

6103-6191 WEST BOULEVARD

MIXED-USE DEVELOPMENT

URBAN DESIGN PANEL

OCTOBER 30, 2019

• S • E • P • B • L • O • C • K •

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INTRODUCTION

We are excited to submit our proposal for a new, mixed use residential building in the Kerrisdale neighbourhood.

The proposed development includes 64 strata residential units over ground level commercial, and preserves and restores the existing Stanley Ernest Peters Block facade and massing. The proposed new building will be concrete construction with a focus on family oriented units.

Our proposal requests additional height and density within the existing C-2 Zone through the Heritage designation of the SEP Block. While the additional density helps to offset the cost associated with the heritage preservation, the additional height provides flexibility in locating the density in a way that is sympathetic to the SEP Block and to the scale of the single family homes to the west.

We have worked closely with Planning staff to arrive at our current scheme, and received support from the Heritage Commission on July 15, 2019.

NEIGHBOURHOOD CONTEXT

The site occupies the entire 6100 block of West Boulevard spanning between West 46th Avenue to the south, West 45th Avenue to the north, and a lane to the west. The Stanley Ernest Peters Block building is located on the northernmost portion of the site, and currently houses four retail units. The remainder of the site is home to Kerrisdale Lumber, made up of several buildings fronting West Boulevard, and a large works yard along the lane.

The site is a short walking distance to parks, schools, and the commercial heart of Kerrisdale along West 41st Avenue. Bus routes run along West Boulevard and a Bike Route runs down the Arbutus Greenway, across the street from the site.

- Site Area

Bus Routes

Bus Stops

Bike Routes

300m Walking Circle (3 minutes)
- 1 - Kerrisdale Centennial Park

2 - Kerrisdale Community Centre

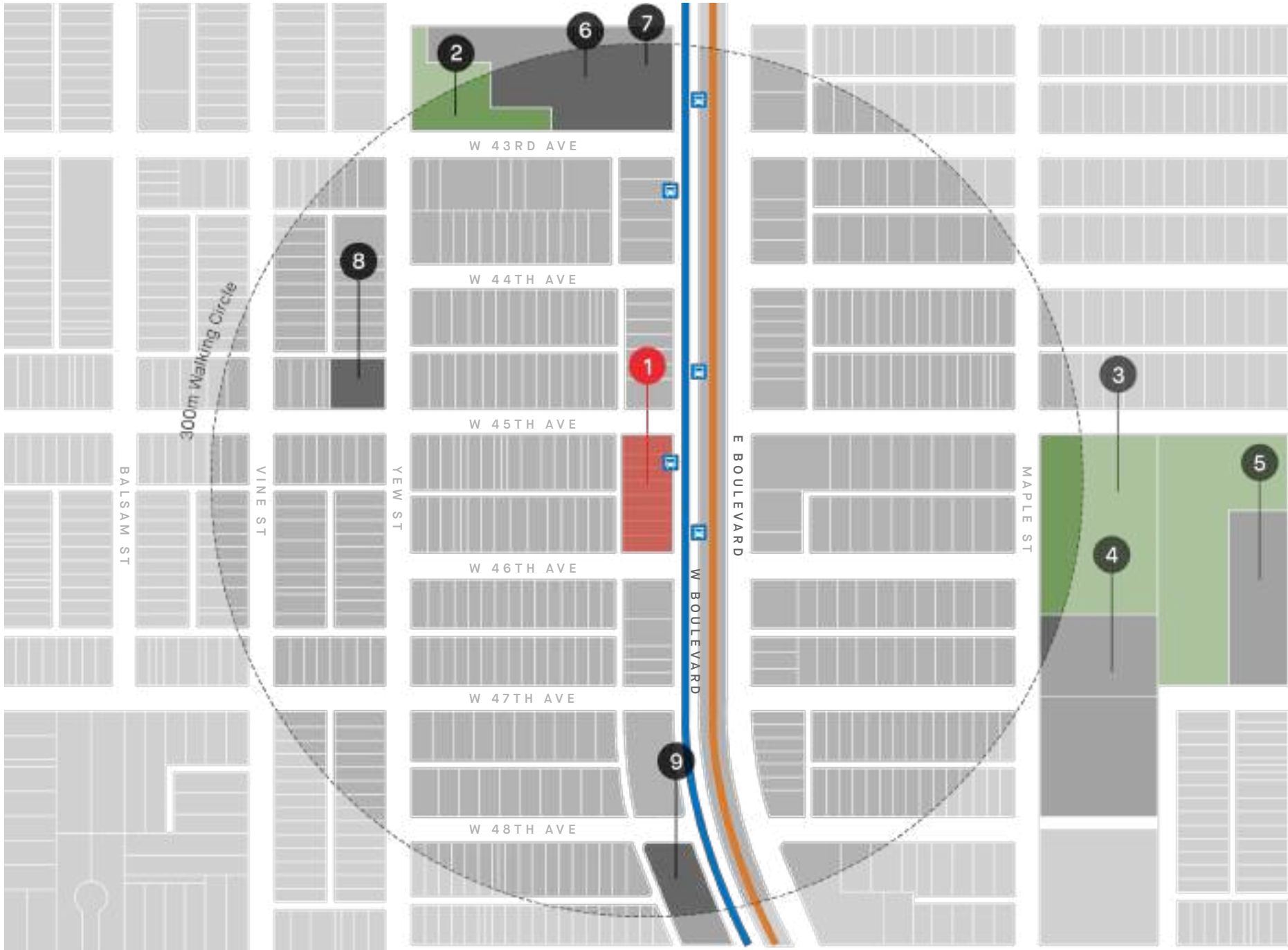
4 - Maple Grove Elementary School

6 - Save On Foods

3 - Vancouver Public Library

5 - Magee Secondary School

7 - Pacific Spirit United Church



ZONING

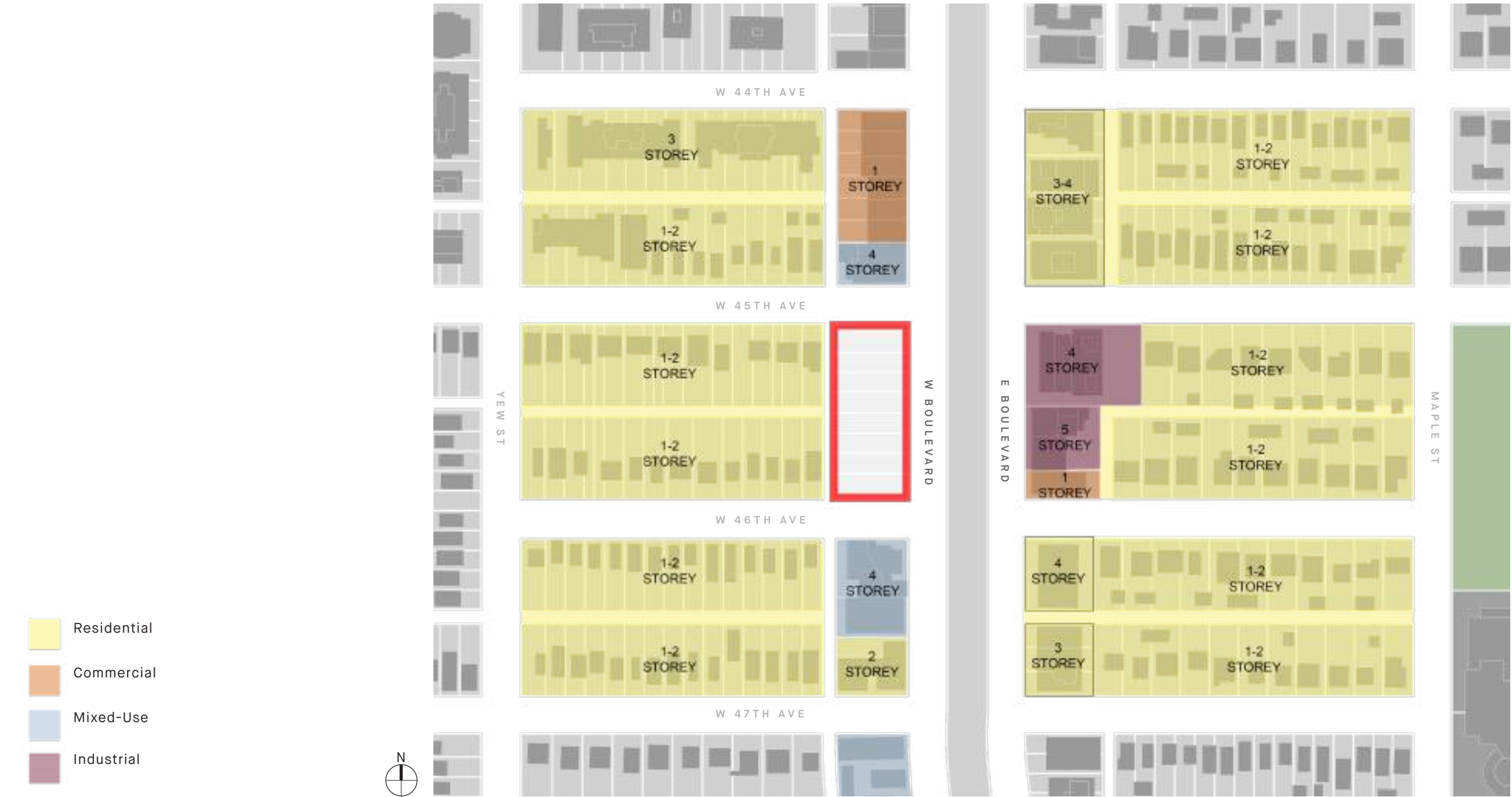
The site is zoned C2, and a pattern of mixed-use commercial and residential buildings has been established to both the north and south. Across West 45th Avenue to the north is 2103 West 45th Avenue, a four storey mixed-use building with retail at grade. While this building is zoned C-2, it does not incorporate the 4th level step back prescribed within the C-2 Guidelines. Further to the north along West Boulevard are small-scale, one storey commercial buildings characterized by parapets, fabric awnings and ample glazing at grade. Like the building at 2103 West 45th, these buildings are built with very little setback to the West Boulevard property line.

To the south of the site across West 46th Avenue is 2110 West 46th Avenue, a four-storey mixed-use building that features a retail fore-court that is lower than both the West Boulevard and West 46th Avenue sidewalks. Further to the south at 6237 West Boulevard is a four-storey mixed-use building that has a negligible setback to the West Boulevard property line, and a four-storey street wall.

- C - 2
- RM
- RS
- CD



BUILDINGS HEIGHTS + USE



NEIGHBOURHOOD BUILDINGS



A | 6455 WEST BLVD

- Four storey street wall with no step back
- Linear expression with varying treatments at corners
- Balconies contained within street wall expression
- Contemporary expression



B | 6333 WEST BLVD

- Partial four storey street wall with no step back
- Horizontal emphasis
- Substantial glazing at grade
- Contemporary expression



C | 5759 WEST BLVD

- Stepped street wall
- Combination of cladding materials
- More traditional character



1 | 5790 EAST BLVD

- Four storey street wall with stepped back fifth level
- Projecting bays alternating with recessed balconies
- Brick piers with glazing at grade



2 | 2095 W 43RD AVE

- Three storey street wall with stepped back fourth level
- Textured masonry cladding
- Traditional character



3 | 5980 EAST BLVD

- Three storey street wall with stepped back fourth level
- Composition of several cladding materials
- Contemporary character



4 | 2096 E 46TH AVE

- Four storey street wall with no step back
- Combination of concrete, brick and stucco cladding
- Flat street wall with balcony recesses

PRESERVATION PRECEDENT | THE KIRKLAND



Rendering



Elevation



Existing Building



Site photos



Site photos

5 | 6168 EAST BOULEVARD

Located across from the site at 6168 East Boulevard is The Kirkland development. This project is a five-storey mixed use building that incorporates the facade preservation of a two-storey heritage building. This building is zoned C-2, and additional height was permitted with the preservation of the Heritage building facade. The Kirkland is an in-fill building that steps the new building back from the facade of the existing. In our case, the SEP Block is located on the corner of our site, and we have an opportunity to preserve and restore the facade of the existing building, but also its original massing and siting.



SITE PHOTOS



1 - view from West Boulevard | subject site



2 - view from West Boulevard | subject site



3 - West 46th Ave | looking at subject site



4 - corner of West 46th and Lane



5 - View from mid-laneway



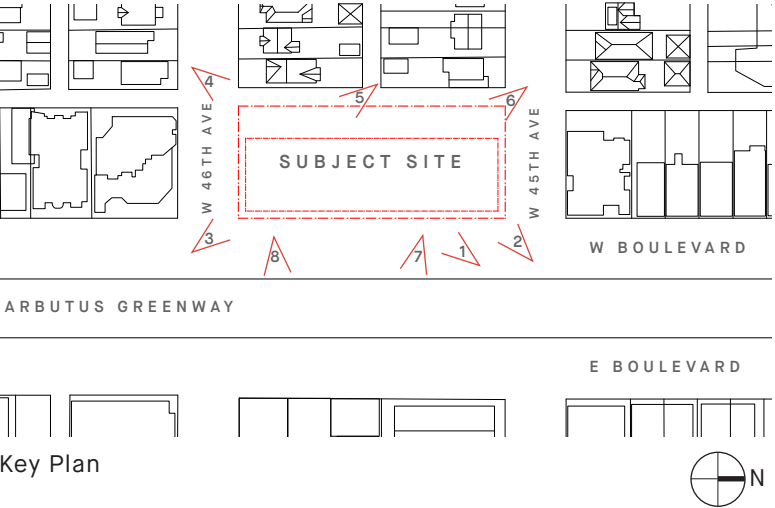
6 - Laneway | looking to subject site



7 - view along West Boulevard across subject site



8 - West Boulevard across subject site



Key Plan

SITE PHOTOS



1 - view from W BLVD towards South neighbour



2 - view to South neighbour



3 - view from SW corner of subject site



4 - view from lane of subject site towards SW



5 - view from lane of subject site towards NW



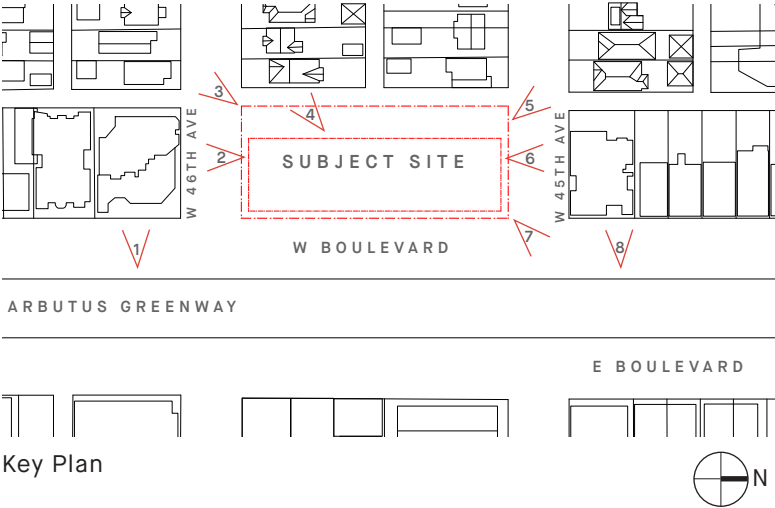
6 - view from NW corner of subject site



7 - view from North of subject site



8 - view from W BLVD towards North neighbouring



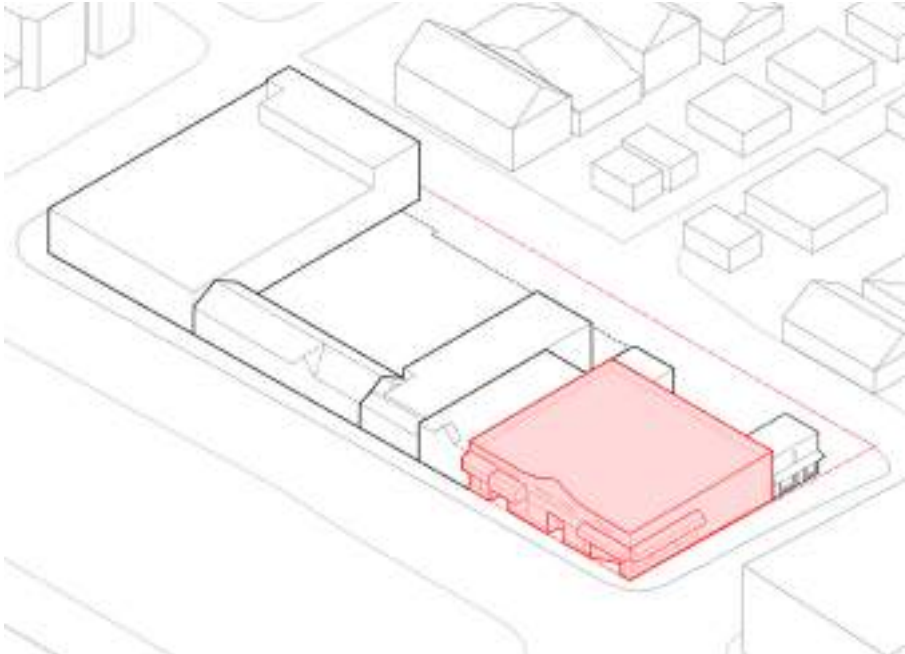
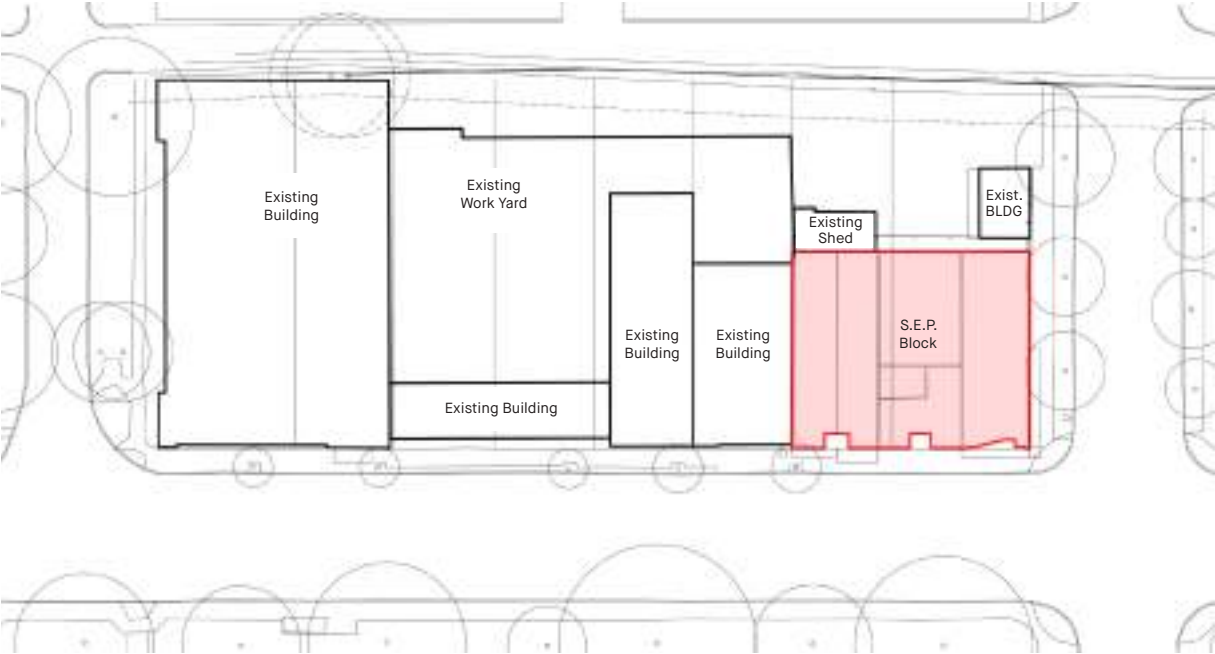
S.E.P. BLOCK

PRESERVATION OF THE S.E.P BLOCK

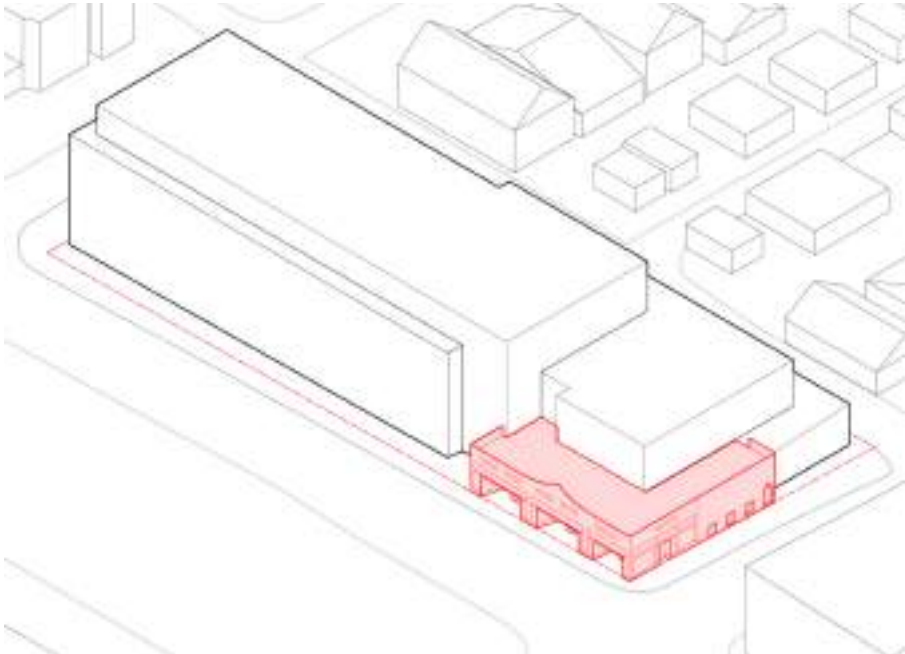
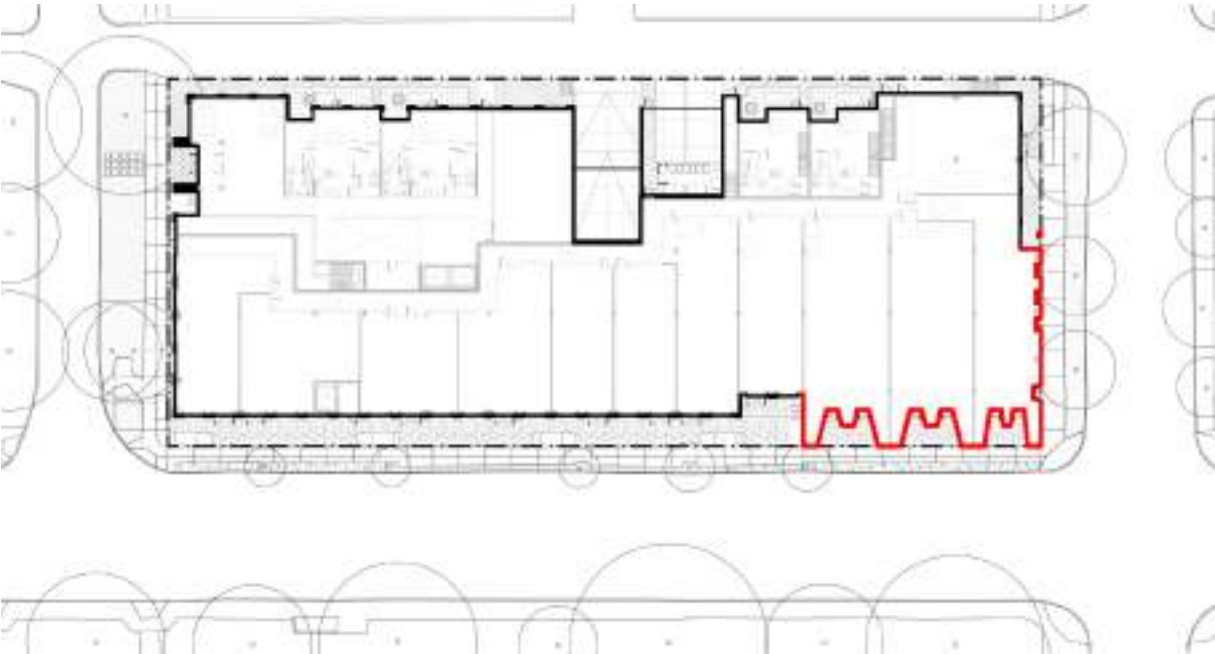
At the heart of the proposal is the preservation and restoration of portions of the Stanley Ernest Peters Block.

The S.E.P. block was constructed in 1930, and has been a commercial building ever since. Presently, the building contains four retail units, and has had numerous renovations and alterations since its initial construction. The remainder of the block is occupied by several buildings and an open works yard that make up Kerrisdale Lumber.

