



HARDSCAPE LEGEND

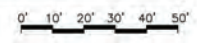
PROPOSED

- 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

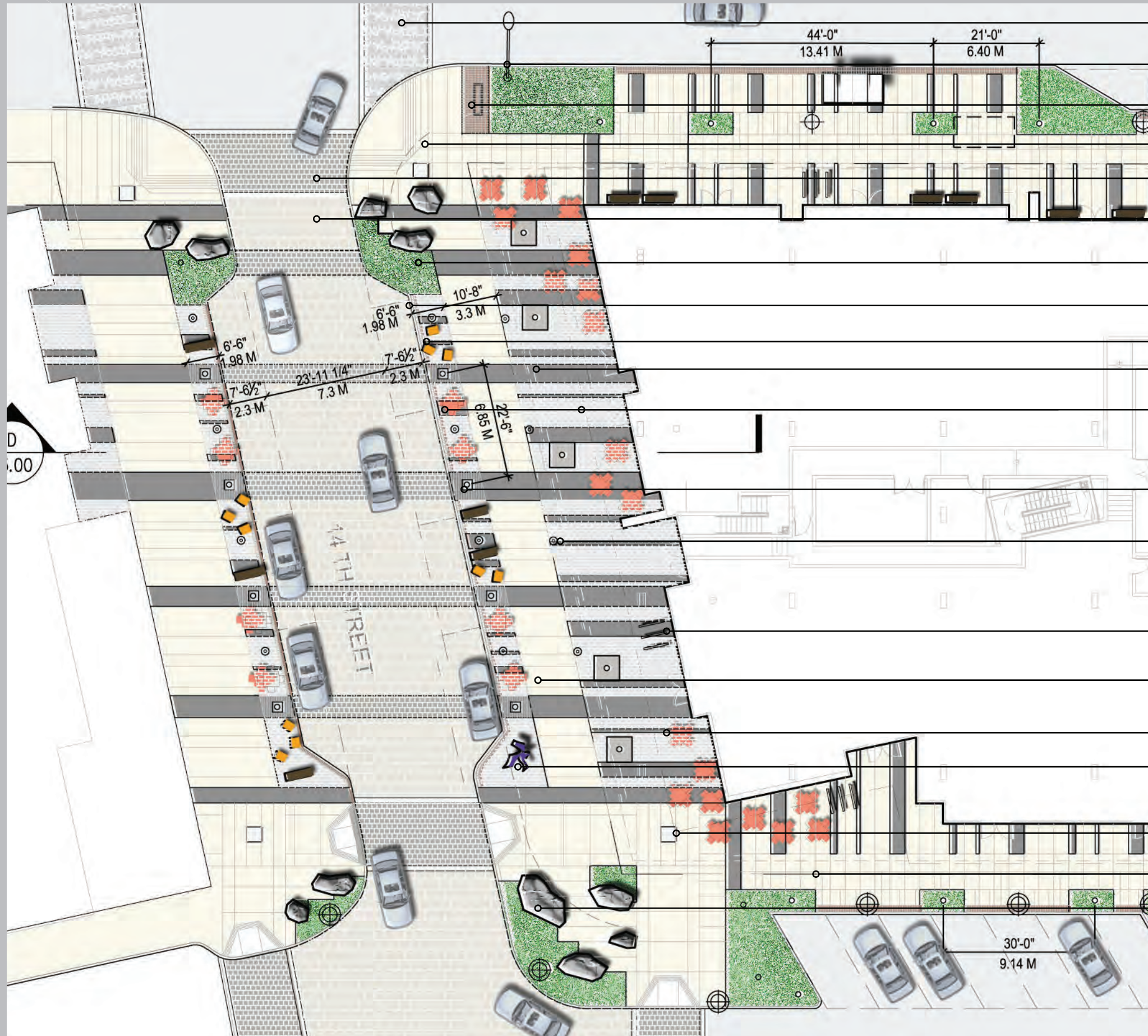
- BRICKS AT BOULEVARD EDGE - DOUBLE ROW
- BRICKS AT BOULEVARD EDGE - SINGLE ROW
- BRICK AND BASALT PAVER BANDS
- BASALT PAVERS



scale: nts



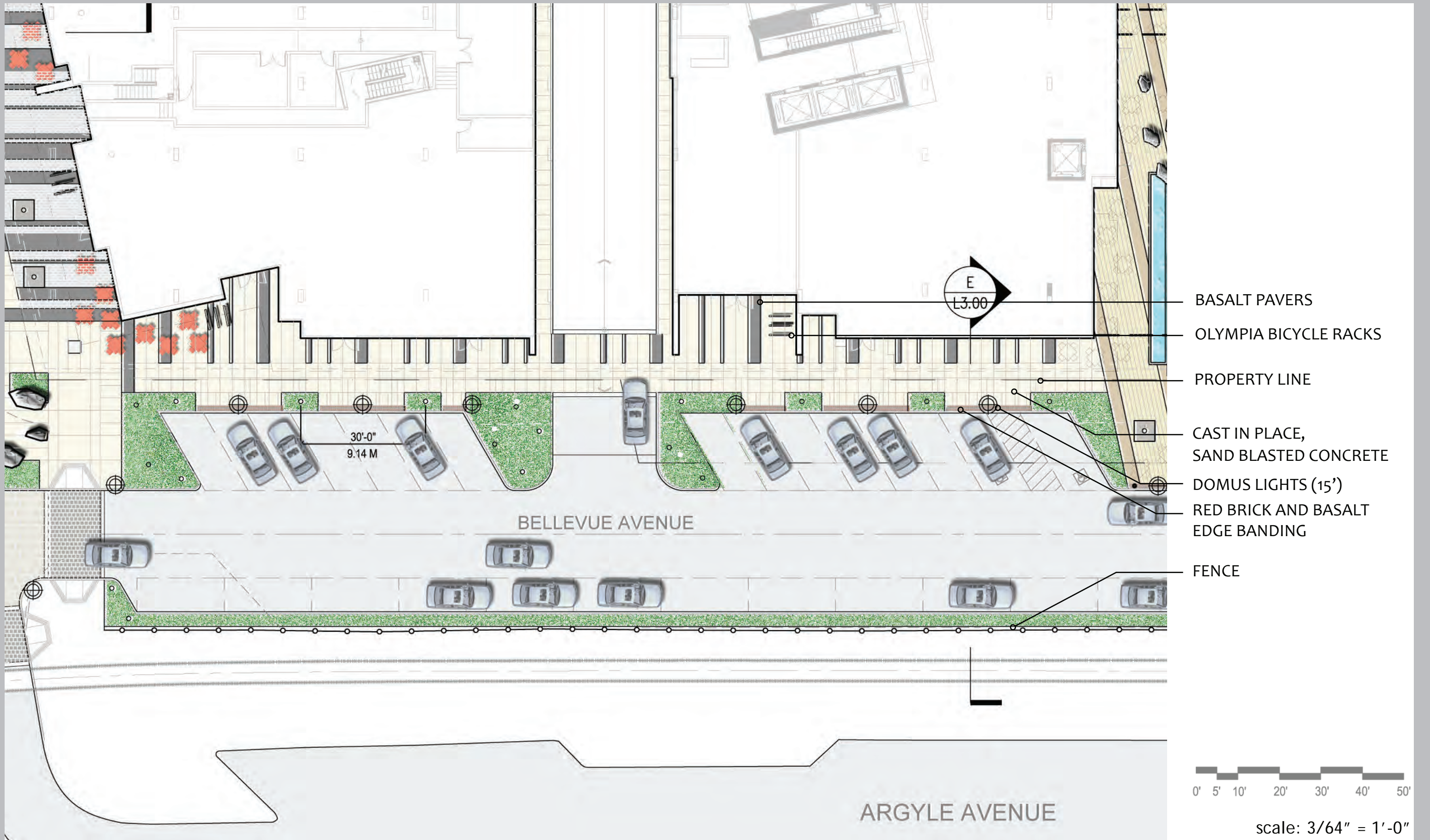
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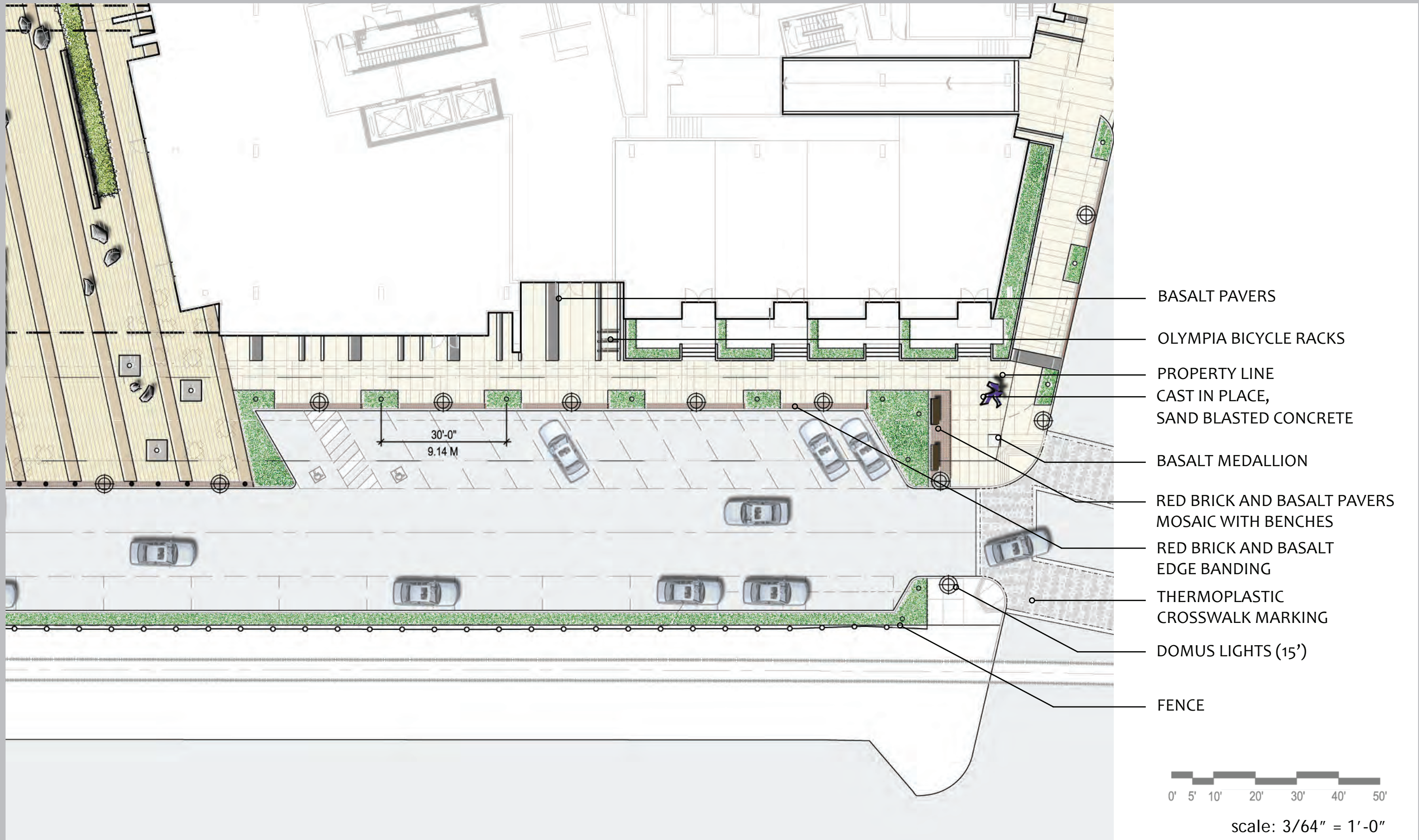


