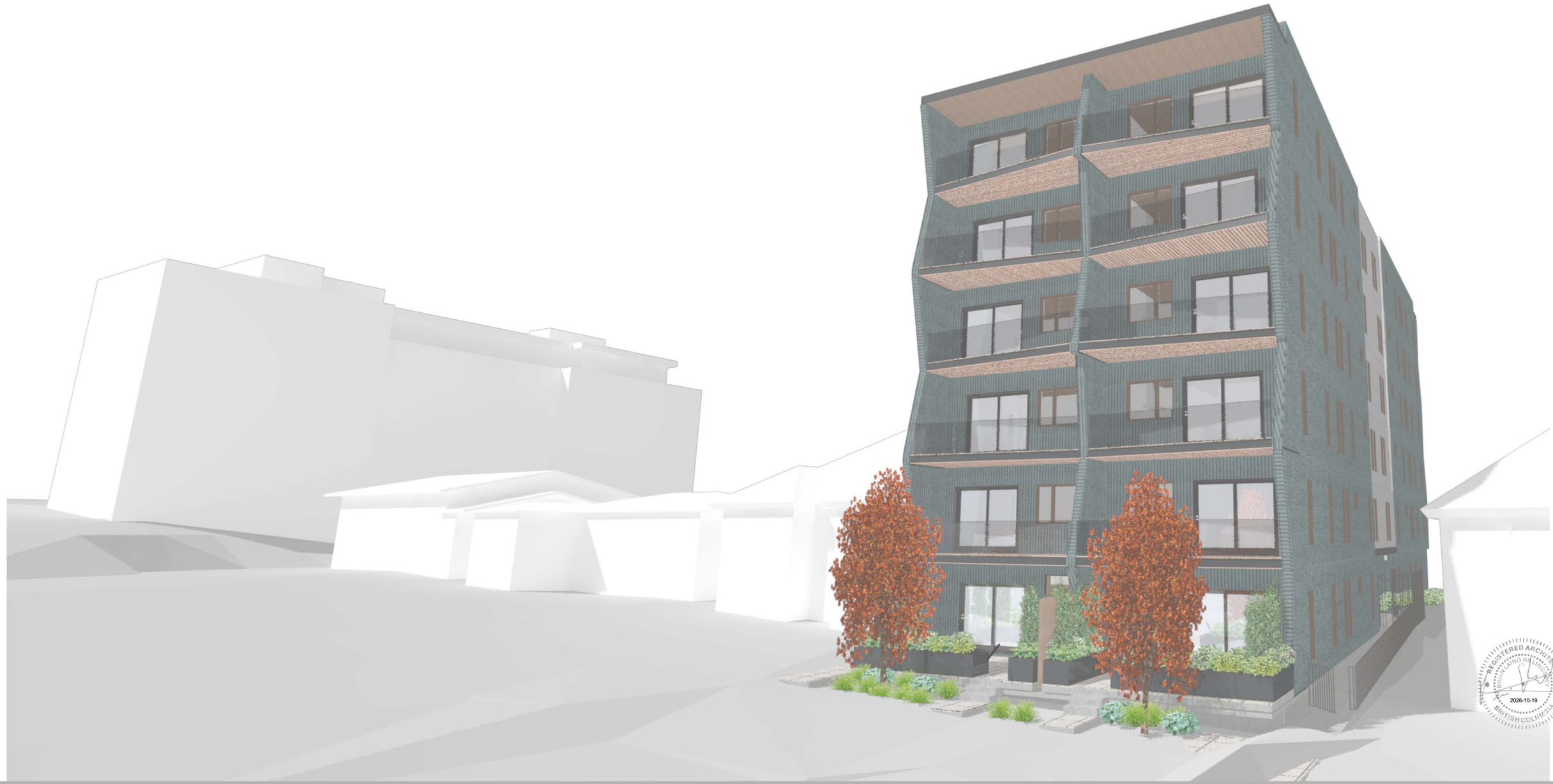
PCUBE

REZONING APPLICATION

2150 W 16TH AVE



REGISTERED ARCHITECT
BRITISH COLUMBIA
2026-10-19

Arborist Consultant
DURANTE KREUK LTD.
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info@b2arch.ca

REZONING TEAM

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TABLE OF CONTEXT

Building Form and Neighbourhood Transition

The proposed six-storey building provides a transitional scale between the existing low-density residential fabric to the south and the increased density anticipated closer to the Broadway corridor.
The building footprint has been carefully proportioned to maintain a slender mid-rise form, reducing perceived massing while improving daylight access for both residents and neighbouring properties. The relatively narrow building width also allows for improved cross-ventilation and natural light penetration within residential units.

Exterior Circulation and Social Interaction

The building incorporates an open-air circulation system connected to a single exterior stair. Rather than functioning solely as a code requirement, the circulation system has been designed to function as a semi-outdoor shared space that encourages informal interaction among residents.

Planted Circulation Elevation

Along the east elevation, a series of integrated outdoor planter boxes are incorporated adjacent to the circulation areas. These planters introduce vegetation vertically along the building façade, allowing climbing plants to grow through the circulation spaces and along the building edge.
Over time the planted elevation will create a living green façade, softening the architectural massing and introducing seasonal variation to the building exterior. The vegetation will provide natural shading during summer months and improve the microclimate within the circulation areas.

Housing Mix and Livability

The proposed development prioritizes family-oriented housing in accordance with the City's Family Room: Housing Mix Policy for Rezoning Projects.
Of the 26 units proposed, the mix includes:

- 2 one-bedroom units
- 18 two-bedroom units
- 6 three-bedroom units

Approximately 96% of the residential floor area is dedicated to family-sized units, significantly exceeding the City's 35% family housing target.

Accessibility and Universal Design

Accessibility has been incorporated as a key design principle for the project. The development includes:

- barrier-free access from both the street and lane
- elevator access to all residential levels
- two van-accessible parking stalls
- an accessible route connecting the lane entrance to the residential lobby

Sustainability and Low Carbon Design

The project supports the City of Vancouver's Green Buildings Policy for Rezonings and broader climate objectives.
The development will pursue the Envelope Pathway, emphasizing high-performance building assemblies and improved building energy efficiency.
Key sustainability strategies include:

- efficient wood-frame construction
- high-performance building envelope assemblies
- reduced conditioned corridor area through open-air circulation
- high-efficiency electric heat pump systems for heating and cooling

Conclusion

The proposed redevelopment at 2150 West 16th Avenue demonstrates how modest infill development can help address Vancouver's housing shortage while supporting transit-oriented growth.
The proposal aligns with Provincial Transit-Oriented Area legislation, complies with the City of Vancouver TOA Rezoning Policy, delivers 26 secured rental homes, exceeds family housing targets, and introduces innovative open-air circulation and planted building elements.
Most importantly, the project provides new rental housing within walking distance of rapid transit, contributing to a more sustainable and transit-supportive urban environment.

Rezoning Intent

This proposal represents a modest but meaningful redevelopment of a single residential parcel located at 2150 West 16th Avenue, within walking distance of the future Arbutus Station on the Broadway Subway Line. The site lies approximately 695 metres from the station, placing it within the 800-metre Tier 3 Transit-Oriented Area (TOA) defined under Provincial housing legislation introduced through Bill 47.
The project proposes to replace an aging single-family dwelling constructed in 1944 with a six-storey purpose-built rental building containing 26 secured rental homes. The development demonstrates how incremental intensification of individual residential lots can contribute to Vancouver's housing supply while supporting transit-oriented growth.
Unlike larger redevelopment projects that rely on complex land assemblies or multi-parcel coordination, this proposal illustrates how a single parcel can be redeveloped to deliver meaningful housing density while remaining compatible with the surrounding neighbourhood context.
The project therefore represents a replicable model for incremental urban intensification, providing new rental housing close to rapid transit while respecting the existing urban fabric of the Arbutus Ridge neighbourhood.

Zoning Rationale

The proposed rezoning from R1-1 to CD-1 is consistent with the objectives of the Transit-Oriented Areas Rezoning Policy, which supports increased residential density within walking distance of rapid transit infrastructure.
Under the TOA framework, sites located within the 800-metre Tier 3 radius of rapid transit stations may accommodate residential buildings between 6 and 8 storeys with densities up to 3.0 FSR, provided the development delivers 100% secured rental housing.
The proposed development complies with these parameters through a six-storey residential building with a density of approximately 2.93 FSR, modestly below the maximum allowable density while still delivering a significant increase in housing supply.
The building is designed as a wood-frame mid-rise structure, an efficient and cost-effective construction approach well suited for residential buildings of this scale. Wood construction enables faster housing delivery while supporting the City's objectives of reducing embodied carbon in new buildings.
Setbacks and building dimensions have been carefully calibrated to achieve an efficient floorplate while maintaining appropriate spatial relationships with neighbouring properties. The building maintains 5-foot side yard setbacks, which remain functional due to careful placement of glazing and the use of open-air circulation rather than enclosed corridors.

Parking and servicing are accommodated within a compact underground parkade accessed from the rear lane. A van-accessible parking stall adjacent to the elevator is provided to support universal accessibility and may also function as a loading space for smaller moving vehicles during resident move-ins and move-outs.

Transit-Oriented Area (TOA) Policy Alignment

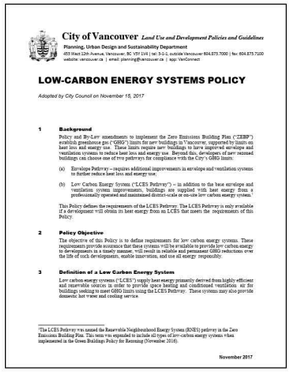
The proposal directly supports the objectives of the Provincial Transit-Oriented Areas legislation, which seeks to concentrate housing growth in areas with convenient access to rapid transit.
By locating new residential density within walking distance of transit infrastructure, the policy aims to reduce automobile dependence while enabling residents to access employment, services, and amenities throughout the region.
The subject site is particularly well positioned to support transit-oriented living. In addition to its proximity to the future Arbutus SkyTrain Station, the property benefits from convenient access to several key mobility and amenity networks including:

- the Arbutus Greenway pedestrian and cycling corridor
- frequent bus service along West 16th Avenue and Arbutus Street
- neighbourhood retail and services within walking distance
- the emerging higher-density mixed-use corridor along West Broadway

These connections provide residents with a range of transportation options that support reduced reliance on private vehicles.

LOW-CARBON ENERGY SYSTEMS POLICY

At this time we are proposing to go the (A) Envelope Pathway as there are too many unknowns going the alternate (b) pathway with a Low Carbon Energy System (LCES). Should there be newer developments within the area whether public or privated or an adjacent project that can accommodate an LCES then we'd happily tie into it. Our site is simply too tight work wih anything else but a hydro connection.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

LOW-CARBON ENERGY SYSTEMS POLICY

Adopted by City Council on November 15, 2017

1 Background

Policy and By-Law amendments to implement the Zero Emissions Building Plan ("ZEBP") establish greenhouse gas ("GHG") limits for new buildings in Vancouver, supported by limits on heat loss and energy use. These limits require new buildings to have improved envelope and ventilation systems to reduce heat loss and energy use. Beyond this, developers of new rezoned buildings can choose one of two pathways for compliance with the City's GHG limits:

(a) Envelope Pathway – requires additional improvements to envelope and ventilation systems to further reduce heat loss and energy use.

(b) Low Carbon Energy System ("LCES Pathway") – in addition to the base envelope and ventilation system improvements, buildings are supplied with heat energy from a professionally operated and maintained district-scale or on-site low-carbon energy system.

This Policy defines the requirements of the LCES Pathway. The LCES Pathway is only available if a development will obtain its heat energy from an LCES that meets the requirements of this Policy.

2 Policy Objective

The objective of this Policy is to define requirements for low carbon energy systems. These requirements provide assurance that these systems will be available to provide low carbon energy to developments in a timely manner, will result in reliable and permanent GHG reductions over the life of each development, enable innovation, and use all energy responsibly.

3 Definition of a Low Carbon Energy System

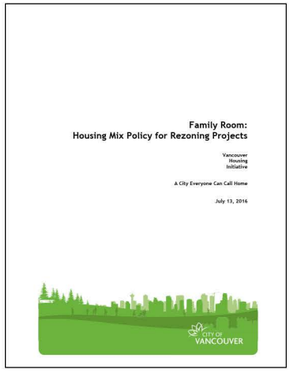
Low carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings resulting in lower GHG limits using the LCES Pathway. These systems may also provide domestic hot water and cooling service.

The LCES Pathway was named the Renewable Neighbourhood Energy System (RNES) pathway in the Zero Emissions Building Plan. This name was expanded to include all types of low-carbon energy systems when implemented in the Green Buildings Policy for Rezoning (November 2018).

November 2017

FAMILY ROOM: NOUSING MIX FOR REZONING PROJECTS

To use the policies own language this proposal provides a very 'healthy' mix of much needed family housing. Of the 26 units proposed, only 2 are 1-bedroom units, the majority are 2-bedroom units (18) with 6 3-bedroom units. This far and away exceeds the proposed 35% units be dedicated to family units.



Family Room:
Housing Mix Policy for Rezoning Projects

Vancouver Housing Initiative

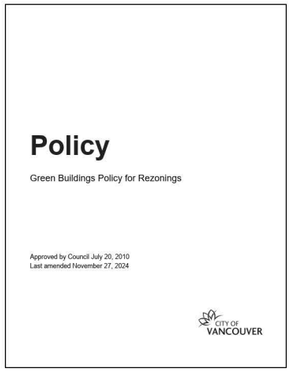
A City Everyone Can Call Home

July 13, 2016

CITY OF VANCOUVER

GREEN BUILDINGS POLICY FOR REZONINGS

CARBON WISE, our low Carbon analyis consultant has done a detailed analysis of our propsed buidlng in terms of typical assemblies, reduction of conditioned public corridors and lobby and looking use blown cellulose for our wall and floor insulation. These simplifications have contributed to huge reductions in comparision to the model building. See their report attached as part of the submission package.



Policy

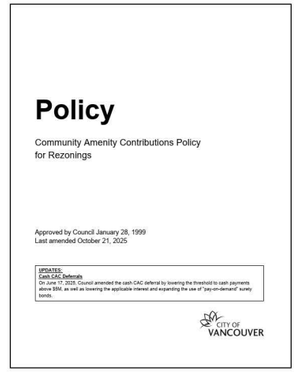
Green Buildings Policy for Rezonings

Approved by Council July 20, 2010
Last amended November 27, 2024

CITY OF VANCOUVER

COMMUNITY AMENITY CONTRIBUTIONS POLICY FOR REZONINGS

This proposal qualifies for a CAC exemption under the TOA low density (6-storeys or less) policy per section 8.2 (f) and Table 1.



Policy

Community Amenity Contributions Policy for Rezonings

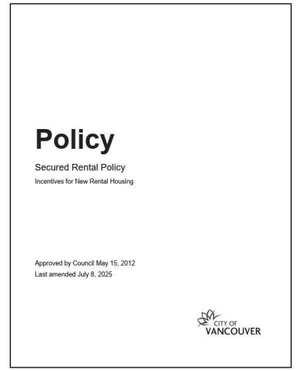
Approved by Council January 28, 1999
Last amended October 21, 2025

UPDATES:
Cash CAC Deferrals
On June 17, 2025, Council amended the cash CAC deferral by lowering the threshold to cash payments above $5M, as well as lowering the applicable interest and expanding the use of "pay-on-demand" surety bonds.

CITY OF VANCOUVER

SECURED RENTAL POLICY

Under the secured rental policy areas of low density transition areas where there is no community plan but fall within a TOA can rezone from R1-1 (the current zoning) to CD-1. The single lot will not leave an orphan lot on the adjacent lots - to the east is 160' fo frontage to the west is +200'. The proposed unit mix is largely family units with 2 and 3 -bedrooms units and at 96% of the FSR far exceeds the 35% targeted within the poilicy. CAC'S will be applied to this project. Refer to the MAP A for eligibility TOA policy.



Policy

Secured Rental Policy

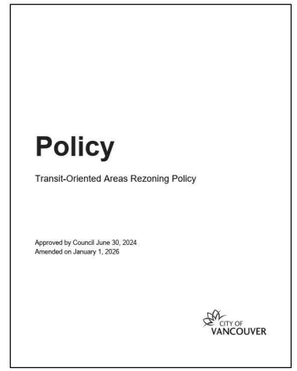
Incentives for New Rental Housing

Approved by Council May 15, 2012
Last amended July 8, 2025

CITY OF VANCOUVER

TRANSIT ORIENTED AREAS REZONING POLICY

This proposal is located within the 800m radius tier 3 area of the Arbutus Skytrain Station. It falls under the 100% secured rental with 10% below the CMHC city-wide average rent. Under the TOA poilcy a 6-8 storey building with 3.0 FSR is allowed - there is no minimum lot size perscribed. No block diagram is required as this area is within the Arbutus Ridge area where no community plan existing.



Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024
Amended on January 1, 2026

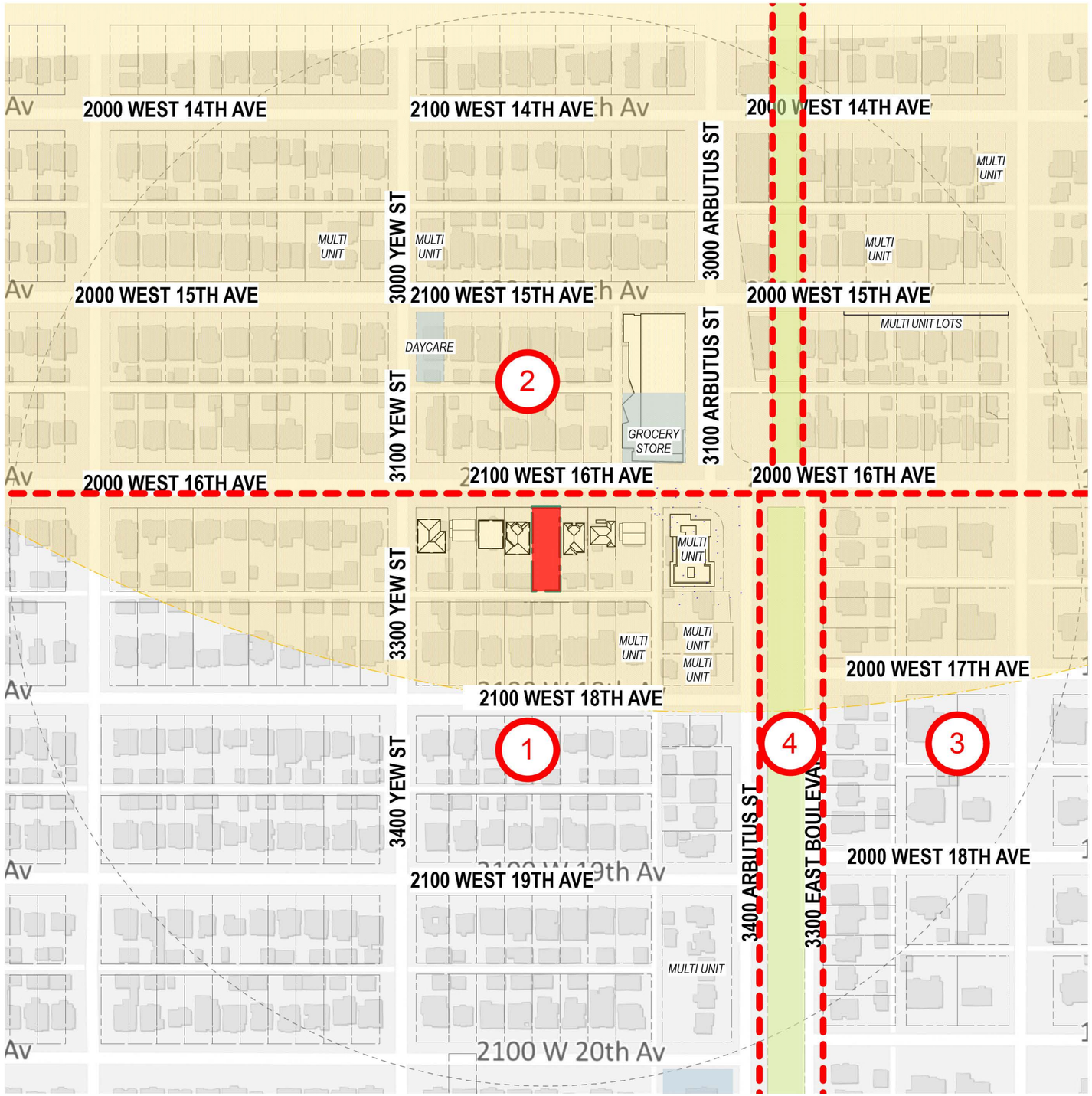
CITY OF VANCOUVER

1. ARBUTUS RIDGE
This area is largely composed of a mix of older (1940's) houses and more recent (2000's) signle family housing stock. New rental housing along the arterial of Arbutus St. is being developed at a great pace. Towards the west along W.16th Ave new, larger lot assmbly of 5 storey RR-2B secure rental is under construction at Larch St. outside the TOA radius. The density is 2.4 FSR. Density and height changes along these arterials are occuring at an accelerated rate.

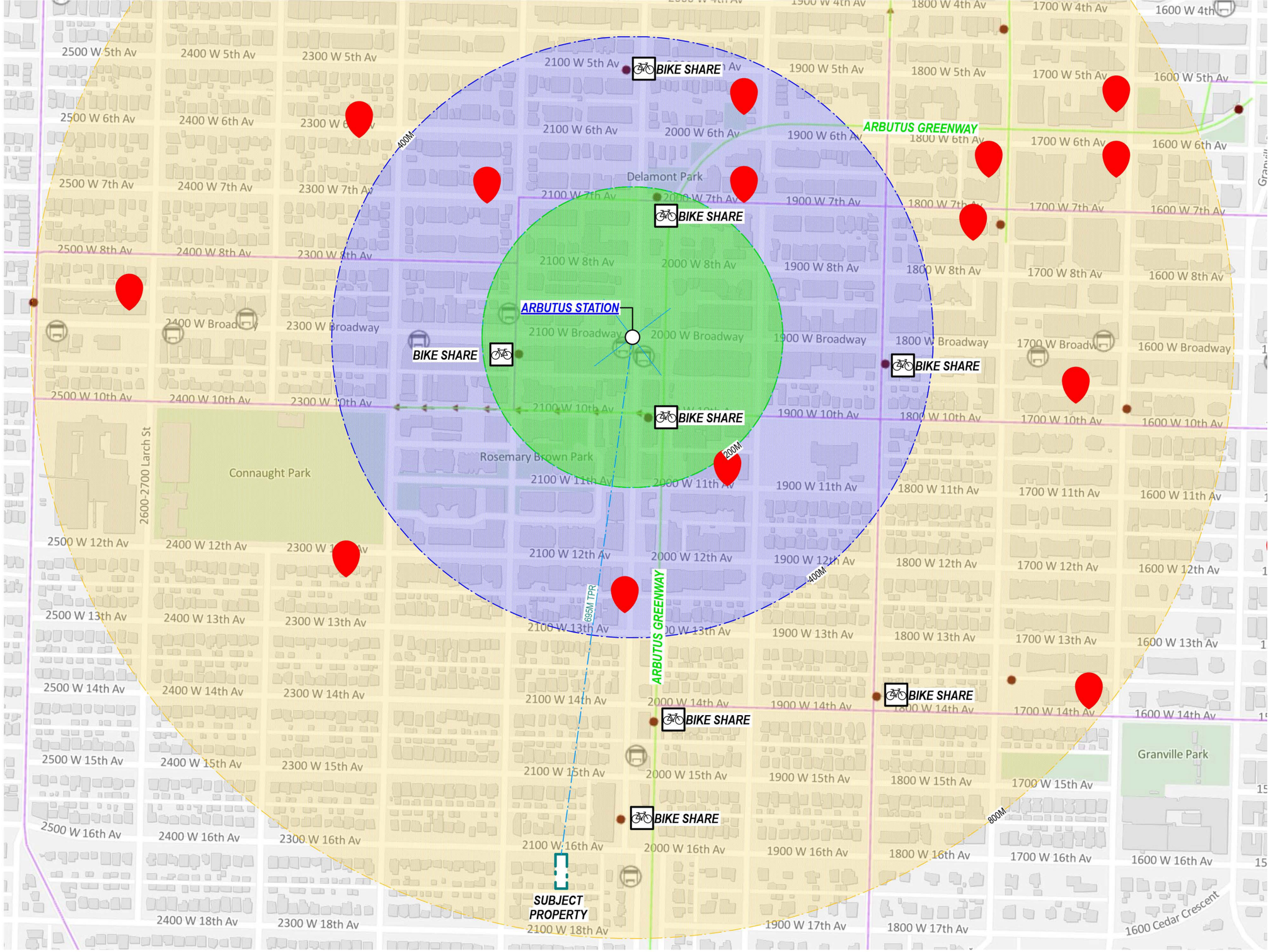
2. WEST BROADWAY (BROADWAY PLAN)
Located to north, across W.16th Ave. is the the area falling under the Broadway Plan which the City has pinned so much emphasis on, ensuring that new density will run parallel with the new Broadway line. The terminus of the line is with 800m of our proposed project at the Arbutus Station. This means easy walking access to all areas of the City - north - south along the Canada line at Cambie. Moving forward the desnification immediately across W.16th Ave. is going to be substantive.

3. SHAUGHNESSY
This protected neighbourhood area was a planned exclusive cummunity sold off by the CPR in 1910. The area follows the Garden Beautiful movement and refernces the planning of Fredrick Olmstead. The lots are large and the houses are nationally registered under the heritage protection act. Development and densification will be very restrained within this area.

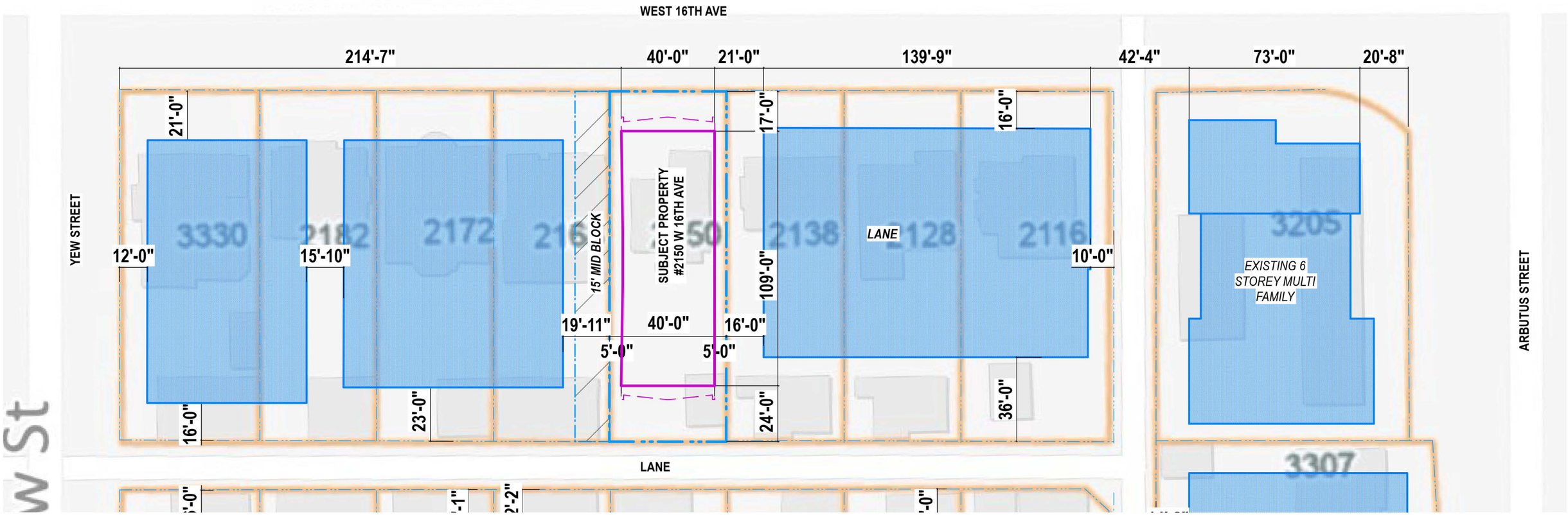
4. ARBUTUS CORRIDOR
This specific area has been deemed to be purely for public amenity and to connect the City by means of a dedicated bike and pedestrian path. The adjacency to this amenity can not be denied. This is a linear park that connects neighbourhoods - Kitsilano and Kerrisdale - through separated bike routes and walking pathes.



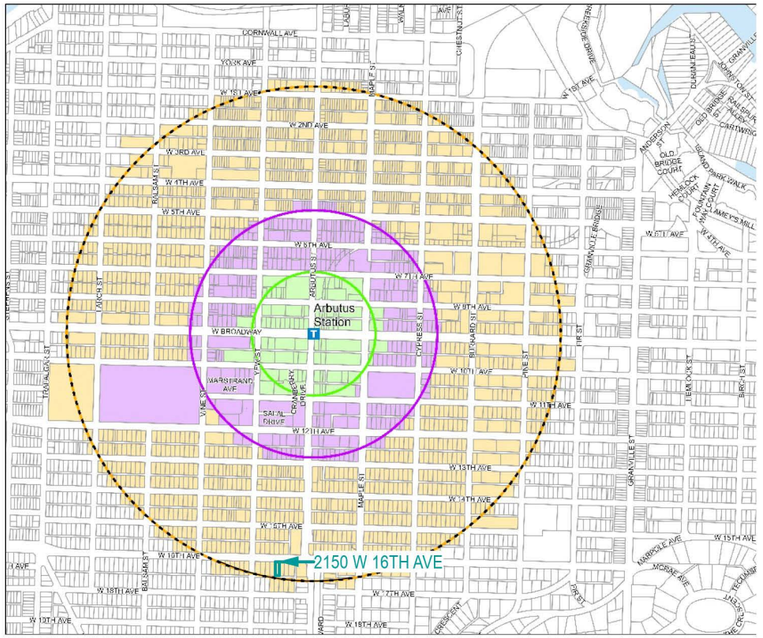
SITE CONTEXT - 2 BLOCK RADIUS (1:2500)



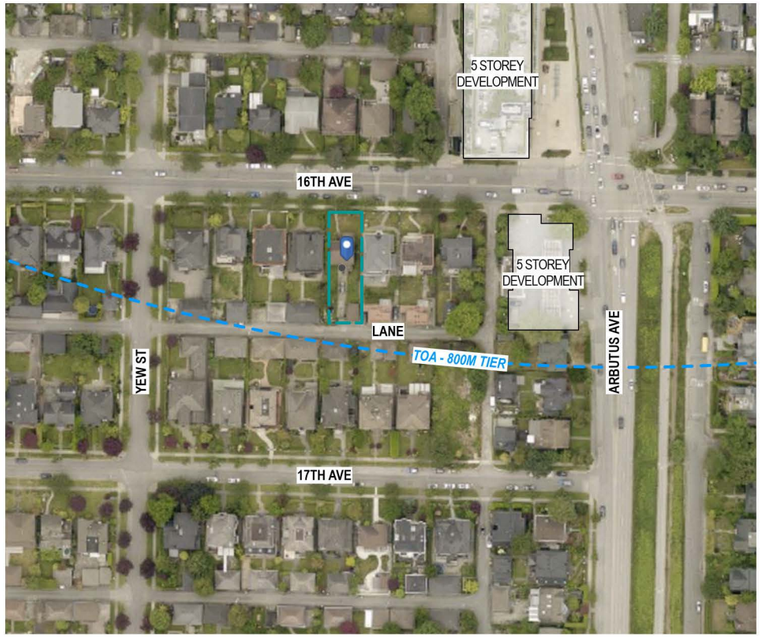
SITE CONTEXT - 800 M TOD AREA (1:5000)



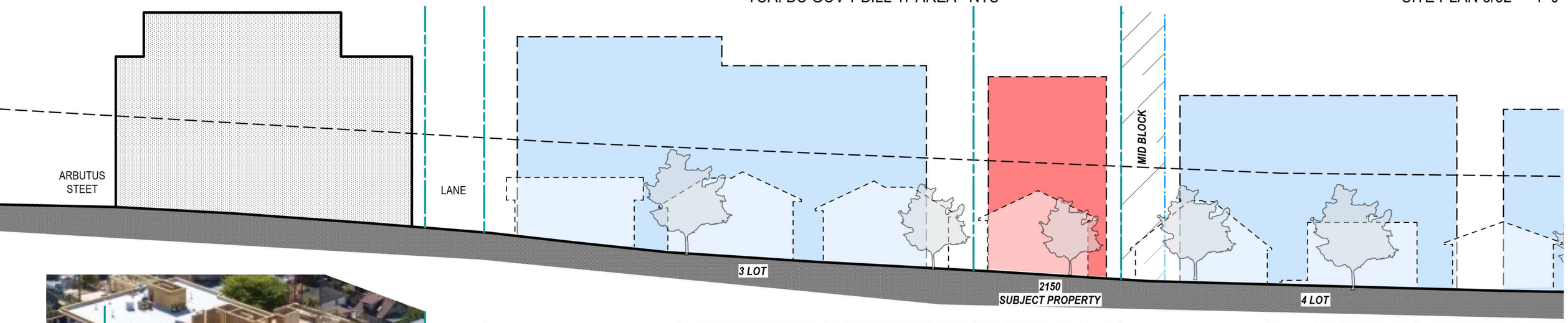
BLOCK YEW ST. / W. 18TH AVE @ W. 16TH AVE / ARBUTUS ST. 1:750



