

# Sussex Street Mixed-use DRC Presentation



**FAAS**  
FORMED ALLIANCE ARCHITECTURE STUDIO INC

**SCATLIFF + MILLER + MURRAY**



# Landscape Plan

Sussex Street Mixed-Use

## SHEET NOTES

- N.01 NATURAL PLAYGROUND W/ CLIMBING LOGS, CLIMBING BOULDERS + STEPPING LOGS
- N.02 EXISTING BERRY CASKET REMAIN BY POLLINATOR GARDEN AND CIRCULAR BENCH TOWARDS SEATING WALLS W/ LED LIGHT STRIPS
- N.03 PARK SIGNAGE
- N.04 TRASH + RECYCLING CONTAINERS
- N.05 ENTRY STAIRS
- N.06 CONCRETE PUBLIC SIDEWALK
- N.07 RAISED PLANTER WALLS
- N.08 ENTRY RAMP
- N.09 ENTRY STAIR
- N.10 CANOPY STREET TREES
- N.11 LIMIT OF RAISED PLANTER
- N.12 BERRY GARDEN
- N.13 PARKADE ENTRANCE REFER TO ARCH SITE PLAN
- N.14 LOADING - REFER TO ARCH SITE PLAN
- N.15 POLLINATOR GARDEN ON URN
- N.16 URN GARDEN
- N.17 OUTDOOR FITNESS PATIO

## SITE FURNISHINGS

- WOOD TABLE
- BENCH
- TYPE 1 TABLE
- TYPE 2 TABLE
- COLORFUL ADORNACK CHAIRS
- OUTDOOR COUCH
- PERGOLA W/ BIRD + HARVEST TABLE
- PHONE TABLE
- PRE-FABRICATED ALUMINUM PLANTERS
- BIKE RACK
- PEDESTRIAN LIGHTS

## PLANT MATERIAL LEGEND

- DECIDUOUS + CONIFEROUS TREES**
- 1. 7.5m Caliper RED MAPLE
  - 2. 1.8m x 1.8m Caliper ARMSTRONG MAPLE
  - 3. 1.8m x 1.8m SHORE PINE
  - 4. 2.5m SHORE PINE
- DECIDUOUS SHRUBS - #1 POT**
- 10. TALL OREGAN GRAPE
  - 11. RED CURRANT
  - 12. BUCKRANGE
- CONIFEROUS SHRUBS - #1 POT**
- 13. ROCKY MOUNTAIN JUNIPER
  - 14. HORIZONTAL JUNIPER
- PERENNIALS + ORNAMENTAL GRASSES - #2 POT**
- 15. BRIDGE FERN
  - 16. WALK FERTERISE ORNAMENTAL GRASS
  - 17. VIRGINIA CREEPER

## GENERAL NOTES

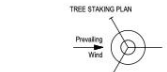
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND PROTECT ALL PLANT MATERIAL SHALL BE LOCALLY SOURCED
- ALL PLANT MATERIAL TO BE COATED WITH MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS
- ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH
- ALL LANDSCAPE AREAS TO BE EQUIPPED WITH A LOW-WATER HIGH-EFFICIENCY IRRIGATION SYSTEM

## SURFACING LEGEND

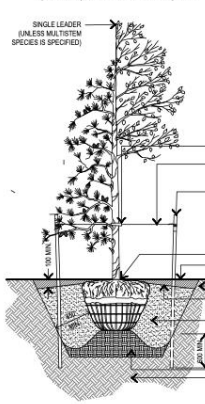
- LESS WATER SOIL
- PERENNIAL POLLINATOR RIBBON
- FRAM SAFETY WALCH
- SYNTHETIC TURF
- CONCRETE SIDEWALK
- COMPOSITE WOOD DECKING
- WOOD BARK MULCH
- DECORATIVE ROCK MULCH
- CONCRETE PAVING STONES
- PRIVATE PATIOS
- DECORATIVE BOULDERS

## NOTES:

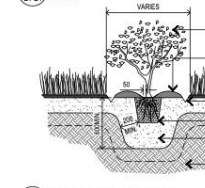
1. ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 0205 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
3. STAKE BEYOND EDGE OF ROOT BALL IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES IN DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
4. ALL TREE STAKES TO MAINTAIN ONE (1) CM CLEARANCE FROM ALL UG POWER, TELEPHONE AND GAS ALIGNMENTS.
5. TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
6. STAKES SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOL BASE).
7. IF TREE IS WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
8. USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
9. PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
10. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO UG POWER, TELEPHONE AND GAS ALIGNMENTS REFER TO SECTION 7.2 AND 7.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS.



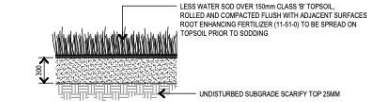
**CONIFEROUS DECIDUOUS**  
Less than 3.0m height  
40mm-100mm Caliper  
Spade Hole Preparation for Basket or Ball & Burlap Trees



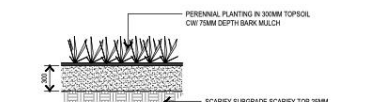
1 TYPICAL TREE PLANTING DETAIL  
DPL 1  
scale 1:25



2 TYPICAL SHRUB PLANTING DETAIL  
DPL 1  
scale 1:25



3 TYPICAL PERENNIAL POLLINATOR RIBBON DETAIL  
DPL 1  
scale 1:25



4 TYPICAL PERENNIAL POLLINATOR RIBBON DETAIL  
DPL 1  
scale 1:25



5 TYPICAL BIKE RACK  
DPL 1  
scale 1:25



6 NATURAL LOG CLIMBERS PLAYGROUND PRECEDENT  
DPL 1  
scale 1:25



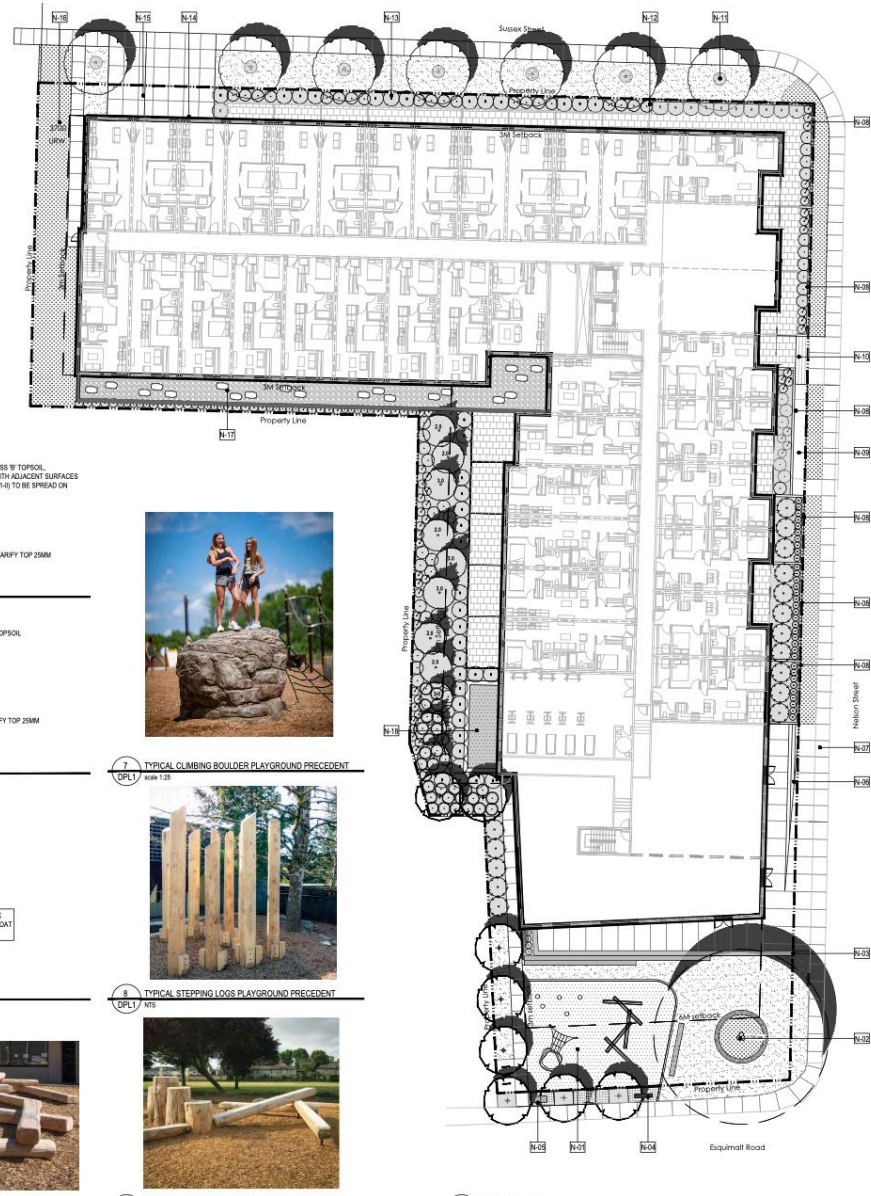
7 TYPICAL CLIMBING BOULDER PLAYGROUND PRECEDENT  
DPL 1  
scale 1:25