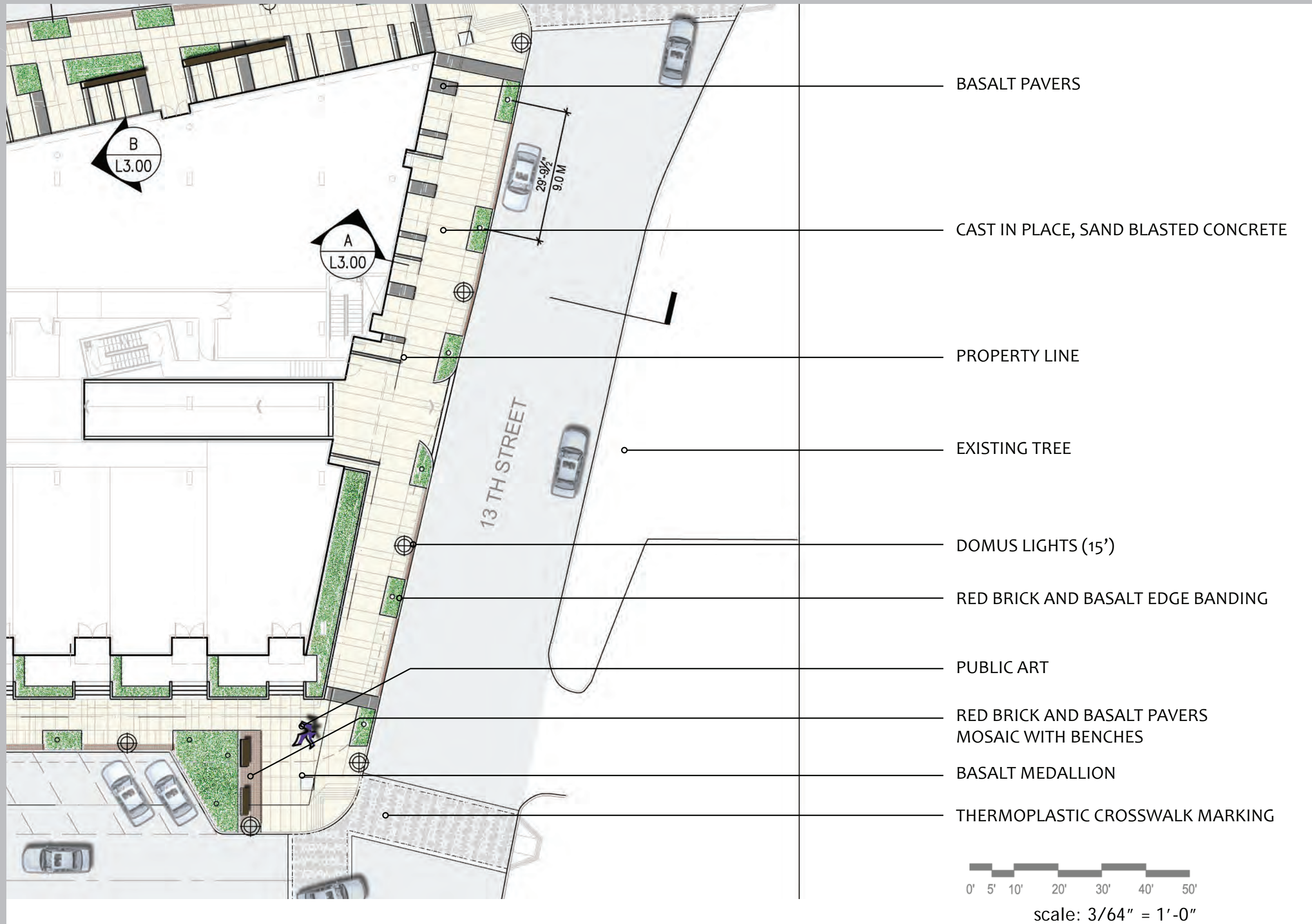
- THERMOPLASTIC CROSSWALK MARKING
- EXISTING COBRA LIGHT
- RED BRICK AND BASALT PAVERS MOSAIC WITH BENCH
- EXISTING CURB
- COLOURED CONCRETE PAVERS, TYPE C
- COLOURED CONCRETE PAVERS, TYPE B
- SCULPTURAL BOULDERS AND GRASSES
- RED BRICK AND BASALT EDGE BANDING
- BENCHES AND CHAIRS (LANDSCAPE FORMS)
- BASALT PAVERS
- COLOURED CONCRETE PAVERS, TYPE A
- TREE GRATE W/ BASALT PAVERS AND GRAVEL
- MULTIWOODY AND MULTIPLE LUMENDOME LIGHTS
- OLYMPIA BICYCLE RACKS
- CAST IN PLACE, SAND BLASTED CONCRETE
- CAST IRON TREE GRATES
- PERMANENT PUBLIC ART LOCATION
- BASALT MEDALLION
- PROPERTY LINE
- SCULPTURAL BOULDERS AND GRASSES

