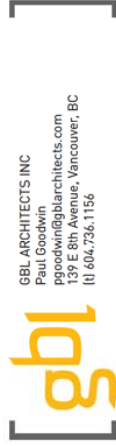


CLIENT
WEGROUP
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1085 Dunsmuir Street, Vancouver, BC
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YAHA – VANCOUVER AFFORDABLE HOUSING ASSOCIATION
Luke Harrison | luke.harrison@vancouver.ca
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SUSTAINABILITY
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Emma Conway | emma@e3ecogroup.com
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- ARCHITECTURE**
- A0.01_STATISTICS
 - A0.02_SITE CONTEXT/PHOTO MONTAGE
 - A0.03_SURVEY
 - A0.04_DESIGN RATIONALE
 - A0.05_SUSTAINABILITY RATIONALE
 - A0.06_SHOW STUDY
 - A0.07_MESSAGES
 - A1.01_CONTEXT PLAN
 - A1.02_SITE PLAN
 - A2.01_LEVEL 1
 - A2.02_LEVEL 2
 - A2.03_LEVEL 3
 - A2.04_LEVEL 4
 - A2.05_LEVEL 5
 - A2.06_LEVEL 6
 - A2.07_LEVEL 8
 - A3.01_SECTIONS
 - A3.02_SECTIONS
 - A3.03_SECTIONS
 - A4.01_ELEVATIONS
 - A4.02_ELEVATIONS
 - A5.01_MATERIALS
 - A6.01_PERSPECTIVES

EAST FRASER LAND PARCEL 5A



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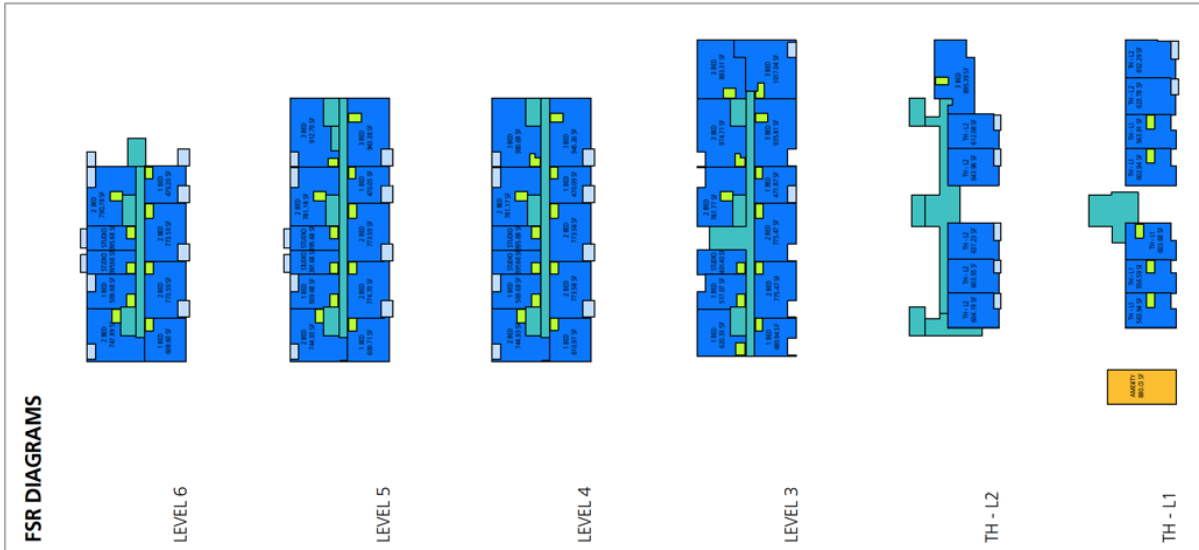
NOTES

No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

STATISTICS
 DATE: 19/02/2016 14:20:19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/32" = 1'-0"
 JOB NUMBER: 1549

A-0.01



GROSS AREA

Level	Area
L1-7	1296.53 SF
L1	606.36 SF
L2	524.28 SF
L3	1097.17 SF
L4	899.09 SF
L5	897.03 SF
L6	674.57 SF
TOTAL	4638.93 SF

ALLOWABLE FSR: (46,705 SF)
 PROPOSED FSR: (47,024.8 SF)

FSR (NET) AREA

Name	Count	Area
CIRCULATION	12	6008.08 SF
LOBBY	1	606.36 SF
UNIT AREA	11	1077.24 SF
1 BED	13	6807.87 SF
2 BED	15	11572.20 SF
3 BED	9	8408.27 SF
TH-L1	7	4103.24 SF
TH-L2	7	4377.08 SF
Grand total		47024.81 SF

FSR EXCLUSIONS

Level	Name	Area
L1-7	STORAGE	74.35 SF
L1	AMENITY	880.05 SF
L1	STORAGE	200.40 SF
L2	STORAGE	35.93 SF
L3	STORAGE	453.48 SF
L4	STORAGE	412.26 SF
L5	STORAGE	408.13 SF
L6	STORAGE	355.95 SF
TOTAL		2769.85 SF

BALCONIES

Level	Name	Area
L1	BALCONIES - OPEN	62.79 SF
L2	BALCONIES - OPEN	208.40 SF
L3	BALCONIES - OPEN	65.54 SF
L4	BALCONIES - OPEN	481.87 SF
L5	BALCONIES - OPEN	570.98 SF
L6	BALCONIES - OPEN	572.14 SF
TOTAL		2038.31 SF

OVERALL MIX

STUDIO	7 (14%)
ONE BEDROOM	13 (26%)
TWO BEDROOM (incl. TH)	12 (24%)
THREE BEDROOM (incl. TH)	12 (24%)
TOTAL	51

UNIT TYPE

UNIT TYPE	COUNT
1 BEDROOM	13
2 BEDROOMS	19
3 BEDROOMS	12
TH	4
TOTAL UNITS	51

PROJECT OVERVIEW

DEVELOPMENT STATISTICS
 SURVEY PLAN OF LOT 22 BLOCK 10 DISTRICT LOT
 330 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
 EPP23174
 CIVIC ADDRESS: 3195 MARINE WAY
 VANCOUVER, BC
 ZONING: CD-1
 SITE AREA: 29529.42 SF
 PROPOSED USES: PARKING, RESIDENTIAL
 GROSS AREA: 48383.5 SF
 FSR EXCLUSIONS: AMENITY & STORAGE
 FSR AREA: 47024.8 SF
 SETBACKS
 FRONT YARD: 2m
 SIDE YARD: 5m - South West Boundary
 REAR YARD: 5m
 HEIGHT: 21.3m (70') / 6 STOREYS

PARKING, LOADING & BICYCLES REQUIREMENTS

PARKING REQUIREMENTS
 CD - 1 (498) East Fraser Lands Area 2 North (Affordable Housing)
 Parking based on the following calculation:
 51 UNITS
 0.1 visitors stalls x 51 units (51 x 0.1 = 6 stalls)
 0.4 x All unit types (0.4 x 51 = 21 stalls)
 STANDARD STALL: 28
 TOTAL: 34
 DISABILITY PARKING: 1 UP TO 7 units + 0.034 x 44 UNITS = 3 STALLS
 TOTAL REQUIRED: 26 Stalls
 PROVIDED: 34 Stalls

LOADING REQUIREMENTS

0.01 x 51 units = 1 CLASS A LOADING BAY REQUIRED
 0.005 x 51 units = 0.25 < 0.5 NO CLASS B REQUIRED
 1 CLASS A LOADING BAY PROVIDED

BICYCLE REQUIREMENTS

1.25 Class A Bicycle stalls per unit: 51 units x 1.25 = 64
 6 Class B Bicycle stalls

TOTAL REQUIRED: 64 (Class A only)
 PROVIDED: 65 (Class A only)

Type	Count
BICYCLES	65
BIKE LOCKERS	19
STANDARD BIKE STALL	42
VERTICAL BIKE STALL	4
TOTAL	65



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 PROJECT NO. 16-00245-CD-1
 DATE: 10/10/16

NOTES

REVISIONS	
No.	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SITE CONTEXT/
 PHOTOMONTAGE

DATE: 10/10/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=40'
 JOB NUMBER: 1549