The proposed development incorporates the frontages and massing of the S.E.P. Block into a five storey, mixed-use development. The S.E.P. building would continue to provide retail frontage, with additional new retail provided along the entire length of the block.



Existing Building in Current Built Context



Preserved S.E.P. Frontages with Restored Storefronts

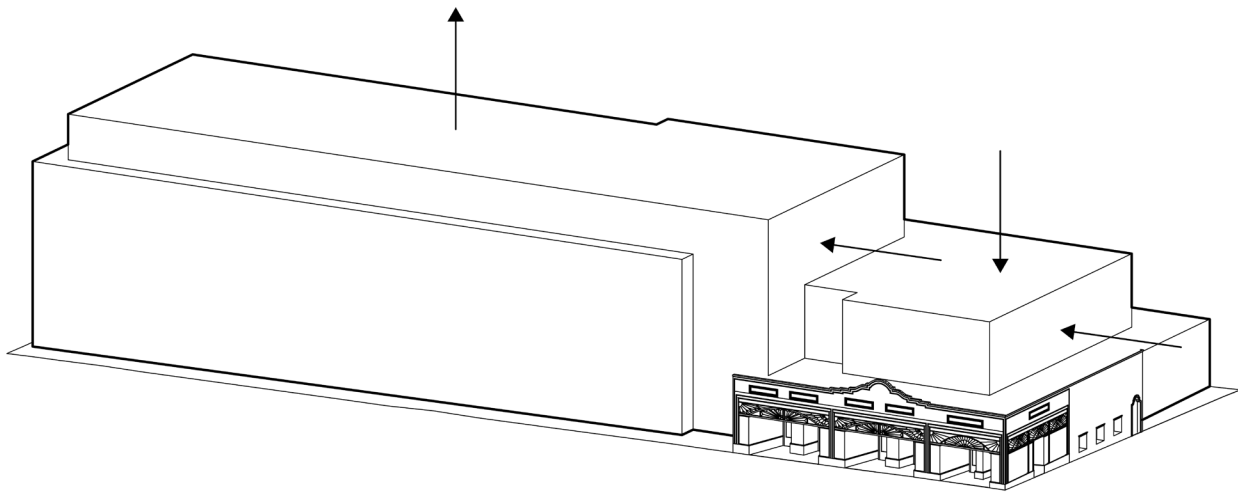
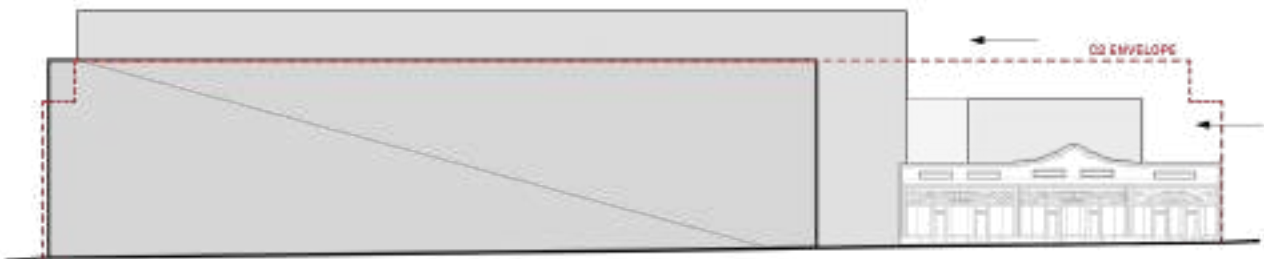
MASSING APPROACH

The C-2 zoning allows for a four storey building with stepped back fourth floor. Through Heritage designation of the SEP Block, a density bonus of up to 0.25 FSR (10% of the allowable) is possible. As with The Kirkland, we are also requesting additional height in order to have more flexibility in how the density is located on site.

Working closely with Planning, we have developed a scheme that preserves the SEP Block facade and massing, and provides breathing room around it. The building mass is pushed back from the face of the SEP on both frontages, with a small, two-storey volume on top of, and set back from the face of the existing building. The density that is lost directly on top of the SEP Block results in a fifth storey for the southern portion of the building.



C-2 Envelope relative to S.E.P. Building



Building Mass - Pushed back from S.E.P. Building

SITE ORGANIZATION

The proposed building is setback from West Boulevard, providing an 18' wide sidewalk for the majority of the building's frontage. The existing SEP Block facade is retained in place, and provides variation to the streetscape. The retail component of the building is broken into smaller units, with restaurants being considered for the two corner units.

The residential lobby is located off of West 46th Avenue as the site transitions from commercial to residential towards the west. Ground level units are proposed along the lane, providing passive surveillance, activation, and greenery along the lane.

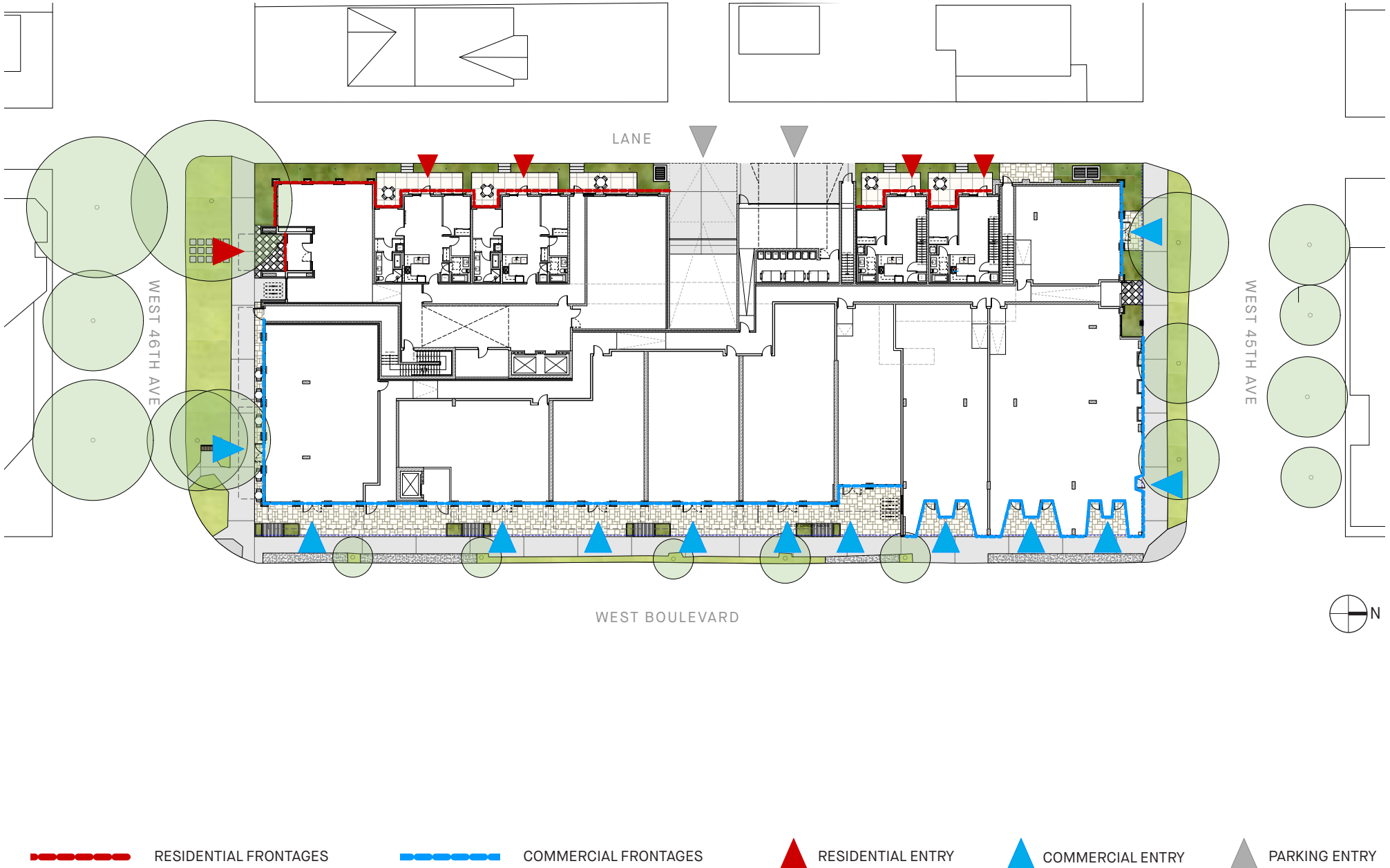
Parking and loading are located mid-block with the parkade ramp on axis with the east-west lane to the west.

HOUSING FOR FAMILIES

A total of 64 units are proposed, of which 63 are 2-bedroom units or larger, making 98% of the units suitable for families. This location is an ideally suited for housing for families. The site is in close proximity to parks, community amenities, schools, and public transportation. Outdoor space is provided for each unit, and building step backs toward the west provide generous, sunny decks. Top floor units will have direct access to private roof decks that will incorporate planting that screens adjacent patios. Access to the rooftop is provided through stair enclosures rather than roof hatches. This is in recognition of the safety concern that the Building Department has raised with respect to access into and out of hatch-type openings. The proposed stair enclosure will provide safe and convenient access to the rooftop while not compromising the building envelope. Rooftop railings are set back from the edge of the building to minimize their appearance from street level

AMENITY SPACES

Indoor amenity spaces are a prioritized, as are generous lobby spaces that encourage interaction between residents. The entry lobby features a large seating lounge, as well as a double-height space that will feature a hanging piece of artwork. The ground level also incorporates a gym that will have generous ceiling heights and windows facing new planting along the lane. At the second level, an indoor amenity space with kitchenette provides direct access to an outdoor child's play area. The outdoor play area is west facing, and will benefit from mid-day and afternoon sunlight.

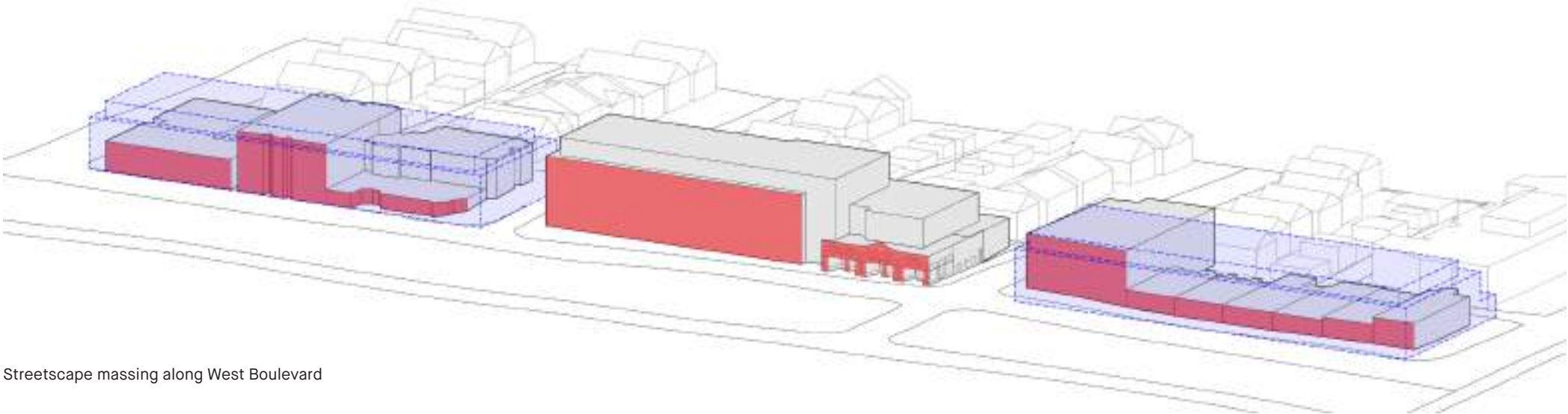


STREETSCAPE MASSING

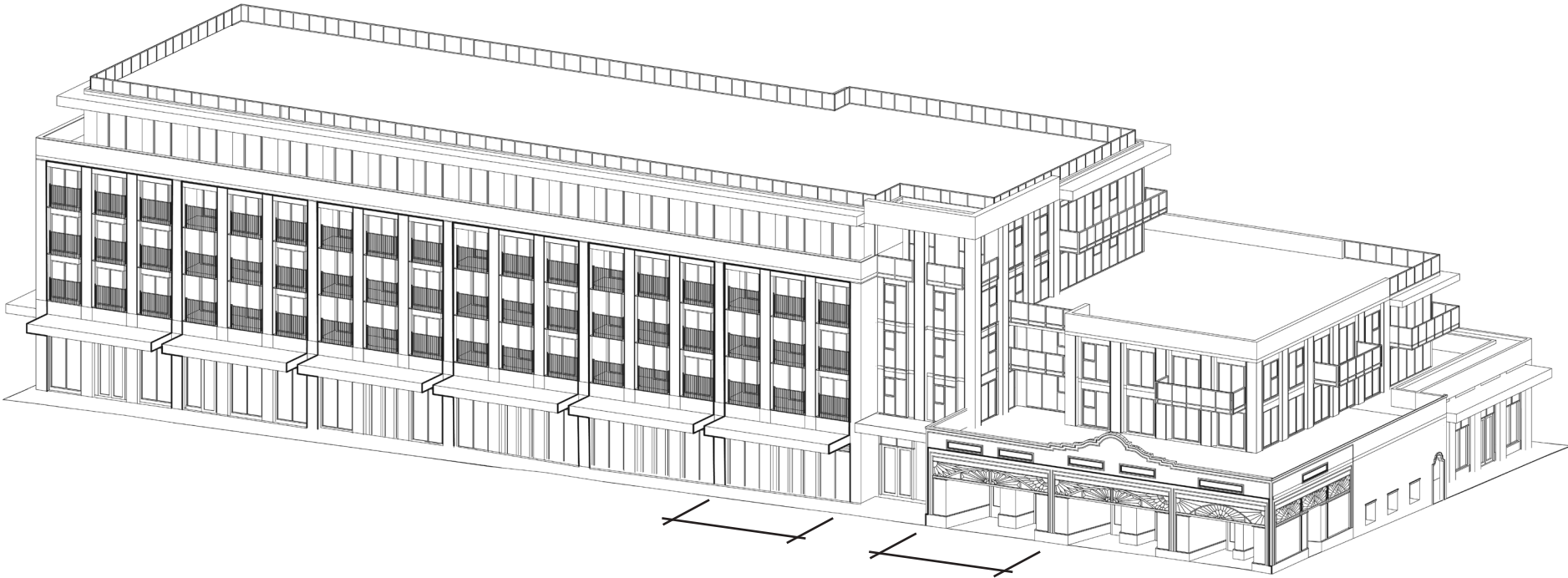
WEST BOULEVARD FRONTAGE

West Boulevard is a grand street fronting the Arbutus Greenway. South of the S.E.P. Block, our proposal sets the entire building back to provide a generous sidewalk for the majority of the block. A small forecourt is provided adjacent to the S.E.P. Block, in order to emphasize its massing and create a transition to the set back streetwall along the remainder of the building. The building massing steps down above, and back from the S.E.P. block facades. This maintains the integrity of the original building's massing, while creating a transition to the five-storey massing of the southern portion of the building.

The frontage along West Boulevard provides continuous retail storefronts, with weather protection provided in the form of metal-clad, illuminated canopies. The retail spaces and canopies are grouped into sets of three bays that reference the scale and rhythm of the bays of the original S.E.P. Block.



Streetscape massing along West Boulevard

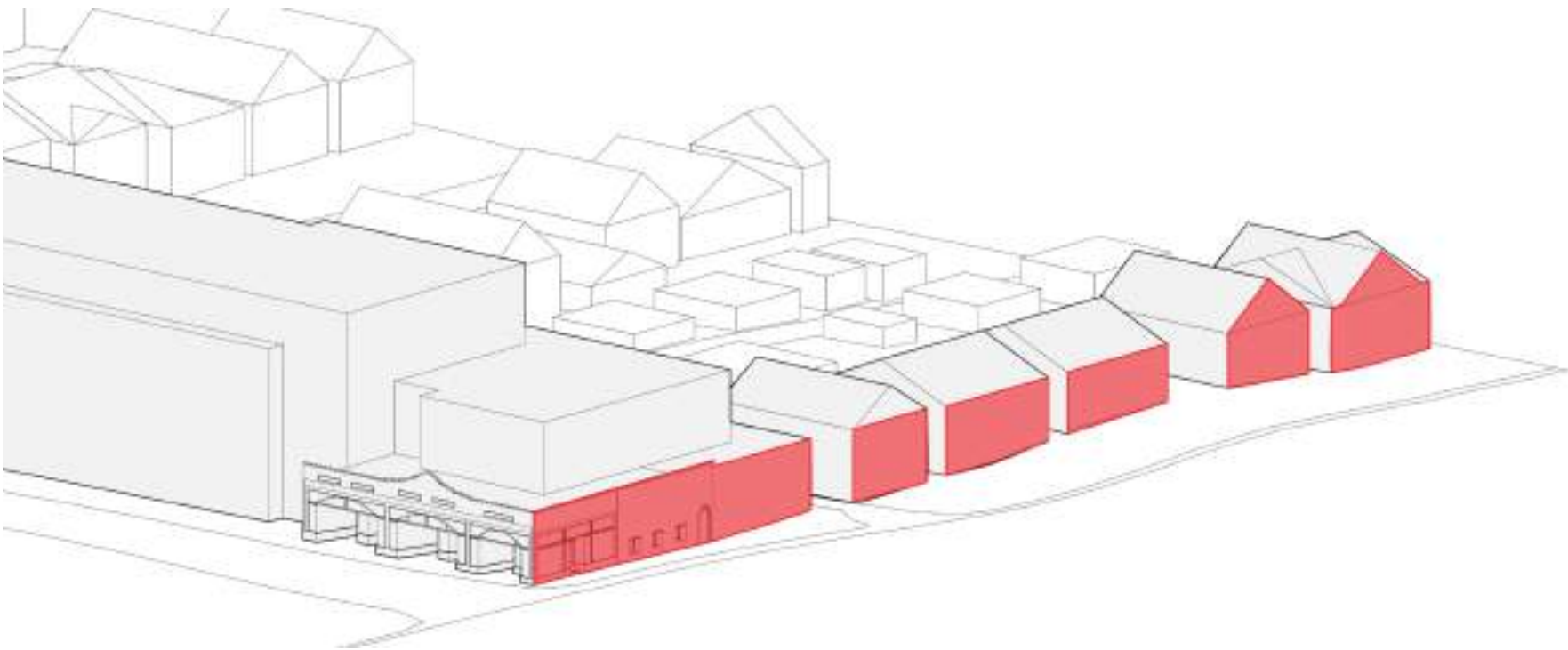


Building Detail along West Boulevard

STREETSCAPE MASSING

WEST 45TH FRONTAGE

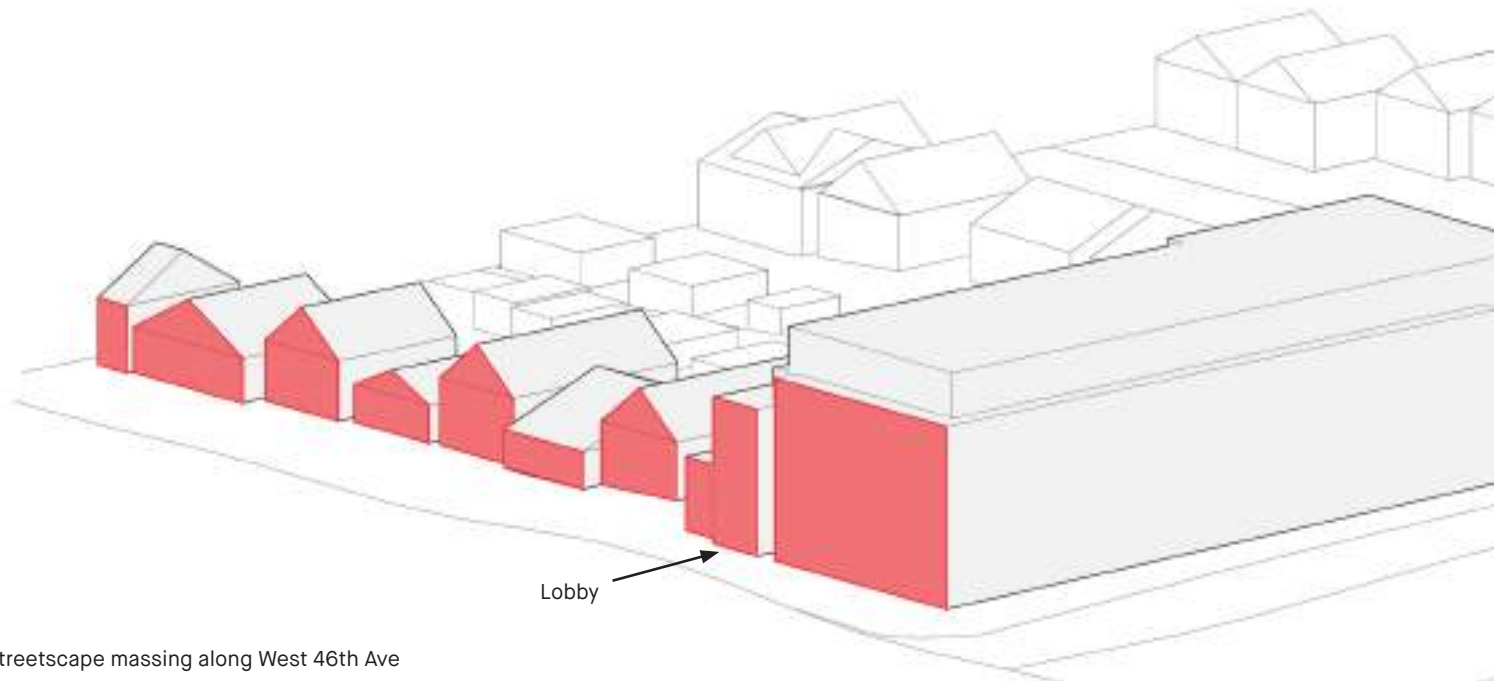
The preserved and restored SEP Block occupies the majority of this frontage, and restoration will bring back depth to its currently flat facade. West of the SEP Block, the new building is set back and limited to one storey, emphasizing the original SEP Block massing and re-instating the portal opening that originally anchored the northwest corner of the building. The set-back portion of the new building picks up the height of the SEP Block parapet, to unify the existing building with the new. A retail space is proposed west of the SEP Block, highlighted by a canopy that reinforces the height of the original SEP Block storefront.



Streetscape massing along West 45th Ave

WEST 46TH FRONTAGE

The residential lobby is located off of West 46th Avenue, maximizing the potential for commercial frontages along West Boulevard, and recognizing the more residential character of West 46th Avenue. The large setback of 2110 West 46th Avenue will ensure that the residential lobby is highly visible from West Boulevard. The residential lobby is framed by a three-storey tall entry portico and prominent canopy. The southwestern corner of the building steps back and down to two storeys to help create a transition to the single family homes to the west. This portion of the building will feature a generous lobby area that will help to animate the corner of the lane.

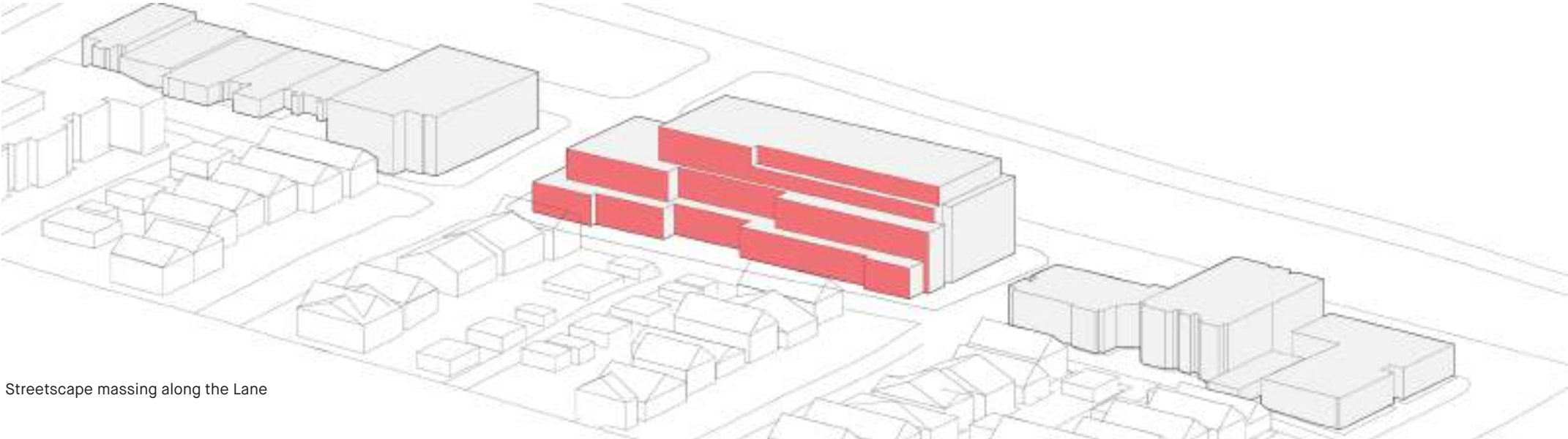


Streetscape massing along West 46th Ave

LANE MASSING

LANE TREATMENT

While the lane will provide parkade and Class B Loading access, we have incorporated ground level units that help to bring activity and greenery facing the single family homes to the west. The ground level units are set above the lane elevation, and separated from the lane by a planted buffer. The lane frontage also incorporates a ground level gym that will contribute visual activity and passive surveillance of the lane. Above the podium of retail and the lane facing units, a large landscaped deck provides west-facing outdoor space and a continuous buffer of planting along its western edge. The upper level of the building facing the lane picks up the character of the West Boulevard frontage, but is broken down into a series of smaller, stepped volumes that transition down towards the single family homes to the west.

