

2018-07-24 DP AMENDMENT REVISIONS

The following is a summary of design revisions since the last DP Submission dated May 24, 2018.

General Stats Changes:

- Total housing units changed from 204 to 218.
- FSR area changed from 220,999 SF to 221,009 SF.
- Bicycle storage changed from 306 Class I and 94 Class II to 330 Class I and 100 Class II.
- Revisions to the tower and mid-rise building have increased the overall amenity space provided from 4,737 SF to 4,787 SF.

Parking/Site Changes:

- Level P1 - Mechanical room added to east end of parkade to accommodate cooling tower and other equipment relocated from rooftop of tower.
- Additional bike storage added to meet requirements for additional units.
- Level P2 – Mechanical room added north of midrise building elevator.
- Level P3 – Adjustment to elevator position, elevator machine room and future storage area.
- Site Plan – West site path adjusted to accommodate air intake shaft placement. Air intake shaft for cooling tower added, along with additional planting to screen it from townhouses and pathway. Additional Class II bike parking provided. Air intake shaft added north of midrise elevator lobby, landscape features and planting revised at lobby/entrance.

Midrise Building (Stacked TH) Changes:

- Elevator moved slightly north to allow for mechanical shafts/ducting.

Tower Changes:

- Typical floorplans have been changed to 3-10 and 11-21, instead of 3-16 and 17-21.
- Tower Level 1 – Building outline near emergency exit revised for clearance
- Tower Level 2 - 2 Bedroom unit at north end of tower replaced with one 1 bedroom unit and a studio suite.
- Tower Levels 3-10 – 3 bedroom unit and 2 bedroom unit at north end of tower replaced with one 2 bedroom unit, and two 1 bedroom units. Balcony added at north end to provide deck access for all units. Minor adjustments to storage space/layouts for units 307 and 308.
- Tower Levels 11-21 – 2 bedroom units (305 & 306) replace the larger 2 bedroom unit that was previously on levels 17-21. Balcony added at north end, minor adjustments to bedroom/washroom layout for unit 1102. Minor adjustments to storage space/layouts for units 1107 & 1106.
- Roof – Cooling tower and the majority of mechanical equipment relocated to P1.

0 1/2' 1' 2'

PERKINS+WILL

IVY ON THE PARK

LOT 8

DP AMENDMENT SUBMISSION

2018-07-24



2018-07-23
C:\Temp\A\UBC Lot 8\DP Master_gravenstein.rvt

PROJECT STATISTICS

Table with 3 columns: Category, Allowed, Proposed. Includes Site Area, Zoning, Permitted Uses, Development Regulations, Other Regulations.

PROJECT OVERVIEW

LOT 8 (IVY ON THE PARK) consists of a 22 storey residential tower on the east edge of the site, a 4.5 storey mid-rise apartment block along Village Walk, and 2 storey townhouses along Birney Avenue.

The mid-rise apartment block contains 38 suites. Level 1 contains eight through-unit two-bedroom suites, while ten shallow-wide one and two-bedroom suites are above on levels 2-4.

There are three levels of underground parking to provide resident and visitor parking, as well as storage and bicycle parking.

DESIGN POLICY COMPLIANCE

IVY ON THE PARK is designed to conform with the Westbrook Place Neighbourhood Plan, respect the neighbouring residential developments and create a dialogue with the natural setting of the forest adjacent.

INDEX OF DRAWINGS

Table with columns: SHEET NUMBER, SHEET NAME, and submission dates (2017-12-06, 2018-01-23, 2018-03-02, 2018-05-24, 2018-07-24).

PROJECT TEAM

DEVELOPER: WALL FINANCIAL CORPORATION, 1010 BURRARD STREET, VANCOUVER, BC, V6Z 2R9

CONTACT: BRUNO WALL, PRESIDENT, PHONE: 604.893.7137

ARCHITECTURE

PERKINS + WILL CANADA ARCHITECTS CO., 1220 HOMER STREET, VANCOUVER, BC, V6B 2Y5

CONTACT: DAVID DOVE, MAIBC, LEED AP, PHONE: 604.484.1552

CONTACT: JORK GRAVENSTEIN, LEED AP, PHONE: 604.484.1594

LANDSCAPE

HAPA COLLABORATIVE, 403 - 375 WEST 5TH AVENUE, VANCOUVER, BC, V5Y 1J6

CONTACT: JOSEPH FRY, BCSLA, CSLA, ASLA, PHONE: 604.909.4150

CONTACT: SARAH SIEGEL, BCSLA, CSLA, ASLA, PHONE: 604.909.4150

STRUCTURAL

GLOTMAN SIMPSON CONSULTING ENGINEERS, 1661 WEST 5TH AVENUE, VANCOUVER, BC, V6J 1N5

CONTACT: ANTHONY EL-ARAJ, P. ENG. STRUCT ENG, PE, SE, LEED AP, PHONE: 604.484.2294

MECHANICAL / ENERGY MODELING

WILLIAMS ENGINEERING CANADA, 280 - 1130 WEST PENDER STREET, VANCOUVER, BC, V6E 4A4

CONTACT: PETER KUJO, P. ENG, PMP, LEED AP BD+C, PHONE: 604.689.1915

ELECTRICAL

NEMETZ (SIA) & ASSOCIATES LTD., 2009 W 4TH AVENUE, VANCOUVER, BC, V6J 1N3

CONTACT: GERRY EWERT, PROJECT MANAGER, PHONE: 604.736.6562

INTERIORS

BYLU DESIGN, UNIT 307, 375 WEST 5TH AVE, VANCOUVER, BC, V5Y 1J6

Contact: Ada Bonini, RID IDC IIDA LEED AP, Phone: 604.801.5330 x 216

SUSTAINABILITY / REAP

E3 ECO GROUP INC, 230 - 5589 BYRNE ROAD, BURNABY, BC, V5J 3J1

CONTACT: TROY GLASNER, LEED AP BD+C, CEM, CEA, CSBA, PHONE: 604.874.3715 X 1765

BUILDING ENVELOPE

BC BUILDING SCIENCE LTD., 611 BENT COURT, NEW WESTMINSTER, BC, V3M 1V3

CONTACT: CHAD CRANSWICK, PHONE: 604.520.6456 X 114

CIVIL

WSP CANADA INC., SUITE 300, 65 RICHMOND STREET, NEW WESTMINSTER, BC, V3L 5P5

CONTACT: BRIAN ROONEY, MANAGER, PHONE: 604.525.4651

SURVEYOR

WSP CANADA INC., SUITE 300, 65 RICHMOND STREET, NEW WESTMINSTER, BC, V3L 5P5

CONTACT: BERT HOL, SURVEYOR, PHONE: 604.527.6061

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD., SUITE 215, 1200 73RD AVE W, VANCOUVER, BC, V6P 6G5

CONTACT: MATT KOKAN, GEOTECHNICAL ENGINEER, PHONE: 604.439.0922

ARBORIST

DIAMOND HEAD CONSULTING LTD., 559 COMMERCIAL STREET, VANCOUVER, BC, V5N 4E8

CONTACT: MIKE HARRHY, PHONE: 604.733.4886 X 240

INDEX OF DRAWINGS / PROJECT STATISTICS / TEAM

DP-001

PARKING SUMMARY table with columns: PER UBC DEVELOPMENT HANDBOOK, ALLOWED, PROPOSED. Includes Residential Stalls, Visitor Stalls, Additional Stalls.

PARKING SUMMARY BY LEVEL

Table with columns: VEHICULAR PARKING COUNT GRADE, VEHICULAR PARKING COUNT P1, VEHICULAR PARKING COUNT P2, VEHICULAR PARKING COUNT P3, TOTAL. Includes Residential Stalls, Visitor Stalls, Additional Stalls.

BICYCLE SUMMARY table with columns: PER UBC DEVELOPMENT HANDBOOK, ALLOWED, PROPOSED. Includes Class I and Class II Stalls.

BICYCLE SUMMARY BY LEVEL

Table with columns: BICYCLE PARKING COUNT GRADE, BICYCLE PARKING COUNT P1, CLASS I STALLS, CLASS II STALLS.

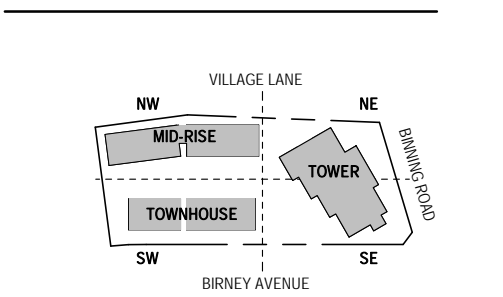
RESIDENTIAL STORAGE SUMMARY table with columns: ALLOWED, PROPOSED. Includes Res. Bulk Storage Units, In-Suite Storage.

RESIDENTIAL STORAGE SUMMARY BY LEVEL

Table with columns: RESIDENTIAL STORAGE COUNT P1, RESIDENTIAL STORAGE COUNT P2, RESIDENTIAL STORAGE COUNT P3, RES. STORAGE UNITS TOTAL.

SUITE SUMMARY table with columns: SUITE TYPE, STUDIO, 1 BED, 2 BED, 2+ BED, 3 BED, 3 BED + DEN, TOTALS. Includes Tower, Mid-Rise, Townhouses.

FSR SUMMARY table with columns: BUILDING AREAS, GROSS AREA (GFA), AMENITY AREA, EXCLUSIONS, BUILDING AREA (FSR). Includes Tower, Mid-Rise, Townhouses.



IVY ON THE PARK LOT 8

DESIGN RATIONALE

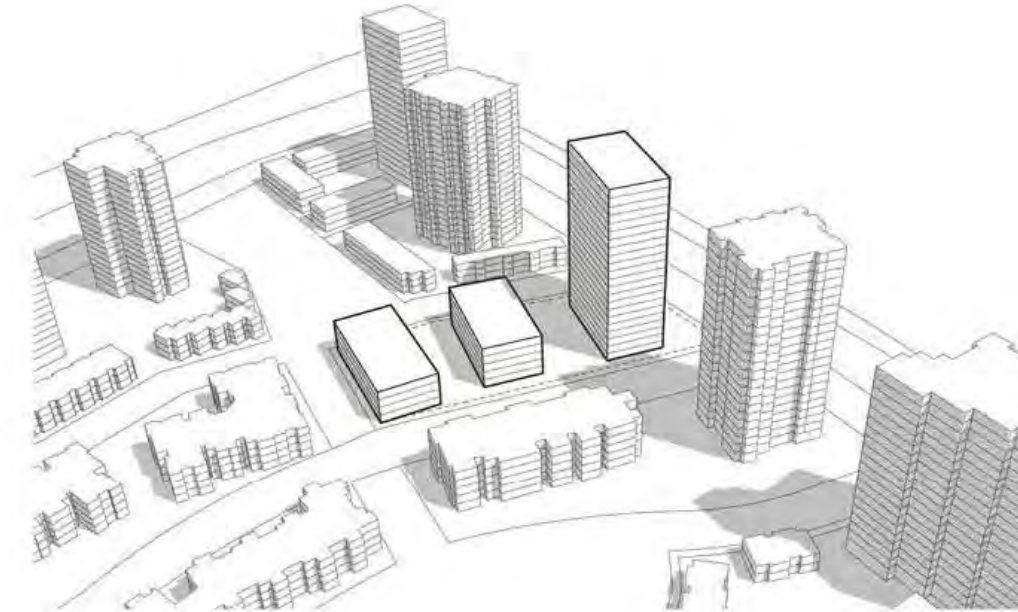
TOWER SITING

The tower is designed to fit in as part of the Birney street wall, and at the same time creates a counterpoint to the organic forest across the street. The 22 storey tower is rotated off of the street geometry to allow neighbouring towers to maintain their north and south views, to afford greater views past our tower towards the forest for all developments west of our site, and to create a more relaxed and organic foil to Pacific Spirit Park.

1 SITE



2 GENERIC MASSING



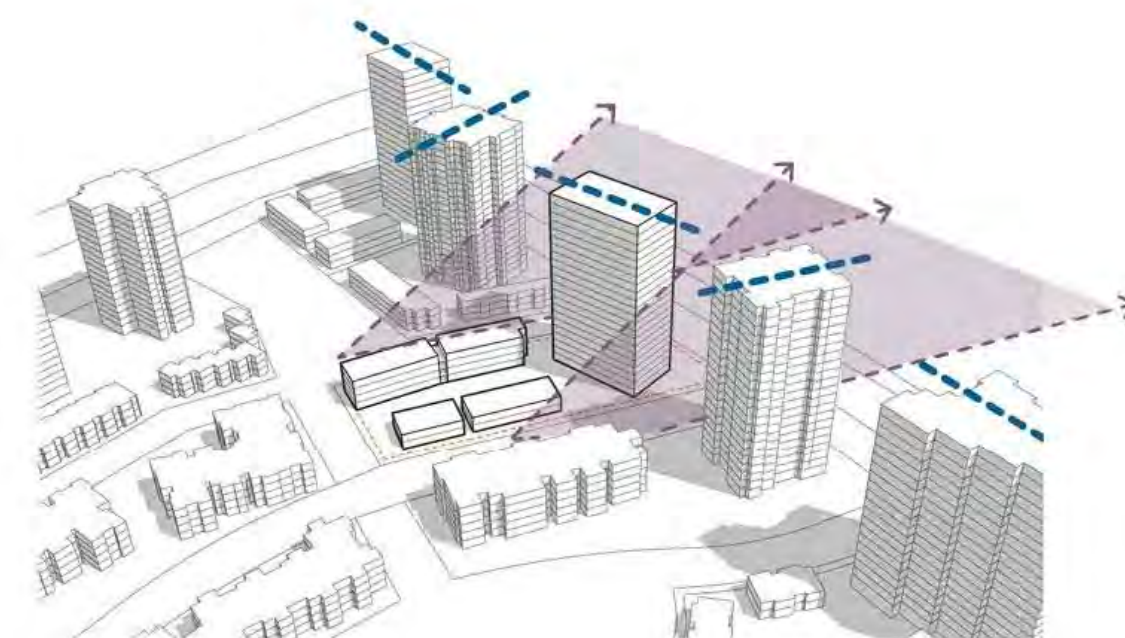
3 ROTATE TOWER TO ALIGN WITH CONTEXT



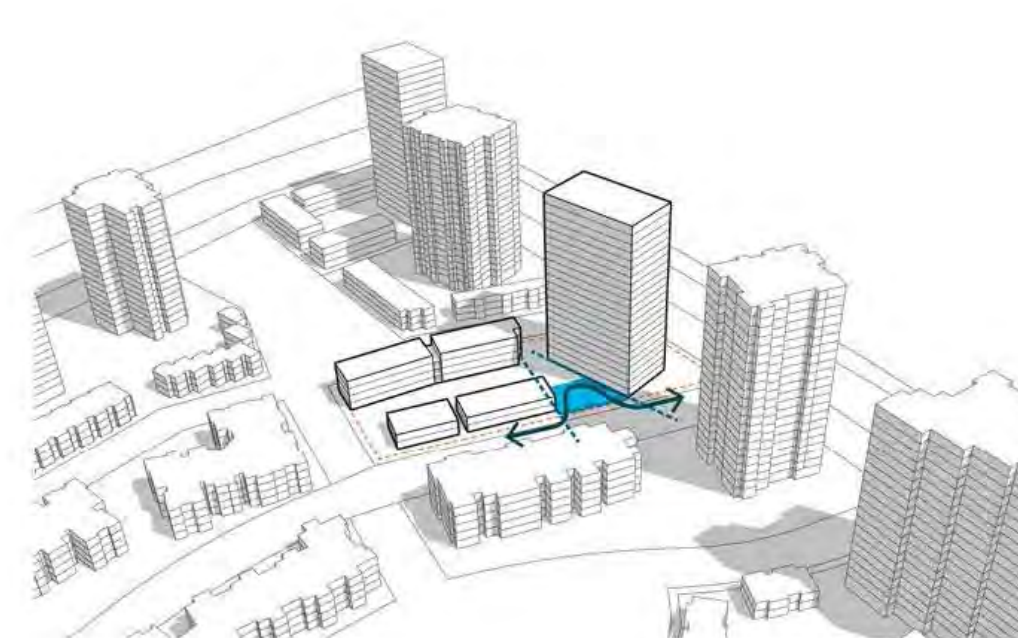
SITE ACCESS

With the rotation of the tower and the geometry of the mid-rise and townhome blocks, the resulting opening in the site became the natural location for vehicular access and the tower front door. The parking ramp is located on Birney for both pragmatic planning reasons, and to allow the Birney entrance to be a welcoming, generous landscaped foreground to both built components of the development.

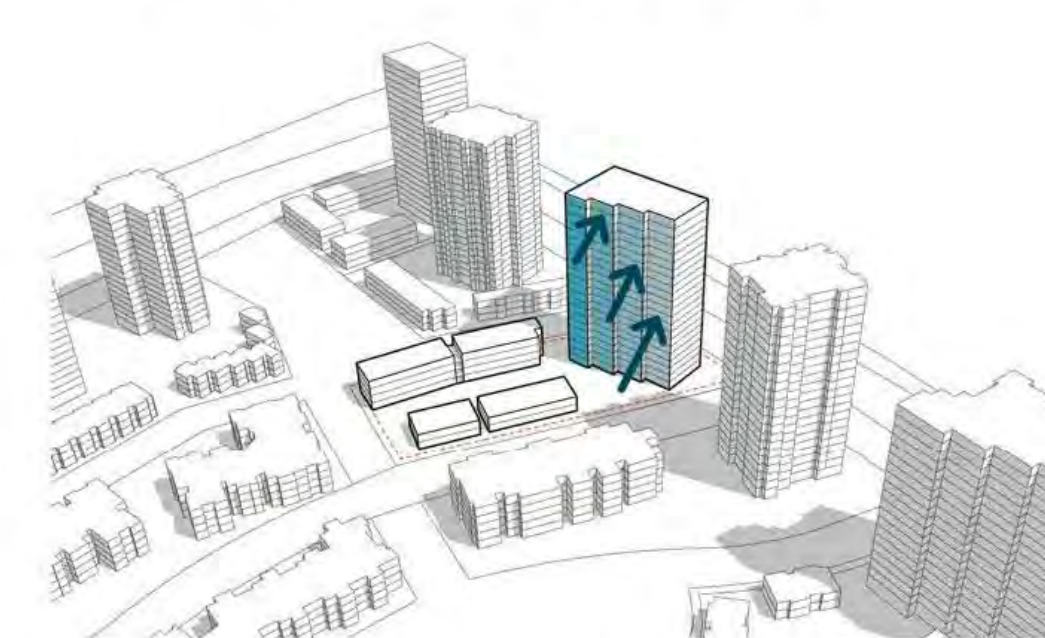
4 CREATE COMPOSITION ALONG EASTERN EDGE + ALLOW VIEWS BETWEEN



5 CREATE GENEROUS ENTRY COURT AND FRONT DOOR



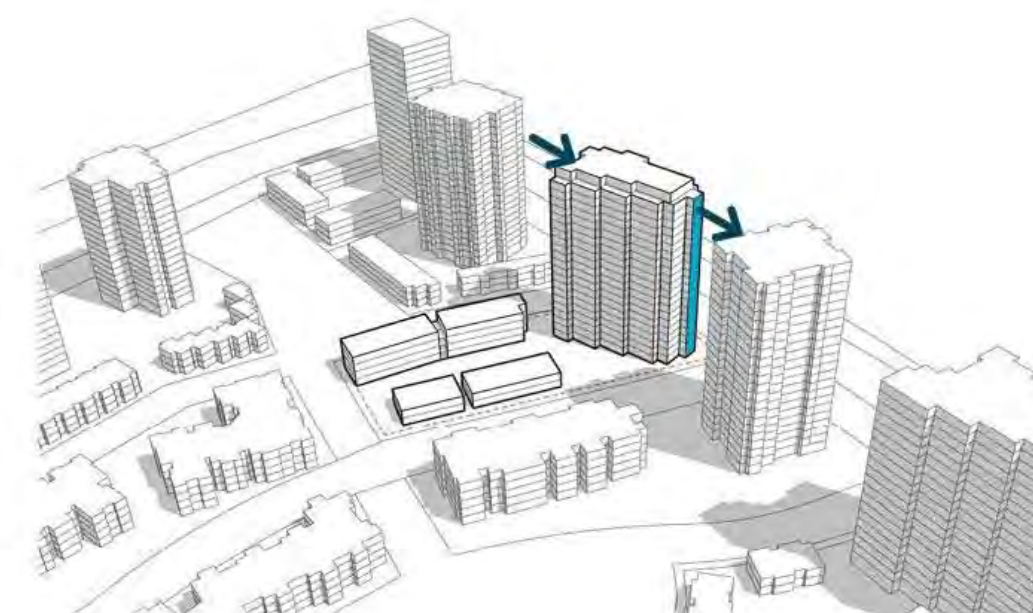
6 STEP MASSING TO MAINTAIN VIEWS, CREATE A VERTICAL READING, ERODE TOWER MASS + CREATE PRIVACY



TOWER MASSING

The south-west facade of the tower has multiple steps creating four vertical planes, breaking down the massing and creating a vertical expression. The stepping allows the tower to naturally taper to its southern extent reducing any appearance of bulk and creating an even stronger vertical reading from the south. The generous balconies are tied to the building enclosure by a continuous horizontal ribbon of metal panel, resulting in a more calm and elegant architectural expression.

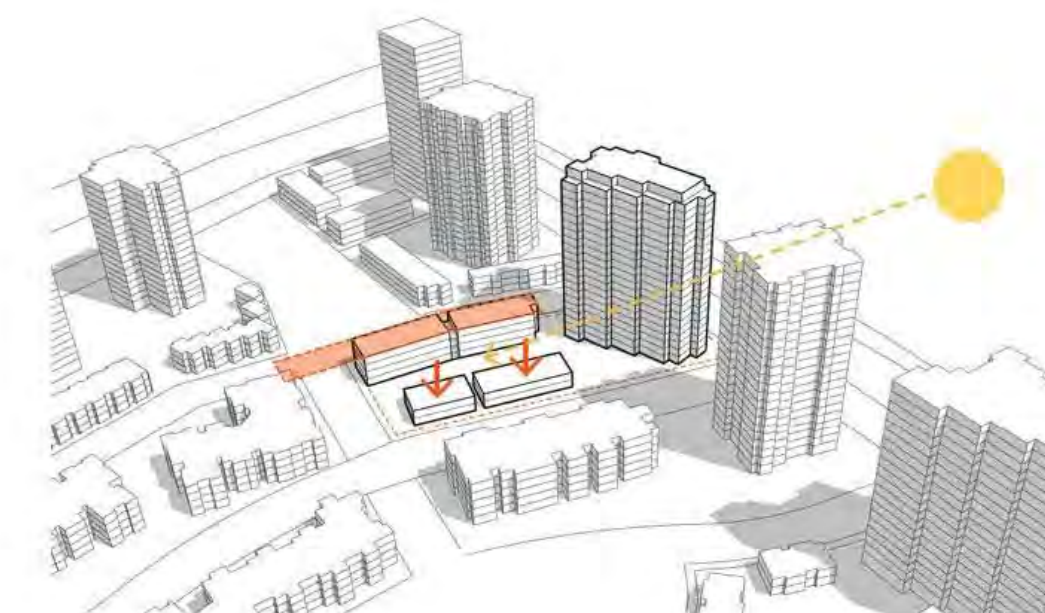
7 PUSH/PULL FACADE TO ARTICULATE MASSING



8 ORIENT TOWNHOMES TO DEFINE STREET EDGE + CREATE COURTYARD



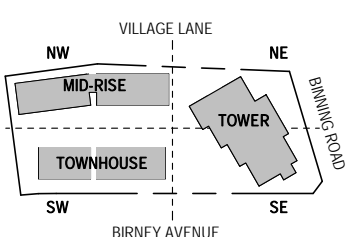
9 SCALE TOWNHOMES TO FIT WITH ADJACENT DEVELOPMENT + ALLOW FOR SOLAR ACCESS



MID-RISE & TOWNHOUSES

The mid-rise and townhouses are oriented east-west across the larger western portion of the site and have front doors facing both Birney Avenue and Village Lane. The ground floor units backdoors open onto an enclosed semi-private landscaped courtyard for the shared enjoyment of the mid-rise and townhome residents. The Birney townhomes are split midway along their length to provide access to the mid-rise units from Birney Avenue, this separation is telegraphed onto the mid-rise building at which point the mid-rise folds to reflect the tapering of the site. This is also the entry point for the upper floors of the mid-rise building.

The massing of the Birney townhomes ensures maximum solar penetration to the internal courtyard but with generous floor to floor heights and a roof deck trellis structure. The 2½ storey massing of this block compliments the midrise forms adjacent and across from our site, and the mid-rise building along Village Lane has an appropriate stature to complement the existing 4.5 storey midrise development to the west of our site and to provide enclosure to the southern edge at Khorana Park.



IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

PROJECT RATIONALE -
DESIGN

DP-002

CPTED

DESIGN + STRATEGIES

The massing, design and orientation of both the tower, mid-rise, townhomes and landscape are designed with the intention to implicitly enhance personal safety, and provide clear delineations between public and private spaces. Some of the CPTED principles embedded in the design for LOT 8 are outlined below:

- Building entrances are designed to be legible from the street through lighting, canopies and material choice.
- Public realm elements such as pathways, gates, lighting and landscaping are used to guide public to and from entrances and exits.
- All buildings have balconies and/or terraces and windows which provide casual overlook onto public and semi-private spaces on site, including surrounding sidewalks and pathways, and shared outdoor spaces.
- Design cues such as low fencing, planters, landscape elements and paving materials indicate ownership and intended use, making a distinction between public and private spaces.
- Outdoor spaces will be appropriately lit to provide adequate lighting at night and enhance safety, while minimizing glare and light pollution into adjacent homes.
- Townhouse and mid-rise facades along Birney and Village Walk incorporate entrances and windows to create a dialogue with the public realm.
- Patios along streets or public walkways are either elevated slightly or screened with landscaping to provide some privacy while still allowing for casual, eyes-on-the-street surveillance.



SUSTAINABILITY

REAP

IVY ON THE PARK is targeting REAP Gold and has committed to following the guidelines laid out in the REAP checklist in order to achieve an energy efficient and sustainable design.

SUSTAINABLE SITES

Along with providing the required bicycle storage, developing a storm water management plan and other sustainable site design requirements, the project also provides electrical vehicle charging spaces for visitors and for at least 10% of residents. The project also has a separated ramp for cyclists and pedestrians into the parkade, making it easier and more comfortable for non-vehicular users to enter and exit the building.

WATER EFFICIENCY

Along with meeting the mandatory water efficiency requirements, the project will also reduce potable water for irrigation needs by 50% and include some water efficient/low flow fixtures and appliances. The project also will tie into a larger storm water management plan, and features a large water detention tank on site to minimize stormwater runoff. Furthermore, the boundary of the underground parkade has been cut back to allow the planting of mature trees at the south edge of the tower, increasing the site's capability to manage infiltration and deal with stormwater runoff.

ENERGY + ATMOSPHERE

The project will target no more than 50% glazing and use double glazing, sufficient insulation and efficient mechanical systems to ensure the project meets the target 140 kwh/m²/yr target EA Gold Plus.

MATERIALS + RESOURCES

Materials with recycled content will be used in the project and transparency of ingredients will be targeted for at least 10 different building products.

INDOOR ENVIRONMENTAL QUALITY

The project will commit to using low VOC paints and coatings, low-emitting composite wood panels and low-emitting insulation.

CONSTRUCTION

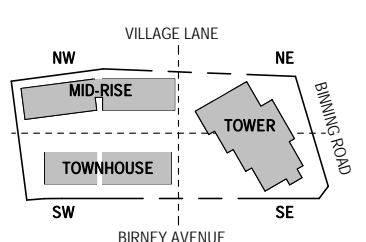
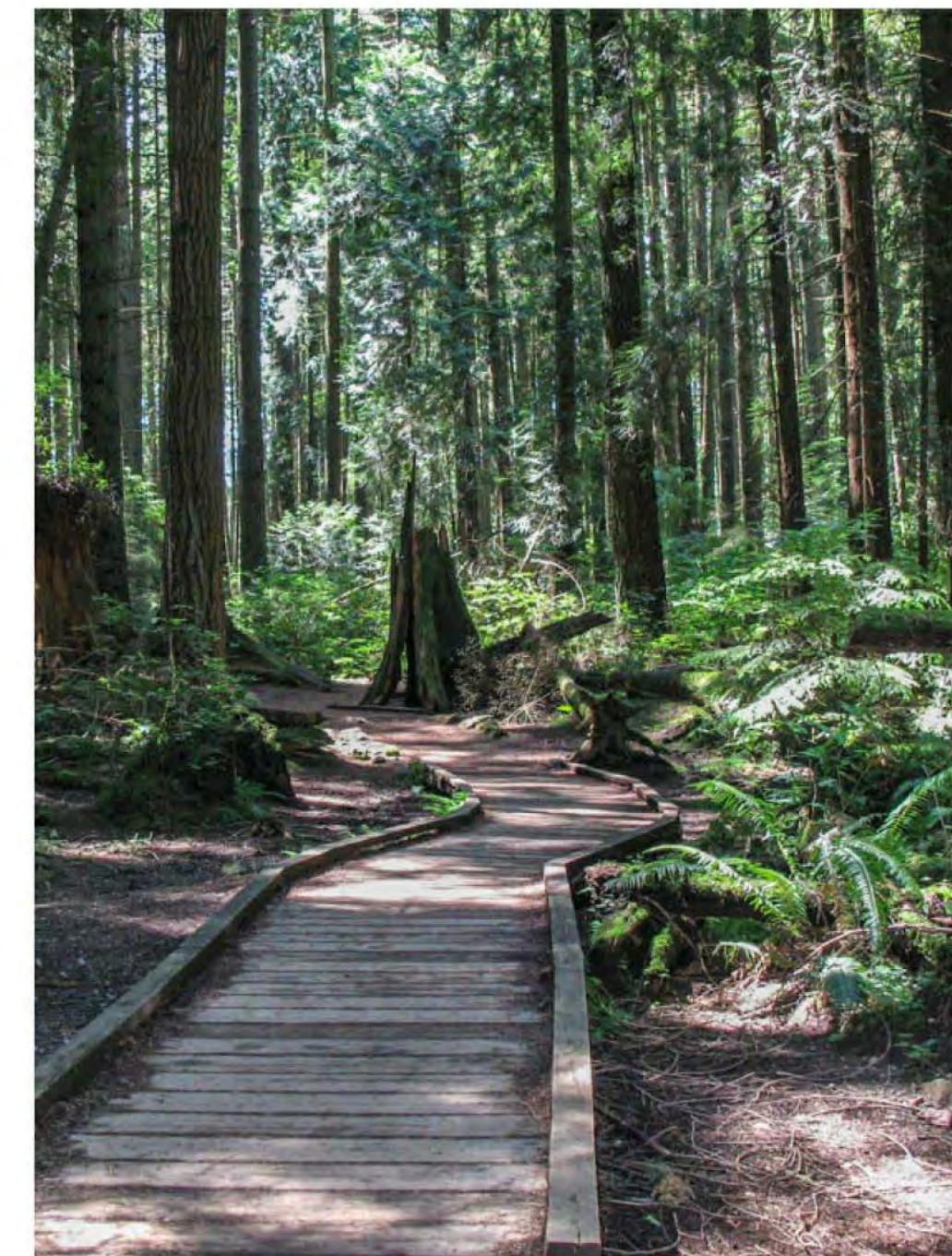
Along with the mandatory requirements, the project will prepare and implement an Indoor Air Quality Management Plan for construction and pre-occupancy.

INNOVATION + DESIGN PROCESS

The project will engage a Green Building Specialist and collaborate with UBC faculty and/or students for future research opportunities.

LANDSCAPE

The landscape vision exists on two levels: one - by creating an ecosystem-inspired sense of place, and, two - by considering programming which enriches the private and communal experience for residents. The landscape is grounded to its location directly adjacent to Pacific Spirit Park primarily through the use of planting. The vegetative strategy suggests a forest edge landscape typology, and aims to integrate passive solutions for runoff mitigation and decreasing irrigation requirements.



IVY ON THE PARK LOT 8

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4	DP AMENDMENT SUBMISSION	2018-05-24

PROJECT RATIONALE - CPTED / SUSTAINABILITY

BUILDING MATERIALS & PRECEDENTS

TOWER

The tower expression is a combination of both vertical and horizontal solid elements which support the generally vertical nature of the building massing. The south-west facade's most defining feature is its four vertical planes with a horizontal upstand ribbon which unifies the enclosed and balcony spaces. The horizontal upstand is clad in white metal panel and always terminates into a vertical section of the same material, which is used to delineate the vertical massing planes.

The cladding colours in both the tower and the townhomes forms are selected for their timeless appeal and for their elegant contrast to the colours of nature in which the structures are set. Between the white metal ribbons, the glass is set in dark bronze mullions, and where glass spandrel is introduced in the "glass field", it is twin sealed with a dark grey paint on the third face of the glazing unit, creating a shadow box to allow all glass to read the same and minimize the number of visual elements in the design. With the solid upstand and glazed spandrel panels, the tower has 50/50 ratio of glazed to solid wall.

The location and percentage of vision glass around the building is in direct response to the nature of the views on each elevation. Where we have the largest expanse of glazing, we also have the most generous balconies which provide protection from summer solar gain and the generous glazed elevations of the penthouse level are screened by a rooftop trellis. The glass guardrails for balconies will be clean and minimal to allow for a clear expression of the horizontal metal ribbons.



Poznan Residential Building - Insomnia Architec



The Garden - Eike Becker Architekten



Rothschild Tower - Richard Meier



Othmarschen Park Residential Development - RKW Architektur+Städtebau

MID-RISE & TOWNHOUSES

The mid-rise and townhouses in the western portion of the site will have a distinct material palette that compliments the towers but gives them their own identity as individual homes. Grey brick will be used to bring texture and scale to the tight, tailored façades of the buildings. Openings in the brick walls will be highlighted by crisp dark aluminum frames providing a striking contrast. At the unit entries, the brick will wrap into the entry alcove with the front door being stained wood and the surrounding wall clad with a matching phenolic composite panel to bring warmth to the material palette and create a connection to the site's West Coast context. Where windows are linked by a metal spandrel panel, the panel will be a ribbed or corrugated metal panel bringing texture and depth to the facade. On the two-storey townhouse block along Birney, a metal slat screen element connects the elegant entry canopy up the facade to the roof where it folds back providing the terrace with a trellis, creating shading and privacy for residents on their roof deck.



Core Modern Homes - Batay Csorba Architects



Liverpool 61 Apartments - MMX Architects



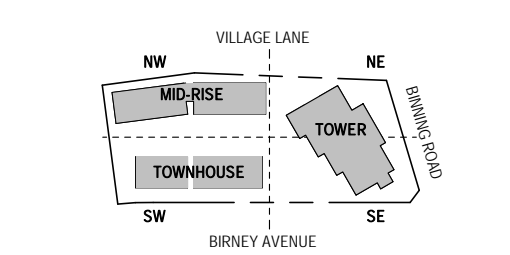
Core Modern Homes - Batay Csorba Architects



Balwyn North - Matyas Architects

The Wall Group

DP AMENDMENT
SUBMISSION
2018-05-24



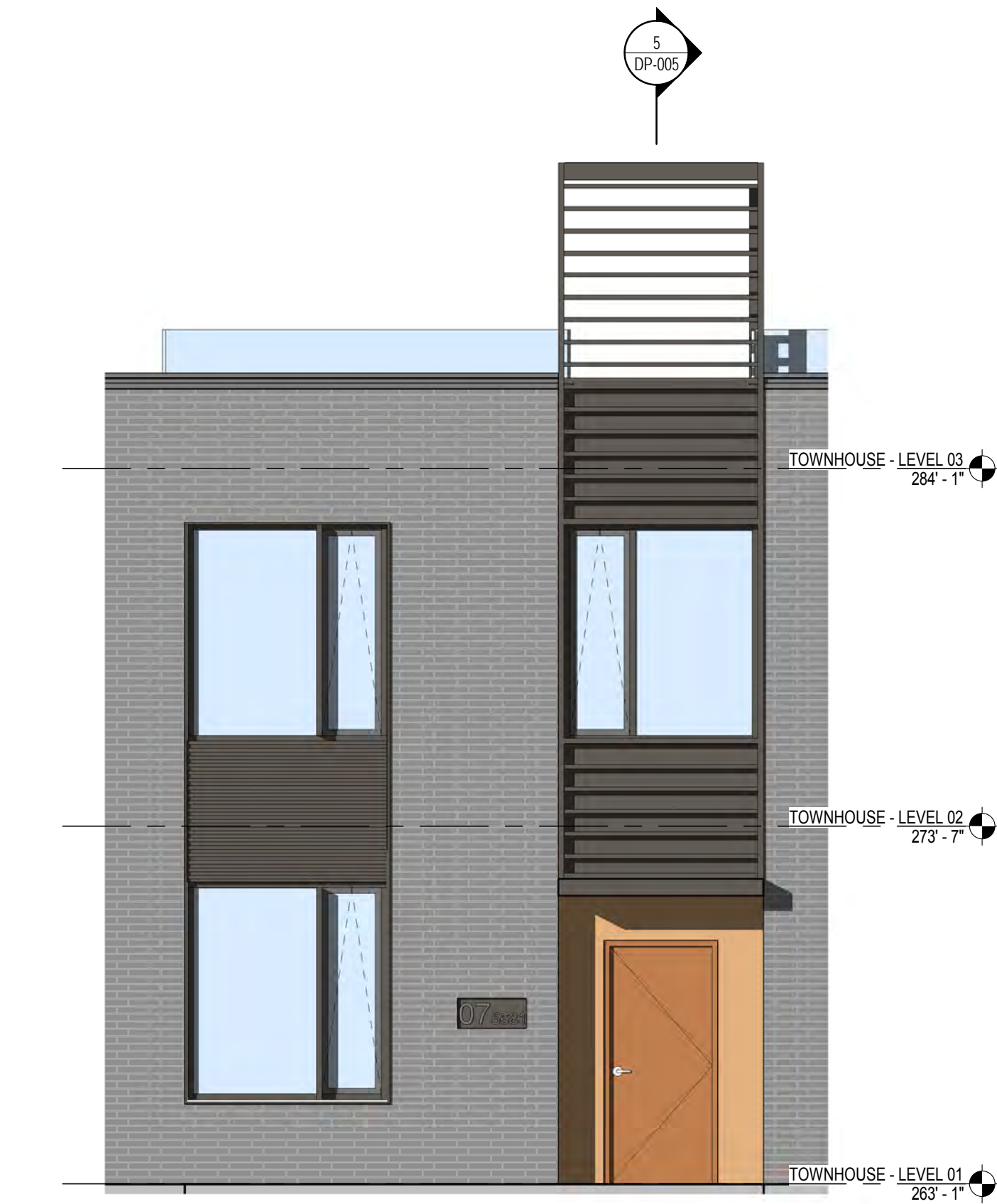
IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

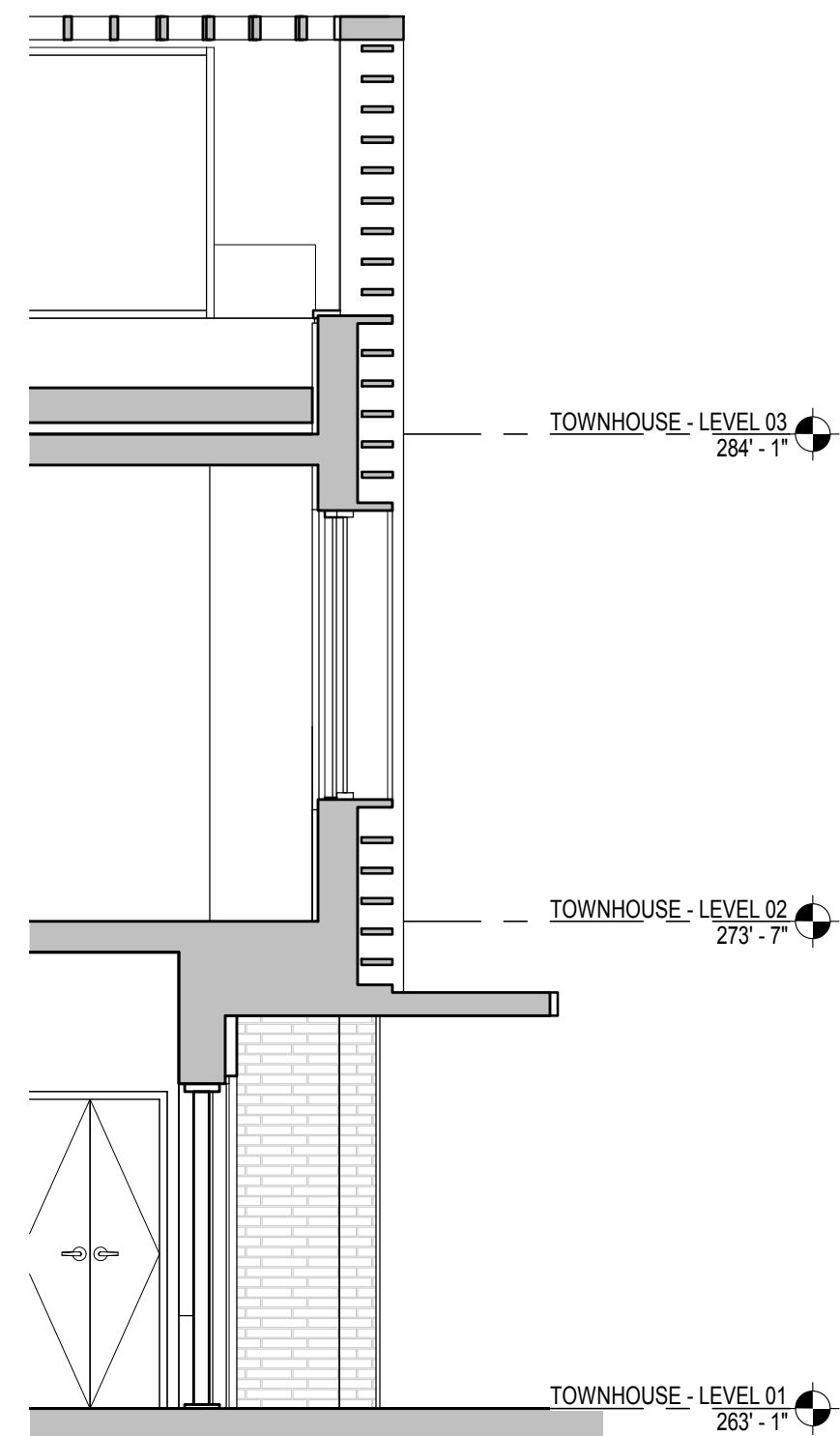
PROJECT RATIONALE -
BUILDING MATERIALS &
PRECEDENTS

DP-004

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6 TOWNHOUSE TYPICAL ENTRANCE
ELEVATION
1/4" = 1'-0"

