



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V6Y 1N5
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NOTES

SUMMARY

CAR PARKING SUMMARY - P1

Type	Count
VISITOR - REGULAR	31
SMALL CAR STALL	5
REGULAR CAR STALL	12
CLASS A - PASSENGER	4
CLASS A - LOADING	3
TOTAL	55

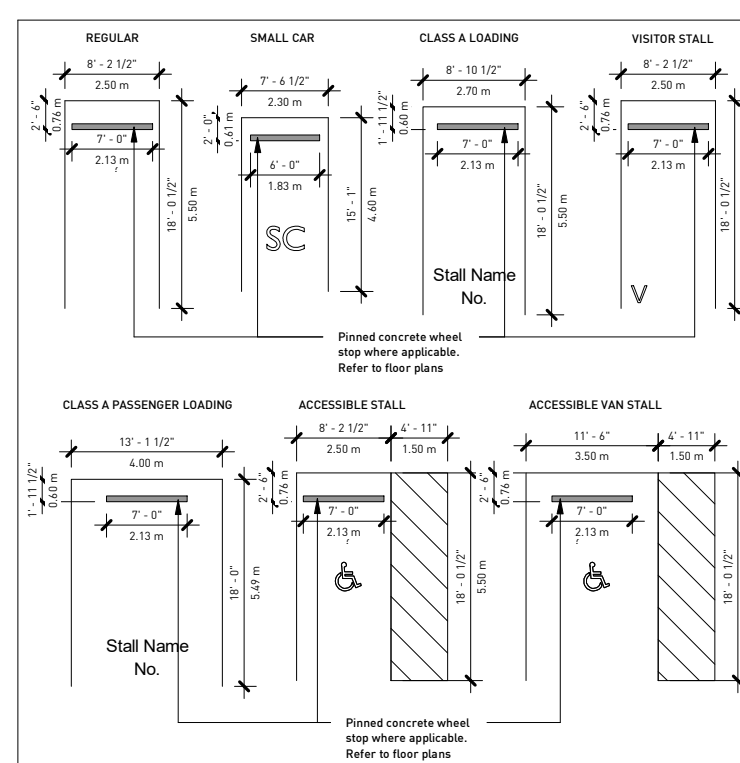
BICYCLE PARKING SUMMARY - P1

Type	Count
BICYCLE - VERTICAL	356
BICYCLE - STACKED (Urban Double Stacker)	356
BICYCLE - OVERSIZED	59
BICYCLE - LOCKER	119
BICYCLE - HORIZONTAL	298
TOTAL	1188

RESIDENT STORAGE SUMMARY - P1

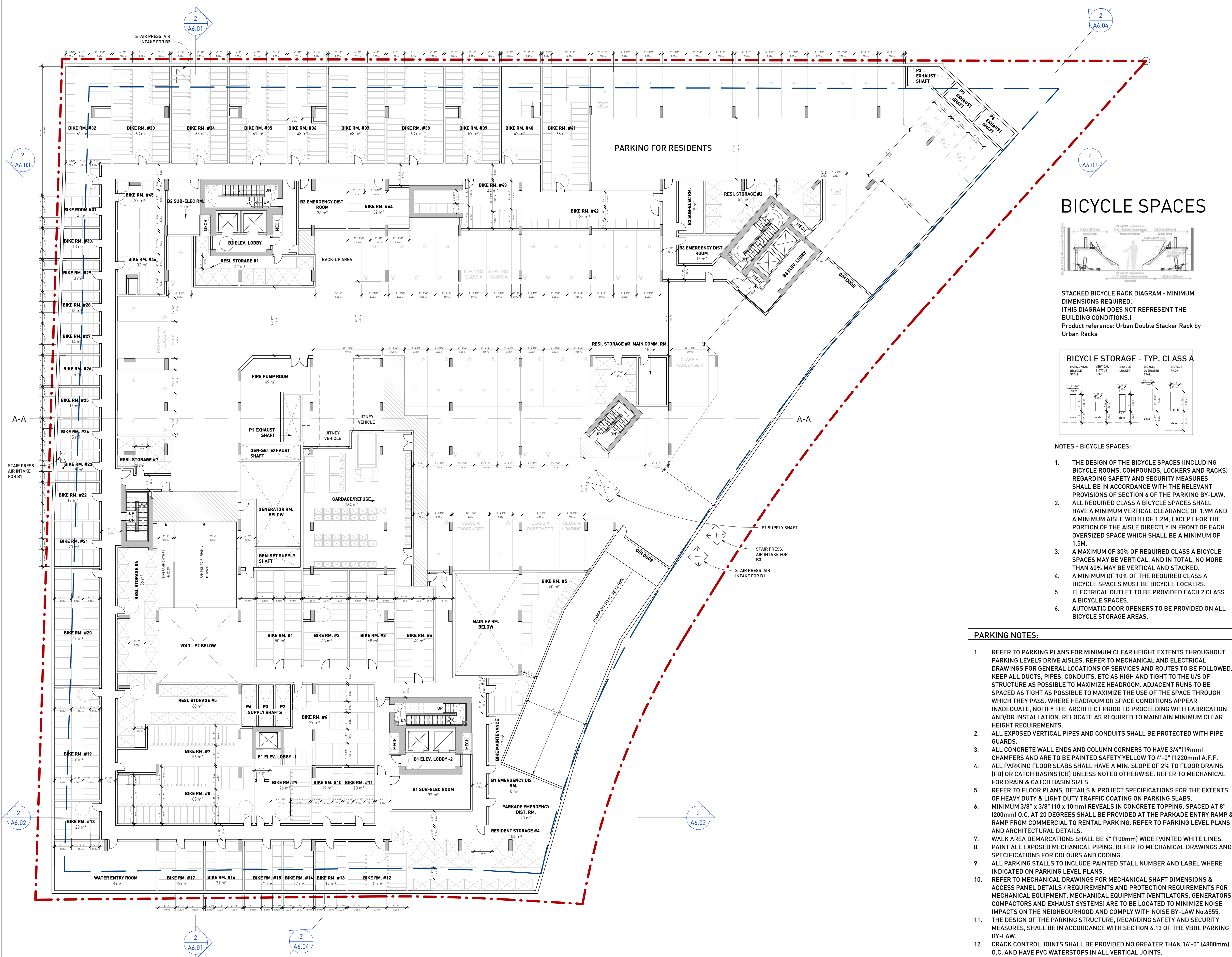
RESI. STORAGE #1	10
RESI. STORAGE #2	9
RESI. STORAGE #3	5
RESI. STORAGE #4	22
RESI. STORAGE #5	15
RESI. STORAGE #6	12
RESI. STORAGE #7	6
TOTAL	79

PARKING SPACES

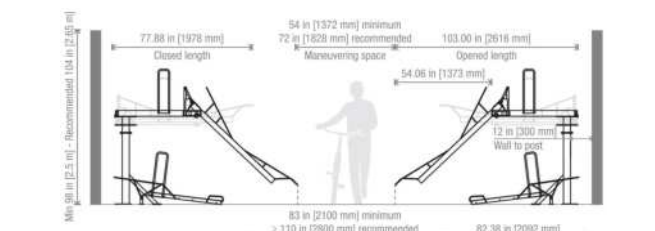


NOTES - PARKING SPACES:

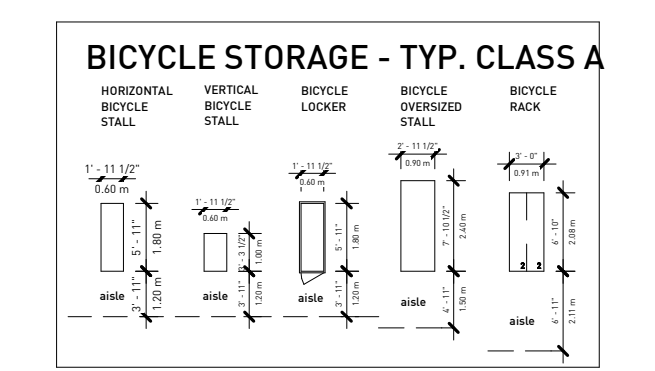
- THE DESIGN OF THE PARKING SPACES REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 4.13 OF THE PARKING BY-LAW.
- ALL PARKING SPACES PROVIDED FOR RESIDENTIAL USE, EXCLUDING VISITOR SPACES, TO BE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.
- FOR THE COMMERCIAL COMPONENT, A MINIMUM OF ONE PARKING SPACE EVERY TEN PLUS ONE SPACE FOR ANY ADDITIONAL PARKING SPACES THAT NUMBER LESS THAN TEN, TO BE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.
- PROVISION OF ONE ACCESSIBLE PARKING SPACE FOR THE FIRST 7 RESIDENTIAL UNITS AND AN ADDITIONAL 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT.
- PROVISION OF ONE ACCESSIBLE PARKING SPACE FOR THE FIRST 50M² OF NON-RESIDENTIAL USE AND AN ADDITIONAL 0.4 SPACE FOR EACH 1,000M² OF NON-RESIDENTIAL GROSS FLOOR AREA.



BICYCLE SPACES



STACKED BICYCLE RACK DIAGRAM - MINIMUM DIMENSIONS REQUIRED. (THIS DIAGRAM DOES NOT REPRESENT THE BUILDING CONDITIONS.)
 Product reference: Urban Double Stacker Rack by Urban Racks



NOTES - BICYCLE SPACES:

- THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW.
- ALL REQUIRED CLASS A BICYCLE SPACES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 1.9M AND A MINIMUM AISLE WIDTH OF 1.2M, EXCEPT FOR THE PORTION OF THE AISLE DIRECTLY IN FRONT OF EACH OVERSIZED SPACE WHICH SHALL BE A MINIMUM OF 1.5M.
- A MAXIMUM OF 30% OF REQUIRED CLASS A BICYCLE SPACES MAY BE VERTICAL, AND IN TOTAL, NO MORE THAN 60% MAY BE VERTICAL AND STACKED.
- A MINIMUM OF 10% OF THE REQUIRED CLASS A BICYCLE SPACES MUST BE BICYCLE LOCKERS.
- ELECTRICAL OUTLET TO BE PROVIDED EACH 2 CLASS A BICYCLE SPACES.
- AUTOMATIC DOOR OPENERS TO BE PROVIDED ON ALL BICYCLE STORAGE AREAS.

PARKING NOTES:

- REFER TO PARKING PLANS FOR MINIMUM CLEAR HEIGHT EXTENTS THROUGHOUT PARKING LEVELS DRIVE AISLES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GENERAL LOCATIONS OF SERVICES AND ROUTES TO BE FOLLOWED. KEEP ALL DUCTS, PIPES, CONDUITS, ETC AS HIGH AND TIGHT TO THE U/S OF STRUCTURE AS POSSIBLE TO MAXIMIZE HEADROOM. ADJACENT RUNS TO BE SPACED AS TIGHT AS POSSIBLE TO MAXIMIZE THE USE OF THE SPACE THROUGH WHICH THEY PASS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE AS REQUIRED TO MAINTAIN MINIMUM CLEAR HEIGHT REQUIREMENTS.
- ALL EXPOSED VERTICAL PIPES AND CONDUITS SHALL BE PROTECTED WITH PIPE GUARDS.
- ALL CONCRETE WALL ENDS AND COLUMN CORNERS TO HAVE 3/4" (19mm) CHAMFERS AND ARE TO BE PAINTED SAFETY YELLOW TO 4'-0" (1220mm) A.F.F.
- ALL PARKING FLOOR SLABS SHALL HAVE A MIN. SLOPE OF 2% TO FLOOR DRAINS (FD) OR CATCH BASINS (CB) UNLESS NOTED OTHERWISE. REFER TO MECHANICAL FOR DRAIN & CATCH BASIN SIZES.
- REFER TO FLOOR PLANS, DETAILS & PROJECT SPECIFICATIONS FOR THE EXTENTS OF HEAVY DUTY & LIGHT DUTY TRAFFIC COATING ON PARKING SLABS.
- MINIMUM 3/8" x 3/8" (10 x 10mm) REVEALS IN CONCRETE TOPPING, SPACED AT 8" (200mm) O.C. AT 20 DEGREES SHALL BE PROVIDED AT THE PARKADE ENTRY RAMP & RAMP FROM COMMERCIAL TO RENTAL PARKING. REFER TO PARKING LEVEL PLANS AND ARCHITECTURAL DETAILS.
- WALK AREA DEMARICATIONS SHALL BE 4" (100mm) WIDE PAINTED WHITE LINES.
- PAINT ALL EXPOSED MECHANICAL PIPING. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR COLOURS AND CODING.
- ALL PARKING STALLS TO INCLUDE PAINTED STALL NUMBER AND LABEL WHERE INDICATED ON PARKING LEVEL PLANS.
- REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SHAFT DIMENSIONS & ACCESS PANEL DETAILS / REQUIREMENTS AND PROTECTION REQUIREMENTS FOR MECHANICAL EQUIPMENT. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS AND EXHAUST SYSTEMS) ARE TO BE LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW No.6555.
- THE DESIGN OF THE PARKING STRUCTURE, REGARDING SAFETY AND SECURITY MEASURES, SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE VBBL PARKING BY-LAW.
- CRACK CONTROL JOINTS SHALL BE PROVIDED NO GREATER THAN 16'-0" (4800mm) O.C. AND HAVE PVC WATERSTOPS IN ALL VERTICAL JOINTS.
- THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE VBBL PARKING BY-LAW.

REVISIONS

NO.	DATE	DESCRIPTION
1	2023/07/19	Consultant Coordination Drawings
2	2023/09/01	Consultant Coordination Drawings
3	2024/05/06	80% DP Consultant Coordination
4	2024/08/12	DP Submission

HEATHER LANDS - PARCEL B

DP SUBMISSION

P1 PLAN

DATE	6/11/2024 9:44:03 AM
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SUMMARY

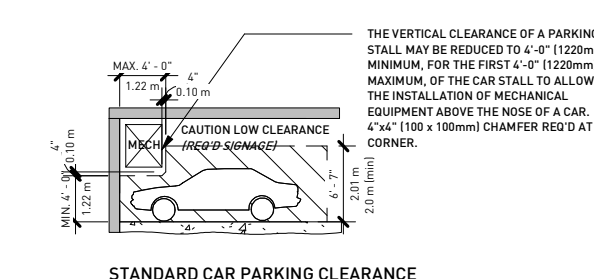
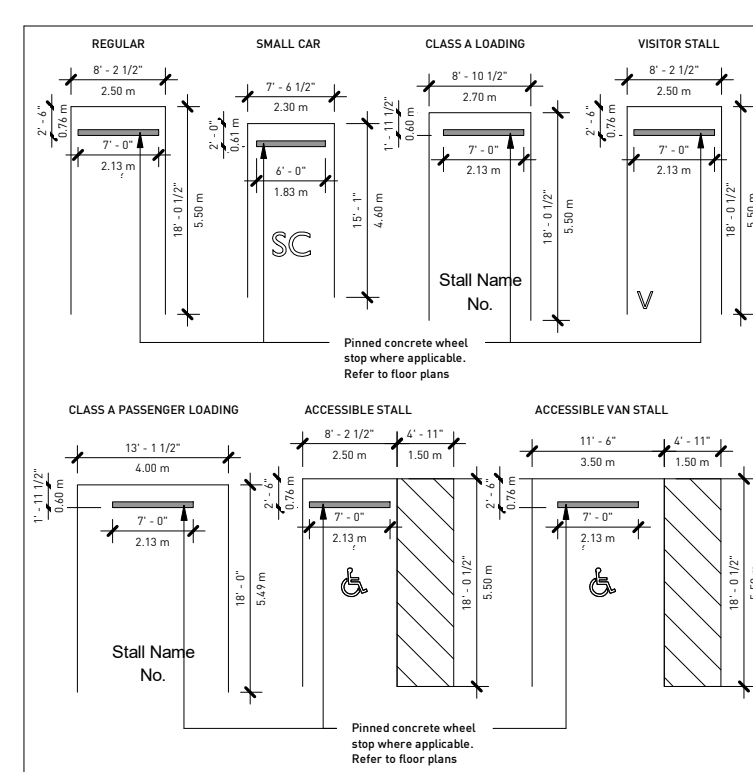
CAR PARKING SUMMARY - P2

