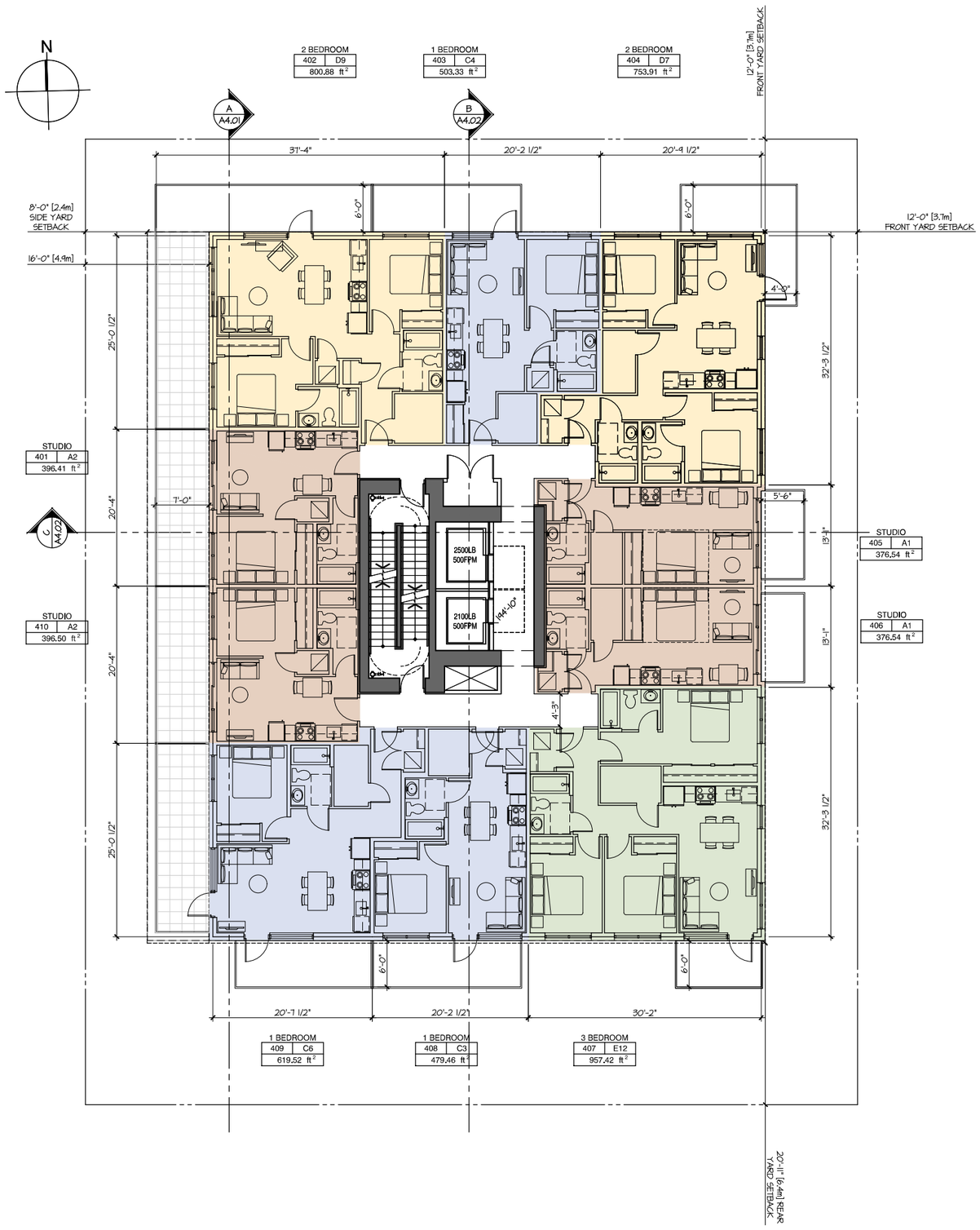
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.06



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10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION FLOOR PLAN LEVEL 04

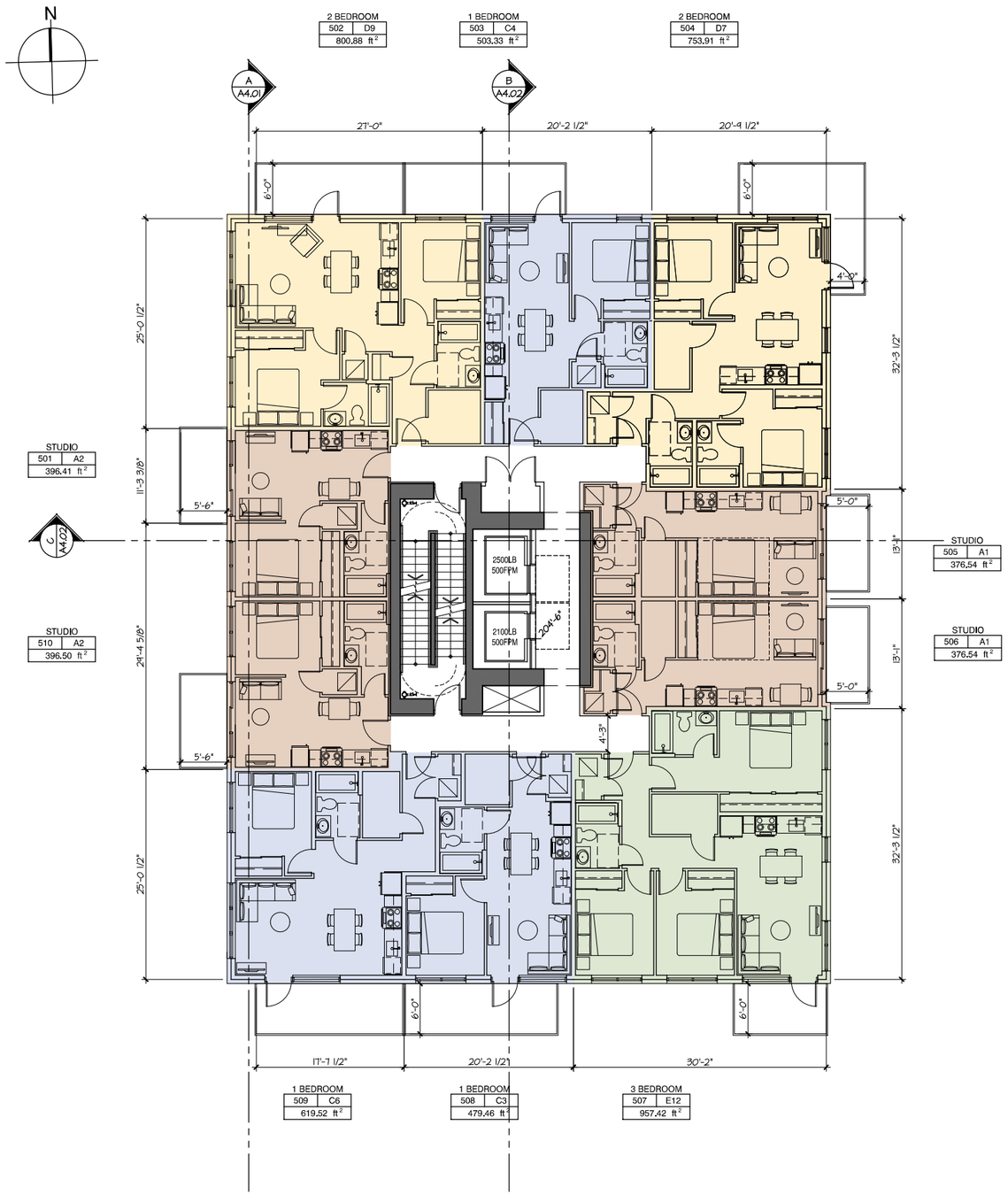
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DRAWN PC **CHECKED** DJ

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10TH AND SPRUCE

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REZONING SUBMISSION FLOOR PLAN LEVELS 05-15 (LEVEL 05 SHOWN)