A-0.02





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NOTES

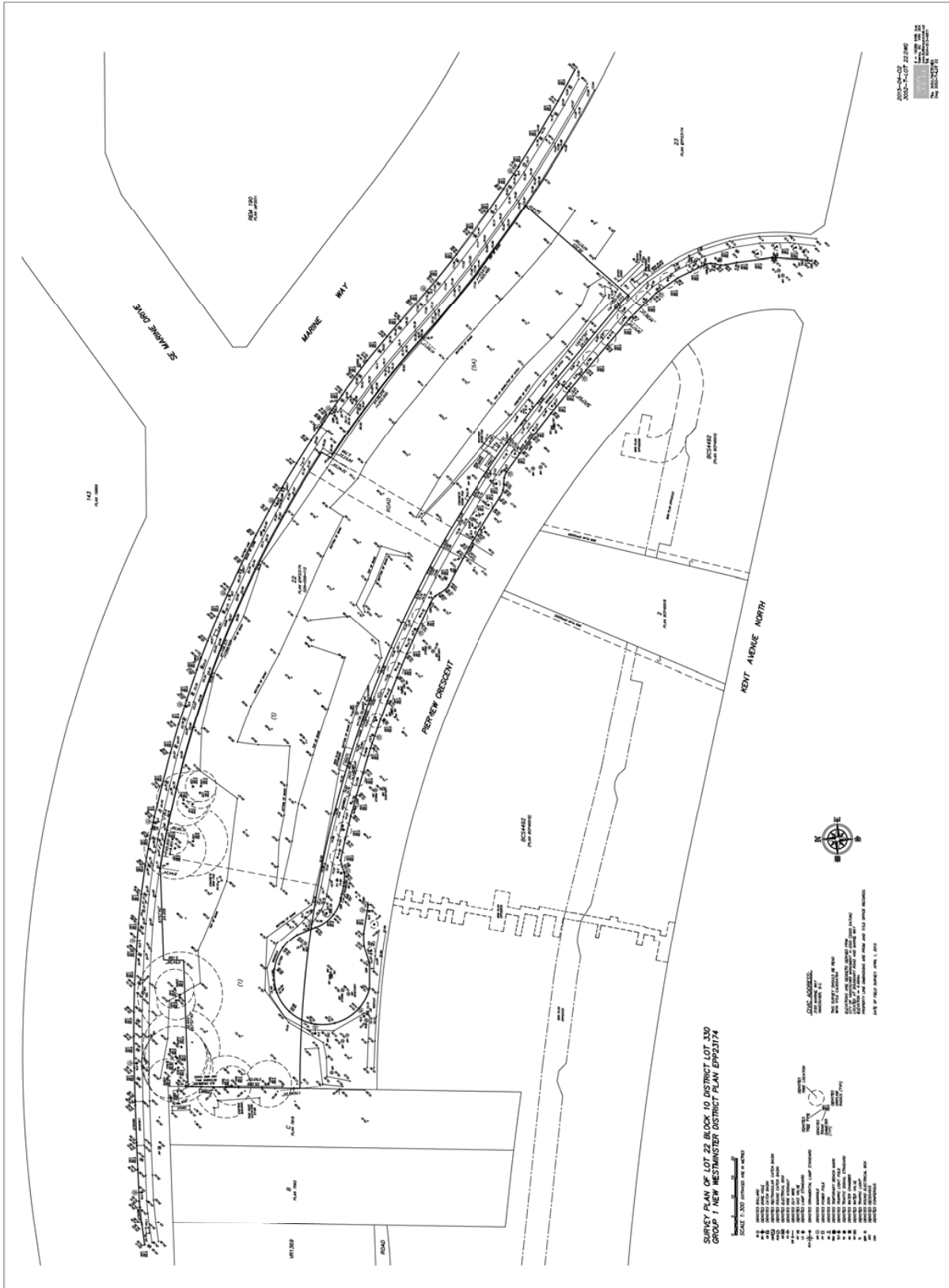
REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SURVEY

DATE: 11/20/16 10:52 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 1549

A-0.03



**SURVEY PLAN OF LOT 22, BLOCK 10, DISTRICT LOT 330
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP23174**

SCALE: 1"=30.00'

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2016-11-20 10:52 AM
 11/20/16 10:52 AM
 11/20/16 10:52 AM
 11/20/16 10:52 AM



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 VANCOUVER, BC CANADA V6H 1M8
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NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

DESIGN RATIONALE

DATE: 09/02/16 14:41 PM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 1549

A-0.04

DESIGN RATIONALE

Intent
 Our proposed development will have a total of 51 affordable housing units.

Historical Context
 The site is embedded in layers rich in history and meaning. The entire site of which Area 2 is a part, is a 53 hectare former sawmill site on Vancouver's Fraser River flats in the southeast corner of Vancouver. It is bounded by the North Arm of the Fraser River, Boundary Road, S.E. Marine Drive, and Kerr Street. The large site is bisected by the CPR railway line and by E. Kent Street North and South, which run along either side of the tracks.

The historic sites are located within the traditional territory of the Musqueam First Nation. An archaeological assessment has been completed and no archaeological sites have been recorded. Nevertheless, the White Pines Mill that occupied the East Fraser lands site for much of the last century represents an important stage in the history of British Columbia and the Fraser River.

Although the mill was dismantled in 2004, basing few vestiges of its existence, there are still various opportunities within the EFL development to recall and celebrate the industrial legacy and historic memory of the site.

Site Context
 This 29,500 sq. ft. site is located in River District, a new master-planned community in South East Vancouver. Area 2 forms the west end of the development, which is a 100 hectare former sawmill site. The site is bounded by Kerr Street to the east, Boundary Road to the south, and is comprised mostly of low to mid-rise residential buildings that express a relaxed, urban scale appropriate to families and quiet overnight living.

The West Neighbourhood is comprised of three character Precincts, the Northwest, the Southwest and the Southeast. Each is intended to have a unique character. The Northwest Precinct, characterized by its sloping topography, it has dual access from Marine Drive and the new Pierview Crescent connected to East Kent Avenue North. The site slopes significantly to the north-east, a drop of approximately 28 feet across 91 feet of property depth. It also slopes to the east, approximately 10 feet on Pierview Crescent and 15 feet on Marine Drive. Flanking the site along Pierview Crescent is a central townhouse neighborhood consisting of mid-rise forms along its east, west and north perimeters.

The result is a hillside community distinguished by terracing both in building forms and in the landscape. This approach emphasizes the sloping topography and provides a broad range of river view opportunities from both living units and open space.

The Neighbourhood Park North is one of the results. Capitalizing on the slope in front of Parcel 3 and 5A, it's the precinct's primary open space and provides three dramatic terraces from which to enjoy the view to the south.

Current zoning designation is CD-1, Area 2 & Kerr Street Properties Design Guidelines are used in conjunction with the associated CD-1 By-Laws.

Area 2 & Kerr Street Properties Design Guidelines
 Careful consideration has been given to the Area 2 & Kerr Street Properties Design Guidelines, complying with all height, setback, frontage requirements and material suggestions as prescribed in the guidelines and in the CD-1 Bylaws. The proposal is consistent with the plan's intention of embracing the sloping topography through stepping and terracing, both in the building and in the landscape. The plan also calls for mitigating the on-site and off-site impact on the townhouses neighbouring to the south.

Overview
 Our proposed development will have a total of 51 affordable housing units. The development includes 25, 4, 6, 20 and 1, 59 units. We have proposed a 5m setback along Marine Drive and the south-west boundary, allowing the Statutory Right of Way dedication, and a 2m setback on Pierview Crescent and on the south-east boundary.

Form of Development
 The challenges site conditions led to a proposal comprising a two storey concrete podium which accommodates 7 townhouses, the amenity space and the parking with access on Pierview Crescent and wood framed residential units above, with their main entrance on Marine Drive. In response to the significant grade drop across the site from the north-west corner to the south-east corner, the parkade entry comes straight in at grade from Pierview Crescent with a ramp that goes up reaching the townhouse's second level. Another level of bicycle parking at grade yields a total of 60 parking stalls, 40 bicycle stalls and 19 storage lockers.

The townhouse form, with its own unique module, slides into the two south facing levels. They stack against the underground parking with a well defined entrance on Pierview Crescent. The two storey townhouse form projects beyond the upper storeys of mid-rise residential buildings, creating a strong visual connection. The townhouses sit 2 to 2.5 feet above grade to ensure a landscape buffer and an appropriate level of privacy on ground floor.

The Amenity Space is placed on the south-west corner, in front of the Neighbourhood Park North to activate the walkway with the adjacent roof top providing space for a children's play area.

This entire townhouse/amenity/parking assembly is concrete construction and acts as a podium for the wood framed mid-rise structure above. The mid-rise wood framed structure rises to a 4 storey height, stepping down to 3 storeys on the east flank of the building, following the sloping site and relating to the Parcel 5B building height.

The two distinct building components are bound together by a framing band that wraps down the building from the roof to the townhouses' east side, forming a strong visual connection. The south-west and north-east facades are composed of punched windows and recessed balconies clad with cementitious panels. The south-east and north-west facade are composed of smaller punched windows, clad with the same aluminum panel material used on the framing band.

In response to the unique geometric characteristics of the building form, we are proposing a minimal material palette to maintain a level of visual clarity and order to the overall composition:
 SOUTH-WEST NORTH-EAST
 The South and North facades are predominantly characterized by the metal framing band that wraps around the whole building. This one is clad with a charcoal metal panel with a natural wood metal panel soffit and return. The sections of the facade contained within the framing band are clad in white cementitious panels. The 3 storey block is divided from the 4 storey block by the frame and by a column of punched balconies. The section under the frame is recessed and clad in grey cementitious panels.

50 types of anodized aluminum corrugated panel are strategically used to recall the industrial legacy and historic memory of the site.
 SOUTH-EAST NORTH-WEST
 The east and west facade are composed of smaller punched windows that are strategically staggered to minimize overlook and visually 'peek' behind the building, clad with the same aluminum panel material used on the framing band.
 SOUTH-WEST PODIUM
 The townhouse podium mimics the same palette. The left side of each townhouse and the amenity block are framed by a charcoal painted concrete frame that provides a density to each unit. Inside the frame the facade is clad with a linear anodized aluminum corrugated panel and grey cementitious panels. The right side of each townhouse is alternatively clad with white cementitious panels.