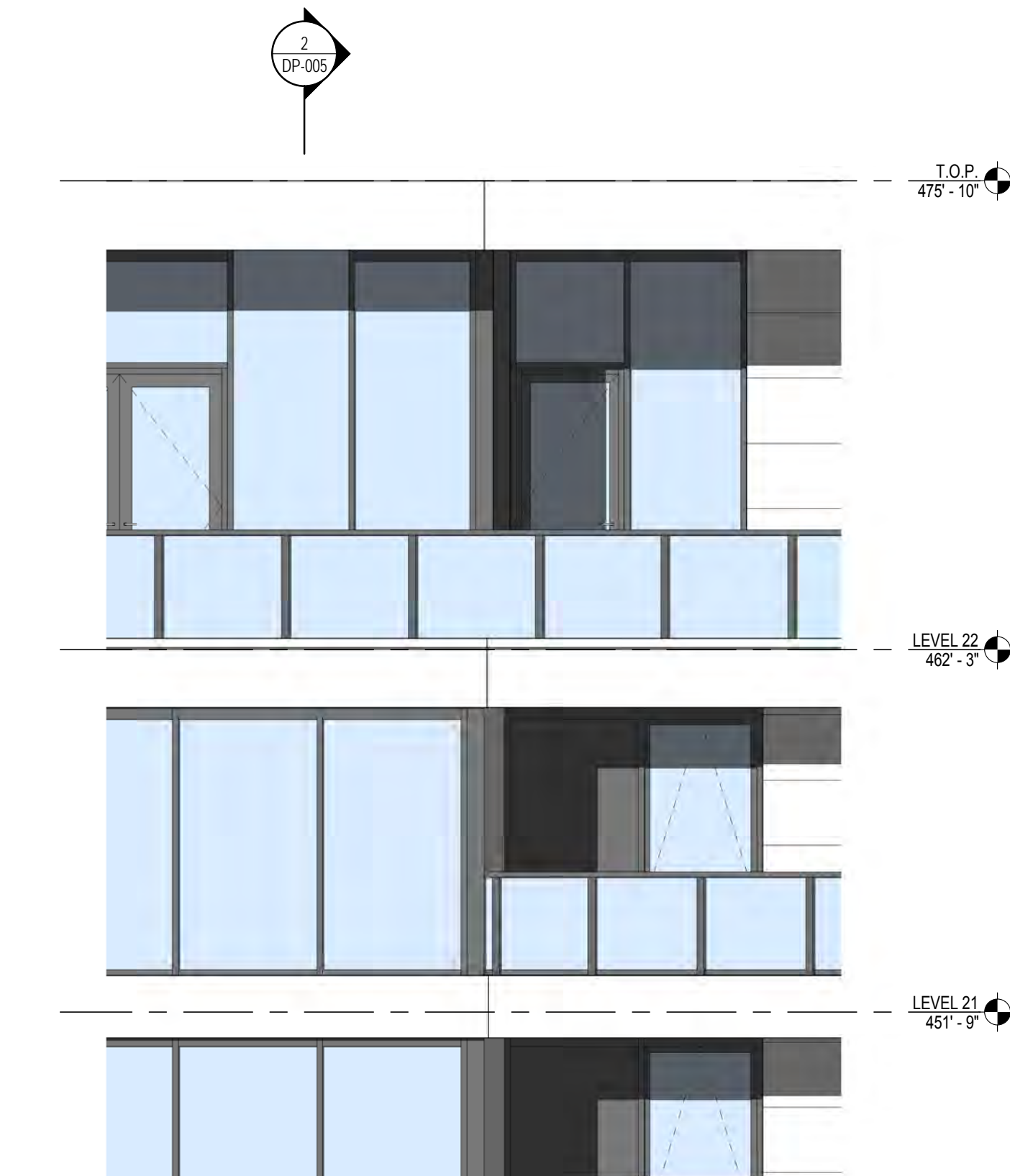
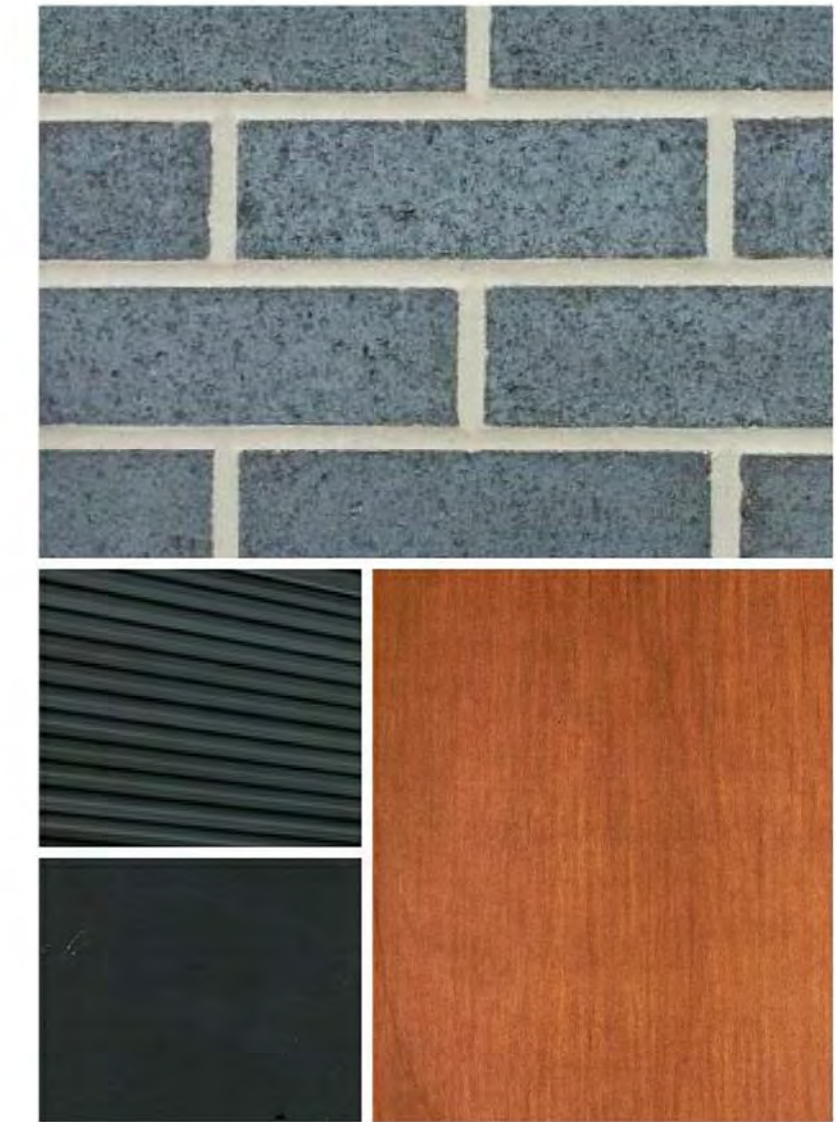


5 TOWNHOUSE TYPICAL ENTRANCE WALL
SECTION
1/4" = 1'-0"

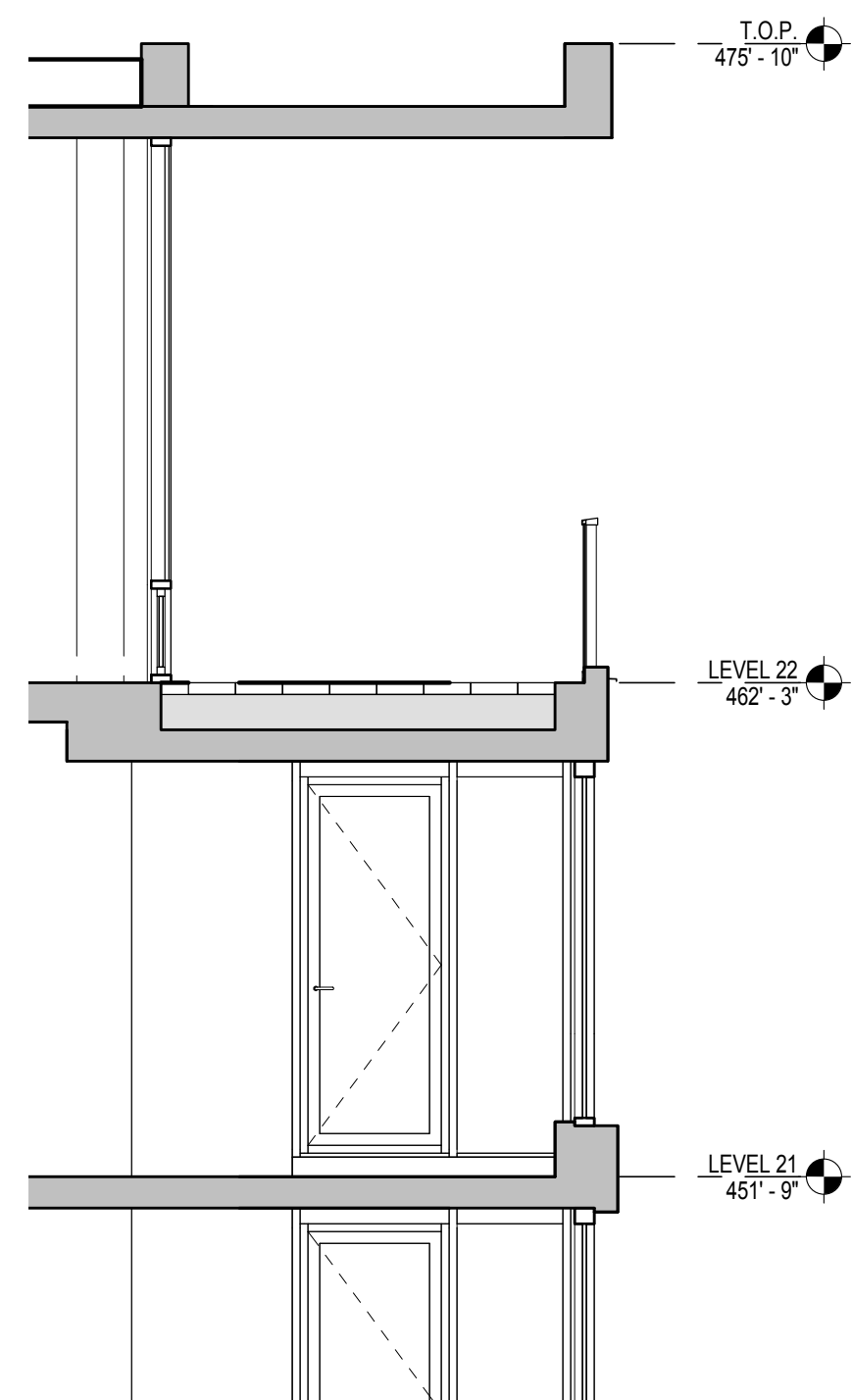


4 TOWNHOUSE TYPICAL ENTRANCE

- ARCHITECTURAL LOUVRES
- METAL FIN (DARK BRONZE)
- 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- CANOPY - METAL PANEL (DARK BRONZE)
- INSET ADDRESS PANEL
- PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)



3 TYPICAL TOWER ELEVATION
1/4" = 1'-0"

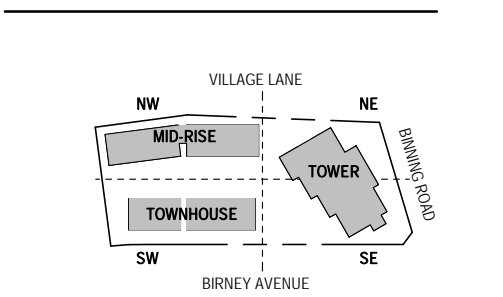
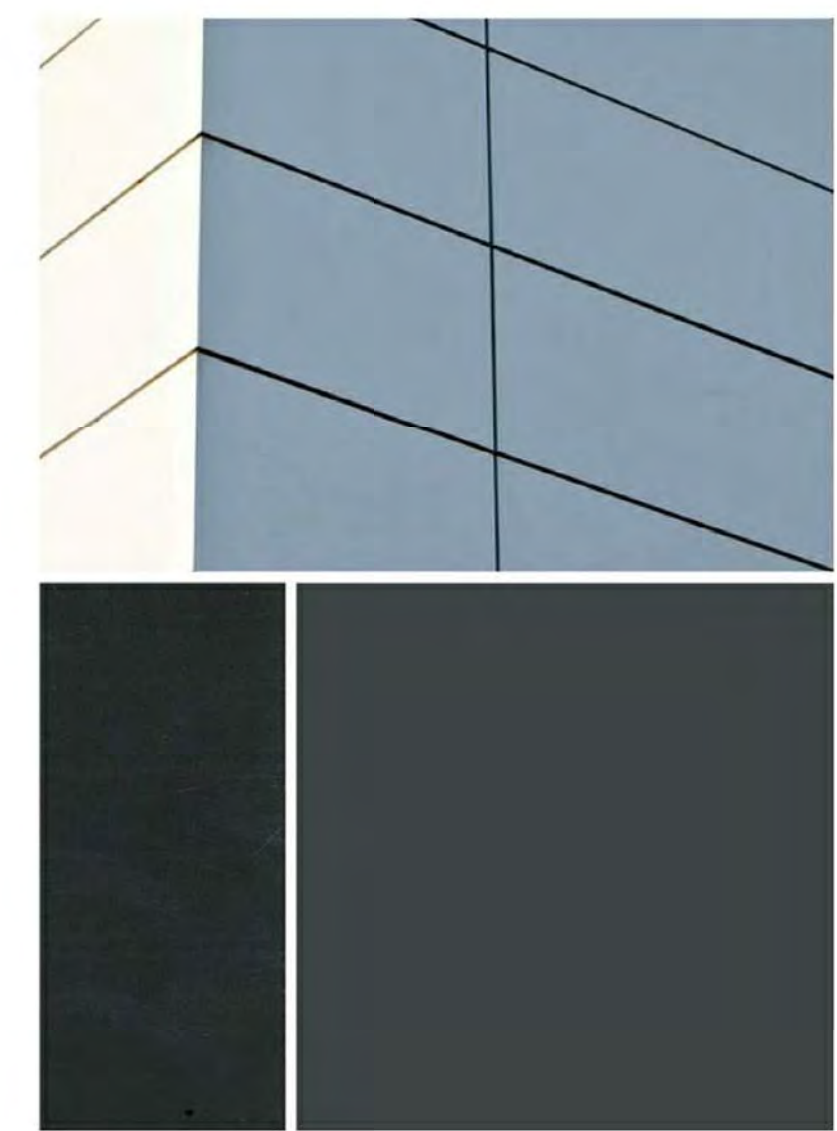


2 TYPICAL TOWER WALL SECTION
1/4" = 1'-0"



1 TYPICAL TOWER FACADE

- METAL PANEL CLADDING (WHITE)
- GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK GREY ON L3)
- RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- UPSTAND WITH METAL PANEL (WHITE)



IVY ON THE PARK
LOT 8

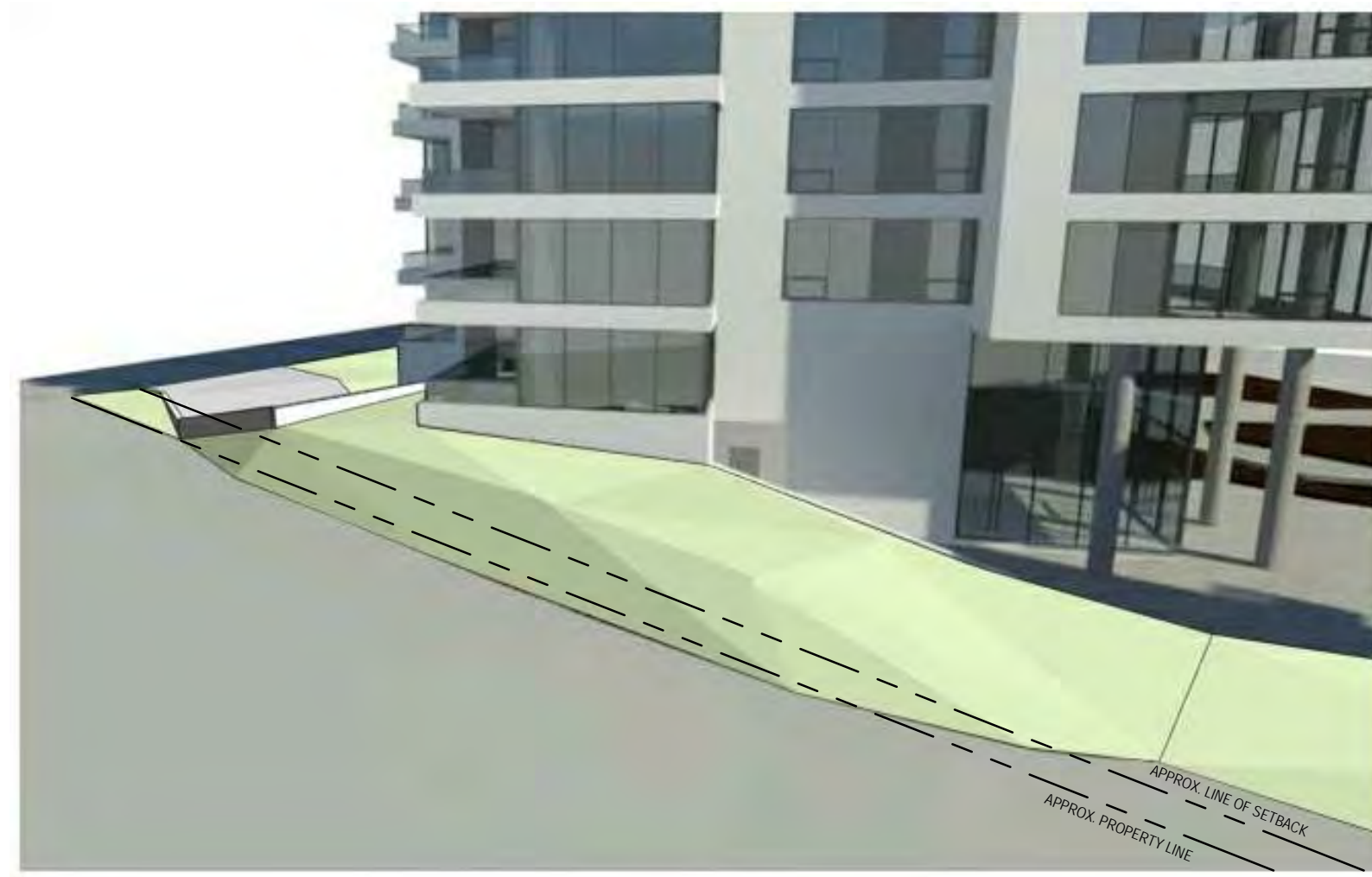
1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
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PROJECT RATIONALE -
SCHEMATIC DETAILS &
MATERIALS

DP-005

PARKADE RAMP

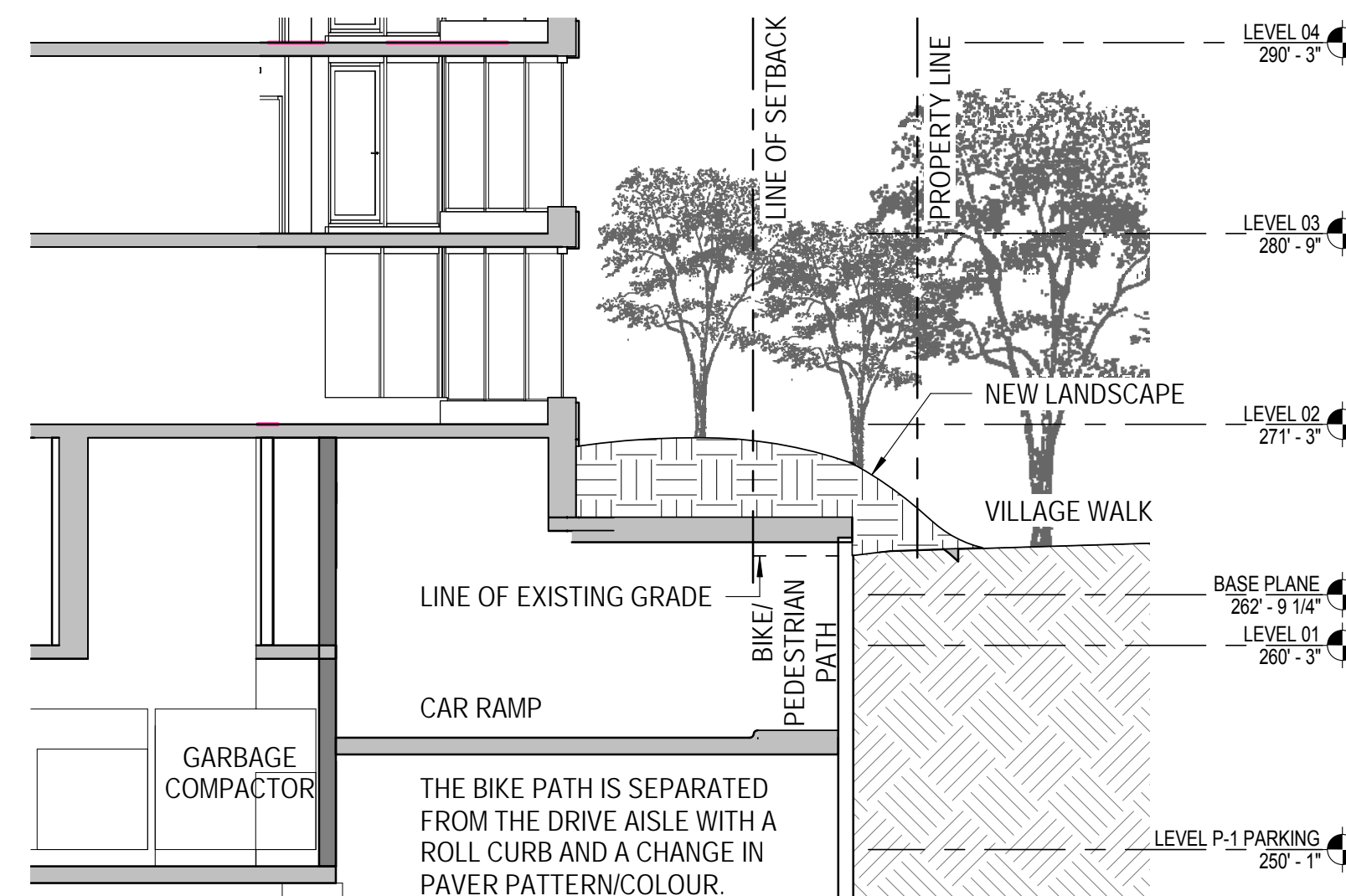
In designing the parkade entrance ramp, two main concerns needed to be addressed. Firstly, providing a separate lane on the ramp for pedestrians and cyclists to enhance safety for non-vehicular users, and secondly, creating a ramp that was visually unobtrusive and did not create any awkward spaces along the edge of the site. As a solution to these issues, the parking ramp has been "buried" and a Forst Garden has been created to berm up and integrate the parking ramp structure into the landscape. The northern wall of the parkade ramp encroaches into the setback by a maximum of 5'11" and 3'8" above grade. Although the ramp pushes into the setback, the integration of the ramp into the landscaping creates a more pleasant edge along Village Lane and reduces the visual impact of the ramp.



6 RAMP VIEW FROM VILLAGE LANE
1/16" = 1'-0"



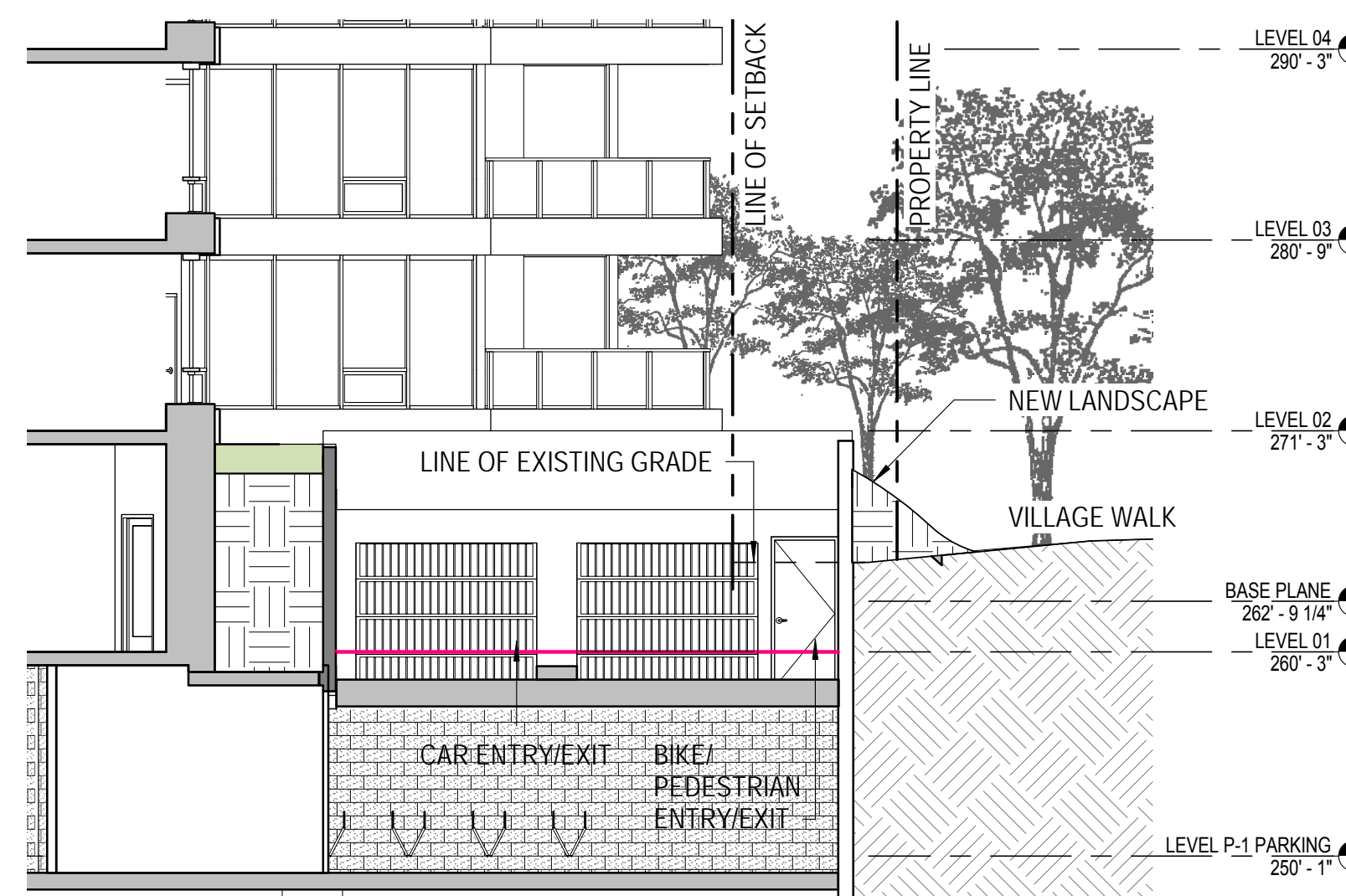
5 RAMP VIEW FROM ABOVE
1/16" = 1'-0"



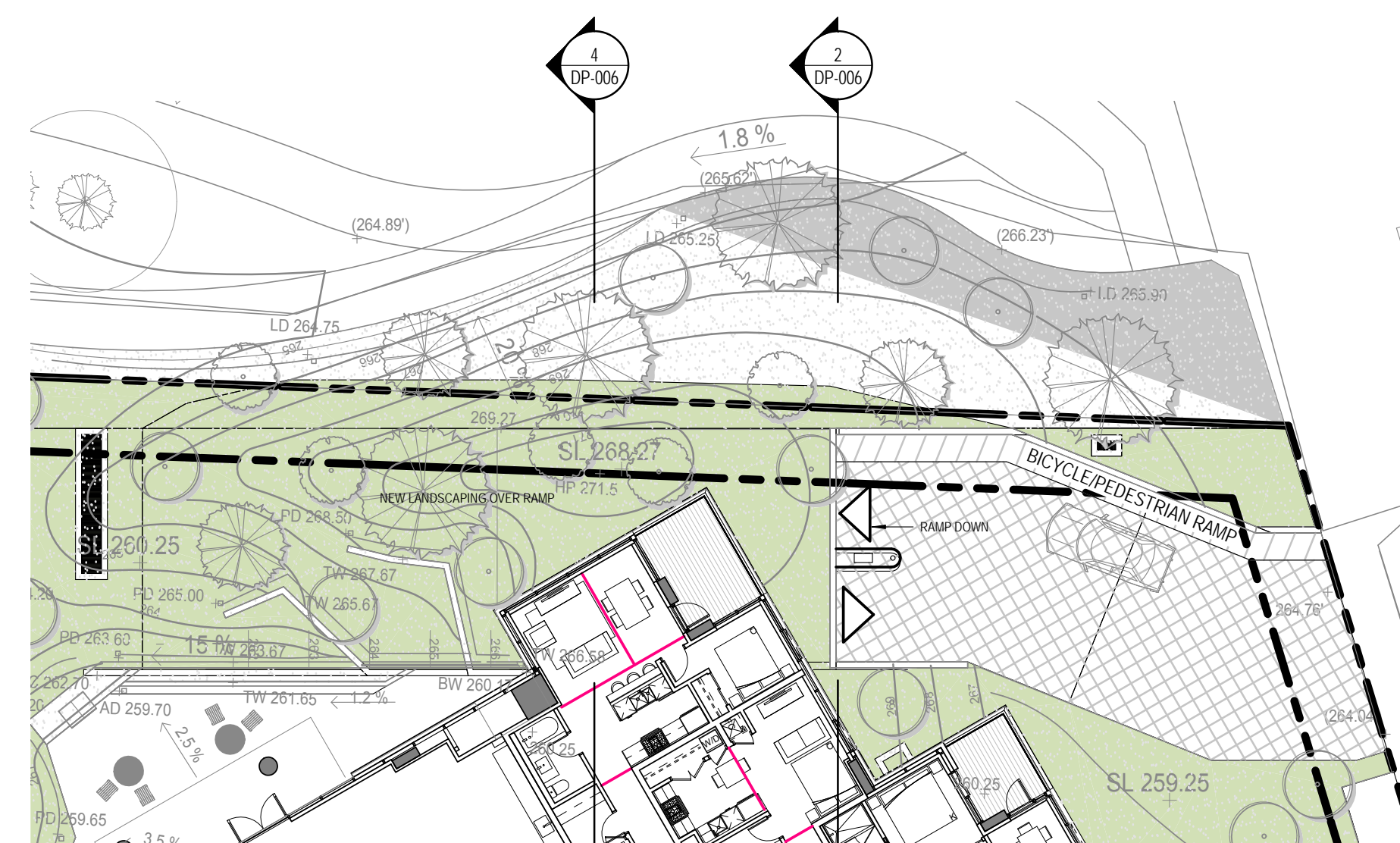
4 RAMP SECTION
1/8" = 1'-0"



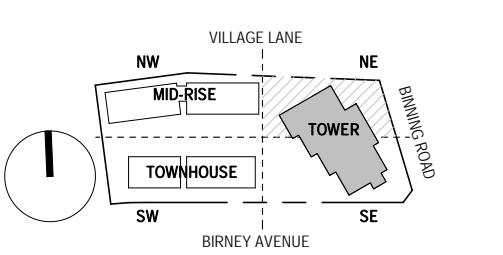
3 RAMP VIEW FROM BINNING ROAD
1/16" = 1'-0"



2 RAMP SECTION AT GATE
1/8" = 1'-0"



1 PLAN AT LEVEL 2 OVER RAMP
1/16" = 1'-0"



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VARIANCE -
LANDSCAPING OVER
RAMP AT SETBACK

DP-006

CANOPIES

Along the north-east edge of the mid-rise block, four canopies protrude into the setback by a maximum of 1'4". These canopy elements on Level 1 are located above the entry alcove and adjacent glazed opening. These architectural elements provide much needed shelter and enclosure, and should maintain a consistent depth to provide adequate weather protection.



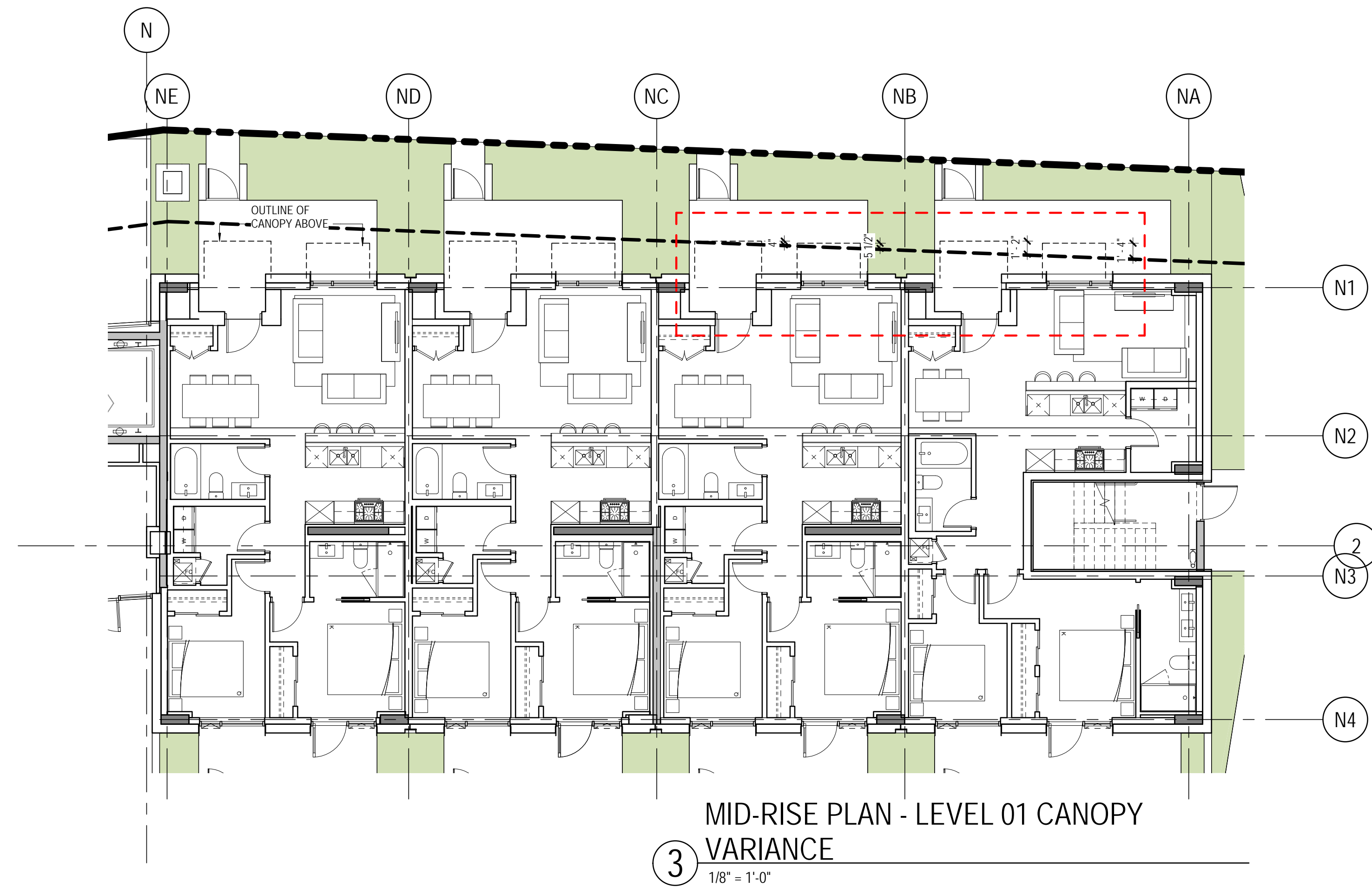
4 VIEW OF CANOPIES

BALCONIES

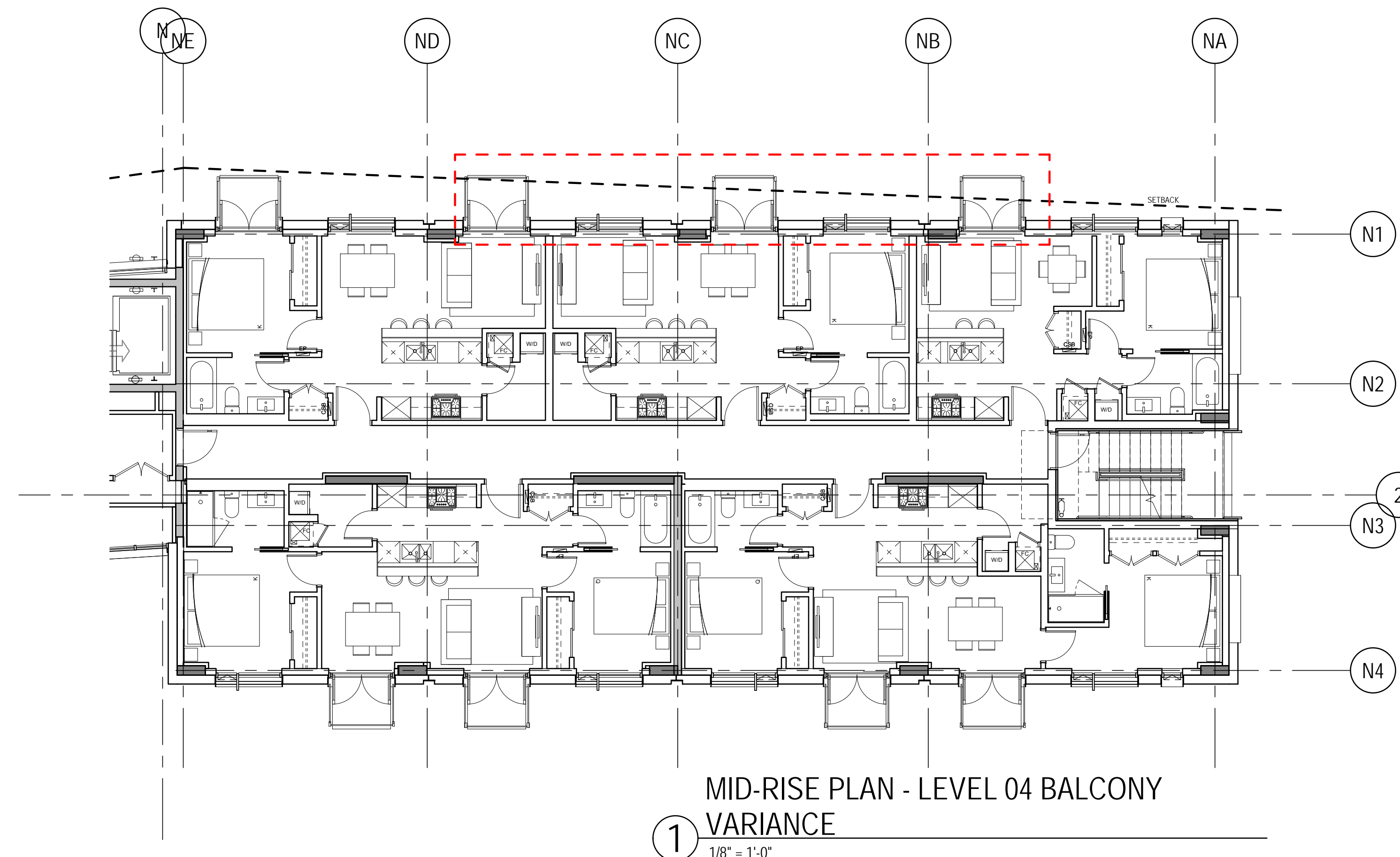
Similarly, along the north-east edge of the mid-rise block, three balconies protrude into the setback by a maximum of 2'1.5". In order to achieve a consistent architectural expression and ensure all units have an equally sized, usable balcony, all balconies should maintain the same depth. Additionally, the mid-rise has been pushed north as far as possible to maximize the size of the shared communal courtyard to the south, and to ensure that space maintains sufficient solar exposure.



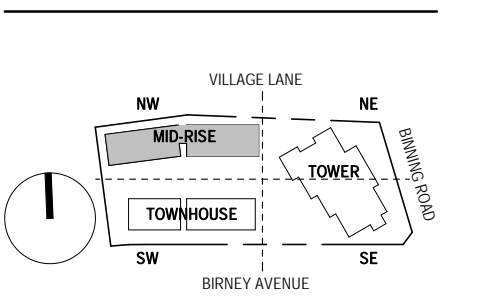
2 VIEW OF BALCONIES



3 MID-RISE PLAN - LEVEL 01 CANOPY
VARIANCE
1/8" = 1'-0"



1 MID-RISE PLAN - LEVEL 04 BALCONY
VARIANCE
1/8" = 1'-0"



IVY ON THE PARK
LOT 8

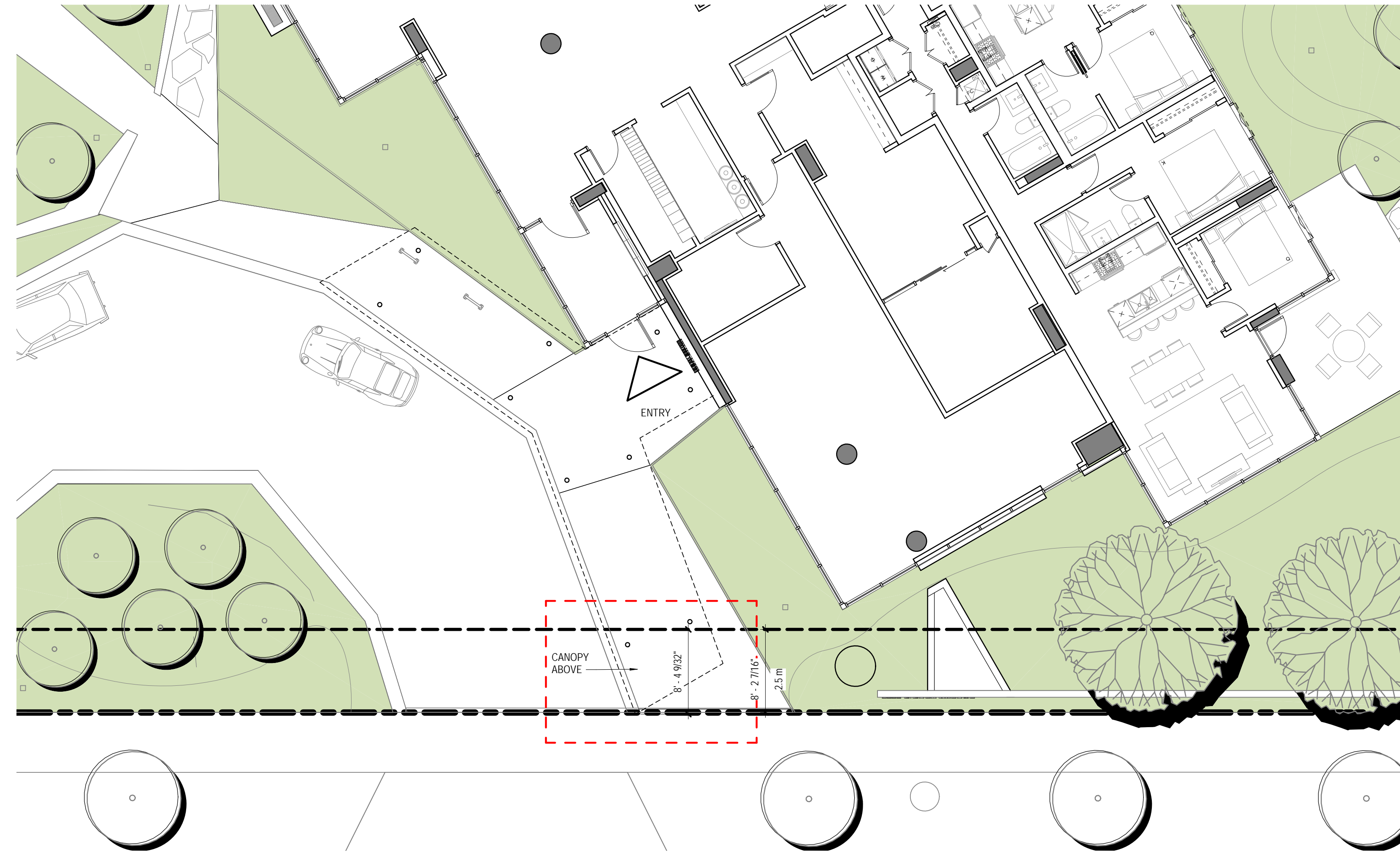
1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

VARIANCE - CANOPIES
AND BALCONIES OVER
SETBACK

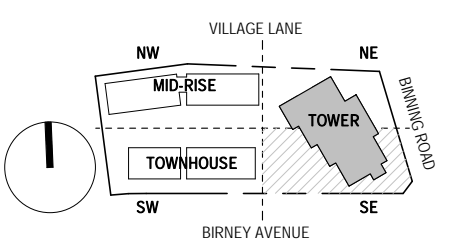
DP-007

ENTRANCE CANOPY

An expansive entrance canopy is designed to announce the front door to the tower, provide weather protection, and wayfinding. The canopy provides weather protection for pedestrians entering the site off Birney, as well as some overhang to provide cover for people exiting vehicles in the drop-off area. Integrated lighting will also aid in wayfinding and provide a welcoming entrance to guests and residents.



