

ISSUE DATE: MAY 14, 2024

SHEET LIST

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NEXT PROJECT No. 230084

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COVER

THE PARK; MIXED-USE RESIDENTIAL

2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

230084 A-DP 0.0

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 5360 12 AVENUE +1170 53A STREET + 1156 53A STREET +1146 53A STREET, DELTA, B.C.

LEGAL ADDRESS: PARCEL 1 (REF PLAN 16602), AND LOT 23, LOT 24 AND LOT 32, PLAN 20641,SECTION 10, TOWNSHIP 5, NEW WESTMINSTER DISTRICT

BUILDING USE: MIXED-USE (RESIDENTIAL + COMMERCIAL)

BUILDING AREA*: 1,428.74 m² 15,378.9 ft²

* NOTE: BUILDING AREA INCLUDES PROJECTIONS FOR FLOORS ABOVE

ZONING BYLAW ANALYSIS (CITY OF DELTA)

1. ZONING:

CURRENT: CD 286 + RS1
PROPOSED: CD
REZONING FROM CD 286 & RS1 TO CD

2. SITE AREA:

PROPERTY-PRIOR TO ROAD DEDICATION	8,556.33 m²	0.86 hectare	92,099.52 ft²	2.11 acres
PROPERTY- NEW	8,387.51 m²	0.84 hectare	90,282.45 ft²	2.07 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE	
SQ M	SQ FT		SQ M	SQ FT	%	SQ M	SQ FT
8,387.51	90,282.4	17.03%	1,428.74	15,378.9	N/A		

GROSS FLOOR AREA CALCULATIONS

LEVEL	FLOOR AREA	
	SQ M	SQ FT
-		
MAIN FLOOR	1,735.41	18,679.8
SECOND FLOOR	1,857.95	19,998.9
THIRD FLOOR	1,862.66	20,049.5
FOURTH FLOOR	1,839.91	19,804.7
FIFTH FLOOR	1,096.47	11,802.3
	8,392.41	90,335.1

GROSS FLOOR AREA CALCULATIONS

LEVEL	FLOOR AREA	
	SQ M	SQ FT
DEDUCTIONS		
PARKADE LEVEL 3	2,404.87	25,885.8
PARKADE LEVEL 2	2,404.87	25,885.8
PARKADE LEVEL 1	2,405.12	25,888.5
MAIN FLOOR	147.67	1,589.5
SECOND FLOOR	22.37	240.7
THIRD FLOOR	22.29	239.9
FOURTH FLOOR	22.31	240.1
FIFTH FLOOR	7.08	76.2
	7,436.57	80,046.5

NOTES: DENS ARE CONSIDERED BEDROOMS, BALCONIES AND DECKS ARE EXCLUDED FROM GROSS AREA.
DEDUCTIONS PER 6.2.17 (iii) & (v): PARKING, LOADING AND ACCESS SPACE, ELEVATOR SHAFTS, INDOOR AMENITY, SERVICE, STORAGE, GARBAGE ROOM
NO. OF ADAPTABLE MULTI-BEDROOM UNITS x 3 m²
+ NO. OF ADAPTABLE 1 BEDROOM UNITS x 2 m² = 36 x 3 =108 m²
EFFECTIVE GROSS AREA FOR FAR CALCULATION: 8,392.41 - 108.00 = **8,284.41**

4. F.S.R:
FSR: 8,284.41 / 8,387.51 = 0.98

5. BUILDING HEIGHT:
MAXIMUM HEIGHT: N/A
PROPOSED HEIGHT: 5 STOREYS (17.30 m)

6.2.14: MAX. HEIGHT CONSIDERED TO TOP OF FLAT ROOF; NO PART OF A BUILDING SHALL BE HIGHER THAN OR EXTEND OUTSIDE THE VERTICAL BUILDING ENVELOPE EXCEPT ELEVATOR PENTHOUSE, MECH. EQUIPMENT AND SCREENING, STAIRWELLS, ETC.

6. REQUIRED SETBACKS:

	REQUIRED	PROVIDED	
FRONT LOT LINE* (NORTH):	N/A	0.3 m (1'-0") ,	1.2 m (3'-11") TO BLDG FACE
WEST SIDE LOT LINE:	N/A	0.1 m (2 1/2") ,	0.8 m (2'-8 1/2") TO BLDG FACE
REAR LOT LINE (SOUTH):	N/A	7.9 m (26'-0")	
EAST SIDE LOT LINE :	N/A	53.2 m (174'-5")	

* FOR A CORNER LOT, THE LOT LINE WITH THE SHORTEST DIMENSION ABUTTING A STREET SHALL BE THE FRONT LOT LINE.

7. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH PART 7, DELTA ZONING BYLAW.

7.3.3*: IN STRATA HOUSE OR APARTMENT RESIDENTIAL ZONE WHICH ABUTS A SINGLE DETACHED OR DUPLEX RESIDENTIAL ZONE , THE FOLLOWING SHALL BE PROVIDED ALONG ANY COMMON LOT LINE TO THE REAR OF THE FRONT SETBACK AREA:
1) A SOLID FENCE, 1.8 M IN HEIGHT, AND,
2) A LANDSCAPE STRIP, AT LEAST 1.5 M IN WIDTH

7.5.1: IN A RESIDENTIAL ZONE OTHER THAN RD2 ZONE:
1) A FENCE WITH A MAX. HEIGHT OF 1.2 M SHALL BE LOCATED ANYWHERE ON A LOT,
2) AN ARBOR WITH A MAX. HEIGHT OF 2.4 M MAY BE LOCATED ANYWHERE ON A LOT,
3) A BARBED WIRE FENCE IS NOT PERMITTED ON ANY RESIDENTIAL LOT.

7.7.1 + 7.7.3: COMMON INDOOR AND OUTDOOR AMENITY SPACE FOR RESIDENTIAL USE:
1) FOR EACH APARTMENT BUILDING COMPLEX OF 40 DWELLING UNITS OR MORE, AT A MIN. RATE OF 1 M² PER DWELLING UNIT OR 50 M², WHICHEVER IS GREATER.
2) FOR APARTMENTS BUILDINGS, A MIN. OF 6 M² OF COMMON OUTDOOR AMENITY SPACE PER DWELLING UNIT SHALL BE PROVIDED. COMMON OUTDOOR AMENITY SPACE SHALL:
a) BE AVAILABLE TO ALL RESIDENTS
b) HAVE NO DIMENSION LESS THAN 6 M AND NO SLOPE GREATER THAN 5%, AND
c) ACCOMODATE PEDESTRIAN AMENITIES, COMMUNITY GARDENS OR RECREATIONAL SPACE FOR LEISURE ACTIVITIES NORMALLY CARRIED OUT OUTDOORS AND LANDSCAPING

*TYP. NUMBER INDICATES DELTA ZONING BYLAW SECTIONS.

PROPOSED ON-SITE LANDSCAPED AREA: 2,352 M² (25,325 FT²)

8. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS (PART 8) FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.
8.1.5) UNDERGROUND PARKING FACILITIES MAYBE LOCATED ANYWHERE ON A LOT, PROVIDED THAT NO PART OF ANY UNDERGROUND PARKING STRUCTURE SHALL BE SITUATED ABOVE FINISHED GRADE IN ANY MINIMUM SETBACK AREA FOR A PRINCIPAL STRUCTURE
8.4.1) FOR THE CALCULATION OF REQ'D NUMBER OF PARKING SPACES:
1) WHERE GROSS LEASABLE FLOOR AREA IS USED AS A UNIT OF MEASUREMENT, IT SHALL INCLUDE THE FLOOR AREA OF ACCESSORY BUILDINGS AND BASEMENTS, EXCEPT WHERE THEY ARE USED FOR PARKING OR MECHANICAL ROOMS.
2) WHERE THE NUMBER OF BEDROOMS IN A DWELLING UNIT IS USED AS A UNIT OF MEASUREMENT, A DEN SHALL BE CONSIDERED A BEDROOM
REQ'D PARKING SPACES (APARTMENT):
1) 1.3 SPACES PER STUDIO OR 1 BEDROOM DWELLING UNIT
2) 1.5 SPACES PER DWELLING UNIT WITH 2 OR MORE BEDROOMS
3) 0.1 SPACE PER DWELLING UNIT (VISITOR PARKING)

REQUIRED LOADING SPACES (9.2 + 9.3):
RESIDENTIAL:
1 SPACE PER BUILDING WITH MORE THAN 80 DWELLING UNITS
REQ'D LOADING SPACE = 0

COMMERCIAL:
1 SPACE PER OH LOADING DOOR, OR 1 SPACE PER BUILDING
REQ'D LOADING SPACE = 1
PROVIDED LOADING SPACE = 1

LOADING DIMENSIONS:
LOADING SPACE DIMENSIONS: 2.75 m (9'-0 1/4") W, 9.00 m (29'-6 3/8") L, 4.50 m (14'-9 1/8") H

LOADING SPACES SHALL NOT BE LOCATED IN REQ'D MIN. FRONT OR SIDE SETBACK AREA.
LOADING AREAS SHALL BE PROVIDED WITH ADEQUATE CURBS, BOLLARDS.
LOADING SPACES SHALL BE IDENTIFIED BY USING SIGNS OR PAINT MARKING ON THE PAVEMENT.

VEHICLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	LOCAL BYLAW REQUIREMENTS				CALCULATION PER NO. OF UNITS				CALCULATION FOR COMMERCIAL		SPACES REQUIRED	VISITOR SPACES REQUIRED
	BY-LAW DEFINITION USED	CALCULATION METHOD	GROSS AREA SQ M	GROSS AREA SQ FT	NO. OF STUDIO + 1 BR	STUDIO + 1 BR FACTOR	NO. OF MULTI-BR UNITS	MULTI-BR FACTOR	SPACES	AREA (SM)		
COMMERCIAL												
MAIN FLOOR												
COMMERCIAL	COMMERCIAL	AREA	186.98 m²	2,012.6 ft²	0		0		3.5	100.00 m²	6.5	0
COMMERCIAL	COMMERCIAL - CAFE	AREA	185.52 m²	1,996.9 ft²	0		0		10	100.00 m²	18.6	0
COMMERCIAL	COMMERCIAL -OFFICE	AREA	508.77 m²	5,476.4 ft²	0		0		3	100.00 m²	15.3	0
			881.27 m²	9,485.9 ft²	0		0				40.4	0
RESIDENTIAL												
MAIN FLOOR												
RESIDENTIAL	APARTMENT	BR NO	478.87 m²	5,154.5 ft²	2	1.3	4	1.5	0	0.00 m²	8.6	0.6
SECOND FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,582.41 m²	17,032.9 ft²	1	1.3	15	1.5	0	0.00 m²	23.8	1.6
RESIDENTIAL	SECONDARY SUITE	BR NO	74.93 m²	806.6 ft²	2	1.3	0	1.5	0	0.00 m²	2.6	0.2
THIRD FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,588.56 m²	17,099.1 ft²	1	1.3	15	1.5	0	0.00 m²	23.8	1.6
RESIDENTIAL	SECONDARY SUITE	BR NO	74.93 m²	806.6 ft²	2	1.3	0	1.5	0	0.00 m²	2.6	0.2
FOURTH FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,565.83 m²	16,854.4 ft²	1	1.3	15	1.5	0	0.00 m²	23.8	1.6
RESIDENTIAL	SECONDARY SUITE	BR NO	74.93 m²	806.6 ft²	2	1.3	0	1.5	0	0.00 m²	2.6	0.2
FIFTH FLOOR												
RESIDENTIAL	APARTMENT	BR NO	1,027.29 m²	11,057.6 ft²	0	1.3	5	1.5	0	0.00 m²	7.5	0.5
			6,467.75 m²	69,618.3 ft²	11		54				95.3	6.5

VEHICLE PARKING PROVIDED.

PARKING TYPE	No. of SPACES	MARK
COMMERCIAL		
ACCESSIBLE PARKING	3	COMM
SMALL CAR	4	COMM
SMALL CAR - EV	4	COMM
STANDARD PARKING	13	COMM
STANDARD PARKING - EV	9	COMM
	33	

VEHICLE PARKING PROVIDED.

PARKING TYPE	No. of SPACES	MARK
COMMERCIAL-RESIDENTIAL		
SMALL CAR - EV	2	RESI-VISITOR + COMM
STANDARD PARKING	1	RESI-VISITOR + COMM
STANDARD PARKING - EV	4	RESI-VISITOR + COMM
	7	
RESIDENTIAL		
ACCESSIBLE PARKING	7	RESI
SMALL CAR - EV	11	RESI
STANDARD PARKING	85	RESI
	103	

PARKING CALCULATIONS SUMMARY

► **TOTAL REQ'D PARKING (COMMERCIAL) = 40**
TOTAL PROVIDED= 33 + 7 SHARED W/ VISIOTOR

► **TOTAL REQ'D PARKING (RESIDENTIAL) = 95**
TOTAL PROVIDED = 103

► **TOTAL REQ'D PARKING (VISITOR) = 7**
TOTAL PROVIDED= 7 SHARED W/ COMMERCIAL

TOTAL NUMBER OF PROVIDED PARKINGS= 143

NOTE: EACH MOTORCYCLE / SCOOTER PARKING SPACE SHALL BE COUNTED AS 1/2 OF A REQ'D PARKING SPACE
NOTE: ANY FRACTION LESS THAN ONE-HALF SHALL BE DISREGARDED. AND ANY FRACTION OF ONE-HALF OR GREATER SHALL BE CONSIDERED EQUIVALENT TO 1.

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS:	2.75 m (9'-0 1/4") W,	5.50 m (18'-0 1/2") L,	2.20 m (7'-2 5/8") H
SMALL CAR STALL DIMENSIONS:	2.40 m (7'-10 1/2") W,	4.80 m (15'-9") L,	2.20 m (7'-2 5/8") H
ACCESSIBLE STALL DIMENSIONS:	2.50 m (8'-2 3/8") W,	5.50 m (18'-0 1/2") L,	1.20 m (3'-11 1/4") SHARED AISLE W/ DIAGONAL MARK.
ACCESSIBLE VAN STALL DIMENSIONS:	3.40 m (11'-1 7/8") W,	5.50 m (18'-0 1/2") L,	1.50 m (4'-11") SHARED AISLE W/ DIAGONAL MARKING

DRIVE AISLE WIDTH:	7.00 m (22'-11 5/8")	at 90° (TWO WAY)
DRIVEWAY ACCESS:	6.00 m (19'-8 1/4")	(TWO WAY)- 2 DRIVEWAYS
DRIVEWAY ACCESS:	4.00 m (13'-1 1/2")	WHERE INTERSECTS WITH A STREET OR LANE. (8.5.1 (b))

NOTE: STANDARD PARKING: WHERE A SIDE OF A PARKING ABUTS A WALL, COLUMN, TREE OR FENCE EXTENDING IN EXCESS OF 0.3M IN VERTICAL HEIGHT ABOVE THE LEVEL OF PARKING SPACE, THE MIN. WIDTH OF SUCH PARKING SPACE SHALL BE 3 M.