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NOTES

REVISIONS
 No. Date Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SHADOW ANALYSIS
 DATE: 07/10/16 10:28 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 1549

A-0.06



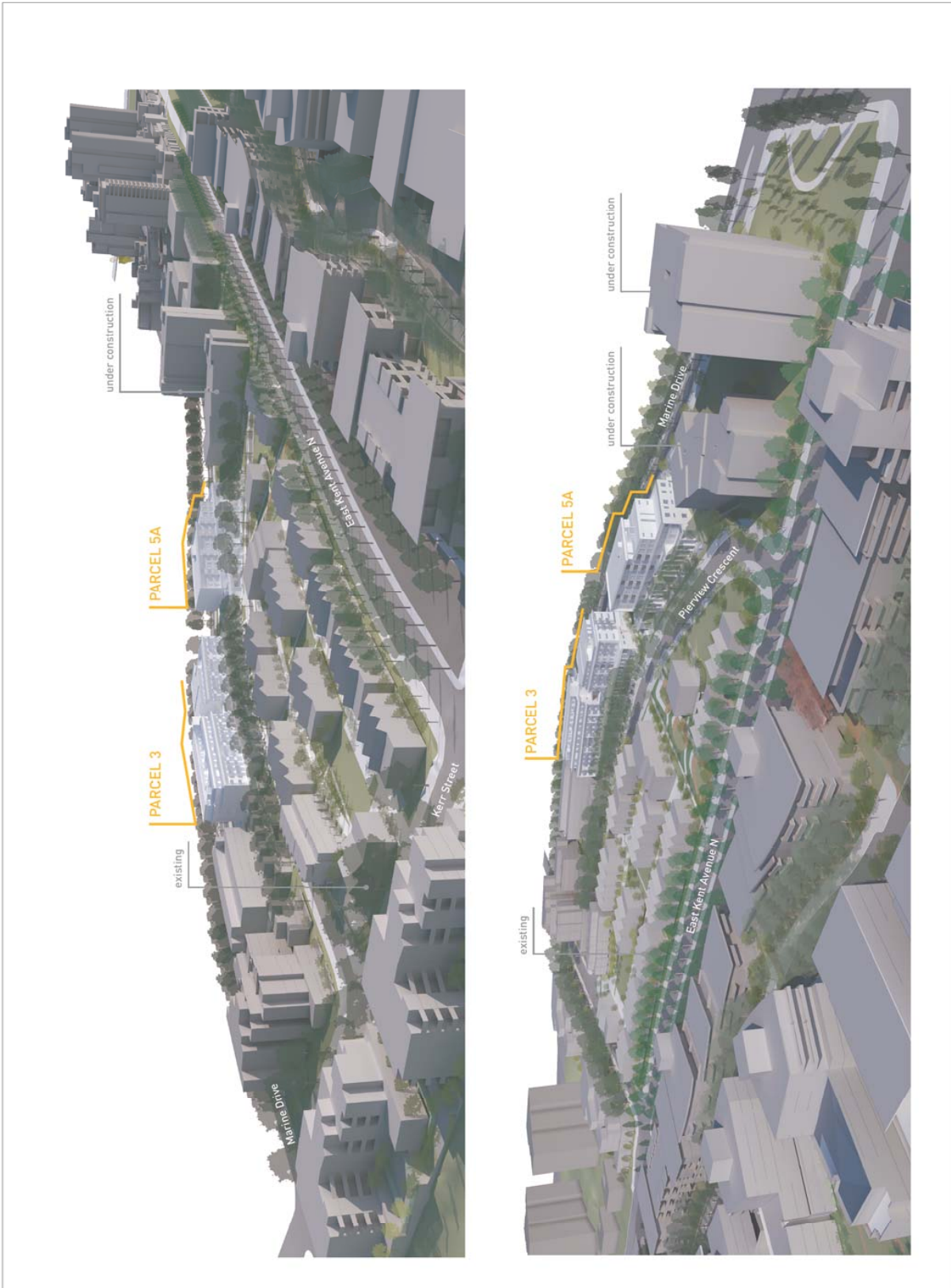


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NOTES

REVISIONS
 No. Date Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 MASSING
 DATE: 07/18/16 4:22:26 PM
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 CHECKED BY: [Name]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 1549
 A-0.07





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 NOTES

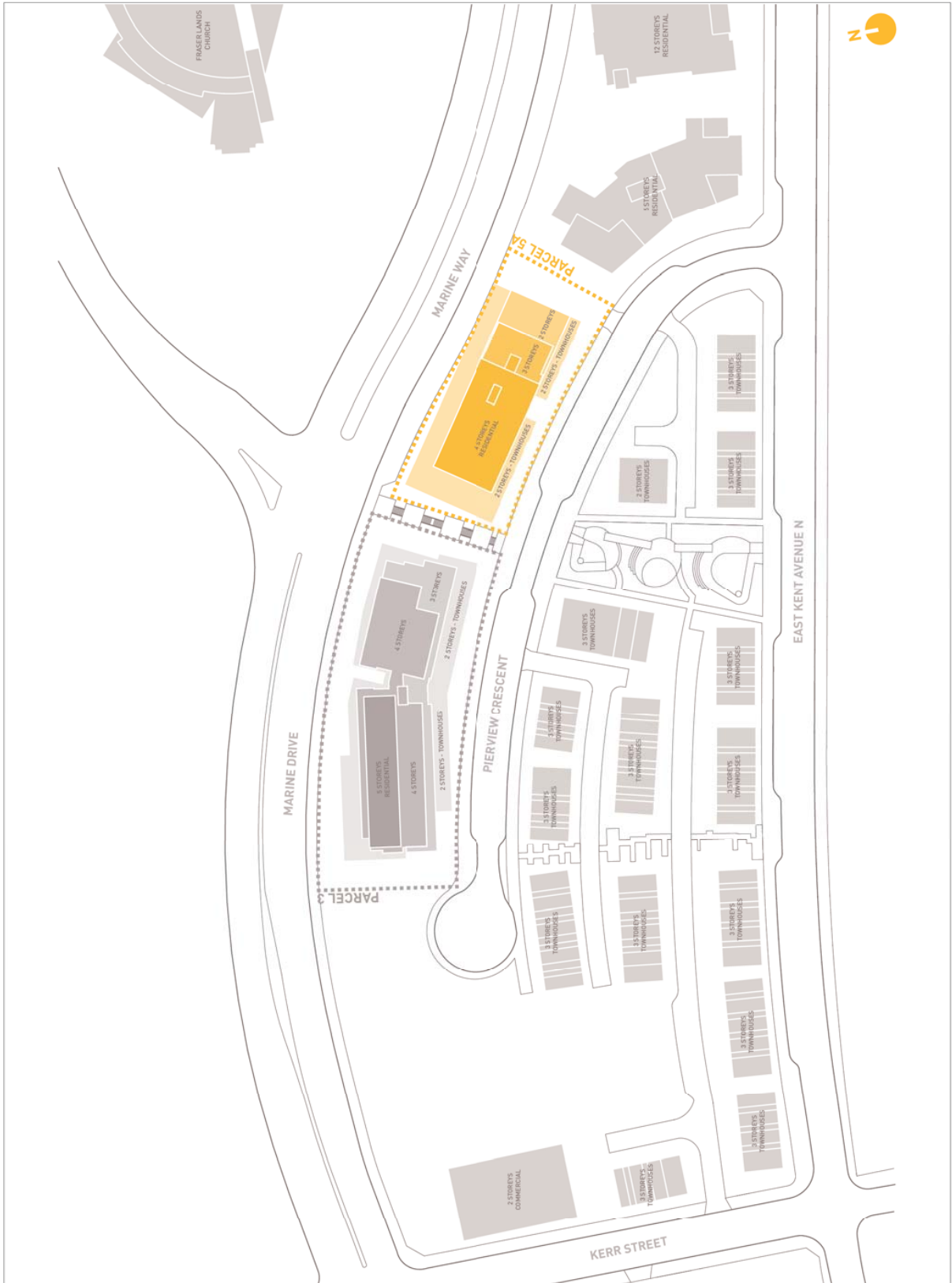
REVISION	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

CONTEXT PLAN

DATE: 10/20/16 10:15:00 AM
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 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 1549

