

2018-12-07 DP AMENDMENT REVISIONS

The following is a summary of design revisions since the last DP Submission dated July 25, 2018.

General Stats Changes:

- Total housing units changed from 218 to 225.
- FSR area changed from 221,009 SF to 220,987 SF.
- Bicycle storage changed from 330 Class I to 342 Class I stalls.
- Revisions to the tower and mid-rise building have increased the overall amenity space provided from 4,787 SF to 4,983 SF.
- Handicap parking stalls changed from 22 to 23.

Parking/Site Changes:

- Level P1 - Additional bike storage added to meet requirements for additional suites.
- Two regular parking stalls moved from P1 to P3. One small car stall added to P2 and one added to P3.
- Handicap parking stall added.
- Sub Electrical room added.
- Two private garages combined into one and two parking stalls removed to meet requirements for townhouse parking.
- Fire Pump room separated from Sprinkler/Water Entry/District Energy Room.
- Level P2 – Mechanical room vestibule deleted adjacent to Mid-rise elevator.
- Mechanical shaft enclosure added for Main Generator.
- Level P3 – Revision of doors to storage areas on the North side.
- Access hatch added to mechanical shaft.
- Site Plan – Mechanical shaft locations revised slightly.
- Landscape North entry to Mid-rise revised.
- Patios to the North of the Mid-rise and Townhouses made larger to accommodate bbqs.
- Guardrails added to South patios of the Mid-rise and Townhouses.
- Walls at patio entry gates revised.

Townhouse Building Changes:

- Townhouses 6 and 7 combined into one dwelling. One stair removed.
- Townhouse roof pop-ups revised
- All planter boxes on roof revised to metal planters and glass guard removed.

Midrise Building Changes:

- South wall of Lobby moved North to make Lobby smaller.
- All openings in elevator lobby floors removed.
- Landscape on the roof has been revised to now comprise of green roof areas, gravel areas and a patio either side of the Amenity space. The urban agriculture, treed hill and play area have been removed.
- Guardrail around perimeter of roof relocated to around new patio spaces and path to exit.
- Enclosure above stairs 1 and 6 revised to open trellis.
- Spandrel added to end suites on the North and to East and West elevations.
- Balconies revised to concrete floors with frosted glass guardrails.

Tower Changes:

- Column arrangement in the North-West area revised.
- North elevation revised due to suite changes.
- Tower Level 1 – Mail room expanded to accommodate additional suites.
- Electrical closet revised.
- Suite 101 revised from 2 Bedroom suite to a 1 Bedroom suite and additional area being utilized by the Fitness room.
- Entry canopy ends squared off in shape.
- Tower Level 2 – Kitchen and ensuite location revised in Suite 206 (change applies to levels 2 – 21).
- Tower Levels 3-10 – 2 bedroom unit at North-West end of tower replaced with one 1 bedroom suite and one Studio suite. Some balcony reclaimed at north end by the Studio suite. A Juliet balcony provided to the Studio suite.
- Additional common corridor/vestibule added to provide access to the revised suites.
- Tower Levels 11-21 – Suite 1102 kitchen revised due to new column locations.
- Tower Level 22 – Additional fancoil units added to Suite 2203 and 2204.
- Roof – Corrugated metal cladding around building elements on roof.
- Steps added to provide roof access. Doors to roof revised.

0 1/2" 1" 2"

PERKINS+WILL

IVY ON THE PARK

LOT 8

DP AMENDMENT SUBMISSION

2018-12-07



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PROJECT STATISTICS

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

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.

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 8 columns: SHEET NUMBER, SHEET NAME, and 7 submission dates (2017-12-06 to 2018-12-07) with status indicators.

PROJECT TEAM

DEVELOPER: WALL FINANCIAL CORPORATION. ARCHITECTURE: PERKINS + WILL CANADA ARCHITECTS CO. LANDSCAPE: HAPA COLLABORATIVE. MECHANICAL / ENERGY MODELING: WILLIAMS ENGINEERING CANADA. ELECTRICAL: NEMETZ (S/A) & ASSOCIATES LTD. INTERIORS: BYU DESIGN. SUSTAINABILITY / REAP: E3 ECO GROUP INC. BUILDING ENVELOPE: BC BUILDING SCIENCE LTD. CIVIL: WSP CANADA INC. SURVEYOR: WSP CANADA INC. GEOTECHNICAL: GEOPACIFIC CONSULTANTS LTD. ARBORIST: DIAMOND HEAD CONSULTING LTD.

PARKING SUMMARY table with columns: Category, Allowed, Proposed. Includes rows for 6 Town Housing Units, 219 Apartment Housing Units, etc.

PARKING SUMMARY BY LEVEL table with columns: Level, Residential Stalls, Visitor Stalls, etc. Includes sub-tables for Loading and EV Stalls.

BICYCLE SUMMARY table with columns: Category, Allowed, Proposed. Includes rows for Class I and Class II.

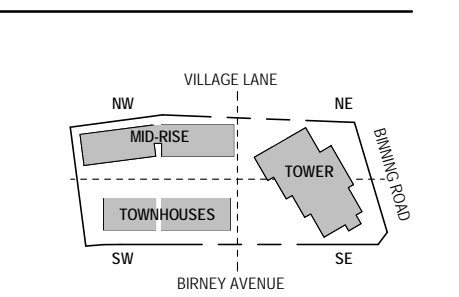
BICYCLE SUMMARY BY LEVEL table with columns: Level, Class I Stalls, Class II Stalls.

RESIDENTIAL STORAGE SUMMARY table with columns: Category, Allowed, Proposed. Includes rows for Res. Bulk Storage Units, etc.

RESIDENTIAL STORAGE SUMMARY BY LEVEL table with columns: Level, Res. Bulk Storage Units, etc.

SUITE SUMMARY table with columns: Suite Type, Studio, 1 Bed, 2 Bed, 2+ Bed, 3 Bed, 3 Bed + Den, Totals.

FSR SUMMARY table with columns: Building Areas, Exclusions, Building Area (FSR). Includes rows for Tower, Mid-Rise, Townhouses.



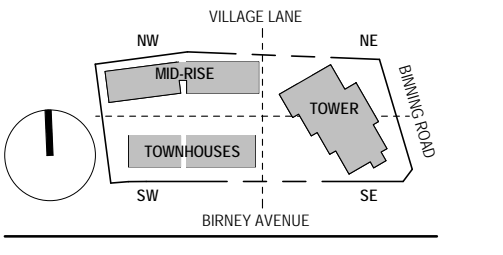
IVY ON THE PARK LOT 8

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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

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- 6 DP AMENDMENT SUBMISSION 2018-12-07

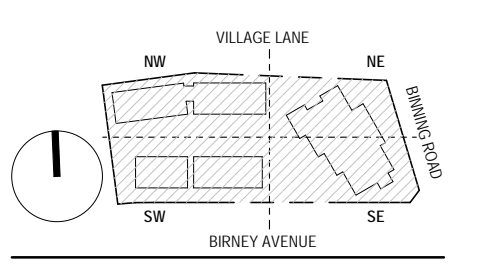
SITE PLAN

DP-051

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

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VEHICULAR PARKING COUNT P1	
RESIDENTIAL STALLS TOTAL	066
- REG. STALLS	017
- EV REGULAR STALLS	010
- REG. STALLS (IN 11 PRIV GAR.)	009
- EV REG. STALLS (PRIV GAR.)	011
- SMALL CAR STALLS	002
- EV SMALL CAR STALLS	003
- H/C STALLS	006
- 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	089
ADDITIONAL STALLS NOT INCLUDED IN COUNT	
CLASS A LOADING CAR WASH	001
CAR WASH	001
BICYCLE PARKING COUNT P1	
CLASS 1 STALLS TOTAL	342
- STALLS IN BICYCLE STORAGE	342
RESIDENTIAL STORAGE COUNT P1	
RES. STORAGE UNITS TOTAL	011
- RES. BULK STORAGE UNITS	000
- UNITS IN PRIV. TH GARAGES	011



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FLOOR PLAN - PARKING
- LEVEL P1

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

VEHICULAR PARKING COUNT P2

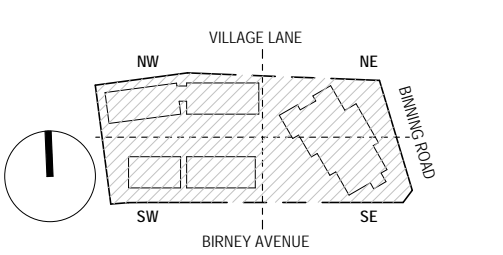
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- REGULAR STALLS	095
- EV REGULAR STALLS	027
- SMALL CAR STALLS	029

TOTAL STALL COUNT P2 151

RESIDENTIAL STORAGE COUNT P2

RES. STORAGE UNITS TOTAL 185

DP AMENDMENT
SUBMISSION
2018-12-07



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FLOOR PLAN - PARKING
- LEVEL P2

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

VEHICULAR PARKING COUNT P3

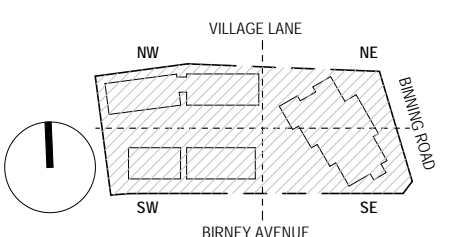
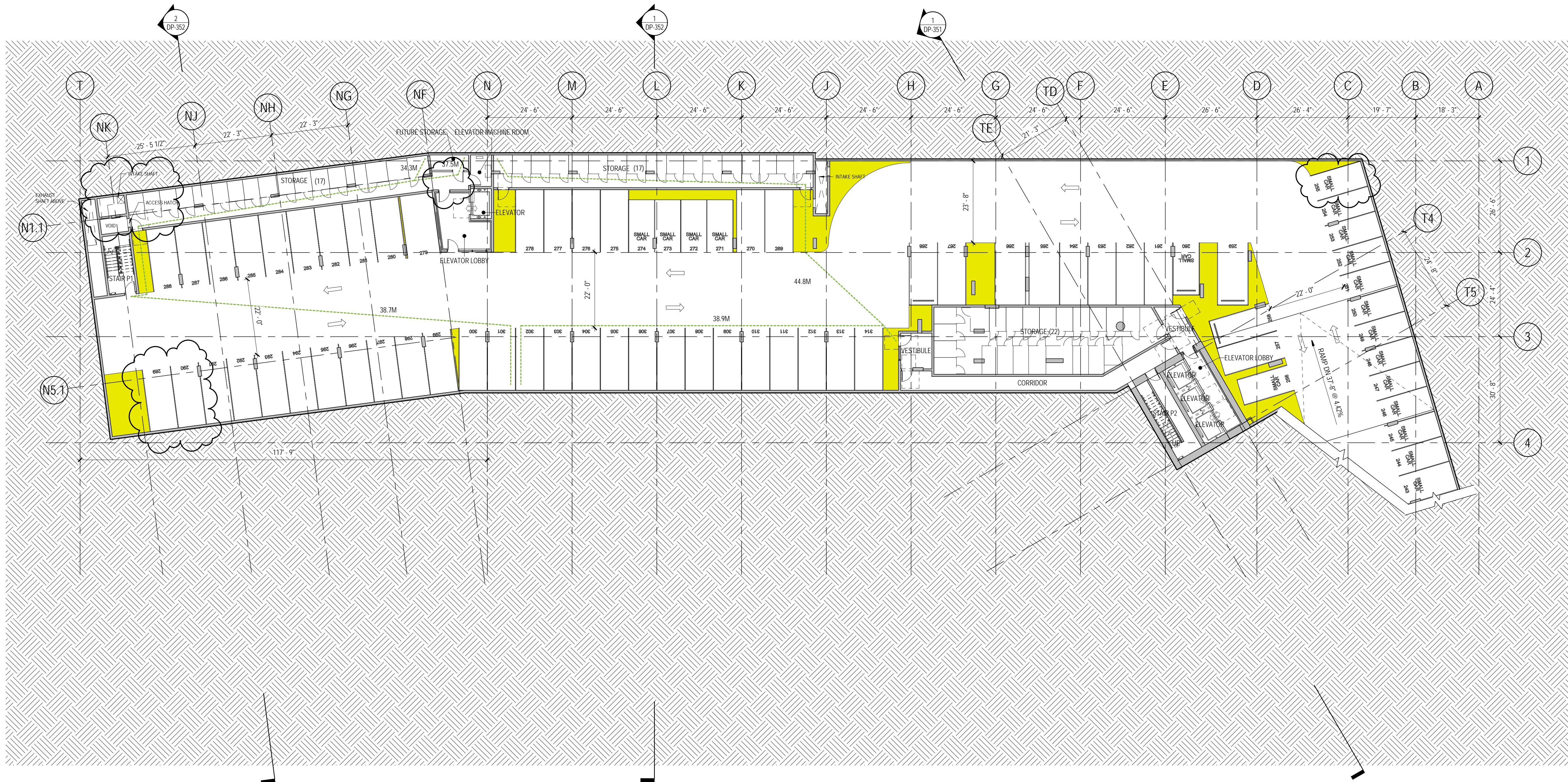
RESIDENTIAL STALLS TOTAL	072
- REG. STALLS	053
- SMALL CAR STALLS	019

TOTAL STALL COUNT P3 072

RESIDENTIAL STORAGE COUNT P3

RES. STORAGE UNITS TOTAL	056
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DP AMENDMENT
SUBMISSION
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FLOOR PLAN - PARKING
- LEVEL P3

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

DP-103



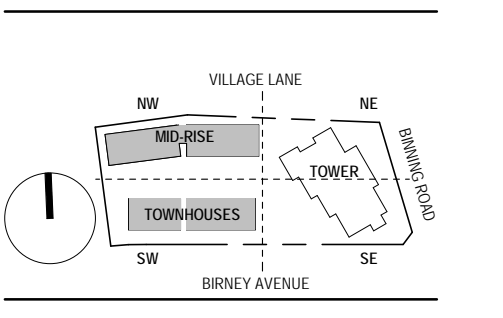
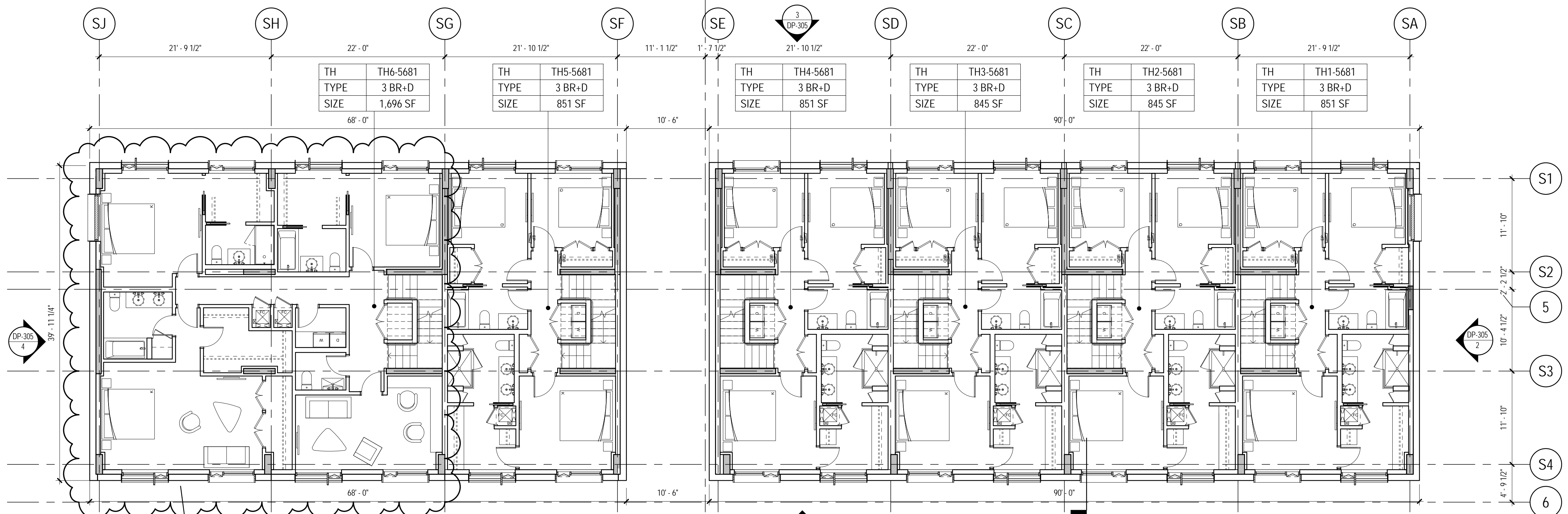
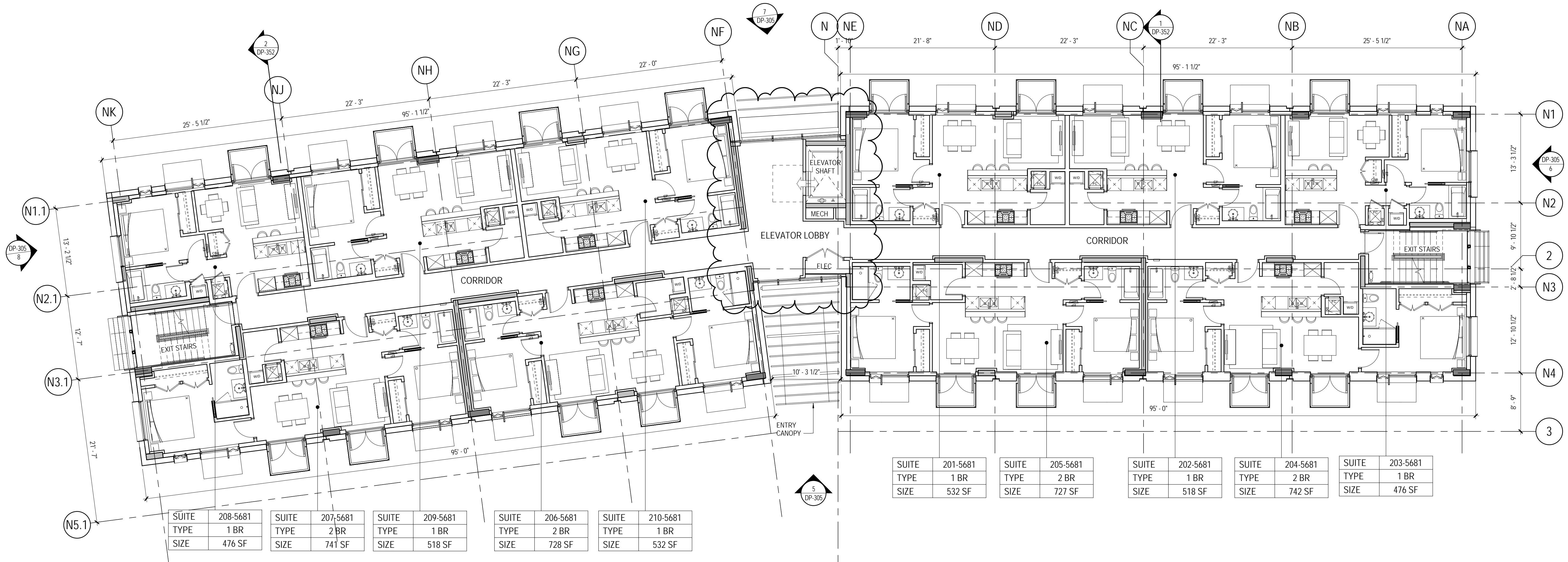
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FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL 01

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1 MIDRISE & TOWNHOUSE PLAN - LEVEL 01
1/8" = 1'-0"



IVY ON THE PARK
LOT 8

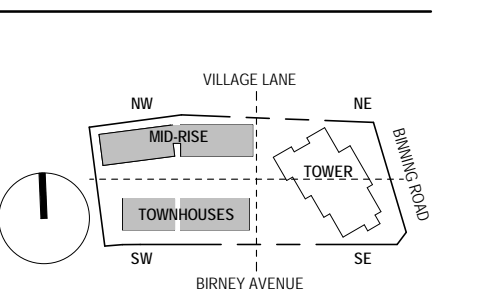
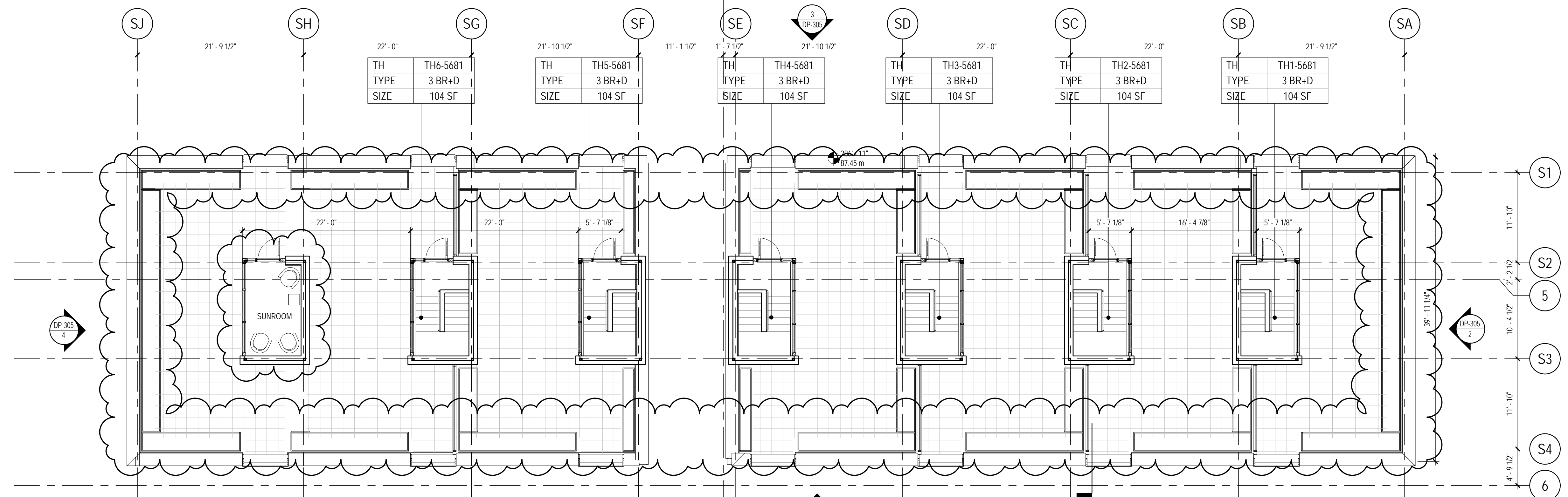
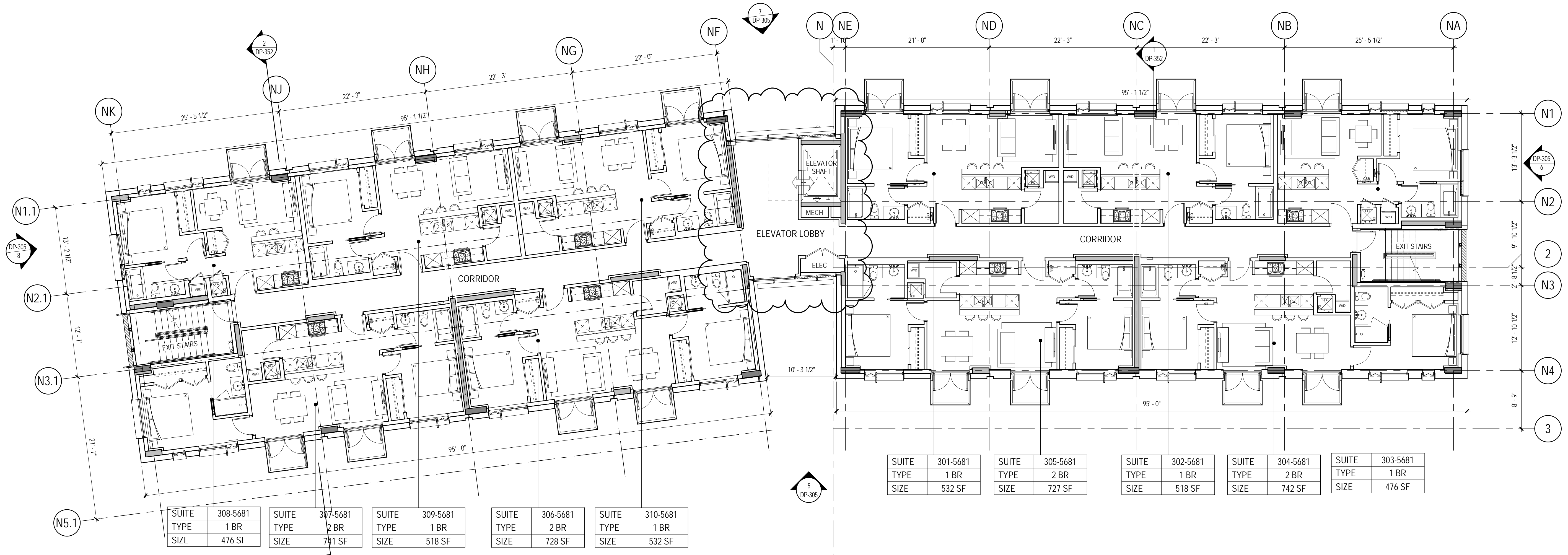
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FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
02

