

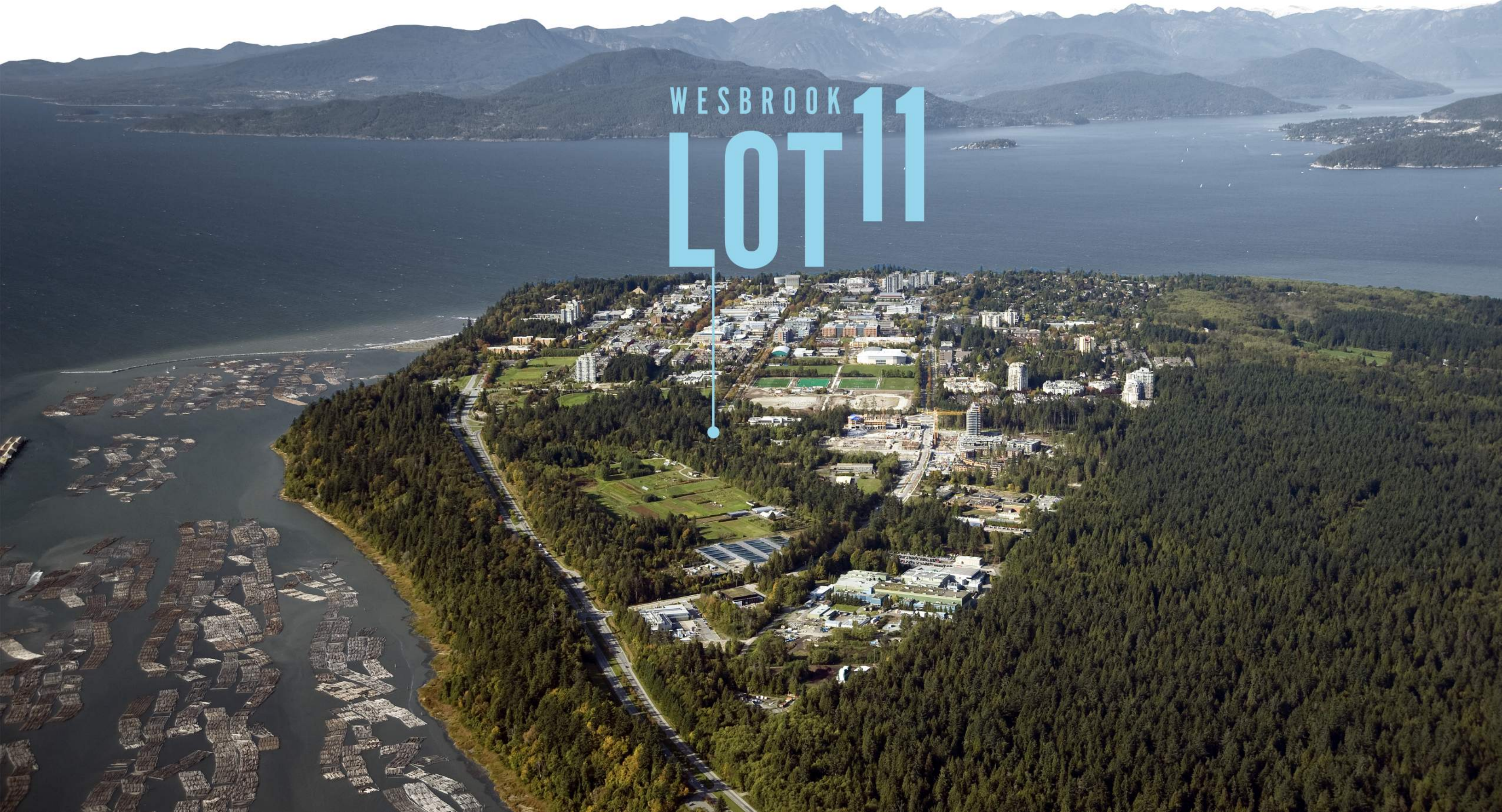


UBC PROPERTIES TRUST

ZGF P+A

Development Permit Application Submission  
September 7<sup>th</sup>, 2017

# WESBROOK LOT 11



# Project Information

# Project Team

# Drawing List

## Site Location:

Ross Drive & Birney Avenue,  
Wesbrook Village,  
University of British Columbia,  
Vancouver BC

## Title:

Lot 11, District Lot 6494, Group 1,  
New Westminster District, Plan EPP29484  
Parcel Identifier: 029-436-796

## Zoning:

SC2B

## Client:

UBC Properties Trust  
Contact: Megan Pohanka  
604-742-3233  
mpohanka@ubcproperties.com

## Architect:

ZGF Architects Inc.  
Contact: Liam Davis  
604-558-8405  
liam.davis@zgf.com

## Landscape Architect:

Perry + Associates Inc.  
Contact: Michael Patterson  
604-738-4118  
mp@perryandassociates.ca

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# Development Overview

## Site+Context

Lot 11 is situated along the South/West greenway boundary of Wesbrook Place Neighbourhood. The site is bound by Ross Drive to the North/East, and wrapped by the proposed pedestrian/cycle greenway pathway to the South/East, West, and North/West. Beyond this greenway to the South lies the UBC Farm.

Along with following all setbacks outlined within its SC2B zoning classification, the project also has an increased setback from the South/East Property Line to protect a tree retention area. An eagles nest within an off-site-tree near to the South/East Property Line is being professionally monitored, and the resulting recommendations require all trees within 60m of this nest are to be retained (which this project is fully supporting).

## Proposed Project

As per the zoning and density allocation within the Neighbourhood Plan, the project consists of a 14-storey market rental tower to the North/West portion of this linear site, and two blocks of 20x 3-storey townhomes to the South/East. The project is orientated and designed to provide strong frontage and passive security to both Ross Drive to the North/East and the proposed pedestrian/cycle greenway pathway to the South/East.

Residential units within the 14-storey market rental tower offers studio, 1-bedroom, 2-bedroom, 3-bedroom single level units; and ground orientated 3-bedroom mezzanine units. The townhomes each provide 3-bedrooms, plus a 300SqFt basement flex space. The project's indoor amenity allocation will be provided through a enlarged multi-use lobby area with adjacent outdoor amenity area. Additional outdoor amenity area will be provided through a shared roof deck at the roof level of the 14-storey tower.

All resident and visitor parking stalls are provided within an underground 2-level parkade. And, resident loading facilities are provided on-site at grade.



Building Massing Exploration:  
Form

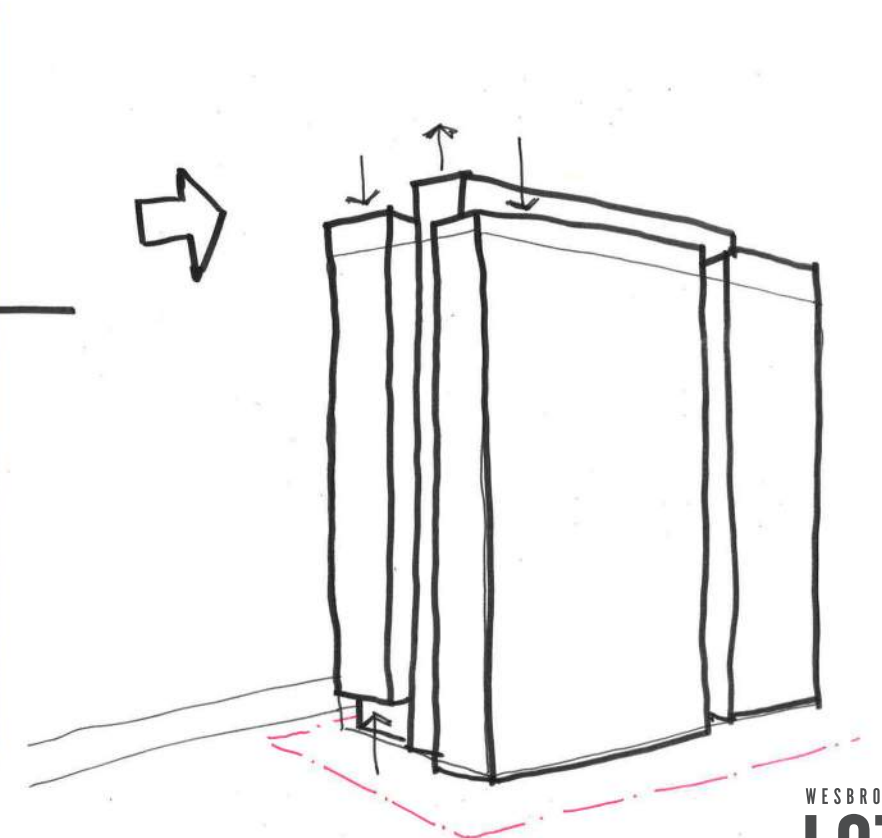
1. Contextual Reference

2. Inspiration

3. Interpretation

4. Application

Building Massing Exploration:  
Height



# Design Rationale & Design Policy Compliance

## Neighbourhood Context

The finer detail and urban design being developed throughout this project is aiming to complement the existing built form, public realm and landscape design in Wesbrook Village.

The project is offering ground orientated dwelling units throughout the scheme in the form of single level, 2-storey and 3-storey townhouse dwellings. Outdoor living spaces (typically raised above the sidewalk level throughout to ensure privacy) associated to these ground orientated units increase their livability and provide the neighbourhood with increased security through passive surveillance and an active street frontage.

Axial Views and framed view corridors have been identified and respected throughout the development to keep the presence of the forested edge surrounding the village paramount. This connection to the forested edge is strengthened both visually and physically through pedestrian links created on site from the Ross Drive public realm through to the future pedestrian/cycle greenway pathway at the forested edge.

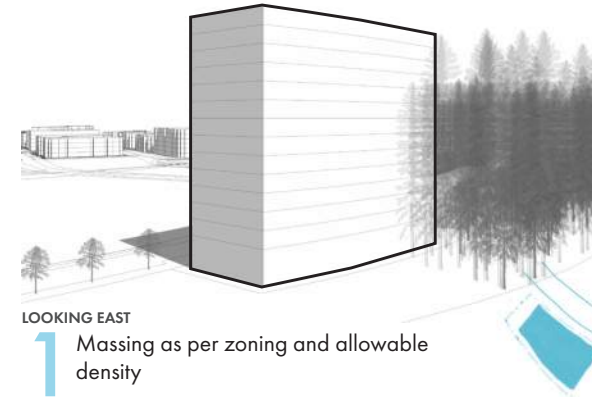
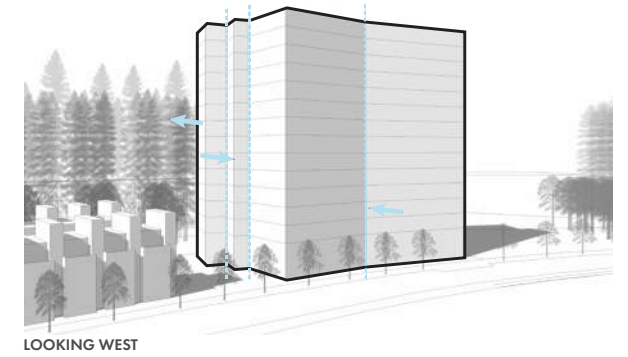
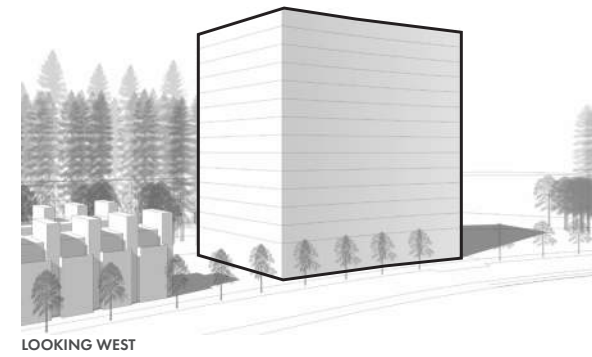
## Architecture & Materiality

To give the project a greater relationship to its surroundings, the design uses subtle cues to help shape its massing, orientation, materiality and detailing:

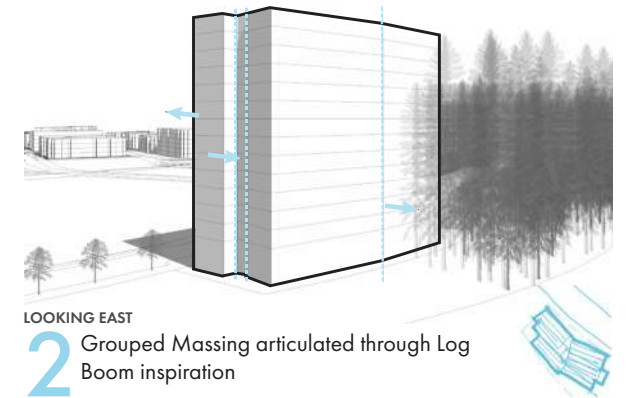
- Firstly, perceived size of mass: The project sought to offer a tower that both maximizes the allowable density prescribed within the Wesbrook Place Neighbourhood Plan and a reduced mass that aligns with the existing context and urban grain. The projects massing exploration used cues from the exiting log booms and varying tree canopy heights from the site's context to break down the overall mass of the tower. The result is a convergence of smaller forms, which offer the target density within the maximum allowable building heights, but appearing as a smaller and more articulated mass overall.
- Secondly, this massing exploration aligned two key ideas for building orientation: The layout aimed to reduce the number of units with direct eastern and western solar gain exposure; Whilst also providing a greater orientation of units which address the street and the village to the North, and the greenway and views beyond to the South.
- Thirdly, the continuation of a simple, contextual material palette, which offers honest west coast textures and colours. The project utilizes three key contrasting tones to help highlight the break-down of building mass: White panel siding (highlighting the bold projecting masses); A charcoal panel siding (to form a higher contrast within the white panel siding recesses); And warm tones of either a buff brick or composite wood paneling.

## Amenity

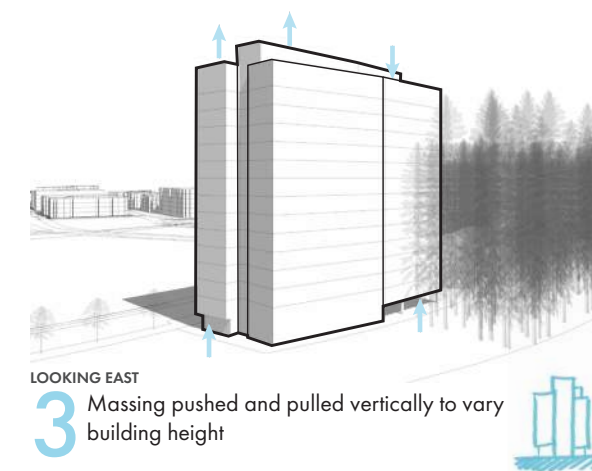
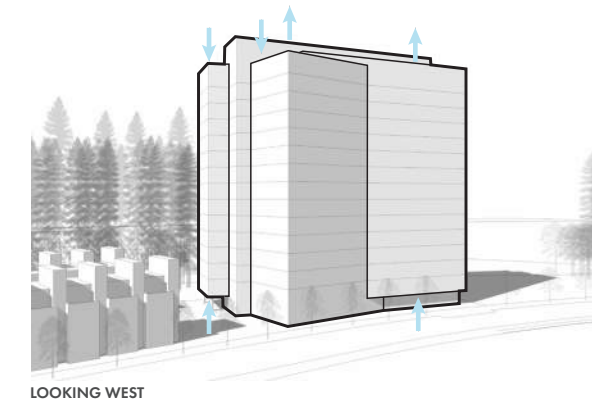
The development is providing an active and expansive amenity area adjoining the lobby area. This space is intending to be a bright and vibrant multi-use space for residents to both work and socialize, with a focus on encouraging a sense of community amongst all residents. This space is adjacent to an outdoor amenity area within the central plaza, further encouraging continuous animation and activity of this space. The development is also providing an outdoor shared rooftop at the roof level of the tower.



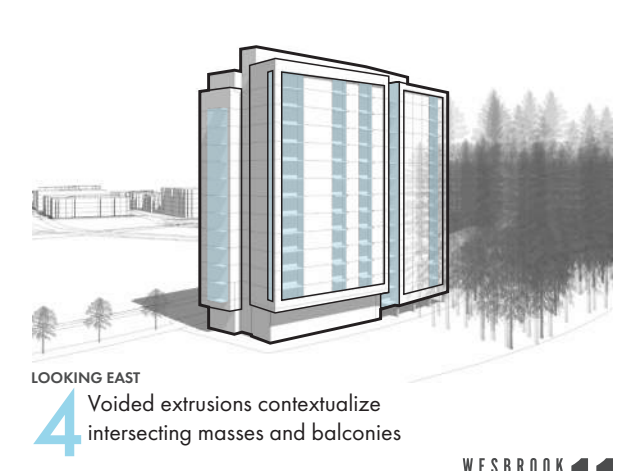
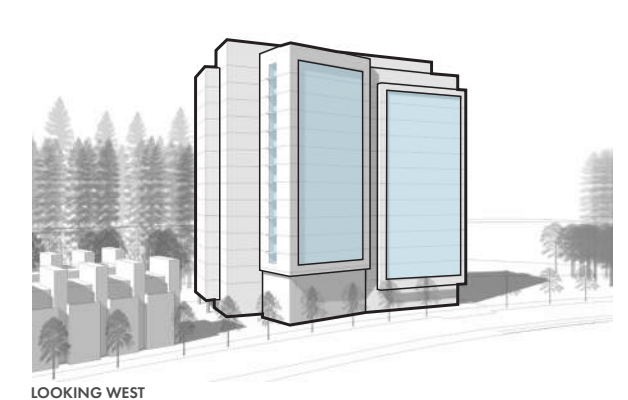
LOOKING EAST  
**1** Massing as per zoning and allowable density



LOOKING EAST  
**2** Grouped Massing articulated through Log Boom inspiration



LOOKING EAST  
**3** Massing pushed and pulled vertically to vary building height



LOOKING EAST  
**4** Voided extrusions contextualize intersecting masses and balconies

## DEVELOPMENT DATA

<b>GROSS SITE AREA</b>	<b>54,610 SqFt</b>	<b>5,073 SqM</b>
SITE COVERAGE	34.0%	(MAXIMUM 50%)
TOTAL TOWNHOUSE AREA	32,044 SqFt	2,976.98 SqM
TOTAL TOWER UNIT AREA	108,286 SqFt	10,060.12 SqM
COMMON STAIRWELLS, ELEVATOR SHAFT & LOBBY	19,274 SqFt	1,790.59 SqM
TOTAL AMENITY AREA	1,160 SqFt	107.73 SqM
<b>GROSS FLOOR AREA</b>	<b>160,763 SqFt</b>	<b>14,935.43 SqM</b>
<b>F.S.R (FLOOR SPACE RATIO)</b>	<b>2.80 F.S.R</b>	<b>(2.8 F.S.R ALLOWABLE FOR THIS SITE)</b>
NET RESIDENTIAL AREA	140,330 SqFt	13,037.10 SqM
NET RESIDENTIAL/GFA (OVERALL EFFICIENCY)	87.29%	

## PARKING & LOADING CALCULATIONS

<b>PARKING STALLS PERMITTED:</b>		
TOWN HOUSING (FACULTY AND STAFF)	20 STALLS	1.0 STALL PER PRINCIPAL DWELLING UNIT
APARTMENT HOUSING (MARKET RENTAL)	144 STALLS	1.0 STALL PER 70 SqM OF BUILDING AREA MAXIMUM
VISITOR	18 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
<b>TOTAL PARKING SPACES PERMITTED:</b>	<b>182 STALLS</b>	
<b>PARKING STALLS PROVIDED:</b>		
TOWNHOUSE PARKING STALLS	40 STALLS	2.0 STALLS PER PRINCIPAL DWELLING UNIT
TOWER PARKING STALLS	108 STALLS	0.7 STALLS PER PRINCIPAL DWELLING UNIT - VARIANCE REQUIRED
VISITOR STALLS	15 STALLS	10% OF PROVIDED STALLS - VARIANCE REQUIRED
<b>TOTAL PARKING STALLS PROVIDED</b>	<b>163 STALLS</b>	
OF WHICH:		
ACCESSIBLE STALLS	18 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
SMALL STALLS	28 STALLS	17.2% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)

**LOADING: ONE 26'-3" x 16'-5" (5m x 8m) LOADING STALL** LOCATED ON-SITE AND AT GRADE IN THE CENTRAL PLAZA BETWEEN THE TOWNHOMES AND THE TOWER

## BICYCLE STORAGE CALCULATIONS

<b>BICYCLE SPACES REQUIRED:</b>		
TOWNHOMES	30 CLASS I STALLS	1.50 SPACES PER DWELLING - LOCATED WITHIN INDIVIDUAL UNITS
TOWER	230 CLASS I STALLS	1.50 SPACES PER DWELLING UNIT
CLASS II	80 CLASS II STALLS	16 STALLS PER 35 DWELLING UNITS (1x16-space rack per 35 units)
	(Or: 5 x 16-SPACE BICYCLE RACKS)	
<b>BICYCLE SPACES PROVIDED:</b>		
TOWNHOMES	40 CLASS I SPACES	LOCATED WITHIN INDIVIDUAL UNITS
TOWER	230 CLASS I SPACES	LOCATED WITHIN BELOW GRADE BICYCLE STORAGE ROOMS
CLASS II	80 CLASS II SPACES	LOCATED ACROSS THE SITE AT GRADE

## SETBACK & BUILDING HEIGHT INFORMATION

<b>REQUIRED SETBACKS:</b>	<b>ALLOWABLE BUILDING HEIGHT:</b>
EAST (ROSS DRIVE): 8.2' / 2.5m FRONT YARD SETBACK	14 storeys / 141' / 43m
SOUTH: 8.2' / 2.5m SIDE YARD SETBACK	
WEST: 8.2' / 2.5m REAR YARD SETBACK	<b>PROPOSED BUILDING HEIGHT:</b>
NORTH: 8.2' / 2.5m SIDE YARD SETBACK	14 storeys / 141' / 43m

## REQUESTED VARIANCES

1: Reducing the number of vehicle parking stalls required for units located in the tower from 1.0 stall per 70SqM of building area (144 stalls required) down to 0.7 stalls provided per unit (108 stalls). Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.

