



Existing Tree

ACER CAMPESTRE
Existing Field
Maple


ACER RUBRUM
 Armstrong Red
 Maple
 7 cm cal.
 B&B Specimen
 6'std.




PLATANUS X
ACERIFOLIA
 'Bloodgood'
 London Plane Tree
 8 cm cal.
 B&B Specimen
 6'std.




CORNUS
 Eddie's White
 Wonder Dogwood
 8 cm cal.
 B&B Specimen
 5'std.

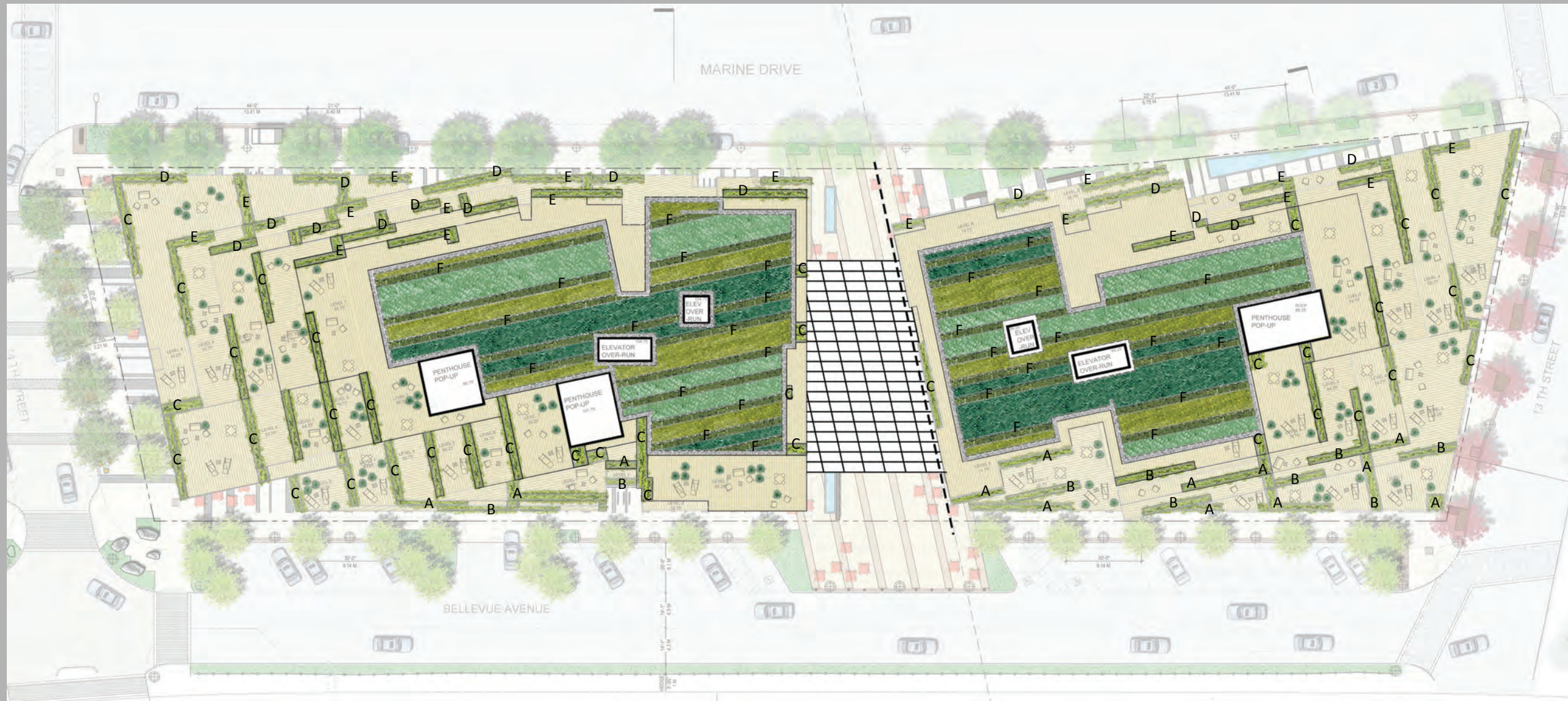



ACER CAMPESTRE
 Field Maple
 7 cm cal.
 B&B Specimen
 6'std.



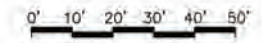
scale: nts





- BOXWOOD HEDGE
- SEDUM

NOTE:
 ALL PLANTERS SHOWN ON ROOF PLAN
 ARE MOVABLE.
 LOCATION OF ALL SLAB EDGE PLANTERS
 TO BE DETERMINED (SEE ARCH DWGS
 FOR TYPICAL LAYOUT).



A - AZALEA 'GUMPO WHITE'
 'GUMPO WHITE' AZALEA
 #5 POT
 24" O.C.



B - EUONYMUS MICROPHYLLUS
 BOX LEAF EUONYMUS
 #2 POT
 18" O.C.



C - LAVANDULA 'BUENO VISTA'
 'BUENO VISTA' LAVENDER
 #2 POT
 24" O.C.



D - POLYSTICHUM SETIFERUM
 SOFT SHIELD FERN
 #2 POT
 FULL

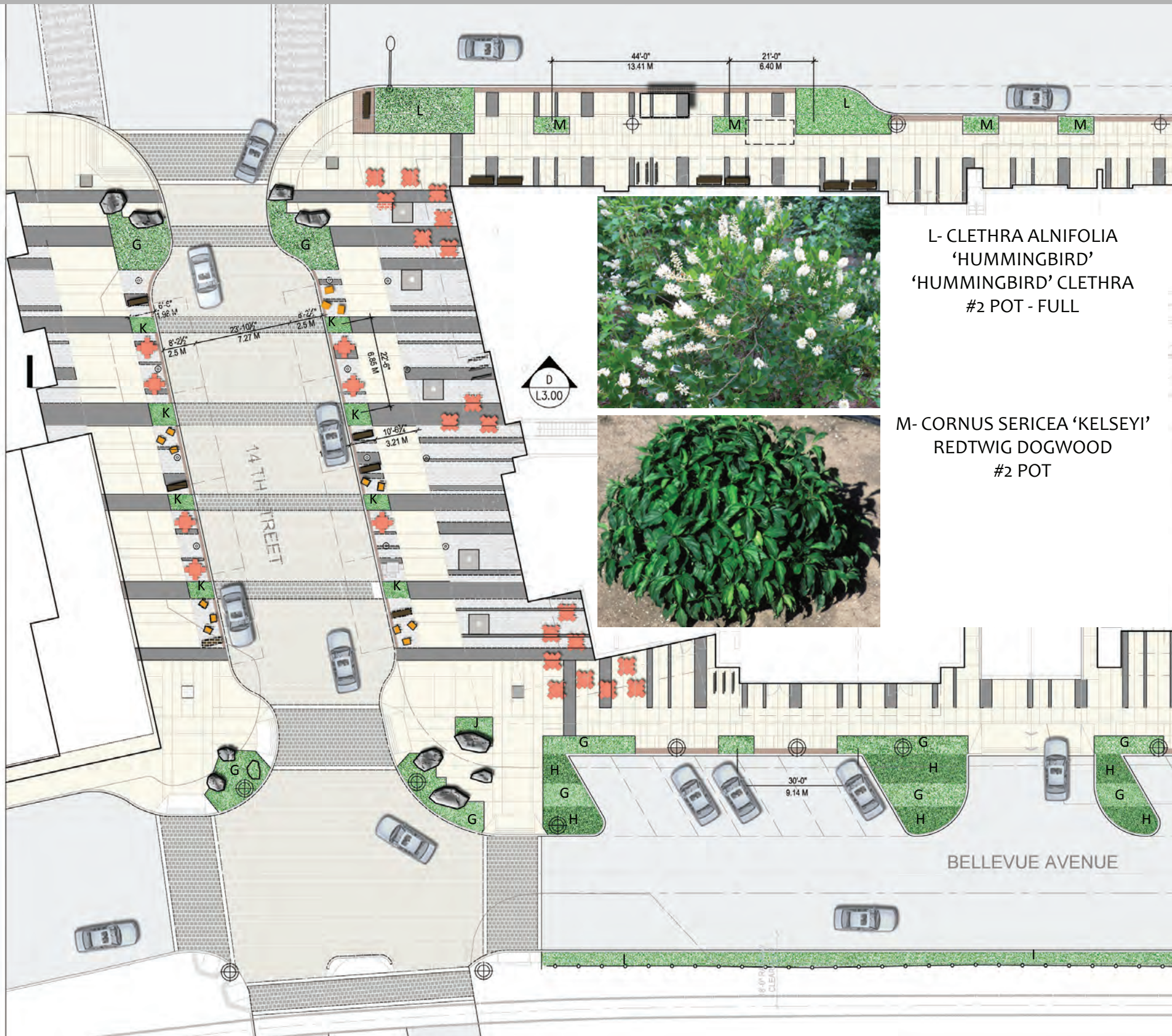


E - SARCOCOCCA HUMILIS
 DWARF SWEET BOX
 #2 POT
 18" O.C.