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

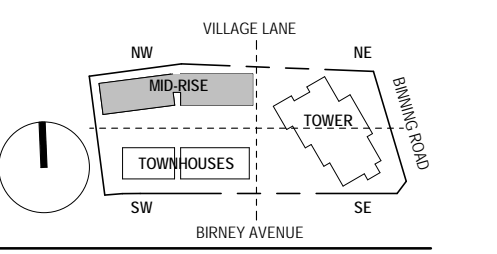
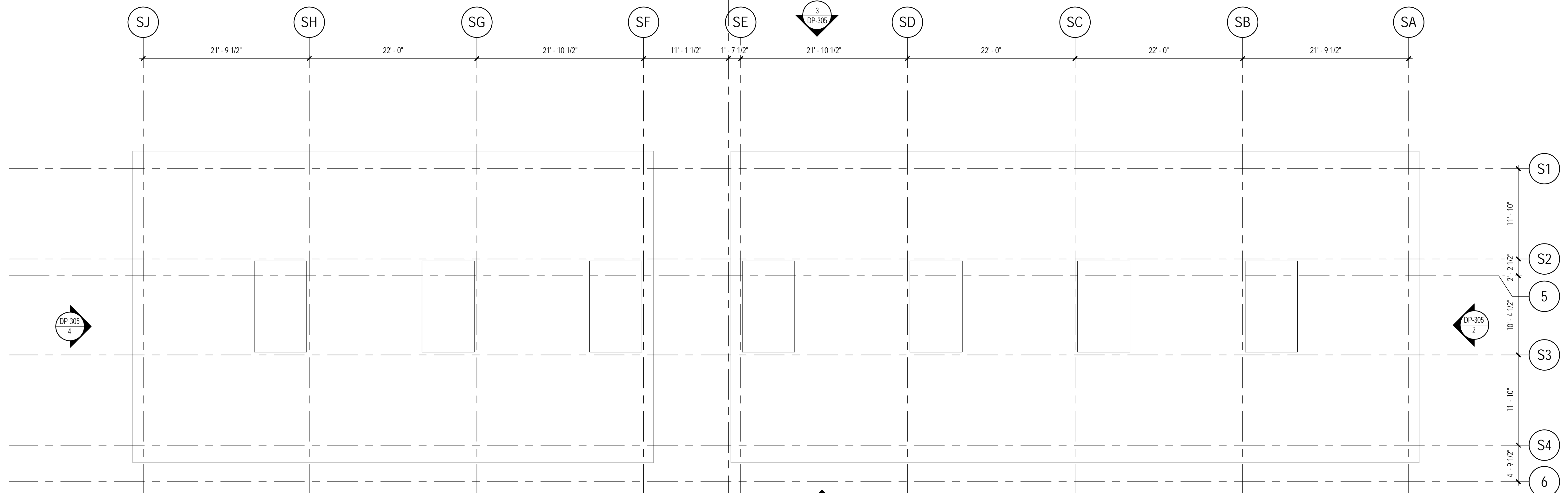
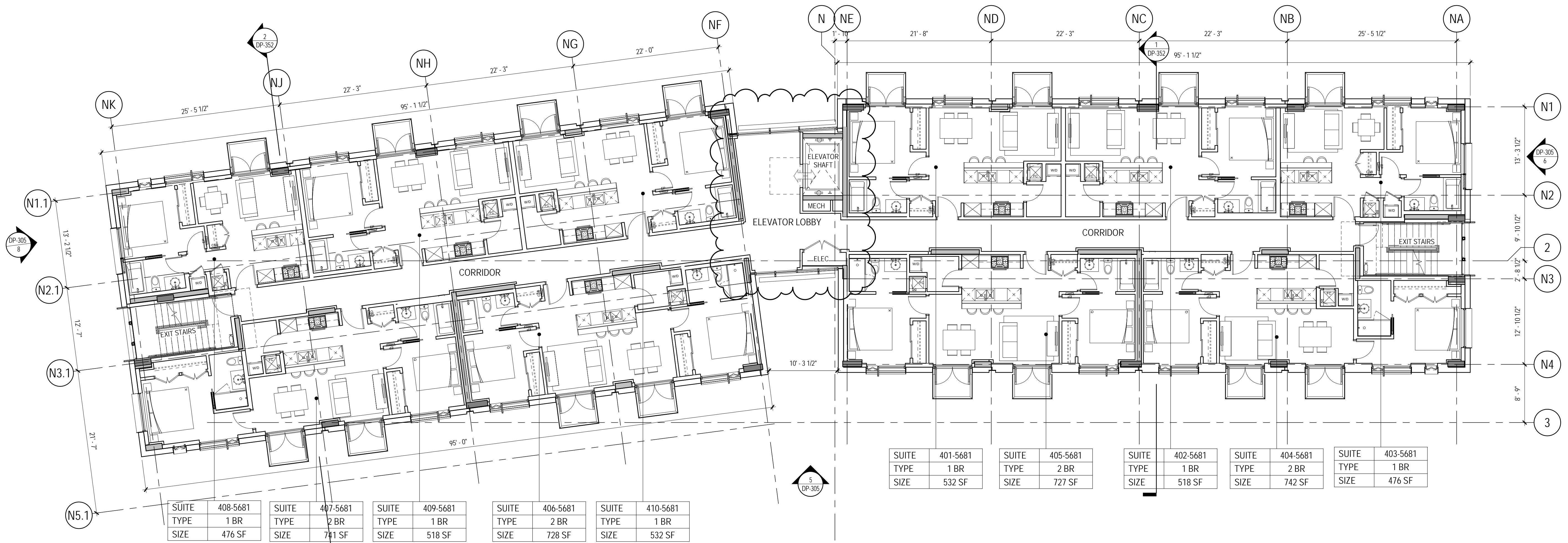
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1 MIDRISE & TOWNHOUSE PLAN - LEVEL 03
1/8" = 1'-0"



IVY ON THE PARK
LOT 8

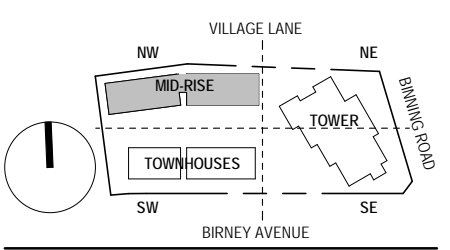
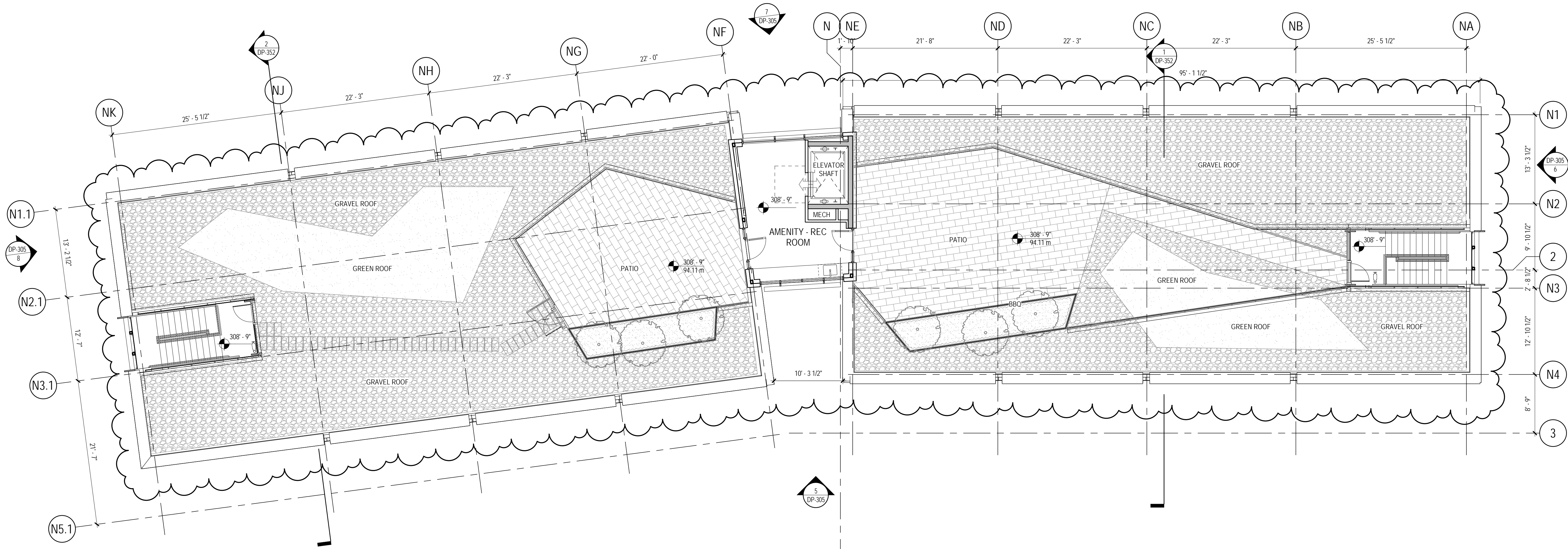
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FLOOR PLAN - MID-RISE - LEVEL 04

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

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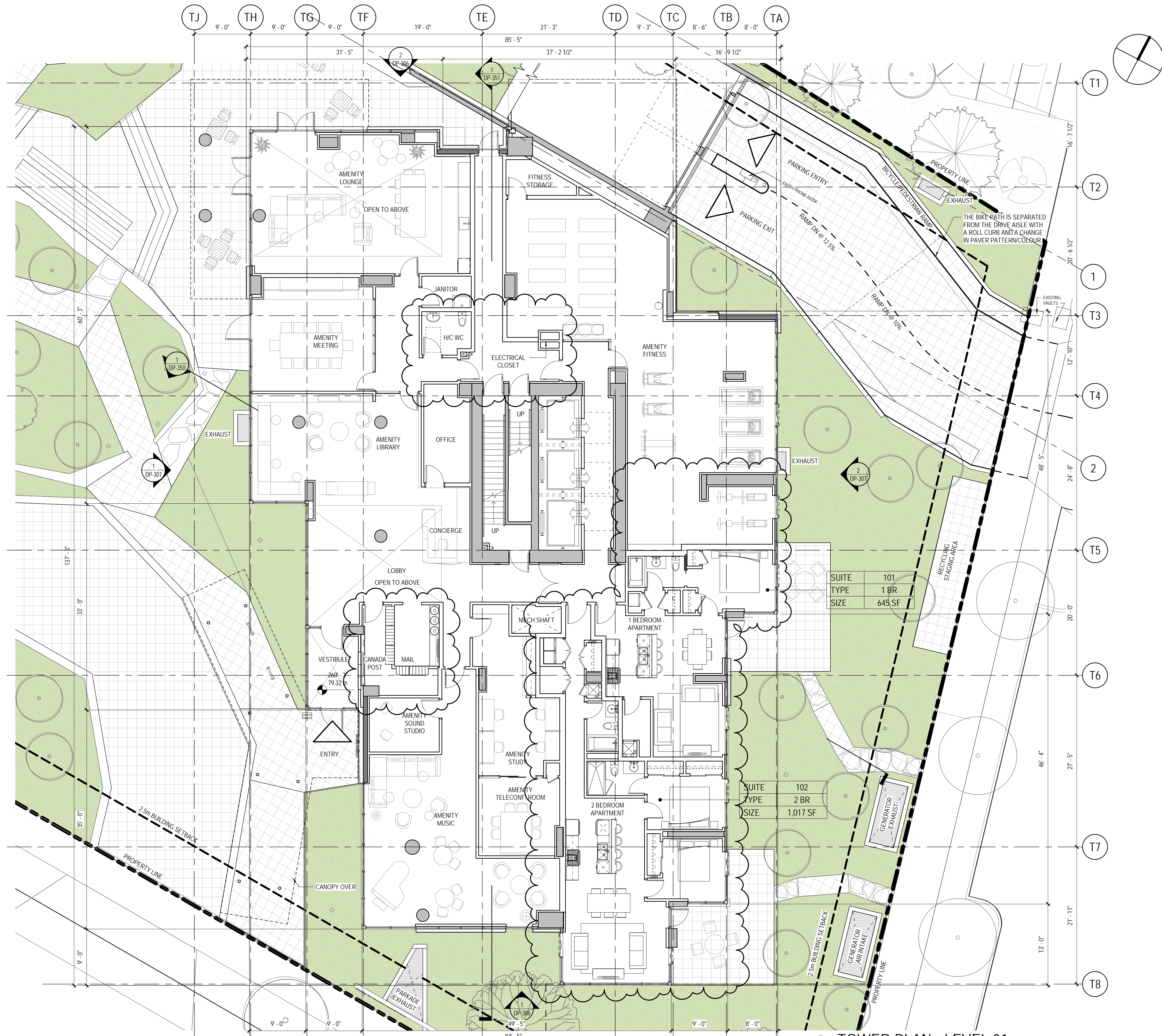
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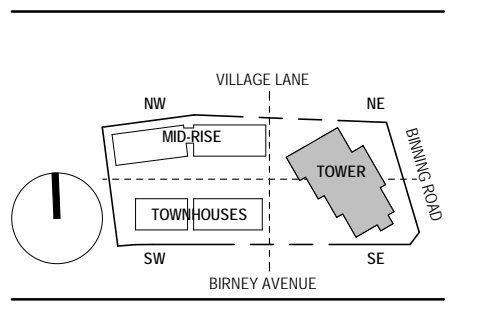
FLOOR PLAN - MID-RISE -
LEVEL 05

DP-115

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



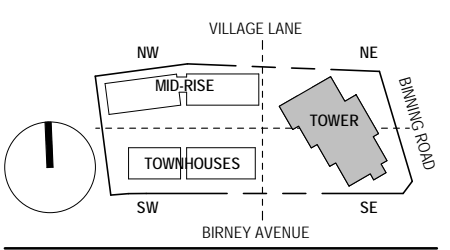
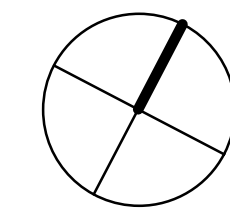
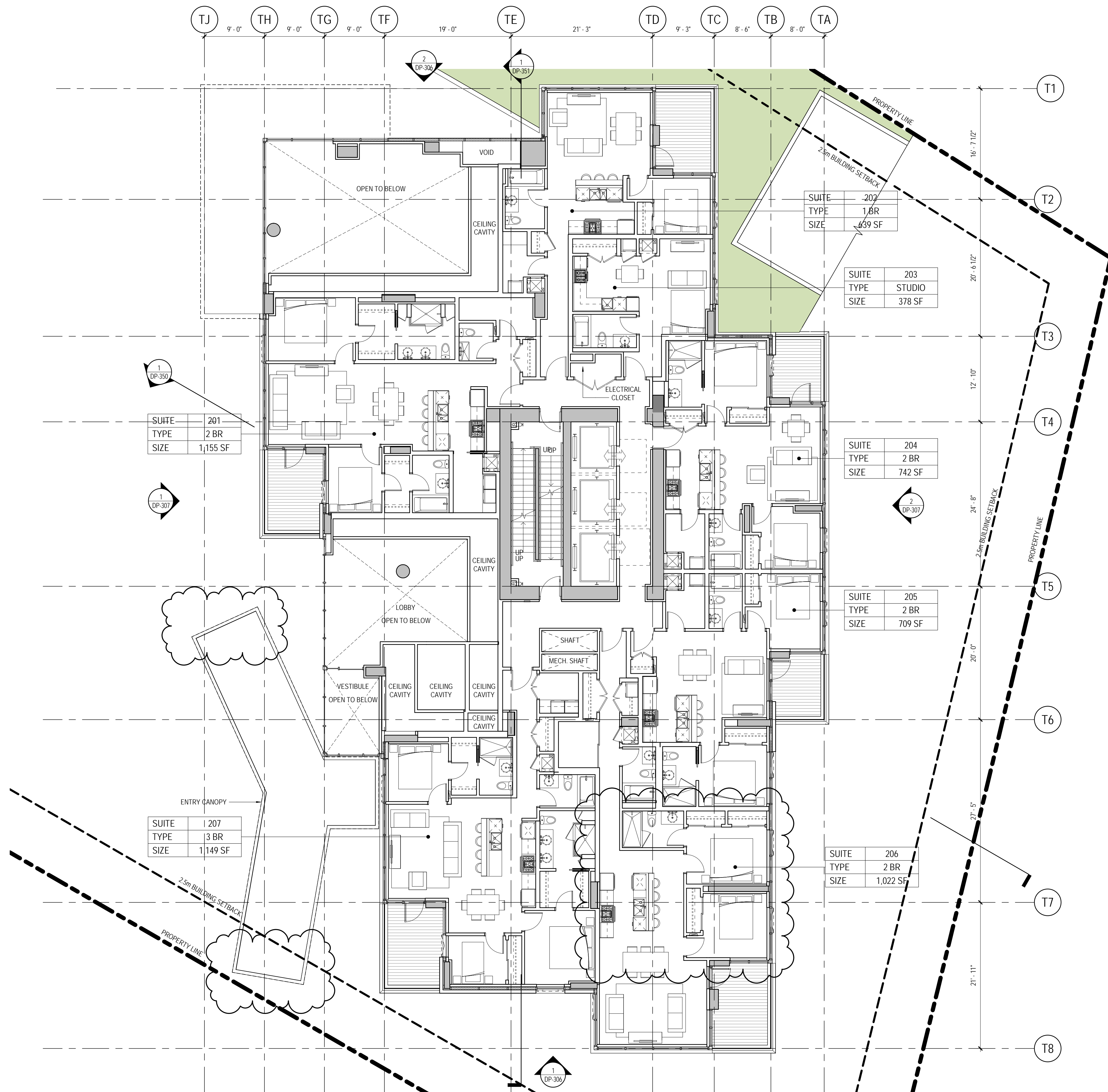
1 TOWER PLAN - LEVEL 01
1/8" = 1'-0"



IVY ON THE PARK
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FLOOR PLAN - TOWER -
LEVEL 01



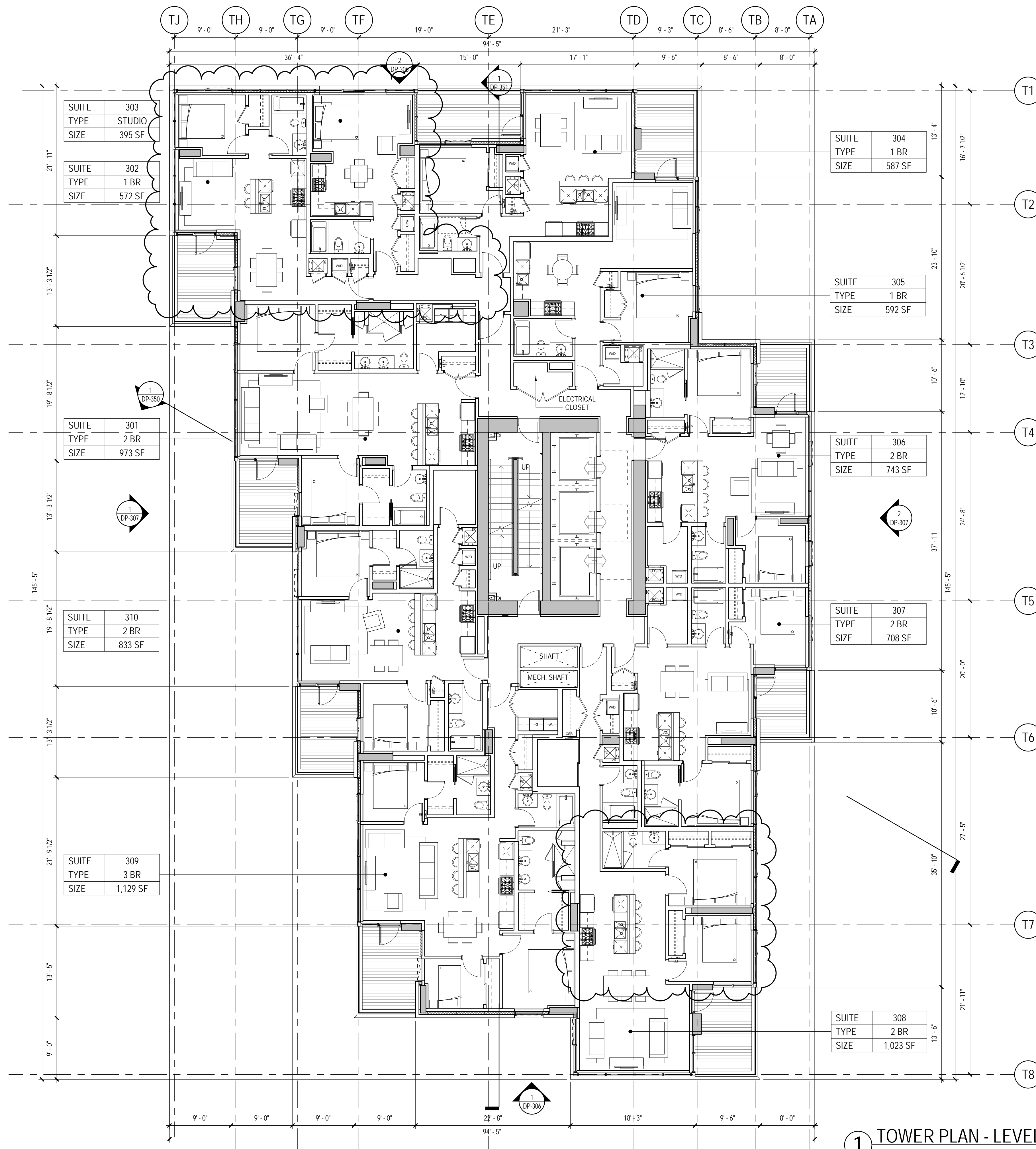
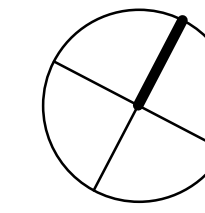
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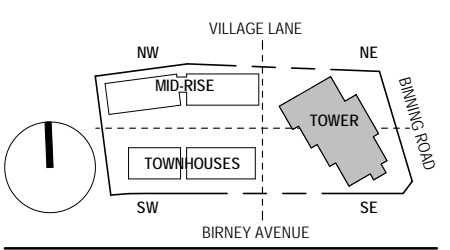
FLOOR PLAN - TOWER -
LEVEL 02