8 TYPICAL STEPPING LOGS PLAYGROUND PRECEDENT  
DPL 1  
scale 1:25



9 NATURAL LOG CLIMBERS PLAYGROUND PRECEDENT  
DPL 1  
scale 1:25



10 LANDSCAPE PLAN  
DPL 1  
scale 1:250



# Renderings

Sussex Street Mixed-Use



**Residential & Commercial Entry**

# Renderings

Sussex Street Mixed-Use



**South-East Corner View**

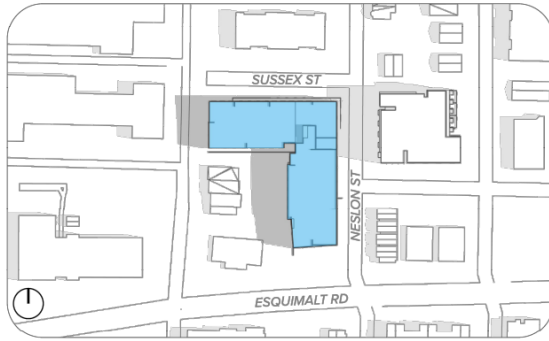


**North-East Corner View**

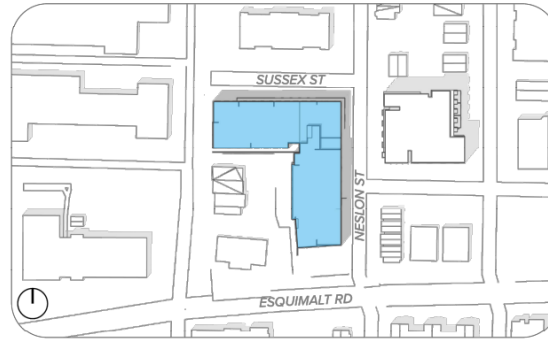


# Shadow Study

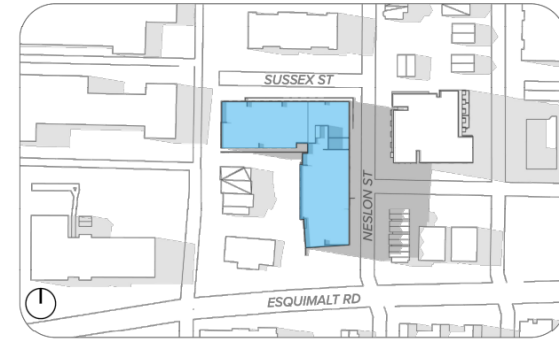
## Sussex Street Mixed-Use



SUMMER - JUNE 21 - 8:00 am  
Not to scale



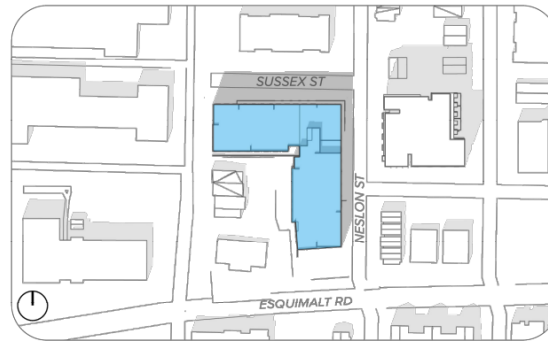
SUMMER - JUNE 21 - 12:00 PM  
Not to scale



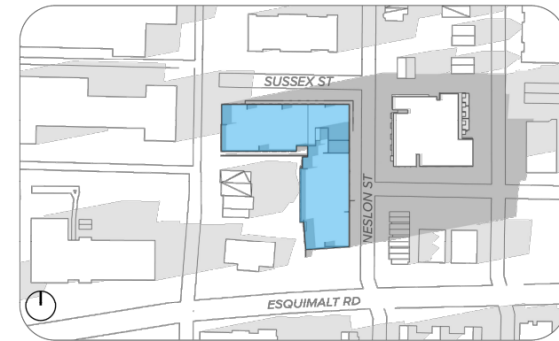
SUMMER - JUNE 21 - 4:00 PM  
Not to scale



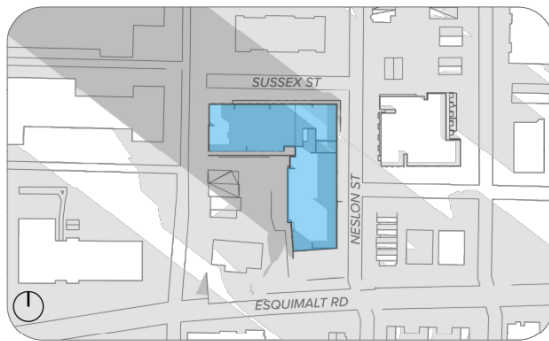
EQUINOX - MARCH 21 - 8:00 am  
Not to scale



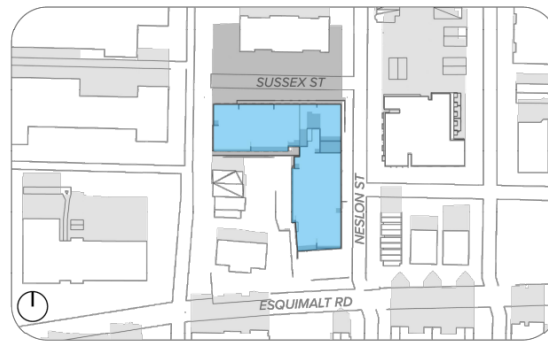
EQUINOX - MARCH 21 - 12:00 Pm  
Not to scale