F - BUXUS MICROPHYLLA
 'GREEN BEAUTY'
 LITTLE LEAF BOXWOOD
 #2 POT
 FULL

scale: nts



scale: nts



L- CLETHRA ALNIFOLIA
'HUMMINGBIRD'
'HUMMINGBIRD' CLETHRA
#2 POT - FULL



M- CORNUS SERICEA 'KELSEY'
REDTWIG DOGWOOD
#2 POT



G - PENNISETUM
ALOPECUROIDES 'HA MELN'
'HA MELN' DWARF
FOUNTAIN GRASS
#1 POT



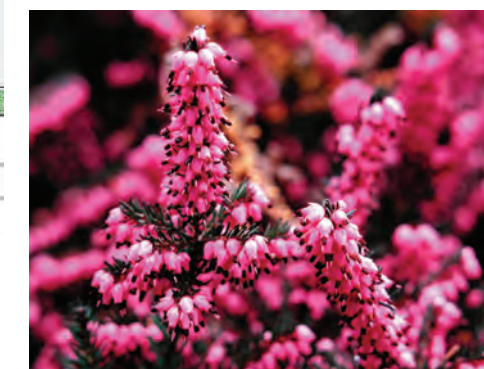
H - HELICTOTRICHON
SEMPERVIRENS
BLUE OAT GRASS
#1 POT



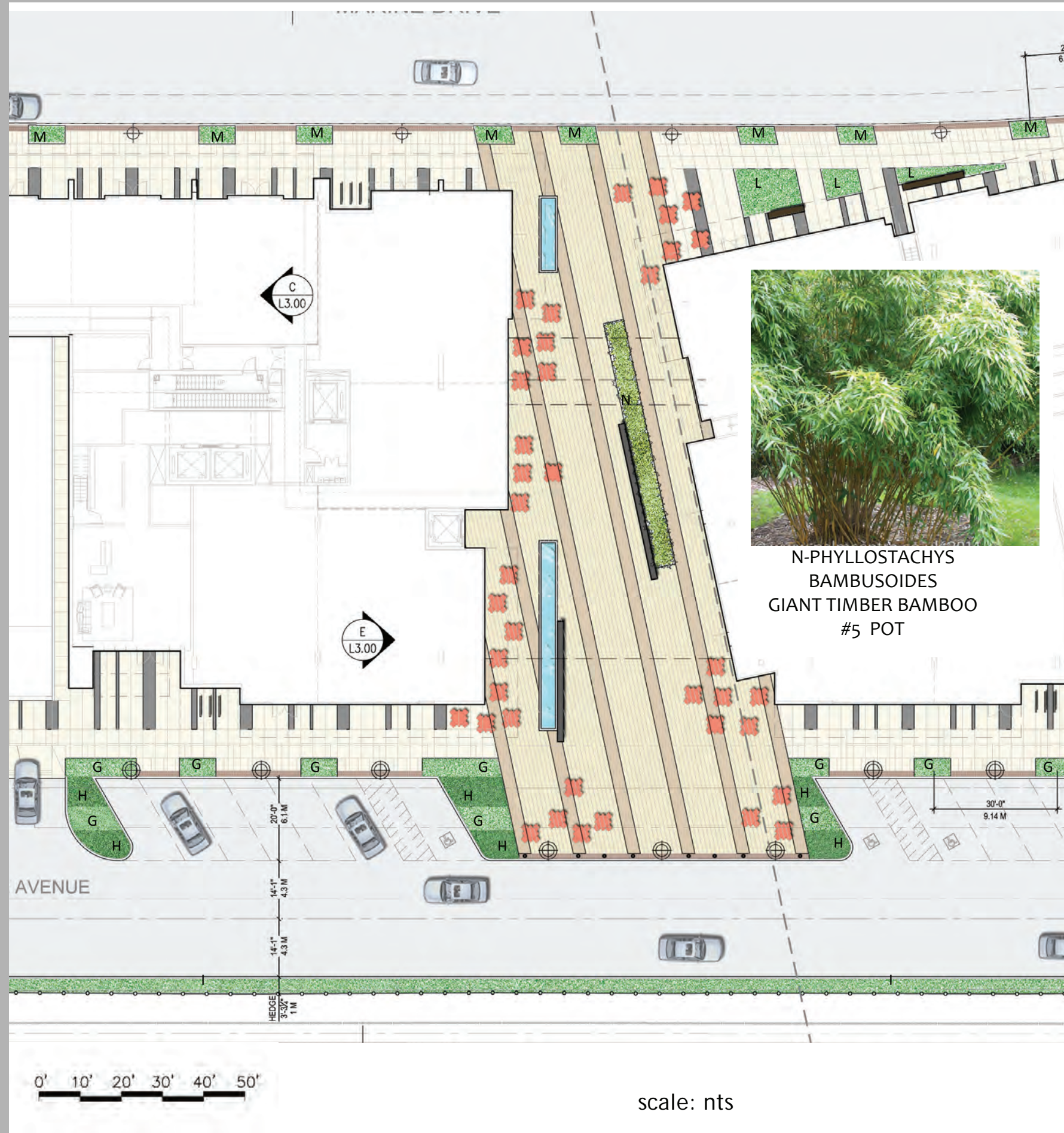
I- ILEX CRENATA 'HETZII'
'HETZII' JAPANESE HOLLY
#2 POT



J- IRIS SIBERICA
SIBERIAN IRIS
#1 POT



K- ERICA X DARLEYENSIS
'KRAMER'S RED'
KRAMERS RED HEATH
#1 POT



G - PENNISETUM
ALOPECUROIDES 'HAMELN'
'HAMELN' DWARF
FOUNTAIN GRASS
#1 POT



H - HELICTOTRICHON
SEMPERVIRENS
BLUE OAT GRASS
#1 POT



I - ILEX CRENATA 'HETZII'
'HETZII' JAPANESE HOLLY
#2 POT



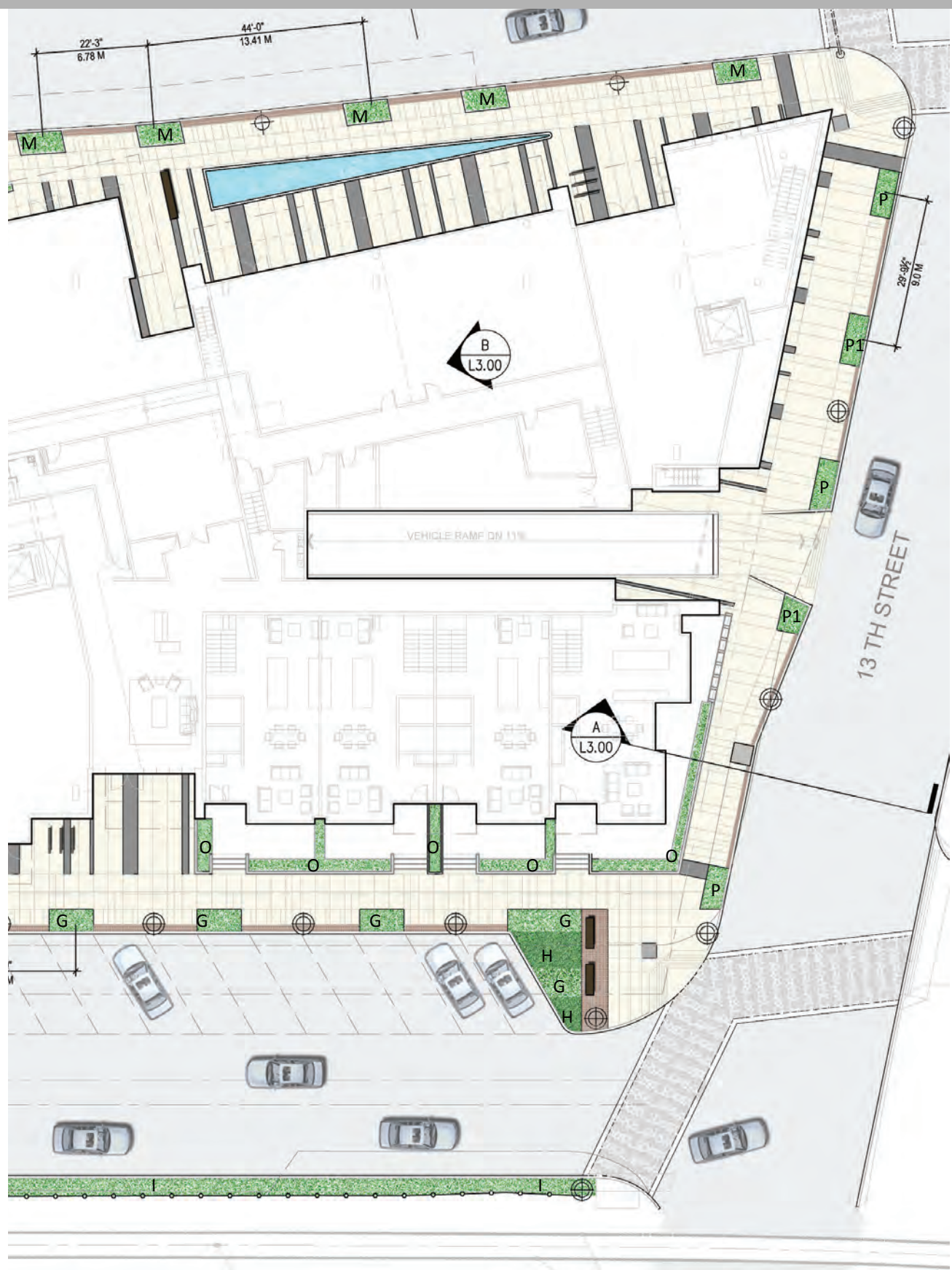
N-PHYLLOSTACHYS
BAMBUSOIDES
GIANT TIMBER BAMBOO
#5 POT



L- CLETHRA ALNIFOLIA
'HUMMINGBIRD'
'HUMMINGBIRD' CLETHRA
#2 POT - FULL



M- CORNUS SERICEA 'KELSEY'
REDTWIG DOGWOOD
#2 POT



G - PENNISETUM ALOPECUROIDES 'HA MELN'
'HA MELN' DWARF FOUNTAIN GRASS
#1 POT



M- CORNUS SERICEA 'KELSEY'
REDTWIG DOGWOOD
#2 POT



P1- GAULTHERIA SHALLON
SALAL
REDTWIG DOGWOOD
#1 POT, FULL



H - HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS
#1 POT



O-PHOTINIA FRASERI
'RED ROBIN'
'RED ROBIN' PHOTINIA
#5 POT



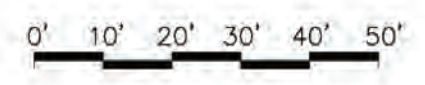
I- ILEX CRENATA 'HETZII'
'HETZII' JAPANESE HOLLY
#2 POT



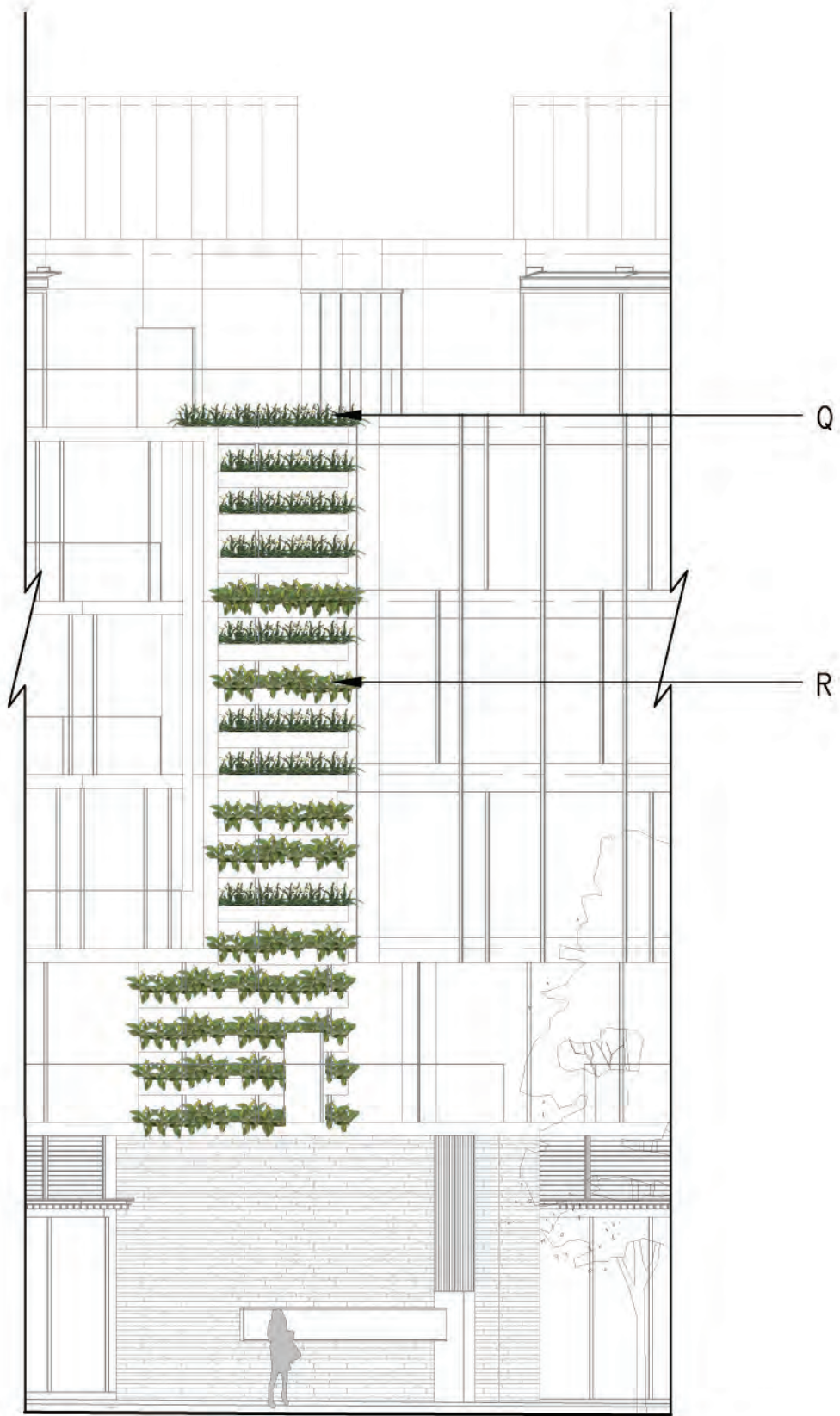
P- LEUCOTHOE AXILLARIS
COAST LEUCOTHOE
#2 POT, FULL

NOTES:

1. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CURRENT EDITION OF THE B.C. LANDSCAPE STANDARDS.
2. PLANTS SIZES AND RELATED CONTAINER CLASSES ARE SPECIFIED ACCORDING TO B.C. LANDSCAPE STANDARD, CURRENT EDITION,
3. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH HIGH EFFICIENCY SYSTEM TO BE TO IIBC STANDARDS.
4. ALL TREES ARE TO BE STAKED IN ACCORDANCE WITH BCNTA STANDARDS.
5. ALL PLANTS ARE TO BE SOURCED FROM NURSERIES-CERTIFIED FREE OF P. RAMORUM
6. HOSE BIBS WILL BE PROVIDED AT ALL PRIVATE TERRACES



scale: nts



Q- LIRIOPE MUSCARI
LILYTURF
#2 POT, FULL



R- FATSHEDERA LIZEI
'ANNEMEIKE'
GOLDEN VARIEGATED
FATSHEDERA
#2 POT, FULL, 24" O.C.



S- PULMONARIA LONGIFOLIA
'DIANE CLARE'
'DIANE CLARE' LUNGWORT
#2 POT, 12" O.C.



