

Unit Count Summary				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
A	1 Bedroom + Den	10	1	10
B	1 Bedroom + Den	20	1	20
C	2 Bedroom	16	2	32
D	1 Bedroom	10	1	10
H	1 Bedroom	4	1	4
G	1 Bedroom	1	1	1
I	3 Bedroom	4	3	12
<b>Total Units</b>		<b>65</b>		<b>89</b>
Occupant Load				
2 Persons Per Bedroom = (89) x (2) = 178				

Unit List 65 Units					
Unit Number	Unit Type	Bedrooms	Dens	Bathrooms	Gross Unit Area Sq. ft.
101	C	2	0	1	637
102	D	1	0	1	445
103	C	2	0	1	637
104	A	1	1	1	784
105	B	1	1	1	840
106	B	1	1	1	840
107	G	1	0	1	527
108	C	2	0	1	637
109	D	1	0	1	445
110	C	2	0	1	637
111	A	1	1	1	784
112	B	1	1	1	840
113	B	1	1	1	840
201	I	3	0	1	872
202	D	1	0	1	445
203	C	2	0	1	637
204	A	1	1	1	784
205	B	1	1	1	840
206	B	1	1	1	840
207	H	1	0	1	713
208	C	2	0	1	637
209	D	1	0	1	445
210	C	2	0	1	637
211	A	1	1	1	784
212	B	1	1	1	840
213	B	1	1	1	840
301	I	3	0	1	872
302	D	1	0	1	445
303	C	2	0	1	637
304	A	1	1	1	784
305	B	1	1	1	840
306	B	1	1	1	840
307	H	1	0	1	713
308	C	2	0	1	637
309	D	1	0	1	445
310	C	2	0	1	637
311	A	1	1	1	784
312	B	1	1	1	840
313	B	1	1	1	840
401	I	3	0	1	872
402	D	1	0	1	445
403	C	2	0	1	637
404	A	1	1	1	784
405	B	1	1	1	840
406	B	1	1	1	840
407	H	1	0	1	713
408	C	2	0	1	637
409	D	1	0	1	445
410	C	2	0	1	637
411	A	1	1	1	784
412	B	1	1	1	840
413	B	1	1	1	840
501	I	3	0	1	872
502	D	1	0	1	445
503	C	2	0	1	637
504	A	1	1	1	784
505	B	1	1	1	840
506	B	1	1	1	840
507	H	1	0	1	713
508	C	2	0	1	637
509	D	1	0	1	445
510	C	2	0	1	637
511	A	1	1	1	784
512	B	1	1	1	840
513	B	1	1	1	840



**PROJECT DESCRIPTION**  
**CIVIC ADDRESS:**  
 T104 Nancy Greene Drive  
 Whistler B.C.  
**LEGAL DESCRIPTION:**  
 PLAN 13243, Block D, Lot 1, District Lot 4753, New Westminster District  
 PID: 004-358-589  
 Parcel Area: 2818.4812 (Sq. m)

List of Drawings	
Label	Title
<b>General</b>	
G-000	General Data
G-001	Building Data
G-002	Renderers
G-003	Project Images
<b>Site</b>	
A-050	Survey
A-100	Site Plan
A-101	Landscape Plan
<b>Architectural</b>	
A-200	Foundation Plan/Parkade
A-201	First Floor Plan
A-202	Second Floor Plan
A-203	Third Floor Plan
A-204	Fourth Floor Plan
A-205	Fifth Floor Plan
A-206	Sixth Floor Plan
A-207	Roof Plan
A-208	Unit Plans
<b>Elevations</b>	
A-401	Elevation 1
A-402	Elevation 2
A-403	Elevation 3
A-404	Elevation 4
<b>Sections</b>	
A-501	Section 1
A-502	Section 2 (Roof Calc.)

Project Information Table		
Site Data	Current Zoning Standard	Proposed Zoning Standard
Zoning	RSE1	Site Specific
Site Area (m²)	2,816.6	
Existing useable site area (m²)	2,816.6	
Site Coverage		.4
Open Site Space (%)		
Gross Floor Area		53,342
Frontage(m)		29,588m
Floor space Ratio (Density)		1.8
Height of Building (m)		14m
Number of Storeys		5 Above Parking
Is the property located within 30m of a watercourse?		no
<b>SETBACKS</b>		
Front (m)		7.6m
Rear (m)		4.5m
Side (highway)		3m
Side (Village)		3m
<b>PARKING</b>		
Parking stalls on site		42
Bicycle Parking		20
<b>BUILDING DATA</b>		
Total number of units		65
Unit Type		
Ground oriented units		13
Minimum unit floor area (m²)		40
Total residential floor area (m²)	GFA	53,342

Parking Provided	
Garages	20
Car share cars	2
Exterior Parking	20
<b>Total Parking</b>	<b>42</b>

**BUILDING CODE SUMMARY**  
**REFERENCED DOCUMENT :**  
 BRITISH COLUMBIA BUILDING CODE 2012 - PART 3  
 Building Description  
 6 Storey Building - Parking Garage Below 5 Storey Residential  
 Building Classification  
 3.2.2.50 Group "C" Up To 6 Storeys, Sprinklered  
 Building Area is less than 1,800 m2  
 Combustable Constuction Permitted  
 Floor Assemblies Shall Be 1 Hour Fire Rated  
 Loadbearing Walls And Columns Not Less Than 1 Hour Fire Rating Parkade Floor Assemblies And Walls To Be 1.5 Hour Fire Rated

CONTACT INFORMATION						
<b>REGISTERED OWNER:</b> Vidorra Developments Ltd. Rod Nadeau #15-1005 Alpha Lake Road Whistler B.C. V0N 1B1 tel:604.932.3807 ext 226 fax:604.932.3804	<b>SURVEYOR:</b> Doug Bush Survey Services Douglas J. Bush Unit 18, 1370 Alpha Lake Road Whistler, B.C. V0N 1B1 tel:932.3314 fax:932.3030 email: dougb@dbss.ca	<b>Structural:</b> Chalten Engineering Ltd. Sebastian Guerrero P.Eng, M.Eng PO Box 1527 Whistler B.C. V0N 1B0 tel:604.902.1404 email:chaltenengineering@shaw.ca	<b>ELECTRICAL/MECHANICAL:</b> SRC Engineering Consultants Ltd. Bill Khangura 205-4180 Lougheed Hwy. Burnaby B.C. V5C 6A7 tel:604.268.9091 email:bill@src-eng.com	<b>BUILDING ENVELOPE:</b> Richard Kadulski Architect. Richard Kadulski Suite 204-1037 Broadway Vancouver B.C. V6H 1E3 tel:604.689.1841 email:kadulski@direct.ca	<b>CIVIL:</b> RF Binnie & Associates Rob Dos Santos tel:604.842.8222 mobile: 778.266.0029 email: RDosSantos@binnie.com	<b>BUILDING CODE CONSULTANT:</b> Evolution Building Science Ltd. Geoff Triggs tel:604.318.3489 email:ebsl@shaw.ca

1

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

**VIDORRA DEVELOPMENTS**

1104 Nancy Green Drive  
By Vidorra Developments & Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation BUILDING GROUP**  
#15-1005 Alpha Lake Road Whistler, B.C. V0N 1B1  
Office (604) 932-3807 | Fax (604) 932-3804

**DATE:**  
5/22/2018

**SCALE:**

**SHEET:**  
A-000

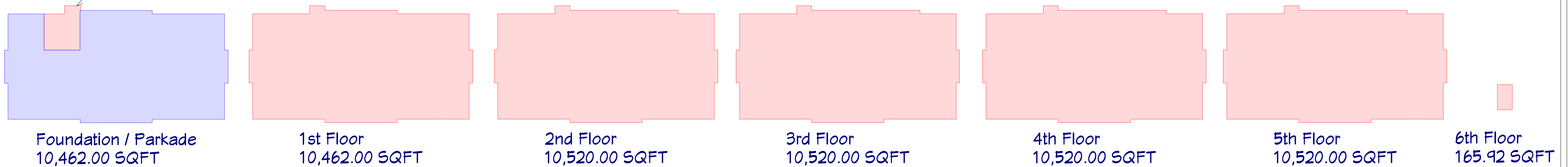
Gross Floor Area			Total Building Area		
Floor	Area(SQFT)	(M^2)	Floor	Area(SQFT)	(M^2)
Parkade	634	59	Parkade	10,462	972
1st Floor	10,462	972	1st Floor	10,462	972
2nd Floor	10,520	977	2nd Floor	10,520	977
3rd Floor	10,520	977	3rd Floor	10,520	977
4th Floor	10,520	977	4th Floor	10,520	977
5th Floor	10,520	977	5th Floor	10,520	977
6th Floor	166	15	6th Floor	166	15
Total	53,342	4,954	Total	63,170	5,867

**Proposed**

Lot Area: 30,317 SQFT  
 GFA: 1.8  
 Site Coverage: .4  
 Setbacks:  
 -Front: 24' 11 3/16" (7.6m)  
 -Sides: 9' 10 1/8" (3m)  
 -Rear: 14' 9 3/16" (4.5m)  
 Building Height: 44' 10 15/16" (13.6887m)



Finished Floor Area 627.9 SQFT



REVISION TABLE	
NUMBER	DESCRIPTION

**VIDORRA DEVELOPMENTS**

7104 Nancy Green Drive  
 By Vidorra Developments &  
 Innovation Building Group

**Innovation BUILDING GROUP**  
 1515-1000 Alameda Street, Suite 1000, Oakland, CA 94612  
 Phone: (510) 434-2277 | Fax: (510) 434-2284

DATE:

5/22/2018

SCALE:

SHEET:

A-001



North Perspective



South Perspective

# Renders



East Perspective



West Perspective



Parking Lot



Front Walkway



Entrance



Back Ground Level



Emergency Exit



South East Perspective



South Perspective

NUMBER	DATE	REVISION BY	DESCRIPTION

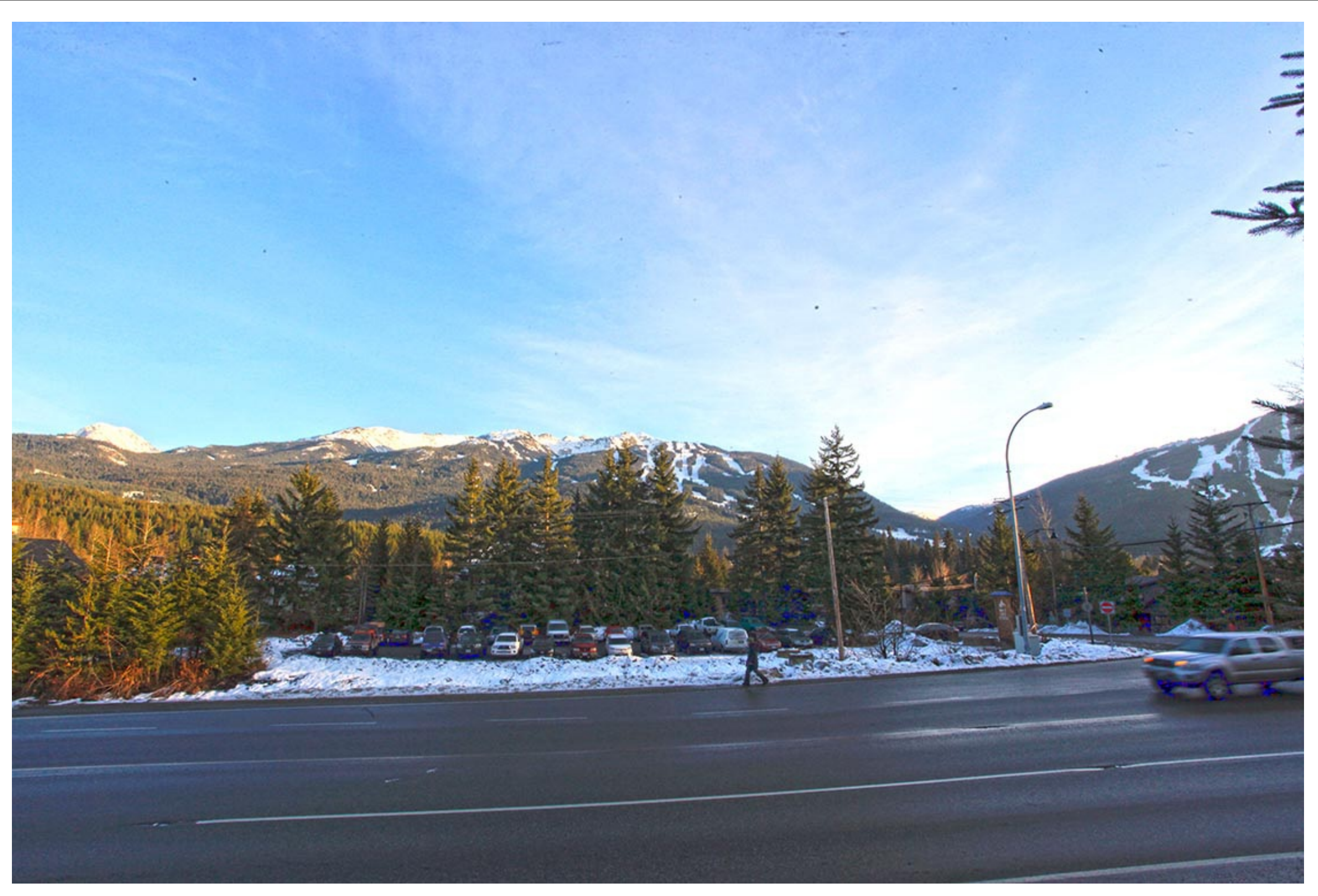
# Current Site Conditions



Adjacent Mail&Hydro



View of lot from Nesters Road



Site Access from Road



NUMBER	DATE	REVISION	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group



DATE:

5/22/2018

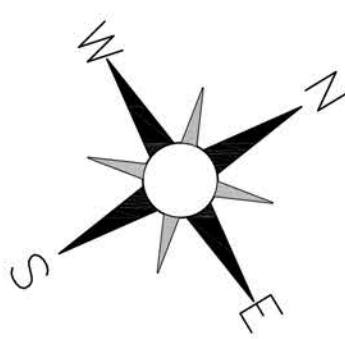
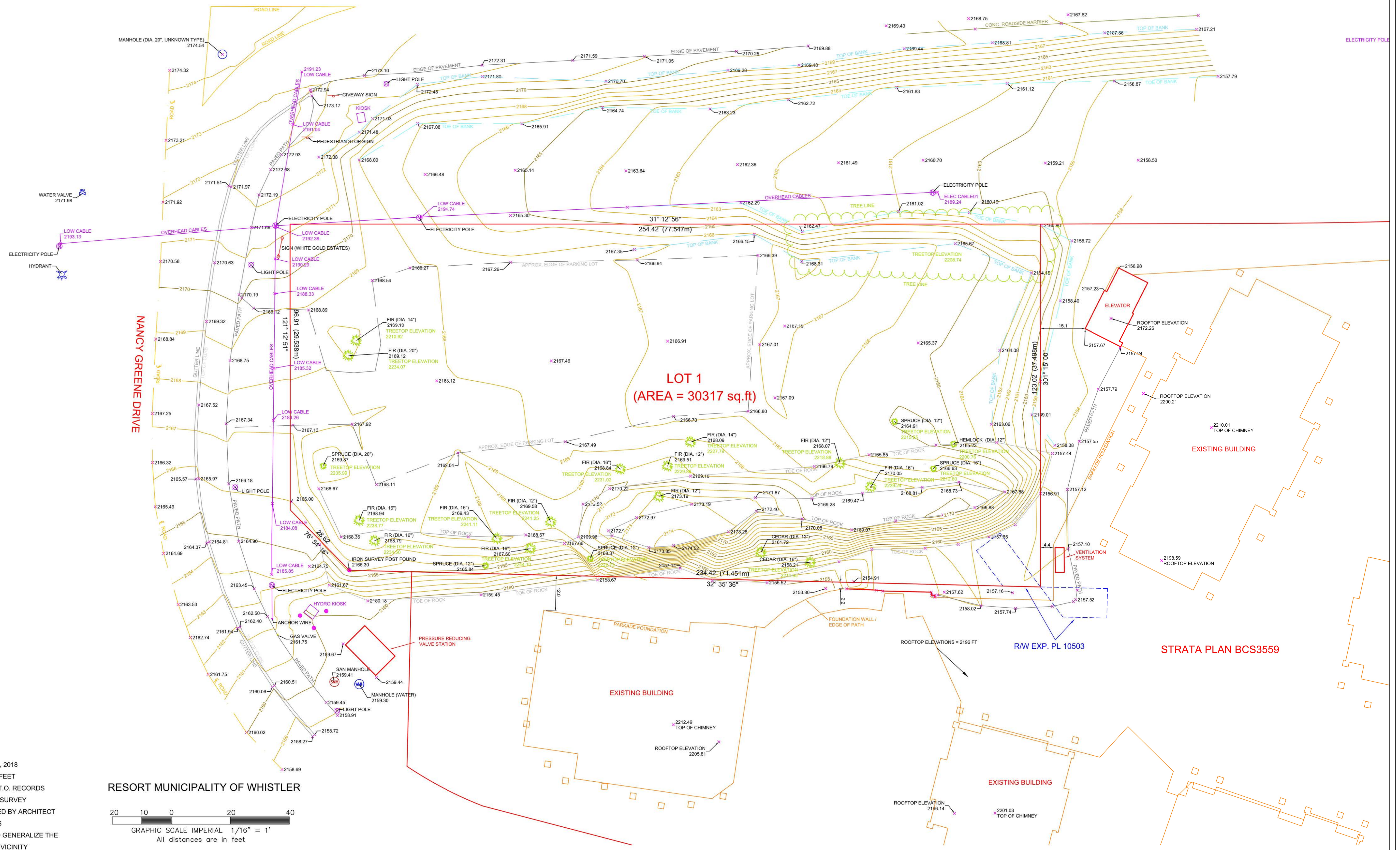
SCALE:

SHEET:

A-003

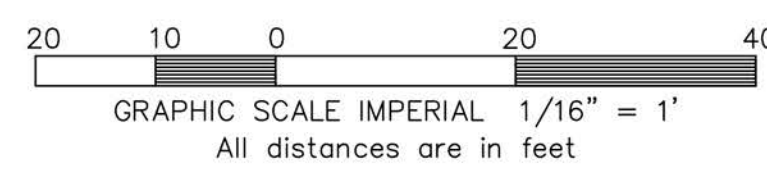
# PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON LOT 1, BLOCK D, D.L. 4753, GP.1, N.W.D., PLAN 13243

