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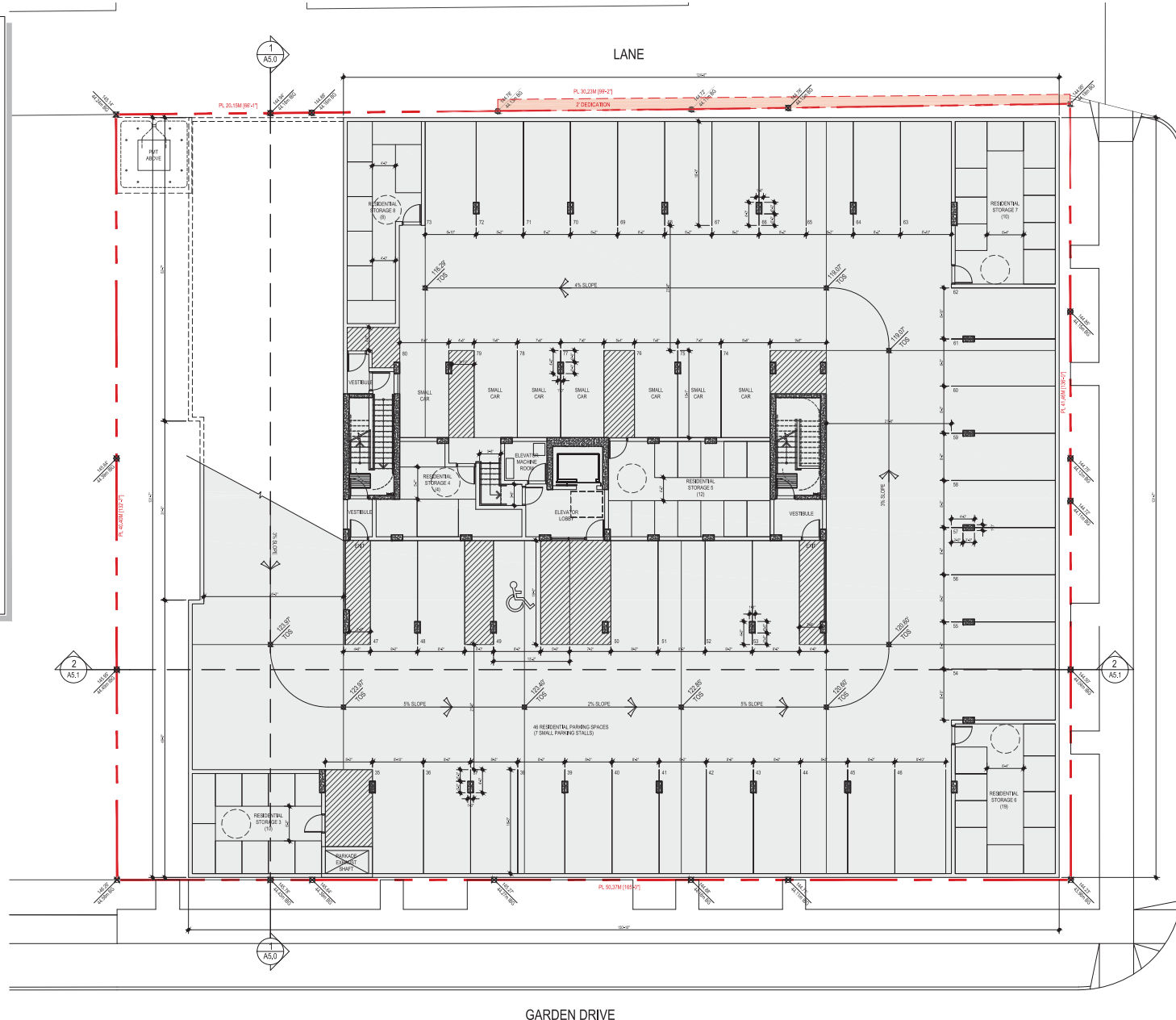
ISSUED FOR
DP APPLICATION
MAY 10 2019

ARCHITECTURAL SEAL:

bucci

DRAWING TITLE:
PARKING PLAN LEVEL 2

PROJECT NO. 1734

 DWG. NO. **A2.0**



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ISSUED FOR
DP APPLICATION
MAY 10 2019

