

1150 BARCLAY STREET, VANCOUVER, BC, V6E 1H1

LEGAL ADDRESS: PLAN VAP92, NEW WESTMINSTER LAND DISTRICT, LOT 6 EX E 41FT & 7 BLK 21 D L 185 PLN VAP92

DEVELOPMENT PERMIT APPLICATION DECEMBER 19th, 2017



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DIALOG

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LANDSCAPE ARCHITECT
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SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

COVER SHEET

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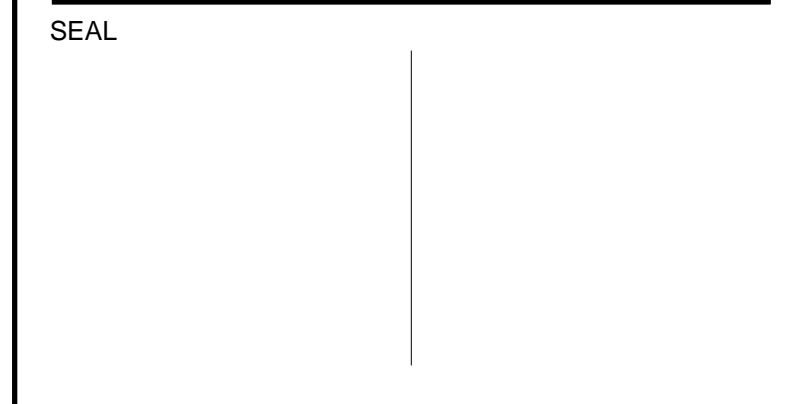
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1150 BARCLAY
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CONTEXT PLAN

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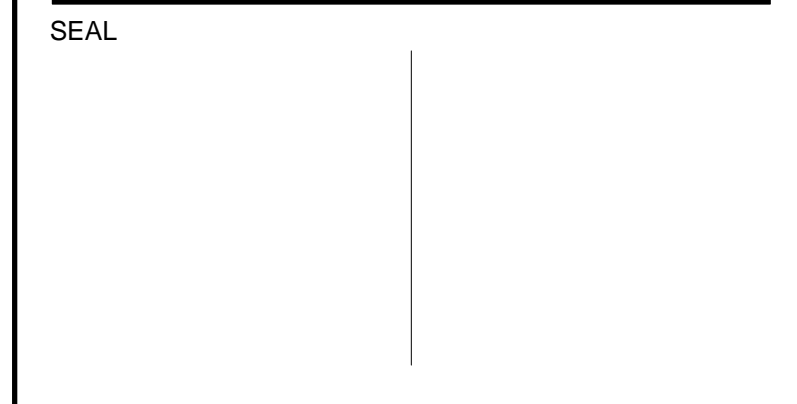
EXISTING BARCLAY STREET ELEVATION

1 SITE PLAN - Tower Height and Separation Diagram
A101 SCALE: 1" = 100'-0"

- BUILDING HEIGHT OVER 33.6M
- BUILDING HEIGHT 18.3M - 33.6M
- BUILDING HEIGHT UNDER 18.3M
- PROPOSED BUILDING
- FIRE HYDRANT LOCATION

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SYMBOL ABBREVIATION LEGEND
B.E. Building elevation
B.G. Building grade elevation (from official building grades)
O.B.G. Official building grade elevation
T.O.P. Top of parapet elevation
T.O.W. Top of wall

- ⊕ EXISTING TREE TO REMAIN
- ⊖ EXISTING TREE TO BE REMOVED

REFER TO LANDSCAPE DRAWING PACKAGE FOR DETAILED INFORMATION

SITE PLAN 1
1/8" = 1'-0" SCALE: A102

1150 BARCLAY
1150 Barclay Street, Vancouver BC
SITE PLAN

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BARCLAY STREET
TO BUTE STREET TO THURLOW STREET

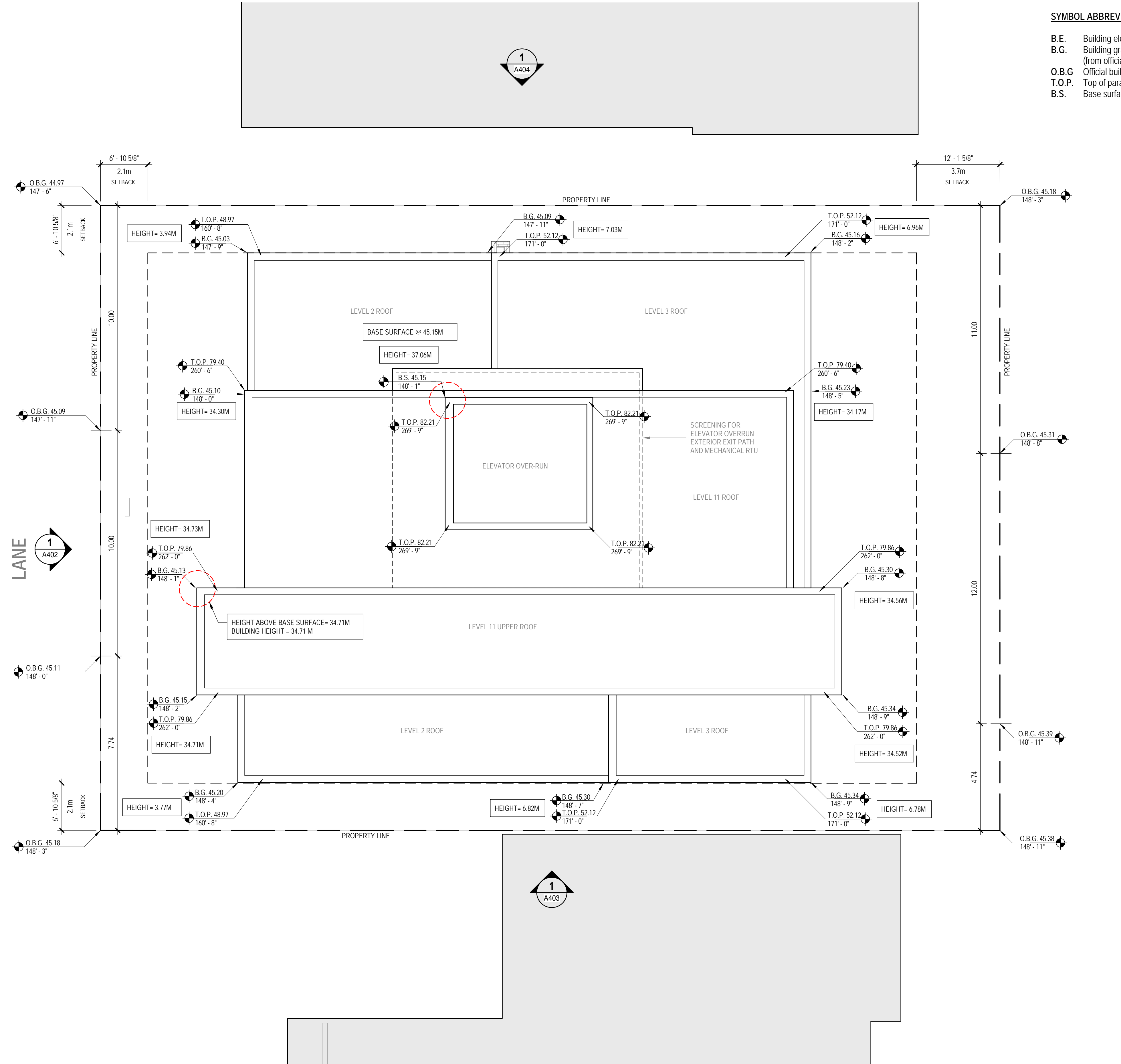
LANE SOUTH OF BARCLAY STREET

BENCH MARK ELEVATION: 43.731 DESCRIPTION: SURVEY MONUMENT MARKED V-2771 AT THE SOUTH WEST CORNER OF BUTE STREET AND BARCLAY STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON CHD DATUM (ISSUED MARCH 31, 2003). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER	ENGINEERING SERVICES
SCALE: 1:400	BUILDING GRADE ELEVATIONS
DATE: 2017-08-17	FOR LOT 6 BAL & 7,
REF: FILE 140134, 2017-00154	BLK. 21, D.L. 185, PLAN 92. BG 2017-00154



SYMBOL ABBREVIATION LEGEND

B.E. Building elevation
 B.G. Building grade elevation (from official building grades)
 O.B.G. Official building grade elevation
 T.O.P. Top of parapet elevation
 B.S. Base surface elevation

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BUILDING GRADES PLAN

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**STREETSCAPE
DRAWINGS**

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BARCLAY CONTEXT AXONOMETRIC FACING SOUTH WEST



BARCLAY STREETSCAPE ELEVATION FACING SOUTH WEST

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SHADOW ANALYSIS

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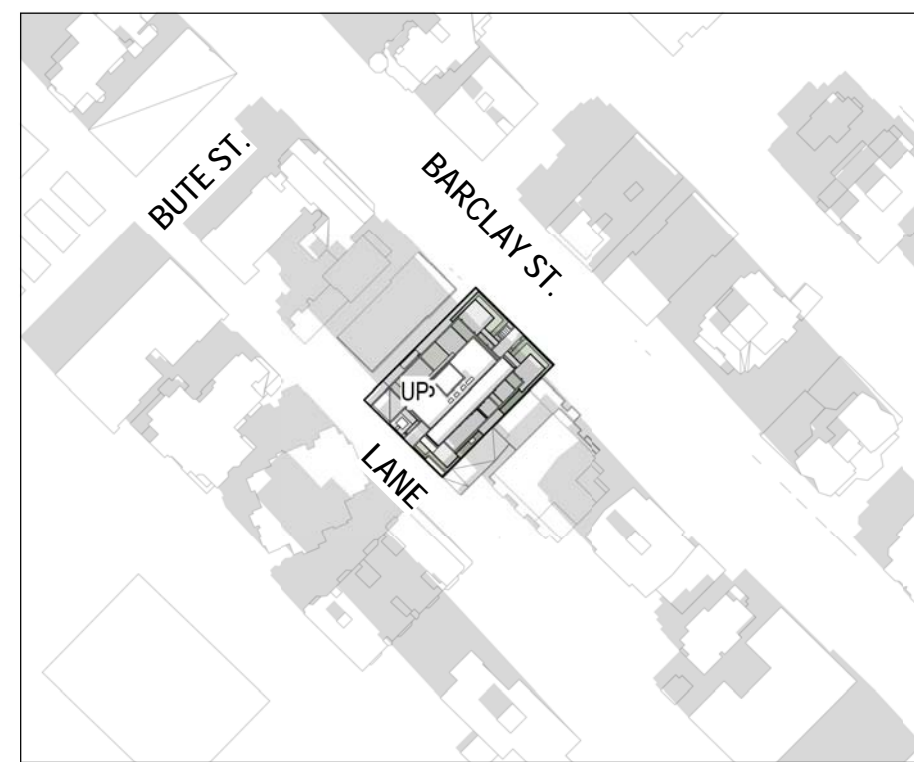
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MARCH 21ST

10 AM



12 PM



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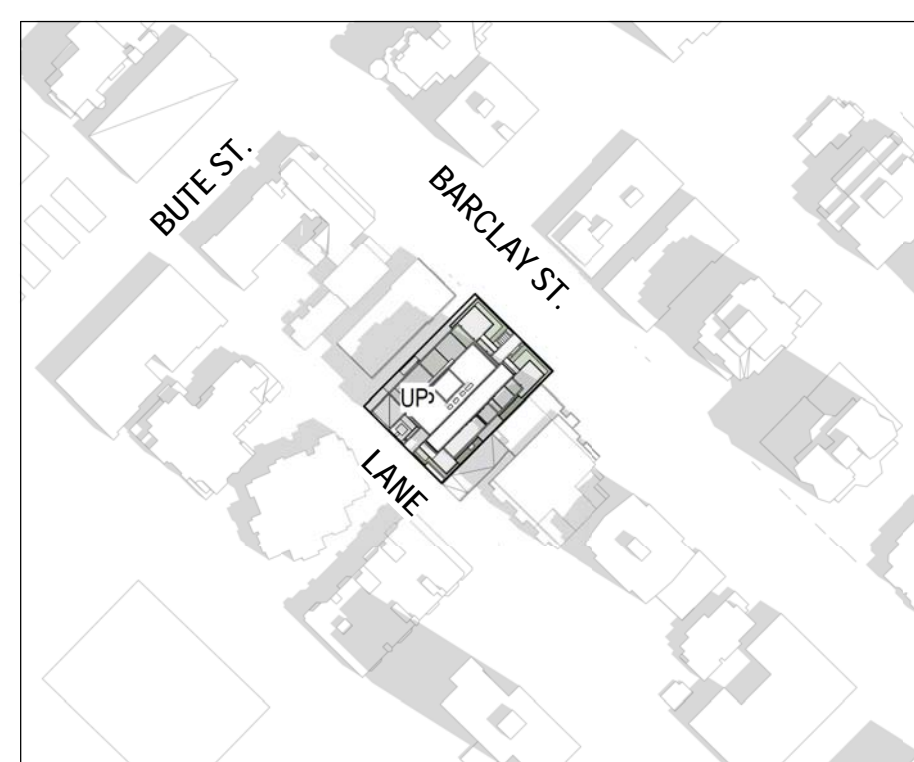


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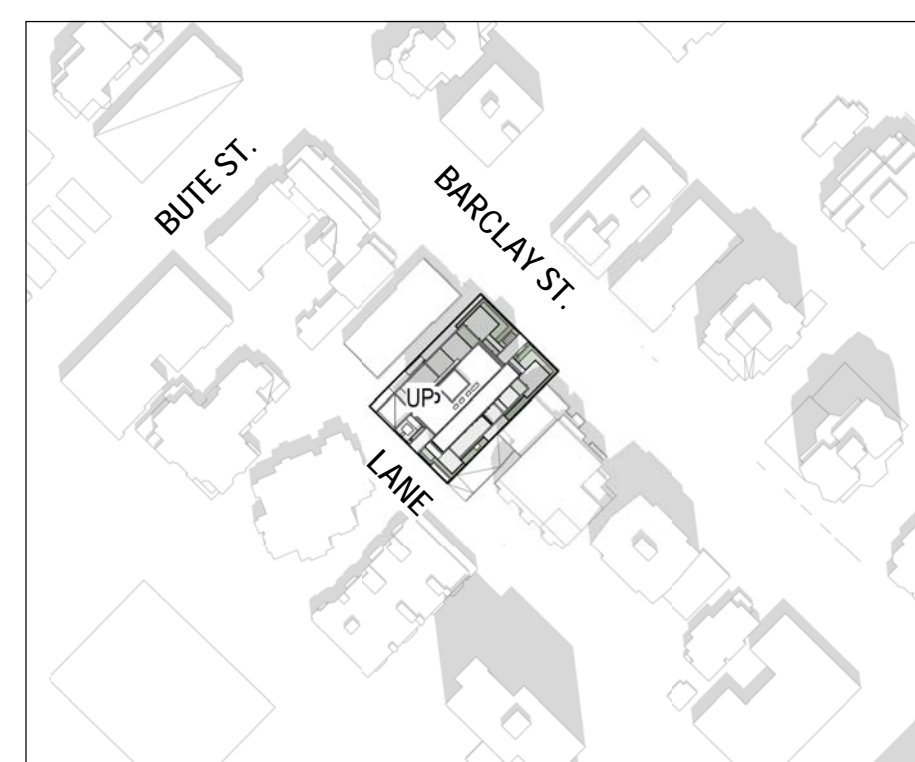


JUNE 21ST

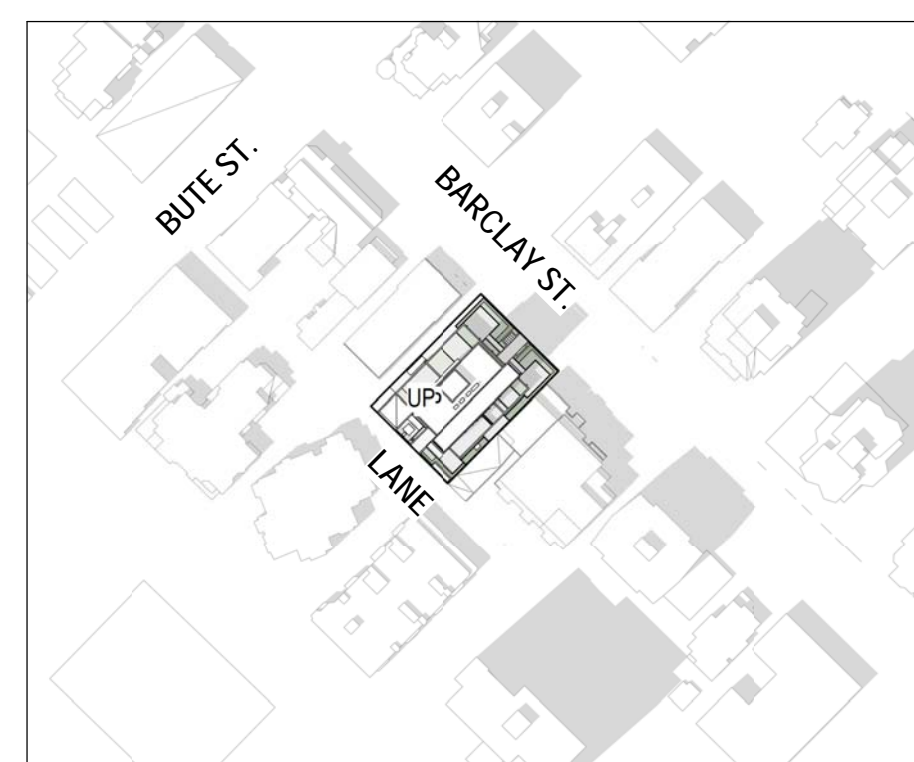
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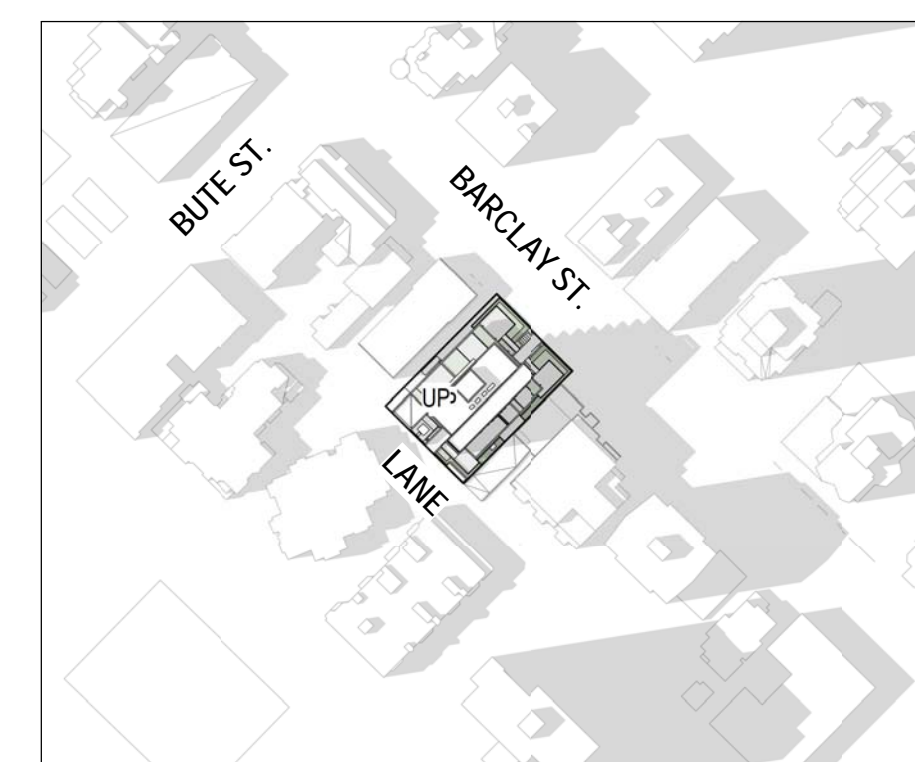
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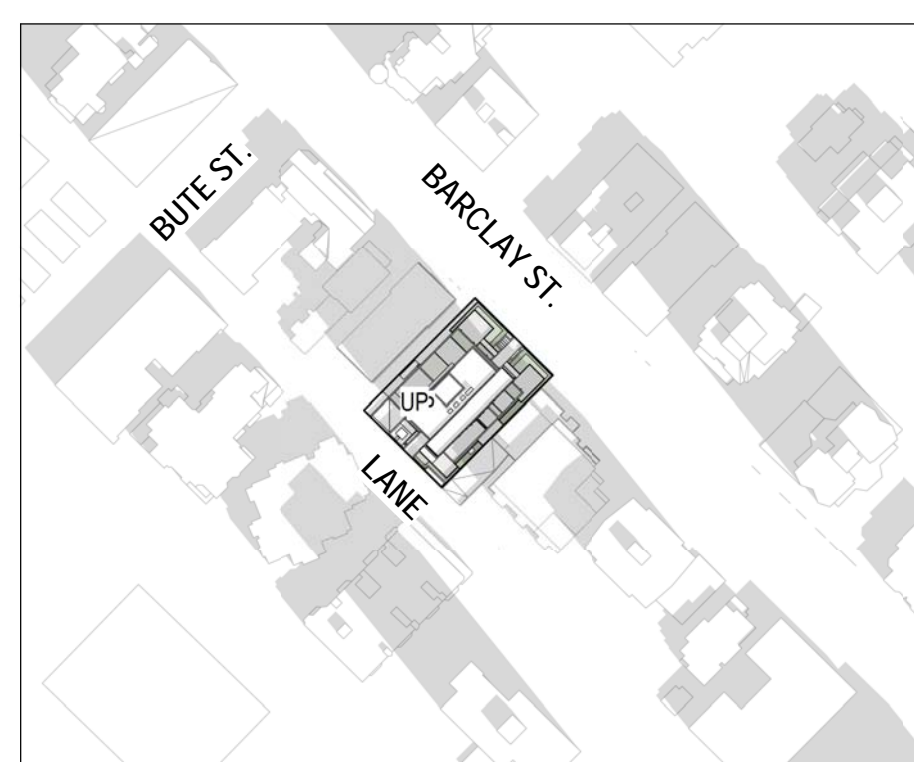


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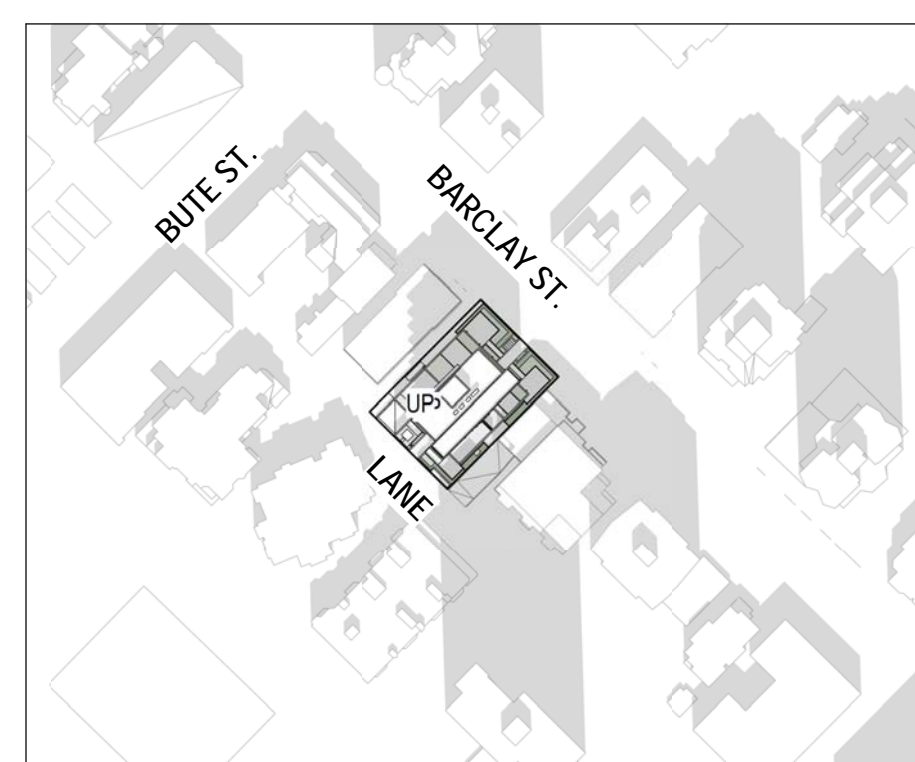