Type	Count
SMALL CAR STALL	28
REGULAR CAR STALL	115
H/C STALL - VAN	3
H/C STALL	19
TOTAL	165

RESIDENT STORAGE SUMMARY - P2

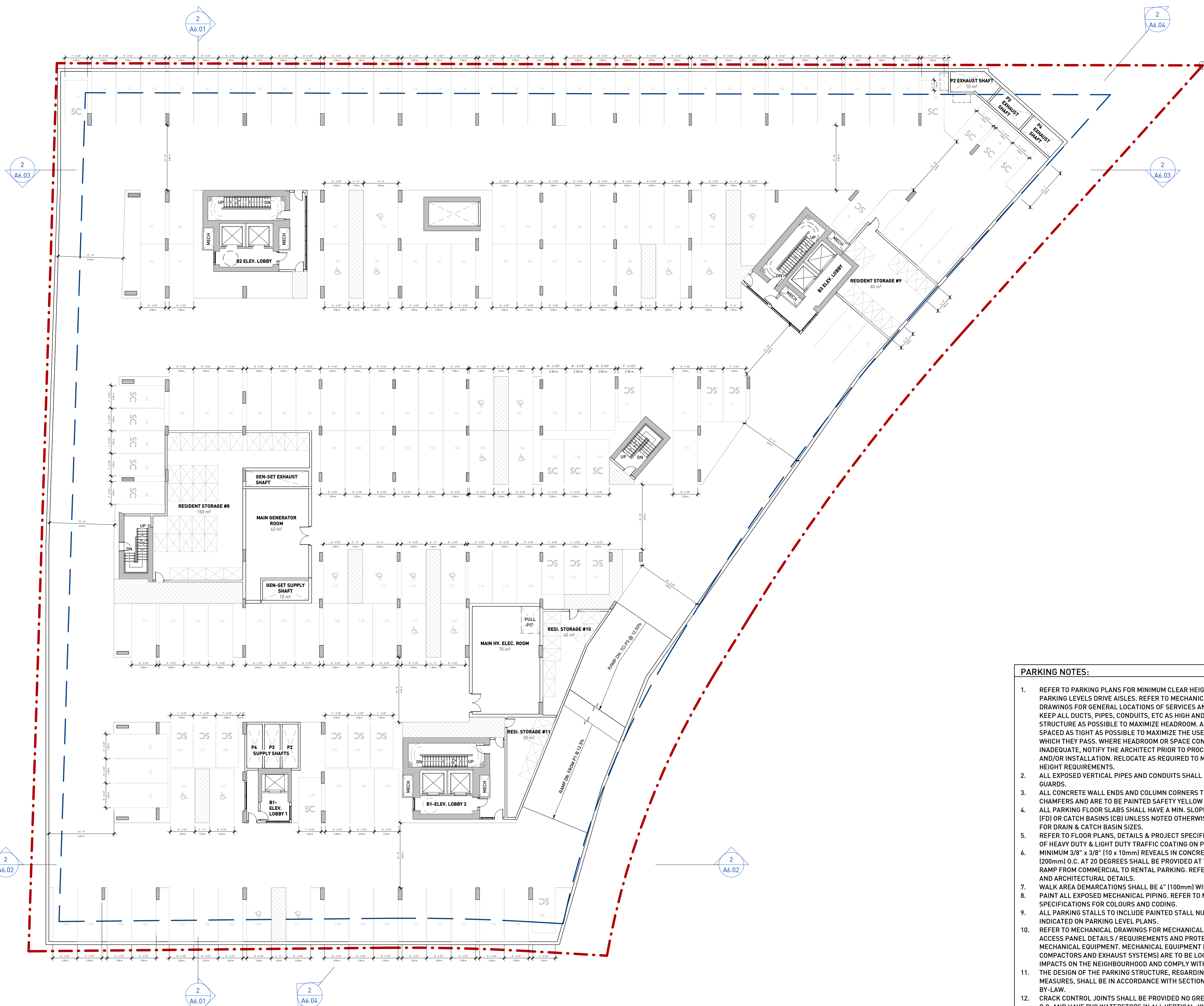
RESI. STORAGE #8	32
RESI. STORAGE #9	11
RESI. STORAGE #10	8
RESI. STORAGE #11	4
TOTAL	55

PARKING SPACES



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PARKING NOTES:

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HEATHER LANDS - PARCEL B

DP SUBMISSION

P2 PLAN

DATE	6/11/2024 9:44:04 AM
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SCALE	1 : 200
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SUMMARY

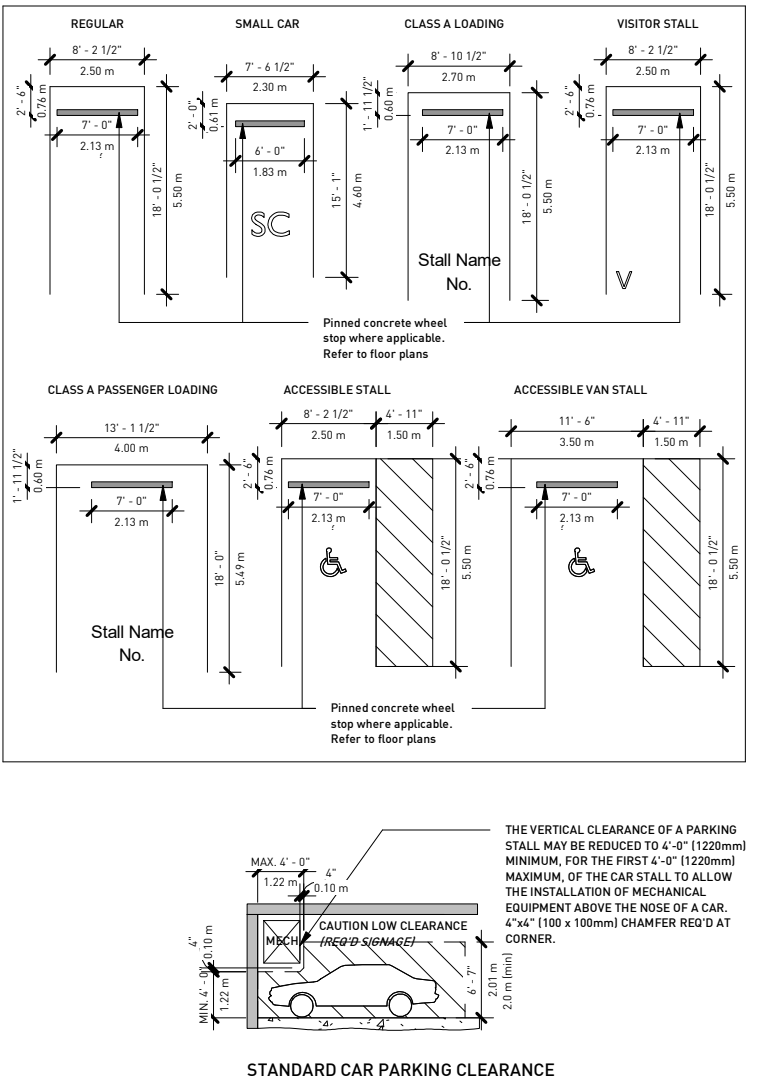
CAR PARKING SUMMARY - P3

Type	Count
SMALL CAR STALL	43
REGULAR CAR STALL	145
TOTAL	188

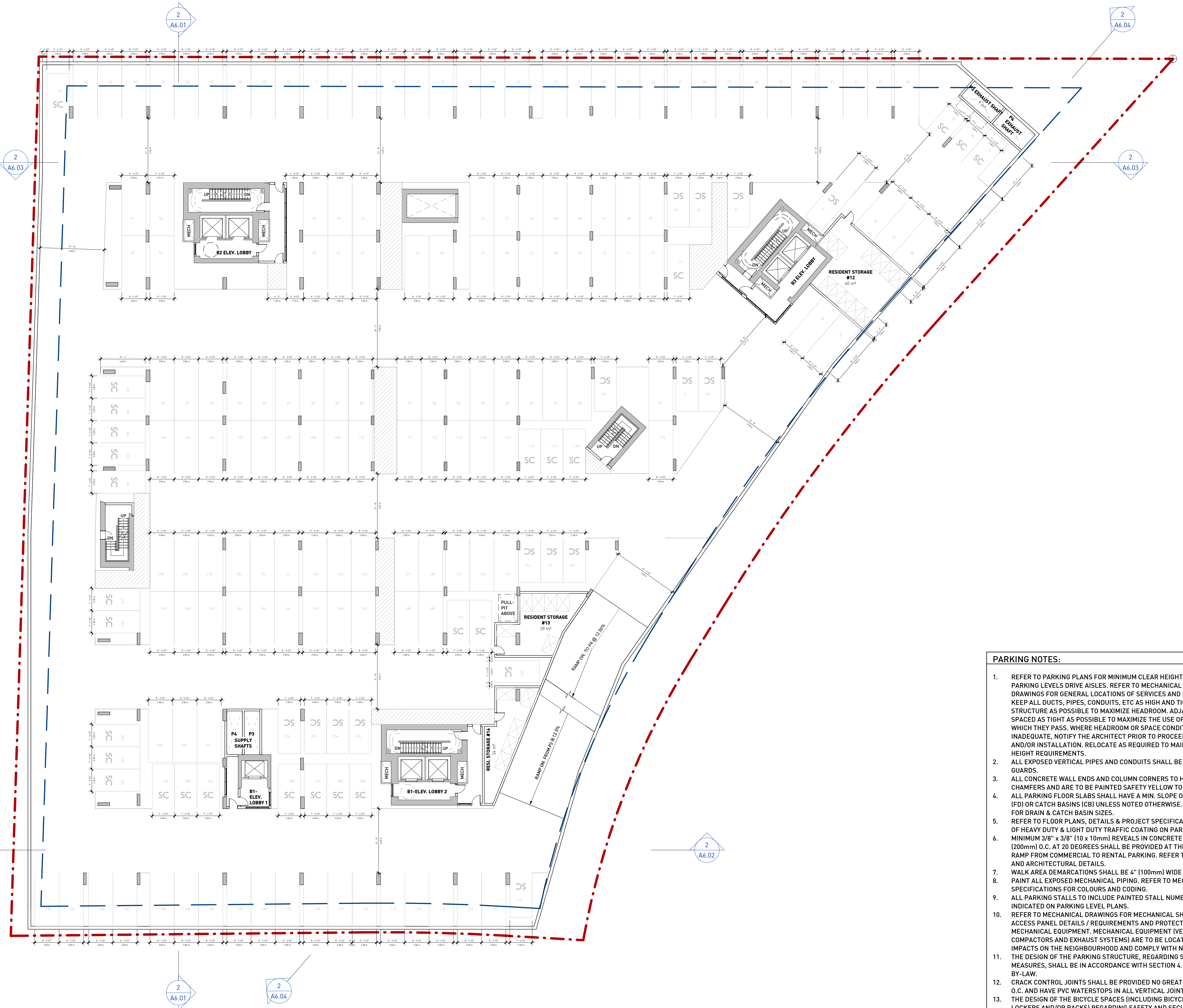
RESIDENT STORAGE SUMMARY - P3

RESI. STORAGE #12	11
RESI. STORAGE #13	6
RESI. STORAGE #14	5
TOTAL	22

PARKING SPACES



- NOTES - PARKING SPACES:
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- PARKING NOTES:
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HEATHER LANDS - PARCEL B

DP SUBMISSION

P3 PLAN

DATE	6/11/2024 9:44:06 AM
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SCALE	1 : 200
JOB NUMBER	23013

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SUMMARY

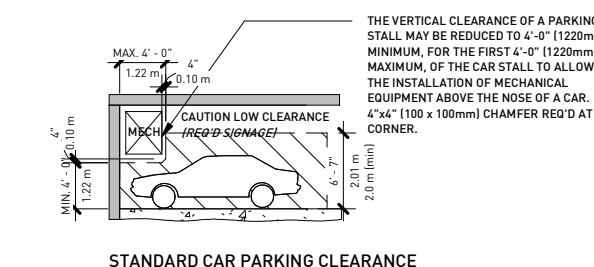
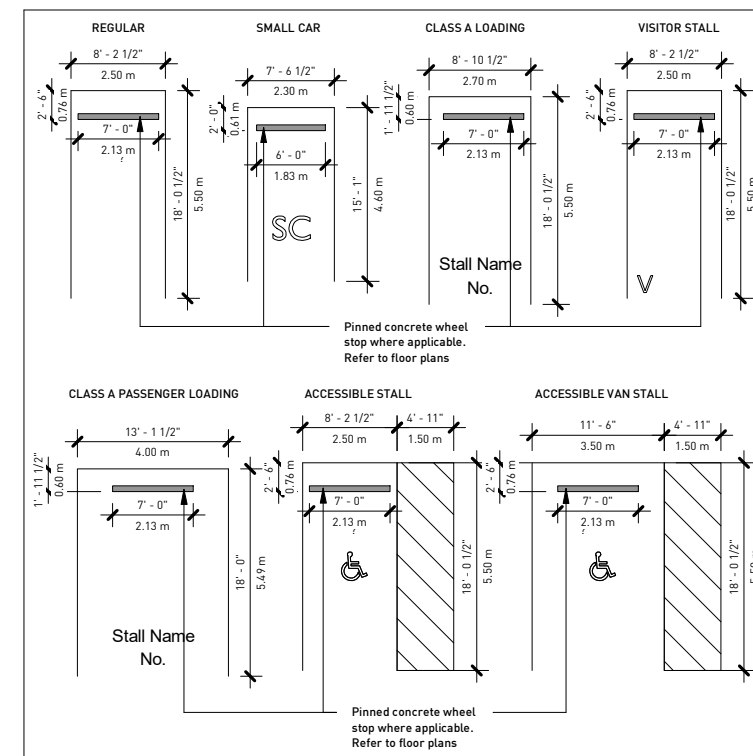
CAR PARKING SUMMARY - P4

Type	Count
SMALL CAR STALL	44
REGULAR CAR STALL	148
TOTAL	192

RESIDENT STORAGE SUMMARY - P4

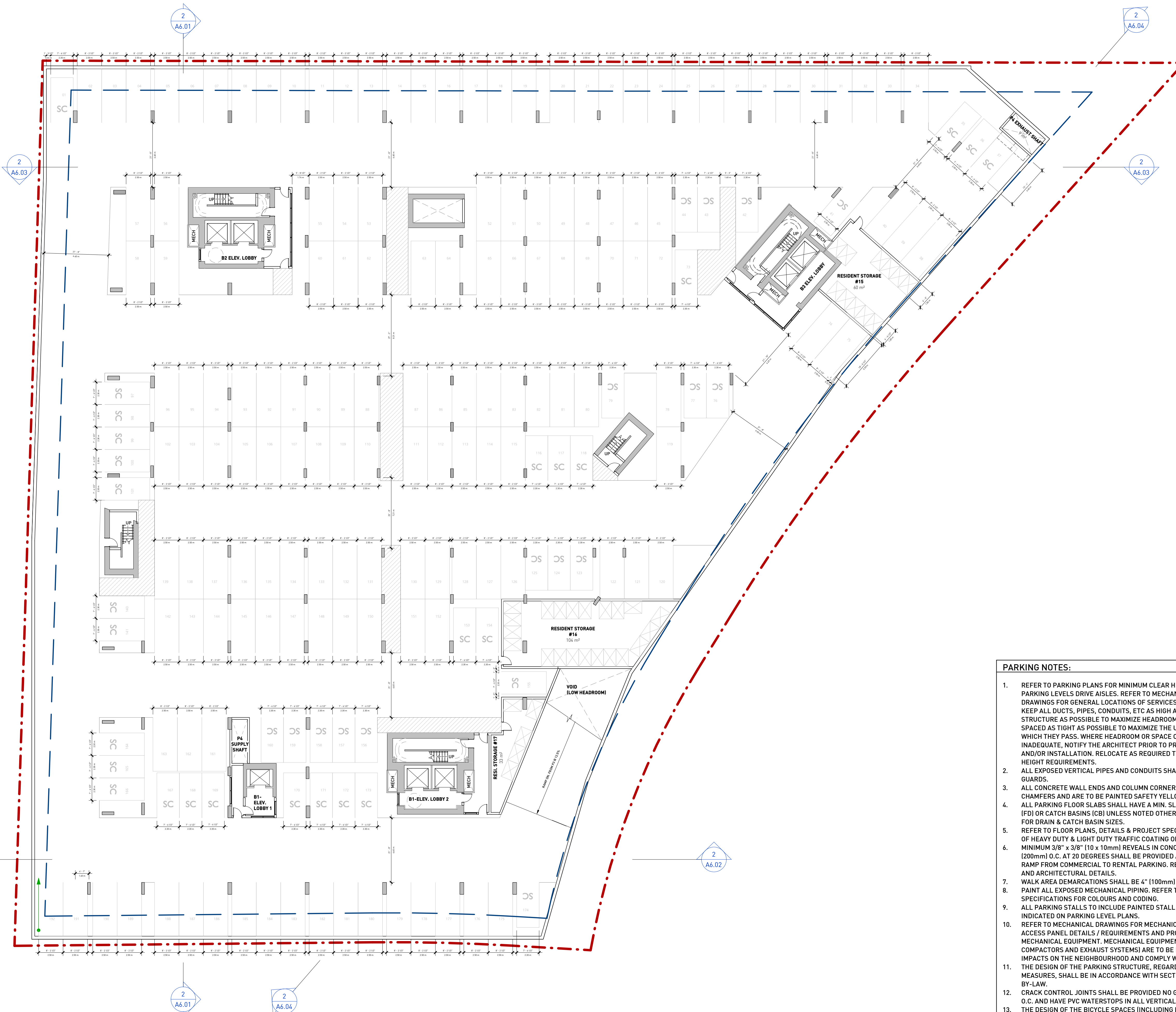
RESI. STORAGE #15	11
RESI. STORAGE #16	21
RESI. STORAGE #17	5
TOTAL	37

PARKING SPACES



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HEATHER LANDS - PARCEL B

DP SUBMISSION

P4 PLAN

DATE	6/11/2024 9:44:08 AM
DRAWN BY	SJ
CHECKED BY	TL
SCALE	1 : 200
JOB NUMBER	23013

A2.04



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3	2023/10/20	50% DP Consultant Coordination
4	2023/12/06	Issued for Client Review
5	2024/06/03	80% DP Consultant Coordination
6	2024/08/12	DP Submission