NOTE: SMALL PARKING: WHERE A SIDE OF A PARKING ABUTS A WALL, COLUMN, TREE OR FENCE EXTENDING IN EXCESS OF 0.3M IN VERTICAL HEIGHT ABOVE THE LEVEL OF PARKING SPACE, THE MIN. WIDTH OF SUCH PARKING SPACE SHALL BE 2.7 M.

NOTE: UP TO 0.75 M OF THE LENGTH OF A PARKING MAY HANG OVER LANDSCAPED AREA OR WALKWAY PROVIDED THAT A WHEEL STOP OR CURB IS PROVIDED.

MAX. ALLOWED SMALL PARKING:
MAX. %25 OF TOTAL REQ'D PARKING SPACES INCLUDING A MAX. OF 25% OF VISITOR PARKING SPACES
MAX. ALLOWED SMALL PARKING (RESIDENTIAL) : 0.25 X 102 = 26
MAX. ALLOWED SMALL PARKING (COMMERCIAL) : 0.25 X 40 = 10
SMALL CAR PARKING SPACES SHALL BE MARKED "SMALL CAR" BY USING SIGNS OR PAINT MARKINGS ON THE PAVEMENT

REQUIRED ACCESSIBLE STALLS:
FOR 50% OF REQUIRED ADAPTABLE DWELLING UNITS, A MIN. OF 1 ACCESSIBLE PARKING PER UNIT SHALL BE PROVIDED.
ACCESSIBLE PARKING SPACES BE IDENTIFIED BY USING SIGNS OR PAINT MARKINGS ON THE PAVEMENT
A MINIMUM OF 20% OF ALL SINGLE-STOREY UNITS IN AN APARTMENT BUILDING OR MIXED USE RESIDENTIAL BUILDING SHALL CONSTRUCTED AS ADAPTABLE DWELLING UNITS. 65 X 0.2 = 13 (MIN. REQUIRED ADAPTABLE UNITS)

MIN. REQUIRED ACCESSIBLE PARKING (RESIDENTIAL): 13 X 0.50 = 7
MIN. REQUIRED ACCESSIBLE PARKING (COMMERCIAL): 2

50% OF ACCESSIBLE PARKING SHALL BE VAN ACCESSIBLE STALL
TOTAL REQ'D VAN ACCESSIBLE PARKING (RESIDENTIAL): 4
TOTAL REQ'D VAN ACCESSIBLE PARKING (COMMERCIAL): 1

REQUIRED EV CHARGING STALLS - RESIDENTIAL (8.5.12*):
FOR AN APARTMENT BUILDING, 100% OF RESIDENTIAL PARKING SPACES SHALL BE PROVIDED WITH AN ELECTRIC VEHICLE CHARGER OR A DEDICATED ENERGIZED ELECTRIC VEHICLE OUTLET

REQUIRED EV CHARGING STALLS - COMMERCIAL (8.5.13*):
20% OF THE CONSTRUCTED PARKING 0.2 X 40 = 8
WITH A DEDICATED ENERGIZED VEHICLE OUTLET OR ELECTRIC VEHICLE CHARGING UNIT

VISITOR PARKING SPACES (8.5.8):
1) VISITOR PARKING SPACES SHALL BE PROVIDED NOT MORE THAN 100 M FROM THE FRONT DOOR
2) VISITOR PARKING AREAS SHALL BE VISIBLE UPON ENTRY TO THE LOT.

PARKING STRUCTURE (8.5.9):
1) ENTRANCE RAMP ; MAX. SLOPE OF 2% FOR THE FIRST 6.0 M FROM THE STREET FRONTAGE LOT LINE
2) MAX. SLOPE OF 15% FOR THE INTERNAL RAMP AREA
3) PARKING SPACE AREAS SHALL HAVE MAX. SLOPE OF 8%

9. INDOOR AMENITY SPACE:
PER ZONING BYLAW-7.7.1. FOR EACH APARTMENT BUILDING COMPLEX OF 40 DWELLING UNITS OR MORE, AT A MINIMUM RATE OF 1 M² PER DWELLING UNIT OR 50 M², WHICHEVER IS GREATER.

REQUIRED COMMON INDOOR AMENITY SPACE= 1 m² x 65 =65 m²

9. ADAPTABLE DWELLING UNIT:
A MINIMUM OF 20% OF ALL SINGLE-STOREY UNITS IN AN APARTMENT BUILDING OR MIXED USE RESIDENTIAL BUILDING SHALL BE CONSTRUCTED AS ADAPTABLE DWELLING UNITS.

MIN. REQUIRED ADAPTABLE UNITS 65 X 0.20 = 13

PROVIDED ADAPTABLE UNITS 36= 55%

UNIT TYPES

LEVEL	COUNT	FLOOR AREA SQ M	FLOOR AREA SQ FT
RESIDENTIAL UNIT			
MAIN FLOOR	3	216.74	2,332.9
SECOND FLOOR	5	522.57	5,624.8
THIRD FLOOR	5	522.56	5,624.8
FOURTH FLOOR	5	499.88	5,380.7
	18	1,761.75	18,963.3
ADAPTABLE RESIDENTIAL			
MAIN FLOOR	3	262.14	2,821.6
SECOND FLOOR	11	1,059.84	11,408.1
THIRD FLOOR	11	1,065.99	11,474.3
FOURTH FLOOR	11	1,065.95	11,473.7
	36	3,453.92	37,177.7
PENTHOUSE UNIT			
FIFTH FLOOR	5	1,027.29	11,057.6
	5	1,027.29	11,057.6
SECONDARY SUITE			
SECOND FLOOR	2	74.93	806.6
THIRD FLOOR	2	74.93	806.6
FOURTH FLOOR	2	74.93	806.6
	6	224.80	2,419.7
UNIT ROOFTOP PATIO			
u/s ROOF DECK	5	455.60	4,904.1
	5	455.60	4,904.1
UNIT BALCONY			
SECOND FLOOR	23	225.92	2,431.8
THIRD FLOOR	23	251.09	2,702.7
FOURTH FLOOR	23	199.56	2,148.0
FIFTH FLOOR	10	179.49	1,932.0
	79	856.05	9,214.4
TOTAL	149	7,779.41	83,736.8

NUMBER OF BEDROOMS IN UNITS

BEDROOM NUMBERS	DEN	COUNT	FLOOR AREA FROM (SM)	FLOOR AREA TO (SM)	FLOOR AREA FROM (SQ FT)	FLOOR AREA TO (SQ FT)
0	No	6	37.10 m²	37.84 m²	399.3 ft²	407.3 ft²
1	Yes	22	65.16 m²	88.12 m²	701.4 ft²	948.6 ft²
1	No	5	71.76 m²	79.82 m²	772.4 ft²	859.2 ft²
2	Yes	12	116.38 m²	136.55 m²	1,252.7 ft²	1469.8 ft²
2	No	9	87.67 m²	95.38 m²	943.7 ft²	1026.6 ft²
3	No	8	113.97 m²	174.32 m²	1,226.7 ft²	1876.4 ft²
4	Yes	1	258.91 m²	258.91 m²	2,786.8 ft²	2786.8 ft²
4	No	2	225.38 m²	226.72 m²	2,426.0 ft²	2440.4 ft²
TOTAL		65				

UNITS OUTDOOR SPACE

NAME	FLOOR AREA FROM (SM)	FLOOR AREA TO (SM)	FLOOR AREA FROM (SQ FT)	FLOOR AREA TO (SQ FT)
UNIT BALCONY	2.98	74.59	32.1	802.8
UNIT DECK	12.03	39.17	129.5	421.6
UNIT ROOFTOP PATIO	59.51	131.18	640.5	1412.0

BICYCLE PARKING (8.6.1*) :

OCCUPANCY #1: APARTMENT
BICYCLE PARKING REQUIRED: 1 SPACE PER DWELLING UNIT FOR RESIDENTS, PLUS 5 SPACES PER APARTMENT BLDG. FOR VISITOR
TOTAL REQUIRED BICYCLE PARKING = 65
TOTAL REQUIRED VISITOR BICYCLE PARKING = 5

OCCUPANCY #2: OTHER PUBLIC USES
BICYCLE PARKING REQUIRED: 5 SPACES PER PUBLIC ENTRANCE TO A PRINCIPAL BLDG.
TOTAL REQUIRED BICYCLE PARKING = 5

BICYCLE RACK SPACE SIZE:
HORIZONTAL: 0.60 m (1'-11 5/8") W, 1.80 m (5'-10 7/8") W
VERTICAL: 0.60 m (1'-11 5/8") W, 1.00 m (3'-3 3/8") W

BICYCLE SPACES SHALL BE LOCATED (8.6.1*):
1) CLOSE TO MAIN ENTRANCE OF THE BUILDING
2) CLOSE TO ELEVATORS OR PARKING ENTRY IF LOCATED WITHIN PARKING STRUCTURE.

*TYP. NUMBER INDICATES DELTA ZONING BYLAW SECTIONS.

BICYCLE PARKING PROVIDED

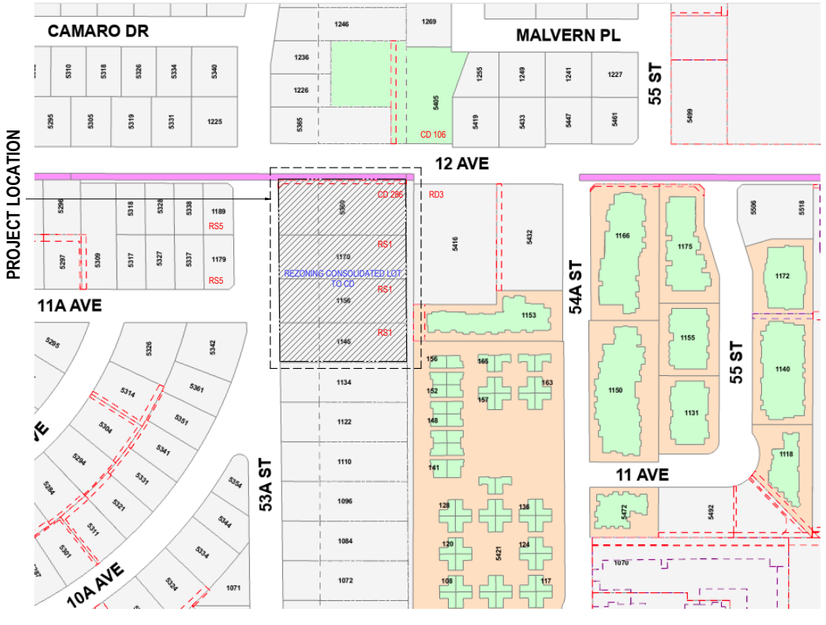
CLASS	BICYCLES
COMMERCIAL	
CLASS 2 SITE BICYCLE RACK	5
	5
RESIDENTIAL	
CLASS 1 BICYCLE RACKS	33
CLASS 2 SITE BICYCLE RACK	32
	65
RESIDENTIAL - VISITOR	
CLASS 2 SITE BICYCLE RACK	5
	5
TOTAL	75

WASTE MANAGEMENT

FOR AN APARTMENT BUILDING WITH MORE THAN 20 DWELLING UNITS, THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE DETERMINE BY THE FOLLOWING FORMULA (6.2.20.b.i.2) :

(0.31 M² X NUMBER OF DWELLING UNITS) + 8 M
TOTAL REQUIRED WASTE AREA (RESIDENTIAL) = 28.15 M²
TOTAL PROVIDED WASTE AREA = 32.5 M²

0.0089 X GROSS LEASABLE FLOOR AREA (M2) + 3.3 M
THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING = 9 M²
TOTAL PROVIDED WASTE AREA (COMMERCIAL) = 23.8 M²



GENERAL NOTES + PROJECT DATA

THE PARK; MIXED-USE RESIDENTIAL

2024.02.08 RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22 ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

230084 A-DP 0.1

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1700 Dickson Avenue #1710
Kelowna, BC V1Y 0B5



NORTH EAST VIEW



WEST VIEW



NORTH WEST VIEW



WEST VIEW

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PERSPECTIVES

THE PARK; MIXED-USE RESIDENTIAL

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2023.12.22	ISSUED FOR REZONING

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DELTA, B.C.

230084 A-DP 0.2



CAFE + AMENITY



EAST VIEW - WATER PLAZA



SOUTH WEST VIEW



SOUTH EAST VIEW

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PERSPECTIVES

THE PARK; MIXED-USE RESIDENTIAL

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2023.12.22	ISSUED FOR REZONING

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WATER PLAZA



WATER PLAZA



CAFE



CAFE

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PERSPECTIVES

THE PARK; MIXED-USE RESIDENTIAL

2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

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PLAYGROUND



WATER PLAZA



ROOFTOP AMENITY

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PERSPECTIVES

THE PARK; MIXED-USE RESIDENTIAL

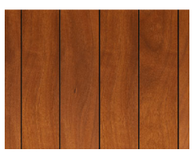
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2023.12.22	ISSUED FOR REZONING

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DELTA, B.C.