EQUINOX - MARCH 21 - 4:00 Pm  
Not to scale



WINTER - DECEMBER 21 - 9:00 am  
Not to scale



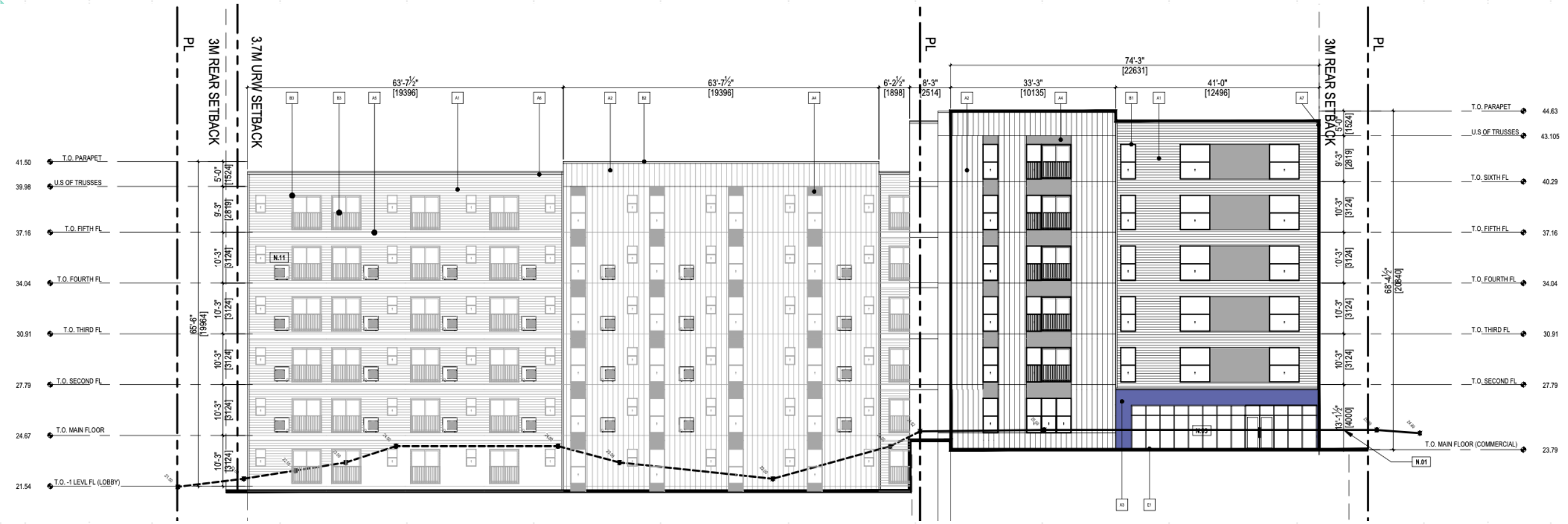
WINTER - DECEMBER 21 - 12:00 Pm  
Not to scale



