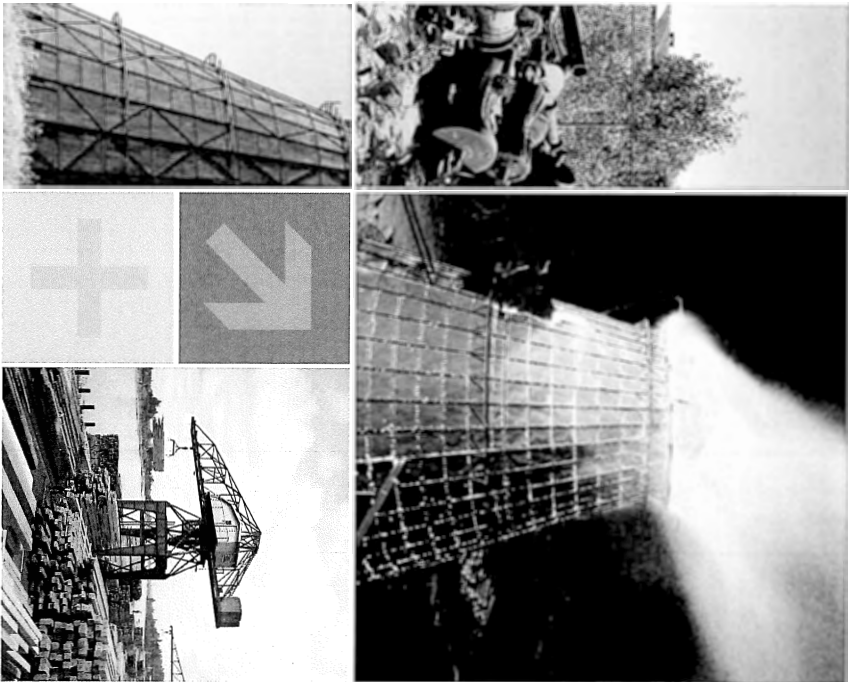


RIVER DISTRICT PARCEL 16.2



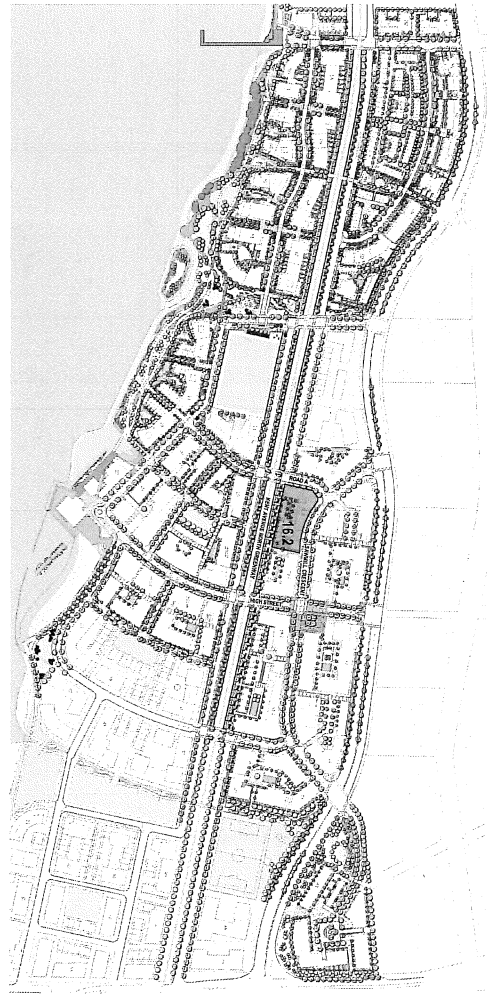
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DATE	MONTH												YEAR																		
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC																			
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2003	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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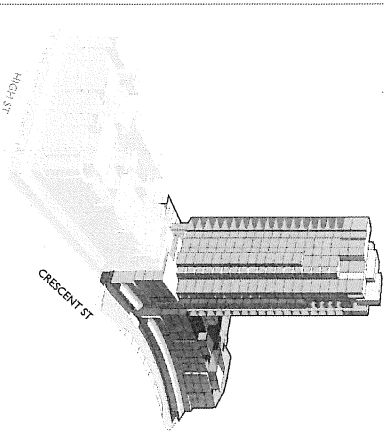
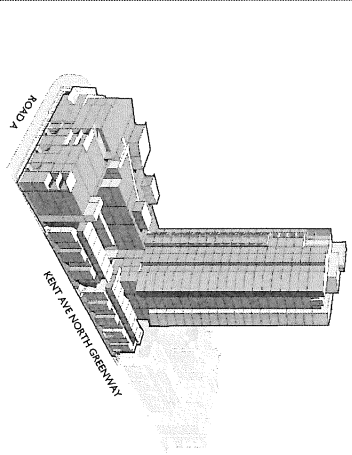
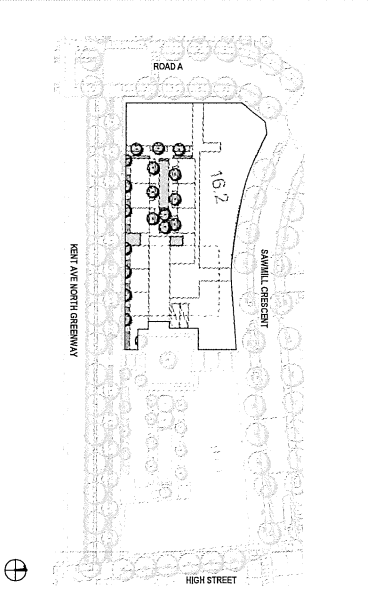
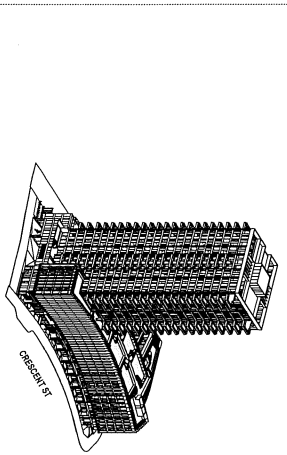
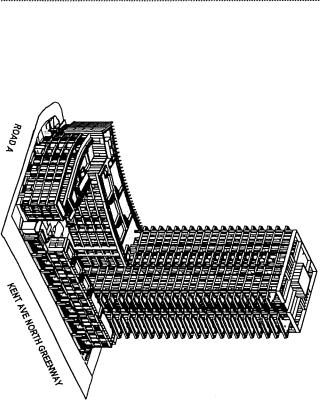
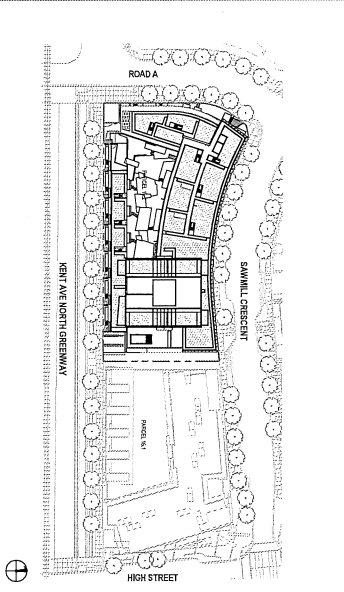
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WATER RESOURCES		WATER	WATER COST	WATER	WATER
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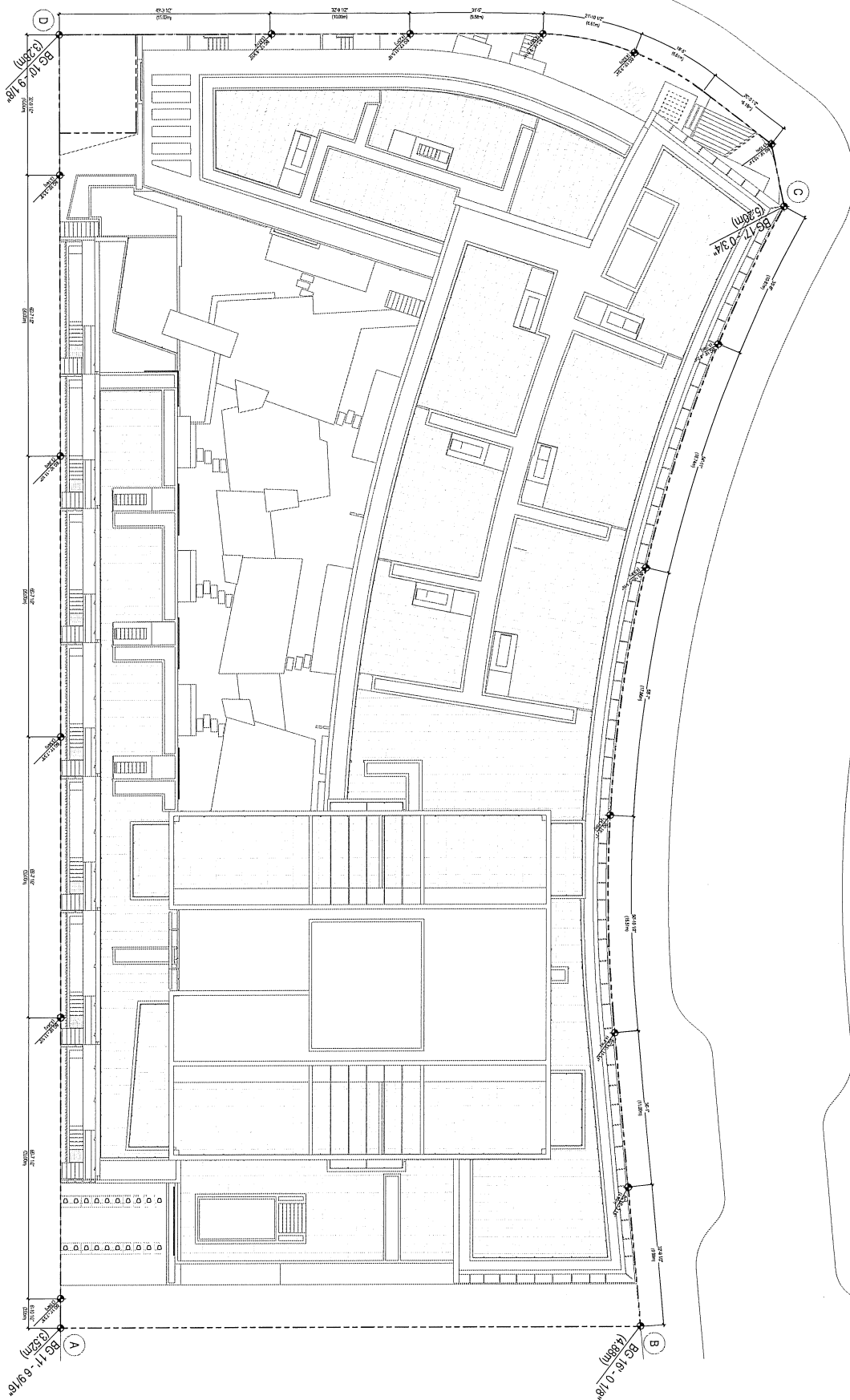
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002	ISSUE 2
003	ISSUE 3
004	ISSUE 4
005	ISSUE 5
006	ISSUE 6
007	ISSUE 7
008	ISSUE 8
009	ISSUE 9
010	ISSUE 10
011	ISSUE 11
012	ISSUE 12
013	ISSUE 13
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092	ISSUE 92
093	ISSUE 93
094	ISSUE 94
095	ISSUE 95
096	ISSUE 96
097	ISSUE 97
098	ISSUE 98
099	ISSUE 99
100	ISSUE 100



RIVER DISTRICT CONTEXT PLAN [1" = 200' - 0"]

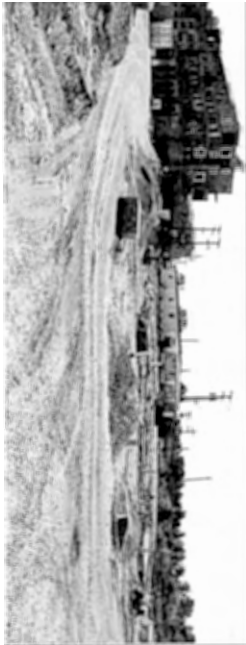
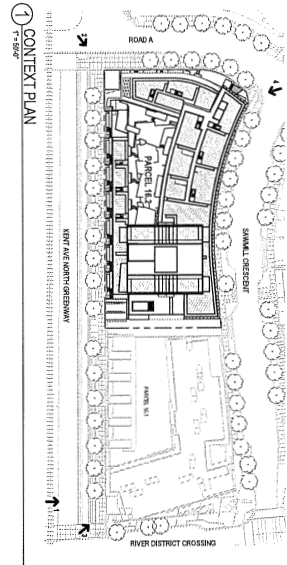
NORTHEAST CORNER VIEW	SOUTHWEST CORNER VIEW	PARCEL 16 PLAN [1" = 50' - 0"]
		
		



BASE SURFACE CALCULATION OF BUILDING HEIGHT

$$= \frac{A+B+C+D}{1}$$
$$= \frac{0.5204 + 4.0104 + 5.2004 + 1.2004}{4}$$
$$= \frac{(16.8240)}{4}$$