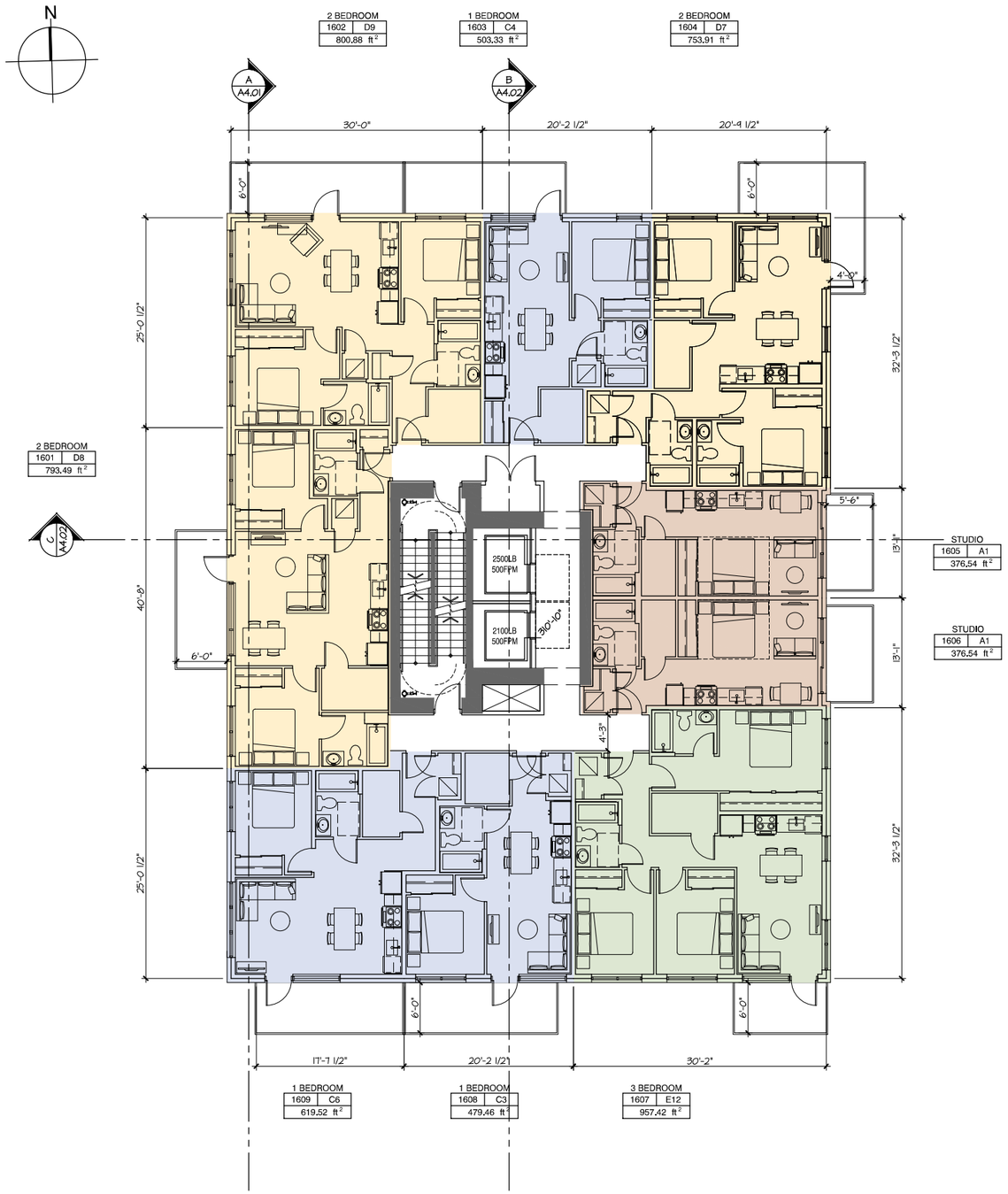
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PROJECT A224594
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SCALE 1/8" = 1'
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A2.08



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Vancouver BC

REZONING SUBMISSION FLOOR PLAN LEVELS 16-20 (LEVEL 16 SHOWN)

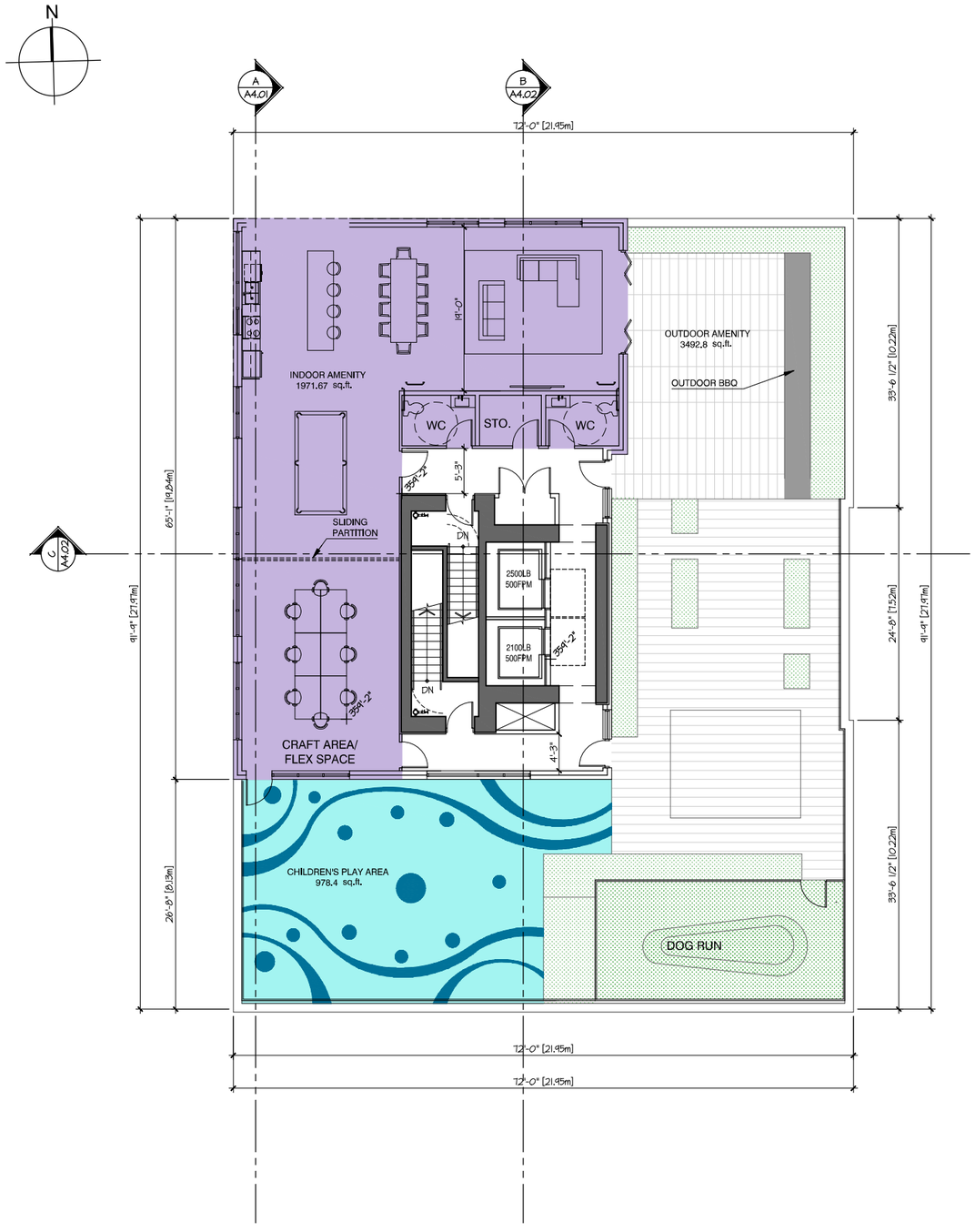
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.09



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NO.	DATE	ISSUE
01	2024-03-29	REZONING SUBMISSION
02	2024-05-21	REZONING SUBMISSION 2
03	2024-11-13	REZONING SUBMISSION 3

NO. | DATE | REVISION

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

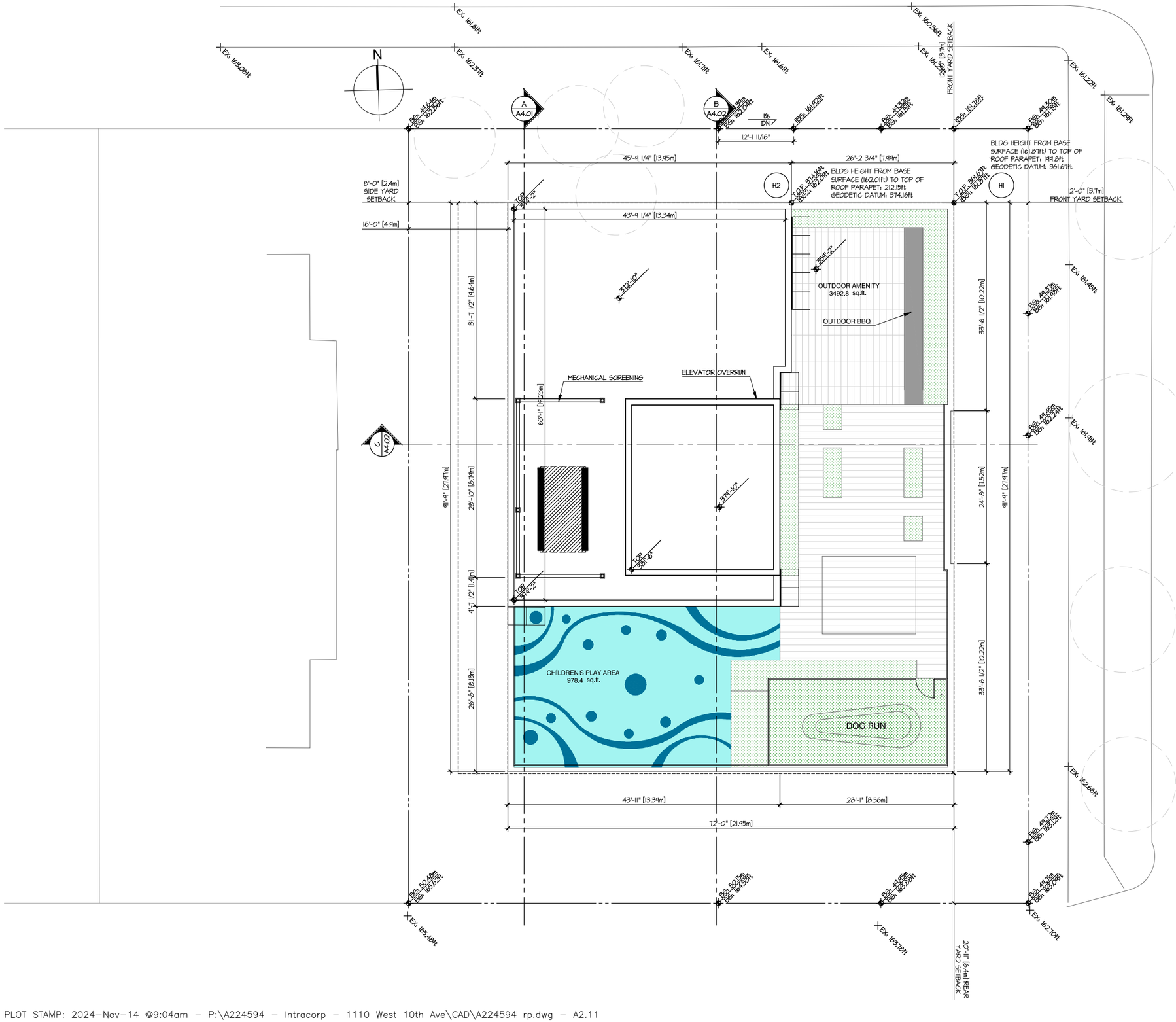
REZONING SUBMISSION
LEVEL 21
ROOFTOP AMENITY

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PROJECT A224594
DRAWN PC **CHECKED** DJ
SCALE 1/8" = 1'
DATE January 15th, 2024