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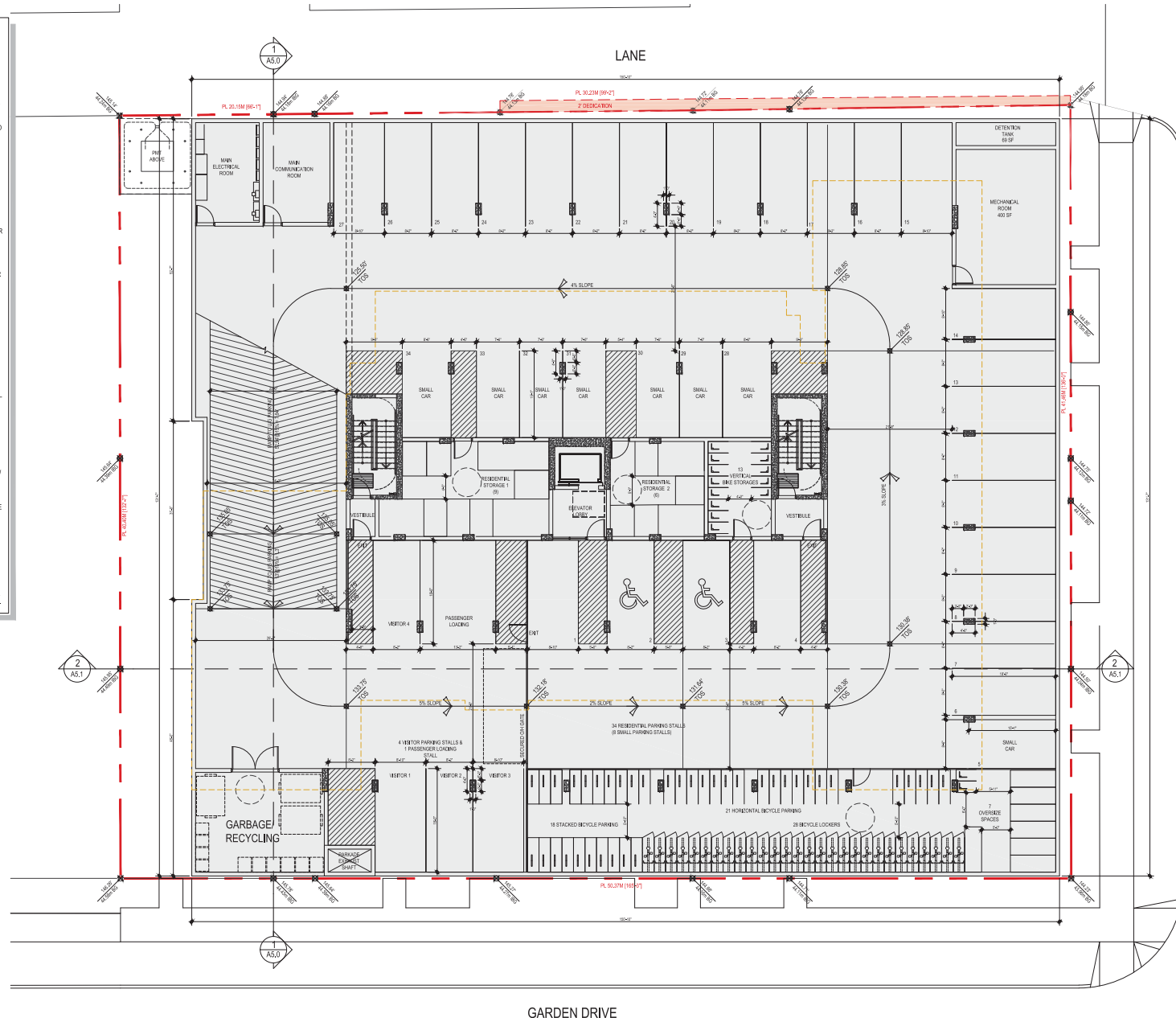
ARCHITECTURAL SEAL:

bucci

DRAWING TITLE:
PARKING PLAN LEVEL 1

DWG. NO.

A2.1





120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

T 604.669.6002
F 604.669.1091

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ISSUED:
1. PUBLIC ENGAGEMENT
2. REZONING APPLICATION
3. URBAN DESIGN PANEL
4. PUBLIC HEARING
5. DP PRE-APPLICATION
6. DP APPLICATION

DATE:
NOVEMBER 21 2017
DECEMBER 15 2017
APRIL 4 2018
JANUARY 15 2019
MARCH 5 2019
MAY 10 2019

ISSUED FOR
DP APPLICATION
MAY 10 2019

NO. REVISION: DATE:
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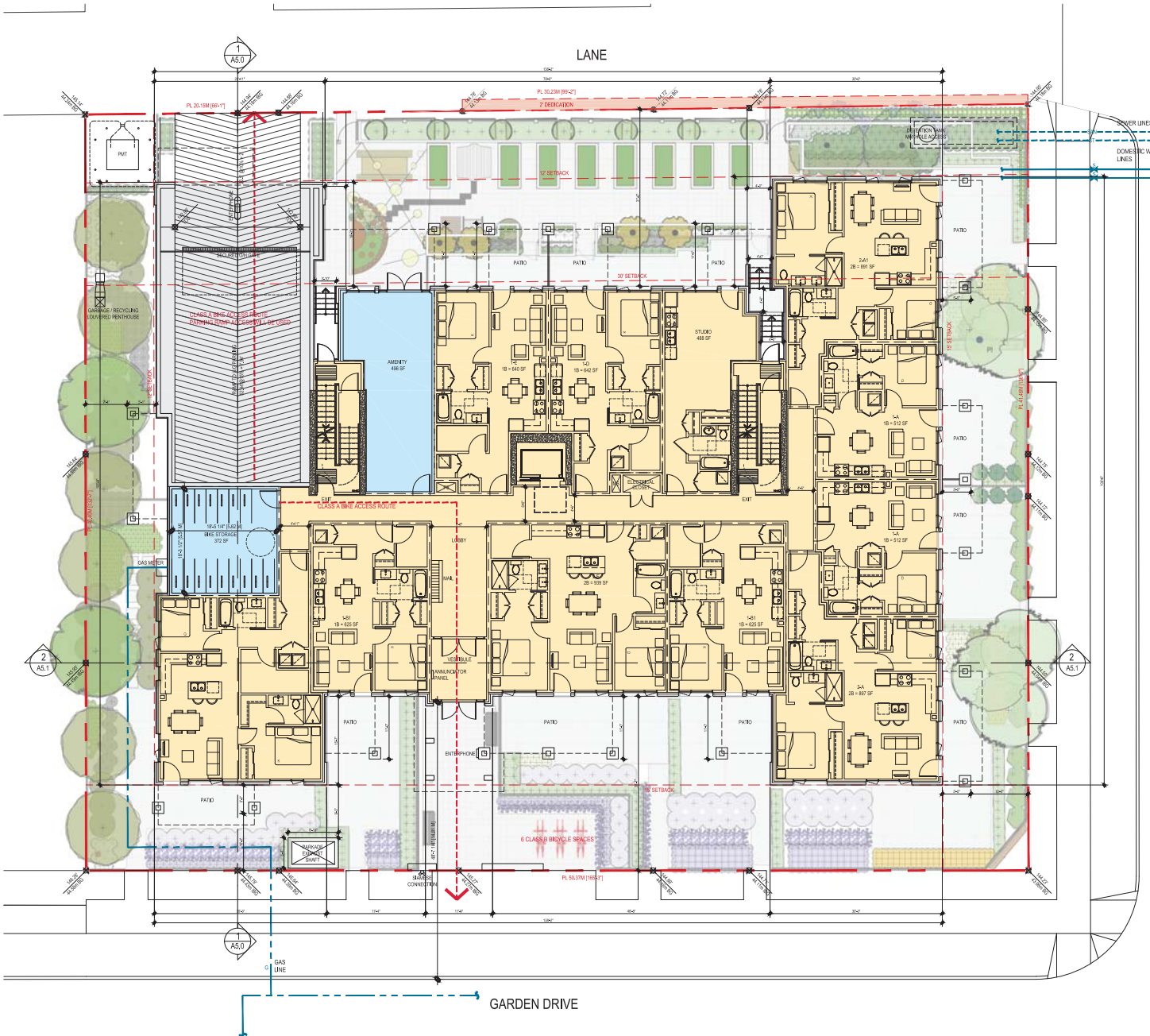
ARCHITECTURAL SEAL:

CLIENT:
bucci
PROJECT:
Garden Dr & E10 ave
VANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN / 1st FLOOR PLAN

DATABASE: 1734-A3.0.dwg
SCALE: 1/8"=1'-0"
DATE: MAY 10 2019
DRAWN: JB
CHECKED: BR

PROJECT NO. 1734
DWG. NO. **A3.0**



GENERAL NOTES:
1. EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDICK LAND SURVEYORS, DATED DECEMBER 13, 2016.
2. BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2016-00285, DATED 2017-02-06 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
3. ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNO.
4. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS.

RESIDENTIAL UNITS NOTES:
5. PROVIDE 1-1/2" IN SWING AND 1-1/2" OUT-SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS. TYPICAL ALL RESIDENTIAL UNITS.
6. PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATH TUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
7. ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
8. ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA APPROVED TYPE.

PARKING NOTES:
9. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING BY-LAW. THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND / OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE CITY OF VANCOUVER PARKING BY-LAW.
10. A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
11. RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTIFAMILY BUILDINGS
12. MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE ITS NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
13. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED.
14. MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE ABLE TO AND ABOVE HANDICAP STALLS.
15. ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.

GAS METER NOTES:
16. FORTIS BC TO WALL MOUNT GAS METER AT PROPOSED METER LOCATION.
17. MOUNTING SURFACE WALL WILL BE SOLID CONCRETE OR REINFORCED PLYWOOD BEHIND FOR SECURE GAS METER MOUNTING BRACKET SCREWS.

BIRD FRIENDLY DESIGN FEATURES:
1. GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
2. BALCONIES HAVE LARGE OVERHANGS TO REDUCE THE GLASS REFLECTION.
3. WINDOWS HAVE DENSE MULLIONS AND OPAQUE SPANDREL PANELS TO INCREASE VISIBILITY OF THE GLASS.
4. THE GUARDRAILS HAVE HORIZONTAL RAILS TO INCREASE THE VISIBILITY OF THE GLASS.
5. ALL GROUND FLOOR UNITS HAVE GENEROUS TERRACES, KEEPING THE OUTDOOR LANDSCAPING AT DISTANCE FROM GLASS.
6. REFER TO LANDSCAPE DRAWINGS FOR BIRD FRIENDLY PLANTS, AVAILABILITY OF WATER AND REDUCED LIGHT POLLUTION.

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f 604.669.1091

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ISSUED:

1. PUBLIC ENGAGEMENT
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5. DP PRE-APPLICATION
6. DP APPLICATION

DATE:
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JANUARY 15 2019
MARCH 5 2019
MAY 10 2019

ISSUED FOR
DP APPLICATION
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ARCHITECTURAL SEAL ·

CLIENT:

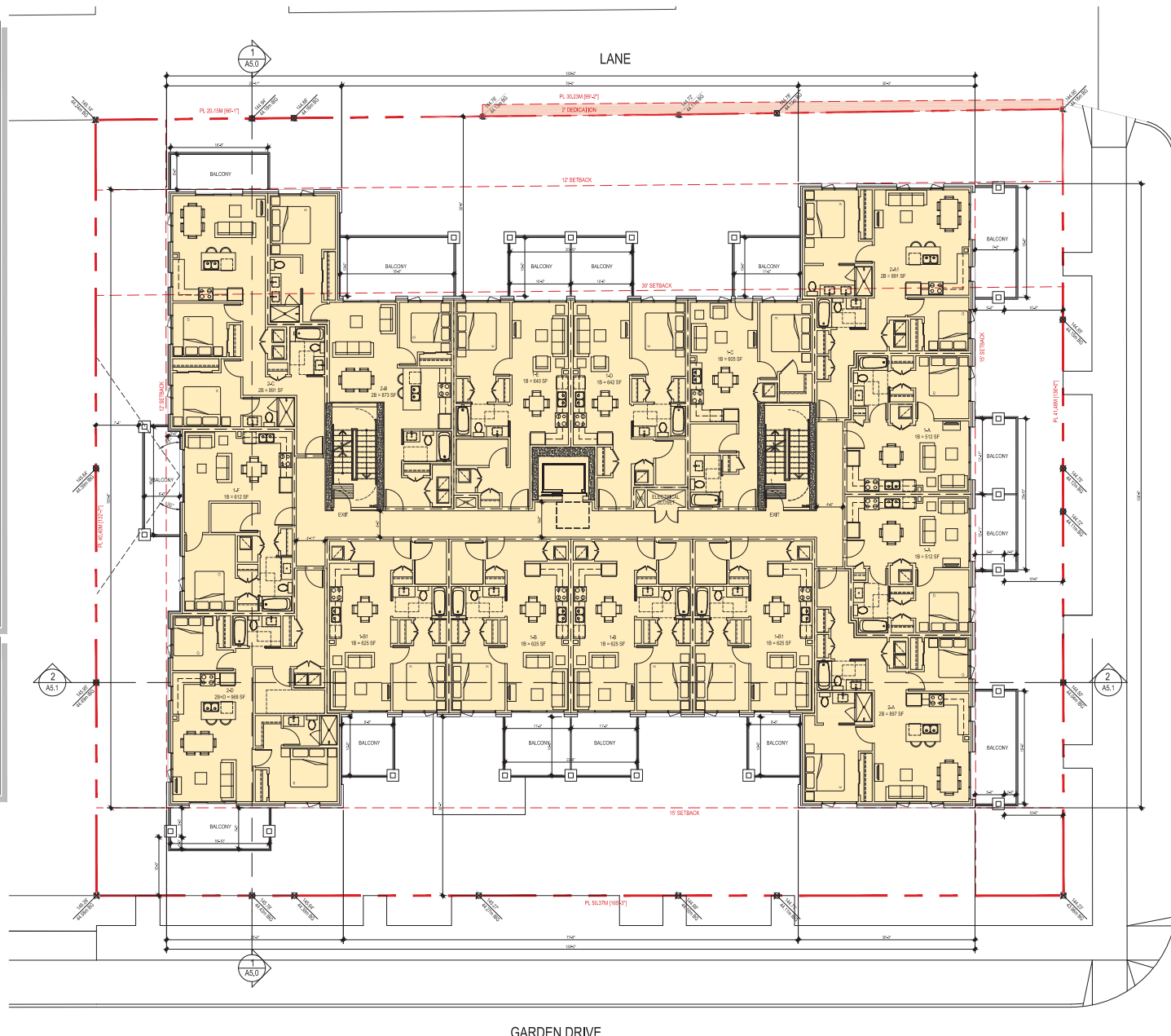
bucci

PROJECT:
Garden Dr & E10 ave
VANCOUVER, B.C.

DRAWING TITLE:
2nd - 4th FLOOR PLAN

DATABASE : 1734-A3.0.dwg
SCALE : 1/8"=1'-0"
DATE : MAY 10 2019
DRAWN : JB
CHECKED : BR

PROJECT NO. 1734

 DWG. NO. **A3.1**



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Vancouver, BC Canada
V6A 1G1

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ISSUED:
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3. URBAN DESIGN PANEL
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5. DP PRE-APPLICATION
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DATE:
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MAY 10 2019

ISSUED FOR
DP APPLICATION
MAY 10 2019

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ARCHITECTURAL SEAL:

CLIENT:

bucci

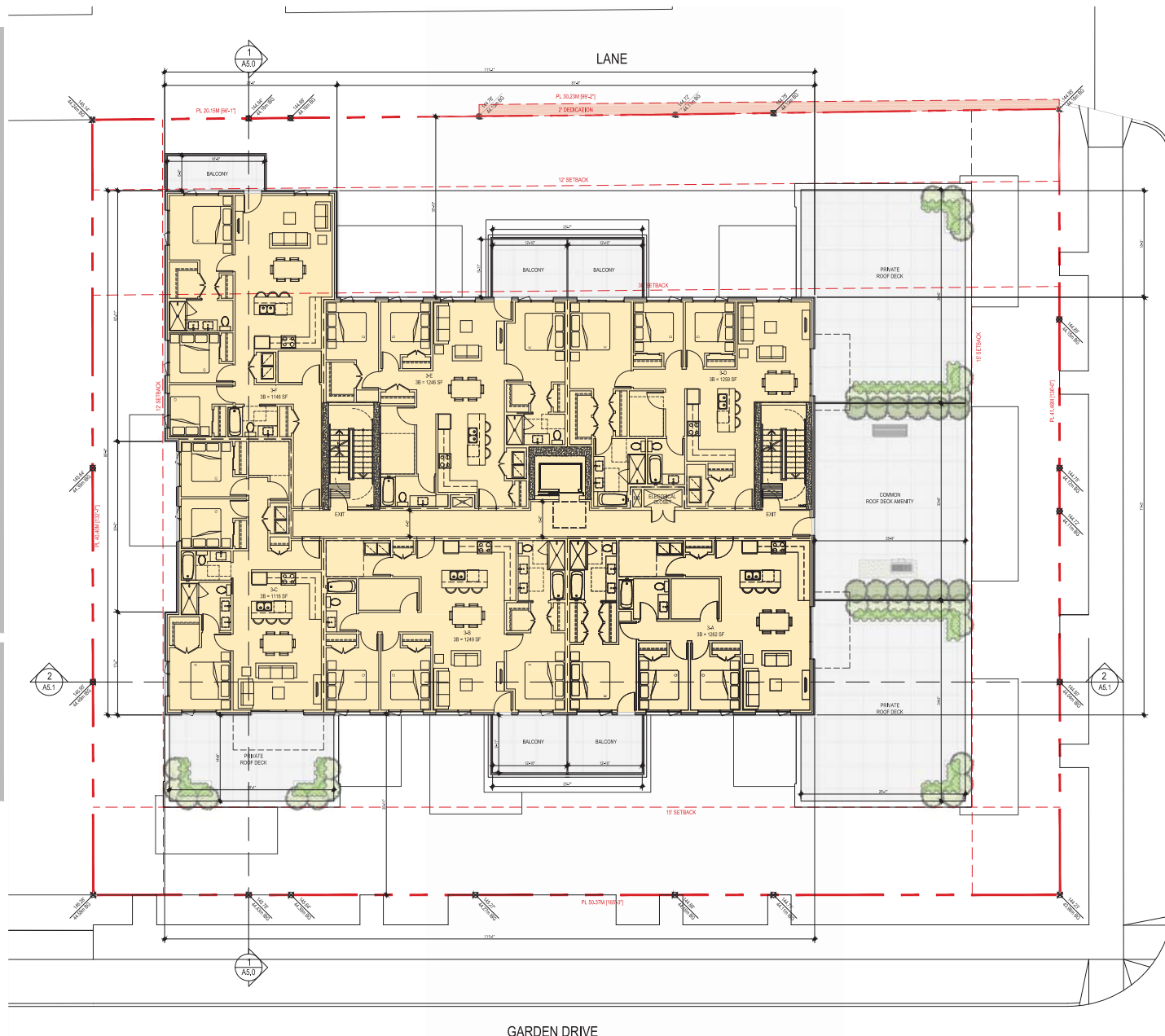
PROJECT:
Garden Dr & E10 ave
VANCOUVER, B.C.