2: Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (18 stalls required) down to providing an additional 10% of vehicle stalls provided (15 stalls) for visitor use. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.

## GFA SUMMARY

<b>TOWER RESIDENTIAL AREA:</b>					
<b>UNIT TYPE</b>	<b>% OF TOTAL</b>	<b>NO.</b>	<b>UNIT AREA</b>	<b>TOTAL AREA</b>	
MICRO SUITE	14.4%	22 x UNITS	351 - 394 SqFt	8,450 SqFt	785.00 SqM
JUNIOR ONE BEDROOM	22.2%	34 x UNITS	424 - 560 SqFt	16,405 SqFt	1,524.05 SqM
ONE BED	12.4%	19 x UNITS	532 - 716 SqFt	11,849 SqFt	1,100.84 SqM
TWO BEDROOM	38.6%	59 x UNITS	773 - 964 SqFt	51,523 SqFt	4,786.69 SqM
THREE BEDROOM	9%	14 x UNITS	1,066 - 1,073 SqFt	14,934 SqFt	1,387.44 SqM
THREE BEDROOM MEZZANINE UNITS	3%	5 x UNITS	912 - 1,197 SqFt	5,125 SqFt	476.09 SqM
<b>TOWER TOTAL:</b>	<b>100%</b>	<b>153 x UNITS</b>		<b>108,286 SqFt</b>	<b>10,060.12 SqM</b>
<b>TOWNHOUSE RESIDENTIAL AREA:</b>					
		<b>20 x UNITS</b>	<b>1,602 - 1,602 SqFt</b>	<b>32,044 SqFt</b>	<b>2,976.98 SqM</b>
<b>TOTAL RESIDENTIAL AREA:</b>					
		<b>173 x UNITS</b>		<b>140,330 SqFt</b>	<b>13,037.10 SqM</b>
TOTAL CIRCULATION & LOBBY AREA				19,274 SqFt	1,790.59 SqM
TOTAL AMENITY AREA (EXCL. FROM FSR)				1,160 SqFt	107.73 SqM
<b>TOTAL GFA</b>					
				<b>160,763 SqFt</b>	<b>14,935.43 SqM</b>
INSUITE UNIT STORAGE (EXCL. FROM FSR - Max. 3.7SqM / 40SqFt allowable per dwelling unit)				6,920 SqFt	642.89 SqM

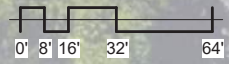
## SUMMARY OF FLOOR AREA BY LEVEL AND EXCLUSIONS

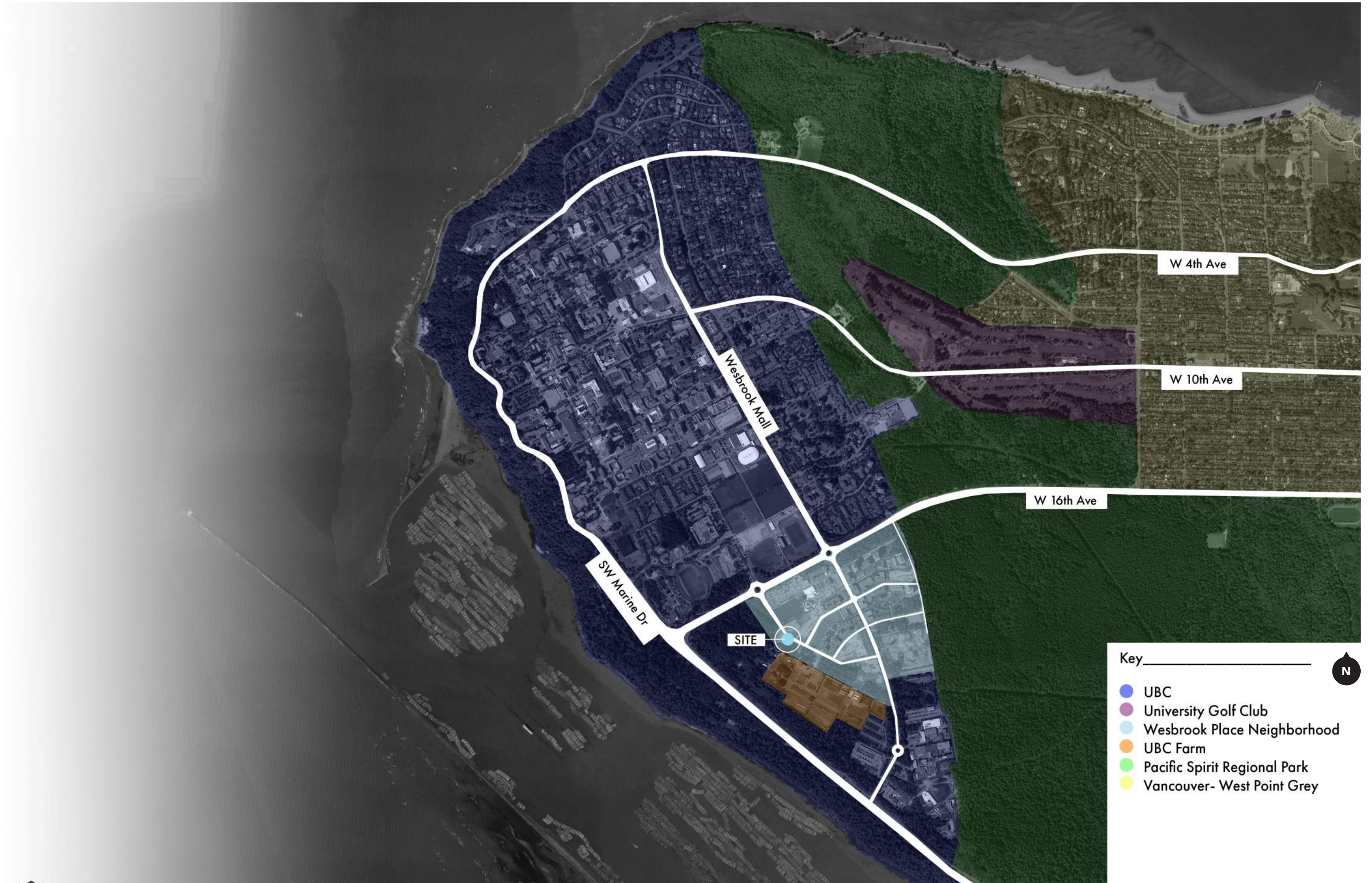
TOWER:	AREA EXCLUDED	TOTAL AREA	
		(Inc.Exclusions & Common Areas)	
LEVEL 1	Lobby Amenity - 1160 SqFt / 107.73 SqM In-suite Storage - 120 SqFt / 11.15 SqM	7,563 SqFt	702.64 SqM
LEVEL 2	In-suite Storage - 360 SqFt / 33.45 SqM	6,573 SqFt	610.63 SqM
LEVEL 3	In-suite Storage - 440 SqFt / 40.88 SqM	9,219 SqFt	856.45 SqM
LEVEL 4	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.97 SqM
LEVEL 5	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 6	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 7	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 8	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 9	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 10	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 11	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 12	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 13	In-suite Storage - 440 SqFt / 40.88 SqM	9,609 SqFt	892.73 SqM
LEVEL 14	In-suite Storage - 440 SqFt / 40.88 SqM	9,247 SqFt	859.11 SqM
ROOF DECK ACCESS VESTIBULE	- Excluded from F.S.R	<b>128,720 SqFt</b>	<b>11,958.45 SqFt</b>
<b>TOWNHOMES:</b>			
BASEMENT	- Excluded from F.S.R		
LEVEL 1		11,000 SqFt	1,021.93 SqM
LEVEL 2	In-suite Storage - 800 SqFt / 74.32 SqM	11,444 SqFt	1,063.16 SqM
LEVEL 3		9,600 SqFt	891.88 SqM
		<b>32,044 SqFt</b>	<b>2,976.98 SqFt</b>

## AMENITY SPACE CALCULATIONS

MAXIMUM ALLOWABLE AMENITY SPACE:	16,076 SqFt	1,493.54 SqM (10% OF TOTAL G.F.A)
<b>AMENITY SPACE PROVIDED:</b>	<b>LOBBY AMENITY: 1,160 SqFt</b>	<b>108 SqM 0.7% OF TOTAL G.F.A</b>

