

**1294 GRANVILLE STREET**  
DP APPLICATION  
FEBRUARY 2020

PROJECT STATISTICS

1294 GRANVILLE STREET  
CIVIC ADDRESS: Main Building: 1294 Gran/Alie Street  
LEGAL ADDRESS: LOT @ & 19 PL VAP210 BLK 103 DL 541  
SITE AREA: 127.57 6,000 SF 557 SM

ZONING: DO HEIGHT: Permitted/Proposed 70/70 21.3 r/21.3 #

SET BACKS: N/A - Granville St. Setback 15' after 3074.5m - Rear Setback N/A - North Sideyard Setback N/A - South Sideyard Setback

FSR	GROSS AREA	NET AREA	NET FSR	PERMITTED FSR
FSR PROPOSED	22,918	21,027	3.50	3.50

Level	Units	GROSS FLOOR AREA				FSR AREA				FOOT INCLINED		
		Residential Sub-Area	Internal Circulation	Commercial Area	Amenity Area	Grass Area	Net Area	In-Suite Storage	Balconies	Outdoor Amenity		
Level 1		798	953	1,294	826	3,058	2,247					
Level 2	7	3,510	798			4,308	4,308					
Level 3	7	3,510	798			4,308	4,308					
Level 4	7	3,510	798			4,308	4,308					
Level 5	7	15,110	798			16,908	16,908					
Roof	1	90	90	1,042	2,021	1,540				1,700		
TOTAL	29	14,929	4,844	1,294	1,851	22,918	21,027			1,700		

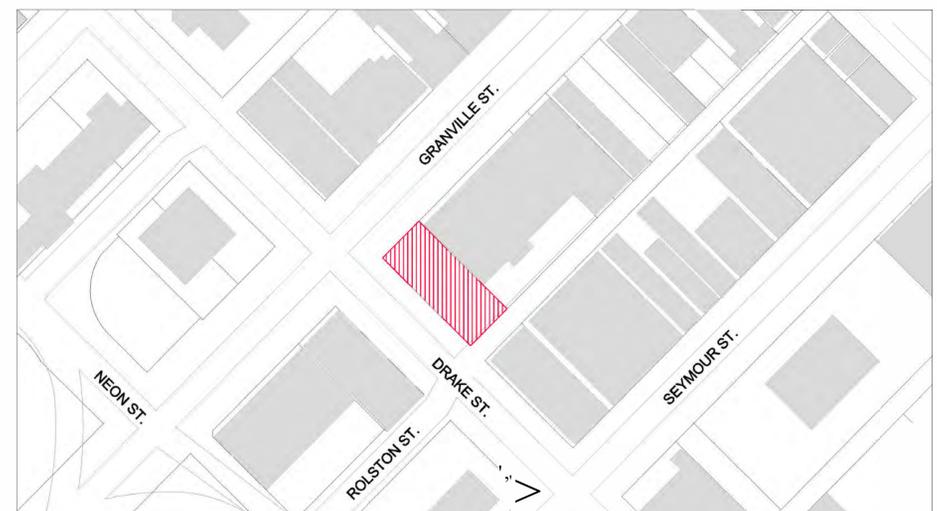
REQ.	PROV.	PROV. / REQ.
2	7	3.5
1	1	1
3	3	1
1	1	1
2	2	1

REQUIRED	PROVIDED	M > E
40	62	0.55A
3	3	0.55B1
3	3	CLASS B
46	65	0.55A
3	3	1.55A
1	1	0.55A
6	6	CLASS B
46	65	0.55A
6	6	CLASS B
55	75	
5	15	CLASS A
14	15	CLASS A
25	33	CLASS A
2	3	CLASS A

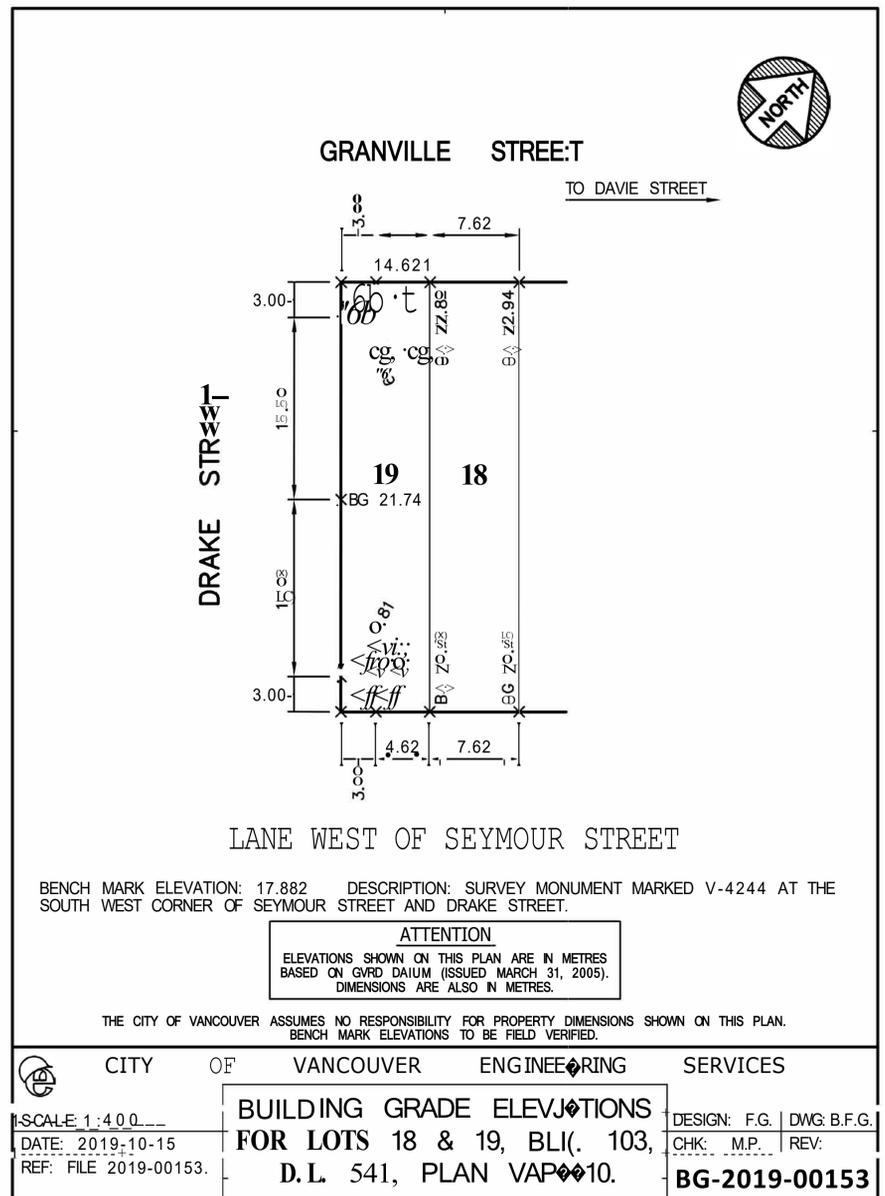
REQUIRED	PROVIDED	M > E
0	0	CLASS A
0	0	CLASS B

RESIDENTIAL	COMMERCIAL	FRONT	REAR	TOTAL
1	0	0	0	1
2	0	0	0	2
3	0	0	0	3
4	0	0	0	4
5	0	0	0	5
6	0	0	0	6
TOTAL	0	0	0	29

STATISTICS



SITE PLAN



BUILDING GRADES

1	A-1.00	COVERSHEET
2	A-1.01	PROJECT DATA
3	A-1.02	AERIAL VIEW
4	A-1.03	CONTEXT PLAN
5	A-1.04	SITE PLAN
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7	A-1.06	CONTEXT PHOTOS
8	A-1.07	SHADOW ANALYSIS
9	A-1.08a	DESIGN RATIONALE
10	A-1.08b	DESIGN RATIONALE
11	A-1.09	SITE SURVEY
12	A-2.01	BASEMENT LEVEL
13	A-3.01	LEVEL 1
14	A-3.02	LEVEL 2
15	A-3.03	LEVEL 3
16	A-3.04	LEVEL 4
17	A-3.05	LEVEL 5
18	A-3.06	LEVEL 6
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20	A-4.01	UNIT PLANS
21	A-4.02	UNIT PLANS
22	A-5.01	NORTH ELEVATION
23	A-5.02	WEST ELEVATION
24	A-5.03	SOUTH ELEVATION
25	A-5.04	EAST ELEVATION
26	A-6.01	SECTION A-A
27	A-6.02	SECTION B-B
28	A-6.03	SECTION C-C
29	A-7.01	FSR OVERLAY - L1
30	A-7.02	FSR OVERLAY - L2
31	A-7.03	FSR OVERLAY - L3
32	A-7.04	FSR OVERLAY - L4
33	A-7.05	FSR OVERLAY - L5
34	A-7.06	FSR OVERLAY - L6
35	A-8.01	3D VIEWS
36	L-1.01	LANDSCAPE DWGS.

DRAWINGS

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
01	FEB2020	DP SUBMISSION

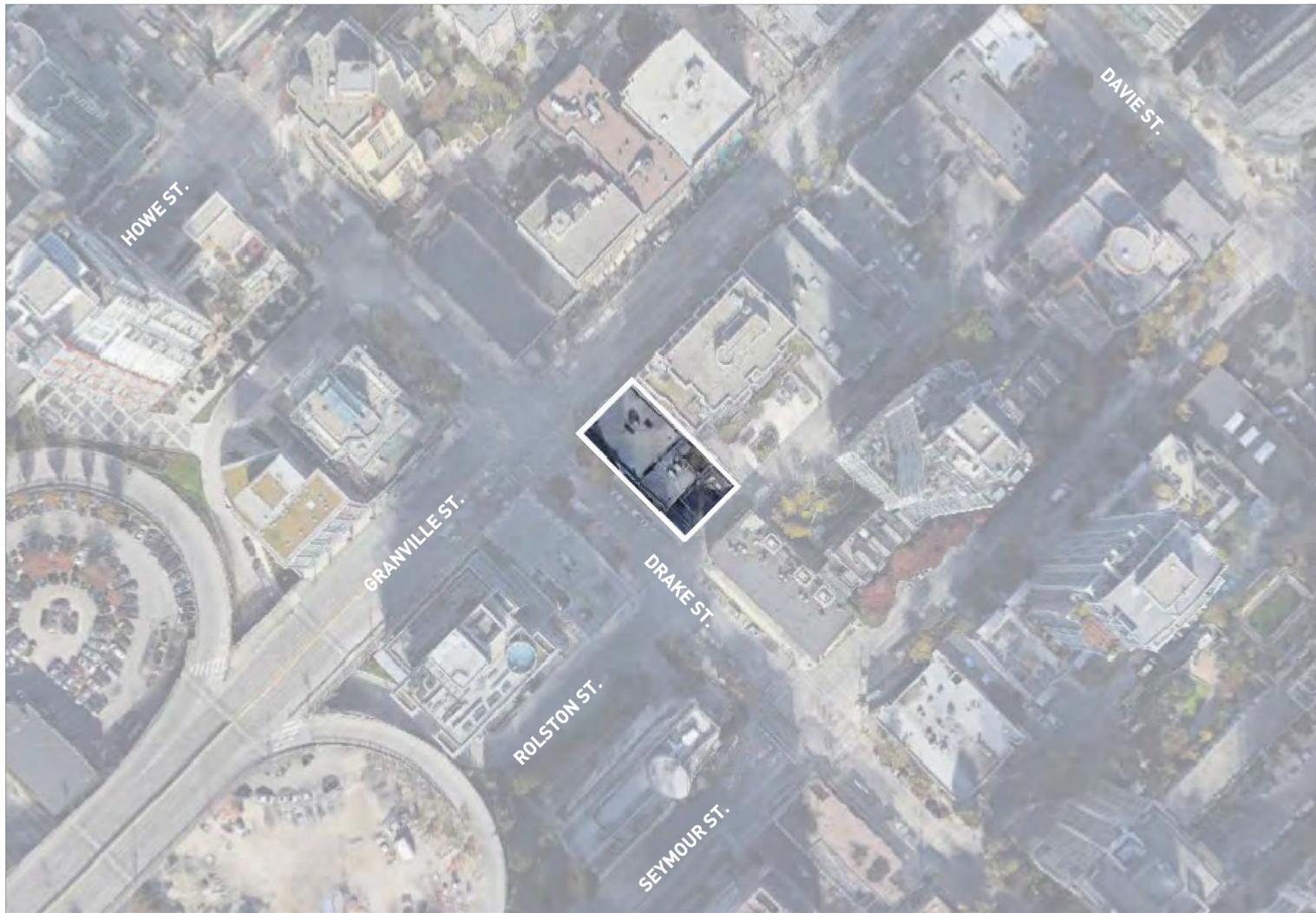
1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