B GREEN SCREEN AT MARINE DRIVE (EAST)
1"=10'-0"

A GREEN SCREEN AT MARINE DRIVE (WEST)
1"=10'-0"



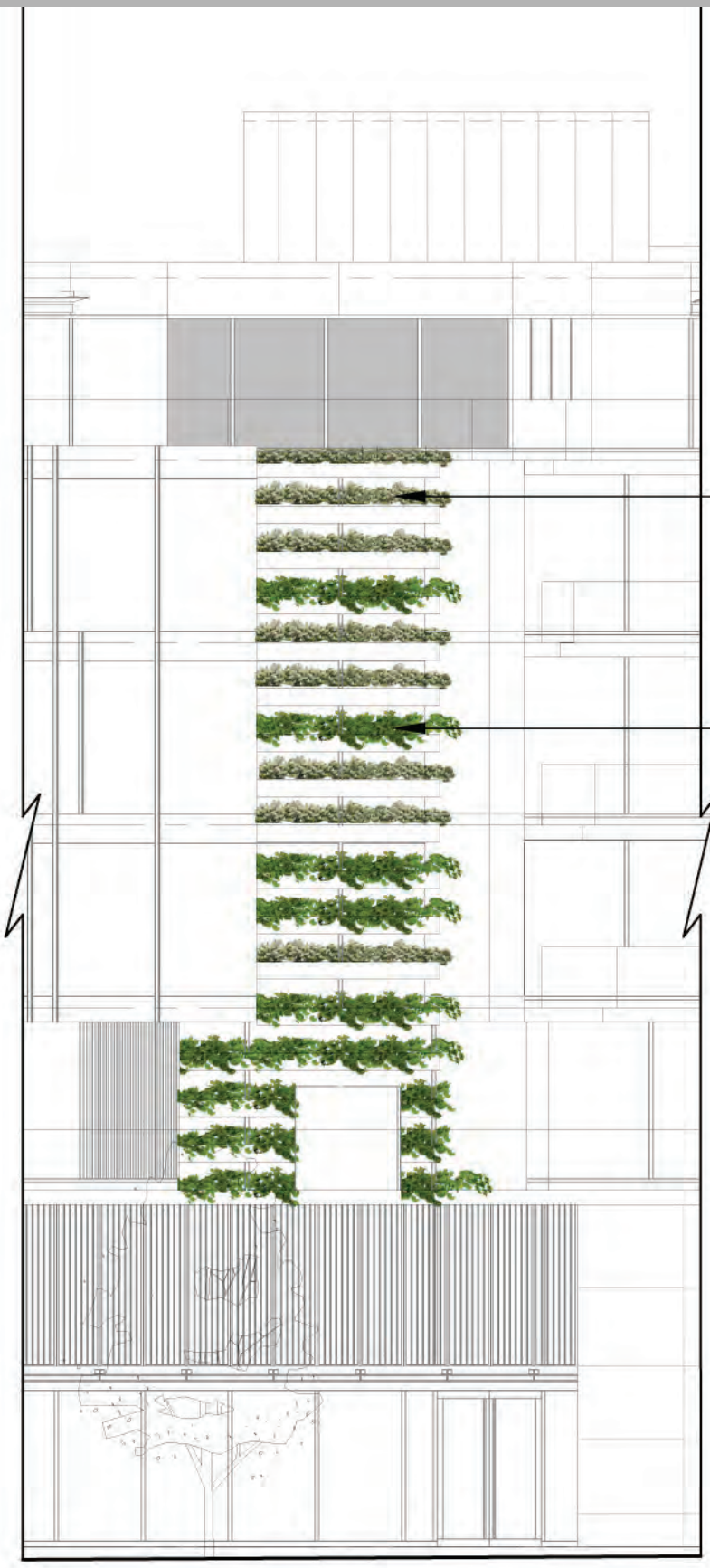
T- EUONYMOUS
MICROPHYLLUS
BOX LEAF EUONYMUS
#2 POT, 18" O.C.



U - LAVANDULA
ALBA
WHITE LAVENDER
#2 POT, 20" O.C.

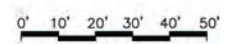
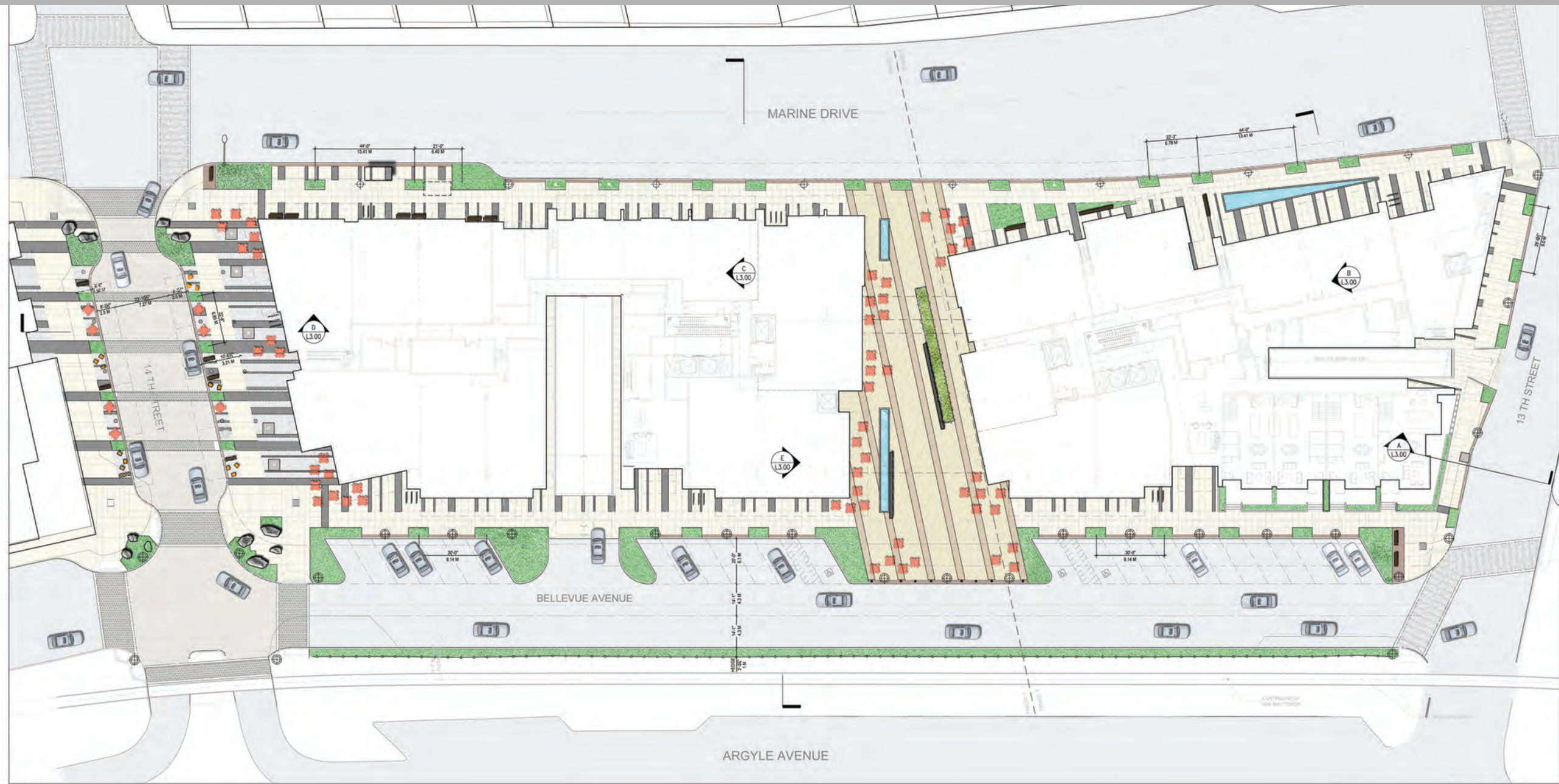


V - SALVIA OFFICINALIS
COMPACTA
SAGE
#2 POT, 18" O.C.











C GREEN SCREEN AT BELLEVUE AVENUE (WEST)
1"=10'-0"





D GREEN SCREEN AT BELLEVUE AVENUE (EAST)
1"=10'-0"



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

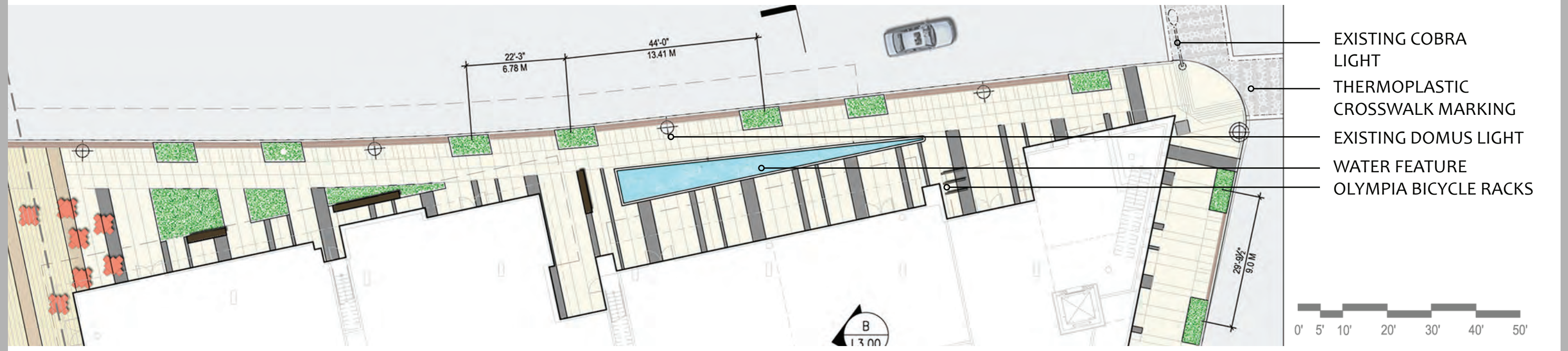
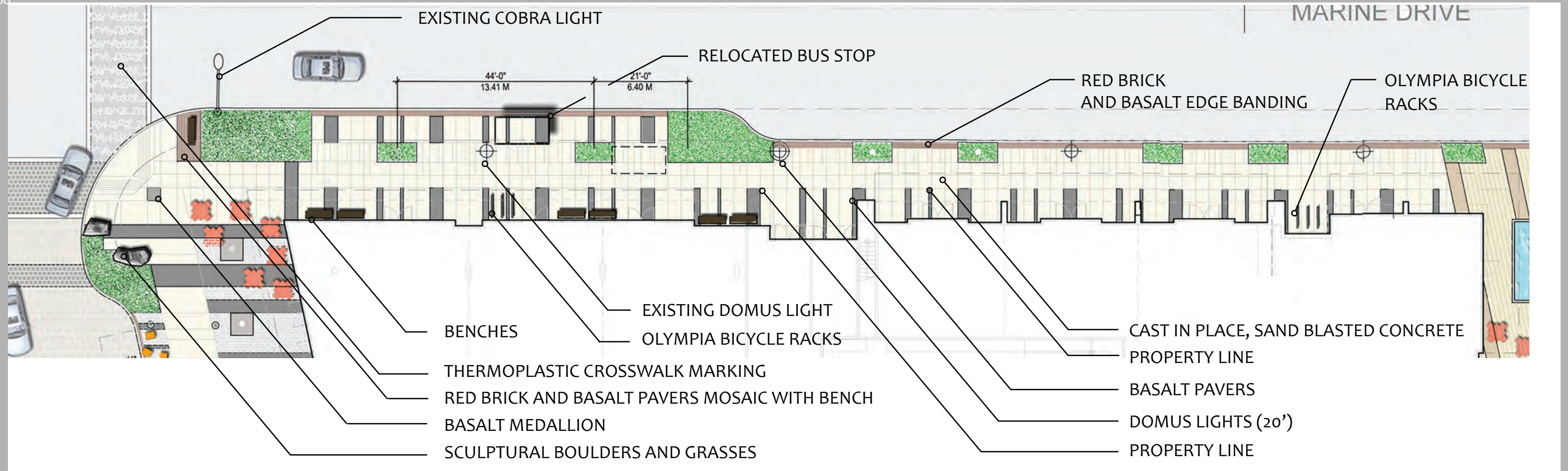
-  COLORED CONCRETE PAVERS TYPE E STEPSTONE INC, LIGHT COLOR TBD
-  CURB BANDING - DOUBLE ROW OF RED BRICK/BASALT STONE
-  BASALT PAVERS TO MATCH CITY STANDARDS
-  CONCRETE PAVING, GREY, SANDBLAST FINISH SAW CUT JOINTS