WINTER - DECEMBER 21 - 3:00 Pm  
Not to scale

# Elevations

Sussex Street Mixed-Use



## South Elevation



# Elevations

Sussex Street Mixed-Use

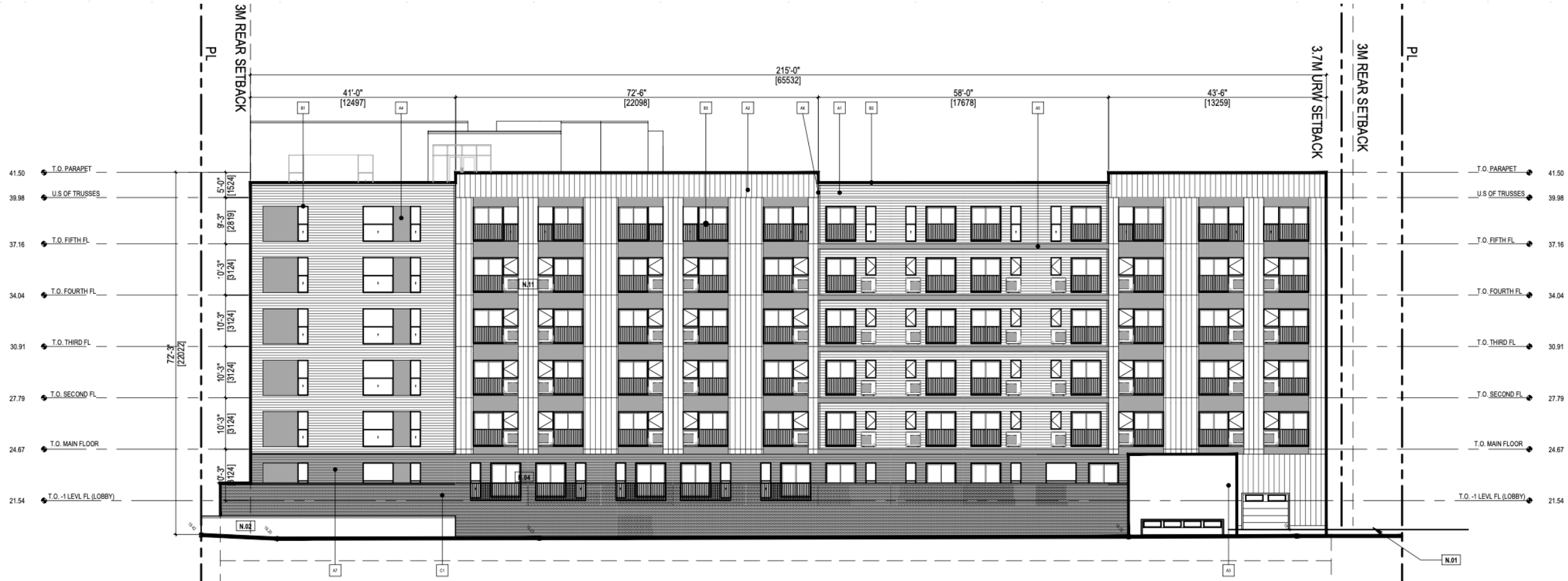


East Elevation



# Elevations

Sussex Street Mixed-Use

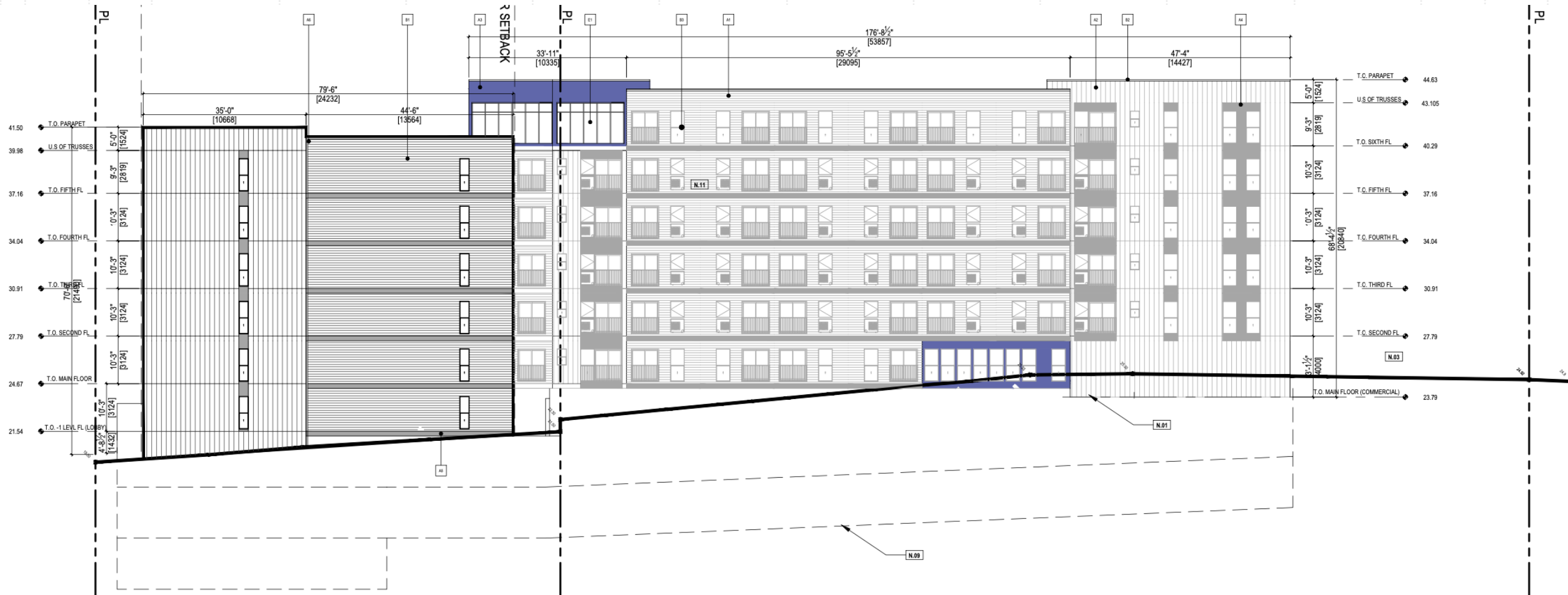


## North Elevation



# Elevations

Sussex Street Mixed-Use



West Elevation

# Building Elements

Sussex Street Mixed-Use

## Building Density

- Site coverage (incl. Parking) – 81.28%
- FAR – 3.38

## Parking

- 230 parking stalls
- Residential = 196 stalls
- Visitor = 28 stalls
- Commercial = 14 stalls
- Bike = 247 - class 1, and 6 - class 2

## Unit Count

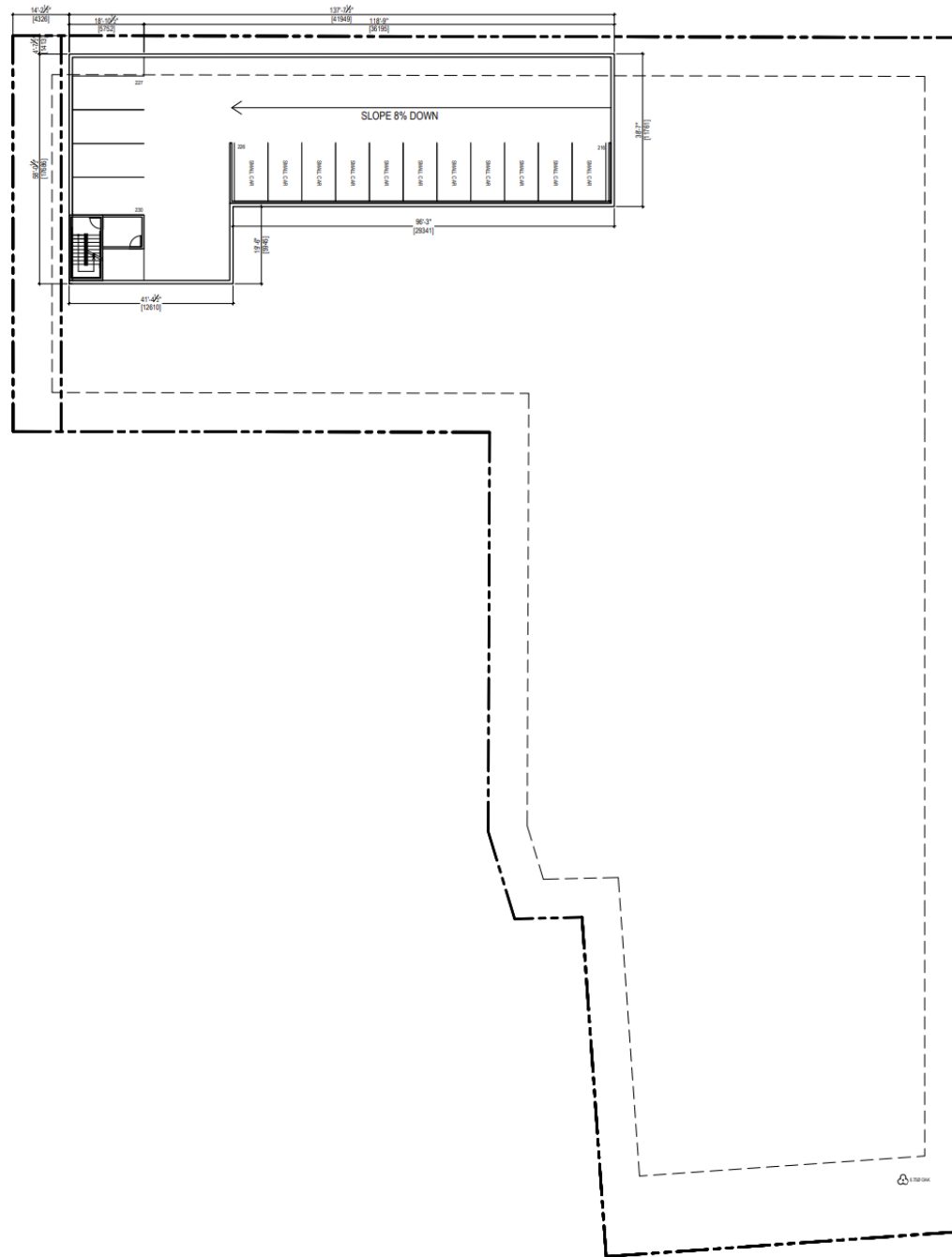
- 245 residential units
- 1 bed = 85
- 2 bed = 149
- 3 bed = 11
- Accessible = 12

UNIT AREA BREAKDOWN

UNIT			COUNT	%	%
1B-A	1 BED	522.00 SQ.FT	11	4.49%	34.69%
1B-B	1 BED	507.50 SQ.FT	68	27.76%	
1B-C	1 BED	514.47 SQ.FT	6	2.45%	
2B-A	JR 2 BED	562.00 SQ.FT	5	2.04%	60.82%
2B-B	JR 2 BED	612.50 SQ.FT	47	19.18%	
2B-C	JR 2 BED	660.00 SQ.FT	50	20.41%	
2B-D	JR 2 BED	660.00 SQ.FT	34	13.88%	
2B-E	(ACC) JR 2 BED	672.00 SQ.FT	12	4.90%	
2B-F	JR 2 BED	647.00 SQ.FT	1	0.41%	
3B-A	3 BED	841.99 SQ.FT	6	2.45%	4.49%
3B-B	3 BED	891.41 SQ.FT	5	2.04%	
BLD. A TOTAL			245		