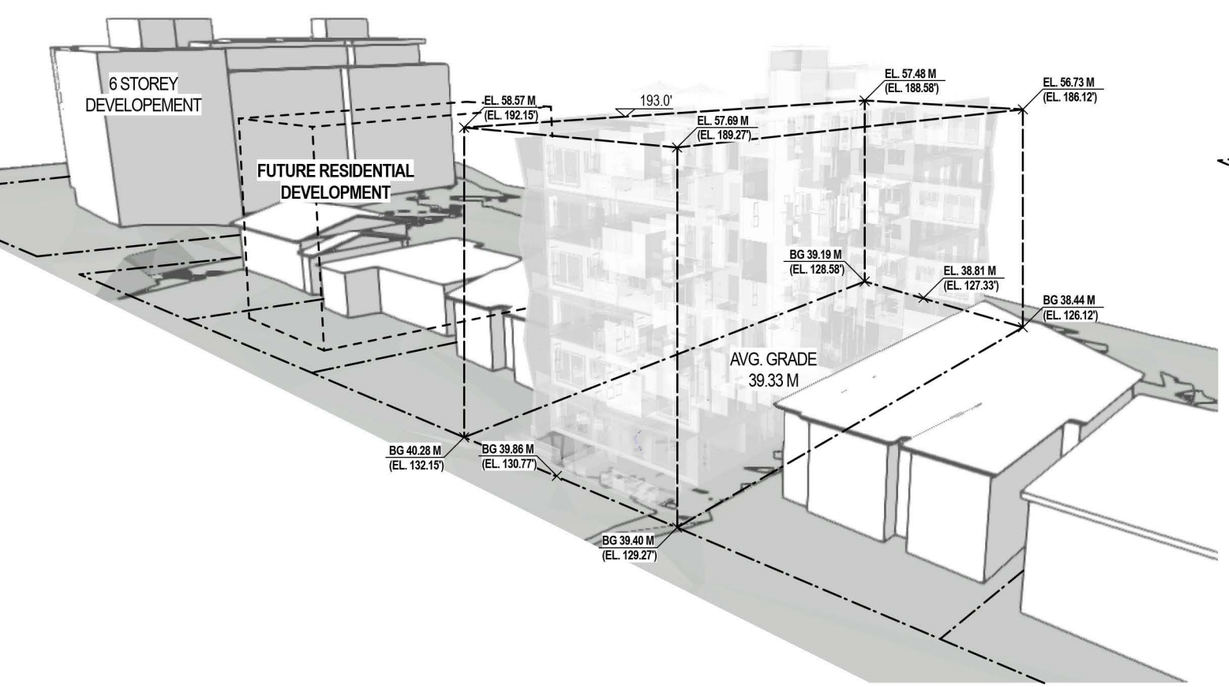
TOA: BC GOV'T BILL 47 AREA - NTS

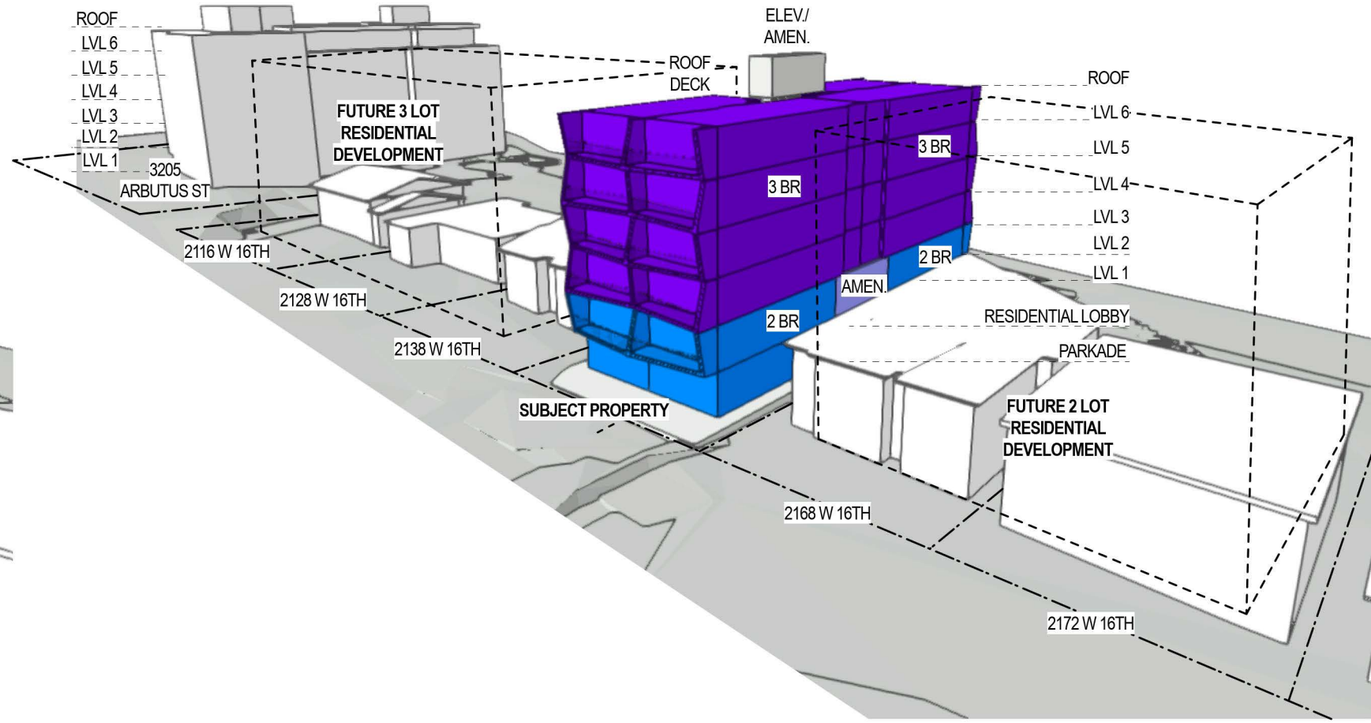


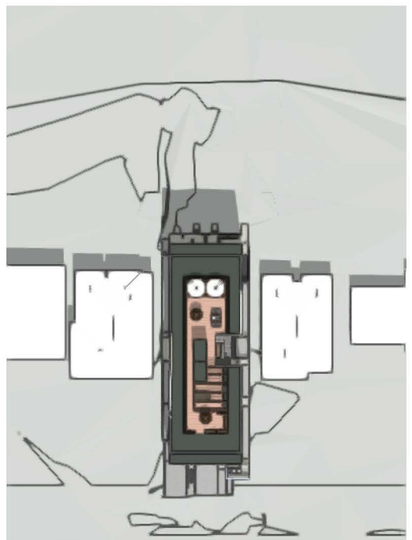
SITE PLAN 3/32" = 1'-0"



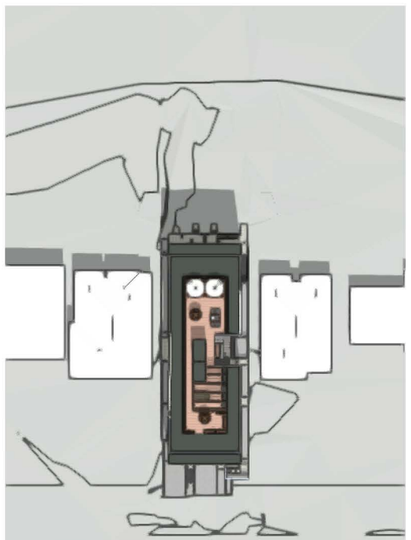
SITE CONTEXT - STREETVIEW


6 STOREY
DEVELOPEMENT
FUTURE RESIDENTIAL
DEVELOPMENT
EL. 58.57 M
(EL. 192.15')
193.0'
EL. 57.69 M
(EL. 189.27')
EL. 57.48 M
(EL. 188.58')
EL. 56.73 M
(EL. 186.12')
BG 39.19 M
(EL. 128.58')
EL. 38.81 M
(EL. 127.33')
BG 38.44 M
(EL. 126.12')
AVG. GRADE
39.33 M
BG 40.28 M
(EL. 132.15')
BG 39.86 M
(EL. 130.77')
BG 39.40 M
(EL. 129.27')

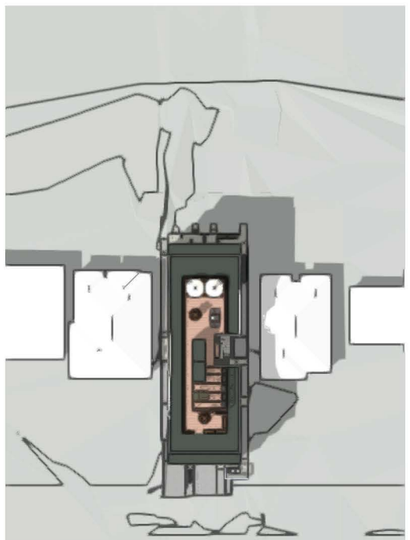

ROOF
LVL 6
LVL 5
LVL 4
LVL 3
LVL 2
LVL 1
3205
ARBUTUS ST
FUTURE 3 LOT
RESIDENTIAL
DEVELOPMENT
ROOF
DECK
ELEV./
AMEN.
3 BR
3 BR
2 BR
AMEN.
2 BR
2116 W 16TH
2128 W 16TH
2138 W 16TH
SUBJECT PROPERTY
RESIDENTIAL LOBBY
PARKADE
FUTURE 2 LOT
RESIDENTIAL
DEVELOPMENT
2168 W 16TH
2172 W 16TH
ROOF
LVL 6
LVL 5
LVL 4
LVL 3
LVL 2
LVL 1



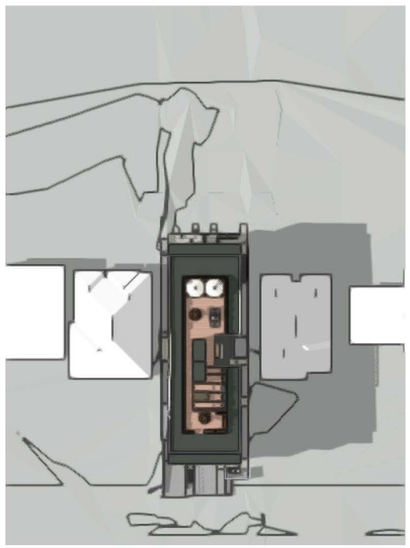
JUNE - 10AM



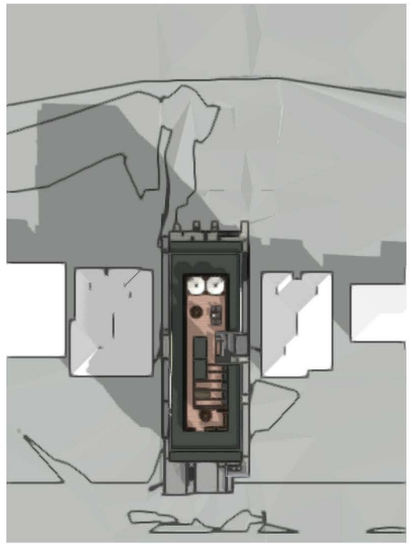
JUNE - 12PM



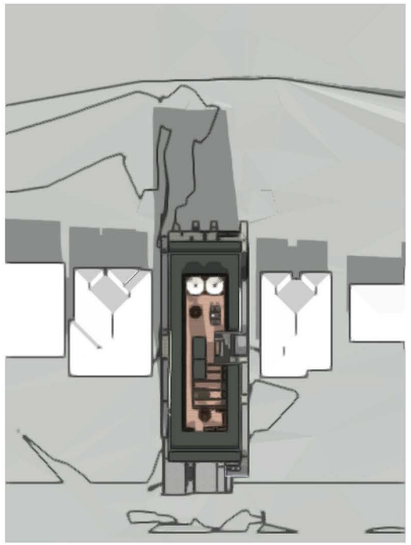
JUNE - 2PM



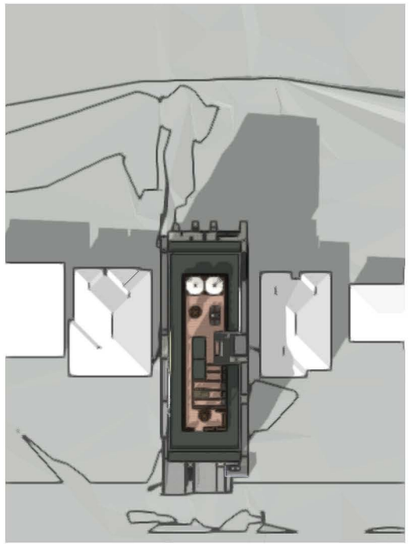
JUNE 21ST - 4PM



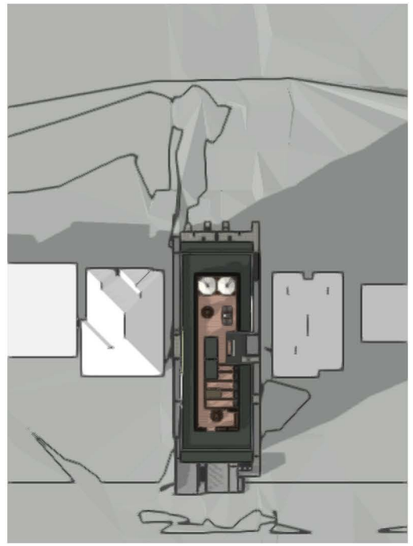
EQUINOX MARCH /
SEPTEMBER 21ST - 10AM



EQUINOX MARCH /
SEPTEMBER 21ST - 12PM



EQUINOX MARCH /
SEPTEMBER 21ST - 2PM



EQUINOX MARCH /
SEPTEMBER 21ST - 4PM

PROJECT DATA

ADDRESS: 2150 W 16TH AVE.
LEGAL: LOT 5, BLK. 484, D.L. 526, GRP. 1, NWD PLAN 5571
PID: 011-121-262
SITE AREA: 7496 SQ FT (49.99'x149.99')
ZONING: R1-1 porposed CD-1
TRANSIT-ORIENTED AREA: TIER 3

PCUBE DEVELOPEMENT - 2150 W 16TH AVE

SITE AREA: (50'X150') 696 sq m 7496 sf

	EXISTING			PROPOSED		
ZONING	R1-1			CD-1		
FSR ALLOWED:	696 sq m	7496 sf	**1.00**	2089 sq m	22488 sf	**3.00**
PROPOSED				2016 sq m	21695 sf	**2.89**
HEIGHT (PARAPET):	11.5 m	3'8 3/8"		18.3 m	60'0"	
HEIGHT (APPURTENANCES)				22.9 m	75'0"	
FRONT YARD SETBACK	4.9 m	16'0" ft		5.2 m	17'0" ft	
REAR YARD SETBACK	0.9 m	3'0" ft		7.3 m	24'0" ft	
SIDE YARD SETBACKS (E+W)	1.2 m	5'0" ft		1.5 m	5'0" ft	(min. - varies)

FLOOR	GROSS AREA (SF)	STORAGE	CIRC. / AMENITY	NET (SF)	NET (SQ M)
PARKADE	6205.9				0
L1	3505.2	115.3		3389.9	314.9
L2	3874.2	101.8		3772.4	350.5
L3	3849.8	53.2		3796.5	352.7
L4	3849.8	53.2		3796.5	352.7
L5	3849.8	53.2		3796.5	352.7
L6	3849.8	53.2		3796.5	352.7
ROOF		0.0		0.0	0.0
SUBTOTAL	**28984.4**	**430.1**		**22348.4**	**2076.2**

* outdoor Amenity / Circulation FSR exempt

GROSS AREA	22348 sf	2076 sq m
STORAGE EXEMPTION (per 10.9.1.)	430 sf	40 sq m
1% CLADDING EXEMPT (per 10.15.1.)	223 sf	21 sq m
TOTAL PROPOSED FSR	**21695 sf**	2016 sq m

UNIT MIX:

	1 BED	2 BED	3 BED	
L1	0	4	0	
L2	0	4	0	
L3	0	2	2	
L4	0	2	2	
L5	0	2	2	
L6	0	2	2	
TOTAL	0	16	8	24

CLASS A BIKE :

OVERSIZED	3
LOCKERS	7
VERTICAL	9
REGULAR	44
PROVIDED	**63**

CLASS B BIKE :

PROVIDED	**3**

PARKING (UNDERGROUND):

REQU'D	N/A		
PROVIDED (UNDERGROUND)	REGULAR		9
	LOADING	(SHARED)	1
	ACCESSIBLE (*2)		2
TOTAL			**12**

BIKE PARKING (UNDERGROUND):

	MULTIPLIER	# OF U	TOTAL
65 SQ M (700SF)	1.5	0	0
65 -100 SM (-1080SF)	2.5	24	60
OVER 105 SM (>1130SF)	3.0	0	0
REQU'D		24	**60**

PROGRAMMING / STATS

UNIT MIX SIZE (SF)	U#1 943.0	U#2 800.8	U#3 891.6	multi x	U#4 917.5	U#5 848.8	x	U#6 457.0	U#7 858.4	U#8 1066.7	multi x	Common	GROSS RE 0	STORAGE deduction	NET AREA
LVL 1	904	807	879	2								0	3468.4	115.3	3353.2
LVL 2	0	0	0		897.3	838.9	2	840				0	3414.8	103.9	3310.9
LVL 3	0	0	0		897.3	0		840	1020.1	1051.2		469	4277.0	103.9	3704.4
LVL 4	0	0	0		897.3	0		840	1020	1051.2		0	3808.3	103.9	3704.4
LVL 5	0	0	0		897.3	0		840	1020	1051.2		0	3808.3	103.9	3704.4
LVL 6	0	0	0		897.3	0		840	1020	1051.2		0	3808.3	103.9	3704.4
ROOF	0	0	0		0			0	0	0		84	83.6	0.0	0.0
SUBTOTAL:	904	807	1758		4486	1678		4199	4080	4205		552	22668.9	635.0	21481.7
MIX:	4%	4%	8%		20%	7%		0	0	19%				3%	
TOTAL	1	1	2		5	2		5	4	4		**24**	**22669 SF**		**21482 SF**

Average unit size by type (sf)