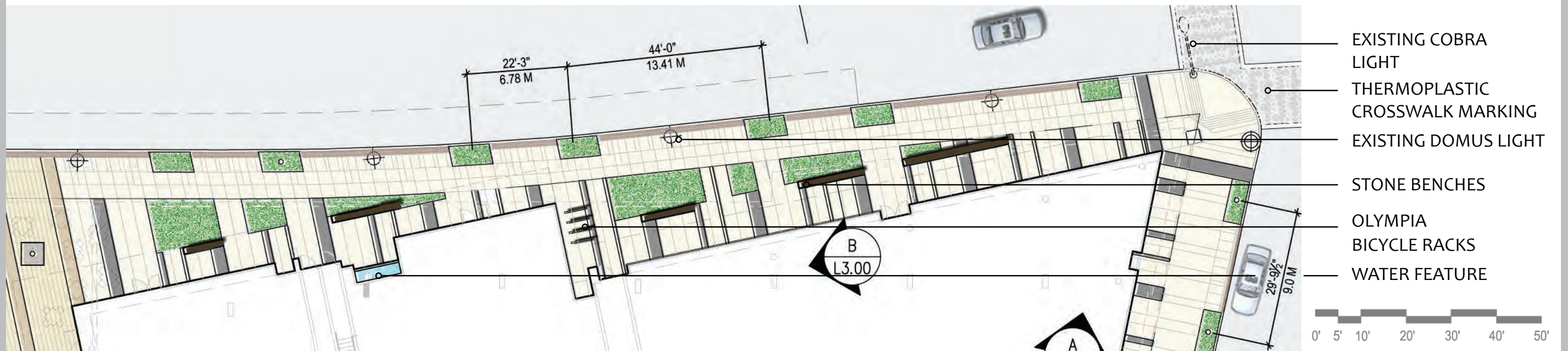
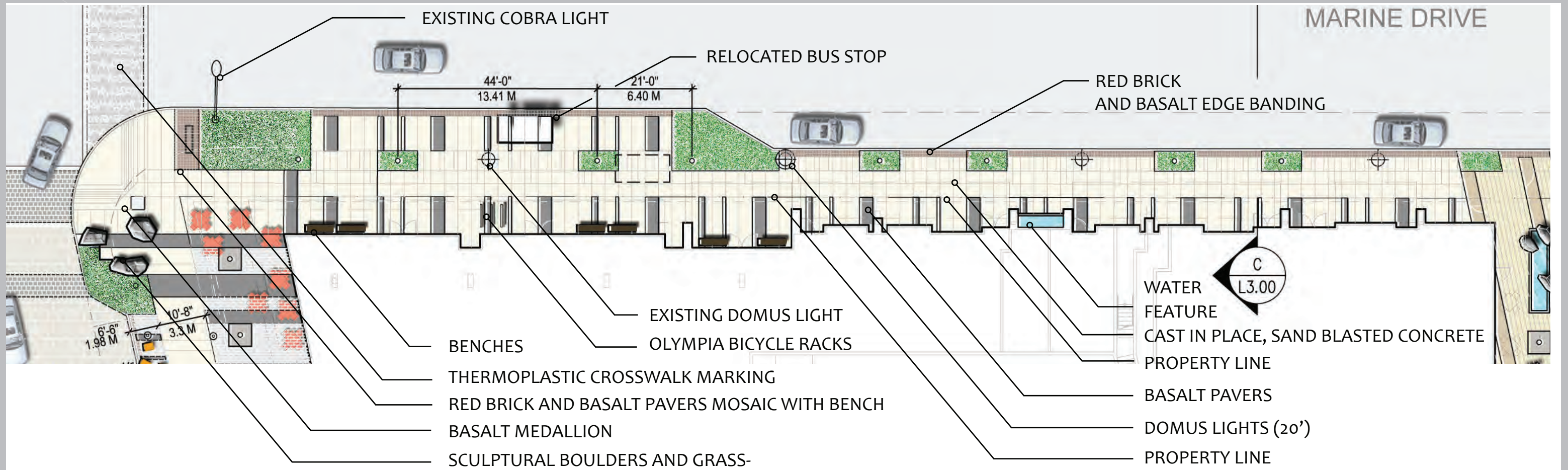


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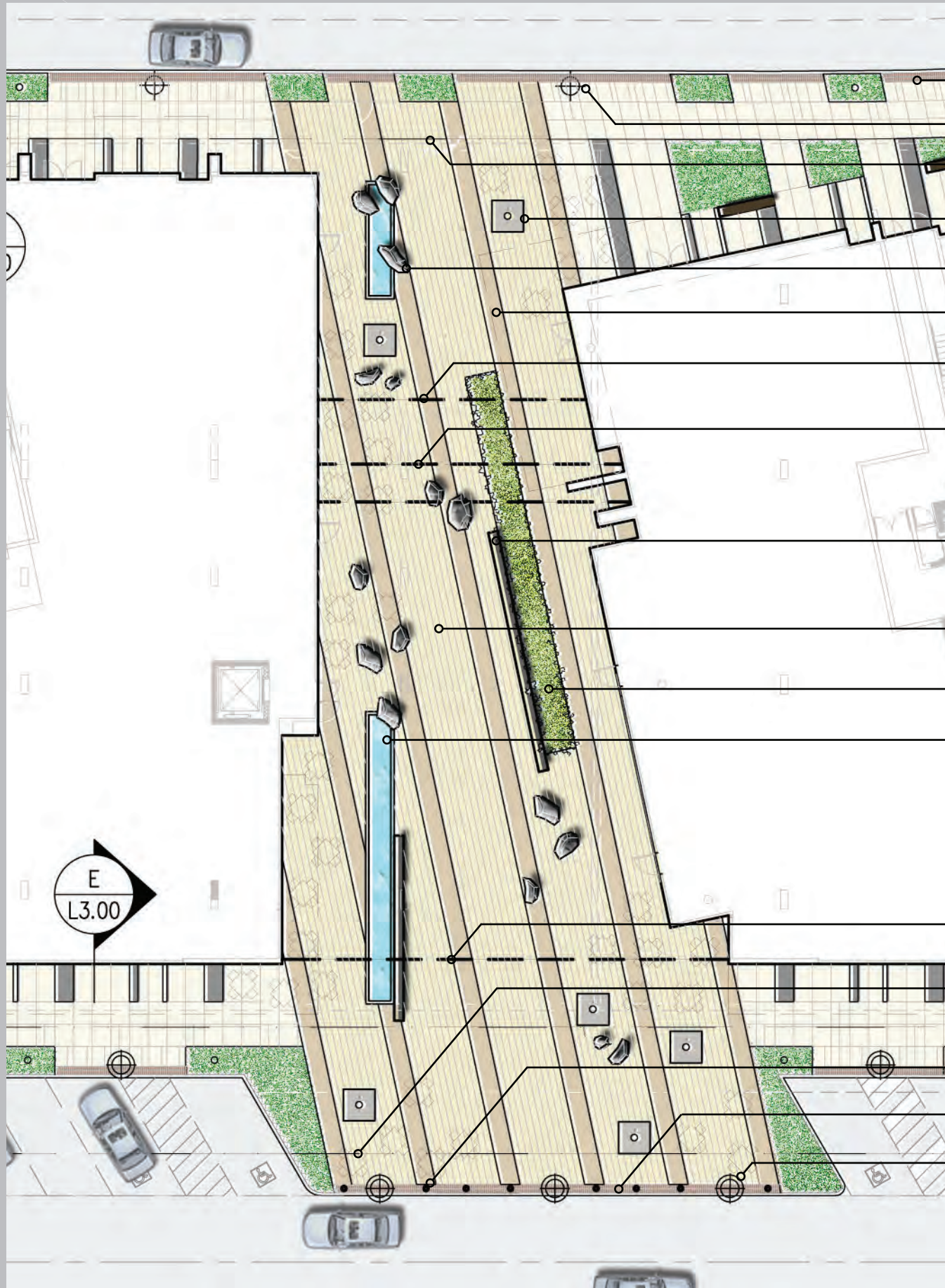