4.22M = 13'-10" ————— BASE ELEVATION POINT TO MEASURE OVERALL BUILDING HEIGHT



4. EASTING NORTHWEST CORNER, SMALL GREENWAY
2014-04-24



3. EASTING SOUTHWEST CORNER, KENT AVE NORTH GREENWAY
2014-04-24



2. EASTING SOUTHWEST CORNER, ROAD AT RIVER LAKE
2014-04-24



1. EASTING SOUTHWEST CORNER, ROAD AT RIVER LAKE
2014-04-24



PINCEL 4.2
Small Greenway, Kent Ave

CONTEXT PHOTOS

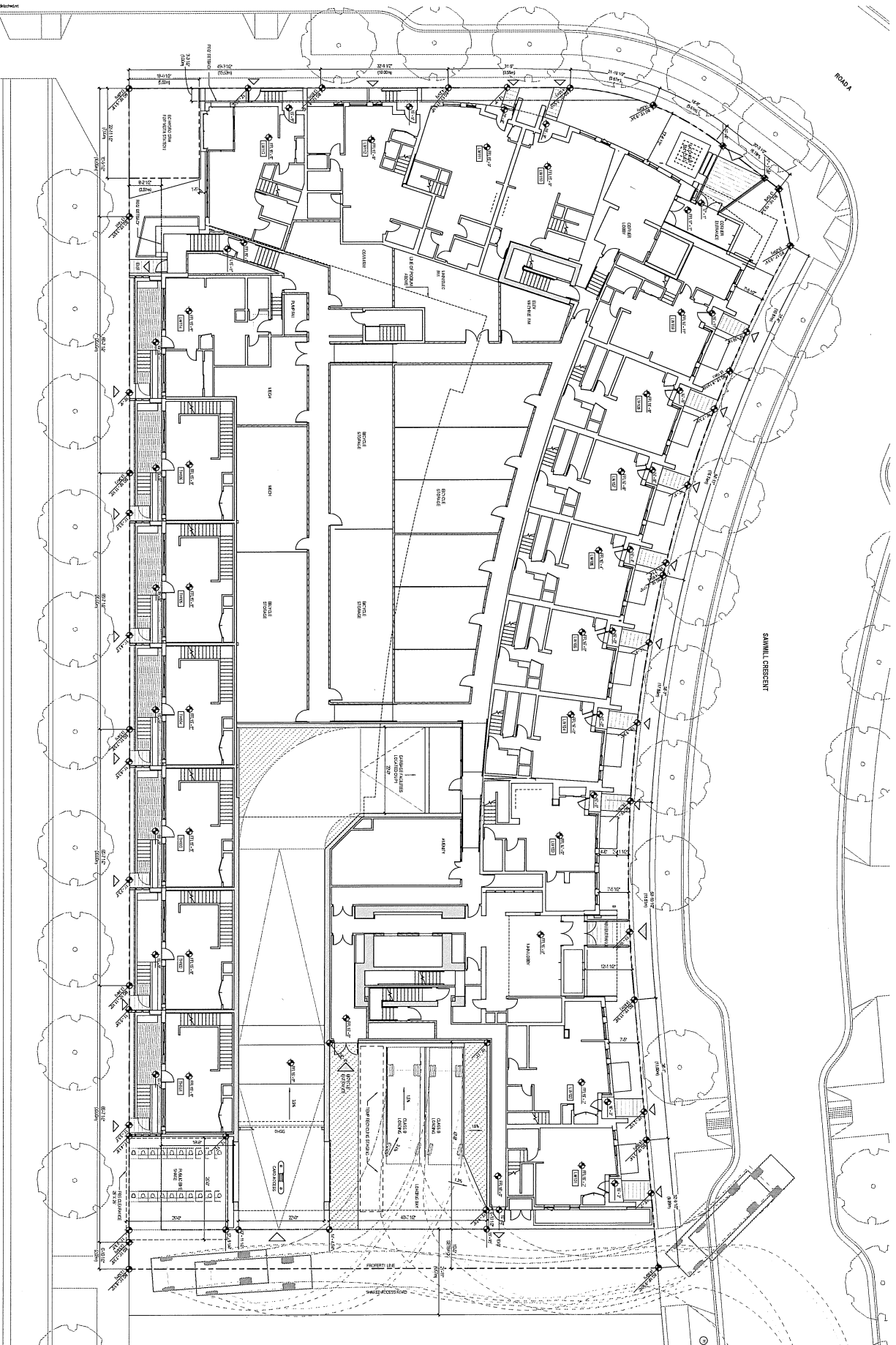
A005

APPENDIX C - CONTEXT PHOTOS

1 SITE PLAN

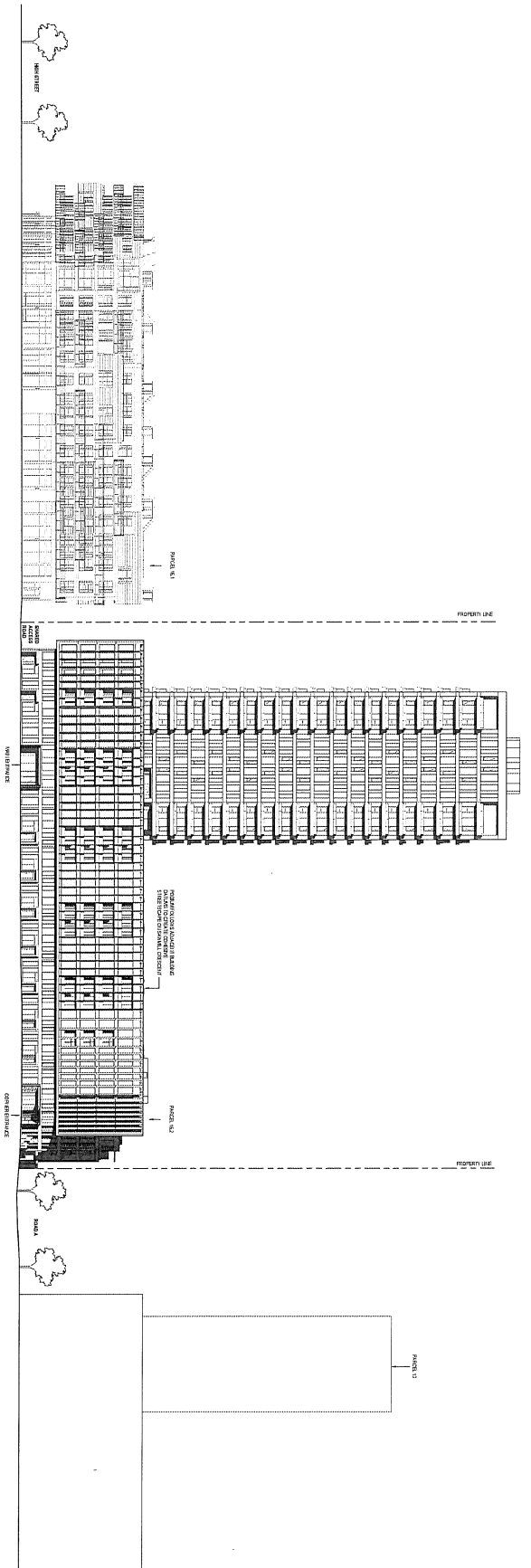
DATE: 10/11/16

- LEGEND**
- BUILDING ENTRANCE
 - PARKING ACCESS
 - TOWNHOUSE ENTRY
 - BUILDING ENTRY
 - RECREATION
 - SWIMMING POOL

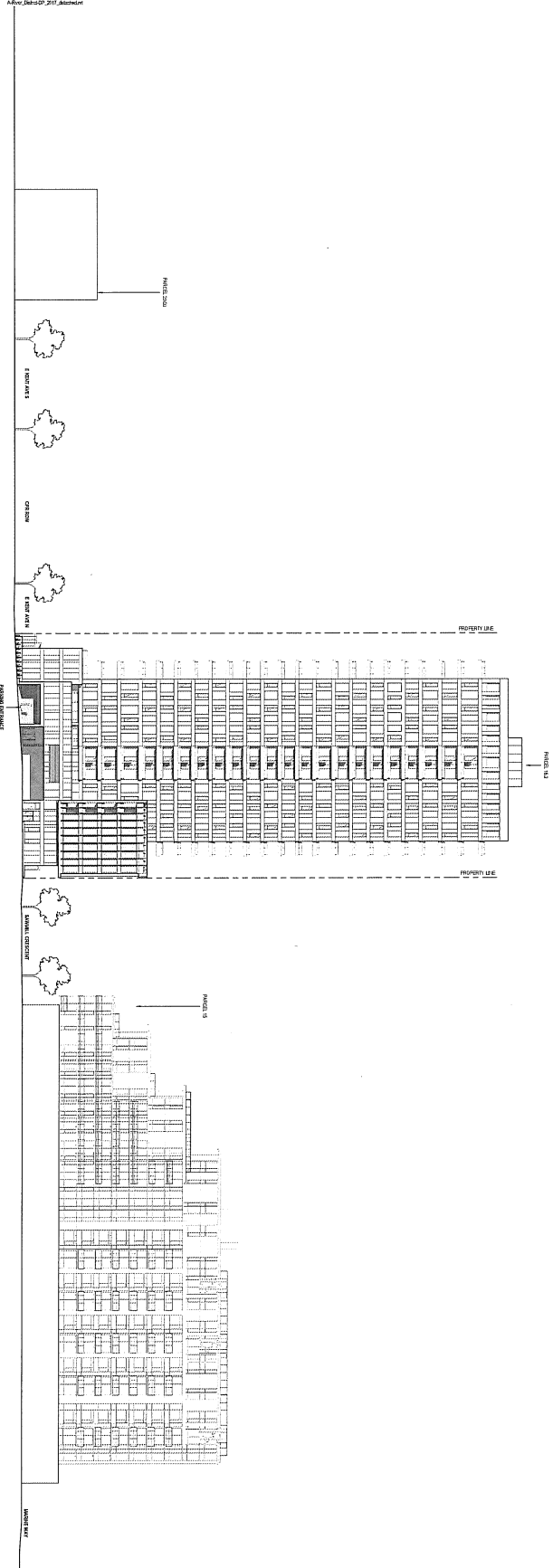


OWNER: JAMES M. JONES, JR.
LOCAL RESIDENT
SITE AREA: 1.5 ACRES
PRELIMINARY DESIGN
WATER AND SEWER

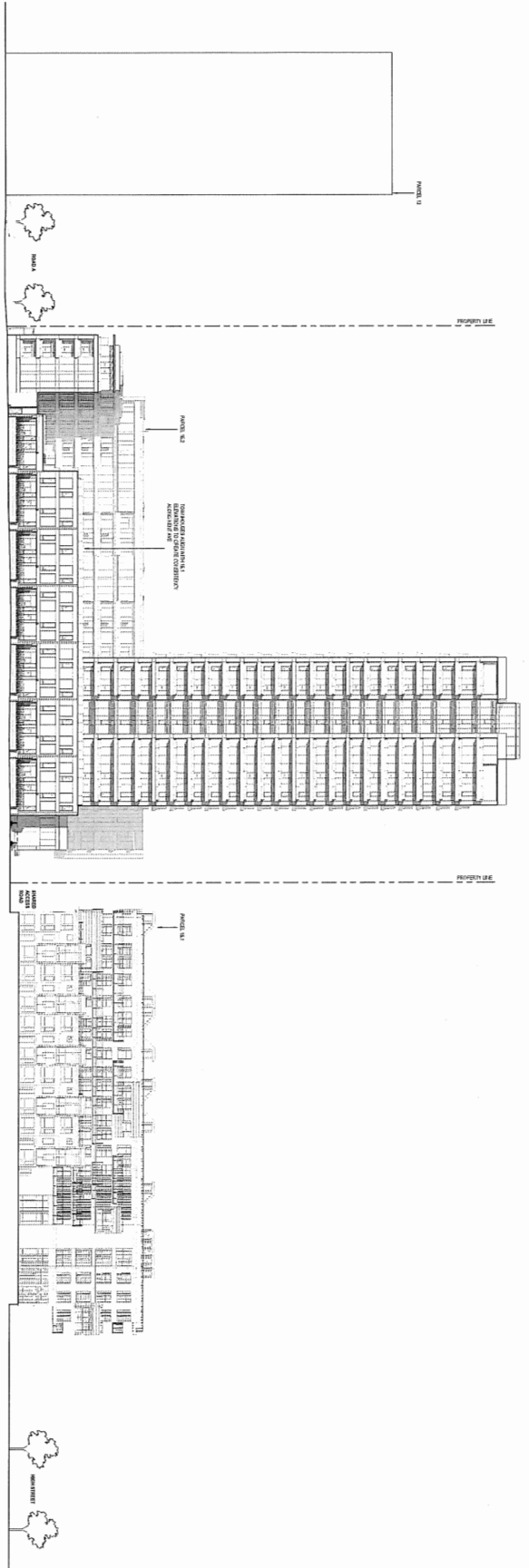
PERKINS + WIL
WESGROUP



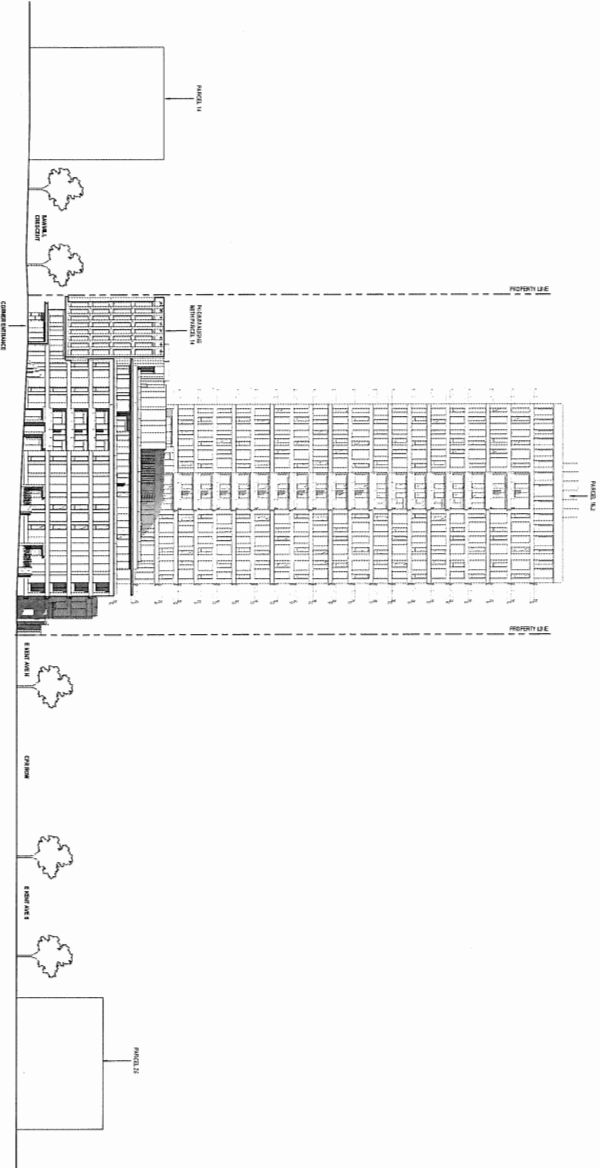
② STREET ELEVATION-SAMMILL CRESCENT



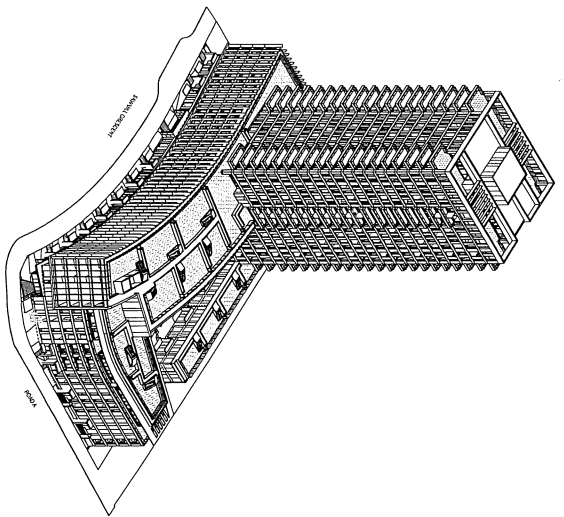
① STREET ELEVATION-SHARED ACCESS ROAD



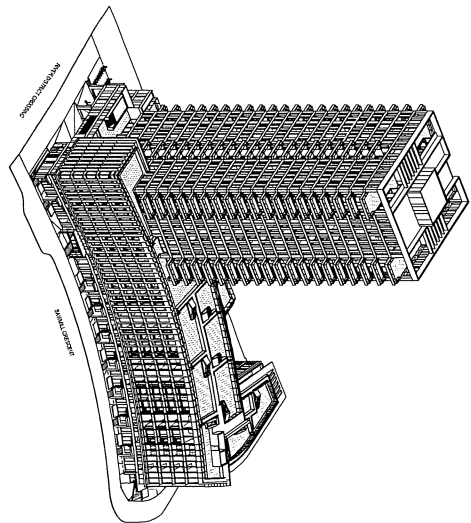
② STREET ELEVATION - KENT AVE
36' x 14'



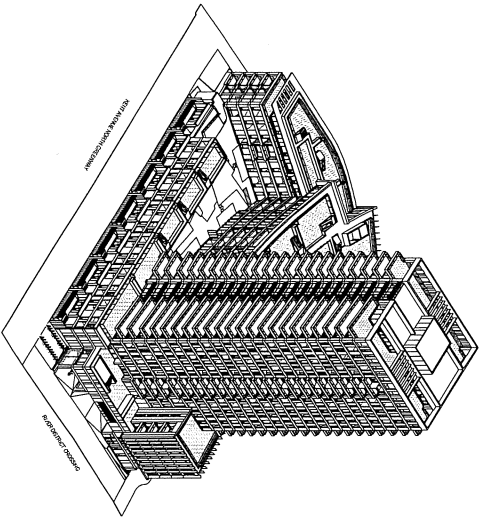
① STREET ELEVATION - ROAD A
36' x 14'



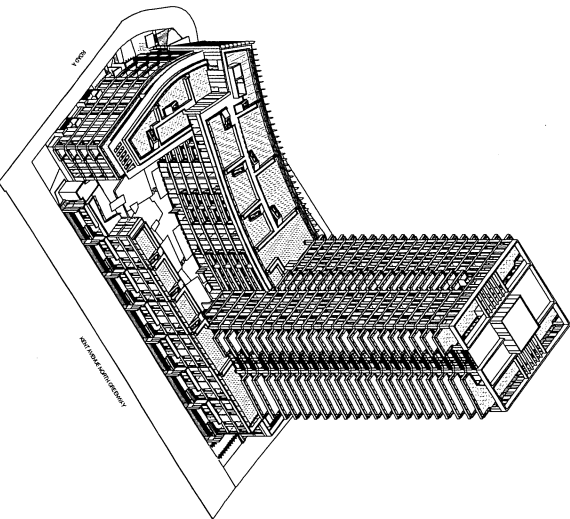
④ NORTHWEST AXONOMETRIC



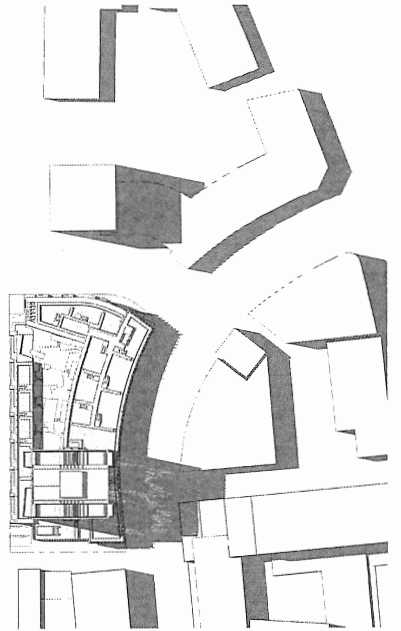
② NORTHEAST AXONOMETRIC



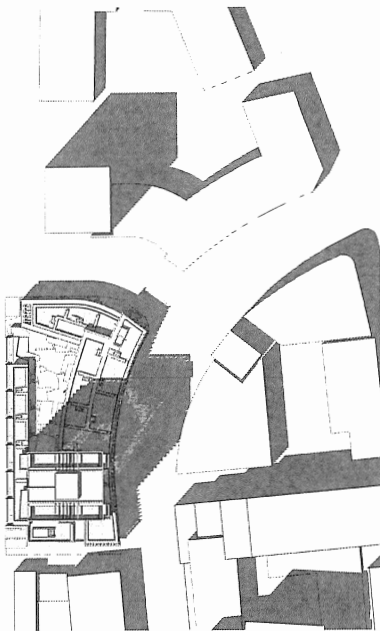
③ SOUTHEAST AXONOMETRIC



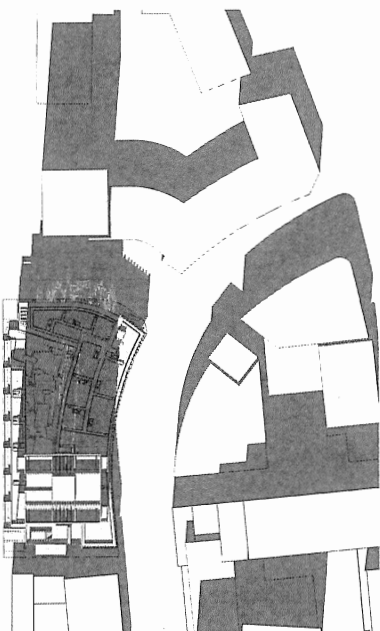
① SOUTHWEST AXONOMETRIC



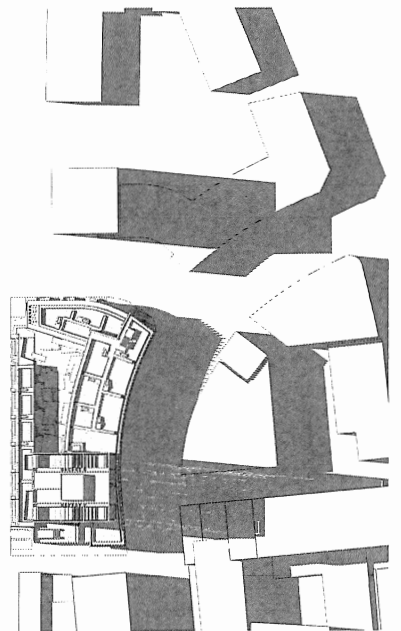
⑥ SHADOW ANALYSIS-JUNE 20 SUMMER SOLSTICE 2PM
T=18.2°C