2 bed	**864.5 SF**	**80 SQM**		**3 bed**	**1035.7 SF**	**96 SQM**

UNIT SIZE / MIX PER FLOOR



BIRDS PERSPECTIVE
LOOKING SOUTH WEST



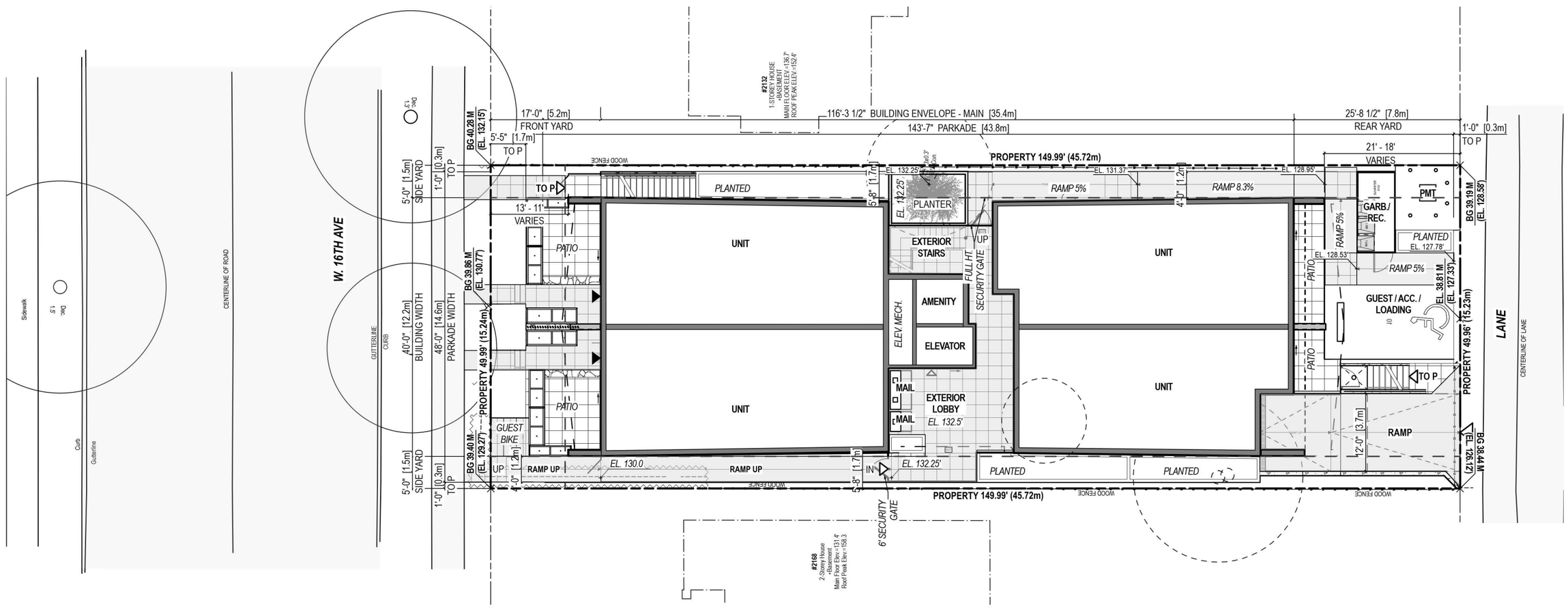
BIRDS PERSPECTIVE
LOOKING NORTH WEST



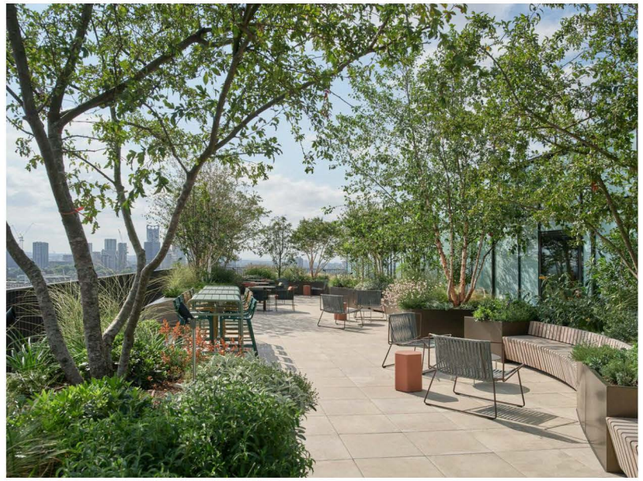
PERSPECTIVE LOOKING EAST



PERSPECTIVE LOOKING NORTH



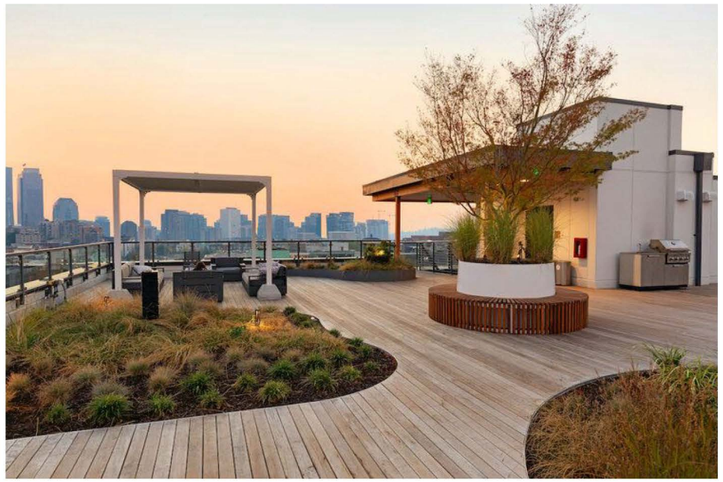
MAIN FLOOR, SITE PLAN SETBACKS 1/16"+1'-0"



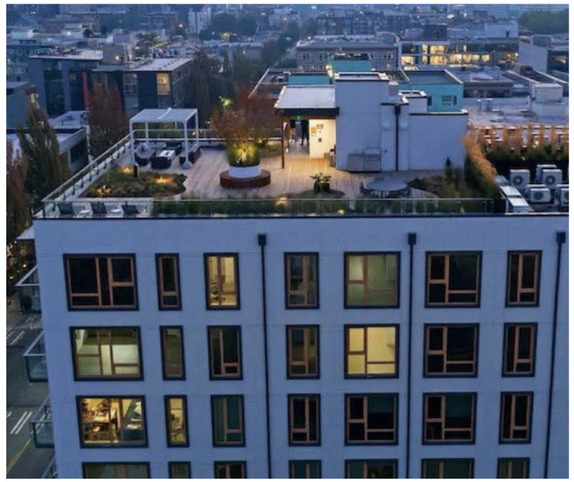
4 - PLANTING + SEATING



3 - TRELLIS W/ VINES
MATCHING FACE OF BUILDING



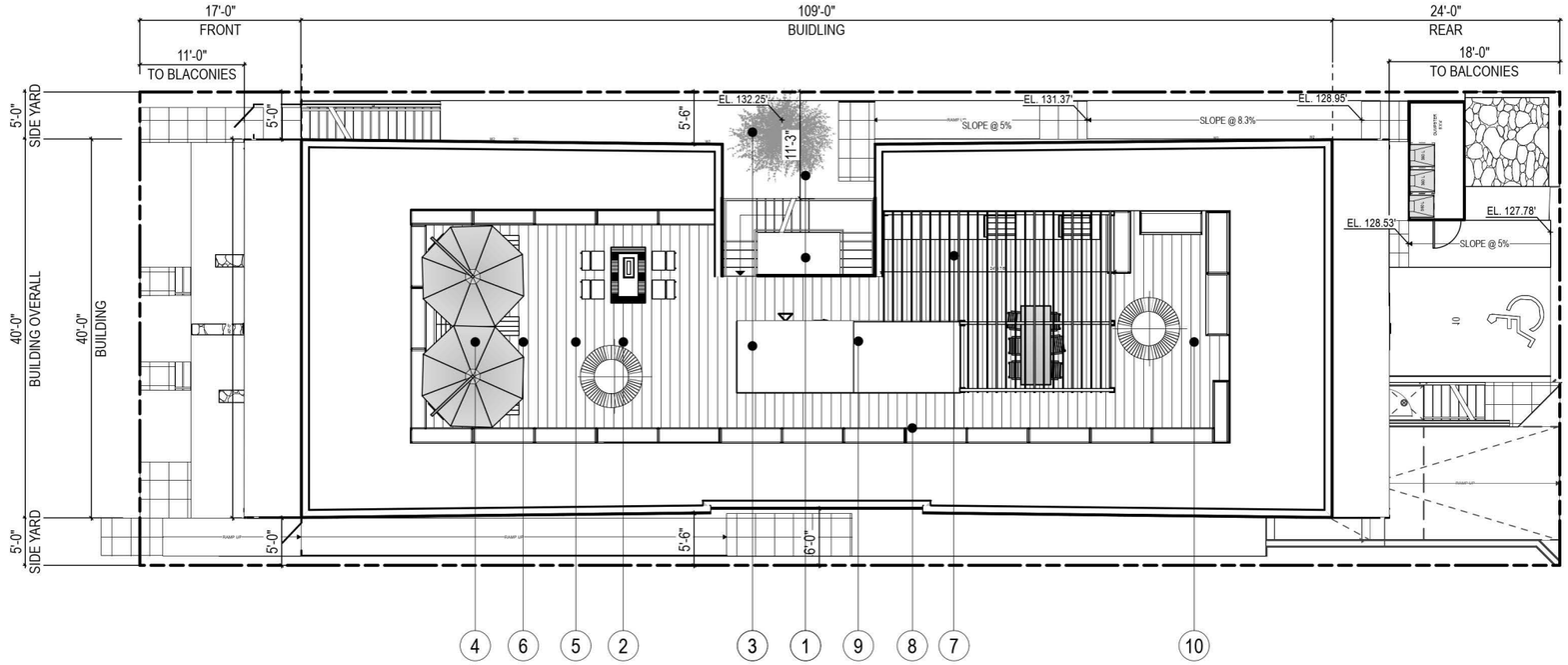
2 - PLANTING + SEATING



1 - ROOF TOP ACCESS

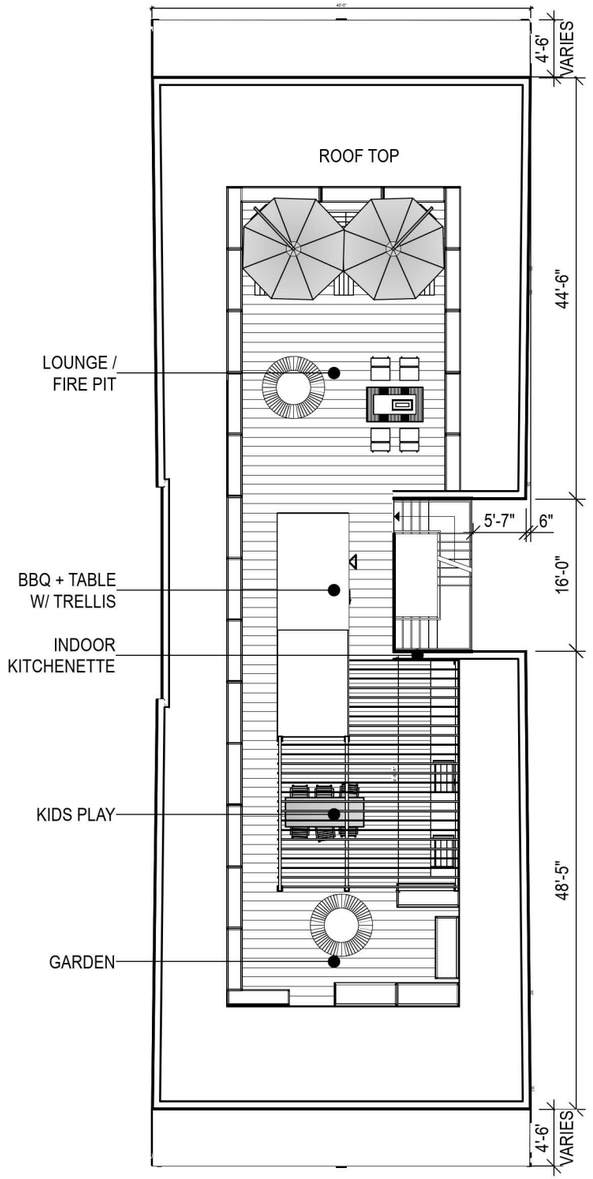


5 - LOUNGING + SHADING

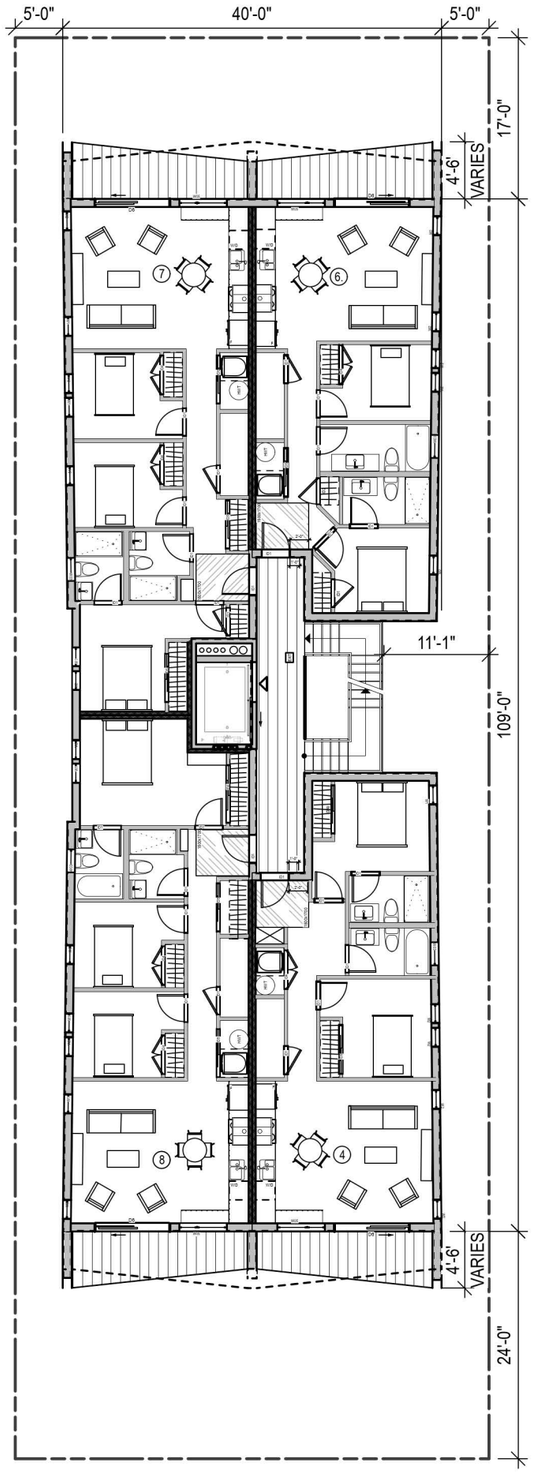


7 - KITCHENETTE
8 - GAS BBQS
9 - COVERED SEATING
10 - VEGETABLE PANTING BOXED

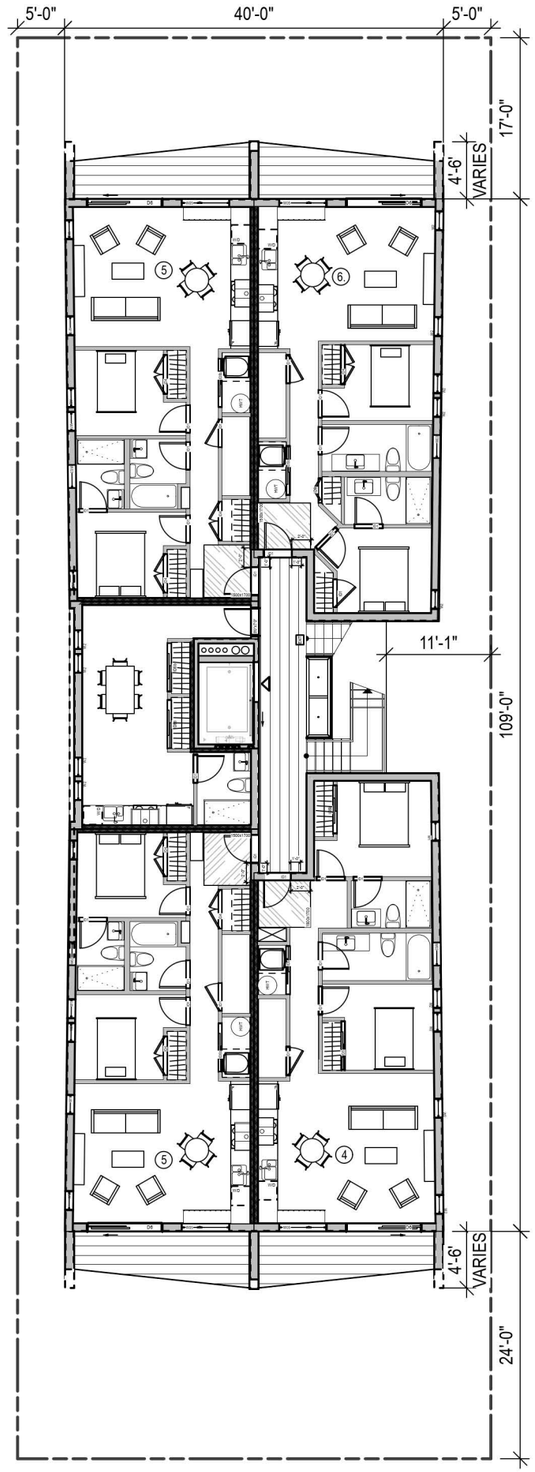
SITE PLAN ROOF 1/16"+1'-0"



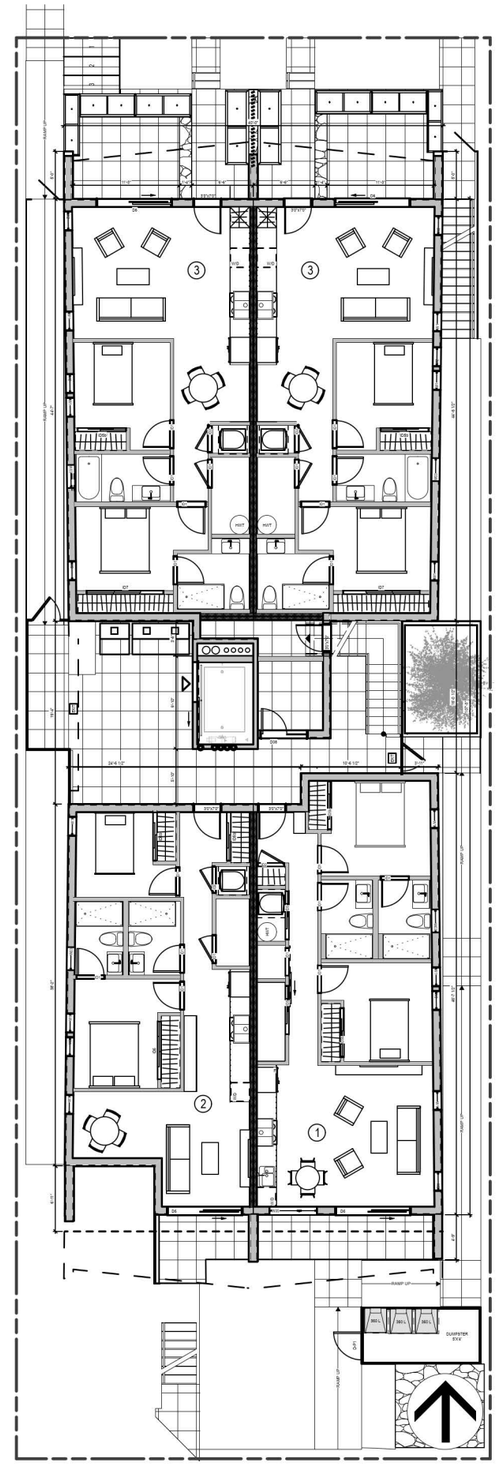
ROOF PLAN 1/16" = 1'-0"



