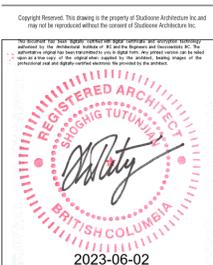


PREVIOUS SUBMISSION; CONCEPT & FORM OF DEVELOPMENT



- Collection of industrial block buildings
- Massing is cut into 4 sections to enable further articulation to address surrounding vertical context
- The tower base forms a street wall and matches the height of the building to the west (first cube)
- Middle block matches the building height to the east (2nd cube)
- Upper block incorporates the +2 into a +5 penthouse (3rd cube)
- Podium relates to the street
- Reflecting the heritage
- Modernized design to form a collection of stacked massing
- Robust character is conceived both in form and materiality
- A mixed and inclusive community built of lasting materials
- Each vertical mass is tapered to reduce the sense of mass & shadowing



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Revisions		

project title:	5W2
	5 WEST 2ND AVENUE
	VANCOUVER, BC
drawing title:	PREVIOUS
	SUBMISSION-
	CONCEPT & FORM

project no.:	22032
drawn by:	Author
checked by:	Checker
date:	2023.05.30
scale:	

drawing no.:

A0.12



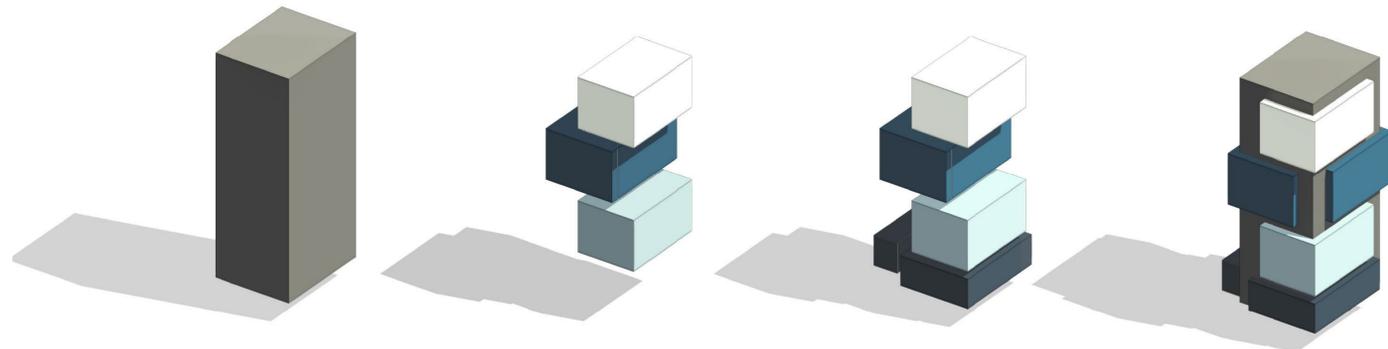
DESIGN CONCEPT & MASSING STRATEGY

One of the initial objectives of the False Creek Plan was to contribute to the variety of people and tenure. Multiple cubes with different colors, textures and finishes symbolize the variety while interact with each others through a solid core and value the sense of connection and community.

Smooth, colored panels will give a brighter, and less heavy look especially at the upper levels to the floating cubes

The combination of the metal panels and the glazed areas within reduce the heaviness and create transparency. The metal 'spine' contributes to the industrial history and heritage of the neighbourhood and its old industries including metal foundries, ship buildings, warehousing etc.

The building height is maintained below the allowed. One floor has been eliminated.



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project title:
5W2
5 WEST 2ND AVENUE
VANCOUVER, BC

drawing title:
DESIGN CONCEPT
& MASSING
STRATEGY

project no.:	22032
drawn by:	Author
checked by:	Checker
date:	2023.05.30
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project title:
 5W2
 5 WEST 2ND AVENUE
 VANCOUVER, BC

drawing title:
 AMENITY

project no.: 22032
 drawn by: Author
 checked by: Checker
 date: 2023.05.30
 scale:

drawing no.:

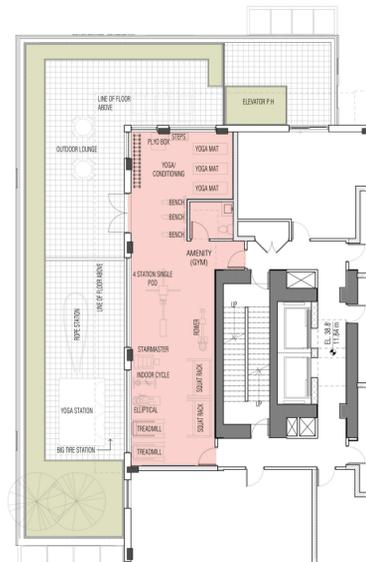
AO.17

AMENITY

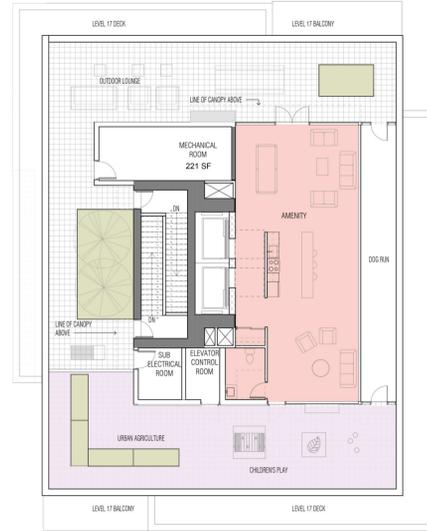
The new development will provide two separate indoor and two outdoor amenity areas on the second floor and the roof. Amenity areas are carefully designed and located to reduce the noise pollution, increase the security of the building and its common areas, while respecting the privacy of the residents both within their units and the private outdoor spaces.

The second-floor amenity which is proposed on top of the commercial level is comprised of a large, well-equipped gym and a spacious outdoor area including lounges and plenty of room for outdoor activities.

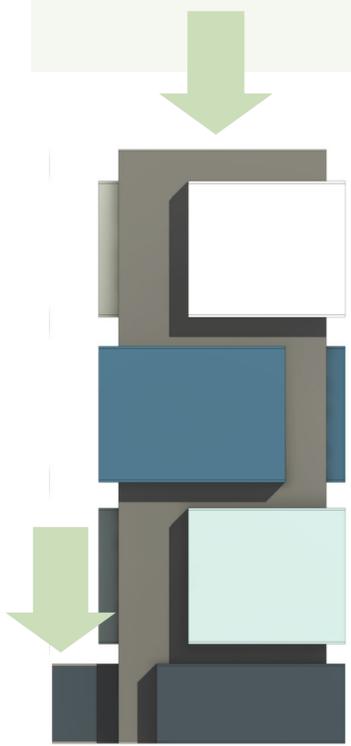
The flexible rooftop amenity is designed to accommodate a multi-functional indoor space for the residents along with a spacious and unique deck with access to ample sunlight, supervised children's playground, urban agriculture, multiple gathering and sitting areas and breath-taking views.



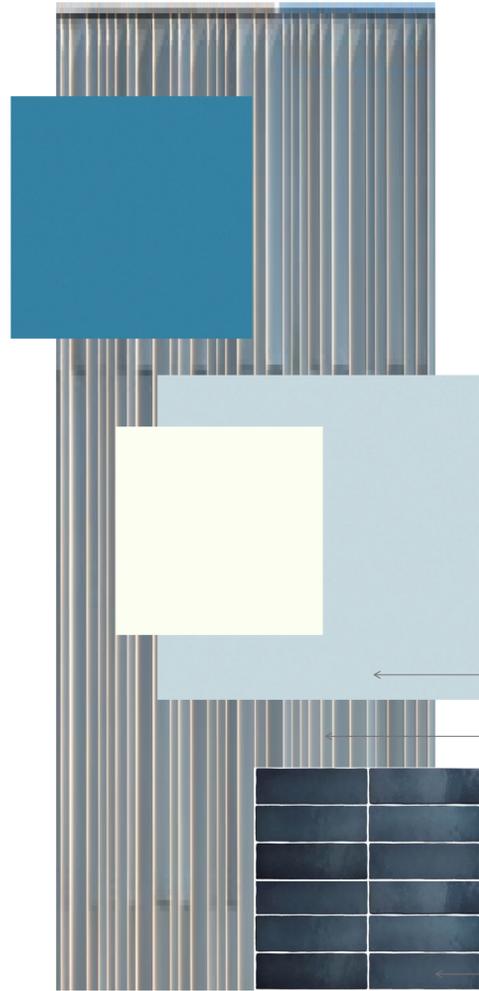
SECOND FLOOR AMENITY



ROOF TOP AMENITY



NOTE: DRAWING IS SCALED AT 50% ON 11X17 SHEET.
 NOTE: THE ART WORK SHOWN ON THE IMAGES IS FOR REFERENCE ONLY.



MATERIALS

Smooth, colored panels will give a brighter, and less heavy look especially at the upper levels to the floating cubes

Combination of the metal panels and the glazed areas within reduce the heaviness and create transparency.

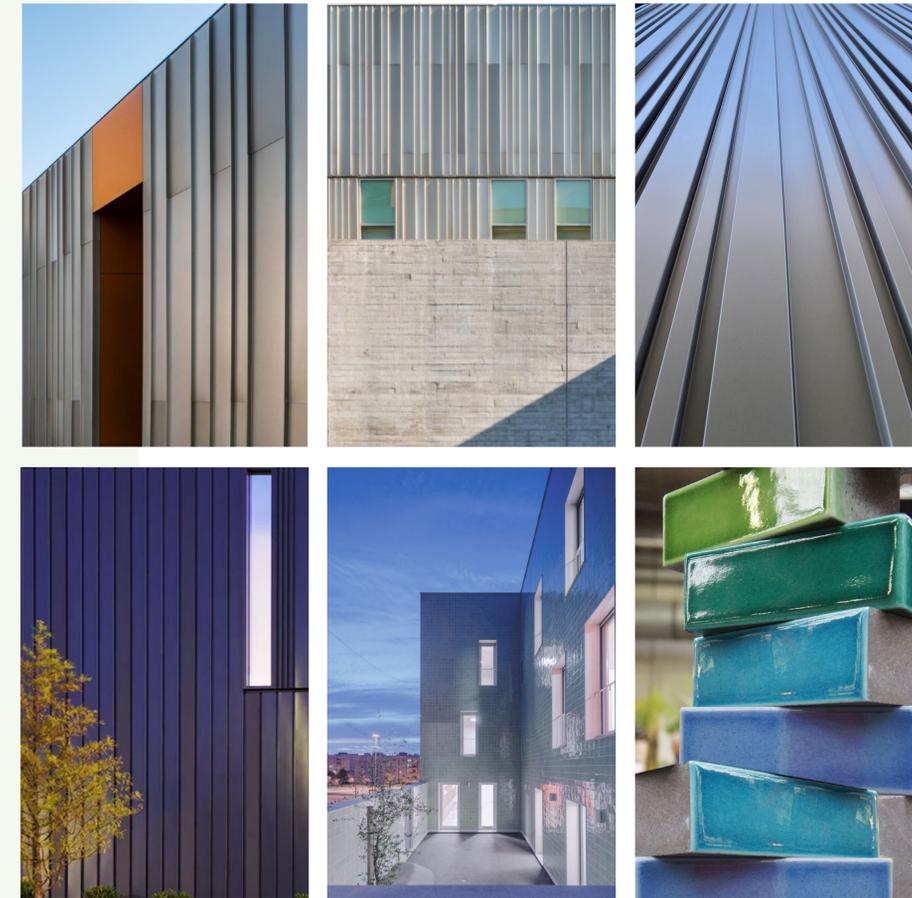
Brick cladding on the ground floor continues the same language of several existing commercial buildings in the context, while adding texture and warmth.

The metal spine contributes to the industrial and the heritage history of the neighbourhood with it's old industries including metal foundries, ship buildings, warehousing etc.

Smooth Finish Architectural Panel

Vertically Striated Metal Panel

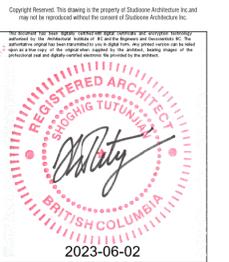
Exterior Brick Cladding



Inspirational Images for Reference Only



Existing Context Buildings with Metal Panel Application



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project title: 5W2 5 WEST 2ND AVENUE VANCOUVER, BC
drawing title: MATERIALS

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drawn by:	Author
checked by:	Checker
date:	2023.05.30
scale:	

drawing no.:	A0.18
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