

Design Rational

Green Square RM5 Development at Mission Springs Drive

The fundamental approach to the building forms and massing has been to maximize the open space, increase the amount of green space, open up view corridors between built forms through the site, and provide an overall increase in daylight to the interior and exterior spaces.

The central green square not only provides a functional community green space but acts as a hub in pedestrian connections internally and to the adjacent community. The sheltered and secure environment of the square will ensure its success as an informal gathering space. These qualities have been achieved through the employment of the four taller buildings rather than the single larger more typical solution.

Two roof top terrace amenities have been provided, one on building A and one on building C.

The parkade structures are flanked on the exterior sides by townhomes. These three bedroom units encourage a mixed demographic. Their patios utilize the landscaped parkade podium roof. They also provide a vibrant connectivity between the project and Mission Springs Drive and adjacent public spaces.

The smaller floor plates allowed for a high percentage of corner units, the decks for these units became a central architectural theme by the choice of material and the open and extending form.

The general architecture of material and colour has been chosen to blend in with the adjacent townhomes.

The project requires a number of variances.

- As described above the buildings are 5 and six stories in height to achieve maximum green space, openness and daylight. Parapet heights' excluding roof access elements from lowest average grades is 20.5m.
- The side yard set back of 4.5m has a limit of a 2.5 storeys building height. Due to the limitation of excavation depth as a result of a high water table (344.5m) the parkade structures define our main floor elevations. In keeping with the design objective to flank the parkade with townhouses the site grades have resulted in a full three storey townhouse elevation. Any artificially built up site grade to this area would not add any extra benefit.

- An exit stair adjacent to the side yard in C. projects into the 7m set back to the 4.5m set back line. This projection is 2.6m wide, or about 11% of the overall building width (above the 3rd floor).
- There are a number of .6m deep bays on the town houses that project into the 4.5m and 7m setbacks. There are a number that exceed the defined allowed limits as outlined in the exclusion definitions.
- Building C has townhome decks that cantilever 1m into the 4.5m side yard.

Changes from original DP submission include the following:

1. Revised top floor of buildings B & C. 6 units were revised to 2 large "family style" units. This got our bed count down and parking requirements reduced. Plans, stats, elevations and renderings were all updated to suit.
2. 1 additional parking space was added to the surface parking and storage room 2 below building A at LO was revised to allow for additional parking. 100% of the parking requirements is met with the reduced bed count and additional parking provided.



LOCATION PLAN

ZONING SUMMARY

LEGAL DESCRIPTION	APPLICABLE ZONING	PERMITTED USES	REQUIREMENTS
365 WILSON SPRINGS DR, KEGONIA, BC 1YH 4B6	R-20	Single-Family Detached	Complies with R-20 zoning regulations.
LOT 4 & 7, PLAN S15, BLOCK 2	NA	VACANT	Site is currently vacant.
EXISTING ZONING	NA	VACANT	Site is currently vacant.
EXISTING LEGAL USE	NA	VACANT	Site is currently vacant.
GRANDES	EXISTING AVERAGE - FLAT	FINISH AVERAGE - FLAT	
NUMBER OF BUILDINGS	4		
BUILDING HEIGHTS			
BUILDING A	6 STOREY (19.8m (65'-4") - Variance Requested		
BUILDING B	8 STOREY (21.7m (71'-5") - Variance Requested		
BUILDING C	8 STOREY (20.1m (66'-0") - Variance Requested		
BUILDING D	5 STOREY (17.2m (56'-4") - Variance Requested		
SITE AREA (sqm)	1,640 sqm	410,762.6 sqm	
SITE WIDTH (m)	30.2m	140.7m	
SITE DEPTH (m)	30.2m	177.2m	
OFF-STREET PARKING	292 stalls min. (see parking calculations)	202 stalls	
PRIVATE OPEN SPACE	2,650 sqm min. (see building area calculations)	54,287.6 sqm	
HEIGHT OF BUILDING (S/F OF STOREYS)	10.0m (4.5 storeys)	5-8 Storeys - Variance Requested	
SITE COVERAGE OF BUILDINGS (%)	40% + 10% (Additional 10% Private)	44.894 km (44.89%)	
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKINGS (%)	40% min.	45.391 km (45.39%)	
ADDITIONAL REQUIREMENTS FOR DRIVEWAYS AND PARKINGS (%)			
RESIDENTIAL APPLICATIONS			
NUMBER OF BICYCLE PARKING SPACES	2		
NUMBER OF LOADING SPACES	2		
DRIVE AREA WIDTH (m) (IF PROPOSED)	7.0m		
FLOOR AREA (sqm) (IF PROPOSED)	14,414.1 sqm max. net area		
CURRENT NET AREA ON THIS SITE	41,146.2 sqm max. net area		
REMAINING NET AREA ALLOWABLE	1.1 + (212 / 210) x 0.1 parking bonus	1.8	
FLOOR AREA RATIO (F.A.R.)	1.2 F.M. FAR		
BUILDING (S) SETBACKS (m)	West of existing RMA side: 4.5m & 7.0m (over 2, 1/2 storeys) South (SIDE): 4.5m & 7.0m (over 2, 1/2 storeys) East (FRONT): 6.0m Per of existing RMA side: 4.5m & 7.0m (over 2, 1/2 storeys)		
VARIANCE SUMMARY			
BUILDING HEIGHT	5-8 STOREYS (SEE BUILDING HEIGHTS NOTED ABOVE)		
TOWNHOMES @ BUILDINGS A, B & C REQUIRE 1/2 STOREY BUILDING HEIGHT VARIANCE TO COMFORM WITH 4.5M SIDE YARD SETBACK			
EXIT STAIRS (45% OF TOTAL BUILDING FACES) @ BUILDING C			
SIDE YARD SETBACK	PROJECT 2.4m (8'-0") INTO 7.0m SETBACK ABOVE 1/2 STOREYS		