DP-122

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



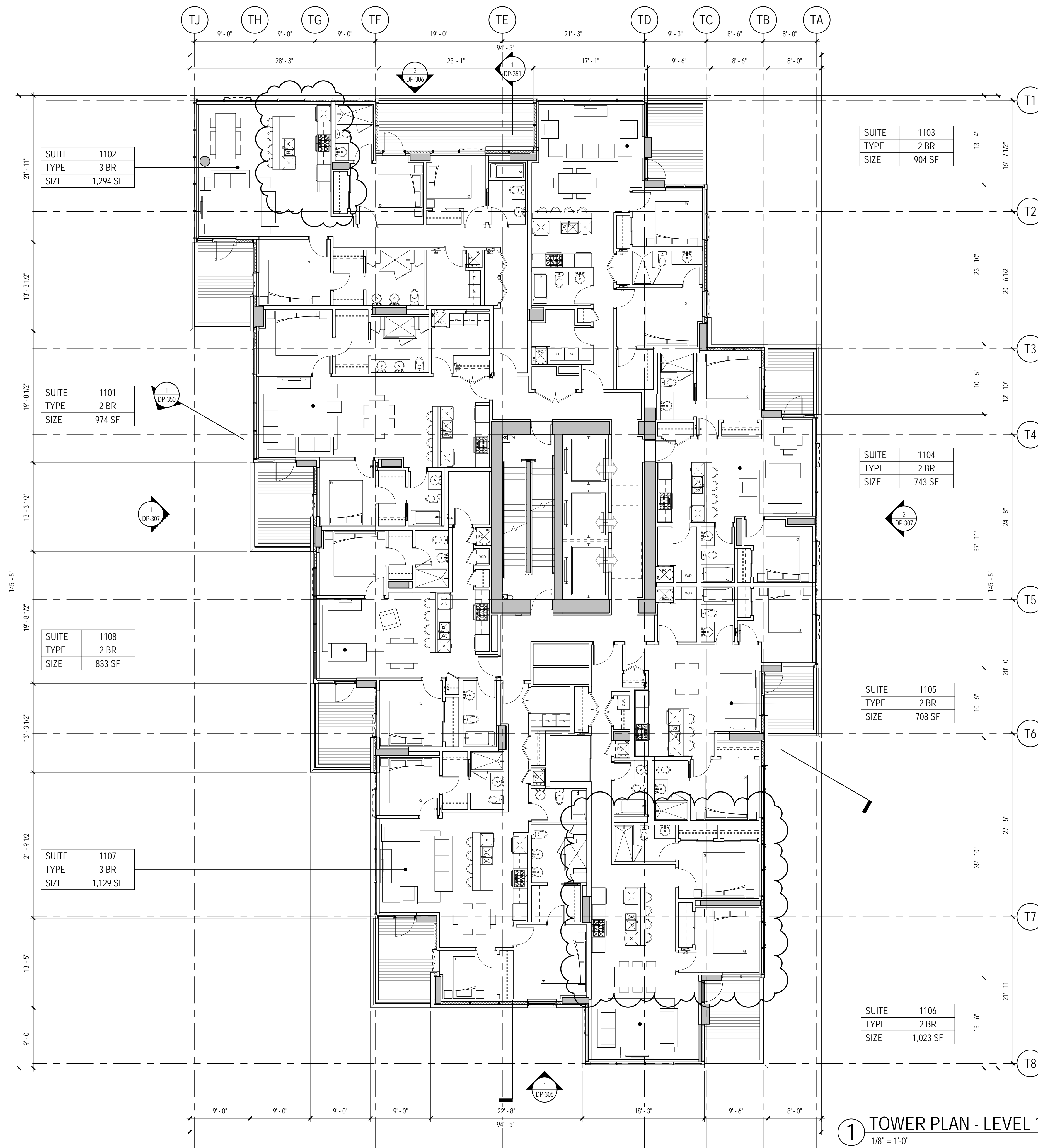
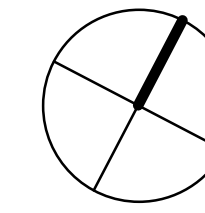
1 TOWER PLAN - LEVEL 03-10
1/8" = 1'-0"



IVY ON THE PARK
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FLOOR PLAN - TOWER -
LEVELS 03-10



SUITE	1102
TYPE	3 BR
SIZE	1,294 SF

SUITE	1103
TYPE	2 BR
SIZE	904 SF

SUITE	1101
TYPE	2 BR
SIZE	974 SF

SUITE	1104
TYPE	2 BR
SIZE	743 SF

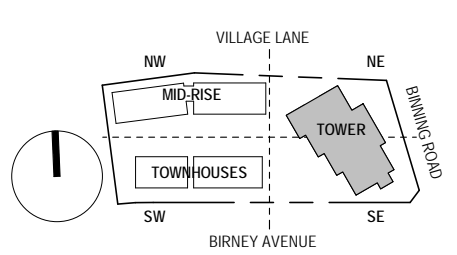
SUITE	1108
TYPE	2 BR
SIZE	833 SF

SUITE	1105
TYPE	2 BR
SIZE	708 SF

SUITE	1107
TYPE	3 BR
SIZE	1,129 SF

SUITE	1106
TYPE	2 BR
SIZE	1,023 SF

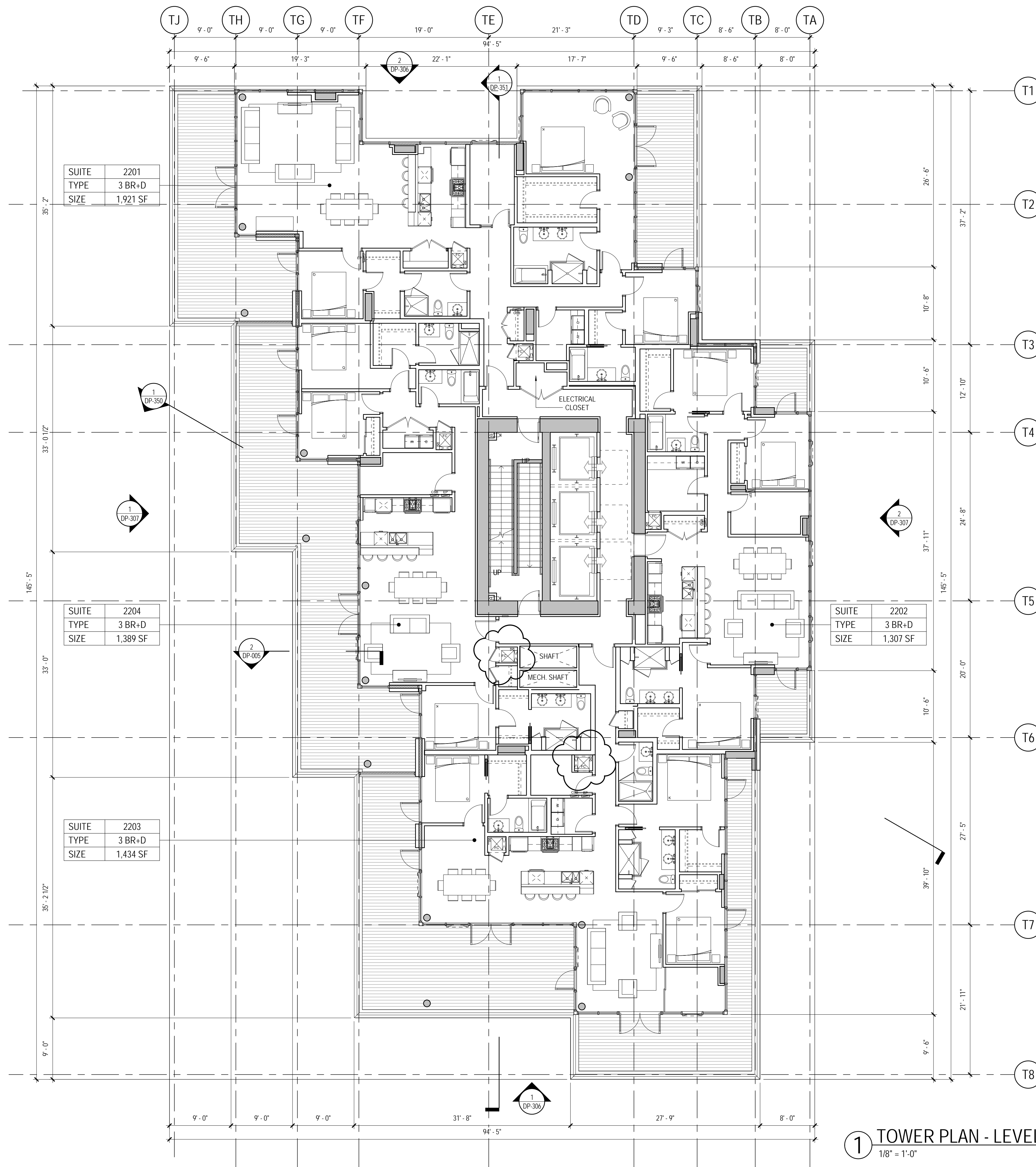
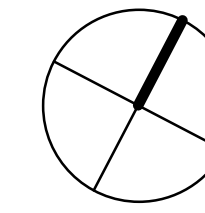
1 TOWER PLAN - LEVEL 11-21
1/8" = 1'-0"



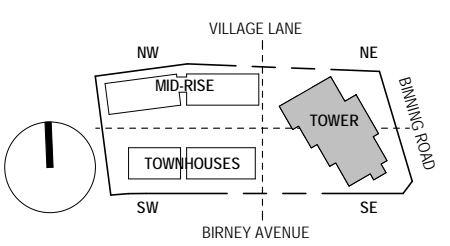
IVY ON THE PARK
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FLOOR PLAN - TOWER - LEVELS 11-21



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

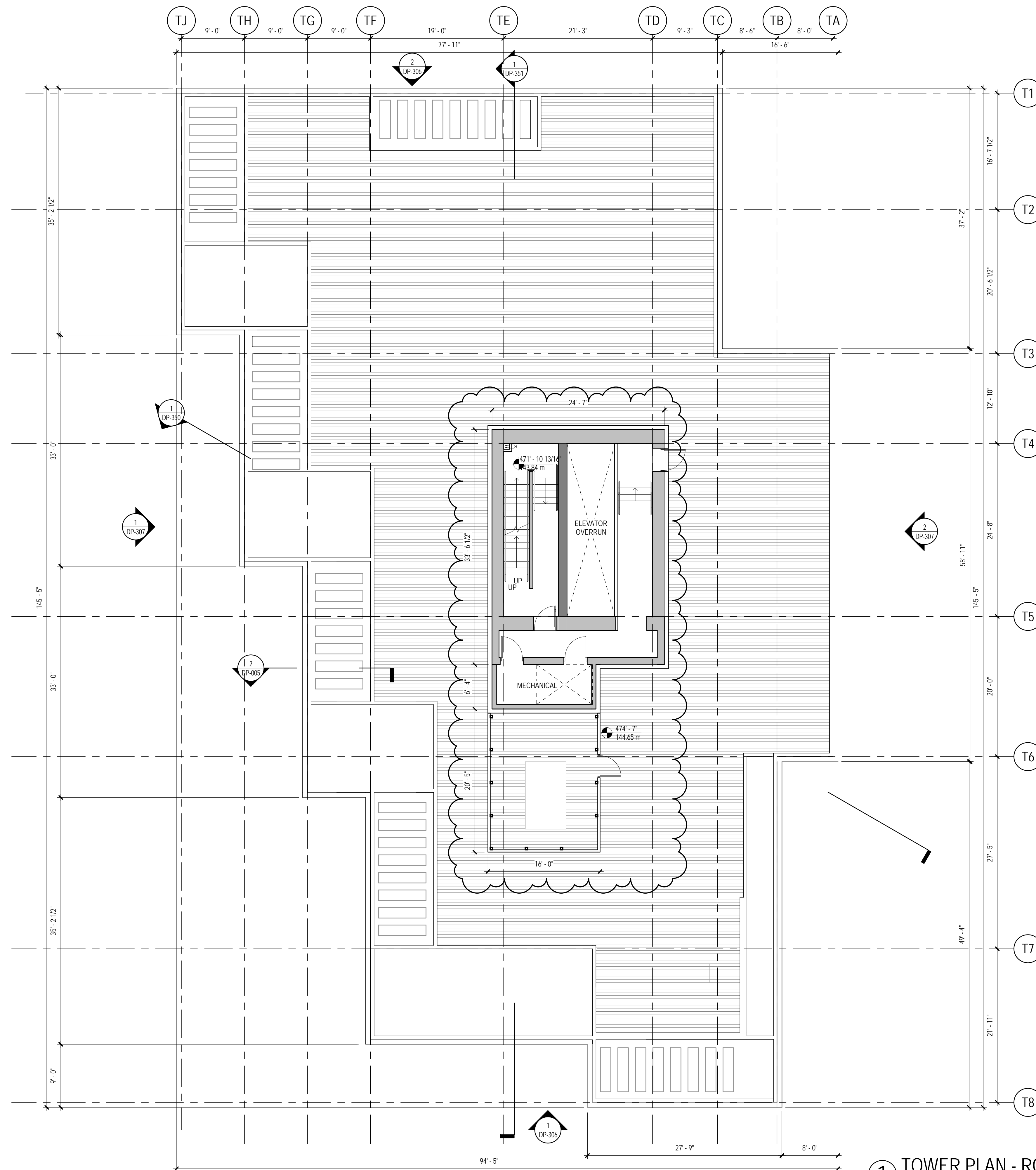
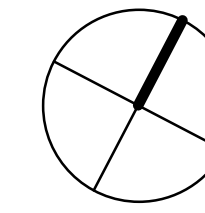


IVY ON THE PARK
LOT 8

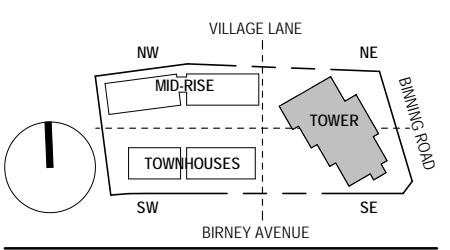
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FLOOR PLAN - TOWER -
LEVEL 22

DP-125



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

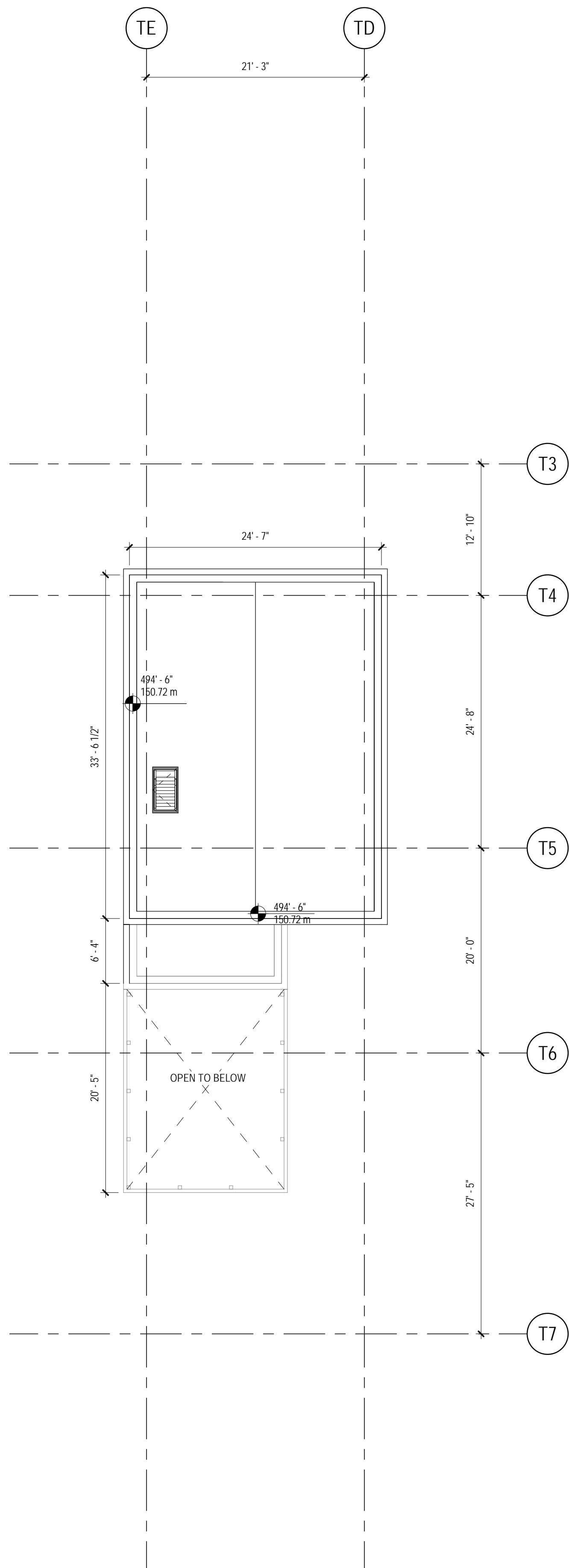
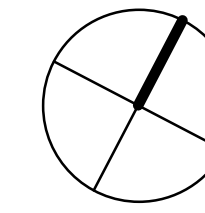


IVY ON THE PARK
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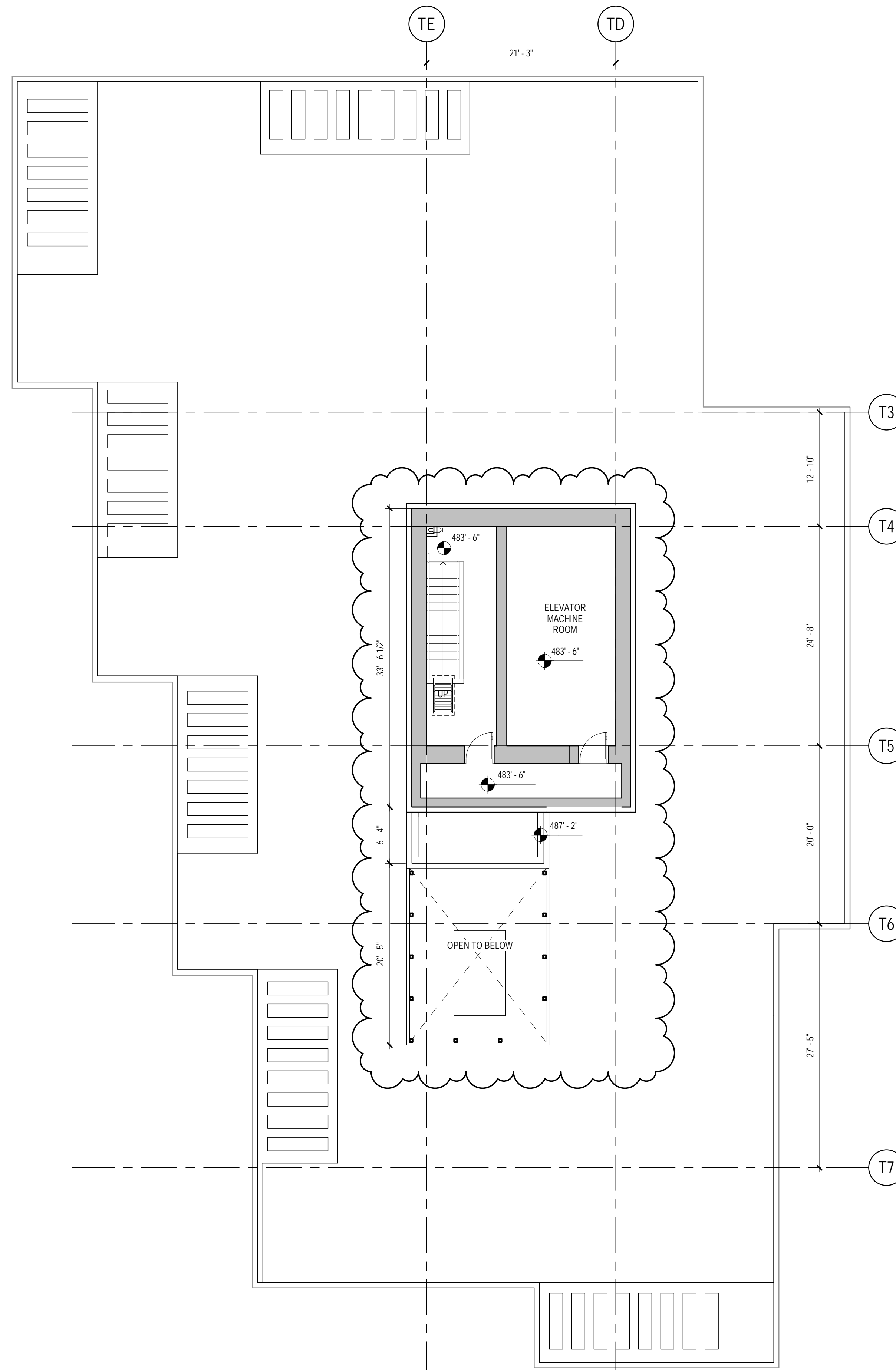
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FLOOR PLAN - TOWER -
LEVEL ROOF

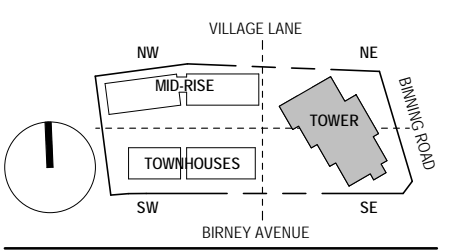
DP-126



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



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

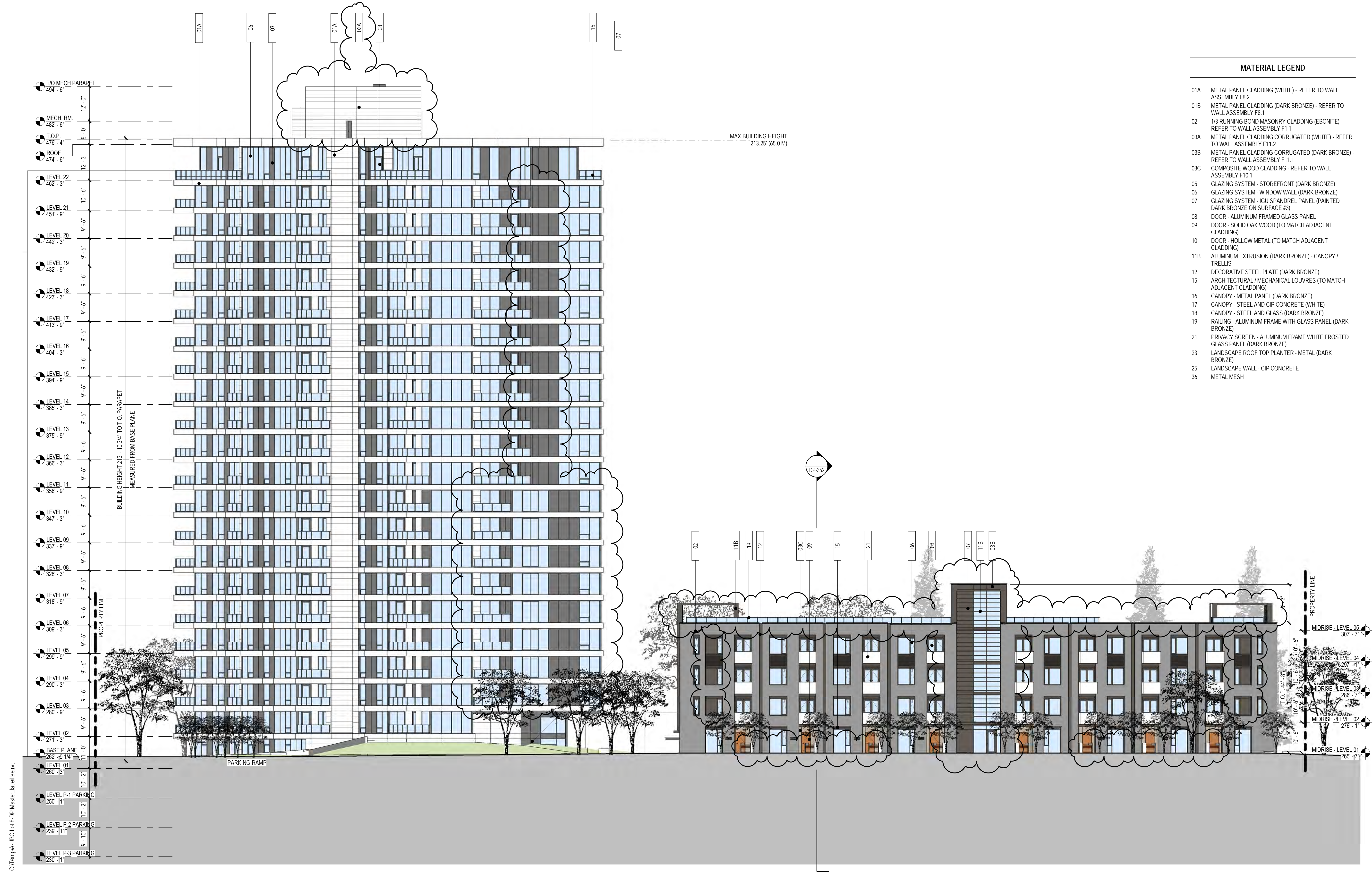


IVY ON THE PARK
LOT 8

- 1 PRE-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
- 7 DP AMENDMENT SUBMISSION 2018-12-07

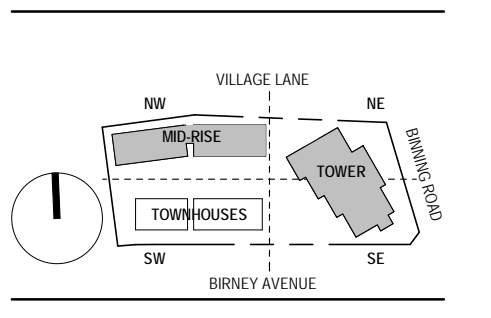
FLOOR PLAN - TOWER -
LEVEL ELEV MACHINE
ROOM

