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ISSUED:	DATE:
1 AUDP Pre-Application	NOV.26.2015
2 AUDP Application	JAN.05.2016
3 DP Application	JAN.07.2016
4 DPA Update	FEB.19.2016

ISSUED FOR
DPA UPDATE
February 19, 2016

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ARCHITECTURAL SEAL:

CLIENT:

 **ADERA**
LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1530-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: JB
CHECKED:

PROJECT NO. **1530**



DWG. NO.

A4.1

D.P. No :
B.P. No :

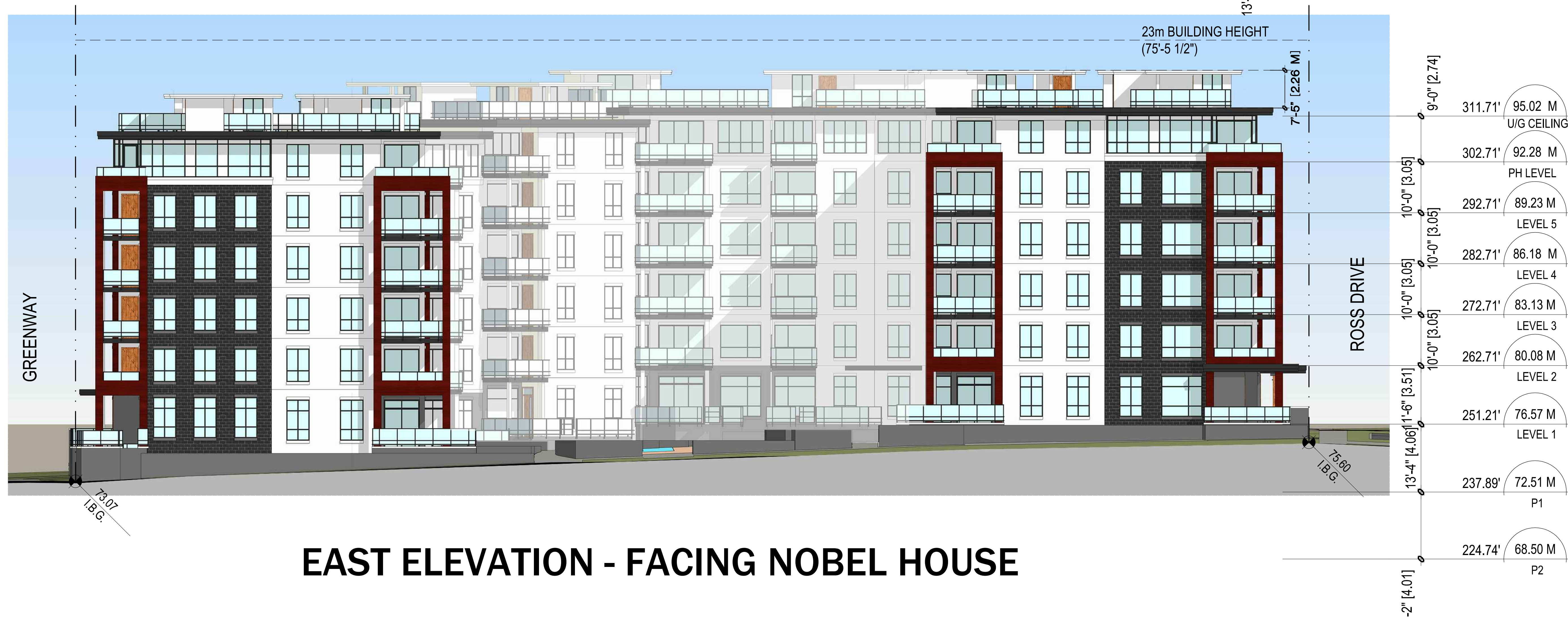


E:\ACADJOB\2015\1530 - LOT 23 ROSS DRIVE

E:\ACAD\JOB\2015\1530 - LOT 23 UBC\1530 A4.0.DWG



SOUTH ELEVATION - FACING COMMUNITY GARDENS



EAST ELEVATION - FACING NOBEL HOUSE



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UBC South Campus
3581 Ross Drive, Vancouver, BC

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ELEVATIONS

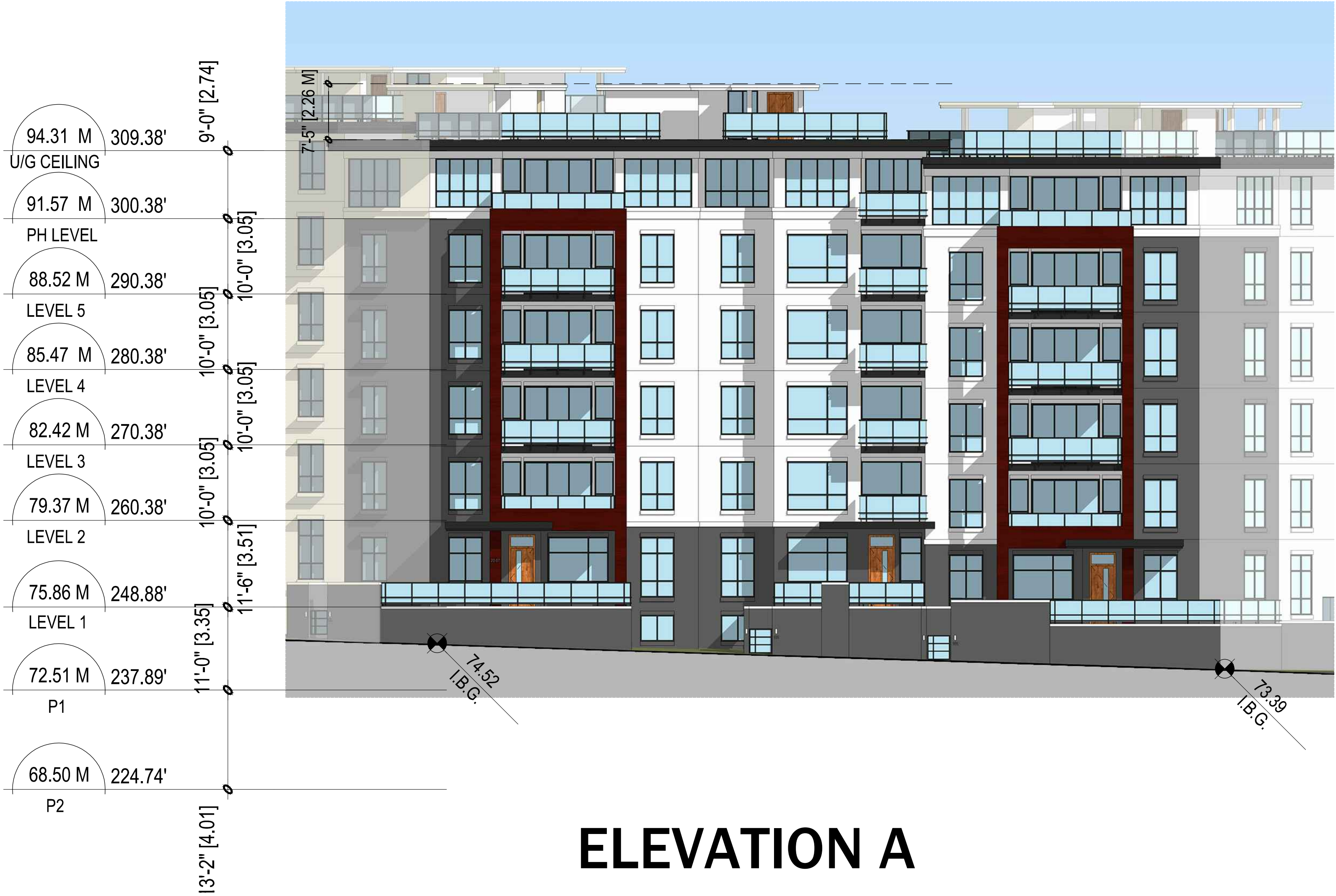
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SCALE: 3/32"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: JB
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PROJECT NO. **1530**