BUILDING CODE REVIEW

ARTICLE	GROUP C	GROUP F3	GROUP F3
OCCUPANCY	3.2.2.5	3.2.2.5	3.2.2.5
NO. OF STOREYS	4 STOREYS	UNLIMITED	UNLIMITED
MAX. BUILDING AREA	1,800 sqm	UNLIMITED	UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE
ASSEMBLY RATINGS	YES	YES	YES
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)	1 HR. (2 HR. RATING ABOVE PARKADE)	1 HR.
WALLS / BEARING STRUCTURE	1 HR.	1 HR.	1 HR.
ROOFS	1 HR.	1 HR.	1 HR.

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-5" (2.57m) min.	19'-8" (6.00m) min.	8'-6" (2.60m) min.
MEDIUM SIZE STALL (40% MAX)	7'-6" (2.30m) min.	15'-2" (4.60m) min.	6'-6" (2.00m) min.
COMPACT SIZE STALL (10% MAX)	5'-6" (1.68m) min.	11'-2" (3.40m) min.	6'-6" (2.00m) min.
BIKE STALLS (10% MAX)	5'-2" (1.58m) min.	19'-4" (5.90m) min.	6'-6" (2.00m) min.
PARKING REQUIREMENTS			
RESIDENTIAL	1.25 stalls/1 bed/200 sqm units x 40 units	40 stalls	
	1.5 stalls/2 bedroom units x 70 units	70 stalls	
	2.0 stalls/3 bedroom units x 21 units	21 stalls	
TOTAL PARKING PROVIDED		202 stalls	
PARKING @ GRADE		12 stalls	
PARKING TYPES PROVIDED		103 STALLS (50% STALLS (60%))	
BIKE STALLS PROVIDED		85 STALLS (10%)	
COMPACT STALL (10% MAX)		18 STALLS (10%)	

PARKING SUMMARY

AT GRADE	REGULAR	MEDIUM	COMPACT	TOTAL
17 (11HC)	12	0	0	12
BUILDING A & D LEVEL 0	40 (21HC)	3	3	46
BUILDING BC LEVEL 1	38 (21HC)	11	0	49
BIKE STALLS	22	5	0	27
TOTAL	100	19	0	209

BUILDING AND FLOOR AREAS:

UNIT TYPES	UNIT #	NPA #	NPA #	TERC #	TERC #	UNIT COUNT	TOTAL UNIT AREA (sqm)	TOTAL UNIT AREA (sqm)
A	1 BED	80	85	83	37	2082	2800	2800
B	2 BED	80	85	83	37	2082	2800	2800
C	2 BED	80	85	83	37	2082	2800	2800
D	2 BED	80	85	83	37	2082	2800	2800
E	1 BED	545	506	6.0	1	6.0	6.0	6.0
F	1 BED	770	715	10.8	1	10.8	10.8	10.8
G	1 BED	790	697	10.8	1	10.8	10.8	10.8
H	1 BED	1,800	1672	879	4	6669	2137	2137
I	2 BED	1,415	1161	31.6	4	446.5	200.2	200.2
J	3 BED	1,250	1161	11.2	4	446.5	200.2	200.2
K	3 BED	1,335	154.0	19.2	4	446.5	200.2	200.2
L	3 BED	1,650	164.9	27.2	2	289.9	74.3	74.3
M	2 BED	1,250	125.4	17.7	3	376.3	93	93
N	2 BED	1,250	125.4	17.7	3	376.3	93	93
O	2 BED	1,250	125.4	17.7	3	376.3	93	93
P	2 BED	1,250	125.4	17.7	3	376.3	93	93
Q	2 BED	1,250	125.4	17.7	3	376.3	93	93
R	2 BED	1,250	125.4	17.7	3	376.3	93	93
S	2 BED	1,250	125.4	17.7	3	376.3	93	93
T	2 BED	1,250	125.4	17.7	3	376.3	93	93
U	2 BED	1,250	125.4	17.7	3	376.3	93	93
V	2 BED	1,250	125.4	17.7	3	376.3	93	93
W	2 BED	1,250	125.4	17.7	3	376.3	93	93
X	2 BED	1,250	125.4	17.7	3	376.3	93	93
Y	2 BED	1,250	125.4	17.7	3	376.3	93	93
Z	2 BED	1,250	125.4	17.7	3	376.3	93	93
TOTAL	1,100	1022	15.2	1	102.2	15.2	15.2	15.2
TOTAL NET AREA FORT A.R.	620	57.6	11.1	1	11.1	11.1	11.1	11.1
TOTAL NET AREA FORT A.R. - PERMITTED (min)	15m x 1 bed x 4.0 units + 25 per 2 & 3 bed x 94 units =							
20% additional private open space requirements								
TOTAL								
PROPOSED (min)								
BALC. / TERRACES								
AGENCY ROOMS / ROOFS								
GREEN ROOFS								
CENTRAL GREEN SQUARE LANGSCARPING								
TOTAL								
GROSS FLOOR AREAS								
LO PARKADE	24.476	2,131.0				2,155.476	14,185	14,185
L1 PARKADE	39.144	3,169.3				3,208.444	20,845	20,845
L2 FLOOR	31.070	3,338.9				3,370.070	22,217	22,217
L3 FLOOR	24.000	2,228.7				2,252.700	15,140	15,140
L4 FLOOR	18.800	1,800.0				1,818.800	12,722	12,722
TOTAL PARKADE GFA	57.590	5,360.3				5,419.0	37,462	37,462
TOTAL RESIDENTIAL GFA								
NET RESIDENTIAL GFA								
% PROVIDED								
BUD. FOOTPRINT AREA FOR SITE COVERAGE								
TOTAL FOOTPRINT AREA + PARKING @ GRADE								
BUILDING AREA FOR RESIDENTIAL BLDG.								
FIRE PROTECTION:								
LOCATION OF HYDRANT TO SHARED CONNECTION	4.6 m MAX.	3.2.5.5						
STANDPIPE/STAIRCASE	YES (IN EACH STAIR SHAFT)	3.2.5.8						
SPRINKLERED	YES	3.2.2.8						
FIRE ALARM SYSTEM	YES	3.2.4.1.0(7)						
EXIT LIGHTS	YES	3.2.4.1.0(7)						
EMERGENCY LIGHTING	YES	3.2.4.1.0(7)						
REQUIRED FIRE SEPARATIONS								
TELECOM (A) OCCURRENCES	1 HR.	3.3.1.1						
GROUP C TO C	2 HR.	3.3.1.2						
SERVICES ROOMS	Non-Rated Fire Separation	3.6.2.						
JANITOR ROOM	Non-Rated Fire Separation	3.6.2.						
REQUIRED FIRE SEPARATIONS								
MIN. 1 RECYD / DWELLING UNIT								