SEPTEMBER 21ST

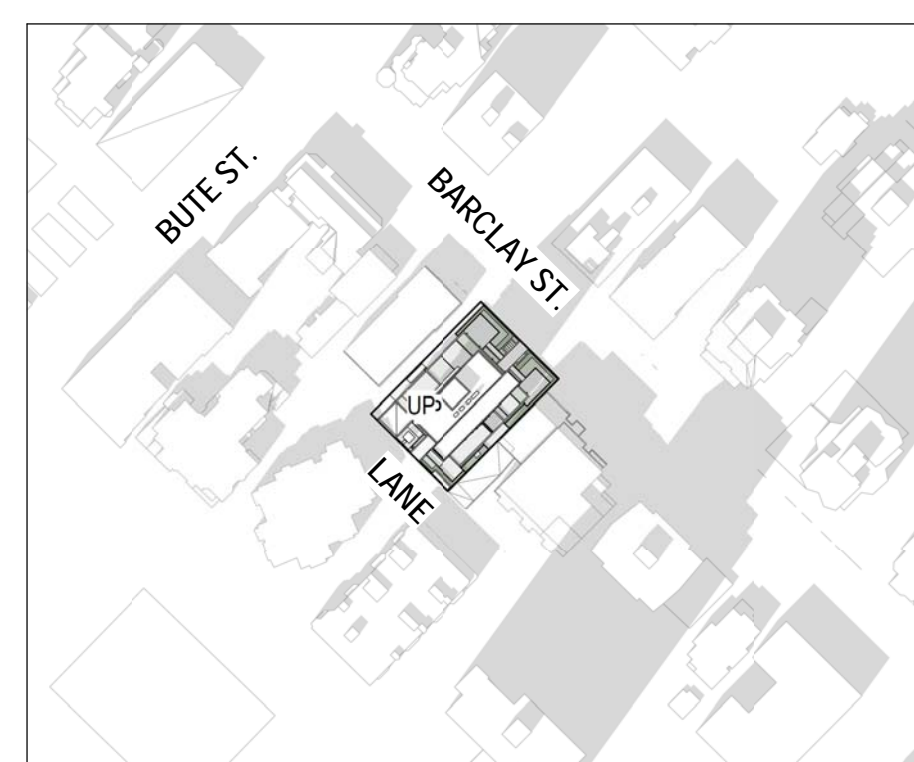
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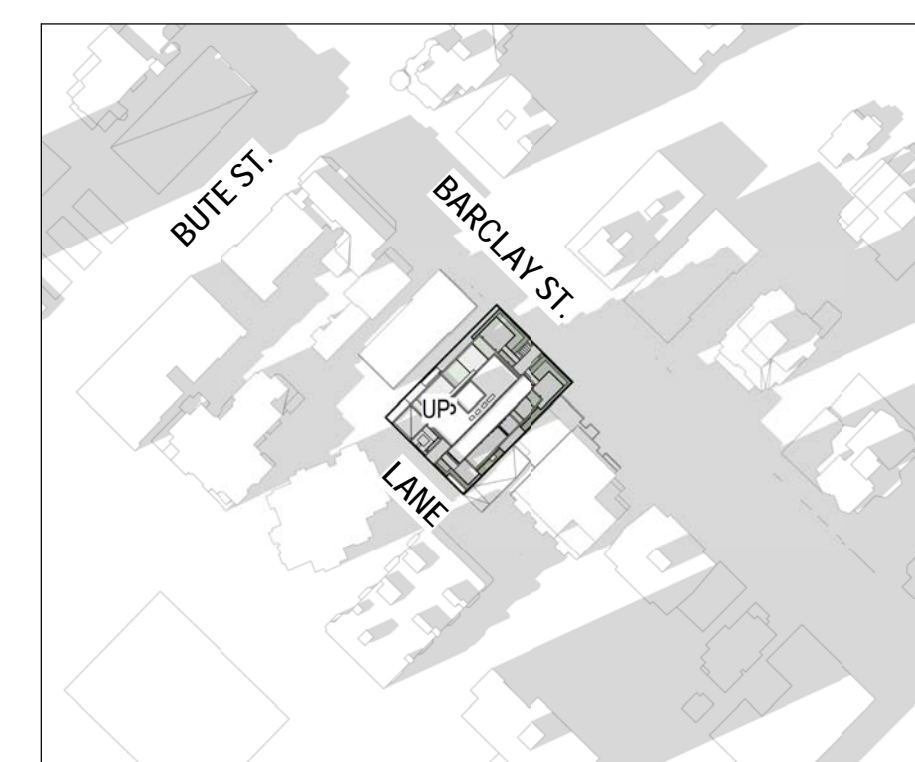
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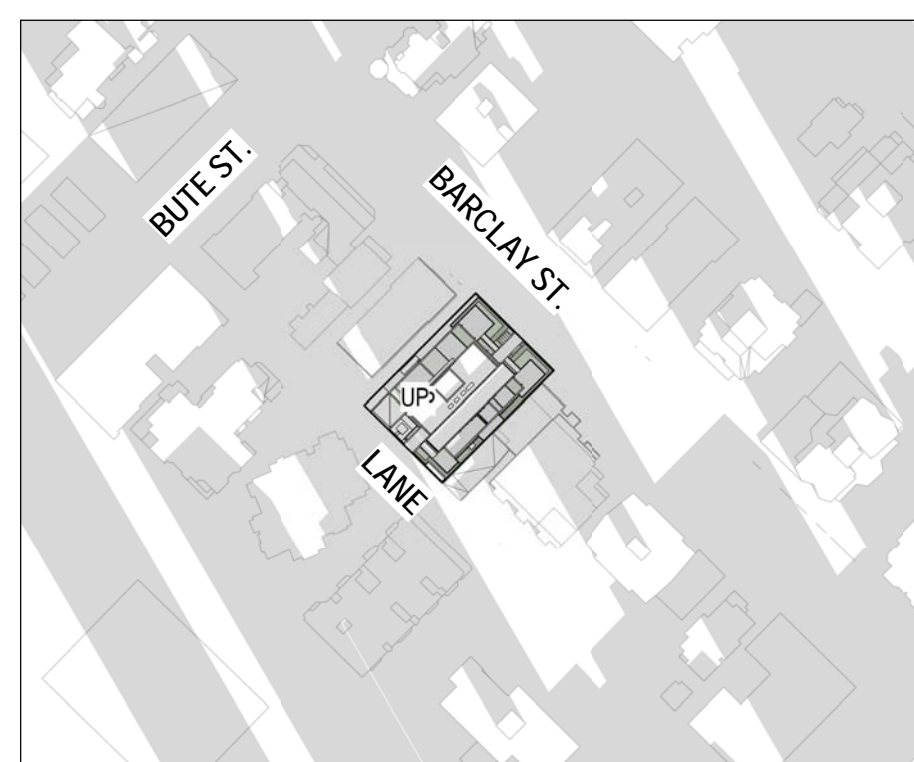


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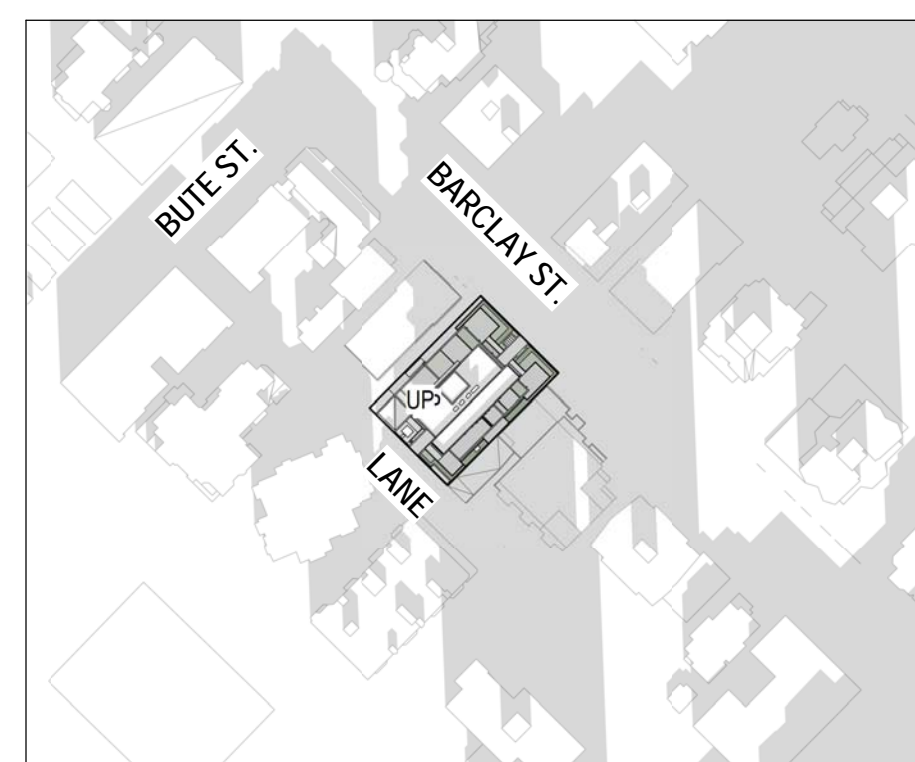


DECEMBER 21ST

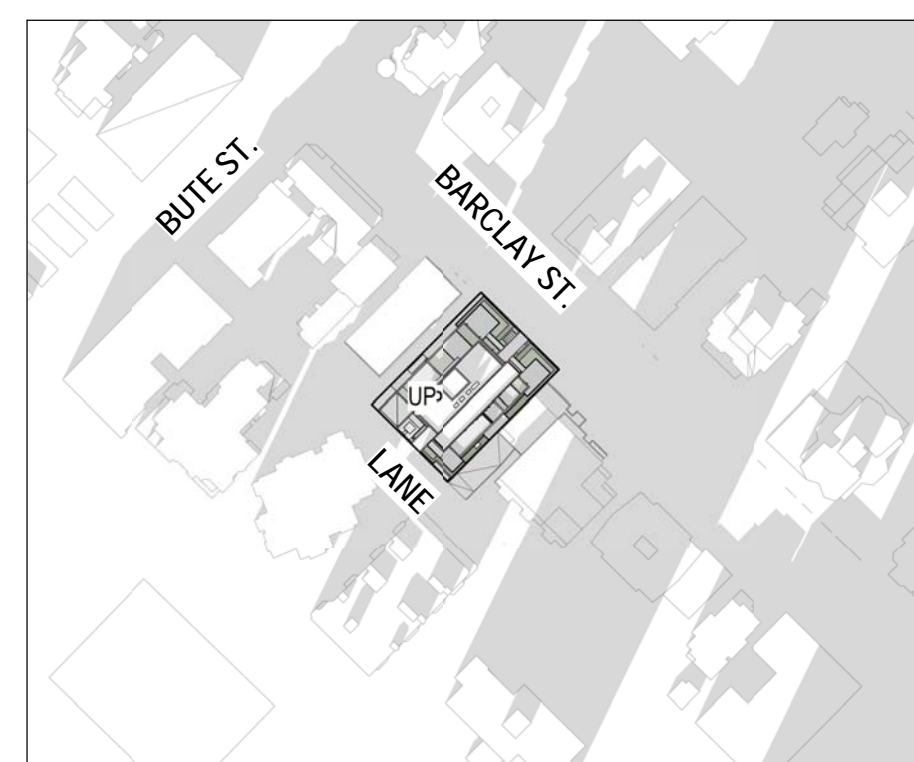
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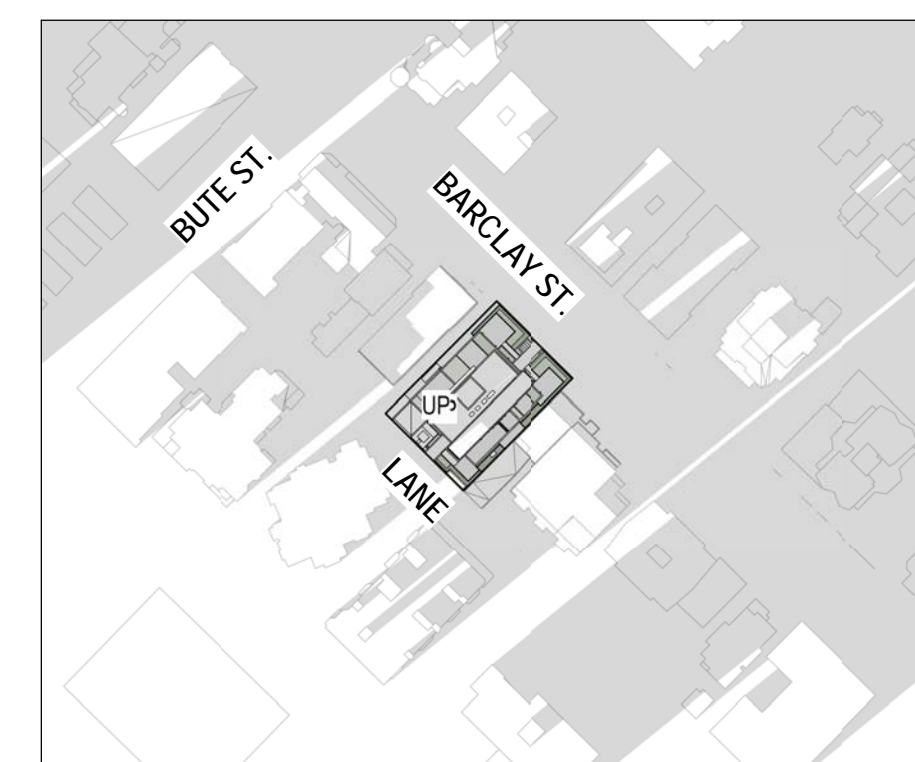
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SURVEY PLAN OF LOT 6 EXCEPT: THE EAST 41 FEET AND LOT 7 BOTH OF BLOCK 21 DISTRICT LOT 185 GROUP 1 NWD PLAN 92

=> FOR NEW CONSTRUCTION

PARCEL IDENTIFIER (PID): Rem 6: 015-752-712
LOT 7: 015-752-798

CIVIC ADDRESS
#1150 BARCLAY STREET
VANCOUVER, B.C.

LEGEND
SCALE 1" = 16'

10 5 0 10 20 30

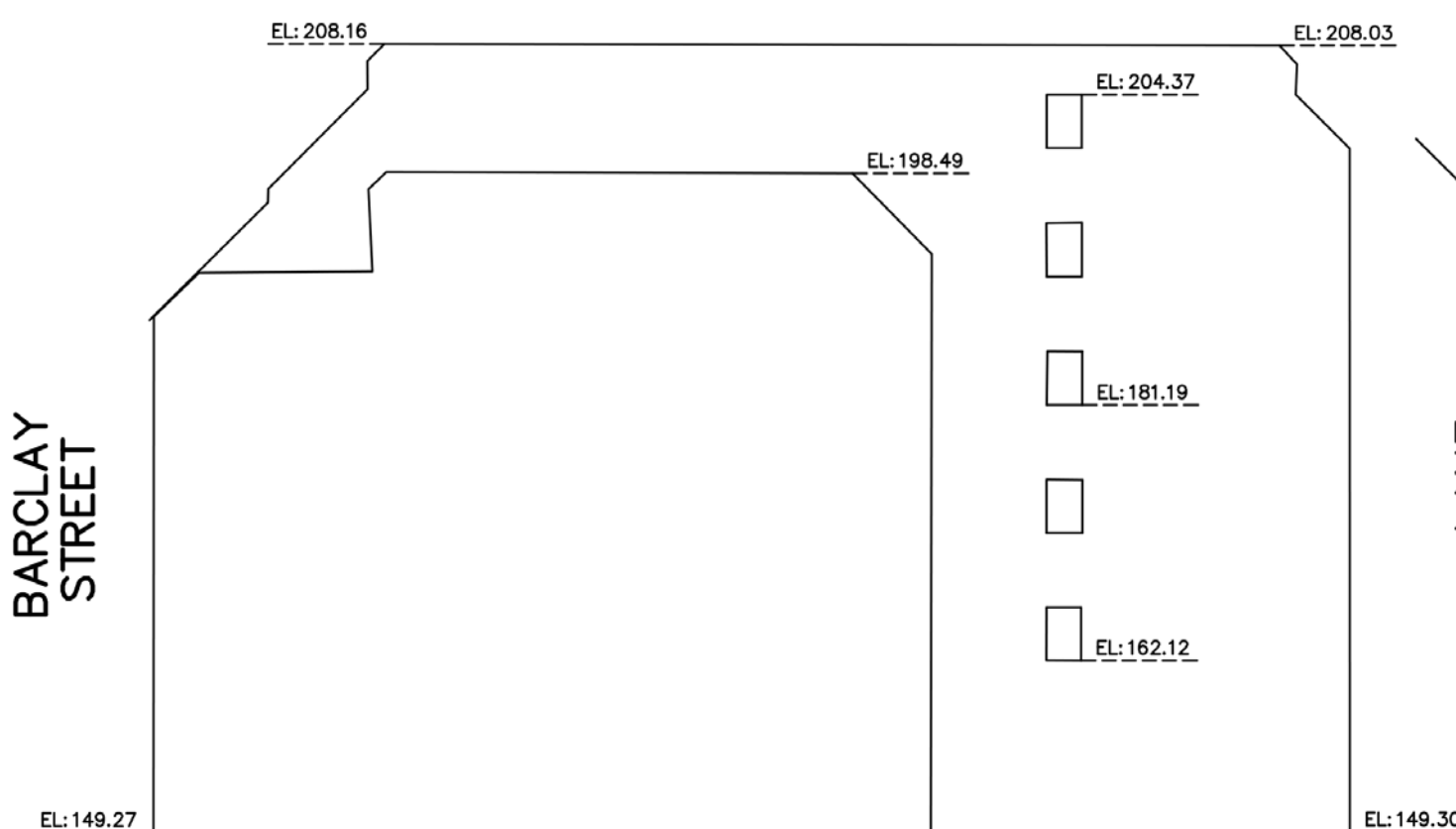
ALL DISTANCES ARE IN FEET

- x148.28 INDICATES SPOT ELEVATION
- EB INDICATES ELECTRICAL BOX
- GV INDICATES GAS VALVE
- IC INDICATES INSPECTION CHAMBER
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- PP INDICATES POWER POLE
- S INDICATES SIGN
- WM INDICATES WATER METER
- WV INDICATES WATER VALVE
- (T) INDICATES TOP OF WALL
- MF INDICATES MAIN FLOOR
- RL INDICATES ROOF LEVEL
- LP INDICATES LEAD PLUG

BUILDING ENVELOPE FORMULAE (RM-5B):

FRONT SETBACK = 12.14' (3.7 METRES)
REAR SETBACK = 6.89' (2.1 METRES)
SIDEYARD = 6.89' (2.1 METRES)

(FORMULAE SHOULD BE VERIFIED WITH VANCOUVER CITY PLANNING DEPARTMENT.)



EAST ELEVATION VIEW - #1126

SCALE 1" = 16'

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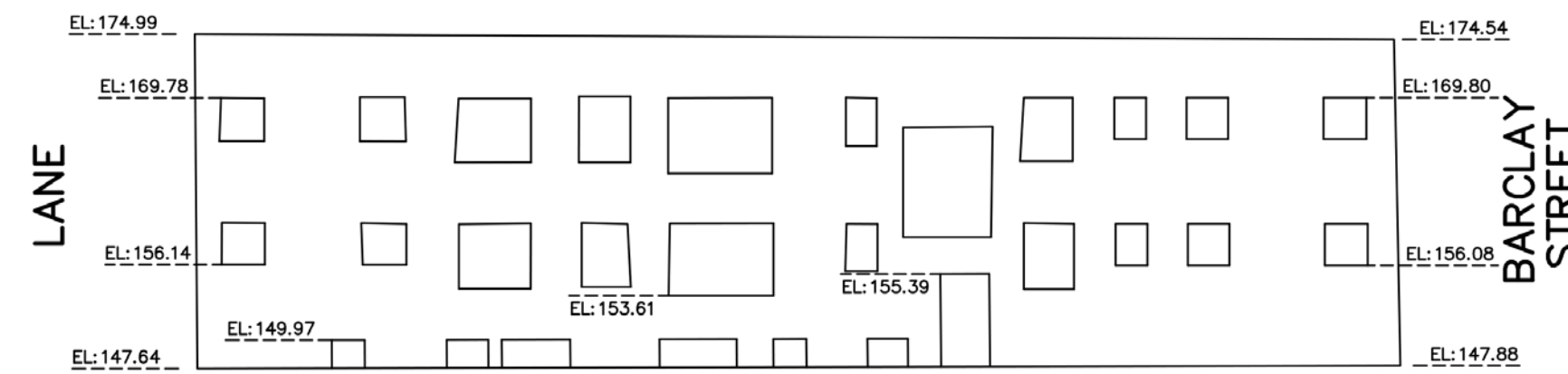
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18367-001-TPG-001.DWG