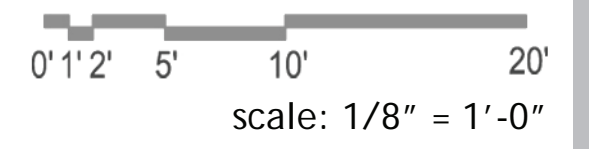
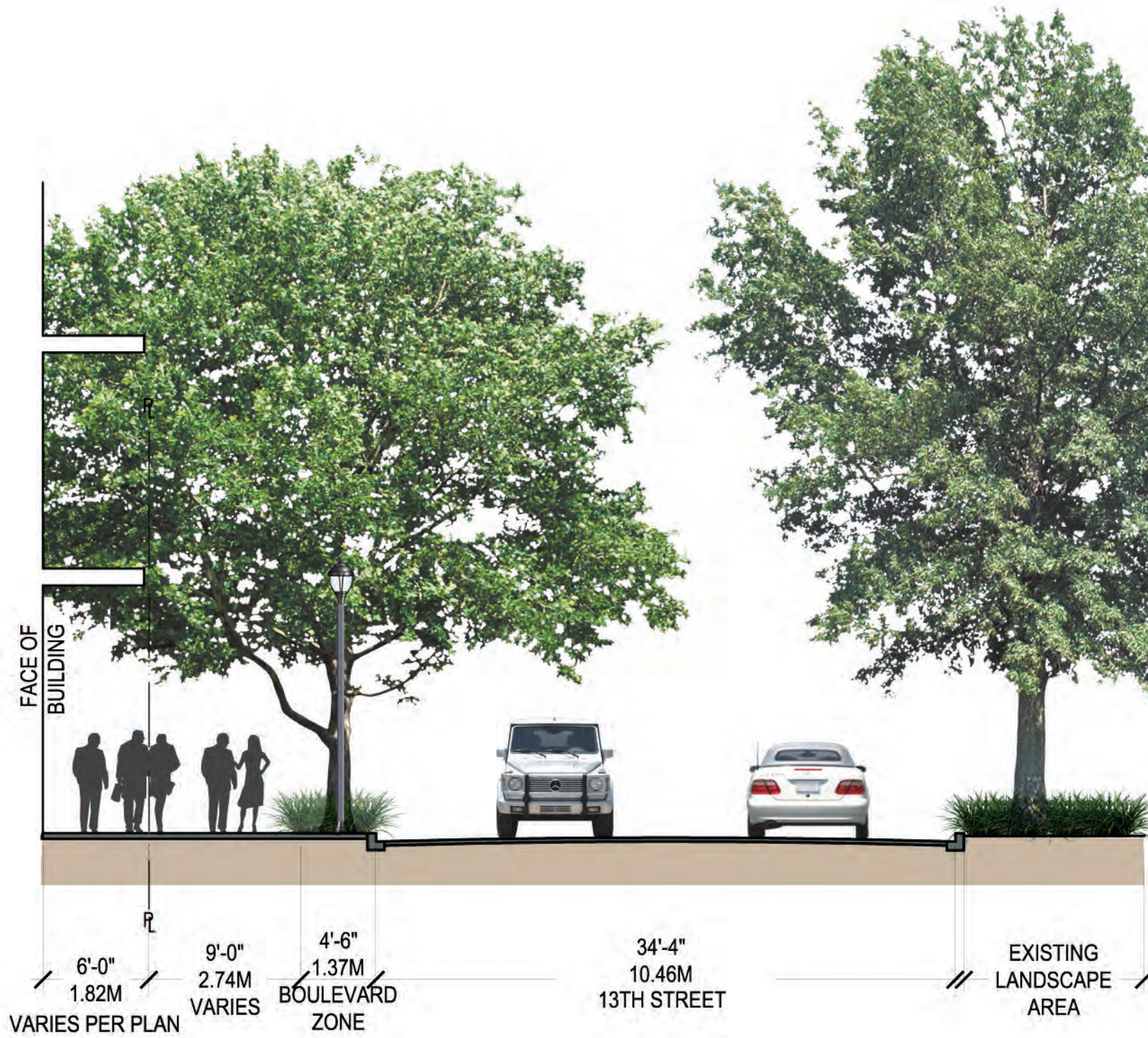
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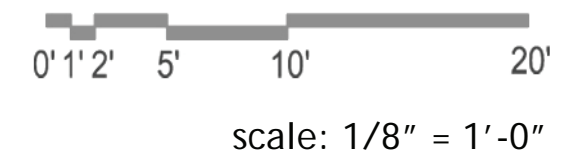
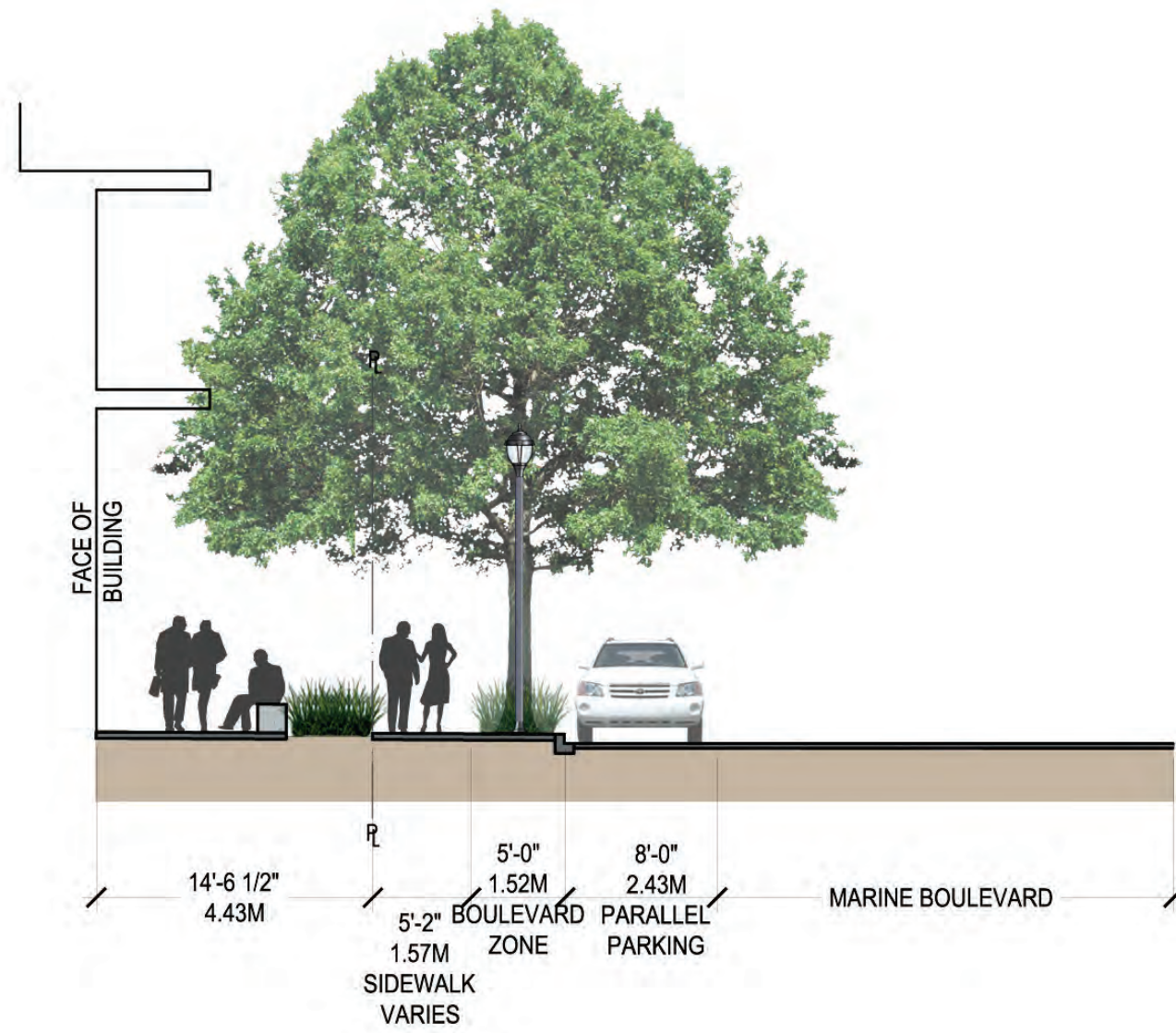