OCCUPANT LOAD

MAX. PARKADE LEVEL (LOT)	RESIDENTIAL BUILDING TOTAL	65 PERSONS
MAX. RESIDENTIAL FLOOR	2 PERSONS SLEEPING ROOM X 10 ROOMS	20 PERSONS
MAX. RESIDENTIAL FLOOR	RESIDENTIAL BUILDING TOTAL	130 PERSONS

EXIT FACILITIES

REQUIRED EXITS	PROVIDED WIDTHS	3.1 TO 3.6
2 MIN. PER FLOOR	min. 800mm ebor with 1 door per 1,000mm (min. width) = 2 doors @ 50" x 60" (1820mm)	
REQUIRED WIDTHS	min. 800mm ebor with 1 door per 1,000mm (min. width) = 2 doors @ 50" x 60" (1820mm)	
RESIDENTIAL LEVELS	6.1mm person x 20 persons max. min. door width floor = 120mm min. door width floor = 120mm min. stair width floor = 150mm min. stair width floor = 150mm	
LEVEL 1 - 4 (storeys)	2 doors @ 50" x 60" @ each floor min. door width floor = 120mm min. door width floor = 120mm min. stair width floor = 150mm min. stair width floor = 150mm	
RESIDENTIAL LEVELS	min. 1,00mm @ 100mm (each unit) min. 1,00mm @ 100mm (each unit) min. 1,00mm @ 100mm (each unit)	
EXIT THROUGH LOBBY	yes (parkade level only)	3.4-4.2
PANIC HARDWARE REQD	yes (at exterior stair doors)	3.4.6.1(6), 3.4.2.5.1(1)
EXIT EXPOSURE	ok	3.2.3.13
MAX. TRAVEL DISTANCE	45m	3.4.2.5.1(1)
EXIT RATINGS REQUIRED	1 HR (2 HR @ Pentahel)	3.4.6.1(1), 3.4.2.5.1(1)
STAIRWELL FLOOR CONSTRUCTION	1 HR	3.2.2.6(2)

SPATIAL SEPARATION:

BUILDING A	WEST & EAST WALL	NORTH WALL	SOUTH WALL (BETWEEN BUILDINGS)
WALL AREA	WINDOW OPENINGS & UNRESTRICTED OPEN AREA	11 & 14 UNIT	UNIT C
% PROVIDED	EXCEEDED 10m IN ALL DIRECTIONS	46mm	25mm
LIMITING DISTANCE	85% PERMITTED	46mm	400mm
CONSTRUCTION TYPE	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.
REQUIRED RATINGS	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.
WALL AREA	1455m	12 UNIT	NO RATING
OPENING AREA	455m	12 UNIT	NO RATING
LIMITING DISTANCE	58m	12 UNIT	NO RATING
CONSTRUCTION TYPE	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.
REQUIRED RATINGS	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.
WALL AREA	1455m	12 UNIT	NO RATING
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CONSTRUCTION TYPE	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.
REQUIRED RATINGS	COMBUST. / NON-COMBUST.	COMBUST.	COMBUST.