A2.10



SITE AREA:	12,504 SF
SITE COVERAGE:	7,520 SF (60%)

BUILDING HEIGHT CALCULATION (A):

H1 MAIN PARAPET HEIGHT

BUILDING HEIGHT: 200ft 3in (rounded up)

GIVEN:

BG1	=	161.75ft
BG2	=	161.81ft
DISTANCE BETWEEN BG1 AND BG2:		23.70ft
SLOPE:		0.25%
DISTANCE TO IBG FROM BG1		14.25ft
IBG	=	161.78ft
BG1	=	161.75ft
BG3	=	161.98ft
DISTANCE BETWEEN BG1 AND BG3:		24.85ft
SLOPE:		0.71%
DISTANCE TO IBG1 FROM IBG		12.0ft
IBG1	=	161.87ft
PARAPET HEIGHT ABOVE IBG1:		361.67ft
PARAPET HEIGHT AT POINT H1:		199.80ft (60.90m)
BUILDING HEIGHT:		199.80ft (60.90m)

BUILDING HEIGHT CALCULATION (B):

H2 MAIN PARAPET HEIGHT

BUILDING HEIGHT: 212ft 1in (rounded up)

GIVEN:

BG1	=	162.04ft
BG2	=	161.80ft
DISTANCE BETWEEN BG1 AND BG2:		26.25ft
SLOPE:		0.91%
DISTANCE TO IBG FROM BG1		3.16ft
IBG	=	161.92ft
BG3	=	161.75ft
BG4	=	161.98ft
DISTANCE BETWEEN BG3 AND BG4:		24.85ft
SLOPE:		0.71%
DISTANCE TO IBG1 FROM IBG		12.0ft
IBG2	=	162.01ft
PARAPET HEIGHT ABOVE IBG1:		374.16ft
PARAPET HEIGHT AT POINT H1:		212.15ft (64.66m)
BUILDING HEIGHT:		212.15ft (64.66m)

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REZONING SUBMISSION ROOF PLAN

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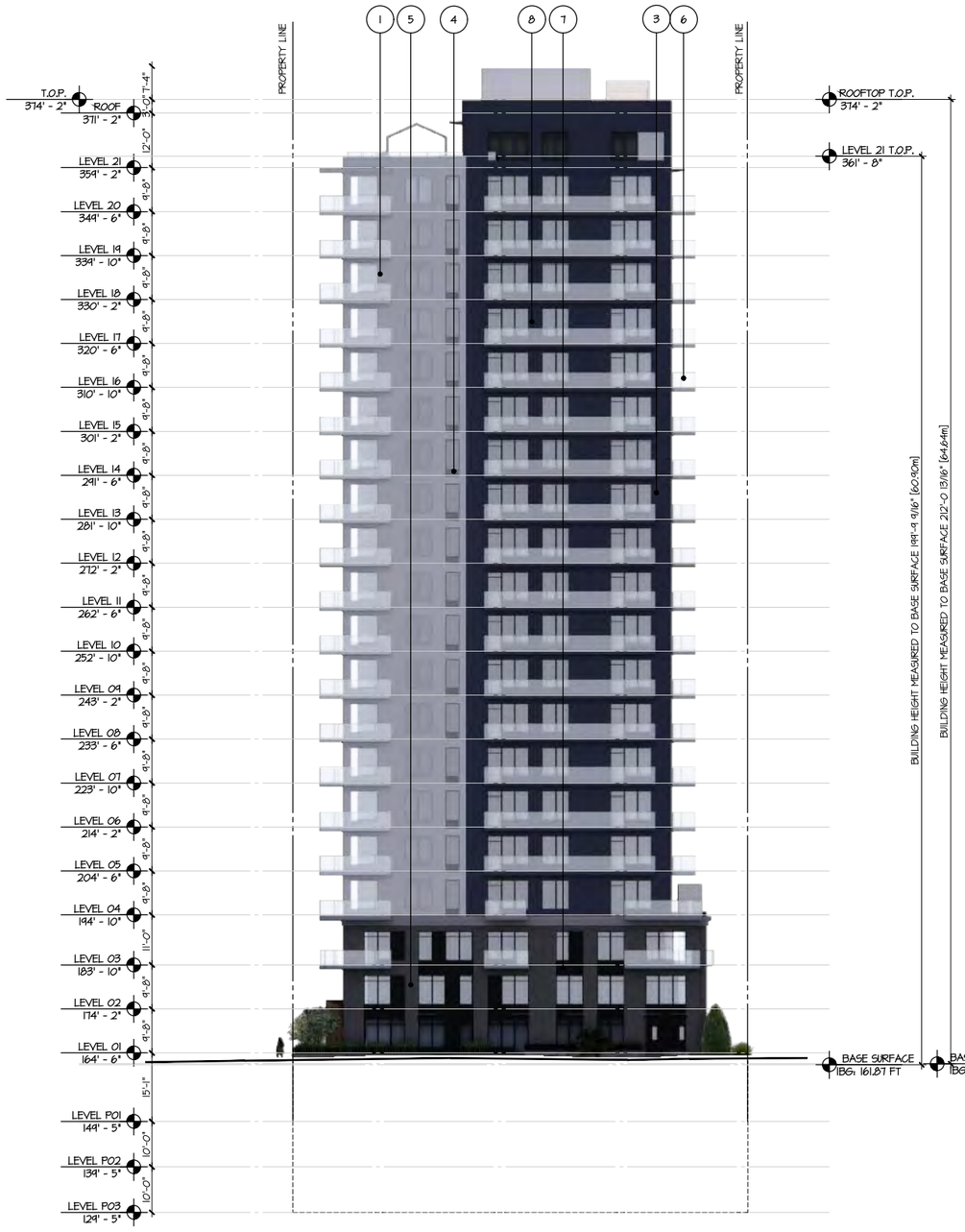
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PROJECT A224594
DRAWN CM **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.11

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NORTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

1	WINDOW WALL COLOUR: OFF-WHITE
2	WINDOW WALL GLASS SPANDREL COLOUR: TWILIGHT BLUE
3	WINDOW WALL COLOUR: TWILIGHT BLUE
4	METAL PANEL COLOUR: LIGHT GREY
5	BRICK STACK BOND COLOUR: GREY
6	ALUMINUM GUARDRAIL + POSTS TRANSPARENT GLASS PANELS
7	METAL PANEL COLOUR: BLACK/DARK GREY
8	PRIVACY SCREEN

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10TH AND SPRUCE

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REZONING SUBMISSION ELEVATIONS