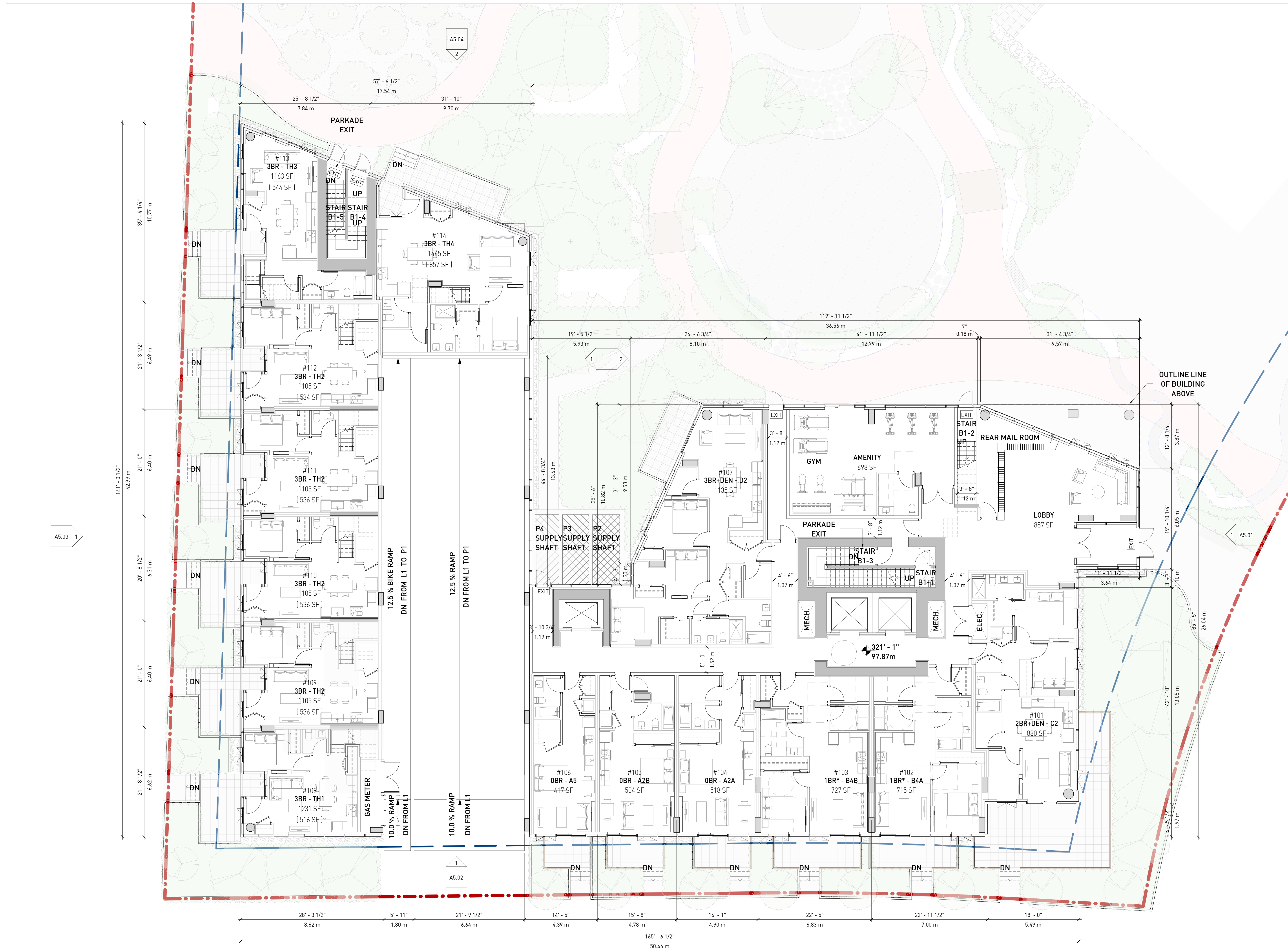
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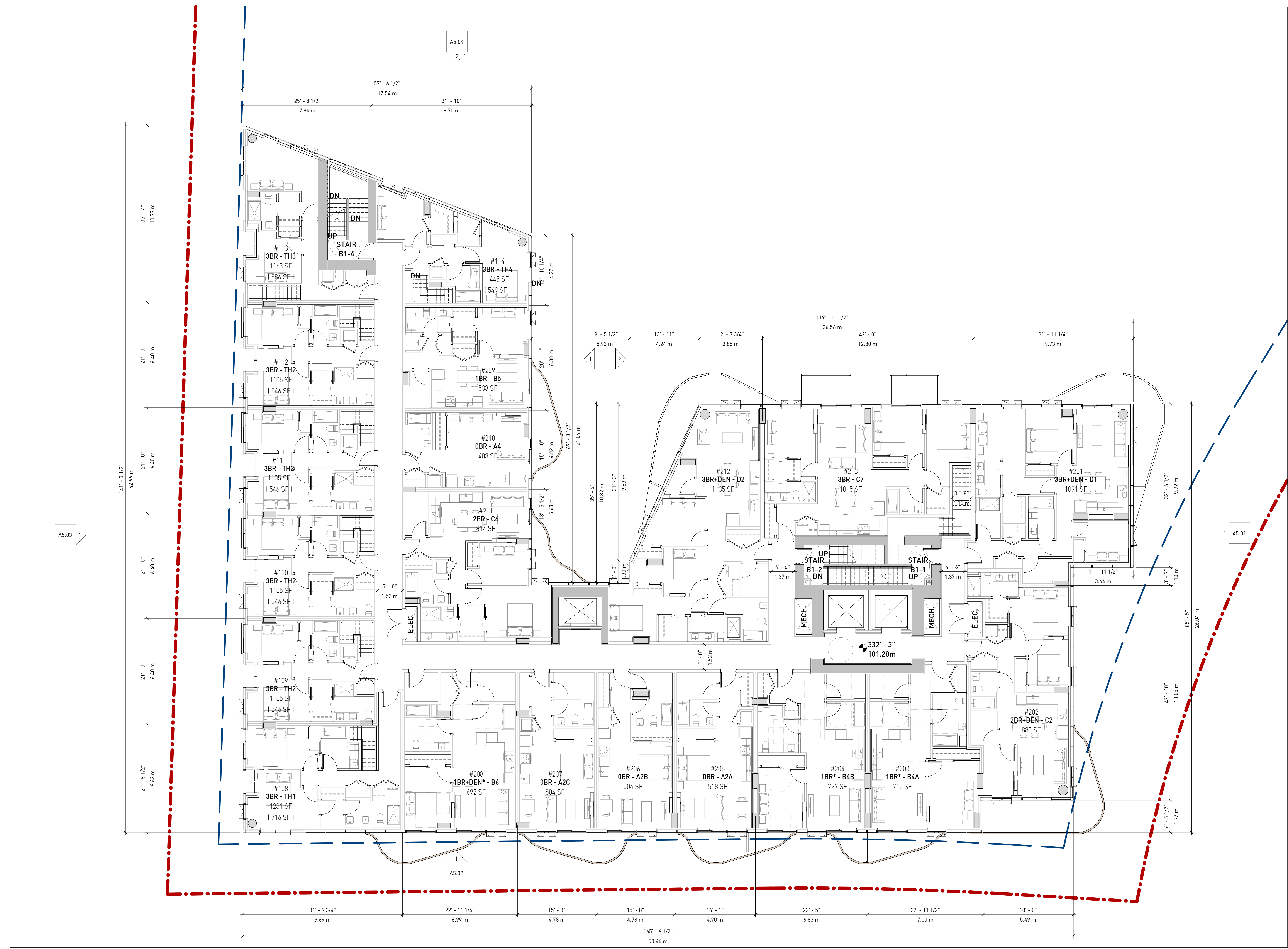
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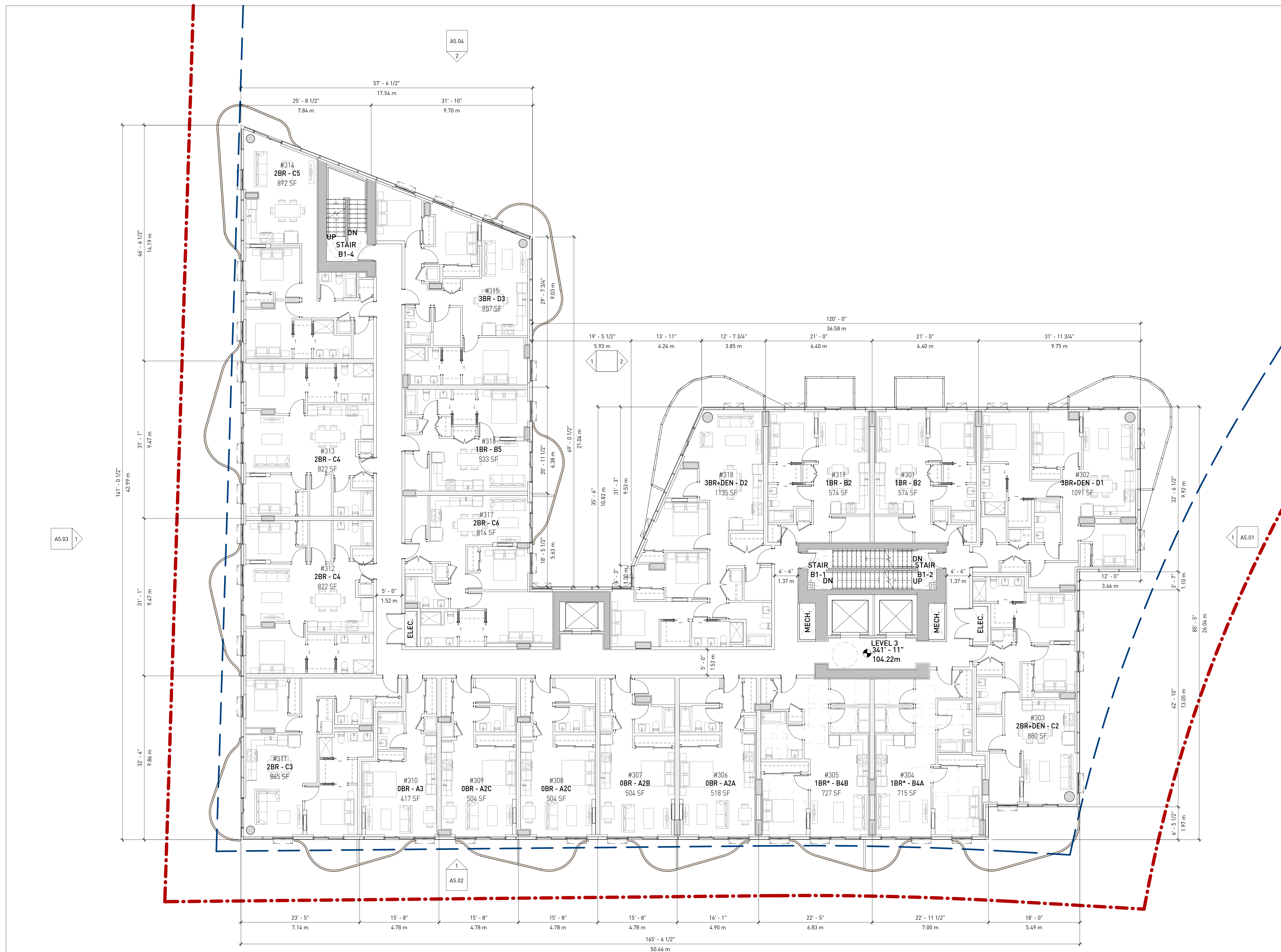
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B1 FLOORPLAN - L3/5

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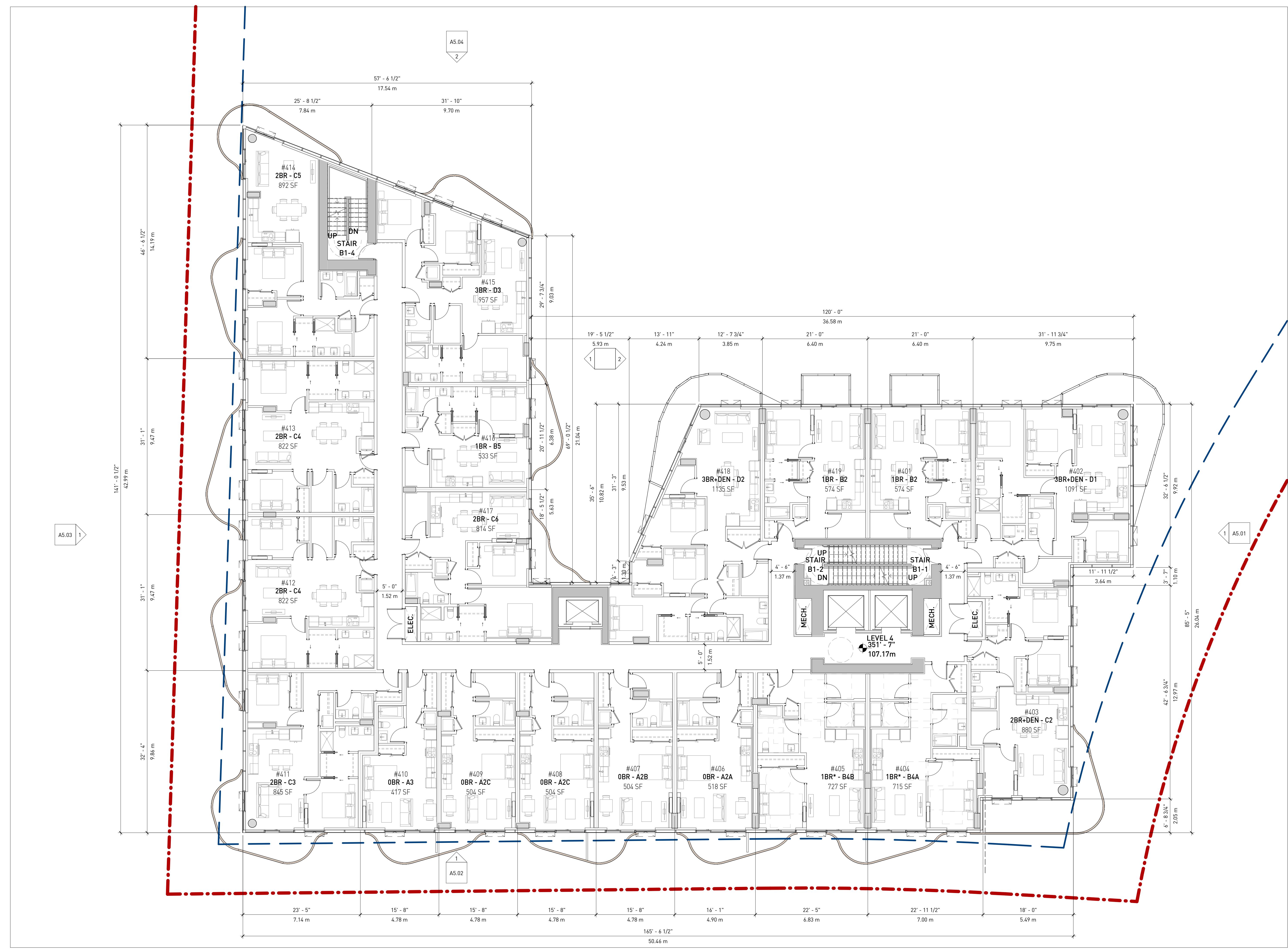
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3	2024/06/03	80% DP Consultant Coordination
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B1 FLOORPLAN - L4/6

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Dimensions and labels on the floor plan include:
 - Room labels: #414 2BR-C5 (892 SF), #415 3BR-D3 (1957 SF), #418 3BR+DEN-D2 (1135 SF), #419 1BR-B2 (574 SF), #401 1BR-B2 (574 SF), #402 3BR+DEN-D1 (1091 SF), #412 2BR-C4 (822 SF), #413 2BR-C4 (822 SF), #417 2BR-C6 (814 SF), #411 2BR-C3 (845 SF), #410 OBR-A3 (417 SF), #409 OBR-A2C (504 SF), #408 OBR-A2C (504 SF), #407 OBR-A2B (504 SF), #406 OBR-A2A (518 SF), #405 1BR*-B4B (727 SF), #404 1BR*-B4A (715 SF), #403 2BR+DEN-C2 (880 SF).
 - Staircases: UP DN STAIR B1-4, UP STAIR B1-2 DN, STAIR B1-1 UP.
 - Mechanical areas: MECH., ELEC.
 - Level 4: 351'-7" (107.17m)
 - Grid lines: A5.01, A5.02, A5.03, A5.04.
 - Dimensions: 57'-6 1/2" (17.54 m), 25'-8 1/2" (7.84 m), 31'-10" (9.70 m), 141'-0 1/2" (43.99 m), 46'-6 1/2" (14.19 m), 31'-1" (9.47 m), 19'-5 1/2" (5.93 m), 13'-11" (4.24 m), 12'-7 3/4" (3.85 m), 21'-0" (6.40 m), 21'-0" (6.40 m), 31'-11 3/4" (9.75 m), 29'-7 3/4" (9.03 m), 20'-11 1/2" (6.38 m), 69'-0 1/2" (21.04 m), 18'-5 1/2" (5.63 m), 35'-6" (10.82 m), 31'-3" (9.53 m), 4'-3" (1.30 m), 4'-6" (1.37 m), 4'-6" (1.37 m), 11'-11 1/2" (3.64 m), 3'-7" (1.10 m), 85'-5" (26.04 m), 42'-6 3/4" (12.97 m), 6'-8 3/4" (2.05 m), 32'-4" (9.85 m), 31'-1" (9.47 m), 5'-0" (1.52 m), 5'-0" (1.52 m), 23'-5" (7.14 m), 15'-8" (4.78 m), 15'-8" (4.78 m), 15'-8" (4.78 m), 15'-8" (4.78 m), 16'-1" (4.90 m), 22'-5" (6.83 m), 22'-11 1/2" (7.00 m), 18'-0" (5.49 m), 165'-6 1/2" (50.46 m).



