ARBUTUS CENTRE - BLOCK A

4255 Arbutus Street, Vancouver BC
Issued For Development Permit - April 7, 2015

PROPERTY INFORMATION

Legal Description	Civic Address	Parcel
Lot 2, D.L. 526, Plan 14750 P.I.D.: 003-501-980	4255 Arbutus Street Vancouver BC	Block A

DRAWING LIST

Architectural

Cover	Project Data & Statistics	n/a
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A 102	Site Plan	1:200
A 103	Shadow Studies	N.T.S.
A 104	Site Context	As Noted
A 105a	Phasing Diagram	1:1000
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A 201	Level P4 & P3 Plans	1:200
A 202	Level P2 & P1 Plans	1:200
A 203	Ground Floor Plan	1:100
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A 205	Second Floor Plan	1:100
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A 402	Building Elevations	1:100
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A 501	East West Section A	1:100
A 502	East West Section B	1:100
A 503	North South Section A	1:100
A 504	East West Section C	1:100

Landscape

L 0.00	Legends & Notes	n/a
L 0.01	Precedent Images	n/a
L 0.02	Tree Management Plan	1:150
L 1.01	Material & Layout Plan Ground Level	1:150
L 1.02	Material & Layout Plan Level 2	1:100
L 1.03	Material & Layout Plan Level 4	1:100
L 1.04	Material & Layout Plan Level 5	1:100
L 1.05	Material & Layout Plan Level 6	1:100
L 1.06	Material & Layout Plan Level 7	1:100
L 2.01	Grading Plan Ground Level	1:150
L 3.01	Planting Plan Ground Level	1:150
L 3.02	Planting Plan Level 2	1:100
L 3.03	Planting Plan Level 4	1:100
L 3.04	Planting Plan Level 5	1:100
L 3.05	Planting Plan Level 6	1:100
L 3.06	Planting Plan Level 7	1:100
L 7.01	Sections A & B	As Noted
L 7.02	Sections C & D	As Noted
L 7.03	Sections E, F, G & H	As Noted
L 7.04	Sections I, J & K	As Noted

FSR Compliance

Cover	Project Data & Statistics	n/a
FSR 001	Level P4 & P3 Plan Compliance Drawing	1:150
FSR 002	Ground floor Plan Compliance Drawing	1:100
FSR 003	Upper Floor Plan Compliance Drawing	1:100
FSR 004	Second Floor Plan Compliance Drawing	1:100
FSR 005	Third Floor Plan Compliance Drawing	1:100
FSR 006	Fourth Floor Plan Compliance Drawing	1:100
FSR 007	Fifth Floor Plan Compliance Drawing	1:100
FSR 008	Sixth Floor Plan Compliance Drawing	1:100
FSR 009	Seventh Floor Plan Compliance Drawing	1:100
FSR 010	Eighth Floor Plan Compliance Drawing	1:100
FSR 101	Wall Assemblies Compliance Drawing	As Noted



PARKING DATA SUMMARY

VEHICLE PARKING SUMMARY

RESIDENTIAL		No. Resident Use Stalls	Resident Use Formula	No. Visitor Use Stalls	Visitor Use Formula	No. Disabled Use Stalls	Disabled Use Formula	No. Car Share Stalls
Market Rental Requirements	Min.	102.0	(Gross Area sq m / 110)	11.0	(No. Units X 0.1)	-	-	2
Units: 115	Max.	201.3	(No. Res. Units X 1.75)	23.0	(No. Units X 0.2)	-	-	-
Non-Market Rental Requirements	Min.	29.5	(Gross Area sq m / 150)	5.0	(No. Units X 0.1)	-	-	-
Units: 59	Max.	37.5	(No. Res. Units X 0.75)	10.0	(No. Units X 0.2)	-	-	-
Seniors Rental Requirements	Min.	8.3	(No. Res. Units / 6)	0	-	-	-	-
Units: 59	Max.	8.3	(No. Res. Units / 6)	0	-	-	-	-
Total Stalls Residential Requirements	Min.	139.9		16.5		8	(1 / first 7 units +0.034 / addt'l unit)	2
	Max.	247.1		33.0		(Res. Parking Space Equivalent)	(Residential Parking Space Equivalent)	-
PROPOSED RESIDENTIAL PARKING		150		16		8 (included in 150 Resident Use Stalls)		2
							TOTAL PROPOSED STALLS:	168

Note: Parking in Excess of Zoning Maximums to be Transferred to Blocks B, C and D.

