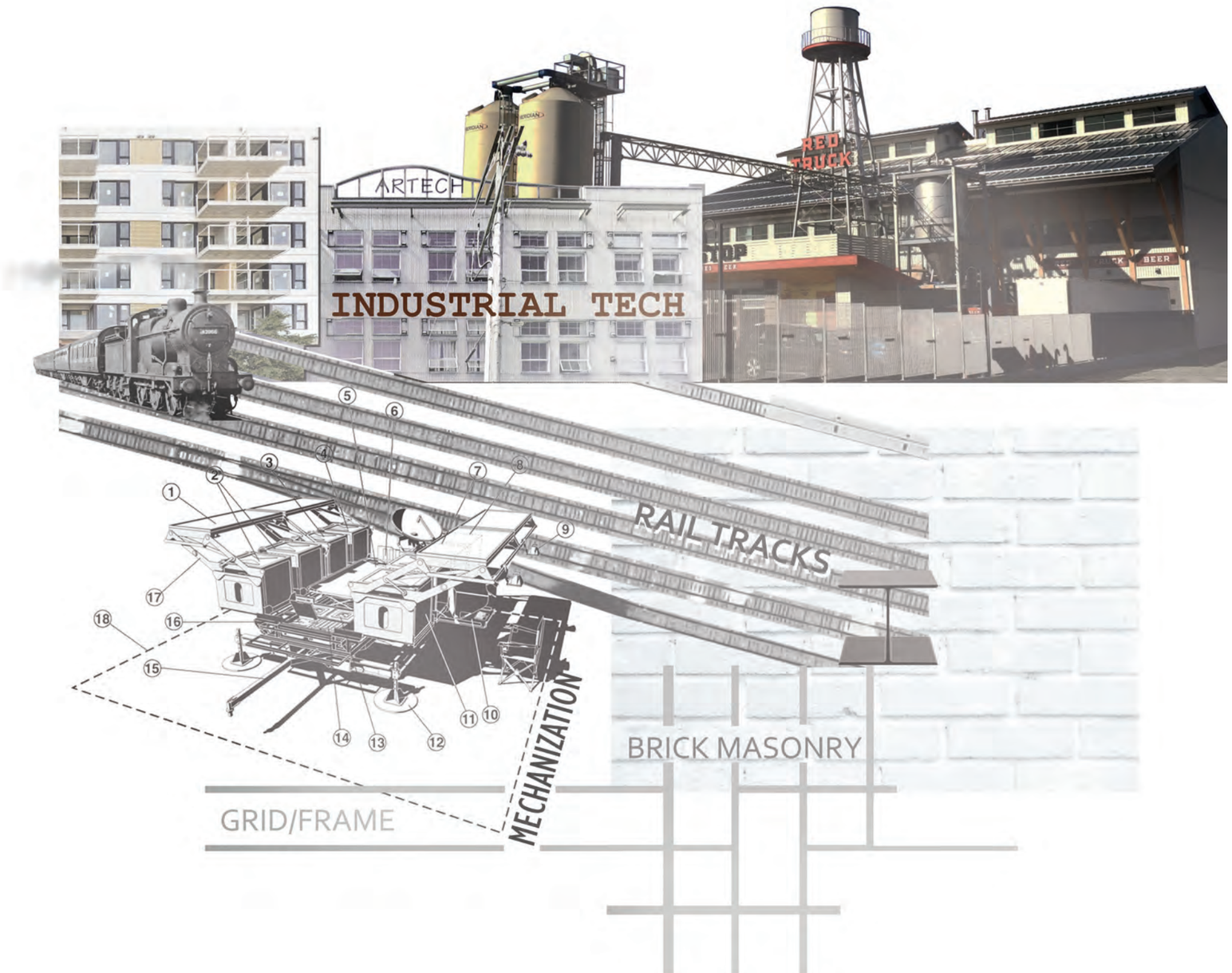
Design Rationale

Industrial Tech

The Red Truck Brewery, Artech Lofts, and Canvas Artist Studios on E 1st Avenue all have industrial character that speak to the history of the area. Equipment and mechanics of both the architecture and practices that go on in these buildings are partially visible on the outside. Corrugated metal and double height spaces are common aspects of design. Both the Red Truck Brewery and Canvas Artist Studios are fairly grey, but use a pop of red colour in details to make them appear vibrant and iconic. The rail tracks nearby are the core of this theme of mechanics and production.



Art, Corporate Tech & Branding

In the other direction from Lot P, across Thornton Street, is the site of the new Emily Carr University campus that is currently under construction. This new campus refers to the industrial past in that it too is clad in metal, but it concentrates on the future innovations in visual arts, media arts and design. Emily Carr University's campus is designed to animate outdoor spaces and encourage public interaction. The use of glass in the multiple atriums will make these spaces inviting and transparent. Directly beside the Emily Carr University are the Centre for Digital Media and 569 Northern Way, an office building, that also serve the creative and digital community. The architecture reflects this idea - they are office buildings manipulated into iconic and artistic shapes.

Further along Northern way are multiple corporate office buildings, including the MEC Head Office and VentureLabs Building at 887 Northern Way. These buildings read as linear and smooth, the design being tamer.

Branding is a key influence on Lot P's building and overall image. The strategically placed cubes on the corner of each of the four buildings make certain that the concept of the Voxel is clear to potential residents. In this case branding informed the architecture rather than just selling it.



P Tech

Lot P combines themes of industrial tech, art, and corporate tech found in its neighbourhood.

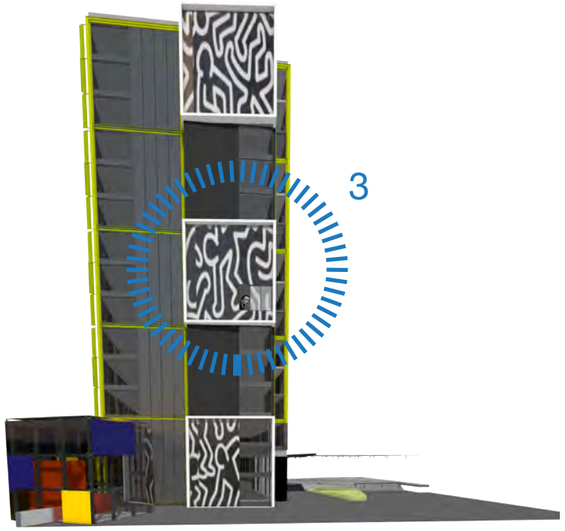
This neighbourhood is currently under transformation from industrial one of 20th century to a neighbourhood not only of the 21st century, but of the further future. Lot P is located at the junction of buildings of the past and ones looking to the future, and its design therefore has a new architectural character. This new character incorporates aspects of the industrial and of innovation. This character is based on frames and infill. The frames are the visible mechanics and show the organization of the buildings, but are innovative in their use and arrangement. Public art is incorporated on, in, and around the buildings. The office building on Lot P references the corporate office buildings while maintaining the 3 dimensional character of the other three buildings on the site.



Interactivity







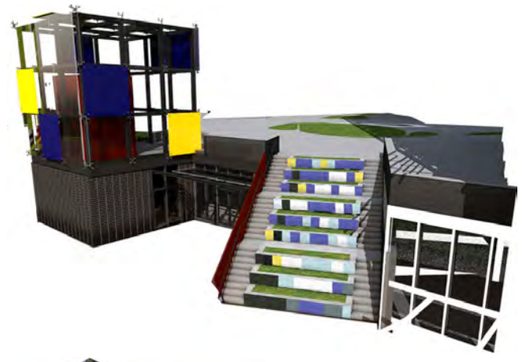




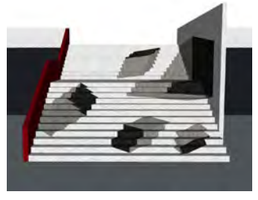


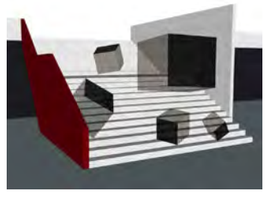


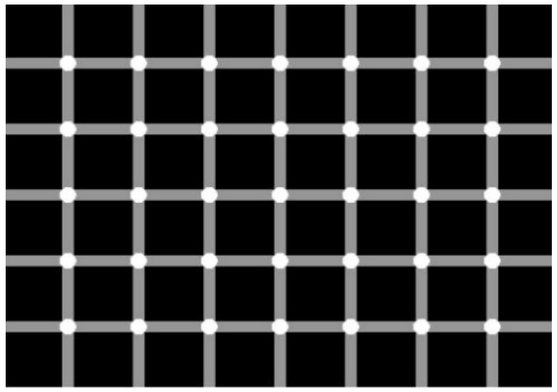


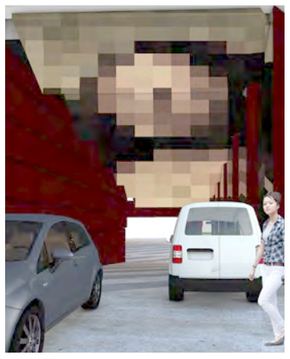














Optical illusions can be used to further engage residents with the urban landscape of Lot P. They are especially useful at the edges of the site since the public art is located in the center plaza.

Illusions cause one to stop to look at something for a longer time and think about the surrounding environment. Moving through space, one can experience abstract patterns and fragments slowly coming together into one complete image.

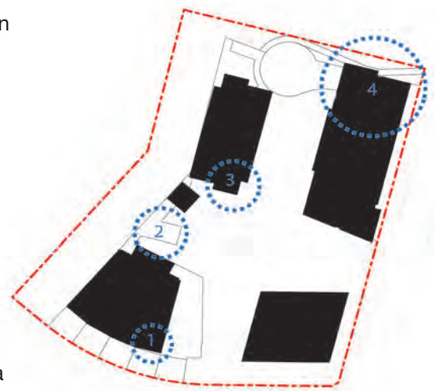
The four chosen locations animate the perimeter of the Lot P site and hold opportunity for interaction:

1 The corner of Live/Work Building

2 The stair connecting the Brewery Creek Greenway to the Plaza

3 The narrow face of the hotel

4 The driveway leading to level P1



Public Art

Public Art – Lot P

Public art has the power to punctuate everyday environments, energize public space and inspire community participation in the creation of our urban landscape. Located in the Flats, Lot P will play a key role in the continued vibrancy of this thriving cultural and artistic district, alongside numerous arts institutions and galleries as well as the upcoming relocation of Emily Carr University. The public artworks at Lot P will thoughtfully integrate to the site, architecture, and landscape of this historic community, seeking to converse with the diverse and dynamic surrounding public art collection.

Following thoughtful site analysis and discussions with the Onni design team, three potential site locations have been identified for public art. These three identified public art site locations allow for a range of possibilities in material, media, form and approach including 3-dimensional sculpture, 2-dimensional form, light and water, integrated works to the architecture and building skin, as well as design of the landscape features and functional furnishings. The public art opportunities at Lot P will be carefully considered to establish curatorial cohesion within the project site, creating a vibrant and interconnected public realm that speaks to the importance of this growing arts and culture district. The artworks selected will be individually compelling, maintaining their individual artistic rigor while conversing with one another in innovative and unexpected ways.

Public art plays an integral role in enriching social environments, celebrating and enhancing local culture, diversity and neighbourhood identity. The public art at Lot P will activate the public realm, inviting engagement and dialogue on a multitude of levels while providing layers of meaning for the surrounding community.

BALLARD FINE ART
PRIVATE ART ACQUISITION & ADVISORY












Public Art Key Map

Potential site locations for public art:

SITE 1: GRAND PLAZA

The grand plaza is located in the centre of Lot P, bounded by the office, hotel, and both live-work spaces. The central plaza features a proposed water feature surrounded by raised planters.

SITE 2: BUILDING SKIN OF THE SOUTH WALL OF THE HOTEL

Situated on the south wall of the hotel, Site 2 offers the unique opportunity for an artwork to be installed on the building skin.



DRAWING LIST

SHEET	SHEET TITLE	SCALE
01	COVER/DRAWING LIST	
02	PROJECT STATS	N/A
03	PROJECT STATS	N/A
04	PROJECT METRICS	N/A
05A	HEIGHT OVERLAY	N/A
05B	HEIGHT OVERLAY	N/A
06	BUILDING GRADES	AS LISTED
07	SURVEY	AS LISTED
08	CONTEXT	N/A
09	STREETVIEWS	N/A
10	STREET ELEVATIONS	N/A
11	RENDERING	N/A
12	SITE PLAN P1	1:350
13	SITE PLAN P2	1:350
14	P5	1:200
15	P4	1:200
16	P3	1:200
17	P2	1:200
18	P1	1:200
19	L1	1:200
20	L2	1:200
21	L3	1:200
22	L4	1:200
23	L5	1:200
24	L7	1:200
25	L11	1:200
26	L12	1:200
27	L13	1:200
28	L14	1:200
29	L15	1:200
30	ROOFTOP AMENITY	1:200
31	ROOF	1:200
32	LW 1 PLANS	1:100
33	LW 1 PLANS	1:100
34	LW 1 PLANS	1:100
35	LW 2 PLANS	1:100
36	LW 2 PLANS	1:100
37	LW 2 PLANS	1:100
38	LW 2 PLANS	1:100
39	LW 2 PLANS	1:100
40	HOTEL PLANS	1:100
41	HOTEL PLANS	1:100
42	HOTEL PLANS	1:100
43	OFFICE PLANS	1:100
44	OFFICE PLANS	1:100
45	SOUTH ELEVATION	1:100
46	SOUTH ELEVATION	1:100
47	EAST ELEVATION	1:100
48	EAST ELEVATION	1:100
49	NORTH ELEVATION	1:100
50	NORTH ELEVATION	1:100
51	WEST ELEVATION	1:100
52	WEST ELEVATION	1:100
53	SECTION A-A	1:100
54	SECTION B-B	1:100
55	PERSPECTIVES	N/A
56	WALL SECTIONS/DETAILS	NTS



IBI | onni group | VOXEL

DRAWING LIST | **375 E1 ST AVENUE** | Job: 36249 | 01

Date 2017 JAN 25

BASIC INFORMATION

CIVIC ADDRESS	375 EAST 1ST AVENUE
LEGAL ADDRESS	PARCEL IDENTIFIER: 027-789-608, LOT P DISTRICT LOS 2001A, 264A AND2037, GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP39441
ZONING	CD-1 (402)
SITE AREA	1.03 HA (10283 SM) (110680 SF)
SITE COVERAGE	36%
DENSITY PERMITTED	MAX DENSITY SEE CD-1 (402) FOR FULL DENSITY BREAKDOWN MAX LIVE-WORK USE = 16,722 SM (180000 SF) MAX # OF LIVE-WORK UNITS = 250 MAX HOTEL USE = 9290 SM (100000 SF) MAX GENERAL OFFICE USE = 50025 SM (538465 SF) MAX RETAIL STORE USE = 14174 SM (152568 SF) MAX STORAGE WAREHOUSE = 236881 SM (2549766 SF)
DENSITY PROPOSED	4.46 FSR 45900 SM (494065 SF) LIVE-WORK = 16722 SM (180000 SF) # OF LIVE-WORK UNITS = 218 UNITS HOTEL = 9290 SM (100000 SF) # OF HOTEL UNITS = 194 GENERAL OFFICE = 7432 SM (80000SF) RETAIL STORE = 4156 SM (44735 SF) F3 OCCUPANCY STORAGE WAREHOUSE = 8299 SM (89330 SF) AMENITY = 965 SM (10382 SF)
SITE SETBACKS	SEE SITE METRICS/SITE SETBACK PAGE FOR PROPOSED SETBACKS (SETBACK AND BUILDING SEPARATIONS WERE DEVELOPED IN CONSULTATION WITH THE PLANNING DEPARTMENT) A SETBACK OF 15 M IS REQUIRED ON THE WEST OF THE SITE
BLDG HEIGHT PERMITTED	42.72M (150')
BLDG HEIGHT PROPOSED	SEE SITE CONSTRAINTS/BUILDING HEIGHTS PAGE 42.72M (150')FROM BASE POINT TO TOP-OF-PARAPET ON ROOFTOP AMENITY LEVEL (ROOFTOP AMENITY, ELEVATOR PENTHOUSE, ROOFTOP MECHANICAL SPACES, AND ANY ITEMS LISTED IN Z&D BYLAW 10.11 ARE EXEMPT FROM BUILDING HEIGHT)
PROPOSED STOREYS	LIVE-WORK 1 = 15 STOREYS LIVE-WORK 2 = 13 STOREYS HOTEL = 15 STOREYS GENERAL OFFICE = 7 STOREYS

PARKING CALCULATIONS

	RATE	INPUT	REQ.	PROVIDED
LIVE/WORK				
UNITS<538sft	0.5	0	0	
UNITS>538sft	0.6	218	131	
GFA	1/2153sft	180000	84	221
Visitors (not req)				
HOTEL	1	194	194	196
F3 OCCUPANCY STORAGE WAREHOUSE	1/1991sft	89330	45	45
RETAIL STORE		44735	78	78
OFFICE	1/1076sft	3229	3	
	1/538sft	76771	143	146
TOTAL			678	686

BIKE STALL CALCULATIONS

	RATE	INPUT	REQ.	PROVIDED
LIVE/WORK	1.25	218	273	273
HOTEL	1/30units	194	6	6
WAREHOUSE	1/10764sft	89330	9	9
RETAIL STORE	1/5382sft	44735	8	8
GEN. OFFICE	1/5382sft	80000	15	15
			312	312

PARKING COUNT BY FLOOR

	REG	SMALL	HC	TOTAL
P1	0	0	0	0
P2	169	51	7	227
P3	172	51	7	230
P4	167	55	7	229
P5	-	-	-	
TOTAL	508	157	21	686
%	74%	23%	3%	100%

LOADING CALCULATIONS

	CLASS A REQ	CLASS A PROVIDED	CLASS B REQ	CLASS B PROVIDED	CLASS C REQ	CLASS C PROVIDED
USES						
LIVE WORK	1	2	2	1		
HOTEL	1	2	2	2		
GENERAL OFFICE	1	1	2	2		
RETAIL STORE	-	-	3	3	1	0
F3 OCCUPANCY STORAGE WAREHOUSE	-	1	4	2	2	
TOTALS	3	6	13	10	3	0

*Please refer to loading relaxation rationale provided by Bunt & Associates

DISABILITY STALL REQUIREMENTS

	BASE	RATE	
LIVE WORK	1.0	FIRST 7 UNITS	1
	1/0.034	213.0	7
OTHER	2.0	FIRST 500 SQM	2
	0.4	304253	/10764 11
			22

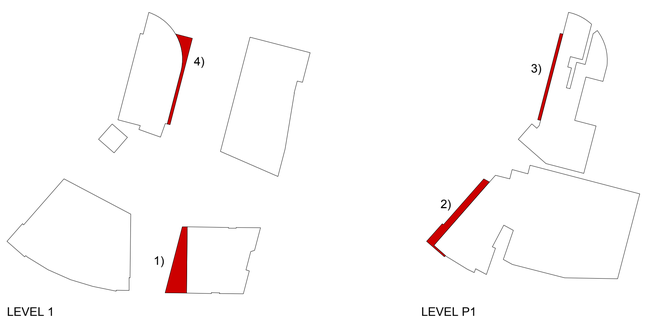
4.8.4 Required Disability Parking Spaces For each:
(a) multiple dwelling or live-work use, there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit; and
(b) non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m2 of gross floor area and an additional 0.4 parking space for each 1000 m2 of gross floor area;

NOTE: A request for loading relaxation requires submission of a rationale to be considered by the Director of Planning in consultation with the General Manager of Engineering Services.

	LIVE/WORK1					LIVE/WORK2					HOTEL			RETAIL/COMM	F3 OCCUPANCY WAREHOUSE STORAGE	OFFICE	AMENITY
LEVELS	BALCONY AREA	GROSS AREA	HEAT PUMP EXCL	STORAGE EXCL	FSR AREA	BALCONY AREA	GROSS AREA	HEAT PUMP EXCL	STORAGE EXCL	FSR AREA	GROSS AREA	HEAT PUMP EXCL	FSR AREA	FSR AREA	FSR AREA	FSR AREA	AREA
ROOF		1148			1148		1245			1245	590		590			1293	
15	587	6599	59	200	6340						7037	126	6911				
14	587	6599	52	320	6227						7037	126	6911				
13	587	6599	52	320	6227	635	7183	69	200	6914	7037	126	6911				
12	481	6520	52	320	6148	635	7183	55	320	6808	7054	126	6928				
11	481	6520	52	320	6148	523	7183	55	320	6808	7054	126	6928				
10	481	6520	52	320	6148	691	8143	72	400	7671	7054	126	6928				
9	481	6520	52	320	6148	691	8143	72	400	7671	7037	126	6911				
8	481	6520	52	320	6148	691	8143	72	400	7671	7037	126	6911				
7	481	6520	52	320	6148	691	8143	72	400	7671	7037	126	6911			12758	
6	481	6520	52	320	6148	691	8143	72	400	7671	7054	126	6928			12758	
5	481	6520	52	320	6148	691	8143	72	400	7671	7054	126	6928			12758	
4	481	6520	52	320	6148	691	8143	72	400	7671	7054	126	6928			12942	
3	481	6520	52	320	6148	691	8143	72	400	7671	7072	126	6946			12942	
2	342	5918	46	320	5552		7592	66	400	7126	3786	54	3732			12942	1225
1		1275			1275		249			249	4137	54	4083	23500	2400	1607	2593
P1							1233			1233	1615		1615	21235	1291		6564
P2																	
P3																	
P4																	
P5															85639		
TOTAL	6913	93338	729	4360	88249	7321	97012	821	4440	91751	101746	1746	100000	44735	89330	80000	10382
													0	0		0	382
	7.8%	BALCONY AREA				8.0%	BALCONY AREA										
TOTAL LW					494065					180000	0						

LIVE-WORK UNIT DISTRIBUTION (BY # OF ROOMS)								
	LIVE-WORK1				LIVE-WORK2			
	1 RM	2 RMs	3 RMs	TOTAL	1 RM	2 RMs	3 Rms	TOTAL
ROOF								
15	0	2	3	5				
14	5	3	0	8				
13	5	3	0	8	0	0	5	5
12	5	3	0	8	4	4	0	8
11	5	3	0	8	4	4	0	8
10	5	3	0	8	6	4	0	10
9	5	3	0	8	6	4	0	10
8	5	3	0	8	6	4	0	10
7	5	3	0	8	6	4	0	10
6	5	3	0	8	6	4	0	10
5	5	3	0	8	6	4	0	10
4	5	3	0	8	6	4	0	10
3	5	3	0	8	6	4	0	10
2	4	3	0	7	5	4	0	9
1	0	0	0	0	0	0	0	0
P1	0	0	0	0	0	0	0	0
TOTAL	64	41	3	108	61	44	5	110
% BY BLDG	59.3%	38.0%	2.9%		55.5%	40.0%	4.5%	
% OVERALL	57.3%	39.0%	3.7%					

MIX							
	LIVE/WORK1			LIVE/WORK2			HOTEL
	UNITS <538 sft	UNITS > 538 sft		UNITS < 538 sft	UNITS > 538 sft		
ROOF							
15		5	5				14
14	0	8	8				14
13	0	8	8		5	5	14
12	0	8	8	0	8	8	14
11	0	8	8	0	8	8	14
10	0	8	8	0	10	10	14
9	0	8	8	0	10	10	14
8	0	8	8	0	10	10	14
7	0	8	8	0	10	10	14
6	0	8	8	0	10	10	14
5	0	8	8	0	10	10	14
4	0	8	8	0	10	10	14
3	0	8	8	0	10	10	14
2	0	7	7	0	9	9	6
1	0	0	0	0	0	0	6
P1	0	0	0	0	0	0	0
TOTAL	0	108	108	0	110	110	194



LEVEL 1

LEVEL P1

REQUESTED RELAXATIONS

area 1) Covered exterior area (1118 sft) at the SW side, level1 of LW1 buiding is currently included within the fsr (above), but we are requesting a relaxation to exclude this from fsr.

RATIONALE:

The covered exterior areas should not be counted as FSR because of the following reasons.

1) The area improves the public realm by:
a) increasing the width of walking surface at the ground plane and thereby improve access into the site. (area 1)
b) providing weather protected outdoor use for the public on a rainy day
c) providing adequate space for landscape features such as planting and a water feature as not to reduce the space between the building faces. (area 1)
d) providing a variety of hard landscaped surfaces at a different grade, thereby enhancing the public experience. (area 1)
e) as requested setbacks by the city (area 2 and 3)

FSR is governed by by the CD1 and this DP. The space cannot be enclosed for additional intererior space without a rezoning or DP admendment. With the proposed water feature straddling between the covered and not covered, enclosing the space would by a costly proposition. Ultimately the City has control if the space can be developed as an interior space..

SITE METRICS/CONSTRAINTS

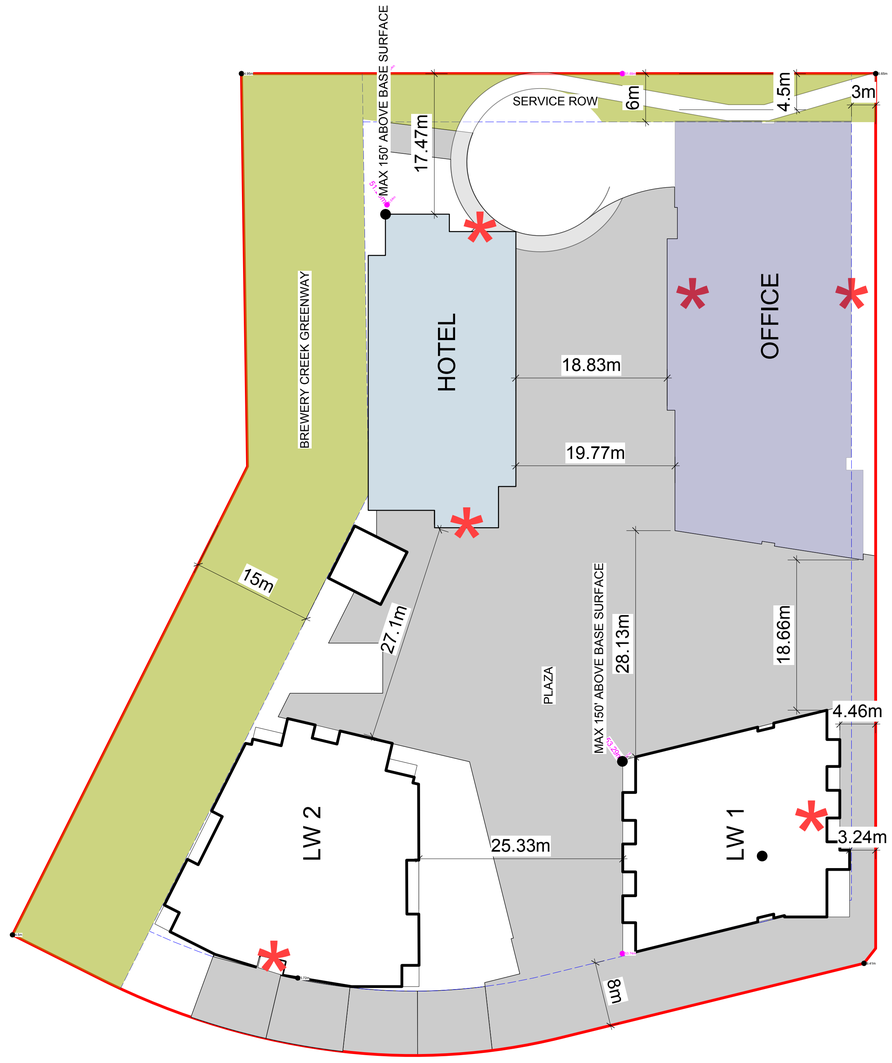
A setback of 15 m is required on the west of the site
to be reserved for the commemoration of Brewery Creek.

Set backs were developed in consultation with the planning department
They vary depending on fronting conditions.