V-17-18367-TPG

CLIENT REF: PC URBAN

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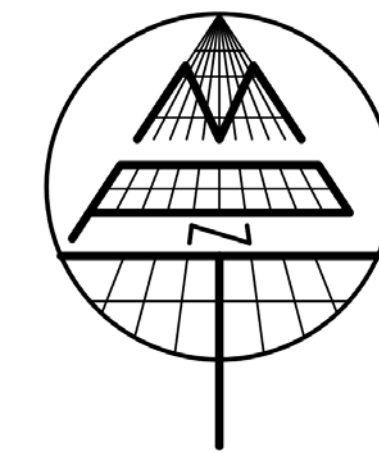
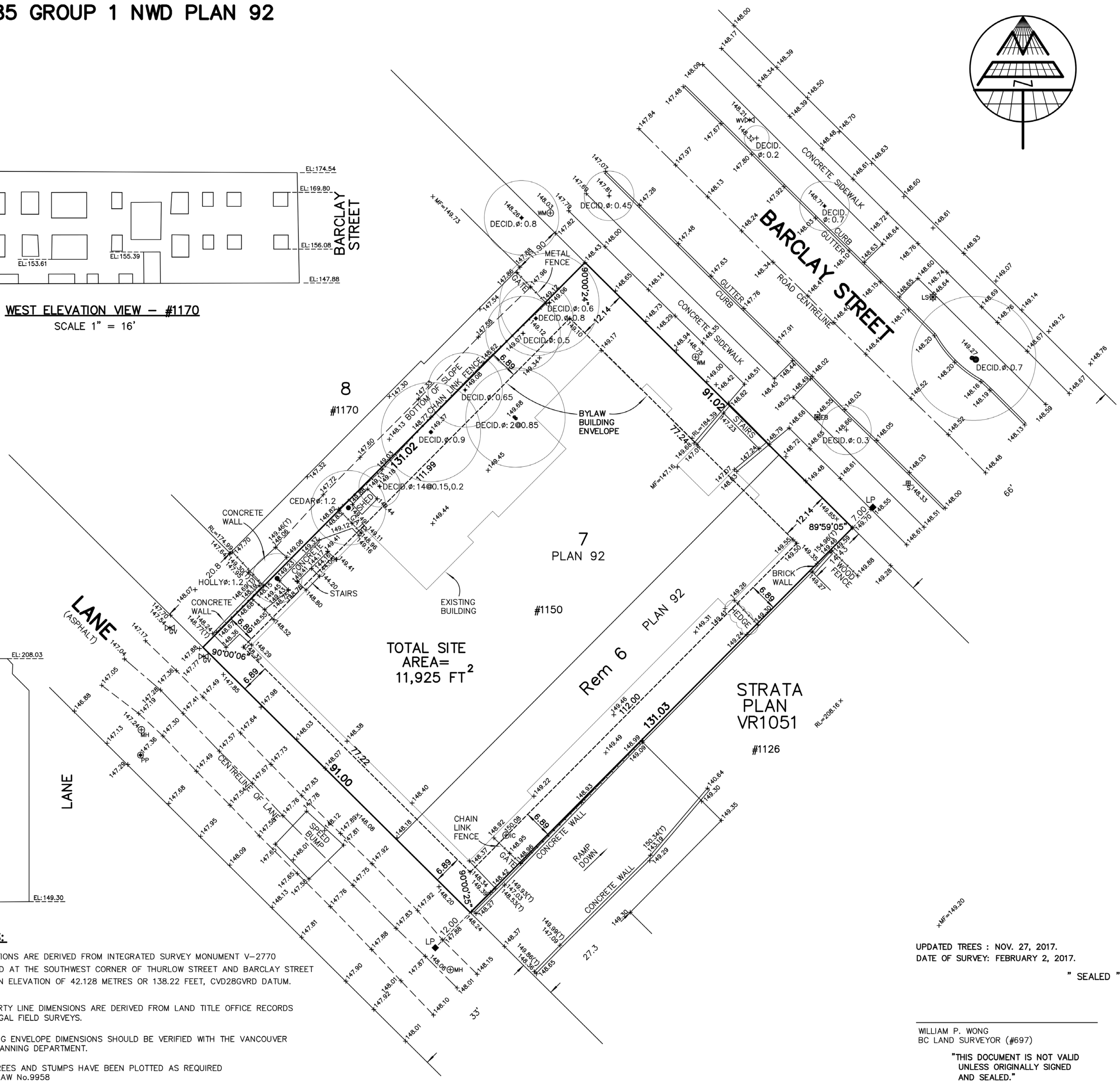
- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-2770 LOCATED AT THE SOUTHWEST CORNER OF THURLLOW STREET AND BARCLAY STREET WITH AN ELEVATION OF 42.128 METRES OR 138.22 FEET, CVD28GVRD DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- BUILDING ENVELOPE DIMENSIONS SHOULD BE VERIFIED WITH THE VANCOUVER CITY PLANNING DEPARTMENT.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958



WEST ELEVATION VIEW - #1170

SCALE 1" = 16'

TOTAL SITE AREA = 11,925 FT²



UPDATED TREES : NOV. 27, 2017.
DATE OF SURVEY: FEBRUARY 2, 2017.

" SEALED "

WILLIAM P. WONG
BC LAND SURVEYOR (#697)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

DIALOG

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SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

SURVEY

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ORIGINAL SURVEY INCLUDED SEPARATELY

PARKING REQUIREMENTS

Parking By-law 4.2.1.13
 0.5 / Unit (0-530 SF)
 0.6 / Unit (538 SF+)
 + 1/2153 SF of gross floor area
 Disability Parking = 1 + 0.034 / unit

Required Parking
 0.6 x 21 units = 13 spaces
 37,948 SF / 2153 SF = 18 spaces
 Disability parking = 1 + 0.71 = 2 spaces
 Total required = 33 parking spaces

Bicycle Parking By-law 6.2.1.2
 - Bicycle Class A = 1.25 / Unit
 - Bicycle Class B = 6 minimum (total)

Required Bicycle Parking
 1.25 x 21 = 27 Class A

WASTE REQUIREMENTS

Estimated Volume per Unit per week
 Garbage 95.0 L/wk 1-4yd bin
 Newsprint 8.5 L/wk 1-360L bin
 Mixed Containers 9.0 L/wk 1-360L bin
 Mixed paper 40.0 L/wk 4-360L bin
 Compostables 14.0 L/wk 2-360L bin

DP_PARKING PROVIDED

LEVEL	Count
P1	17
P2	25
TOTAL	42

DP_BICYCLE PARKING PROVIDED

Level	Count
LEVEL1	6 CLASS B
P1	33 CLASS A
TOTAL	39

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 Tel: 604-684-5995 Fax: 604-684-5993

LANDSCAPE ARCHITECT

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 Tel: 604-684-4611 Fax: 604-684-0577

SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

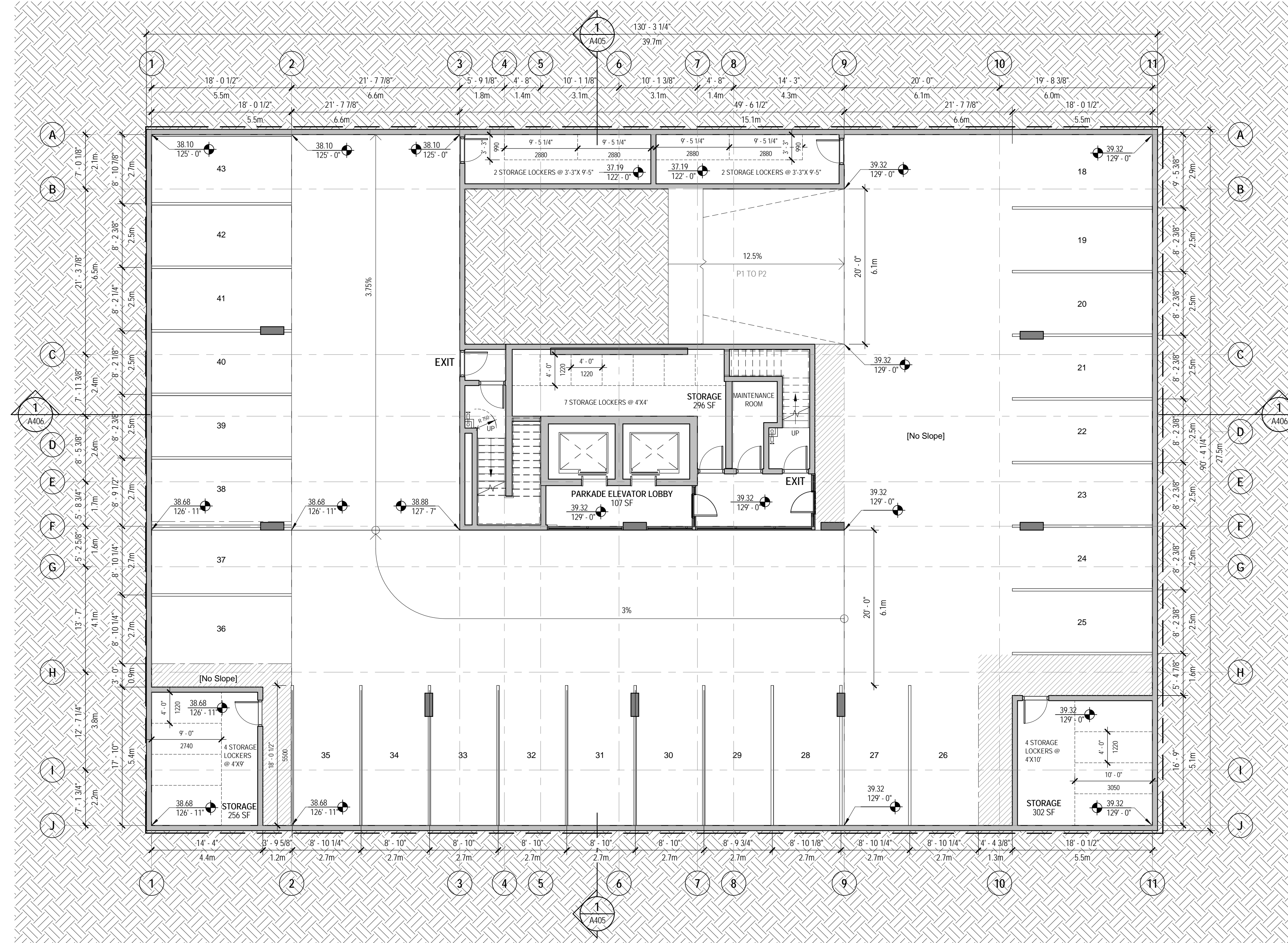
LEVEL P2 PLAN

DRAWN: E.Dysart
 PLOT DATE: 12/18/2017 12:06:32 PM

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A201

04703V



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1 2017-12-19 DEVELOPMENT PERMIT APPLICATION

PARKING REQUIREMENTS

Parking By-law 4.2.1.13
 0.5 / Unit (0.538 RP)
 0.6 / Unit (538 RP -)
 + 1/2153 RP of gross floor area
 Disability Parking = 1 + 0.034 / unit

Required Parking
 0.6 x 21 units = 13 spaces
 37,948 RP / 2153 RP = 18 spaces
 Disability parking = 1 + 0.71 = 2 spaces
 Total required = 33 parking spaces

Bicycle Parking By-law 6.2.1.2
 - Bicycle Class A = 1.25 / Unit
 - Bicycle Class B = 6 minimum (total)

Required Bicycle Parking
 1.25 x 21 = 27 Class A (20% lockers = 6)

WASTE REQUIREMENTS

Estimated Volume per Unit per week

Garbage	95.0 Lwk	1-4yd bin
Newsprint	8.5 Lwk	1-360L bin
Mixed Containers	9.0 Lwk	1-360L bin
Mixed paper	40.0 Lwk	4-360L bin
Compostables	14.0 Lwk	2-360L bin

DP_PARKING PROVIDED

LEVEL	Count
P1	17
P2	25
TOTAL	42

DP_BICYCLE PARKING PROVIDED

Level	Count
LEVEL 1	6 CLASS B
P1	33 CLASS A
TOTAL	39

METRIC

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SEAL

1150 BARCLAY

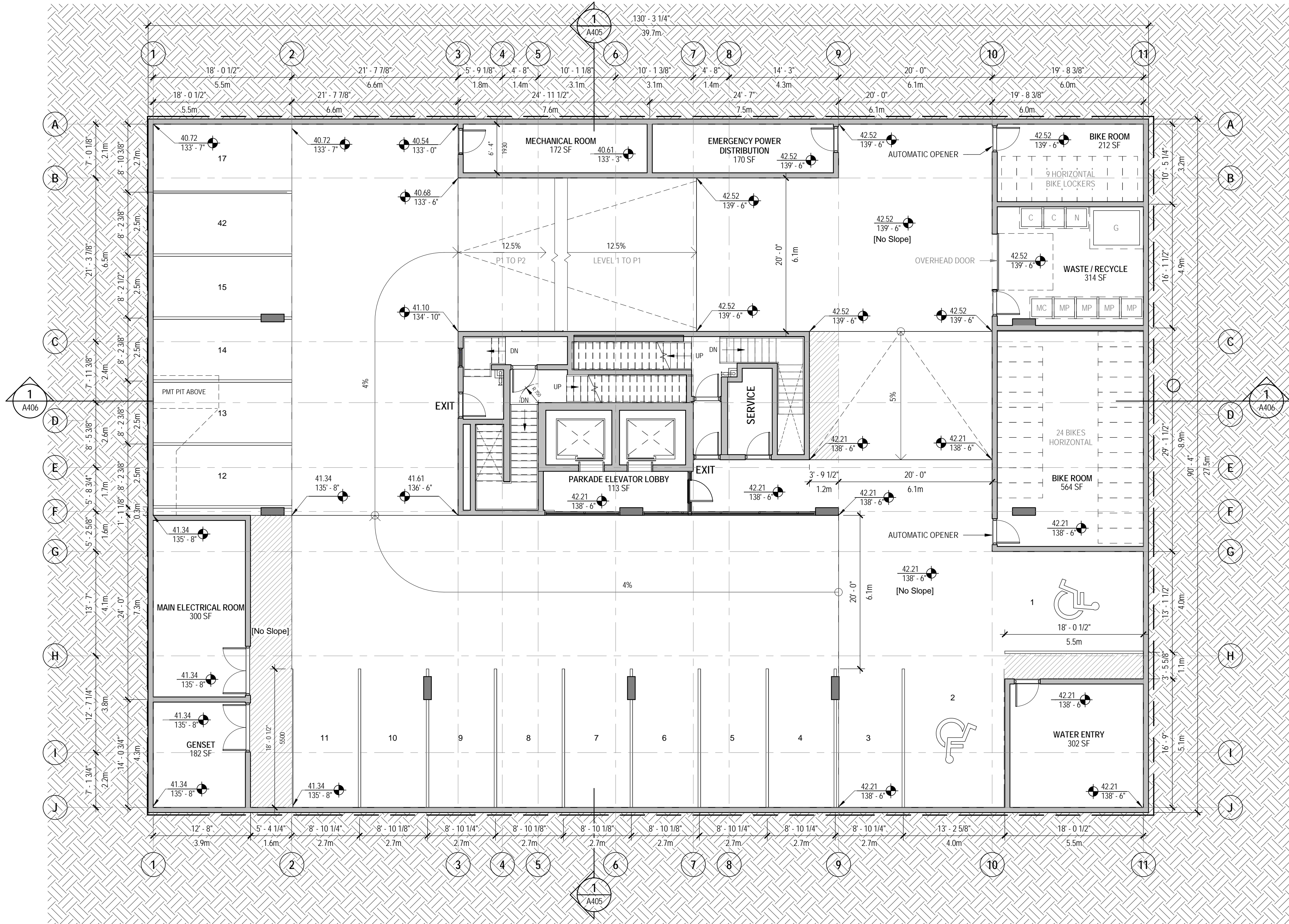
1150 Barclay Street, Vancouver BC

LEVEL P1 PLAN

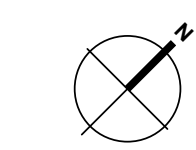
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A202

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LEVEL P1 PLAN
 1/8" = 1'-0" SCALE: 1 A202



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1150 BARCLAY
 1150 Barclay Street, Vancouver BC
LEVEL 1 PLAN

DRAWN: E.Dysart
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A203

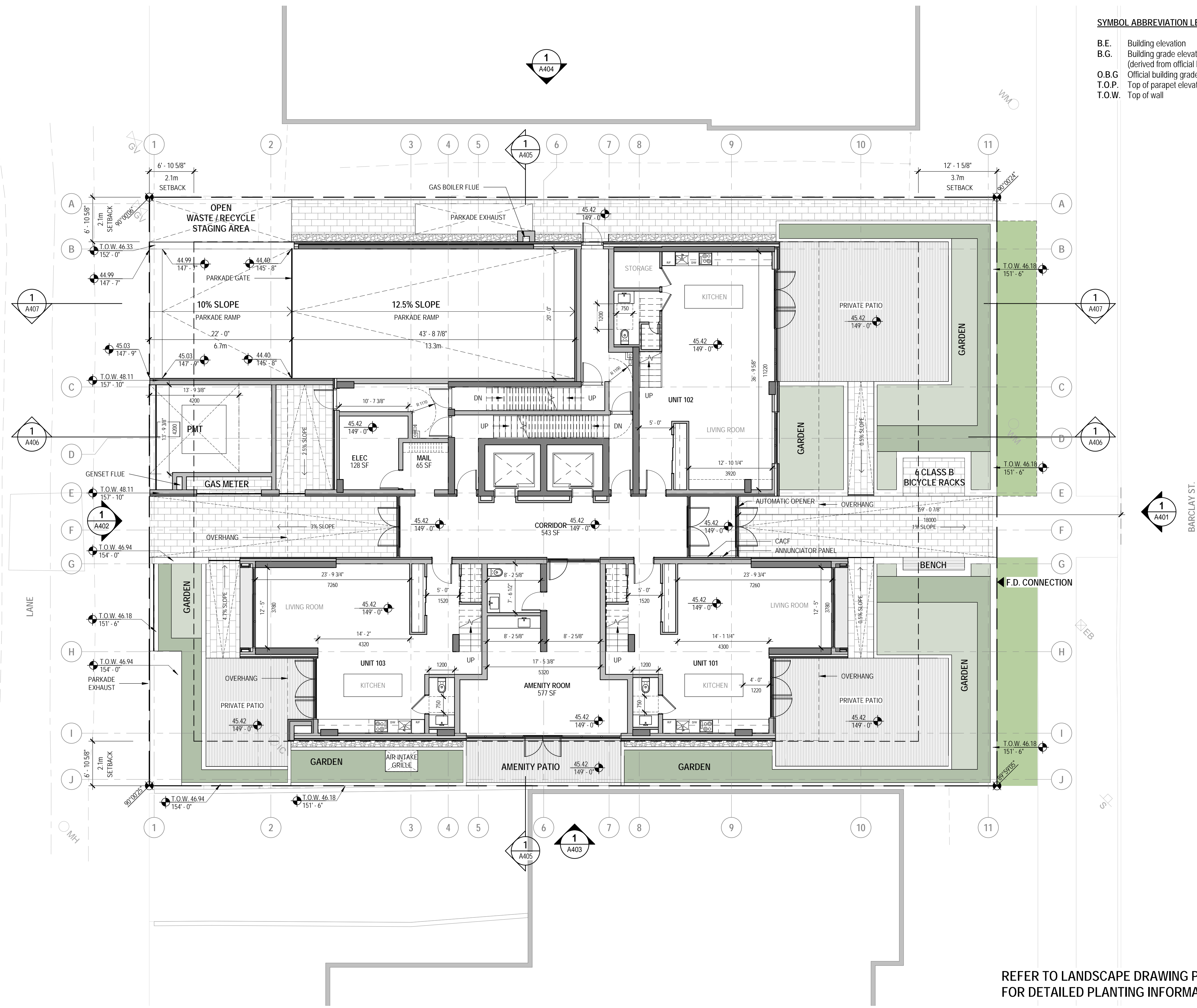
04703V

SYMBOL ABBREVIATION LEGEND
 B.E. Building elevation
 B.G. Building grade elevation (derived from official building grades)
 O.B.G. Official building grade elevation
 T.O.P. Top of parapet elevation
 T.O.W. Top of wall

GFA LEVEL 1	
Name	Area
AMENITY	548 SF
ELEC	109 SF
LEVEL 1 AREA	3982 SF
STORAGE	40 SF
Wall	48 SF
Exclusion	
Grand total	4726 SF

EXCLUSIONS	
Name	Area
STORAGE LEVEL 1	
STORAGE	40 SF
BALCONY LEVEL 1	
Wall	48 SF

NET FSR LEVEL 1	
Name	Area
LEVEL 1 AREA	3982 SF



REFER TO LANDSCAPE DRAWING PACKAGE FOR DETAILED PLANTING INFORMATION

LEVEL 1 PLAN
 1/8" = 1'-0" SCALE: 1 A203

GFA LEVEL 2	
LEVEL 2 AREA	4193 SF
STORAGE	79 SF
Wall	45 SF
Exclusion	
Grand total	4317 SF

EXCLUSIONS	
STORAGE LEVEL 2	
Name	Area
STORAGE	79 SF
Grand total	79 SF
BALCONY LEVEL 2	
Name	Area
BALCONY	170 SF
Grand total	170 SF

NET FSR LEVEL 2	
Name	Area
LEVEL 2 AREA	4193 SF
Grand total	4193 SF

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SEAL

1150 BARCLAY

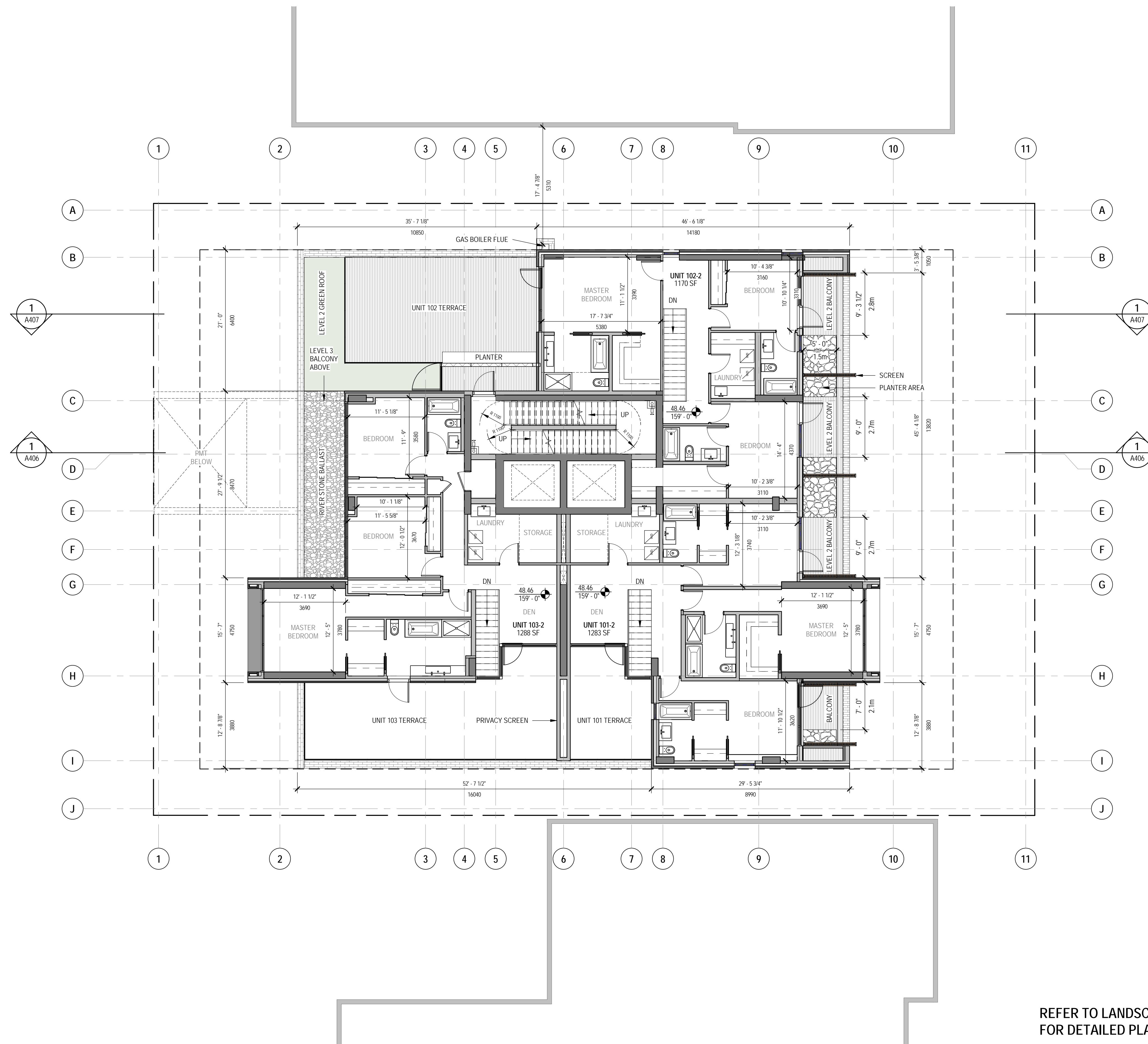
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LEVEL 2 PLAN