1 SITE PLAN CANOPY VARIANCE
1/8" = 1'-0"



IVY ON THE PARK
LOT 8

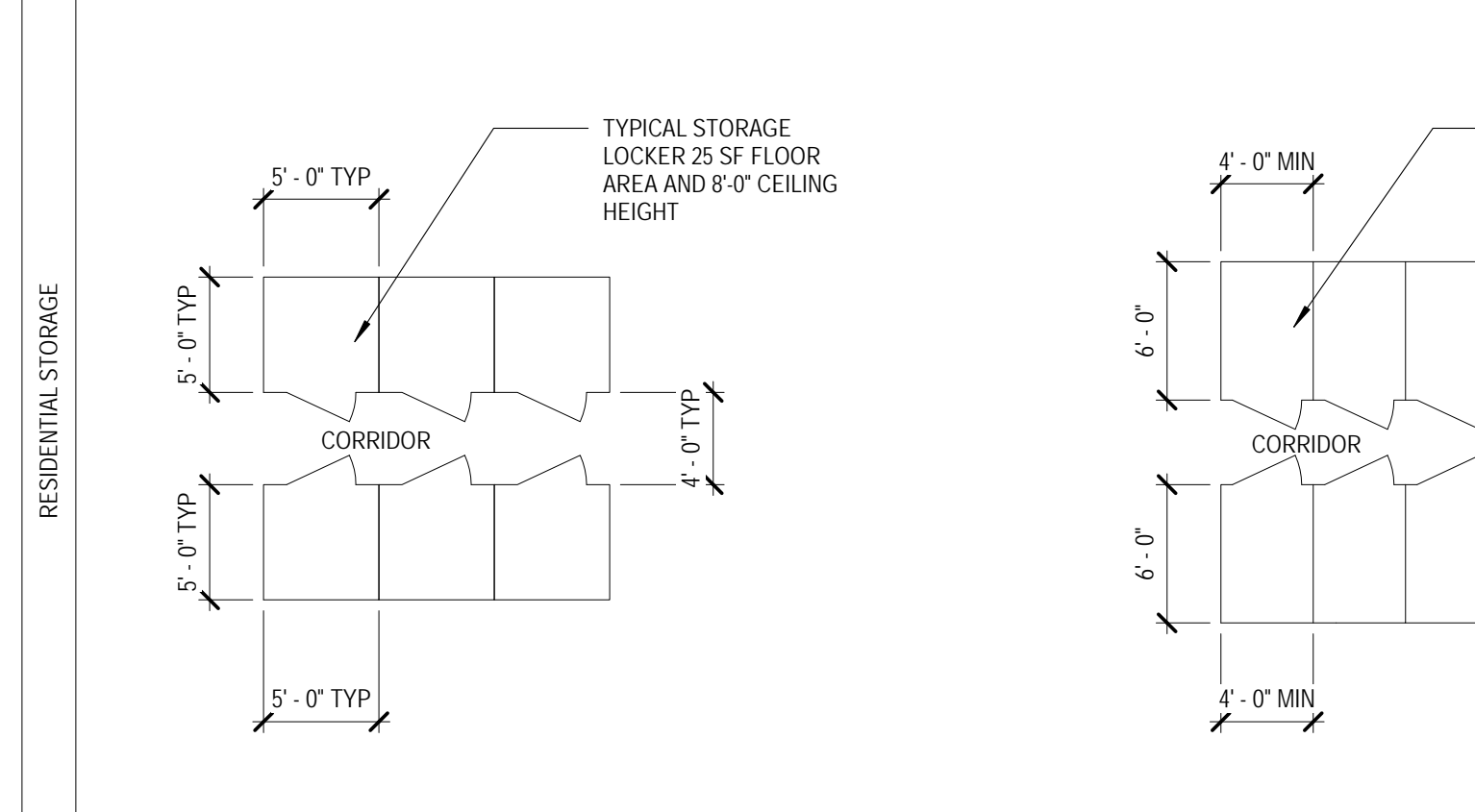
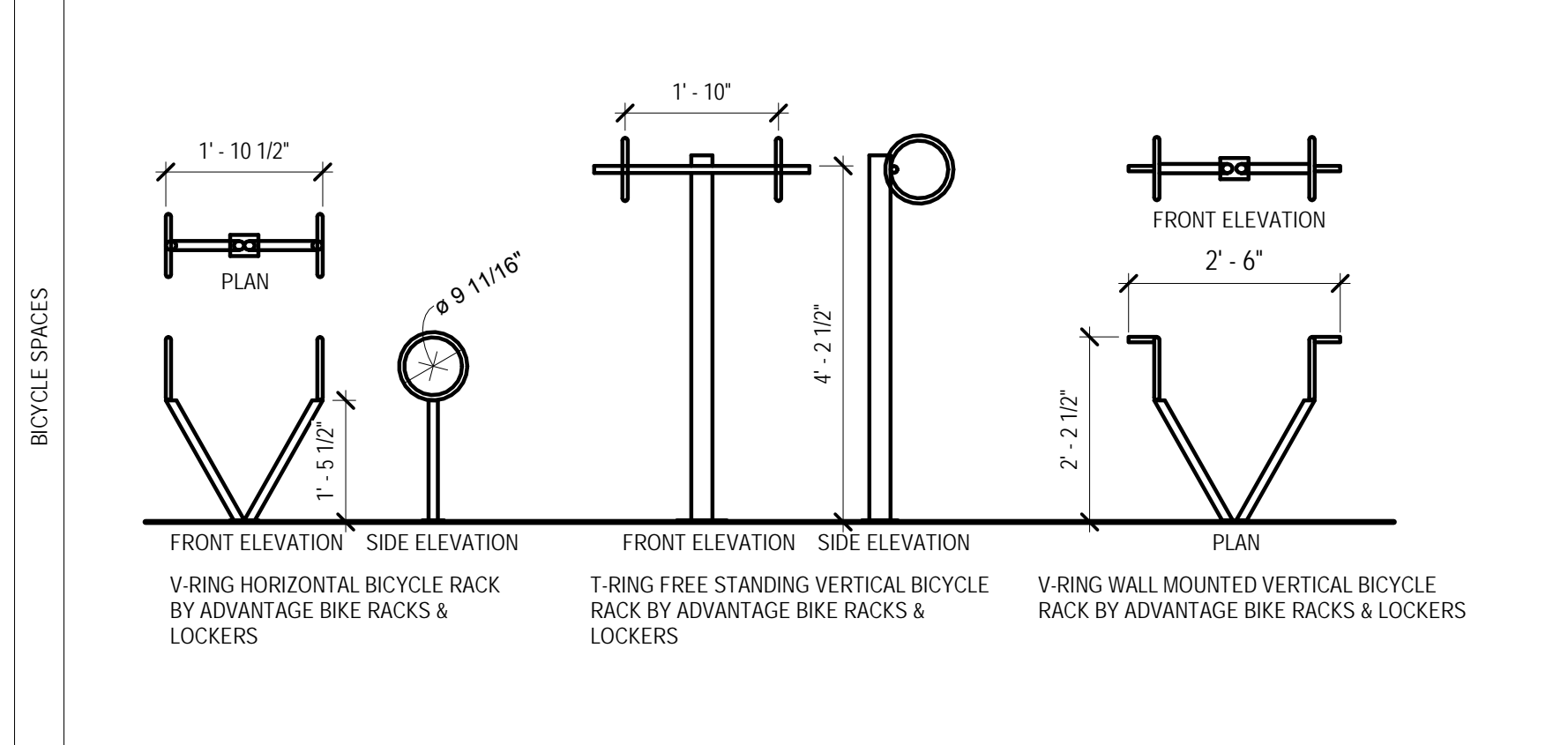
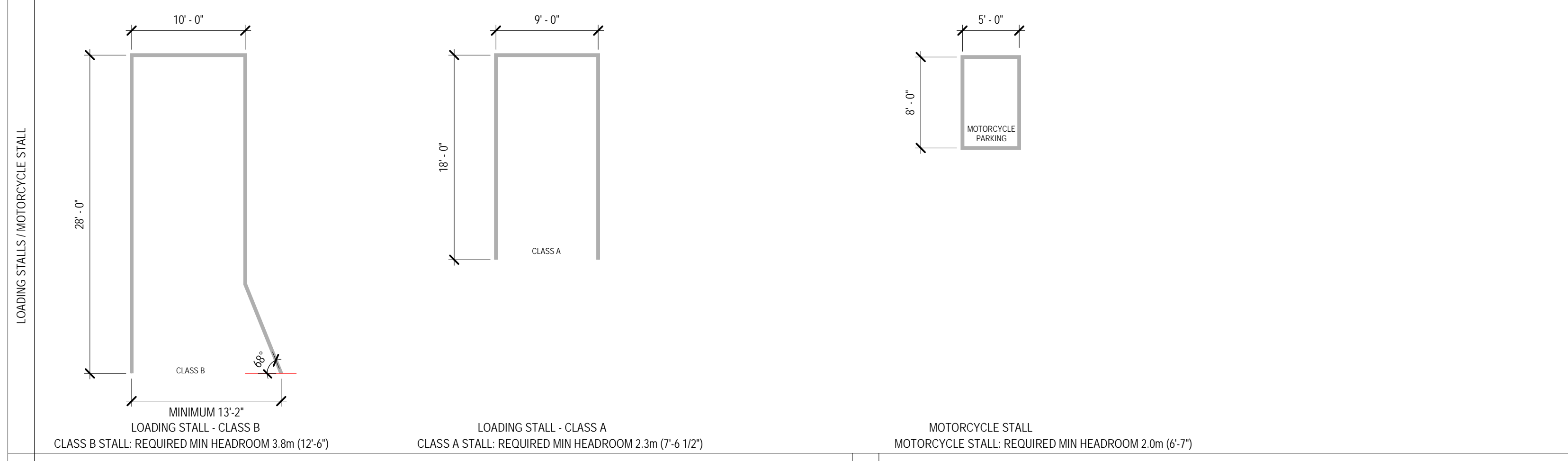
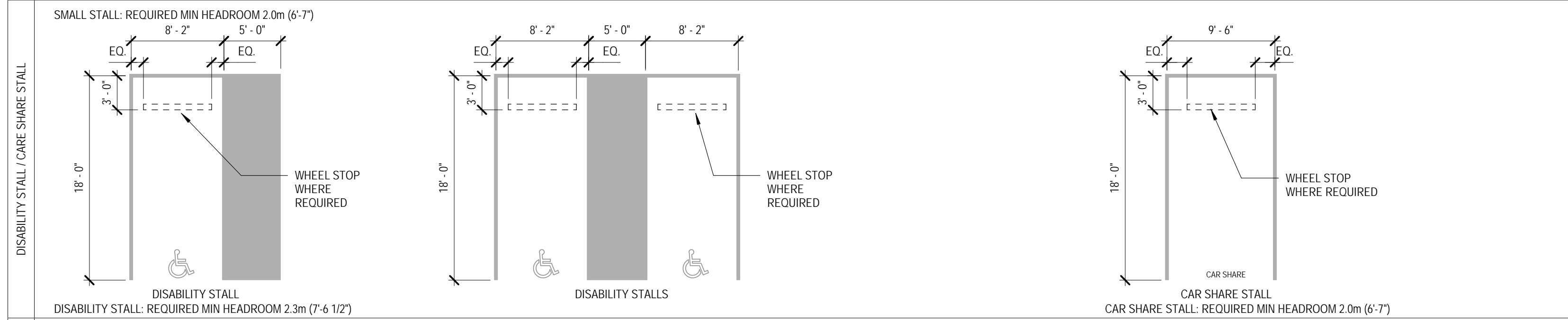
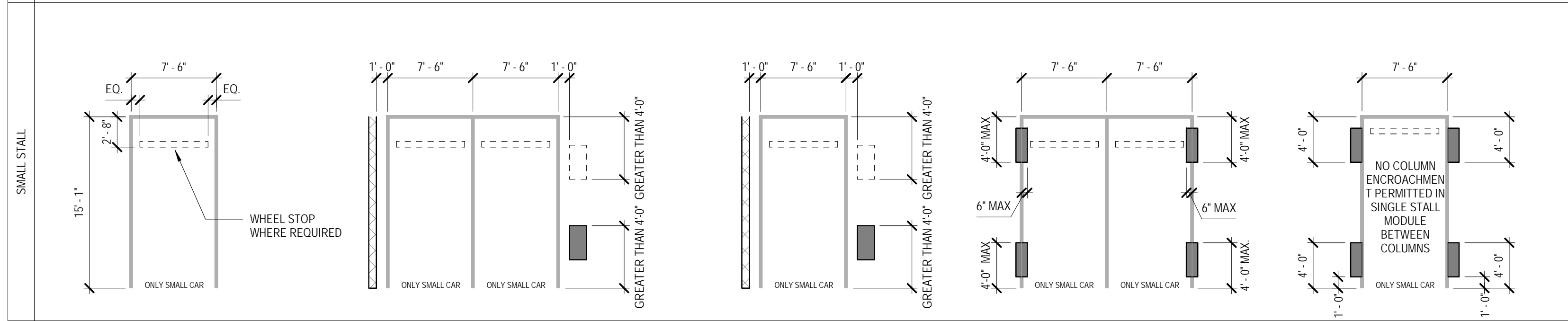
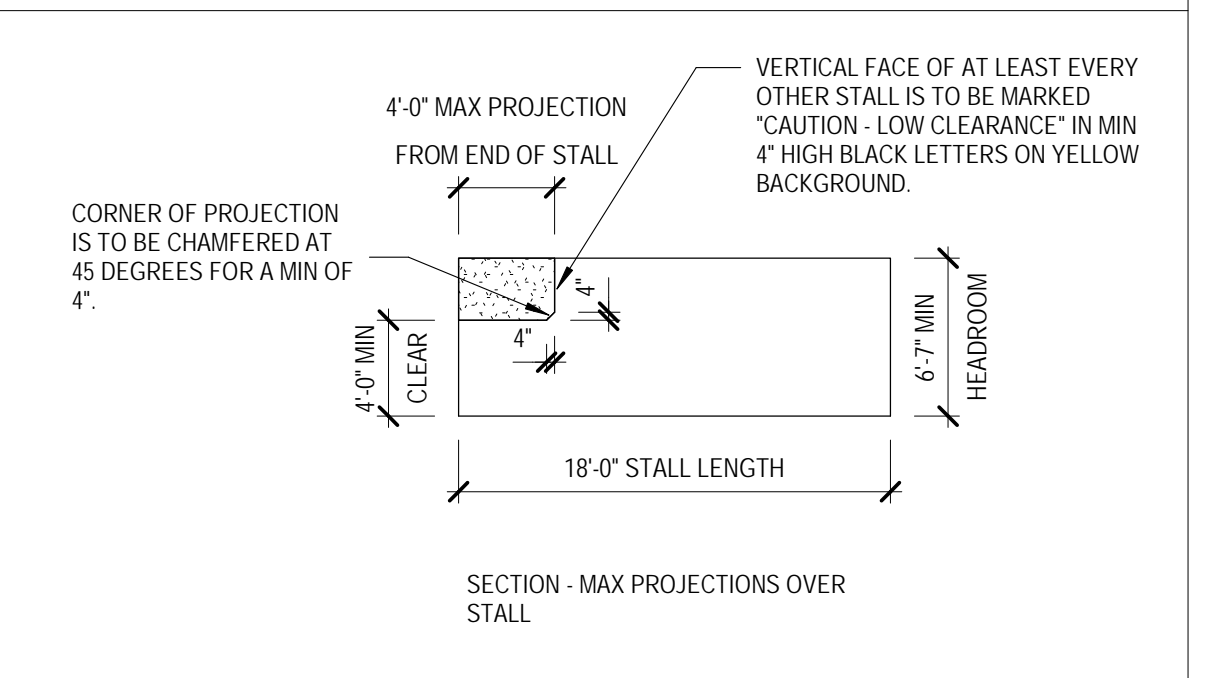
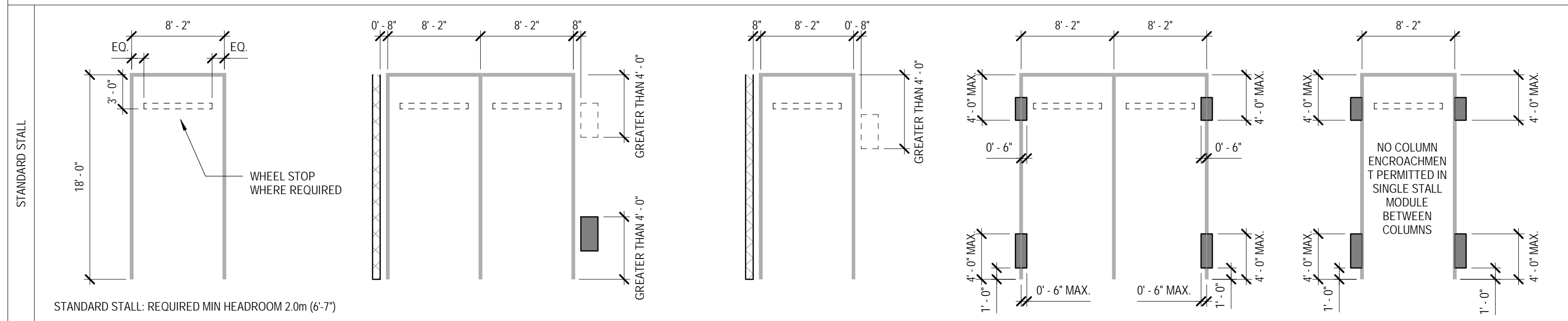
1	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
2	PRICING SET	2018-03-29
3	DP AMENDMENT SUBMISSION	2018-05-24

VARIANCE - ENTRANCE
CANOPY

DP-008

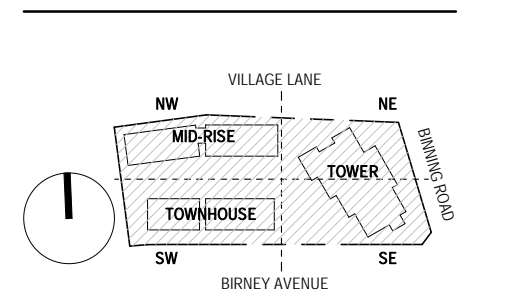
PARKING STALL / BICYCLE PARKING STALL / RESIDENTIAL STORAGE LOCKER DIMENSIONS

REFERENCE:
UBC DEVELOPMENT HANDBOOK
DECEMBER 2016



ALL RESIDENTIAL STORAGE LOCKERS TO MEET THE FOLLOWING REQUIREMENTS:

- MINIMUM SIZE OF 200 CUBIC FEET
- MINIMUM HEIGHT OF 7'-0"
- MINIMUM CLEAR HORIZONTAL DIMENSION IN ALL DIRECTIONS OF 4'-0"



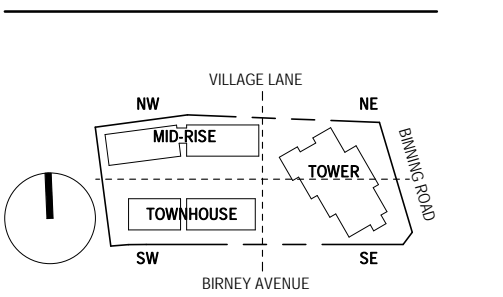
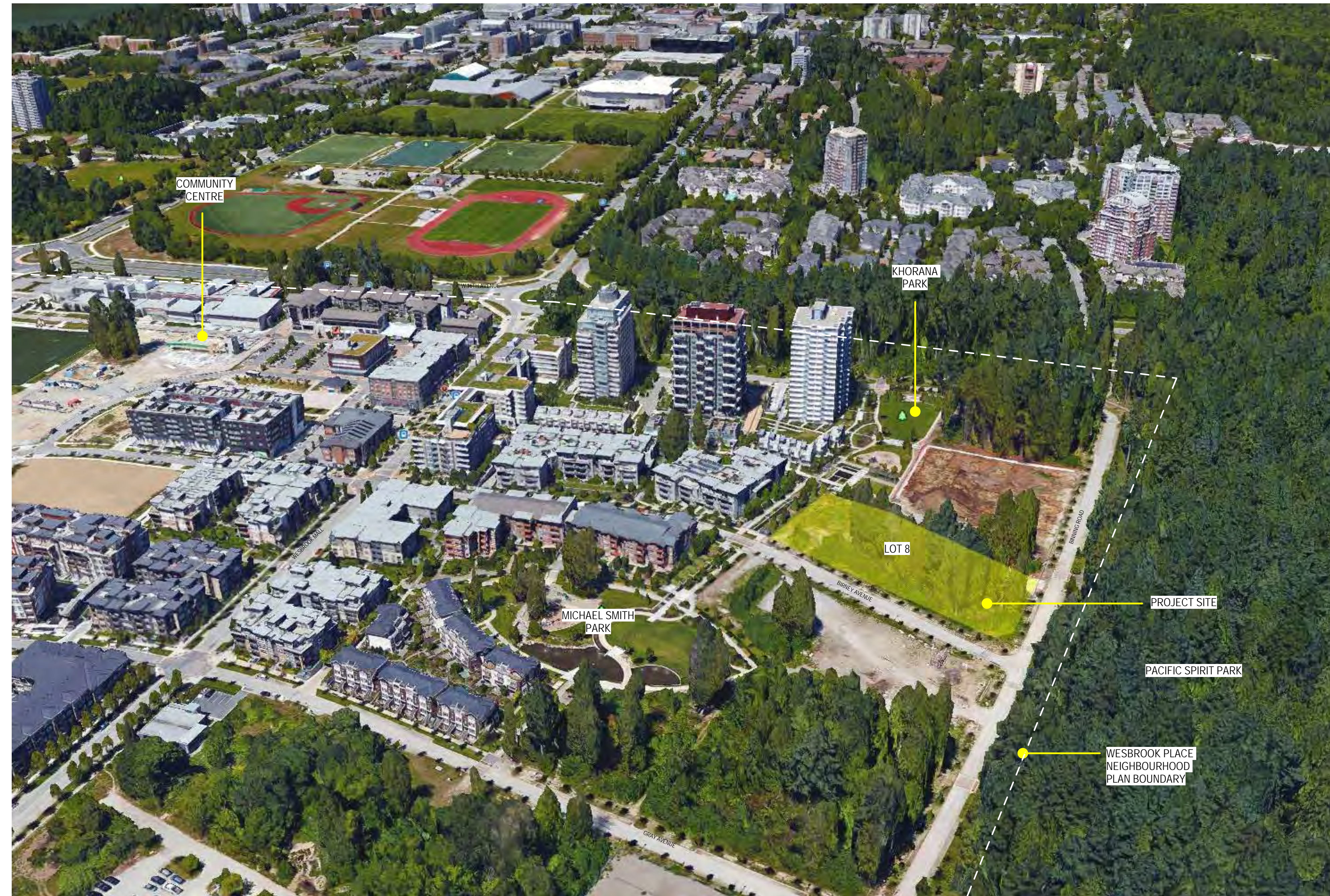
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

SITE CONTEXT - VIEW

Lot 8 at Westbrook Place is a 63,150 square foot (1.45 acres / 0.9 hectare) site at the corner of Birney Avenue and Binning Road. Located at the eastern edge of Westbrook Place, the site is bounded to the east by Pacific Spirit Regional Park, to the north by Village Lane and on the west by McCrae Lane. Grades are relatively flat, with the site sloping down by 1m from the north to south ends of the property line.

The site is surrounded by a variety of residential developments, including 2.5 storey townhouses and a 22 storey tower to the north, and a 4.5 storey midrise block and 21 storey tower to the south. Lot 8 is well connected to the amenities within Westbrook Village, with several commercial businesses, restaurants, a grocery store, and community centre all within a 5 minute walk. There are several nearby transit stops with lines connecting to other areas on campus and within Vancouver. Bike lanes exist along 16th Avenue and Westbrook Mall.

Additionally, the site is well connected to both campus and regional green space networks, providing parks, trails, greenways, green streets and pathways. Located adjacent to Pacific Spirit Regional Park, IVY ON THE PARK has access to the parks expansive trail network, as well as the multiuse trail that fits within the Green Edge of Westbrook Place. The project is also located close to Michael Smith Park, Khorana Park, and Mundel Park.



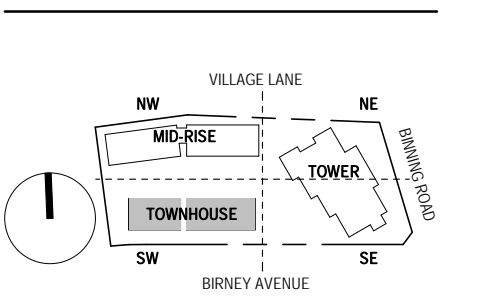
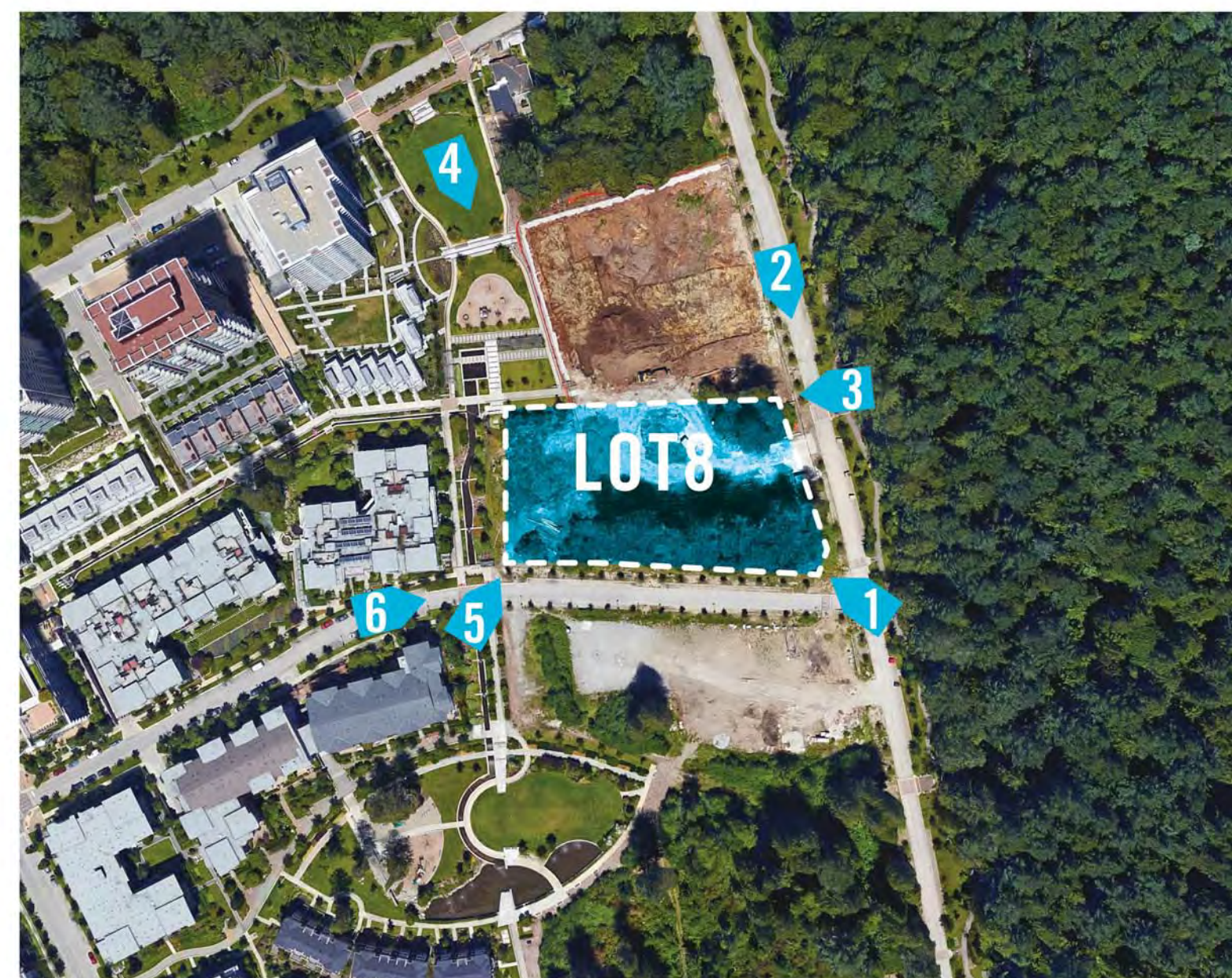
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 5 DP AMENDMENT SUBMISSION 2018-05-24

SITE CONTEXT - VIEW

DP-041

SITE CONTEXT - PHOTOS



IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

SITE CONTEXT - PHOTOS



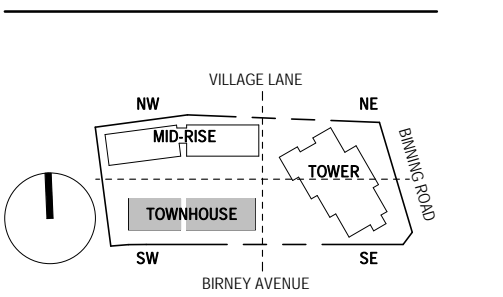
BIRNEY AVENUE



BINNING ROAD



VILLAGE LANE



IVY ON THE PARK
LOT 8

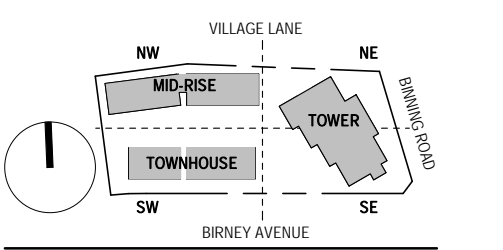
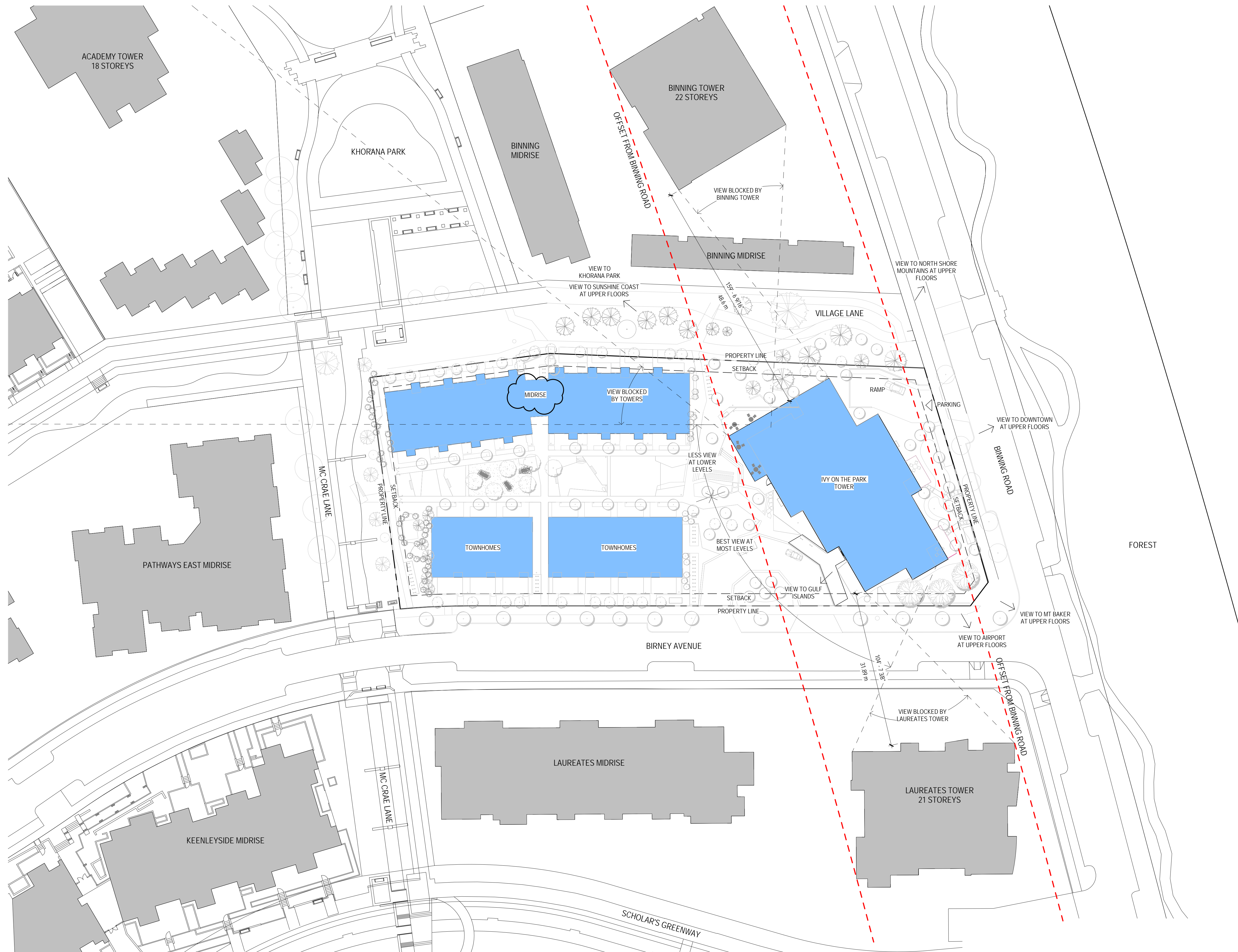
- 1. DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2. DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 3. PRICING SET 2018-03-29
- 4. DP AMENDMENT SUBMISSION 2018-05-24



MCCRAE LANE

SITE CONTEXT - STREET
ELEVATIONS

DP-043



IVY ON THE PARK
LOT 8

- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
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- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

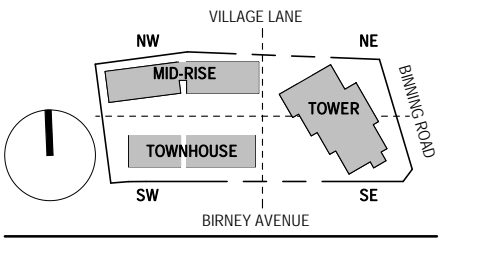
SITE CONTEXT - PLAN

1 CONTEXT PLAN
1/32" = 1'-0"



THE BIKE PATH IS SEPARATED FROM THE DRIVE AISLE WITH A ROLL CURB AND A CHANGE IN PAVEMENT PATTERN/COLOR.

EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
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- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

SITE PLAN

DP-051

1 SITE PLAN
1/16" = 1'-0"

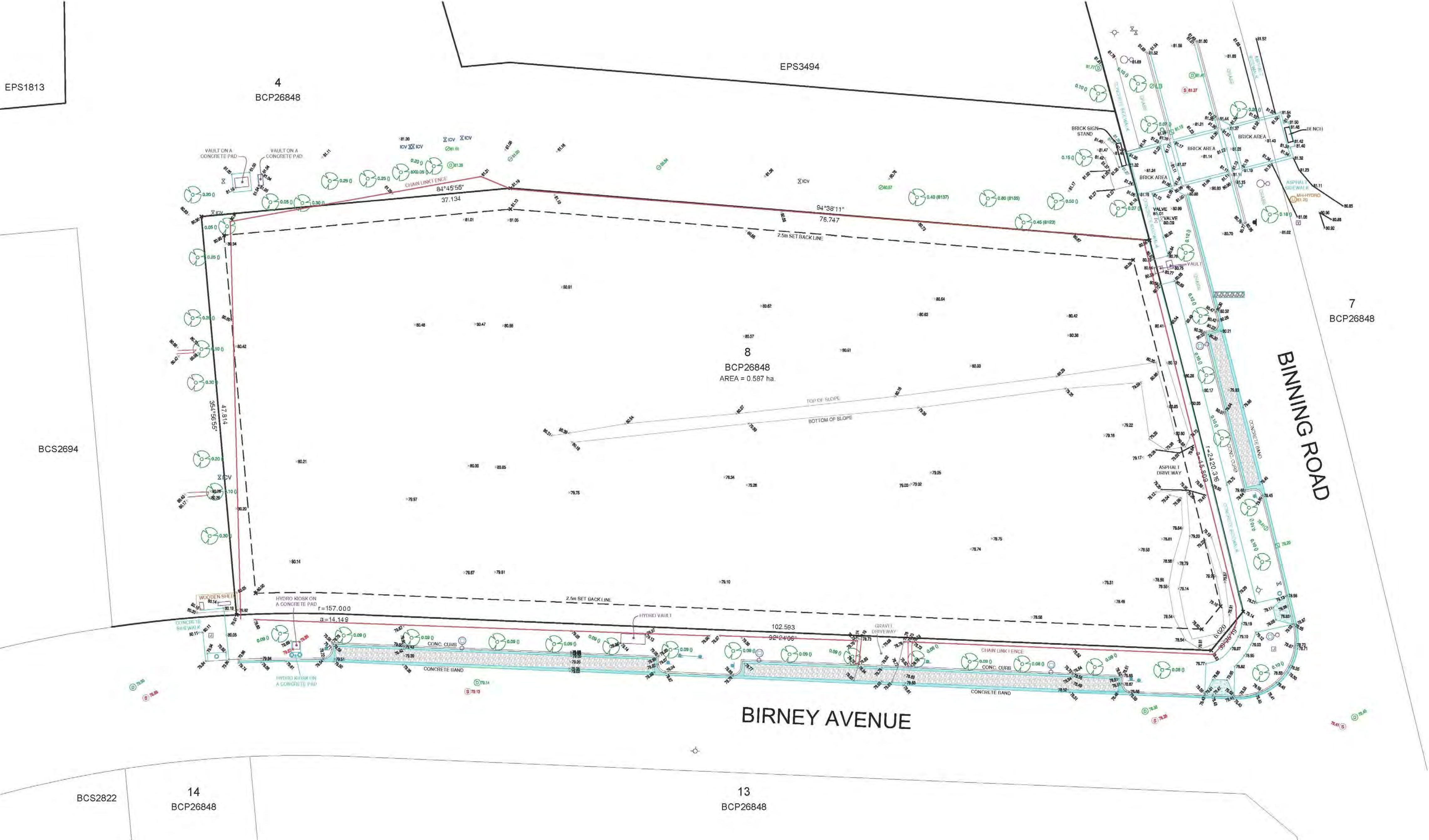
C:\Temp\A-UBC_Lot 8\DP_Master_gravenstein.rvt 2018-07-24

TOPOGRAPHIC SURVEY OF LOT 8 DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP26848



The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.



- LEGEND**
- denotes catchbasin
 - denotes drain
 - denotes drain manhole
 - denotes sewer manhole
 - denotes water valve
 - denotes irrigation control valve
 - denotes hydrant
 - denotes junction box
 - denotes streetlight davit
 - denotes bollard
 - denotes sign
 - denotes fence
 - denotes top of bank
 - denotes bottom of bank
 - denotes edge of pavement
 - denotes edge of gravel
 - denotes gravel sublayer
 - denotes letdown
 - denotes spot elevation
 - denotes tree and diameter
 - denotes property line

Date of Field Survey: 21, September, 2017

Elevations are to geodetic datum, derived from City of Vancouver geodetic control monument 02H2464. Published Elevation = 4.846 m.

Vertical Datum CGVD28 (HTV2.0).

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

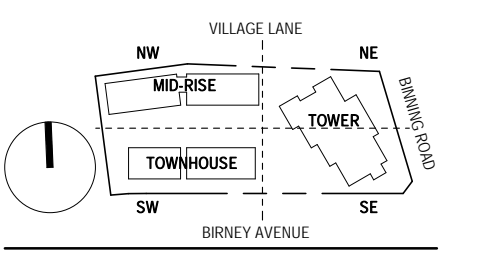
This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

PARCEL IDENTIFICATION NO:
026-658-177

CIVIC ADDRESS:
5638 BIRNEY AVENUE, VANCOUVER, BC

CLIENT:
WALL FINANCIAL CORPORATION

TITLE SUBJECT TO:
NO EXISTING CHARGES, LIENS AND INTERESTS.