A-1.01





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NOTES

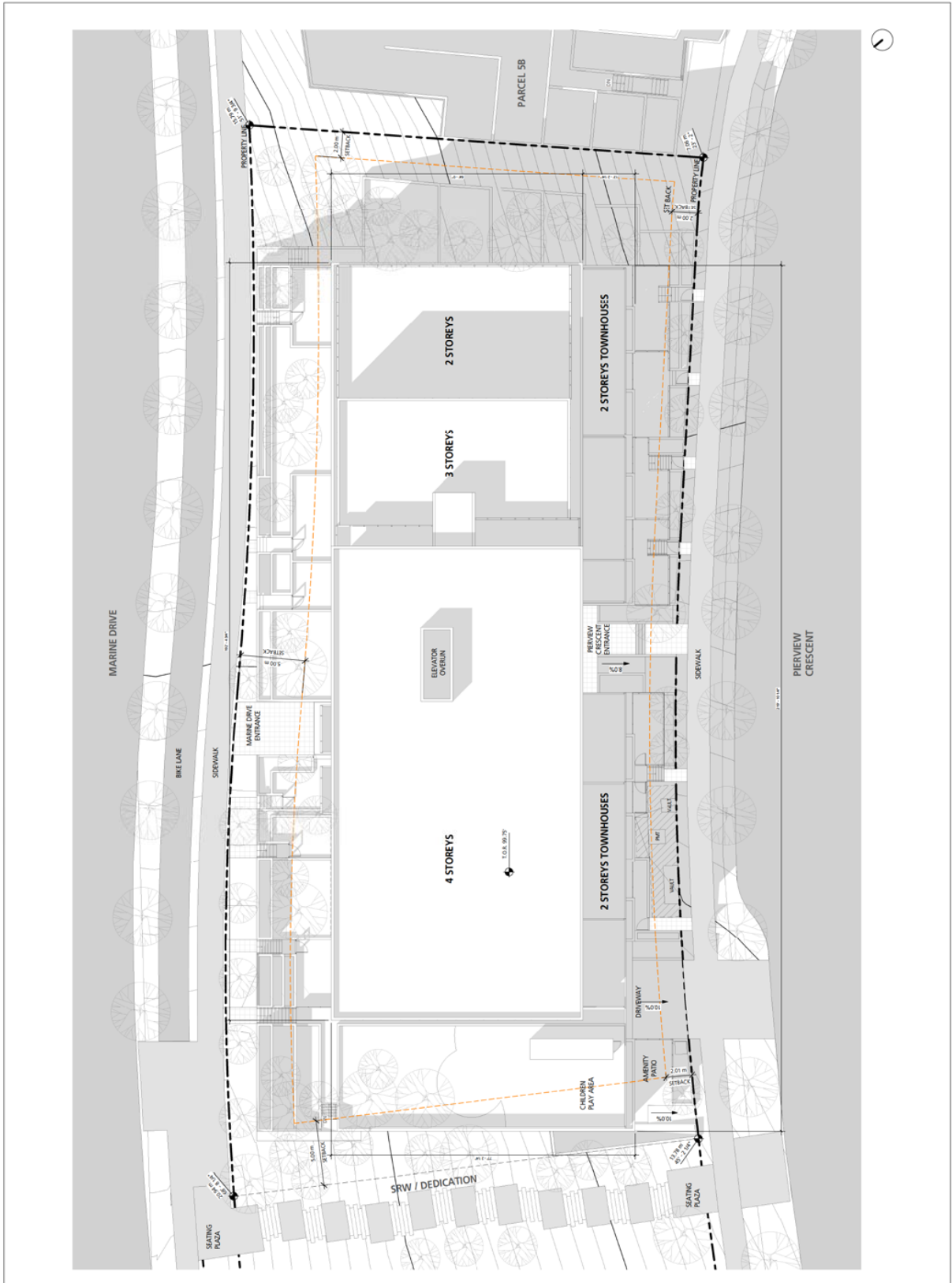
REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SITE PLAN

DATE: 10/20/15 5:38:40 PM
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 JOB NUMBER: 1549

A-1.02





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NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 LEVEL 1

DATE: 10/20/15 5:30 PM
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 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1549

A-2.01





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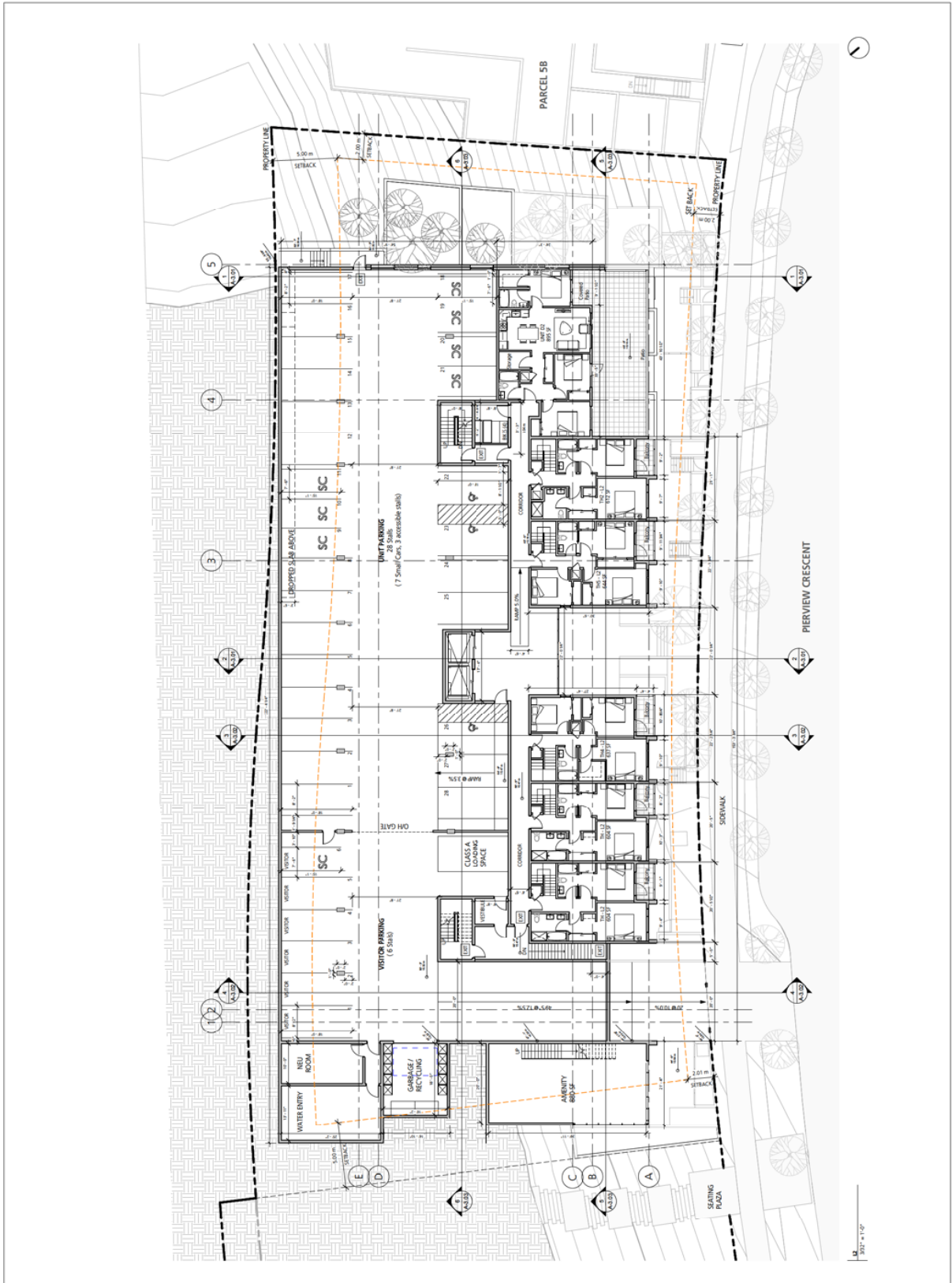
NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 LEVEL 2

DATE: 11/20/16 10:50 AM
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 JOB NUMBER: 1549

A-2.02





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NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 LEVEL 3

DATE: 11/20/16 6:42 AM
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 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1549

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1/8" = 1'-0"



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 1701 40th STREET, SUITE 100
 MINNEAPOLIS, MN 55412
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NOTES

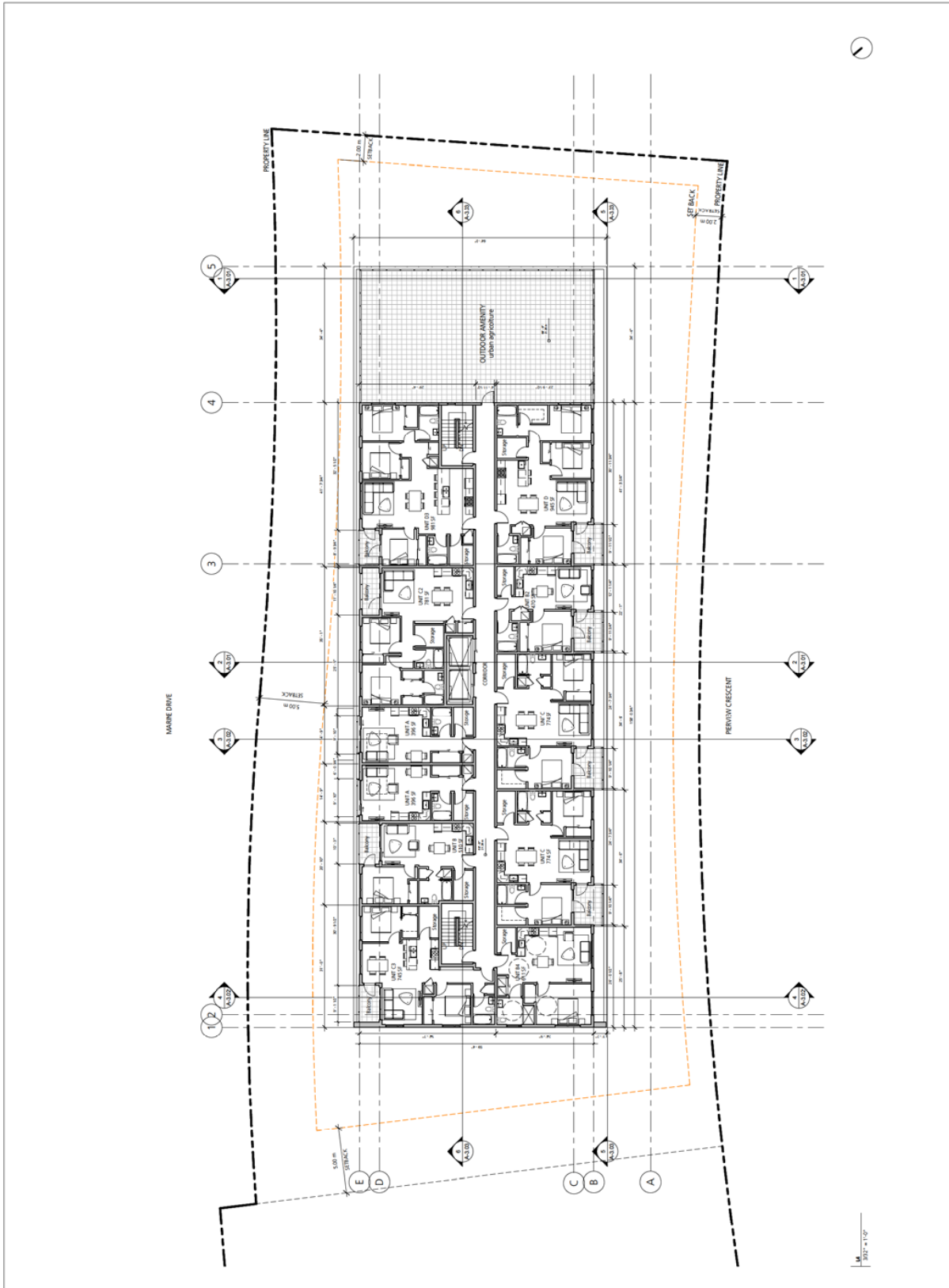
REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