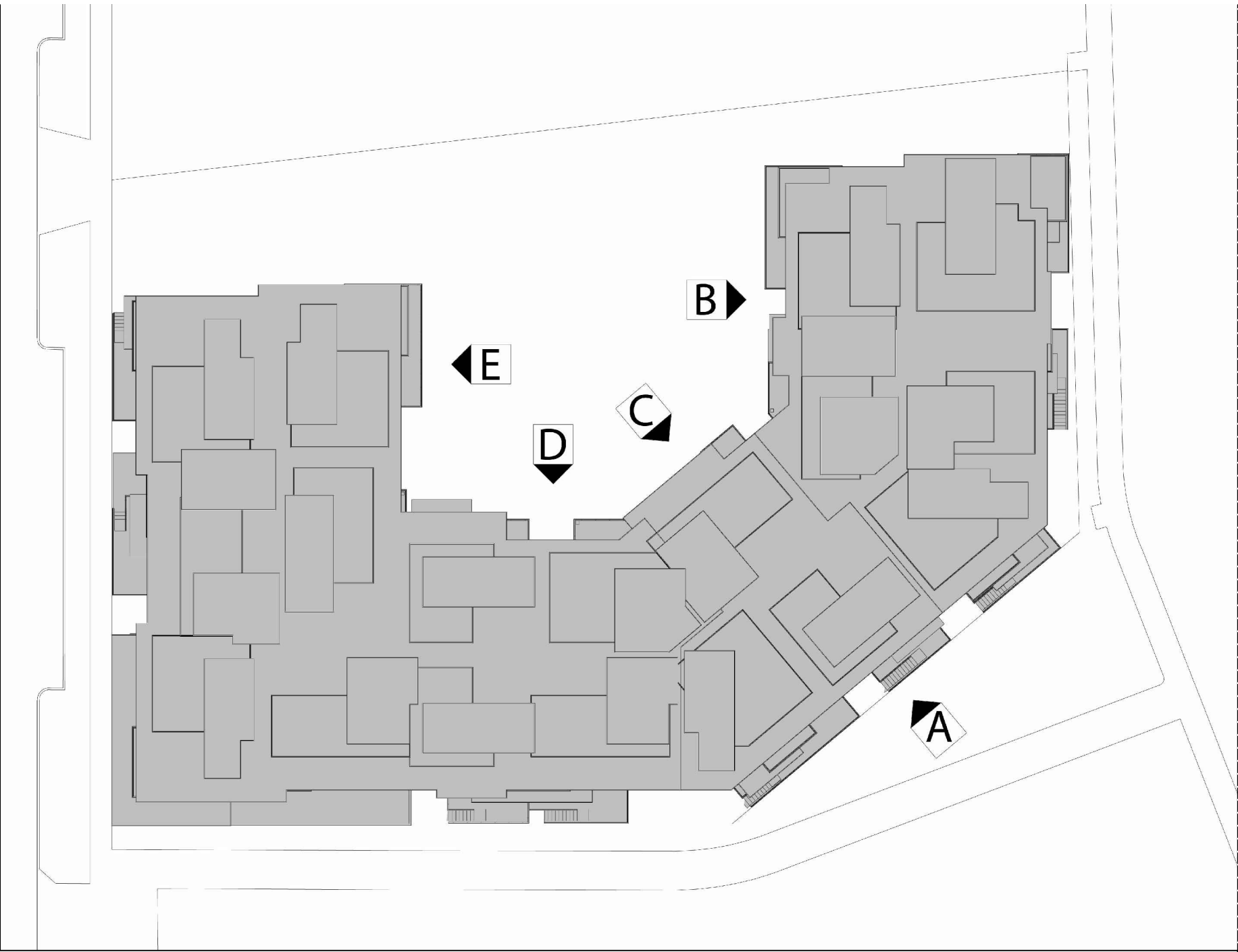
DWG. NO. **A4.2**

D.P. No.:
B.P. No.:

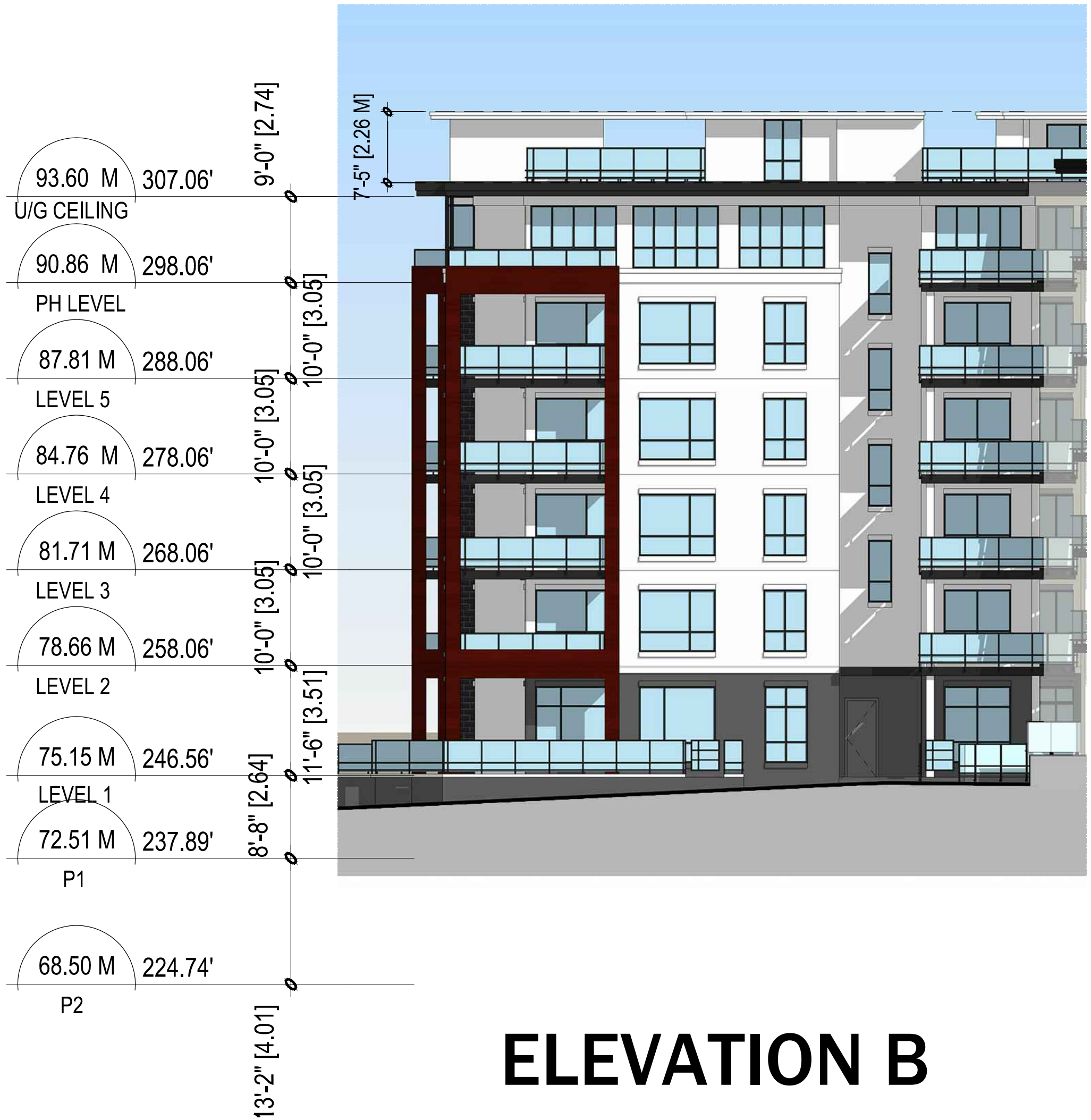
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ELEVATION A