DP-127



MATERIAL LEGEND

01A	METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
01B	METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
02	1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
03A	METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
03B	METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
03C	COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
05	GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
06	GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
07	GLAZING SYSTEM - ICU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
08	DOOR - ALUMINUM FRAMED GLASS PANEL
09	DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
10	DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
11B	ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
12	DECORATIVE STEEL PLATE (DARK BRONZE)
15	ARCHITECTURAL / MECHANICAL LOUVRES (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)
23	LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
25	LANDSCAPE WALL - CIP CONCRETE
36	METAL MESH



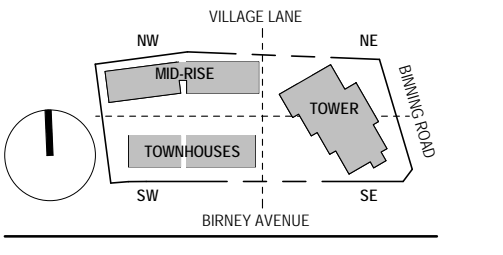
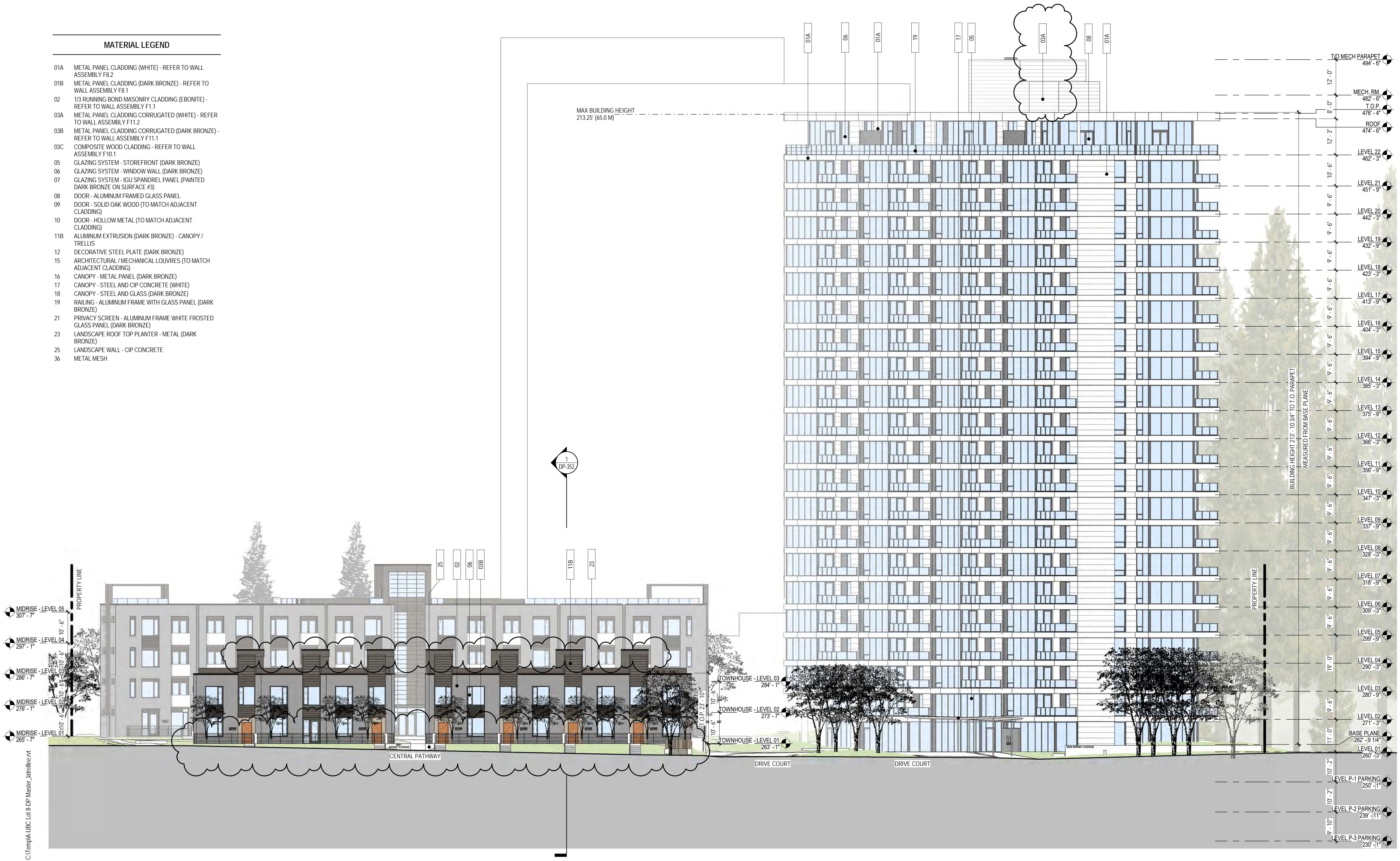
IVY ON THE PARK
LOT 8

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

NORTH ELEVATION

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

MATERIAL LEGEND	
01A	METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
01B	METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
02	1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
03A	METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
03B	METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
03C	COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
05	GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
06	GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
07	GLAZING SYSTEM - IGI SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
08	DOOR - ALUMINUM FRAMED GLASS PANEL
09	DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
10	DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
11B	ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
12	DECORATIVE STEEL PLATE (DARK BRONZE)
15	ARCHITECTURAL / MECHANICAL LOUVRES (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)
23	LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
25	LANDSCAPE WALL - CIP CONCRETE
36	METAL MESH



IVY ON THE PARK
LOT 8

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- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07

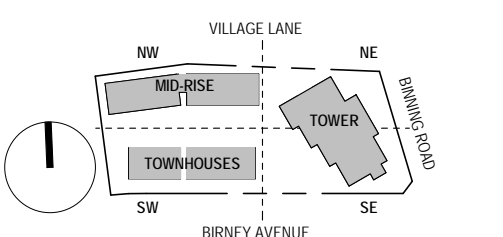
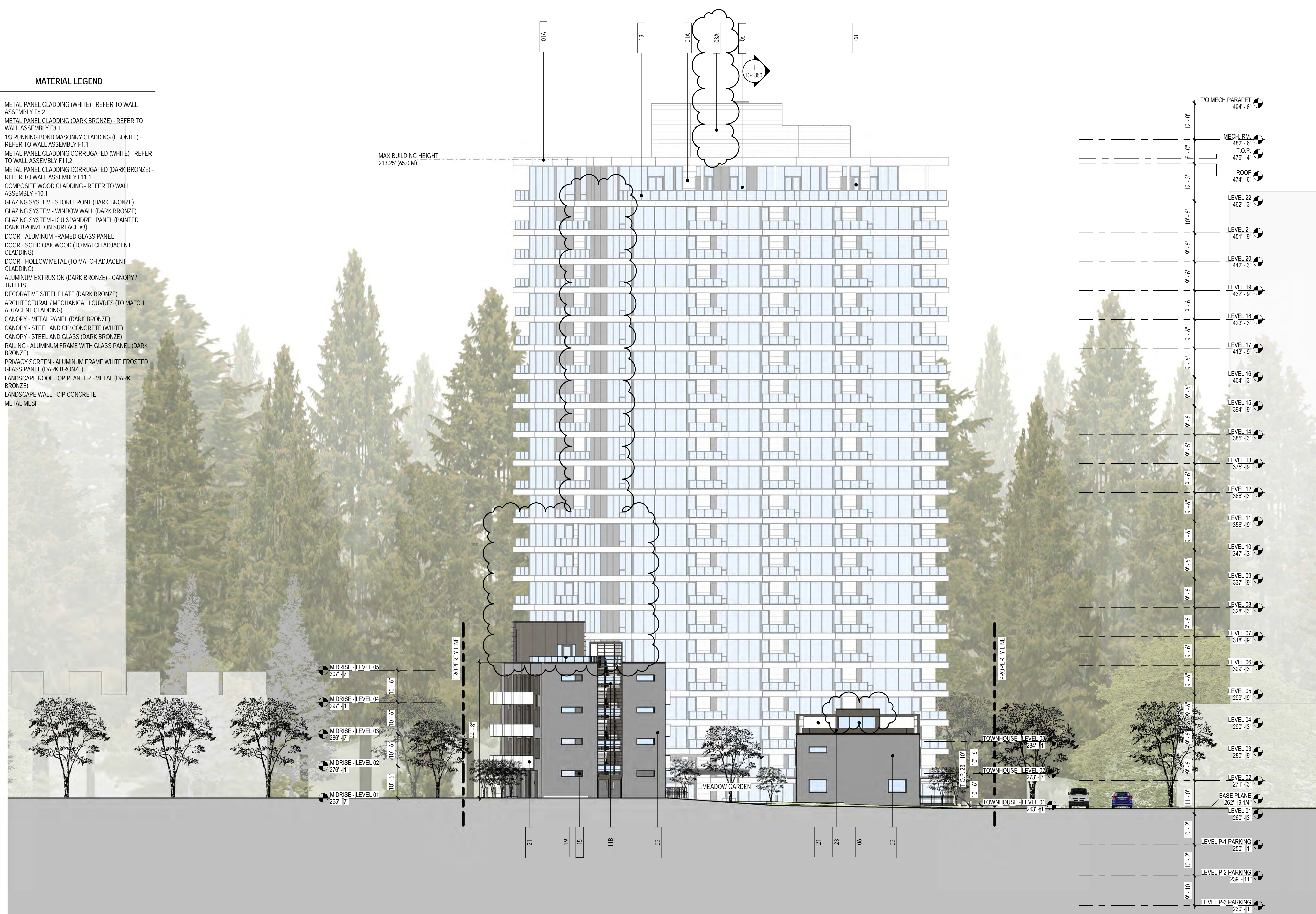
SOUTH ELEVATION

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

DP-302

MATERIAL LEGEND	
01A	METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
01B	METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
02	1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
03A	METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
03B	METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
03C	COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
05	GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
06	GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
07	GLAZING SYSTEM - IGY SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
08	DOOR - ALUMINUM FRAMED GLASS PANEL
09	DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
10	DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
11B	ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
12	DECORATIVE STEEL PLATE (DARK BRONZE)
15	ARCHITECTURAL / MECHANICAL LOUVRES (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)
23	LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
25	LANDSCAPE WALL - CIP CONCRETE
36	METAL MESH

MAX BUILDING HEIGHT
213.25' (65.0 M)



IVY ON THE PARK
LOT 8

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- 6 DP AMENDMENT SUBMISSION 2018-12-07

WEST ELEVATION

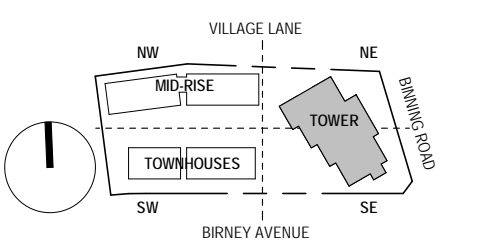
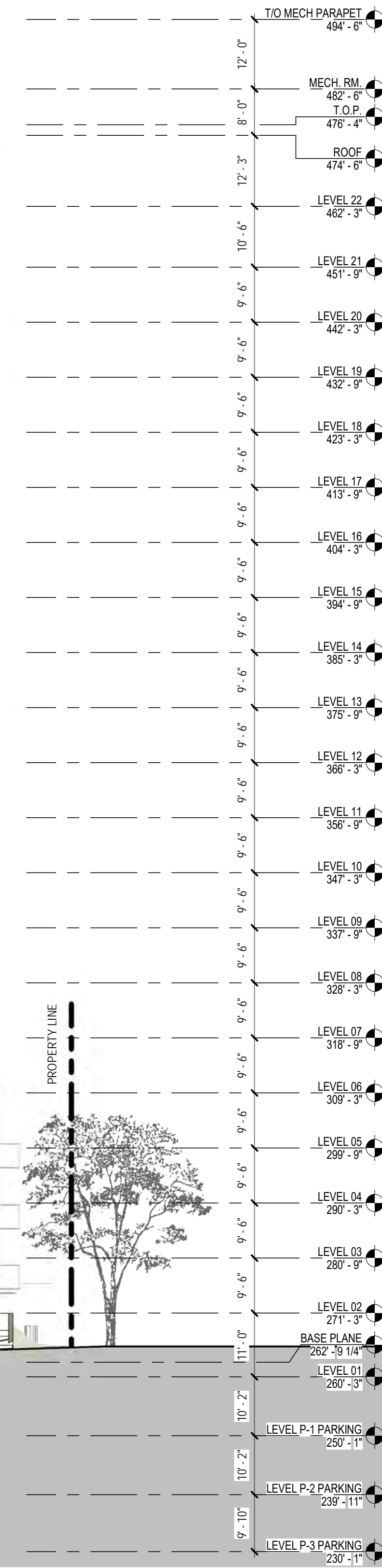
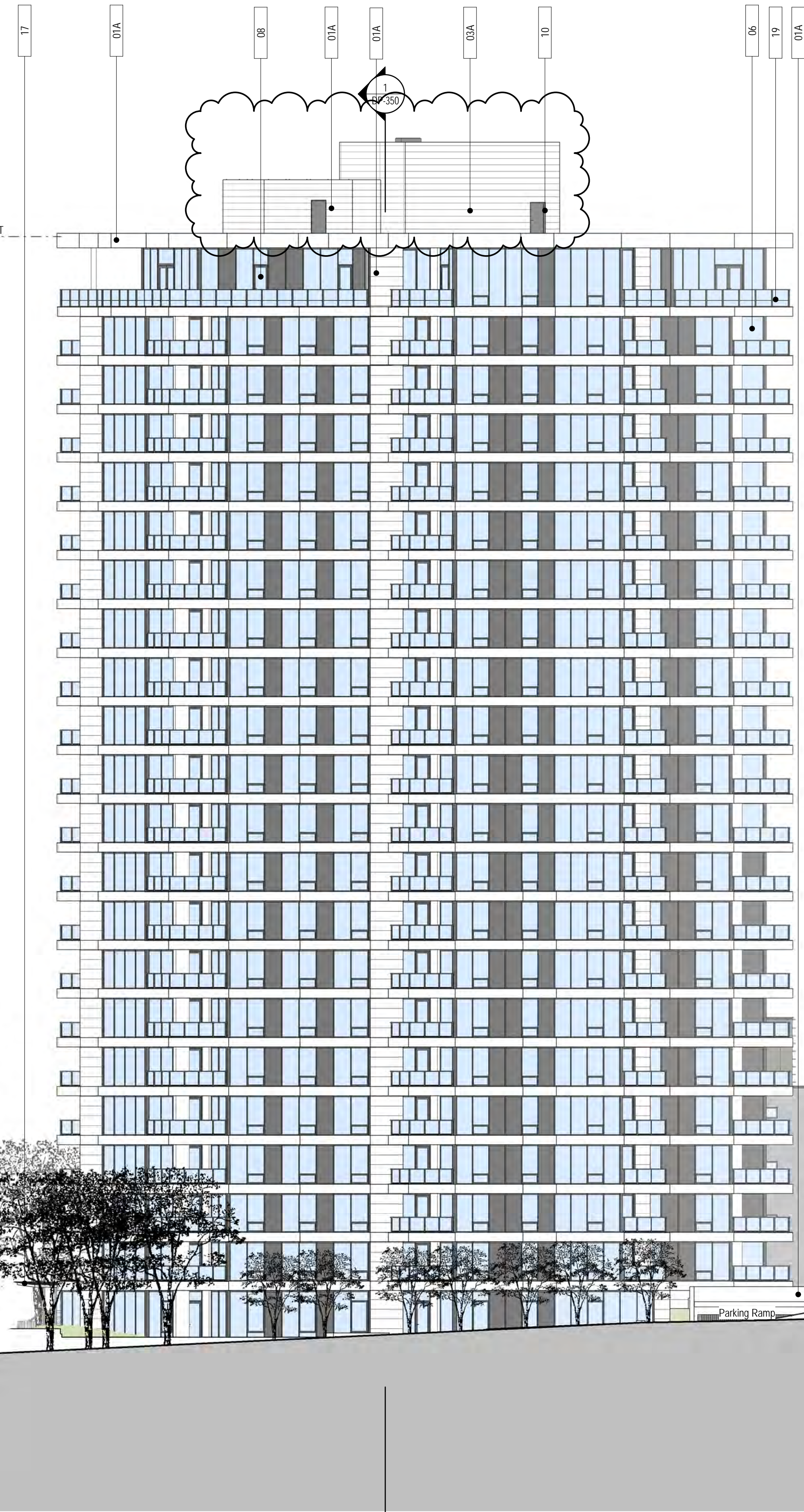
DP-303

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

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 01B METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
- 03A METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
- 03B METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
- 03C COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGY SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
- 11B ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVRES (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)
- 23 LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 36 METAL MESH

MAX BUILDING HEIGHT
213.25' (65.0 M)



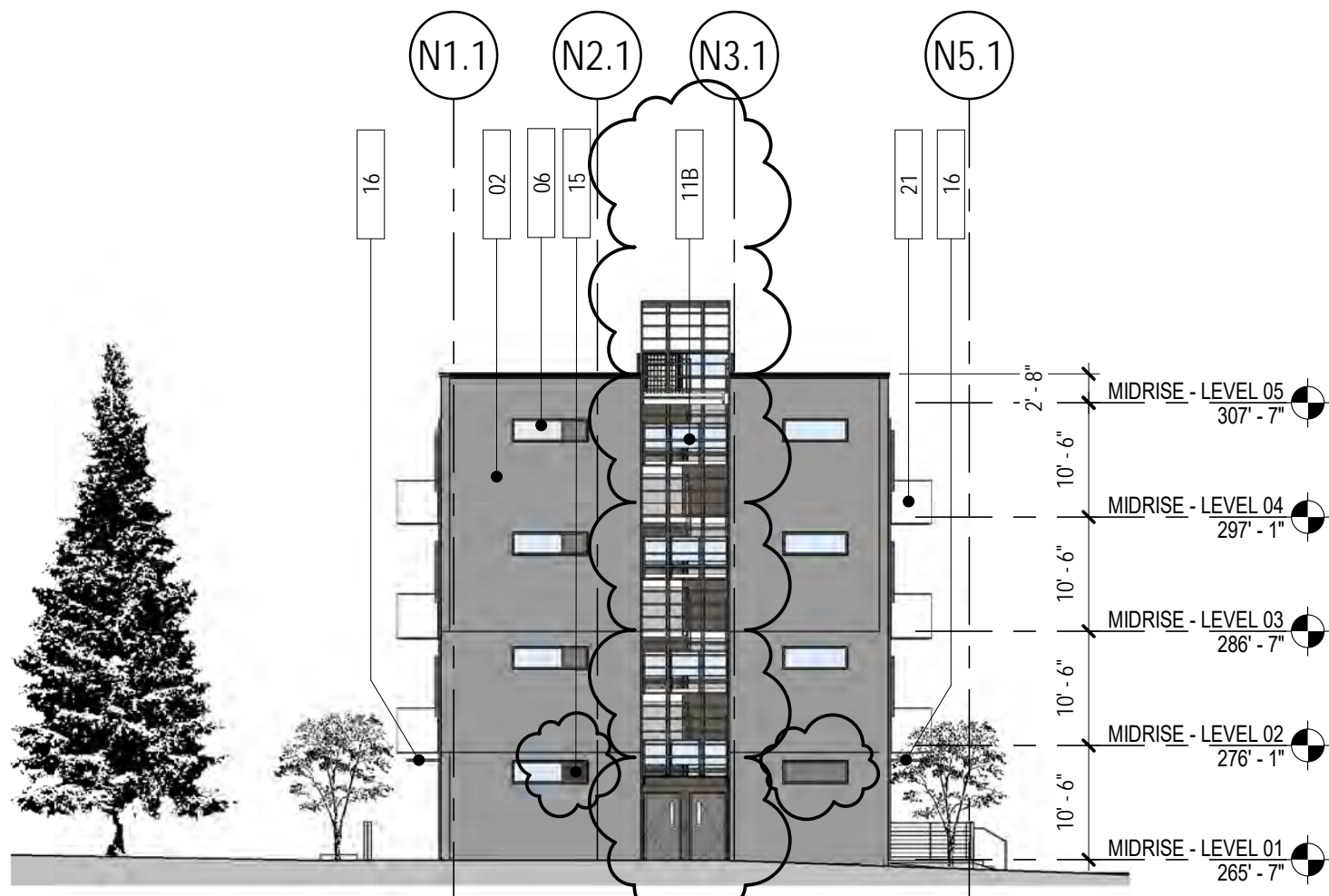
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
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- 6 DP AMENDMENT SUBMISSION 2018-07-24
- 7 DP AMENDMENT SUBMISSION 2018-12-07