FIRE PROTECTION:

LOCATION OF HYDRANT TO SHARED CONNECTION	4.6 m MAX.	3.2.5.5
STANDPIPE/STAIRCASE	YES (IN EACH STAIR SHAFT)	3.2.5.8
SPRINKLERED	YES	3.2.2.8
FIRE ALARM SYSTEM	YES	3.2.4.1.0(7)
EXIT LIGHTS	YES	3.2.4.1.0(7)
EMERGENCY LIGHTING	YES	3.2.4.1.0(7)
REQUIRED FIRE SEPARATIONS		
TELECOM (A) OCCURRENCES	1 HR.	3.3.1.1
GROUP C TO C	2 HR.	3.3.1.2
SERVICES ROOMS	Non-Rated Fire Separation	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	3.6.2.
REQUIRED FIRE SEPARATIONS		
MIN. 1 RECYD / DWELLING UNIT		

BUILDING FIRE SAFETY

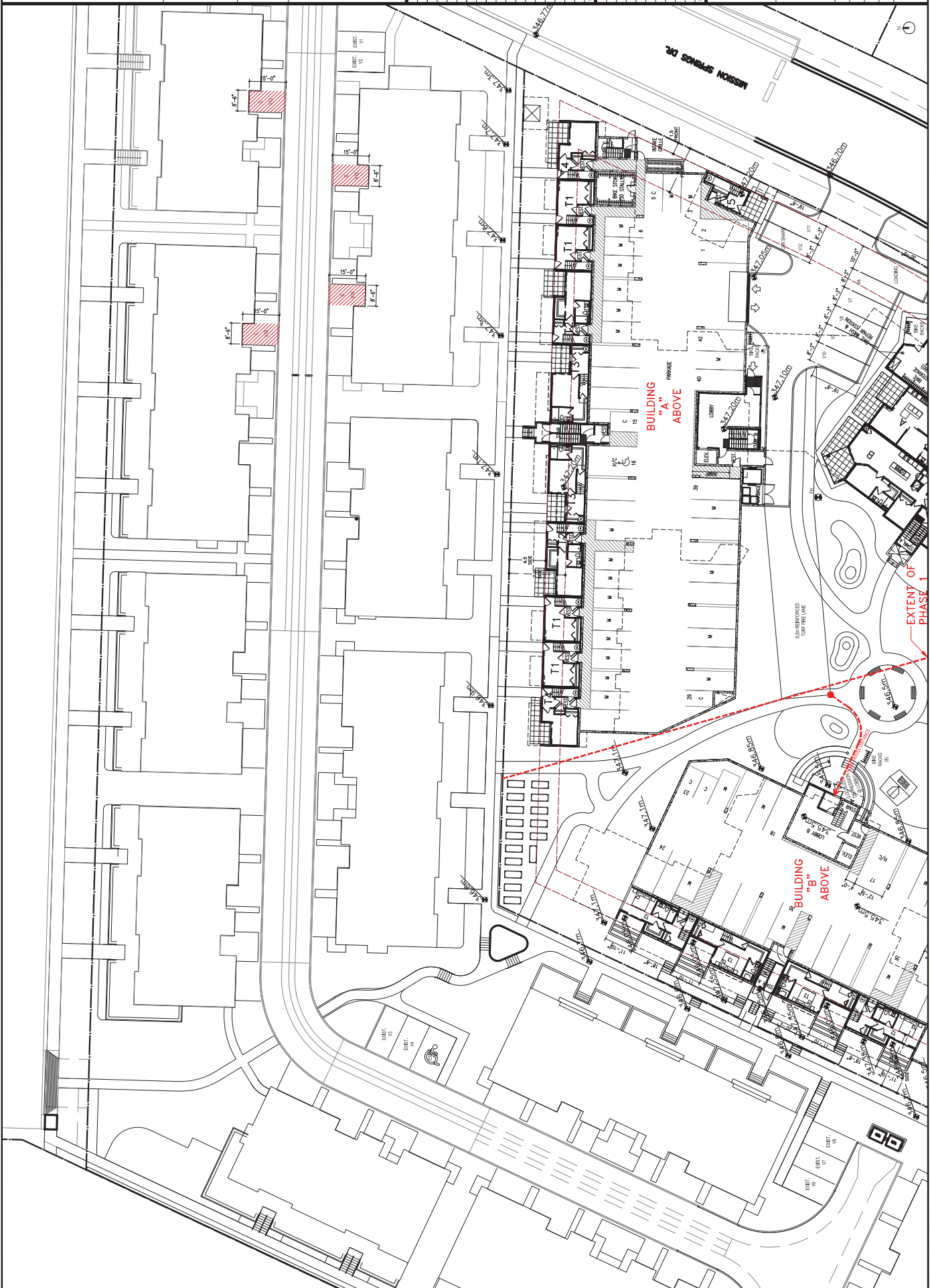
SOFT PROTECTION	N/A (SPRINKLERED)	3.2.3.16
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
SMOKE PENETRABILITY	N/A	3.1.14.2
ROOF CLASSIFICATION	CLASS 'A'	3.1.15.2
ATTC FIRESTOPS	YES (N/A @ CARPORTS)	3.1.11.
MAX. ATTC AREA	300 sqm	3.1.11.5
MAX. CHAWA SPACE AREA	N/A	3.1.11.6
CONCEALED FLOOR AREA	N/A	3.1.11.5
ACCESSIBILITY REQUIREMENTS		
ACCESS TO MAIN ENTRANCES	NO	NO
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	NO	NO
WASHROOM FIXTURES REQUIREMENTS		
MIN. 1 RECYD / DWELLING UNIT		