Building separations were developed in consultation with the planning department

PROPERTY **ADDRESS**
375 EAST 1ST AVENUE

LEGALDESCRIPTION
PARCEL IDENTIFIER: 027-789-608, LOT P DISTRICT
LOS 200A, 264A AND 2037, GROUP 1 NEW
WESTMINSTER DISTRICT PLAN BCP39441



BUILDING HEIGHT SUMMARY

	LIVE/WORK1		FLR TO FLR	LIVE/WORK2		FLR TO FLR	HOTEL		FLR TO FLR	OFFICE		FLR TO FLR
LEVELS	EL m	150' MAX EL ft		EL m	150' MAX EL ft		EL m	150' MAX EL ft		EL m	150' MAX EL ft	
	53.153 MAX	174.39 MAX		50.92 MAX	167.07 MAX		51.20MAX	167.99MAX		51.80MAX	169.94MAX	
PARAPET	53.15	174.39		48.16	158.02		51.20	167.99				
ROOF	52.70	172.89	1.50	47.55	156.02	2.00	50.59	165.99	2.00			
15	49.93	163.81	9.08				47.82	156.91	9.08			
14	47.16	154.73	9.08				45.06	147.83	9.08			
13	44.39	145.65	9.08	44.76	146.85	9.17	42.29	138.75	9.08			
12	41.63	136.57	9.08	41.97	137.69	9.17	39.52	129.67	9.08			
11	38.86	127.49	9.08	39.17	128.52	9.17	36.75	120.59	9.08			
10	36.09	118.41	9.08	36.38	119.36	9.17	33.99	111.51	9.08			
9	33.32	109.33	9.08	33.59	110.19	9.17	31.22	102.43	9.08			
8	30.55	100.25	9.08	30.79	101.02	9.17	28.45	93.35	9.08	35.82	117.53	1.50
7	27.79	91.17	9.08	28.00	91.86	9.17	25.68	84.27	9.08	32.16	105.53	12.00
6	25.02	82.09	9.08	25.20	82.69	9.17	22.92	75.19	9.08	28.51	93.53	12.00
5	22.25	73.01	9.08	22.41	73.53	9.17	20.15	66.11	9.08	24.85	81.53	12.00
4	19.48	63.93	9.08	19.62	64.36	9.17	17.38	57.03	9.08	21.19	69.53	12.00
3	16.72	54.85	9.08	16.82	55.19	9.17	14.61	47.95	9.08	17.53	57.53	12.00
2	13.95	45.77	9.08	14.03	46.03	9.17	11.85	38.87	9.08	13.88	45.53	12.00
1	9.00	29.52	16.25	9.00	29.53	16.50	9.00	29.52	9.35	9.00	29.53	16.00
P1	4.60	15.09	14.42	4.60	15.09	14.44	4.60	15.09	14.42	4.60	15.09	14.44
P2	1.86	6.09	9.00	1.86	6.09	9.00	1.86	6.09	9.00	1.86	6.09	9.00
P3	-0.89	-2.91	9.00	-0.89	-2.91	9.00	-0.89	-2.91	9.00	-0.89	-2.91	9.00
P4	-3.63	-11.91	9.00	-3.63	-11.91	9.00	-3.63	-11.91	9.00	-3.63	-11.91	9.00
P5	-10.03	-32.91	21.00	-10.03	-32.91	21.00	-10.03	-32.91	21.00	-10.03	-32.91	21.00

BASE POINT CALCULATIONS

BP1 - LIVE WORK 1 (C1)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	78.98	109.87
A3	**8.03m**			
IBG2	6.47	4.95	47.33	78.76
B3	**5.863m**			
C1	8.03	5.863	85.47	117.97
	7.433m			
(+)45.72				
MAX EL	**53.153m**	174.386ft		

BP2 - LIVE WORK 2 (C2)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	36.61	109.87
A1	**6.136m**			
IBG2	6.47	4.95	5.74	78.76
B1	**5.061m**			
BP2	6.136	5.061	16.14	121.95
C2	**5.203m**			
(+)45.72				
MAX EL	**50.923m**	167.071ft		

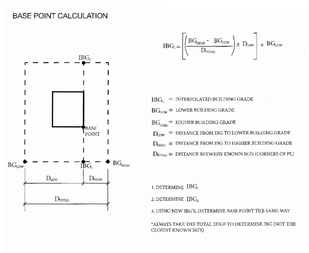
BP3 - HOTEL (C3)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	49.33	109.87
A2	**6.705m**			
IBG2	6.47	4.95	17.9	78.76
B2	**5.295m**			
BP3	6.705	5.295	16.14	121.95
C3	**5.482m**			
(+)45.72				
MAX EL	**51.202m**	167.985ft		

BP4 - OFFICE (C4)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	85.64	109.87
A4	**8.327m**			
IBG2	6.47	4.95	53.8	78.76
B4	**5.988m**			
BP4	8.327	5.988	4.5	116.33
C4	**6.079m**			
(+)45.72				
MAX EL	**51.799m**	169.943		

BASE POINT CALCULATION

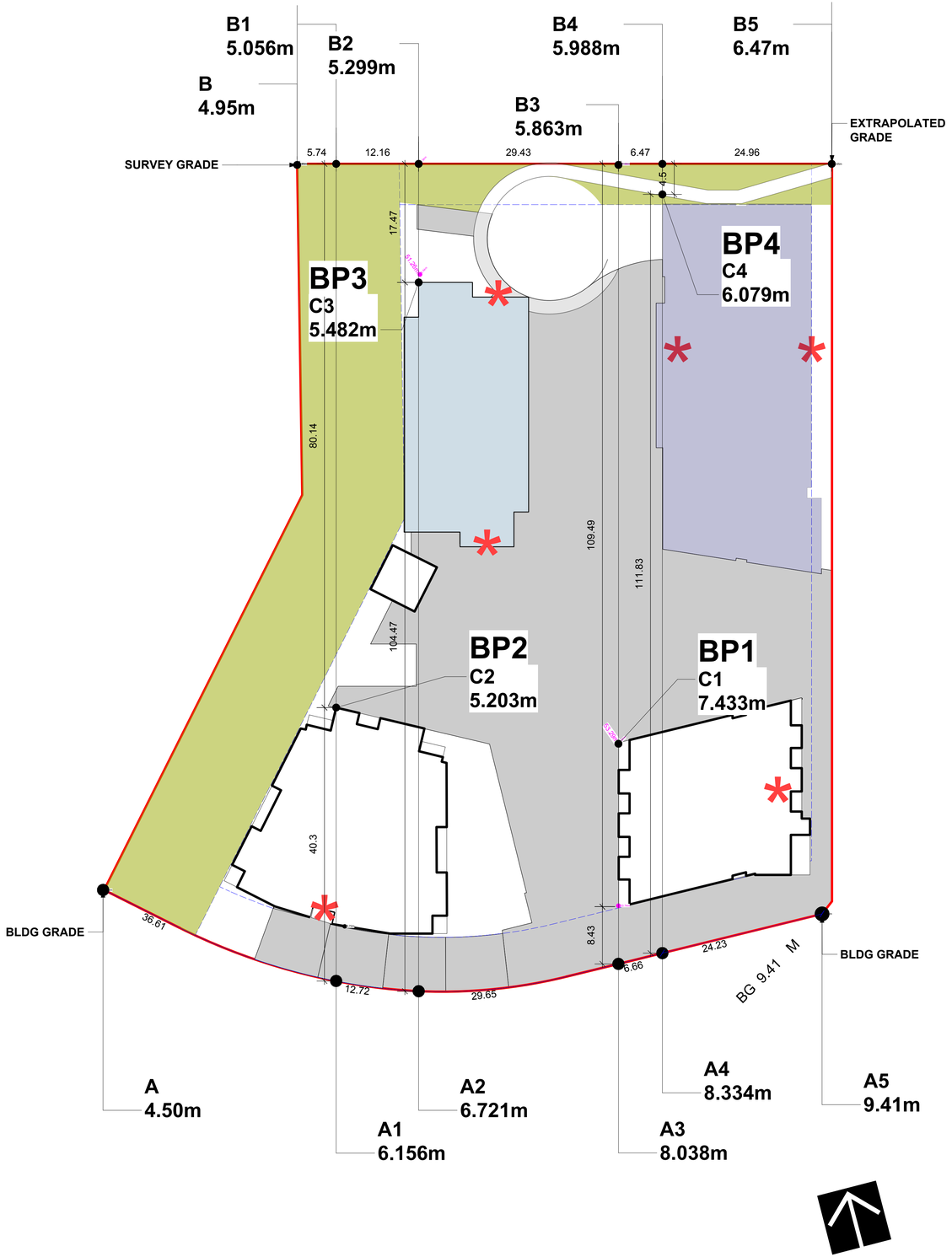


$$IBG_L = \left[\left(\frac{BG_{HIGH} - BG_{LOW}}{D_{TOTAL}}\right) \times D_{LOW}\right] + BG_{LOW}$$

IBG_L = INTERPOLATED BUILDING GRADE
BG_{LOW} = LOWER BUILDING GRADE
BG_{HIGH} = HIGHER BUILDING GRADE
D_{LOW} = DISTANCE FROM BG TO LOWER BUILDING GRADE
D_{HIGH} = DISTANCE FROM BG TO HIGHER BUILDING GRADE
D_{TOTAL} = DISTANCE BETWEEN KNOWN BGS (CORNERS OF PL)

1. DETERMINE IBG_L
2. DETERMINE IBG_H
3. USING NEW IBG'S, DETERMINE BASE POINT THE SAME WAY

*ALWAYS TAKE THE TOTAL HIGH TO DETERMINE IBG (NOT THE CLOSEST KNOWN BG'S)



INTERPOLATED GRADES SW CORNER

BASE POINT CALCULATIONS

BP1 - LIVE WORK 1 (C1)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	78.99	109.88
A3	**8.03m**			
IBG2	6.47	4.95	47.34	78.77
B3	**5.864m**			
C1	8.03	5.864	109.68	117.92
	7.878m			
(+)45.72				
MAX EL	**53.598m**	175.847ft		

BP2 - LIVE WORK 2 (C2)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	18.47	91.4
A1	**5.492m**			
IBG2	6.47	4.95	0	78.76
B1	**4.95m**			
BP2	5.492	4.95	106.22	115.76
C2	**5.448m**			
(+)45.72				
MAX EL	**51.168m**	167.872ft		

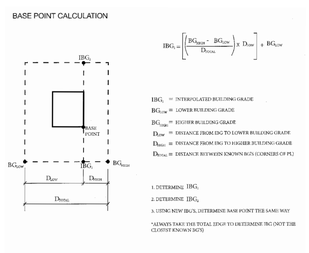
BP3 - HOTEL (C3)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	49.2	109.87
A2	**6.699m**			
IBG2	6.47	4.95	15.87	78.76
B2	**5.256m**			
BP3	6.699	5.256	54.27	111.95
C3	**5.956m**			
(+)45.72				
MAX EL	**51.676m**	169.539ft		

BP4 - OFFICE (C4)

	BG HIGH	BG LOW	D _LOW	D _TOTAL
IBG1	9.41	4.5	85.65	109.88
A4	**8.327m**			
IBG2	6.47	4.95	53.8	78.76
B4	**5.988m**			
BP4	8.327	5.988	56.8	116.34
C4	**7.13m**			
(+)45.72				
MAX EL	**52.85m**	173.393		

BASE POINT CALCULATION

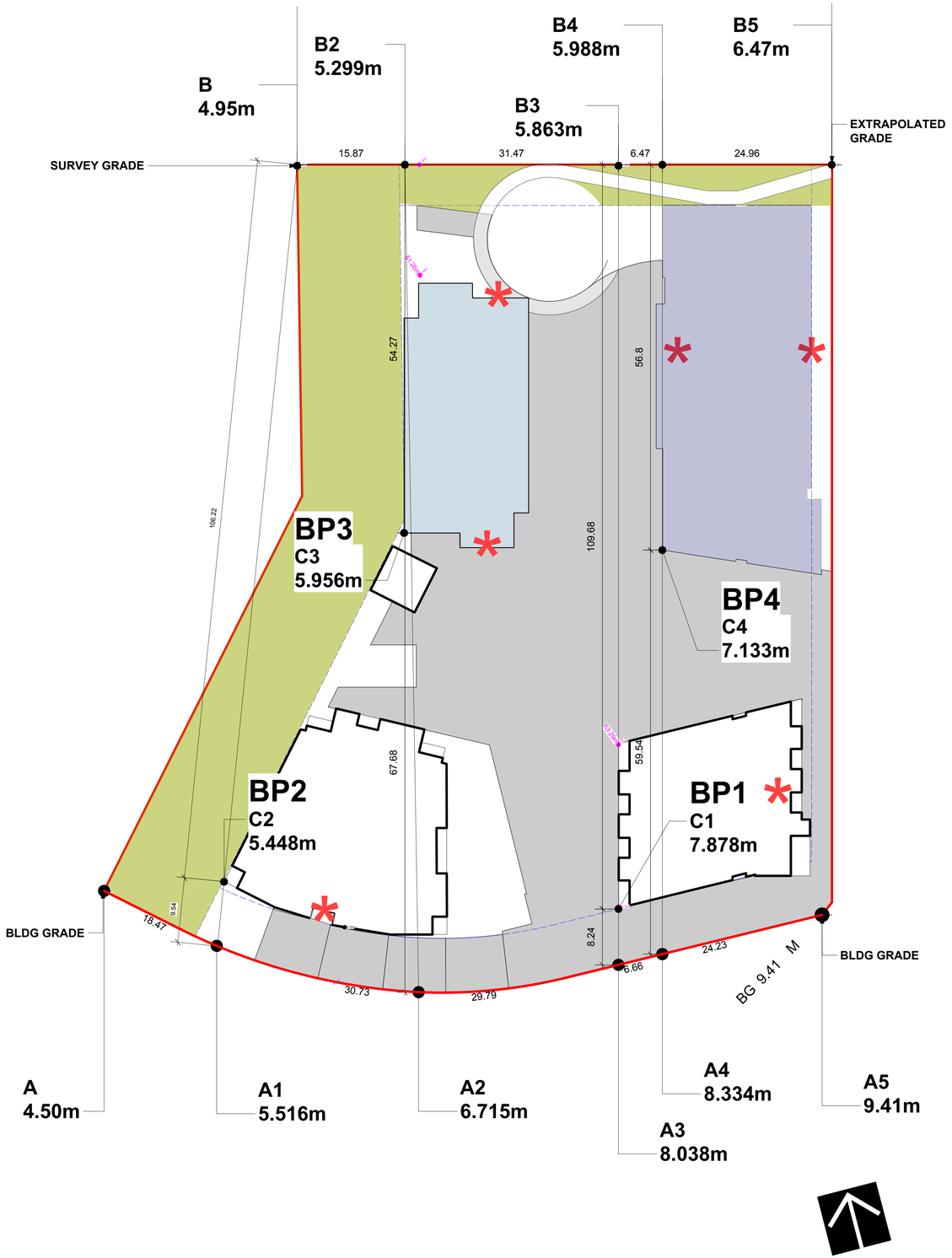


$$IBG_L = \left[\left(\frac{BG_{HIGH} - BG_{LOW}}{D_{TOTAL}}\right) \times D_{LOW}\right] + BG_{LOW}$$

IBG_L = INTERPOLATED BUILDING GRADE
BG_{LOW} = LOWER BUILDING GRADE
BG_{HIGH} = HIGHER BUILDING GRADE
D_{LOW} = DISTANCE FROM IBG TO LOWER BUILDING GRADE
D_{HIGH} = DISTANCE FROM IBG TO HIGHER BUILDING GRADE
D_{TOTAL} = DISTANCE BETWEEN KNOWN BGS (CORNERS OF PL)

1. DETERMINE IBG_L
2. DETERMINE IBG_R
3. USING NEW IBG'S, DETERMINE BASE POINT THE SAME WAY

*ALWAYS TAKE THE TOTAL DIGS TO DETERMINE IBG (NOT THE CLOSEST KNOWN BGS)

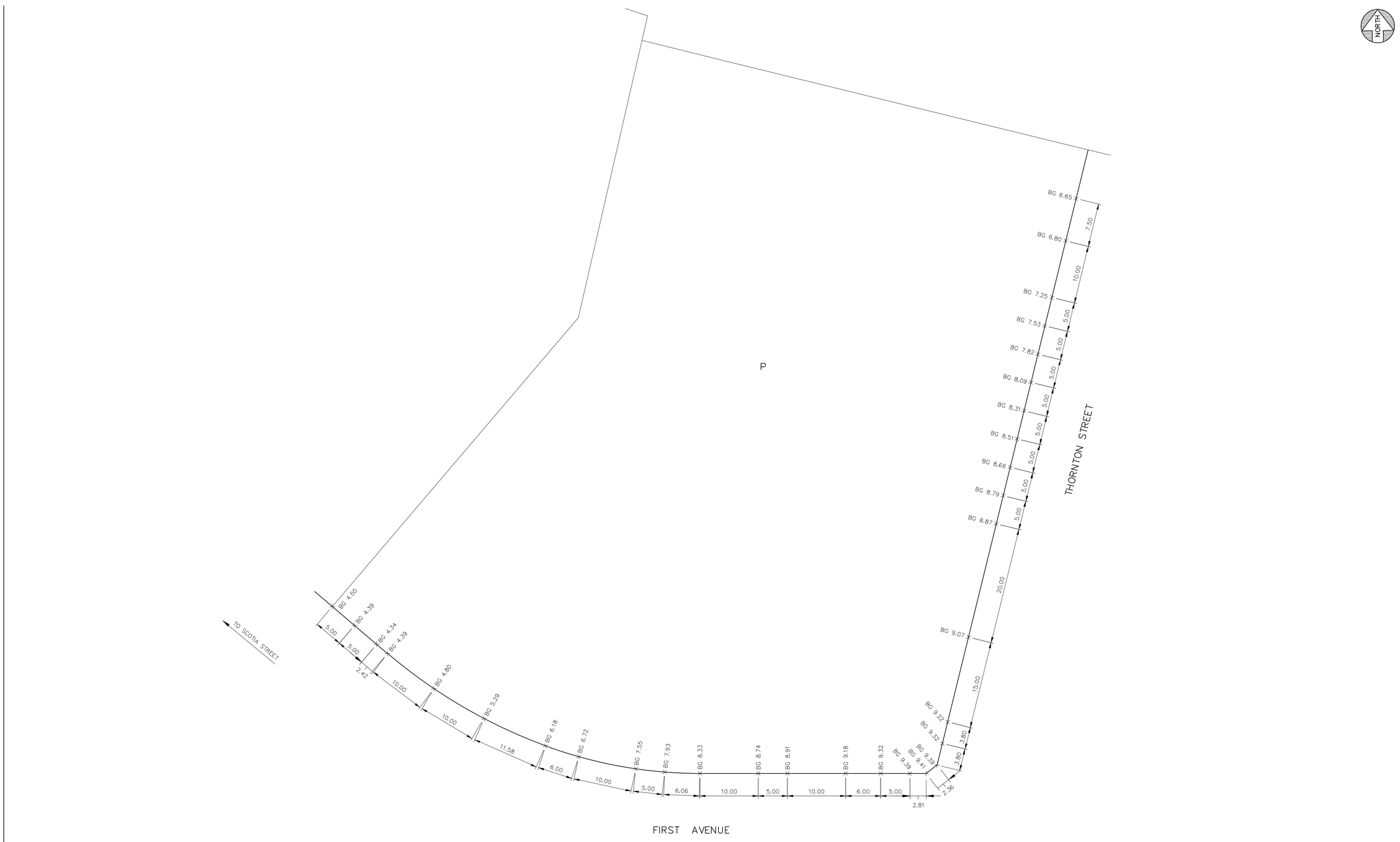


Height Overlay

375 E1 ST AVENUE
Date 2017 JAN 25

Job: 36249

05A



BENCH MARK: ELEVATION: 10.529 DESCRIPTION: SURVEY MONUMENT MARKED V-1063 AT THE SOUTH EAST CORNER OF PRINCE EDWARD STREET AND FIRST AVENUE.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK

ENGINEERING

CITY OF VANCOUVER ENGINEERING SERVICES

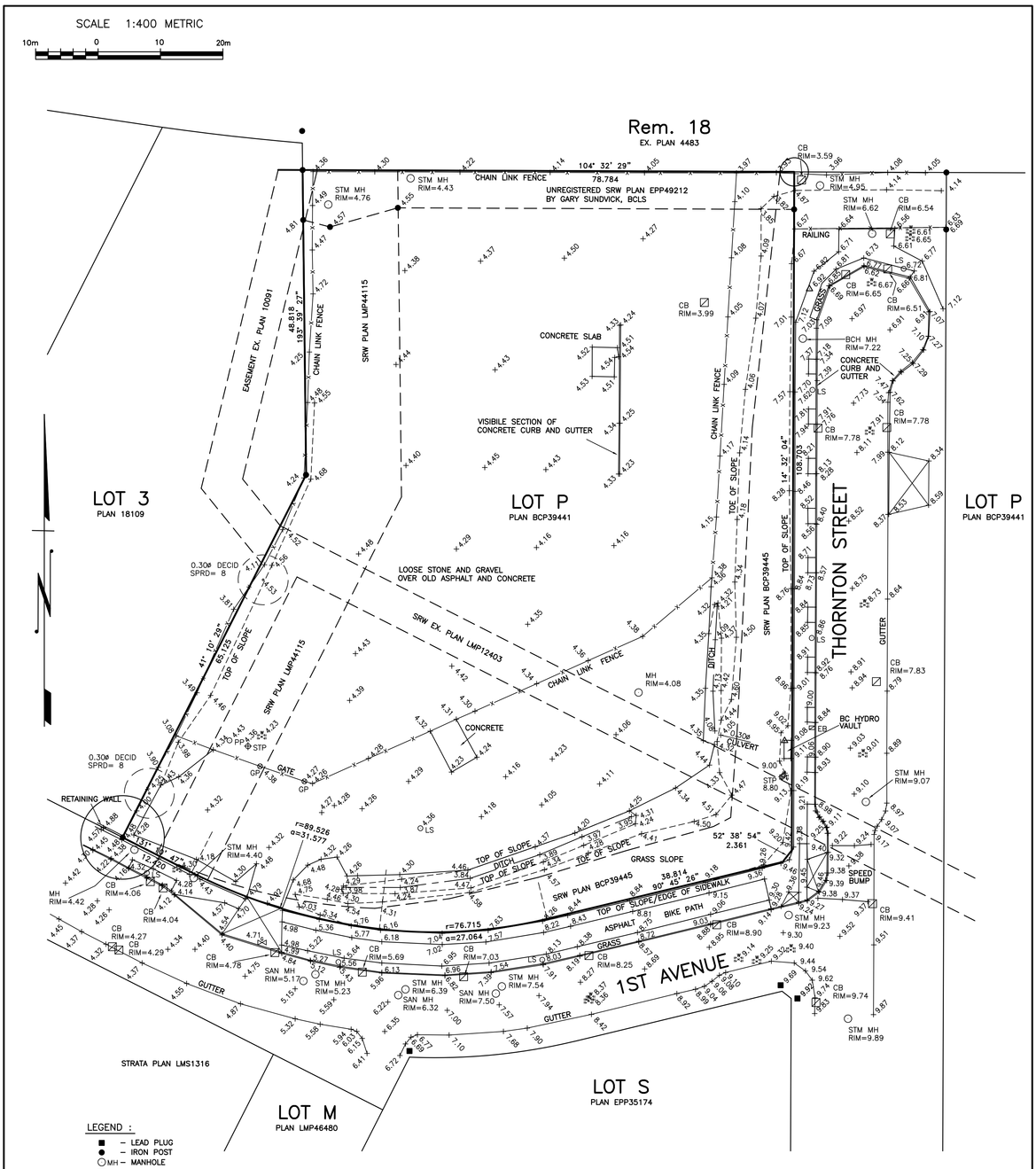
BUILDING GRADE ELEVATIONS FOR LOT P, D.L. 200A, PLAN BCP 39441.

DATE: 2013-06-27	DESIGN: P.B.
DWG: A.S.	CHK: D.P.
REF: FILE 130049 INTERCAD AD25-LOTP-101-R3	

SCALE: 1:300
DWG. NO. BG 130049
SHEET OF REVISION:

IBI | onni group | VOXEL

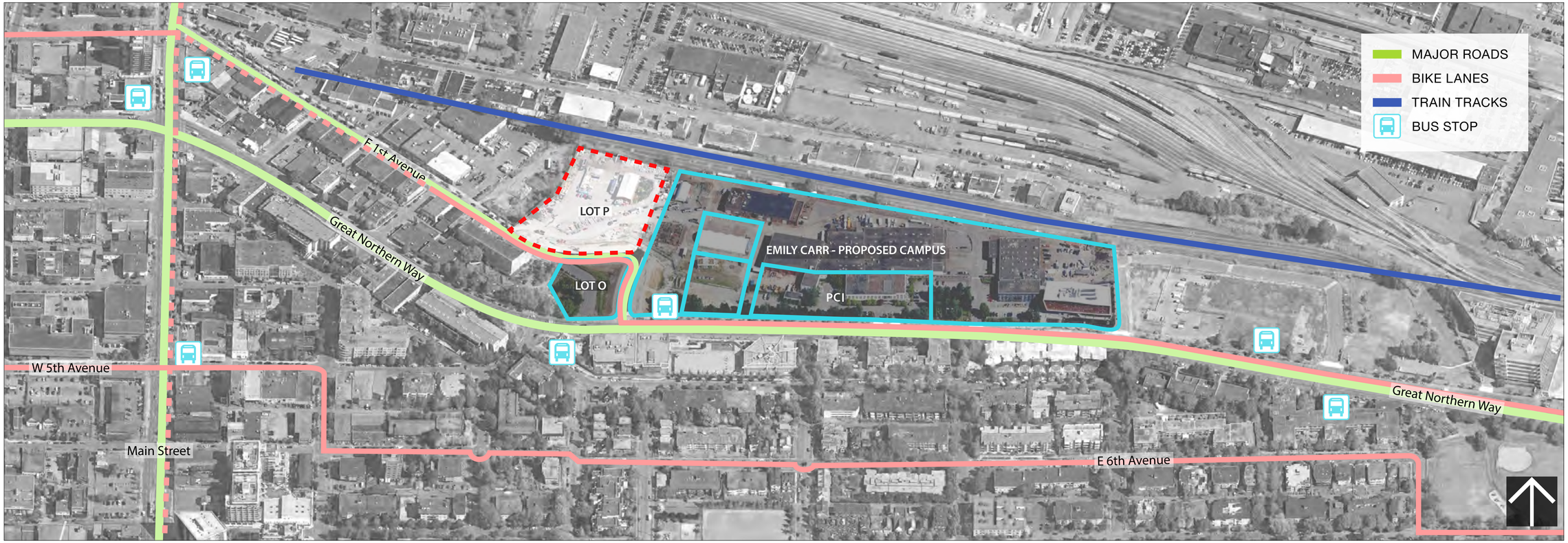
Buildings Grades | **375 E1 ST AVENUE** Date 2017 JAN 25 | Job: 36249 | 06



UNDERHILL GEOMATICS LTD. ENGINEERS & SURVEYORS 210A–3430 BRIGHTON AVENUE BURNABY, B.C. V5A 3H4 TEL: (604) 732–3384 FAX (604) 732–4709	DRAWN BY: JC	JOB NO.: V15081	TITLE: TOPOGRAPHIC SURVEY OF LOT P, D.L'S 200A, 264A AND 2037, GROUP 1 N.W.D., PLAN BCP39441	DRAWING NO.: H–2977	REV.: 0
	SCALE: 1:400	DATE: MAY 14, 2015	CLIENT: ONNI GROUP OF COMPANIES	SHEET 1 OF 1	

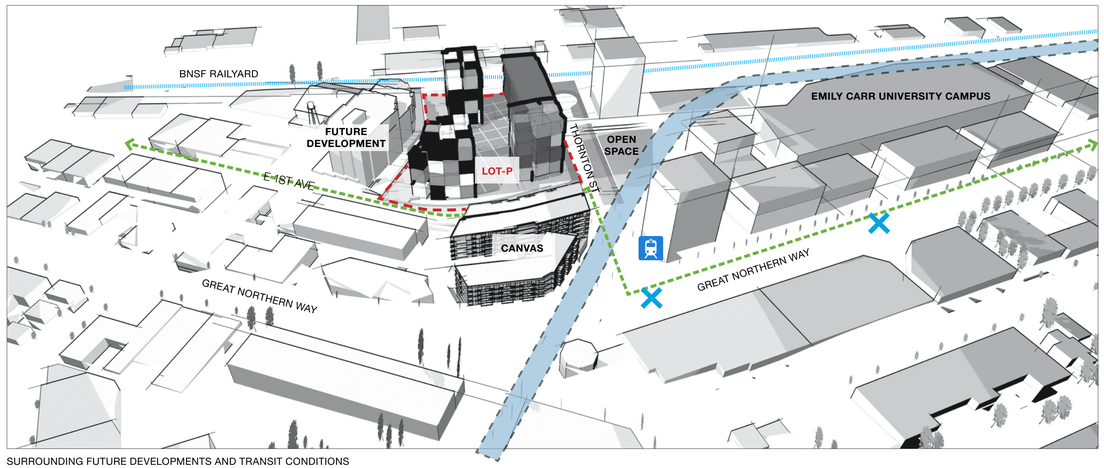
FILE NO. V15081–TOP–01–M–RO.DWG F.B. 1547 PG. 213–215

VOXEL
onni group
IBI





SURROUNDING CONTEXT AND BUILDING HEIGHTS



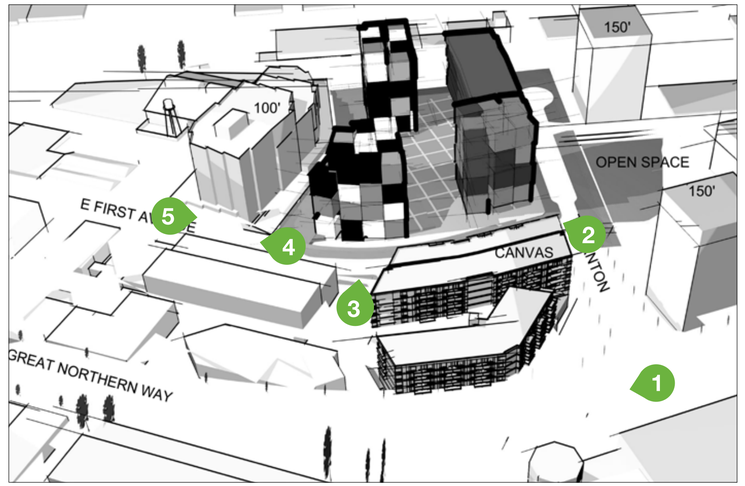
SURROUNDING FUTURE DEVELOPMENTS AND TRANSIT CONDITIONS



1. GREAT NORTHERN WAY



2. THORNTON STREET / EAST 1 ST AVENUE



KEY DIAGRAM



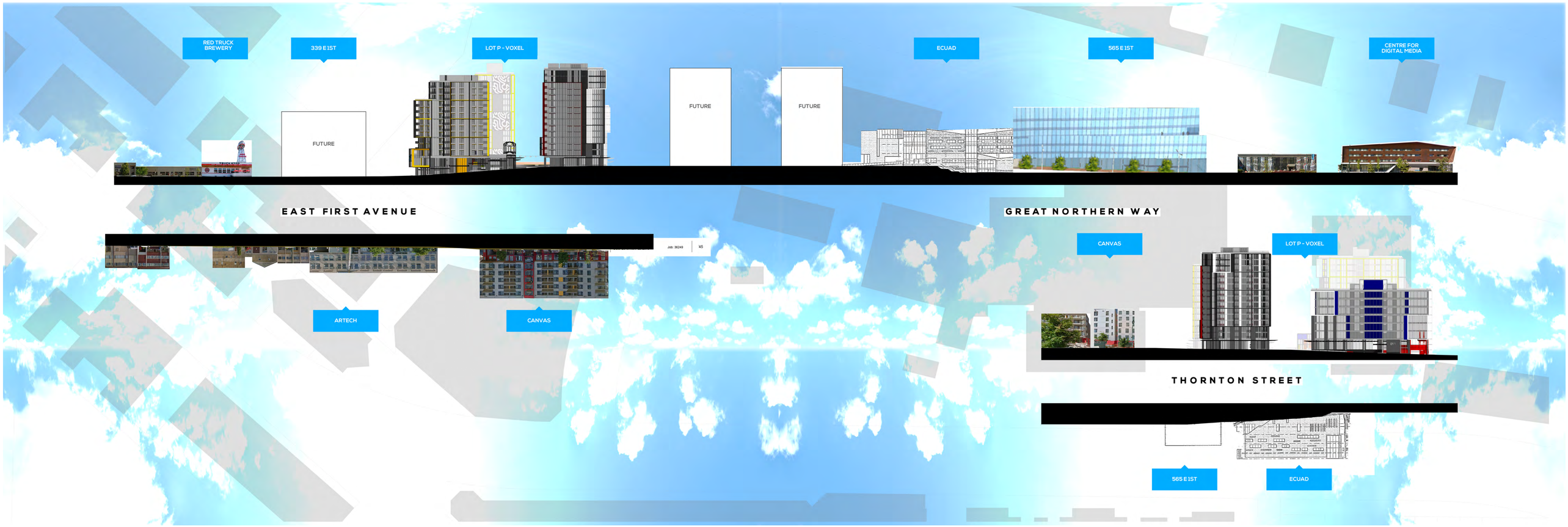
3. SITE LOOKING NORTH



4. EAST 1 ST AVENUE LOOKING WEST



5. EAST 1 ST AVENUE LOOKING EAST

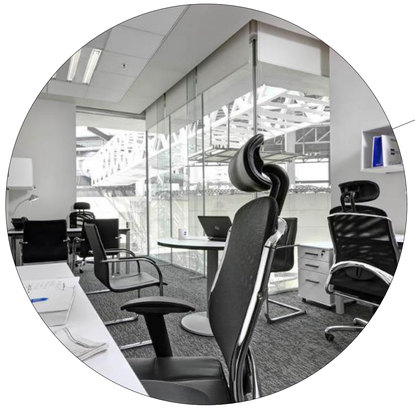

RED TRUCK BREWERY
339 E 1ST
LOT P - VOXEL
ECUAD
565 E 1ST
CENTRE FOR DIGITAL MEDIA
FUTURE
FUTURE
FUTURE
EAST FIRST AVENUE
Job: 36249
45
ARTECH
CANVAS
GREAT NORTHERN WAY
CANVAS
LOT P - VOXEL
THORNTON STREET
565 E 1ST
ECUAD













HOTEL LOBBY
HOTEL
HOTEL
HOTEL
LW AMENITY
LW 2 LOBBY
RETAIL STORE
MECH / ELECTRICAL
OFFICE
OFFICE
MECH
OFFICE
LOADING DOCK
RETAIL
RETAIL
RETAIL
LOADING DOCK
15M
2.49M

SITE INFORMATION

CIVIC ADDRESS	375 EAST 1ST AVENUE
LEGAL ADDRESS	PARCEL IDENTIFIER: 027-789-608, LOT P DISTRICT LOS 2001A, 264A AND2037, GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP39441
ZONING	CD-1 (402)
SITE AREA	1.03 HA (110680 SF)
SITE COVERAGE	80%
SITE SETBACK NOTES	A SETBACK OF 15 M IS REQUIRED ON THE WEST OF THE SITE



Additional Notes:

-Hose connections in each fire compartment provided for fire-hose coverage
-Radio antenna system and Identical Graphic annunciator located at each building entrance
-Space should be operated as a single entity managing the entire area through a legal agreement
-Interior alterations would mandate a review by commercial plan review group, Vancouver Fire & Rescue Services and services of a code consultant
-Legal agreements must be conditions of the development permit issuance without deferral.

