

DEVELOPMENT PERMIT (REVISED)
195 21ST STREET . WEST VANCOUVER . BC
DISTRICT OF WEST VANCOUVER
DECEMBER 21, 2016

HOLLYBURN GARDENS



December-21-16 9:57:00 AM

NORTH EAST VIEW



SOUTH EAST VIEW

October-15-14 2:54:14 PM

STATISTIC SUMMARY

SITE AREA	60,632 sf
BUILDING HEIGHT:	
EXIST. TOWER	16 STOREY
PROPOSED BUILDING 'A'	4 STOREY
PROPOSED BUILDING 'B'	3 STOREY
GROSS BUILDING AREA	44,094 sf
RENTABLE AREA	36,763 sf
EFFICIENCY	83.37 %
SITE COVERAGE FOR BUILDINGS:	
EXISTING	14.01 %
NEW DEVELOPMENT	20.60 %
TOTAL SITE COVERAGE	34.61 %
F S R	
EXIST. TOWER	1.75
NEW DEVELOPMENT	0.71
TOTAL FSR	2.46

UNIT SIZE (SQ.FT.)

STUDIO	401
1 BED	570-597
1 BED + DEN	636-743
2 BEDROOM	772-798
2 BED + DEN	874-1,243
3 BED TOWNHOUSE	1,147-1,937

FLOOR SPACE AREA SUMMARY (S.Q.)

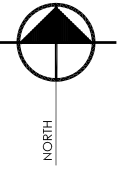
LEVEL		BUILDING 'A' AREA BREAKDOWN			GROSS FLOOR AREA
		RESIDENTIAL UNITS	AMENITY/ UTILITY	COMMON AREAS*	
BUILDING 'A'	LOWER LEVEL	3,643	-	852	4,495
	LOBBY LEVEL	3,396	-	821	4,217
	LEVEL 3	4,036	-	589	4,625
	LEVEL 4	2,266	-	556	2,822
	TOTAL	13,341	-	2,818	16,159
LEVEL		BUILDING 'B' AREA BREAKDOWN			GROSS FLOOR AREA
		RESIDENTIAL UNITS	AMENITY/ UTILITY	COMMON AREAS*	
BUILDING 'B'	LOBBY LEVEL	6,700	822	1,628	9,150
	LEVEL 2	8,547	-	1,069	9,616
	LEVEL 3	8,175	-	994	9,169
	TOTAL	23,422	822	3,691	27,935
	TOTALS		36,763	822**	6509

* INCLUDING CORE, LOBBIES AND CORRIDORS
** EXCLUDED FROM FSR

$$FSR = \frac{44,094 - 822}{60,632} = .713$$

UNIT MIX

LEVEL		STUDIO	1 BEDROOM	1-BED + DEN	2 BEDROOM	2 BED + DEN	3 BEDROOM	TOTAL
BUILDING 'A'	LOWER LEVEL	-	-	1	-	2	1	4
	LOBBY LEVEL	-	-	1	-	2	-	3
	LEVEL 3	-	-	-	-	3	-	3
	LEVEL 4	-	-	-	-	2	-	2
	TOTAL	-	-	2	-	9	1	12
LEVEL		STUDIO	1 BEDROOM	1-BED + DEN	2 BEDROOM	2 BED + DEN		TOTAL
BUILDING 'B'	LOBBY LEVEL	1	2	1	1	4	-	9
	LEVEL 2	-	1	3	-	5	1	10
	LEVEL 3	-	1	2	1	5	1	10
	TOTAL	1	4	6	3	13	2	29
TOTALS		1	4	8	3	21	3	41

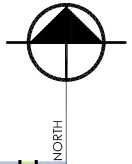


LOCAL AMENITIES

- A - ICE RINK
- B - TENNIS COURTS
- C - COMMUNITY CENTRE
- D - AQUATIC CENTRE
- E - ZEN JAPANESE RESTAURANT
- F - MANGIA E BEVI RISTORANTE
- G - SENIOR CENTRE
- H - CHRISTIAN SCIENCE CHURCH
- J - THE YOGA PRACTICE
- K - WEST VANCOUVER UNITED CHURCH
- L - HOLLYBURN HOUSE
- M - LAWN BOWLING CLUB
- N - ROYAL CANADIAN LEGION
- P - MEMORIAL LIBRARY
- Q - SHALIZAR RESTAURANT
- R - W. VAN FLORIST HOME & GARDEN
- S - HOLLYBURN FUNERAL HOME
- T - BMO BANK OF MONTREAL
- U - STARBUCKS COFFEE
- V - SLEEP COUNTRY CANADA
- W - DAIRY QUEEN
- X - HOLLYBURN PLAZA
- Y - JOHN LAWSON PARK

ZONING LEGEND

- RESIDENTIAL
- COMMERCIAL (OFFICE/RETAIL)
- PUBLIC AMENITY



NEIGHBORING BUILDING HEIGHT - CONTEXT PLAN N.T.S

September-30-14 2:22:40 PM



September-30-14 1:33:09 PM

BIRDSEYE OVERLAY SOUTH



BIRDSEYE OVERLAY EAST



September-30-14 1:33:38 PM

BIRDSEYE OVERLAY NORTH

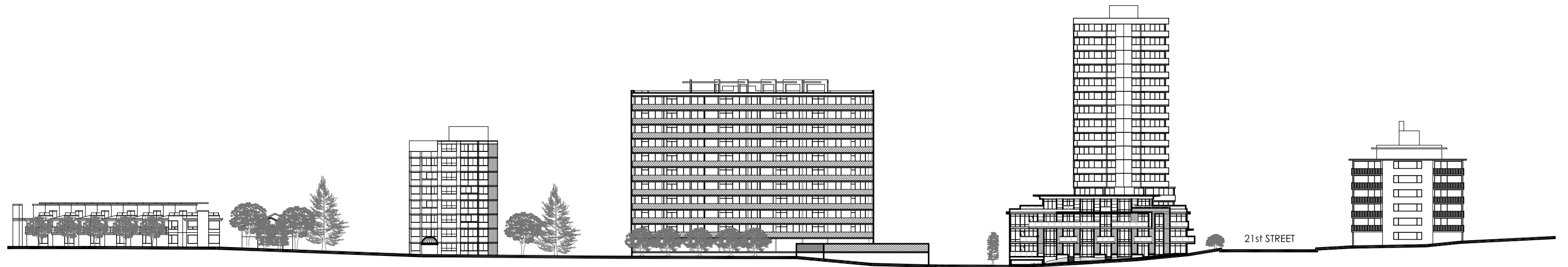


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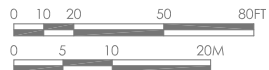
BIRDSEYE OVERLAY WEST



BELLEVUE STREETSCAPE



ARGYLE STREETSCAPE

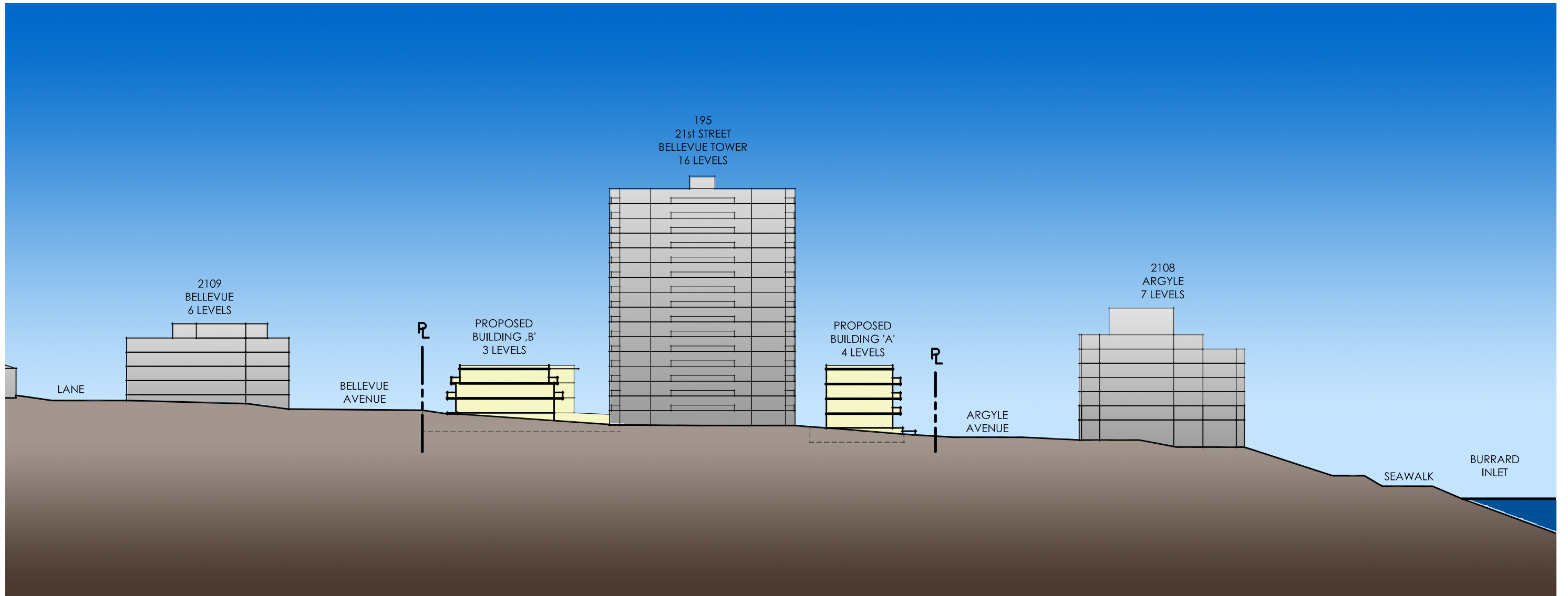


STREETSCAPES SC. 1/4" = 1'-0"

RAFI ARCHITECTS INC.



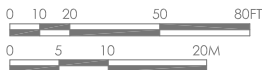
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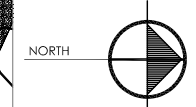
RAFI ARCHITECTS INC.



SECTION SC. 1/64" = 1'-0"



January-21-14 12:07:00 PM



ENCL. MARK
TOP OF OLD LEAD PLUG
ELEVATION 54.61 FEET

RAFI ARCHITECTS INC.

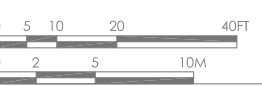
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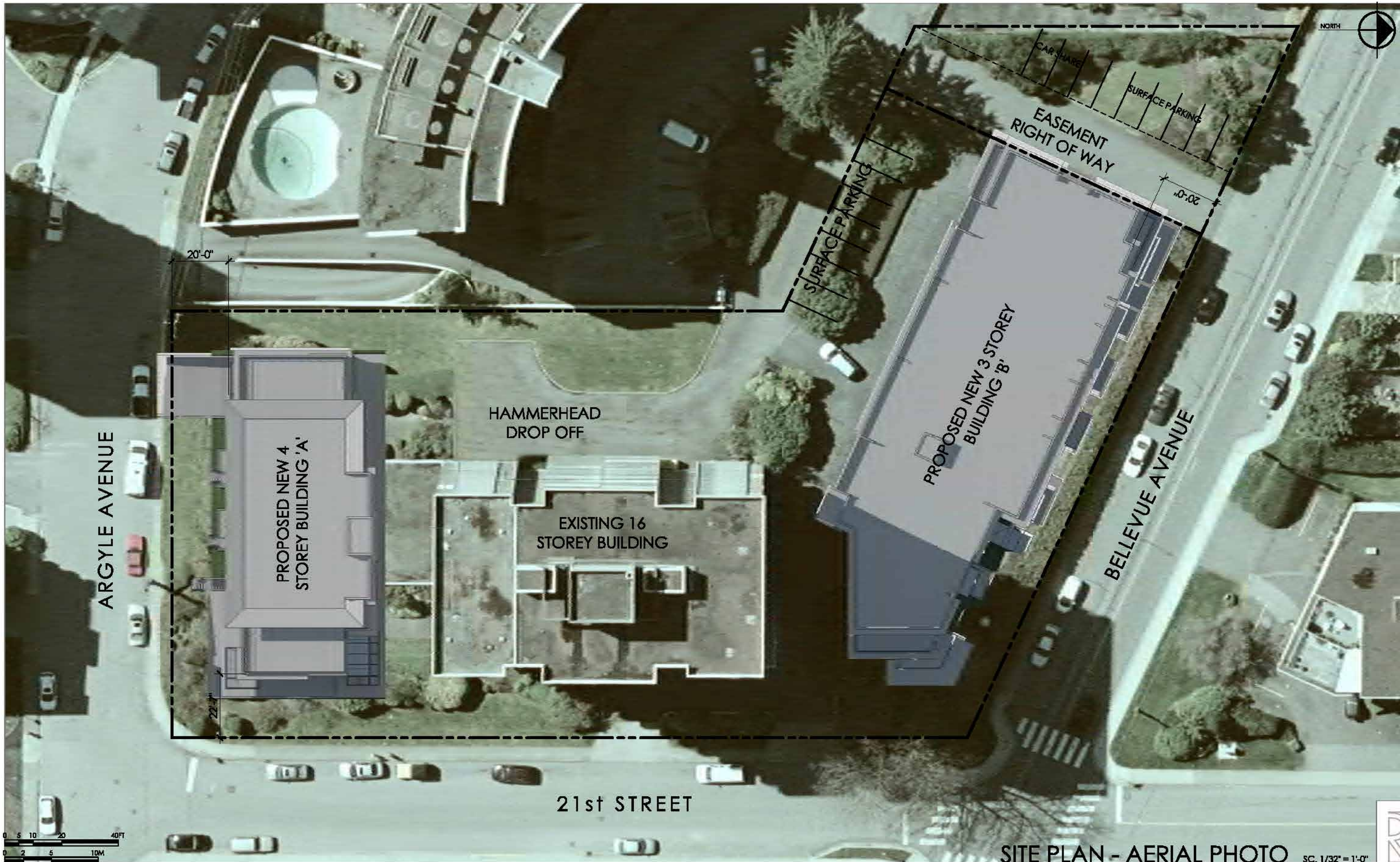
SURVEY PLAN SC. 1/32" = 1'-0"