TABLE 3.1.17



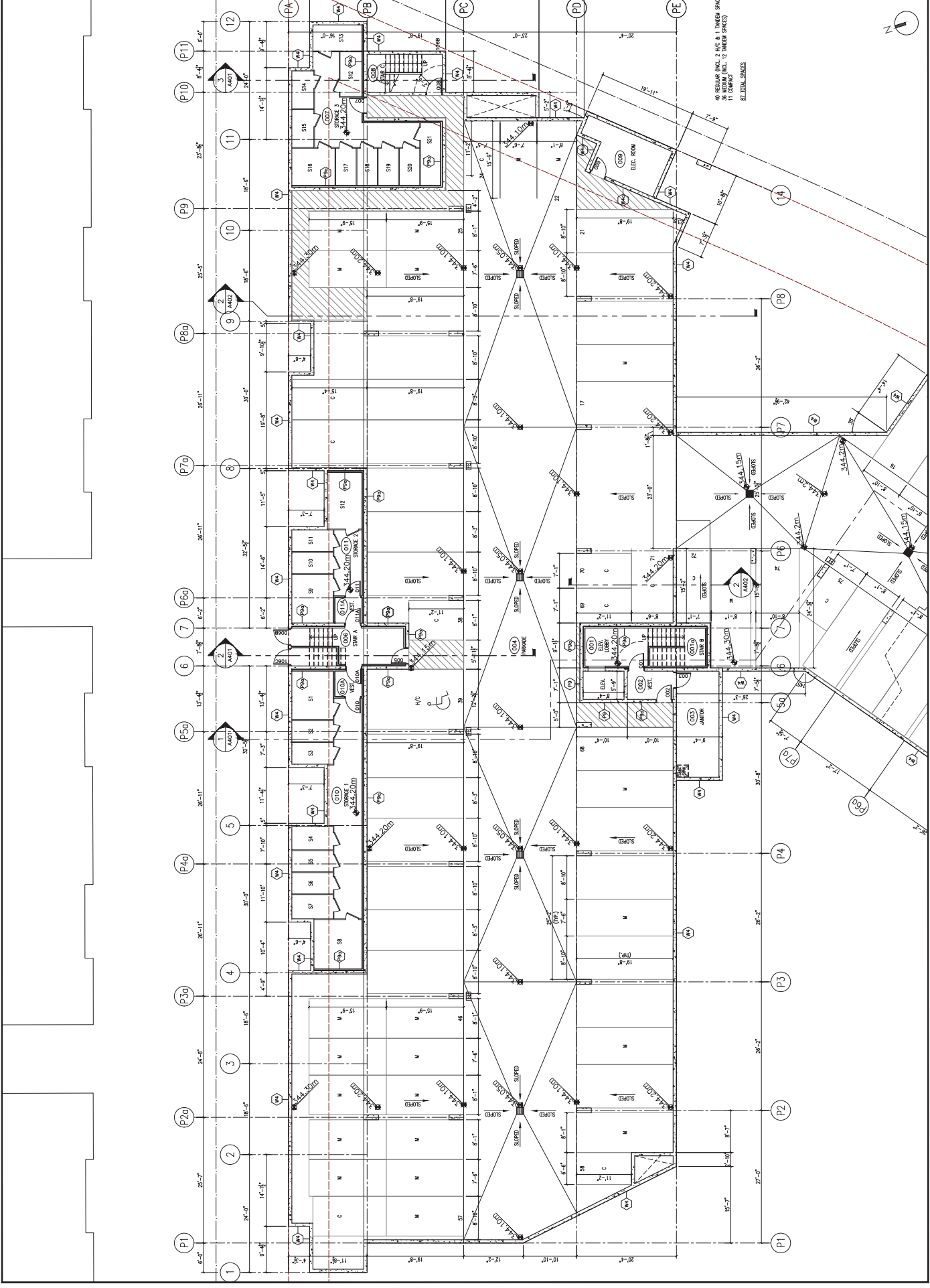
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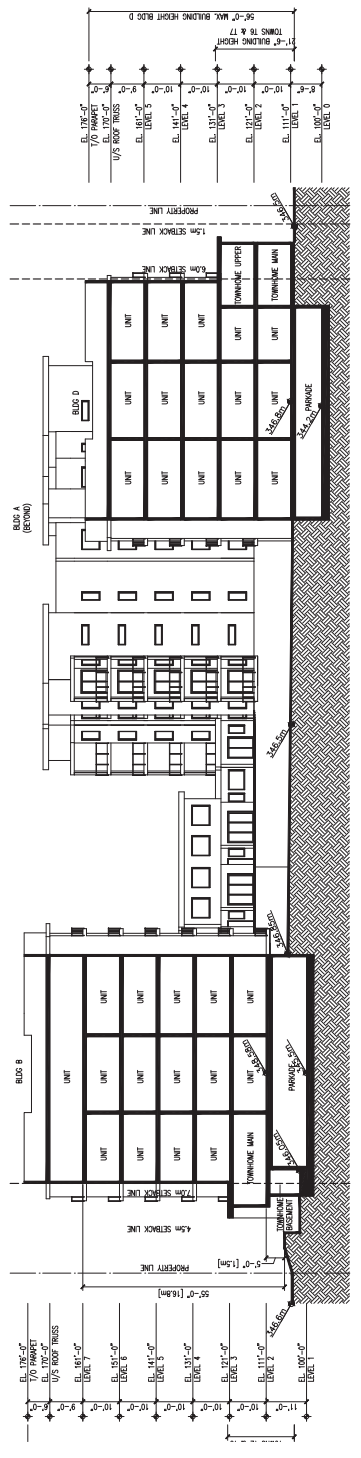
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GREEN SQUARE
 RESIDENTIAL DEVELOPMENT
 PHASE 1: BUILDINGS A & D
 3865 AMMON SPRINGS DR
 ARDMORE, NC 28707