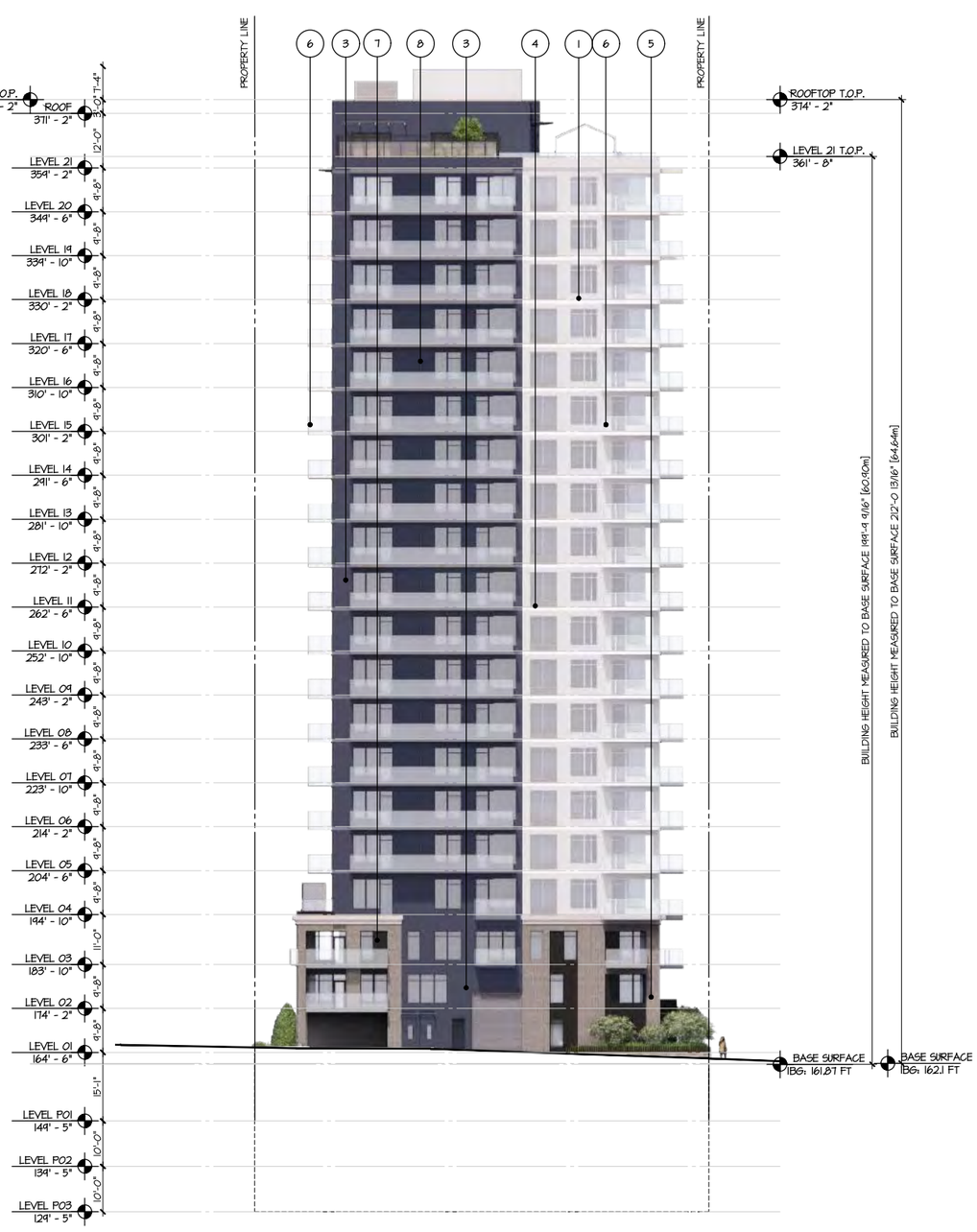
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PROJECT A224594
DRAWN PC **CHECKED** DJ
SCALE 1/16"=1'
DATE MAR 29, 2024

A3.01

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SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

1. WINDOW WALL
   COLOUR: OFF-WHITE
2. WINDOW WALL GLASS SPANDREL
   COLOUR: TWILIGHT BLUE
3. WINDOW WALL
   COLOUR: TWILIGHT BLUE
4. METAL PANEL
   COLOUR: LIGHT GREY
5. BRICK STACK BOND
   COLOUR: GREY
6. ALUMINUM GUARDRAIL + POSTS
   TRANSPARENT GLASS PANELS
7. METAL PANEL
   COLOUR: BLACK/DARK GREY
8. PRIVACY SCREEN

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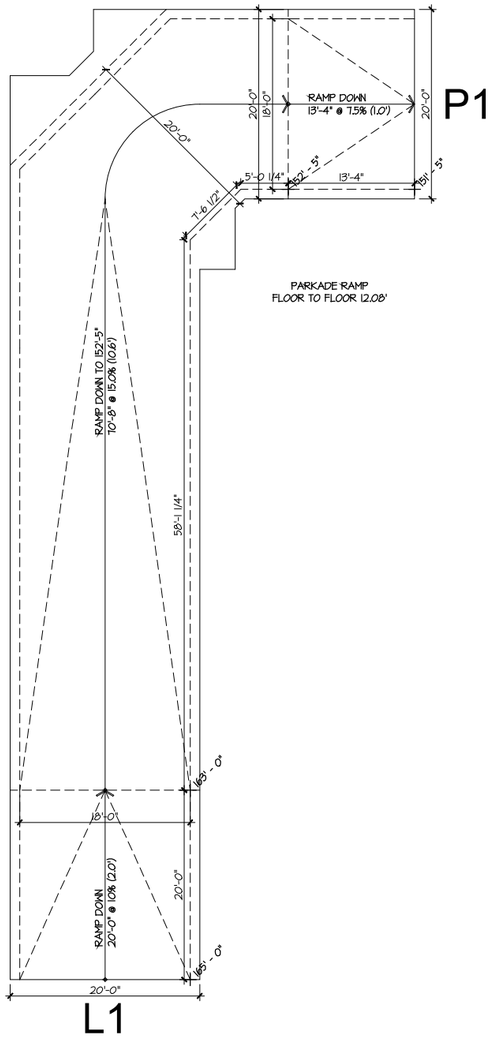
REZONING SUBMISSION ELEVATIONS

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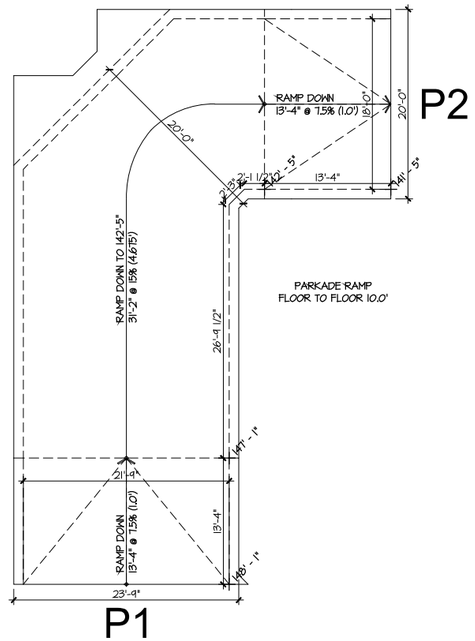
PROJECT A224594
DRAWN PC **CHECKED** DJ
SCALE 1/16"=1'
DATE MAR 29, 2024

A3.02

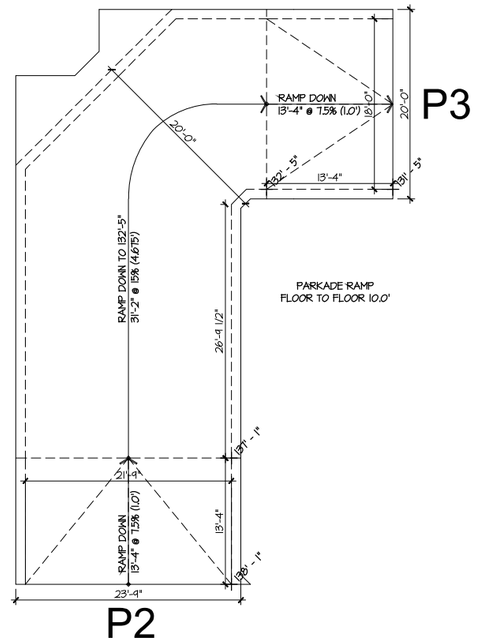


L1

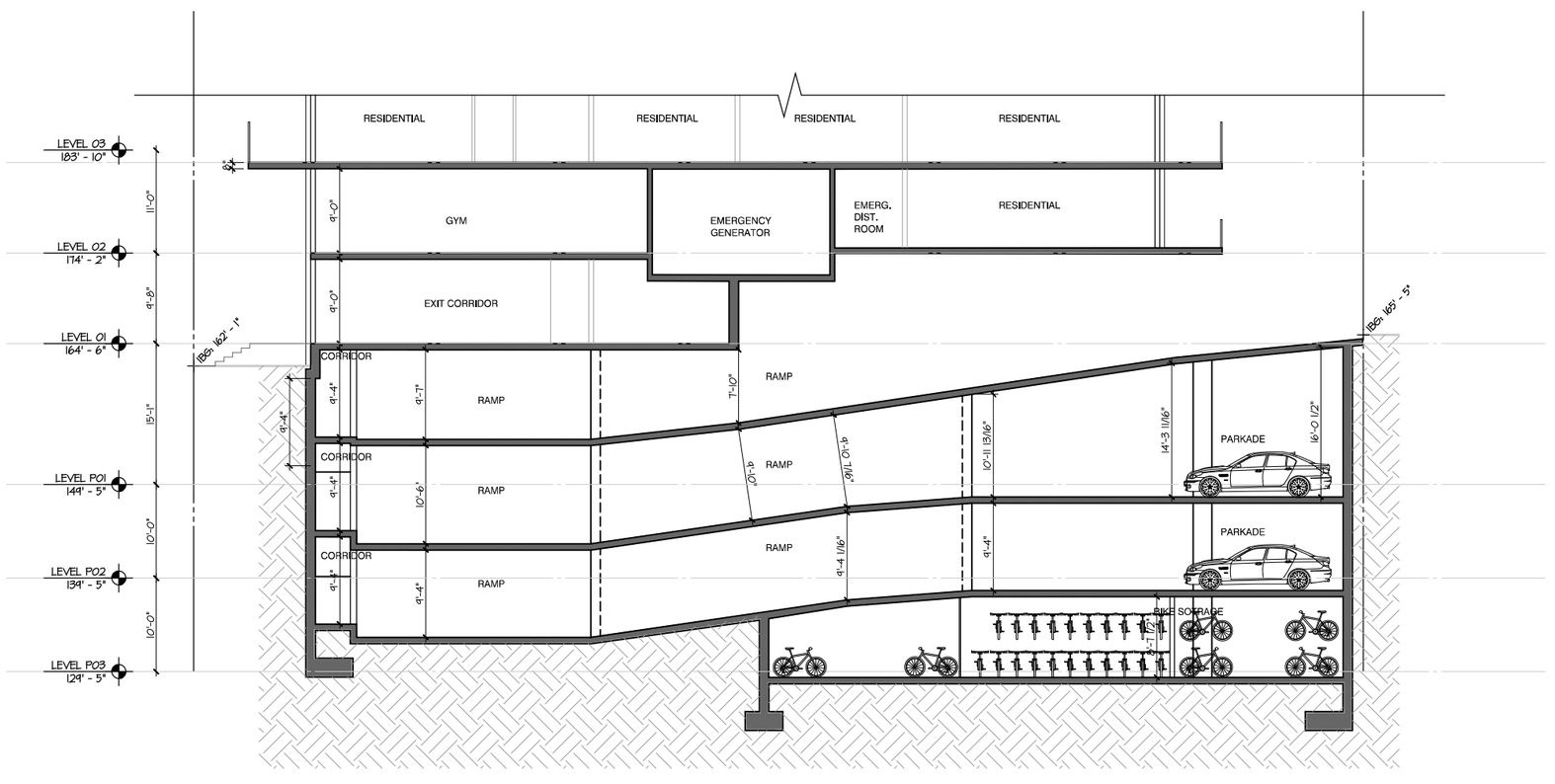
A4.01 RAMP DETAIL
1/8" = 1'-0"