LEVEL 4

DATE: 11/20/16 6:42:26 PM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1549

A-2.04





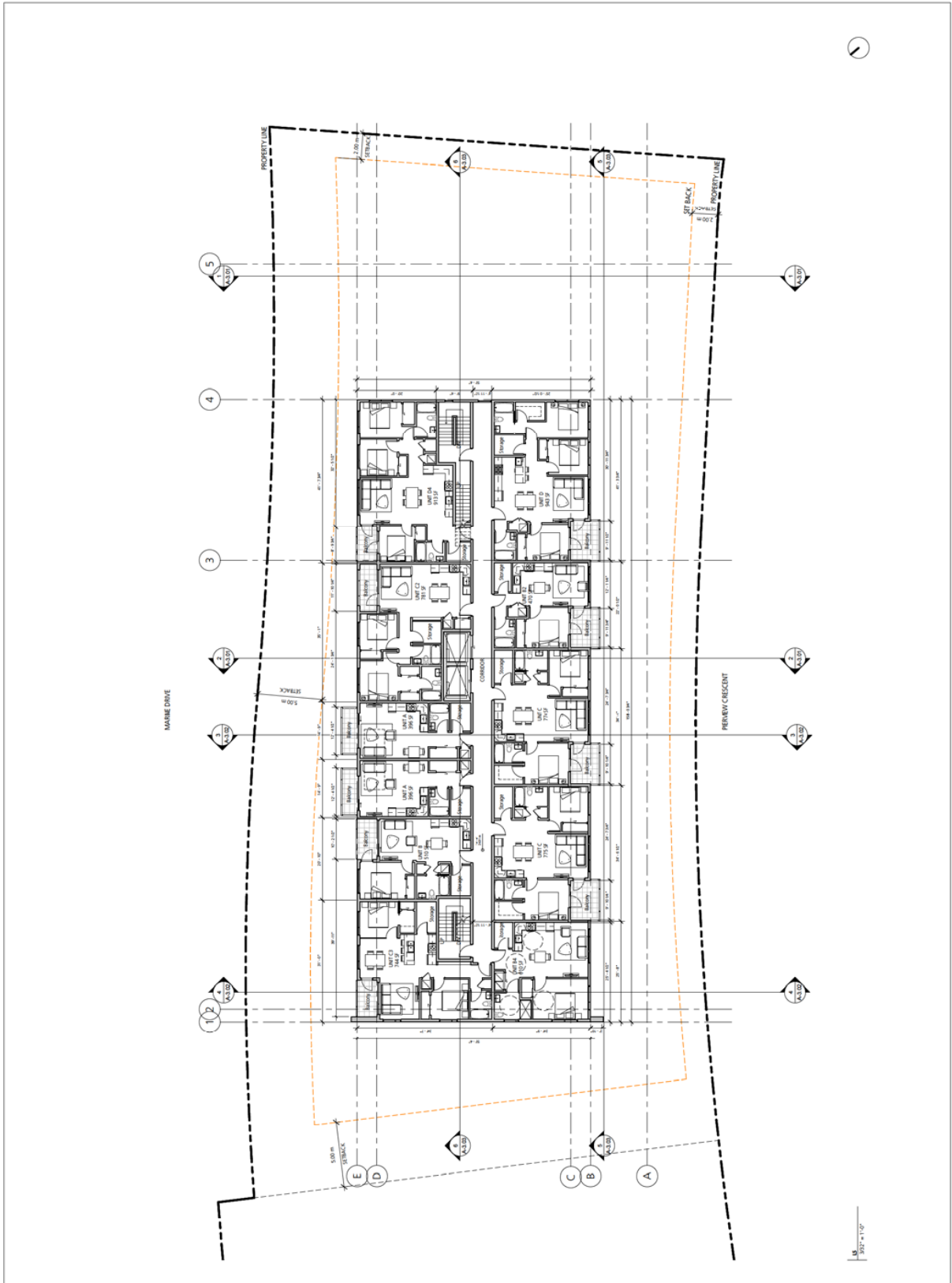
gbl ARCHITECTS, INC.
 1700 WEST 17TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1500
 FAX: 303.733.1506
 WWW.GBLARCHITECTS.COM
 NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 LEVEL 5

DATE: 10/20/16 6:42 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1549

A-2.05

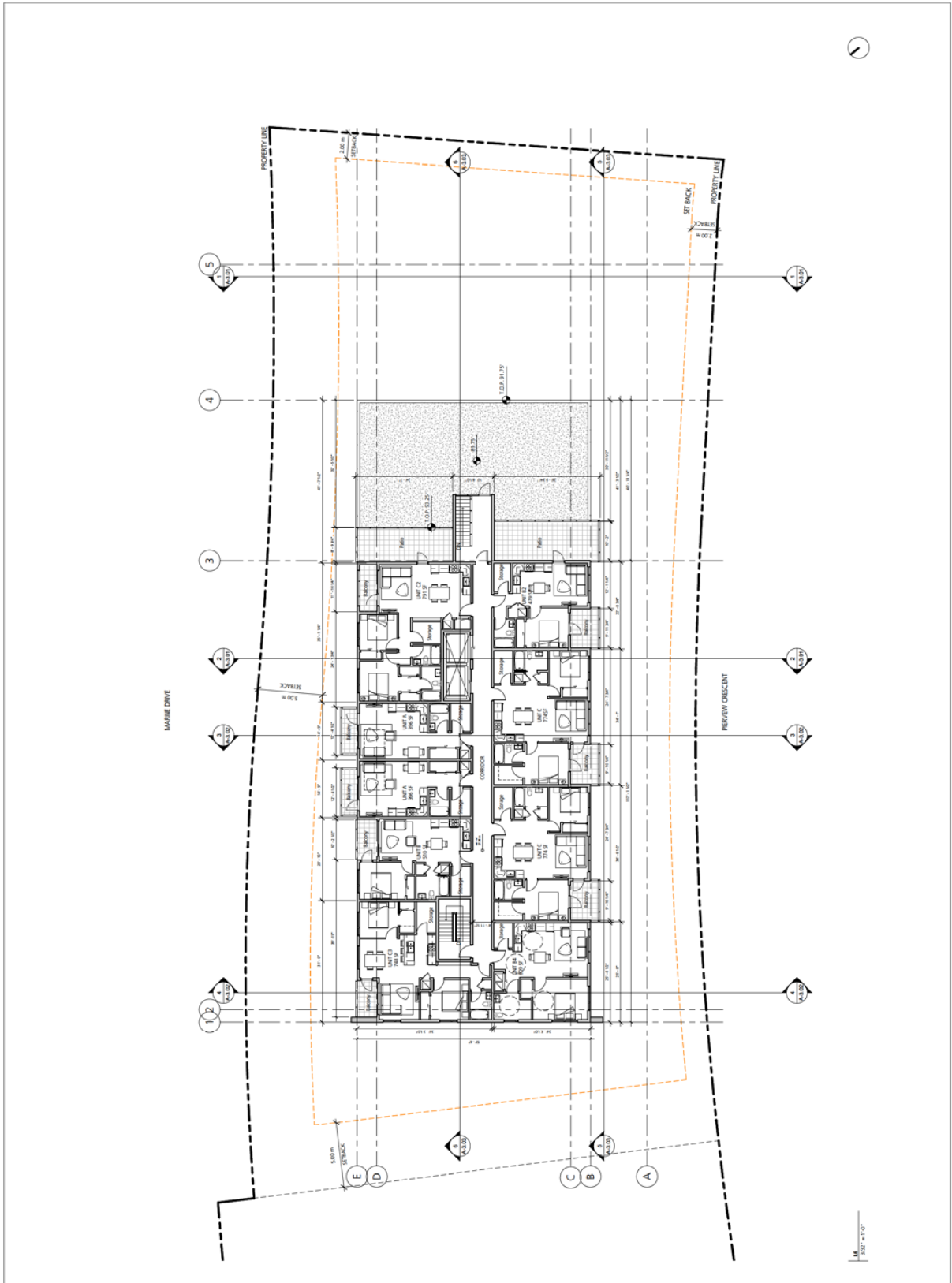




gbl ARCHITECTS, INC.
 1700 WEST 17TH AVENUE
 SUITE 1000 DENVER, CO 80202
 TEL: 303.733.1500
 FAX: 303.733.1506
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 NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION
 LEVEL 6
 DATE: 10/20/16 6:42 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1549
A-2.06