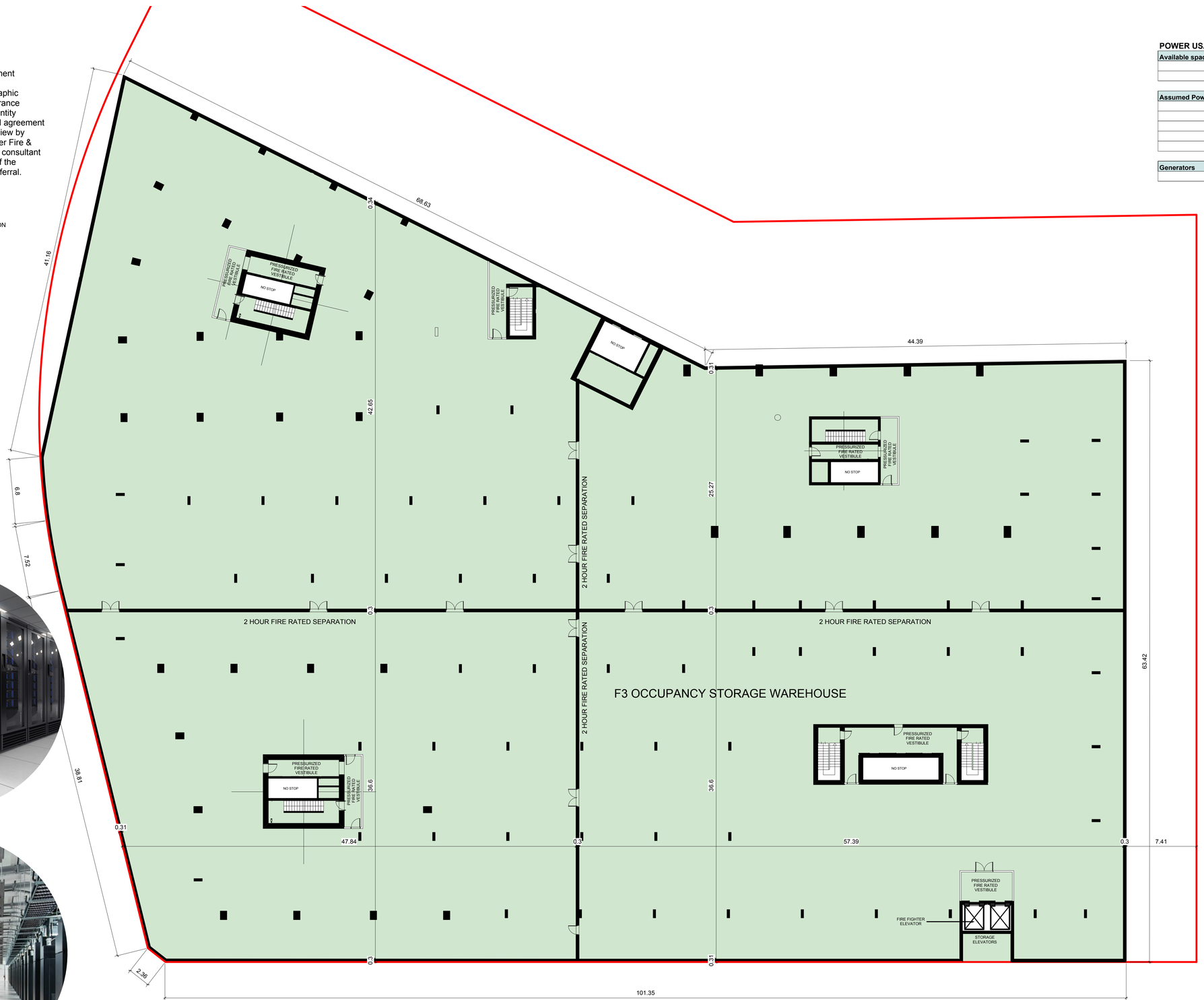
- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)







POWER USAGE ESTIMATES

Available space		**86,000 sf**
	Support Space (Mechanical/Electrical)	approx. 56,000 sf
	Data Hall Space	30,000 sf

Assumed Power Requirements		
	Power Density	200 watts/sf
	Total IT Load	6 MW
	Assumed Cooling Power	PUE of 1.5 = 9 MW
	Cooling Type	Specific to Tenant
	Total Power for Data Centre	**Assumed 10 MW**

Generators		
	Fuel storage on site	48 hrs at full load

0 5.00 10.00 15.00 m

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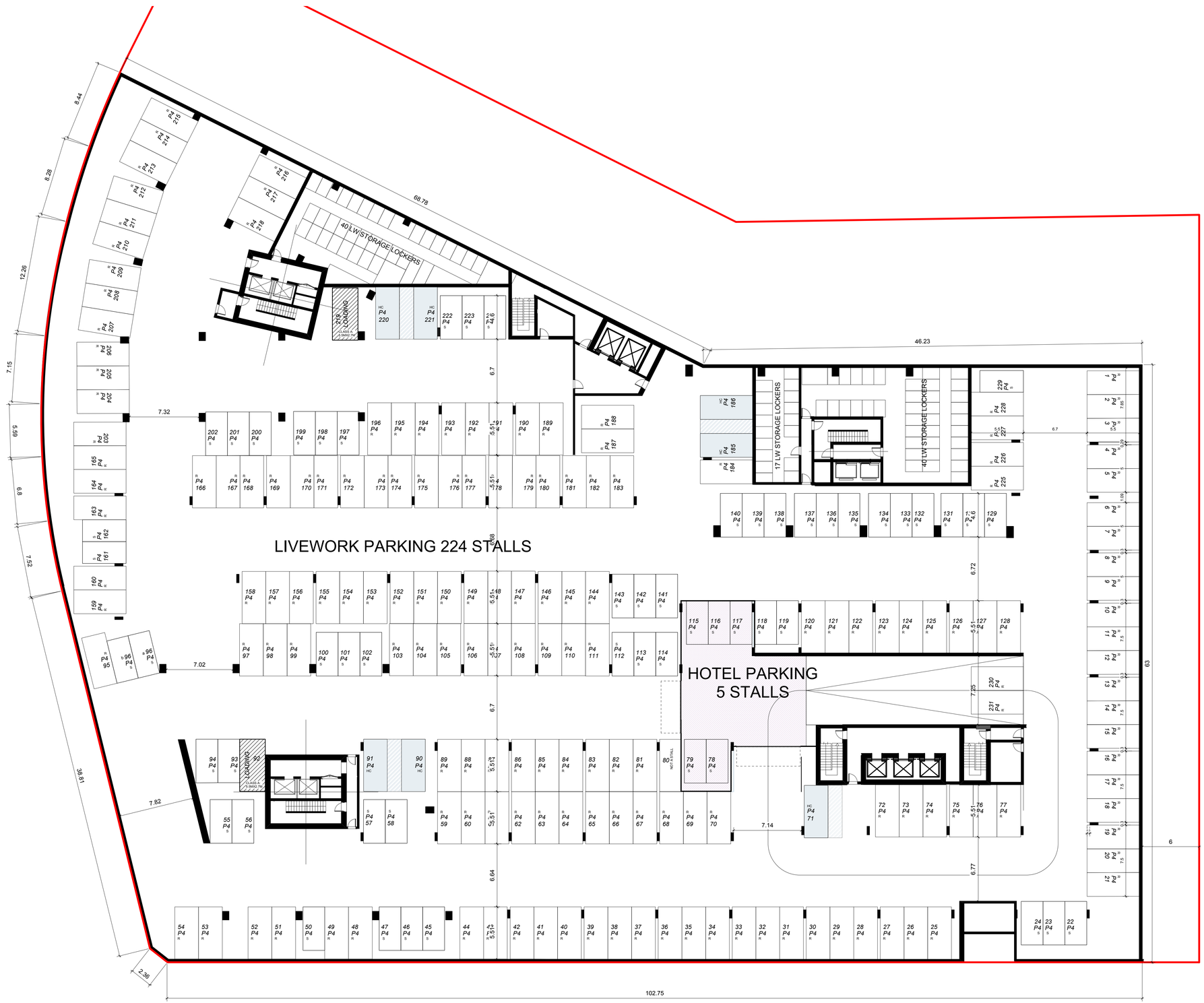
LEVEL P5 | **375 E1 ST AVENUE** | Date 2017 JAN 25 | Job: 36249



STALL DIMENSIONS

S P4 0	R P4 0	HC P4 0
2.3m x 4.6m 2.0m high a)2.6m x 4.6m b)2.7m x 4.6m	2.5m x 5.5m 2.0m high a)2.7m x 4.6m b)2.9m x 4.6m	4.0m x 5.5m 2.3 m high

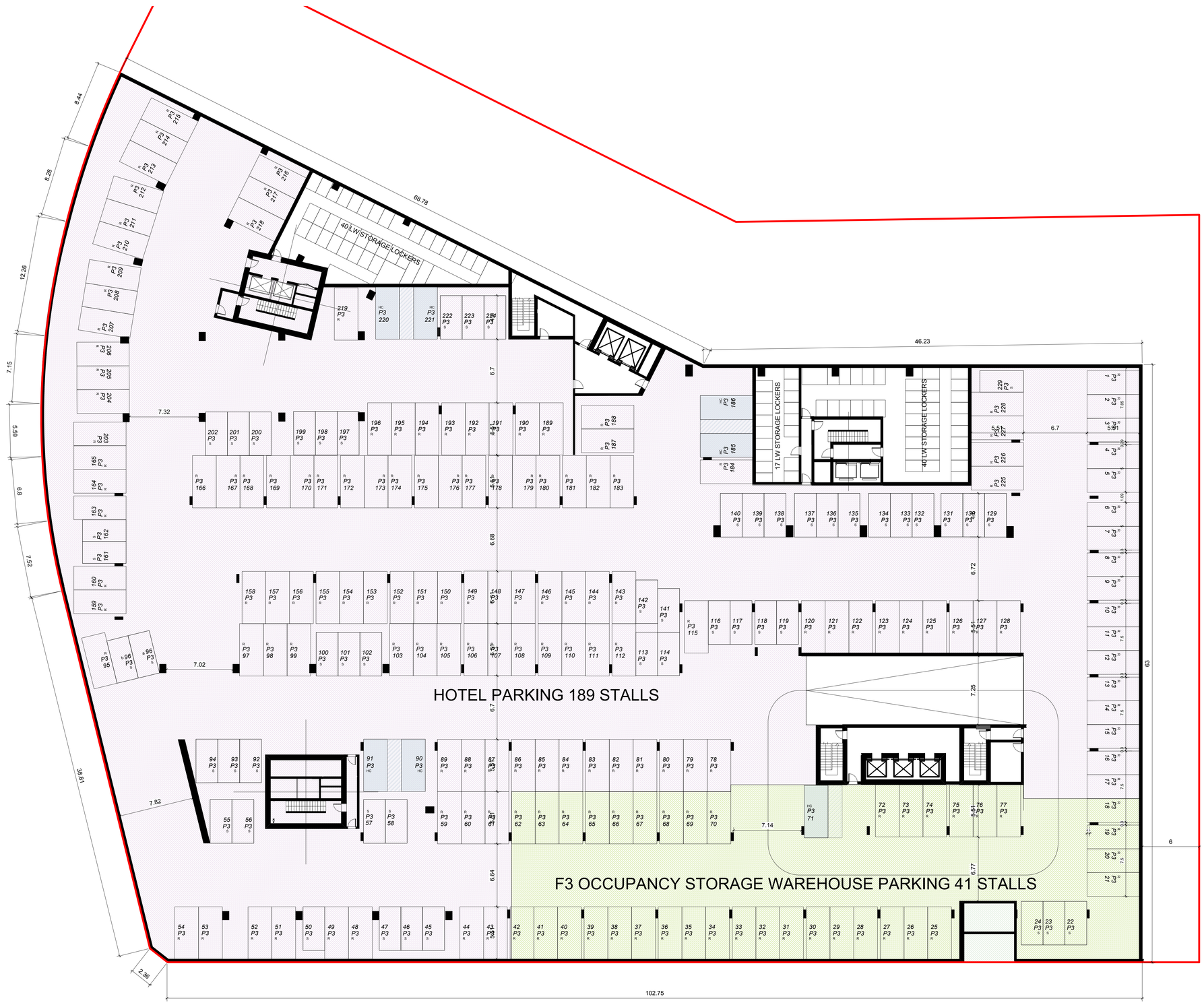
a)where one side of any space abuts... structure
b)where both side of any space abuts... structure

0 5.00 10.00 15.00 m

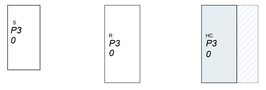
IBI onni group VOXEL

LEVEL P4 | **375 E1 ST AVENUE**
Date 2017 JAN 25

Job: 36249



STALL DIMENSIONS



2.3m x 4.6m	2.5m x 5.5m	4.0m x 5.5m
2.0m high	2.0m high	2.3 m high
a)2.6m x 4.6m	a)2.7m x 4.6m	
b)2.7m x 4.6m	b)2.9m x 4.6m	

a)where one side of any space abuts... structure
b)where both side of any space abuts... structure

0 5.00 10.00 15.00 m

IBI onni group VOXEL

LEVEL P3 | **375 E1 ST AVENUE**
Date 2017 JAN 25

Job: 36249

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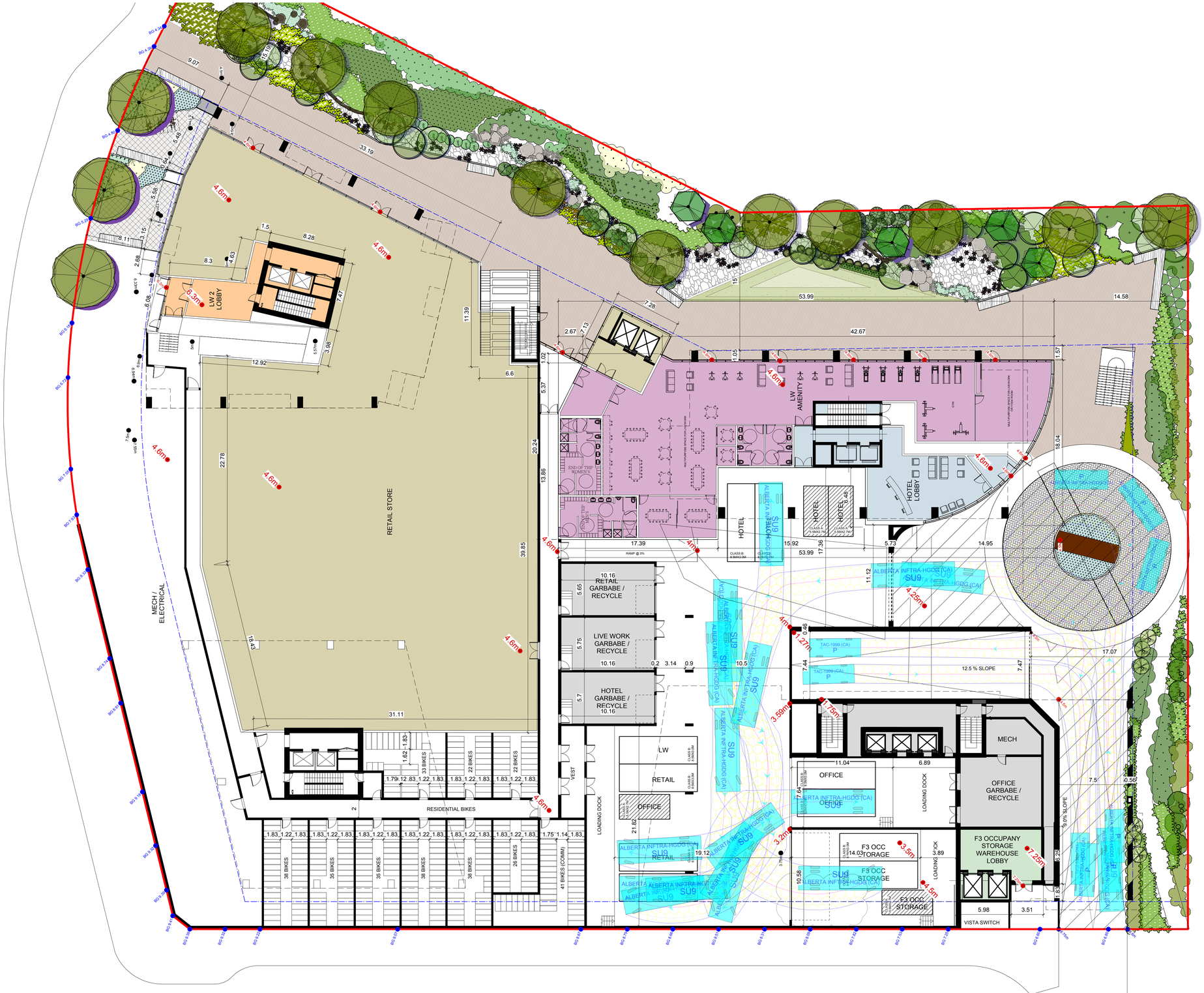
STALL DIMENSIONS

2.3m x 4.6m	2.5m x 5.5m	4.0m x 5.5m
2.0m high	2.0m high	2.3 m high
a)2.6m x 4.6m	a)2.7m x 4.6m	
b)2.7m x 4.6m	b)2.9m x 4.6m	

a)where one side of any space abuts... structure
b)where both side of any space abuts... structure

0 5.00 10.00 15.00 m



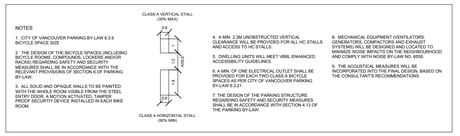
- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

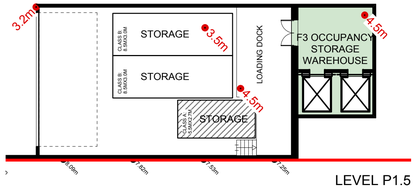
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

NOTES

1. CITY OF VANCOUVER PARKING BY-LAW 6.3.9 BICYCLE SPACE SIZE.
2. 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 PARKING BY-LAW.
3. ALL SOLID AND OPAQUE WALLS TO BE PAINTED WITH THE WHOLE ROOM VISIBLE FROM THE STEEL ENTRY DOOR. A SECOND ACTIVATED, TIMPER PROOF SECURITY DEVICE INSTALLED IN EACH BIKE ROOM.
4. A MIN. 2.3M UNOBSTRUCTED VERTICAL CLEARANCE WILL BE PROVIDED FOR ALL HC STALLS AND ACCESS TO HC STALLS.
5. DWELLING UNITS WILL MEET VIBIL ENHANCED ACCESSIBILITY GUIDELINES.
6. A MIN. OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES AS PER CITY OF VANCOUVER PARKING BY-LAW 6.3.21.
7. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.
8. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
9. THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN, BASED ON THE CONSULTANT'S RECOMMENDATIONS.





LEVEL P1.5

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LEVEL P1 | **375 E1 ST AVENUE**
Date 2017 JAN 25

Job: 36249

RETAIL STORE
RETAIL AREA UNDER REVIEW FOR EXCLUSION
HOTEL
OFFICE
AMENITY
F3 OCCUPANCY STORAGE WAREHOUSE

LIVE-WORK

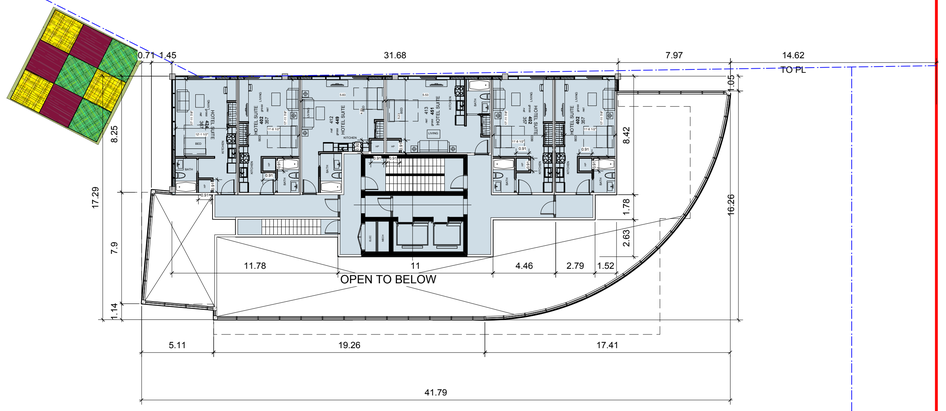
LIVE-WORK (1 BEDROOM)
LIVE-WORK (2 BEDROOM/3 BEDROOM)
PROPOSED WORKSPACE AREA***
STORAGE (EXCLUDED FROM FSR)

RETAIL STORE
NO STOP
HOTEL LOBBY
MEETING ROOM
LW AMENITY
LOUNGE
GALLERY/LOUNGE
WORKSPACE STORAGE
WORKSPACE/LOBBY AREA
OFFICE LOBBY
F3 OCCUPANCY STORAGE WAREHOUSE
LW 1 LOBBY

0 5.00 10.00 15.00 m



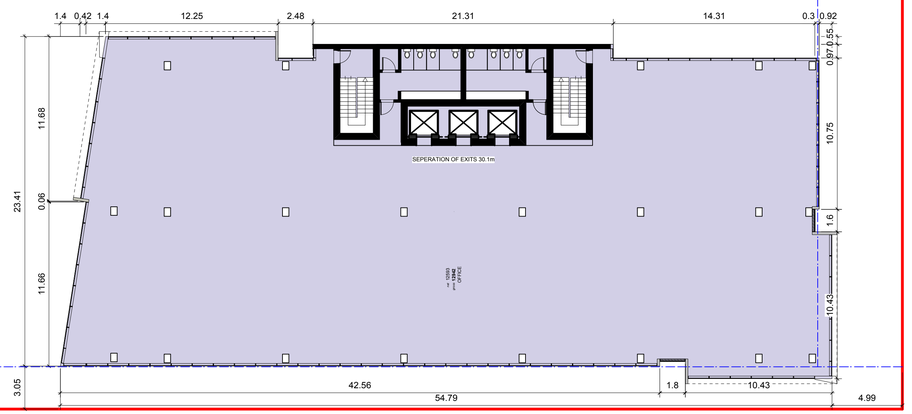
LIVEWORK 2: LEVEL 2



HOTEL: LEVEL 2



LIVEWORK 1: LEVEL 2



OFFICE: LEVEL 2-4 (TYPICAL)

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

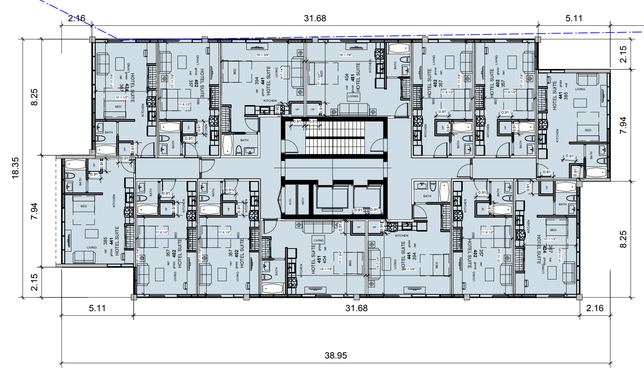
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



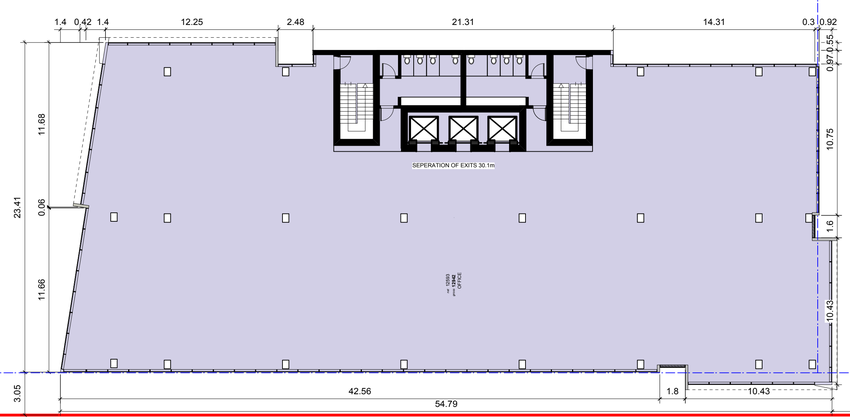
LIVEWORK 2: LEVEL 3-10 (TYPICAL)



HOTEL: LEVEL 3



LIVEWORK 1: LEVEL 3-12 (TYPICAL)



OFFICE: LEVEL 2-4 (TYPICAL)

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



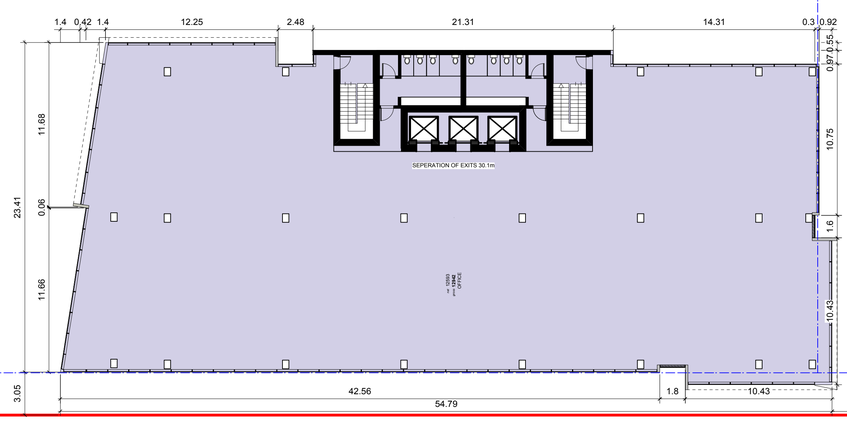
LIVEWORK 2: LEVEL 3-10 (TYPICAL)



HOTEL: LEVEL 4-6, 10-12 (TYPICAL)



LIVEWORK 1: LEVEL 3-12 (TYPICAL)



OFFICE: LEVEL 2-4 (TYPICAL)

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

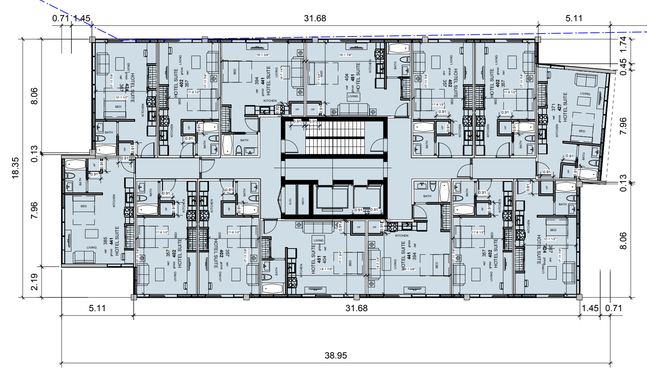
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m

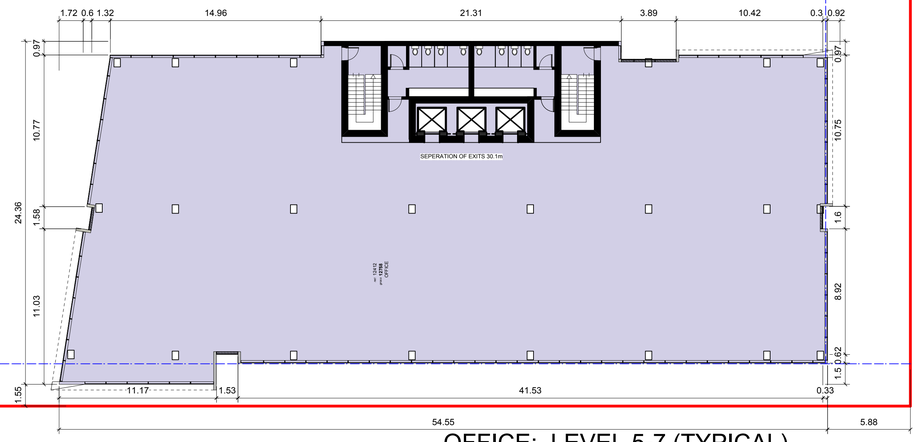


LIVEWORK 2: LEVEL 3-10 (TYPICAL)



HOTEL: LEVEL 4-6, 10-12 (TYPICAL)

LIVEWORK 1: LEVEL 3-12 (TYPICAL)



OFFICE: LEVEL 5-7 (TYPICAL)

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

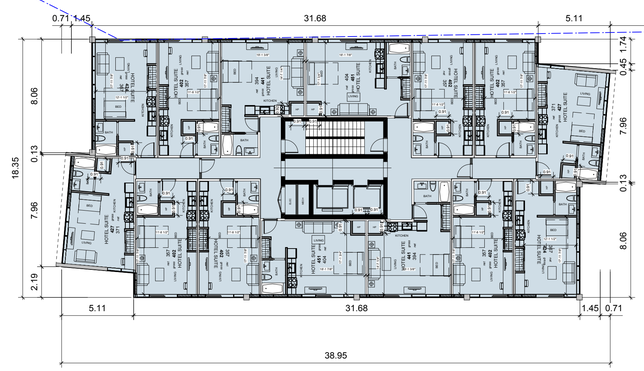
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