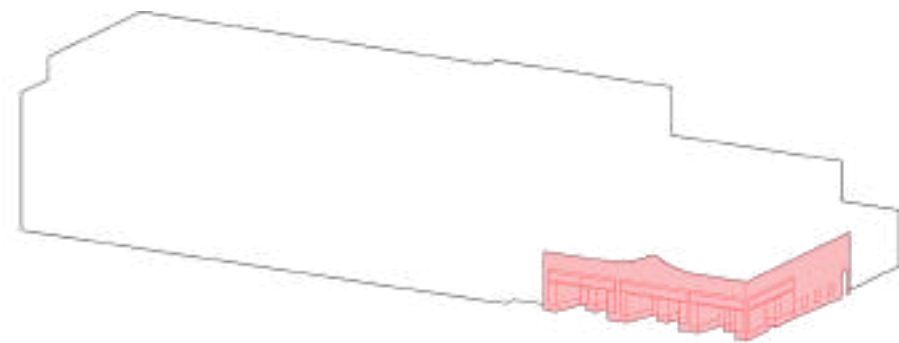


Streetscape massing along the Lane



Building Detail along the Lane

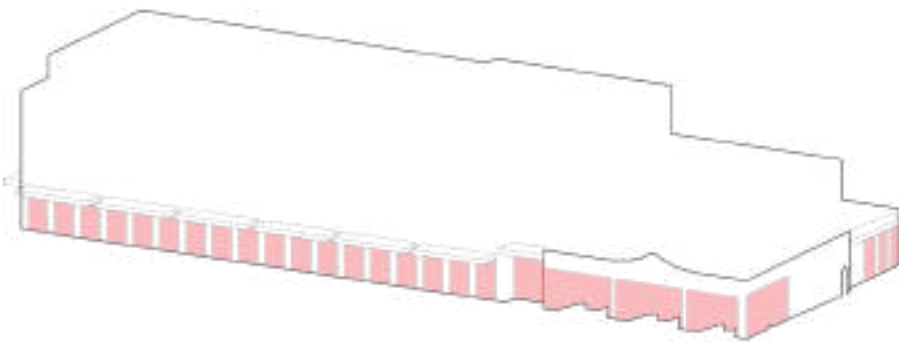
BUILDING COMPONENTS



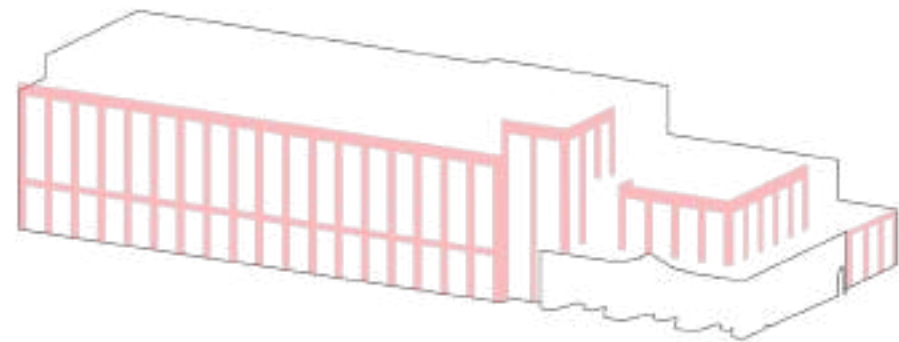
S.E.P. Block



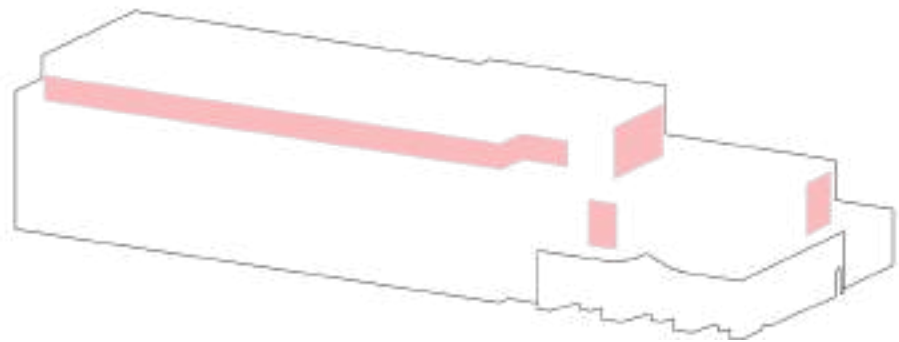
Metal Picket Guardrail



Continuous Retail Glazing



Stone Piers

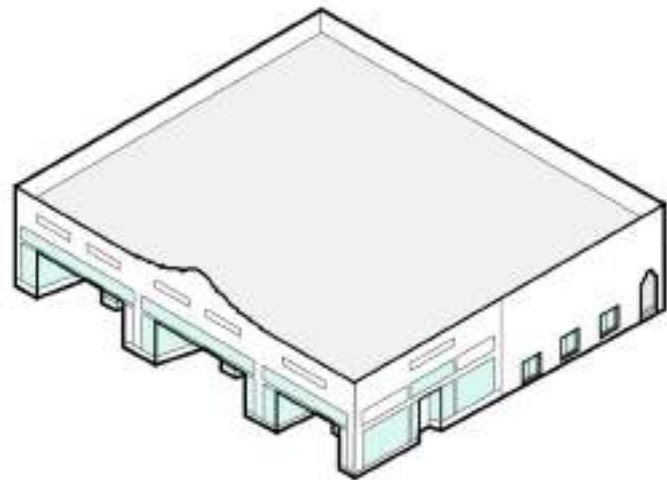


Metal Panel Cladding + Curtain Wall

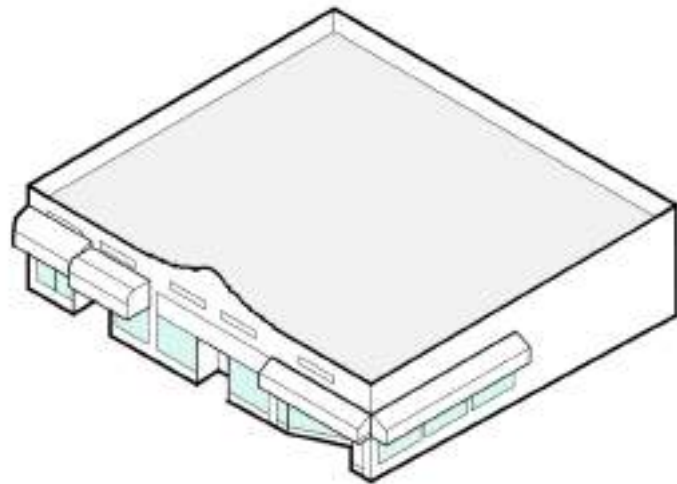


Combined Elements

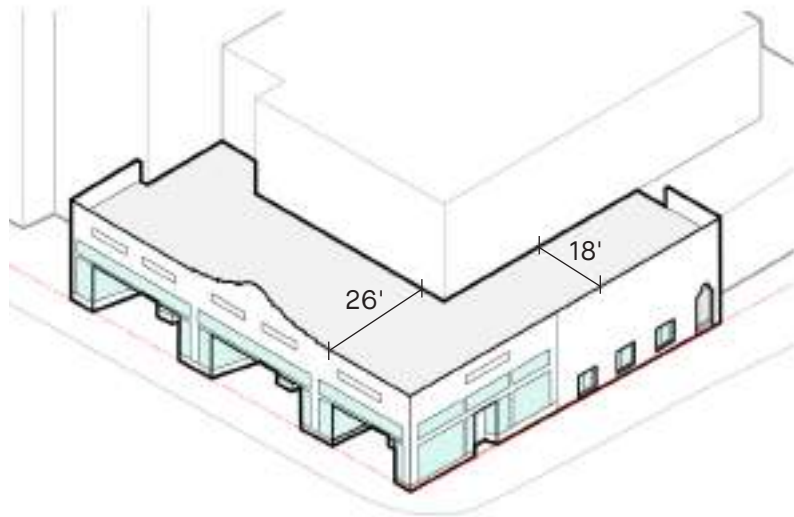
DESIGN RATIONALE | HERITAGE PRESERVATION



Original



Current



Proposed

The proposed development has been closely informed by the Conservation Plan prepared by Donald Luxton and Associates, dated April 2019.

A Structural Assessment has been prepared, and outlines deficiencies related to structural capacity, lateral stability, snow loading, and seismic performance related to the VBBL. It also outlined changes that have occurred to the internal structure of the building throughout its history.

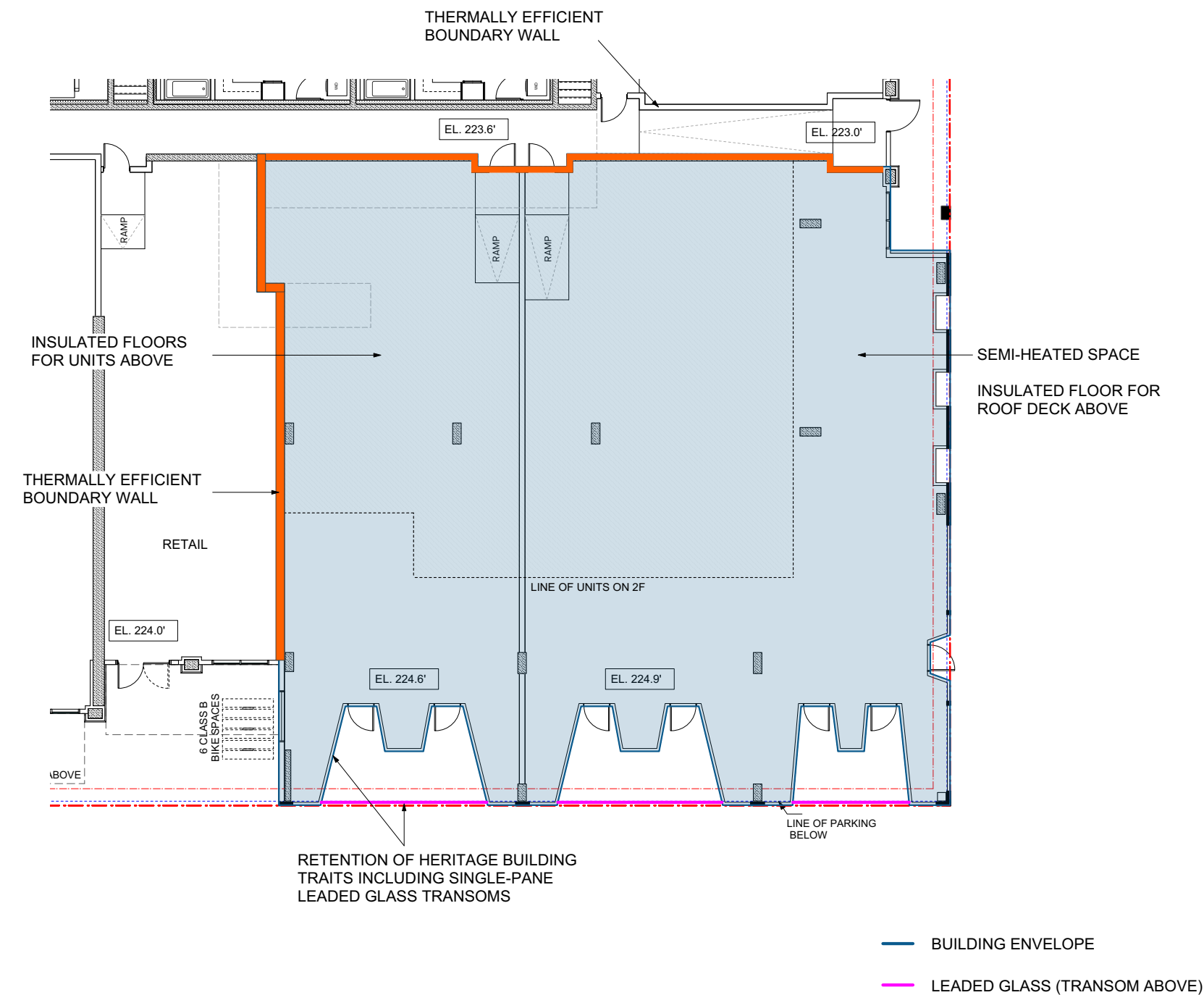
The SEP Block will be become part of a larger, concrete building with parkade below, and two levels of apartments directly above the rear portion of the existing building. Given the lack of heritage value of the building's interior, and to accommodate new construction below and above, our focus will be on preservation and restoration of the building's most important Character-Defining Elements.

The two street facades of the SEP Block will be preserved and restored according to recommendations of the Conservation Plan. This will include repair of the existing stucco wall, and restoration of recessed storefronts, mosaic tiles, and decorative glass panels.

The proposal is not simply a facade preservation. The original building frontage along both West Boulevard and West 45th Avenue will be preserved and restored, and the original's building south and western edges are emphasized through setbacks of the new building adjacent.

The original building frontages were not flat, but incorporated deep entries flanked with glazed display areas. Restoration of these original storefronts will create a deep zone behind the façade that re-instates the original entry sequences of the building as it was when first constructed.

ENVELOPE APPROACH PLAN



- SEMI-HEATED SPACE (SEPARATE MECHANICAL SYSTEMS), (TENANT-CONTROLLED)
- INSULATED FLOORS FOR THE UNITS/ROOF DECK ABOVE COMMERCIAL SPACE
- THERMALLY EFFICIENT BOUNDARY WALL BETWEEN HERITAGE BUILDING AND MAIN BUILDING
- ALLOWS RETENTION OF HERITAGE BUILDING TRAITS, INCLUDING SINGLE-PANE GLASS
- SEPARATE VOLUME OF SPACE EXEMPT FROM ENERGY MODEL AND ASPECTS OF BUILDING CODE
- TREATED AS A SEPARATE, CONTROLLED BUILDING

PRESERVATION PLANS

FORM SCALE AND MASSING

Conservation Strategy: Rehabilitation

- Retain the overall appearance of the original form, scale, and massing of the building so its original design is still evident through rehabilitation of the site.
- Restore the storefronts in a manner sympathetic to the original design and materials of the building based on archival photographs and original architectural drawings.

MISSION STYLE PARAPET

Conservation Strategy: Preservation

- Evaluate the overall condition of the parapet cap flashing to determine whether more than protection, maintenance, and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surfaces.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that they are compatible with the existing and the finish colour matches the identified original colour scheme as determined by the Heritage Consultant.

Excerpt from the Conservation Plan,
Donald Luxton and Associates Inc., April 2019.

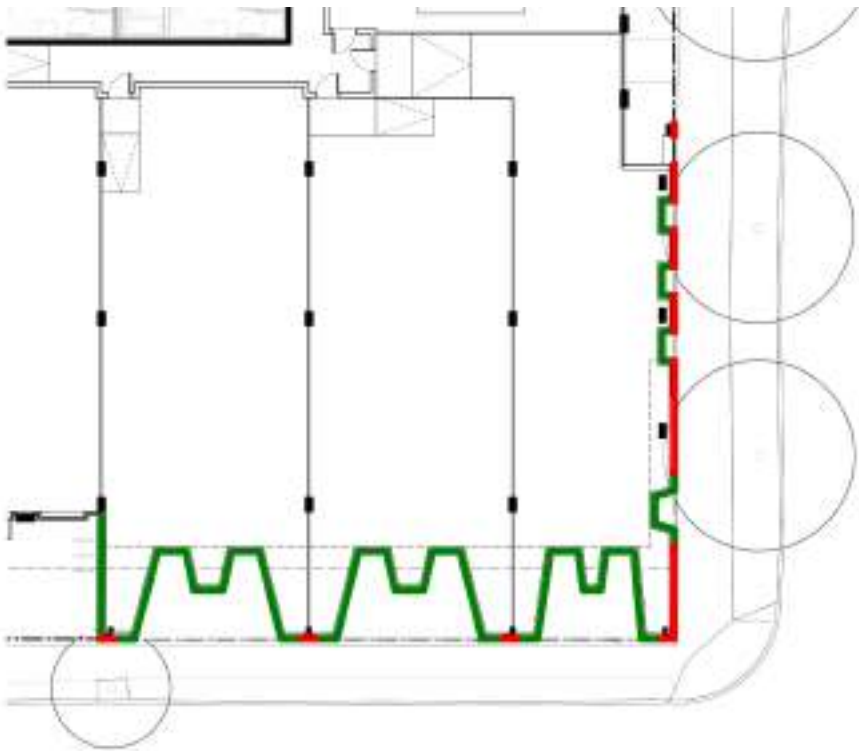
- Existing to be Removed
- Existing to be Preserved
- To be Restored



Existing Plan | Ground Level



Existing Plan | Roof Level (Showing Parapet)



Proposed Plan | Ground Level



Proposed Plan | Second Level (Showing Parapet)

PRESERVATION ELEVATIONS

STOREFRONTS

Conservation Strategy: **Restoration**

- Inspect/complete a detailed inventory to identify all intact historic materials. Remove later installed wood cladding at storefront transoms to determine if any components of the original transom remain intact. Note condition of all elements to determine if they can be repaired in-kind or require replacement.
- Reinstall a wooden storefront assembly. Reference the historic design as noted in archival images and original architectural drawings.
- Prime and repaint storefront using appropriate colour scheme.

STUCCO WALLS

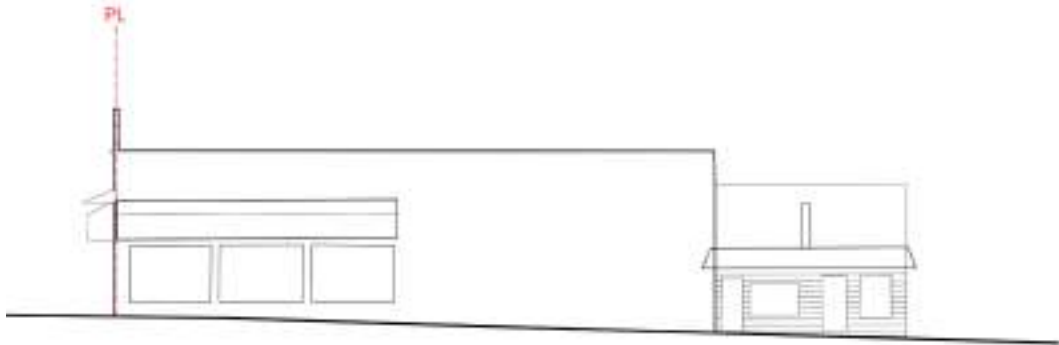
Conservation Strategy: **Preservation and Rehabilitation**

- Clean exterior stucco.
- Once cleaning is complete, Heritage Consultant to review extent and condition of mosaic tilework revealed.
- Restore missing historic mosaic tilework on primary facades. New tile to match original in size, colour, and patterning.

Excerpt from the Conservation Plan,
Donald Luxton and Associates Inc., April 2019.



Existing Elevation | West Boulevard



Existing Elevation | West 45th Ave



Proposed Elevation | West Boulevard



Proposed Elevation | West 45th Ave

PRESERVATION ELEVATIONS | RETENTION - RESTORATION

WOOD WINDOWS AND TRIM

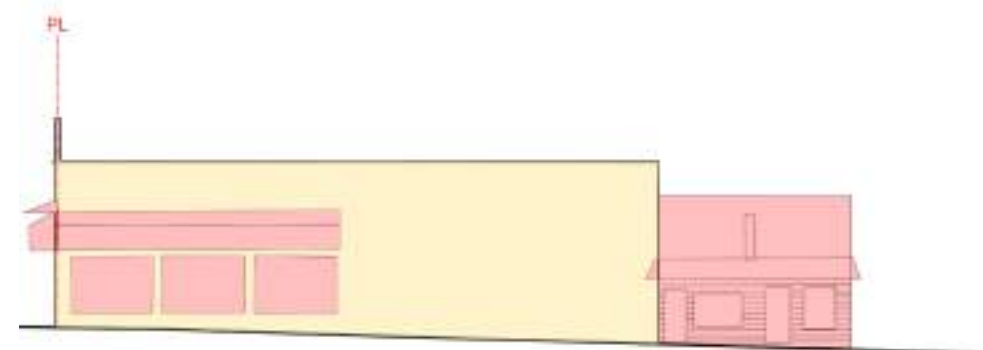
Conservation Strategy: Preservation and Restoration

- Inspect condition of intact window assemblies present on those facades being retained and complete detailed inventory to determine extent of recommended repair or replacement.
- Preserve intact original windows and carry out in-kind repairs of deteriorated elements as required.
- Replacement glass recommended to be single pane, and visually and physically compatible with existing, where possible.
- Restore the missing glass from the inset panels present at the parapet level on the West Boulevard and West 45th Avenue facades.
- Investigate the presence of the former secondary entry on the north facade. If present under later added cladding, retain and repair. If the entry has been lost, restore using archival drawings as reference.
- New door assemblies instated on West Boulevard and West 45th Avenue facades to be reflective of building historic aesthetic using historic precedents and archival drawings as guides.
- Prime and repaint north entry as required in appropriate colour.

Excerpt from the Conservation Plan,
Donald Luxton and Associates Inc., April 2019.