KEYPLAN



ELEVATION B



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
ELEVATIONS

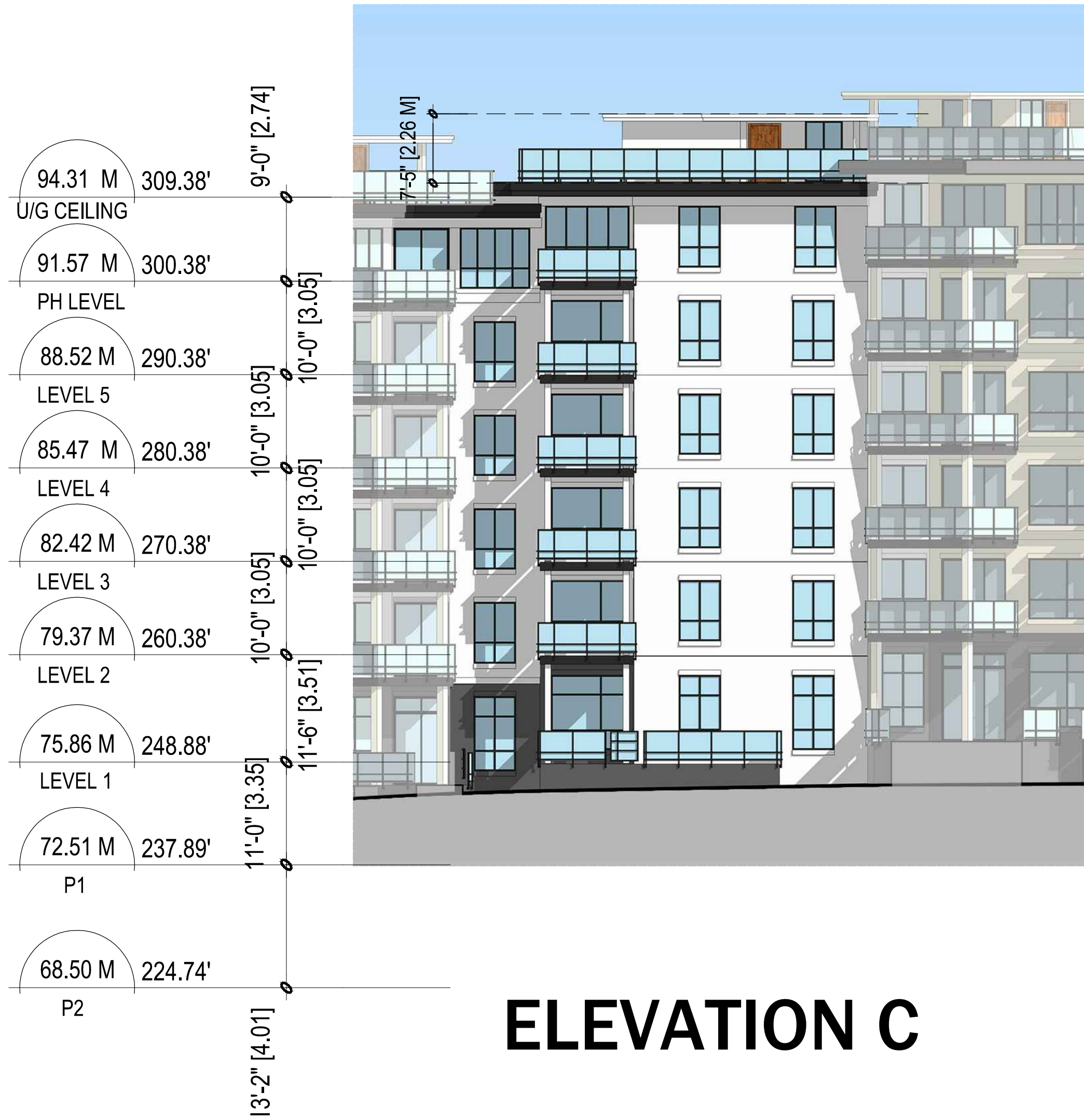
DATABASE : 1530-A4.0.dwg
SCALE : 3/32"=1'-0"
PLOTDATE : FEB.18.2016
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PROJECT NO. **1530**

DWG. NO. **A4.3**

D.P. No :
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KEYPLAN



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1530-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: JB
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PROJECT NO. **1530**

DWG. NO.
A4.4

D.P. No:
B.P. No:

E:\ACADJOB\2015\1530 - LOT 23 UBC\1530 A5.0.DWG



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
BUILDING SECTIONS

DATABASE: 1530-A5.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: SB
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PROJECT NO. **1530**

DWG. NO.
A5.0

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:

SITE PLAN

FIRE FIGHTER ACCESS

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
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PROJECT NO. **1530**



DWG. NO

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B.P. No

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITES
WATER
HYDRANT LOCATIONS

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO. **1530**

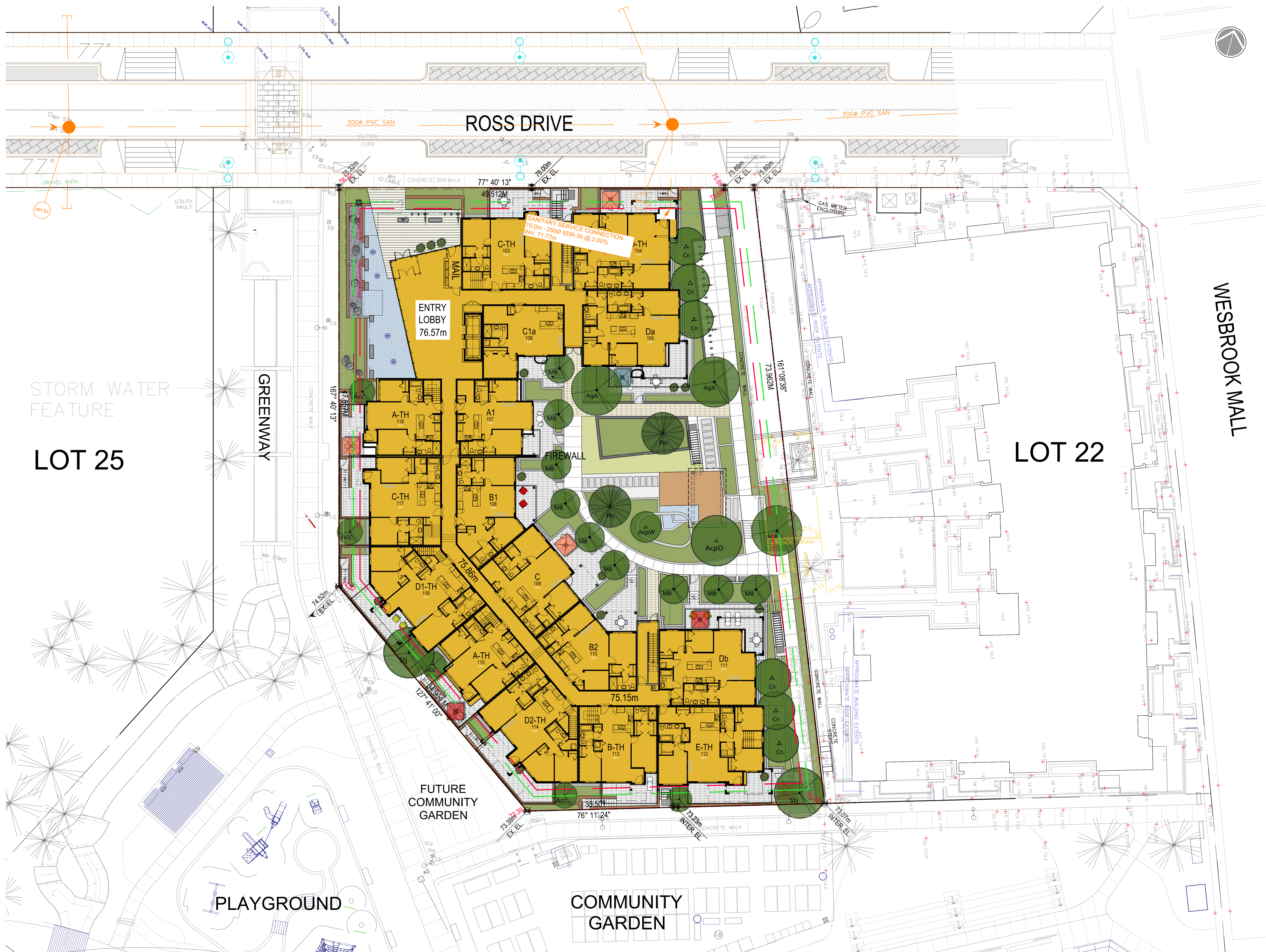


DWG. NO.

