

**1294 GRANVILLE STREET**  
DP APPLICATION  
FEBRUARY 2020



GBL ARCHITECTS  
130 EAST 8TH AVENUE  
VANCOUVER, CANADA V5T 1P8  
T 604 736 1156 F 604 731 5179  
GBLARCHITECTS.COM

NOTES  
NO. DESCRIPTION

REVISIONS  
NO. DATE REMARKS  
01 FEB2020 D.P. 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

A-1.01

PROJECT STATISTICS

1294 GRANVILLE STREET  
CIVIC ADDRESS: Main Building: 1294 Gran/Ale Street  
LEGAL ADDRESS: LOT 18 & 19 PL VAP210 BLK 103 CL 541  
SITE AREA: 1207.57 6,000 SF 557 SM  
ZONING: DO  
HEIGHT: Permitted Proposed  
SET BACKS: N/A- Granville St. Setback 15' after 3074.5m - Rear Setback N/A- North Sidey;ml Sidey;ld N/A- South Sideyard Setback

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

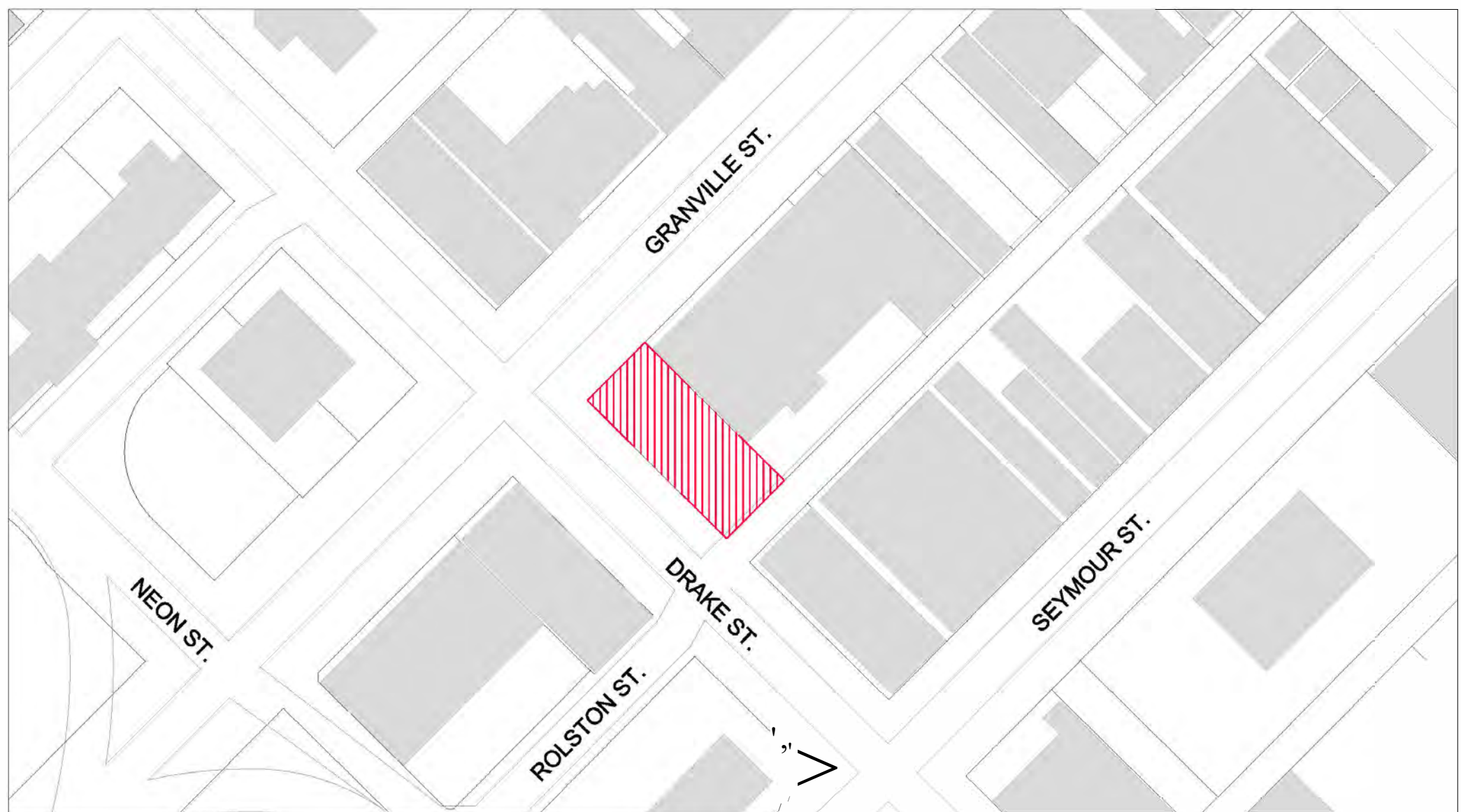
DENSITY CALCULATION									
MIXED USE	UNITS	GROSS FLOOR AREA	Internal Circulation	Commercial Area	Amenity Area	Grass Area	FSR AREA	FOOT INCLUDED	
Level	Units	Residential Suite Area					Net Area	In-Suite Storage	Balconies
Level 1			953	1,294	825	3,059	2,247		
Level 2	7	1,110	798		0	4,36A	4,36A		717
Level 3	7	3,510	798		0	4,308	4,308		217
Level 4	7	3,510	798		0	4,308	4,308		217
Level 5	7	15,110	798		0	1,004	1,004		217
Roof	1	90	0		1,942	2,031	1,540	40	279
TOTAL	29	14,829	4,844	1,294	1,851	22,918	21,027		1,700

PARKING CALCULATION:		
TOTAL PARKING: PLEASE REFER TO DM PLAN FOR MORE INFORMATION REGARDING PARKING REQUIREMENTS:		
AS @ 400 m/DE, ETL TOI MEASURED	REQUIRED	PROVIDED
1 CAR SHARP SPACES - 100% OF THE TOTAL PARKING SPACES	2	7
1 CAR SHARP SPACES - 100% OF THE TOTAL PARKING SPACES	1	1
1 CAR SHARP SPACES - 100% OF THE TOTAL PARKING SPACES	3	3
1 CAR SHARP SPACES - 100% OF THE TOTAL PARKING SPACES	1	1
1 CAR SHARP SPACES - 100% OF THE TOTAL PARKING SPACES	2	2

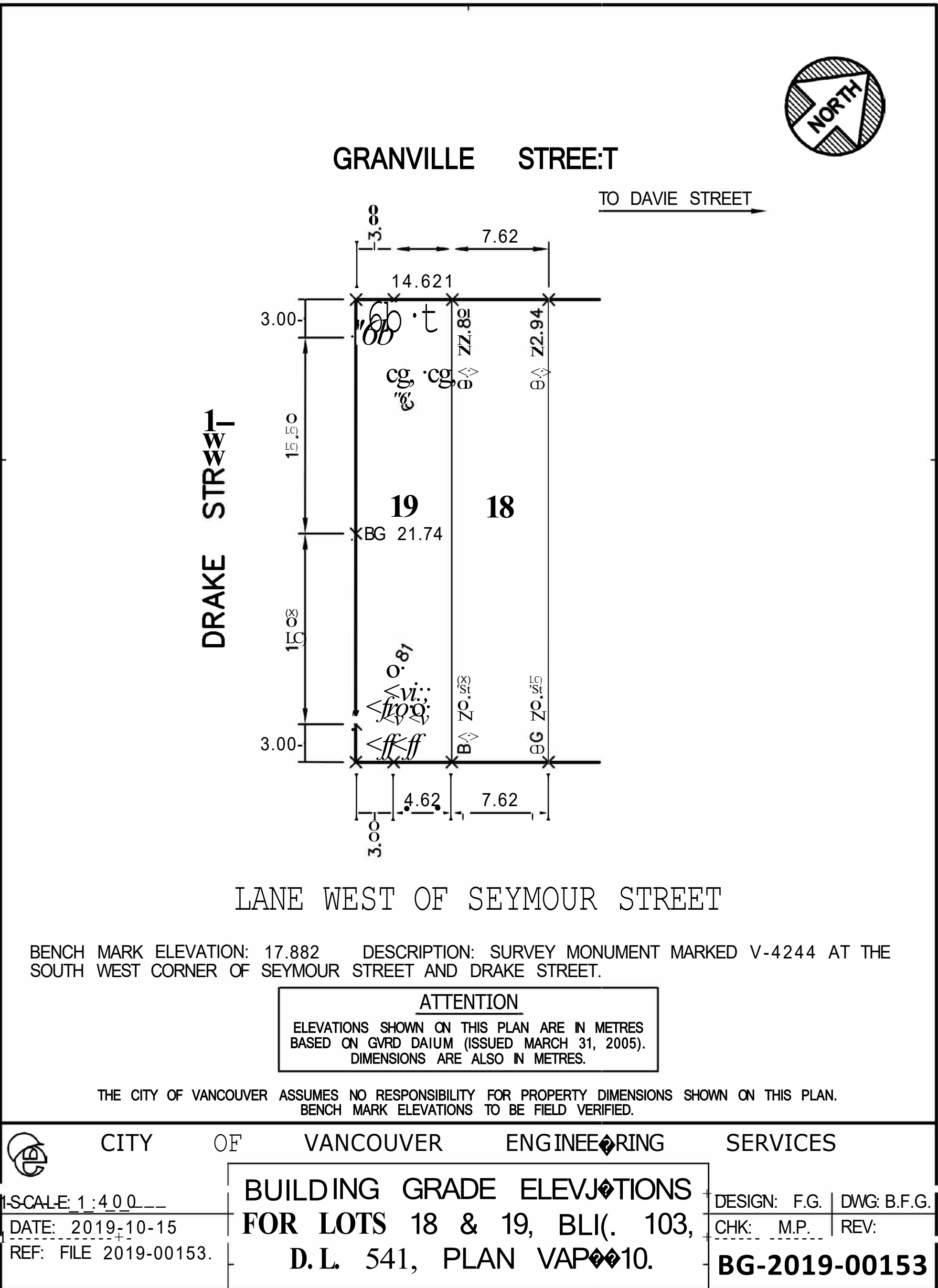
BICYCLE SPACE CALCULATION:			
TOTAL BICYCLE STORAGE: PLEASE REFER TO DM PLAN FOR MORE INFORMATION REGARDING ADDITIONAL BICYCLE SPACES			
RESIDENTIAL	REQUIRED	PROVIDED	m > E
MIN 15 SPACES - 100% OF THE TOTAL PARKING SPACES	40	62	0.55A
MIN 25 SPACES FOR EVERY 1000 SF AND UNDER 1100 SF (0.2, 1.2)	3	3	0.55B1
MIN 2 SPACES FOR FIRST 20 UNITS - 1 FOR 20 UNITS (0.2, 1.2)	9	3	CLASS B
TOTAL RESIDENTIAL CLASS A	46	65	0.55A
TOTAL RESIDENTIAL CLASS B	3	3	CLASS B
COMMERCIAL			
MIN 1 SPACE FOR EACH 3600 SF (0.2, 5.1)	1	1	0.55A
MIN 2 SPACES FOR EVERY 1000 SF AND UNDER 1100 SF (0.2, 1.2)	1	1	CLASS B
TOTAL RESIDENTIAL CLASS A	1	1	0.55A
TOTAL RESIDENTIAL CLASS B	6	6	CLASS B
TOTAL CLASS A	46	65	0.55A
TOTAL CLASS B	9	9	CLASS B
TOTAL BICYCLE	55	75	
TYPE			
BREKERS (Min 10%)	5	15	CLASS A
VERTICAL (Max 30%)	14	15	CLASS A
HORIZONTAL	25	33	CLASS B
OVERSIZED (Min 5%)	2	3	CLASS A

LOADING SPACE CALCULATION:			
TOTAL LOADING SPACES:			
NO REQUIREMENT	REQUIRED	PROVIDED	m > E
1 SPACE MIN. FOR 1ST 5000 SF + 1 SPACE FOR NEXT 20,000 SF (0.2, 5)	1	1	CLASS B
TOTAL LOADING	1	1	

STATISTICS



SITE PLAN



BUILDING GRADES

DRAWINGS

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AERIAL VIEWS

DATE	DEC 1019
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A-1.02



AERIAL OVERVIEW



BIRDS EYE VIEW LOOKING NORTH



BIRDS EYE VIEW LOOKING EAST



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## MIXED USE DEVELOPMENT

## CONTEXT PLAN

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

## A-1.03

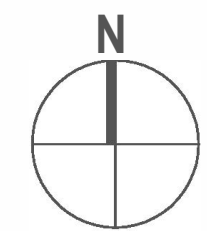




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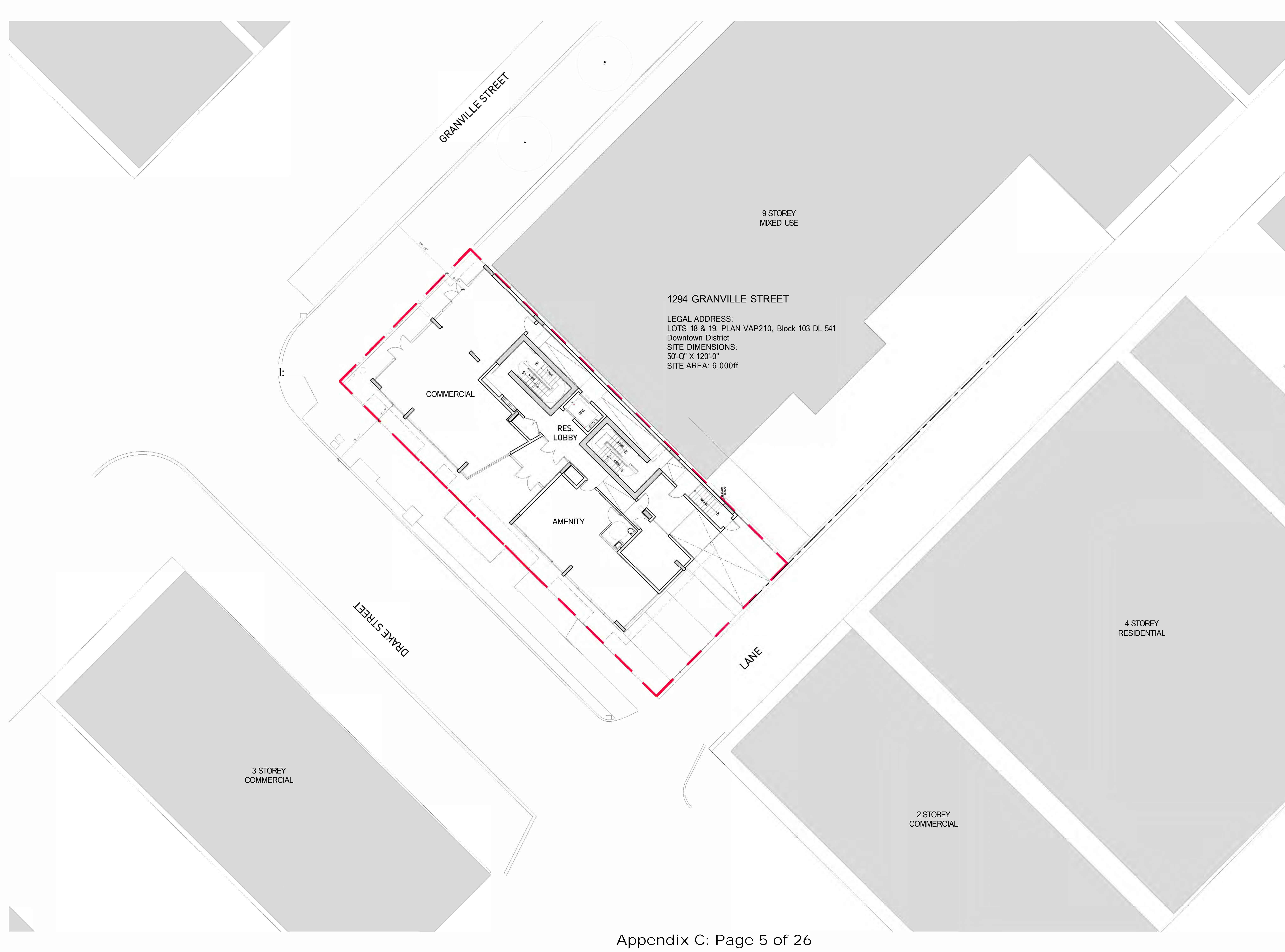
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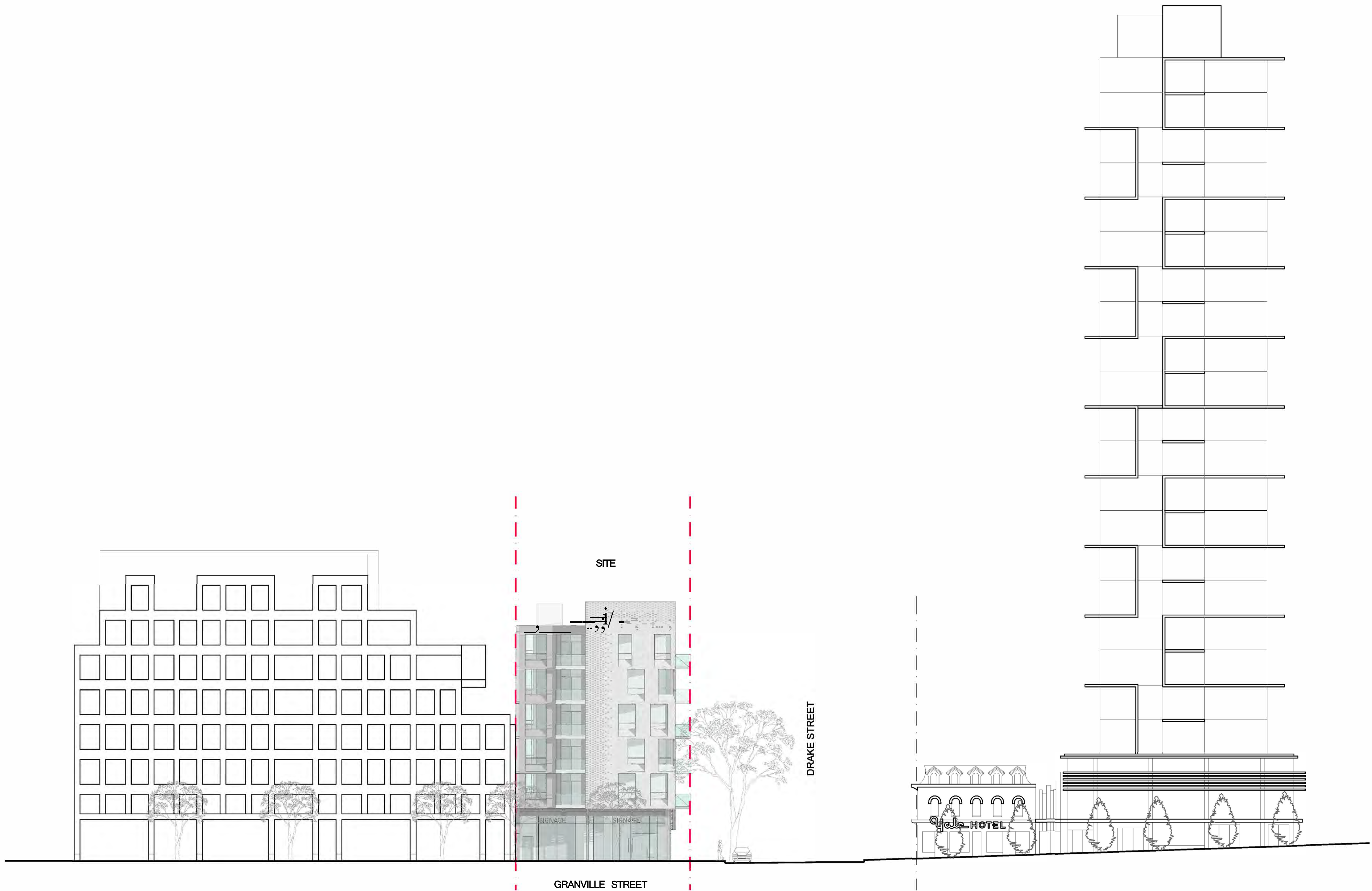
SITE PLAN

DATE	DEC 1019
DRAWN BY	SGT
CHECKED BY	AJE
SCALE	3/32" = 1'-0"
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A-1.04







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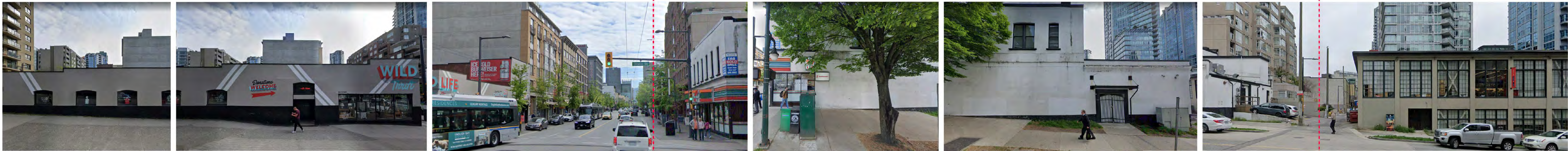
MIXED USE DEVELOPMENT

STREETSCAPES

DATE	DEC 1019
DRAWN BY	SGT
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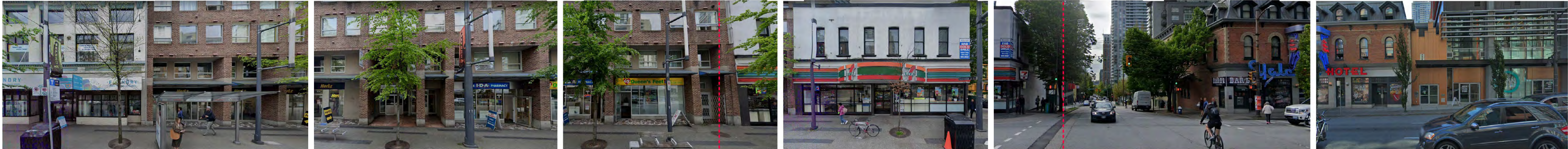
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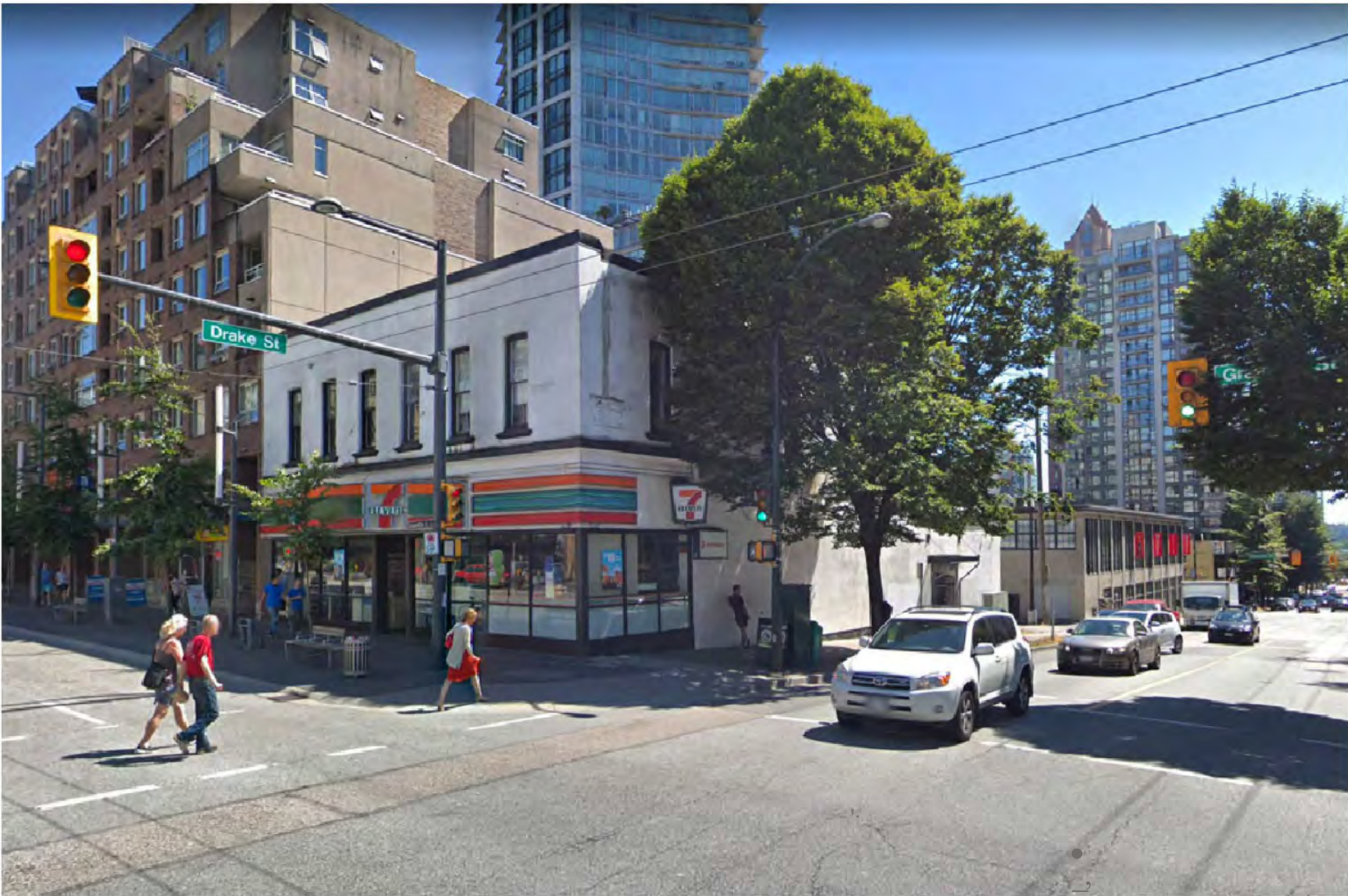
1 - DRAKE STREETSCAPE

SITE

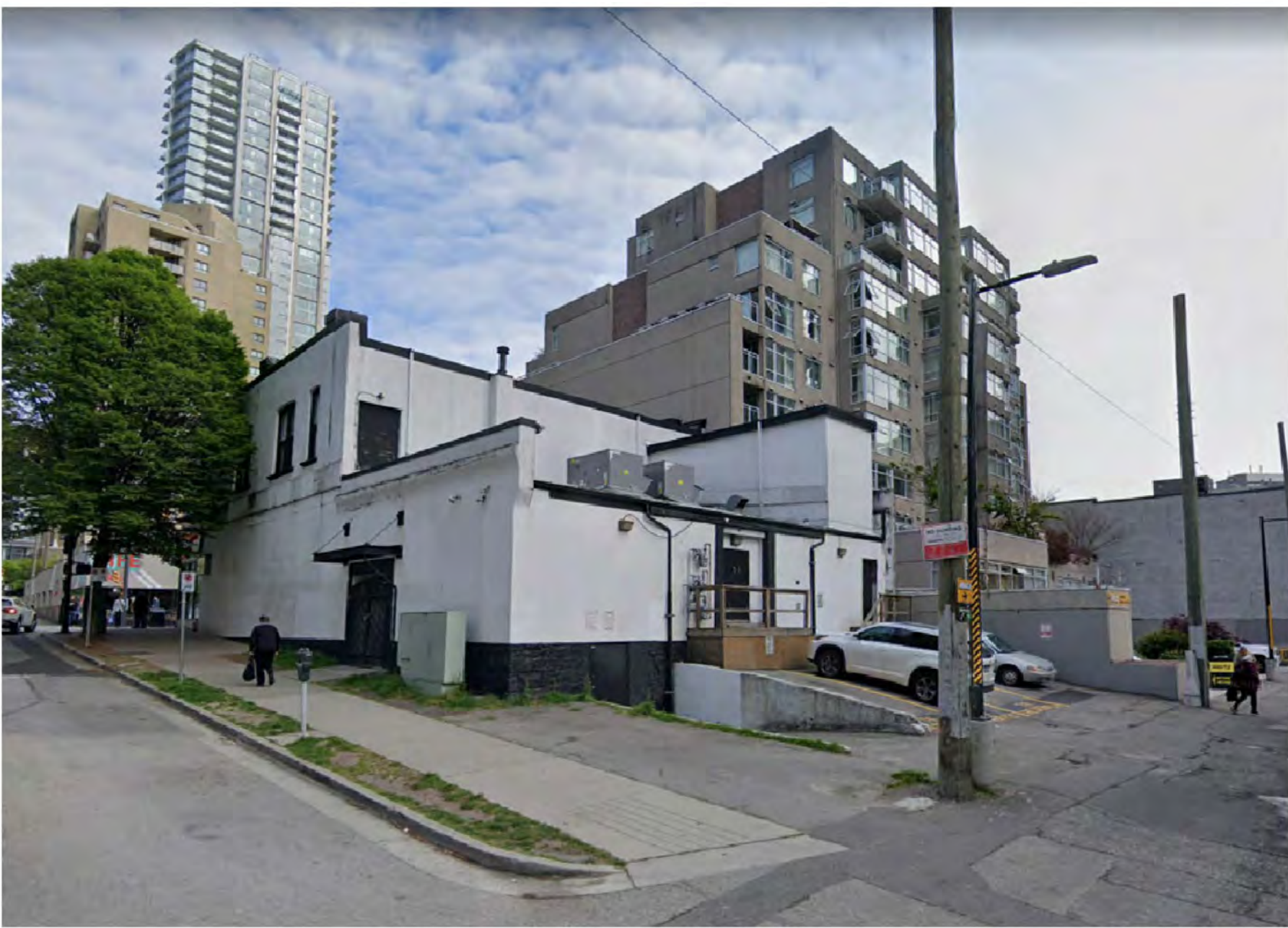


2 - GRANVILLE STREETSCAPE

SITE



3 - DRAKE STREET VIEW LOOKING EAST



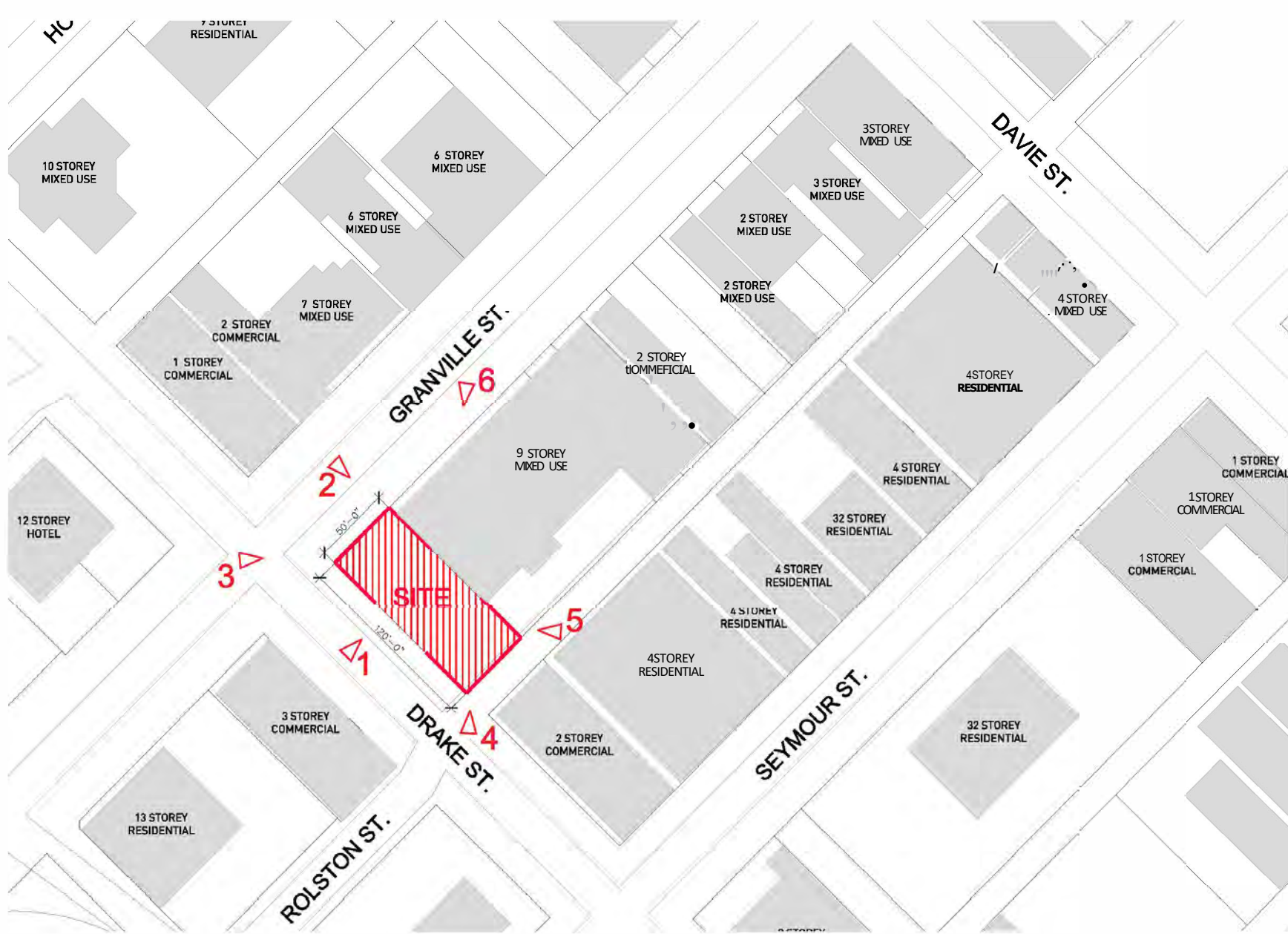
4 - LANE VIEW LOOKING NORTHWEST



5 - LANE VIEW LOOKING SOUTHWEST



6 - GRANVILLE STREET VIEW LOOKING SOUTH



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1294 GRANVILLE STREET  
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MIXED USE DEVELOPMENT

CONTEXT PHOTOS

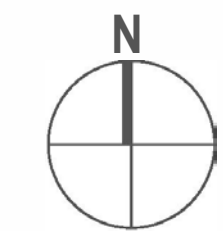
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1294 GRANVILLE STREET  
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SHADOW ANALYSIS

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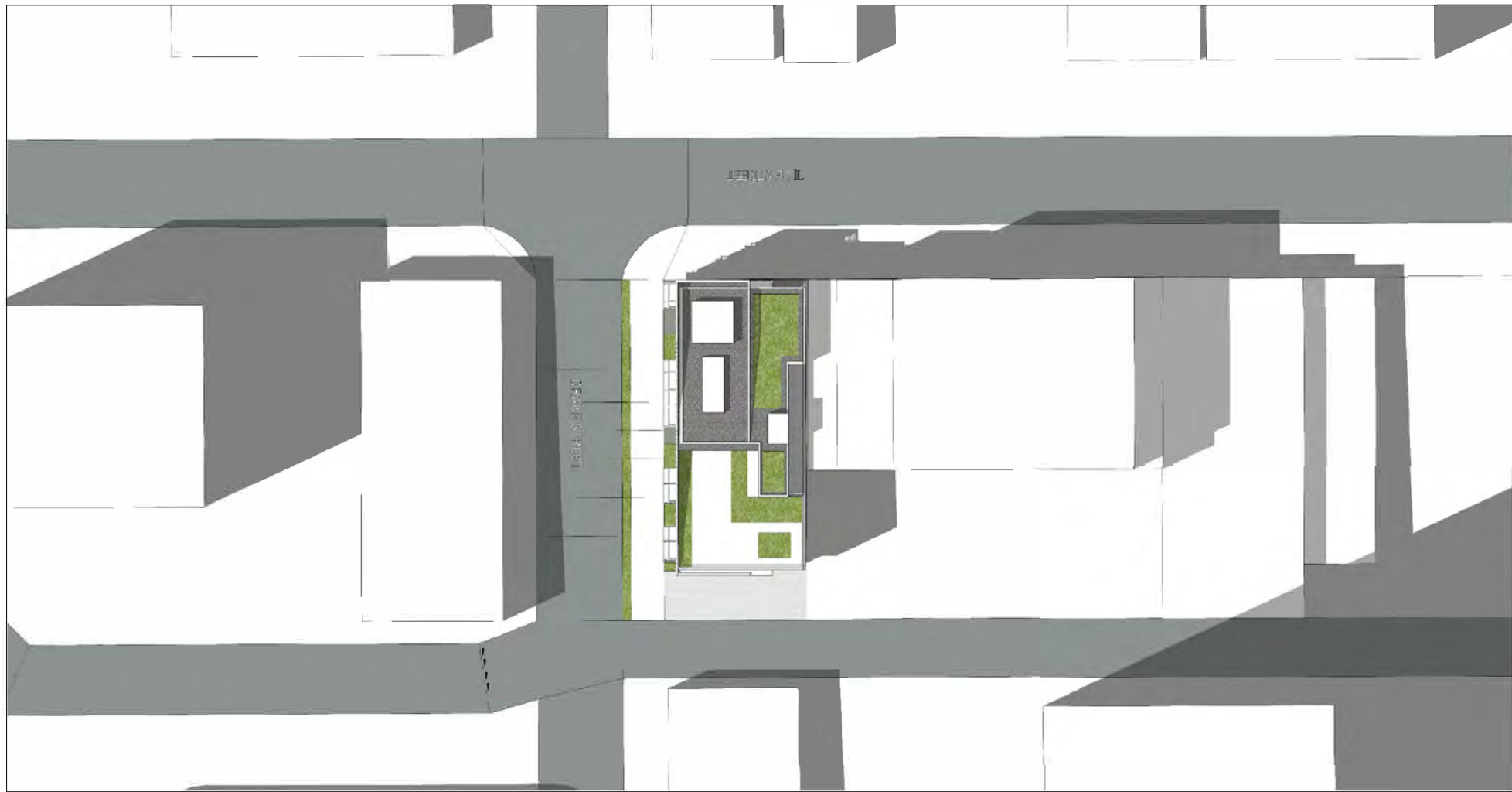
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SUMMER SOLSTICE: JUNE 21 - 10.00AM



SUMMER SOLSTICE: JUNE 21 - 12.00PM



SUMMER SOLSTICE: JUNE 21 - 2.00PM



EQUINOX: MAR/ SEP 21 - 10.00AM



EQUINOX: MAR/SEP21 -12.00PM



EQUINOX: MAR/ SEP 21 - 2.00PM





220 EAST 1ST AVENUE - DESIGN RATIONALE

Site Context

This 6,000 sq. ft. site is located on the south east corner of the intersection between Granville Street and Drake Street. Current zoning designation is DD, with the prescribed building design adhering to the Granville Street [Downtown South] Guidelines. The neighbourhood is currently characterized by an eclectic mix of retail, commercial, and residential buildings. The intent is to reinforce the retail integrity along Granville Street at street level, while developing high quality livable residential units above.

Granville Street Guidelines

The proposed development is situated in the Granville Street sub-area of the Downtown South planning area, and careful consideration has been given to the Granville Street guidelines, complying with recommended height, setback, and frontage requirements as prescribed in the policy. The proposal is aligned with the guidelines intention for providing appropriately scaled density along the Granville Street corridor, and creating a continuation of active commercial frontage at grade. The programmatic arrangement for the site helps meets the primary key objectives of the guidelines; ensuring that the predominant residential uses are oriented away from the busier Granville Street side, maximising opportunities for south and west natural light. Collectively, the compact building program and physical massing have been carefully arranged to provide a dynamic contribution to this vibrant sector of Vancouver's city core.

Overview

The proposal seeks to develop a single linear corner site to accommodate a stacked 6-storey building comprising of a single level of commercial use on the ground floor and five levels of residential units above. The building will be serviced by a single basement level housing bicycle parking, bulk-storage lockers, and service rooms.

The site at 1294 Granville Street adjoins an existing 10-storey mixed-use rental building to the northeast. This building steps down along its flanking edges, allowing for a balanced massing transition to the proposed neighbouring six-storey form. As per the guidelines, there is zero building setback along the Granville and Drake Street sides. and a 15' building setback along the lane edge.

The main commercial space on the ground floor is located on the corner of Granville and Drake, allowing for continuous commercial continuity along Granville and a strong anchoring exposure to the corner of the street intersection. This commercial space is serviced by a Class B loading bay at the lane side, connected via a loading corridor that runs along the firewall edge of the building.

The residential entry is accessed off the quieter Drake Street side, providing clear visual identity away from the commercial corner. The five residential levels above house a total of 29 units consisting of junior one bedroom unit, regular one bedroom units, and larger two bedroom units. Each unit has access to a private balcony and a designated bulk-storage locker in the basement.

The building benefits from an abundance of amenity space, located both at grade and on the uppermost floor level. The ground floor amenity space is accessed off the main residential lobby and fronts onto both Drake Street and the lane. The uppermost amenity space is contiguous with a large outdoor south facing amenity area benefiting from excellent exposure to views and natural light. The two amenity spaces collectively provide a valuable extension of useable space for the buildings residents, particularly for those living in smaller units.

In compliance with the latest parking by-law for downtown, we are proposing to reduce the parking provisions to an absolute minimum. A TOM strategy to allow for a select number of wheelchair accessible stalls and car share stalls adjacent to the lane has been developed by our transportation consultant and submitted as part our application. The Class B loading bay will service the commercial component of the building. All Class A bicycle parking will be securely housed below grade in the basement level.

Form of Development

The proposed form of development is consistent with objectives outlined in the Granville Street Guidelines, providing downtown residential densification in close relationship with commercial space at grade. The proposed built form presents a highly rationalized massing, clearly identifying uses and wayfinding objectives.

The building form is a simple sculptural element that has been 'morphed' in response to several key contextual influences. Firstly, the linear box component that fronts Drake Street has been raised up and undercut by a glazed commercial level. Secondly the underside of the raised box has been 'folded' upwards in response to the Granville Street exposure, allowing for a visually more prominent commercial edge and corner. Thirdly, the roof level 'folds' down at the lane side to allow for a dropped outdoor amenity shoulder that opens up to southern exposure. These two angled chamfers subtly align with the sloping change in grade down Drake Street.

The street adjacencies and unique site geometry of the site gives rise to the distinct massing of the building; two contrasting street elevation treatments visibly responding to each of their contextual influences.

- The Granville Street edge is a narrow frontage that bookends the larger existing development to the northeast. The frontage massing is broken into three distinct elements; an undercut commercial component, a recessed 'spine' adjacent to the neighbouring building, and a more expressive punched block massing that houses the stacked residential units.

- The long frontage along Drake Street is more monolithic in character, a continuation of the punched block massing. The alternating window placements help accentuate a sense of rhythm across the facade which is further enhanced by the playful distribution of hanging balconies. The glazed commercial and amenity frontage remains undercut at street level, providing continuous weather protection and give a sense of weightlessness to the massing above.

Exterior Expression

The material palette for the building has been developed in harmony with the existing neighbourhood with a facade treatment that respects the massing, scale and quality of the existing heritage structures. A modern interpretation of the punched brick has been applied, with a familiar facade articulation subverted through a more contemporary use of colour, window staggering, and balcony application. The brick faces dissolve at various locations around the building form, diffusing the edges of the roofline and residential base, to further lighten the visual perception of the overall building mass.

With regard to energy performance, the combination of punched windows and thermally broken balconies result in a highly sustainable building envelope. Additionally, the low window to wall ratio provides significant acoustical benefits to the residential units fronting Granville Street and Drake Street.



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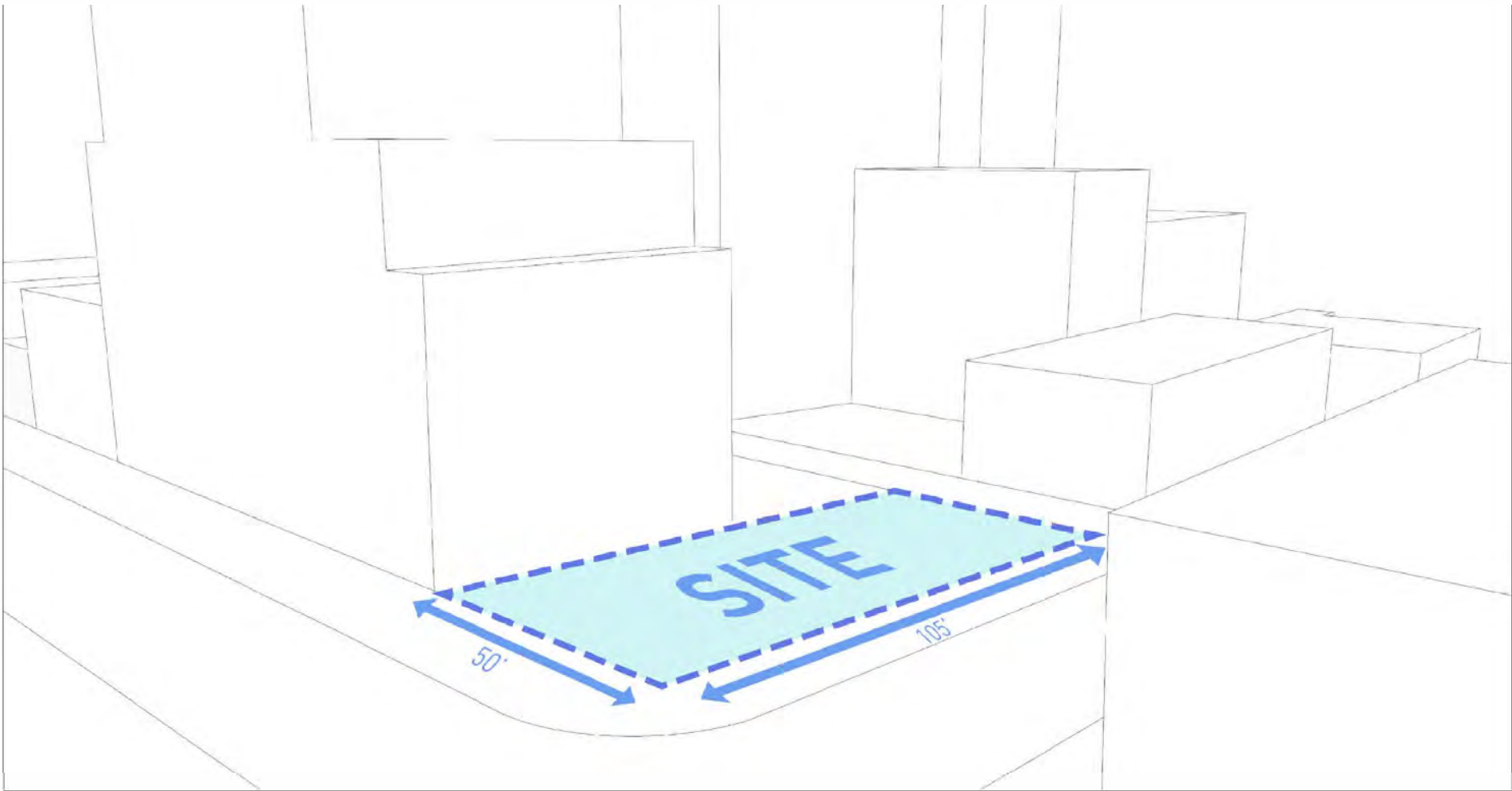
MIXED USE DEVELOPMENT

DESIGN RATIONALE

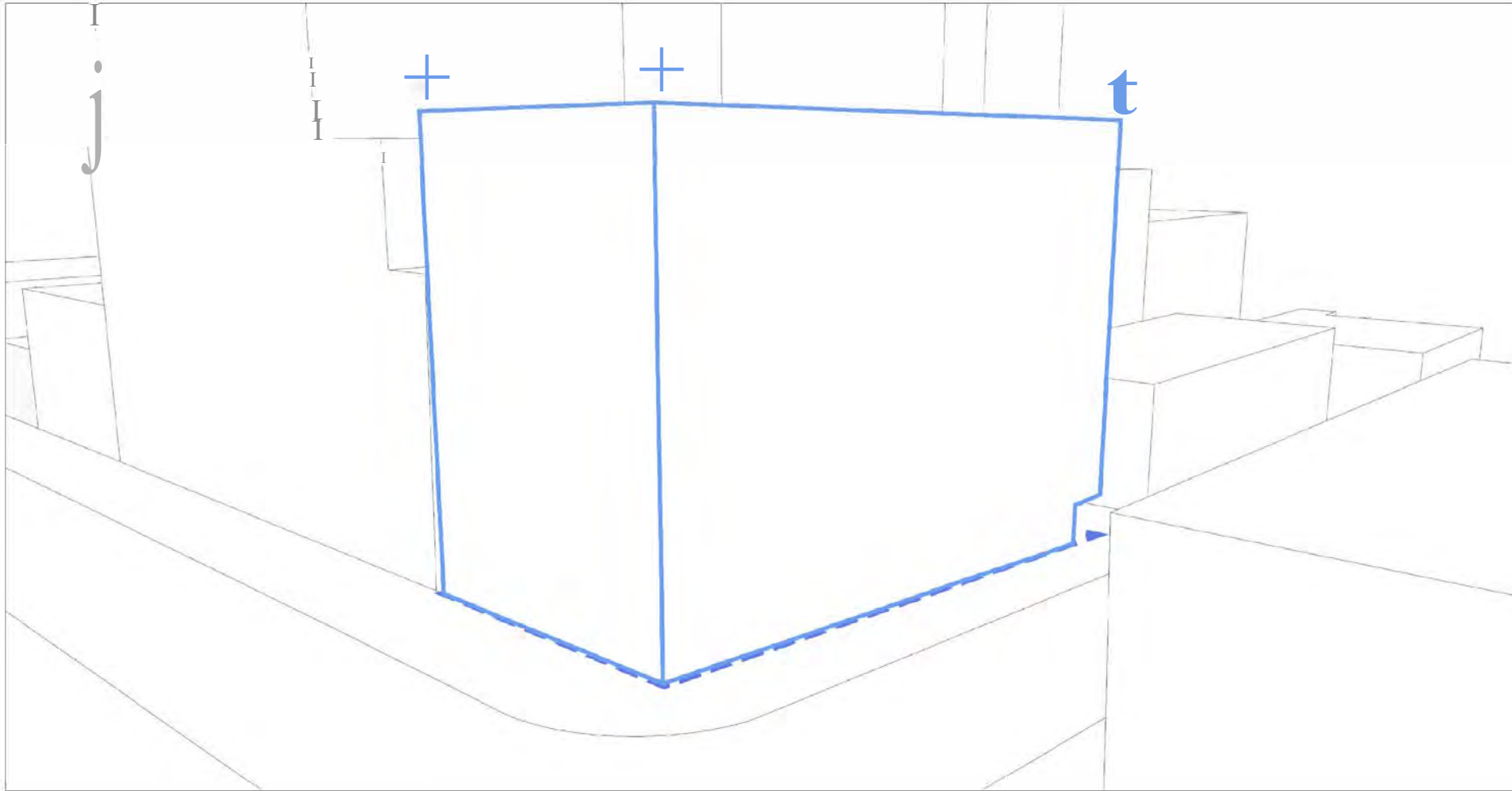
DATE	DEC 1019
DRAWN BY	SGT
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SCALE	NTS
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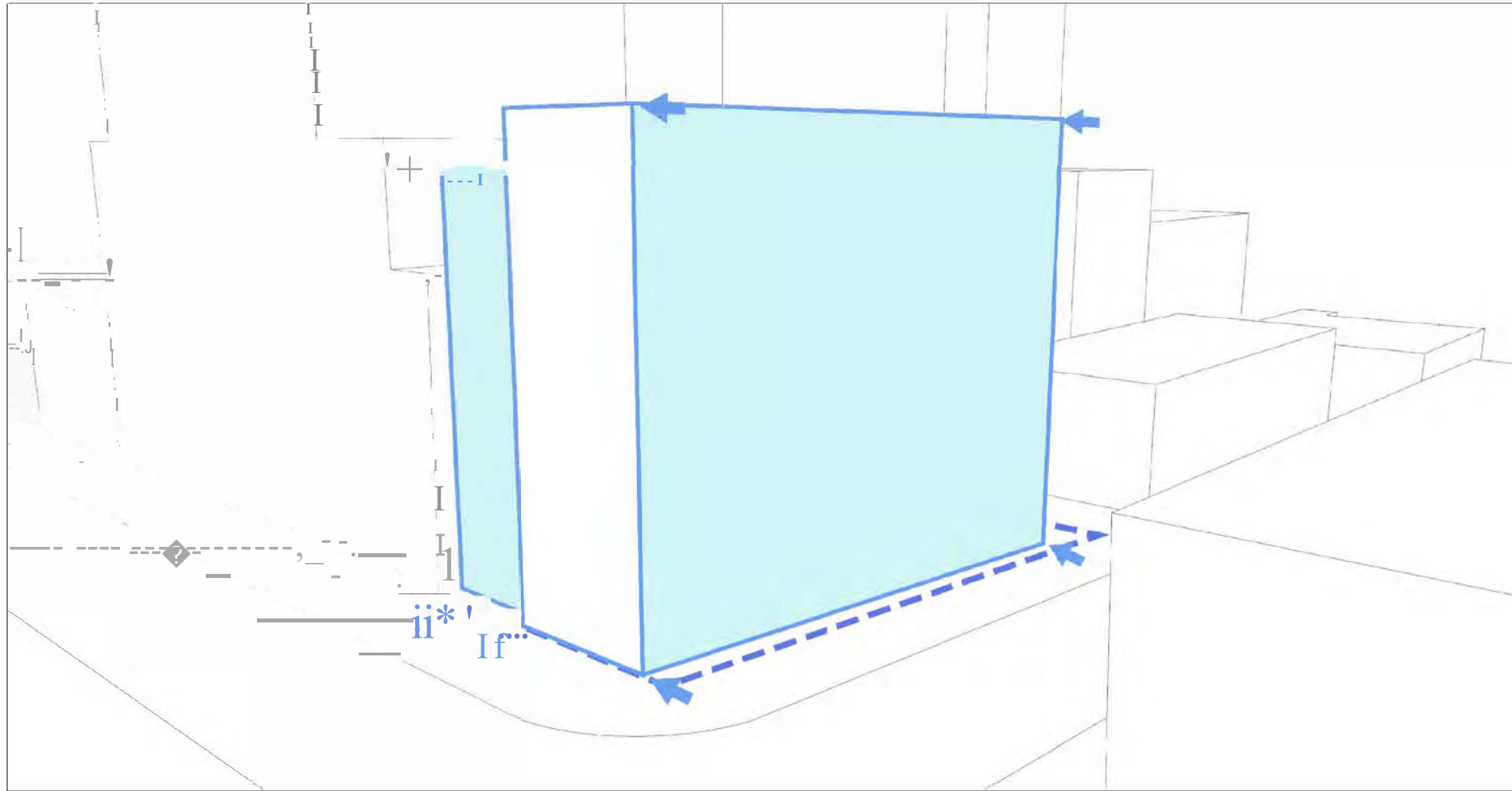




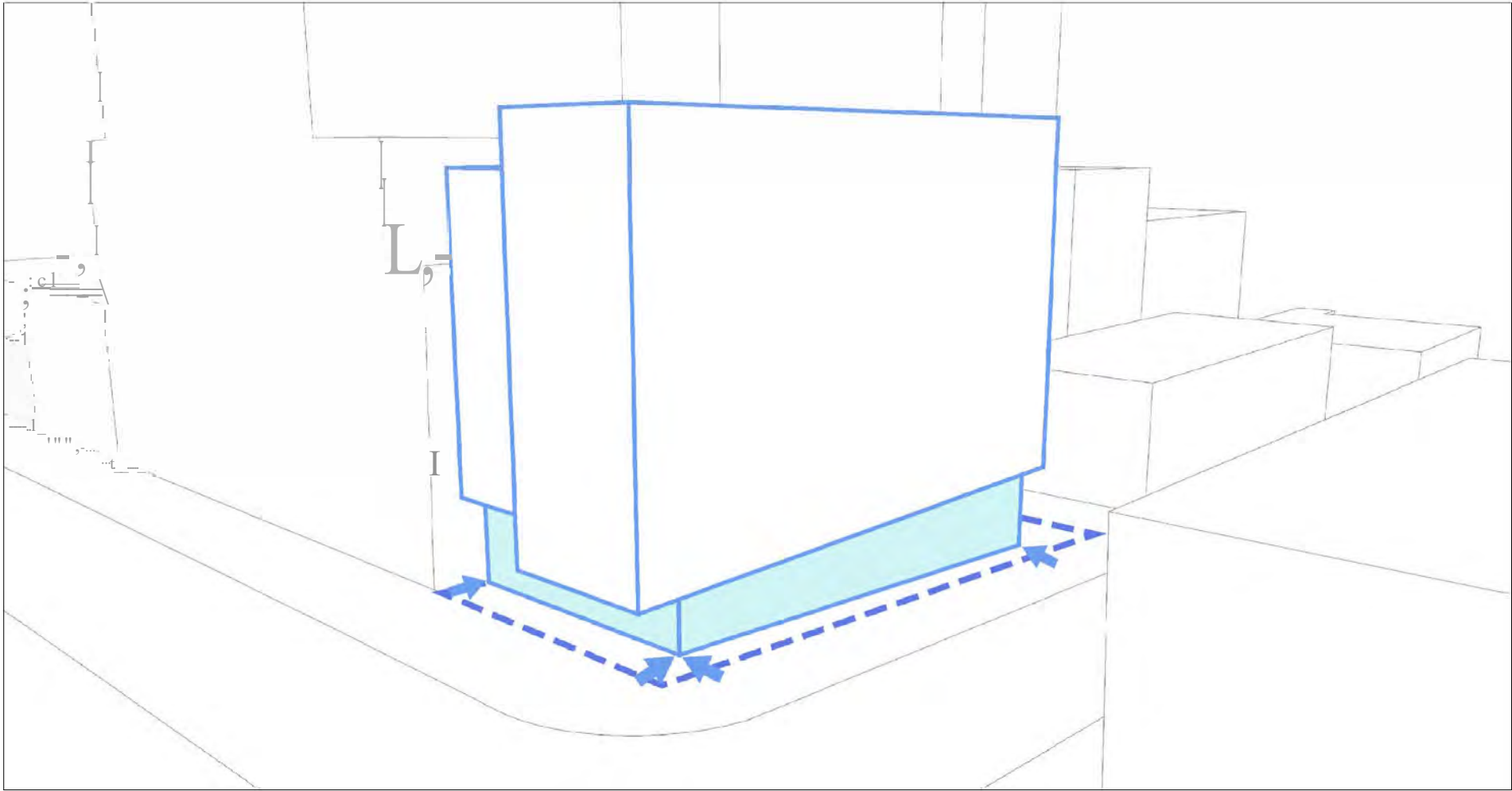
PHASE 1: The sloping corner site is located at the corner of Granville Street and Drake Street, measuring 50' wide and 105' long. An existing stepped 10 storey mixed-use residential building flanks the north east property line.



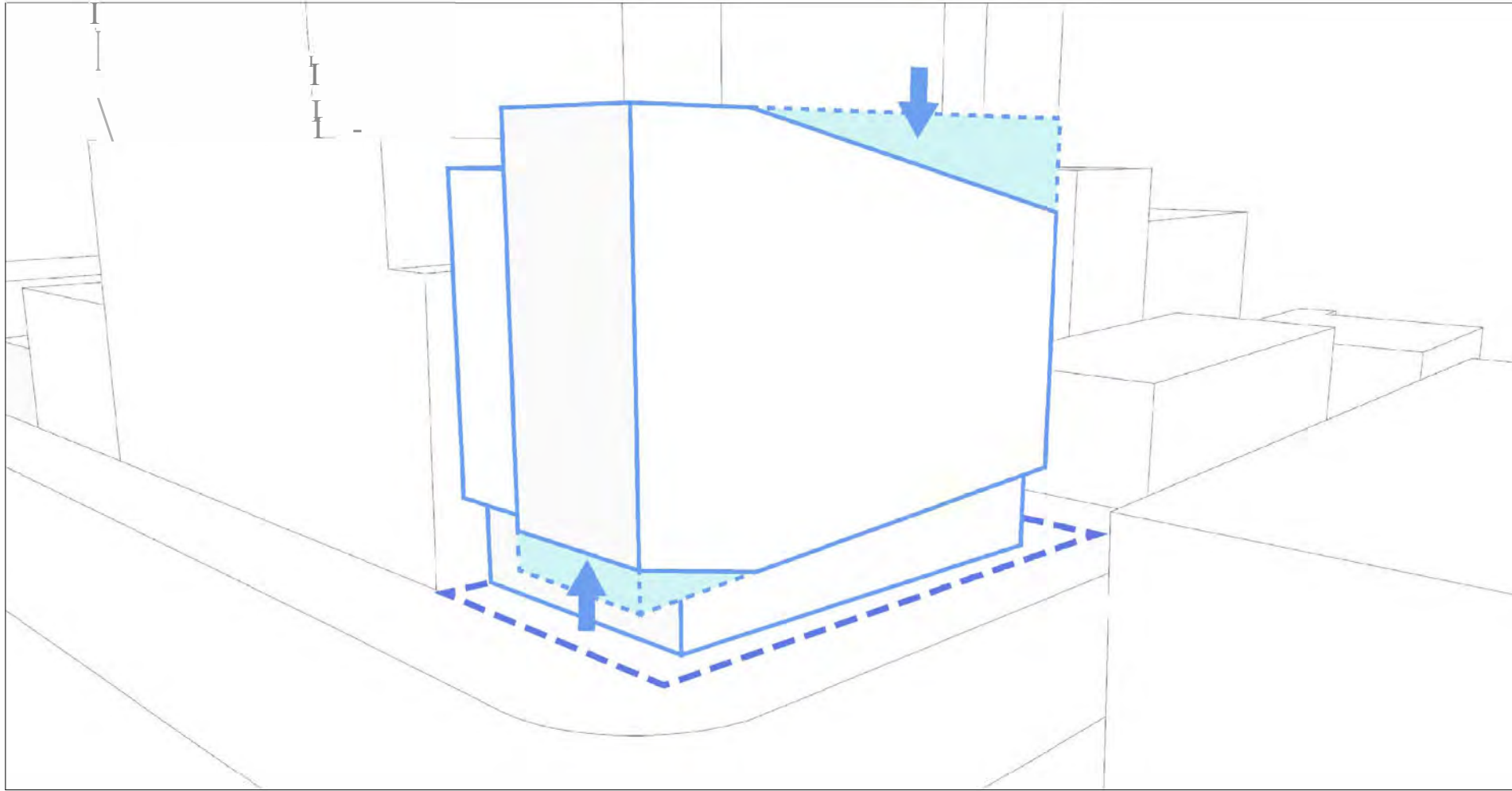
PHASE 2: The base massing is extruded up approximately 70' from grade to help maximise the available density within the site perimeter.



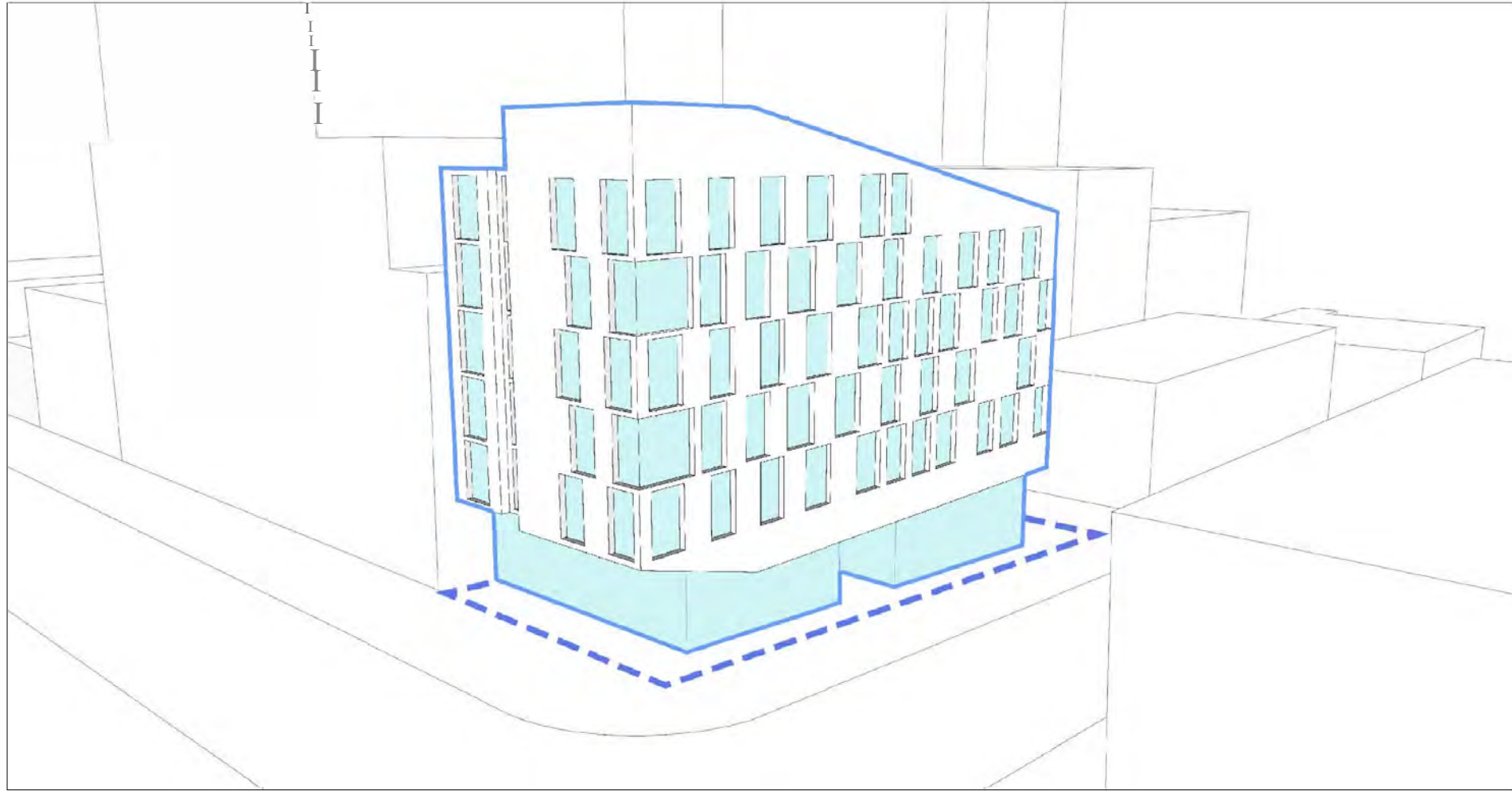
PHASE 3: The base massing is setback 4' from the Drake Street property line to allow for a more considered streetwall massing presence. The building form adjacent to the existing building is dropped down and pulled back for a more harmonious visual transition.



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.



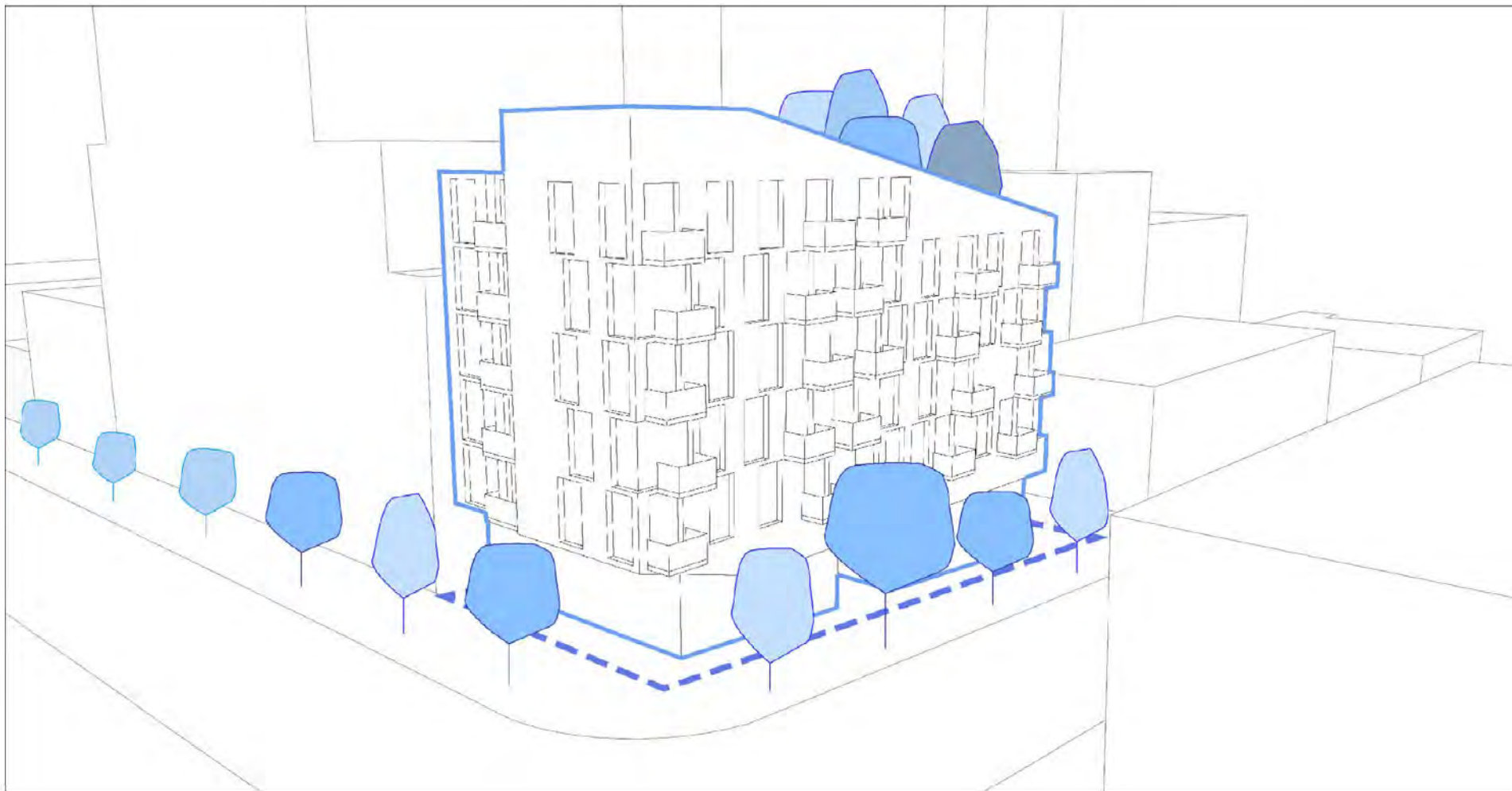
PHASE 5: The Granville Street base is lifted up to allow for improved commercial exposure on the ground floor. Conversely, the southwest shoulder of the building is dropped down to create a large outdoor amenity space with excellent view and solar exposure.



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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**DESIGN RATIONALE**

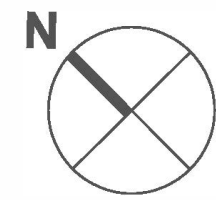
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**A-1.08b**



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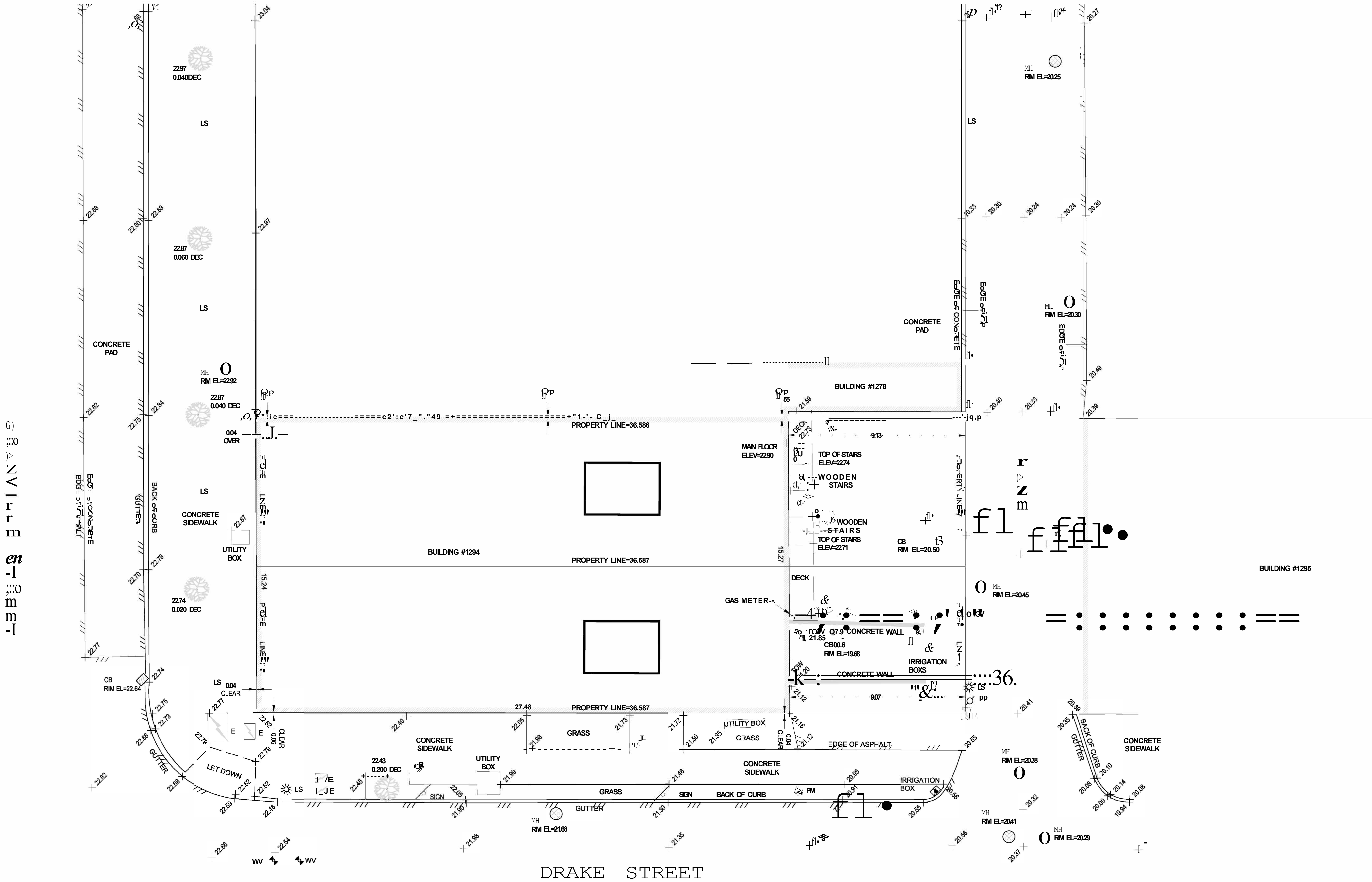
1294 GRANVILLE STREET  
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SITE SURVEY

DATE	DEC 1019
DRAWN BY	SGT
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SCALE	1/8"=1'-0"
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A-1.09





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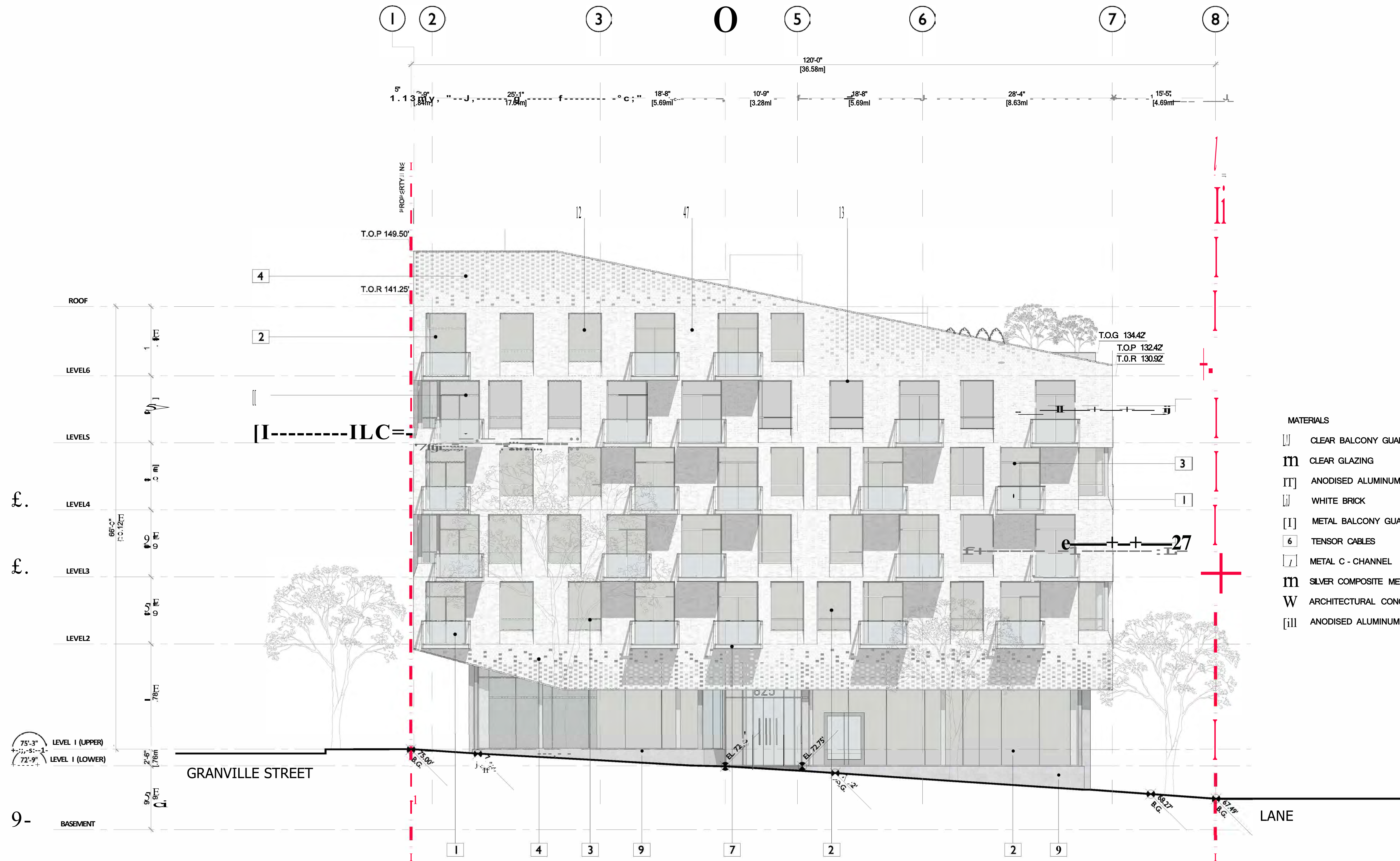
MIXED USE DEVELOPMENT

NORTH ELEVATION

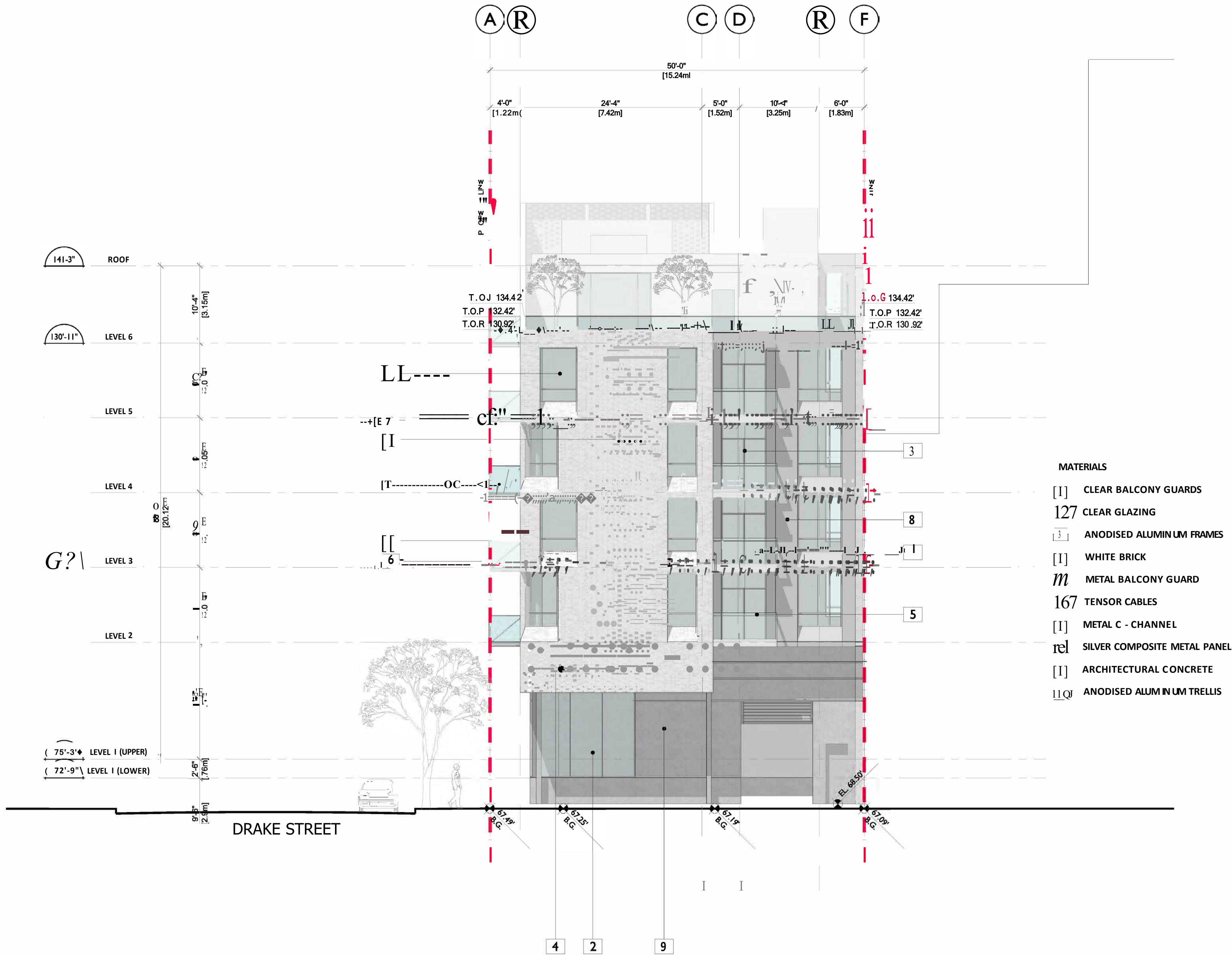
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SCALE	1/8"=1'-0"
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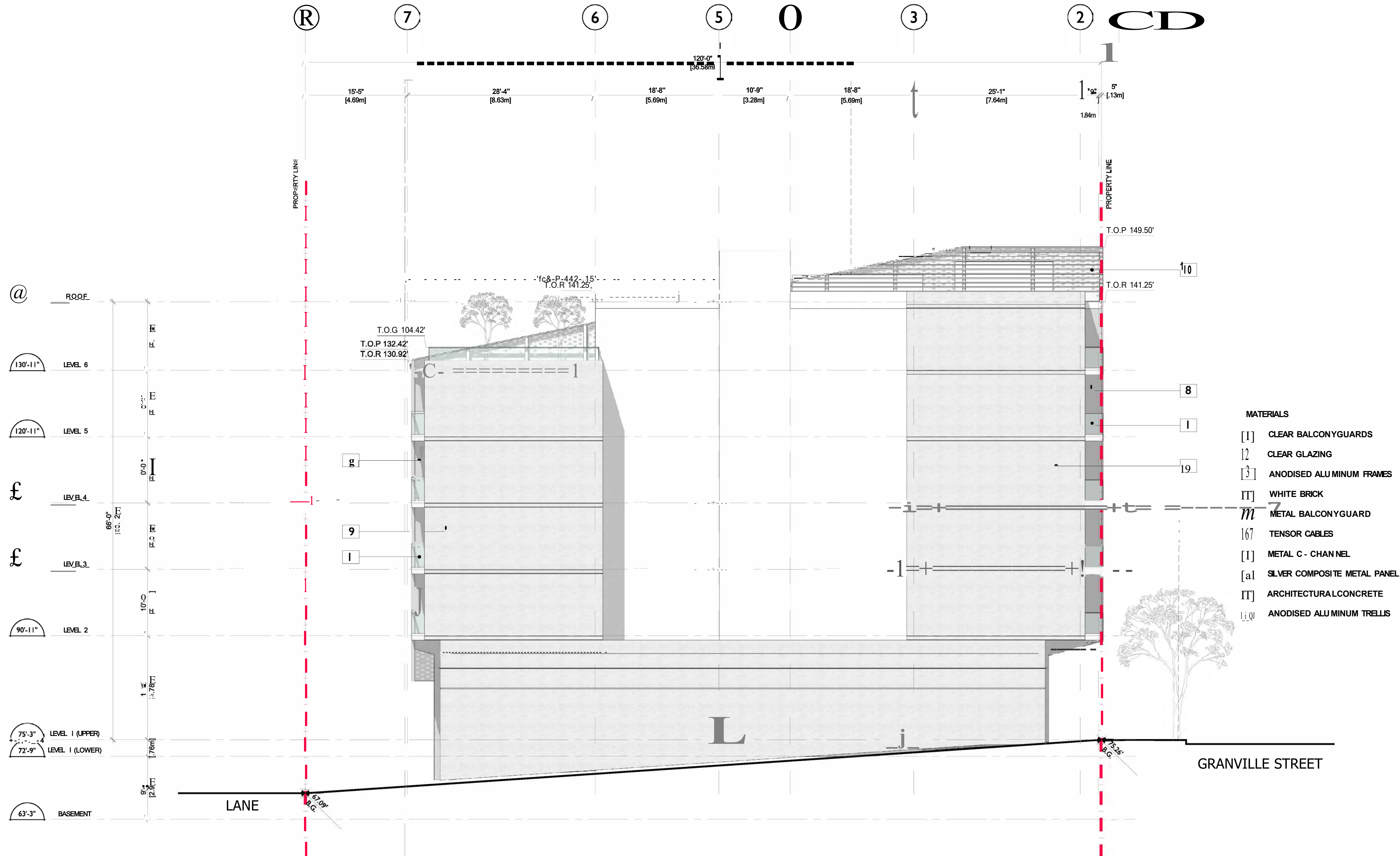






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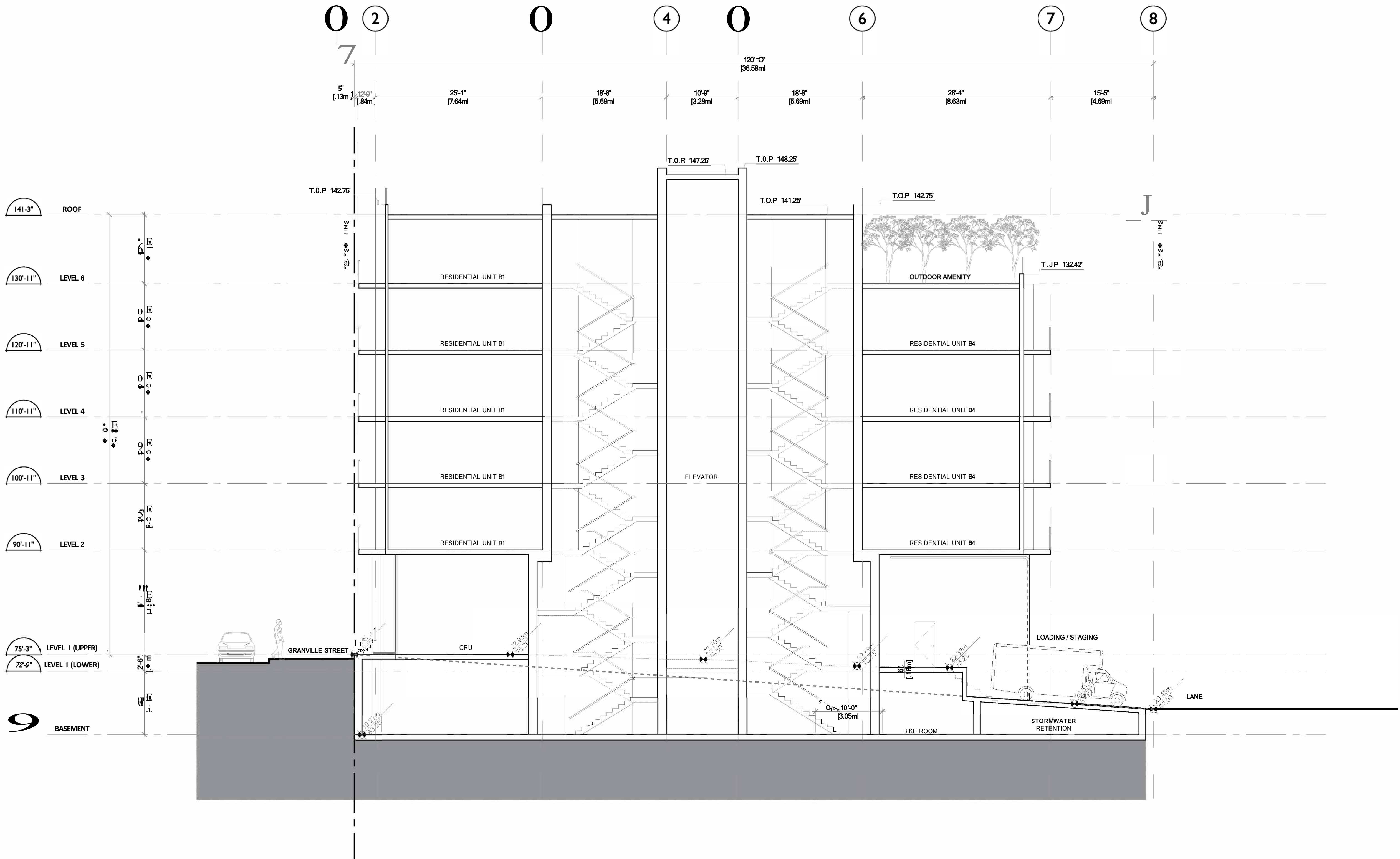
1294 GRANVILLE STREET  
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MIXED USE DEVELOPMENT

SECTION A-A

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

A-6.01





## NOTES

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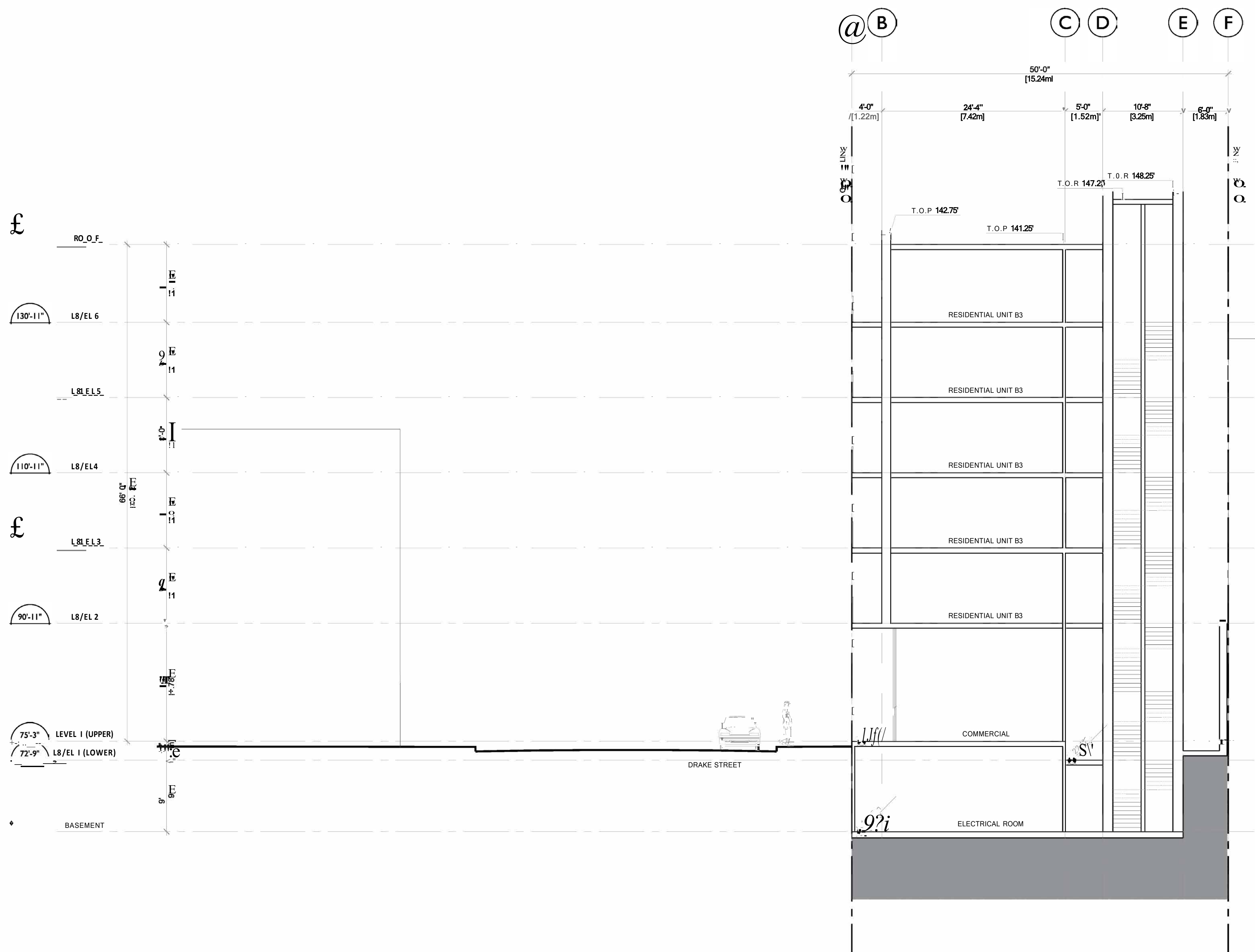
1294 GRANVILLE STREET  
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## SECTION B-B

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

**A-6.02**





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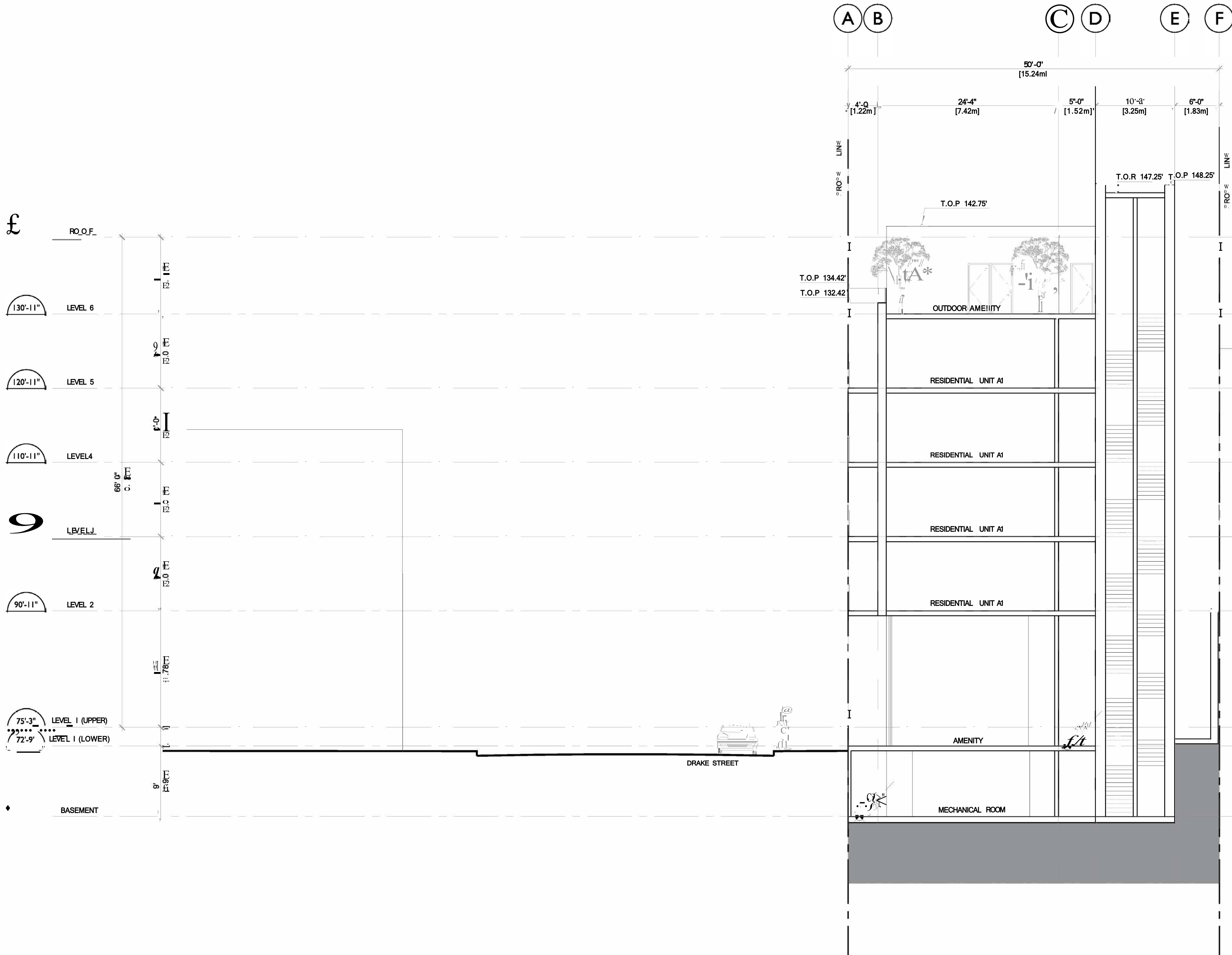
1294 GRANVILLE STREET  
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MIXED USE DEVELOPMENT

SECTION C-C

DATE	DEC 1019
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SCALE	1/8"=1'-0"
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A-6.03







VIEW LOOKING EAST ACROSS GRANVILLE STREET



SOUTHWEST ELEVATION FRONTING DRAKE STREET



RESIDENTIAL ENTRY ALONG DRAKE STREET



COMMERCIAL CORNER AT GRANVILLE AND DRAKE

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1294 GRANVILLE STREET  
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30 VIEWS

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



# 1294 GRANVILLE STREET

## ISSUED FOR DEVELOPMENT PERMIT

CLIENT:  
24KT GRANVILLE PROPERTIES INC.

ARCHITECTS:  
GBL ARCHITECTS  
SILVIA GUZMAN  
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LANDSCAPE ARCHITECT:  
ENNS GAUTHIER LANDSCAPE ARCHITECTS

BRYCE GAUTHIER  
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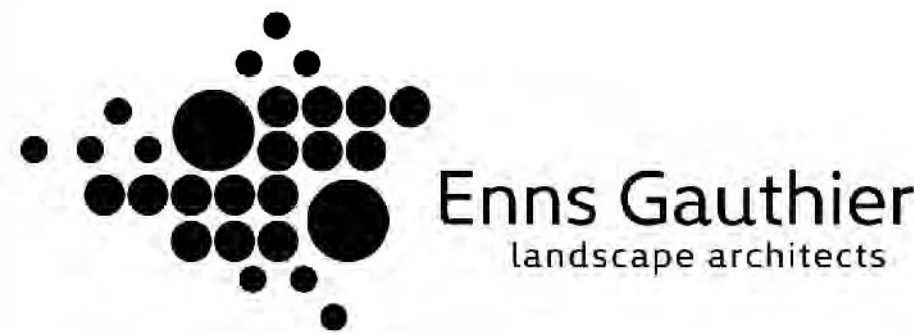
JIM DEMA-ALA  
jim@ennsgauthier.com  
519.7600597

### LANDSCAPE DRAWING INDEX PERMIT

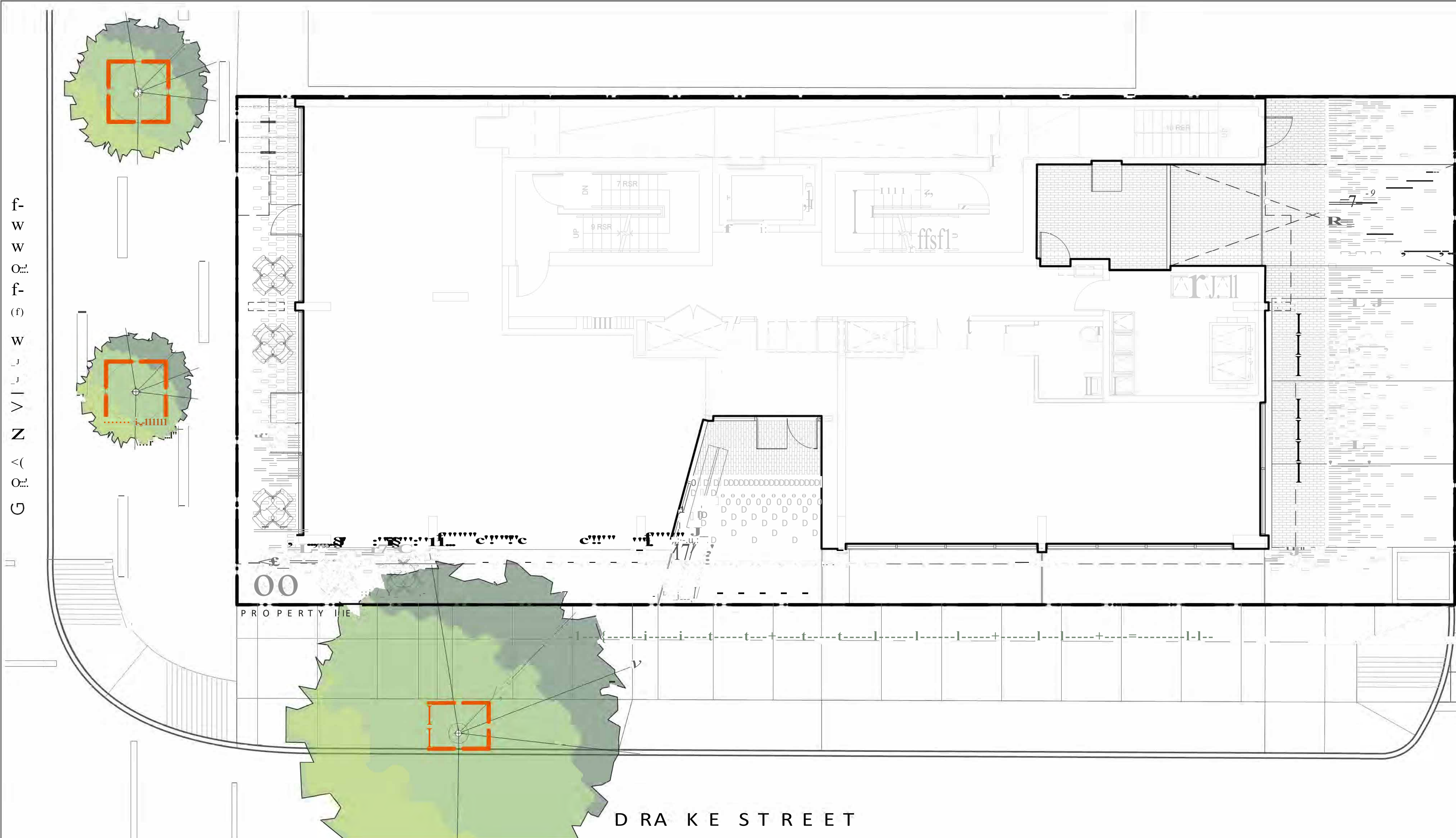
Sheet No.	Sheet Name
L00	COVER SHEET
L01	TREE MANAGEMENT PLAN
L10	LAYOUT+ MATERIALS PLAN - GROUND LEVEL
L11	PLANTING PLAN - GROUND LEVEL
L20	LAYOUT+ MATERIALS PLAN - LEVEL 6 AMENITY
L21	PLANTING PLAN - LEVEL 6 AMENITY
L30	LAYOUT+ MATERIALS PLAN - GREEN ROOF
L40	SECTION+ ELEVATION - LEVEL 6 AMENITY
L50	PLANT LIST + PRECEDENTS

### GENERAL NOTES

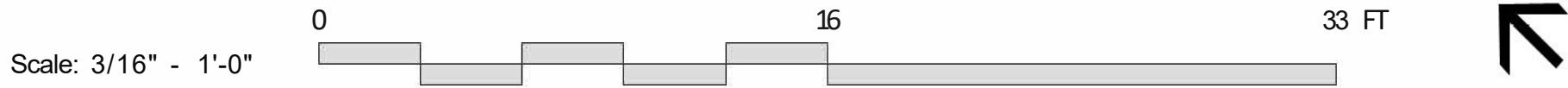
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, UTILITIES, 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 CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS, AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DISTANCE, ROOT BALL MUST BE 0' 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.





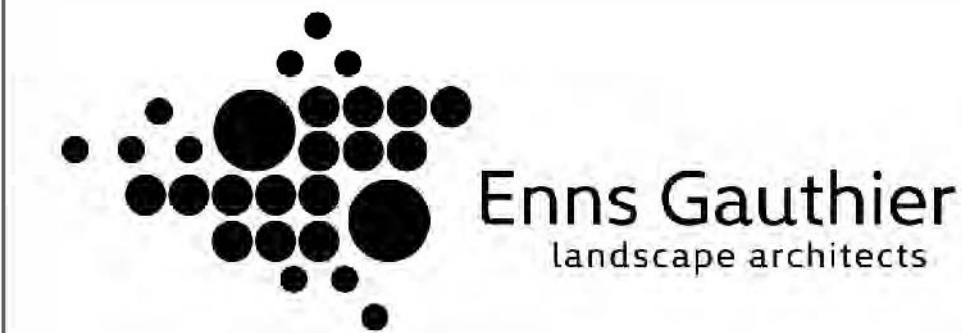


TREE MANAGEMENT PLAN:	
SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE, REQUIRED TO PROTECT TREE FROM CONSTRUCTION REQUIREMENTS
	EXISTING TREE TO BE RETAINED



GENERAL TREE PROTECTION FENCING TYP NOTES:

- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
- POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- ALL TREE STAKES TO HAVE A MINIMUM 10m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 10M (40') TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' -15') FROM CONSTRUCTION ACTIVITY;
- PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 45M (148") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
- FOR EXCAVATION WITHIN 1.3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20") IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
- A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
- HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
- IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
- 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.
- EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- 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.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIPLINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
- 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.
- UTILITY TRENCHING WITHIN THE DRIPLINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
- DO NOT CUT MAIN LATERAL ROOTS;
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE 100 MM (4") OR MORE IN DIAMETER SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
- PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
- PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
  - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
  - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
  - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SURROUND AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
- REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.



A Issued for Development Permit 20-02-11

Mixed Use Development  
1294 Granville Street  
Vancouver, BC

19150  
Development Permit  
September 2019

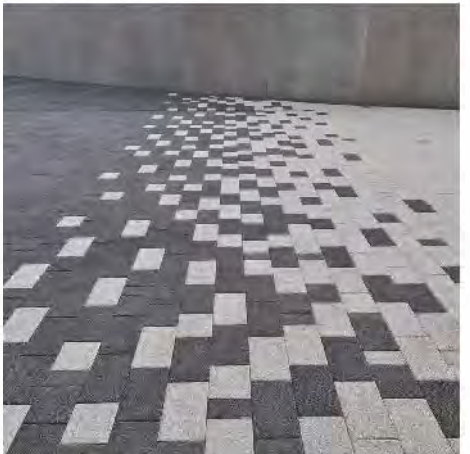
**L0.1**  
TREE MANAGEMENT PLAN





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

PRECEDENT IMAGES



GRANITE STONE PAVERS,  
Gradient Pattern  
To Match Architecture



CORTEN STEEL PLANTER



CLASS B BIKE RACK  
Zoe Bike Rack  
by Sholto Design Studio



STAINLESS BENCH  
304 Fraser Bench  
by Sholto Design Studio

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,

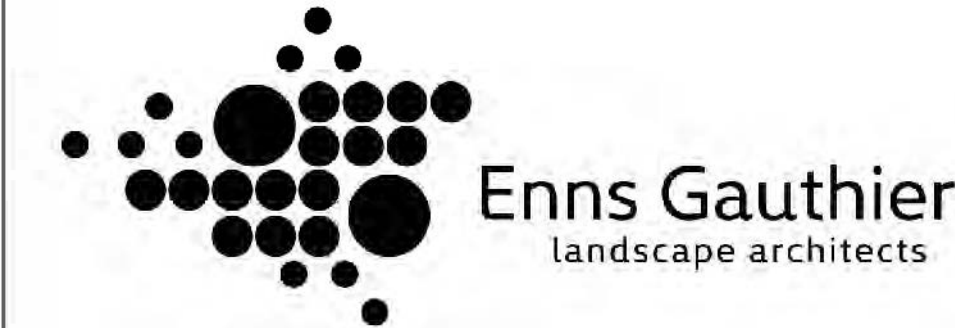
5. ALL SUBSTITUTIONS OF MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT,
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY, NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL 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 RAMP TO CITY OF VANCOUVER STANDARDS
4. WHEN SIDEWALK IS LESS THAN 2.4m 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,



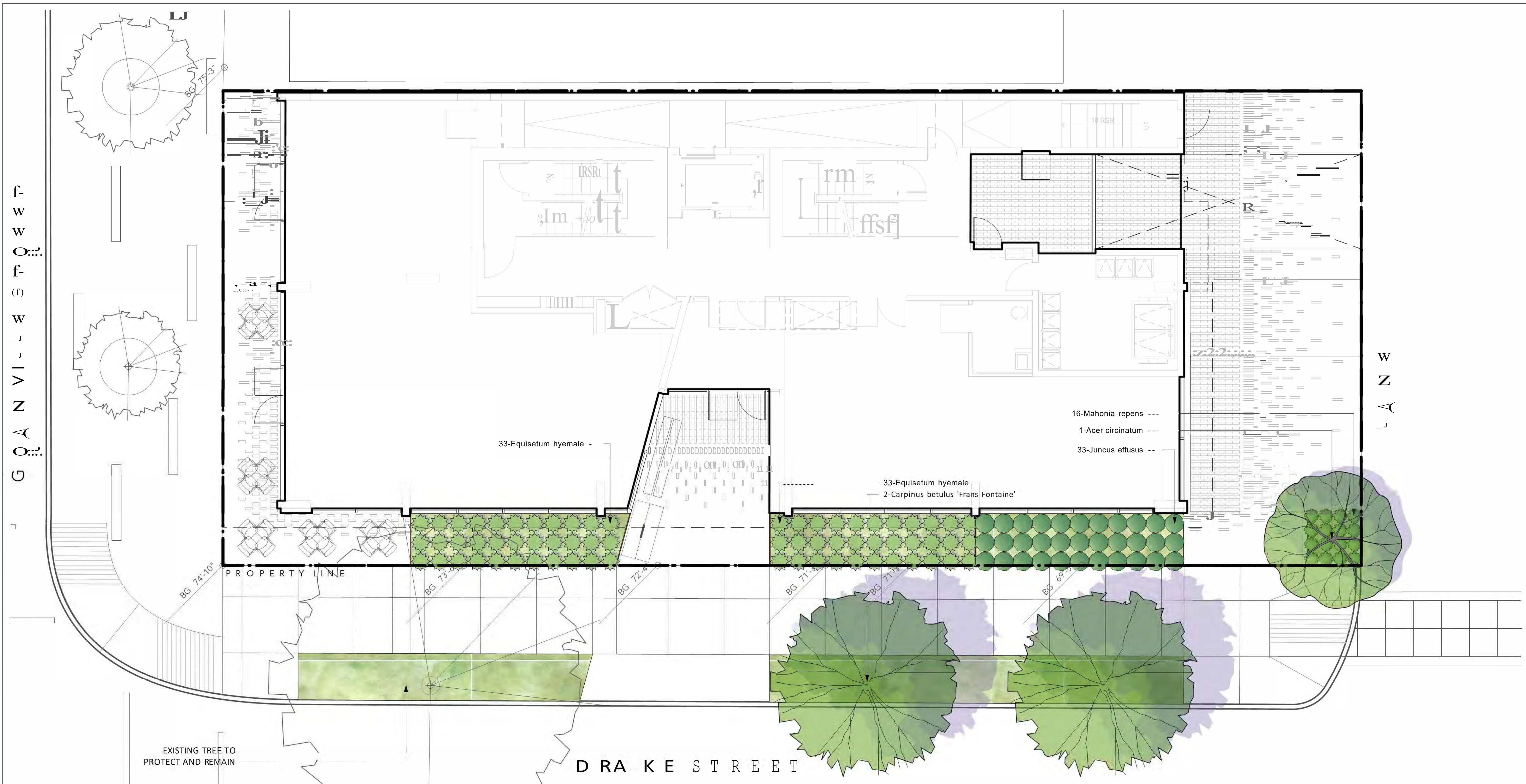
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September 2019

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

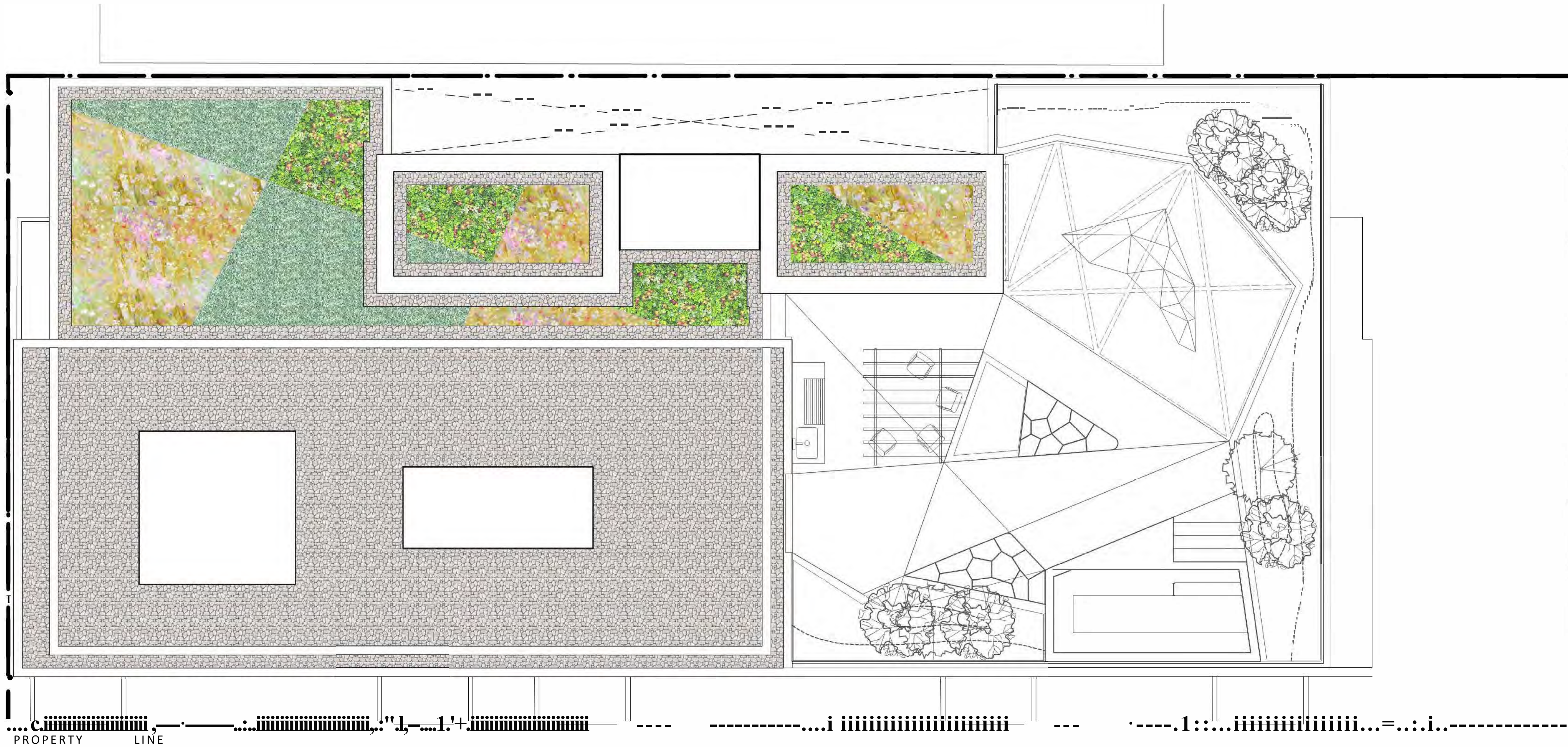




#### GENERAL PLANTING NOTES:

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 REF
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 TRFF PROTECTION FENCING AROUND ALL EXISTING TRFFS 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





#### 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."

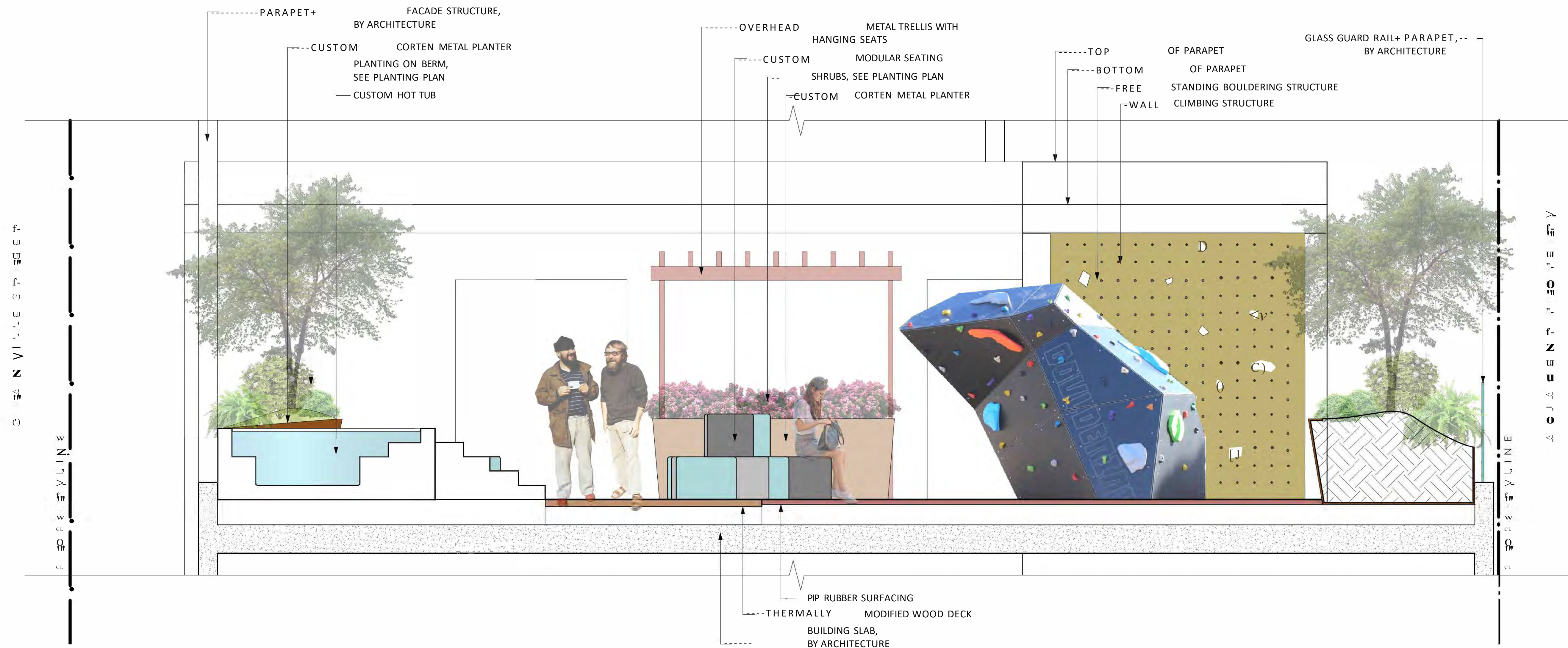
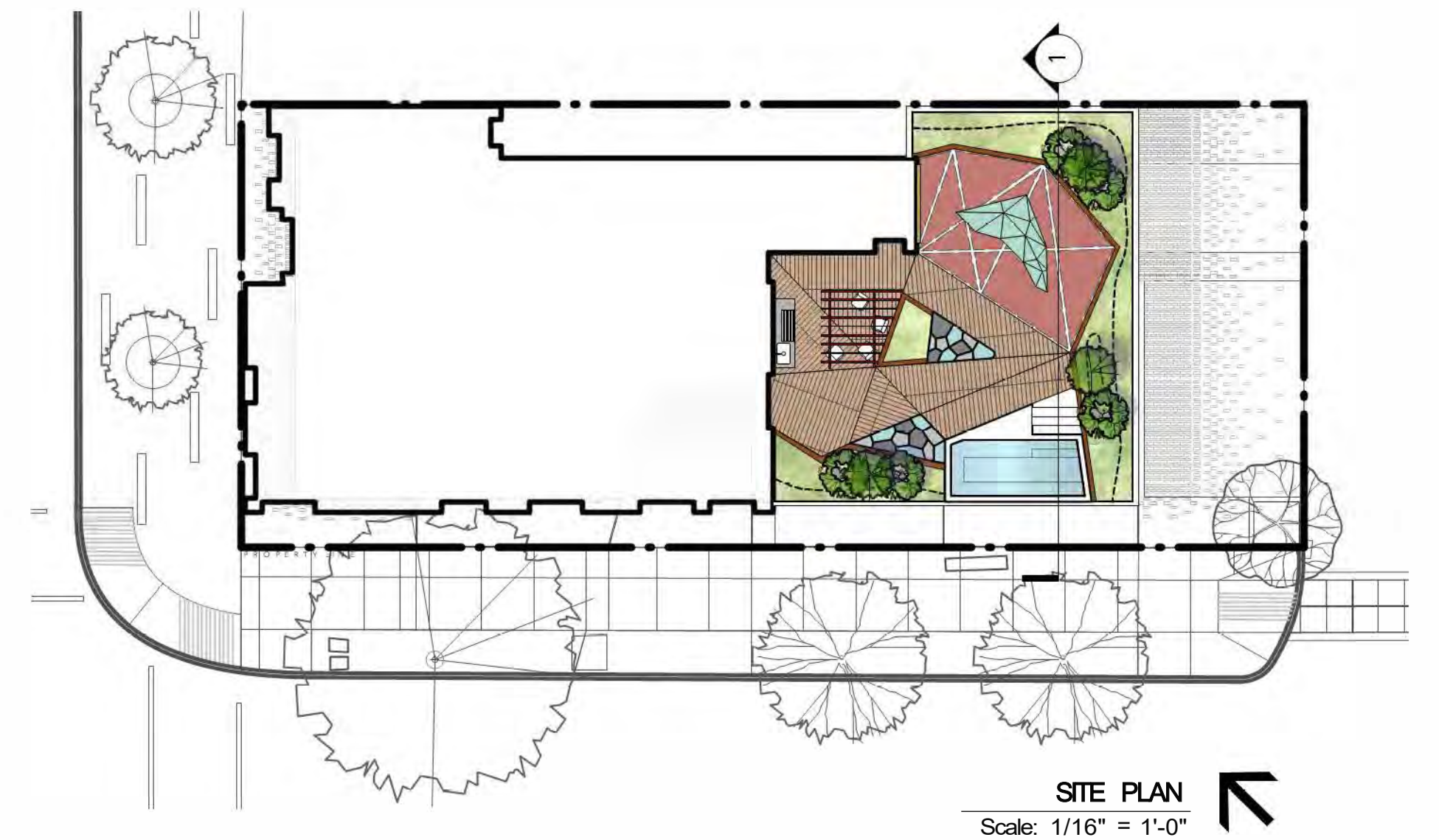
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8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING 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





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



PLANTING LIST:

DECIDUOUS TREES:						
	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
	1	Acer circinatum	Vine Maple	5cm cal.	11'0"	B&B Specimen, Multistem
	3	Betula nigra	River Birch	7cm cal.	20'0"	B&B Specimen. Columnar/upright form. Multistem.
	2	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	10cm cal.	12'0"	
	5	Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	6cm cal.	11'0"	B&B Specimen
SHRUBS:						
	39	Gaultheria shallon	Salal	#1 Pot	3'0"	
	16	Mahonia repens	Creeing Oregon Grape	#2 Pot	1'6"	
	12	Rosa gymnocarpa	Oaldhip Rose	#5 rot	6'0"	
PERENNIALS, GRASSES, GROUNDCOVER:						
	66	Equisetum hyemale	Scouring Rush Horsetail	#2 Pot		
	33	Juncus effusus	Soft Common Rush	#2 Pot	12-24 in	
	26	Leymus mollis	Dune Grass	#3 Pot	30 in	
	25	Polystichum munitum	Western sword fern	#3 Pot	24 in	

- NOTES:
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCNA 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 CALLIPER 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 munitum  
Western Sword Fern