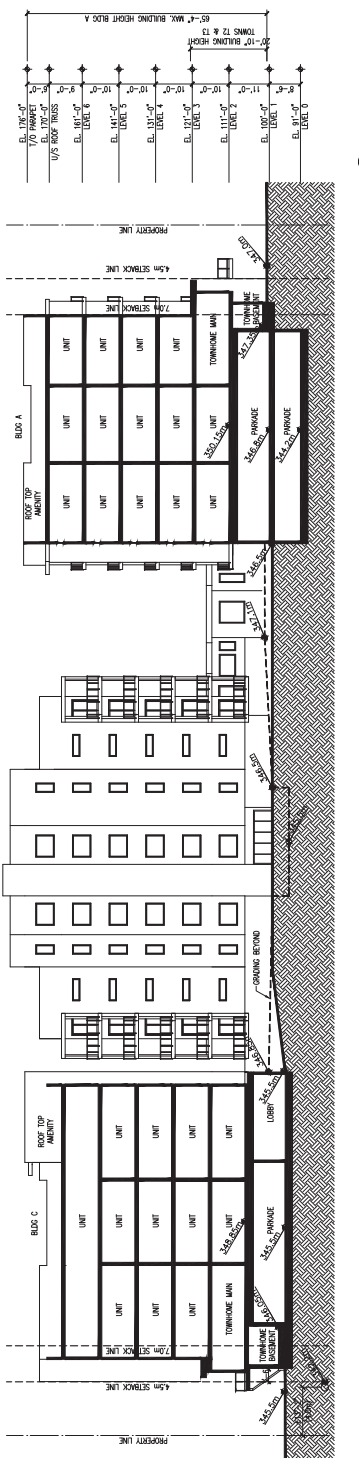


40 REQ'DR (INCL. 2 H/C & 1 TINNER SPACE)
 41 REQ'DR (INCL. 12 TINNER SPACES)
 42 TINNER SPACES

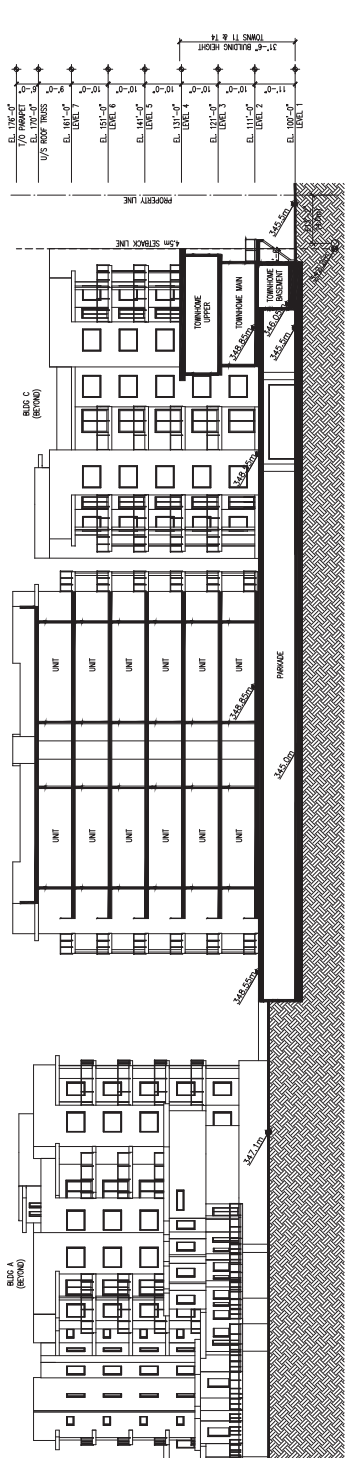
3 SITE SECTION 3
 7/16'-0" @ 0"



