February 4, 2022

RE: WORDSWORTH – SUMMARY OF PROPOSED REVISIONS TO DEVELOPMENT PERMIT APPLICATION

Proposed revisions to Wordsworth from AUDP submission

In response to the Report to the Advisory Urban Design Panel (dated January 13, 2022), the Advisory Urban Design Panel (AUDP) discussion on January 13, 2022, Draft Minutes of the Advisory Urban Design Panel (dated January 13, 2022), and discussions with Campus and Community Planning (CC&P), we have further revised the proposed form of development for Wordsworth, which is described below.

The proposed form remains in alignment with the Wesbrook Place Neighbourhood Plan designation of SC5C. Plan P-10 illustrates the 16-storey residential building on the north end of the site, between Mundell Park and Birney Ave, and a three-storey accessory building at the south end of the site, between Scholars Greenway and Birney Ave, facing Ross Drive.

Density Distribution

In response to concerns regarding the density distribution between the apartments and the townhomes and AUDP discussion, we have further increased the number of townhomes by 2 to 22 total. By doing so, the opening in the townhomes running east-west from Birney to Scholars Greenway were eliminated. The separations between the apartment building and the townhomes has been reduced while still allowing visual porosity to Birney Ave, areas for bike racks, and for passive surveillance from the amenity spaces and lobby.

We have also increased the depth of all the townhomes for levels one and two by five feet. The area of the third level is also increased while maintaining a useable deck. This move increased the townhome density from an FSR Area of 27,933 to 35,420 sq. ft., decreasing the apartment building by the difference.

Site and Landscape

The courtyard is decreased by 10'-0” and maintains the character of the landscape design presented at the AUDP. A 5’-0” path within the courtyard is required for fire access for the eastern townhomes fronting Scholars Greenway, which has been maintained. One walking path has been removed to allow for preserve the soft landscaping and seating along the meandering path.
Additional trees have been added along the east property line to enhance the pedestrian experience between the park and the building site.

The revisions to the site plan have reduced or eliminated some of the areas that were designated for short-term bike parking (bike racks). With 231 homes, 116 short-term bikes racks are required per the 2020 Development Handbook. We request a reduction to the number of bike racks provided be considered to allow for increased soft landscape in lieu of the impervious surface.

**Tower Form and Character**

The overall north-south length of the tower has been reduced by removing one suite per floor and reconfiguring the plan. The general planning of the ground level is consistent with the previous submission, maintaining good connections between the lobby, commons, and the outdoor spaces. The architectural expression of the tower has been quieted to respond and reflect the AUDP comments.

Sincerely,

[Signature]

Sarah Christianson,
Development Manager
Polygon Wordsworth Homes Ltd.
Revised Development Permit Submission
Progress Set | February 4, 2022

WORDS WORTH
PROJECT STATISTICS

Wordsworth
Lot 6, District Lot 6494, Group 1, NWD Plan EPP29484
Birney Avenue and Ross Drive
South Campus
University of British Columbia

51,708 sf

\text{FSR remaining} \quad 3.50 \quad 3.5

\text{Building Area} \quad 180,938 sf

\text{Site Coverage} \quad 56 \%

\text{FSR} \quad 3.5

\text{Building Height} \quad 48m

\text{No. of Storeys} \quad 

\text{Tower} \quad 16

\text{City Homes} \quad 3

\text{Total No. of Parking Levels} \quad 2 - 1/2

\text{Total No. of Amenity Levels} \quad 1

\text{Total No. of Mechanical Floor (Rooftop Mech / Elev. Over-run & Elev. Machine Rm)} \quad 2

\text{Building Areas}

\text{Gross Amenity FSR Area}

\begin{align*}
\text{Level 1} & : 7,898  & 2,348 & 440 & 181 & 4,929 \\
\text{Level 2} & : 8,518 & 1,728 & 480 & 189 & 6,121 \\
\text{Level 3} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 4} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 5} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 6} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 7} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 8} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 9} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 10} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 11} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 12} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 13} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 14} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 15} & : 10,518 & 560 & 205 & 9,753 \\
\text{Level 16} & : 8,060 & 240 & 141 & 7,679 \\
\text{Total} & & 161,210 & 4,076 & 8,440 & 3,176 & 145,518
\end{align*}

\text{City Homes}

\begin{align*}
\text{Level 1} & : 13,024 & 880 & 440 & 12,584 \\
\text{Level 2} & : 13,024 & & & 13,024 \\
\text{Level 3} & : 9,372 & & & 9,372 \\
\text{Total} & : 35,420 & & & 35,420
\end{align*}