A6.1

D.P. No :
B.P. No :





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CLIENT:
ADERA
LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES
SANITARY

DATABASE: 1530-A6.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: AY
CHECKED:

PROJECT NO. 1530

DWG. NO.
A6.2

D.P. No.:
B.P. No.:

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PROJECT:
SAVANT at LOT 23 UBC South Campus 3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES STORM

DATABASE:	1530-A6.0.dwg
SCALE:	1/16"=1'-0"
PLOTDATE:	FEB.18.2016
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PROJECT NO.	1530
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DWG. NO.	A6.3
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PROJECT:
SAVANT at LOT 23 UBC South Campus 3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES ELECTRICAL STREET LIGHTING

DATABASE:	1530-A6.0.dwg
SCALE:	1/16"=1'-0"
PLOTDATE:	FEB.18.2016
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PROJECT NO.	1530
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DWG. NO.	A6.4
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PROJECT:
SAVANT at LOT 23
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3581 Ross Drive, Vancouver, BC

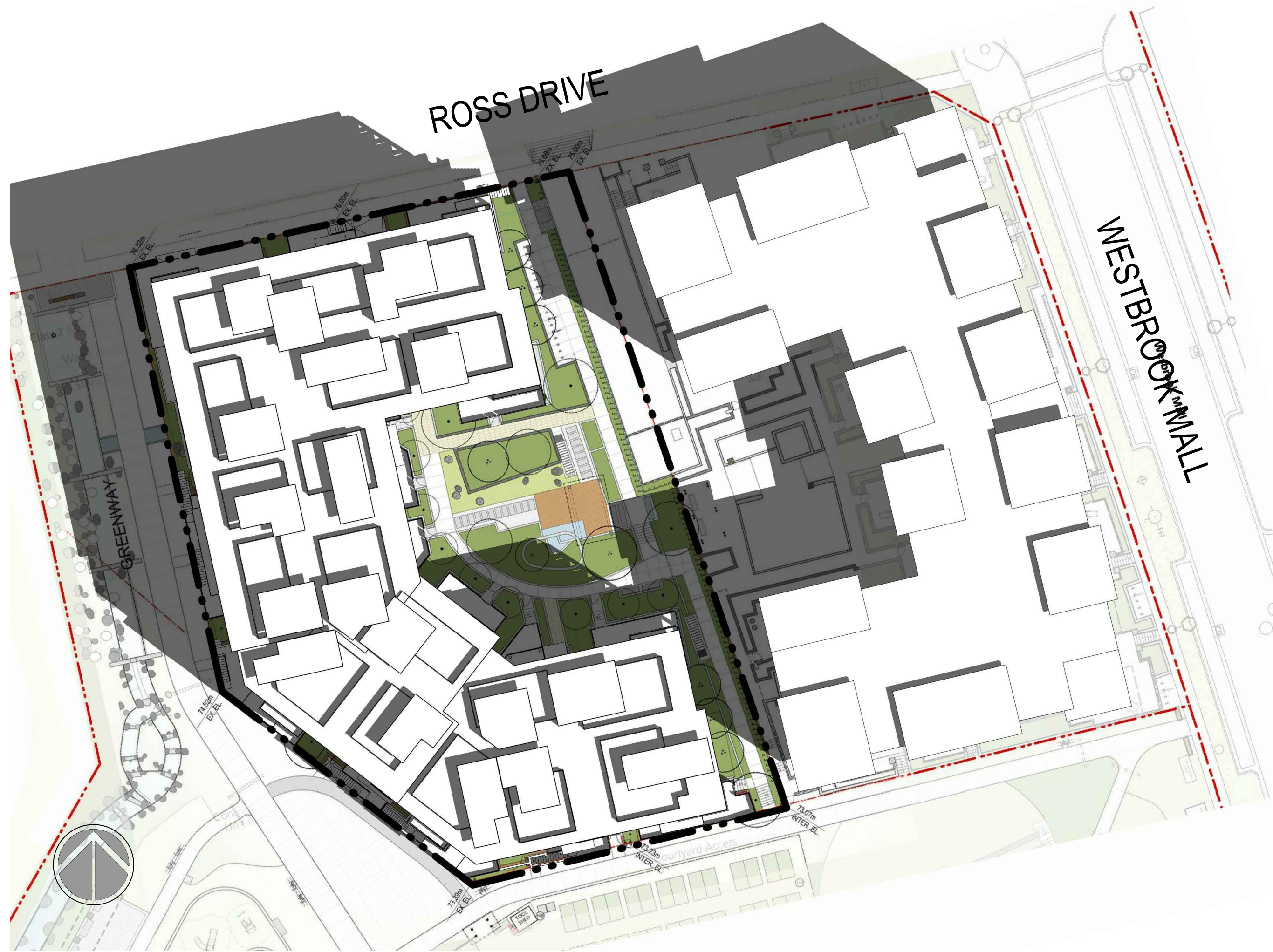
DRAWING TITLE:
**SITE PLAN - UTILITIES
GAS
TELEPHONE**

DATABASE: 1530-A6.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: AY
CHECKED:

PROJECT NO. 1530

DWG. NO.
A6.5

D.P. No.:
B.P. No.:



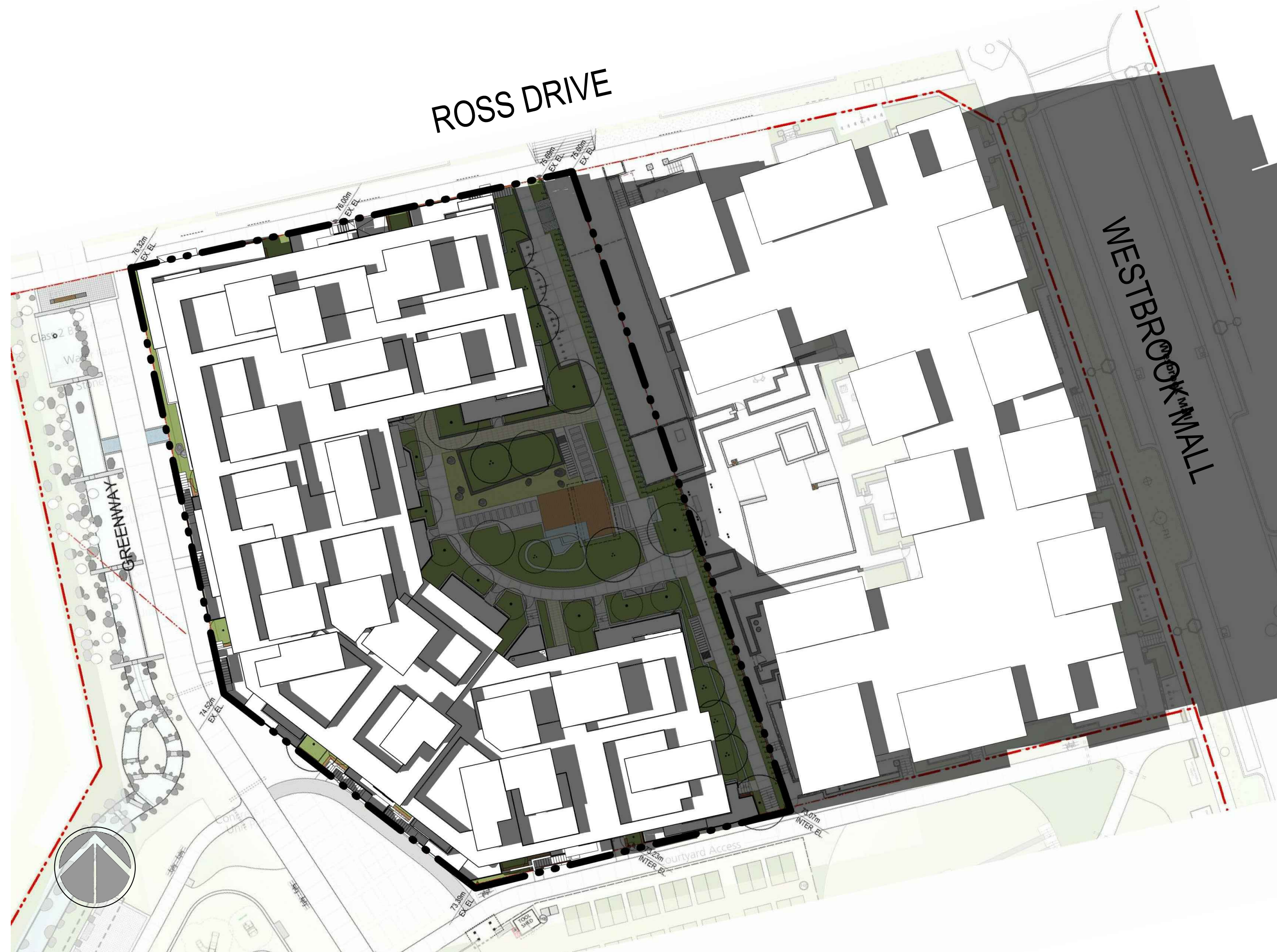
① SUMMER, 10AM



② SUMMER, 12 PM



③ SUMMER, 2PM



④ SUMMER, 4 PM



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE: 1530-A6.6.dwg
SCALE: NTS
PLOTDATE: FEB.18.2016
DRAWN: JB
CHECKED:

PROJECT NO. **1530**



DWG. NO.

A6.6

D.P. No:

B.P. No:



① SPRING / FALL, 10AM



② SPRING / FALL, 12 PM



③ SPRING / FALL, 2PM



④ SPRING / FALL, 4 PM



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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SHADOW DIAGRAM

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PROJECT NO. **1530**



DWG. NO.

A6.7

D.P. No:

B.P. No:

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2.1	Additional Bicycle Facilities In addition to the requirements for bicycle parking in the <i>UBC Development Handbook</i> , provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.	2	0	
2.2	Electric Vehicle Charging – Visitor Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.	2	0	
2.3	Electric Vehicle Charging - Resident Install necessary conduit and transformer capacity to accommodate Level 2 Charging Stations for the following percentage of owners'/residents' parking (Max = 4 Points): 10% of owners'/residents' parking – 2 Points 20% of owners'/residents' parking – 2 Points	4	2	
Performance Category: Water Performance Category: Water Efficiency (WE)		18 Points		
The intent of the Water Efficiency category is to encourage strategies that reduce the amount of potable water used for landscape irrigation and building operations.				
Score: 8 -				
MANDATORY				
M1	Efficient Irrigation Technology and Rainwater Use Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a micro- or drip-feed irrigation or install a temporary irrigation system.	M		
M2	Low-Flush Toilets Specify and install high efficiency 4.8 L per flush (1.28 gal) single flush toilets or 3.4/6 L per flush (0.9gal/1.6gal) dual flush toilets for all water closets.	M		
M3	Low-Flow Faucet Aerators Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per minute) and in all kitchen sinks (max. 6.8 L per minute).	M		
M4	Low-Flow Showerheads Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per minute in each shower.	M		
M5	Energy Star Clothes Washers and Dishwashers Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or specify and offer only Energy Star models if these appliances are optional.	M		
OPTIONAL				
1 WATER EFFICIENT LANDSCAPING				
1.1	Reduce Potable Water Use Reduce potable water use for site irrigation needs by 50% from the calculated mid-summer baseline.	3	3	
1.2	Eliminate Potable Water Use	3	0	

Savant - REAP 3.0 BP Submission Checklist 2016.02.15

2/15/2016

	Eliminate potable water use for site irrigation needs.			
2	WATER USE REDUCTION			
2.1	Low-Flow Showerheads Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each shower	2	0	
2.2	Water Efficient Dishwasher Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash cycle or if dishwashers are available only as an option, specify and offer only models complying with this credit.	1	0	
2.3	Most Efficient Clothes Washers Specify and install Energy Star clothes washers listed as "Most Efficient" for current year , or if washers are available only as an option, specify and offer only models <u>complying to this standard</u> .	2	0	
2.4	Water Use Reduction Package Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.	2	0	
3	WATER METERING			
3.1	Domestic Hot Water metering In units with central hot water, provide individual hot water metering.	3	3	
3.2	Domestic Cold-Water metering Provide for individual cold water meters for all units.	2	2	
Performance Category: Energy & Atmosphere (EA)		52 Points		
The intention of the energy and atmosphere category are to reduce depletion of non-renewable energy resources and to reduce the environmental impacts of energy use, particularly emissions of local, regional and global air pollutants and greenhouse gases.				
		Score: 15		-
MANDATORY				
M1	Minimum Roof Insulation Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K·m²/W) for buildings with attic space and R-28 h·ft²·°F/Btu (4.93 °K·m²/W) for cathedral ceilings/flat roofs.	M		
M2	Minimum Exterior Wall Insulation Design the exterior insulated wall area with a minimum thermal resistance of effective (overall) R-15.6 h·ft²·°F/Btu (2.75 °K·m2/W) for above grade non-glazed wall areas, and R-7.5 h·ft²·°F/Btu (1.32 °K·m2/W) "continuous insulation" for below grade walls.	M		
M3	Minimum Floor Insulation Design floors above non-heated parkade areas with a minimum insulation value of R-30 h·ft²·°F/Btu (5.28 °K·m2/W) for framed floors and R-15.6 h·ft²·°F/Btu (2.75 °K·m2/W) for slab floors.	M		
M4	Energy Efficient Windows Specify and install Energy Star-rated windows or windows with a maximum overall U-value of 0.35 Btu/hr·ft2·°F (2.0 W/m2·°K for non-metal framed windows or a maximum overall <u>U-value of 0.45 Btu/hr·ft2·°F (2.55 W/m2·°K) for metal framed windows.</u>	M		
Savant - REAP 3.0 BP Submission Checklist 2016.02.15				
2/15/2016				



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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
REAP CREDITS

DATABASE : 1530-A0.7.dwg
SCALE : 1/16"=1'-0"
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PROJECT NO.
1530



DWG. NO.

A7.1

D.P. No :
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E:\ACAD\JOB\2015\1530 - LOT 23 UBC\1530 A0.7.DWG

M5	Minimum Boiler Efficiency Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90% or heat using District Energy.	M		
M6	Domestic Hot Water Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency boiler) or heat domestic hot water using District Energy.	M		
M7	Energy Star Dishwashers and Refrigerators Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.	M		
M8	Programmable Thermostats Specify and install programmable thermostats for at least the largest heating zone in each unit.	M		
M9	Common Area Lighting Specify and install only non-incandescent lighting, such as fluorescent, compact fluorescent or LED, in common areas.	M		
M10	Parkade and Corridor Lighting Controls Specify and install parkade and corridor lighting controls to automatically reduce the overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.	M		
	MANDATORY			
	ENERGY EFFICIENCY TARGETS			
	EA GOLD-Mandatory Design the building to meet a maximum EUI of 160 kwh/m2/yr , demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold.	6	6	
	EA Gold Plus Design the building to meet a maximum EUI of 140 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold Plus.	8	0	
	EA Platinum Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum.	10	0	
	EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus.	10	0	
1	ENERGY METERING			
1.1	Thermal Energy Sub-Metering Provide separate metering in individual units for measuring thermal energy consumption used for space heating.	1	1	
2	RENEWABLE ENERGY			