230084 A-DP 0.5






W1


W2


M1


P1


B1


M2


G1

MATERIAL LEGEND

B1	BRICK - DARK GRAY- IXL PRODUCTS- OBSIDIAN SHADOW OR APPROVED ALTERNATE
G1	DOUBLE SEALED CLEAR GLAZING
W1	HPL WOOD PANELS- PARKLEX- RUSTIC MATTE-NATURSIDING OR APPROVED ALTERNATE
W2	HPL WOOD PANELS- PARKLEX- WHITE-NATURSIDING OR APPROVED ALTERNATE
M1	STANDING SEAM METAL - COLOR CHARCOAL GRAY
M2	ALUMINUM / STEEL PROFILE - COLOR DARK GARY
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
R1	RAILING, STAINLESS STEEL

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DIGITAL MATERIAL BOARD

THE PARK; MIXED-USE RESIDENTIAL

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GENERAL CRITERIA

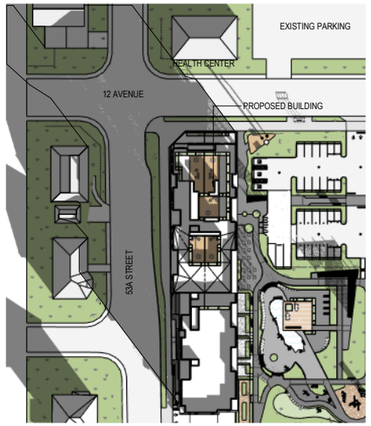
TEST TIME AND DATE:
EQUINOX: SEPTEMBER 21ST, 9AM - 5PM
MARCH 21ST, 9AM - 5PM
SOLSTICE: DECEMBER 21ST, 9AM - 3PM
JUNE 21ST, 9AM - 5PM

TWO HOURS INCREMENT (OR MORE IF THE SHADOWING IN A SPECIFIC TIME HASN'T PRODUCED AN INCREMENT RELEVANT FOR THIS STUDY)

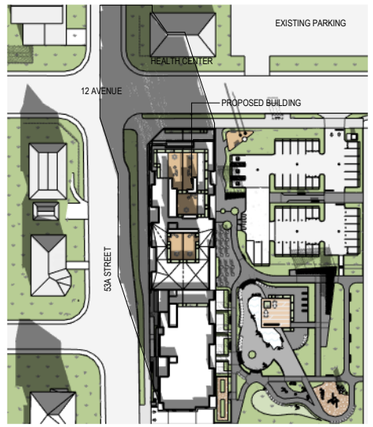
DETAILED SHADOW STUDIES HAVE BEEN PREPARED IN ORDER TO UNDERSTAND THE SHADOW IMPACT ON ADJACENT PROPERTIES THROUGHOUT THE YEAR.

THE PROPOSED BUILDING IS MAINLY SURROUNDED BY SINGLE DETACHED DWELLINGS, THEREFORE PARTICULAR ATTENTION WAS PLACED ON MINIMIZING SHADOWING ON PRIVATE OUTDOOR AMENITY SPACES.

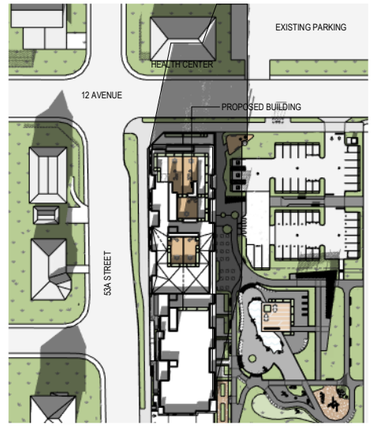
THE RANGE OF TIMES FOR THE STUDIES HAVE BEEN CHOSEN BASED ON TWO FACTORS:
- USABILITY OF PRIVATE OUTDOOR AMENITIES
- SUN RISE/SUN SET PERTAINING TO THE CONSIDERED DATES



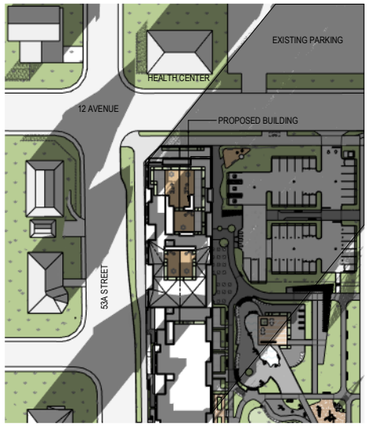
1. **SHADOW STUDY DECEMBER 21st - 9AM**
N.T.S



2. **SHADOW STUDY DECEMBER 21st - 11AM**
N.T.S

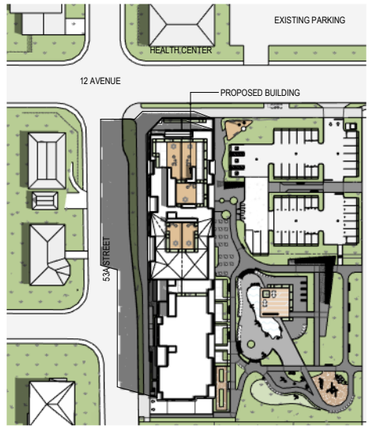


3. **SHADOW STUDY DECEMBER 21st - 1PM**
N.T.S

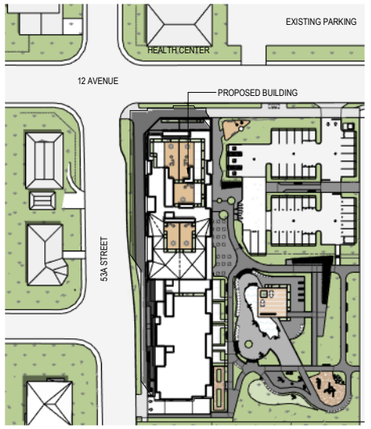


4. **SHADOW STUDY DECEMBER 21st - 3PM**
N.T.S

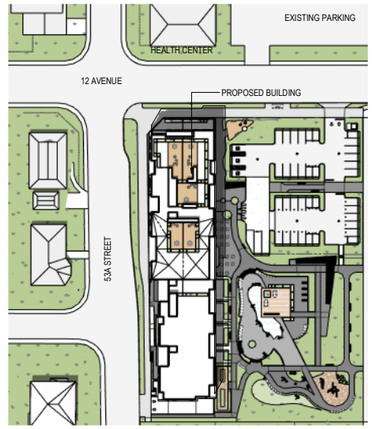
THE SHADOW STUDY CONDUCTED DURING THE WINTER SOLSTICE (DECEMBER 21st) HAS AN ILLUSTRATIVE PURPOSE ONLY. THE SHADOW PRODUCED BY THE PROPOSED BUILDING DURING THIS TIME OF THE YEAR, CAN BE DISREGARDED, DUE NOT ONLY TO THE LOW USABILITY OF OUTDOOR AMENITIES IN ADJACENT PROPERTIES, BUT ALSO TO THE FACT THAT THE WEATHER AT THIS TIME OF THE YEAR IS MOSTLY CLOUDY / RAINY.



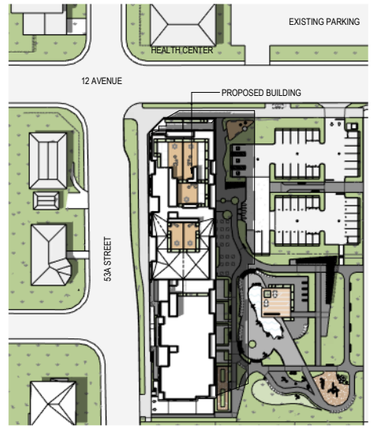
5. **SHADOW STUDY JUNE 21st - 9AM**
N.T.S



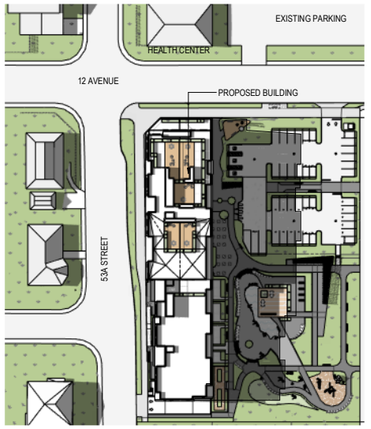
6. **SHADOW STUDY JUNE 21st - 11PM**
N.T.S



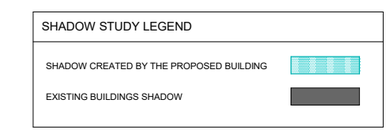
7. **SHADOW STUDY JUNE 21st - 1PM**
N.T.S



8. **SHADOW STUDY JUNE 21st - 3PM**
N.T.S



9. **SHADOW STUDY JUNE 21st - 5PM**
N.T.S



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SHADOW STUDY, DEC. + JUN.

TSAWWASSEN MIXED-USE RESIDENTIAL

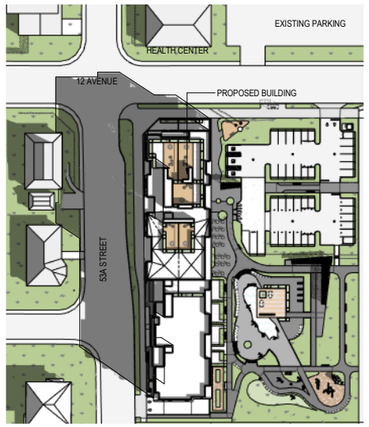
2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

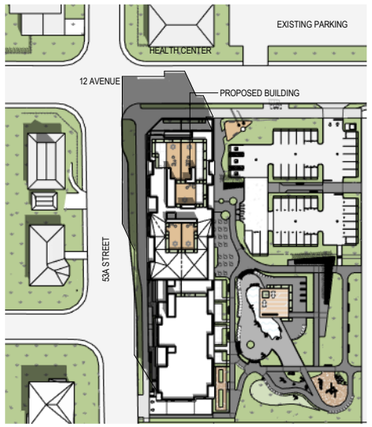
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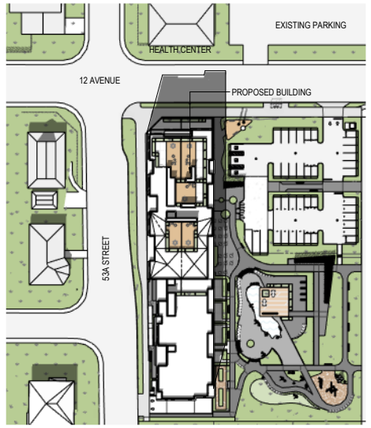
230084 **A-DP 0.7**



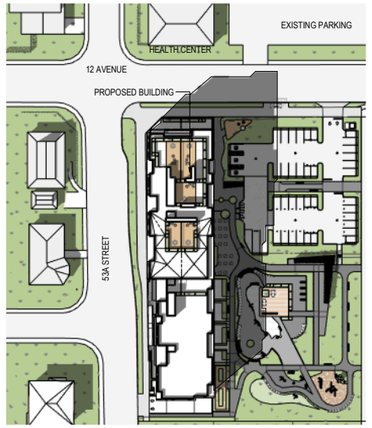
1. SHADOW STUDY MARCH 21st - 9AM
N.T.S



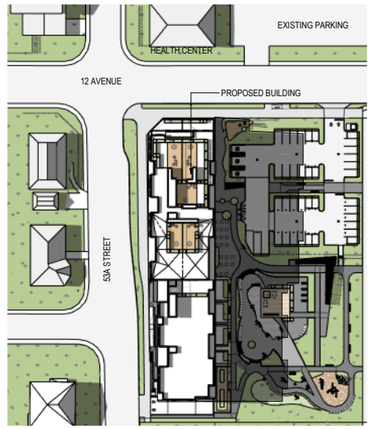
2. SHADOW STUDY MARCH 21st - 11AM
N.T.S



3. SHADOW STUDY MARCH 21st - 1PM
N.T.S

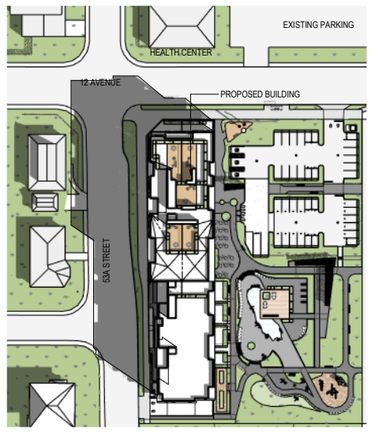


4. SHADOW STUDY MARCH 21st - 3PM
N.T.S

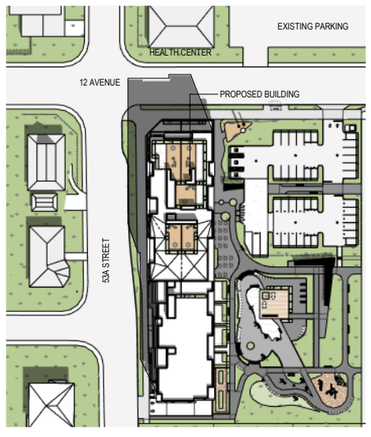


5. SHADOW STUDY MARCH 21st - 5PM
N.T.S

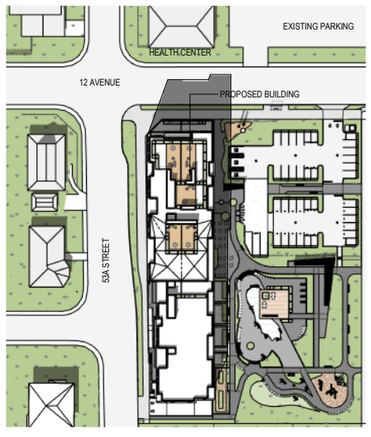
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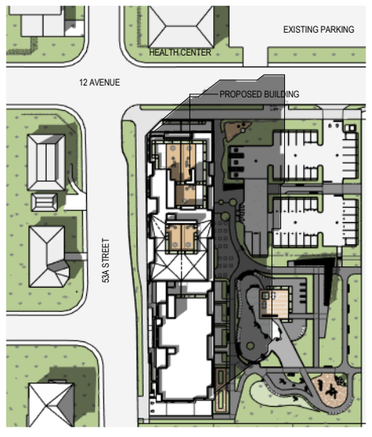
6. SHADOW STUDY SEPTEMBER 21st - 9AM
N.T.S



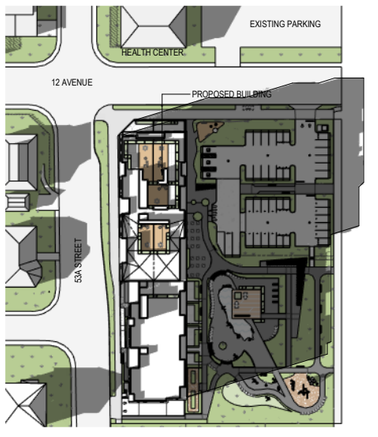
7. SHADOW STUDY SEPTEMBER 21st - 11AM
N.T.S



8. SHADOW STUDY SEPTEMBER 21st - 1PM
N.T.S



9. SHADOW STUDY SEPTEMBER 21st - 3PM
N.T.S



10. SHADOW STUDY SEPTEMBER 21st - 5PM
N.T.S

SHADOW STUDY LEGEND

SHADOW CREATED BY THE PROPOSED BUILDING

EXISTING BUILDINGS SHADOW

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SHADOW STUDY, MAR. + SEP.

