

WESGROUP

FRANCL  
ARCHITECTURE

eta

East Fraser Lands  
PARCEL 18.2  
DEVELOPMENT PERMIT APPLICATION / July 2016

<b>FRANCL ARCHITECTURE</b> <small>1000 West 10th Avenue, Suite 100, Vancouver, BC V6H 4C6          Phone: 604.681.2828</small>		<b>WESGROUP</b> <small>etā</small>	
<b>EAST FRASER LANDS PARCEL 18.2</b> VANCOUVER, BC			
Date: 05/26/2016 Project: 201601			
Drawing No: 001 Drawing Title: SITE PLAN		Scale: 1/8" = 1'-0" Sheet No: 001 of 001	

**DRAWING LIST**

- 001 FSR - SHARBY
- 002 SHARBY - PLAN
- 004 STREET CLOPE
- 006 SHADOW STUDY
- 007 FENCES
- 008 FENCES
- 100 SITE PLAN
- 101 P1
- 102 P2
- 103 L1
- 104 L2
- 105 L3
- 106 L4
- 107 L5
- 108 L6
- 109 LP - L1 LEVEL FLOORS
- 110 LP - L2 LEVEL FLOORS
- 111 LP - L3 LEVEL FLOORS
- 112 L3 - ROOF DECK
- 120 ELEVATION SOUTH
- 200 ELEVATION EAST
- 202 ELEVATION SOUTH
- 203 ELEVATION WEST
- 300 SECTION A
- 301 SECTION B
- 302 SECTION C
- 303 SECTION D
- 400 HORIZONTAL ANGLE OF DAWLIGHT LEVELS 1 AND 5

**Project Summary**

Proposed	Existing
<b>SITE AREA</b>	77,710 sq ft
<b>ZONING</b>	Existing: CD-1 (90%) East Fraser Lands, Town Square Product
<b>DENSITY</b>	286.478 Residential Units/ha
<b>UNIT AREA</b>	31,452 sq ft
<b>PERMITS</b>	11,460 sq ft
<b>TOTAL GROSS AREA</b>	19,223 sq ft
<b>Total Storage Exclusions</b>	19,223 sq ft
<b>Open Residential Battery area</b>	26,687 sq ft
<b>Maximum Height</b>	25 Storeys + PH
<b>Maximum Density</b>	297 Units/ha
<b>Proposed Family Units (2016)</b>	179 Units
<b>Proposed Family Units (2016)</b>	179 Units
<b>Proposed Family Units (2016)</b>	179 Units

**MAXIMUM HEIGHT:** 25 Storeys + PH  
 Permitted Height: 25 Storeys + PH  
 \*Nil per section 51 of CD-1 (90%) to top of roof above the uppermost habitable floor excluding parapet wall.\*

**PAVING:** Required: 329 sq ft, Provided: 329 sq ft (Nil per section 77.22-1 (2016))  
 Residential: 31 sq ft, 31 sq ft (151,945 sq ft)  
 Visitor: 30 sq ft, 30 sq ft (20,618 sq ft)  
 TOTAL: 61 sq ft, 61 sq ft (72,163 sq ft)

**Car Share:** 2 Required, 2 Provided  
**Small Cars 25%:** 16 Required, 16 Provided  
**LOADING:** 2 Required, 2 Provided  
**Client 1:** 2 Required, 2 Provided

**BICYCLE:** Client A: 371, Client B: 21, Client C: 6, Client D: 6, Client E: 6, Client F: 6, Client G: 6, Client H: 6, Client I: 6, Client J: 6, Client K: 6, Client L: 6, Client M: 6, Client N: 6, Client O: 6, Client P: 6, Client Q: 6, Client R: 6, Client S: 6, Client T: 6, Client U: 6, Client V: 6, Client W: 6, Client X: 6, Client Y: 6, Client Z: 6, TOTAL: 393

**Project Summary**

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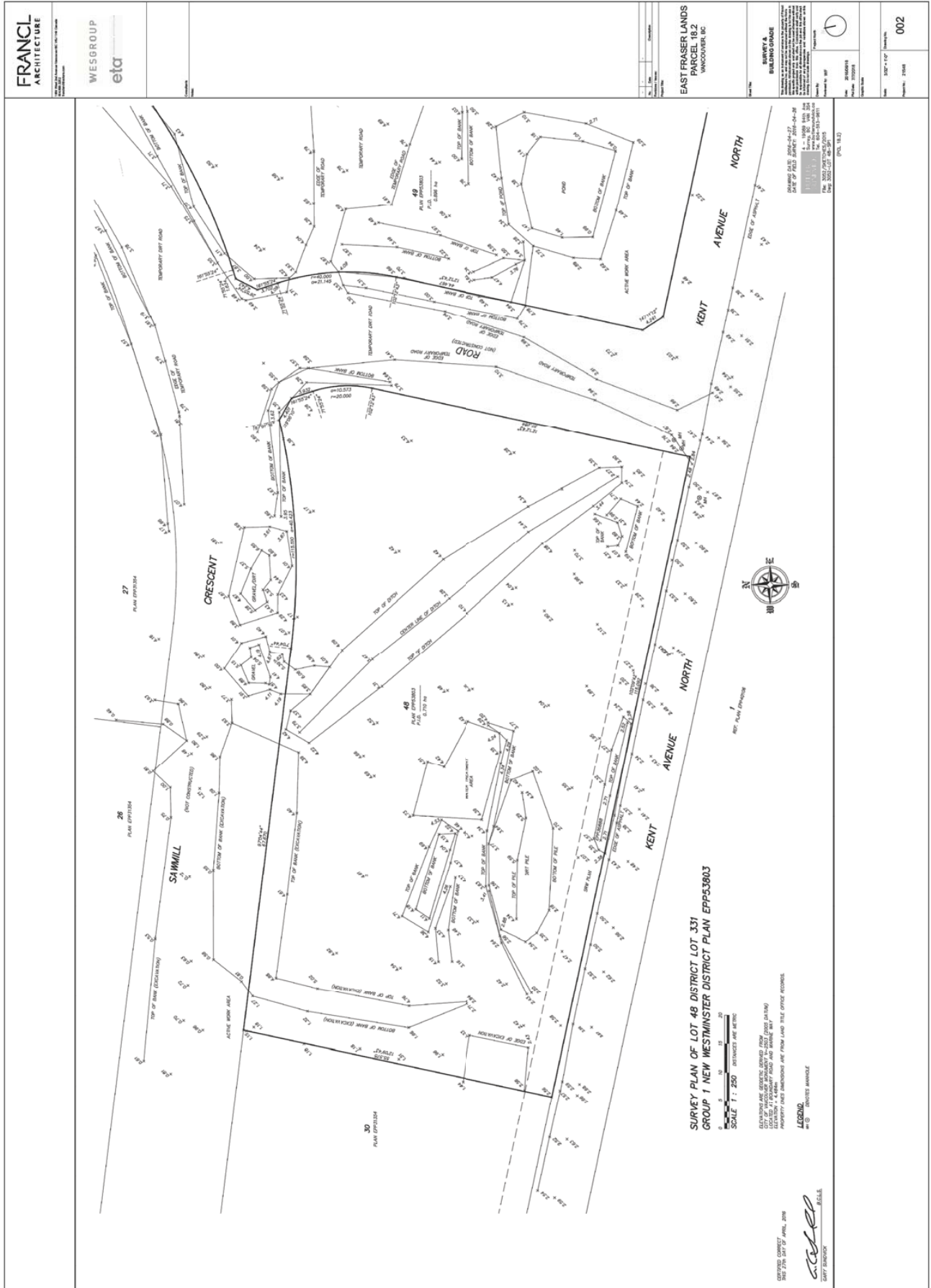
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**FRANCL  
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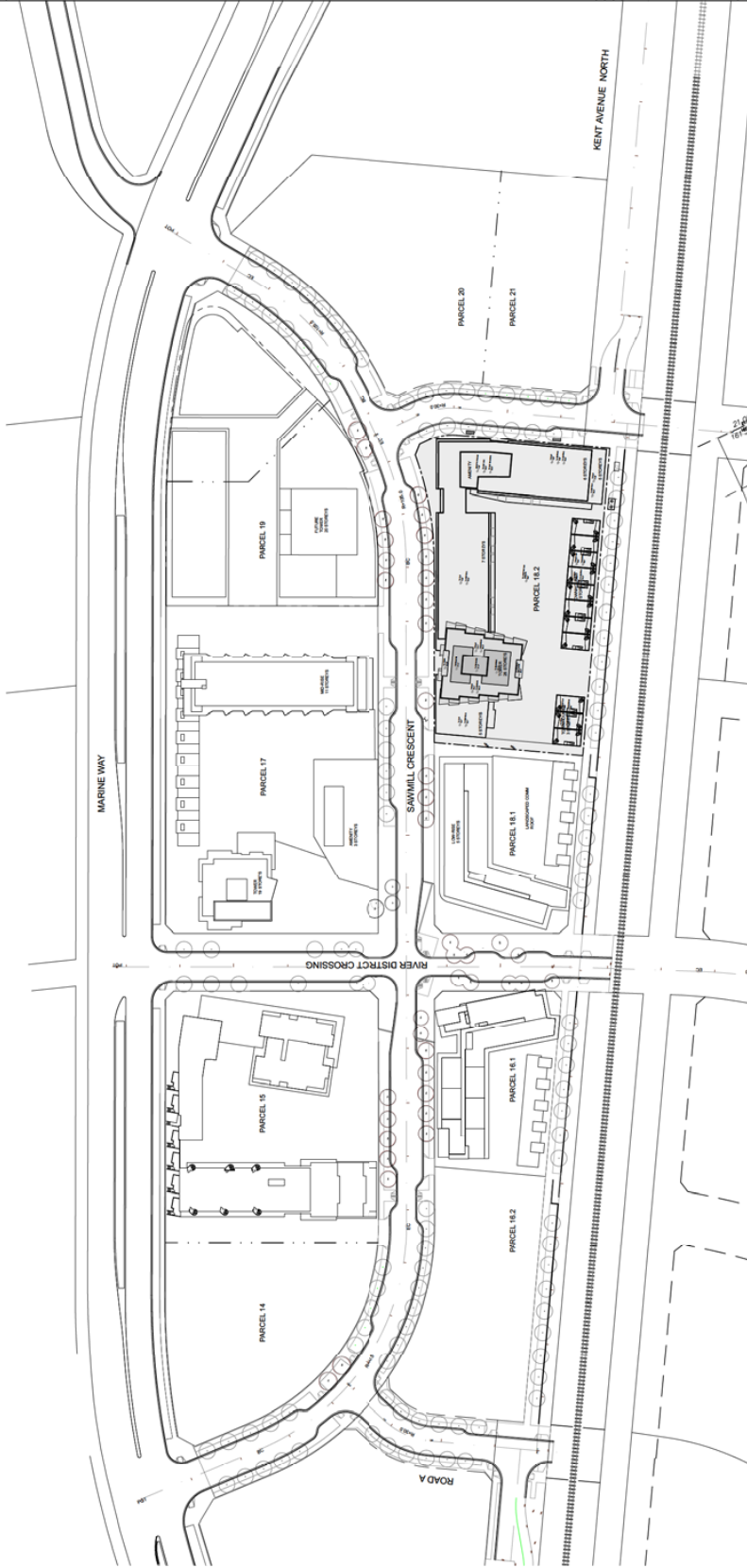
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**eta**

EAST FRASER LANDS  
 PARCEL 18.2  
 WINDOVER, BC

**SURVEY A  
 BUILDING GRAD**

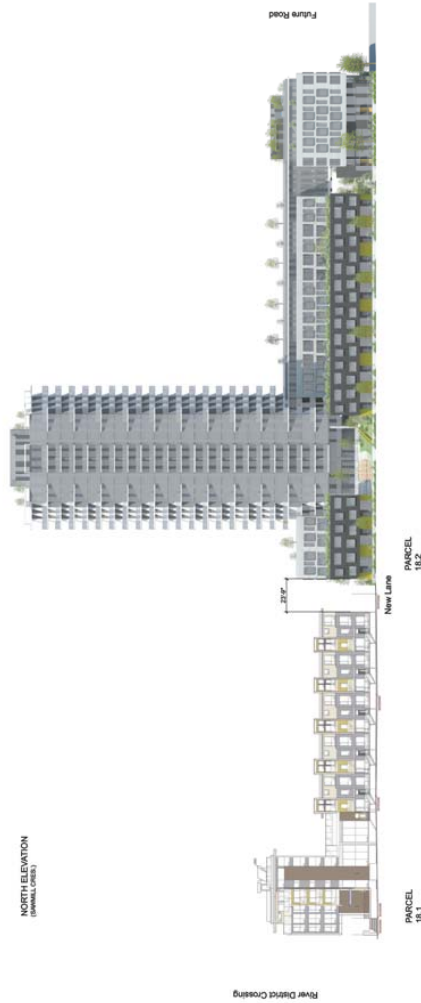
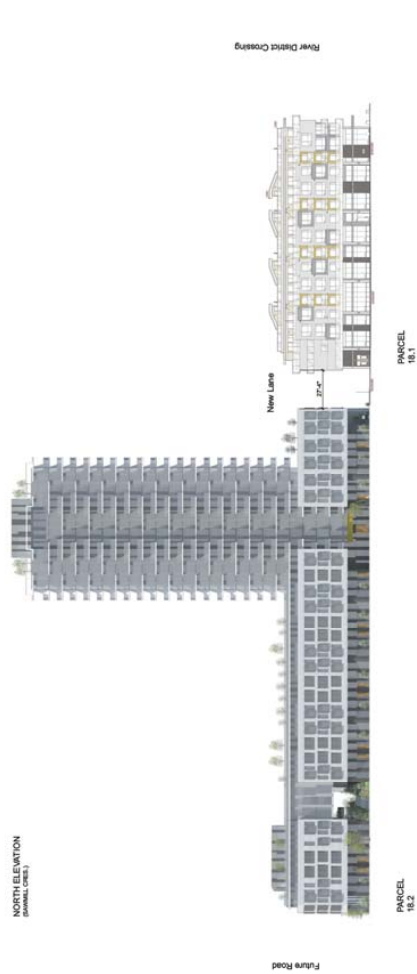
002

<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 3G8                  TEL: 604-681-1111 FAX: 604-681-1112                  WWW.FRANCLARCHITECTURE.COM</small>	<b>WESGROUP</b> etā <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 3G8                  TEL: 604-681-1111 FAX: 604-681-1112                  WWW.WESGROUP.COM</small>	PROJECT NAME: 3530 SAWMILL CRESCENT PROJECT NO: DP-2016-00265 SHEET NO: 003 SHEET TOTAL: 003	
		EAST FRASER LANDS PARCEL 18.2 VANCOUVER, BC	

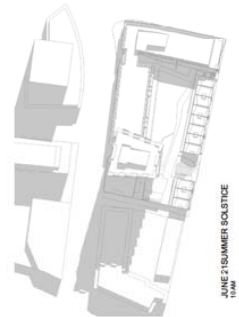
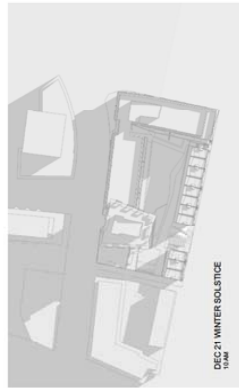
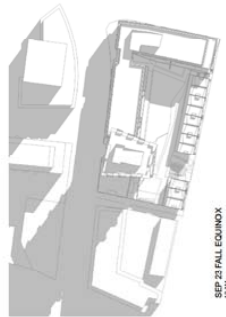
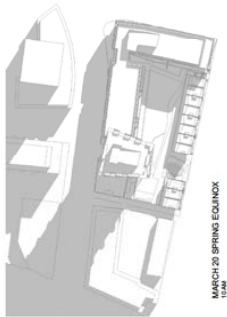
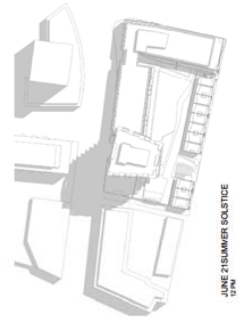
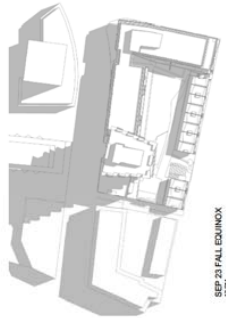
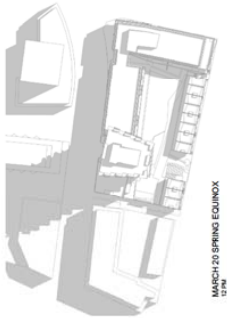
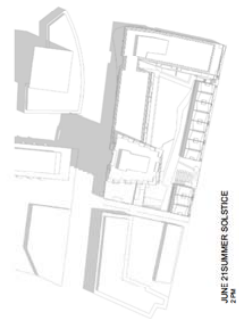
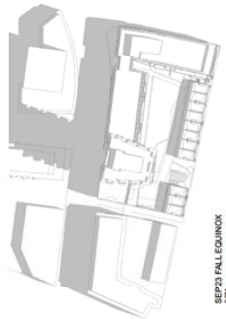
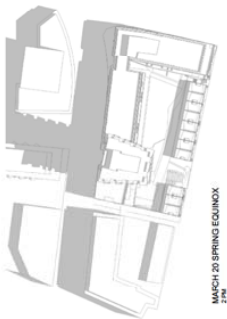


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DRAWN BY: [Name] CHECKED BY: [Name] DATE: 2016/02/15 SCALE: 1/8" = 1'-0"	SHEET NO: 003 SHEET TOTAL: 003