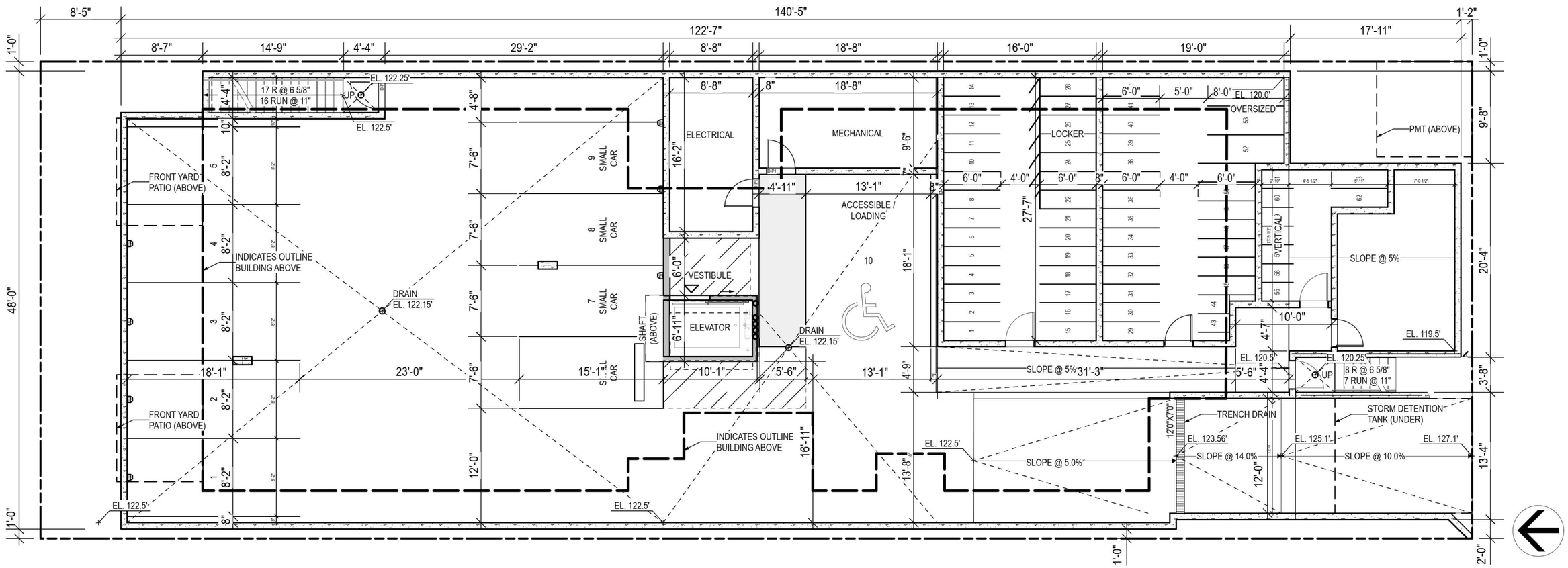
3RD - 6THFLOOR - 1/16" = 1'-0"



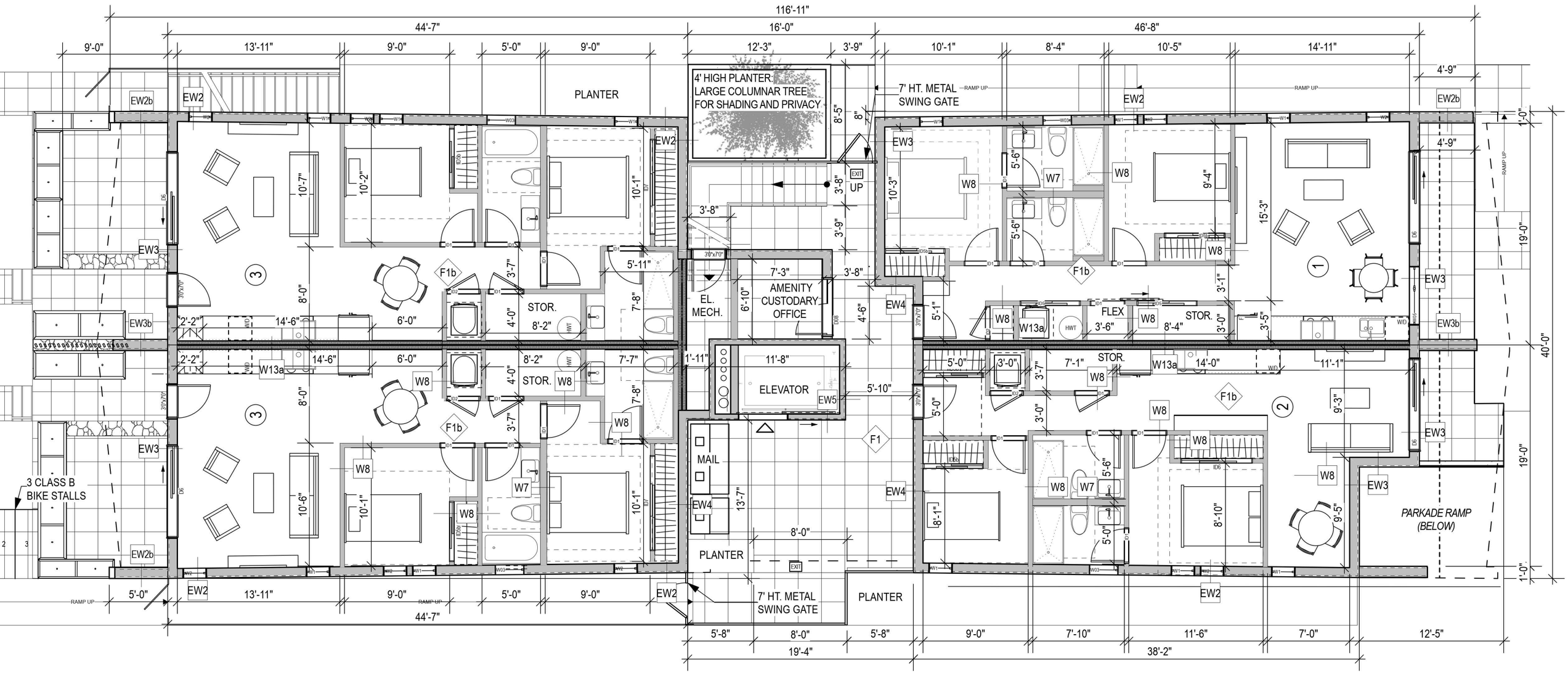
2ND - 1/16" = 1'-0"



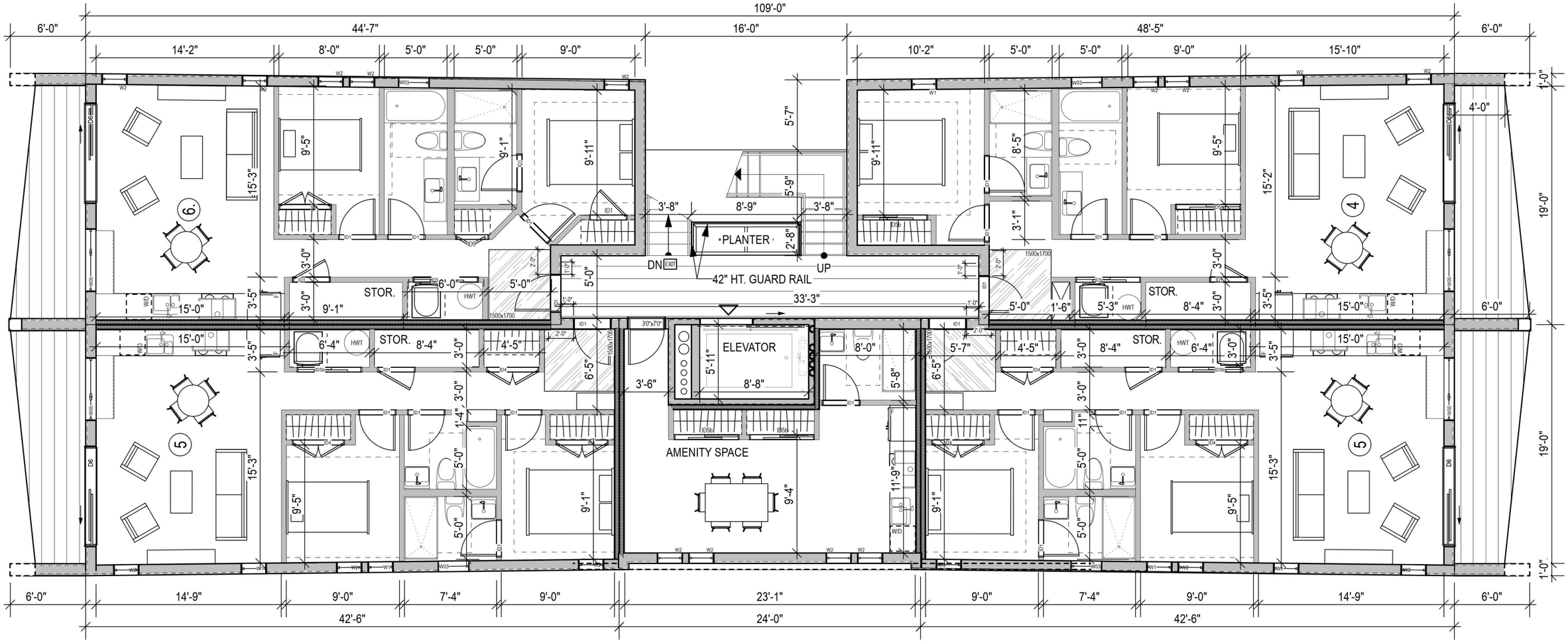
MAIN - 1/16" = 1'-0"



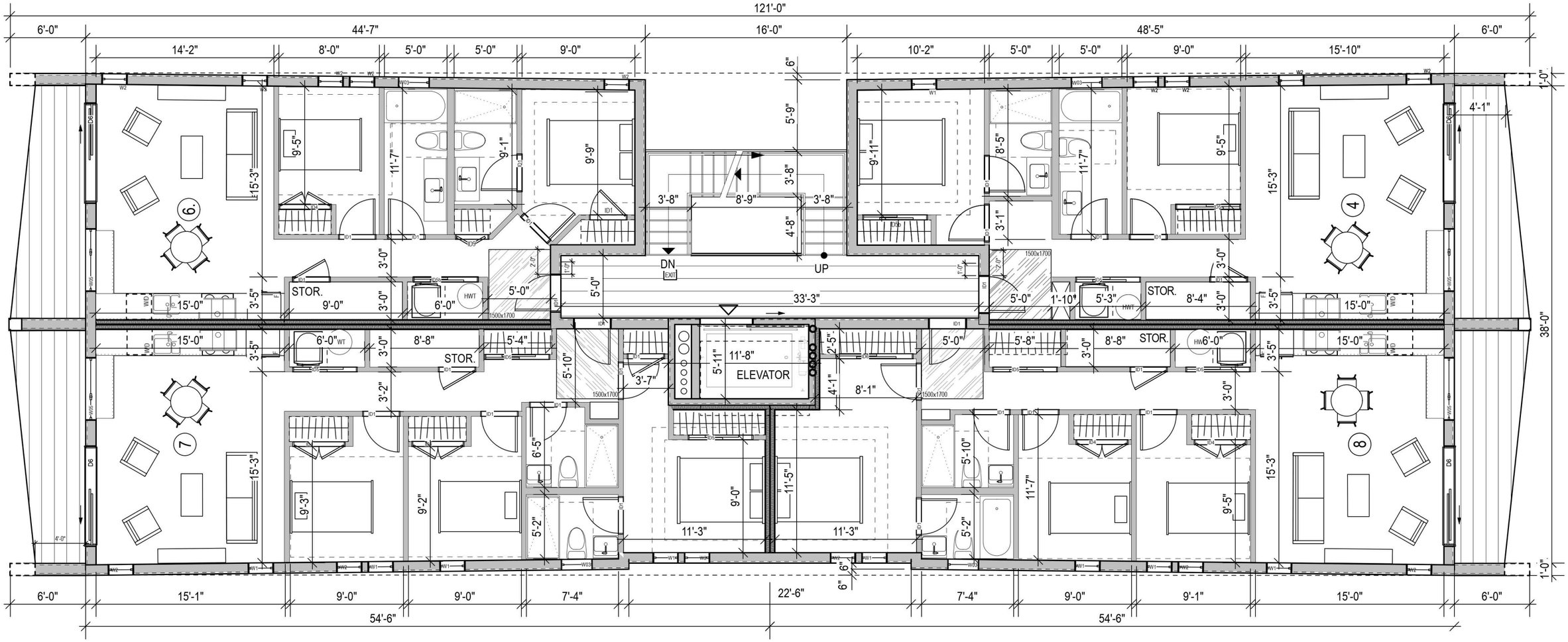
PARKADE PLAN - 3/32" = 1'-0"



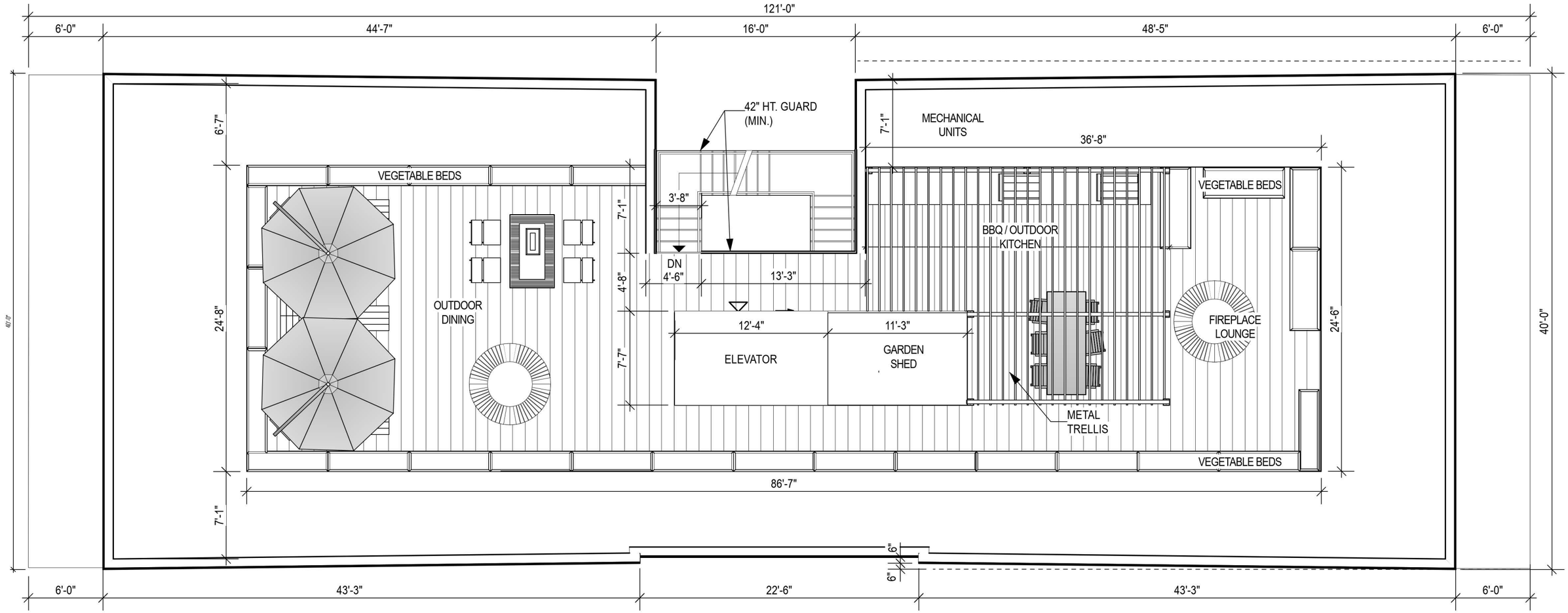
MAIN FLOOR - 1/8" = 1'-0"



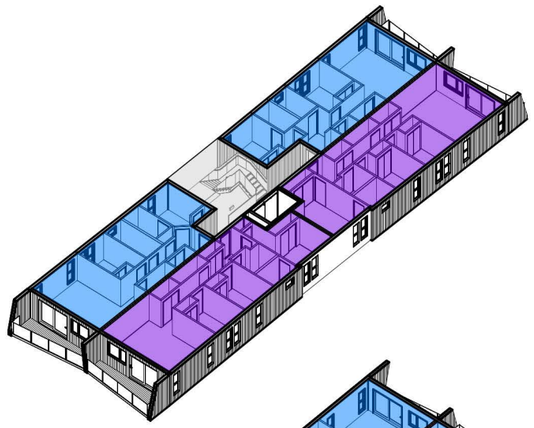
2ND FLOOR - 1/8" = 1'-0"



3RD TO 6TH FLOOR - 1/8" = 1'-0"



ROOF PLAN - 1/8" = 1'-0"