DRAWING TITLE:
5th FLOOR PLAN

DATABASE: 1734-A3.0.dwg
SCALE: 1/8"=1'-0"
DATE: MAY 10 2019
DRAWN: JB
CHECKED: BR

PROJECT NO. 1734

DWG. NO. **A3.2**



GENERAL NOTES:

- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDVIG LAND SURVEYORS, DATED DECEMBER 13, 2016.
- BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2016-00285, DATED 2017-02-06 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
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RESIDENTIAL UNITS NOTES:

- PROVIDE 1-4" IN SWING AND 1-4" OUT-SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS. TYPICAL ALL RESIDENTIAL UNITS.
- PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATHROOM AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA APPROVED TYPE.

PARKING NOTES:

- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING BY-LAW.
- THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND / OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE CITY OF VANCOUVER PARKING BY-LAW.
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- RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTIFAMILY BUILDINGS.
- MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE ITS NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
- UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED.
- MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE HANDICAP STALLS.
- ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.

GAS METER NOTES:

- FORTIS BC TO WALL MOUNT GAS METER AT PROPOSED METER LOCATION.
- MOUNTING SURFACE WALL WILL BE SOLID CONCRETE OR REINFORCED PLYWOOD BEHIND FOR SECURE GAS METER MOUNTING BRACKET SCREWS.

BIRD FRIENDLY DESIGN FEATURES:

- GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
- BALCONIES HAVE LARGE OVERHANGS TO REDUCE THE GLASS REFLECTION.
- WINDOWS HAVE DENSE MULLIONS AND OPAQUE SPANDREL PANELS TO INCREASE VISIBILITY OF THE GLASS.
- THE GUARDRAILS HAVE HORIZONTAL RAILS TO INCREASE THE VISIBILITY OF THE GLASS.
- ALL GROUND FLOOR UNITS HAVE GENEROUS TERRACES, KEEPING THE OUTDOOR LANDSCAPING AT DISTANCE FROM GLASS.
- REFER TO LANDSCAPE DRAWINGS FOR BIRD FRIENDLY PLANTS, AVAILABILITY OF WATER AND REDUCED LIGHT POLLUTION.



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DP APPLICATION
MAY 10 2019

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ARCHITECTURAL SEAL:

CLIENT:

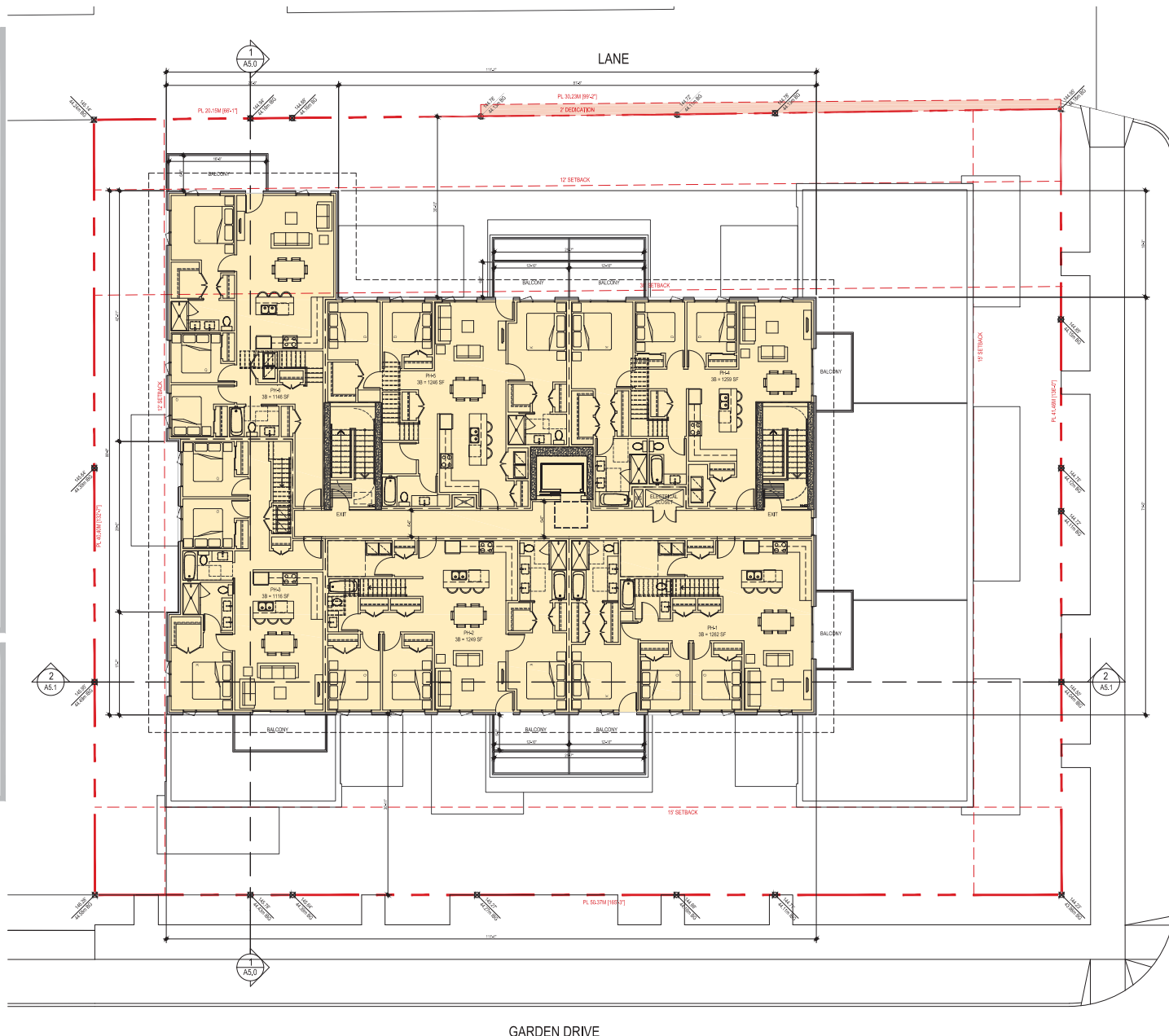
bucci

PROJECT:
Garden Dr & E10 ave
VANCOUVER, B.C.