SEA TO SKY HIGHWAY



- NOTE:**
- FIELD SURVEY COMPLETED MARCH 08, 2018
  - \*1234.56 DENOTES SPOT ELEVATION IN FEET
  - PROPERTY DIMENSIONS ARE FROM L.T.O. RECORDS
  - BEARINGS ARE DERIVED FROM A GPS SURVEY
  - BUILDING ENVELOPE TO BE CONFIRMED BY ARCHITECT
  - CONTOURS ARE AT 1 FOOT INTERVALS
  - TOP OF TREE ELEVATIONS DISPLAYED GENERALIZE THE HIGHEST POINT OF THE TREES IN THE VICINITY

RESORT MUNICIPALITY OF WHISTLER



DOUG BUSH SURVEY SERVICES Ltd.  
 Douglas J. Bush, ASCT, RSIS  
 Applied Science Technologist (Geomatics)  
 Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V0N 1B1  
 Phone 932-3314 / Fax: 932-3039 E-mail:  
 dougb@dbss.ca / http://dbss.ca

REVISION :

Notes:  
 ELEVATIONS ARE GEODETIC NAD83 DERIVED FROM WATER RESOURCES MONUMENT NO. 1685 LOCATED UNDER THE MONS OVERPASS. ELEVATION USED = 2102.04 FEET (640.702 METRES)

Date:  
 March 19, 2018  
 Files:  
 J07205.CRD  
 P.I.D. 004-358-589

Client:  
 INNOVATION BUILDING GROUP  
 Project:  
 7104 NANCY GREENE DRIVE

SCALE: 1/16"=1'  
 JOB NO.: J18088  
 DWG.: 18046D

5			
NUMBER	DATE	REVISION BY	DESCRIPTION

**VIDORRA DEVELOPMENTS**

7104 Nancy Greene Drive  
 By Vidorra Developments & Innovation Building Group

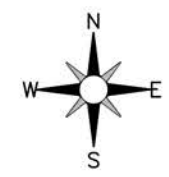
**Innovation BUILDING GROUP**  
 #15-1006 Alpha Lake Road Whistler, B.C. V0N 1B1  
 Phone: 932-3314 Fax: 932-3039 Email: info@ibg.ca

DATE:  
 5/22/2018

SCALE:

SHEET:  
 A-050

PLAN SHOWING LOT 1, BLOCK D, D.L. 4753, GP. 1, N.W.D., PLAN 13243



NOTE: - BEARINGS DERIVED FROM AND ROTATED TO STRATA PLAN BCS3559

SCALE: 1:500 All Distances are in Metres

CIVIC ADDRESS: 7104 NANCY GREENE DRIVE

PROPERTY IDENTIFIER: 004-358-589

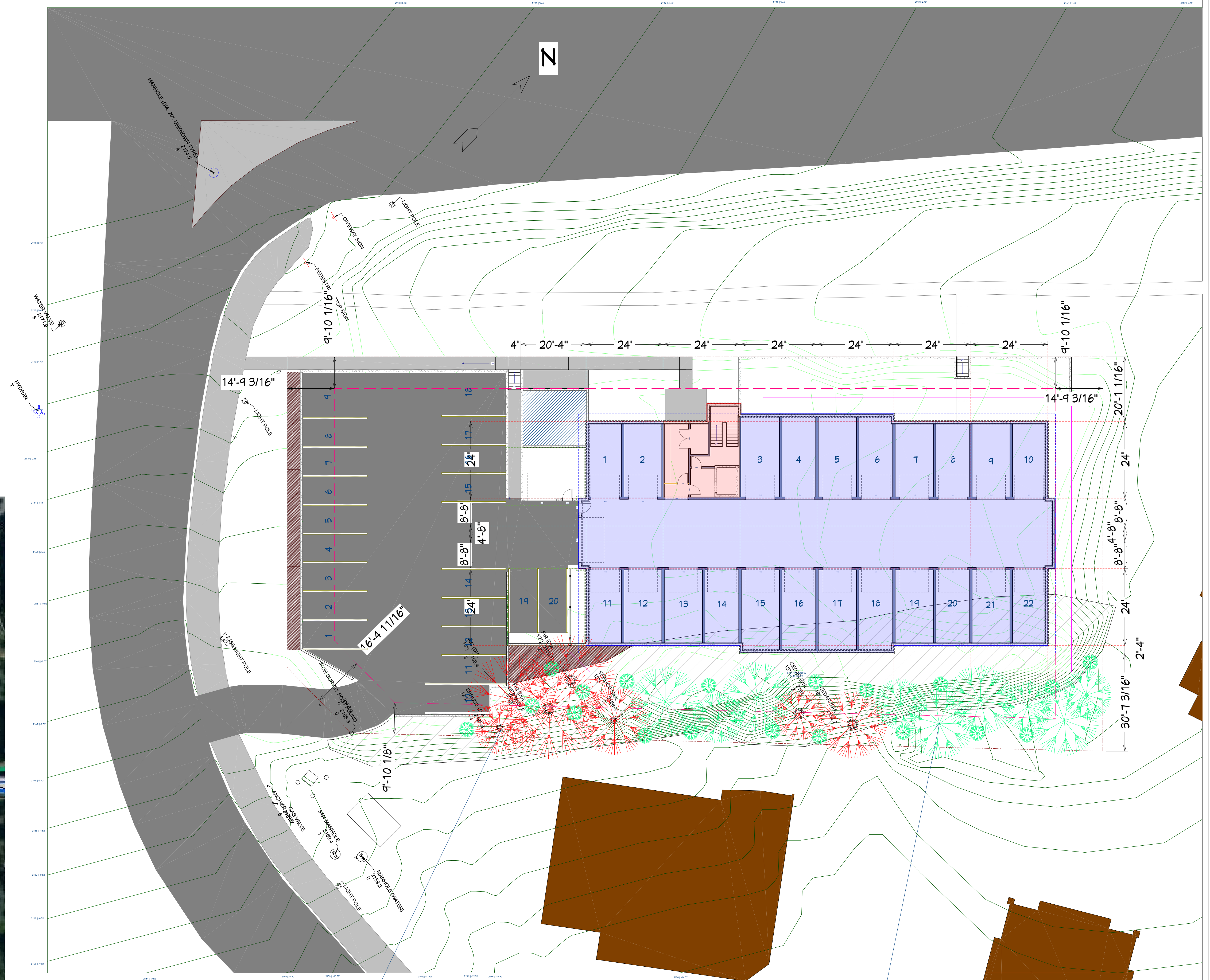
Issued to: INNOVATION BUILDING GROUP

Note:  
No responsibility accepted for unauthorized use.  
Property dimensions from Land Title Office records.

DOUG BUSH SURVEY SERVICES Ltd.  
UNIT 18, 1370 ALPHA LAKE RD, WHISTLER, B.C. VON 1B1  
PHONE 932-3314 / FAX 932-3039 dougb@dbss.ca

FILE NO. J17288  
PLAN NO. 17226A

Key Plan



Red icons are existing Trees 10" dia or larger marked in survey.

Site Plan

Green Icons represent existing trees under 10" in diameter that are not marked on the survey. The location and distribution of sizes is approximate based on a walkthrough of the existing site.

NUMBER	DATE	REVISION BY	DESCRIPTION

VIDORRA DEVELOPMENTS

7104 Nancy Greene Drive  
By Vidorra Developments & Innovation Building Group

INNOVATION BUILDING GROUP  
#15-1006 Alpha Lake Road Whistler, B.C. Canada, V8N 1B1  
Phone: (604) 932-3314 Fax: (604) 932-3039

DATE:

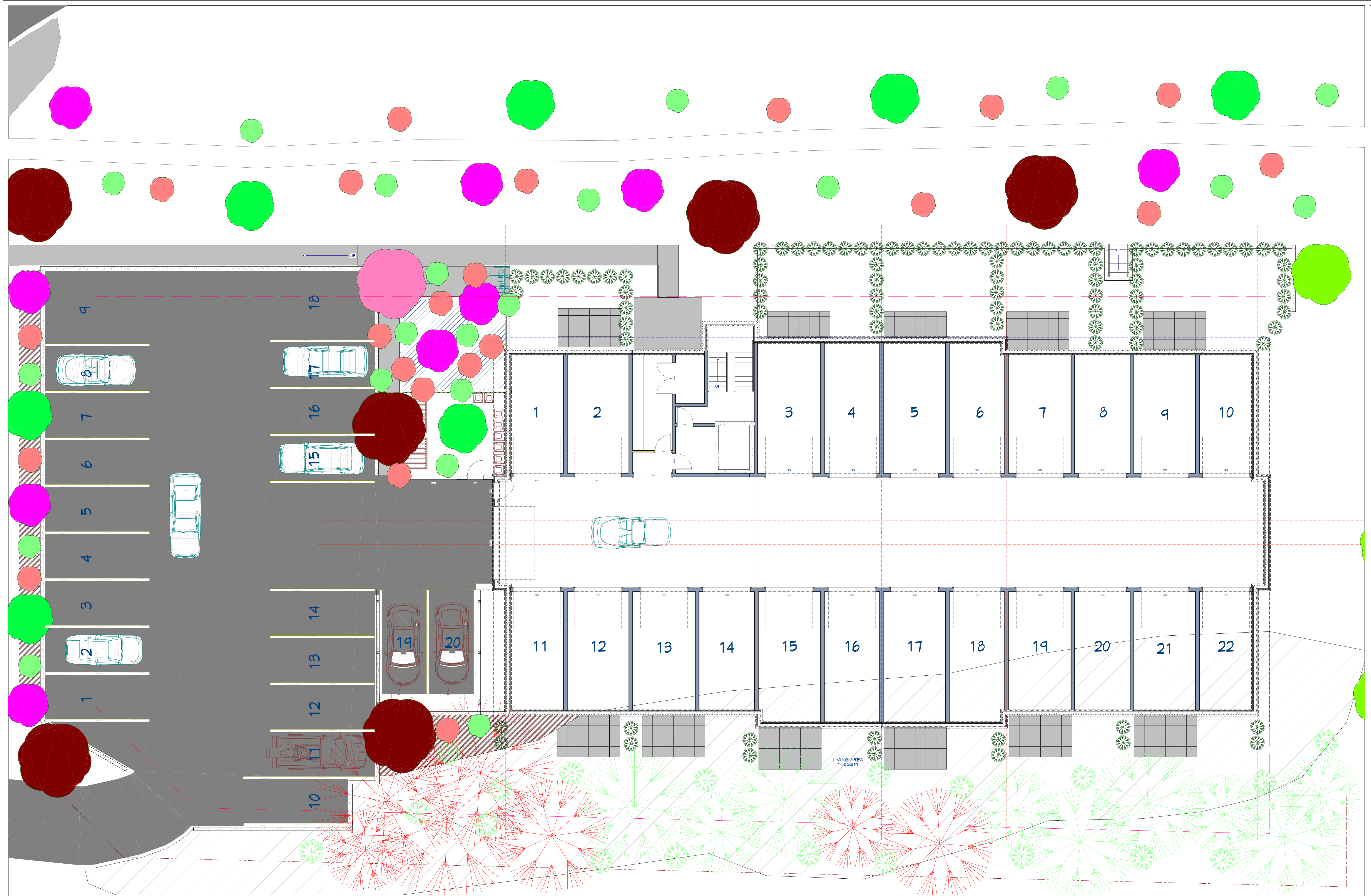
5/22/2018

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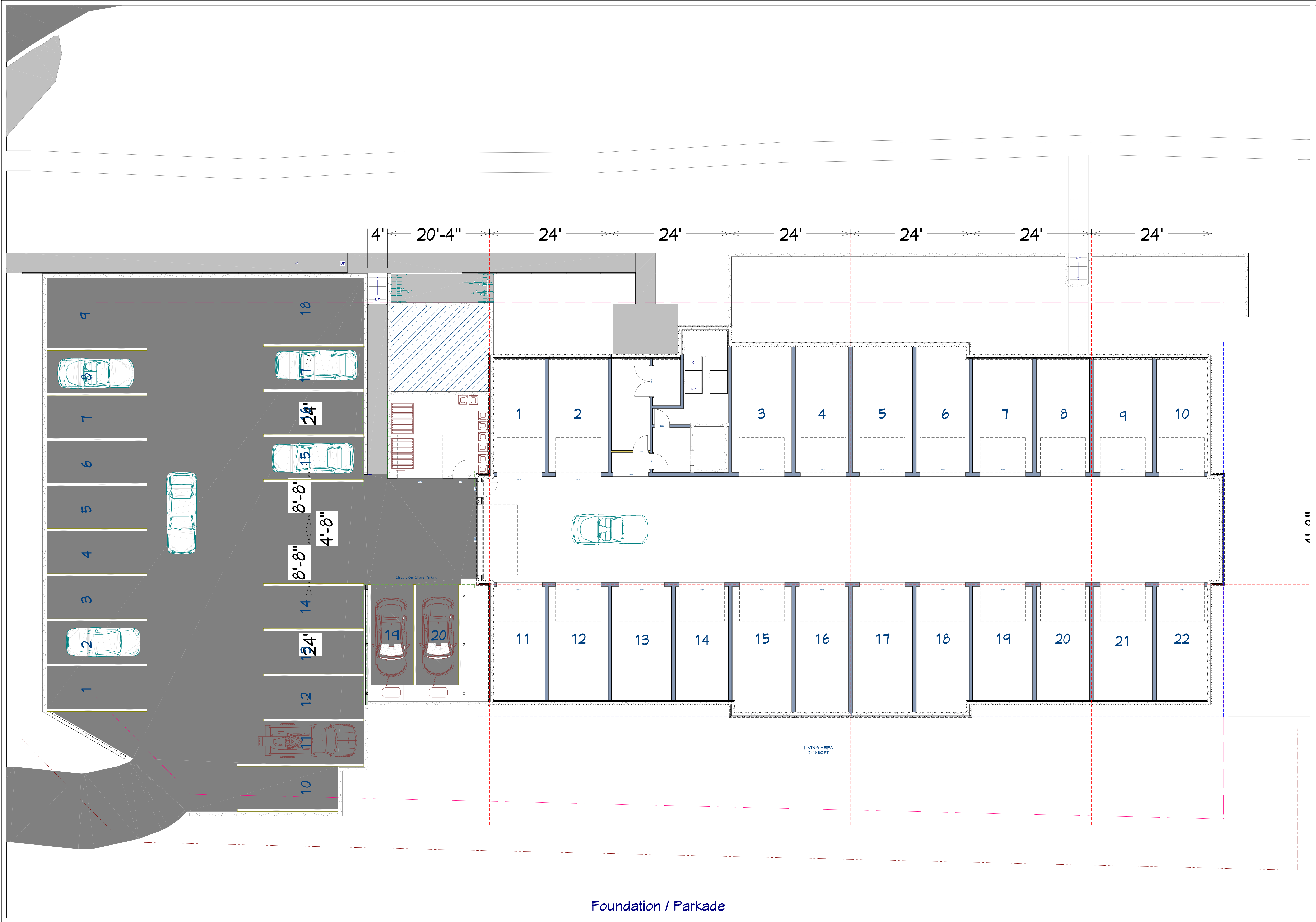
SHEET:

A-100



Landscape Plan

NUMBER	DATE	REVISION BY	DESCRIPTION



Foundation / Parkade

NUMBER	DATE	REVISION BY	DESCRIPTION

**VIDORRA DEVELOPMENTS**

7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation BUILDING GROUP**  
#15-1006 Alpha Lake Road, Suite 100, Lees Summit, MO 64081  
Phone: (816) 921-2287 | Fax: (816) 921-2284

DATE:  
5/22/2018

SCALE:  
1/8" = 1'

SHEET:  
A-200



NUMBER	DATE	REVISION BY	DESCRIPTION

DATE:

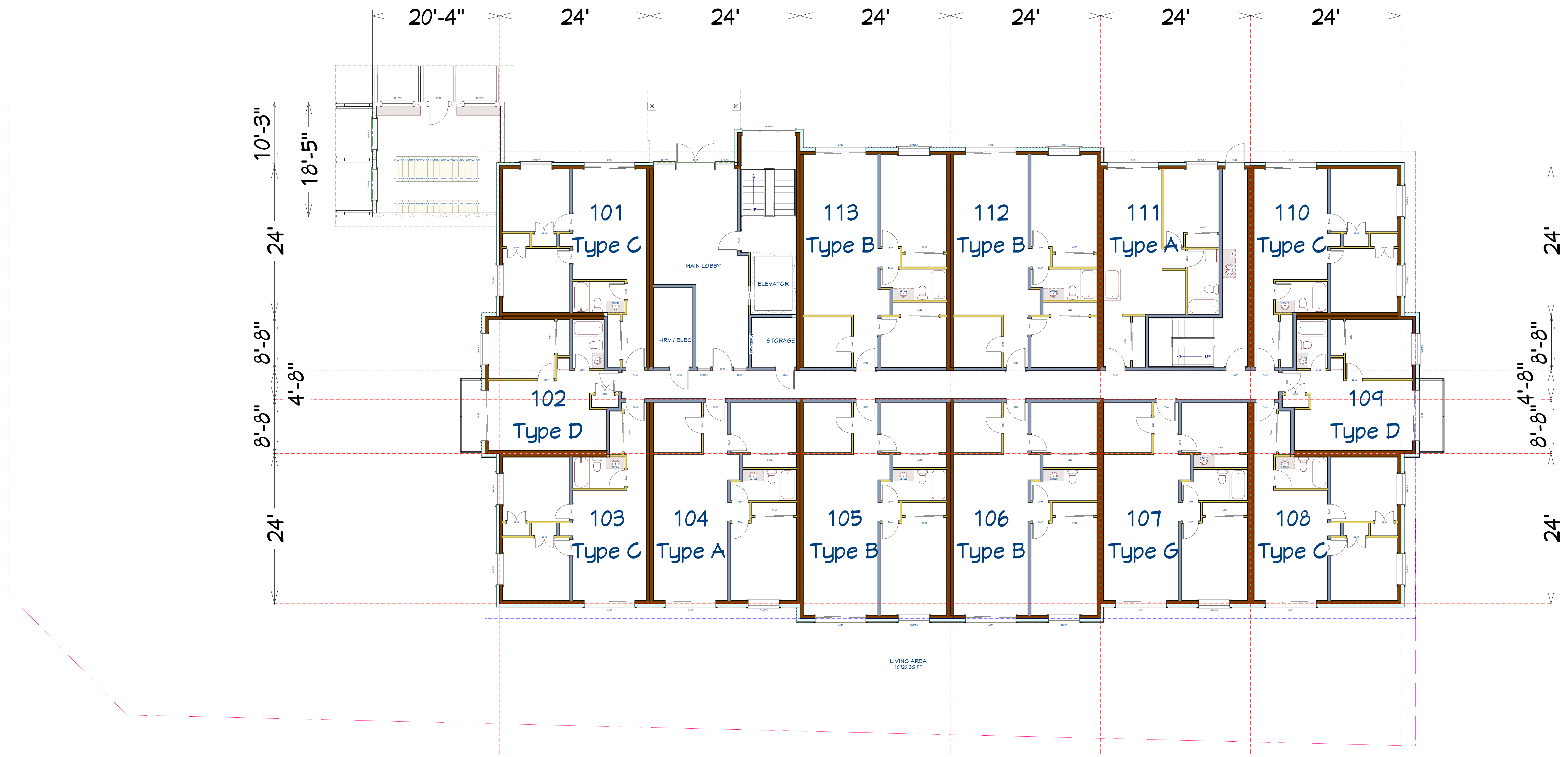
5/22/2018

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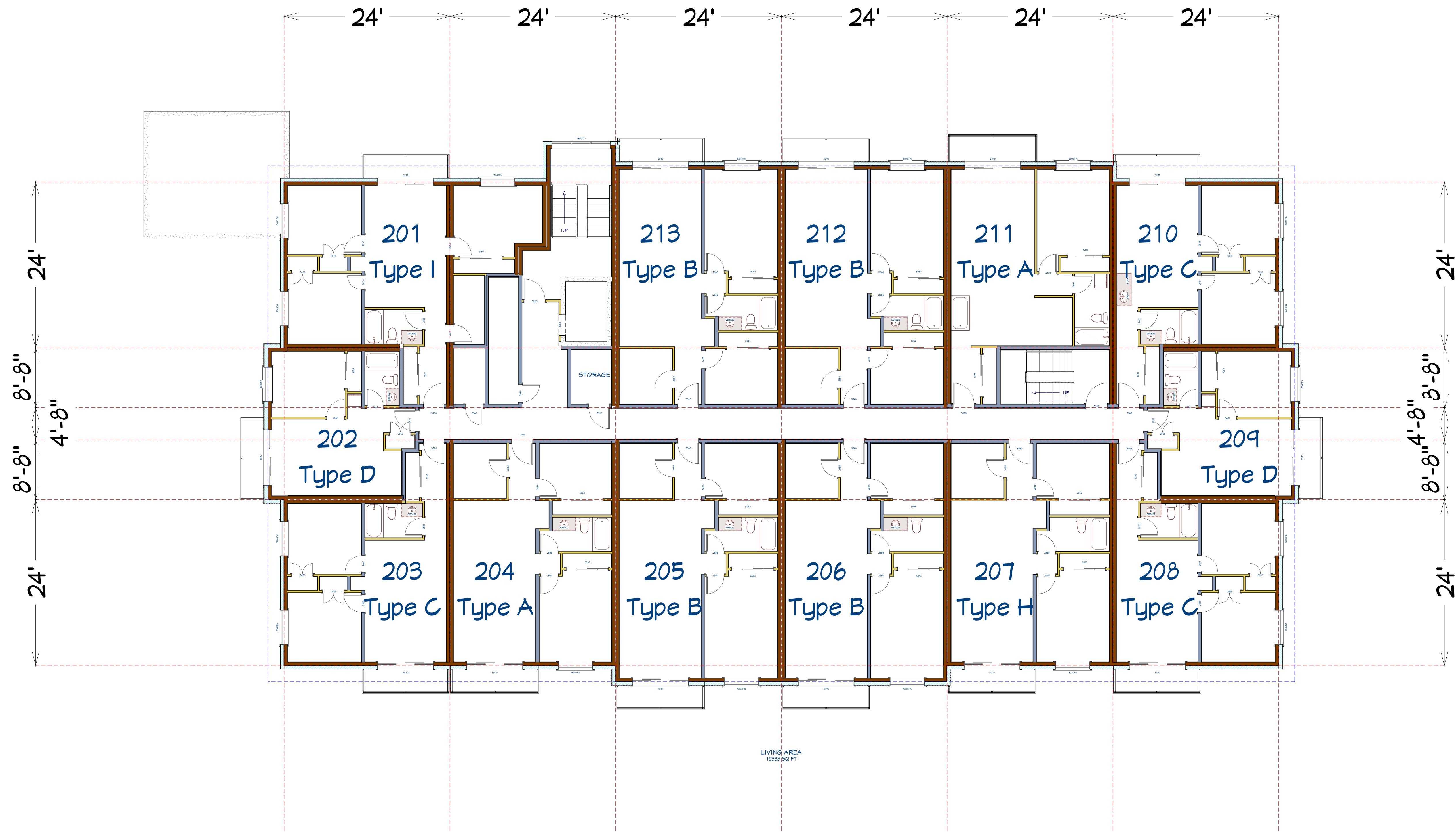
1/8" = 1'

SHEET:

A-201



1st Floor



2nd Floor

NUMBER	DATE	REVISION BY	DESCRIPTION

DATE:

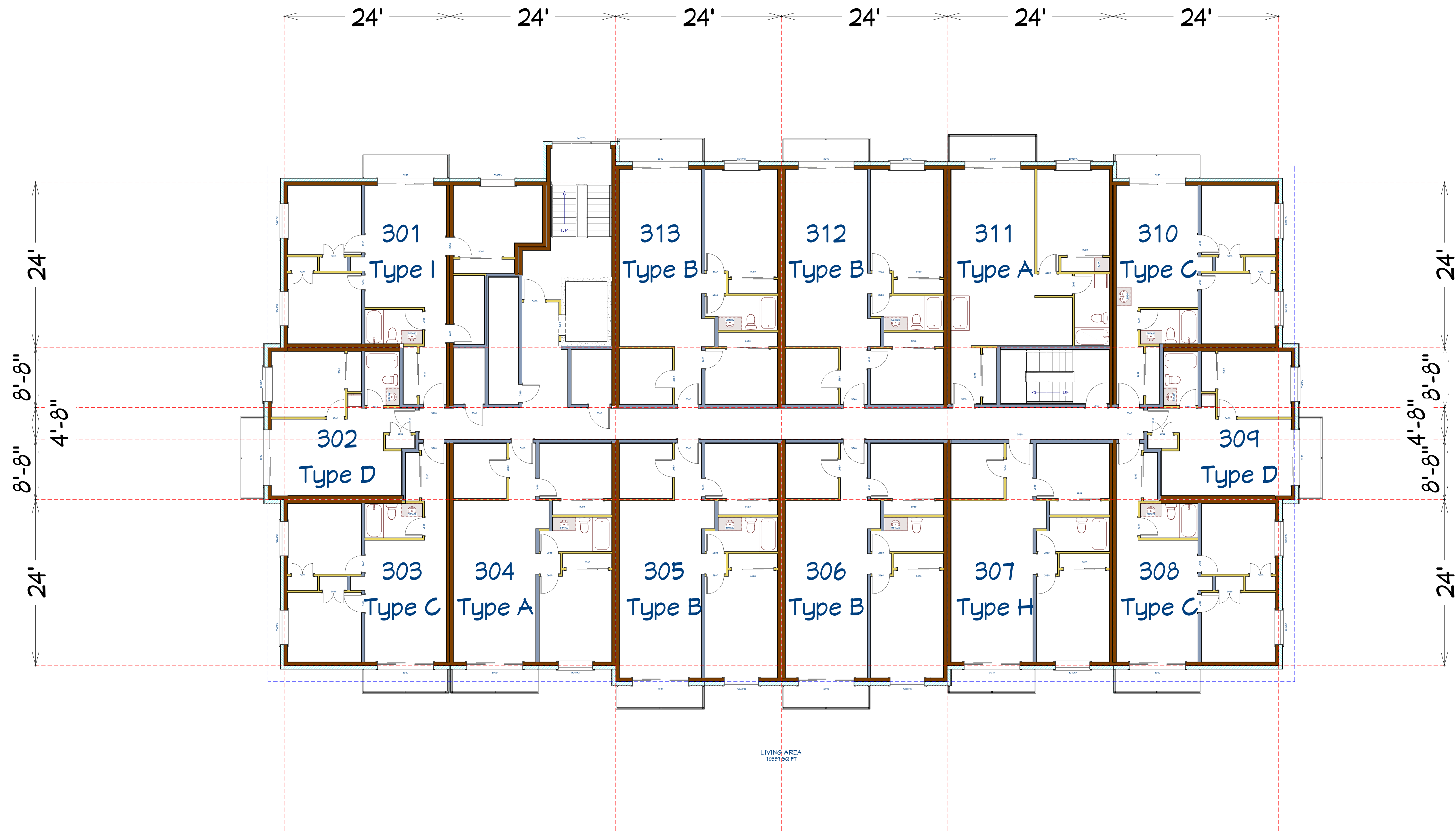
5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-202



3rd Floor

NUMBER	DATE	REVISION BY	DESCRIPTION

DATE:

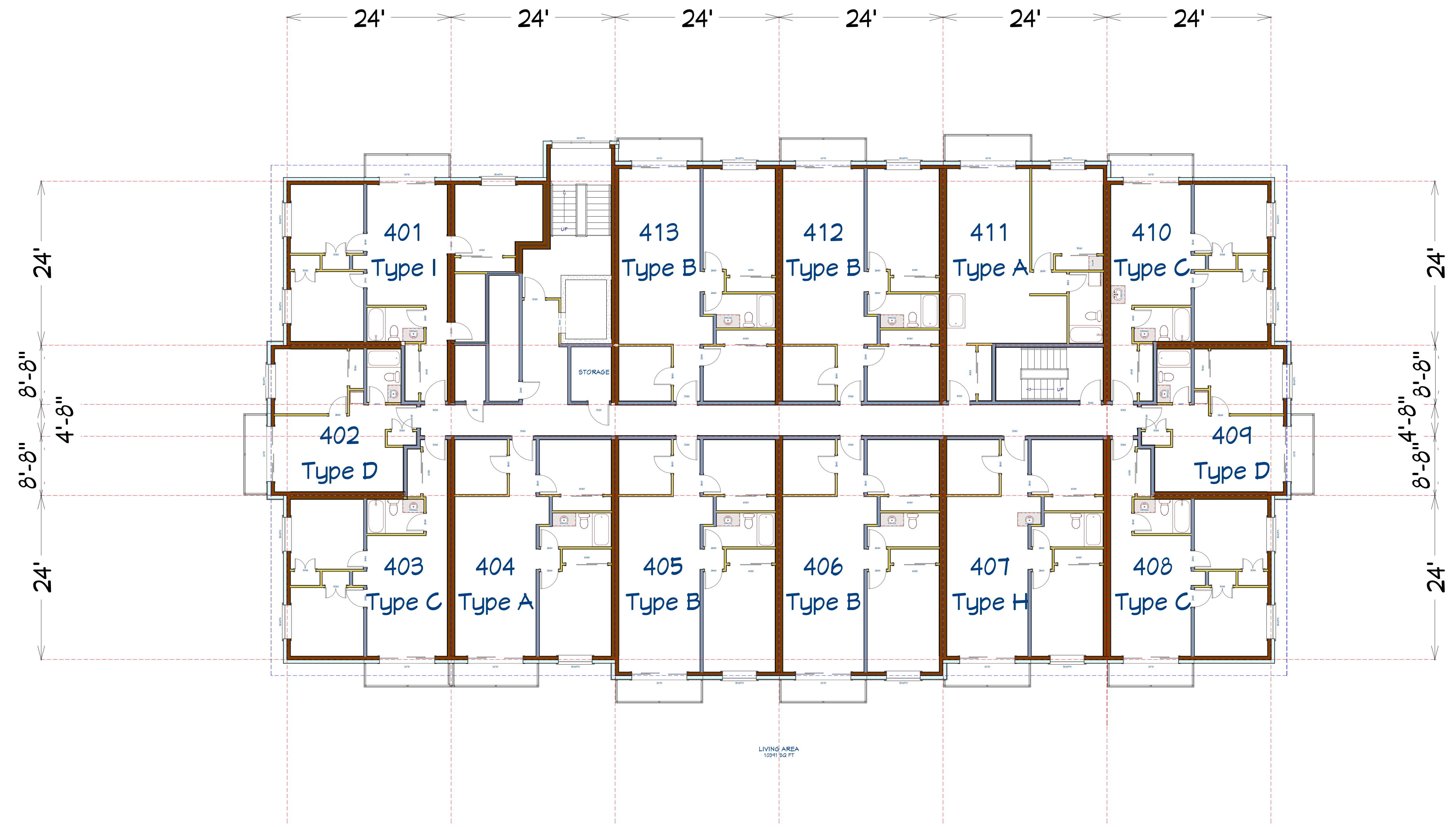
5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-203



4th Floor

NUMBER	DATE	REVISION BY	DESCRIPTION

**VIDORRA DEVELOPMENTS**

7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation BUILDING GROUP**  
1000 Algonquin Lakeside Blvd., Suite 100, Naperville, IL 60563  
#15-1000 Algonquin Lakeside Blvd., Suite 100, Naperville, IL 60563  
Other: (630) 325-2297 | Fax: (630) 325-2294

DATE:

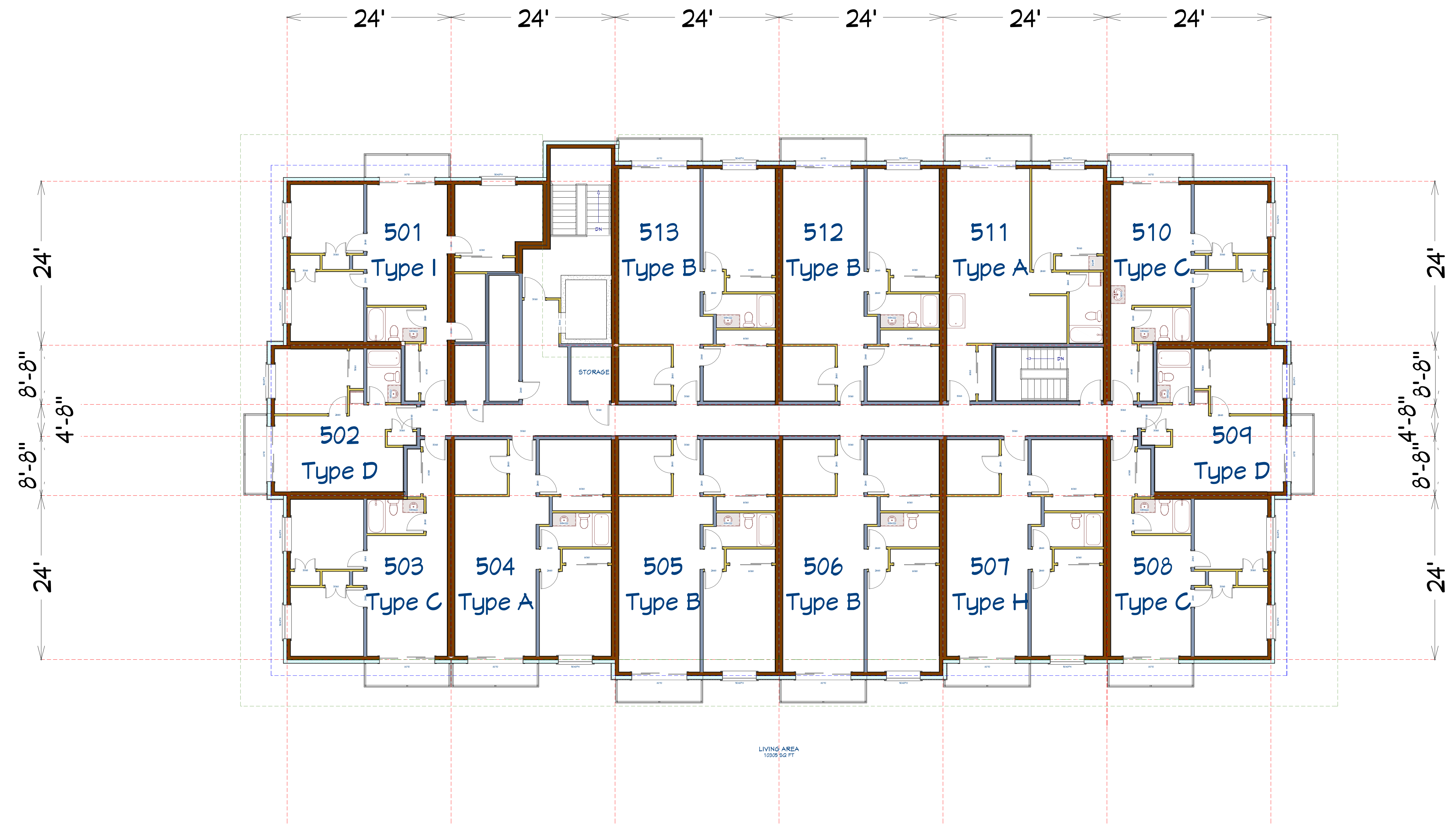
5/22/2018

SCALE:

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SHEET:

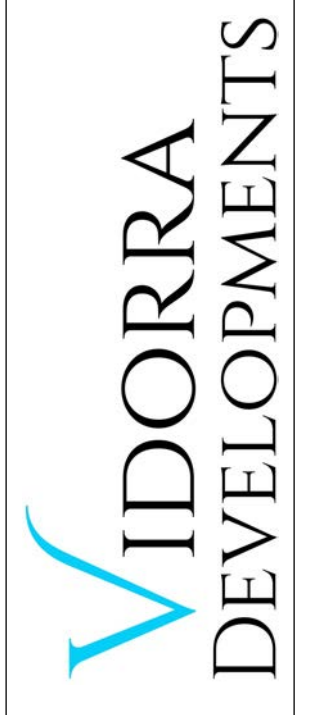
A-204



LIVING AREA  
1039.50 FT.

