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307 - 611 Alexander Street Vancouver, British Columbia

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Drawing List: Project Overview

A4.1

A4.2

A4.6

Level 01 (Main Floor)

Elevation North/East

Additional Plans

Elevation South/West (Harwood)

Elevations North/West & South/East

Context Analysis: Aerials / Photos
View Analysis: Aerials / Street Scape
View Analysis: Aerials / Street Scape
View Analysis: Street Views
View Analysis: Street Views
View Analysis: Street Views
Shadow Analysis: Proposed Building
Shadow Analysis: No Penthouse
Shadow Analysis: Massing without 10%

Shadow Analysis: Massing without 10% Height Calculations / RM-5A Envelope FSR Overlay

Level 03

Level 04

Level 05 Level 06

Roof Plan

Section C

Materials

By The Bay Home Development Ltd. (Subsidiary of Dimex Group) 610-1155 West Pender St Vancouver, BC, V6E 2P4 604-325-3030 Project Statistics / Building Grades A1.1 A1.2 A1.3 A3.0 A3.1 A3.2 A3.3 A3.4 A3.5 A3.6 A3.7 Level P1 (Parkade)

North Vancouver, BC V7M 3G

AQUA-COAST ENGINEERING LTD. 201 – 5155 Ladner Trunk Road Delta BC V4K 1W4 604-946-9910

COV Project Contacts:
Proj. Facilitator: Sarah Robin
Proj. Coordinator: Payam Fouladianpour (604) 871-6384 (604) 873-7663 (604) 871-6199 John Freeman Susan Chang Jason Olinek Dev. Planner: (604) 873-7492 (604) 871-6092 Addressing: Bonnie Lee BC Hydro: Shane Keating (604) 516-8955

BY THE BAY

DRAWING TITLE:

ISSUE / REVISION DATE:

01 Issued For: DP 01 / R1 Re-Issued For: DP

PERMIT NUMBERS

SEAL (IF REQ'D):

01 / R2 Re-Issued For: DP

Development Permit: DP-2018-00038 Building Permit: BU - - - - -

PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT

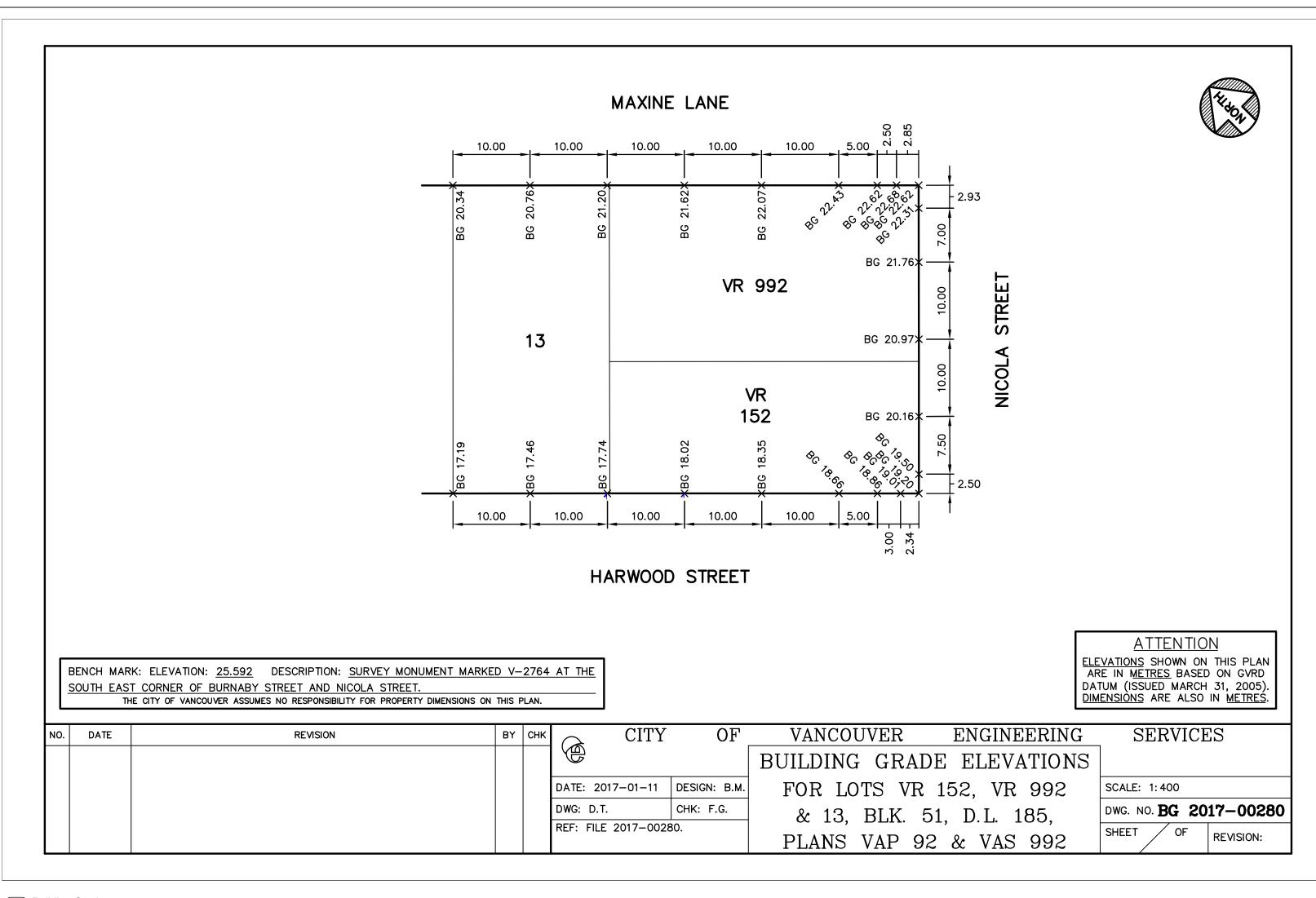
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January 15, 2018

May 22, 2019

1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development BUILDING CODE: VBBL 2014

Cover PLOT/ISSUE DATE: REVIEWED: May 22, 2019 SK SCALE (U.N.O.) PROJECT NO.: 1/8" = 1'0" DRAWING NO. A1.0 01/R2





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clarification before proceeding with work.

19/04/04 **CORNERSTONE** architecture 1289 Nicola St. (former 1509-33 Harwood) Building Code: V.B.B.L. 2014 (Part 3) BU#: PROJECT STATISTICS

		Required/Permitted	Proposed	Notes
Parameter:				
Site Area: Site Coverage:	7392 sqft	50%	35%	Legal: Plan of Survey of Strata Plan VR152, Block 51, Group I, New Westminster District 2590 sf (Building outline only, not including parkade entrance or paved areas)
Height:	Level 5 Roofdeck Parapet Mezzanine parapet	18.3m (60'0 1/2") 18.3m (60'0 1/2")	17.7 m 19.6 m	58.17ft Relation to Height envelope: -1.9ft 64.19ft Relation to Height envelope: 4.1ft
Setbacks:	Front (South) Rear (North) Sides Exterior (East) Sides (West)	3.7m (12.1') 2.1m (6.9') 20% (3m min/6m max) 2.1m (6.9')	3.7m 2.1m 3.4m 2.1m	12.1' (3.2m for portion of building to align with neighbour setback) 6.9' 11.2' 3.9'
FSR:	FSR Total	1.50 0.15 0.08 1.73	1.73	RM-5A 4.7.1(a) 10% FSR increase: Heritage Transfer 5% FSR increase: Passive House
	FSR Area Total	12821 sqft	12821 sqft	
Parking:				
Residential:	Stalls	11.0 Stalls		
	Regular Disability Small Visitor	1 Stalls 25% max. N/A	6 Stalls 1 Stalls 3 Stalls	1 per 39 Stalls Max. 3 Stalls
	(Discount) (Discount) (Discount)	-1.0 Stalls	/ / /	Discount: 20% of Res. Parking (Location within 2 Blocks of 2 Busroutes) Disability Parking (Count 1:2) Co-op Cars COV 3.2.2 (located outside) (Count 1:5)
	Total	10.0 Stalls	10 Stalls	Additional stall is small car stall
Bikes:				
Residential:	Stalls (Class A)	27.0 Stalls		A minimum of 1.5 spaces for every dwelling unit < 700sf A minimum of 2.5 spaces for every dwelling unit > 700sf and <1130sf A minimum of 3 spaces for every dwelling unit > 1130sf
	Regular Oversized Lockers Vertical Visitor (Class B) Total	1 Stalls 5 Stalls 8 Stalls N/A 27.0 Stalls	13 Stalls 1 Stalls 5 Stalls 7 Stalls N/A 26 Stalls	(H: 1.9m, W: 0.6m, L:1.8m + 1.2m aisle) Min. 5%, (H: 1.9m, W: 0.9m, L:2.4m + 1.5m aisle) Min. 20%, (H: 1.9m, W: 0.6m, L:1.8m + 1.2m aisle) Max. 30%, (H: 1.9m, W: 0.6m, L:1.0m + 1.2m aisle) (Class B) 2 spaces min. for any development containing a min of 20 dwelling units.
Storage:				
Residential:	Storage (In suite) Storage (Parkade)	N/A N/A	1/unit 1/unit	A minimum of 1 space for every dwelling unit (max area exclusion = 40sqft)
Unit Breakdown	:			
Residential:	Studio 1 Bed 2 Bed 3 Bed Totals:	N/A N/A 35% N/A	2 Units 3 Units 7 Units 1 Units 13 Units	Min. 35% of rental units to be familt unit
Balcony Summa	ry:			
Residential:	Open Decks Total	12% 1426 sqft N/A 12% 1426 sqft	#DIV/0! #DIV/0! #DIV/0!	

Unit		Areas		Areas			Exclusion			Deck	/ balcony	FSR		Cars
Areas	Type	Gross	Resident	Amenity	Circulation	Amenity	Wall	Storage	HRVs	Deck	Open Blcny	Area	No.	Stal
Level 01	, ,,		•											
Unit	2 Bed	743 sqft	743 sqft				64 sqft	23 sqft				656 sqft	0.09	
Unit	Studio	424 sqft	424 sqft				22 sqft	30 sqft				372 sqft	0.05	
Unit	Studio	404 sqft	404 sqft				8 sqft	29 sqft				367 sqft	0.05	
Circulation		470 sqft			470 sqft		50 sqft					420 sqft	0.06	
Amenity		890 sqft		890 sqft	5 54.1	890 saft	00 04.1					0 04.1	0.00	
Totals		2931 sqft	1571 sqft	890 sqft	470 sqft	890 sqft	144 sqft	82 sqft				1815 sqft	0.25	
- Otalo		2001 0411	107 1 0411	000 04.1	17 0 0411	000 0411	1110911	<u> </u>				1010 0411	0.20	
Level 02														
Unit	2 Bed	959 sqft	959 sqft				79 sqft	40 sqft				840 sqft	0.11	1.
Unit	1 Bed	639 sqft	639 sqft				30 sqft	40 sqft				569 sqft	0.08	1.
Unit	2 Bed	924 sqft	924 sqft				60 sqft	40 sqft				824 sqft	0.11	1.
Circulation		548 sqft	•		548 saft		33 saft	•				515 sqft	0.07	
Totals		3070 sqft	2522 sqft		548 sqft		202 sqft	120 sqft				2748 sqft	0.37	3.
			•				•	•				•	<u> </u>	
Level 03														
Unit	2 Bed	959 sqft	959 sqft				79 sqft	40 sqft				840 sqft	0.11	1.
Unit	1 Bed	639 sqft	639 sqft				30 sqft	40 sqft				569 sqft	0.08	1.
Unit	2 Bed	940 sqft	940 sqft				69 sqft	40 sqft				831 sqft	0.11	1.
Circulation		563 sqft	'		563 sqft		41 sqft	•				522 sqft	0.07	
Totals		3101 sqft	2538 sqft		563 sqft		219 sqft	120 sqft				2762 sqft	0.37	3.
			•				•	•	•			•		
Level 04														
Unit	2 Bed	959 sqft	959 sqft				79 sqft	40 sqft				840 sqft	0.11	1.
Unit	1 Bed	639 sqft	639 sqft				30 sqft	40 sqft				569 sqft	0.08	1.
Unit	2 Bed	940 sqft	940 sqft				69 sqft	40 sqft				831 sqft	0.11	1.
Circulation		563 sqft			563 sqft		41 sqft					522 sqft	0.07	
Totals		3101 sqft	2538 sqft		563 sqft		219 sqft	120 sqft				2762 sqft	0.37	3.
Level 05					T									_
Unit	3 Bed	2413 sqft	2413 sqft				150 sqft		13.0 sqft			2250 sqft	0.30	2.
Circulation		222 sqft			222 sqft		37 sqft					185 sqft	0.03	
Totals		2635 sqft	2413 sqft		222 sqft		187 sqft		13 sqft			2435 sqft	0.33	2.
11 00														
Level 06		200	202#				00 554	40 - of	I			007 oof	0.00	
Unit		303 sqft	303 sqft		75		26 sqft	40 sqft				237 sqft	0.03	
Circulation		75 sqft			75 sqft		13 sqft	40				62 sqft	0.01	
Totals		378 sqft	303 sqft		75 sqft		39 sqft	40 sqft				299 sqft	0.04	
Level 01		2931 sqft	1571 sqft	890 sqft	470 sqft	890 sqft	144 sqft	82 sqft	T			1815.00	0.25	
Level 02		3070 sqft	2522 sqft	oso sqrt	548 sqft	oso sqit	202 sqft	120 sqft				2748.00	0.23	3.
Level 02 Level 03		•	-					•				2748.00	0.37	
		3101 sqft	2538 sqft		563 sqft		219 sqft	120 sqft				2762.00		
Level 04		3101 sqft	2538 sqft		563 sqft		219 sqft	120 sqft	10#				0.37	
Level 05		2635 sqft	2413 sqft		222 sqft		187 sqft	40 (13 sqft			2435.00	0.33	2.
Level 06		378 sqft			75 sqft		39 sqft	40 sqft				299.00	0.04	
		ı 15216 saft	11885 sqft	890 sqft	2441 sqft	890 sqft	1010 sqft	482 sqft	13 sqft			12821 sqft	1.73	1

2 Project Statistics Scale: NTS

BY THE BAY

1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

BUILDING CODE: ZONING: VBBL 2014 DRAWING TITLE:

PROJECT NO.:

ISSUE / REVISION DATE:

01 Issued For: DP

PERMIT NUMBERS:

SEAL (IF REQ'D):

01 / R1 Re-Issued For: DP 01 / R2 Re-Issued For: DP

Development Permit: DP-2018-00038 Building Permit: BU - - - - -

PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT

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Project Statistics Buildig Grades PLOT/ISSUE DATE: May 22, 2019 SCALE (U.N.O.)