COMMERCIAL		No. Customer/Staff Use Stalls	Customer/Staff Use Formula	No. Visitor Use Stalls	Visitor Use Formula	No. Disabled Use Stalls	Disabled Use Formula	No. Car Share Stalls
Retail/Restaurant Requirements	Min.	72.4	(Gross Area sq m / 70)	-	-	-	-	-
	Max.	126.7	(Gross Area sq m / 40)	-	-	-	-	-
Office Space Requirements	Min.	18.6	(Gross Area sq m / 70)	-	-	-	-	-
	Max.	32.6	(Gross Area sq m / 40)	-	-	-	-	-
Self Storage Office Requirements	Min.	1.5	(1 / 100 sq m up to 300 sq m)	-	-	-	-	-
	Max.	n/a	n/a	-	-	-	-	-
Total Stalls Commercial Requirements	Min.	92.5		0	-	0.4	(1/first 500 sq m +0.4/addt'l 1000 sq m)	-
	Max.	159.2		0	-	(Comm. Parking Space Equivalent)	(Commercial Parking Space Equivalent)	-
PROPOSED COMMERCIAL PARKING		202		0		4		0
							TOTAL PROPOSED STALLS:	206

Note: Parking in Excess of Zoning Maximums to be Transferred to Block B when Parkades are Joined.

LOADING	No. Class A Spaces	Class A Formula	No. Class B Spaces	Class B Formula	No. Class C Spaces	Class C Formula
Residential Requirements	2.2	(No. Res. Units X 0.01)	0	(No. Res. Units X 0.008)	)	n/a
Self Storage Facility Requirements	17.6	(1 / 620 sq m)	1.1	(1 Visitor x 1 / 1860 sq m)	)	n/a
Other Non-Residential Requirements	6.0	(1/first 100 sq m+1/next 300 sq m+1/next 500 sq m+1/next 750 sq m+1/next 1500 sq m+1/next 3000 sq m)	4.0	(1/first 100 sq m+1/next 750 sq m+1/next 2000 sq m+1/subsequent 4000 sq m)	2.)	(1/first 2500 sq m+1/next 5000 sq m+1/next 10000 sq m)
Total Spaces Loading Requirements	25.7		5.1		2.4	
PROPOSED LOADING	13		11		1	
						TOTAL PROPOSED LOADING SPACES: 25

BICYCLE PARKING SUMMARY

		No. Class A Stalls	No. Class B Stalls	No. Horizontal Stalls (Min. 50% X Class A)	No. Vertical Stalls (Max. 30% X Class A)	No. Bike Lockers (Min. 20% X Class A)
RESIDENTIAL						
Market Rental Requirements (1.25 / Res. Unit)	Units:115	143.8	4.0	71.9	43.1	28.8
Non-Market Rental Requirements (1.25 / Res. Unit)	Units: 59	62.5	2.0	31.3	18.8	12.5
Seniors Rental Requirements (0.25 / Res. Unit)	Units: 59	12.5	6.0	6.3	3.8	2.5
Total Stalls Residential Requirements		218.8	12.0	160.4	65.8	43.8
PROPOSED RESIDENTIAL BIKE PARKING		231	12	144	43	44
NON-RESIDENTIAL (Note End-of-Trip Facility data)						
Office Space Requirements (1 / 500 sq m)		2.9	0	1.5	0.9	52.0
Retail Requirements (1 / 500 sq m)		9.7	6.0	4.9	2.9	2.0
Total Stalls Non-Residential Requirements		12.6	6.0	6.3	3.8	2.5
PROPOSED NON-RESIDENTIAL BIKE PARKING		16	12	7	4	5

End-of-Trip Facility Data*	Male Facility Required	Male Facility Provided	Female Facility Required	Female Facility Provided
WC	1	1	1	1
Sink	1	1	1	1
Shower	1	1	1	1
Bm Locker 30x45x90	10	12	10	12
Lg Locker 30x45x180	10	10	10	10