-  CUSTOM THERMOPLASTIC CROSSING PATTERNING ON ASPHALT
-  WATER FEATURE
-  SCULPTURAL BOULDERS
-  TREE GRATES

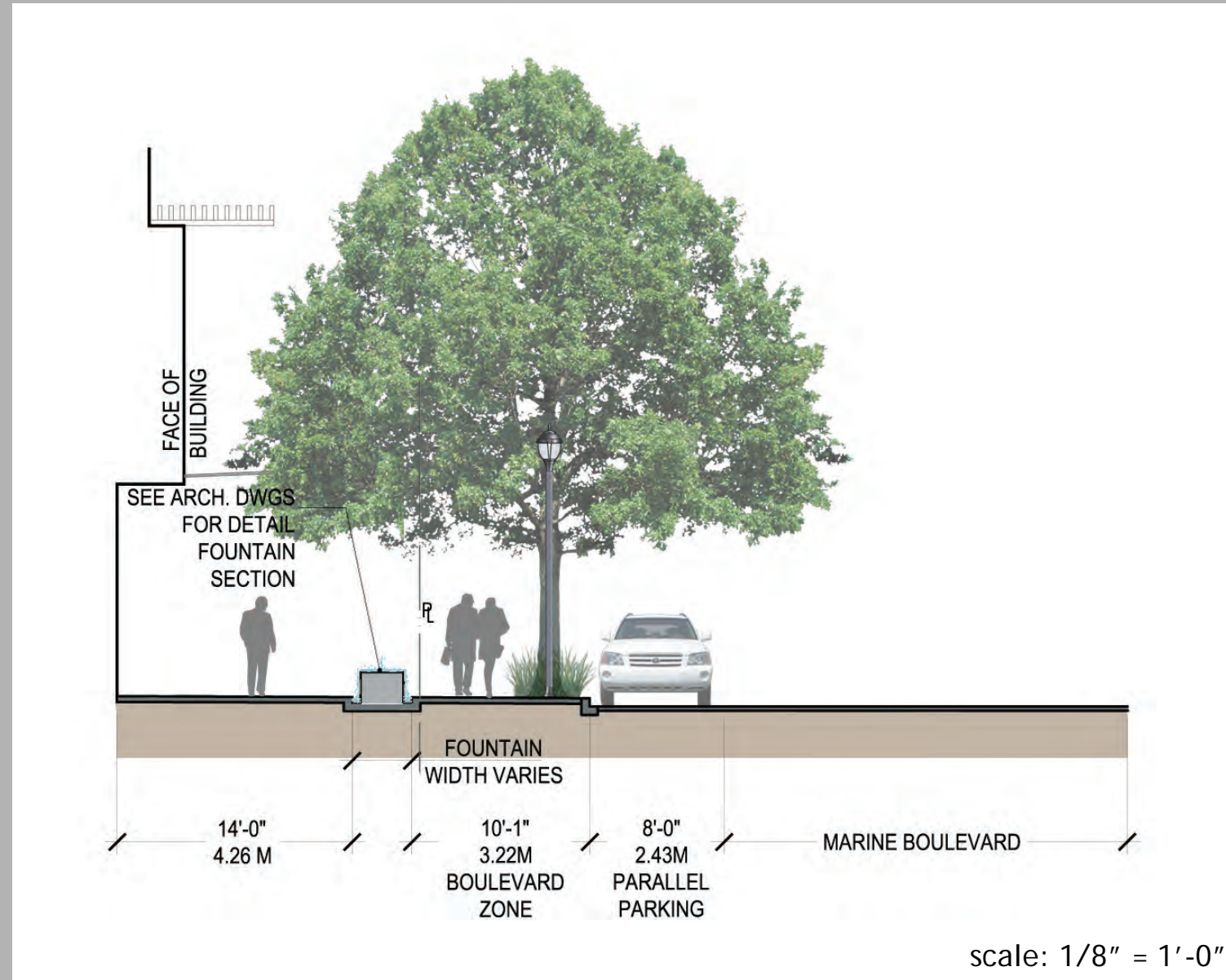
CITY STANDARD

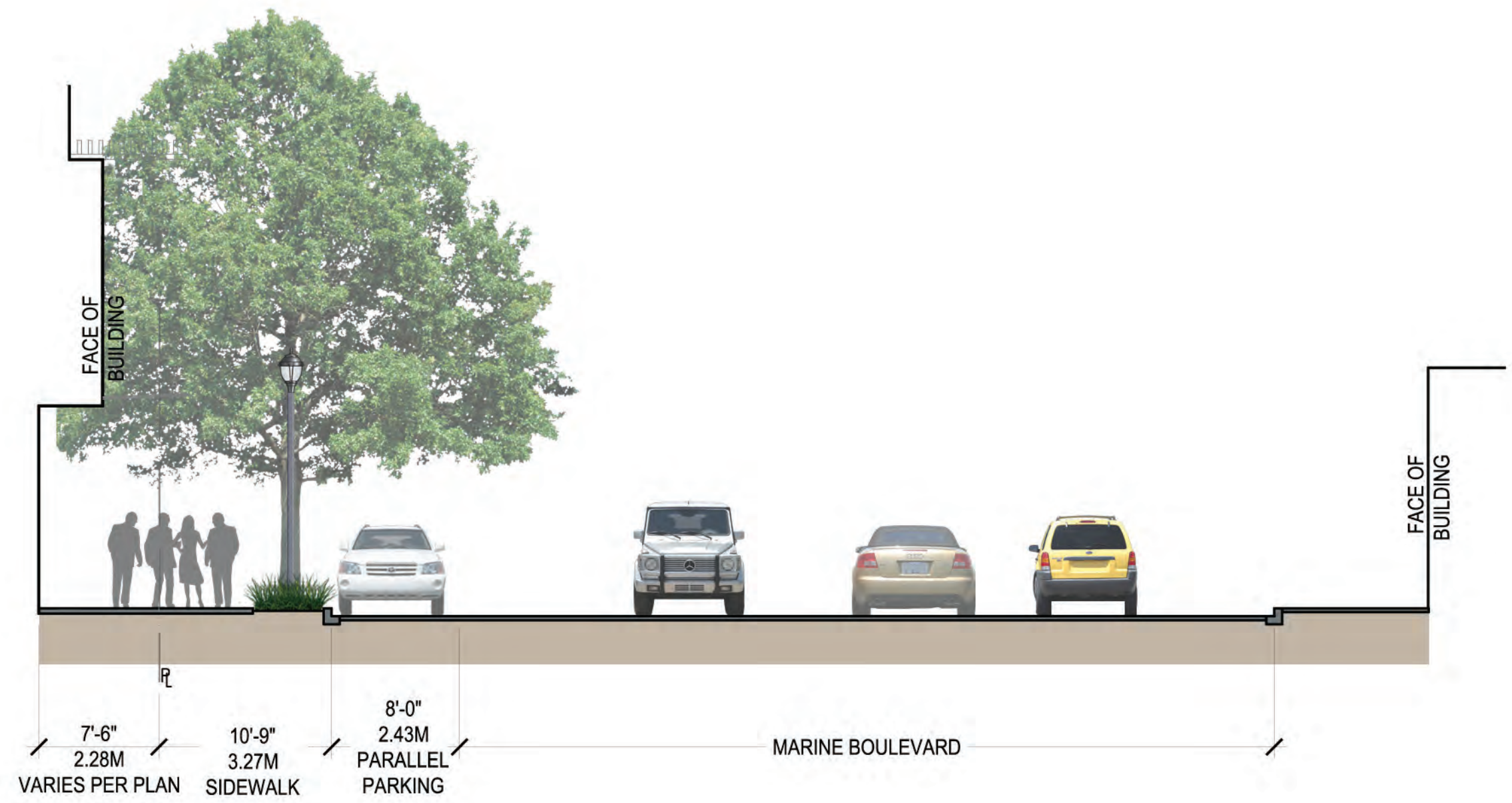
-  BRICKS AT BOULEVARD EDGE - DOUBLE ROW
-  BRICKS AT BOULEVARD EDGE - SINGLE ROW
-  BRICK AND BASALT PAVER BANDS
-  BASALT PAVERS