A1.1

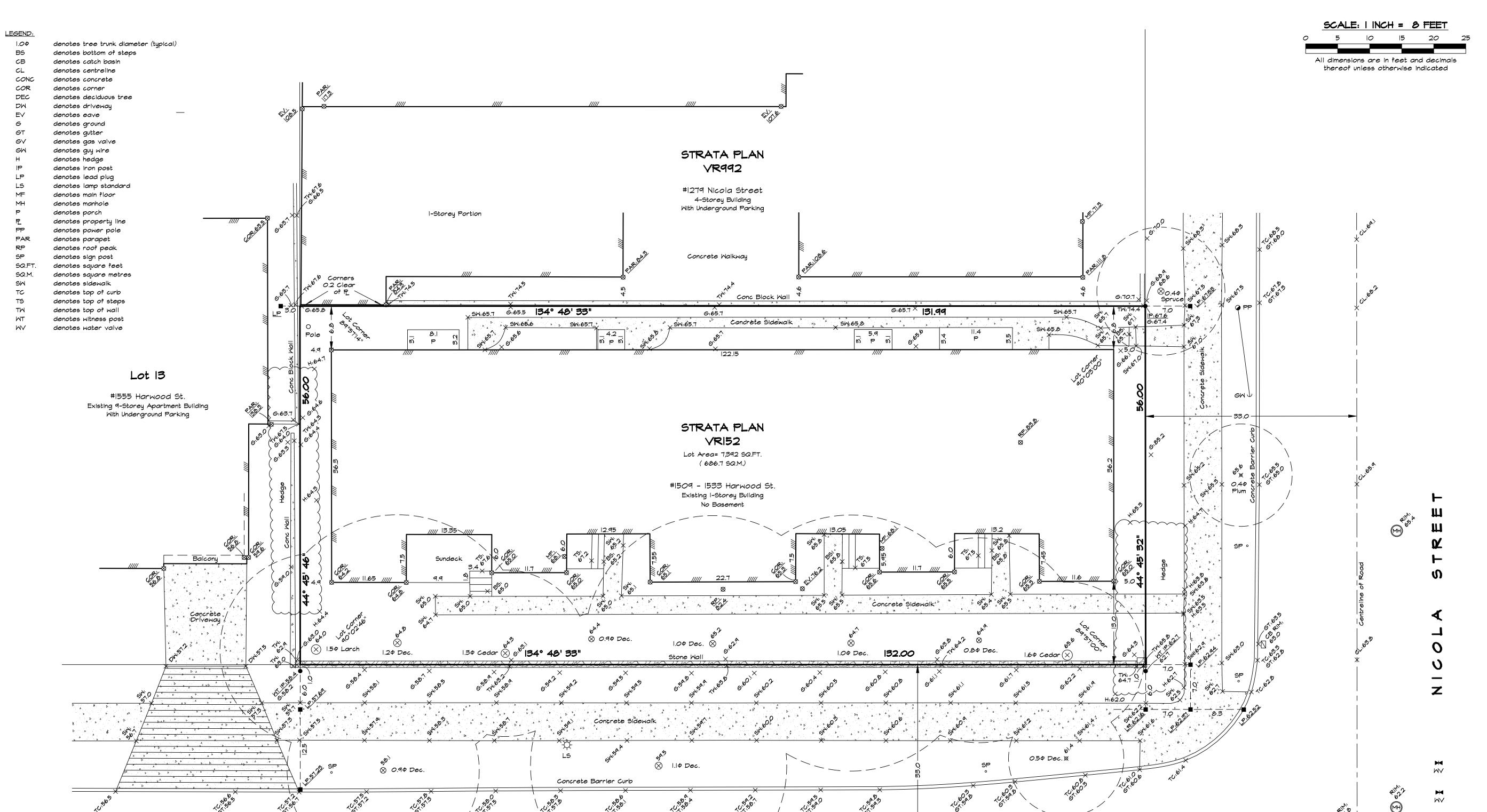
January 15, 2018

May 22, 2019

REVISION: DRAWING NO. 01/R2

1/8" = 1'0"

PLAN OF SURVEY OF STRATA PLAN VRI52, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT 1509-1533 Harwood Street Vancouver, BC Zoning: RM-5A



CORNERSTONE architecture

Vancouver, British Columbia Canada, V6A 1E1 www.cornerarch.com tel 604 253-8800

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PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT SEAL (IF REQ'D):

January 15, 2018 June 29, 2018

Survey

A1.2

May 22, 2019

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1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

1/8" = 1'0"

DRAWING NO.:

VBBL 2014 DRAWING TITLE:

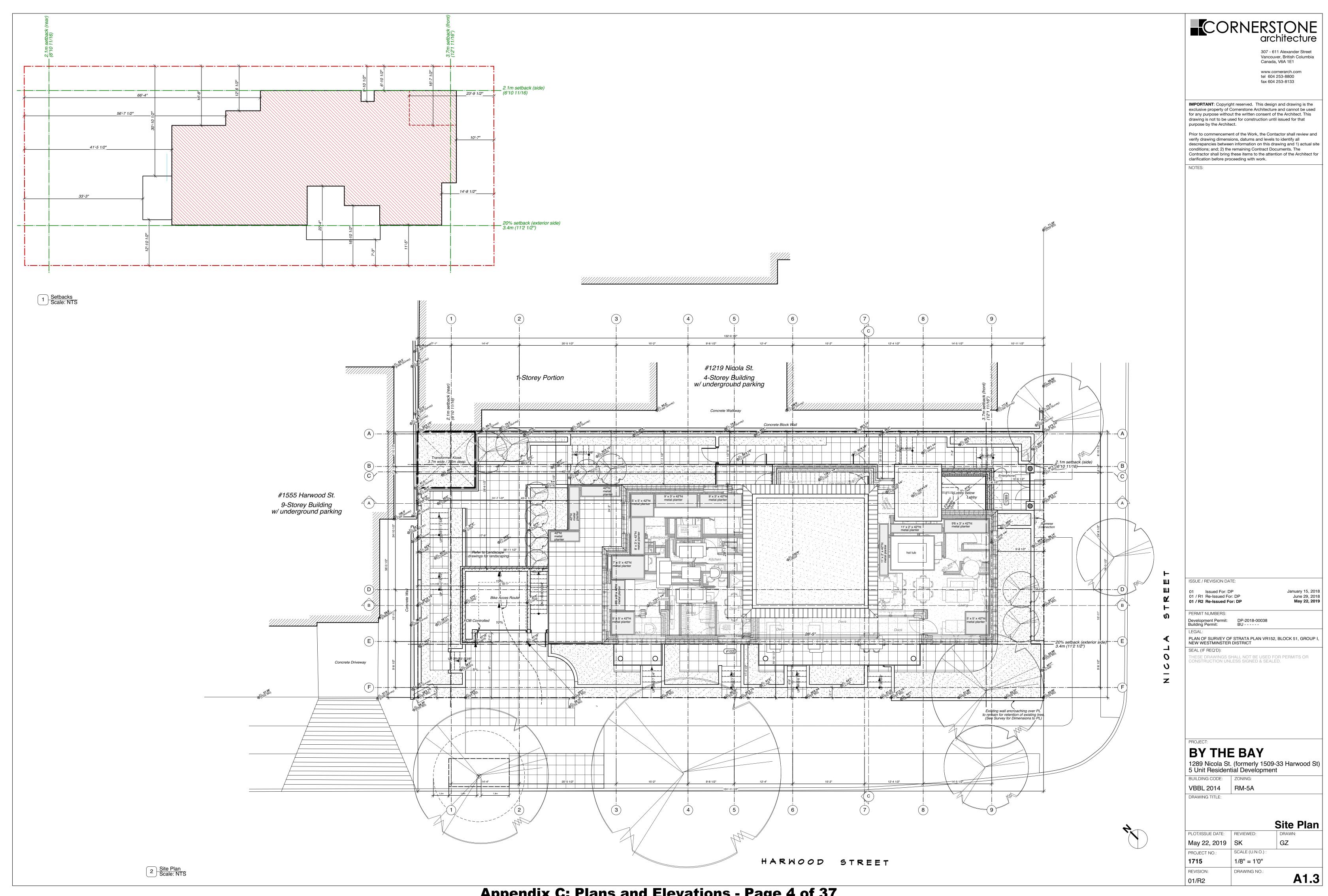
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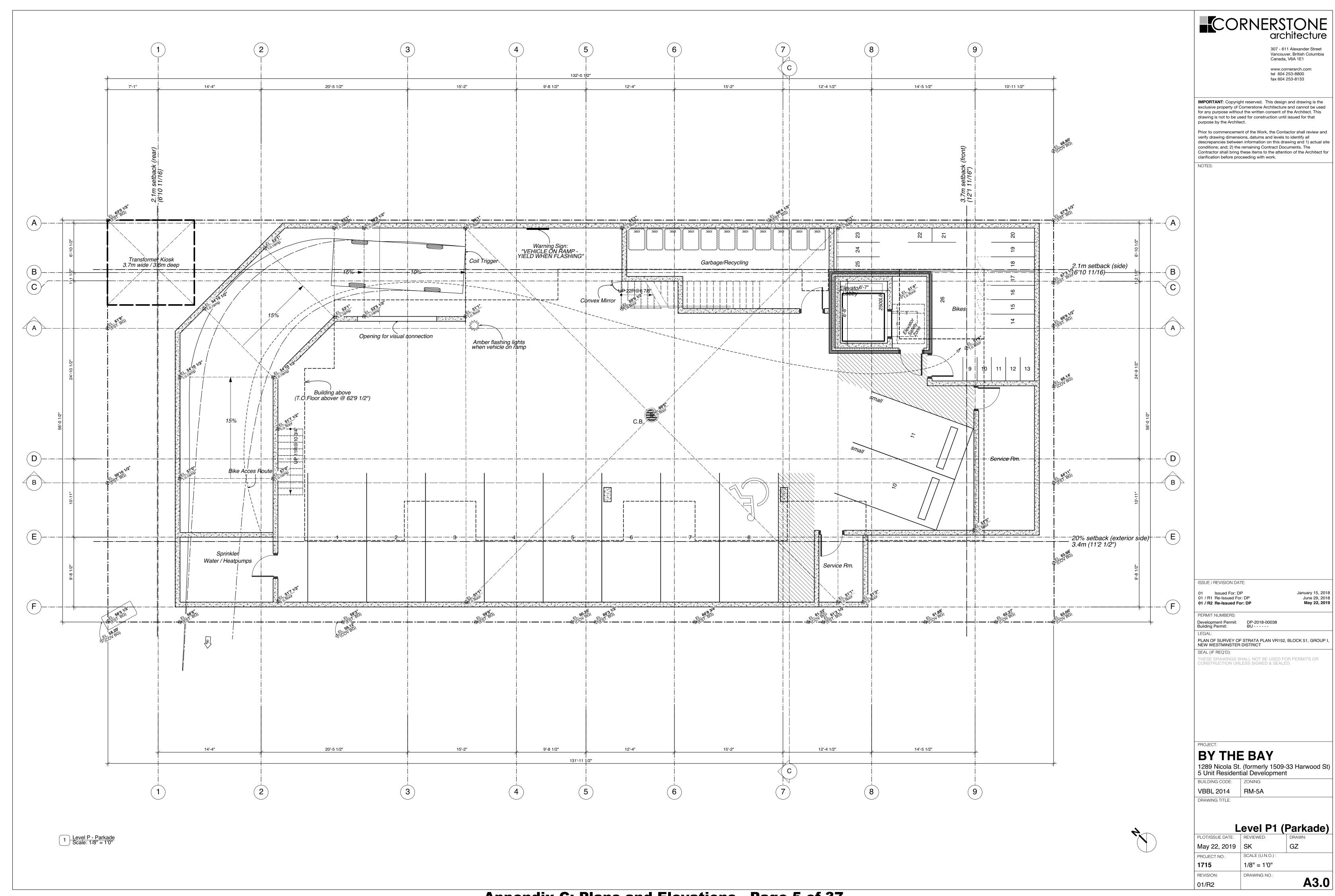
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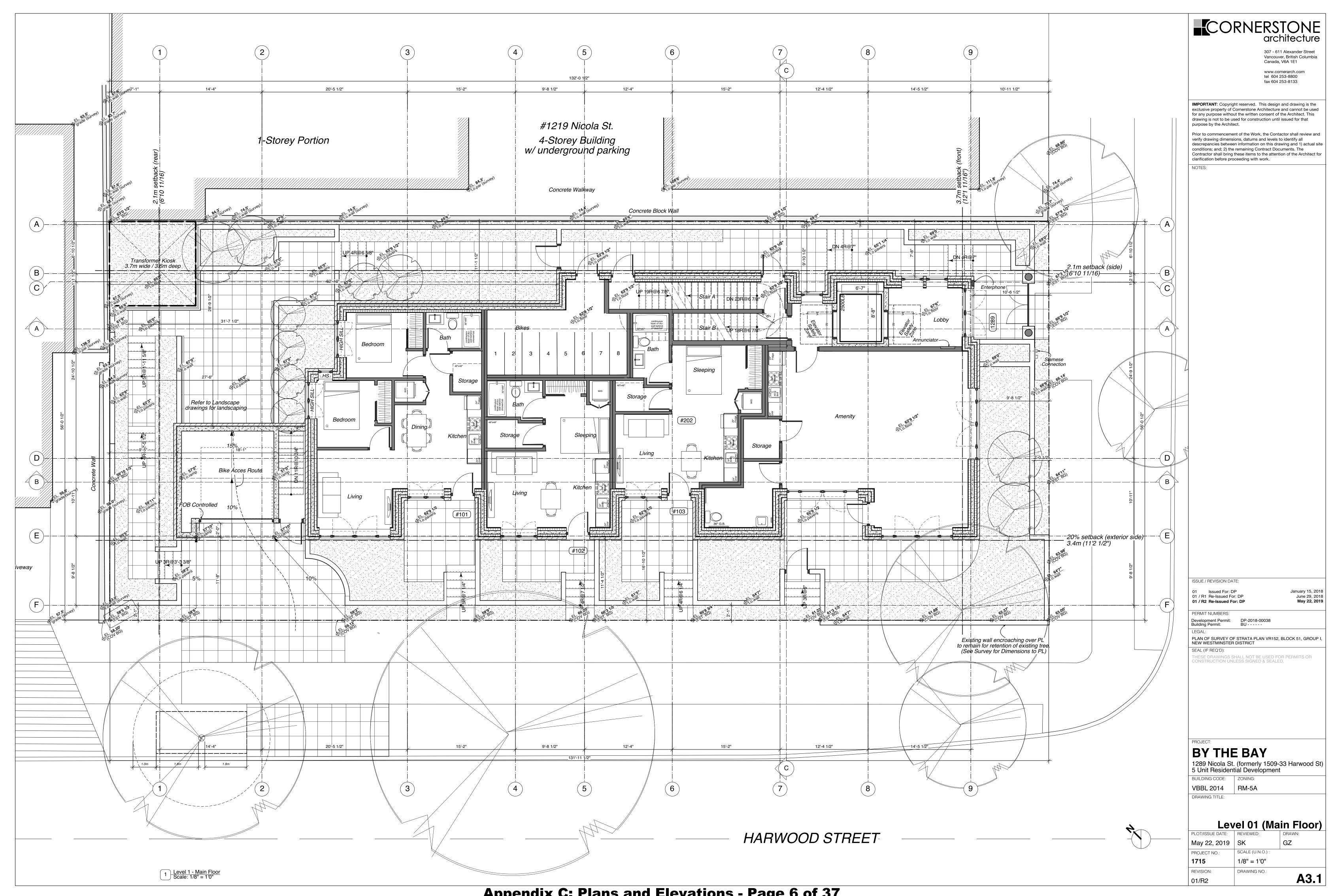
01/R2

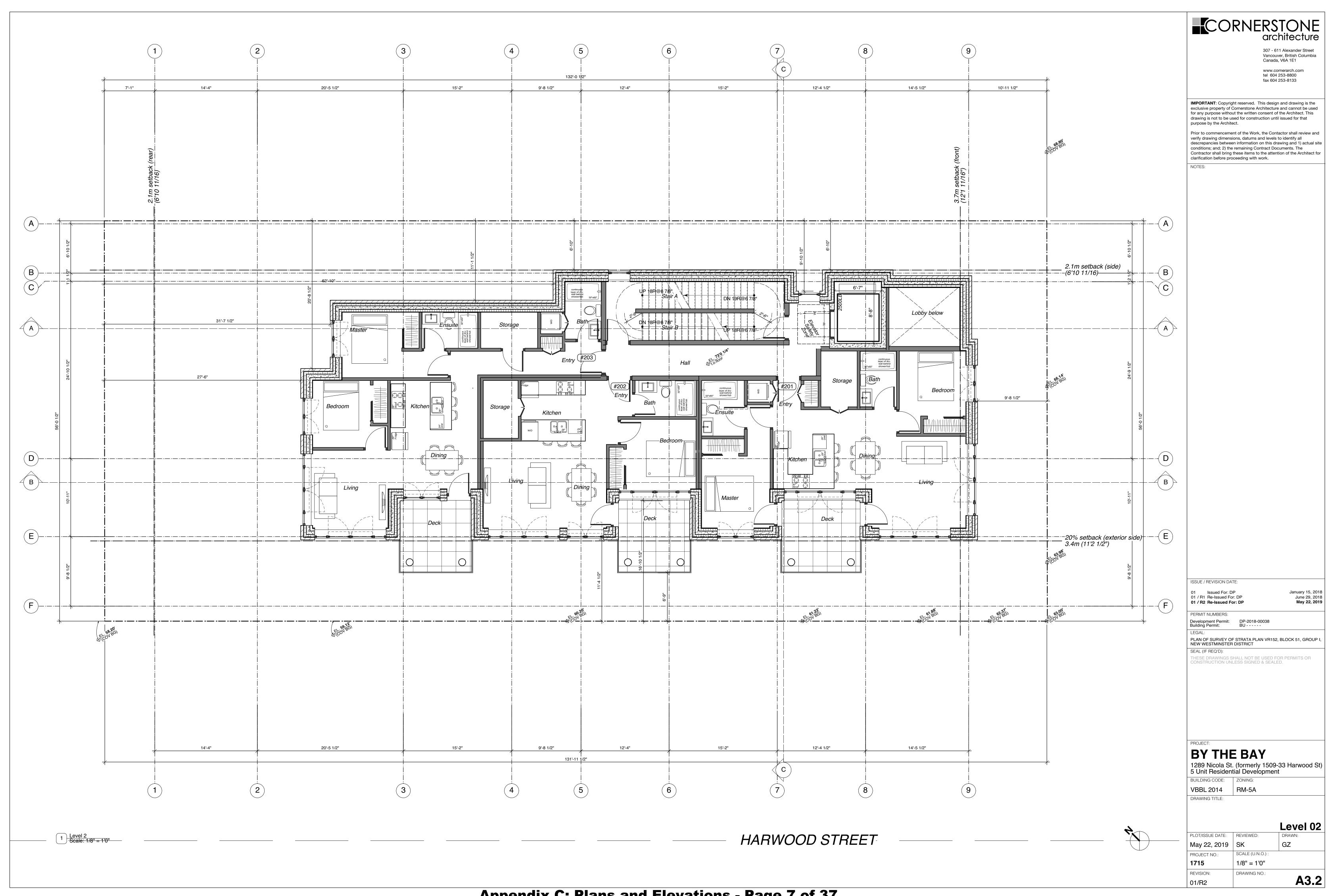
Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B IR4
Telephone: (604) 294-8881
Fax: (604) 294-0625 wong_associates@shawbiz.ca |50077 FB917 P138-140 R-983