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
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- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

SITE SURVEY

DP-052

wsp

WSP Surveys (BC) Limited Partnership
390-45 Richmond Street, New Westminster, BC
T: 604-522-4651 www.wspgroup.com

PROJECT
LOT 8, BCP26848

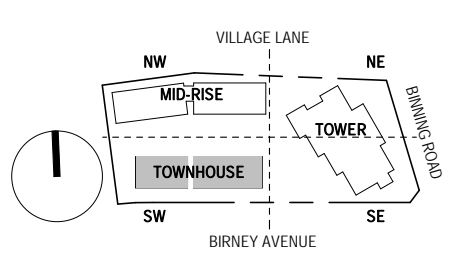
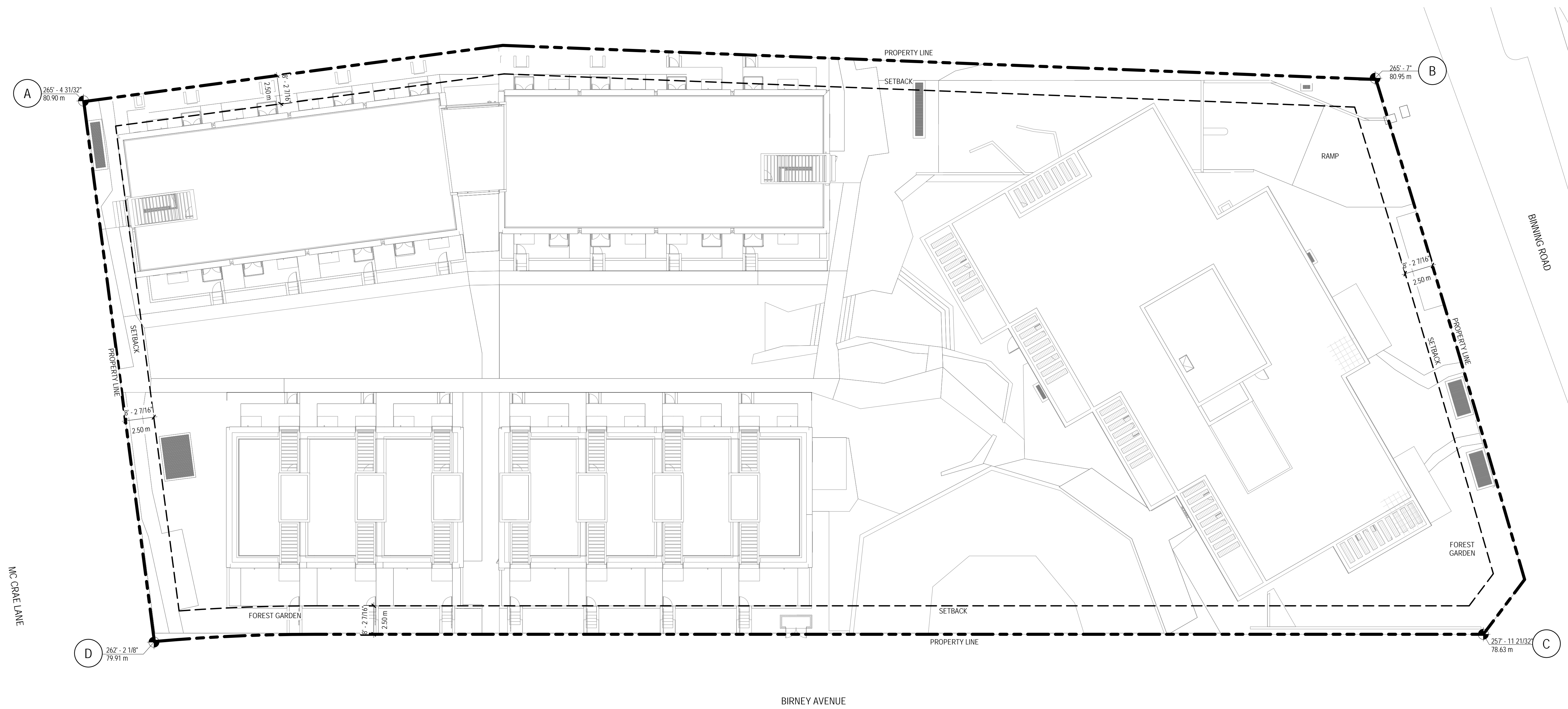
PROJECT REF.
SHEET TITLE
TOPOGRAPHIC SURVEY PLAN

DRAWN	DATE	CHECKED	SCALE
JM	2017-02-24	JT	1:250

SHEET NO.
171-13109-00-000-00-SSDSI001-R1

© WSP 2017

Rev No.	Date	Comment
1	2017-12-13	additional topo information added



IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

BASE SURFACE
CALCULATION PLAN

DP-053

1 BASE SURFACE CALCULATION PLAN
1/16" = 1'-0"

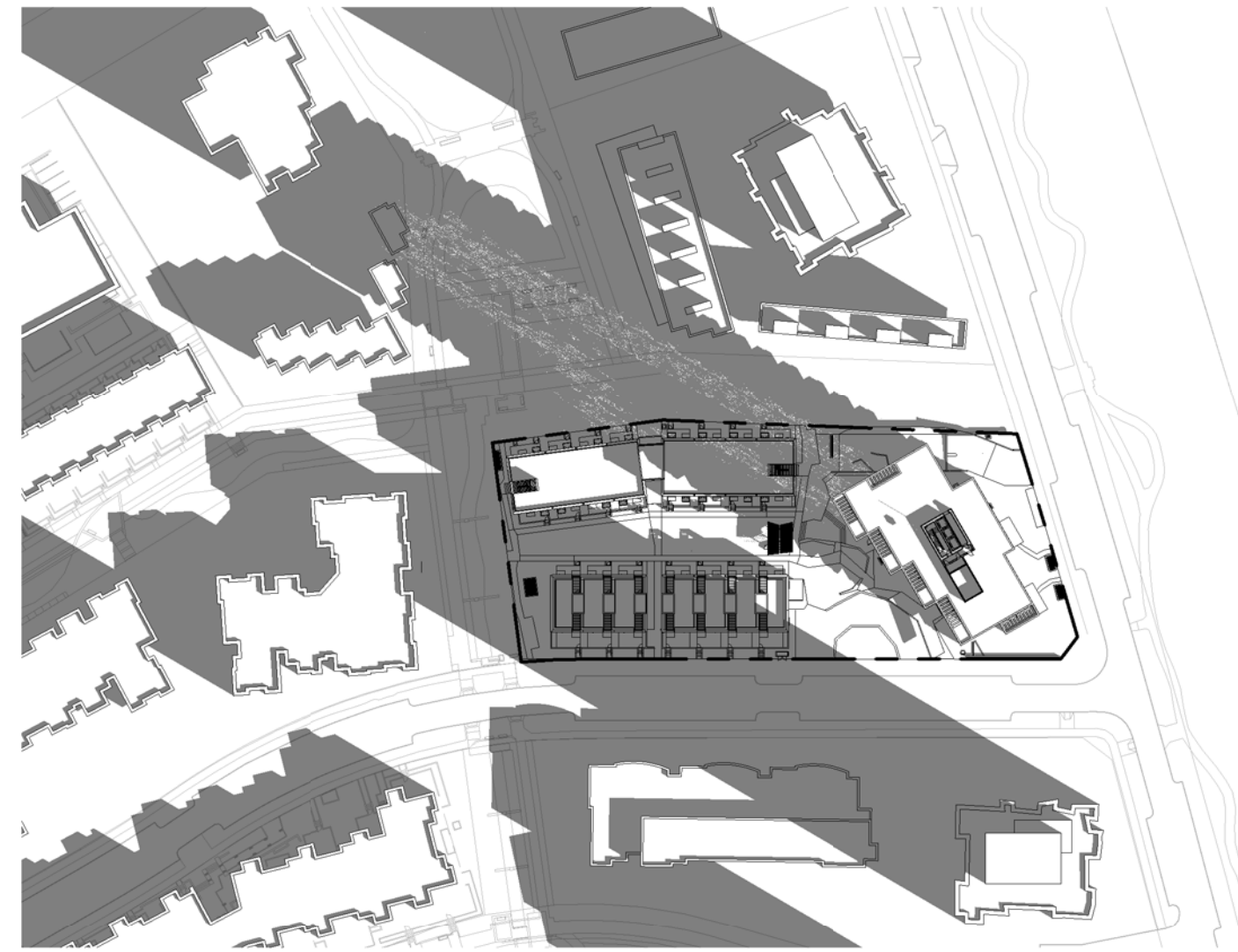
BASE SURFACE CALCULATION OF BUILDING HEIGHT

$$= \frac{(A+B+C+D)}{4}$$

$$= \frac{(80.90M + 80.95M + 78.63M + 79.91M)}{4}$$

$$= 80.10M = 262' - 9 1/2"$$

← BASE ELEVATION POINT TO MEASURE OVERALL BUILDING HEIGHT



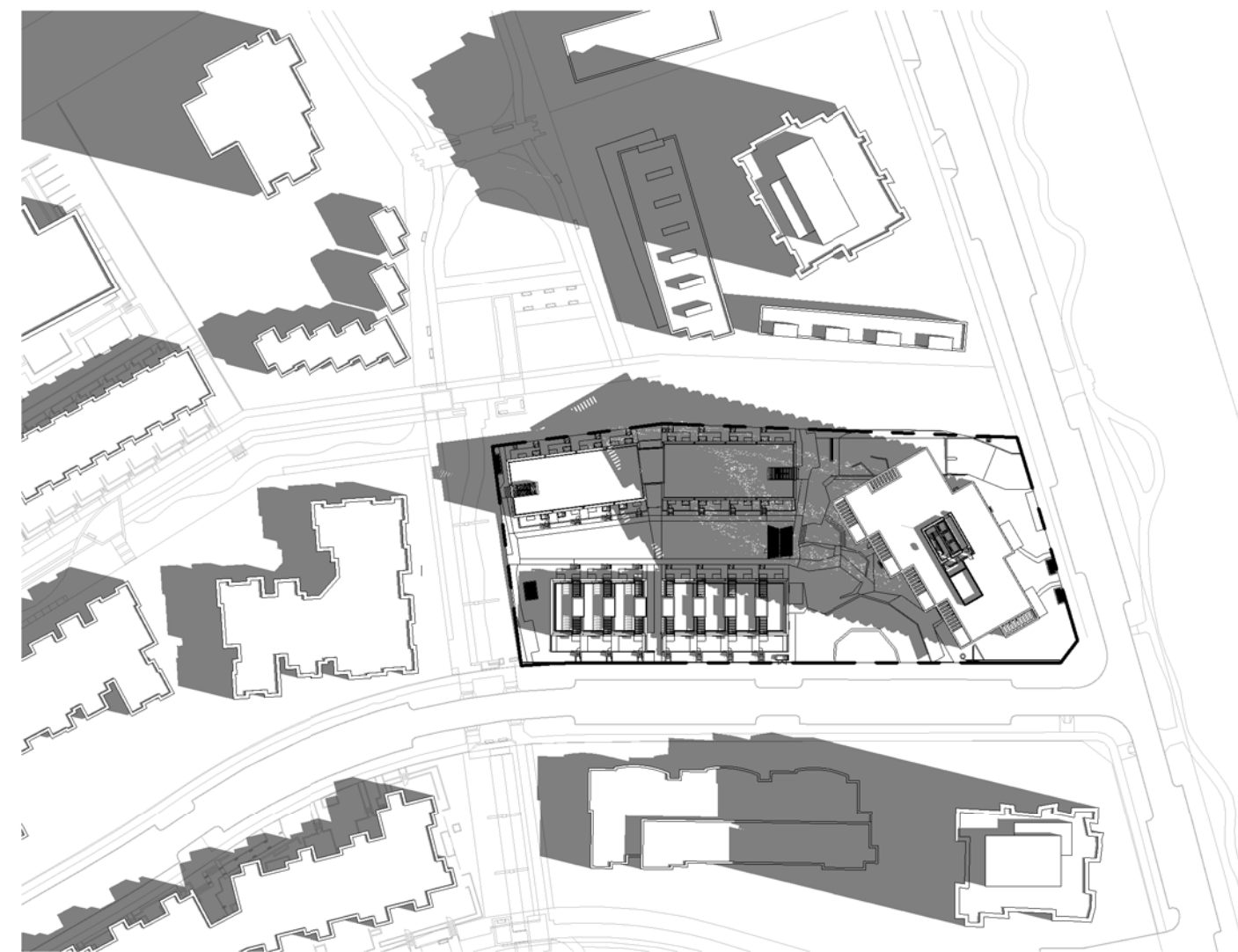
① SHADOWS - SPRING EQUINOX 10AM
1:1440



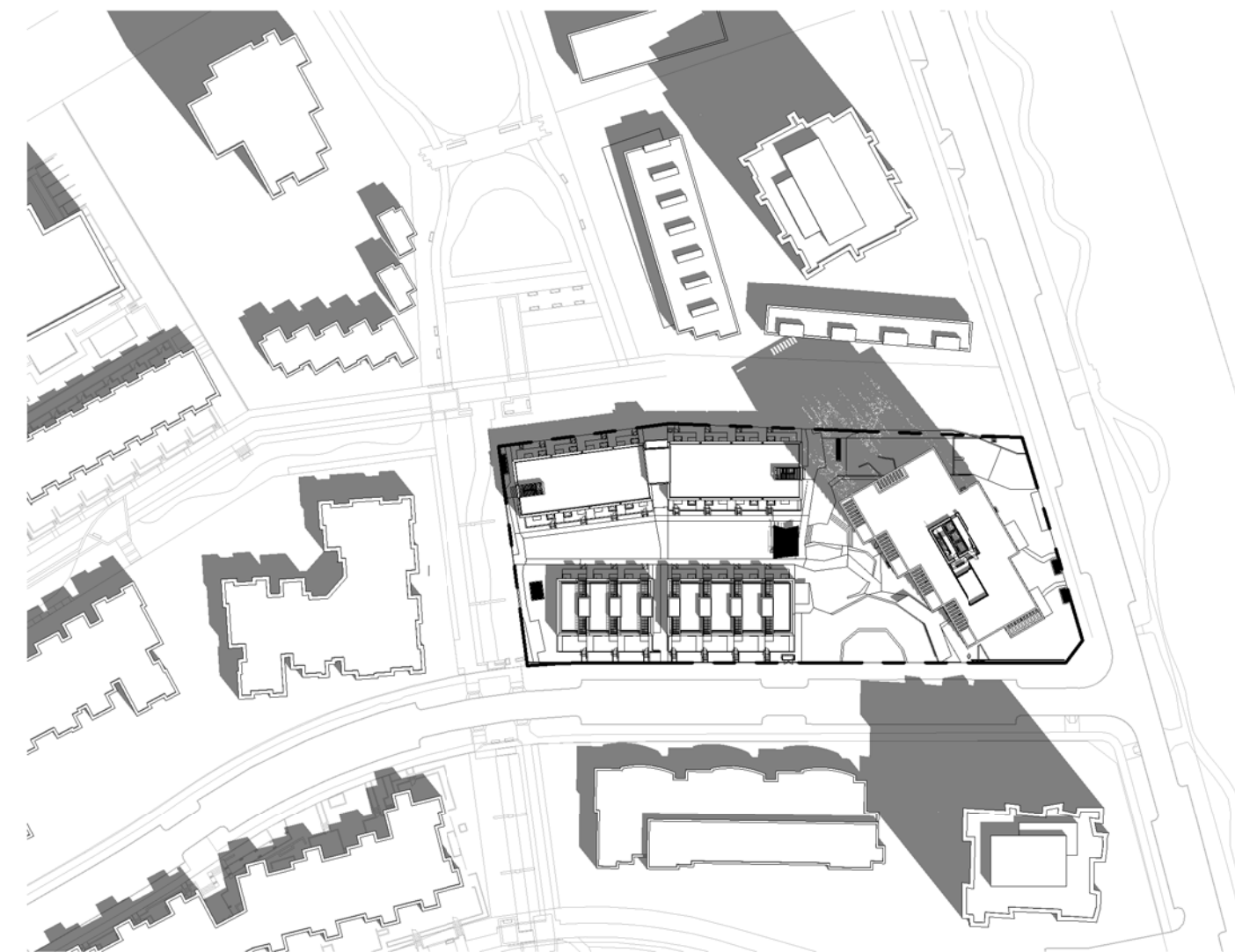
② SHADOWS - SPRING EQUINOX 12PM
1:1440



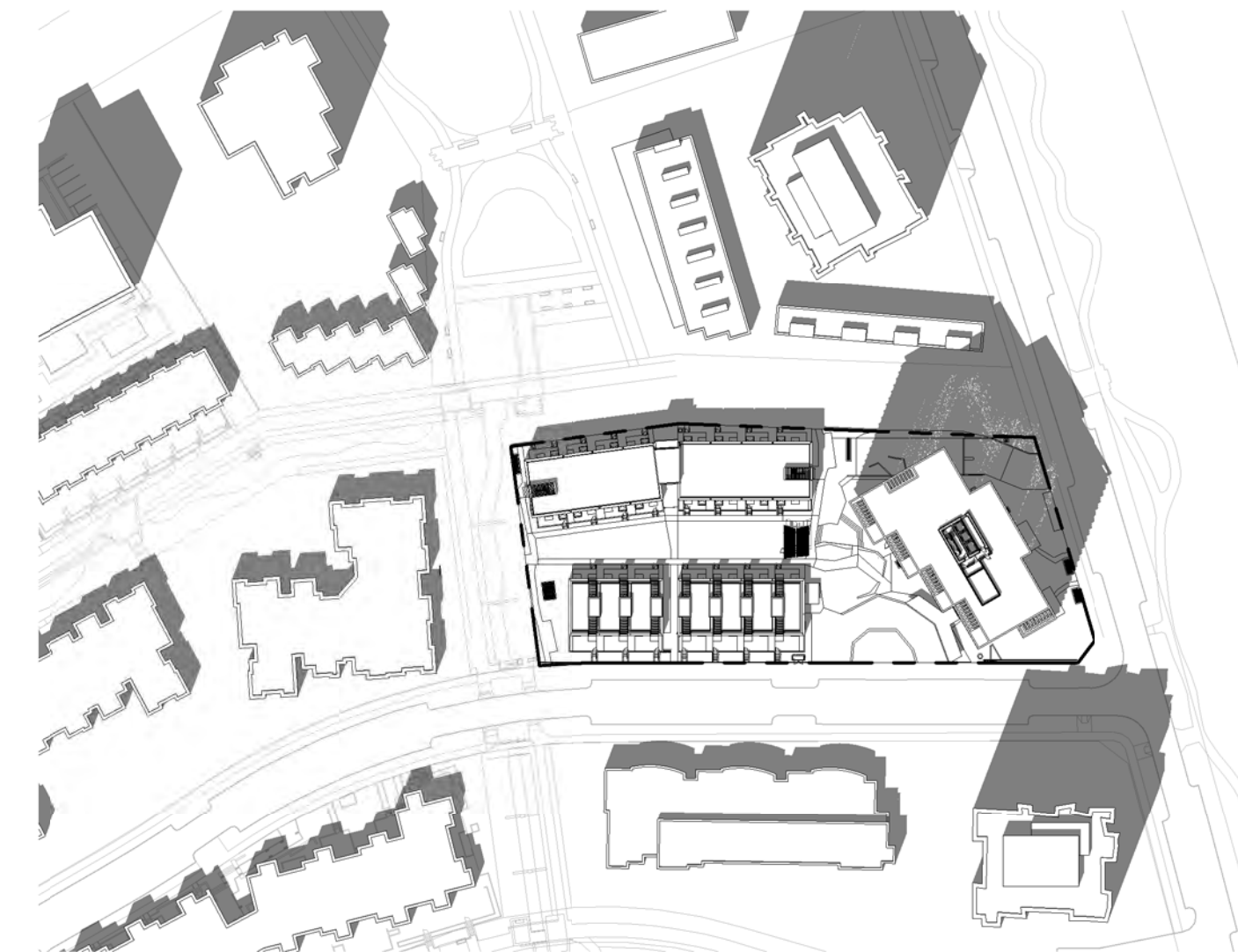
③ SHADOWS - SPRING EQUINOX 2PM
1:1440



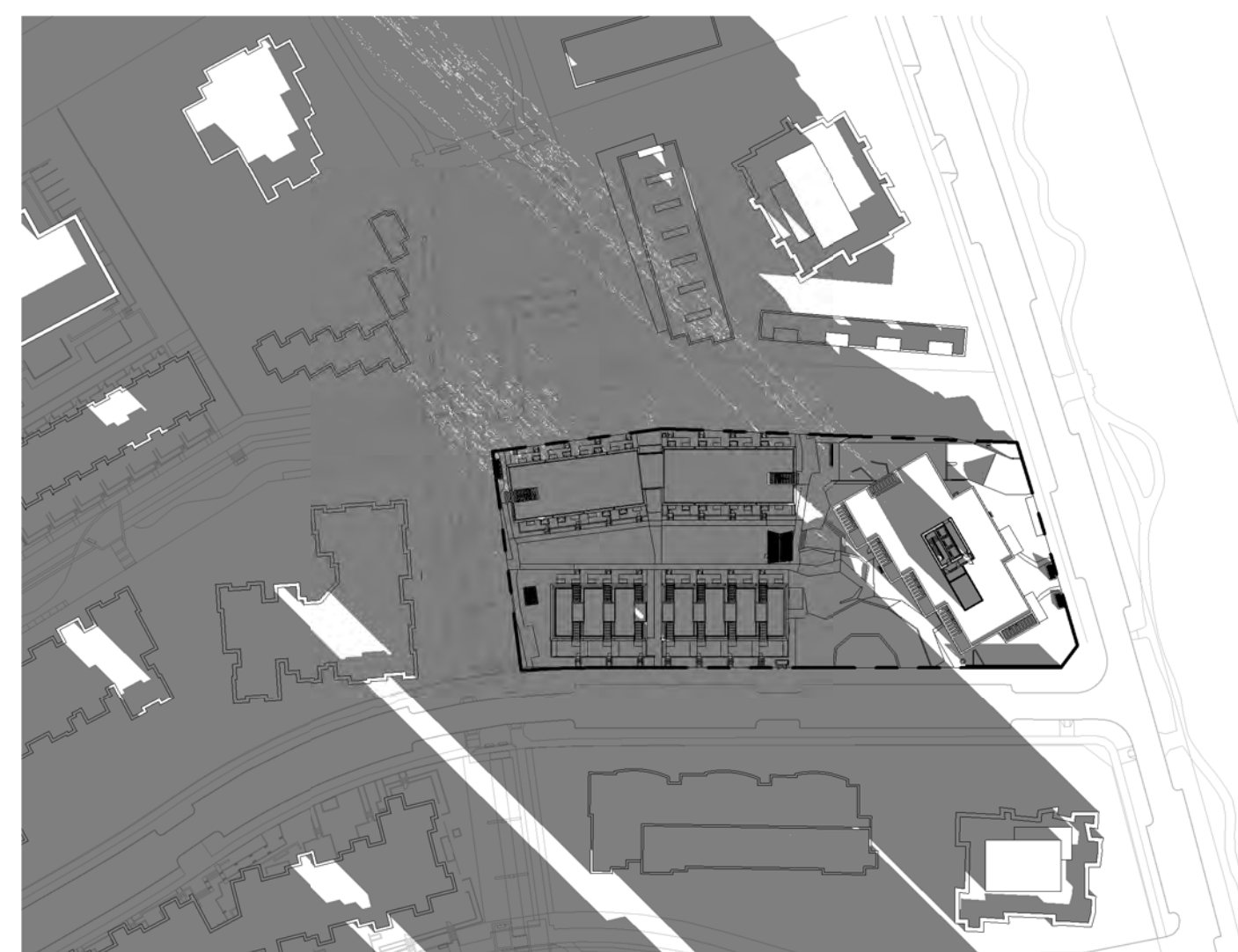
④ SHADOWS - SUMMER SOLSTICE 10AM
1:1440



⑤ SHADOWS - SUMMER SOLSTICE 12PM
1:1440



⑥ SHADOWS - SUMMER SOLSTICE 2PM
1:1440



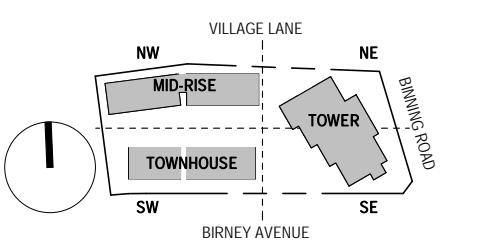
⑦ SHADOWS - WINTER SOLSTICE 10AM
1:1440



⑧ SHADOWS - WINTER SOLSTICE 12PM
1:1440



⑨ SHADOWS - WINTER SOLSTICE 2PM
1:1440

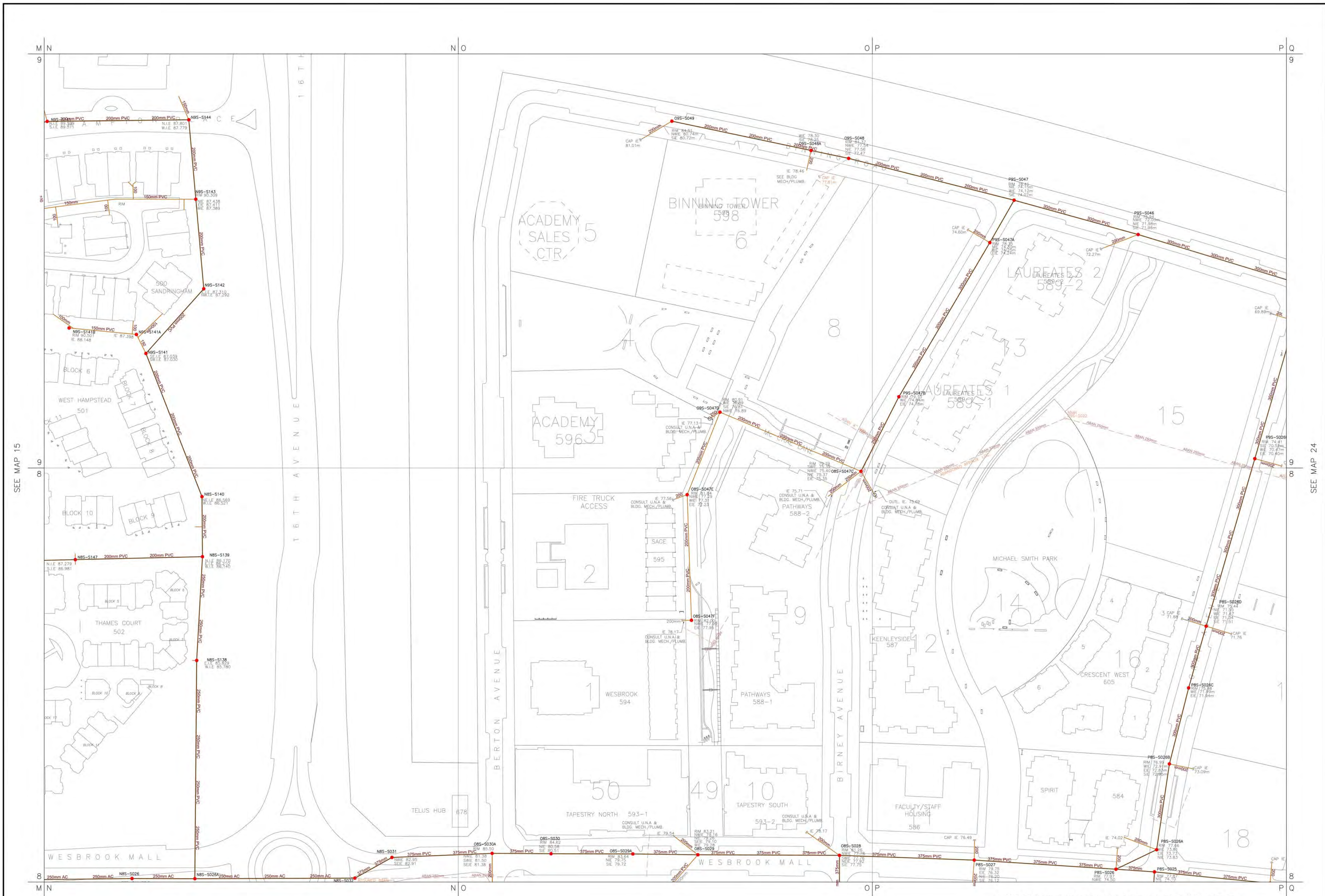


IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

SHADOW STUDY

DP-054

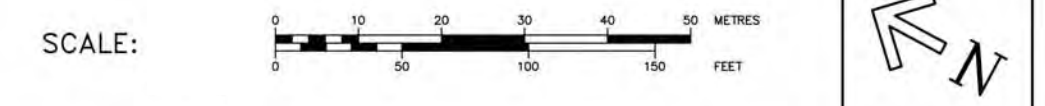


NOTE: When converting metric to imperial elevations include 91.62 feet to the Imperial geodetic base. For details refer to UBC Monuments Plan-Standard No.01-01

NO	DESCRIPTION	DATE	BY
6	WESBROOK PLACE PH1 EAST	OCT. 2/07	DCB
7	WESBROOK PLACE PH1 EAST, REVISED WITH ROADWORK	JUNE 3/09	DCB
8	PARKS AT WESBROOK PLACE PH1 EAST	APRIL 13/11	DCB
9	TAPESTRY N & S SERVICE	APRIL 14/11	DCB
10	BINNING TWR, ACADEMY, WESBK, PATHK, KEENL, SPIRIT, CRESET.	OCT 4/16	DCB

SECTOR INDEX			
NORTH	4	5	12
NORTH	3	6	11
NORTH	2	7	10
NORTH	1	8	9
WEST	13	14	23
WEST	12	15	22
WEST	11	16	21
WEST	10	17	20
WEST	9	18	19

The University of British Columbia
Energy and Water Services



SANITARY **22**

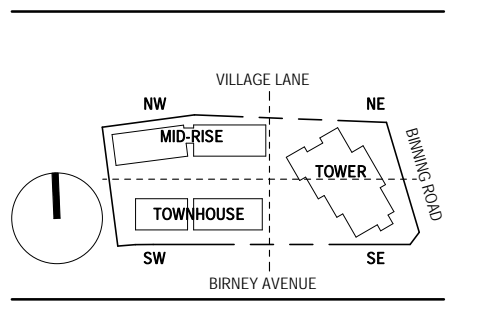
THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

REVISED TO LATEST DATE

SEE MAP 15

SEE MAP 21

SEE MAP 24



IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 3 PRICING SET 2018-03-29
- 4 DP AMENDMENT SUBMISSION 2018-05-24

UTILITY PLAN - SANITARY

DP-061



SEE MAP 15

SEE MAP 24

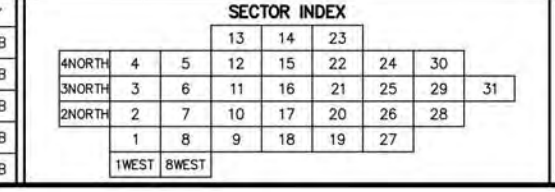
SEE MAP 21

NOTE: When converting metric to imperial elevations include 91.62 feet to the imperial geoidic base.
For details refer to UBC Monuments Plan - Standard No.01-01

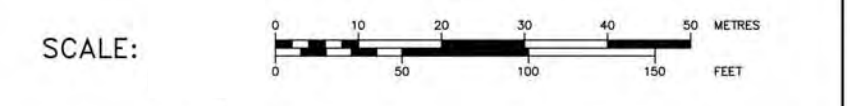
THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

NO	DESCRIPTION	DATE	BY
11	DETAILED DRAINAGE OF SC PARKS - SMITH/KHORANA, GREEN STS	SEPT 6/12	DCB
12	BINNING, ACADEMY, WESBK, PATHW, KEENEY, SPIRIT, CRESENT	OCT 6/16	DCB
8	KHORANA & SMITH PARKS AT WESBROOK PLACE PH1 - EAST	APRIL 7/11	DCB
9	16TH AVE ROUNDABOUT	APRIL 13/11	DCB
10	TAPESTRY N & S SERVICE	APRIL 14/11	DCB

SECTOR INDEX	
NORTH	4 5 12 15 22 24 30
EAST	3 6 11 16 21 25 29 31
SOUTH	2 7 10 17 20 26 28
WEST	1 8 9 18 19 27

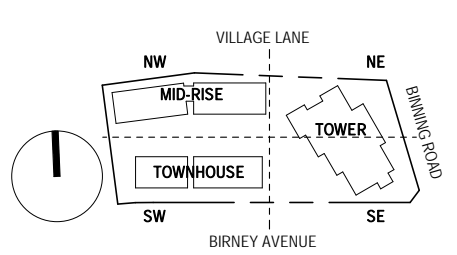


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STORM

22

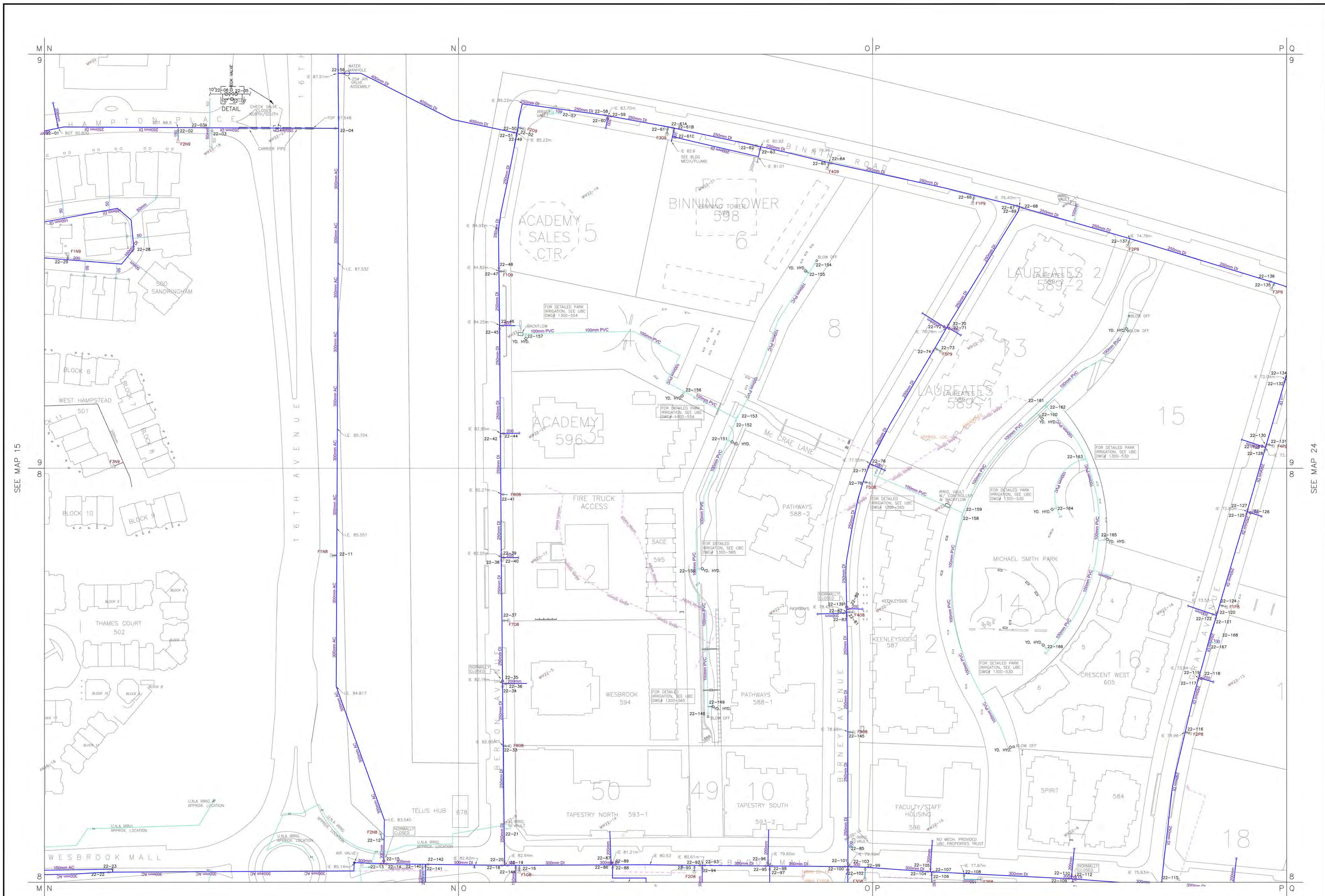


IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 3 PRICING SET 2018-03-29
- 4 DP AMENDMENT SUBMISSION 2018-05-24

UTILITY PLAN - STORM

DP-062



THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

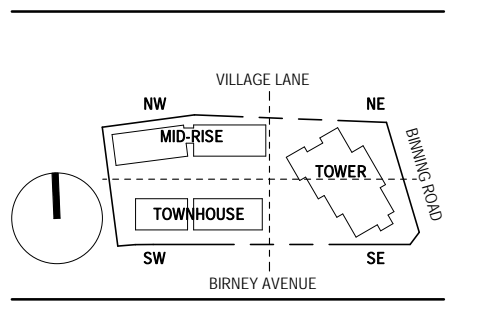
NO	DESCRIPTION	DATE	BY
6	WESBROOK PLACE PH EAST - REVISED WITH ROADWORK	JULY 28/09	DCB
7	KHORANA & SMITH PARKS AT WESBROOK PL PH EAST	MAR 7/11	DCB
8	WESBROOK PLACE KHORANA & SMITH PARKS IRRIGATION	SEPT 7/12	DCB
9	BINNING, ACADEMY, WESBK, PATHWAY, KEENLEY, SPIRIT, CRES.	OCT. 3/16	DCB
5	WESBROOK PLACE PH	SEPT 28/07	DCB

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SCALE:

WATER

SECTOR
22



IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 3 PRICING SET 2018-03-29
- 4 DP AMENDMENT SUBMISSION 2018-05-24

UTILITY PLAN - WATER

DP-063

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2018-07-23



THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

NOTE: When converting metric to imperial elevations include 91.62 feet to the imperial geodetic base. For details refer to UBC Monuments Plan - Standard No.01-01

LEGEND: CATHODIC PROTECTION test stations symbols

- A anode
- B test station
- FTS flush test station
- FFS flush test station
- FTS flush test station
- CTS cast iron test station

NO	DESCRIPTION	DATE	BY
16	TAPESTRY N & S SERVICE, GAS YELLOW	MAR 17/16	DCB
17	BINNING, ACADEMY, WESBK, KEENLY, SPIRIT, CRESENT	OCT 5/16	DCB
13	WESBROOK PLACE PH1-EAST TERASEN GAS LINES & TRIUMF LINE	JAN 15/09	DCB
14	UPDATED TERASEN LINES @ WESBK PL PH1-EAST & TRIUMF LINE	AUG 21/09	DCB
15	TERASEN REGULATOR PIT 16TH AVE	JAN 28/10	DCB

SECTOR INDEX	
NORTH	4 5 13 14 23
EAST	3 6 11 18 21 25 29 31
SOUTH	2 7 10 17 20 26 28
WEST	1 8 9 18 19 27

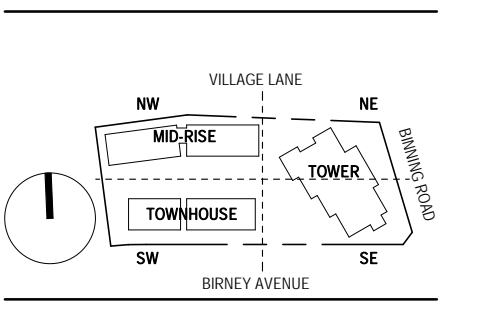
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Energy and Water Services

SCALE: 0 10 20 30 40 50 METRES
0 30 60 90 120 150 FEET

SEE MAP 21

GAS

SECTOR 22



IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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UTILITY PLAN - GAS

DP-064



NOTE: When converting metric to imperial elevations include 91.62 feet to the imperial geodetic base.
For details refer to UBC Monument - Plan Standard No.01-01

REVISÉ TO LATEST DATE

NO	DESCRIPTION	DATE	BY
16	BOH SERVICE TO BINNING, ACADEMY, WESBROK, SPIRIT, CRESENT	OCT 6/16	DCB
12	WESBROOK PLACE PH1 EAST BOYHYDRO (INFO ONLY) AND TELCOM	AUG 27/09	DCB
13	TELUH HUB @ WESBROOK/ BERTON, VARIOUS HYDRO PRELIM.	JAN 19/10	DCB
14	BC HYDRO AS-BUILT DWGS FOR WESBROOK PH1 EAST	APR 7/10	DCB
15	SERVICE TO SAGE	JULY 8/15	DCB

SECTOR INDEX

	13	14	23
NORTH	4	5	12
SOUTH	3	6	11
WEST	1	8	9
EAST	18	19	27

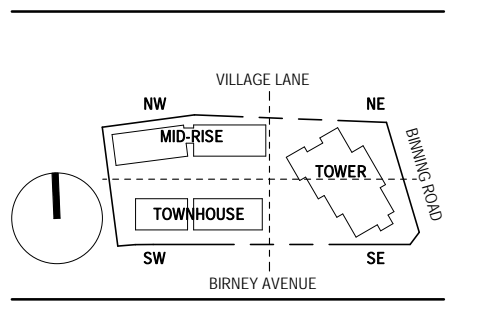
The University of British Columbia
Energy and Water Services

SCALE:

ELECTRICAL

(EXCLUDING STREET LIGHTS)

SECTOR
22

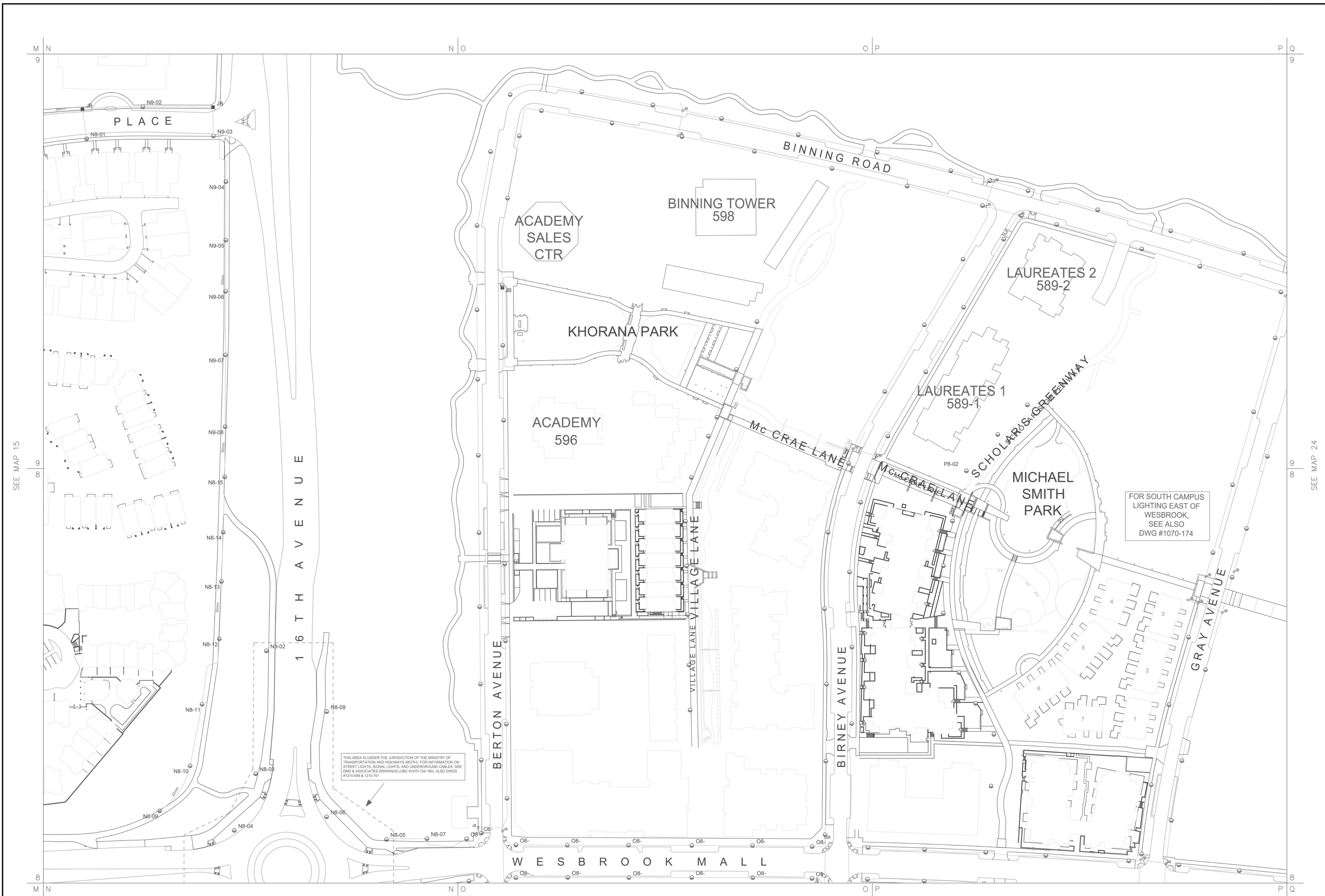


IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 2 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 3 PRICING SET 2018-03-29
- 4 DP AMENDMENT SUBMISSION 2018-05-24

UTILITY PLAN -
ELECTRICAL

DP-065

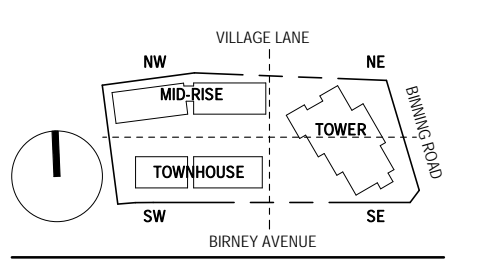


SEE MAP 15

SEE MAP 24

THIS AREA IS UNDER THE JURISDICTION OF THE MINISTRY OF TRANSPORTATION AND HIGHWAYS (MOTHS) FOR INFORMATION ON STREET LIGHTS, SIGNAL LIGHTS, AND UNDERGROUND CABLES, SEE DMG & ASSOCIATES DRAWINGS (SRC #1070-164-160), ALSO DWGS #1210-689 & 1210-701

FOR SOUTH CAMPUS LIGHTING EAST OF WESBROOK, SEE ALSO DWG #1070-174



IVY ON THE PARK
LOT 8

- 1 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
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- 4 DP AMENDMENT SUBMISSION 2018-05-24

UTILITY PLAN - STREET LIGHTS

DP-066

REVISED TO LATEST DATE

NO	DESCRIPTION	DATE	BY
6	WESBROOK PLACE PARKS LIGHTING	APR 6/11	HGH
7	KHORANA & MICHAEL SMITH PARKS LIGHTING	APR 21/11	HGH
8	STREETLIGHT UPDATE DWG. 1070-190	08 AUG 16	EL
4	WESBROOK PLACE PHASE 1 EAST	OCT 14/09	HOW
5	ROUNDABOUT INFORMATION DWG. 1070-162	JAN 20/10	DCB

		EAST									
		13	14	23							
NORTH	4	5	12	15	22	24	30				
EAST	3	6	11	16	21	25	29	31			
SOUTH	2	7	10	17	20	26	28				
WEST	1	8	9	18	19	27					

The University of British Columbia
Infrastructure Development

FOR REFERENCE ONLY



STREET LIGHTS

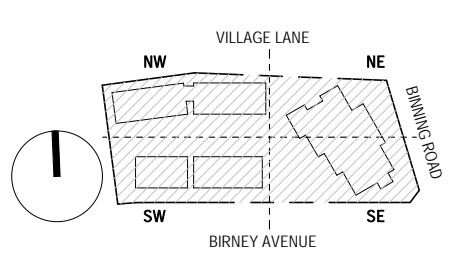
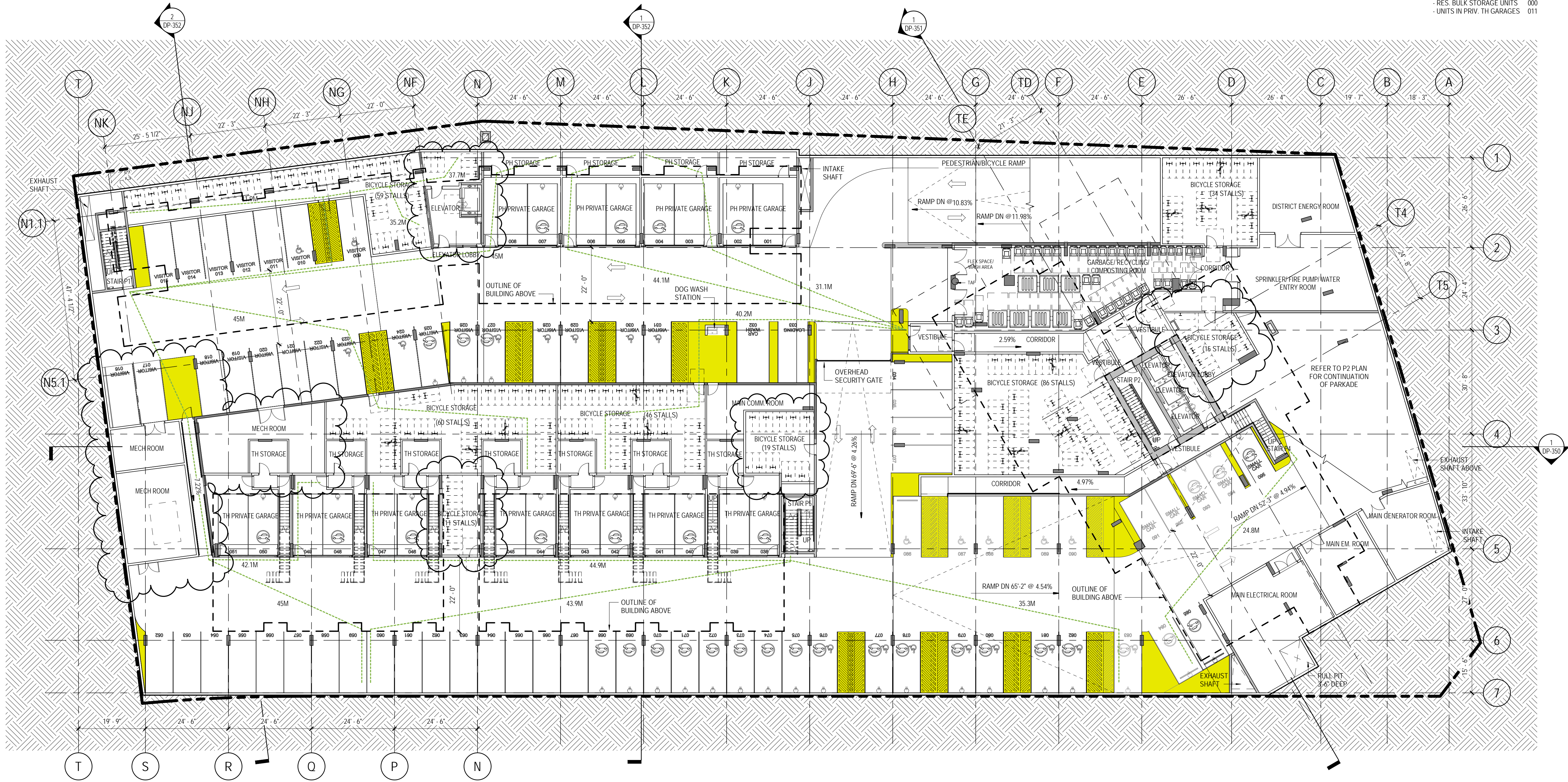
22