** Designed for anticipated future use of up to 29 Class A stalls*

PROJECT TEAM

Owner/Developer	Architect/Sustainability	Landscape Architect	Structural	Mechanical/Electrical	Building Envelope	Traffic	Code Consultant	Survey
Larco Investments Inc. 300-100 Park Royal West Vancouver, BC V7T 1A2 T: (604) 925-2700 F: (604) 925-2739	DIALOG 406-611 Alexander St Vancouver, BC V6A 1E1 T: (604) 255-1169 F: (604) 255-1790	PWL Partnership 500-1201 West Pender St Vancouver, BC V6E 2V2 T: (604) 639 5313 F: (604) 688 6112	John Bryson & Partners 700-609 West Hastings St Vancouver, BC V6B 4W4 T: (604) 685-9633 F: (604) 685-9566	CADA Consultants Ltd 1312 South East Marine Dr Vancouver, BC V5X 4K4 T: (604)210-0021 F: (604)210-0017	Morrison Hershfield Ltd 310-4321 Still Creek Dr Burnaby, BC V5C 6S7 T: (604) 454-0402 F: (604) 454-0403	Bunt & Associates Engineering (BC) Ltd 1550-1 050 West Pender St Vancouver, BC V7J 2A2 T: (604) 685-9427 F: (604) 685-6579	CPT Engineering Inc 800-1901 Rosser Ave Burnaby, BC V5C 6R6 T: (604) 684-2384 F: (604) 684-2432	Bennett Land Surveying Inc 201-275 Fell Ave North Vancouver, BC V7P 3R5 T: (604) 841-2875 F: (604) 980-6856

FLOOR AREAS SUMMARY

COMMERCIAL GROSS FLOOR AREA SUMMARY

		Area (sq m)	Area (sq ft)
GROSS OFFICE AREA			
Gross-Office	4	1,309.9 sq m	14,035 sq ft
Gross-Office		120.8 sq m	1,300 sq ft
Gross-Office		118.8 sq m	1,298 sq ft
Gross-Office		8.6 sq m	92 sq ft
Gross-Office		1,057.7 sq m	11,385 sq ft
Total Gross Office Area		1,303.9 sq m	14,035 sq ft
GROSS COMMERCIAL AREA			
	1	5,066.0 sq m	54,530 sq ft
Gross-Commercial		5,066.0 sq m	54,530 sq ft
Total Gross Commercial Area		5,066.0 sq m	54,530 sq ft
GROSS SELF STORAGE FACILITY AREA			
	2	10,906.9 sq m	117,401 sq ft
Self Storage		2,483.0 sq m	26,727 sq ft
Self Storage		8,423.8 sq m	90,673 sq ft
Total Gross Self Storage Facility Area		10,906.9 sq m	117,401 sq ft
GROSS SELF STORAGE OFFICE AREA			
	1	153.0 sq m	1,647 sq ft
Self Storage Office		153.0 sq m	1,647 sq ft
Total Gross Self Storage Office Area		153.0 sq m	1,647 sq ft
TOTAL COMMERCIAL GROSS FLOOR AREA		17,429.8 sq m	187,613 sq ft