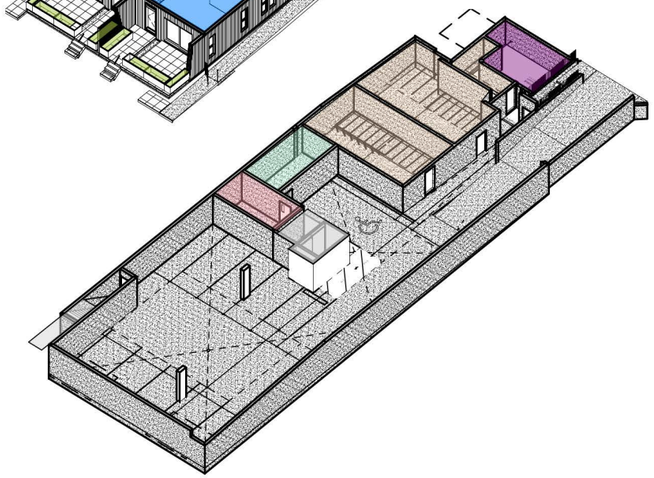
3RD FLOOR
4TH FLOOR
5TH FLOOR
6TH FLOOR



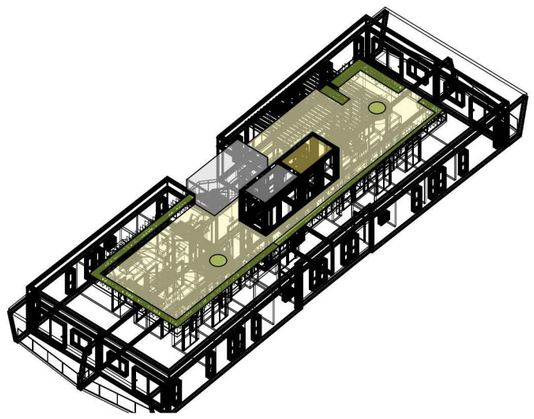
2ND FLOOR



MAIN FLOOR



PARKADE

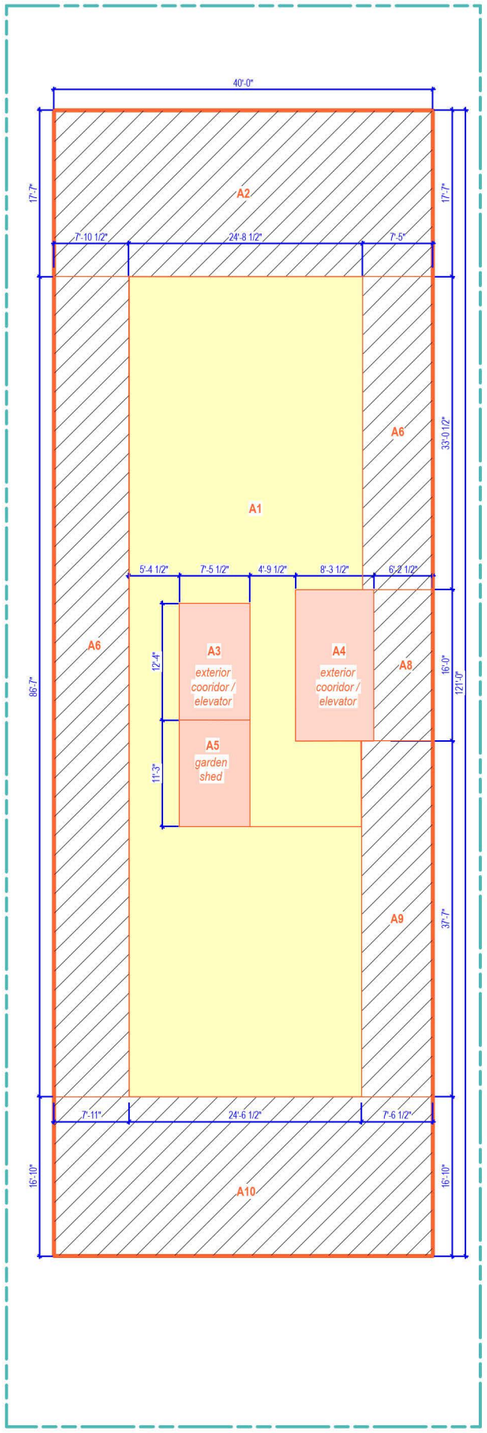


ROOF TOP AMENITY

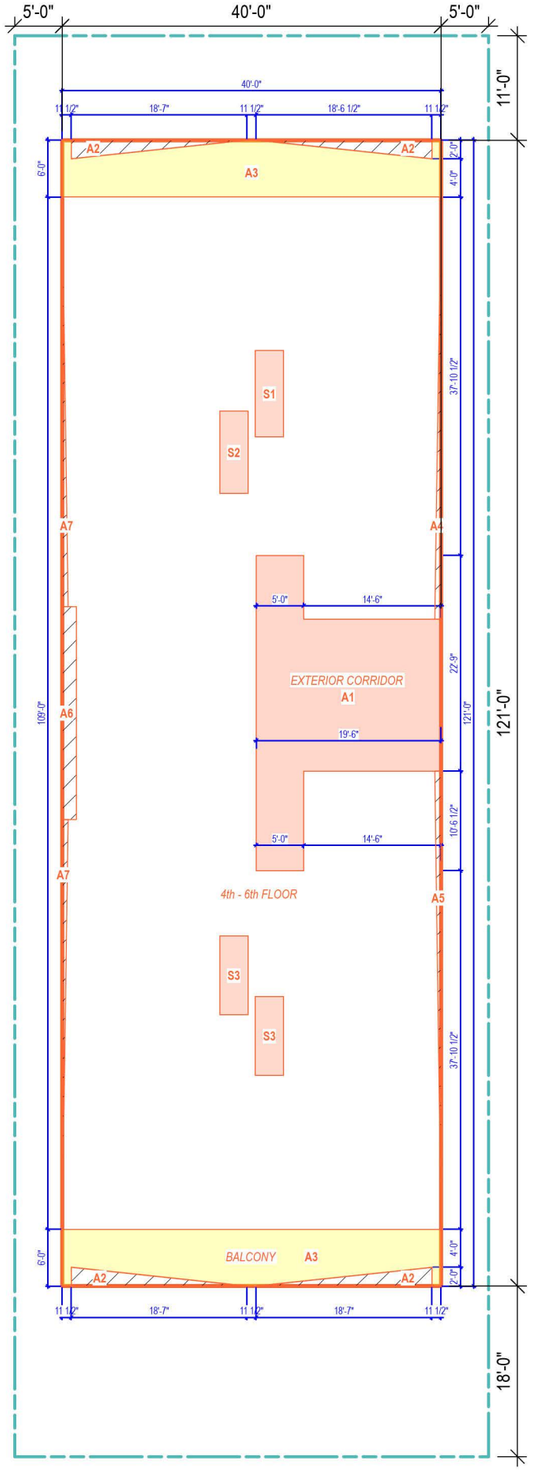
RESIDENTIAL
- 3 BEDROOM
- 2 BEDROOM
- STORAGE
- SHARED AMENITY
- CIRCULATION

EXTERIOR / OUTDOOR
- LANDSCAPING
- SHARED OUTDOOR AMENITY
- PRIVATE PATIO
- COMMON SPACE (ENTRY)

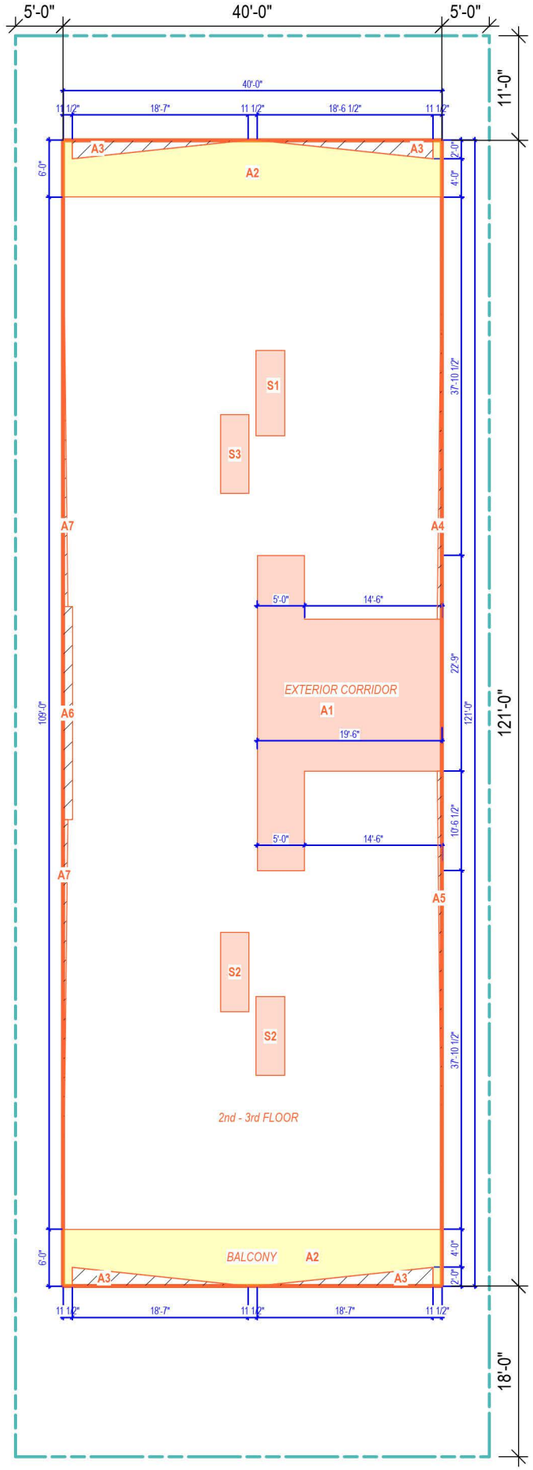
PARKADE
- MECHANICAL
- ELECTRICAL
- CLASS B BICYCLE STORAGE



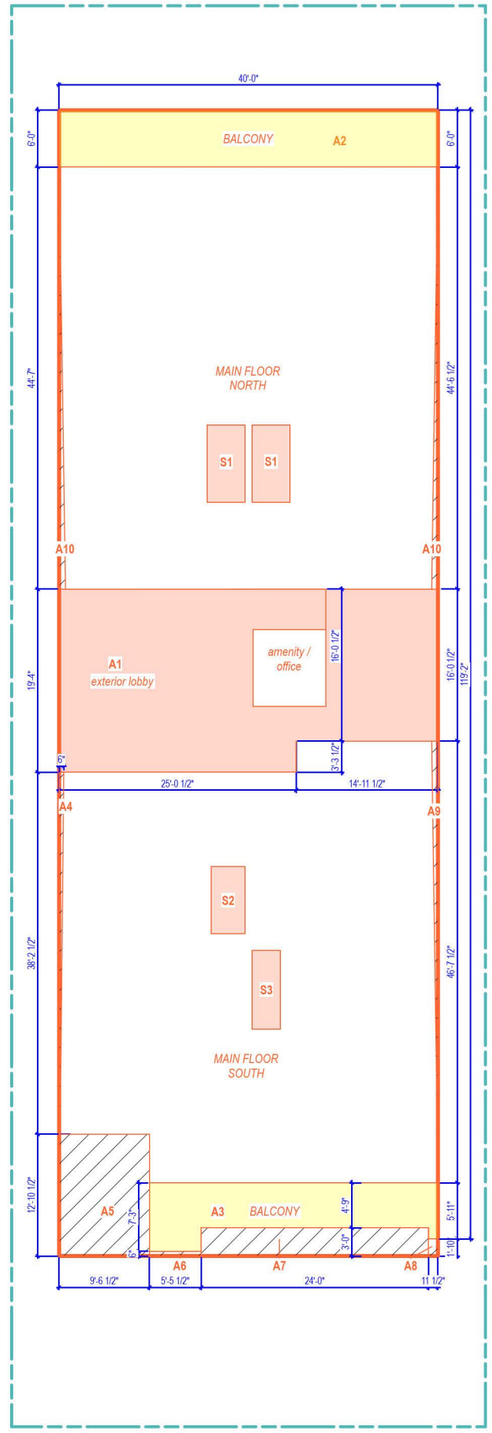
ROOF PLAN 1/16" = 1'-0"



3RD - 6THFLOOR - 1/16" = 1'-0"



2ND FLOOR - 1/16" = 1'-0"



MAIN - 1/16" = 1'-0"

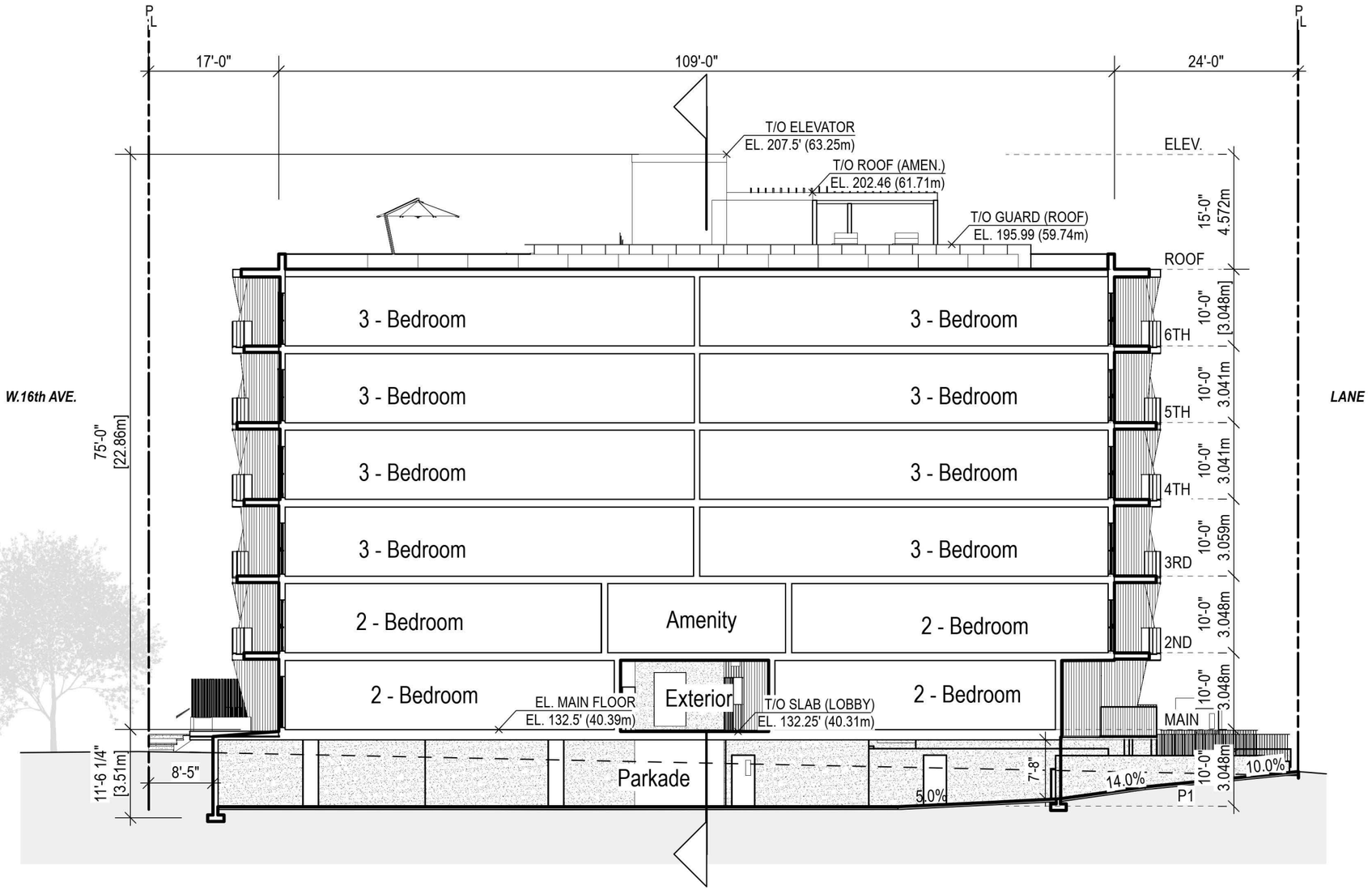
FSR CALCULATIONS (SQFT)

MAIN FLOOR					SQ FT
GROSS AREA				=	4820
SUBTRACT EXCLUSIONS					
EXTERIOR CORRIDOR	A1	661.4	1 =		661
BALCONY	A2	239.8	1 =		240
EXTERIOR	A3	159.2	1 =		159
EXTERIOR	A4	10.7	1 =		11
EXTERIOR	A5	122.6	1 =		123
EXTERIOR	A6	2.7	1 =		3
EXTERIOR	A7	72.0	1 =		72
EXTERIOR	A8	1.8	1 =		2
EXTERIOR	A9	15.0	1 =		15
EXTERIOR	A10	14.9	2 =		30
SUB TOTAL DEDUCTION					1314.8
					3505.2
STORAGE	S1	32.6	2 =		65
STORAGE	S2	25.1	1 =		25
STORAGE	S3	25.0	1 =		25
SUB TOTAL					115.3
MAIN NET FSR				=	3390

2nd FLOOR					SQ FT
GROSS AREA				=	4820
SUBTRACT EXCLUSIONS					
EXTERIOR CORRIDOR	A1	398.9	1 =		399
BALCONY	A2	203.1	2 =		406
VOID	A3	18.3	4 =		73
EXTERIOR	A4	11.2	1 =		11
EXTERIOR	A5	12.1	1 =		12
EXTERIOR	A6	22.5	1 =		22
EXTERIOR	A7	10.8	2 =		22
SUB TOTAL DEDUCTION					945.8
					3874.2
STORAGE	S1	27.0	1 =		27
STORAGE	S2	25.0	2 =		50
STORAGE	S3	24.9	1 =		25
SUB TOTAL					101.8
2nd NET FSR				=	3772