P1



P2



A A4.01 SECTION A
1/8" = 1'-0"

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REZONING SUBMISSION SECTION A RAMP PLANS

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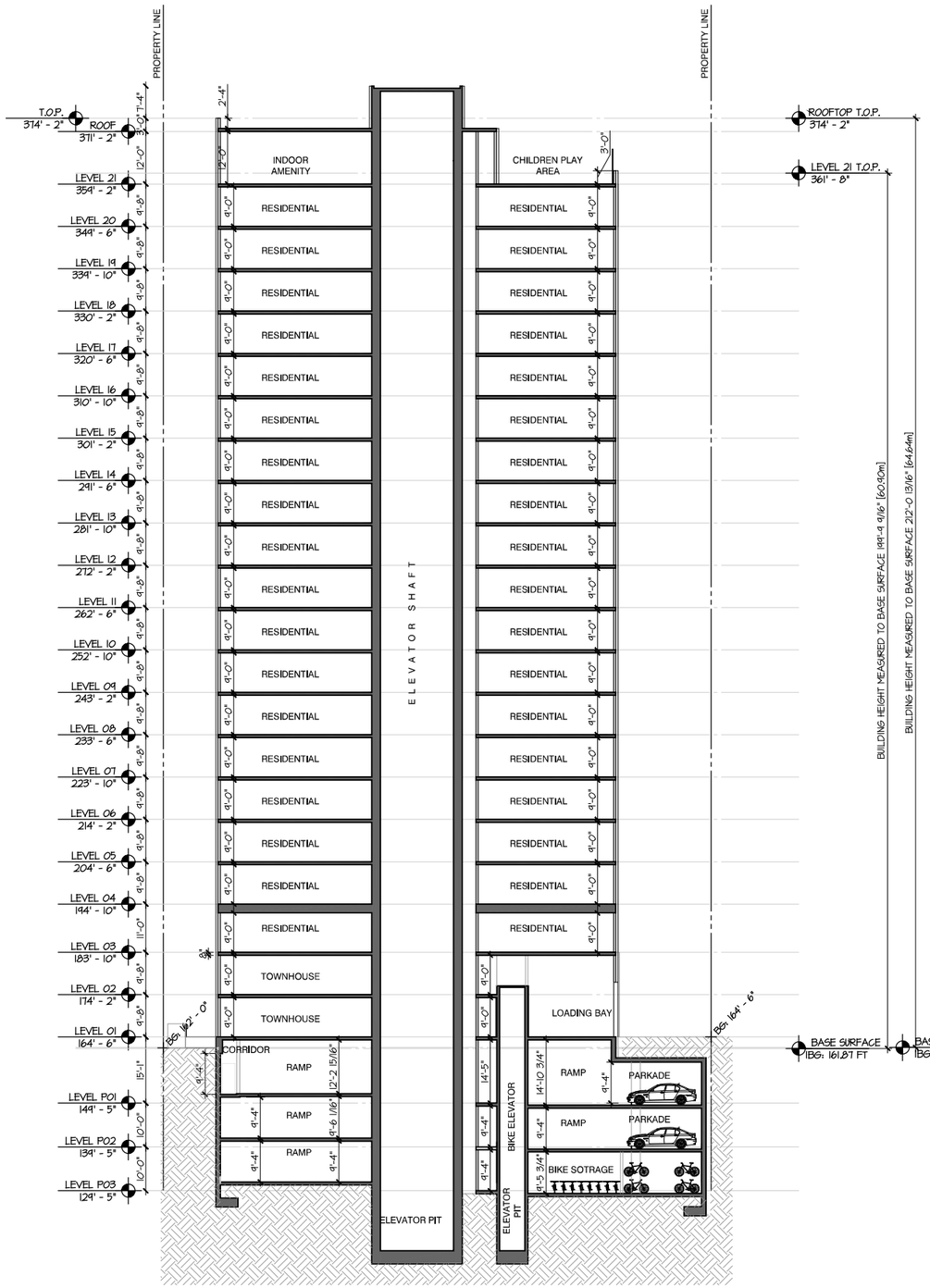
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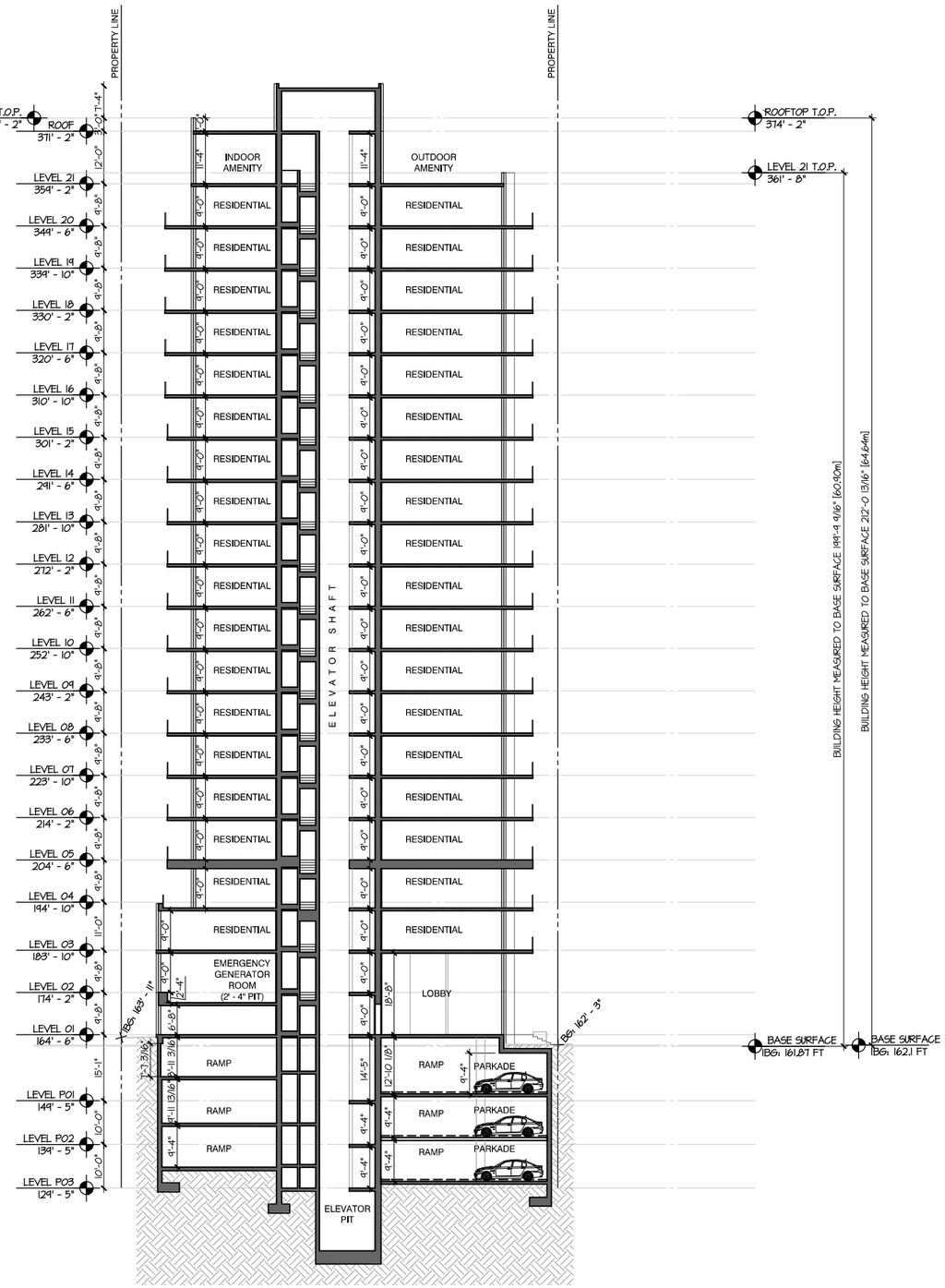
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DATE March 29, 2024