# P2.5

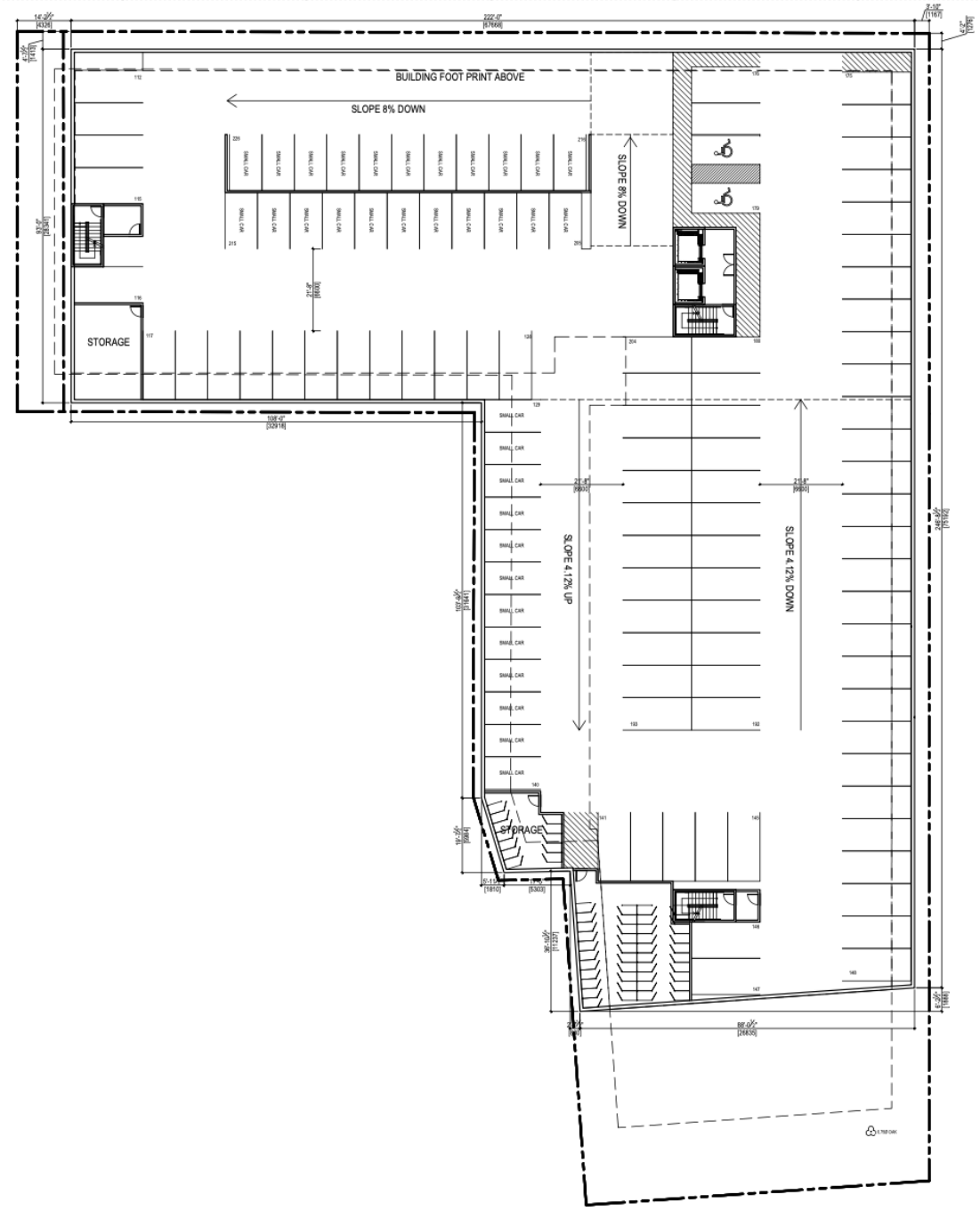
## Sussex Street Mixed-Use





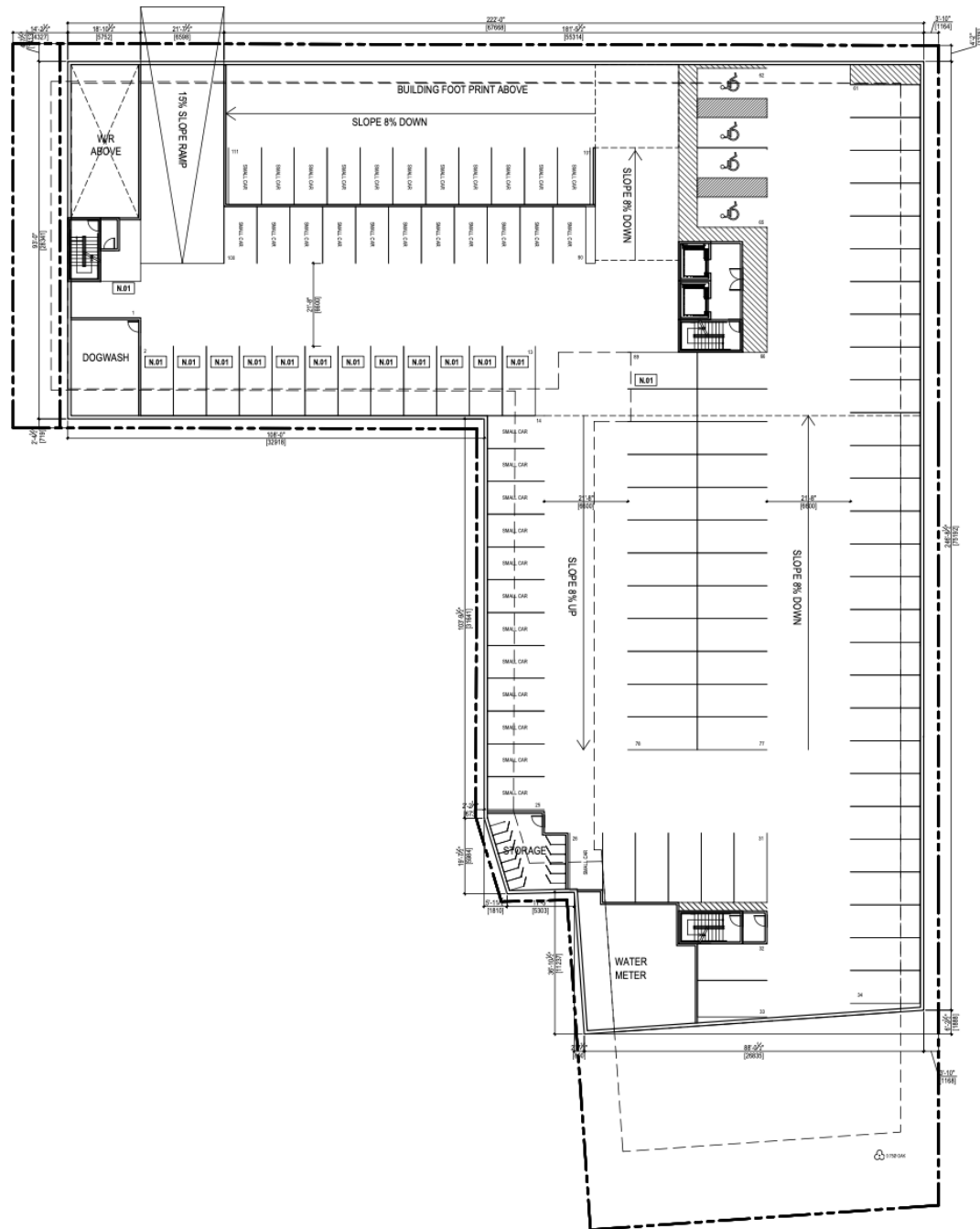
# P2

Sussex Street Mixed-Use