PROJECT DATA

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	

JOB NUMBER 18-059



AERIAL OVERVIEW



BIRDS EYE VIEW LOOKING NORTH



BIRDS EYE VIEW LOOKING EAST

NOTES

NO.	DESCRIPTION

REVISIONS

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AERIAL VIEWS

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	--
SCALE	NTS
JOB NUMBER	18-059

NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
01	FEB 2020	DP SUBMISSION



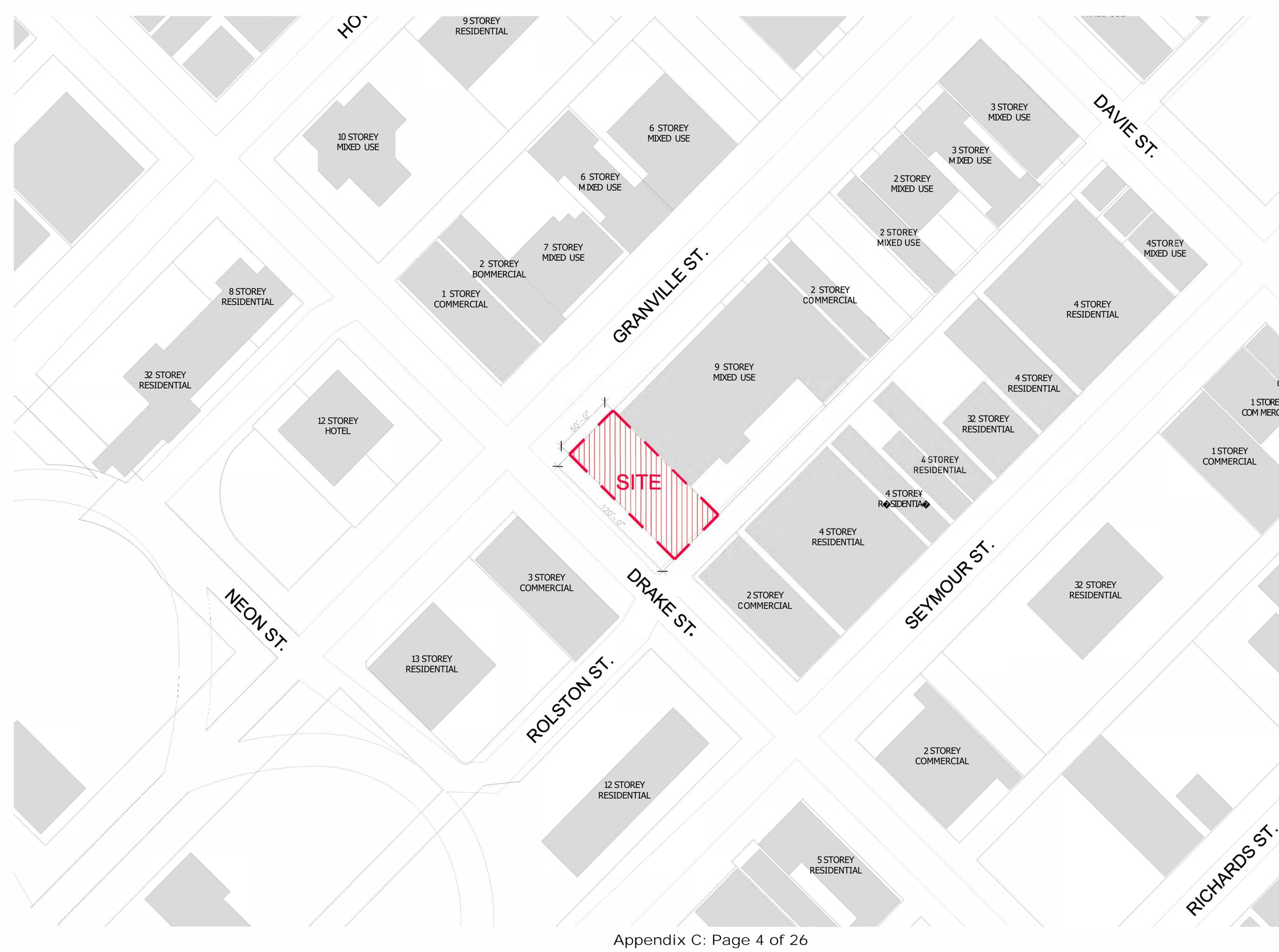
1294 GRANVILLE STREET  
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MIXED USE DEVELOPMENT

CONTEXT PLAN

DATE	DEC2019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	1/32" = 1'-0"
JOB NUMBER	18-059

**A-1.03**



NOTES  
 NO. DESCRIPTION

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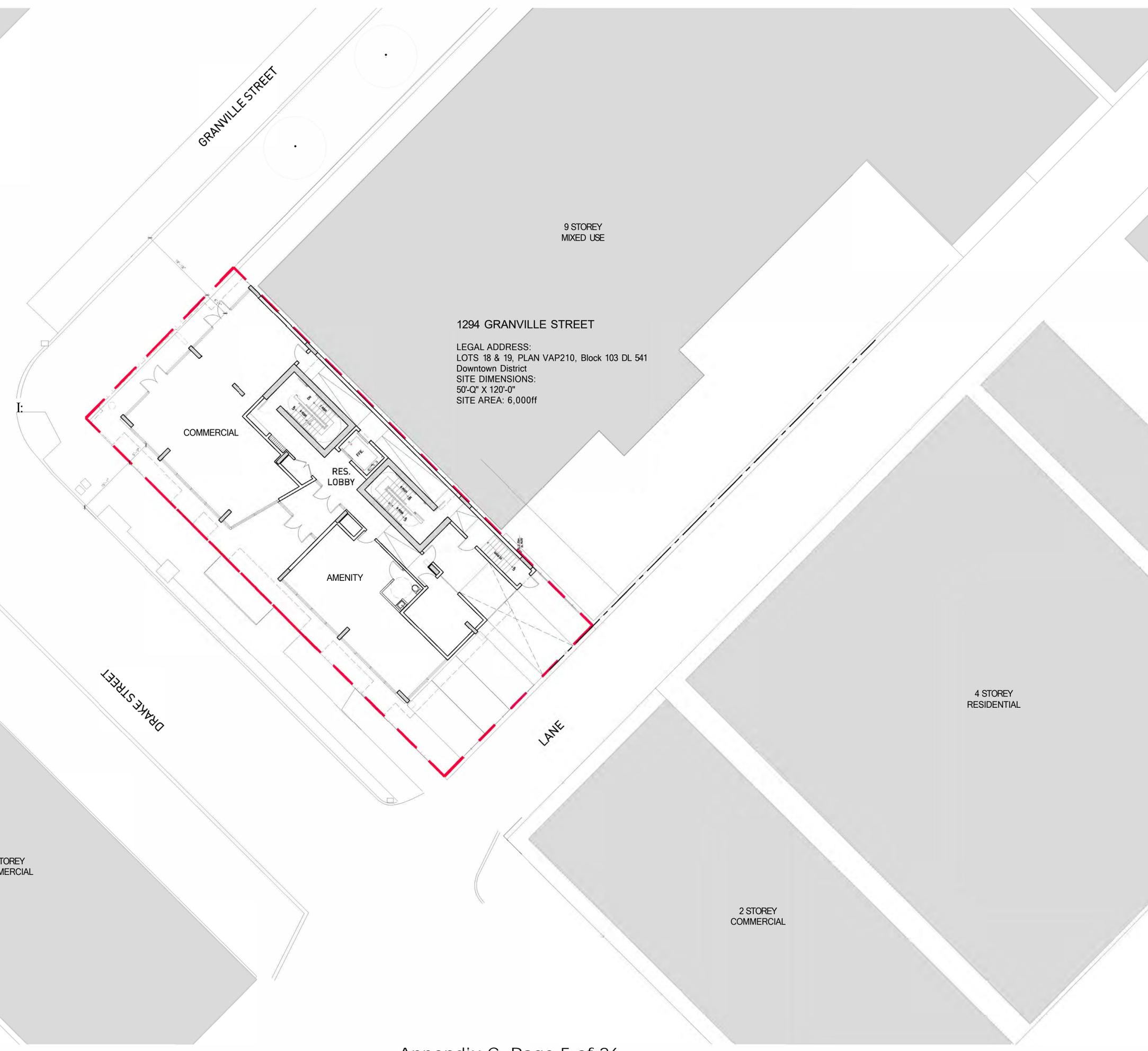
1294 GRANVILLE STREET  
 VANCOUVER, BC

MIXED USE DEVELOPMENT

SITE PLAN

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	3/32" = 1'-0"
JOB NUMBER	18-059

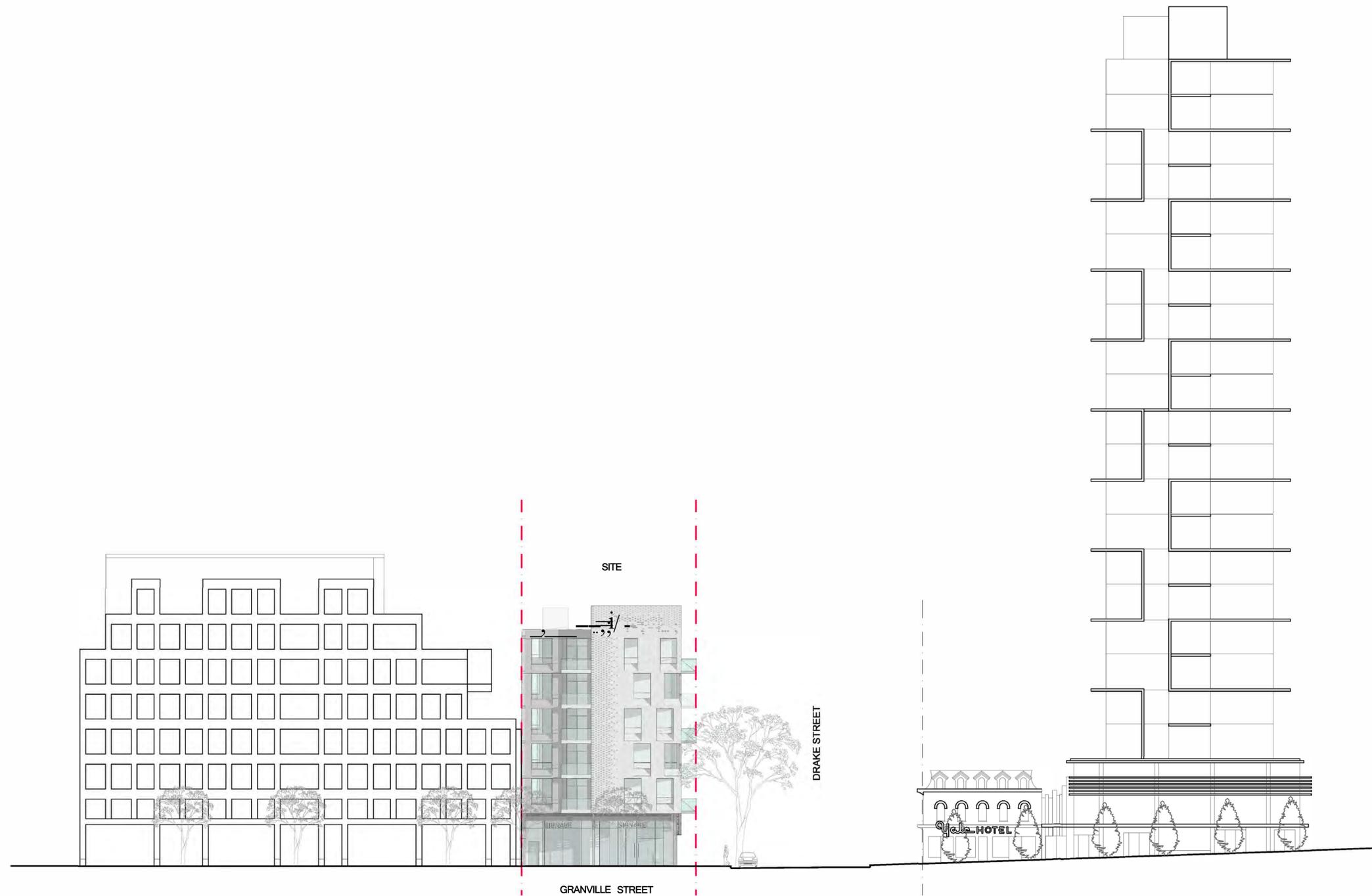
**A-1.04**



1294 GRANVILLE STREET  
 LEGAL ADDRESS:  
 LOTS 18 & 19, PLAN VAP210, Block 103 DL 541  
 Downtown District  
 SITE DIMENSIONS:  
 50'-0" X 120'-0"  
 SITE AREA: 6,000sf