A4.01

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B A4.02 **SECTION B**
1/16" = 1'-0"



C A4.02 **SECTION C**
1/16" = 1'-0"

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REZONING SUBMISSION SECTIONS B AND C

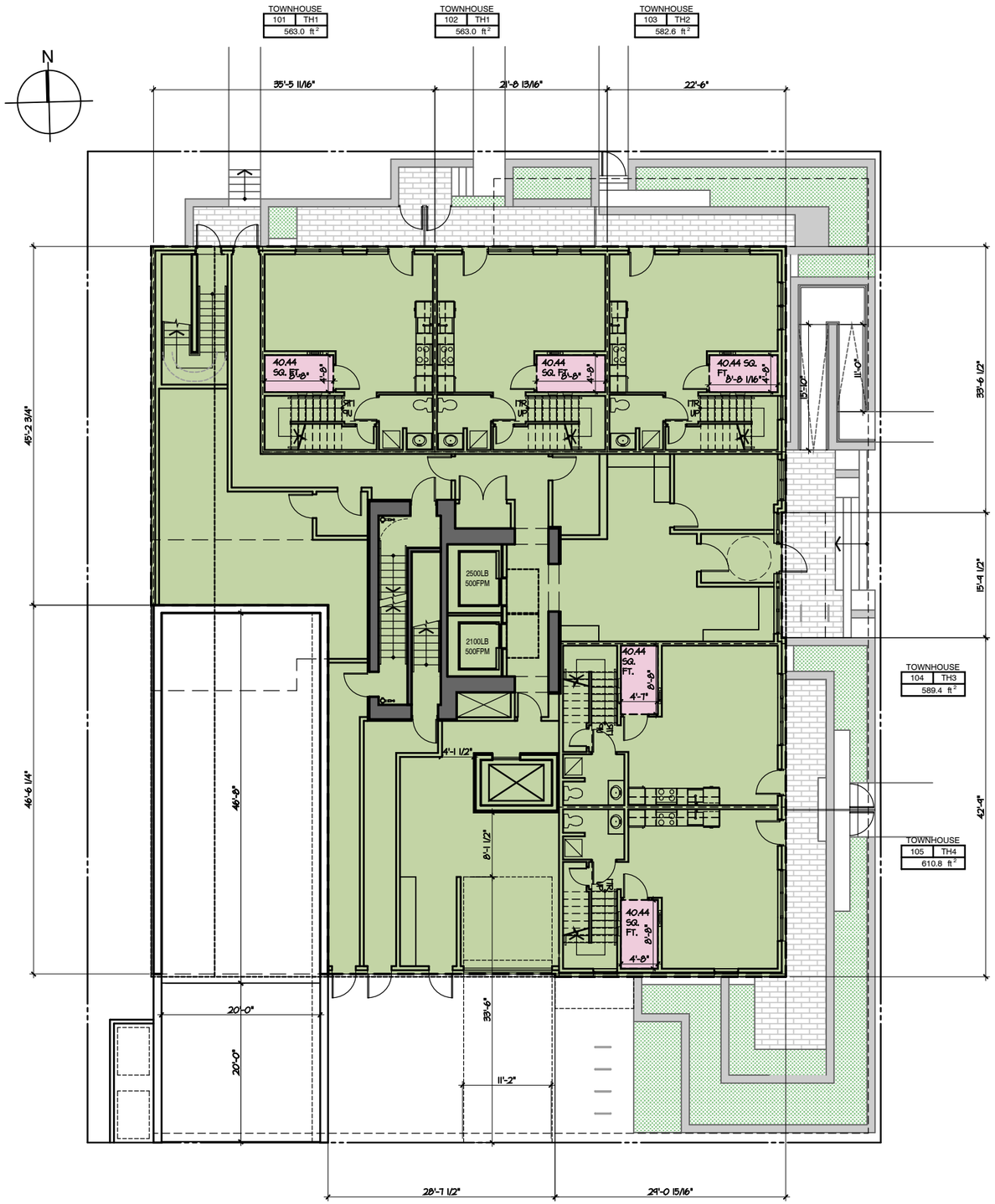
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PROJECT A224594
DRAWN CM **CHECKED** DJ

SCALE 1/16" = 1'
DATE March 29, 2024

A4.02



LEGEND

F.S.R. AREA 6402.5 SQ. FT.	GROSS FLOOR AREA 6804.1 SQ. FT.
RES. STORAGE AREA 202.2 SQ. FT.	CIRCULATION 3345.9 SQ. FT.
AMENITY AREA 0.0 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 0.0 SQ. FT.	

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PROJECT

10TH AND SPRUCE

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REZONING SUBMISSION AREA OVERLAY LEVEL 01

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PROJECT A224594
DRAWN **CHECKED** DJ
SCALE 1/8" = 1'
DATE March 29, 2024

A2.04a



LEGEND

F.S.R. AREA 4681.2 SQ. FT.	GROSS FLOOR AREA 6486.3 SQ. FT.
RES. STORAGE AREA 40.2 SQ. FT.	CIRCULATION 937.3 SQ. FT.
AMENITY AREA 987.9 SQ. FT.	
UTILITY AREA 777.0 SQ. FT.	
BALCONY 108.0 SQ. FT.	

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03	2024-11-13	REZONING SUBMISSION 3

NO.	DATE	REVISION

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION AREA OVERLAY LEVEL 02

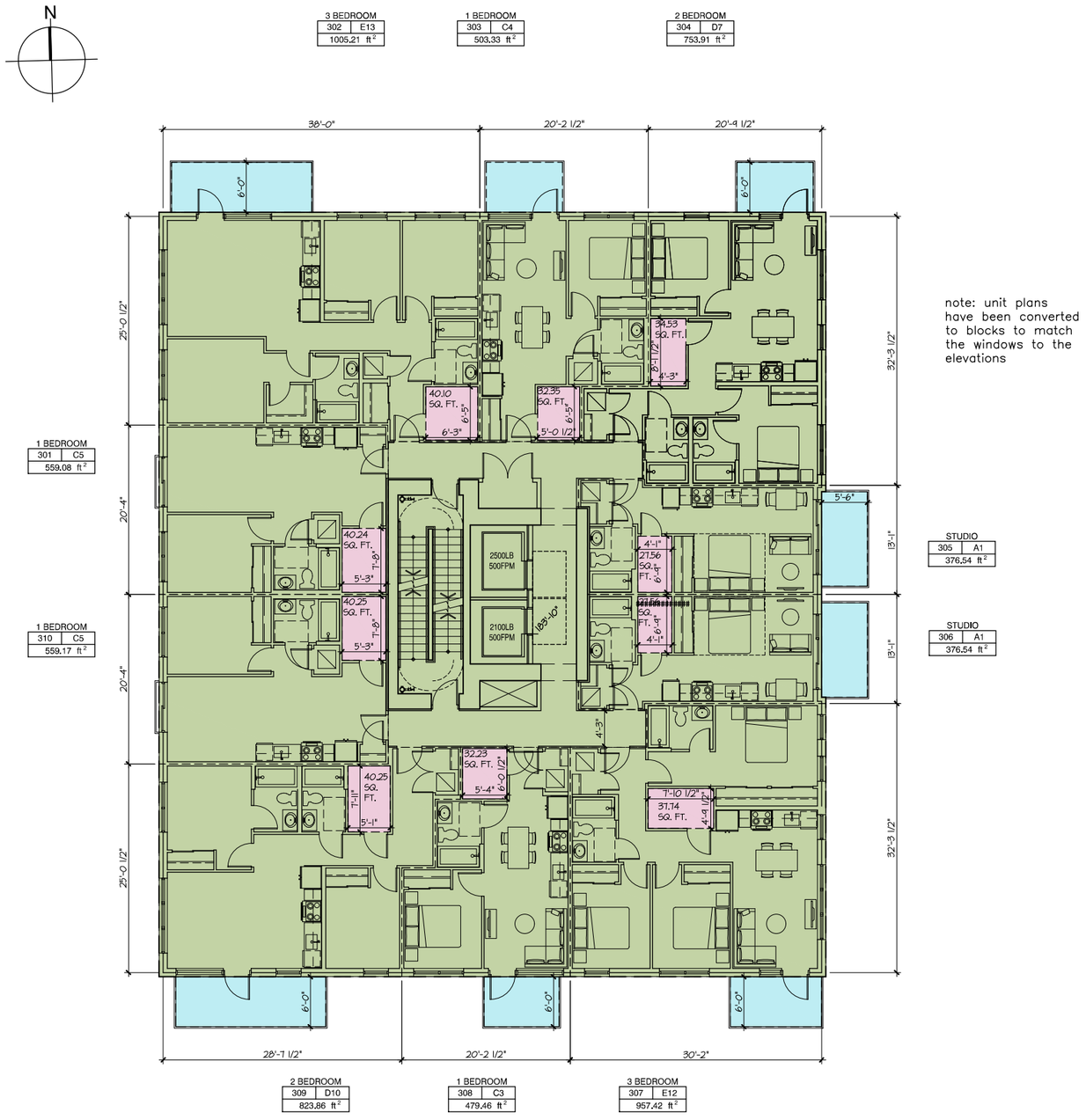
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.05a



note: unit plans have been converted to blocks to match the windows to the elevations

LEGEND

F.S.R. AREA 6914.9 SQ. FT.	GROSS FLOOR AREA 7327.1 SQ. FT.
RES. STORAGE AREA 352.0 SQ. FT.	CIRCULATION 933.1 SQ. FT.
AMENITY AREA 0.0 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 563.4 SQ. FT.	