TSAWWASSEN MIXED-USE RESIDENTIAL

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2023.12.22	ISSUED FOR REZONING

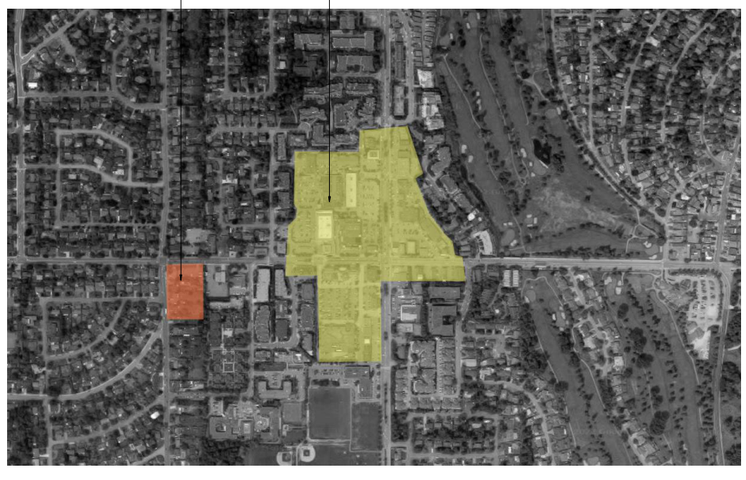
PROJECT NORTH
TRUE NORTH

5360 12 AVE + 1170, 1156 AND 1146 53A ST.

DELTA, B.C.

230084 A-DP 0.7.1





RECURRING SIMILAR ELEMENTS IN THE SURROUNDINGS OF THE PROPOSED BUILDING	
W1	HPL WOOD PANELS- PARKLEX- WHITE-NATURSIDING OR APPROVED ALTERNATE
W2	HPL WOOD PANELS- PARKLEX- RUSTIC MATT-NATURSIDING OR APPROVED ALTERNATE
P1	PREFINISHED METAL FLASING - COLOR CASCADIA CHARCOAL
M2	STANDING SEAM METAL - COLOR CHARCOAL GRAY
M3	ALUMINUM | STEEL PROFILE - COLOR DARK GARY
B1	BRICK - DARK GRAY- IXL PRODUCTS- OBSIDIAN SHADOW OR APPROVED ALTERNATE
G1	DOUBLE SEALED CLEAR GLAZING
R1	RAILING, STAINLESS STEEL



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CHARACTER STUDY

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PROJECT NORTH
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230084 - A-DP 0.8

DESIGN CHOICES BASED ON RECURRING ELEMENTS OF THE SURROUNDINGS

RECURRING ELEMENTS IN THE SURROUNDINGS OF THE PROPOSED BUILDING		
W1	HPL WOOD PANELS- PARKLEX- WHITE-NATURSIDING OR APPROVED ALTERNATE	
W2	HPL WOOD PANELS- PARKLEX- RUSTIC MATT-NATURSIDING OR APPROVED ALTERNATE	
P1	PREFINISHED METAL FLASING - COLOR CASCADIA CHARCOAL	
M2	STANDING SEAM METAL - COLOR CHARCOAL GRAY	
M3	ALUMINUM PROFILE - COLOR DARK GARY	
B1	BRICK - DARK GRAY- IXL PRODUCTS - OBSIDIAN SHADOW OR APPROVED ALTERNATE	
G1	DOUBLE SEALED CLEAR GLAZING	
R1	RAILING, STAINLESS STEEL	

(W 1)
GLAZING (G)



NE VIEW



E VIEW

AMENITY AREAS AND COMMERCIAL UNITS ACCESSIBLE FROM THE GRADE LEVEL TO MAKE THE SIDEWALK VIBRANT AND ANIMATIVE, AND TO CREATE PEDESTRIAN FRIENDLY ENVIRONMENT TRANSITIONING FROM THE MAIN STREET CHARACTER TO RESIDENTIAL CHARACTER.

OTHER DESIGN FEATURES

DARK GRAY METAL FINISHES (M)
BRICK FINISHES (B)



W VIEW

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CHARACTER STUDY

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DELTA, B.C.

230084 A-DP 0.8.1



1 **CONTEXT PLAN**
SCALE: 1" = 60'-0"



1 EXISTING BUILDING @ 5360 12 AVE - PROPOSED SITE



2 FIRE DEPARTMENT BUILDING @ 12 AVE



3



4



5



6



7



8



9



10

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CONTEXT PLAN + CONTEXT PHOTOS

THE PARK; MIXED-USE RESIDENTIAL

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EXISTING HOUSES ALONG 53A ST. | EXISTING MEDICAL OFFICE | PROPOSED MIXED-USE BUILDING | EXISTING HOUSES ALONG 53A ST.

WEST STREESCAPE ELEVATION
SCALE: N.T.S ALONG 53A ST.



EXISTING CONDOMINIUM | EXISTING POSTAL STATION | DELTA FIRE DEPARTMENT-FIREHALL NO.2 | PROPOSED MIXED-USE BUILDING | EXISTING HOUSES ALONG 512TH AVE.

NORTH STREESCAPE ELEVATION
SCALE: N.T.S ALONG 12 AVE.

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STREETSCAPE ELEVATIONS

THE PARK; MIXED-USE RESIDENTIAL

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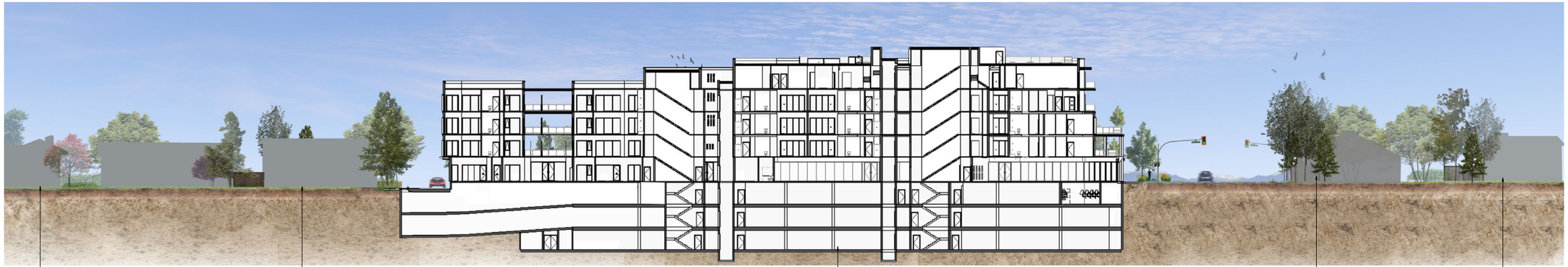


EXISTING HOUSE

PROPOSED MIXED-USE BUILDING

EXISTING FIRE DEPARTMENT- FIREHALL NO.2

SITE SECTION A + NEIGHBOR LOTS
SCALE: N.T.S



EXISTING HOUSES ALONG 53A ST.

PROPOSED MIXED-USE BUILDING

EXISTING MEDICAL OFFICE

EXISTING HOUSE ALONG 53A ST.

SITE SECTION B + NEIGHBOR LOTS
SCALE: N.T.S

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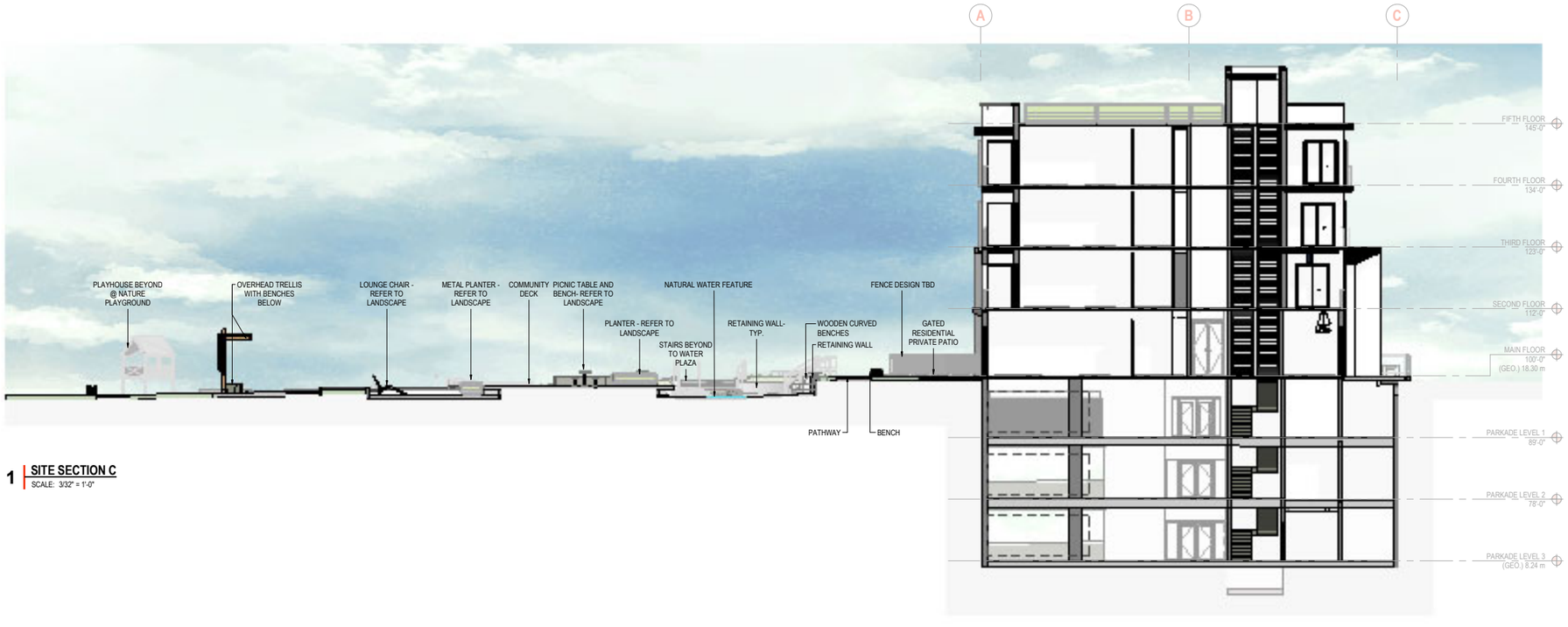
SITE SECTIONS

THE PARK; MIXED-USE RESIDENTIAL

2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

5360 12 AVE + 1170, 1156 AND 1146 53A ST.
DELTA, B.C.

230084 A-DP 0.10



1 **SITE SECTION C**
SCALE: 3/32" = 1'-0"



2 **SITE SECTION D**
SCALE: 3/32" = 1'-0"

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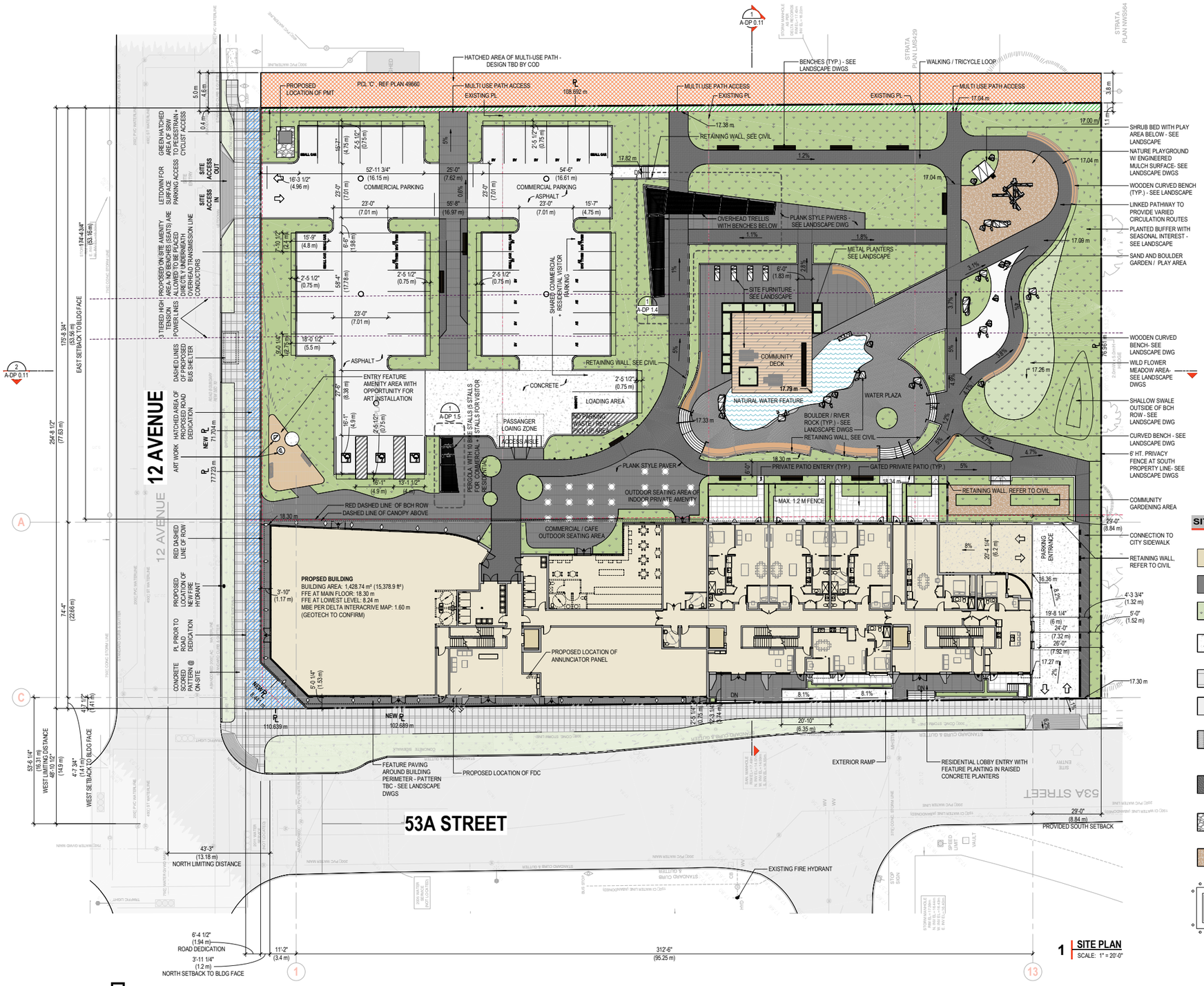
SITE SECTIONS