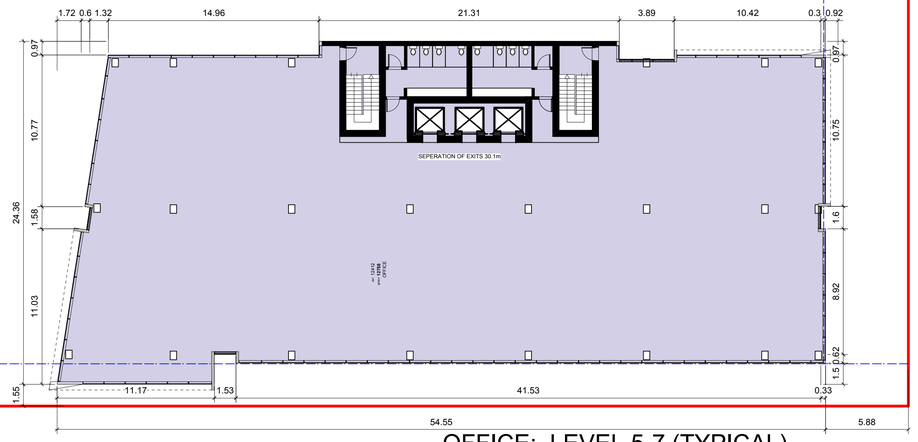
LIVEWORK 2: LEVEL 3-10 (TYPICAL)



HOTEL: LEVEL 7-9, 13-15 (TYPICAL)



LIVEWORK 1: LEVEL 3-12 (TYPICAL)



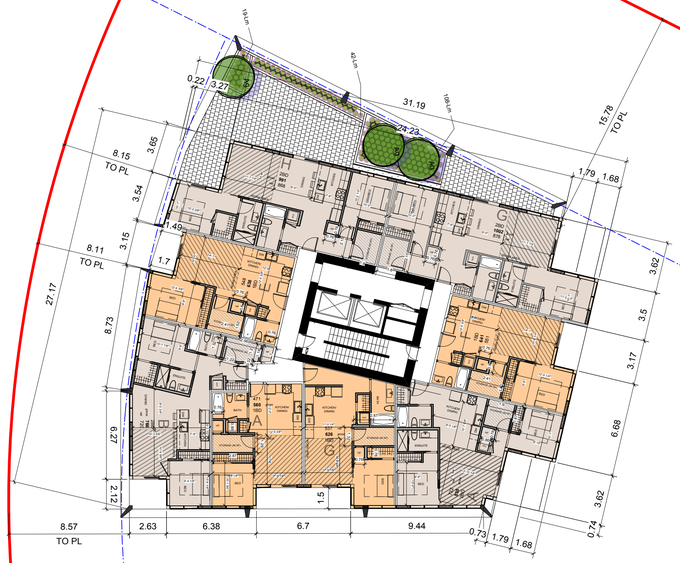
OFFICE: LEVEL 5-7 (TYPICAL)

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

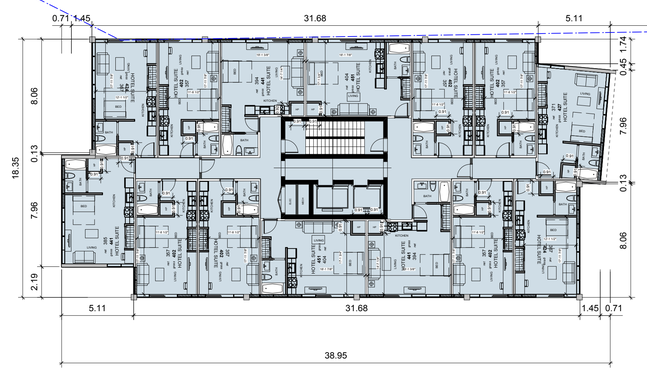
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



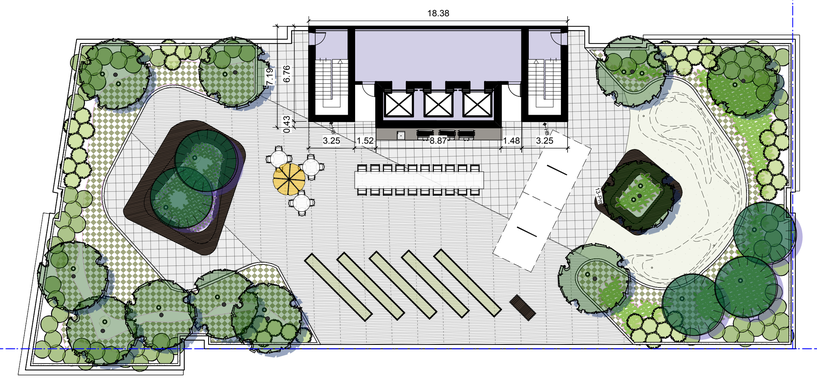
LIVEWORK 2: LEVEL 11



HOTEL: LEVEL 4-6, 10-12 (TYPICAL)



LIVEWORK 1: LEVEL 3-12 (TYPICAL)



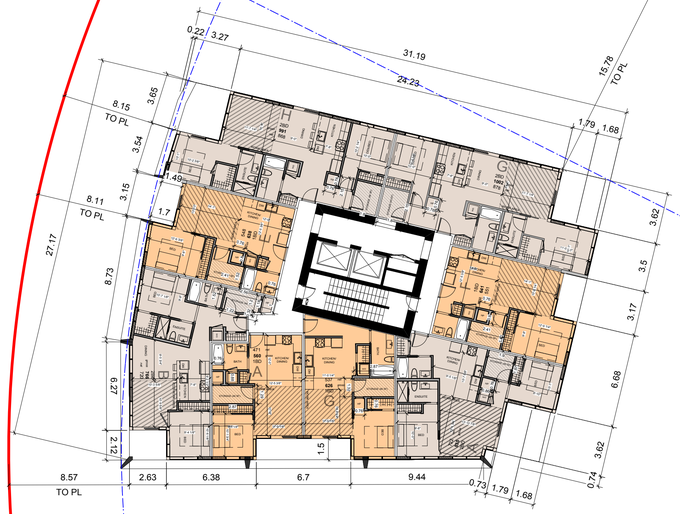
OFFICE

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

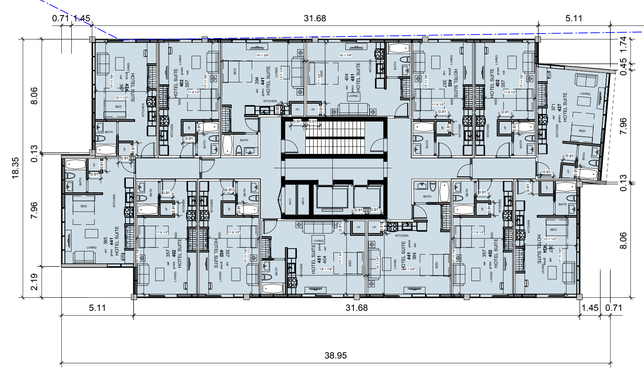
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



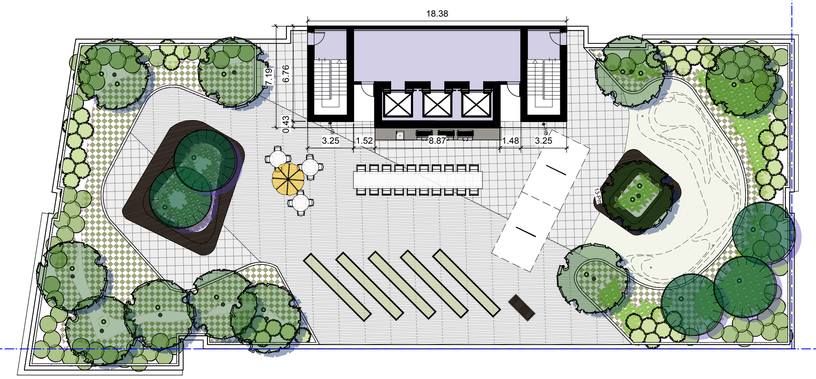
LIVEWORK 2: LEVEL 12



HOTEL: LEVEL 4-6, 10-12 (TYPICAL)



LIVEWORK 1: LEVEL 3-12 (TYPICAL)



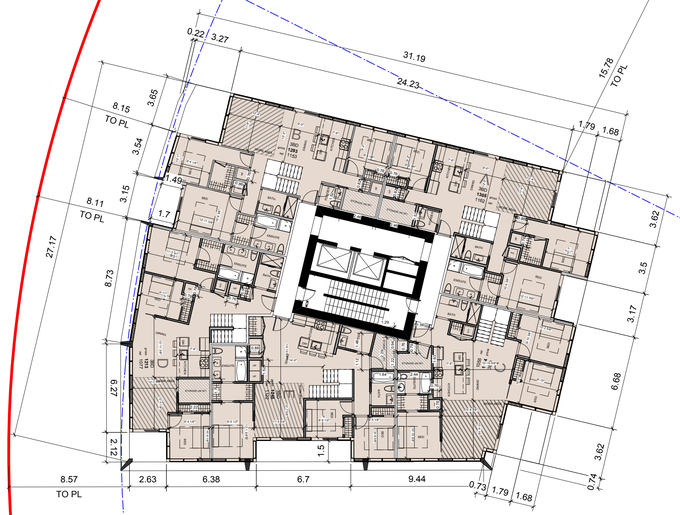
OFFICE

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

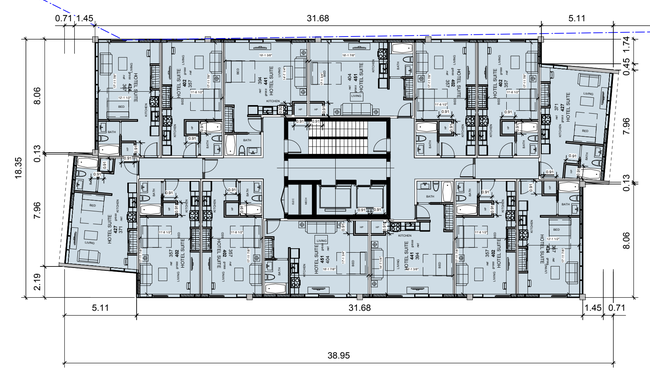
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

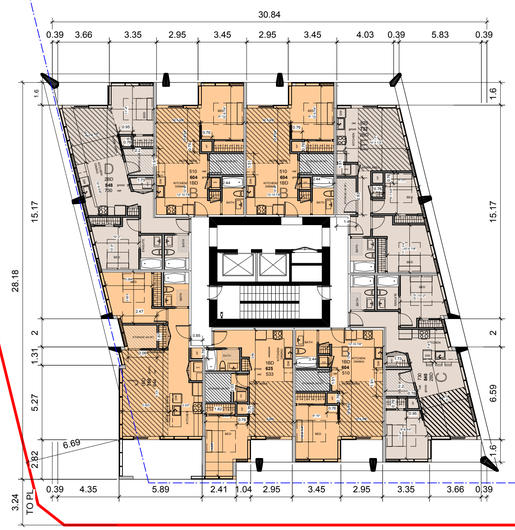
0 5.00 10.00 15.00 m



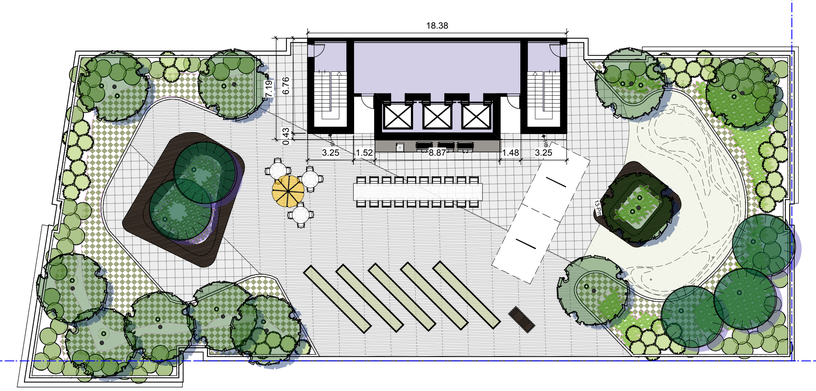
LIVEWORK 2: LEVEL 13 (PENTHOUSE)



HOTEL: LEVEL 7-9, 13-15 (TYPICAL)



LIVEWORK 1: LEVEL 13-14 (TYPICAL)



OFFICE

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

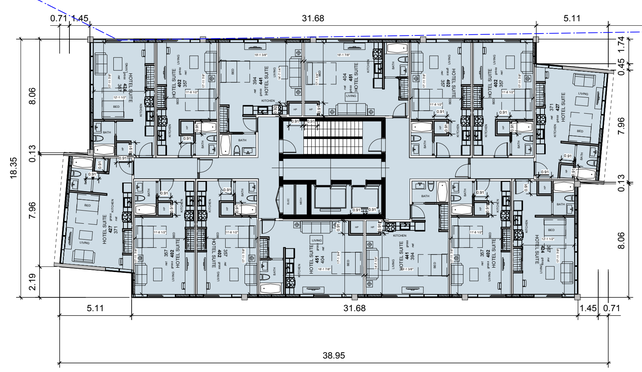
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

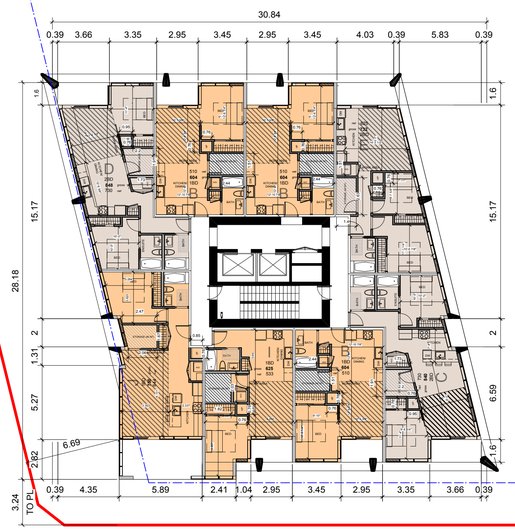
0 5.00 10.00 15.00 m



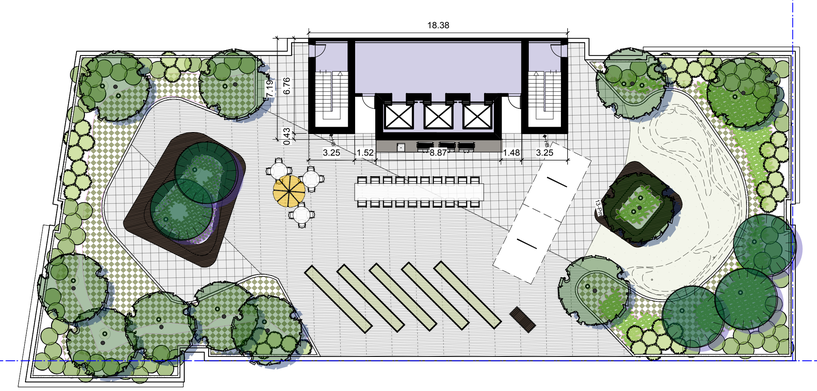
LIVEWORK 2



HOTEL: LEVEL 7-9, 13-15 (TYPICAL)



LIVEWORK 1: LEVEL 13-14 (TYPICAL)



OFFICE

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

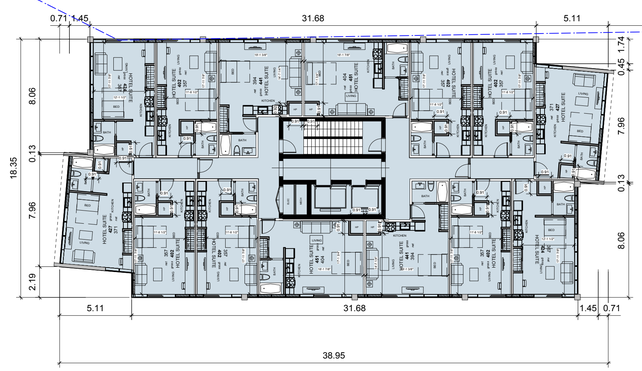
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



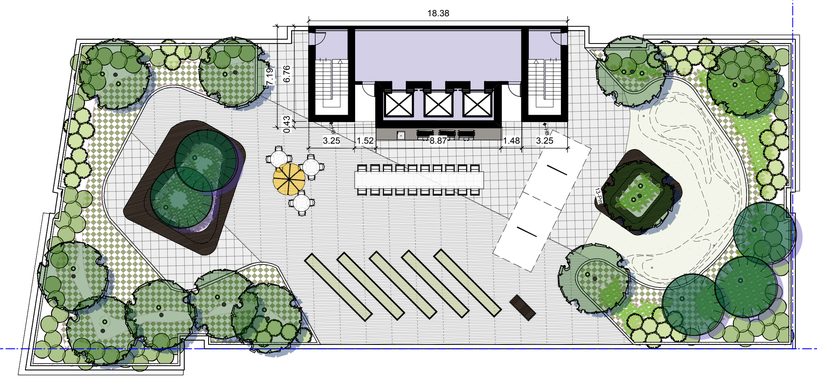
LIVEWORK 2



HOTEL: LEVEL 7-9, 13-15 (TYPICAL)



LIVEWORK 1: LEVEL 15 (PENTHOUSE)



OFFICE

- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

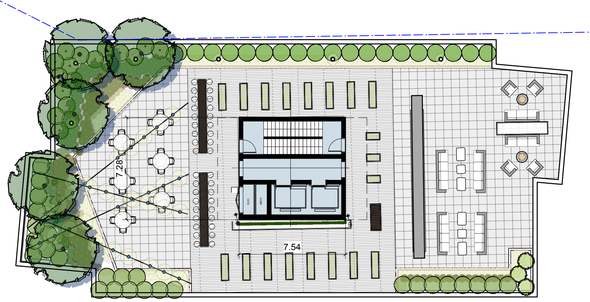
LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

0 5.00 10.00 15.00 m



LIVEWORK 2

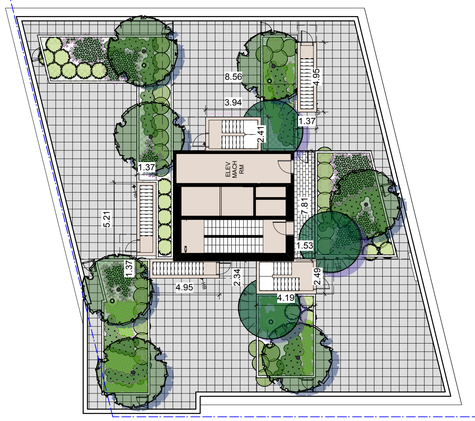


HOTEL

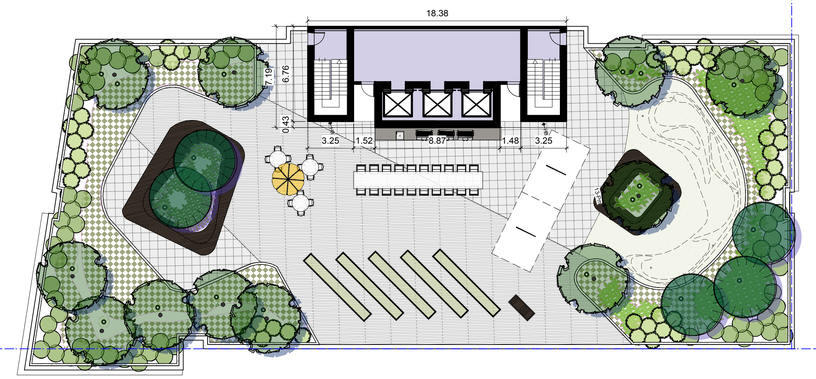
- RETAIL STORE
- RETAIL AREA UNDER REVIEW FOR EXCLUSION
- HOTEL
- OFFICE
- AMENITY
- F3 OCCUPANCY STORAGE WAREHOUSE

LIVE-WORK

- LIVE-WORK (1 BEDROOM)
- LIVE-WORK (2 BEDROOM/3 BEDROOM)
- PROPOSED WORKSPACE AREA***
- STORAGE (EXCLUDED FROM FSR)

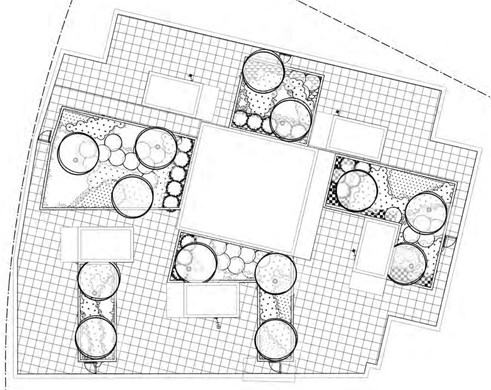


LIVEWORK 1



OFFICE

0 5.00 10.00 15.00 m



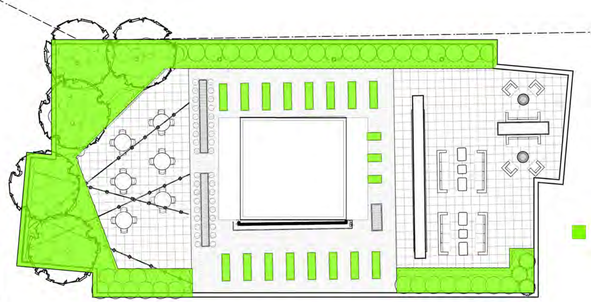
LIVEWORK 2

All portions above roof slab are to be excluded from height calculations as these portions are considered Access to and Infrastructure for Green Roofs as per City of Vancouver, February 2009 Bulletin entitled "Roof-mounted Energy Technologies and Green Roofs Discretionary Height Increases".

Height increase for the Hotel and L/W 1 buildings by provision of green roofs is subject to review and approval by the Development Planner.

HOTEL
ROOF AREA = 7037 SF
INTENSIVE GREEN ROOF AREA = 1794 SF

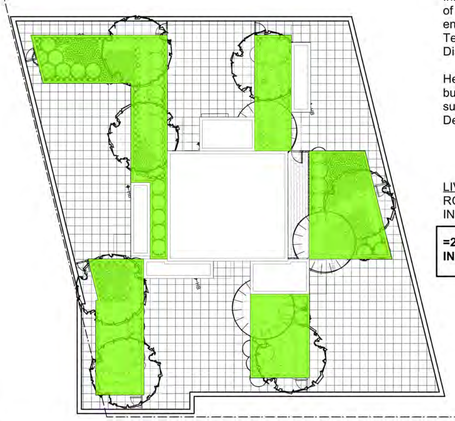
=25% OF AREA OF ROOF PLANTED AS INTENSIVE GREEN ROOF



INTENSIVE GREEN ROOF

HOTEL

INTENSIVE GREEN ROOF



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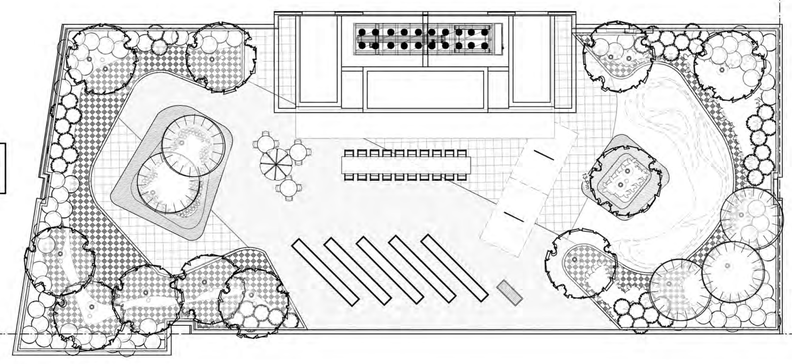
Height increase for the Hotel and L/W 1 buildings by provision of green roofs is subject to review and approval by the Development Planner.

LIVEWORK 1
ROOF AREA = 6599 SF
INTENSIVE GREEN ROOF AREA = 1696 SF

=25.7% OF AREA OF ROOF PLANTED AS INTENSIVE GREEN ROOF



LIVEWORK 1

OFFICE

0 5.00 10.00 15.00 m

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

PROPOSED WORKSPACE AREA***

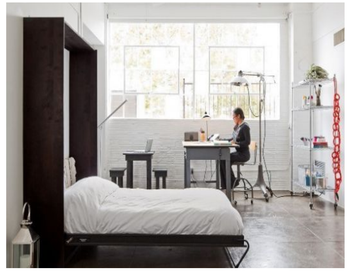
STORAGE (EXCLUDED FROM FSR)

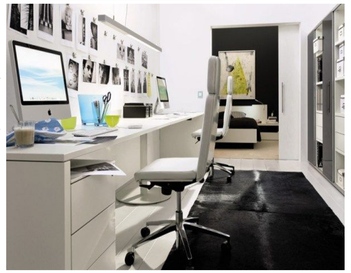
*Gross area of the dwelling unit is calculated using the outside dimension of exterior walls and the centre party walls.

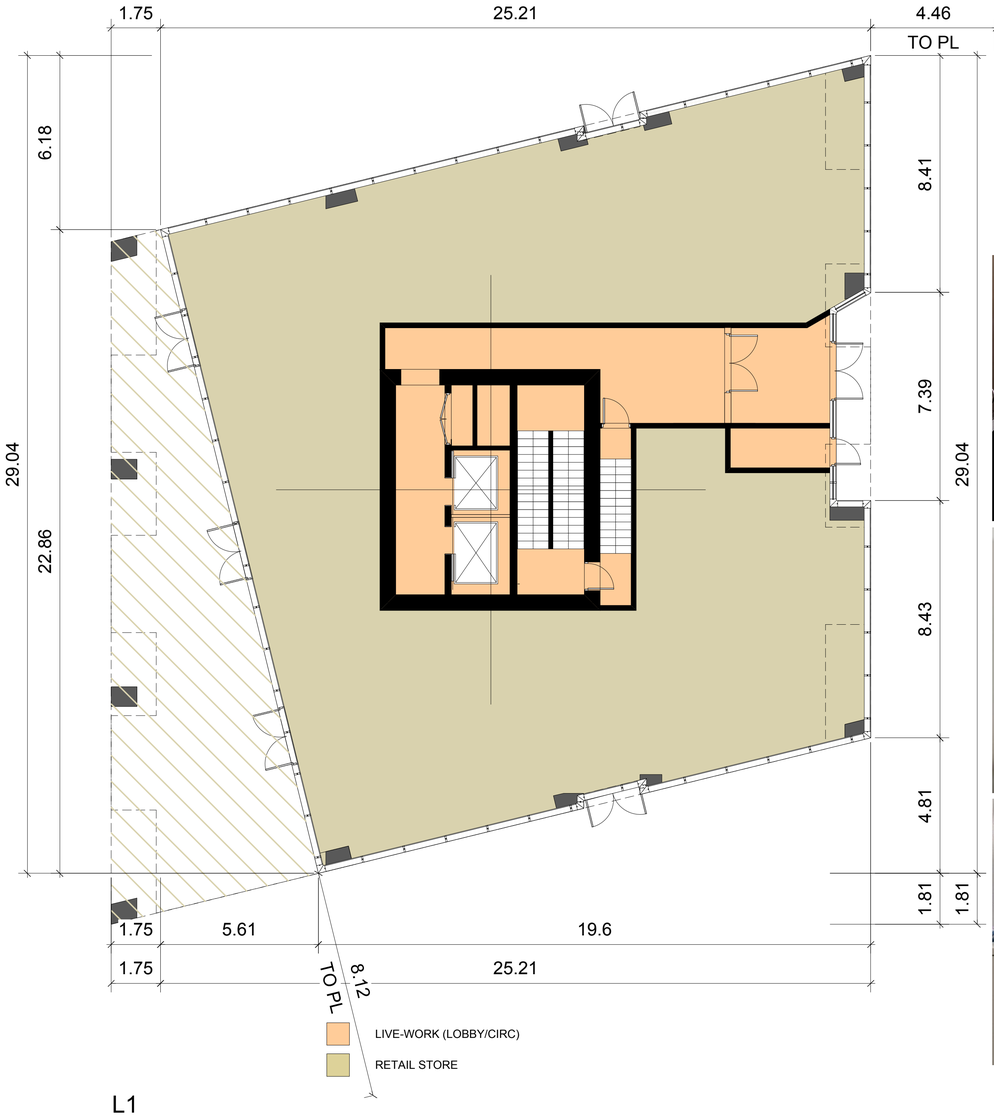
**Net area of the dwelling unit is calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are included in the measurement. Bulk storage that is excluded from FSR calculations is not included within the net area.

***For live-work unit layouts, areas identified as "Proposed Workspace Area" are showing a general area which we propose to be "General Office Use" which is permitted under the CD-1 (402) By-law. It should be noted that alternative uses for the workspace are allowed but must be a permitted use under the CD-1 (402) By-Law, and requires a separate approval of the Director of Planning.









L1



L2

0 5.00 10.00 m



IBI | onni group | VOXEL

LW1- PLANS | **375 E1 ST AVENUE** Date 2017 JAN 25 | Job: 36249 | 32

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

PROPOSED WORKSPACE AREA***

STORAGE (EXCLUDED FROM FSR)

*Gross area of the dwelling unit is calculated using the outside dimension of exterior walls and the centre party walls.