21ST STREET



October-02-14 1:25:29 PM

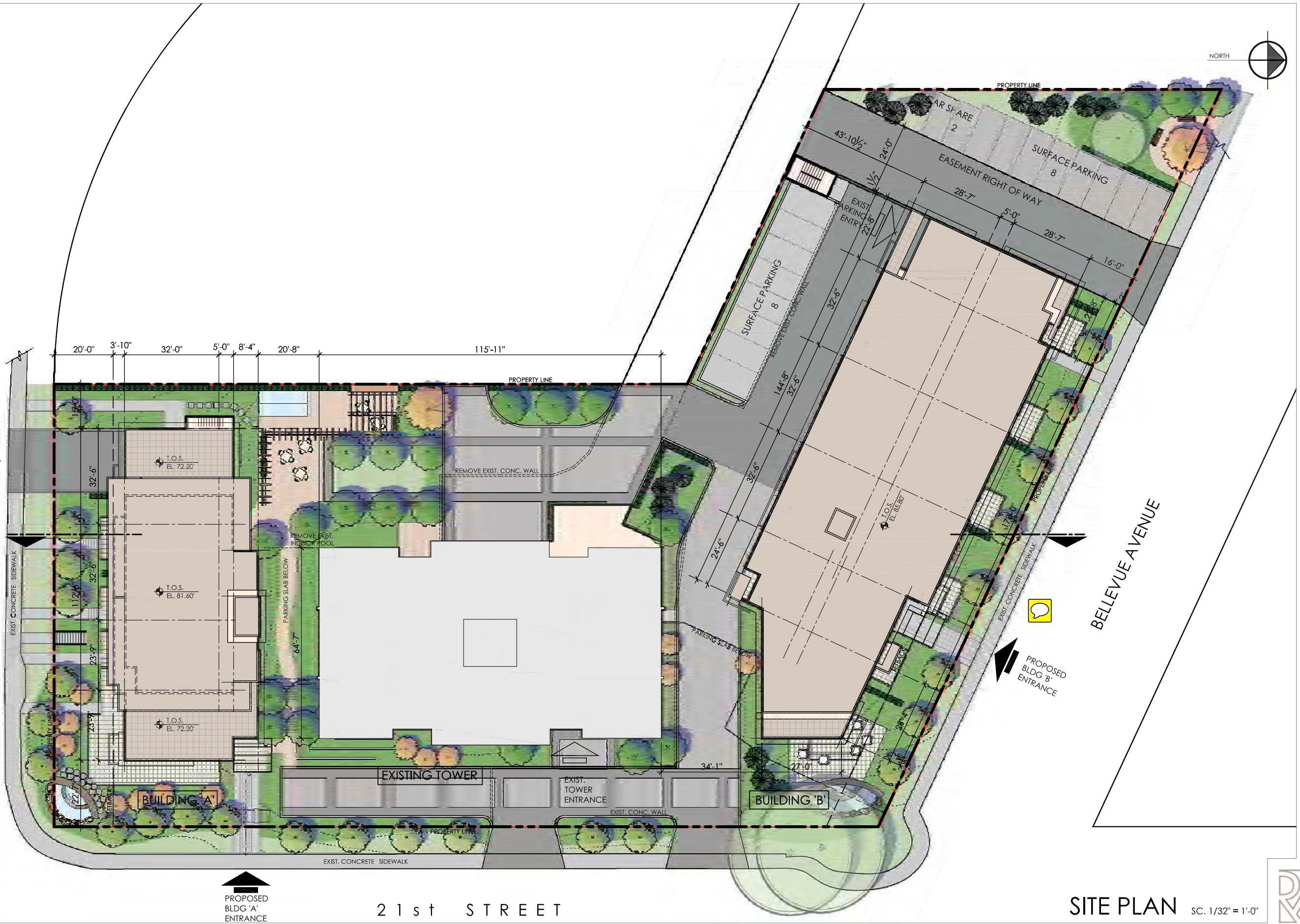


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PROPOSED PARKING ENTRY

ARGYLE AVENUE

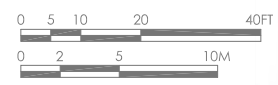


BELLEVUE AVENUE

PROPOSED BLDG 'B' ENTRANCE

21st STREET

PROPOSED BLDG 'A' ENTRANCE



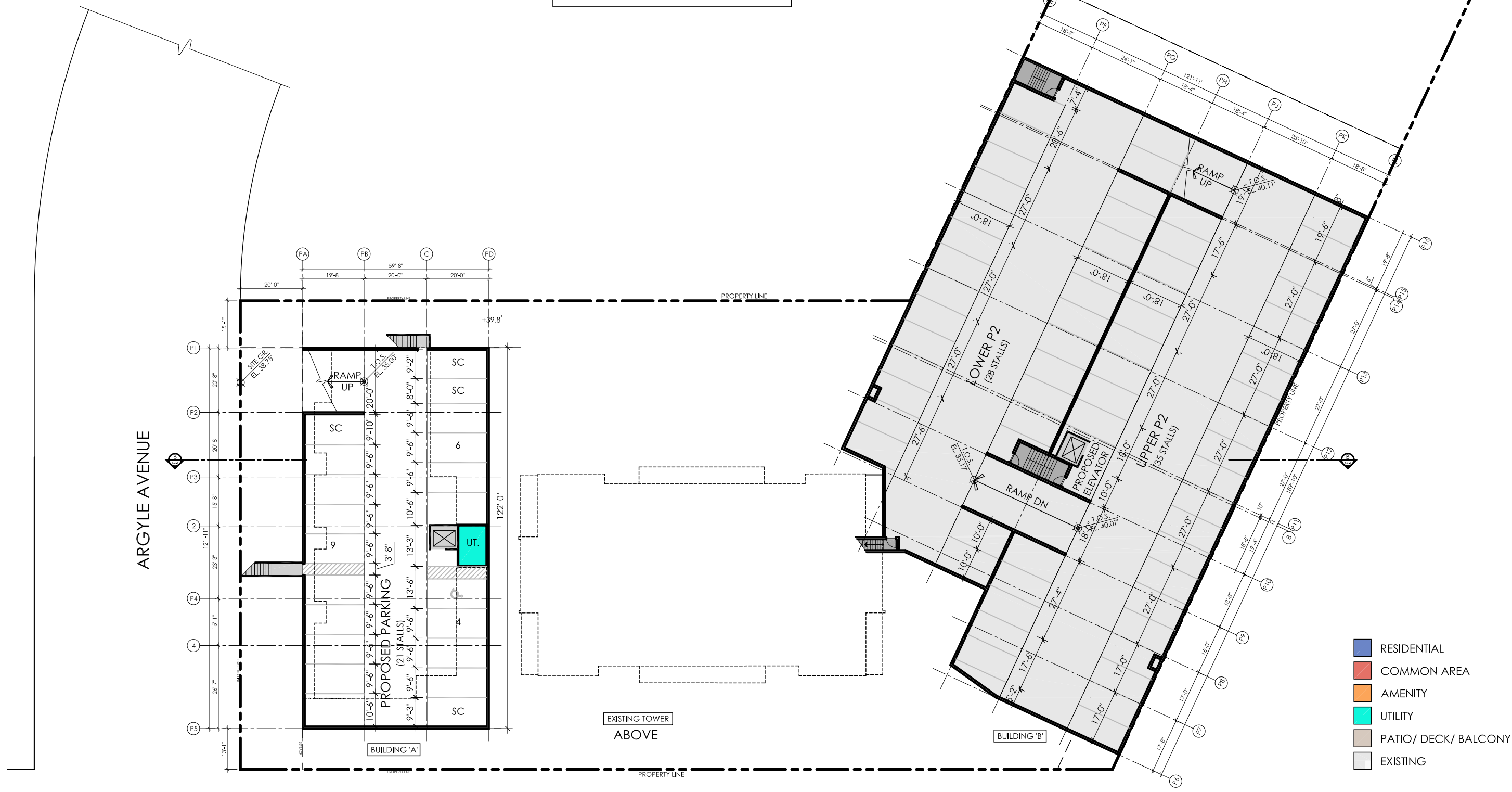
SITE PLAN SC. 1/32" = 1'-0"

RAFI ARCHITECTS INC.



November-27-14 2:26:26 PM

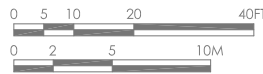
• THE TWO-LEVEL EXISTING PARKADE TO BE UPGRADED TO COMPLY WITH 2012 BC BUILDING CODE.



ARGYLE AVENUE

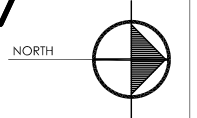
21st STREET

BLDG 'A' PROPOSED PARKING
EXIST. PARKING LEVEL 2 SC. 1/32" = 1'-0"



December-12-16 10:01:59 AM

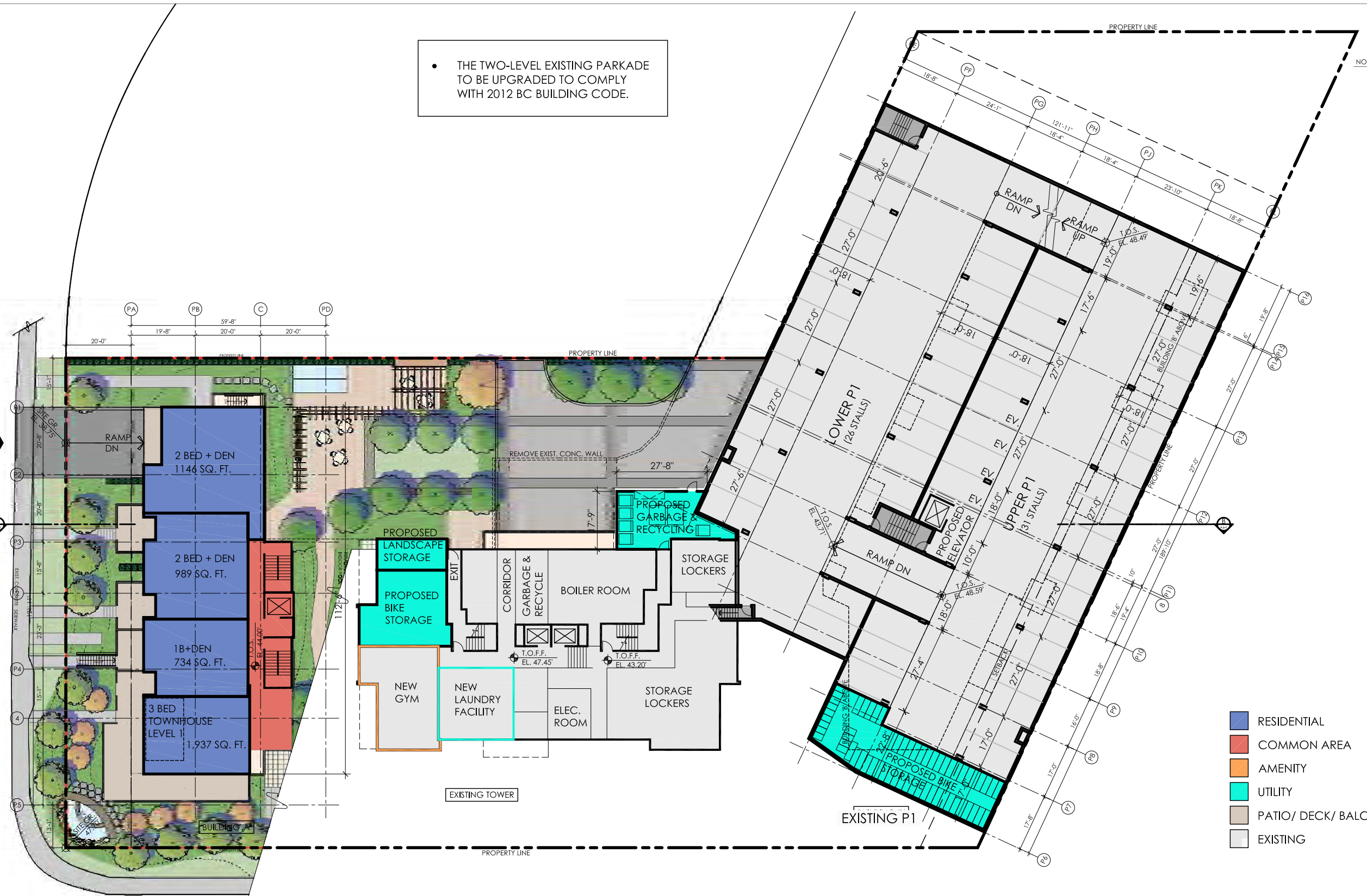
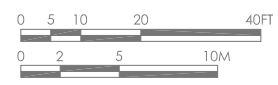
• THE TWO-LEVEL EXISTING PARKADE TO BE UPGRADED TO COMPLY WITH 2012 BC BUILDING CODE.



ARGYLE AVENUE

PROPOSED PARKING ENTRY

21st STREET



- RESIDENTIAL
- COMMON AREA
- AMENITY
- UTILITY
- PATIO/ DECK/ BALCONY
- EXISTING

BLDG 'A' LOWER LEVEL
 EXIST. TOWER BASEMENT
 EXIST. PARKING LEVEL 1

SC. 1/32" = 1'-0"

December-19-16 2:35:47 PM



ARGYLE AVENUE

PROPOSED
PARKING
ENTRY



PROPOSED
BLDG 'A'
ENTRANCE

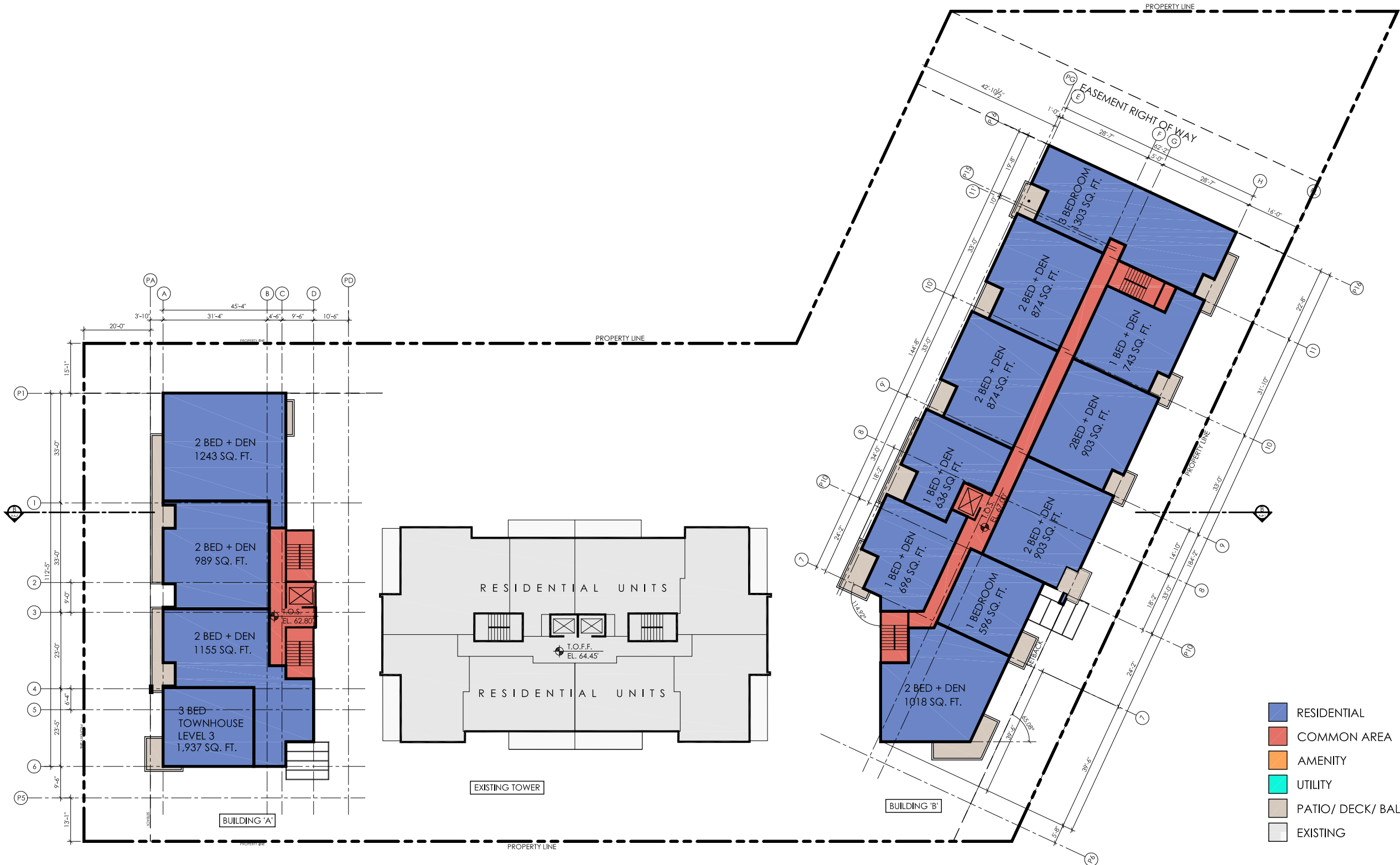
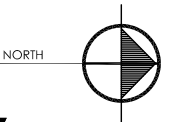
21st STREET

THE PROPOSED MEETING
ROOM WAS REMOVED
FROM THIS PROPOSAL
2016-03-15

LOBBY LEVEL SC. 1/32" = 1'-0"