5th Floor

NUMBER	DATE	REVISION BY	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group



DATE:

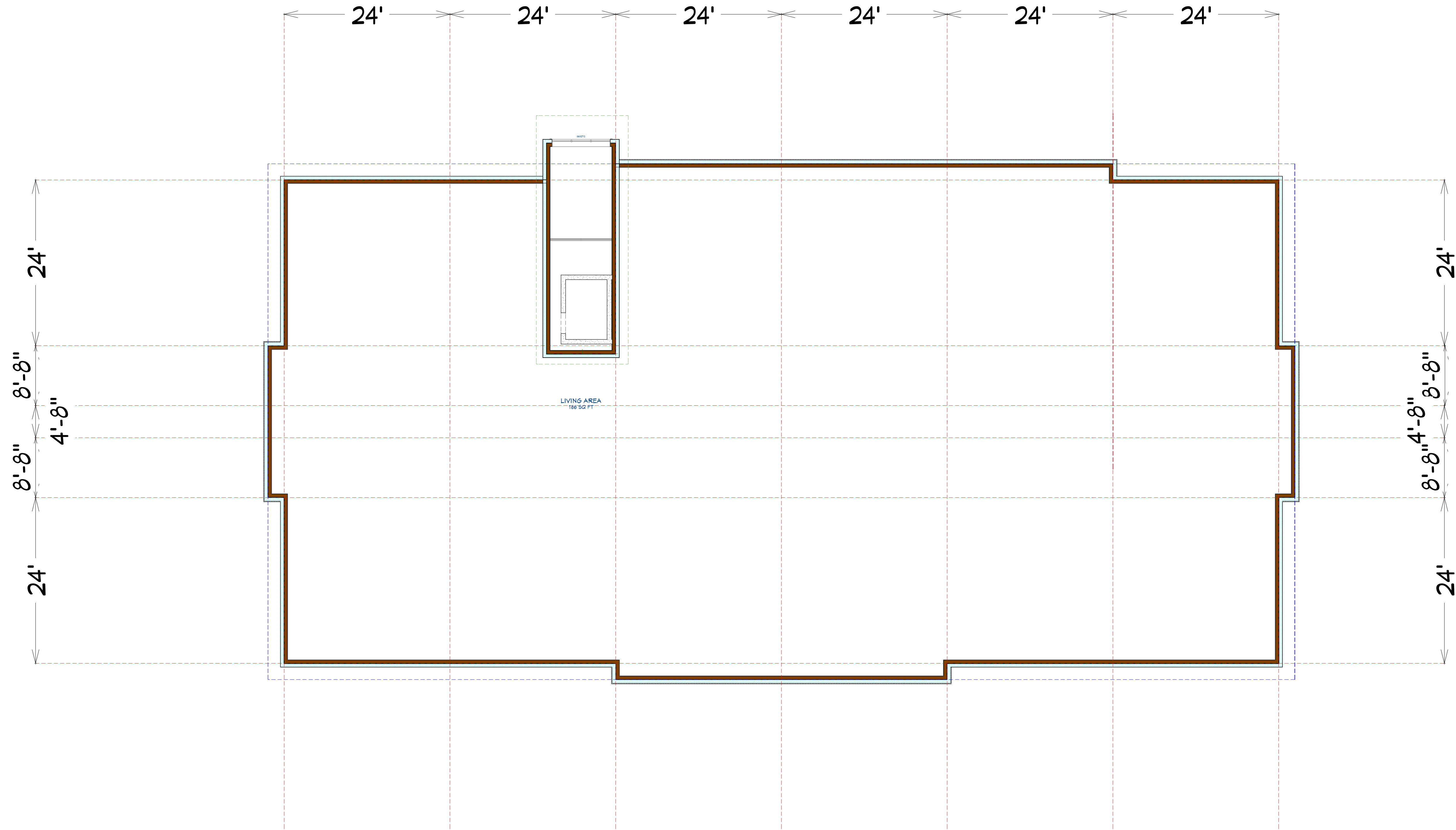
5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-205



6th Floor

NUMBER	DATE	REVISION BY	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group



DATE:

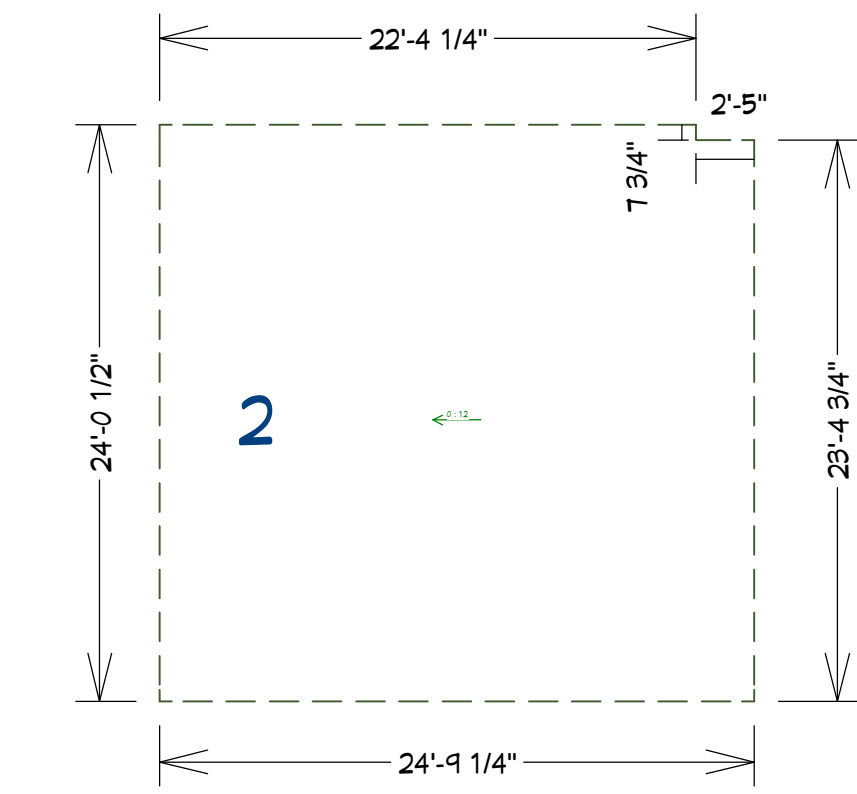
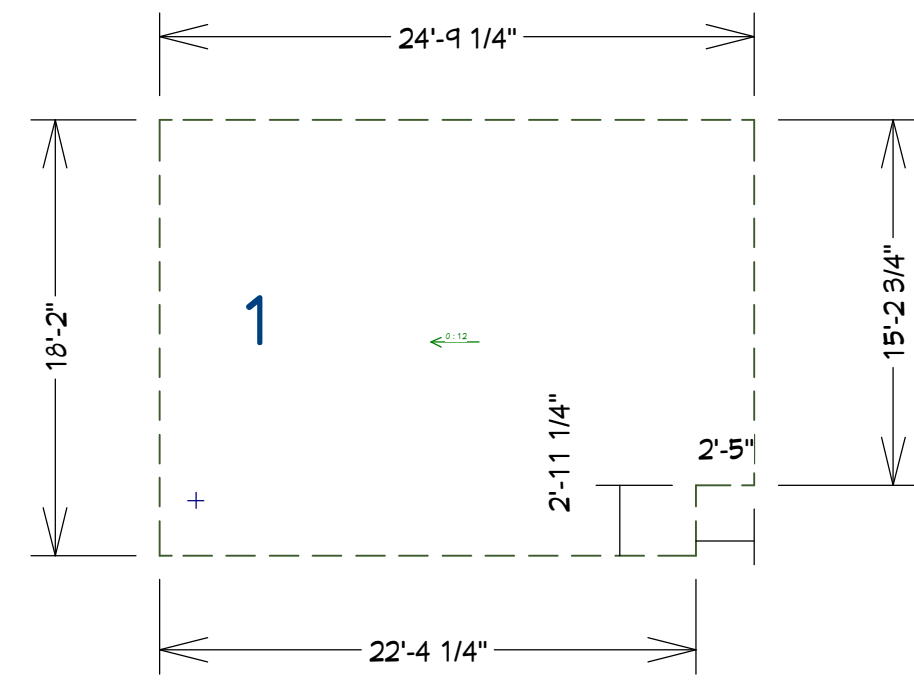
5/22/2018

SCALE:

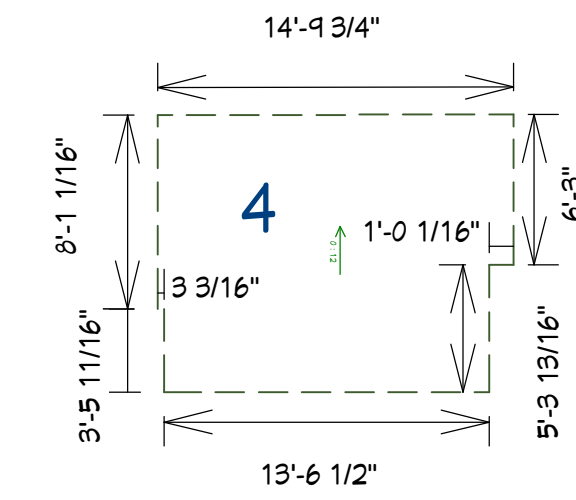
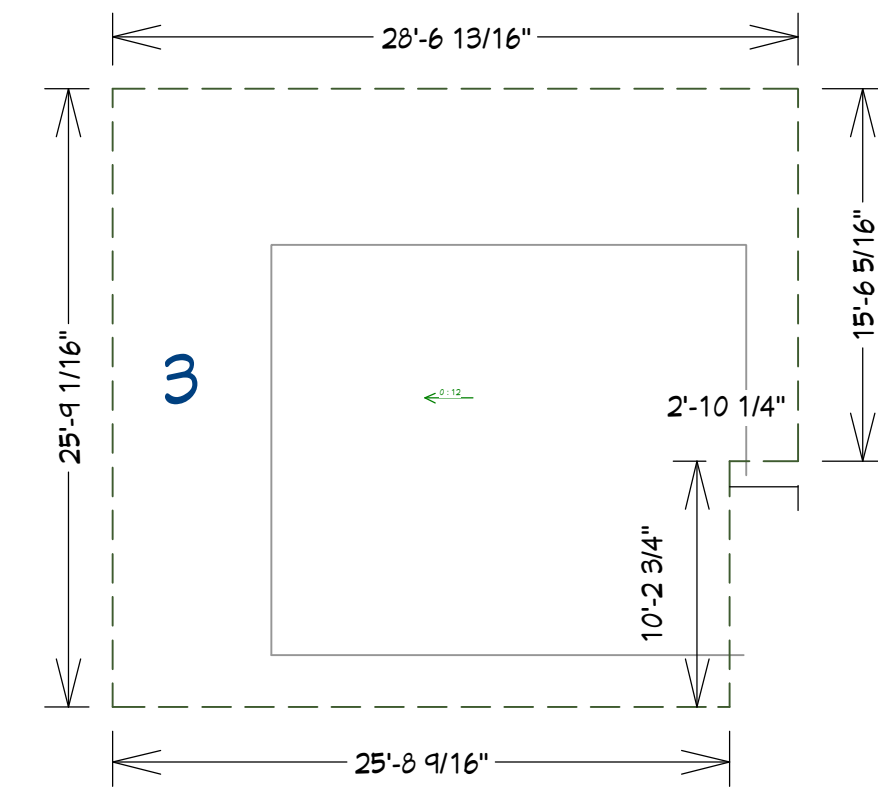
1/8" = 1'

SHEET:

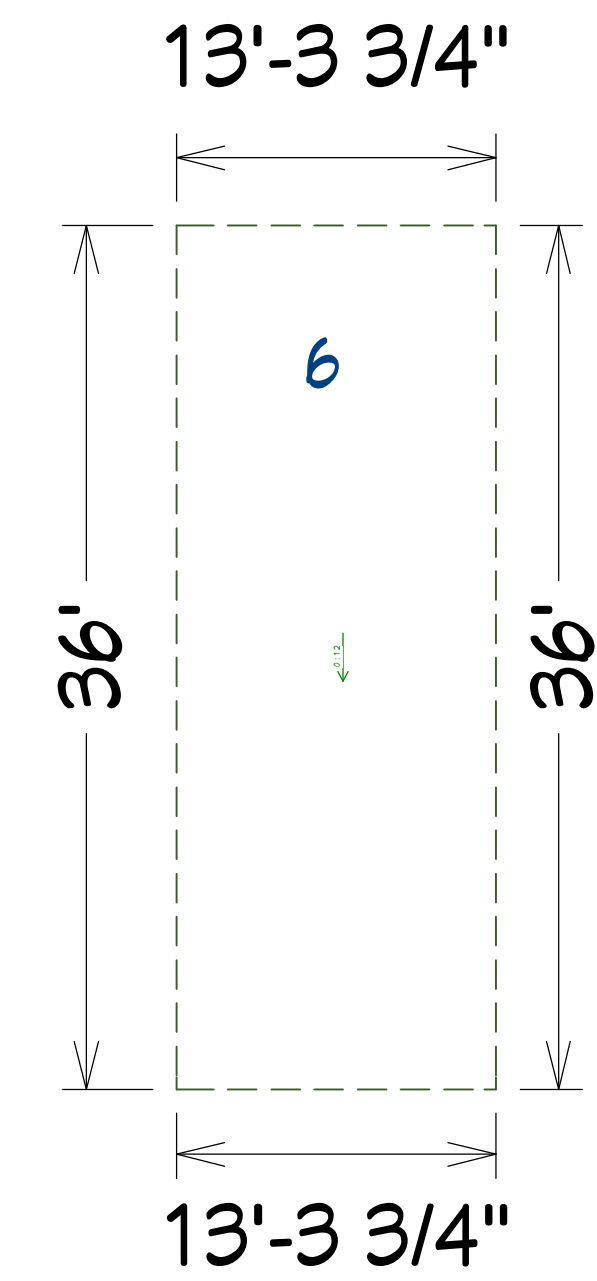
A-206



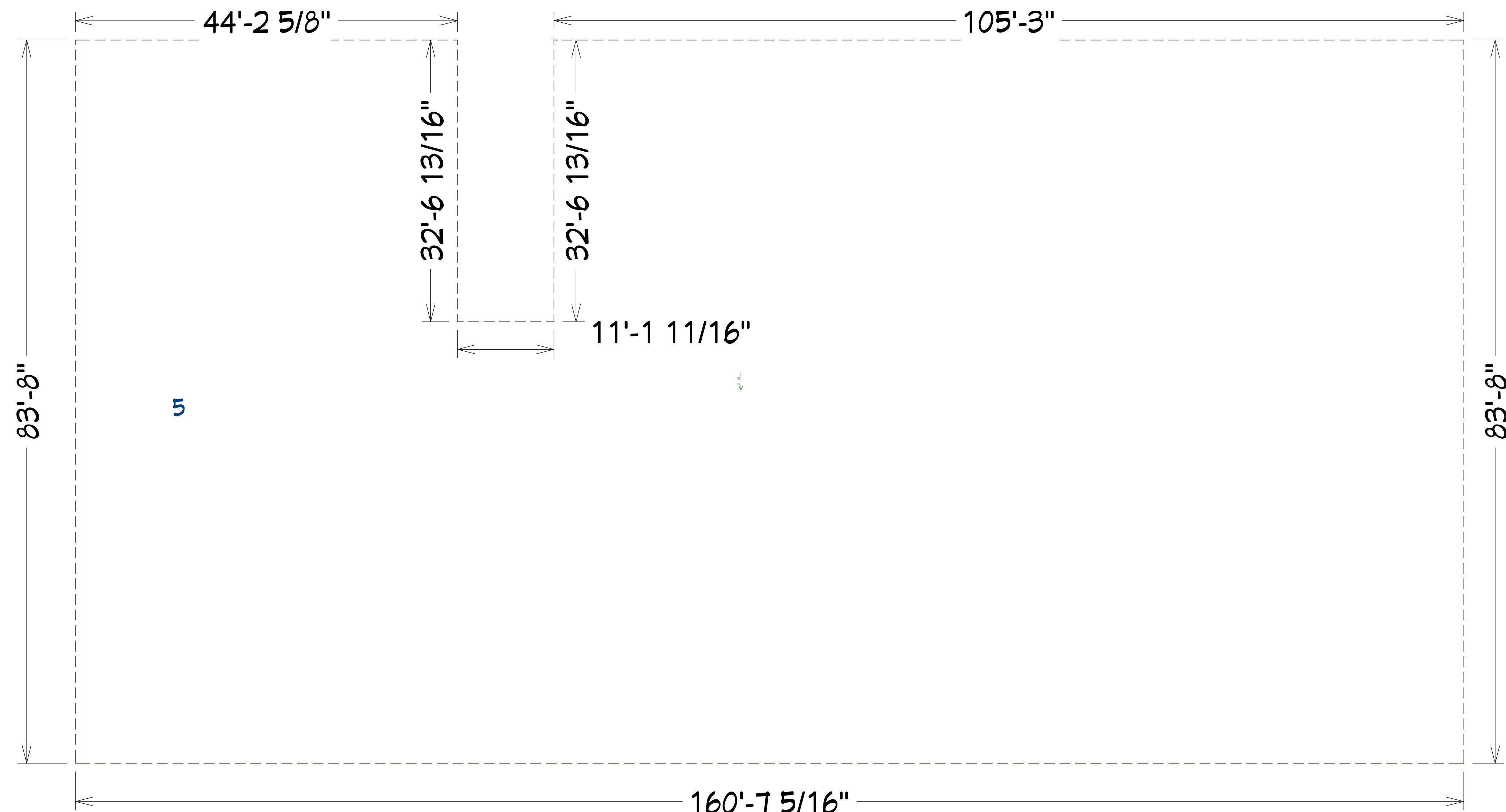
Foundation / Parkade



1st Floor



6th Floor



5th Floor

Roof Calculations					
Roof #	Area (sqft)	% of total	Height (in)	Height (m)	Area% x Height(m)
1	443	2.86	15.125	0.384	00.0110
2	594	3.84	15.125	0.384	00.0148
3	707	4.57	136.875	3.477	00.1590
4	165	1.07	136.875	3.477	00.0371
5	13075	84.56	603.25	15.323	12.9566
6	479	3.10	648.5	16.472	00.5103
				Total Average Height (m)	13.6887