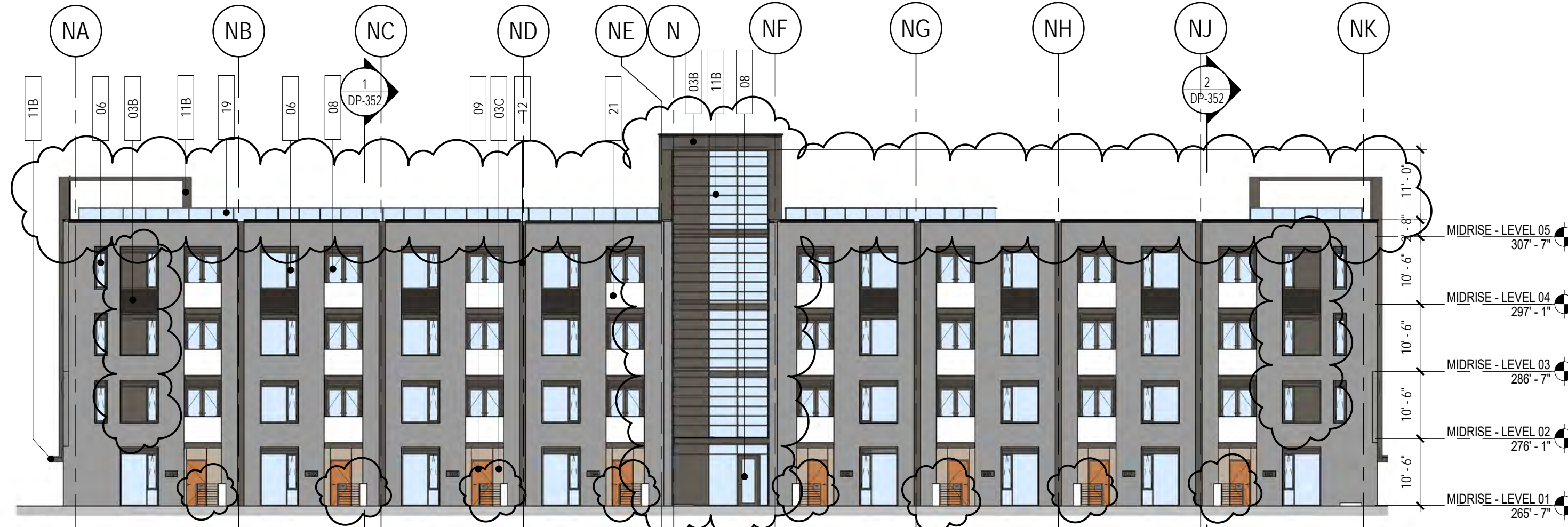
EAST ELEVATION

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

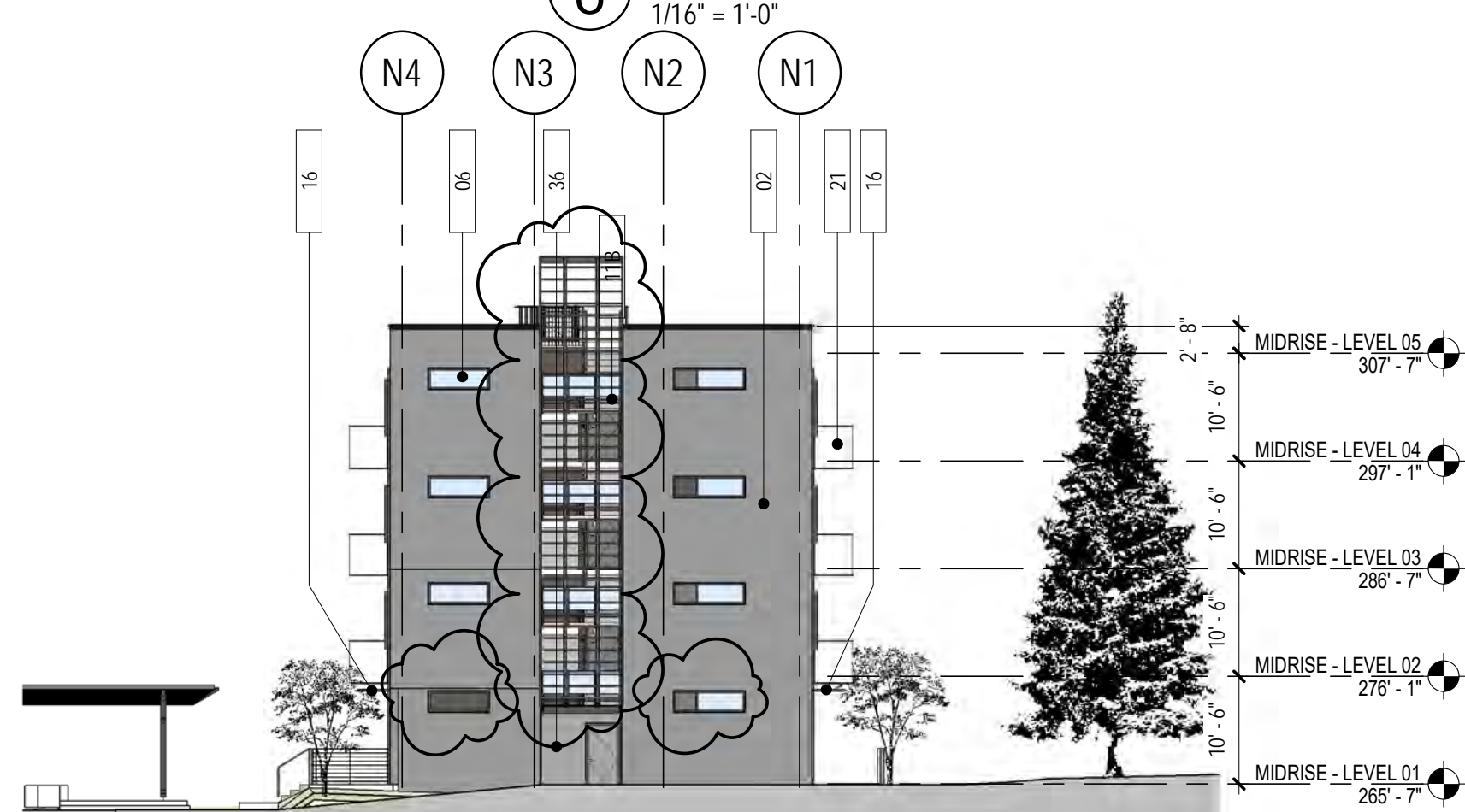
DP-304



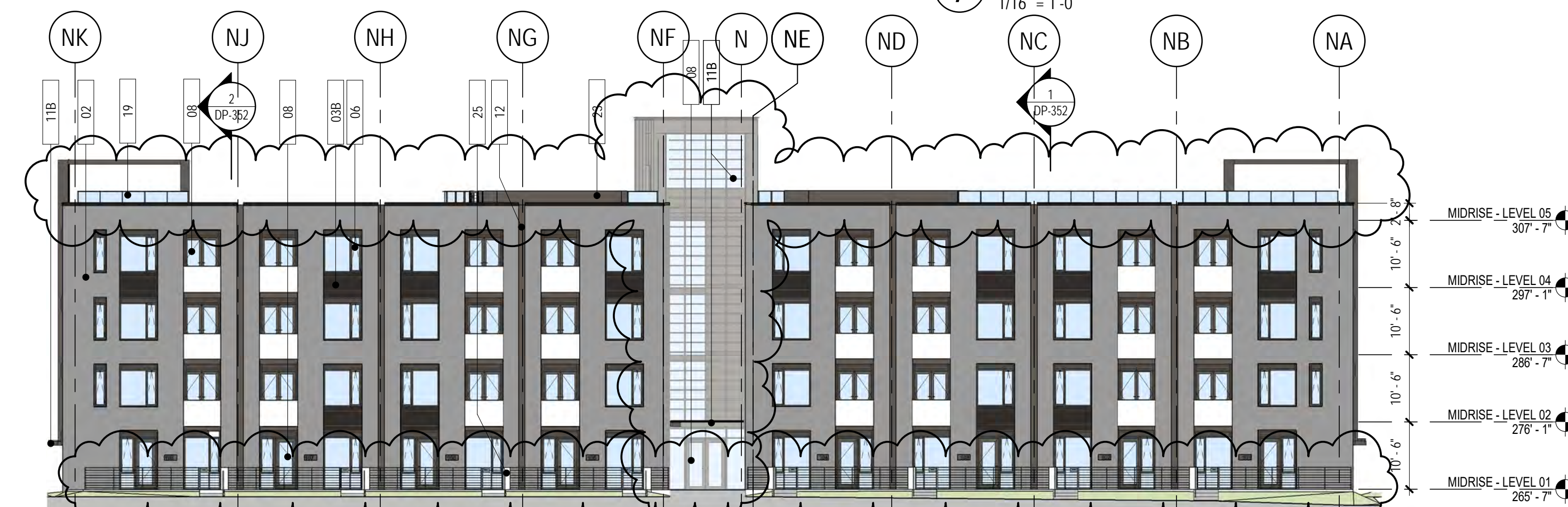
8 MID-RISE WEST ELEVATION
1/16" = 1'-0"



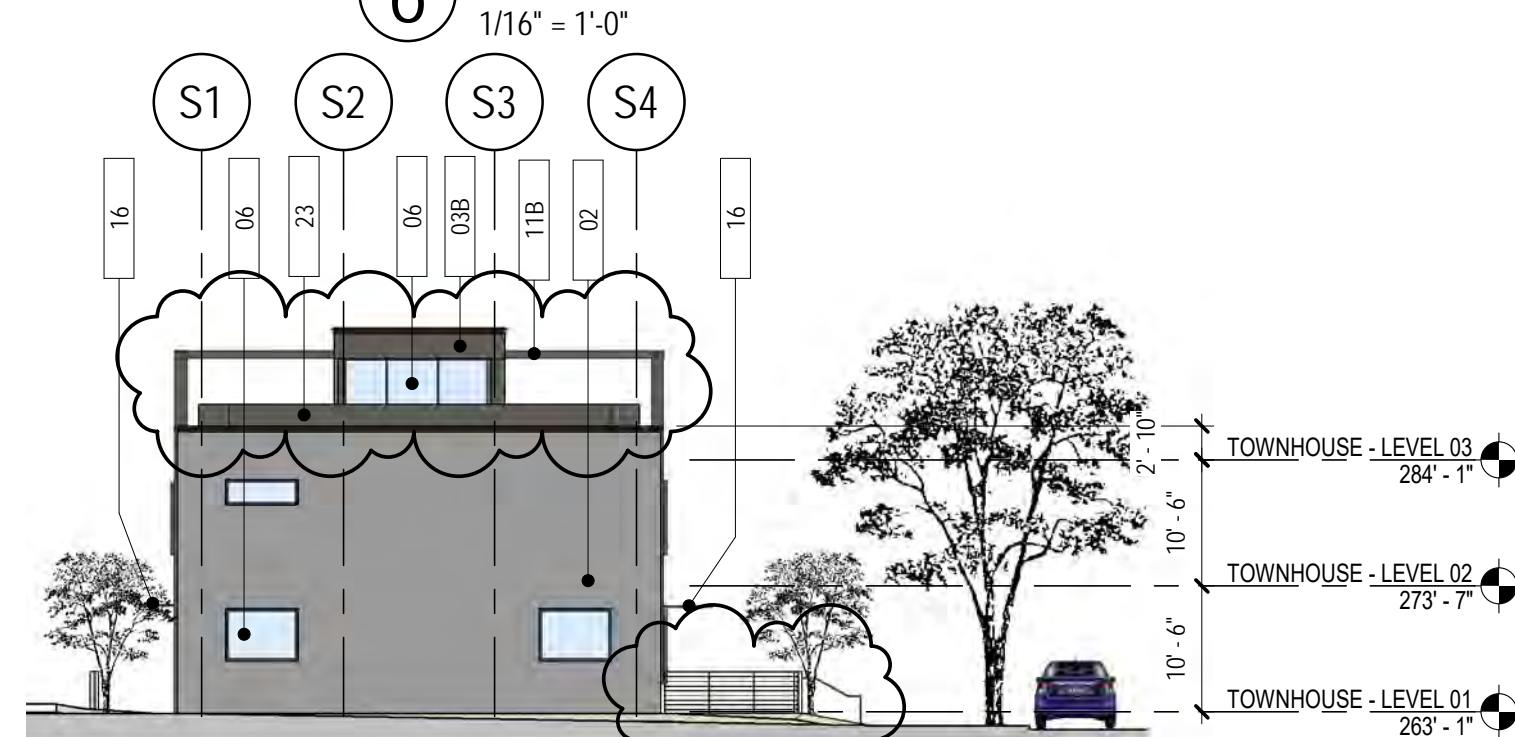
7 MID-RISE NORTH ELEVATION
1/16" = 1'-0"



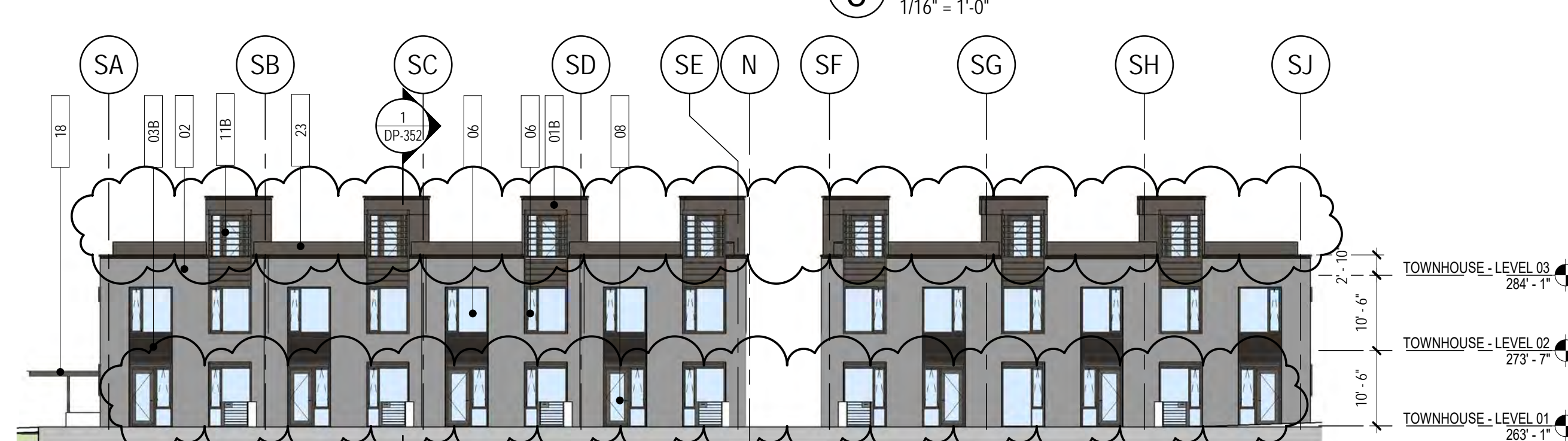
6 MID-RISE EAST ELEVATION
1/16" = 1'-0"



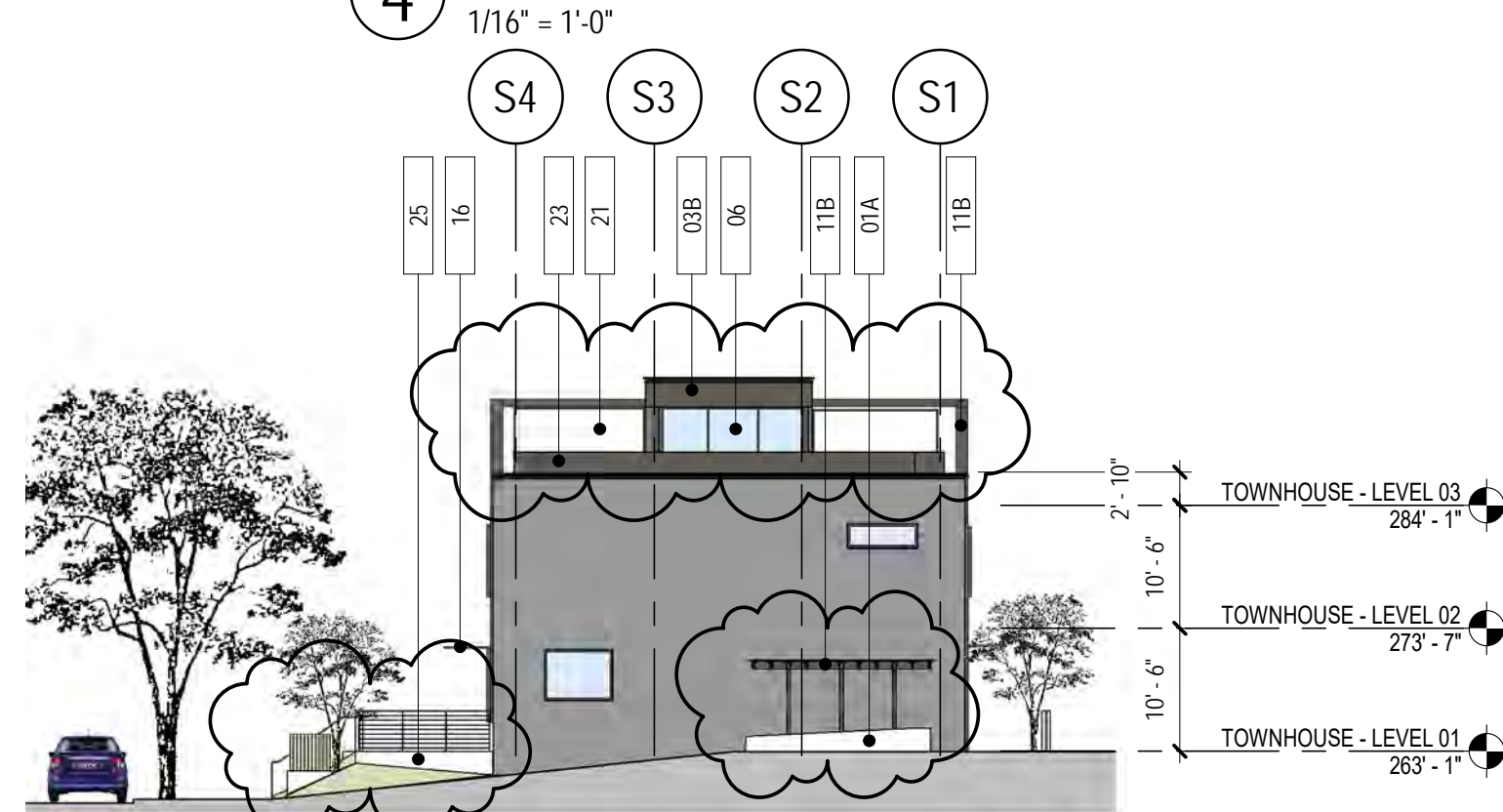
5 MID-RISE SOUTH ELEVATION
1/16" = 1'-0"



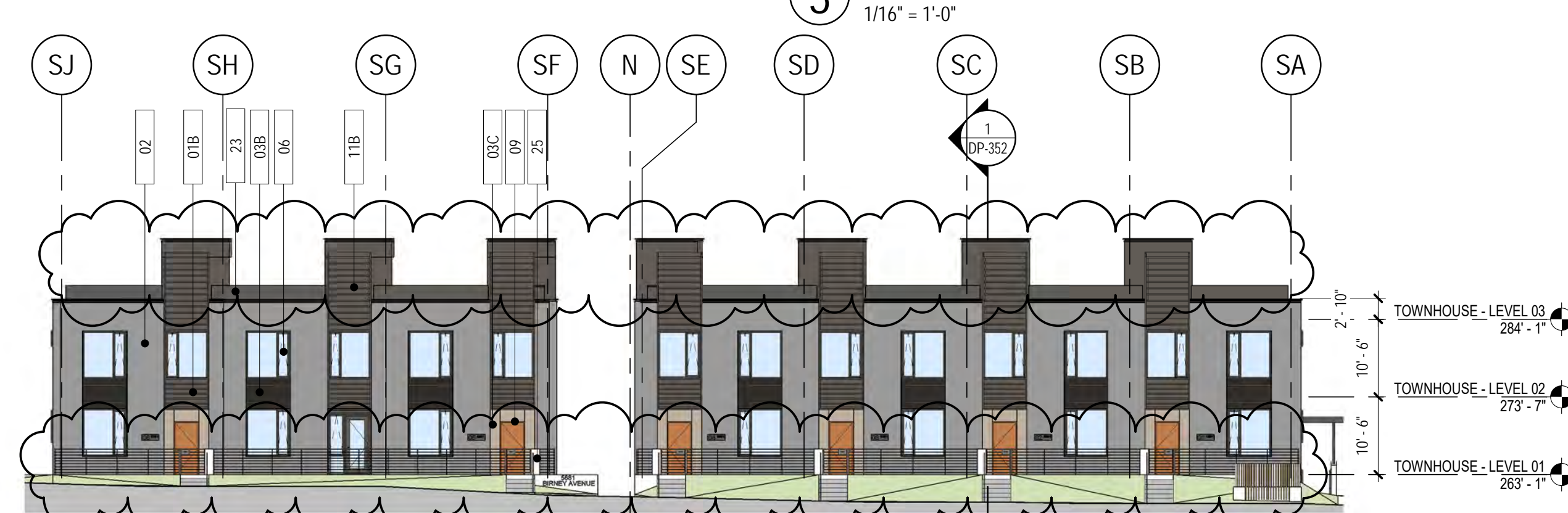
4 TOWNHOUSE WEST ELEVATION
1/16" = 1'-0"



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



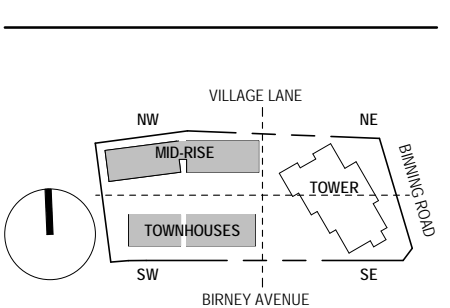
2 TOWNHOUSE EAST ELEVATION
1/16" = 1'-0"



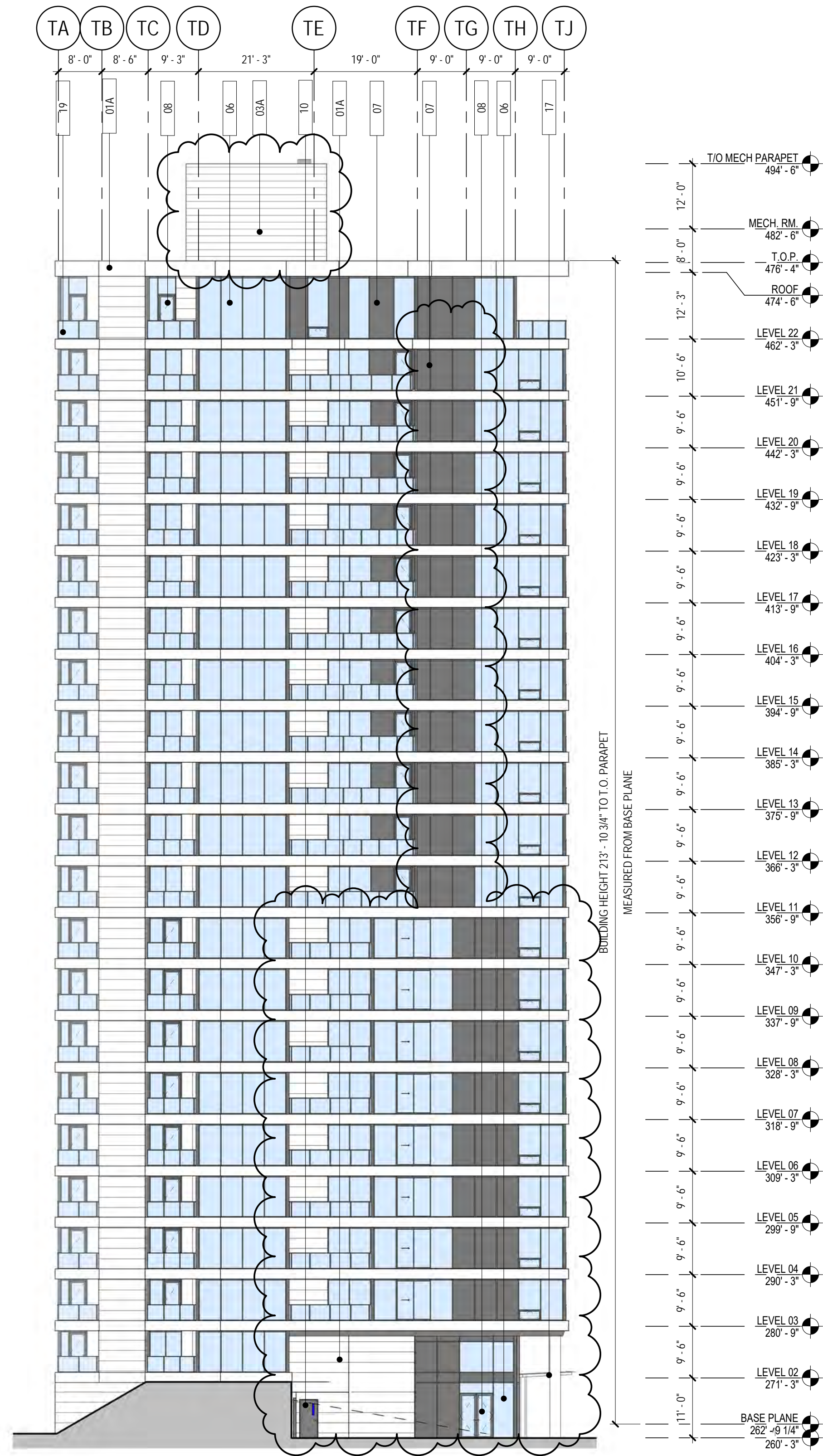
1 TOWNHOUSE SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 01B METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
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- 03A METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
- 03B METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
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- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - I-GU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
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- 15 ARCHITECTURAL / MECHANICAL LOUVRES (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)
- 23 LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 36 METAL MESH



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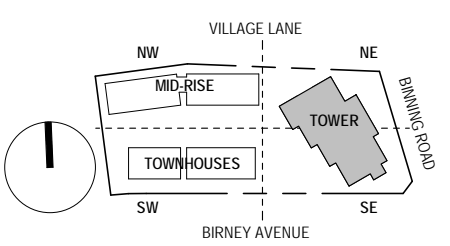
② TOWER NORTH ELEVATION
1/16" = 1'-0"