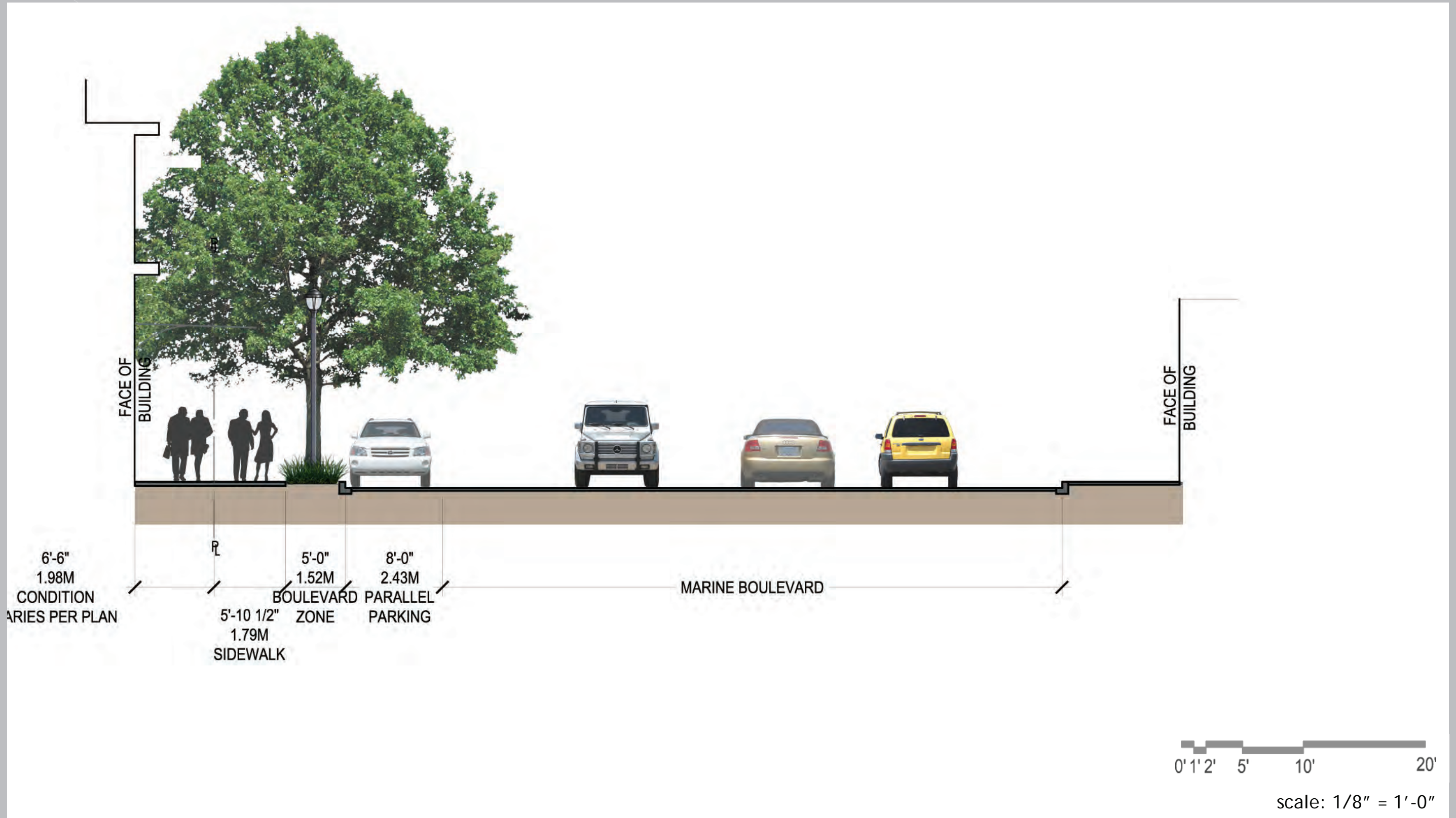
- RED BRICK AND BASALT EDGE BANDING
- EXISTING DOMUS LIGHT
- PROPERTY LINE
- CAST IRON TREE GRATES
- SCULPTURAL BOULDERS
- COLOURED CONCRETE PAVERS, TYPE D
- CANOPY EDGE ABOVE
- CONNECTING BRIDGE ABOVE
- CUSTOM DESIGN BENCH
- COLOURED CONCRETE PAVERS, TYPE E
- BAMBOO PLANTER
- WATER FEATURE
- CANOPY EDGE ABOVE
- PROPERTY LINE
- STEEL BOLLARDS
- RED BRICK AND BASALT EDGE BANDING
- DOMUS LIGHTS (15')