THE PARK; MIXED-USE RESIDENTIAL

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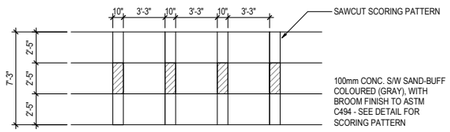
230084 A-DP 0.11



1 | SITE PLAN
SCALE: 1" = 20'-0"



2 | CONTEXT PLAN
SCALE: 1" = 100'-0"



3 | CONCRETE SCORING PATTERN DETAIL @ BOULEVARD
SCALE: 3/16" = 1'-0"

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE PAD / PATH
- OFF SITE SIDEWALK - PER CITY OF DELTA
- ASPHALT PAVING
- PERMEABLE ASPHALT PAVING - REFER TO CIVIL
- ON-SITE PEDESTRIAN WALKWAY - REFER TO LANDSCAPE
- LANDSCAPE GRAVEL- REFER TO LANDSCAPE
- PLANTING / BARKMULCH AREA - REFER TO LANDSCAPE
- PMT c/w BOLLARDS - REFER TO ELECTRICAL
- NEW PROPERTY LINE
- PROPERTY LINE PRIOR TO ROAD DEDICATIONCON + LOTS COSOLIDATION
- EASEMENT/RIGHT OF WAY (R.O.W.)
- BUILDING SETBACK
- CHAINLINK / MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL REFER TO CIVIL AND STRUCTURAL
- CATCH BASIN AND LAWN DRAIN REFER TO CIVIL AND MECHANICAL
- TRENCH DRAIN REFER TO CIVIL AND MECHANICAL
- TRAVEL DIRECTION ARROWS
- BUILDING FACADE LIGHTS REFER TO ELECTRICAL
- POST-MOUNTED LIGHTS REFER TO ELECTRICAL
- SITE FURNITURE REFER TO LANDSCAPING
- PROPOSED FIRE HYDRANT - REFER TO CIVIL
- NO PARKING / LOADING ZONE

SITE PLAN

THE PARK; MIXED-USE RESIDENTIAL

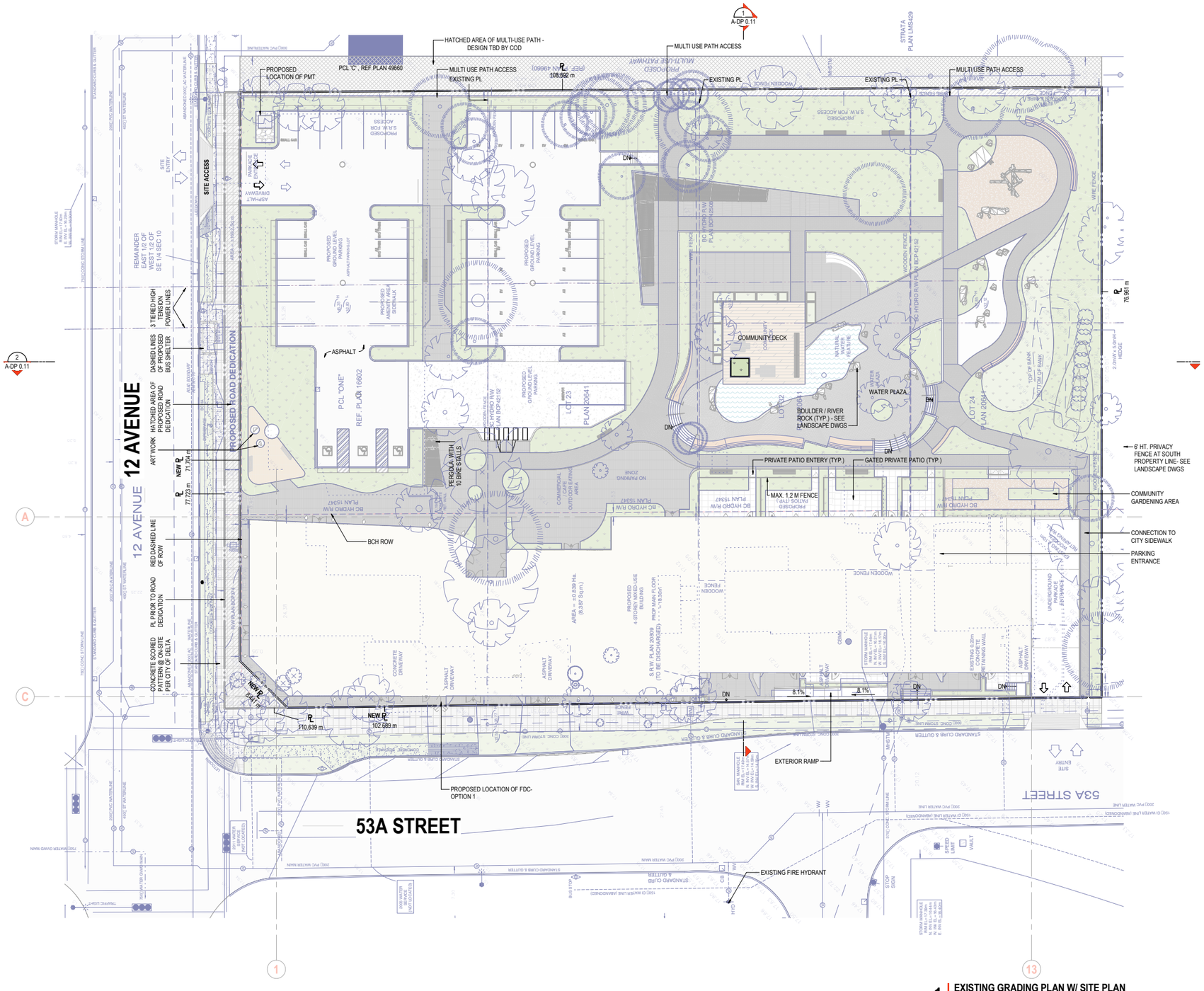
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PROJECT NORTH
TRUE NORTH

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SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE PAD / PATH
- OFF SITE SIDEWALK - PER CITY OF DELTA
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- SITE FURNITURE REFER TO LANDSCAPING
- PROPOSED FIRE HYDRANT - REFER TO CIVIL
- NO PARKING / LOADING ZONE

1 EXISTING GRADING PLAN W/ SITE PLAN
SCALE: 1" = 20'-0"

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EXISTING GRADING PLAN W/SITE PLAN

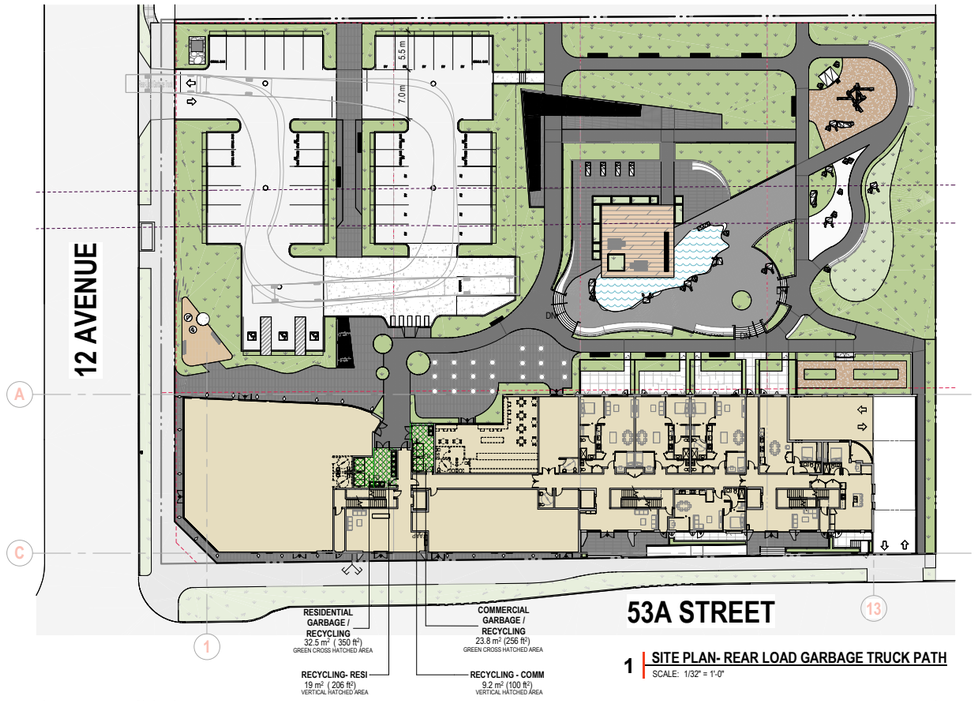
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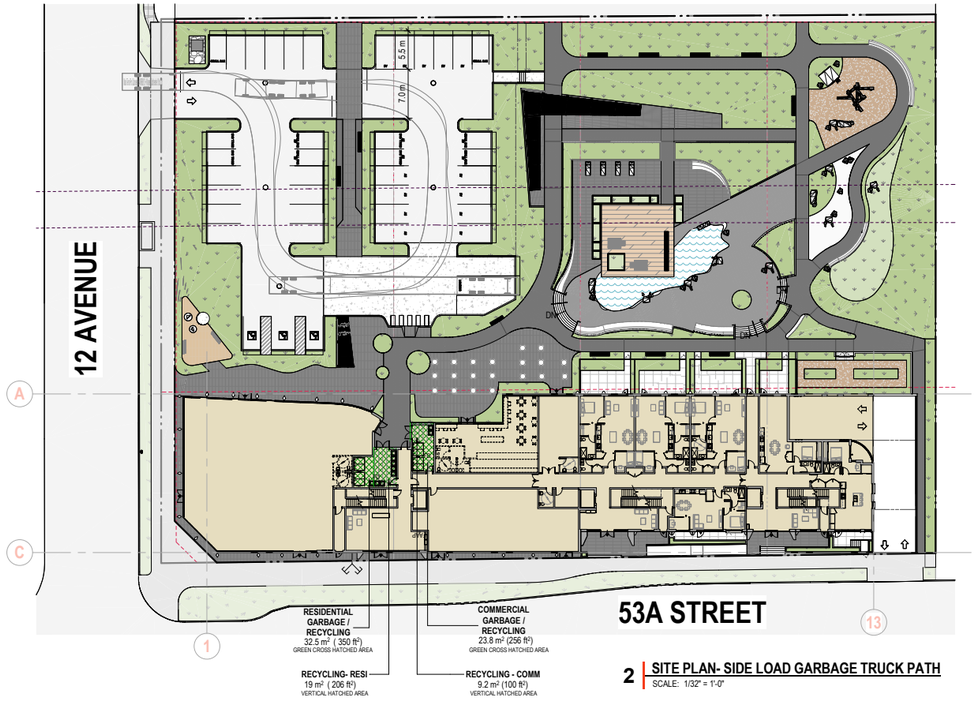
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PROJECT NORTH
TRUE NORTH

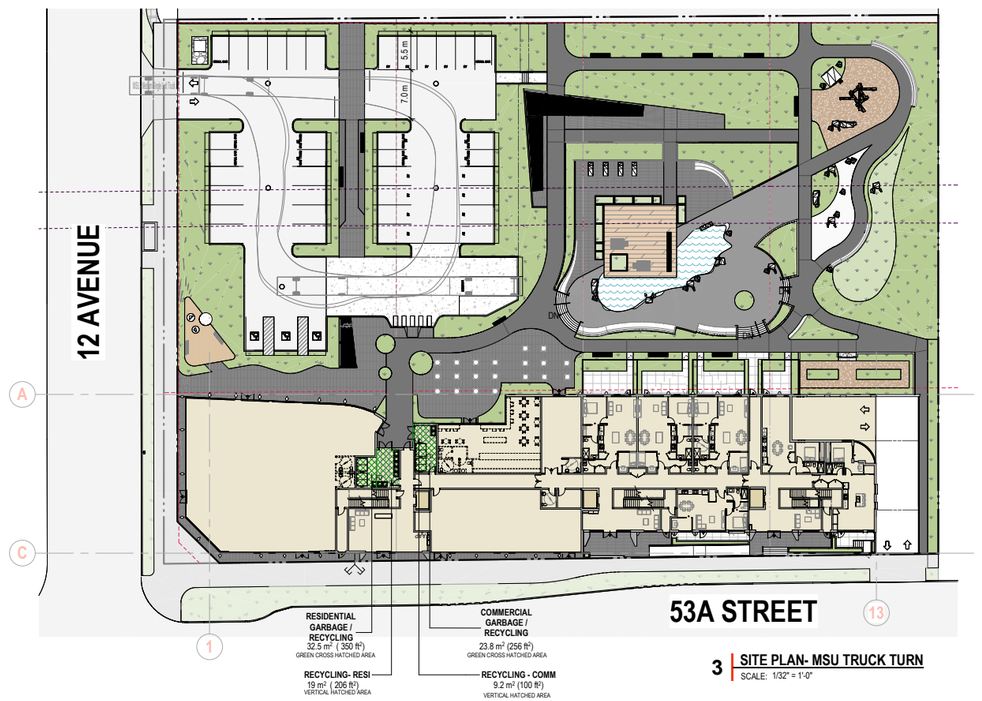
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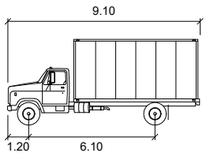
1 SITE PLAN- REAR LOAD GARBAGE TRUCK PATH
SCALE: 1/32" = 1'-0"



2 SITE PLAN- SIDE LOAD GARBAGE TRUCK PATH
SCALE: 1/32" = 1'-0"



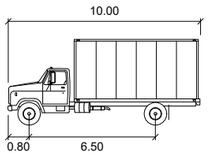
3 SITE PLAN- MSU TRUCK TURN
SCALE: 1/32" = 1'-0"



SU9

	meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

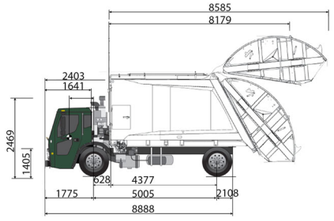
4 SU9 TRUCK PROFILE
SCALE: 3/32" = 1'-0"



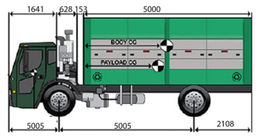
MSU

	meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 40.2

5 MSU TRUCK PROFILE
SCALE: 3/32" = 1'-0"



6 REAR LOAD GARBAGE TRUCK- 32 CU YD
SCALE: 3/32" = 1'-0"



7 SIDE LOAD GARBAGE TRUCK
SCALE: 3/32" = 1'-0"

REQUIREMENTS

FOR AN APARTMENT BUILDING WITH MORE THAN 20 DWELLING UNITS, THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE AND RECYCLING STORAGE DETERMINE BY THE FOLLOWING FORMULA (6.2.20.b.i.2) :