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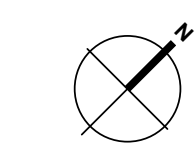
A204

04703V



REFER TO LANDSCAPE DRAWING PACKAGE FOR DETAILED PLANTING INFORMATION

LEVEL 2 PLAN
 1/8" = 1'-0" SCALE: 1 A204



GFA LEVEL 3	
Name	Area
LEVEL 3 - AREA	3100 SF
STORAGE	80 SF
Wall Exclusion	32 SF
Grand total	3212 SF

EXCLUSIONS	
STORAGE LEVEL 3	
Name	Area
STORAGE	80 SF
Grand total	80 SF

BALCONY LEVEL 3	
Name	Area
BALCONY	194 SF
EXIT BALCONY - LEVEL 3	53 SF
Grand total	246 SF

NET FSR LEVEL 3	
Name	Area
LEVEL 3 - AREA	3100 SF
Grand total	3100 SF

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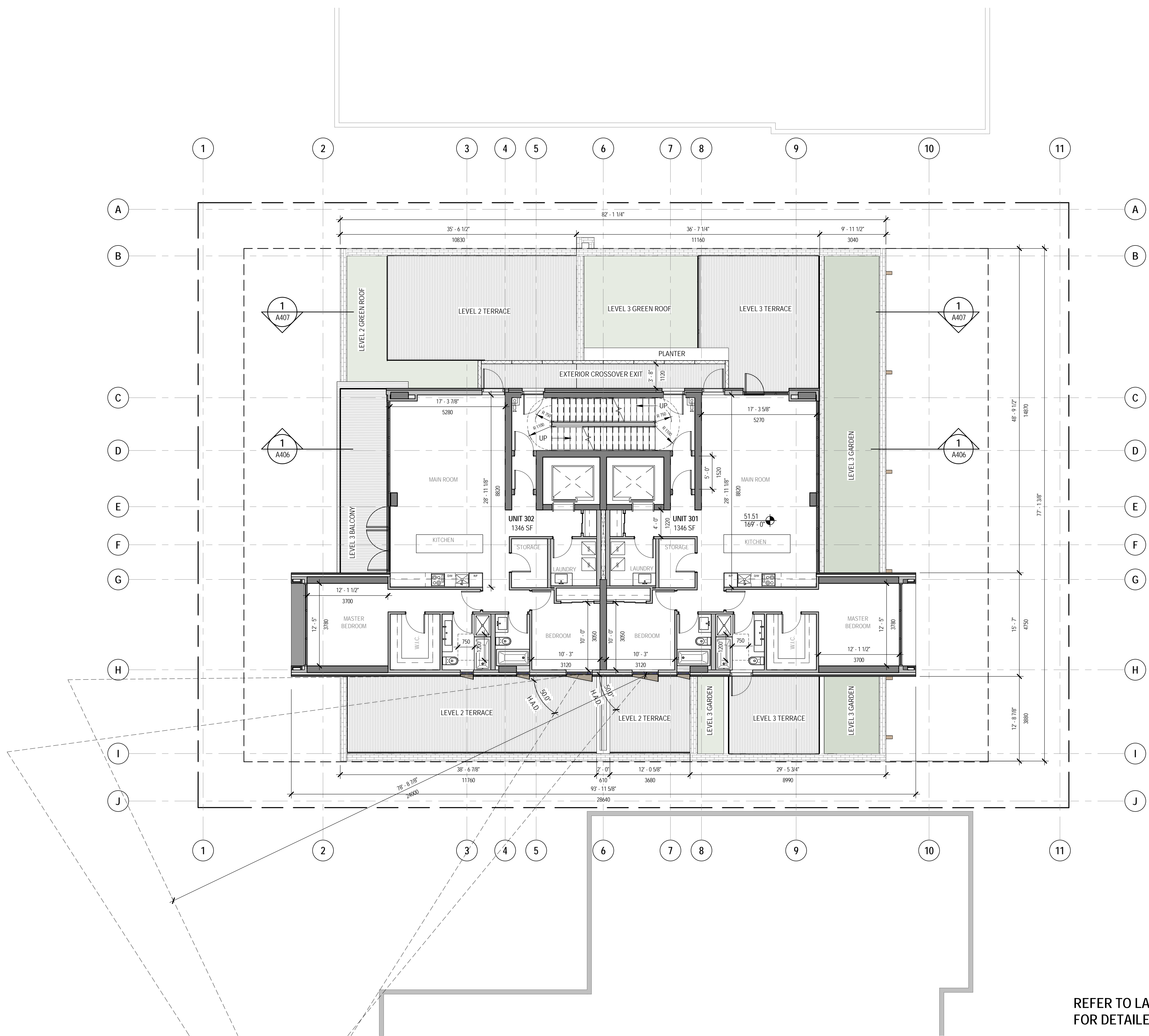
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SEAL

1150 BARCLAY
 1150 Barclay Street, Vancouver BC

LEVEL 3 PLAN
 DRAWN: E.Dysart
 PLOT DATE: 12/18/2017 12:06:40 PM
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A205
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REFER TO LANDSCAPE DRAWING PACKAGE FOR DETAILED PLANTING INFORMATION

LEVEL 3 PLAN 1
 1/8" = 1'-0" SCALE: A205

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SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

LEVEL 4 -10 PLAN

DRAWN: E.Dysart CHECKED:
PLOT DATE: 12/18/2017 12:06:42 PM

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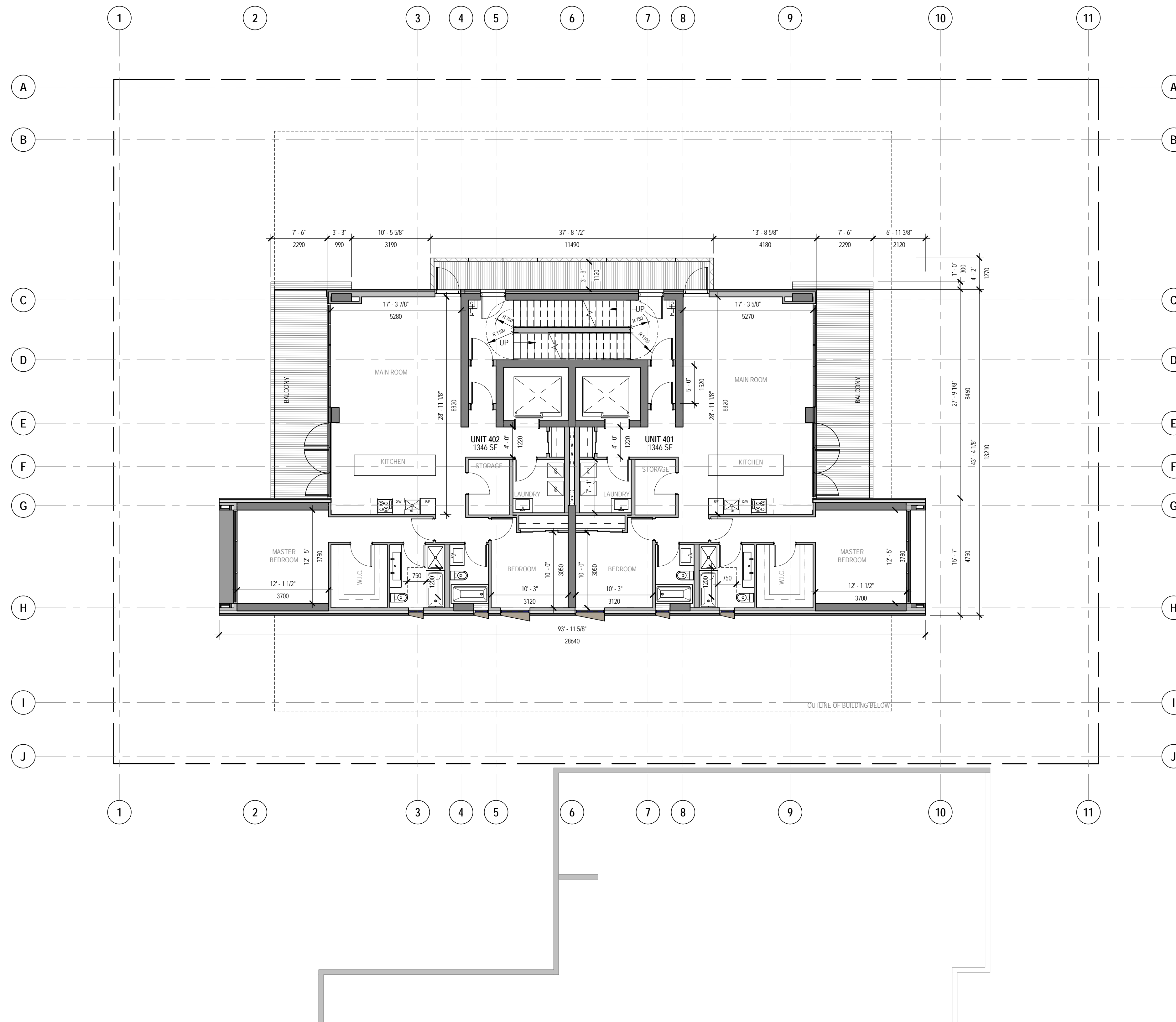
04703V

GFA LEVEL 4-10	
Name	Area
LEVEL 4 - AREA	3100 SF
LEVEL 5 - AREA	3100 SF
LEVEL 6 - AREA	3100 SF
LEVEL 7 - AREA	3100 SF
LEVEL 8 - AREA	3100 SF
LEVEL 9 - AREA	3100 SF
LEVEL 10 - AREA	3100 SF
STORAGE	559 SF
Wall Exclusion	224 SF
Grand total	22482 SF

EXCLUSIONS	
STORAGE LEVEL 4-10	
Name	Area
STORAGE	559 SF
Grand total	559 SF

BALCONY LEVEL 4-10	
Name	Area
BALCONY	2710 SF
EXIT BALCONY - LEVEL 4	135 SF
EXIT BALCONY - LEVEL 5	135 SF
EXIT BALCONY - LEVEL 6	135 SF
EXIT BALCONY - LEVEL 7	135 SF
EXIT BALCONY - LEVEL 8	135 SF
EXIT BALCONY - LEVEL 9	135 SF
EXIT BALCONY - LEVEL 10	135 SF
Grand total	3652 SF

NET FSR LEVEL 4-10	
Name	Area
LEVEL 4 - AREA	3100 SF
LEVEL 5 - AREA	3100 SF
LEVEL 6 - AREA	3100 SF
LEVEL 7 - AREA	3100 SF
LEVEL 8 - AREA	3100 SF
LEVEL 9 - AREA	3100 SF
LEVEL 10 - AREA	3100 SF
Grand total	21698 SF



GFA LEVEL 11	
Name	Area
LEVEL 11 - AREA	3100 SF
STORAGE	80 SF
Wall Exclusion	32 SF
Grand total	3212 SF

EXCLUSIONS	
STORAGE LEVEL 11	
Name	Area
STORAGE	80 SF
Grand total	80 SF
BALCONY LEVEL 11	
Name	Area
BALCONY	388 SF
EXIT BALCONY - LEVEL 11	135 SF
Grand total	522 SF

NET FSR LEVEL 11	
Name	Area
LEVEL 11 - AREA	3100 SF

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SEAL

1150 BARCLAY

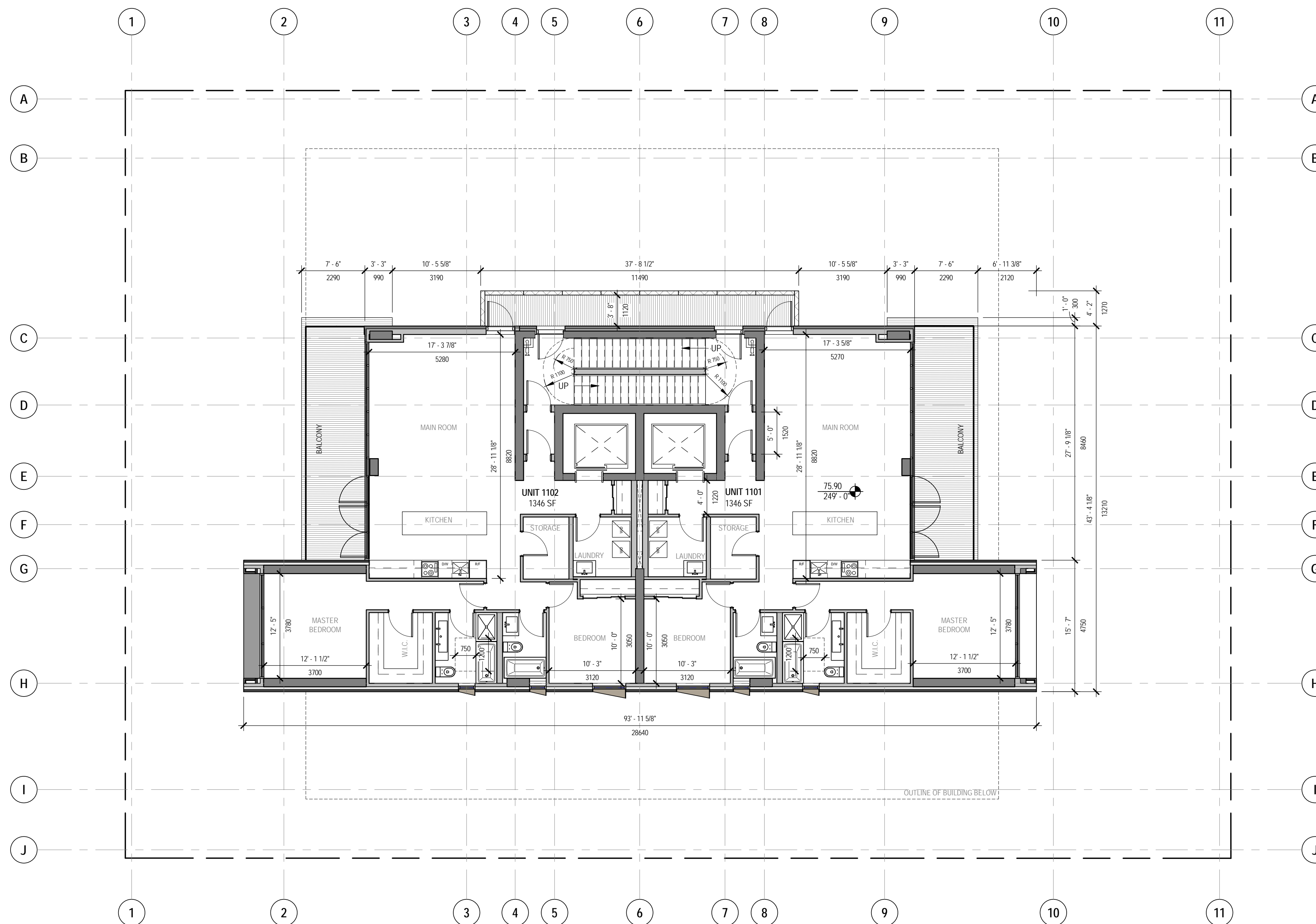
1150 Barclay Street, Vancouver BC

LEVEL 11 PLAN

DRAWN: E.Dysart CHECKED:
 PLOT DATE: 12/18/2017 12:06:44 PM

A207

04703V



LEVEL 11 PLAN 1
 1/8" = 1'-0" SCALE: A207



SYMBOL ABBREVIATION LEGEND

- B.E. Building elevation
- B.G. Building grade elevation
(from official building grades)
- O.B.G. Official building grade elevation
- T.O.P. Top of parapet elevation

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SEAL

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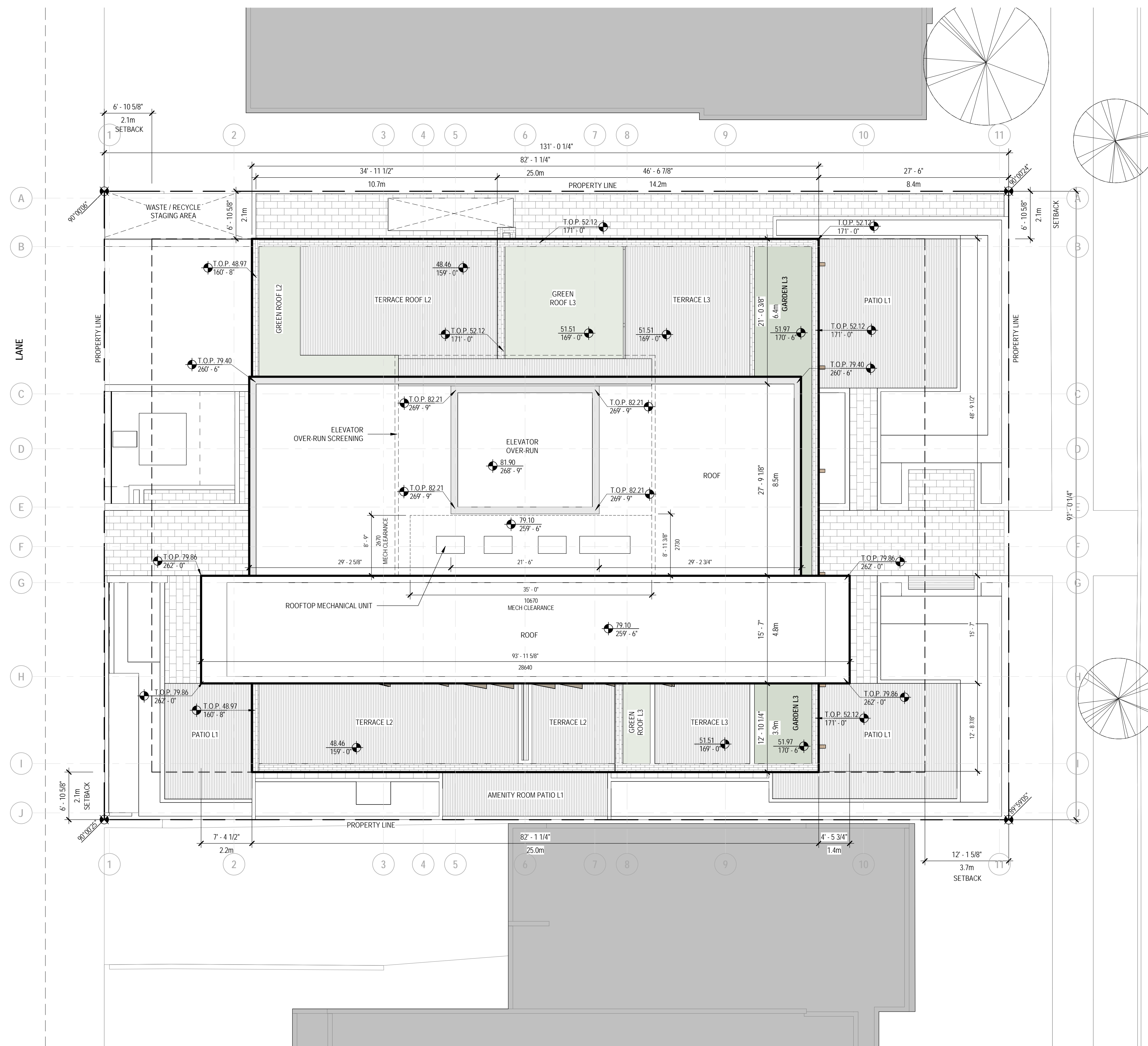
1150 Barclay Street, Vancouver BC

ROOF PLAN

DRAWN: E.Dysart CHECKED:
PLOT DATE: 12/18/2017 12:06:46 PM

A208

04703V



BARCLAY ST.



MATERIAL KEYNOTE LEGEND	
NUMBER	MATERIAL NOTE
001	BLACK BRICK CLADDING
002	COMPOSITE STONE PANEL CLADDING (DARK GREY STONE)
003	COMPOSITE STONE PANEL CLADDING (LIGHT GREY STONE)
005	CURTAIN WALL SYSTEM WITH CAPLESS MULLIONS
006	SPANDREL GLAZING (BACK-PAINTED)
008	GLAZED GUARD CLEAR
009	PRE-FINISHED METAL FACIA
010	METAL MESH SCREENING
013	C.I.P. CONCRETE LANDSCAPE WALL
014	PRE-FINISHED METAL PUNCHED WINDOW SHROUD
016	SLAT CLADDING

ISSUED FOR

1 2017-12-19 DEVELOPMENT PERMIT APPLICATION

SYMBOL ABBREVIATION LEGEND

- B.E. Building elevation
- B.G. Building grade elevation
(from official building grades)
- O.B.G. Official building grade elevation
- T.O.P. Top of parapet elevation
- B.S. Base surface elevation