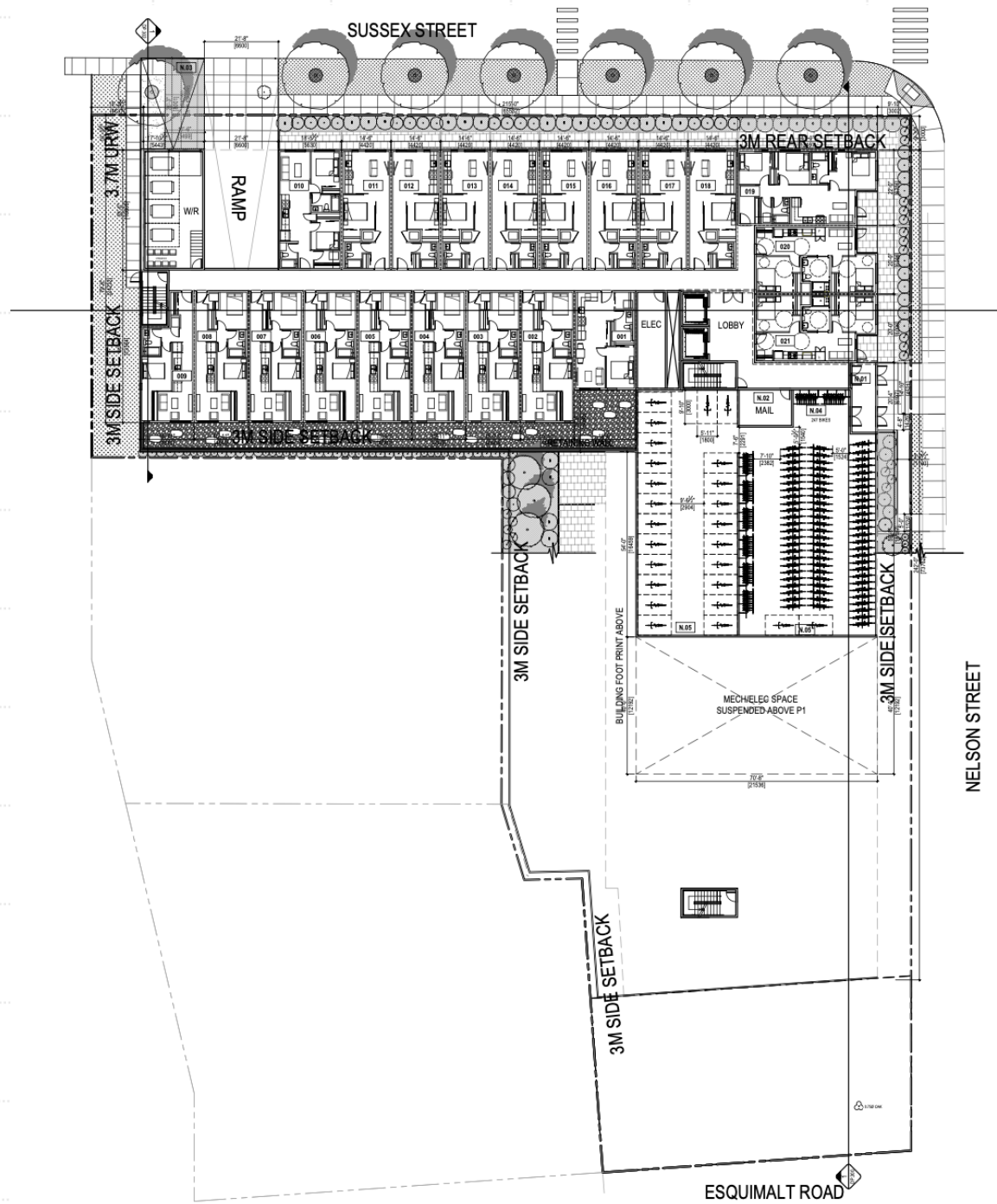
# P1

## Sussex Street Mixed-Use



# Level -1

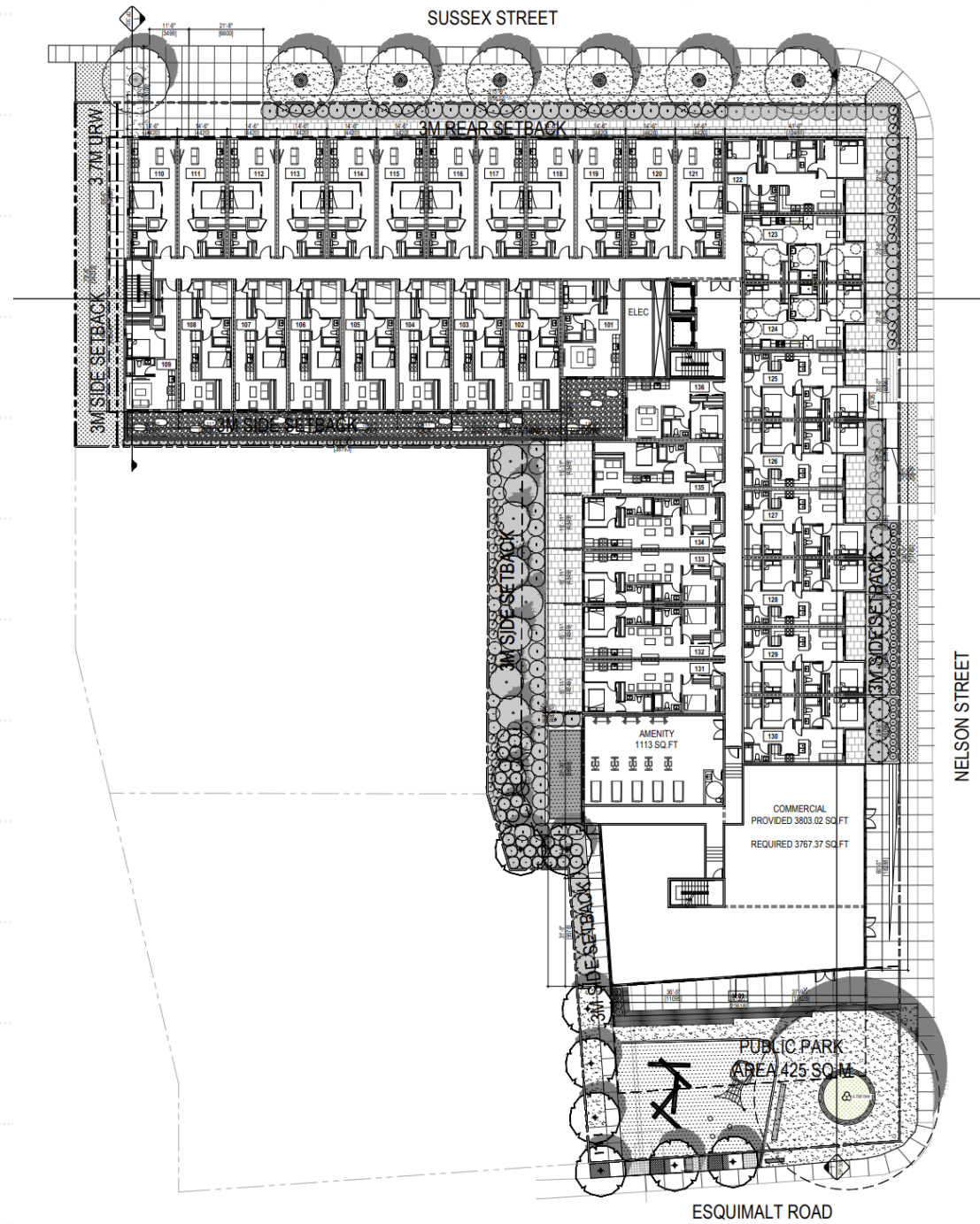
Sussex Street Mixed-Use





# Level 1

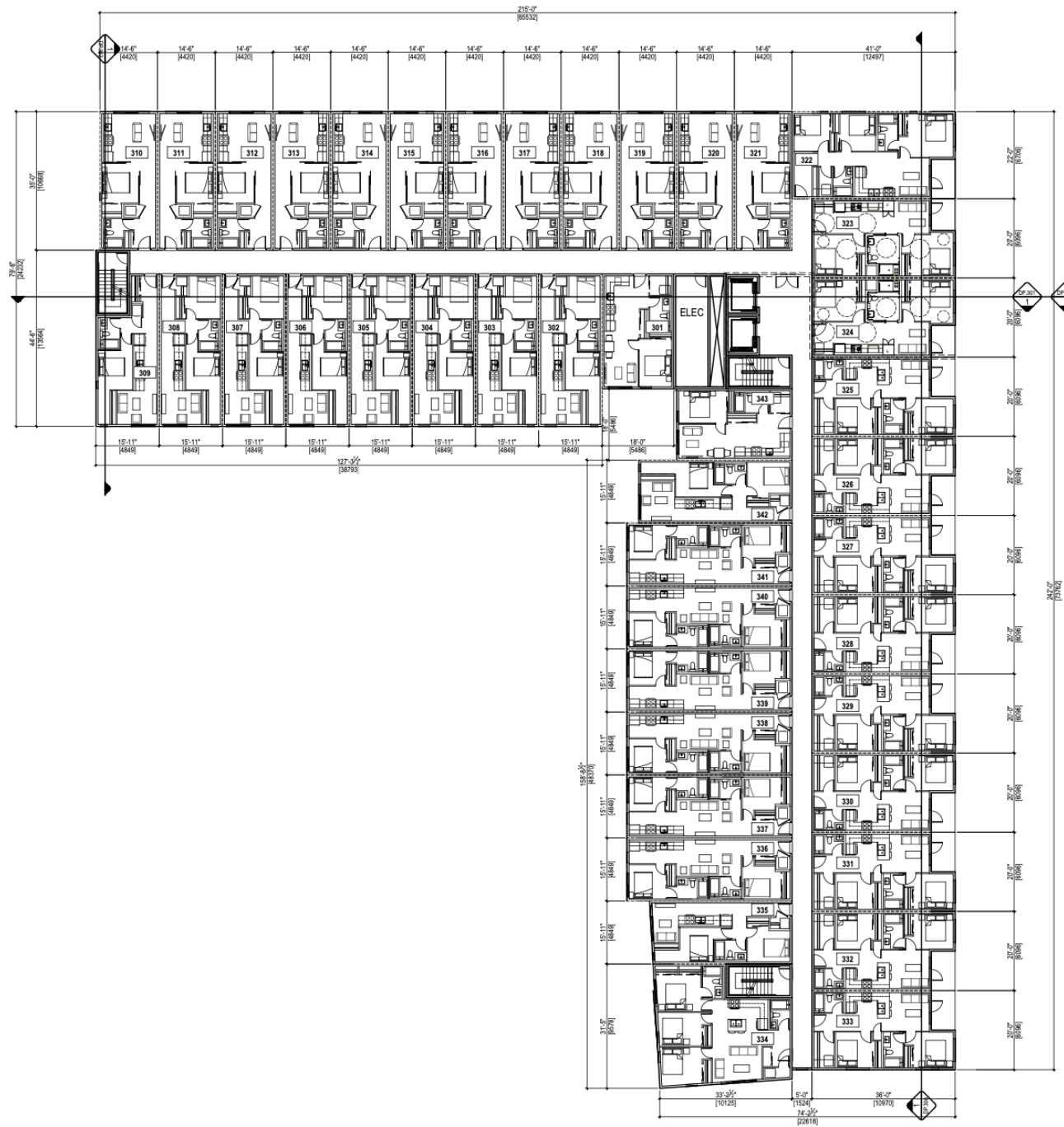