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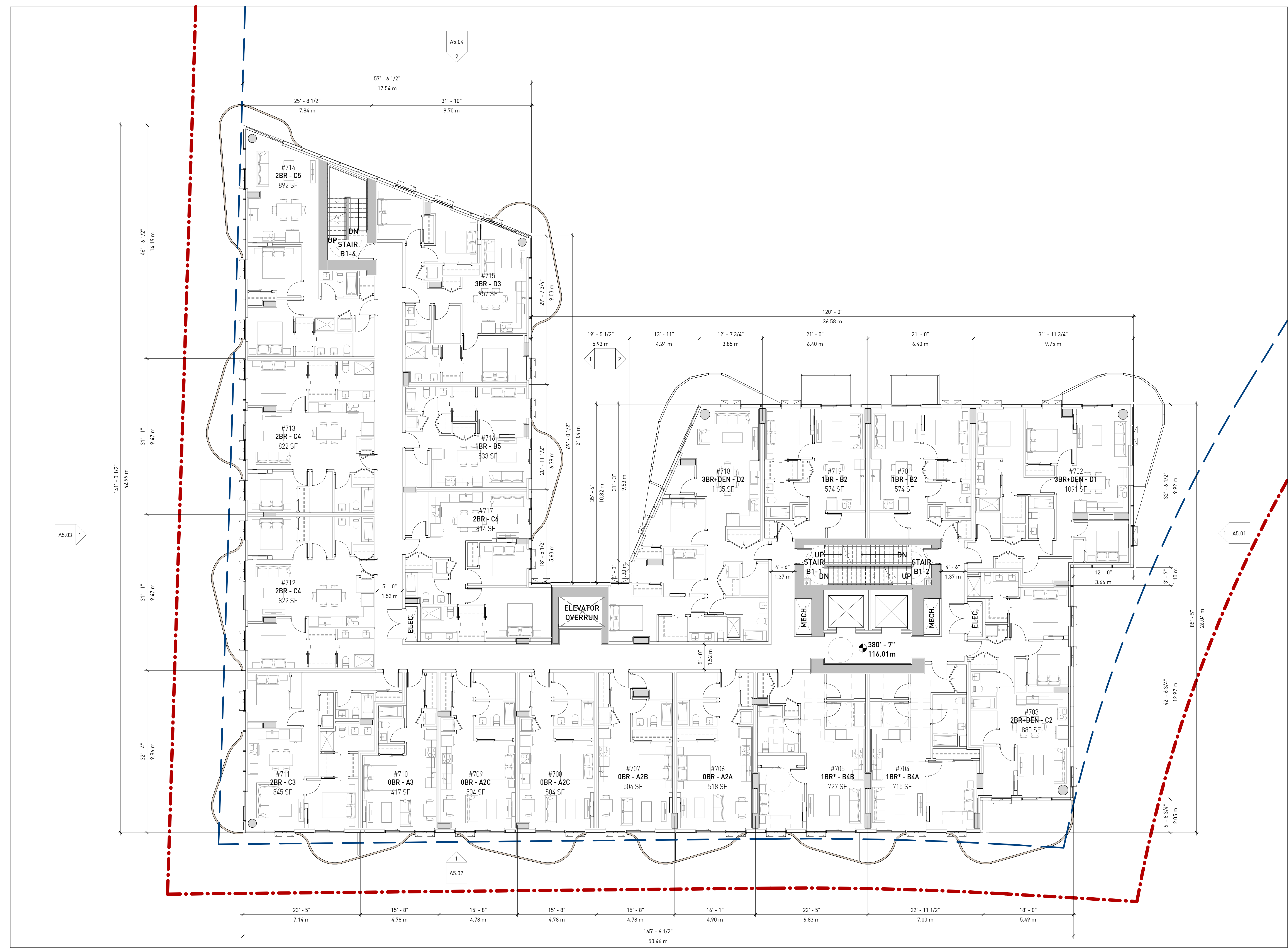
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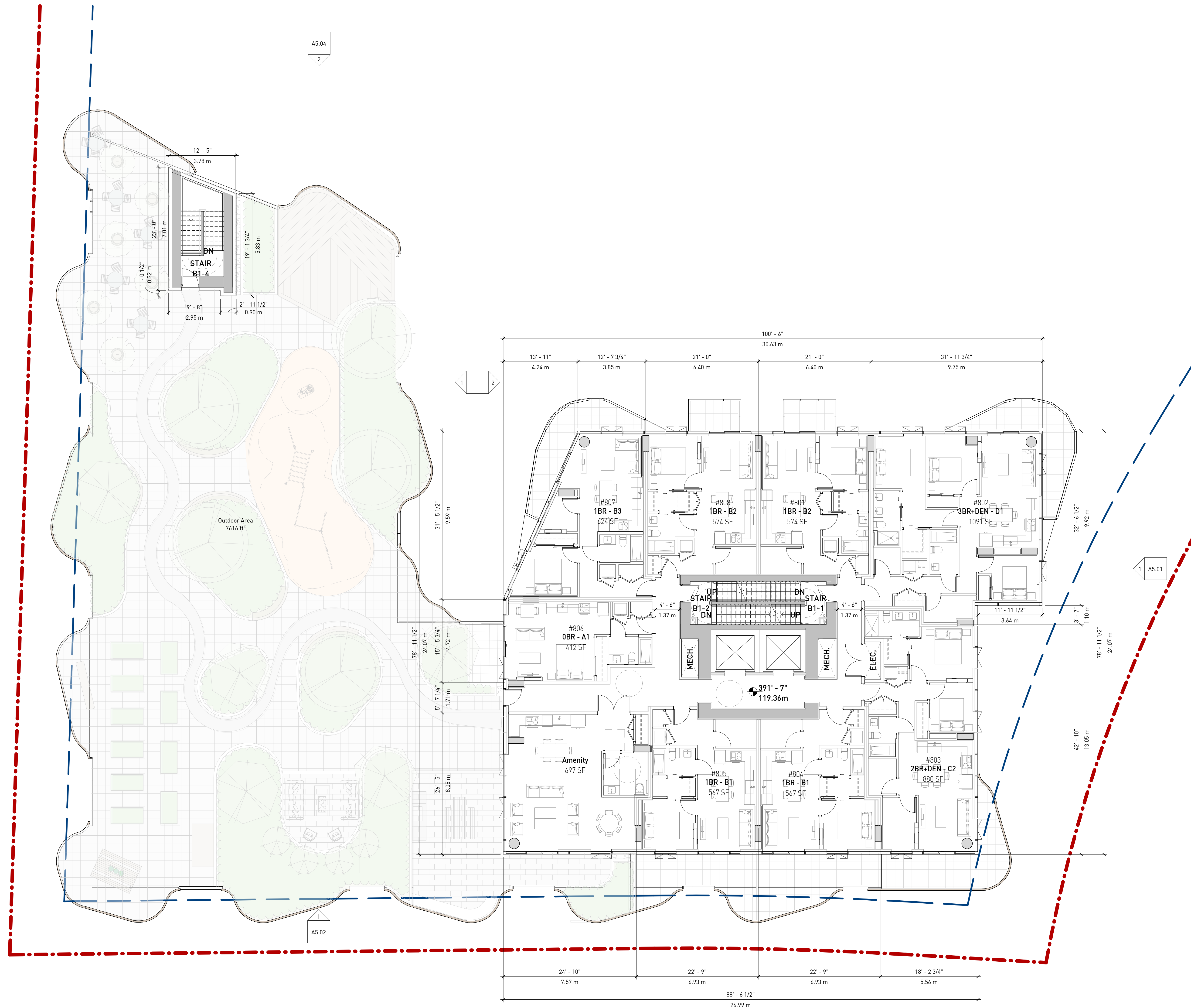
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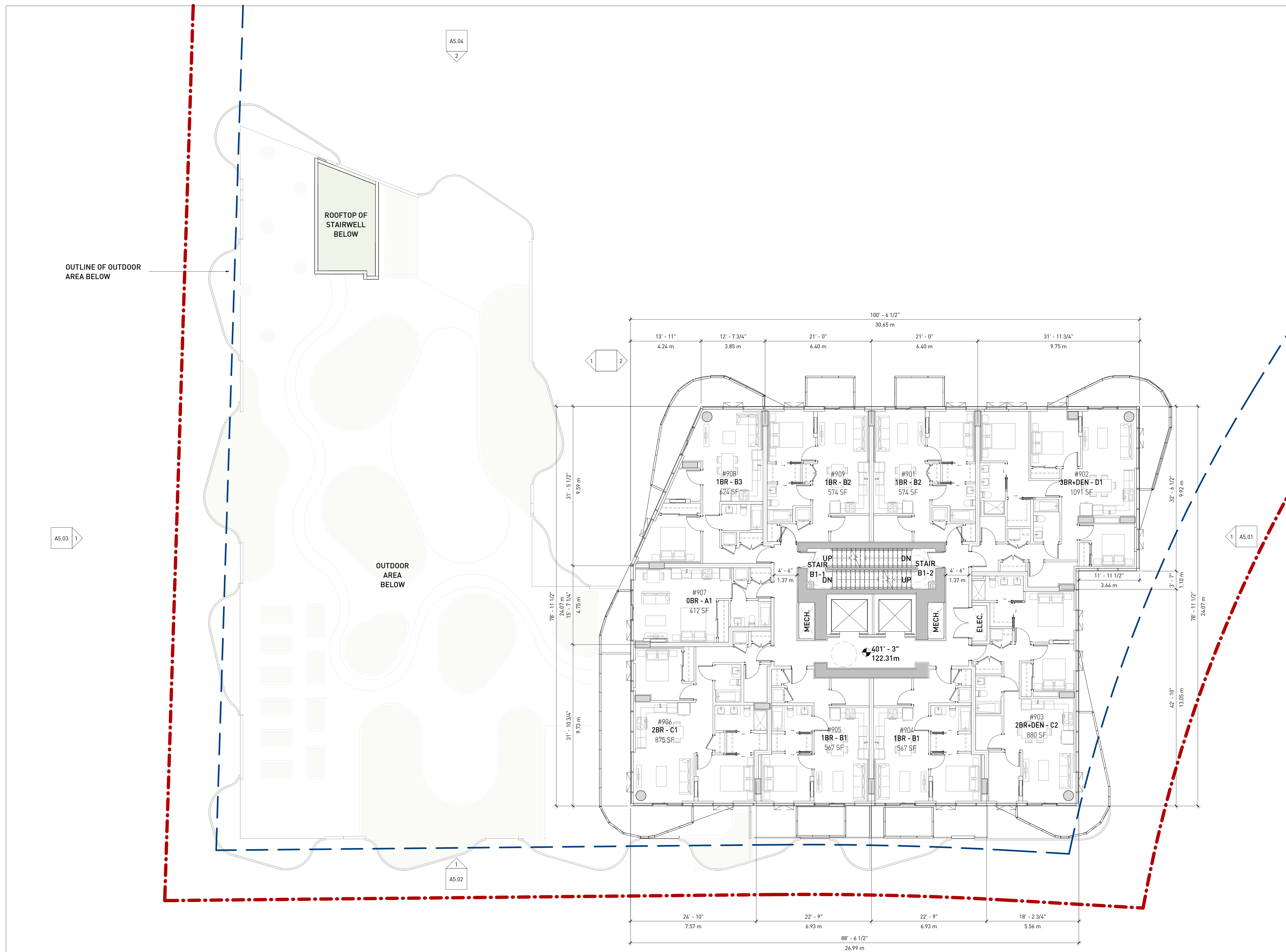
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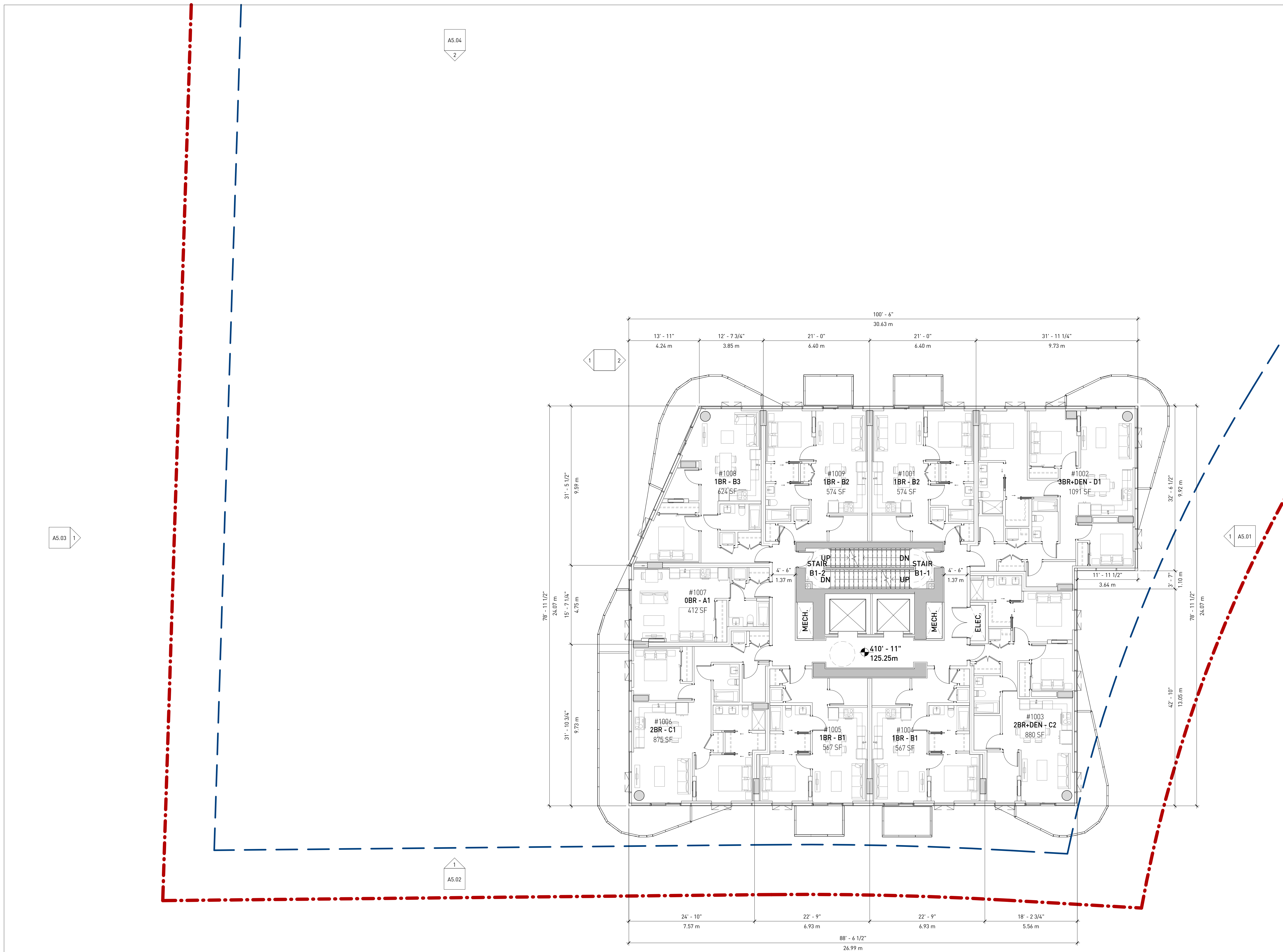