NOTE: When converting metric to imperial elevation include 91.62 feet to the imperial geodetic base.
For details refer to UBC Monument Plan Standard No.01-01

SEE MAP 21

THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

VEHICULAR PARKING COUNT P1	
RESIDENTIAL STALLS TOTAL	070
- REG. STALLS	020
- EV REGULAR STALLS	010
- REG. STALLS (IN 11 PRIV GAR.)	011
- EV REG. STALLS (PRIV GAR.)	011
- SMALL CAR STALLS	002
- EV SMALL CAR STALLS	003
- H/C STALLS	005
- EV H/C STALLS	008
VISITOR STALLS TOTAL	023
- REG. STALLS	012
- EV REG. STALL	002
- H/C STALLS	008
- EV H/C STALLS	001
TOTAL STALL COUNT P1	093
ADDITIONAL STALLS NOT INCLUDED IN COUNT	
CLASS A LOADING CAR WASH	001
CLASS B LOADING CAR WASH	001
BICYCLE PARKING COUNT P1	
CLASS I STALLS TOTAL	330
- STALLS IN BICYCLE STORAGE	330
RESIDENTIAL STORAGE COUNT P1	
RES. STORAGE UNITS TOTAL	011
- RES. BULK STORAGE UNITS	000
- UNITS IN PRIV. TH GARAGES	011



IVY ON THE PARK
LOT 8

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FLOOR PLAN - PARKING - LEVEL P1

1 PARKING PLAN - LEVEL P1
1/16" = 1'-0"

VEHICULAR PARKING COUNT P2

RESIDENTIAL STALLS TOTAL	150
- REGULAR STALLS	095
- EV REGULAR STALLS	027
- SMALL CAR STALLS	028

TOTAL STALL COUNT P2
150

RESIDENTIAL STORAGE COUNT P2

RES. STORAGE UNITS TOTAL 186

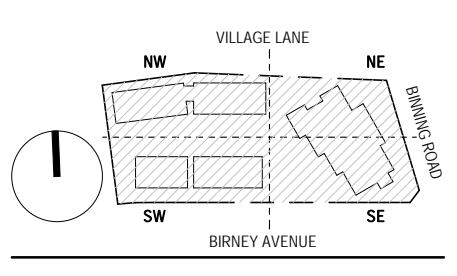
DP AMENDMENT
SUBMISSION
2018-07-24



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2018-07-23

1 PARKING PLAN - LEVEL P2
1/16" = 1'-0"



IVY ON THE PARK
LOT 8

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- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - PARKING - LEVEL P2

DP-102

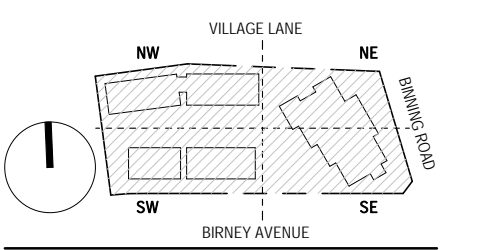
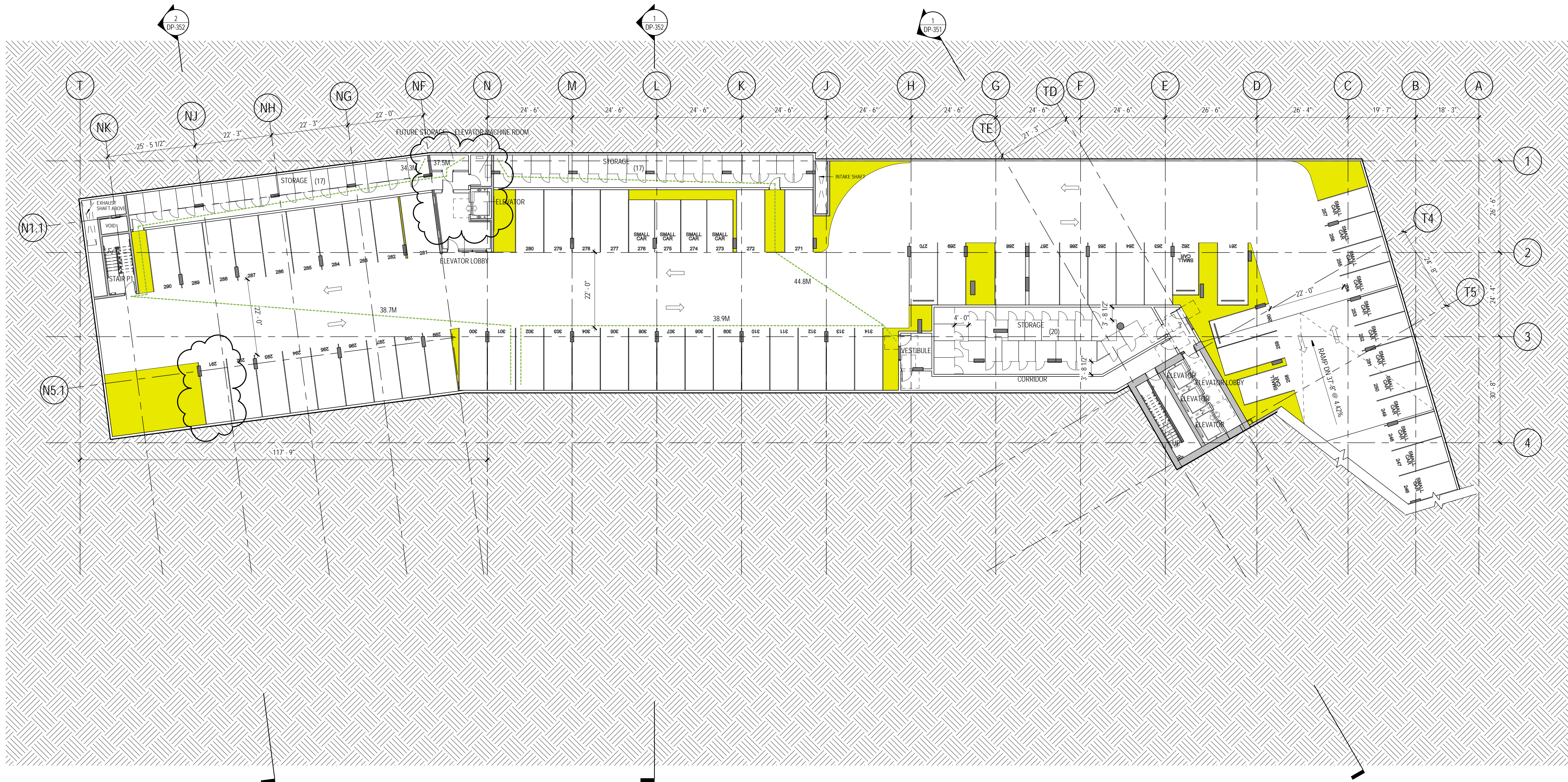
VEHICULAR PARKING COUNT P3

RESIDENTIAL STALLS TOTAL	
- REG. STALLS	069
- SMALL CAR STALLS	018
TOTAL STALL COUNT P3	069

RESIDENTIAL STORAGE COUNT P3

RES. STORAGE UNITS TOTAL	054
--------------------------	-----

DP AMENDMENT
SUBMISSION
2018-07-24



IVY ON THE PARK
LOT 8

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FLOOR PLAN - PARKING -
LEVEL P3

1 PARKING PLAN - LEVEL P3
1/16" = 1'-0"

DP-103



SUITE	108-5681
TYPE	2 BR
SIZE	792 SF

SUITE	107-5681
TYPE	2 BR
SIZE	816 SF

SUITE	106-5681
TYPE	2 BR
SIZE	816 SF

SUITE	105-5681
TYPE	2 BR
SIZE	819 SF

SUITE	104-5681
TYPE	2 BR
SIZE	818 SF

SUITE	103-5681
TYPE	2 BR
SIZE	816 SF

SUITE	102-5681
TYPE	2 BR
SIZE	816 SF

SUITE	101-5681
TYPE	2 BR
SIZE	858 SF

SUITE	TH7-5681
TYPE	3 BR+D
SIZE	799 SF

SUITE	TH6-5681
TYPE	3 BR+D
SIZE	792 SF

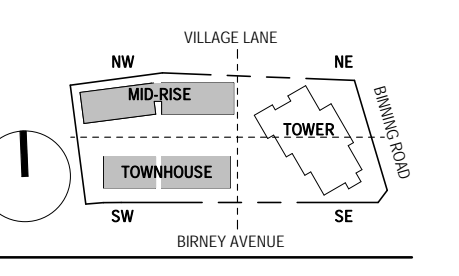
SUITE	TH5-5681
TYPE	3 BR+D
SIZE	798 SF

SUITE	TH4-5681
TYPE	3 BR+D
SIZE	798 SF

SUITE	TH3-5681
TYPE	3 BR+D
SIZE	792 SF

SUITE	TH2-5681
TYPE	3 BR+D
SIZE	792 SF

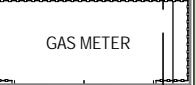
SUITE	TH1-5681
TYPE	3 BR+D
SIZE	798 SF

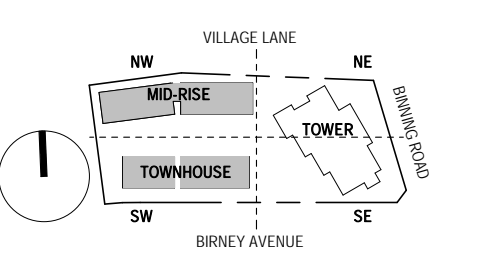
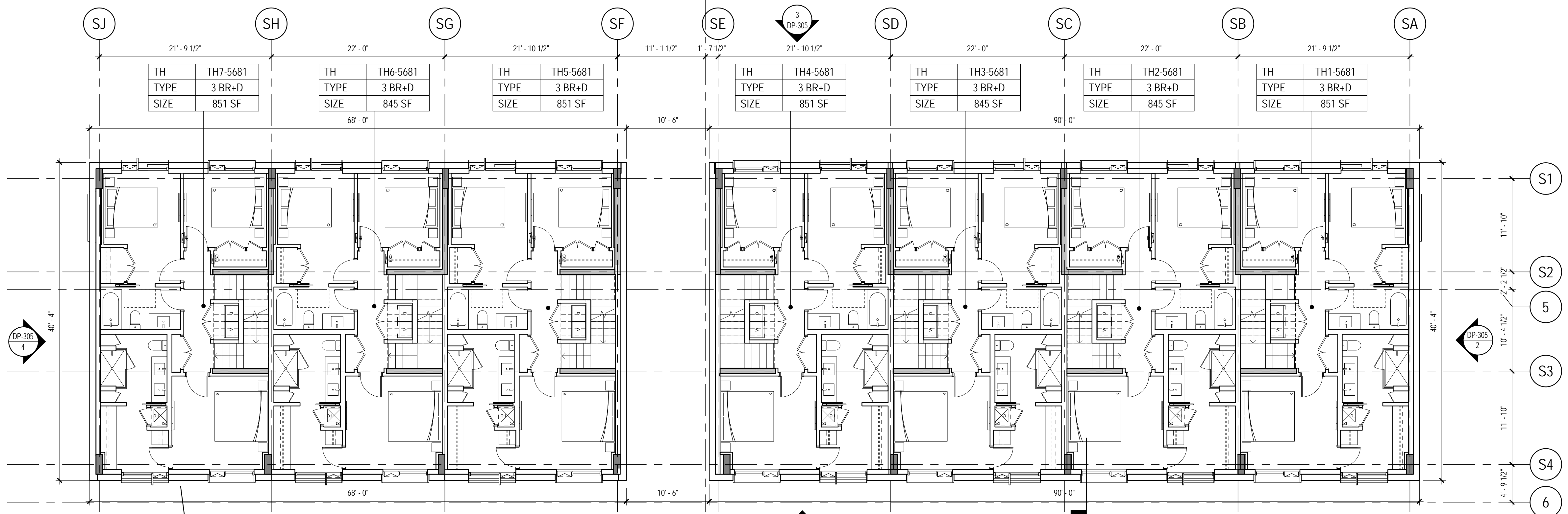
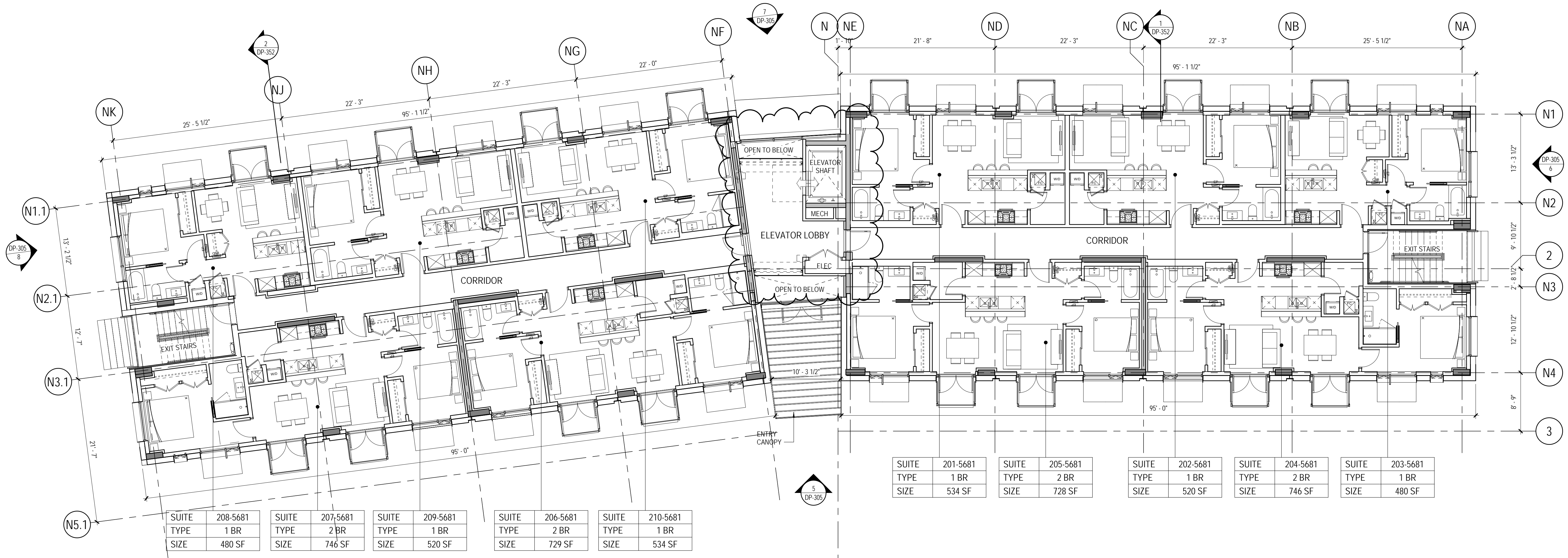


IVY ON THE PARK
LOT 8

- 1 PRE-PP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
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FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
01



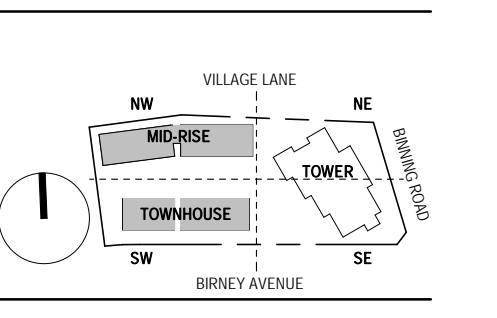
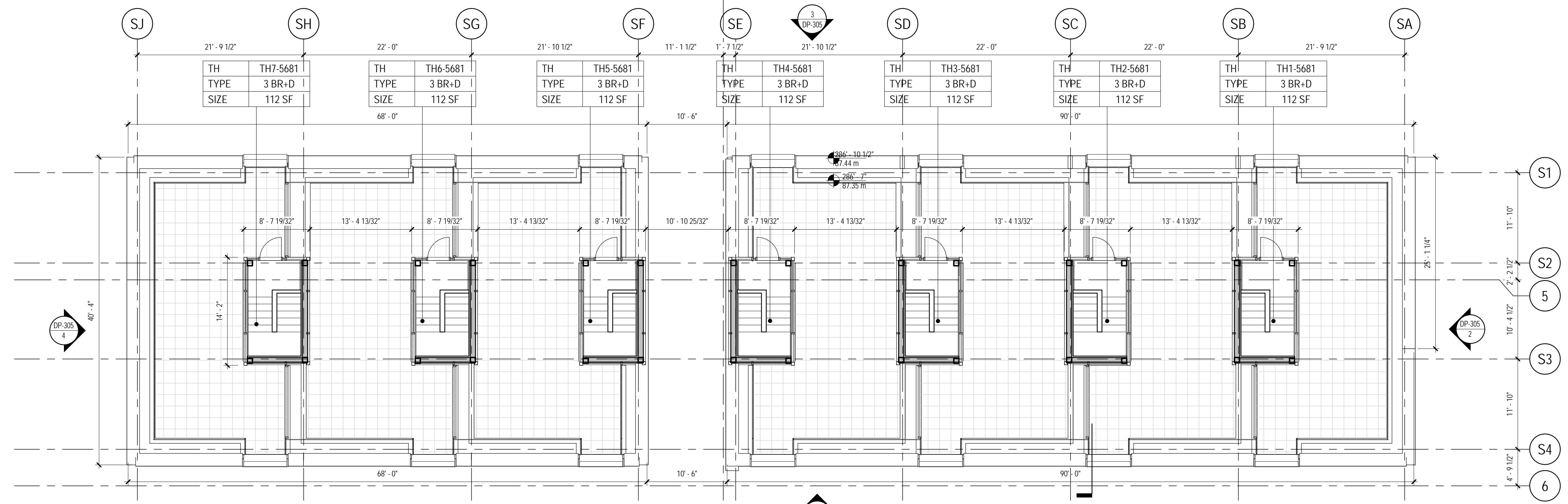
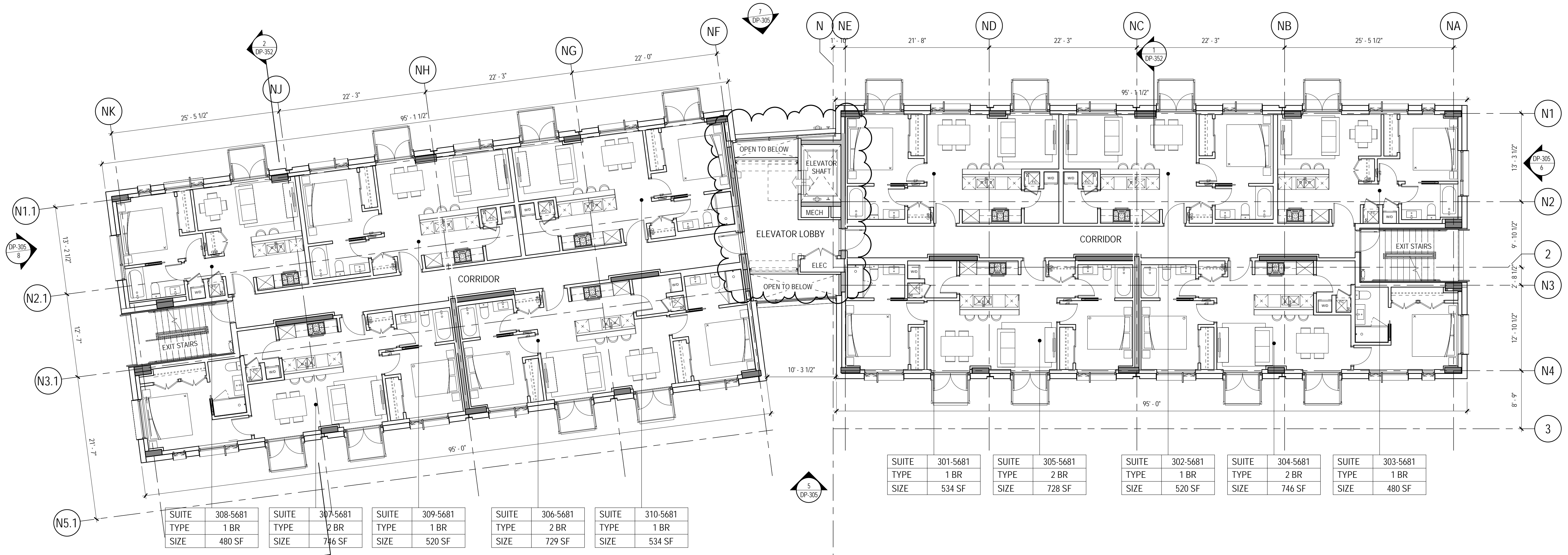


IVY ON THE PARK
LOT 8

- 1 PRE-PP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
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- 6 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
02

1 MIDRISE & TOWNHOUSE PLAN - LEVEL 02
1/8" = 1'-0"

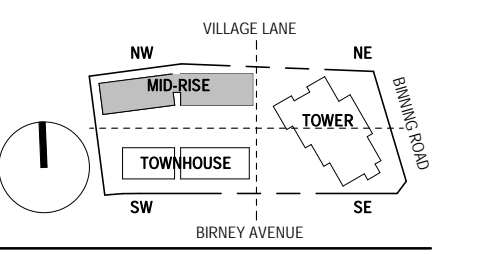
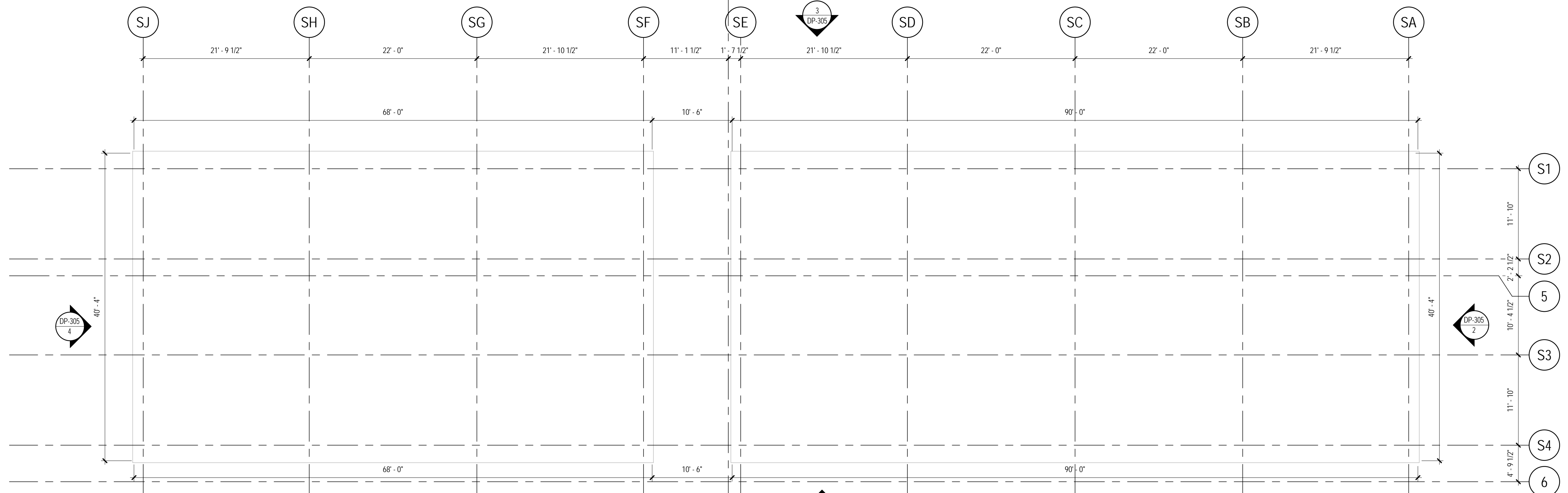
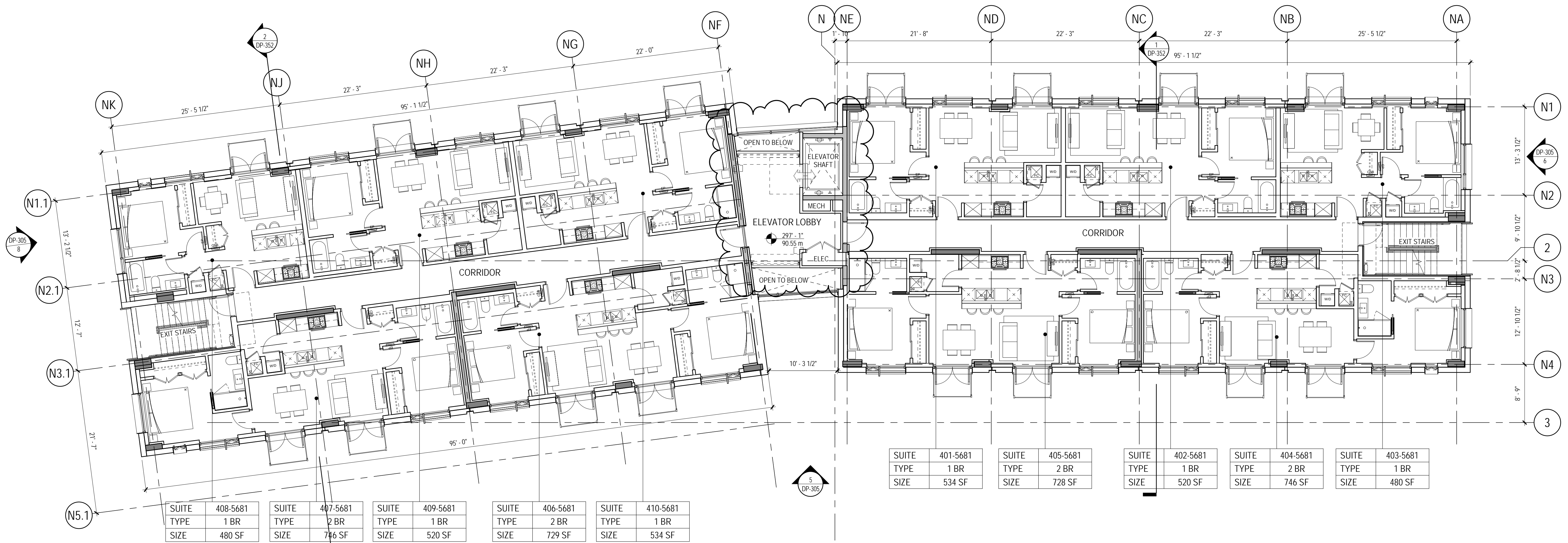


IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
03

1 MIDRISE & TOWNHOUSE PLAN - LEVEL 03
1/8" = 1'-0"

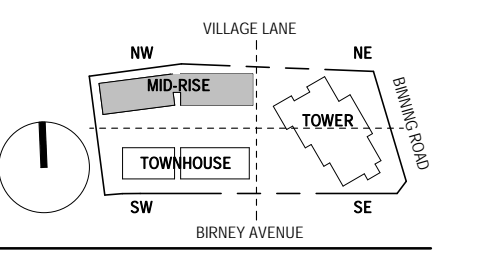
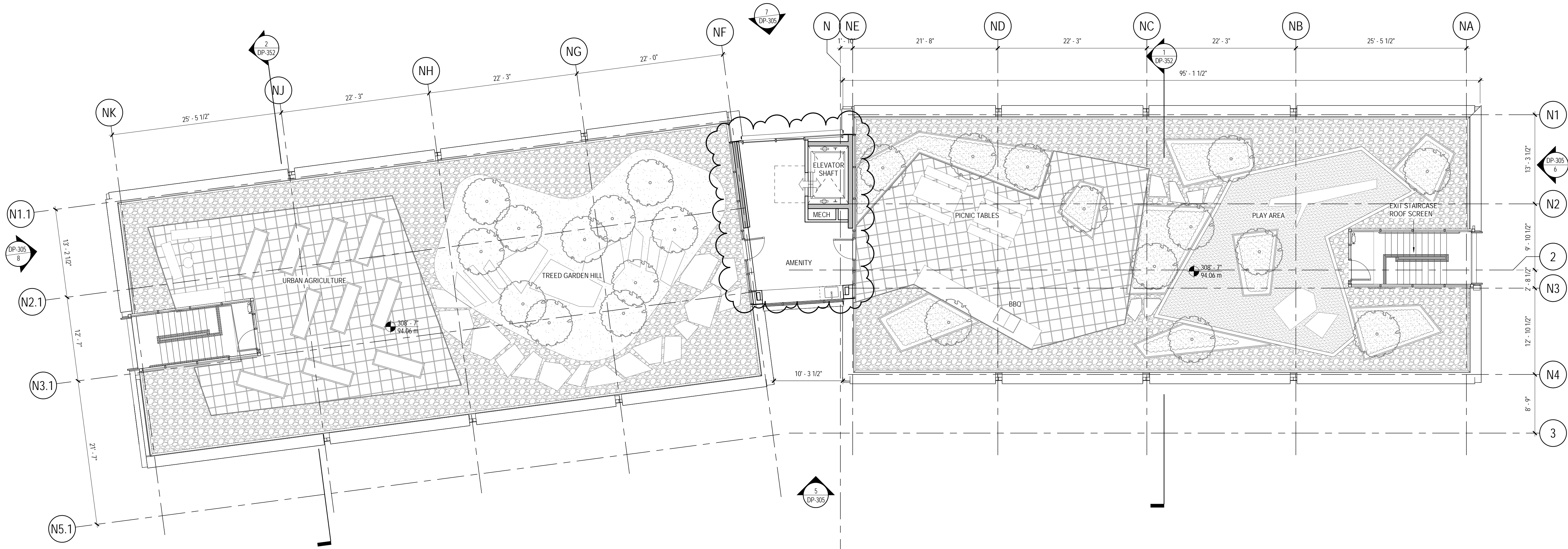


IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 6 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - MID-RISE -
LEVEL 04

1 MIDRISE PLAN - LEVEL 04
1/8" = 1'-0"



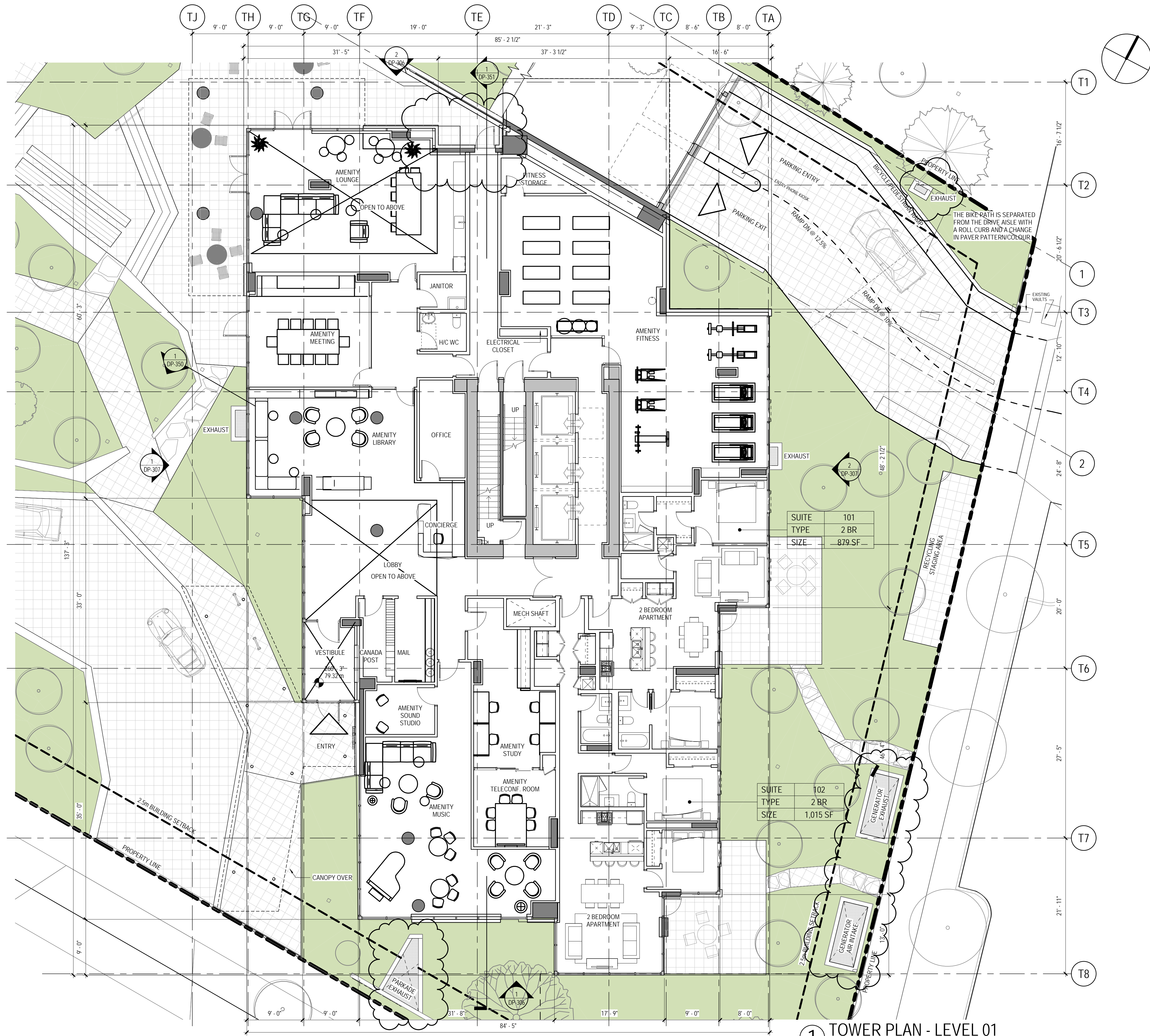
IVY ON THE PARK
LOT 8

- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

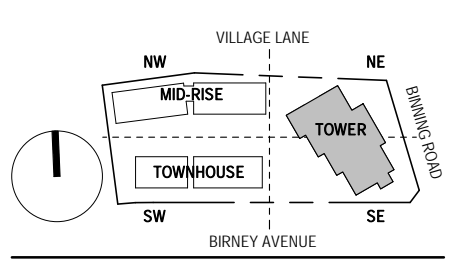
FLOOR PLAN - MID-RISE -
LEVEL 05

DP-115

1 MIDRISE PLAN - LEVEL 05
1/8" = 1'-0"



1 TOWER PLAN - LEVEL 01
1/8" = 1'-0"

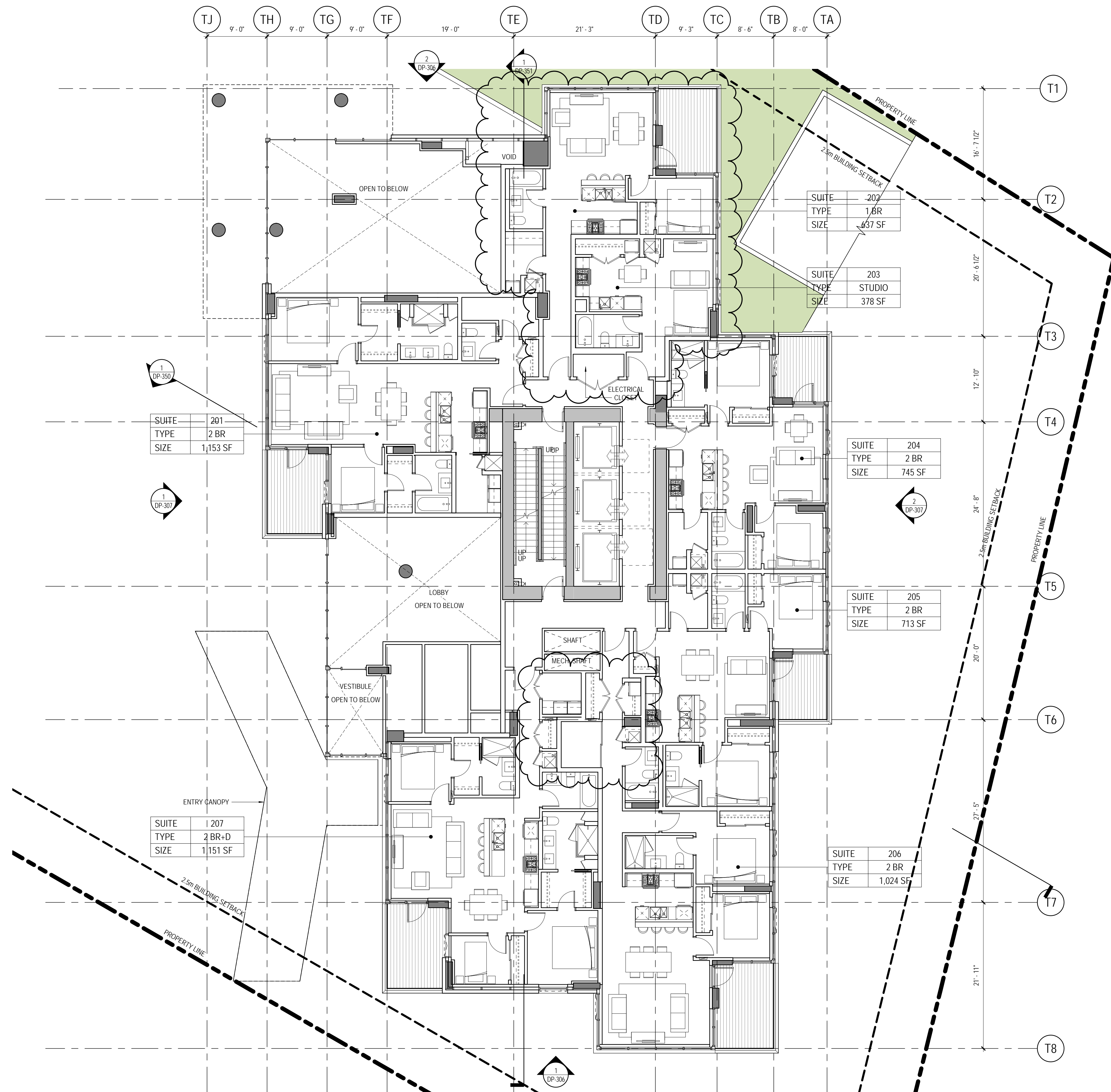


IVY ON THE PARK
LOT 8

- 1 PRE-AP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 6 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - TOWER - LEVEL 01

DP-121



SUITE	201
TYPE	2 BR
SIZE	1,153 SF

SUITE	202
TYPE	1 BR
SIZE	637 SF

SUITE	203
TYPE	STUDIO
SIZE	378 SF

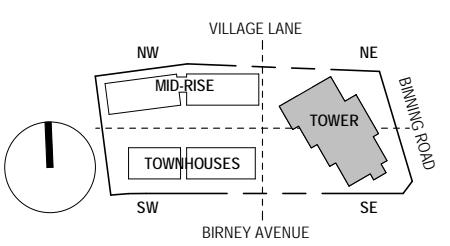
SUITE	204
TYPE	2 BR
SIZE	745 SF

SUITE	205
TYPE	2 BR
SIZE	713 SF

SUITE	207
TYPE	2 BR+D
SIZE	1,151 SF

SUITE	206
TYPE	2 BR
SIZE	1,024 SF

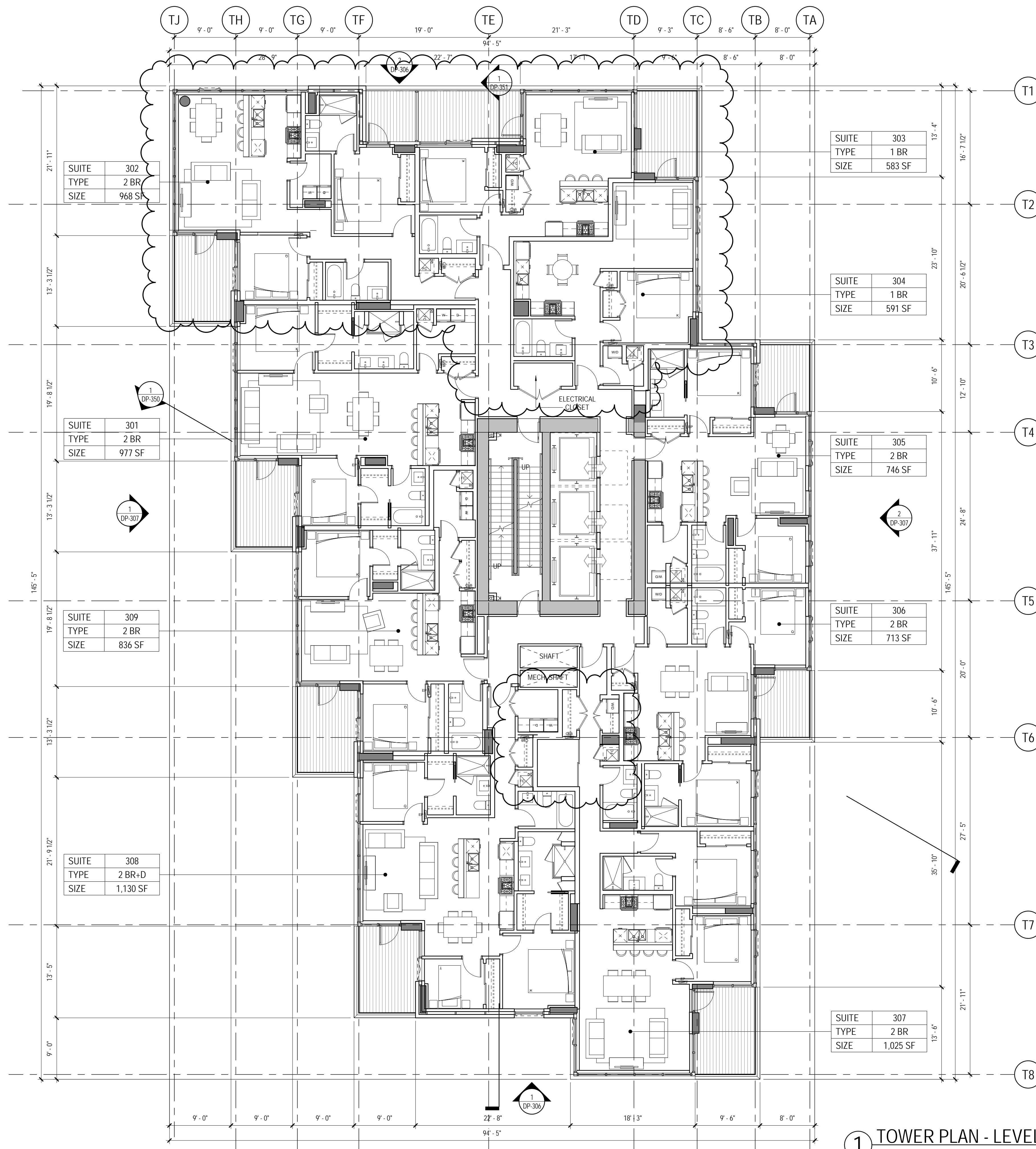
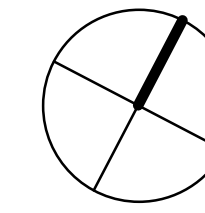
2 TOWER PLAN - LEVEL 02
1/8" = 1'-0"