RESIDENTIAL GROSS FLOOR AREA SUMMARY

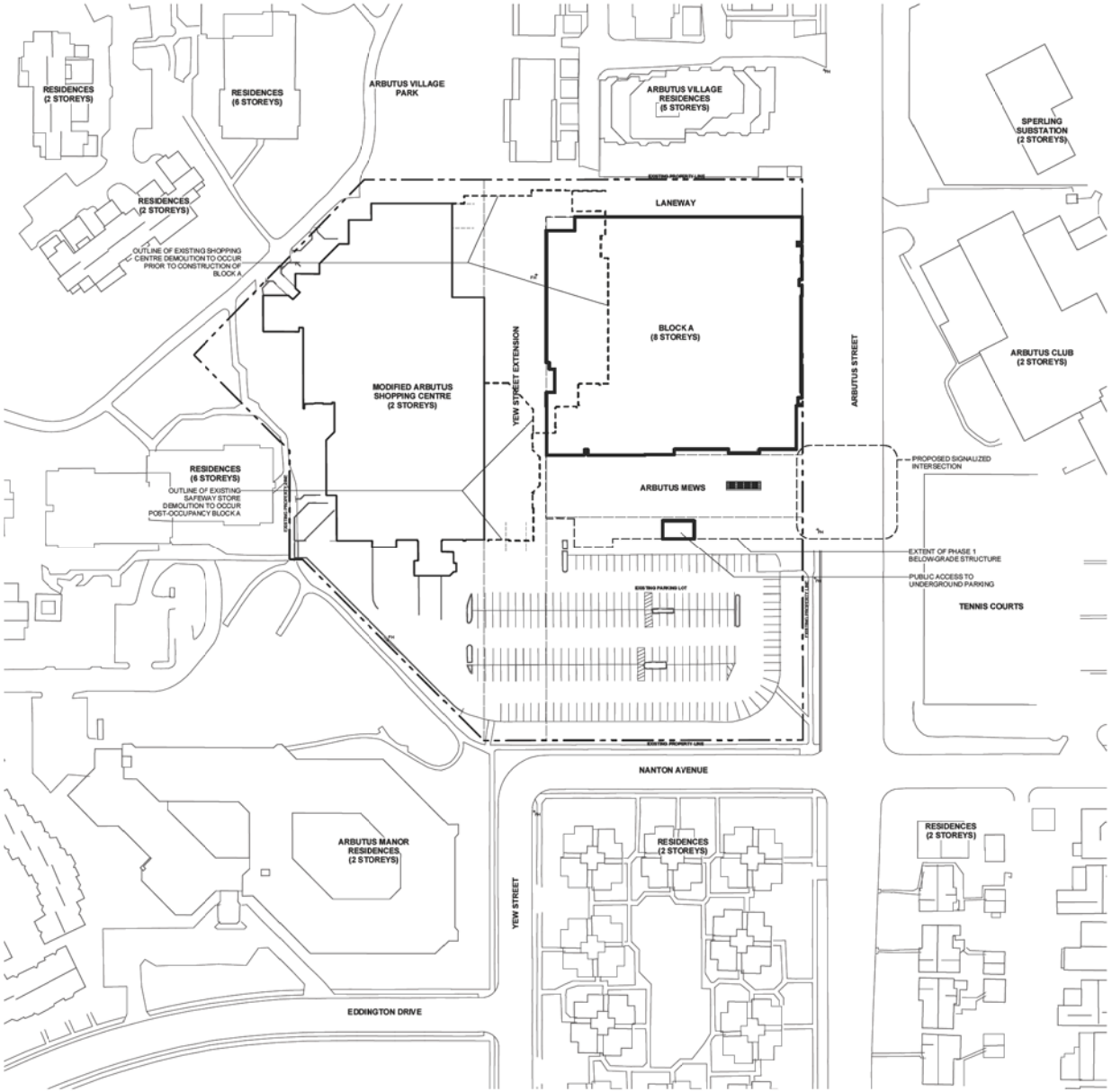
	Area (sq m)	Area (sq ft)
GROSS MARKET RENTAL AREA		
Market Rental - Rentable Area	8,910.5 sq m	
Market Rental - Non-Rentable Area	2,311.5 sq m	
Total Gross Market Rental Area	11,222.0 sq m	120,792.94 sq ft
GROSS NON-MARKET RENTAL AREA		
Non-Market Rental - Rentable Area	3,761.9 sq m	
Non-Market Rental - Non-Rentable Area	667.1 sq m	
Total Gross Non-Market Rental Area	4,429.0 sq m	47,663.78 sq ft
GROSS SENIORS RENTAL AREA		
Seniors Rental - Rentable Area	2,764.2 sq m	
Seniors Rental - Non-Rentable Area	625.9 sq m	
Total Gross Seniors Rental Area	3,391.1 sq m	36,664.62 sq ft
TOTAL RESIDENTIAL GROSS FLOOR AREA	19,242.2 sq m	207,121.35 sq ft