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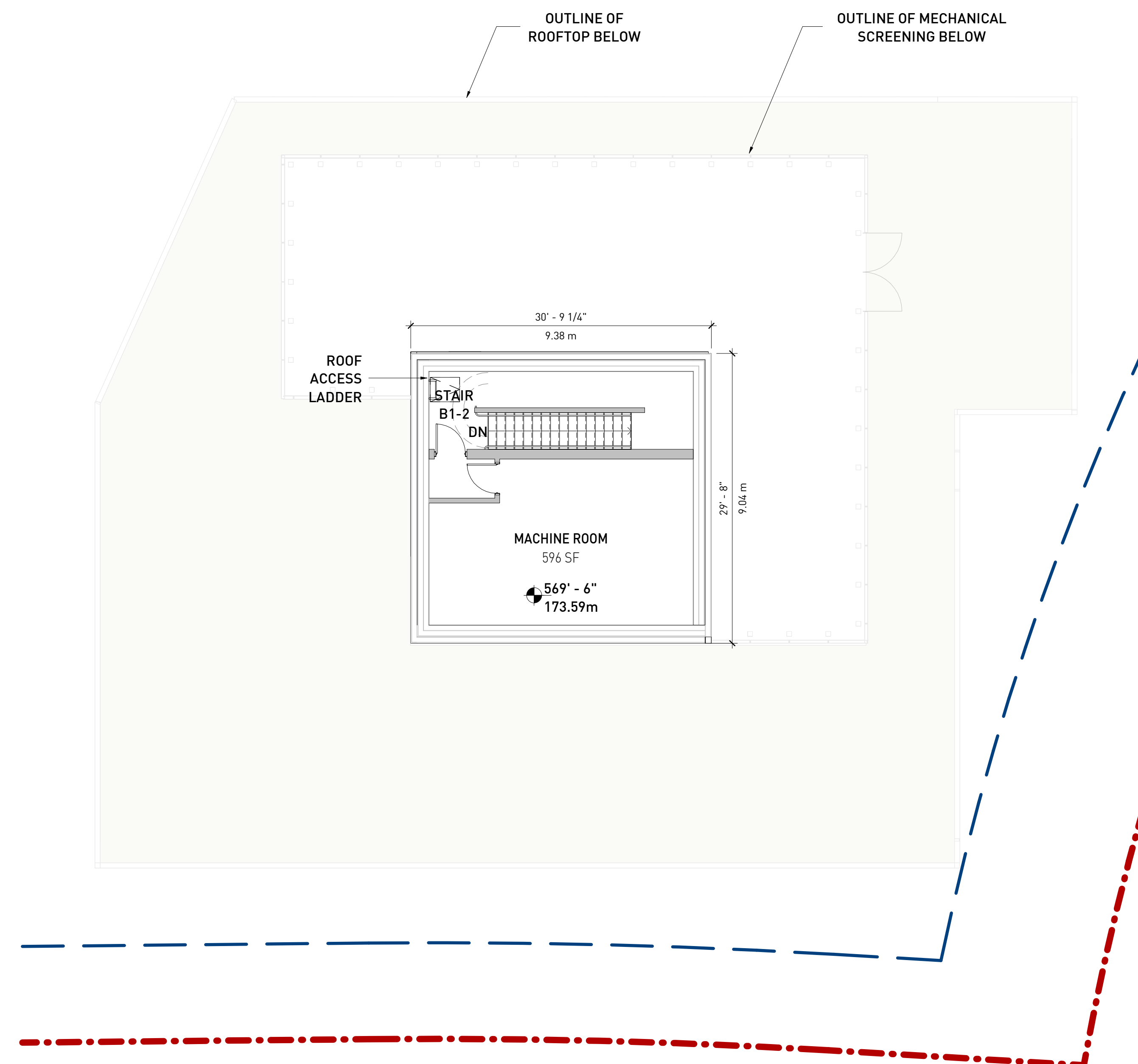
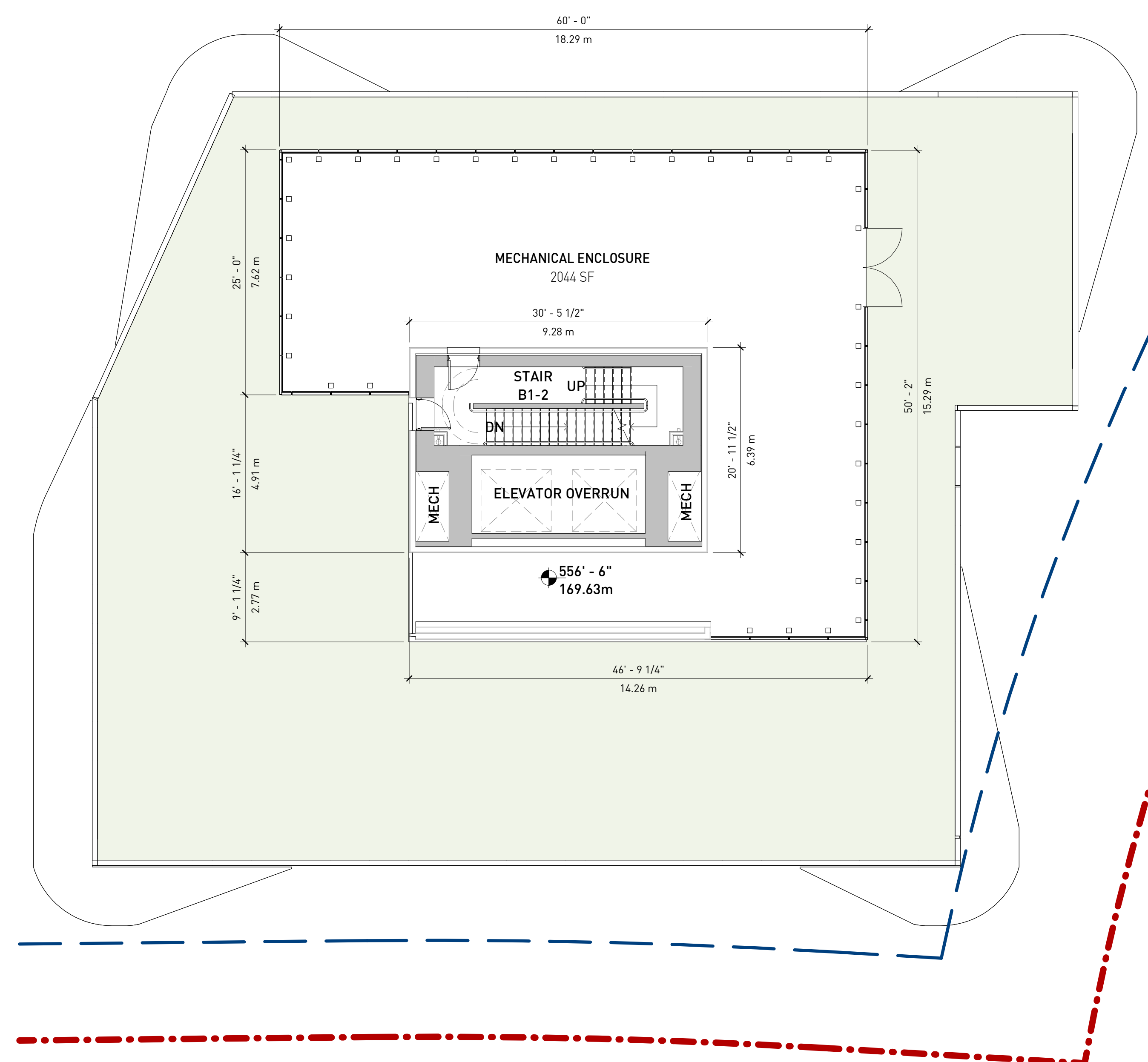
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B1 MECHANICAL ROOF
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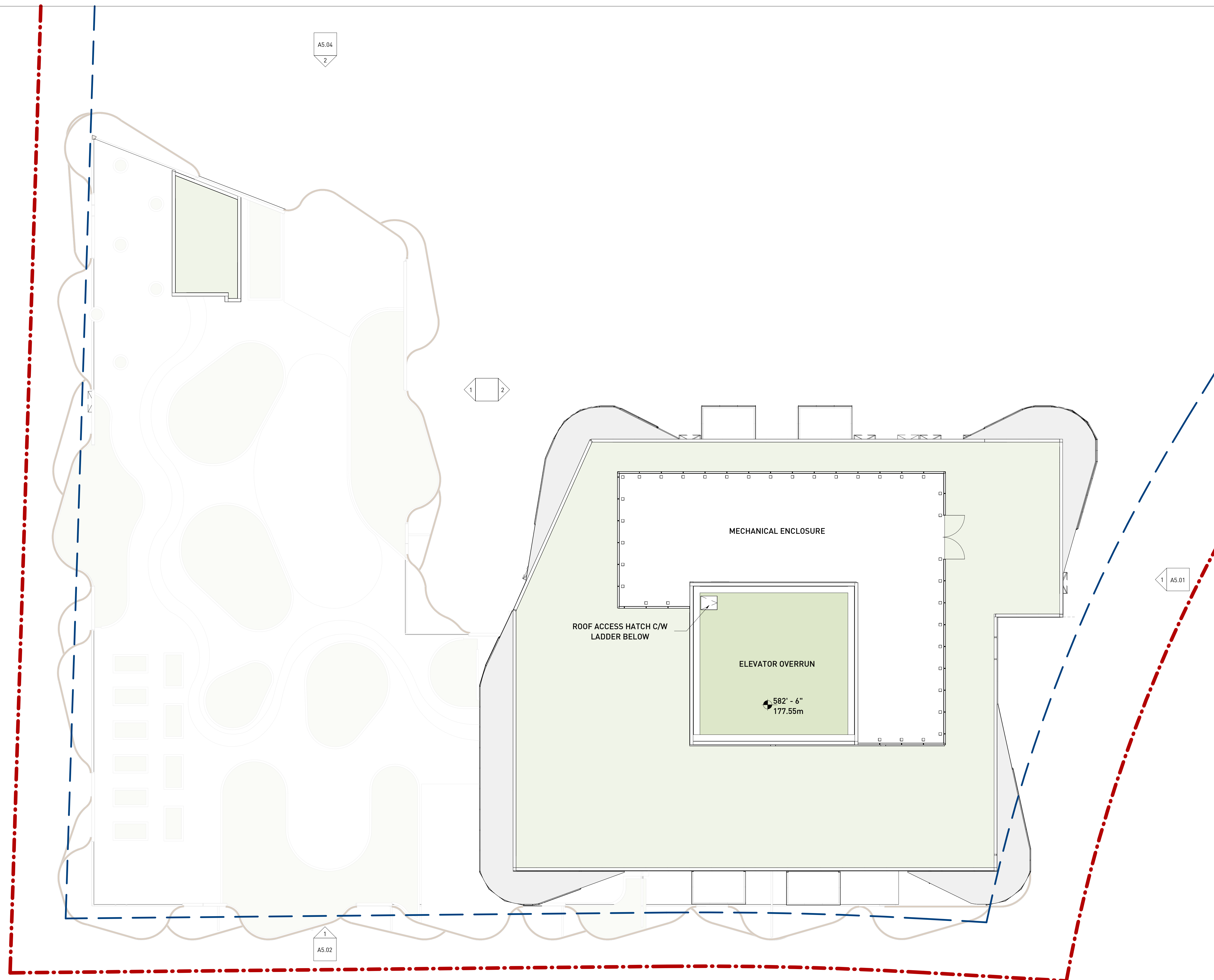
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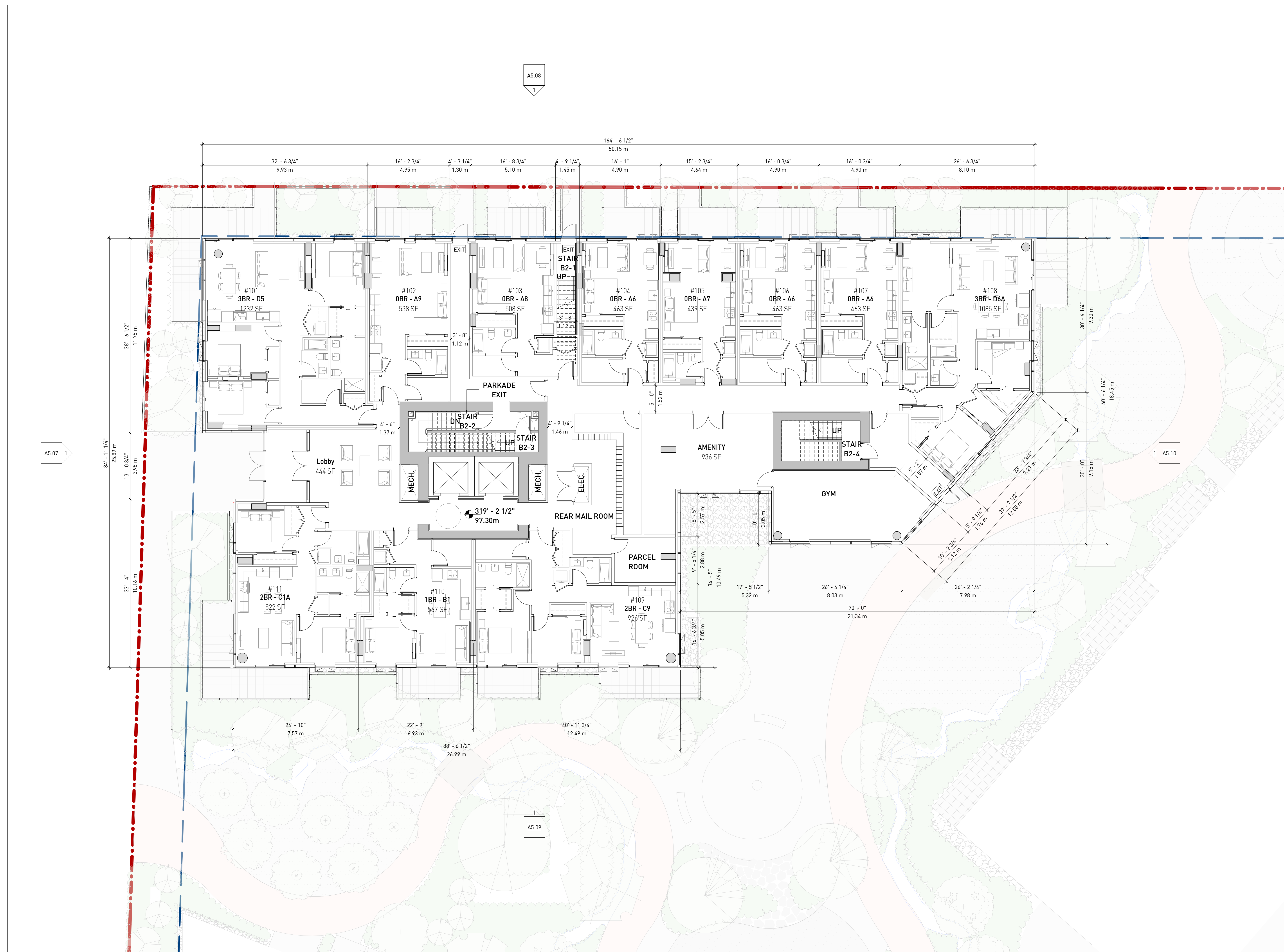