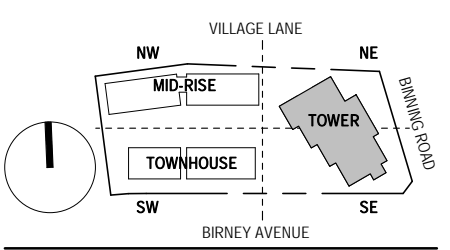
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 5 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - TOWER -
LEVEL 02



1 TOWER PLAN - LEVEL 03-10
1/8" = 1'-0"

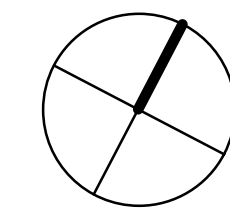
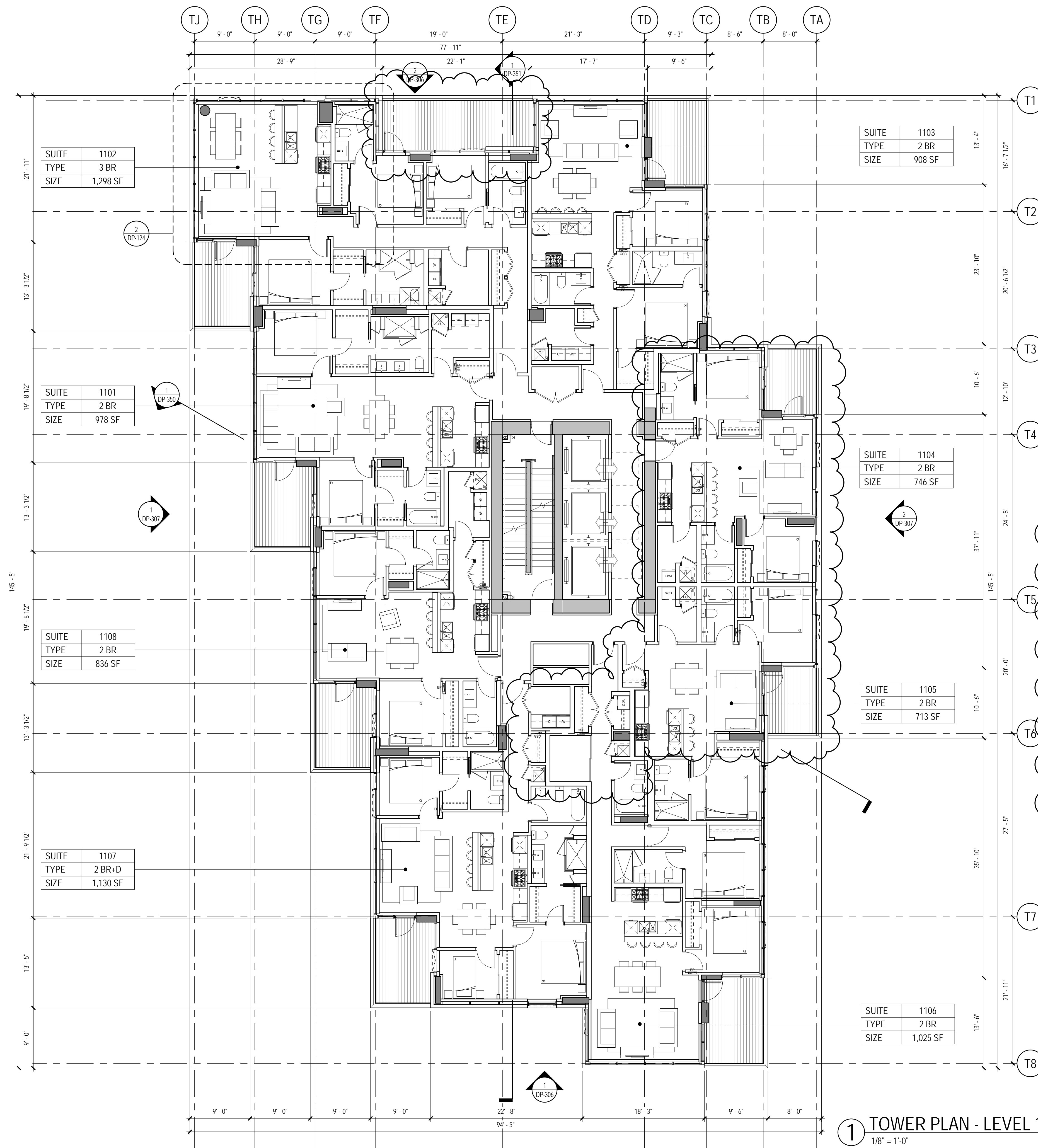


IVY ON THE PARK
LOT 8

- 1 PRE-AP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
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FLOOR PLAN - TOWER -
LEVELS 03-10

DP-123



SUITE	1103
TYPE	2 BR
SIZE	908 SF

SUITE	1102
TYPE	3 BR
SIZE	1,298 SF

SUITE	1101
TYPE	2 BR
SIZE	978 SF

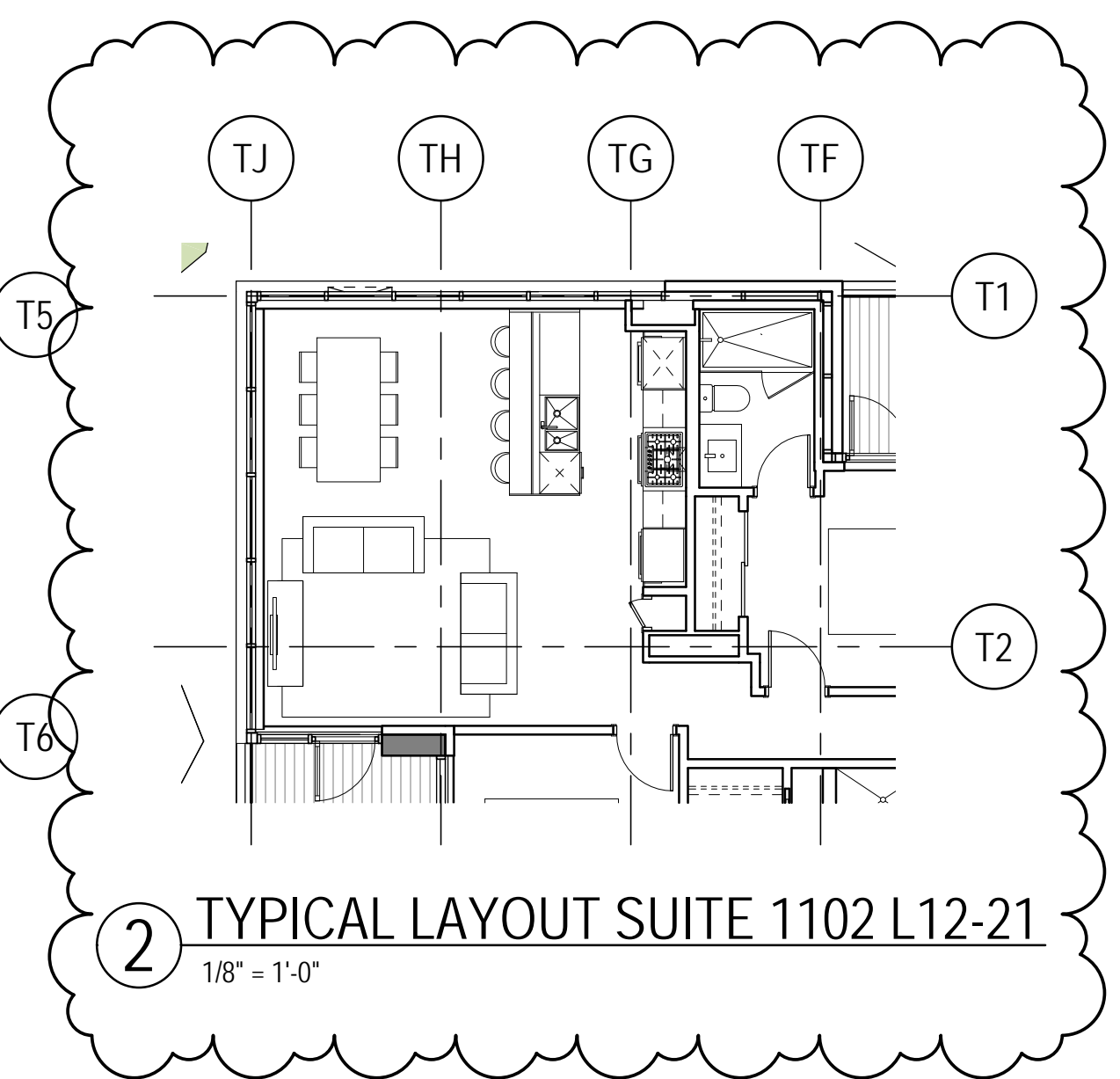
SUITE	1104
TYPE	2 BR
SIZE	746 SF

SUITE	1108
TYPE	2 BR
SIZE	836 SF

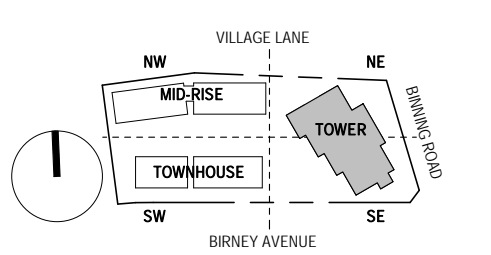
SUITE	1105
TYPE	2 BR
SIZE	713 SF

SUITE	1107
TYPE	2 BR+D
SIZE	1,130 SF

SUITE	1106
TYPE	2 BR
SIZE	1,025 SF



2 TYPICAL LAYOUT SUITE 1102 L12-21
1/8" = 1'-0"

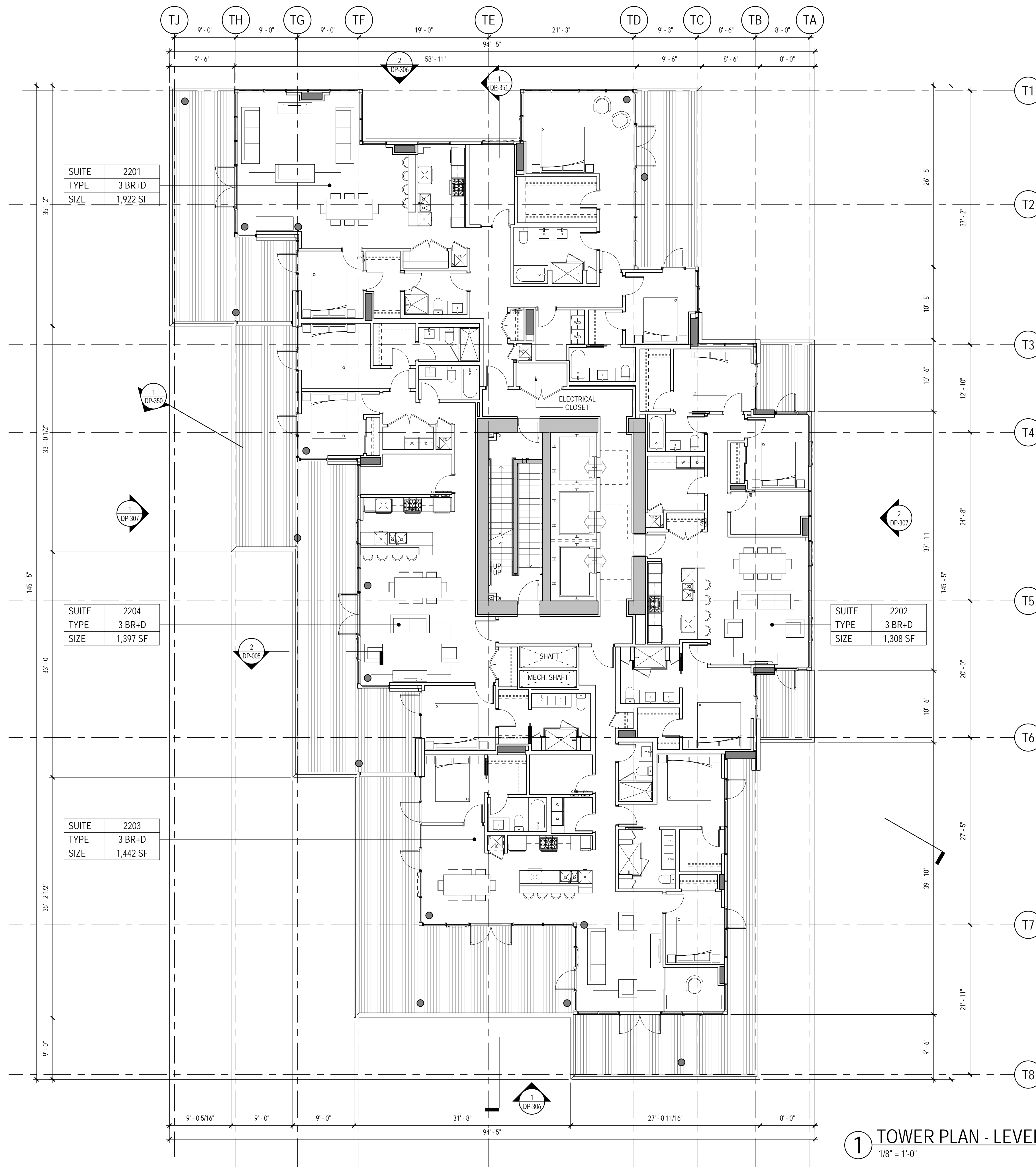
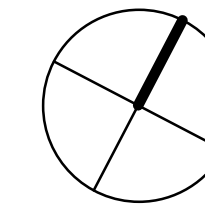


IVY ON THE PARK
LOT 8

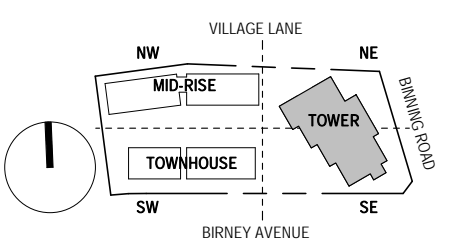
- 1 PRE-APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
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- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - TOWER - LEVELS 11-21

1 TOWER PLAN - LEVEL 11-21
1/8" = 1'-0"



1 TOWER PLAN - LEVEL 22
1/8" = 1'-0"

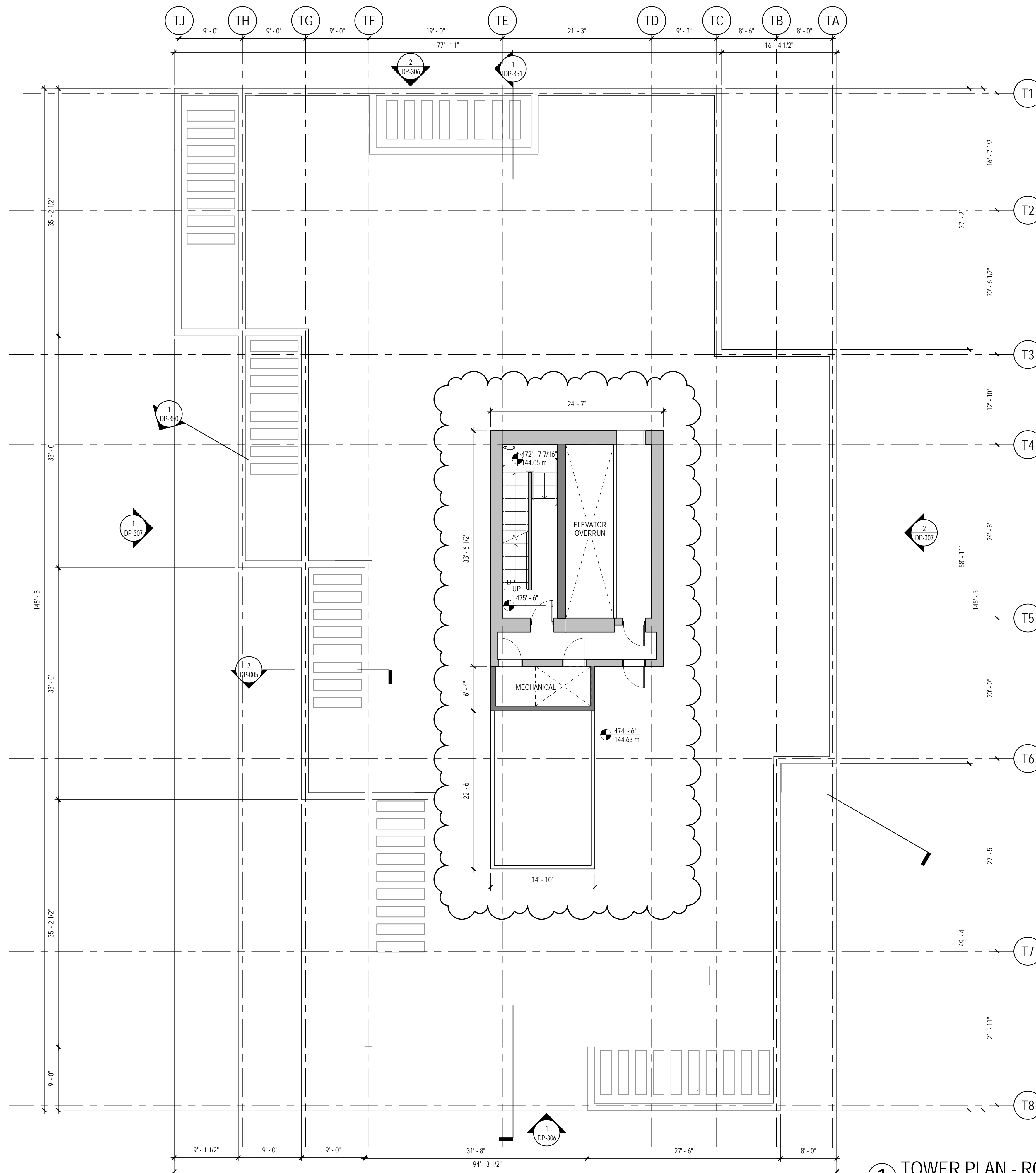
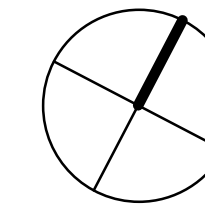


IVY ON THE PARK
LOT 8

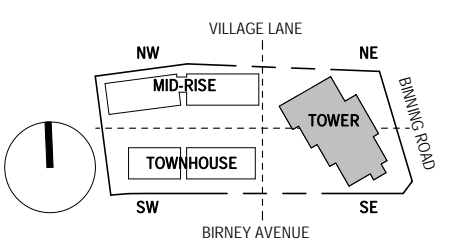
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

FLOOR PLAN - TOWER -
LEVEL 22

DP-125



1 TOWER PLAN - ROOF LEVEL
1/8" = 1'-0"

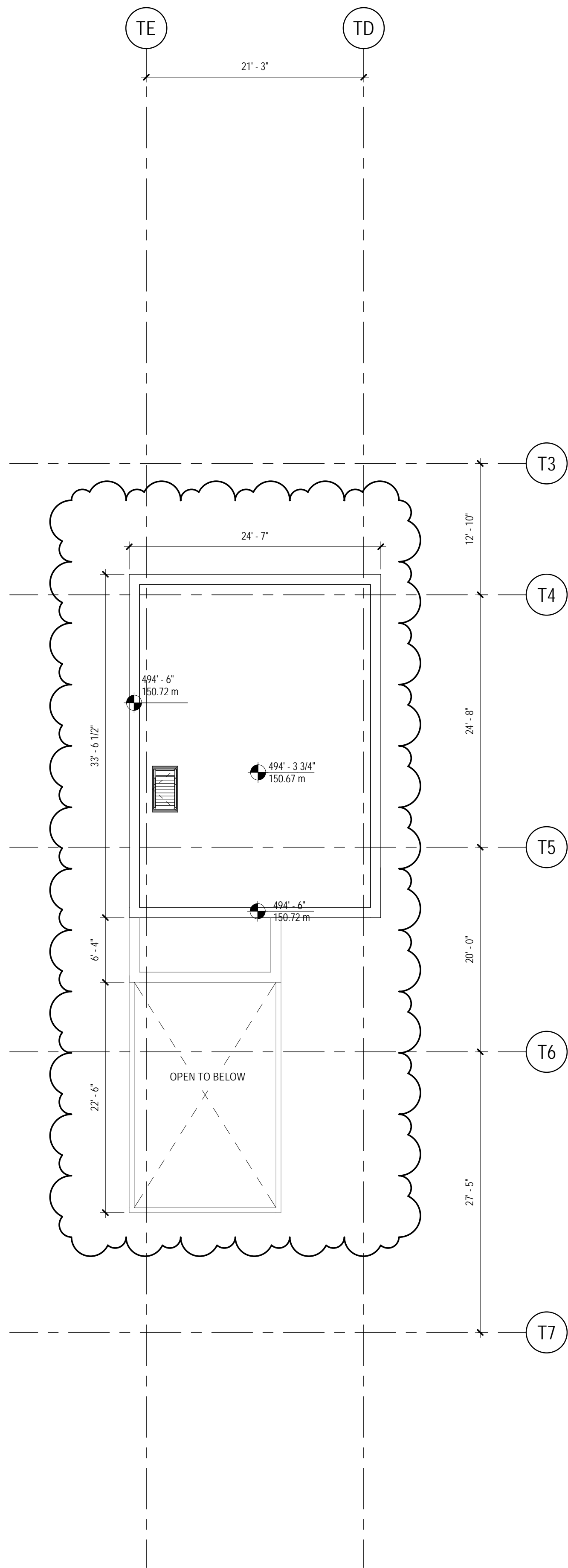
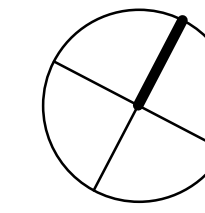


IVY ON THE PARK
LOT 8

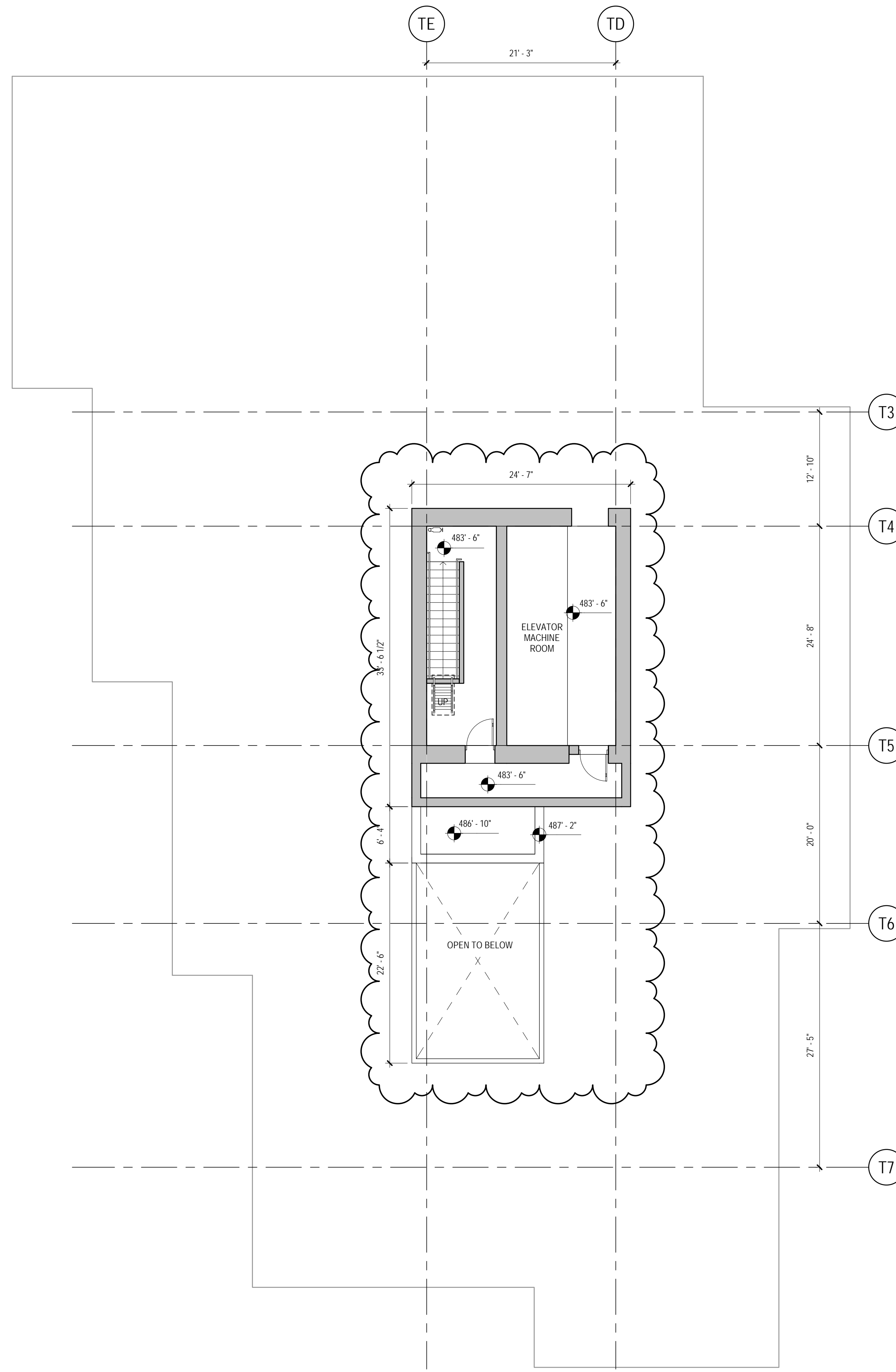
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 6 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - TOWER -
LEVEL ROOF

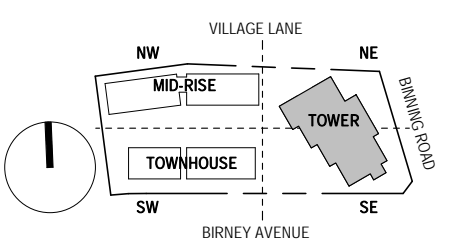
DP-126



② TOWER PLAN - LEVEL ELEVATOR
MACHINE ROOM ROOF
1/8" = 1'-0"



① TOWER PLAN - LEVEL ELEVATOR
MACHINE ROOM
1/8" = 1'-0"

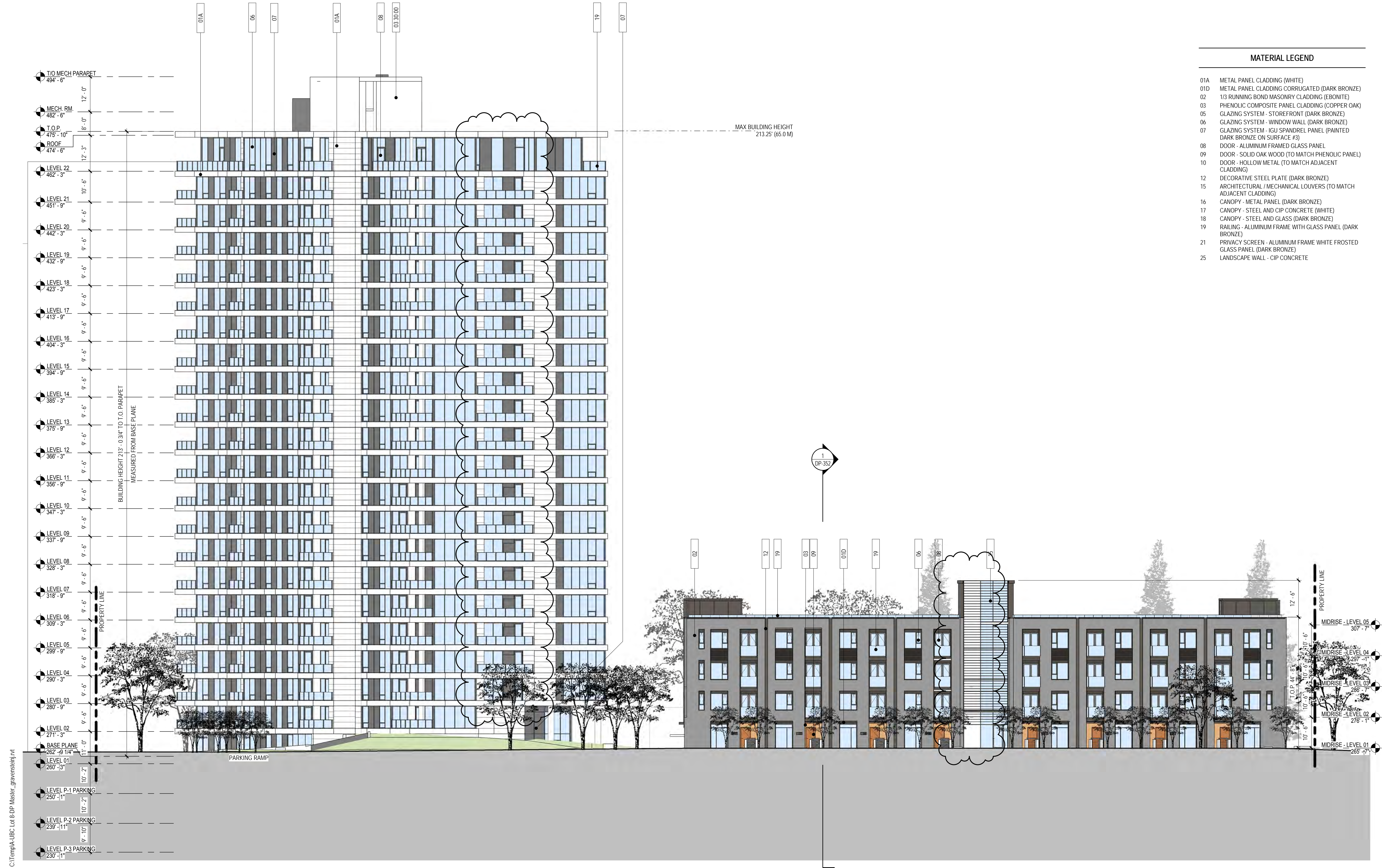


IVY ON THE PARK
LOT 8

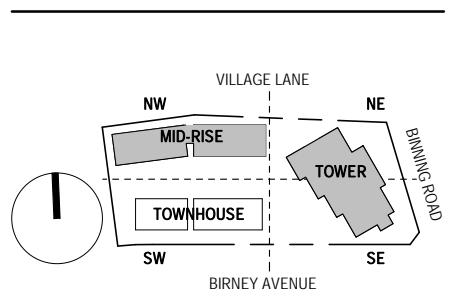
- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

FLOOR PLAN - TOWER -
LEVEL ELEV MACHINE
ROOM

DP-127



MATERIAL LEGEND	
01A	METAL PANEL CLADDING (WHITE)
01D	METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
02	1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
03	PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
05	GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
06	GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
07	GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
08	DOOR - ALUMINUM FRAMED GLASS PANEL
09	DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
10	DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
12	DECORATIVE STEEL PLATE (DARK BRONZE)
15	ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
16	CANOPY - METAL PANEL (DARK BRONZE)
17	CANOPY - STEEL AND CIP CONCRETE (WHITE)
18	CANOPY - STEEL AND GLASS (DARK BRONZE)
19	RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
21	PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
25	LANDSCAPE WALL - CIP CONCRETE



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

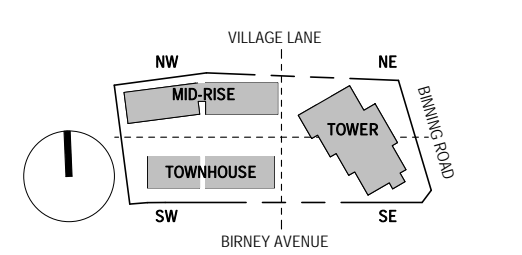
NORTH ELEVATION

1 NORTH ELEVATION
1/16" = 1'-0"

DP-301

MATERIAL LEGEND

01A	METAL PANEL CLADDING (WHITE)
01D	METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
02	1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
03	PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
05	GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
06	GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
07	GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
08	DOOR - ALUMINUM FRAMED GLASS PANEL
09	DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
10	DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
12	DECORATIVE STEEL PLATE (DARK BRONZE)
15	ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
16	CANOPY - METAL PANEL (DARK BRONZE)
17	CANOPY - STEEL AND CIP CONCRETE (WHITE)
18	CANOPY - STEEL AND GLASS (DARK BRONZE)
19	RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
21	PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
25	LANDSCAPE WALL - CIP CONCRETE



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

SOUTH ELEVATION

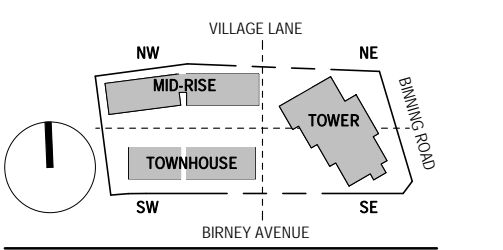
1 SOUTH ELEVATION
1/16" = 1'-0"

DP-302

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE)
- 01D METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- 03 PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- 04 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 05 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 06 GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE

MAX BUILDING HEIGHT
213.25' (65.0 M)



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

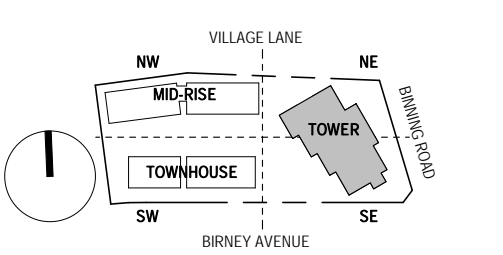
WEST ELEVATION

DP-303

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE)
- 01D METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- 03 PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE

MAX BUILDING HEIGHT
213.25' (65.0 M)



IVY ON THE PARK
LOT 8

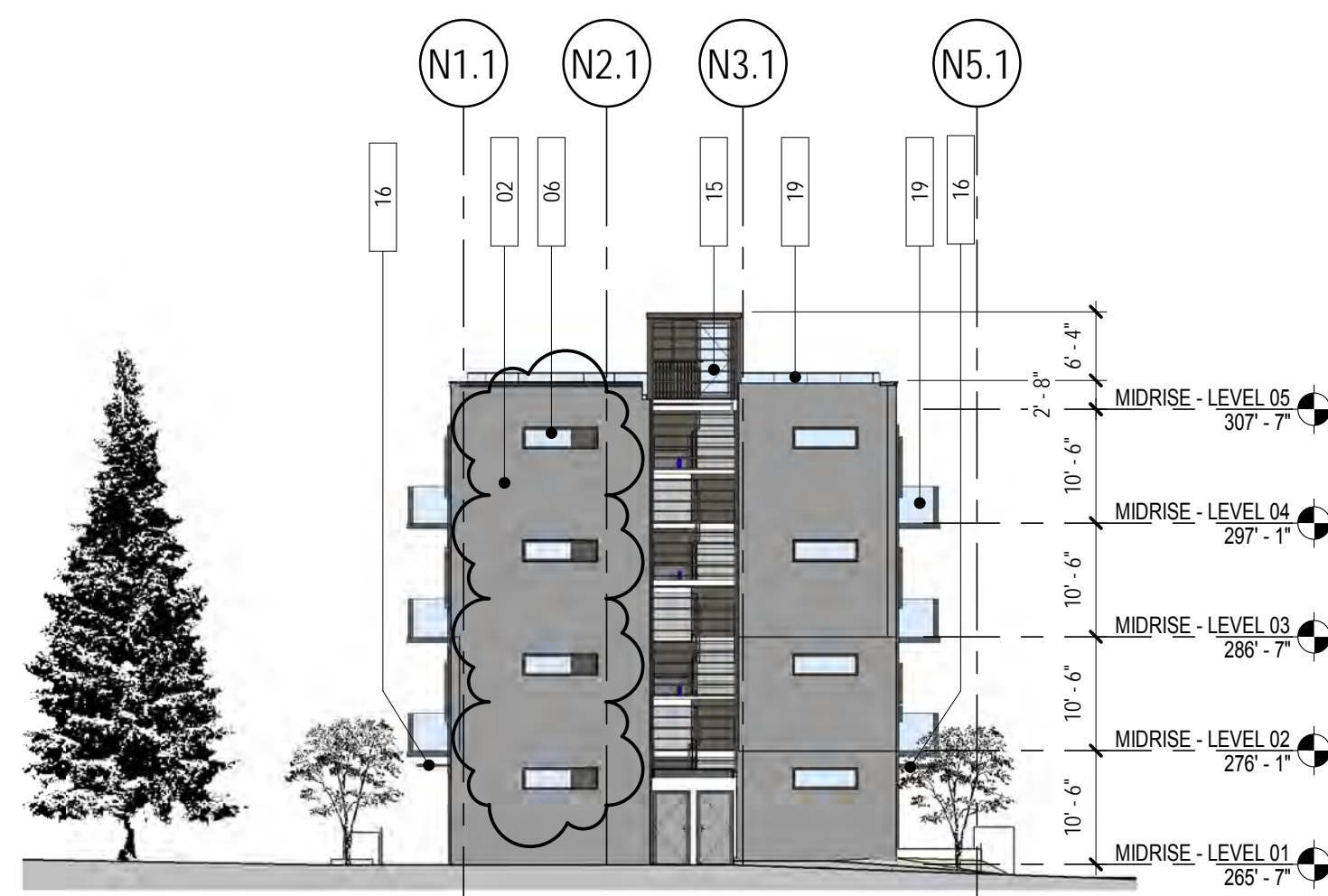
- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

EAST ELEVATION

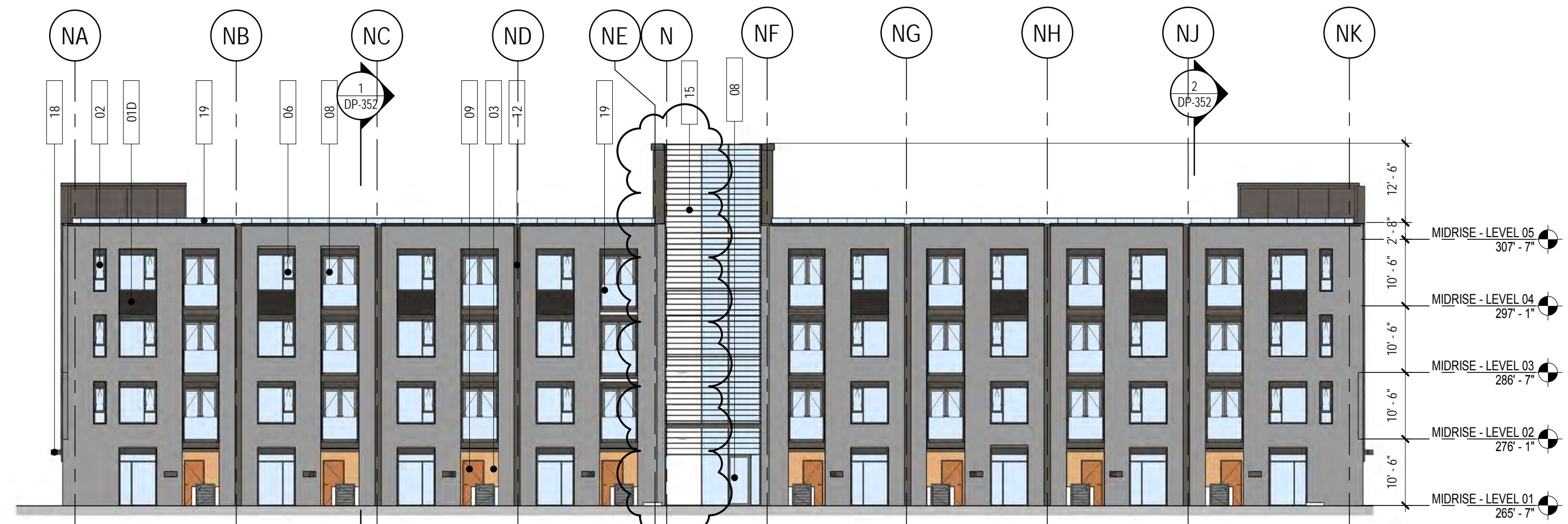
1 EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE)
- 01D METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- 03 PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE



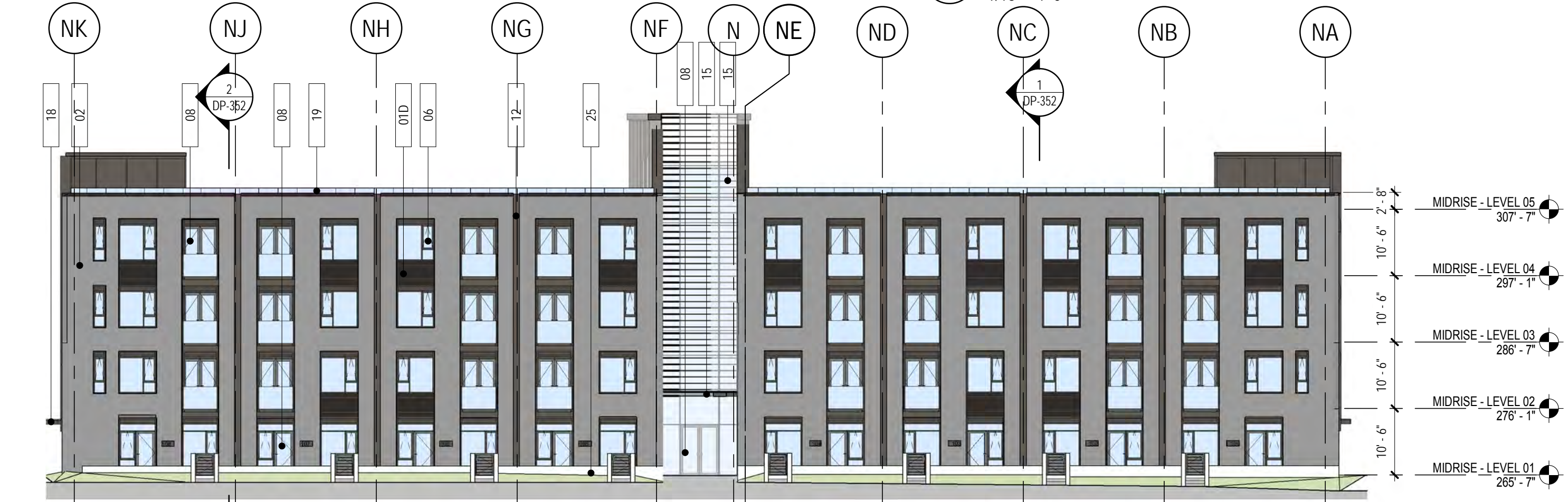
8 MID-RISE WEST ELEVATION
1/16" = 1'-0"



7 MID-RISE NORTH ELEVATION
1/16" = 1'-0"



6 MID-RISE EAST ELEVATION
1/16" = 1'-0"



5 MID-RISE SOUTH ELEVATION
1/16" = 1'-0"



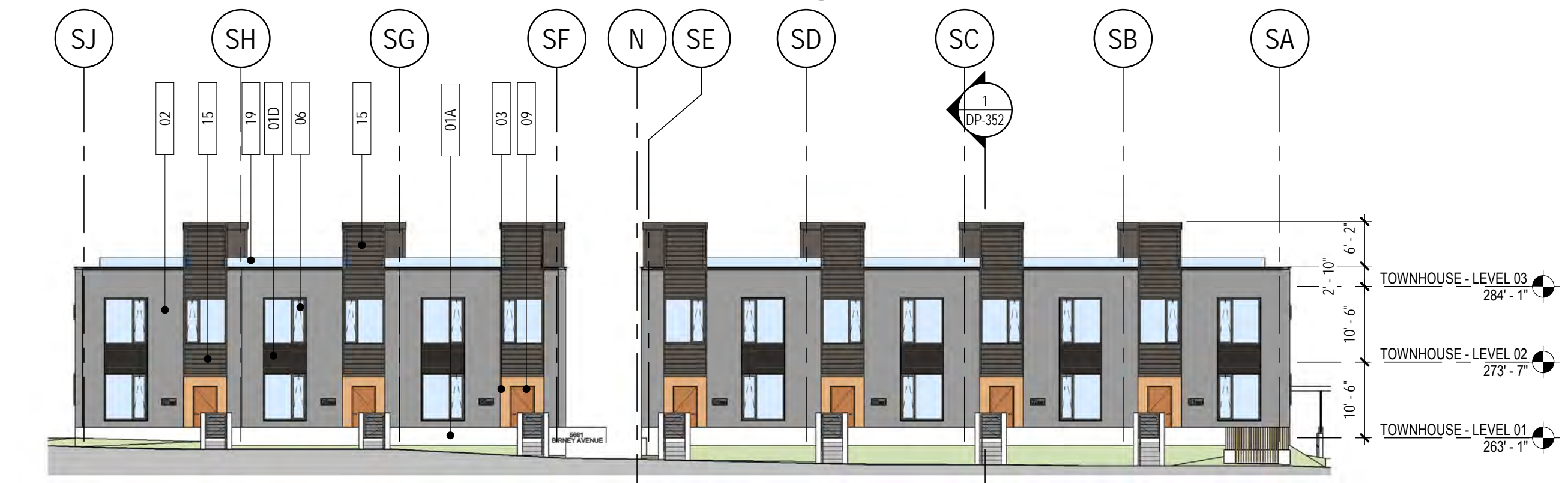
4 TOWNHOUSE WEST ELEVATION
1/16" = 1'-0"