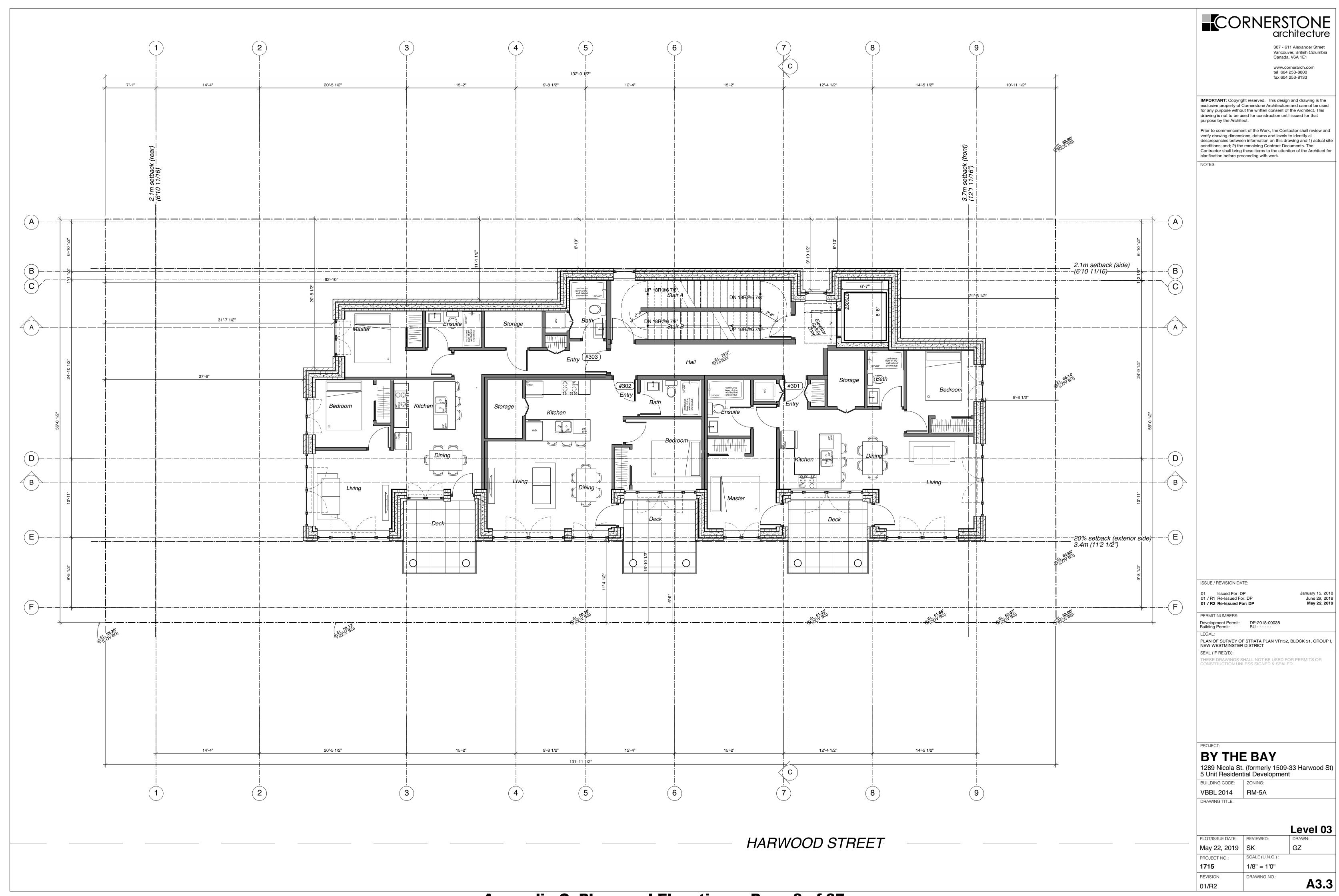
Centreline of Road

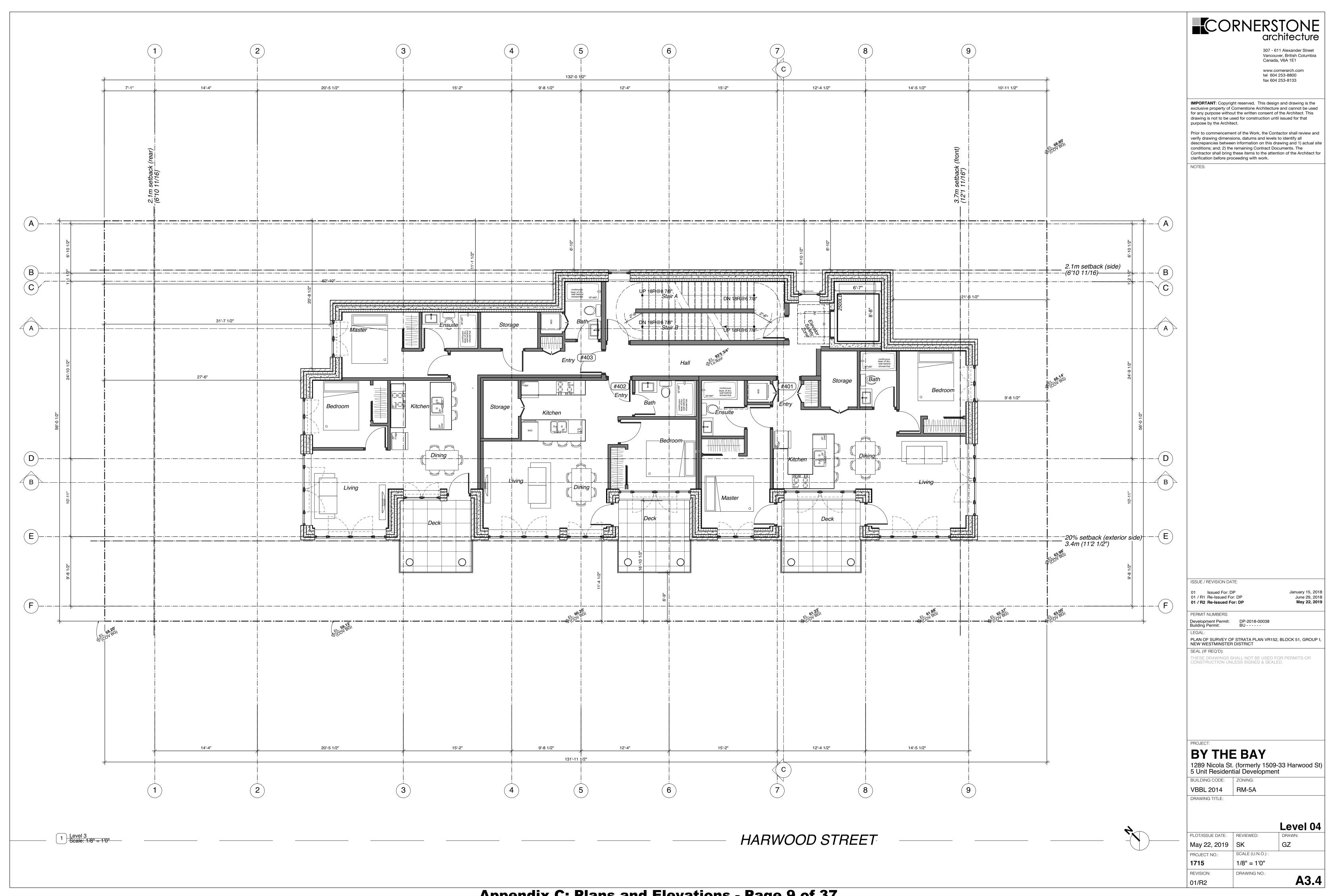


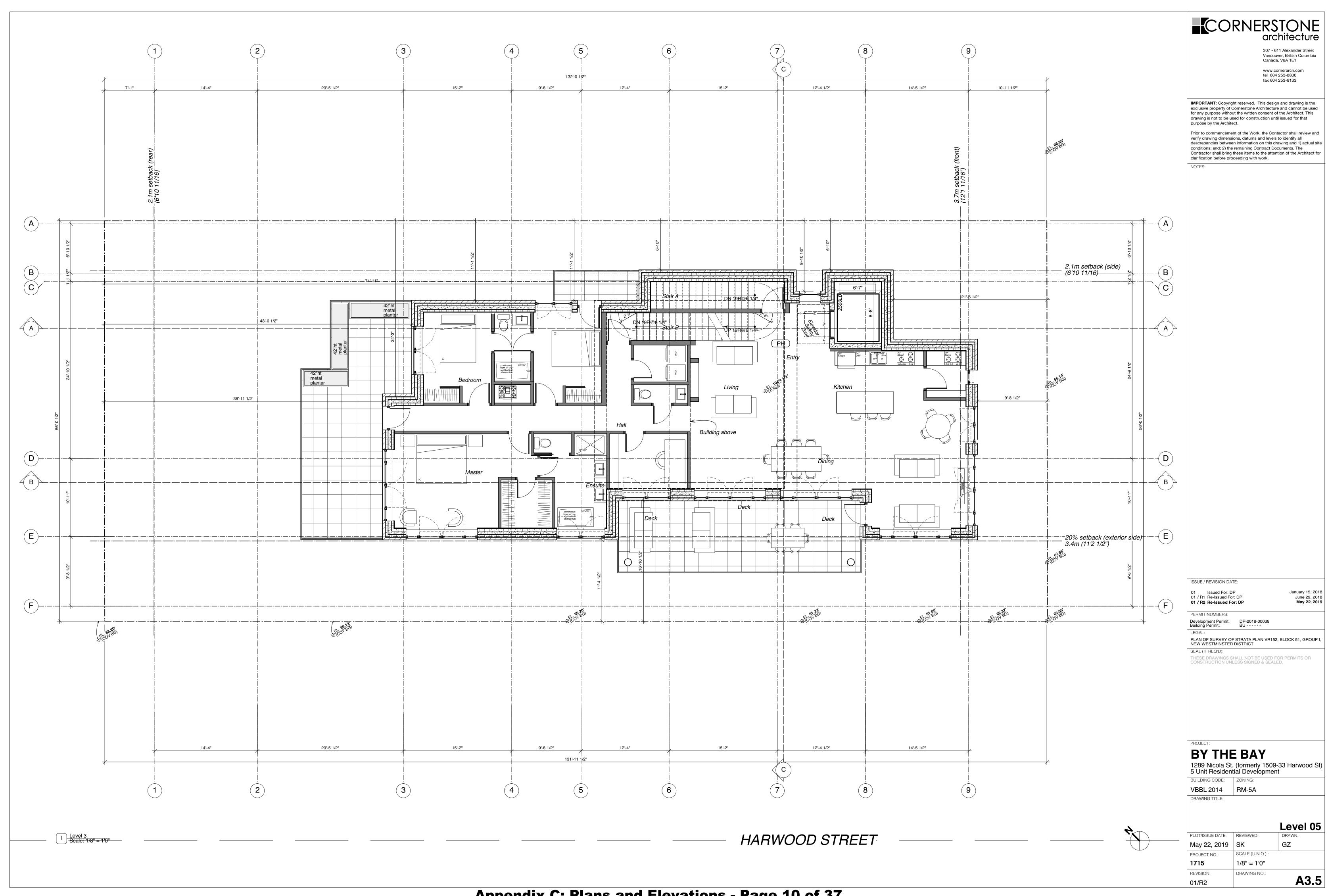


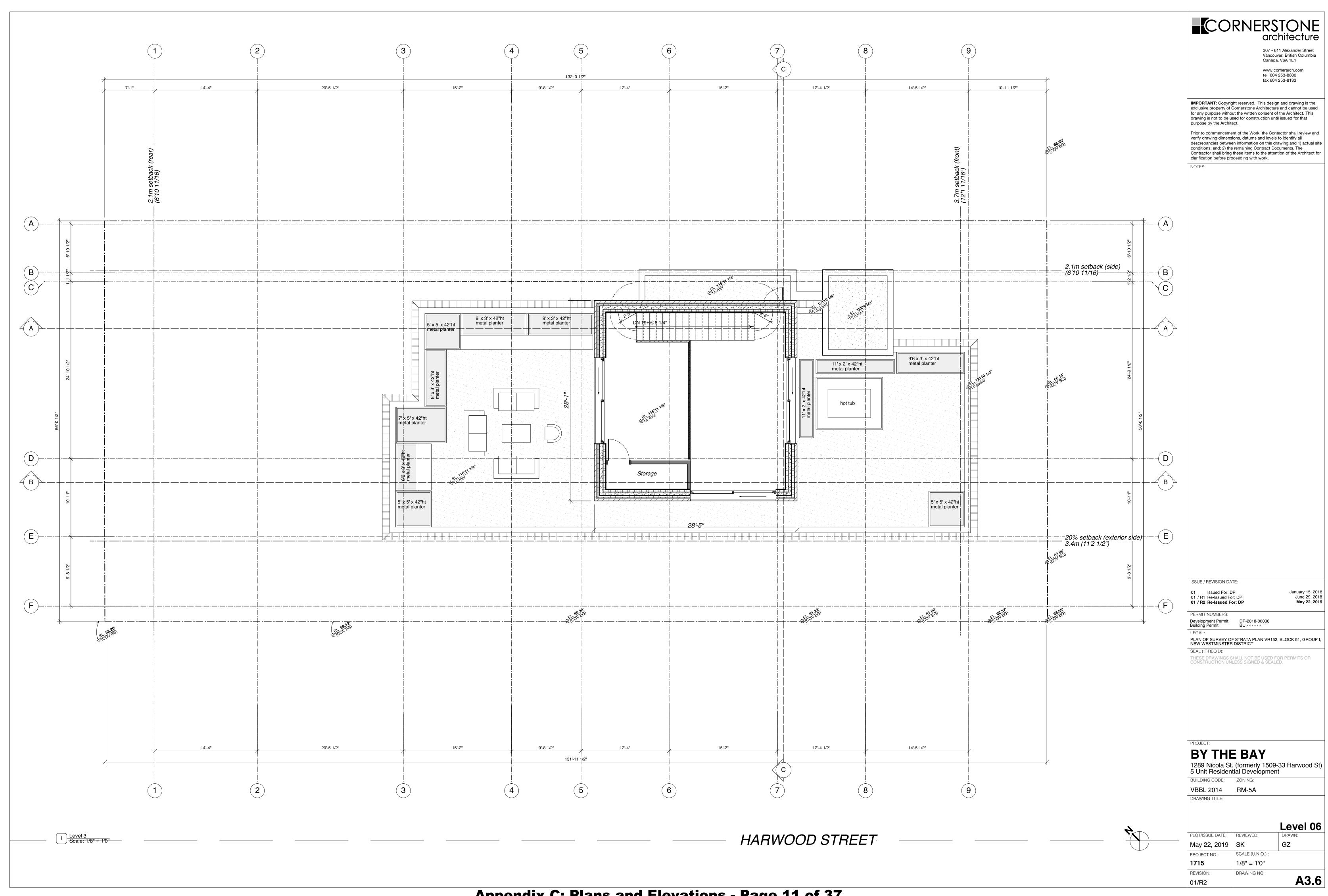


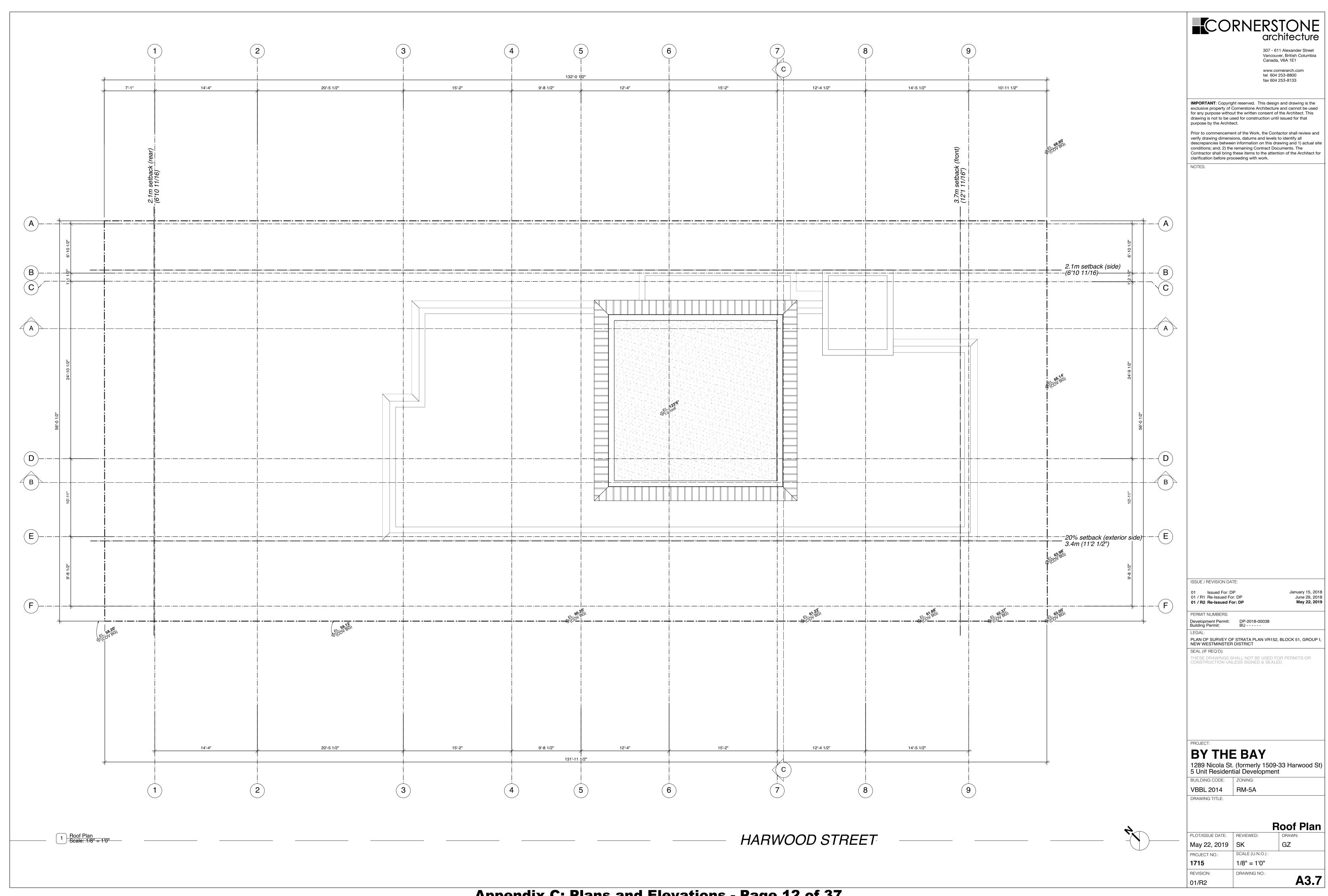


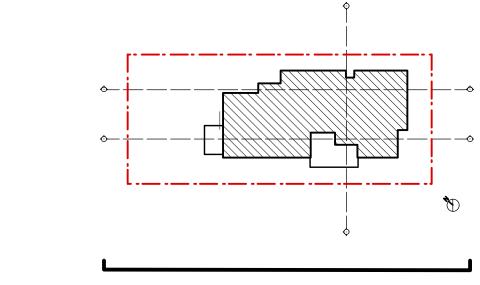












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BY THE BAY

1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

VBBL 2014 RM-5A

DRAWING TITLE: South/West Elevation (Harwood)

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PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
May 22, 2019	SK	GZ
PROJECT NO.:	SCALE (U.N.O.):	
1715	1/8" = 1'0"	
REVISION:	DRAWING NO.:	1.1.0
01/R2		A4.0



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1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

VBBL 2014 RM-5A

North East Elevation (Neighbour)

	(146	igiibuui <i>j</i>
PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
May 22, 2019	SK	GZ
PROJECT NO.:	SCALE (U.N.O.):	