RESIDENTIAL UNIT COUNT + MIX

	Typ. Unit Sizes	Unit Mix %	No. Units
MARKET RENTAL UNITS			
1B-bdroom	631 sf - 795 sf	45%	52
1B-bdroom + Den	794 sf	0%	0
2B-bdroom	906 sf - 1091 sf	47%	54
2B-bdroom+Den	1209 sf - 1259 sf	3%	4
PH 2Bedroom	1113 sf	0%	0
PH 3Bedroom	1415 sf - 1588 sf	3%	4
PH 3Bedroom + Den	3144 sf	1%	1
Total Market Rental Units			115
NON-MARKET RENTAL UNITS			
1B-bdroom	587 sf - 617 sf	50%	25
2 Bedroom	808 sf - 968 sf	48%	24
3 Bedroom	1357 sf	2%	1
Total Non-Market Rental Units			50
SENIORS RENTAL UNITS			
1B-bdroom	584 sf - 621 sf	100%	50
Total Seniors Rental Units			50
TOTAL RESIDENTIAL UNIT			215

FLOOR AREAS SUMMARY FOR FSR CALCULATIONS

	Gross Floorplate Area (sq m)	No. Res. Units	Amenity Space Area(sq m)	Mech. / Shaft Area (sq m)	Res. Storage Area (sq m)	Balconies Area (sq m)	Additional Wall Area (sq m)
Level P4 - Self Storage Facility Area	8423.8 sq m	0	0	0	0	0	0
Level P3 - Self Storage Facility Area	2483.0 sq m	0	0	0	0	0	0
Ground Floor	5109.0 sq m	0	0	31.9 sq m	0	0	57.1 sq m
Upper Ground Floor	1994.4 sq m	0	0	0	0	0	15.0 sq m
Second Floor	3923.7 sq m	47	200.9 sq m	0	186.5 sq m	0	86.0 sq m
Third Floor	3886.1 sq m	47	134.2 sq m	0	173.7 sq m	291.2 sq m	86.0 sq m
Fourth Floor	3923.8 sq m	43	63.3 sq m	0	164.3 sq m	268.0 sq m	86.1 sq m
Fifth Floor	3391.1 sq m	39	63.3 sq m	0	146.8 sq m	336.3 sq m	24.0 sq m
Sixth Floor	2372.2 sq m	22	45.9 sq m	0	59.2 sq m	217.8 sq m	24.0 sq m
Seventh Floor	1141.2 sq m	12	0	0	23.3 sq m	162.9 sq m	11.9 sq m
Eighth Floor	962.1 sq m	5	0	0	19.4 sq m	207.2 sq m	2.6 sq m
Roof Level	18.2 sq m	0	0	0	0	0	4.2 sq m
TOTALS	37,018.7 sq m	215	506.1 sq m	31.9 sq m	785.1 sq m	1,488.5 sq m	377.1 sq m



NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Typ.

EXISTING SITE PROPERTY LINE
PROPOSED LEGAL SUBDIVISION LINE
EXTENT OF DEMOLITION TO EXISTING BUILDING
EXTENT OF PROPOSED BELOW-GRADE BUILDING STRUCTURE

CONTEXT PLAN 1 / A-100
SCALE: 1:500

DIALOG

ISSUED FOR

A 07/04/15 Development Permit

ADDRESS:
4255 ARBUTUS STREET
VANCOUVER, BC

LEGAL DESCRIPTION:
LOT 2, DL 526, PLAN 14750
PID: 003-501-680

METRIC

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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT

SEAL

Arbutus Centre Block A

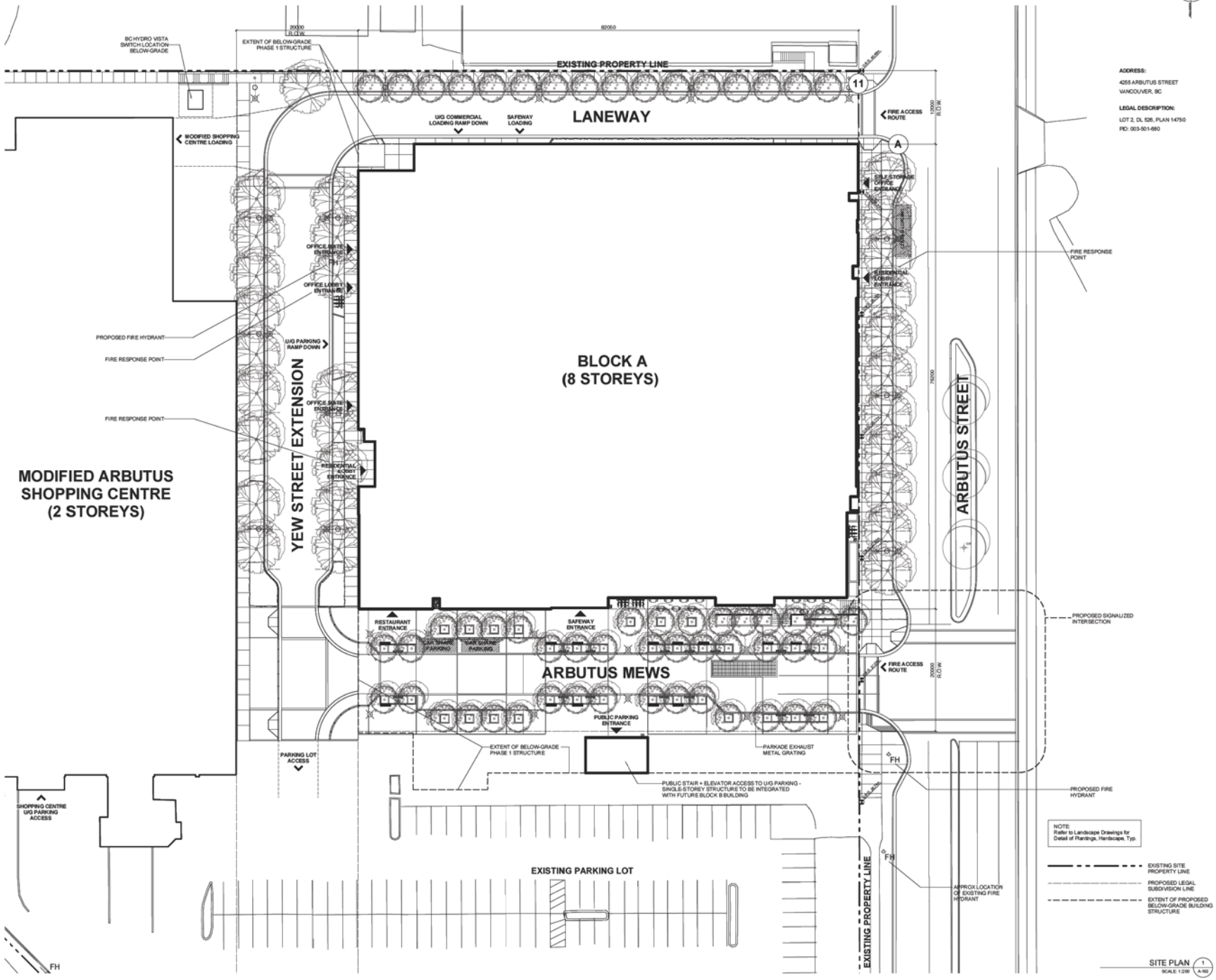
4255 Arbutus Street

Context Plan

DRAWN: CHECKED:
PLOT DATE: 4/5/15

A101

04092v0100



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Arbutus Centre Block A

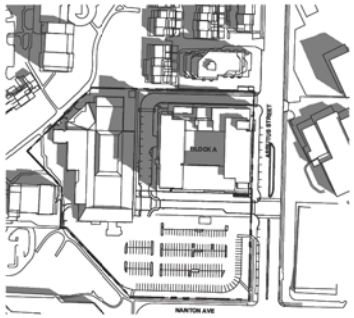
4255 Arbutus Street

Site Plan

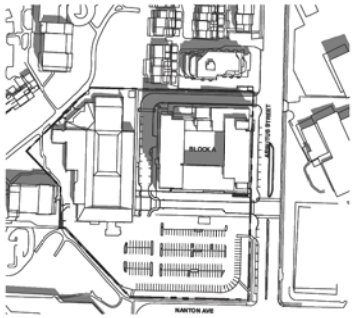
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PLOT DATE: 4/6/15