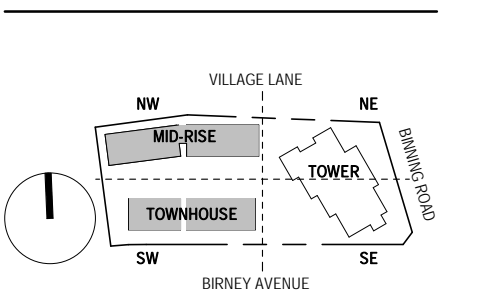
3 TOWNHOUSE NORTH ELEVATION
1/16" = 1'-0"



2 TOWNHOUSE EAST ELEVATION
1/16" = 1'-0"



1 TOWNHOUSE SOUTH ELEVATION
1/16" = 1'-0"



IVY ON THE PARK
LOT 8

- 1 PRE-PP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

MID-RISE & TOWNHOUSE
ELEVATIONS

DP-305



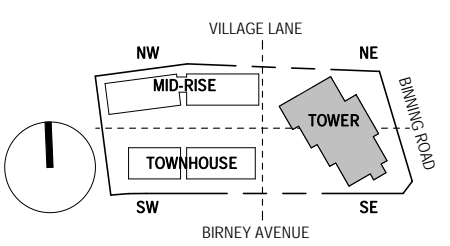
② TOWER NORTH ELEVATION
1/16" = 1'-0"



① TOWER SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

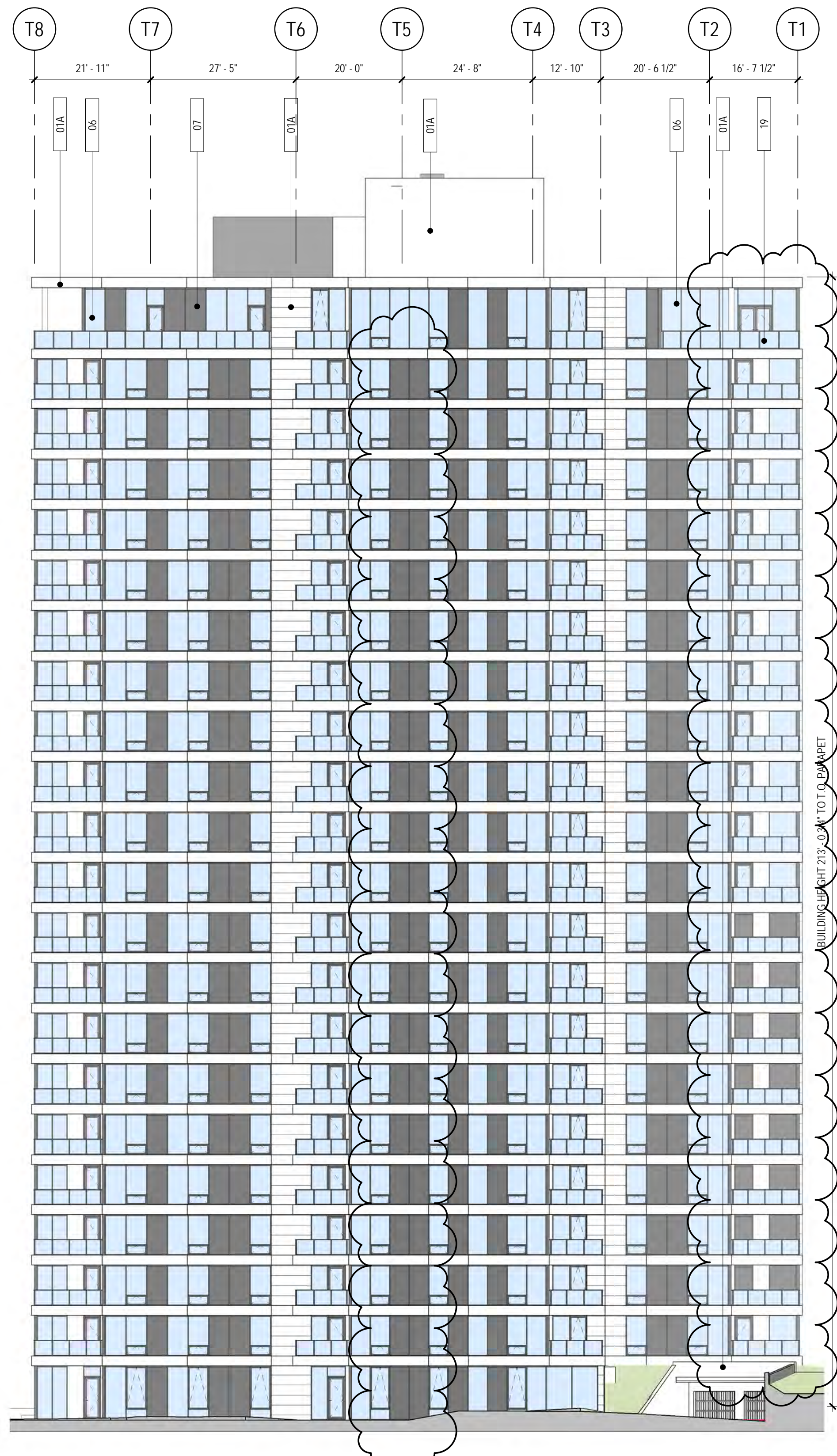
- 01A METAL PANEL CLADDING (WHITE)
- 01D METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- 03 PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVERS (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE



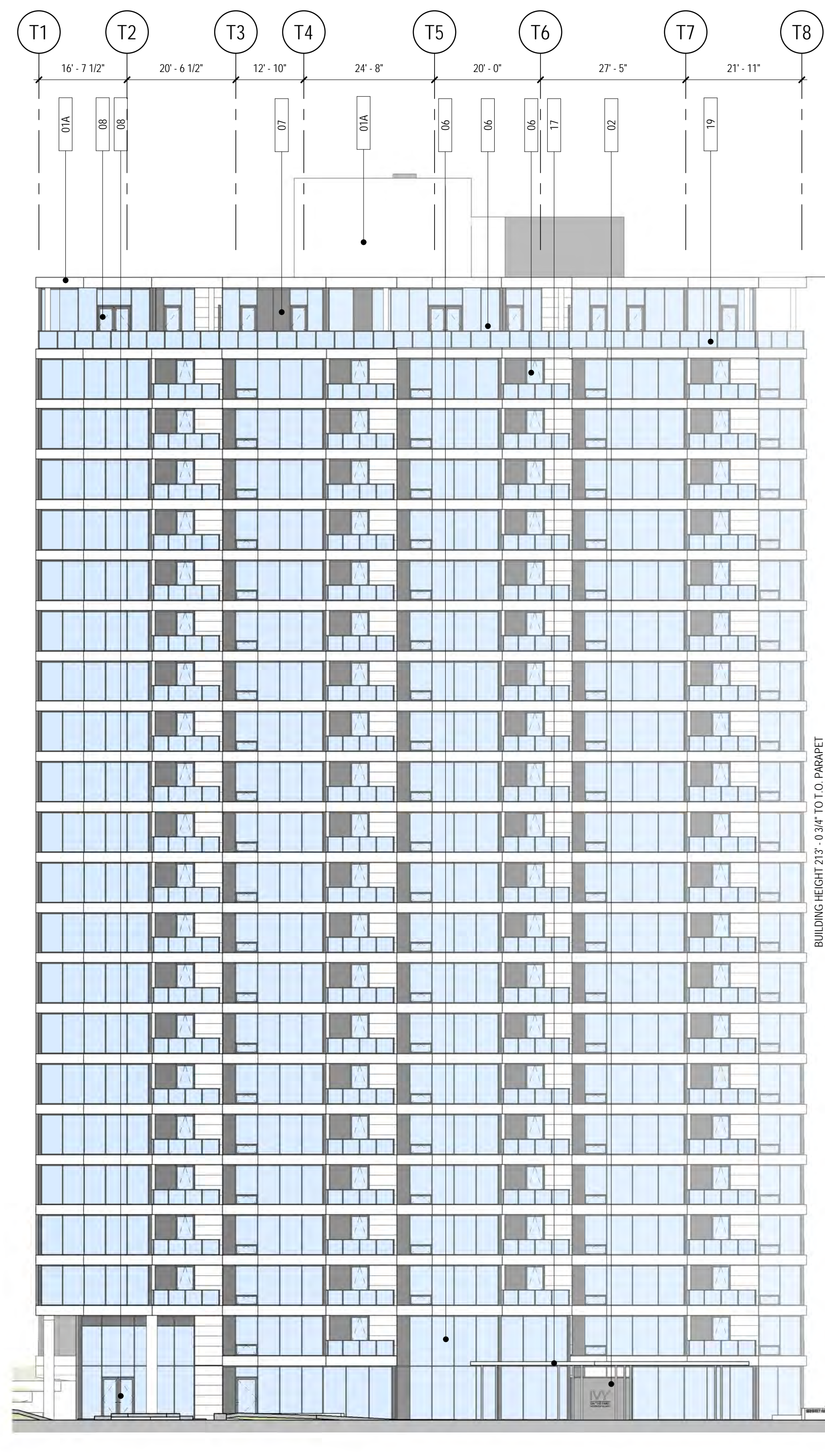
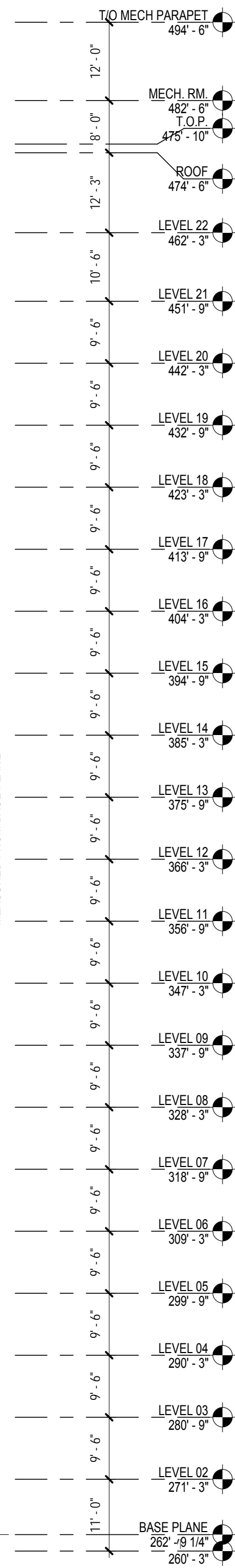
IVY ON THE PARK
LOT 8

- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

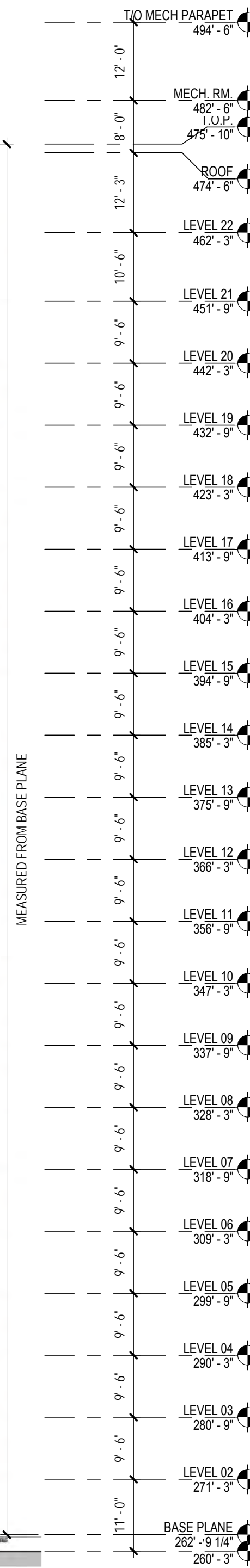
TOWER NORTH & SOUTH ELEVATIONS



② TOWER EAST ELEVATION
1/16" = 1'-0"

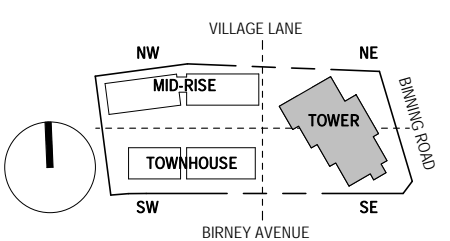


① TOWER WEST ELEVATION
1/16" = 1'-0"



MATERIAL LEGEND

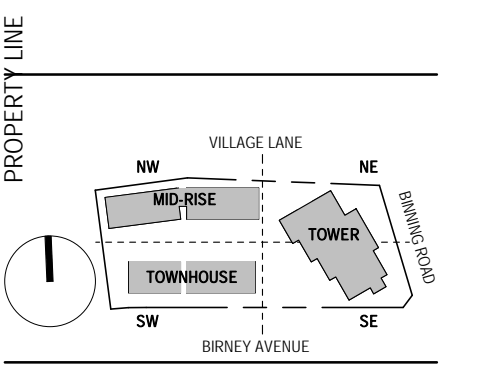
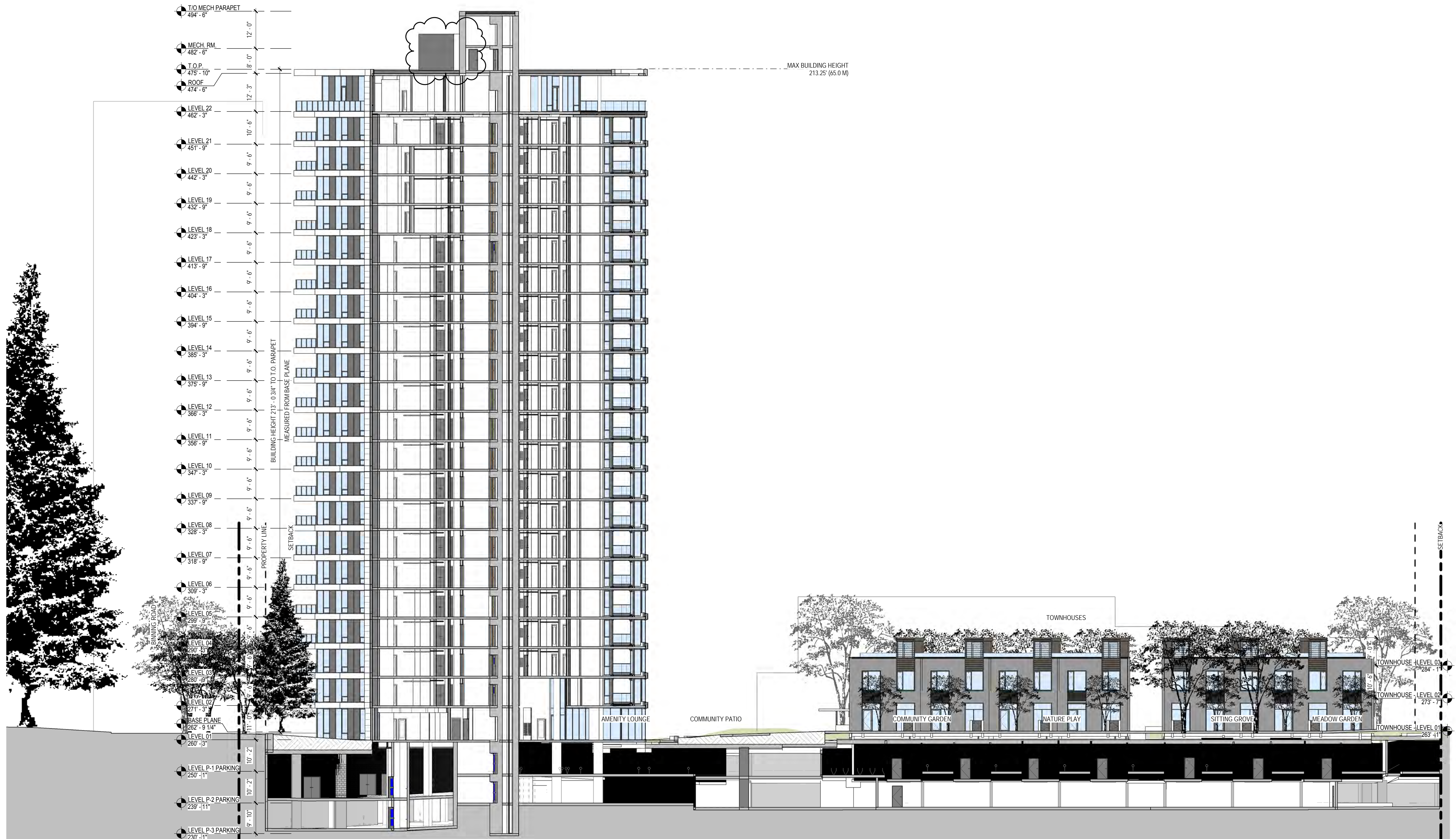
- 01A METAL PANEL CLADDING (WHITE)
- 01D METAL PANEL CLADDING CORRUGATED (DARK BRONZE)
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE)
- 03 PHENOLIC COMPOSITE PANEL CLADDING (COPPER OAK)
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH PHENOLIC PANEL)
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- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
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- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

TOWER WEST & EAST
ELEVATIONS



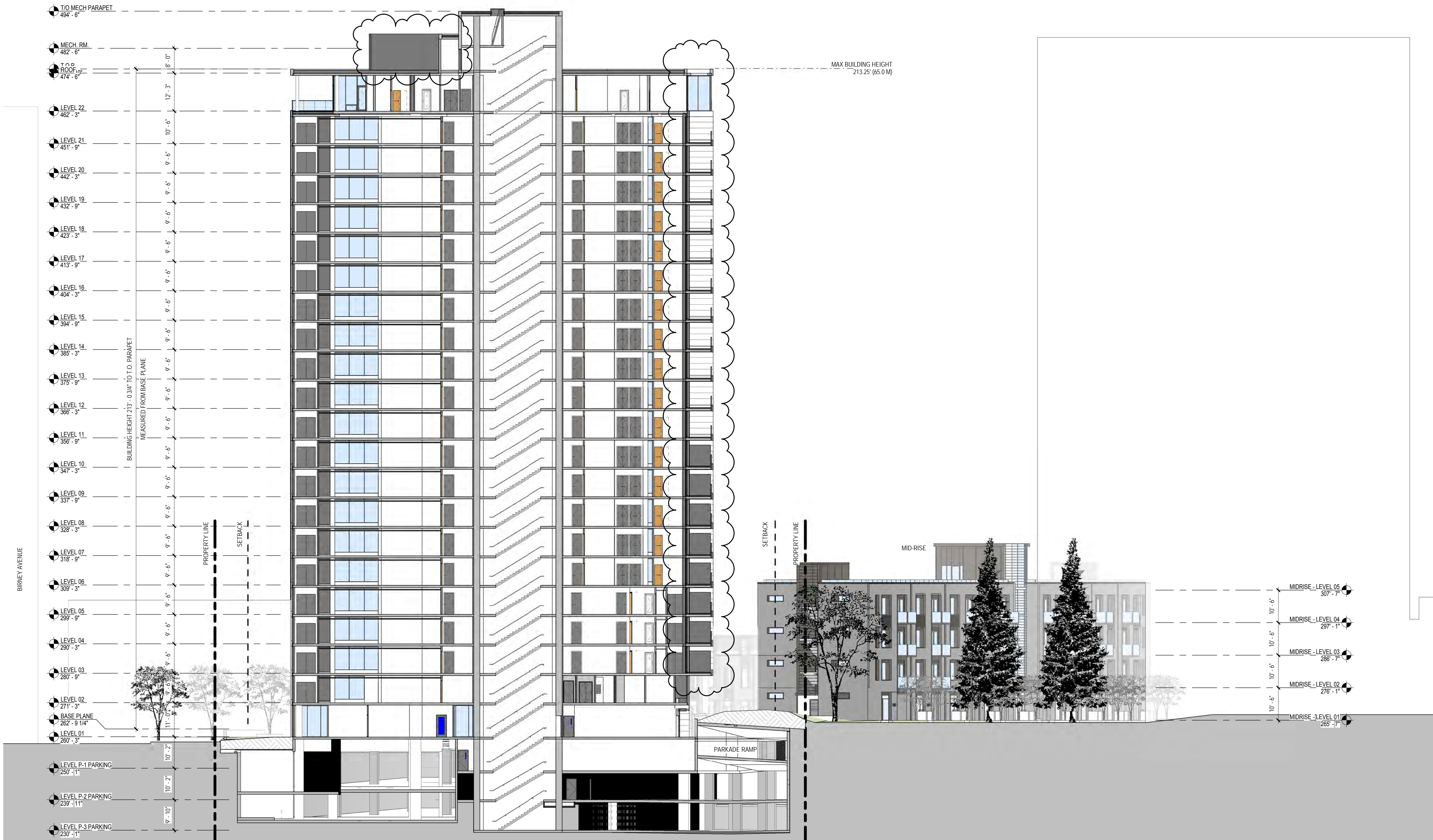
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24

BUILDING SECTIONS

1 TWR / TH SECTION - EAST / WEST
1/16" = 1'-0"

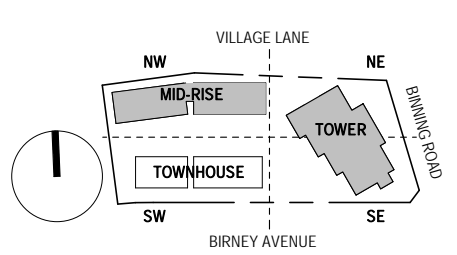
DP-350



C:\Temp\A-UBC_Lot 8\DP\Master_gravenstein.rvt

2018-07-23

1 TOWER SECTION - NW / SE
1/16" = 1'-0"



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24

BUILDING SECTIONS

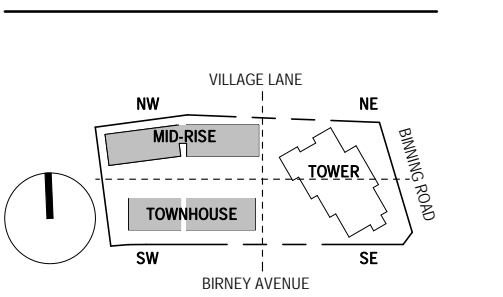
DP-351



② TOWNHOUSE/MID-RISE SECTION B - NORTH / SOUTH
1/16" = 1'-0"



① TOWNHOUSE/MIDRISE SECTION A / C - NORTH / SOUTH
1/16" = 1'-0"

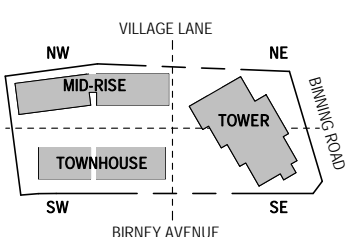


IVY ON THE PARK
LOT 8

- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

BUILDING SECTIONS

DP-352



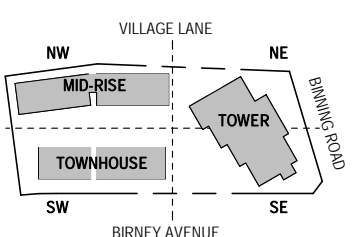
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

PERSPECTIVE VIEW

① AERIAL VIEW - LOOKING EAST
NOT TO SCALE

DP-401



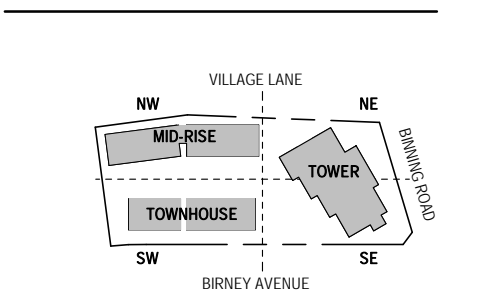
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - BIRNEY AVENUE LOOKING EAST
NOT TO SCALE

DP-402



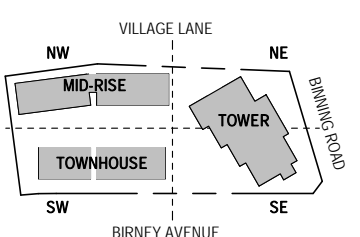
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - VILLAGE WALK LOOKING SOUTH/EAST
NOT TO SCALE

DP-403



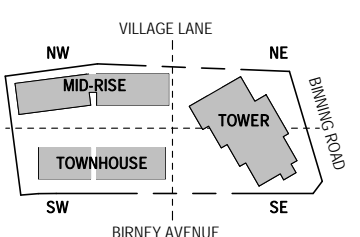
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - BINNING ROAD LOOKING SOUTHWEST
NOT TO SCALE

DP-404



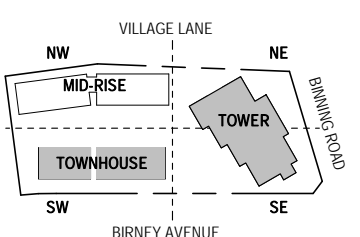
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - CLOSE-UP OF DROP-OFF AREA
NOT TO SCALE

DP-405



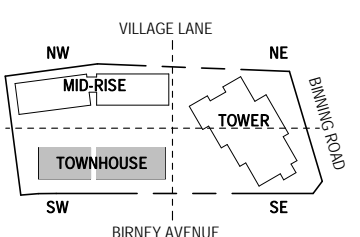
IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
2	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
3	PRICING SET	2018-03-29
4	DP AMENDMENT SUBMISSION	2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - BINNING ROAD LOOKING NORTH
NOT TO SCALE

DP-406



IVY ON THE PARK
LOT 8

1	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
2	PRICING SET	2018-03-29
3	DP AMENDMENT SUBMISSION	2018-05-24

PERSPECTIVE VIEW

① STREET VIEW - TOWNHOMES ALONG BIRNEY
NOT TO SCALE

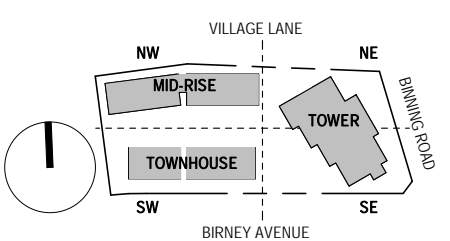
DP-407

FSR CALCULATIONS

LEVEL	RESIDENTIAL EXCLUSIONS						RESIDENTIAL FSR	RESIDENTIAL OPEN BALCONY
	RESIDENTIAL GFA	AMENITY R EXCLUSION	STORAGE R EXCLUSION	MECHANICAL R EXCLUSION	ELECTRICAL R EXCLUSION			
LEVEL 01	8670.06 SF	4407.59 SF	50.65 SF	45.34 SF	10.02 SF	4156.46 SF	0.00 SF	
MIDRISE & TOWNHOUSE - LEVEL 01	13049.51 SF	0.00 SF	481.64 SF	88.07 SF	2.67 SF	12477.13 SF	0.00 SF	
LEVEL 02	7051.64 SF	0.00 SF	218.21 SF	89.26 SF	25.89 SF	6718.28 SF	613.83 SF	
MIDRISE & TOWNHOUSE - LEVEL 02	13385.15 SF	0.00 SF	234.87 SF	100.91 SF	13.25 SF	13036.13 SF	402.33 SF	
LEVEL 03	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
MIDRISE & TOWNHOUSE - LEVEL 03	8189.76 SF	0.00 SF	234.87 SF	61.24 SF	13.25 SF	7880.41 SF	402.33 SF	
LEVEL 04	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
MIDRISE - LEVEL 04	7404.70 SF	0.00 SF	234.87 SF	61.24 SF	13.25 SF	7095.35 SF	402.33 SF	
LEVEL 05	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
MIDRISE - LEVEL 05	389.80 SF	379.25 SF	0.00 SF	10.55 SF	0.00 SF	0.00 SF	0.00 SF	
LEVEL 06	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
LEVEL 07	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
LEVEL 08	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
LEVEL 09	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
LEVEL 10	8974.84 SF	0.00 SF	273.64 SF	98.87 SF	30.02 SF	8572.30 SF	1023.26 SF	
LEVEL 11	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 12	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 13	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 14	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 15	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 16	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 17	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 18	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 19	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 20	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 21	8974.84 SF	0.00 SF	300.14 SF	91.69 SF	23.85 SF	8559.16 SF	1023.26 SF	
LEVEL 22	7177.08 SF	0.00 SF	157.84 SF	77.46 SF	26.00 SF	6915.78 SF	2639.52 SF	
TOTAL	235839.63 SF	4786.84 SF	7103.52 SF	2333.61 SF	606.89 SF	221008.76 SF	23902.21 SF	

FSR SUMMARY

PERMITTED		PROVIDED	
FSR		FSR	
RESIDENTIAL	221025.00 SF	RESIDENTIAL	208713.28 SF
		RESIDENTIAL - TOWNHOUSE	12295.48 SF
		TOTAL	221008.76 SF



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR SUMMARY SHEET

FSR-001



RESIDENTIAL AREA SUMMARY - TH LEVEL 01

RESIDENTIAL - TOWNHOUSE	5569.65 SF
MECHANICAL	38.30 SF
STORAGE	219.88 SF
TOTAL GROSS FLOOR AREA	5827.83 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 01

RESIDENTIAL	6907.48 SF
ELECTRICAL	2.67 SF
MECHANICAL	49.77 SF
STORAGE	261.76 SF
TOTAL GROSS FLOOR AREA	7221.68 SF

RESIDENTIAL FSR AREA - TH LEVEL 01

RESIDENTIAL - TOWNHOUSE	R-THL01.1	798.50 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.2	791.94 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.3	791.94 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.4	798.39 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.5	798.41 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.6	791.57 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.7	798.90 SF
TOTAL RESIDENTIAL FSR AREA		5569.65 SF

RESIDENTIAL FSR AREA - M LEVEL 01

RESIDENTIAL	R-ML01.01	858.46 SF
RESIDENTIAL	R-ML01.02	815.82 SF
RESIDENTIAL	R-ML01.03	815.82 SF
RESIDENTIAL	R-ML01.04	818.18 SF
RESIDENTIAL	R-ML01.05	819.22 SF
RESIDENTIAL	R-ML01.06	815.73 SF
RESIDENTIAL	R-ML01.07	815.83 SF
RESIDENTIAL	R-ML01.08	792.01 SF
RESIDENTIAL	R-ML01.09	356.40 SF
TOTAL RESIDENTIAL FSR AREA		6907.48 SF

MECHANICAL R EXCLUSION - TH LEVEL 01

MECHANICAL	M-THL01.1	5.48 SF
MECHANICAL	M-THL01.2	5.48 SF
MECHANICAL	M-THL01.3	5.48 SF
MECHANICAL	M-THL01.4	5.48 SF
MECHANICAL	M-THL01.5	5.45 SF
MECHANICAL	M-THL01.6	5.45 SF
MECHANICAL	M-THL01.7	5.48 SF
TOTAL MECHANICAL EXCLUSION		38.30 SF

MECHANICAL R EXCLUSION - M LEVEL 01

MECHANICAL	M-ML01.01	4.86 SF
MECHANICAL	M-ML01.02	4.67 SF
MECHANICAL	M-ML01.03	4.67 SF
MECHANICAL	M-ML01.04	5.00 SF
MECHANICAL	M-ML01.05	5.00 SF
MECHANICAL	M-ML01.06	4.67 SF
MECHANICAL	M-ML01.07	4.67 SF
MECHANICAL	M-ML01.08	6.18 SF
MECHANICAL	M-ML01.09	10.07 SF
TOTAL MECHANICAL EXCLUSION		49.77 SF

STORAGE R EXCLUSION - TH LEVEL 01

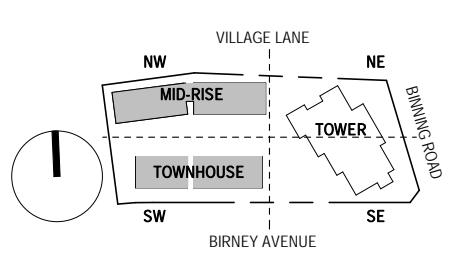
STORAGE	S-THL01.1	31.33 SF
STORAGE	S-THL01.2	31.44 SF
STORAGE	S-THL01.3	31.44 SF
STORAGE	S-THL01.4	31.44 SF
STORAGE	S-THL01.5	31.44 SF
STORAGE	S-THL01.6	31.44 SF
STORAGE	S-THL01.7	31.33 SF
TOTAL STORAGE EXCLUSION		219.88 SF

STORAGE R EXCLUSION - M LEVEL 01

STORAGE	S-ML01.01	33.86 SF
STORAGE	S-ML01.02	35.51 SF
STORAGE	S-ML01.03	35.51 SF
STORAGE	S-ML01.04	33.44 SF
STORAGE	S-ML01.05	33.44 SF
STORAGE	S-ML01.06	35.51 SF
STORAGE	S-ML01.07	35.51 SF
STORAGE	S-ML01.08	18.98 SF
TOTAL STORAGE EXCLUSION		261.76 SF

ELECTRICAL R EXCLUSION - M LEVEL 01

ELECTRICAL	E-ML01.09	2.67 SF
TOTAL ELECTRICAL EXCLUSION		2.67 SF



IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR PLAN - MIDRISE &
TOWNHOUSES - LEVEL
01

FSR-111

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2018-07-24

FSR_PLAN_MIDRISE &
TOWNHOUSES LEVEL 01
1 1/8" = 1'-0"



RESIDENTIAL AREA SUMMARY - TH LEVEL 02		
RESIDENTIAL - TOWNHOUSE		5940.78 SF
MECHANICAL		39.67 SF
TOTAL GROSS FLOOR AREA		5980.44 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 02		
RESIDENTIAL		7095.35 SF
ELECTRICAL		13.25 SF
MECHANICAL		61.24 SF
STORAGE		234.87 SF
TOTAL GROSS FLOOR AREA		7404.70 SF

RESIDENTIAL FSR AREA - TH LEVEL 02		
RESIDENTIAL - TOWNHOUSE	R-THL02.1	851.44 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.2	845.00 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.3	845.00 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.4	851.44 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.5	851.44 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.6	845.00 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.7	851.44 SF
TOTAL RESIDENTIAL FSR AREA		5940.78 SF

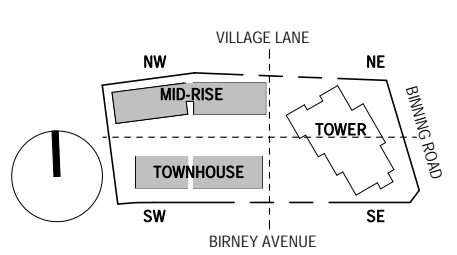
RESIDENTIAL FSR AREA - M LEVEL 02		
RESIDENTIAL	R-ML02.00	1077.77 SF
RESIDENTIAL	R-ML02.01	534.39 SF
RESIDENTIAL	R-ML02.02	520.35 SF
RESIDENTIAL	R-ML02.03	480.02 SF
RESIDENTIAL	R-ML02.04	745.75 SF
RESIDENTIAL	R-ML02.05	727.87 SF
RESIDENTIAL	R-ML02.06	728.75 SF
RESIDENTIAL	R-ML02.07	745.65 SF
RESIDENTIAL	R-ML02.08	480.06 SF
RESIDENTIAL	R-ML02.09	520.34 SF
RESIDENTIAL	R-ML02.10	534.40 SF
TOTAL RESIDENTIAL FSR AREA		7095.35 SF

MECHANICAL R EXCLUSION - TH LEVEL 02		
MECHANICAL	M-THL02.1	5.67 SF
MECHANICAL	M-THL02.2	5.67 SF
MECHANICAL	M-THL02.3	5.67 SF
MECHANICAL	M-THL02.4	5.67 SF
MECHANICAL	M-THL02.5	5.67 SF
MECHANICAL	M-THL02.6	5.67 SF
MECHANICAL	M-THL02.7	5.67 SF
TOTAL MECHANICAL EXCLUSION		39.67 SF

MECHANICAL R EXCLUSION - M LEVEL 02		
MECHANICAL	M-ML02.00	10.07 SF
MECHANICAL	M-ML02.01	5.05 SF
MECHANICAL	M-ML02.02	5.05 SF
MECHANICAL	M-ML02.03	5.64 SF
MECHANICAL	M-ML02.04	4.88 SF
MECHANICAL	M-ML02.05	4.88 SF
MECHANICAL	M-ML02.06	4.87 SF
MECHANICAL	M-ML02.07	5.06 SF
MECHANICAL	M-ML02.08	5.64 SF
MECHANICAL	M-ML02.09	5.06 SF
MECHANICAL	M-ML02.10	5.05 SF
TOTAL MECHANICAL EXCLUSION		61.24 SF

STORAGE R EXCLUSION - M LEVEL 02		
STORAGE	S-ML02.01	28.51 SF
STORAGE	S-ML02.02	28.26 SF
STORAGE	S-ML02.04	30.78 SF
STORAGE	S-ML02.05	30.08 SF
STORAGE	S-ML02.06	30.09 SF
STORAGE	S-ML02.07	30.39 SF
STORAGE	S-ML02.09	28.26 SF
STORAGE	S-ML02.10	28.50 SF
TOTAL STORAGE EXCLUSION		234.87 SF

ELECTRICAL R EXCLUSION - M LEVEL 02		
ELECTRICAL	E-ML02.00	13.25 SF
TOTAL ELECTRICAL EXCLUSION		13.25 SF

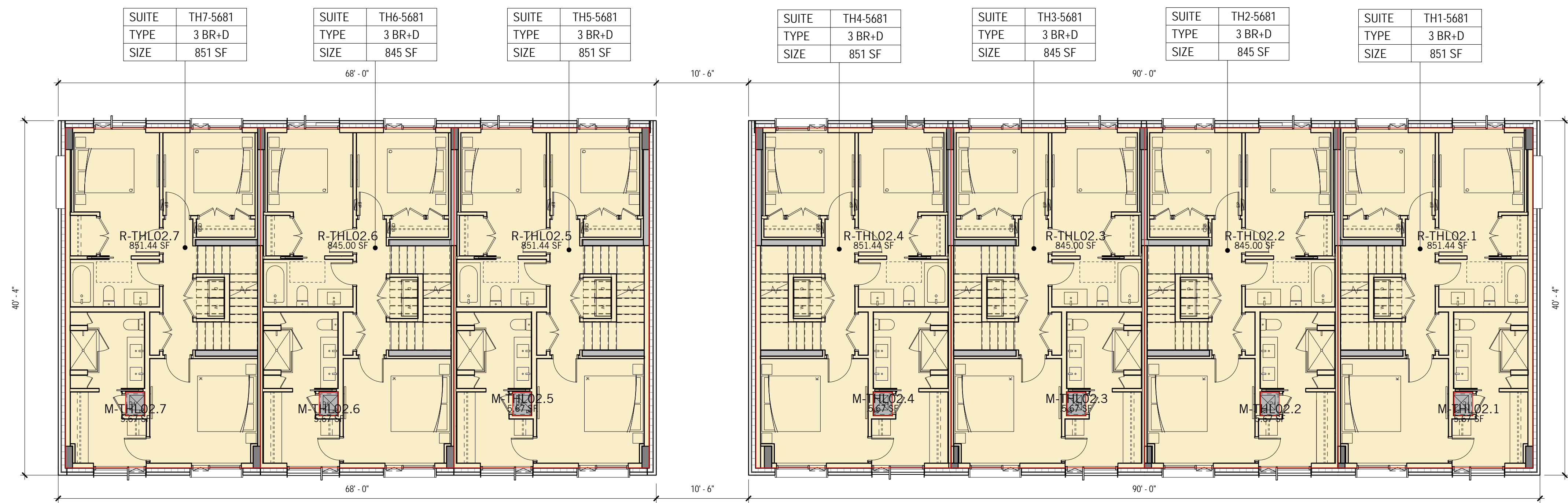


IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR PLAN - MIDRISE &
TOWNHOUSES - LEVEL
02

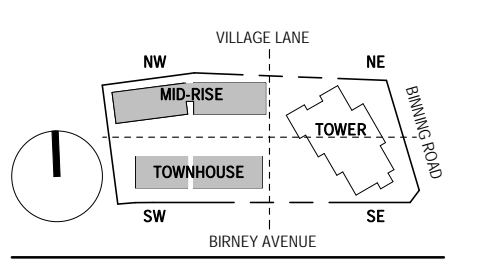
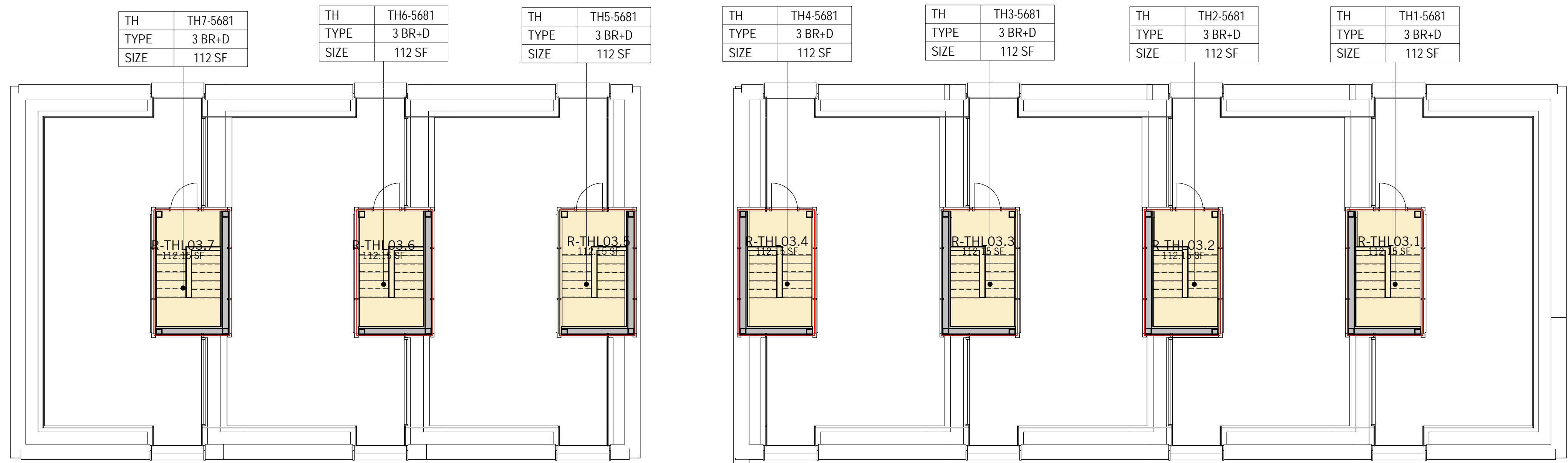
FSR-112



FSR_PLAN_MIDRISE &
TOWNHOUSES LEVEL 02
1
1/8" = 1'-0"