1715	1/8" = 1'0"	
REVISION:	DRAWING NO.:	A 4 4
01/R2		A4.1



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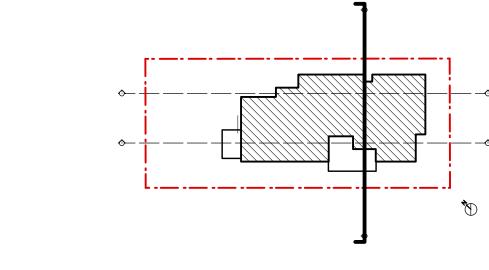
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1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

VBBL 2014 RM-5A

South-East / North-West

	EI	evations
PLOT/ISSUE DATE:	REVIEWED:	DRAWN:
May 22, 2019	SK	GZ
PROJECT NO.:	SCALE (U.N.O.):	
1715	1/8" = 1'0"	
REVISION:	DRAWING NO.:	
01/R2		A4.2

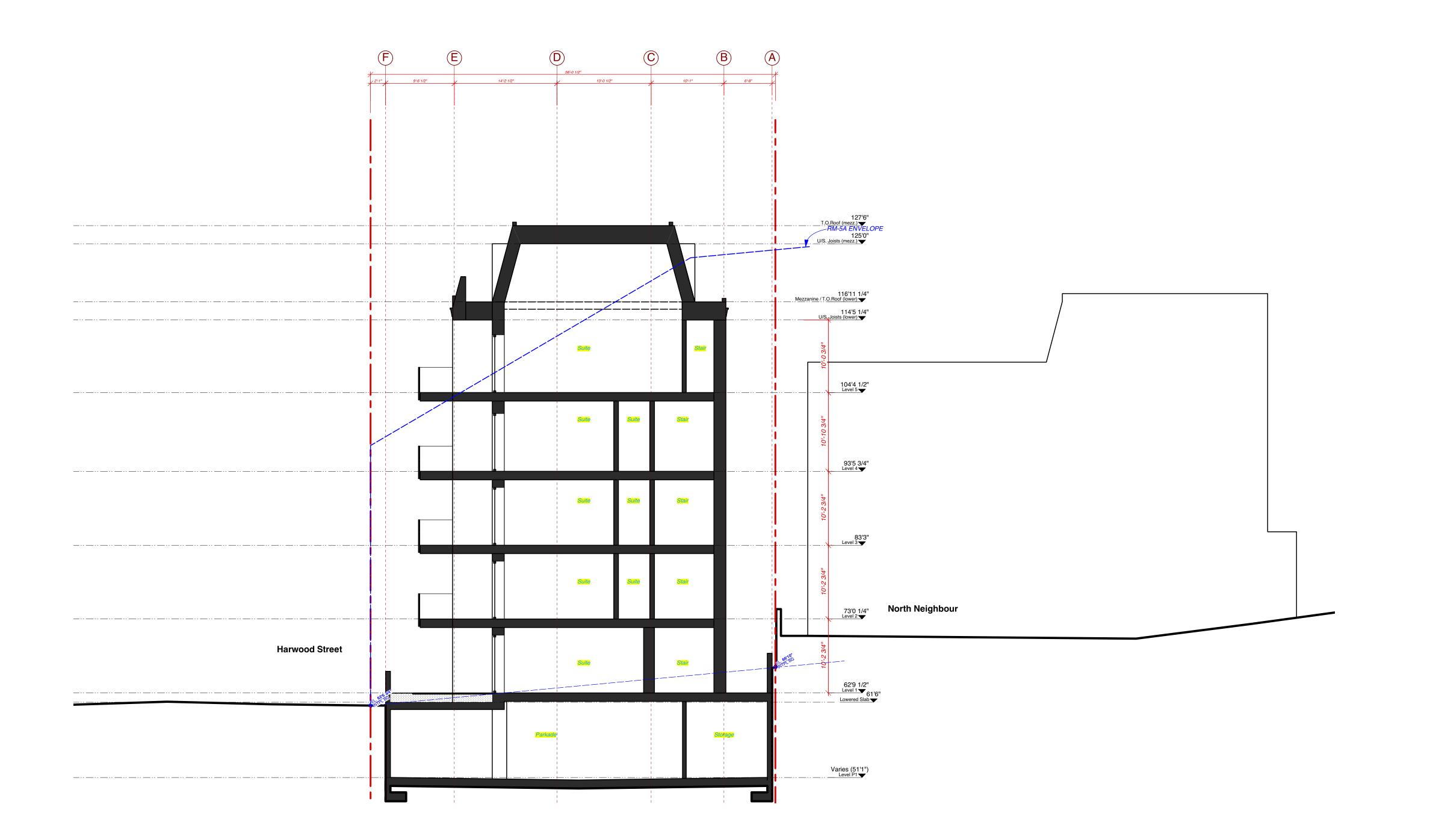


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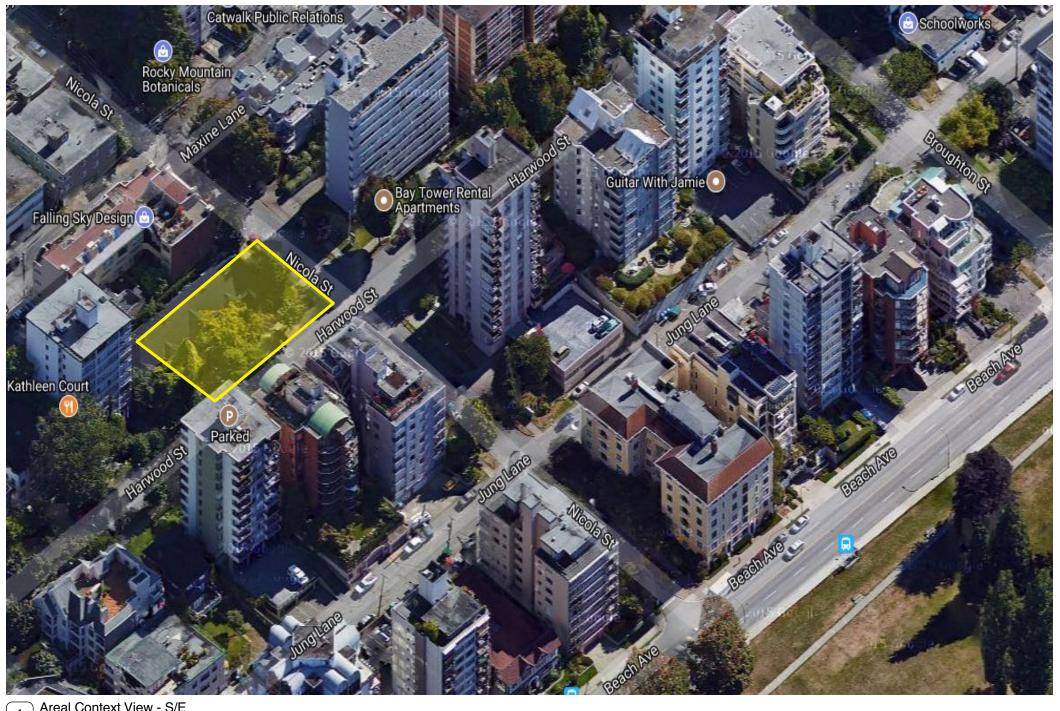
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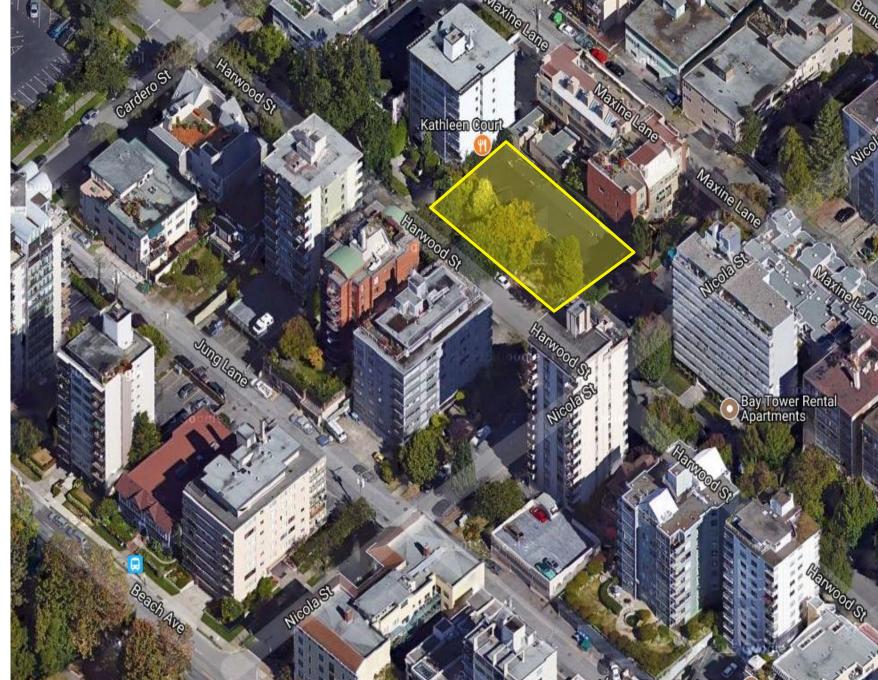
1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

5 Office resident	liai Devi
BUILDING CODE:	ZONING:
VBBL 2014	RM-5A
DRAWING TITLE:	

Section CC

1 Section C-C Scale: 1/8" = 1'0"









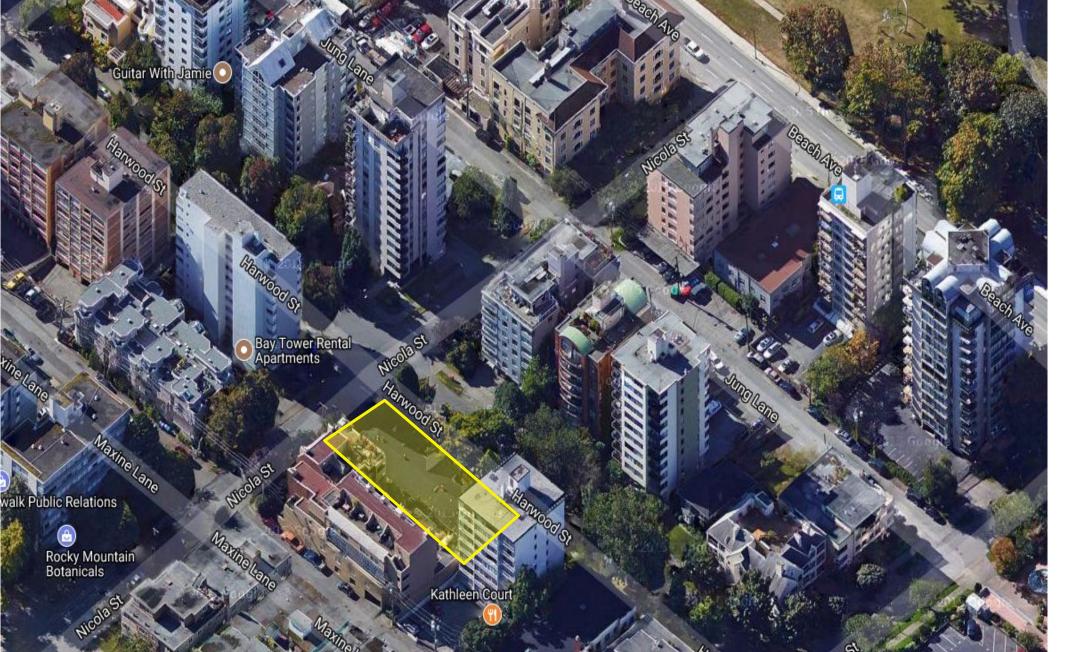
6 Context Photos (Google Maps)
Scale: NTS