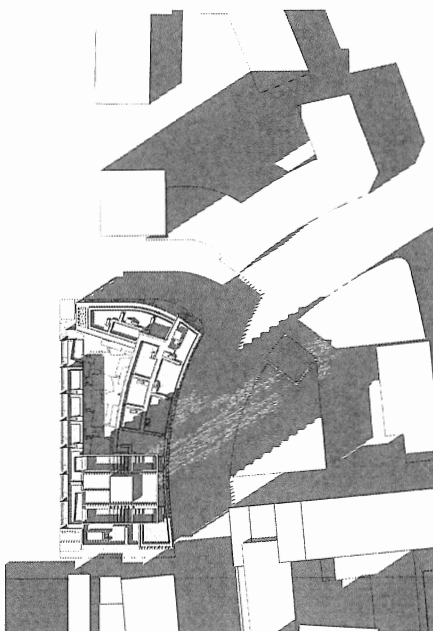
⑤ SHADOW ANALYSIS-JUNE 20 SUMMER SOLSTICE 12PM
T=18.2°C



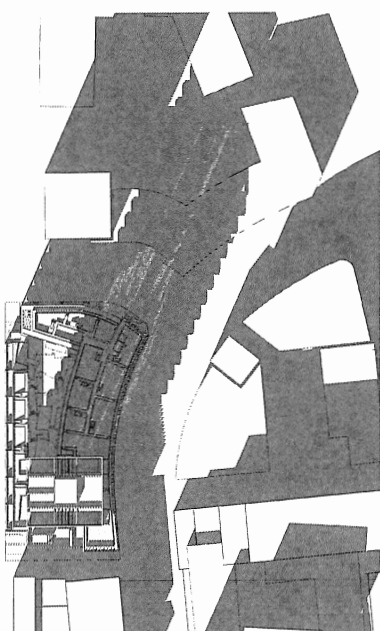
④ SHADOW ANALYSIS-JUNE 20 SUMMER SOLSTICE 10AM
T=18.2°C



③ SHADOW ANALYSIS-MAR/SEPT 22 FALL EQUINOX 2PM
T=18.2°C

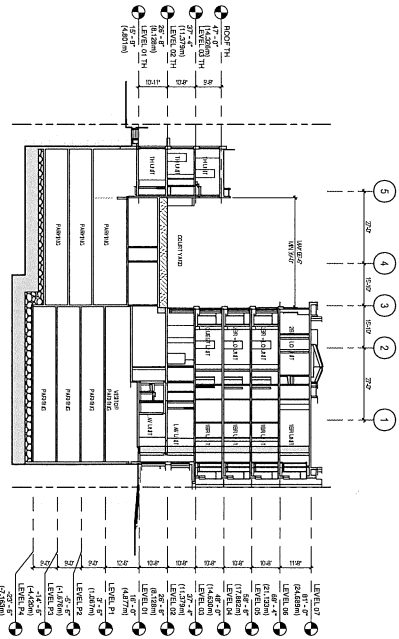


② SHADOW ANALYSIS-MAR/SEPT 22 FALL EQUINOX 12PM
T=18.2°C



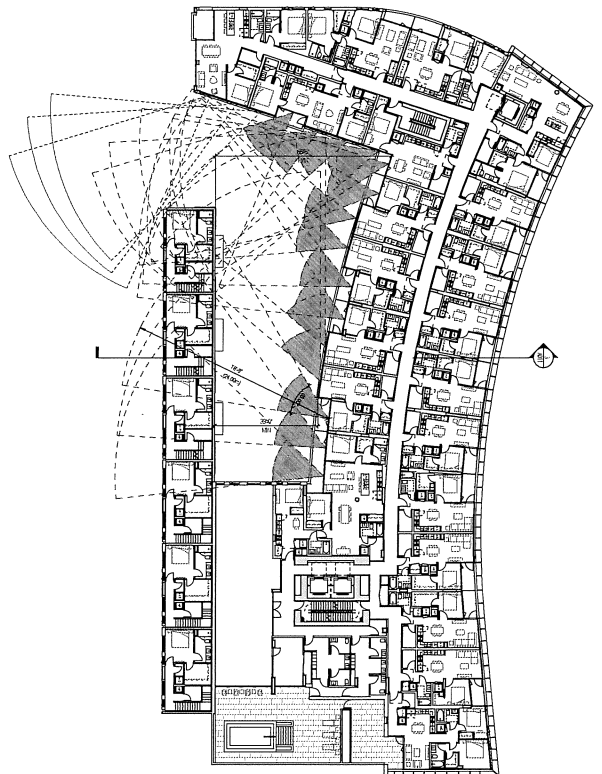
① SHADOW ANALYSIS-MAR/SEPT 22 FALL EQUINOX 10AM
T=18.2°C



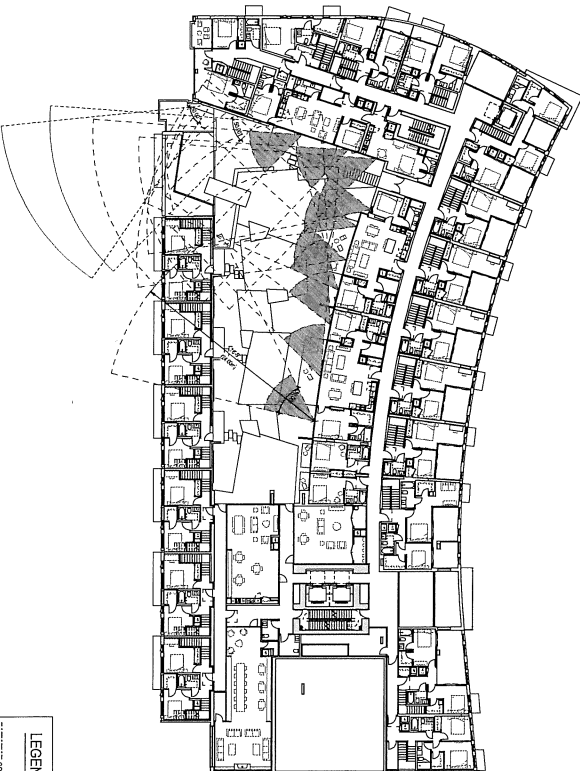


③ COURTYARD SECTION
WSE-1-12

② HORIZONTAL ANGLE OF DAYLIGHT PLAN LEVEL 03
WSE-1-12



① HORIZONTAL ANGLE OF DAYLIGHT PLAN LEVEL 02
WSE-1-12



LEGEND

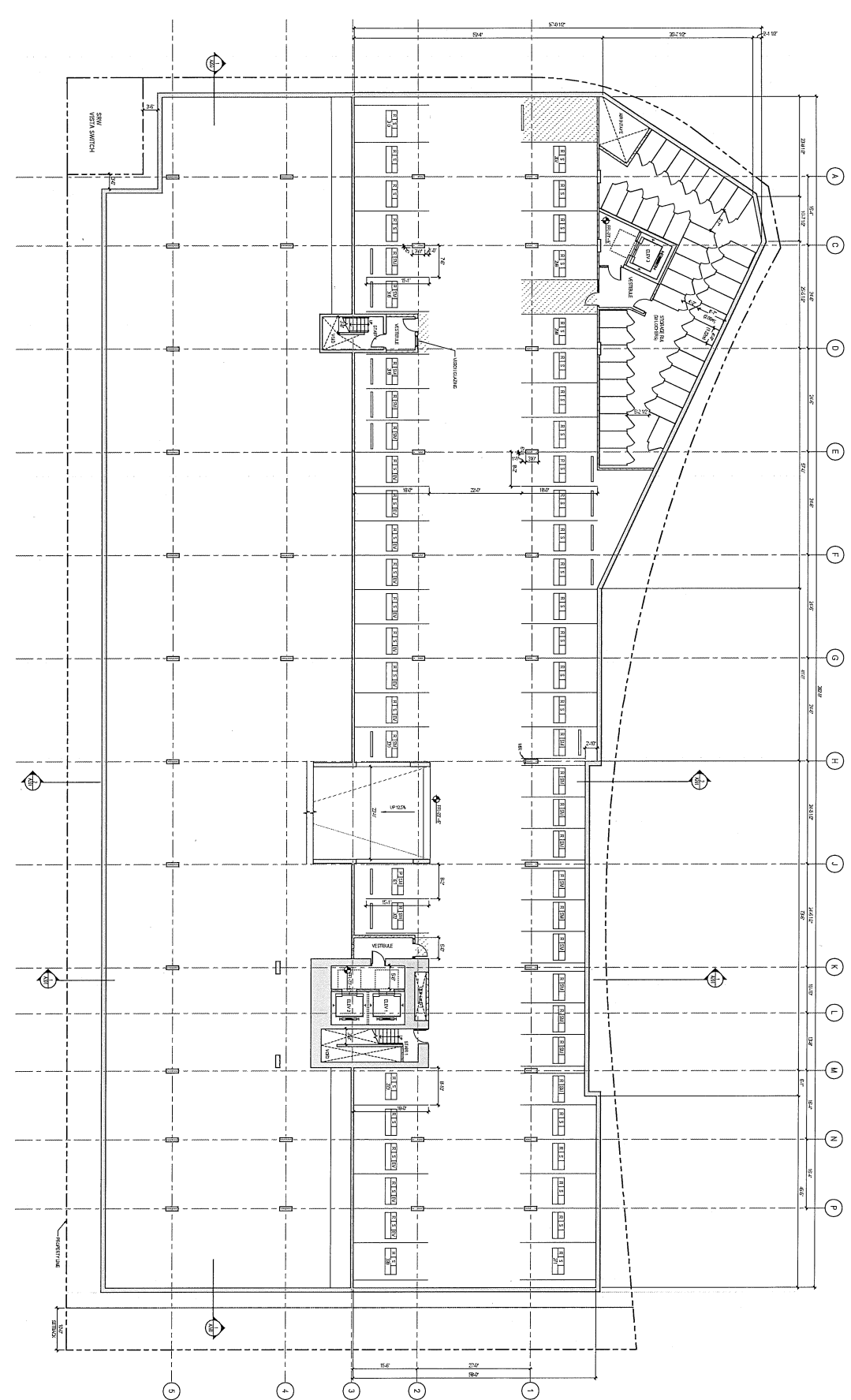
- CONCRETE SLAB
- WALLS
- DOORS
- NON-CONCRETE



PANEL 162
Sheet 01 of 01

HORIZONTAL ANGLE OF
DAYLIGHT

A011



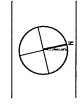
LEGEND

1	2	3
4		

PARKING TAG
1. 10' x 10' x 10' (Standard)
2. 10' x 10' x 10' (Standard)
3. 10' x 10' x 10' (Standard)
4. 10' x 10' x 10' (Standard)

BIKE STORAGE TAG
1. 10' x 10' x 10' (Standard)
2. 10' x 10' x 10' (Standard)
3. 10' x 10' x 10' (Standard)
4. 10' x 10' x 10' (Standard)

NOTES
1. CL75 (25' x 10') VERTICAL CLEARANCE PROVIDED FOR BICYCLE ACCESS AND UNLOADING
2. CONNECTION OF THE BIKEWAY TO BE IN ACCORDANCE WITH SECTION 4.3 OF THE PARKING
3. PROVISION OF AUTOMATIC DOOR OPENERS ON THE BICYCLE PROVISION ACCESS TO THE BIKE
4. RECORD AND NOTE ON PLAN
5. A PROVISION OF ONE ELECTRICAL RECEPTACLE PER TWO BICYCLE SPACES FOR THE CHARGING OF
ELECTRIC BICYCLES

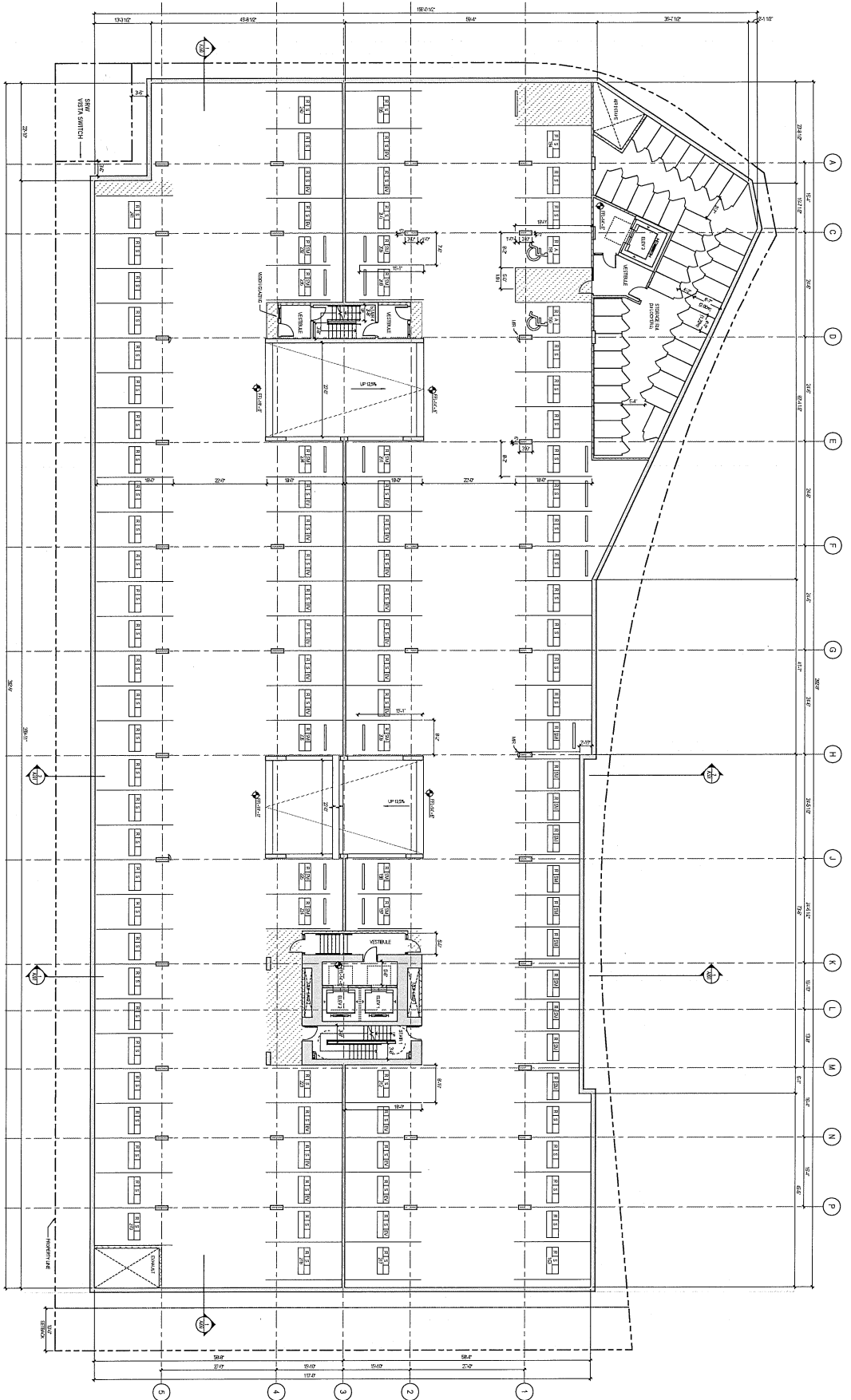


PANEL 11.2
Sheet Content, Version: 02

LEVEL M4 PARKING
PLAN

A100

LEVEL M4 FLOOR PLAN
1/8" = 1'-0"



1 LEVEL P3 FLOOR PLAN

LEGEND

1	2	3
4		

APPROXIMATE SIZE
1. Time (value of 10 minutes)
2. Size (Standard)
3. Type (Standard)
4. Color (Standard)
5. Shape (Standard)
6. Material (Standard)
7. Location (Standard)
8. Orientation (Standard)
9. Access (Standard)
10. Use (Standard)
11. Function (Standard)
12. Purpose (Standard)
13. Description (Standard)
14. Notes (Standard)
15. Comments (Standard)
16. References (Standard)
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18. Dates (Standard)
19. Authors (Standard)
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32. Icons (Standard)
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40. Figures (Standard)
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42. Maps (Standard)
43. Diagrams (Standard)
44. Schematics (Standard)
45. Blueprints (Standard)
46. Drawings (Standard)
47. Plans (Standard)
48. Sections (Standard)
49. Elevations (Standard)
50. Perspectives (Standard)
51. Renderings (Standard)
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53. Simulations (Standard)
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55. Prototypes (Standard)
56. Mockups (Standard)
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58. Specimens (Standard)
59. Exhibits (Standard)
60. Displays (Standard)
61. Installations (Standard)
62. Demonstrations (Standard)
63. Presentations (Standard)
64. Lectures (Standard)
65. Seminars (Standard)
66. Workshops (Standard)
67. Conferences (Standard)
68. Meetings (Standard)
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81. Fellowships (Standard)
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84. Wages (Standard)
85. Pensions (Standard)
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87. Insurance (Standard)
88. Health (Standard)
89. Life (Standard)
90. Disability (Standard)
91. Unemployment (Standard)
92. Workers' Compensation (Standard)
93. Social Security (Standard)
94. Medicare (Standard)
95. Medicaid (Standard)
96. Veterans Affairs (Standard)
97. Social Services (Standard)
98. Child Welfare (Standard)
99. Adult Protective Services (Standard)
100. Elder Abuse (Standard)

NOTES

1. 12 FT. 12 IN. OF VERTICAL CLEARANCE IS PROVIDED FOR STABILITY ACCESS AND MAINTENANCE BY-LAW.
2. PROVISION OF AUTOMATIC DOOR OPENING ON THE DOORS PROVIDING ACCESS TO THE BICYCLE ROOMS AND ENTRY ONLY.
3. A PROVISION OF ONE ELECTRONIC RECEPTACLE FOR TWO BICYCLE SPACES FOR THE CHARGING OF ELECTRIC BICYCLES.