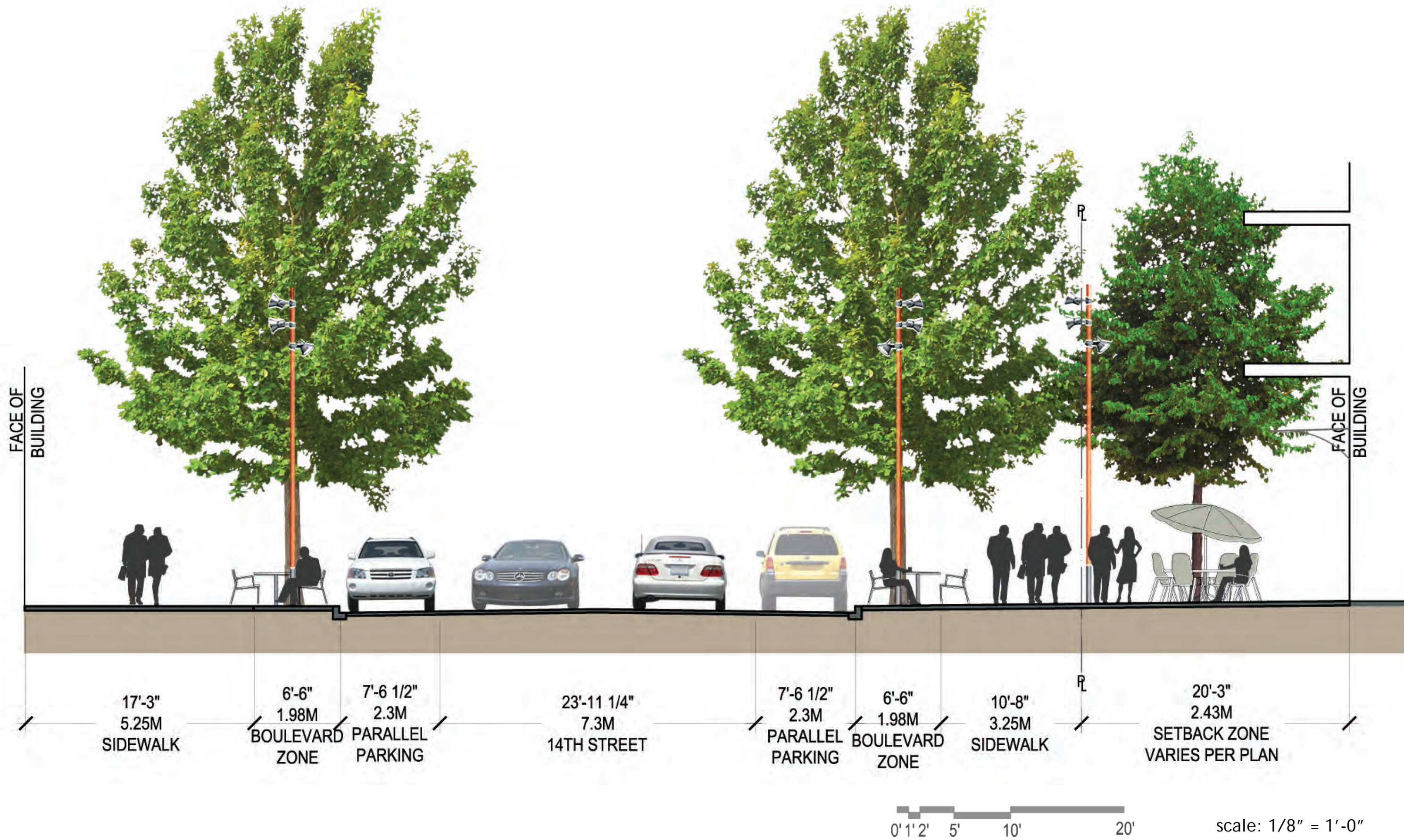


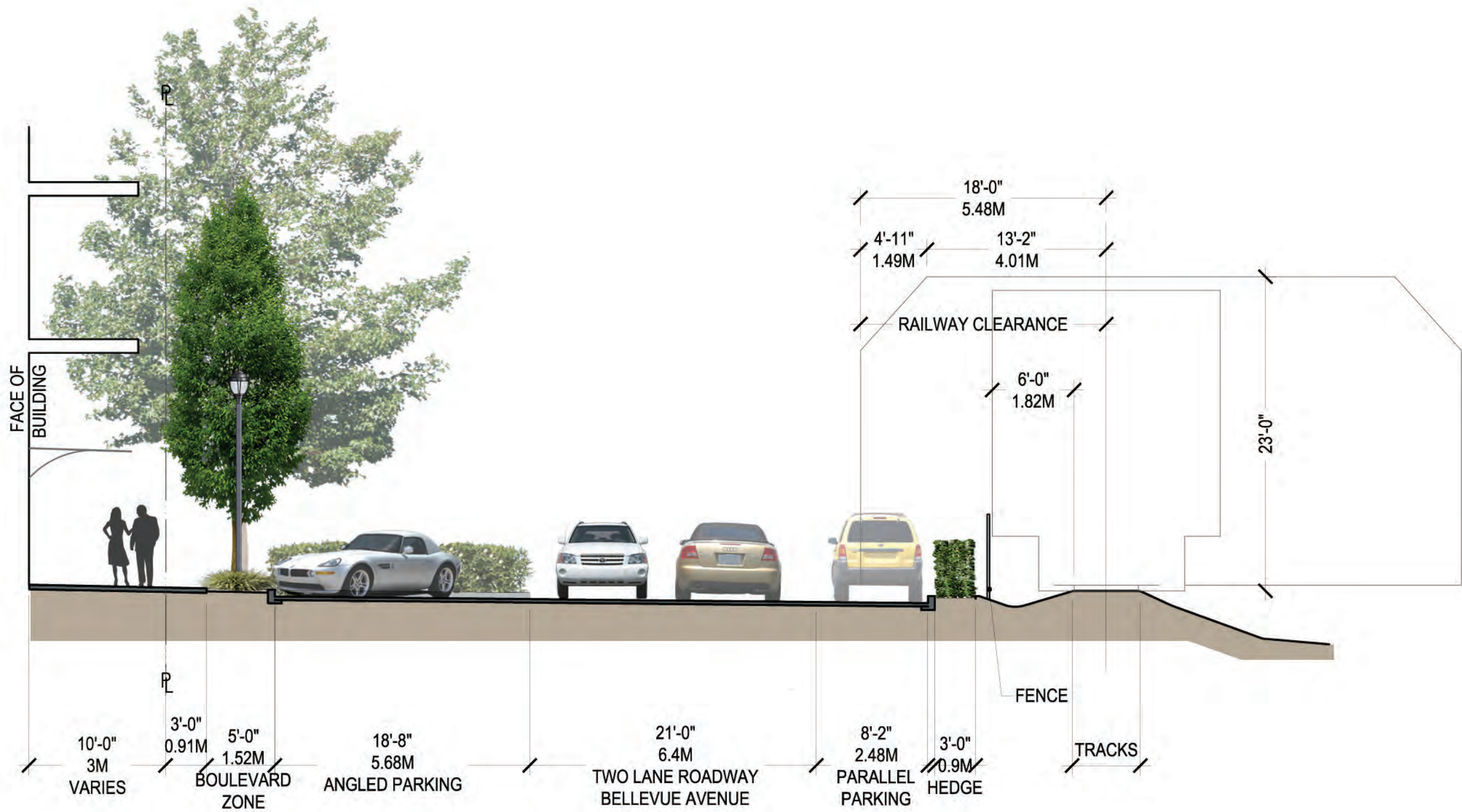
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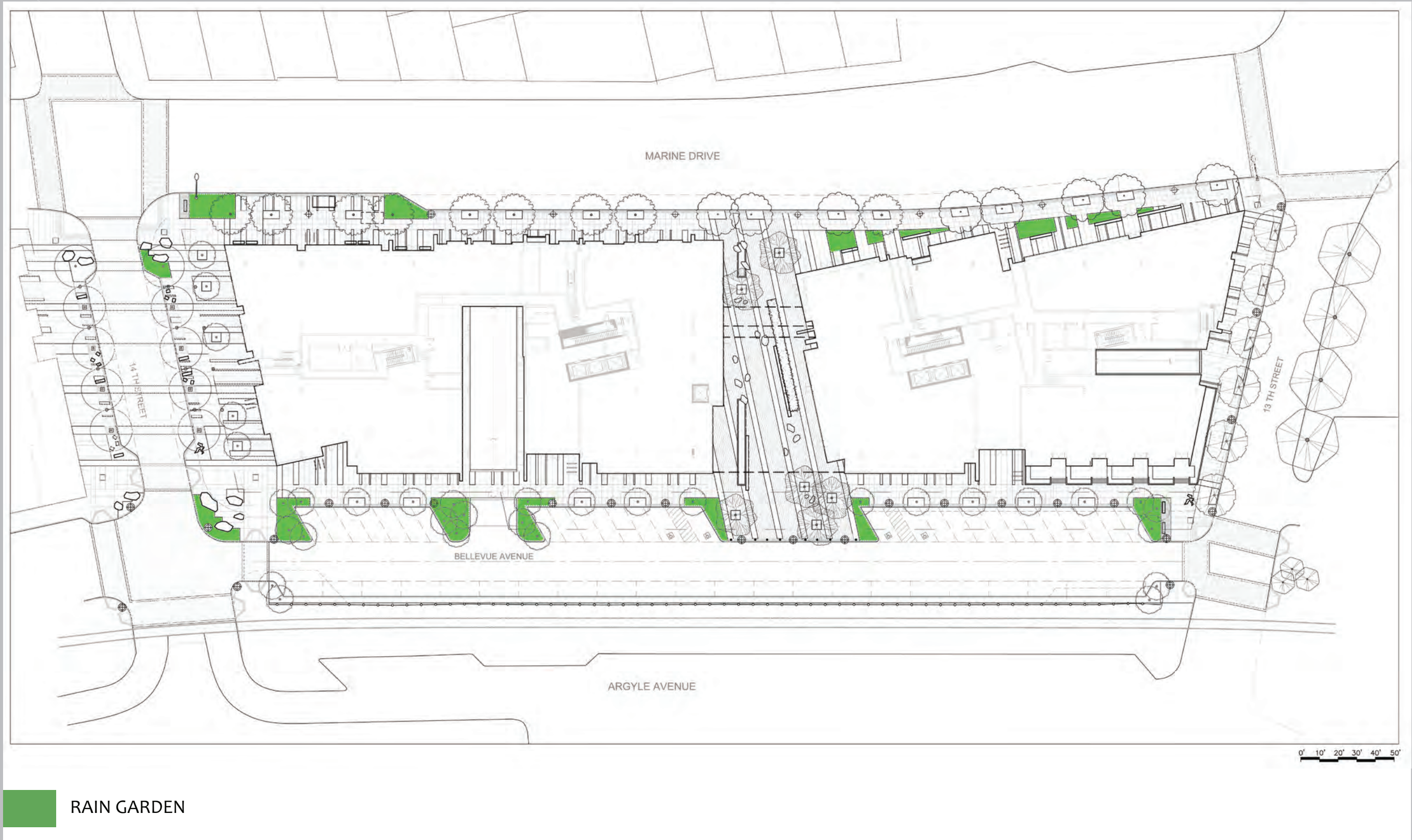








scale: 1/8" = 1'-0"



 RAIN GARDEN

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

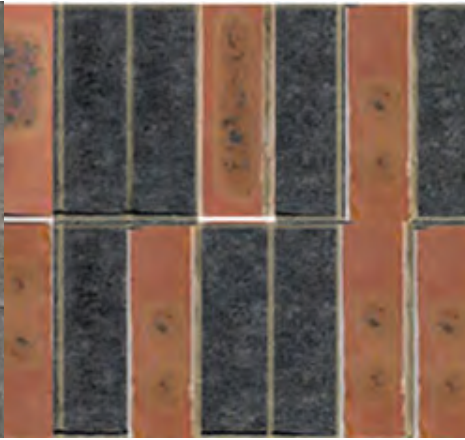


PENNISETUM ALOPECUROIDES 'HAMELN' Fountain Grass
 LUZULA NIVEA Snowy Woodrush
 HELICTOTRICHON SEMPERVIRENS Blue Oat grass
 FESTUCA GLAUCA 'ELIJAH BLUE' Blue Fescue
 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' Feather Reed grass

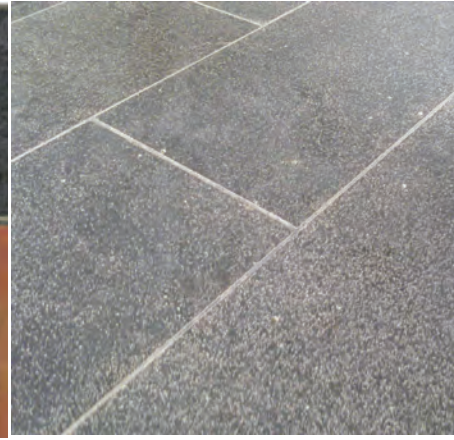
PAVING



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

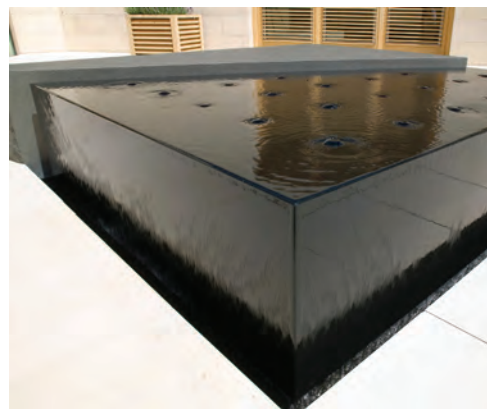


Lumendome fixture



Multiwoody

FOUNTAINS



Sangiaco Residence, Pebble Beach



Flutter Fountain Salt Lake City



Robert and Arlene Kot Courtyard, Washington DC



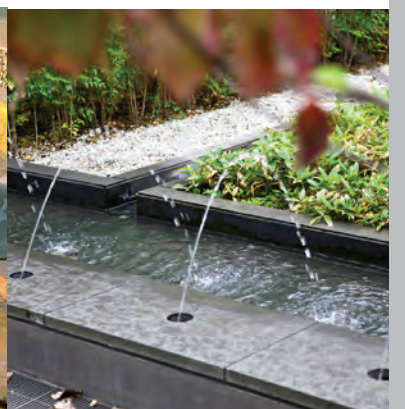
South Coast Plaza Town Center, Costa Mesa