Existing Elevation | West Boulevard



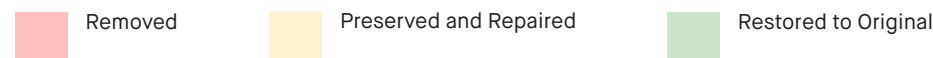
Existing Elevation | West 45th Ave



Proposed Elevation | West Boulevard



Proposed Elevation | West 45th Ave



SITE PHOTOS | EXISTING S.E.P. BUILDING

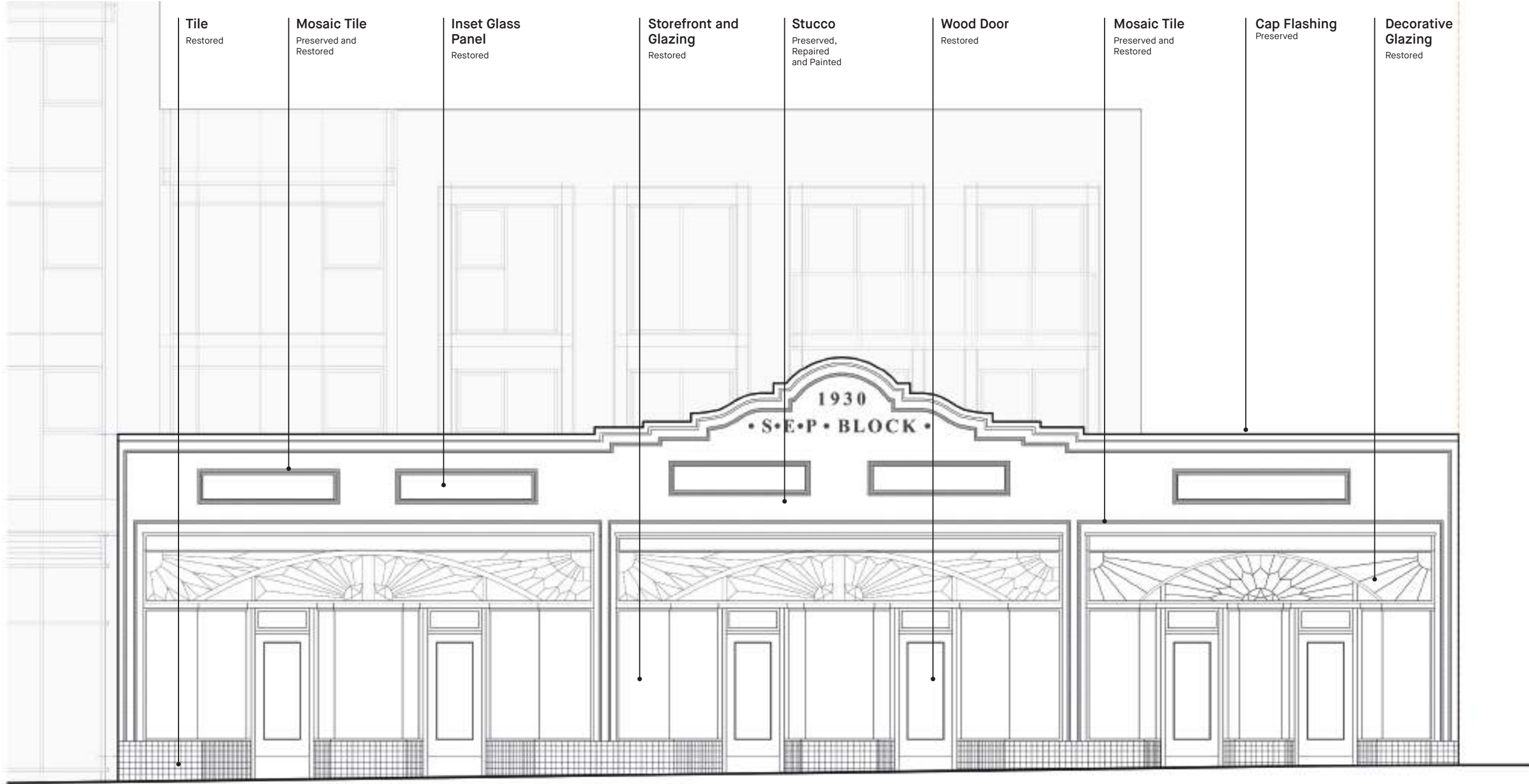


Existing Elevation | West Boulevard



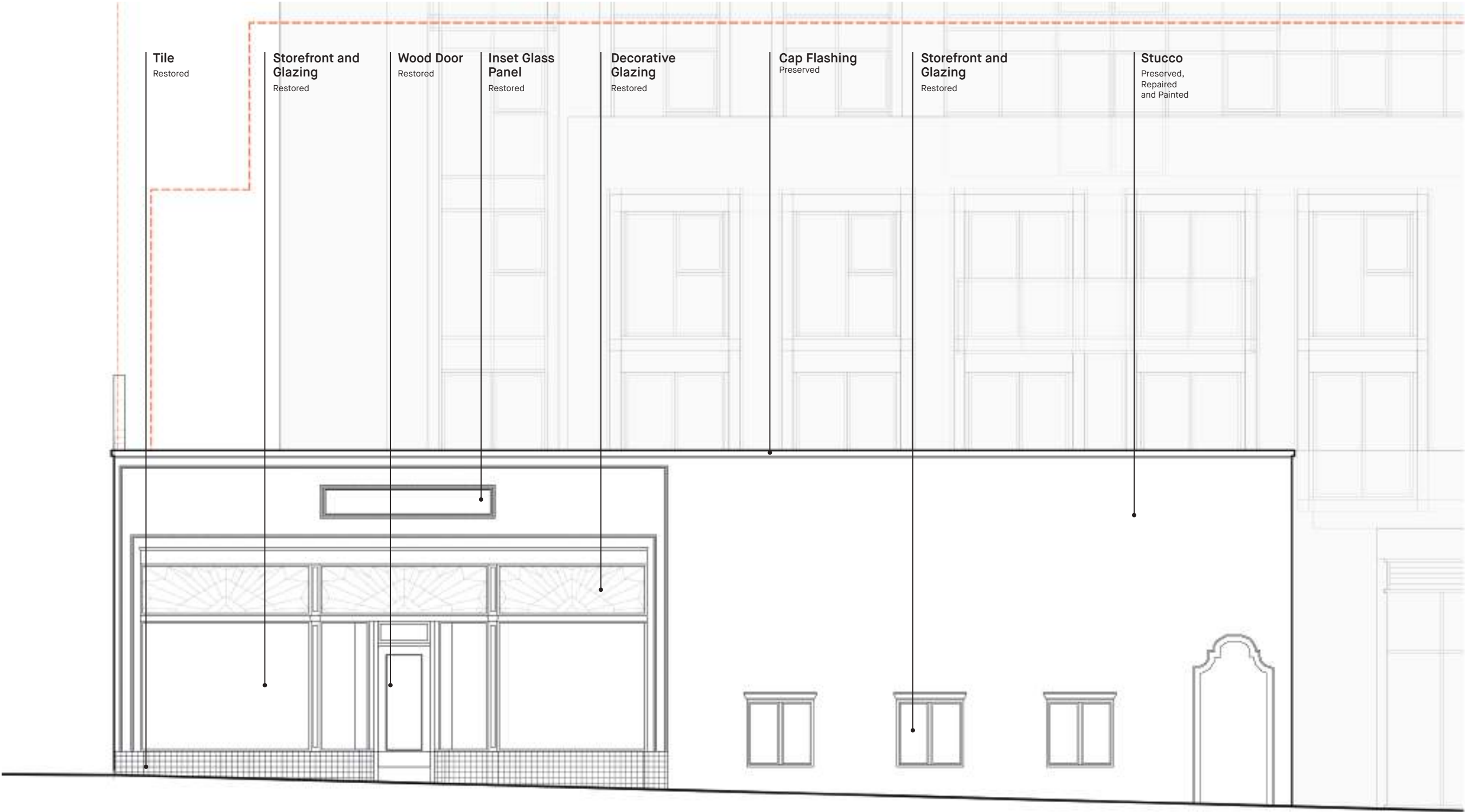
Existing Elevation | West 45th Ave

PRESERVATION ELEVATIONS | BUILDING MATERIALS



Proposed Elevation | West Boulevard

PRESERVATION ELEVATIONS | BUILDING MATERIALS



Proposed Elevation | West 45th Ave

PRESERVATION ELEVATIONS | PAINT COLOUR

D



Proposed Elevation | West Boulevard

PRESERVATION ELEVATIONS | PAINT COLOUR



Proposed Elevation | West 45th Ave

WEST 45TH AVENUE

SUPPORT TOP OF PARAPET FOR WIND LOADING.

LEGEND:

- TEMPORARY STEEL PILE TO SUSPEND FACADE
- EXISTING FOUNDATION AND FOOTING TO BE REMOVED
- NEW CONCRETE WALL / COLUMN

WEST BOULEVARD

6'-8" [2.04 M] SETBACK TO FACE OF BLDG

12'-0" [3.66 M] SETBACK TO FACE OF BLDG

16'-5 1/2" [5.02 M] SETBACK TO FACE OF BLDG

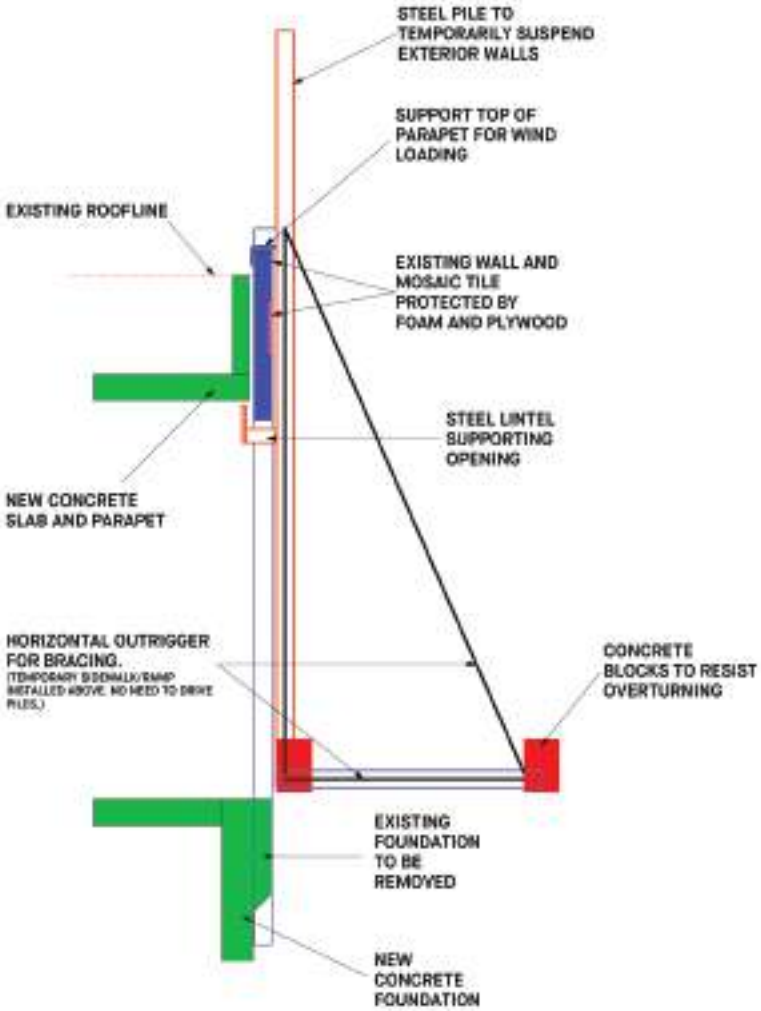
8'-4 1/2" [1.94 M]

WALL SUPPORT

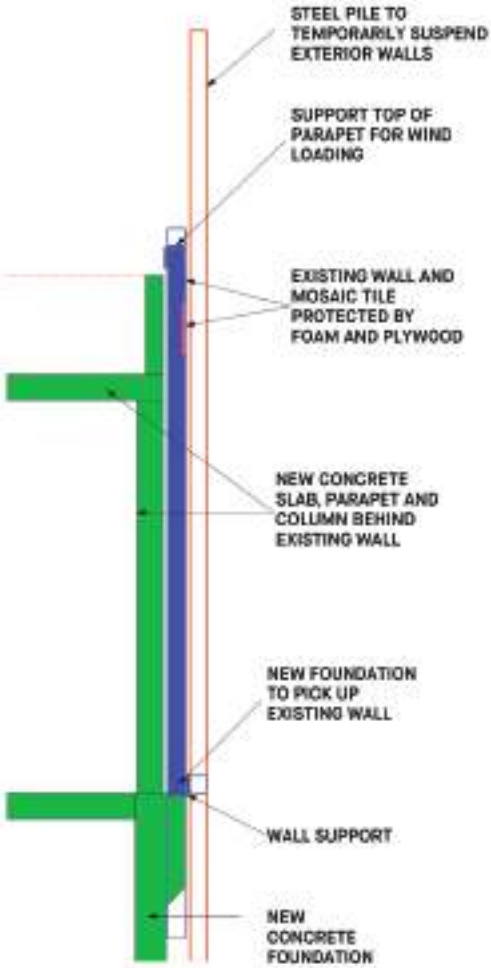
WALL SUPPORT FOR WIND LOADING

WALL SUPPORT

CONSTRUCTION SEQUENCE



SECTION AA
THROUGH OPENING



SECTION BB
THROUGH PIER

PHOTOS | EXISTING S.E.P. BUILDING



Existing S.E.P. Block | View from the corner of West Boulevard and West 45th Ave

RENDERING



Proposed S.E.P. Block | View from the corner of West Boulevard and West 45th Ave

BUILDING MATERIALS

6103 WEST BOULEVARD



**STONE TILE
- “LIMESTONE”**

exterior cladding along West
Boulevard frontage and West 45th
Avenue



DARK BRONZE CANOPY

for use for cladding canopy with
illuminated soffit



CURTAIN WALL GLAZING

with dark bronze mullions



**METAL TRIM/PICKET
GUARDRAIL
-”DARK BRONZE”**

for Juliette balconies

for trim around stone tile columns



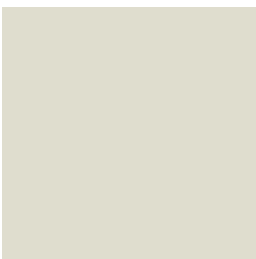
**METAL PANEL CLADDING
- “DARK BRONZE”**

rooftop popups
siding for exterior walls



CONCRETE

clear, sealed, for use along
bottom of stone tile columns



CONCRETE - PAINTED

painted to match stone tile

painted in BM OC-24
“winds breath”



CONCRETE - PAINTED

painted to match metal panel
cladding

painted in BM 2134-20
“midsummer night”

HERITAGE - S.E.P. BLOCK



STUCCO - PAINTED

BM Historical Vancouver True
Colours

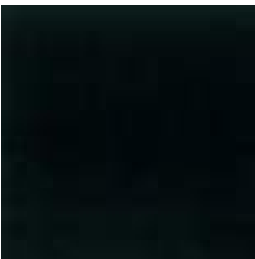
“VC-5 DUNBAR BLUFF”



DOORS - PAINTED

BM Historical Vancouver True
Colours

“VC-30 HASTINGS RED”



TILE/FLASHING - PAINTED

BM Historical Vancouver True
Colours

“VC-35 GLOSS BLACK”



The proposed building is defined by a plane of vertical, stone-faced piers framed by dark bronze trim. Windows, picket railings, canopies, and fascias are also dark bronze, to create a restrained and elegant colour palette. The streetwall is considered as a flat plane expressed with a parapet on top, picking up the language of the S.E.P. Block and re-interpreting with contemporary detailing.

Canopies are solid-clad elements, and provide a simple expression that contrasts with the more delicate detailing of the S.E.P. Block.

Towards the lane, the building character is maintained through a rhythm of painted concrete piers. At certain areas, expanses of curtain wall with overhanging roofs create breaks emphasizing the plane of the stone and concrete piers.

RENDERINGS



Proposed S.E.P. Block with New Building | View along West

RENDERINGS



Proposed S.E.P. Block with New Building | View along West

STATISTICS

CIVIC ADDRESS:	6103, 6191 WEST BOULEVARD, VANCOUVER, BC		
CURRENT ZONING:	C-2		
TOTAL SITE AREA:	3,280.9 SQ.M.	=	(35,316.0 SQ.FT.) (0.811 ACRES)
<u>BUILDING COVERAGE</u>			
PROPOSED:	2,550 SQ.M.	=	(27,452 SQ.FT.) 78%
<u>BUILDING HEIGHT</u>			
PROPOSED:	20 M	=	(64.96 FT) 5 STOREYS
<u>FLOOR SPACE RATIO</u>	EXISTING ZONING / ALLOWABLE		PROPOSED
4.7.1(a)	2.50 FSR	88,290.0 SQ.FT.	97,030.0 SQ.FT. 2.75 FSR
<u>PROPOSED FLOOR AREA :</u>			
1ST FLOOR COMM.	1,784.1 SQ.M.	(19,204.0 SQ.FT.) +	
1ST FLOOR RES.	559.7 SQ.M.	(6,025.0 SQ.FT.) +	80.0 SQ.FT. (STORAGE) 1,442.0 SQ.FT. (AMENITY)
1ST FLOOR MEZ	495.6 SQ.M.	(5,335.0 SQ.FT.) +	160.0 SQ.FT. (STORAGE)
2ND FLOOR :	1,732.0 SQ.M.	(18,643.0 SQ.FT.) +	680.0 SQ.FT. (STORAGE) 660.0 SQ.FT. (AMENITY)
3RD FLOOR :	1,792.7 SQ.M.	(19,297.0 SQ.FT.) +	680.0 SQ.FT. (STORAGE)
4TH FLOOR :	1,357.0 SQ.M.	(14,607.0 SQ.FT.) +	600.0 SQ.FT. (STORAGE)
5TH FLOOR :	1,207.6 SQ.M.	(12,999.0 SQ.FT.) +	0.0 SQ.FT. (STORAGE)
ROOF :	85.5 SQ.M.	(920.0 SQ.FT.) +	
TOTAL :	9,014.3 SQ.M.	(97,030.0 SQ.FT.) +	(4,302.0 SQ.FT.)
<u>TOTAL FSR AREA :</u>		97,030.0 SQ.FT.	87.00%
<u>EXCLUDED BALCONY AREA:</u>			
ALLOWED:	586.9 SQ.M.	(6,318 SQ.FT. = 8% OF RESIDENTIAL FSR)	
PROPOSED:	549.2 SQ.M.	(5,912 SQ.FT. = 8% OF RESIDENTIAL FSR)	

UNIT MIX	1 BED	2 BED	2 BED+D	3 BED	TOTAL
	685-735 SF	825-900 SF	950-1050 SF	1100-1350 SF	
1F+M		4	2		6
2F		13	4		17
3F	1	13	4		18
4F		8	1	3	12
5F		7		4	11
TOTAL	1	45	11	7	64
TARGET	13 20%	19 30%	22 35%	10 15%	
ACTUAL	2%	70%	17%	11%	

, 547 , 5=5E2 GUVBQWNGYCTF'BNQQTBDTCGBJWO O CTb							
PCOG	IURXPFBNRRU	OGOOCPFBNNRRU	PFBNNRRU	UFBNRRU	WBNRRU	WBNRRU	WVCN
Esq q hw rdjBvhdBvBy	5=[648]4BvBy	4]4BvBy	4BvBy	4BvBy	4BvBy	4BvBy	5=[648]4BvBy
Thxgrh yrdjBvhd	, [549]4BvBy	9[8=9]4BvBy	5=[767]4BvBy	5=[. .]4BvBy	59[64.]4BvBy	56[===]4BvBy	. =[54.]4BvBy
Cq hr rj2BvhdB1f p xnr	5886]4BvBy	4]4BvBy	. , 4]4BvBy	4]4BvBy	4]4BvBy	4]4BvBy	6[546]4BvBy
UysvkhBvhdB1f p xnr	: 4]4BvBy	5, 4]4BvBy	: , 4]4BvBy	: , 4]4BvBy	, 44]4BvBy	4]4BvBy	6[644]4BvBy
Z dphj rfojB1f p xnr Bvhnrtj	4]4BvBy	4]4BvBy	4]4BvBy	4]4BvBy	4]4BvBy	4]4BvBy	4]4BvBy
PhyBvhd	67[. .]4BvBy	9[779]4BvBy	5. [= : 7]4BvBy	5=[6= .]4BvBy	58[. 4.]4BvBy	56[===]4BvBy	=8[44 :]4BvBy
Ddj sr 2BvhdBGdy[P s yf	4]4BvBy	4]4BvBy	: : 8]4BvBy	5[696]4BvBy	6. 6]4BvBy	64=]4BvBy	6[. 4.]4BvBy
Ddj sr 2BvhdBZ hxy[Bs yf	4]4BvBy	67.]4BvBy	59.]4BvBy	=. ,]4BvBy	5[5=5]4BvBy	6. :]4BvBy	6[: 7 :]4BvBy

VEHICLE PARKING:

6918 SQ. M			64 UNITS
RESIDENTIAL STALLS REQUIRED (MINIMUM)			9014 SQ.M
0.6 SPACES PER UNIT > 50 SM (4.2.1.13)	RESIDENTIAL SPACES	=	38 SPACES
1 SPACE PER 200 SM GFA (4.2.1.13)		=	45 SPACES
	TOTAL RESIDENT PARKING :		83 SPACES
5% OF TOTAL NUMBER OF UNITS	VISITOR SPACES	+	3 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	87 SPACES (MINIMUM)

1236 SQ.M.
RETAIL STALLS REQUIRED
RETAIL AS PER 4.2.5.1: 3 SPACES FOR 1ST 300 SQ.M. + 1 SPACE / 50 SM ADDITIONAL = 22 SPACES

537 SQ.M.		
RESTAURANT STALLS REQUIRED		
REST. AS PER 4.2.5.11:	2 SPACES FOR 1ST 100 SQ.M. + 1 SPACE / 10 SM ADDITIONAL	= 44 SPACES
TOTAL RESTAURANT REQUIRED :		44 SPACES

ACCESSIBLE STALLS REQUIRED			
RESIDENTIAL AS PER 4.8.4(a):	1 FOR FIRST 7 UNITS +	0.034 SPACES / EACH ADDITIONAL UNIT:	= 2 SPACES
COMMERCIAL AS PER 4.8.4(b):		1 + 0.4 SPACES/1000 SM:	= 2 SPACES
	TOTAL ACCESSIBLE REQUIRED :		4 SPACES
	TOTAL PARKING (MINIMUM):		153 SPACES

RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED:	=	29 SPACES OF TOTAL (MAXIMUM)
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL COMM. PROVIDED:	=	18 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF PROVIDED SPACES	=	3 SPACES OF TOTAL (MINIMUM)

PASSENGER SPACES REQUIRED		
RESIDENTIAL AS PER 7.2.1:	1 FOR FIRST 50 - 125 UNITS	1 SPACE

PARKING PROVIDED	
RESIDENTIAL STALLS	114 SPACES
VISITOR STALLS	3 SPACES
COMMERCIAL STALLS	72 SPACES
TOTAL PARKING PROVIDED:	189 SPACES

RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	8 SPACES	7 % OF REQ.
RESIDENTIAL TWO CAR GARAGES	=	11 GARAGES	
RESIDENTIAL THREE CAR GARAGES	=	2 GARAGES	
COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	8 SPACES	11 % OF REQ.
ELECTRIC VEHICLE SPACES PROVIDED:	=	189 SPACES	100 % OF SPACES
RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES	
COMMERCIAL ACCESSIBLE SPACES PROVIDED:	=	2 SPACES	

PASSENGER SPACES PROVIDED	1 SPACE
---------------------------	---------

LOADING:

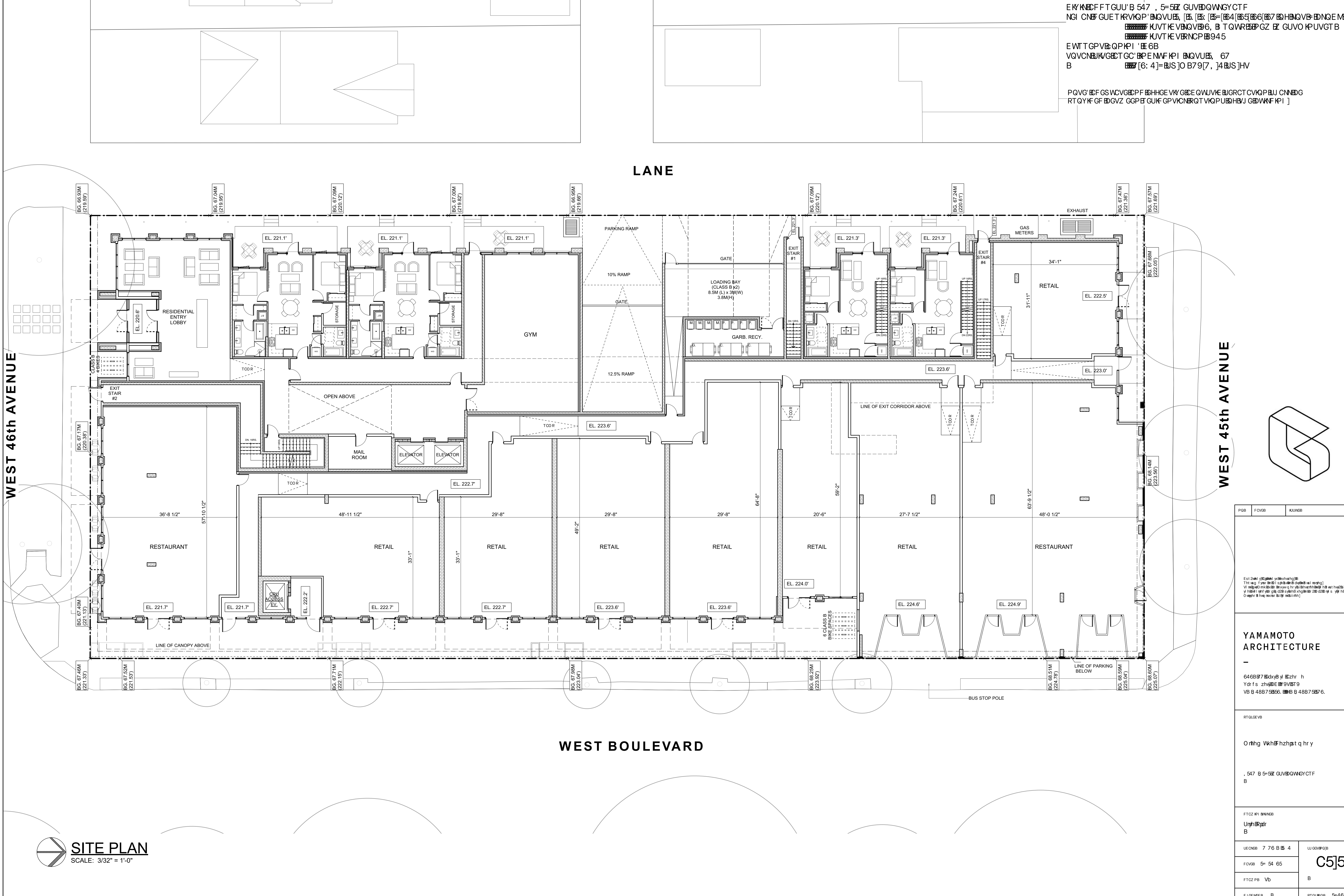
				REQUIRED	PROVIDED
DWELLING USE					
CLASS A AS PER 5.2.1:	NO REQUIREMENT	=		0 SPACES	0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	=		0 SPACES	0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=		0 SPACES	0 SPACES
	TOTAL:			0 SPACES	0 SPACES
1298 SQ.M.					
COMMERCIAL (RETAIL)					
CLASS A AS PER 5.2.5:	NO REQUIREMENT	=		0 SPACES	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M. + 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	=		2 SPACES	2 SPACES
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	=		0 SPACES	0 SPACES
	TOTAL:			2 SPACES	2 SPACES