PARTIAL 16.2

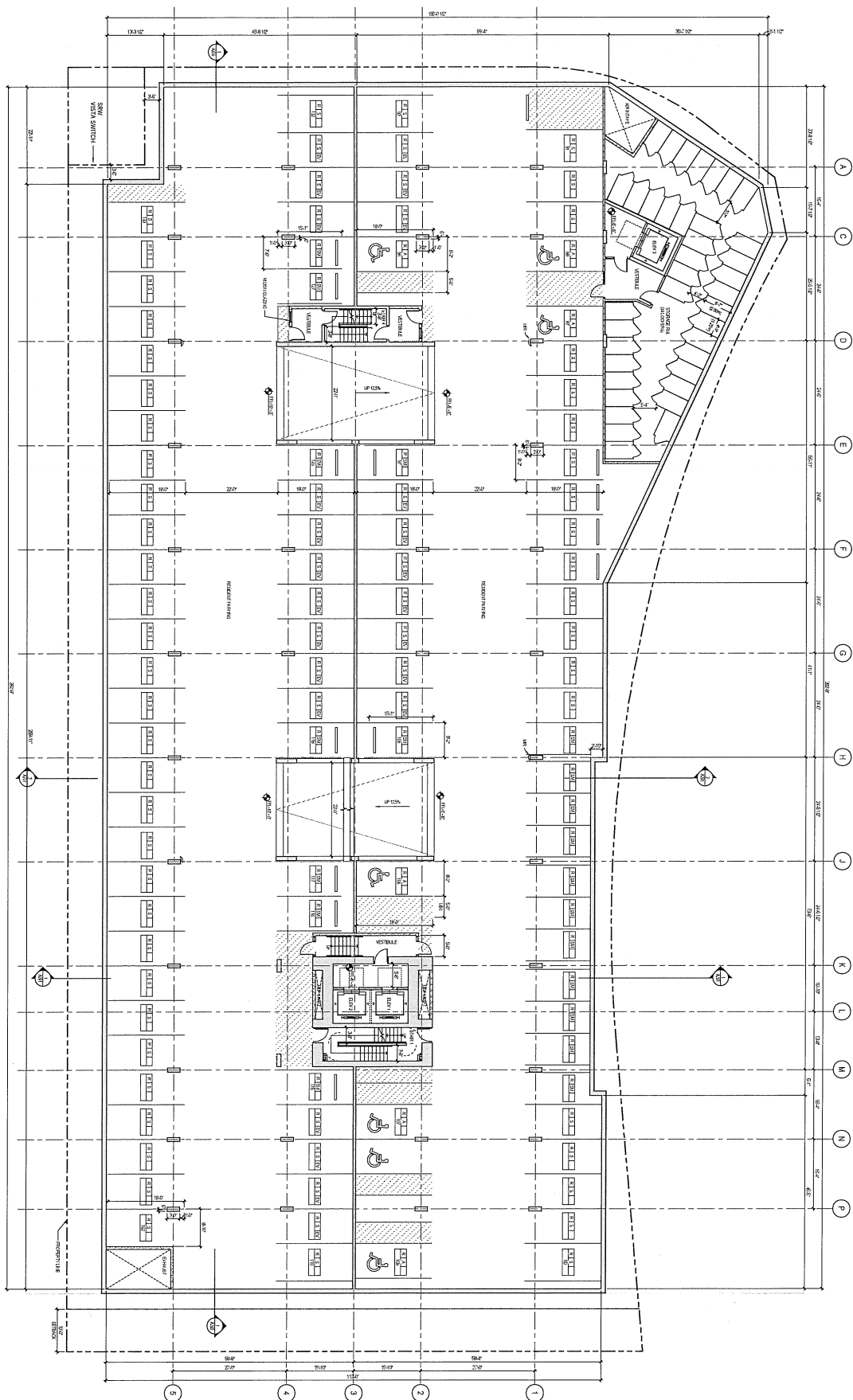
Standard Technical Drawing 02

LEVEL P3 PARADE

A101

DATE: 01/11/2011

① LEVEL P2 FLOOR PLAN
1/8" = 1'-0"



LEGEND

1	2	3
4		

LEGEND

PRICE	5
-------	---

BICYCLE STORAGE TACK

Horizontal (H)
Ladder (L)

DEVELOPED FROM DISSEMINATED

1000

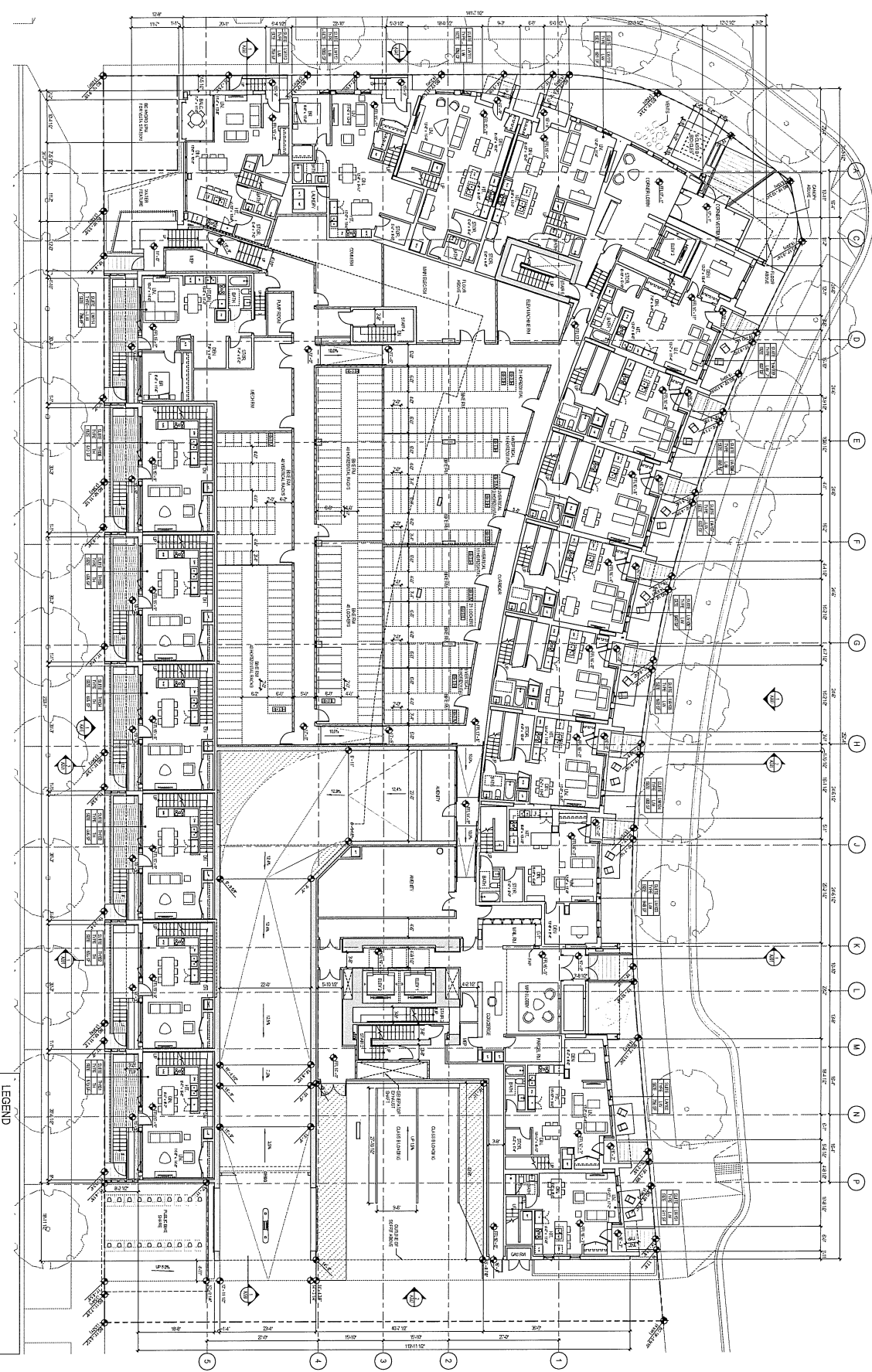
PARCEL 16.2
Forest Voucher, BC

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 391–397

PLAN

A102

APPENDIX 1



① LEVEL 01 FLOOR PLAN

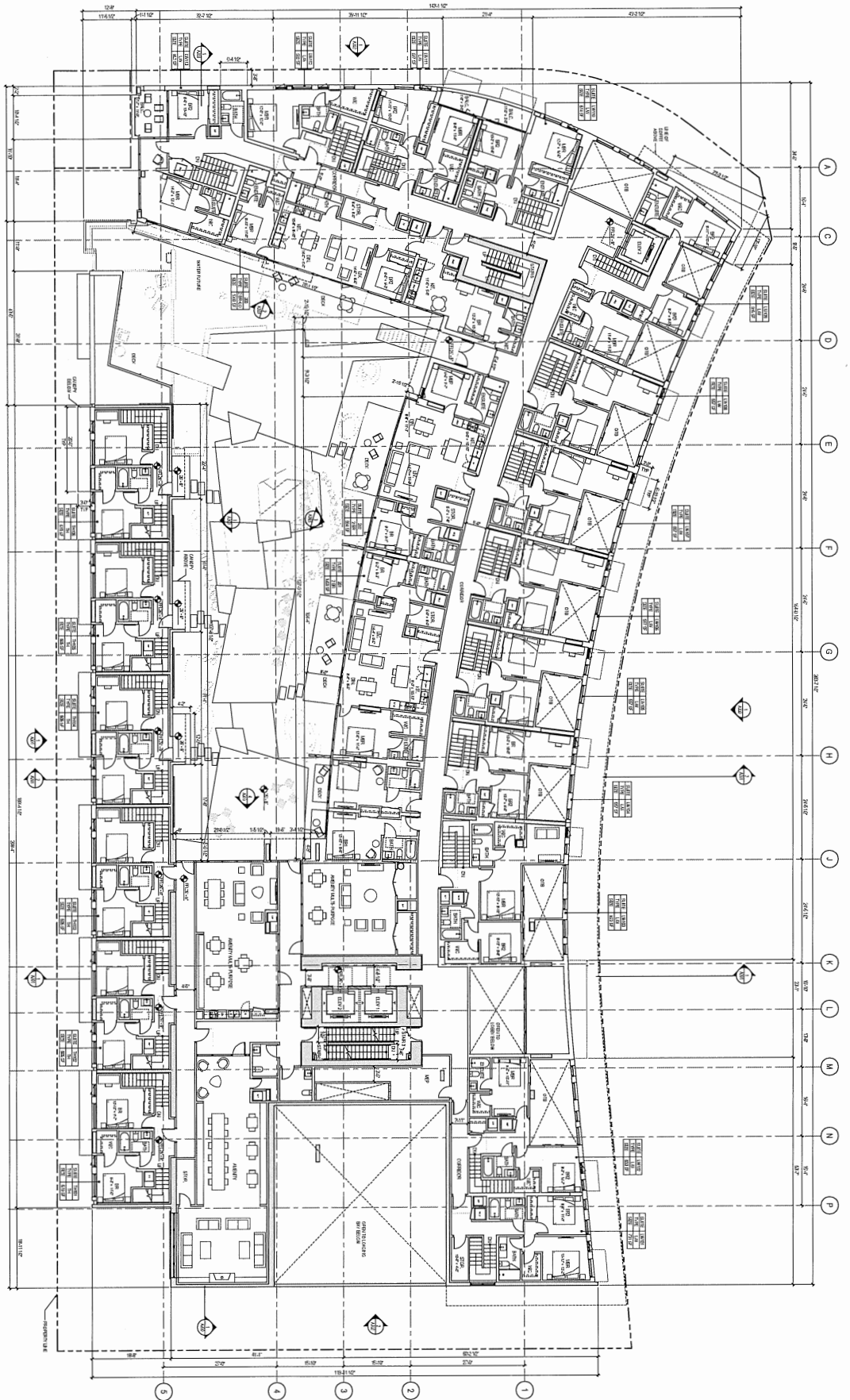
LEGEND

1	2	3
4		

- PARKING SIGN
1. Typical (shown as provided)
 2. Typical (shown as provided)
 3. Typical (shown as provided)
 4. Typical (shown as provided)
- RECESSION SIGN
1. Typical (shown as provided)
 2. Typical (shown as provided)
 3. Typical (shown as provided)
 4. Typical (shown as provided)

PARCEL 142
Served by West Group, LLC

LEVEL 01 FLOOR PLAN
A104
DATE: 01/11/2017



① LEVEL 02 FLOOR PLAN
1/8" = 1'-0"



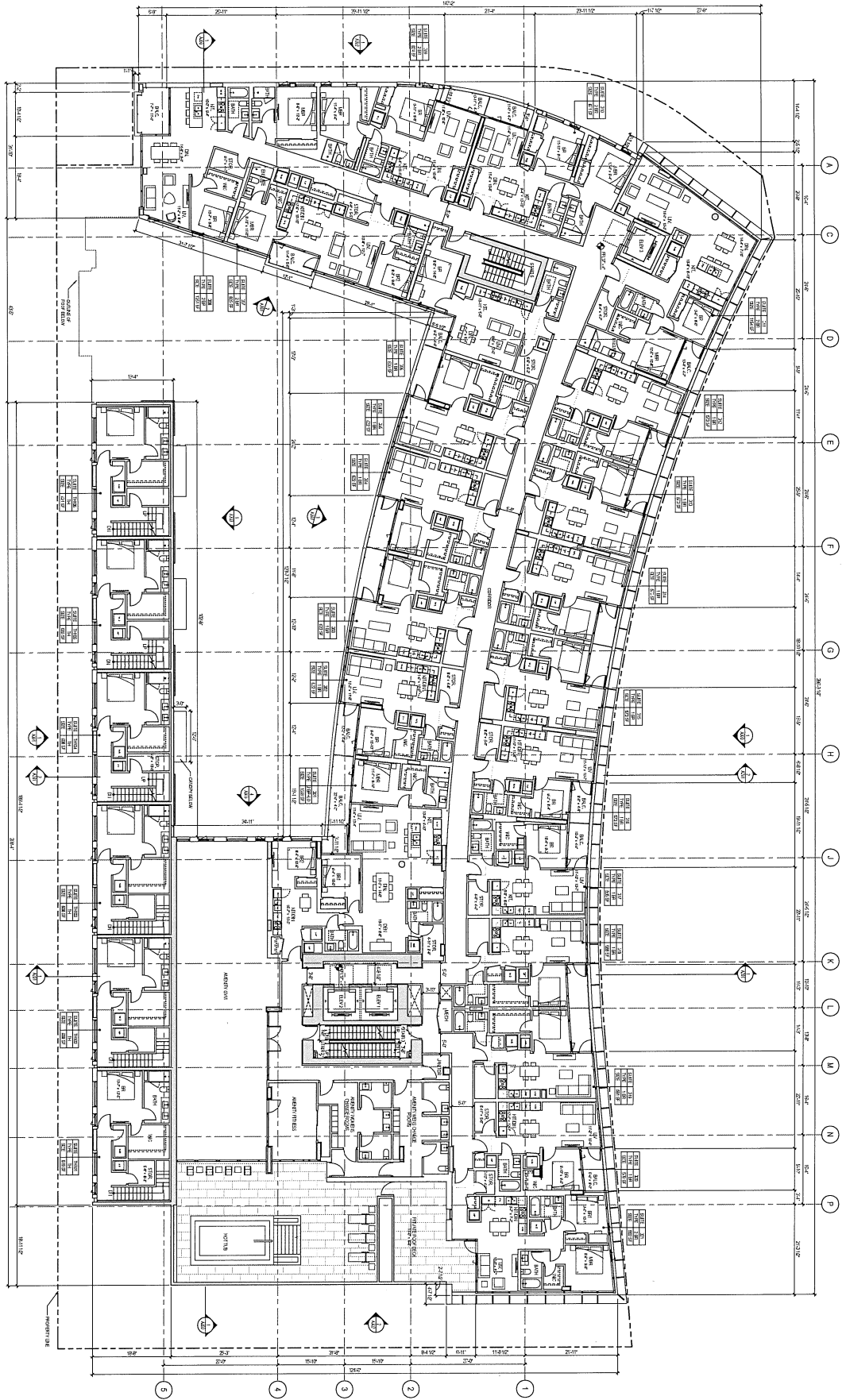
PANEL 18.2
Level 02 Floor Plan, West Wing

