# AMBLESIDE 1300 BLOCK

ISSUED FOR DRC REVIEW - SEP 05, 2013

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ISSUED FOR DRC REVIEW - SEP 05, 2013


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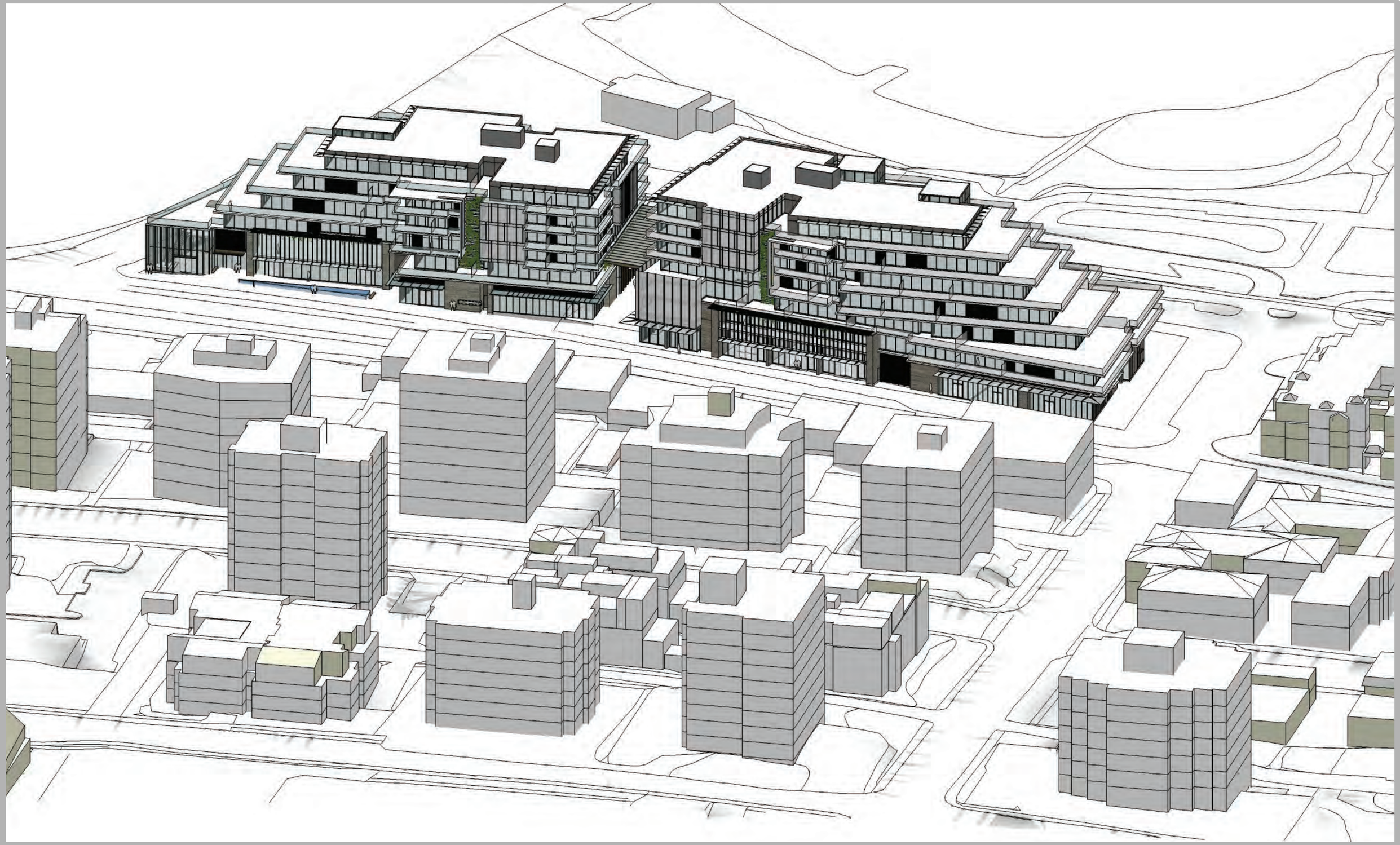
PUBLIC GALLERIA SHOWING COMMERCIAL USE


COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE



AERIAL VIEW FROM NW

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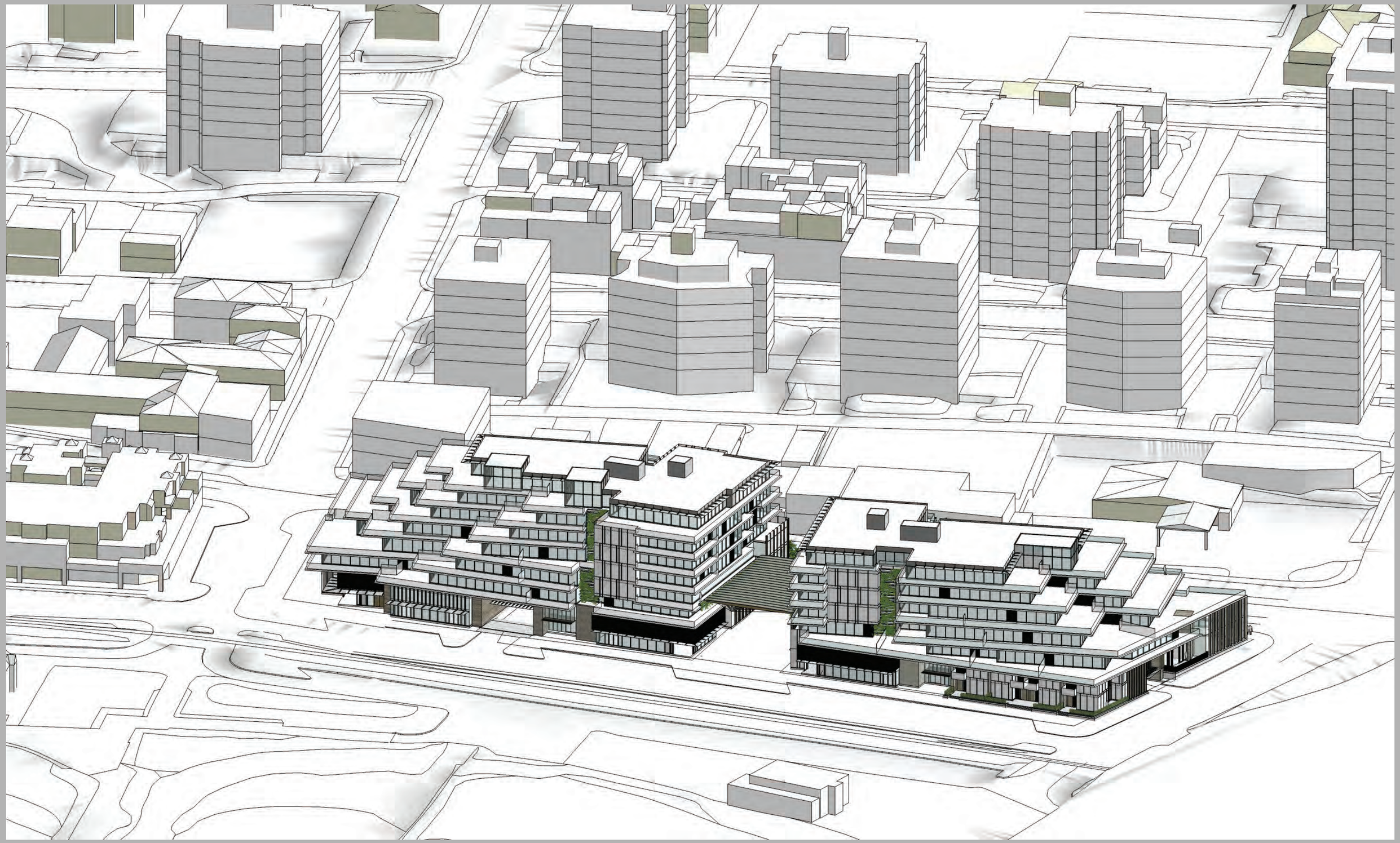

AERIAL VIEW FROM SE

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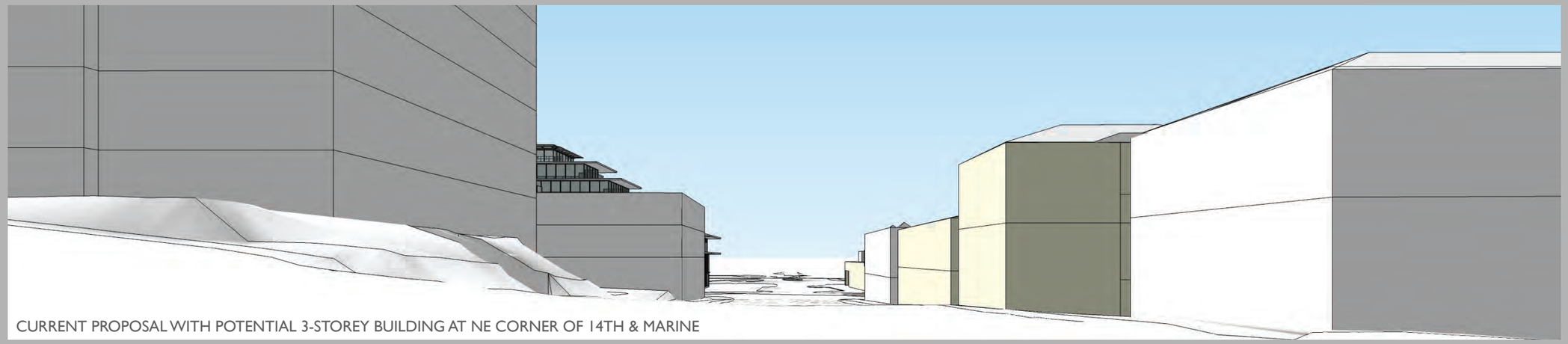
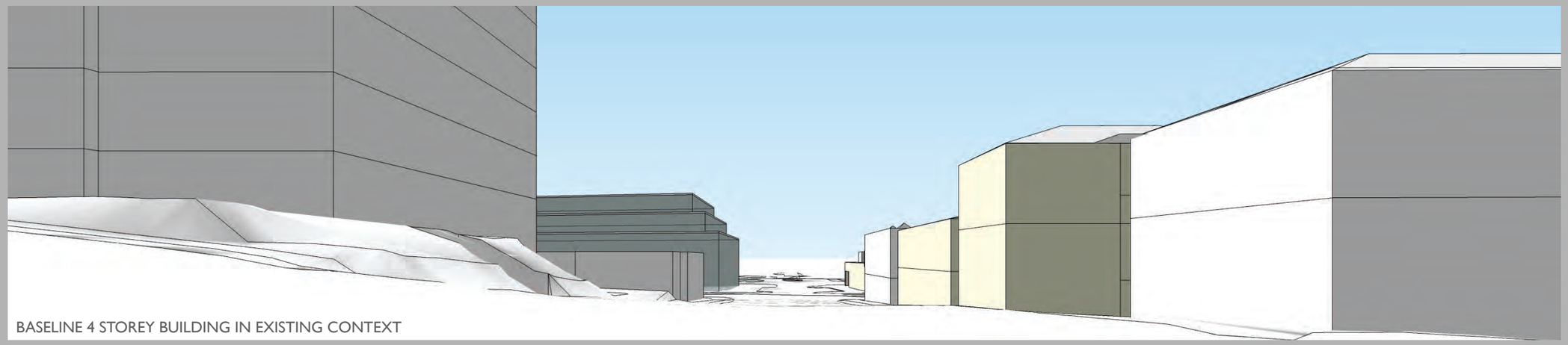
VIEW STUDIES FROM 13TH & MARINE

ISSUED FOR DRC REVIEW - SEP 05, 2013

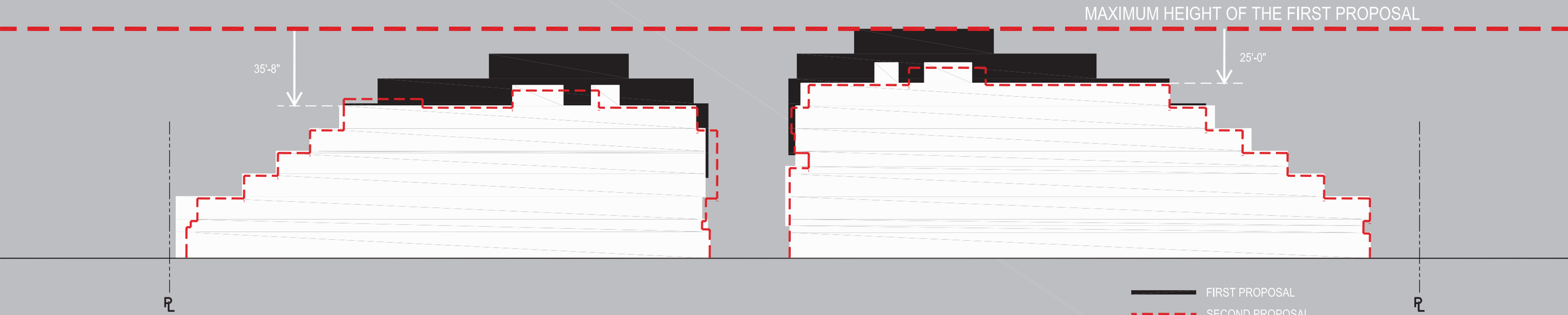


CURRENT PROPOSAL WITH POTENTIAL 3-STOREY BUILDING AT NE CORNER OF 14TH & MARINE

CURRENT PROPOSAL IN EXISTING CONTEXT



BASELINE 4 STOREY BUILDING IN EXISTING CONTEXT




HEIGHT REDUCTION DIAGRAM (MARINE DRIVE ELEVATION)

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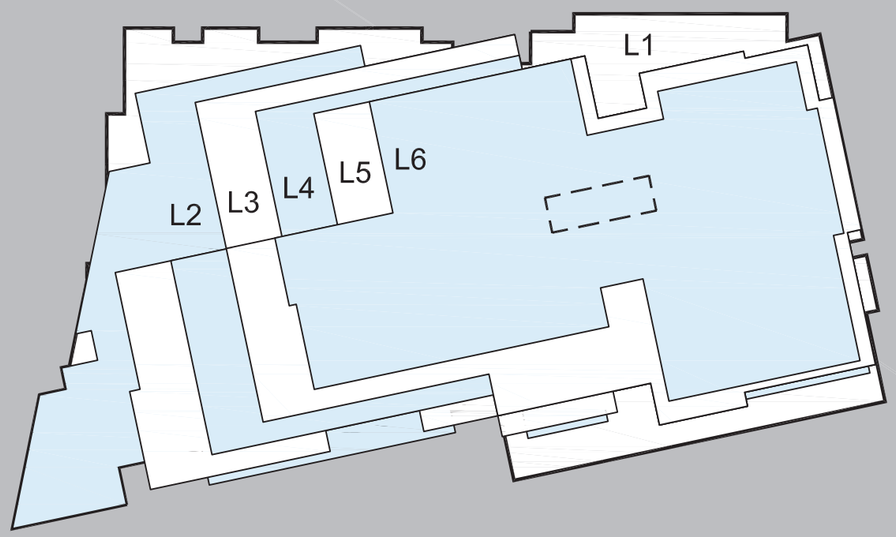
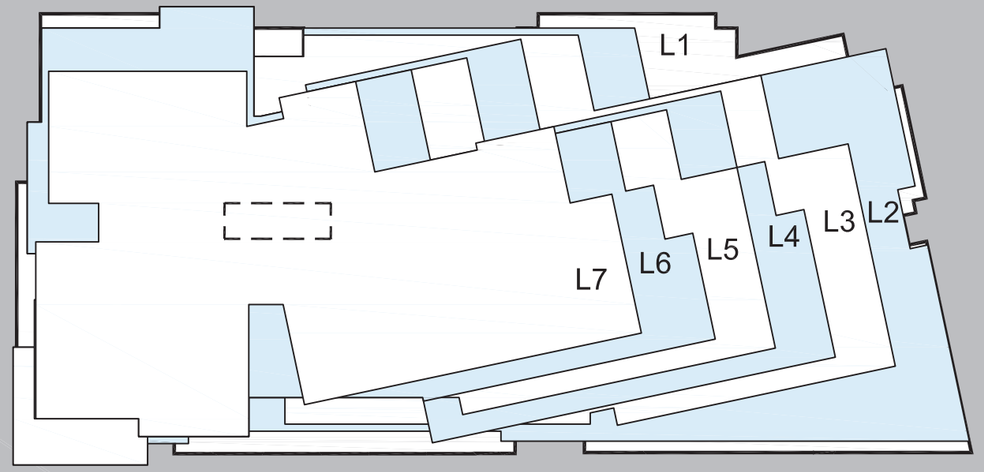
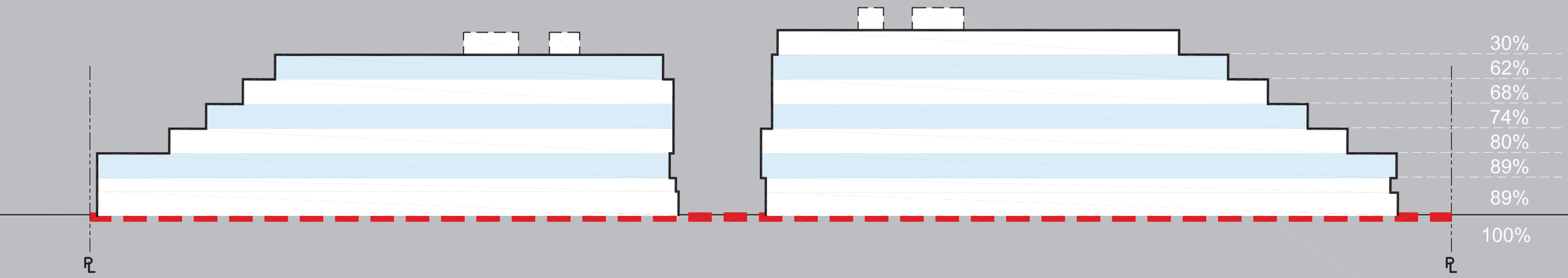



BUILDING FOOTPRINT

| Level | % of Ground-Level Footprint |
|---|---|
| L1 | 100.0% |
| L2 | 96.2% |
| L3 | 84.3% |
| L4 | 71.8% |
| L5 | 63.5% |
| L6 | 52.2% |
| L7 | 24.1% |