NOTES  
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1294 GRANVILLE STREET  
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STREETSCAPES

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	NTS
JOB NUMBER	18-059

## A-1.05



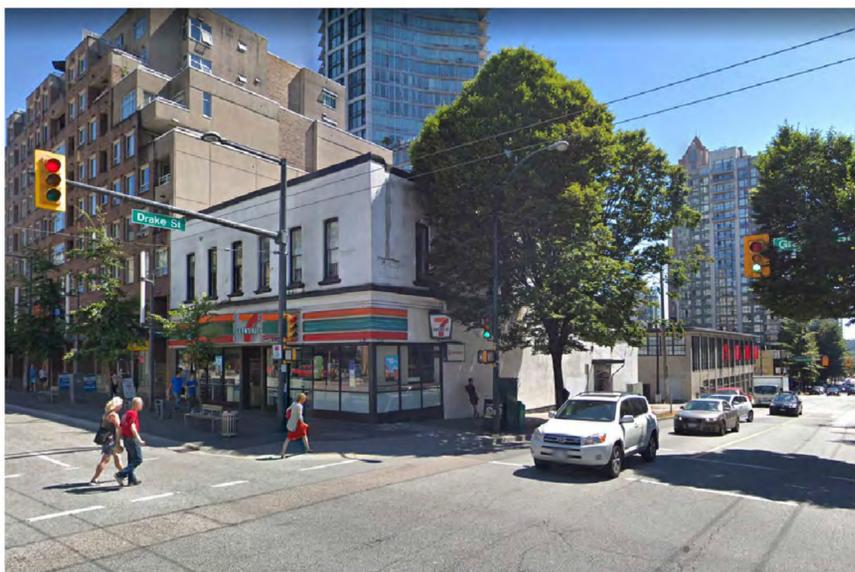
1 - DRAKE STREETScape

SITE

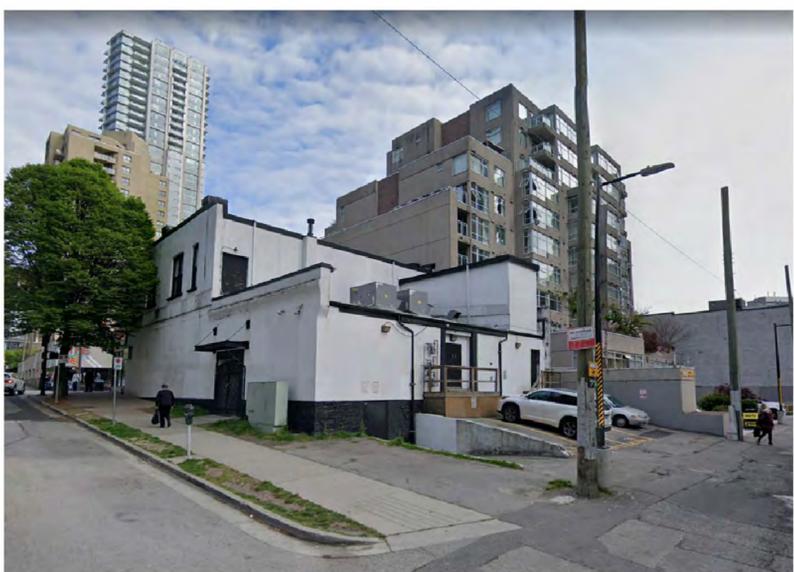


2 - GRANVILLE STREETScape

SITE



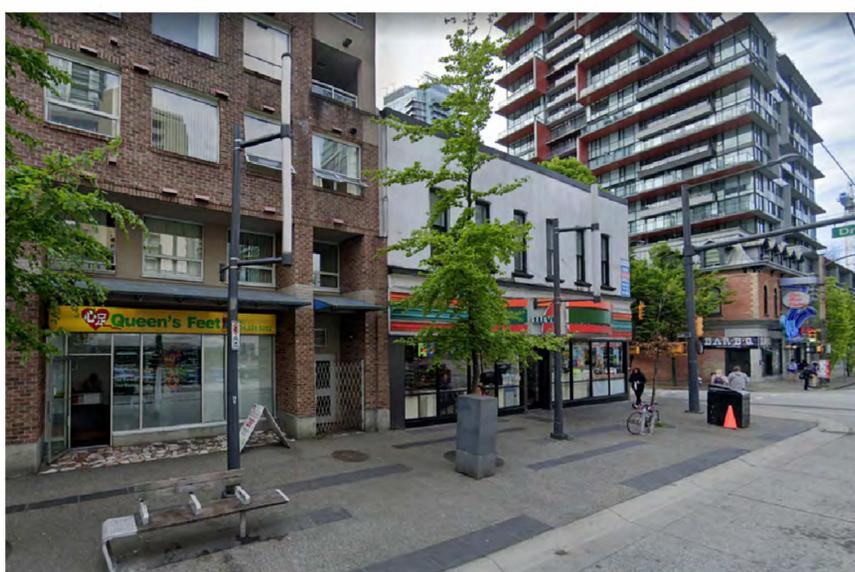
3 - DRAKE STREET VIEW LOOKING EAST



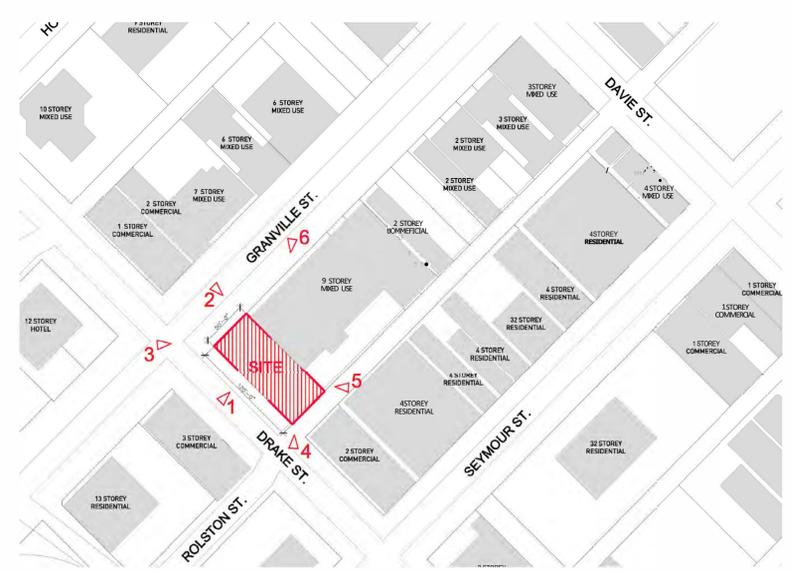
4 - LANE VIEW LOOKING NORTHWEST



5 - LANE VIEW LOOKING SOUTHWEST



6 - GRANVILLE STREET VIEW LOOKING SOUTH



GBL ARCHITECTS  
130 EAST 8TH AVENUE  
VANCOUVER, CANADA V6T 1P6  
T 604 736 1156 F 604 731 5179  
GBLARCHITECTS.COM

NOTES  
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REVISIONS		
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VANCOUVER, BC

MIXED USE DEVELOPMENT

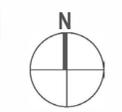
CONTEXT PHOTOS

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	---
SCALE	NTS
JOB NUMBER	18-059

A-1.06

NOTES  
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1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

SHADOW ANALYSIS

DATE	DEC 1019
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CHECKED BY	AJE
SCALE	NTS
JOB NUMBER	18-059

**A-1.07**



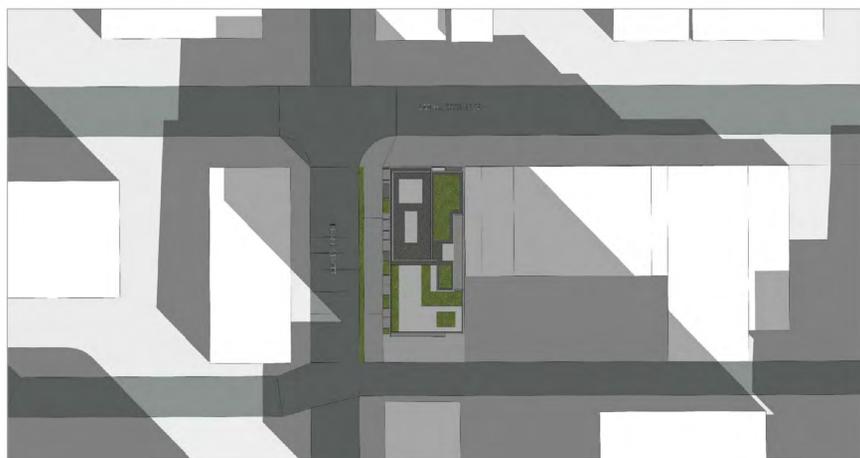
SUMMER SOLSTICE: JUNE 21 - 10.00AM



SUMMER SOLSTICE: JUNE 21 - 12.00PM



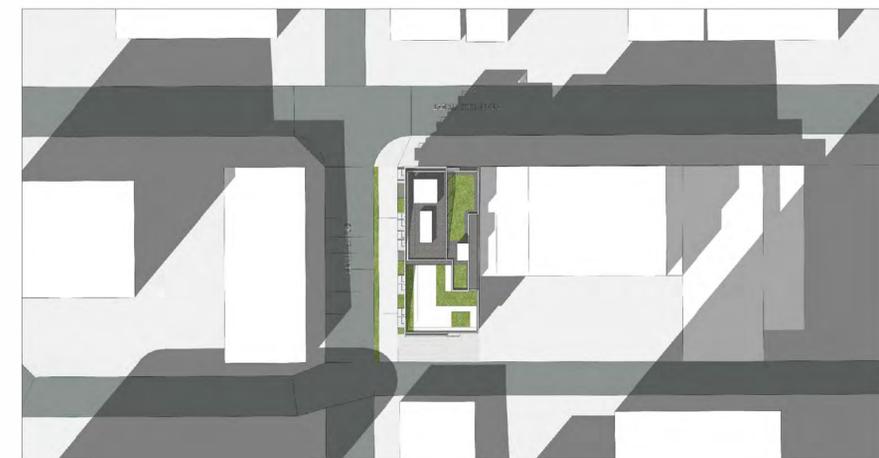
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EQUINOX: MAR/ SEP 21 - 10.00AM

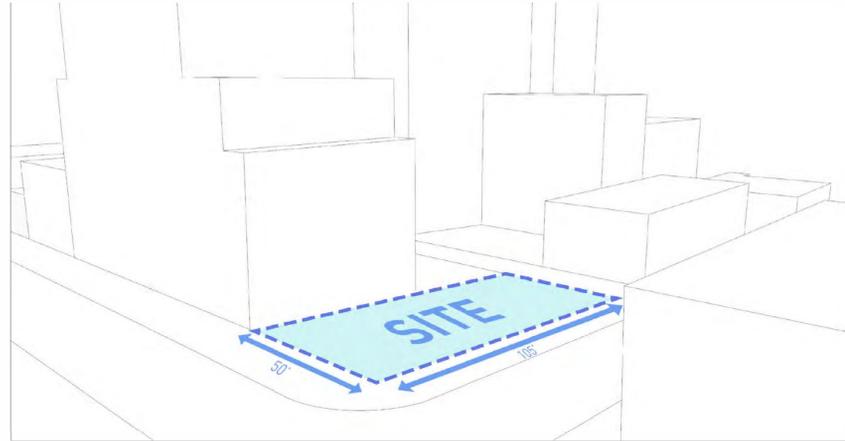


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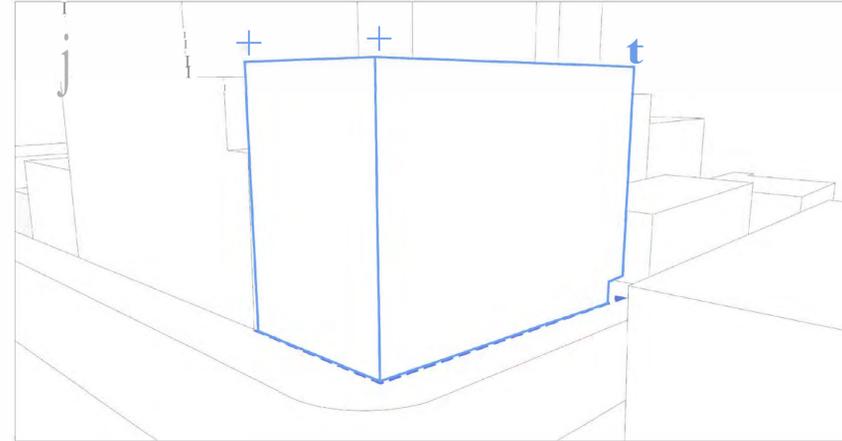