BICYCLE PARKING:

RESIDENTIAL		REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF 2.5 SPACES PER UNIT > 700 SF < 1130 SF 3 SPACES PER UNIT > 1130 SF	= 2 SPACES 138 SPACES 21 SPACES 161 SPACES	
CLASS A AS PER 6.3.13	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	=	MIN 16 OF TOTAL 30 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	=	77 SPACES
	(TOTAL HORIZONTAL SPACES)	=	107 SPACES
	STACKED SPACES (UP TO 60% OF TOTAL)	=	MIN 97 OF TOTAL 97 SPACES
	OVERSIZED SPACES (MIN 5%)	=	MIN 8 OF TOTAL 8 SPACES
	VERTICAL SPACES IN BIKE ROOMS (MAX 30%)	=	MAX 48 OF TOTAL 48 SPACES
	TOTAL:	=	161 163 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	=	81 OF TOTAL 82 SPACES OF TOTAL
CLASS B AS PER 6.2.5.1:	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	=	4 SPACES 4 SPACES (BIKE RACKS AT GRADE)
COMMERCIAL			
CLASS A AS PER 6.2.5.1:	1 SPACE PER 340 SQ.M.	=	5 SPACES 5 SPACES
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	=	6 SPACES 6 SPACES (BIKE RACKS AT GRADE)

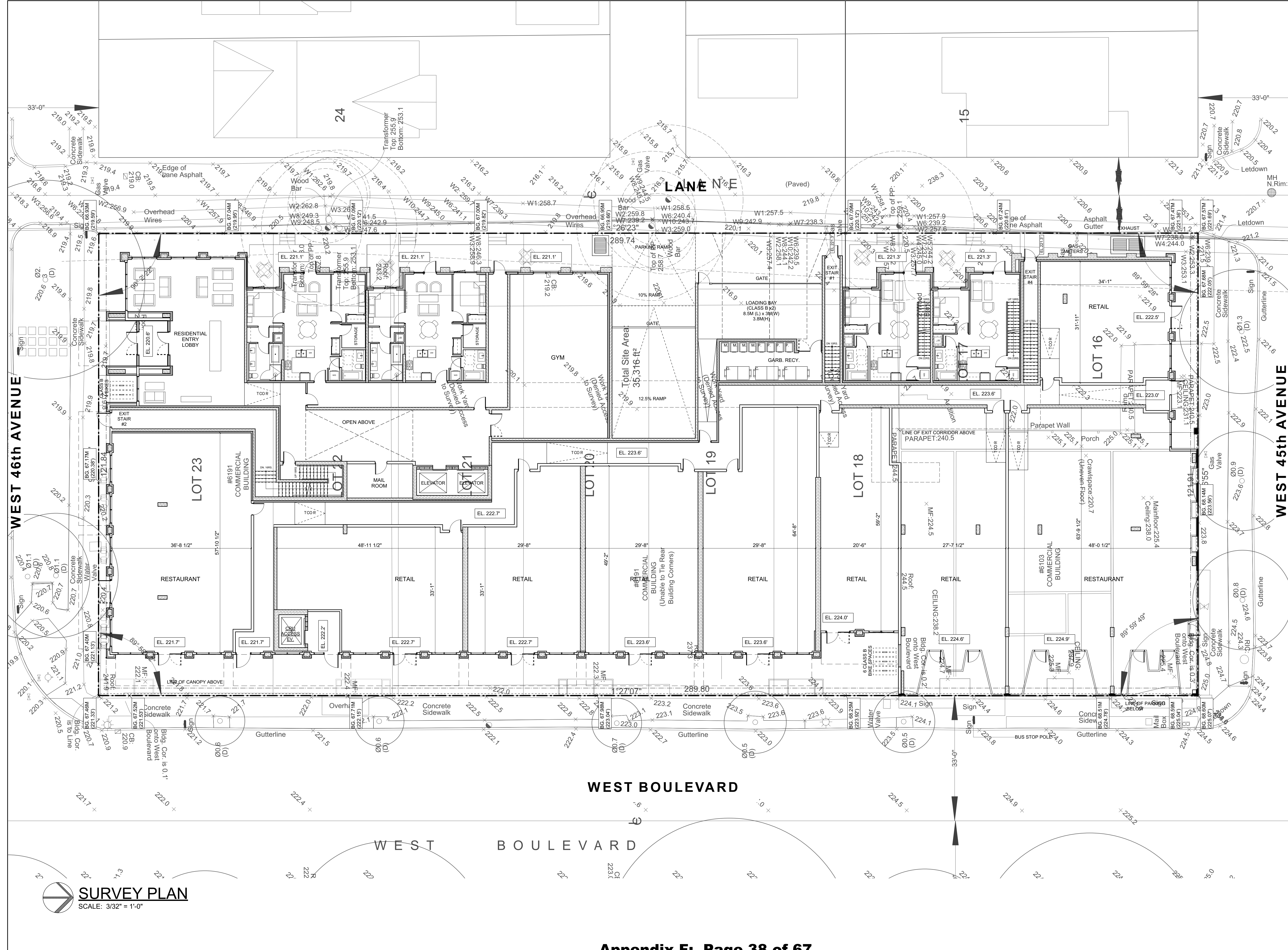


PGB	FOVGB	KUUNGB
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YAMAMOTO ARCHITECTURE		
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, 547 B 5=5Z QUVBQWNGYCTF B		
FTCZ KFI BWAGB		
Udydnyrfx B		
UECNGB 7 76 B B 4		UJ GGVHFGB
FOVGB 5# 54 65		C5]4
FTCZ PB Vb		B
EJGEHFB B		RTOLBFGB 5=46



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KUVTEVBQV[B6, B TQWRBGP GZ E' GUVO K'UVGT B
EWTTGPVBQPKPI 'B 6B
VQVCNBKGBETGC'BPENWF KPI BQVUB, 67
B [B6: 4]=BJSJO B79[7, J4BJSJHV
PQVG'BFSGVGVGPFBHGEVW'GBEQWUVKBJGRCTCVKQBLJ CNNDG
RTQYKGF BGVZ. GGPB GUKE GPVKCNRQT VQPU[BHBJ GBNWF KPI]

 **SITE PLAN**
SCALE: 3/32" = 1'-0"



PGB	FVGB	KUWGB
<p>Eat 2kx yI0j9d8el ydekuhvzhgB The wip I yuu d8yI o s4n6vdeB cyndeB vel mungq] Y nedsy0 mik8uBdr Bnyov q h vB Bmzvzhkdq] nã vet hygGAB yl hãetl r eñt der gũe clyc syãhd-vngfndr 2dB cõB pıl o yğİ nıB öwphyr İ hne noures ßağı medİ nırhİ]</p>		
YAMAMOTO ARCHITECTURE		
—		
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RTOLGEVB		
Ornth Wkhfzfhzgst q hr y		
, 547 B 5=5E GUVBQWNGYCTF B		
FTCZ #! BWNB		
U vzhdEBrđr B		
UECNGB	7 76 B 5 4	UJGVFBQB
FVGB	5= 5A 65	C5]6
FTCZ PB	Vb	B
EJGEAFGB	B	RTOLFGB 5=46



SCALE: NTS

POB	FOYGB	KUWGB
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<div>YAMAMOTO ARCHITECTURE</div> <div>—</div> <div>646B070d0xy0 y0 0z0hr h Y0r f0s zh0w0DE0n0v0E0T9 VB B 48B705066, 000B B 48B705076.</div>		
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0n0n0g Wk0h0t h0z0n0t q h0r y		
, 547 B 5050 GUV0B0WNGYCTF B		
FT0Z 0P0 0W0NGB		
U v0h2 D 0n0m0k0B v0l0gx B		
UE0GB 7 76 B 05 4		W0 00V0P0B
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21 MARCH - 10:00



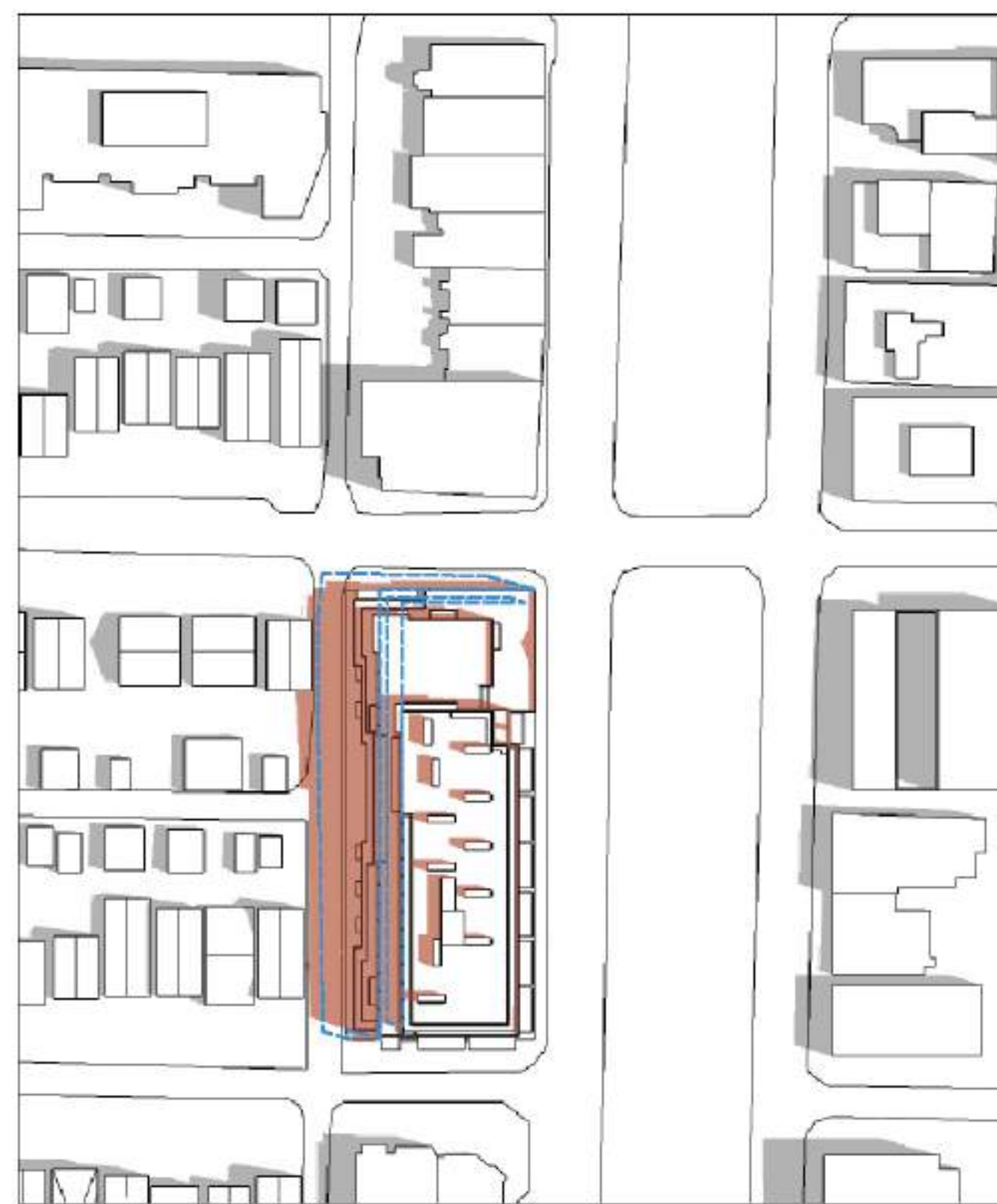
21 MARCH - 12:00



21 MARCH - 14:00



21 MARCH - 16:00



21 JUNE - 10:00



21 JUNE - 12:00

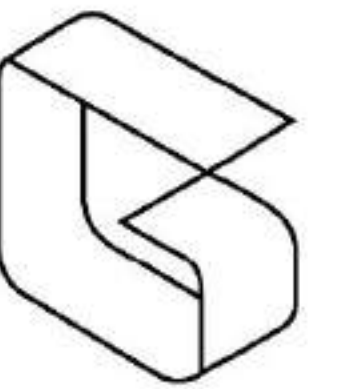


21 JUNE - 14:00



21 JUNE - 16:00

SHADOW FROM C-2 CONFORMING MASSING -----



NO.	DATE	REVISION
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<p>YAMAMOTO ARCHITECTURE</p>		
<p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p>		
<p>Mixed-Use Development</p>		
<p>6103-6151 WEST BOULEVARD</p>		
<p>DRAWING TITLE -</p>		
<p>Shadow Analysis</p>		
SCALE - 3/32" = 1'-0"	SHEET NO. -	
DATE - 18/10/20	A1.4	
DRAWN - TY		
CHECKED -	PROJ NO - 1502	



21 SEPTEMBER - 10:00



21 SEPTEMBER - 12:00



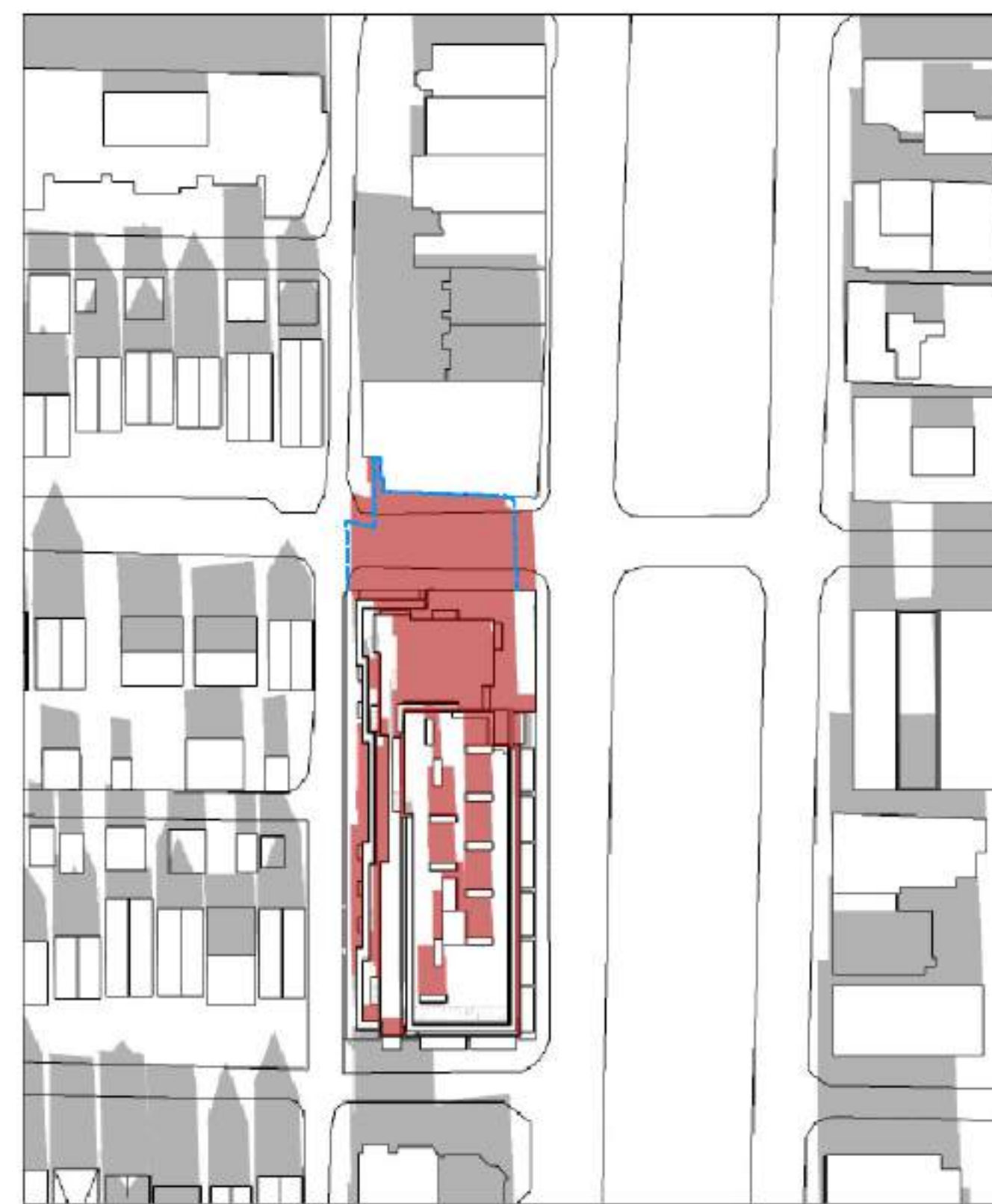
21 SEPTEMBER - 14:00



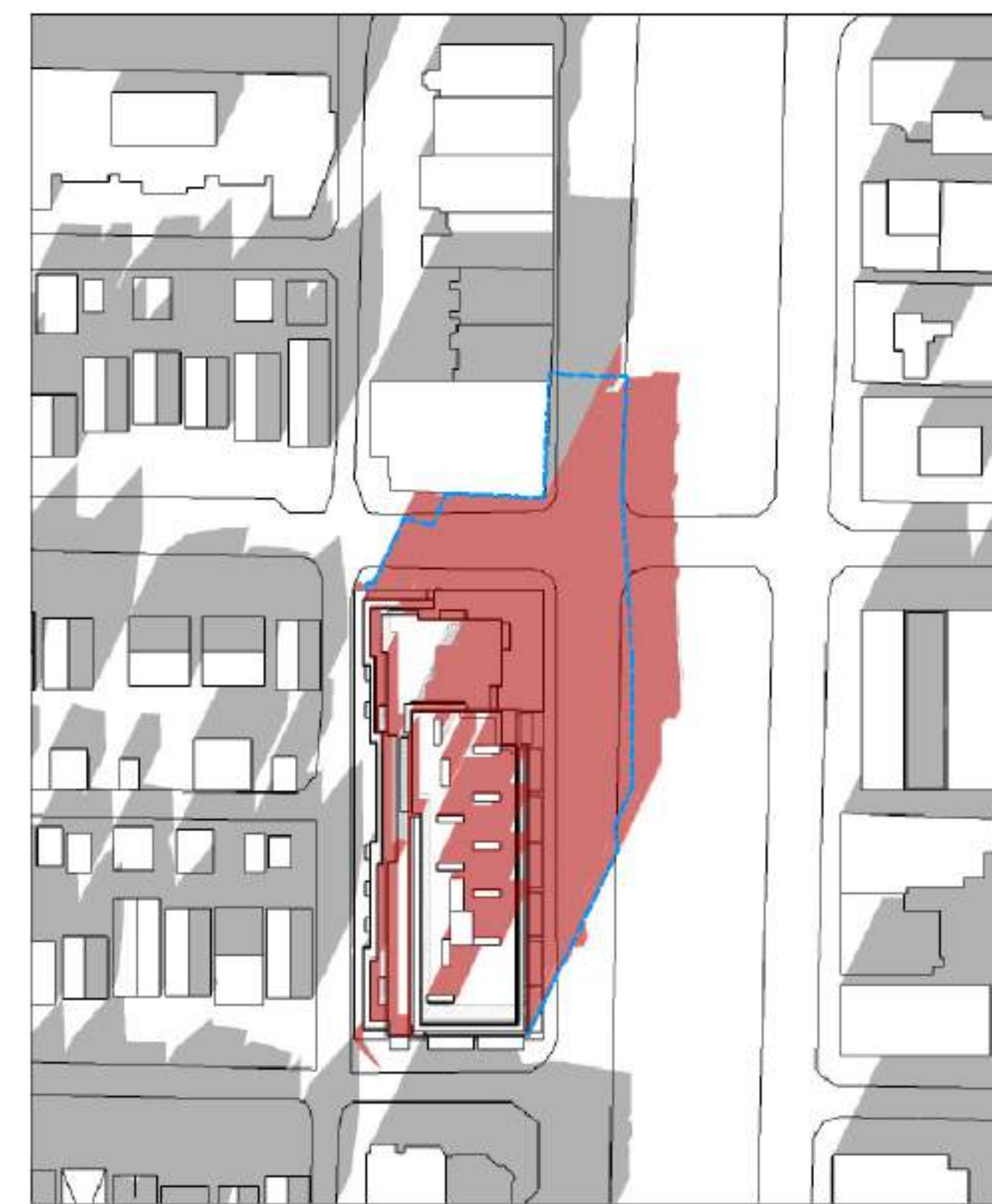
21 SEPTEMBER - 16:00



21 DECEMBER - 10:00



21 DECEMBER - 12:00

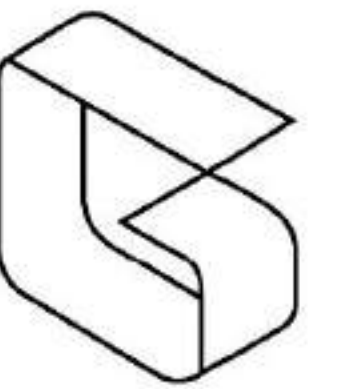


21 DECEMBER - 14:00



21 DECEMBER - 16:00

SHADOW FROM C-2 CONFORMING MASSING

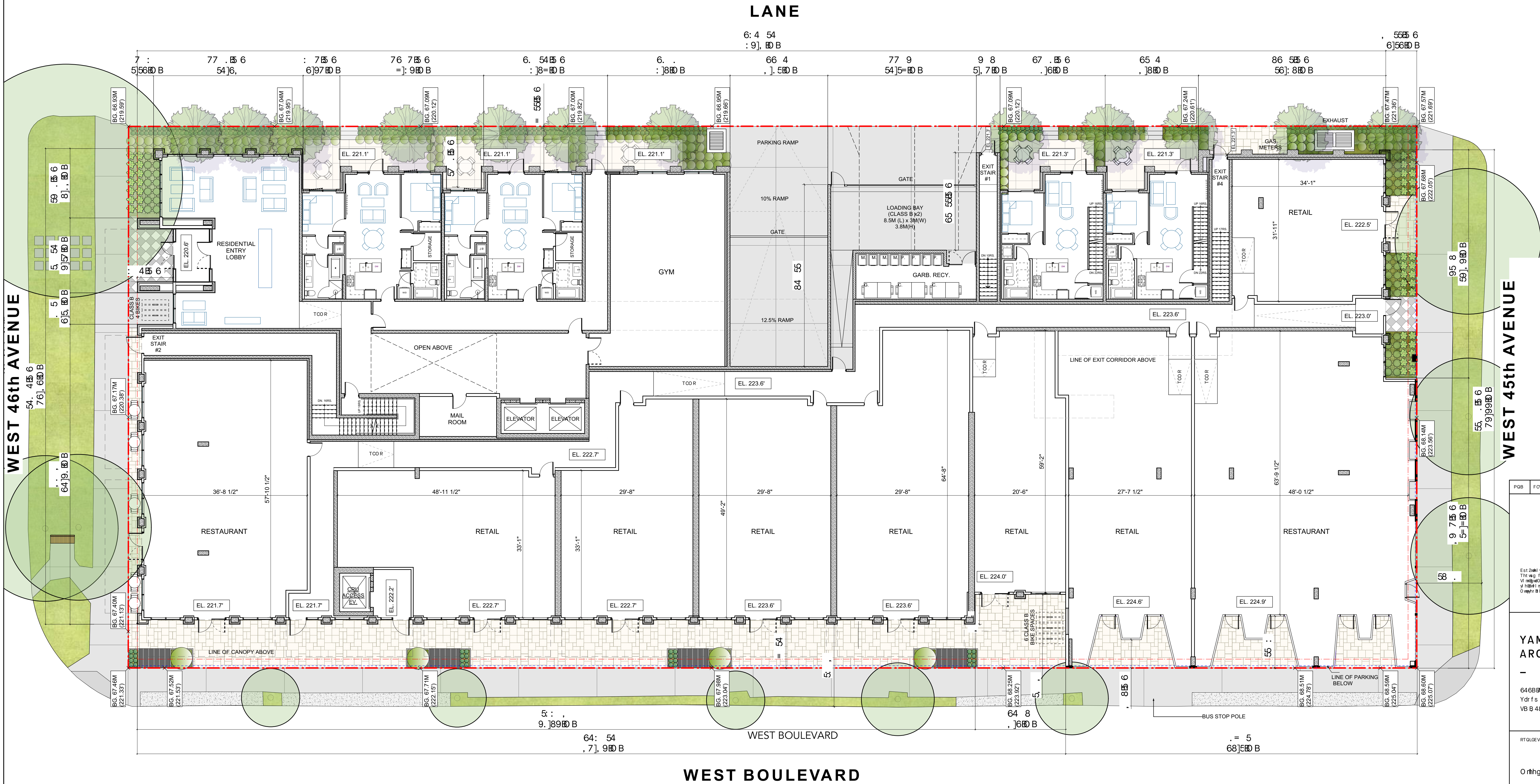


NO.	DATE	REVISION
<p>Copyright All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.</p> <p>YAMAMOTO ARCHITECTURE</p> <p>202 - 93 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>Mixed-Use Development</p> <p>6103-6191 WEST BOULEVARD</p>		
<p>DRAWING TITLE -</p> <p>Shadow Analysis</p>		
SCALE - 3/32" = 1'-0"	SHEET NO. -	
DATE - 10/10/20	A1.5	
DRAWN BY - TY		
CHECKED BY -	PROJECT NO. - 1902	