Sieper Fountain, Palo Alto

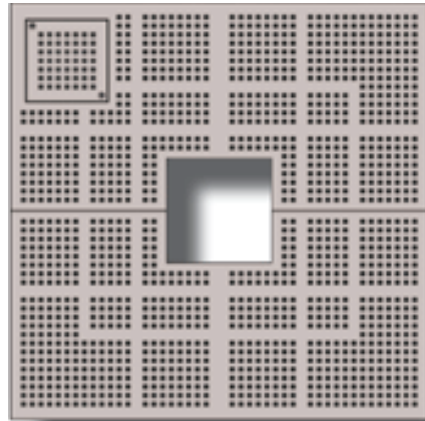


Lewis Avenue, Las Vegas



Fountain at Sun City Takarazuka

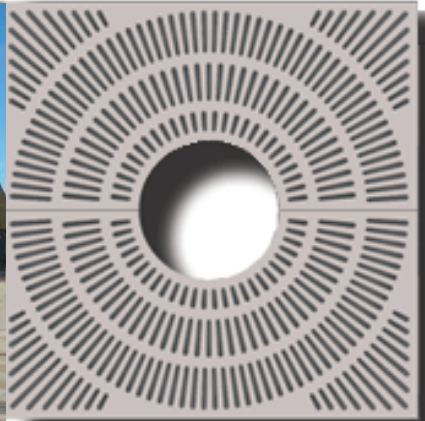
SITE FURNITURE



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



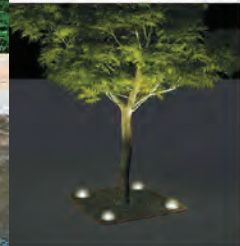
Crushed Gravel with Basalt Pavers



Granite Bench



Granite Boulders/Benches



Tree Air Spot Lights, Streetlife



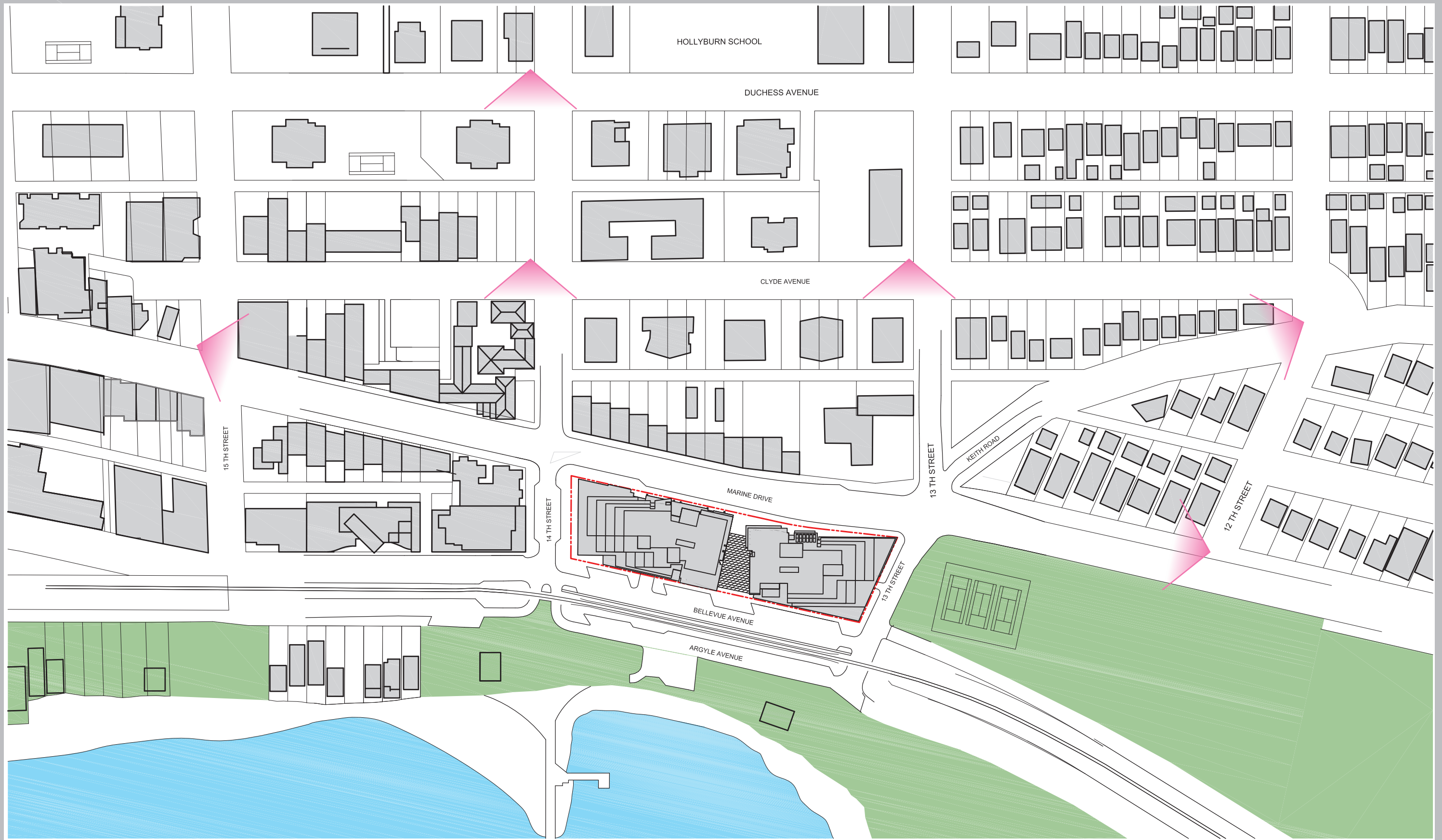
Trash and Recycling Can



Bike racks



Bench and Chairs







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

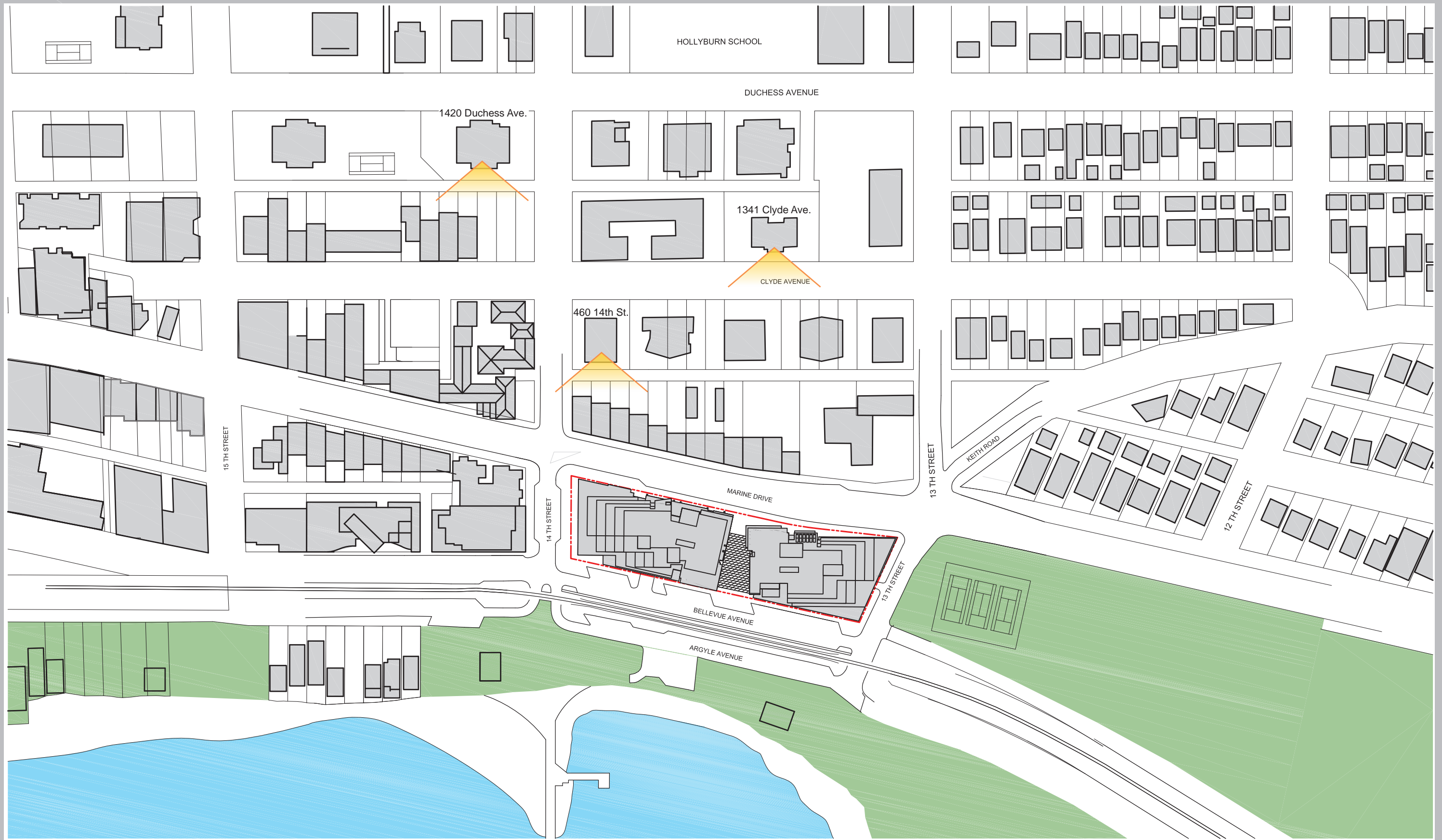


PUBLIC VIEW STUDY : VIEW FROM 14TH STREET AND CLYDE AVENUE
 ISSUED FOR CONCEPTUAL RESUBMISSION TO DRC - MAY 30, 2013











EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL



EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL



EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL



EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL



EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL



EXISTING



PREVIOUS PROPOSAL



CURRENT PROPOSAL

1300 Block Marine Drive South - Project Summary

Legal Description: PID 008-994-498 Lot B, Block 25, DL 237, Plan 11655
 PID 011-751-207 Lot 5, Block 25, DL 237, Plan 4210
 PID 004-428-374 Lot 6, Block 25, DL 237, Plan 4210
 PID 011-751-215 Lot 7, Block 25, DL 237, Plan 4210 ("Lot 7")
 PID 011-751-274 Amended Lot 8 (Explanatory Plan 4068), Block 25, DL 237, Plan 4210
 PID 008-988-528 Lot A, Block 25, DL 237, Plan 11926
 PID 011-751-282 Lot A, Block 25, DL 237, Plan 4210
 PID 011-751-291 The Closed Lane in Explanatory Plan 15273, Block 25, DL 237, Plan 4210
 The lane within the block which is surrounded by Marine Drive on the north, Bellevue Avenue on the south, 13th Street on the east and 14th Street on the west.

Site Area : 85,525 sf

Floor Area Summary

West Parcel (Phase 1)	Gross	FSR Exclusions			FSR				
		Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Office / Retail	Residential
Ground	27,323 Sq.Ft.	2,008 Sq.Ft.			1,841 Sq.Ft.	23,474 Sq.Ft.	22,657 Sq.Ft.		817 Sq.Ft.
Level 2	28,600 Sq.Ft.		1,272 Sq.Ft.			27,328 Sq.Ft.			27,328 Sq.Ft.
Level 3	24,644 Sq.Ft.					24,644 Sq.Ft.			24,644 Sq.Ft.
Level 4	19,413 Sq.Ft.					19,413 Sq.Ft.			19,413 Sq.Ft.
Level 5	17,944 Sq.Ft.					17,944 Sq.Ft.			17,944 Sq.Ft.
Level 6	16,043 Sq.Ft.					16,043 Sq.Ft.			16,043 Sq.Ft.
Level 7	12,484 Sq.Ft.					12,484 Sq.Ft.			12,484 Sq.Ft.
Level 8									Sq.Ft.
Total	146,451 Sq.Ft.	2,008 Sq.Ft.	1,272 Sq.Ft.	1,841 Sq.Ft.	141,330 Sq.Ft.	22,657 Sq.Ft.			118,673 Sq.Ft.
					100%	15%			84%
					5,121 Sq.Ft.				

East Parcel (Phase 2)	Gross	FSR Exclusions			FSR				
		Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Office / Retail	Residential
Ground	24,599 Sq.Ft.	2,063 Sq.Ft.			1,180 Sq.Ft.	21,356 Sq.Ft.	12,825 Sq.Ft.	4,454 Sq.Ft.	4,077 Sq.Ft.
Mezzanine	3,713 Sq.Ft.					3,713 Sq.Ft.			3,713 Sq.Ft.
Level 2	21,200 Sq.Ft.		1,082 Sq.Ft.			20,118 Sq.Ft.			20,118 Sq.Ft.
Level 3	18,439 Sq.Ft.					18,439 Sq.Ft.			18,439 Sq.Ft.
Level 4	17,095 Sq.Ft.					17,095 Sq.Ft.			17,095 Sq.Ft.