- RESIDENTIAL
- COMMON AREA
- AMENITY
- UTILITY
- PATIO/ DECK/ BALCONY
- EXISTING



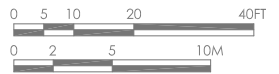


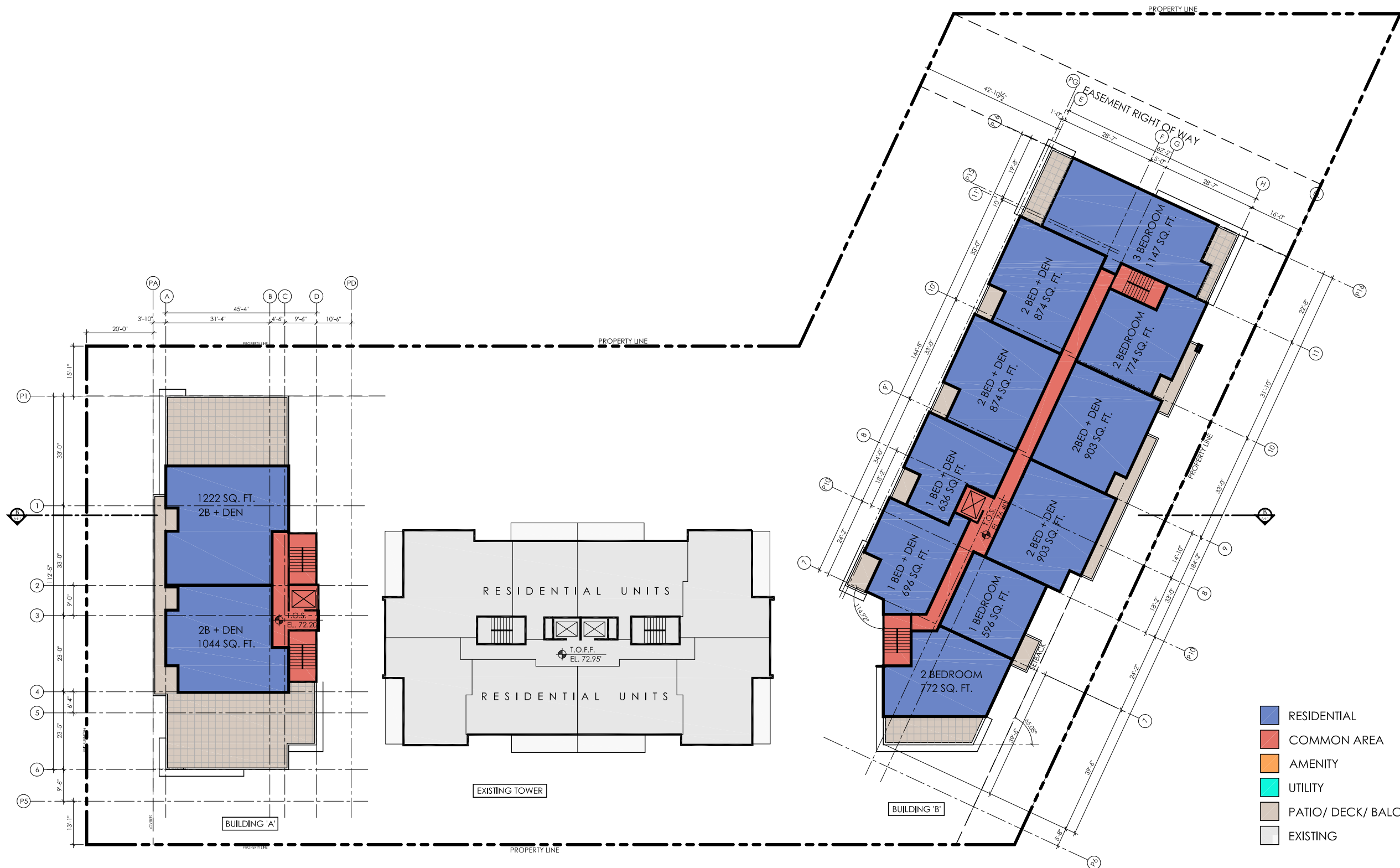
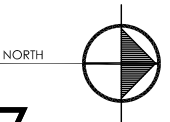
- RESIDENTIAL
- COMMON AREA
- AMENITY
- UTILITY
- PATIO/ DECK/ BALCONY
- EXISTING

BLDG 'A' LEVEL 3
BLDG 'B' LEVEL 2

SC. 1/32" = 1'-0"

December-19-16 2:37:18 PM



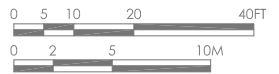


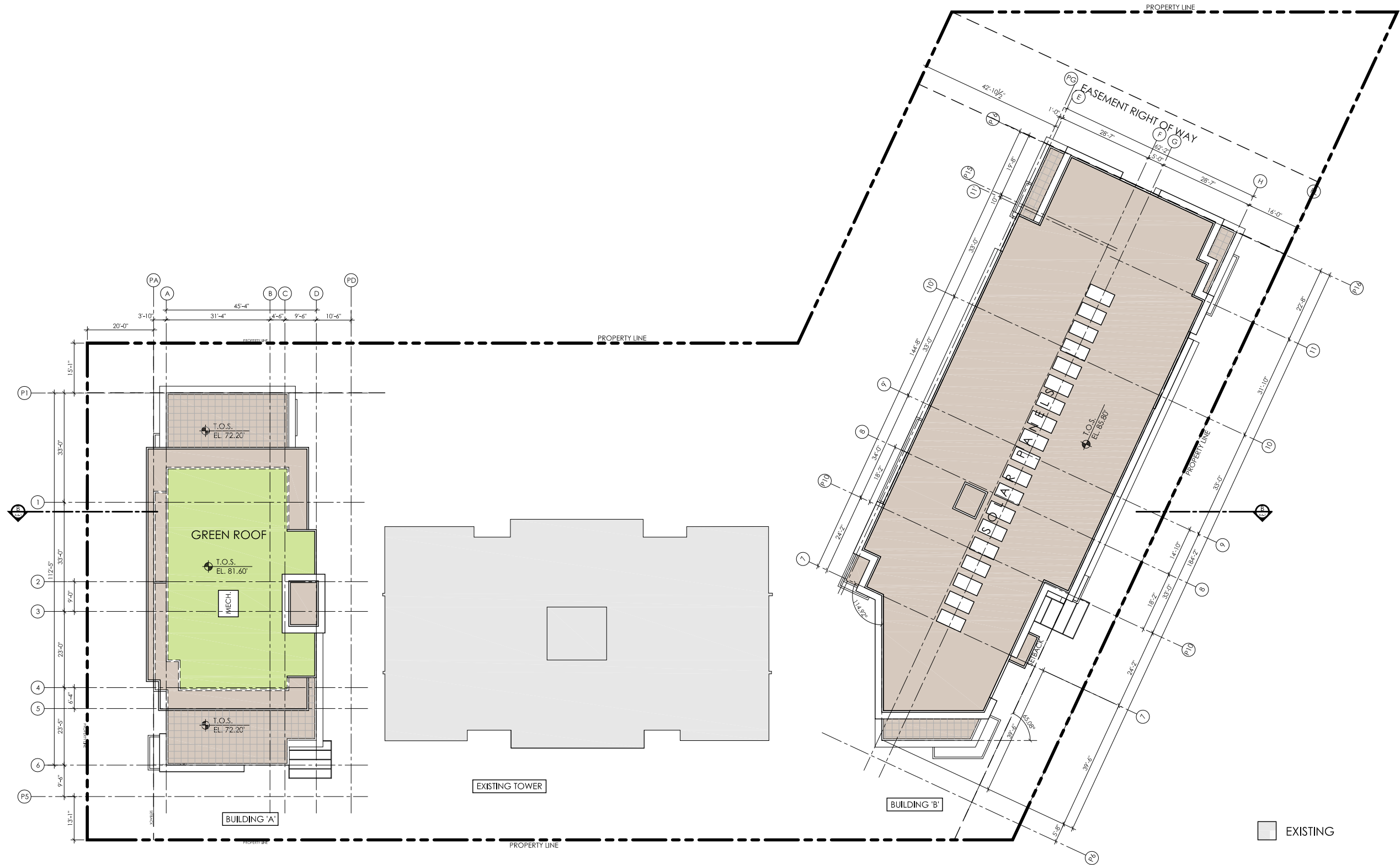
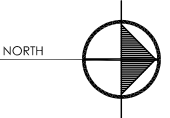
- RESIDENTIAL
- COMMON AREA
- AMENITY
- UTILITY
- PATIO/ DECK/ BALCONY
- EXISTING

BLDG 'A' LEVEL 4
 BLDG 'B' LEVEL 3

SC. 1/32" = 1'-0"

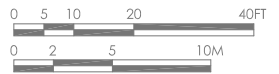
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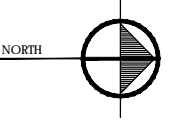




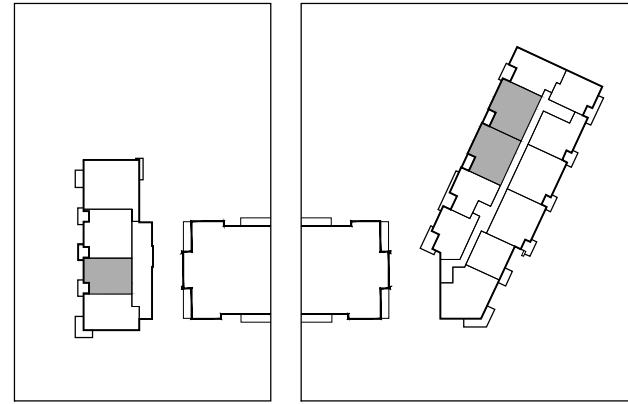
EXISTING

ROOF PLAN SC. 1/32" = 1'-0"



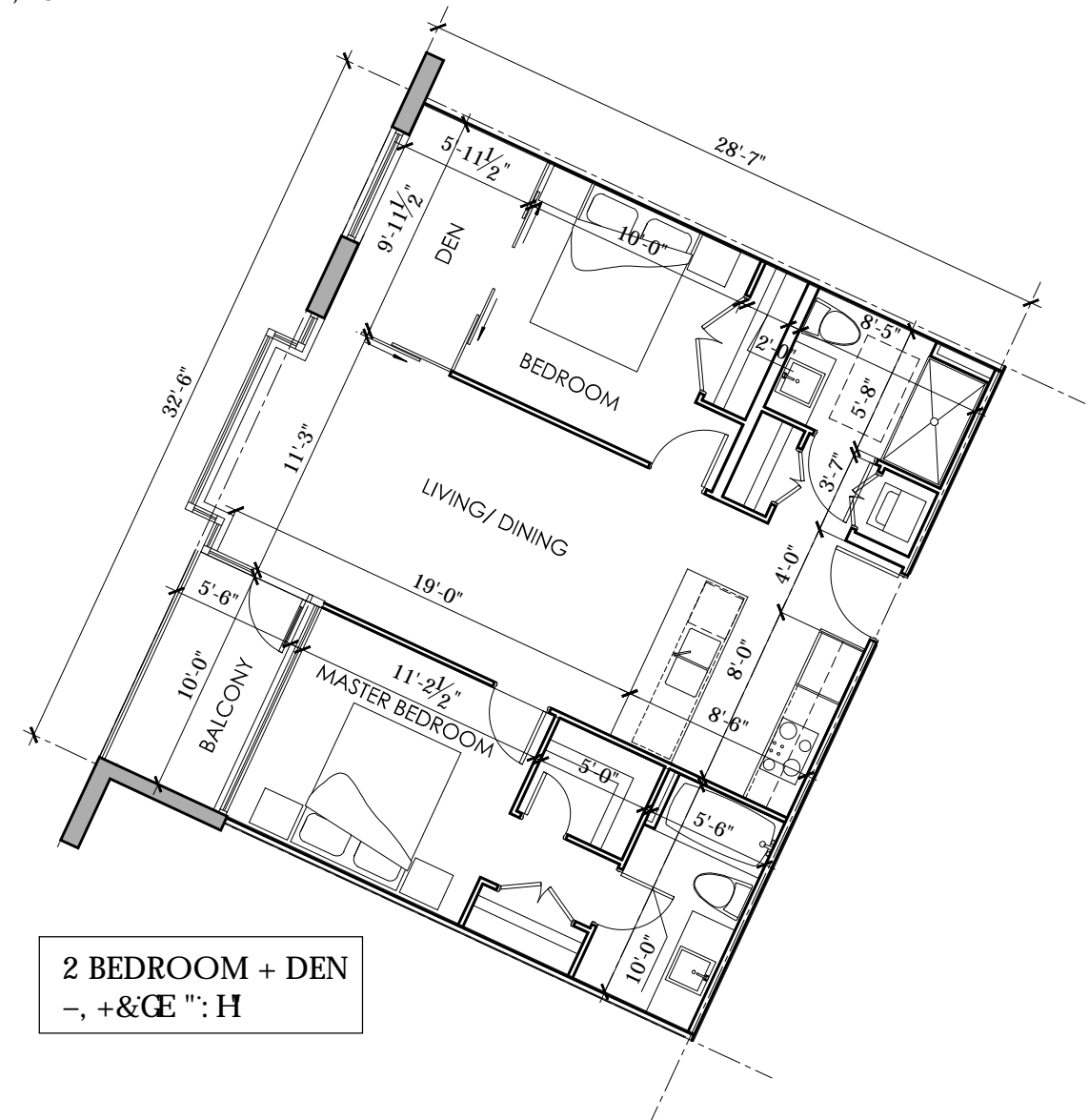
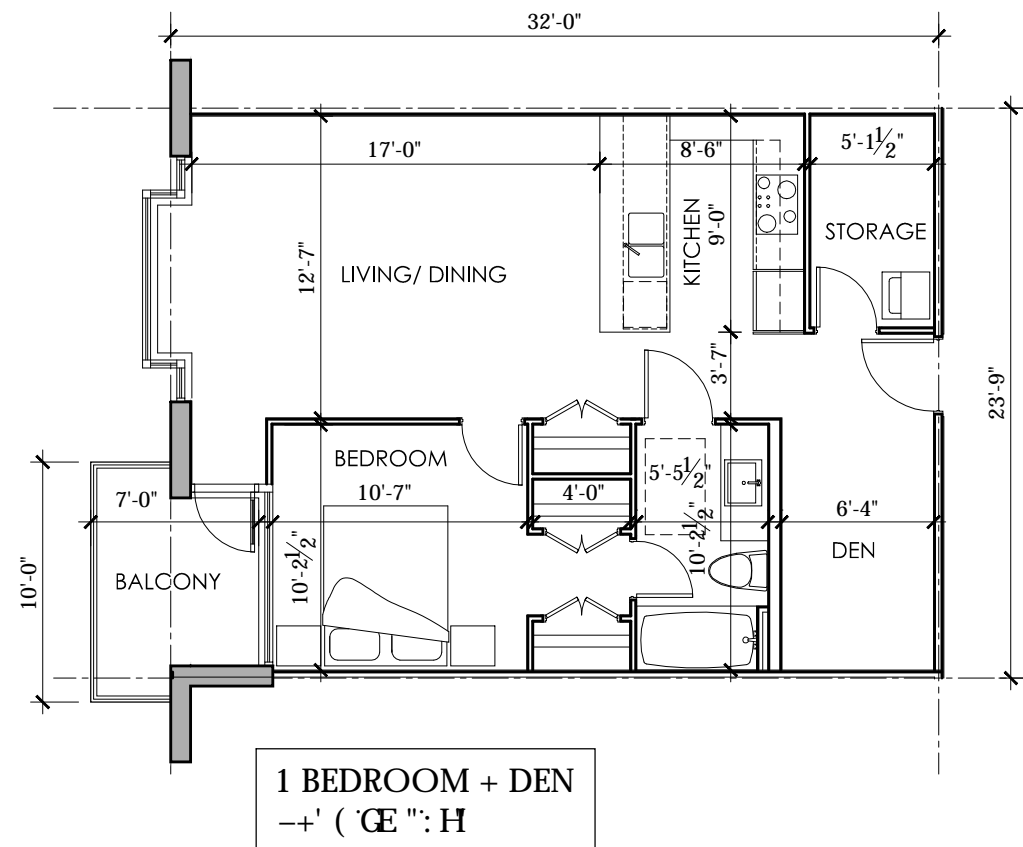