① TOWER SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

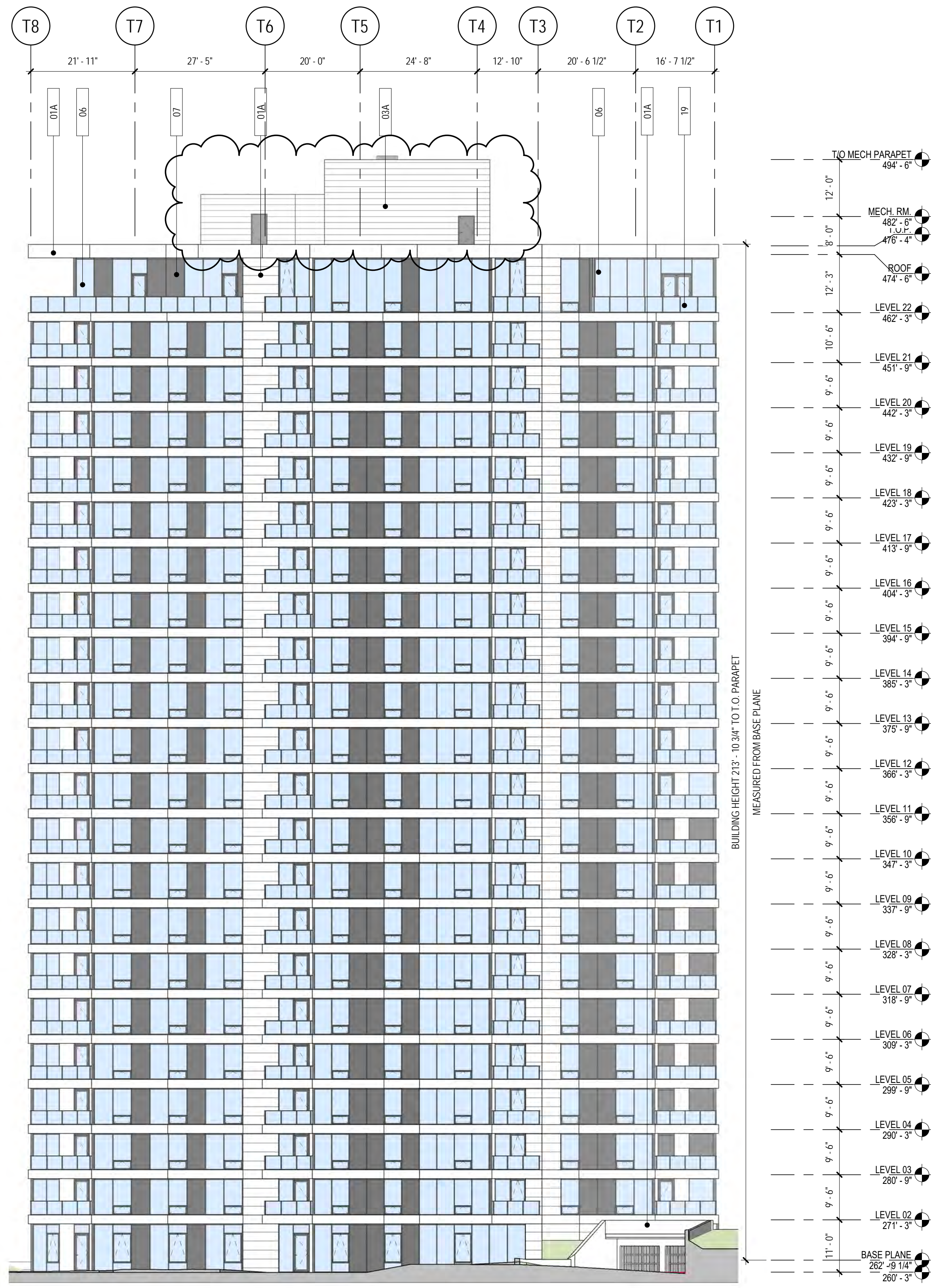
- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 01B METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
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- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 23 LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 26 METAL MESH



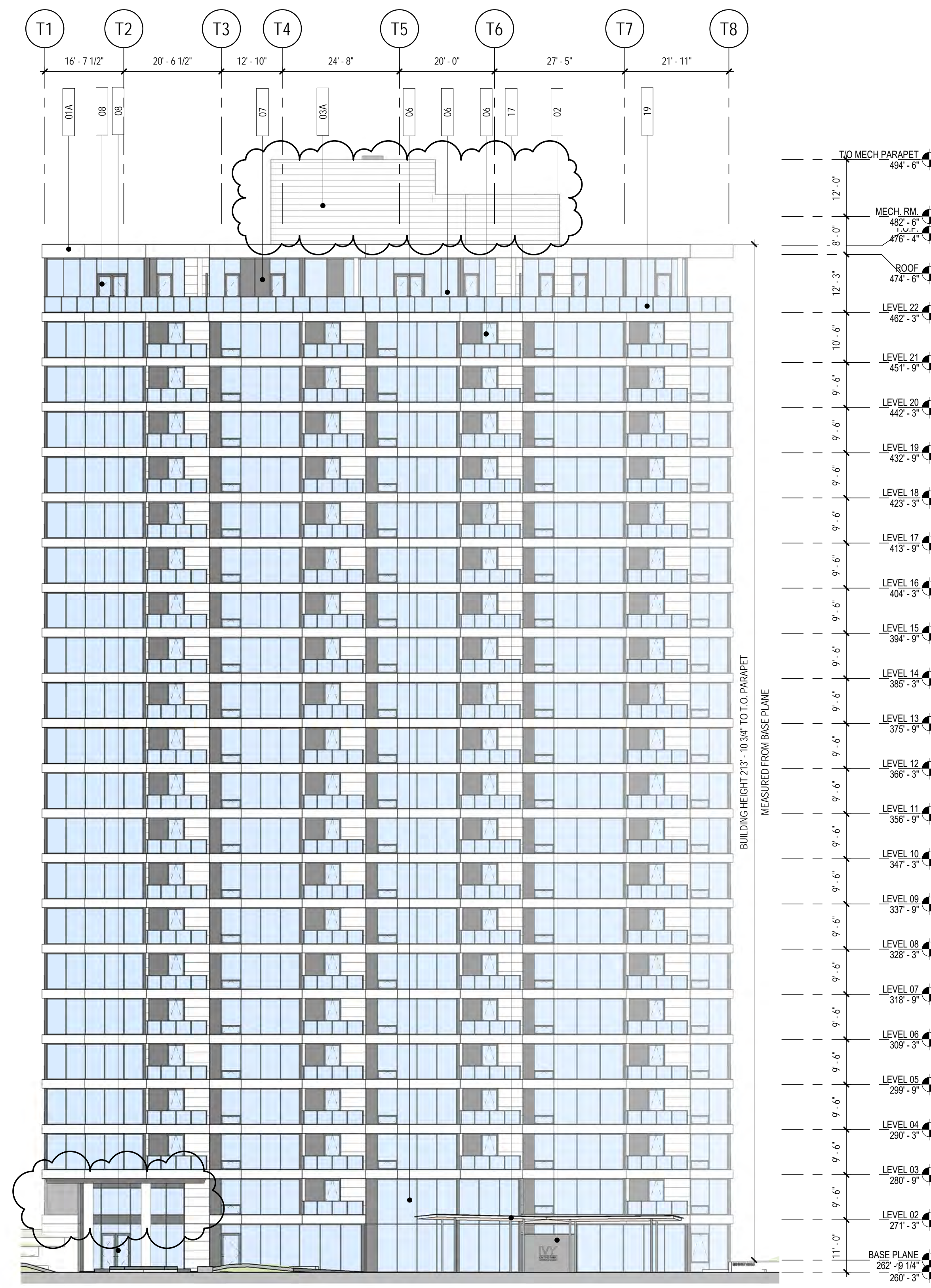
IVY ON THE PARK
LOT 8

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TOWER NORTH & SOUTH ELEVATIONS



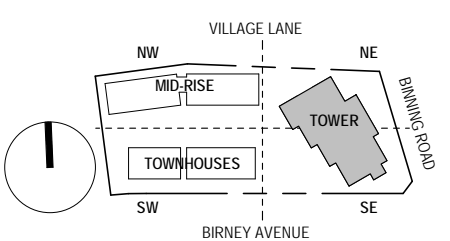
② TOWER EAST ELEVATION
1/16" = 1'-0"



① TOWER WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

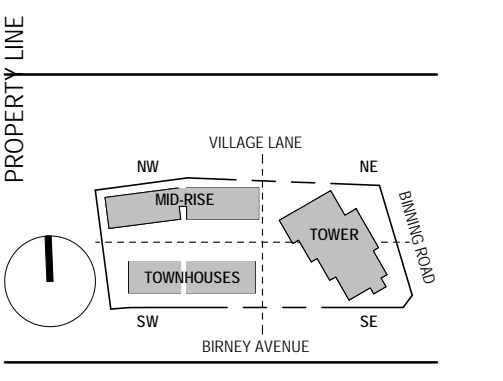
- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 01B METAL PANEL CLADDING (DARK BRONZE) - REFER TO WALL ASSEMBLY F8.1
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- 03B METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
- 03C COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
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- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - I-GU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
- 10 DOOR - HOLLOW METAL (TO MATCH ADJACENT CLADDING)
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- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVRES (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 17 CANOPY - STEEL AND CIP CONCRETE (WHITE)
- 18 CANOPY - STEEL AND GLASS (DARK BRONZE)
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- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 23 LANDSCAPE ROOF TOP PLANTER - METAL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 36 METAL MESH



IVY ON THE PARK
LOT 8

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TOWER WEST & EAST ELEVATIONS



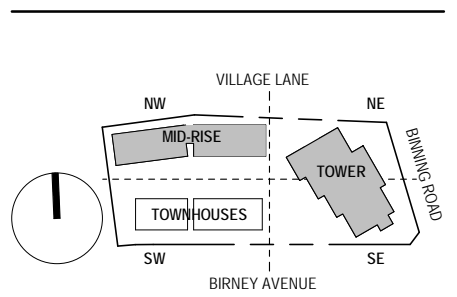
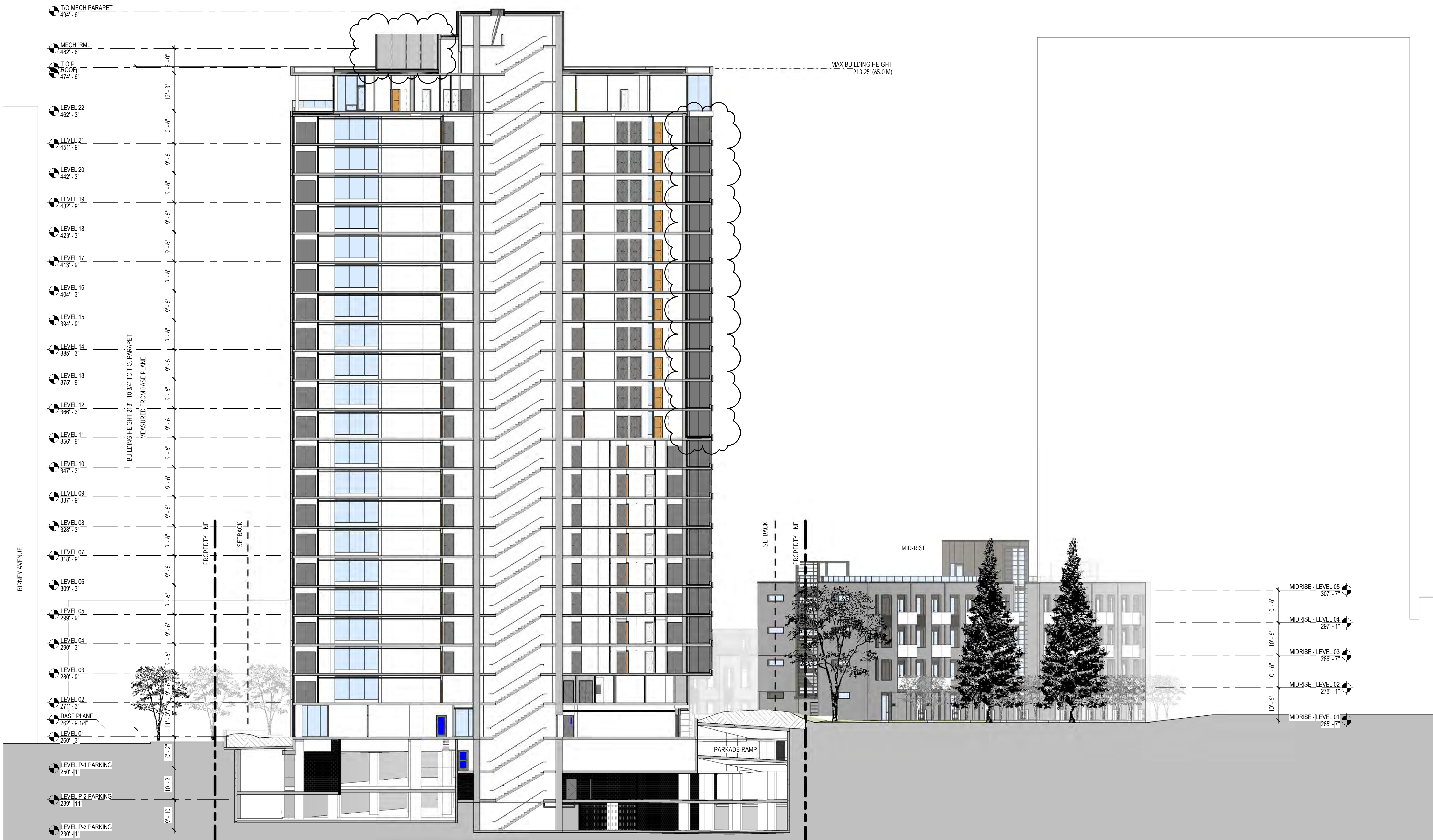
IVY ON THE PARK
LOT 8

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
7. DP AMENDMENT SUBMISSION 2018-12-07

BUILDING SECTIONS

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

DP-350



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
- 6 DP AMENDMENT SUBMISSION 2018-12-07

BUILDING SECTIONS

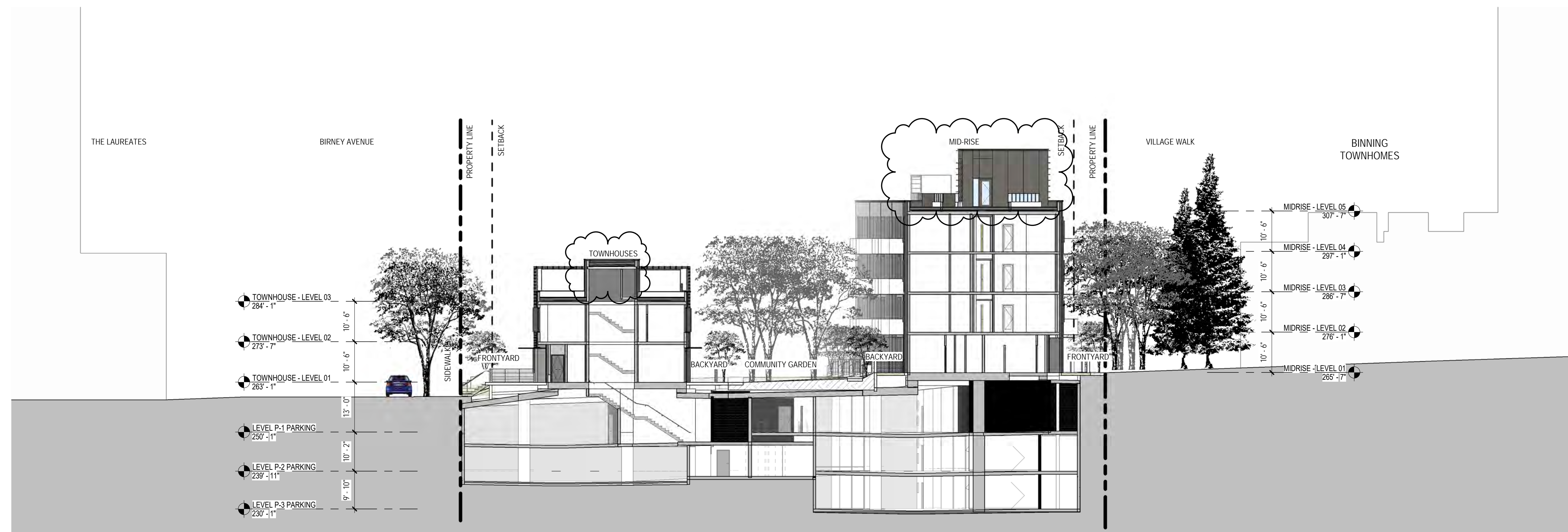
1 TOWER SECTION - NW / SE
1/16" = 1'-0"

DP-351

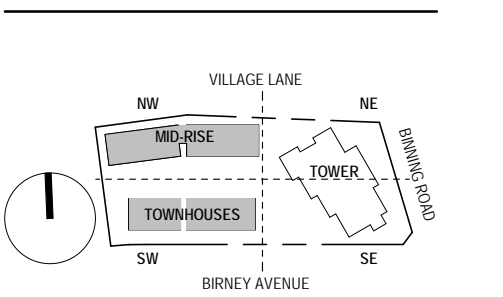
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② TOWNHOUSE/MID-RISE SECTION B - NORTH / SOUTH
1/16" = 1'-0"



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



IVY ON THE PARK
LOT 8

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- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07

BUILDING SECTIONS

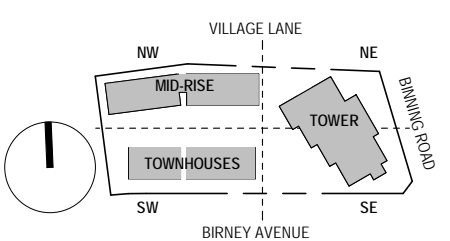
DP-352

FSR CALCULATIONS

RESIDENTIAL								
LEVEL	EXCLUSIONS						RESIDENTIAL FSR	RESIDENTIAL OPEN BALCONY
	RESIDENTIAL GFA	AMENITY R EXCLUSION	STORAGE R EXCLUSION	MECHANICAL R EXCLUSION	ELECTRICAL R EXCLUSION			
LEVEL 01	8694.77 SF	4646.04 SF	50.07 SF	46.36 SF	7.63 SF	3944.67 SF	0.00 SF	
MIDRISE & TOWNHOUSE - LEVEL 01	12986.30 SF	0.00 SF	406.26 SF	92.10 SF	2.80 SF	12485.15 SF	0.00 SF	
LEVEL 02	7047.51 SF	0.00 SF	218.32 SF	92.20 SF	25.89 SF	6711.10 SF	625.04 SF	
MIDRISE & TOWNHOUSE - LEVEL 02	13398.90 SF	0.00 SF	228.17 SF	113.28 SF	13.25 SF	13044.20 SF	402.33 SF	
LEVEL 03	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
MIDRISE & TOWNHOUSE - LEVEL 03	8144.99 SF	0.00 SF	228.17 SF	72.45 SF	13.25 SF	7831.12 SF	402.33 SF	
LEVEL 04	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
MIDRISE - LEVEL 04	7418.46 SF	0.00 SF	228.17 SF	72.45 SF	13.25 SF	7104.59 SF	402.33 SF	
LEVEL 05	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
MIDRISE - LEVEL 05	346.88 SF	336.88 SF	0.00 SF	10.00 SF	0.00 SF	0.00 SF	0.00 SF	
LEVEL 06	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
LEVEL 07	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
LEVEL 08	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
LEVEL 09	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
LEVEL 10	9023.03 SF	0.00 SF	243.19 SF	115.25 SF	30.02 SF	8634.57 SF	975.06 SF	
LEVEL 11	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 12	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 13	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 14	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 15	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 16	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 17	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 18	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 19	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 20	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 21	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF	
LEVEL 22	7177.08 SF	0.00 SF	158.27 SF	94.79 SF	26.00 SF	6898.03 SF	2639.52 SF	
TOTAL	235956.77 SF	4982.92 SF	6786.07 SF	2596.34 SF	604.63 SF	220986.81 SF	23693.46 SF	

FSR SUMMARY

FSR AREA			
PERMITTED		PROVIDED	
FSR		FSR	
RESIDENTIAL	221025.00 SF	RESIDENTIAL	208734.44 SF
		RESIDENTIAL - TOWNHOUSE	12252.36 SF
		TOTAL	220986.81 SF



IVY ON THE PARK
LOT 8

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4. DP AMENDMENT SUBMISSION 2018-07-24
5. DP AMENDMENT SUBMISSION 2018-12-07

FSR SUMMARY SHEET

FSR-001



SUITE	108-5681
TYPE	2 BR
SIZE	808 SF

SUITE	107-5681
TYPE	2 BR
SIZE	813 SF

SUITE	106-5681
TYPE	2 BR
SIZE	815 SF

SUITE	105-5681
TYPE	2 BR
SIZE	816 SF

SUITE	104-5681
TYPE	2 BR
SIZE	815 SF

SUITE	103-5681
TYPE	2 BR
SIZE	815 SF

SUITE	102-5681
TYPE	2 BR
SIZE	813 SF

SUITE	101-5681
TYPE	2 BR
SIZE	887 SF

RESIDENTIAL AREA SUMMARY - TH LEVEL 01	
RESIDENTIAL - TOWNHOUSE	5586.23 SF
MECHANICAL	44.50 SF
STORAGE	197.10 SF
TOTAL GROSS FLOOR AREA	5827.83 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 01	
RESIDENTIAL	6898.92 SF
ELECTRICAL	2.80 SF
MECHANICAL	47.60 SF
STORAGE	209.15 SF
TOTAL GROSS FLOOR AREA	7158.47 SF

RESIDENTIAL FSR AREA - TH LEVEL 01		
RESIDENTIAL - TOWNHOUSE	R-THL01.1	798.04 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.2	791.48 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.3	791.48 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.4	797.93 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.5	797.96 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.6	1609.33 SF
TOTAL RESIDENTIAL FSR AREA		5586.23 SF

RESIDENTIAL FSR AREA - M LEVEL 01		
RESIDENTIAL	R-ML01.01	886.65 SF
RESIDENTIAL	R-ML01.02	813.32 SF
RESIDENTIAL	R-ML01.03	815.32 SF
RESIDENTIAL	R-ML01.04	814.79 SF
RESIDENTIAL	R-ML01.05	815.88 SF
RESIDENTIAL	R-ML01.06	815.23 SF
RESIDENTIAL	R-ML01.07	813.30 SF
RESIDENTIAL	R-ML01.08	808.35 SF
RESIDENTIAL	R-ML01.09	316.09 SF
TOTAL RESIDENTIAL FSR AREA		6898.92 SF

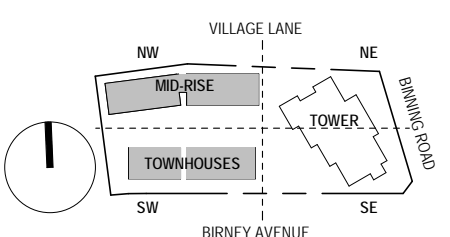
MECHANICAL R EXCLUSION - TH LEVEL 01		
MECHANICAL	M-THL01.1	5.94 SF
MECHANICAL	M-THL01.2	5.94 SF
MECHANICAL	M-THL01.3	5.94 SF
MECHANICAL	M-THL01.4	5.94 SF
MECHANICAL	M-THL01.5	5.91 SF
MECHANICAL	M-THL01.6	9.07 SF
MECHANICAL	M-THL01.6	5.78 SF
TOTAL MECHANICAL EXCLUSION		44.50 SF

MECHANICAL R EXCLUSION - M LEVEL 01		
MECHANICAL	M-ML01.02	6.27 SF
MECHANICAL	M-ML01.03	6.27 SF
MECHANICAL	M-ML01.04	6.27 SF
MECHANICAL	M-ML01.05	6.37 SF
MECHANICAL	M-ML01.06	6.27 SF
MECHANICAL	M-ML01.07	6.08 SF
MECHANICAL	M-ML01.09	10.07 SF
TOTAL MECHANICAL EXCLUSION		47.60 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	40.00 SF
TOTAL STORAGE EXCLUSION		197.10 SF

STORAGE R EXCLUSION - M LEVEL 01		
STORAGE	S-ML01.02	36.40 SF
STORAGE	S-ML01.03	34.41 SF
STORAGE	S-ML01.04	33.65 SF
STORAGE	S-ML01.05	33.65 SF
STORAGE	S-ML01.06	34.41 SF
STORAGE	S-ML01.07	36.63 SF
TOTAL STORAGE EXCLUSION		209.15 SF

ELECTRICAL R EXCLUSION - M LEVEL 01		
ELECTRICAL	E-ML01.09	2.80 SF
TOTAL ELECTRICAL EXCLUSION		2.80 SF



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- 5 DP AMENDMENT SUBMISSION 2018-12-07



RESIDENTIAL AREA SUMMARY - TH LEVEL 02	
RESIDENTIAL - TOWNHOUSE	5939.61 SF
MECHANICAL	40.84 SF
TOTAL GROSS FLOOR AREA	5980.44 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 02	
RESIDENTIAL	7104.59 SF
ELECTRICAL	13.25 SF
MECHANICAL	72.45 SF
STORAGE	228.17 SF
TOTAL GROSS FLOOR AREA	7418.46 SF

RESIDENTIAL FSR AREA - TH LEVEL 02		
RESIDENTIAL - TOWNHOUSE	R-THL02.1	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.2	844.83 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.3	844.83 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.4	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.5	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.6	1696.11 SF
TOTAL RESIDENTIAL FSR AREA	5939.61 SF	

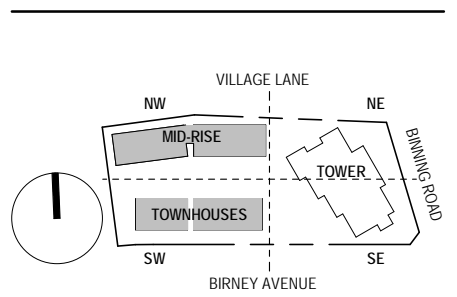
RESIDENTIAL FSR AREA - M LEVEL 02		
RESIDENTIAL	R-ML02.00	1114.41 SF
RESIDENTIAL	R-ML02.01	532.26 SF
RESIDENTIAL	R-ML02.02	518.21 SF
RESIDENTIAL	R-ML02.03	475.74 SF
RESIDENTIAL	R-ML02.04	741.64 SF
RESIDENTIAL	R-ML02.05	727.19 SF
RESIDENTIAL	R-ML02.06	728.17 SF
RESIDENTIAL	R-ML02.07	740.95 SF
RESIDENTIAL	R-ML02.08	475.56 SF
RESIDENTIAL	R-ML02.09	518.20 SF
RESIDENTIAL	R-ML02.10	532.26 SF
TOTAL RESIDENTIAL FSR AREA	7104.59 SF	