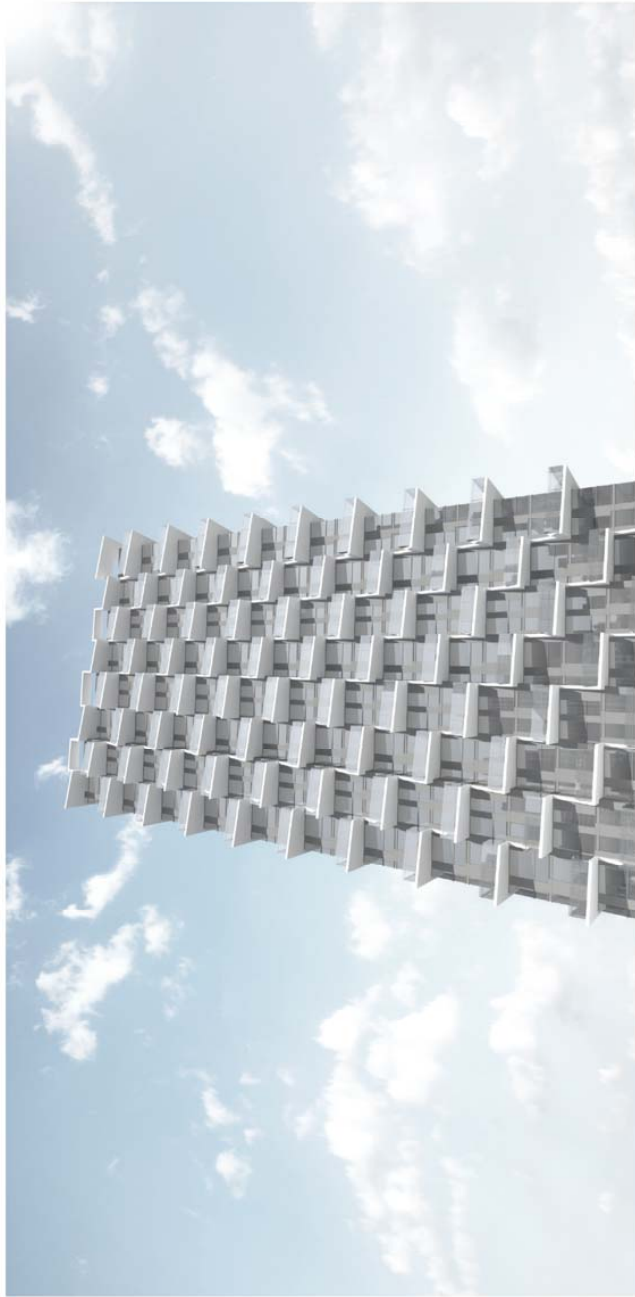
<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE, SUITE 100                  VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111</small>	<b>WESGROUP</b> etā	PROJECT NAME: 3530 SAWMILL CRESCENT	
		PROJECT NUMBER: 2016-00265	
DRAWING TITLE: ARCHITECTURAL ELEVATIONS		DRAWING NUMBER: 004	
DATE: 2016-09-23		SCALE: 1/8" = 1'-0"	
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PROJECT LOCATION: EAST FRASER LANDS PARCEL 18.2, VANCOUVER, BC		SHEET NUMBER: 004	



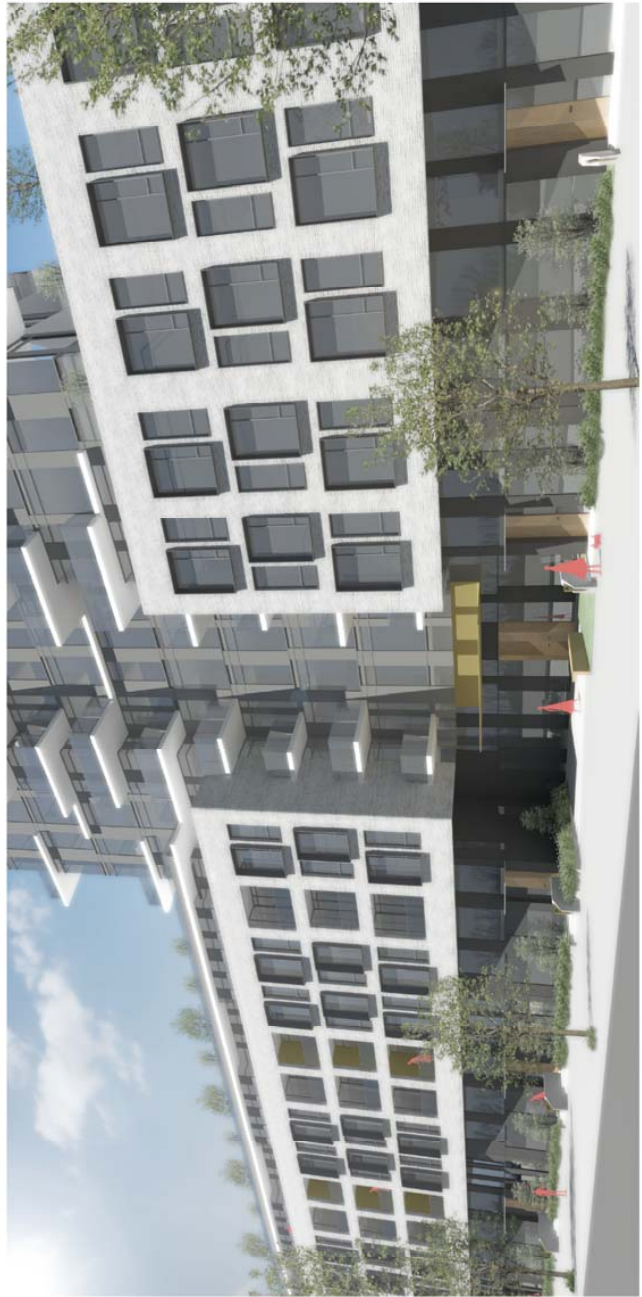
<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111 FAX: 604.681.1112                  WWW.FRANCLARCHITECTURE.COM</small>	<b>WESGROUP</b> etā <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111 FAX: 604.681.1112                  WWW.WESGROUP.COM</small>	PROJECT NO.: SHEET NO.: DATE:	EAST FRASER LANDS PARCEL 18.2 VANCOUVER, BC	<b>SHADOW STUDY</b> <small>THIS STUDY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF FRANCL ARCHITECTURE. THE SHADOWS SHOWN ARE BASED ON THE ASSUMPTIONS LISTED BELOW. THE SHADOWS SHOWN ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF FRANCL ARCHITECTURE.</small>		SHEET NO.: PROJECT NO.:



<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER BC V6H 3G9 TEL: 604-681-1111</small>	<b>WESGROUP</b> <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER BC V6H 3G9 TEL: 604-681-1111</small>	<b>eta</b> <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER BC V6H 3G9 TEL: 604-681-1111</small>	Project Name	Project No.	Revision	Date	Scale	Sheet No.	Total Sheets
<b>EAST FRASER LANDS</b> PARCEL 18.2 VANCOUVER, BC							<b>PERMITS</b> <small>THIS DRAWING IS THE PROPERTY OF FRANCL ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FRANCL ARCHITECTURE.</small>		
Project No.							Date		
Client							Scale		
Address							Sheet No.		
City							Total Sheets		
Province							006		
Country							2016		



Tower, Balcony Pattern



Tower Lobby, Live/Work Entry

<b>FRANCL</b> ARCHITECTURE	<b>WESGROUP</b> eta	<b>EAST FRASER LANDS</b> PARCEL 18.2 WINCOUVER, BC	<b>RENDERINGS</b>	<b>007</b>
<small>1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 1B6 FRANCL ARCHITECTURE</small>	<small>2800 WILLOW AVENUE, VANCOUVER, BC V6H 3K6 WESGROUP</small>	<small>Project Name: 3530 Sawmill Crescent Parcel No: 18.2 City: Vancouver, BC Date: 03/06/2016 Project No: 152014</small>	<small>007 of 007 Scale: 1/8" = 1'-0" Drawing No: 18.2-007</small>	<small>007 Drawing No: 18.2-007</small>





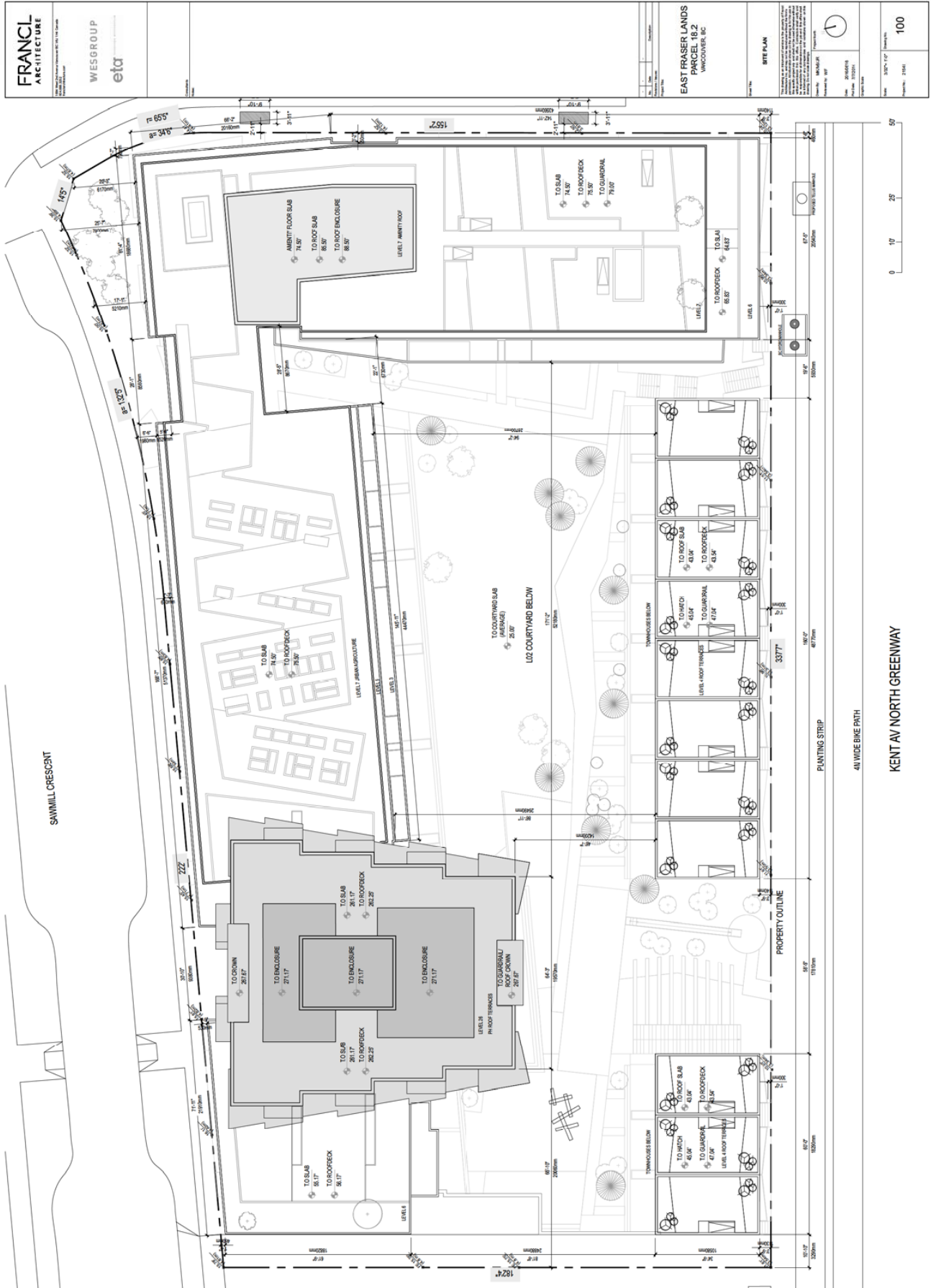
<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111 FAX: 604.681.1112                  WWW.FRANCLARCHITECTURE.COM</small>	<b>WESGROUP</b> <small>1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111 FAX: 604.681.1112                  WWW.WESGROUP.COM</small>	<b>eta</b> <small>1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111 FAX: 604.681.1112                  WWW.ETAGROUP.COM</small>	Project Name: Project No.: Drawing No.: Revision:	<b>EAST FRASER LANDS</b> <b>PARCEL 18.2</b> VANCOUVER, BC	<b>RENDERINGS</b> <small>THIS DRAWING IS A RENDERING AND NOT A CONTRACT DOCUMENT. IT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE FINAL DESIGN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN IN THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN IN THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.</small>	Date: 08/24/2016 Drawn by: JDF Checked by: JDF Project: 3530SC	Scale: 1/8" = 1'-0" Sheet No.: 008 Total Sheets: 204



Courtyard



North East Elevation,  
 Access to Courtyard



**FRANCL**  
 ARCHITECTURE

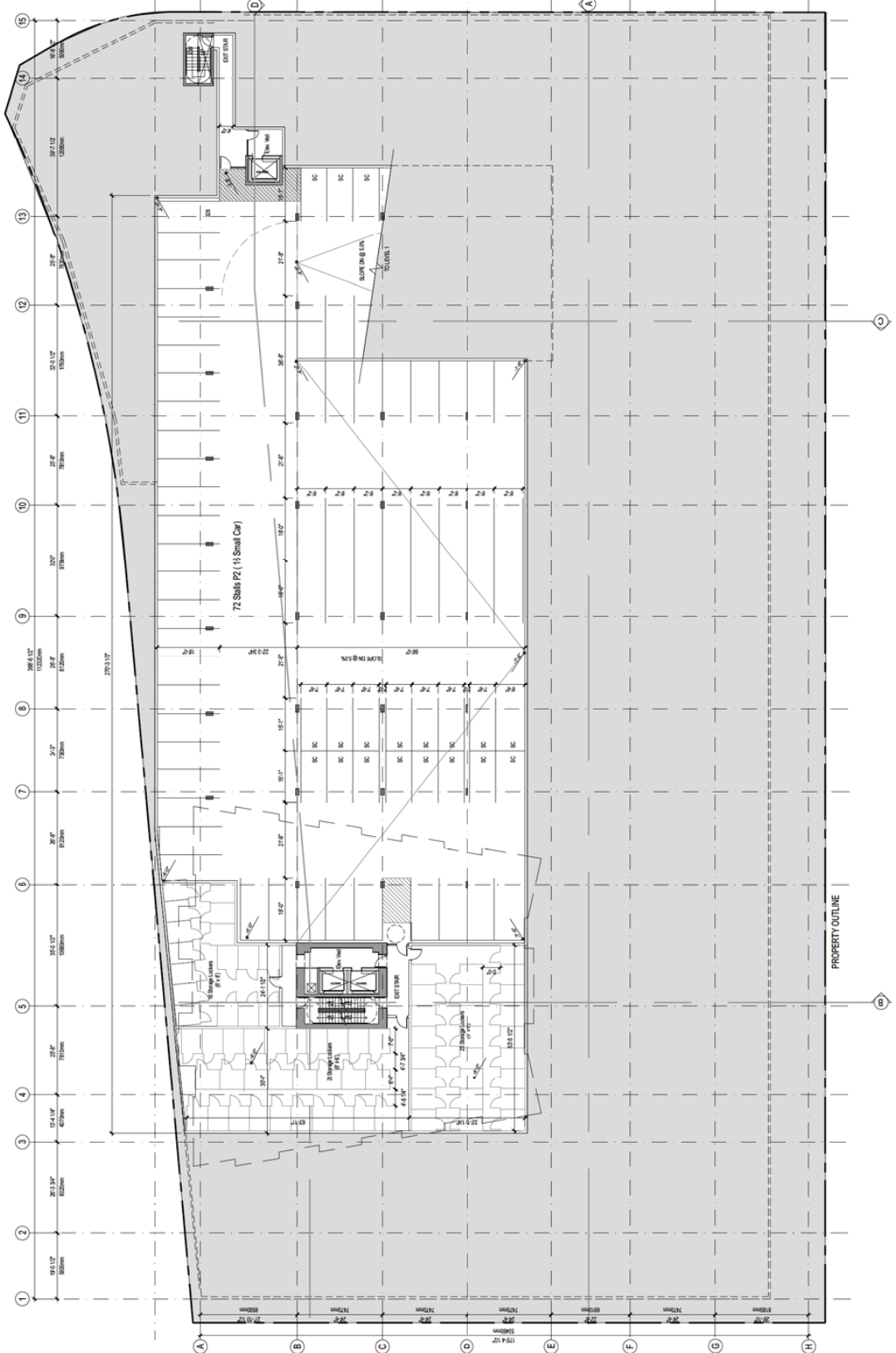
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EAST FRASER LANDS  
 PARCEL 18.2  
 VANCOUVER, BC