RESIDENTIAL

REQUIRED MIN. COMBINED GARBAGE + RECYCLING STORAGE SPACE :

(0.31 M² X NUMBER OF DWELLING UNITS) + 8 M = (0.31 X 65) + 8 = 28.15 M²

TOTAL REQUIRED GARBAGE + RECYCLING AREA = 28.15 M²

TOTAL PROVIDED GARBAGE + RECYCLING AREA = 32.5 M²

MIN. SIZE OF RECYCLING AREA =
(0.16 M² X NUMBER OF DWELLING UNITS) + 5 M = (0.16 X 65) + 5 = 15.4 M²

COMMERCIAL

REQUIRED MIN. GARBAGE + RECYCLING STORAGE SPACE :

0.0089 X GROSS LEASABLE FLOOR AREA (M2) + 3.3 M = (0.0089 X 820) + 3.3 = 10.6

THE MINIMUM SIZE OF THE COMBINED GARBAGE STORAGE SPACE + RECYCLING (RESTAURANT OR SIMILAR USE)= 14 M²

TOTAL REQUIRED GARBAGE + RECYCLING STORAGE SPACE = 14 M²

TOTAL PROVIDED GARBAGE + RECYCLING STORAGE SPACE = 23.8 M²

MIN. SIZE OF RECYCLING AREA (RESTAURANT OR SIMILAR USE)= 9 M²

ABBREVIATION LEGEND

TAG	DESCRIPTION
FD	FLOOR DRAIN
HB	HOSE BIB

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WASTE COLLECTION TRUCK / TRUCK TURN PLAN

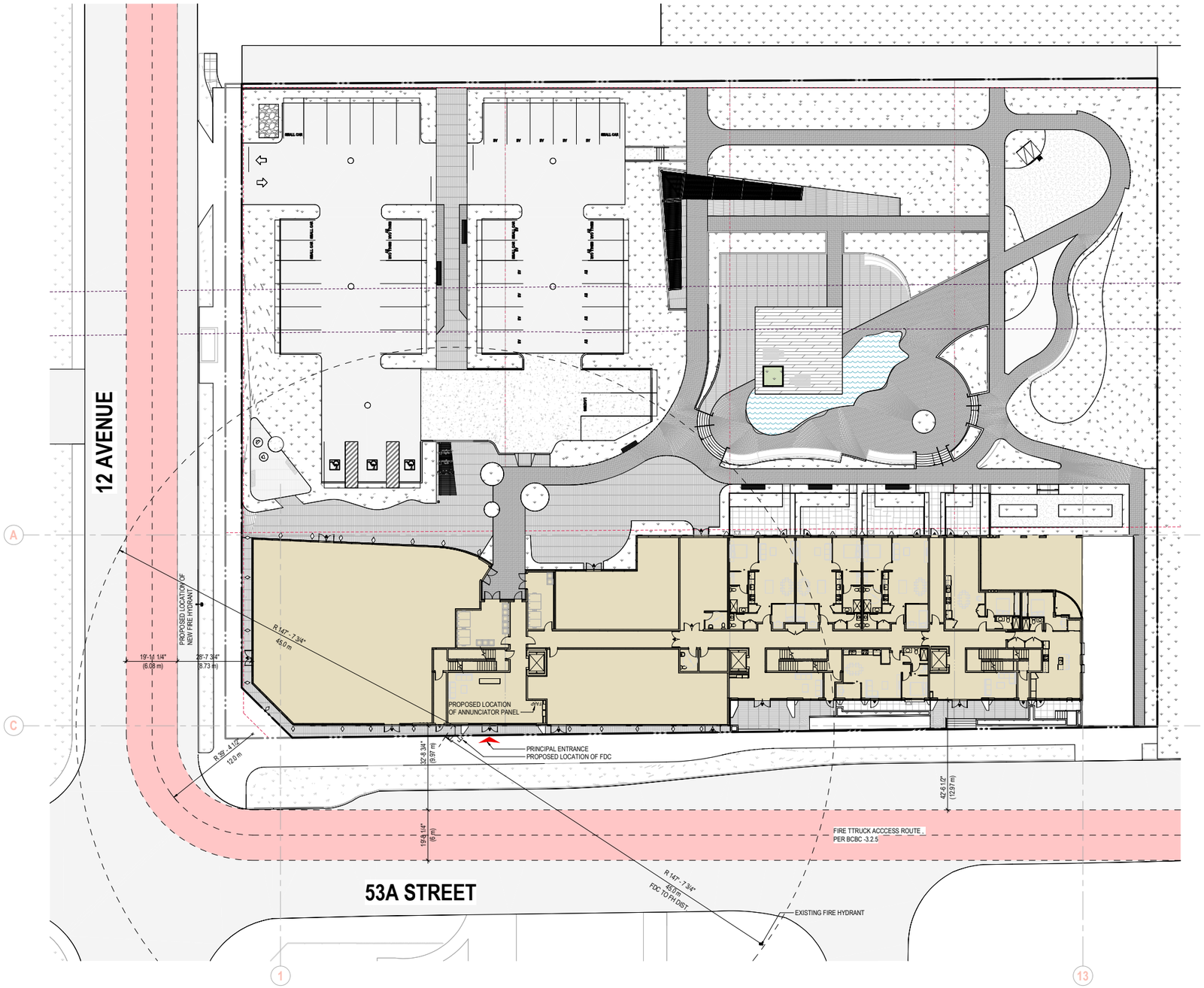
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2023.12.22	ISSUED FOR REZONING

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TRUE NORTH

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1 **FIRE DEPARTMENT ACCESS PLAN**
SCALE: 1" = 20'-0"

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FIRE DEPARTMENT ACCESS PLAN

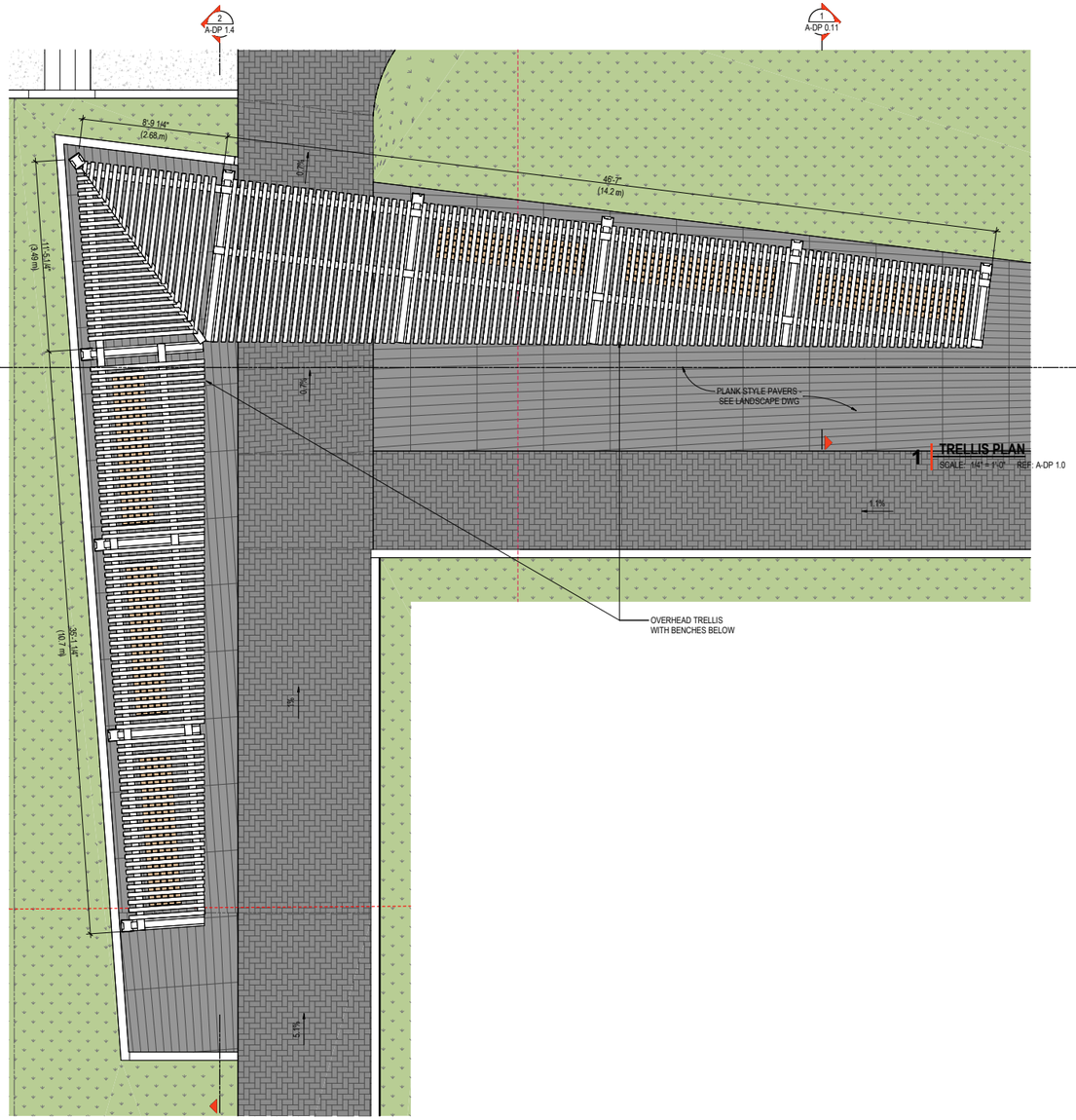
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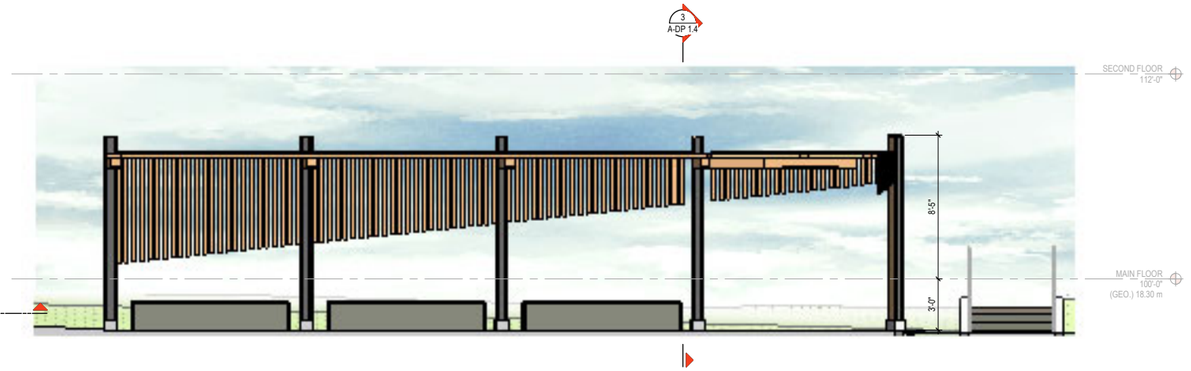
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TRUE NORTH

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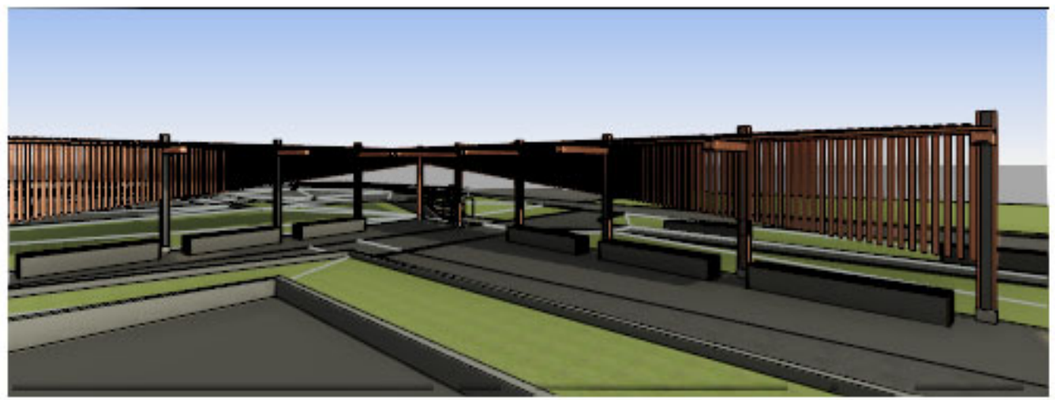
1 TRELLIS PLAN
SCALE: 1/4" = 1'-0" REF: A-DP 1.0



2 SECTION 1
SCALE: 1/4" = 1'-0" REF: A-DP 1.4



3 SECTION 2
SCALE: 1/4" = 1'-0" REF: A-DP 1.4



4 TRELLIS VIEW
SCALE:

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TRELLIS PLAN + SECTIONS

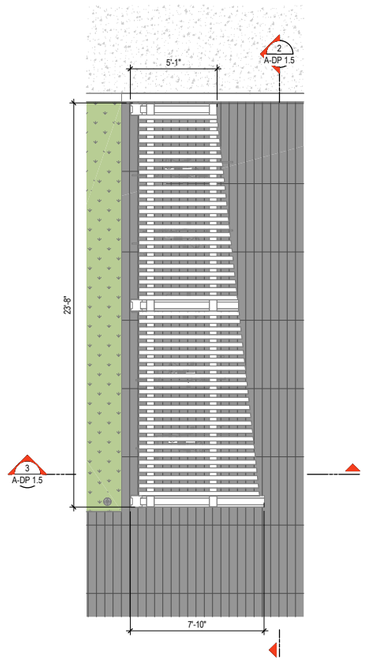
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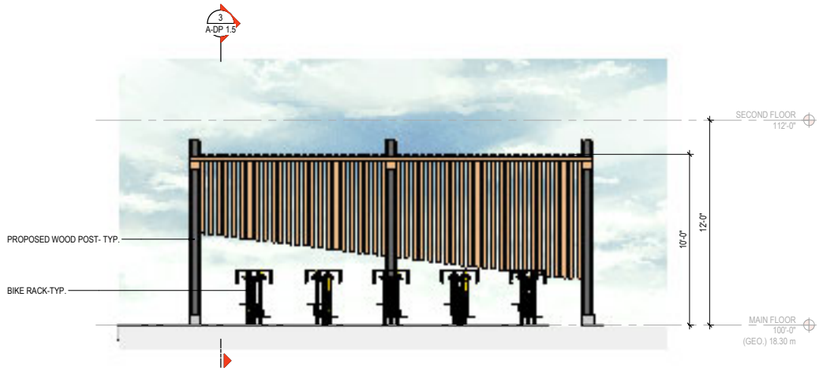
PROJECT NORTH
TRUE NORTH