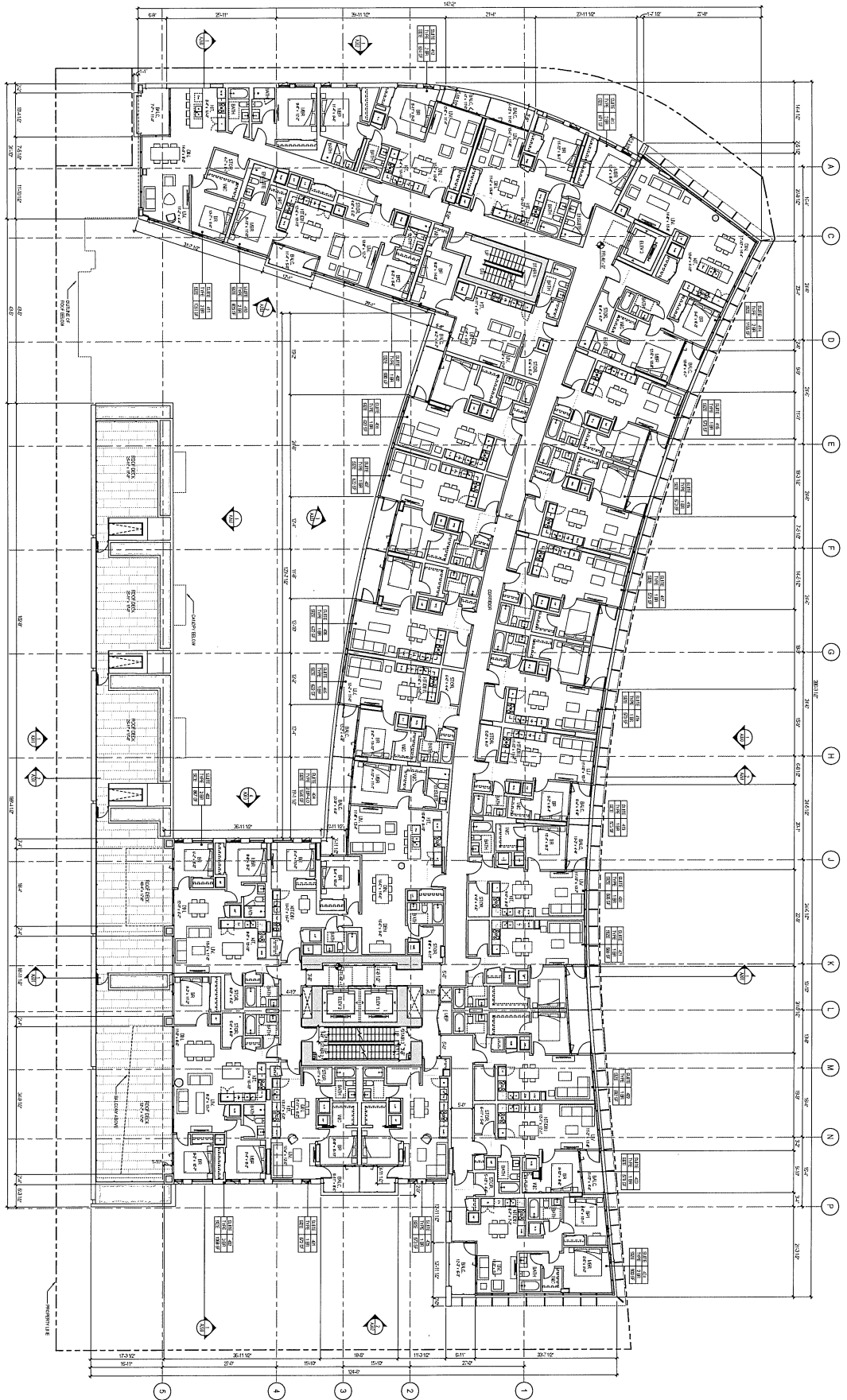
LEVEL 02 FLOOR PLAN

A105

DATE: 07/11/2017

1 LEVEL 03 FLOOR PLAN





① LEVEL 04 FLOOR PLAN



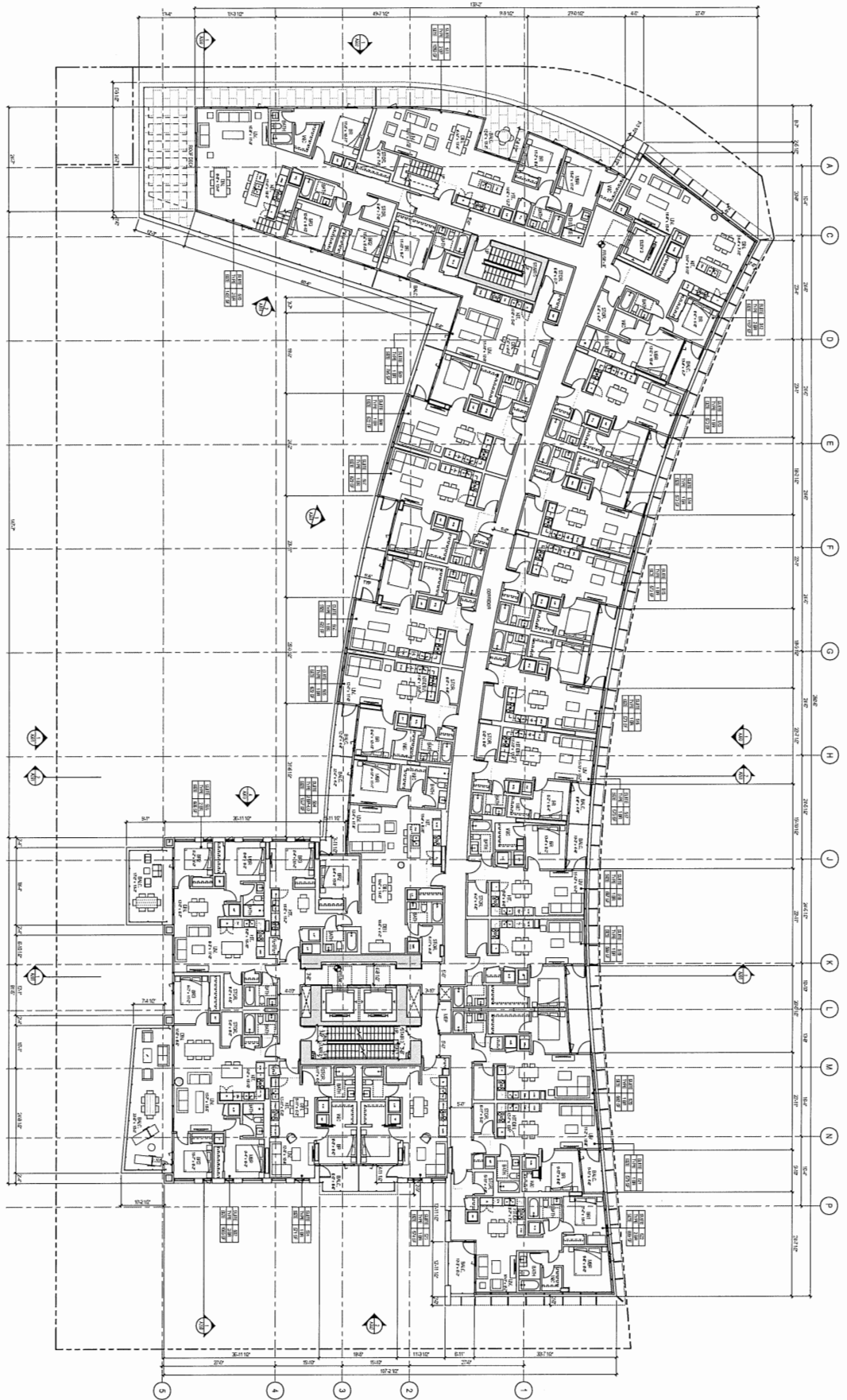
PAGE 142

Level 04 Floor Plan, Version 1.0

LEVEL 04 FLOOR PLAN

A107

DATE: 01/11/2017



① LEVEL 05 FLOOR PLAN



PART 1.2

Level 05 Floor Plan, 05/11/2011

05/11/2011

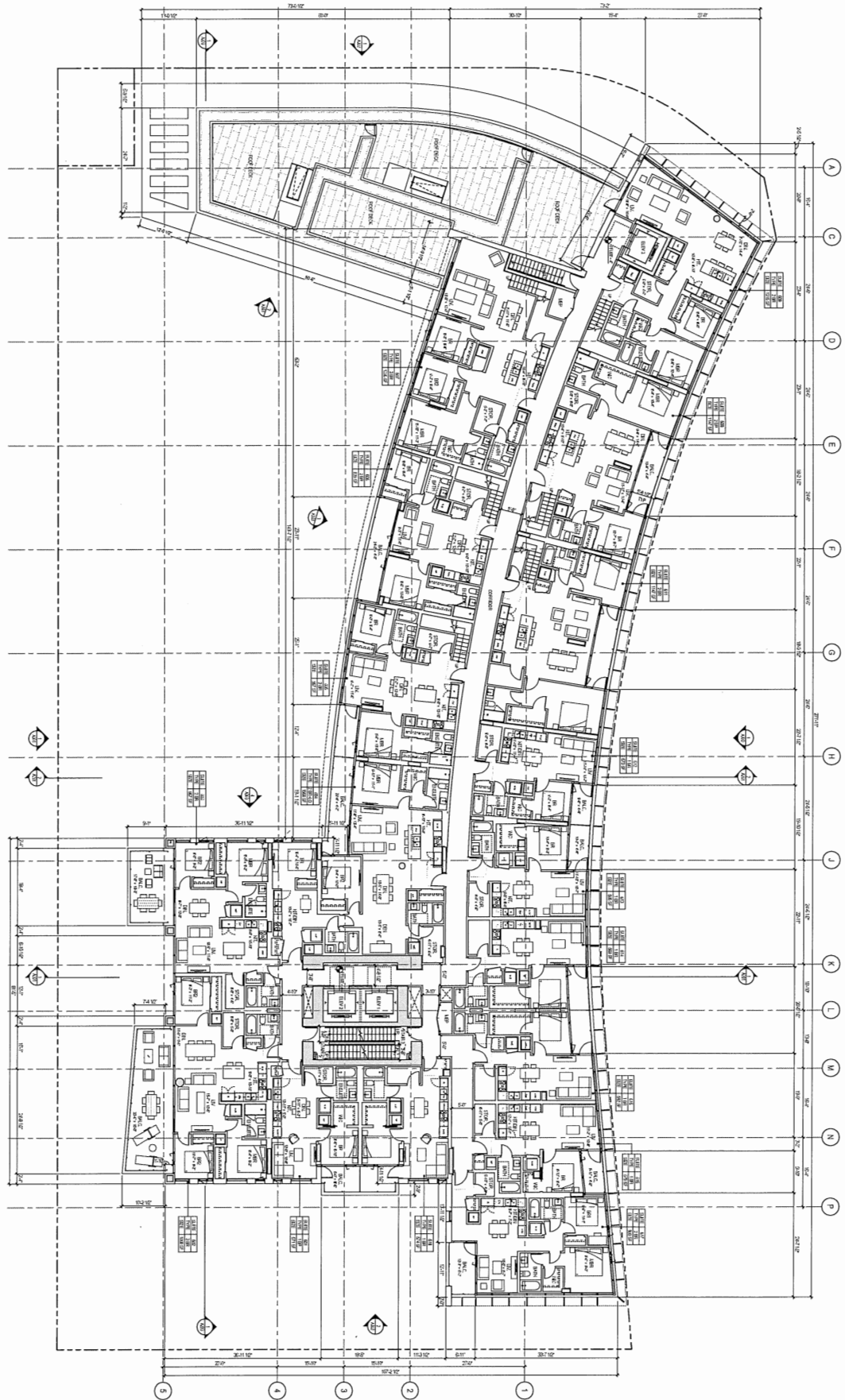
05/11/2011

LEVEL 05 FLOOR PLAN

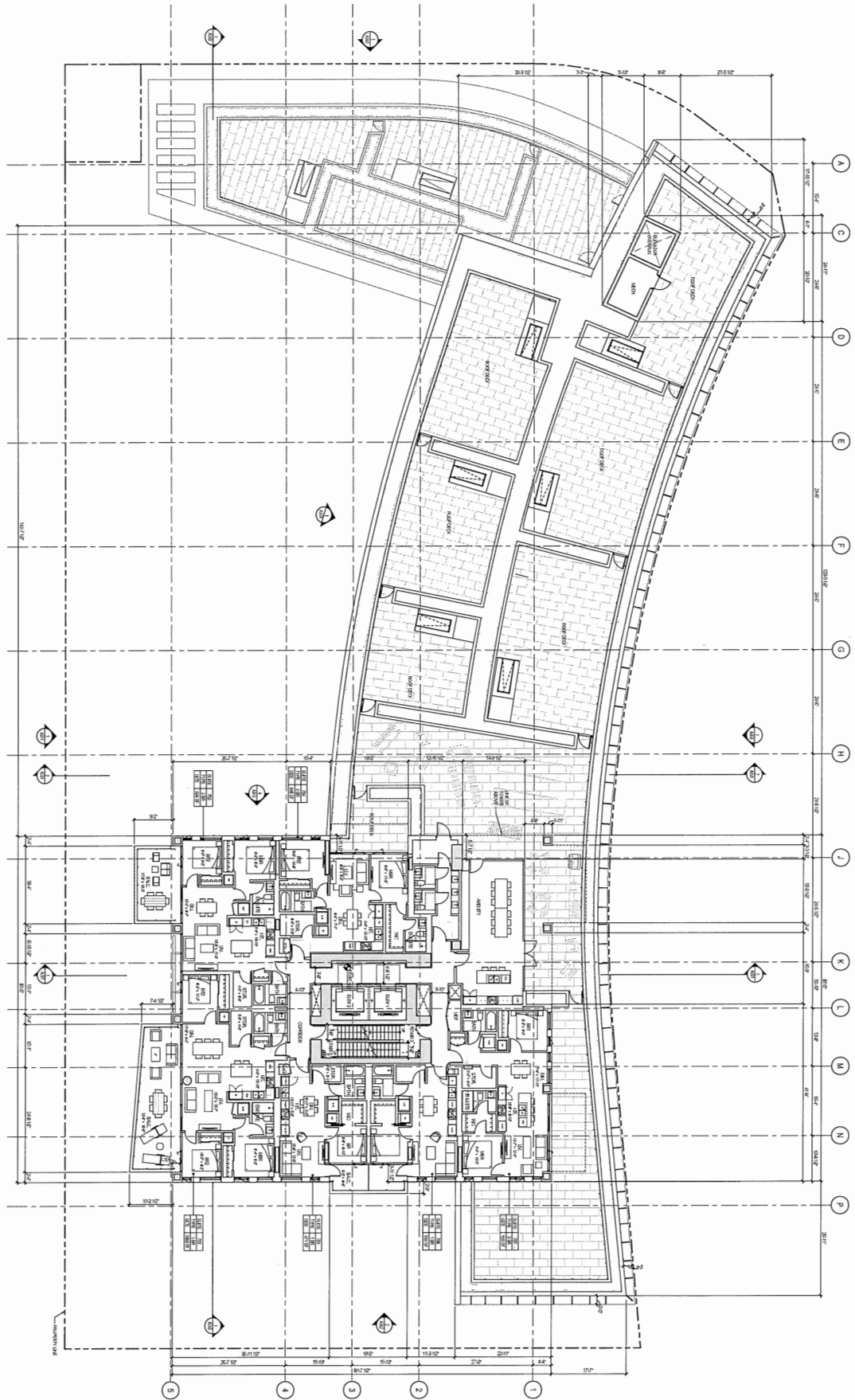
A108

05/11/2011

① LEVEL 06 FLOOR PLAN
1/8" = 1' 0"



① LEVEL 07 FLOOR PLAN



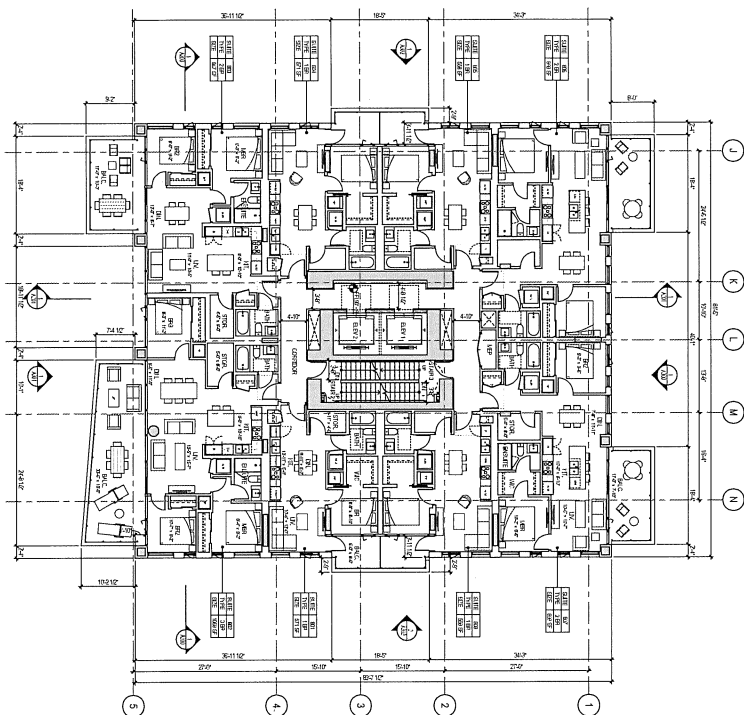
PANEL 162

Sheet Format: Vertical, A1

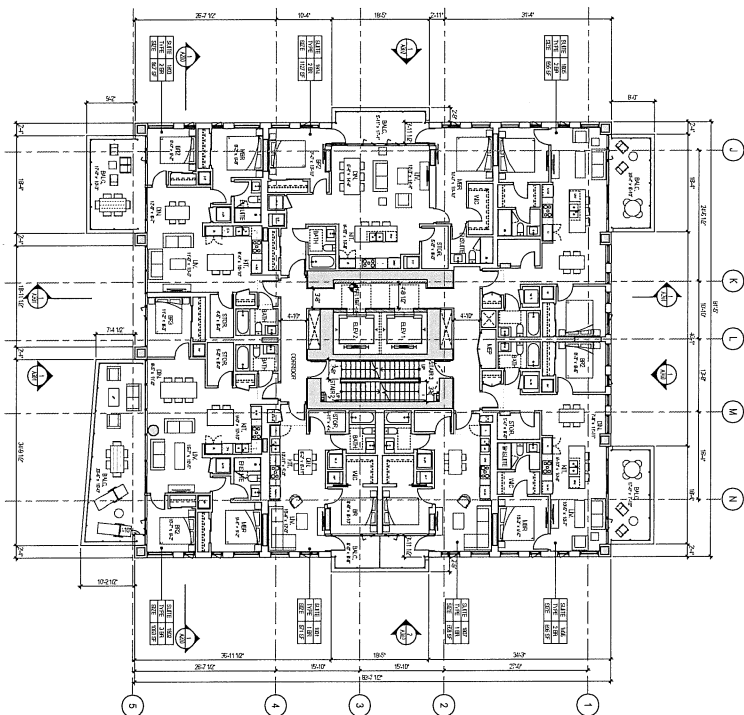
LEVEL 07 FLOOR PLAN

A110

07/07/2017 10:17:25 AM

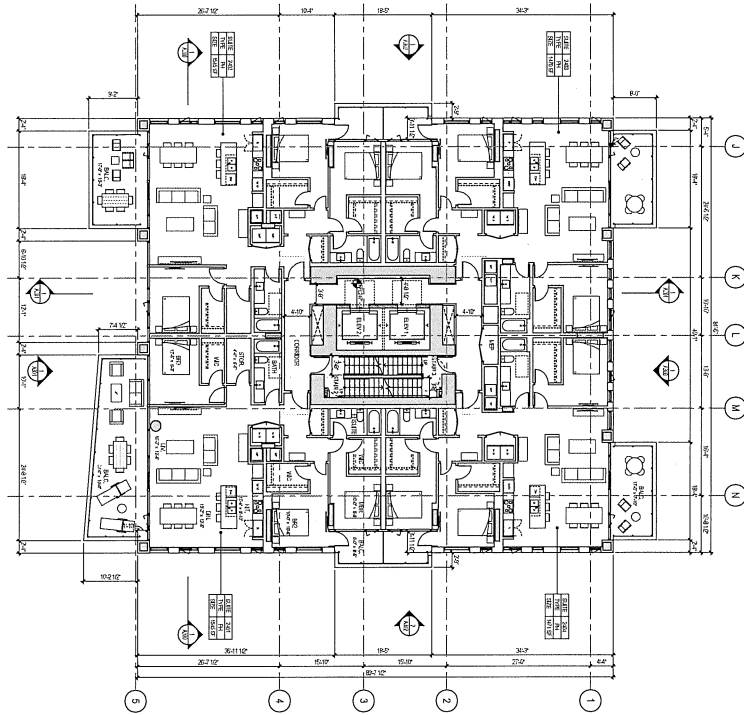


① LEVEL 08-17 FLOOR PLAN
1/8" = 1'-0"