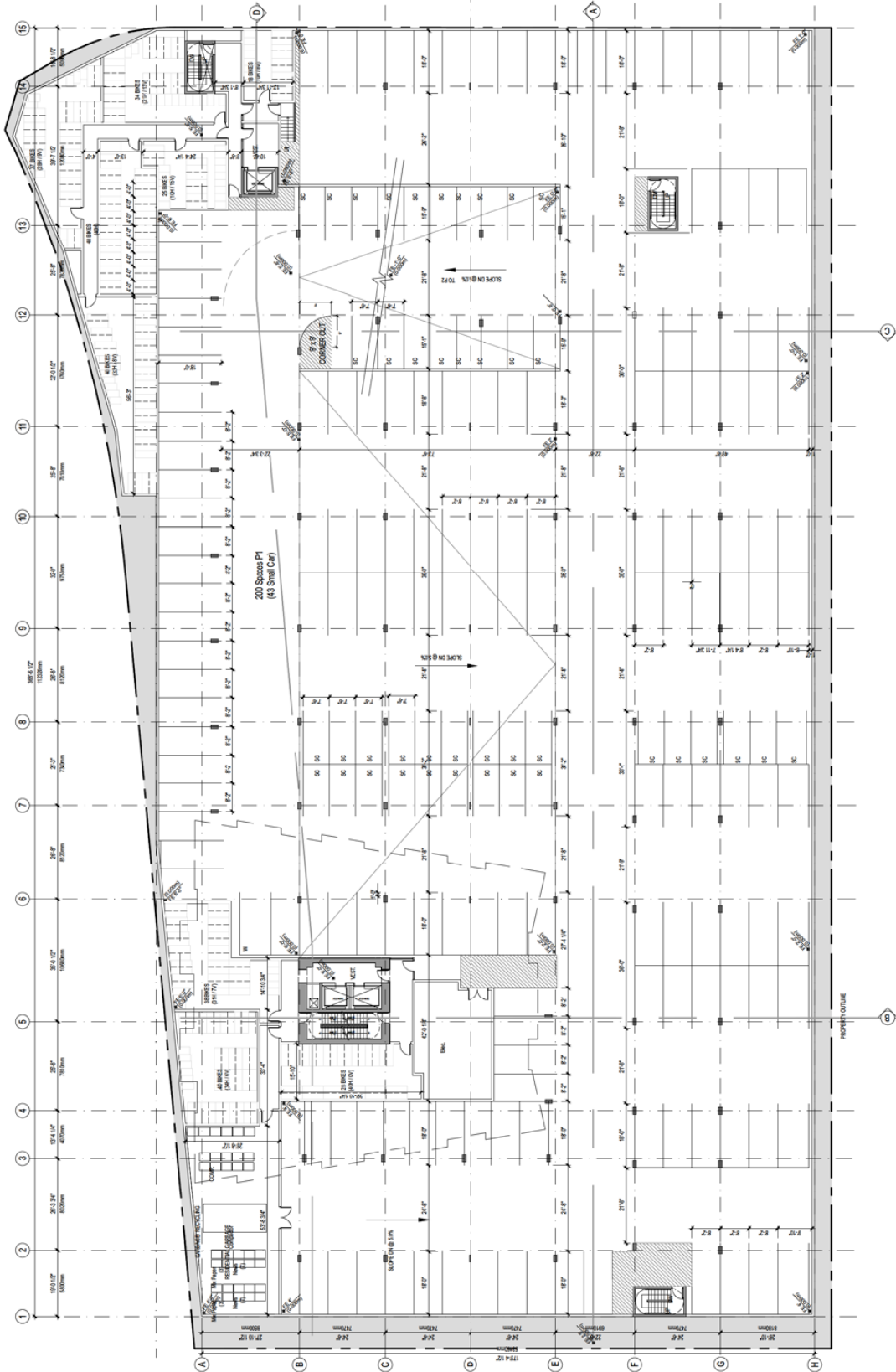
**SITE PLAN**

100

<p><b>FRANCL ARCHITECTURE</b>                  2000 20th Street, Vancouver, BC V6J 1K6                  Tel: 604.681.1111</p>	<p><b>WESGROUP</b>                  etra</p>	<p><b>EAST FRASER LANDS</b>                  PARCEL 18.2                  WINCOUVER, BC</p>	<p><b>LEVEL P2</b></p> <p>Project: 3530 Sawmill Crescent                  Date: 2016/02/15                  Drawn by: J. [Name]                  Checked by: [Name]                  Title: 101</p>
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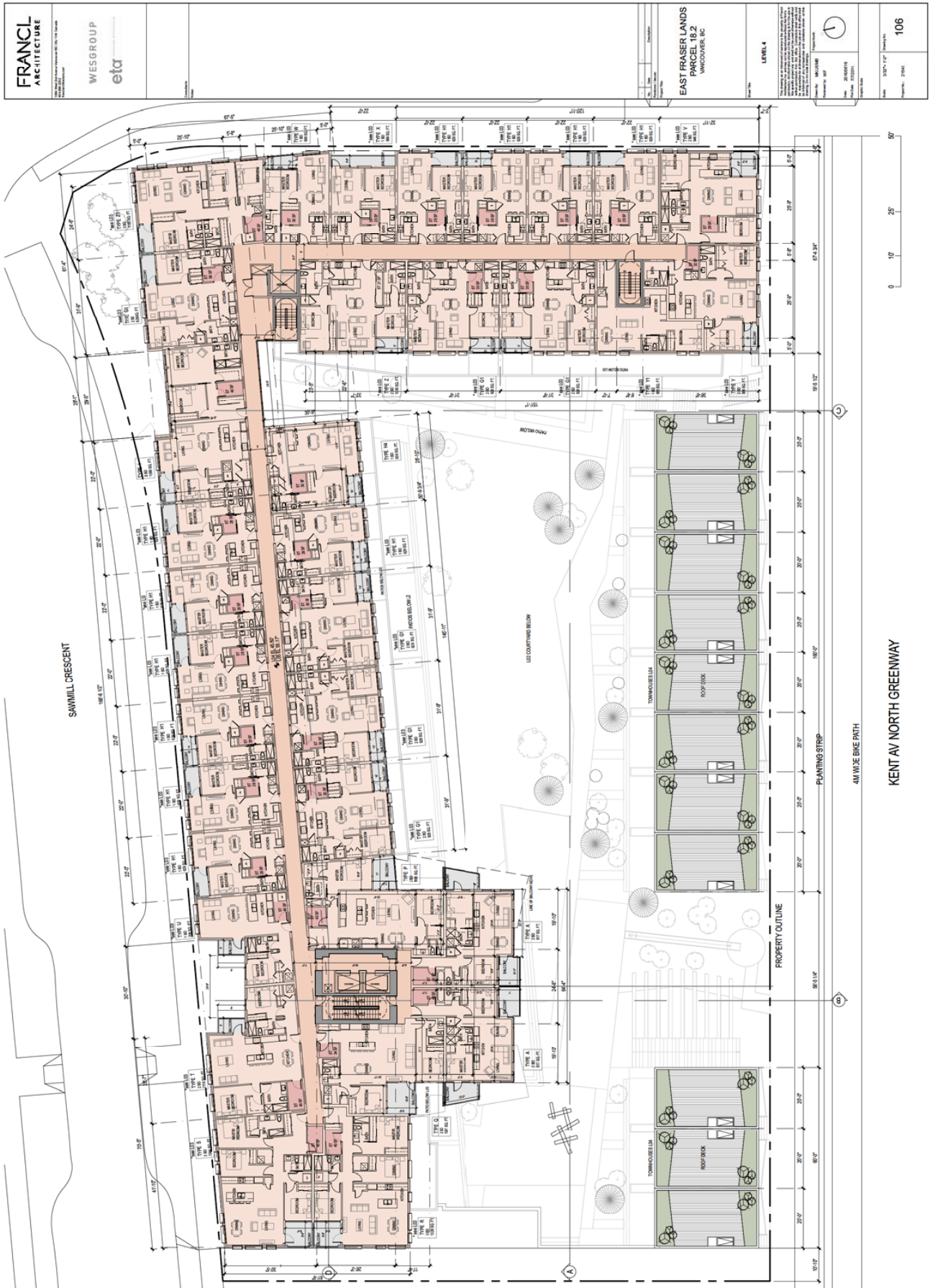
<p><b>FRANCL</b> ARCHITECTURE</p> <p>WESGROUP eta</p>	<p><b>EAST FRASER LANDS PARCEL 18.2 WINCOOVER, BC</b></p>	<p><b>LEVEL P1</b></p> <p>102</p>
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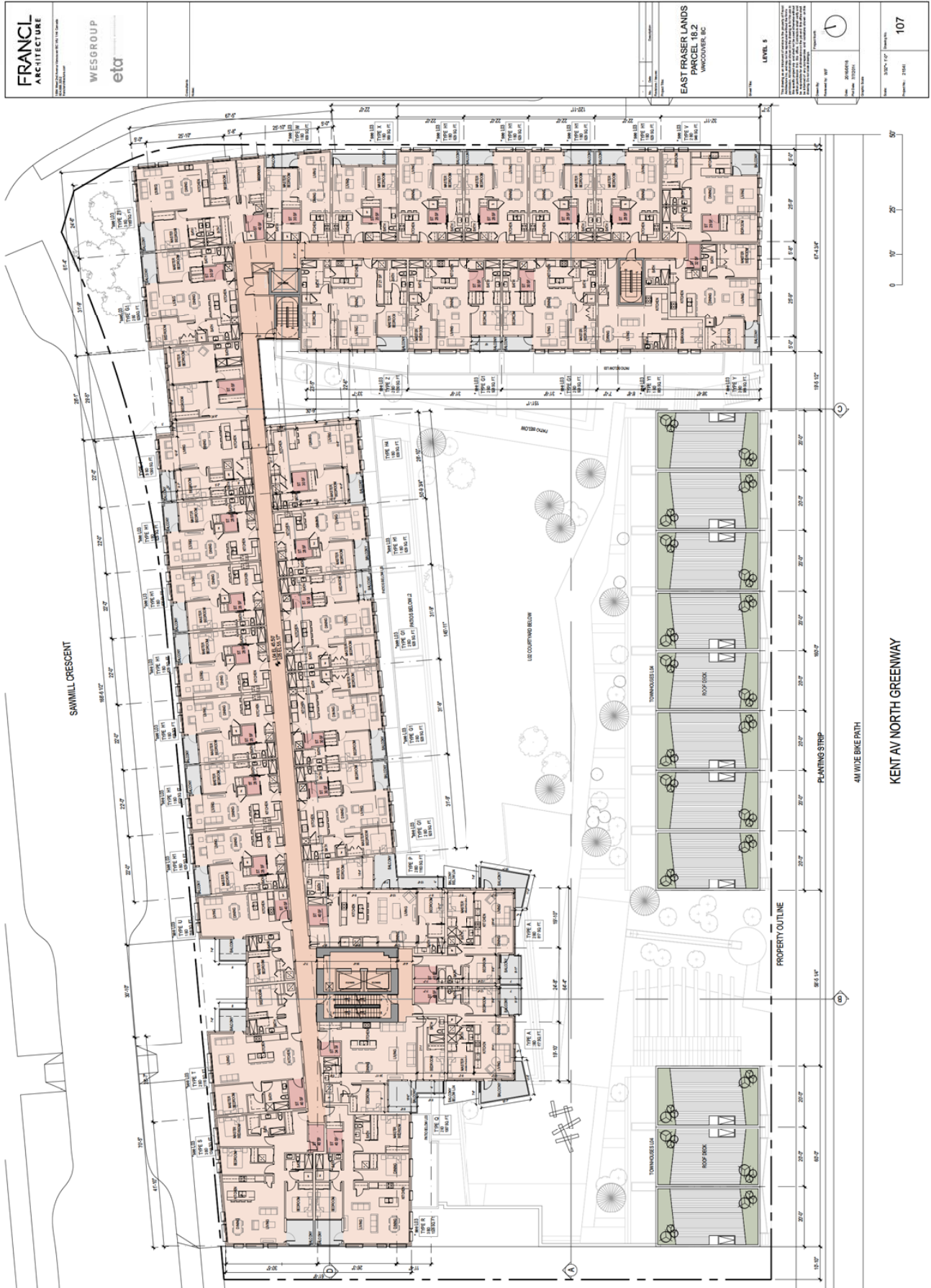