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10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION AREA OVERLAY LEVEL 03

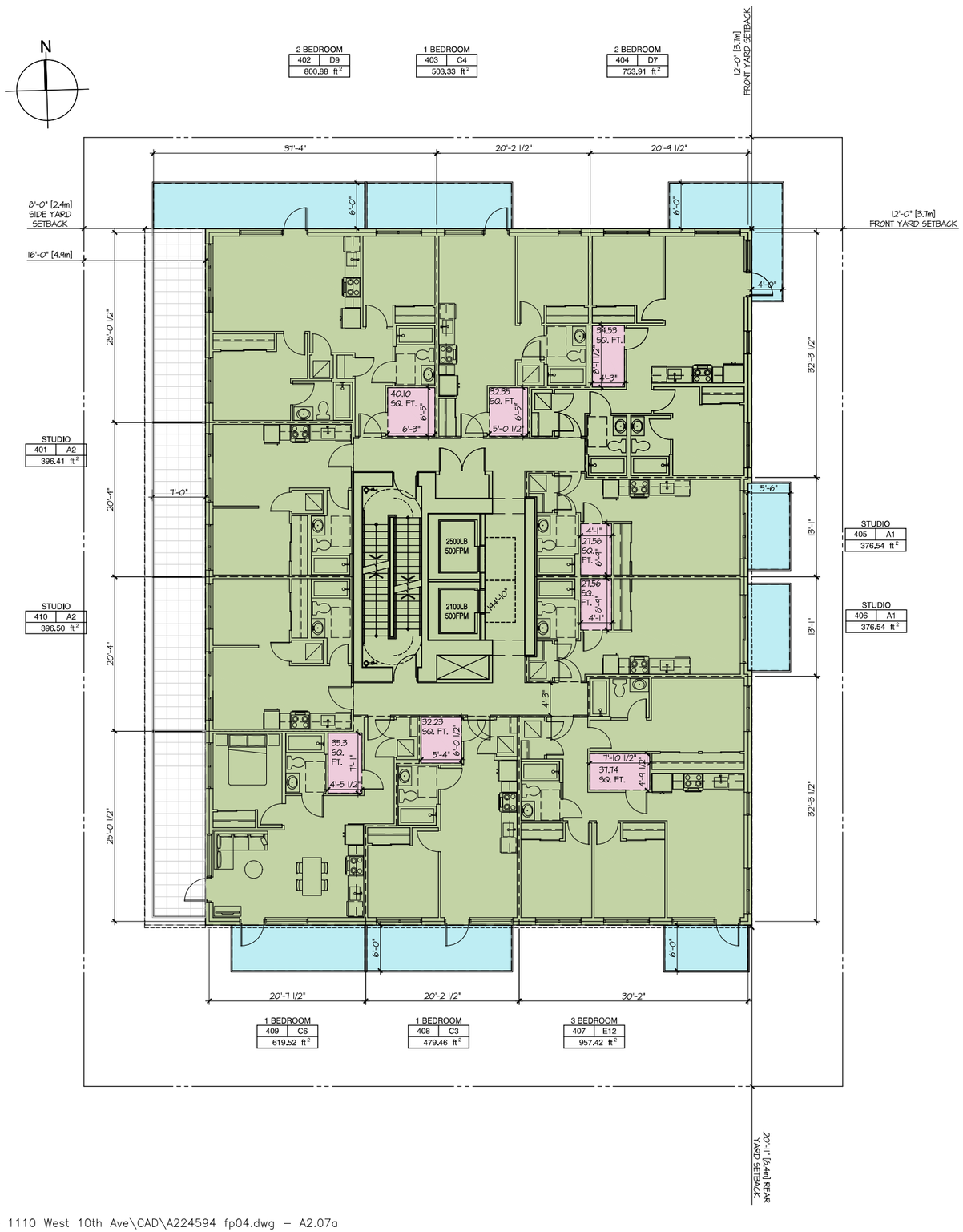
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.06a



LEGEND

F.S.R. AREA 6326.3 SQ. FT.	GROSS FLOOR AREA 6543.1 SQ. FT.
RES. STORAGE AREA 261.4 SQ. FT.	CIRCULATION 933.2 SQ. FT.
AMENITY AREA 0.0 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 817.4 SQ. FT.	

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10TH AND SPRUCE

1110 West 10th Avenue
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REZONING SUBMISSION AREA OVERLAY LEVEL 04

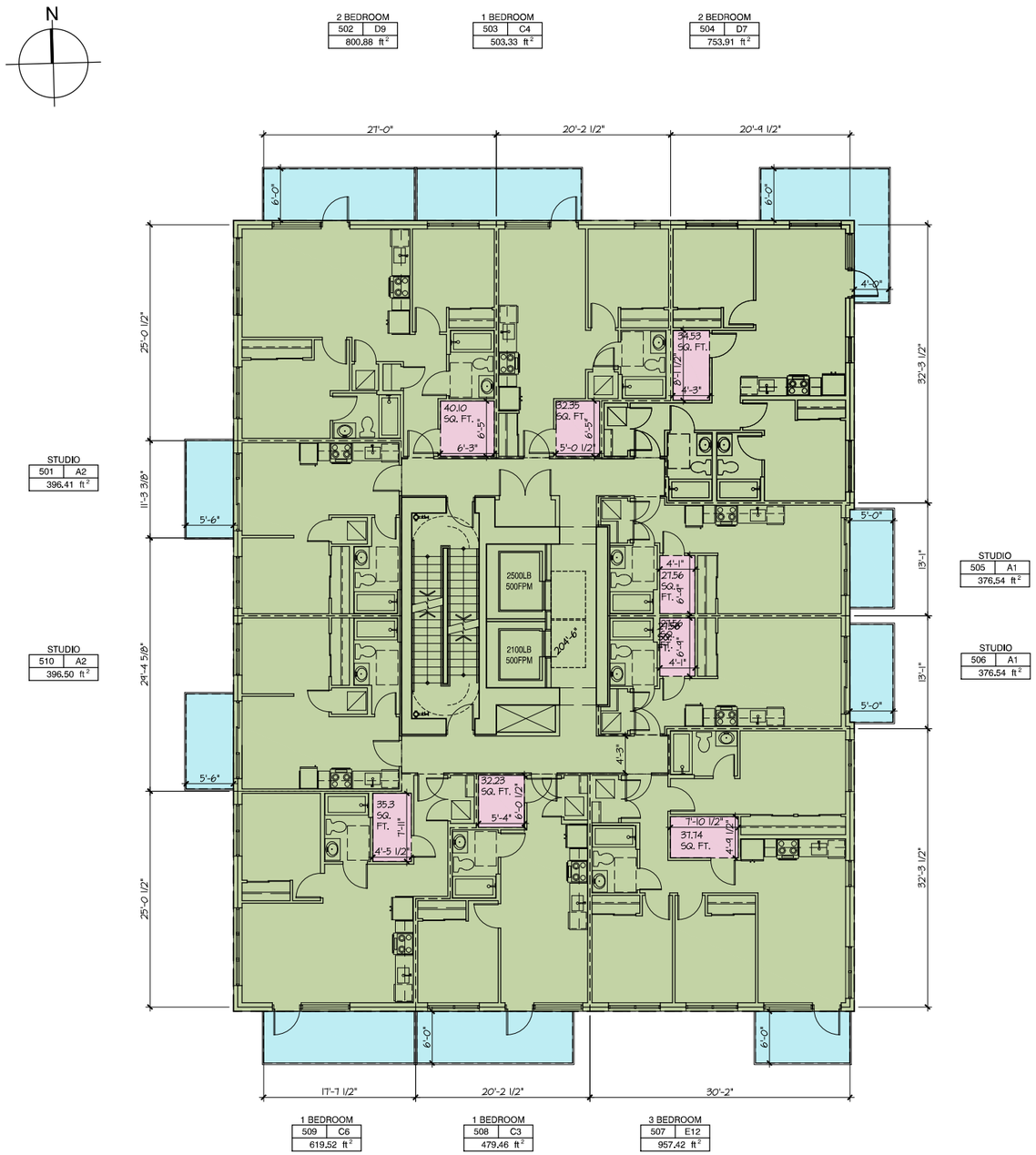
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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE March 29, 2024

A2.07a



LEGEND

F.S.R. AREA 6326.3 SQ. FT.	GROSS FLOOR AREA 6543.1 SQ. FT.
RES. STORAGE AREA 261.4 SQ. FT.	CIRCULATION 933.2 SQ. FT.
AMENITY AREA 0.0 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 860.8 SQ. FT.	