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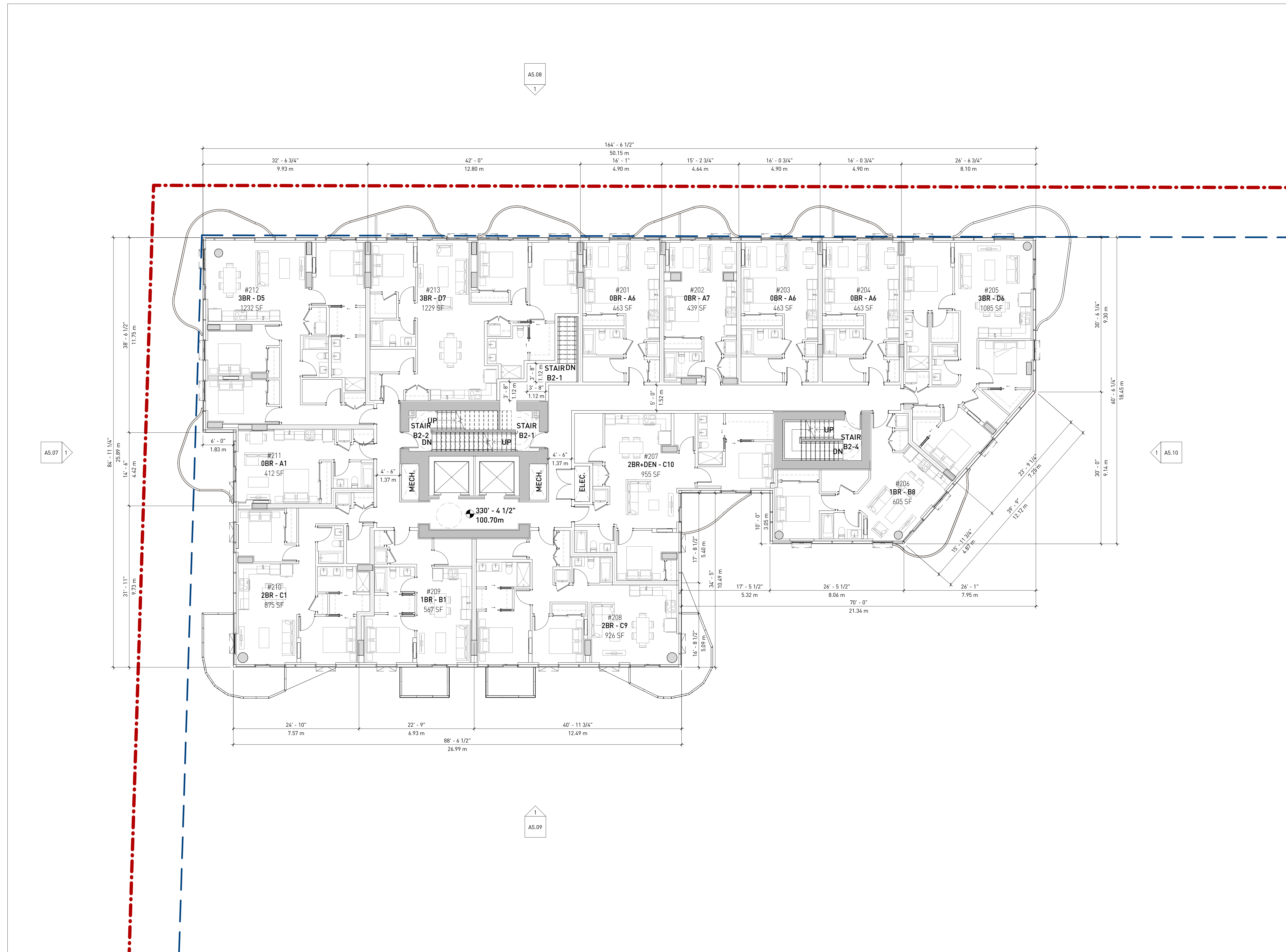
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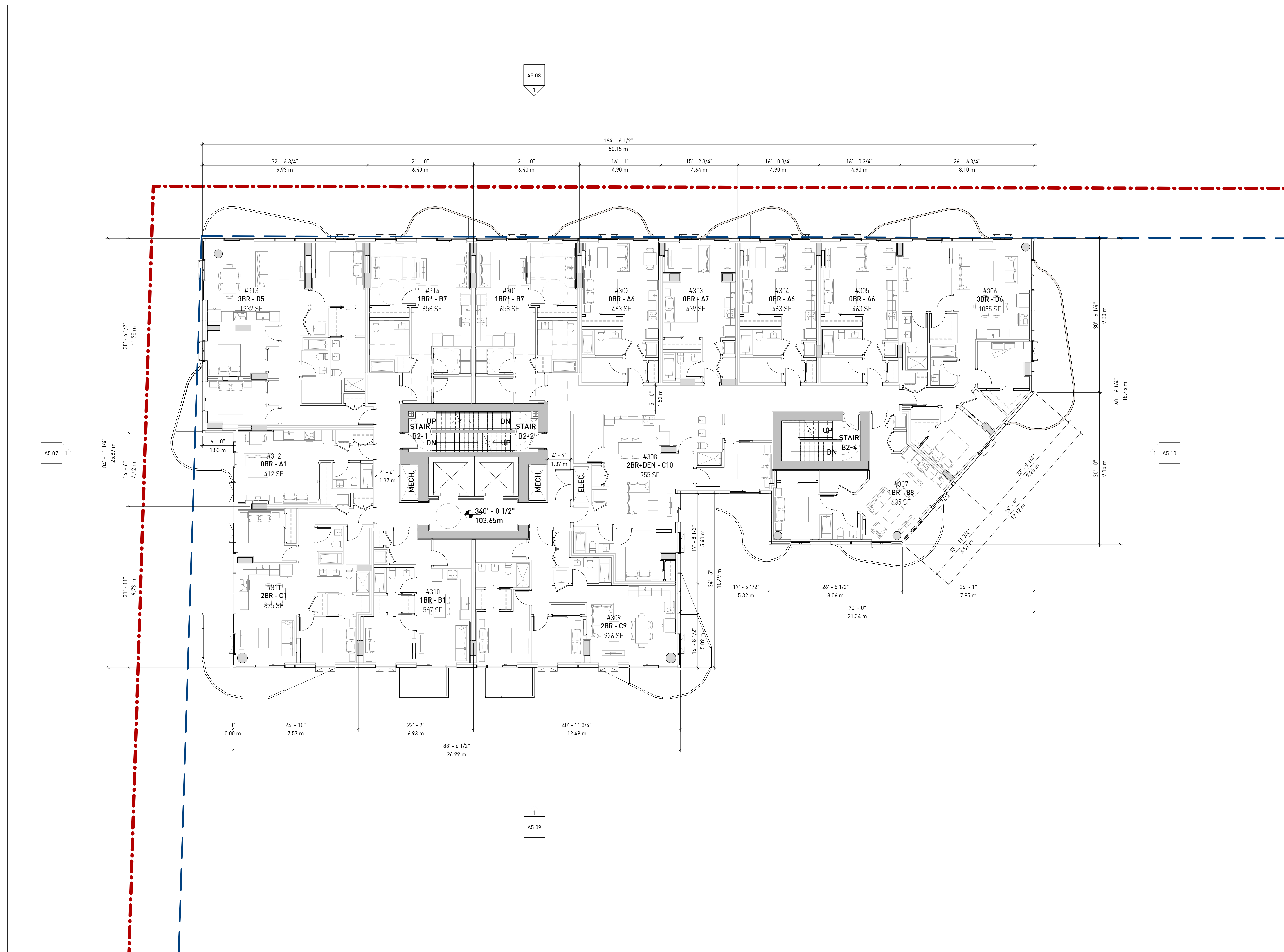
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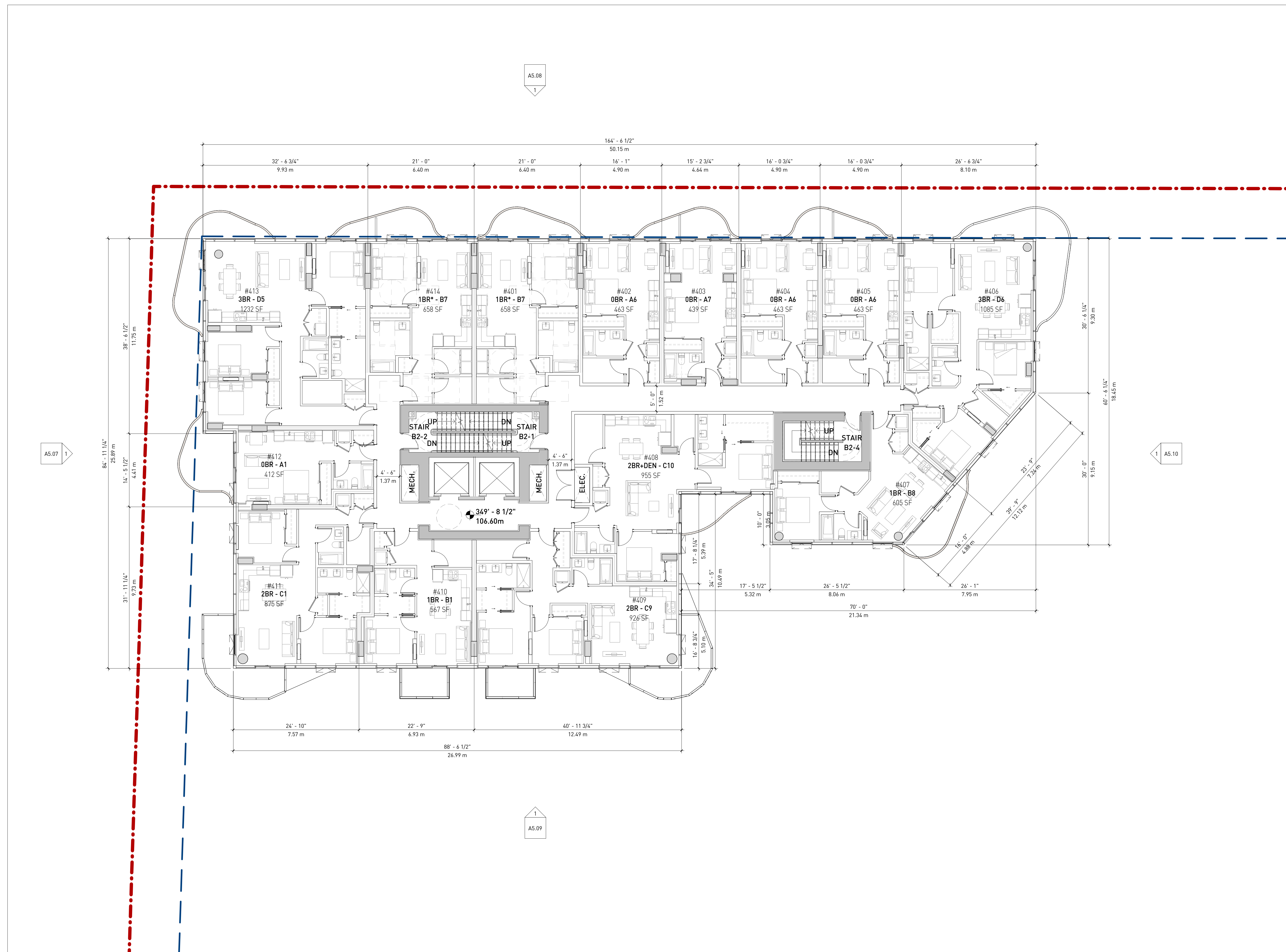
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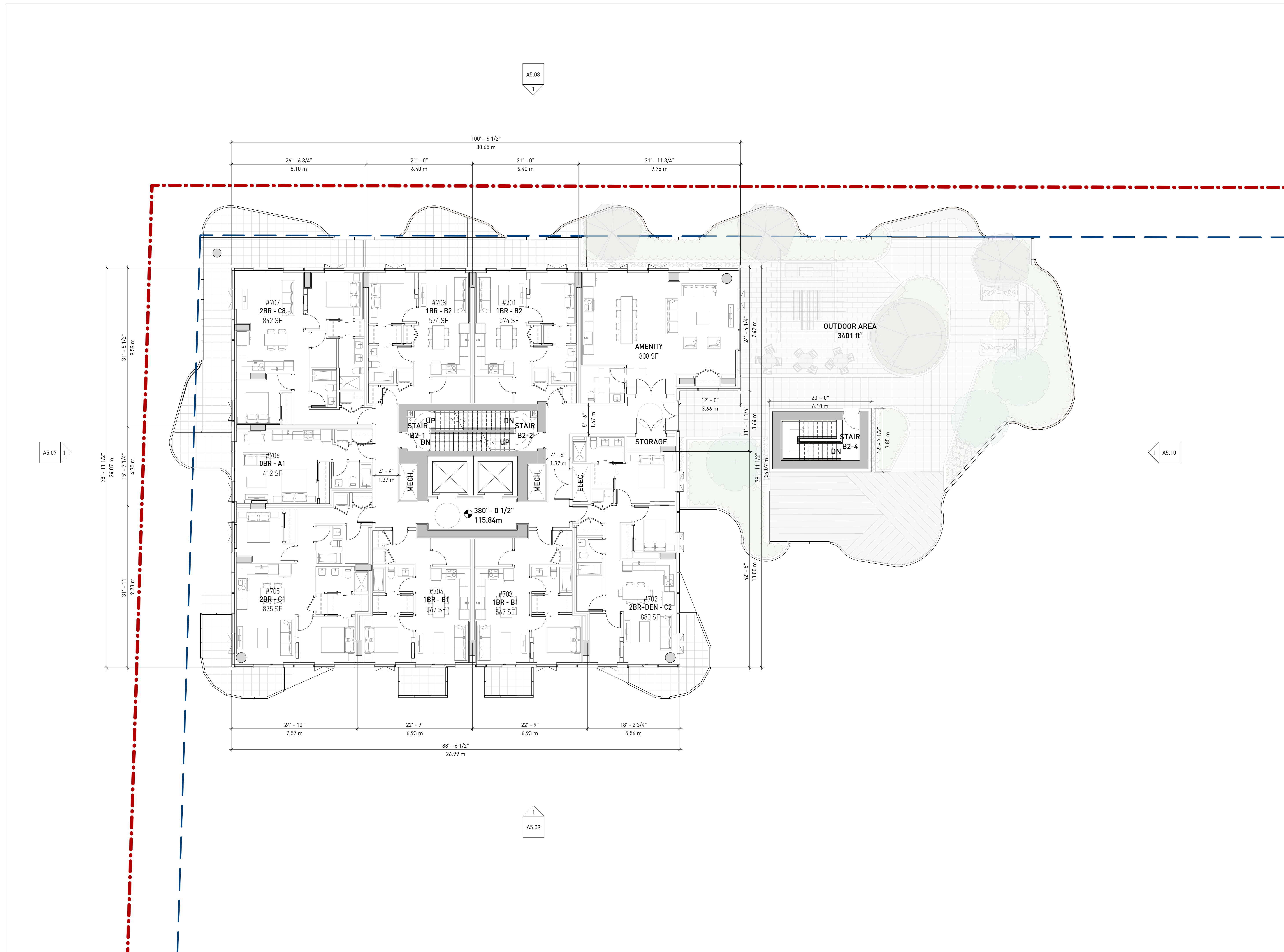
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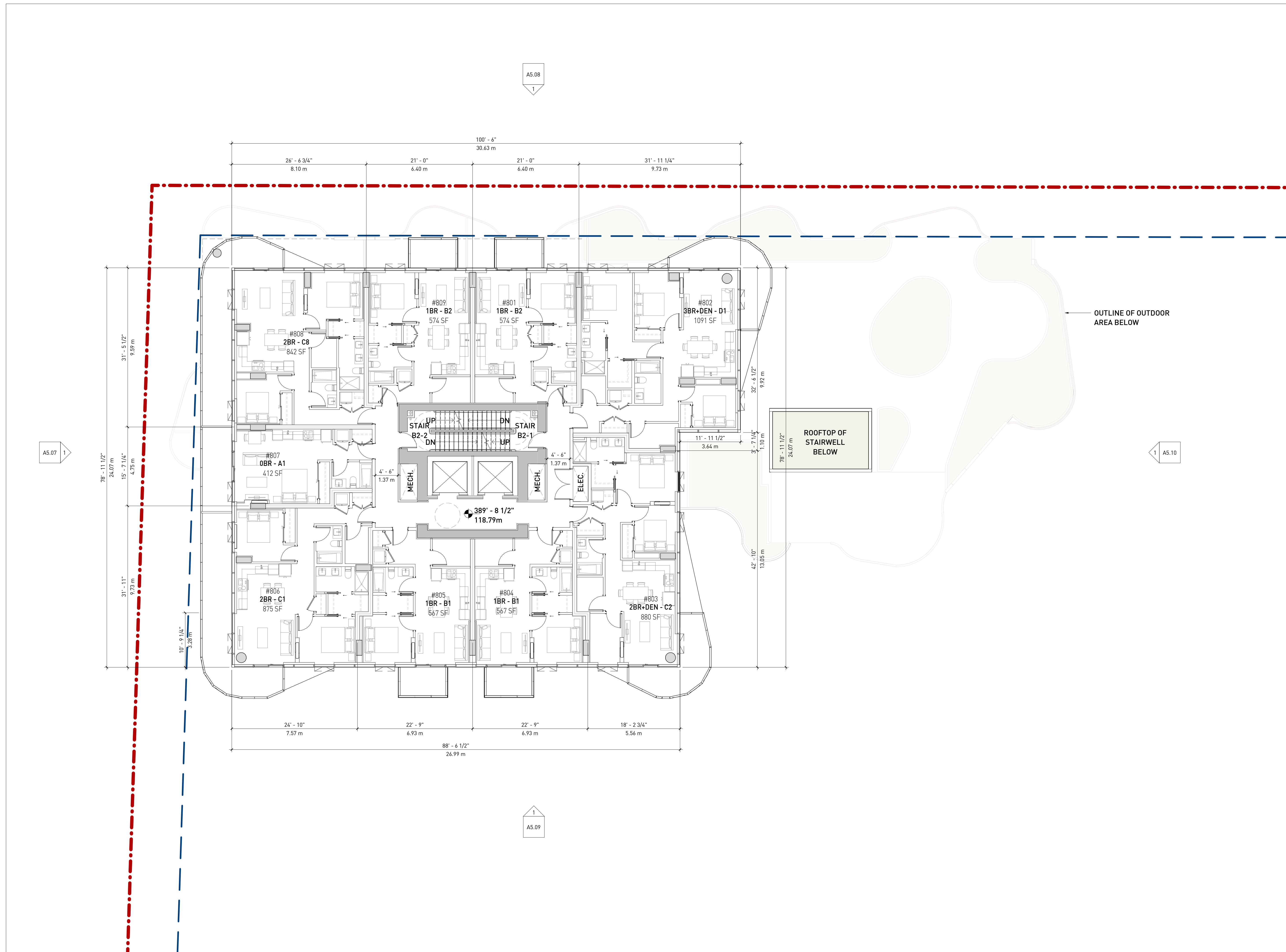