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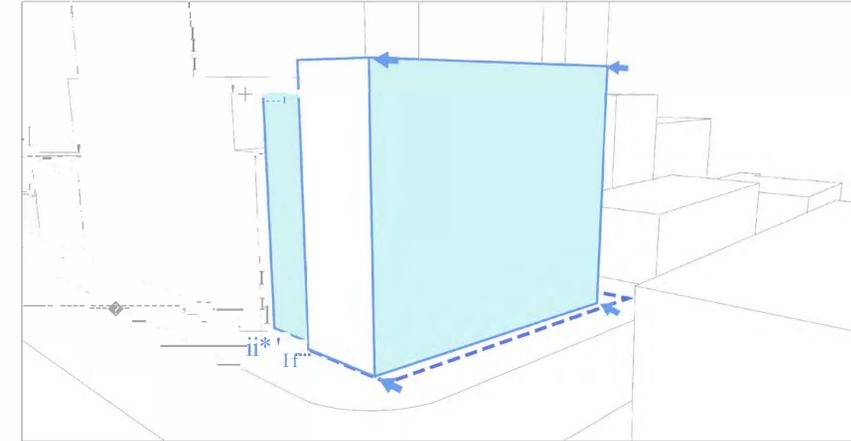




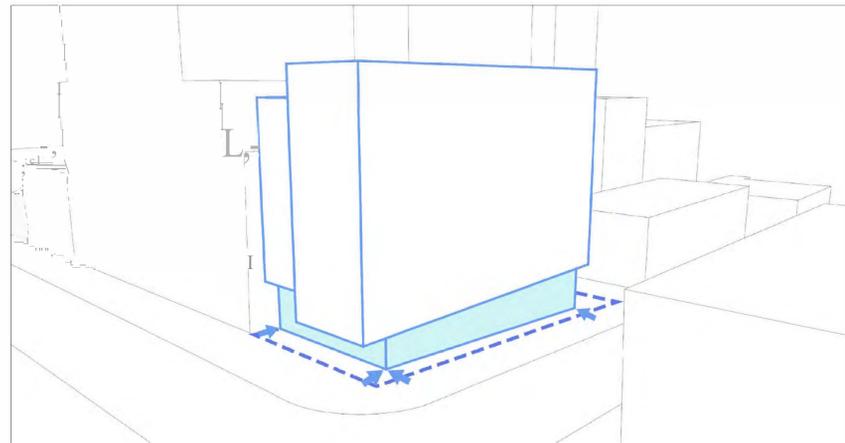
PHASE 1: The sloping corner site is located at the corner of Granville Street and Drake Street, measuring 50' wide and 105' long. An existing stepped 10 storey mixed-use residential building flanks the north east property line.



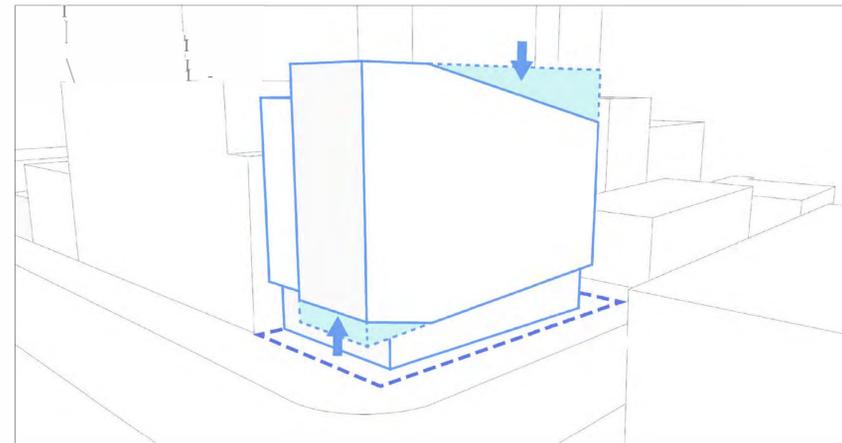
PHASE 2: The base massing is extruded up approximately 70' from grade to help maximise the available density within the site perimeter.



PHASE 3: The base massing is setback 4' from the Drake Street property line to allow for a more considered streetwall massing presence. The building form adjacent to the existing building is dropped down and pulled back for a more harmonious visual transition.



PHASE 4: To help create a more generous public realm experience, the ground floor is pulled in on all sides. The Granville and Drake Street frontages will be predominantly glazed to promote visual connectivity and engagement with the adjacent sidewalks.



PHASE 5: The Granville Street base is lifted up to allow for improved commercial exposure on the ground floor. Conversely, the southwest shoulder of the building is dropped down to create a large outdoor amenity space with excellent view and solar exposure.



PHASE 6: The main building facades are textured through the application of a staggered window treatment. Each window has been carefully sized to ensure appropriate natural light ingress into each suite while minimising the overall glazing percentage for the building.



PHASE 7: Each suite has access to outdoor space via a private balcony. The structural steel balconies are 'hung' off the facade to further improve the thermal performance of the building envelope.



PHASE 8: The large existing tree on Drake Street will be retained. This will be supplemented by new street trees along Drake Street, and additional planting at the rooftop amenity level to help visually soften the angled roof line.



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 VANCOUVER, BC

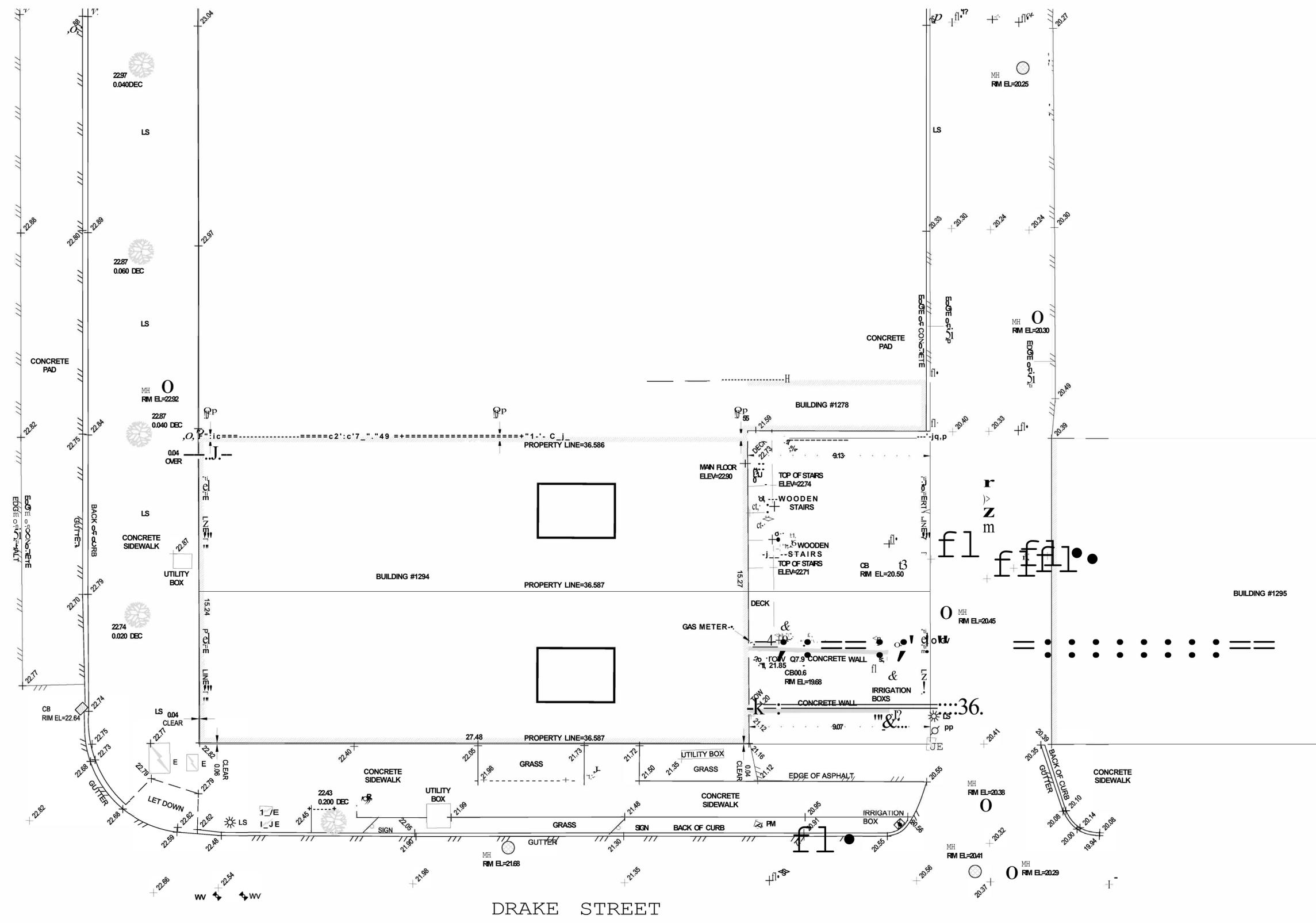
MIXED USE DEVELOPMENT

SITE SURVEY

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	--
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

**A-1.09**

1294 GRANVILLE STREET





- MATERIALS**
- 1 CLEAR BALCONY GUARDS
  - 2 CLEAR GLAZING
  - 3 ANODISED ALUMINUM FRAMES
  - 4 WHITE BRICK
  - 5 METAL BALCONY GUARD
  - 6 TENSOR CABLES
  - 7 METAL C - CHANNEL
  - 8 SILVER COMPOSITE METAL PANEL
  - 9 ARCHITECTURAL CONCRETE
  - 10 ANODISED ALUMINUM TRELLIS

NOTES  
NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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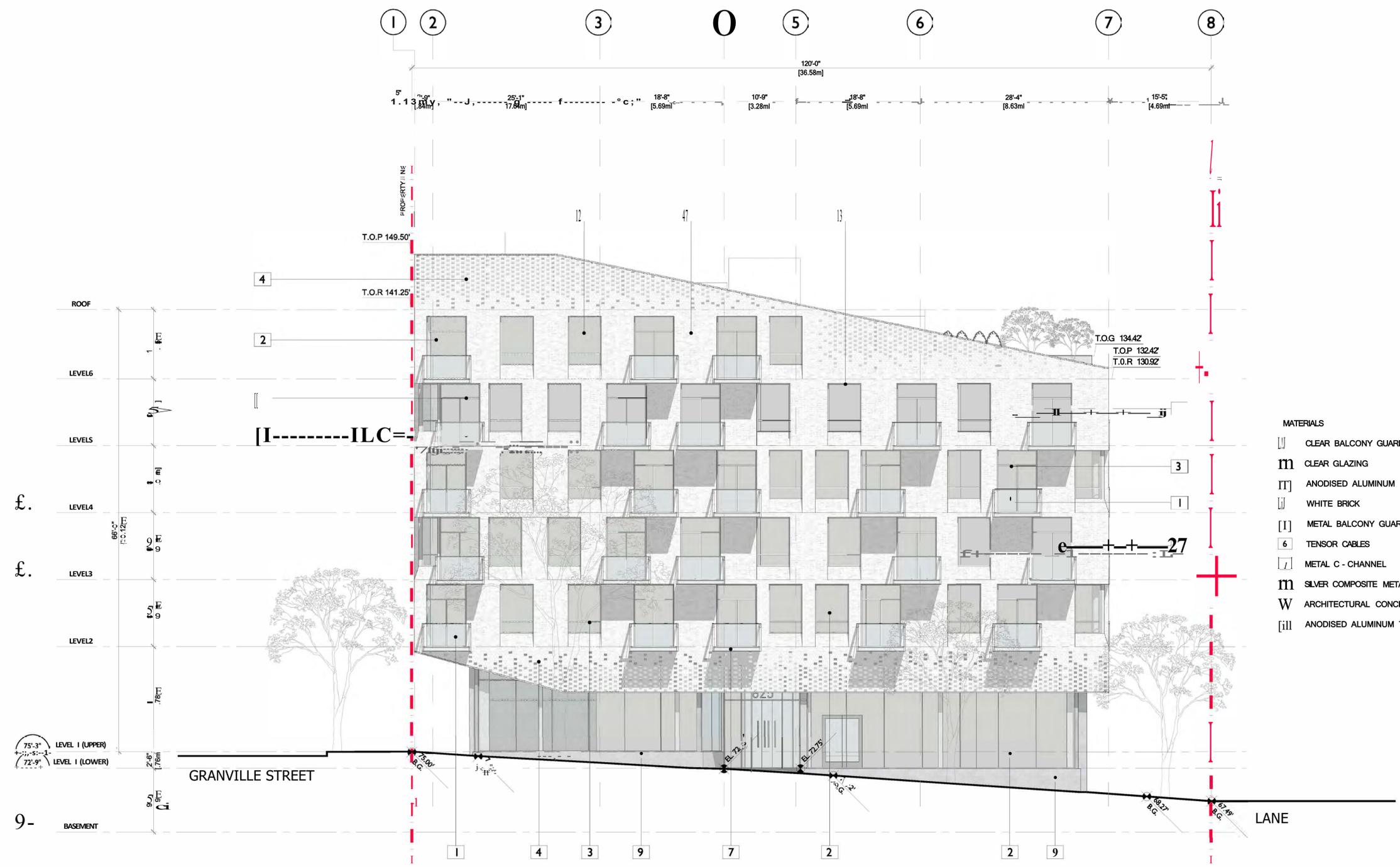
1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