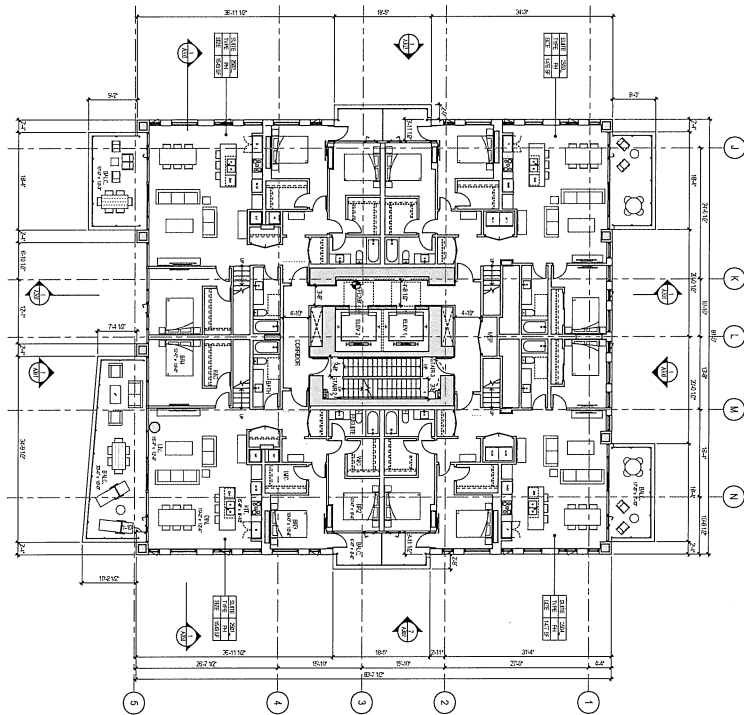


② LEVEL 18-23 FLOOR PLAN
1/8" = 1'-0"





① LEVEL 24 SUB-PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



② LEVEL 25 PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



PANEL 14.2

Small Council, Version: 05

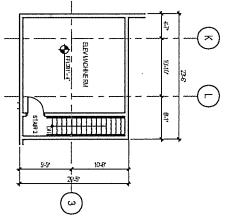
1/15/2017 11:17:59 AM

1/15

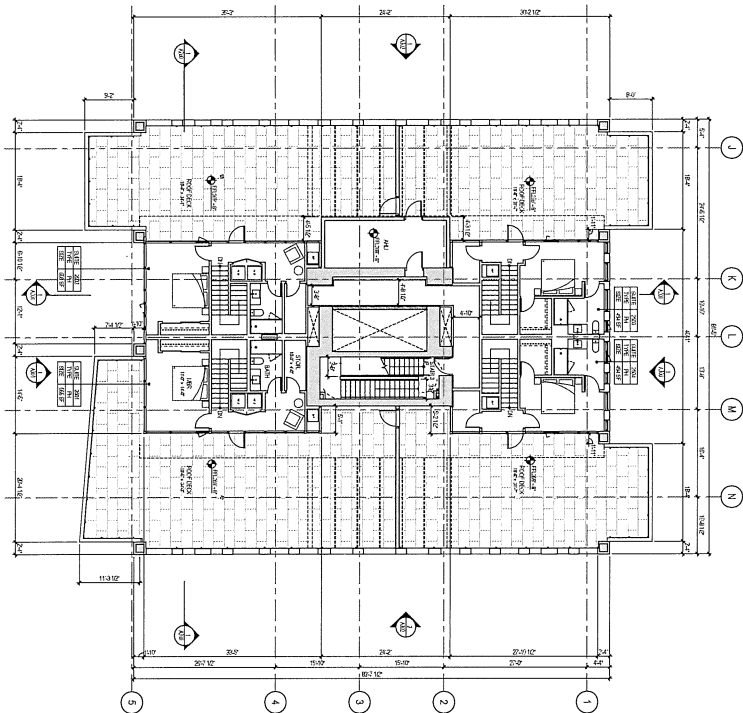
LEVEL 24-25 FLOOR PLANS

A112

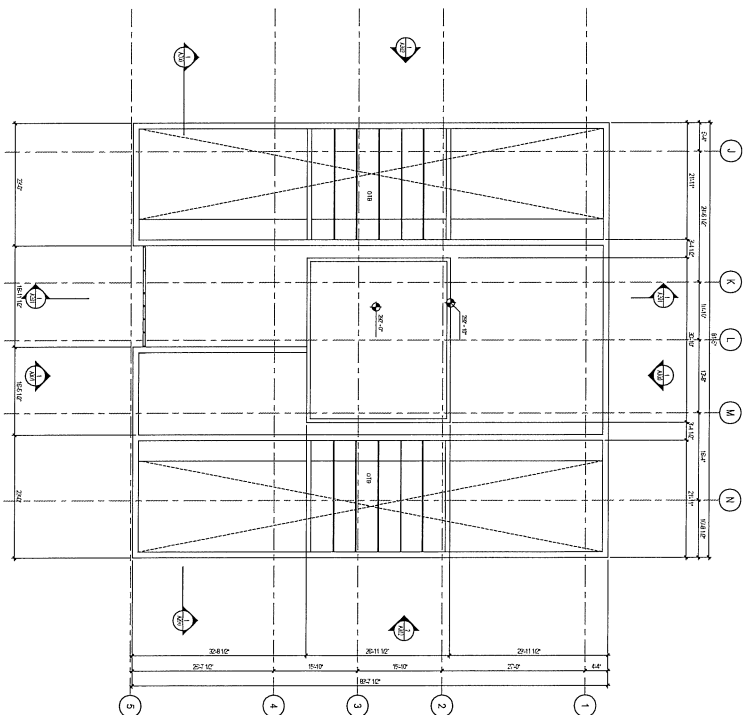
APPENDIX C - PENTHOUSE PLANS



② ELEV MACHINE RM PLAN
1/8" = 1'-0"



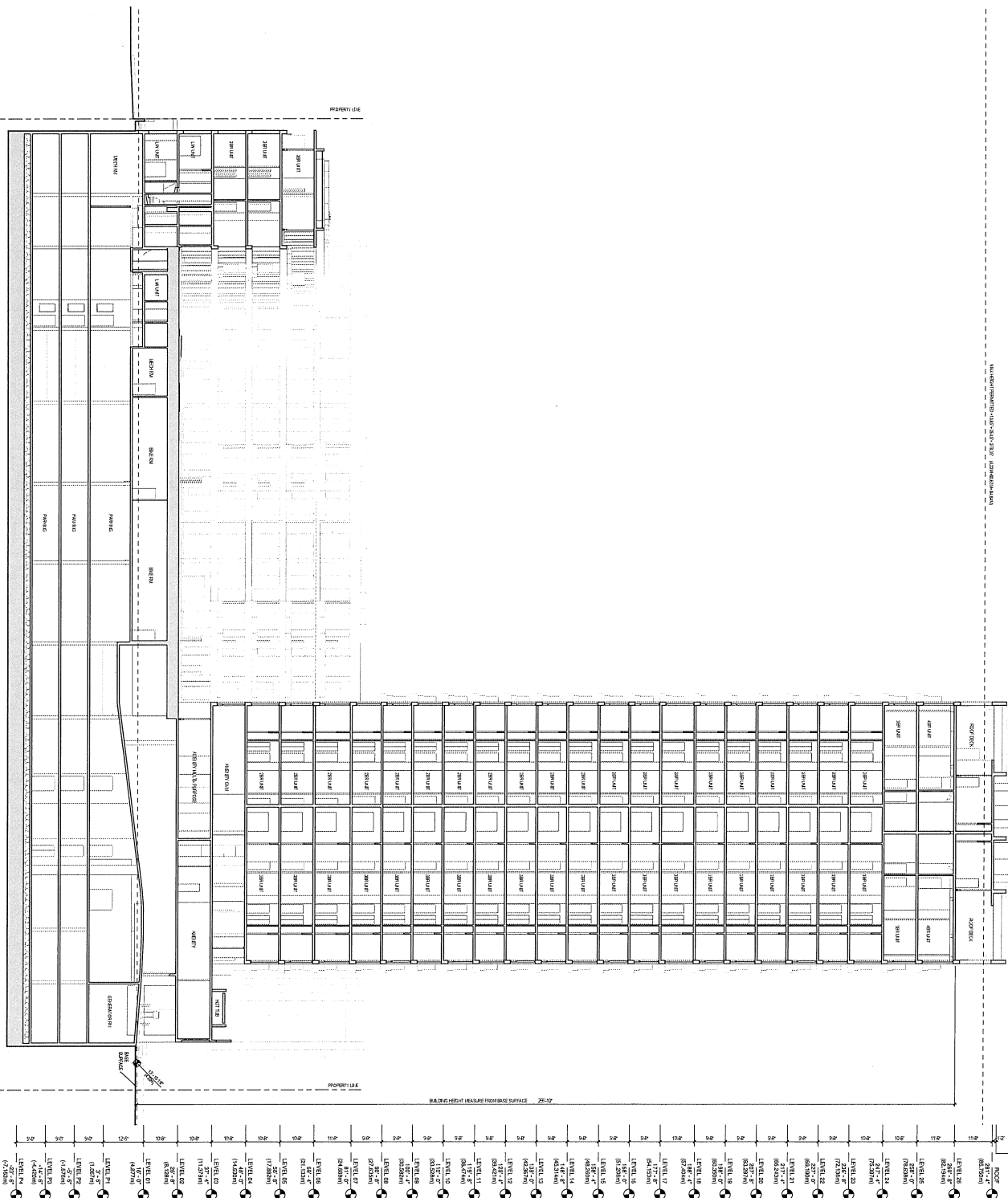
① LEVEL 26 UPPER PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



③ ROOF PLAN
1/8" = 1'-0"

A
B
C
D
E
F
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H
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J
K
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O

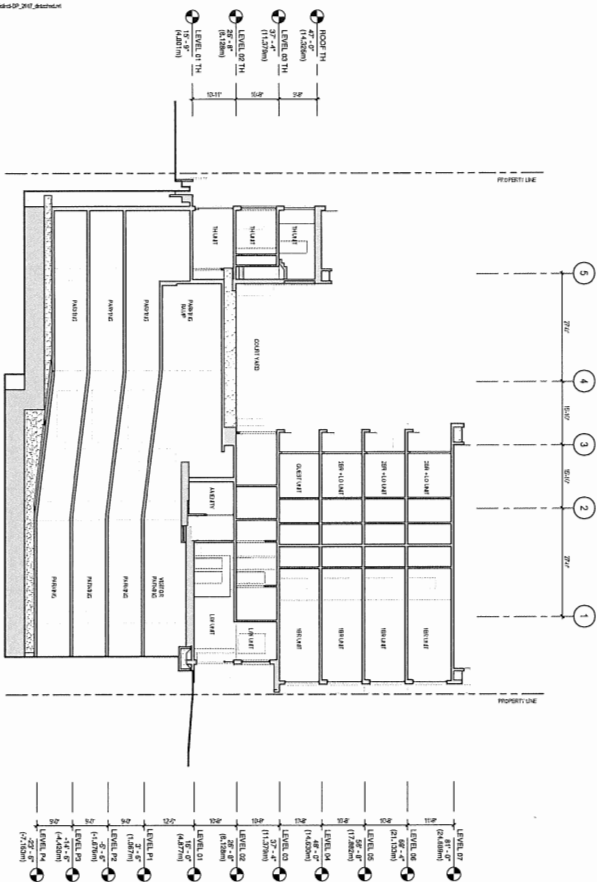
UNITS: DIMENSIONS ARE IN FEET - INCHES



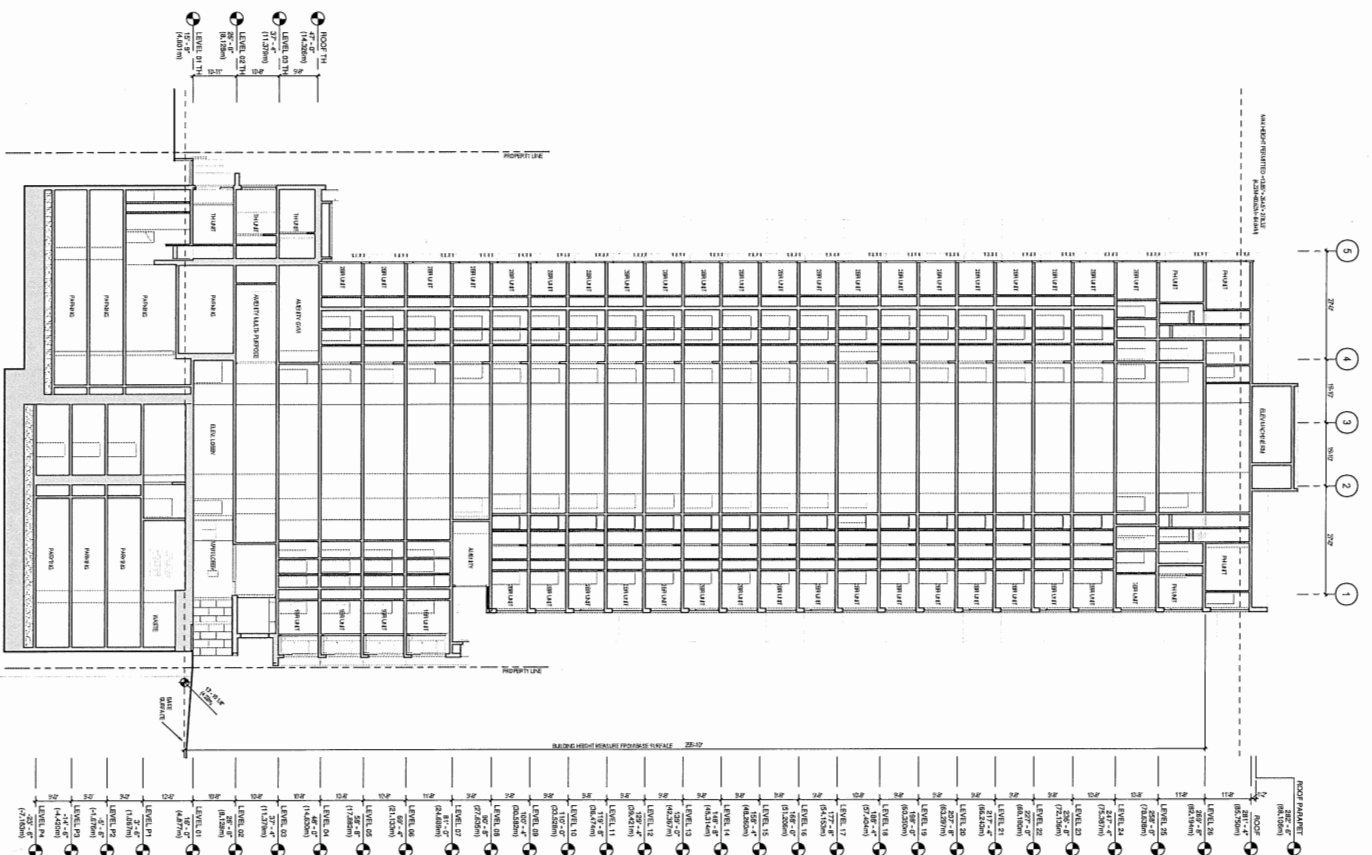
1 BUILDING SECTION A
 1/2" = 1'