A102

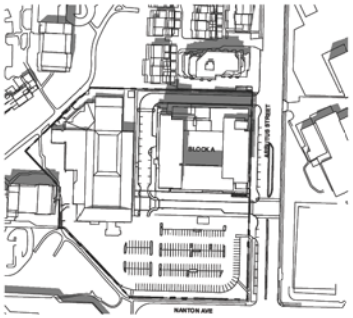
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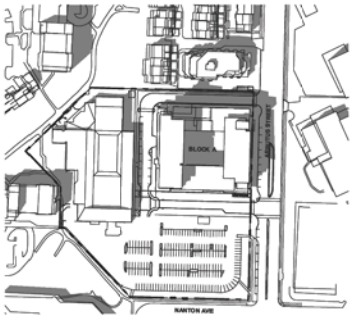
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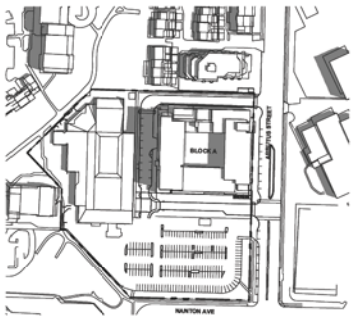
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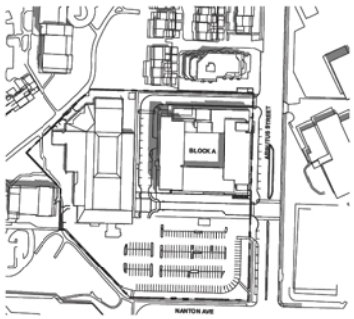
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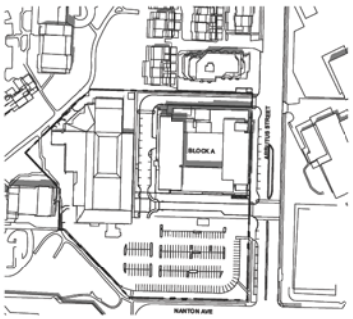
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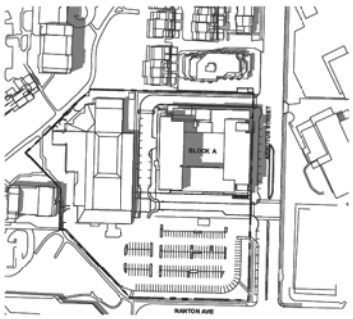
JUNE 21 10AM



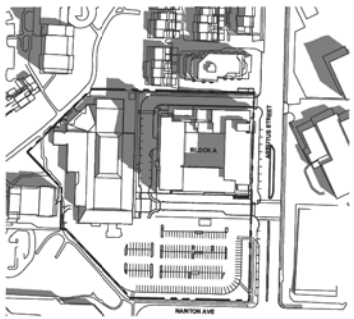
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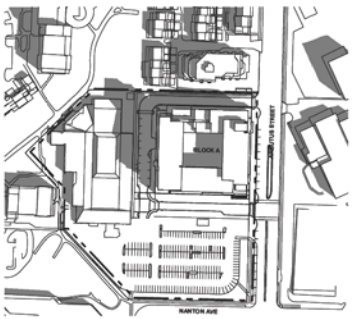
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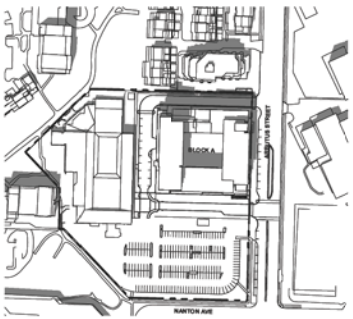
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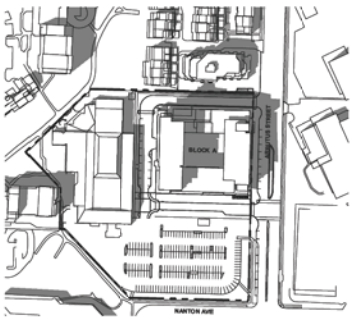
SEPTEMBER 21 10AM



SEPTEMBER 21 12PM



SEPTEMBER 21 2PM



SEPTEMBER 21 4PM

DIALOG

ISSUED FOR

A 07/04/15 Development Permit

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VANCOUVER, BC, V6A 1E1
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design@dialog.group.ca

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700-808 WEST HASTINGS STREET
VANCOUVER, BC, V6B 4N4
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PHILPAR TNERSHIP
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VANCOUVER, BC, V6E 2V2
Tel (604) 688-5313 Fax: (604) 688-5112