KEY PLAN

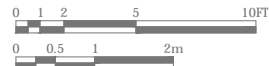


BLDG 'A'
LOBBY LEVEL & L3

BLDG 'B'
LOBBY LEVEL, L2, L3

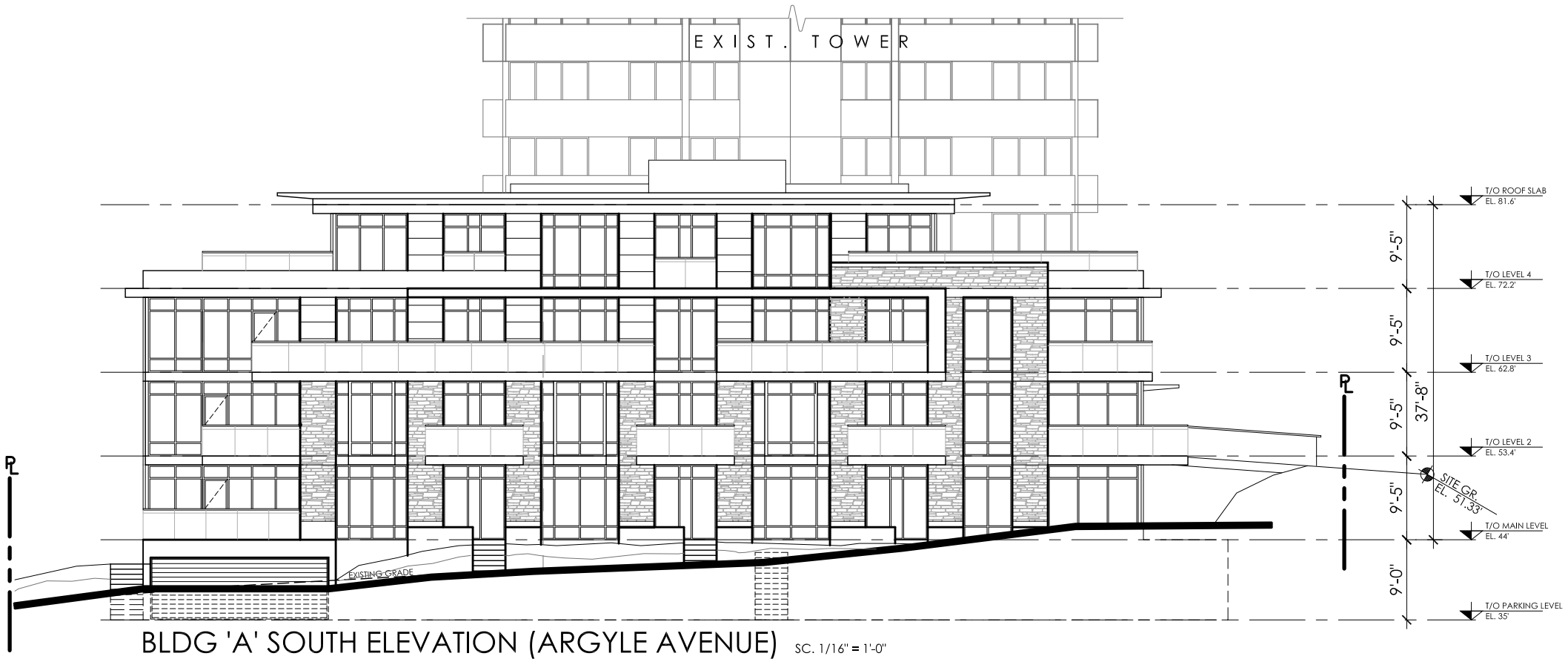
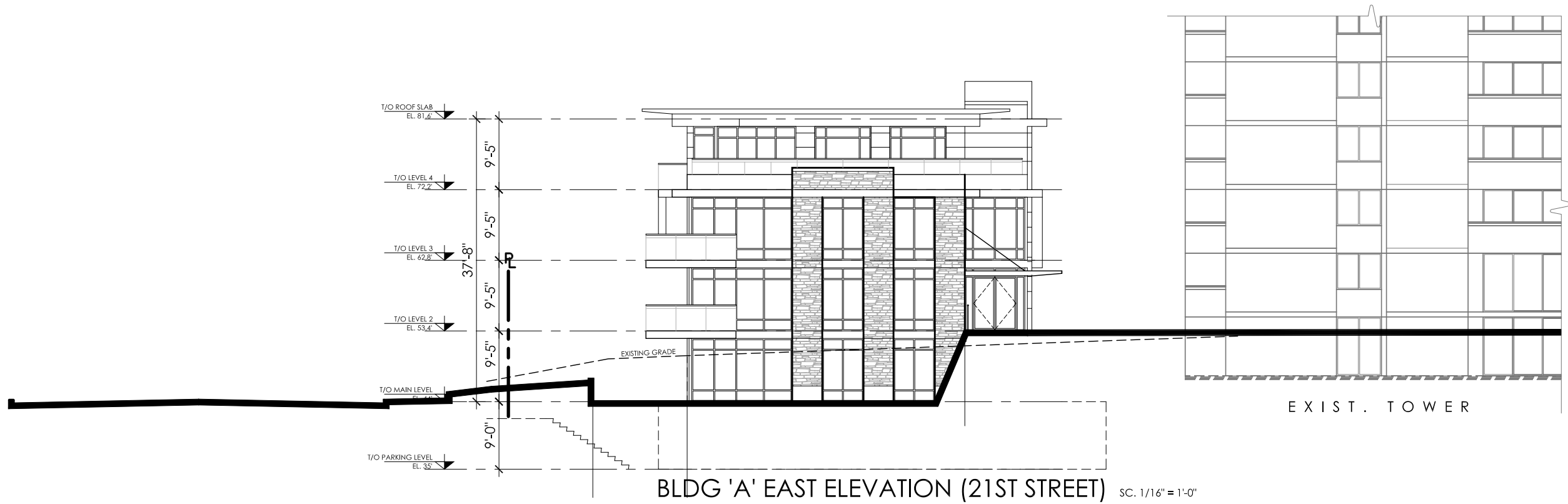


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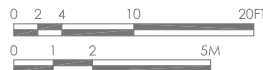


UNIT PLAN EXAMPLES SC. 1/8" = 1'-0"





November-27-14 2:13:46 PM





BLDG 'A' EAST ELEVATION (21ST STREET) SC. 1/16" = 1'-0"

EXTERIOR FINISHES

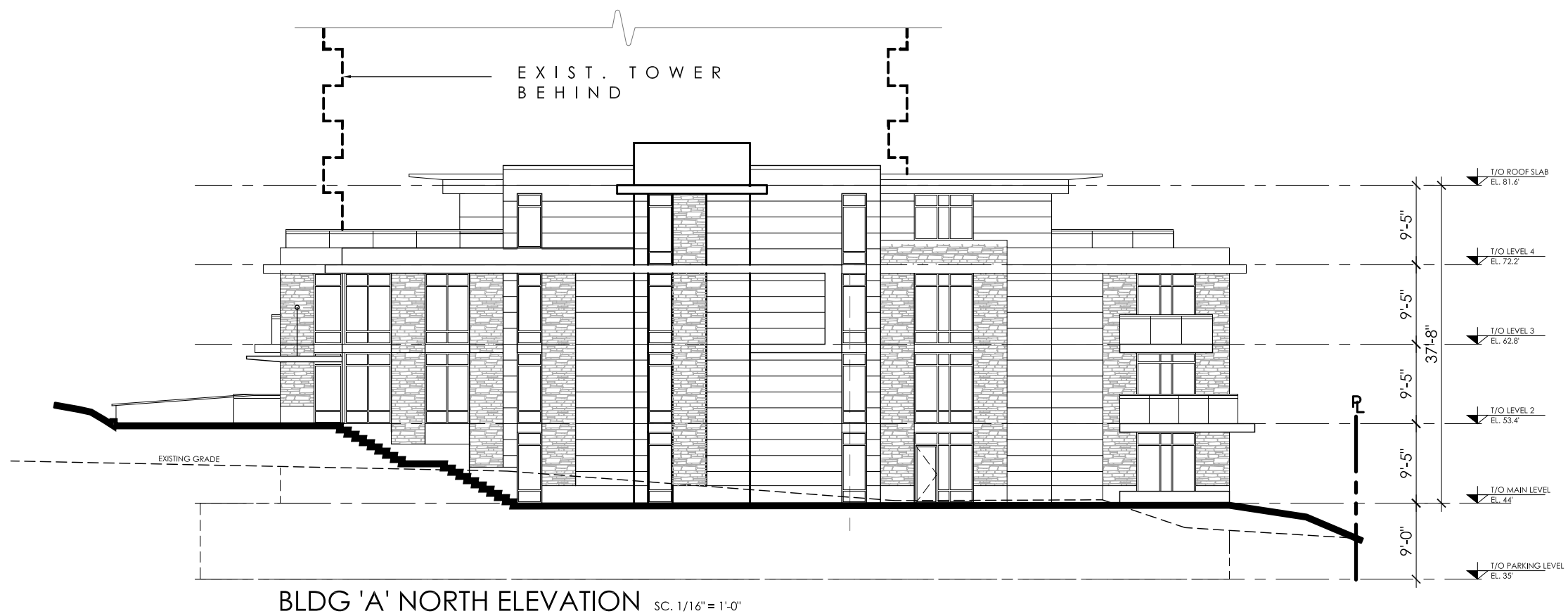
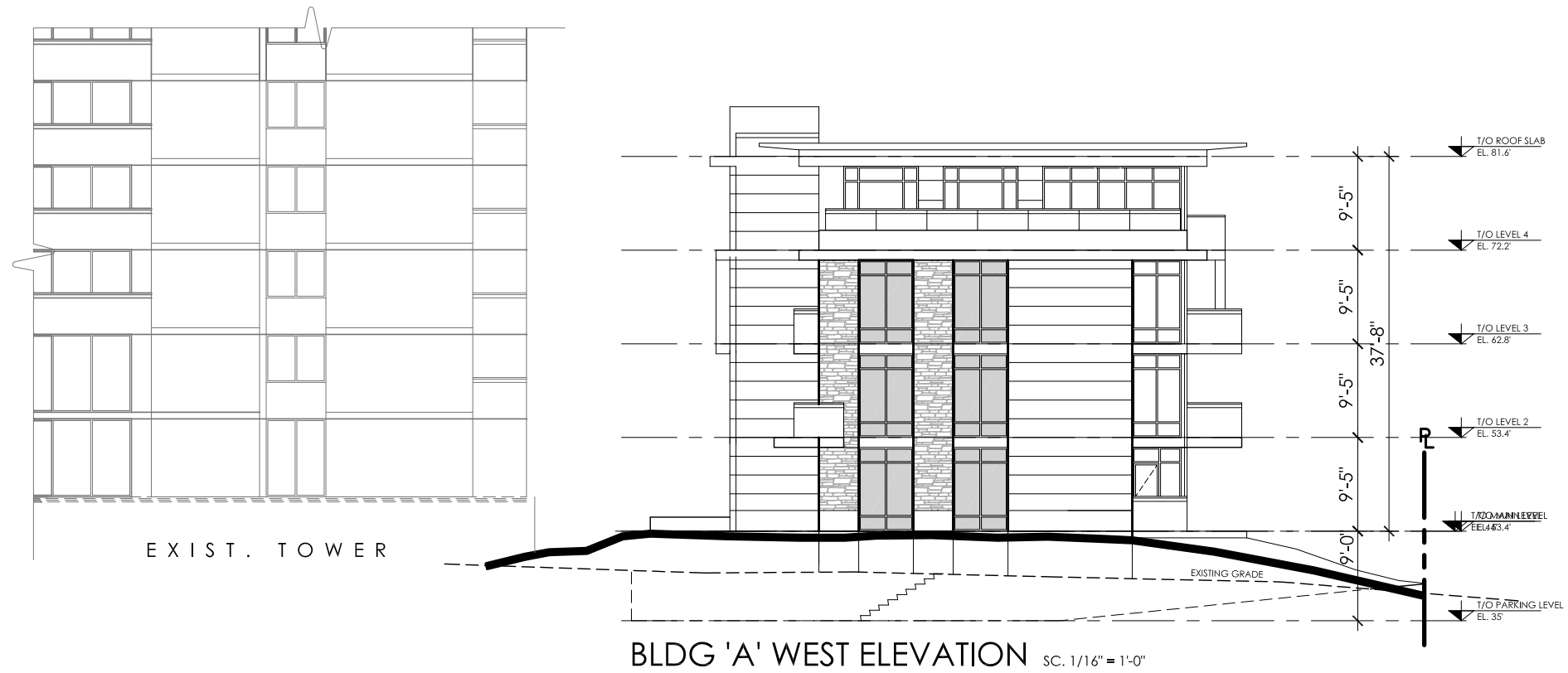
- ① STONE
WARM GREY
- ② CEMENTITIOUS BOARD
TO MATCH STONE
- ③ CLEAR LOW-E GLASS IN ALUMINUM FRAMES
FRAMES COLOURED CHARCOAL TO MATCH EXISTING TOWER
- ④ CLEAR GLASS IN ALUMINUM RAILING
RAILING COLOURED CHARCOAL TO MATCH EXISTING TOWER
- ⑤ CLEAR GLASS IN METAL CANOPY
METAL COLOURED CHARCOAL



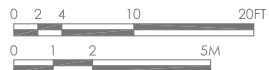
BLDG 'A' SOUTH ELEVATION (ARGYLE AVENUE) SC. 1/16" = 1'-0"

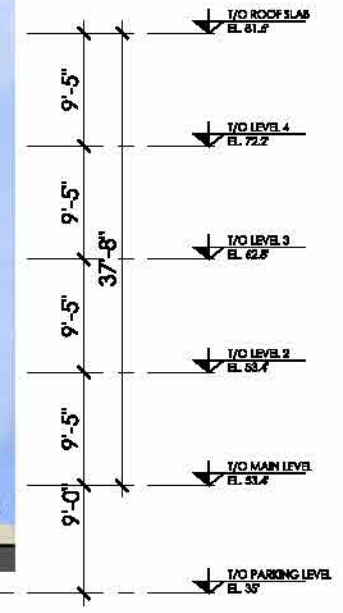


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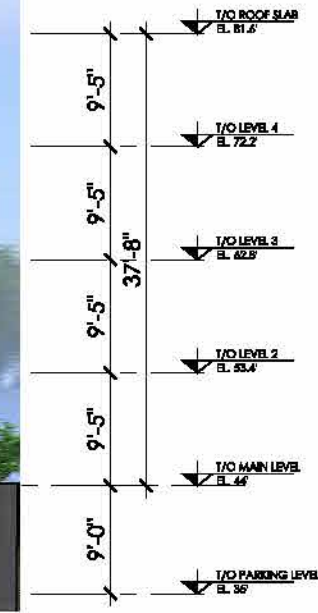