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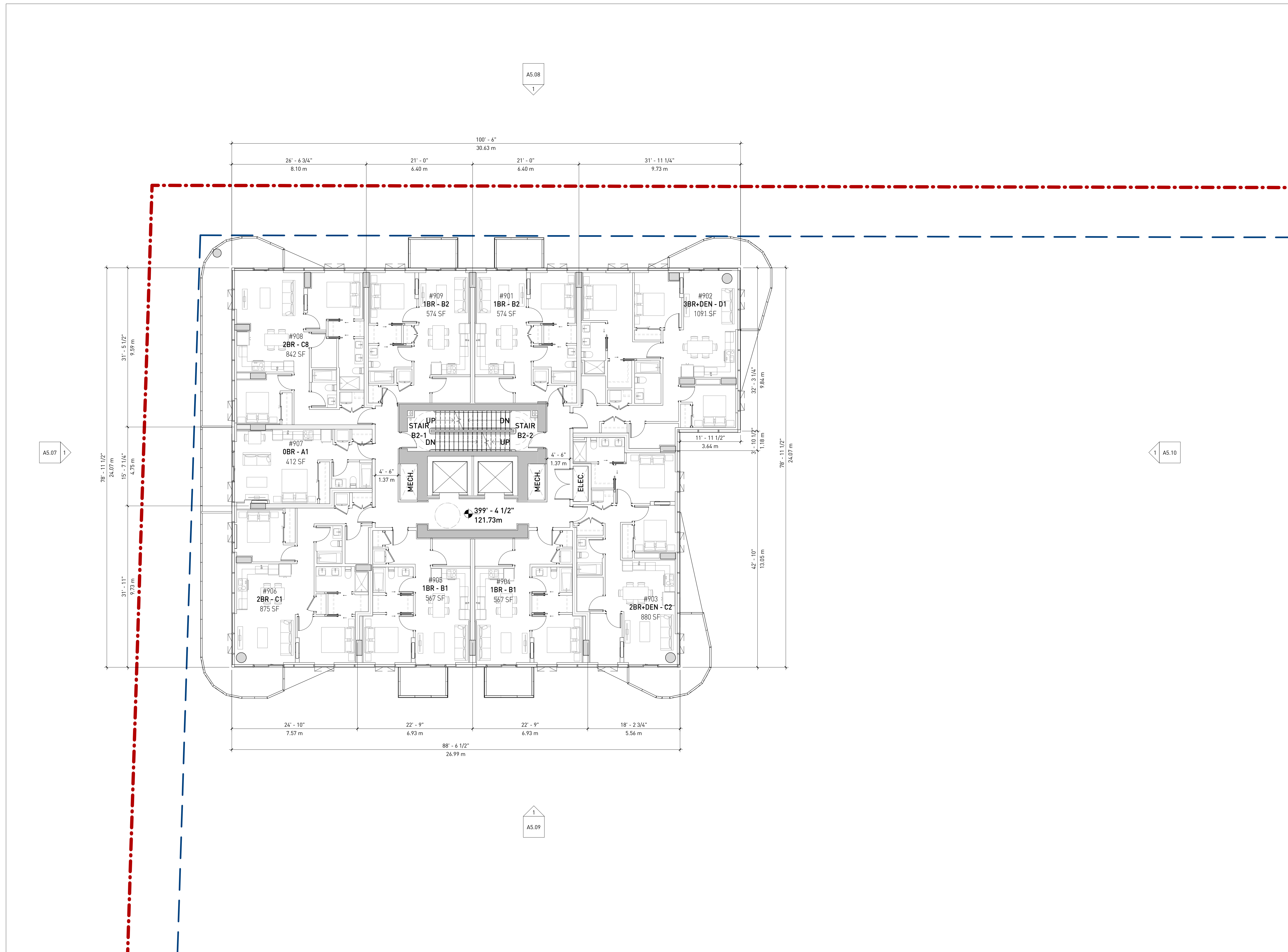
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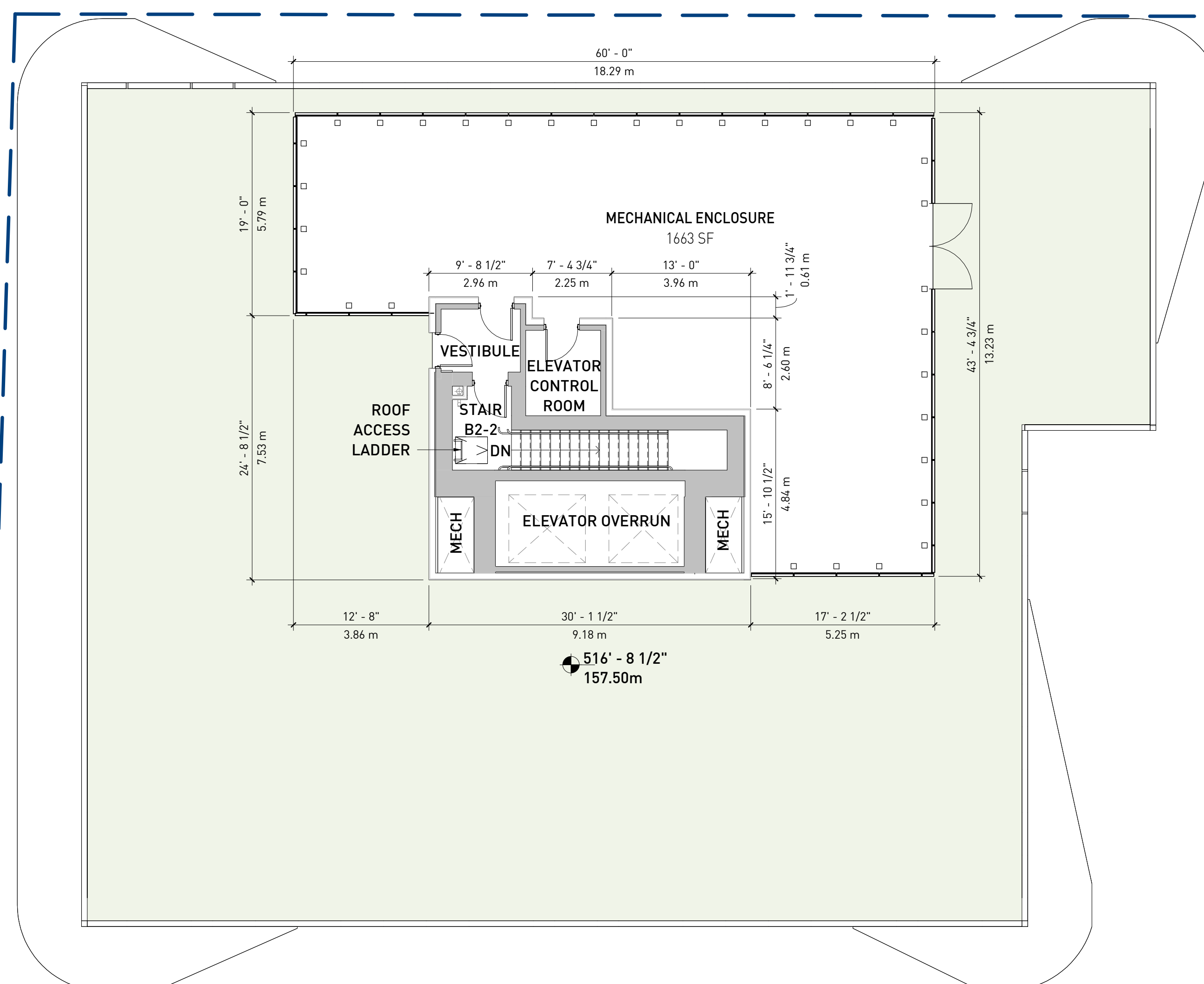
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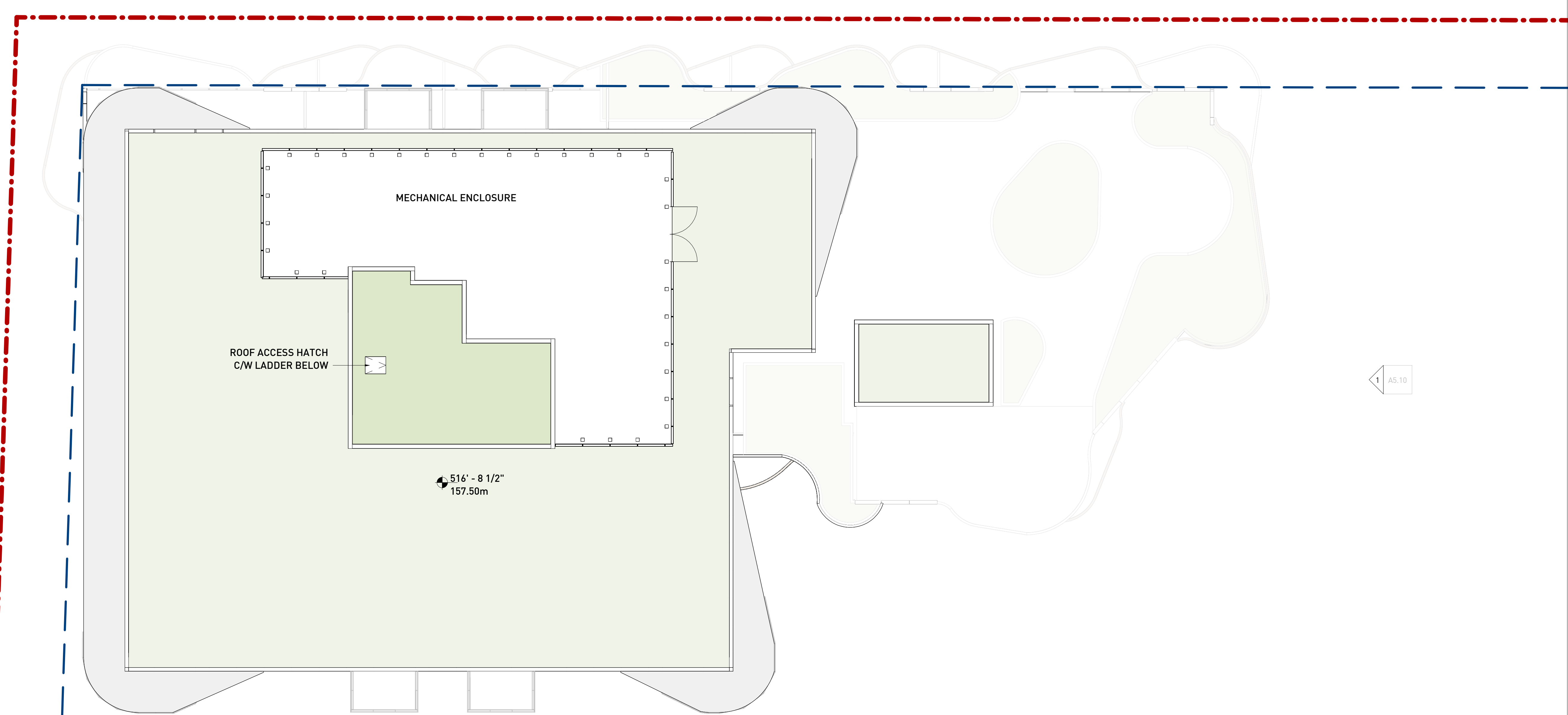
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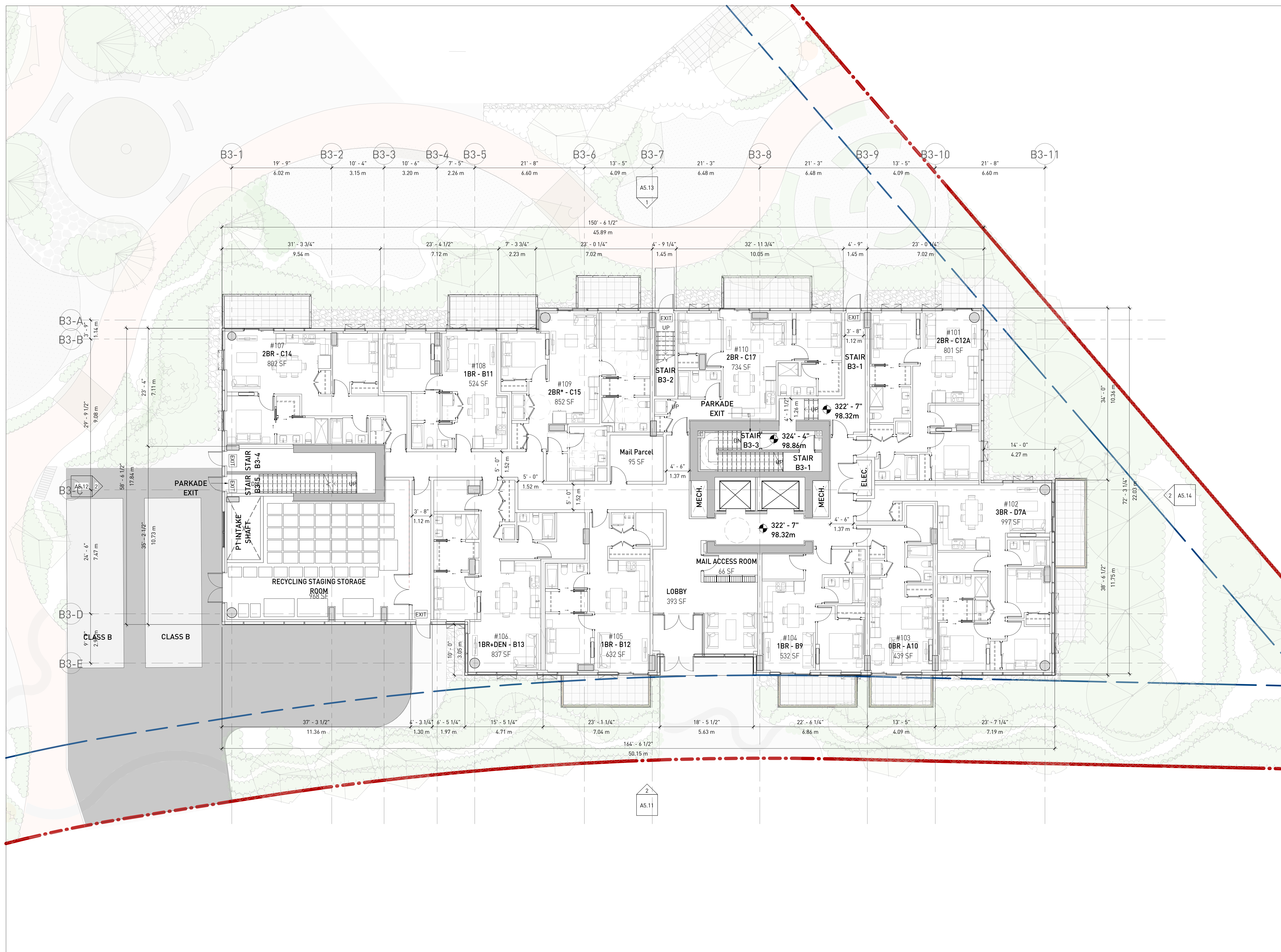