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REZONING SUBMISSION AREA OVERLAY LEVELS 05-15 (LEVEL 05 SHOWN)

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PROJECT A224594
DRAWN PC **CHECKED** DJ

SCALE 1/8" = 1'
DATE MARCH 29, 2024

A2.08a

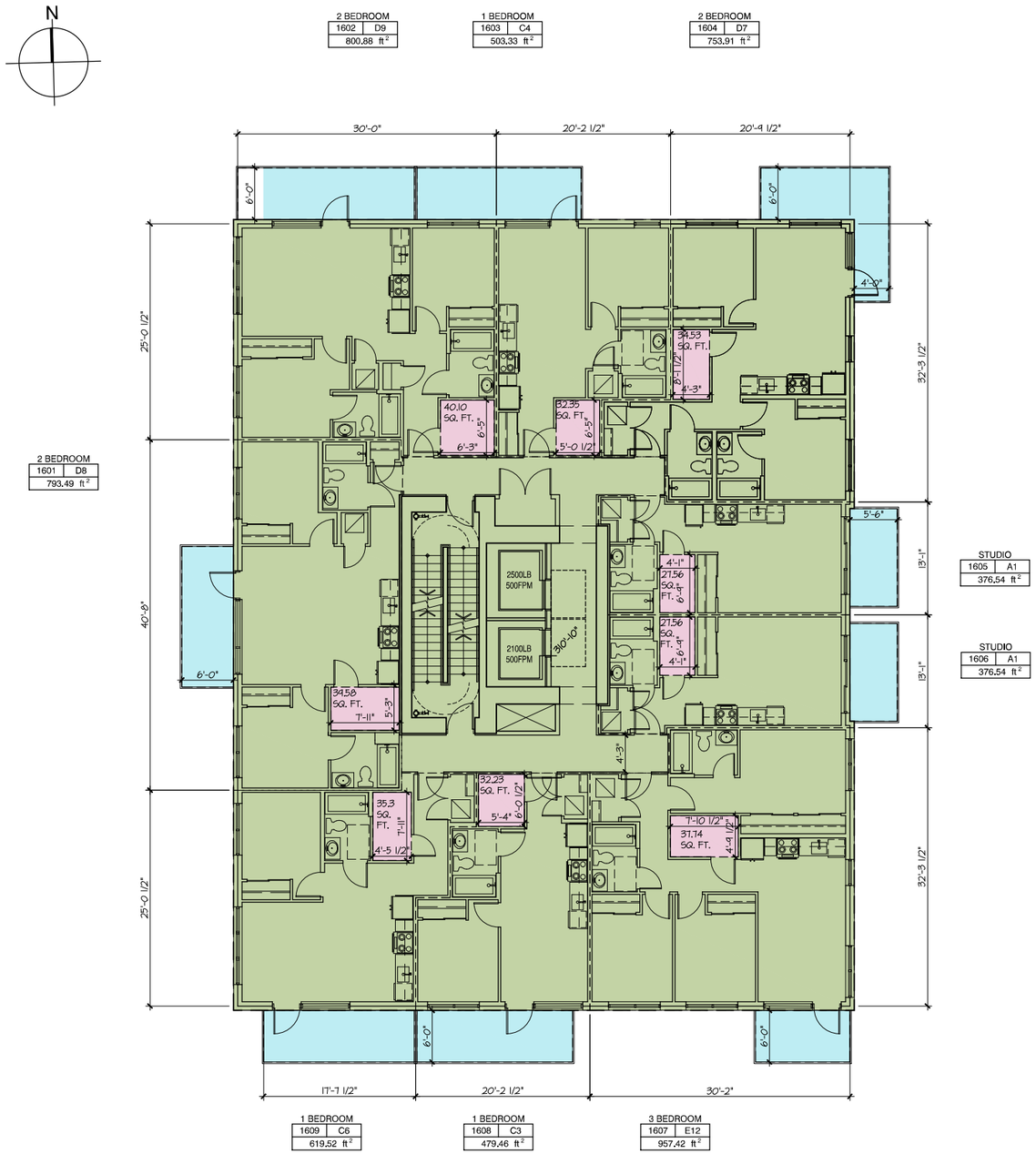
dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT

INTRACORP
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NO.	DATE	ISSUE
01	2024-03-29	REZONING SUBMISSION
02	2024-05-21	REZONING SUBMISSION 2
03	2024-11-13	REZONING SUBMISSION 3

NO.	DATE	REVISION



LEGEND

F.S.R. AREA 6286.7 SQ. FT.	GROSS FLOOR AREA 6593.7 SQ. FT.
RES. STORAGE AREA 307.0 SQ. FT.	CIRCULATION 932.0 SQ. FT.
AMENITY AREA 0.0 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 847.4 SQ. FT.	

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

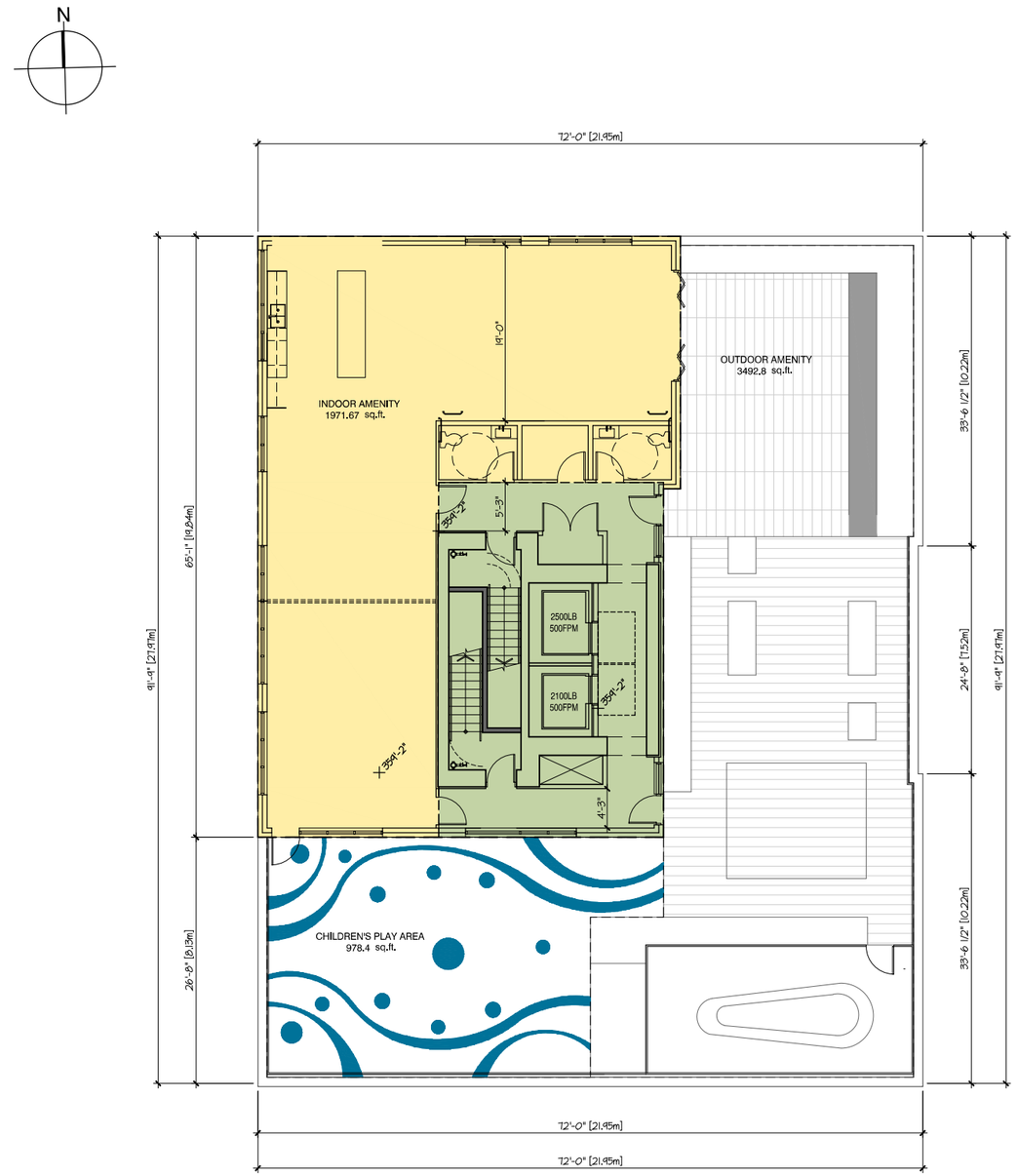
REZONING SUBMISSION AREA OVERLAY LEVELS 16-20 (LEVEL 16 SHOWN)

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PROJECT A224594
DRAWN PC **CHECKED** DJ
SCALE 1/8" = 1'
DATE March 29, 2024

A2.09a



LEGEND

F.S.R. AREA 937.3 SQ. FT.	GROSS FLOOR AREA 2909.0 SQ. FT.
RES. STORAGE AREA 0.0 SQ. FT.	CIRCULATION 937.1 SQ. FT.
AMENITY AREA 1971.7 SQ. FT.	
UTILITY AREA 0.0 SQ. FT.	
BALCONY 0.0 SQ. FT.	

PLOT STAMP: 2024-Nov-14 @9:05am – P:\A224594 – Intracorp – 1110 West 10th Ave\CAD\A224594 fp21.dwg – A2.10a

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

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INTRACORP
Building the Extraordinary

NO.	DATE	ISSUE
01	2024-03-29	REZONING SUBMISSION
02	2024-05-21	REZONING SUBMISSION 2
03	2024-11-13	REZONING SUBMISSION 3

NO.	DATE	REVISION

PROJECT

10TH AND SPRUCE

1110 West 10th Avenue
Vancouver BC

REZONING SUBMISSION
LEVEL 21
AREA OVERLAY

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PROJECT A224594
DRAWN PC **CHECKED** DJ
SCALE 1/8" = 1'
DATE January 15th, 2024

A2.10a