November-27-14 2:14:00 PM





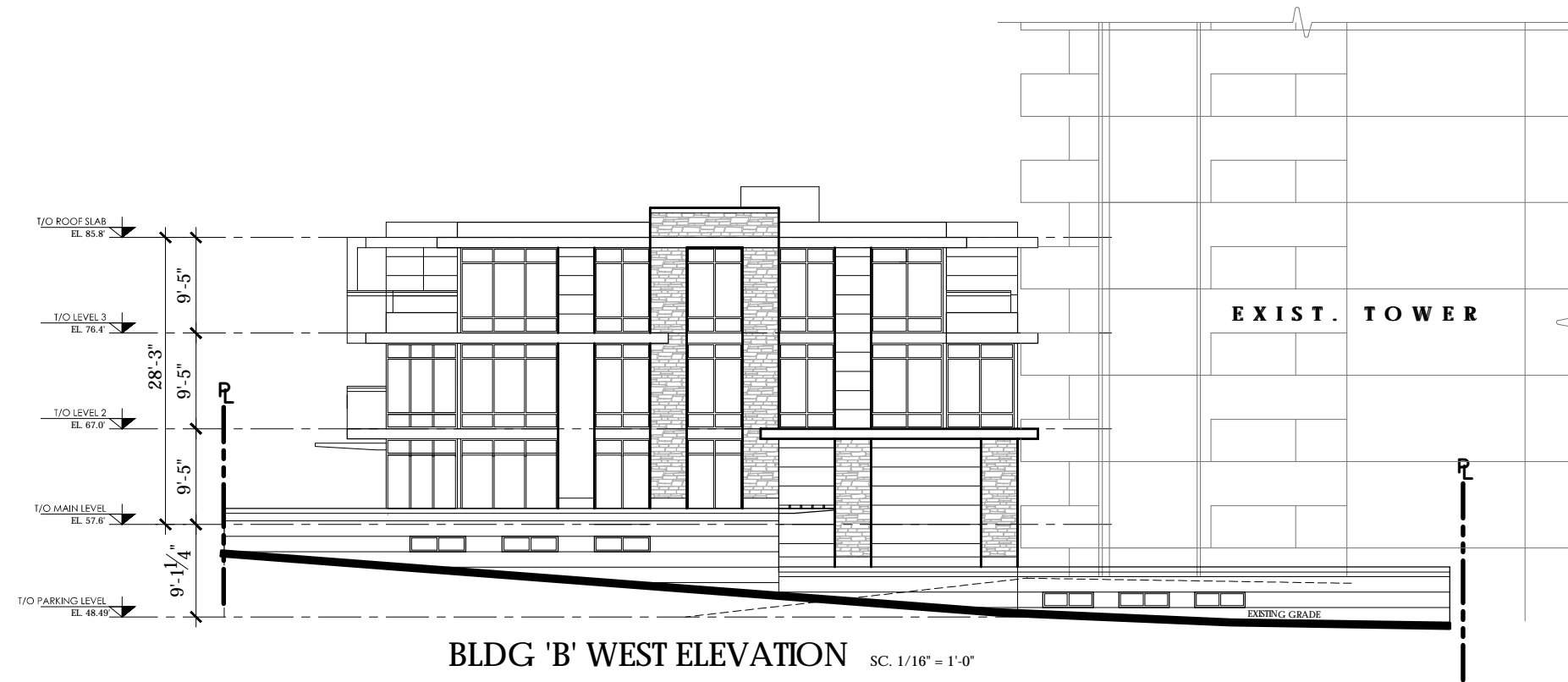
BLDG 'A' WEST ELEVATION SC. 1/16" = 1'-0"



BLDG 'A' NORTH ELEVATION SC. 1/16" = 1'-0"

November-28-14 11:24:46 AM





BLDG 'B' WEST ELEVATION SC. 1/16" = 1'-0"



BLDG 'B' NORTH ELEVATION (BELLEVUE AVE.) SC. 1/16" = 1'-0"



October-27-14 2:43:55 PM



BLDG 'B' WEST ELEVATION SC. 1/16" = 1'-0"

- EXTERIOR FINISHES**
- ① STONE
WARM GREY
 - ② CEMENTITIOUS BOARD
TO MATCH STONE
 - ③ CLEAR LOW-E GLASS IN ALUMINUM FRAMES
FRAMES COLOURED CHARCOAL TO MATCH EXISTING TOWER
 - ④ CLEAR GLASS IN ALUMINUM RAILING
RAILING COLOURED CHARCOAL TO MATCH EXISTING TOWER
 - ⑤ CLEAR GLASS IN METAL CANOPY
METAL COLOURED CHARCOAL



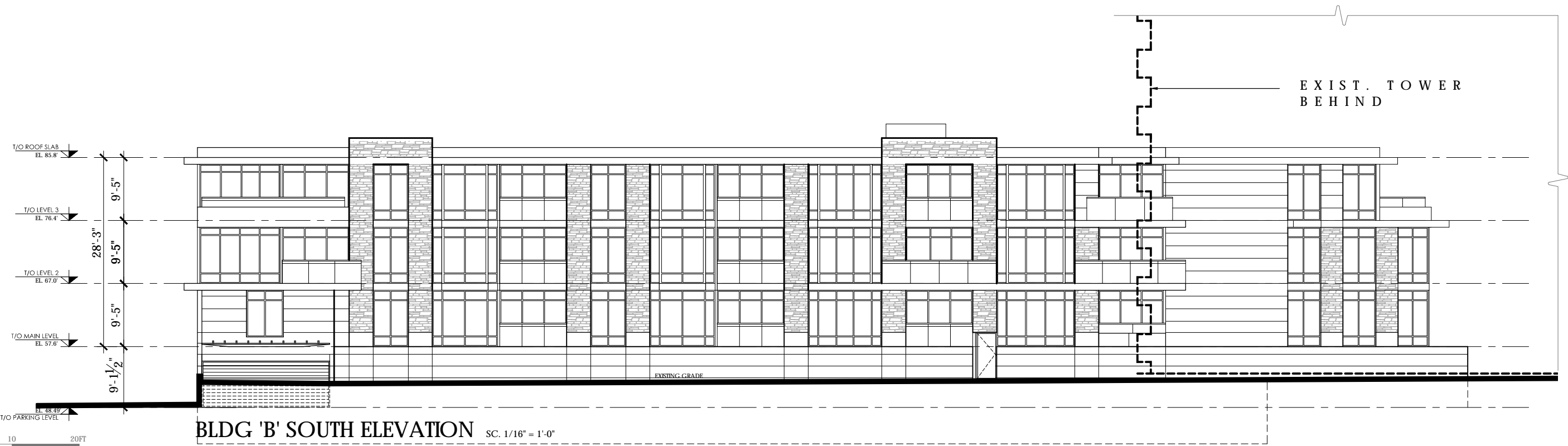
BLDG 'B' NORTH ELEVATION (BELLEVUE AVE.) SC. 1/16" = 1'-0"

RFI
 RAFI ARCHITECTS INC.

November-28-14 11:31:25 AM



BLDG 'B' EAST ELEVATION (21ST STREET) SC. 1/16" = 1'-0"



BLDG 'B' SOUTH ELEVATION SC. 1/16" = 1'-0"



October-27-14 2:45:12 PM



BLDG 'B' EAST ELEVATION (21ST STREET) SC. 1/16" = 1'-0"



BLDG 'B' SOUTH ELEVATION SC. 1/16" = 1'-0"

November-28-14 11:31:54 AM



BEFORE



AFTER



VIEW 1- FROM 4TH LEVEL, 2119 BELLEVUE AVE.

RAFI ARCHITECTS INC.

October-27-14 2:45:32 PM



BEFORE



AFTER



VIEW 2: FROM SUITE 304 - 2119 BELLEVUE AVE.



BEFORE

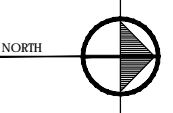


AFTER



VIEW 3: FROM SUITE 301 - 2135 ARGYLE AVE.

October-27-14 2:46:14 PM



BEFORE



AFTER



VIEW 4: FROM STREET IN FRONT OF 2119 BELLEVUE AVE.

RAFI ARCHITECTS INC.



October-27-14 2:46:52 PM

HOLLYBURN GARDENS

WEST VANCOUVER, BRITISH COLUMBIA

PROPOSED DEVELOPMENT SET - DECEMBER 4, 2014

PROJECT INFORMATION

ARCHITECT:

RAFII ARCHITECTS
 CONTACT NAME: SEPID KAZEMI
 SUITE 1 - 1600 HOWE STREET
 595 BURNARD STREET
 VANCOUVER, BRITISH COLUMBIA, V6Z 2L9
 EMAIL: sepid@rafiichitects.com
 PH: (604) 688-3655

LANDSCAPE ARCHITECT:

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC.
 CONTACT NAME: RANDY SHARP / TAKASHI TOMONO
 2305 HEMLOCK ST.,
 VANCOUVER, BRITISH COLUMBIA, V6H 2V1
 EMAIL: randy@sharpdiamond.com / takashi@sharpdiamond.com
 PH: (604) 681-3303

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	COVER SHEET AND DRAWING LIST
L 1.0	LANDSCAPE SITE PLAN
L 1.1	LANDSCAPE DETAIL PLAN AND SECTIONS
L 1.2	LANDSCAPE DETAIL PLAN AND SECTIONS
L 1.3	LANDSCAPE DETAIL PLAN AND SECTIONS
L 2.0	PLANT LIST / IMAGES
L 3.0	DETAILS
L 3.1	DETAILS
L 3.2	DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE DISTRICT OF WEST VANCOUVER.

ALL PUBLIC REALM DETAILS TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.

COVER SHEET AND DRAWING LIST

RAFII ARCHITECTS INC.





LANDSCAPE SITE PLAN SC. 1/32" = 1'-0"

RAFI ARCHITECTS INC.

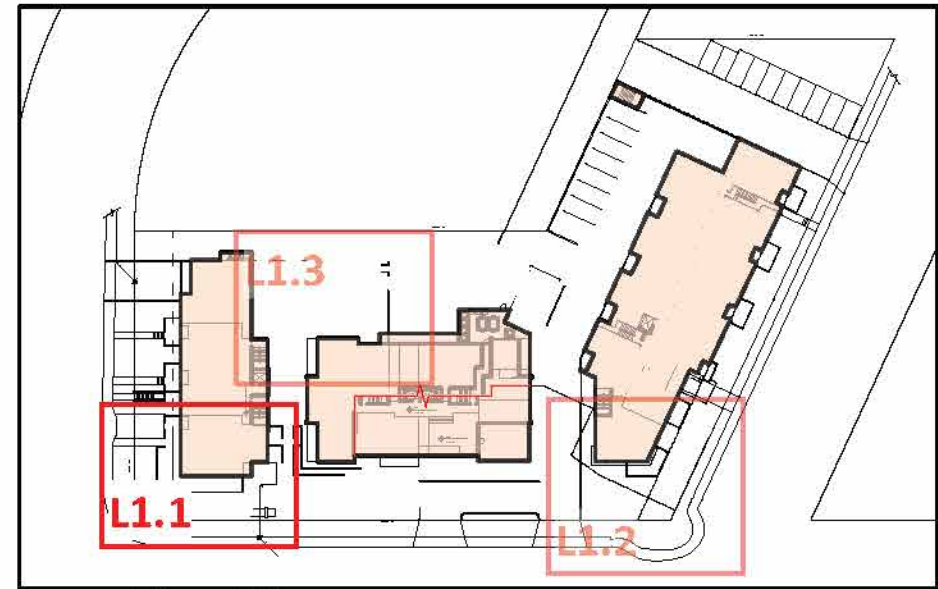




WATER AND SOUND
PRECEDENT IMAGES

TEXTURE AND MATERIALS

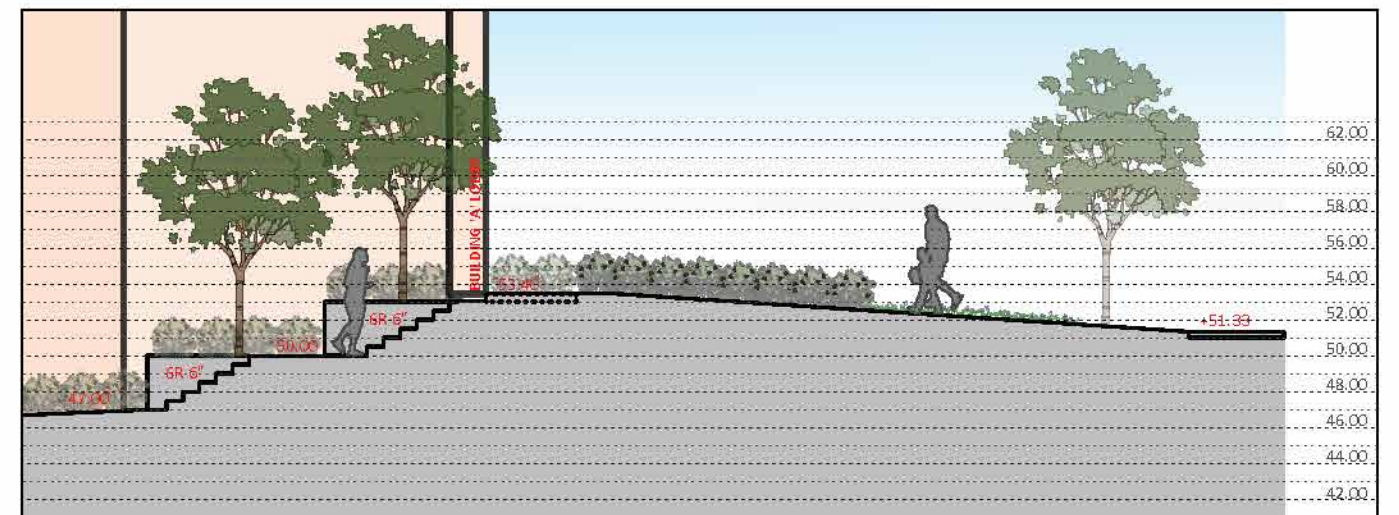
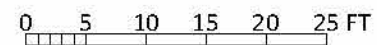
SEASONAL INTERESTS



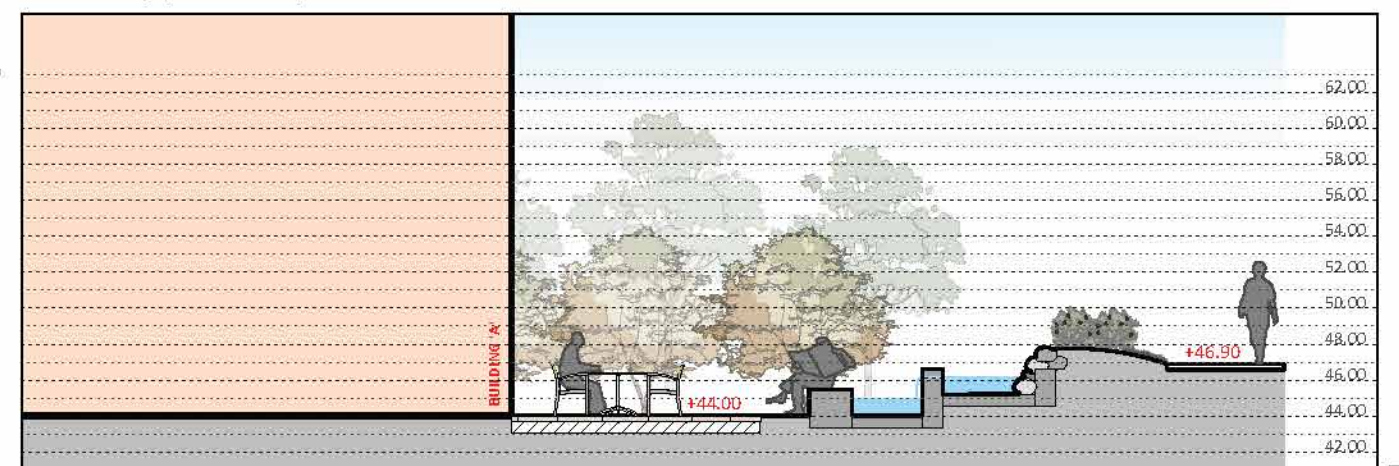
KEY PLAN (1" = 100'-0")



DETAIL PLAN (1/16" = 1'-0")



SECTION A (3/32" = 1'-0")

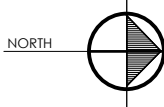


SECTION B (3/32" = 1'-0")