NUMBER	DATE	REVISION BY	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group



DATE:

5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-207

NUMBER	DATE	REVISION	DESCRIPTION

DATE:

5/22/2018

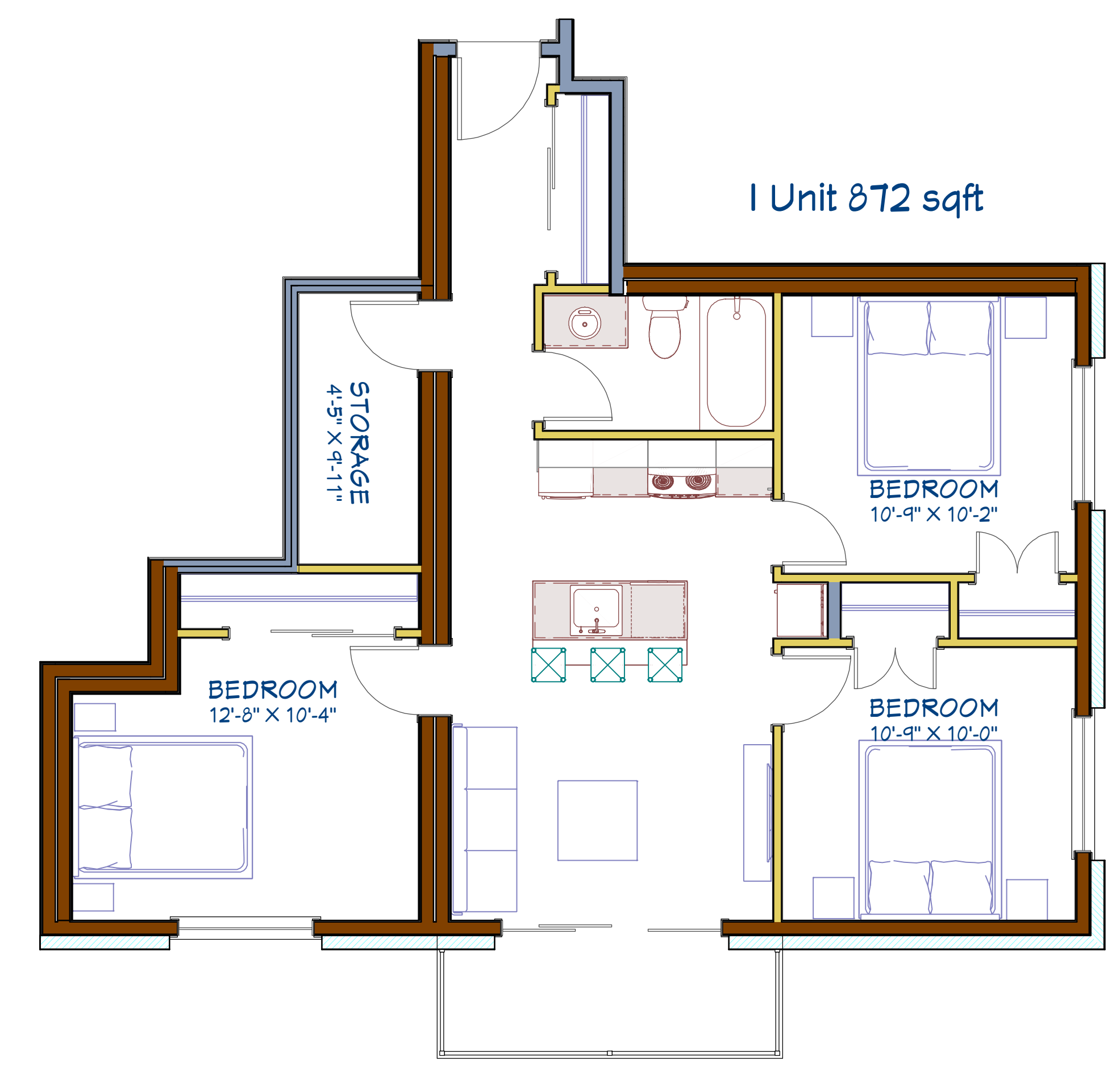
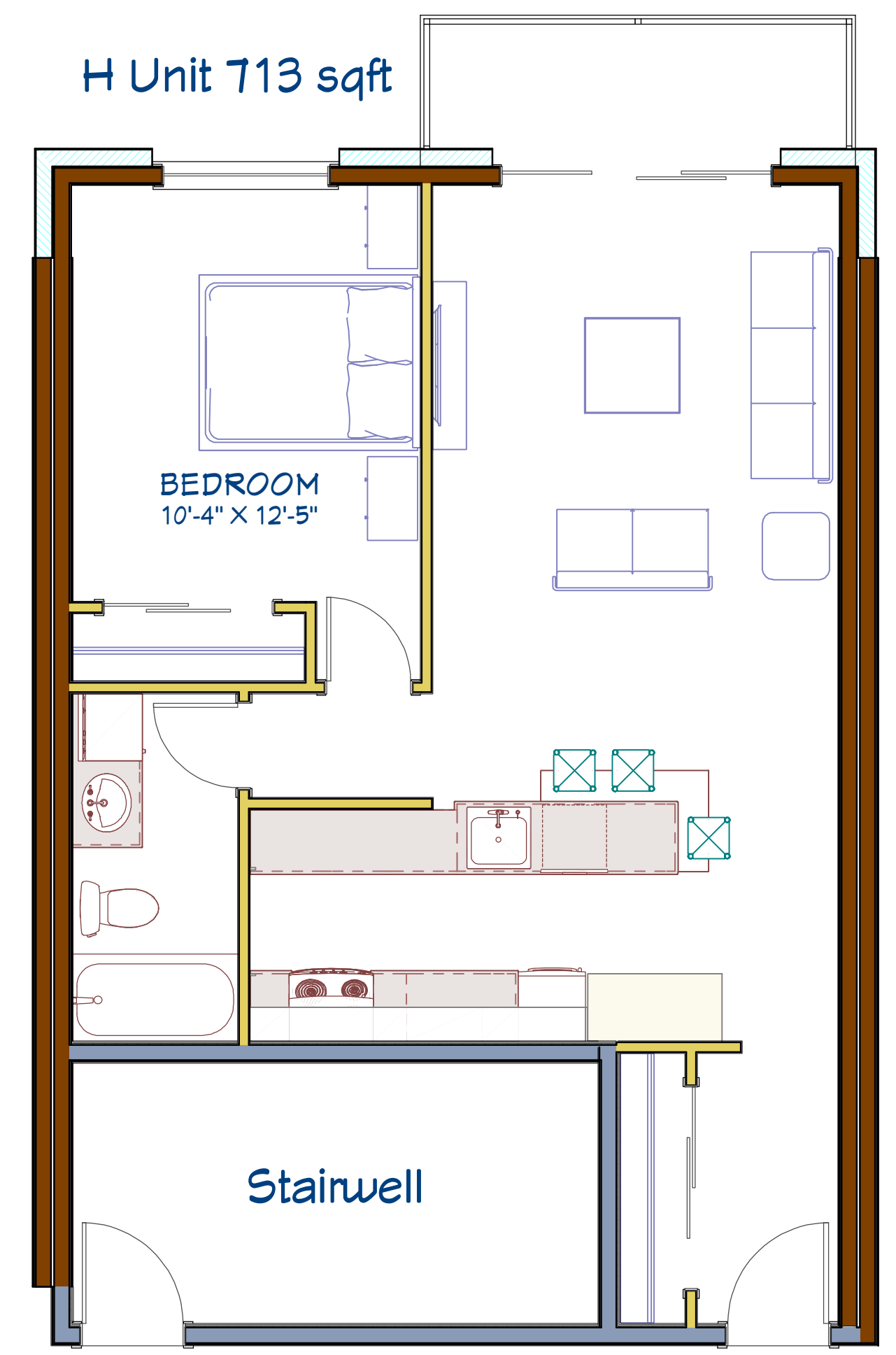
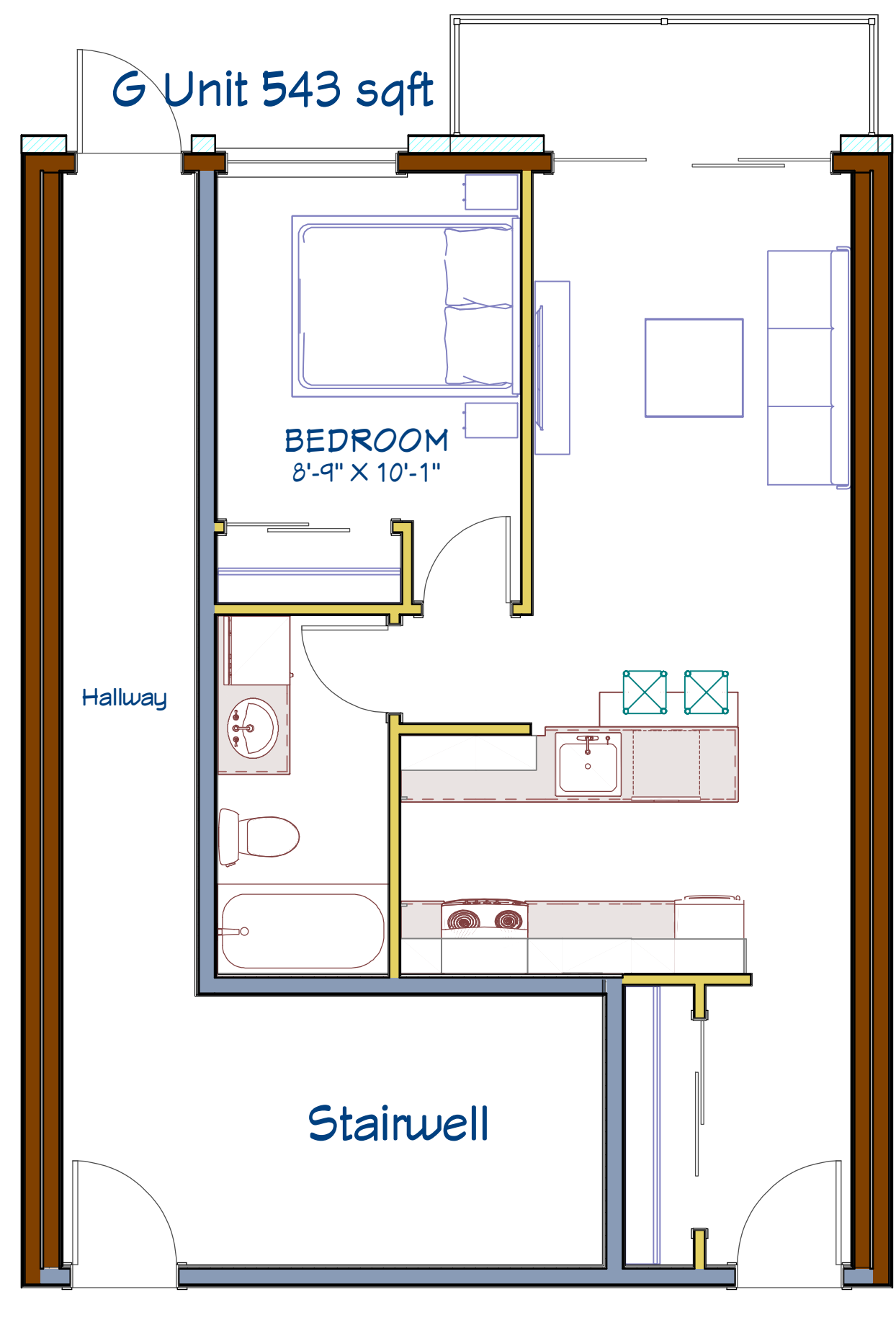
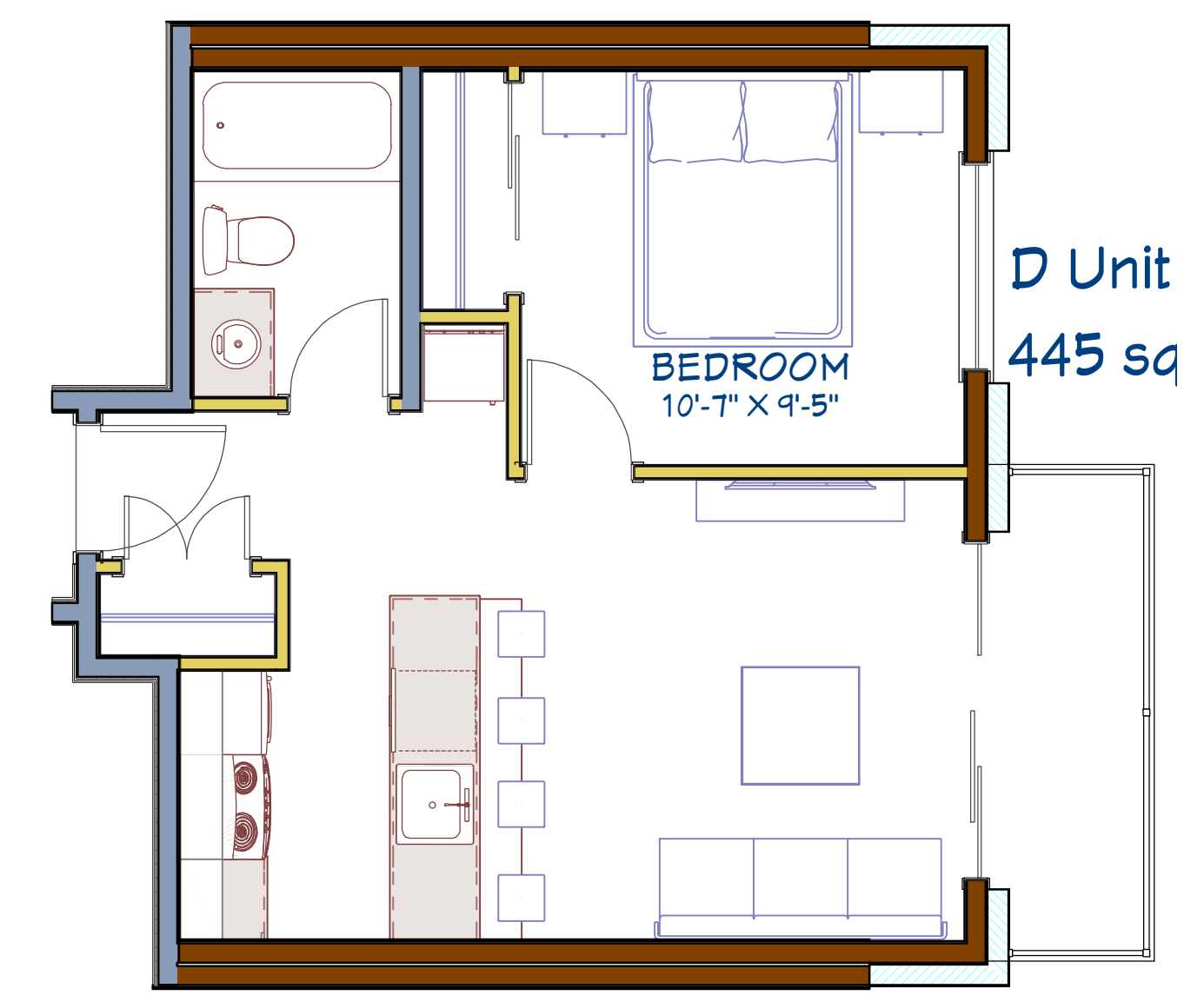
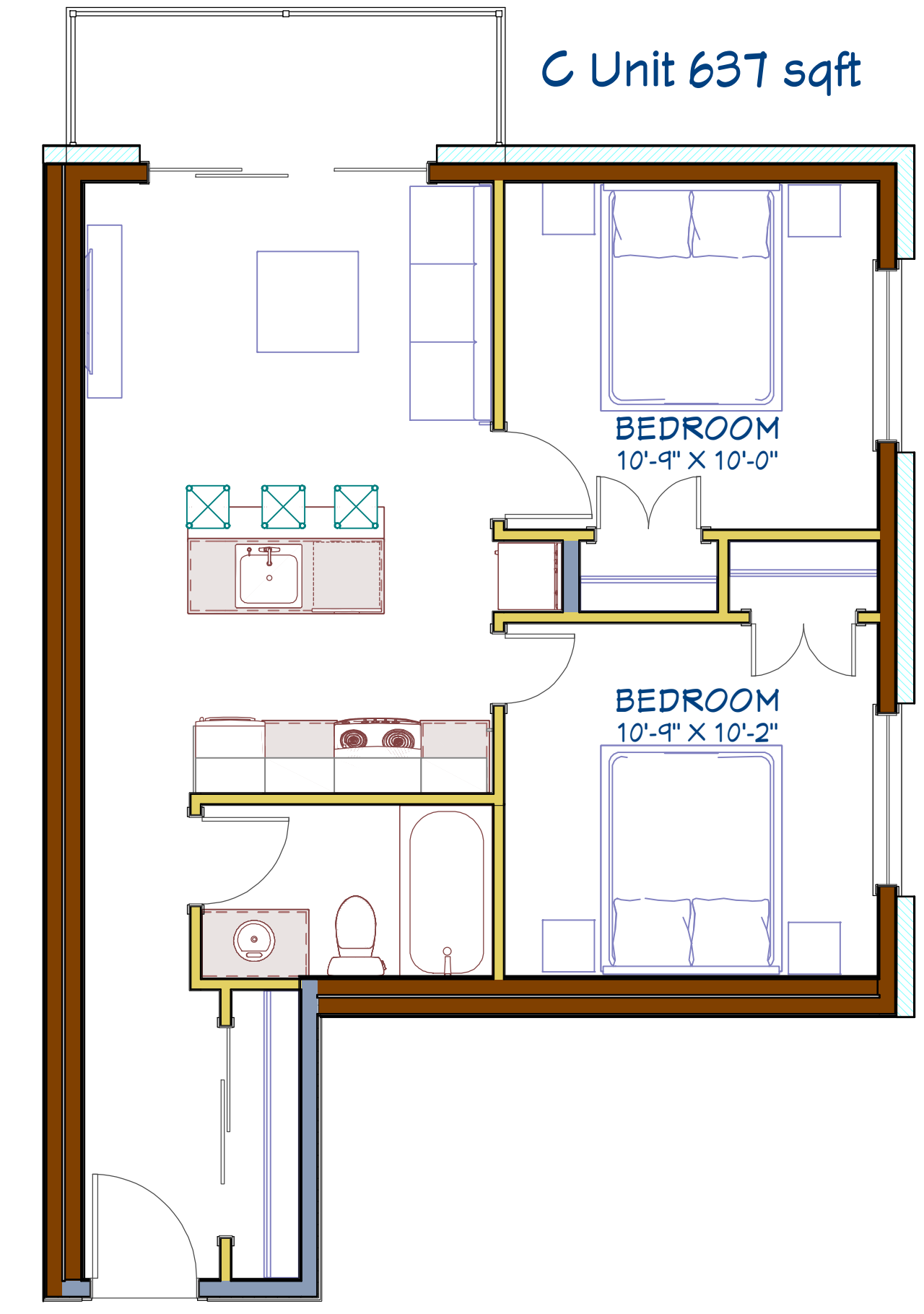
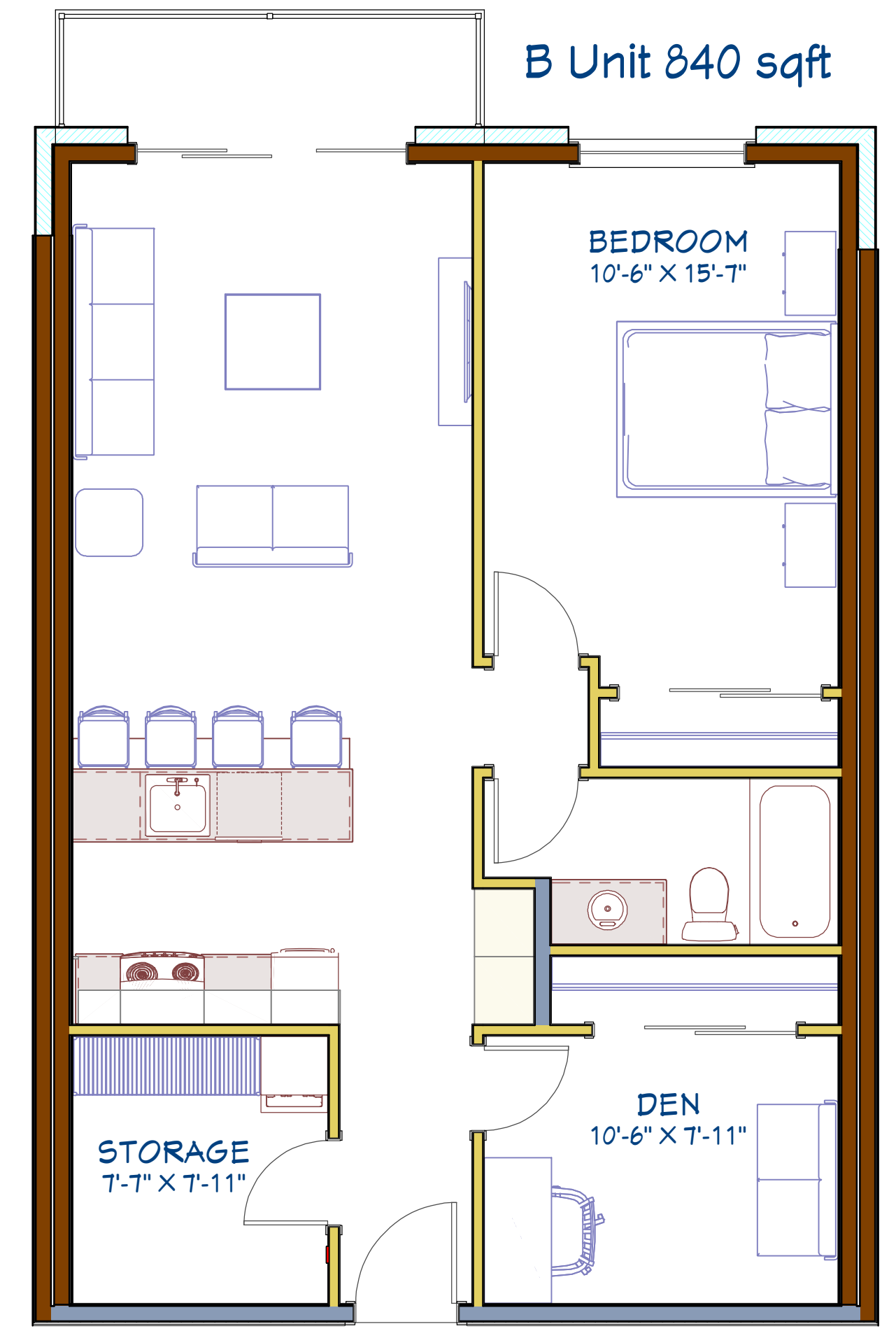
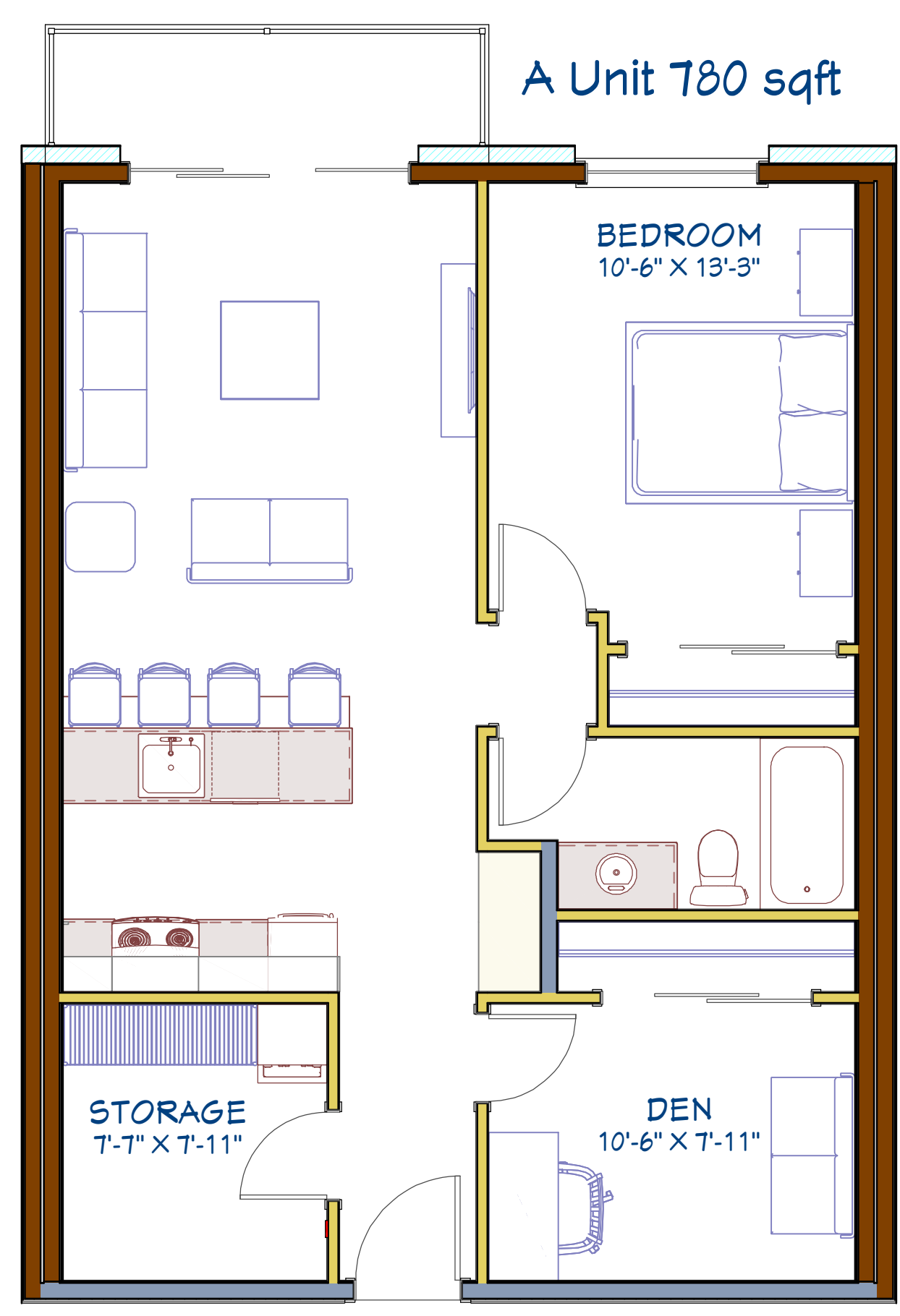
SCALE:

1/4" = 1'

SHEET:

A-208

# Unit Plans





NUMBER	DATE	REVISION BY	DESCRIPTION

**VIDORRA**  
DEVELOPMENTS

7104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation**  
BUILDING GROUP  
#15-1000 Algonquin Lakeside Dr., Suite 100, Algonquin, IL 60106  
Other: (630) 252-2287 | Fax: (630) 252-2284

DATE:

5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-401



West Elevation

NUMBER	DATE	REVISION	DESCRIPTION

**VIDORRA**  
DEVELOPMENTS

7104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation**  
BUILDING GROUP  
#15-1000 Algonquin Road, Suite 100, Algonquin, IL 60106  
Phone: (630) 291-1237 | Fax: (630) 291-2804

DATE:

5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-402



East Elevation



South Elevation

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

**VIDORRA**  
DEVELOPMENTS

7104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation**  
BUILDING GROUP  
1000 Algonquin Lakes Blvd., Suite 100, Oakton, VA 22131  
Phone: (703) 441-1234 | Fax: (703) 441-1234

DATE:

5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-403



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**VIDORRA**  
DEVELOPMENTS

7104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group

DRAWINGS PROVIDED BY:  
**Innovation**  
BUILDING GROUP  
#15-1000 Algonquin Road, Suite 100, Algonquin, IL 60106  
Phone: (630) 291-2297 | Fax: (630) 291-2294

DATE:

5/22/2018

SCALE:

1/8" = 1'

SHEET:

A-404

NUMBER	DATE	REVISION TABLE	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group



DATE:

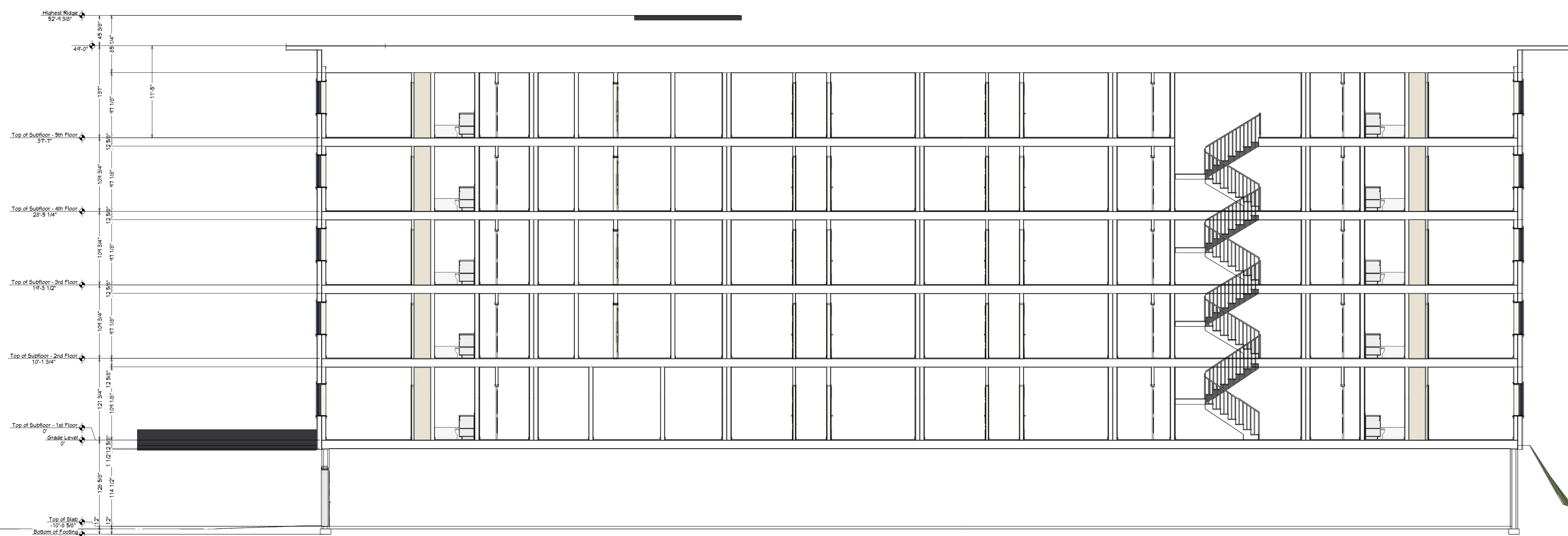
5/22/2018

SCALE:

1/8" = 1'

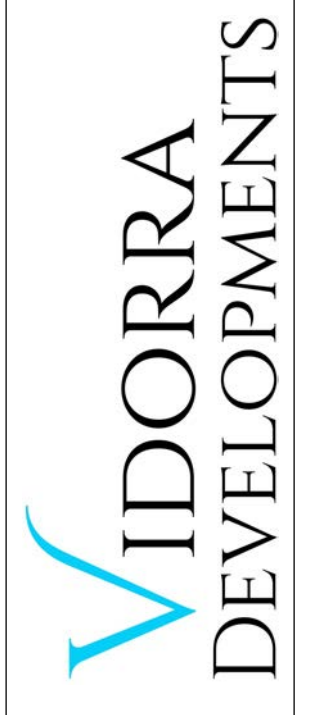
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Cross Section 1

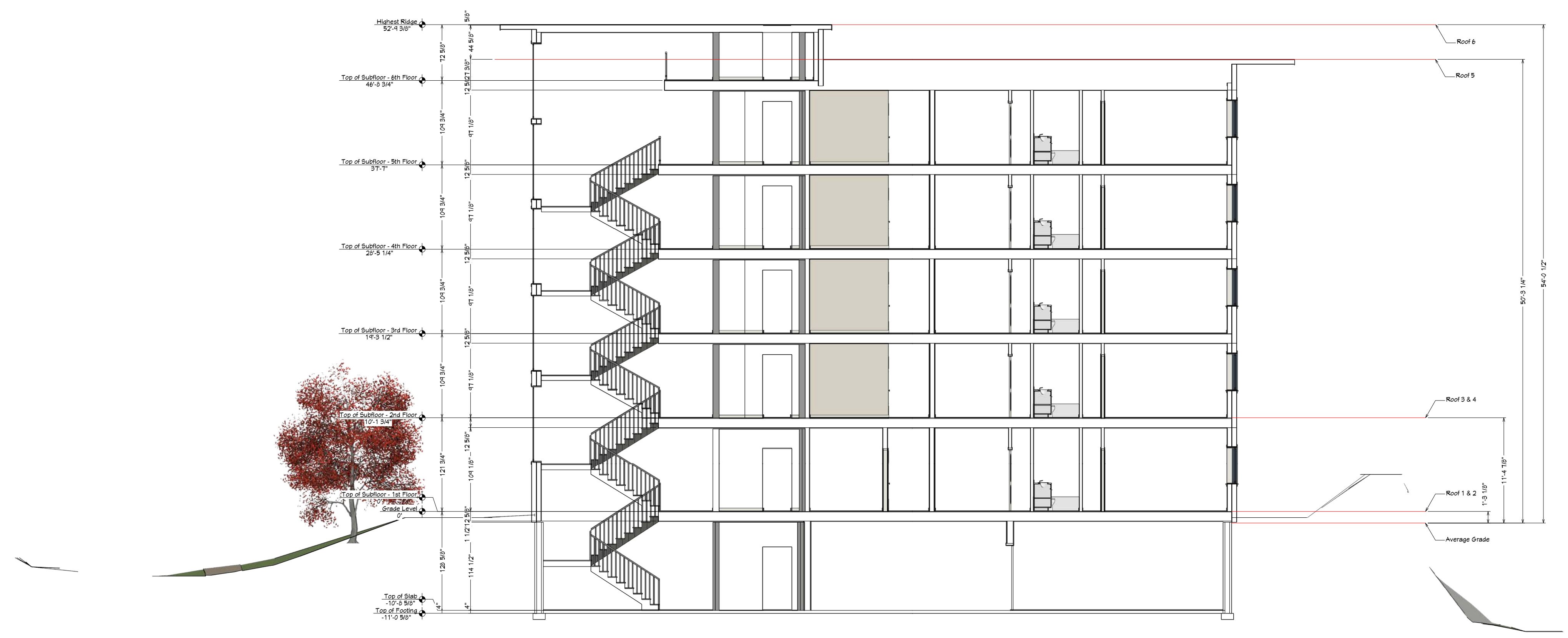
NUMBER	DATE	REVISION TABLE	DESCRIPTION



7104 Nancy Green Drive  
By Vidorra Developments &  
Innovation Building Group



DRAWINGS PROVIDED BY:  
DATE: 5/22/2018  
SCALE: 1/8" = 1'  
SHEET: A-502



Cross Section 2

# 7104



## Sustainable living in Whistler

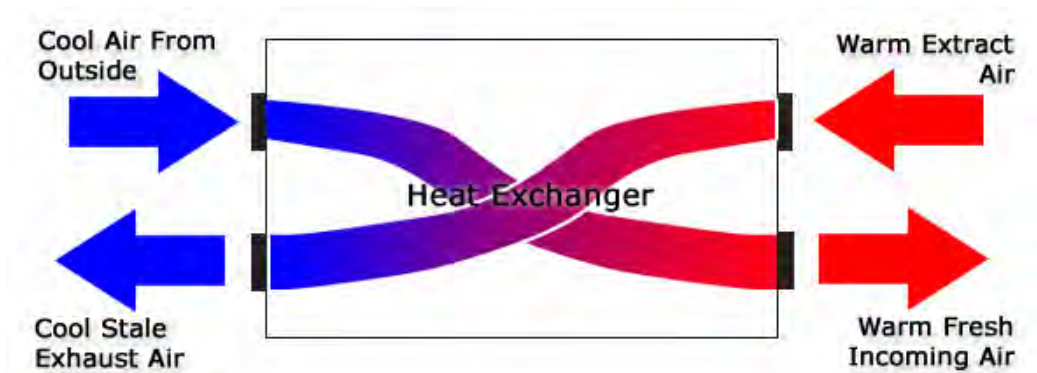
The future is here. **7104** is designed to a standard that will be in effect in BC by 2032. The new BC Step code will require all homes in BC to be Net Zero ready by 2032. If we are going to live a more sustainable lifestyle, the homes we live in need to make that easier rather than more difficult. **7104** is designed to easily live a sustainable lifestyle. We have refined the work we started in Radius and Orion in Pemberton and improved upon it for **7104**. There is no reason to build a new building today that will be obsolete by 2032, we have the knowledge and technology today to build those buildings now. **7104** will be one of the best places to live in Whistler. Most high-quality homes are high priced single-family homes or condos, **7104** will bring those qualities to a modern rental building in Whistler. The quality of life will be much better for those living in our high-quality units designed for the Whistler lifestyle.