\text{Project Total} \quad 196,630

\text{Suite Count}

\begin{align*}
\text{Studio} & : 529 - 636 SF \\
\text{1 bed} & : 619 - 679 SF \\
\text{1 bed + den} & : 819 - 909 SF \\
\text{2 bed} & : 1640 SF \\
\text{2 bed + den} & : 1157 - 1189 SF \\
\text{3 bed} & : \\
\text{3 bed + den} & : \\
\text{4 bed} & : \\
\text{3 bed PH} & : \\
\text{Total} & &
\end{align*}

\text{Parking Stall Count}

\begin{align*}
\text{Regular Stalls} & : 238 \\
\text{Small Car Stalls (25\% of total)} & : 26 \\
\text{Accessible Parking} & : 24 \\
\text{Visitor Stalls} & : 24 \\
\text{Total} & : 286
\end{align*}

\text{Bicycle Storage / Parking}

\begin{align*}
\text{Class I - Residents} & : 347 \\
\text{Class II - Visitors} & : 116
\end{align*}

Variance Request "Under Revision"
Request height variance of up to 4'-6" due to slope across the site and height calculation based on sloped base plane method of calculation. Refer to sections on page 33. We note, the ground level of the 16 storey tower is set for accessible entry at the lobby, and is recessed below grade approximately 2'-0" at the north end of the tower. Height variance calculation to be confirmed against tower revision.

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| TOTAL ARCHITECTURAL SUBMISSION | (34 PAGES) |
Lot 6 of Wesbrook Place is a 4,804m² (51,708 sq.ft.) site located at the corner of Ross Drive (to the south) and Berton Avenue to the west. The north and eastern boundaries are defined by pedestrian greenways. Scholar’s greenway to the east connects the nearby entrance of UBC Farm to Mundell Park and beyond. Webber Lane to the north is part of the east-west pedestrian throughway (green street) connecting Mundell Park to Berton Avenue and to Wesbrook Village center. This throughway incorporates a cascading stream landscape feature which directly borders Lot 6. The stream is the source to the pond at Mundell Park.

The existing site grades are gentle, sloping evenly from its highest point at the north corner to the south corner with a total drop of 3.57m (approximately 11'-8''). There is a slightly steeper cut down along the eastern boundary to navigate the grade transition down to Scholar’s greenway and Mundell park.

CONTEXT

Mundell Park is located directly east of Lot 6. This neighbourhood park is a node at the intersection of the two greenways and is a significant public outdoor amenity space. Its focal point is a natural pond, with an island and a pedestrian bridge crossing which completes the north-south pedestrian throughway connection. The park also incorporates grassy areas and playground structure at the southern end.

The park is surrounded by existing 6 and 7 storey residential developments along the northern, southern and eastern boundaries. Lot 6 is the last remaining site in the block to be developed.

Across Ross Drive to the south is a section of natural forest, UBC Farm, and the Salish Sea, which will be visible from higher levels of the tower. The site to the west across Berton Avenue is currently undeveloped but will become an elementary school and playing field in future.
The proposed Lot 6 development consists of a 16-storey residential tower component located at the northern portion of the site. Twenty 3-storey city homes are located in the southern portion of the site, organized in groups, fronting Birney Avenue, Ross Drive, and Scholar’s Greenway. Passageways in between groups allow for access through to the semi-private courtyard space. The below grade parking access is discretely located at the southeastern corner of the site, which is a natural low point that minimizes the extent of exposed ramp entry, with the remainder screened by an overhead trellis structure.

The tower contains 220 suites, predominantly 1-2 bedroom units with some studios and five 3 bedroom penthouse suites. The entry lobby is located at the southwest corner of the tower and adjacent amenity room space fronts onto the common courtyard with the city homes. The development guidelines specific to this site allow for a 16 storey tower (not to exceed 48m). However, given the existing topography which slopes both the length and across the site, the proposed 16 storey tower exceeds the 48m height limit. A request for height variance of 4'-6" is included with this submission. The height calculation method (base plane) employed was based on the City of Vancouver zoning method (which effectively generates a diagonal maximum height envelope).

The city homes are connected in clusters of two and four homes, and maintain a 3-storey volume where they face onto Birney Avenue, Ross Drive and the greenway to provide continuous street edge, and to better relate to scale and massing of adjacent developments. Street level entries and private patios at most homes step up or down as grade falls away over the length of the site and in cross section across the courtyard, to create a sense of individuality for each home. On the courtyard side, the city homes are terraced at the upper level. The semi-private courtyard provides a focal point the forest at the south and connection to the tower to the north.