scale: nts

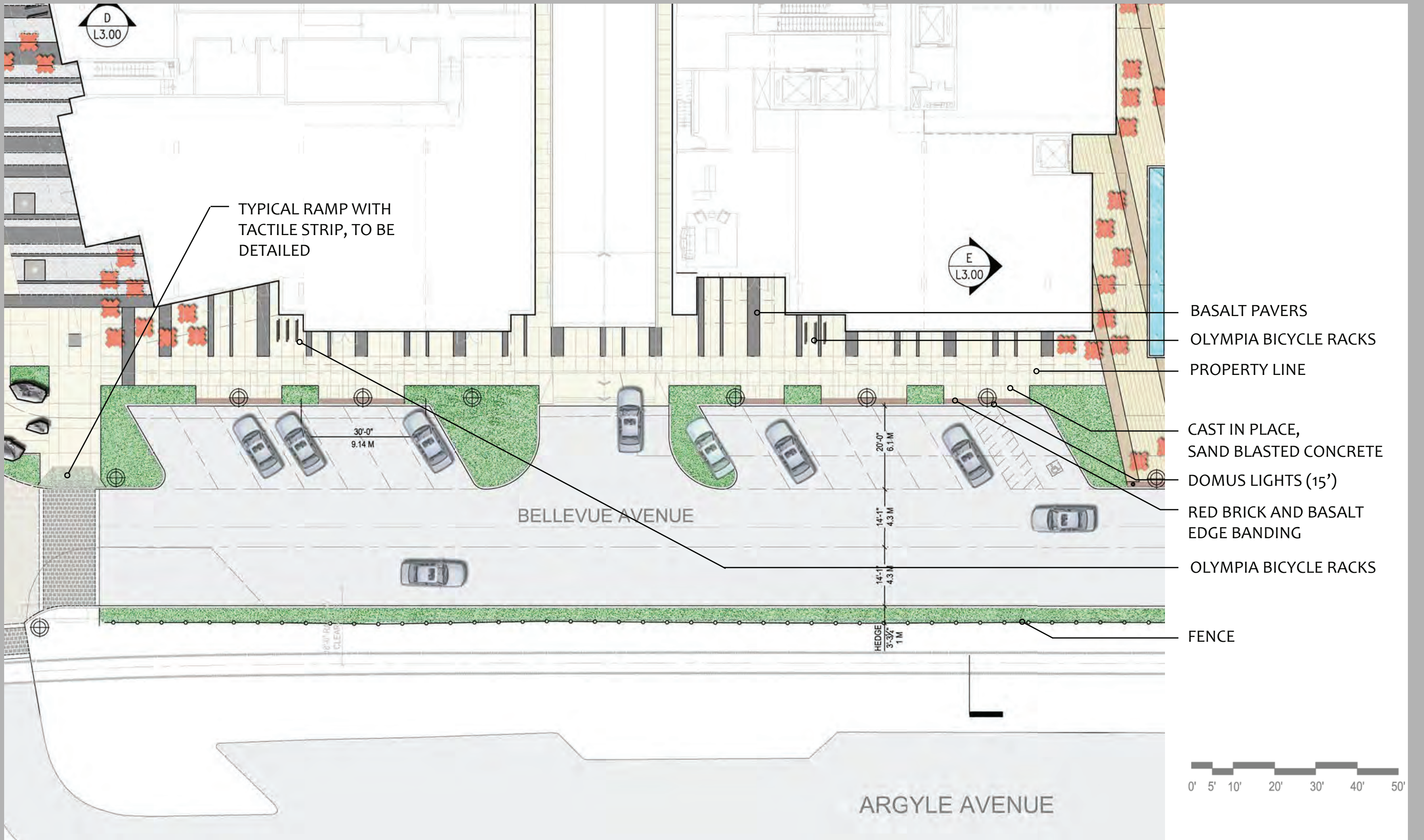


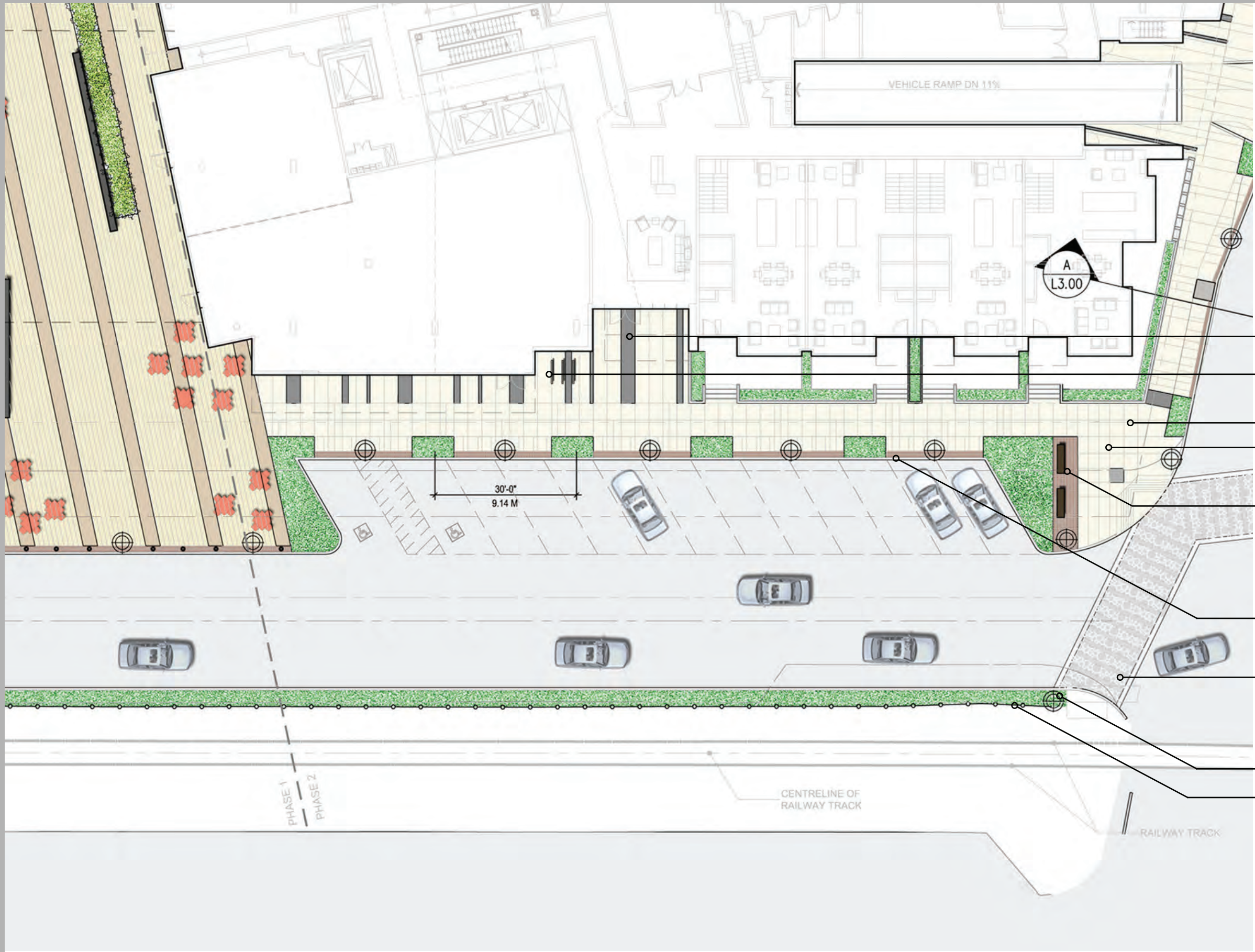
scale: 3/64" = 1'-0"



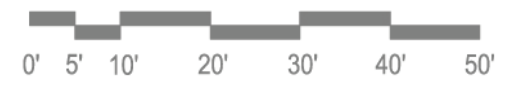


scale: 1/8" = 1'-0"

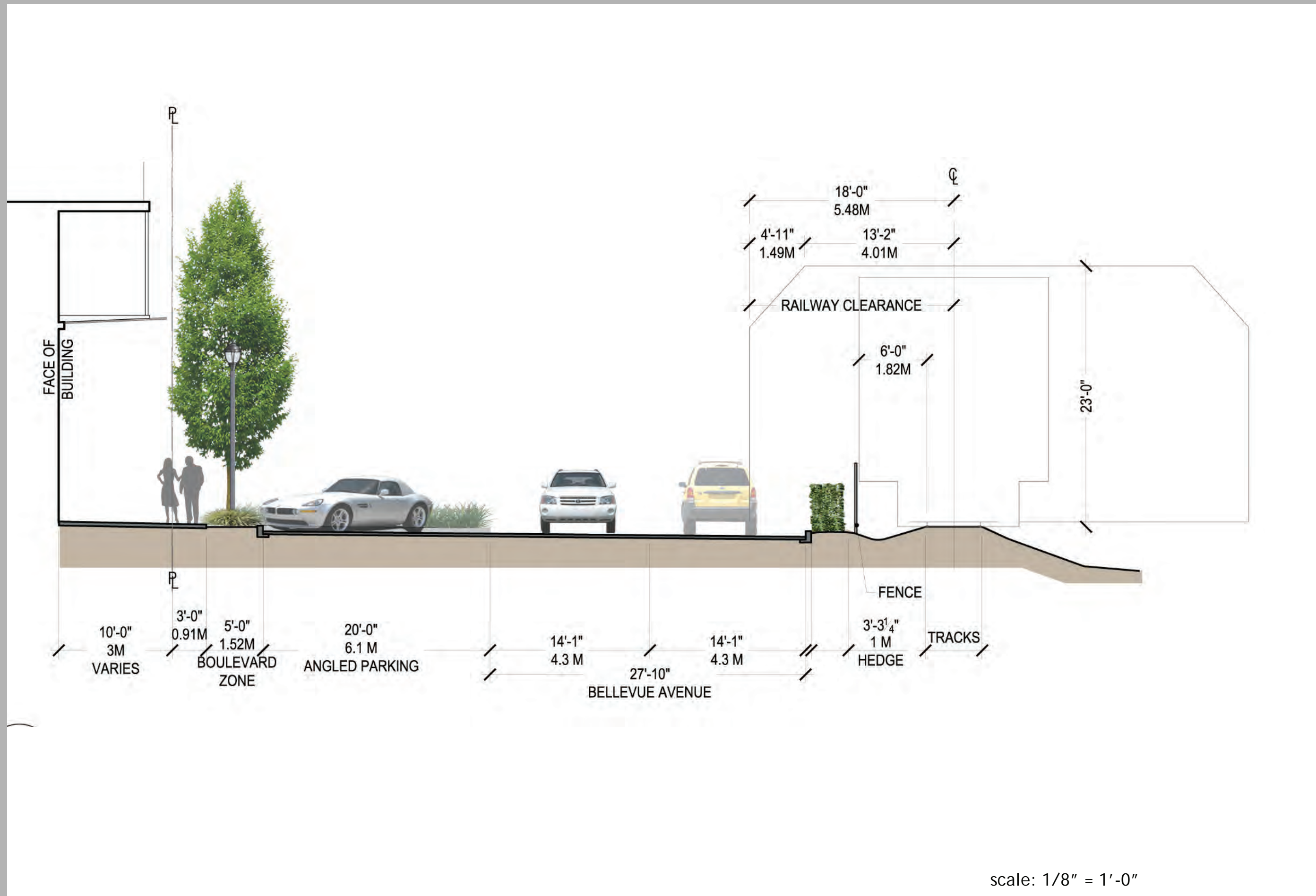




- BASALT PAVERS
- OLYMPIA BICYCLE RACKS
- PROPERTY LINE
- CAST IN PLACE, SAND BLASTED CONCRETE
- RED BRICK AND BASALT PAVERS WITH BENCHES
- RED BRICK AND BASALT EDGE BANDING
- THERMOPLASTIC CROSSWALK MARKING
- DOMUS LIGHTS (15')
- FENCE