Level 5	14,311 Sq.Ft.					14,311 Sq.Ft.			14,311 Sq.Ft.
Level 6	11,945 Sq.Ft.					11,945 Sq.Ft.			11,945 Sq.Ft.
Level 7									Sq.Ft.
Total	111,302 Sq.Ft.	2,063 Sq.Ft.	1,082 Sq.Ft.	1,180 Sq.Ft.	106,977 Sq.Ft.	12,825 Sq.Ft.	4,454 Sq.Ft.		89,698 Sq.Ft.
					100%	12%	4%		84%
					4,325 Sq.Ft.				

Total (Both Phases)	FSR Exclusions				FSR			
Total Gross Flr	Total Res Lobby	Total Res Amenity	Total M/E	Total FSR Area	Total Com	Total Office / Retail	Total Residential	
Total Floor Area	257,753 Sq.Ft.	4,071 Sq.Ft.	2,354 Sq.Ft.	3,021 Sq.Ft.	248,307 Sq.Ft.	35,482 Sq.Ft.	4,454 Sq.Ft.	208,371 Sq.Ft.
Total FSR Exclusion			9,446 Sq.Ft.		100%	14%	2%	84%

Site Coverage 61%

Site Area	85,525 Sq.Ft.
FSR / Site Area	2.90

Unit Count Comparison

	FSR	Total Gross Residential Area	Total Units	Av. Net Area / Unit
Previous	2.99	212,810 Sq.Ft.	88	2,058 Sq.Ft.
Current	2.90	208,371 Sq.Ft.	100	1,771 Sq.Ft.

excluding corridors

Parking Summary

	West Parcel (Phase 1)		East Parcel (Phase 2)		Total (Both Phases)	
	Stalls above Req't		Stalls above Req't		Stalls above Req't	
Commercial Parking:						
Parking Required:						
Gross Commercial Area	22,657 Sq.Ft.		17,279 Sq.Ft.		39,936 Sq.Ft.	
Ref: Zoning CD22	1 per 398 sf		1 per 398 sf		1 per 398 sf	
Required No. of Stalls	57		43		100	
Parking Provided:						
P1 - Com Stalls Provided	61		40		101	
P2 - Com Stalls Provided	0		0		0	
P3 - Com Stalls Provided	0		0		0	
Total Commercial Stalls Provided	61	4	40	-3	101	1
Residential Parking:						
Parking Required:						
Gross Residential Area	118,673 Sq.Ft.		89,698 Sq.Ft.		208,371 Sq.Ft.	
Gross Residential Area (minus 15% public circulation)	100,872 Sq.Ft.		76,243 Sq.Ft.		177,115 Sq.Ft.	
Ref: Zoning CD22: The Greater of 1/84 Sm (904 Sf) OR Min 1/Unit (Max Req 2/Unit)						
No. of Units	54		46		100	
Required Minimum No. Of Stalls : Gross Res (minus circulation)/ 904 sf)	112		84		196	
Parking Provided:						
P1 - Stalls Provided	0		14		14	
P2 - Stalls Provided	65		46		111	
P3 - Stalls Provided	71		0		71	
Total Residential Stalls Provided	136	24	60	-24	196	0
P1 - Res Visitors' Stalls Provided	1		5		6	
P2 - Res Visitors' Stalls Provided	7		0		7	
Total Res Visitors Stalls Provided	8		5		13	
Total Res & Res Visitors Stalls Provided	144	32	65	-19	209	13
Total Com, Res & Res Visitors Stalls Provided					310	14
Private Garages Provided:						
P1 - Garages Provided	0		7		7	
P2 - Garages Provided	22		15		37	
P3 - Garages Provided	34		0		34	
Total Private Garages Provided	56	n/a	22	n/a	78	n/a

Parking Stalls per Level	Commercial	Res (Visitor)	Residential	Total
P1	101	6	14	121
P2	0	7	111	118
P3	0	0	71	71
Total	101	13	196	310

Parking Stalls Breakdown	Standard	Small	Accessible	Total
P1	105	12	4	121
P2	117	1	0	118
P3	68	3	0	71
Total	290	16	4	310

Accessible Stalls Calculations	
Per BC Building Code 3.8.3.4.2	min 1 per 100 stalls
Stalls Required	309/100 x 1= 4 Stalls
Stalls Provided	4

Residential Visitors Parking	Standard	Small	Accessible	Total
P1	3	3	0	6
P2	7	0	0	7
Total	10	3	0	13

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