Underground parking will be provided for both residents and visitors. The penthouse units will each have designated secure private garages. Secure bicycle storage, storage lockers, garbage & recycling facilities and service rooms will also be provided below grade.

This development is designed to REAP Gold standards and Step 2 of the BCBC Energy Code.
PRESCRIBED STUDIES

SHADOW ANALYSIS
The effects of shadowing by the proposed development (and adjacent existing developments) on Mundell Park and the future elementary school site have been studied at the prescribed dates and times.

Additional times have also been studied, where use of these public spaces would be commonplace such as in late afternoon, early evening in summertime, and pre-school hours at the future school site.
Background

The UBC Wesbrook Place Neighbourhood plan (illustrative plans P-10 & P-11) indicates a massing distribution across Lot 6, with a 16-storey tower located at the northern portion of the site, roughly square in proportion, and the remainder of the site as three storey townhomes. The site coverage shown is distributed approximately as a split of 1/3 tower and 2/3 townhomes, with a permitted density up to FSR of 3.5.

We understand overshadowing of Mundell Park and the future school site by the tower component was a primary consideration in determining the tower placement prescribed in the neighbourhood plan.

Pre-AUDP Stage Review - Through commentary received at the Pre-AUDP and discussions with UBC CC&P, the design team was encouraged to re-examine the design in accordance to a number of overall guiding principles for this site and consider revisions including the following:

- Maintain (as closely as possible) the intent of site massing and density as shown in illustrative plans P-10 & P-11 of the neighbourhood plan;
- Increase proportion (density and site coverage) of City Homes to reduce Tower footprint
- Maintain prescribed site division line (~1/3 to 2/3 proportion) between Tower and City Homes
- Study tower base (podium) and relationships to grade
- Study effects of tower placement and tower form on overshadowing adjacent public spaces and ways to mitigate

Images: Illustrated Land Use Plan and 3D Illustrative Plan from Wesbrook Neighbourhood Plan (P-11 & P-12)
Proposed Development

The proposed form of development has been revised in consideration of this guidance, to more closely respect the policies of the Wesbrook Place Neighbourhood Plan. Overall site revisions can be summarized as follows:

The revised overall site division proportion between City Homes and Tower now closely approximates the prescribed 1/3 to 2/3 division and maintains FSR 3.5.

The density of the City Homes is increased significantly. Twenty homes are provided facing Birney Avenue, Ross Drive, and Scholars Greenway. These are re-shaped into a deeper row house proportion, while the area of each remains unchanged. The City Homes are grouped into clusters to maintain visual and pathway connections to the semi-private interior courtyard.

The tower massing is redefined to fall within the overall prescribed site division and to reduce over-shadowing of Mundell Park and the future school site. The tower plate is reduced in length significantly and is pulled further north toward the building setback. The tower is re-shaped and internally re-planned (incorporating separate internal cores) in order to extend units outward, closer to the west and east building setback lines.

The tower extends to 16 storeys as permitted, however a height variance of up to 4'-6" is requested. The 48m height limit across this sloped site would not otherwise allow for an accessible ground level at 16 storeys in building height.

Articulation of the tower base (podium) and grade relationships have been refined, and are described in the building massing design rationale. Courtyard and semi-public passageways and access through the site is discussed in more detail with the design rationale provided by the Landscape Architect.

Building Form and Material

Tower - A series of form manipulations are introduced to break down the overall mass of the tower into more discernible elements and provide a finer level of detail at a human scale.

Beyond siting of the tower, our shadow analysis identified the southeast tower corner as having the greatest impact on shadows cast on Mundell Park. Accordingly the tower is carved back above level 11 at this corner.

Architecturally, this form is expressed as a scaled version of the three-storey City Home brick volume. Additional three-storey brick forms are then introduced and repeated at the tower base, defining a podium level and common street front language, without interrupting the vertical rhythms of the tower. This approach is applied at the northwest corner to breakdown the Birney facade.

Given the tower proportions (height-to-floor plate), efforts are made to emphasize a more slender appearance by using facade elements, colours, and tones organized vertically. At the north and south facades, and the corners, grey metal spandrel panel runs vertically. At the west and east elevations, the main fields of wall are rendered in coloured metal spandrel panel in variegated terra cotta tones. These areas are nearly square in proportion and become a background, behind which white painted balconies project, stacked vertically in a rhythm.
Building Form and Material

Tower (continued from previous page) -

The north and south facades incorporate a gentle curved sweep, to soften and relate to the crescent shaped language of adjacent Mundell park.

The tower entry and sense of arrival is signalled by a three-storey white (metal panel clad) folded plate form, glass canopy and “V” shaped column to maintain open ground plane at the corner to the double-height lobby.