**Context Plan**  
Scale: 1/64" = 1'-0"

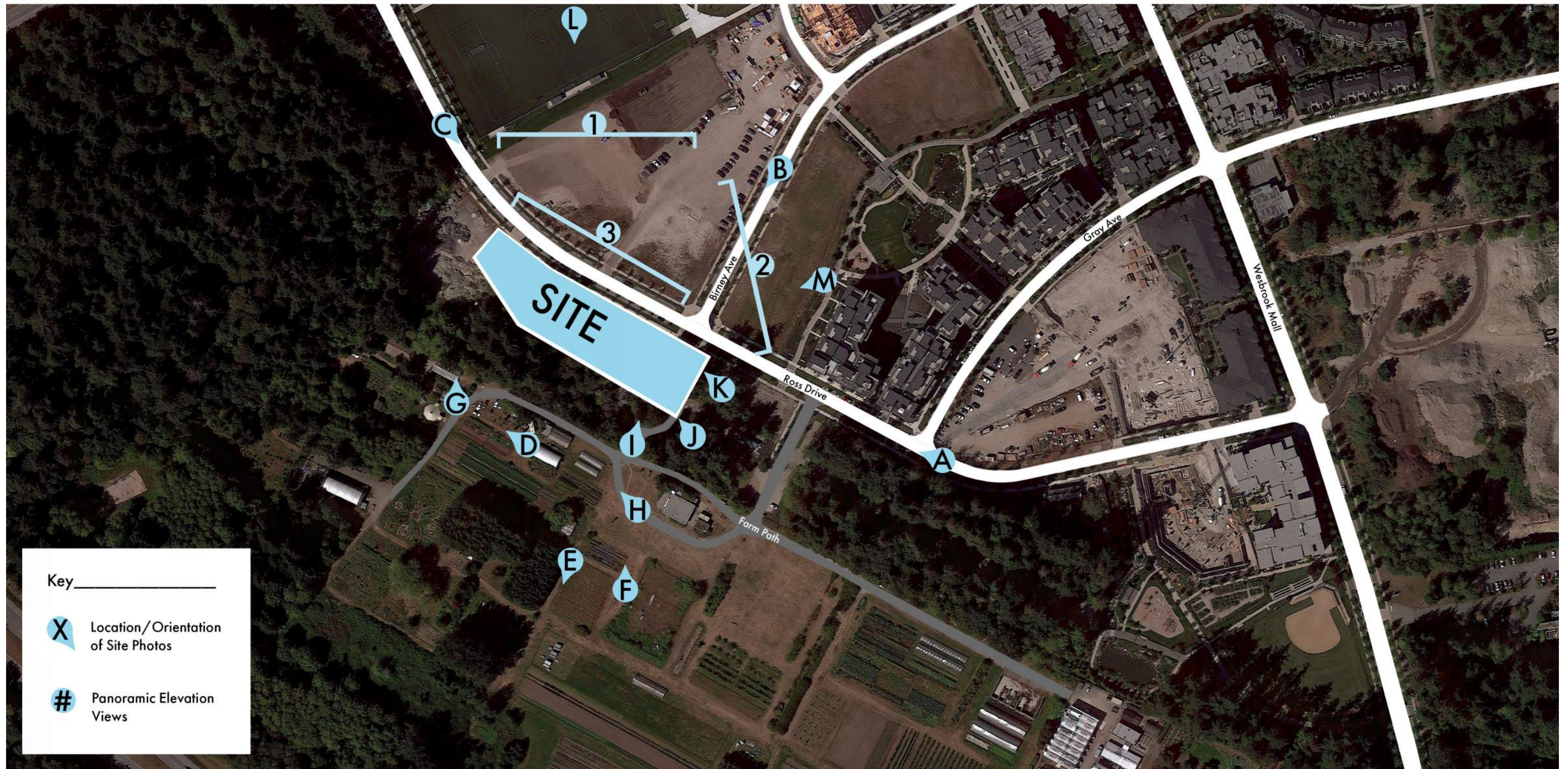






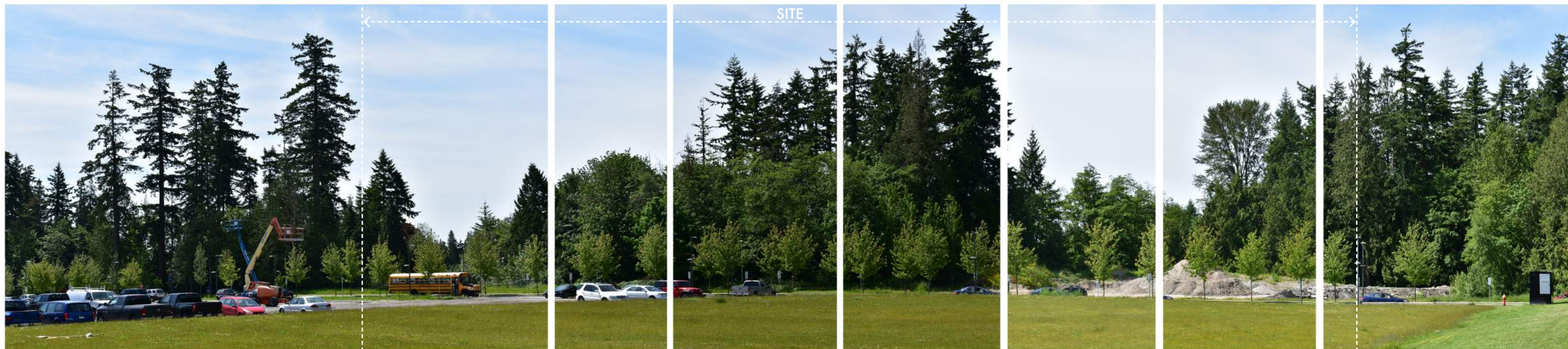


# Site Context & Photos

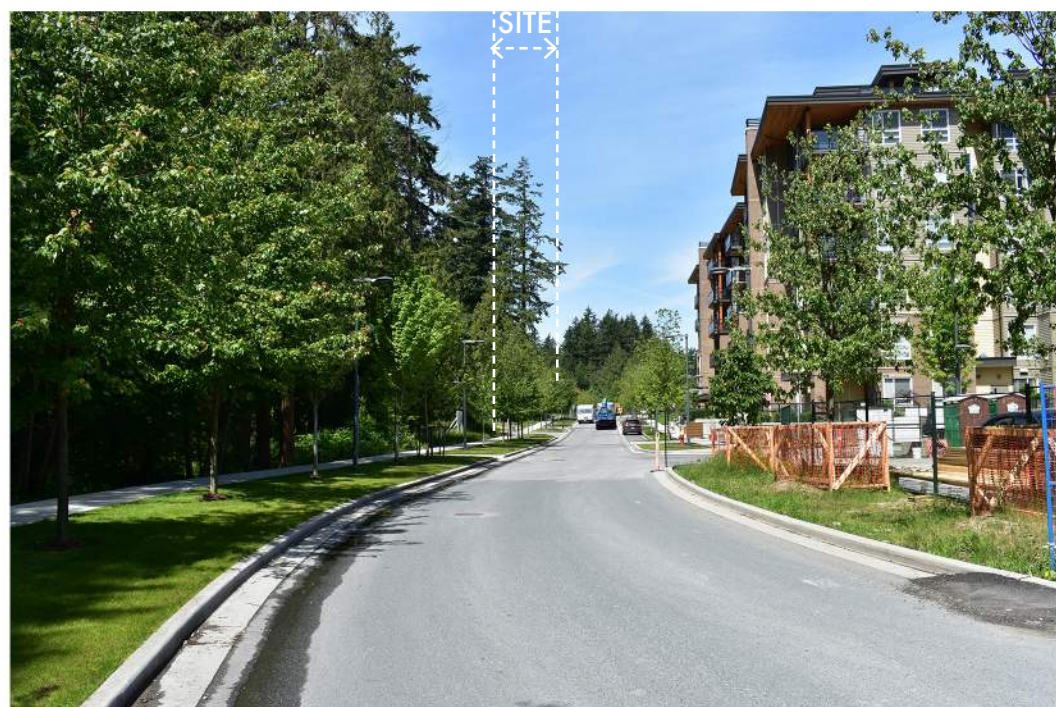


Key \_\_\_\_\_

- Location/Orientation of Site Photos
- Panoramic Elevation Views



1



A FROM ROSS DRIVE LOOKING WEST



B FROM BIRNEY AVE LOOKING SOUTH



C FROM ROSS DRIVE LOOKING EAST



**D** FROM UBC FARM LOOKING EAST



**E** FROM UBC FARM LOOKING SOUTH



**F** FROM UBC FARM LOOKING NORTH



**G** FROM PATH LOOKING NORTH



**H** FROM PATH LOOKING WEST



**I** FROM PATH LOOKING NORTH



**J** FROM PATH LOOKING WEST



**K** FROM PATH LOOKING WEST ON SITE



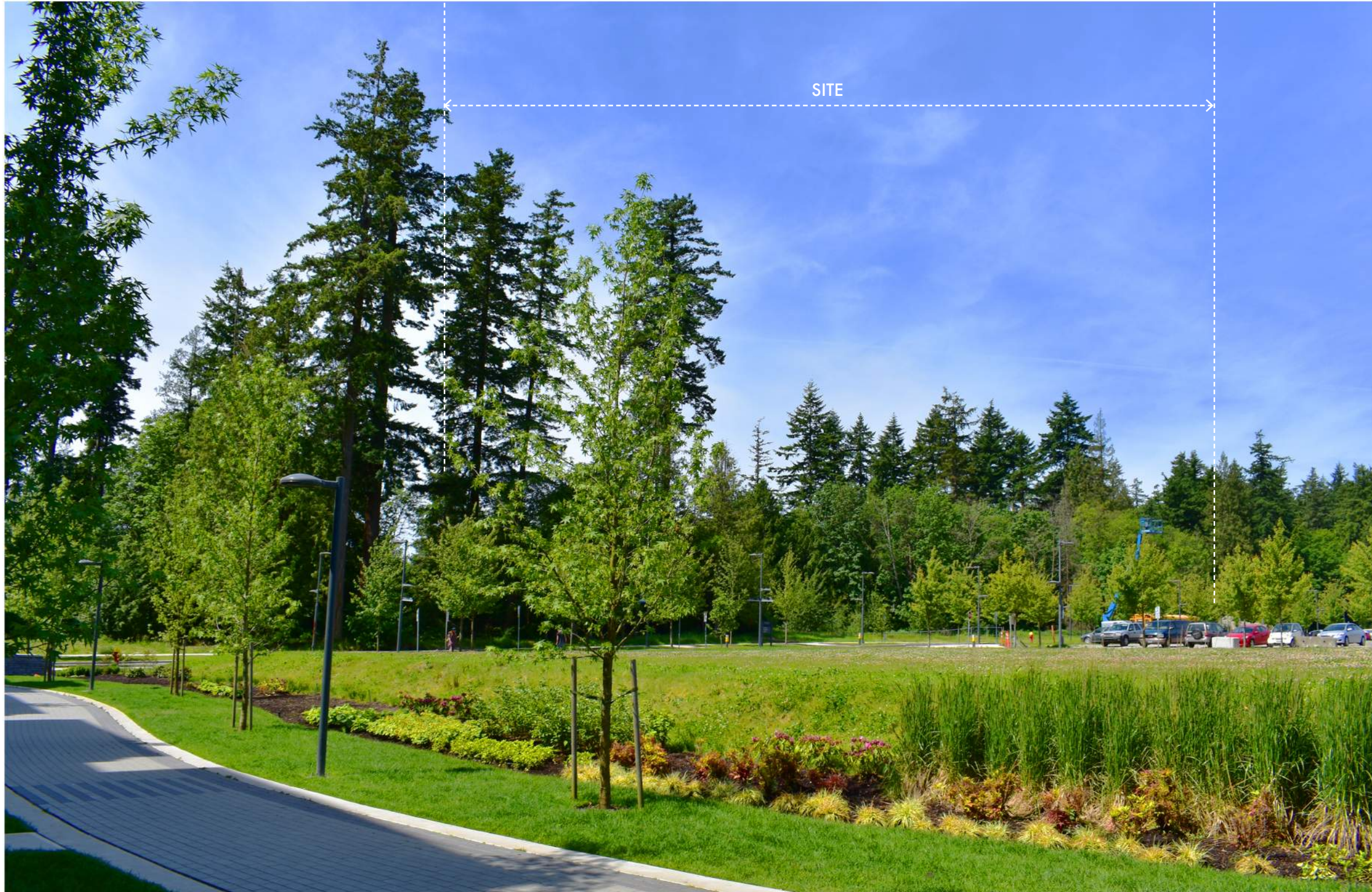
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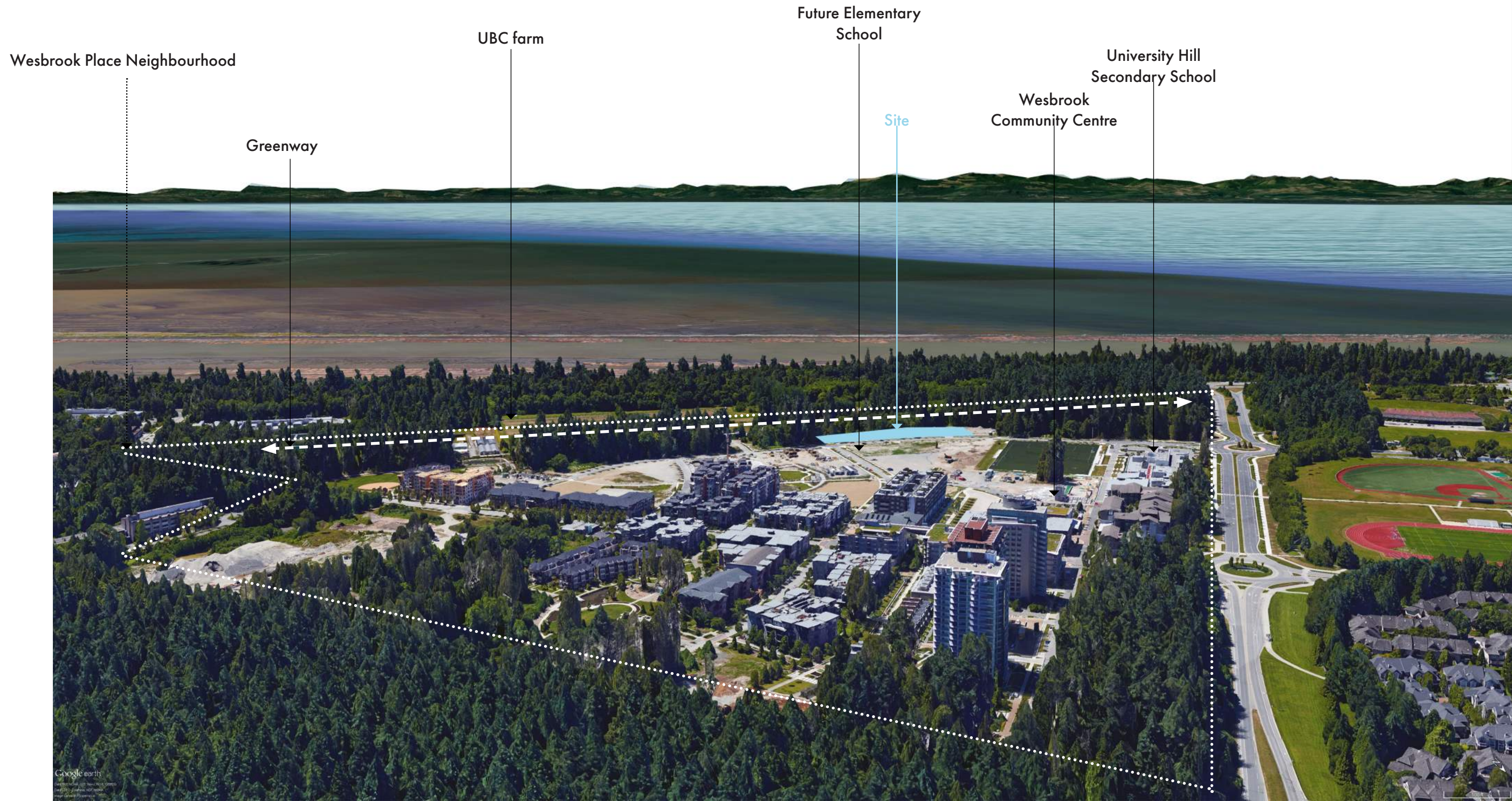
3



**L** FROM UNA COMMUNITY SPORTS FIELD LOOKING SOUTH



**M** FROM SCHOLARS' GREENWAY LOOKING SOUTH

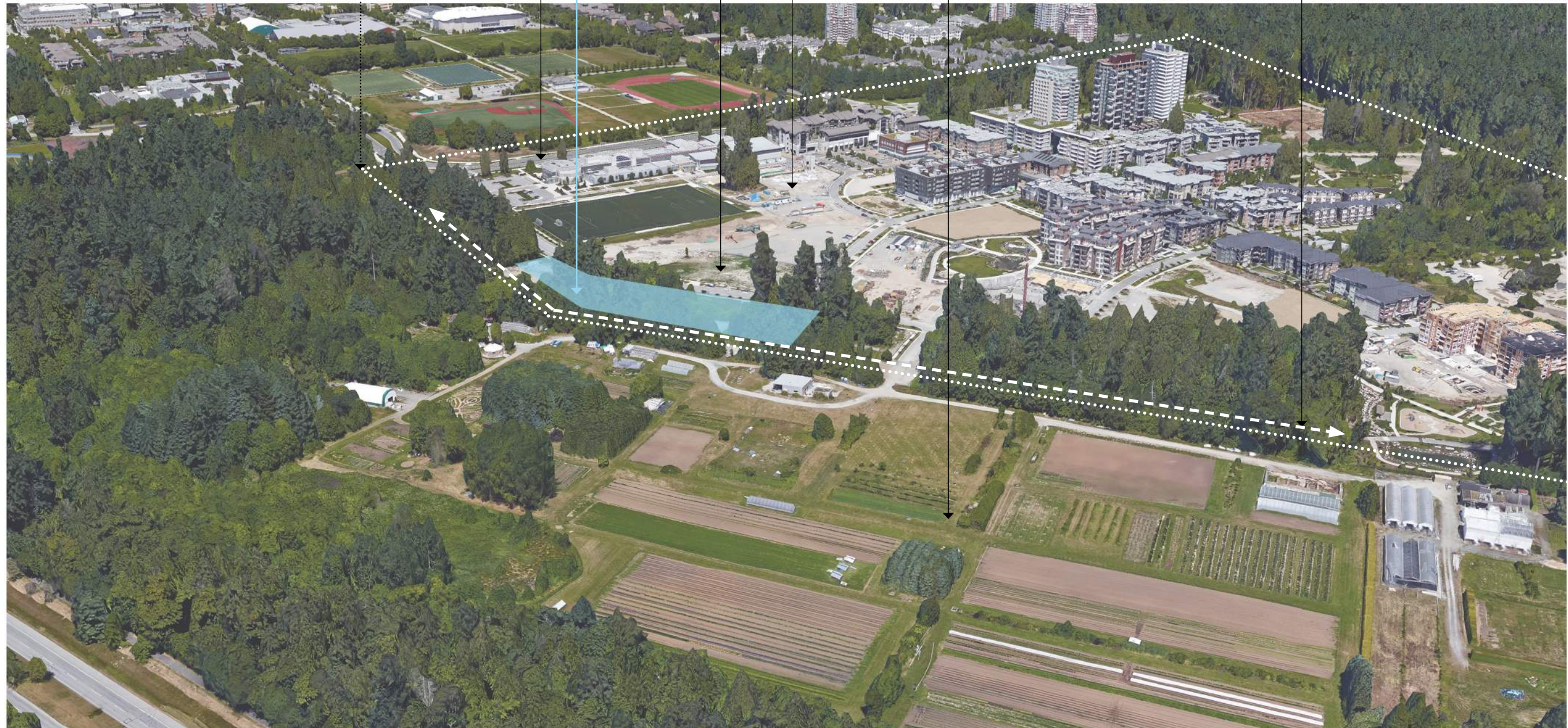


VIEW LOOKING WEST



Wesbrook Place Neighbourhood      University Hill Secondary School      Future Elementary School      Wesbrook Community Centre      UBC farm      Greenway

Site



VIEW LOOKING NORTH







The Laureates (5638 Birney Ave)



Binning Tower (3355 Binning Rd)



Binning Town Houses (3355 Binning Rd)



Sage Highrise (5787 Berton Ave)

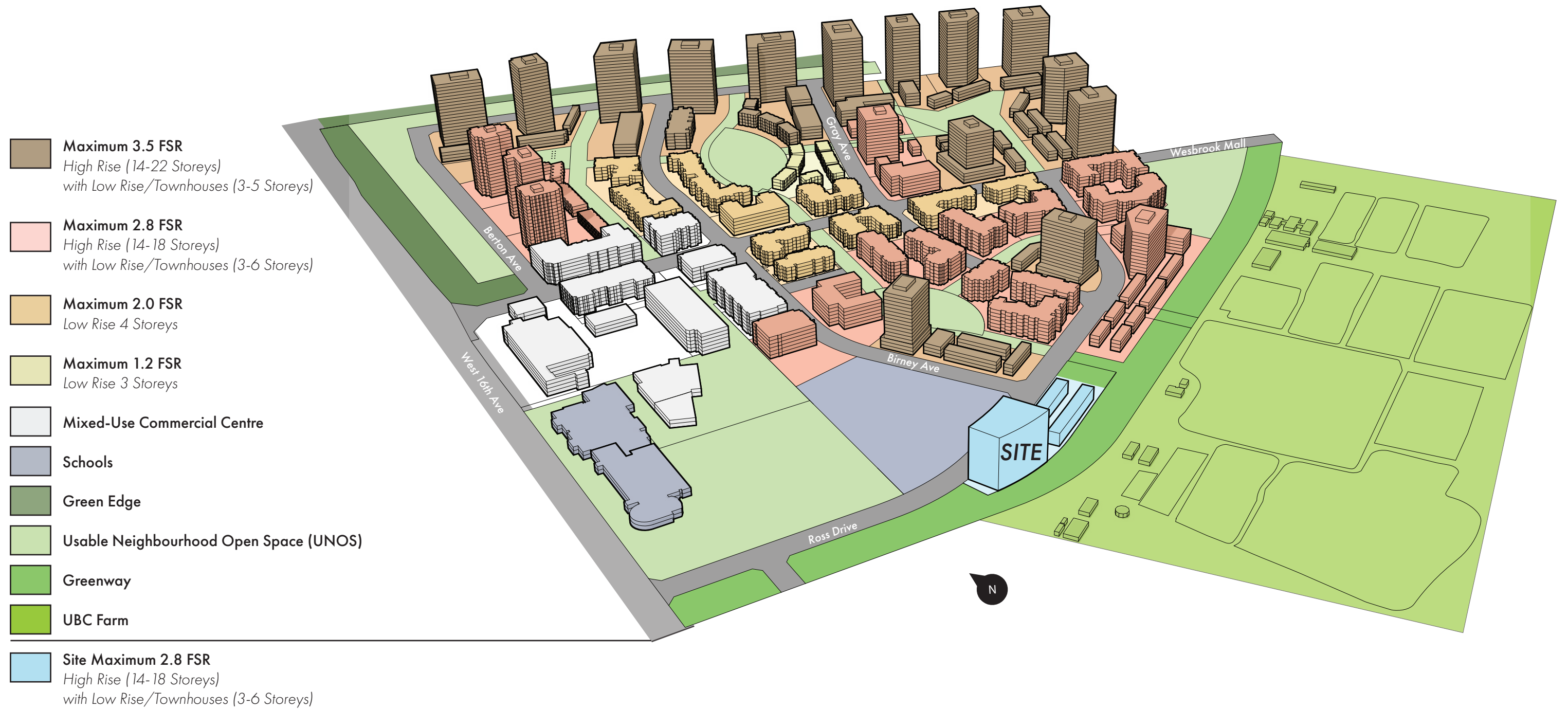


YU Apartment Building (5955 Birney Ave)



Prodigy Apartments (5983 Gray Ave)

# Wesbrook Density Plan

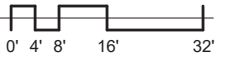


# Wesbrook Development Plan

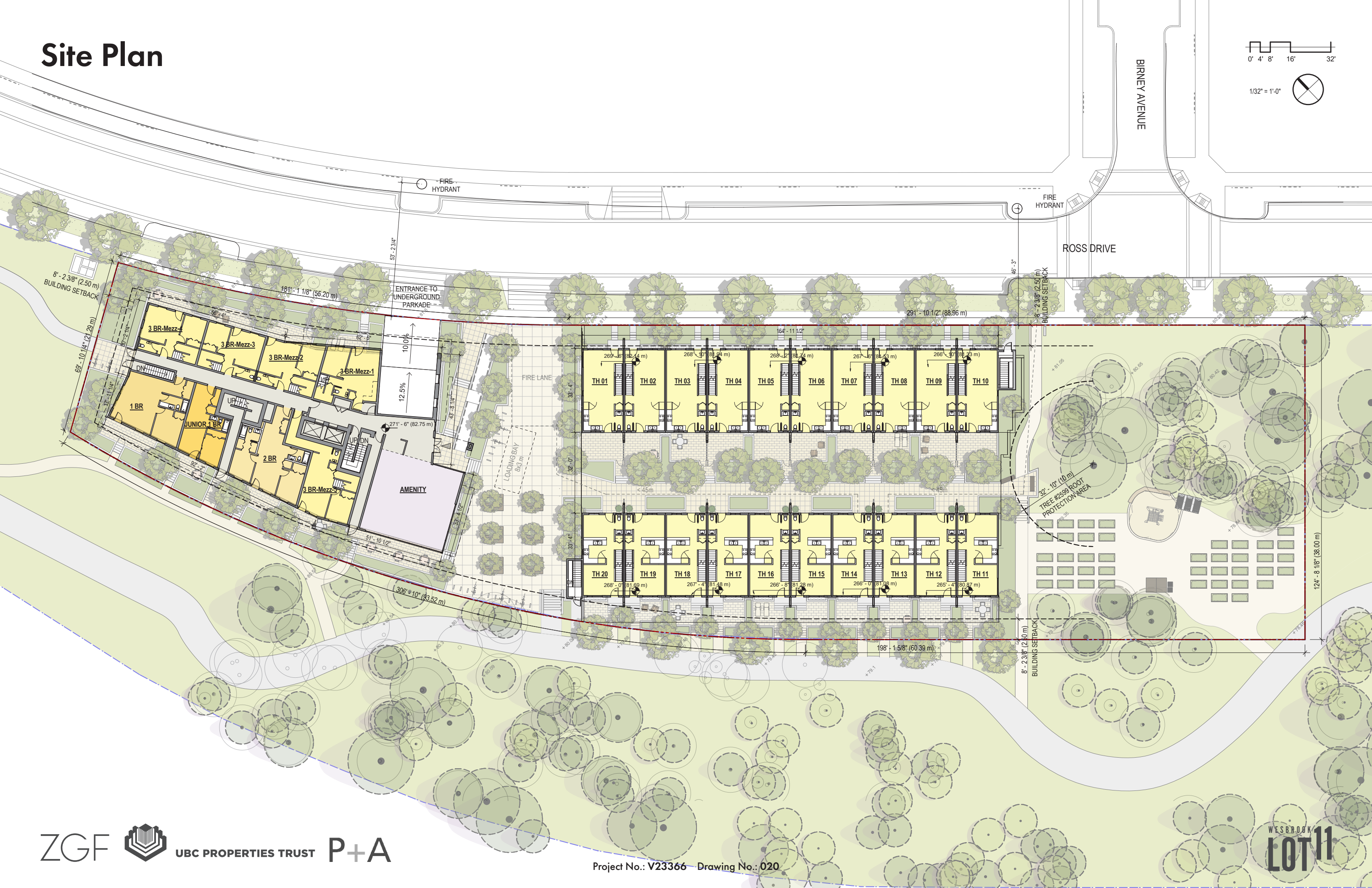


- Built and Current Development
- Future Development
- Green Edge
- Usable Neighbourhood Open Space (UNOS)
- Greenway
- UBC Farm