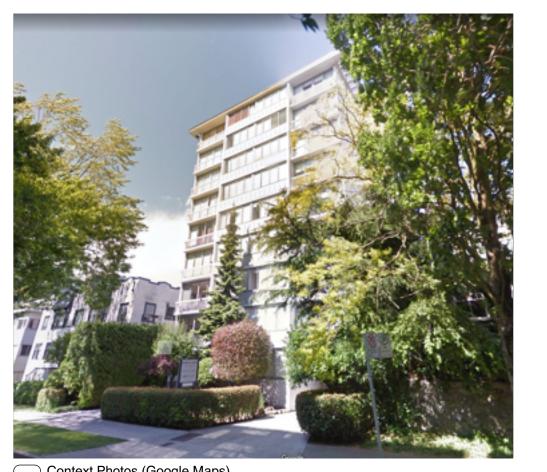






9 Context Photos (Google Maps) Scale: NTS







11 Context Photos (Google Maps)
Scale: NTS

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VBBL 2014 RM-5A

DRAWING TITLE: Context Areals / Context Photographs

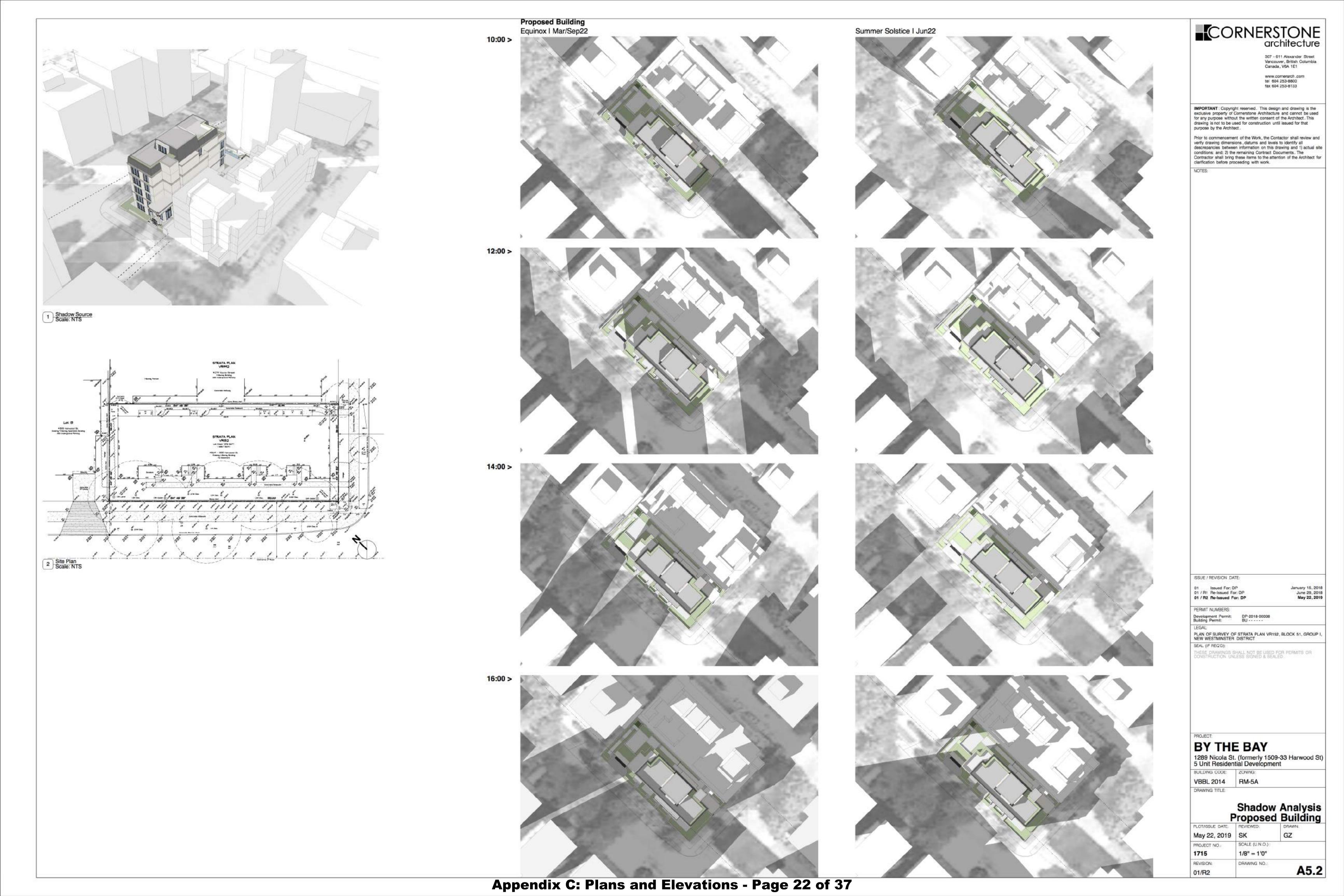
May 22, 2019 SK SCALE (U.N.O.) 1/8" = 1'0" DRAWING NO.: **A5.0** 01/R2