GBL ARCHITECTS, INC.
 1700 WEST 17TH AVENUE, SUITE 100
 DENVER, CO 80202
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 FAX: 303.733.1506
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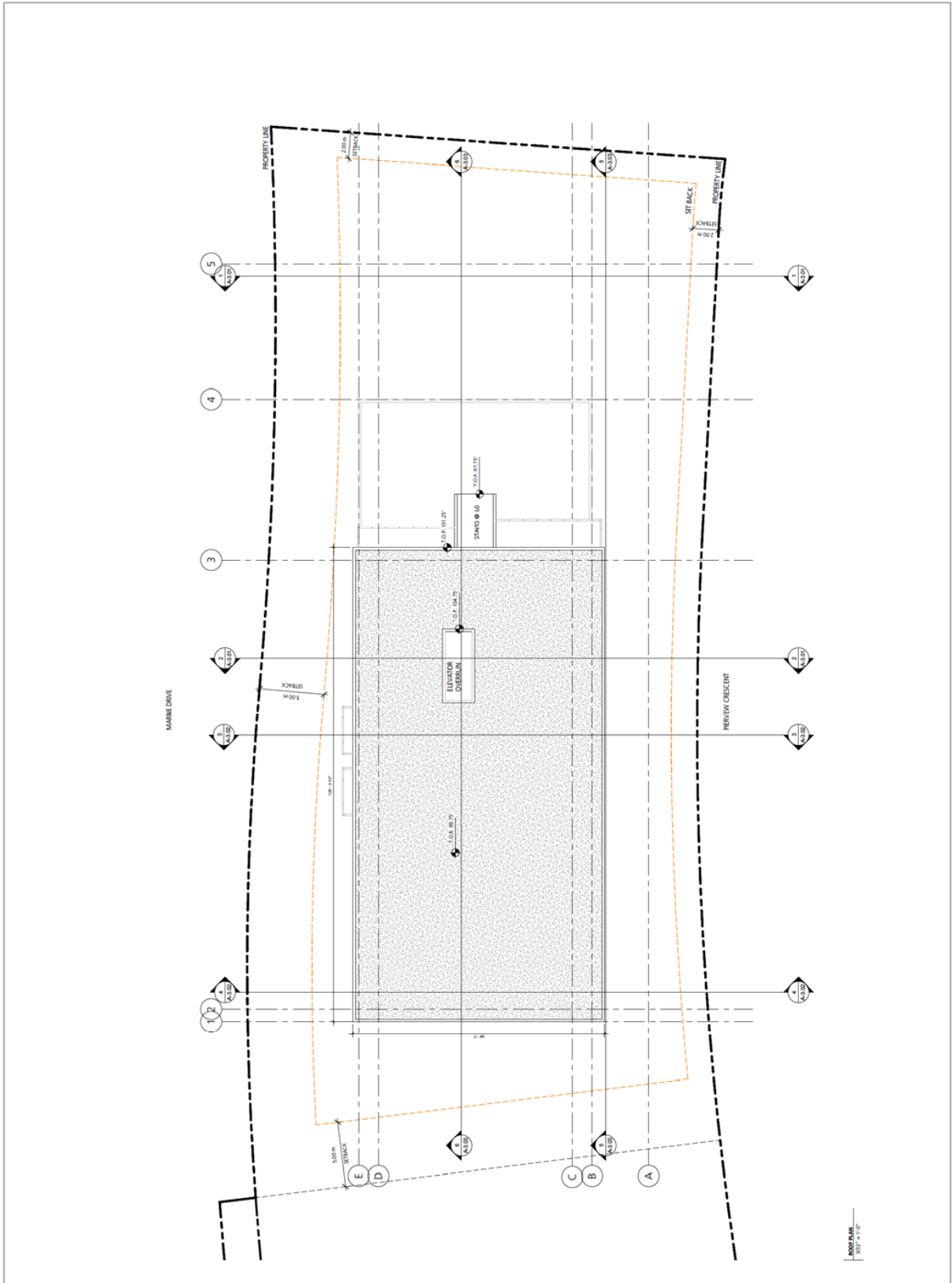
NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

DATE: 10/20/16 10:56 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1549

ROOF PLAN



3/32" = 1'-0"

A-2.07



GBL ARCHITECTS, INC.
 1100 15TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1500
 FAX: 303.733.1501
 WWW.GBLARCHITECTS.COM

NOTES

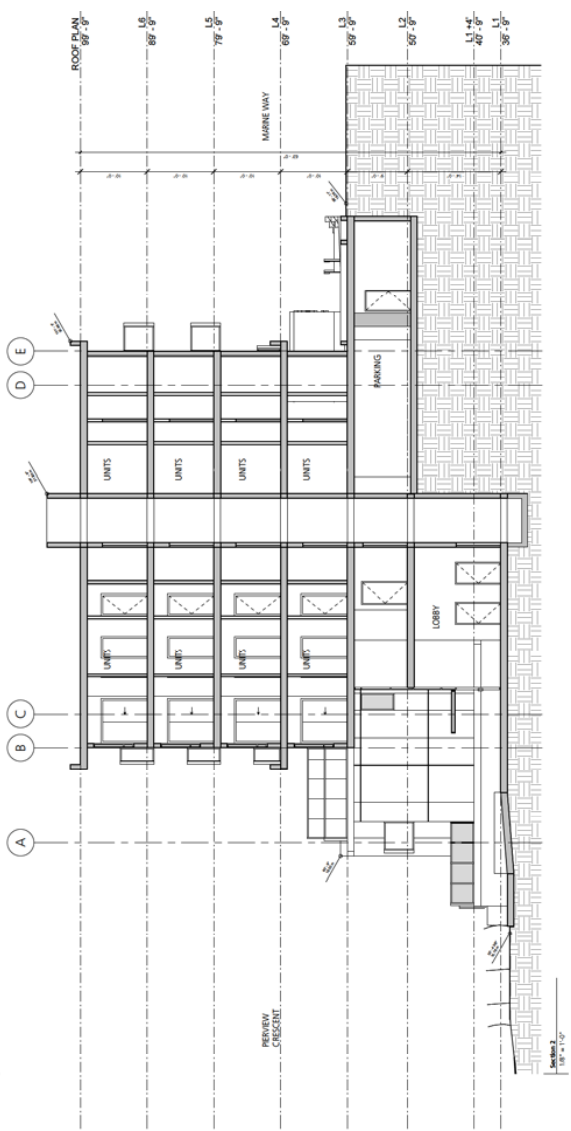
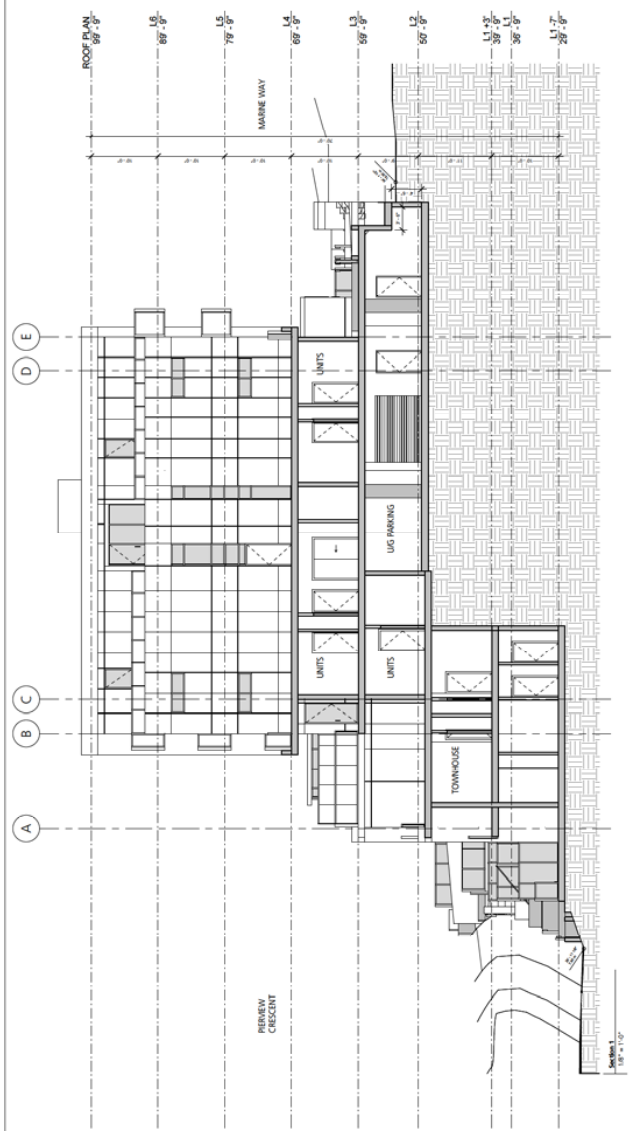
REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SECTIONS

DATE: 10/20/15 5:30 PM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1549

A-3.01





GRI ARCHITECTS, INC.
 110 W. 17TH ST. SUITE 1100
 CHICAGO, IL 60611-1701
 TEL: 312.467.1100
 FAX: 312.467.1101
 WWW.GRIARCHITECTS.COM