# Site Plan

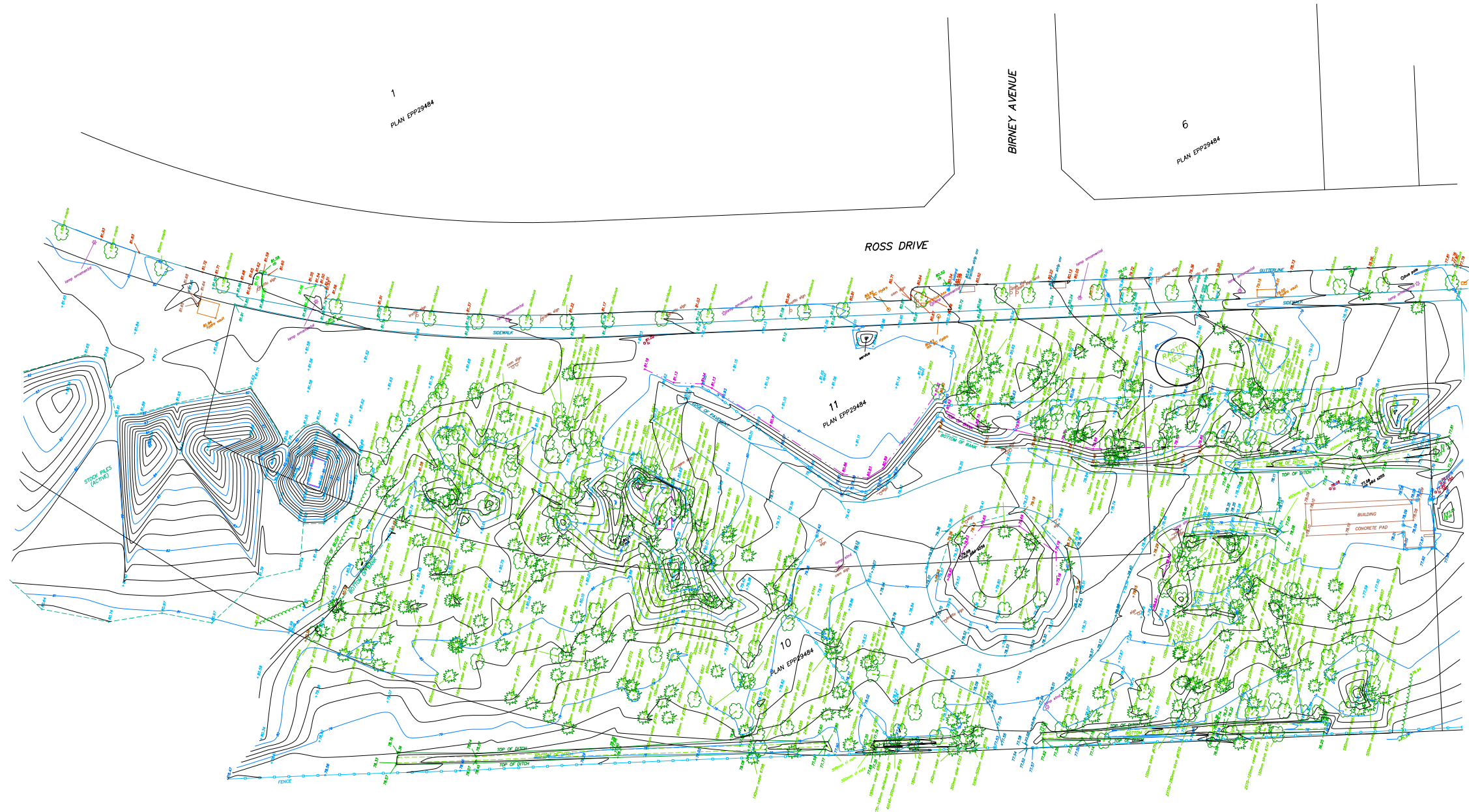
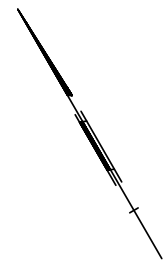


1/32" = 1'-0"



TOPOGRAPHIC SURVEY OF  
 LOTS 7, 8, 9, 10 AND 11  
 DISTRICT LOT 6494, GROUP 1  
 NEW WESTMINSTER DISTRICT, PLAN EPP29484

0 2 5 10 15  
 SCALE 1 : 250  
 ALL DISTANCES ARE IN METRES



**NOTES :**  
 ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.  
 ELEVATIONS ARE DERIVED FROM IRLC MONUMENT W-16 LOCATED ON EAST MALL, IN FRONT OF THE CEMEX BUILDING (BETWEEN SUSSEX ROAD AND UNIVERSITY BOULEVARD).  
 GEODETIC ELEVATION = 93.631  
 THIS PLAN SHOWS THE LOCATION OF MOBILE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
 TREE SPICES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

# Shadow Analysis

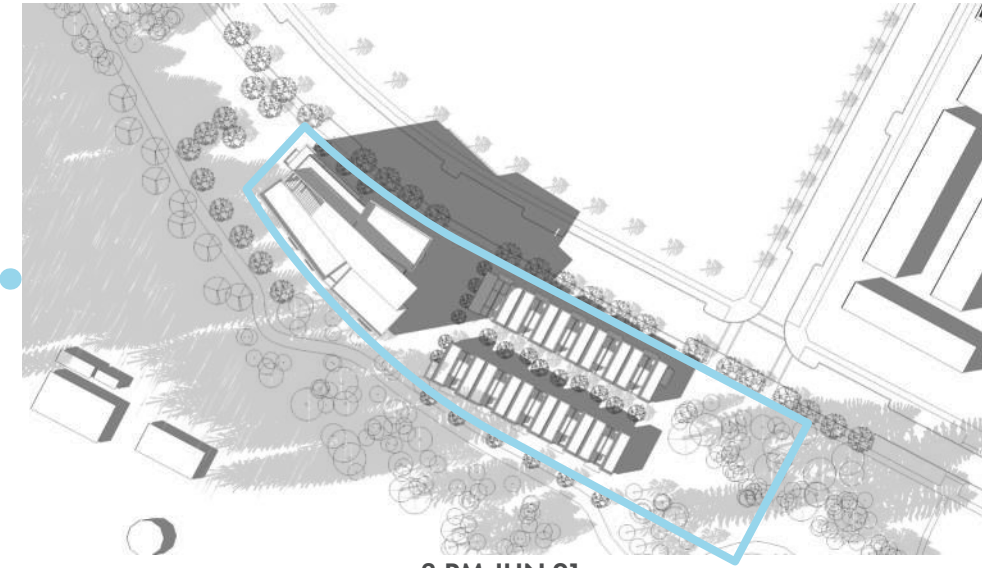
SUMMER SOLSTICE



9 AM JUN 21

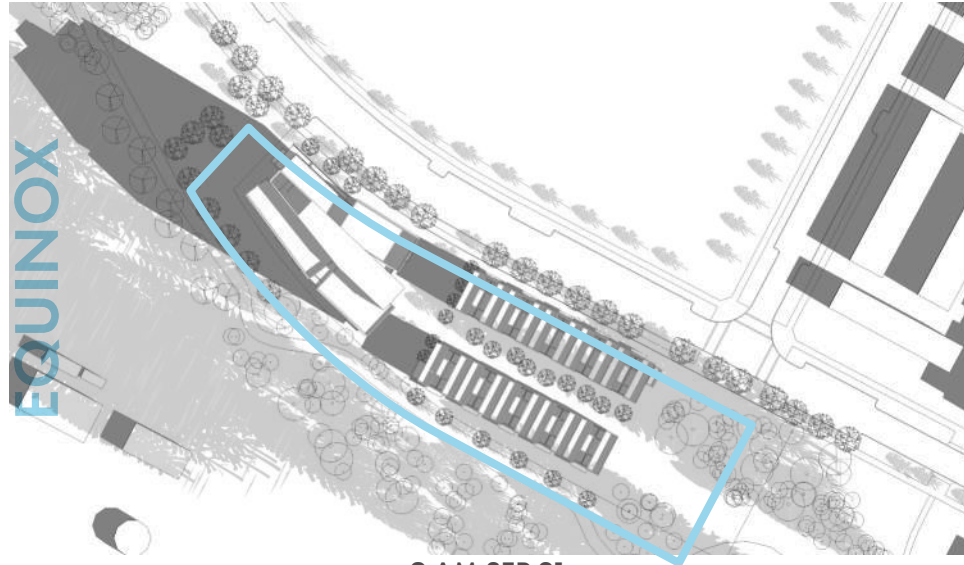


12 PM JUN 21

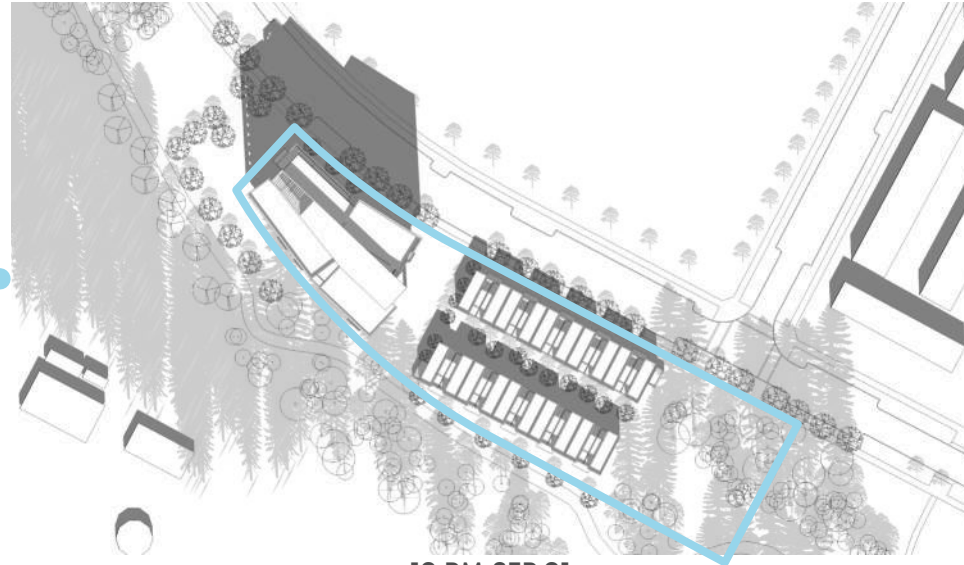


3 PM JUN 21

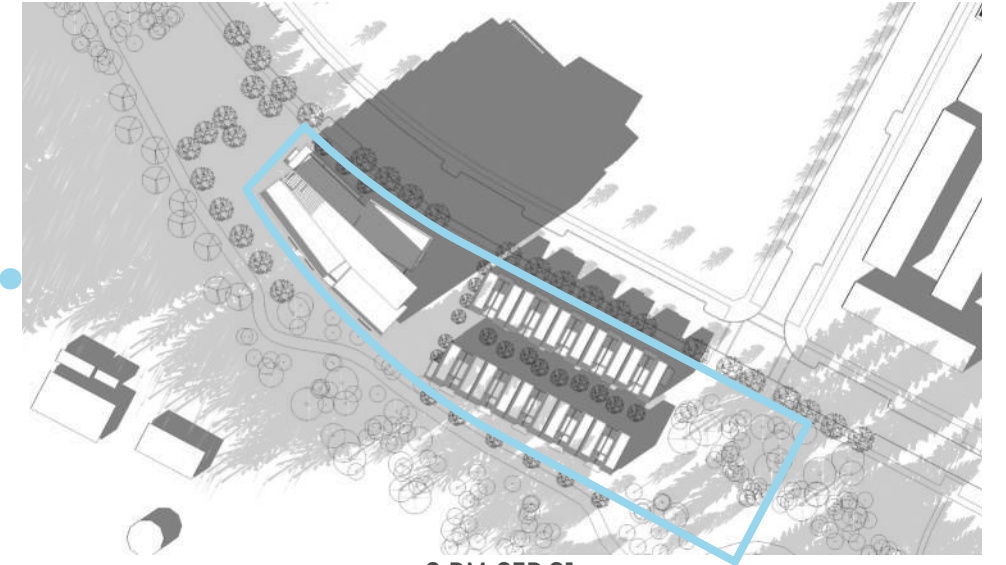
EQUINOX



9 AM SEP 21

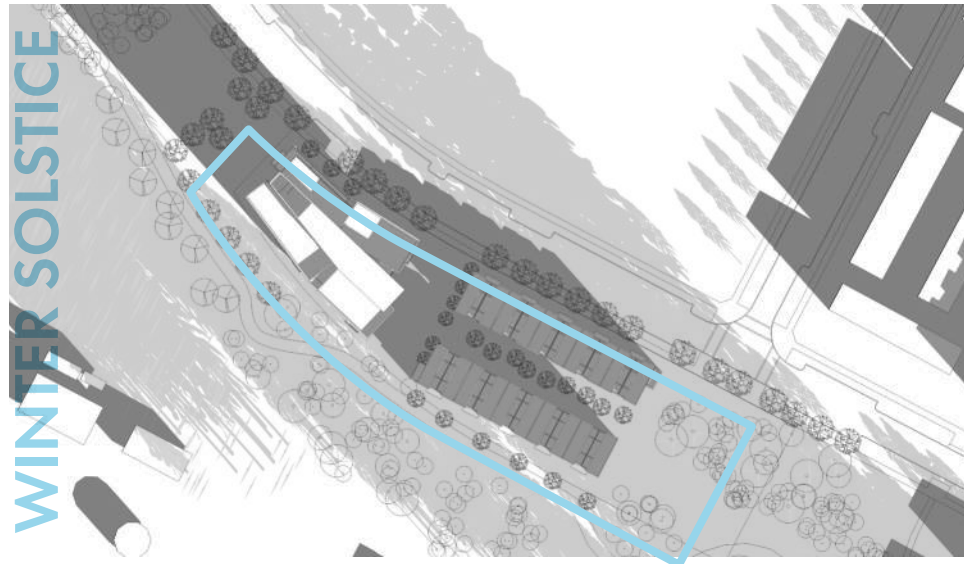


12 PM SEP 21

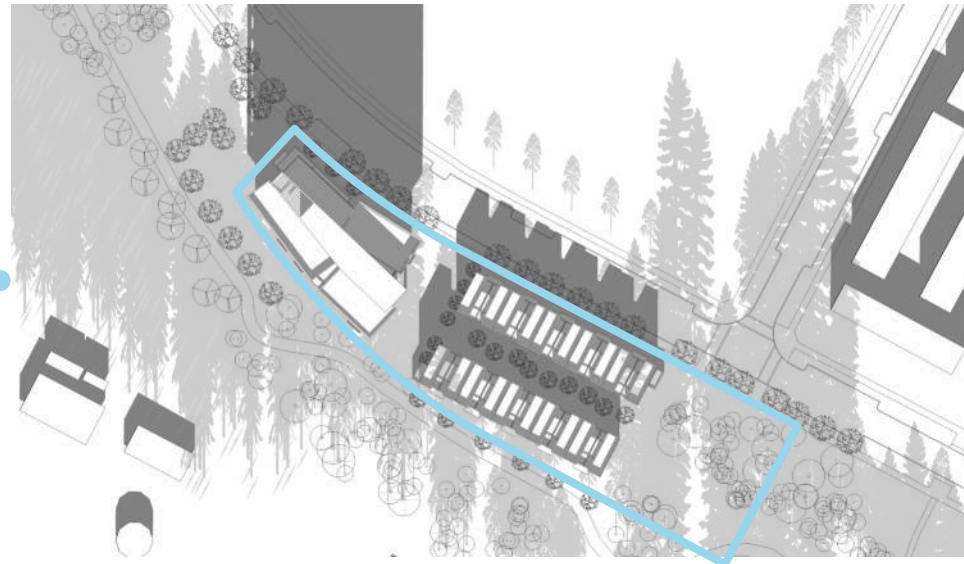


3 PM SEP 21

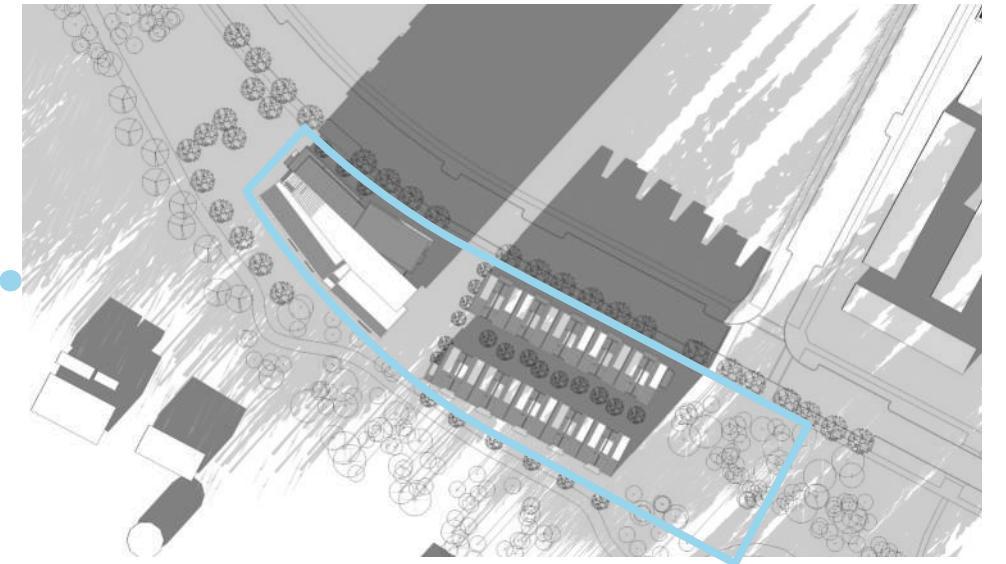
WINTER SOLSTICE



9 AM DEC 21



12 PM DEC 21



3 PM DEC 21

# View Perspective/ Looking West

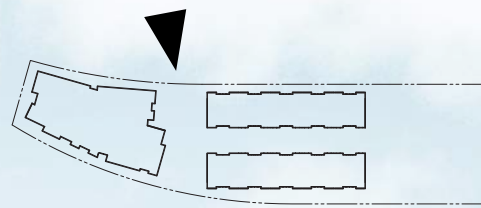


# View Perspective / Looking East





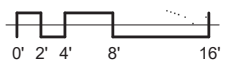
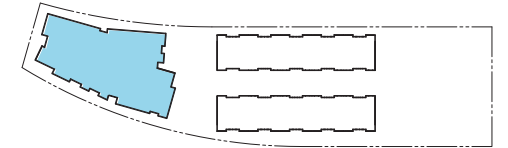
# View Perspective / Central Plaza



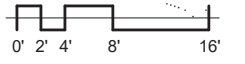
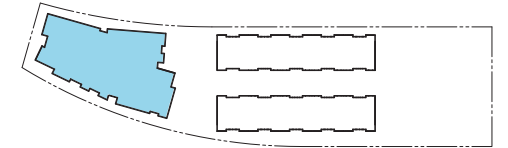
# Floor Plan/ Tower Ground Floor