DRAWING TITLE:
6th FLOOR PLAN

DATABASE : 1734-A3.0.dwg
SCALE : 1/8"=1'-0"
DATE : MAY 10 2019
DRAWN : JB
CHECKED : BR

PROJECT NO. 1734





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V6A 1G1

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ISSUED:
1. PUBLIC ENGAGEMENT
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3. URBAN DESIGN PANEL
4. PUBLIC HEARING
5. DP PRE-APPLICATION
6. DP APPLICATION

DATE:
NOVEMBER 21 2017
DECEMBER 15 2017
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MARCH 5 2019
MAY 10 2019

ISSUED FOR
DP APPLICATION
MAY 10 2019

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ARCHITECTURAL SEAL:

CLIENT:

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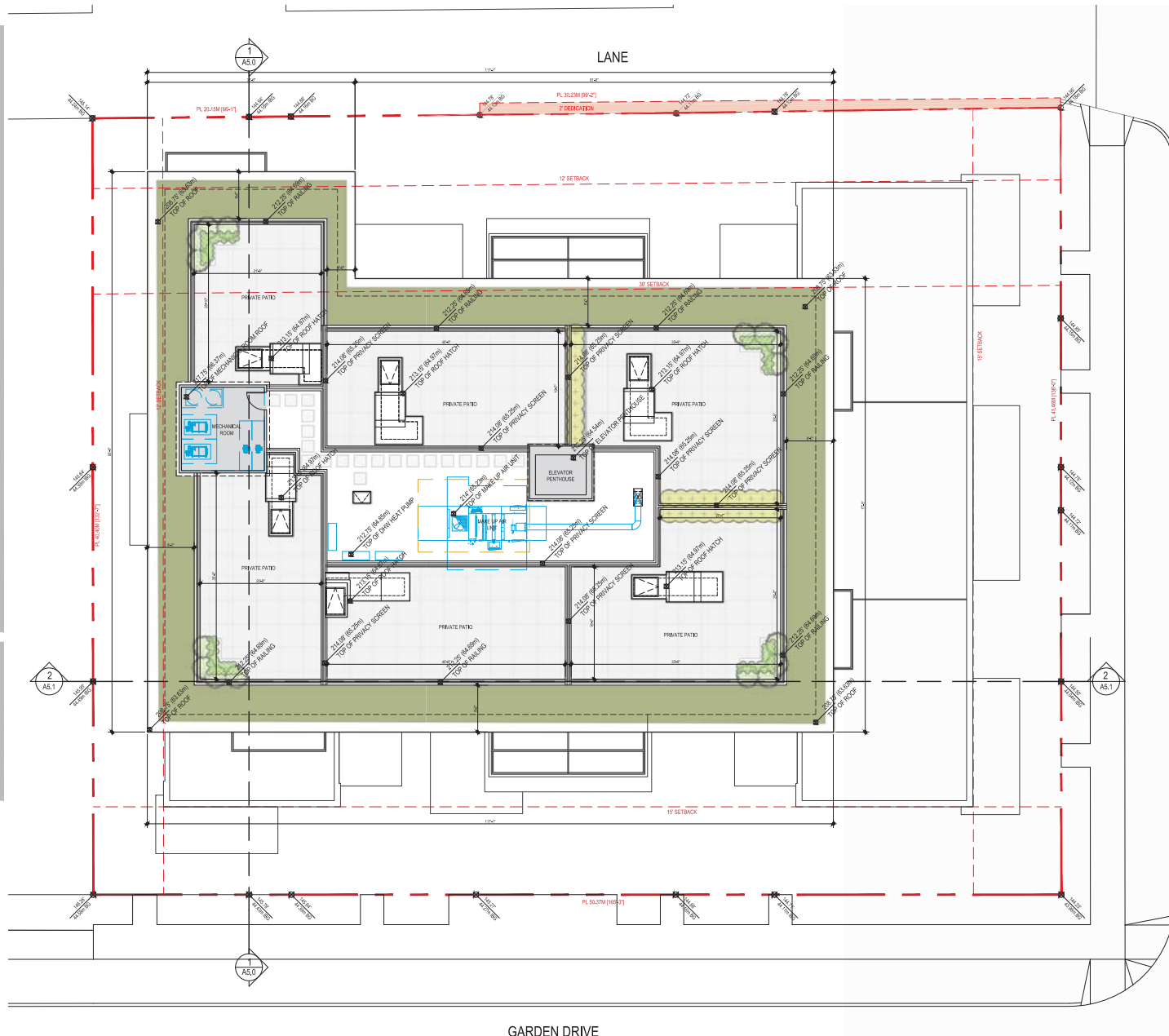
PROJECT:
Garden Dr & E10 ave
VANCOUVER, B.C.

DRAWING TITLE:
ROOF PLAN

DATABASE: 1734-A3.0.dwg
SCALE: 1/8"=1'-0"
DATE: MAY 10 2019
DRAWN: JB
CHECKED: BR

PROJECT NO. 1734

DWG. NO.
A3.4



GENERAL NOTES:

- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDVICK LAND SURVEYORS, DATED DECEMBER 13, 2016.
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PARKING NOTES:

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GAS METER NOTES:

- FORTS BC TO WALL MOUNT GAS METER AT PROPOSED METER LOCATION.
- MOUNTING SURFACE WALL WILL BE SOLID CONCRETE OR REINFORCED FLYWOOD BEHIND FOR SECURE GAS METER MOUNTING BRACKET SCREWS.