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 FAX: 604.731.5279

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2	2023/10/20	50% DP Consultant Coordination
3	2023/12/06	Issued for Client Review
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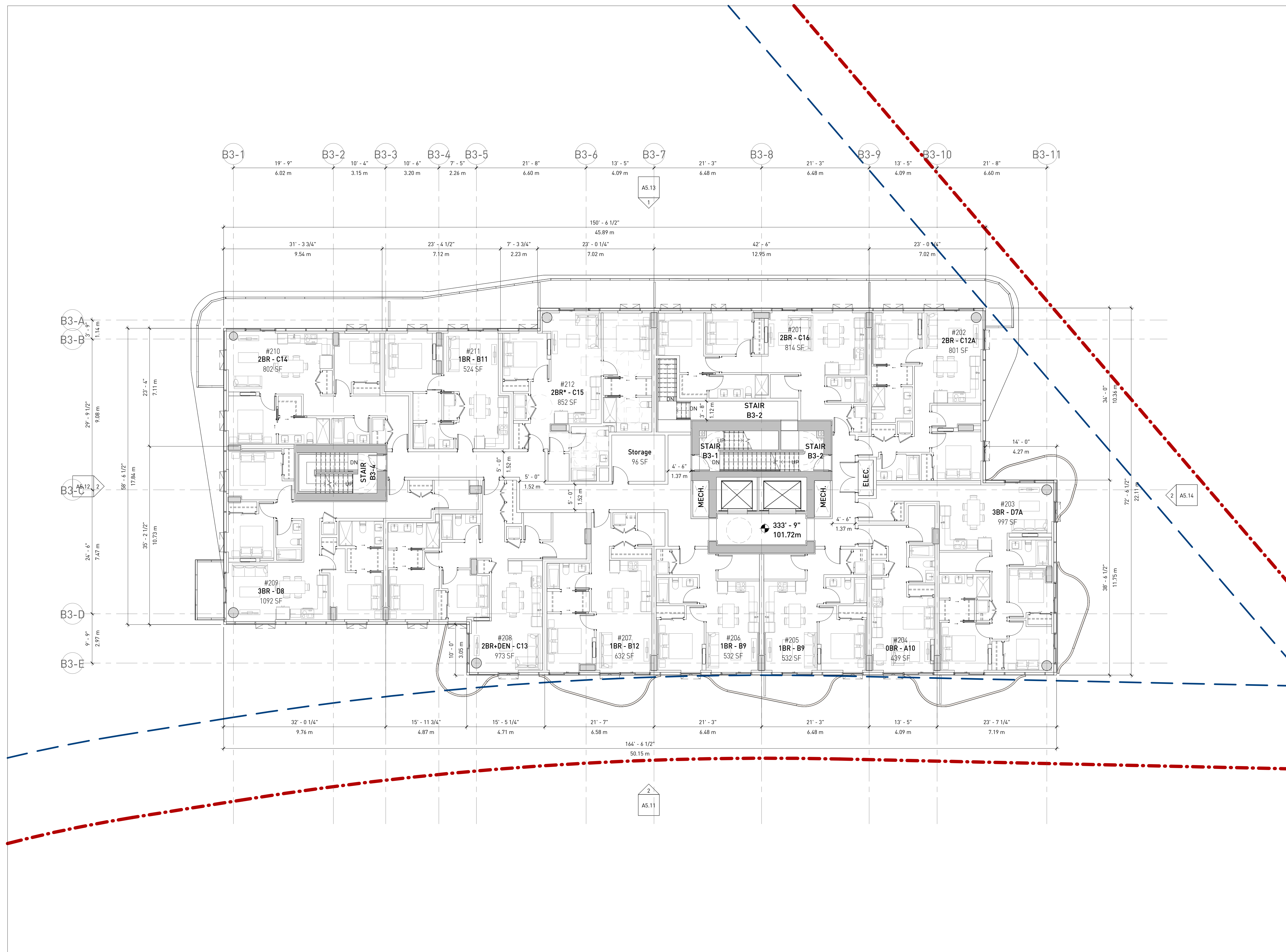
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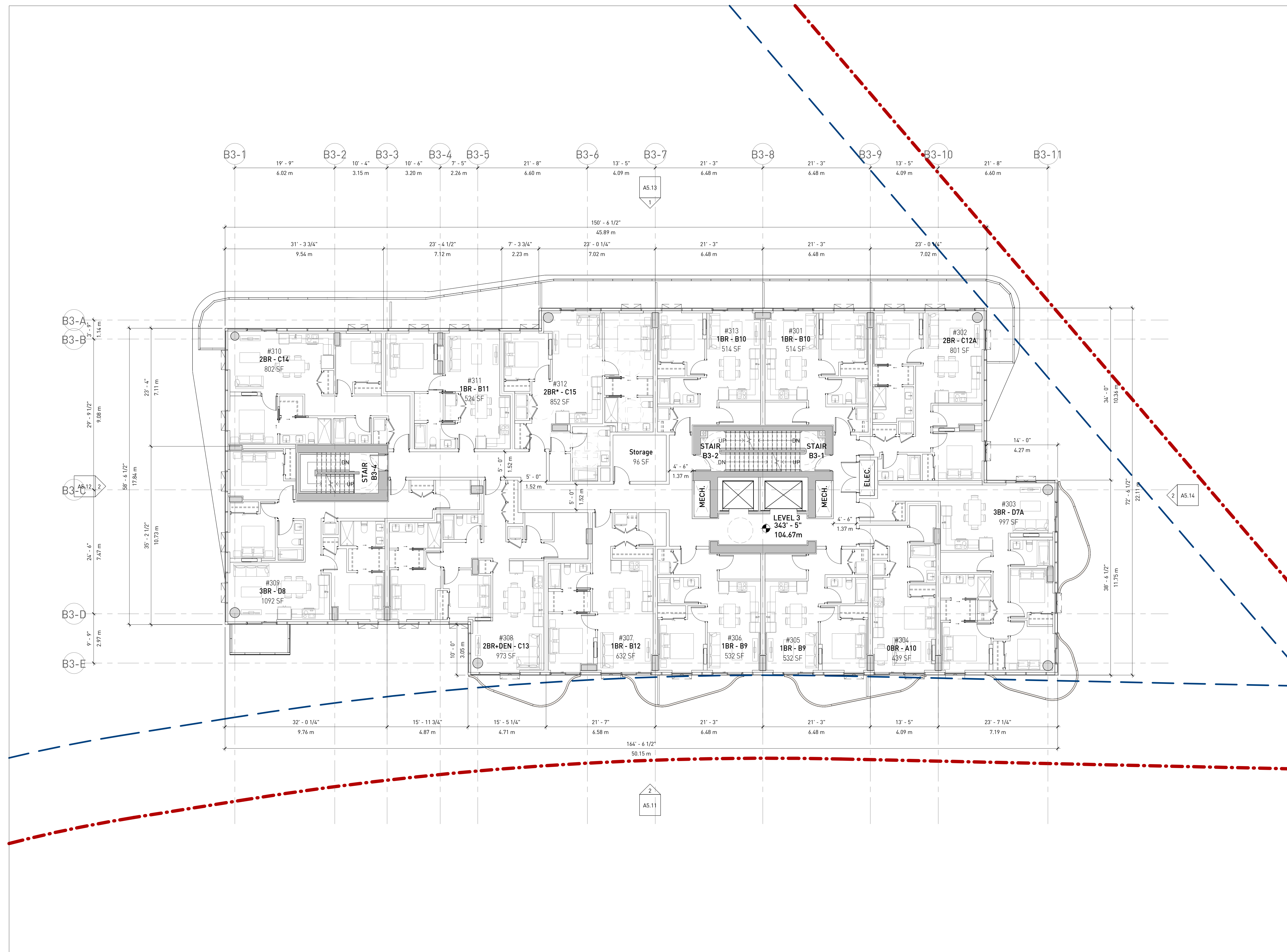
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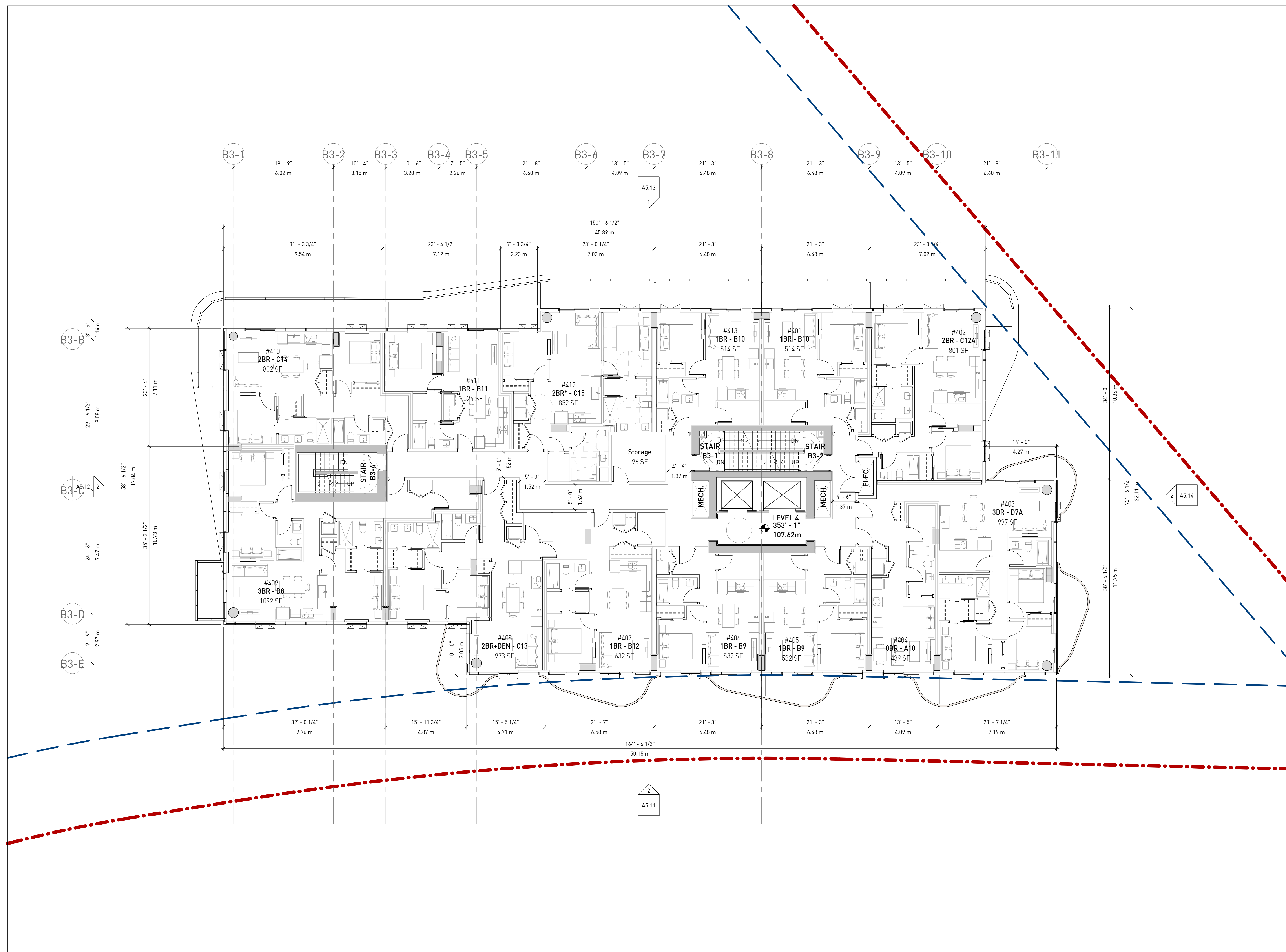
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B3 FLOORPLAN - L4/6

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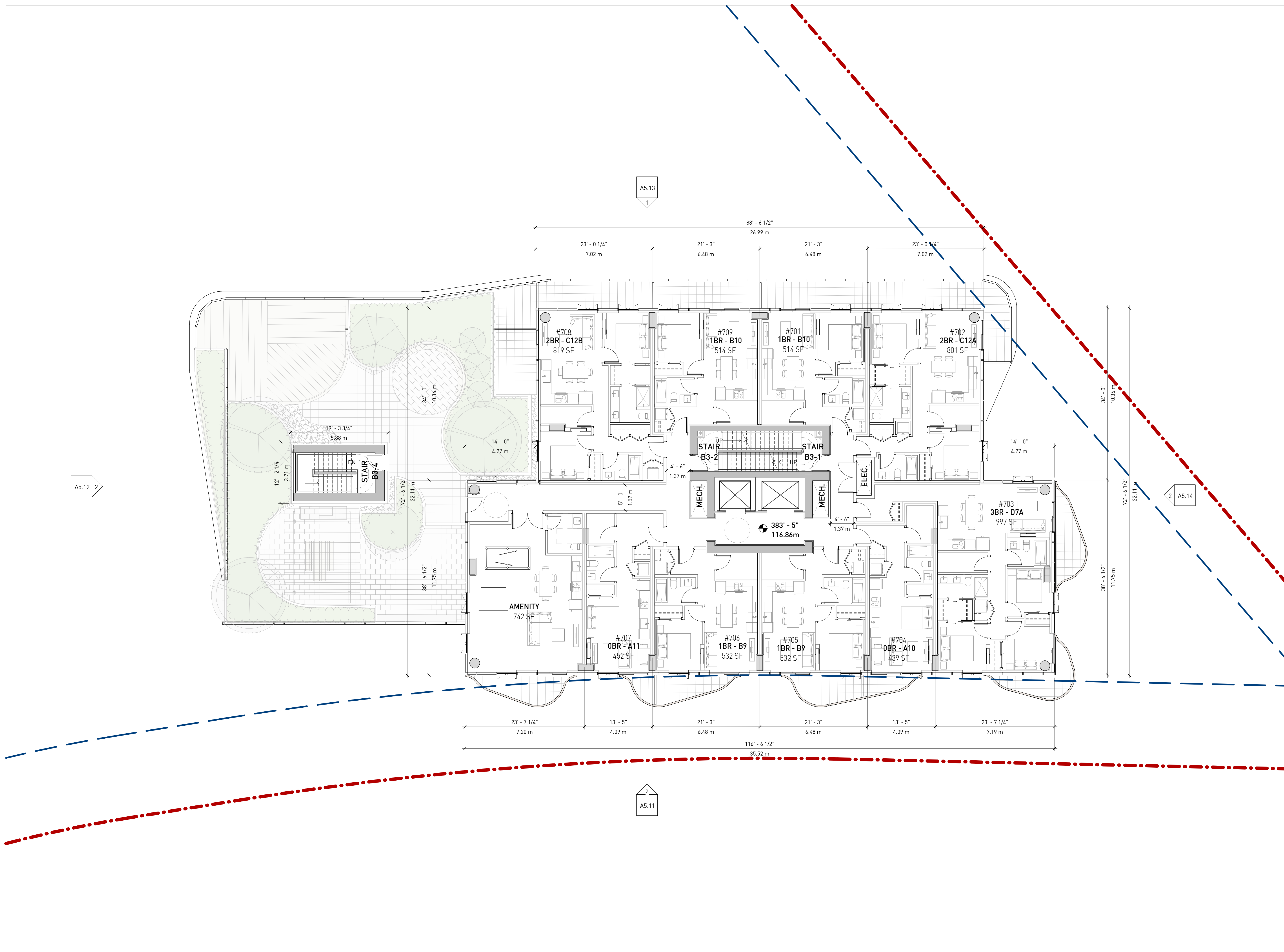
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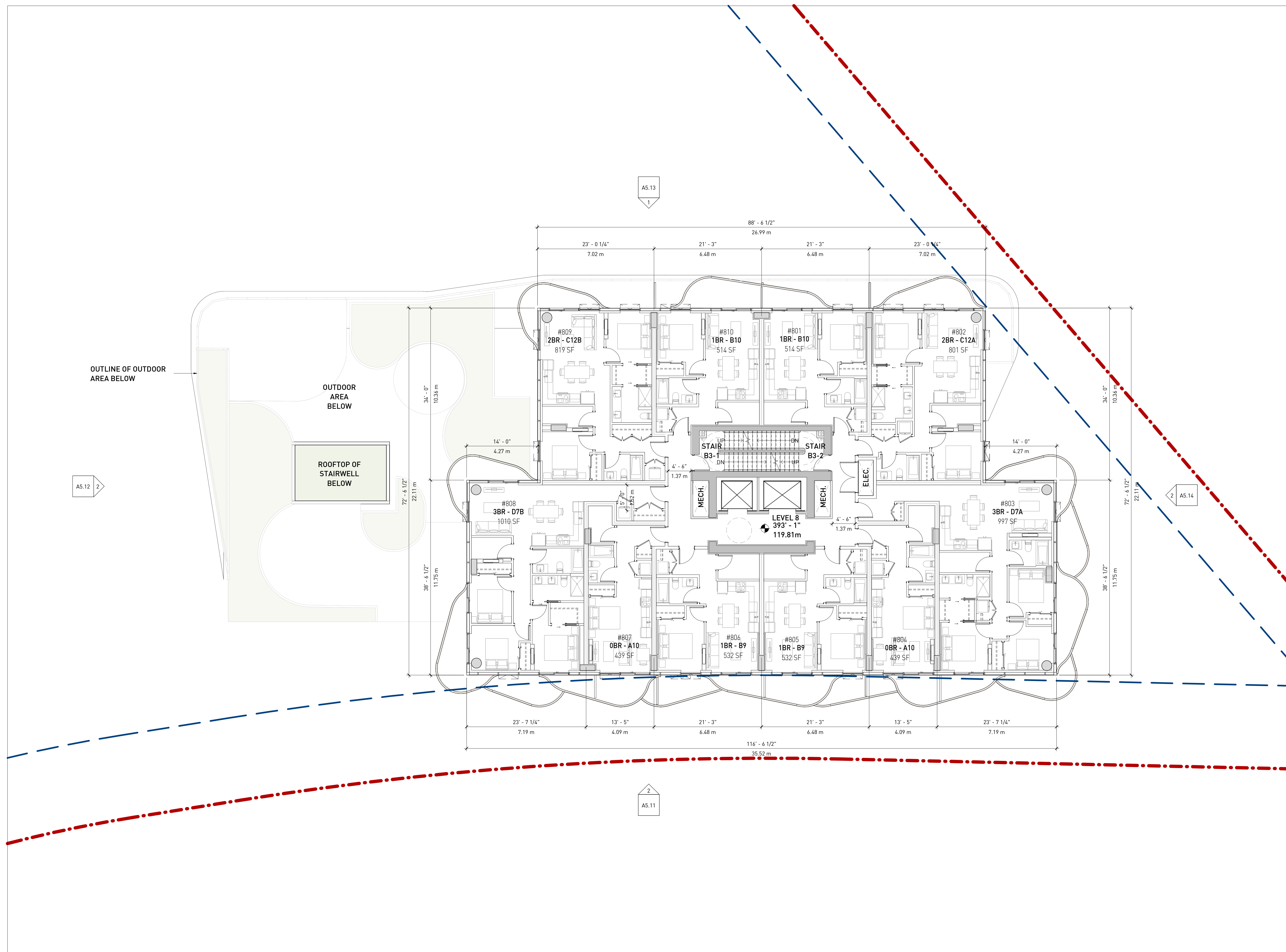
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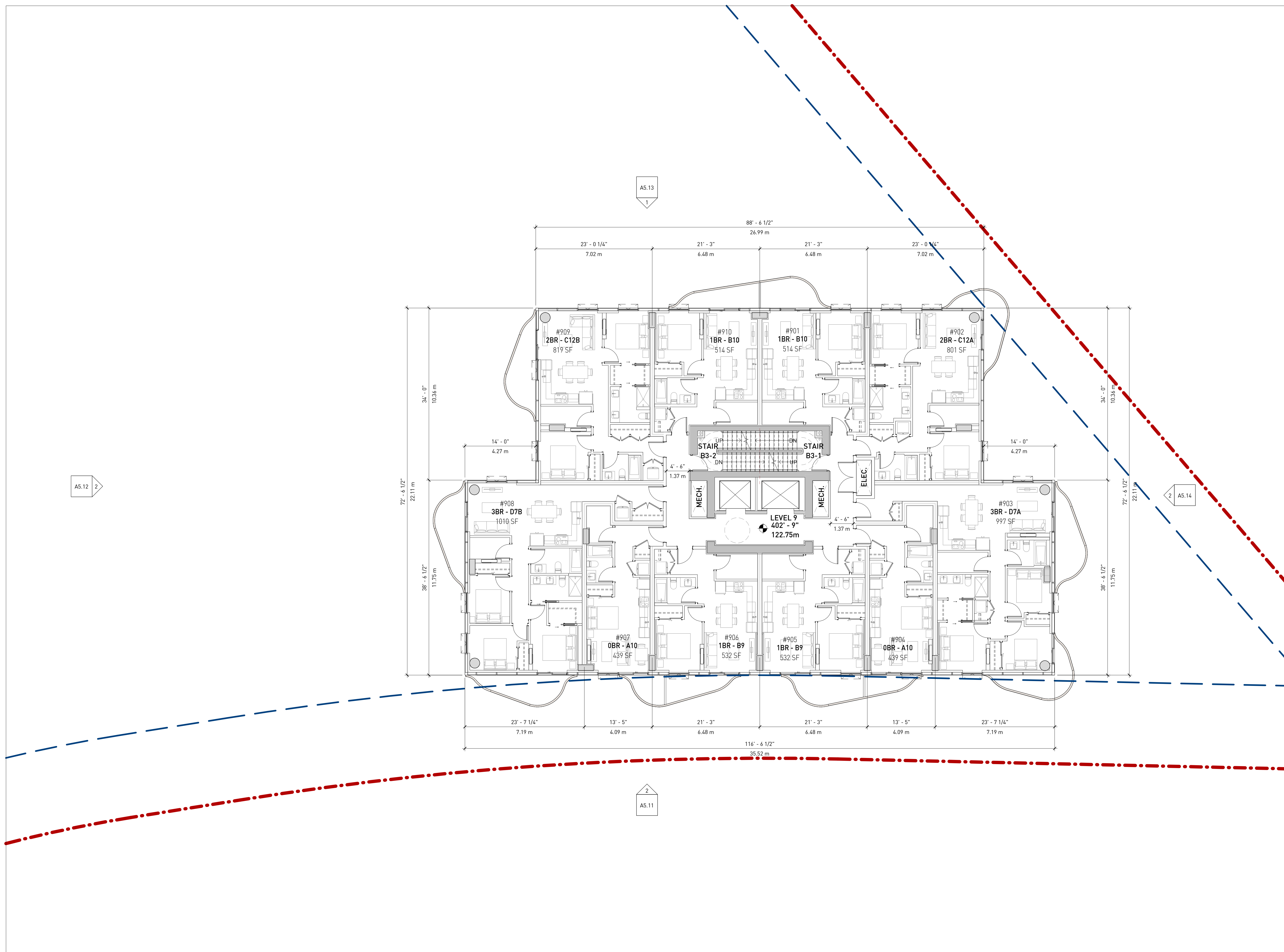
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