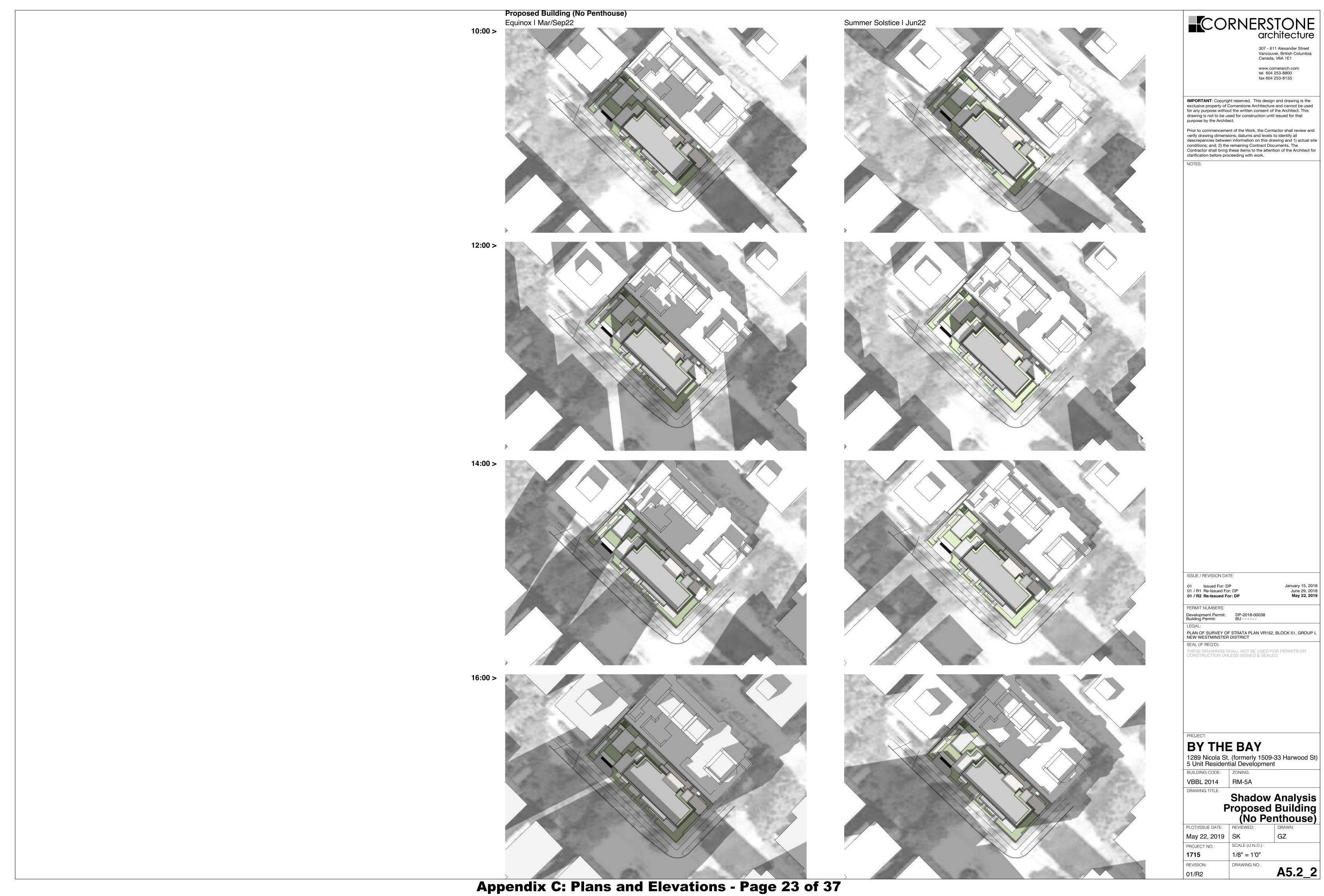


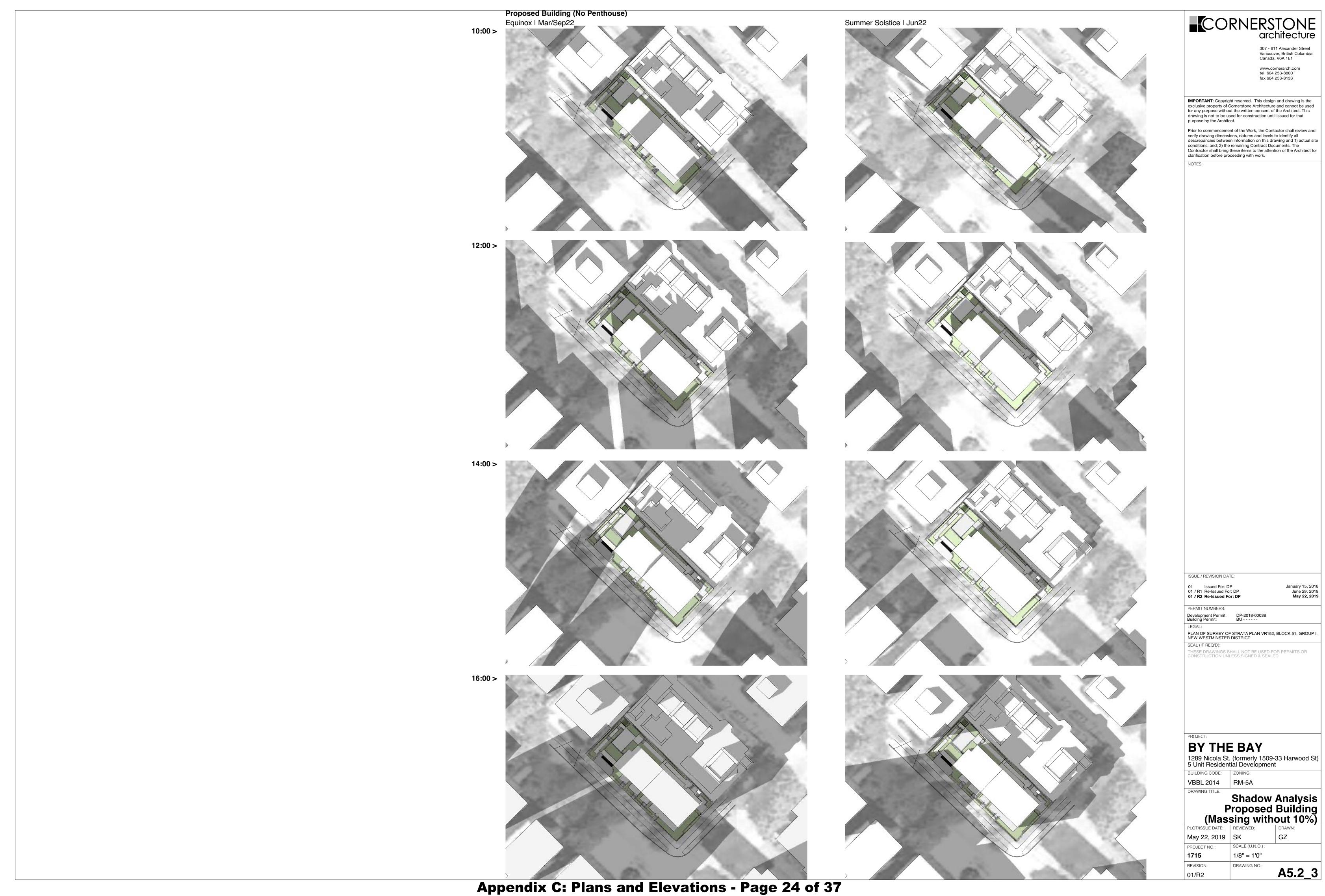


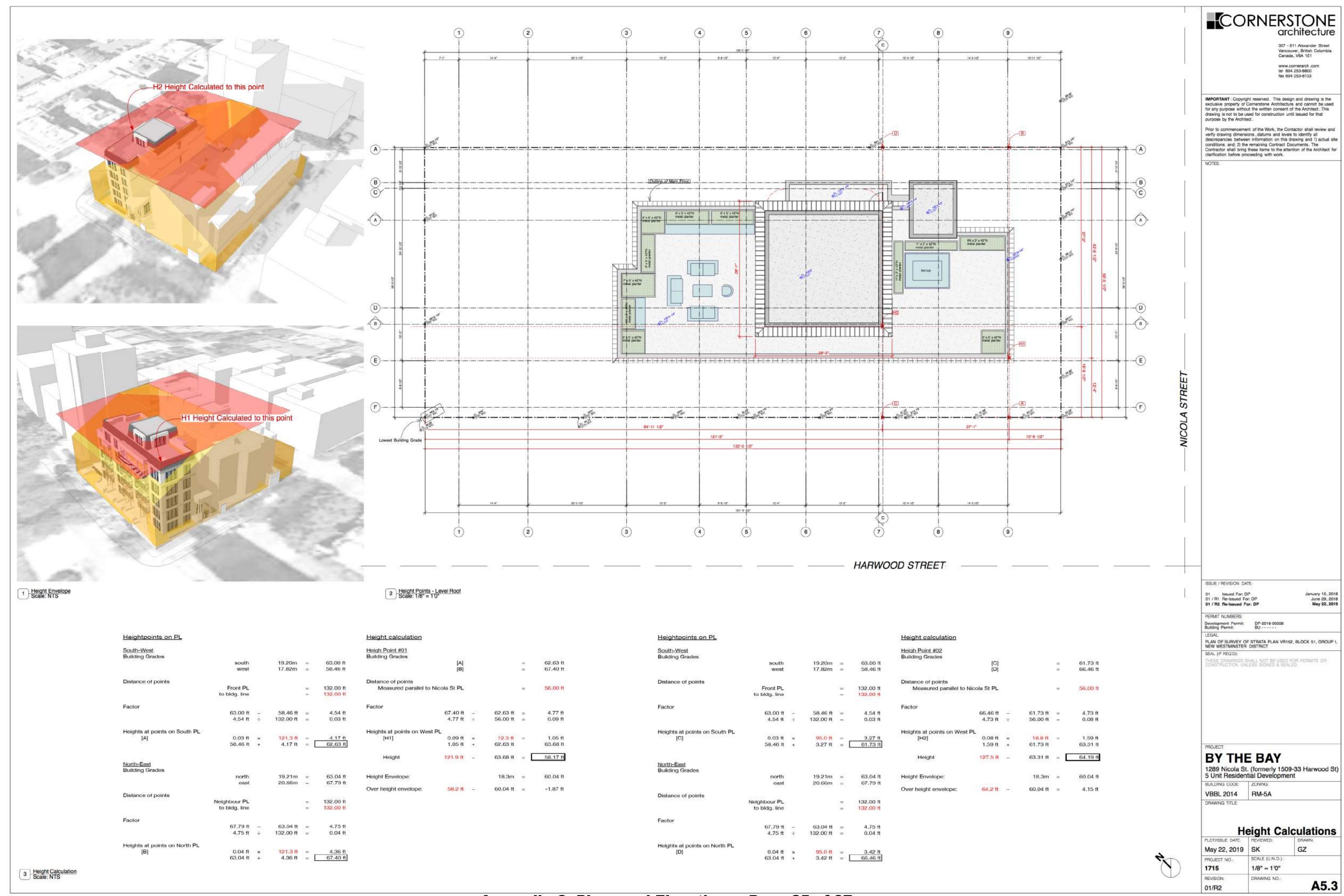


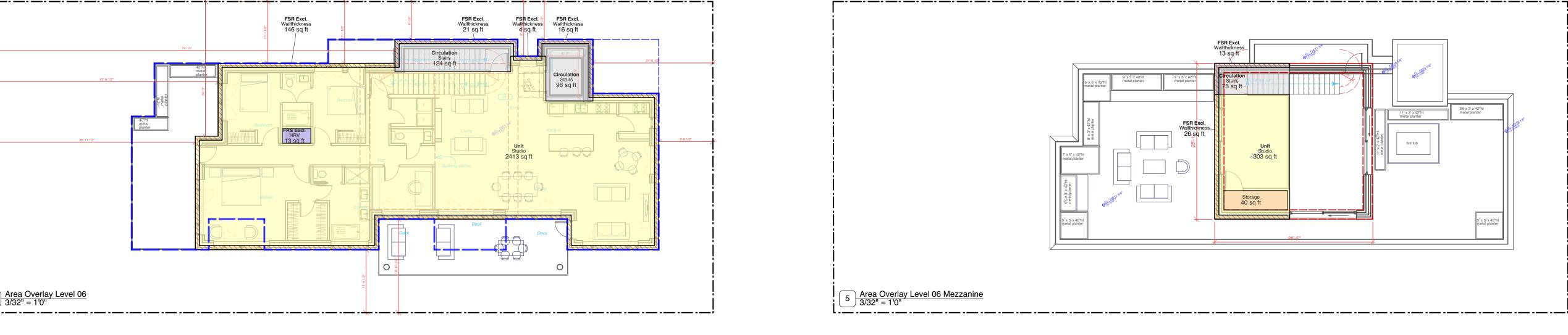




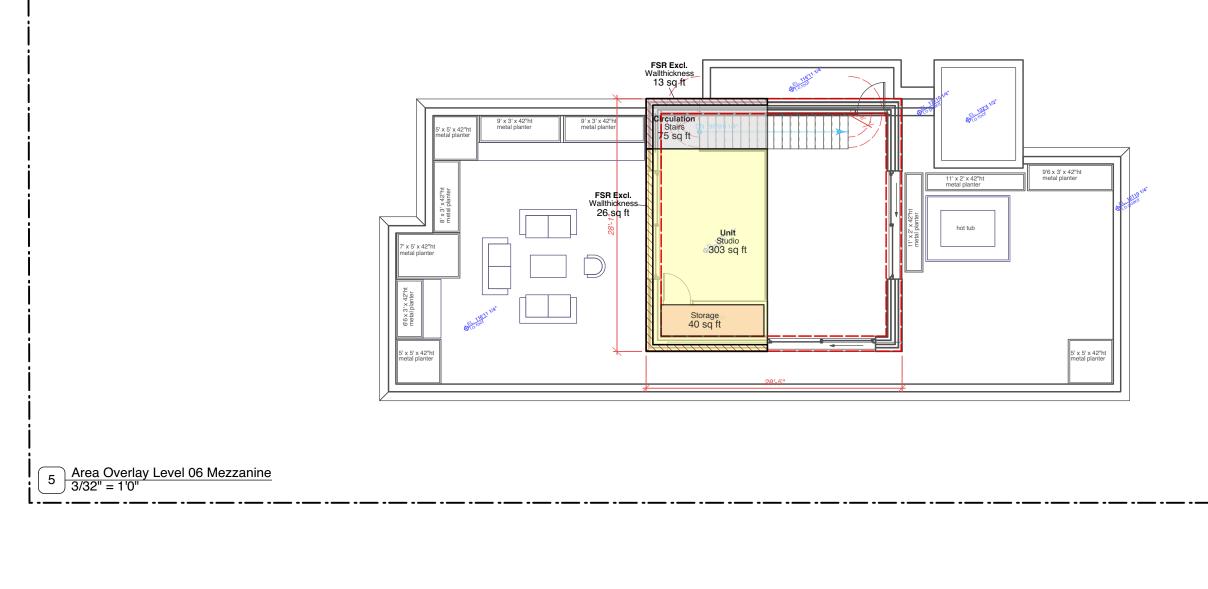








FSR Excl. Wallthickness 41 sq ft





CORNERSTONE architecture

307 - 611 Alexander Street Vancouver, British Columbia Canada, V6A 1E1

www.cornerarch.com tel 604 253-8800 fax 604 253-8133

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Leveloi										•			
Unit	2 Bed	743 sqft	743 sqft			64	sqft	23 sqft			656 sqft	0.09	i
Unit	Studio	424 sqft	424 sqft			22 :	sqft	30 sqft			372 sqft	0.05	i
Unit	Studio	404 sqft	404 sqft			8 8	sqft	29 sqft			367 sqft	0.05	i
Circulation		470 sqft			470 sqft	50	sqft				420 sqft	0.06	i
Amenity		890 sqft		890 sqft		890 sqft				1			1
Γotals		2931 sqft	1571 sqft	890 sqft	470 sqft	890 sqft 144	sqft	82 sqft			1815 sqft	0.25	
evel 02													
Unit	2 Bed	959 sqft	959 sqft			79	sqft	40 sqft		 I	840 sqft	0.11	1.0
Unit	1 Bed	639 sqft	639 sqft				sqft	40 sqft			569 sqft	0.08	
Unit	2 Bed	924 sqft	924 sqft				sqft	40 sqft			824 sqft	0.11	
Circulation		548 sqft	•		548 sqft		sqft	·			515 sqft	0.07	i
Totals		3070 sqft	2522 sqft		548 sqft		sqft	120 sqft			2748 sqft	0.37	3.0
Level 03													
Unit	2 Bed	959 sqft	959 sqft			79	sqft	40 sqft		·	840 sqft	0.11	1.0
Unit	1 Bed	639 sqft	639 sqft				sqft	40 sqft			569 sqft	0.08	1.0
Unit	2 Bed	940 sqft	940 sqft				sqft	40 sqft			831 sqft	0.11	
Circulation		563 sqft	•		563 sqft		sqft	·			522 sqft	0.07	i
Totals		3101 sqft	2538 sqft		563 sqft	219	sqft	120 sqft			2762 sqft	0.37	3.0
Level 04													
Unit	2 Bed	959 sqft	959 sqft			79 :	sqft	40 sqft			840 sqft	0.11	1.0
Unit	1 Bed	639 sqft	639 sqft				sqft	40 sqft			569 sqft	0.08	
Unit	2 Bed	940 sqft	940 sqft				sqft	40 sqft			831 sqft	0.11	1.0
Circulation		563 sqft	•		563 sqft	41 :	sqft	•			522 sqft	0.07	i
Γotals		3101 sqft	2538 sqft		563 sqft	219	sqft	120 sqft			2762 sqft	0.37	3.0
Level 05													
Unit	3 Bed	2413 sqft	2413 sqft			150	sqft		13.0 sqft		2250 sqft	0.30	2.0
Circulation		222 sqft			222 sqft		sqft		2.2 29/2		185 sqft	0.03	
Totals		2635 sqft	2413 sqft		222 sqft		sqft		13 sqft		2435 sqft	0.33	

26 sqft 13 sqft

39 sqft

219 sqft

219 sqft

563 sqft

15216 sqft 11885 sqft 890 sqft 2441 sqft 890 sqft 1010 sqft 482 sqft

40 sqft

120 sqft

120 sqft

120 sqft

13 sqft

Resident Amenity Circulation

303 sqft

2931 sqft | 1571 sqft | 890 sqft

2522 sqft

378 sqft 303 sqft

3101 sqft 2538 sqft

3101 sqft 2538 sqft

2635 sqft 2413 sqft

Exclusion

Wall Storage HRVs

01 Issued For: DP 01 / R1 Re-Issued For: DP 01 / R2 Re-Issued For: DP PERMIT NUMBERS Development Permit: DP-2018-00038 Building Permit: BU - - - - -PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT SEAL (IF REQ'D): THESE DRAWINGS SHALL NOT BE USED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED & SEALED. BY THE BAY 1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development 62 sqft 0.01 299 sqft 0.04

ISSUE / REVISION DATE:

January 15, 2018

June 29, 2018

May 22, 2019

Deck / balcony

Deck Open Blcny

Area No. Stalls

2748.00

2762.00

2762.00

2435.00

299.00

12821 sqft 1.73 11

0.37 3.0

0.37 3.0

0.37 3.0

0.33 2.0

BUILDING CODE:	ZONING:	
VBBL 2014	RM-5A	
DRAWING TITLE:		
	Area (Overlays
PLOT/ISSUE DATE:	REVIEWED:	DRAWN:

May 22, 2019 SCALE (U.N.O.) 1/8" = 1'0" REVISION: DRAWING NO. **A5.4**

Level 01

Level 06

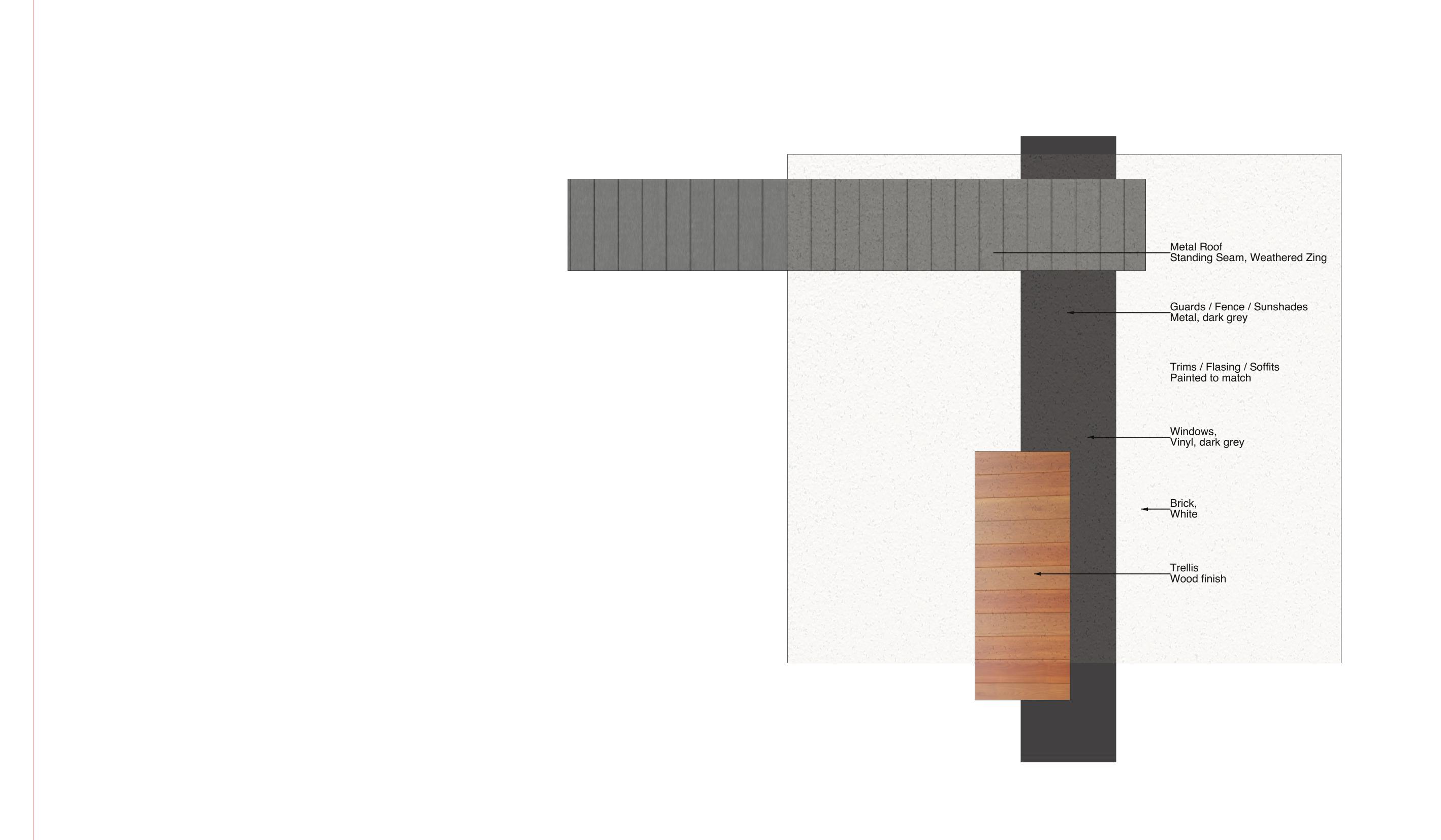
Level 02

Level 03

Level 04

Level 05

6 Areas
Scale: NTS





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ISSUE / REVISION DATE:

01 Issued For: DP 01 / R1 Re-Issued For: DP 01 / R2 Re-Issued For: DP

PERMIT NUMBERS:

Development Permit: DP-2018-00038 Building Permit: BU - - - - -

PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP I, NEW WESTMINSTER DISTRICT SEAL (IF REQ'D):

January 15, 2018 June 29, 2018 **May 22, 2019**

THESE DRAWINGS SHALL NOT BE USED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED & SEALED.

BY THE BAY

1289 Nicola St. (formerly 1509-33 Harwood St) 5 Unit Residential Development

BUILDING CODE: ZONING: VBBL 2014 RM-5A DRAWING TITLE:

Materials

PLOT/ISSUE DATE: REVIEWED: May 22, 2019 SK SCALE (U.N.O.) PROJECT NO.: 1/8" = 1'0" REVISION: DRAWING NO.: A5.5

DRAWING LIST L-1.0 KEY PLAN

T-01 EXISTING TREE RETENTION + REMOVAL PLAN L-2.0 LEVEL 1 - MATERIALS + GRADING PLAN L-3.0 LEVEL 1 - PLANTING PLAN

L-8.0 DETAILS L-9.0 DETAILS

L-6.0 PENTHOUSE - MATERIALS + GRADING PLAN L-7.0 PENTHOUSE - PLANTING PLAN

L-5.0 LEVEL 5 - PLANTING PLAN

L-4.0 LEVEL 5 - MATERIALS + GRADING PLAN

Plant List

	Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comment
		Tree	es ·		
کے		4	Acer rubrum 'Sun Valley' *	Sun Valley red maple	7cm cal. specimen/B&B
ک		2	Cercis canadensis *	Eastern redbud	6cm cal. specimen/B&B
		1	Cornus kousa 'Starlight' *	Flowering Dogwood	7cm cal. specimen/B&B
:(2	Ginkgo biloba 'Princeton Sentry' *	Maidenhair tree	8cm cal. B&B
٠		2	Magnolia grandifolia 'Teddy Bear' *	Teddy Bear magnolia	7cm cal. specimen/B&B
		1	Picea omorika *	Siberian spruce	12ft ht specimen/B&B

Shrubs

Az	34	Azalea 'Gumpo White' *	Gumpo White Azalea	#2 pot / 20" o.c.
+	20	Berberis thunbergii	Barberry (yellow species)	#3 pot/ 24" o.c.
+	23	Berberis thunbergii	Barberry (red species)	#3 pot/ 24" o.c.
Βυ	29	Buxus microphylla 'Green Beauty'	Green Beauty boxwood	#2 pot / 12" o.c.
PI	44	Prunus Iusitanica	Portugal laurel	#2 pot / 24" o.c.
Rh	13	Rhodo. 'Cunningham White' *	Cunningham White rhodo.	#5 pot / 24" o.c.
Sh	21	Sarcococca hookeriana var. humilis	* Himalayan Sweetbox	#2 pot / 24" o.c.
Sr	123	Sarcococca ruscifolia *	Fragrant sweetbox	#2 pot / 18" o.c.
+	28	Taxus x media 'Hicksii' *	Yew Hedge 4' ht, B&B	/RB to RB/18" o.c. (male only)

Vines, Fern & Groundcovers

Aq	7	Akebia quinata *	Chocolate vine	#2 pot / 36" o.c.
Р.	416	Pachysandra term. 'Green Sheen' *	Japanese spurge	#1 pot / 12" o.c.
Pm	30	Polystichum munitum *	Western Sword Fern	#2 pot / 18" o.c. (pocket plant)
L	229	Liriope muscari 'Big Blue' *	Big Blue lilyturf	#1 pot / 12" o.c.

Bird Friendly planting marked with an asterix (*)

BIRD FRIENDLY STRATEGY

Landscape design and plant selection, as well as the architectural design, has been thoughtfully considered to support the City of Vancouver 'Bird Friendly Strategy Design Guidelines'. Layered Planting with a variety of texture, height and density has been used and species have been selected to support bird habitat.

Plant species have been selected to provide material and opportunities for nesting, fruit & seeds as food source, and flowers throughout the growing seasons to provide nectar and support pollination and habitat. Native species and plant diversity that avoids large monocultures will further support a wide range of bird habitat and bird species in the area.

There are several landscape measures to ensure the proposed development is Bird Friendly. First off there are the existing trees that are being retained both on and off site. Located on City property there are 5 existing trees; one English oak and one Flowering ash along Harwood Street. Along the front boulevard of Nicola Street there is one Freeman maple and one Purpleleaf plum. On the back boulevard there is one Spruce tree. There is one tree being retained on the development site and it is a mature False cypress. All of these trees will continue to provide a continuous forest canopy for birds.