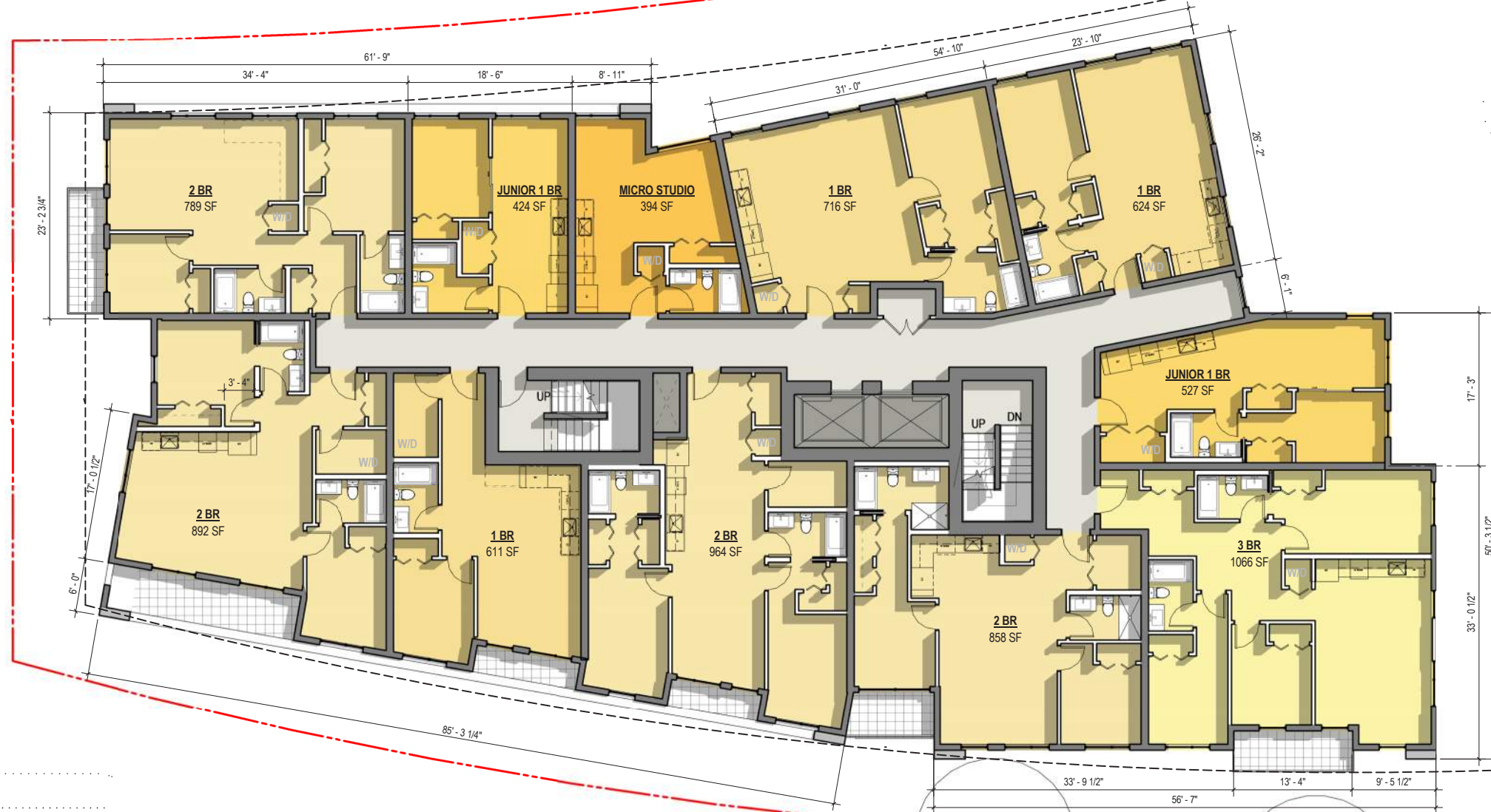
# Floor Plan/ Level 2



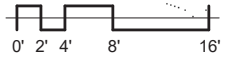
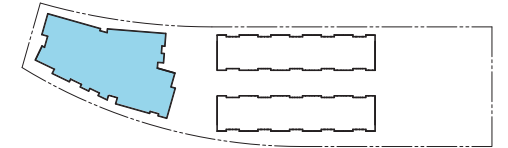
# Floor Plan/ Level 03



1/16" = 1'-0"



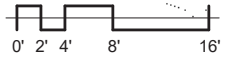
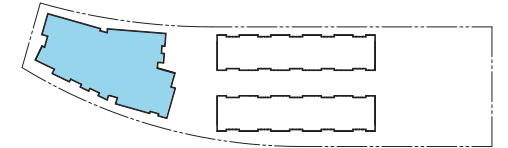
# Floor Plan/ Typical Level 04-12



1/16" = 1'-0"



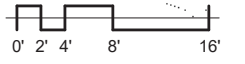
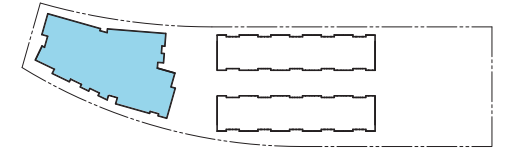
# Floor Plan/ Level 13



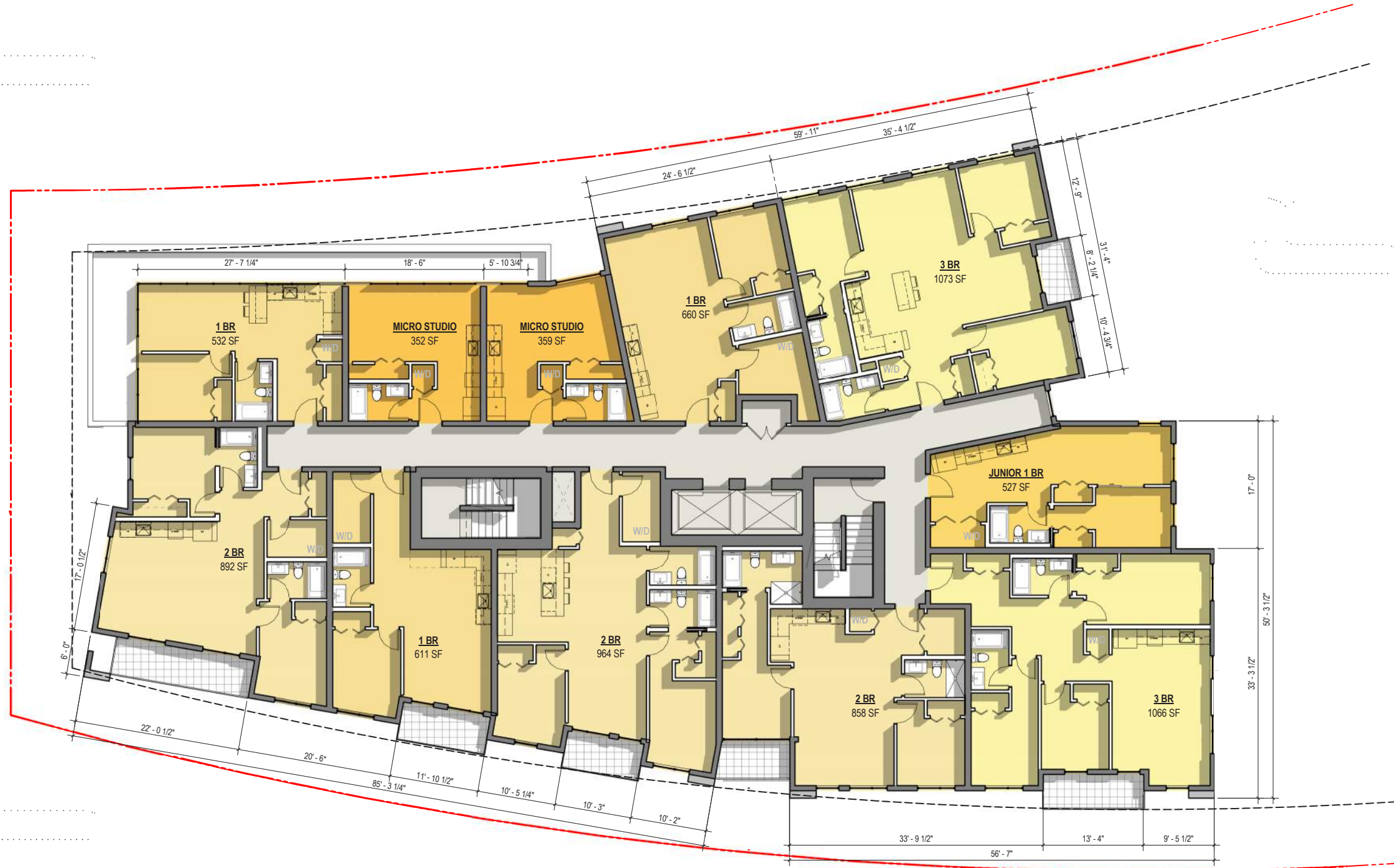
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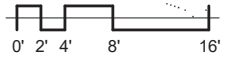
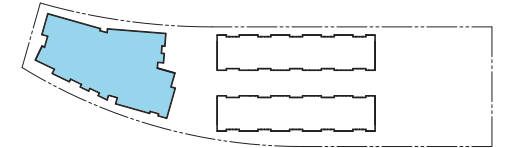
# Floor Plan/ Level 14



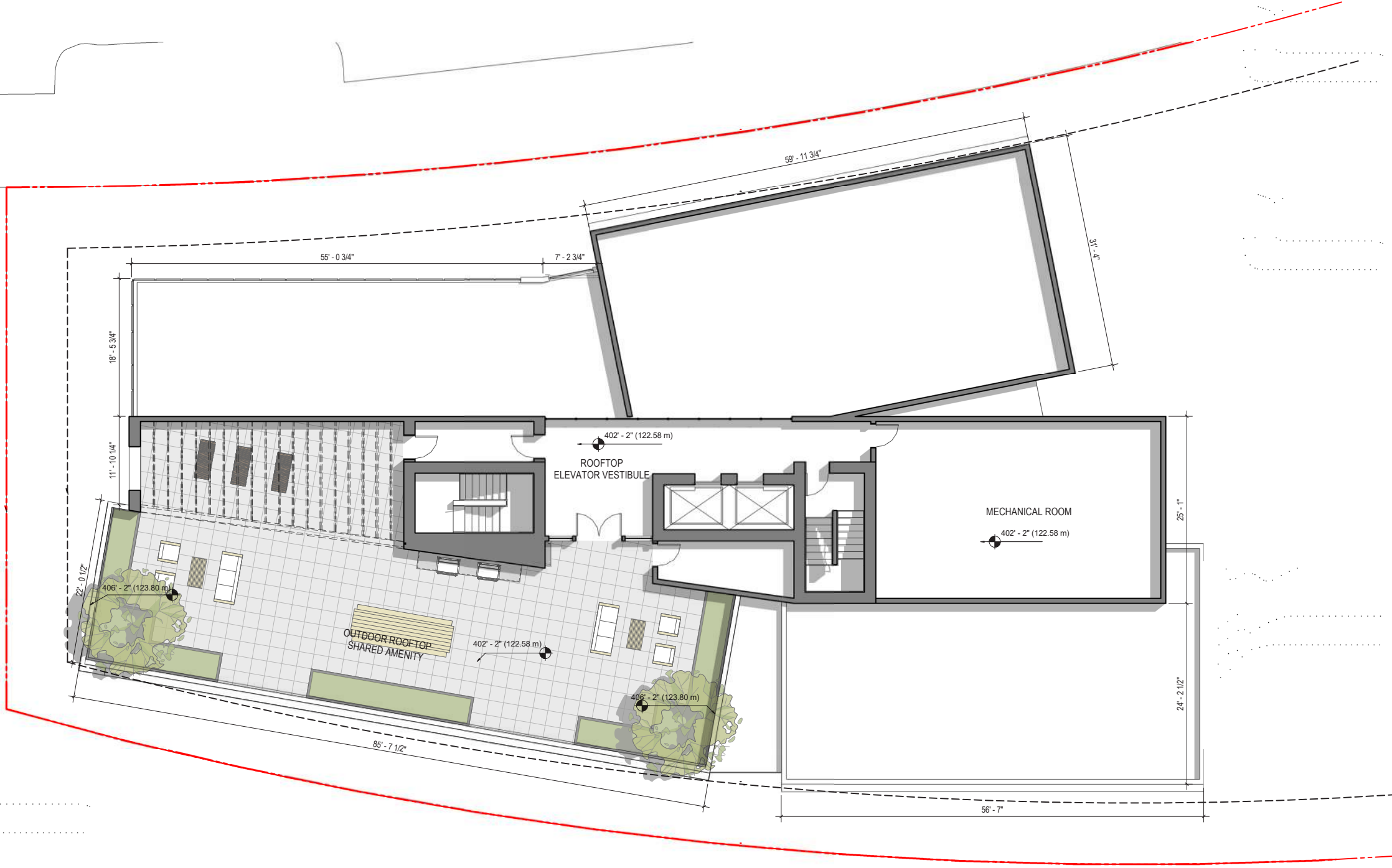
1/16" = 1'-0"



# Floor Plan/ Tower Roof Plan

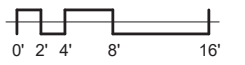
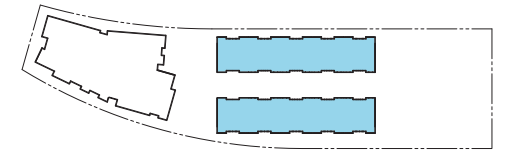


1/16" = 1'-0"

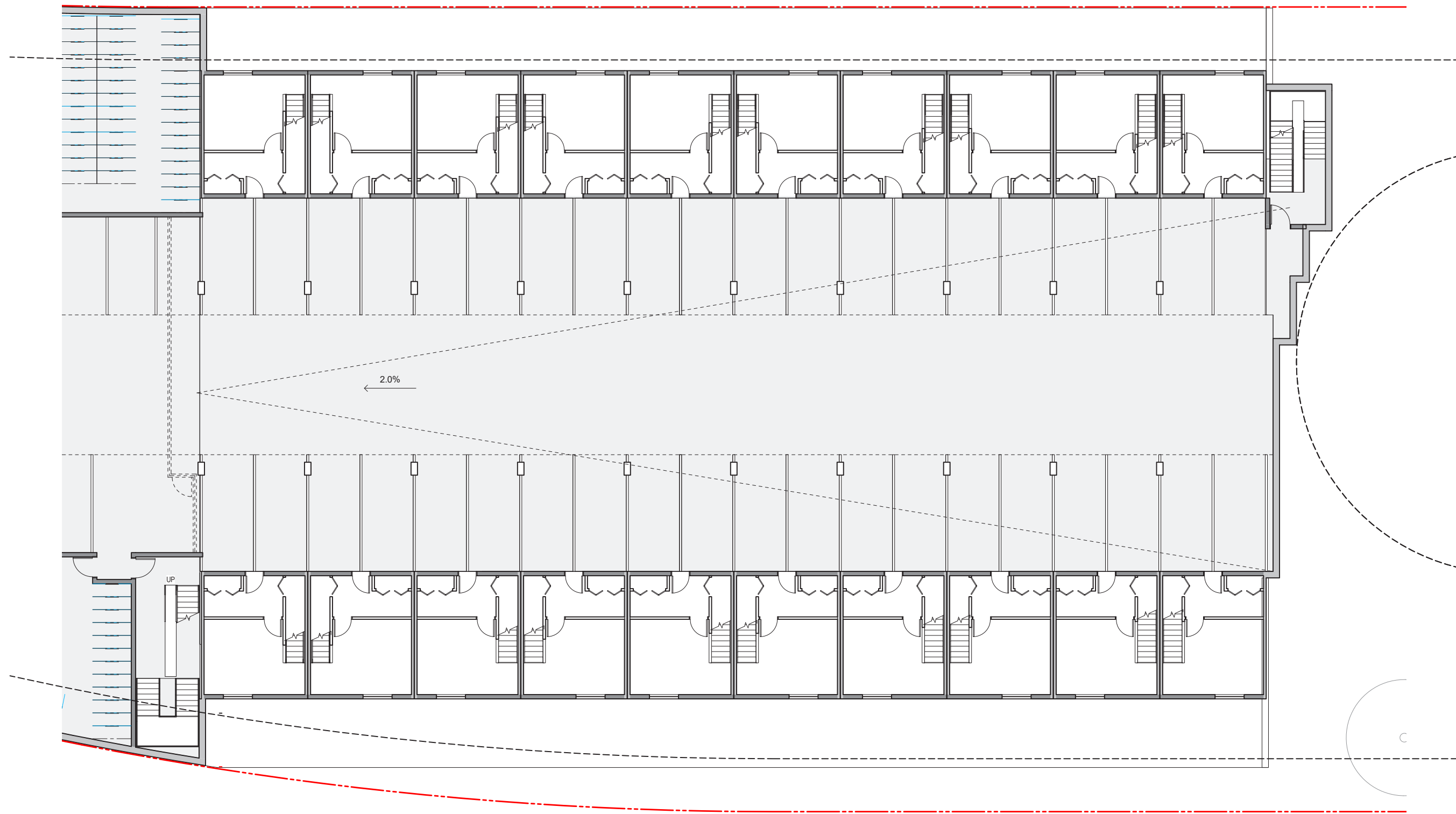




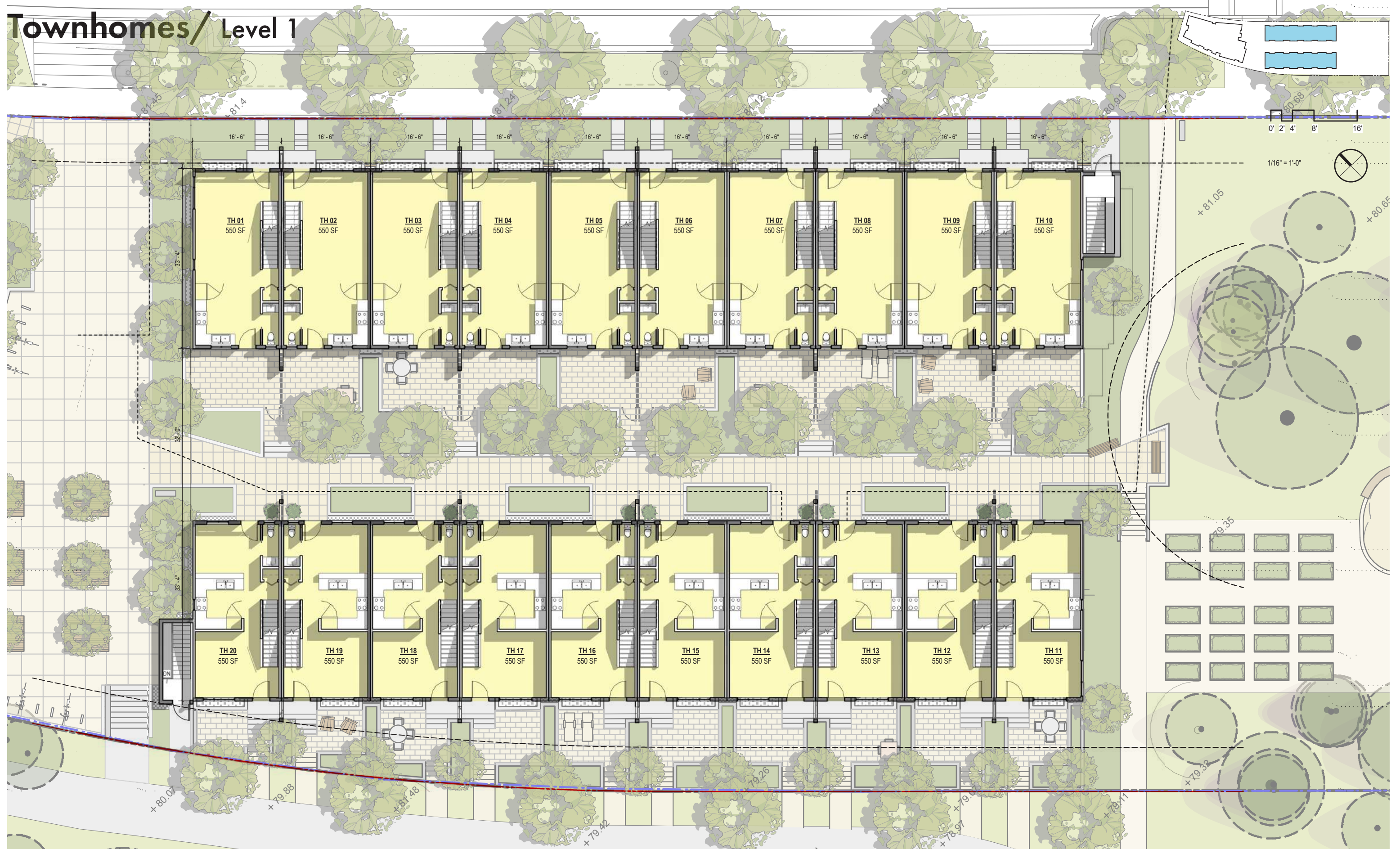
# Townhomes/ Basement



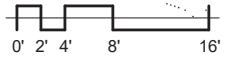
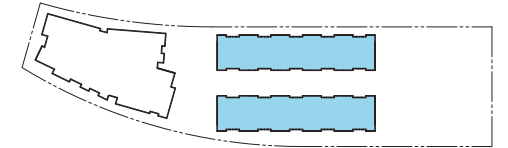
1/16" = 1'-0"