MECHANICAL R EXCLUSION - TH LEVEL 02		
MECHANICAL	M-THL02.1	5.83 SF
MECHANICAL	M-THL02.2	5.83 SF
MECHANICAL	M-THL02.3	5.83 SF
MECHANICAL	M-THL02.4	5.83 SF
MECHANICAL	M-THL02.5	5.83 SF
MECHANICAL	M-THL02.6	5.83 SF
MECHANICAL	M-THL02.6	5.83 SF
TOTAL MECHANICAL EXCLUSION	40.84 SF	

MECHANICAL R EXCLUSION - M LEVEL 02		
MECHANICAL	M-ML02.00	10.07 SF
MECHANICAL	M-ML02.01	6.27 SF
MECHANICAL	M-ML02.02	6.27 SF
MECHANICAL	M-ML02.03	6.04 SF
MECHANICAL	M-ML02.04	6.27 SF
MECHANICAL	M-ML02.05	6.16 SF
MECHANICAL	M-ML02.06	6.21 SF
MECHANICAL	M-ML02.07	6.38 SF
MECHANICAL	M-ML02.08	6.24 SF
MECHANICAL	M-ML02.09	6.27 SF
MECHANICAL	M-ML02.10	6.27 SF
TOTAL MECHANICAL EXCLUSION	72.45 SF	

STORAGE R EXCLUSION - M LEVEL 02		
STORAGE	S-ML02.01	29.42 SF
STORAGE	S-ML02.02	29.18 SF
STORAGE	S-ML02.04	28.14 SF
STORAGE	S-ML02.05	27.58 SF
STORAGE	S-ML02.06	27.18 SF
STORAGE	S-ML02.07	28.06 SF
STORAGE	S-ML02.09	29.18 SF
STORAGE	S-ML02.10	29.42 SF
TOTAL STORAGE EXCLUSION	228.17 SF	

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

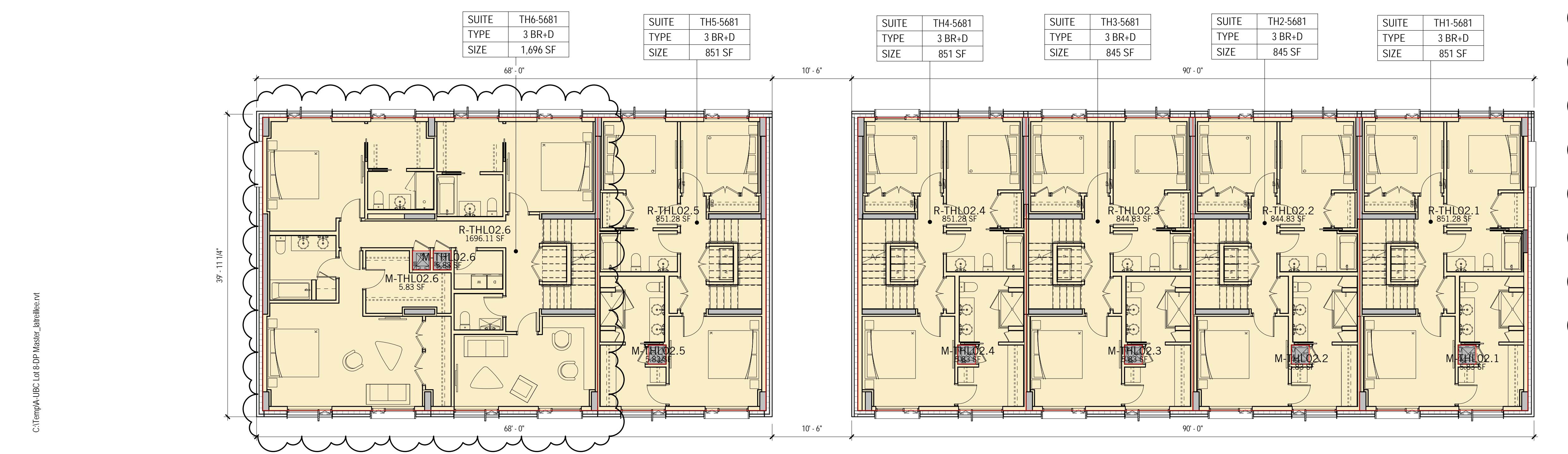


IVY ON THE PARK
LOT 8

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- 5 DP AMENDMENT SUBMISSION 2018-12-07

FSR PLAN - MIDRISE &
TOWNHOUSES - LEVEL
02

FSR-112



SUITE	TH6-5681
TYPE	3 BR+D
SIZE	1,696 SF

SUITE	TH5-5681
TYPE	3 BR+D
SIZE	851 SF

SUITE	TH4-5681
TYPE	3 BR+D
SIZE	851 SF

SUITE	TH3-5681
TYPE	3 BR+D
SIZE	845 SF

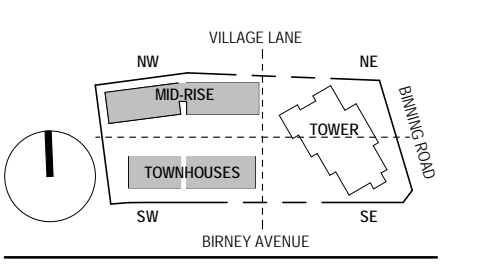
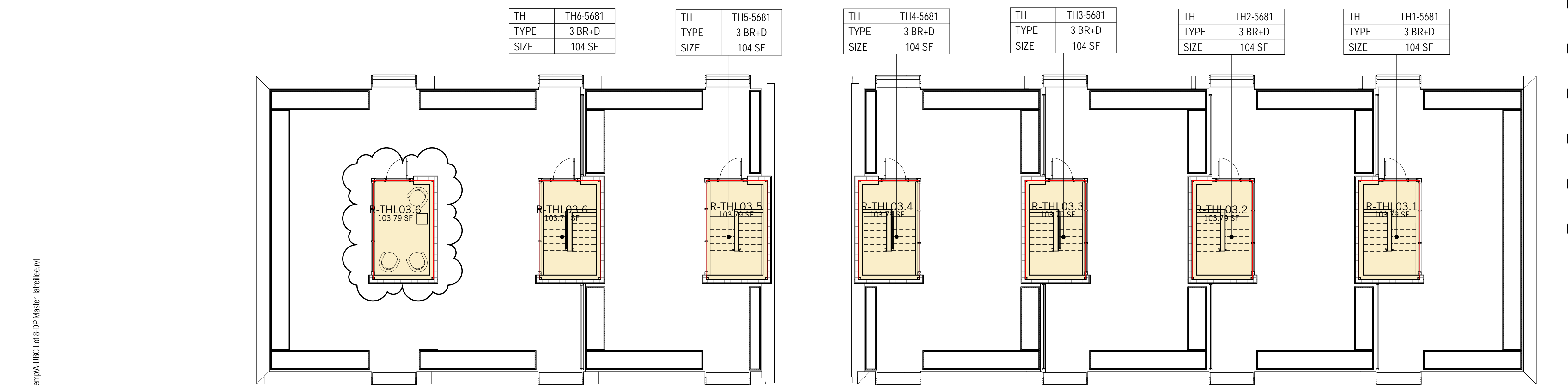
SUITE	TH2-5681
TYPE	3 BR+D
SIZE	845 SF

SUITE	TH1-5681
TYPE	3 BR+D
SIZE	851 SF

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



RESIDENTIAL AREA SUMMARY - MIDRISE & TH LEVEL 03	
RESIDENTIAL	7104.59 SF
RESIDENTIAL - TOWNHOUSE	726.53 SF
FSR R AREA	7831.12 SF
ELECTRICAL	13.25 SF
MECHANICAL	72.45 SF
STORAGE	228.17 SF
FSR R EXCLUSION	313.87 SF
TOTAL GROSS FLOOR AREA	8144.99 SF
RESIDENTIAL FSR AREA - TH LEVEL 03	
RESIDENTIAL - TOWNHOUSE	R-THL03.1 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.2 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.3 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.4 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.5 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.6 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.6 103.79 SF
TOTAL RESIDENTIAL FSR AREA	726.53 SF
RESIDENTIAL FSR AREA - M LEVEL 03	
RESIDENTIAL	R-ML03.00 1114.41 SF
RESIDENTIAL	R-ML03.01 532.26 SF
RESIDENTIAL	R-ML03.02 518.21 SF
RESIDENTIAL	R-ML03.03 475.74 SF
RESIDENTIAL	R-ML03.04 741.64 SF
RESIDENTIAL	R-ML03.05 727.19 SF
RESIDENTIAL	R-ML03.06 728.17 SF
RESIDENTIAL	R-ML03.07 740.95 SF
RESIDENTIAL	R-ML03.08 475.56 SF
RESIDENTIAL	R-ML03.09 518.20 SF
RESIDENTIAL	R-ML03.10 532.26 SF
TOTAL RESIDENTIAL FSR AREA	7104.59 SF
MECHANICAL R EXCLUSION - M LEVEL 03	
MECHANICAL	M-ML03.00 10.07 SF
MECHANICAL	M-ML03.01 6.27 SF
MECHANICAL	M-ML03.02 6.27 SF
MECHANICAL	M-ML03.03 6.04 SF
MECHANICAL	M-ML03.04 6.27 SF
MECHANICAL	M-ML03.05 6.16 SF
MECHANICAL	M-ML03.06 6.21 SF
MECHANICAL	M-ML03.07 6.38 SF
MECHANICAL	M-ML03.08 6.24 SF
MECHANICAL	M-ML03.09 6.27 SF
MECHANICAL	M-ML03.10 6.27 SF
TOTAL MECHANICAL EXCLUSION	72.45 SF
STORAGE R EXCLUSION - M LEVEL 03	
STORAGE	S-ML03.01 29.42 SF
STORAGE	S-ML03.02 29.18 SF
STORAGE	S-ML03.04 28.14 SF
STORAGE	S-ML03.05 27.58 SF
STORAGE	S-ML03.06 27.18 SF
STORAGE	S-ML03.07 28.06 SF
STORAGE	S-ML03.09 29.18 SF
STORAGE	S-ML03.10 29.42 SF
TOTAL STORAGE EXCLUSION	228.17 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



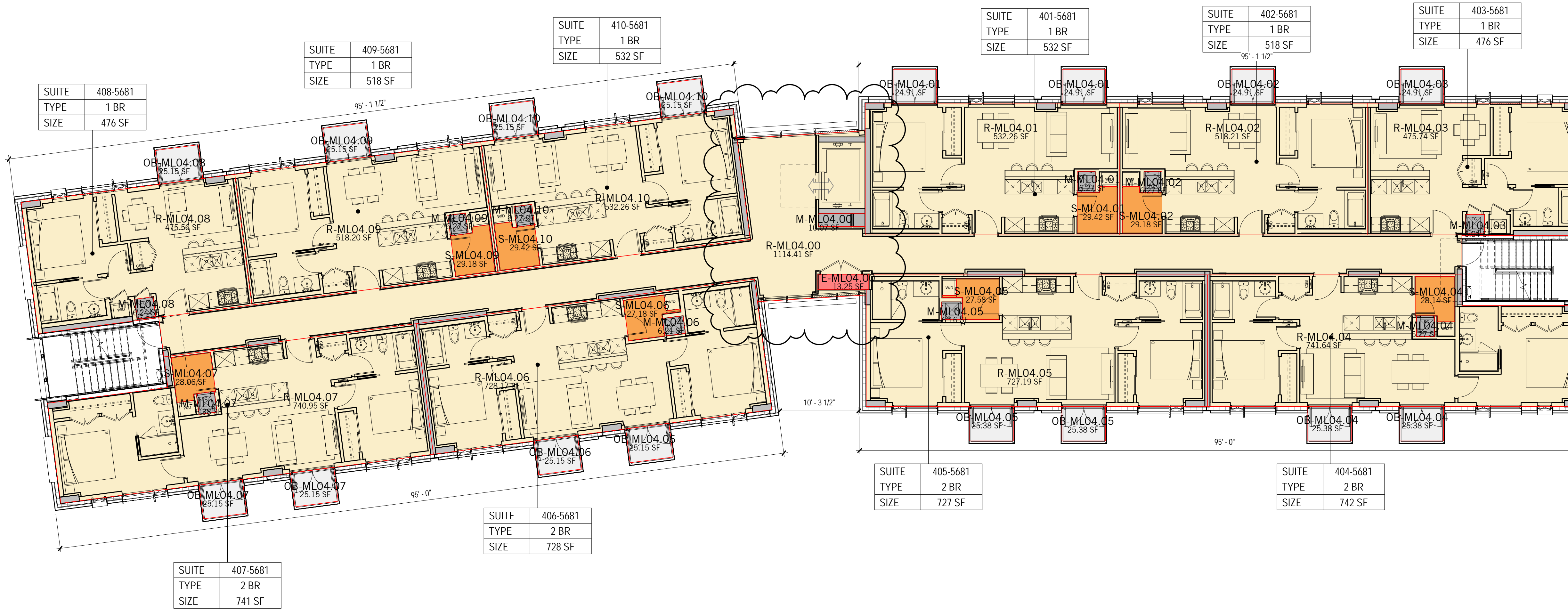
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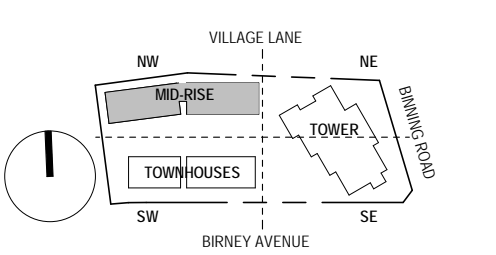
FSR PLAN - MIDRISE &
TOWNHOUSES - LEVEL
03

FSR-113

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



RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 04		
RESIDENTIAL		7104.59 SF
FSR R AREA		7104.59 SF
ELECTRICAL		13.25 SF
MECHANICAL		72.45 SF
STORAGE		228.17 SF
FSR R EXCLUSION		313.87 SF
TOTAL GROSS FLOOR AREA		7418.46 SF
RESIDENTIAL FSR AREA - M LEVEL 04		
RESIDENTIAL	R-ML04.00	1114.41 SF
RESIDENTIAL	R-ML04.01	532.26 SF
RESIDENTIAL	R-ML04.02	518.21 SF
RESIDENTIAL	R-ML04.03	475.74 SF
RESIDENTIAL	R-ML04.04	741.64 SF
RESIDENTIAL	R-ML04.05	727.19 SF
RESIDENTIAL	R-ML04.06	728.17 SF
RESIDENTIAL	R-ML04.07	740.95 SF
RESIDENTIAL	R-ML04.08	475.56 SF
RESIDENTIAL	R-ML04.09	518.20 SF
RESIDENTIAL	R-ML04.10	532.26 SF
TOTAL RESIDENTIAL FSR AREA		7104.59 SF
MECHANICAL R EXCLUSION - M LEVEL 04		
MECHANICAL	M-ML04.00	10.07 SF
MECHANICAL	M-ML04.01	6.27 SF
MECHANICAL	M-ML04.02	6.27 SF
MECHANICAL	M-ML04.03	6.04 SF
MECHANICAL	M-ML04.04	6.27 SF
MECHANICAL	M-ML04.05	6.16 SF
MECHANICAL	M-ML04.06	6.21 SF
MECHANICAL	M-ML04.07	6.38 SF
MECHANICAL	M-ML04.08	6.24 SF
MECHANICAL	M-ML04.09	6.27 SF
MECHANICAL	M-ML04.10	6.27 SF
TOTAL MECHANICAL EXCLUSION		72.45 SF
STORAGE R EXCLUSION - M LEVEL 04		
STORAGE	S-ML04.01	29.42 SF
STORAGE	S-ML04.02	29.18 SF
STORAGE	S-ML04.04	28.14 SF
STORAGE	S-ML04.05	27.58 SF
STORAGE	S-ML04.06	27.18 SF
STORAGE	S-ML04.07	28.06 SF
STORAGE	S-ML04.09	29.18 SF
STORAGE	S-ML04.10	29.42 SF
TOTAL STORAGE EXCLUSION		228.17 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



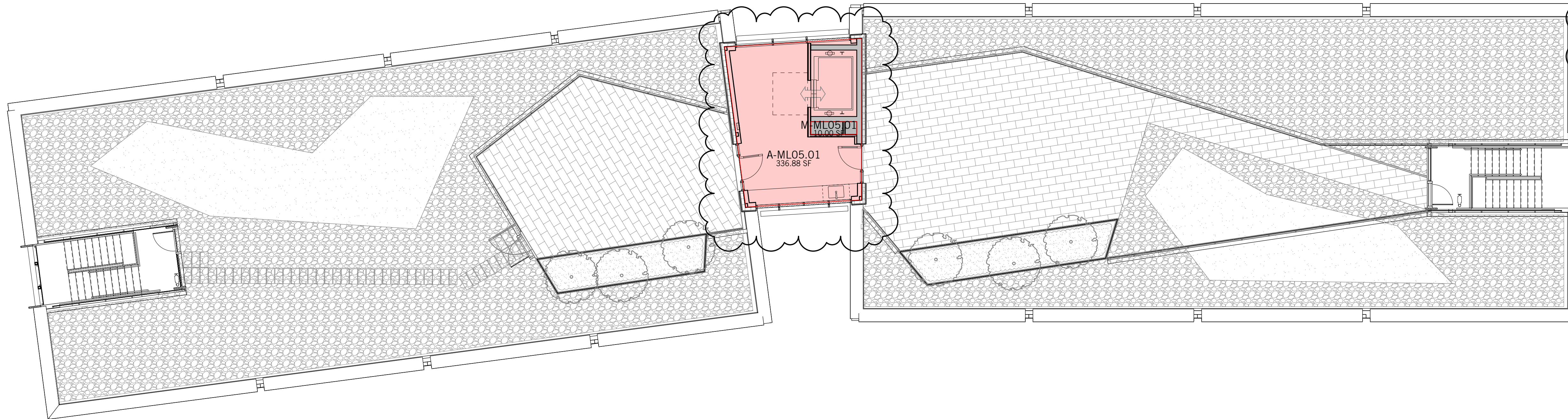
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- 4 DP AMENDMENT SUBMISSION 2018-07-24
- 5 DP AMENDMENT SUBMISSION 2018-12-07

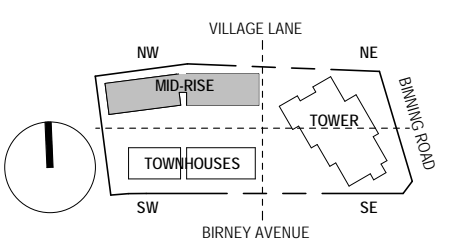
FSR PLAN - MIDRISE -
LEVEL 04

FSR-114

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



RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 05		
AMENITY		336.88 SF
MECHANICAL		10.00 SF
FSR R EXCLUSION		346.88 SF
TOTAL GROSS FLOOR AREA		346.88 SF
AMENITY R EXCLUSION - M LEVEL 05		
AMENITY	A-ML05.01	336.88 SF
TOTAL AMENITY EXCLUSION		336.88 SF

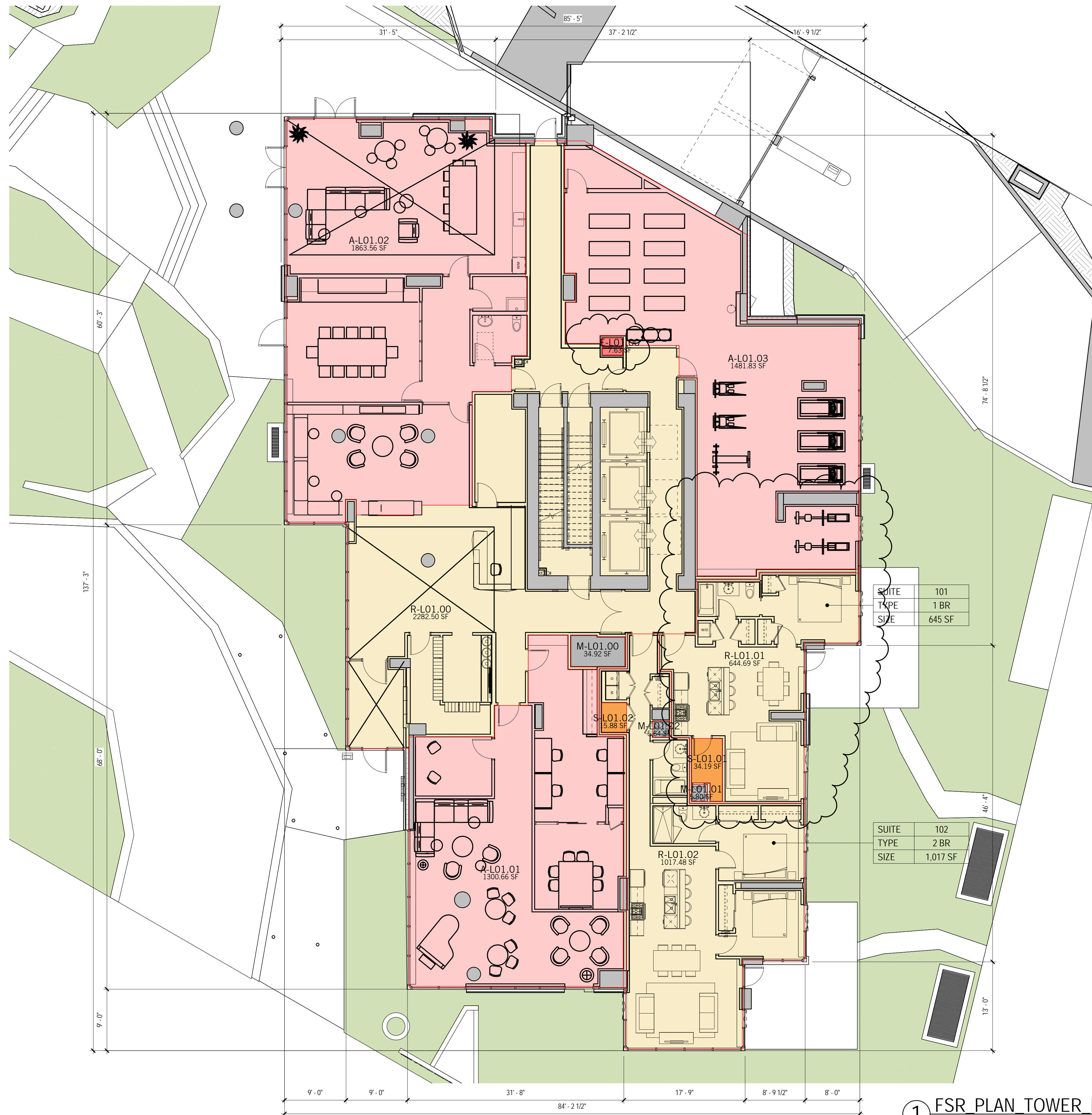


IVY ON THE PARK
LOT 8

- 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
- 5 DP AMENDMENT SUBMISSION 2018-12-07

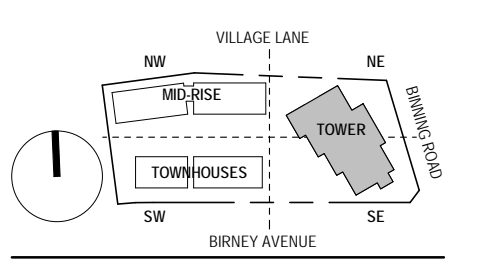
FSR PLAN - MIDRISE -
LEVEL 05

FSR-115



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

RESIDENTIAL AREA SUMMARY - LEVEL 01	
RESIDENTIAL	3944.67 SF
FSR R AREA	3944.67 SF
AMENITY	4646.04 SF
ELECTRICAL	7.63 SF
MECHANICAL	46.36 SF
STORAGE	50.07 SF
FSR R EXCLUSION	4750.10 SF
TOTAL GROSS FLOOR AREA	8694.77 SF
RESIDENTIAL FSR AREA - LEVEL 01	
RESIDENTIAL	R-L01.00 2282.50 SF
RESIDENTIAL	R-L01.01 644.69 SF
RESIDENTIAL	R-L01.02 1017.48 SF
TOTAL RESIDENTIAL FSR AREA	3944.67 SF
ELECTRICAL R EXCLUSION - LEVEL 01	
ELECTRICAL	E-L01.00 7.63 SF
TOTAL WALL EXCLUSION	7.63 SF
MECHANICAL R EXCLUSION - LEVEL 01	
MECHANICAL	M-L01.00 34.92 SF
MECHANICAL	M-L01.01 5.80 SF
MECHANICAL	M-L01.02 5.64 SF
TOTAL MECHANICAL EXCLUSION	46.36 SF
STORAGE R EXCLUSION - LEVEL 01	
STORAGE	S-L01.01 34.19 SF
STORAGE	S-L01.02 15.88 SF
TOTAL STORAGE EXCLUSION	50.07 SF
AMENITY R EXCLUSION - LEVEL 01	
AMENITY	A-L01.01 1300.66 SF
AMENITY	A-L01.02 1863.56 SF
AMENITY	A-L01.03 1481.83 SF
TOTAL AMENITY EXCLUSION	4646.04 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 2018-05-24
- 5 DP AMENDMENT SUBMISSION 2018-12-07