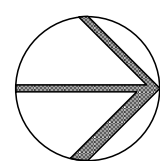
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"

PGB	FOVGB	KUWGB
Est 2001 (විද්‍යාත්මක සේවාවන්) This is a professional architectural drawing. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.		
YAMAMOTO ARCHITECTURE		
64688776xyl 02hr h Ydrfs zhv0E 09V0B VB B 48B75556. 06 B 48B75576.		
RTQLEVB		
Ornthg Wkh0fhzhpst q hr y		
, 547 B 5=5Z QUV0GWNGYCTF B		
FTCZ K1 BW0GB R5B0r B		
UE0GB 7 76 B 0 4	W0000GB	C6]6
FOVGB 5= 54 65		
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EJGE0FB B	RTQLEVB 5=46	



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

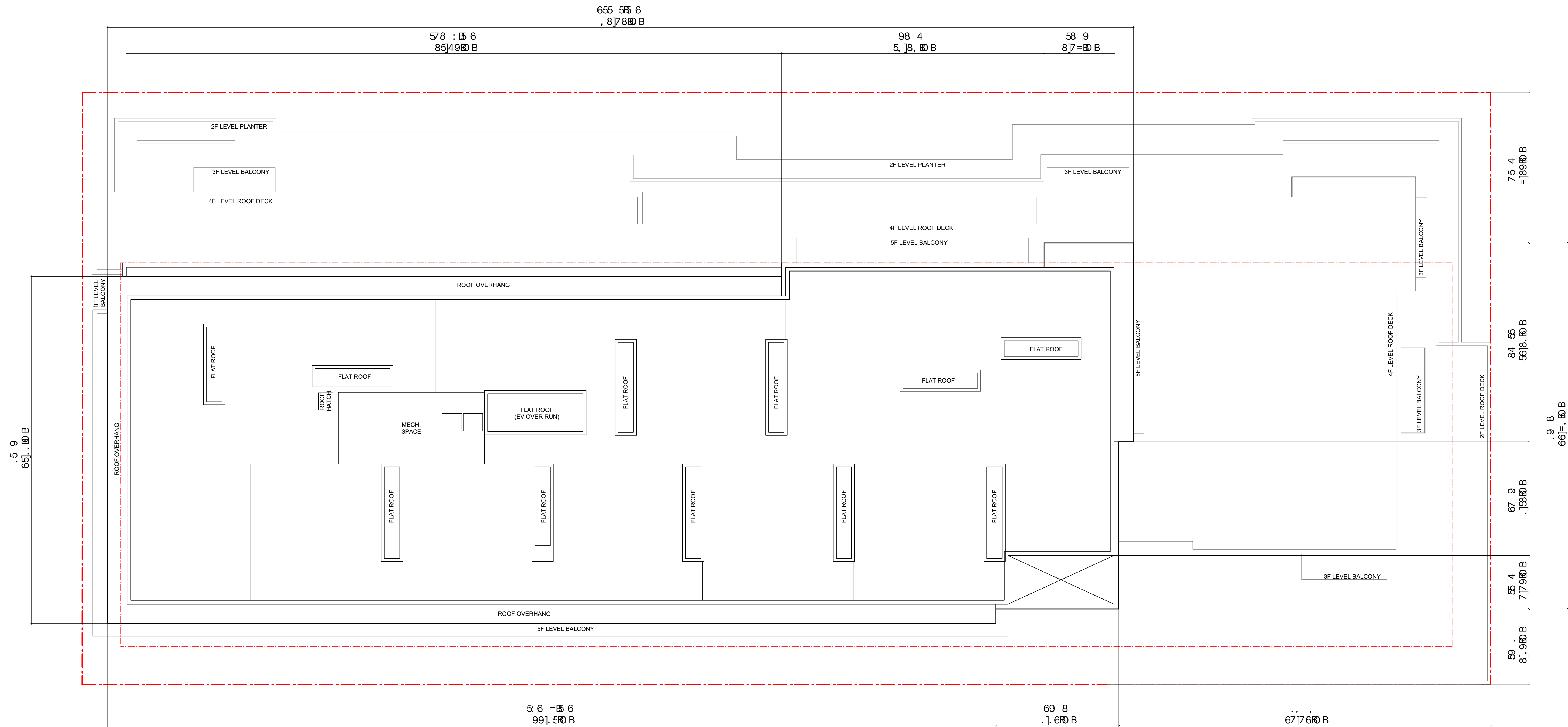
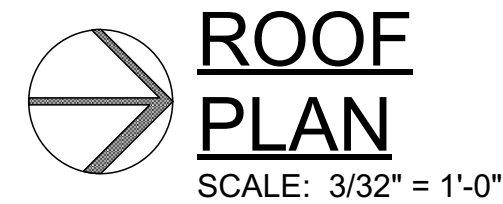




5TH FLOOR LEVEL
PLAN
SCALE: 3/32" = 1'-0"



PGB	FOVGB	KUWGB
Est 2011 (2011) 2011-2011 The 2011 2011 2011 2011 2011 2011 The 2011 2011 2011 2011 2011 2011 The 2011 2011 2011 2011 2011 2011 The 2011 2011 2011 2011 2011 2011		
YAMAMOTO ARCHITECTURE		
646877 646877 646877 646877 646877 646877 Ydr f s zhv 646877 646877 646877 646877 646877 646877 VB B 4887 646877 646877 646877 646877 646877 646877		
RTOLCEVB		
Orning Wkhf hzhst q hr y		
, 547 B 5=547 GUVWNGYCTF B		
FTCZ K1 BWNGB HrM B 5=547 B		
UECNGB 7 76 B 54	W 000000	
FOVGB 5= 54 65	C6]: B	
FTCZ PB Vb		
EJGEIMFB B	RTOLPGB 5=46	

[illegible]



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VECNB B BB



Z GVWB : BGYGPXGBPRUW BNGYCWRP
VECNB B BB

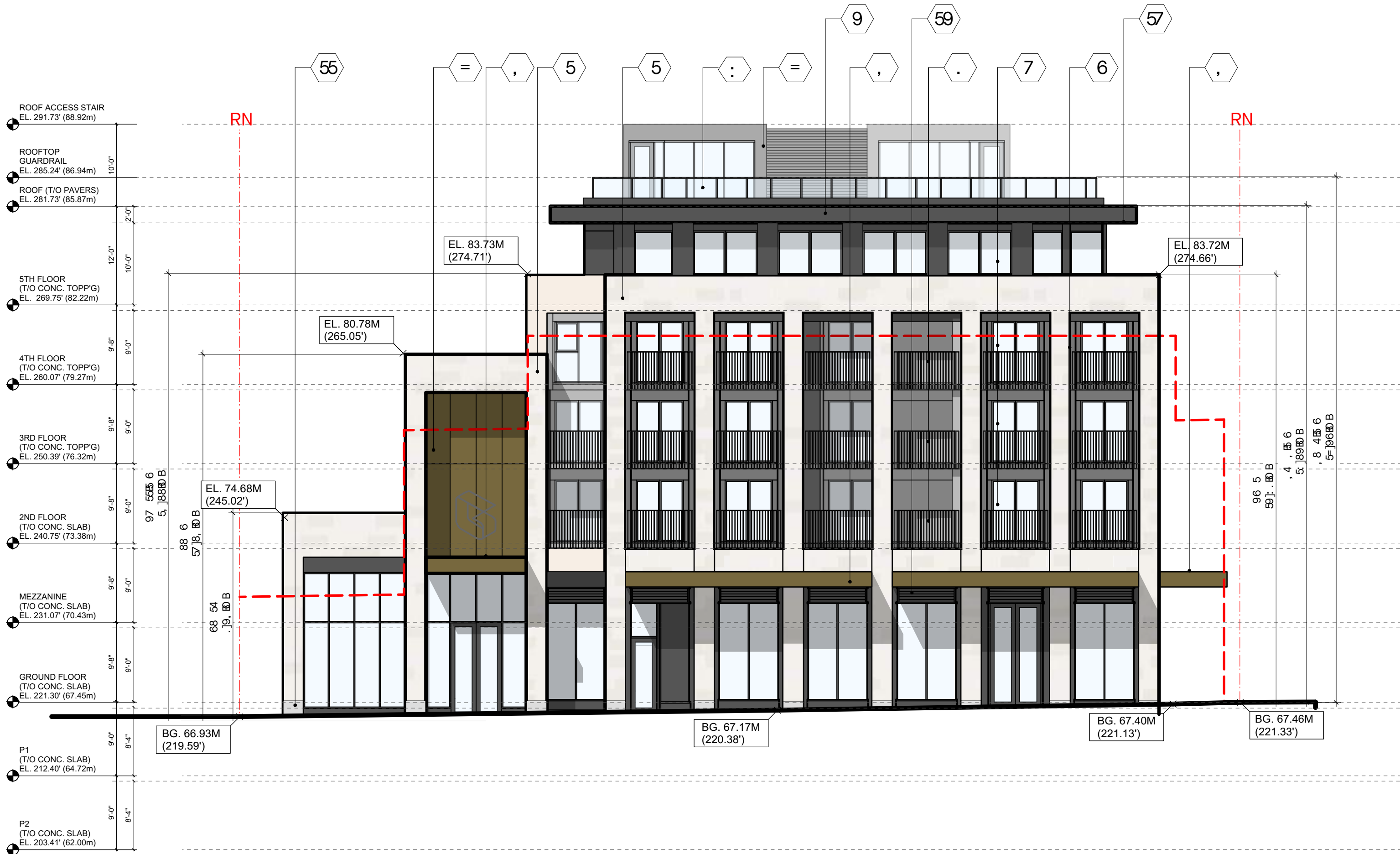


O CVGTICNMGbB	
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46	O GVCNBRCPGNBTO
47	EWTVCHPZE CNNBFC TMBTQPcG
48	RCPVGFEE QPETGVGBVQBD CVEJ BUJQPG
49	RCPVGFEE QPETGVGBVQBD CVEJ BD GVCNENCF FIP1
4.	O GVCNENCFEE CPQRbE KUJ BNNVO KPCVGF BUQHNV
4.	O GVCNBRIE MGVB VCTFTCNBFC TMBTQPcG
4:	O GVCNBPFB NCUUB VCTFTCNBFC TMBTQPcG
4=	O GVCNBRCPGNENCF FIP1 BFC TMBTQPcG
54	URCPFTGNB NCcPI
55	ENGCTBUJGNGFEE QPETGVG
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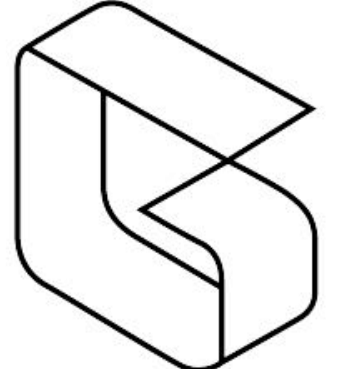
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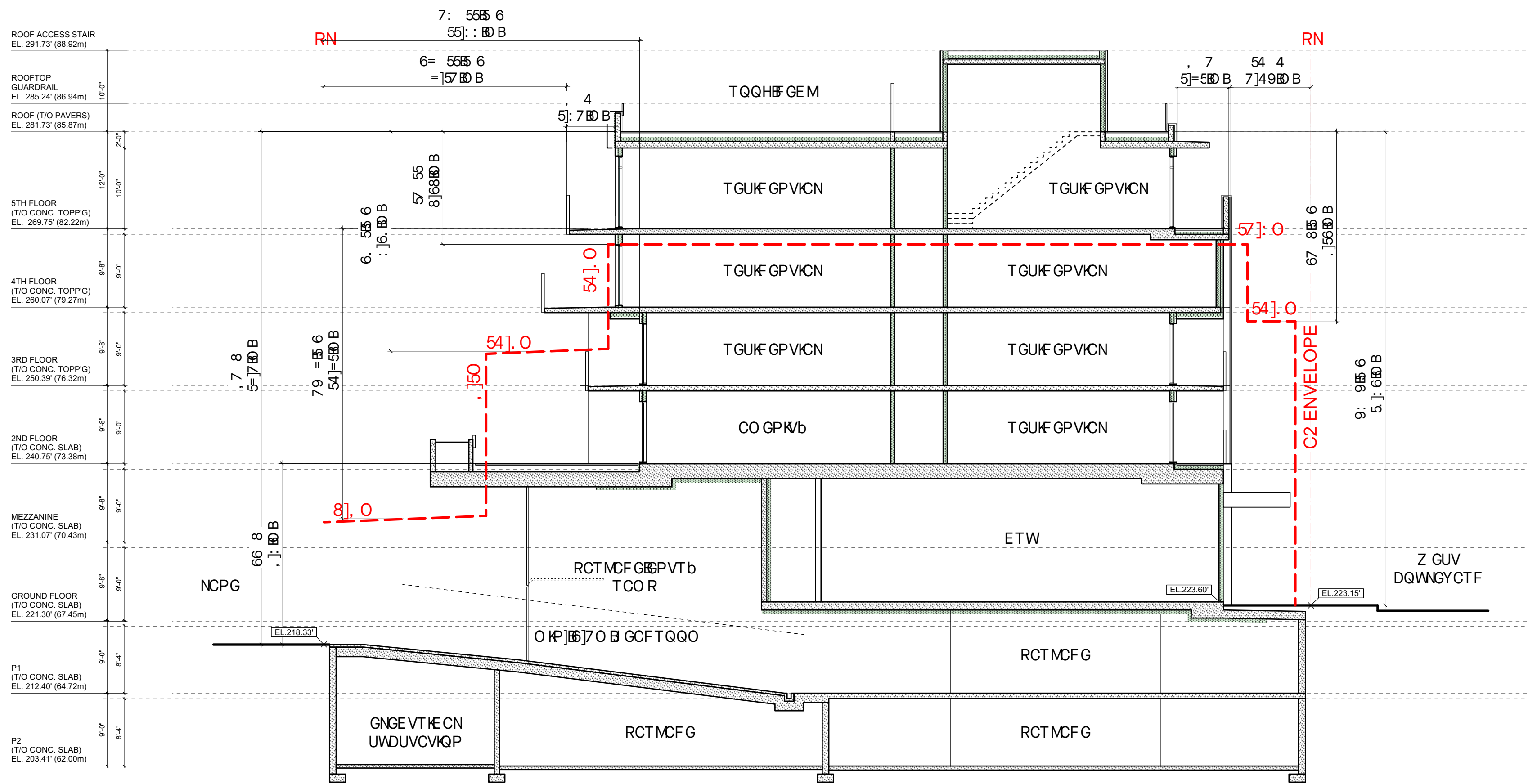


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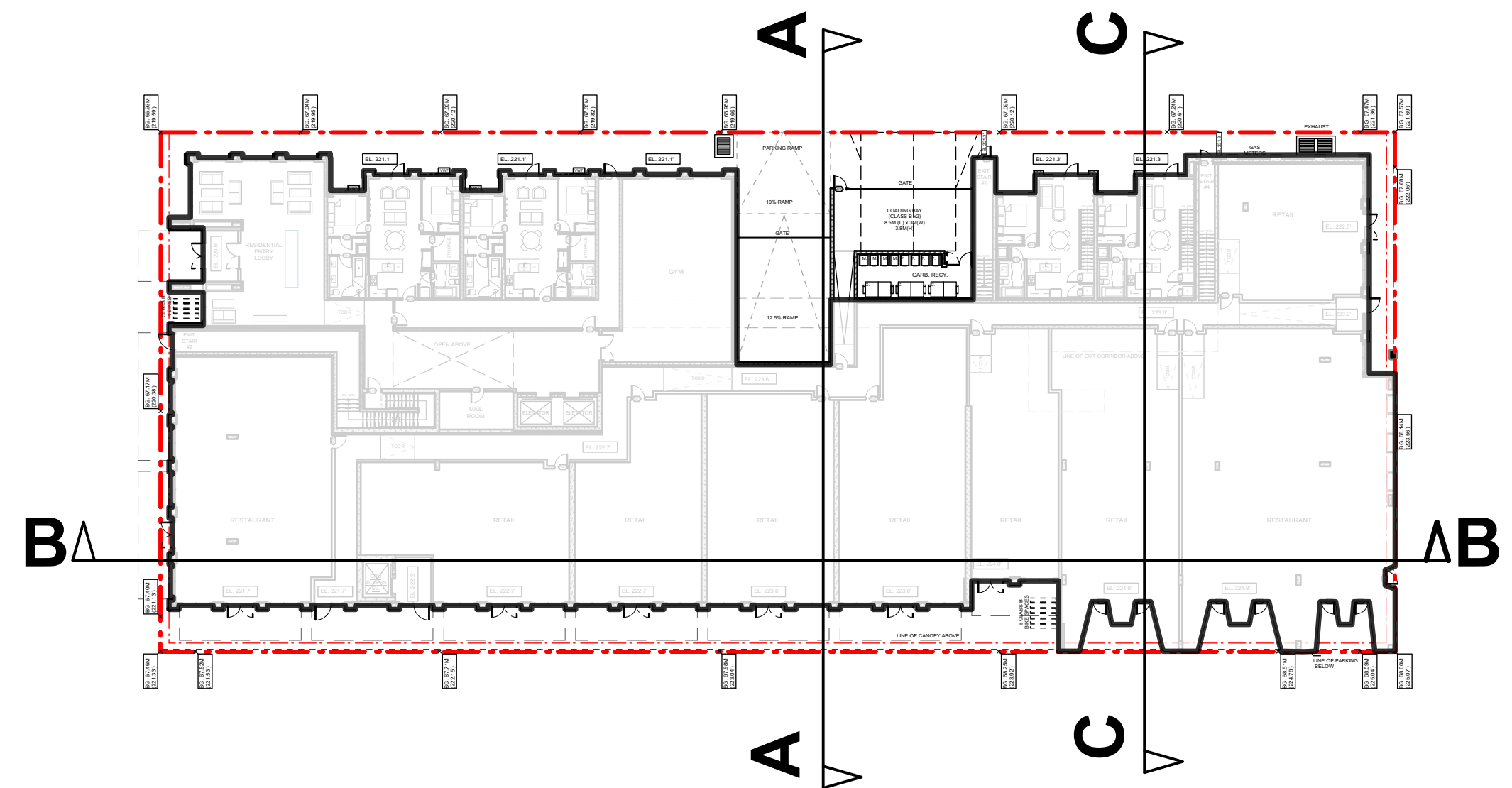


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49	RCPVGF EE QPETGVGBVQD CVEJ BGVCNE NCF FPI
4	O GVCNE NCF EE CPGRBZ KU BNMO KPCVGF BUQHNV
4	O GVCNRIE MVB VCTFTCNB FCTMTQPCG
4	O GVCNRPFB NCUIB VCTFTCNB FCTMTQPCG
4=	O GVCNRCPGNE NCF FPI B FCTMTQPCG
54	URCPFTGNB NCcPI
55	ENGCTBUJGNGF EE QPETGVG
56	O GVCNE NCF BUQHNV
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58	O GVCNRIE MVB CVG
59	O GVCNBQWGTB FCTMTQPCG

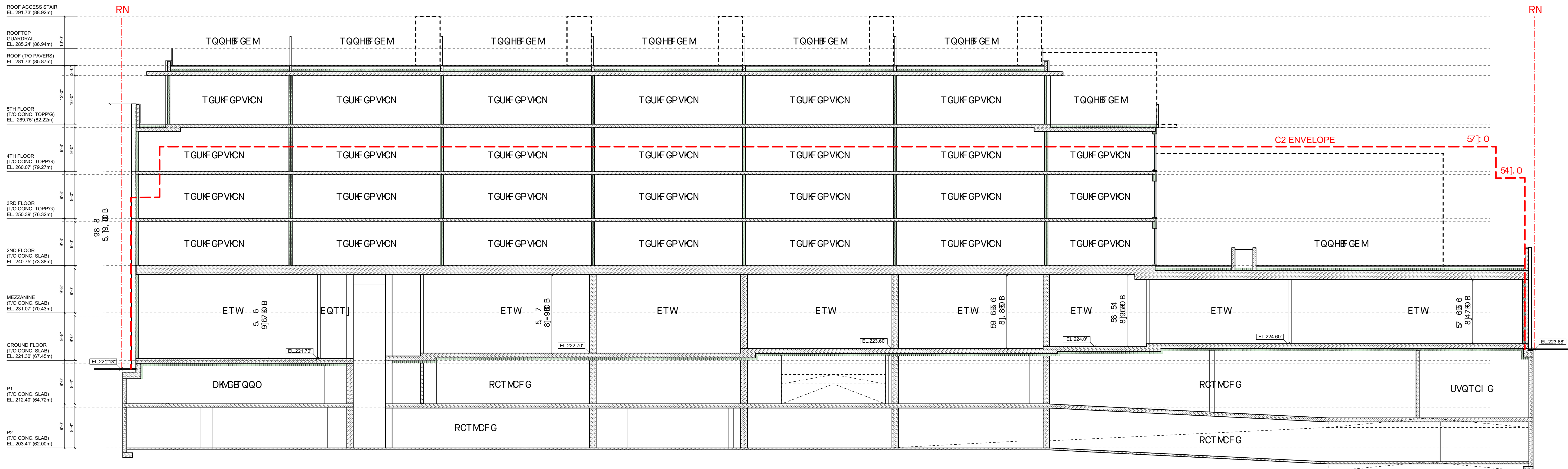
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VEGWRP C
VECNB BB