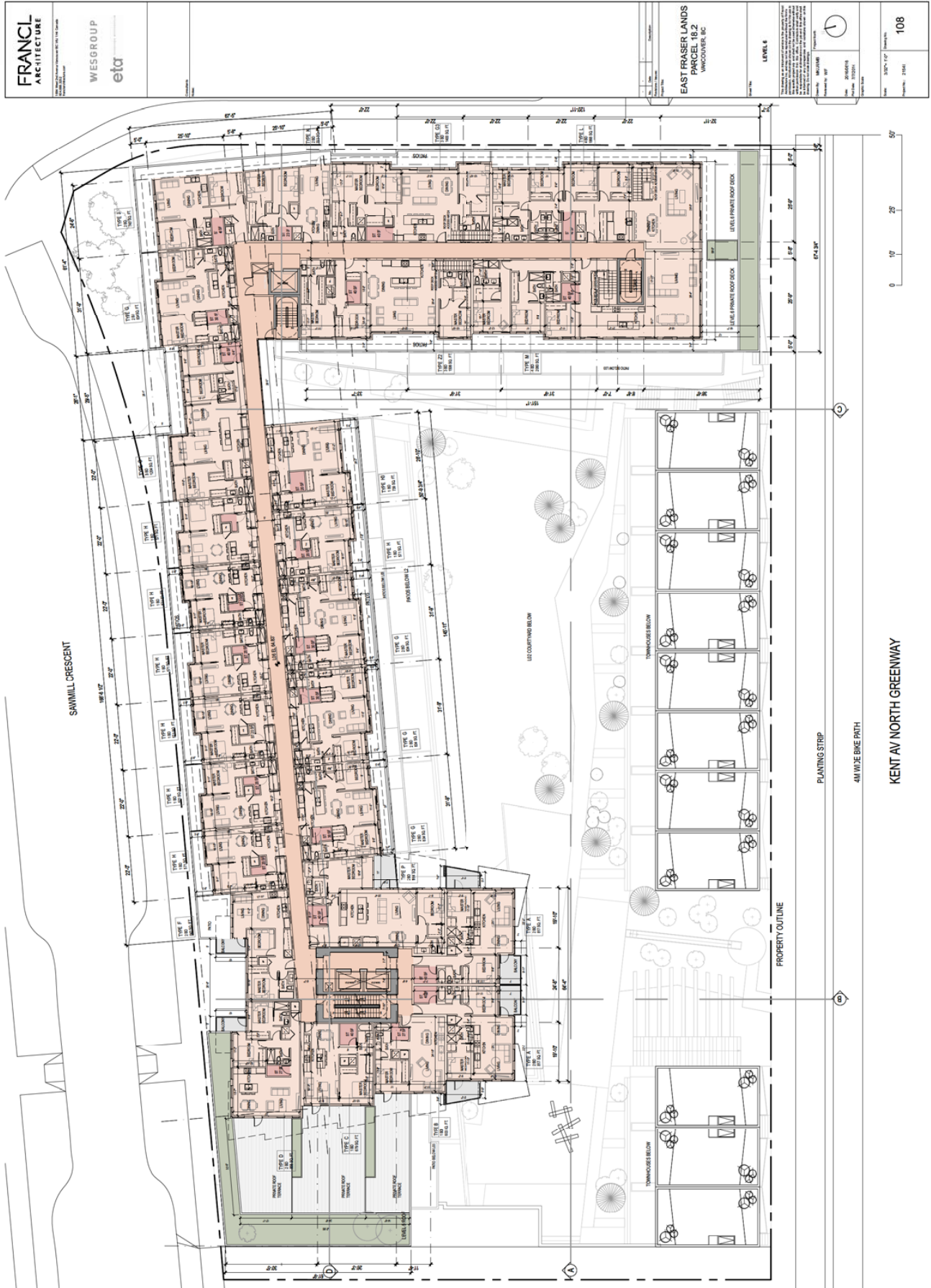


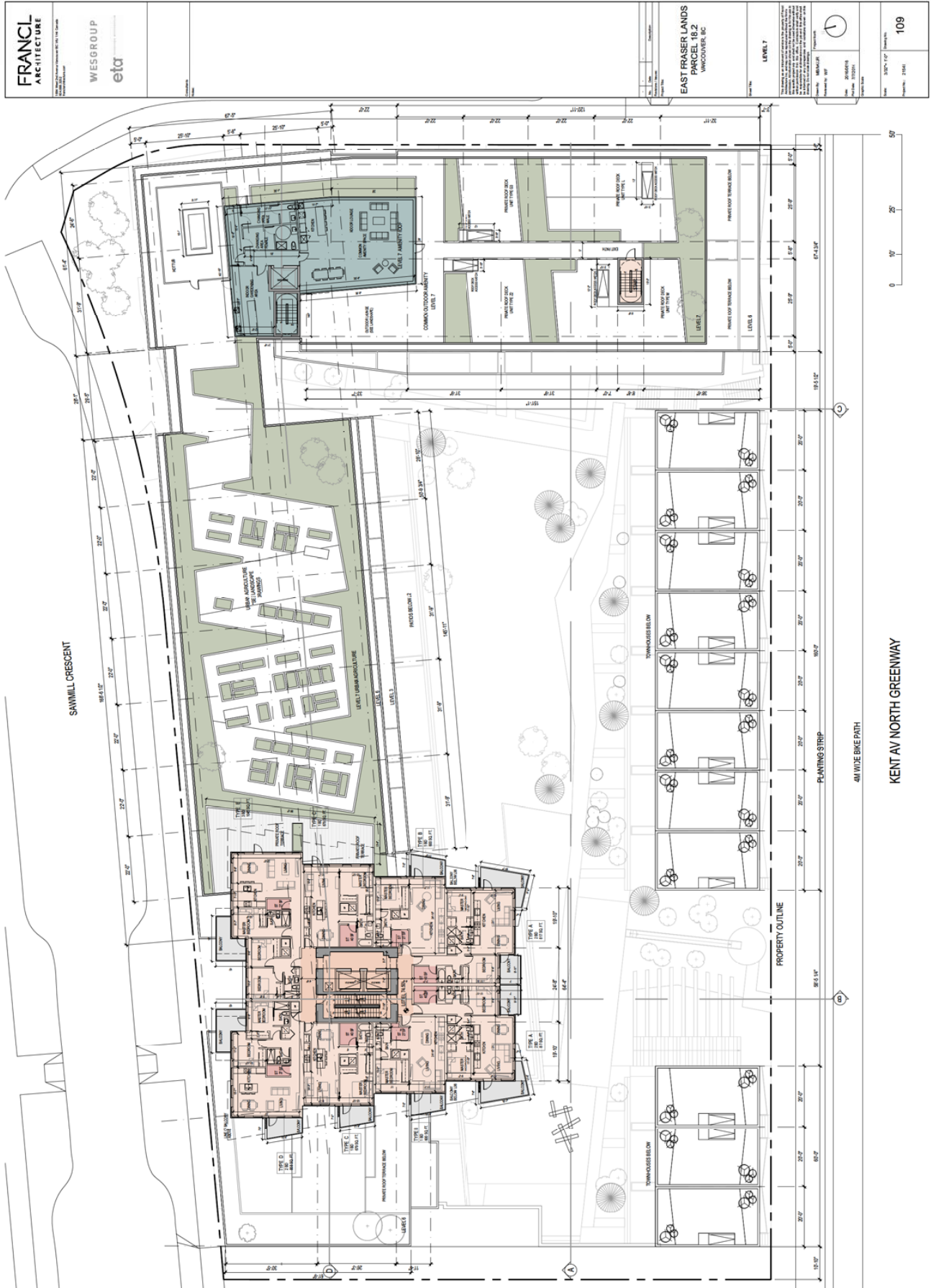


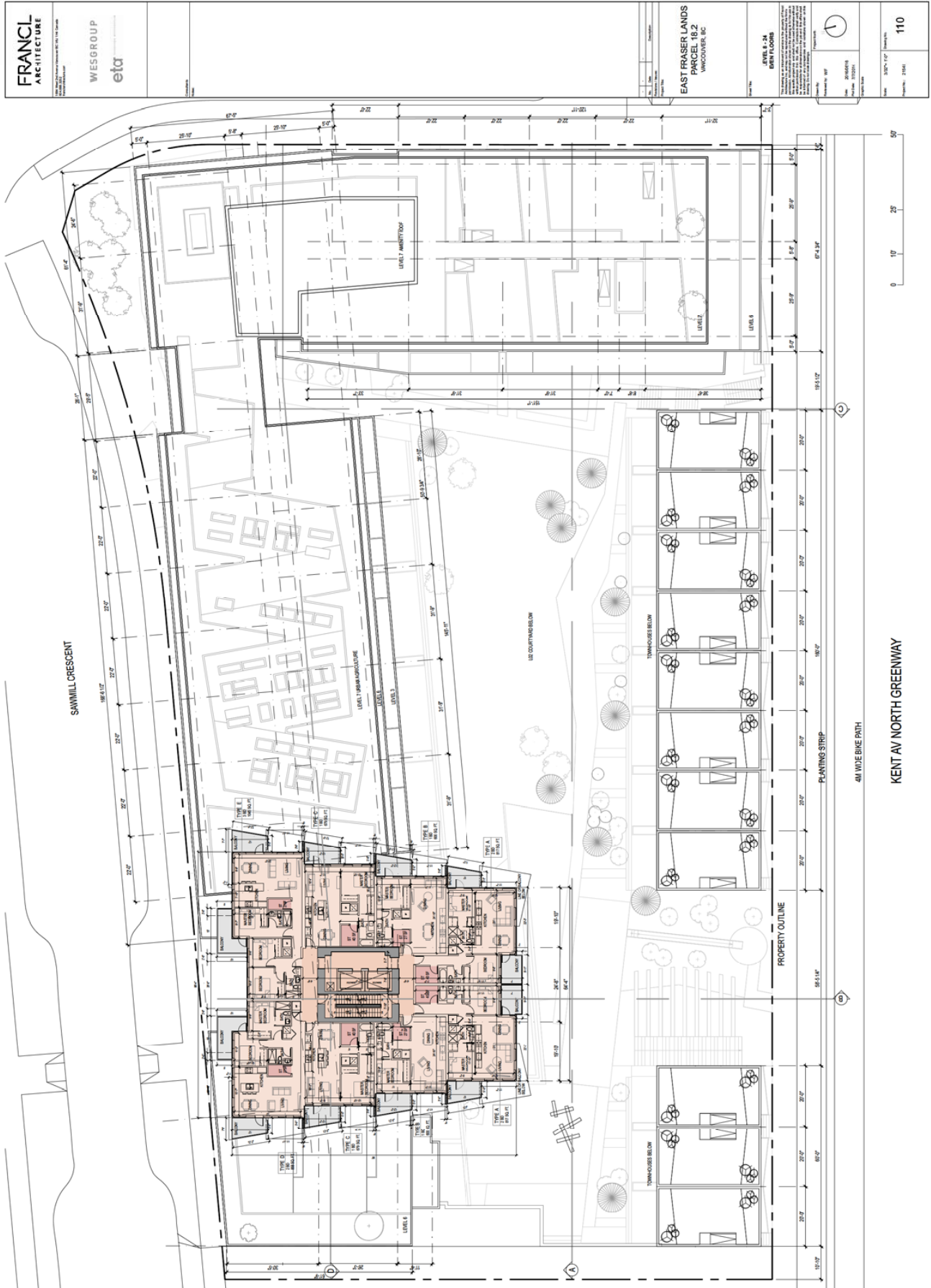


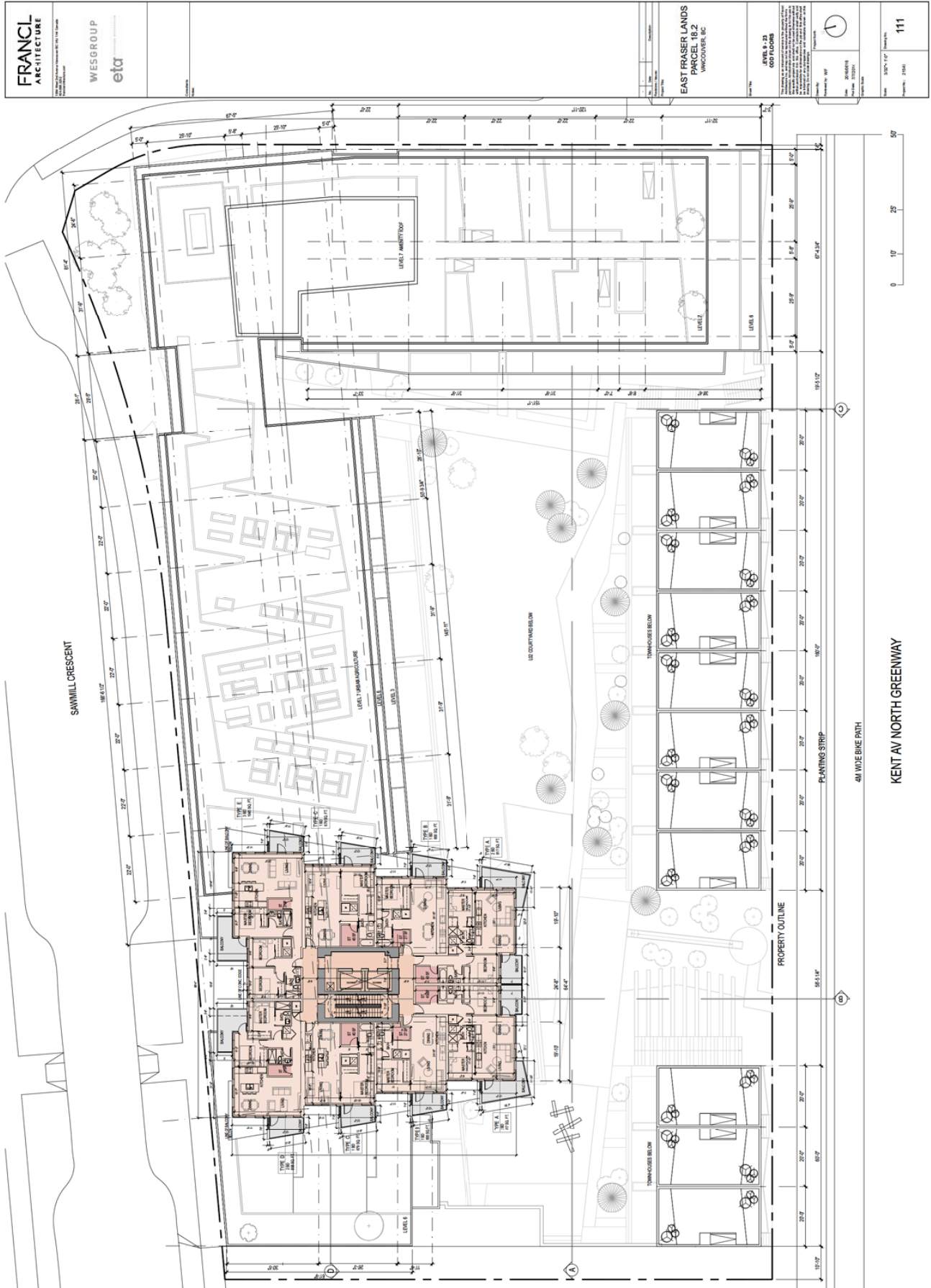












**FRANCL**  
 ARCHITECTURE

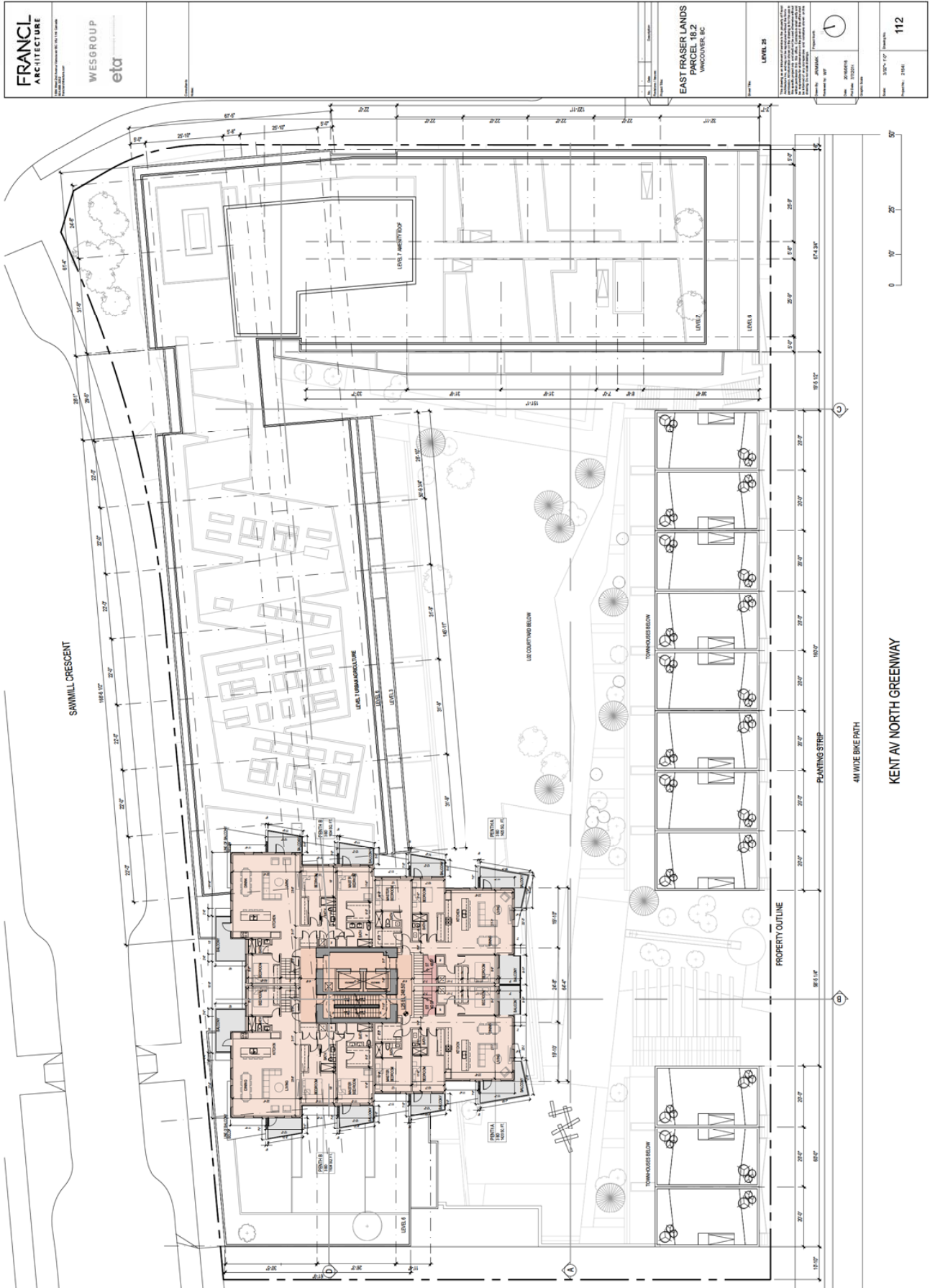
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**EAST FRASER LANDS**  
 PARCEL 18.2  
 WINCOVER, BC

**LEVEL 8-23**  
 ODD FLOORS

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

111



FRANCL  
ARCHITECTURE

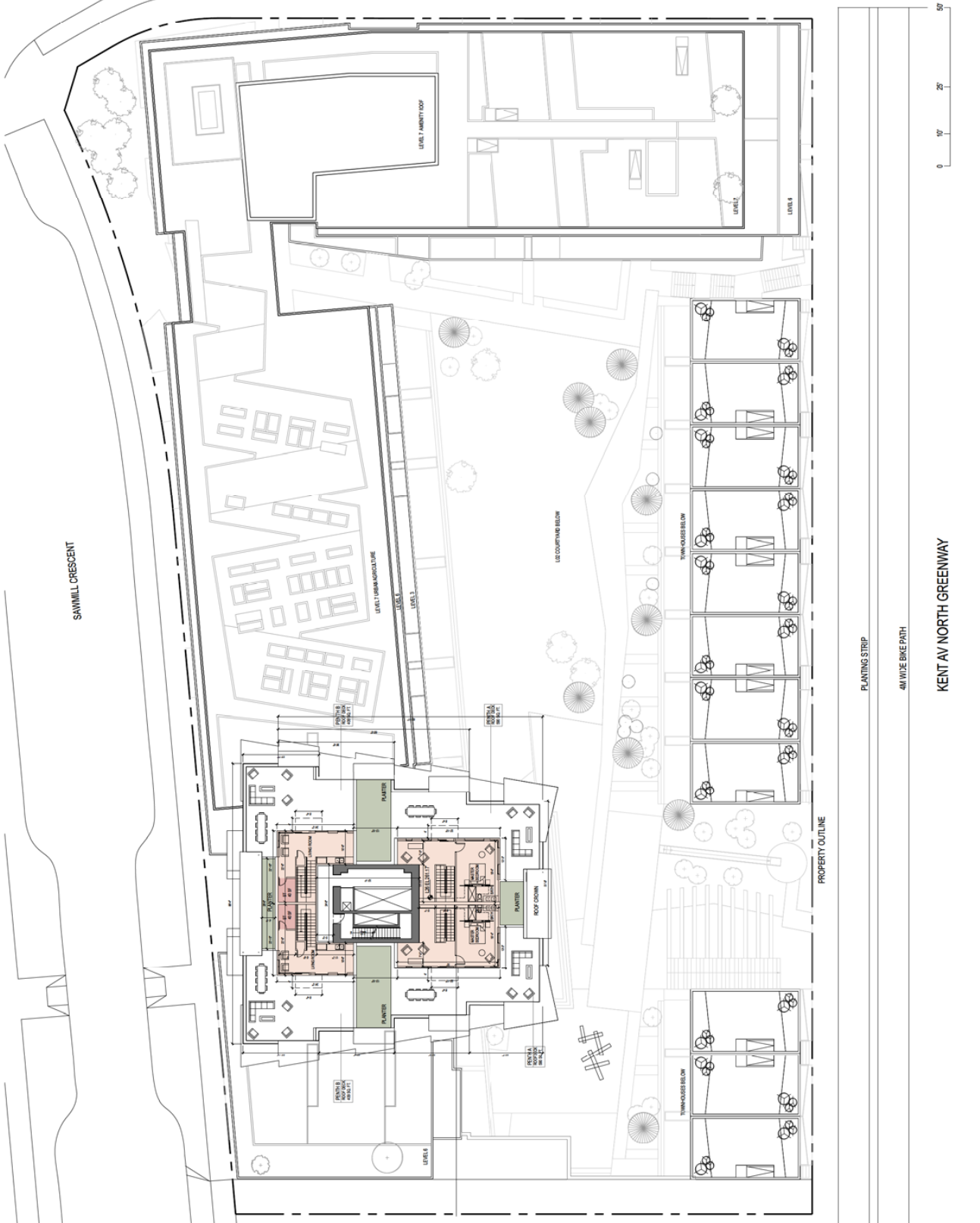
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EAST FRASER LANDS  
PARCEL 18.2  
VANCOUVER, BC

LEVEL 25  
PROJECT NO. 2016/0265  
DATE: 2016/02/25  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/8" = 1'-0"

112

<b>FRANCL</b> ARCHITECTURE <small>100-10101 150th Street, Surrey, BC V4N 1V5</small>	<b>WESGROUP</b> etra <small>1000 West Broadway, Vancouver, BC V6H 1T4</small>	<b>EAST FRASER LANDS</b> <b>PARCEL 18.2</b> <small>WINICOMER, BC</small>	<b>LEVEL 26</b> <b>PENHOUSE ROOF DECK</b> <small>THIS DRAWING IS A PART OF A LARGER PROJECT. IT IS NOT TO BE USED IN ISOLATION. ALL DIMENSIONS AND NOTES TAKE PRECEDENCE OVER THIS DRAWING. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.</small>
<small>Project No. 2016-00265                  Date: 2016-02-15                  Title: 3530 SAWMILL CRESCENT</small>			113

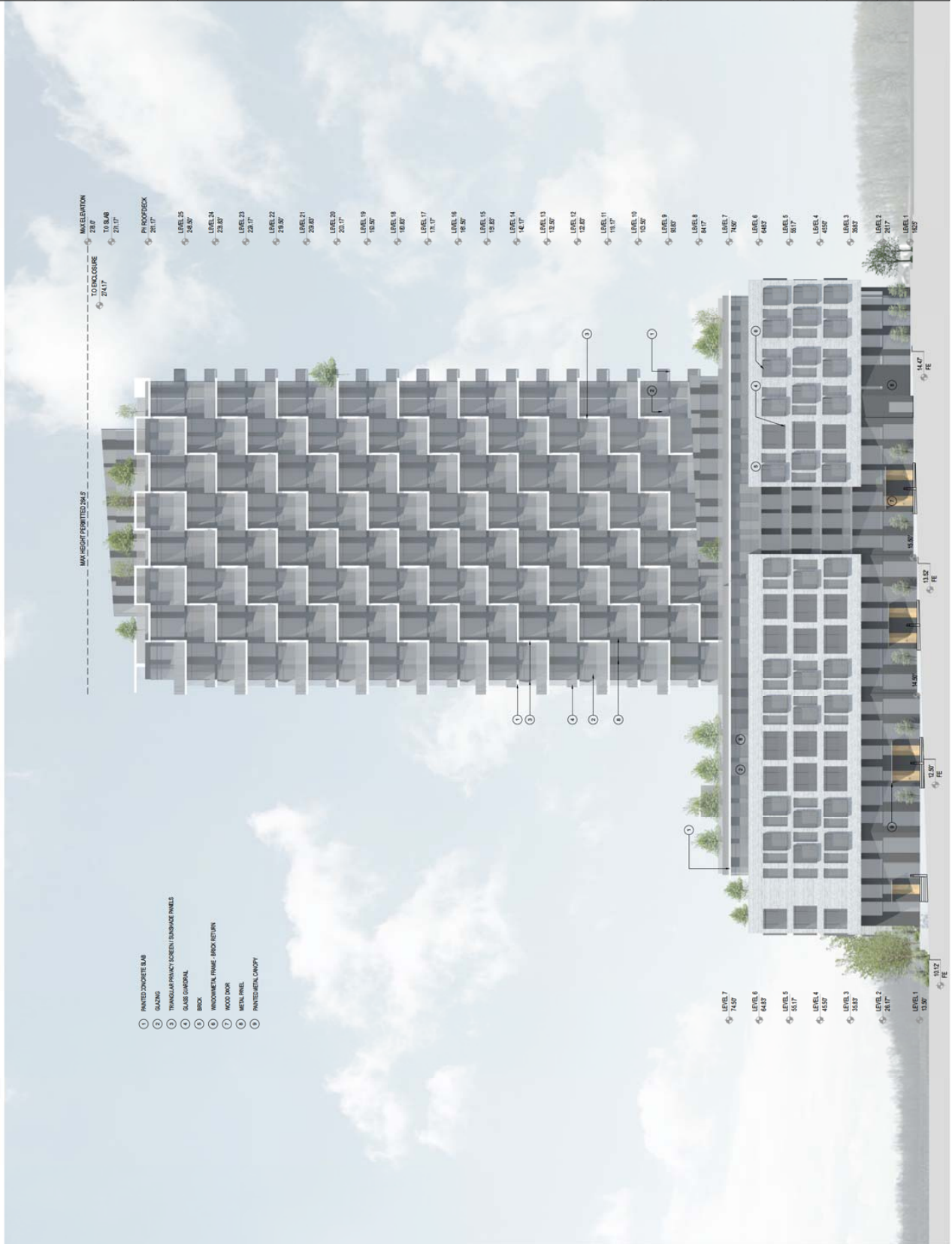


<b>FRANCL</b> <b>ARCHITECTURE</b> <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 2G6          TEL: 604.681.1111 FAX: 604.681.1112          WWW.FRANCLARCHITECTURE.COM</small>	<b>WESGROUP</b> <small>1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 2G6          TEL: 604.681.1111 FAX: 604.681.1112          WWW.WESGROUP.COM</small>	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ SHEET NO.: _____	EAST FRASER LANDS PARCEL 18.2 VANCOUVER, BC	NORTH ELEVATION <small>THIS DRAWING IS A PRELIMINARY ARCHITECTURAL DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF FRANCL ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF FRANCL ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FRANCL ARCHITECTURE.</small>	SCALE: 3/8" = 1'-0" DATE: 2016/02/05 DRAWN BY: J. SMITH	200