NORTH ELEVATION

DATE	DEC 1019
DRAWN BY	AJE
CHECKED BY	-
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

## A-5.01



- MATERIALS**
- [ ] CLEAR BALCONY GUARDS
  - [m] CLEAR GLAZING
  - [II] ANODISED ALUMINUM FRAMES
  - [ ] WHITE BRICK
  - [I] METAL BALCONY GUARD
  - [6] TENSOR CABLES
  - [ ] METAL C - CHANNEL
  - [m] SILVER COMPOSITE METAL PANEL
  - [W] ARCHITECTURAL CONCRETE
  - [iii] ANODISED ALUMINUM TRELLIS

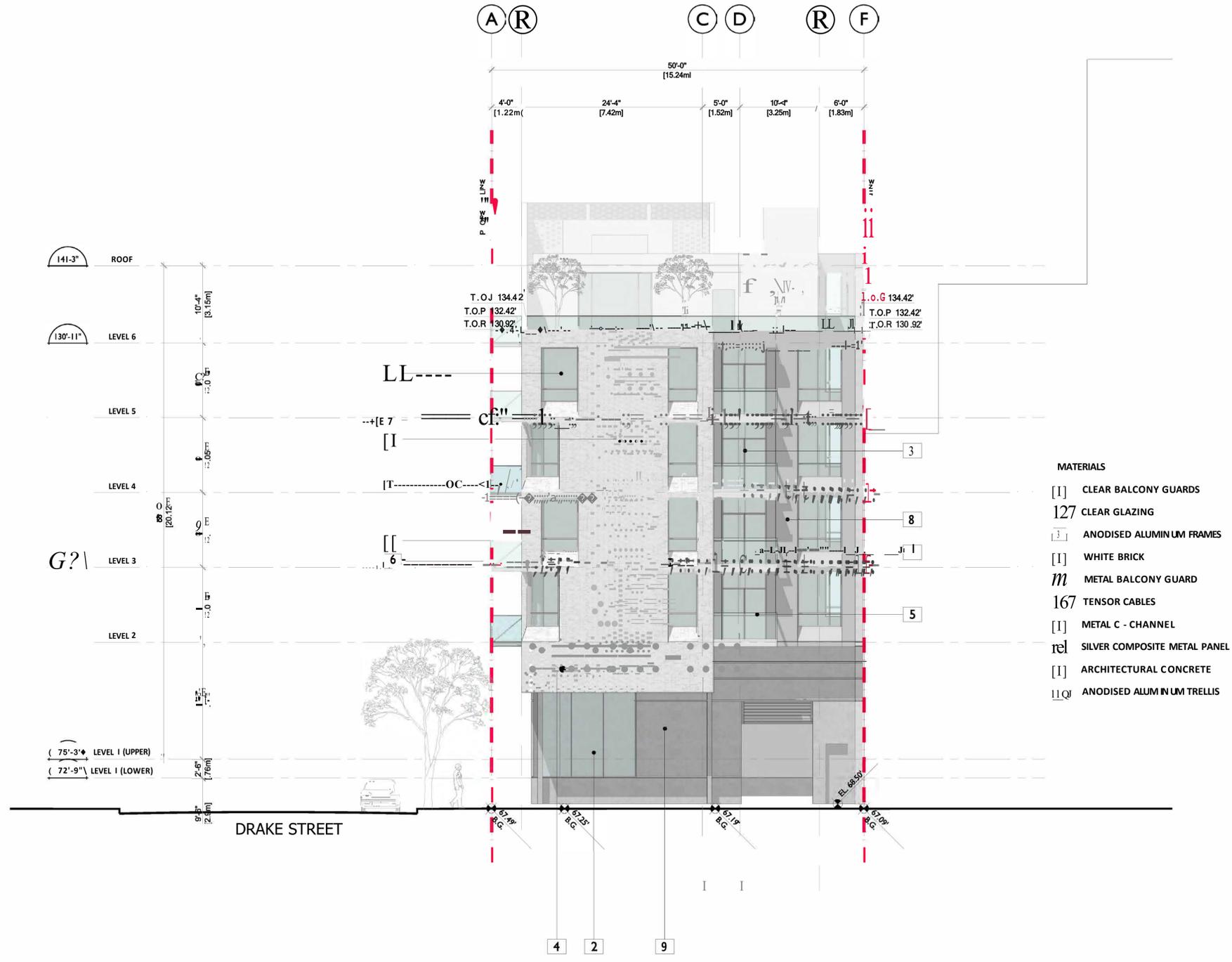
1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

WEST ELEVATION

DATE DEC 1019  
DRAWN BY AJE  
CHECKED BY -  
SCALE 1/8"=1'-0"  
JOB NUMBER 18-059

**A-5.02**



NOTES  
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REVISIONS		
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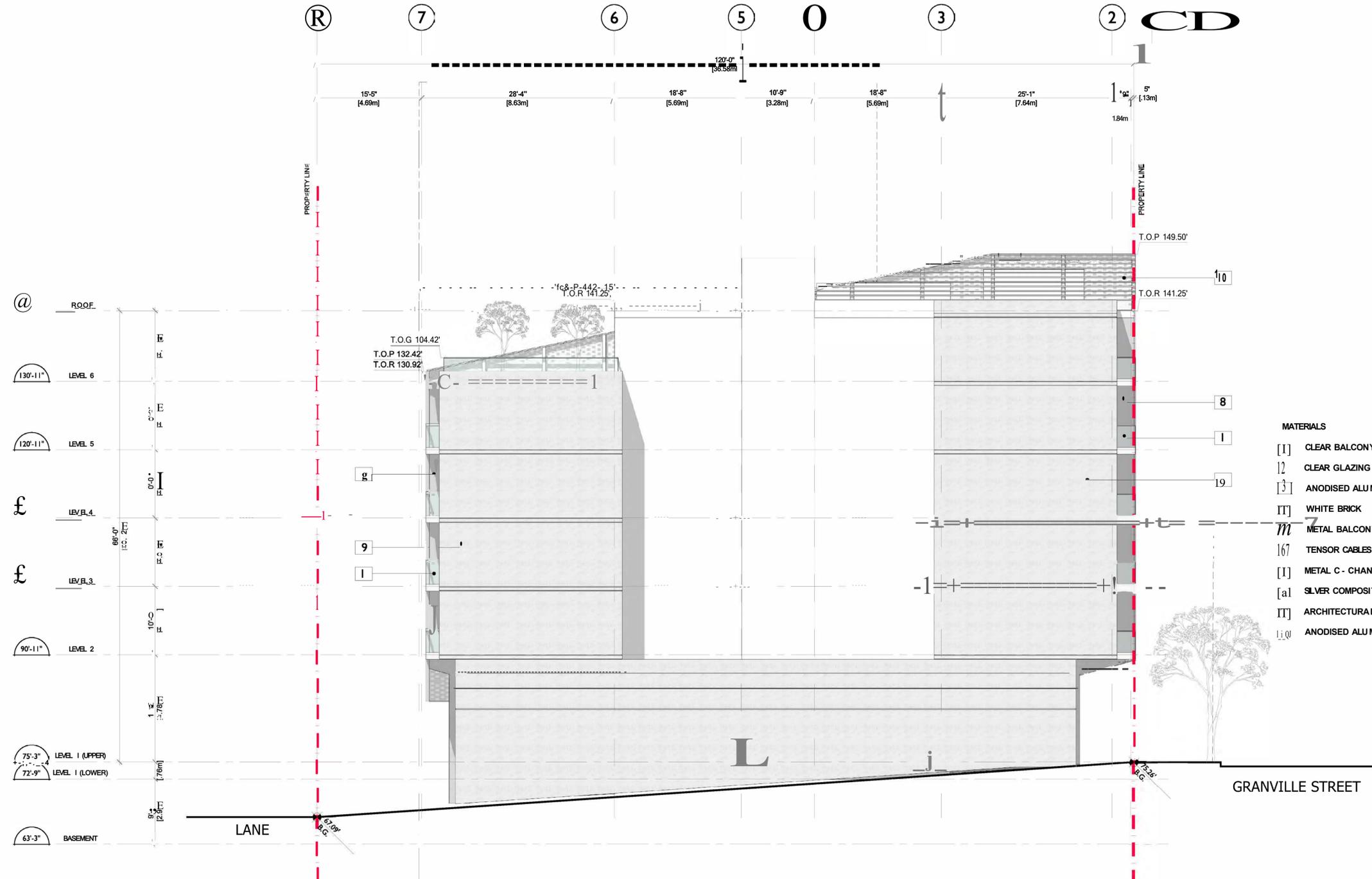
1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

SOUTH ELEVATION

DATE	DEC 1019
DRAWN BY	AJE
CHECKED BY	-
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

A-5.03



- MATERIALS**
- [1] CLEAR BALCONYGUARDS
  - [2] CLEAR GLAZING
  - [3] ANODISED ALUMINUM FRAMES
  - [I] WHITE BRICK
  - [M] METAL BALCONYGUARD
  - [6] TENSOR CABLES
  - [1] METAL C - CHANNEL
  - [a1] SILVER COMPOSITE METAL PANEL
  - [IT] ARCHITECTURAL CONCRETE
  - [i10] ANODISED ALUMINUM TRELLIS

NOTES  
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REVISIONS		
NO.	DATE	REMARKS
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1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

EAST ELEVATION

DATE	DEC 1019
DRAWN BY	AJE
CHECKED BY	-
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