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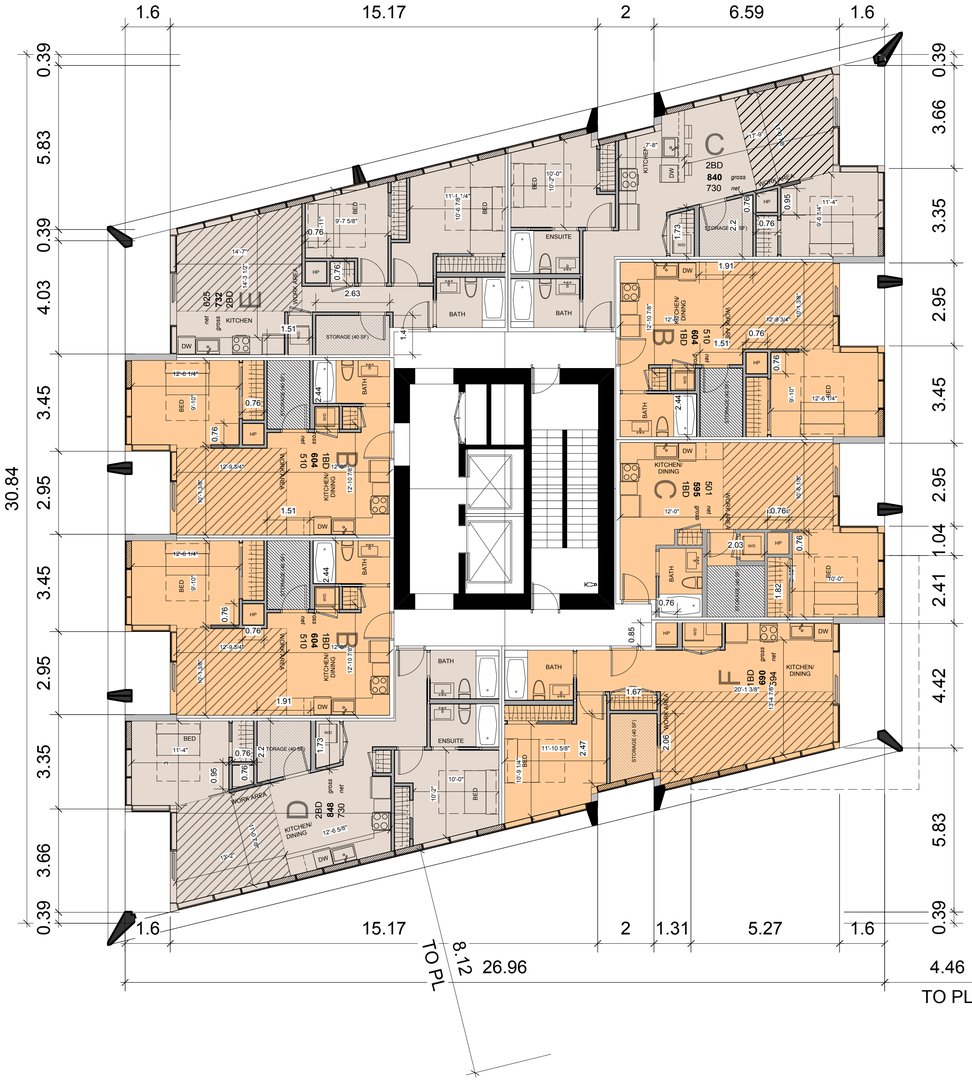

L3-12



L13-14

0 5.00 10.00 m

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

PROPOSED WORKSPACE AREA***

STORAGE (EXCLUDED FROM FSR)

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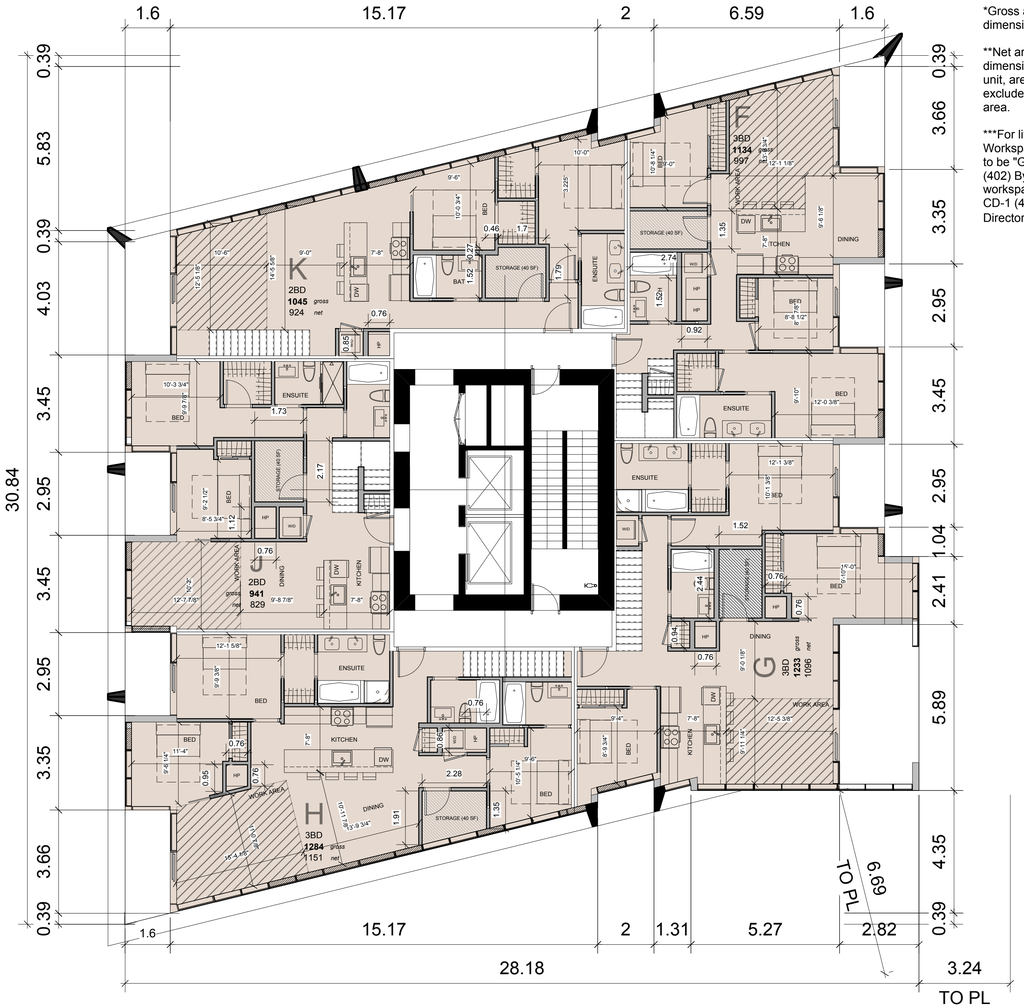
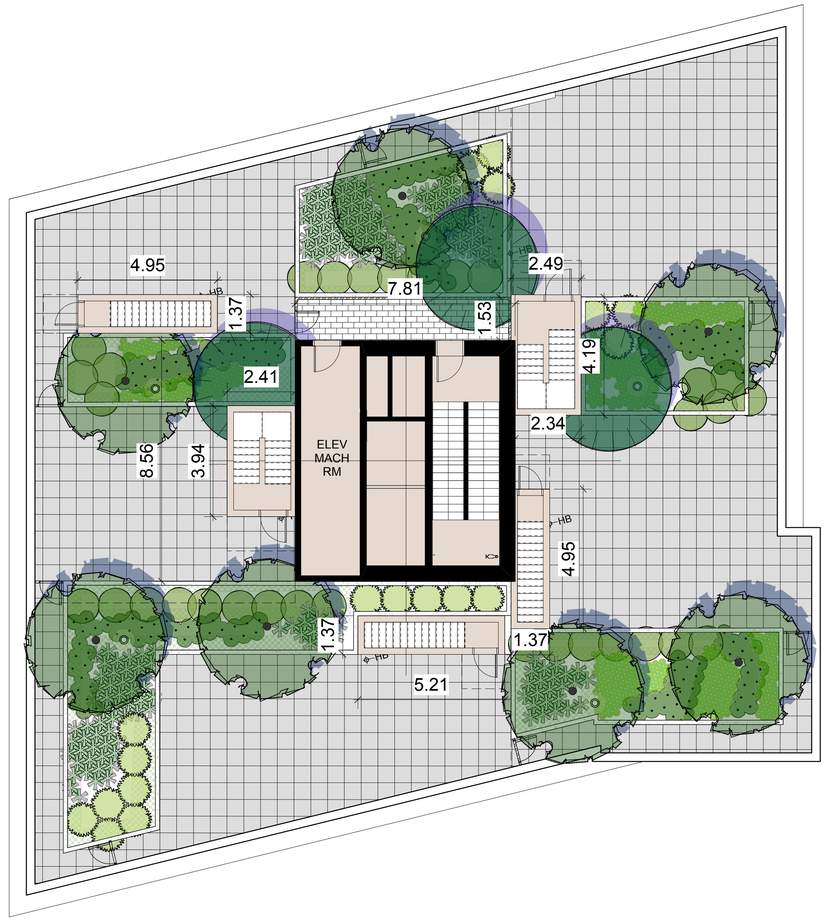
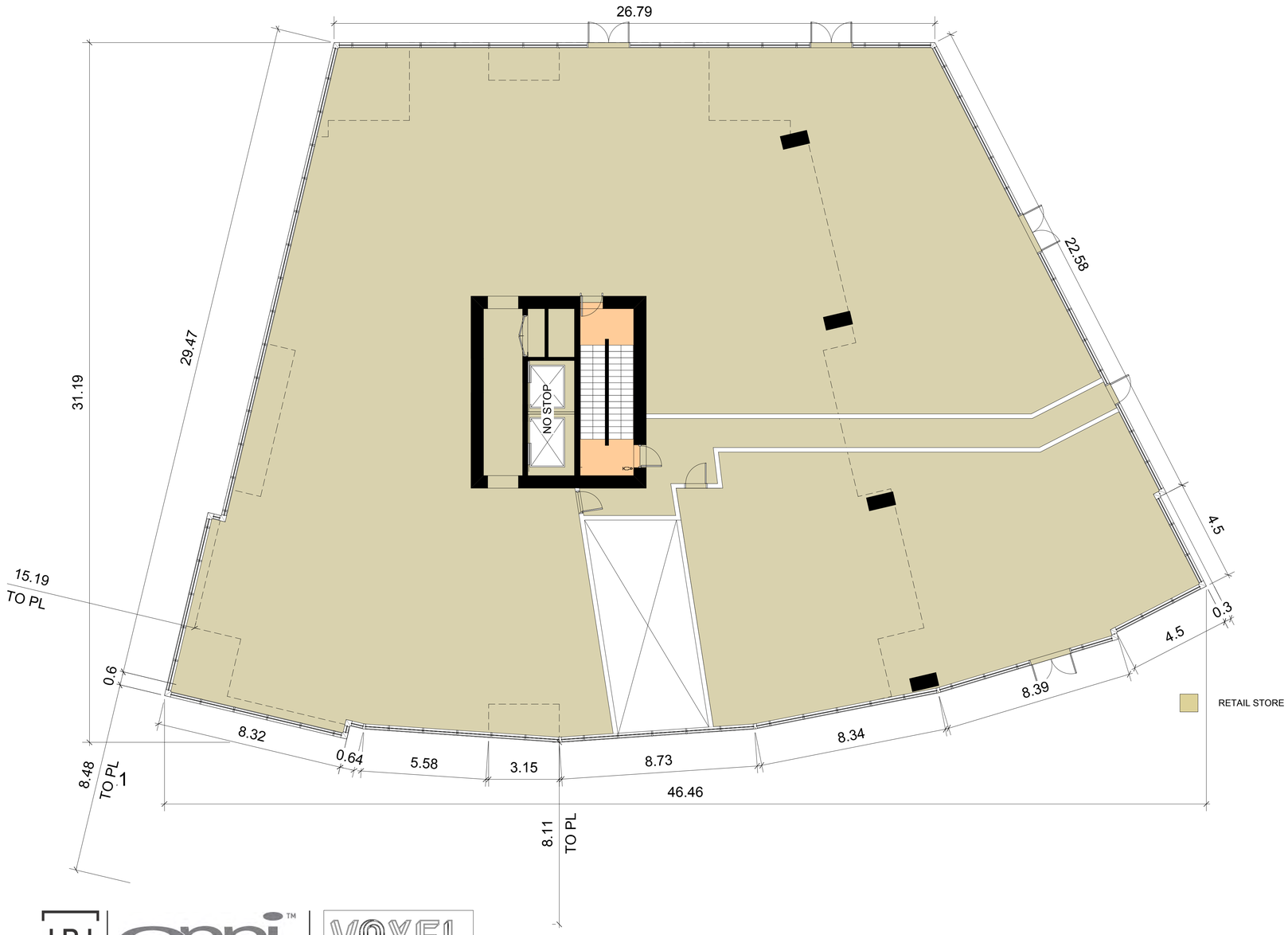


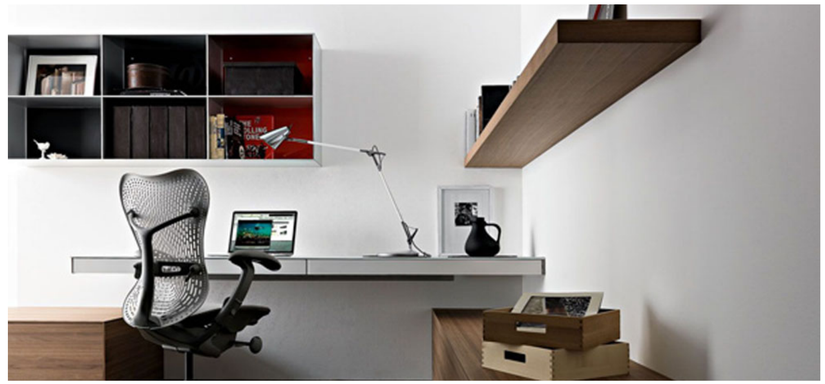
L15



ROOF

0 5.00 10.00 m


26.79
22.58
29.47
31.19
NO STOP
15.19
TO PL
4.5
0.3
4.5
0.6
8.39
8.32
8.34
0.64
5.58
3.15
8.73
8.48
TO PL
1
46.46
8.11
TO PL
RETAIL STORE

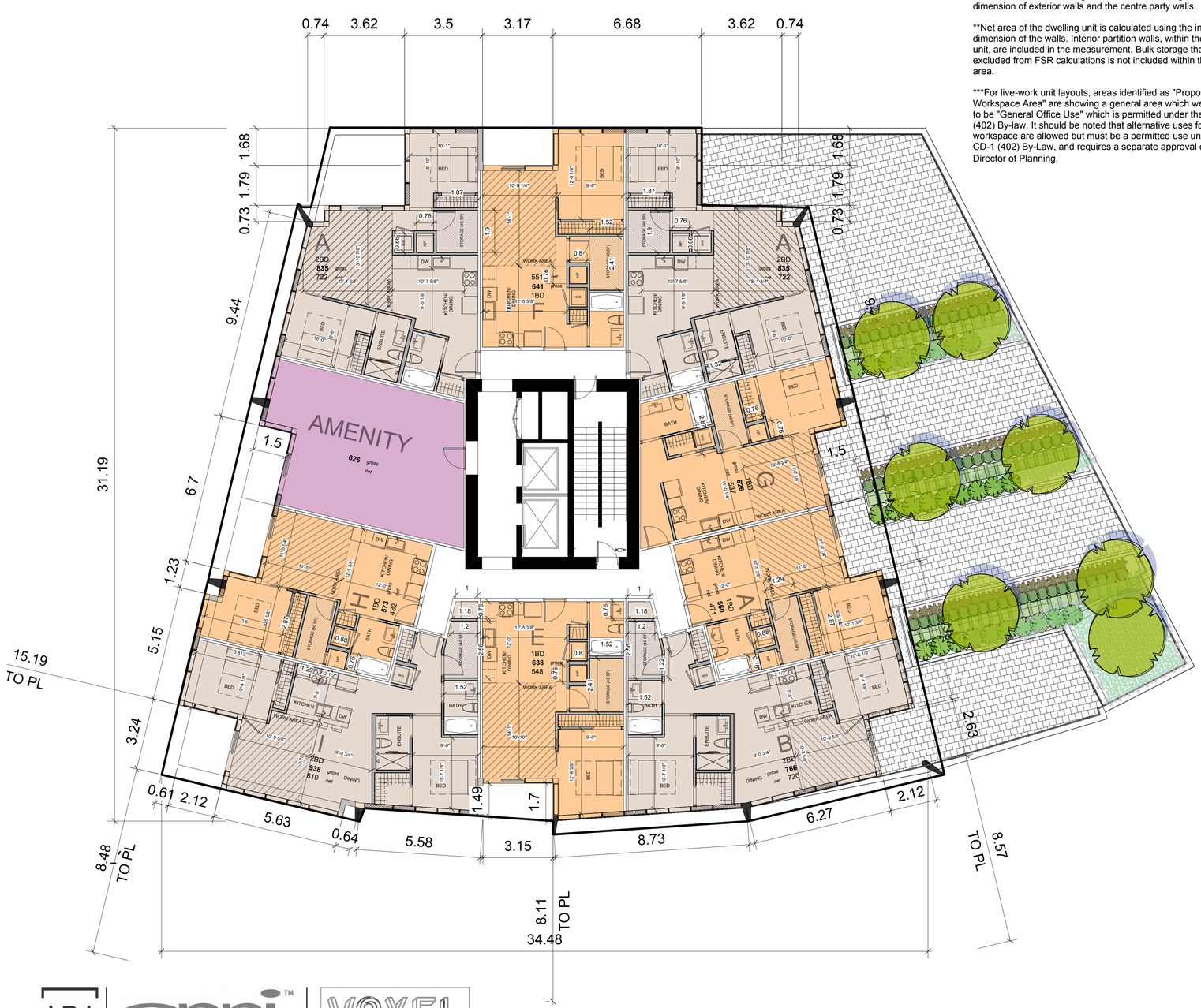








0 5.00 10.00 m



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0 5.00 10.00 m

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

PROPOSED WORKSPACE AREA***

STORAGE (EXCLUDED FROM FSR)

*Gross area of the dwelling unit is calculated using the outside dimension of exterior walls and the centre party walls.

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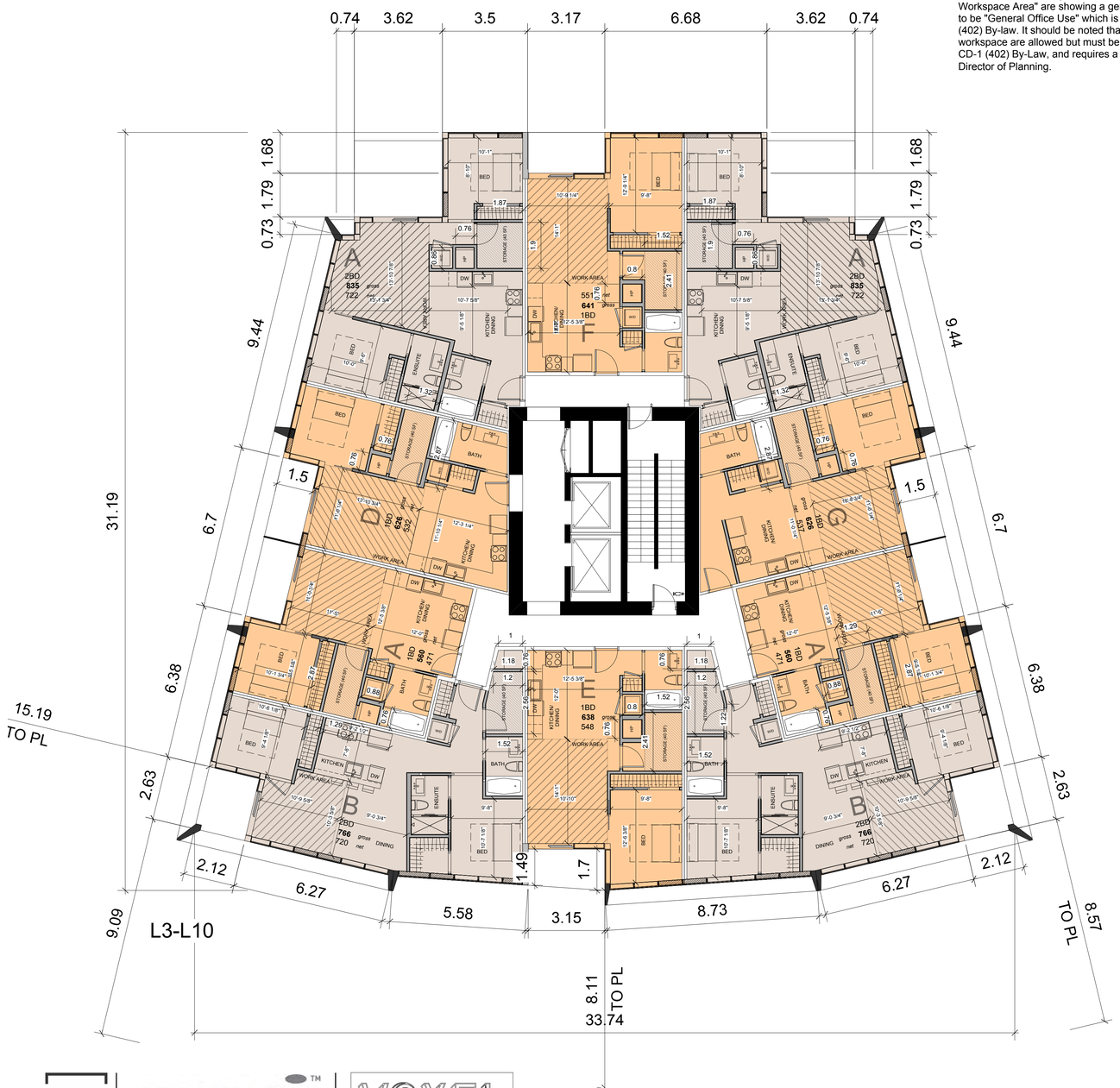
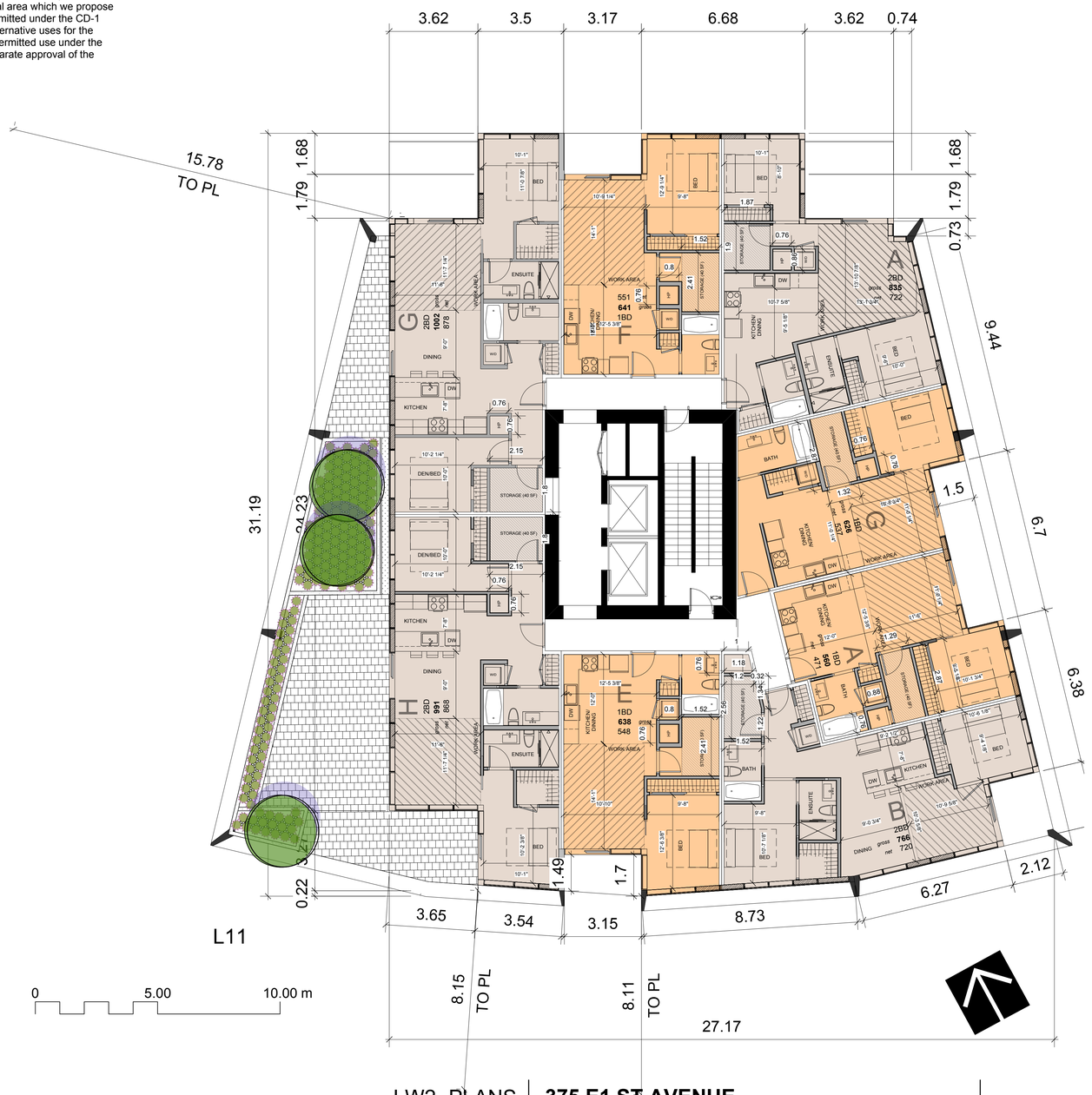




0 5.00 10.00 m

IBI | onni group | VOXEL

LW2- PLANS | **375 E1 ST AVENUE** Date 2017 JAN 25 | Job: 36249 | 37

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

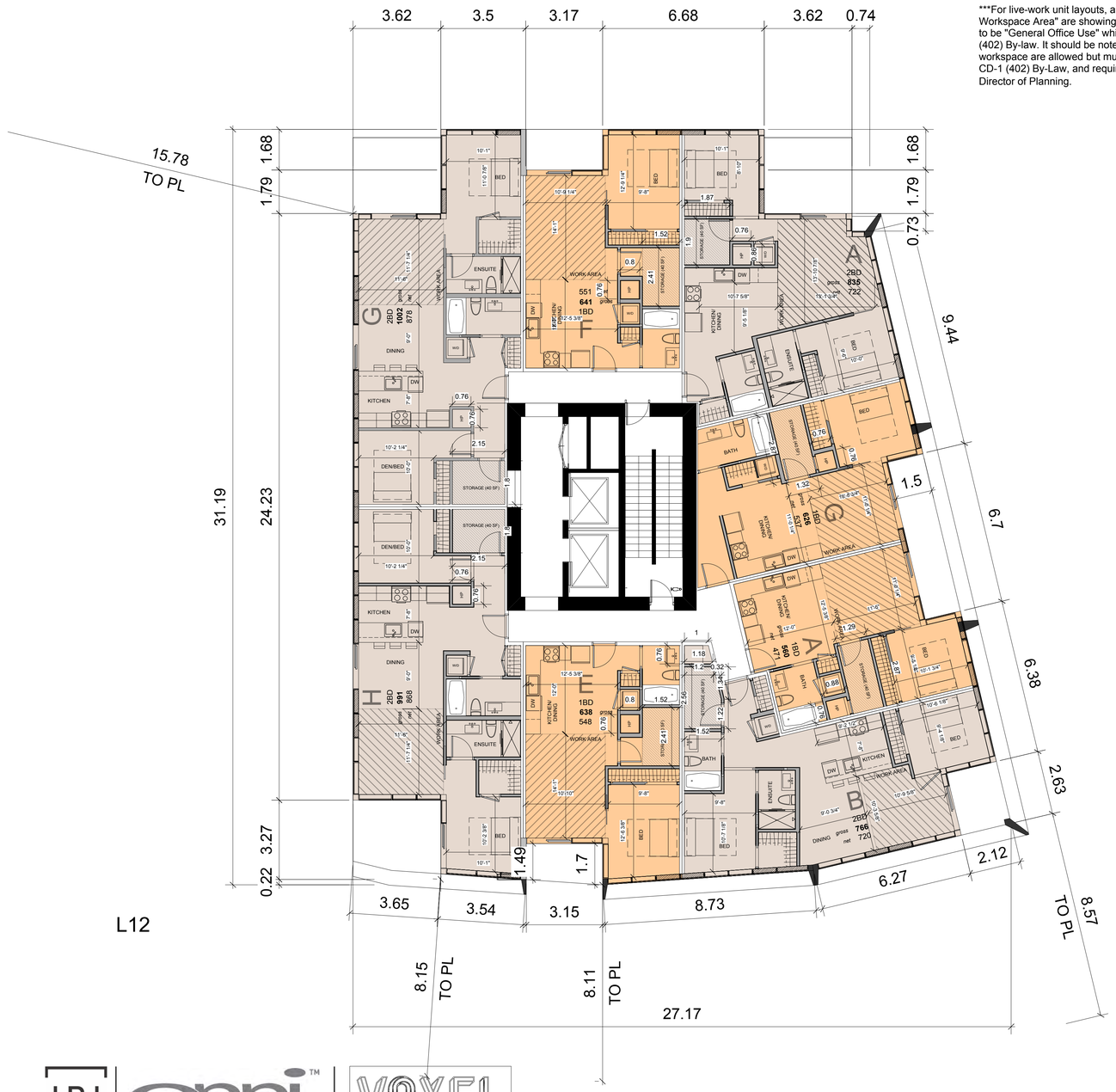
PROPOSED WORKSPACE AREA***

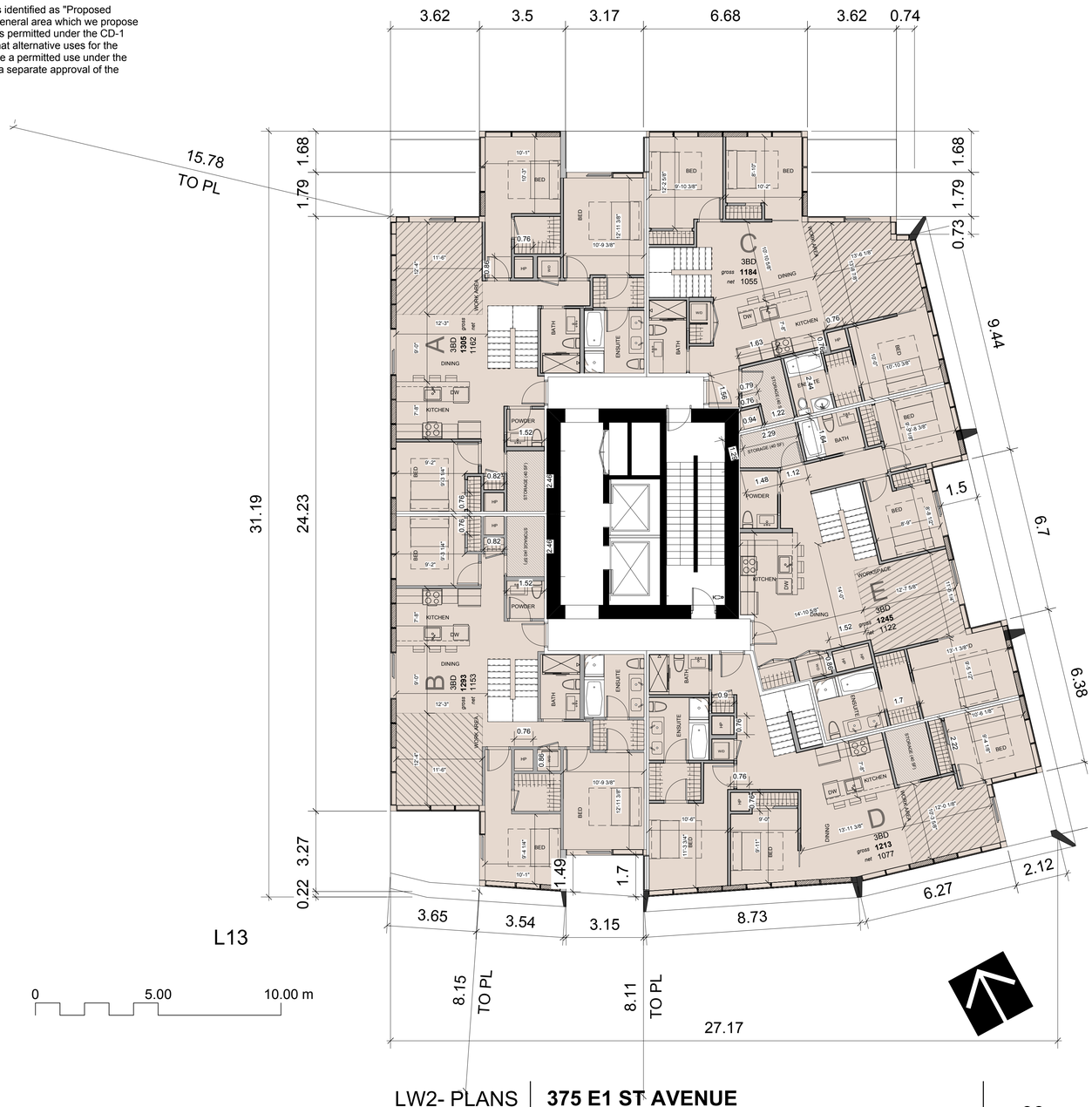
STORAGE (EXCLUDED FROM FSR)

*Gross area of the dwelling unit is calculated using the outside dimension of exterior walls and the centre party walls.