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

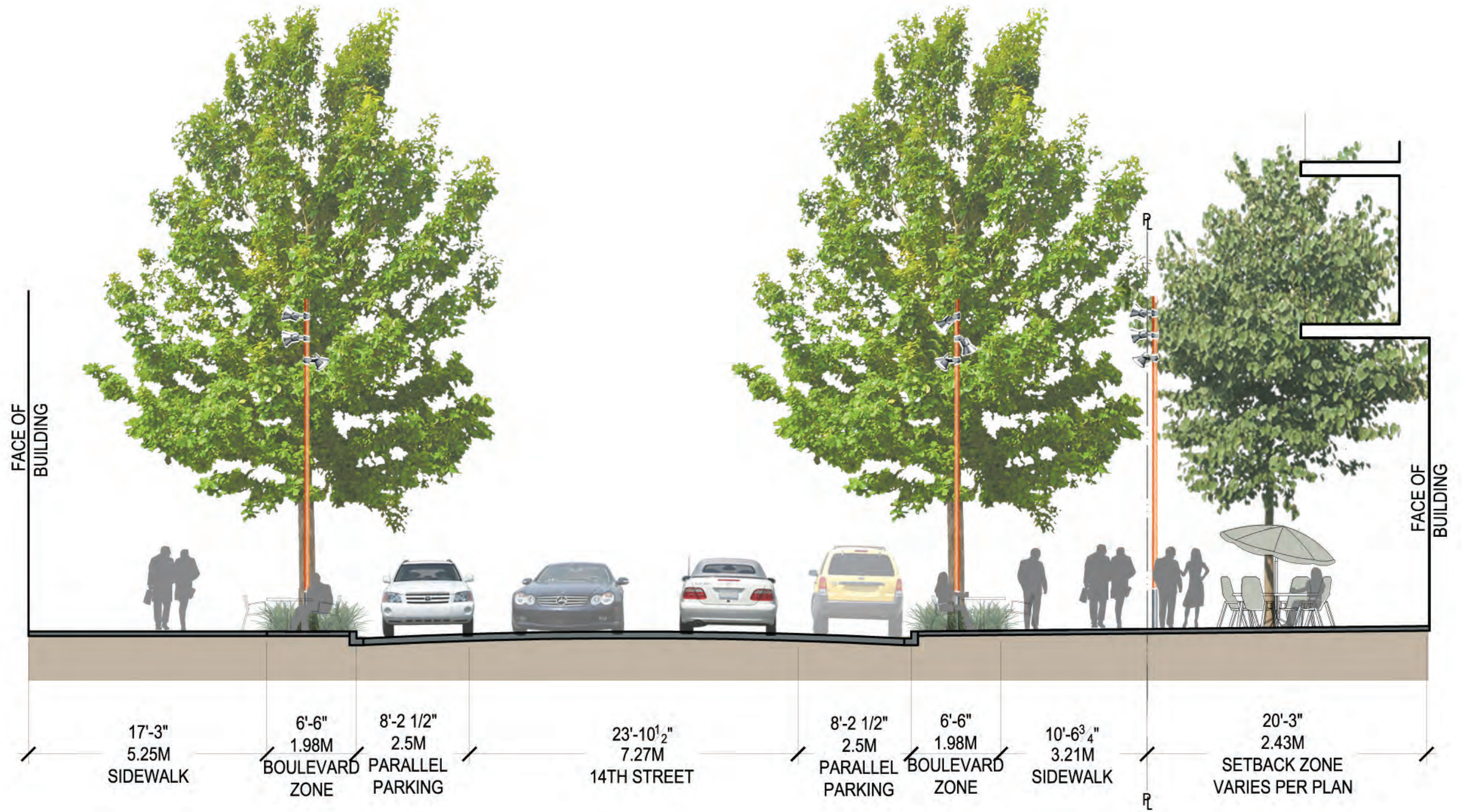




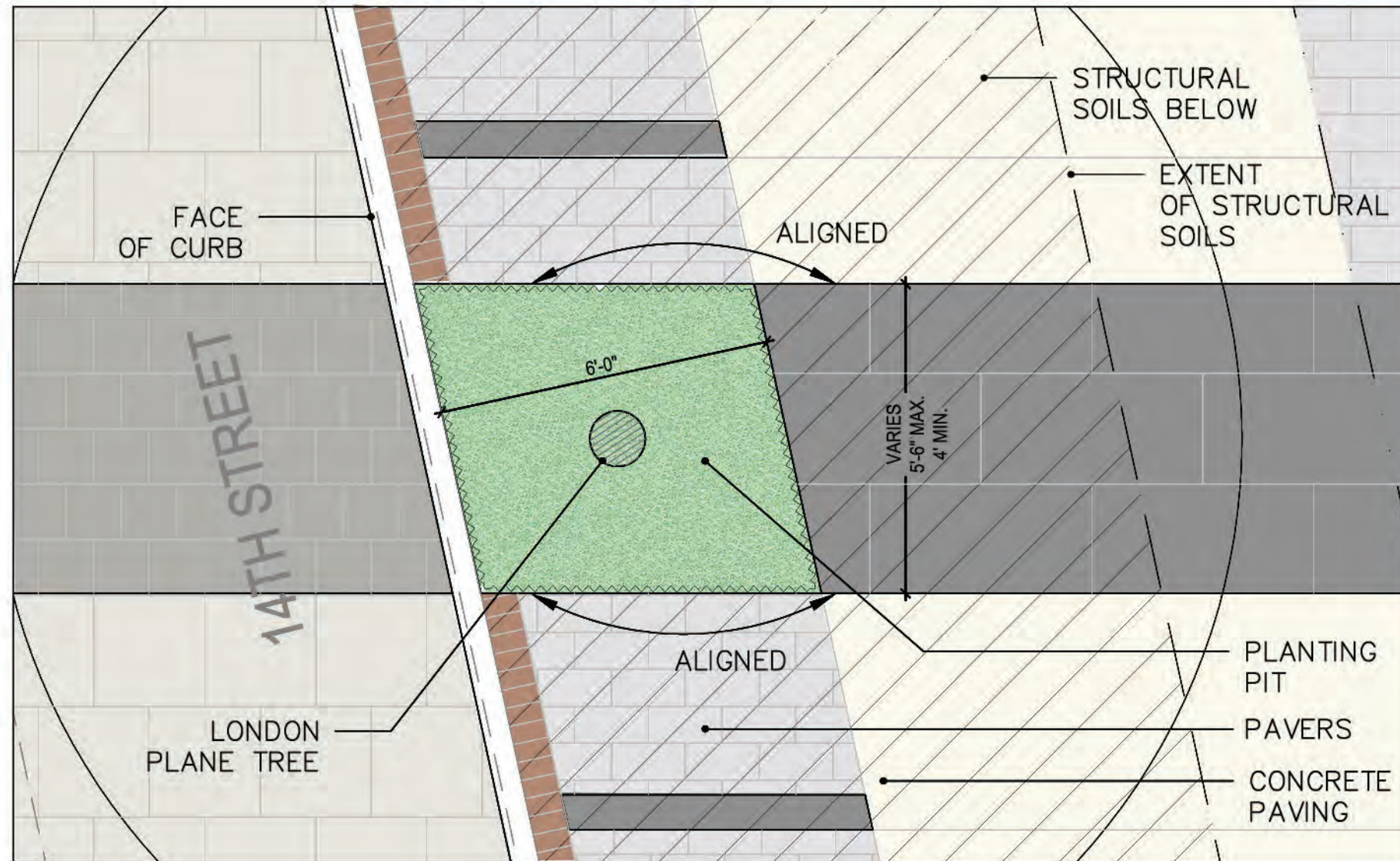
- THERMOPLASTIC CROSSWALK MARKING
- EXISTING COBRA LIGHT
- RED BRICK AND BASALT PAVERS MOSAIC WITH BENCH
- EXISTING CURB
- COLOURED CONCRETE PAVERS, TYPE C
- COLOURED CONCRETE PAVERS, TYPE B
- SCULPTURAL BOULDERS AND GRASSES
- RED BRICK AND BASALT EDGE BANDING
- BENCHES AND CHAIRS (LANDSCAPE FORMS)
- BASALT PAVERS
- COLOURED CONCRETE PAVERS, TYPE A
- OLYMPIA BICYCLE RACKS
- PLANTING PIT AT TREES
- MULTIWOODY AND MULTIPLE LUMENDOME LIGHTS
- CAST IN PLACE, SAND BLASTED CONCRETE
- CAST IRON TREE GRATES
- TYPICAL RAMP WITH TACTILE STRIP, TO BE DETAILED
- BASALT MEDALLION
- PROPERTY LINE
- SCULPTURAL BOULDERS AND GRASSES



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

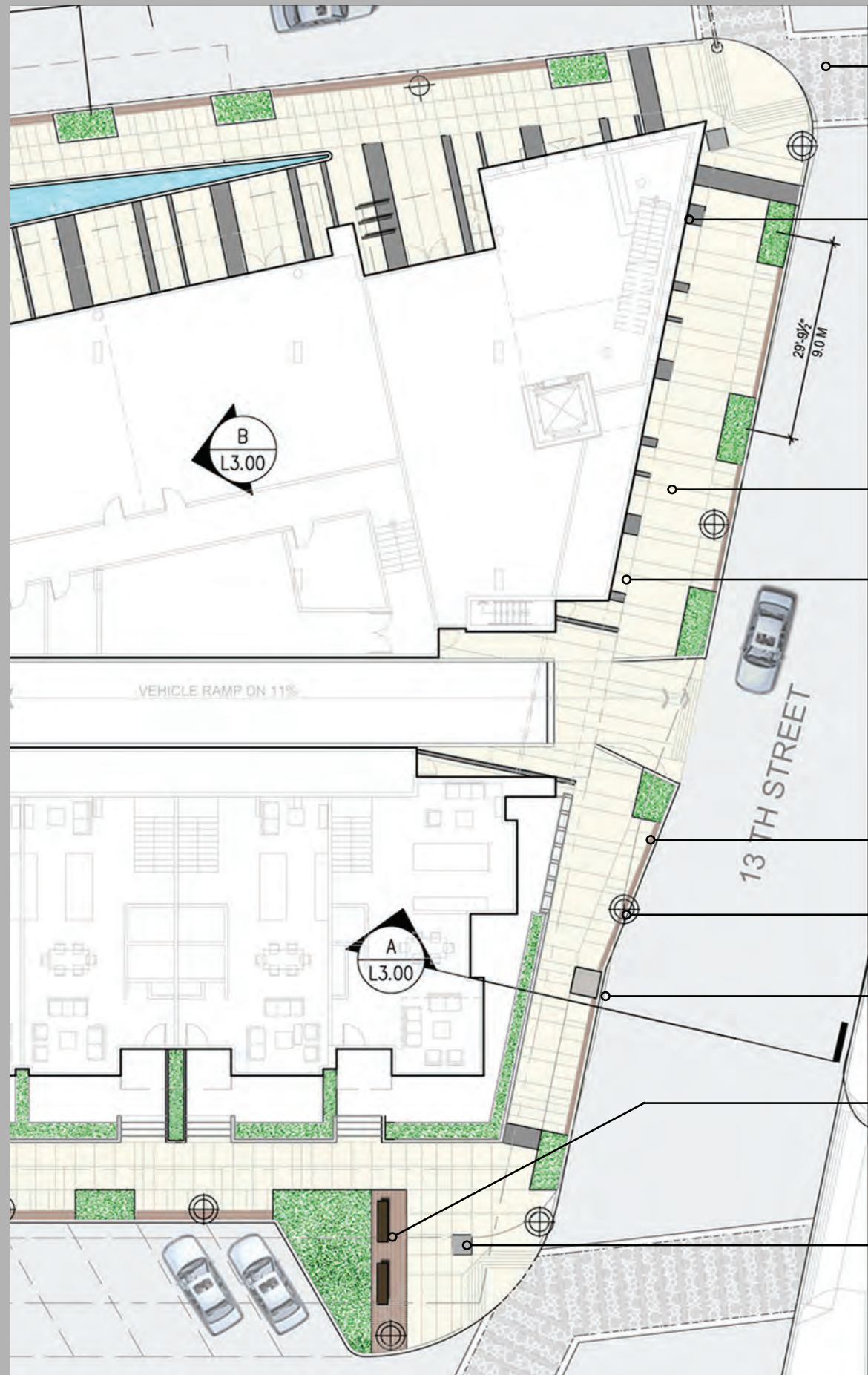


scale: 1/8" = 1'-0"



A DETAIL OF PLATING PIT AT 14TH STREET
 $\frac{3}{8}'' = 1'-0''$





THERMOPLASTIC CROSSWALK MARKING

BASALT PAVERS

CAST IN PLACE, SAND BLASTED CONCRETE

PROPERTY LINE

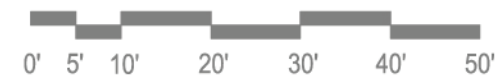
RED BRICK AND BASALT EDGE BANDING

DOMUS LIGHTS (15')