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SEAL

1150 BARCLAY

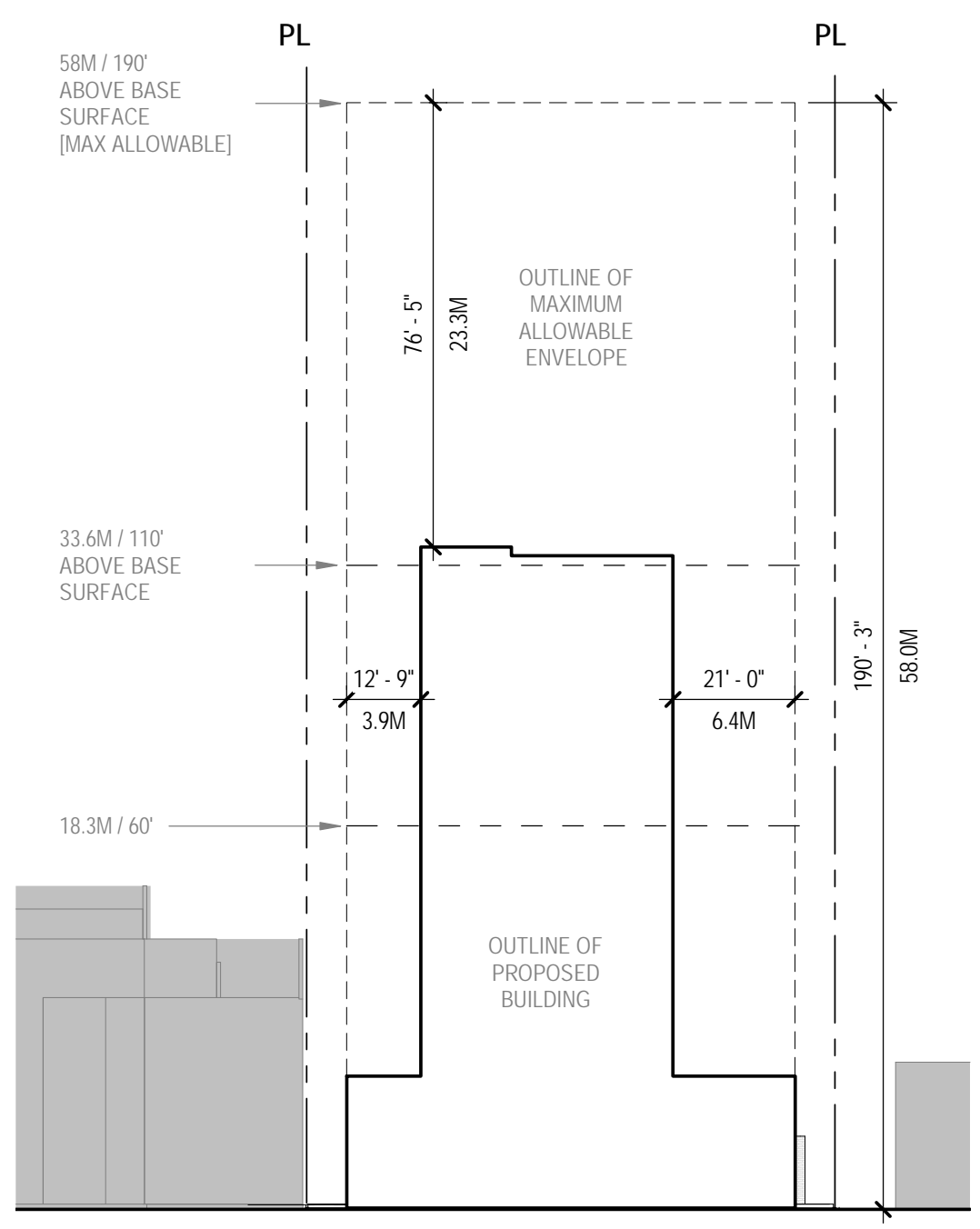
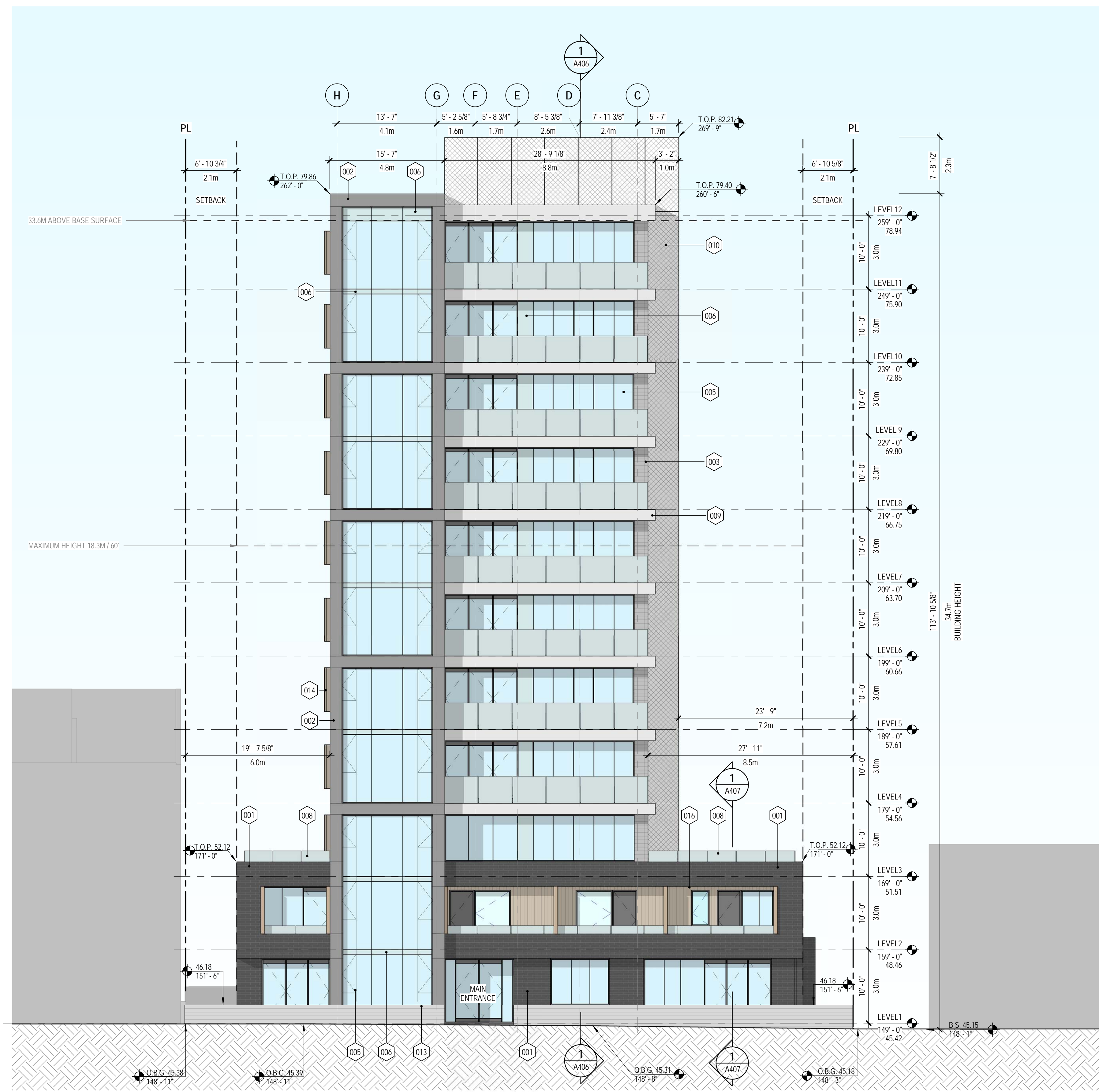
1150 Barclay Street, Vancouver BC

NORTH ELEVATION

DRAWN: E.Dysart
PLOT DATE: 12/18/2017 12:07:18 PM
CHECKED:

A401

04703V



Variance of height sought after under the provisions of Section (4.3) of the:
RM-5, RM-SA, RM-5B, RM-5C and RM-5D Districts Schedule

(4.3.2)
The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0m provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided it first considers:
a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
b) the submission of any advisory group, property owner or tenant; and
c) the effects on public and private views, sunshine, privacy and open spaces

- The height does not exceed 58.0m
- The intent of increasing the height is to allow for a site coverage below 50%, which increases the amount of sunlight that reaches the street and adjacent buildings, improving the public realm.
- The building significantly steps back from the required setback at level 3, which allows for better views and daylight access for the adjacent buildings
- The building is similar in height to other towers on the block of Barclay between Bute and Thurlow.

NORTH ELEVATION
1/8" = 1'-0" SCALE: 1/A401

ISSUED FOR

1 2017-12-19 DEVELOPMENT PERMIT APPLICATION

MATERIAL KEYNOTE LEGEND	
NUMBER	MATERIAL NOTE
001	BLACK BRICK CLADDING
002	COMPOSITE STONE PANEL CLADDING (DARK GREY STONE)
003	COMPOSITE STONE PANEL CLADDING (LIGHT GREY STONE)
004	PRE-FINISHED METAL CLADDING
005	CURTAIN WALL SYSTEM WITH CAPLESS MULLIONS
006	SPANDREL GLAZING (BACK-PAINTED)
008	GLAZED GUARD CLEAR
010	METAL MESH SCREENING
012	PRE-FINISHED METAL LOUVRE / SCREEN
014	PRE-FINISHED METAL PUNCHED WINDOW SHROUD
016	SLAT CLADDING

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- B.S. Base surface elevation

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LANDSCAPE ARCHITECT
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Tel: 604-684-4611 Fax: 604-684-0577

SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

SOUTH ELEVATION

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PLOT DATE: 12/18/2017 12:07:50 PM

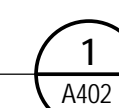
A402

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SOUTH ELEVATION

1/8" = 1'-0" SCALE:



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SEAL

1150 BARCLAY

1150 Barclay Street, Vancouver BC

EAST ELEVATION

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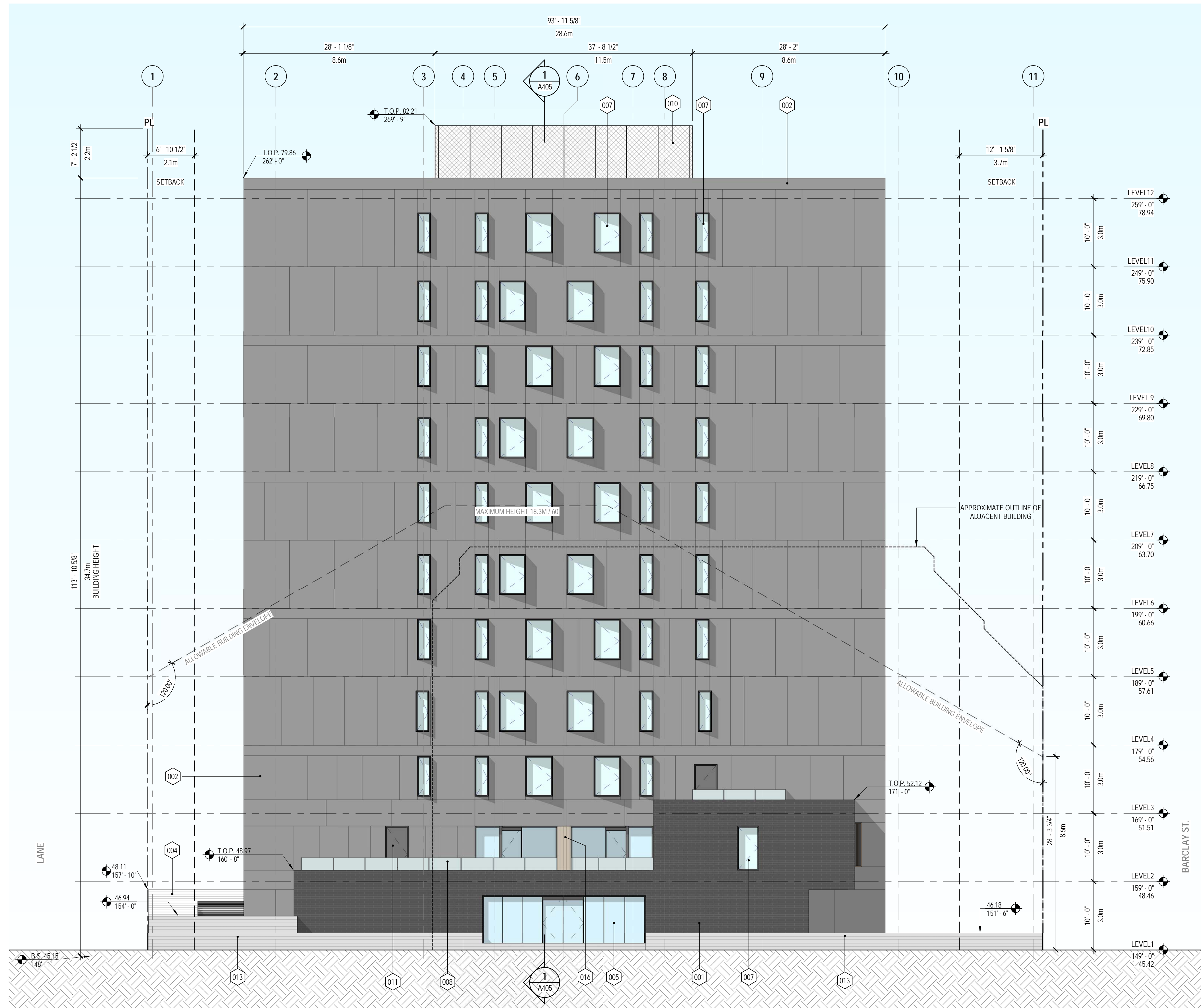
A403

04703V

MATERIAL KEYNOTE LEGEND	
NUMBER	MATERIAL NOTE
001	BLACK BRICK CLADDING
002	COMPOSITE STONE PANEL CLADDING (DARK GREY STONE)
004	PRE-FINISHED METAL CLADDING
005	CURTAIN WALL SYSTEM WITH CAPLESS MULLIONS
007	DOUBLE GLAZED PUNCHED WINDOW
008	GLAZED GUARD CLEAR
010	METAL MESH SCREENING
011	PRE-FINISHED INSULATED METAL DOOR
013	C.I.P. CONCRETE LANDSCAPE WALL
016	SLAT CLADDING

SYMBOL ABBREVIATION LEGEND

- B.E. Building elevation
- B.G. Building grade elevation (from official building grades)
- O.B.G. Official building grade elevation
- T.O.P. Top of parapet elevation
- B.S. Base surface elevation



EAST ELEVATION
1/8" = 1'-0" SCALE: 1 A403

MATERIAL KEYNOTE LEGEND	
NUMBER	MATERIAL NOTE
001	BLACK BRICK CLADDING
002	COMPOSITE STONE PANEL CLADDING (DARK GREY STONE)
003	COMPOSITE STONE PANEL CLADDING (LIGHT GREY STONE)
004	PRE-FINISHED METAL CLADDING
005	CURTAIN WALL SYSTEM WITH CAPLESS MULLIONS
008	GLAZED GUARD CLEAR
009	PRE-FINISHED METAL FACIA
010	METAL MESH SCREENING
011	PRE-FINISHED INSULATED METAL DOOR

SYMBOL ABBREVIATION LEGEND

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SEAL

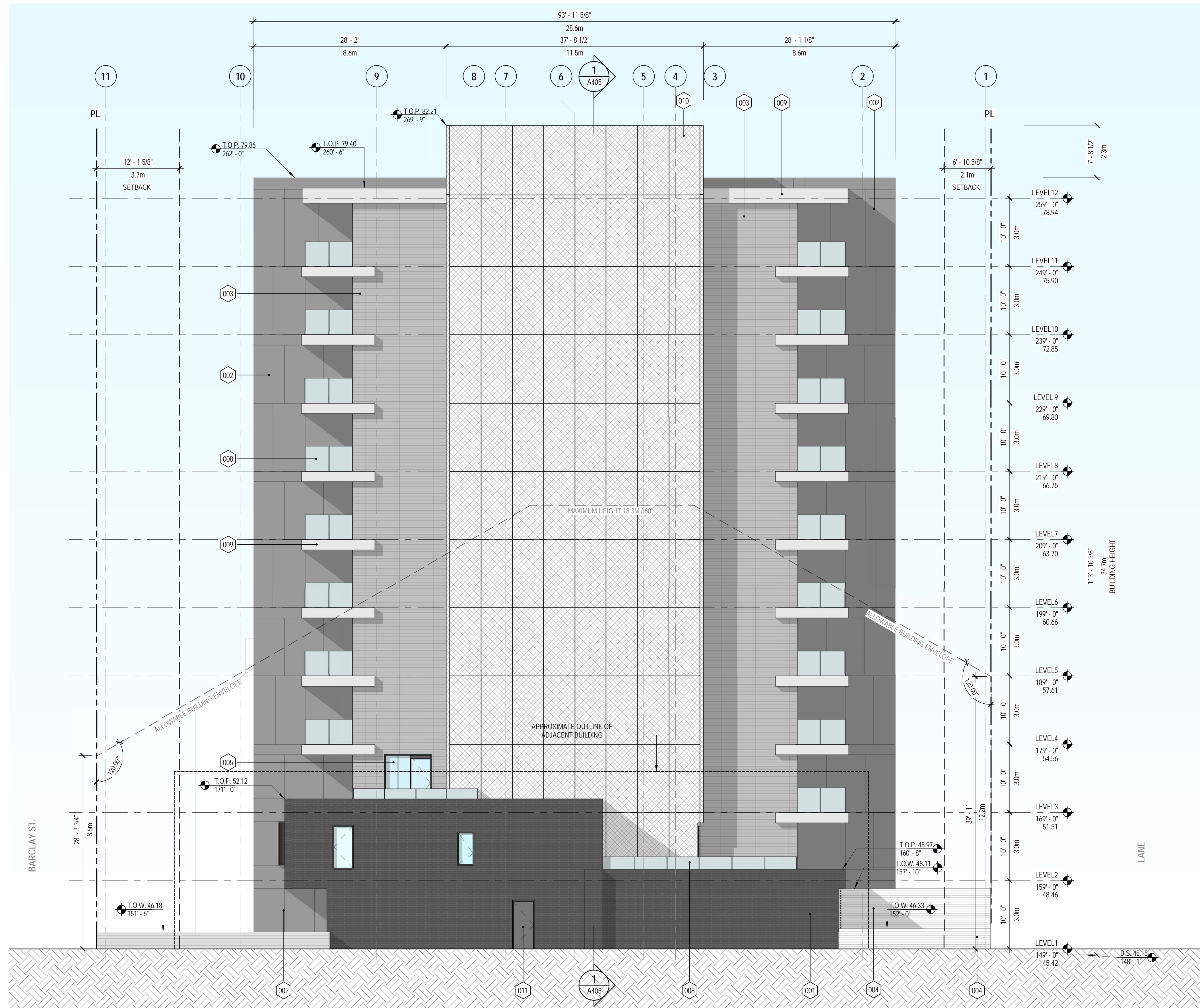
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1150 Barclay Street, Vancouver BC

WEST ELEVATION

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PLOT DATE: 12/18/2017 12:08:50 PM

A404



SYMBOL ABBREVIATION LEGEND

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(from official building grades)
- O.B.G. Official building grade elevation
- T.O.P. Top of parapet elevation

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SEAL

1150 BARCLAY

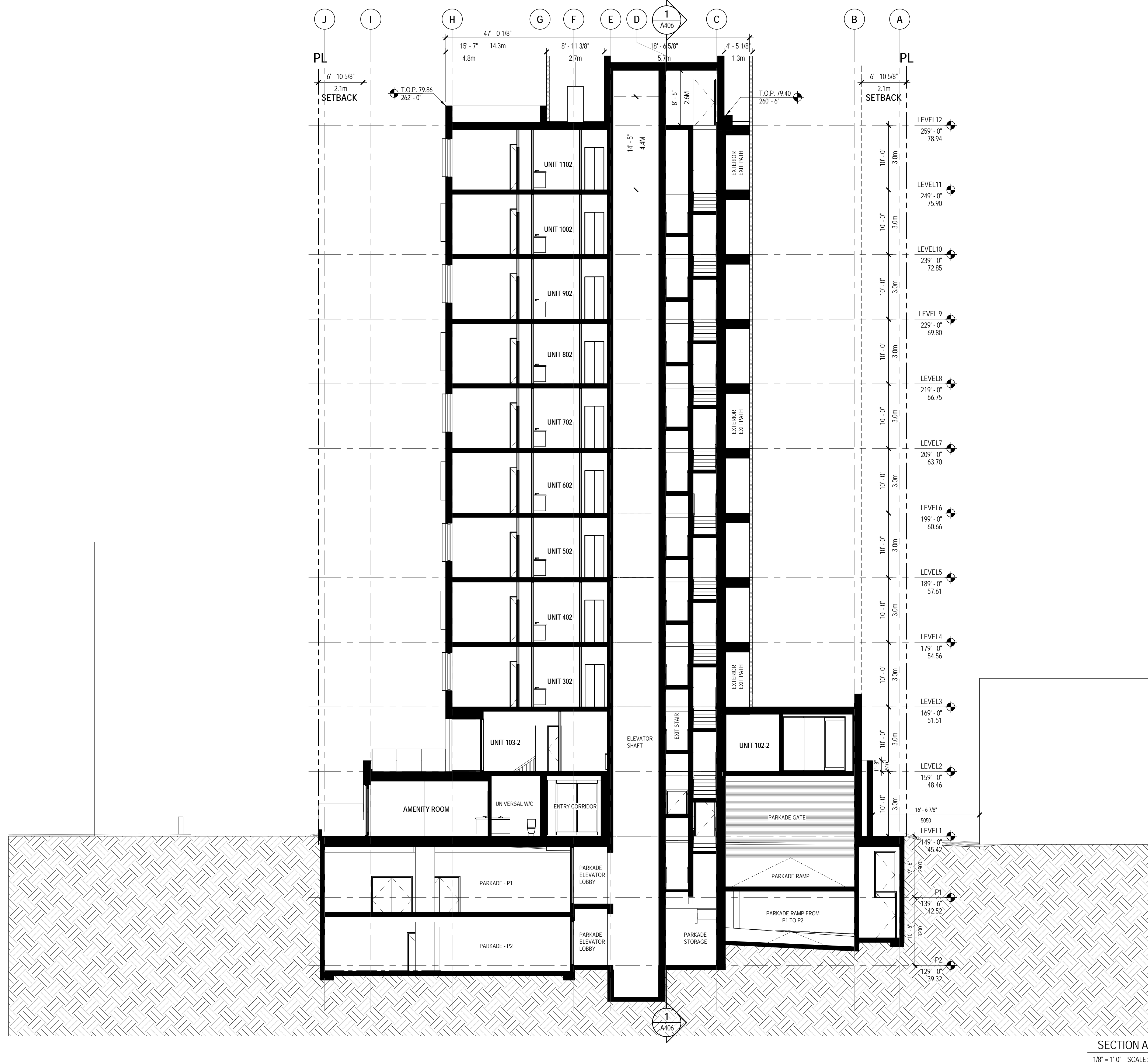
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SECTION A

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PLOT DATE: 12/18/2017 12:08:53 PM

A405

04703V



SECTION A
1/8" = 1'-0" SCALE: 1 A405

SYMBOL ABBREVIATION LEGEND

- B.E. Building elevation
- B.G. Building grade elevation
(from official building grades)
- O.B.G. Official building grade elevation
- T.O.P. Top of parapet elevation
- T.O.W. Top of wall elevation