BIRD FRIENDLY DESIGN FEATURES:

- GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
- BALCONIES HAVE LARGE OVERHANGS TO REDUCE THE GLASS REFLECTION.
- WINDOWS HAVE DENSE MULLIONS AND OPAQUE SPANDREL PANELS TO INCREASE VISIBILITY OF THE GLASS.
- THE GUARDRAILS HAVE HORIZONTAL RAILS TO INCREASE THE VISIBILITY OF THE GLASS.
- ALL GROUND FLOOR UNITS HAVE GENEROUS TERRACES, KEEPING THE OUTDOOR LANDSCAPING AT DISTANCE FROM GLASS.
- REFER TO LANDSCAPE DRAWINGS FOR BIRD FRIENDLY PLANTS, AVAILABILITY OF WATER AND REDUCED LIGHT POLLUTION.



Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
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ISSUED:	DATE:
1. PUBLIC ENGAGEMENT	21 NOVEMBER 2017
2. ZONING APPLICATION	DECEMBER 15 2017
3. URBAN DESIGN PANEL	APRIL 4 2018
4. PUBLIC HEARING	JANUARY 15 2019
5. DP PRE APPLICATION	MARCH 6 2019
6. DP APPLICATION	MAY 10 2019

ISSUED FOR
DP APPLICATION
MAY 10 2019

No.	Description	Date
REVISION:	DATE:	

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ARCHITECTURAL SEAL:

CLIENT:

bucci

PROJECT:
GARDEN DR & E10TH
Vancouver, BC

DRAWING TITLE:
ELEVATIONS

BASE FILE: 1730_Building-DPA.rvt

SCALE: As indicated

PLOT DATE: MAY 10 2019

DRAWN: JB

CHECKED: BR

PROJECT NO: 1734

DWG. NO.
A4.0

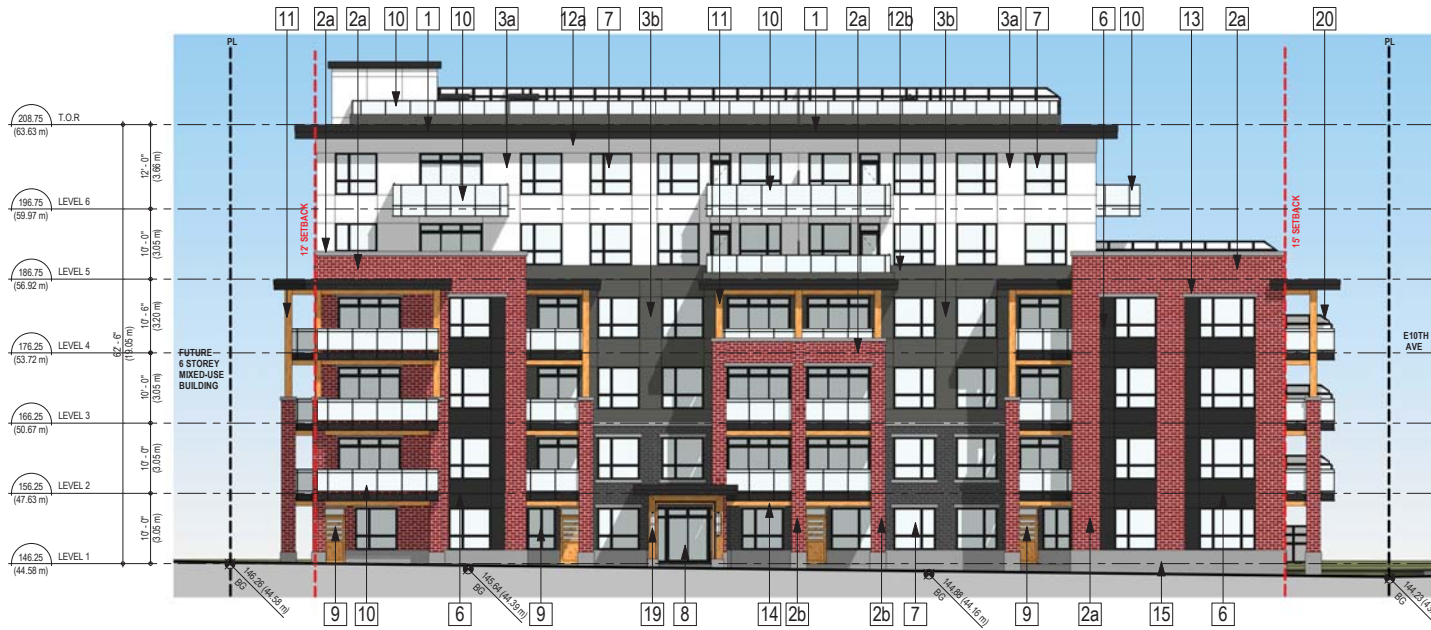
D.P. No.: DE-

S.P. No.: BU-

BUILDING MATERIAL LEGEND

- 1** PAINTED WOOD FASCIA
(BM - TWILIGHT ZONE "2127-10")
- 2a** BRICK CLADDING
IMPERIAL RED "TEXTURED"
- 2b** BRICK CLADDING
INTERSTATE BRICK MIDNIGHT BLACK
- 3a** CEMENTITIOUS PANEL
(BM - WHITE SAND "OC-10")
- 3b** CEMENTITIOUS PANEL
(BM - IRON MOUNTAIN "2134-30")
- 6** ACM PANEL
- BLACK
- 7** VINYL WINDOWS / DOORS WITH
BLACK FRAMES
- 8** ALUMINUM FRAME STOREFRONT
WINDOWS AND DOORS
- BLACK
- 9** EXTERIOR ENTRY DOORS
- NATURAL CEDAR STAINED
- 10** ALUMINUM GUARDRAIL
- BLACK
- 11** STAINED WOOD COLUMNS
- NATURAL CEDAR STAINED
- 12a** PAINTED WOOD TRIM
(BM - WHITE SAND "OC-10")
- 12b** PAINTED WOOD TRIM
(BM - IRON MOUNTAIN "2134-30")
- 13** CONCRETE HEADERS & SILLS AT BRICK
- NATURAL CONCRETE
- 14** WOOD SOFFIT
- NATURAL CEDAR STAINED
- 15** PAINTED CONCRETE WALL
(BM - GRANITE TRAIL "AF 660")
- 16** ALUMINUM PICKET FENCE
- BLACK
- 17** PATIO GATE
- BLACK
- 18** OH GARAGE DOOR
- BLACK
- 19** EXTERIOR LIGHTING
- 20** PRIVACY SCREEN
- POWDER COATED ALUMINUM PANELS