RESIDENTIAL AREA SUMMARY - MIDRISE & TH LEVEL 03		
RESIDENTIAL - TOWNHOUSE		7095.35 SF
RESIDENTIAL - TOWNHOUSE		785.06 SF
FSR R AREA		7880.41 SF
ELECTRICAL		13.25 SF
MECHANICAL		61.24 SF
STORAGE		234.87 SF
FSR R EXCLUSION		309.35 SF
TOTAL GROSS FLOOR AREA		8189.76 SF
RESIDENTIAL FSR AREA - TH LEVEL 03		
RESIDENTIAL - TOWNHOUSE	R-THL03.1	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.2	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.3	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.4	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.5	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.6	112.15 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.7	112.15 SF
TOTAL RESIDENTIAL FSR AREA		785.06 SF
RESIDENTIAL FSR AREA - M LEVEL 03		
RESIDENTIAL	R-ML03.00	1077.77 SF
RESIDENTIAL	R-ML03.01	534.39 SF
RESIDENTIAL	R-ML03.02	520.35 SF
RESIDENTIAL	R-ML03.03	480.02 SF
RESIDENTIAL	R-ML03.04	745.75 SF
RESIDENTIAL	R-ML03.05	727.87 SF
RESIDENTIAL	R-ML03.06	728.75 SF
RESIDENTIAL	R-ML03.07	745.65 SF
RESIDENTIAL	R-ML03.08	480.06 SF
RESIDENTIAL	R-ML03.09	520.34 SF
RESIDENTIAL	R-ML03.10	534.40 SF
TOTAL RESIDENTIAL FSR AREA		7095.35 SF
MECHANICAL R EXCLUSION - M LEVEL 03		
MECHANICAL	M-ML03.00	10.07 SF
MECHANICAL	M-ML03.01	5.05 SF
MECHANICAL	M-ML03.02	5.05 SF
MECHANICAL	M-ML03.03	5.64 SF
MECHANICAL	M-ML03.04	4.88 SF
MECHANICAL	M-ML03.05	4.88 SF
MECHANICAL	M-ML03.06	4.87 SF
MECHANICAL	M-ML03.07	5.06 SF
MECHANICAL	M-ML03.08	5.64 SF
MECHANICAL	M-ML03.09	5.05 SF
MECHANICAL	M-ML03.10	5.05 SF
TOTAL MECHANICAL EXCLUSION		61.24 SF
STORAGE R EXCLUSION - M LEVEL 03		
STORAGE	S-ML03.01	28.51 SF
STORAGE	S-ML03.02	28.26 SF
STORAGE	S-ML03.04	30.78 SF
STORAGE	S-ML03.05	30.08 SF
STORAGE	S-ML03.06	30.09 SF
STORAGE	S-ML03.07	30.39 SF
STORAGE	S-ML03.09	28.26 SF
STORAGE	S-ML03.10	28.50 SF
TOTAL STORAGE EXCLUSION		234.87 SF
OPEN BALCONY R NON GFA - M LEVEL 03		
OPEN BALCONY	OB-ML03.01	49.82 SF
OPEN BALCONY	OB-ML03.02	24.91 SF
OPEN BALCONY	OB-ML03.03	24.91 SF
OPEN BALCONY	OB-ML03.04	50.76 SF
OPEN BALCONY	OB-ML03.05	50.76 SF
OPEN BALCONY	OB-ML03.06	50.29 SF
OPEN BALCONY	OB-ML03.07	50.29 SF
OPEN BALCONY	OB-ML03.08	25.15 SF
OPEN BALCONY	OB-ML03.09	25.15 SF
OPEN BALCONY	OB-ML03.10	50.29 SF
TOTAL ENCLOSED BALCONY EXCLUSION		402.33 SF
ELECTRICAL R EXCLUSION - M LEVEL 03		
ELECTRICAL	E-ML03.00	13.25 SF
TOTAL ELECTRICAL EXCLUSION		13.25 SF



IVY ON THE PARK
LOT 8

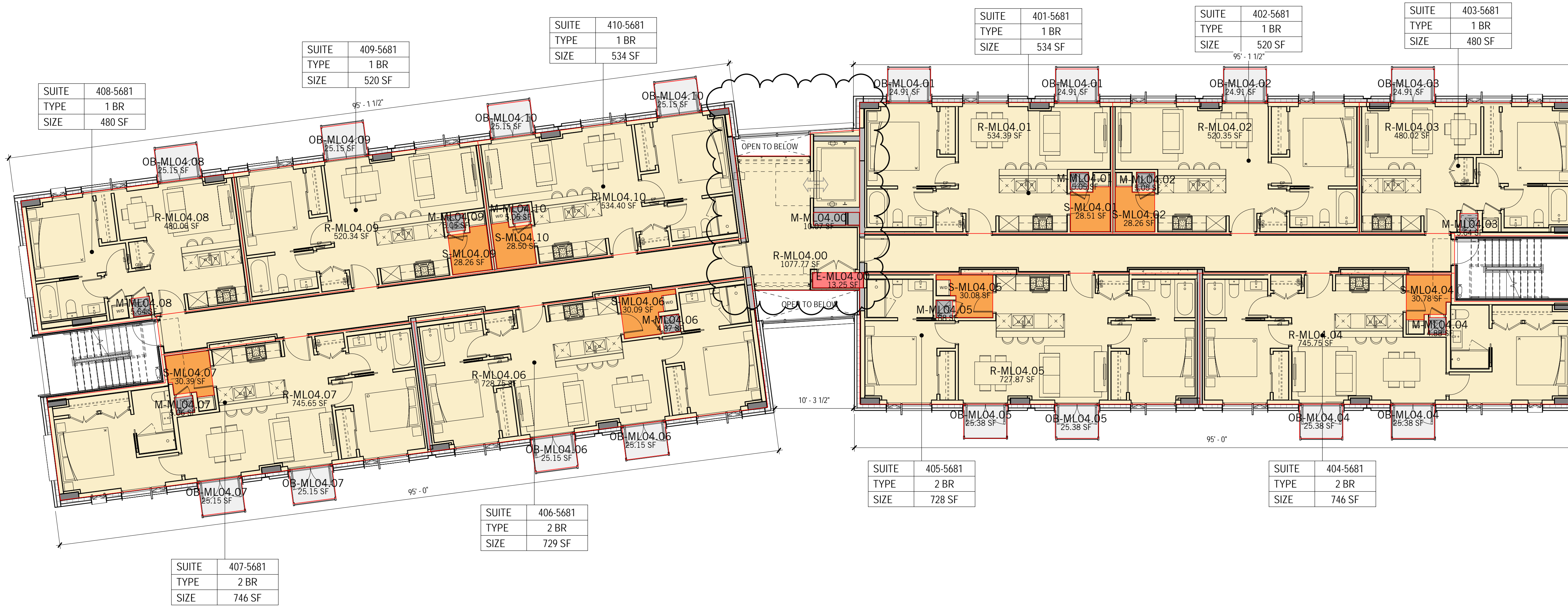
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR PLAN - MIDRISE &
TOWNHOUSES - LEVEL
03

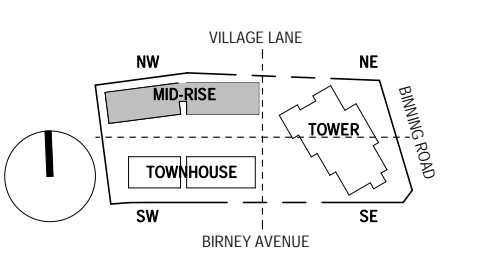
FSR-113

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FSR_PLAN_MIDRISE &
TOWNHOUSES LEVEL 03
1/8" = 1'-0"



RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 04	
RESIDENTIAL	7095.35 SF
FSR R AREA	7095.35 SF
ELECTRICAL	13.25 SF
MECHANICAL	61.24 SF
STORAGE	234.87 SF
FSR R EXCLUSION	309.35 SF
TOTAL GROSS FLOOR AREA	7404.70 SF
RESIDENTIAL FSR AREA - M LEVEL 04	
RESIDENTIAL	R-ML04.00 1077.77 SF
RESIDENTIAL	R-ML04.01 534.39 SF
RESIDENTIAL	R-ML04.02 520.35 SF
RESIDENTIAL	R-ML04.03 480.02 SF
RESIDENTIAL	R-ML04.04 745.75 SF
RESIDENTIAL	R-ML04.05 727.87 SF
RESIDENTIAL	R-ML04.06 728.75 SF
RESIDENTIAL	R-ML04.07 745.65 SF
RESIDENTIAL	R-ML04.08 480.06 SF
RESIDENTIAL	R-ML04.09 520.34 SF
RESIDENTIAL	R-ML04.10 534.40 SF
TOTAL RESIDENTIAL FSR AREA	7095.35 SF
MECHANICAL R EXCLUSION - M LEVEL 04	
MECHANICAL	M-ML04.00 10.07 SF
MECHANICAL	M-ML04.01 5.05 SF
MECHANICAL	M-ML04.02 5.05 SF
MECHANICAL	M-ML04.03 5.64 SF
MECHANICAL	M-ML04.04 4.88 SF
MECHANICAL	M-ML04.05 4.88 SF
MECHANICAL	M-ML04.06 4.87 SF
MECHANICAL	M-ML04.07 5.06 SF
MECHANICAL	M-ML04.08 5.64 SF
MECHANICAL	M-ML04.09 5.05 SF
MECHANICAL	M-ML04.10 5.05 SF
TOTAL MECHANICAL EXCLUSION	61.24 SF
STORAGE R EXCLUSION - M LEVEL 04	
STORAGE	S-ML04.01 28.51 SF
STORAGE	S-ML04.02 28.26 SF
STORAGE	S-ML04.04 30.78 SF
STORAGE	S-ML04.05 30.08 SF
STORAGE	S-ML04.06 30.09 SF
STORAGE	S-ML04.07 30.39 SF
STORAGE	S-ML04.09 28.26 SF
STORAGE	S-ML04.10 28.50 SF
TOTAL STORAGE EXCLUSION	234.87 SF
OPEN BALCONY R NON GFA - M LEVEL 04	
OPEN BALCONY	OB-ML04.01 49.82 SF
OPEN BALCONY	OB-ML04.02 24.91 SF
OPEN BALCONY	OB-ML04.03 24.91 SF
OPEN BALCONY	OB-ML04.04 50.76 SF
OPEN BALCONY	OB-ML04.05 50.76 SF
OPEN BALCONY	OB-ML04.06 50.29 SF
OPEN BALCONY	OB-ML04.07 50.29 SF
OPEN BALCONY	OB-ML04.08 25.15 SF
OPEN BALCONY	OB-ML04.09 25.15 SF
OPEN BALCONY	OB-ML04.10 50.29 SF
TOTAL ENCLOSED BALCONY EXCLUSION	402.33 SF
ELECTRICAL R EXCLUSION - M LEVEL 04	
ELECTRICAL	E-ML04.00 13.25 SF
TOTAL ELECTRICAL EXCLUSION	13.25 SF

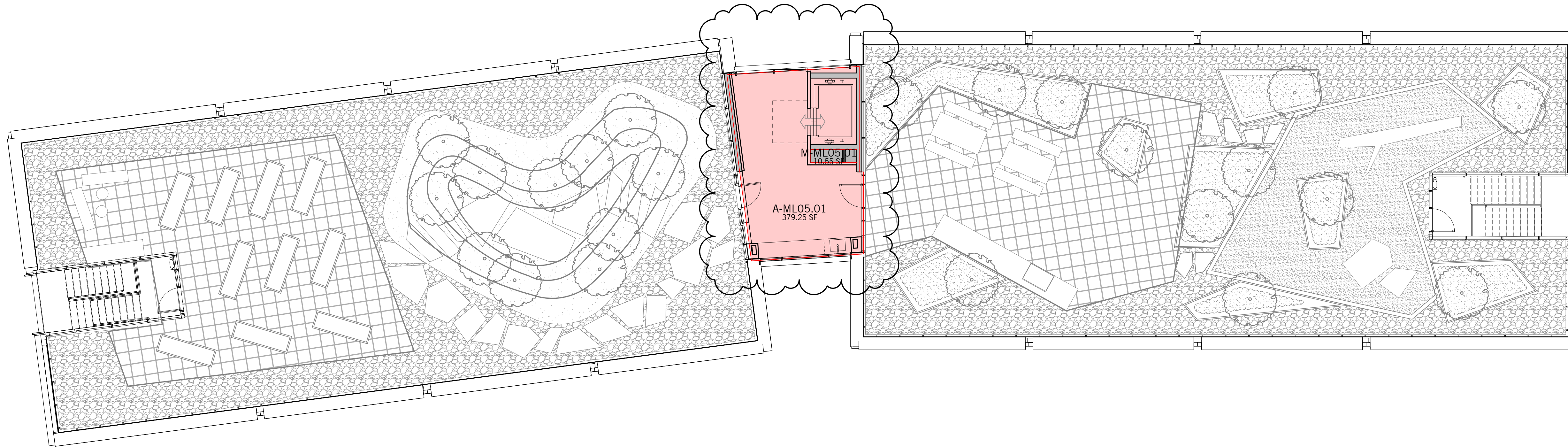


IVY ON THE PARK
LOT 8

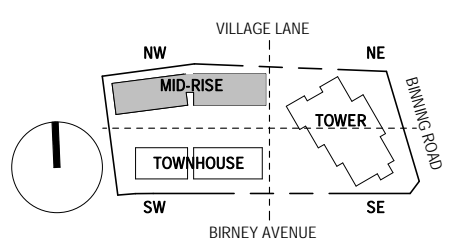
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR PLAN - MIDRISE -
LEVEL 04

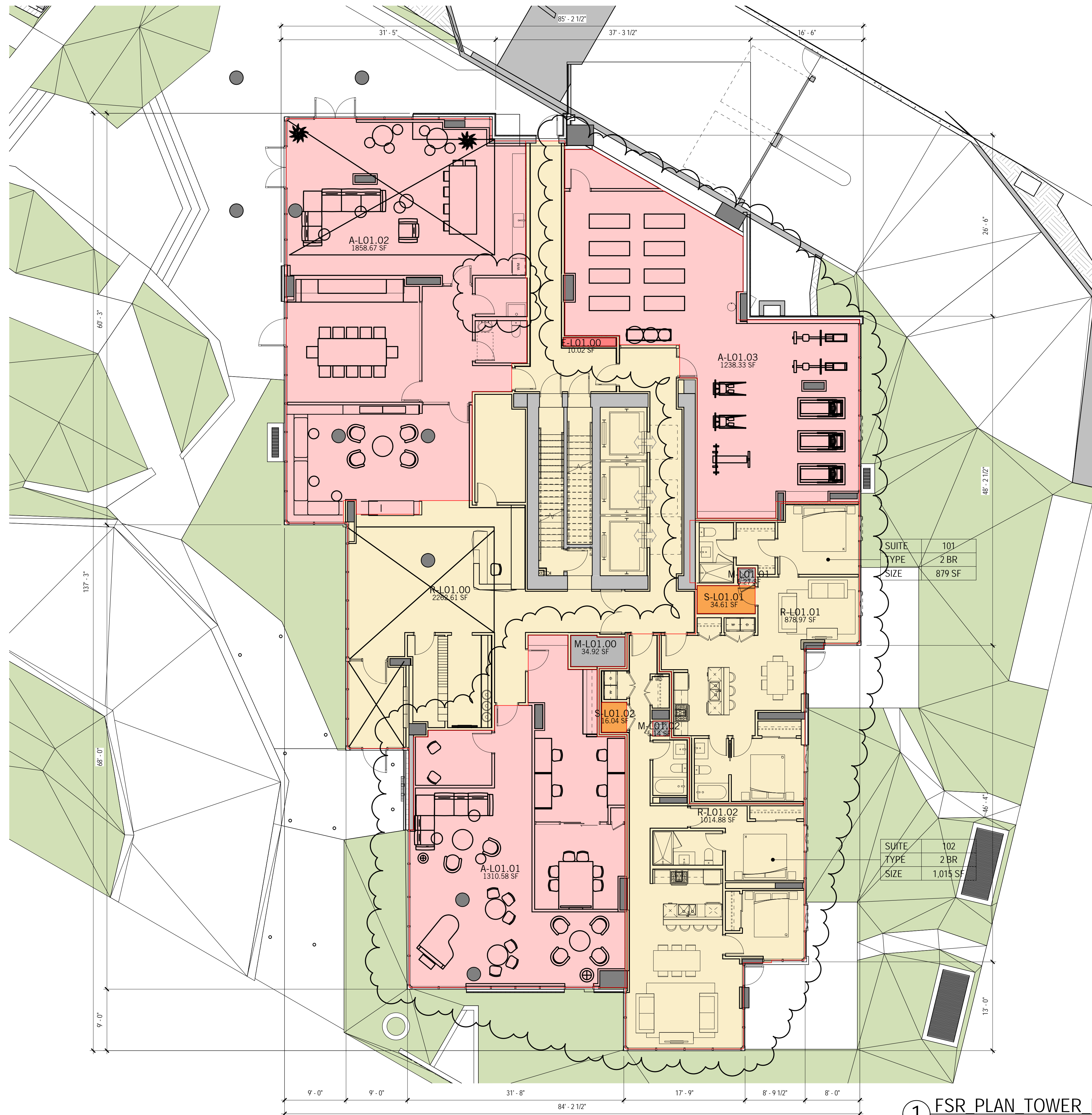
FSR-114



RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 05			
AMENITY		379.25 SF	
MECHANICAL		10.55 SF	
FSR R EXCLUSION		389.80 SF	
TOTAL GROSS FLOOR AREA		389.80 SF	
AMENITY R EXCLUSION - M LEVEL 05			
AMENITY	A-ML05.01	379.25 SF	
TOTAL AMENITY EXCLUSION		379.25 SF	

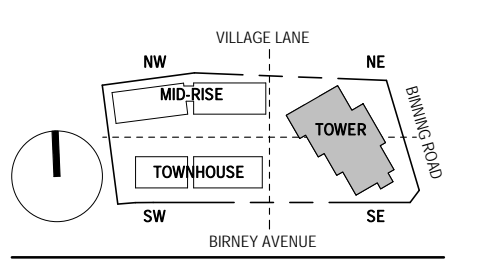


- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24



1 FSR PLAN TOWER LEVEL 01
1/8" = 1'-0"

RESIDENTIAL AREA SUMMARY - LEVEL 01	
RESIDENTIAL	4156.46 SF
FSR R AREA	4156.46 SF
AMENITY	4407.59 SF
ELECTRICAL	10.02 SF
MECHANICAL	45.34 SF
STORAGE	50.65 SF
FSR R EXCLUSION	4513.60 SF
TOTAL GROSS FLOOR AREA	8670.06 SF
RESIDENTIAL FSR AREA - LEVEL 01	
RESIDENTIAL	R-L01.00 2262.61 SF
RESIDENTIAL	R-L01.01 878.97 SF
RESIDENTIAL	R-L01.02 1014.88 SF
TOTAL RESIDENTIAL FSR AREA	4156.46 SF
ELECTRICAL R EXCLUSION - LEVEL 01	
ELECTRICAL	E-L01.00 10.02 SF
TOTAL WALL EXCLUSION	10.02 SF
MECHANICAL R EXCLUSION - LEVEL 01	
MECHANICAL	M-L01.00 34.92 SF
MECHANICAL	M-L01.01 5.27 SF
MECHANICAL	M-L01.02 5.14 SF
TOTAL MECHANICAL EXCLUSION	45.34 SF
STORAGE R EXCLUSION - LEVEL 01	
STORAGE	S-L01.01 34.61 SF
STORAGE	S-L01.02 16.04 SF
TOTAL STORAGE EXCLUSION	50.65 SF
AMENITY R EXCLUSION - LEVEL 01	
AMENITY	A-L01.01 1310.58 SF
AMENITY	A-L01.02 1858.67 SF
AMENITY	A-L01.03 1238.33 SF
TOTAL AMENITY EXCLUSION	4407.59 SF



- 1 PRE-DP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-05-24



SUITE	201
TYPE	2 BR
SIZE	1,153 SF

SUITE	207
TYPE	2 BR+D
SIZE	1,151 SF

SUITE	202
TYPE	1 BR
SIZE	637 SF

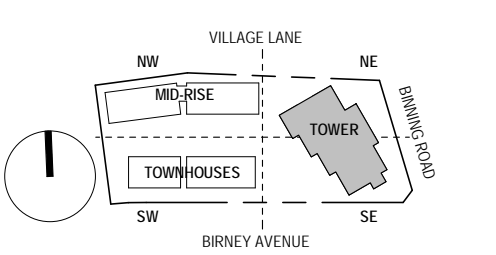
SUITE	203
TYPE	STUDIO
SIZE	378 SF

SUITE	204
TYPE	2 BR
SIZE	745 SF

SUITE	205
TYPE	2 BR
SIZE	713 SF

SUITE	206
TYPE	2 BR
SIZE	1,024 SF

RESIDENTIAL AREA SUMMARY - LEVEL 02		
RESIDENTIAL		6718.28 SF
FSR R AREA		6718.28 SF
ELECTRICAL		25.89 SF
MECHANICAL		89.26 SF
STORAGE		218.21 SF
FSR R EXCLUSION		333.36 SF
TOTAL GROSS FLOOR AREA		7051.64 SF
RESIDENTIAL FSR AREA - LEVEL 02		
RESIDENTIAL	R-L02.00	916.95 SF
RESIDENTIAL	R-L02.01	1152.80 SF
RESIDENTIAL	R-L02.02	637.03 SF
RESIDENTIAL	R-L02.03	377.74 SF
RESIDENTIAL	R-L02.04	745.20 SF
RESIDENTIAL	R-L02.05	712.90 SF
RESIDENTIAL	R-L02.06	1024.19 SF
RESIDENTIAL	R-L02.07	1151.45 SF
TOTAL RESIDENTIAL FSR AREA		6718.28 SF
ELECTRICAL R EXCLUSION - LEVEL 02		
ELECTRICAL	E-L02.00	25.89 SF
TOTAL WALL EXCLUSION		25.89 SF
MECHANICAL R EXCLUSION - LEVEL 02		
MECHANICAL	M-L02.00	47.64 SF
MECHANICAL	M-L02.01	6.22 SF
MECHANICAL	M-L02.02	5.96 SF
MECHANICAL	M-L02.03	5.92 SF
MECHANICAL	M-L02.04	6.17 SF
MECHANICAL	M-L02.05	6.43 SF
MECHANICAL	M-L02.06	5.43 SF
MECHANICAL	M-L02.07	5.48 SF
TOTAL MECHANICAL EXCLUSION		89.26 SF
STORAGE R EXCLUSION - LEVEL 02		
STORAGE	S-L02.01	40.00 SF
STORAGE	S-L02.02	38.68 SF
STORAGE	S-L02.04	36.66 SF
STORAGE	S-L02.05	35.22 SF
STORAGE	S-L02.06	40.00 SF
STORAGE	S-L02.07	27.64 SF
TOTAL STORAGE EXCLUSION		218.21 SF
OPEN BALCONY R NON GFA - LEVEL 02		
OPEN BALCONY	OB-L02.01	114.23 SF
OPEN BALCONY	OB-L02.02	113.60 SF
OPEN BALCONY	OB-L02.04	78.08 SF
OPEN BALCONY	OB-L02.05	78.09 SF
OPEN BALCONY	OB-L02.06	115.45 SF
OPEN BALCONY	OB-L02.07	114.37 SF
TOTAL ENCLOSED BALCONY EXCLUSION		613.83 SF



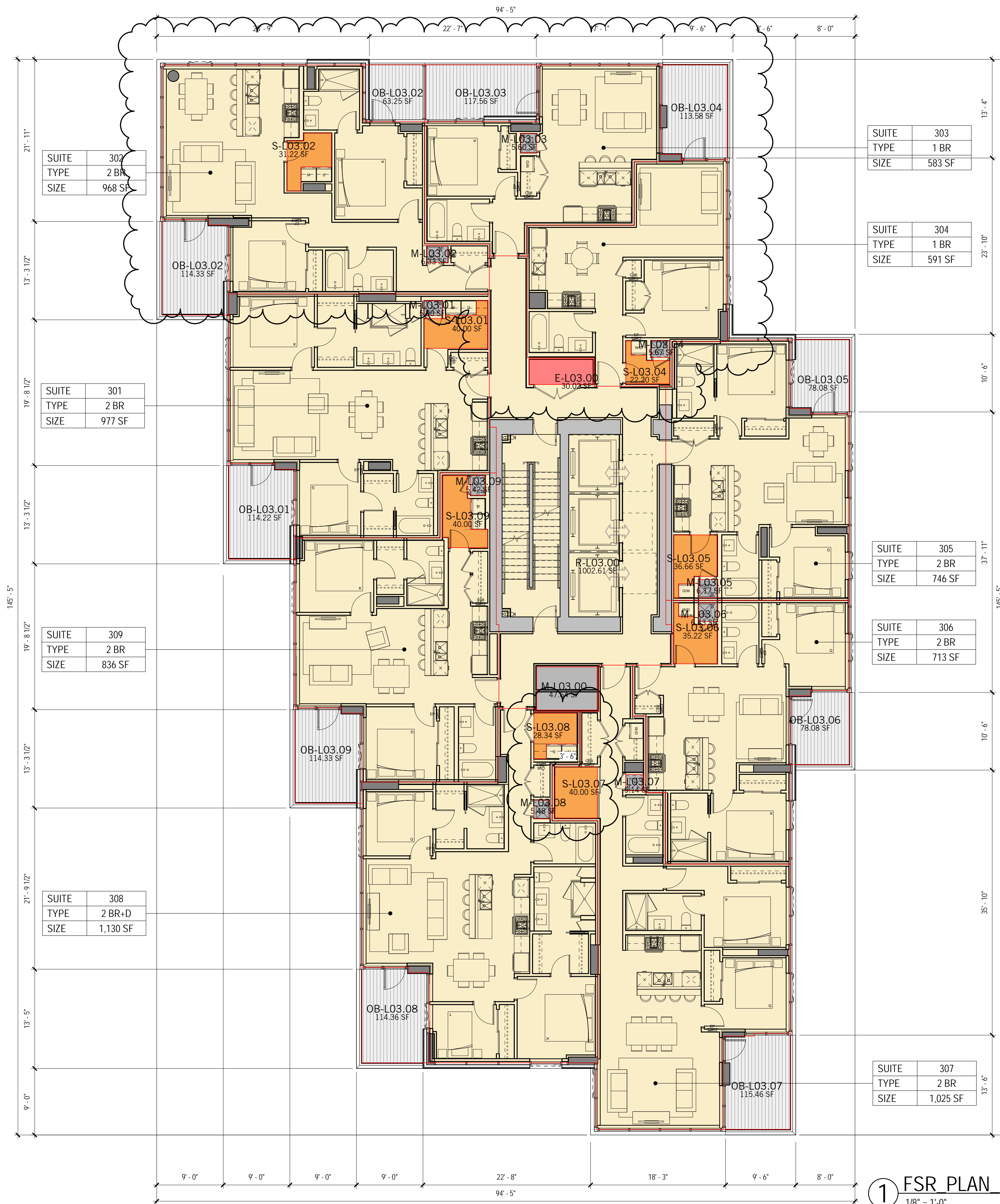
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

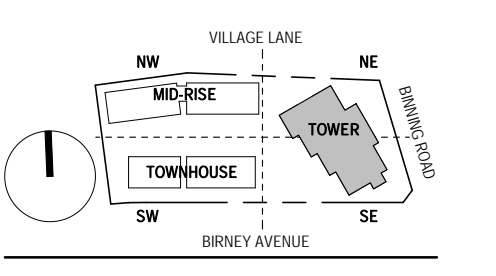
FSR PLAN - TOWER -
LEVEL 02

FSR-122

1 FSR PLAN TOWER LEVEL 02
1/8" = 1'-0"



RESIDENTIAL AREA SUMMARY - LEVELS 03-10	
RESIDENTIAL	8572.30 SF
FSR R AREA	8572.30 SF
ELECTRICAL	30.02 SF
MECHANICAL	98.87 SF
STORAGE	273.64 SF
FSR R EXCLUSION	402.53 SF
TOTAL GROSS FLOOR AREA	8974.84 SF
RESIDENTIAL FSR AREA - LEVELS 03-10	
RESIDENTIAL	R-L03.00 1002.61 SF
RESIDENTIAL	R-L03.01 976.57 SF
RESIDENTIAL	R-L03.02 968.41 SF
RESIDENTIAL	R-L03.03 583.44 SF
RESIDENTIAL	R-L03.04 591.20 SF
RESIDENTIAL	R-L03.05 746.15 SF
RESIDENTIAL	R-L03.06 712.51 SF
RESIDENTIAL	R-L03.07 1025.15 SF
RESIDENTIAL	R-L03.08 1130.50 SF
RESIDENTIAL	R-L03.09 835.76 SF
TOTAL RESIDENTIAL FSR AREA	8572.30 SF
ELECTRICAL R EXCLUSION - LEVELS 03-10	
ELECTRICAL	E-L03.00 30.02 SF
TOTAL WALL EXCLUSION	30.02 SF
MECHANICAL R EXCLUSION - LEVELS 03-10	
MECHANICAL	M-L03.00 47.64 SF
MECHANICAL	M-L03.01 5.00 SF
MECHANICAL	M-L03.02 6.33 SF
MECHANICAL	M-L03.03 5.60 SF
MECHANICAL	M-L03.04 5.67 SF
MECHANICAL	M-L03.05 6.17 SF
MECHANICAL	M-L03.06 6.43 SF
MECHANICAL	M-L03.07 5.14 SF
MECHANICAL	M-L03.08 5.48 SF
MECHANICAL	M-L03.09 5.42 SF
TOTAL MECHANICAL EXCLUSION	98.87 SF
STORAGE R EXCLUSION - LEVELS 03-10	
STORAGE	S-L03.01 40.00 SF
STORAGE	S-L03.02 31.22 SF
STORAGE	S-L03.04 22.20 SF
STORAGE	S-L03.05 36.66 SF
STORAGE	S-L03.06 35.22 SF
STORAGE	S-L03.07 40.00 SF
STORAGE	S-L03.08 28.34 SF
STORAGE	S-L03.09 40.00 SF
TOTAL STORAGE EXCLUSION	273.64 SF
OPEN BALCONY R NON GFA - LEVELS 03-10	
OPEN BALCONY	OB-L03.01 114.22 SF
OPEN BALCONY	OB-L03.02 114.33 SF
OPEN BALCONY	OB-L03.02 63.25 SF
OPEN BALCONY	OB-L03.03 117.56 SF
OPEN BALCONY	OB-L03.04 113.58 SF
OPEN BALCONY	OB-L03.05 78.08 SF
OPEN BALCONY	OB-L03.06 78.08 SF
OPEN BALCONY	OB-L03.07 115.46 SF
OPEN BALCONY	OB-L03.08 114.36 SF
OPEN BALCONY	OB-L03.09 114.33 SF
TOTAL ENCLOSED BALCONY EXCLUSION	1023.26 SF



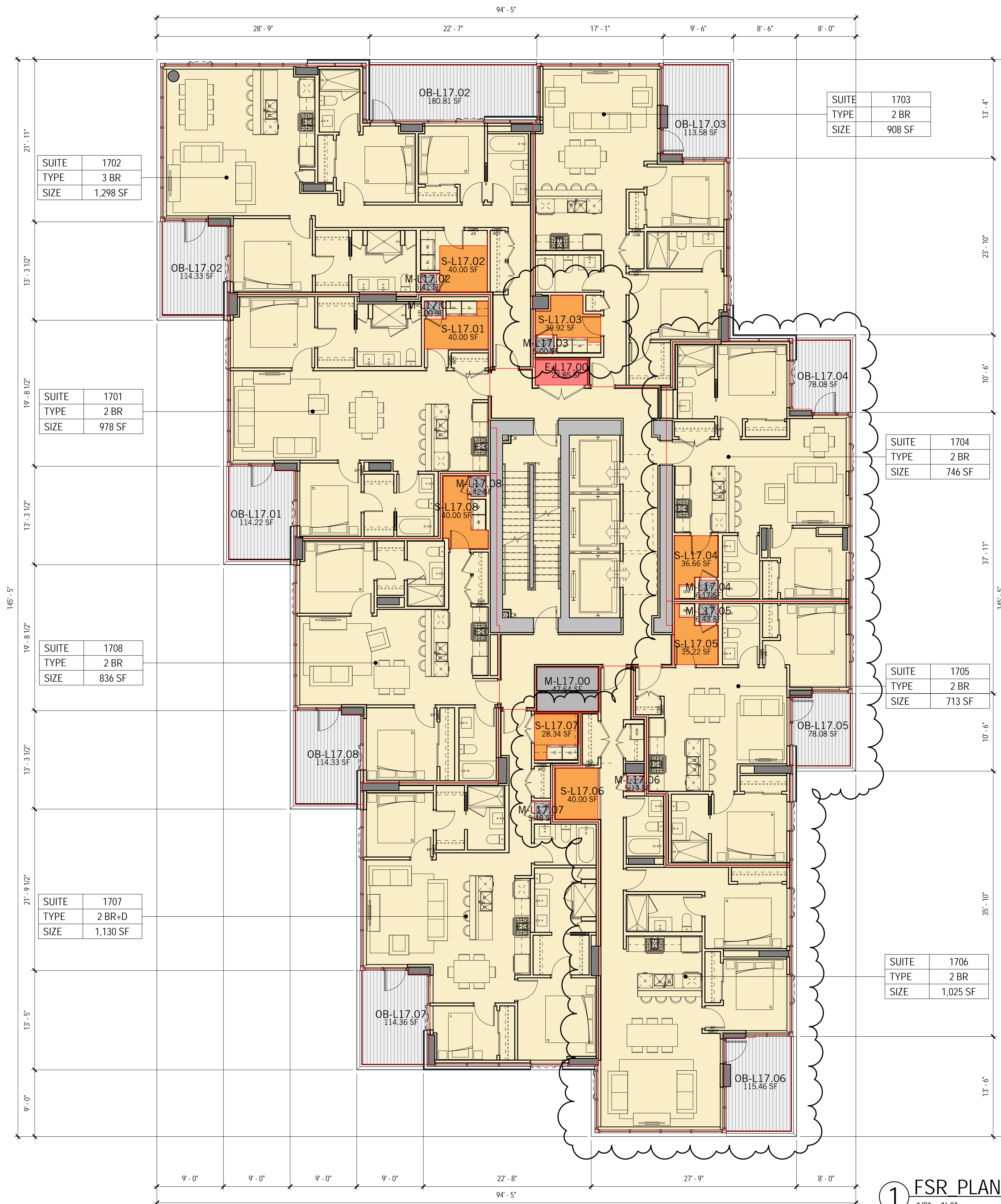
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24

FSR PLAN - TOWER -
LEVELS 03-10

FSR-123

1 FSR PLAN TOWER LEVELS 03-10
1/8" = 1'-0"



SUITE	1703
TYPE	2 BR
SIZE	908 SF

SUITE	1702
TYPE	3 BR
SIZE	1,298 SF

SUITE	1701
TYPE	2 BR
SIZE	978 SF

SUITE	1708
TYPE	2 BR
SIZE	836 SF

SUITE	1707
TYPE	2 BR+D
SIZE	1,130 SF

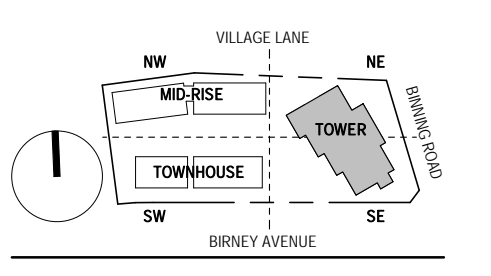
SUITE	1704
TYPE	2 BR
SIZE	746 SF

SUITE	1705
TYPE	2 BR
SIZE	713 SF

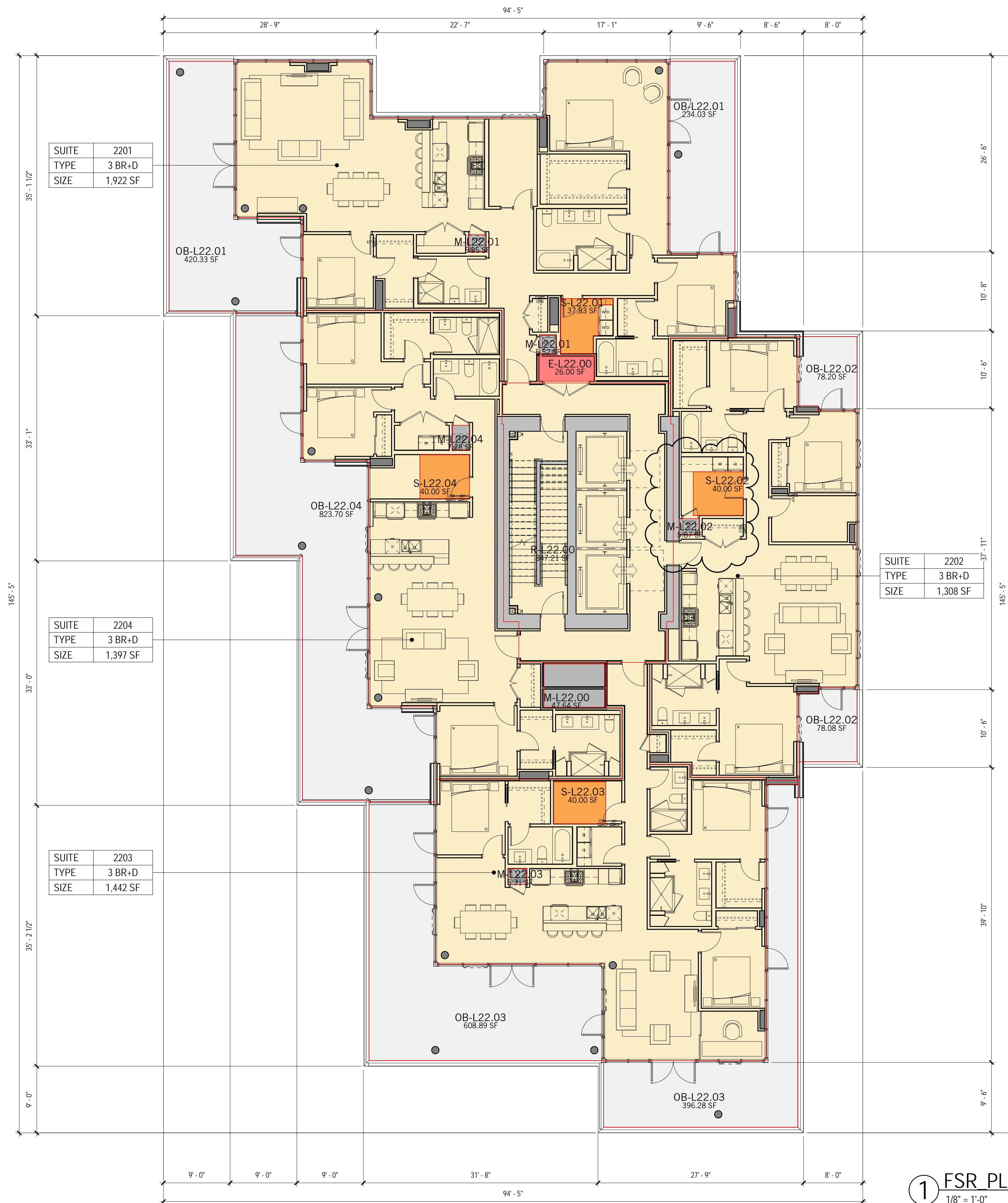
SUITE	1706
TYPE	2 BR
SIZE	1,025 SF

1 FSR PLAN TOWER LEVELS 11-21
1/8" = 1'-0"

RESIDENTIAL AREA SUMMARY - LEVELS 11-21	
RESIDENTIAL	8559.16 SF
FSR R AREA	8559.16 SF
ELECTRICAL	23.85 SF
MECHANICAL	91.69 SF
STORAGE	300.14 SF
FSR R EXCLUSION	415.67 SF
TOTAL GROSS FLOOR AREA	8974.84 SF
RESIDENTIAL FSR AREA - LEVELS 11-21	
RESIDENTIAL	R-L03.00 926.29 SF
RESIDENTIAL	R-L03.06 1025.15 SF
RESIDENTIAL	R-L17.01 977.61 SF
RESIDENTIAL	R-L17.02 1297.69 SF
RESIDENTIAL	R-L17.03 907.51 SF
RESIDENTIAL	R-L17.04 746.15 SF
RESIDENTIAL	R-L17.05 712.51 SF
RESIDENTIAL	R-L17.07 1130.50 SF
RESIDENTIAL	R-L17.08 835.76 SF
TOTAL RESIDENTIAL FSR AREA	8559.16 SF
ELECTRICAL R EXCLUSION - LEVELS 11-21	
ELECTRICAL	E-L17.00 23.85 SF
TOTAL WALL EXCLUSION	23.85 SF
MECHANICAL R EXCLUSION - LEVELS 11-21	
MECHANICAL	M-L17.00 47.64 SF
MECHANICAL	M-L17.01 5.00 SF
MECHANICAL	M-L17.02 5.41 SF
MECHANICAL	M-L17.03 5.00 SF
MECHANICAL	M-L17.04 6.17 SF
MECHANICAL	M-L17.05 6.43 SF
MECHANICAL	M-L17.06 5.14 SF
MECHANICAL	M-L17.07 5.48 SF
MECHANICAL	M-L17.08 5.42 SF
TOTAL MECHANICAL EXCLUSION	91.69 SF
STORAGE R EXCLUSION - LEVELS 11-21	
STORAGE	S-L17.01 40.00 SF
STORAGE	S-L17.02 40.00 SF
STORAGE	S-L17.03 39.92 SF
STORAGE	S-L17.04 36.66 SF
STORAGE	S-L17.05 35.22 SF
STORAGE	S-L17.06 40.00 SF
STORAGE	S-L17.07 28.34 SF
STORAGE	S-L17.08 40.00 SF
TOTAL STORAGE EXCLUSION	300.14 SF
OPEN BALCONY R NON GFA - LEVELS 11-21	
OPEN BALCONY	OB-L17.01 114.22 SF
OPEN BALCONY	OB-L17.02 114.33 SF
OPEN BALCONY	OB-L17.02 180.81 SF
OPEN BALCONY	OB-L17.03 113.58 SF
OPEN BALCONY	OB-L17.04 78.08 SF
OPEN BALCONY	OB-L17.05 78.08 SF
OPEN BALCONY	OB-L17.06 115.46 SF
OPEN BALCONY	OB-L17.07 114.36 SF
OPEN BALCONY	OB-L17.08 114.33 SF
TOTAL ENCLOSED BALCONY EXCLUSION	1023.26 SF



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- 4 DP AMENDMENT SUBMISSION 2018-07-24



RESIDENTIAL AREA SUMMARY - LEVEL 22	
RESIDENTIAL	6915.78 SF
FSR R AREA	6915.78 SF
ELECTRICAL	26.00 SF
MECHANICAL	77.46 SF
STORAGE	157.84 SF
FSR R EXCLUSION	261.30 SF
TOTAL GROSS FLOOR AREA	7177.08 SF

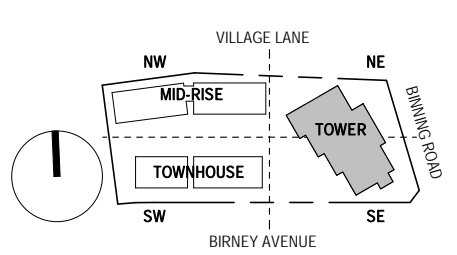
RESIDENTIAL FSR AREA - LEVEL 22		
RESIDENTIAL	R-L22.00	847.21 SF
RESIDENTIAL	R-L22.01	1922.49 SF
RESIDENTIAL	R-L22.01	1307.65 SF
RESIDENTIAL	R-L22.01	1441.77 SF
RESIDENTIAL	R-L22.01	1396.67 SF
TOTAL RESIDENTIAL FSR AREA		6915.78 SF

ELECTRICAL R EXCLUSION - LEVEL 22		
ELECTRICAL	E-L22.00	26.00 SF
TOTAL WALL EXCLUSION		26.00 SF

MECHANICAL R EXCLUSION - LEVEL 22		
MECHANICAL	M-L22.00	47.64 SF
MECHANICAL	M-L22.01	5.52 SF
MECHANICAL	M-L22.01	5.35 SF
MECHANICAL	M-L22.02	5.87 SF
MECHANICAL	M-L22.03	5.31 SF
MECHANICAL	M-L22.04	7.78 SF
TOTAL MECHANICAL EXCLUSION		77.46 SF

STORAGE R EXCLUSION - LEVEL 22		
STORAGE	S-L22.01	37.83 SF
STORAGE	S-L22.02	40.00 SF
STORAGE	S-L22.03	40.00 SF
STORAGE	S-L22.04	40.00 SF
TOTAL STORAGE EXCLUSION		157.84 SF

OPEN BALCONY R NON GFA - LEVEL 22		
OPEN BALCONY	OB-L22.01	234.03 SF
OPEN BALCONY	OB-L22.01	420.33 SF
OPEN BALCONY	OB-L22.02	78.08 SF
OPEN BALCONY	OB-L22.02	78.20 SF
OPEN BALCONY	OB-L22.03	396.28 SF
OPEN BALCONY	OB-L22.03	608.89 SF
OPEN BALCONY	OB-L22.04	823.70 SF
TOTAL ENCLOSED BALCONY EXCLUSION		2639.52 SF



IVY ON THE PARK
LOT 8

- 1 PRE-AP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-05-24

FSR PLAN - TOWER -
LEVEL 22

FSR-125

1 FSR PLAN TOWER LEVEL 22
1/8" = 1'-0"