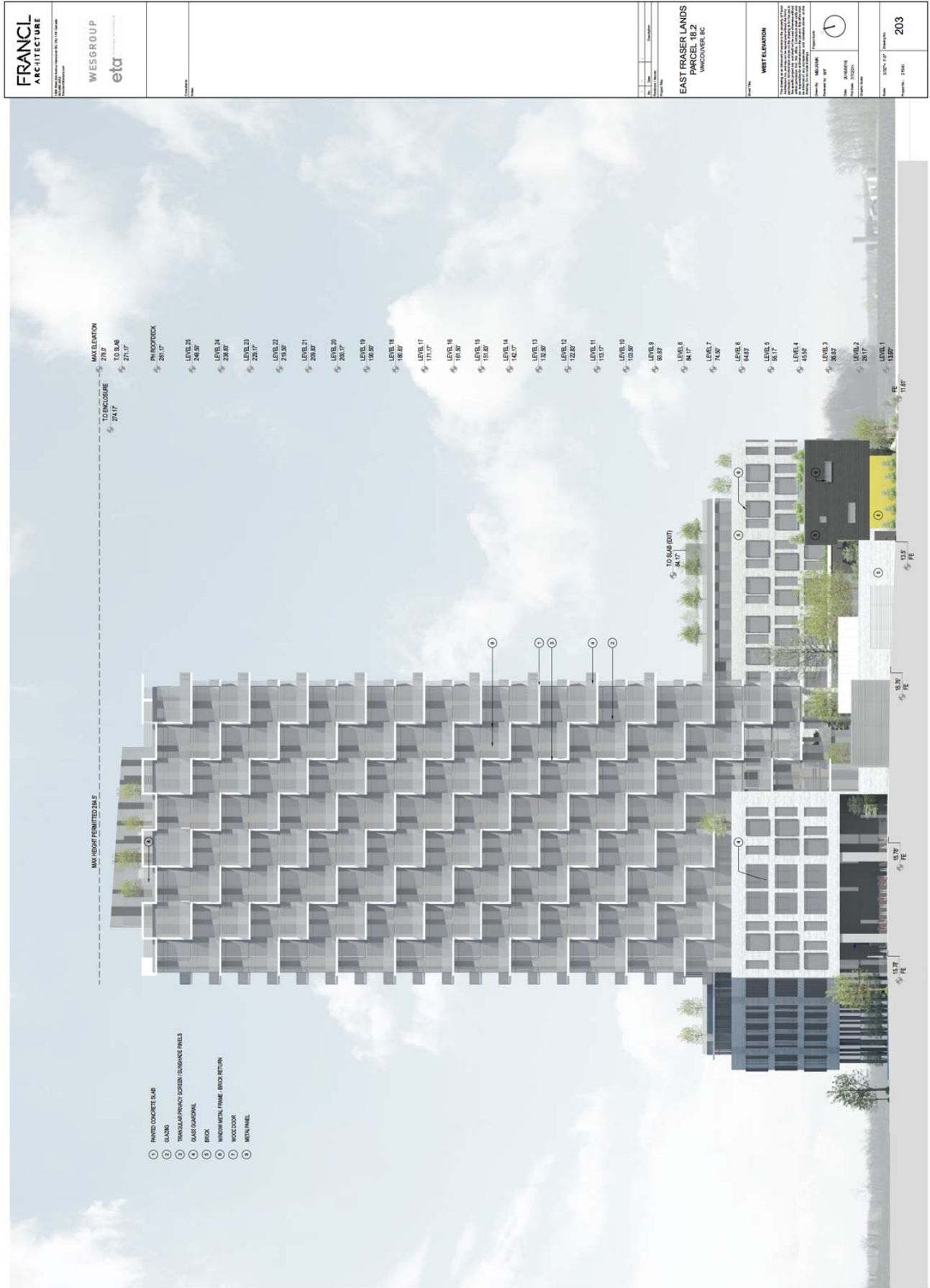




<b>FRANCI</b> <b>ARCHITECTURE</b> <small>1000-10100 101st Street, Vancouver, BC V5R 4E6                  TEL: 604-271-1111 FAX: 604-271-1112                  WWW.FRANCIARCHITECTURE.COM</small>	<b>WESGROUP</b> eta <small>1000-10100 101st Street, Vancouver, BC V5R 4E6                  TEL: 604-271-1111 FAX: 604-271-1112                  WWW.WESGROUP.COM</small>	EAST FRASER LANDS PARCEL 18.2 WINCOWAY, BC	
		SHEET NO. 201 DATE: 2016-02-25 DRAWN BY: [Signature] CHECKED BY: [Signature]	SCALE: 3/8" = 1'-0" PROJECT NO.: 2016-02-25







FRANCL ARCHITECTURE

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EAST FRASER LANDS  
 PARCEL 18.2  
 WINCOUVER, BC

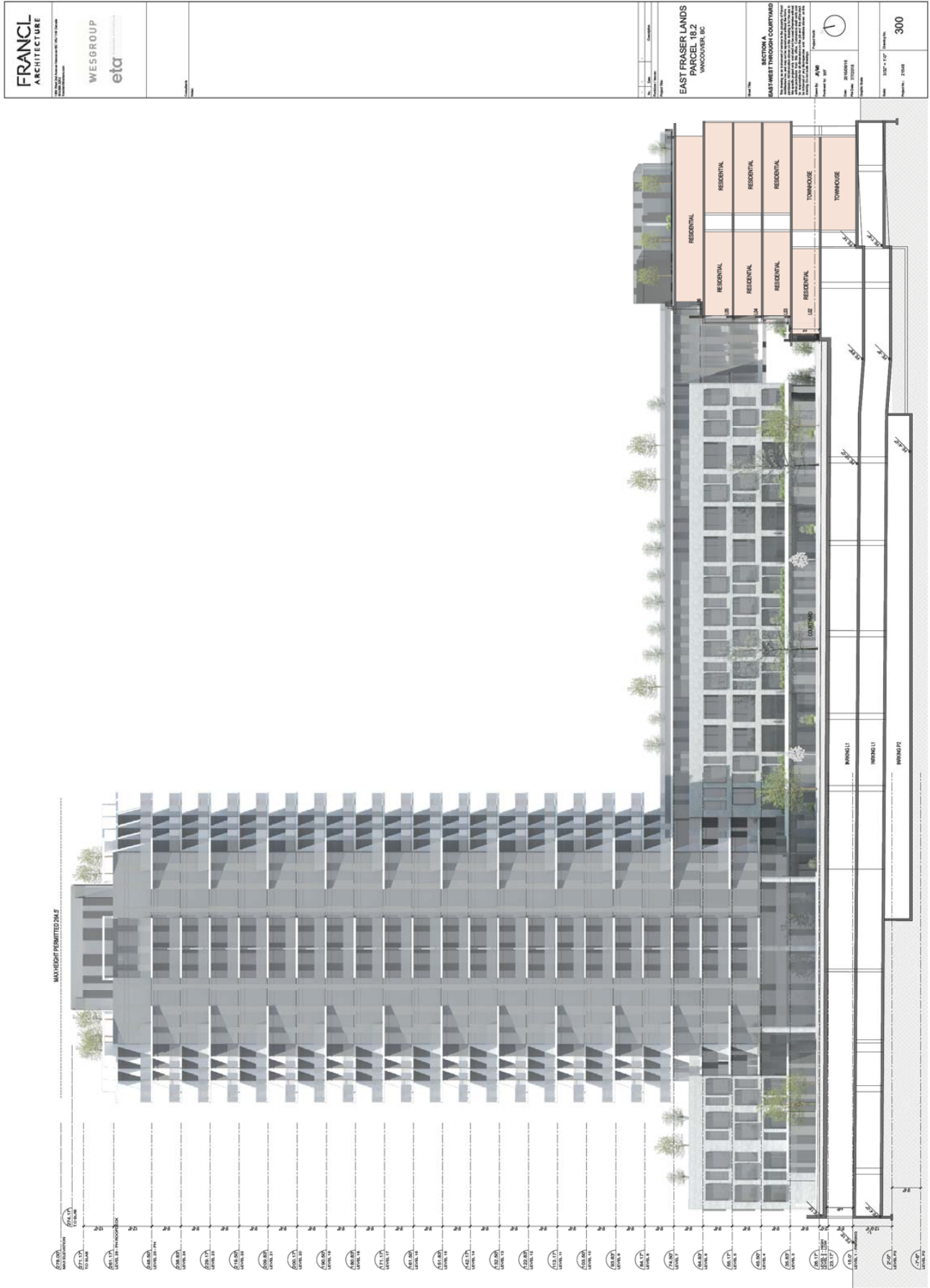
**WEST ELEVATION**

Drawn by: MCF/MLK  
 Checked by: JEF  
 Date: 2016/02/03  
 Project: 201600265

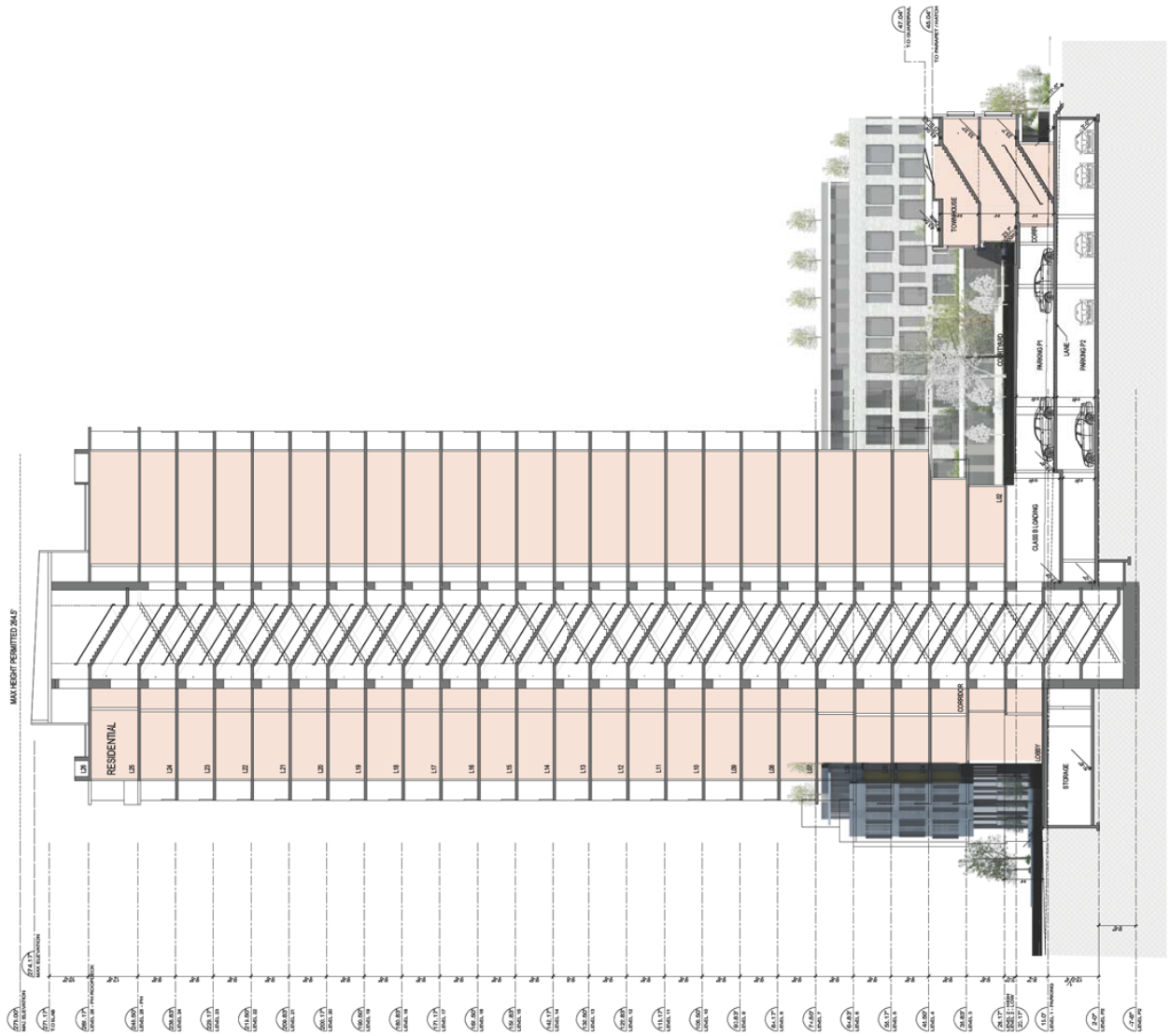
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 Project: 2016

Sheet: 203

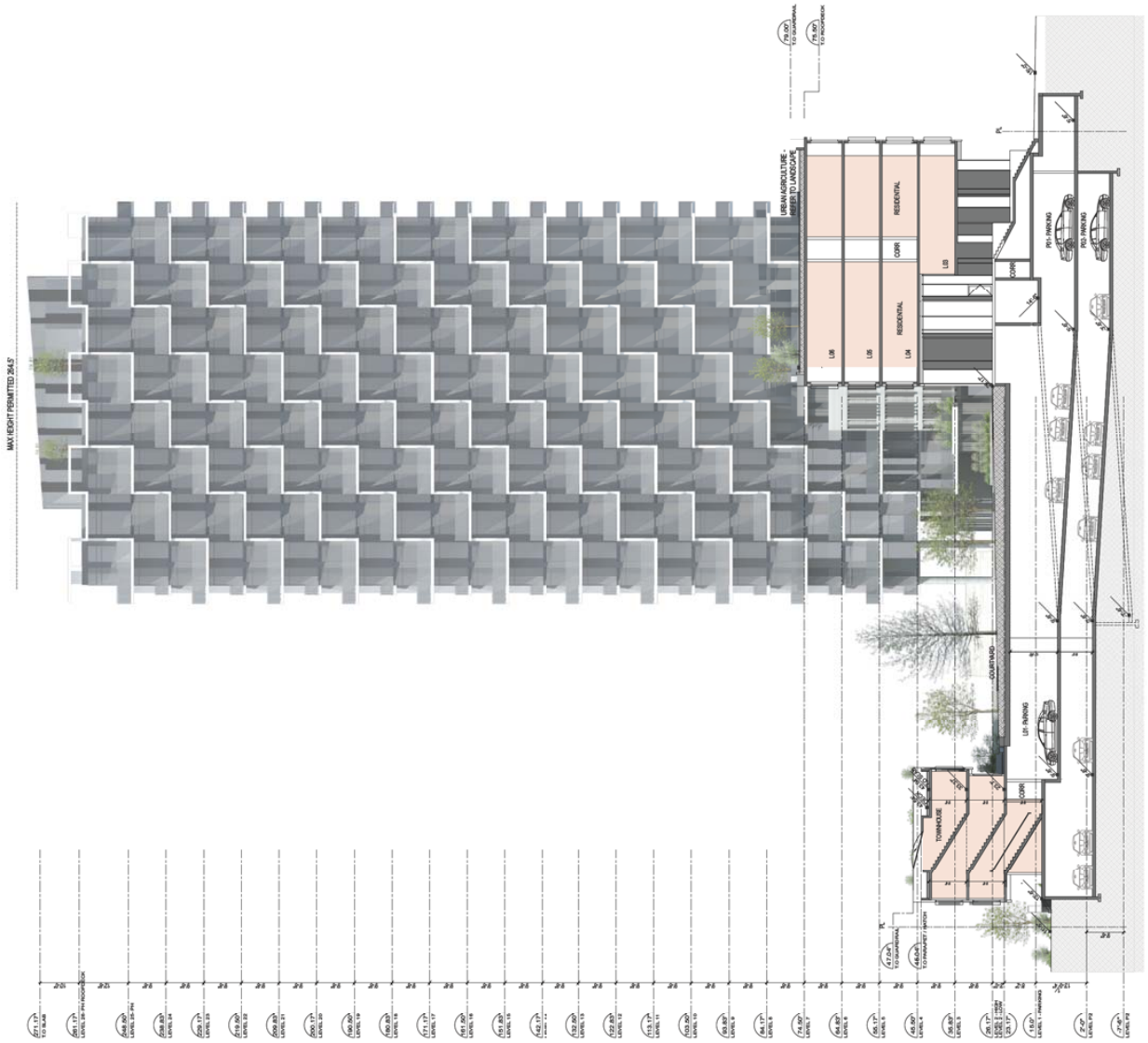
- ① MAX HEIGHT PERMITTED 294.8'
- ② TO SLAB TO ENCLOSURE 274.17'
- ③ PHROOFDECK 261.17'
- ④ LEVEL 35 248.50'
- ⑤ LEVEL 34 248.87'
- ⑥ LEVEL 33 249.24'
- ⑦ LEVEL 32 249.61'
- ⑧ LEVEL 31 250.00'
- ⑨ LEVEL 30 250.37'
- ⑩ LEVEL 29 250.74'
- ⑪ LEVEL 28 251.11'
- ⑫ LEVEL 27 251.48'
- ⑬ LEVEL 26 251.85'
- ⑭ LEVEL 25 252.22'
- ⑮ LEVEL 24 252.59'
- ⑯ LEVEL 23 252.96'
- ⑰ LEVEL 22 253.33'
- ⑱ LEVEL 21 253.70'
- ⑲ LEVEL 20 254.07'
- ⑳ LEVEL 19 254.44'
- ㉑ LEVEL 18 254.81'
- ㉒ LEVEL 17 255.18'
- ㉓ LEVEL 16 255.55'
- ㉔ LEVEL 15 255.92'
- ㉕ LEVEL 14 256.29'
- ㉖ LEVEL 13 256.66'
- ㉗ LEVEL 12 257.03'
- ㉘ LEVEL 11 257.40'
- ㉙ LEVEL 10 257.77'
- ㉚ LEVEL 9 258.14'
- ㉛ LEVEL 8 258.51'
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- ㉝ LEVEL 6 259.25'
- ㉞ LEVEL 5 259.62'
- ㉟ LEVEL 4 260.00'
- ㊱ LEVEL 3 260.37'
- ㊲ LEVEL 2 260.74'
- ㊳ LEVEL 1 261.11'
- ㊴ TO SLAB (BOX) 264.17'
- ① 13.8' FE
- ② 13.7' FE
- ③ 13.6' FE
- ④ 13.5' FE
- ⑤ 13.4' FE
- ⑥ 13.3' FE
- ⑦ 13.2' FE
- ⑧ 13.1' FE
- ⑨ 13.0' FE
- ⑩ 12.9' FE
- ⑪ 12.8' FE
- ⑫ 12.7' FE
- ⑬ 12.6' FE
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- ㊿ 9.0' FE