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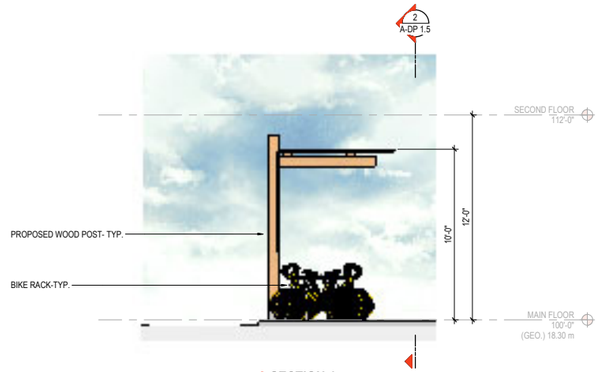
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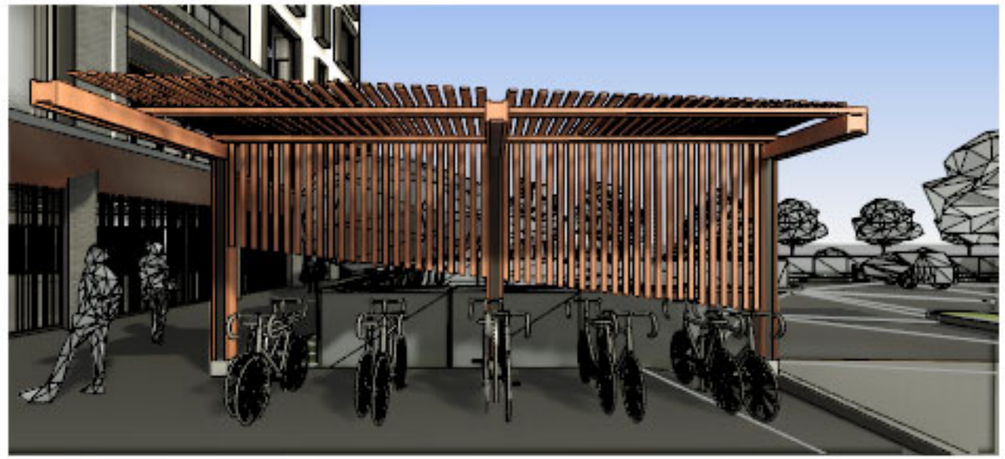
1 SITE PLAN - BIKE SHELTER
SCALE: 1/4" = 1'-0" REF: A-DP 1.0



2 SECTION 3
SCALE: 1/4" = 1'-0" REF: A-DP 1.5



3 SECTION 4
SCALE: 1/4" = 1'-0" REF: A-DP 1.5



4 BIKE SHELTER
SCALE:

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BIKE SHELTER PLAN+SECTIONS

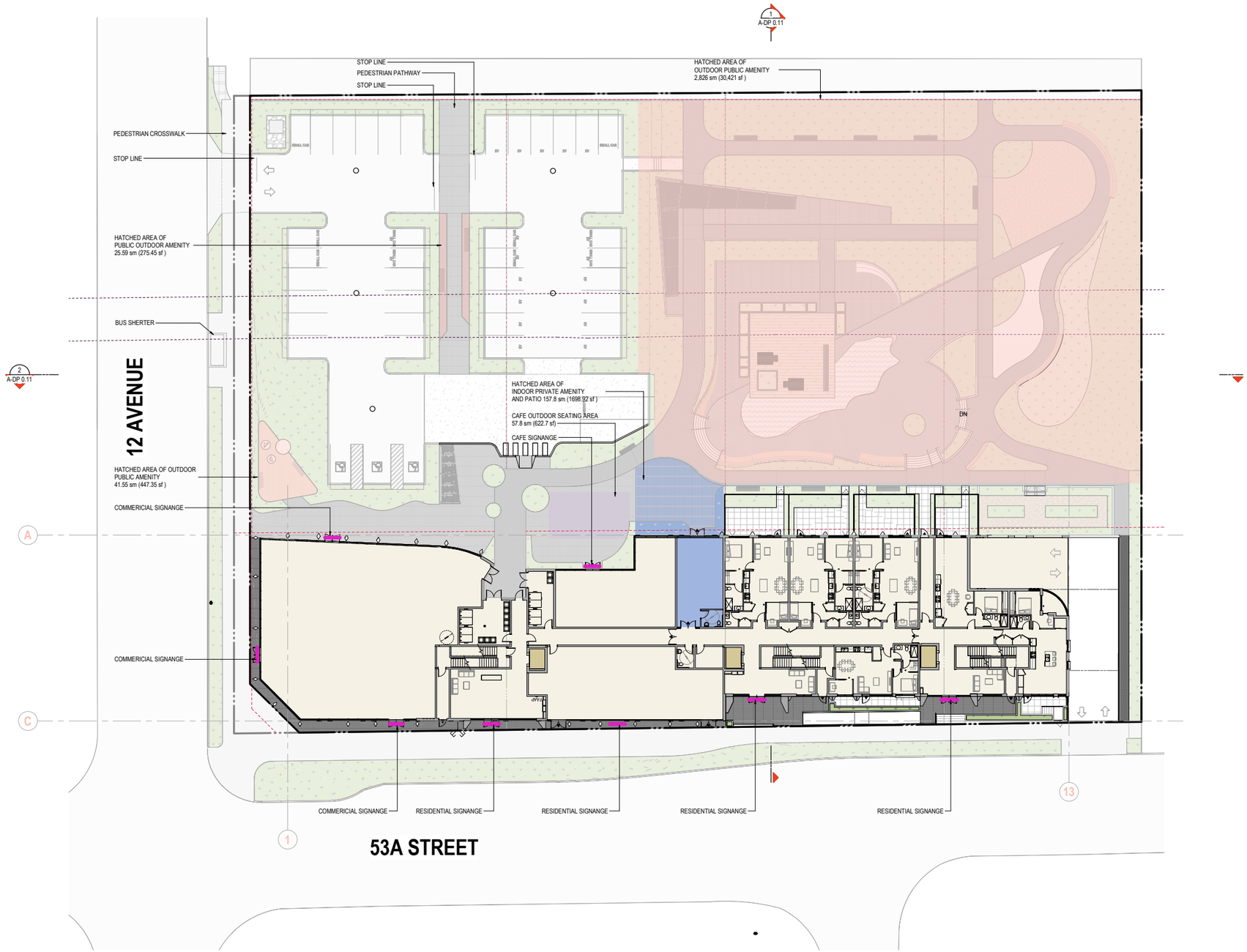
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1 SITE PLAN
SCALE: 1" = 20'-0"

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SIGNAGE PLAN + AMENITY AREAS

THE PARK; MIXED-USE RESIDENTIAL

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PROJECT NORTH
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1 WEST ELEVATION-SIGNAGE
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION- SIGNAGE
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION-SIGNAGE
SCALE: 3/32" = 1'-0"

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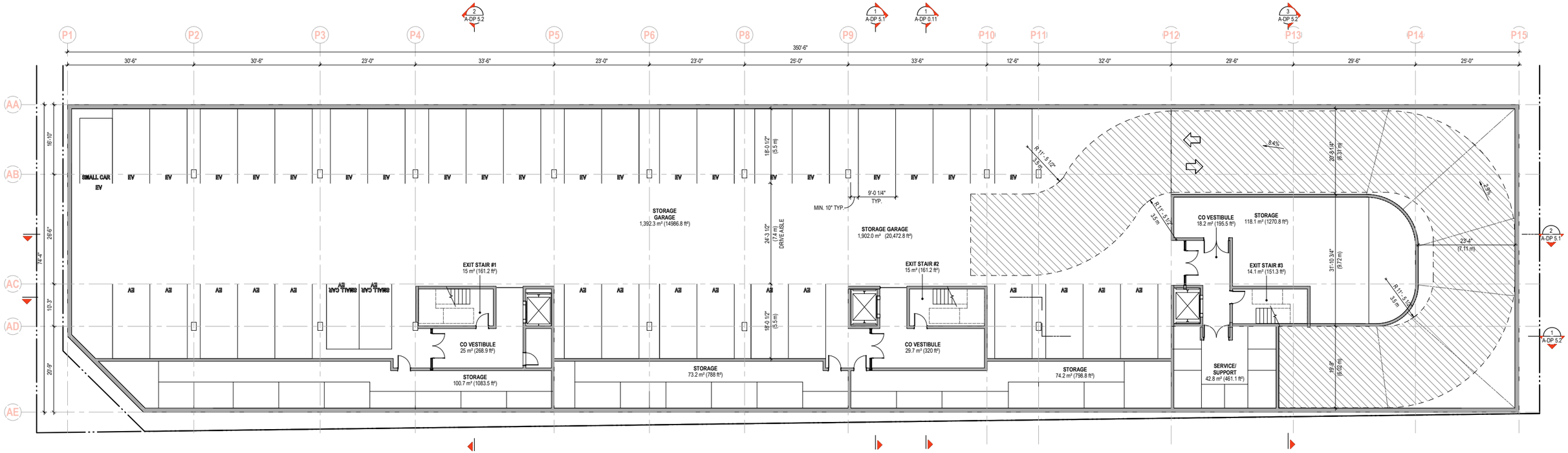
EXTERIOR SIGNAGE

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1 PARKADE LEVEL 3

SCALE: 3/32" = 1'-0"

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PARKADE LVL 3 PLAN

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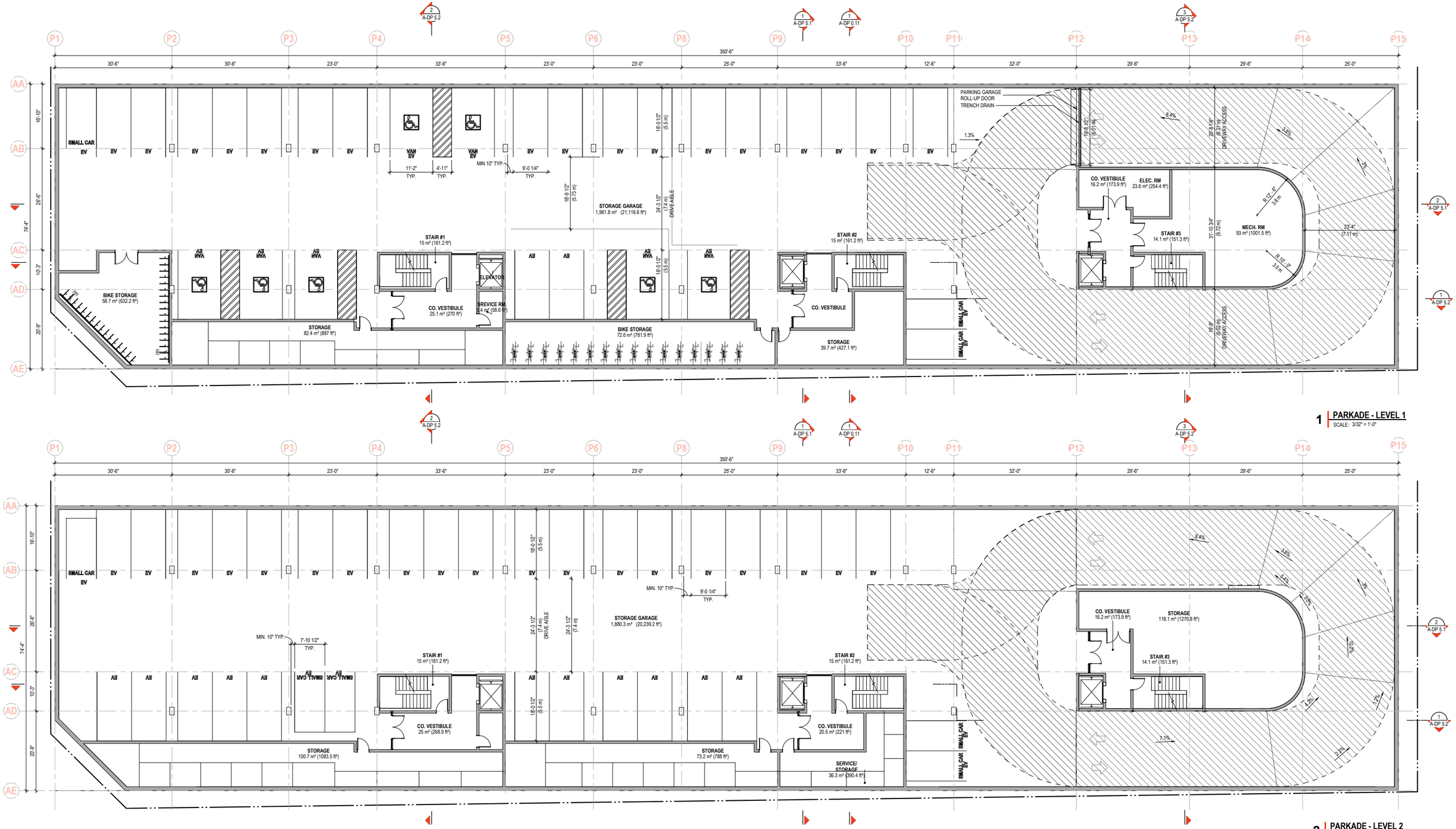
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2023.12.22	ISSUED FOR REZONING

PROJECT NORTH

TRUE NORTH

230084 A-DP 2.0



1 PARKADE - LEVEL 1

SCALE: 3/32" = 1'-0"

2 PARKADE - LEVEL 2

SCALE: 3/32" = 1'-0"

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PARKADE LVL 1 + LVL 2 PLANS

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2023.12.22	ISSUED FOR REZONING

PROJECT NORTH

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2 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