PERKINS + WILL

WESGROUP

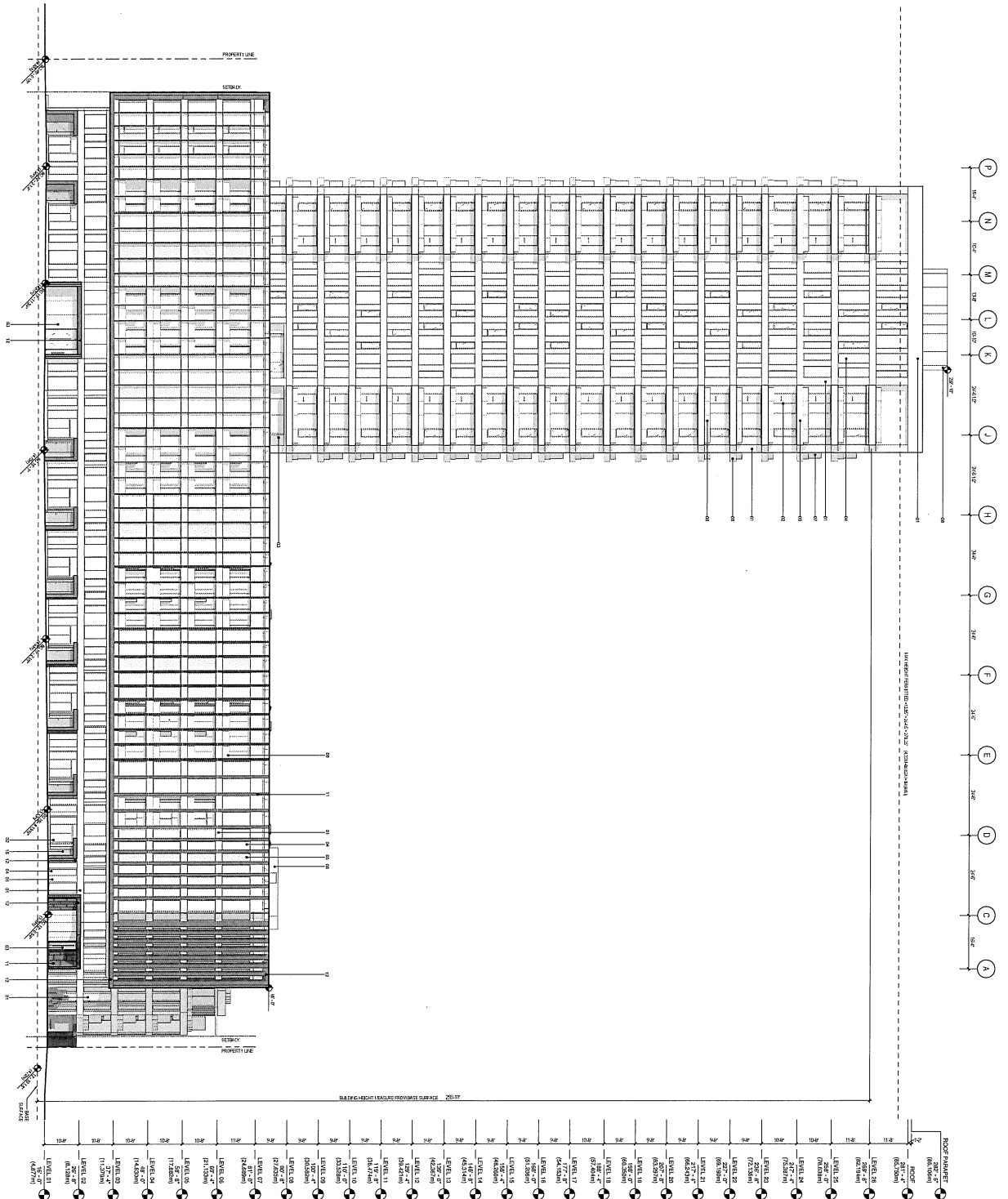


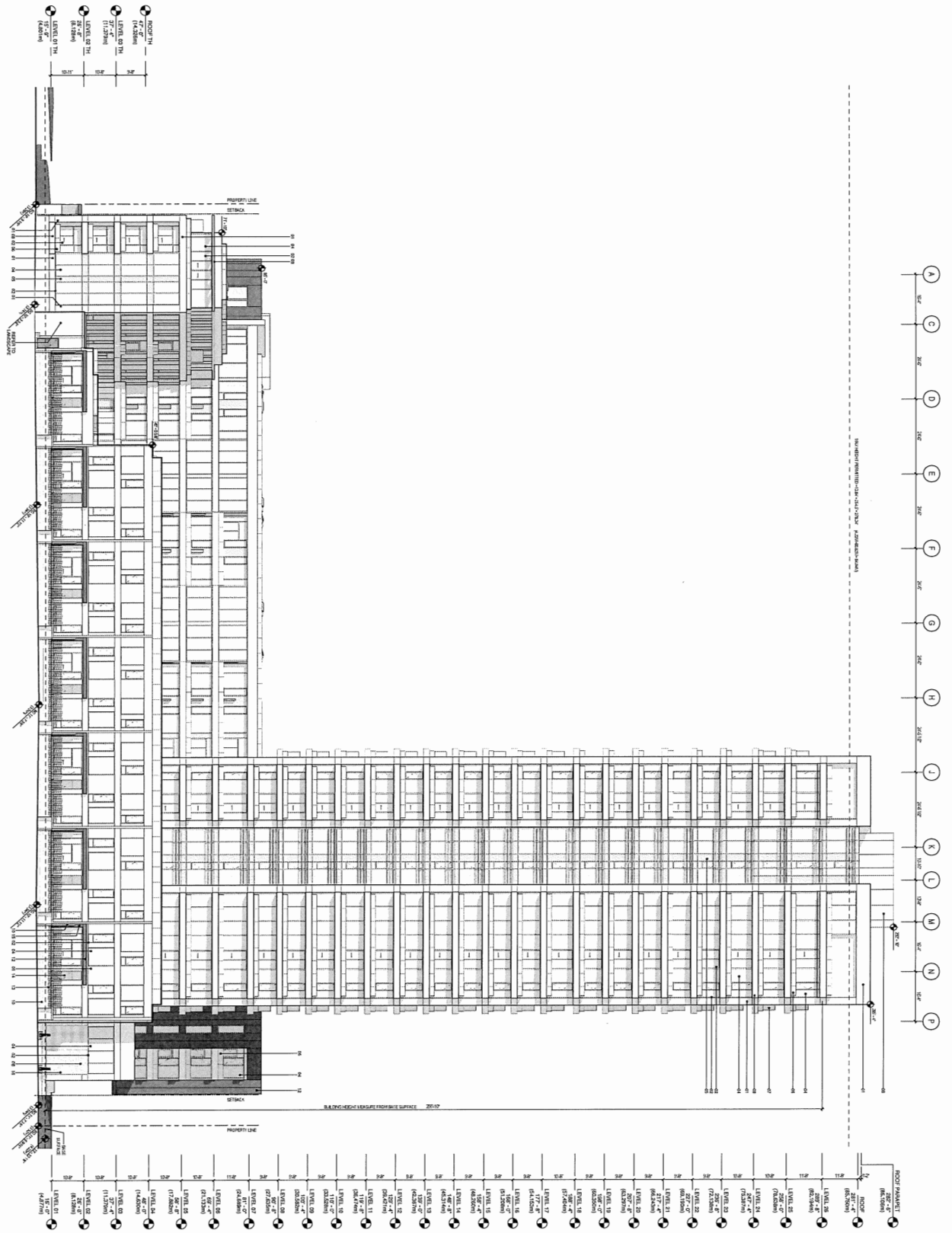
2 BUILDING SECTION C



1 BUILDING SECTION B

① NORTH EXTERIOR ELEVATION





- 01 FRUIT COLORED PANELS (W/RT)
- 02 POWER COATED ALUMINUM FINISHED
- 03 GLAZING SYSTEM (W/RT & GLASS)
- 04 STRUCTURAL GLAZING WALL SYSTEM
- 05 VISION GLASS
- 06 SPANFILL GLASS
- 07 POWER COATED METAL & GLASS CLUNG
- 08 FINISH SCOTCH
- 09 PAINTED CONCRETE
- 10 ARCHITECTURAL CONCRETE
- 11 PRE-FINISHED PERFORATED ALUMINUM
- 12 PANEL
- 13 PRE-FINISHED METAL PANEL
- 14 METAL GLASS
- 15 SOLID WOOD DOOR
- 16 PRE-FINISHED WOOD GLAZING
- 17 PRE-FINISHED METAL GLAZING
- 18 PRE-FINISHED OVERHEAD SECURITY GATE

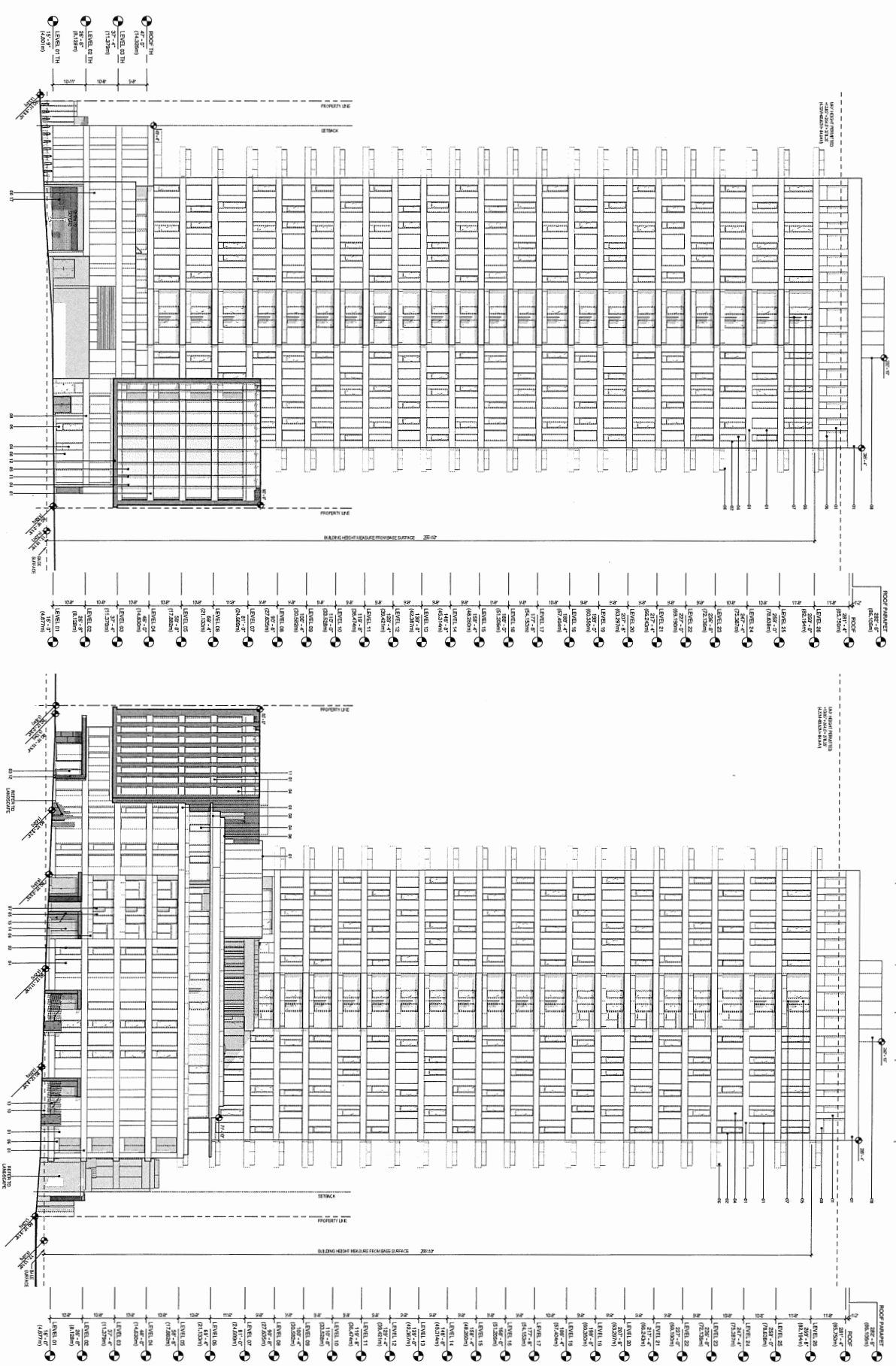
David Cross, Vancouver, BC

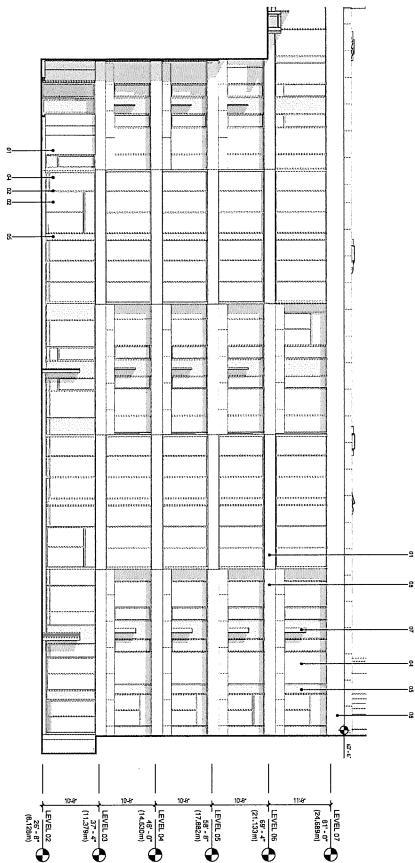
SOUTH ELEVATION

A301

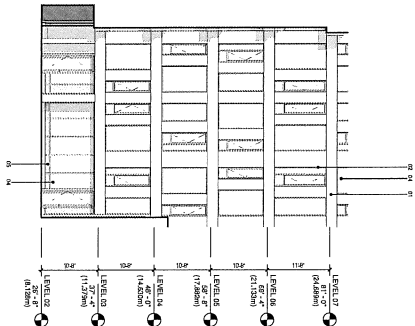
1 2 3 4 5

1 2 3 4 5

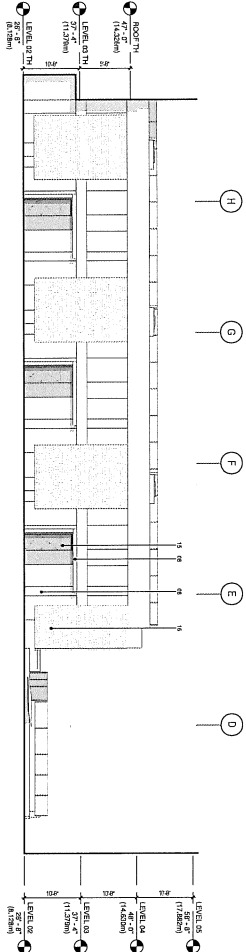




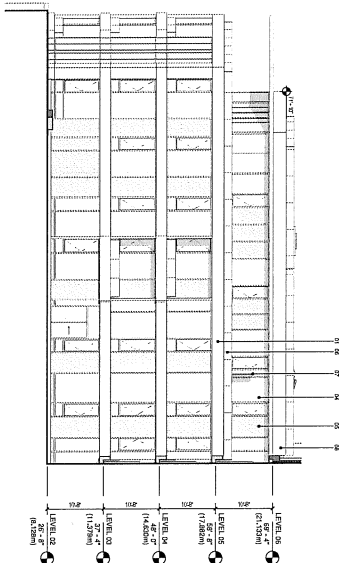
③ NORTH COURTYARD ELEVATION
1/8" = 1'-0"



④ EAST COURTYARD ELEVATION
1/8" = 1'-0"

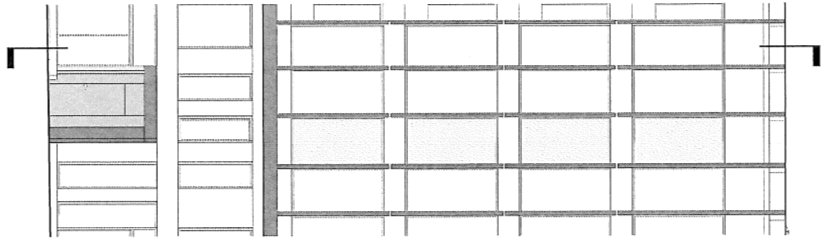


① SOUTH COURTYARD ELEVATION
1/8" = 1'-0"

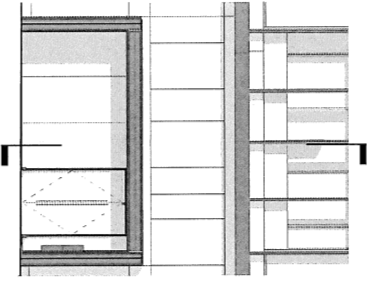


② WEST COURTYARD ELEVATION
1/8" = 1'-0"

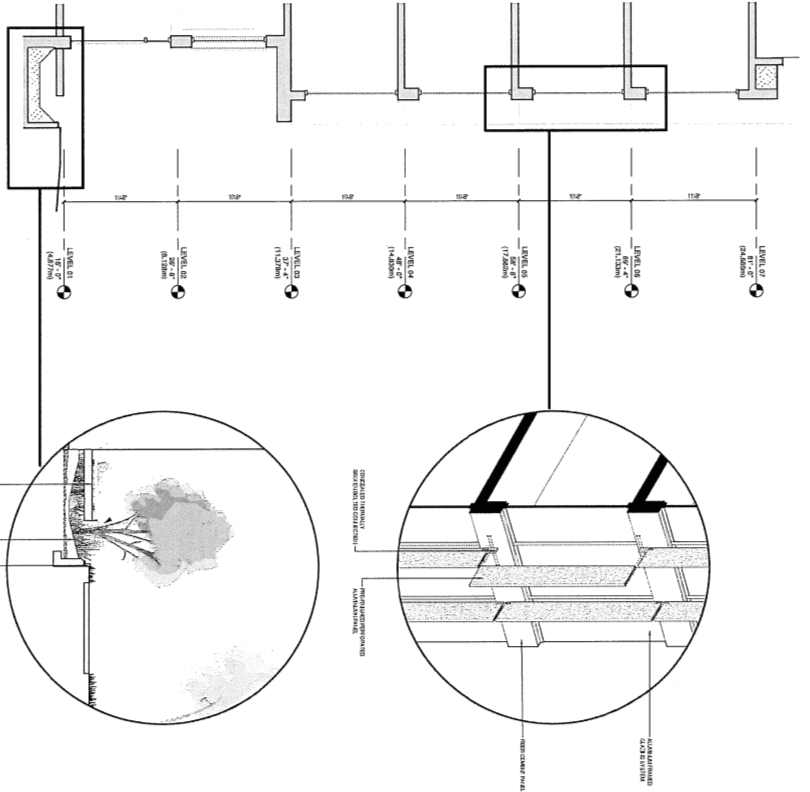
LEGEND	
01	BRICK CLAY TILE ROOF
02	BRICK CLAY TILE ROOF
03	BRICK CLAY TILE ROOF
04	BRICK CLAY TILE ROOF
05	BRICK CLAY TILE ROOF
06	BRICK CLAY TILE ROOF
07	BRICK CLAY TILE ROOF
08	BRICK CLAY TILE ROOF
09	BRICK CLAY TILE ROOF
10	BRICK CLAY TILE ROOF
11	BRICK CLAY TILE ROOF
12	BRICK CLAY TILE ROOF
13	BRICK CLAY TILE ROOF
14	BRICK CLAY TILE ROOF
15	BRICK CLAY TILE ROOF
16	BRICK CLAY TILE ROOF
17	BRICK CLAY TILE ROOF