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SEAL

1150 BARCLAY

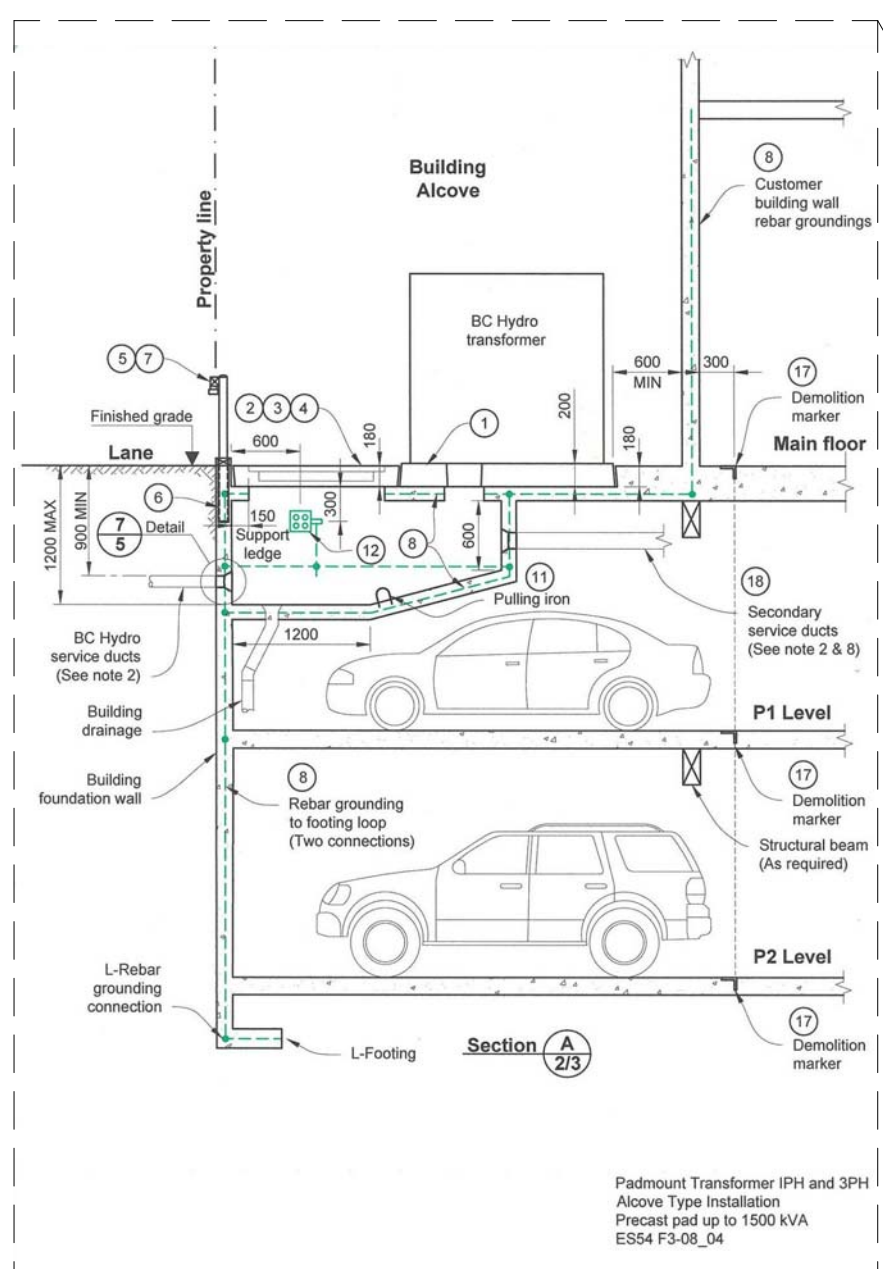
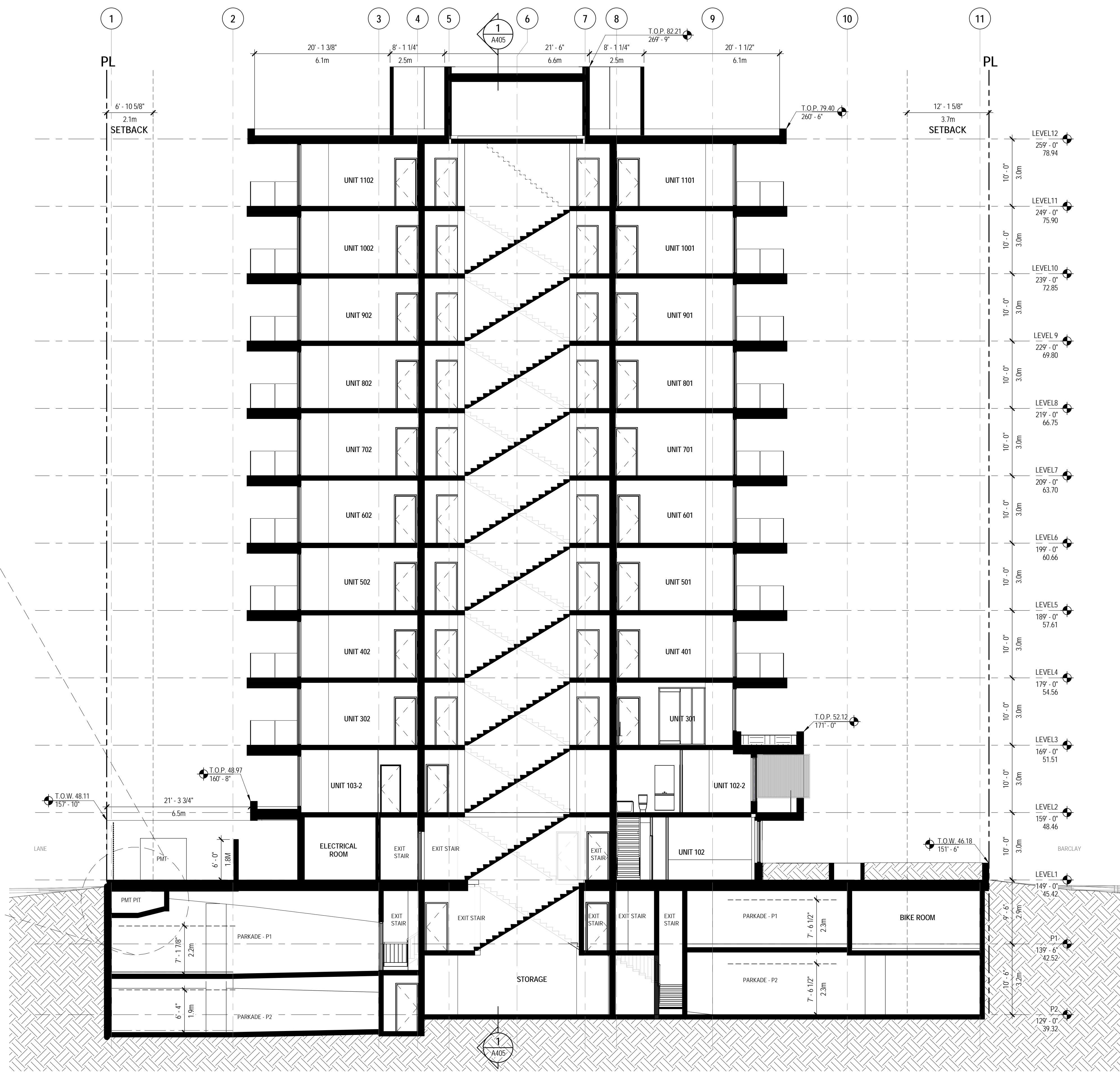
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SECTION B

DRAWN: E.Dysart
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 CHECKED:

A406

04703V



SECTION B 1
 1/8" = 1'-0" SCALE: A406

SYMBOL ABBREVIATION LEGEND

- B.E. Building elevation
- B.G. Building grade elevation
(from official building grades)
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- T.O.W. Top of wall elevation

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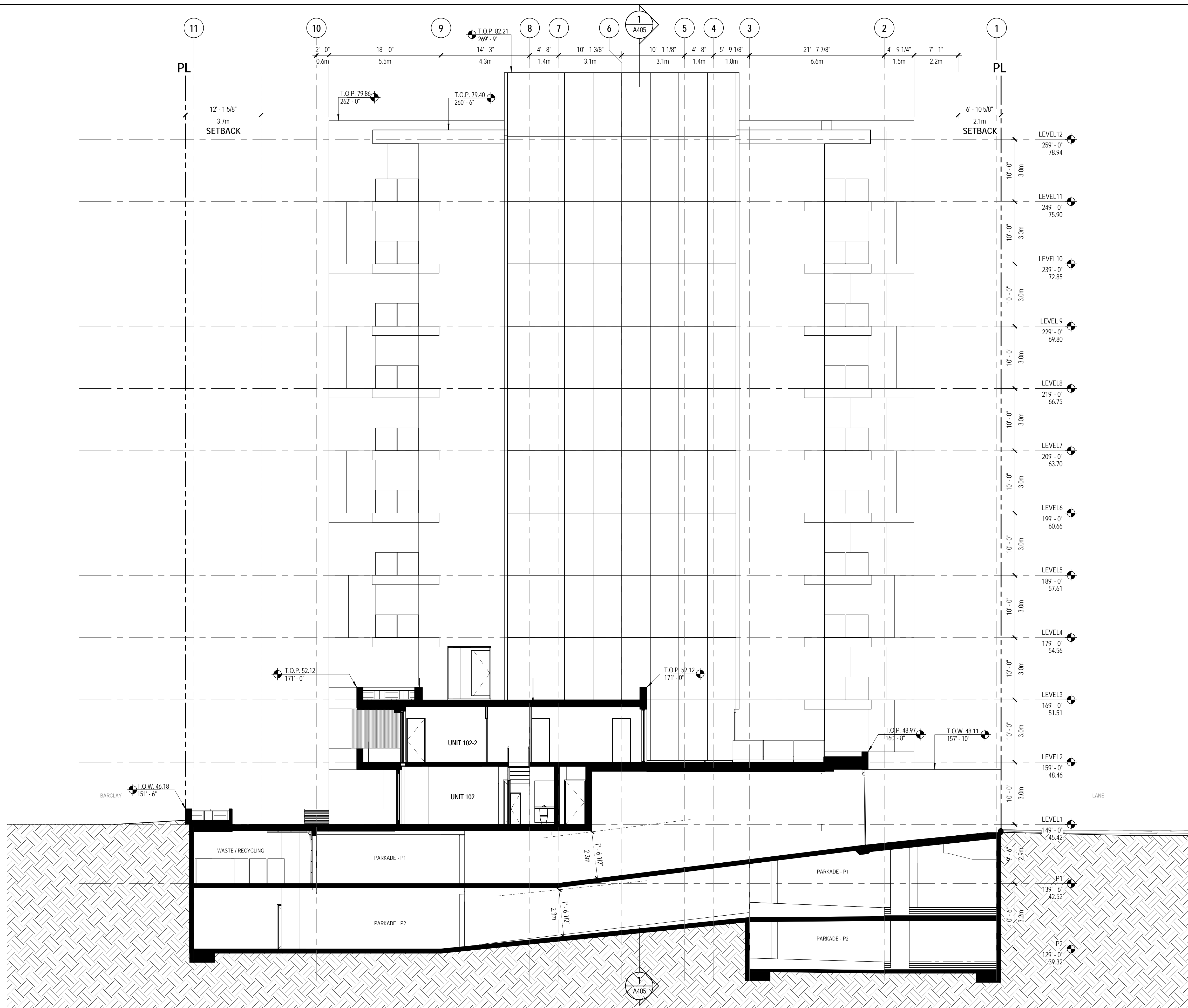
1150 Barclay Street, Vancouver BC

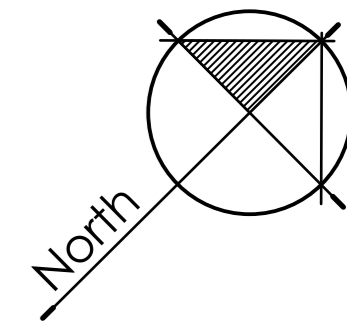
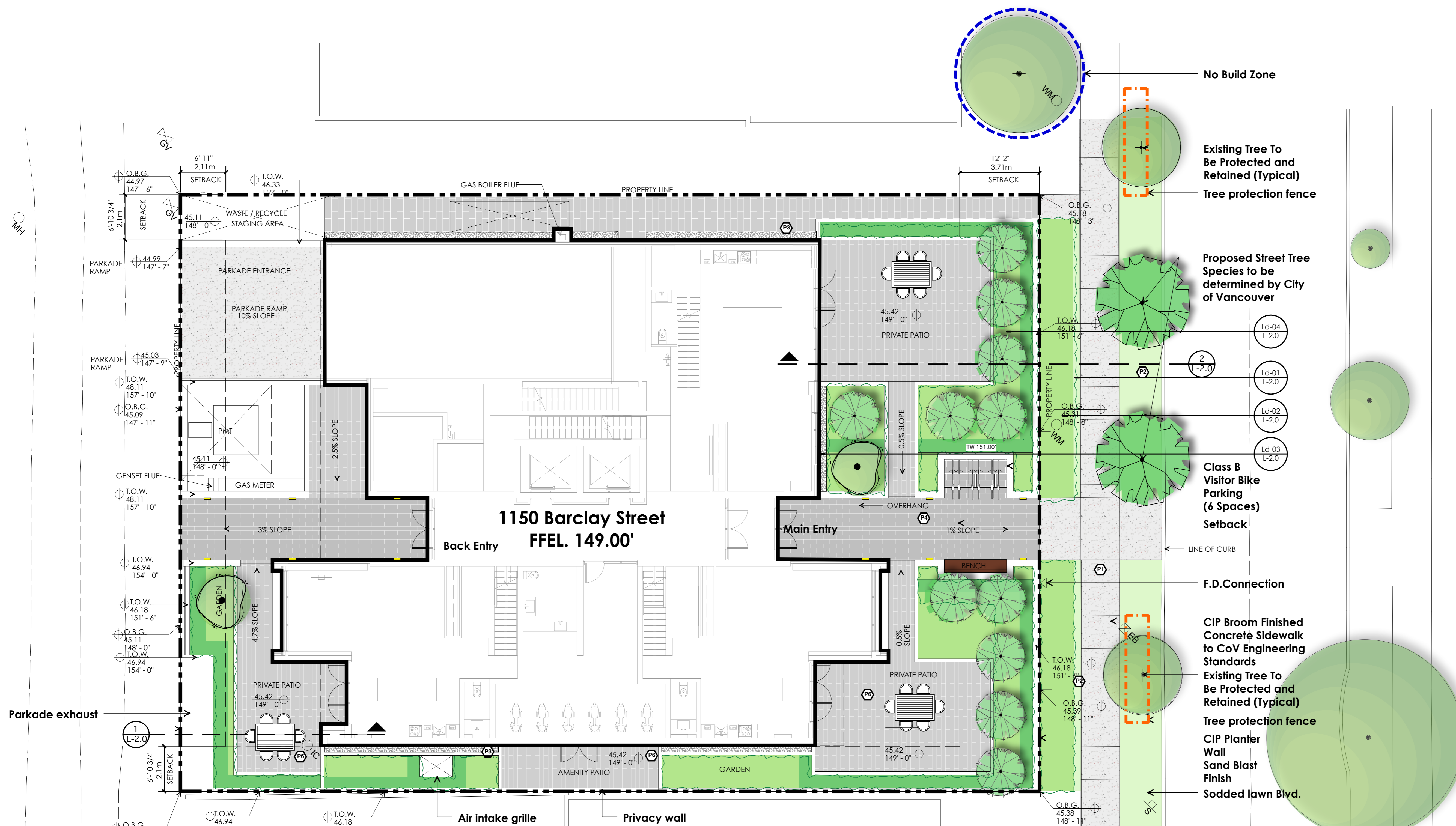
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DRAWN: Author CHECKED: Checker
PLOT DATE: 12/18/2017 12:08:57 PM

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Project:
**1150 Barclay Street,
 Vancouver, BC**

Drawn by: RSS, DD
 Checked by: PK
 Date: December 2017
 Scale: 1/8"=1'

Drawing Title:
**Materials Plan
 Ground Level**

Project No.:
17073
 Sheet No.:

DRAWING LIST

L-1.0	MATERIALS PLAN 1
L-1.1	EXISTING CONDITIONS AND TREE MANAGEMENT PLAN
L-1.1	PLANTING PLAN 1
L-1.2	MATERIALS & PLANTING PLAN 2
L-1.3	MATERIALS & PLANTING PLAN 3
L-2.0	LANDSCAPE SECTIONS

GENERAL PLANTING NOTES:

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #3 class container these shall be as defined in the BCNA (ANSI) Standard.
- Irrigation: All Soft Landscape Areas are to be irrigated with high-efficiency automatic irrigation system, including rain sensor, to IABC Standards.
- All Irrigation over 100' length and Amenity Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.

Planting Patios include many bird friendly native species including evergreen and perennials creating year round interest and adding habitat value.

OFFSITE PLANTING NOTES:

- Street tree final location to the approval of CoV Engineering (contact Eileen Curran of Engineering Services, Street Tree Division at 604.681.6131).
- Street tree final species to the approval of CoV Park Board (contact Cabot Lyford of Park Board at 604.257.8387).
- Approved root barrier to be installed per CoV standard - 18" deep.
- Call Park Board for inspection after tree planting.

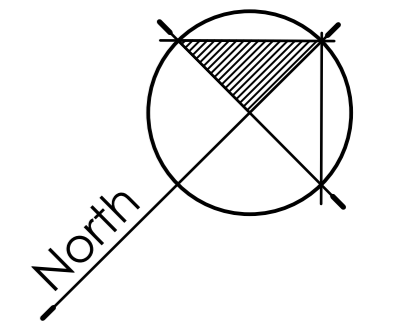
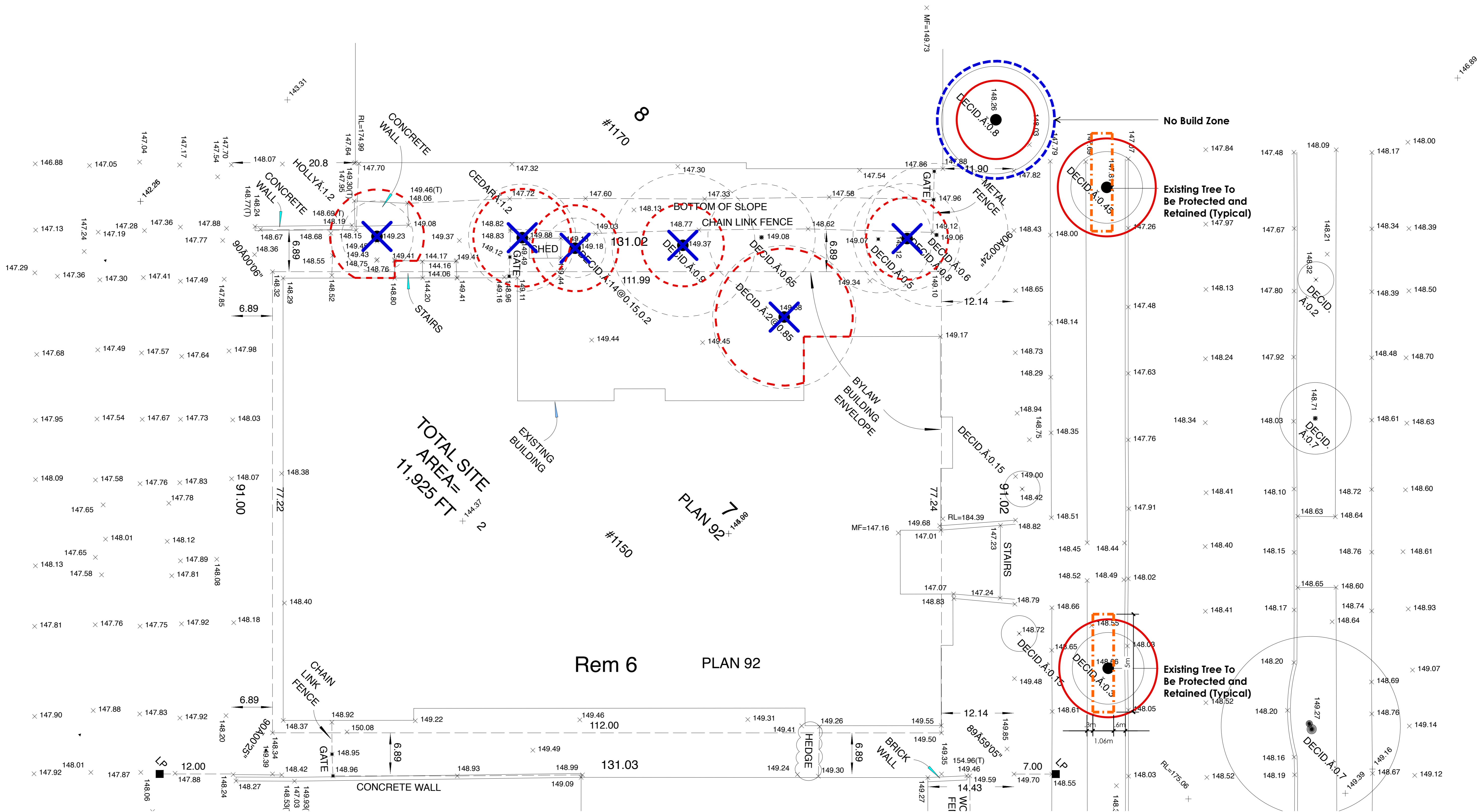
Location of protective barrier to be installed before start of other work on site.
 Note: City of Vancouver requires protective barrier to be installed as a pre-condition for Building Permit.

MATERIALS KEY

MATERIAL	
	CIP Concrete (offsite) 100mm thick. Saw cut as per plan.
	Sod Lawn on grade
	Gravel/River Rock Drainage strip
	Special Paving
	Extensive Green roof
	Concrete Pavers 12x24" Pavers
WALLS & FENCING & HARDSCAPE	
	Metal Entry Gate
	Bike Stalls Advantage Hi-Lo
	Wood Bench
	Wall mount exterior lighting
	In-grade mount exterior lighting

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
	2	Camellia japonica	Japanese Camellia	5cm cal. 8-10
	11	Acer palmatum	Japanese Maple (Green)	cm cal. 3m ht
	2	Proposed street trees	- Species to be determined by City of Vancouver	
SHRUBS & FERNS				
CS	85	Cornus sericea	Kelley Dogwood	#2 pot. 24" o.c.
C	170	Goatbeard stratum	Sage	#1 pot. 12" o.c.
LP	105	Lonicera pleata	Bowled Honeyuckle	#2 pot. 30" o.c.
La	14	Lonicera fragrantula	English Lavender	#1 pot. 18" o.c.
Pm	84	Polystichum muratum	Sword Fern	#2 pot. 18" o.c.
RH	41	Rhododendron 'Hortonia'	Rhododendron	#3 pot. 30" o.c.
RH	7	Rhododendron 'Hortonia'	Rhododendron	#3 pot. 30" o.c.
SP	104	Sparganium angustifolium	Gold Thread Sparganium	#3 pot. 24" o.c.
S	42	Skimmia japonica	Japanese Skimmia	#2 pot. 24" o.c.
TS	131	Taxus media	White Fir	4" #18x8x8 to 18
PERENNIALS, GROUND COVERS & GRASSES				
CS	10	Clematis integrifolia	Evergreen Clematis	#2 pot. 18" o.c.
CB	87	Carex buchanani	Boston Ivy	#1 pot. 12" o.c.
CM	86	Carex maritima	For red curly sedge	#2 pot. 12" o.c.
e	263	Erica carnea	Japanese heath	#2 pot. 12" o.c.
EP	2	Echinops purpureus	Springwood white winter	#1 pot. 6" o.c.
PT	174	Pachystima ternstroemii	Magnus purple coneflower	#1 pot. 12" o.c.
PT	174	Pachystima ternstroemii	Japanese spurge	#1 pot. 12" o.c.