# Townhomes / Level 1



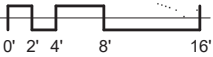
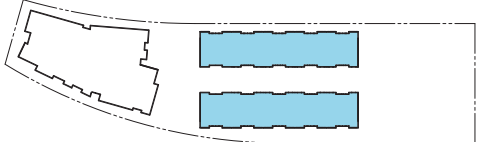
# Townhomes/ Level 2



1/16" = 1'-0"



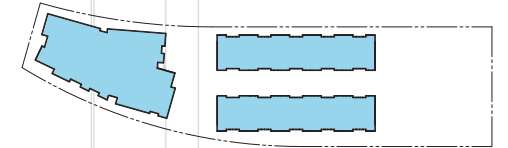
# Townhomes / Level 3



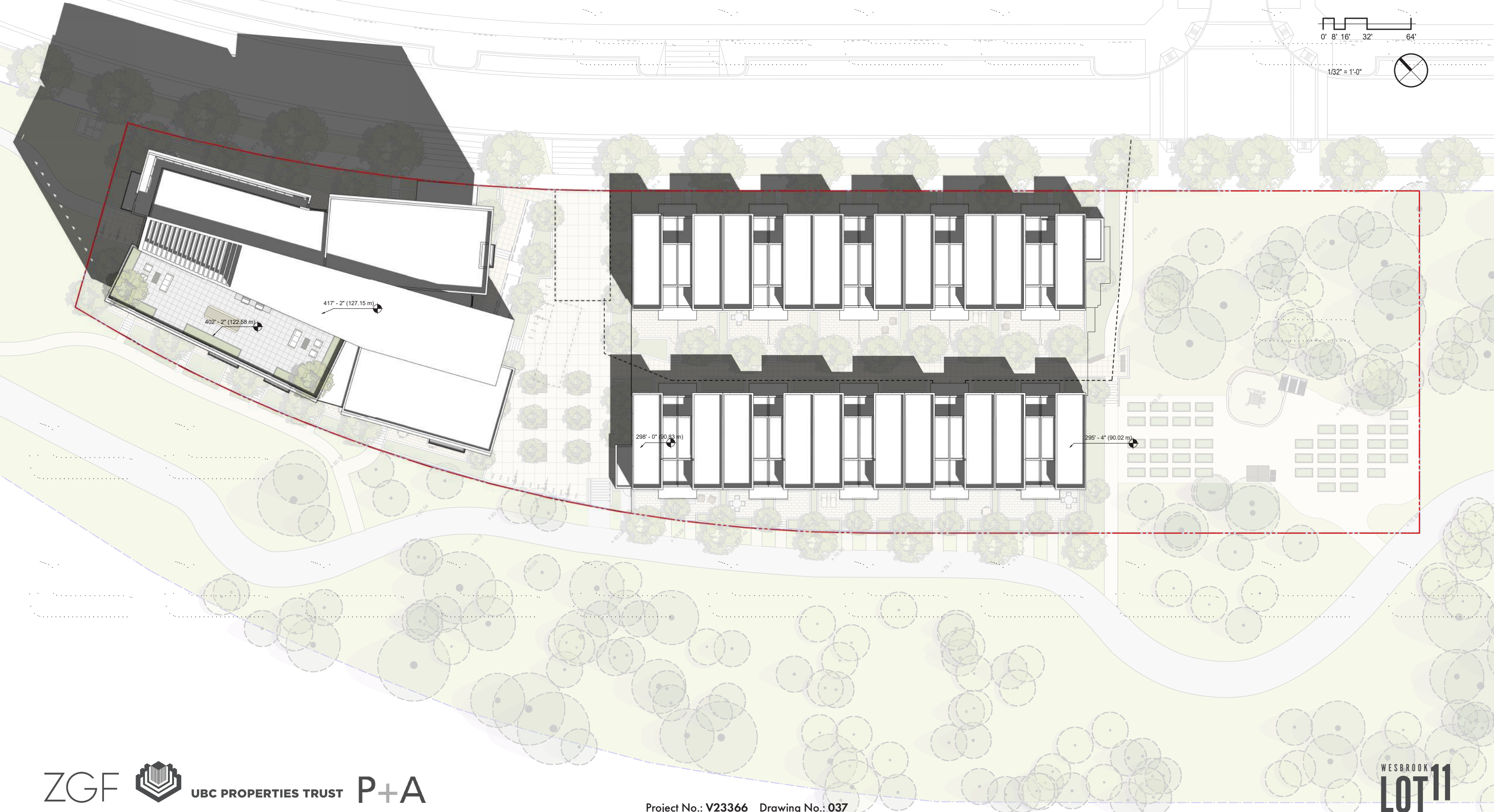
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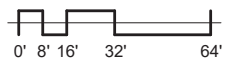
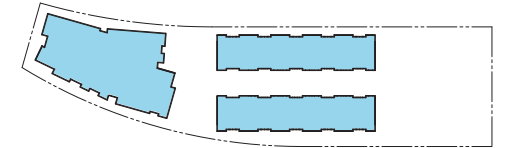
# Development Roof Plan



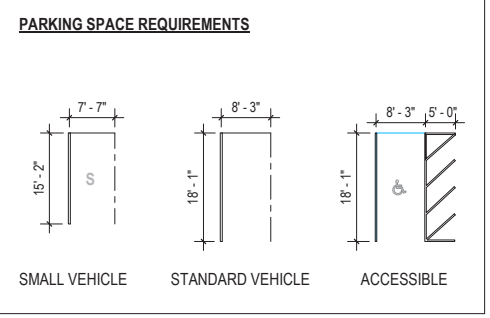
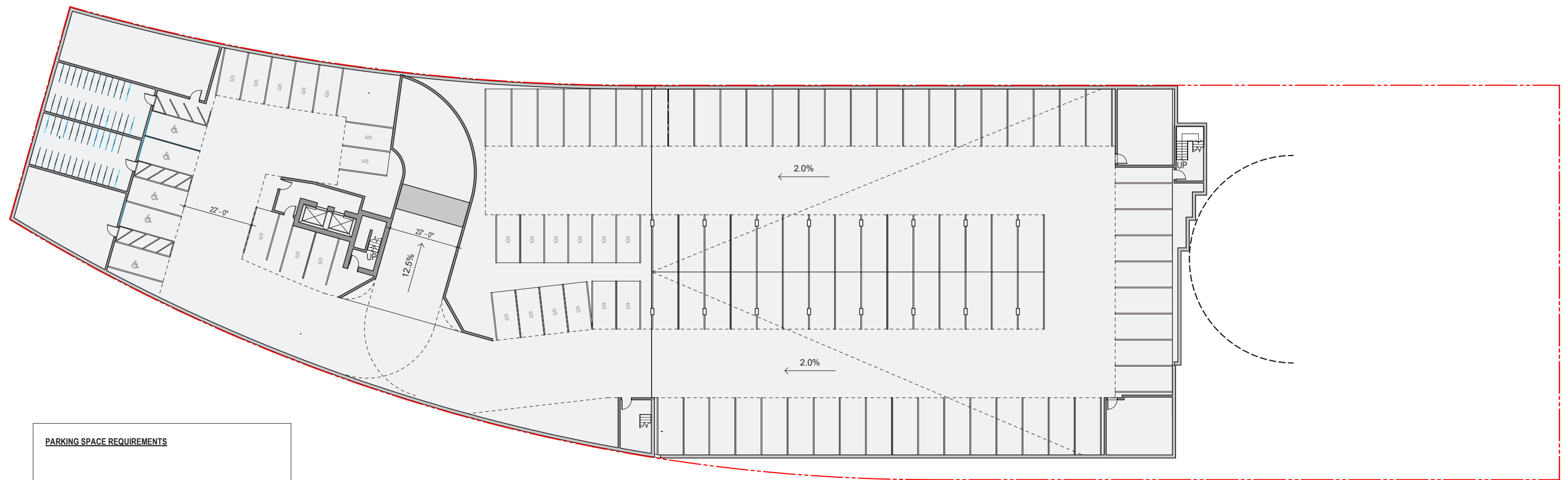
1/32" = 1'-0"



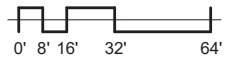
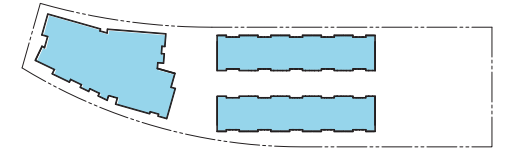
# P2 Level



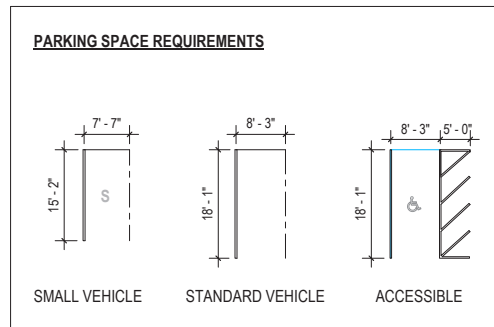
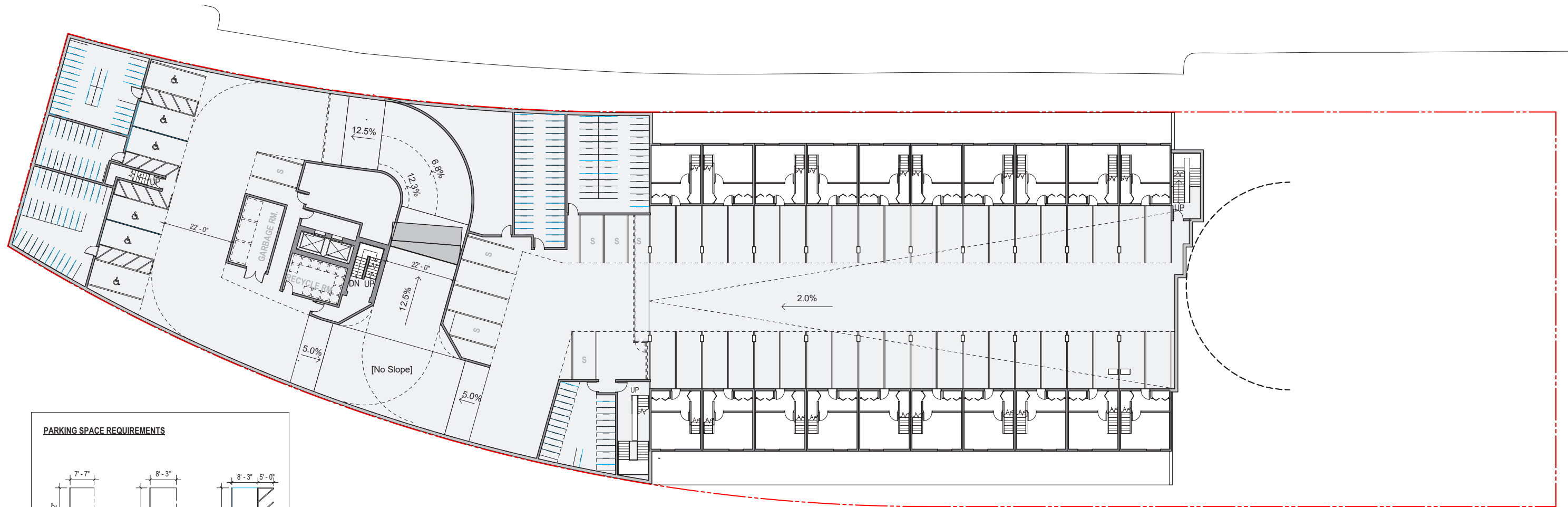
1/32" = 1'-0"



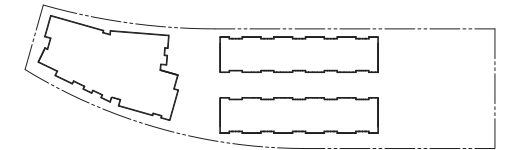
# P1 Level



1/32" = 1'-0"

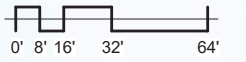


# East Elevation/ Ross Drive



### MATERIALS

- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE

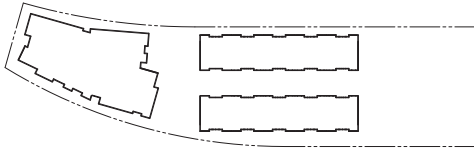


1/32" = 1'-0"





# West Elevation/ Greenway



**MATERIALS**

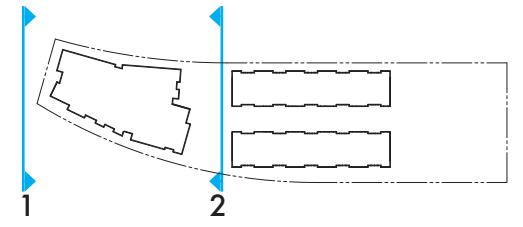
- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE

1/32" = 1'-0"



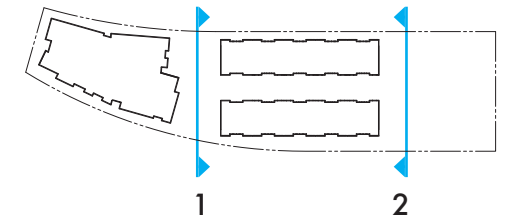
# North Elevation/ Tower

# South Elevation/ Tower



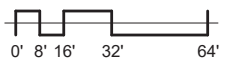
# North Elevation/ Townhomes

# South Elevation/ Townhomes

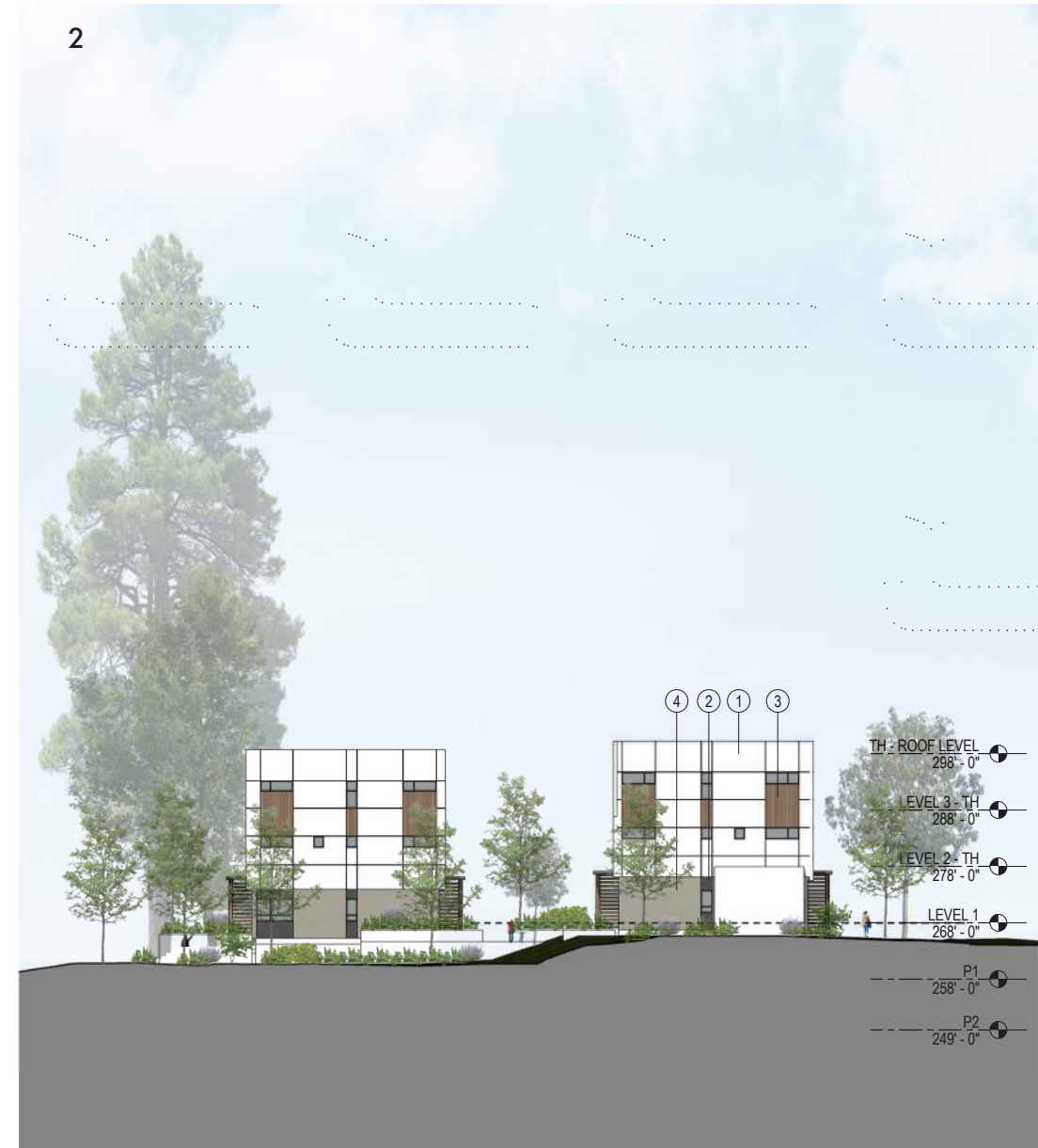


**MATERIALS**

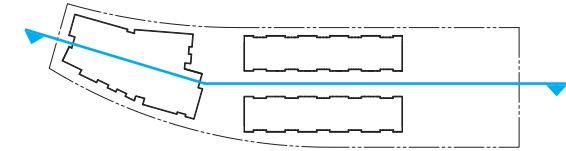
- 1 FIBER CEMENT PANEL SIDING - WHITE
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- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"