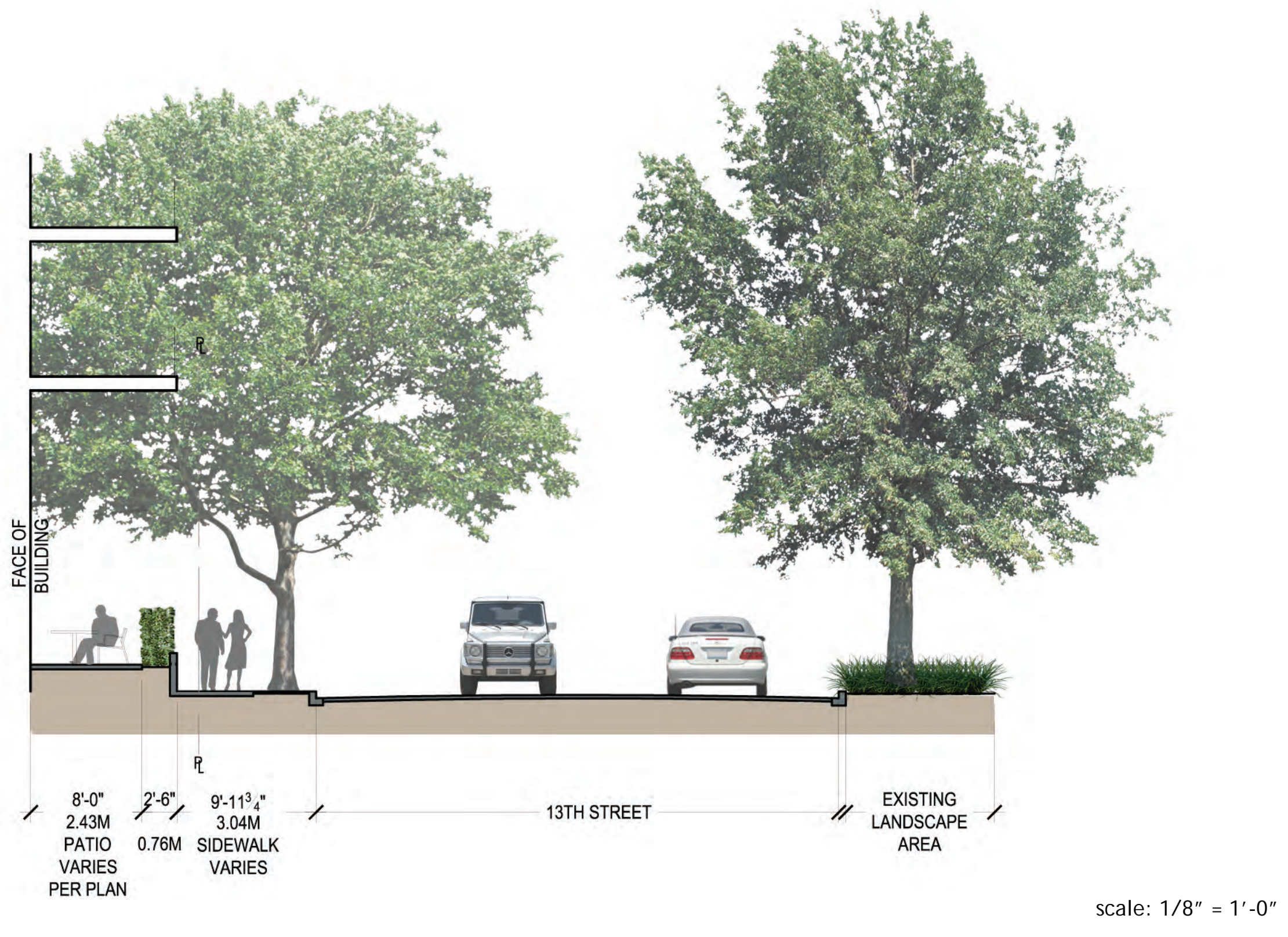
RED BRICK AND BASALT EDGE BANDING

RED BRICK AND BASALT PAVERS
MOSAIC WITH BENCHES

BASALT MEDALLION



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

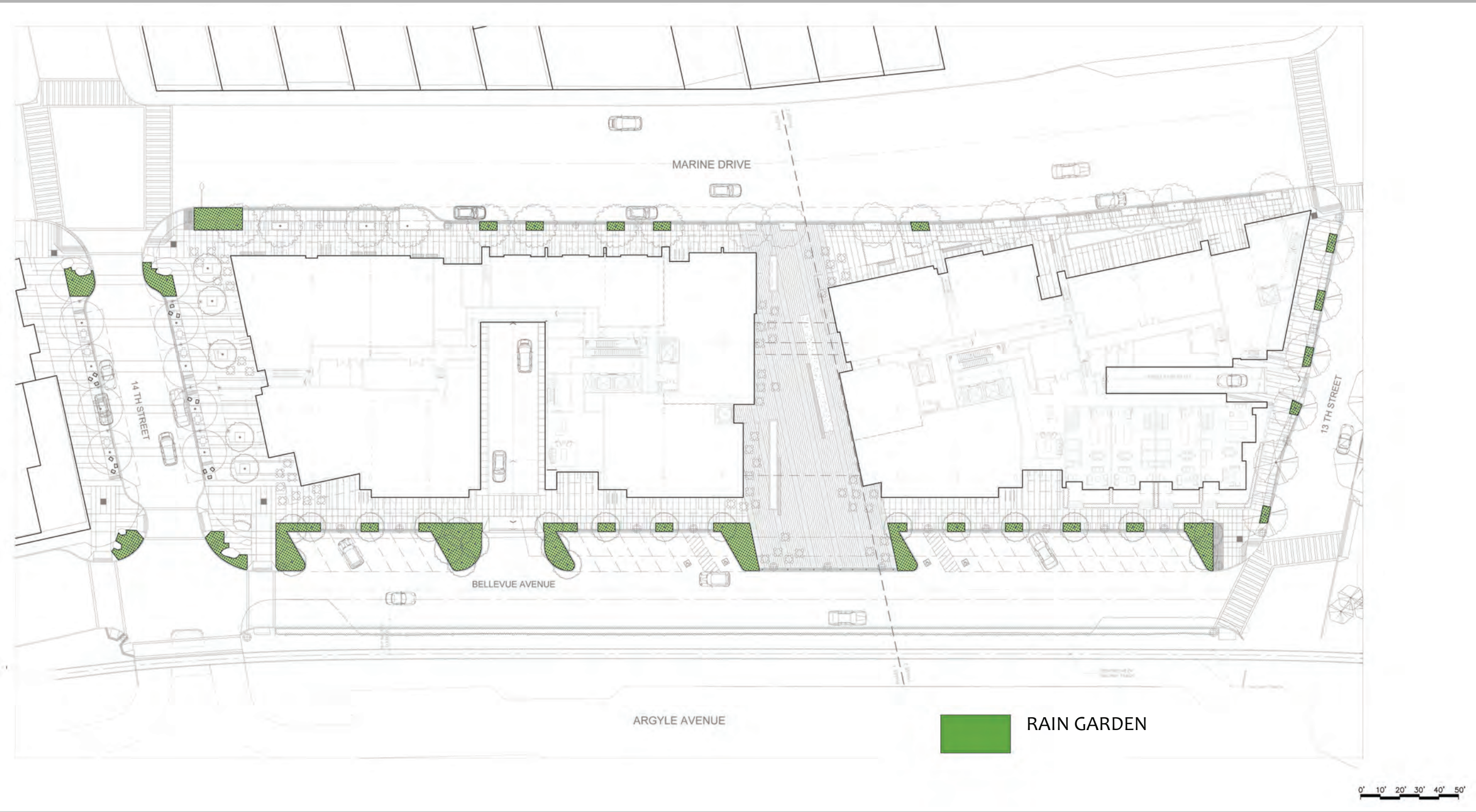




- RED BRICK AND BASALT EDGE BANDING
- EXISTING DOMUS LIGHT
- PROPERTY LINE
- CONFLICT BETWEEN WATER FEATURE AND TACTILE SURFACE WILL BE ADJUSTED IN SUBSEQUENT PHASE
- WATER FEATURE
- COLOURED CONCRETE PAVERS, TYPE D
- CANOPY EDGE ABOVE
- CONNECTING BRIDGE ABOVE
- CUSTOM DESIGN BENCH
- COLOURED CONCRETE PAVERS, TYPE E
- BAMBOO PLANTER
- WATER FEATURE
- CANOPY EDGE ABOVE
- PAVING WITH TACTILE SURFACE INDICATOR, TO BE DETAILED
- PROPERTY LINE
- STEEL BOLLARDS
- RED BRICK AND BASALT EDGE BANDING
- DOMUS LIGHTS (15')



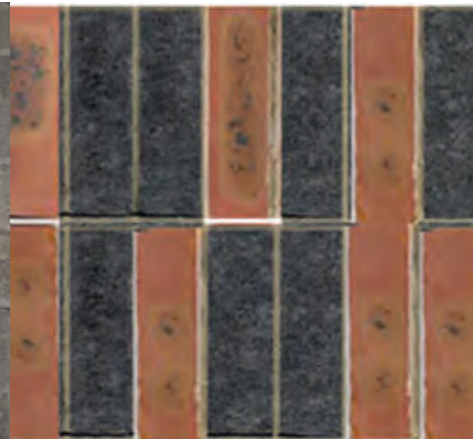
scale: 3/64" = 1'-0"



PAVING



CONCRETE PAVERS



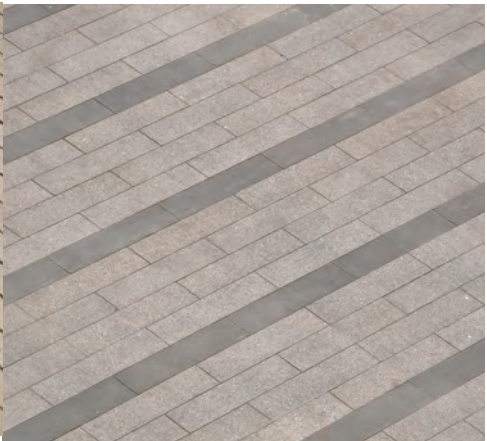
BRICK AND BASALT PAVERS



BASALT PAVERS



NARROW PAVERS AT GALLERIA
STEPSTONE INC.



FURNITURE



OLYMPIA BICYCLE RACKS
FORMS+SURFACES



DISPATCH LITTER AND RECYCLING
RECEPTACLE
FORMS+SURFACES



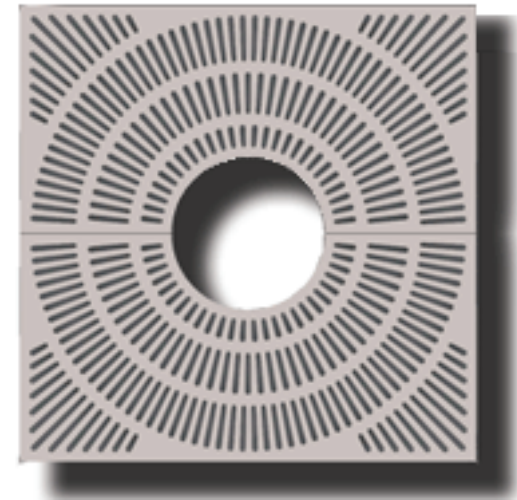
NEOLIVIANO BENCH
LANDSCAPE FORMS



GRANITE BENCH



TREE GUARD
DP STRUCTURE



SUNRISE TREE GRATE,
4'X4' AND 5'X5', IRON SMITH,
OR STANDARD PROPOSED BY THE CITY

LIGHTS



DOMUS LIGHT



LUMENDOME NANO
LUMENPULSE



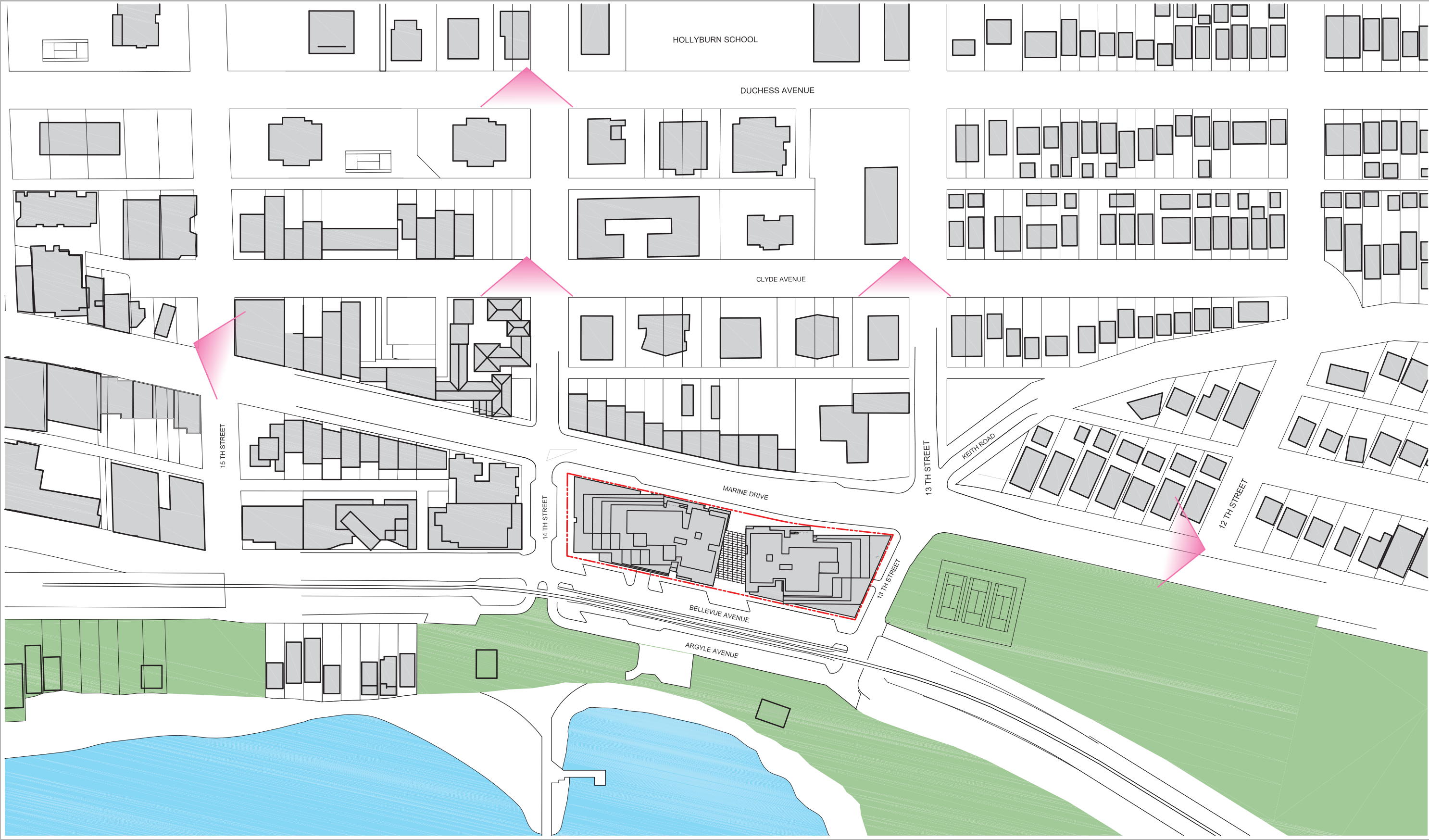
MULTIWOODY
IGUZZINI



BEAMER TREE UPLIGHT (at Bellevue)
ERCO



LO-GIO BOLLARD LIGHT
(at edge of Galleria)
LANDSCAPE FORMS







PUBLIC VIEW STUDY :VIEW FROM MARINE DRIVE AND I5TH STREET
 ISSUED FOR REZONING / DEVELOPMENT PERMIT APPLICATION - OCT 02, 2013