2 SITE SECTION 2
 7/16'-0" @ 0"



1 SITE SECTION 1
 7/16'-0" @ 0"



1 SITE SECTION 1
 7/16'-0" @ 0"

HORIZONTAL FIBRE CEMENT BOARDS

FIBRE CEMENT PANEL N.L.T. PANEL

WOOD GRAIN CLADDING

TRIM BOARD

NATURAL WOOD FINISH WOOD GRAIN APPEARANCE

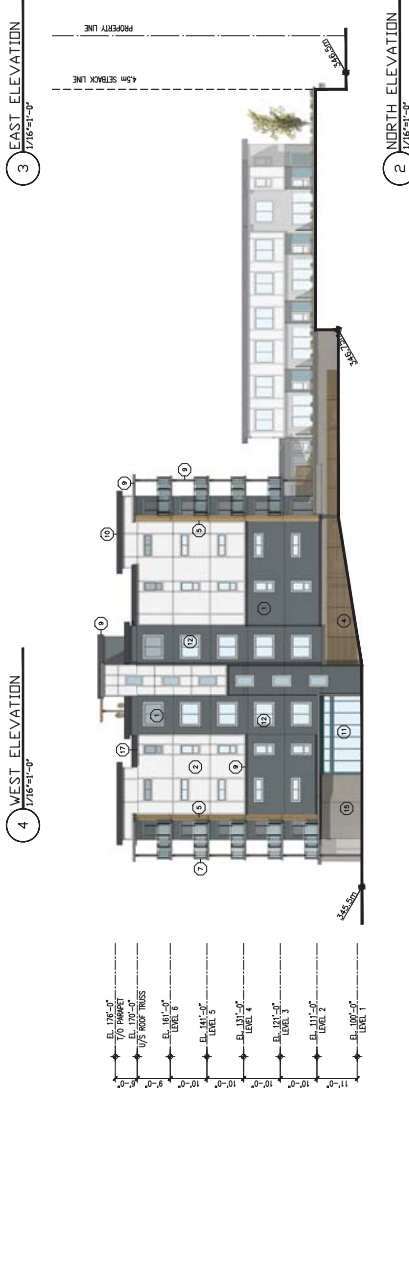
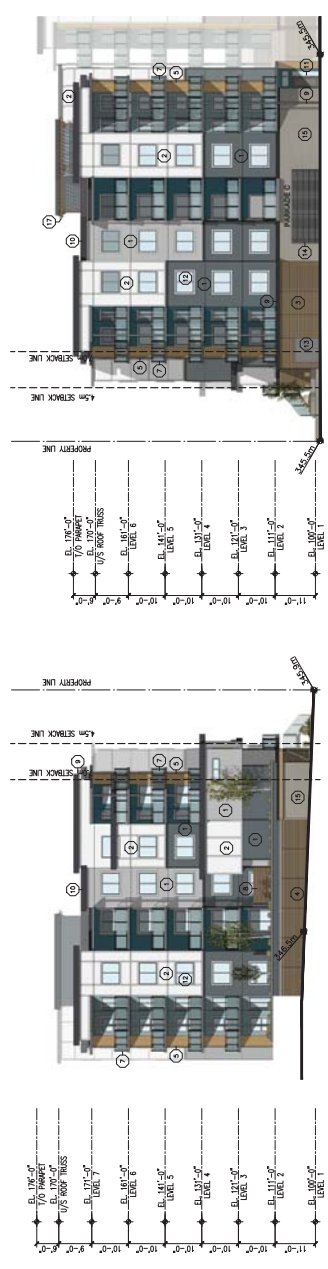
WHITE

LIGHT BLUE

DARK GREY/BLUE

LIGHT GREY

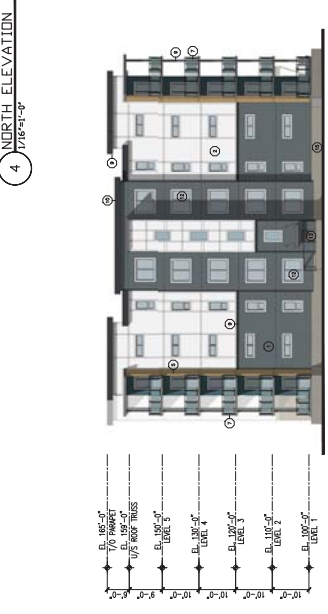
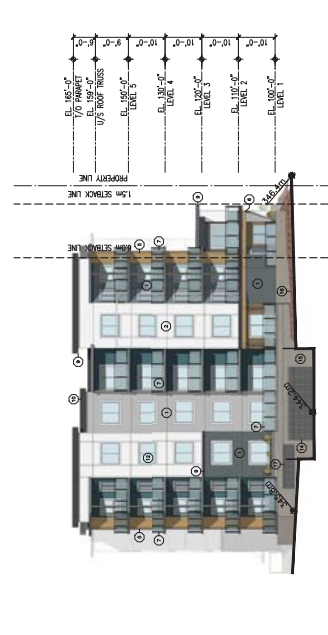
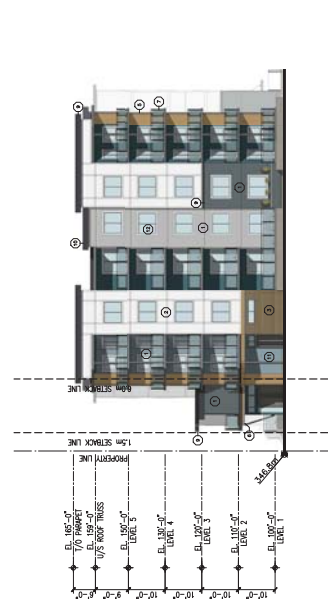
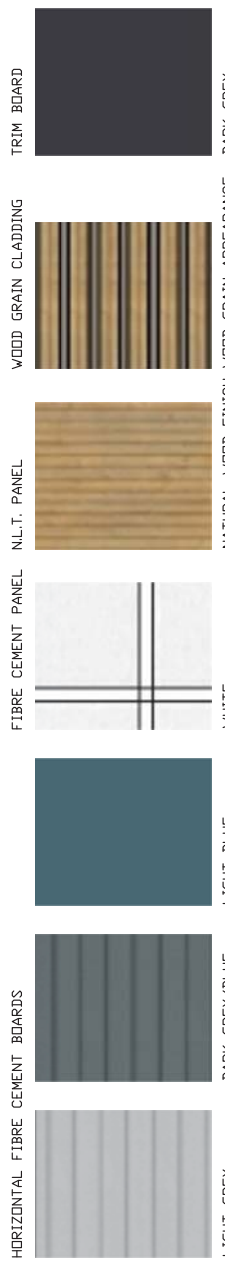
DARK GREY