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2.1	Future Renewable Electricity Pre-wire buildings and provide installation space for future use of photovoltaic technologies or other renewable electricity generation.	1	1	
2.1	Renewable Electricity Utilization Utilize photovoltaic technologies or other renewable electricity generation for a portion of the building's electrical supply	3	0	
2.3	Low-Carbon District Energy Utilization Utilize low carbon, renewable energy through connect to the District Energy System for the building's thermal energy supply (or be District Energy compatible).	5	5	
3	COMMISSIONING			
3.1	Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems and verify they are installed, calibrated and perform according to design intent.	4	0	
4.1	AIRTIGHTNESS	2	0	
	The building envelope shall be constructed so that the air change rate is not greater than 3.5ACH50 when measured in accordance with CAN/CGSB-149.15-M86 (Determination of the airtightness of Building envelopes by the Fan Depressurization Method.)			
5.1	Energy Modeling Workshop	2	2	
	Model the energy performance of the building and hold a workshop with the design team, a representative from Campus sustainability and contractor to evaluate the results and optimize the design of the building.			
Performance Category: Materials & Resources (MR)		18 Points		
The intent of the Materials & Resources category is to encourage design strategies that reduce and reuse material resources, reduce construction waste, and to select building materials that are environmentally preferable.				
Score: 5				
	OPTIONAL			
1	RECYCLED CONTENT AND REUSED MATERIALS			
1.1	Reused Building Materials Use salvaged, refurbished, or reused materials for at least 5% of the total cost of building materials.	2	0	
1.2	Reused Building Materials Use salvaged, refurbished, or reused materials for at least 10% of the total cost of building materials.	2	0	
1.3	Recycled Content Materials Specify and use building materials with the following recycled content levels: Common area carpet with minimum 25% recycled content (N) Drywall with minimum 15% recycled content (Y)	2	1	

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
REAP CREDITS

DATABASE : 1530-A0.7.dwg
SCALE : 1/16"=1'-0"
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PROJECT NO.
1530



DWG. NO.

A7.2

D.P. No :
B.P. No :

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	Batt insulation with minimum 40% recycled content (Y) Doors contain minimum 15% recycled material (Y) Concrete with min. 20% fly ash content, excluding suspended slabs (Y) Concrete with min. 40% fly ash content, excluding suspended slabs (N) Cabinetry with minimum 20% recycled content (Y) MDF products with minimum 50% recycled content (N) Minimum four recycled content items on list above 1 point All eight recycled content items on list above 2 points			
2	REGIONAL MATERIALS			
2.1	Regionally Manufactured Building Materials Use a minimum of 20% (by value) of building materials and products that are manufactured within a radius of 800 km (500 miles).	1	1	
2.2	Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).	1	1	
3	CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS			
3.1	Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points <i>Or Forest Stewardship Council (FSC) – 3 Points</i>	3	2	
3.2	<i>Or Forest Stewardship Council (FSC) – 3 Points</i> Or Forest Stewardship Council (FSC) 3 points Specify and install bamboo floors or hardwood floors certified in accordance with the Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify and offer only bamboo or renewable products with third-party certification. CSA Z809 – 2 Points Or Forest Stewardship Council (FSC) – 3 Points	3	0	
4	BUILDING PRODUCT INGREDIENTS			
4.1	Transparency of Ingredients	2	0	

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	Install ten different building products from three different manufacturers that demonstrate the chemical inventory of the product to and accuracy of 0.1% for each product. For each product selected provide either: Health Product Declaration Manufacturer Inventory of all ingredients by CAS number, of Declare Label (Living Building Institute)			
4.2	Optimization of Ingredients Demonstrate that a minimum of 10% (by value) of building materials are optimized for ingredient content by demonstrating optimization in one of the following ways: • GreenScreen v1.2 benchmark 4 minimum • Red List free • Free of ingredients listed on REACH Authorization and Candidate List	2	0	
Performance Category: Indoor Environmental Quality (IEQ)		8 Points		
The intent of the Indoor Environmental Quality category is to achieve enhanced indoor environmental quality through the thoughtful selection and application of materials and effective ventilation strategies.				
Score: 4 -				
MANDATORY				
M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168.	M		
M2	Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.	M		
M3	Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the EcoLogo.	M		
M4	Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	M		
OPTIONAL				
1	LOW-EMITTING MATERIALS			
1.1	Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.	2	2	
1.2	Low-Emitting Composite Wood Products	2	0	

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

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PROJECT NO.
1530



DWG. NO.

A7.3

D.P. No :
B.P. No :

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	Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.			
1.3	Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building.	2	2	
1.4	Low -Emitting Cabinetry Specify and install interior cabinetry doors and boxes that are urea formaldehyde-free.	2	0	
Performance Category: Construction (CON)		4	Points	
	The construction process can impose significant and lasting impact on the ecology of both the site and beyond. The Construction credits acknowledge and reward contractors who have followed best practices.			
Score: 4 -				
MANDATORY				
M1	Staging and Construction Prepare and implement a staging and construction plan, including alternate detour information and signage for pedestrians and cyclists.	M		
M2	Vegetation Safeguards and Land-Clearing Debris Prepare a site plan showing the sizes and locations of vegetation to be removed, retained and salvaged, including plants located on adjacent public rights-of-way (see reference guide) and develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.	M		
M3	Truck Management Plan Prepare and implement a comprehensive truck management plan for the project that conforms to the <i>UBC Strategic Transportation Plan</i> and the <i>Neighbourhood Plan Development Guidelines</i> .	M		
M4	Wheel Wash Provide a wheel wash for vehicles leaving the site or a street cleaning program and catch basin protection.	M		
M5	Erosion and Sedimentation Control Prepare and implement a site sediment and erosion control plan that conforms to <i>Best Management Practices Guide for Stormwater: Appendix H – Construction Site Erosion and Sediment Control Guide</i> (GVS&DD, October 1999).	M		
M6	Waste Management Plan Prepare and implement a waste management plan that diverts 75% (by weight) of construction, demolition and land clearing waste from landfill.	M		
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OPTIONAL				
1	CONSTRUCTION IAQ MANAGEMENT PLAN			
1.1	Indoor Air Quality Management Plan Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building.	2	2	
1.2	Flushout Conduct a minimum two-week continuous building flushout with new filtration media at 100% outside air after construction ends and prior to occupancy or conduct a baseline indoor air quality test.	2	2	
Performance Category: Innovation & Design Process (ID)		24	Points	
The intent of the Innovation & Design Process category is to provide incentive and credit for general design and other innovative practices that improve the overall sustainability and environmental performance of the project.				
Score: 14 -				
MANDATORY				
M1	Goal-Setting Workshop Hold a goal setting workshop including the developer, design consultants and contractor to review the <i>Residential Environmental Assessment Program</i> , set goals for the project and assign responsibilities.	M		
M2	Educate the Homeowner Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.	M		
OPTIONAL				
1	INNOVATION IN MATERIALS			
1.1	Life-Cycle Assessment Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories.	4	0	
2	INTEGRATIVE AND UNIVERSAL DESIGN			
2.1	Green Building Specialist Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.	1	1	
2.3	Design for Safety and Accessibility	1	1	
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PROJECT NO.
1530



DWG. NO.