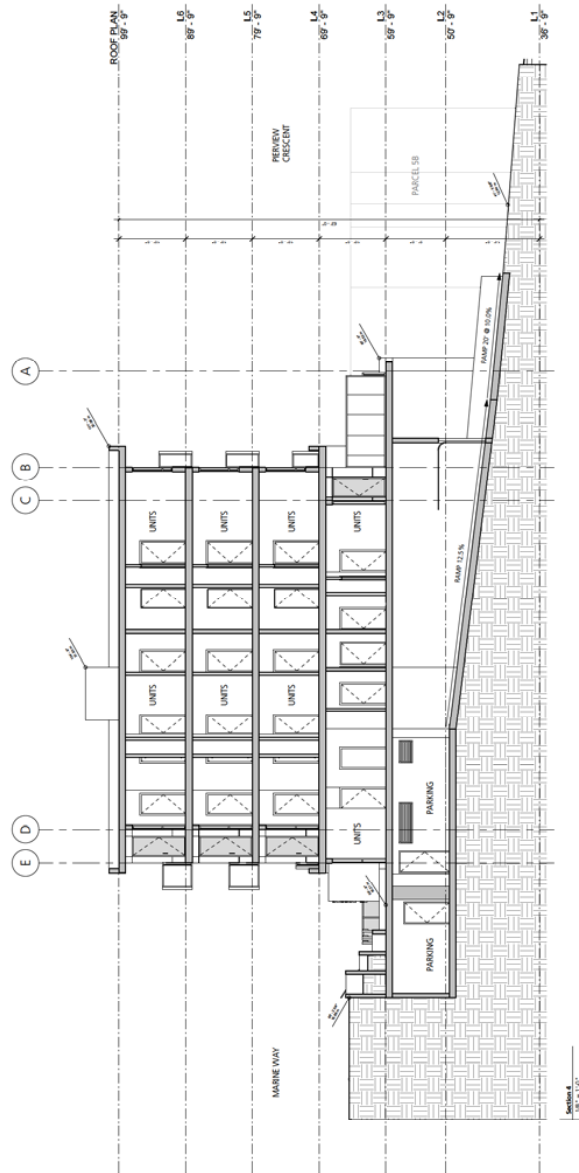
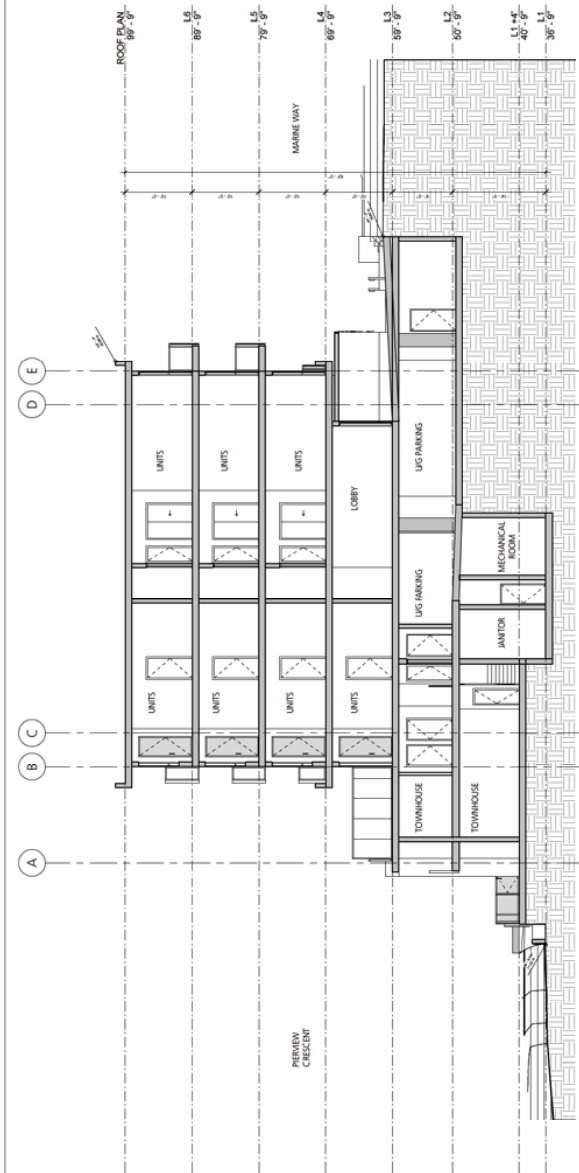
NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SECTIONS
 DATE: 10/20/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1549

A-3.02





GBL ARCHITECTS, INC.
 110 WEST 17TH AVENUE
 SUITE 1000 DENVER, CO 80202
 TEL: 303.733.1500
 FAX: 303.733.1501
 WWW.GBLARCHITECTS.COM

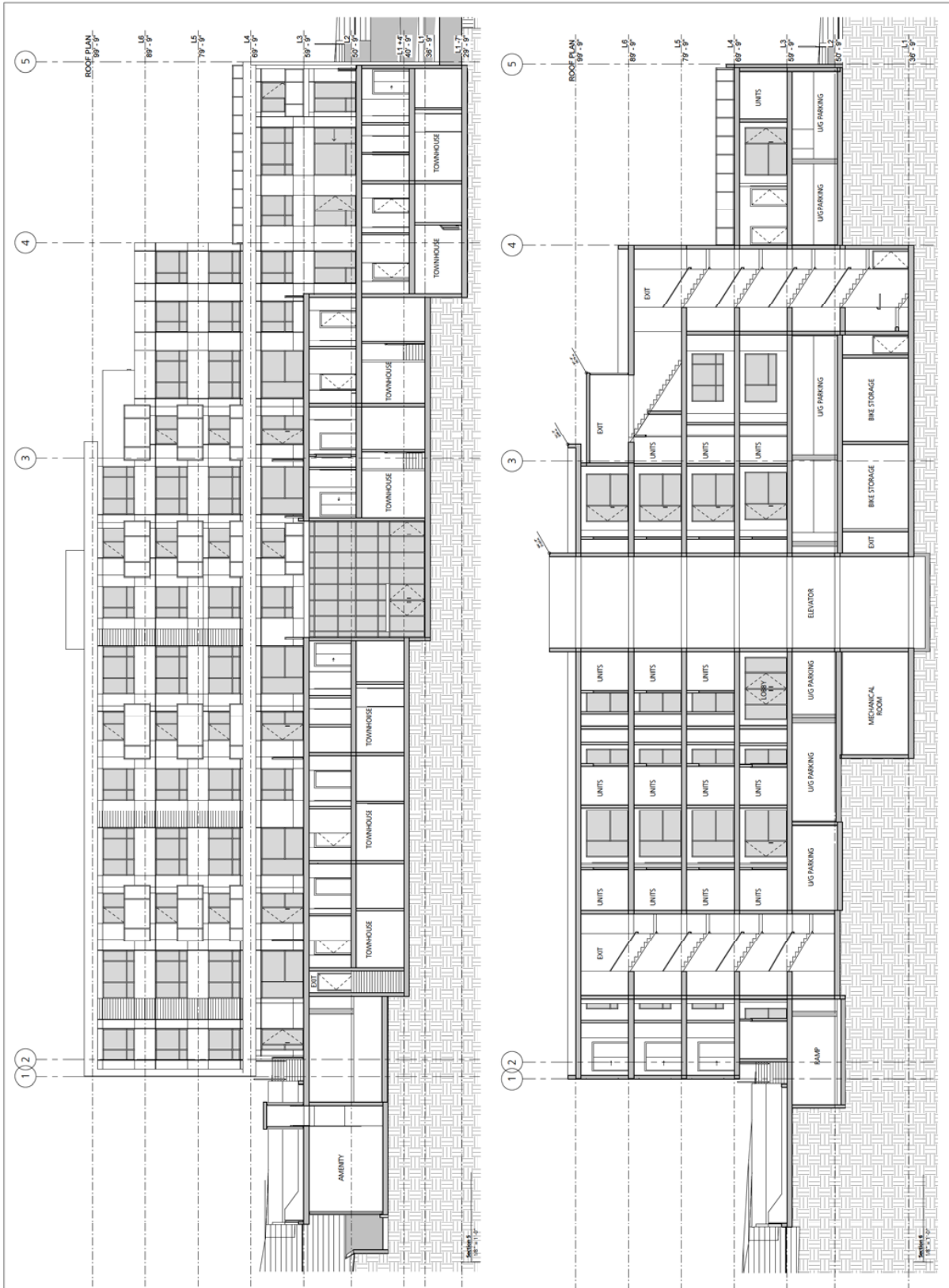
NOTES

REVISIONS	No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

SECTIONS
 DATE: 10/20/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1549

A-3.03





GBL ARCHITECTS, INC.
 110 400 7TH ST SW
 SUITE 1000
 SEASIDE, CA 94134
 TEL: 415.441.1111
 WWW.GBLARCHITECTS.COM

NOTES

REVISIONS

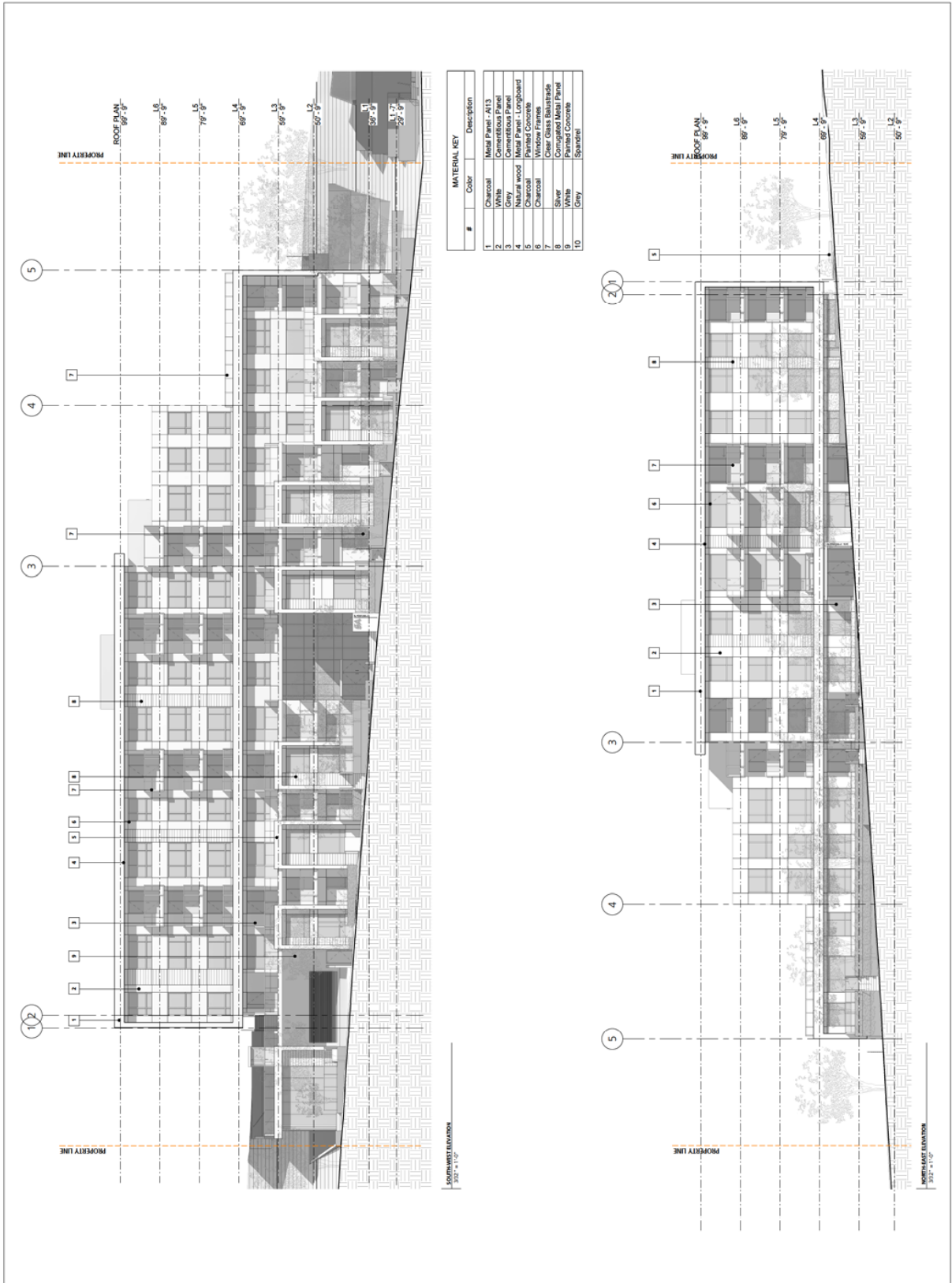
No.	Date	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

ELEVATIONS

DATE: 10/20/16
 DRAWN BY: [Name]
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1549

A-4.01





IGB ARCHITECTS INC.
 1100 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1234
 FAX: 303.733.1235
 WWW.IGBARCHITECTS.COM

NOTES

REVISIONS	
No.	Description

RIVER DISTRICT
 PARCEL 5a
 DEVELOPMENT PERMIT
 SUBMISSION

MATERIALS

DATE: 6/20/2016 6:59:53 PM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 15549

A-5.01

Architectural rendering of a modern building facade. The building features a mix of materials including wood, metal, and concrete. Callout lines connect specific material samples to their corresponding locations on the building facade.

- WHITE HARDIE PANEL**: Located on the upper left portion of the facade.
- GREY HARDIE PANEL**: Located on the upper middle portion of the facade.
- AL13 METAL PANEL**: Located on the upper right portion of the facade.
- LONGBOARD PANEL**: Located on the lower left portion of the facade.
- CORRUGATED METAL PANEL**: Located on the lower middle portion of the facade.
- CHARCOAL PAINTED CONCRETE**: Located on the lower right portion of the facade.



GBL ARCHITECTS, INC.
1101 400 STREET
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
WWW.GBLARCHITECTS.COM

NOTES

REVISIONS

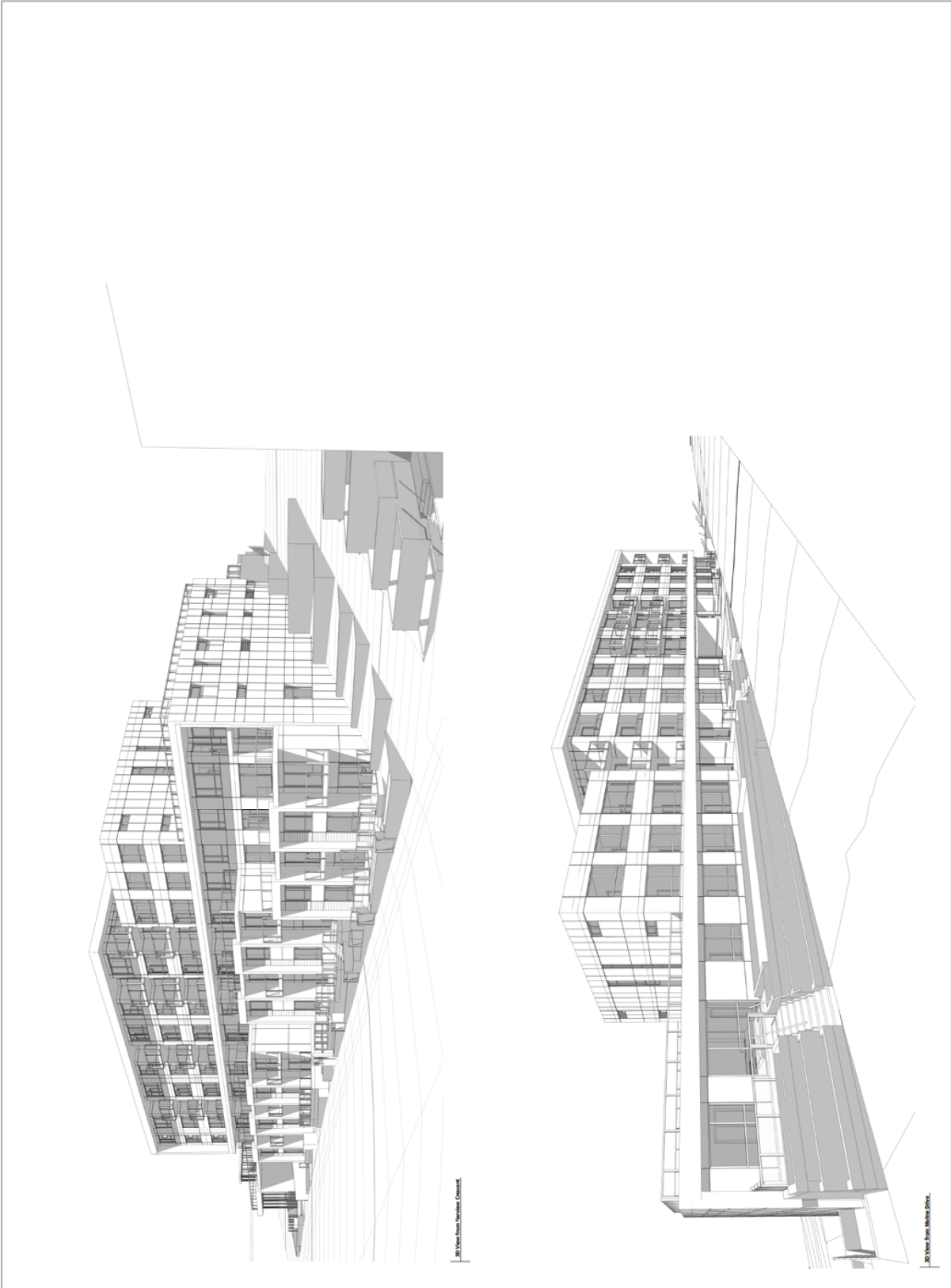
No.	Date	Description
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RIVER DISTRICT
PARCEL 5a
DEVELOPMENT PERMIT
SUBMISSION

PERSPECTIVE

DATE: 10/20/16 3:30 PM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
JOB NUMBER: 15549

A-6.01





03 July 05, 2016 Based for Development Permit
 02 June 20, 2016 Open House
 01 April 18, 2016 Preliminary Review
 Author: [Name]
 Reviewer: [Name]



Project: RIVER DISTRICT PARCEL 3 & 5A
 Vancouver, BC

Drawn By: DWH
 Checked By: PCK
 Date: April 07, 2016
 Scale: 1" = 10'
 Drawing No: [Number]

Parcel 5A
 Landscape Plan

Project No: 16002
 Sheet No: [Number]