**A-5.04**

NOTES  
 NO. DESCRIPTION

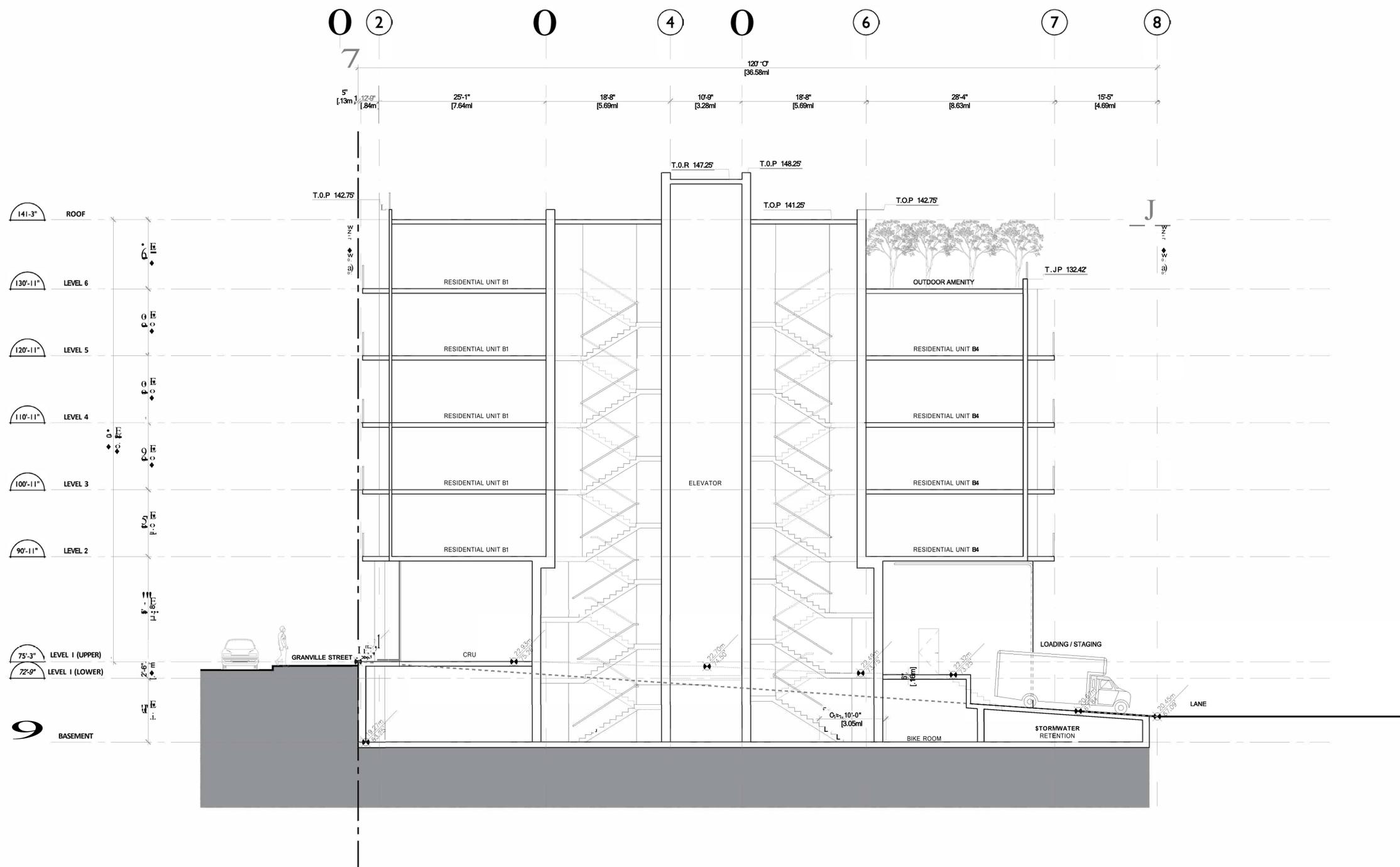
NO.	DATE	REMARKS
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1294 GRANVILLE STREET  
 VANCOUVER, BC

MIXED USE DEVELOPMENT

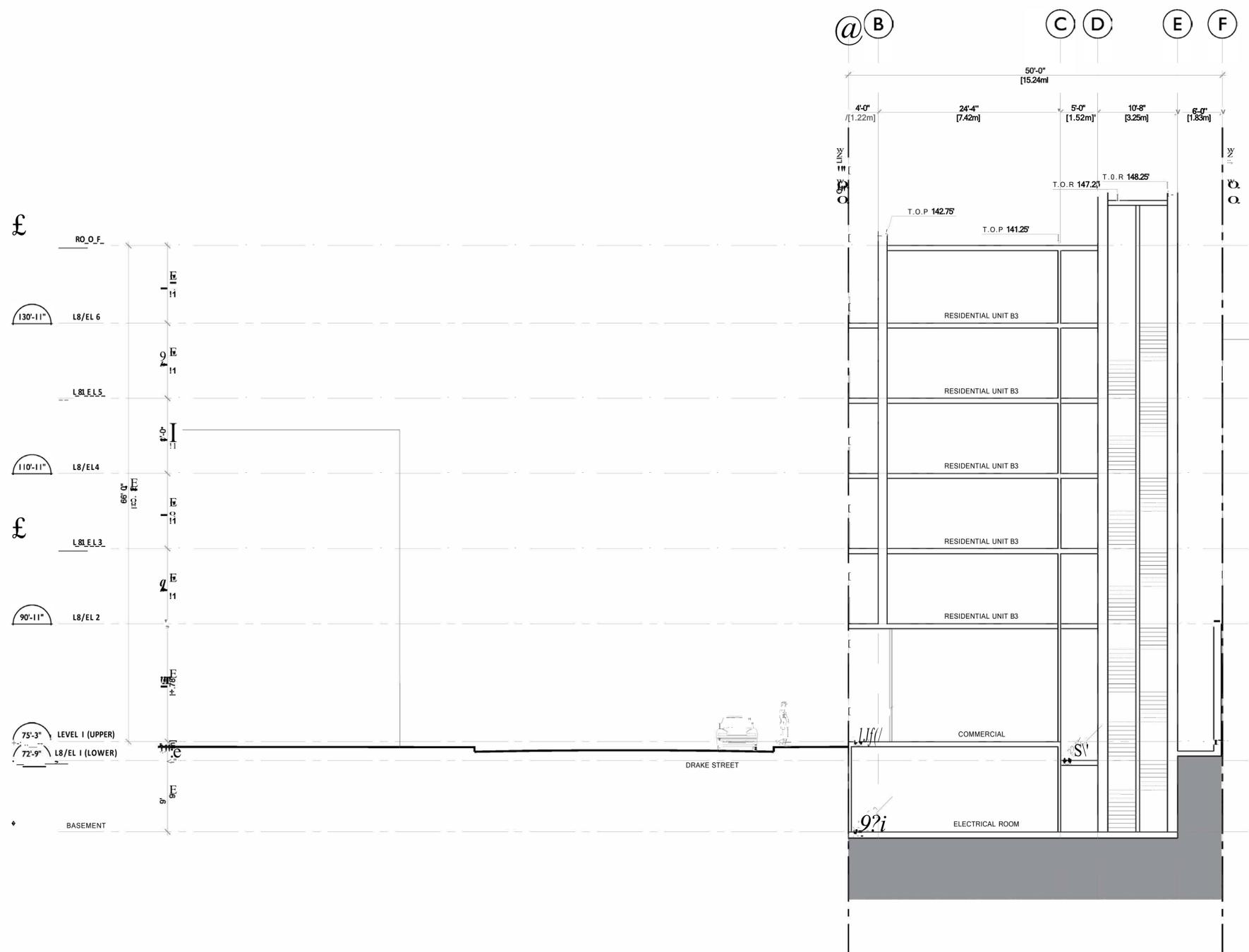
SECTION A-A

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	1/8"=1'-0"
JOB NUMBER	18-059



NOTES  
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REVISIONS		
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1294 GRANVILLE STREET  
 VANCOUVER, BC

MIXED USE DEVELOPMENT

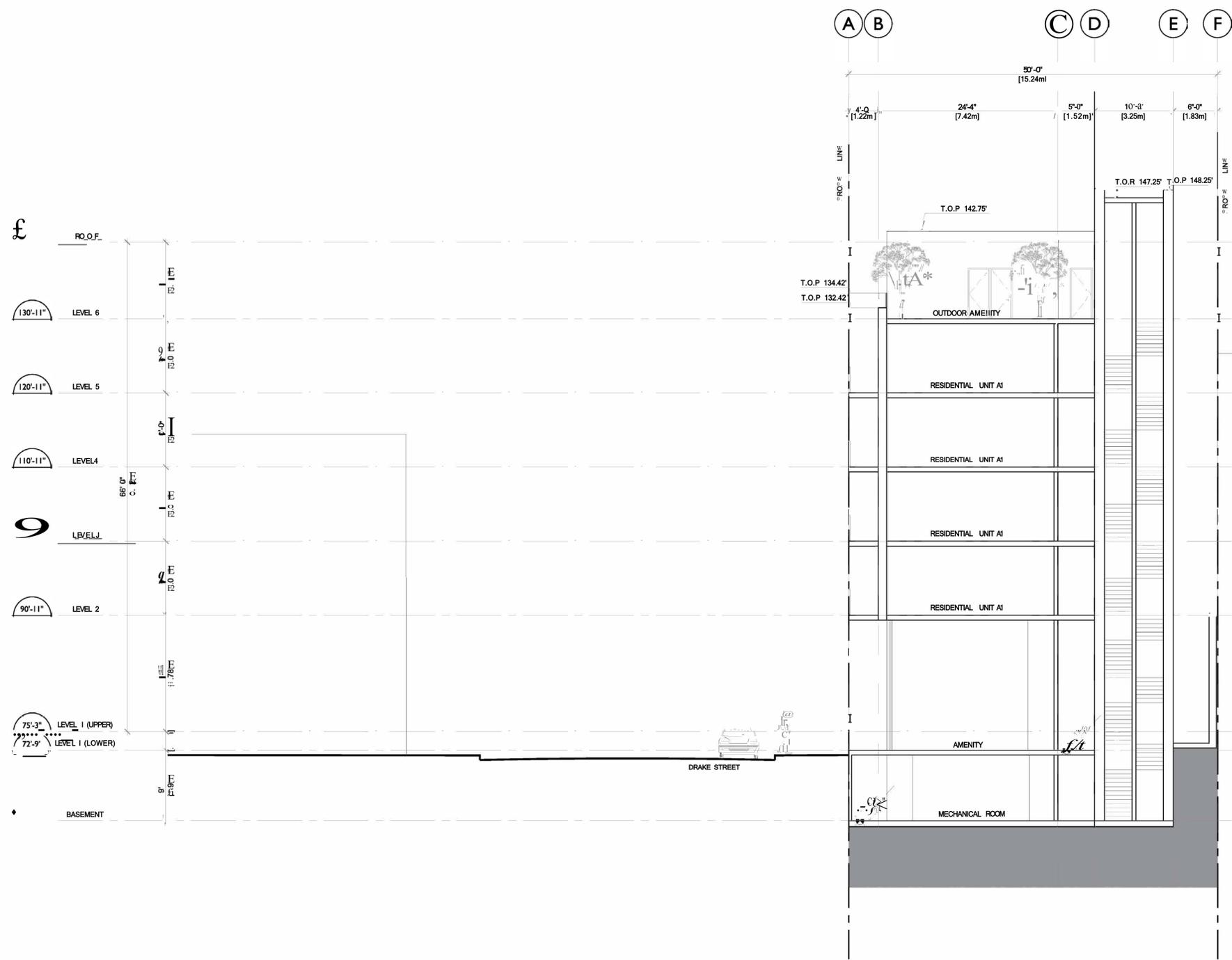
SECTION B-B

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

**A-6.02**

NOTES  
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REVISIONS		
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1294 GRANVILLE STREET  
 VANCOUVER, BC

MIXED USE DEVELOPMENT

SECTION C-C

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

A-6.03

NOTES  
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VIEW LOOKING EAST ACROSS GRANVILLE STREET



SOUTHWEST ELEVATION FRONTING DRAKE STREET



RESIDENTIAL ENTRY ALONG DRAKE STREET



COMMERCIAL CORNER AT GRANVILLE AND DRAKE

1294 GRANVILLE STREET  
VANCOUVER, BC

MIXED USE DEVELOPMENT

30 VIEWS

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	1/8"=1'-0"
JOB NUMBER	18-059

A-8.01

# 1294 GRANVILLE STREET

## ISSUED FOR DEVELOPMENT PERMIT

CLIENT:  
24KT GRANVILLE PROPERTIES INC.