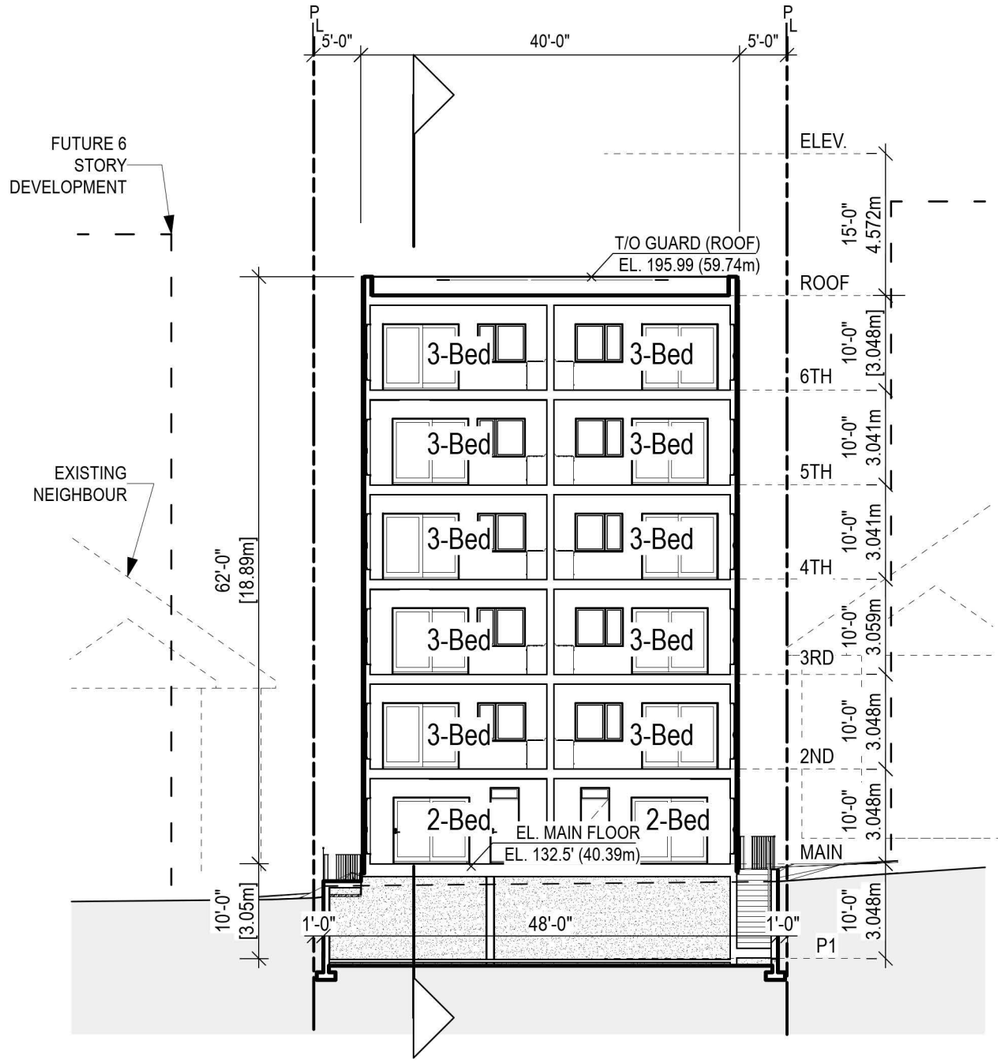
3rd - 6th FLOOR					SQ FT
GROSS AREA				=	4820
SUBTRACT EXCLUSIONS					
EXTERIOR CORRIDOR	A1	398.9	1 =		399
BALCONY	A2	18.3	4 =		73
VOID	A3	203.1	2 =		406
EXTERIOR	A4	14.7	1 =		15
EXTERIOR	A5	15.9	1 =		16
EXTERIOR	A6	34.0	1 =		34
EXTERIOR	A7	13.7	2 =		27
SUB TOTAL DEDUCTION					970.2
					3849.8
STORAGE	S1	27.3	1 =		27
STORAGE	S2	26.0	1 =		26
STORAGE	S3	24.9	2 =		50
SUB TOTAL					53.2
3 - 6 FLOORS NET FSR				=	3797

FSR SUMMARY	# FLR	Gross	Stor.	NET	GROSS
MAIN FLOOR	1	3505.2	115.3	3389.9	3390
2nd FLOOR	1	3874.2	101.8	3772.4	3772
3rd - 6th FLOOR	4	3796.5	53.2	3796.5	15186
TOTAL FSR				=	22348.4

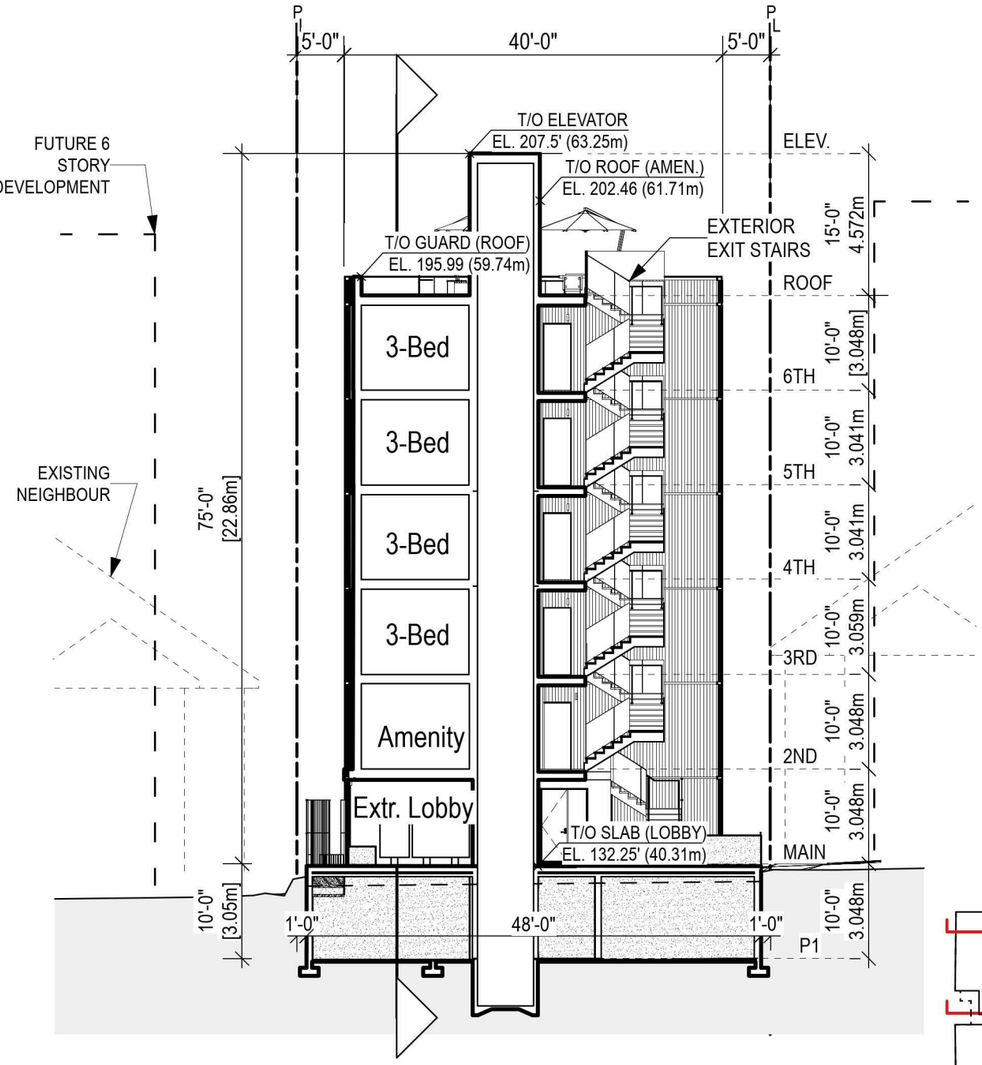


LONG SECTION

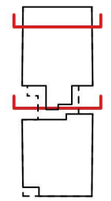
KEY



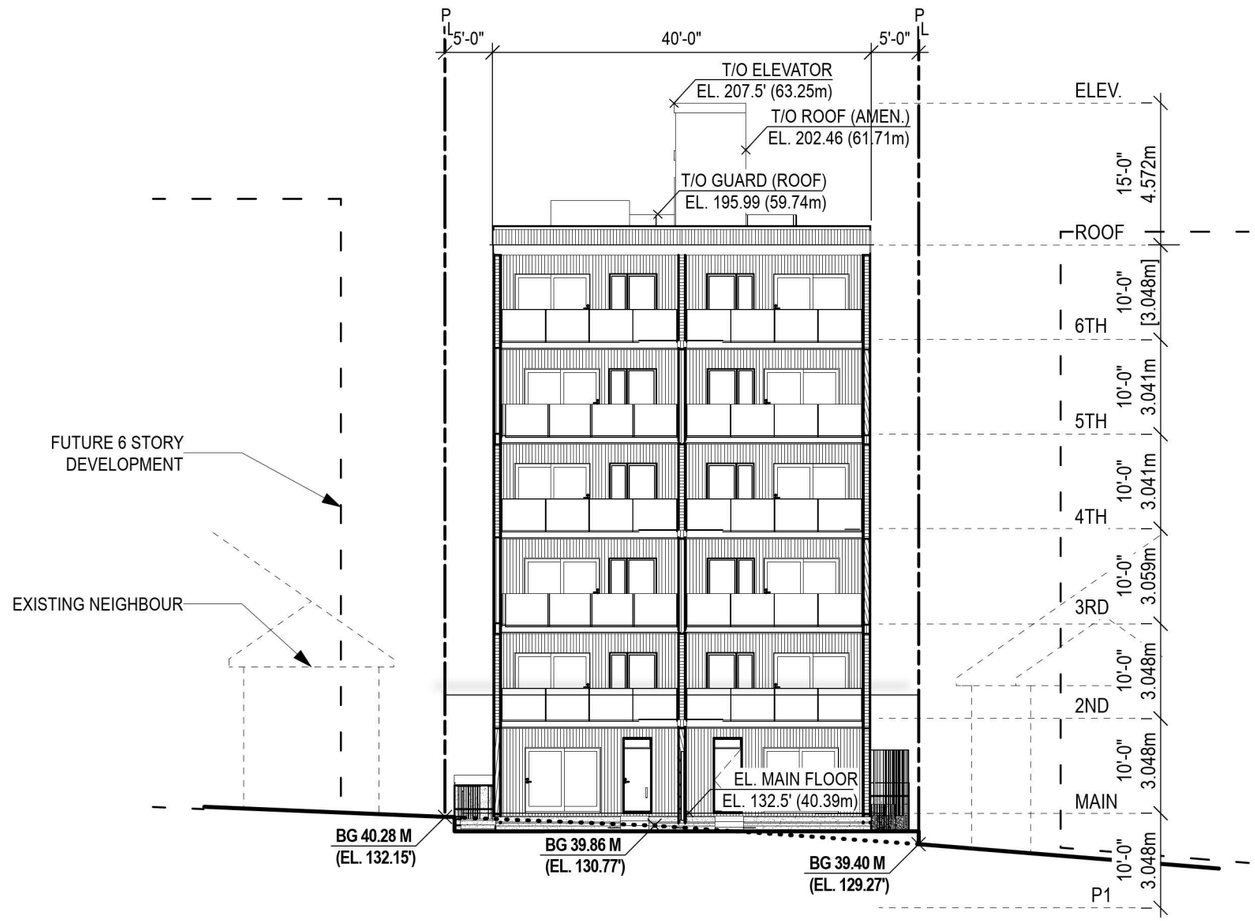
CROSS SECTION



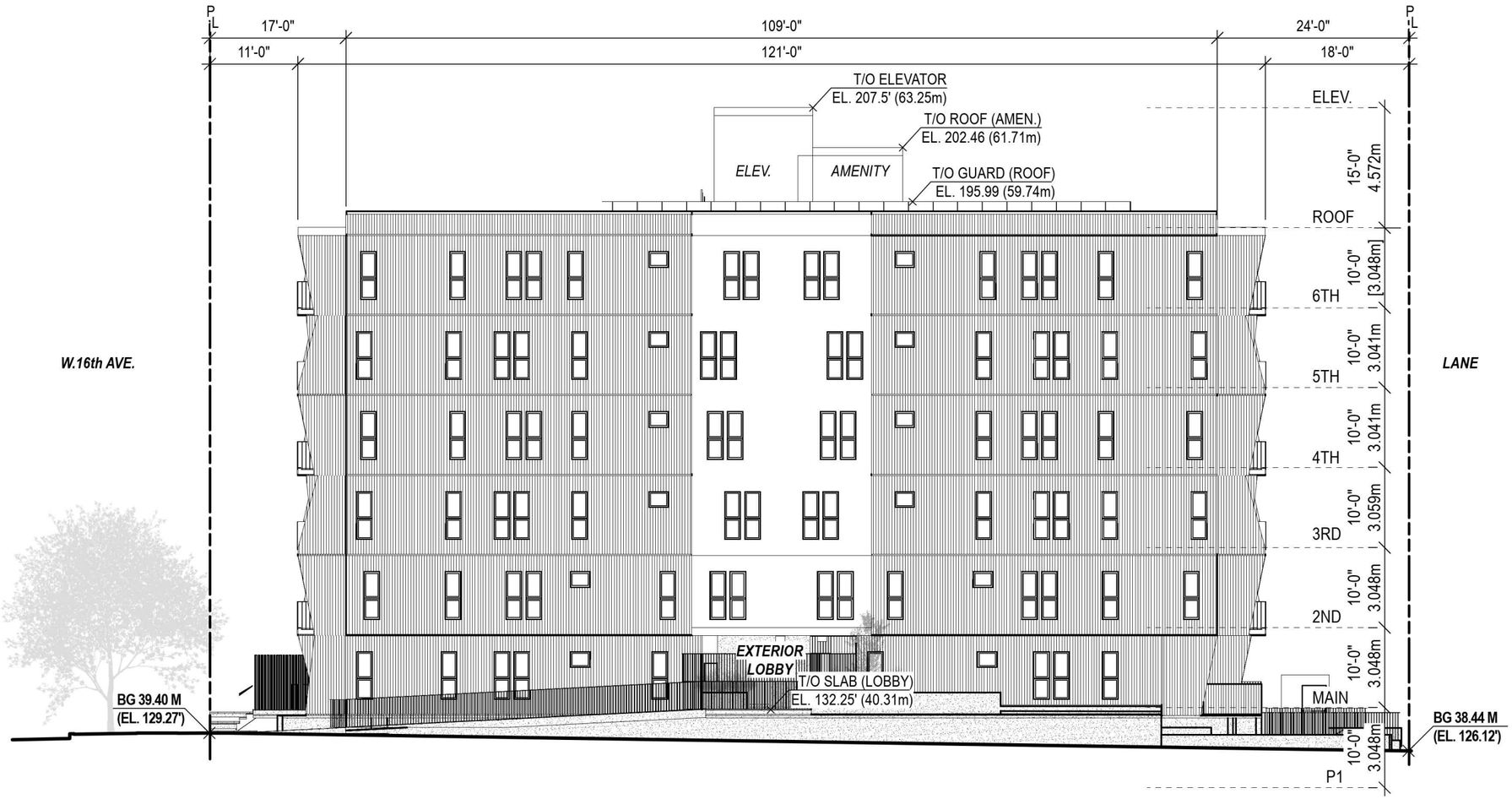
CROSS SECTION



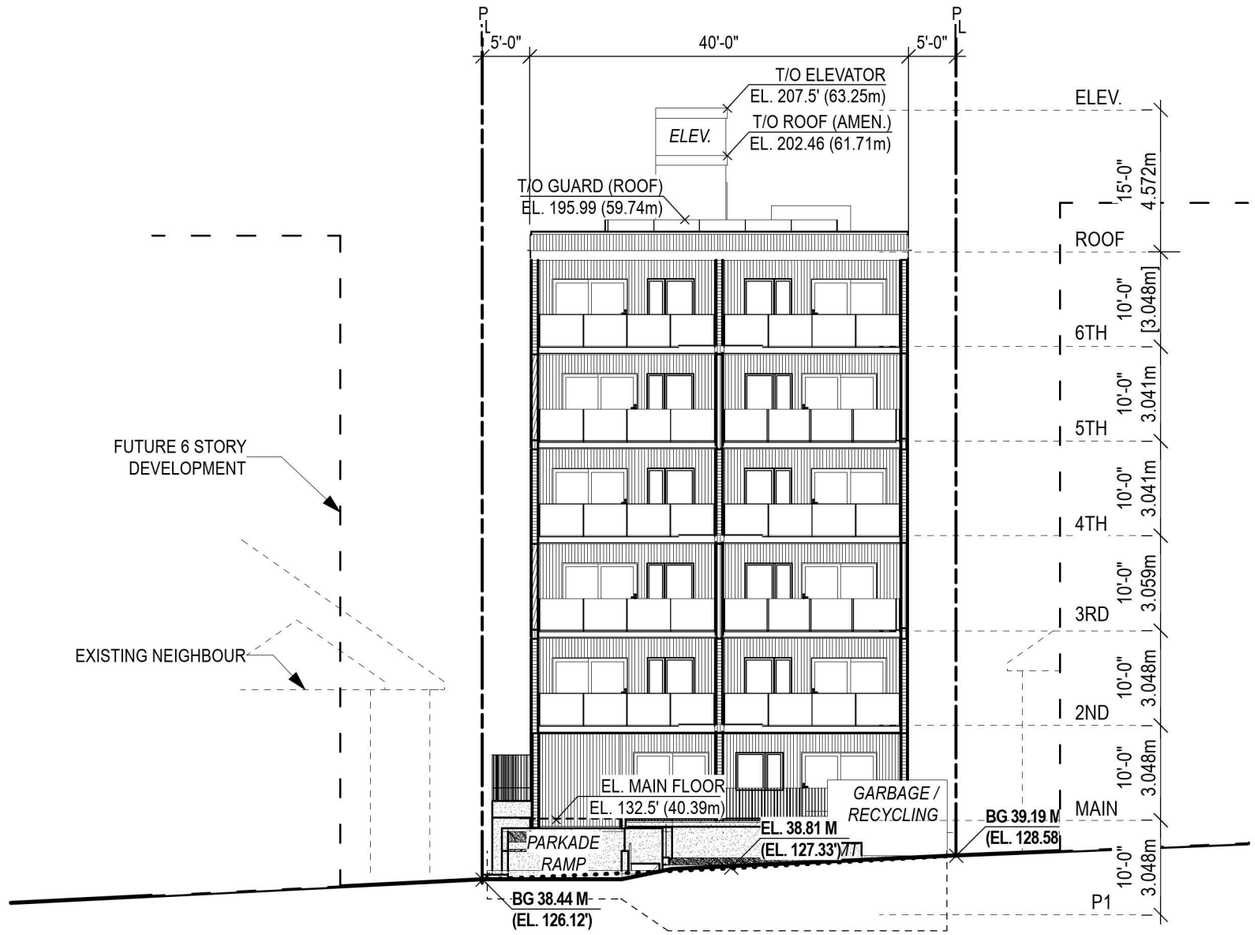
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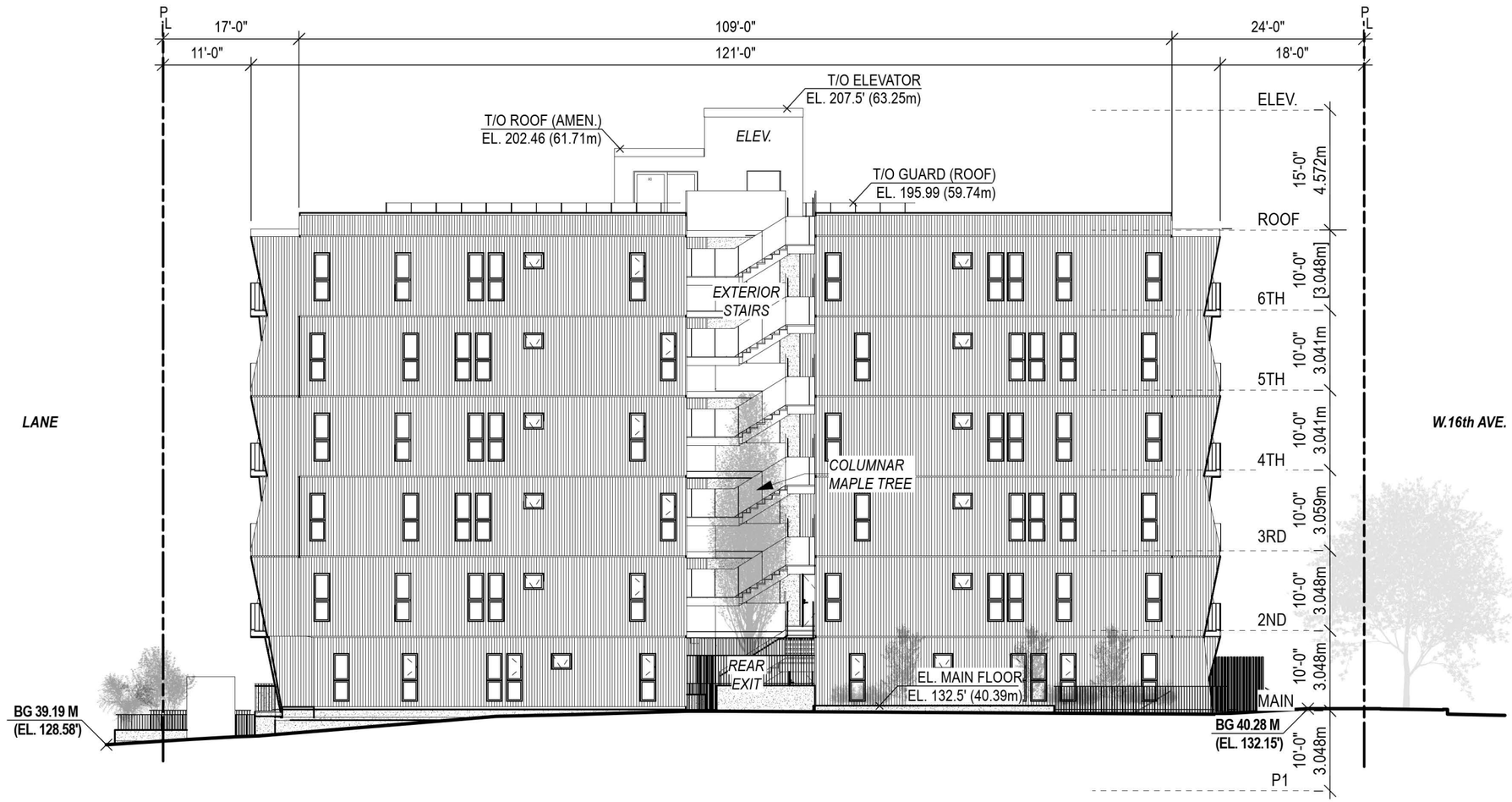
NORTH ELEVATION (FRONT) 1/16" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"