**Net area of the dwelling unit is calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are included in the measurement. Bulk storage that is excluded from FSR calculations is not included within the net area.

***For live-work unit layouts, areas identified as "Proposed Workspace Area" are showing a general area which we propose to be "General Office Use" which is permitted under the CD-1 (402) By-law. It should be noted that alternative uses for the workspace are allowed but must be a permitted use under the CD-1 (402) By-Law, and requires a separate approval of the Director of Planning.





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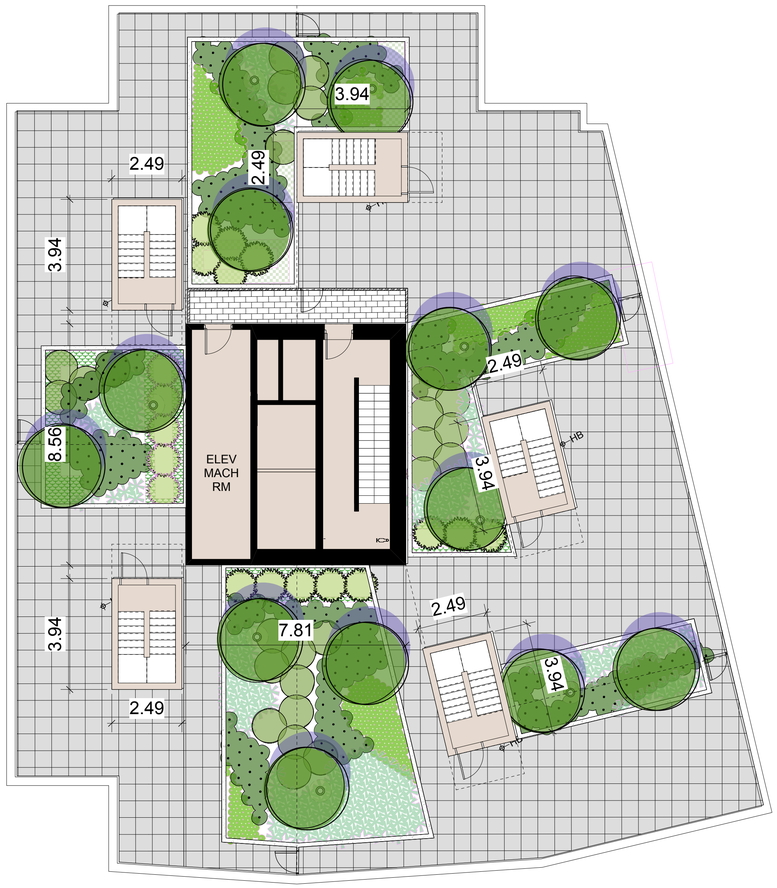

ROOF

LIVE-WORK (1 BEDROOM)

LIVE-WORK (2 BEDROOM/3 BEDROOM)

PROPOSED WORKSPACE AREA***

STORAGE (EXCLUDED FROM FSR)

*Gross area of the dwelling unit is calculated using the outside dimension of exterior walls and the centre party walls.

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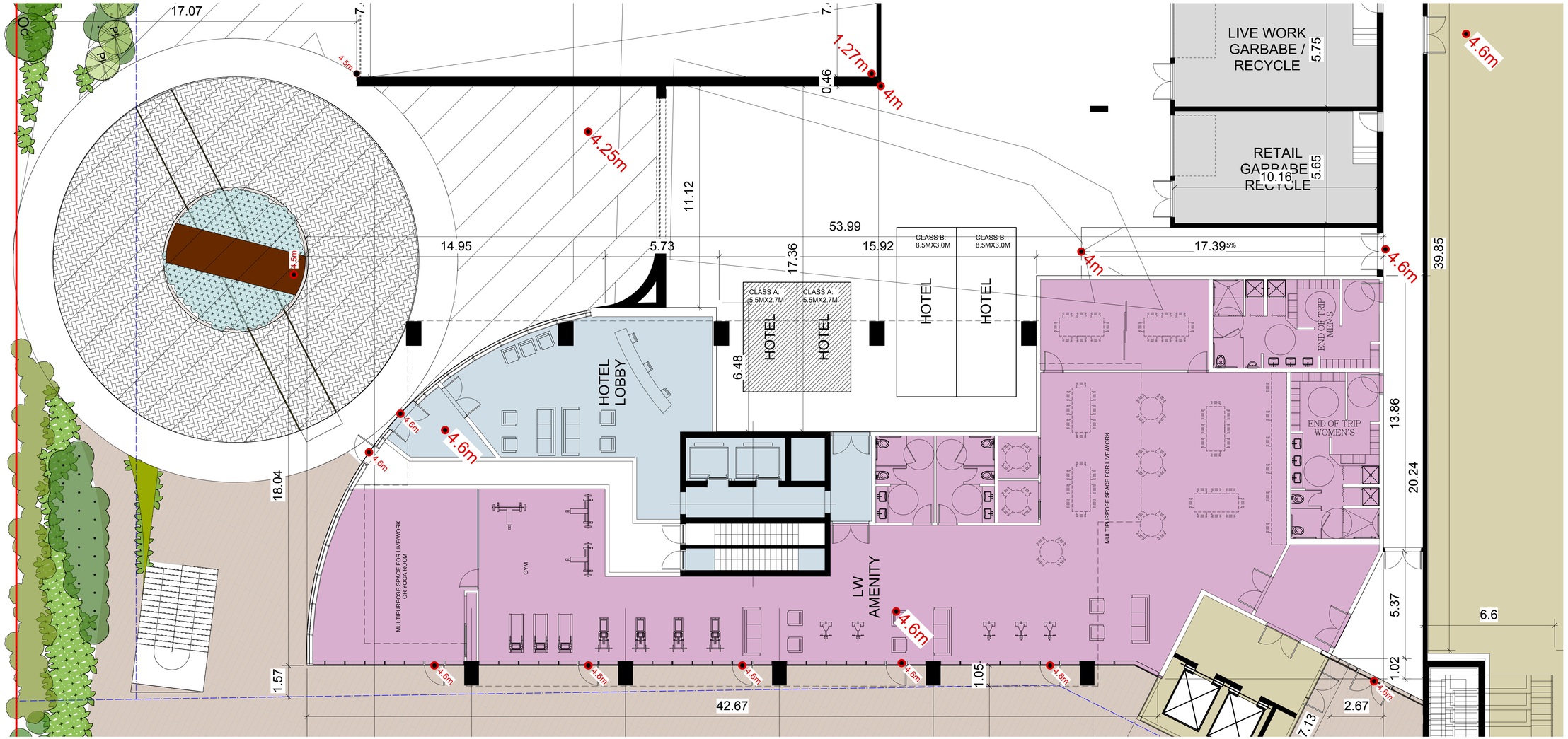
0 5.00 10.00 m



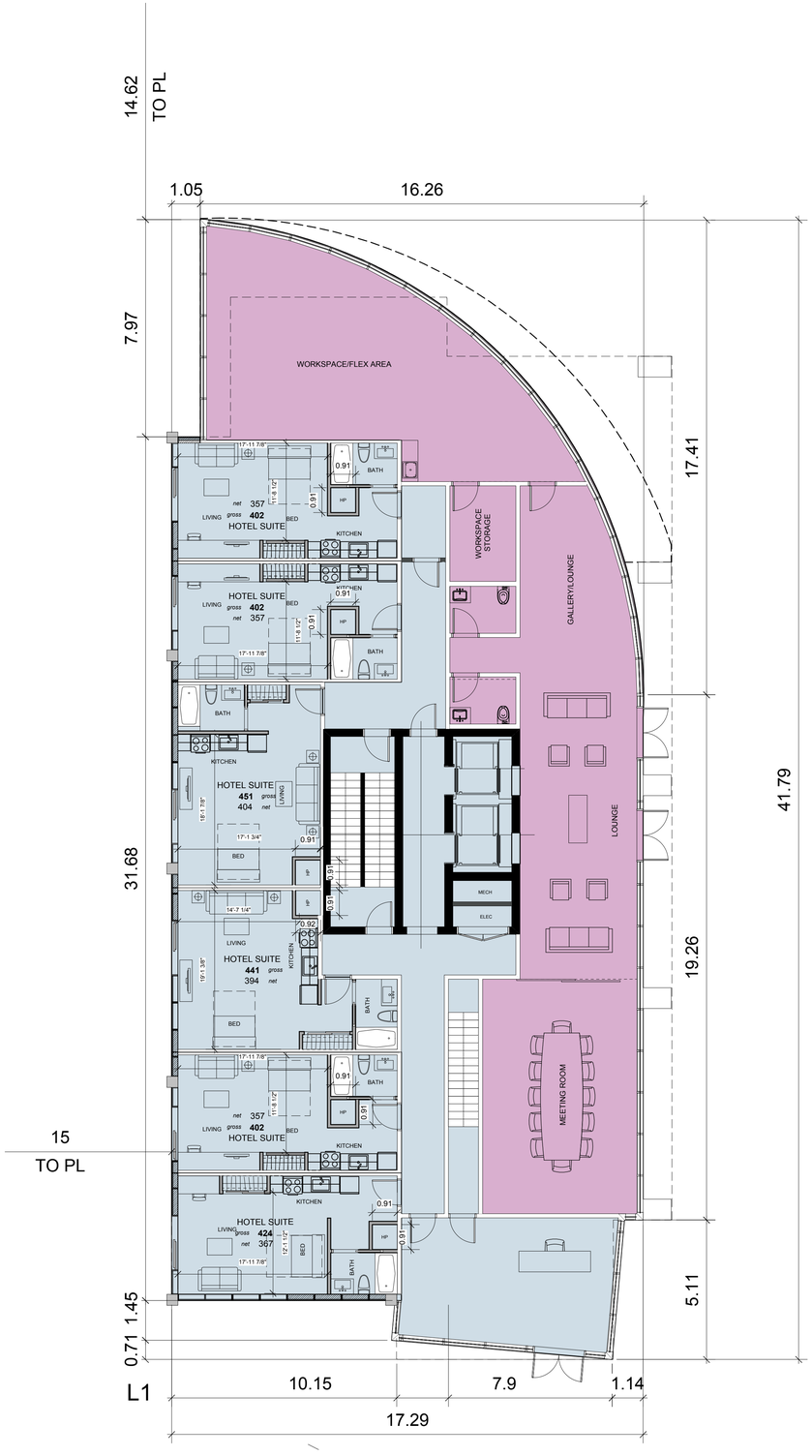
P1

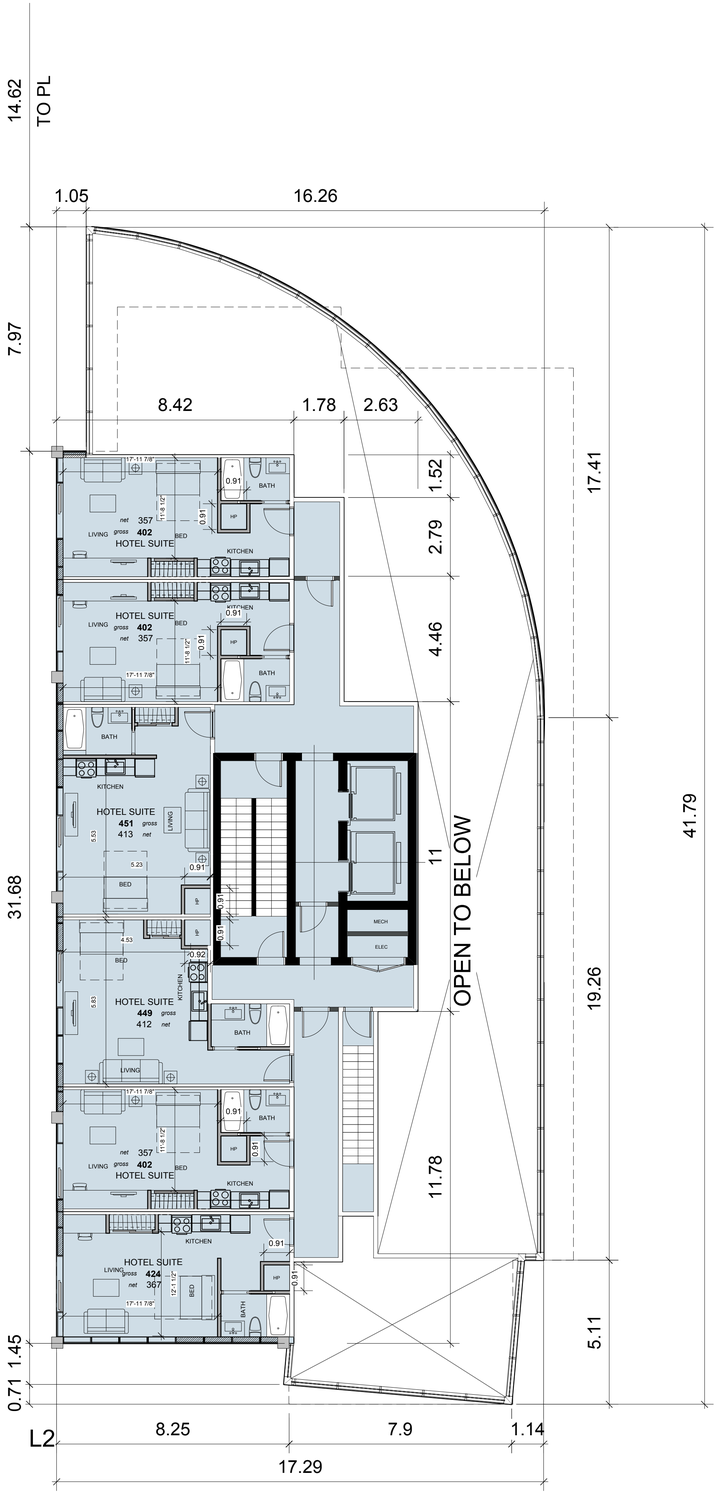
0 5.00 10.00 m

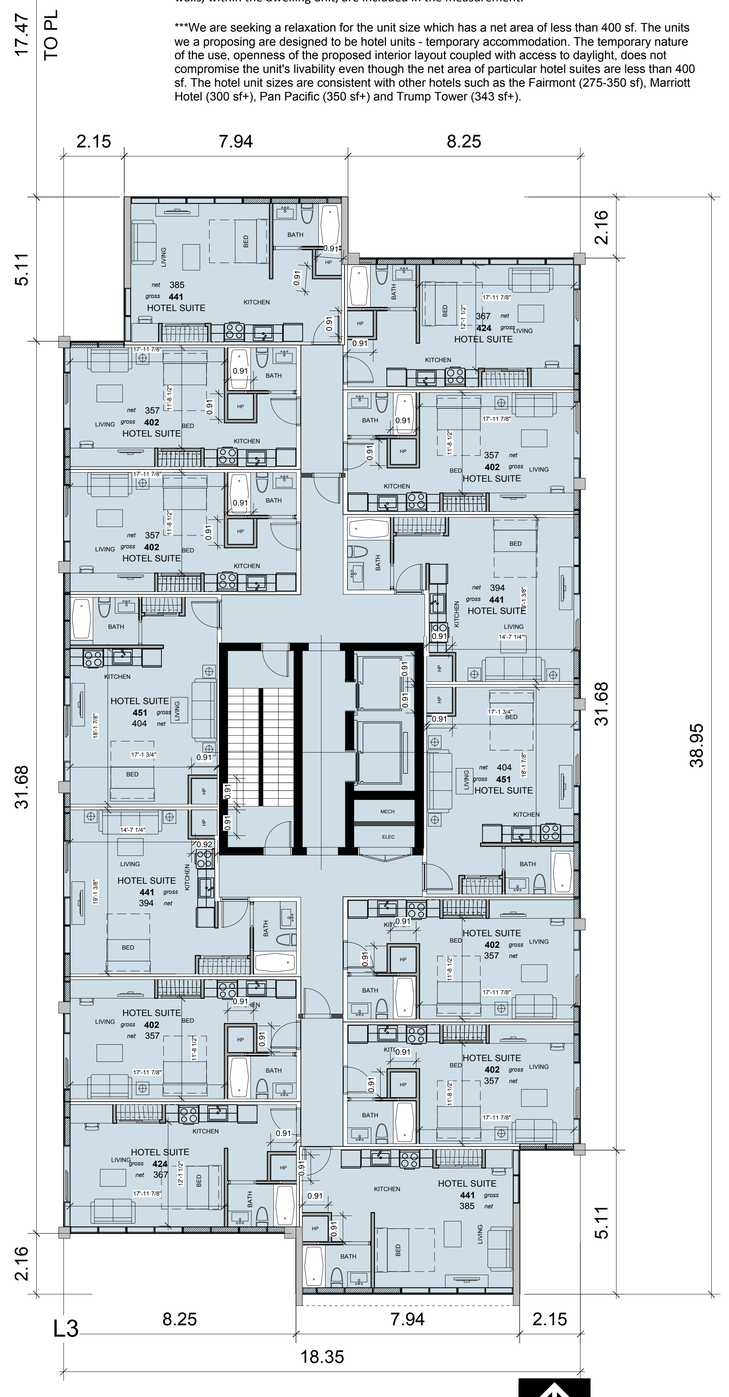
*Gross area of the hotel unit is calculated using the outside dimension of exterior walls and the centre party walls.

**Net area of the hotel unit is calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are included in the measurement.

***We are seeking a relaxation for the unit size which has a net area of less than 400 sf. The units we a proposing are designed to be hotel units - temporary accommodation. The temporary nature of the use, openness of the proposed interior layout coupled with access to daylight, does not compromise the unit's livability even though the net area of particular hotel suites are less than 400 sf. The hotel unit sizes are consistent with other hotels such as the Fairmont (275-350 sf), Marriott Hotel (300 sf+), Pan Pacific (350 sf+) and Trump Tower (343 sf+).









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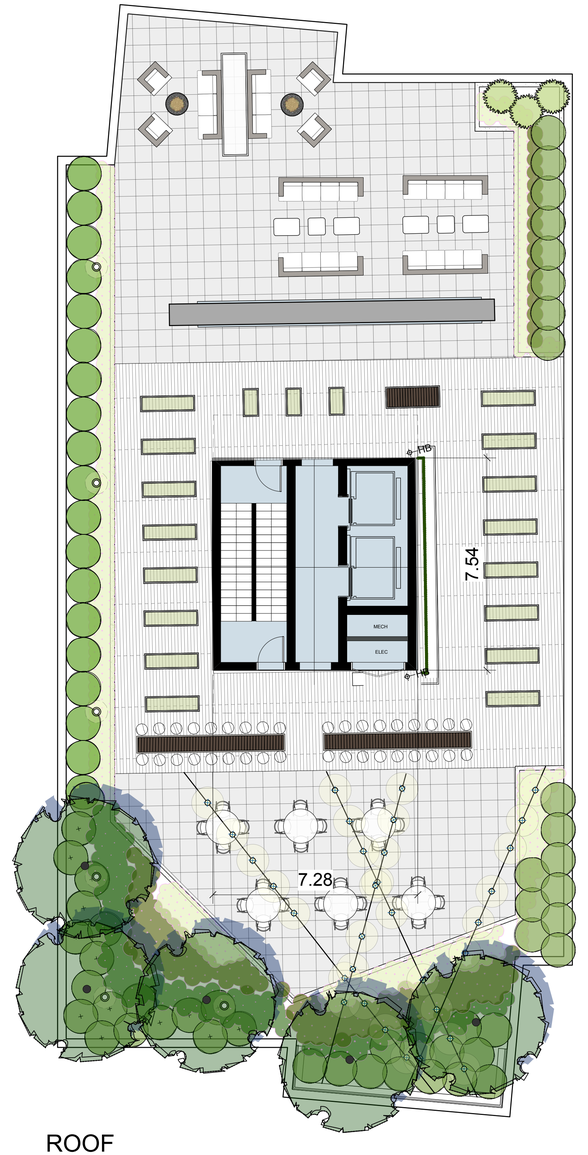

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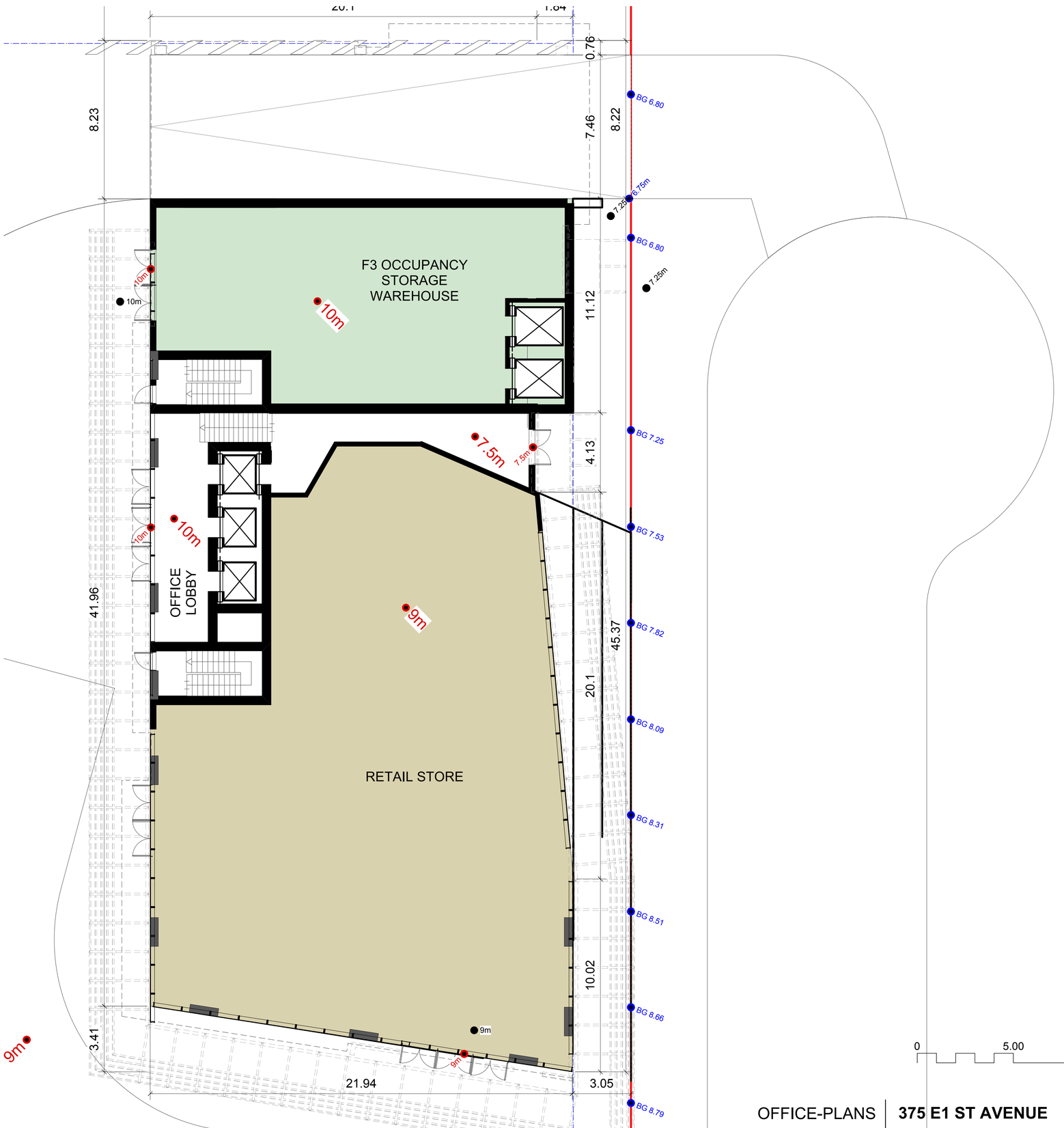
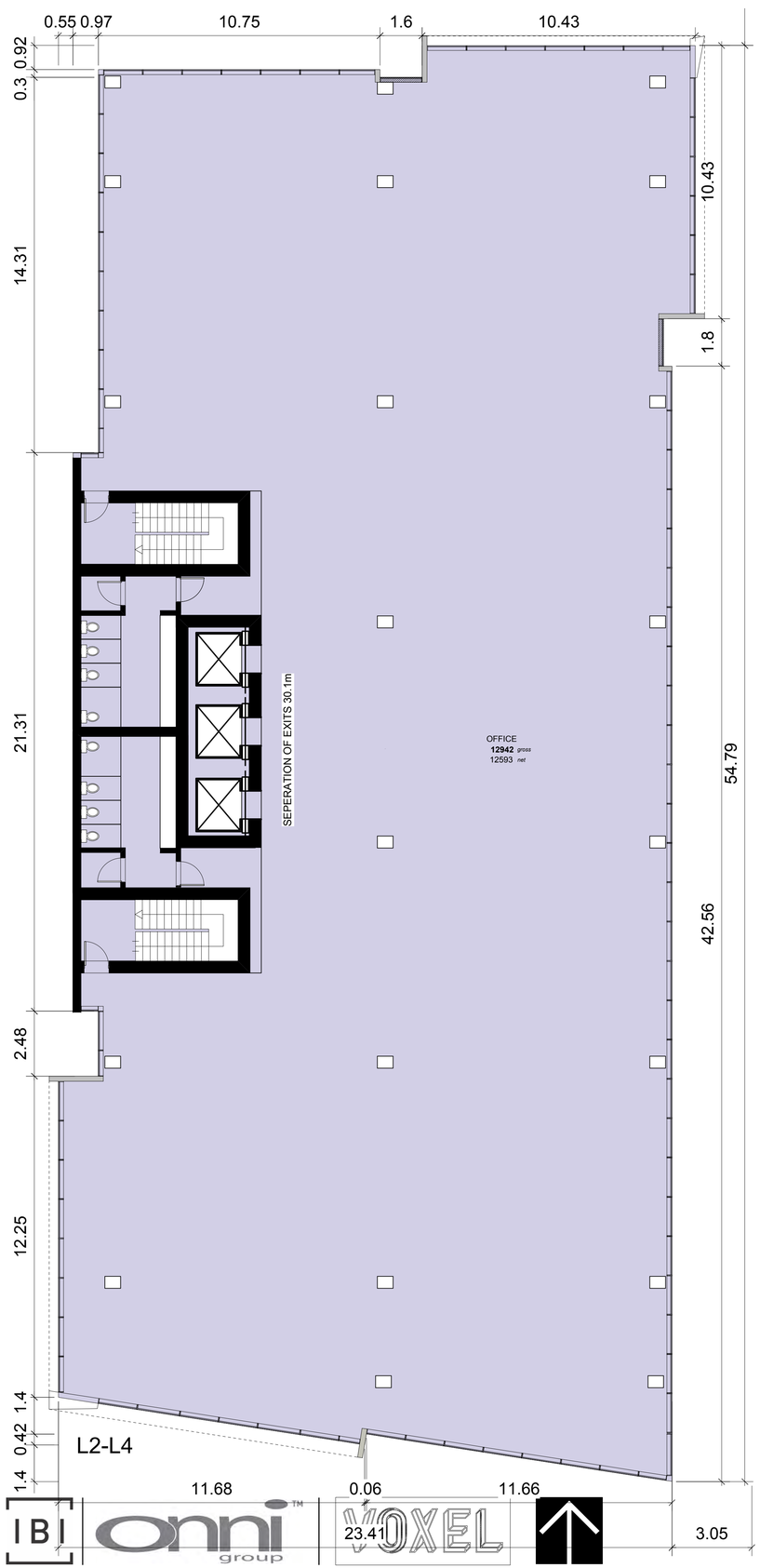
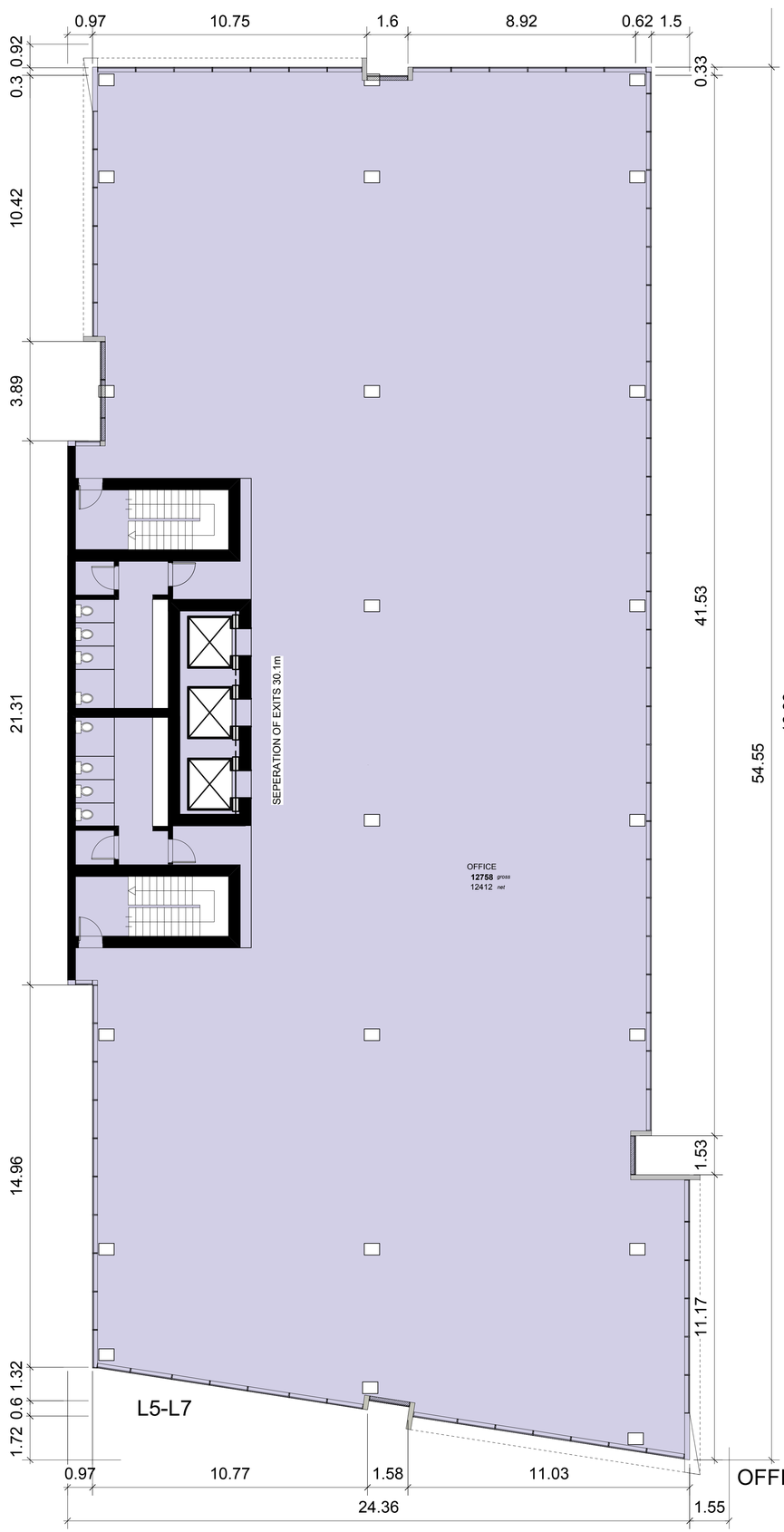
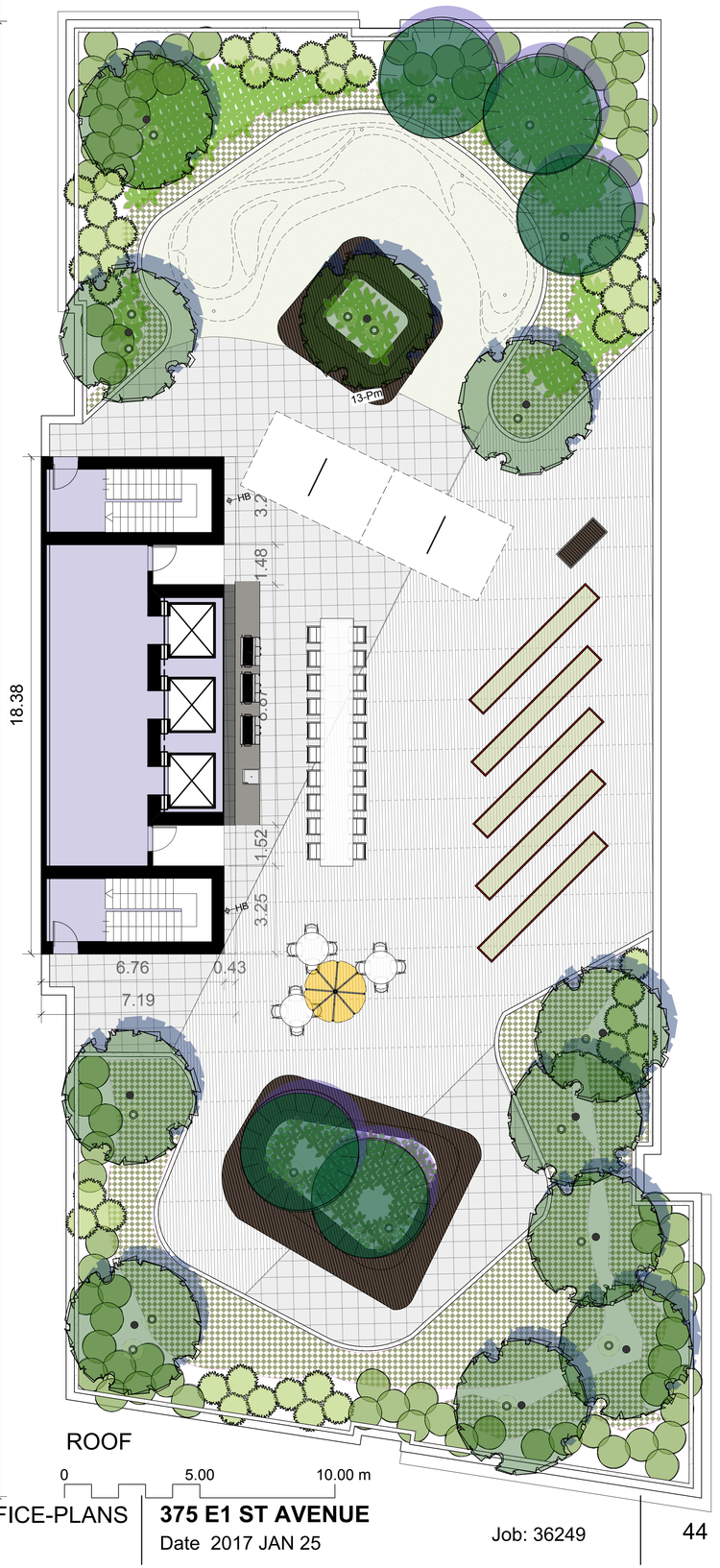

