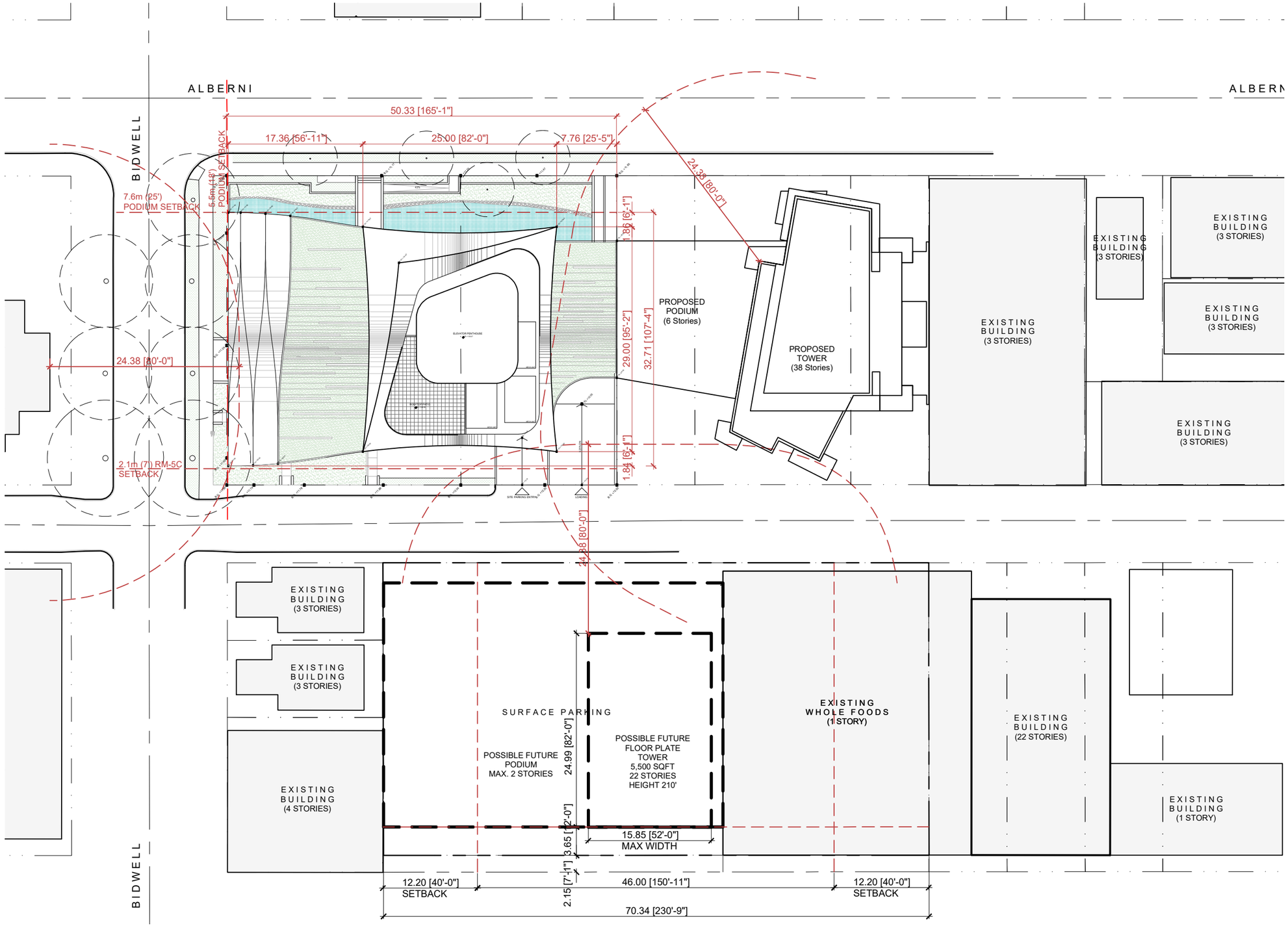
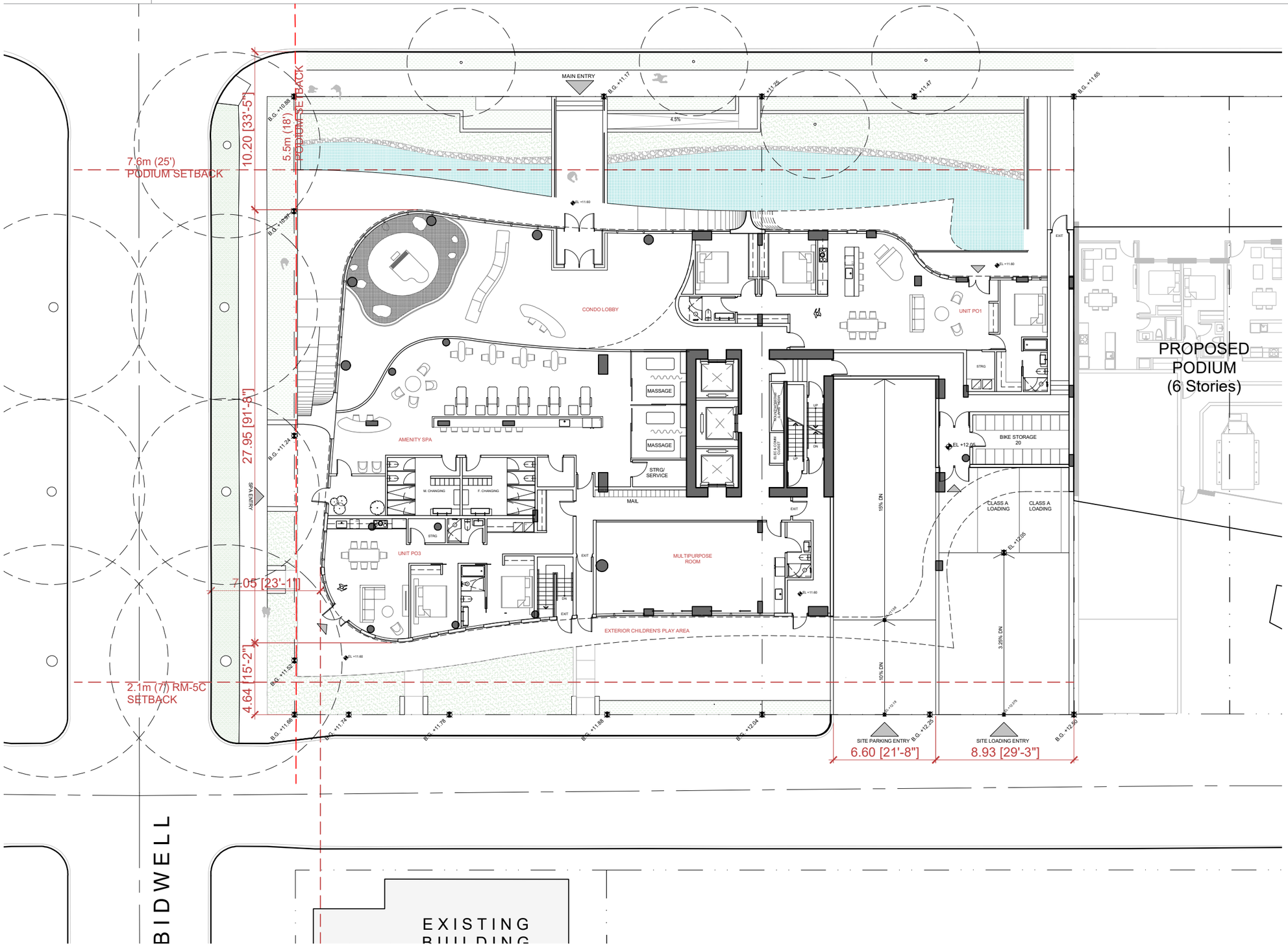
CONTEXT PLAN

The proposed tower is sited to mitigate shadowing on Marina Square Park and to allow for terracing of the podium on Bidwell. 80' tower separation is maintained with all existing, proposed and potential future neighboring towers.

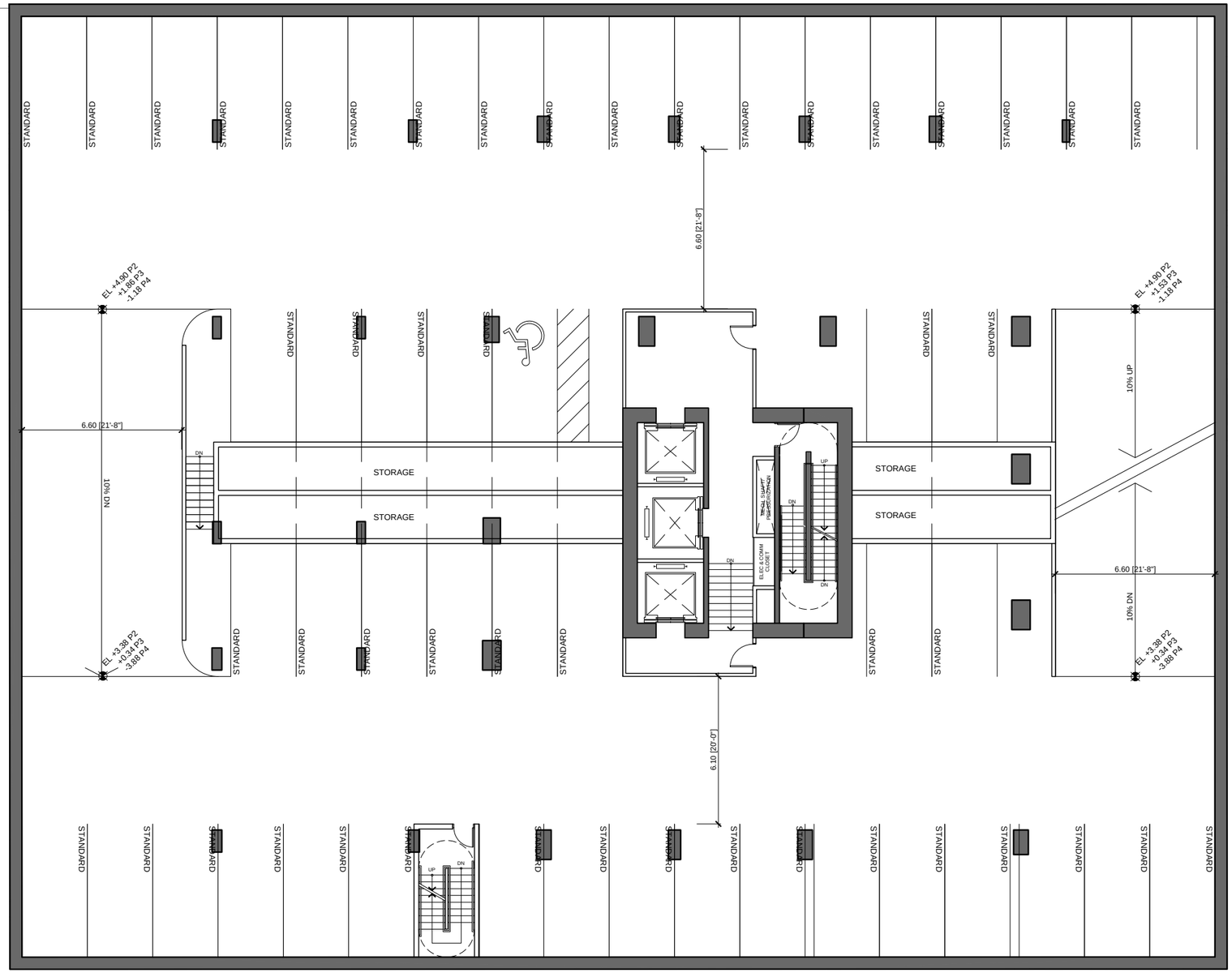




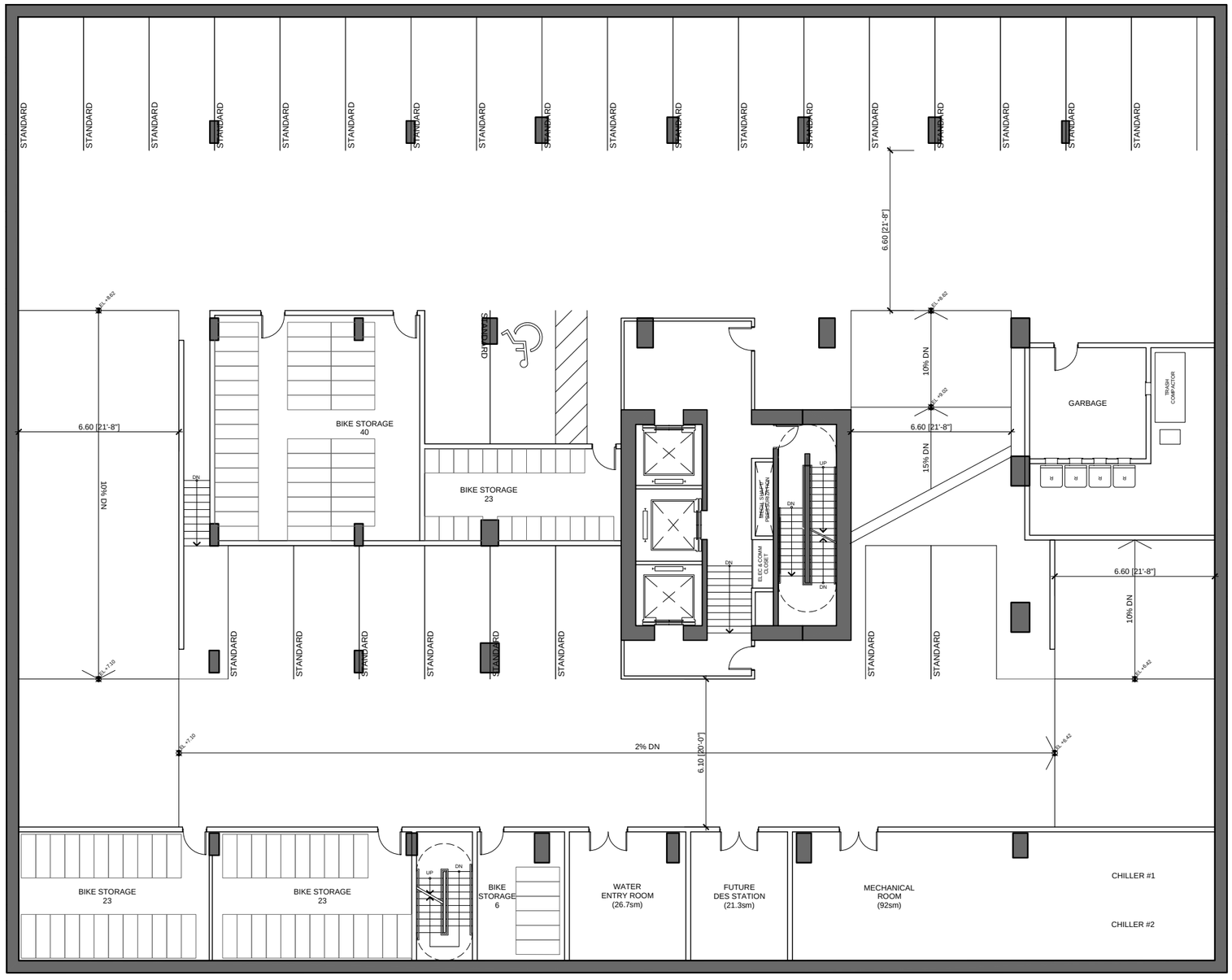
SITE PLAN

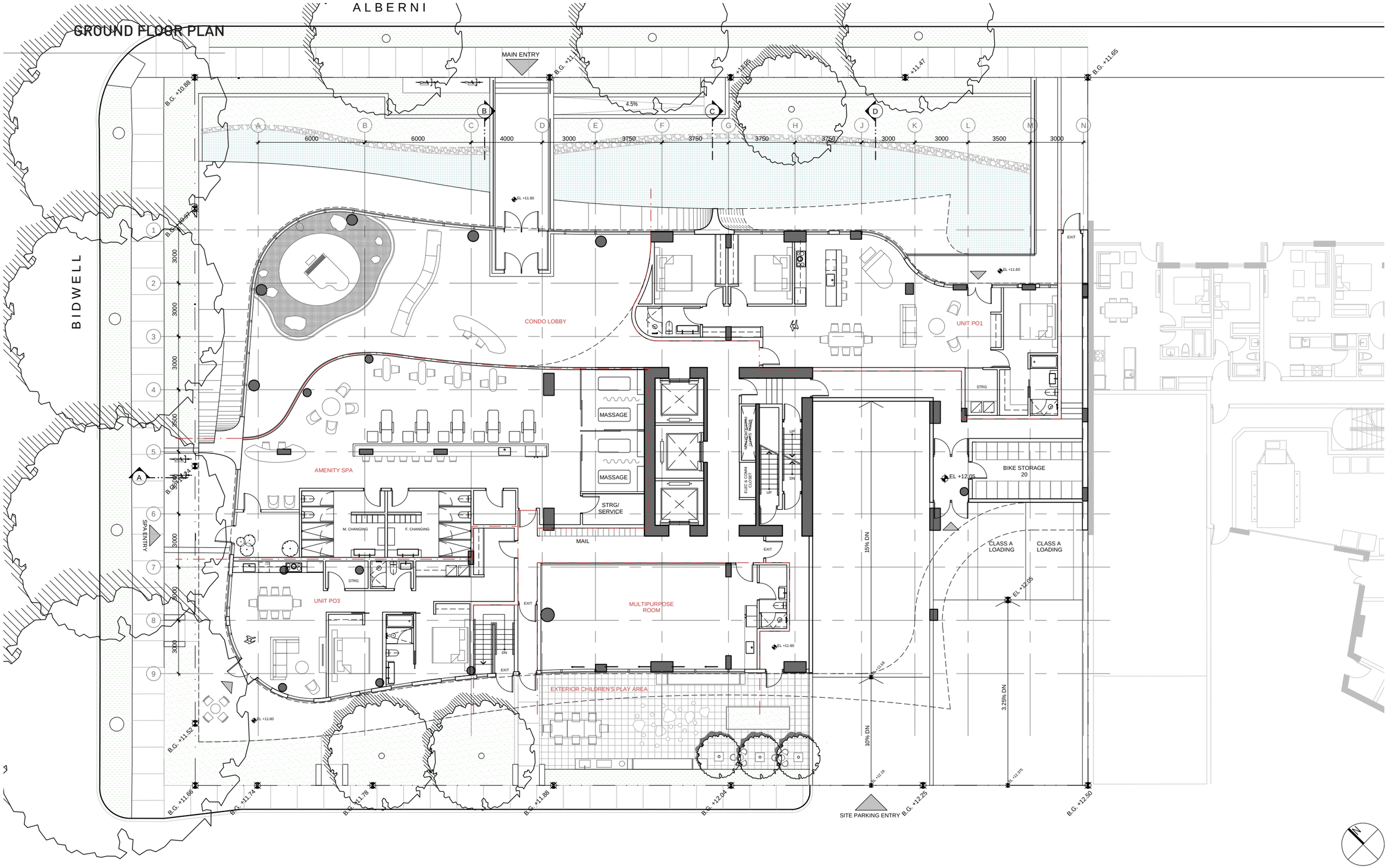
The extent of projecting exoskeleton conforms to the required setbacks of 25' from the back of the Alberni St. curb and 18' from the back of the Bidwell St. curb. The actual facade at grade is set back even further to create a more pleasant sidewalk experience. On Bidwell St., the facade line is pulled back so that it respects the neighboring house's (774 Bidwell St.) setback. As the podium rises, the building further terraces back to reduce sense of bulk.

P2-P4

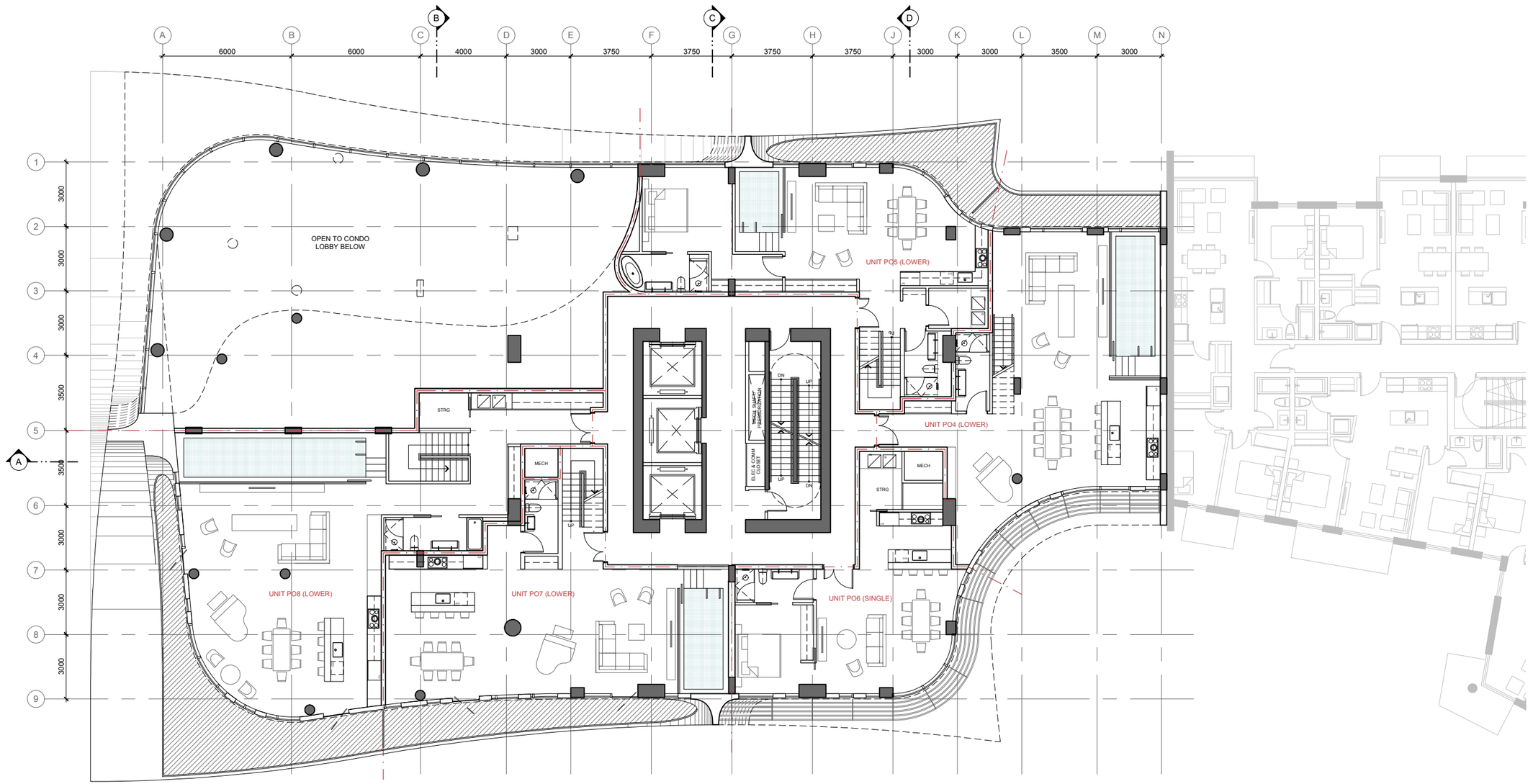

STANDARD
6.60 [21'-8"]
EL +4.90 P2
+1.66 P3
-1.18 P4
10% DN
STORAGE
UP
DN
D2
ELEC. & COMM CLOSET
TRENCH DRAIN PRESENT BELOW GRATE
EL +3.38 P2
+0.34 P3
-3.88 P4
6.10 [20'-0"]

P1

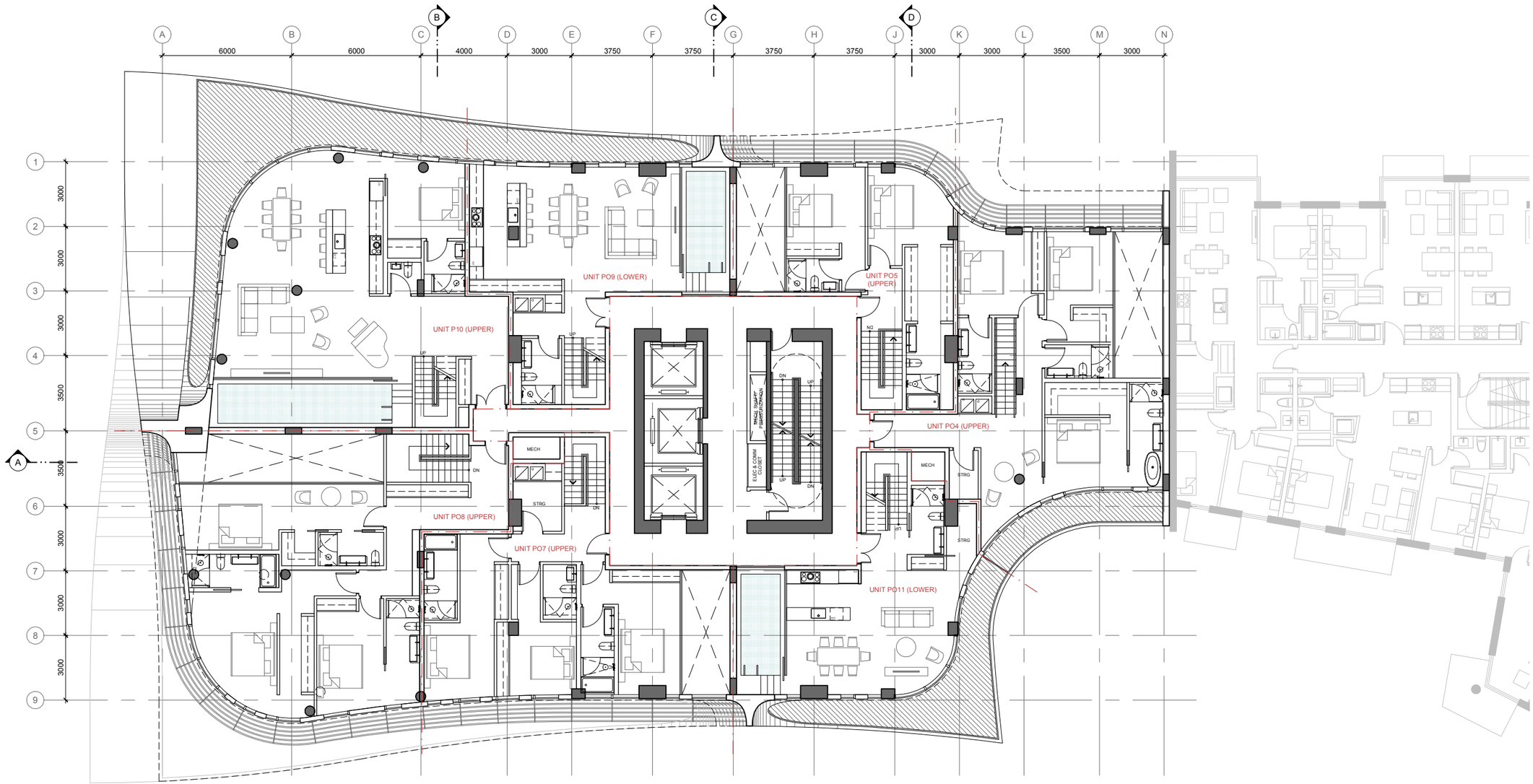

STANDARD
6.60 [21'-8"]
10% DN
BIKE STORAGE
40
BIKE STORAGE
23
STANDARD
15% DN
GARBAGE
TRASH COMPACTOR
2% DN
6.10 [20'-0"]
BIKE STORAGE
23
BIKE STORAGE
23
BIKE
STORAGE
6
WATER
ENTRY ROOM
(26.7sm)
FUTURE
DES STATION
(21.3sm)
MECHANICAL
ROOM
(92sm)
CHILLER #1
CHILLER #2
UP
DN


GROUND FLOOR PLAN
ALBERNI
BIDWELL
MAIN ENTRY
SPA ENTRY
SITE PARKING ENTRY
AMENITY SPA
M. CHANGING
F. CHANGING
STRG
UNIT PO3
CONDO LOBBY
MASSAGE
MASSAGE
STRG/
SERVICE
MAIL
MULTIPURPOSE
ROOM
EXTERIOR CHILDREN'S PLAY AREA
UNIT PO1
STRG
BIKE STORAGE
20
CLASS A
LOADING
CLASS A
LOADING
EXIT
EL +11.60
EL +12.05
B.G. +10.88
B.G. +11.52
B.G. +11.66
B.G. +11.74
B.G. +11.78
B.G. +11.68
B.G. +12.04
B.G. +12.25
B.G. +12.50
B.G. +11.47
B.G. +11.65
4.5%
15% DN
10% DN
3.25% DN
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
2500
3000
3000
3000
3000
3000
2500
3000
3000
3000

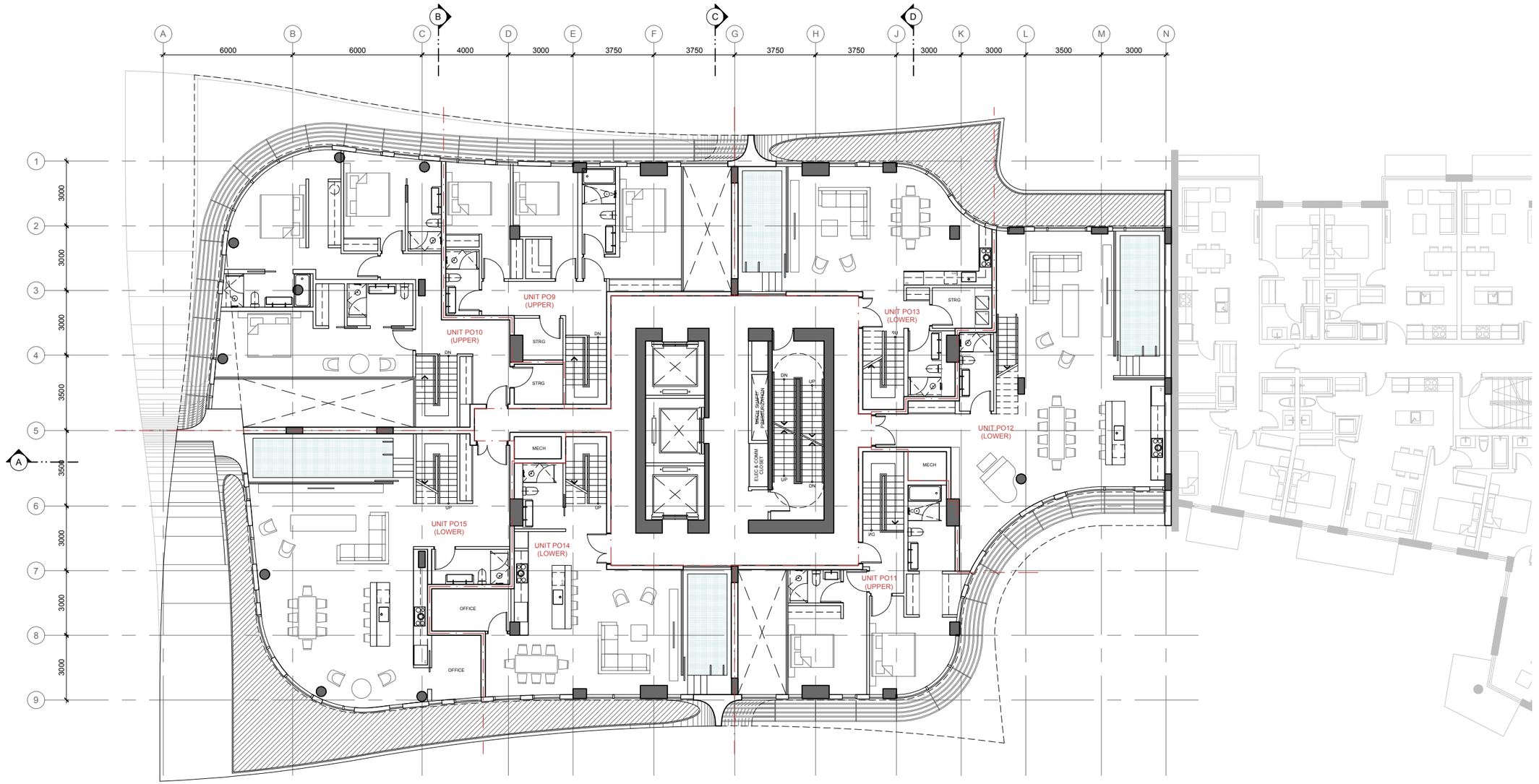
L2 PLAN


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
1
2
3
4
5
6
7
8
9
3000
3000
3000
3500
3000
3000
3000
OPEN TO CONDO LOBBY BELOW
UNIT PO5 (LOWER)
UNIT PO4 (LOWER)
UNIT PO8 (LOWER)
UNIT PO7 (LOWER)
UNIT PO6 (SINGLE)
STRG
MECH
MECH
STRG
ELEC & COMM CLOSET
TRICKLE CHARGE PARKING STALLS
UP
DN
UP
DN
UP

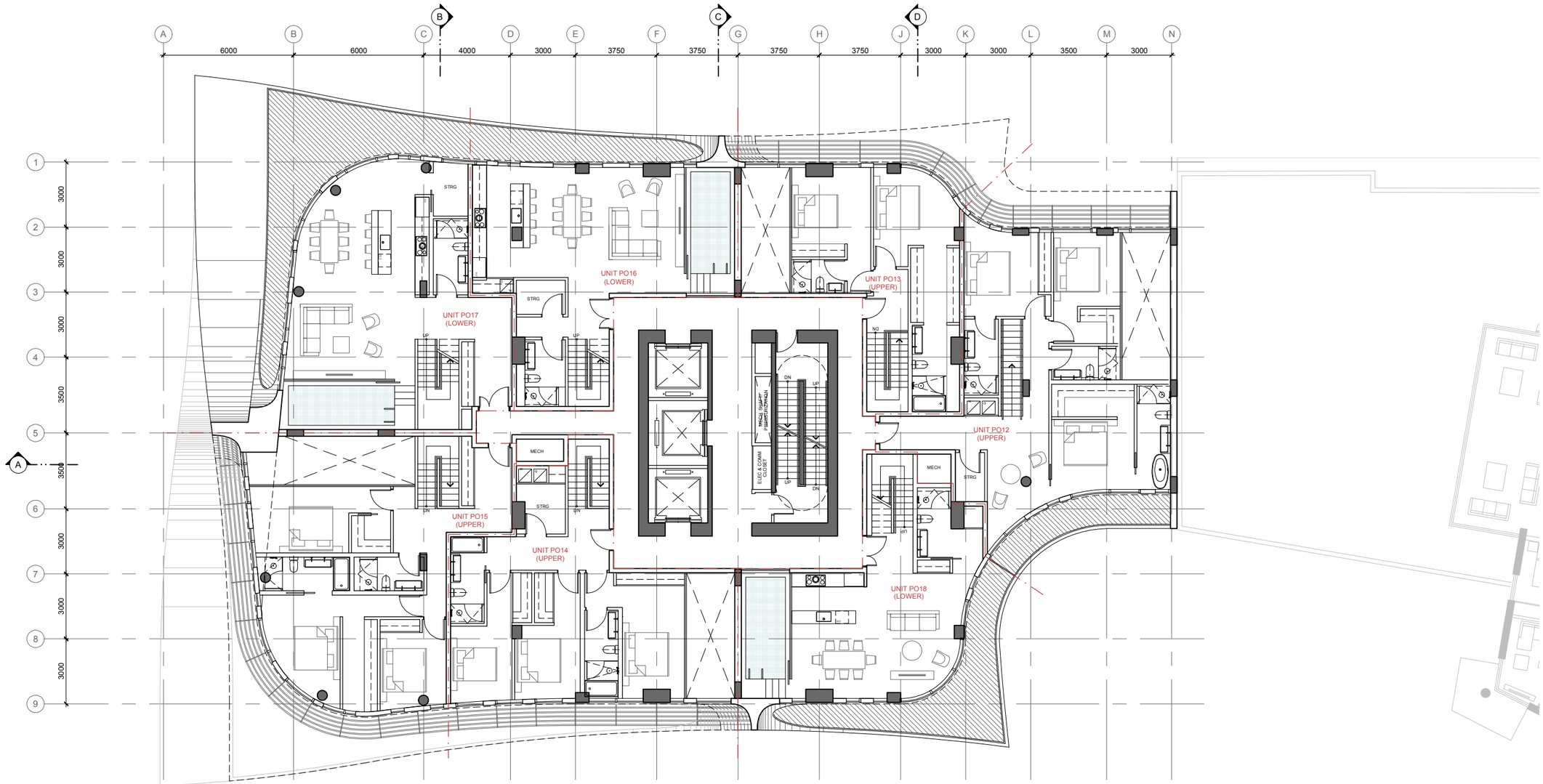
L3


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
1
2
3
4
5
6
7
8
9
3000
3000
3000
3500
3000
3000
3000
3000
UNIT PO9 (LOWER)
UNIT P10 (UPPER)
UNIT PO5 (UPPER)
UNIT PO4 (UPPER)
UNIT PO8 (UPPER)
UNIT PO7 (UPPER)
UNIT P011 (LOWER)
MECH
STRG
UP
DN
ELEC & COMM CLOSET
MECH. SHAFT PENETRATION

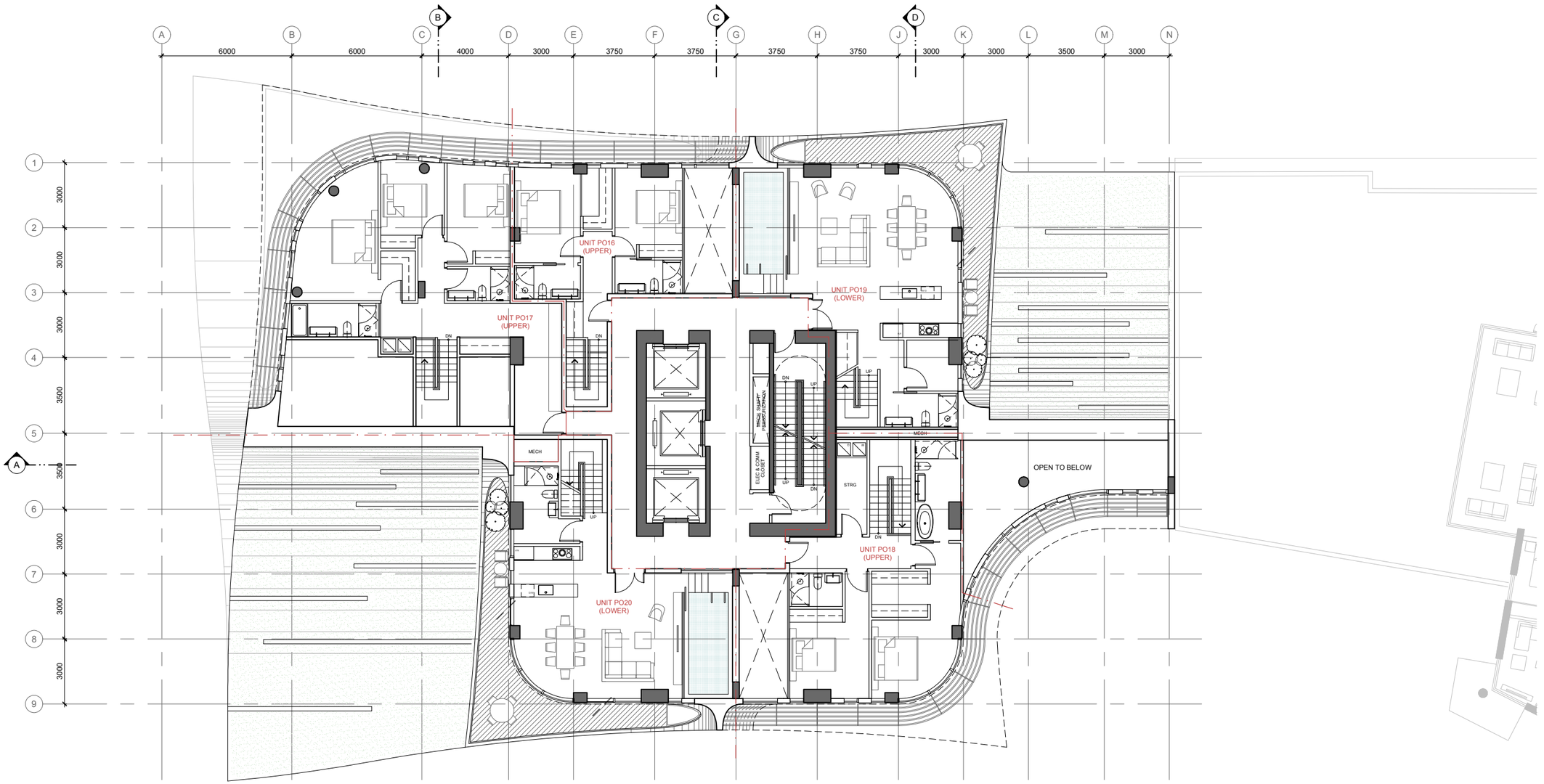
L4


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
3000
3000
3500
3000
3000
3000
UNIT PO9
(UPPER)
UNIT PO10
(UPPER)
UNIT PO13
(LOWER)
UNIT PO12
(LOWER)
UNIT PO15
(LOWER)
UNIT PO14
(LOWER)
UNIT PO11
(UPPER)
OFFICE
OFFICE
MECH
MECH
STRG
STRG
STRG
UP
DN
ELEC & COMM
CLOSET

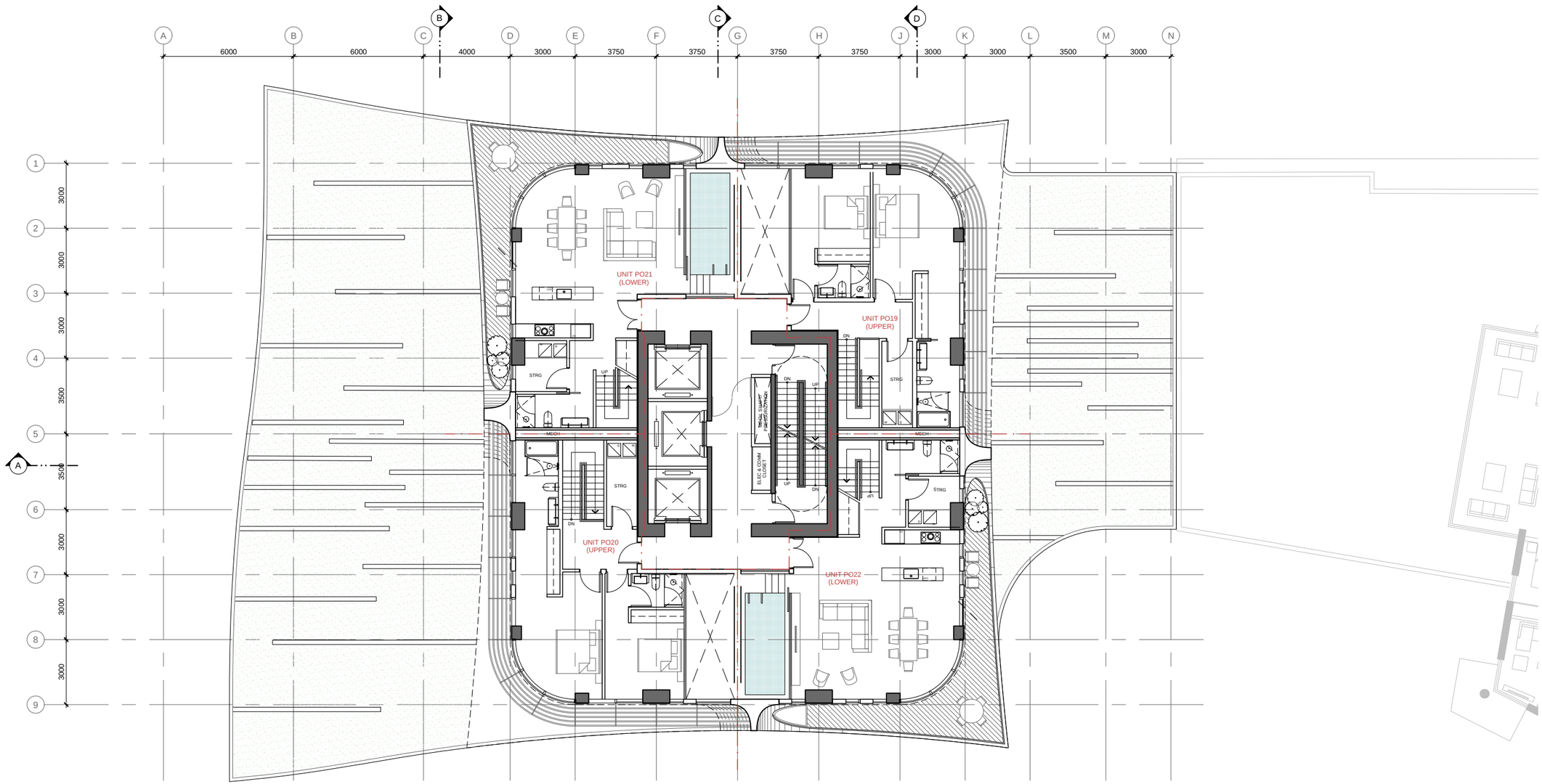
L5


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
1
2
3
4
5
6
7
8
9
3000
3000
3000
3500
3000
3000
3000
UNIT PO16
(LOWER)
UNIT PO17
(LOWER)
UNIT PO13
(UPPER)
UNIT PO12
(UPPER)
UNIT PO15
(UPPER)
UNIT PO14
(UPPER)
UNIT PO18
(LOWER)
STRG
MECH
UP
DN
NO
ELEC & COMM CLOSET

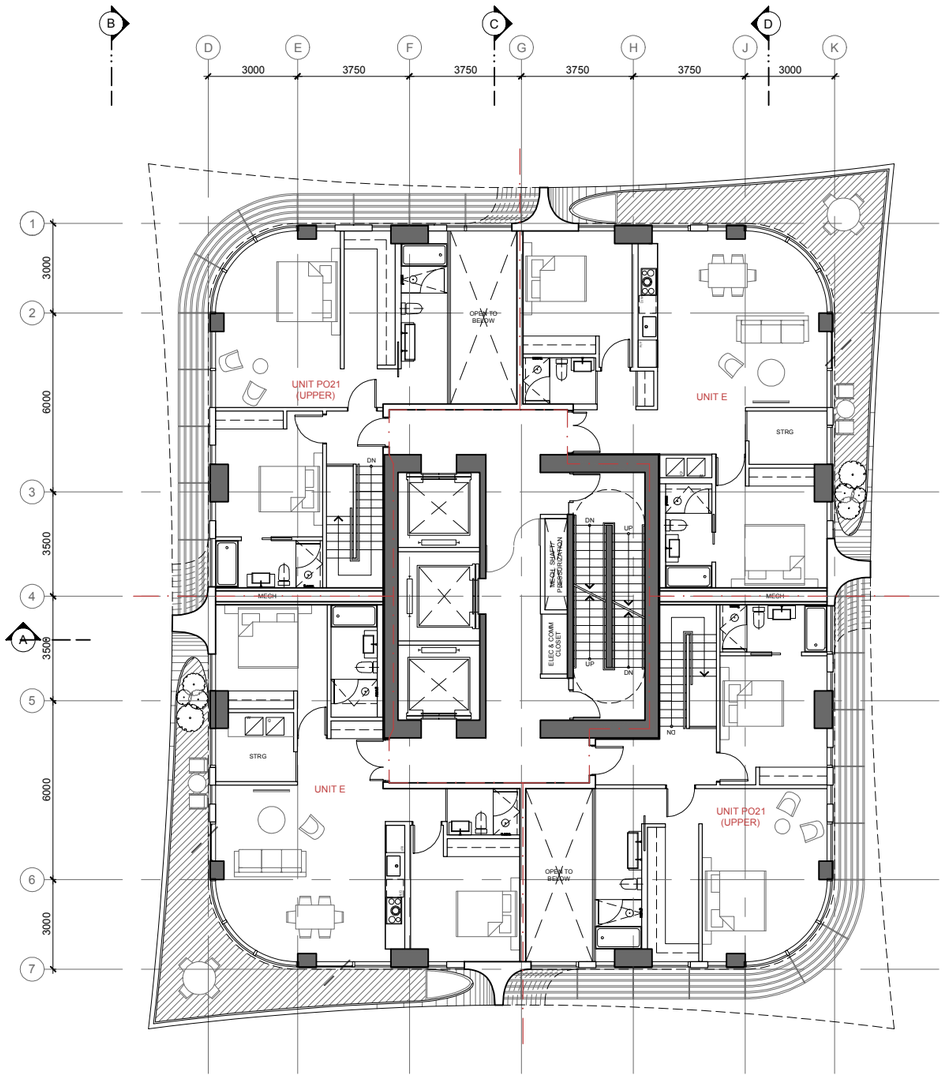
L6


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
1
2
3
4
5
6
7
8
9
3000
3000
3000
3500
3000
3000
3000
UNIT PO16
(UPPER)
UNIT PO17
(UPPER)
UNIT PO19
(LOWER)
UNIT PO20
(LOWER)
UNIT PO18
(UPPER)
OPEN TO BELOW
MECH
STRG
UP
DN
ELEC & COMM
CLOSET

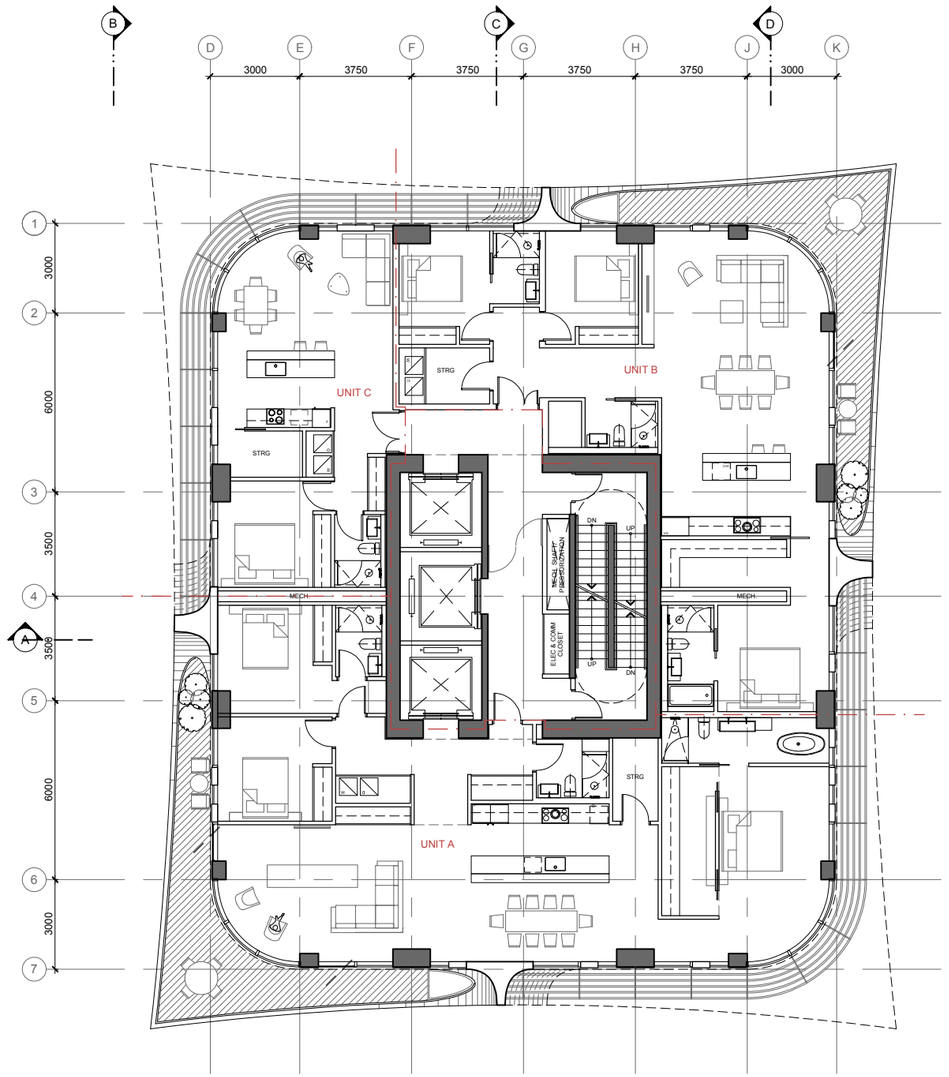
L7


A
B
C
D
6000
6000
4000
3000
3750
3750
3750
3750
3000
3000
3500
3000
3000
3000
3500
3000
3000
3000
UNIT PO21
(LOWER)
UNIT PO19
(UPPER)
UNIT PO20
(UPPER)
UNIT PO22
(LOWER)
STRG
MECH
ELEC & COMM CLOSET
TRAIL SUMP PIT BELOW

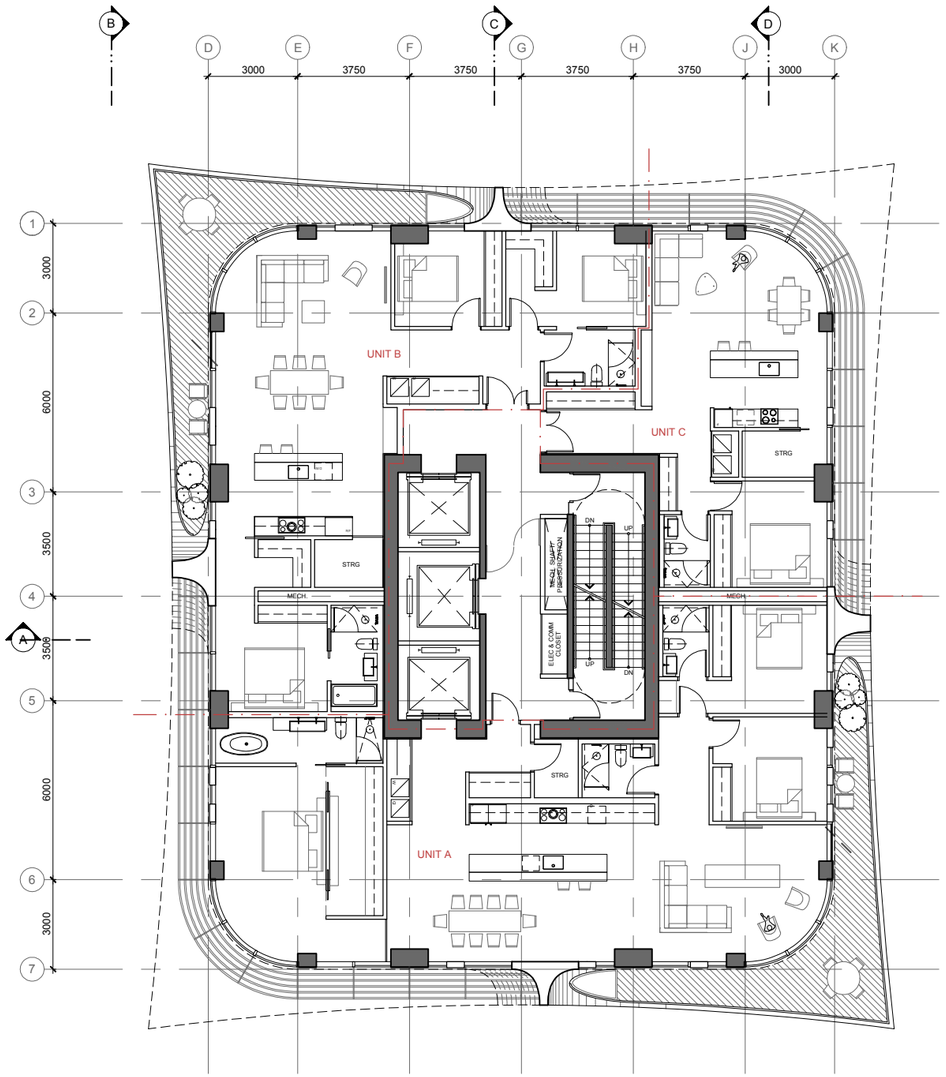
L8


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
A
5
6
7
3000
6000
3500
3500
6000
3000
UNIT PO21
(UPPER)
OPEN TO
BELOW
UNIT E
STRG
DN
MECH
ELEC & COMM
CLOSET
UP
DN
NO
UNIT E
STRG
MECH
UP
DN
UNIT PO21
(UPPER)
OPEN TO
BELOW

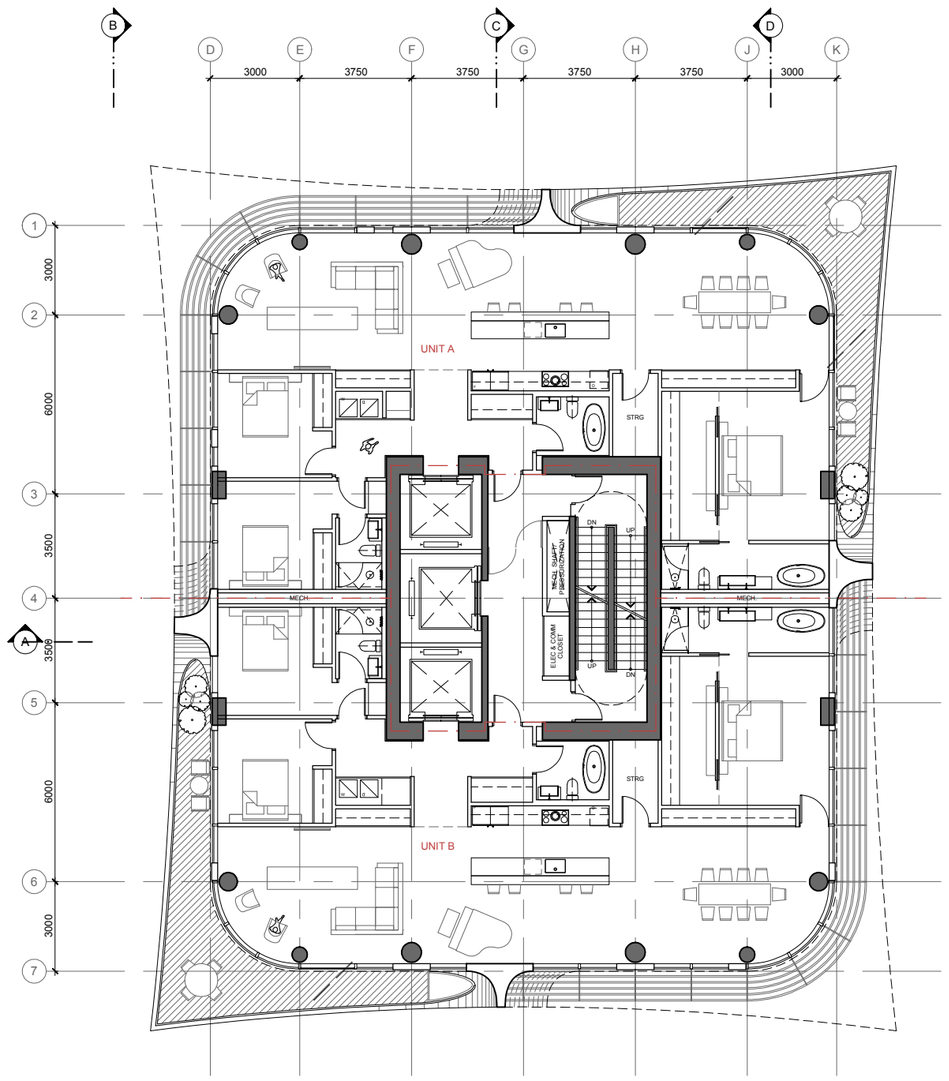
L9-L20 LEFT


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
A
5
6
7
3000
6000
3500
6000
3000
UNIT C
UNIT B
UNIT A
STRG
STRG
STRG
MECH.
MECH.
ELEC & COMM CLOSET
SMOKE SEAL DAMPER PENETRATION
UP
DN
UP
DN

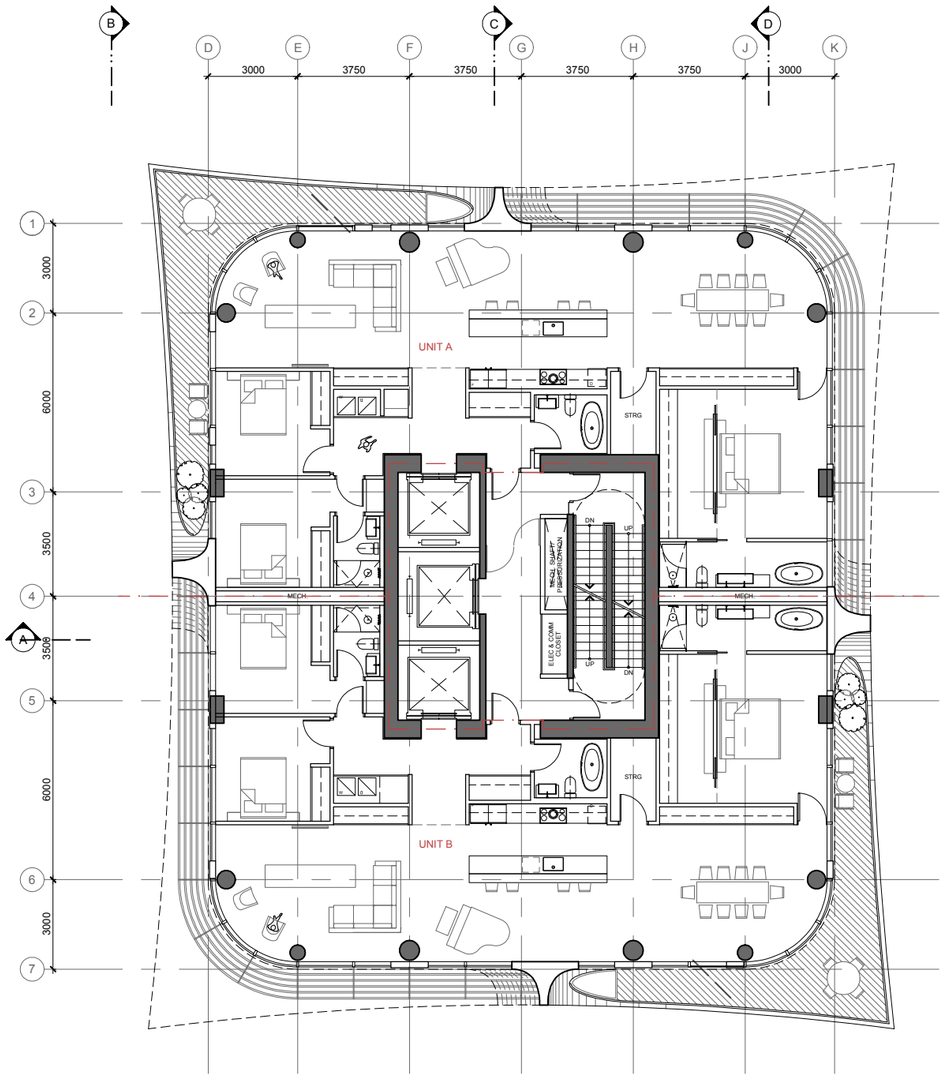
L9-L20 RIGHT


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
A
5
6
7
3000
6000
3500
3506
6000
3000
UNIT B
UNIT C
UNIT A
STRG
MECH.
MECH.
STRG
STRG
ELEC & COMM CLOSET
UP
DN
UP
DN

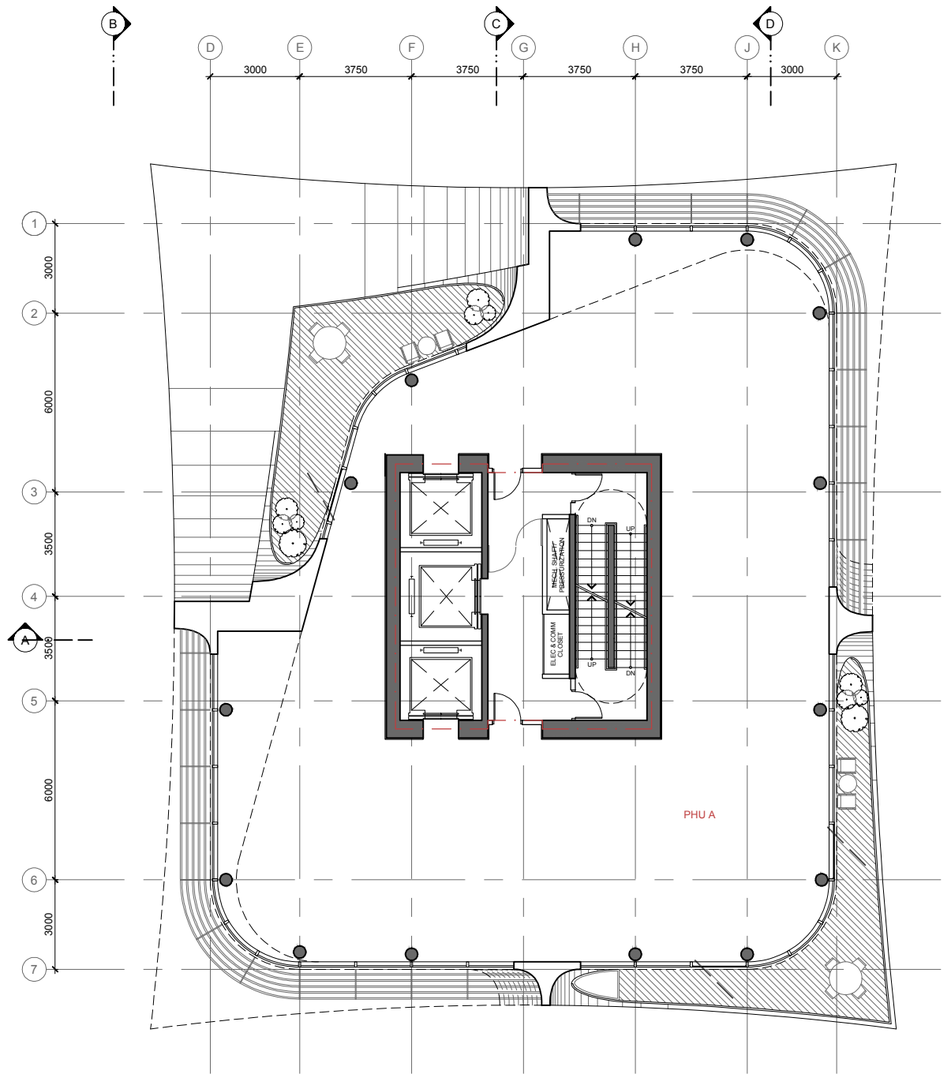
L21-36 LEFT


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
A
5
6
7
3000
6000
3500
3500
6000
3000
UNIT A
UNIT B
STRG
STRG
MECH.
MECH.
ELEC & COMM CLOSET
TRCH. SUMP PUMP
UP
DN
UP
DN

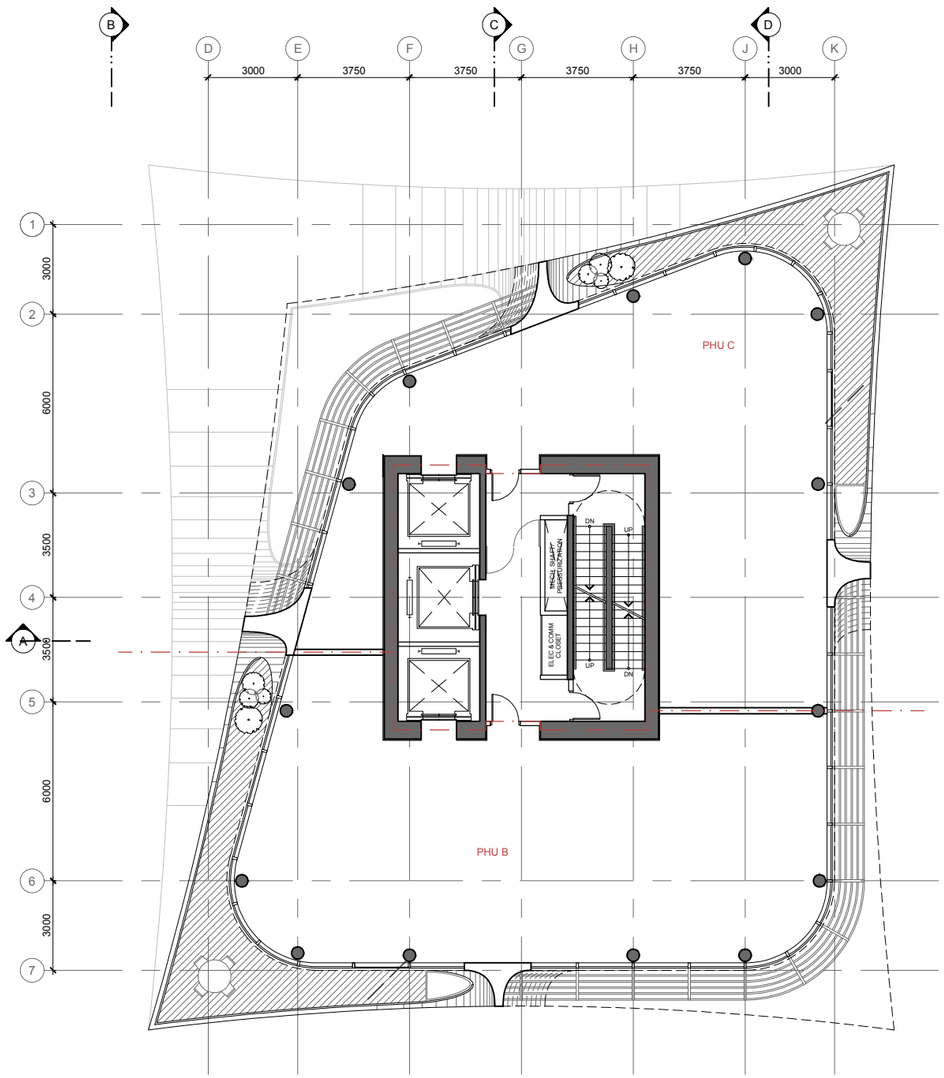
L21-36 RIGHT


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
A
5
6
7
3000
6000
3500
3500
6000
3000
UNIT A
UNIT B
STRG
STRG
MECH
MECH
ELEC & COMM CLOSET
DN
UP
UP
DN

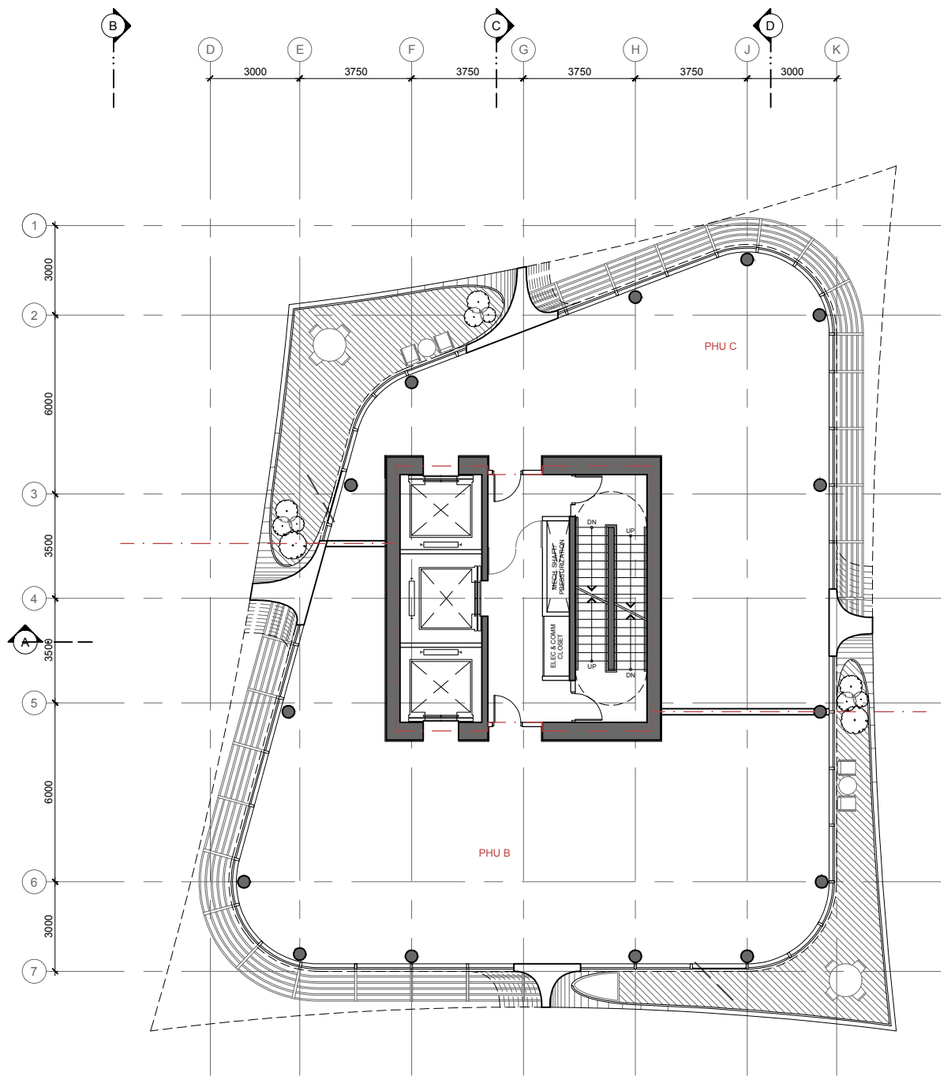
L37 PENTHOUSE



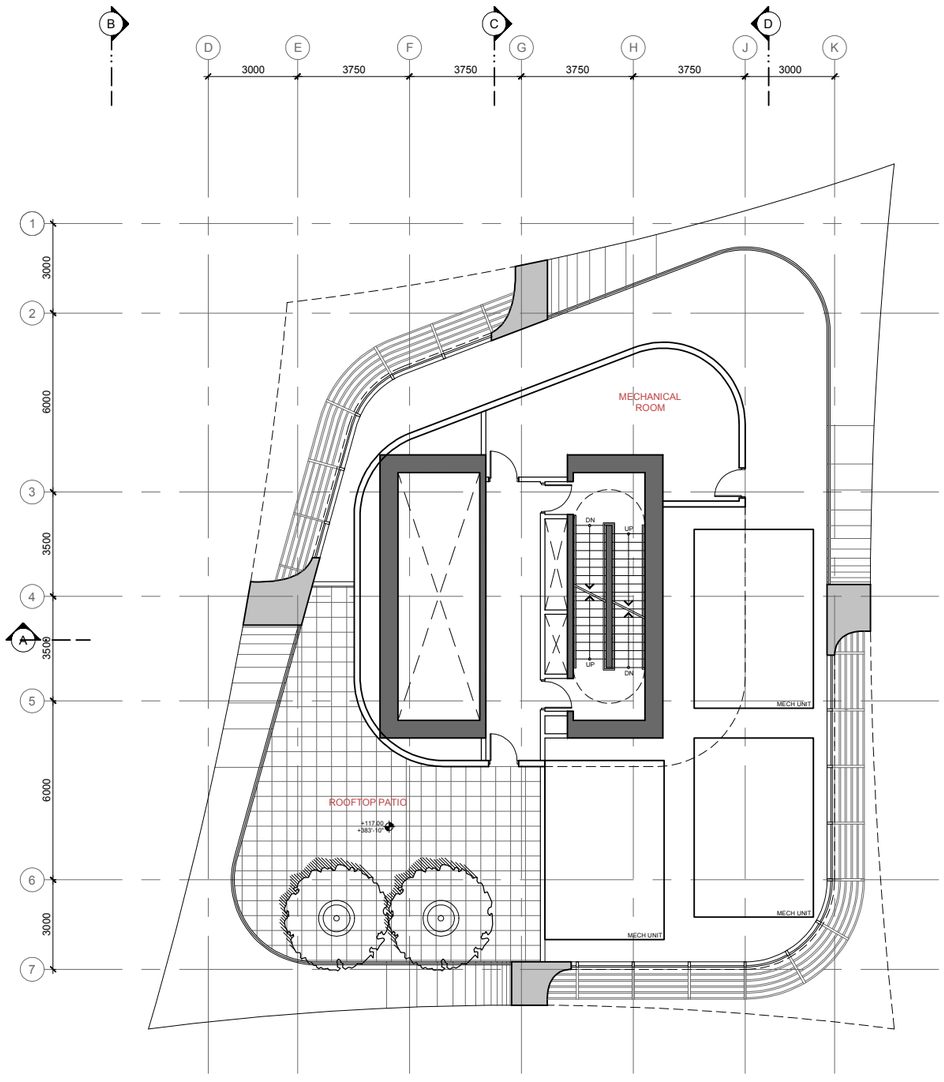
L38 PENTHOUSE



L39 PENTHOUSE



ROOF


B
C
D
D
E
F
G
H
J
K
3000
3750
3750
3750
3750
3000
1
2
3
4
5
6
7
3000
6000
3500
3500
6000
3000
A
MECHANICAL ROOM
DN
UP
UP
DN
MECH UNIT
MECH UNIT
MECH UNIT
ROOFTOP PATIO
+117.20
+383'-10"