ELEVATION KEY NOTES LEGEND

REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS

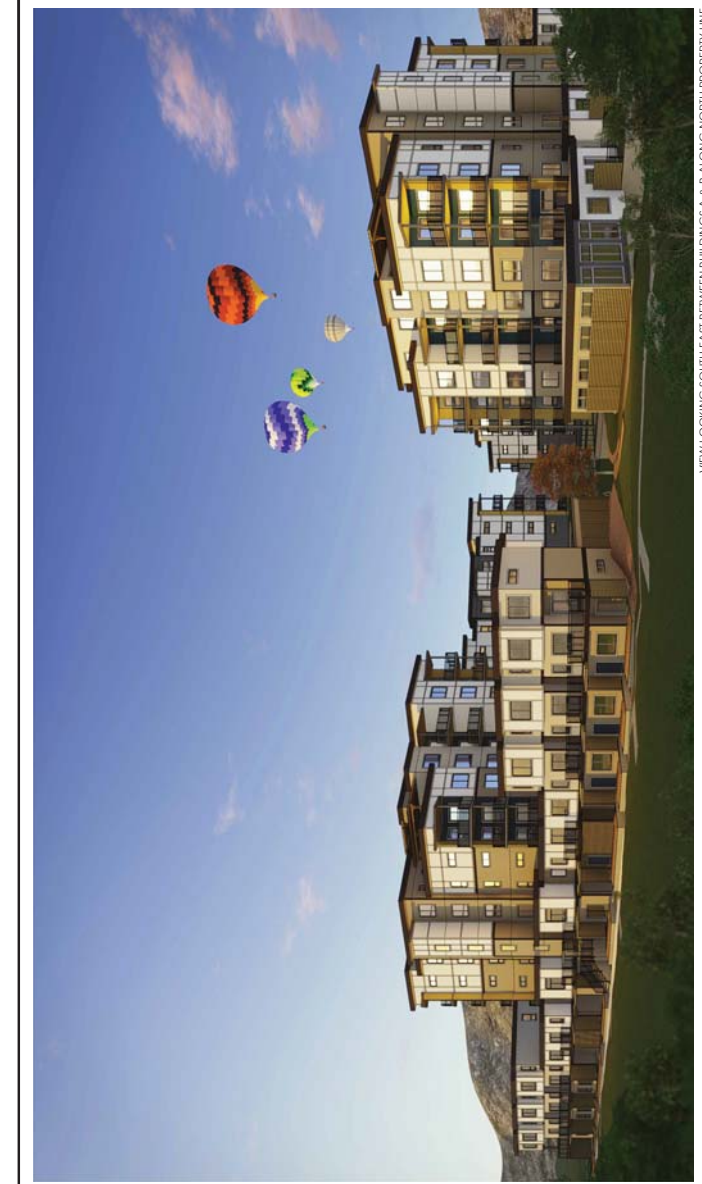
(1)	HORIZONTAL FIBRE CEMENT BOARD
(2)	FIBRE CEMENT PANEL SINGE C/W WHITE
(3)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE
(4)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE
(5)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE
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(98)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE
(99)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE
(100)	NON-COMBUSTIBLE WOOD GRAIN PANEL SINGE



ELEVATION KEY NOTES LEGEND

1. FINISHES AND MATERIALS
2. WINDOW AND DOOR SIZES
3. WINDOW AND DOOR SIZES
4. WINDOW AND DOOR SIZES
5. WINDOW AND DOOR SIZES
6. WINDOW AND DOOR SIZES
7. WINDOW AND DOOR SIZES
8. WINDOW AND DOOR SIZES
9. WINDOW AND DOOR SIZES
10. WINDOW AND DOOR SIZES

NO.	DATE	RECORD OF REVISIONS



VIEW LOOKING SOUTH EAST BETWEEN BUILDINGS A & B ALONG NORTH PROPERTY LINE



VIEW LOOKING NORTH WEST BETWEEN BUILDINGS C & DALONG MISSION SPRINGS DR

SHEET NO.	17121
DATE	2017.04.28
SCALE	1/8" = 1'-0"

Drawing Number: #

A6.1



VIEW LOOKING WEST INTO THE CENTRAL SQUARE ALONG BUILDING A TURF LANE



VIEW LOOKING NORTH INTO CENTRAL SQUARE FROM BUILDING C

Scale

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CONTRACT NO.

GREEN SQUARE
RESIDENTIAL DEVELOPMENT
PHASE 1
101 SANDNES AVE
Arlington, VA

Sheet Title: PERSPECTIVE IMAGES

DATE: 11/1/23
DATE: 2017.04.28
SCALE: 1/16" = 1'-0"

PROJECT NUMBER: #

DRAWING NUMBER: #



VIEW LOOKING WEST ALONG MISSION SPRINGS DR



VIEW LOOKING NORTH AT BUILDING C FROM SOUTHERN PROPERTY LINE