The material palette is common to both the Tower and City Homes, to read as a single cohesive development while providing opportunities for accents at different levels of detail and at human scale.

City Homes - The City Homes are defined in row house form with a three-storey frontage, stepped parapet line, and set back entry with a raised stoop. The homes are grouped into clusters, each stepping down as the grade falls away. Passageways provide glimpses into the courtyard. The homes are terraced with outdoor decks overlooking the courtyard.

A common stairway is articulated with glass and brick to identify an arrival point for City Home residents and passageway to the courtyard beyond.

Architecturally, the language is clean and minimal. A simple three-storey brick volume is defined with punched openings and repeated. In between, a neutral slot is formed, denoting vertical circulation within the home, clad with metal spandrel panel and glazing. Accent coloured entry doors, metal entry canopies, vertical fins and window shrouds provide human scaled detail, and reinforce a sense of individuality. On the courtyard side, metal panel cladding provides a common base and ties the groupings together as a single building.

The colour palette is tonal, dark charcoal grey brick, warm medium gray metal panel and spandrel panel, with accent coloured elements (entry doors, canopies) in the terra cotta tones.
PERSPECTIVE RENDERING
VIEW FROM MUNDELL PARK

UNREVISED (in progress)
CITY HOMES LEVEL 3
FLOOR PLANS

City Home 5
City Home 17
City Home 1
City Home 22
City Home 6
City Home 16
City Home 2
City Home 21
City Home 7
City Home 15
City Home 3
City Home 19
City Home 8
City Home 14
City Home 9
City Home 10
City Home 11
City Home 12
City Home 4
City Home 18
City Home 13
City Home 20
FLOOR PLANS
PARKING LEVEL 2

PARKING LEVEL 2
FLOOR PLANS
Materials Legend

1. Painted concrete
   a. White
   b. Charcoal
   c. Accent colour - Terra cotta tone
2. Pre-finished metal panels - Medium grey matte finish
3. Composite metal panel
   a. White
   b. Accent colour - Terra cotta tone
   c. Charcoal
4. Pre-finished metal panes - Medium grey metal finish
5. aluminum window wall system - Charcoal frame
6. aluminum window wall system glass screen - Charcoal
7. Glass/white screen panel
   a. Charcoal
   b. Medium grey matte finish
   c. Accent colour [variable] tern brown - steel colour
8. aluminum window wall system vertical fins - Charcoal
9. Pre-finished metal window screen - Charcoal
10. Cutout wall - Charcoal frame
11. Metal cladding entry doors - Accent colour - Terra cotta tone
12. Painted screen entry canopy structure - Accent colour - Same as Terra cotta tone
13. Filter - magnesium - ramped frame for roof
14. aluminum/fr glass privacy screen - Charcoal frame / Middle glass
15. aluminum/fr glass screen - Charcoal frame / Clear glass
16. flocked canopy glass
17. HSS canopy outriggers - Charcoal
18. HSS parking entry trellis structure - Charcoal
19. Metal louver screened mechanical enclosure - Charcoal
Materials Legend