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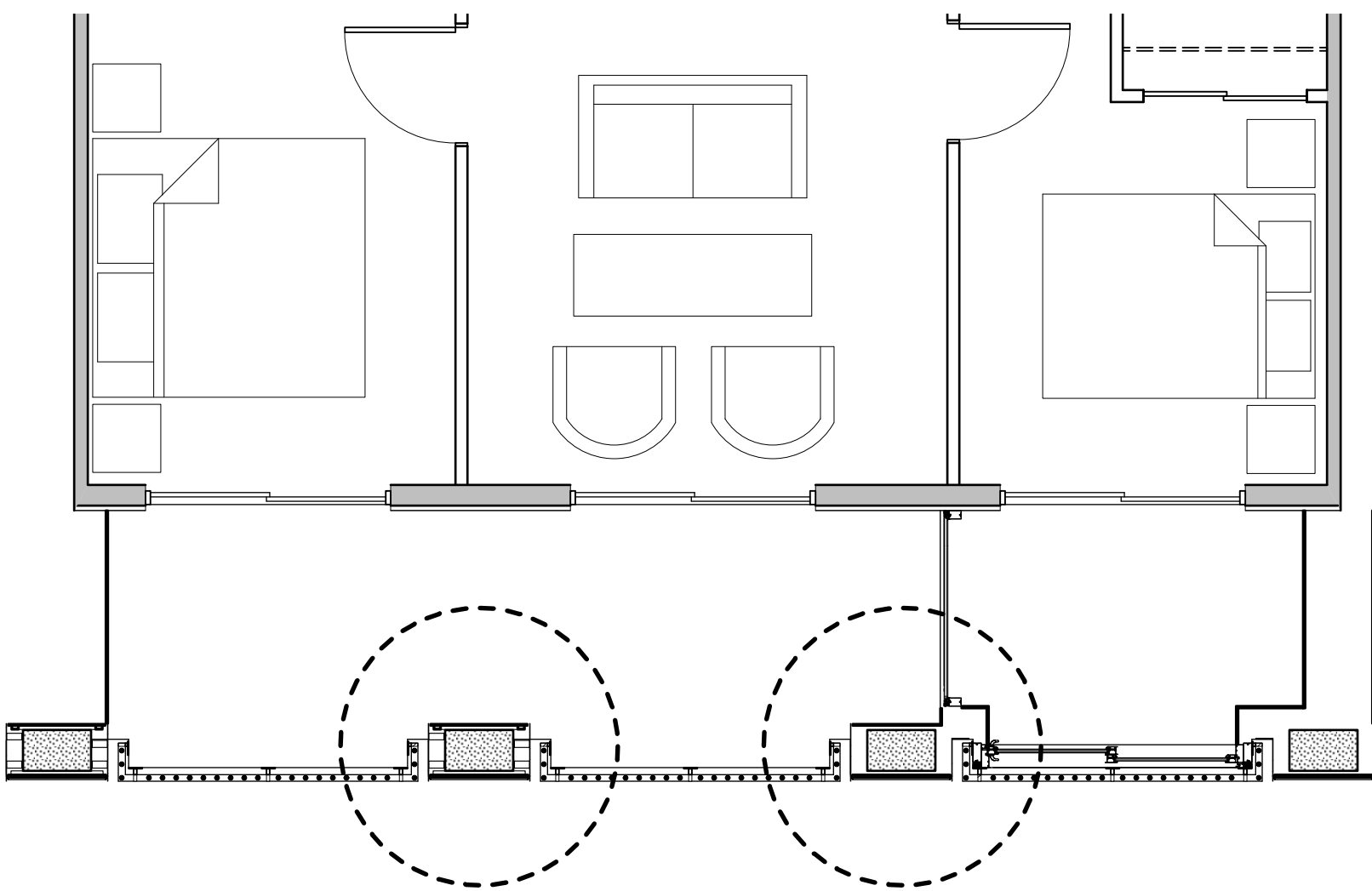
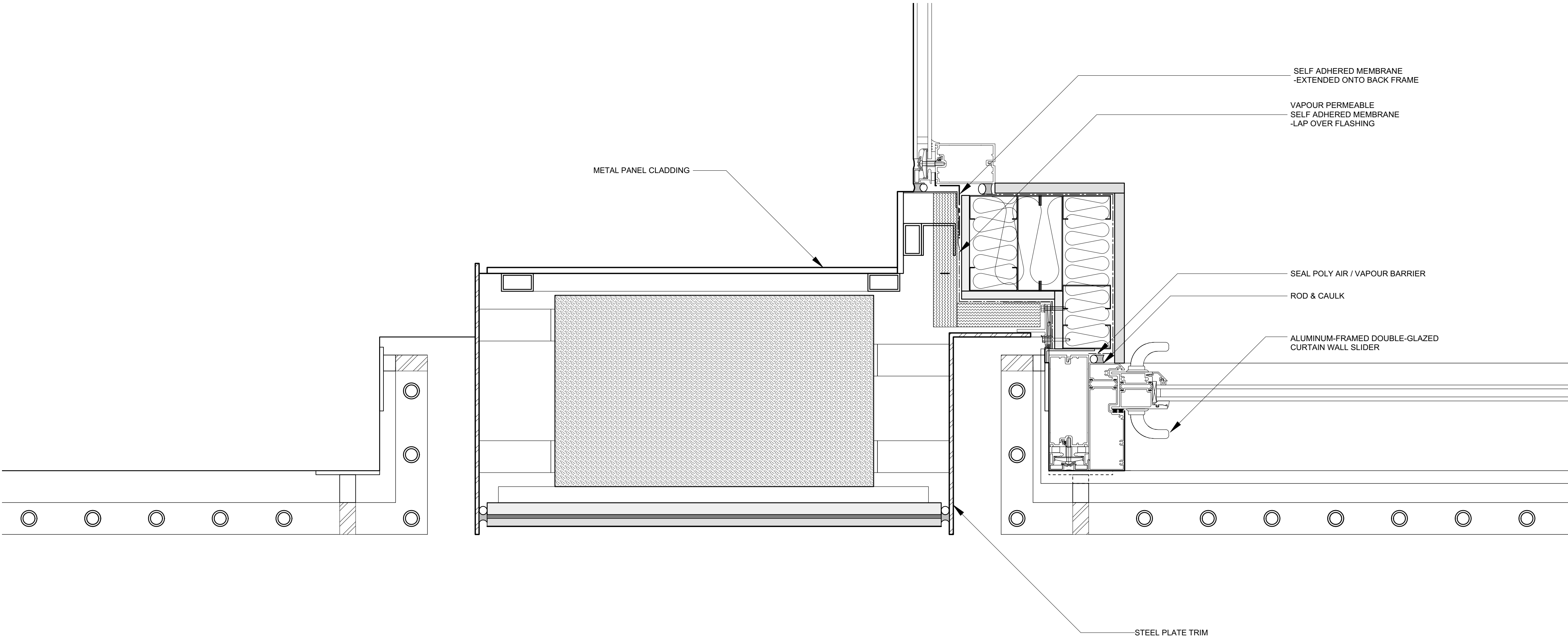


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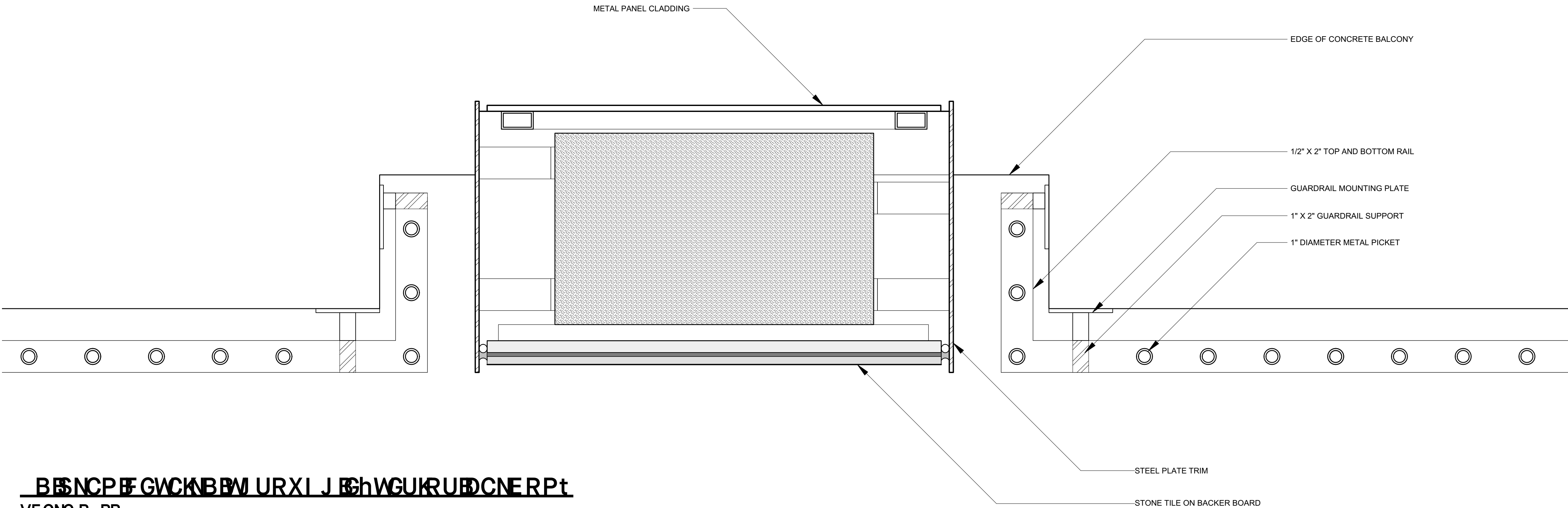
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~~Appendix F: Page 55 of 67~~

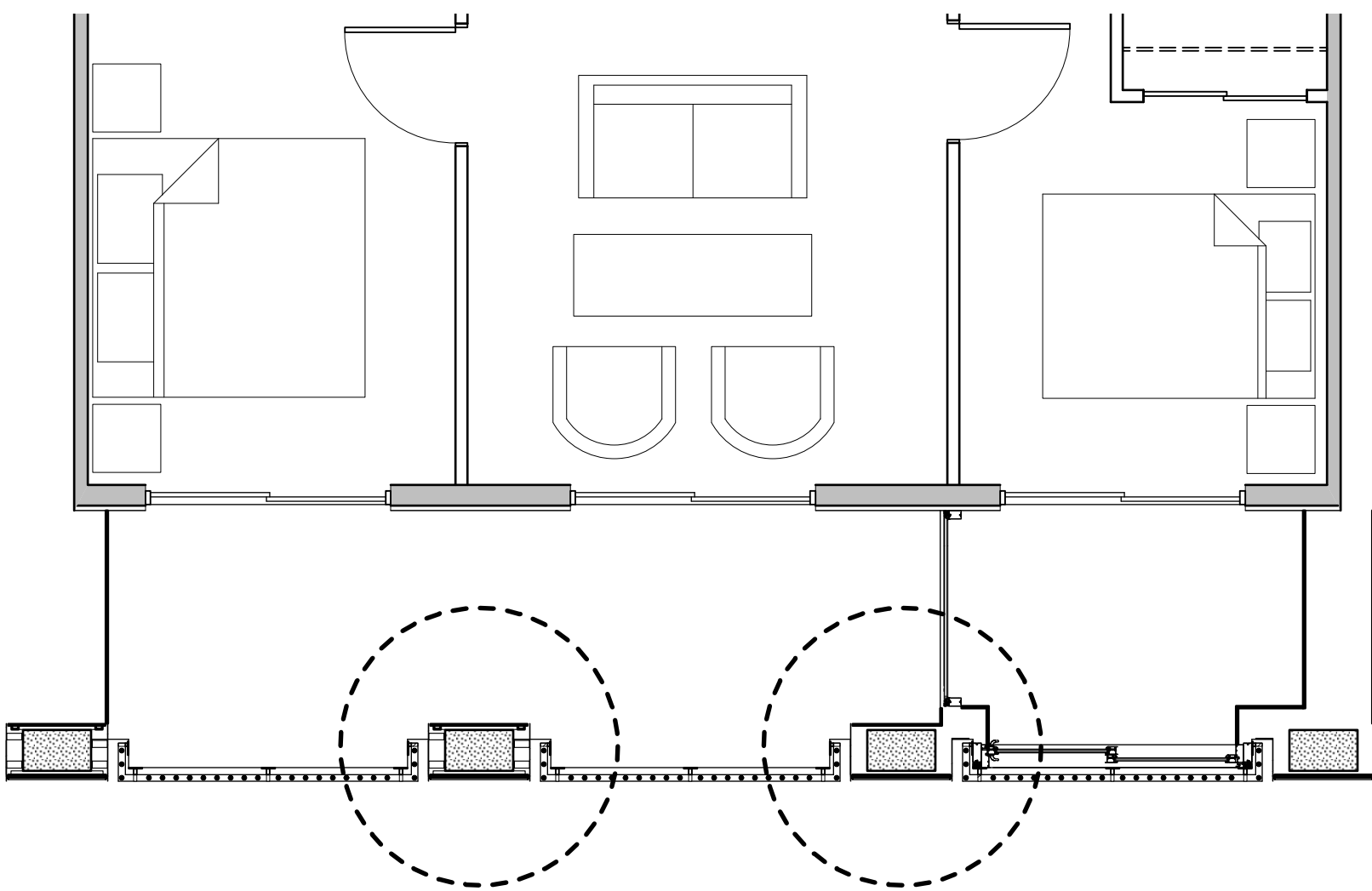
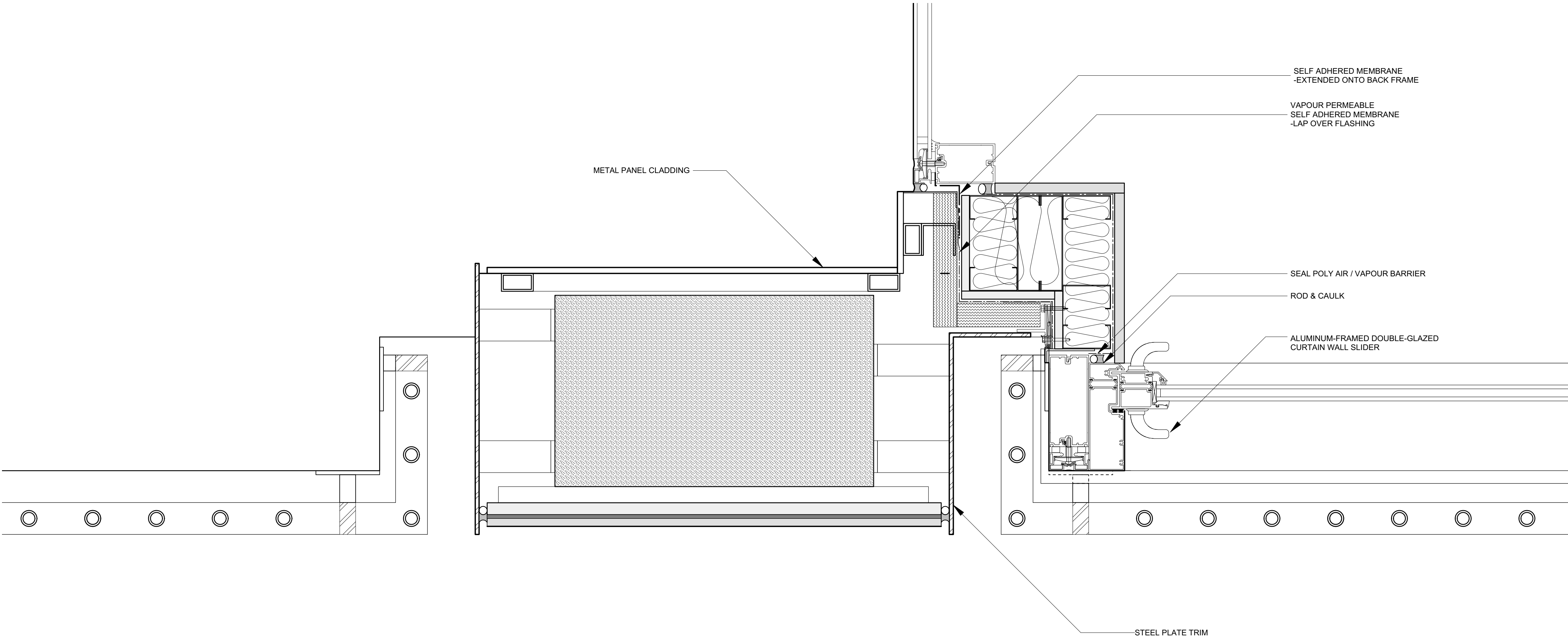


SECTION: WINDOW DETAIL
VE CNGB BB

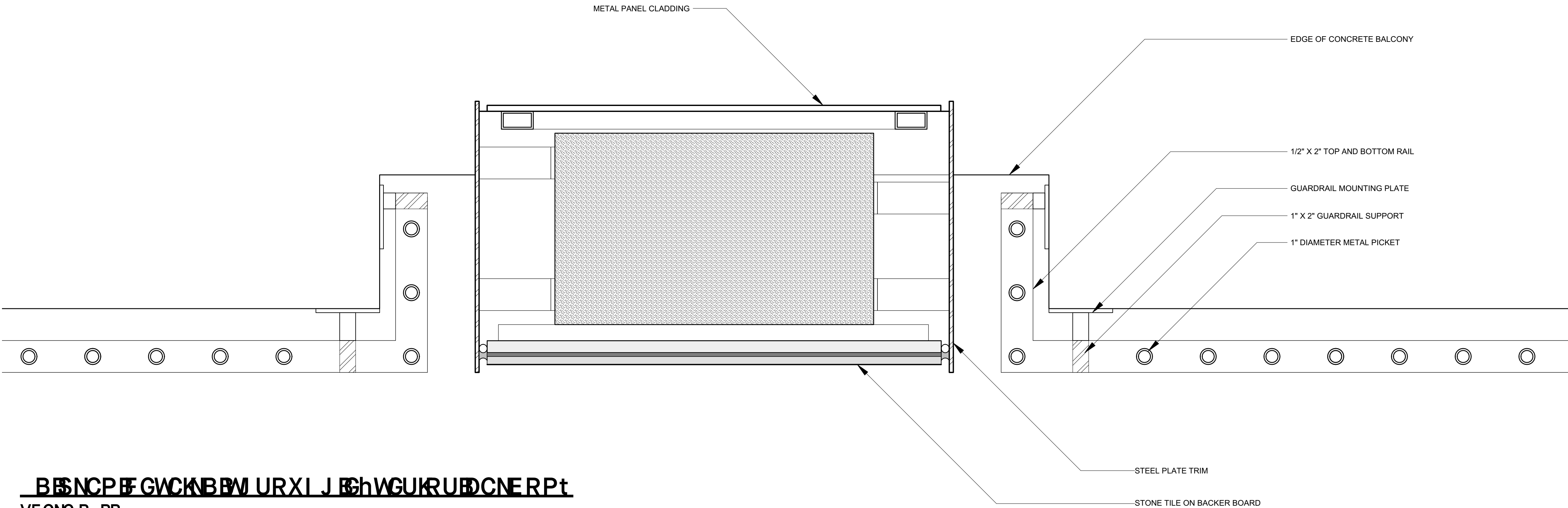


SECTION: BALCONY RAILING DETAIL
VE CNGB BB

PGB	FOVGB	KUUNGB
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UECNGB 7 8 B 5 4	W 000PGB	
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FTCZ PB Vb		
EJGE MFB B	RTQLPGB 5=46	



SECTION 1: CURTAIN WALL DETAIL
VE CNG B BB



SECTION 2: BALCONY RAILING DETAIL
VE CNG B BB

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FOVGB 5= 54 65		
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EJGE MFB B	RTQLPGB 5=46	



CONCEPT FEATURES

- 1 CAFE STYLE TABLES AND CHAIRS
- 2 ASHLAR STONE PAVING
- 3 STEEL TOP BENCHES WITH INTERGRATED SHRUB PLANTING
- 4 CERAMIC PATIO PAVING - CEASAR STONE AEXTRA 2.0 60 X 60
- 5 CIP CONCRETE PAVING
- 6 SMALL TREES (FLOWERING / FALL INTEREST)
- 7 STONE PAVER SETS (30 x 30)
- 8 MOSAIC TILE AT ENTRY
- 9 EXISTING BENCH TO REMAIN

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 BED
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. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
8. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
9. 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.
10. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



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E Issued for UDP Coordination 19-10-17
D Issued for UDP Coordination 19-10-08
C Issued for UDP Coordination 19-10-02

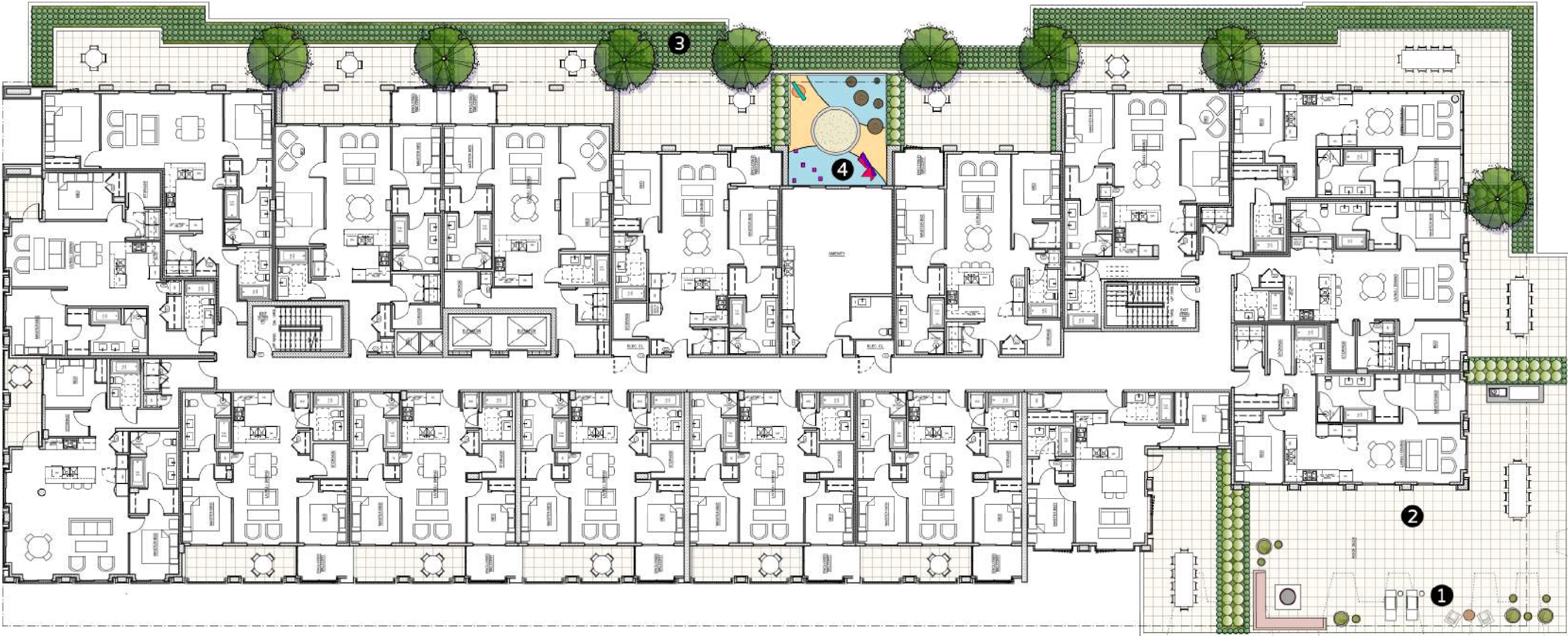
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Vancouver, BC

Gryphon Living
19092
August 21st, 2019

L1.0
SITE 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.
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- 8. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
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- 10. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



Scale: 1:150
SITE PLAN - LEVEL 2 1

CONCEPT FEATURES

- 1 PATIO FURNITURE
- 2 CERAMIC PATIO PAVING - CEASAR STONE AEXTRA 2.0 60 X 60
- 3 SMALL TREES / SHRUBS
- 4 KID PLAY AREA - INCLUDING SAND PIT, VERTICAL PLAY POLES, JUMPING PLATFORMS, AND PLAY ELEMENTS. ENCLOSED BY GLASS SAFETY RAILING



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C	Issued for UDP Coordination	19-10-02

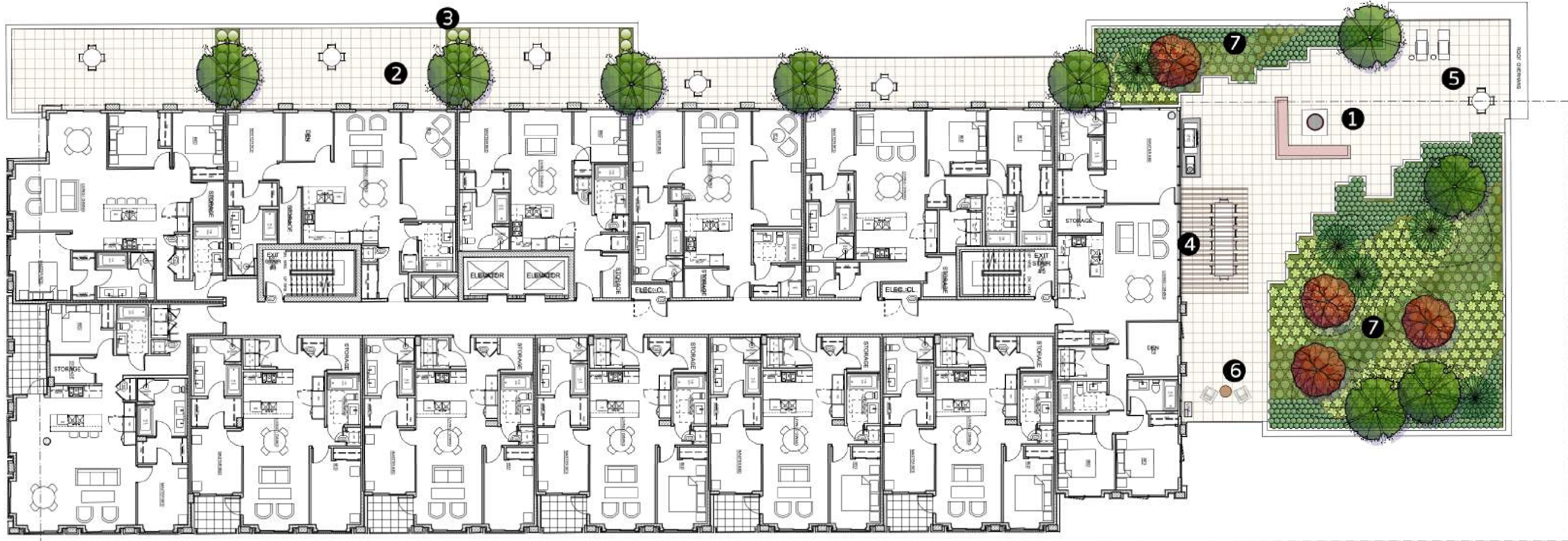
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Vancouver, BC