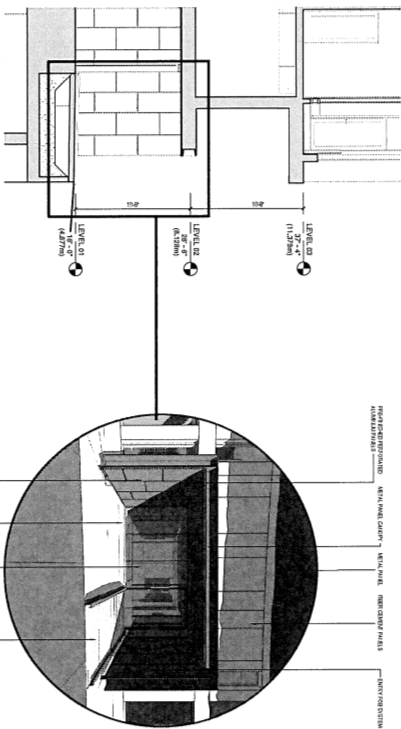
① NORTH ELEVATION



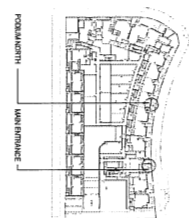
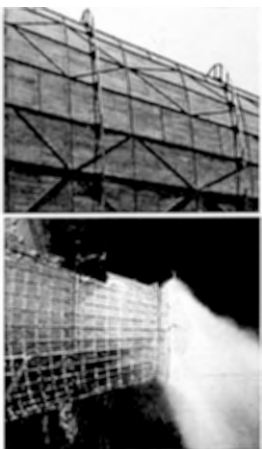
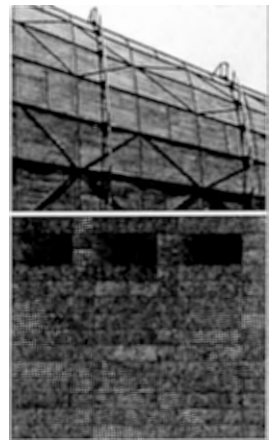
② EAST ELEVATION

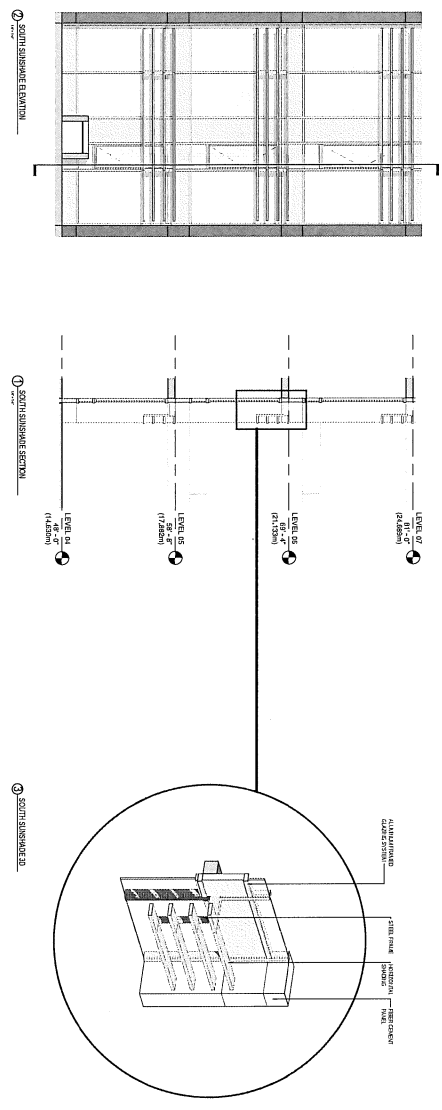
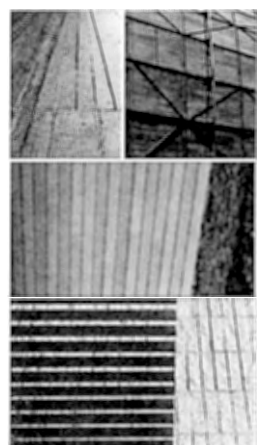
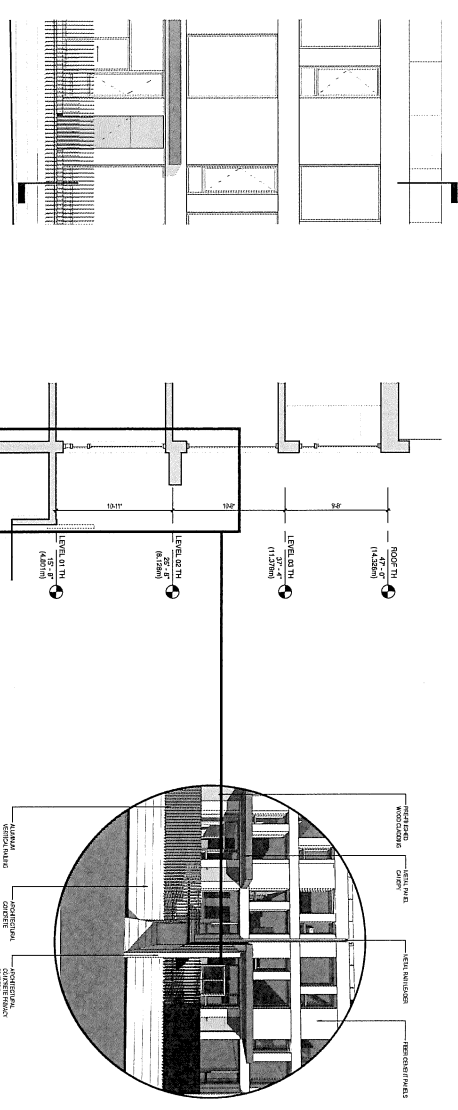
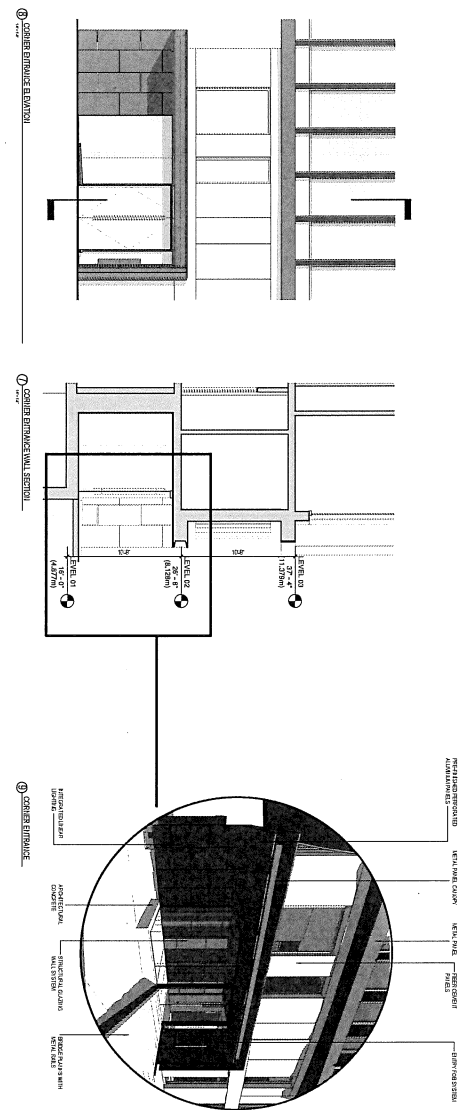
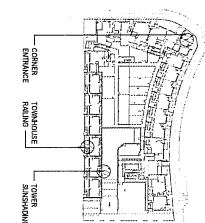


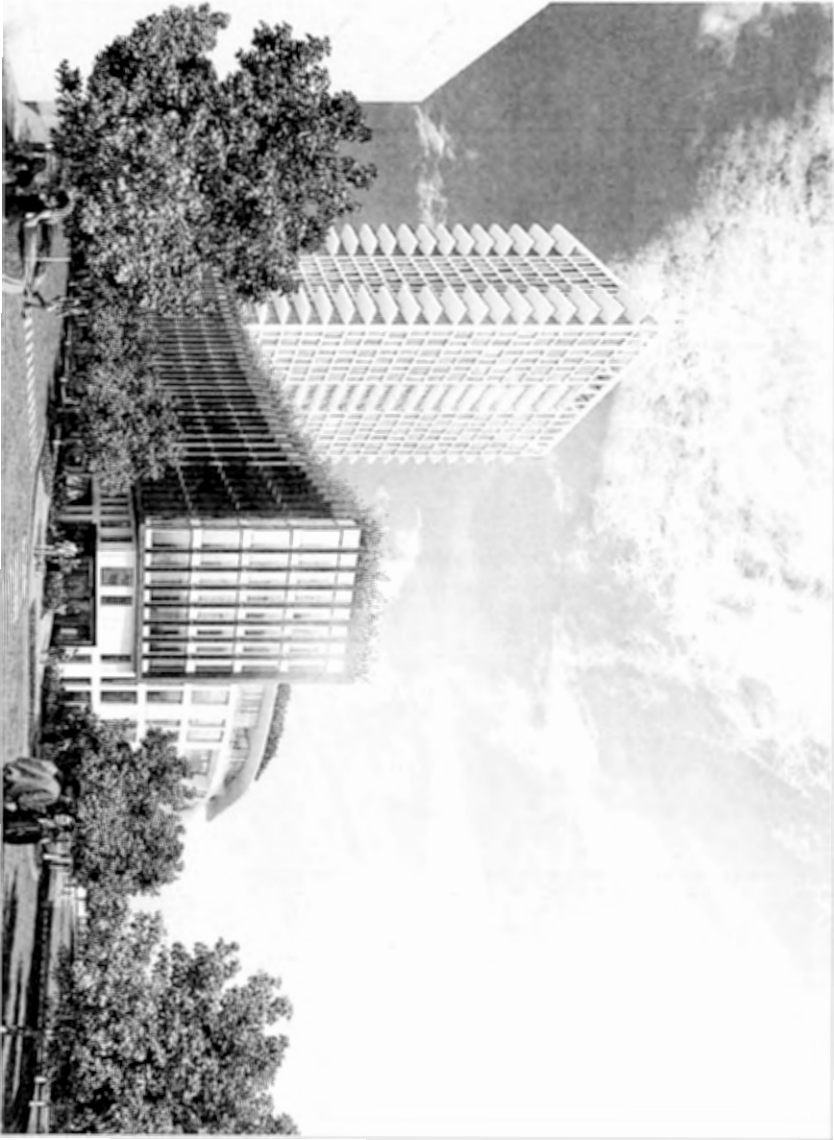
③ SECTION



④ SECTION



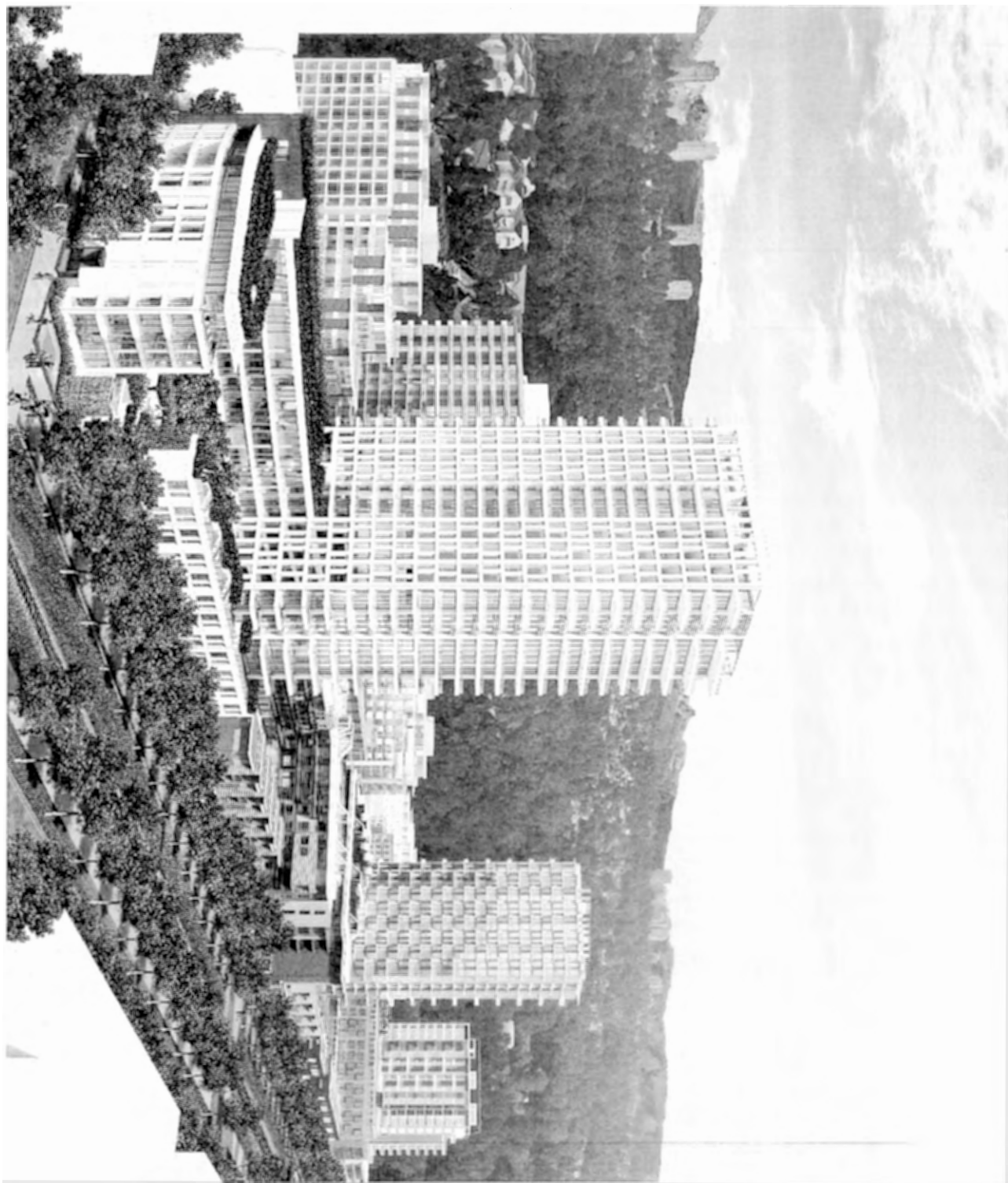


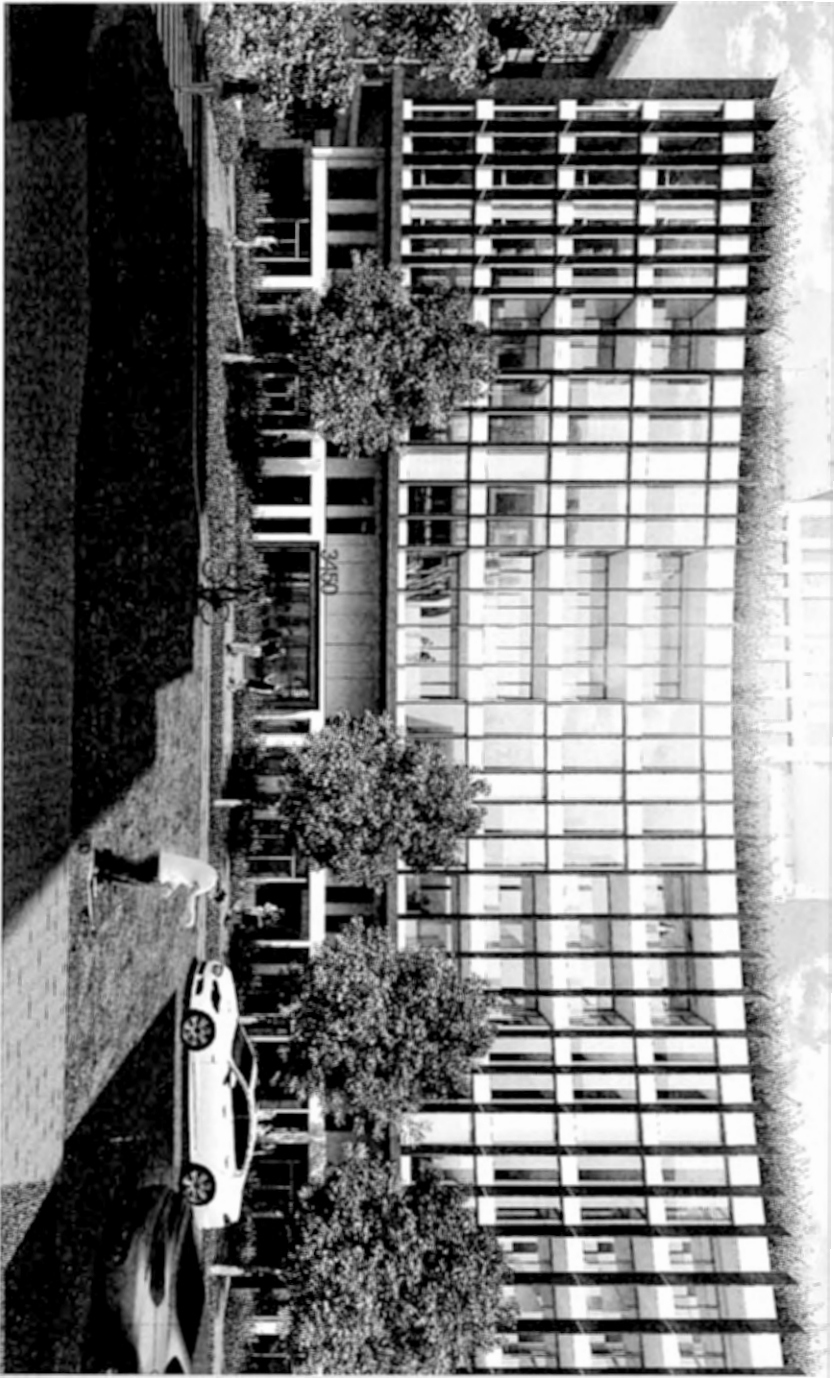


CORNER OF SAWMILL CRESCENT + ROAD "A"



SOUTH FACADE OF KENT AVENUE GREENWAY





MAIN RESIDENTIAL ENTRANCE



COURTYARD AMENITY SPACE