1. Painted concrete
   a. White
   b. Charcoal
   c. Accent colour - Terra cotta tone

2. Painted concrete soffit
   a. White (typical)
   b. Accent colour - Terra cotta tone

3. Composite metal panel
   a. White
   b. Accent colour - Terra cotta tone
   c. Charcoal

4. Pre-finished metal panel - Medium grey matte finish

5. Aluminum window wall system - Charcoal frame

6. Aluminum window wall system glass spandrel - Charcoal

7. Aluminum window wall system metal spandrel panel
   a. Charcoal
   b. Medium grey matte finish

8. Veneered palette of 6 complementary tone terra cotta colours

9. Aluminum window wall system vertical line - Charcoal

10. Pre-finished metal window airfoil - Charcoal

11. Curtainwall - Charcoal frame

12. Metal cladding entry doors - Accent colour - Terra cotta tone

13. Brick - Manganese trowel norman format

14. Aluminum & glass privacy screens - Charcoal frame / tinted glass

15. Aluminum & glass guarded - Charcoal frame / Clear glass

16. Triffid canopy glass

17. HS canopy outriggers - Charcoal

18. HS canopy entry trellis structure - Charcoal

19. Metal framed screened mechanical enclosure - Charcoal

(Site unspecified)
Materials Legend

1. painted concrete
   a. white
   b. charcoal
   c. accent colour - terra cotta tone
2. painted concrete soffit
   a. white (typical)
   b. accent colour - terra cotta tone
3. composite metal panel
   a. white
   b. accent colour - terra cotta tone
   c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - white
6. aluminum window wall system in metal spandrel pane
   a. charcoal
   b. medium grey matte finish
   c. variegated (palette of A complementary tone terra cotta colour)
7. aluminum window wall system in vertical fins - charcoal
8. aluminum window wall system - charcoal
9. pre-finished metal window surround - charcoal
10. curtainwall - charcoal frame
11. metal ctyhome entry doors - accent colour - terra cotta tone
12. painted steel entry canopy structure - accent colour - dark terra cotta tone
13. brick - mangarese manganese norman format
14. aluminum & glass privacy screens - charcoal frame / fritted glass
15. aluminum & glass guardrail - charcoal frame / clear glass
16. fritted canopy glass
17. HSS canopy outriggers - charcoal
18. HSS parkade entry trellis structure - charcoal
19. metal louver screened mechanical encl - charcoal

TOWER NORTH ELEVATION - WEBBER LANE
Materials Legend
1. painted concrete
   a. white
   b. charcoal
2. painted concrete subtile
   a. white (typical)
   b. accent colour - terra cotta tone
3. composite reese panel
   a. white
   b. accent colour - terra cotta tone
4. aluminium & glass guardrail - charcoal frame / clear glass
5. pre-finished metal panel - medium grey matte finish
6. metal window wall system metal spandrel panel
   a. white (typical)
   b. accent colour - terra cotta tone
b. charcoal
7. aluminum window wall system metal spandrel panel
   a. white
   b. accent colour - terra cotta tone
   c. variegated (palette of 4 complementary tone terra cotta colours)
8. aluminum window wall system vertical fins - charcoal
9. curtainwall - charcoal frame
10. fabricated concrete soffit
11. brick - manganese iron spot norman format
12. painted steel entry canopy structure - accent colour - dark terra cotta tone
13. aluminum & glass privacy screens - charcoal frame / fritted glass
14. aluminum & glass guardrail - charcoal frame / clear glass
15. metal trellis overhangs - charcoal
16. metal trellis entry trellis structure - charcoal
17. HSS canopy outriggers - charcoal
18. HSS parkade entry trellis structure - charcoal
19. metal louvre screened mechanical enclosure - charcoal

ELEVATIONS
TOWER SOUTH ELEVATION
ELEVATIONS
CITY HOMES EAST & WEST COURTYARD ELEVATIONS

ELEVATION A  City Homes 1 to 8 - East Elevation (Courtyard)

ELEVATION B  City Homes 13 to 20 - West Elevation (Courtyard)

ELEVATION C  City Homes 9 to 12 - South Elevation (Ross Drive)

(UNREVISITED) (in progress)
GENERAL NOTES:
1. Plan based on survey provided by architect.
2. Contractor to verify location and protect all site services within scope of work prior to commencement of excavation. Refer to civil dwg.
3. Contractor to undertake tree protection measures to URC standards.
4. Location of tree protection fencing and limit of access fencing to be verified with consultant prior to installation.
5. Erect sediment control around existing catchbasins and erosion control measures where applicable. Refer to civil.
6. Hand excavate only within drier area of trees to be retained. Sever roots cleanly.
7. Refer to civil for extents of new curbs and existing curbs to remain.

EXISTING SPOT ELEVATION AS PER SURVEY
TOP OF WALL
BOTTOM OF WALL
DIRECTION OF SLOPE
GRADE TRANSITION
EXISTING TREE TO BE RETAINED
PROPOSED CONIFEROUS TREE
PROPOSED DECIDUOUS TREE
LAWN
PLANTING AREA
PROPERTY LINE
LIMIT OF WORK

PROPOSED CONIFEROUS HEDGE

LEGEND:

EXISTING WATER FEATURE
EXISTING SPOT ELEVATION AS PER SURVEY
EXISTING STREET TREE
LOW GRANITE WALL
STAIRS
PAVER PATHWAY
BIKE RACKS (8)

LIMIT OF WORK
PROPERTY LINE
TOP OF WALL
BOTTOM OF WALL
DIRECTION OF SLOPE
GRADE TRANSITION
DIRECTION OF SLOPE
GRADE TRANSITION
EXISTING TREE TO BE RETAINED

SCALE 1/16" = 1'-0"

PROJECT NO.
JULY 26/21
DRAWING NUMBER

MATERIALS PLAN

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WORDSWORTH
Landscape Architecture
Urban Design

Ground Level

Materials Plan

Issued for AUDP
Jan 04/2022
Jan 10/2022
Feb 04/2022

Issued for DP
Feb 04/2022
Issued for DP
Jan 10/2022
Issued for DP
Jan 04/2022

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