SOUTH ELEVATION 1/16" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"



VIEW OF EXTERIOR STAIRS (EAST)

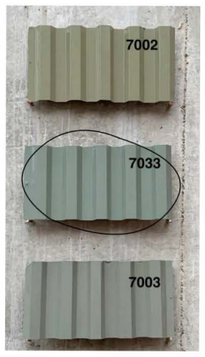


VIEW OF EXTERIOR LOBBY (WEST @ ENTRY)

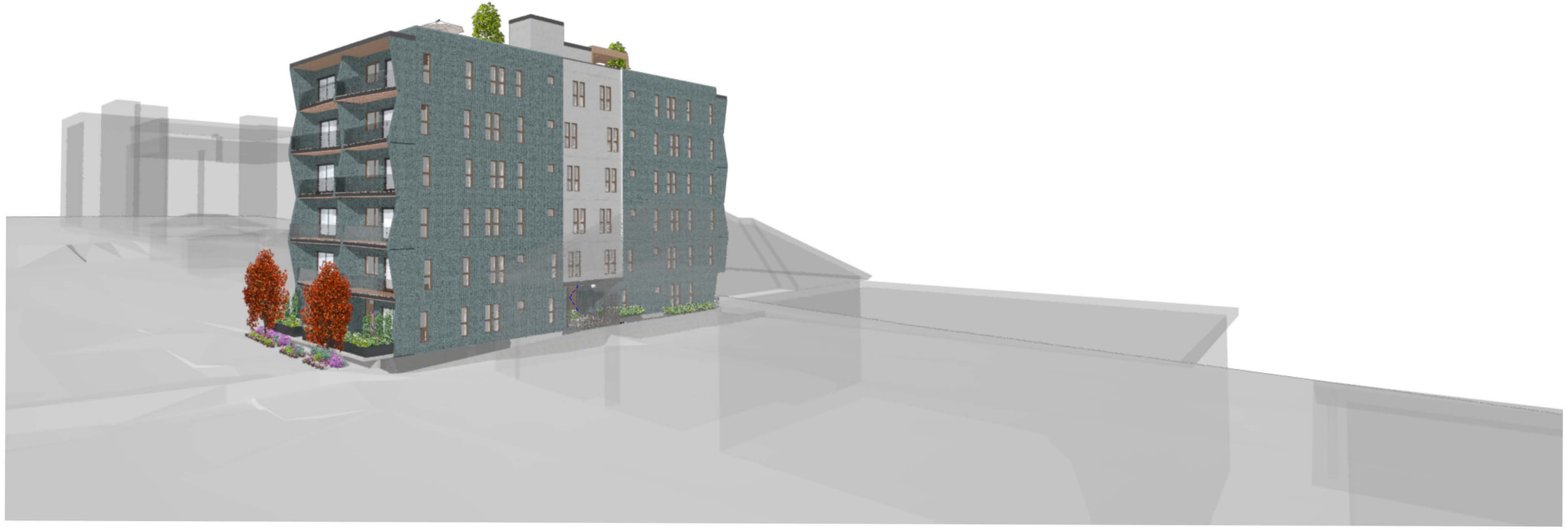


VIEW ROOF TOP AMENITY





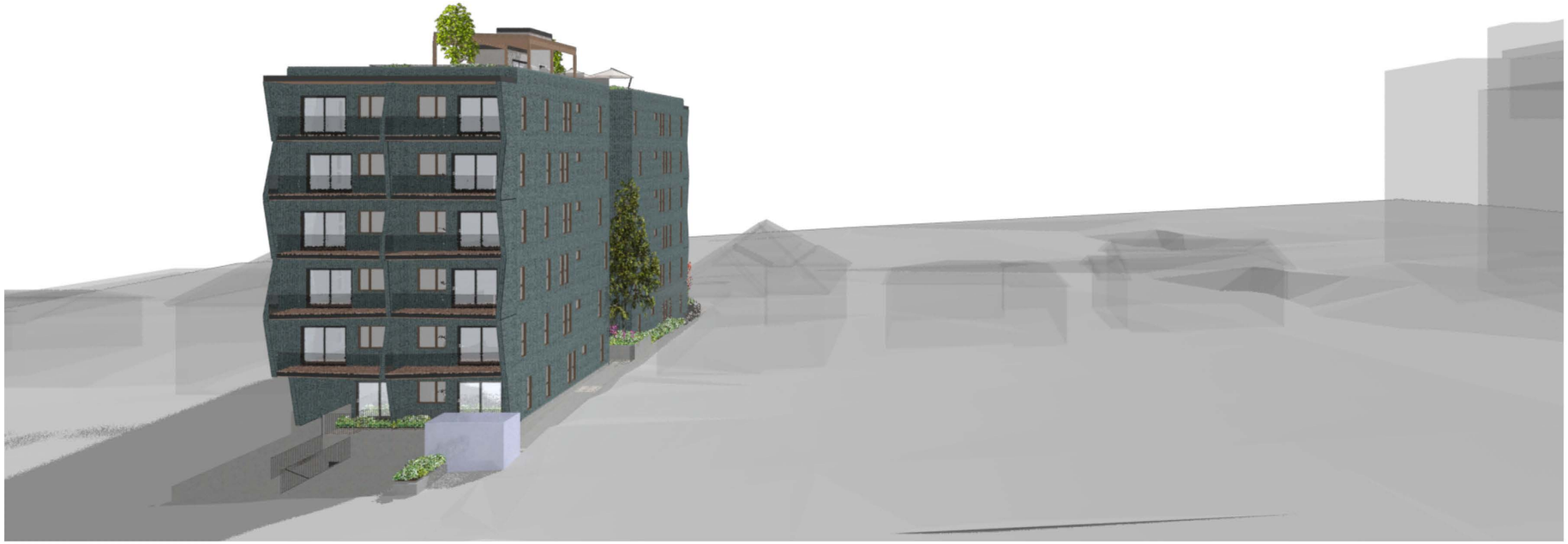
CLADDING SAMPLE



VIEW ALONG W.16TH AVE LOOKING SOUTH EAST



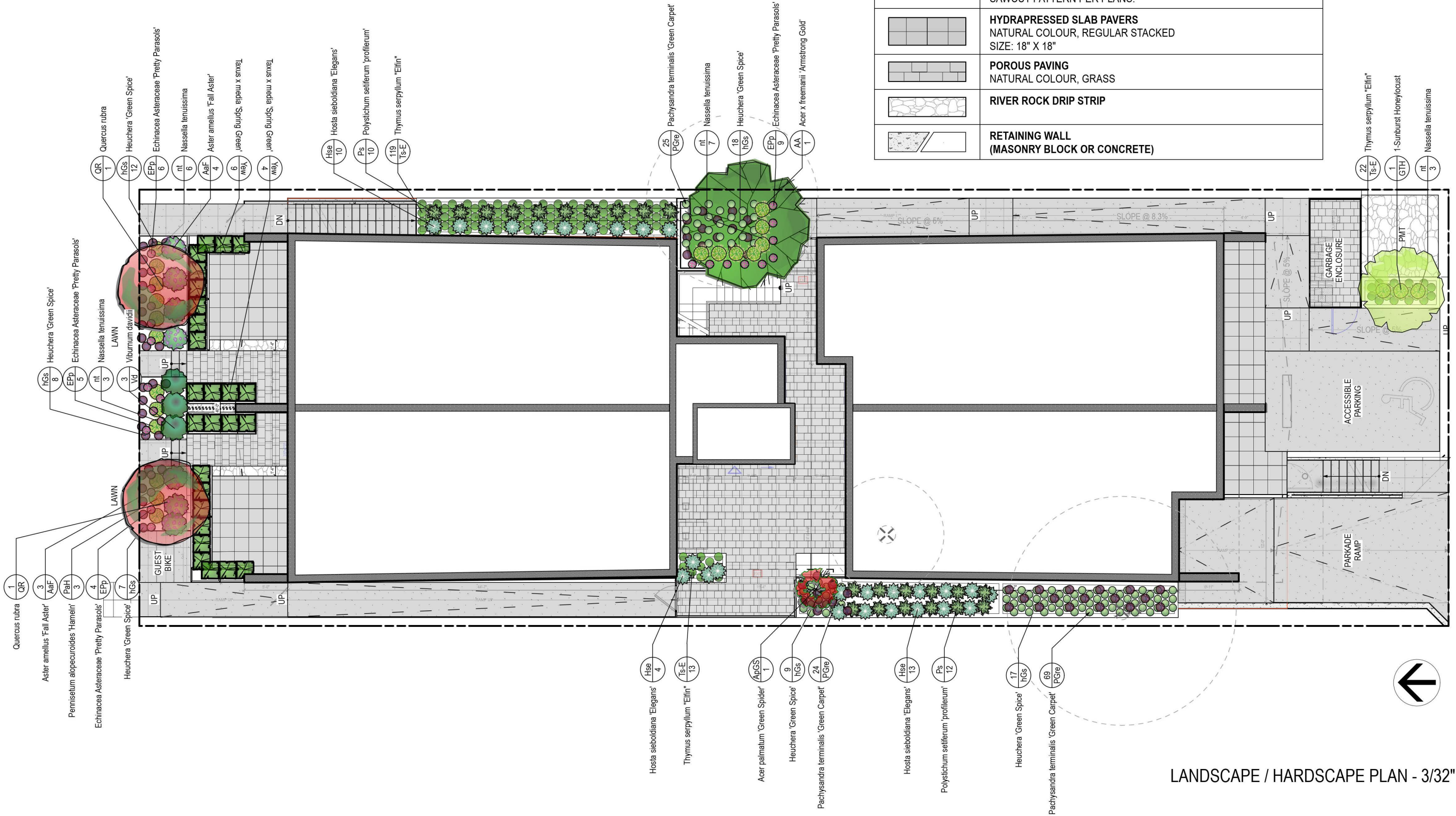
EAST SIDE LOOKING NORTH-WEST



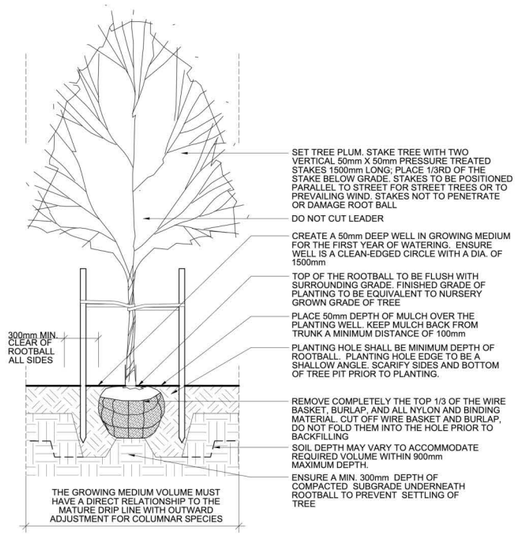
REAR VIEW LOOKING NORTH (LANE)

MATERIAL LEGEND

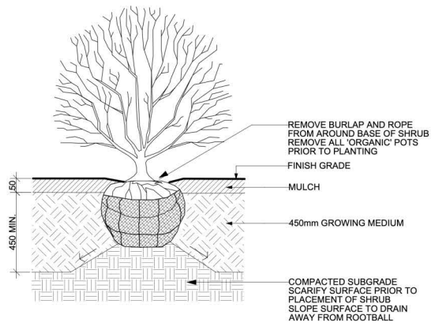
GRAPHIC	DESCRIPTION
	CIP CONCRETE PAVING NATURAL CONC. COLOUR, BROOM FINISH CIP CONCRETE TO MATCH COV STANDARDS. SAWCUT PATTERN PER PLANS.
	HYDRAPRESSED SLAB PAVERS NATURAL COLOUR, REGULAR STACKED SIZE: 18" X 18"
	POROUS PAVING NATURAL COLOUR, GRASS
	RIVER ROCK DRIP STRIP
	RETAINING WALL **(MASONRY BLOCK OR CONCRETE)**



LANDSCAPE / HARDSCAPE PLAN - 3/32" = 1'-0"



3 TREE PLANTING DETAIL
Scale: N/A



NOTES:

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING

2 SHRUB PLANTING DETAIL
Scale: N/A

TREES / SHRUBS


sunburst honey locust


green spider lace leaf maple


chimney fire oak


slender silhouette sweet gum

HEDGES & SHRUBS


yew hedge


david's viburnum

PERENNIALS, FERNS, & GRASSES


aster


mexican feather grass


coneflower pretty parasols

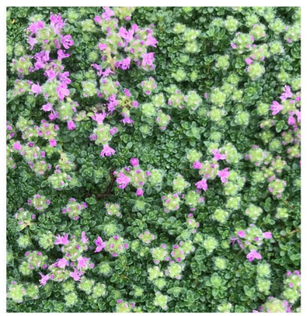

green spice coral bells

GROUNDCOVER


hosta elegans


japanese surge


western sword fern


elfin thyme

PLANT LIST

TREES	QTY.	LATIN NAME	COMMON NAME	SIZE/SPACING	COMMENTS
AA	1	Acer x freemanii 'Armstrong Gold'	Armstrong Gold Columnar Red Maple		B&B, 8' tall, multist., canopy @ 3"cal
ApGS	2	Acer palmatum 'Green Spider'	Green Spider lace Leaf maple		5 gal.
GTh	1	Gledistsia Triacanthos	Sunburst Honey Locust		B&B, 8' tall, canopy @ 3"cal
QR	2	Quercus Rubra 'Chimney Fire'	Chimney Fire Oak		B&B, 8' tall, multist., canopy @ 3"cal
				Subtotal	5
SHRUBS					
Txm	26	Taxus x media 'Hicksii'	Yew Hedge	3' tall	rootball to rootball, males only
Vd	3	Viburnum ' Davidii'	David's Viburnum	2' o.c.	#2 pot
				Subtotal	29
PERENNIALS / GROUNDCOVERS					
AaF	7	Aster amellus 'Fall Aster'	Aster	1' o.c.	4" pot
EPp	24	Echinacea Asteraceae 'Pretty Parasols'	Coneflower 'Pretty Parasols'	1' o.c.	#1 pot
HGs	71	Heuchera 'Green Spice'	Green Spice Coral Bells	2' o.c.	#1 pot
Hse	27	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	2.5' o.c.	#3 pot
nt	22	Stipa tenuissima	Mexican Feather Grass	2' o.c.	#1 pot
PGre	120	Pachysandra Terminalis	Japanese Surge	18"o.c	#1 pot
Ps	22	Polystichum Muniitum	Western Sword Fern	2' o.c.	#1 pot
Ts-E	119	Thymus serpyllum 'Elfin'	Elfin thyme		4" pot
				Subtotal	412
				TOTAL	**446**