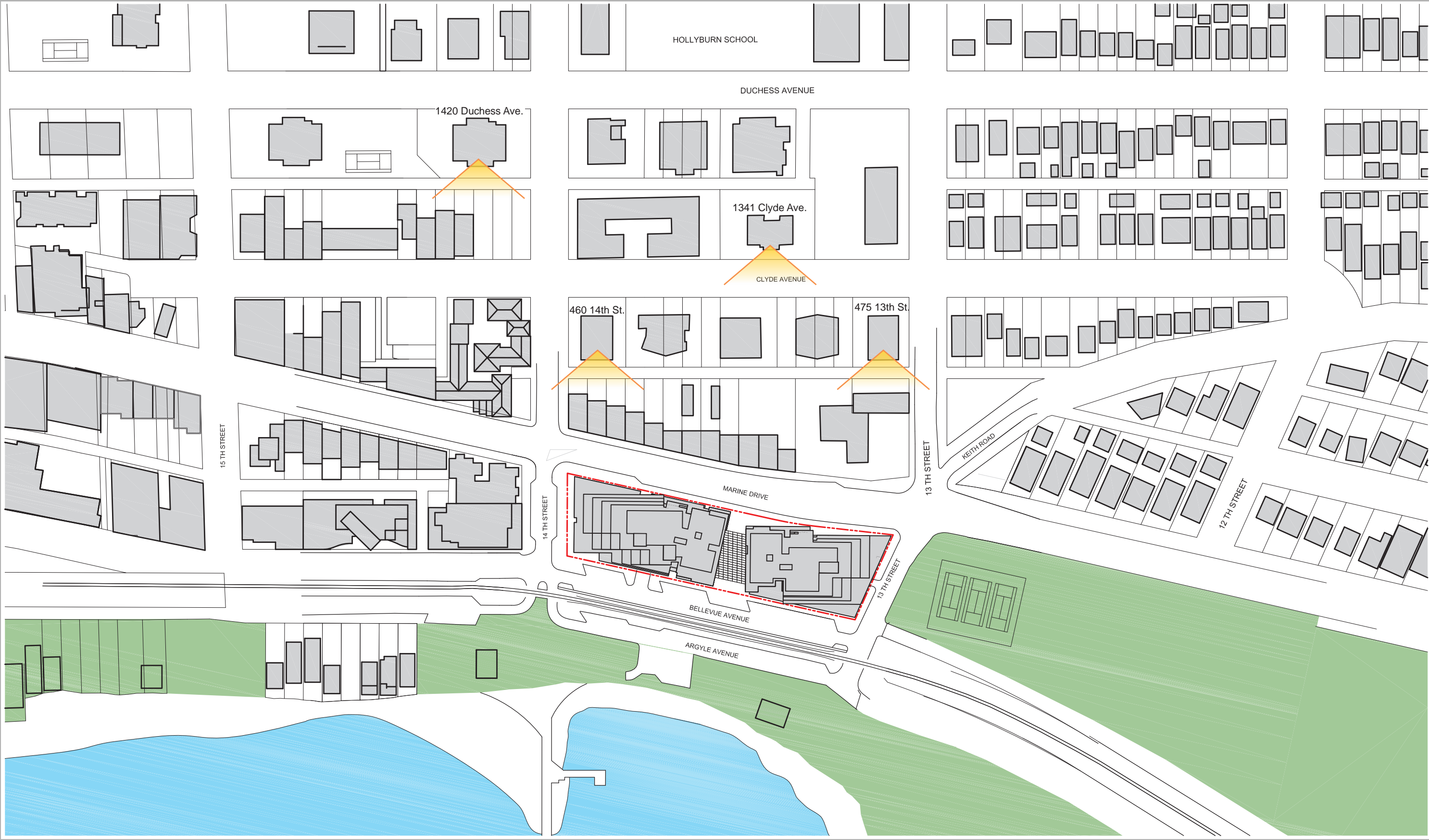
PUBLIC VIEW STUDY :VIEW FROM 14TH STREET AND CLYDE AVENUE
 ISSUED FOR REZONING / DEVELOPMENT PERMIT APPLICATION - OCT 02, 2013





PUBLIC VIEW STUDY :VIEW FROM 13TH STREET AND CLYDE AVENUE
ISSUED FOR REZONING / DEVELOPMENT PERMIT APPLICATION - OCT 02, 2013

AMBLESIDE | 300 BLOCK
JAMES KM CHENG | ARCHITECTS





EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



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CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL



EXISTING



CURRENT PROPOSAL

Floor Area Summary

West Parcel (Phase 1)	Gross	FSR Exclusions			FSR						Net Area					
		Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Parking Circulation (above grade)	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.	1,425 Sq.Ft.	269 Sq.Ft.	1,735 Sq.Ft.	23,724 Sq.Ft.	348 Sq.Ft.	22,785 Sq.Ft.					591 Sq.Ft.				
Mezzanine	1,674 Sq.Ft.				1,674 Sq.Ft.	402 Sq.Ft.							1,272 Sq.Ft.			
Level 2	27,602 Sq.Ft.				27,602 Sq.Ft.								27,602 Sq.Ft.	24,281 Sq.Ft.		
Level 3	23,949 Sq.Ft.				23,949 Sq.Ft.								23,949 Sq.Ft.	20,978 Sq.Ft.		
Level 4	20,208 Sq.Ft.				20,208 Sq.Ft.								20,208 Sq.Ft.	17,719 Sq.Ft.		
Level 5	18,038 Sq.Ft.				18,038 Sq.Ft.								18,038 Sq.Ft.	15,381 Sq.Ft.		
Level 6	15,902 Sq.Ft.				15,902 Sq.Ft.								15,902 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	146,849 Sq.Ft.	1,425 Sq.Ft.	269 Sq.Ft.	1,735 Sq.Ft.	143,420 Sq.Ft.	750 Sq.Ft.	22,785 Sq.Ft.					119,885 Sq.Ft.	102,863 Sq.Ft.		20,052 Sq.Ft.	
					100%	0.52%	15.89%					83.59%			86%	
					3,429 Sq.Ft.											Efficiency

East Parcel (Phase 2)	Gross Floor Area	FSR Exclusions			FSR						Net Area					
		Res Lobby	Res Amenity	M/E	FSR Area	Parking Circulation (above grade)	Commercial			Townhouse	Residential	Net Residential & Townhouse (excl. circulation)	Net Commercial (excl. circulation)			
							Retail	Office / Retail	Office				Net Retail	Net Office / Retail	Net Office	
Ground	23,859 Sq.Ft.	1,589 Sq.Ft.	503 Sq.Ft.	1,027 Sq.Ft.	20,740 Sq.Ft.	236 Sq.Ft.	11,060 Sq.Ft.	3,431 Sq.Ft.	937 Sq.Ft.	4,498 Sq.Ft.	578 Sq.Ft.	3,859 Sq.Ft.	8,969 Sq.Ft.	3,460 Sq.Ft.		
Mezzanine	5,185 Sq.Ft.				5,185 Sq.Ft.	326 Sq.Ft.				4,265 Sq.Ft.	594 Sq.Ft.	4,265 Sq.Ft.				
Level 2	21,094 Sq.Ft.				21,094 Sq.Ft.				4,621 Sq.Ft.		16,473 Sq.Ft.	13,938 Sq.Ft.			4,063 Sq.Ft.	
Level 3	19,163 Sq.Ft.				19,163 Sq.Ft.						19,163 Sq.Ft.	16,714 Sq.Ft.				
Level 4	16,581 Sq.Ft.				16,581 Sq.Ft.						16,581 Sq.Ft.	14,644 Sq.Ft.				
Level 5	14,484 Sq.Ft.				14,484 Sq.Ft.						14,484 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	111,180 Sq.Ft.	1,589 Sq.Ft.	503 Sq.Ft.	1,027 Sq.Ft.	108,061 Sq.Ft.	562 Sq.Ft.	11,060 Sq.Ft.	3,431 Sq.Ft.	5,558 Sq.Ft.	8,763 Sq.Ft.	78,687 Sq.Ft.	75,103 Sq.Ft.			16,492 Sq.Ft.	
					100%	0.52%	10.23%	3.18%	5.14%	8.11%	72.82%	95%				Efficiency
					3,119 Sq.Ft.											

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 Parking Circ.	Total Retail	Total Office / Retail	Total Office	Total Townhouse	Total Residential	Total Residential	Total Commercial				
Total Floor Area	258,029 Sq.Ft.	3,014 Sq.Ft.	772 Sq.Ft.	2,762 Sq.Ft.	251,481 Sq.Ft.	1,312 Sq.Ft.	33,845 Sq.Ft.	3,431 Sq.Ft.	5,558 Sq.Ft.	8,763 Sq.Ft.	198,572 Sq.Ft.	177,966 Sq.Ft.		36,544 Sq.Ft.		
				100%	0.52%	13.46%	1.36%	2.21%	3.48%	78.96%	90%					
Total FSR Exclusion	6,548 Sq.Ft.													Efficiency		

Site Area	85,525 Sq.Ft.
FSR / Site Area	2.94

Unit Mix Summary

West Parcel (SF)	Under 1500	1500-2500	Above 2500	No. Of Units / Fl
Ground				
Level 2	7	4	3	14
Level 3	6	4	2	12
Level 4	5	1	3	9
Level 5	6	0	3	9
Level 6	6	1	2	9
Level 7	2	0	2	4
No. of Units	32	10	15	57

East Parcel (SF)	Under 1500	1500-2500	Above 2500	No. Of Units / Fl
Ground & Mezz		4		4
Level 2	4	2	2	8
Level 3	5	1	3	9
Level 4	4	2	2	8
Level 5	4	1	2	7
Level 6	2	1	2	5
No. of Units	19	11	11	41

Total for Both Phases	Under 1500	1500-2500	Above 2500	No. Of Units / Fl
Total No. of Units	51	21	26	98
	52%	21%	27%	100%
	73%		27%	100%

Unit Types Breakdown

West Parcel (Phase 1)	1-Bedroom	2-Bedroom	3-Bedroom	Townhouse (2-Bed)	TOTAL
Ground	0	0	0	0	0
Level 2	5	8	1	0	14
Level 3	4	6	2	0	12
Level 4	2	5	2	0	9
Level 5	4	3	2	0	9
Level 6	4	4	1	0	9
Level 7	0	2	2	0	4
Total	19	28	10	0	57

East Parcel (Phase 2)	1-Bedroom	2-Bedroom	3-Bedroom	Townhouse (2-Bed)	TOTAL
Ground & Mezz	0	0	0	4	4
Level 2	2	5	1	0	8
Level 3	2	4	3	0	9
Level 4	1	6	1	0	8
Level 5	1	5	1	0	7
Level 6	1	4	0	0	5
Total	7	24	6	4	41

Total for Both Phases	1-Bedroom	2-Bedroom	3-Bedroom	Townhouse (2-Bed)	TOTAL
	26	52	16	4	98

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:						
Net Commercial Area	20,052 Sq.Ft.		16,492 Sq.Ft.		36,544 Sq.Ft.	
Ref: Zoning CD22	1 per 398 sf		1 per 398 sf		1 per 398 sf	
Required No. of Stalls	50		41		92	
Parking Provided:						
P1 - Com Stalls Provided	58		41		99	
P2 - Com Stalls Provided	0		0		0	
P3 - Com Stalls Provided	0		0		0	
Total Commercial Stalls Provided	58	8	41	0	99	7
Residential Parking:						
Parking Required:						
Net Residential Area	102,863 Sq.Ft.		75,103 Sq.Ft.		177,966 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	0		11		11	
P2 - Stalls Provided	87		60		147	
P3 - Stalls Provided	46		0		46	
Total Residential Stalls Provided	133	19	71	-11	204	8
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	139	25	76	-6	215	19
Total Com, Res & Res Visitors Stalls Provided					314	26
Private Garages Provided:						
P1 - Garages Provided	0		5		5	
P2 - Garages Provided	35		23		58	
P3 - Garages Provided	13		0		13	
Total Private Garages Provided	48	N/A	28	N/A	76	N/A
Bike Stalls Provided						
P1 (in bike room)	19		8		27	
P2 (within private garages)	35		23		58	
P3 (within private garages)	13		0		13	
Total Open Stalls Provided	67	N/A	31	N/A	98	N/A

Parking Stalls per Level	Commercial	Res (Visitor)	Residential	Total
P1	99	11	11	121
P2	0	0	147	147
P3	0	0	46	46
Total	99	11	204	314

Parking Stalls Breakdown	Standard	Small	Accessible	Total
P1	104	12	5	121
P2	129	18	0	147
P3	41	5	0	46
Total	274	35	5	314

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	5

Residential Visitors Parking	Standard	Small	Accessible	Total
P1	6	4	1	11
P2	0	0	0	0
Total	6	4	1	11

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

Public Street Parking Around Ambleside 1300 Block Summary	Existing	Proposed
Bellevue Avenue	24	27
14th Street	8	8
TOTAL	32	35

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