## Energy Efficiency & Healthy Living

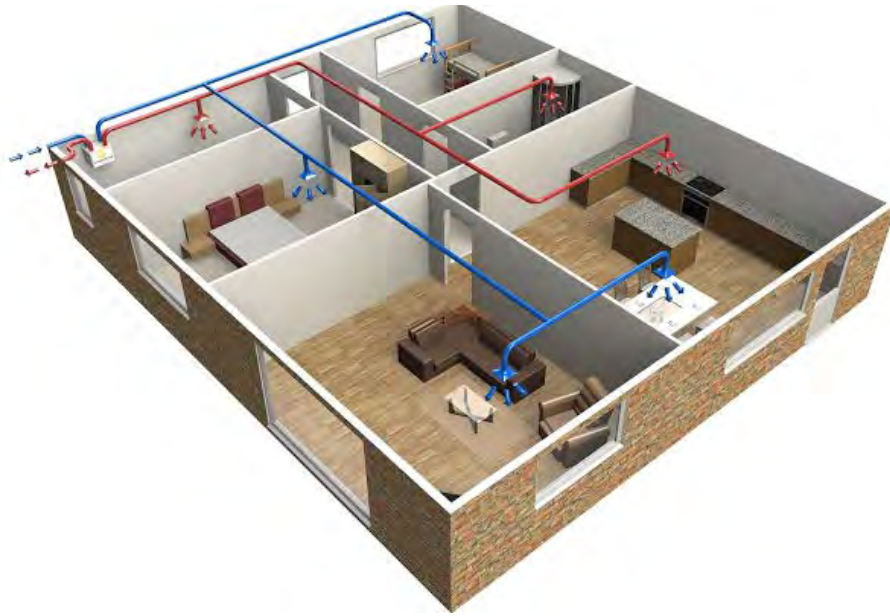
**7104** will produce almost as much energy as it consumes on an annual basis. The key to making this work is to build a very energy efficient building envelope and then add Solar to make up for what we cannot save. **7104** will be one of the most energy efficient buildings in Canada. This will be done passively with a high quality building envelope, triple pane windows and airtight construction. We will not rely on complicated mechanical systems as they are expensive and require energy and maintenance. We can achieve this with design and simple proven mechanical systems. The upside to a well-built building is comfort and quiet, **7104** will never be too cold or hot.

It takes more than energy efficiency to lead a more sustainable lifestyle. A building needs to address health, on going use of resources, maintenance, transportation, recreation, access to food, access to amenities without having to use a car and quality of life. **7104** by virtue of its location meets many of these objectives.

Health in a building is all about indoor air quality and having lots of natural light in the living spaces. **7104** will have an advanced ventilation system with heat recovery that provides fresh air to the bedrooms and living spaces of each apartment. This will operate silently and be designed for the number of people living in each unit for fresh air delivered to where it is needed in the bedrooms and living rooms.







### **Living Well**

**7104** is designed for people living well. We have not designed it around cars and commuting. **7104** is within walking and biking distance of schools, Nesters, the library, shops, public transportation, coffee shops, restaurants, jobs and the Valley trail system. We will have a bike storage and workshop area in the underground parking so that you do not have to keep your bike on the deck and repair it in the driveway. The workshop will be set up for general projects, bike maintenance and ski tuning and available to all tenants in the building. It will be stocked with all the basic tools for bike and ski maintenance and will have gardening tools to work in the community gardens.

### **Security of accommodation**

Having quality, safe and secure accommodation is one of the main pillars of healthy living. Insecure accommodation can lead to a host of social and personal problems sometimes leading to homelessness. Accommodation that is too costly can lead to unhealthy living for families. **7104** will have a range of suite sizes from 1 bedrooms at \$998 per month, 2 bedrooms from \$1,465 per month and 3 bedrooms from \$1,990 per month. The utilities costs will be low and stable. They will be charged at a fixed rate per month and based off the energy savings from the high-quality energy efficient features of the building. Vidorra has one goal, to be the best Landlord in Whistler providing high quality long term accommodation at a price people can afford. We are leveraging our experience and history of building great buildings and being a landlord in Whistler for the last 40 years.

## The Future of cars at 7104

Everything you need to live without a car will be available at **7104**. We will install 2 car charging stations for future electric cars. We are partnering with Modo Car sharing COOP to have 2 electric cars at **7104** (<http://modo.coop/>). We will own the cars and keep them permanently at the building. Modo will run the program for us and outfit the cars with the hardware and software required. These will be available for the exclusive residents use at first. If they are not being fully utilized, we will expand the number of people who can use them beyond the residents. If they are over subscribed, we will add another car. Cars and parking are not the focus of our building, people and convenience are. The location is one of the few places in Whistler where living without a car works and makes sense. Being able to live without a car is another way **7104** will be a more affordable and sustainable living option.



## Location, location, location

The location of **7104** is its greatest amenity. Recreation is one of the reasons we live here. **7104** is in the center of it all. With the bike storage and workshop, you will be able to ride directly from home to the trails. A bike/car/dog wash station will be at the entrance to the parkade so you can clean up before going home and put away a clean bike ready for the next ride. Or you could wash your car. A set up ski tuning bench will make it easy to always have perfect skis.

**7104'** backyard is Lost Lake Park, the Village, Skate Park and Daycare. A short ride will get you to Lost Lake Park and the Valley Trail starts at the property and across the street.

### **Living benefits of 7104**

The windows will be oversized and placed higher in the wall close to the ceiling. Higher windows allow more natural light to penetrate deeper into the living spaces reducing the need for lights and use of energy. Natural light has proven health benefits and improves the quality of any living or work space.

**7104** will use durable materials that will not require a lot of maintenance over their lifespan. **7104** will be net zero ready in its use of energy. Over the long-term **7104** will lower the cost of housing by reducing these costs. Stable housing costs are essential for long term peace of mind and housing affordability.

### **Access to gardening & food**

If you want to grow your own food you need to live on a farm or have access to a community garden. **7104** will have a community garden available to people living in the building. We will have gardening tools available in the workshop so that each person does not need to have their own. The site has an ideal location for a small community garden.



## Sustainability

**7104** is designed to make sustainable living easy. Quality of life is so much better when you have a secure comfortable home in a great neighborhood. Living in **7104** will allow us to make a positive contribution to our environment and the community.

**7104** is a home that is both good for you and the environment. We will source as many materials as we can locally. Made in BC and Canada will feature prominently in **7104**. We have the local talent and technology to build some of the best homes in the world. Innovation Building Group has been leading Green Building in BC for decades. **7104** is the culmination of all we have learned about sustainable building. To ensure we get all the details right we have partnered with the BCIT Building Science Engineering Department. They will do all the advanced energy modelling for us. We are incorporating some new details that we have learned from Building Radius. The goal is to prepare a blueprint that anyone can use to duplicate our building and building techniques. We want to show that building the best is no more expensive or difficult than building a well built BC building Code building. Remember that the BC Building Code is really the worst building you are legally allowed to build. We can do so much better.



### Our Vision

*BCIT: Integral to the economic, social and environmental prosperity of British Columbia.*

## Building Science

# START HERE

### Sustainability + Innovation

The Building Science Graduate Program has a unique, interdisciplinary approach that combines the theory and practical skills needed to deliver durable, healthy, comfortable and energy-efficient buildings. If you are a student interested in sustainability and innovations in building technologies, consider one of these 3 credentials:

## Our Team



- [Fitsum Tariku](#), Ph.D.

Bachelor's Degree (Mechanical Engineering)

Master's Degree (Mechanical Engineering)

Ph.D. (Building Engineering)

*Director*

*Canada Research Chair in Whole-Building Performance*

Dr. Fitsum Tariku's experimental and computer modeling research program spans from materials and building envelope systems right through to whole-building performance analysis. Currently, he is working on material property measurements and characterizations; hygrothermal modeling and measurements of building envelope systems; and integrated analysis of whole-building performances. He aims to develop a comprehensive building optimization and decision-making tool that integrates whole-building simulation, risk assessment and cost-benefit analysis, with the objective of designing a building that is energy efficient, durable, economical, environmentally friendly, and provides comfortable and healthy indoor air quality to occupants. [Selected publications \(2005 - 2015\)](#)

**7104** is about quality of life and enhancing the quality of our community.

## The technical details

### Insulation

The walls are double walls with an exterior 2x6 wall with an R22 batt with an exterior 6" of insulation under the EIFS stucco, this will provide an additional R24 of continuous insulation over the whole building envelope. This will give us a combined actual wall performance of R42

The roof will be insulated to R70, well above the BC Building Code requirements.

## **Windows**

The windows will be good quality triple pane windows built to the Passive House Standard with a U value of under .8 with a middle of glass R value of 8.33. They will be set in the middle of the wall to reduce the thermal bridging at the perimeter of the windows. This is the proven best method of installation to limit the thermal bridging around the window frames.



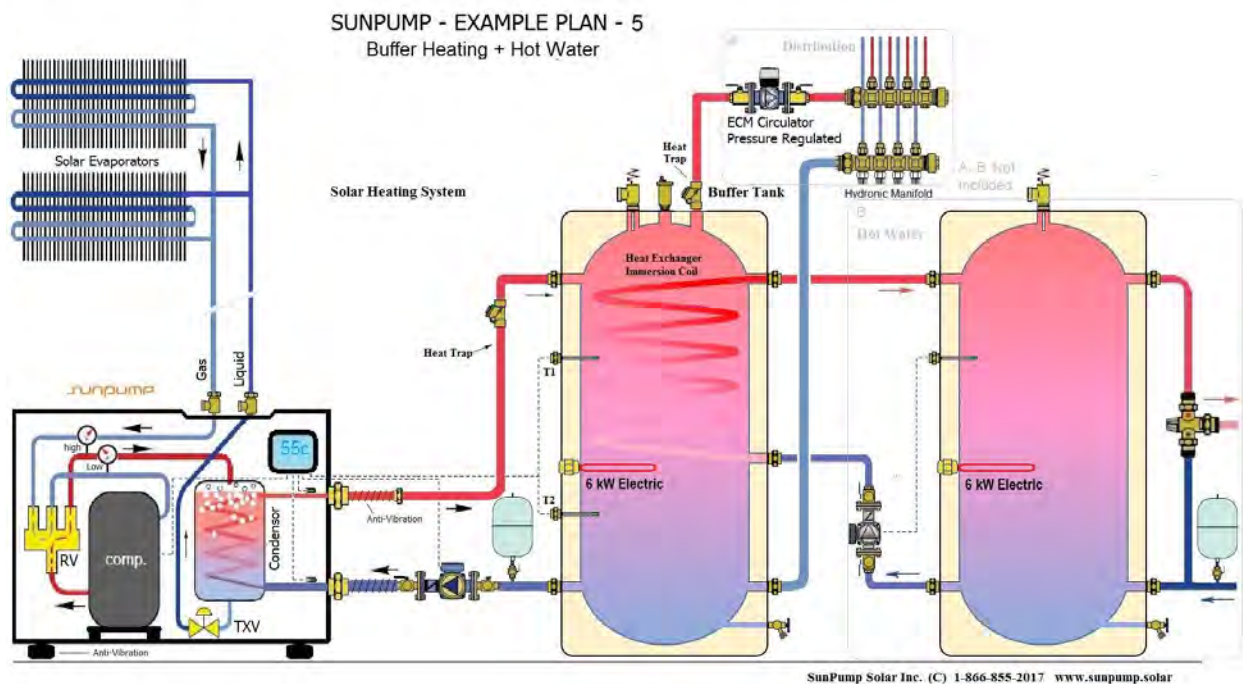
## **Roof & Solar Panels**

The roof will set up to be covered in solar panels to generate most of the power the building needs. They will be set back from the edge of the roof so that they are not too visible and are easier and safer to maintain. The flat roof will provide easy access for cleaning and servicing the panels. The SunPump solar panels will be part of the panels on the roof.



## Heating & Cooling

The hot water will be provided by SunPump, a Canadian company based in Surrey. It will operate as a normal heat pump at night, but during the day when the sun is shining it will dramatically increase in efficiency. Simply put for every watt of electricity we use will get a larger number of watts of hot water depending on the sunshine and outdoor temperature. The more sunshine the larger the multiplier. This is a simple system to operate and install. We will get further savings from generating the hot water for the day during the hottest times of the day to get further savings.



Ventilation will be provided by a high quality, made in Canada ERV. This will run all the time providing fresh air to all occupied rooms in the building on a continuous basis. This will be paired with a high quality heat pump to provide space heating in the winter and cooling in the summer in the ventilation air.

## **Parkade**

The underground parking will be built with Insulated Concrete Forms (ICFs) to provide a comfortable year round temperature without the need for any supplemental heat. Ventilation will be supplied by a high capacity HRV. This will keep the parkade smelling fresh and remove all the moisture and smells that build up in most parkades.



## **Green Features**

The roof of the garbage building will be a green roof and an extension of the landscaping across from the community garden. We are drawing upon our 30 years of sustainable and leading-edge building practices to build one of the best buildings in Canada.



**7104** will be a sustainable building with all the amenities of place you would call home.

The goal is to have the people who live at **7104** call it home. To do so they need to be proud of where they live and really have the amenities that people need to call it home. To achieve this, we focused on what people have in a single family home and provided most of those amenities that make a building a home.

The first thing is pride in where they call home. **7104** is a beautiful building built to the best sustainable standards in the world today. Anyone living at **7104** will be proud to tell their friends where they live.

Room for your toys and all your stuff; **7104** will have private garages in the underground parking. You can safely leave your bike there and skis and your spare tires. For other toys and things you have, each unit will have a large dedicated storage room by the front entry. So if you have a \$10,000 road bike that is where it will live.

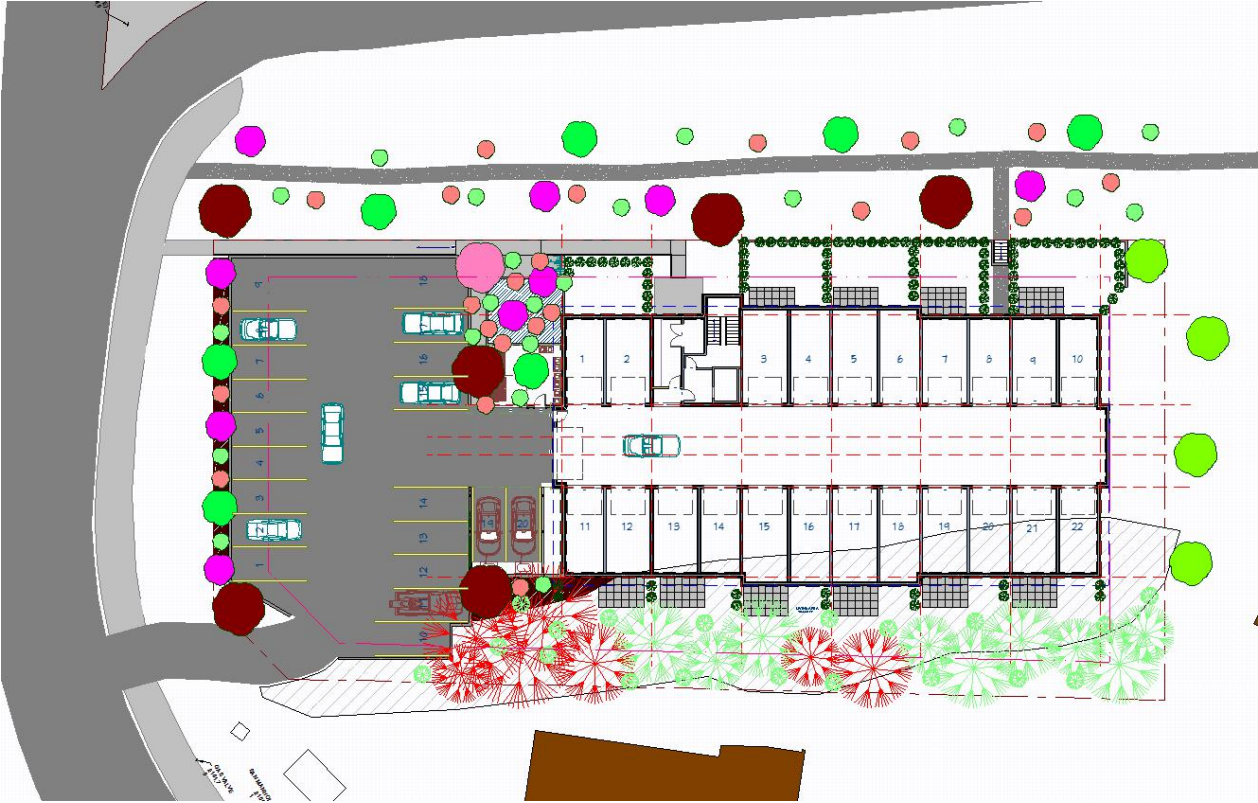
If you want a garden **7104** has a community garden. Need more room for your children to play; the trail system is your extended backyard to all the parks and amenities Whistler has to offer.

Each unit will have a set of laundry machines, the dryer will be an energy saving heat pump dryer. The units are designed for living, the decks will not be used for storage like many apartments because the units have storage. Need a workshop, **7104** has a community workshop for all your ski and bike tune ups and home projects. There will be a dedicated car/bike/dog wash area.

**7104** will be a community where the design has created lots of places like the park, community garden, workshops, car wash station, postal boxes, car shares and lobby where you can casually meet your neighbors. Socially animated areas are where people meet their neighbors and form a sense of community. **7104** was designed with this as core principle of the design.