- BIRD FRIENDLY DESIGN FEATURES:**
- GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
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WEST ELEVATION - FACING GARDEN DRIVE



SOUTH ELEVATION - FACING E10TH AVE



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ARCHITECTURAL SEAL:

CLIENT:
bucci
PROJECT:
GARDEN DR & E10TH
Vancouver, BC

DRAWING TITLE:
ELEVATIONS

BASE FILE: 1730_Building.DPA.rvt
SCALE: As indicated

PLOT DATE: MAY 10 2019
DRAWN: JB
CHECKED: BR

PROJECT NO. 1734

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A4.1

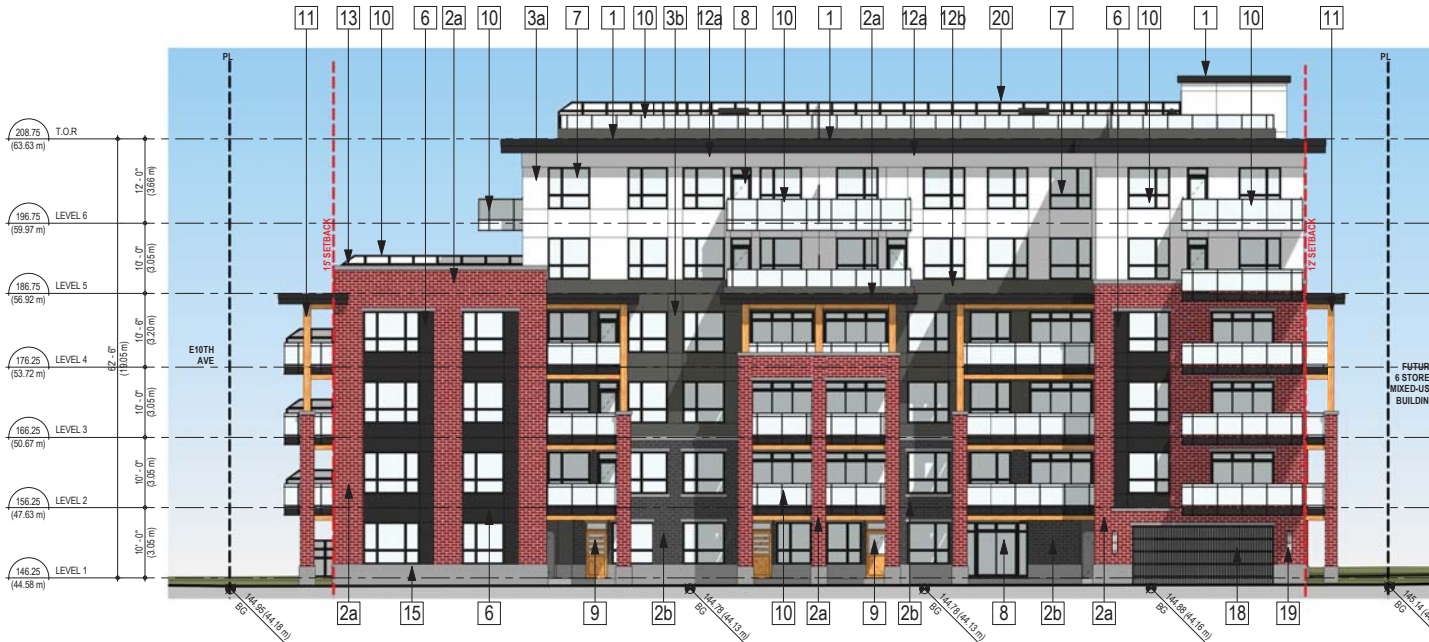
D.P. No.: DE-
B.P. No.: BU-

BUILDING MATERIAL LEGEND

- 1** PAINTED WOOD FASCIA
(BM - TWILIGHT ZONE "2127-10")
- 2a** BRICK CLADDING
IMPERIAL RED "TEXTURED"
- 2b** BRICK CLADDING
INTERSTATE BRICK MIDNIGHT BLACK
- 3a** CEMENTITIOUS PANEL
(BM - WHITE SAND "0C-10")
- 3b** CEMENTITIOUS PANEL
(BM - IRON MOUNTAIN "2134-30")
- 6** ACM PANEL
- BLACK
- 7** VINYL WINDOWS / DOORS WITH
BLACK FRAMES
- 8** ALUMINUM FRAME STOREFRONT
WINDOWS AND DOORS
- BLACK
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- NATURAL CEDAR STAINED
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- GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
- BALCONIES HAVE LARGE OVERHANGS TO REDUCE THE GLASS REFLECTION.
- WINDOWS HAVE DENSE MULLIONS AND OPAQUE SPANDREL PANELS TO INCREASE VISIBILITY OF THE GLASS.
- THE GUARDRAILS HAVE HORIZONTAL RAILS TO INCREASE THE VISIBILITY OF THE GLASS.
- ALL GROUND FLOOR UNITS HAVE GENEROUS TERRACES, KEEPING THE OUTDOOR LANDSCAPING AT DISTANCE FROM GLASS.
- REFER TO LANDSCAPE DRAWINGS FOR BIRD FRIENDLY PLANTS, AVAILABILITY OF WATER AND REDUCED LIGHT POLLUTION.



EAST ELEVATION - FACING LANE



NORTH ELEVATION - FACING ADJACENT PROPERTY