1 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

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MAIN + SECOND FLOOR PLANS

THE PARK; MIXED-USE RESIDENTIAL

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THIRD + FOURTH FLOOR PLANS

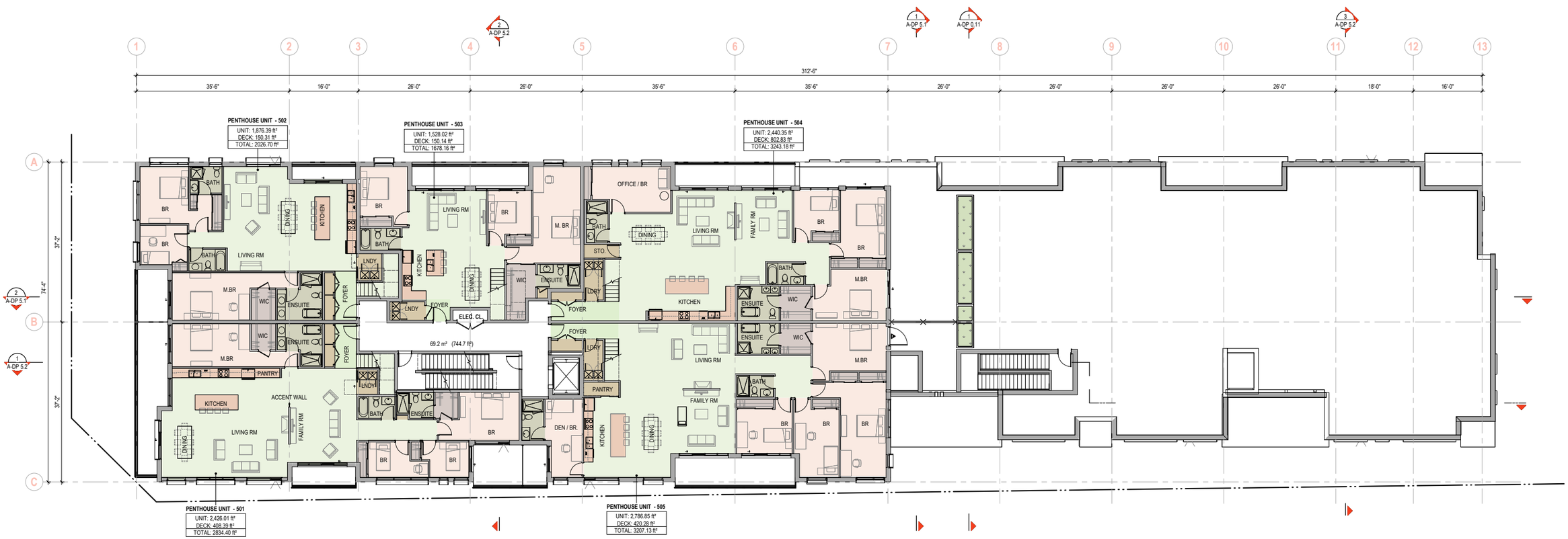
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2024.02.08	RE-ISSUED FOR REZONING + DEVELOPMENT PERMIT
2023.12.22	ISSUED FOR REZONING

PROJECT NORTH
TRUE NORTH

230084 A-DP 2.3



1 **FIFTH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

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FIFTH FLOOR PLAN

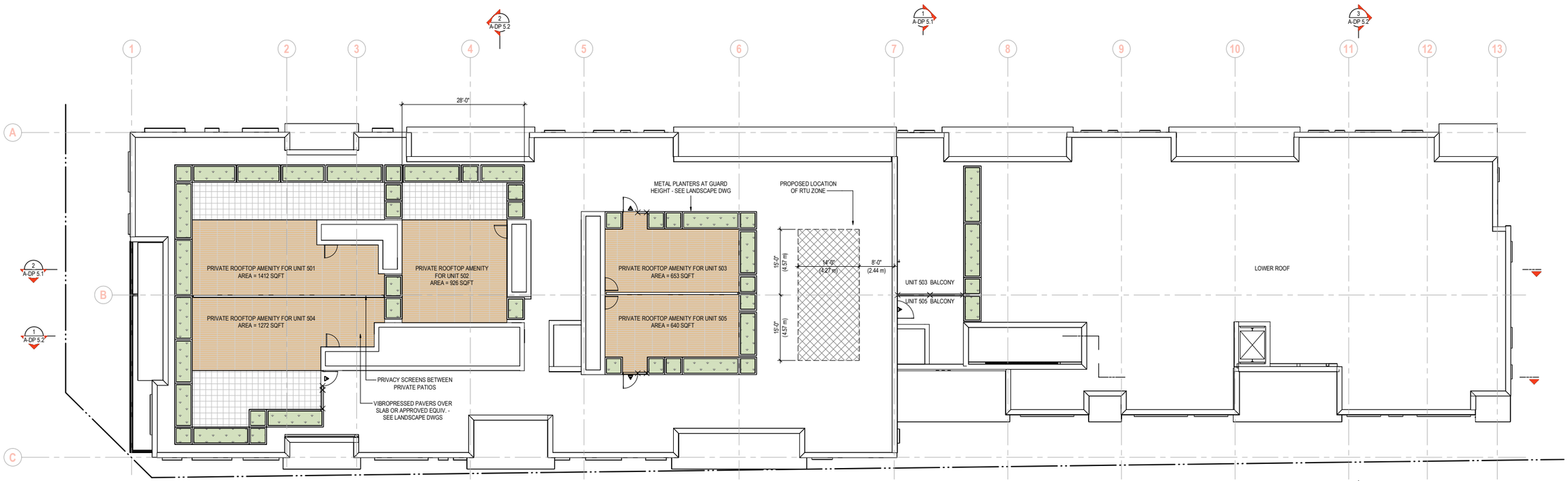
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PROJECT NORTH
TRUE NORTH

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1 **ROOF PLAN**
SCALE: 3/32" = 1'-0"

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ROOF PLAN

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PROJECT NORTH
TRUE NORTH

230084 **A-DP 2.5**



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

TYPE	DESCRIPTION
B1	BRICK -RUNNING- COLOR MEDUIM GRAY-INTERSTATE BRICK- OBSIDIAN OR APPROVED ALTERNATE
C1	CAST-IN-PLACE CONCRETE: - REFER TO STRUCTURAL GROUND TO SMOOTH FINISH
G1	DUAL-PANE LOW-E GLAZING PANEL
G2	GUARDRAIL GLAZING
M1	STANDING SEAM METAL - COLOR CASCADIA CHARCOAL
M2	ALUMINUM PROFILE- COLOR DARK GRAY
M3	METAL LOUVRE SCREEN - COLOR DARK GRAY
M4	PREFINISHED SHEET METAL CLADDING - COLOR CASCADIA CHARCOAL
M5	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
W1	HPL WOOD PANELS- PARKLEX- RUSTIC MATTE OR APPROVED ALTERNATE
W2	HPL WOOD PANELS- PARKLEX- WHITE OR APPROVED ALTERNATE

PROJECT COLOURS

W1 DARK WOOD

W2 LIGHT WOOD

B1 DARK BRICK

P1- M1- M2- M4 CHARCOAL GREY

C1 PAINTED CONCRETE- GREY SHERWIN WILLIAMS- ESSENTIAL GREY (SW 6002)



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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BUILDING ELEVATIONS

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1 | SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

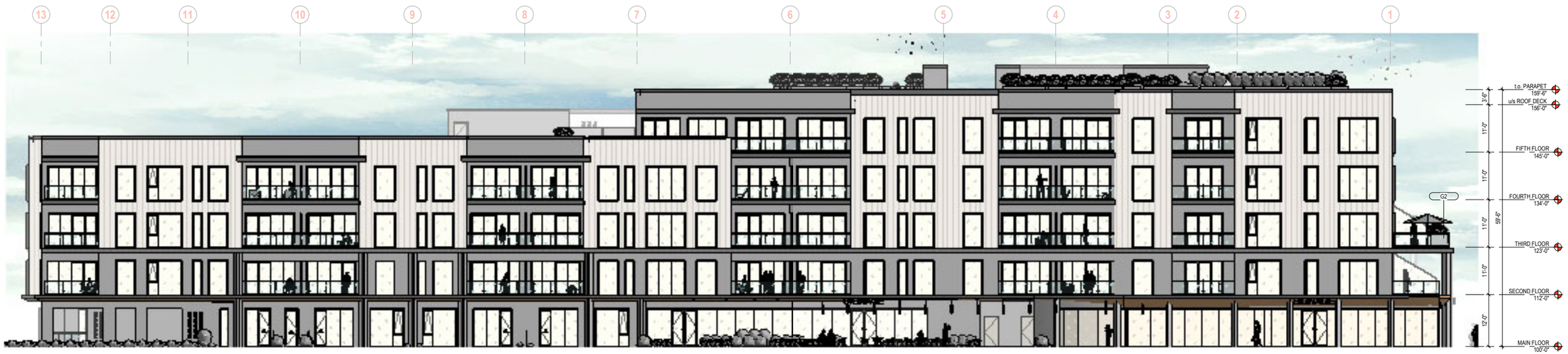
MATERIAL LEGEND

TYPE	DESCRIPTION
B1	BRICK -RUNNING- COLOR MEDUIM GRAY-INTERSTATE BRICK- OBSIDIAN OR APPROVED ALTERNATE
C1	CAST-IN-PLACE CONCRETE: - REFER TO STRUCTURAL GROUND TO SMOOTH FINISH
G1	DUAL-PANE, LOW-E GLAZING PANEL
G2	GUARDRAIL GLAZING
M1	STANDING SEAM METAL - COLOR CASCADIA CHARCOAL
M2	ALUMINUM PROFILE- COLOR DARK GRAY
M3	METAL LOUVRE SCREEN - COLOR DARK GRAY
M4	PREFINISHED SHEET METAL CLADDING - COLOR CASCADIA CHARCOAL
M5	CURTAINWALL MULLION: PRE-FINISHED ALUMINUM
P1	PREFINISHED METAL FLASHING - COLOR CASCADIA CHARCOAL
W1	HPL WOOD PANELS- PARKLEX- RUSTIC MATTE OR APPROVED ALTERNATE
W2	HPL WOOD PANELS- PARKLEX- WHITE OR APPROVED ALTERNATE

PROJECT COLOURS

- W1 DARK WOOD
- W2 LIGHT WOOD
- B1 DARK BRICK
- P1- M1- M2- M4 CHARCOAL GREY
- C1 PAINTED CONCRETE- GREY SHERWIN WILLIAMS- ESSENTIAL GREY (SW 6002)

13 12 11 10 9 8 7 6 5 4 3 2 1



2 | EAST ELEVATION
SCALE: 3/32" = 1'-0"

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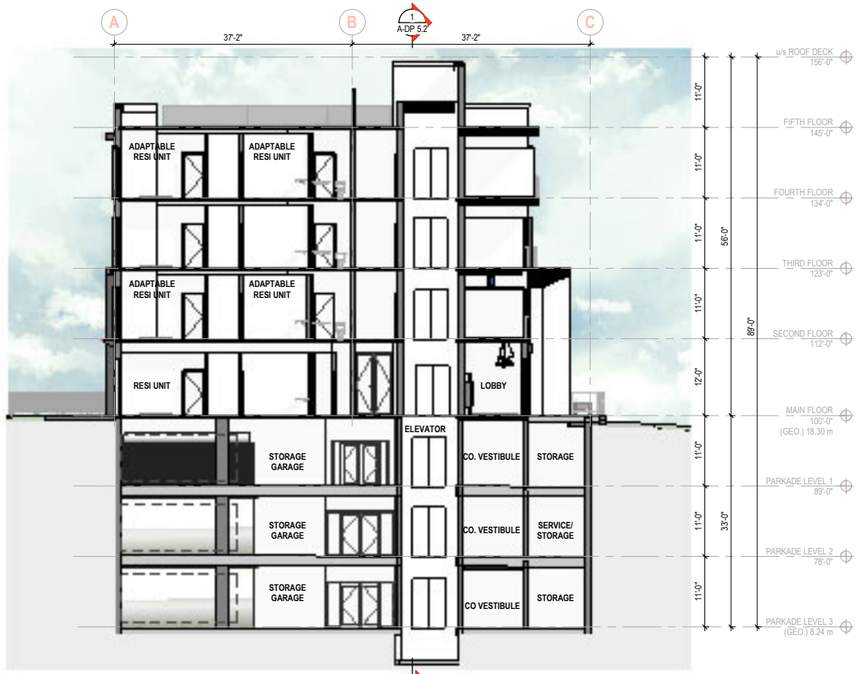
BUILDING ELEVATIONS

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1 SECTION A-A
SCALE: 3/32" = 1'-0"



2 SECTION B-B
SCALE: 3/32" = 1'-0"

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BUILDING SECTIONS

THE PARK; MIXED-USE RESIDENTIAL

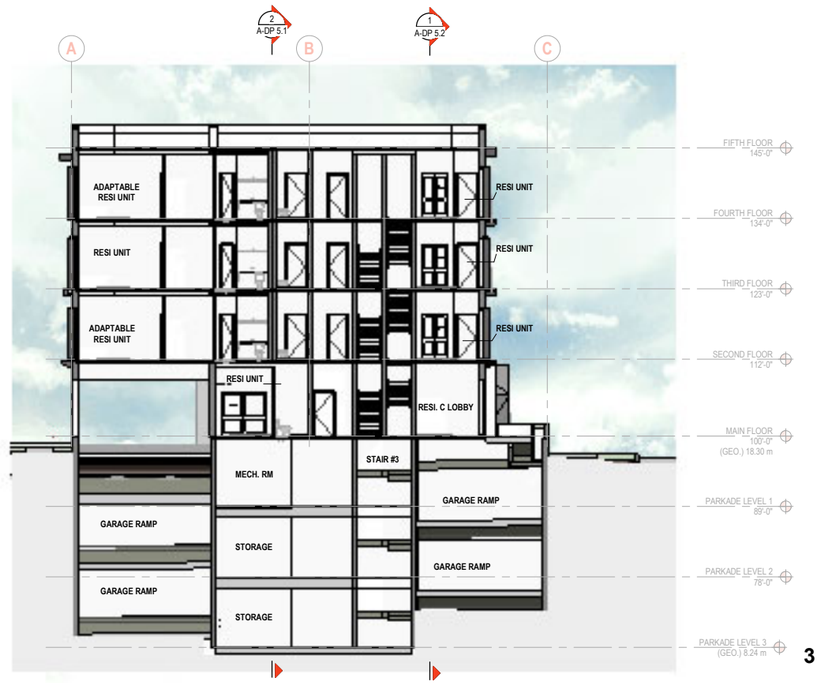
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2 **SECTION C-C**
SCALE: 3/32" = 1'-0"



3 **SECTION D-D**
SCALE: 3/32" = 1'-0"



1 **SECTION E-E**
SCALE: 3/32" = 1'-0"

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BUILDING SECTIONS

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