Finally: Pets. **7104** will be pet friendly. The units will have durable finishes that will not be easily damaged by pets. Too many people who own pets have no access to good quality accommodation. **7104** will welcome them, but we will have rules in place so that all may enjoy their home including the neighbors of the pet owners.

Our goal is to build the best building in Whistler. We are committed to building sustainable buildings that fit a sustainable lifestyle and help build a more sustainable community.



# 7104

## Green Building Initiatives

7104 is designed to far exceed the BC Building Code. The many areas we have achieved this are listed below.

- Walls;** Code would be R22 Batt 2x6 walls. 7104 R42 Double walls with 6" of out-sulation to reduce thermal bridging in the building envelope. An exterior vapour open liquid applied air/water barrier under the rain screened out-sulation, R22 batt insulation in the stud walls, vapour barrier paint on the inside drywall. This wall make-up allows the inside of the wall to dry to the inside and the outside portion of the wall to dry to the out side.
- Airtight;** No Code Requirement. Average new BC Home 4.5 Air Changes per Hour. 7104, 0.6 air changes per hour.
- Ventilation;** Code with intermittent ventilation bathroom fans with no heat recovery. 7104 ERV with 85% heat recovery designed at 20CFM per bedroom and living room continuous. The ERV will be run on a continuous basis for a healthy home ventilation rate. An ERV is used instead of an HRV to prevent too low a humidity in the air during the winter months. A Higher than usual ventilation rate has been designed for a heathier home and to prevent drying the air too much through ventilation the ERV was selected.
- Hot Water;** Code is an Electric tank or a mid efficient gas hot water. 7104 will use a high performance SunPump that will produce water at about a 500% efficiency for the power it consumes. This is made in BC with locally developed technology.
- Heat;** Code has many options with a minimum efficiency of about 80%. 7104 will use the sun for free and an air sourced heat pump at 250% efficiency for primary heat with small baseboard heaters with digital thermostats as backup heat for only the coldest days of the year. Anticipated savings of 85% on space heating above code performance.
- Windows;** The windows will meet the Passive House standard of .8 U value. This is roughly 3 times better than code approved windows. Windows are the largest source of heat loss; well insulated windows can contribute significantly to the comfort of a home.
- Lights;** All lights will be energy saving LED bulbs. The windows are larger than most buildings to allow more natural light in the units. Exterior lighting and the parkade will be on motion sensors so that they do not run all day and night when not needed.

- Materials;** All materials will be sourced first locally, then from BC, then from Canada. We have great building materials and technology in BC and Canada to build the best homes in the world. We need to take advantage of what we have at home.
- Cooling;** No code requirement. 7104 will have an energy efficient air sourced heat pump AC unit supplying the ventilation air with cooling in the hot days of summer. There will be a flush mode where during the cooler nights the ventilation will supply cool air with no additional cooling or energy added.
- Roof;** 7104 will use double the insulation of a code building. The roof will be a white TPO, (thermoplastic membrane) membrane to reflect heat in the cooling months to reduce the cooling required and not overheat the attic.
- Garden;** 7104 will have a community garden for those gardeners who want to grow some food or flowers.
- Storm drainage;**7104 will employ a Bio Swale pond to infiltrate most of the storm water into the ground on the site. Only the major storm events will see water going to the storm system.
- Foundation;** 7104 will use ICF walls for an energy efficient wall system in the parkade.
- Durability;** 7104 will use durable finishes like stucco and metal siding and vinyl windows for the exterior finishes to reduce the amount of maintenance required to keep the building looking great. This will save energy in the future from not having to use resources for maintenance.
- Solar;** 7104 will take advantage of the sun in 3 ways. The passive solar gains to heat the building, the SunPump solar water heating and the photovoltaic solar panels to generate renewable electricity on site.
- Location;** 7104's location is one of it's most sustainable features. By being within walking distance of many services including schools, coffee shops, grocery store, parks and trails. People living at 7104 will not be car dependent. Their overall energy footprint will be much less than anyone living away from the center of town.

## 7104

### Guidelines for Private Sector Employee Housing

1. Projects shall be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezoning's proposing new unrestricted market accommodation as part of the project are not supported.

**7104** is a rental housing project which will have the standard covenants that are part of the Housing Agreement Bylaw and Housing Covenant.

2. To secure on going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.

**7104** will be 100% rental housing.

3. Occupancy eligibility is restricted to Whistler Employees as defined by the Whistler Housing Authority.

**7104** will only be available to Employees as defined by the WHA. The units will be offered to qualified people on the WHA rental housing wait list who meet our tenancy requirements as well as other qualified Whistler Employees who might not be on the list, such as our own employees and those of the businesses who lease units for their qualified employees. We see a mix of tenants that are both businesses who lease a unit as employee housing for their staff and people who rent a unit as their home. The unit mix is such that some units are well suited to rent to a business and others very well suited for a home in Whistler with lots of storage and the amenities to turn an apartment into a home.

4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.

7104 is easily serviced as all services are at the property line. The site has no off-site servicing requirements. The site is a former parking lot and easily prepared for the proposed development. The costs will be for the construction of the building and on-site services only keeping the cost low and thus making the units affordable without any provincial Grants or other subsidies.

5. For a project to be considered, proposed rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.

The proposed rents will be between \$2.30 and \$2.40 per square foot for the apartments. This rate will meet the objectives of the RMOW to keep units affordable and still have an adequate return for the developer. These rates are dependent on not having extra off-site servicing costs placed on the project or excessive additional costs during the approval process. The range is to allow some flexibility in design and to have a high-quality purpose built rental building. The cost of rent in the smaller 2 bedroom units will make them very good units for employers to rent for their staff. The rents will be staggered for views and orientation. This will allow for some flexibility in the rental price. A table of rents will be provided for each unit.

6. Initial maximum monthly rents will be established prior to project approval and secured through the Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).

This is standard practice for a professional landlord in BC. Current legislation will ensure this, as well as the Housing Agreement Covenants. Our goal is to be one of the best Landlords in Whistler and adhere to all Provincial and Municipal legislation.

7. Rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.

This will be part of our standard operating practice of being a professional landlord in Whistler.

8. Proposed housing types, unit mixes and sizes shall meet identified housing needs in consultation with the RMOW/WHA.

We are proposing a mix of 1 bedroom, 2 bedroom, 3 bedroom and 1 bedroom and den. The mix will be more 1 and 2 bedroom units with just a few 3 bedrooms. We will allow pets to ensure those that have a pet can have a home in Whistler. The units will have sufficient storage for a Whistler resident. We all have a lot of toys, the larger units will have a dedicated storage room in each unit. The building will be designed so that you can bring your bike and skis into your unit and have room in the storage room for them. We understand that many people will have a bike worth more than their car (if they have one) and it needs a safe place to live. The mix in size and configuration will allow for employers to have cost effective units for their employees and units that will make a good permanent home in Whistler.

9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing December 5, 2017 Page 4 and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees. Community Planning Considerations

**7104** will be targeting permanent resident employees who want to live a sustainable lifestyle. The site is at the entrance to White Gold on an undeveloped site. Employers will be given consideration for leasing units for their employees.

10. Proposed developments shall be located within an area designated for development of residential accommodation.

White Gold is an area that is designated for residential accommodation. The site borders on a WHA controlled development.

11. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and

substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).

**7104** will provide 89 bedrooms and 30 units with dens that could be bedrooms. This site at the entrance to White Gold and is one of the best undeveloped sites in Whistler to have a high-density apartment building. People living here will not need a car to get to work, shop, play or go about their day to day lives. They will not contribute the traffic congestion in Whistler because they are all living in the core and not in one of our suburban neighborhoods where a car is a necessity. One of the best sustainable features of 7104 is its location allowing us to build homes and not a parking lot that will add cars to our already congested roads and parking. **7104** is consistent with the Community and Sustainable direction Whistler is going.

12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.

**7104** is proposed as a 5 story apartment building that will be at the entrance to White Gold in one of the best locations to build some density for resident housing. The height and size will be consistent with the neighboring developments. The design of the building will be an apartment style building. The location at the entrance to White Gold directly off highway 99 will not add any traffic or congestion to the White Gold Neighborhood. There will be a very minimal traffic impact to the residents of White Gold.

13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.

**7104** meets all these criteria as well as any site could in Whistler. The front door will be within 250m of Nesters shopping center and transit stops. All the amenities are within walking and biking distance. The Valley Trail system borders the property.

14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.



7104 is surrounded by all these services. Being at the entrance to the White Gold Subdivision will mean it will not add congestion and traffic to the residential neighborhood. Being right on the main Valley Trail route to the Village will give residents direct walking access to all the Village, Parks, jobs and Nesters.

15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported.

7104 has been a gravel parking lot for the last 50 years. There will be minimal site works and minimal tree clearing to develop the site. The building will turn a gravel parking lot into a good-looking building surrounded by landscaping and a small community garden in the sunny South East corner of the property.

16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.

There are no environmentally sensitive lands adjacent to the site. It is beside highway 99, Nancy Greene Drive and Fitzsimmons Walk employee housing. There are no water courses or riparian areas near the site. The site is currently a gravel parking lot. An environmental report will be done on the property once the re zoning is complete.

17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway. Development Standards

The site is at the entrance to White Gold on a major road right off Highway 99. The adjacent roadway capacities exceed any extra traffic generated by this development. The building is going to be designed to live without a car. We will have 2 car sharing cars on site to help resident live without a car of their own. The emphasis of the site location and design is about walkability and living well not cars. Being on the corner at the entrance to White Gold any traffic generated by this development will be kept out of the residential neighborhood. The entrance to the building is the current driveway that has been in use for 50 years.

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage.

**7104** will far exceed the standards of the WHA. There will be yards for the ground floor units. The upper units will all have balconies. There will be a community garden and outdoor picnic area. The finishes on the building will be durable good-looking finishes designed to last a long time without the need for a lot of maintenance. We are applying all we have learned in the past 40 years building in Whistler to design a building that does not have any of the problems that too many Whistler buildings are suffering from. We have seen what works and what does not. Most of the professionals on our team, lead by Dennis Maguire Architect are local and understand the building environment and needs of a durable building in Whistler. We want a building that looks great when it is first finished and 30 years from now. We want our tenants to be proud of their home and live in a well built healthy building. We have a full scale model of the building in Pemberton that will be occupied in May 2018.

19. Proposed developments must meet RMOW green building standards.

**7104** will be one of the most energy efficient buildings in Canada. We are partnering with the BCIT Department of Building Science Engineering to help us model our buildings to make them both cost efficient and very energy efficient. Our goal is to build Net Zero ready and install Solar Panels at a later date, to become energy independent and control our long-term energy costs. our goal is \$70 per year for space heating in a unit. We are not intending to Greenwash our building. **7104** will be a leading-edge building in Canada for energy efficiency and sustainability. **7104** will be state of the art for many years into the future.

20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw303. 2015.

We will be looking for a variance on the parking because of the location of **7104** as a truly walkable building and the car share cars we will be providing. Our goal is to not add to the congestion problems of Whistler. The trade off for the parking variance is Whistler will get more units in a location that promotes walking instead of being dependent on a car when you live in a suburban neighborhood. We would like to use the same formula that the WHA have for a parking ratio in their rental buildings and not the ratio needed for sale townhomes in non central locations away from jobs, transit and services. We will be charging separately for parking so that those that do not want or need a car will not be paying to subsidize those that have a car. Our goal is to build a building where living a sustainable lifestyle is easy and convenient not add to the congestion problems Whistler is already facing.



7104

Proposed Rental Rates

Unit Number	Unit Type	Configuration	Size in ft2	Rental Price	Notes
101	C	2BR	637	\$ 1,490.10	Grd. FL. West View Entry Restricted Yard
102	D	1BR	445	\$ 998.50	Grd. FL. South View Deck over garage door
103	C	2BR	637	\$ 1,500.10	Grd. FL. South and East View Corner Yard
104	A	1BR Den	784	\$ 1,838.20	Grd. FL. East View Yard
105	B	1BR Den	840	\$ 1,932.00	Grd. FL. East View Yard
106	B	1BR Den	840	\$ 1,932.00	Grd. FL. East View Yard
107	G	1BR	527	\$ 1,247.10	Grd. FL. East View Yard
108	C	2BR	637	\$ 1,500.10	Grd. FL. North and East View Corner yard
109	D	1BR	445	\$ 1,058.50	Grd. FL. North View yard
110	C	2BR	637	\$ 1,500.10	Grd. FL. West view yard
111	A	1BR Den	784	\$ 1,838.20	Grd. FL. West view yard
112	B	1BR Den	840	\$ 1,932.00	Grd. FL. West view yard
113	B	1BR Den	840	\$ 1,932.00	Grd. FL. West view yard
201	I	3BR	872	\$ 1,990.60	Mid Fl. West View
202	D	1BR	445	\$ 1,008.50	Mid Fl. South View
203	C	2BR	637	\$ 1,465.10	Mid Fl. East View
204	A	1BR Den	784	\$ 1,788.20	Mid Fl. East View
205	B	1BR Den	840	\$ 1,917.00	Mid Fl. East View
206	B	1BR Den	840	\$ 1,917.00	Mid Fl. East View
207	H	1BR	713	\$ 1,624.90	Mid Fl. East View
208	C	2BR	637	\$ 1,465.10	Mid Fl. East and North View
209	D	1BR	445	\$ 1,008.50	Mid Fl. North View
210	C	2BR	637	\$ 1,465.10	Mid Fl. North and West View
211	A	1BR Den	784	\$ 1,788.20	Mid Fl. West View
212	B	1BR Den	840	\$ 1,917.00	Mid Fl. West View
213	B	1BR Den	840	\$ 1,917.00	Mid Fl. West View
301	I	3BR	872	\$ 2,000.60	Mid Fl. West View
302	D	1BR	445	\$ 1,018.50	Mid Fl. South View
303	C	2BR	637	\$ 1,470.10	Mid Fl. East View
304	A	1BR Den	784	\$ 1,798.20	Mid Fl. East View
305	B	1BR Den	840	\$ 1,927.00	Mid Fl. East View
306	B	1BR Den	840	\$ 1,927.00	Mid Fl. East View
307	H	1BR	713	\$ 1,634.90	Mid Fl. East View
308	C	2BR	637	\$ 1,470.10	Mid Fl. East and North View
309	D	1BR	445	\$ 1,018.50	Mid Fl. North View
310	C	2BR	637	\$ 1,470.10	Mid Fl. North and West View
311	A	1BR Den	784	\$ 1,798.20	Mid Fl. West View
312	B	1BR Den	840	\$ 1,927.00	Mid Fl. West View
313	B	1BR Den	840	\$ 1,927.00	Mid Fl. West View

401	I	3BR	872	\$	2,015.60	Mid Fl. West View
402	D	1BR	445	\$	1,033.50	Mid Fl. South View
403	C	2BR	637	\$	1,485.10	Mid Fl. East View
404	A	1BR Den	784	\$	1,813.20	Mid Fl. East View
405	B	1BR Den	840	\$	1,932.00	Mid Fl. East View
406	B	1BR Den	840	\$	1,932.00	Mid Fl. East View
407	H	1BR	713	\$	1,649.90	Mid Fl. East View
408	C	2BR	637	\$	1,485.10	Mid Fl. East and North View
409	D	1BR	445	\$	1,033.50	Mid Fl. North View
410	C	2BR	637	\$	1,485.10	Mid Fl. North and West View
411	A	1BR Den	784	\$	1,813.20	Mid Fl. West View
412	B	1BR Den	840	\$	1,932.00	Mid Fl. West View
413	B	1BR Den	840	\$	1,932.00	Mid Fl. West View
501	I	3BR	872	\$	2,040.60	Top Fl. West View
502	D	1BR	445	\$	1,058.50	Top Fl. South View
503	C	2BR	637	\$	1,510.10	Top Fl. East View
504	A	1BR Den	784	\$	1,838.20	Top Fl. East View
505	B	1BR Den	840	\$	1,947.00	Top Fl. East View
506	B	1BR Den	840	\$	1,947.00	Top Fl. East View
507	H	1BR	713	\$	1,674.90	Top Fl. East View
508	C	2BR	637	\$	1,510.10	Top Fl. East and North View
509	D	1BR	445	\$	1,058.50	Top Fl. North View
510	C	2BR	637	\$	1,510.10	Top Fl. North and West View
511	A	1BR Den	784	\$	1,838.20	Top Fl. West View
512	B	1BR Den	840	\$	1,947.00	Top Fl. West View
513	B	1BR Den	840	\$	1,947.00	Top Fl. West View

**Number of suites**

**65**

**Average rent per square foot**

**2.31**

<b>Individual Garages with door</b>	<b>Rental Price</b>	<b>Notes</b>
G1	\$ -	Electric Car Share
G2	\$ -	Electric Car Share
G3	\$ 180.00	Private Garage
G4	\$ 180.00	Private Garage
G5	\$ 180.00	Private Garage
G6	\$ 180.00	Private Garage
G7	\$ 180.00	Private Garage
G8	\$ 180.00	Private Garage
G9	\$ 180.00	Private Garage
G10	\$ 180.00	Private Garage
G11	\$ 180.00	Private Garage
G12	\$ 180.00	Private Garage
G13	\$ 180.00	Private Garage
G14	\$ 180.00	Private Garage
G15	\$ 180.00	Private Garage
G16	\$ 180.00	Private Garage
G17	\$ 180.00	Private Garage
G18	\$ 180.00	Private Garage
G19	\$ 180.00	Private Garage
G20	\$ 180.00	Private Garage
G21	\$ 180.00	Private Garage
G22	\$ 180.00	Private Garage
P1	\$ 50.00	Open parking space
P2	\$ 50.00	Open parking space
P3	\$ 50.00	Open parking space
P4	\$ 50.00	Open parking space
P5	\$ 50.00	Open parking space
P6	\$ 50.00	Open parking space
P7	\$ 50.00	Open parking space
P8	\$ 50.00	Open parking space
P10	\$ 50.00	Open parking space
P11	\$ 50.00	Open parking space
P12	\$ 50.00	Open parking space

<b>Number of parking spaces</b>	
Garages	20
Car Share	2
Exterior	17
<b>Total Parking Stalls</b>	<b>39</b>