ARCHITECTS:  
GBL ARCHITECTS  
SILVIA GUZMAN  
SGuzman@gbllarchitects.com  
604.736.1156

LANDSCAPE ARCHITECT:  
ENNS GAUTHIER LANDSCAPE ARCHITECTS

BRYCE GAUTHIER  
bryce@ennsgauthier.com  
604.317.9682

JIM DEMA-ALA  
jim@ennsgauthier.com  
519.7600597

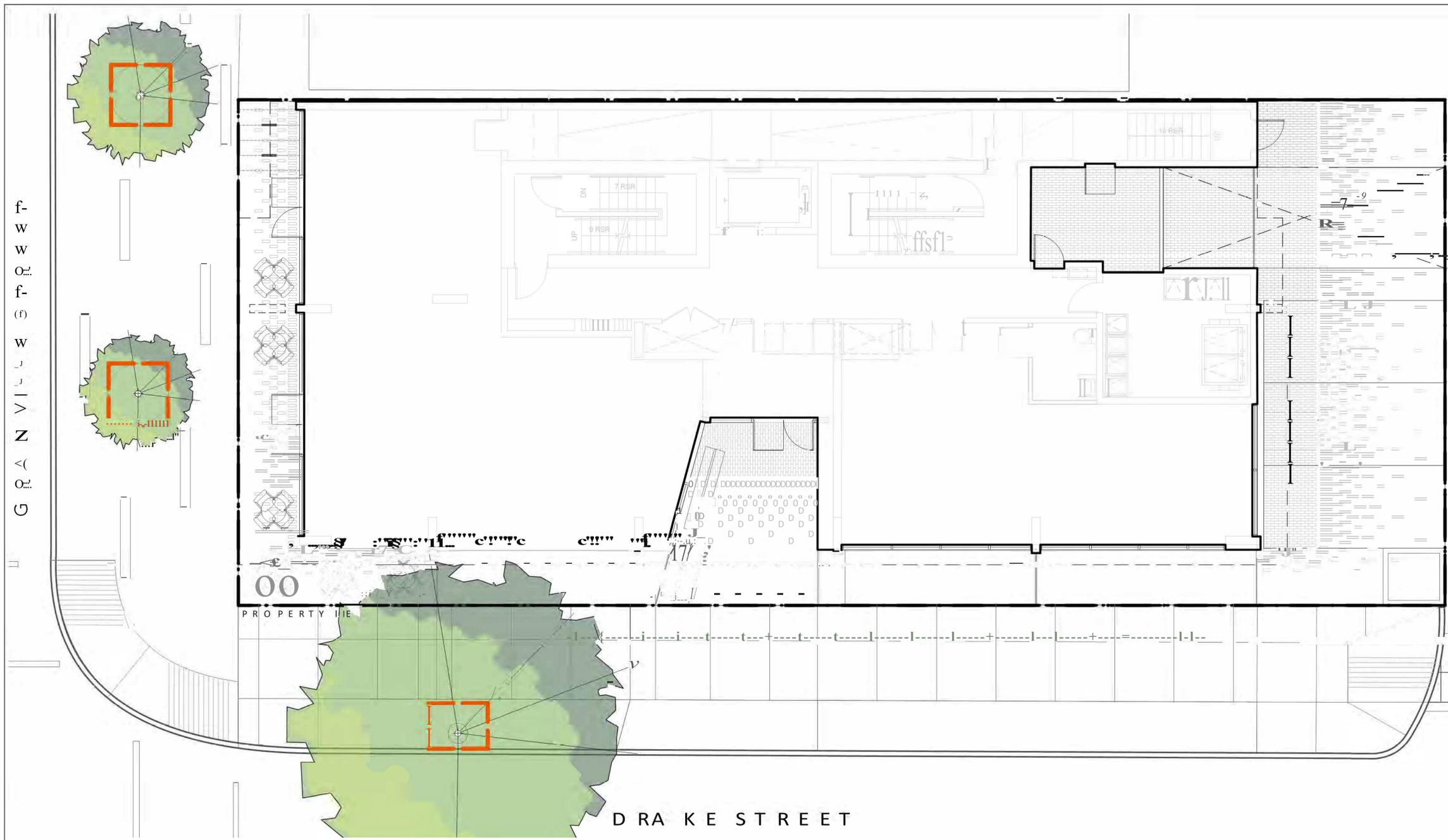
### LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L00	COVER SHEET
L01	TREE MANAGEMENT PLAN
L10	LAYOUT+ MATERIALS PLAN - GROUND LEVEL
L1.1	PLANTING PLAN - GROUND LEVEL
L20	LAYOUT+ MATERIALS PLAN - LEVEL 6 AMENITY
L21	PLANTING PLAN - LEVEL 6 AMENITY
L30	LAYOUT+ MATERIALS PLAN - GREEN ROOF
L40	SECTION+ ELEVATION - LEVEL 6 AMENITY
L50	PLANT LIST + PRECEDENTS

### GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, UTILITIES, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. 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.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. 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.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
13. FINAL PLANT SPECIES, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL.
15. ENNS GAUTHIER LANDSCAPE ARCHITECTS DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
16. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING. CONTACT EILEEN CURRAN AT 604-871-6131 TO CONFIRM PLANTING LOCATION. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS, AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DETAILS, ROOT BALL MUST BE 0.50 LOW SIDE/WALK GRAD. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT. CALL CABOT LYFORD AT PARK BOARD AT 311 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PARK BOARD TO INSPECT AND APPROVE AFTER TREE PLANTING COMPLETION.



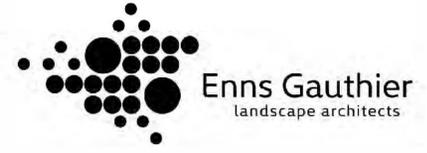


**GENERAL TREE PROTECTION FENCING TYP NOTES:**

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BC LNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 10m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 10M (40') TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRILINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 45M (148") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1.3M (3' - 9") OF ANY TREE'S DRILINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20") IMMEDIATELY AFTER EXCAVATION. PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRILINE SHOULD BE IMPACTED BY EXCAVATION. THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE 100% OF THE DIAMETER TO BE RELOCATED SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
  24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
  24. B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
  24. C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS, FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

**TREE MANAGEMENT PLAN:**

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE, REQUIREMENTS
	EXISTING TREE TO BE RETAINED

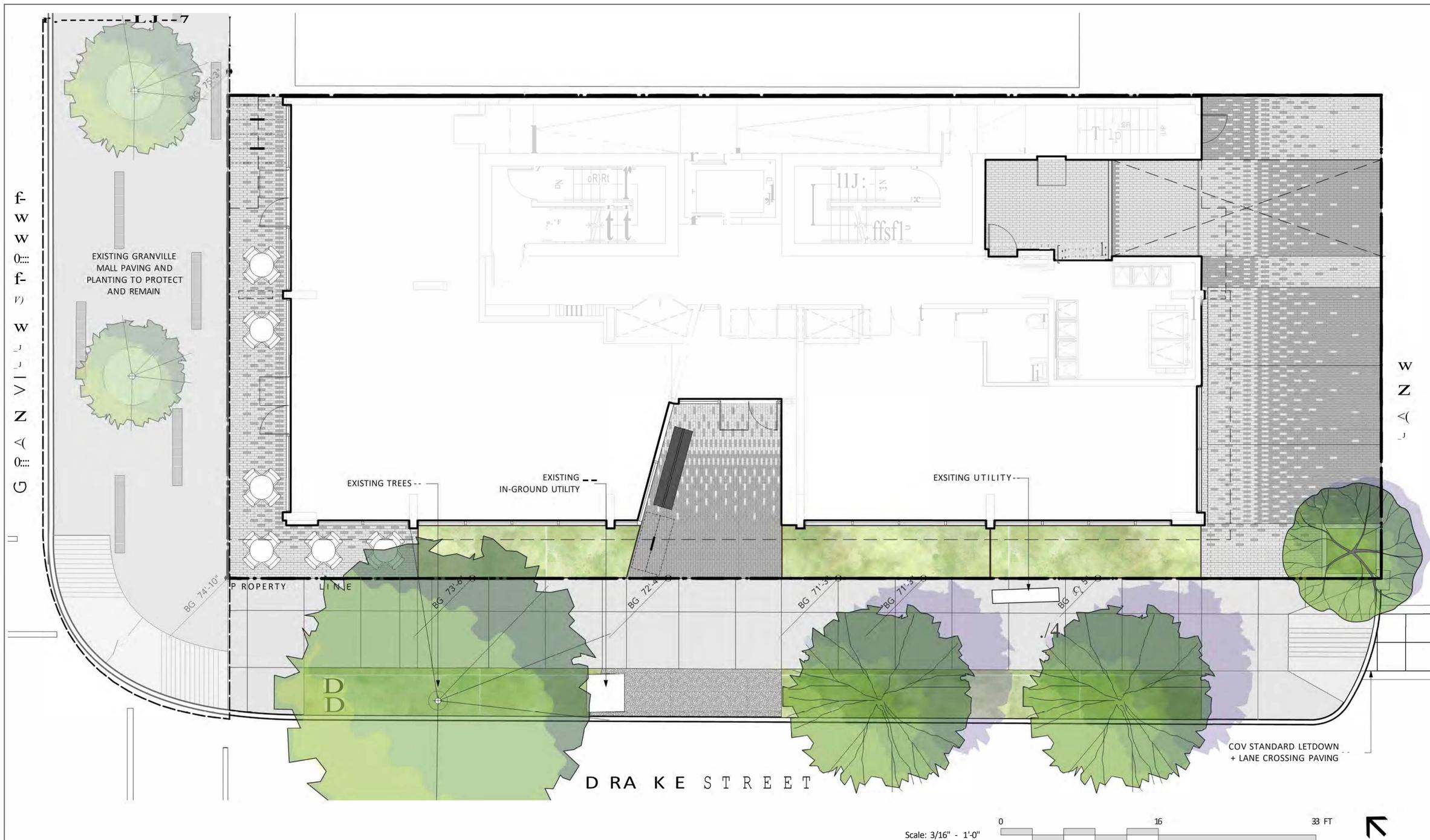


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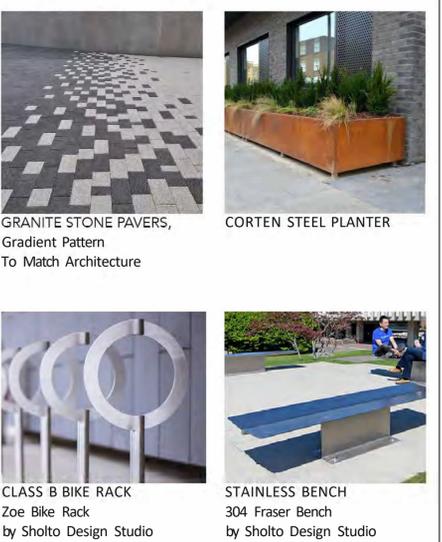




**LAYOUT+ MATERIALS LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	PAVING TYPE 1 Existing South Granville Paving
[Pattern]	PAVING TYPE 2 CIP Concrete Sidewalk as per CoV Standards
[Pattern]	PAVING TYPE 3 Granite Stone Paving, Size TBD 40% Jay White, 60% Woodbury Gray
[Pattern]	PAVING TYPE 4 Granite Stone Paving, Size TBD 40% Woodbury Gray, 60% Jay White
[Color]	PLANTING TYPE 1 Boulevard Lawn as per CoV Standard
[Color]	PLANTING TYPE 2 CIP Concrete Planter on Slab, 36" HT
[Color]	PLANTING TYPE 3 Corten Planter, 14"-24" HT Max
[Symbol]	MOVABLE TABLES AND CHAIRS TBD
[Symbol]	CLASS B BIKE RACKS Zoe Bike Racks By Sholto Design
[Symbol]	OUTDOOR BENCH 304 Fraser Bench By Sholto Design

**PRECEDENT IMAGES**

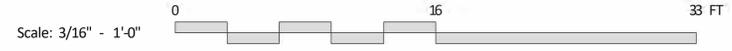


- GENERAL LAYOUT+ MATERIALS NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED, VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS, REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE,
  2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD,
  3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES, MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS,
  4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION,
  5. ALL SUBSTITUTIONS OF MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT,
  6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY, NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED, PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS."