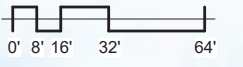


# Site Section



### MATERIALS

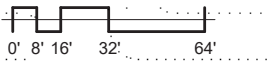
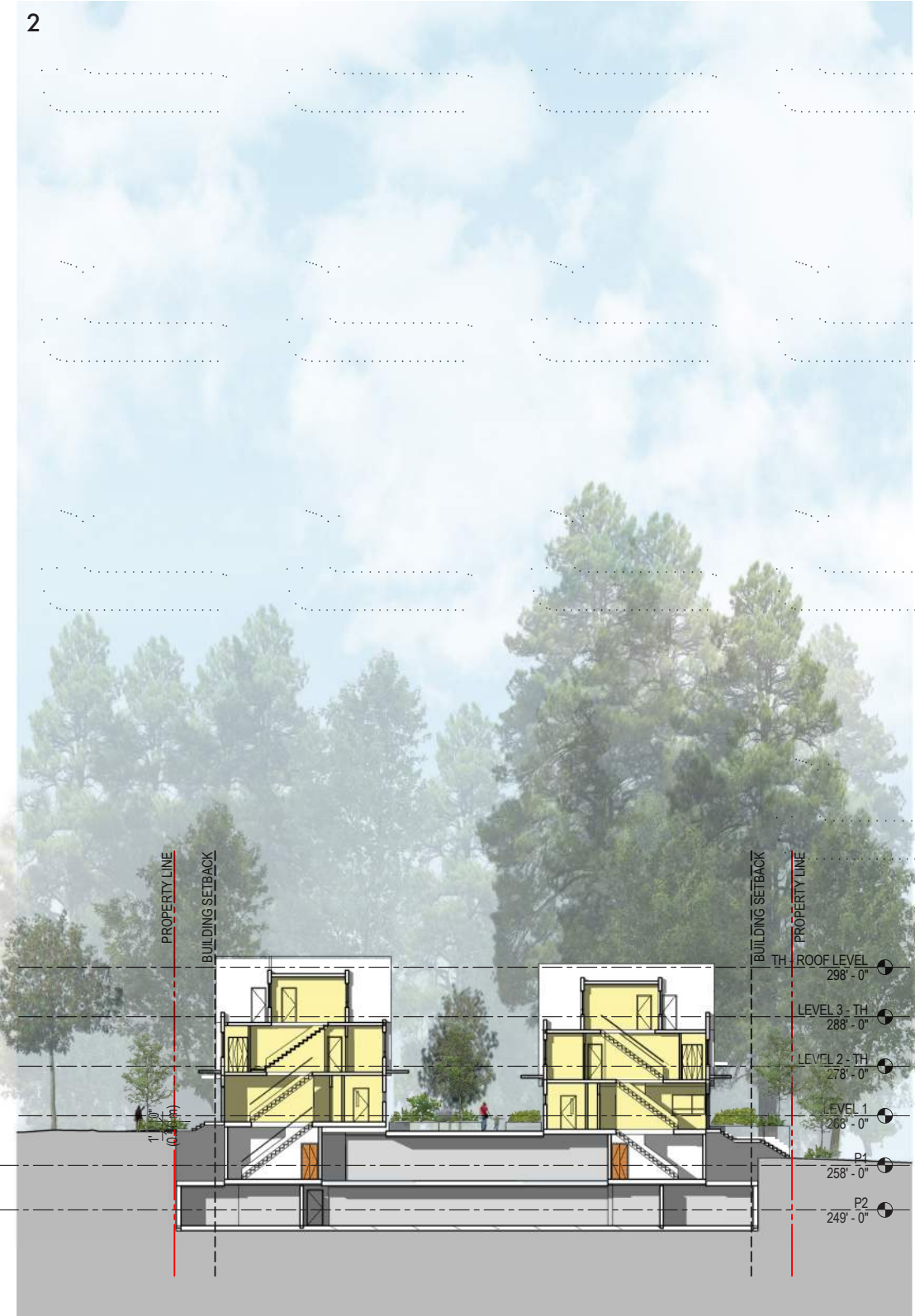
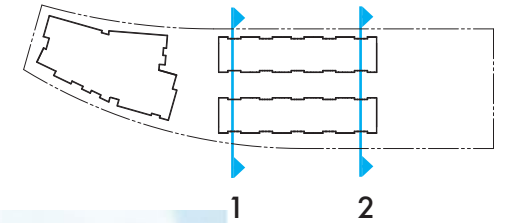
- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"



# Townhome Sections



1/32" = 1'-0"

# Wesbrook Village Connectivity

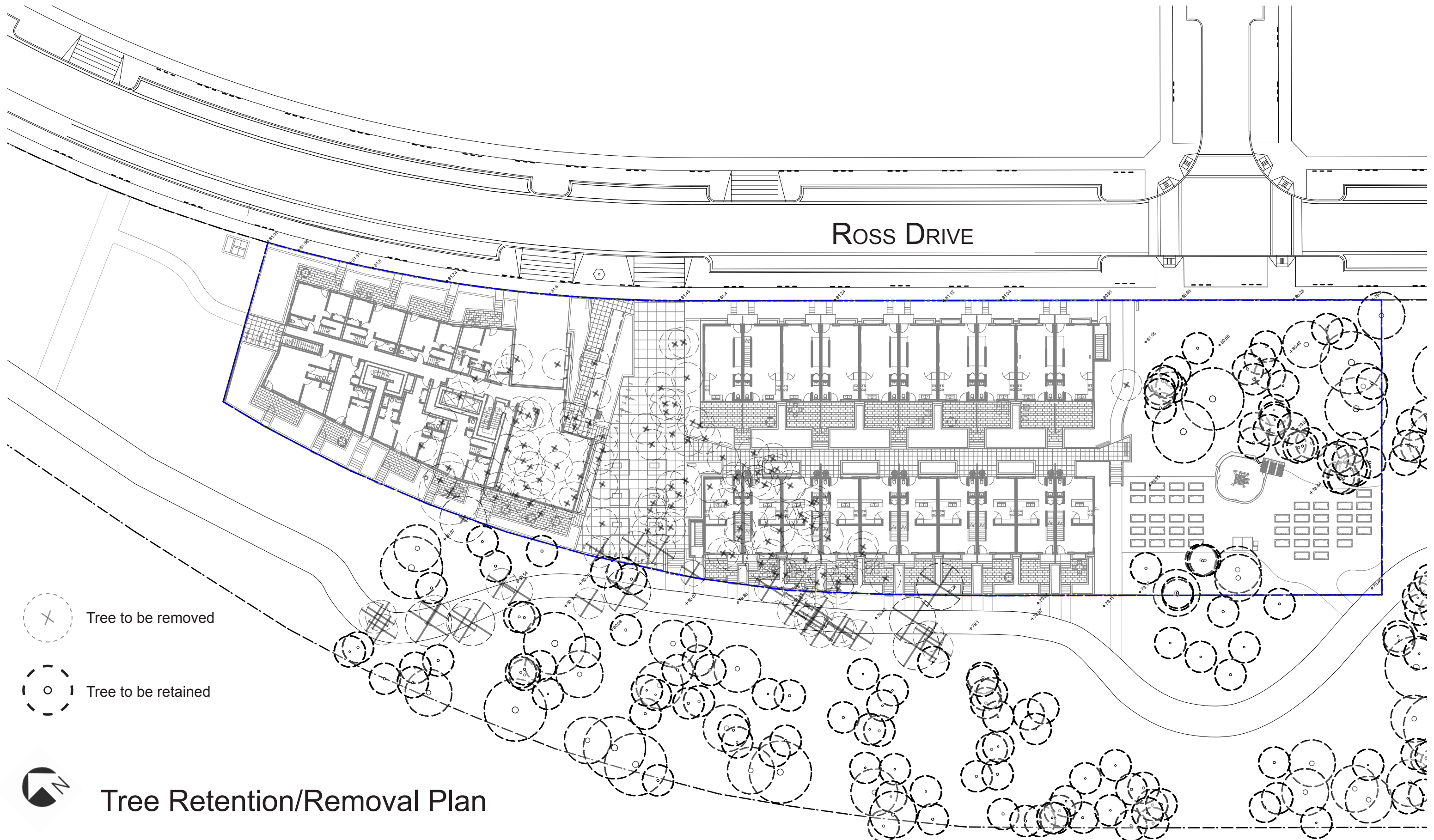
Greenstreet connections, greenway connections, Wesbrook park locations and connections







- LEGEND
- Greenway Connection
  - Greenstreet Connections
  - Site Connections

# Lot 11 Connectivity




 Tree to be removed

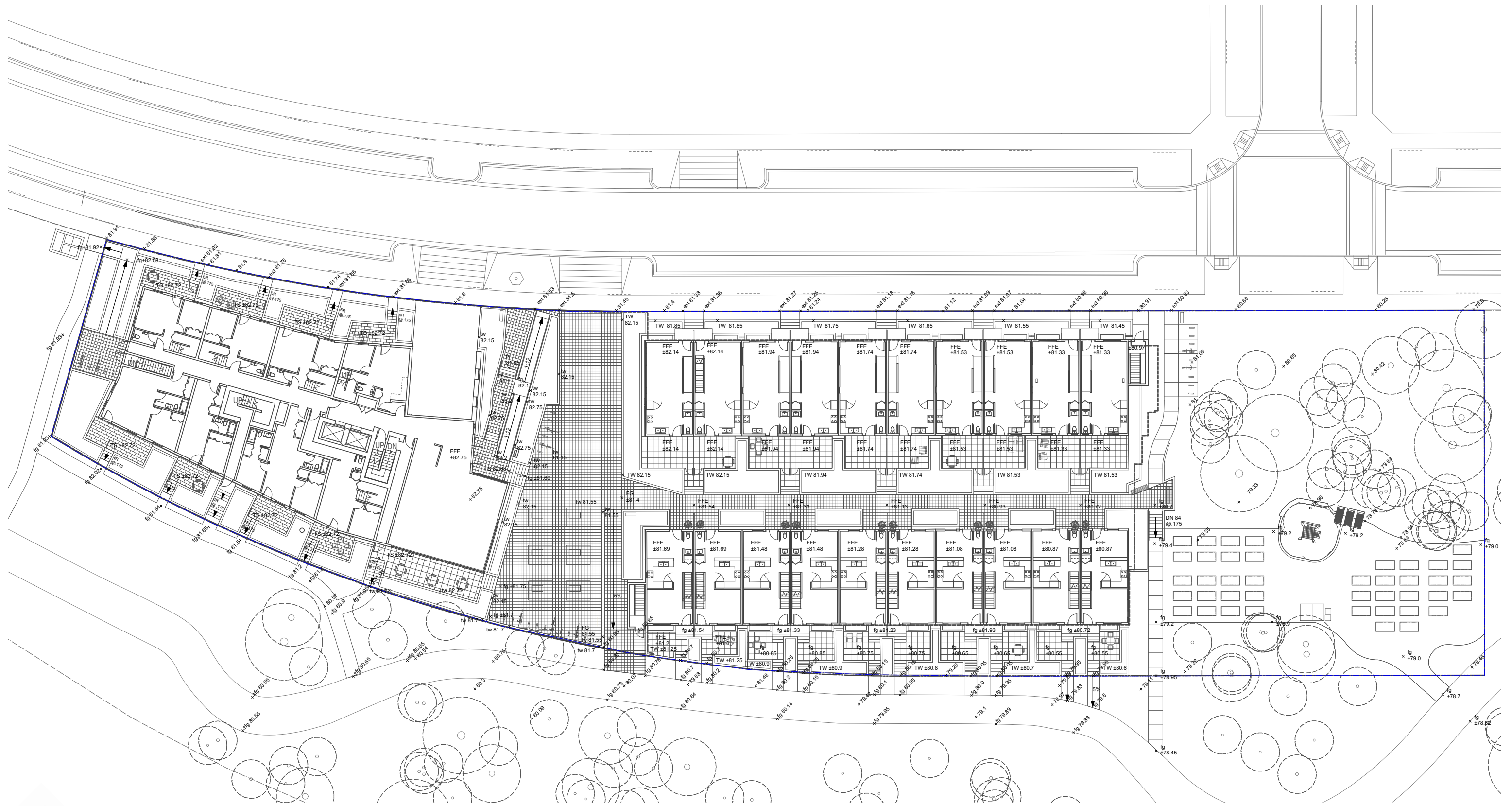

 Tree to be retained


**Tree Retention/Removal Plan**

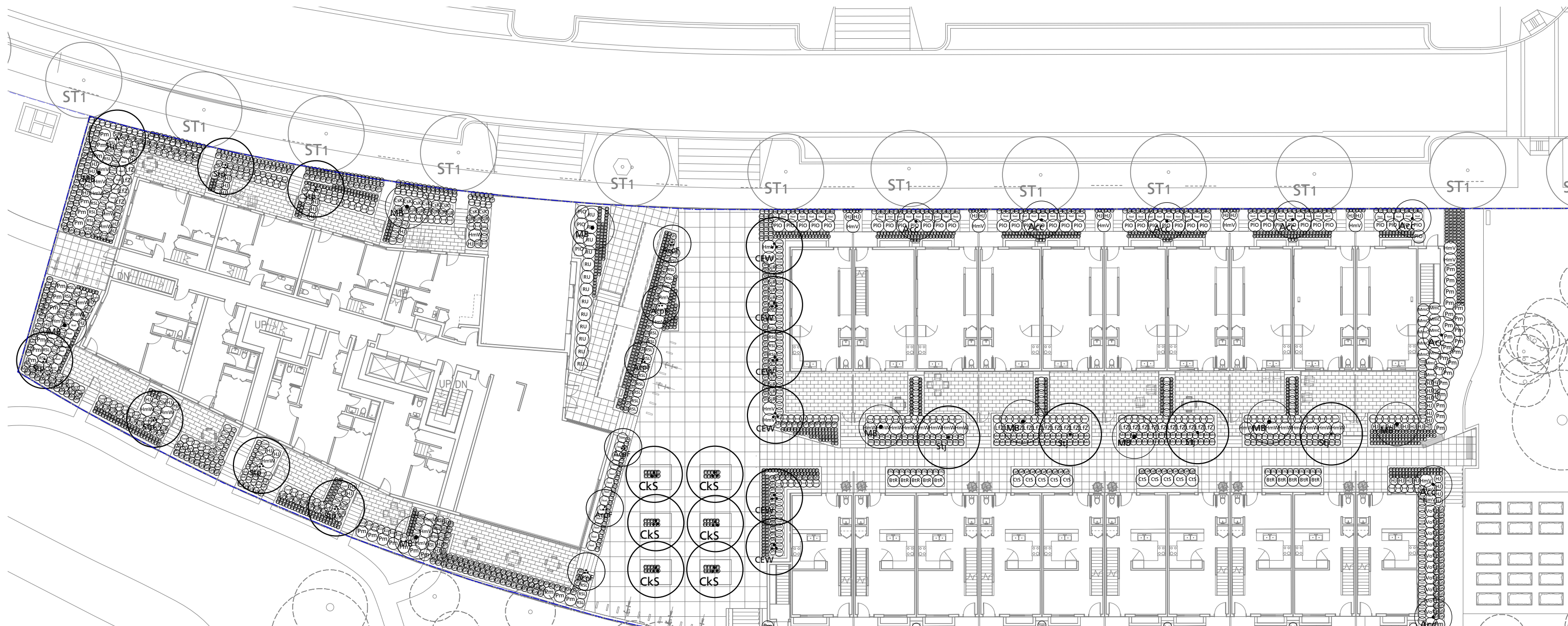




Landscape Plan



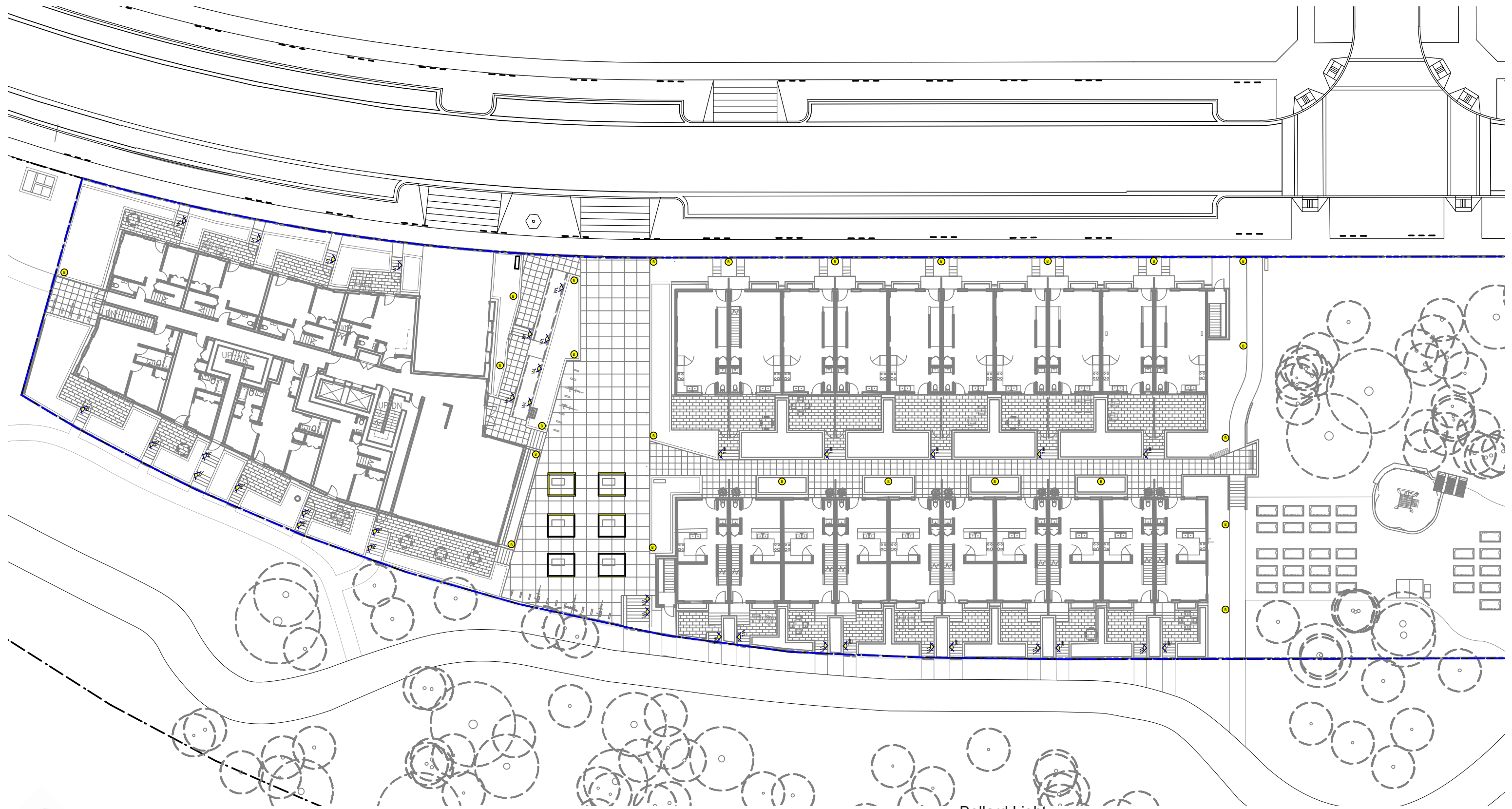
# Landscape Grading Plan



Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Acc	18	<i>Acer circinatum</i>	Vine Maple	5m ht., B&B, max. 3 stems	*native*habitat
AcPF	6	<i>Acer palmatum 'Fireglow'</i>	Fireglow Japanese Maple	6cm cal., 2.5m ht., WB	
CEW	6	<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	6cm cal., WB	
CkS	6	<i>Cornus kousa 'Satomi'</i>	Satomi Kousa Dogwood	6cm cal., WB	
MB	10	<i>Magnolia 'Betty'</i>	Betty Magnolia	6cm cal.	
Stp	7	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal., WB	
St	4	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal., WB	Single Trunk
<b>Shrubs</b>					
ApD	2	<i>Acer palmatum 'Dissectum Shoyo Shidare'</i>	Shoio Shidare Maple	#5 pot	Underplant*garden species
BtR	10	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Japanese Barberry	#3 pot	
BmW	36	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	#2 pot	
CLS	10	<i>Choisya ternata 'Sundance'</i>	Sundance Mexican Orange	#2 pot	
CkS	8	<i>Cornus sericea 'Kelsey'</i>	Kelsey Dogwood	#2 pot	
Gs	96	<i>Gaultheria shallon</i>	Salal	#2 pot	*native
HmV	27	<i>Hydrangea macrophylla 'Variegata'</i>	Variegated Bigleaf Hydrangea	#5 pot	
HpW	25	<i>Hydrangea paniculata 'Wim's Red'</i>	Fire and Ice Panicle Hydrangea	#5 pot	
LfZ	24	<i>Leucothoe fontanesiana 'Zebliid'</i>	Scarletta Fetterbush	#2 pot	syn. <i>Leucothoe font.</i> 'Scarletta'
Mn	145	<i>Mahonia nervosa</i>	Lonleaf Mahonia	#2 pot	
Mar	56	<i>Mahonia repens</i>	Creeping Mahonia	#2 pot	Low Growing, Possibly Groundcover
MmC	18	<i>Mahonia x media 'Charity'</i>	Charity Mahonia	#5 pot	
Nad	73	<i>Nandina domestica</i>	Heavenly Bamboo	#3 pot	
NdF	56	<i>Nandina domestica 'Fire Power'</i>	Fire Power Heavenly Bamboo	#3 pot	
PIO	72	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken Laurel	#3 pot	
RSL	44	<i>Rhododendron 'Snow Lady'</i>	Snow Lady Rhododendron	#3 pot	
RU	13	<i>Rhododendron 'Unique'</i>	Unique Rhododendron	#3 pot	
Sh	154	<i>Sarcococca hookeriana var. humilis</i>	Dwarf Sweet Box	#2 pot	
Sk	65	<i>Skimmia japonica 'Rubella'</i>	Skimmia	#3 pot	
TmH	473	<i>Taxus x media 'Hicksii' (male form)</i>	Hicksii Yew (male form)	4' ht	Hedge
VoT	10	<i>Vaccinium ovatum 'Thunderbird'</i>	Thunderbird Evergreen Huckleberry	#2 pot	
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
CoE	318	<i>Carex oshimensis 'Evergold'</i>	Sedge	#1 pot	
ETG	20	<i>Euonymus fortunei 'Emerald Gaiety'</i>	Emerald Gaiety Wintercreeper	#2 pot	Evergreen Groundcover, Climbing w/ Support
EaP	20	<i>Euphorbia amygdaloides 'Purplea'</i>	Purple Wood Spurge	#1 pot	
HC	68	<i>Heuchera 'Cherries Jubilee'</i>	Coral Bells	#1 pot	
HJ	77	<i>Hosta 'June'</i>	June Hosta	#1 pot	
LS	63	<i>Liriope spicata</i>	Lily Turf	#1 pot	
PI	1459	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	Groundcover
Pm	34	<i>Polystichum munifolium</i>	Western Sword Fern	#1 pot	