Sussex Street Mixed-Use





# Level 3

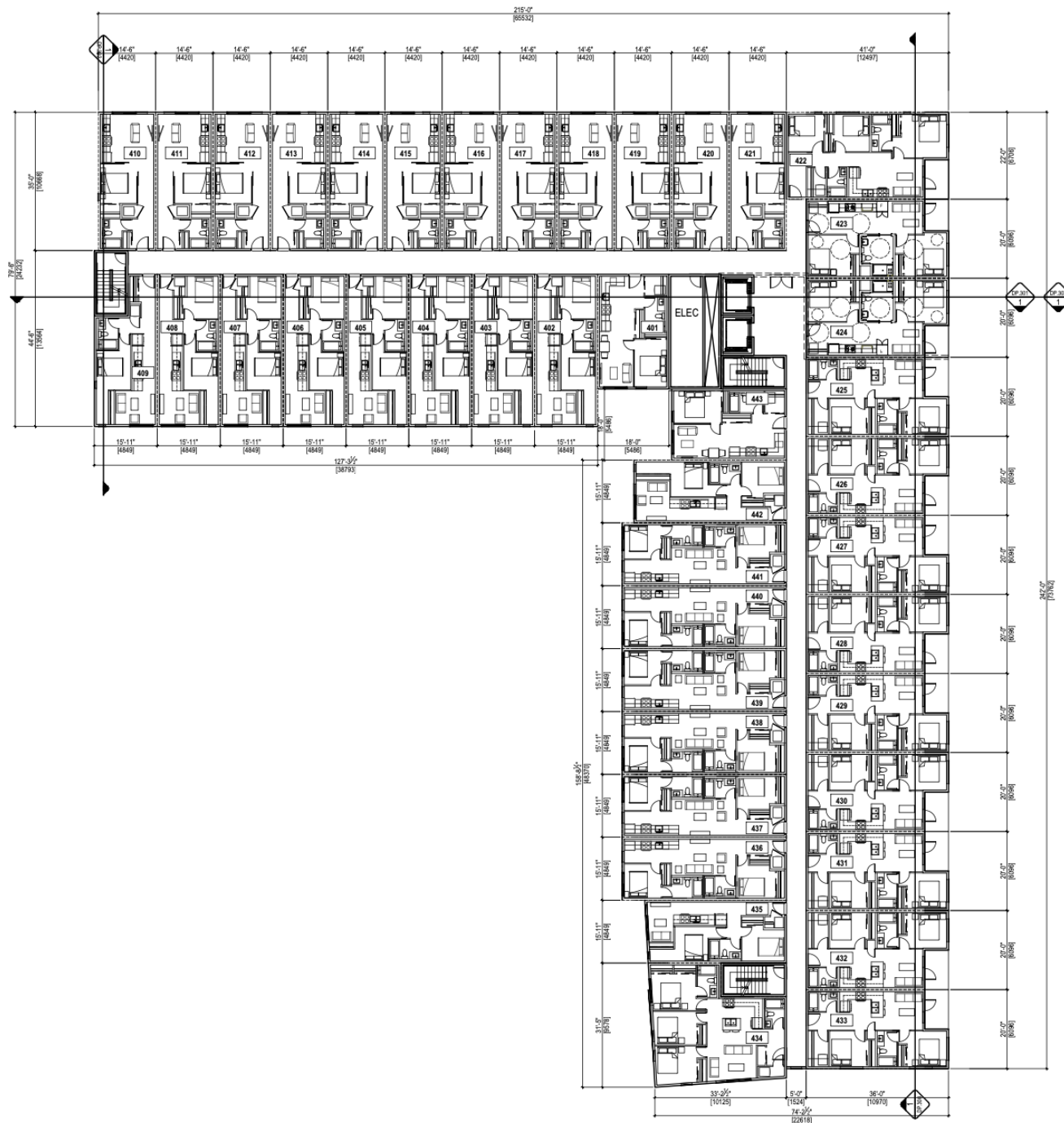
Sussex Street Mixed-Use





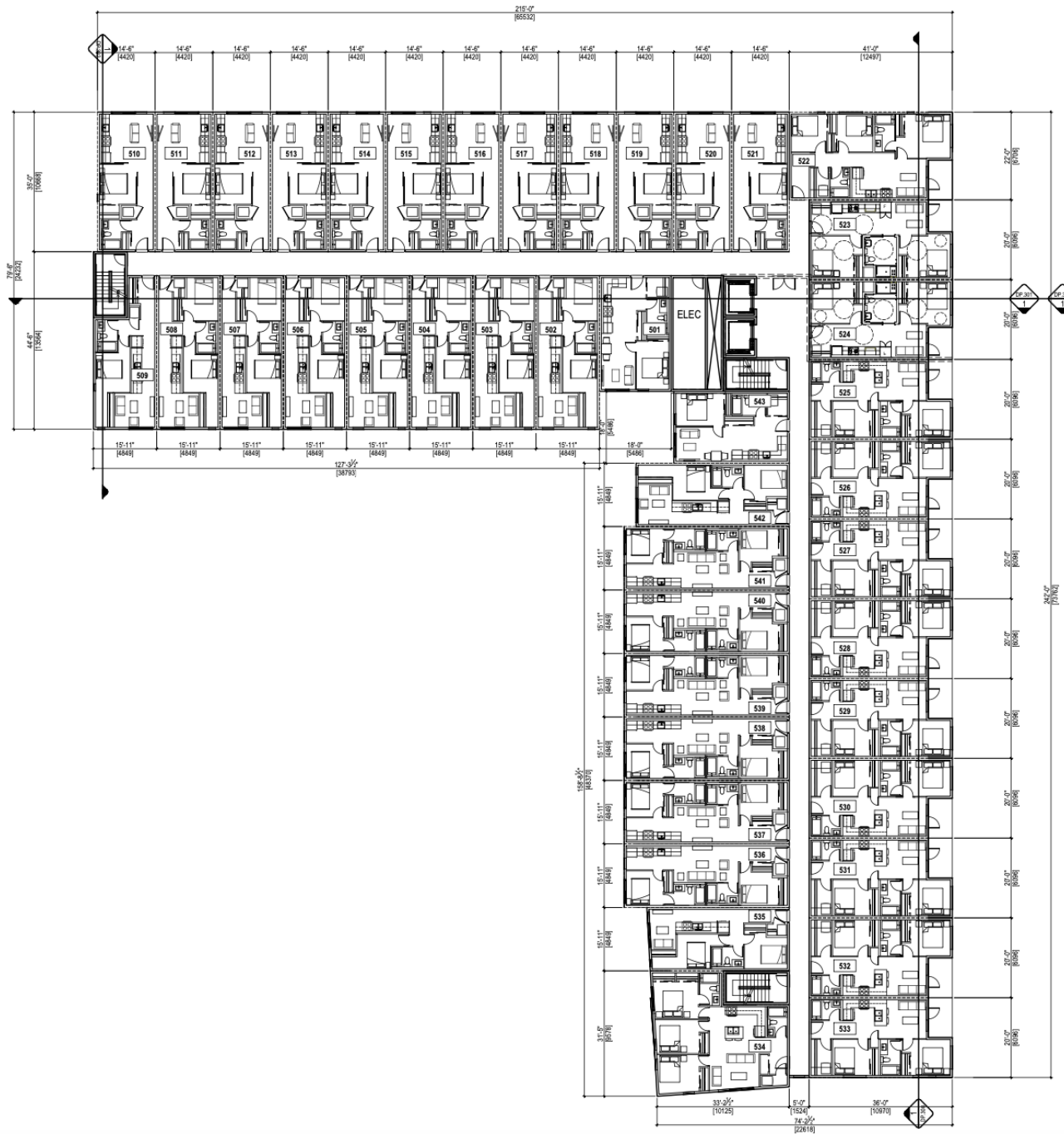