20.1
1.84
0.76
8.23
7.46
8.22
BG 6.80
7.25
6.75m
BG 6.80
7.25m
F3 OCCUPANCY
STORAGE
WAREHOUSE
10m
10m
10m
11.12
4.13
7.5m
7.5m
BG 7.25
10m
10m
OFFICE
LOBBY
BG 7.53
41.96
9m
BG 7.82
45.37
20.1
BG 8.09
RETAIL STORE
BG 8.31
BG 8.51
10.02
BG 8.66
9m
9m
3.41
9m
21.94
3.05
BG 8.79
0
5.00
10.00 m

L1





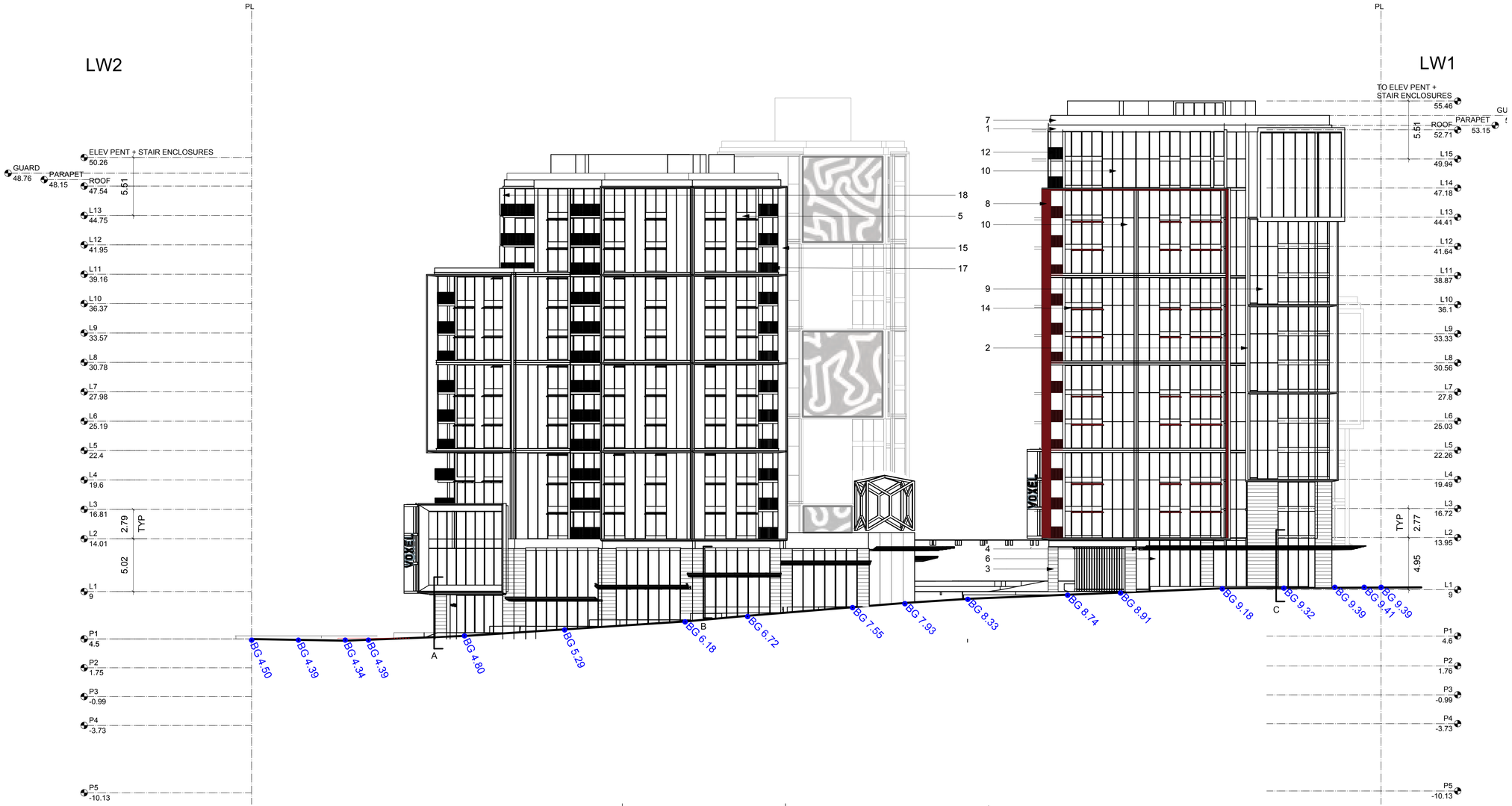


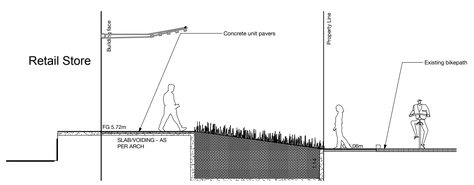
OFFICE-PLANS

375 E1 ST AVENUE

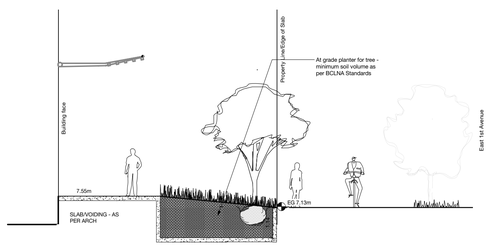
Date 2017 JAN 25

Job: 36249

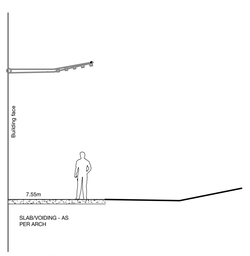




Section A



Section B



Section C

MATERIALS LEGEND

	General	
1	Painted Concrete	Grey
2	Painted Concrete	Black
3	Brick	Black
4	Glass +Steel Canopies	Black
5	Window Wall Frames	Dark Grey
6	Butt Glazed Curtain Wall (Low-E Glazing)	
7	Glass Guard rails	
	All Window Glazing to be Low E	Grey
	Live/Work 1 - Red (Rapture CC - 66)	
8	Metal Panel	Red
9	Window Wall Glass Spandrels	White
10	Window Wall Glass Spandrels	Dark Grey
11	Window Wall Metal Spandrels	Silver
12	Picket Guardrails	Silver
13	Picket Guardrails	Red
14	Horizontal Sunshades	Red
	Live/Work - Yellow (Lemon 2021-20)	
15	Metal Panel	Yellow
16	Window Wall Metal Spandrels	Silver
17	Picket Guardrails	Silver
18	Vertical Sunshades	Yellow / Black
	Hotel - Green (Olive Moss 2147-20)	
19	Metal Panel	Black
20	Metal Panel	White
21	Frames	Green
22	Window Wall Glass Spandrels	White
23	Window Wall Glass Spandrels	Dark Grey
24	Vertical Sunshades	Green / Black
25	Art Wall	
	Office - Blue (Blue 2066-10)	
26	Grey Glass Spandrel	Grey
27	Metal Panel	Blue
28	Metal Panel	White
29	Textured Concrete	Blue
	Landscape	
30	Painted Concrete	Rust Red
31	Coloured Laminated Glass (3 colours)	
32	Struc. Galss / Spider Connections	
33	Miscellaneous Metal	Black
34	Miscellaneous Metal	Rust Red

-All portions above roof slab are to be excluded from height calculations as these portions are considered Access to and Infrastructure for Green Roofs as per City of Vancouver, February 2009 Bulletin entitled "Roof-mounted Energy Technologies and Green Roofs Discretionary Height Increases".

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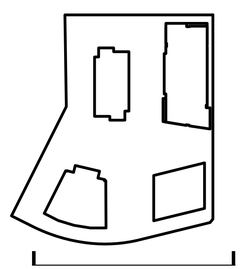
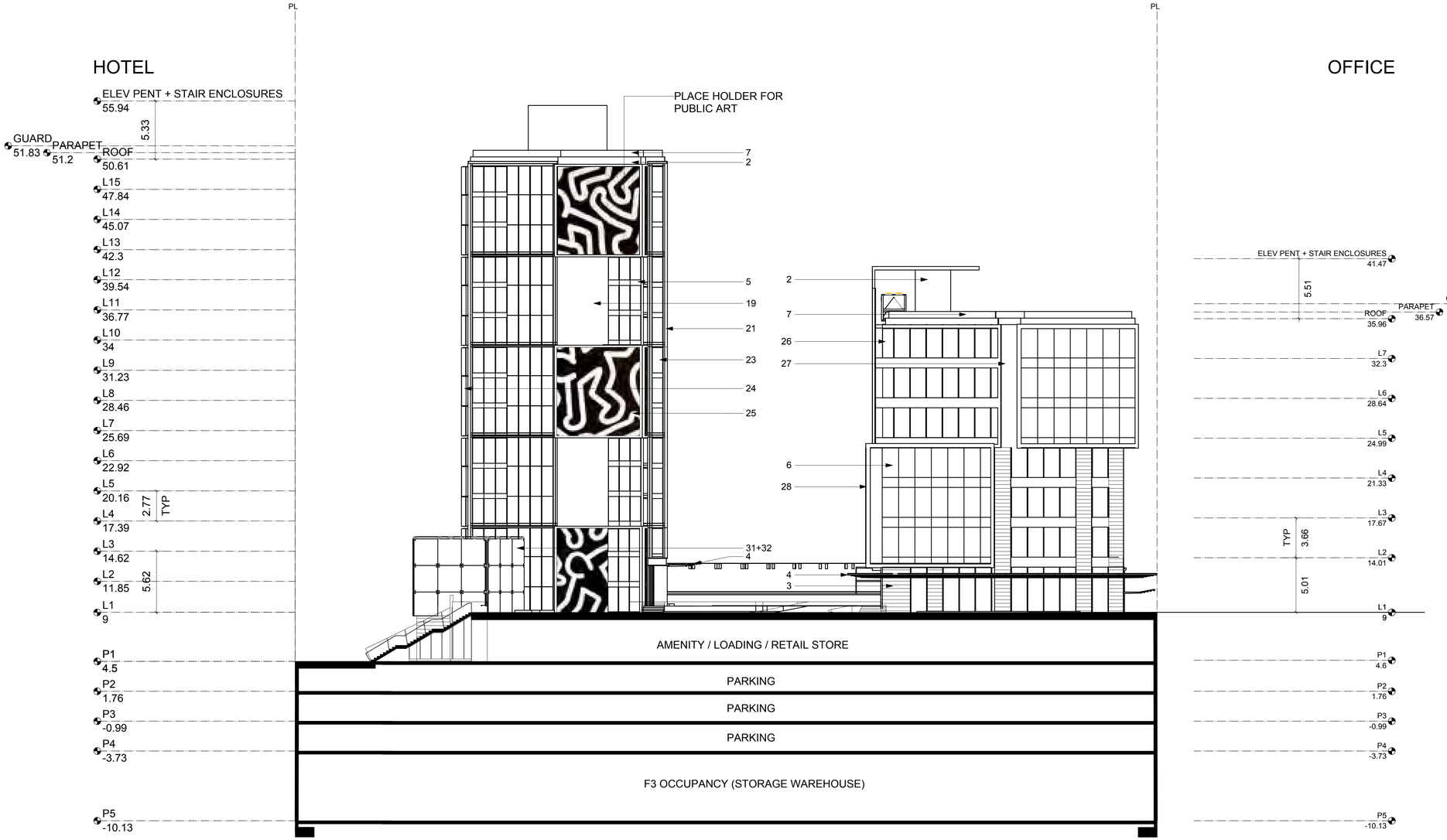


IBI | onni group | VOXEL

South Elevations | **375 E1 ST AVENUE** | Date 2017 JAN 25 | Job: 36249 | 45



MATERIALS LEGEND

	General	
1	Painted Concrete	Grey
2	Painted Concrete	Black
3	Brick	Black
4	Glass +Steel Canopies	Black
5	Window Wall Frames	Dark Grey
6	Butt Glazed Curtain Wall (Low-E Glazing)	
7	Glass Guard rails	
	All Window Glazing to be Low E	Grey
	Live/Work 1 - Red (Rapture CC - 66)	
8	Metal Panel	Red
9	Window Wall Glass Spandrels	White
10	Window Wall Glass Spandrels	Dark Grey
11	Window Wall Metal Spandrels	Silver
12	Picket Guardrails	Silver
13	Picket Guardrails	Red
14	Horizontal Sunshades	Red
	Live/Work - Yellow (Lemon 2021-20)	
15	Metal Panel	Yellow
16	Window Wall Metal Spandrels	Silver
17	Picket Guardrails	Silver
18	Vertical Sunshades	Yellow / Black
	Hotel - Green (Olive Moss 2147-20)	
19	Metal Panel	Black
20	Metal Panel	White
21	Frames	Green
22	Window Wall Glass Spandrels	White
23	Window Wall Glass Spandrels	Dark Grey
24	Vertical Sunshades	Green / Black
25	Art Wall	
	Office - Blue (Blue 2066-10)	
26	Grey Glass Spandrel	Grey
27	Metal Panel	Blue
28	Metal Panel	White
29	Textured Concrete	Blue
	Landscape	
30	Painted Concrete	Rust Red
31	Coloured Laminated Glass (3 colours)	
32	Struc. Galss / Spider Connections	
33	Miscellaneous Metal	Black
34	Miscellaneous Metal	Rust Red

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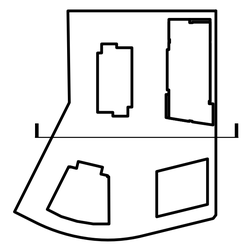

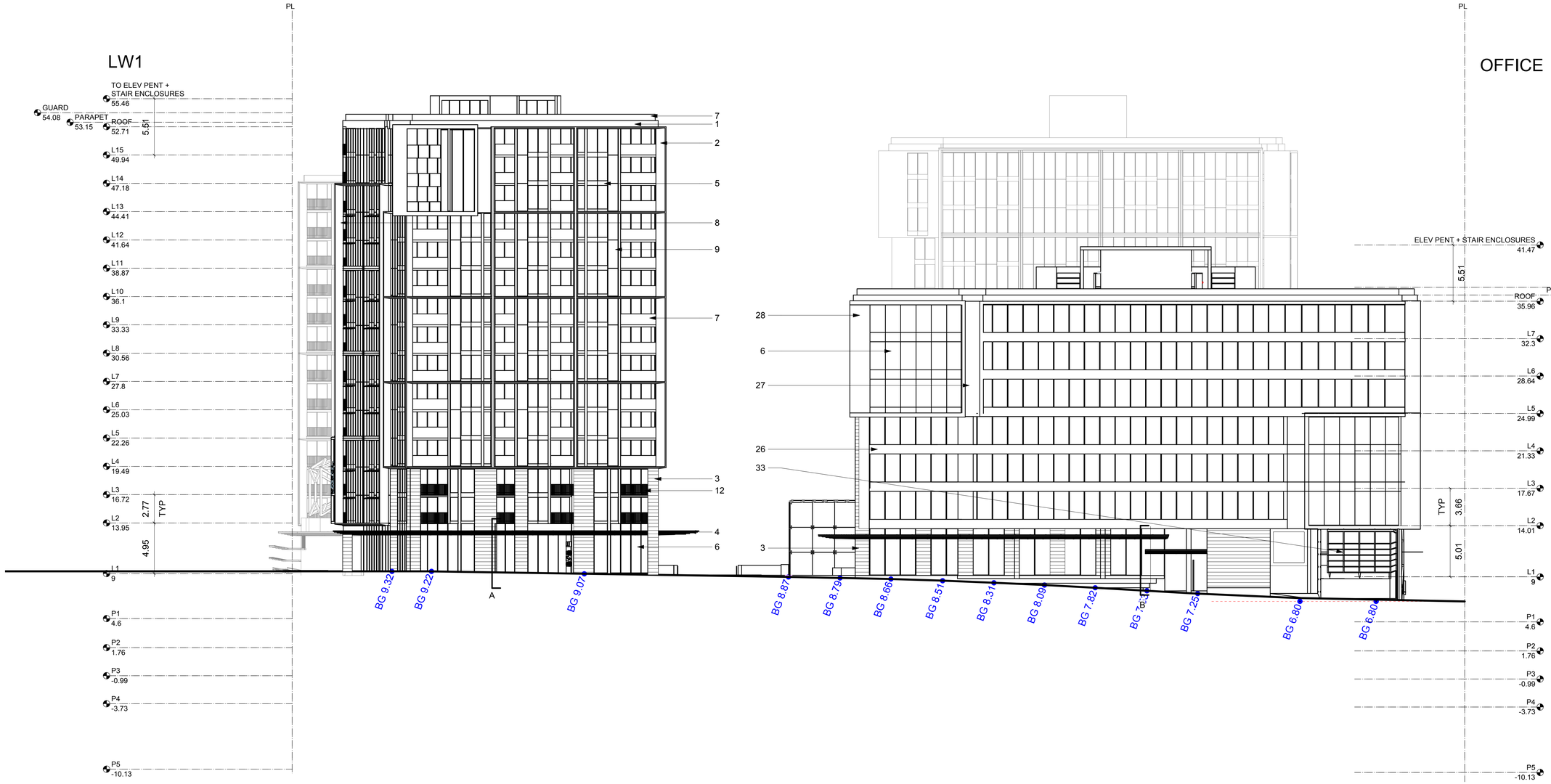

MATERIALS LEGEND

	General	
1	Painted Concrete	Grey
2	Painted Concrete	Black
3	Brick	Black
4	Glass +Steel Canopies	Black
5	Window Wall Frames	Dark Grey
6	Butt Glazed Curtain Wall (Low-E Glazing)	
7	Glass Guard rails	
	All Window Glazing to be Low E	Grey
	Live/Work 1 - Red (Rapture CC - 66)	
8	Metal Panel	Red
9	Window Wall Glass Spandrels	White
10	Window Wall Glass Spandrels	Dark Grey
11	Window Wall Metal Spandrels	Silver
12	Picket Guardrails	Silver
13	Picket Guardrails	Red
14	Horizontal Sunshades	Red
	Live/Work - Yellow (Lemon 2021-20)	
15	Metal Panel	Yellow
16	Window Wall Metal Spandrels	Silver
17	Picket Guardrails	Silver
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19	Metal Panel	Black
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22	Window Wall Glass Spandrels	White
23	Window Wall Glass Spandrels	Dark Grey
24	Vertical Sunshades	Green / Black
25	Art Wall	
	Office - Blue (Blue 2066-10)	
26	Grey Glass Spandrel	Grey
27	Metal Panel	Blue
28	Metal Panel	White
29	Textured Concrete	Blue
	Landscape	
30	Painted Concrete	Rust Red
31	Coloured Laminated Glass (3 colours)	
32	Struc. Galss / Spider Connections	
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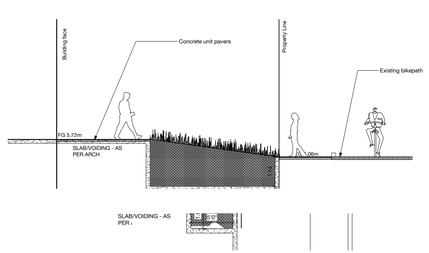
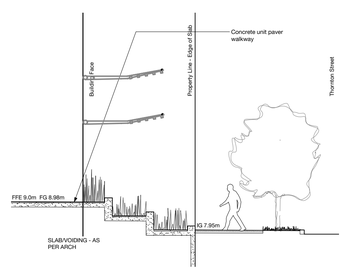
34	Miscellaneous Metal	Rust Red



Section A



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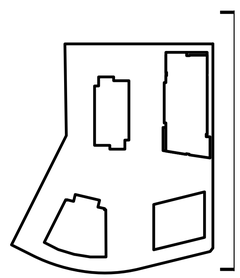

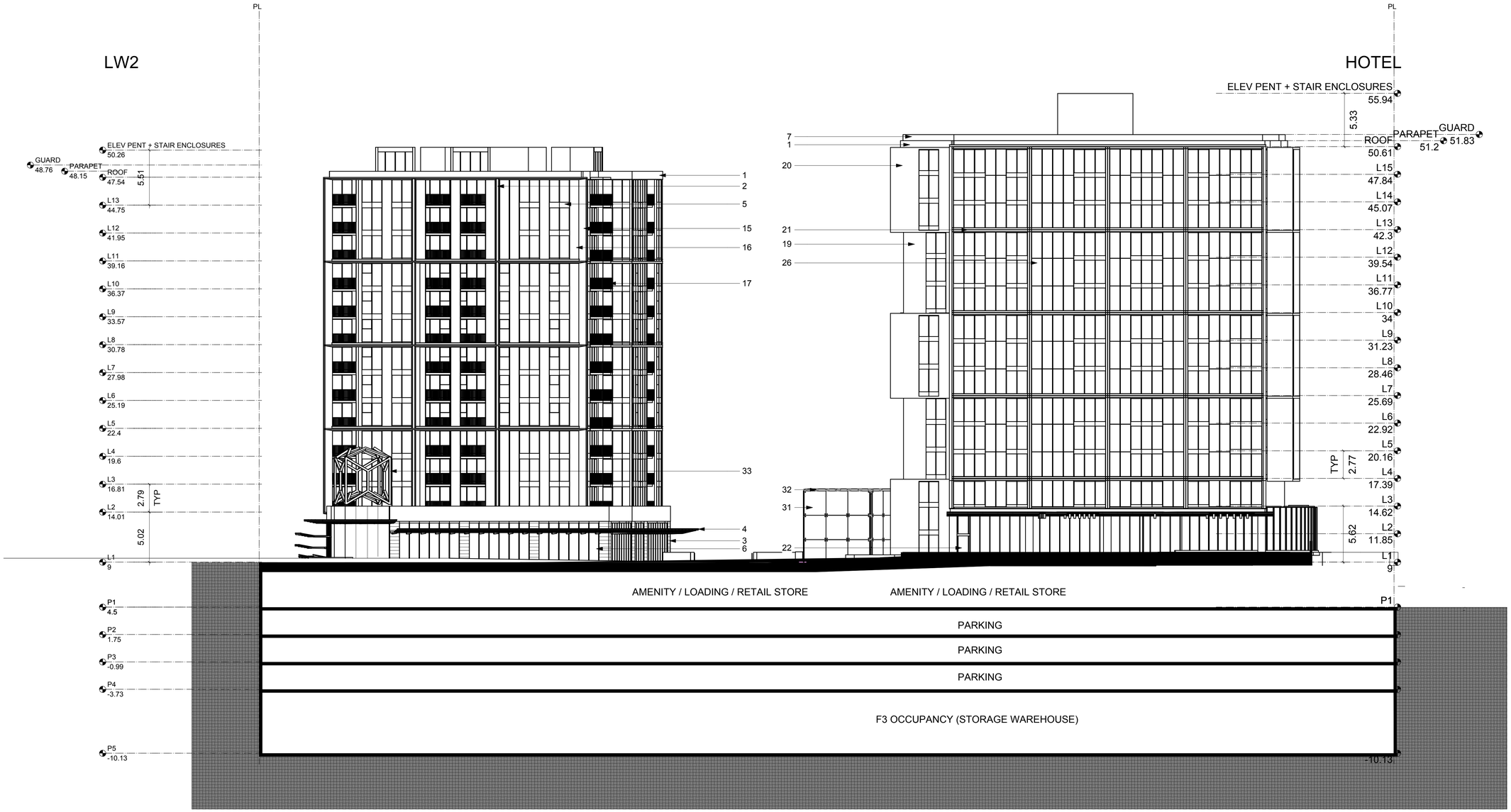

MATERIALS LEGEND

	General	
1	Painted Concrete	Grey
2	Painted Concrete	Black
3	Brick	Black
4	Glass +Steel Canopies	Black
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6	Butt Glazed Curtain Wall (Low-E Glazing)	
7	Glass Guard rails	
	All Window Glazing to be Low E	Grey
	Live/Work 1 - Red (Rapture CC - 66)	
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17	Picket Guardrails	Silver
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23	Window Wall Glass Spandrels	Dark Grey
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27	Metal Panel	Blue
28	Metal Panel	White
29	Textured Concrete	Blue
	Landscape	
30	Painted Concrete	Rust Red
31	Coloured Laminated Glass (3 colours)	
32	Struc. Galss / Spider Connections	
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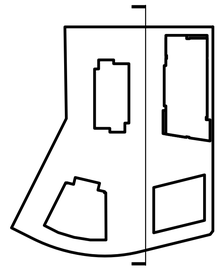

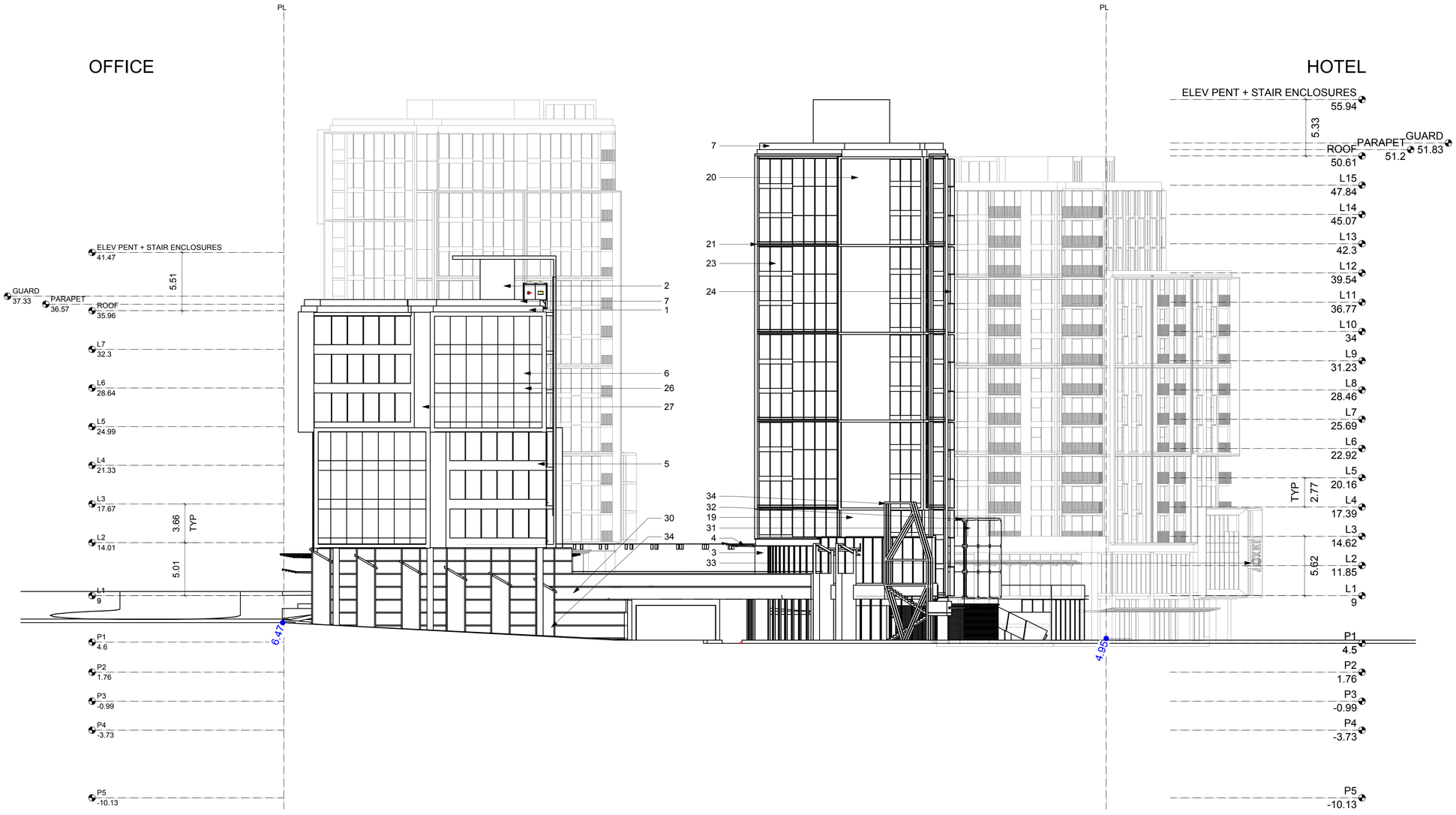

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	Office - Blue (Blue 2066-10)	
26	Grey Glass Spandrel	Grey
27	Metal Panel	Blue
28	Metal Panel	White
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30	Painted Concrete	Rust Red
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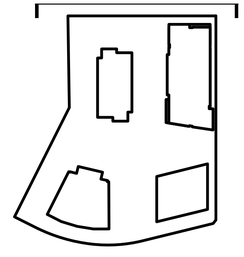