The proposed area of exterior green space for the building significantly exceeds the existing green area on the site. The planting is distributed on various levels of the building with different exposures. The proposed landscape planting incorporates canopy/habitat stratification with tree, shrub, climbing vine and groundcover planting, utilizes plants that attract birds and insects, and includes native and non-native/non-invasive plants.

Material Legend Material Size Detail Manufactured by Colour/Finish Key Ld-11 L-8.0 Light Sandblast Finish w/ saw cuts (P1) to CoV standards Cast in Place concrete to City of Vancouver Standards Stamped concrete 6" thick in vehicular areas 45 degree 24" x 24" stamped Refer to Civil for Offsite paving (Ld-12) L-8.0 $\langle P3 \rangle$ Gravel drain strip 3/4" crush Grey Aristokrat Porcelain Slabs Ld-01 Ld-02 L-9.0 **Abbotsford** Sequoia/Wood Plank - pattern as shown (P4) 8 3/4" x 35 1/2" x 3/4" Concrete Products on pea gravel **Abbotsford** Ld-01 Ld-02 L-9.0 24" x 24" x 2" Hydrapressed Pavers Desert Sand w/ Tan placed as shown in Concrete Products Aristokrat Porcelain Slabs $\left(\begin{array}{c} Ld-01\\ L-9.0 \end{array}\right) \left(\begin{array}{c} Ld-02\\ L-9.0 \end{array}\right)$ **Abbotsford** Carrara Marble w/ Hampton Limestone 17 3/4" x 35 3/4" x 3/4" Concrete Products placed as shown in plans P7 **Abbotsford** 24" x 24" x 2" Hydrapressed Pavers Tan w/ Desert Sand placed as shown in Concrete Products Wood Chip mulch 2 - 3" depth Wood Decking Ld-02 L-8.0 L-8.0 Sod Lawn

Furniture Legend

Detail	Key	Material	Manufactured by	Size	Colour/Finish
Ld-07 L-9.0	F-1	Movable Planter	Forms + Surfaces	30" x18" x 31 gal.	Type: Rosa Finish: Fog Contact: sales@forms-surfaces.com
Ld-10 Ld-06 L-9.0	F-2	Wood Bench	Landscape Forms	19" x 96" x 16"	Type: Palisade Finish: Backless, Redwood Contact: juliar@landscapeforms.com
Ld-10 Ld-05 L-9.0	F-3	Lounge Chairs	Landscape Forms	28" x 62" x 33"	Type: Chill Seating Finish: Habanero Contact: juliar@landscapeforms.com
Ld-10 L-8.0 L-9.0	F-4	Picnic Table	Landscape Forms	Table: 47.75" x 94.75" x 30.25" Bench: 15.25" x 94" x 18.75"	Type: Harvest Finish: Sunset Orange(Lv1), Apple Red (Lv5) Contact: juliar@landscapeforms.com
Ld-07 L-8.0	F-5	Landscape boulders	Northwest Landscape Supply	20" - 24"	Basalt
Ld-08 L-8.0	F-6	Metal Planter	Green Theory	Widths Vary x 42" ht	Type: Custom Finish: Powdercoat -Pewter Contact: 604.475.7002
	F-7	Outdoor Patio Furniture and Cushions	Wayfair	Table: 18" H x 28" L x 20" W Sofa: 26" H x 72" W x 30" D Chaise: 26" H x 24" W x 62.5" D	3 piece sectional seating group with cushion with reversible chaise and coffee table with glass top. Steel frame with rattan wicker and seat cushions
	F-8	Custom 84" x 42" GFRC Fire Table c/w electronic starter	Fired Earth Inc. Tel. 1-250-863-2047	Electrical Supply 110 VAC, 60 Hz Electrical Service 15 amp dedicated circuit Gas Supply approx. 150,000 BTU (to be confirmed) Supply Pressure: Minimum: 3.5" W.C.; Maximum: 7.0" W.C. Outlet Pressure: 3.5" W.C. Pit Interior: beach pebbles and lava rock - submit samples to LA for approval. Complete with Custom Cover, colour: charcoal Remote Control Starter	Fire Table: Linen White, Flat Cover: Charcoal
	F-9	Wire Mesh Trellis/Screen	The Western Group	tbd	Type: Custom, Wall mounted Finish: Powdercoat - Black Contact:livingscreen@thewesterngroup.com

General Notes

Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.

- Refer to electrical drawings for all final landscape lighting layout and
- Refer to architectural and mechanical drawings for all drain locations and rim

Planting Notes

- 1. All plants / planting to be per BCNTA and BCSLA standards.
- Plant selection subject to availability at the time of planting. Contractor shall source specified plant material and only after area of search
- has been exhausted will substitutions be considered. 4. All trees to be staked in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current 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 calls shall be as shown in the plant list Specifically, when the plant list calls for #5 class containers, these shall be as

defined in the BCNTA (ANSI) Standard. All offsite trees to have minimum 15 cubic meters of growing medium unless otherwise specified.

Soil Preparation and Placement Notes

All growing medium placed on project to meet or exceed BCNTA and B.C Landscape Standards latest edition.

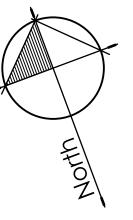
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days prior placement. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt
- and clay as shown in details. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

- Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing. 2. A high efficiency irrigation system to be installed through out common landscaped areas on private property. Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines. All irrigation valve boxes equipped with quick-couplers.
- 4. Layout of the system and installation shall be to trade standards for projects of this scale and type, to provide for uniform complete "head to head" coverage of all lawn and planted areas within the area as designated on the
- Record Drawings: Submit with the operating and maintenance manuals, a reproducible copy of the as-built condition of the system.
- 5. Instruct a designated representative of the Owner in the complete operating and maintenance procedures for that system, including winterizing the system for the first time with the designated representative observing.

NOTE: Sleeving @ roadways to use schedule 40 cast iron sleeving.

Quality Assurance

- . The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- . All irrigation work shall be done by an experienced and competent irrigation contractor having the facilities and personnel adequate for the work specified. Minimum standard to IIABC.



05 2019-05-17 Re-Issue for DP 04 2019-05-09 Issue for Client Review 03 2018-06-28 02 2018-01-15 DP Submission 01 2017-12-22 no.: | date:

DP Prior To Submission Progress Plot

Revisions:



Project:

BY THE BAY

1289 NICOLA STREET, VANCOUVER BC

(formely 1509-33 Harwood St)

Checked by: May 15, 2019

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

Drawing Title:

Drawn by:

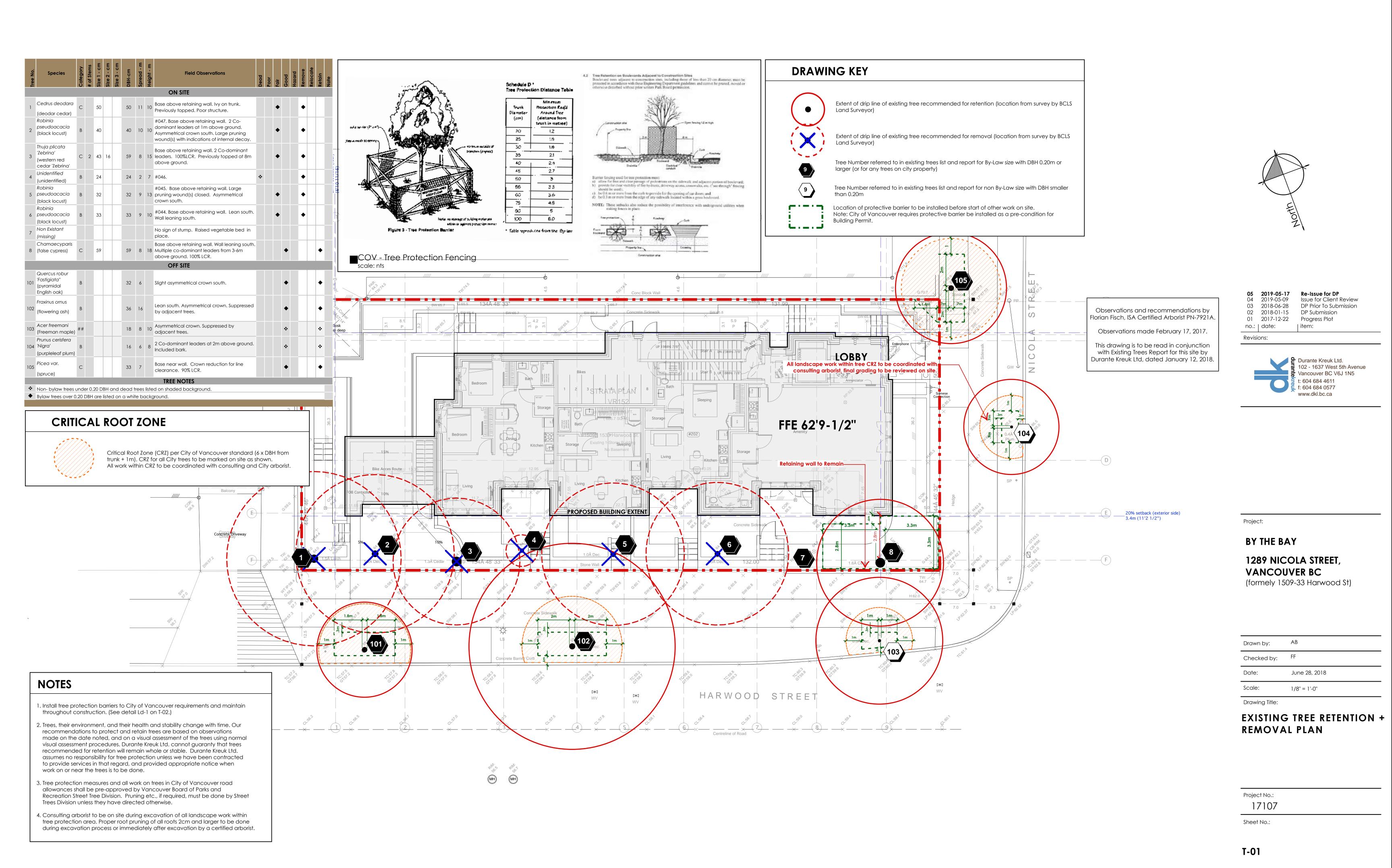
KEY PLAN

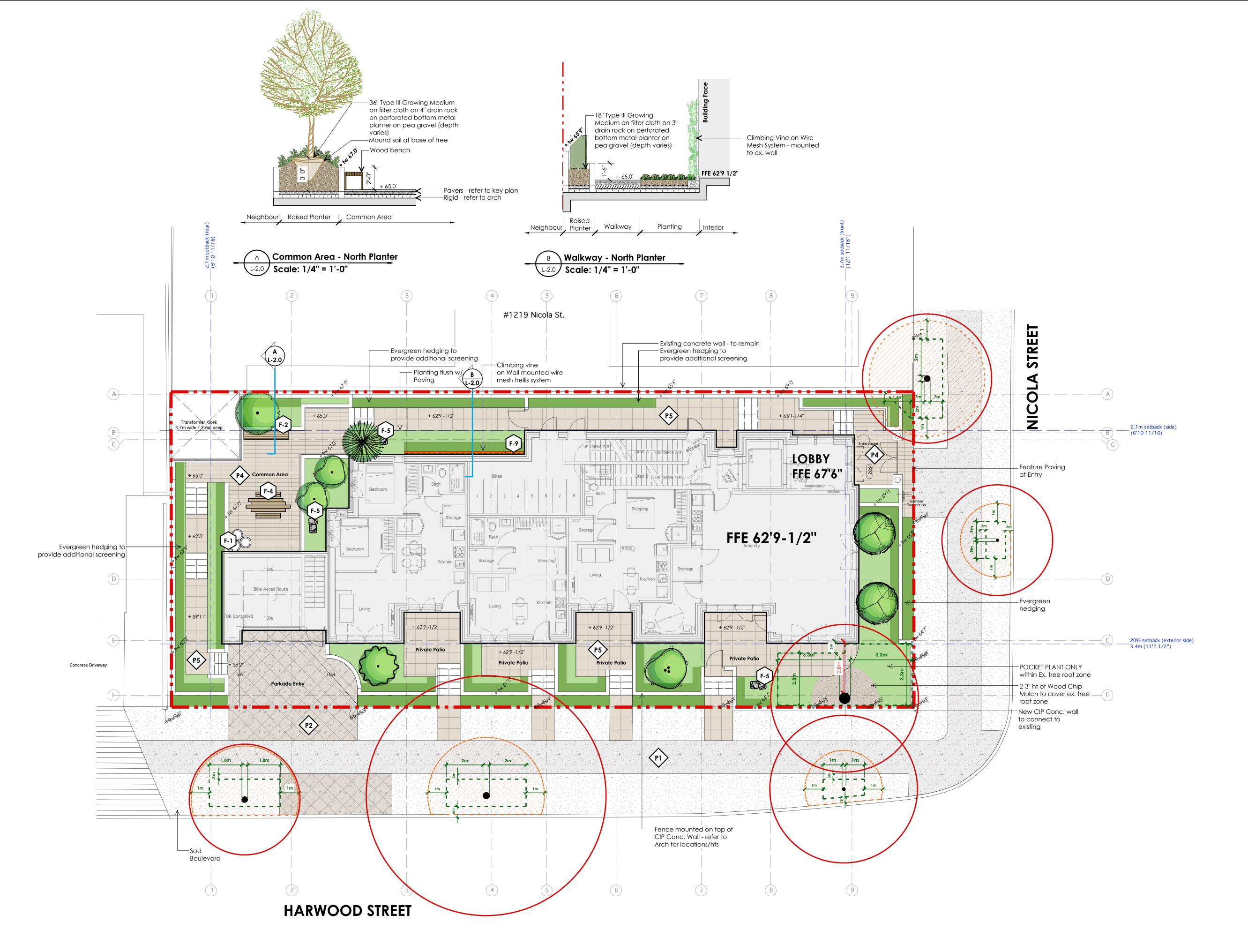
Project No.: 17107

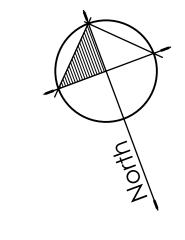
Sheet No.:

L-1.0

Appendix C: Plans and Elevations - Page 28 of 37







 05
 2019-05-17
 Re-Issue for DP

 04
 2019-05-09
 Issue for Client Review

 03
 2018-06-28
 DP Prior To Submission

 02
 2018-01-15
 DP Submission

 01
 2017-12-22
 Progress Plot

Revisions:

Durante Kreuk Ltd. 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 t: 604 684 4611 f: 604 684 0577 www.dkl.bc.ca

Project:

BY THE BAY

1289 NICOLA STREET, VANCOUVER BC (formely 1509-33 Harwood St)

Drawn by: AB Checked by: PK May 15, 2019

1/8" = 1'-0"