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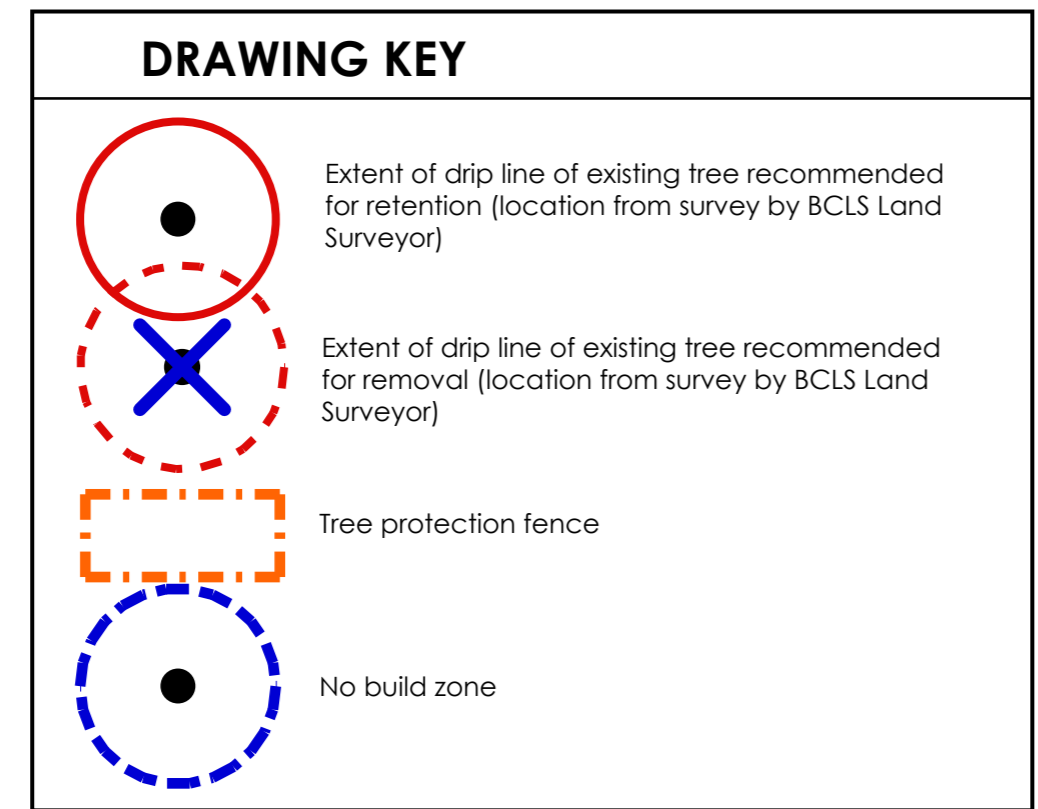


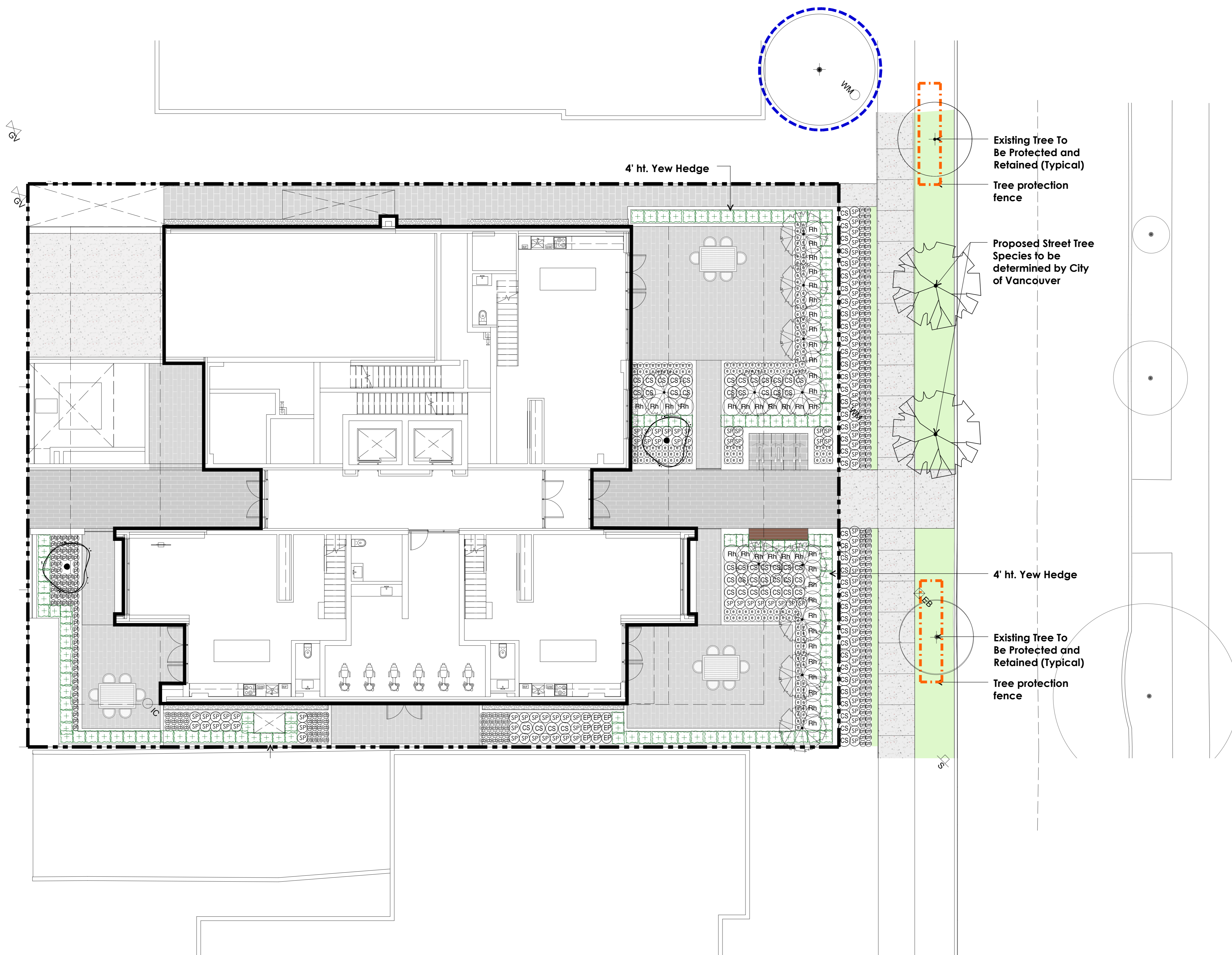
Project:
**1150 Barclay Street,
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Drawn by: RSS, DD
 Checked by: PK
 Date: December 2017
 Scale: 1/8"=1'

Drawing Title:
**Existing Conditions and
 Tree Management plan**

Project No.:
 17073
 Sheet No.:





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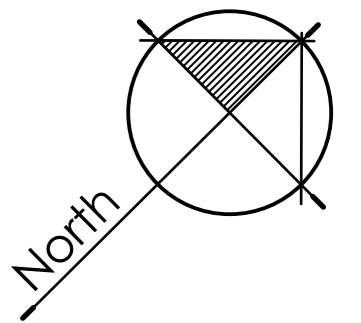
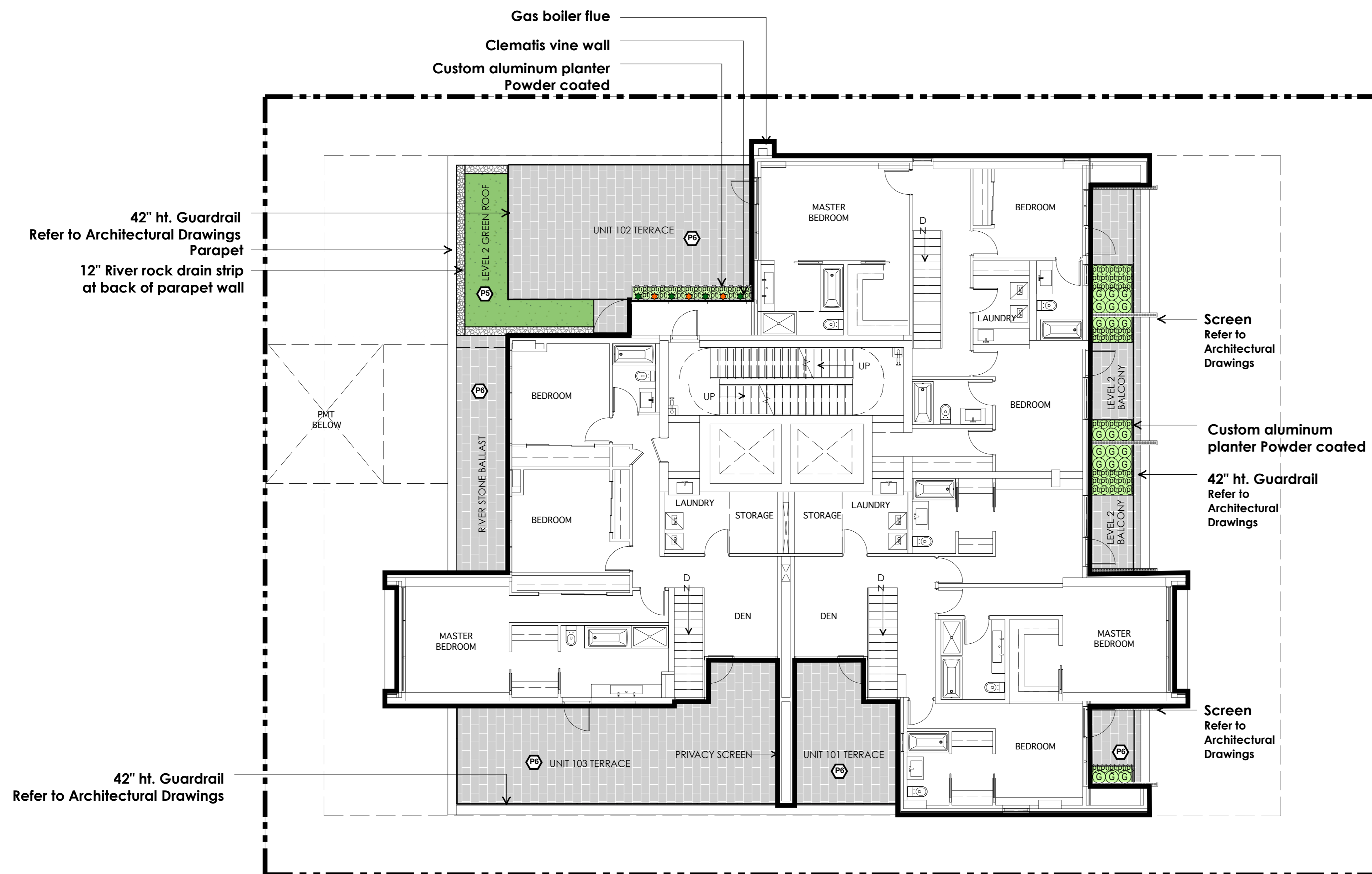


Project:
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Drawn by: RSS, DD
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 Scale: 1/8"=1'

Drawing Title:
**Planting Plan
 Ground Level**

Project No.:
17073
 Sheet No.:



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Revisions:



Project:

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Drawn by: RSS, DD

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Date: December 2017

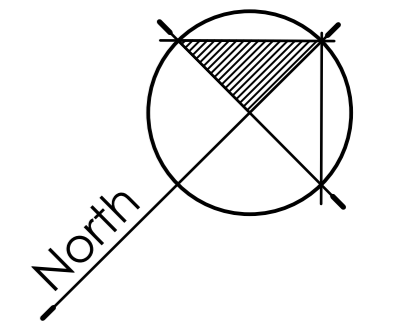
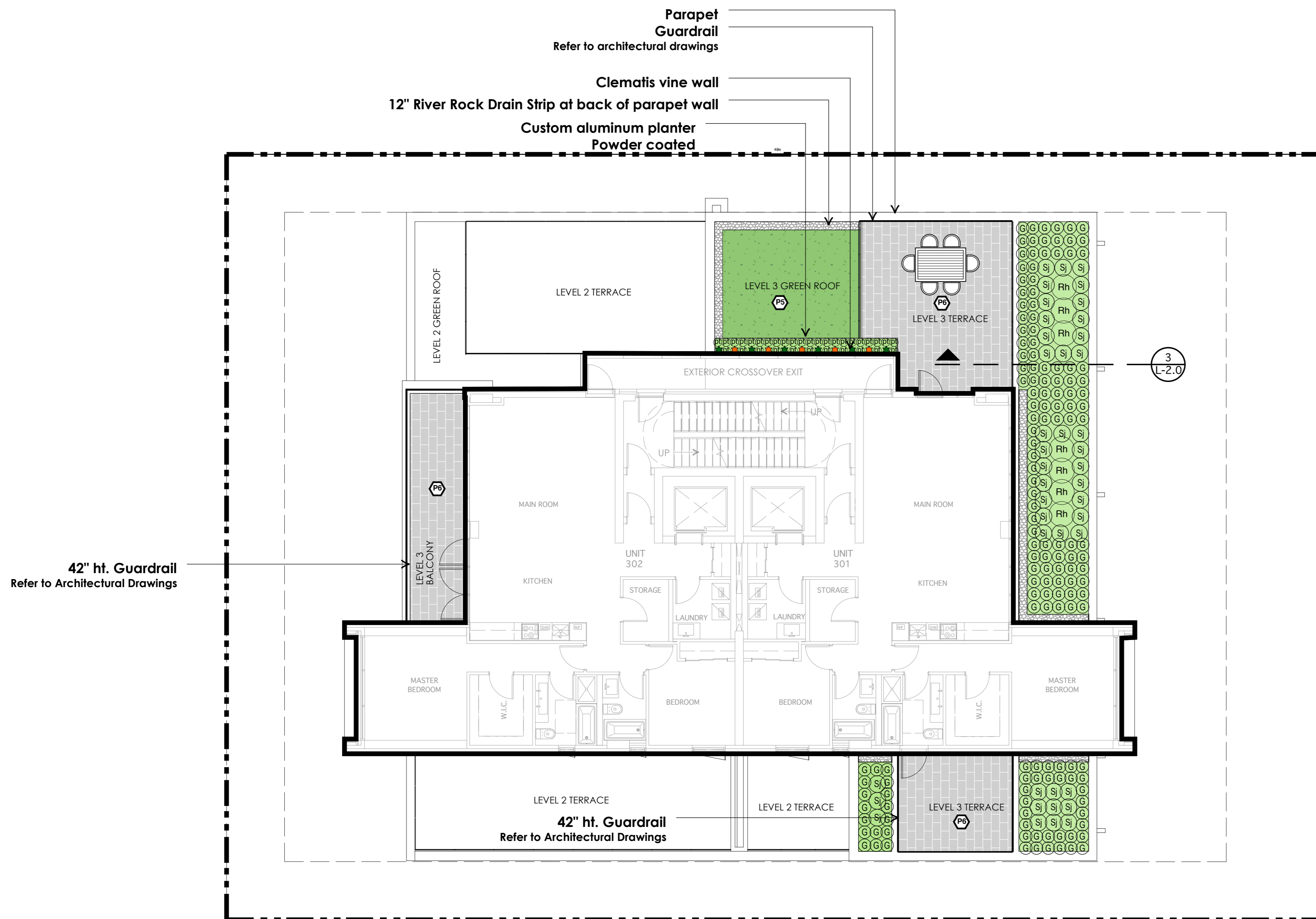
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Drawing Title:

**Materials & Planting
Plan
2nd Level**

Project No.:
17073

Sheet No.:



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no.: | date: | item:

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www.dk.bc.ca

Project:

**1150 Barclay Street,
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Drawn by: RSS, DD

Checked by: PK

Date: December 2017

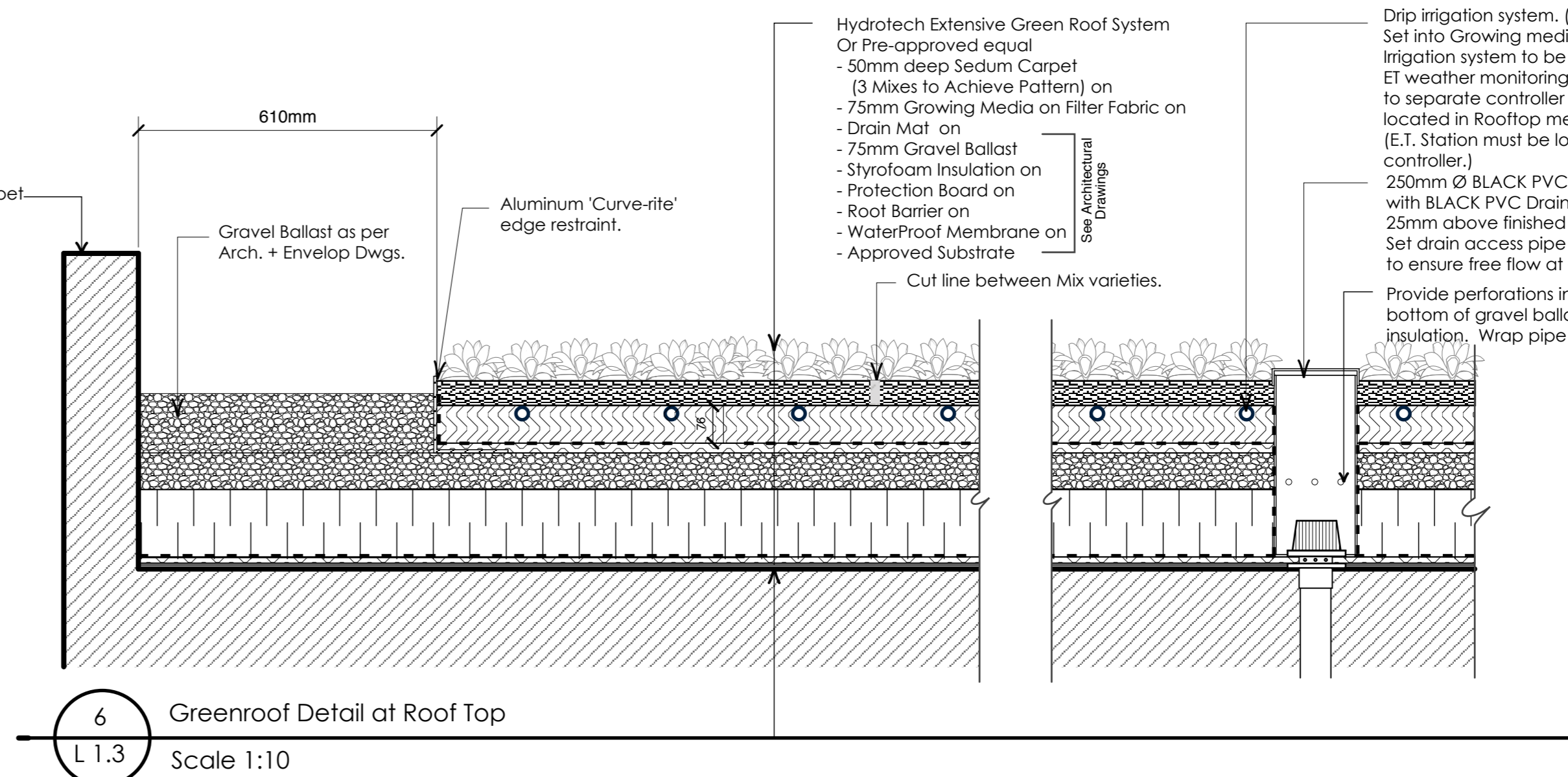
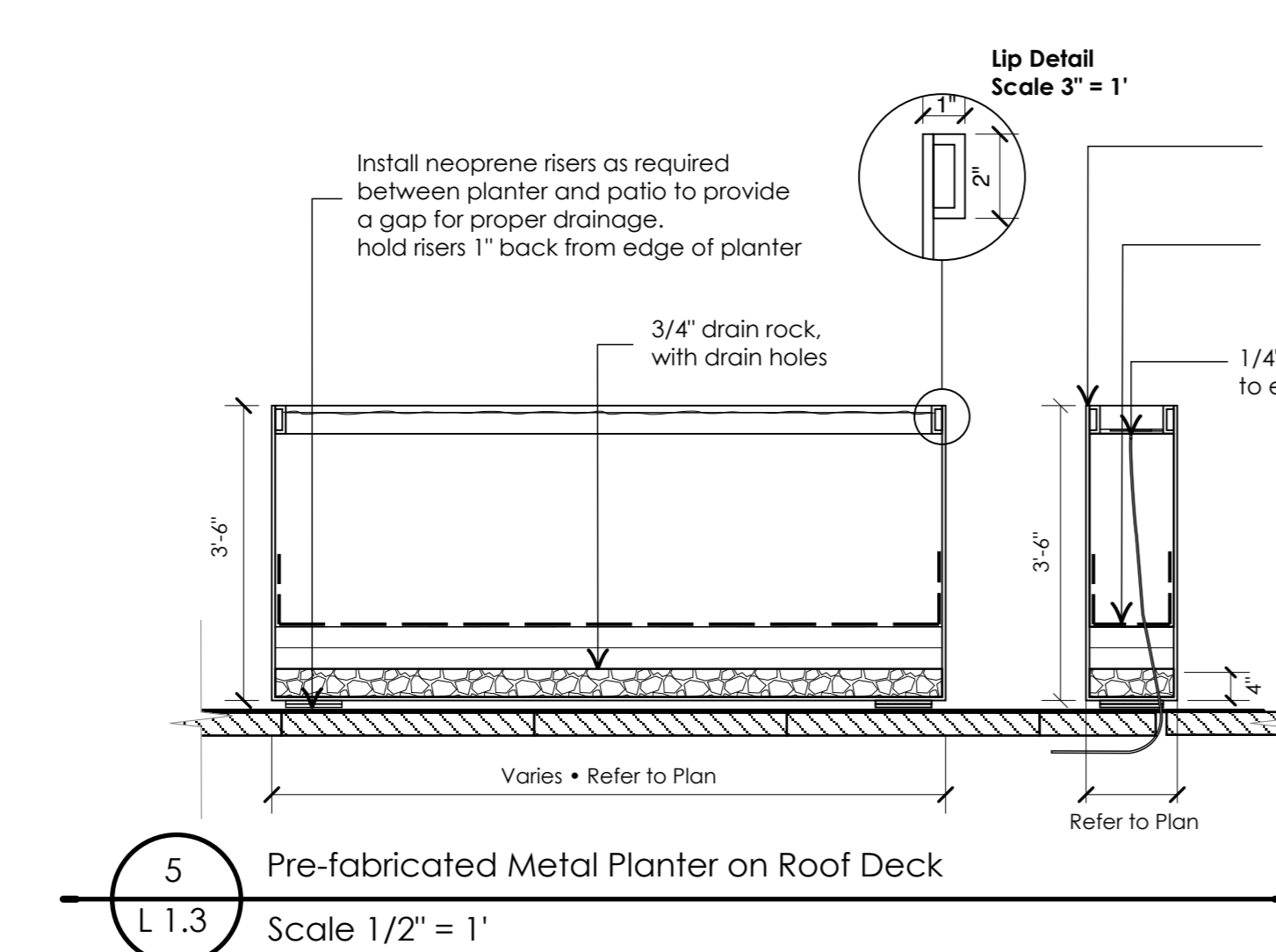
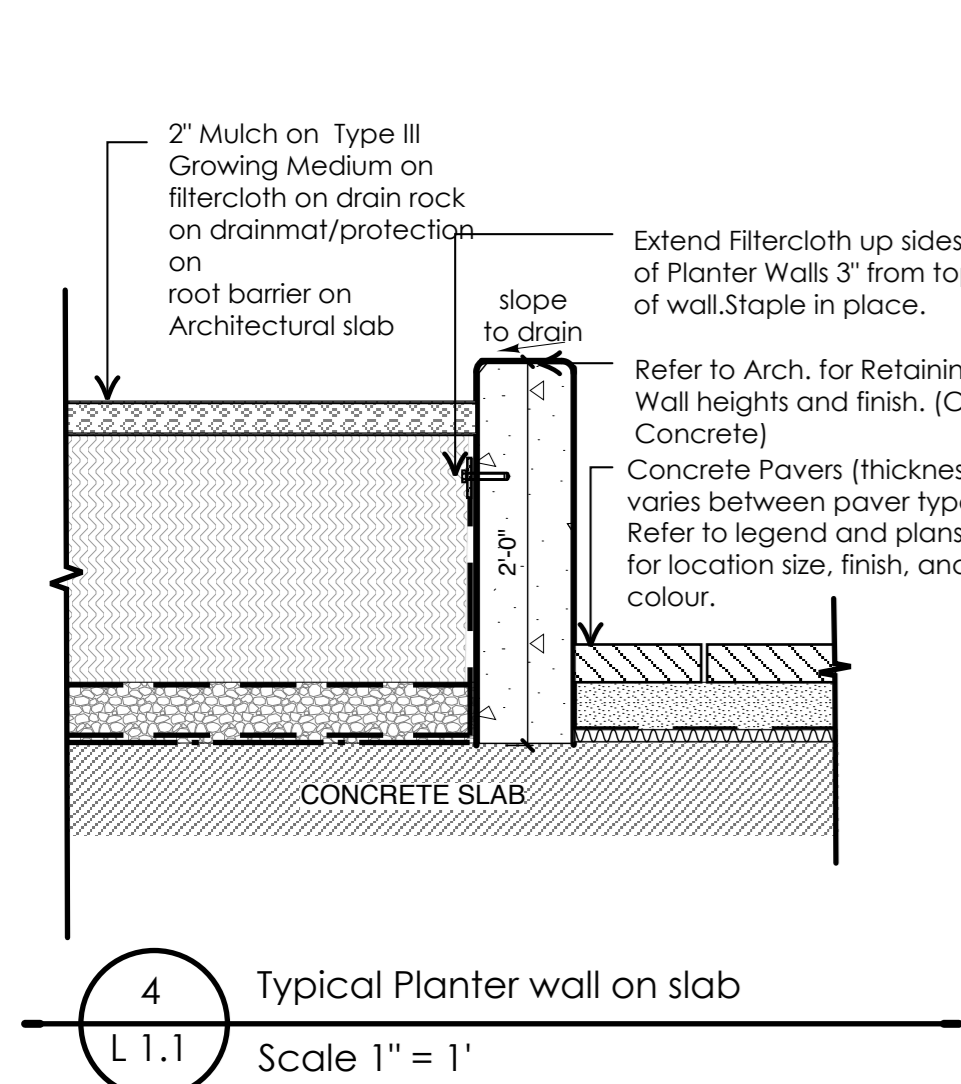
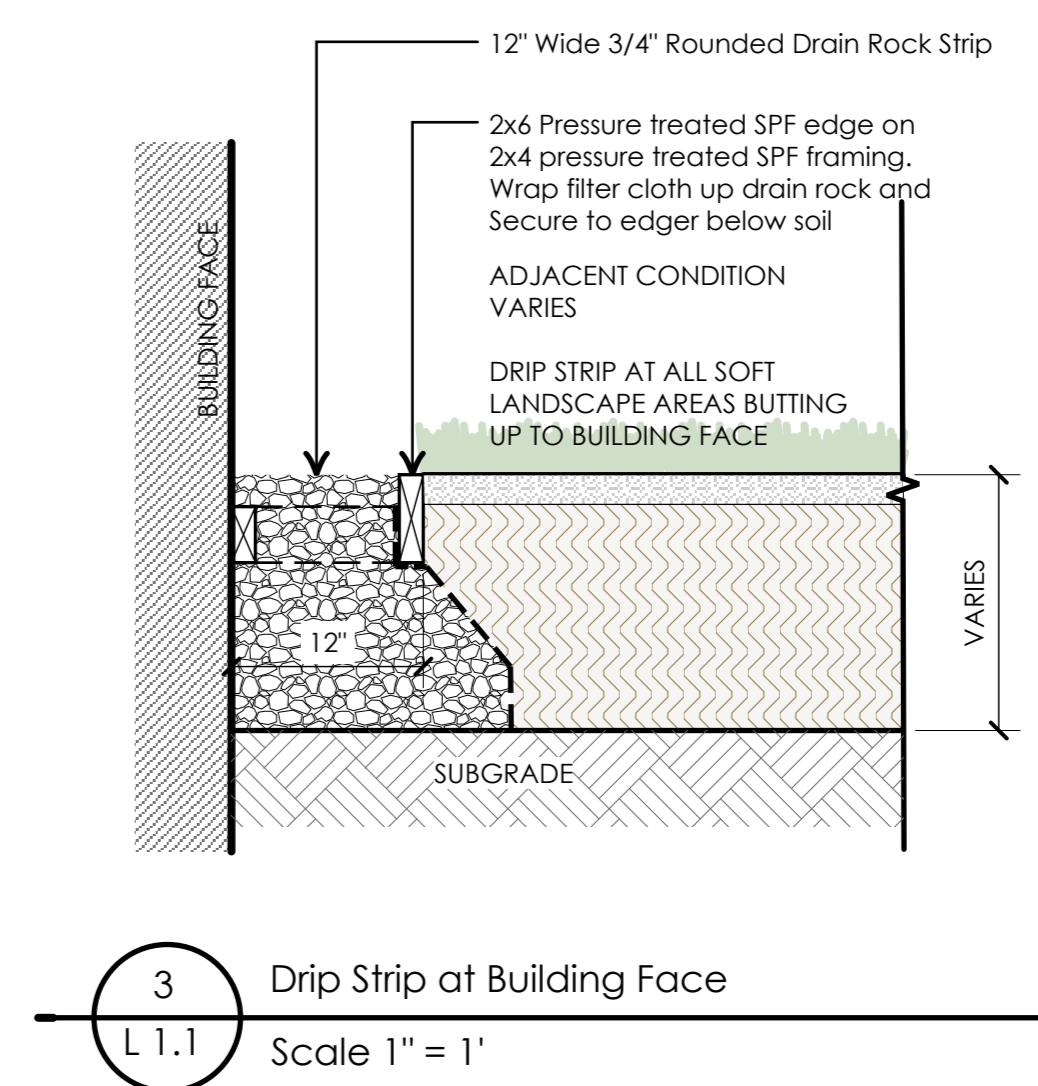
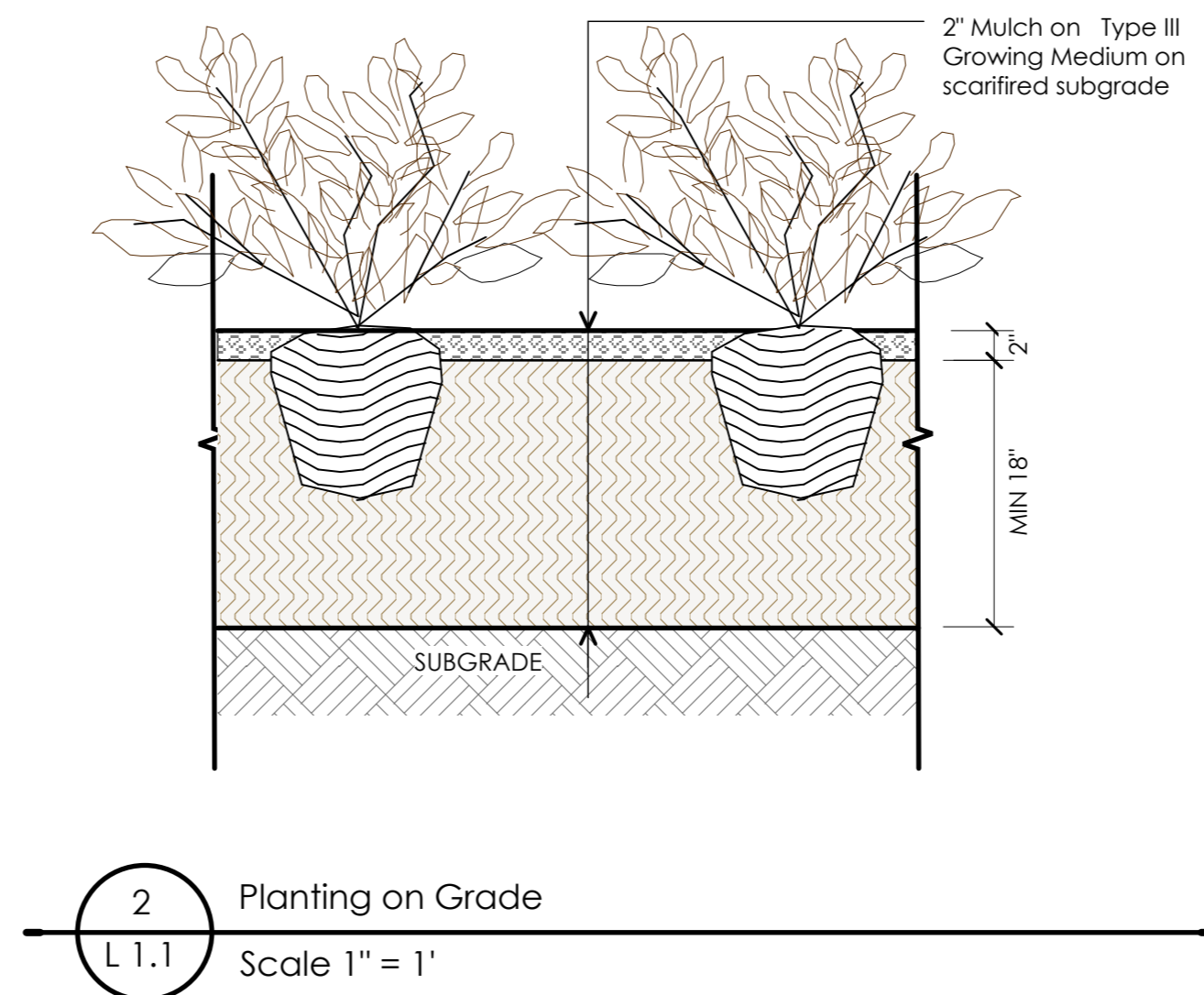
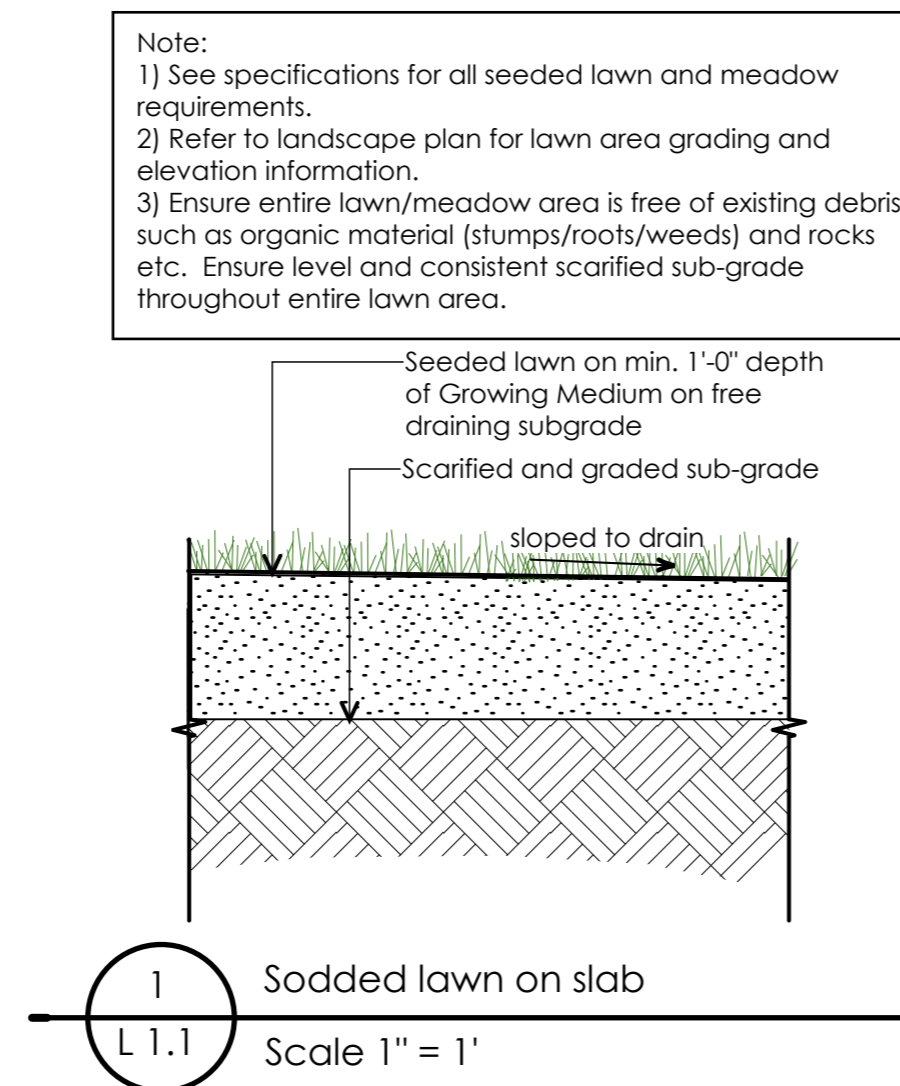
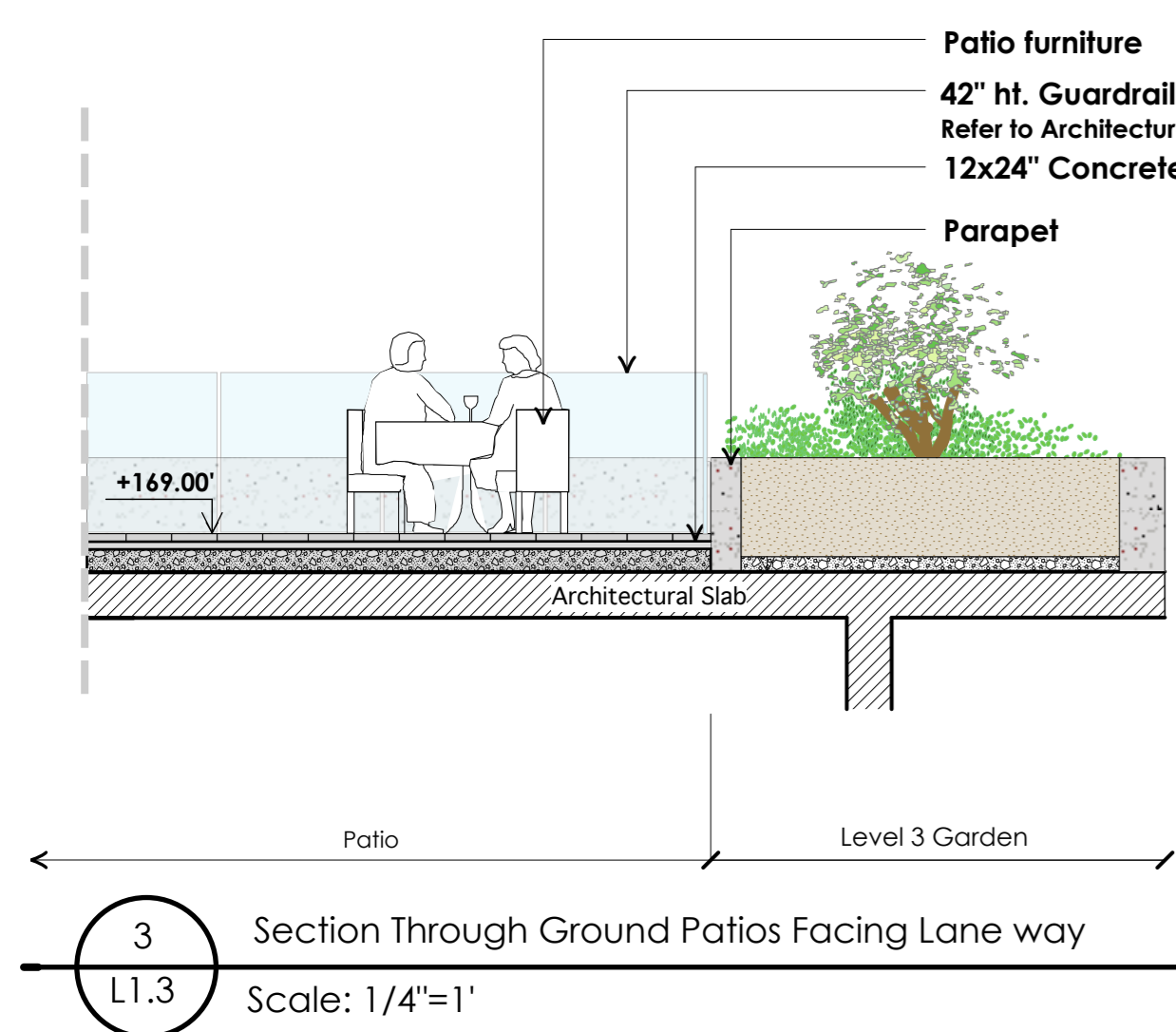
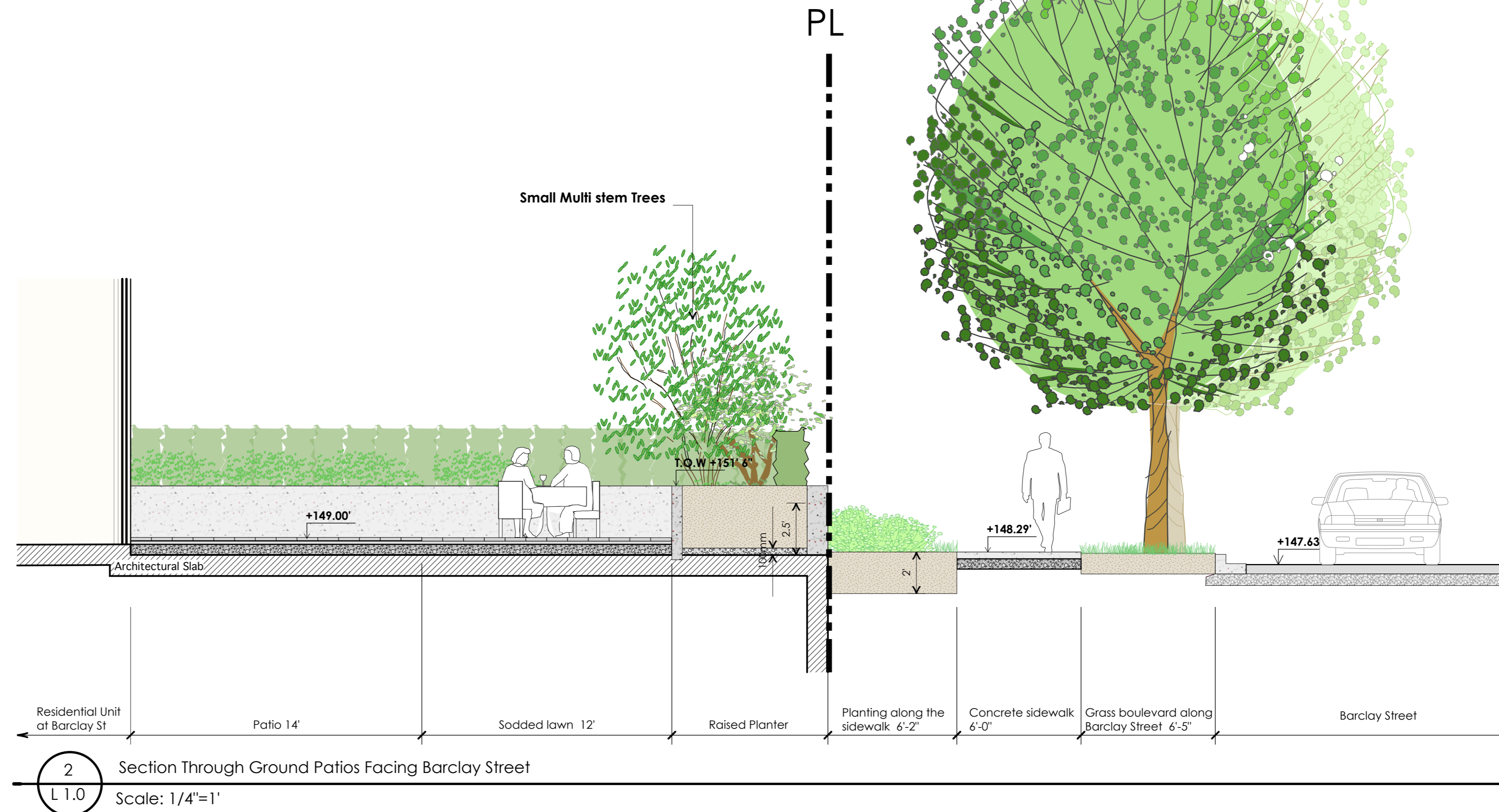
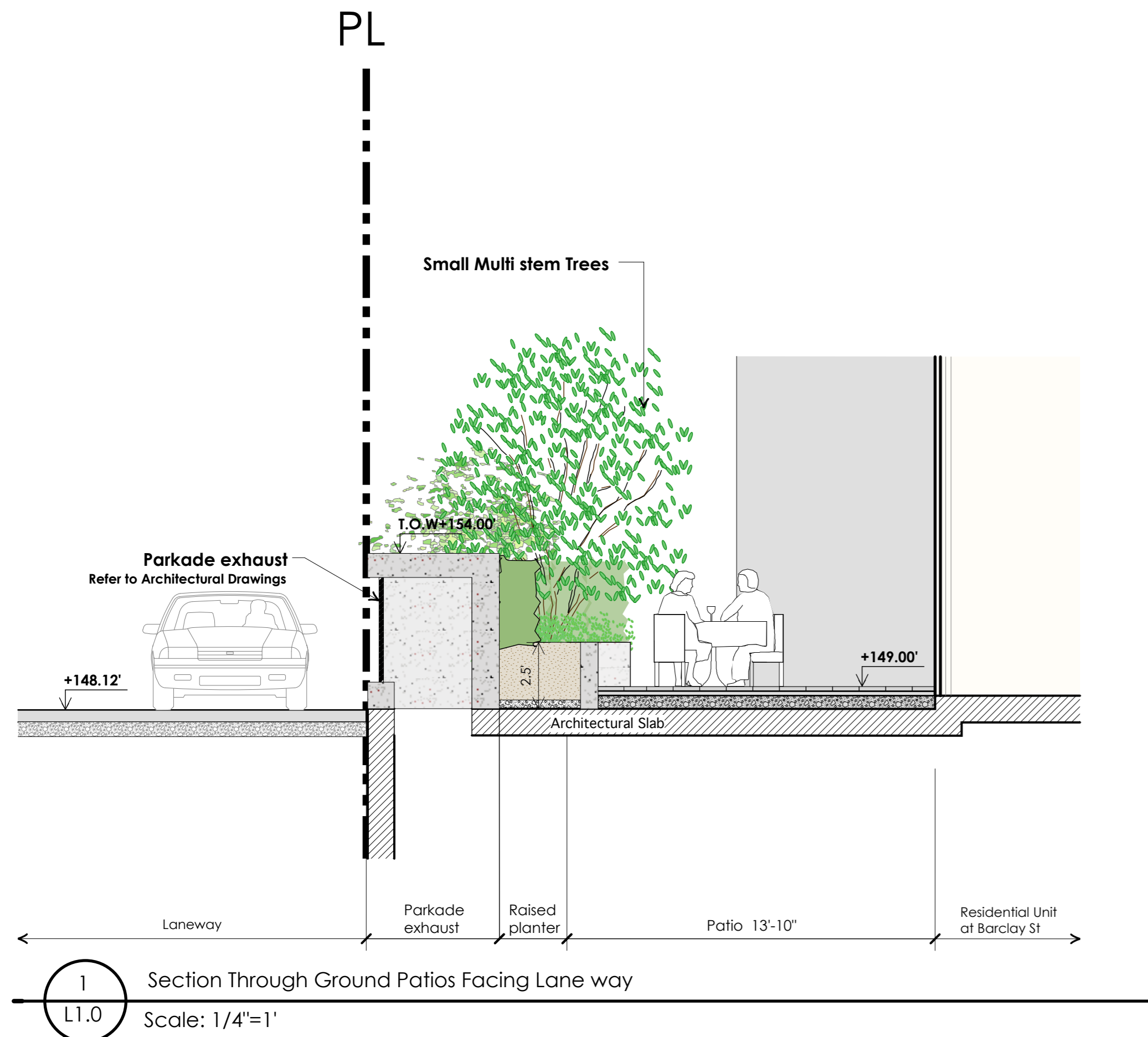
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Drawing Title:

Project No.:
17073

Sheet No.:

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Project:
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Date: December 2017
Scale: As shown

Drawing Title:
**Landscape sections and
Details**

Project No.:
17073
Sheet No.: