OBSERVATIONS:
Michael Harrhy attended the site on December 13, 2018. He found no Bylaw protected trees on the site or on adjacent properties that could be affected by a development on this property, assuming a full excavation of the entire site. A single *Thuja Occidentalis* shrub, and a *Thuja Plicata* hedge <1.4m in height were identified on City Land near 1st Avenue. In our opinion, this vegetation does not meet the requirements to be considered a tree under the City of Vancouver’s Protection of Trees Bylaw 9958.

RECOMMENDATION:
We recommend that the City of Vancouver waive the requirement for an Arborist Report for this property due to it having no protected trees within the zone of influence of the project. Approval from Parks may be required for the removal of the vegetation adjacent to 1st Avenue. Please don’t hesitate to call us if you have any questions regarding the materials discussed in this report.
OFFSITE - CONCRETE SIDEWALK WITH STREET TREES IN GRATES
OFFSITE - EXPOSED AGGREGATE CONCRETE BAND ALONG PL
CONCRETE UNIT PAVERS
BISTRO TABLE AND CHAIRS, SUPPLIED BY TENANT
LARGE, OPEN STAIRS CREATE AN INVITING ENTRANCE TO PEDESTRIAN MEWS
ENHANCE PAVING PATTERN THROUGHOUT MEWS TO PROVIDE INTEREST AND DISTINCTION FROM THE REMAINDER OF THE SITE
RAISED PLANTERS INCORPORATING TIMBER BENCH TOPS CREATE GATHERING OPPORTUNITIES AND SHAPE SPACES WITHIN THE PEDESTRIAN MEWS
CATENARY LIGHTING INSTALLED BETWEEN BUILDINGS
OFFSITE - STREET TREATMENT HAS BEEN COORDINATED WITH THE PUBLIC REALM ALONG THE WEST SIDE OF MAIN STREET
BENCHES
BIKE RACKS x 2
PAVING PATTERNS CONTINUES AROUND CORNER
BISTRO TABLE AND CHAIRS, SUPPLIED BY TENANT
TRELLIS CABLE SYSTEM INSTALLED ON BUILDING WITH CLIMBING VINES
BIKE RACKS x 2
LOW PLANTERS WITH EDIBLE PLANT MATERIAL
RAISED PLANTER WITH A VARIETY OF PLANT MATERIAL TO PROVIDE SEASONAL INTEREST AND PRIVACY. FRUIT TREES WILL BE INSTALLED FOR COMMUNAL ENJOYMENT.

Appendix E - Page 7 of 35
1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS.

2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO ELECTRICAL ENGINEER'S DRAWINGS.

3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS.

4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC.

5. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.

6. IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC.

7. UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.

8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.

9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

10. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS.

11. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.

12. HOSE BIB

13. IRRIGATION LEGEND

- **HB**: HOSE BIB
- **IRRIGATION STUB OUT**: IRRIGATION STUB OUT
- **IRRIGATION SLEEVE**: IRRIGATION SLEEVE
- **SPRAY IRRIGATION AREA**: SPRAY IRRIGATION AREA
- **DRIP IRRIGATION AREA**: DRIP IRRIGATION AREA

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**DRAWING**

**LEVEL 1**

**IRRIGATION PLAN**

**VANCOUVER, BC**

**220 EAST 1ST AVENUE**

**ADDRESS**

**REVIEWED**

**PWL Partnership Landscape Architects Inc**

**1201 West Pender Street**

**5th Floor, East Asiatic House**

**Vancouver BC Canada V6E 2V2**

**PHONE: 604.688.6111**

**FAX: 604.688.6112**

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1. HANDRAILS ARE TO BE DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH CURRENT BCBC.

2. DETAIL MAY SHOW DIFFERENT NUMBER OF RISERS THAN IS REQUIRED, REFER TO PLANS FOR INFORMATION.

3. HANDRAIL BASE AT UNIT PAVERS

4. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR REINFORCING AND FOOTING DESIGN.

5. PROVIDE SAMPLE, CUT-SHEET, SHOP DRAWINGS AND MOCK-UP OF PROPOSED METAL STAIR NOSING FOR CONSULTANT REVIEW.

6. ACCEPTABLE PRODUCT:
   - BALCO INC: SINGLE COMPONENT, MODEL P-300 OR PRE-APPROVED EQUAL
   - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS
   - ENSURE LAYOUT OF TACTILE TREAD IS SQUARE AND FLUSH TO SURFACE

7. DETAIL MAY SHOW DIFFERENT NUMBER OF RISERS THAN IS REQUIRED, REFER TO PLANS FOR INFORMATION.

8. A FLOOD TEST IS TO BE PERFORMED FOLLOWING STAIR CONSTRUCTION. ANY STAIRS WITH PONDING WATER WILL BE REJECTED AND WILL REQUIRE REPLACEMENT BY CONTRACTOR AT NO EXPENSE TO THE OWNER.
OUTDOOR KITCHEN - Level 10

Scale: 3/4" = 1'-0"

GENERAL NOTES:
1. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION
2. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS
3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONNECTIONS

OUTDOOR GAS BBQ, MODEL: SABER SS 500 BI
- POWDER COATED METAL SLAT PANEL
- DASHED LINES REPRESENT CONCRETE WALL BEHIND GAS VALVE LOCATED ON SIDE OF WALL FOR EASY ACCESS
- SHELVES
- 1/4" REVEAL BETWEEN COUNTERTOP AND WALL
- PLANTER ADJACENT

OUTDOOR SINK (MODEL KOHLER K-3944-1) AND FAUCET, REFER TO INTERIOR DRAWINGS - PROVIDE HOT AND COLD WATER

POLISHED CONCRETE COUNTERTOP
- WITH SMOOTH ARCHITECTURAL FINISH.
- WITH CHENG CONCRETE COUNTERTOP SEALER OR APPROVED FOOD-SAVE AND NO VOC SEALANT.
- WITH REINFORCEMENT AS PER STRUCTURAL ENGINEER'S DRAWINGS.

ELEVATION

PLAN

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1. Tree to be planted with elevation of Finish Grade. Trunk flare must be visible after Finish Grade elevation. Stem of shrub.

2. Composted bark mulch to be kept at least 125mm away from base of stems. Remove burlap and rope from around base stems of shrub. Remove potted plants from all organic and non-organic pots. Ensure full contact between growing medium and planting medium. Crushed granular base mixture as per specifications. Tamp backfill with growing medium.

3. Prune any broken or damaged branches and double leaders using approved pruning tools and standard ISA pruning practices, see notes.

4. The below detail does not represent any particular species.

5. The below detail does not represent any particular species.

6. The below detail does not represent any particular species.
### Appendix E - Page 34 of 35

**PRODUCT DATA**

- **Name or Number:** JOB / ORDER
- **Weight:** 160 lbs / 72 kg
- **BTU / kWh:** 60,000/11.7 or less (varies with adjacent materials maintained)
- **Gas press:** N/A

**FOR OUTDOOR USE ONLY**

This product has been tested and certified gas fitter setup and install this product according to instructions. Due to the inherent nature of metal castings, gloss details. Custom RAL colors are available for an additional charge.

- **Powdercoats are not offered for cast components.**
- **Aluminum legs; frame and legs have a powdercoat aluminum. Chair has a powdercoat finish.**
- **Polyester Powdercoat is a strong, long-lasting finish. To protect this finish, use Pangard II® Polyester Powdercoat.**

**HANDLE WITH CARE!**

- **Use only a damp cloth for cleaning.**
- **DO NOT DRAG bench across concrete or other rough surfaces. This could damage the finish.**
- **Avoid abrasive cleaners.**
- **Glass insets can be clear glass, ViviGraphix Graphica laminated glass.**
- **FSC® Recycled reclaimed Teak hardwood slats have a natural oiled surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.**

**INSTALLATION & MAINTENANCE**

1. **Preparation:**
   - **Leveling glides are pre-installed for ready field adjustment.**
   - **Weight:**
   - **NOMINAL DIMENSIONS**
   - **STAVO-T4040L:**
     - Overall Width: 40.0" (1016 mm)
     - Overall Depth: 40.0" (1016 mm)
     - Overall Height: 29.5" (749 mm)
     - Seat Height: 113 lbs (51 kg)
   - **STAVO-T4040W:**
     - Overall Width: 40.0" (1016 mm)
     - Overall Depth: 40.0" (1016 mm)
     - Overall Height: 29.5" (749 mm)
     - Seat Height: 79.2 lbs (36 kg)
   - **SCAVO:**
     - Overall Width: 19" (483 mm)
     - Overall Depth: 23" (584 mm)
     - Overall Height: 32.3" (820 mm)
     - Seat Height: 19" (485 mm)
     - Weight: 16 lbs (7.25 kg)

2. **Assembly:**
   - **ASSEMBLE WITH CARE!**
   - **Bench options:**
     - **Hammer drill with masonry bits**
     - **Cement.**
     - **Nails**
     - **2. Move bench and drill holes according to Fig 1.2. Clear holes of debris.**
     - **3. Place anchor.**
     - **4. Place WASHER**
     - **FRONT MOUNTING BLOCK**
     - **DROP-IN ANCHOR**

3. **Maintenance:**
   - **NOMINAL CLEARANCES TO ADJACENT MATERIALS**
   - **LEVELING GLIDES**
   - **EXCESSIVE CLEARANCES MAY CAUSE BENCH TO ROCK OR SHIFT.**
   - **DROP-IN ANCHOR**
   - **Hammer drill with masonry bits**
   - **Cement.**
   - **Nails**
   - **2. Move bench and drill holes according to Fig 1.2. Clear holes of debris.**
   - **3. Place anchor.**
   - **4. Place WASHER**
   - **FRONT MOUNTING BLOCK**
   - **DROP-IN ANCHOR**

**AVIVO**

Product Data Sheet

INSTALLATION Guide www.landscapeforms.com      Ph: 800.521.2546

**BIKE RACK**

- **Embedded Tools Required:**
  - **Unit ships assembled**
  - **HANDLE WITH CARE!**
  - **CARE!**
  - **DO NOT DRAG bench across concrete or other rough surfaces. This could damage the finish.**
  - **Use touch-up paint on any gouges in the finish caused by assembly tools.**

**DINING CHAIR**

- **ASSEMBLE WITH CARE!**
- **Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish, use Pangard II® Polyester Powdercoat.**
- **HANDLE WITH CARE!**
- **DO NOT DRAG bench across concrete or other rough surfaces. This could damage the finish.**
- **Use touch-up paint on any gouges in the finish caused by assembly tools.**

**Bola® Bike Rack**

- **Embedded Tools Required:**
  - **Unit ships assembled**
  - **HANDLE WITH CARE!**
  - **CARE!**
  - **DO NOT DRAG bench across concrete or other rough surfaces. This could damage the finish.**
  - **Use touch-up paint on any gouges in the finish caused by assembly tools.**

**Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)**

**Kwikset™**

- **Patio furniture must be installed on a solid surface or surface mounted.**
- **Contact local authorities for code requirements for surface mount option.**
- **Never install on mastic (minimum anchor holes).**
- **For surface mount option:**
  - **(4) each:** stainless steel mounting blocks, drop-in screw and 1/4-20 x 1/2" button socket head cap screws.
  - **Hammer drill with masonry bits**
  - **Cement.**
  - **Nails**

**NOTE:** For the most current version of this document, please refer to our website at www.forms-surfaces.com.
Avivo Bar Tables
- Frames are beautifully detailed aluminum with a powdercoat finish.
- Top materials, including slats and glass, can be specified with or without a center hole to receive an umbrella pole.
- Materials, finishes, and dimensions are provided.

Avivo Bar Stools
- Frame is cast aluminum; seat and back are formed aluminum. Stool has a powdercoat finish.
- Weight: 26.5 lbs.
- Includes nylon leveling feet.

TabletopInset Options
- Available in one of three standard patterns: Shadow, Shift, or Palisade.
- Table top is 30x90" with three 30x30" insets.

Maintenance
- Metal surfaces can be cleaned with soap and water.
- Glass can be maintained using VividGlass surfaces.
- Teak hardwood slats can be oiled and other conditions are recommended.

Additional Details
- All Forms+Surfaces powdercoat colors have been formulated to be ultra-durable for improved long-term wear and resistance to weathering.
- Powdercoat colors are also anti-graffiti, allowing marks from paint, permanent markers, and dirt to be easily removed.
- Powdercoats are not offered for cast components.