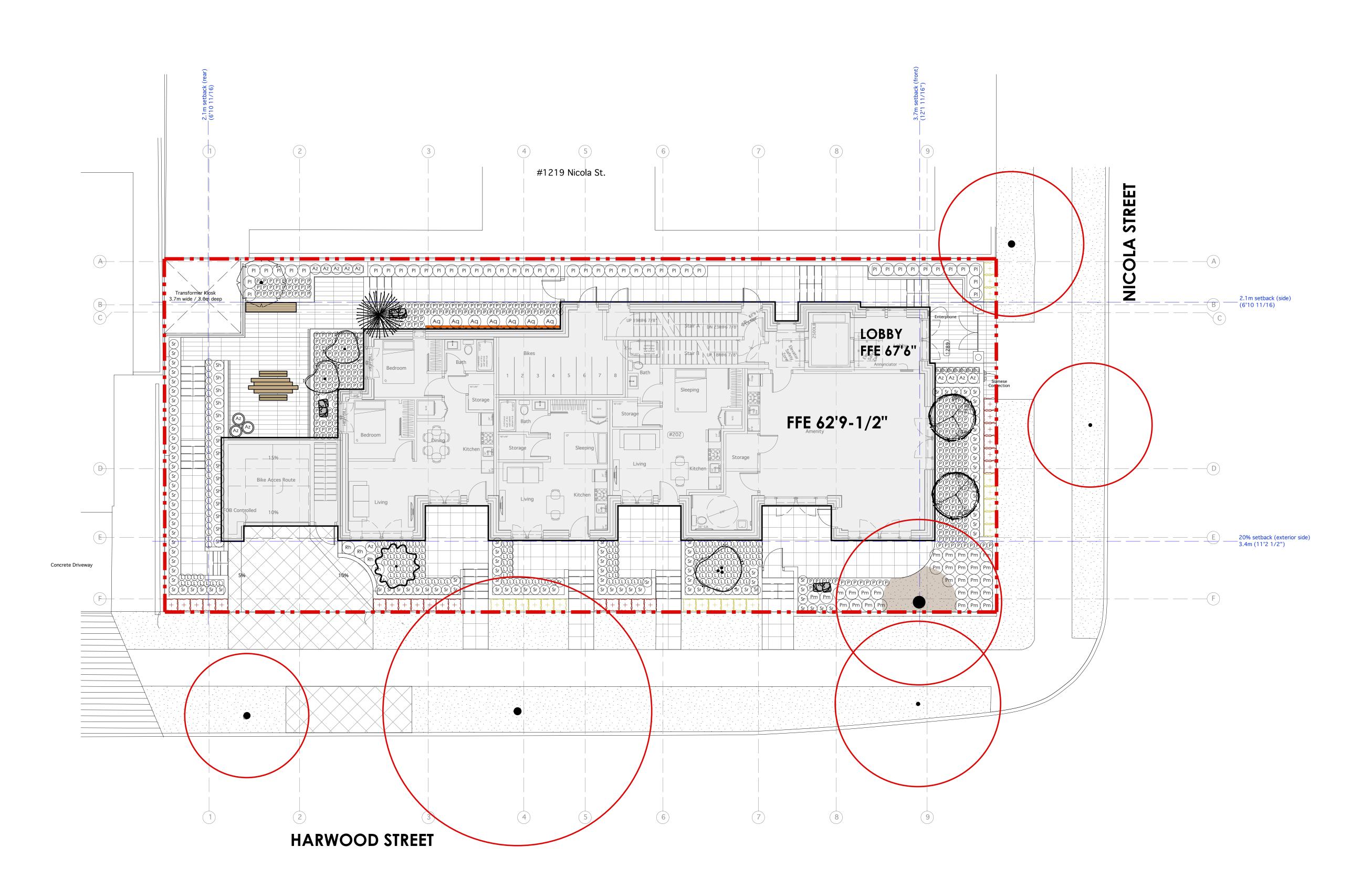
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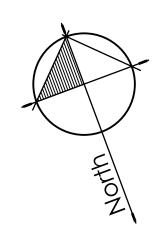
LEVEL 1 - MATERIALS + **GRADING PLAN**

Project No.: 17107

Sheet No.:

L-2.0





 05
 2019-05-17
 Re-Issue for DP

 04
 2019-05-09
 Issue for Client Review

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 2018-06-28
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 01
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 Progress Plot

Revisions:



BY THE BAY

1289 NICOLA STREET, VANCOUVER BC (formely 1509-33 Harwood St)

Drawn by: AB Checked by: PK May 15, 2019 1/8" = 1'-0"

Drawing Title:

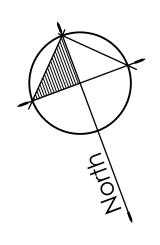
LEVEL 1 - PLANTING PLAN

Project No.: 17107

Sheet No.:

L-3.0





 05
 2019-05-17
 Re-Issue for DP

 04
 2019-05-09
 Issue for Client Review

 03
 2018-06-28
 DP Prior To Submission

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 2018-01-15
 DP Submission

 01
 2017-12-22
 Progress Plot

Revisions:



BY THE BAY

1289 NICOLA STREET, VANCOUVER BC (formely 1509-33 Harwood St)

Drawn by: AB Checked by: PK May 15, 2019

1/8" = 1'-0"

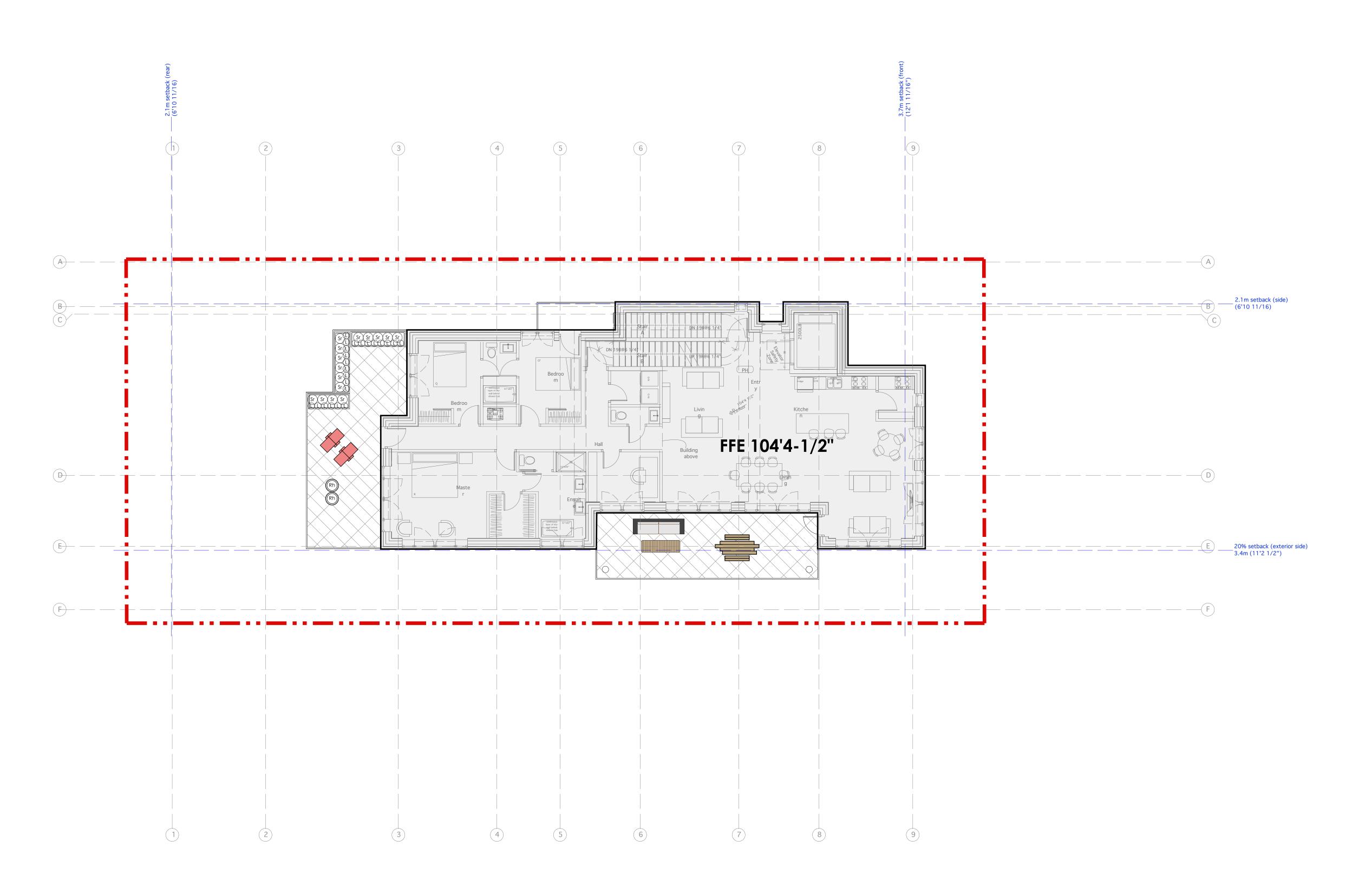
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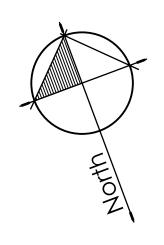
LEVEL 5 - MATERIALS + **GRADING PLAN**

Project No.: 17107

Sheet No.:

L-4.0





 05
 2019-05-17
 Re-Issue for DP

 04
 2019-05-09
 Issue for Client Review

 03
 2018-06-28
 DP Prior To Submission

 02
 2018-01-15
 DP Submission

 01
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1289 NICOLA STREET, VANCOUVER BC

(formely 1509-33 Harwood St)

Drawn by: AB Checked by: PK May 15, 2019 1/8" = 1'-0"

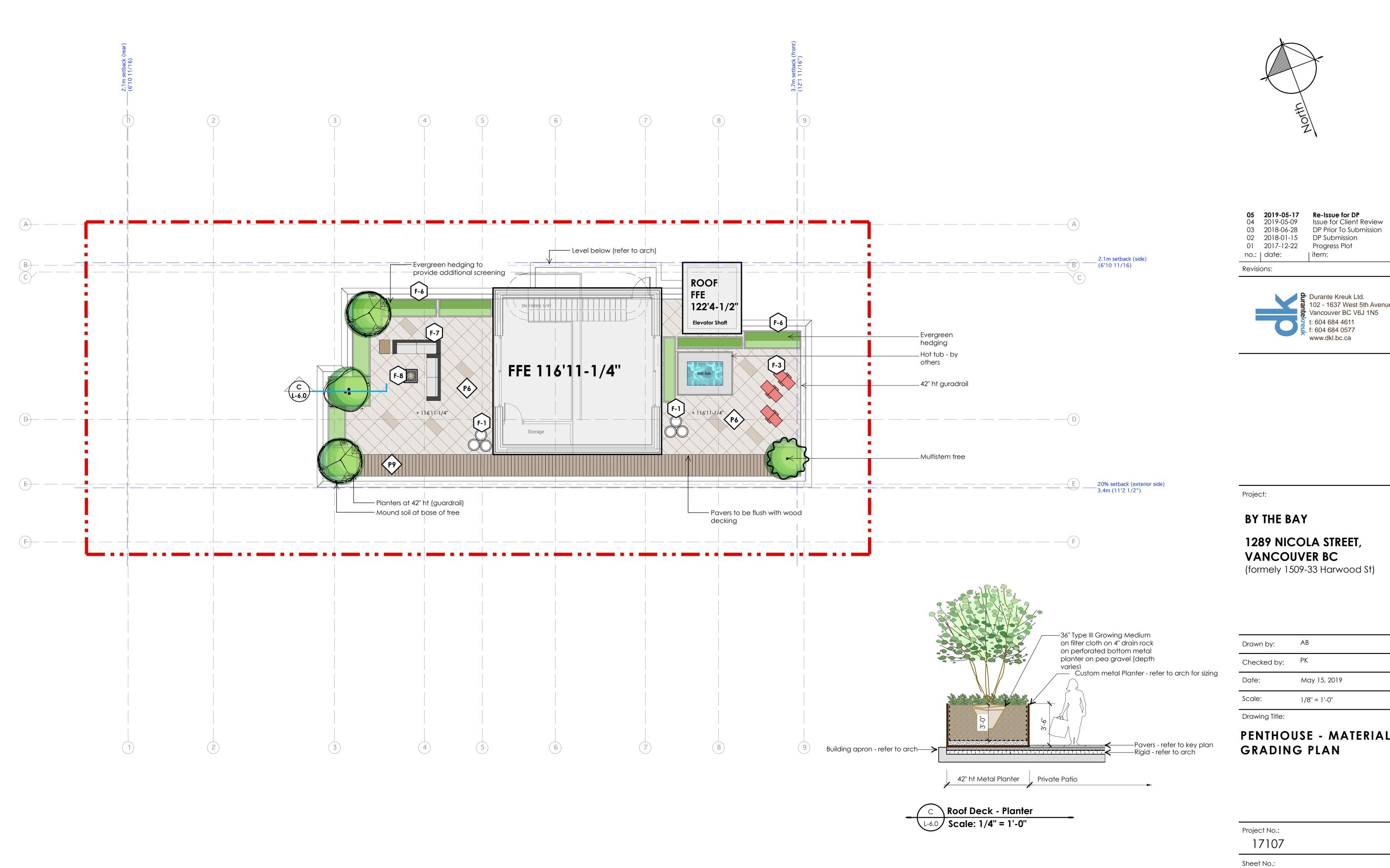
Drawing Title:

LEVEL 5 - PLANTING PLAN

Project No.: 17107

Sheet No.:

L-5.0



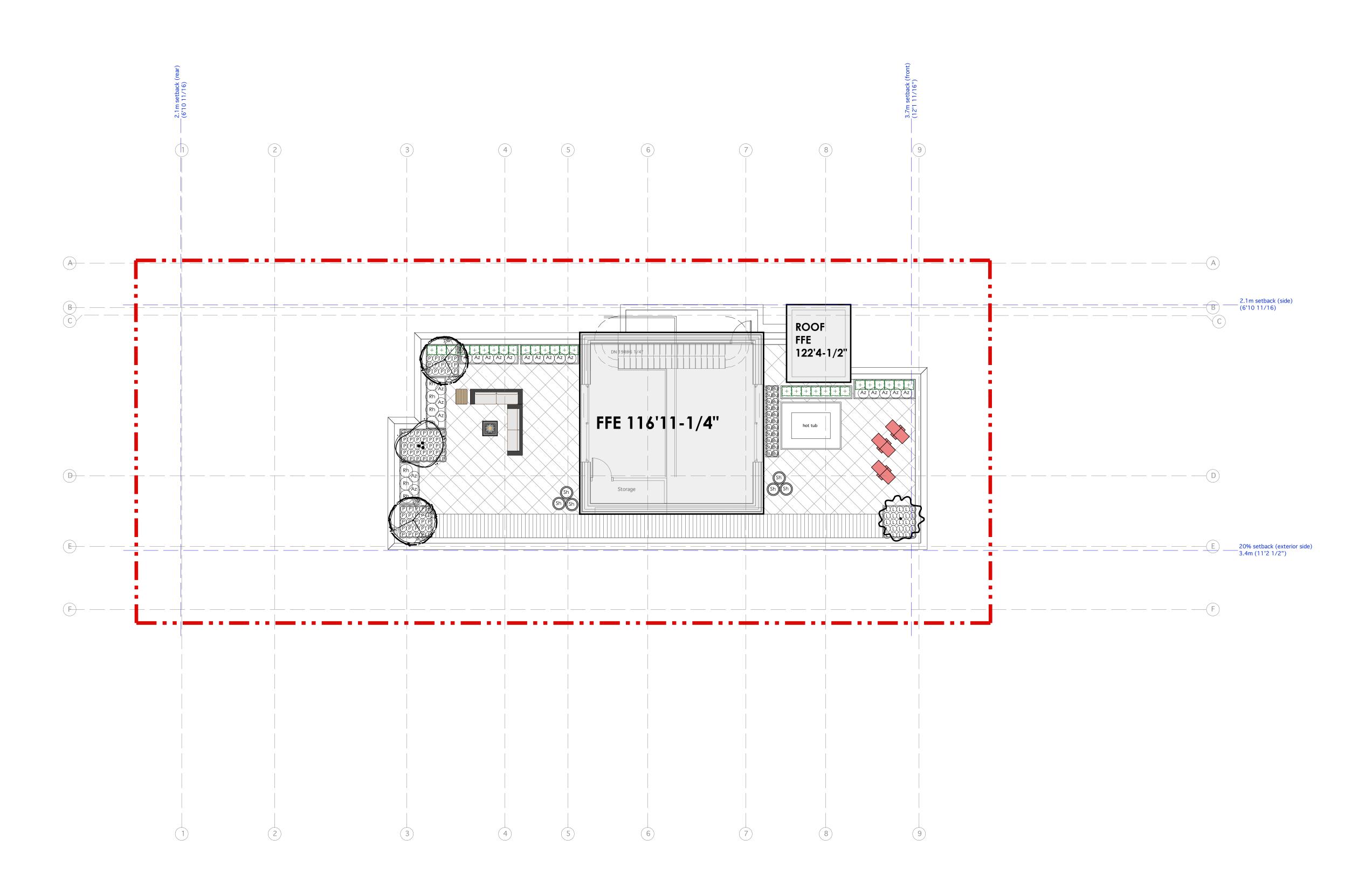
Durante Kreuk Ltd. 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 t: 604 684 4611 f: 604 684 0577

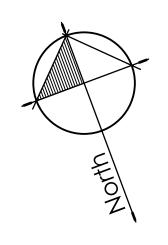
(formely 1509-33 Harwood St)

May 15, 2019

PENTHOUSE - MATERIALS +

L-6.0





 05
 2019-05-17
 Re-Issue for DP

 04
 2019-05-09
 Issue for Client Review

 03
 2018-06-28
 DP Prior To Submission

 02
 2018-01-15
 DP Submission

 01
 2017-12-22
 Progress Plot

Revisions:



BY THE BAY

1289 NICOLA STREET, VANCOUVER BC

(formely 1509-33 Harwood St)

Drawn by: AB Checked by: PK May 15, 2019 1/8" = 1'-0"

Drawing Title:

PENTHOUSE - PLANTING PLAN

Project No.: 17107

Sheet No.:

L-7.0