AVERAGE WIDTH:
(30% + 62% + 68% + 74% + 80% + 89% + 89%) / 7
= 70% OF FULL FRONTAGE

# BUILDING FOOTPRINT AND AVERAGE WIDTH DIAGRAM (MARINE DRIVE ELEVATION)

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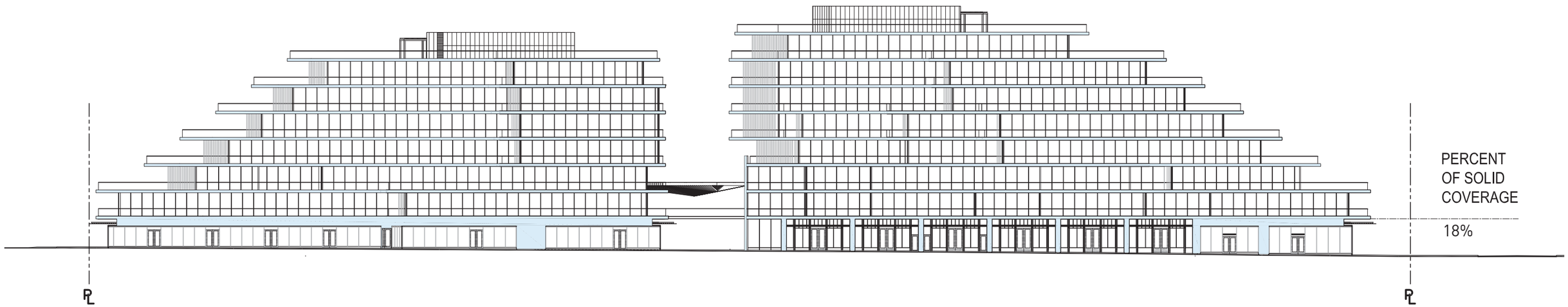
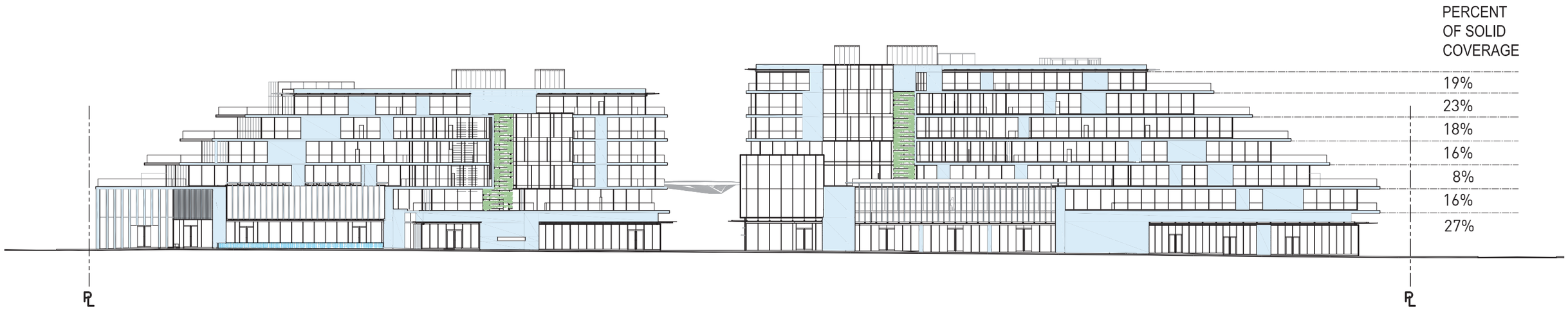



SOLID COVERAGE OF THE FIRST PROPOSAL




SOLID COVERAGE OF CURRENT PROPOSAL

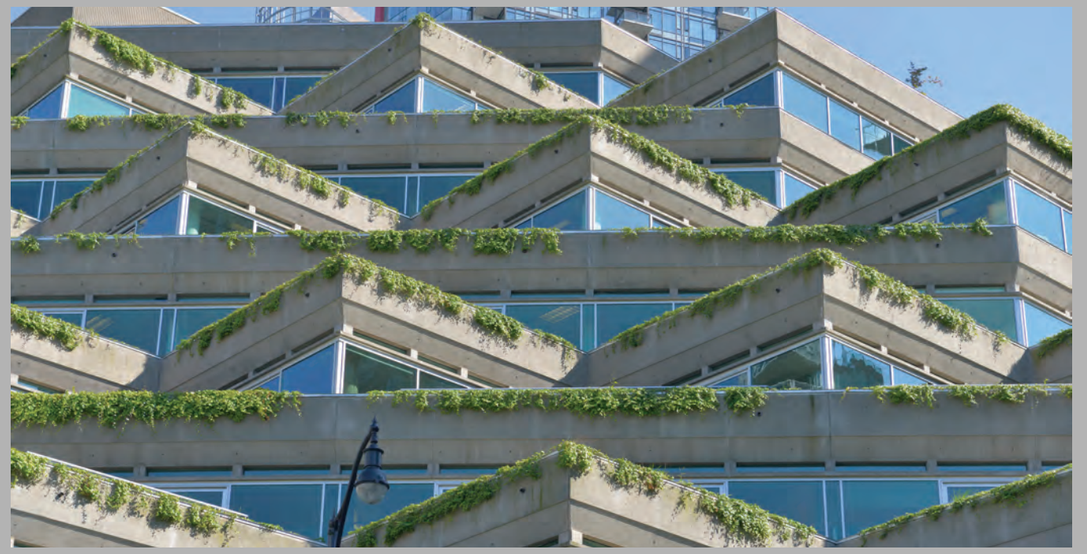




EXISTING AMBLESIDE CHARACTER
ISSUED FOR DRC REVIEW - SEP 05, 2013

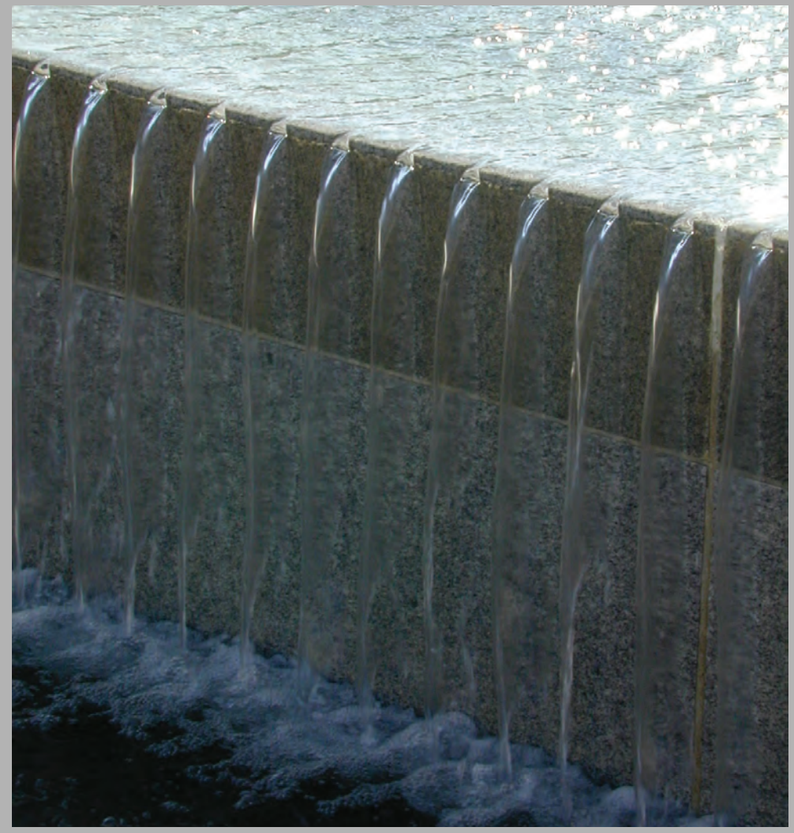
INN AT LAUREL POINT ERICKSON WING, ARTHUR ERICKSON, VICTORIA 1989

MUSEUM OF ANTHROPOLOGY, ARTHUR ERICKSON, VANCOUVER 1976



THE EVERGREEN BUILDING, ARTHUR ERICKSON, VICTORIA 1989

GRAHAM HOUSE, ARTHUR ERICKSON, WEST VANCOUVER 1972



FOUNTAIN, SAN FRANCISCO

IBM BUILDING, NEW YORK CITY

YALETOWN URBAN FARE, VANCOUVER

MARINASIDE CRESCENT, VANCOUVER


FAIRMONT PACIFIC RIM, VANCOUVER


LAW COURTS, VANCOUVER


PRIVATE RESIDENCE, VANCOUVER

SHUTTERS, VICTORIA

THERME VALS, SWITZERLAND

Grosvenor is committed to development that contributes to living cities. The company is targeting LEED Gold equivalency in the design.

Sustainability is first addressed on multiple levels, first on a large scale, community-wide context and progressing through into the more site specific opportunities and also the building-specific level. The 1300 Block location is ideal in supporting smart growth principles as well as creating a dynamic hub, promote livability and an enhanced sense of community.

## COMMUNITY LOCATION AND LINKAGES

This new development is a mix of housing, recreational and commercial uses. The combination of multiple uses concentrated within one parcel helps promote social and community connectivity and decrease automobile dependence and related fuel consumption.

## TRANSIT ORIENTED DEVELOPMENT

The proximity to multiple bus lines allows residents to readily connect with other areas of the North Shore as well as Metro Vancouver. Efficient transit service to the site provides a viable alternative for patrons rather than using personal vehicles. It also supports viable higher density development and productive mixed use developments.

Grosvenor is considering the inclusion of public car sharing facilities in this development which also encourages a variety of mobility options.

The building parkade will include infrastructure for charging electric vehicles.

## CYCLING NETWORK

In addition to public transit, 1300 Block is connected to an extensive cycling network and passes along Marine Drive and Spirit Trail. This provides easy access to shops, water front pathways and connections into the surrounding community on 13th and 14th street and access into Ambleside Park. Grosvenor is proposing ample bicycle parking for residents and commercial patrons. A locker and shower facility is included in the design for employees in the commercial facility.

## PEDESTRIAN CONNECTIVITY

Walking access to the site and within the development is also considered. To promote walkability and reduce the impact of vehicular commuting, pedestrian access to site is facilitated through the connections on all four sides of the block with particular focus on the Marine Drive sidewalks and wide Bellevue Avenue promenades. 1300 Block is an integral part of a wider shopping area and the added residential use will help support local retail. Grosvenor is also proposing a mid-block pedestrian galleria which breaks the 570 ft block into a more pedestrian friendly scale and provides alternate walking routes. Extensive pedestrian weather protection is proposed for the retail level.

## THE NATURAL ENVIRONMENT

The connection to community amenities and the natural environment is important. Connectivity not only to modern amenities but also to nearby open space, beachfront and park systems creates balanced livability within the area.

To enhance the pedestrian experience on site, a connection to the natural environment is an important part of the design. Well placed ground and roof level planting, including extensive greenroofs, is planned to be planted with native and adaptive vegetation.

## GREEN INFRASTRUCTURE AND BUILDING SYSTEMS

Energy, water and material use is addressed using a holistic approach. The first considerations are focused on integrating passive design elements, energy sharing, efficient equipment and high quality materials. The synergy of these elements creates optimal operation in the buildings as well as high quality indoor environment.

## INDOOR COMFORT

In place of a traditional forced air system a radiant floor system is planned. Drafts or temperature pockets are non issue with a radiant system as it provides an even distribution of heat and enhances occupant comfort. The supply of outdoor air also ensures that high quality, fresh air is delivered to the building and is designed to supply each suite individually.

## FACADE

The vegetation planted on several levels will help keep both horizontal and nearby vertical surfaces cool by limiting solar absorption and re-radiation. Solar shading and overhangs will also limit the indoor solar gains in the summer, and efficient window systems will help insulate from heat loss on the North side in winter months.

## PASSIVE ENERGY

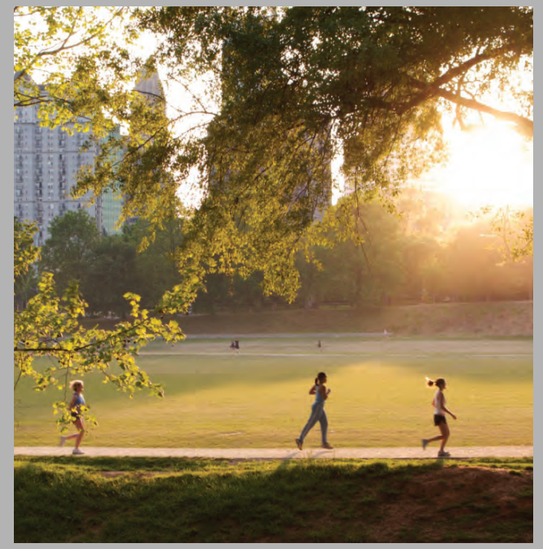
Heat will be recovered from exhaust air derived at the core building and from each individual suite. Waste heat from the commercial areas will also be collected and fed into satisfy residential heating needs. Solar energy systems will also be considered to supplement base building systems and provision of future connectability to alternate energy will be incorporated.

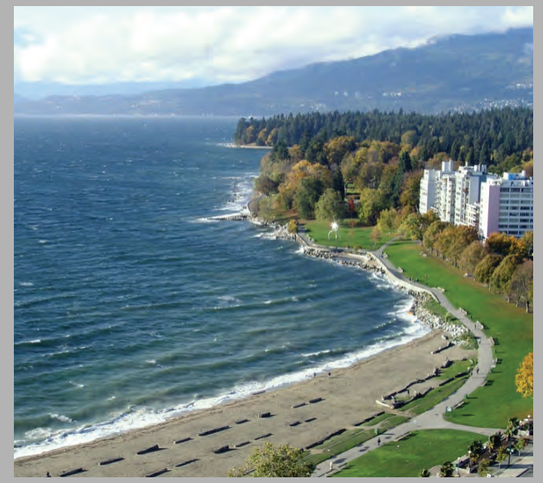
## ENERGY CONSERVATION

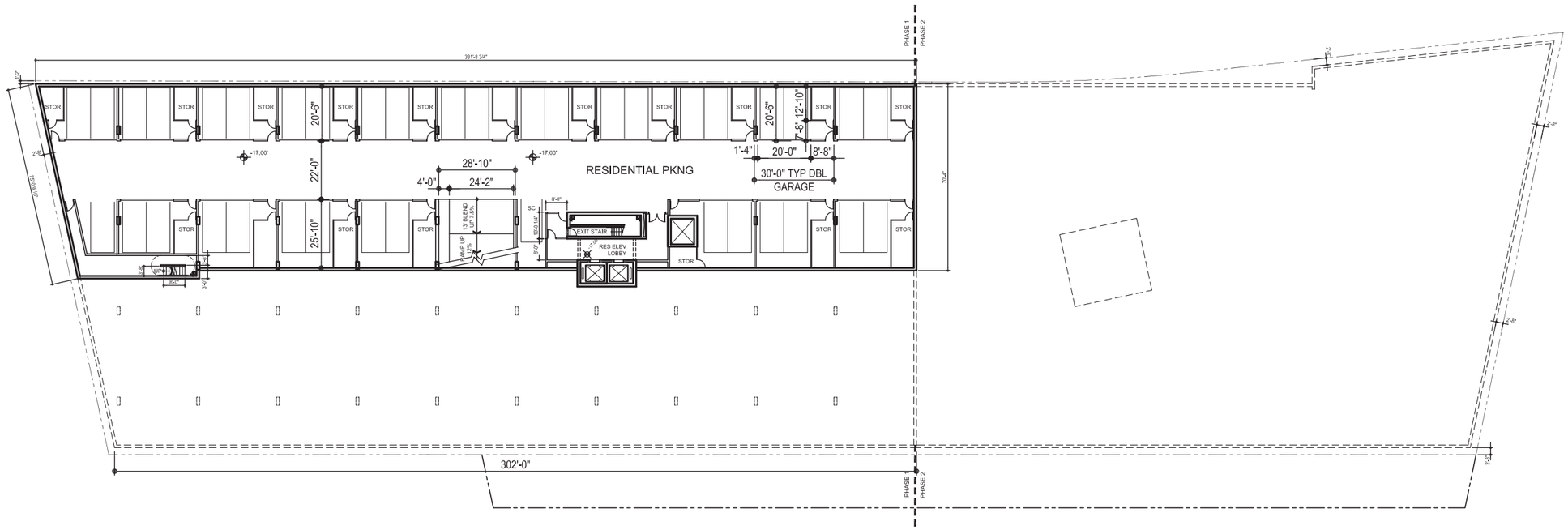
Occupancy sensors are planned for common area parkade lighting to conserve energy when unoccupied. Efficient HVAC equipment, Energy Star appliances, lowered lighting power density, efficient lighting design and a high quality envelope will all lend to conserving energy used to power and condition the building. Commissioning of the building systems will also ensure equipment is calibrated and operating at optimum efficiency.

## WATER

To reduce the demand on valuable potable water resources, water efficiency measures will be implemented. The landscape design is planned to include native and adaptive species as well as high efficiency irrigation. Inside the building, low-flow fixtures in the bathroom and kitchens, are also planned to be installed.





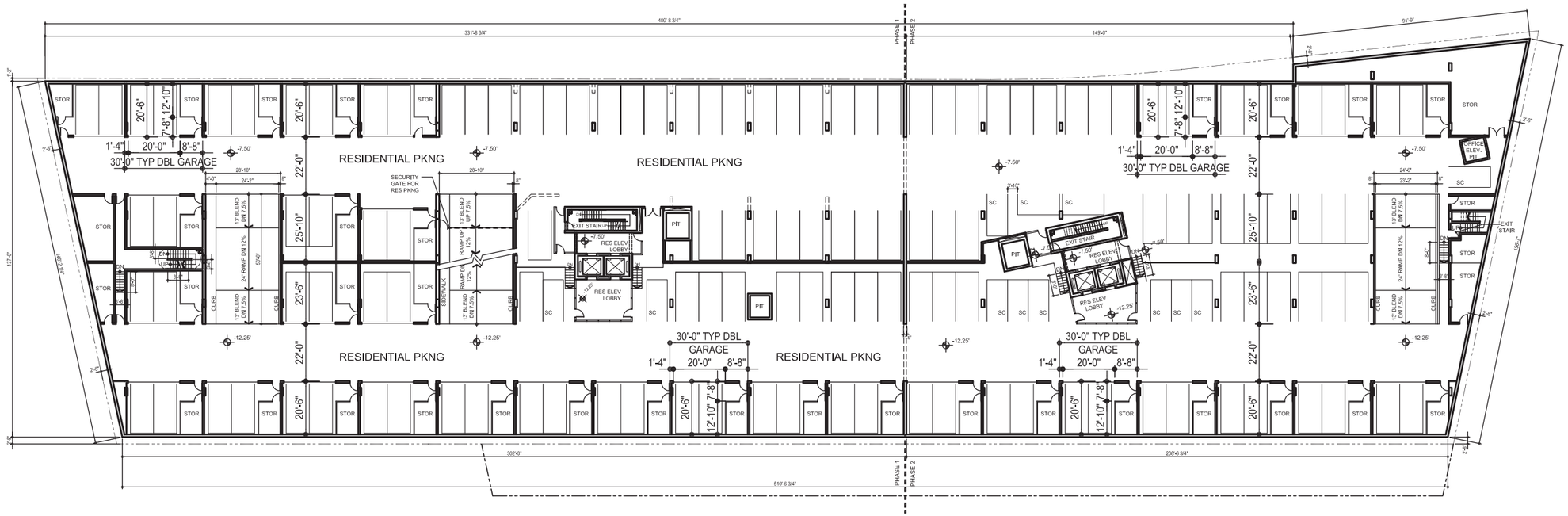



RESIDENTIAL PARKING - PHASE 1

GARAGES PROVIDED LEVEL P3

| | |
|---|---|
| 18 Double Garages | - 36 Stalls |
| + 1 Open Stalls | - 37 Stalls |
| + 1 Small Car | - 38 Stalls |

TOTAL PROVIDED = 38 STALLS




RESIDENTIAL PARKING - PHASE 1

GARAGES PROVIDED LEVEL P2

| | |
|---|---|
| 21 Double Garages | - 42 Stalls |
| +36 Open Stall | - 78 Stalls |
| + 2 Open Stall (Small Car) | - 80 Stalls |
| Visitor Spaces | - 0 Stalls |

TOTAL PROVIDED = 80 STALLS

| PHASES 1&2 TOTAL | |
|---|---|
| 32 DOUBLE GARAGES | -64 STALLS |
| OPEN STALLS | -66 STALLS |
| SMALL CAR | -12 STALLS |

TOTAL PROVIDED = 142 STALLS

RESIDENTIAL PARKING - PHASE 2

GARAGES PROVIDED LEVEL P2

| | |
|---|---|
| 11 Double Garages | - 22 Stalls |
| 11 Garages Total | - 22 Stalls |
| + 30 Open Stall | - 52 Stalls |
| + 10 Open Stall (small car) | - 62 stalls |

TOTAL PROVIDED = 62 STALLS

# PARKING LEVEL 2 PLAN

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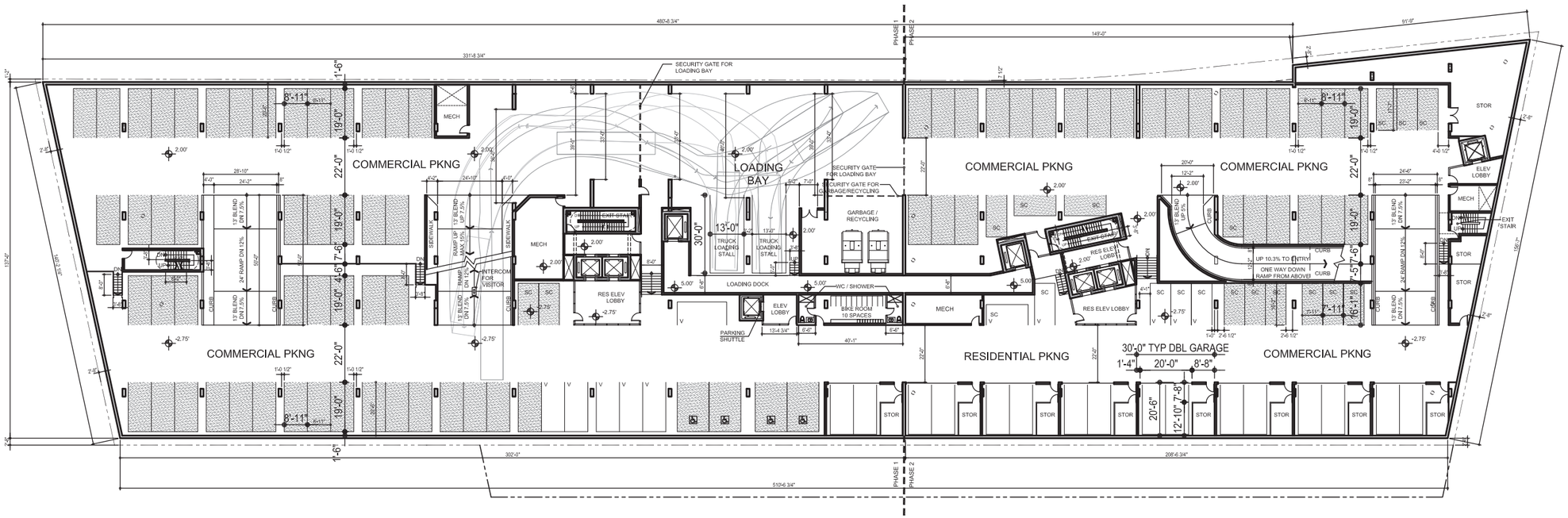
0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS




PHASE 1
Commercial Spaces
47 stalls
2 small car stalls
4 HC stalls
53 stalls total

Visitor Spaces
6 Stalls

1 double garages = 2 stalls

TOTAL PROVIDED = 61 STALLS

PHASES 1&2 TOTAL
92 COMMERCIAL STALLS
11 VISTOR STALLS
16 RESIDENTIAL STALLS

TOTAL PROVIDED = 119 STALLS

PHASE 2
Commercial Spaces
27 stalls
12 small car stalls
39 stalls total

Visitor Spaces
5 small car stalls
5 stalls total

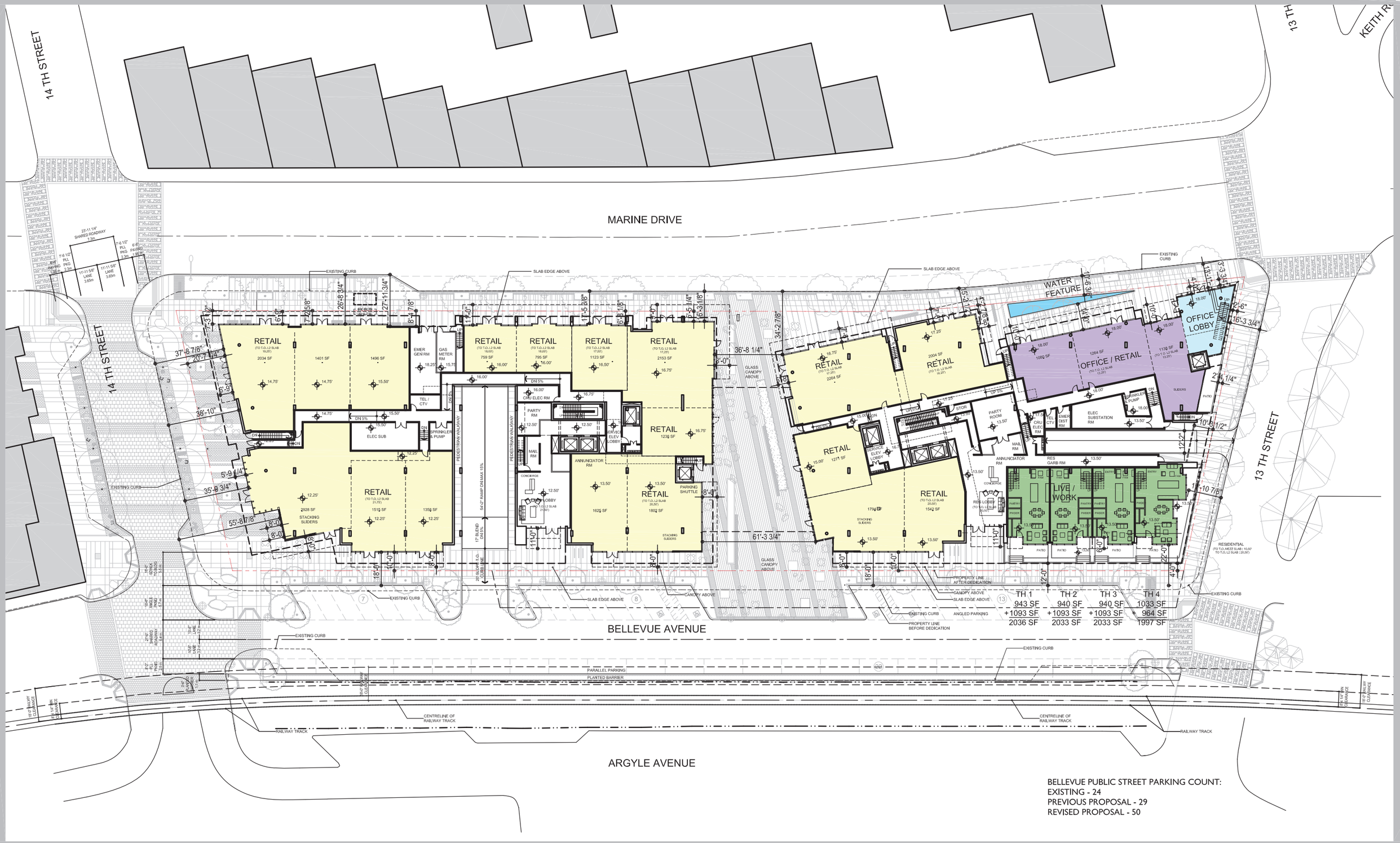
Residential Garages
7 Double Garages - 14 Stalls

TOTAL PROVIDED = 58

# PARKING LEVEL 1 PLAN
ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK
JAMES KM CHENG | ARCHITECTS



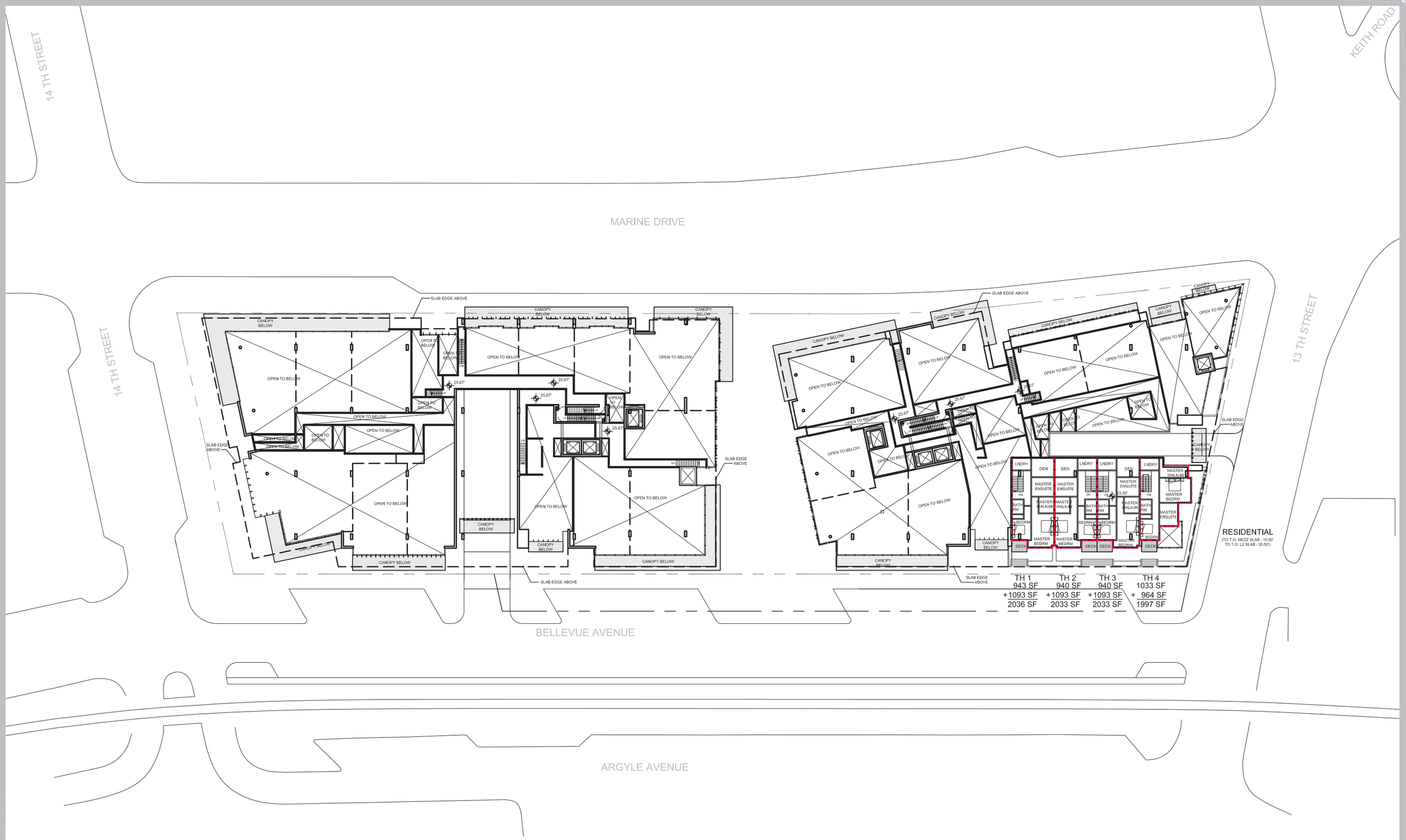

# GROUND LEVEL PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS




# LEVEL MEZZANINE PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS


# LEVEL 2 PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS


# LEVEL 3 PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS


# LEVEL 4 PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS


LEVEL 5 PLAN
ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK
JAMES KM CHENG | ARCHITECTS


LEVEL 6 PLAN
ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK
JAMES KM CHENG | ARCHITECTS


LEVEL 7 PLAN
ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK
JAMES KM CHENG | ARCHITECTS


# ROOF PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS

FIRST PROPOSAL

SECOND PROPOSAL

CURRENT PROPOSAL

MARINE (NORTH) ELEVATIONS

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FIRST PROPOSAL

SECOND PROPOSAL

CURRENT PROPOSAL

BELLEVUE (SOUTH) ELEVATIONS

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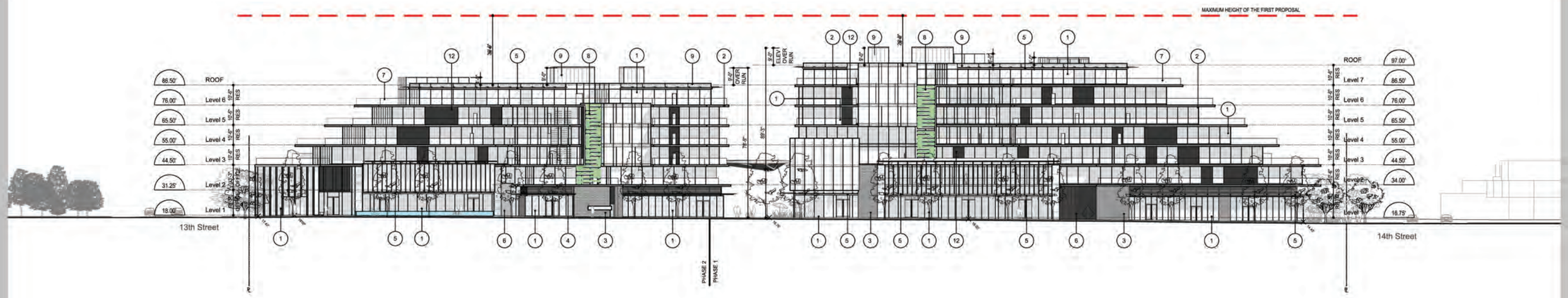
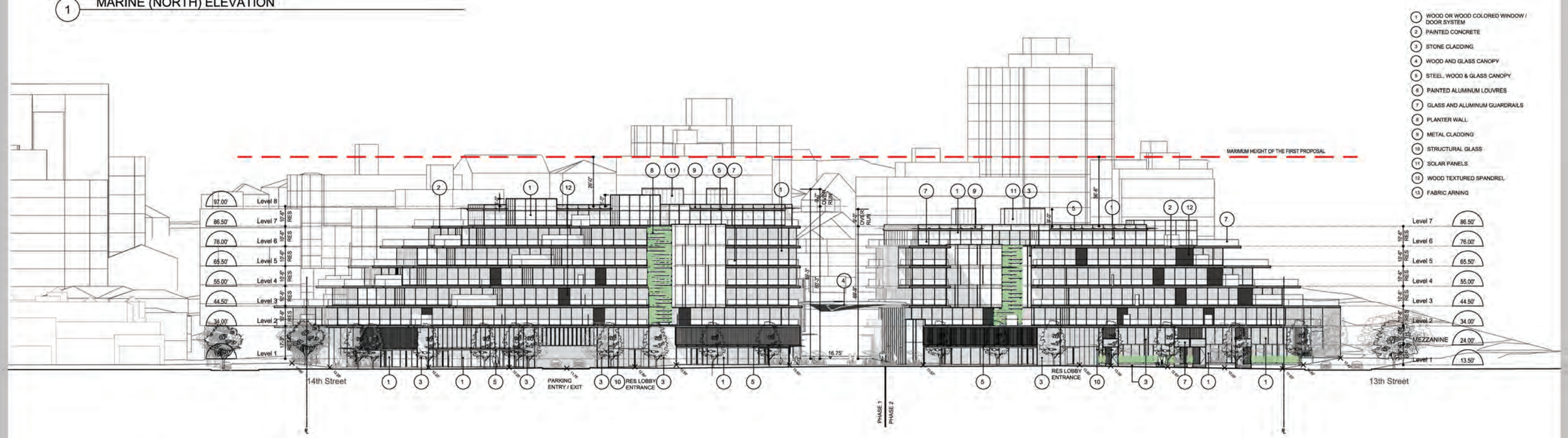
13TH STREET (EAST) ELEVATION

14TH STREET (WEST) ELEVATION

ELEVATIONS
ISSUED FOR DRC REVIEW - SEP 05, 2013



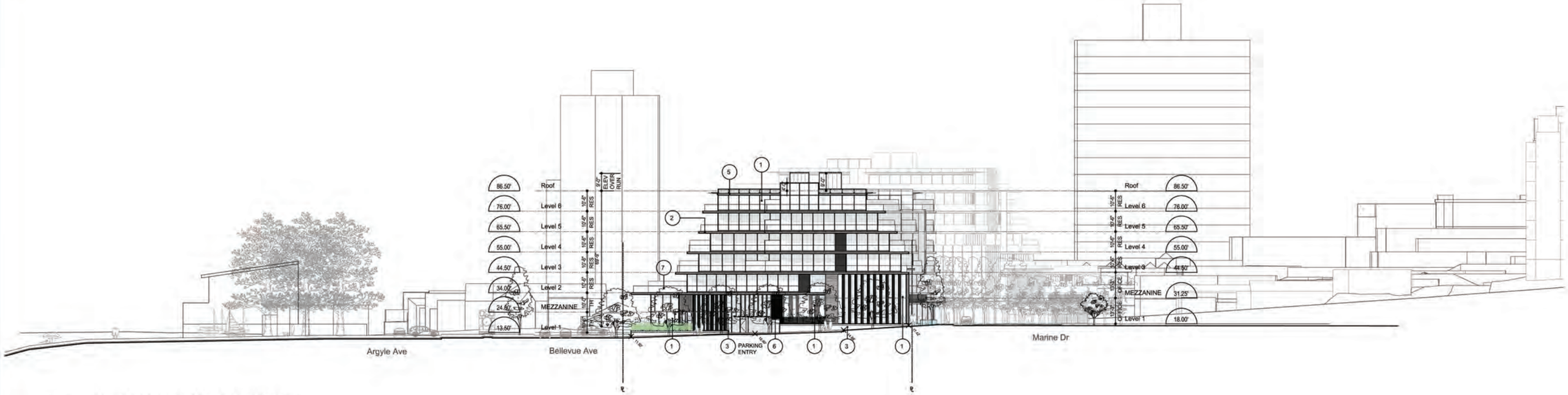

1 MARINE (NORTH) ELEVATION



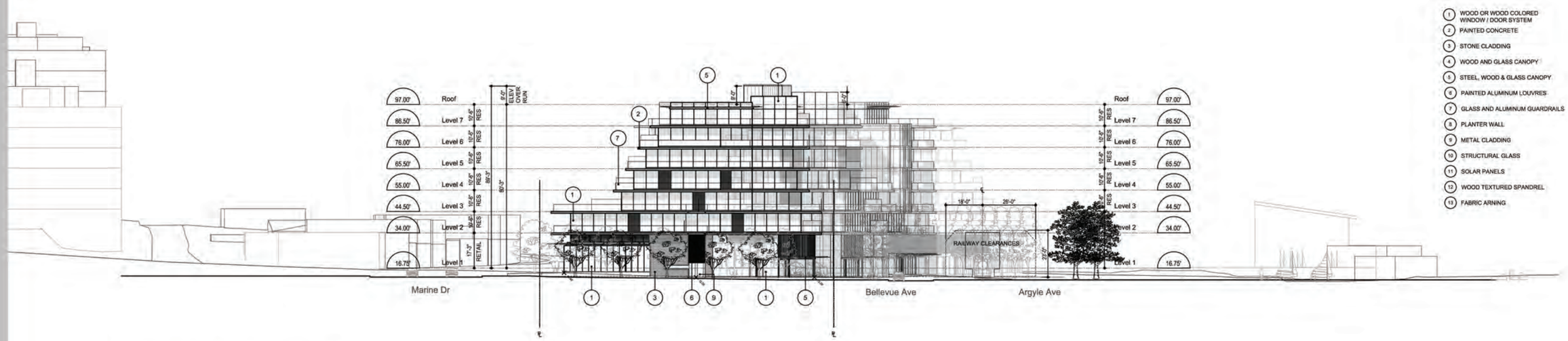

2 BELLEVUE (SOUTH) ELEVATION

1. WOOD OR WOOD COLORED WINDOW / DOOR SYSTEM
2. PAINTED CONCRETE
3. STONE CLADDING
4. WOOD AND GLASS CANOPY
5. STEEL, WOOD & GLASS CANOPY
6. PAINTED ALUMINUM LOUVRES
7. GLASS AND ALUMINUM GUARDRAILS
8. PLANTER WALL
9. METAL CLADDING
10. STRUCTURAL GLASS
11. SOLAR PANELS
12. WOOD TEXTURED SPANDREL
13. FABRIC ARNING

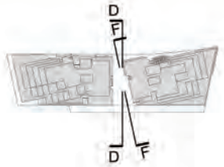
MARINE (NORTH) & BELLEVUE (SOUTH) ELEVATIONS
ISSUED FOR DRC REVIEW - SEP 05, 2013

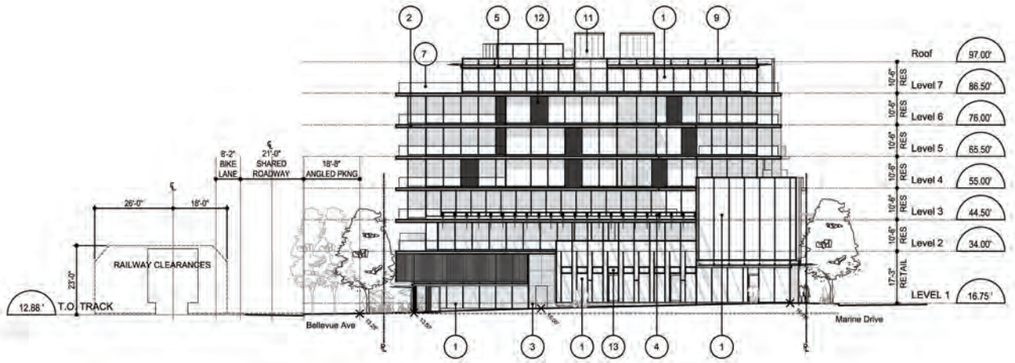



1 13TH STREET (EAST) ELEVATION

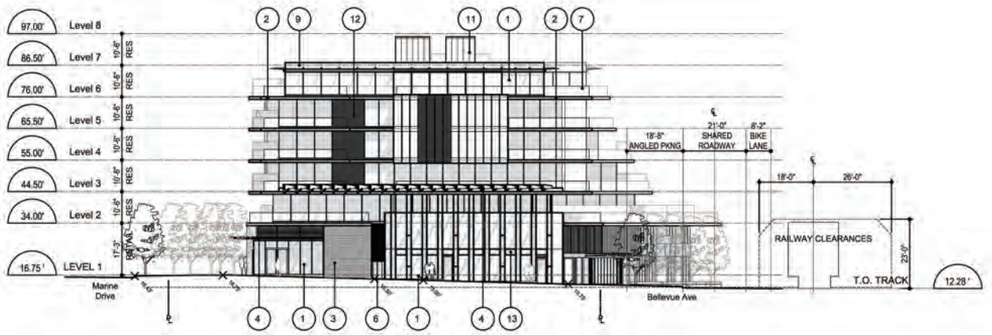



2 14TH STREET (WEST) ELEVATION



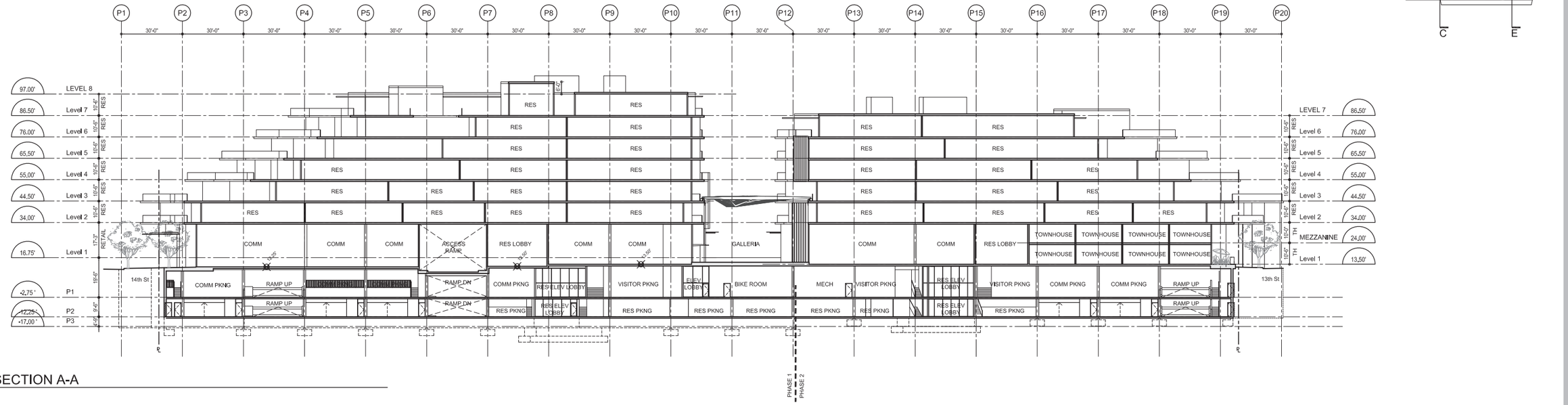




1 GALLERIA (EAST) ELEVATION - SECTION D-D

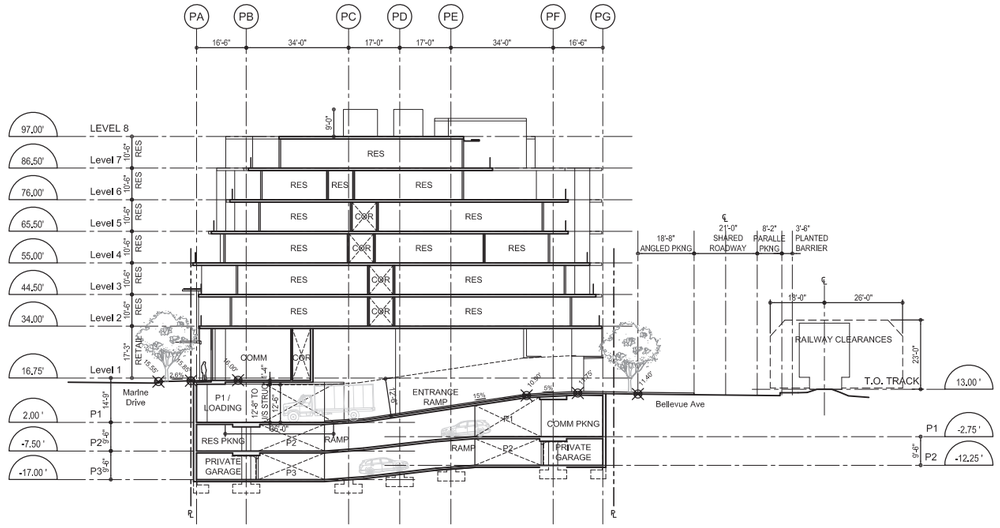



2 GALLERIA (WEST) ELEVATION - SECTION F-F

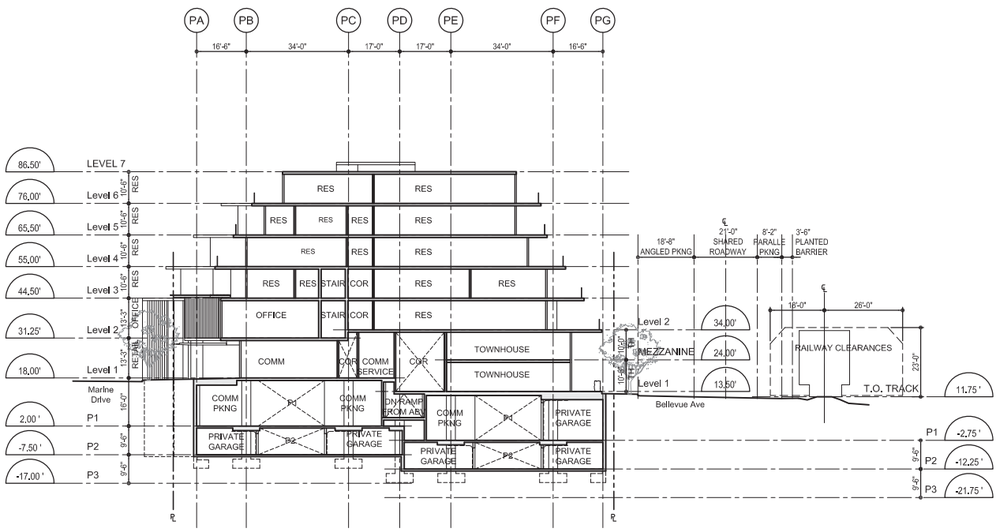
1. WOOD OR WOOD COLORED WINDOW / DOOR SYSTEM
2. PAINTED CONCRETE
3. STONE CLADDING
4. WOOD AND GLASS CANOPY
5. STEEL, WOOD & GLASS CANOPY
6. PAINTED ALUMINUM LOUVRES
7. GLASS AND ALUMINUM GUARDRAILS
8. PLANTER WALL
9. METAL CLADDING
10. STRUCTURAL GLASS
11. SOLAR PANELS
12. WOOD TEXTURED SPANDREL
13. FABRIC ARNING



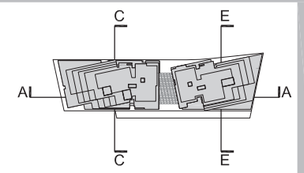

1 SECTION A-A




2 SECTION C-C




3 SECTION E-E



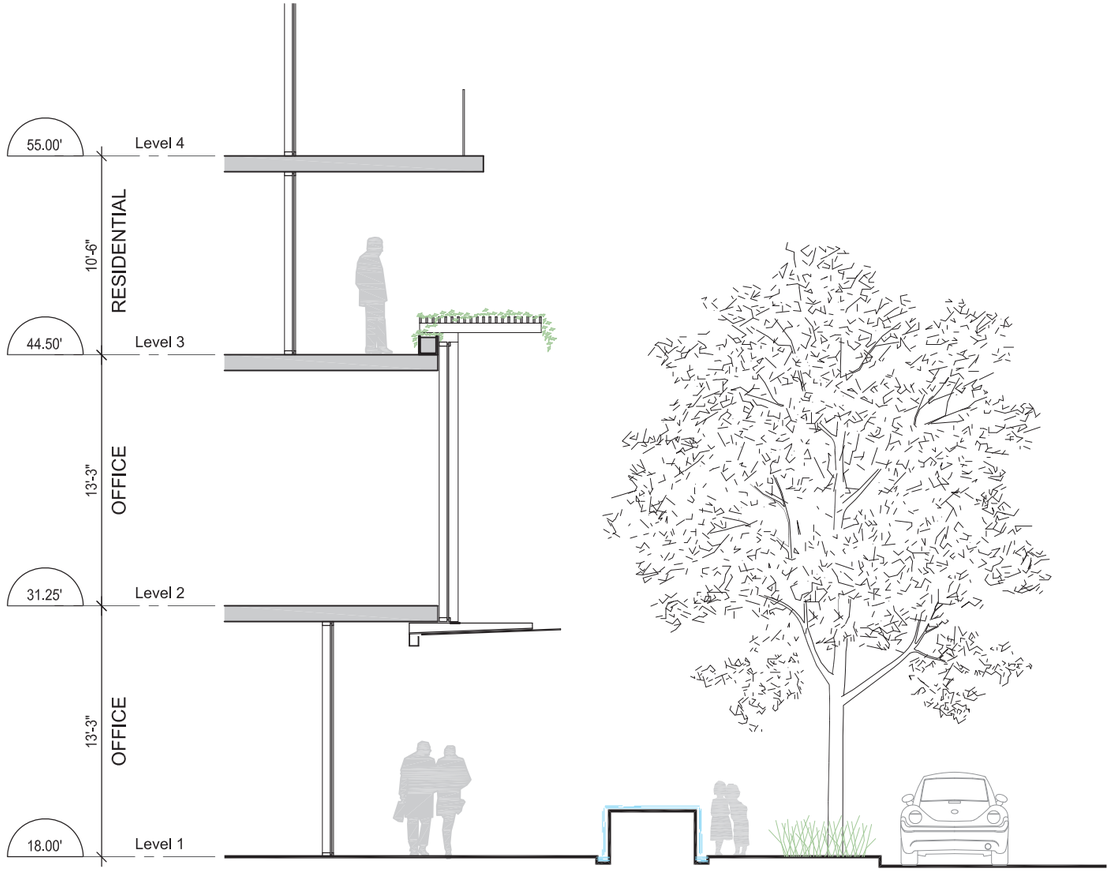

# SECTIONS (LONGITUDINAL & TRANSVERSE)

ISSUED FOR DRC REVIEW - SEP 05, 2013

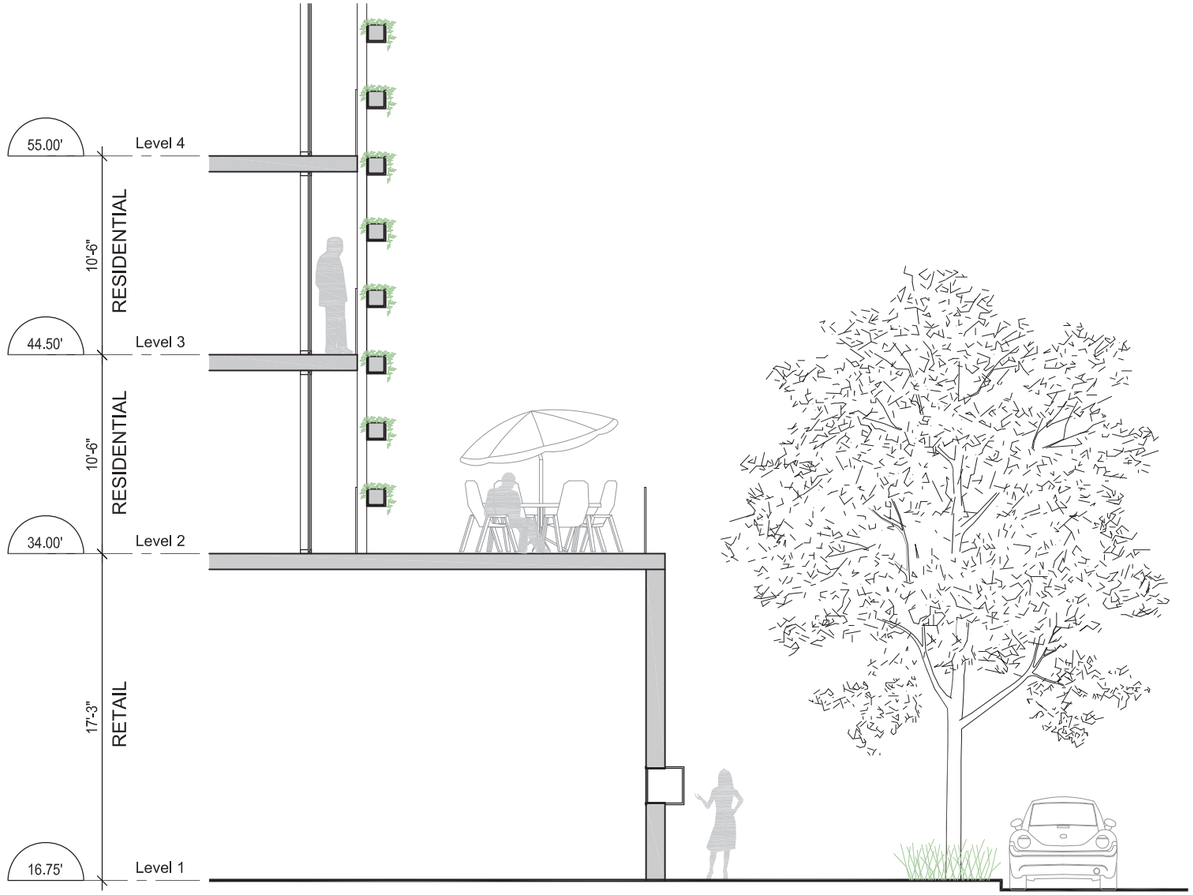
0' 10' 20' 30' 40' 50'

AMBLESIDE 1300 BLOCK

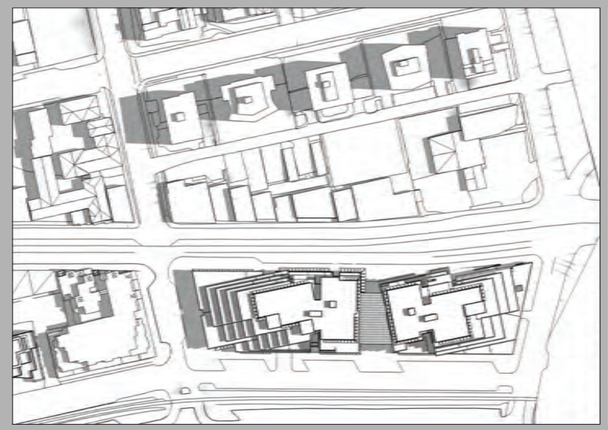
JAMES KM CHENG | ARCHITECTS



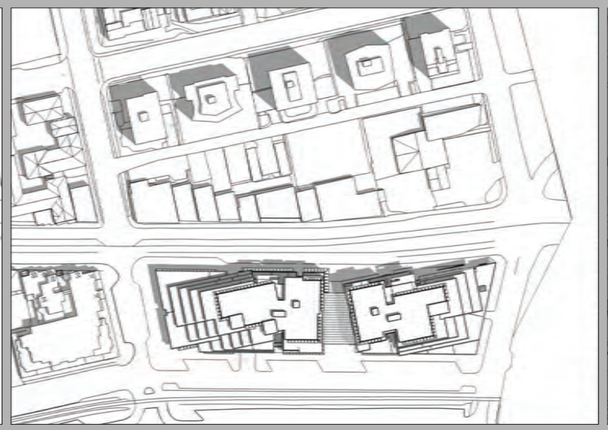

1 SECTION AT TRELLIS (MARINE DRIVE)
SCALE : 1/8" = 1'-0"




2 SECTION AT GREEN WALL (MARINE DRIVE)
SCALE : 1/8" = 1'-0"



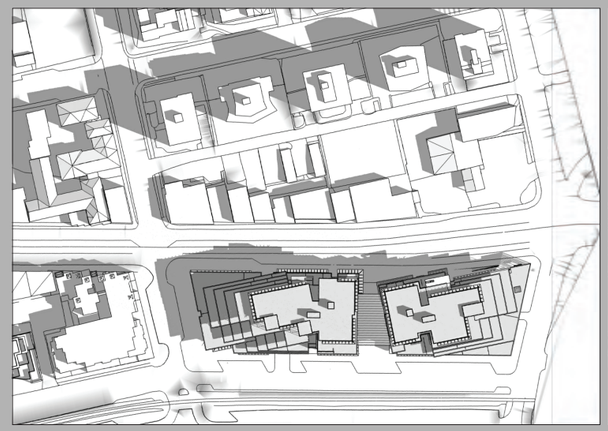
JUNE 21 10AM



JUNE 21 12PM

JUNE 21 2PM

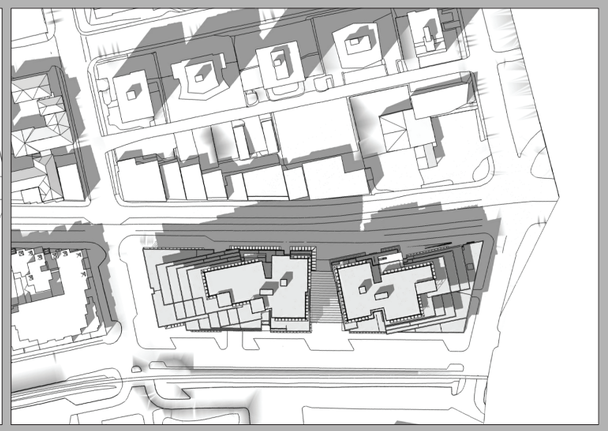
JUNE 21 4PM



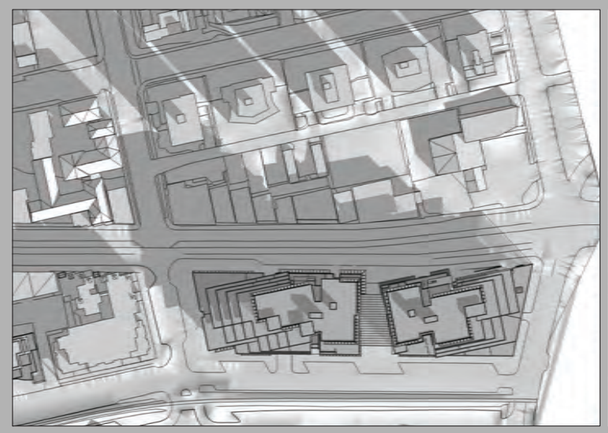
SEPTEMBER 21 10AM

SEPTEMBER 21 12PM

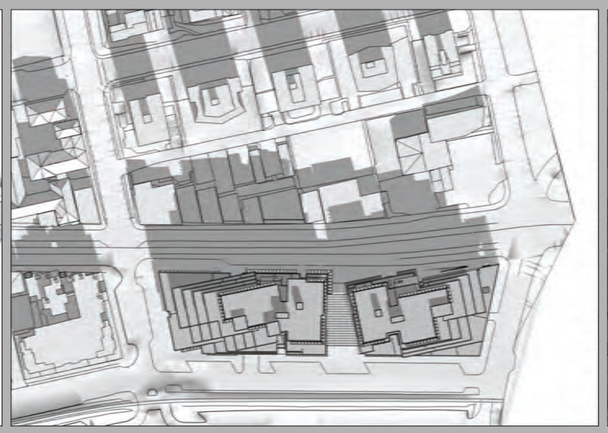
SEPTEMBER 21 2PM



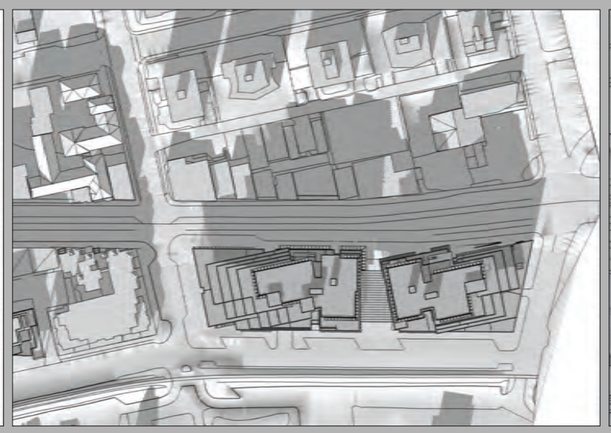
SEPTEMBER 21 4PM



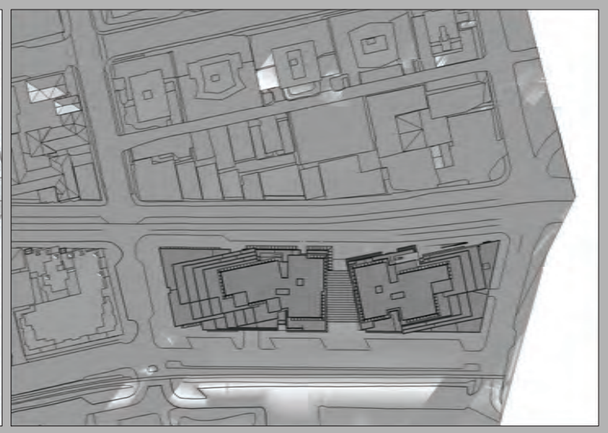
DECEMBER 21 10AM



DECEMBER 21 12PM



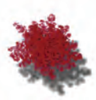
DECEMBER 21 2PM



DECEMBER 21 4PM

# SHADOW STUDIES

ISSUED FOR DRC REVIEW - SEP 05, 2013



ACER RUBRUM
Armstrong Red Maple


PLATANUS X ACERIFOLIA
'Bloodgood' Plane Tree


CORNUS
Eddie's White Wonder Dogwood


CORNUS CAMPESTRE
Stellar Dogwood


ACER CAMPESTRE
Field Maple


ACER CAMPESTRE
Existing Field Maple


Existing Tree

scale: nts


## PROPOSED

- COLORED CONCRETE UNIT PAVER TYPE A
  TO MATCH STANDARD TYPE USED BY THE CITY, DARK COLOR TBD
- COLORED CONCRETE UNIT PAVER TYPE B
  TO MATCH STANDARD TYPE USED BY THE CITY, LIGHT COLOR TBD
- COLORED CONCRETE UNIT PAVER TYPE C
  TO MATCH STANDARD TYPE USED BY THE CITY, DARK COLOR TBD
- COLORED CONCRETE PAVERS TYPE D
  SAND BLAST FINISH COLOR TBD
- COLORED CONCRETE PAVERS TYPE E
  STEPSTONE INC, LIGHT COLOR TBD
- CURB BANDING - DOUBLE ROW OF RED BRICK/BASALT STONE
- BASALT PAVERS TO MATCH CITY STANDARDS
- CONCRETE PAVING, GREY, SANDBLAST FINISH
  SAW CUT JOINTS
- CUSTOM THERMOPLASTIC CROSSING PATTERNING ON ASPHALT
- WATER FEATURE WITH SCULPTURAL BOULDERS
- SCULPTURAL BOULDERS
- TREE GRATES

## CITY STANDARD

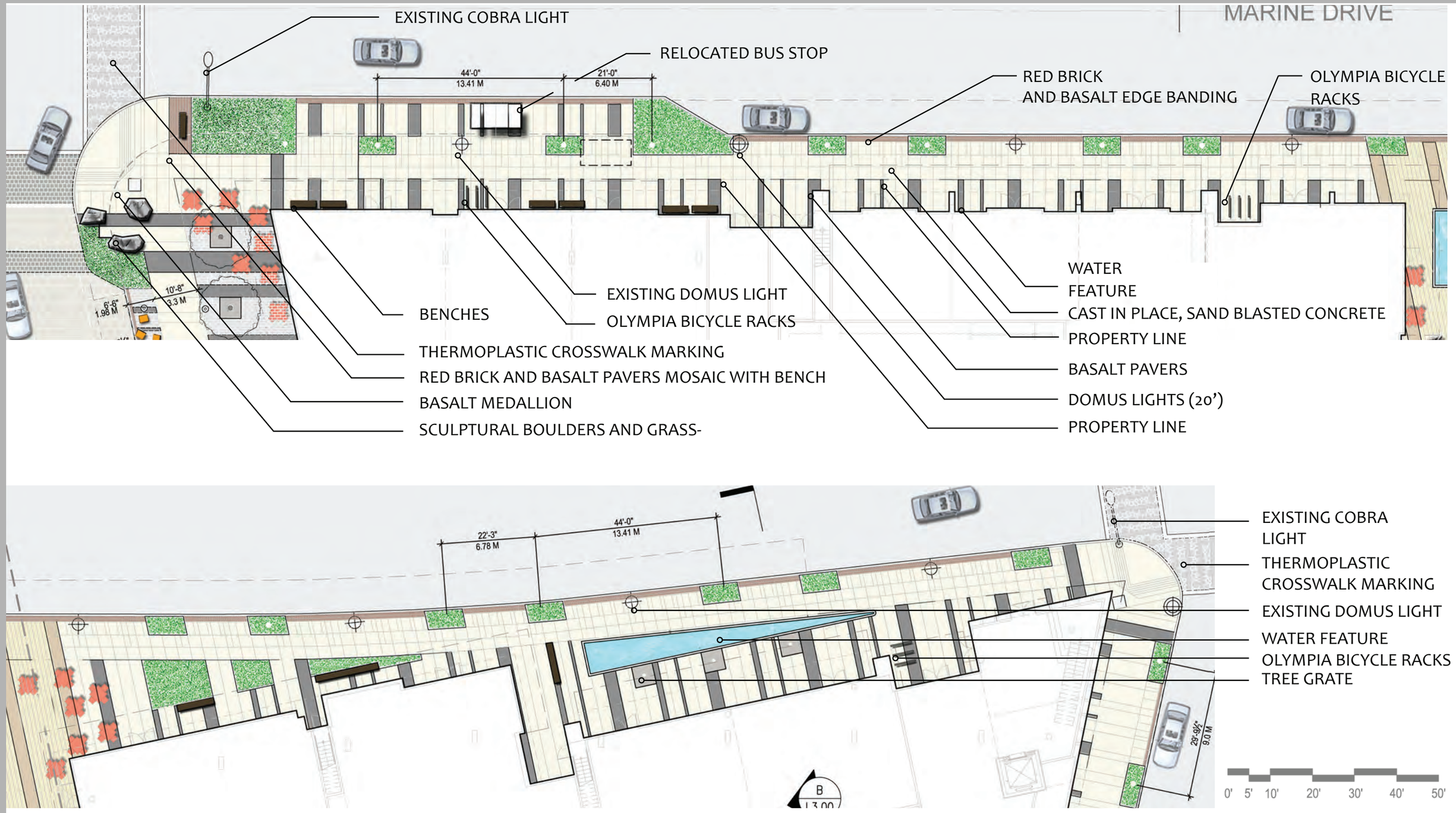
- BRICKS AT BOULEVARD EDGE - DOUBLE ROW
- BRICKS AT BOULEVARD EDGE - SINGLE ROW
- BRICK AND BASALT PAVER BANDS
- BASALT PAVERS

scale: nts


scale: nts

LANDSCPAE - ROOF PLAN

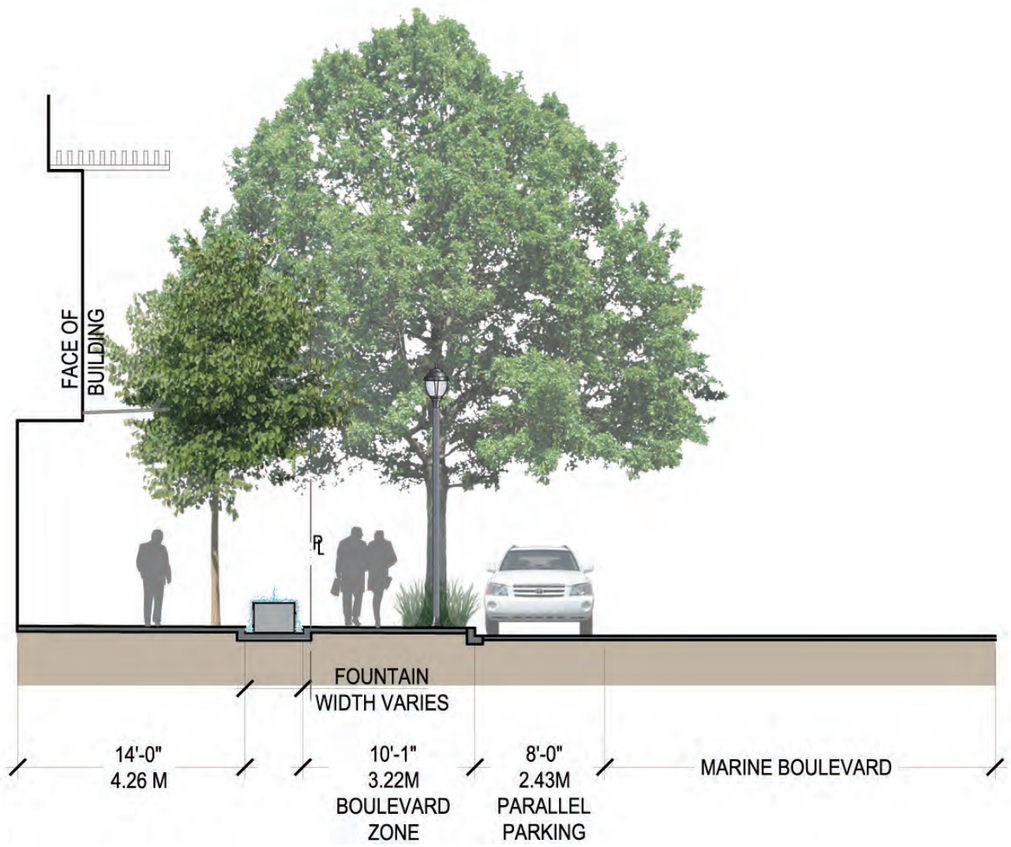
ISSUED FOR DRC REVIEW - SEP 05, 2013




scale: 3/64" = 1'-0"

LANDSCPAE - MARINE DRIVE ENLARGED PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

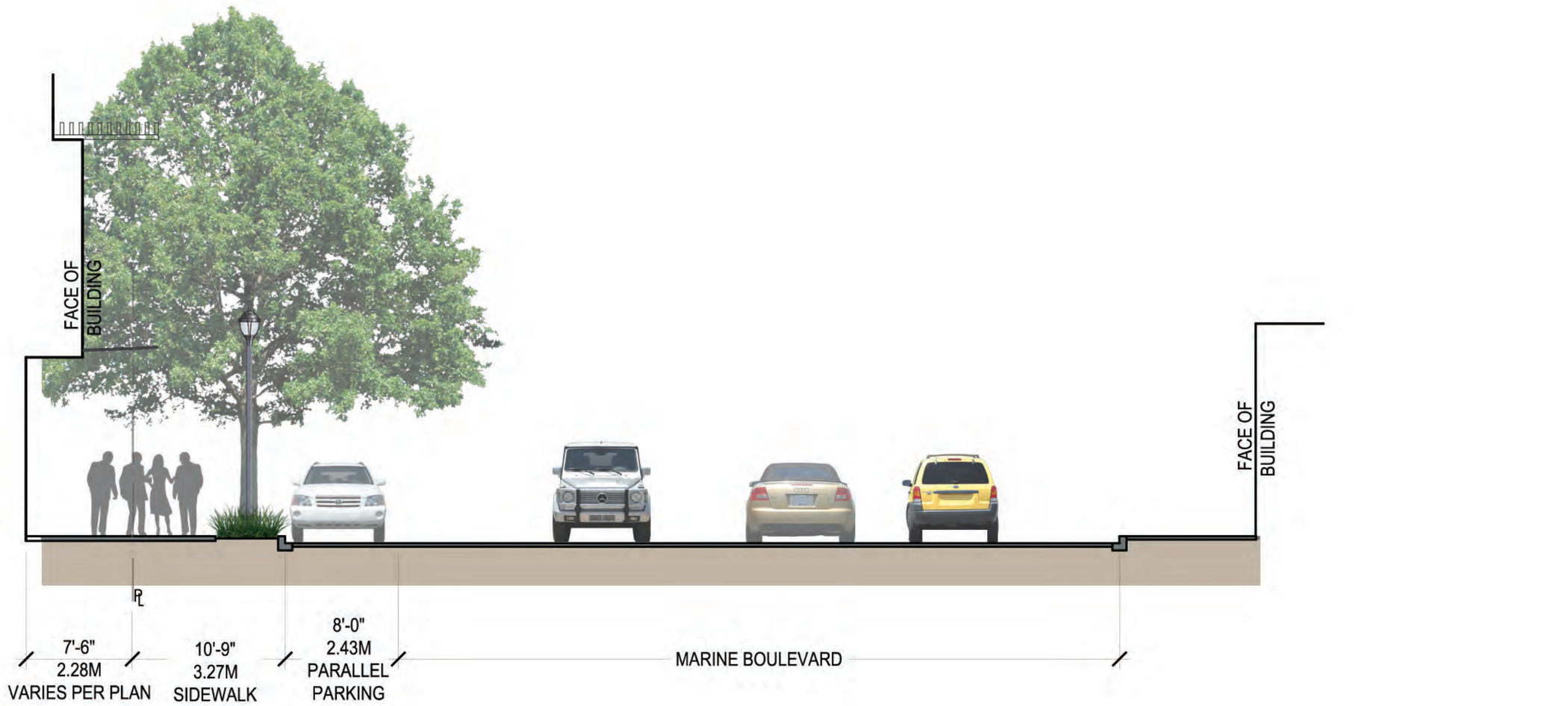



0' 1' 2' 5' 10' 20'

scale: 1/8" = 1'-0"

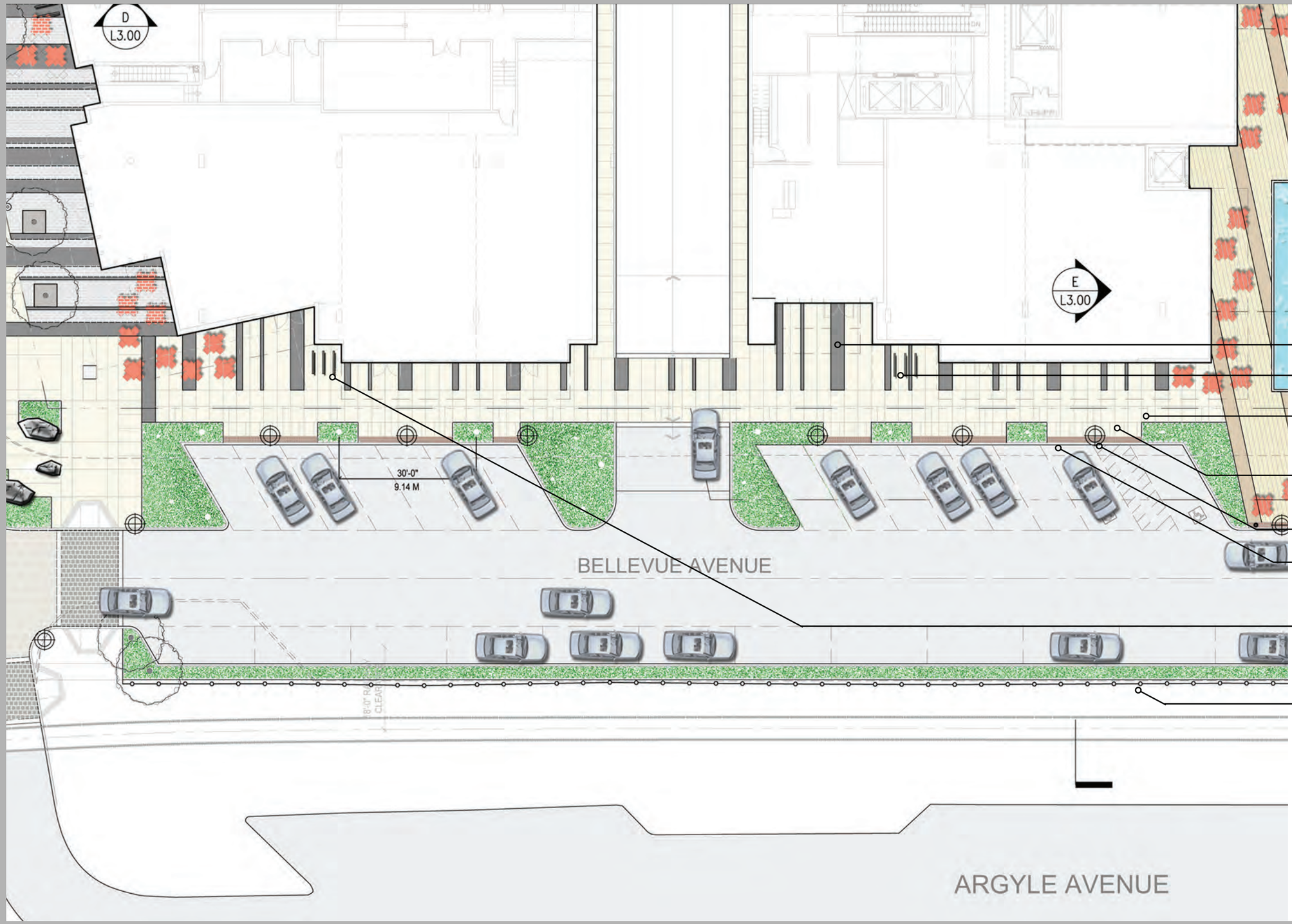
## LANDSCAPE - SECTION "B" AT MARINE DRIVE

ISSUED FOR DRC REVIEW - SEP 05, 2013




scale: 1/8" = 1'-0"

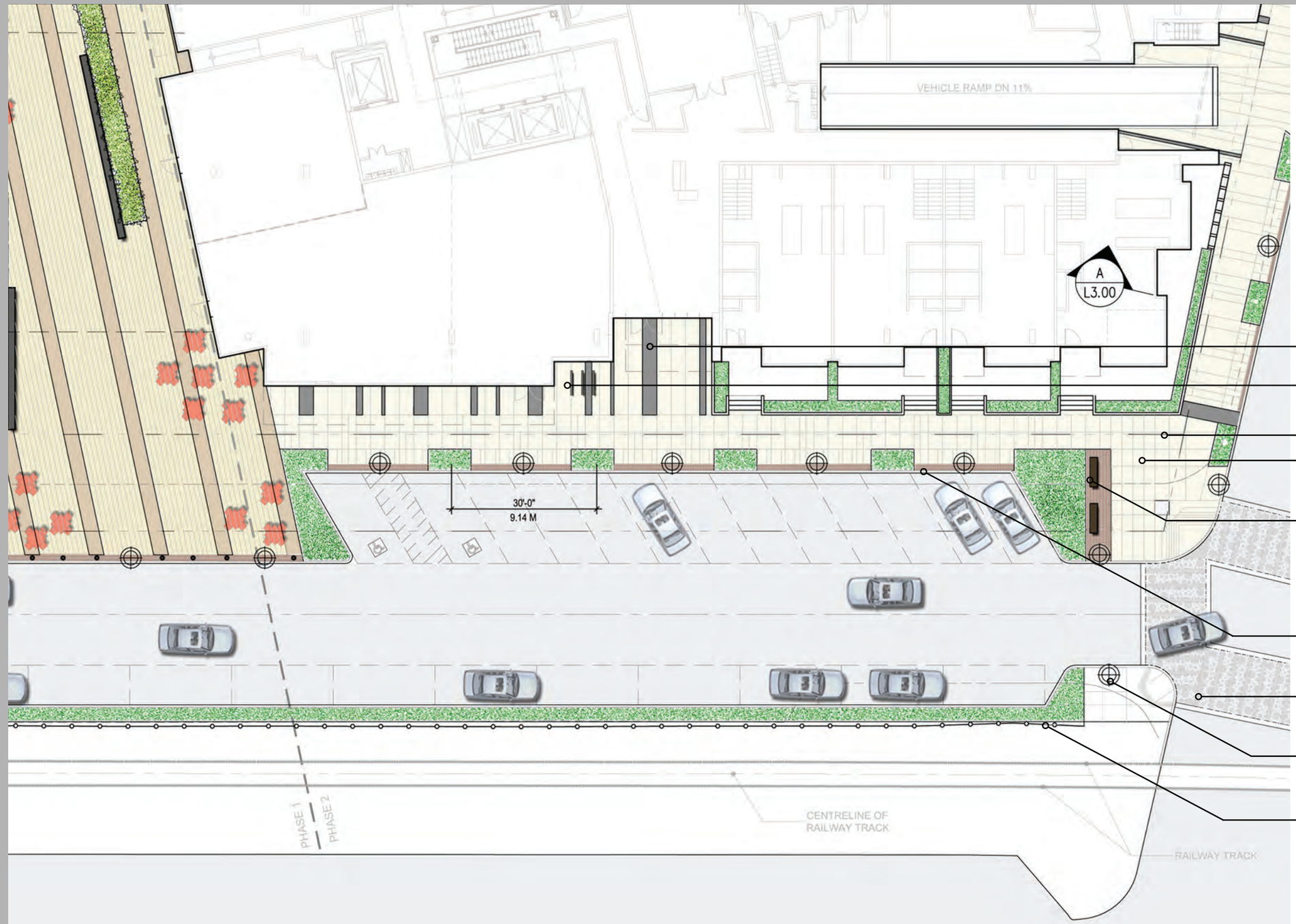
LANDSCAPE - SECITON "C" AT MARINE DRIVE
ISSUED FOR DRC REVIEW - SEP 05, 2013




scale: 3/64" = 1'-0"

LANDSCAPE - BELLEVUE AVENUE WEST ENLARGED PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013




BASALT PAVERS

OLYMPIA BICYCLE RACKS

PROPERTY LINE

CAST IN PLACE,
SAND BLASTED CONCRETE

RED BRICK AND BASALT PAVERS
MOSAIC WITH BENCHES

RED BRICK AND BASALT
EDGE BANDING

THERMOPLASTIC
CROSSWALK MARKING

DOMUS LIGHTS (15')

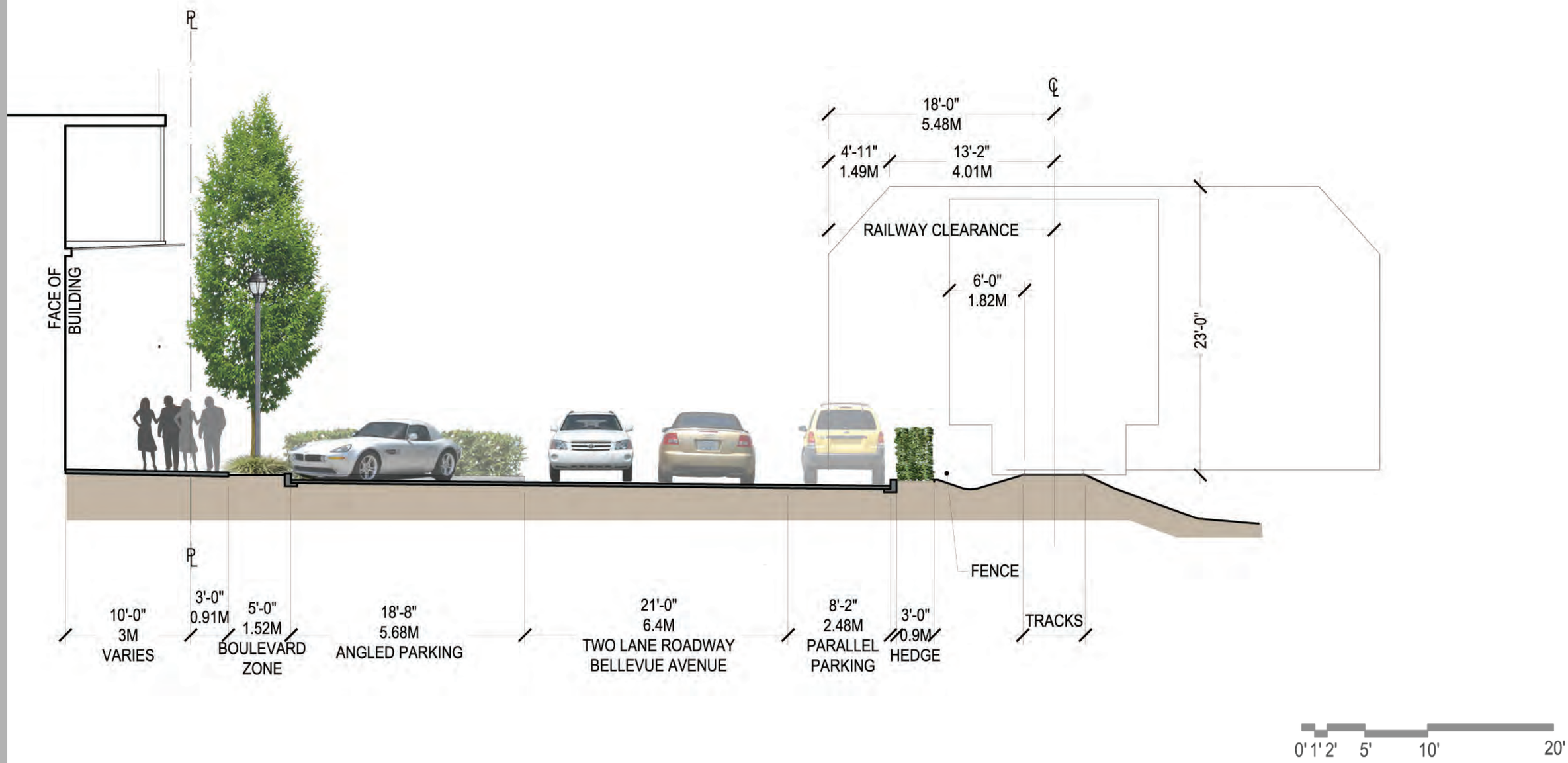
FENCE

0' 5' 10' 20' 30' 40' 50'

scale: 3/64" = 1'-0"

## LANDSCAPE - BELLEVUE AVENUE EAST ENLARGED PLAN

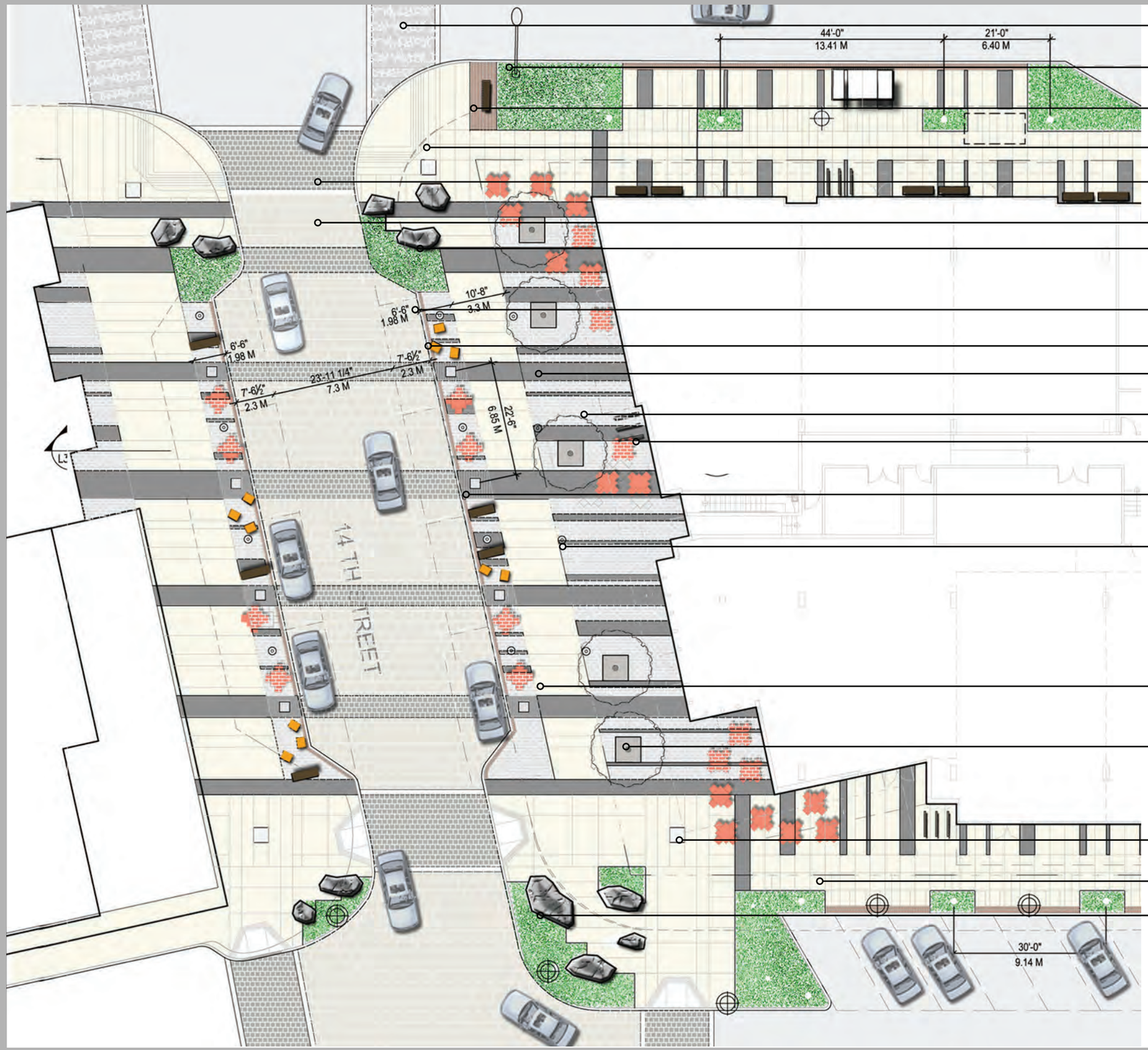
ISSUED FOR DRC REVIEW - SEP 05, 2013




scale: 1/8” = 1’-0”

## LANDSCAPE - SECTION “E” AT BELLEVUE AVENUE

ISSUED FOR DRC REVIEW - SEP 05, 2013




THERMOPLASTIC CROSSWALK MARKING

EXISTING COBRA LIGHT

RED BRICK AND BASALT PAVERS MOSAIC WITH BENCH

EXISTING CURB

COLOURED CONCRETE PAVERS, TYPE C

COLOURED CONCRETE PAVERS, TYPE B
SCULPTURAL BOULDERS AND GRASSES

RED BRICK AND BASALT EDGE BANDING

BENCHES AND CHAIRS (LANDSCAPE FORMS)
BASALT PAVERS

COLOURED CONCRETE PAVERS , TYPE A
OLYMPIA BICYCLE RACKS

TREE GRATE W/ BASALT PAVERS AND GRAVEL

MULTIWOODY AND MULTIPLE LUMENDOME LIGHTS

CAST IN PLACE, SAND BLASTED CONCRETE

CAST IRON TREE GRATES

BASALT MEDALLION

PROPERTY LINE

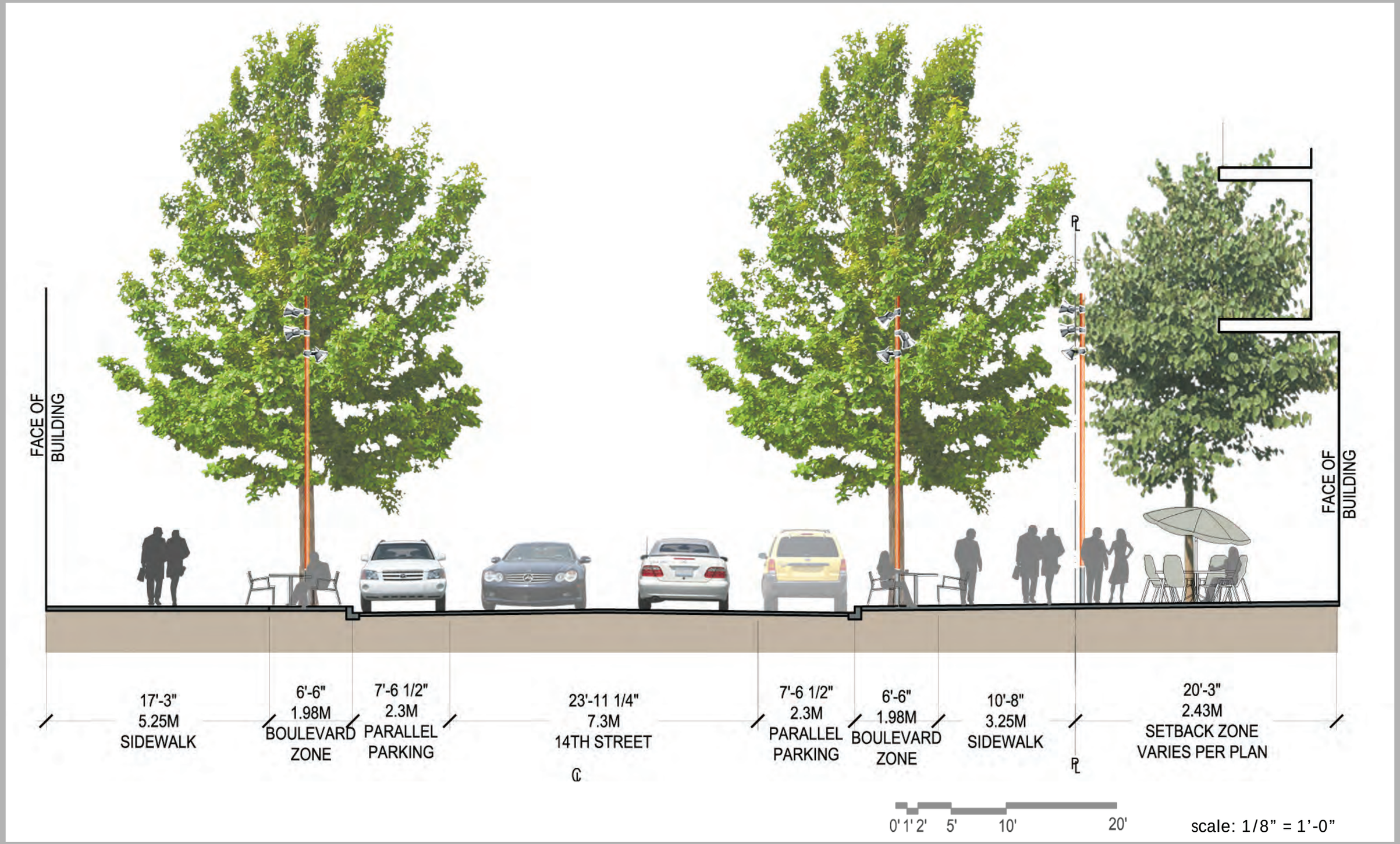
SCULPTURAL BOULDERS AND GRASSES

0' 5' 10' 20' 30' 40' 50'

scale: 3/64" = 1'-0"

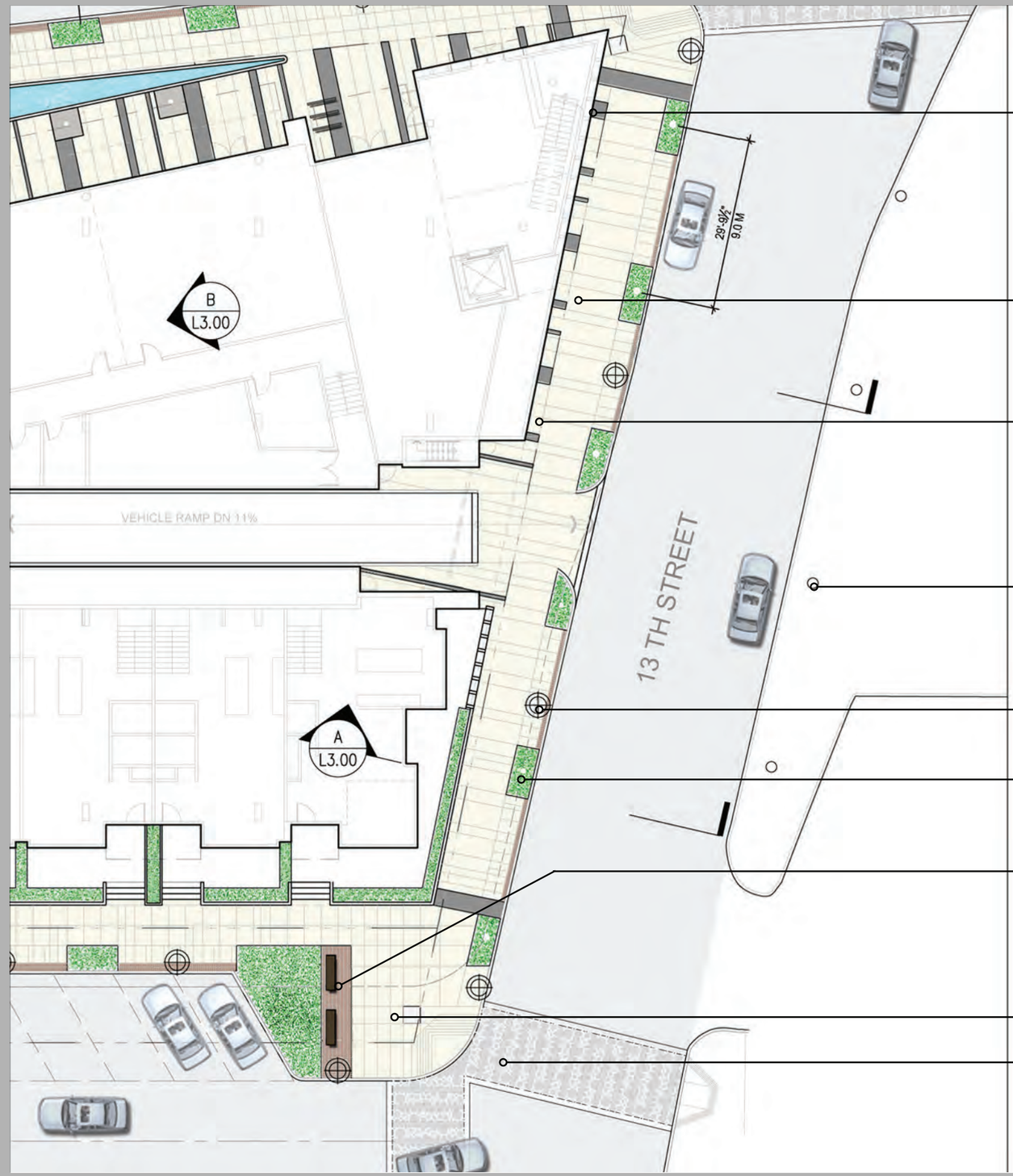
# LANDSCAPE - 14TH STREET ENLARGED PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013




LANDSCAPE - SECTION "D" AT 14TH STREET

ISSUED FOR DRC REVIEW - SEP 05, 2013




BASALT PAVERS

CAST IN PLACE, SAND BLASTED CONCRETE

PROPERTY LINE

EXISTING TREE

DOMUS LIGHTS (15')

RED BRICK AND BASALT EDGE BANDING

RED BRICK AND BASALT PAVERS
MOSAIC WITH BENCHES

BASALT MEDALLION

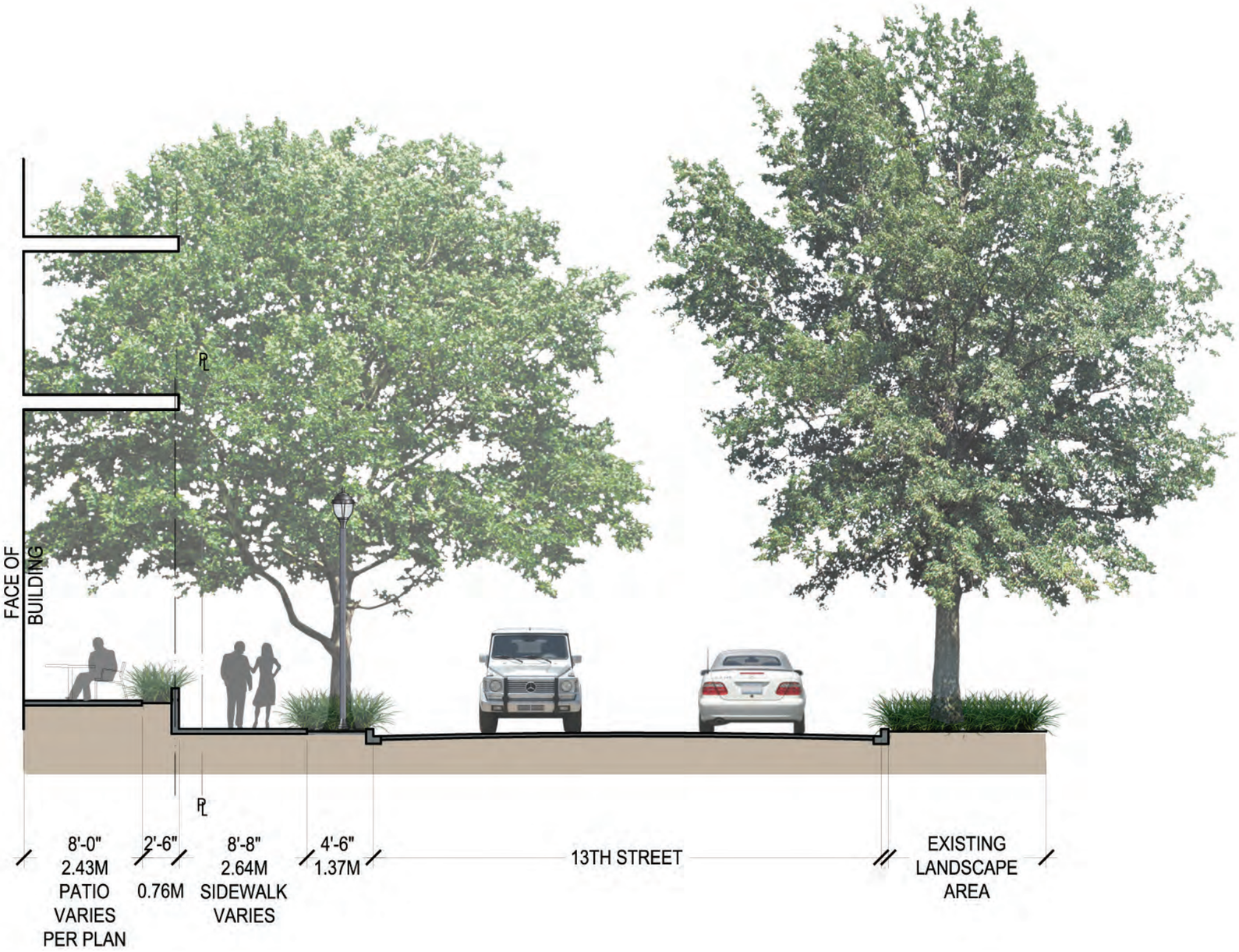
THERMOPLASTIC CROSSWALK MARKING

0' 5' 10' 20' 30' 40' 50'

scale: 3/64" = 1'-0"

## LANDSCAPE - 13TH STREET ENLARGED PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013




0' 1' 2' 5' 10' 20'

scale: 1/8" = 1'-0"

## LANDSCAPE - SECTION "A" AT 13TH STREET

ISSUED FOR DRC REVIEW - SEP 05, 2013


RED BRICK AND BASALT EDGE BANDING
EXISTING DOMUS LIGHT
PROPERTY LINE

COLOURED CONCRETE PAVERS, TYPE D
CANOPY EDGE ABOVE
CONNECTING BRIDGE ABOVE

CUSTOM DESIGN BENCH

COLOURED CONCRETE PAVERS, TYPE E
BAMBOO PLANTER
WATER FEATURE

CANOPY EDGE ABOVE

PROPERTY LINE
STEEL BOLLARDS
RED BRICK AND BASALT EDGE BANDING
DOMUS LIGHTS (15')

0' 5' 10' 20' 30' 40' 50'

scale: 3/64" = 1'-0"


LANDSCAPE - RAIN GARDEN DIAGRAM
ISSUED FOR DRC REVIEW - SEP 05, 2013

# PLANTING

## Deciduous Trees


PLATANUS X ACERIFOLIA
"Bloodgood" Plane Tree


ACER RUBRUM
'Armstrong', Red Maple


ACER CAMPESTRE
Field Maple


ACER GRISEUM
Paperbark Maple


CERCIDIPHYLLUM JAPONICUM,
Katsura tree

## Shrubs


POLISTICHUM MUNUTUM
Western sword fern


RHODODENRON 'HERBERT GABLE'
Azalea


ILEX CRENATA 'HETZII'
Box leaved Holly


CHOISYA TERNATA
Mexican Orange


SPIRAEA NIPPONICA 'SNOWMOUND'
Snowmound Spirea

## Flowering Trees


CORNUS
"Eddie's White Wonder" Dogwood

## Groundcovers


ERICA DARLEYENSIS 'KRAMER'S ROTE'
Heather 'Kramer's Rote'


IRIS SIBIRICA
Siberian Iris


EUONYMUS FORTUNEI 'EMERALD GAIETY'
'Emerald 'n Gold' winter creeper


CAREX MORROWII 'ICE DANCE'
'Ice Dance' Sedge


CAREX STIPATA
Awlfruit Sedge


CAREX TESTACEA
Orange Sedge


CAREX MORROWII
Japanese Sedge


JUNCUS EFFUSUS 'QUARTZ CREEK'
Corkscrew Rush

## Clipped Hedges

## Bamboo


PHYLLOSTACHYS BAMBUSOIDES
Japanese timber bamboo

## Roof Planting


PENNISETUM ALOPECUROIDES 'HAMELN'
Fountain Grass


LUZULA NIVEA
Snowy Woodrush

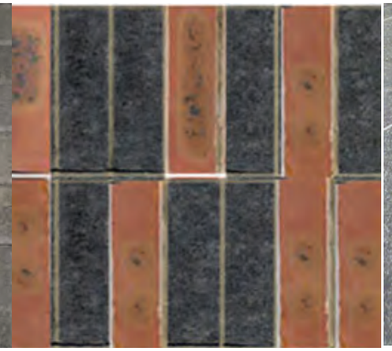

HELICTOTRICHON SEMPERVIRENS
Blue Oat grass

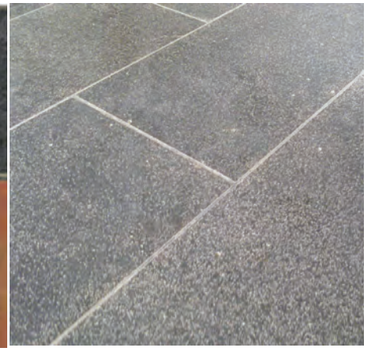

FESTUCA GLAUCA 'ELIJAH BLUE'
Blue Fescue

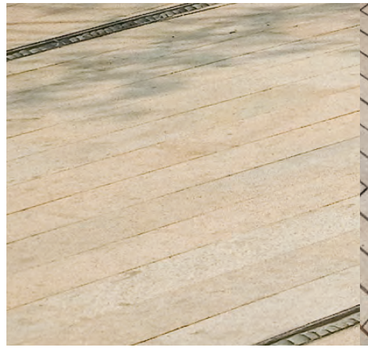

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
Feather Reed grass

## PAVING


Concrete Pavers


Brick and Basalt Pavers


Basalt Pavers


Narrow Pavers, Stepstone INC.
at Galleria


Narrow Pavers, Stepstone INC.
at Galleria

## LIGHTING


LED Orientation Luminaires_Erco


Beamer Tree Uplight, Erco

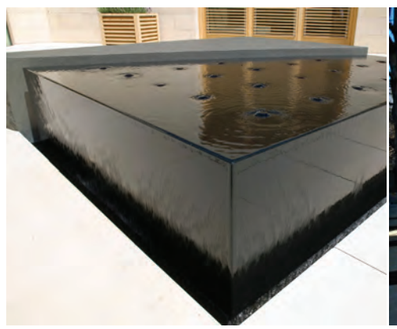

Lo-gio bollard light,
Landscapeforms


Domus Light


Lumendome fixture

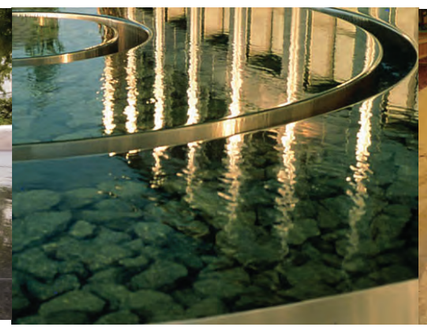

Multiwoody

## FOUNTAINS


Sangiacomo Residence, Pebble Beach


Flutter Fountain
Salt Lake City


Robert and Arlene Kot Courtyard,
Washington DC

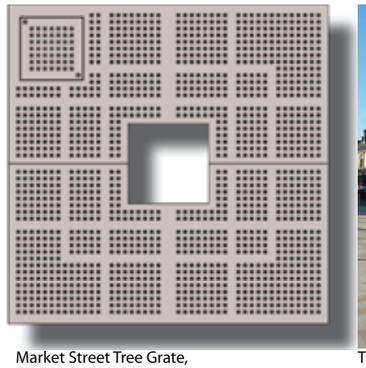

South Coast Plaza Town Center, Costa Mesa


Sieper Fountain, Palo Alto


Lewis Avenue, Las Vegas

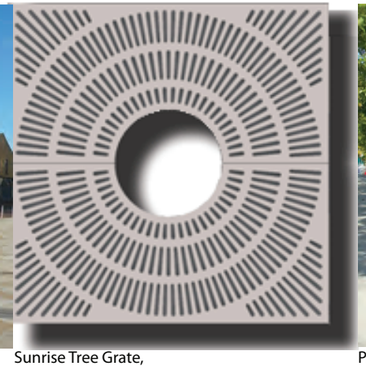

Fountain at Sun City Takarazuka

## SITE FURNITURE



Market Street Tree Grate,
4'x4', 5'x5' , Iron Smith

Tree Guard,
DP Structure



Sunrise Tree Grate,
4'x4', 5'x5', Iron Smith

Planting Strip at Back of Curb

Crushed Gravel with Basalt Pavers

Granite Bench

Granite Boulders/Benches

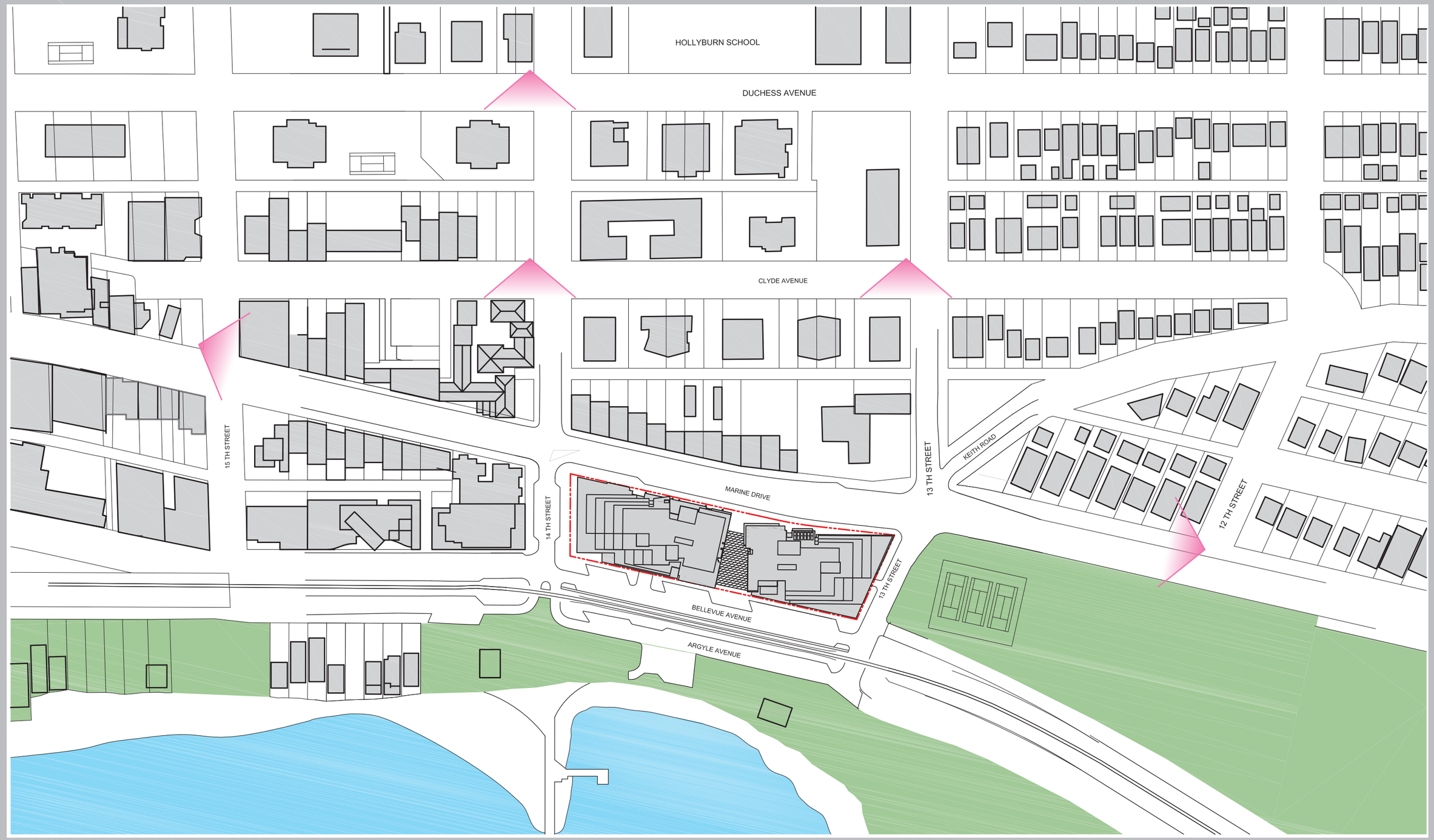


Tree Air Spot Lights,
Streetlife

Trash and Recycling Can

Bike racks

Bench and Chairs




PUBLIC VIEW STUDY KEY PLAN
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013

AMBLESIDE 1300 BLOCK
JAMES KM CHENG | ARCHITECTS

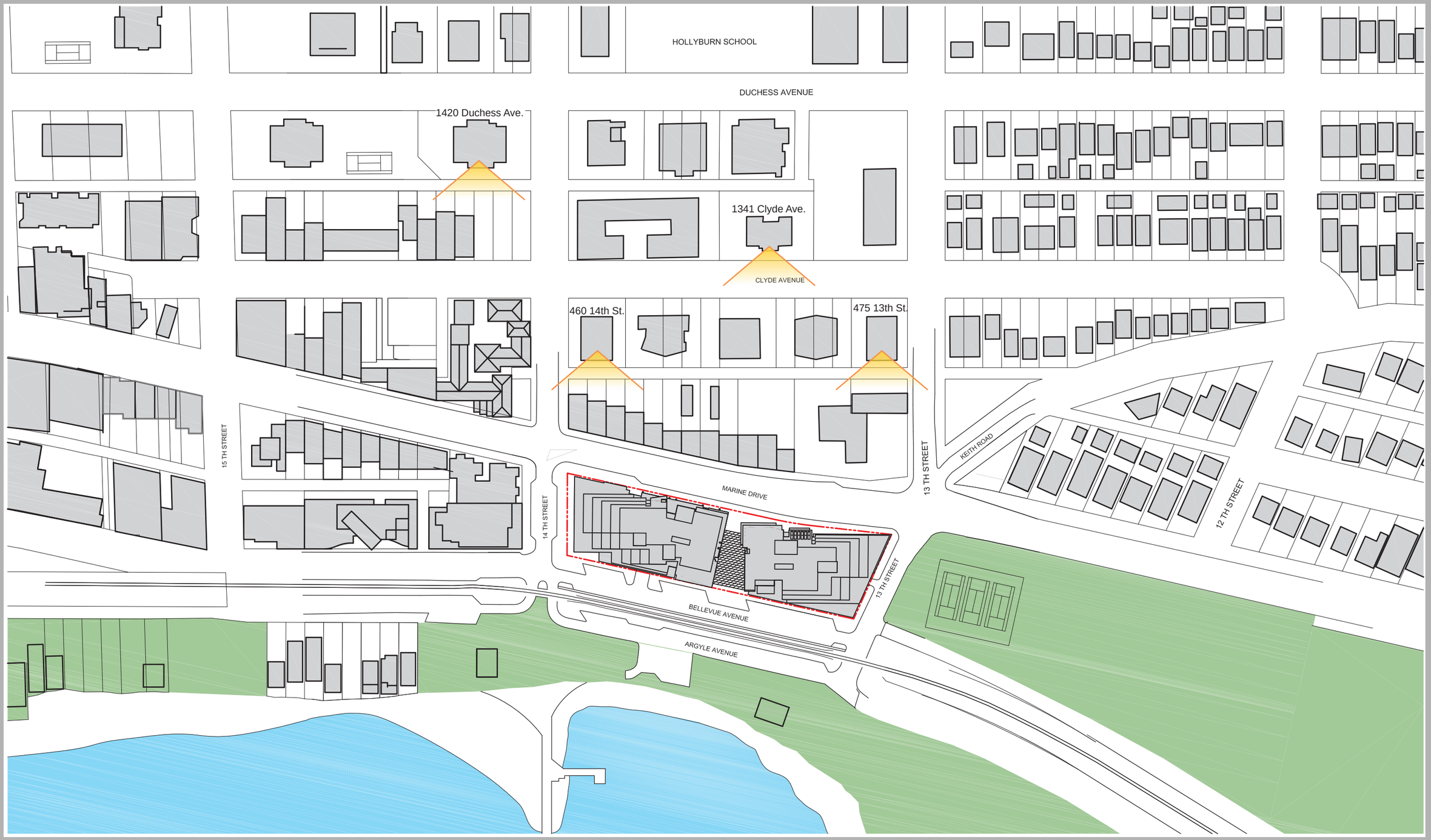

PUBLIC VIEW STUDY : VIEW FROM MARINE DRIVE AND 12TH STREET
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013


PUBLIC VIEW STUDY : VIEW FROM MARINE DRIVE AND 15TH STREET
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013


PUBLIC VIEW STUDY : VIEW FROM 14TH STREET AND CLYDE AVENUE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013


PUBLIC VIEW STUDY : VIEW FROM 14TH STREET AND DUCHESS AVENUE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013


PUBLIC VIEW STUDY : VIEW FROM 13TH STREET AND CLYDE AVENUE
ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013




PRIVATE VIEW STUDIES KEY PLAN

ISSUED FOR DRC REVIEW - SEP 05, 2013

AMBLESIDE 1300 BLOCK

JAMES KM CHENG | ARCHITECTS

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #201 - 1420 DUCHESS AVENUE [WEST UNIT, MASTER BEDROOM]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #401 - 1420 DUCHESS AVENUE [WEST UNIT, LIVING ROOM]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #303 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #503 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #602 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #803 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #901 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #1003 - 1341 CLYDE AVENUE [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

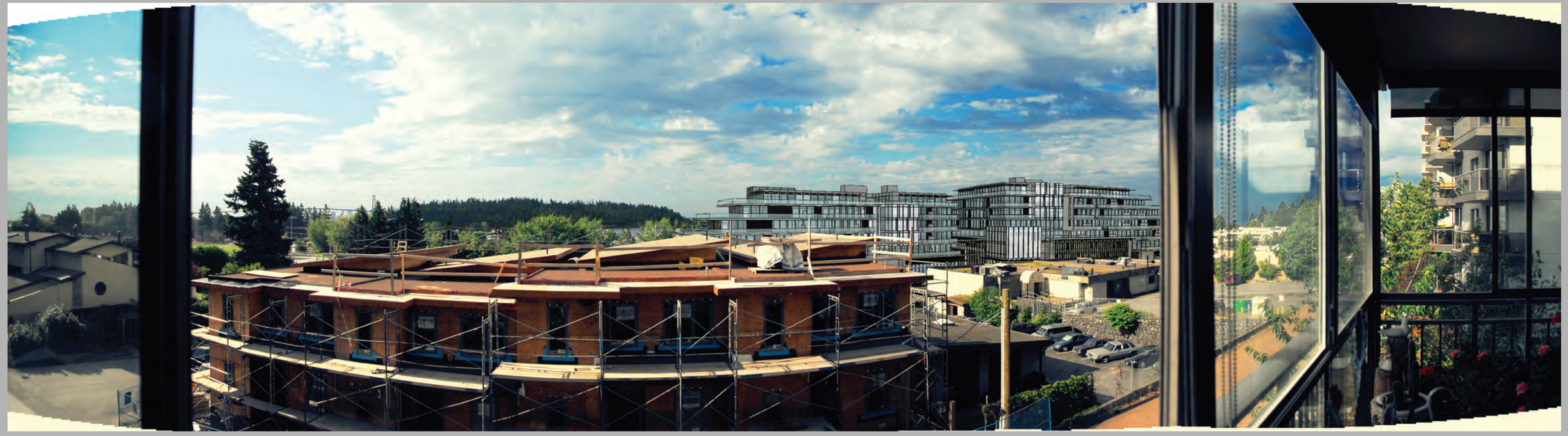
EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #301 - 475 13TH STREET [EAST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING



CURRENT PROPOSAL

PRIVATE VIEW STUDY : #302 - 475 13TH STREET [WEST UNIT, BALCONY]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #401 - 460 14TH STREET [WEST UNIT]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #501 - 460 14TH STREET [WEST UNIT]

ISSUED FOR DRC REVIEW - SEP 05, 2013

EXISTING

CURRENT PROPOSAL

PRIVATE VIEW STUDY : #601 - 460 14TH STREET [WEST UNIT]

ISSUED FOR DRC REVIEW - SEP 05, 2013

## Floor Area Summary

| West Parcel (Phase 1) | Gross | FSR Exclusions | | | FSR | | | | | | Net Area | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Levels | Gross Floor Area | Res Lobby | Res Amenity | M/E | FSR Area | Commercial | | | Townhouse | Residential | Net Residential & Townhouse (excl. circulation) | Net Commercial (excl. circulation) | | |
| | | | | | | Retail | Office / Retail | Office | | | | Net Retail | Net Office / Retail | Net Office |
| Ground | 27,153 Sq.Ft. | 1,506 Sq.Ft. | 269 Sq.Ft. | 1,782 Sq.Ft. | 23,596 Sq.Ft. | 22,961 Sq.Ft. | | | | 635 Sq.Ft. | | 20,227 Sq.Ft. | | |
| Mezzanine | 436 Sq.Ft. | | | | 436 Sq.Ft. | | | | | 436 Sq.Ft. | | | | |
| Level 2 | 27,602 Sq.Ft. | | | | 27,602 Sq.Ft. | | | | | 27,602 Sq.Ft. | 24,281 Sq.Ft. | | | |
| Level 3 | 23,931 Sq.Ft. | | | | 23,931 Sq.Ft. | | | | | 23,931 Sq.Ft. | 20,978 Sq.Ft. | | | |
| Level 4 | 20,157 Sq.Ft. | | | | 20,157 Sq.Ft. | | | | | 20,157 Sq.Ft. | 17,719 Sq.Ft. | | | |
| Level 5 | 17,986 Sq.Ft. | | | | 17,986 Sq.Ft. | | | | | 17,986 Sq.Ft. | 15,381 Sq.Ft. | | | |
| Level 6 | 15,851 Sq.Ft. | | | | 15,851 Sq.Ft. | | | | | 15,851 Sq.Ft. | 13,788 Sq.Ft. | | | |
| Level 7 | 12,323 Sq.Ft. | | | | 12,323 Sq.Ft. | | | | | 12,323 Sq.Ft. | 10,716 Sq.Ft. | | | |
| Level 8 | | | | | | | | | | | | | | |
| Total | 145,439 Sq.Ft. | 1,506 Sq.Ft. | 269 Sq.Ft. | 1,782 Sq.Ft. | 141,882 Sq.Ft. | 22,961 Sq.Ft. | | | | 118,921 Sq.Ft. | 102,863 Sq.Ft. | 20,227 Sq.Ft. | | |
| | | | | | 100% | 16% | | | | 84% | 86% | | | |
| | | 3,557 Sq.Ft. | | | | | | | | | Efficiency | | | |

| East Parcel (Phase 2) | | FSR Exclusions | | | FSR | | | | | | Net Area | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Levels | Gross Floor Area | Res Lobby | Res Amenity | M/E | FSR Area | Commercial | | | Townhouse | Residential | Net Residential & Townhouse (excl. circulation) | Net Commercial (excl. circulation) | | |
| | | | | | | Retail | Office/ Retail | Office | | | | Net Retail | Net Office / Retail | Net Office |
| Ground | 23,937 Sq.Ft. | 1,589 Sq.Ft. | 503 Sq.Ft. | 928 Sq.Ft. | 20,917 Sq.Ft. | 11,185 Sq.Ft. | 3,483 Sq.Ft. | 942 Sq.Ft. | 4,484 Sq.Ft. | 823 Sq.Ft. | 3,856 Sq.Ft. | 8,875 Sq.Ft. | 3,482 Sq.Ft. | |
| Mezzanine | 5,014 Sq.Ft. | | | | 5,014 Sq.Ft. | | | | 4,420 Sq.Ft. | 594 Sq.Ft. | 4,420 Sq.Ft. | | | |
| Level 2 | 21,019 Sq.Ft. | | | | 21,019 Sq.Ft. | | | 4,364 Sq.Ft. | | 16,655 Sq.Ft. | 13,938 Sq.Ft. | | | 3,983 Sq.Ft. |
| Level 3 | 19,122 Sq.Ft. | | | | 19,122 Sq.Ft. | | | | | 19,122 Sq.Ft. | 16,714 Sq.Ft. | | | |
| Level 4 | 16,545 Sq.Ft. | | | | 16,545 Sq.Ft. | | | | | 16,545 Sq.Ft. | 14,644 Sq.Ft. | | | |
| Level 5 | 14,448 Sq.Ft. | | | | 14,448 Sq.Ft. | | | | | 14,448 Sq.Ft. | 12,582 Sq.Ft. | | | |
| Level 6 | 10,814 Sq.Ft. | | | | 10,814 Sq.Ft. | | | | | 10,814 Sq.Ft. | 9,101 Sq.Ft. | | | |
| Level 7 | | | | | | | | | | | | | | |
| Total | 110,899 Sq.Ft. | 1,589 Sq.Ft. | 503 Sq.Ft. | 928 Sq.Ft. | 107,879 Sq.Ft. | 11,185 Sq.Ft. | 3,483 Sq.Ft. | 5,306 Sq.Ft. | 8,904 Sq.Ft. | 79,001 Sq.Ft. | 75,255 Sq.Ft. | 16,340 Sq.Ft. | | |
| | | | | | 100% | 10% | 3% | 5% | 8% | 73% | 95% | | | |
| | | 3,020 Sq.Ft. | | | | | | | | | Efficiency | | | |

| Total (Both Phases) | | FSR Exclusions | | | FSR | | | | | | Net Area | Net Commercial | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Total Gross Floor | Total Res Lobby | Total Res Amenity | Total M/E | Total FSR Area | Total Retail | Total Office / Retail | Total Office | Total Townhouse | Total Residential | Total Residential | Total Commercial | | |
| Total Floor Area | 256,338 Sq.Ft. | 3,095 Sq.Ft. | 772 Sq.Ft. | 2,710 Sq.Ft. | 249,761 Sq.Ft. | 34,146 Sq.Ft. | 3,483 Sq.Ft. | 5,306 Sq.Ft. | 8,904 Sq.Ft. | 197,922 Sq.Ft. | 178,118 Sq.Ft. | 36,567 Sq.Ft. | | |
| | | | | | 100% | 14% | 1% | 2% | 4% | 79% | 90% | | | |
| Total FSR Exclusion | | 6,577 Sq.Ft. | | | | | | | | | Efficiency | | | |

| | |
|---|---|
| Site Area | 85,525 Sq.Ft. |
| FSR / Site Area | 2.9 |

## Parking Summary

| | West Parcel (Phase 1) | | East Parcel (Phase 2) | | Total (Both Phases) | |
|---|---|---|---|---|---|---|
| **Commercial Parking:** | | Stalls above Req't | | Stalls above Req't | | Stalls above Req't |
| **Parking Required:** | | | | | | |
| Net Commercial Area | 20,227 Sq.Ft. | | 16,340 Sq.Ft. | | 36,567 Sq.Ft. | |
| Ref: Zoning CD22 | 1 per 398 sf | | 1 per 398 sf | | 1 per 398 sf | |
| Required No. of Stalls | 51 | | 41 | | 92 | |
| **Parking Provided:** | | | | | | |
| P1 - Com Stalls Provided | 53 | | 39 | | 92 | |
| P2 - Com Stalls Provided | 0 | | 0 | | 0 | |
| P3 - Com Stalls Provided | 0 | | 0 | | 0 | |
| **Total Commercial Stalls Provided** | **53** | 2 | **39** | -2 | **92** | 0 |
| **Residential Parking:** | | | | | | |
| **Parking Required:** | | | | | | |
| Gross Residential Area | 118,921 Sq.Ft. | | 79,001 Sq.Ft. | | 197,922 Sq.Ft. | |
| Net Residential Area | 102,863 Sq.Ft. | | 75,255 Sq.Ft. | | 168,234 Sq.Ft. | |
| Required Minimum No. Of Stalls : Net Res Area/ 904 sf) | 114 | | 83 | | 197 | |
| Ref: Zoning CD22: The Greater of 1/84 Sm (904 Sf) OR Min 1/Unit (Max Req 2/Unit) | | | | | | |
| No. of Units | 57 | | 41 | | 98 | |
| Required Maximum No. Of Stalls : Max 2/unit | 114 | | 82 | | **196** | |
| **Parking Provided:** | | | | | | |
| P1 - Stalls Provided | 2 | | 14 | | 16 | |
| P2 - Stalls Provided | 80 | | 62 | | 142 | |
| P3 - Stalls Provided | 38 | | 0 | | 38 | |
| **Total Residential Stalls Provided** | **120** | 6 | **76** | -6 | **196** | 0 |
| P1 - Res Visitors' Stalls Provided | 6 | | 5 | | 11 | |
| P2 - Res Visitors' Stalls Provided | 0 | | 0 | | 0 | |
| **Total Res Visitors Stalls Provided** | **6** | | **5** | | **11** | |
| **Total Res & Res Visitors Stalls Provided** | **126** | 12 | **81** | -2 | **207** | 10 |
| **Total Com, Res & Res Visitors Stalls Provided** | | | | | **299** | 10 |
| **Private Garages Provided:** | | | | | | |
| P1 - Garages Provided | 1 | | 7 | | 8 | |
| P2 - Garages Provided | 21 | | 11 | | 32 | |
| P3 - Garages Provided | 18 | | 0 | | 18 | |
| **Total Private Garages Provided** | **40** | n/a | **18** | n/a | **58** | n/a |

| **Parking Stalls per Level** | | | | |
|---|---|---|---|---|
| | Commercial | Res (Visitor) | Residential | Total |
| P1 | 92 | 11 | 16 | 119 |
| P2 | 0 | 0 | 142 | 142 |
| P3 | 0 | 0 | 38 | 38 |
| Total | 92 | 11 | 196 | 299 |

| **Parking Stalls Breakdown** | | | | |
|---|---|---|---|---|
| | Standard | Small | Accesssible | Total |
| P1 | 96 | 19 | 4 | 119 |
| P2 | 130 | 12 | 0 | 142 |
| P3 | 37 | 1 | 0 | 38 |
| Total | 263 | 32 | 4 | 299 |

| **Accessible Stalls Calculations** | |
|---|---|
| Per BC Building Code 3.8.3.4.2 | min 1 per 100 stalls |
| Stalls Required | 299/100 x 1= 3 Stalls |
| Stalls Provided | 4 |

| **Residential Visitors Parking** | | | | |
|---|---|---|---|---|
| | Standard | Small | Accesssible | Total |
| P1 | 6 | 5 | 0 | 11 |
| P2 | 0 | 0 | 0 | 0 |
| Total | 6 | 5 | 0 | 11 |

| **Off-Street Loading 10'x30'x12'(H)min** | |
|---|---|
| | |
| P1 | 2 |

| **Public Street Parking Around Ambleside 1300 Block Summary** | | |
|---|---|---|
| | **Existing** | **Proposed** |
| Marine Drive | 40 | 40 |
| 13th Street | 0 | 0 |
| Bellevue Avenue | 24 | 50 |
| 14th Street | 8 | 8 |
| TOTAL | **72** | **98** |

*Refer to Exhibit 15 -Parking Supply and Regulations*
*Bunt & Associates*