**CITY OF VANCOUVER STREET DESIGN NOTES**

1. PROVISION OF STREET TREES ADJACENT THE SITE AS SPACE PERMITS
2. ALL WORKS TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL,
3. EXISTING CURBS AND DROP CURBS, TO REMAIN; CURB RAMPS TO CITY OF VANCOUVER STANDARDS
4. WHEN SIDEWALK IS LESS THAN 2m CENTER SCORING/SAW CUT AT EQUAL WIDTH
5. PROVISION OF STANDARD SIDEWALK TREATMENTS FOR MAIN ST AND 35TH ST, SAW CUT SIDEWALKS 1.8m X 1.8m, STANDARD 1.2m FRONT BOULEVARD;
6. INSTALLATION OF PARKING REGULATORY SIGNAGE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES,
7. PRIOR TO NOTICE AND APPROVAL OF THE CITY ENGINEER OR HIS REPRESENTATIVE INSPECTOR, IS REQUIRED BEFORE SIDEWALK RESTORATIONS CAN COMMENCE
8. STREET TREE FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES, NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL, ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP, PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE, CALL PARK BOARD FOR INSPECTION AFTER

- TREE PLANTING COMPLETION,
9. ALL WORKS TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL,
  10. EXISTING CURBS AND DROP CURBS, TO REMAIN
  11. PRIOR TO NOTICE AND APPROVAL OF THE CITY ENGINEER OR HIS REPRESENTATIVE INSPECTOR, IS REQUIRED BEFORE SIDEWALK RESTORATIONS CAN COMMENCE
  12. TRENCHING FOR UTILITY CONNECTIONS TO BE LOCATED SO AS TO AVOID FUTURE CONFLICT WITH PROPOSED NEW STREET TREES, COORDINATE WITH ENGINEERING DEPARTMENT AND PARK BOARD IF SERVICE RELOCATION IS REQUIRED,



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**L.I.O**  
LAYOUT+ MATERIALS PLAN - GROUND LEVEL



**GENERAL PLANTING NOTES:**

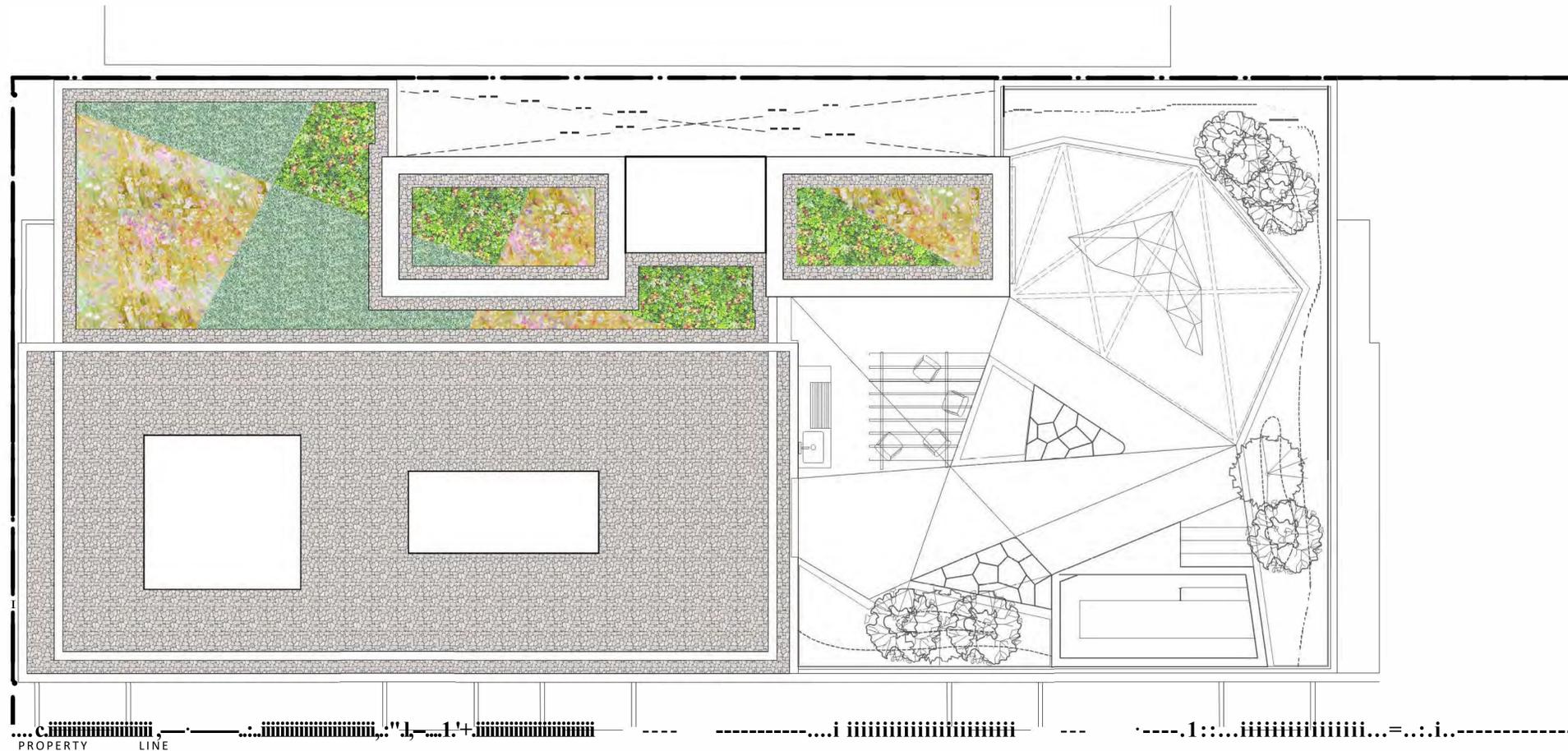
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING PERIOD
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING ACCORDING TO EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANTING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

Scale: 3/16" = 1'-0"



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**L1.1**  
 PLANTING PLAN - GROUND LEVEL



**GENERAL LAYOUT+ MATERIALS NOTES:**

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DET/ILS."

**GENERAL PLANTING NOTES:**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE (SIANIJARI), LAICSI CI)IION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
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4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
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7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF [NGIN[[RING S[RVIC[S
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



MIXED SEDUM MAT - GREEN ROOF

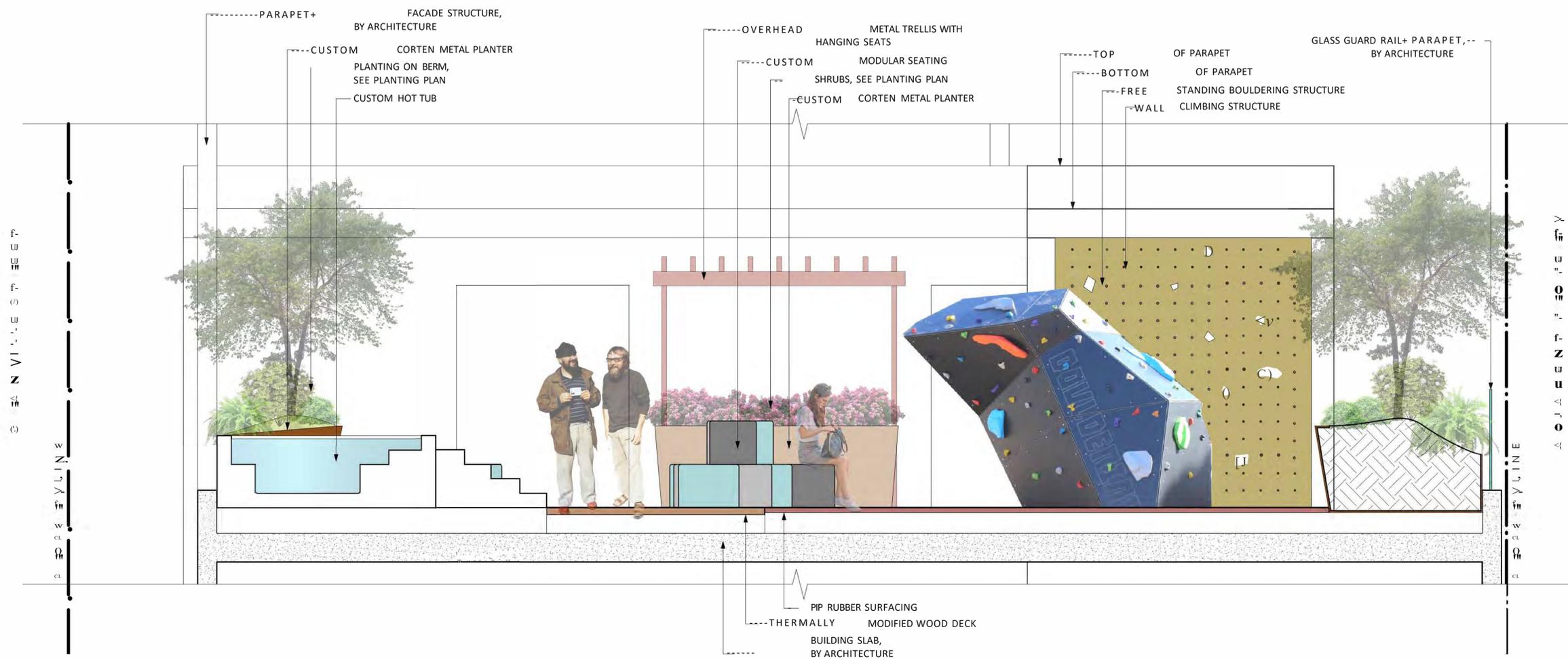
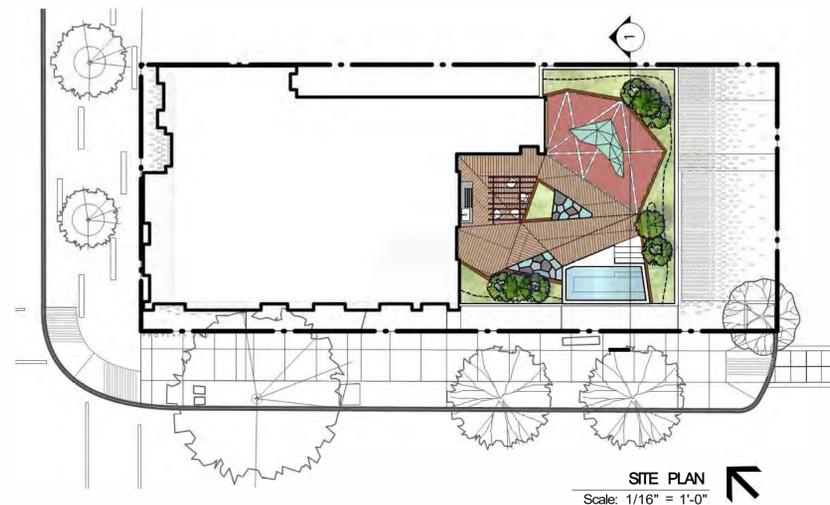


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**L3.0**  
LAYOUT+ MATERIALS PLAN - GREEN ROOF

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1 LEVEL 6 AMENITY SECTION ELEVATION  
Scale: 1/2" = 1'-0"



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**L4.0**  
SECTION+ ELEVATION - LEVEL 6 AMENITY

**PLANTING LIST:**

**DECIDUOUS TREES:**

Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
1	<i>Acer circinatum</i>	Vine Maple	5cm cal.	11'0"	B&B Specimen, Multistem
3	<i>Betula nigra</i>	River Birch	7cm cal.	20'0"	B&B Specimen. Columnar/upright form. Multistem.
2	<i>Carpinus betulus 'Frans Fontaine'</i>	Columnar Hornbeam	10cm cal.	12'0"	
5	<i>Cornus nuttallii 'Eddie's White Wonder'</i>	Eddie's Pacific Dogwood	6cm cal.	11'0"	B&B Specimen

**SHRUBS:**

39	<i>Gaultheria shallon</i>	Sala I	#1 Pot	3'0"
16	<i>Mahonia repens</i>	Creeing Oregon Grape	#2 Pot	1'6"
12	<i>Rosa gymnocarpa</i>	Oaldhip Rose	#5 rot	6'0"

**PERENNIALS, GRASSES, GROUNDCOVER:**

66	<i>Equisetum hyemale</i>	Scouring Rush Horsetail	#2 Pot	
33	<i>Juncus effusus</i>	Soft Common Rush	#2 Pot	12-24 in
26	<i>Leymus mollis</i>	Dune Grass	#3 Pot	30 in
25	<i>Polystichum munitium</i>	Western sword fern	#3 Pot	24 in

**NOTES:**

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING. CONTACT EILEEN CURRAN AT 604-871-6131 TO CONFIRM STREET TREE LOCATIONS.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIFER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
9. CALL CABOT LYFORD AT PARK BOARD AT 311 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PARK BOARD TO INSPECT AND APPROVE AFTER TREE PLANTING COMPLETION.



*Acer circinatum*  
Vine Maple



*Betula nigra*  
River Birch



*Carpinus betulus 'Frans Fontaine'*  
Columnar Hornbeam



*Cornus nuttallii 'Eddie's White Wonder'*  
Hybrid White Flowering Dogwood



*Gaultheria shallon*  
Salal



*Mahonia repens*  
Creeing Oregon Grape



*Rosa gymnocarpa*  
Baldhip Rose



*Equisetum hyemale*  
Scouring Rush Horsetail



*Juncus effusus*  
Soft Common Rush



*Leymus mollis*  
Dune Grass



*Polystichum munitium*  
Western Sword Fern