A7.4

D.P. No :
B.P. No :

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	Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.			
2.2	Design for Security and Crime Prevention Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner .	2	2	
3	MARKET TRANSFORMATION			
3.1	Educate the Sales Staff Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.	1	1	
4	ACADEMIC LINKS			
4.1	Enhance Research or Further Student Development Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.	5	5	UBC Seeds Program in conjunction with IDc4.2
4.2	Energy Data Sharing Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Campus Sustainability.	4	4	In conjunction with IDc4.1
5	INNOVATIVE DESIGN			
5.1	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	
5.2	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	
5.3	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	

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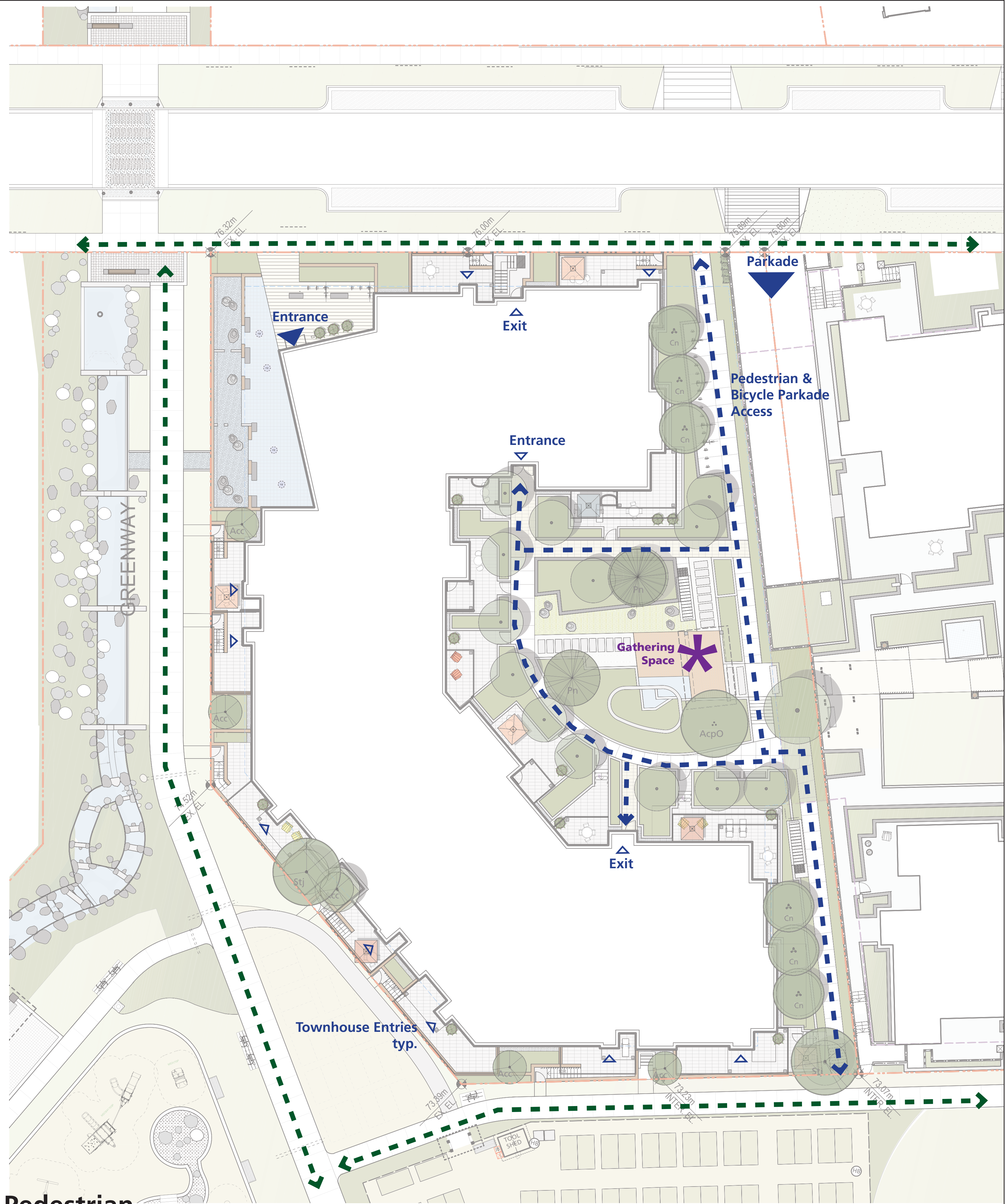


DWG. NO.

A7.5

D.P. No :
B.P. No :

Community
Circulation



Pedestrian
Site Circulation

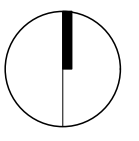
1 Issue for Development Permit	01/05/16
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Project Title: **Lot 23**

Drawing Title: **Circulation Plan**

Project North: 	Drawn By: JW
Scale: as noted	Checked By: MP
Sheet No.:	Job No.: 15-077



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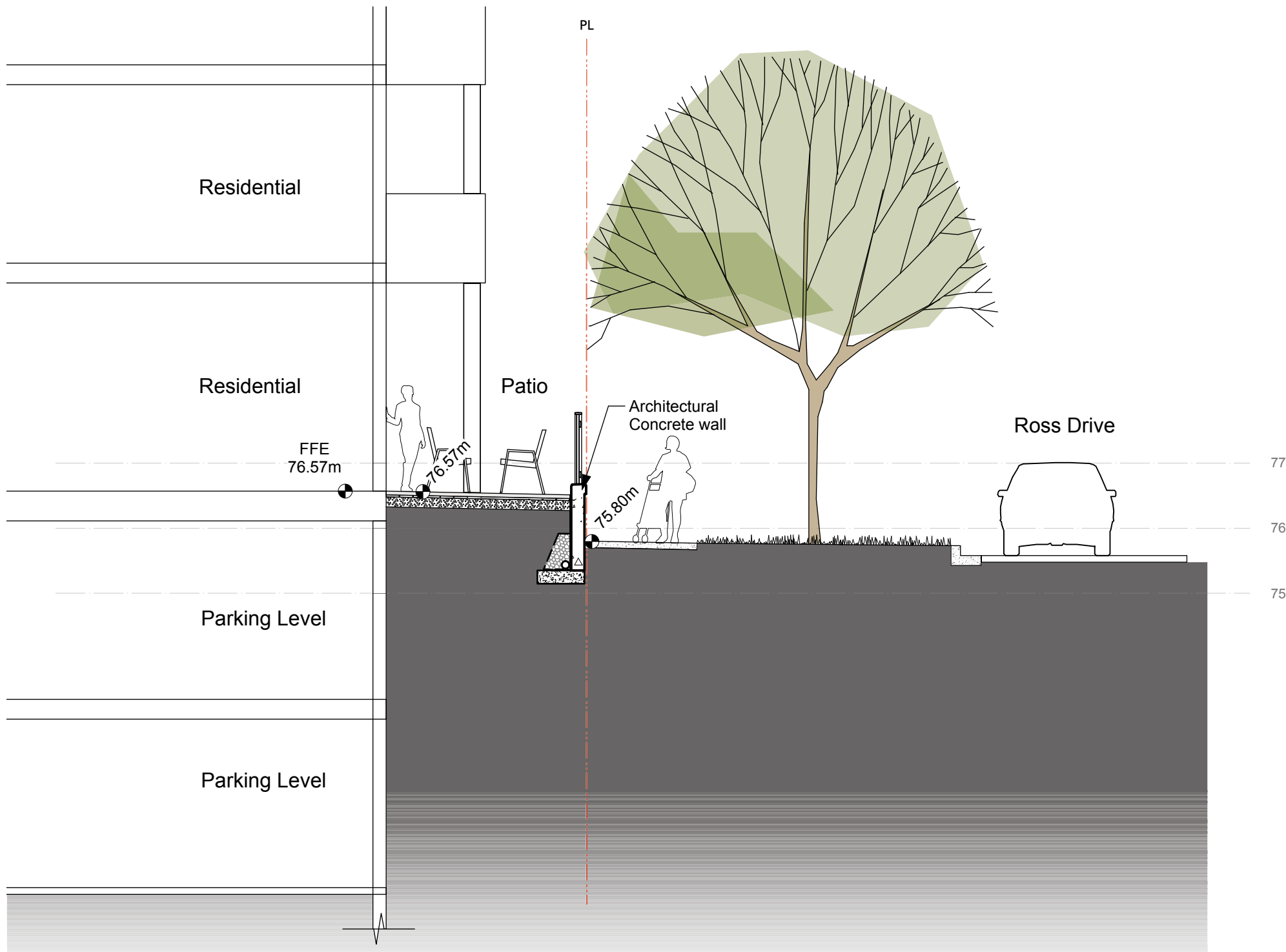
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Project Title: **Lot 23**