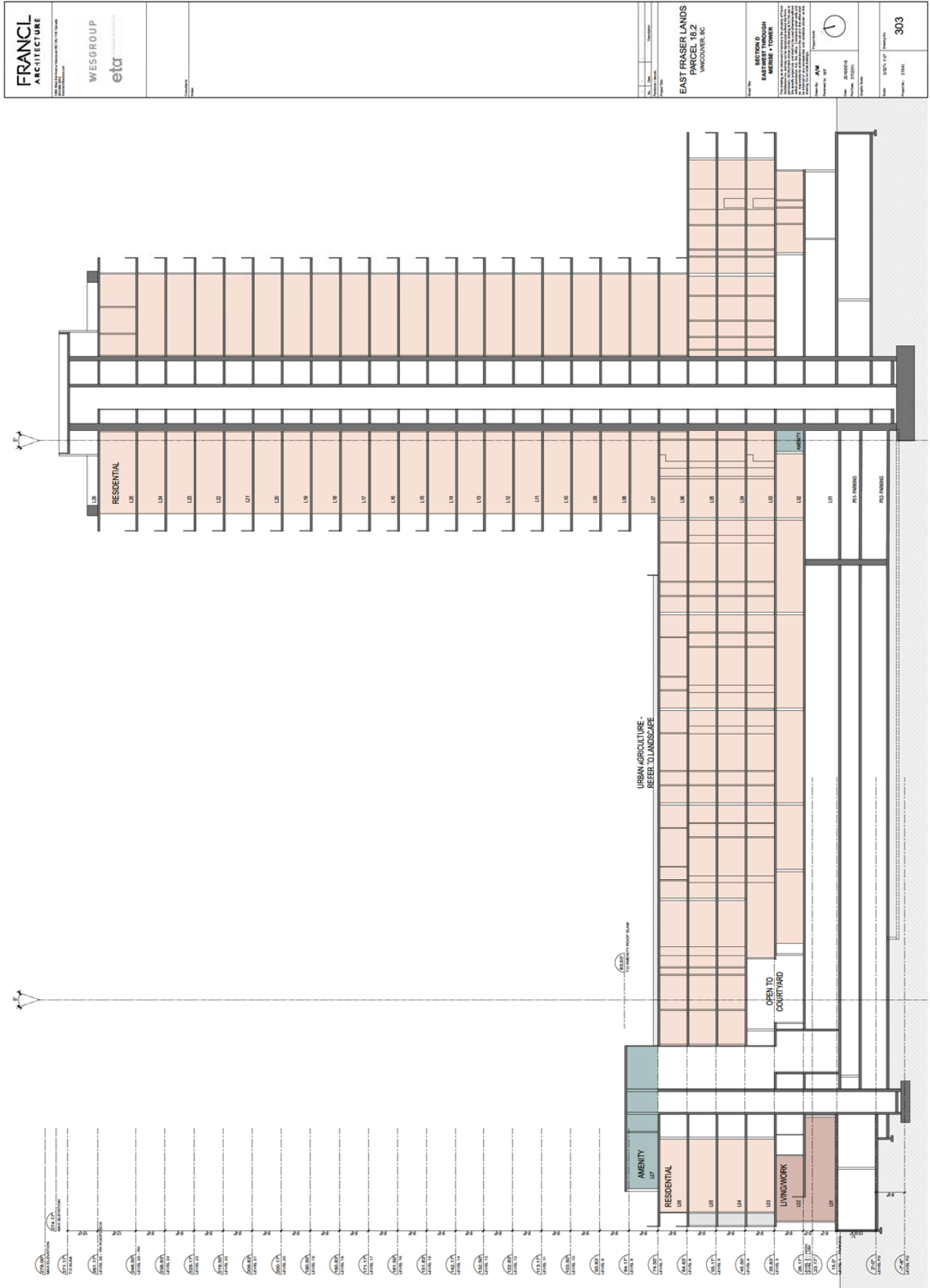


<b>FRANCL ARCHITECTURE</b> <small>1000 WEST 10TH AVENUE, SUITE 100          VANCOUVER, BC V6H 2G6          TEL: 604-681-1111</small>	<b>WESGROUP</b> <b>eta</b>	PROJECT NAME: _____ PROJECT NO: _____ SHEET NO: _____	
		EAST FRASER LANDS PARCEL 18.2 VANCOUVER, BC	
SECTION 18 NORTH-SOUTH THROUGH SOUTH STAIR		DRAWN BY: JAM CHECKED BY: JAM DATE: 2016.05.11 PROJECT: 1502014	
SCALE: 1/8" = 1'-0"		SHEET NO: 301	

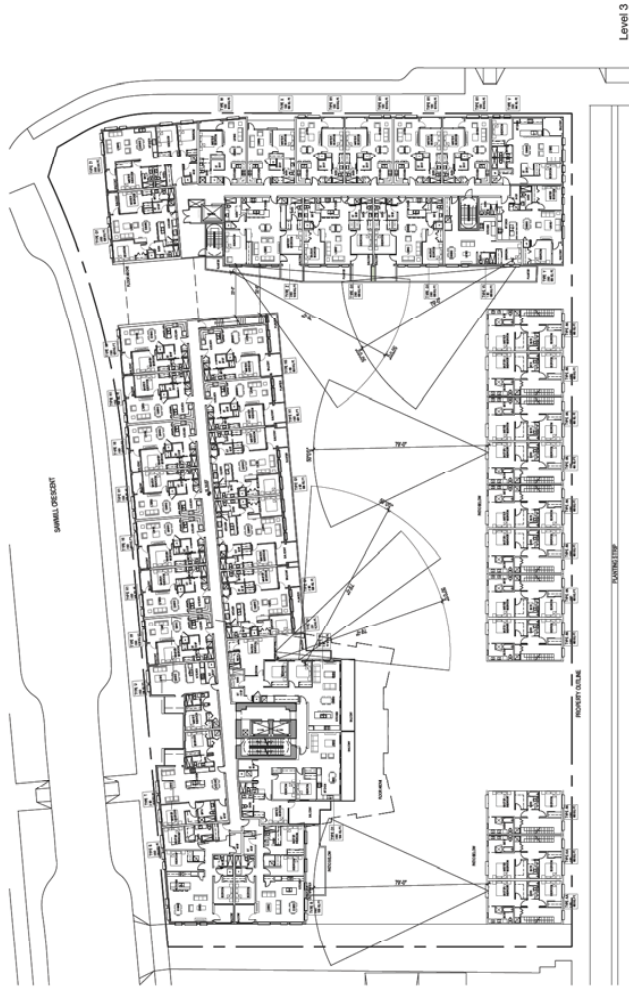


<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE, SUITE 1000                  VANCOUVER, BC V6H 2G6                  TEL: 604.681.1111</small>	<b>WESGROUP</b> eta	PROJECT NAME: PROJECT NO.: SHEET NO.: DATE:	EAST FRASER LANDS PARCEL 18.2 VANCOUVER, BC	SECTION 18 NORTH-SOUTH CROSS NORTH STAIR	DRAWN BY: JAM CHECKED BY: JAM DATE: 2016/03/23 PROJECT: 15100181		302





<b>FRANCL</b> ARCHITECTURE <small>1000 WEST 10TH AVENUE, SUITE 100                  VANCOUVER, BC V6H 3T5                  TEL: 604.681.1111                  WWW.FRANCLARCHITECTURE.COM</small>	<b>WESGROUP</b> eta	EAST FRASER LANDS PARCEL 18.2 WINCOOVER, BC	HORIZONTAL ANGLE OF DAYLIGHT LEVEL 3, 4 & 5 <small>THIS PLAN SHOWS THE HORIZONTAL ANGLE OF DAYLIGHT FOR EACH ROOM ON LEVELS 3, 4 AND 5. THE ANGLE IS MEASURED FROM THE CENTER OF THE ROOM TO THE CENTER OF THE WINDOW OR GLASS DOOR. THE ANGLE IS MEASURED IN DEGREES AND MINUTES. THE ANGLE IS MEASURED FROM THE CENTER OF THE ROOM TO THE CENTER OF THE WINDOW OR GLASS DOOR. THE ANGLE IS MEASURED IN DEGREES AND MINUTES. THE ANGLE IS MEASURED FROM THE CENTER OF THE ROOM TO THE CENTER OF THE WINDOW OR GLASS DOOR.</small>
Title: _____ Date: _____ Scale: _____ Drawing No: _____			SHEET NO. <b>400</b> TOTAL SHEETS: 400





**DESIGN RATIONALE**

**Public Realm**  
 Parcel 18.2 is situated in Vancouver's River District. It is immediately north of the Kent Street Greenway and is bounded by Parcel 18.1 on the West and Rivergrass Drive on the East. The parcel is bounded by the City of Vancouver's boundary and provides to the community a first in public realm with a blend of commercial and residential uses. The public realm design for the parcel focuses on providing a high-quality, layered planting at grade as well as small multi-stemmed trees. A public bike share station is located at the corner of the parcel, and the design provides for the station treatments identical to those along Sawmill Crescent. At the corner of Sawmill Crescent and Rivergrass Drive, the design provides for a public bike share station, seating, and an opportunity for public art. Along the Kent Avenue Greenway, the southern frontage has larger step up terraces to townhouses. Each unit has a private terrace with a view of the water and the city. The design provides access to underground parking and a public bike share station.

Providing a shared public realm is a foremost objective of the River District, and every effort has been made to achieve this. The architect has provided residential terraces on the North, South, and East, while a bike share station is located along the Rivergrass Drive. The design provides for a public bike share station. When combined with the buildings proximity to the town square, an activated public realm is created.

**Level 2**  
 On level 2, an additional amenity space is provided. Forty-nine urban agriculture plots provide over 700 square feet of planting area. Dense planting of trees and shrubs, including several tall trees, surrounds the urban agriculture area. Also located on this level are a series of terraces, a bike share station, and a public art wall. The entire area is accessible.

**Sustainability**

- Native and locally adapted plant material ensuring low water demand, particularly on-slab.
- Large soil volumes on slab that will retain and slow release water into the landscape.
- High efficiency irrigation system to further reduce water consumption in the landscape.
- The heat island effect is mitigated by larger areas of planting on the podium and rooftops.
- Tree shading will be low level and have courts to minimize light spillage to other areas.
- Custom birdbuses on the podium and rooftops to observe the City of Vancouver's bird program.
- Stormwater garden on podium

**Podium**  
 The podium is enclosed by three buildings: the tower at the northwest corner, the podium wrapping the North and East Sides, and townhouses to the south. Street level access to the podium level is available at the northeast and southeast corners, and a multi-story public realm is provided along the Kent Avenue Greenway. Each unit has a private terrace with a view of the water and the city. A large terrace on the podium provides for a public art wall and a public bike share station. The podium also provides for a public art wall, a public bike share station, and a public art wall. The podium also provides for a public art wall, a public bike share station, and a public art wall. The podium also provides for a public art wall, a public bike share station, and a public art wall.

**Level 1**  
 On level 1, an additional amenity space is provided. Forty-nine urban agriculture plots provide over 700 square feet of planting area. Dense planting of trees and shrubs, including several tall trees, surrounds the urban agriculture area. Also located on this level are a series of terraces, a bike share station, and a public art wall. The entire area is accessible.

**Sustainability**

- Native and locally adapted plant material ensuring low water demand, particularly on-slab.
- Large soil volumes on slab that will retain and slow release water into the landscape.
- High efficiency irrigation system to further reduce water consumption in the landscape.
- The heat island effect is mitigated by larger areas of planting on the podium and rooftops.
- Tree shading will be low level and have courts to minimize light spillage to other areas.
- Custom birdbuses on the podium and rooftops to observe the City of Vancouver's bird program.
- Stormwater garden on podium

**EFL PARCEL 18.2**  
 for Wesgroup

Civic Address: EFL, Vancouver, BC  
 Legal Address: "A"



1690 West 2nd Avenue  
 Vancouver, BC, Canada, V6J 1H3  
 t | 604.683.1456 f | 604.683.1459 w | www.etialla.com

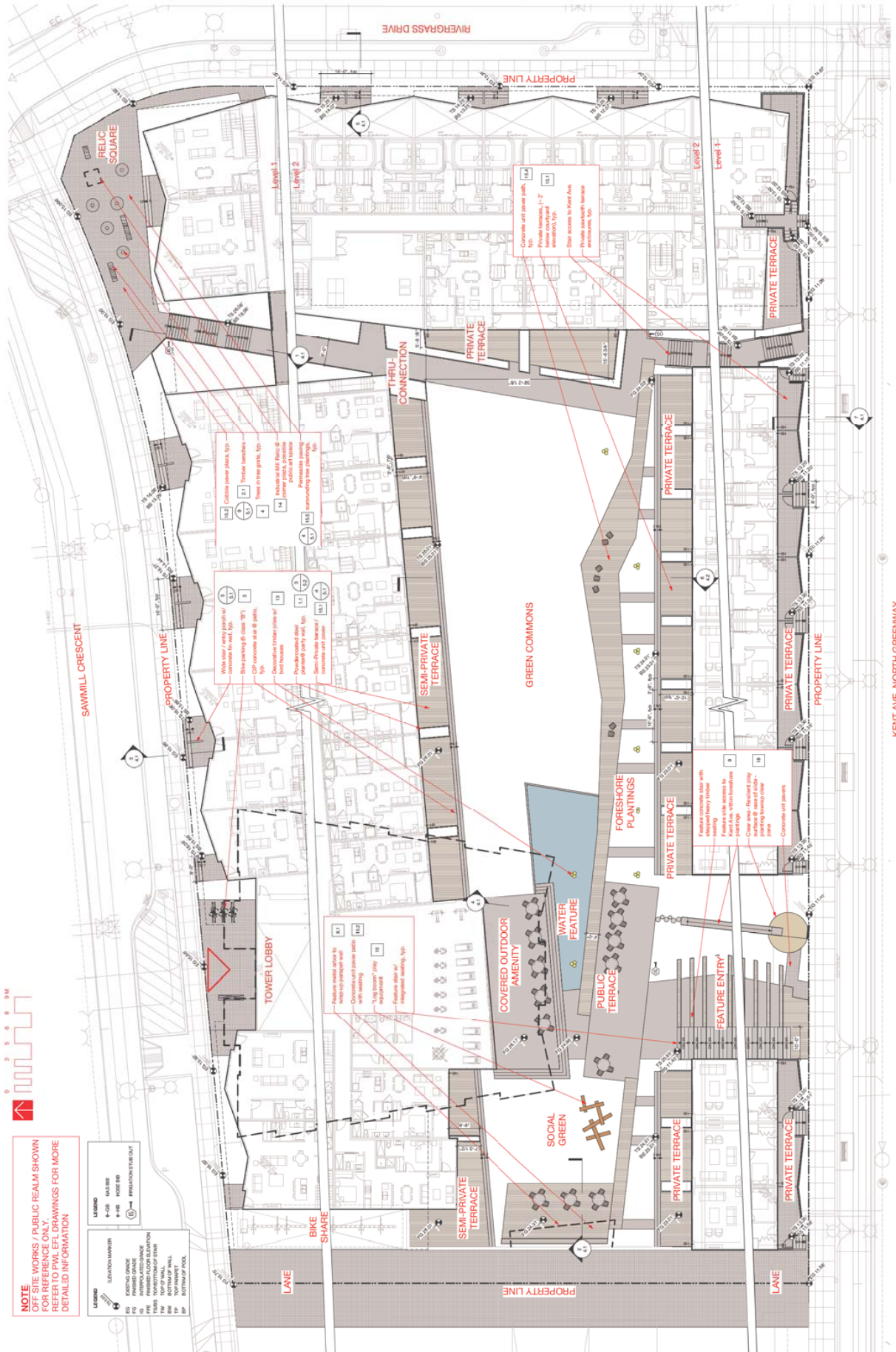


OWNER: Wesgroup  
 ARCHITECT: Franc Architecture  
 LANDSCAPE: ETA Landscape Architecture

ISSUED FOR DP JULY 7, 2016

**DRAWING LIST**

L1.1	Level 1 / Level 2 Materials Plan
L1.2	Roof Landscape Plan
L2.1	Level 2 / Level 1 Materials Plan
L2.2	Roof Landscape Plan
L3.1	Level 3 / Level 2 Materials Plan
L3.2	Roof Landscape Plan
L4.1	Level 4 / Level 3 Materials Plan
L4.2	Roof Landscape Plan
L5.1	Level 5 / Level 4 Materials Plan
L5.2	Roof Landscape Plan
L6.0	Precedent Images



**NOTE**  
 OFF SITE WORKS / PUBLIC REALM SHOWN  
 FOR REFERENCE ONLY.  
 REFER TO PAVL EFL DRAWINGS FOR MORE  
 DETAILED INFORMATION

- LEGEND**
- EXISTING NUMBER
  - NEW NUMBER
  - EXISTING SPACE
  - NEW SPACE
  - EXISTING FLOOR ELEVATION
  - NEW FLOOR ELEVATION
  - TOP OF WALL
  - TOP OF FINISH
  - BOTTOM OF FLOOR

**eta** DESIGN + ARCHITECTURE **WESGROUP**

1800 West 2nd Avenue  
 Vancouver, BC V6C 3S8  
 1 800.663.1466  
 eta@eta.com

**Project Manager**  
 Name: [Redacted] Phone: 604.271.1100

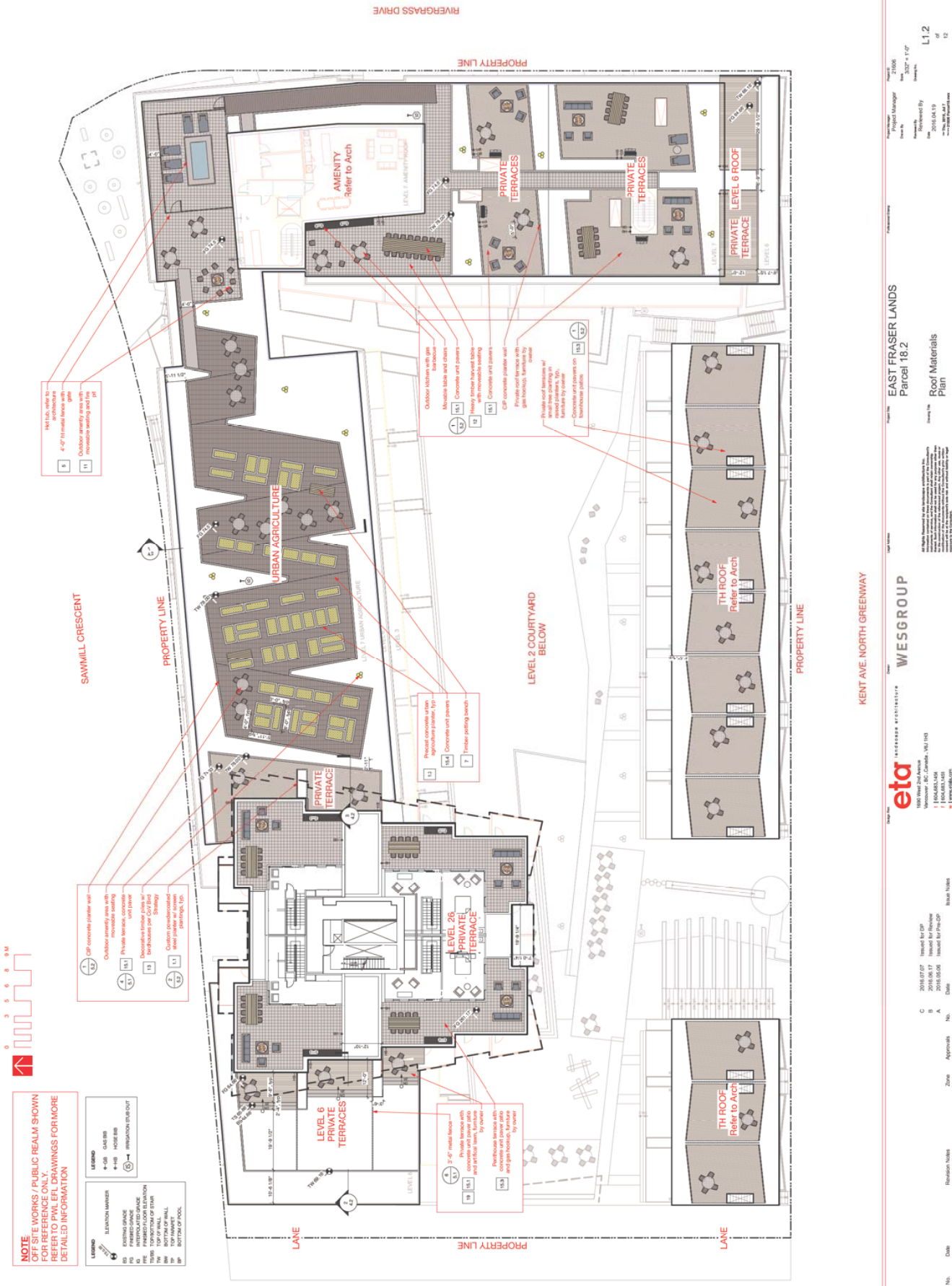
**Reviewed By**  
 Name: [Redacted] Date: 2016.04.19

**Scale**  
 1/32" = 1'-0"

**Level 1 / Level 2  
 Materials Plan**

**Revision Table:**

No.	Date	Zone	Applicant	No.	Date
C	2016.07.07		Issued for DP		
B	2016.06.17		Issued for Review		
A	2016.05.06		Issued for Pre-CP		



**Legend**  
 ELEVATION NUMBER  
 GD EXISTING GRADE  
 FD FINISHED GRADE  
 FFE FINISHED FLOOR ELEVATION  
 TFV TOP OF FINISHED VALVE  
 TFF TOP OF FINISHED FLOOR  
 TFW TOP OF FINISHED WALL  
 TFB TOP OF FINISHED BASEMENT WALL  
 BBF BOTTOM OF FOOTING

**NOTE**  
 ALL SET WORKS / PUBLIC REALM SHOWN FOR REFERENCE ONLY. REFER TO PAVL EFL DRAWINGS FOR MORE DETAILED INFORMATION

**Level 26 Private Terraces**  
 3'-0" precast concrete  
 Private terrace with concrete and glass panels and airtight doors by owner  
 Perforated terraces with concrete and glass panels and airtight doors by owner

**Level 6 Private Terraces**  
 6'-0" concrete precast wall  
 Outdoor amenity space with moveable seating  
 Private terrace, concrete unit panel  
 Perforated terraces with concrete and glass panels and airtight doors by owner  
 Custom deckwork with metal railings, top

**Level 26 Private Terrace**  
 Precast concrete urban signature planter, top  
 Concrete unit panels  
 Timber parking bench

**Level 6 Amenity**  
 Outdoor tables with glass bar stools  
 Moveable table and chairs  
 Concrete unit panels  
 Newby timber barbed table with moveable seating  
 Concrete unit panels  
 Private roof terrace with glass facades, terraces by glass facades, terraces by glass facades  
 Private roof terrace with glass facades, terraces by glass facades, terraces by glass facades  
 Concrete unit panels on ground level parking in front of building, terraces by glass facades, terraces by glass facades

**Level 6 Private Terrace**  
 3'-0" precast concrete  
 Private terrace with concrete and glass panels and airtight doors by owner  
 Perforated terraces with concrete and glass panels and airtight doors by owner

**WESGROUP**  
 1800 West 23rd Avenue  
 Vancouver, British Columbia V6L 1Y4  
 1 (604) 683-1144  
 1 (604) 683-1144  
 1 (604) 683-1144  
 www.wesgroup.com

Project Name: EAST FRASER LANDS Parcel 18.2  
 Project Number: 27008  
 Scale: 1/32" = 1'-0"  
 Project Manager: [Name]  
 Design Lead: [Name]  
 Reviewed By: [Name]  
 Date: 2016.04.19  
 Drawing Title: Roof Materials Plan

No.	Date	Revision Note	Zone	Appr.	Nr.	Issue Note
C	2016.07.07	Issued for DP				
B	2016.06.17	Issued for Review				
A	2016.05.06	Issued for Pre-DP				



**NOTE**  
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 DETAILED INFORMATION

LEGEND

	BOLLARD LIGHT
	UNDERCANTILE LIGHT
	RECESSED LIGHT
	SPOT LIGHT

Project No: 21008  
 Project Manager: [Name]  
 Date: [Date]  
 Approved By: [Name]  
 Date: 2016.04.19  
 Scale: 1:200

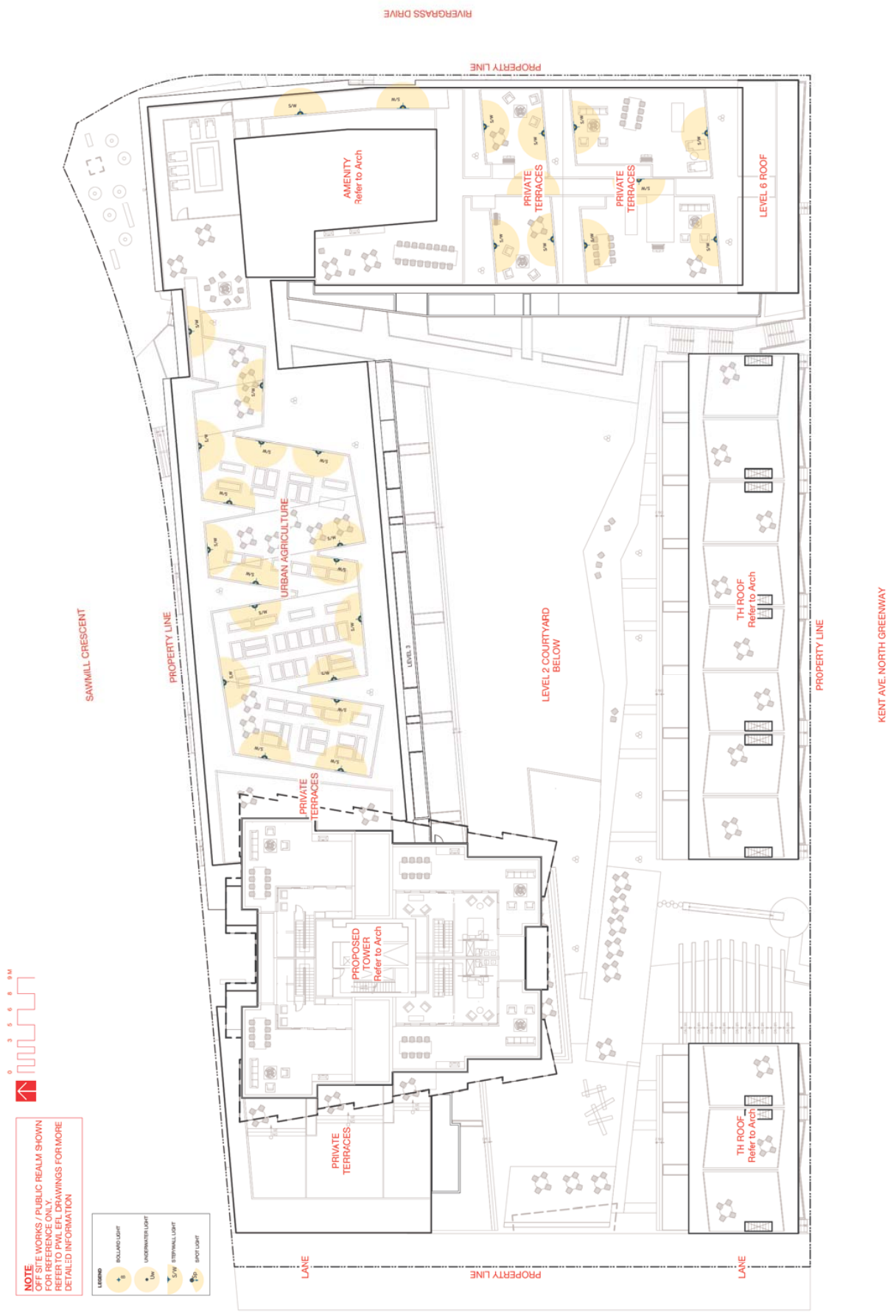
East Fraser Lands  
 Parcel 18.2  
 Level 1 / Level 2  
 Lighting Plan

1000 West 2nd Avenue  
 Vancouver, BC V6C 3K8  
 1 604.681.1466  
 eta.com

WESGROUP

2016.07.07 Issued for DP  
 2016.06.17 Issued for Review  
 2016.05.06 Issued for Pre-CP

Revision No. \_\_\_\_\_  
 Zone \_\_\_\_\_  
 Appr. \_\_\_\_\_  
 Date \_\_\_\_\_



**NOTE**  
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 FOR REFERENCE ONLY.  
 REFER TO PAVL EFL DRAWINGS FOR MORE  
 DETAILED INFORMATION



**Project Name:** EAST FRASER LANDS Parcel 18.2  
**Project Manager:** [Name]  
**Scale:** 1:300 or 1" = 3'-0"

**Drawn By:** [Name]  
**Checked By:** [Name]  
**Date:** 2016.04.19  
**Revision:** 12

**Project Title:** Roof Lighting Plan

**WESGROUP**  
 KENT AVE. NORTH GREENWAY

**eta**  
 KENTON ARCHITECTURE  
 1800 West 23rd Avenue  
 Vancouver, BC V6L 1Y6  
 T: 604.681.1444  
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 www.eta.ca

No.	Date	Revision	Notes
C	2016.07.07	Issued for DP	
B	2016.06.17	Issued for Review	
A	2016.05.06	Issued for PAVL	



**NOTE**  
 HIGH EFFICIENCY DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS. MINIMUM SOIL VOLUMES AS FOLLOWS:  
 TREES - 35"  
 SHRUBS - 24"  
 LAWN - 9"

Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

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Flowering trees along perimeter streets and common areas.

Flowering trees along perimeter streets and common areas.

Project Manager: [Name]  
 Date: [Date]  
 Reviewed By: [Name]  
 Date: [Date]  
 L3.1  
 12

EAST FRASER LANDS  
 Parcel 18.2  
 Level 1 / Level 2  
 Planting Plan

**eta** ENVIRONMENTAL TERRACE ARCHITECTURE  
 WESGROUP  
 KENT AVE NORTH GREENWAY  
 1800 West 2nd Avenue  
 Vancouver, BC V6L 1A5  
 1 604.681.1400  
 eta@eta-arch.com

No.	Date	Revised Notes	Zone	Approvals	By	Date	Issue Notes
C	2016.07.07	Issued for DP					
B	2016.06.17	Issued for Review					
A	2016.05.06	Issued for Pre-CP					



Project Name: 27006  
 Project Manager: [Name]  
 Date: 2016.04.19  
 Reviewed By: [Name]  
 Date: 2016.04.19  
 Scale: 1:200  
 Drawing No: L3.2

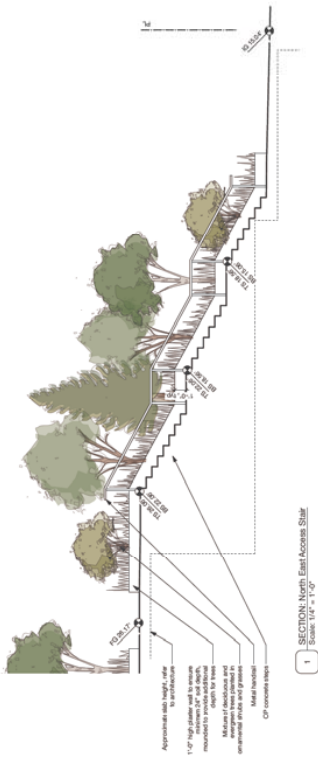
EAST FRASER LANDS  
 Parcel 18.2  
 Roof Planting  
 Plan

WESGROUP  
 1000 West 27th Avenue  
 Vancouver, BC V6L 1Y4  
 604.681.1400  
 www.wesgroup.com

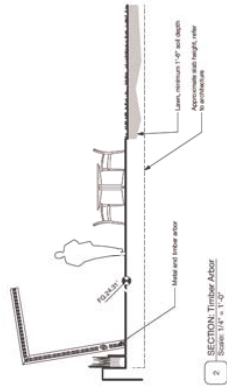
Revision No. \_\_\_\_\_ Date \_\_\_\_\_  
 Zone \_\_\_\_\_  
 Approval No. \_\_\_\_\_  
 Date \_\_\_\_\_

**NOTE**  
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 DETAILED INFORMATION

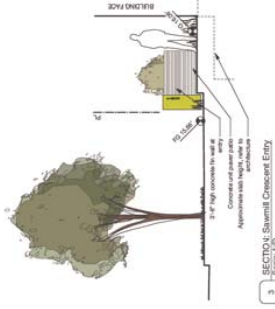
**NOTE**  
 HIGH EFFICIENCY DRIP IRRIGATION TO  
 BE PROVIDED FOR ALL PLANTED AREAS  
 MINIMUM SOIL VOLUMES AS FOLLOWS:  
 TREES - 35"  
 SHRUBS - 24"  
 LAWN - 9"



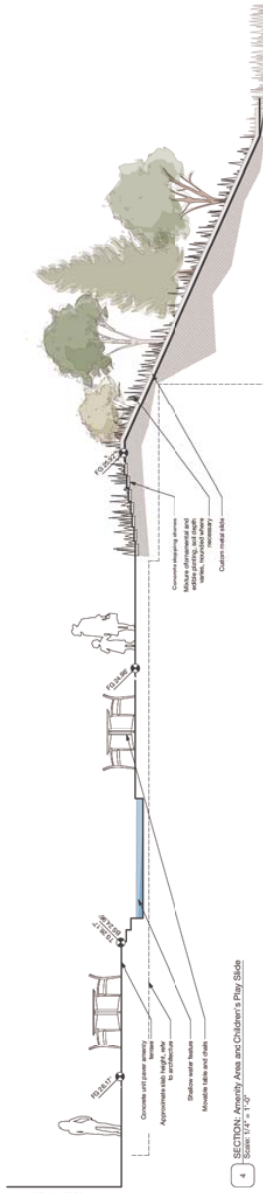
1 SECTION: North East Access Stair  
 Scale: 1/4" = 1'-0"



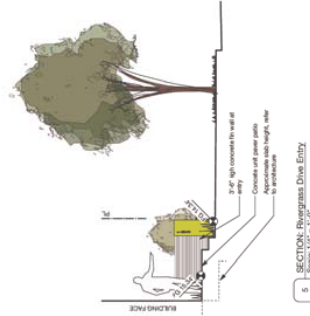
2 SECTION: Timber Arbor  
 Scale: 1/4" = 1'-0"



3 SECTION: Sawmill Concrete Entry  
 Scale: 1/4" = 1'-0"



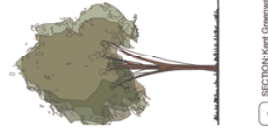
4 SECTION: Amenity Area and Children's Play Slide  
 Scale: 1/4" = 1'-0"



5 SECTION: Rivergrass Dive Entry  
 Scale: 1/4" = 1'-0"



6 SECTION: Podium Level Section  
 Scale: 1/4" = 1'-0"



7 SECTION: Kept Greenway Entry  
 Scale: 1/4" = 1'-0"

**eta** ENGINEERING ARCHITECTURE

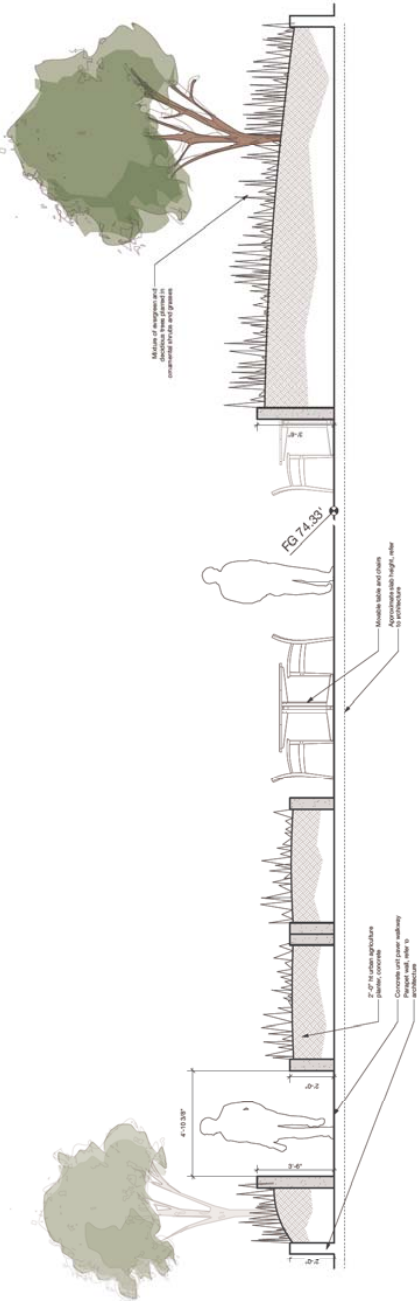
1880 West 23rd Avenue, Suite 100, Vancouver, BC V6L 1Y8  
 1 604.681.1400  
 1 604.681.1401  
 eta.com

Project No: EAST FRASER LANDS Parcel 18.2  
 Project Name: Landscape Sections  
 Project Manager: [Name], [Title]  
 Design: [Name], [Title]  
 Reviewed By: [Name], [Title]  
 Date: 2016.04.19  
 Scale: L4, 1  
 Sheet: 12

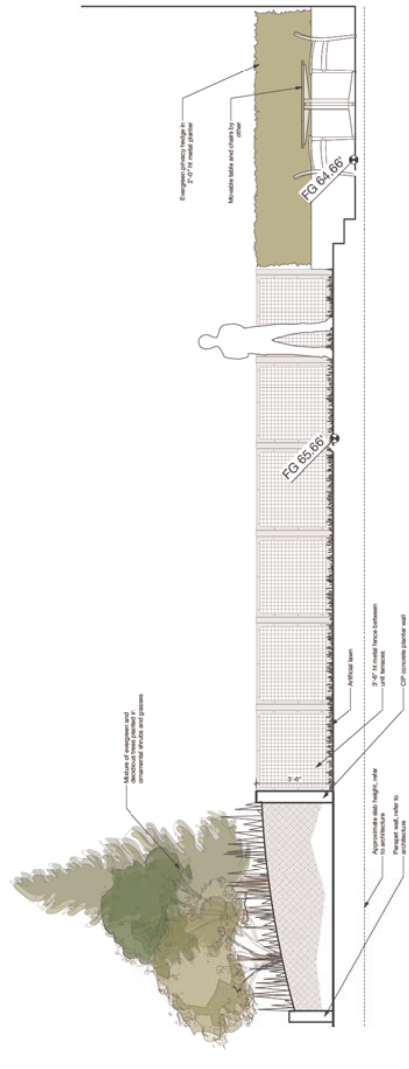
No. Date Revision Notes Zone Approach No. Date  
 2016.07.07 Issued by: DP  
 2016.08.17 Issued by: DP  
 2016.09.06 Issued by: DP  
 2016.10.11 Issued by: DP

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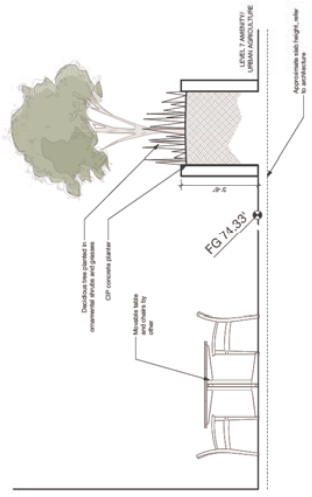




1 SECTION: Urban Agricultural Terrace  
 Scale: 1/8"



2 SECTION: Private Terrace, Level 1  
 Scale: 1/8"



3 SECTION: Private Terrace, Level 6  
 Scale: 1/8"

**WESGROUP**

eta landscape architecture

1880 West 23rd Avenue  
 Vancouver, BC V6L 1Y8  
 1 604.681.5444  
 1 604.681.5451  
 www.wesgroup.com

Project No: EAST FRASER LANDS Parcel 18.2  
 Drawing No: Landscape Sections  
 Project Manager: [Name]  
 Design Manager: [Name]  
 Date: 2016.04.19  
 Scale: L4.2  
 No. Date Revision Notes Zone Approval No. Issue Notes

No.	Date	Revision Notes	Zone	Approval No.	Issue Notes
C	2016.07.07	Issued for CP			
B	2016.06.17	Issued for Review			
A	2016.05.06	Issued for Pre-CP			

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- 1.3. ALL PLANT AND MATERIALS TO BE USED SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

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Table with 5 columns: ID, DESCRIPTION, SIZE, MANUFACTURER, MODEL, COLOR, QTY. Lists various lighting fixtures like recessed cans, bollards, and underfoot lights.

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE LISTED MANUFACTURER, MATERIAL, AND LIGHTING SCHEDULE, THE CONTRACTOR SHALL CONSULT WITH THE DISTRICT ENGINEER FOR RESOLUTION.

Legend boxes for lighting fixtures. Legend 1 lists bollard light, underfoot light, stepwall light, spot light. Legend 2 lists elevation marker, finished grade, interior-outdoor, top paving, depth of pool. Legend 3 lists 4-1/2' and 4-1/8' recessed cans, and 5-1/2' and 5-1/8' interior-outdoor.

Main lighting schedule table with columns: PLANT LIST, QTY, LATIN NAME, COMMON NAME, SCHEDULED SIZE, NOTES. Lists various lighting types like bollards, underfoot lights, and spotlights.

PLANT COUNTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION AND USE OF ALL PLANT AND MATERIALS.

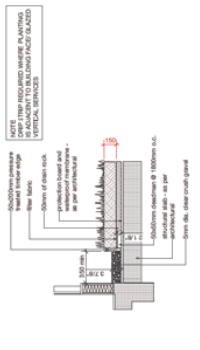
EAST FRASER LANDS  
Parcel 182

Notes and Schedules

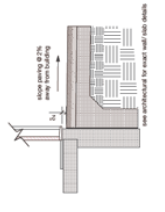
Project Manager: [Name]  
Reviewed By: [Name]  
Date: 2016.04.19



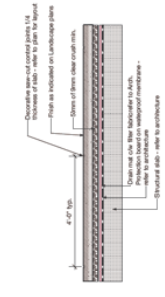
eta  
1800 West 23rd Avenue  
Edmonton, AB T6E 0T8  
1 (866) 544-1344  
1 (866) 544-1344  
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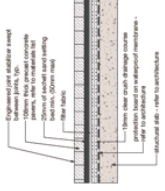
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 DETAIL Dwg Strip  
 Scale: 1:30



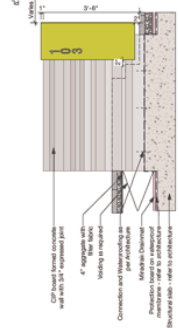
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 DETAIL Threshold  
 Scale: 1:30



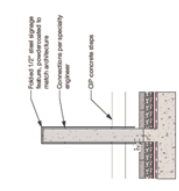
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 DETAIL Concrete on Slab  
 Scale: 1:30



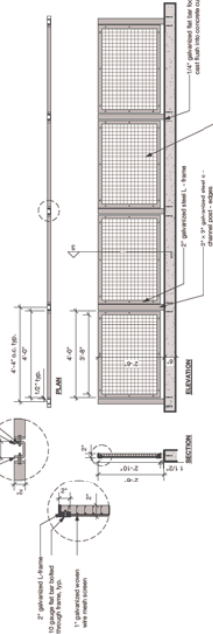
4  
 DETAIL Powers on Slab  
 Scale: 1:30



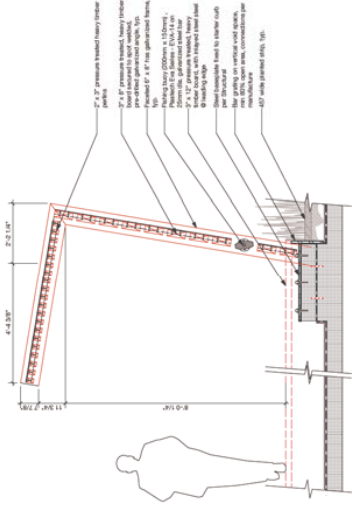
5  
 DETAIL Concrete Fin Wall at Lvl Entry  
 Scale: 1:30



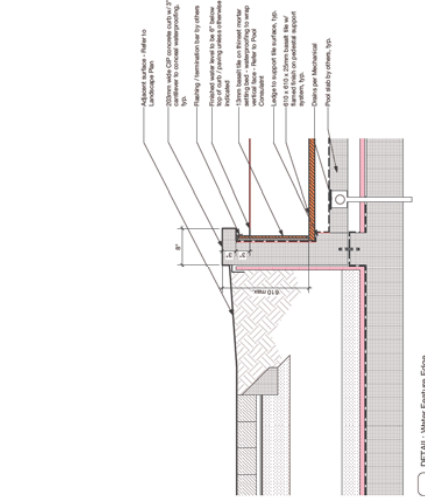
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 DETAIL Metal Fin  
 Scale: 1:30



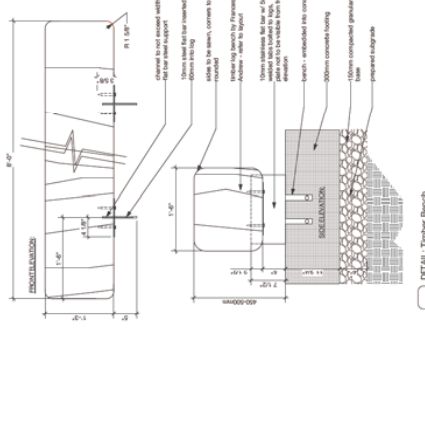
7  
 DETAIL Fin  
 Scale: 1:30



8  
 DETAIL Fin  
 Scale: 1:30



9  
 DETAIL Water Feature Edge  
 Scale: 1:10



10  
 DETAIL Timber Bench  
 Scale: 1:10



11  
 DETAIL Fin  
 Scale: 1:30

**NOTES:**

1. Concrete shall be placed in accordance with the approved concrete mix design.
2. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
3. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
4. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
5. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
6. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
7. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
8. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
9. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
10. All reinforcement shall be placed in accordance with the approved reinforcement schedule.
11. All reinforcement shall be placed in accordance with the approved reinforcement schedule.

**WESGROUP**  
 ENGINEERING ARCHITECTURE

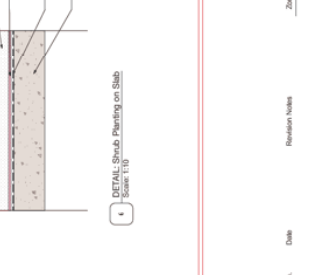
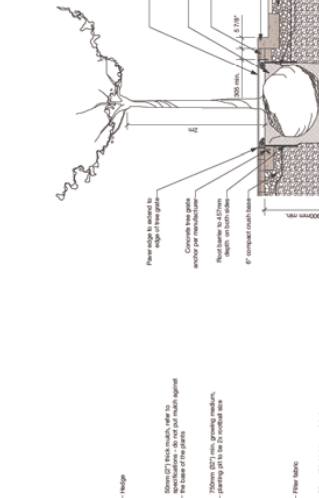
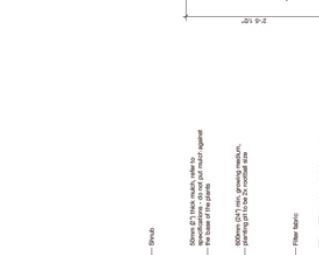
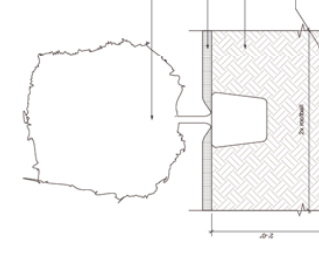
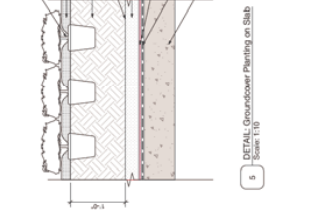
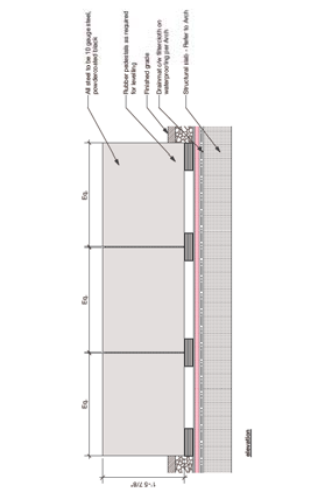
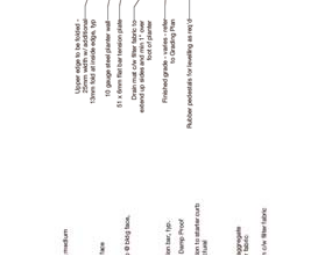
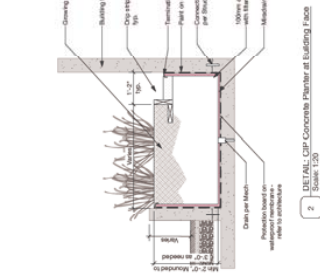
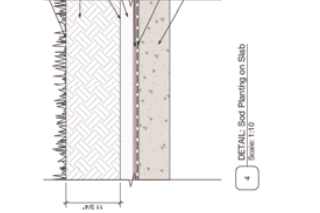
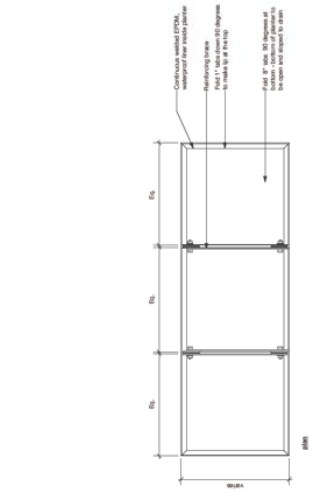
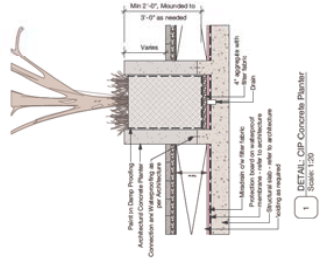
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 1800 West 23rd Avenue  
 Vancouver, BC V6L 1A8  
 1 604.681.1444  
 1 604.681.1441  
 www.wesgroup.com

**EAST FRASER LANDS**  
 Parcel 18.2  
 Landscape Details

Project No: 21008  
 Project Manager: Ag. Shown  
 Approved By: L.S. 1  
 Date: 2016.04.19  
 Scale: 1:10

No. Date Revision No. Zone Approval No. Issue No.

C 2016.07.07 Issued by: DP  
 B 2016.08.17 Issued by: DP  
 A 2016.09.06 Issued by: DP



**NOTE**  
 EFFICIENCY DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS.  
 MINIMUM SOIL VOLUMES AS FOLLOWS:  
 TREES - 36"  
 SHRUBS - 24"  
 LAWN - 9"

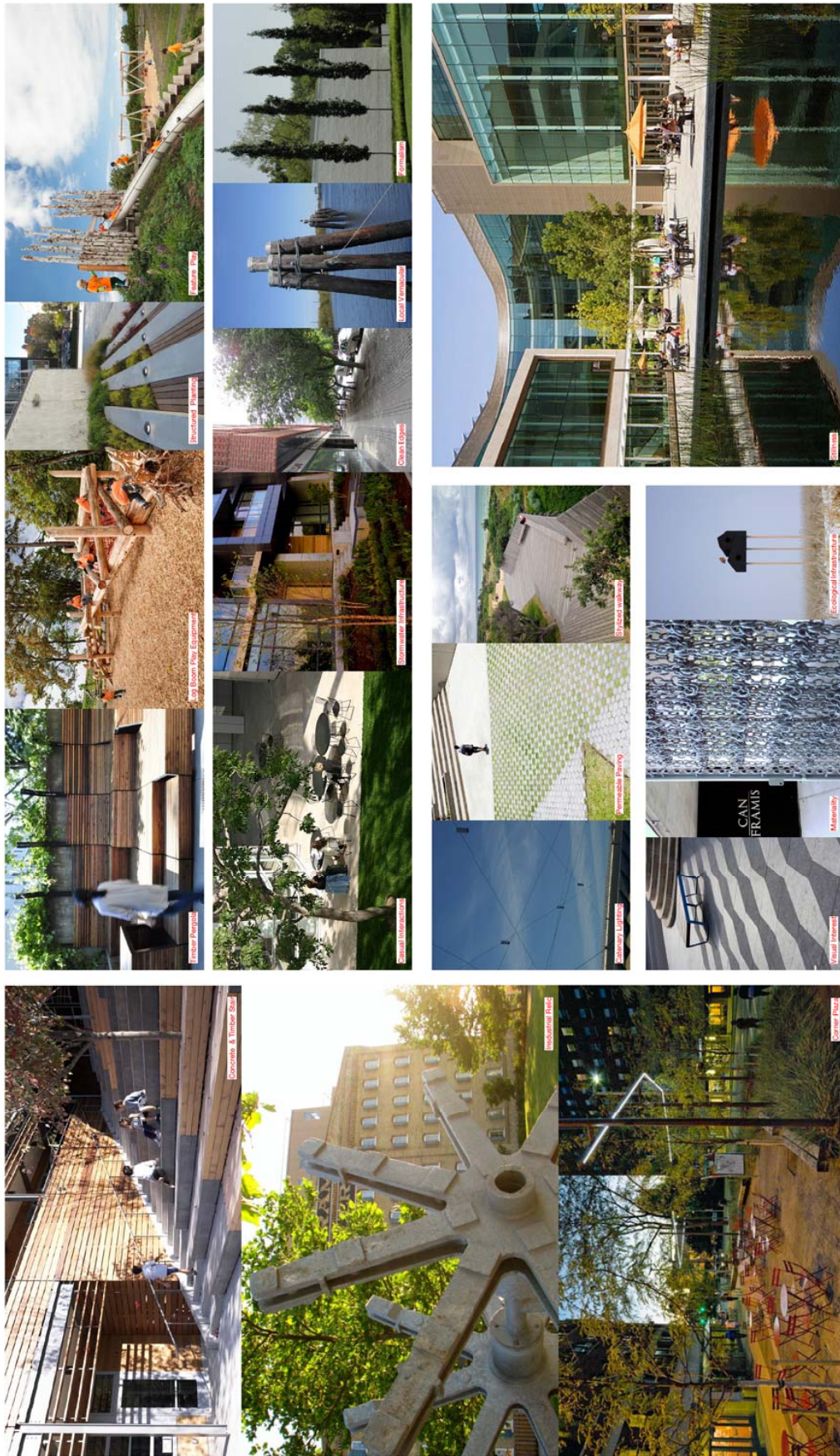
**WESGROUP**  
 ENGINEERING ARCHITECTURE INTERIOR DESIGN

**eta**  
 1880 West 23rd Avenue  
 Vancouver, BC V6L 1A3  
 1 604.681.1444  
 1 604.681.1451  
 www.wesgroup.com

**EAST FRASER LANDS**  
 Parcel 18.2  
 Landscape Details

Project No. 21008  
 Project Manager: Ag. Shown  
 Issued: L5.2  
 Issued By: 2016.04.19  
 Issued Date: 2016.04.19  
 Issue No. 12  
 Issue Date: 2016.04.19

No. Date Revision No. Appr. No. Date



**eta** PERFORMANCE • EXPERIMENTAL • INNOVATION **WESGROUP**

1800 West 2nd Avenue  
 Suite 1000, Vancouver, BC V6C 3K8  
 Tel: 604.681.1411  
 www.etaconstruction.com

**EAST FRASER LANDS  
 Parcel 18.2**

Project No. 21006  
 Project Manager: [Name]  
 Drawn By: [Name]  
 Issued By: [Name]  
 Date: 2018.04.19  
 Scale: 1:100  
 Project No. L8.0

**Precedent Images**

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No. Date Revision Notes Zone Approvals No. Date Issue Notes

C 2018.07.07 Issued for DP  
 B 2018.06.17 Issued for Review  
 A 2018.05.06 Issued for Pre-DP