LANDSCAPE DETAIL PLAN AND SECTIONS

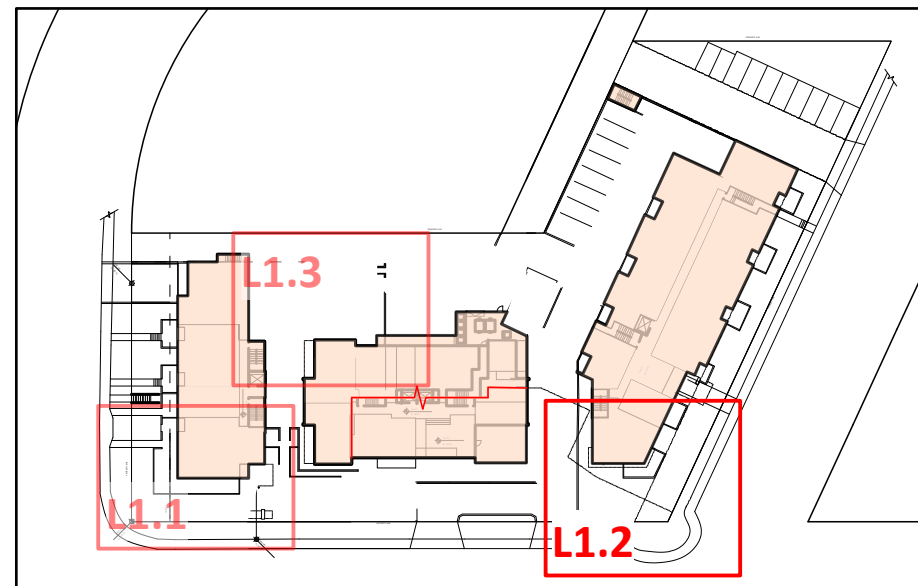
AS SHOWN



INDOOR OUTDOOR CONNECTION
PRECEDENT IMAGES

SOCIAL ACTIVITY

SUSTAINABILITY



KEY PLAN (1" = 100'-0")



DETAIL PLAN (1/16" = 1'-0")

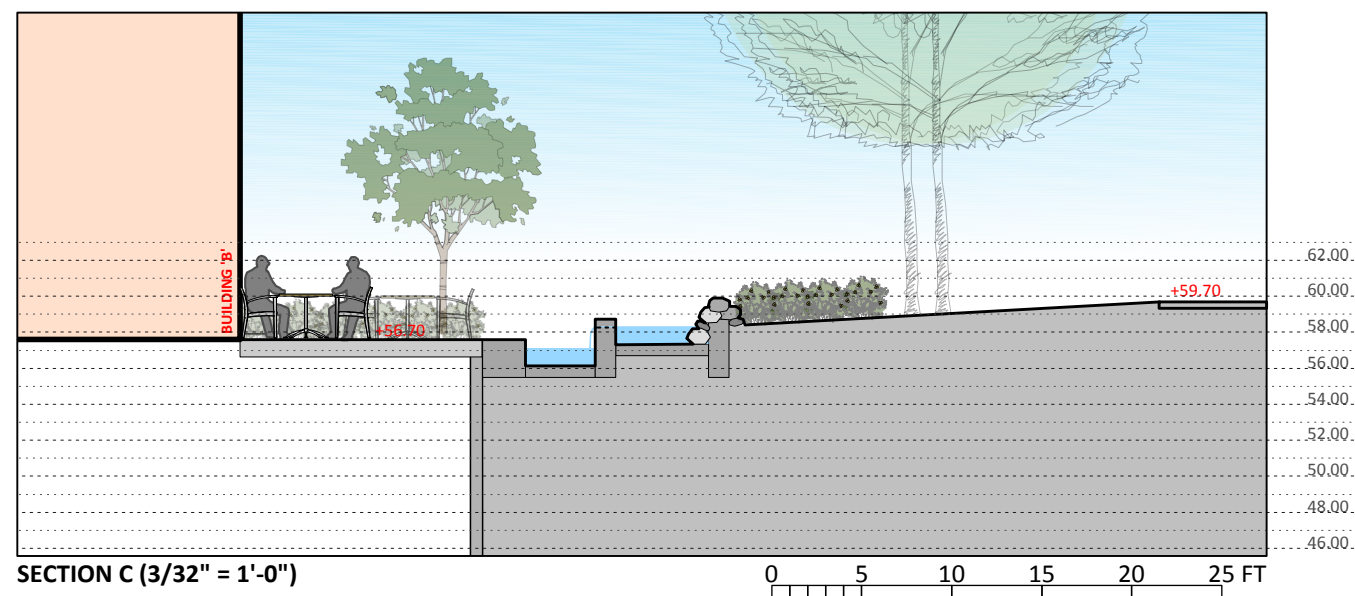
0 5 10 15 20 25 FT

HEDGES

AMENITY PATIO

WATER FEATURE

EXISTING TREE



SECTION C (3/32" = 1'-0")

0 5 10 15 20 25 FT

62.00
60.00
58.00
56.00
54.00
52.00
50.00
48.00
46.00

LANDSCAPE DETAIL PLAN AND SECTIONS

AS SHOWN

RAFI ARCHITECTS INC.

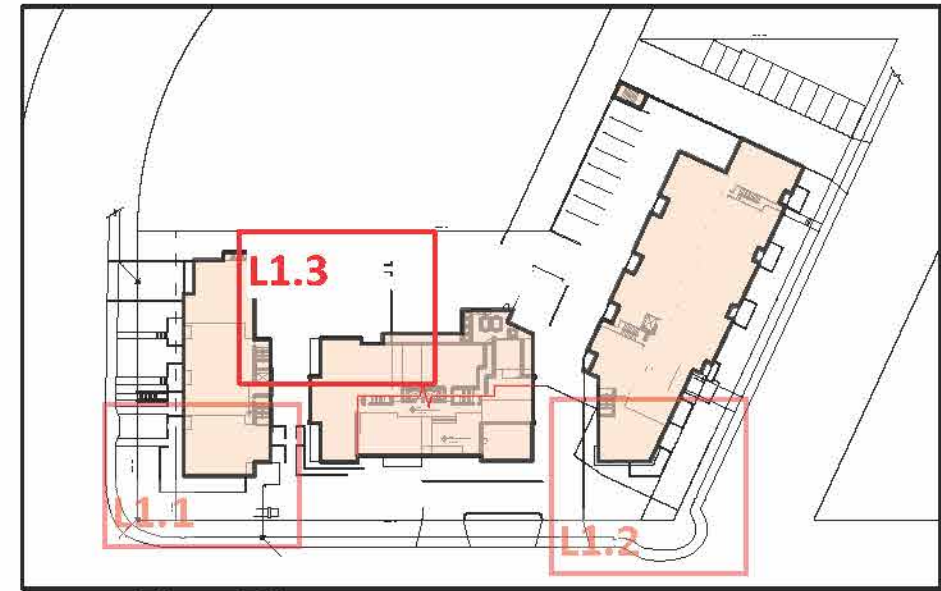




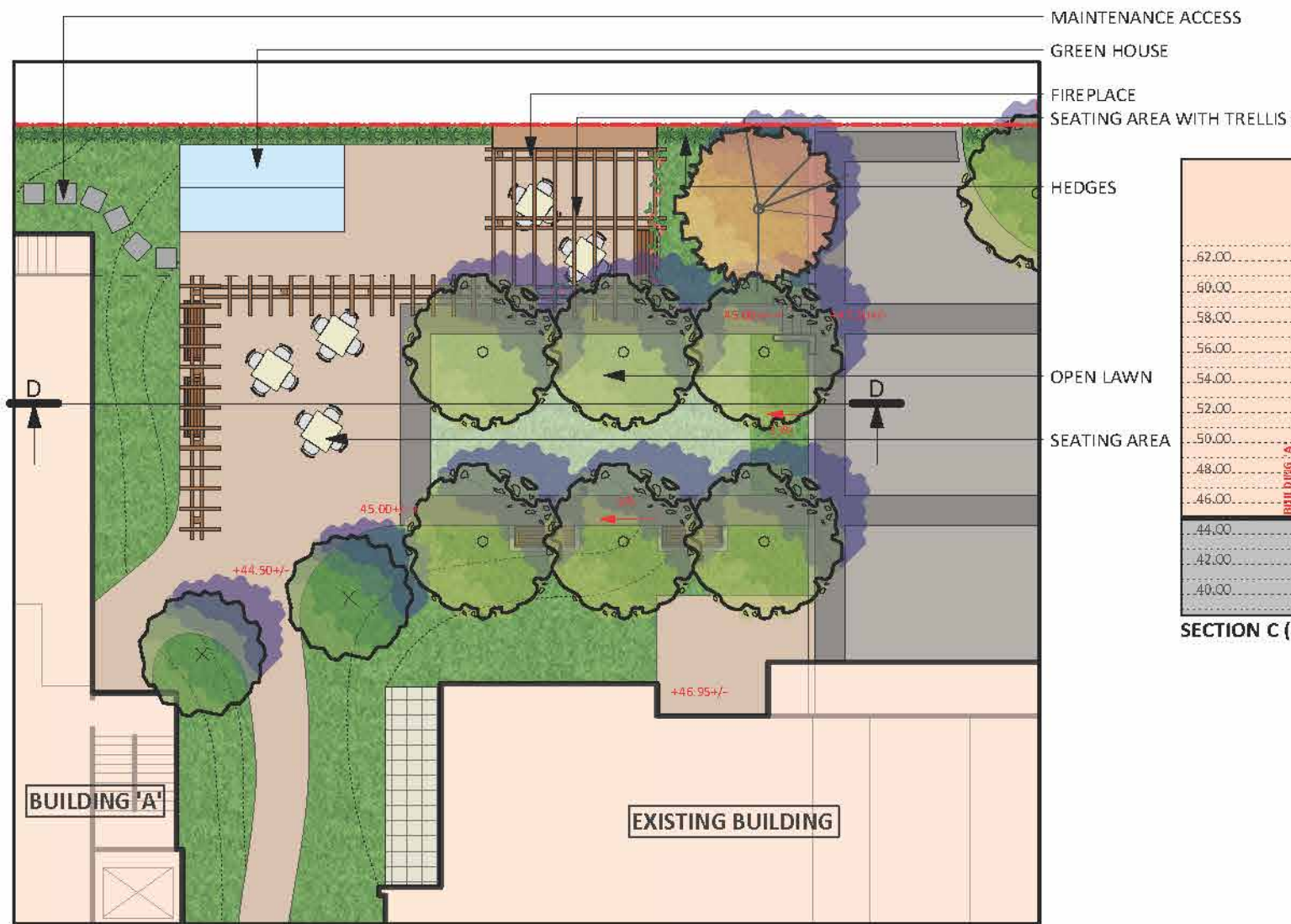
OUTDOOR SEATING
PRECEDENT IMAGES

SENSORY

RELAXING

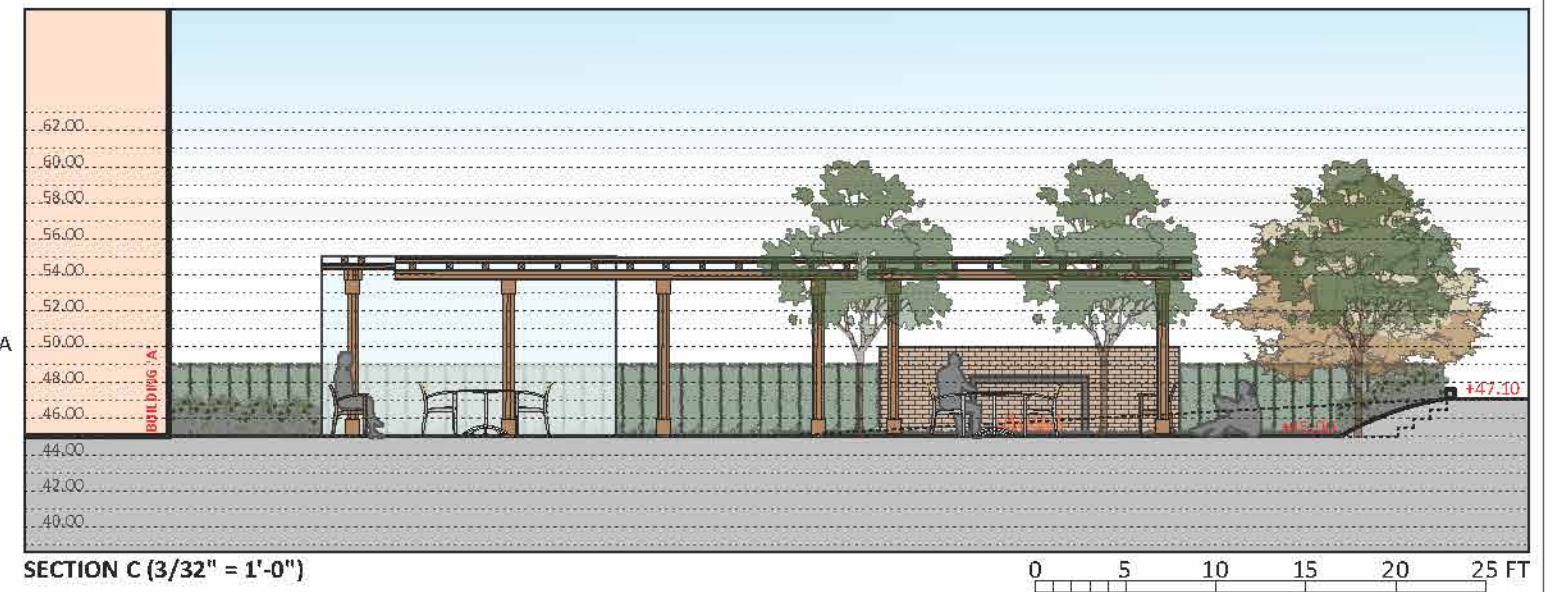


KEY PLAN (1" = 100'-0")



DETAIL PLAN (1/16" = 1'-0")

0 5 10 15 20 25 FT



SECTION C (3/32" = 1'-0")

0 5 10 15 20 25 FT

LANDSCAPE DETAIL PLAN AND SECTIONS

AS SHOWN

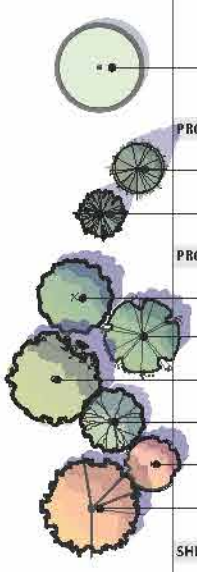
RAFI ARCHITECTS INC.





PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
EXISTING TREES				
Tree To Be Removed				
Existing Tree To Remain; install Tree Protection Fencing around dripline perimeter				
PROPOSED CONIFEROUS TREES				
<i>Picea amara</i>	Serbian Spruce	6	3m HT. B&B	As shown
<i>Thuja plicata 'Excelsa'</i>	Western Red Cedar	8	3m HT. B&B	As shown
PROPOSED DECIDUOUS TREES				
<i>Acer palmatum 'Osakazuki'</i>	Japanese Maple	10	5cm cal. B&B	As shown
<i>Acer rubrum 'Bowhall'</i>	Bowhall Red Maple	6	5cm cal. B&B	As shown
<i>Cercidiphyllum japonicum</i>	Katsura Tree	31	6cm cal. B&B	As shown
<i>Cornus kousa 'Constellation'</i>	Constellation Kousa Dogwood	6	7cm cal.	As shown
<i>Magnolia sieboldii</i>	Oyama Magnolia	7	5cm cal. B&B	As shown
<i>Syringa reticulata</i>	Japanese Tree Lilac	2	5cm cal. B&B	As shown
SHRUBS				
<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Bush	No. 5 Pot	600mm o.c.	
<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Japanese Barberry	No. 2 Pot	600mm o.c.	
<i>Buxus macrophylla 'Winter Gem'</i>	Little Leaf Boxwood	No. 2 Pot	450mm o.c.	
<i>Calluna vulgaris 'Firefly'</i>	Red Heather	No. 2 Pot	450mm o.c.	
<i>Ilex crenata</i>	Japanese Holly	No. 3 Pot	900mm o.c.	
<i>Lavandula angustifolium 'Hidcote'</i>	Hidcote Blue English Lavender	No. 2 Pot	450mm o.c.	
<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken English Laurel	No. 2 Pot	600mm o.c.	
<i>Rhododendron 'Hatei'</i>	Yellow Rhododendron	No. 3 Pot	600mm o.c.	
<i>Rhododendron 'Ken Joneck'</i>	Pink Rhododendron	No. 3 Pot	450mm o.c.	
<i>Sarcococca hoakeana humilis</i>	Dwarf Sweet Box	No. 2 Pot	450mm o.c.	
<i>Skimmia japonica</i>	Japanese Skimmia	No. 2 Pot	600mm o.c.	
<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spirea	No. 2 Pot	600mm o.c.	
<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	121	No. 5 Pot	450mm o.c.
<i>Taxus x media 'Hilli'</i>	Hicks Yew (male form)	61	No. 5 Pot	450mm o.c.
<i>Weigela florida 'Wine and Roses'</i>	Wine and Roses Weigela	No. 2 Pot	600mm o.c.	



GROUNDCOVERS			
<i>Ceanothus griseus horizontalis</i>	Creeping Ceanothus	No. 1 pot	380mm o.c.
<i>Fragaria chiloensis</i>	Creeping Strawberry	No. 1 Pot	380mm o.c.
<i>Geranium cantabrigiense</i>	Cranesbill Geranium	4" (10cm) Pot	450mm o.c.
<i>Oxalis calycinaoides</i>	Redwood Spurge	4" (10cm) Pot	380mm o.c.
<i>Pachysandra terminalis</i>	Japanese Spurge	4" (10cm) Pot	380mm o.c.
<i>Rubus calycinaoides</i>	Emerald Carpet	4" (10cm) Pot	380mm o.c.
<i>Thymus praecox 'Purple Carpet'</i>	Purple Carpet Creeping Thyme	4" (10cm) Pot	380mm o.c.

VINES			
<i>Akebia quinata</i>	Chocolate Vine	No. 1 Pot	As shown
<i>Jasminum nudum</i>	Angel Wing Jasmine	No. 1 Pot	As shown
<i>Lonicera x bromii 'Dropmore Scarlet'</i>	Dropmore Scarlet Honeysuckle	No. 1 Pot	As shown
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	No. 1 Pot	As shown
<i>Rosa 'New Dawn'</i>	Pink Climbing Rose	No. 1 Pot	As shown

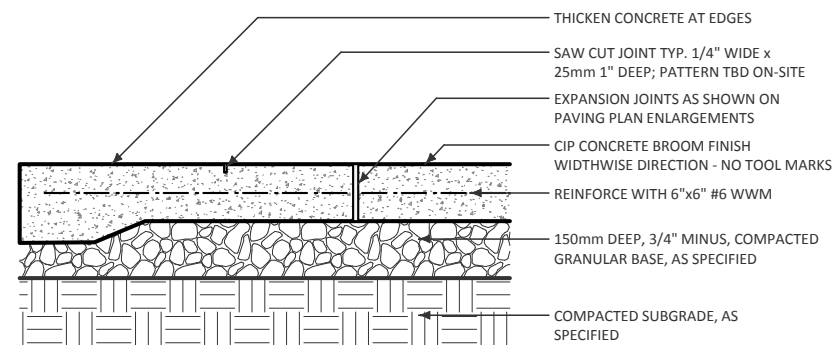
PERENNIALS			
<i>Allium giganteum</i>	Ornamental Onion	Bulb	As shown
<i>Astilbe chinensis var. pumila</i>	Chinese Astilbe	4" (10cm) Pot	450mm o.c.
<i>Dicentra formosa</i>	Western Bleeding Heart	4" (10cm) Pot	450mm o.c.
<i>Echinacea purpurea</i>	Purple Coneflower	4" (10cm) Pot	450mm o.c.
<i>Helleborus 'Royal Heritage'</i>	Lenten Rose	No. 2 Pot	450mm o.c.
<i>Heuchera micrantha 'Bressingham Bronze'</i>	Small-flowered alumroot	4" (10cm) Pot	600mm o.c.
<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	No. 1 Pot	600mm o.c.
<i>Liriope muscari</i>	Lily-turf	4" (10cm) Pot	300mm o.c.
<i>Lupinus littoralis</i>	Seashore Lupine	4" (10cm) Pot	450mm o.c.
<i>Rudbeckia hirta</i>	Black-Eyed Susan	4" (10cm) Pot	600mm o.c.

SEEDED AREA
Hydroseeding - Manicured Grass Mix as specified

PLANTING NOTES

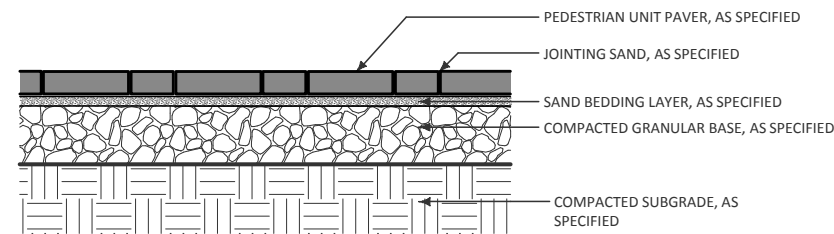
- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
- IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL INVASIVE SPECIES EXISTING ON SITE TO BE REMOVED PRIOR TO NEW PLANT AND SEED INSTALLATION. EXCAVATE 300mm DEEP AND REMOVE ALL ASSOCIATED BRANCHES, FOLIAGE, AND ROOTS. PROTECT ALL EXISTING TREES, INCLUDING ROOT SYSTEMS.
- FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREE AND SHRUB BEDS ARE TO BE MULCHED WITH 50mm OF MEDIUM FINE MULCH, LESS THAN 50mm DIAMETER.
- ALL TREES TO BE MANUALLY WATERED FROM TIME OF INSTALL TO START OF MAINTENANCE PERIOD.

PLANT LIST



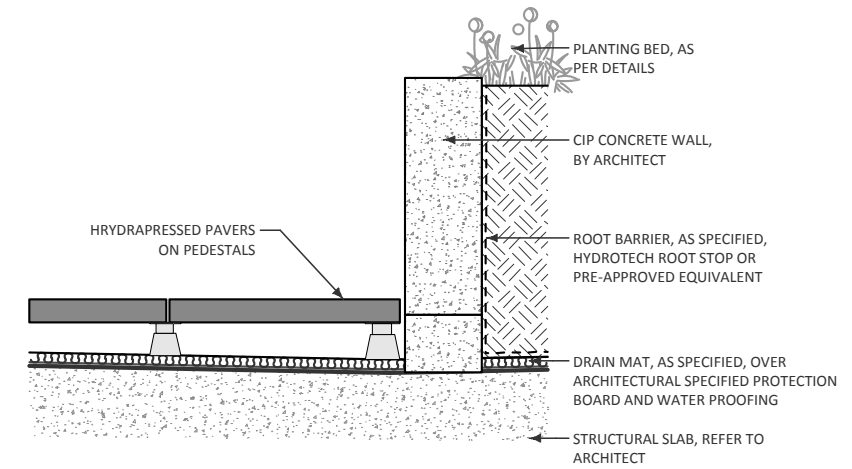
NOTES:
 1. ALL OFFSITE CIP CONCRETE TO MEET MUNICIPAL STANDARDS
 2. EXPANSION JOINTS 6m o.c. MAX, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT LAYOUT ONSITE

01 PROP. CIP CONCRETE PAVING ON GRADE, TYP.
 Scale: 1:20

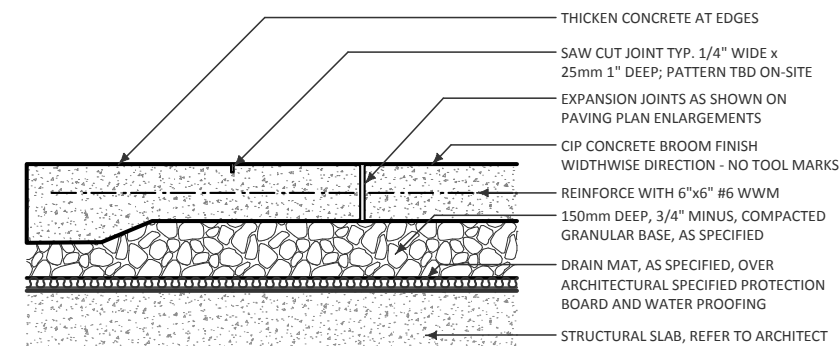


NOTES:
 1. ABBOTSFORD CONCRETE STANDARD SERIES PAVER, COLOUR: SHADOW BLEND
 SIZE: 8-7/8" x 4-7/16" x 2-3/8", PATTERN: RUNNING BOND

03 PROP. UNIT PAVING, ON GRADE, TYP.
 Scale: 1:20

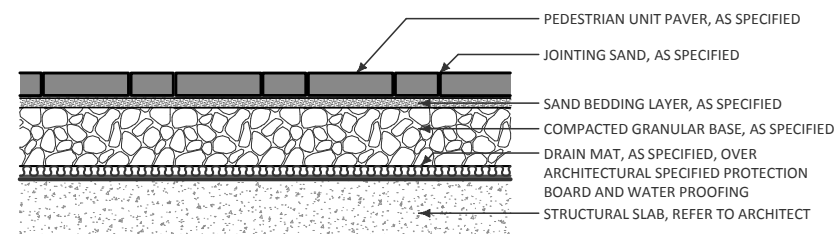


05 PROP. HYDRAPRESSED SLAB PAVING, ON SLAB, TYP.
 Scale: 1:20



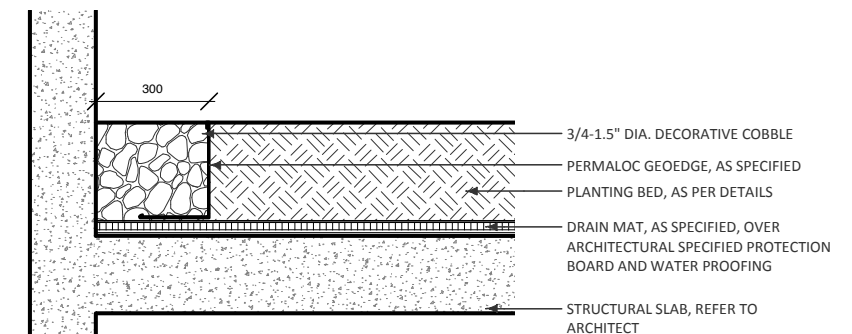
NOTES:
 1. ALL OFFSITE CIP CONCRETE TO MEET MUNICIPAL STANDARDS
 2. EXPANSION JOINTS 6m o.c. MAX, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT LAYOUT ONSITE

02 PROP. CIP CONCRETE PAVING ON SLAB, TYP.
 Scale: 1:20



NOTES:
 1. ABBOTSFORD CONCRETE STANDARD SERIES PAVER, COLOUR: SHADOW BLEND
 SIZE: 8-7/8" x 4-7/16" x 2-3/8", PATTERN: RUNNING BOND

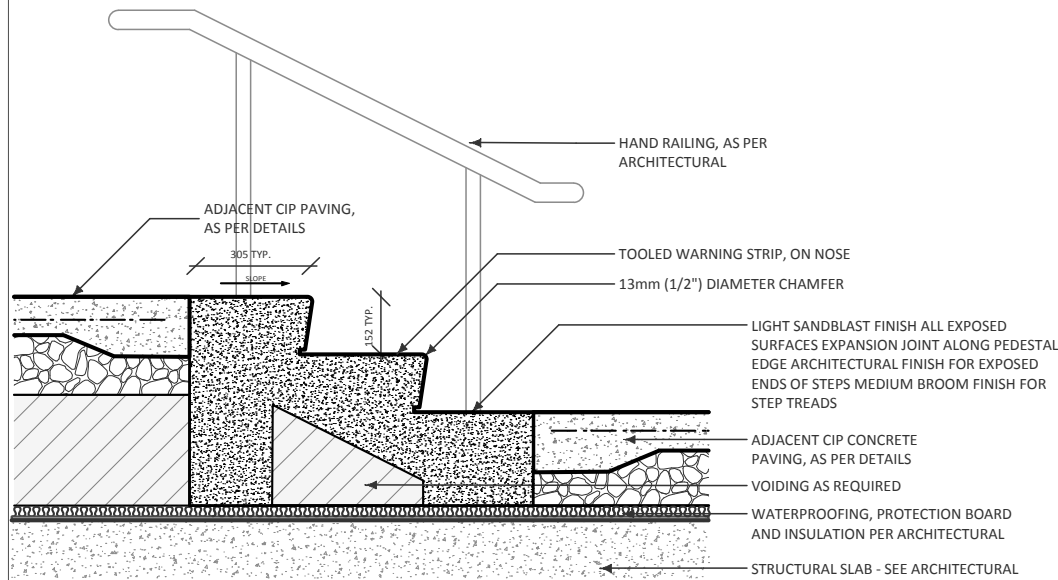
04 PROP. UNIT PAVING ON SLAB, TYP.
 Scale: 1:20



06 PROP. DRAIN COBBLE STRIP, ON SLAB, TYP.
 Scale: 1:20

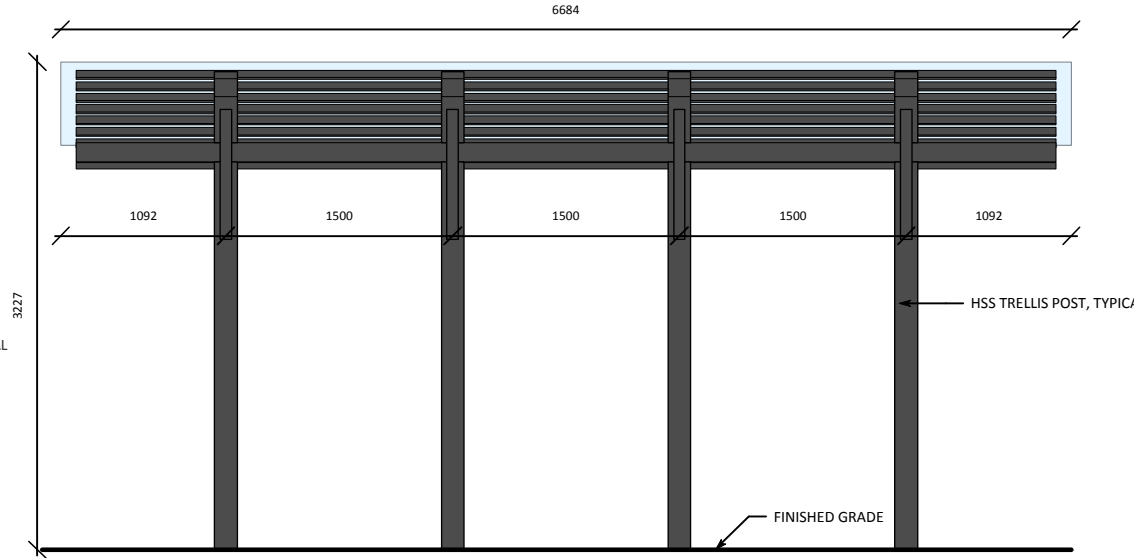
LANDSCAPE DETAILS

AS SHOWN



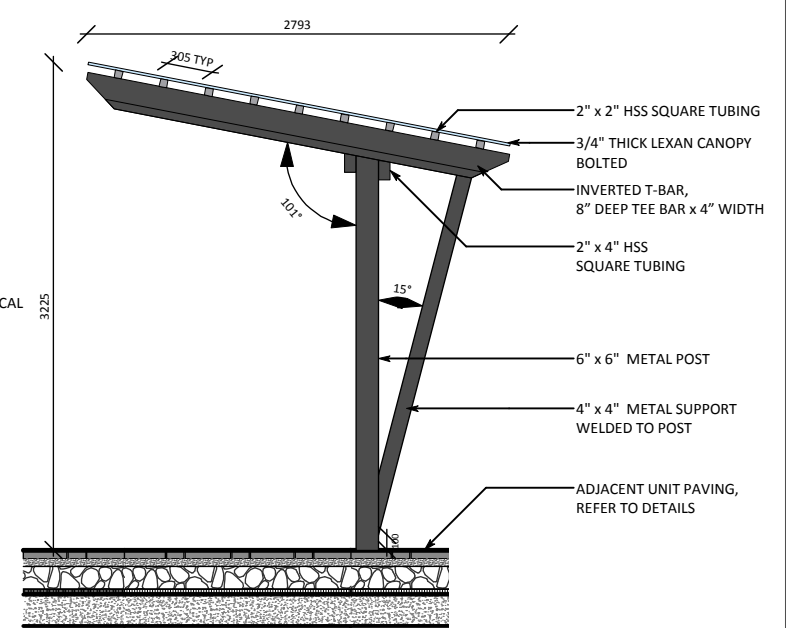
- NOTES:
1. CONCRETE FINISH TO ARCHITECTURAL STANDARDS AND SPECIFICATIONS
 2. CURVE OF STEPS TO CORRESPOND TO LANDING
 3. PROPOSED HANDRAIL PER ARCHITECTURAL. PROVIDE SHOP DWG. FOR HANDRAIL PRIOR TO FABRICATION
 4. REINFORCEMENT AND FOOTINGS AS PER STRUCTURAL.
 6. LAYOUT AND GRADING PER PLANS.

01 PROP. CIP CONCRETE STEPS, TYP.
Scale: 1:20



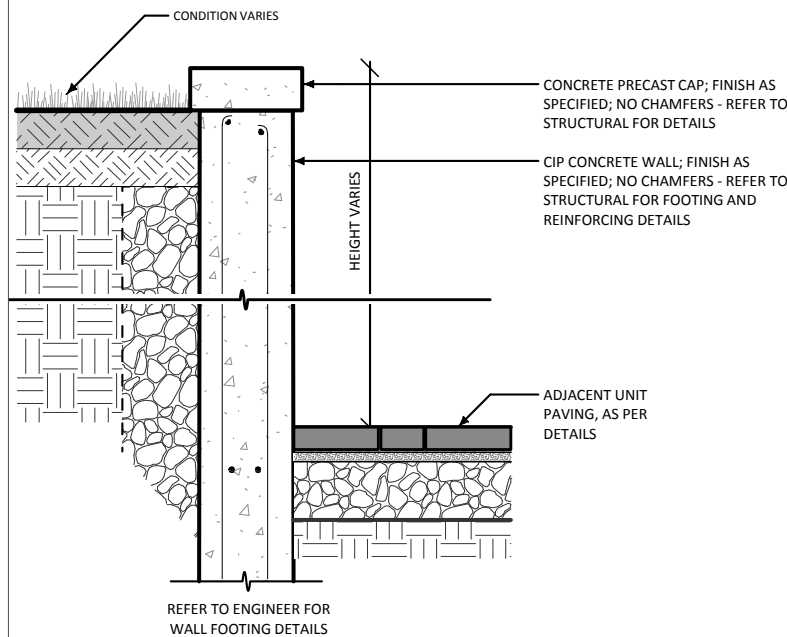
- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

03 PROP. TRELLIS, FRONT ELEVATION
Scale: 1:50

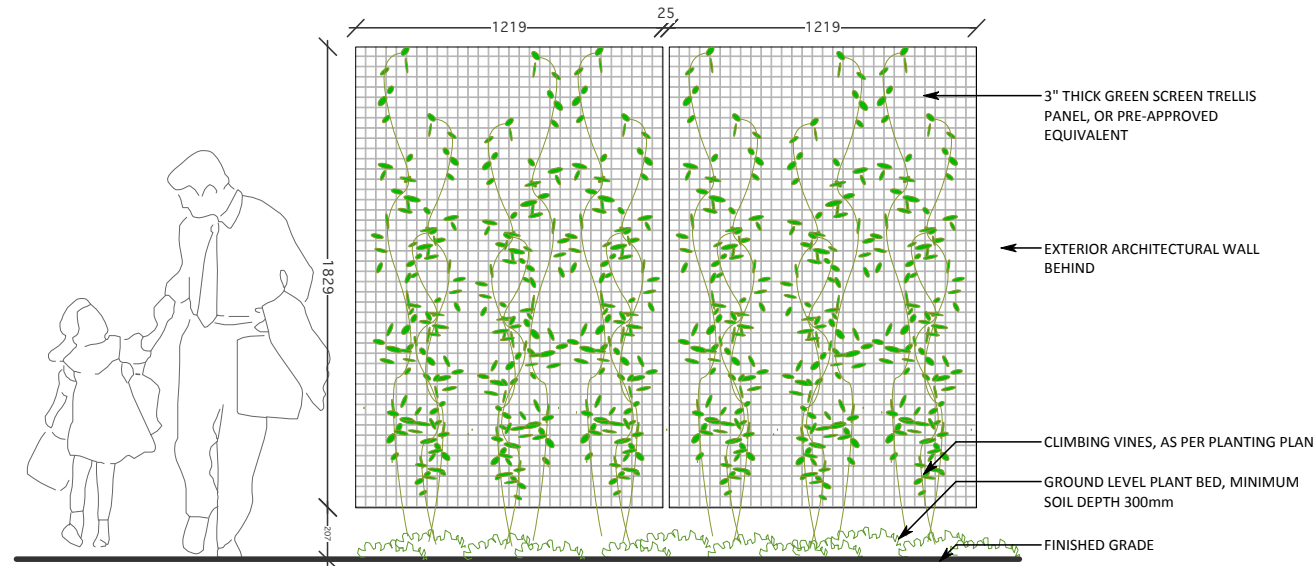


- NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW.
 2. ALL METAL TO BE POWDERCOATED BLACK.
 3. FOOTING NOT SHOWN, REFER TO STRUCTURAL FOR DETAILS AND REINFORCEMENT.

04 PROP. TRELLIS, SECTION VIEW
Scale: 1:50

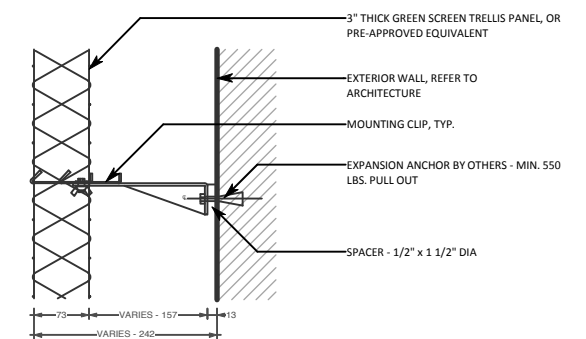


02 PROP. CONCRETE WALL, TYP.
Scale: 1:20



- NOTES:
1. DETAILS TO BE COORDINATED WITH ARCHITECT.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

05 PROP. GREENSCREEN PANEL, FRONT ELEVATION, TYP.
Scale: 1:30



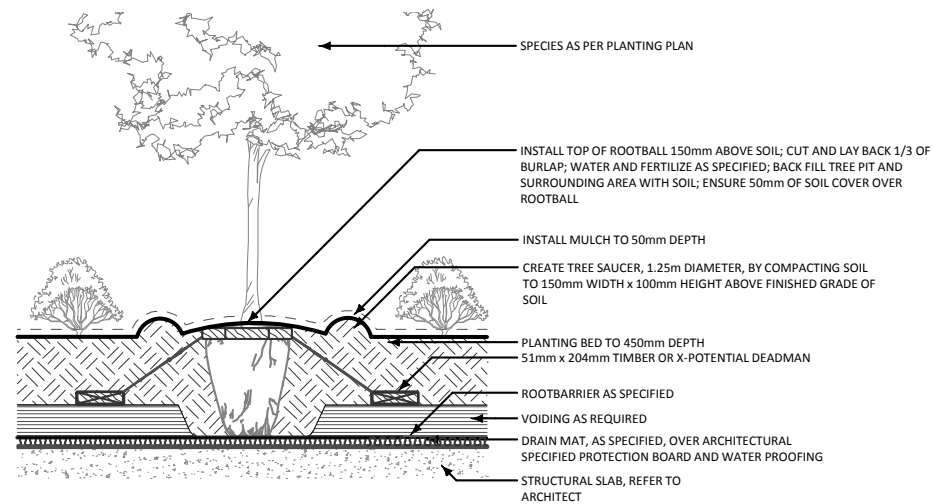
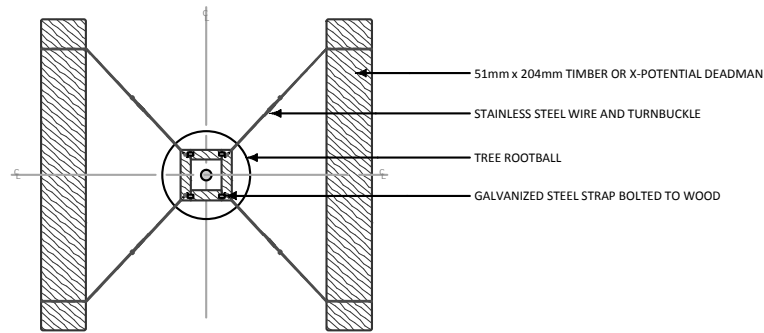
- NOTES:
1. DETAILS TO BE COORDINATED WITH ARCHITECT.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

06 PROP. GREENSCREEN CONNECTION DETAIL, TYP.
Scale: 1:10

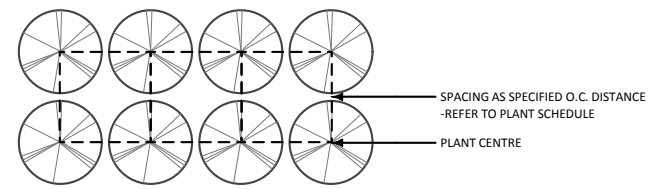
LANDSCAPE DETAILS

AS SHOWN

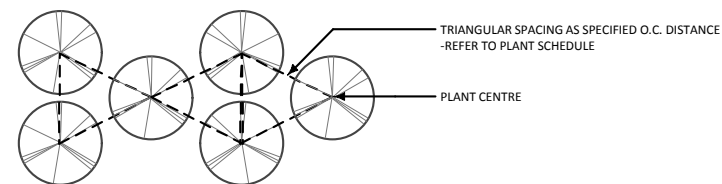




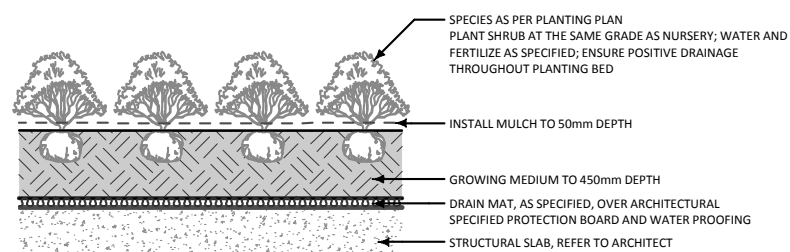
01 PROP. TREE PLANTING, ON SLAB, TYP.
Scale: 1:50



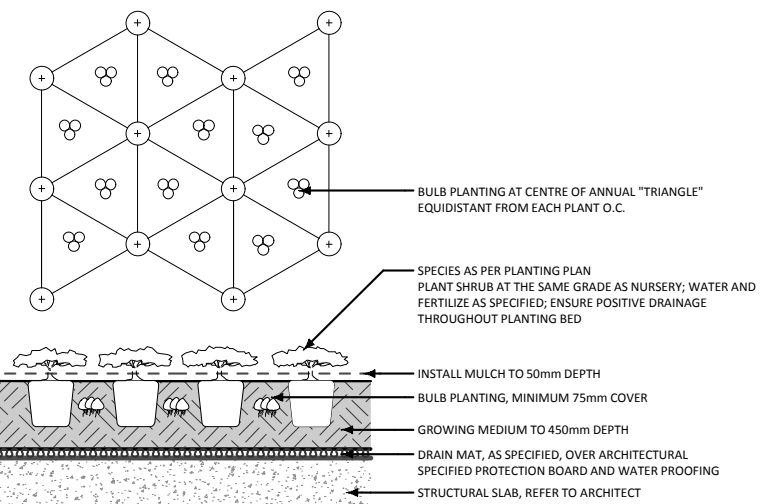
SHRUB PLANTING, GRID PATTERN
Scale: 1:25



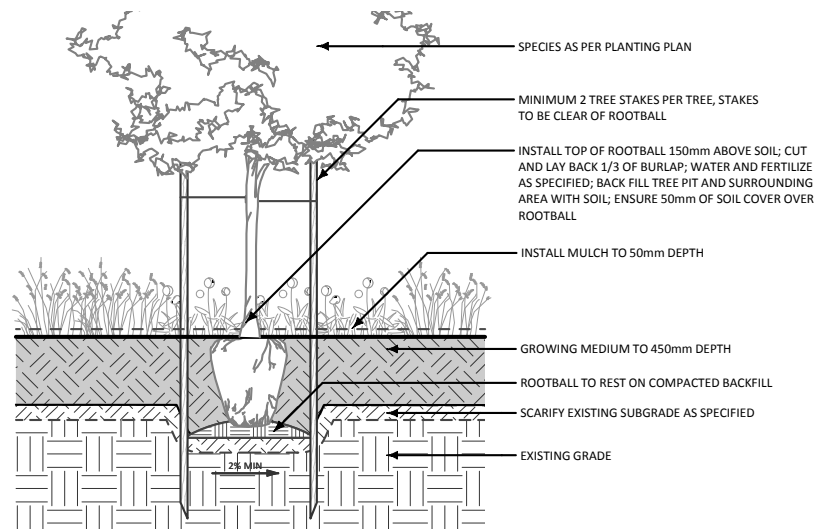
SHRUB PLANTING, IRREGULAR PATTERN
Scale: 1:25



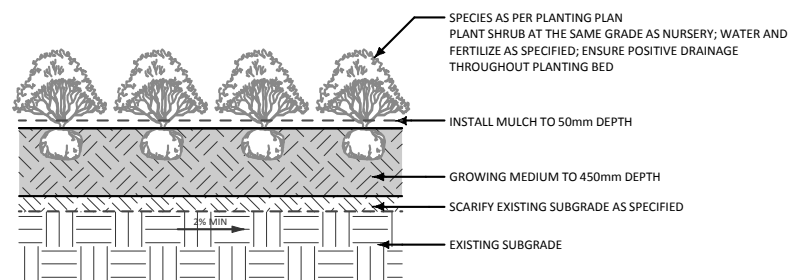
03 PROP. SHRUB PLANTING, ON SLAB, TYP.
Scale: 1:50



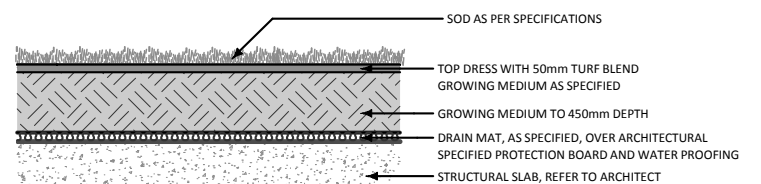
05 PROP. GROUND COVER PLANTING, ON SLAB, TYP.
Scale: 1:50



02 PROP. TREE PLANTING, ON SLAB, TYP.
Scale: 1:50



04 PROP. SHRUB PLANTING, ON GRADE, TYP.
Scale: 1:50



06 PROP. SOD, ON SLAB, TYP.
Scale: 1:50

LANDSCAPE DETAILS

AS SHOWN