SUITE	202
TYPE	1 BR
SIZE	639 SF

SUITE	203
TYPE	STUDIO
SIZE	378 SF

SUITE	204
TYPE	2 BR
SIZE	742 SF

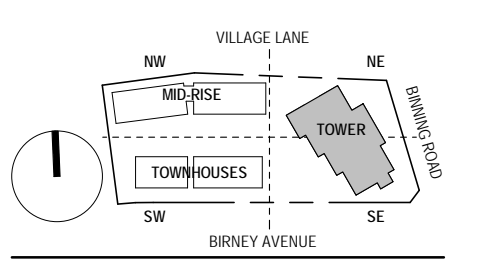
SUITE	205
TYPE	2 BR
SIZE	709 SF

SUITE	206
TYPE	2 BR
SIZE	1,022 SF

SUITE	201
TYPE	2 BR
SIZE	1,155 SF

SUITE	207
TYPE	3 BR
SIZE	1,149 SF

RESIDENTIAL AREA SUMMARY - LEVEL 02		
RESIDENTIAL		6711.10 SF
FSR R AREA		6711.10 SF
ELECTRICAL		25.89 SF
MECHANICAL		92.20 SF
STORAGE		218.32 SF
FSR R EXCLUSION		336.41 SF
TOTAL GROSS FLOOR AREA		7047.51 SF
RESIDENTIAL FSR AREA - LEVEL 02		
RESIDENTIAL	R-L02.00	916.95 SF
RESIDENTIAL	R-L02.01	1155.33 SF
RESIDENTIAL	R-L02.02	639.17 SF
RESIDENTIAL	R-L02.03	377.78 SF
RESIDENTIAL	R-L02.04	741.88 SF
RESIDENTIAL	R-L02.05	708.65 SF
RESIDENTIAL	R-L02.06	1021.86 SF
RESIDENTIAL	R-L02.07	1149.48 SF
TOTAL RESIDENTIAL FSR AREA		6711.10 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	6.89 SF
MECHANICAL	M-L02.02	6.28 SF
MECHANICAL	M-L02.03	5.89 SF
MECHANICAL	M-L02.04	6.78 SF
MECHANICAL	M-L02.05	6.73 SF
MECHANICAL	M-L02.06	6.22 SF
MECHANICAL	M-L02.07	5.78 SF
TOTAL MECHANICAL EXCLUSION		92.20 SF
STORAGE R EXCLUSION - LEVEL 02		
STORAGE	S-L02.01	40.00 SF
STORAGE	S-L02.02	36.22 SF
STORAGE	S-L02.04	37.46 SF
STORAGE	S-L02.05	37.20 SF
STORAGE	S-L02.06	40.00 SF
STORAGE	S-L02.07	27.43 SF
TOTAL STORAGE EXCLUSION		218.32 SF
OPEN BALCONY R NON GFA - LEVEL 02		
OPEN BALCONY	OB-L02.01	116.26 SF
OPEN BALCONY	OB-L02.02	115.52 SF
OPEN BALCONY	OB-L02.04	80.00 SF
OPEN BALCONY	OB-L02.05	80.01 SF
OPEN BALCONY	OB-L02.06	117.00 SF
OPEN BALCONY	OB-L02.07	116.26 SF
TOTAL ENCLOSED BALCONY EXCLUSION		625.04 SF



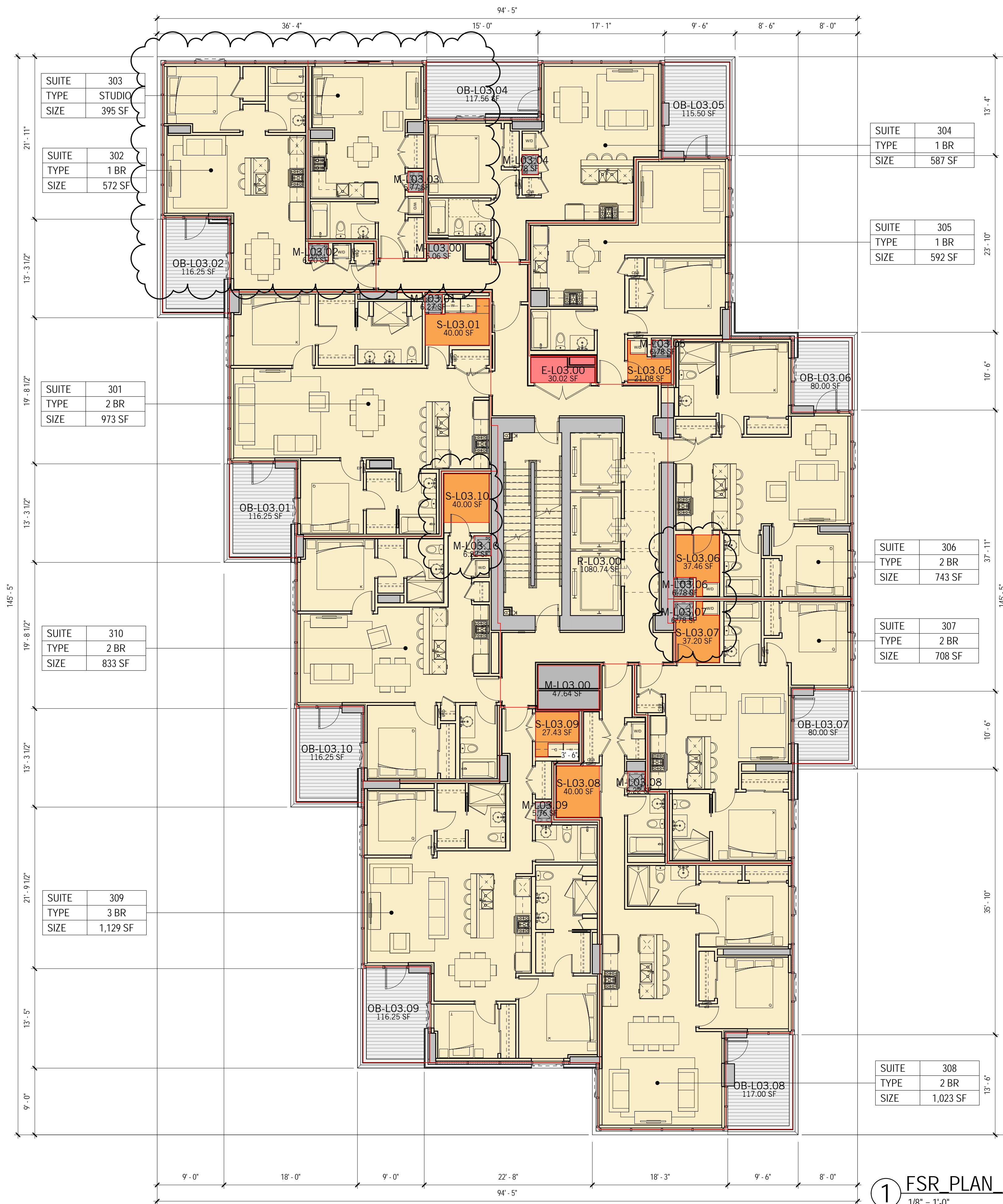
IVY ON THE PARK
LOT 8

- 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
- 5 DP AMENDMENT SUBMISSION 2018-12-07

FSR PLAN - TOWER -
LEVEL 02

FSR-122

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



RESIDENTIAL AREA SUMMARY - LEVELS 03-10	
RESIDENTIAL	8634.57 SF
FSR R AREA	8634.57 SF
ELECTRICAL	30.02 SF
MECHANICAL	115.25 SF
STORAGE	243.19 SF
FSR R EXCLUSION	388.46 SF
TOTAL GROSS FLOOR AREA	9023.03 SF
RESIDENTIAL FSR AREA - LEVELS 03-10	
RESIDENTIAL	R-L03.00 1080.74 SF
RESIDENTIAL	R-L03.01 973.26 SF
RESIDENTIAL	R-L03.02 571.66 SF
RESIDENTIAL	R-L03.03 394.57 SF
RESIDENTIAL	R-L03.04 586.58 SF
RESIDENTIAL	R-L03.05 591.89 SF
RESIDENTIAL	R-L03.06 742.83 SF
RESIDENTIAL	R-L03.07 708.26 SF
RESIDENTIAL	R-L03.08 1022.52 SF
RESIDENTIAL	R-L03.09 1129.24 SF
RESIDENTIAL	R-L03.10 833.03 SF
TOTAL RESIDENTIAL FSR AREA	8634.57 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 5.06 SF
MECHANICAL	M-L03.02 6.27 SF
MECHANICAL	M-L03.03 6.20 SF
MECHANICAL	M-L03.04 5.77 SF
MECHANICAL	M-L03.05 5.78 SF
MECHANICAL	M-L03.06 6.78 SF
MECHANICAL	M-L03.07 6.78 SF
MECHANICAL	M-L03.08 6.22 SF
MECHANICAL	M-L03.09 5.76 SF
MECHANICAL	M-L03.10 6.22 SF
TOTAL MECHANICAL EXCLUSION	115.25 SF
STORAGE R EXCLUSION - LEVELS 03-10	
STORAGE	S-L03.01 40.00 SF
STORAGE	S-L03.05 21.08 SF
STORAGE	S-L03.06 37.46 SF
STORAGE	S-L03.07 37.20 SF
STORAGE	S-L03.08 40.00 SF
STORAGE	S-L03.09 27.43 SF
STORAGE	S-L03.10 40.00 SF
TOTAL STORAGE EXCLUSION	243.19 SF
OPEN BALCONY R NON GFA - LEVELS 03-10	
OPEN BALCONY	OB-L03.01 116.25 SF
OPEN BALCONY	OB-L03.02 116.25 SF
OPEN BALCONY	OB-L03.04 117.56 SF
OPEN BALCONY	OB-L03.05 115.50 SF
OPEN BALCONY	OB-L03.06 80.00 SF
OPEN BALCONY	OB-L03.07 80.00 SF
OPEN BALCONY	OB-L03.08 117.00 SF
OPEN BALCONY	OB-L03.09 116.25 SF
OPEN BALCONY	OB-L03.10 116.25 SF
TOTAL ENCLOSED BALCONY EXCLUSION	975.06 SF

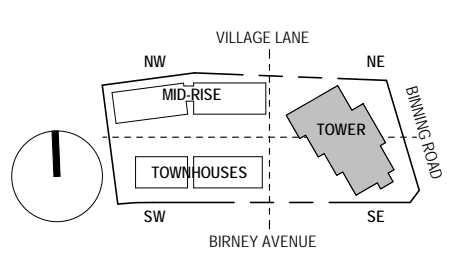
SUITE	304
TYPE	1 BR
SIZE	587 SF

SUITE	305
TYPE	1 BR
SIZE	592 SF

SUITE	306
TYPE	2 BR
SIZE	743 SF

SUITE	307
TYPE	2 BR
SIZE	708 SF

SUITE	308
TYPE	2 BR
SIZE	1,023 SF



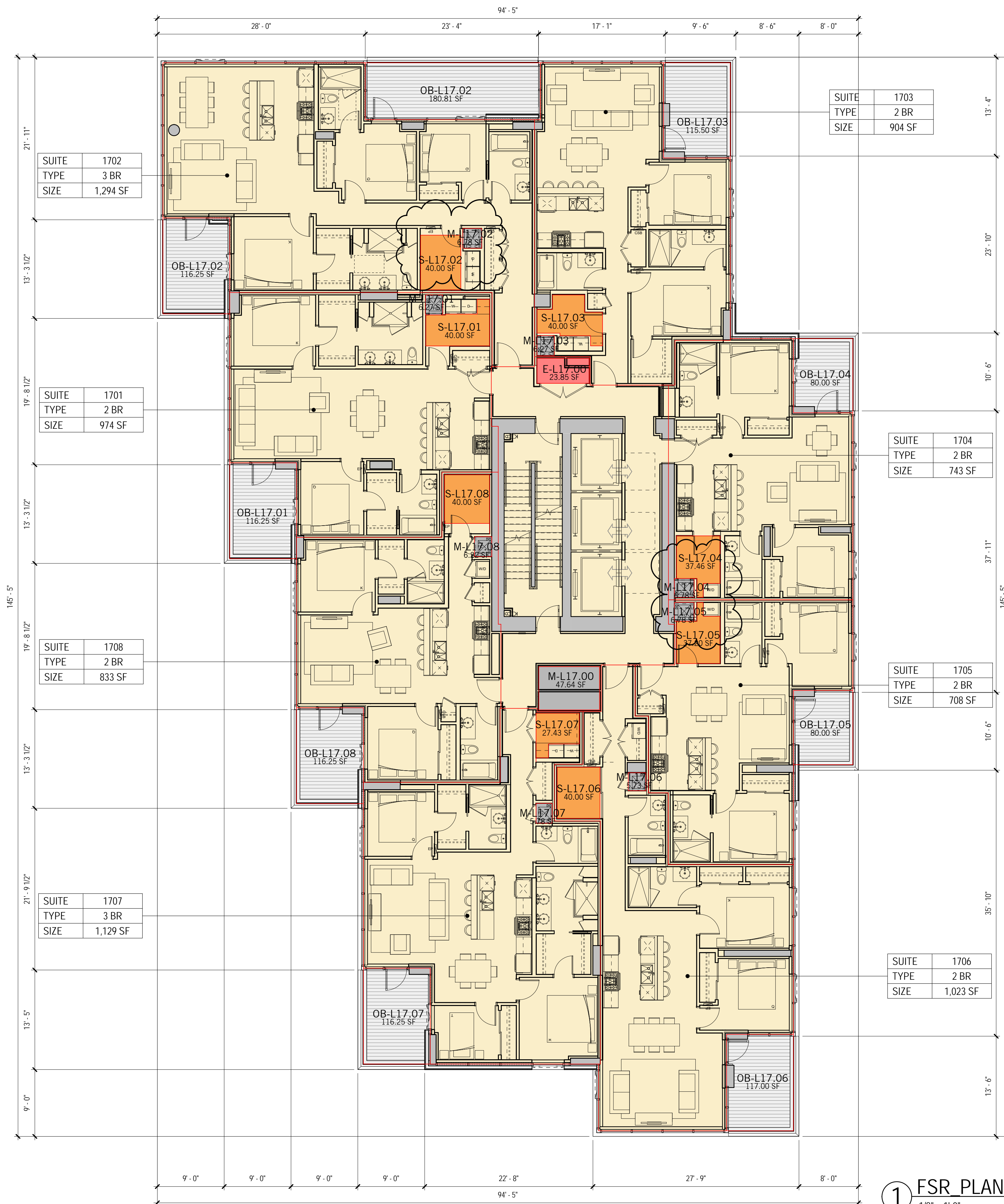
IVY ON THE PARK
LOT 8

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

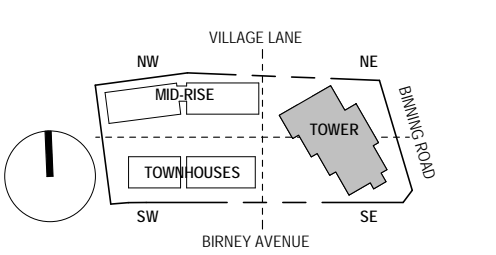
FSR PLAN - TOWER -
LEVELS 03-10

FSR-123

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



RESIDENTIAL AREA SUMMARY - LEVELS 11-21	
RESIDENTIAL	8535.58 SF
FSR R AREA	8535.58 SF
ELECTRICAL	23.85 SF
MECHANICAL	98.24 SF
STORAGE	302.10 SF
FSR R EXCLUSION	424.20 SF
TOTAL GROSS FLOOR AREA	8959.78 SF
RESIDENTIAL FSR AREA - LEVELS 11-21	
RESIDENTIAL	R-L03.00 926.29 SF
RESIDENTIAL	R-L03.06 1023.02 SF
RESIDENTIAL	R-L17.01 974.30 SF
RESIDENTIAL	R-L17.02 1294.39 SF
RESIDENTIAL	R-L17.03 904.24 SF
RESIDENTIAL	R-L17.04 742.83 SF
RESIDENTIAL	R-L17.05 708.26 SF
RESIDENTIAL	R-L17.07 1129.22 SF
RESIDENTIAL	R-L17.08 833.03 SF
TOTAL RESIDENTIAL FSR AREA	8535.58 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 6.27 SF
MECHANICAL	M-L17.02 6.78 SF
MECHANICAL	M-L17.03 6.27 SF
MECHANICAL	M-L17.04 6.78 SF
MECHANICAL	M-L17.05 6.78 SF
MECHANICAL	M-L17.06 5.73 SF
MECHANICAL	M-L17.07 5.78 SF
MECHANICAL	M-L17.08 6.22 SF
TOTAL MECHANICAL EXCLUSION	98.24 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 40.00 SF
STORAGE	S-L17.04 37.46 SF
STORAGE	S-L17.05 37.20 SF
STORAGE	S-L17.06 40.00 SF
STORAGE	S-L17.07 27.43 SF
STORAGE	S-L17.08 40.00 SF
TOTAL STORAGE EXCLUSION	302.10 SF
OPEN BALCONY R NON GFA - LEVELS 11-21	
OPEN BALCONY	OB-L17.01 116.25 SF
OPEN BALCONY	OB-L17.02 116.25 SF
OPEN BALCONY	OB-L17.03 180.81 SF
OPEN BALCONY	OB-L17.04 115.50 SF
OPEN BALCONY	OB-L17.05 80.00 SF
OPEN BALCONY	OB-L17.06 117.00 SF
OPEN BALCONY	OB-L17.07 116.25 SF
OPEN BALCONY	OB-L17.08 116.25 SF
TOTAL ENCLOSED BALCONY EXCLUSION	1038.31 SF



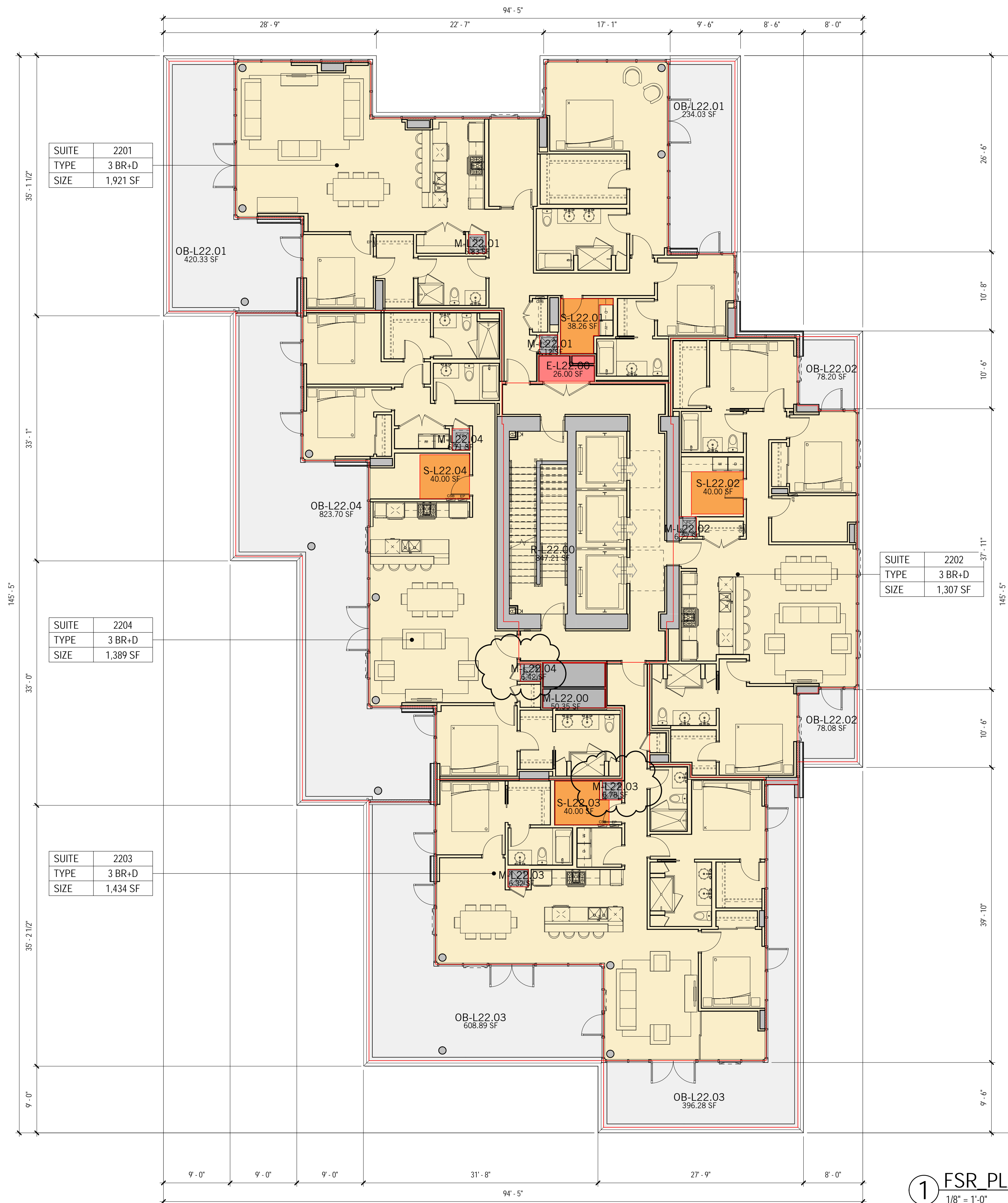
IVY ON THE PARK
LOT 8

- 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
- 5 DP AMENDMENT SUBMISSION 2018-12-07

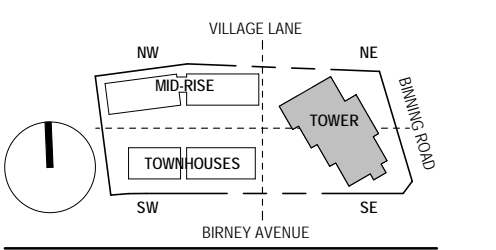
FSR PLAN - TOWER -
LEVELS 11-21

FSR-124

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



RESIDENTIAL AREA SUMMARY - LEVEL 22	
RESIDENTIAL	6898.03 SF
FSR R AREA	6898.03 SF
ELECTRICAL	26.00 SF
MECHANICAL	94.79 SF
STORAGE	158.27 SF
FSR R EXCLUSION	279.06 SF
TOTAL GROSS FLOOR AREA	7177.08 SF
RESIDENTIAL FSR AREA - LEVEL 22	
RESIDENTIAL	R-L22.00 847.21 SF
RESIDENTIAL	R-L22.01 1920.97 SF
RESIDENTIAL	R-L22.01 1307.25 SF
RESIDENTIAL	R-L22.01 1433.99 SF
RESIDENTIAL	R-L22.01 1388.61 SF
TOTAL RESIDENTIAL FSR AREA	6898.03 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 50.35 SF
MECHANICAL	M-L22.01 6.12 SF
MECHANICAL	M-L22.01 5.83 SF
MECHANICAL	M-L22.02 6.27 SF
MECHANICAL	M-L22.03 6.32 SF
MECHANICAL	M-L22.03 6.78 SF
MECHANICAL	M-L22.04 6.71 SF
MECHANICAL	M-L22.04 6.42 SF
TOTAL MECHANICAL EXCLUSION	94.79 SF
STORAGE R EXCLUSION - LEVEL 22	
STORAGE	S-L22.01 38.26 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	158.27 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-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 2018-05-24
- 5 DP AMENDMENT SUBMISSION 2018-12-07

FSR PLAN - TOWER -
LEVEL 22

FSR-125

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