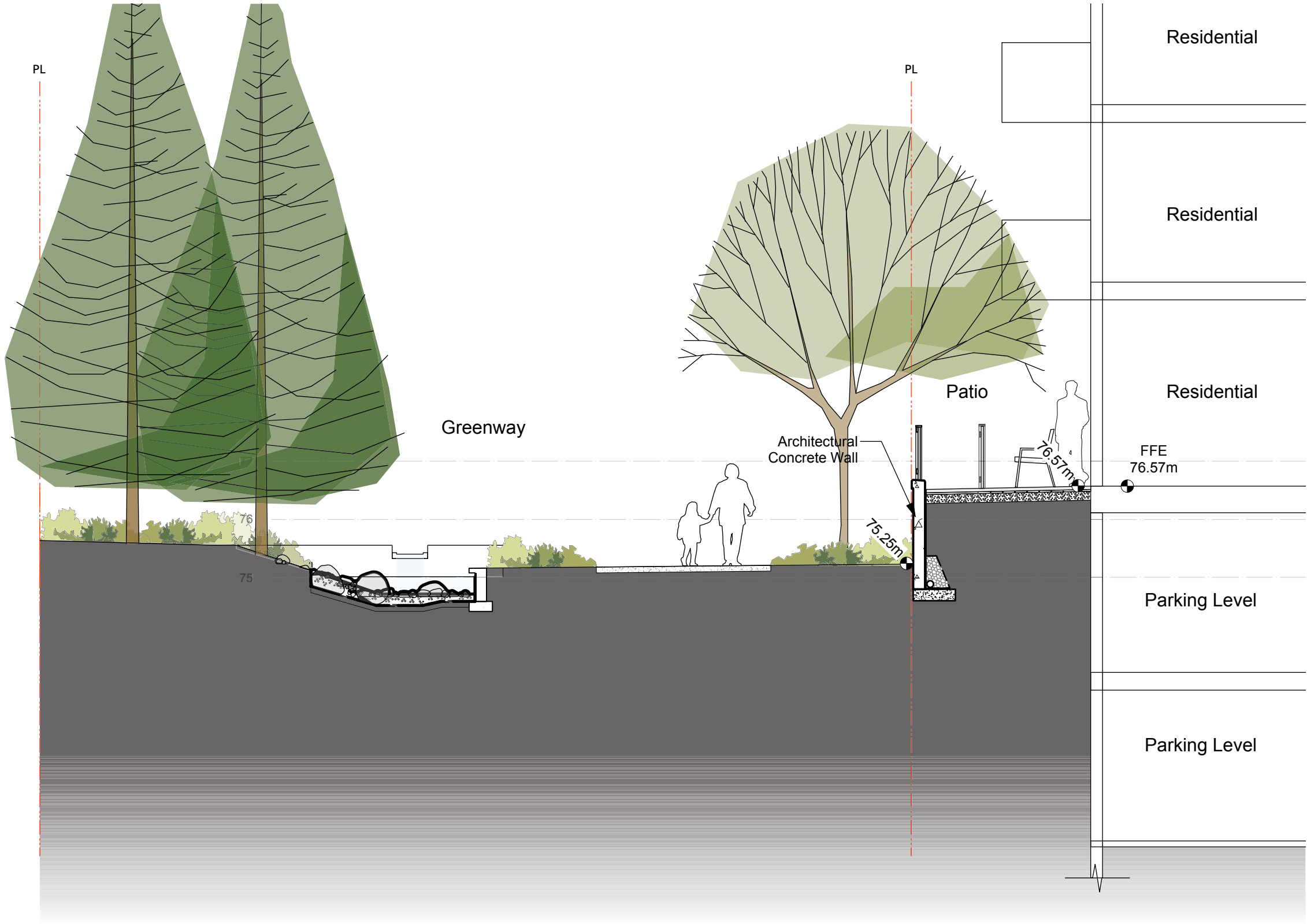
Drawing Title: **Layout and Key Plan**

Project North:	Drawn By:	JW/JM
	Checked By:	MP
Scale:	Job No.:	15-077
1:150		
Sheet No.:		

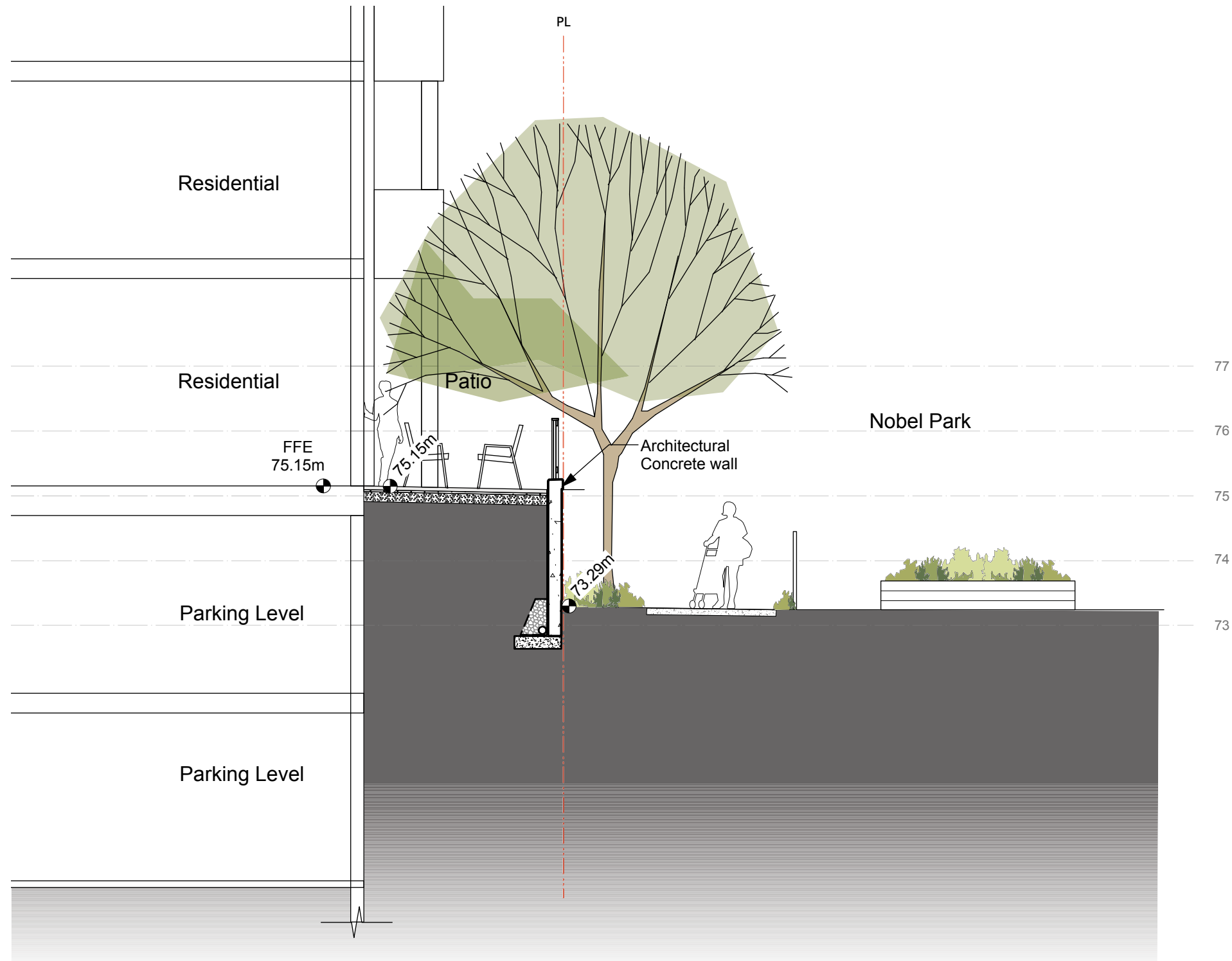




1 Section 1
L3.0 1:75m



2 Section 2
L3.0 1:75m



3 Section 3
L3.0 1:75m

1 Issue for Development Permit	01/05/2016
Revision No.	Date

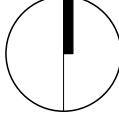
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Client:

Adera

Project Title:
Lot 23

Drawing Title:
Sections

Project North:	Drawn By:	JW
	Checked By:	MP
Scale:	Job No.:	15-077
as noted		
Sheet No.:		

L3.0