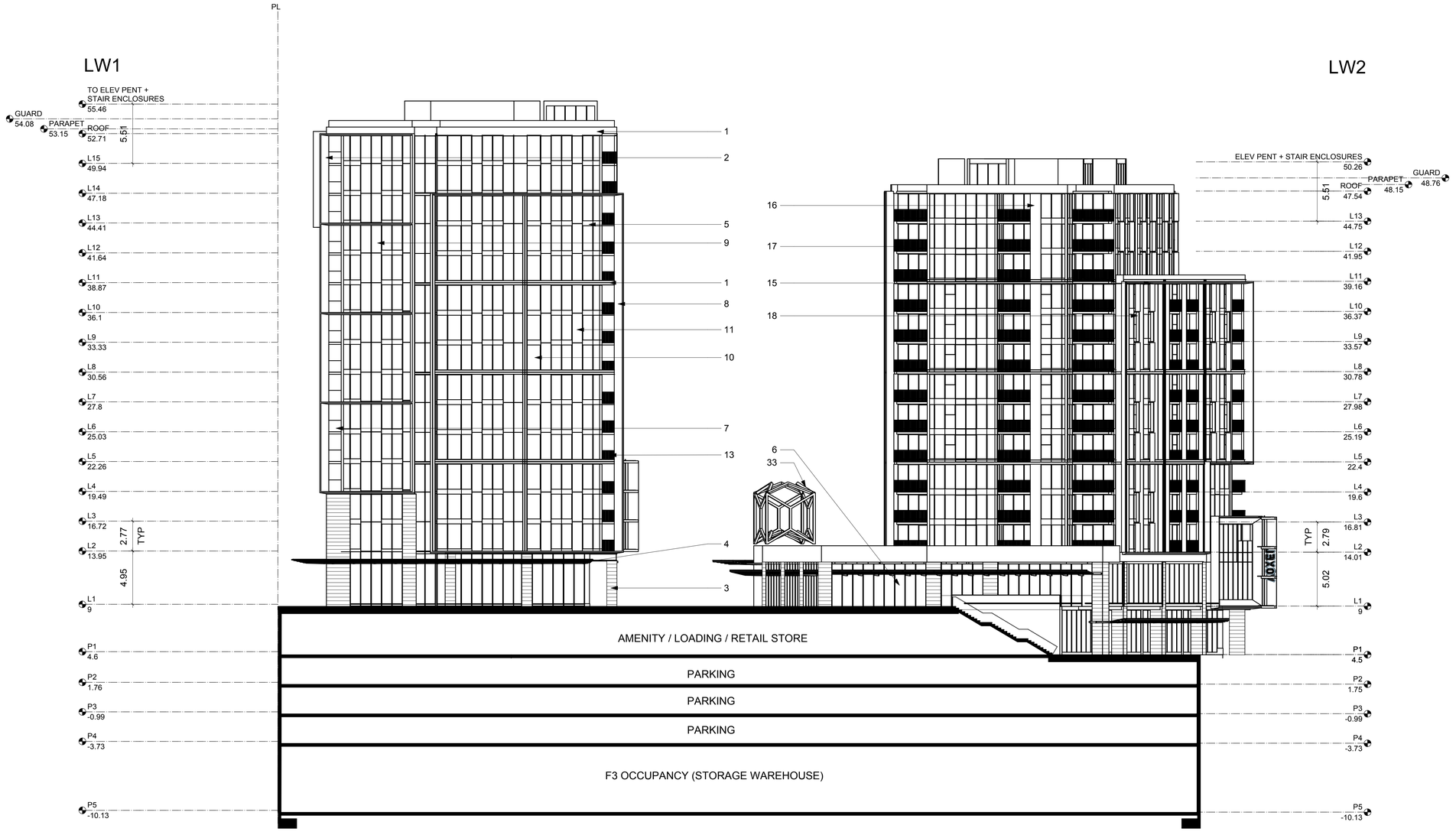

MATERIALS LEGEND

	General	
1	Painted Concrete	Grey
2	Painted Concrete	Black
3	Brick	Black
4	Glass +Steel Canopies	Black
5	Window Wall Frames	Dark Grey
6	Butt Glazed Curtain Wall (Low-E Glazing)	
7	Glass Guard rails	
	All Window Glazing to be Low E	Grey
	Live/Work 1 - Red (Rapture CC - 66)	
8	Metal Panel	Red
9	Window Wall Glass Spandrels	White
10	Window Wall Glass Spandrels	Dark Grey
11	Window Wall Metal Spandrels	Silver
12	Picket Guardrails	Silver
13	Picket Guardrails	Red
14	Horizontal Sunshades	Red
	Live/Work - Yellow (Lemon 2021-20)	
15	Metal Panel	Yellow
16	Window Wall Metal Spandrels	Silver
17	Picket Guardrails	Silver
18	Vertical Sunshades	Yellow / Black
	Hotel - Green (Olive Moss 2147-20)	
19	Metal Panel	Black
20	Metal Panel	White
21	Frames	Green
22	Window Wall Glass Spandrels	White
23	Window Wall Glass Spandrels	Dark Grey
24	Vertical Sunshades	Green / Black
25	Art Wall	
	Office - Blue (Blue 2066-10)	
26	Grey Glass Spandrel	Grey
27	Metal Panel	Blue
28	Metal Panel	White
29	Textured Concrete	Blue
	Landscape	
30	Painted Concrete	Rust Red
31	Coloured Laminated Glass (3 colours)	
32	Struc. Galss / Spider Connections	
33	Miscellaneous Metal	Black
34	Miscellaneous Metal	Rust Red

-All portions above roof slab are to be excluded from height calculations as these portions are considered Access to and Infrastructure for Green Roofs as per City of Vancouver, February 2009 Bulletin entitled "Roof-mounted Energy Technologies and Green Roofs Discretionary Height Increases".

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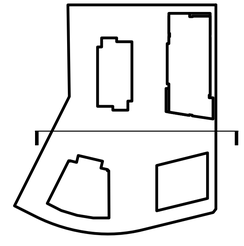

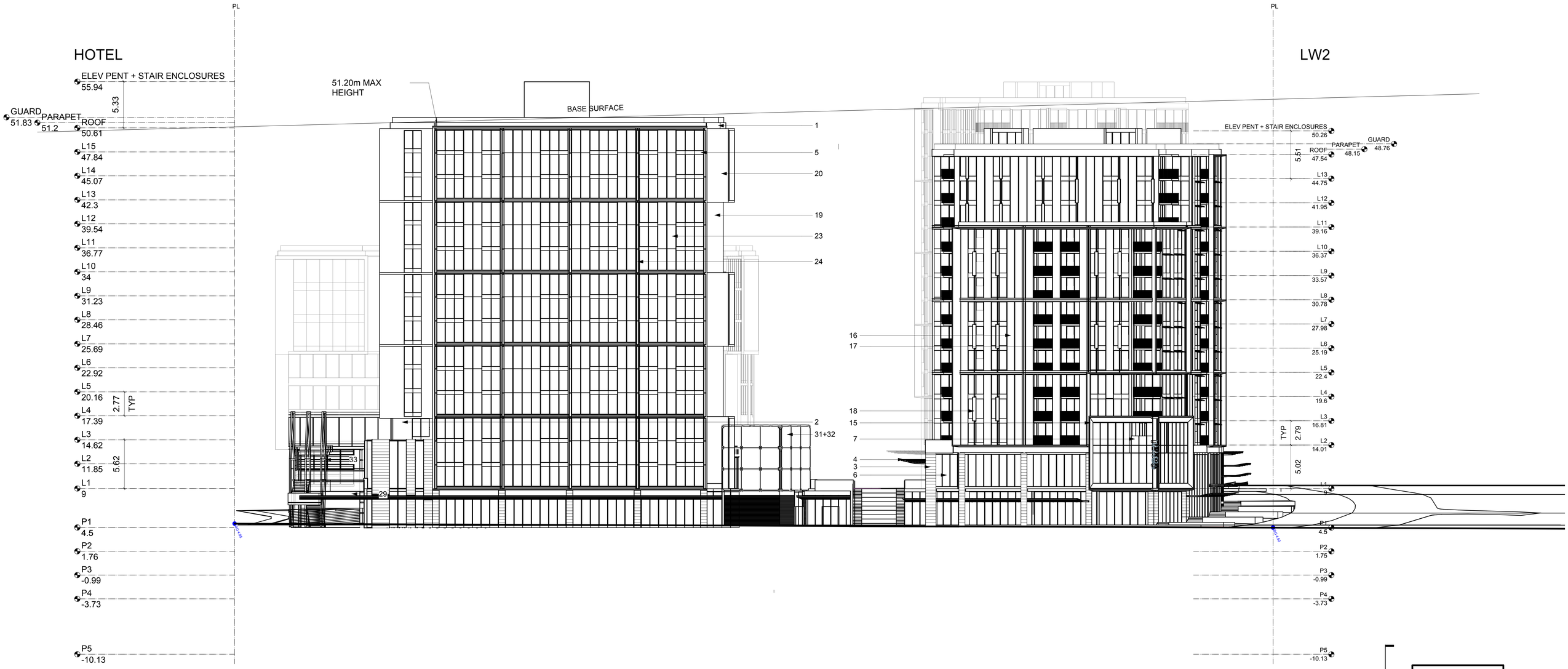

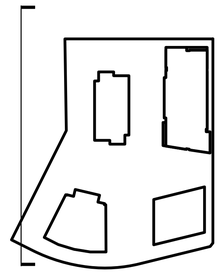

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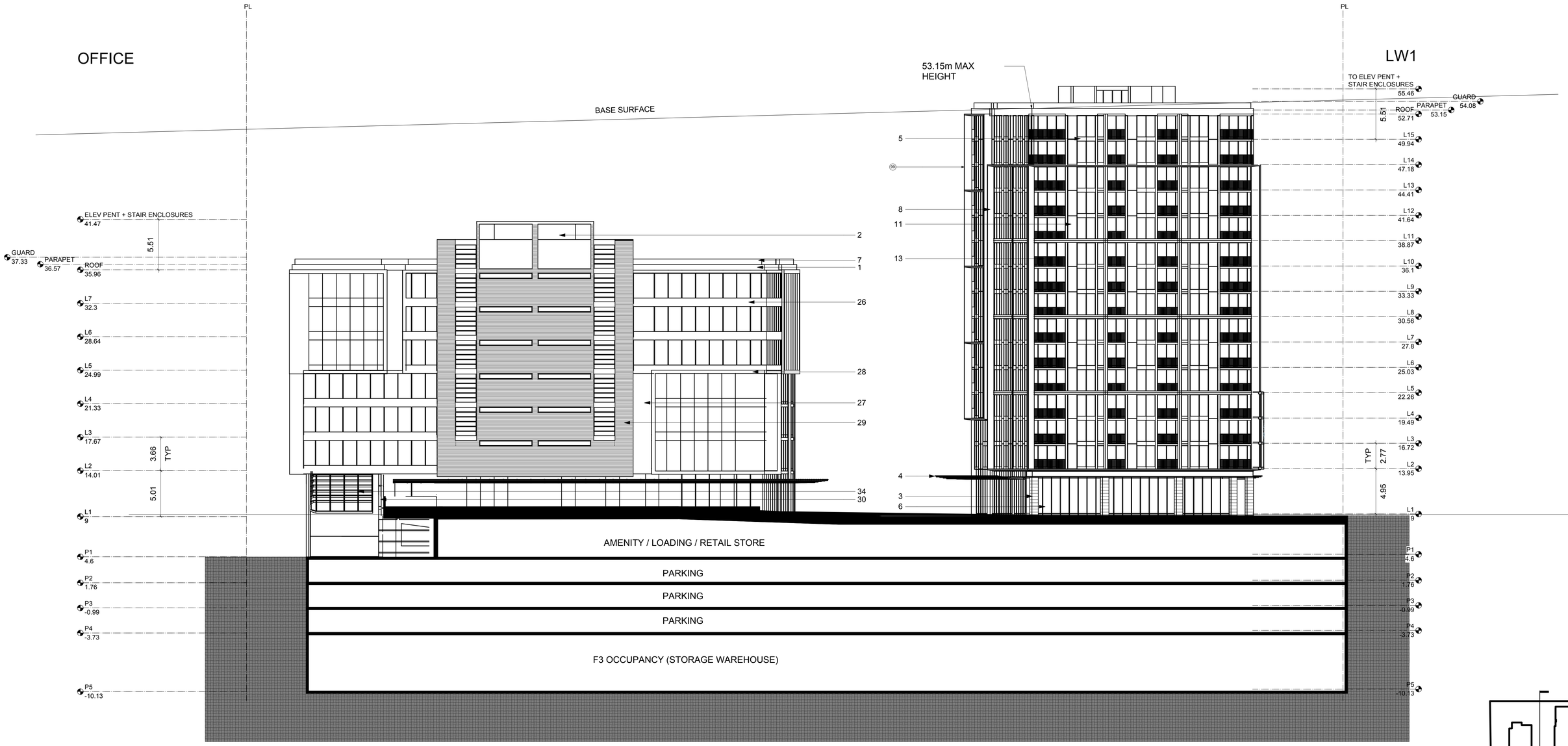

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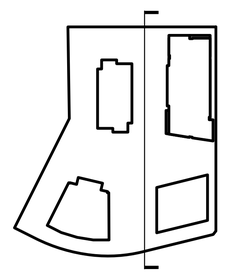

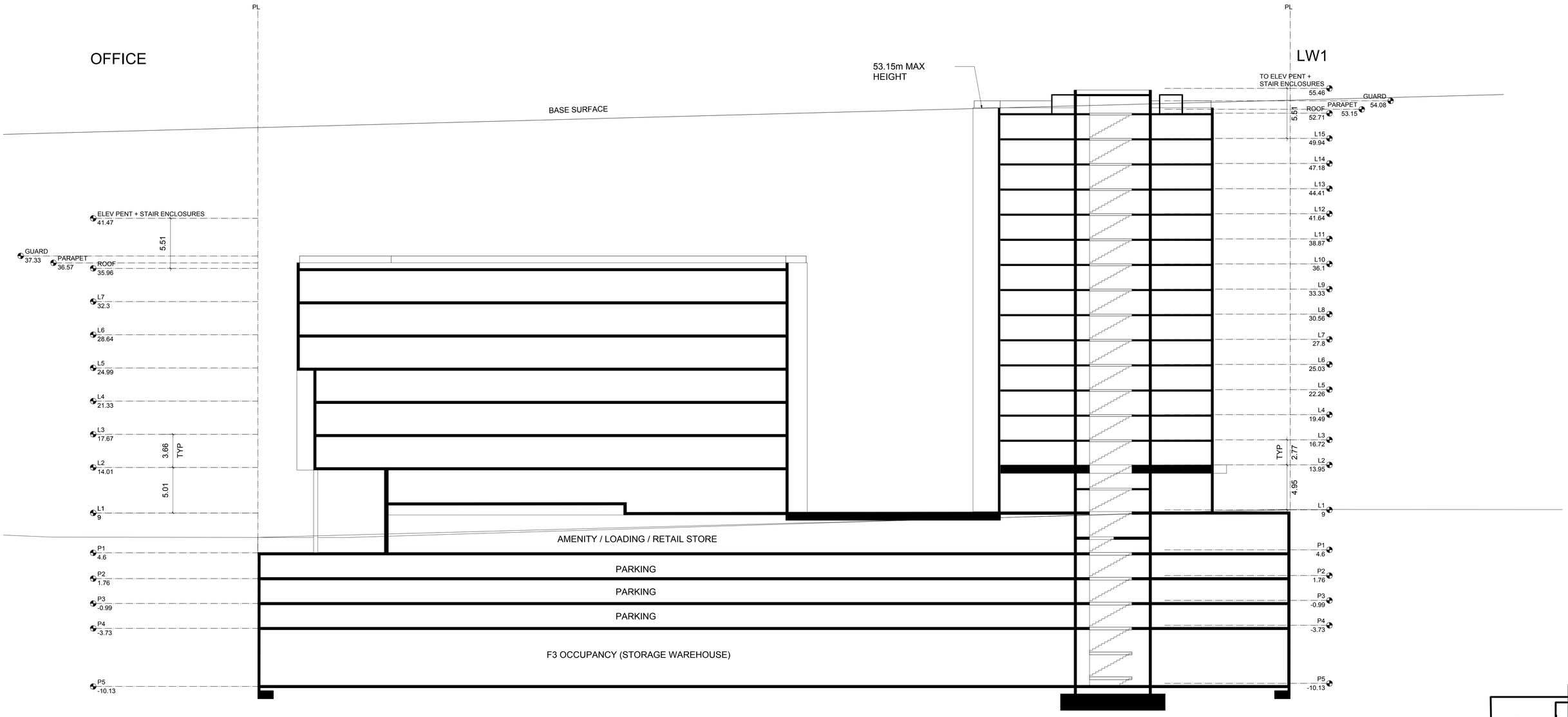

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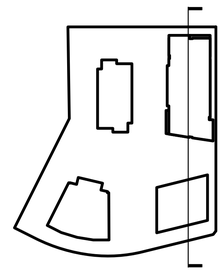

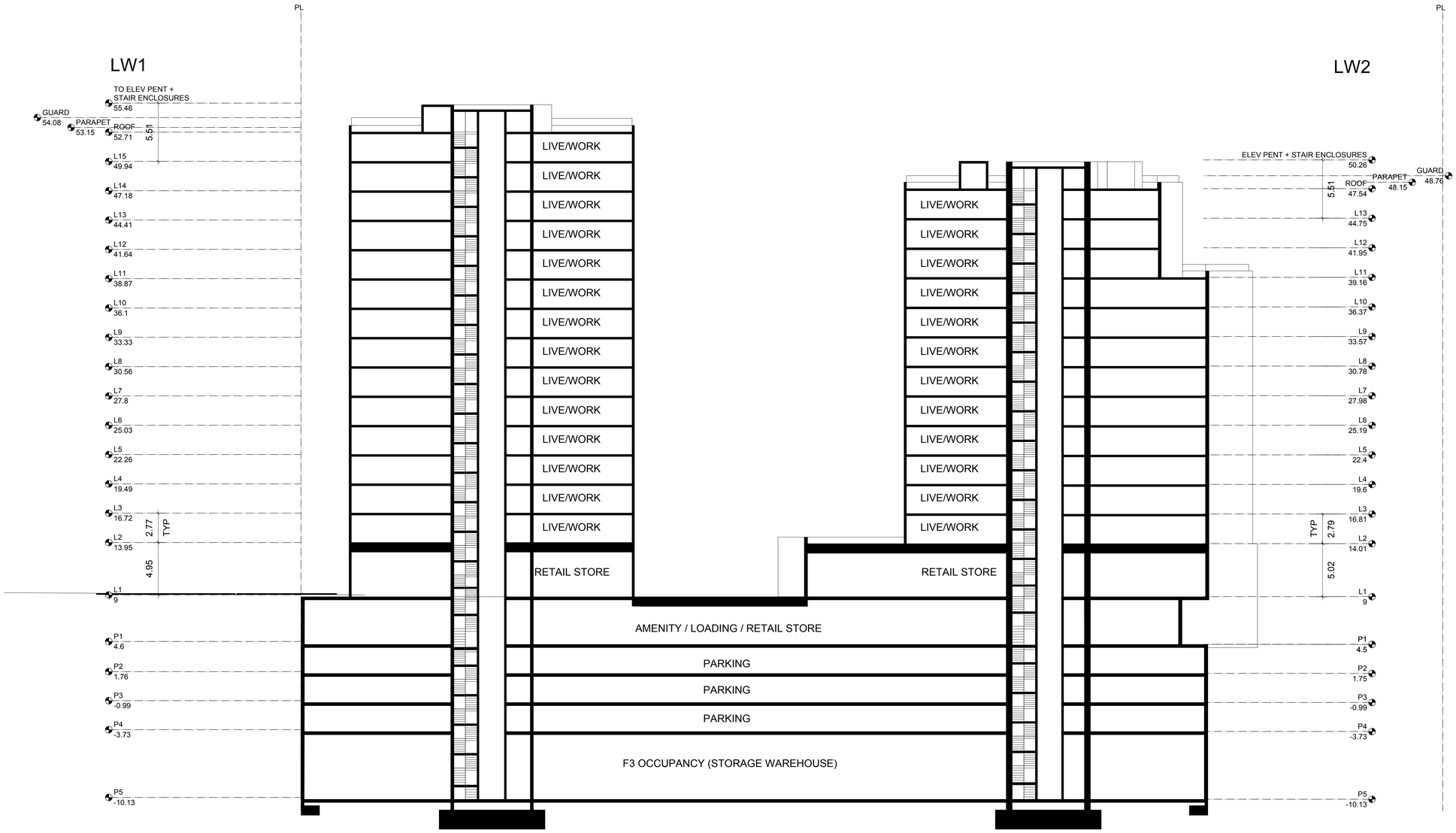

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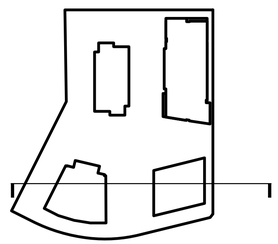


LW1






LW2





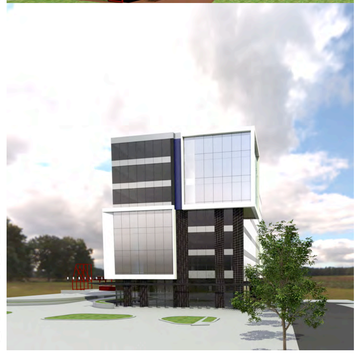


HOTEL



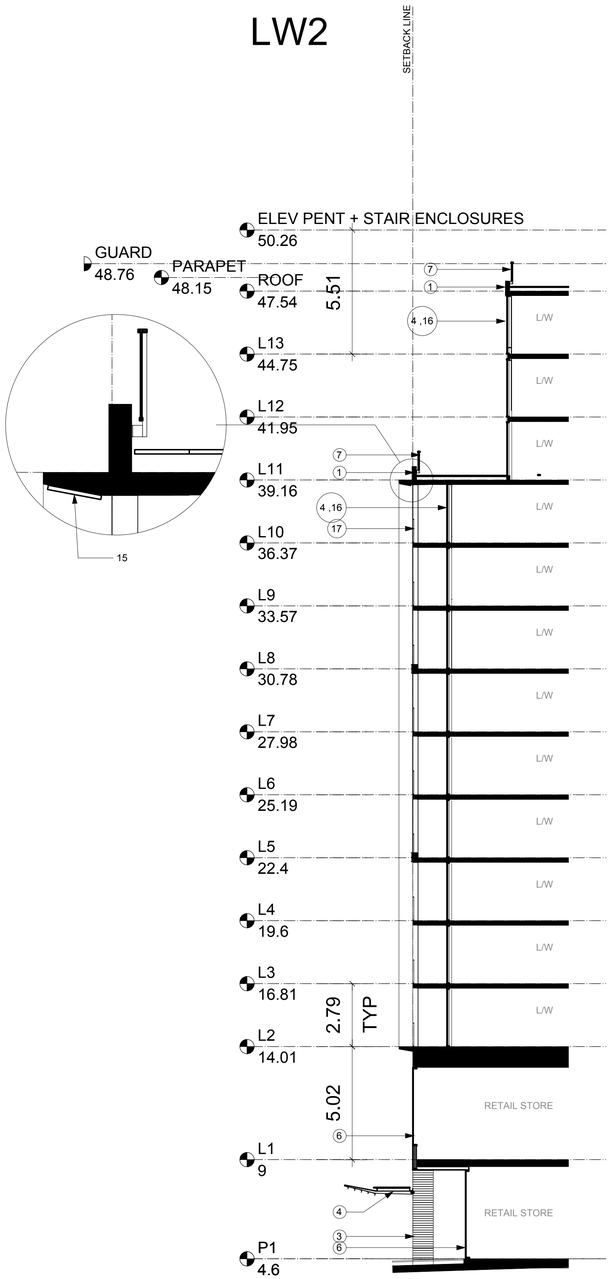


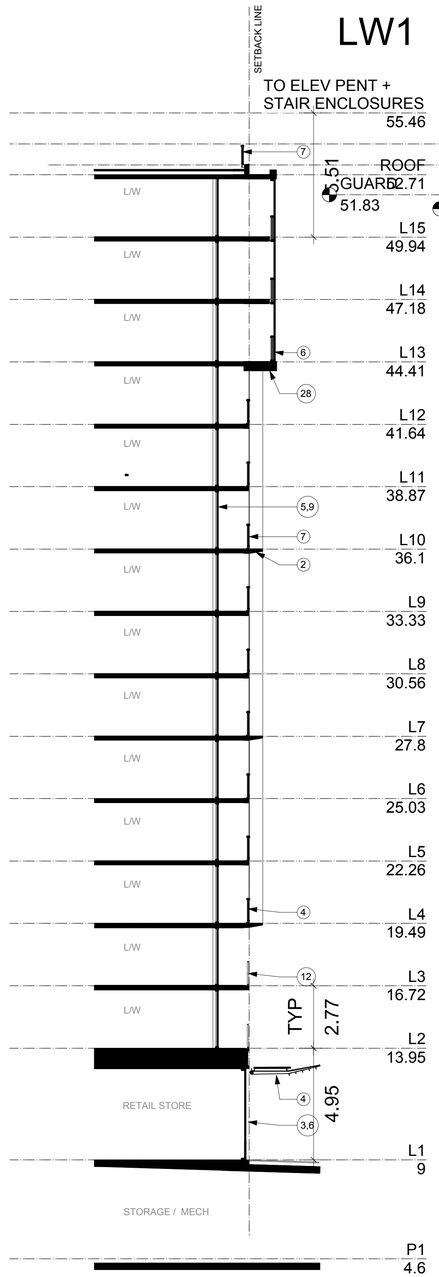
OFFICE

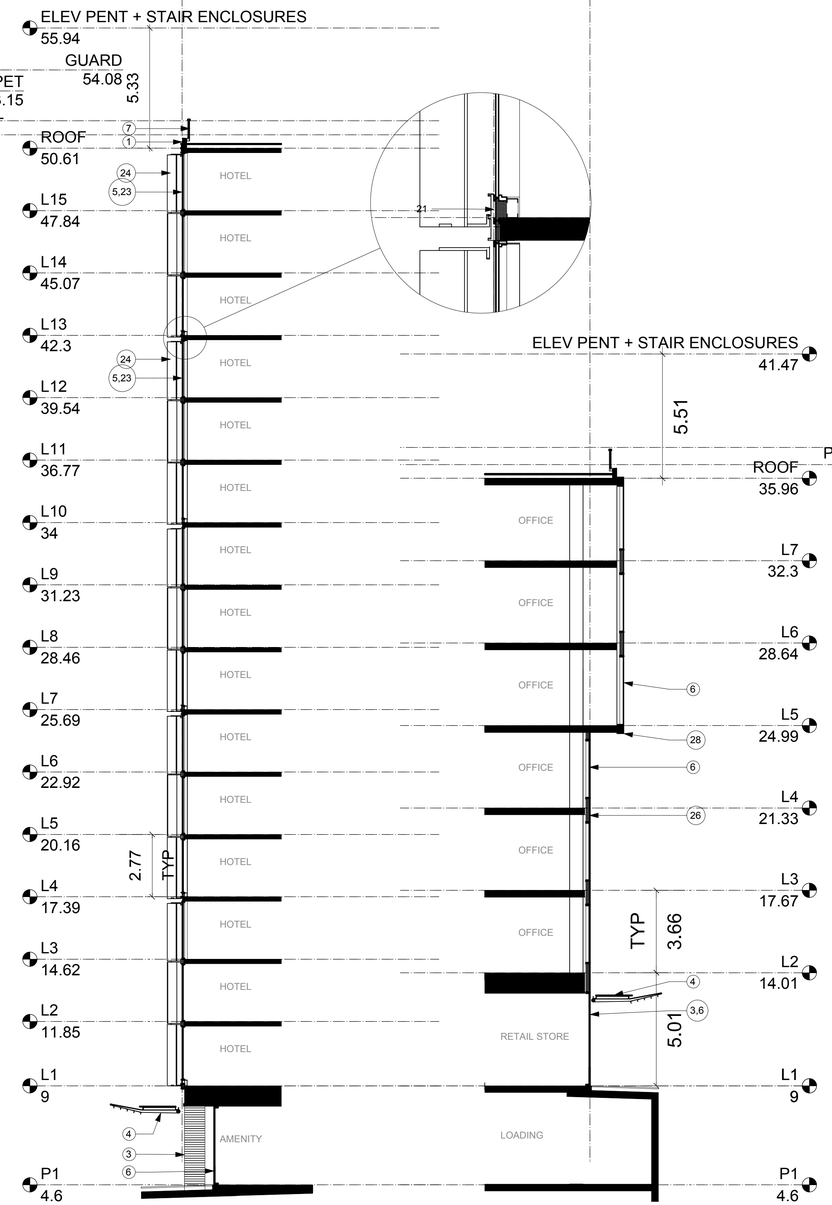












01

02

03

04

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