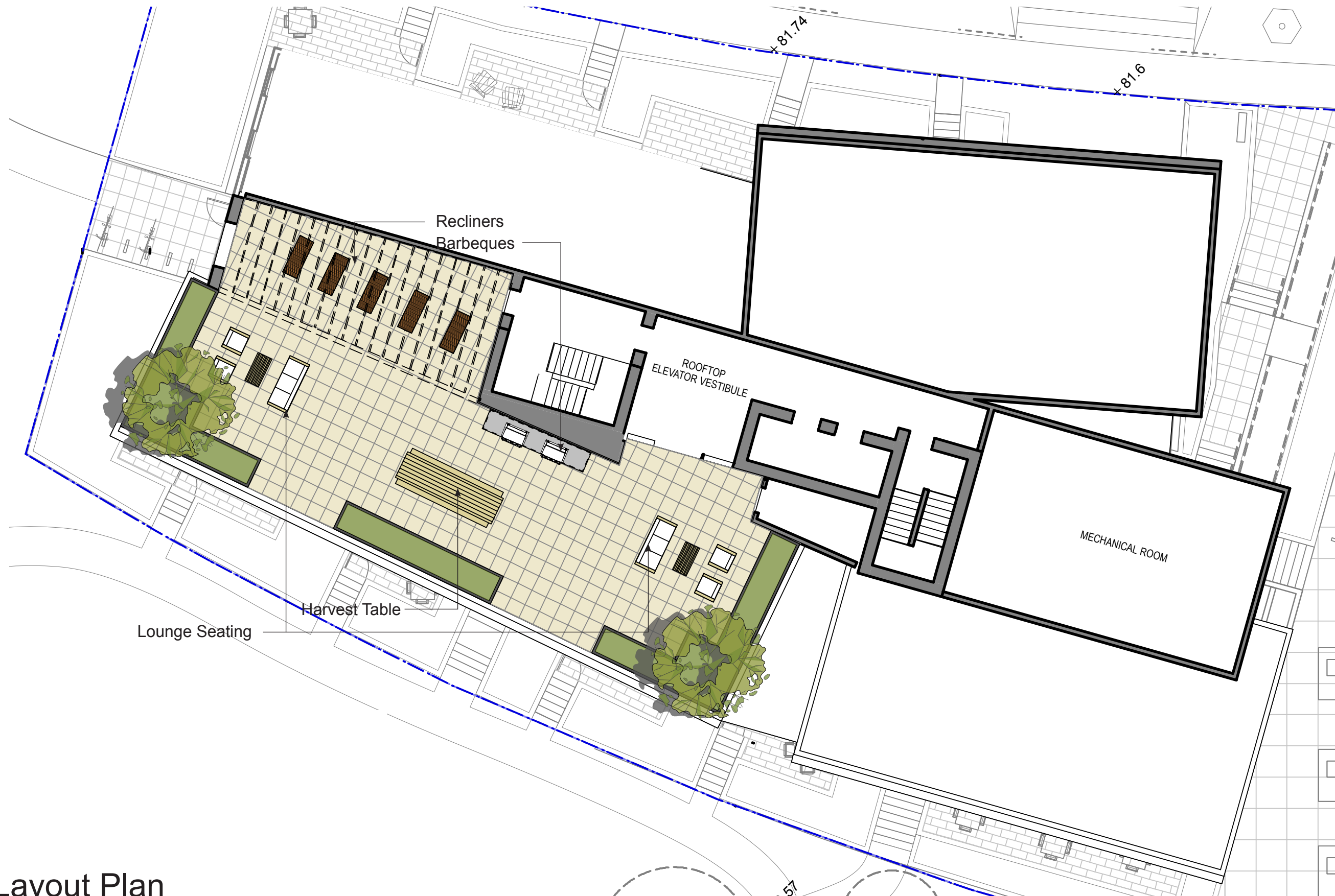
# Planting Plan



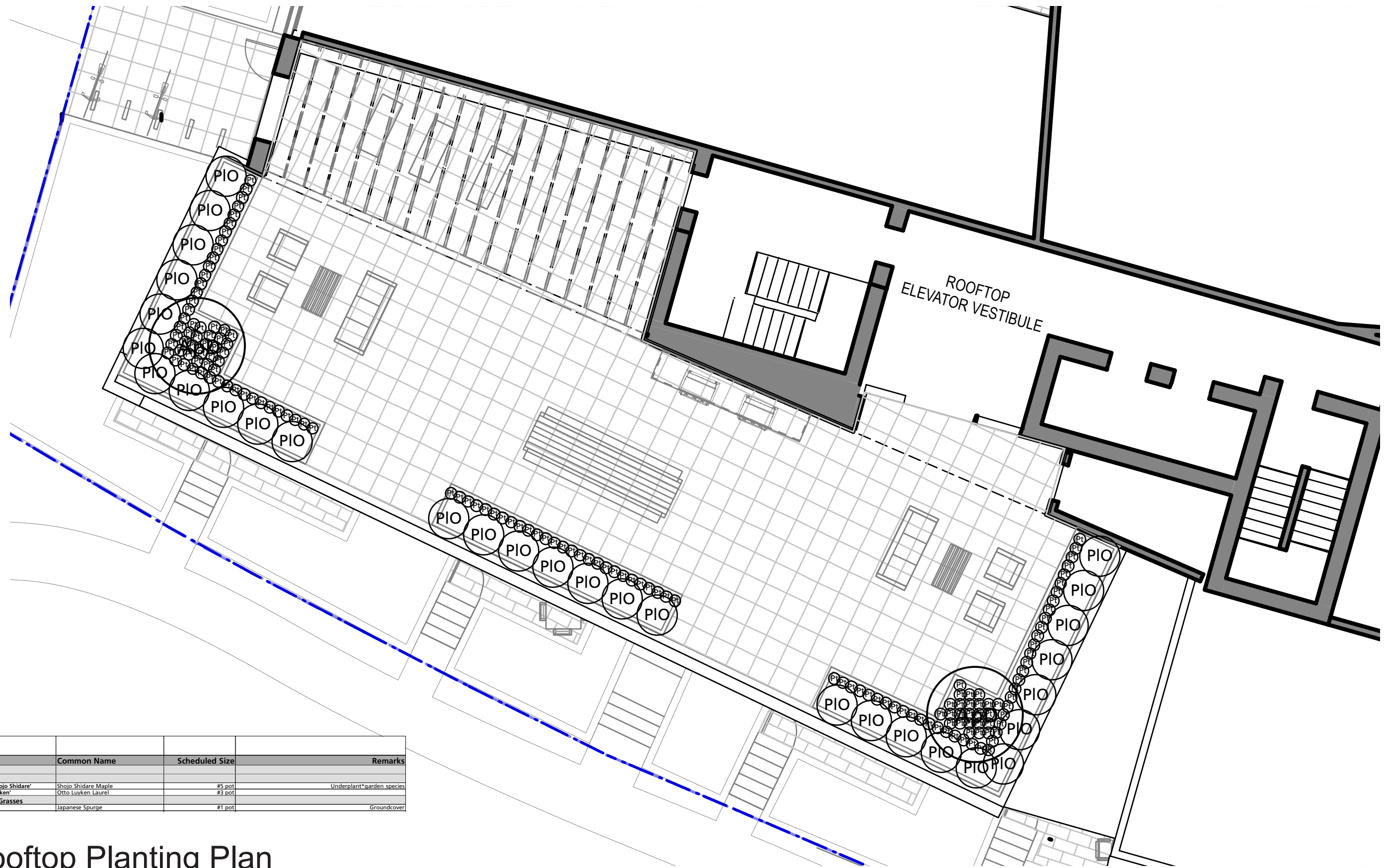


# Landscape Lighting Plan

- Bollard Light
- Wall Light/ Step Light
- LED Strip Light



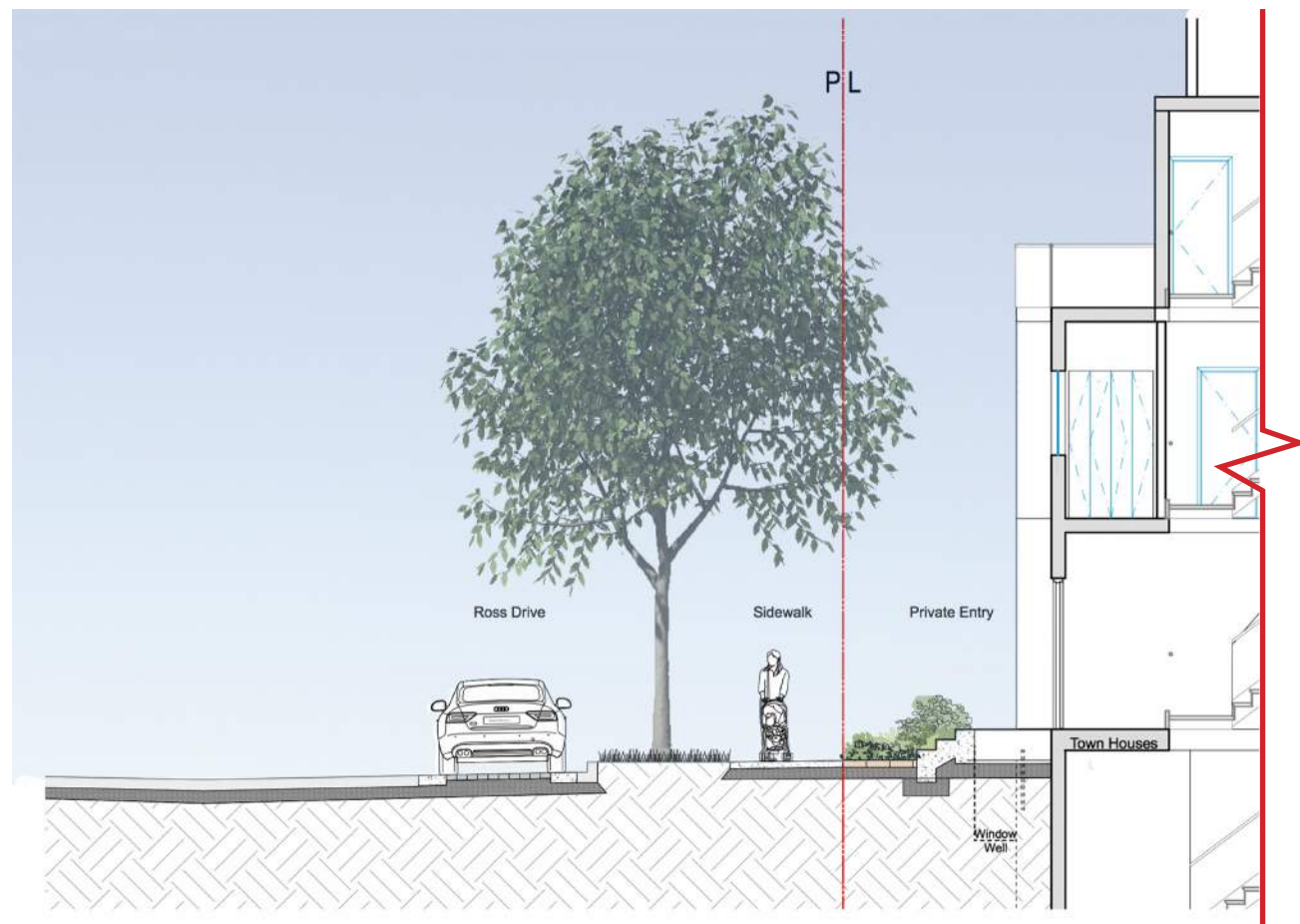
# Rooftop Layout Plan



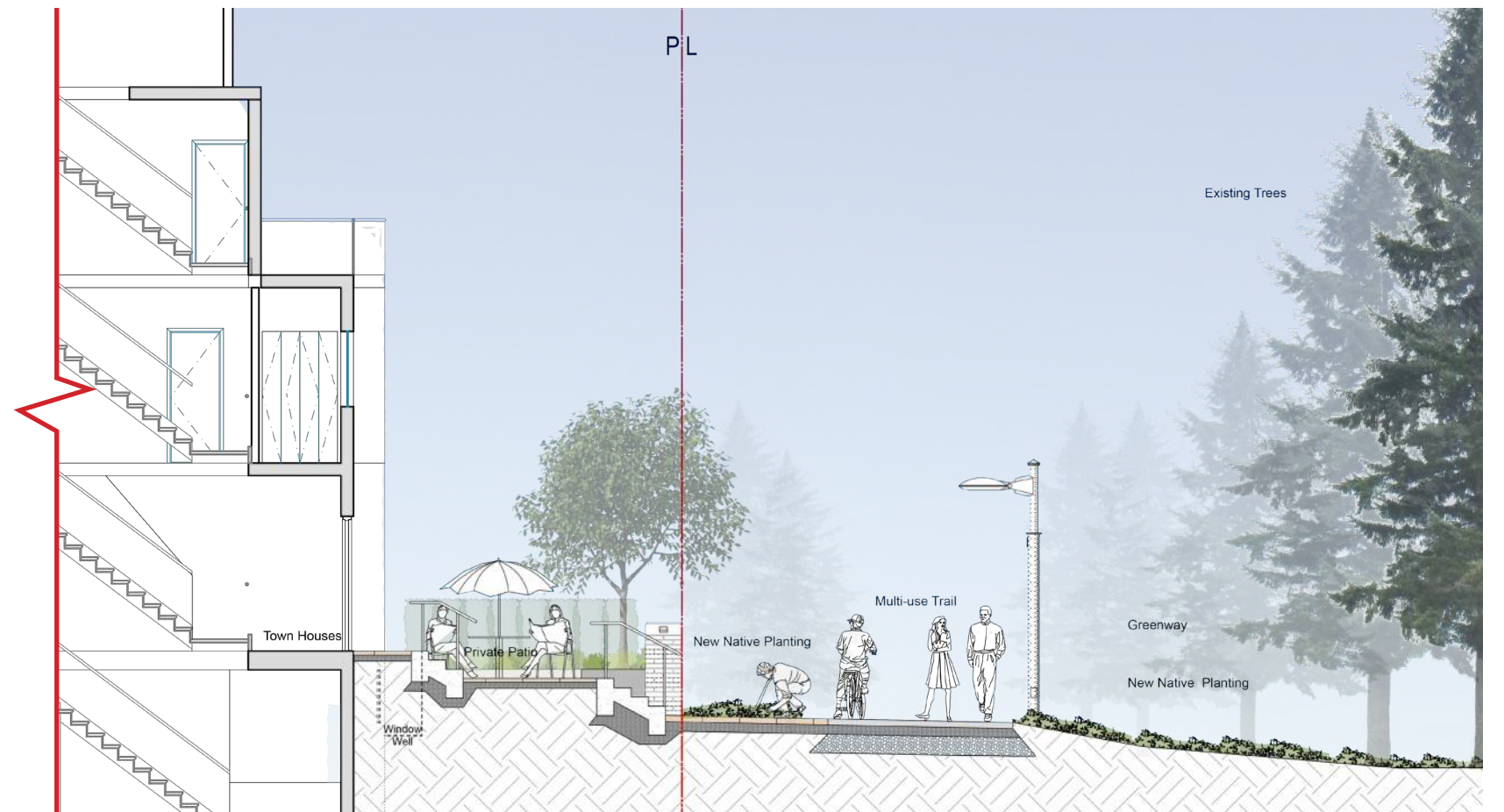
Plant List					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
<b>Shrubs</b>					
ApD	2	Acer palmatum 'Dissectum Shojjo Shidare'	Shojjo Shidare Maple	#5 pot	Underplant* garden species
PIO	30	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
Pt	155	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover



# Rooftop Planting Plan



TOWNHOUSES AT ROSS DRIVE



TOWNHOUSES AT GREENWAY

# LANDSCAPE SECTIONS



TOWER AT GREENWAY

# LANDSCAPE SECTIONS





VEHICULAR PAVING



MAGNOLIA



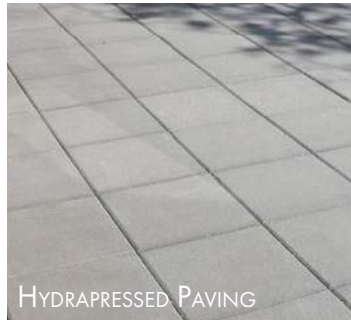
GREENWAY ENTRANCES



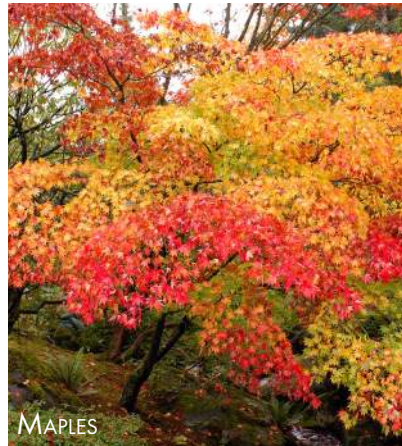
TRELLIS



INTEGRATED SEATING



HYDRAPRESSED PAVING



MAPLES



ENGLISH LAUREL



INNER COURTYARD



LANDSCAPE FENCE



PLAY STRUCTURE



BOLLARD LIGHT



RHODODENDRON

**TOWNHOUSE CONDITIONS**



ROOFTOP PATIO

**COMMUNITY GARDEN AND PLAY**



SEATING



GARDENS



CUSTOM SHED

**LANDSCAPE ELEMENTS**



BIKE RACKS

**PLANT PALATE**



SALAL



FERNS (GREENWAY)