# Level 4

Sussex Street Mixed-Use



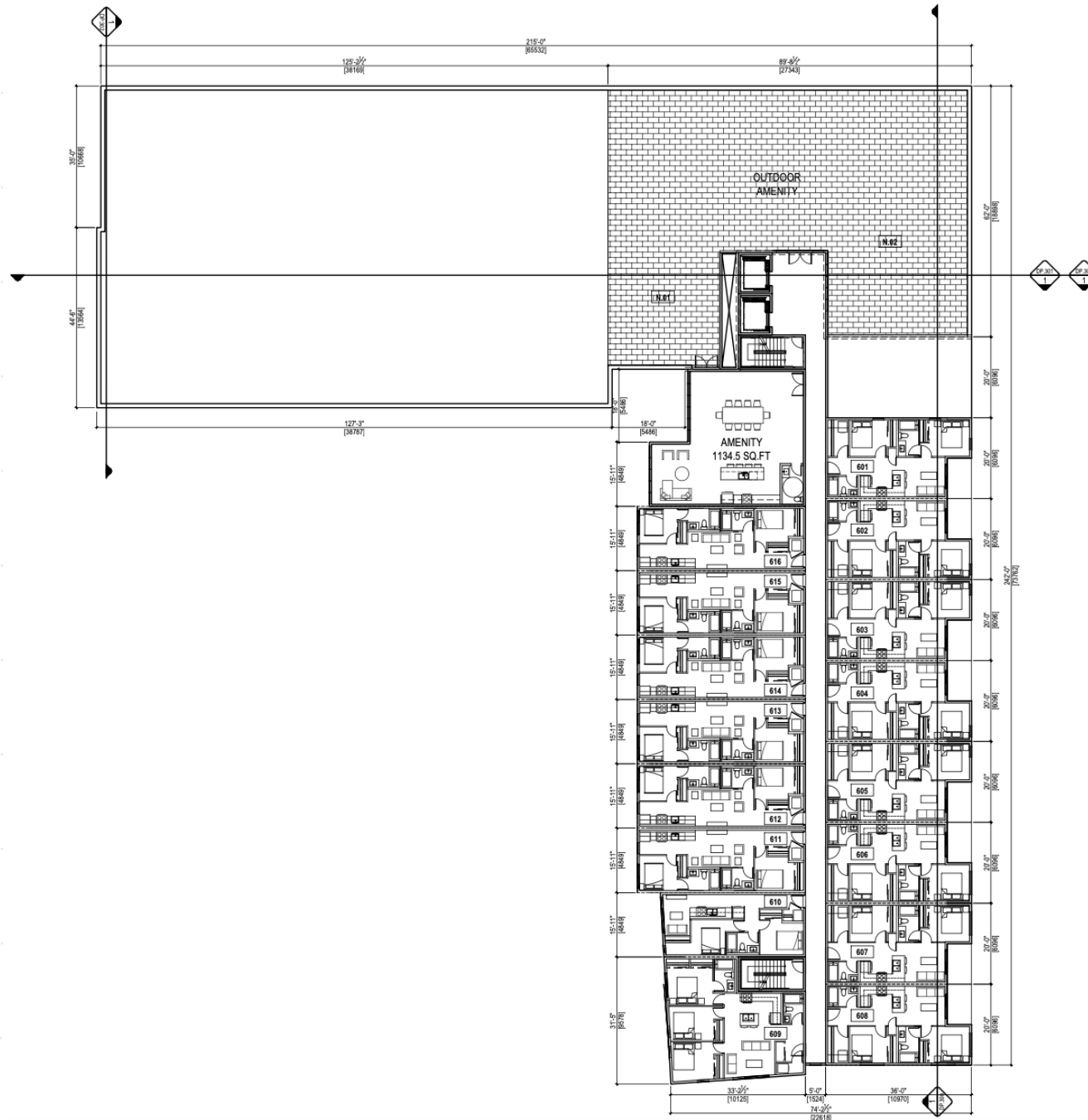
# Level 5

Sussex Street Mixed-Use



# Level 6

Sussex Street Mixed-Use





# Thank You