Gryphon Living
19092
August 21st, 2019

L1.1
SITE PLAN - LEVEL 2

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 BED
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9. 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.
10. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



Scale: 1:150
SITE PLAN - LEVEL 4 1

CONCEPT FEATURES

- 1 SOFA AND FIREPLACE
- 2 CERAMIC PATIO PAVING - CEASAR STONE AEXTRA 2.0 60 X 60
- 3 SMALL TREES / SHRUBS
- 4 TRELLIS AND BANQUET TABLE
- 5 LOUNGE CHAIRS AND CAFE TABLE
- 6 COFFE TABLE AND CHAIRS
- 7 LID STORM WATER AREA



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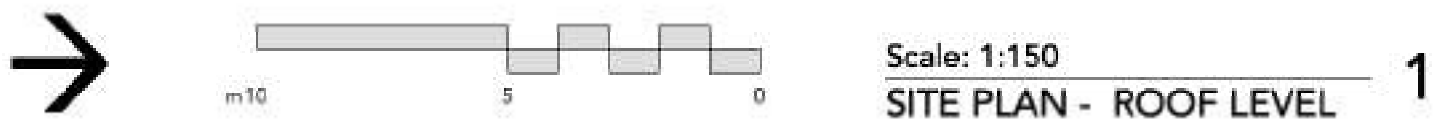
August 21st, 2019

L1.2

SITE PLAN - LEVEL 4

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 BED
- 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. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
- 8. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
- 9. 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.
- 10. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



I-RF

CONCEPT FEATURES

- 1 PATIO FURNITURE
- 2 CERAMIC PATIO PAVING - CEASAR STONE AEXTRA 2.0 60 X 60
- 3 SMALL TREES / SHRUBS



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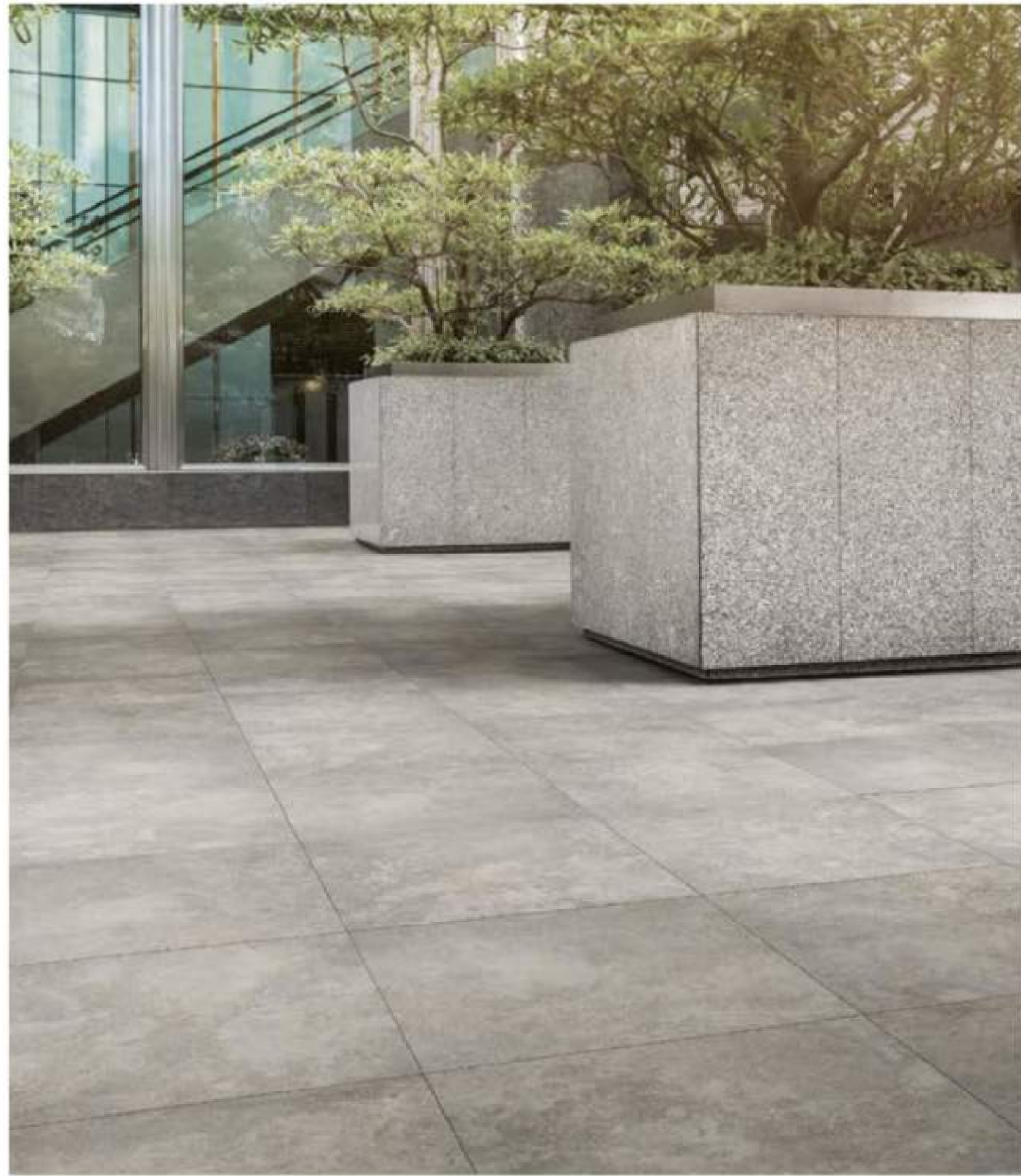
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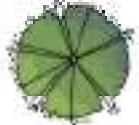

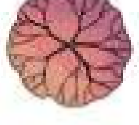
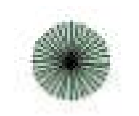
L1.3
SITE PLAN - ROOF LEVEL





PLANTING LIST:

DECIDUOUS TREES:

Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
	27 Magnolia stellata 'Royal Star'	Royal Star Magnolia	7cm cal.		B&B Specimen
	12 Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	7cm cal.		B&B Specimen.
	4 Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	7cm cal.		B&B Specimen, Multistem
	15 Pinus contorta var. contorta	Shore Pine	7cm cal.		

SHRUBS:

	160 Buxus sempervirens	Common Boxwood	#3 Pot	600mm o.c.	
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PERENNIALS, GRASSES, GROUNDCOVER:

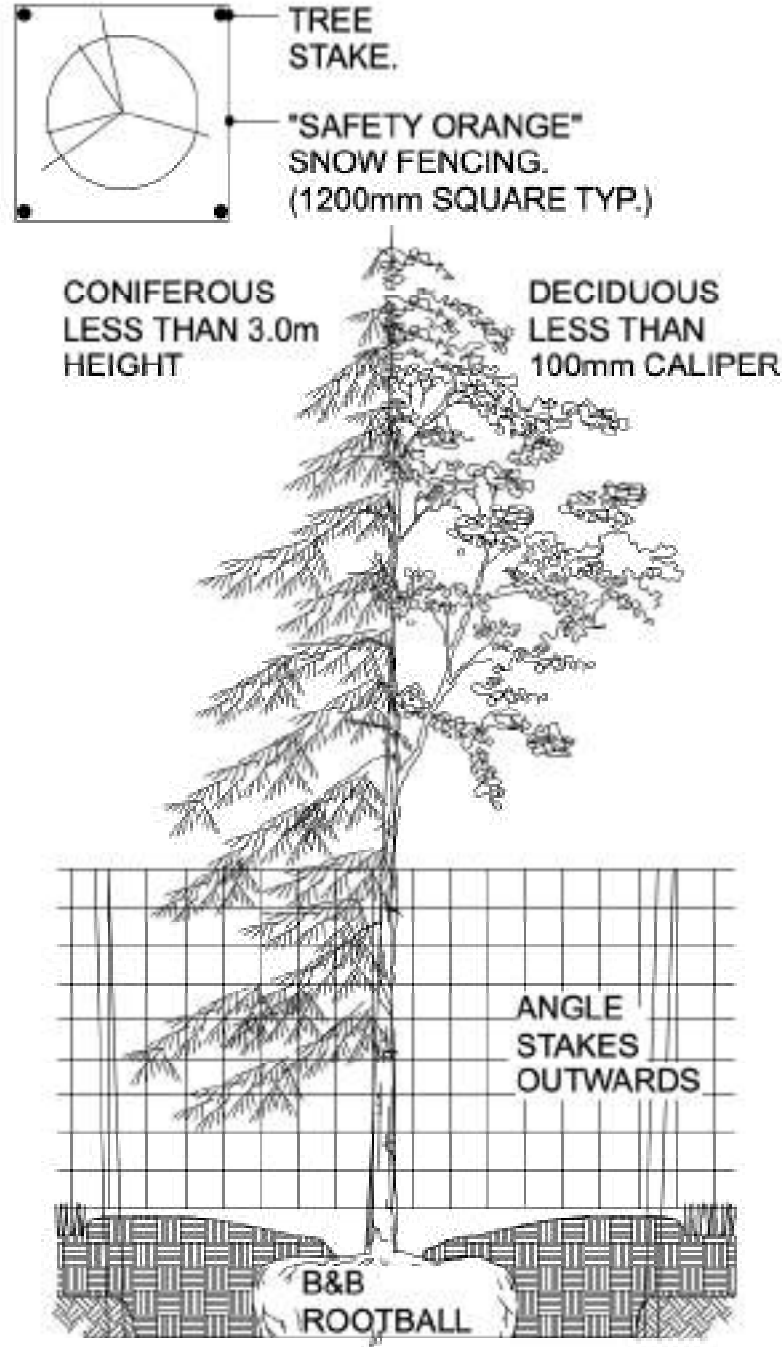
	395 Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 Pot	300mm o.c.	
	44 Blechnum spicant	Deer Fern	#2 Pot	600mm o.c.	
	44 Carex testacea 'Prairie Fire'	Orange New Zealand Sedge	#2 pot	450mm o.c.	

NOTES:

- ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
- IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- 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 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH PF ROOT BALL MUST BE BELOW SIDEWALK GRADE. 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:

- 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 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (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 4.5M (14'8") 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 MINIMUM 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.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES 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 DRIP LINES 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 TOO DIFFICULT TO RELOCATE 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 SUPPORT 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.



NOTES:

- SPECIFICATIONS: 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 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM 3m -5m FROM CONSTRUCTION ACTIVITY, PLACE STANDARD 'SAFETY ORANGE' SNOW FENCE MIN. OF 4.5m FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE.
- FOR EXCAVATION WITHIN 1-3m OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500mm. IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL. A MINIMUM 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.
- SEE ARBORIST REPORT FOR TREE PROTECTION FENCE LOCATION



F	Issued for UDP	19-10-30
E	Issued for UDP Coordination	19-10-17
D	Issued for UDP Coordination	19-10-08
C	Issued for UDP Coordination	19-10-02

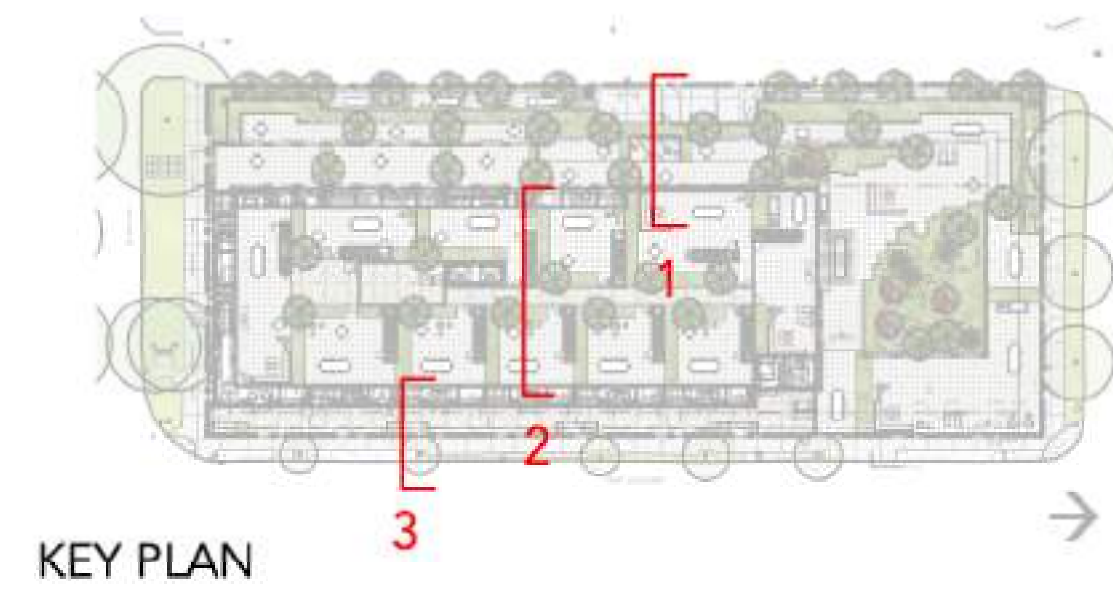
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Vancouver, BC

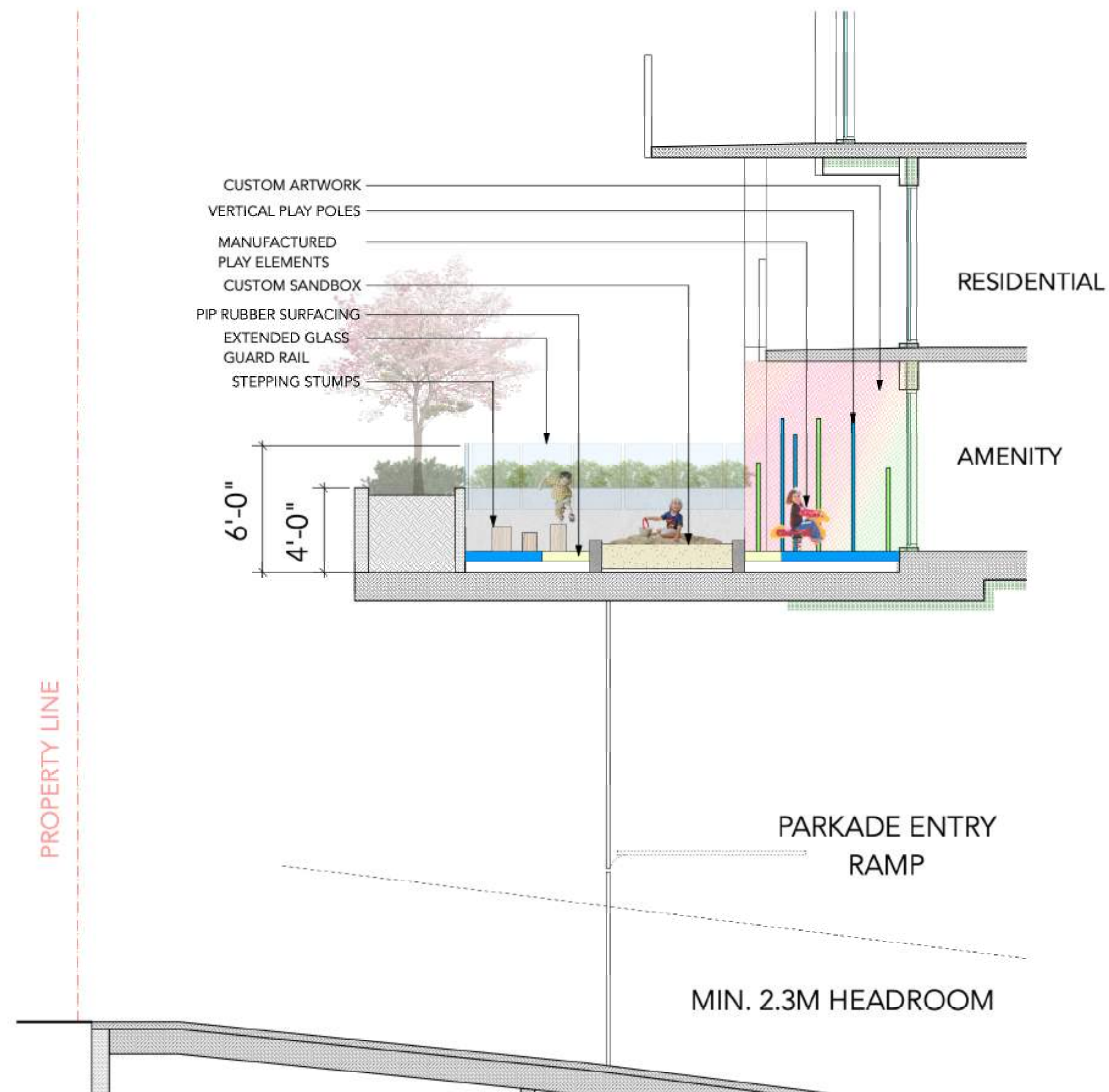
Gryphon Living
19092

August 21st, 2019

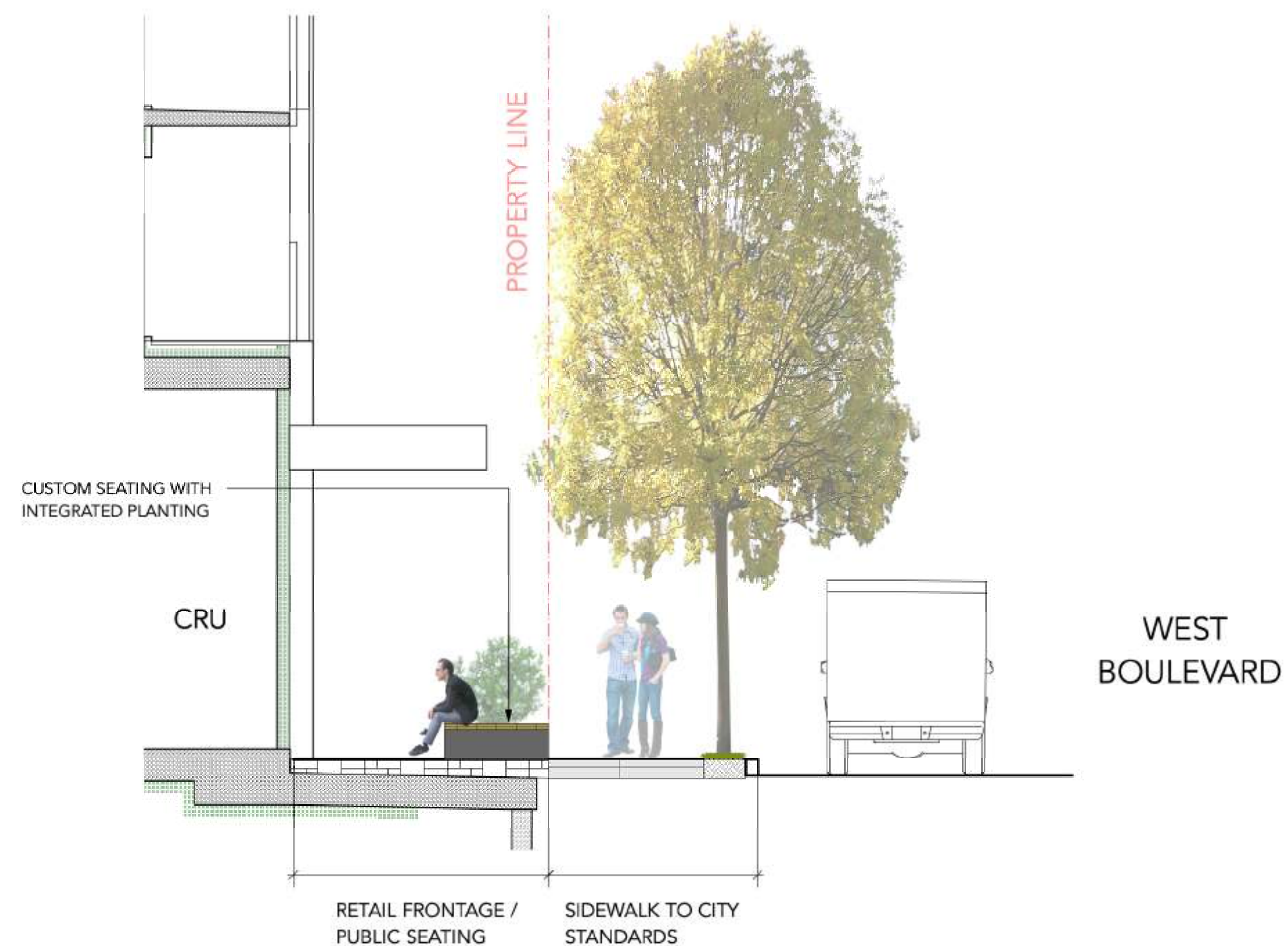
L3.0
PLANT LIST



2 ROOF LEVEL - PRIVATE AMENITY DECK
Scale: 1:50



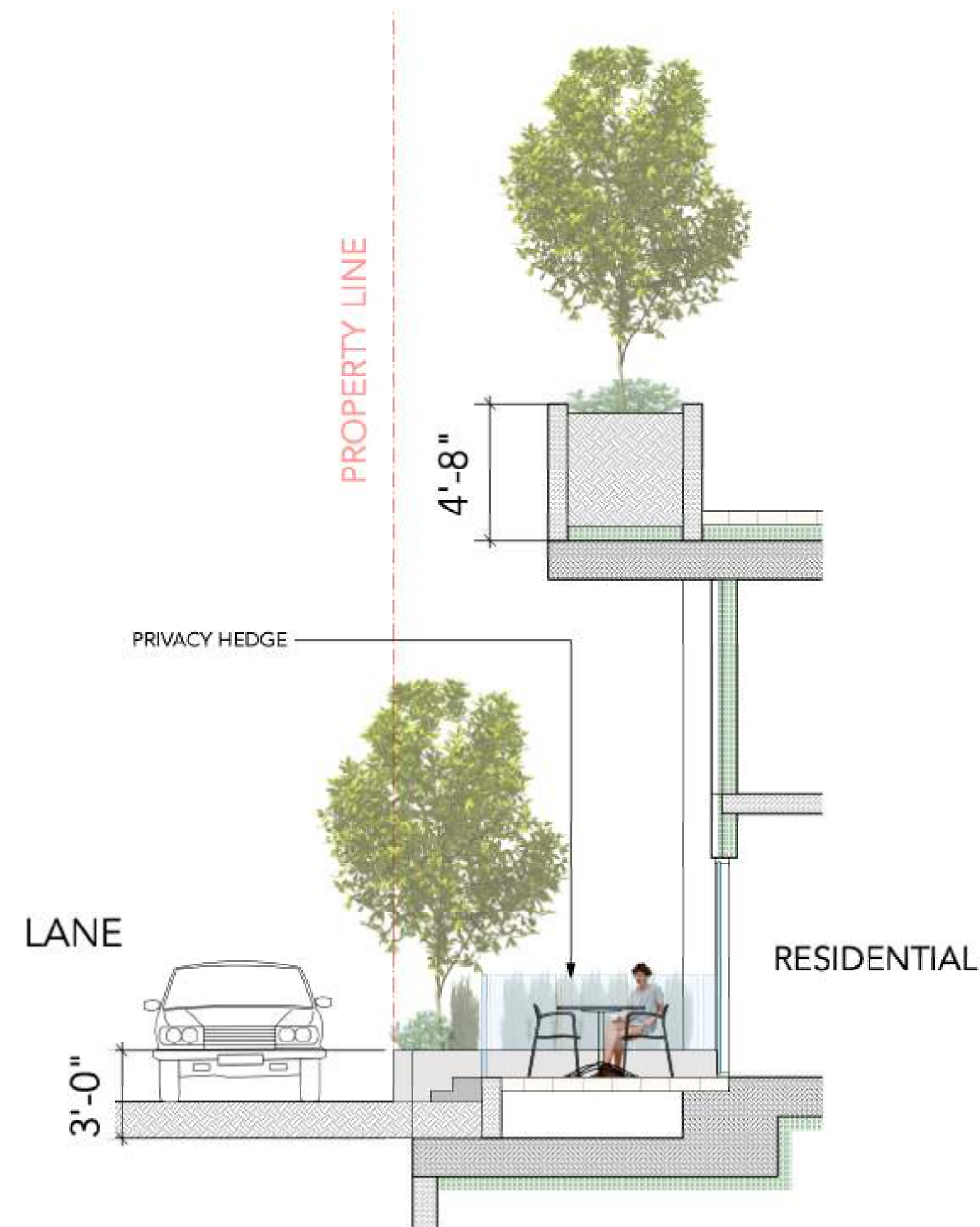
1 LEVEL 2 - AMENITY PLAY SPACE
Scale: 1:50



3 WEST BOULEVARD STREETSCAPE / FRONTAGE
Scale: 1:50



KEY PLAN



1 LANE PRIVATE PATIOS
Scale: 1:50



2 LEVEL 4 - PRIVATE AMENITY / STORM WATER AREA
Scale: 1:50