SEAL

Arbutus Centre Block A

4255 Arbutu Street

Shadow Studies

DRAWN CHECKED
PLOT DATE: 4/8/15

A103

04092v0100

4092 BLK A Site plan.mw



SOUTH CONTEXT ELEVATION 1
SCALE: 1:300



EAST CONTEXT ELEVATION 2
SCALE: 1:300


RESIDENCE TO THE SOUTHEAST


RESIDENCES TO THE SOUTH


ARBUTUS MANOR TO THE SOUTHWEST


VIEW TO THE NORTH ALONG ARBUTUS


ARBUTUS VILLAGE RESIDENCES TO THE NORTH


ARBUTUS VILLAGE RESIDENCES TO THE NORTH


ARBUTUS SHOPPING CENTRE TO THE WEST


ARBUTUS CLUB TO THE EAST


SPERLING SUBSTATION TO THE EAST

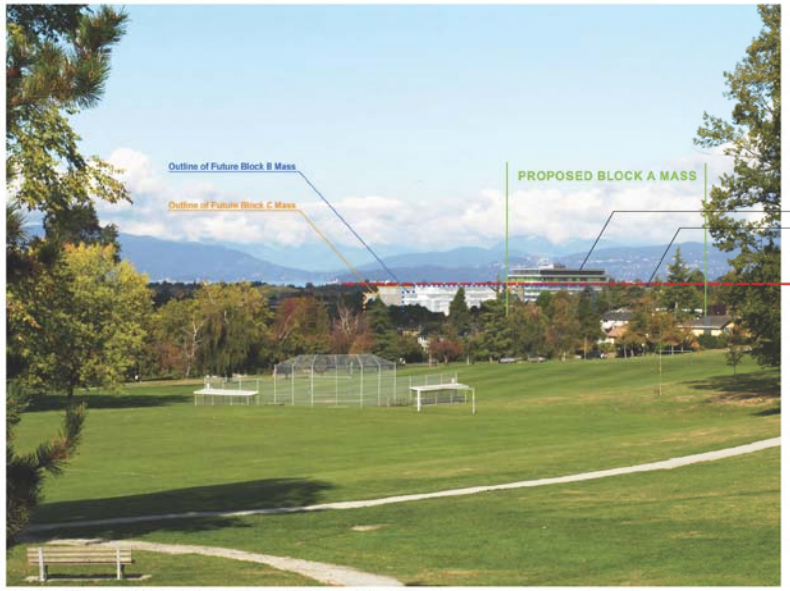


Photo Montage of Proposed View towards Arbutus Village taken from South-East corner of Quilchena Park

VIEW ANALYSIS 3
SCALE: N.T.S.

DIALOG

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STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

SEAL

Arbutus Centre Block A

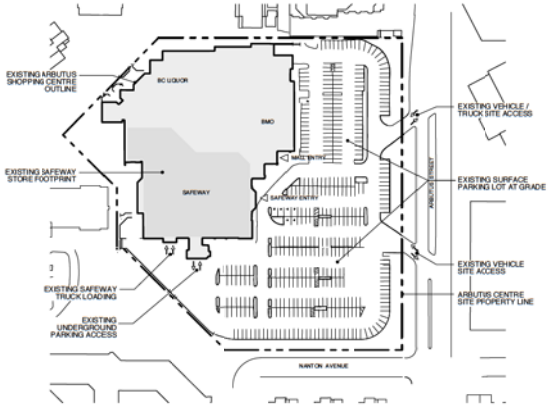
4255 Arbutus Street

Site Context

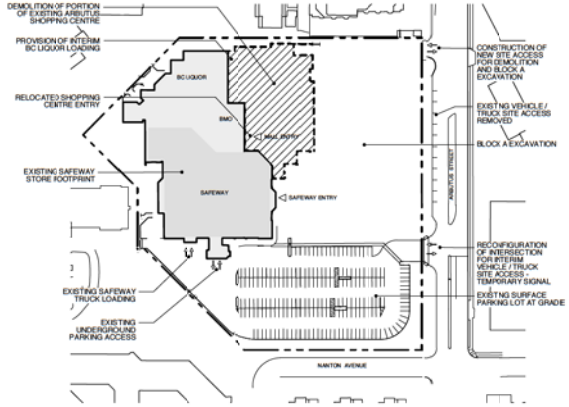
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A104

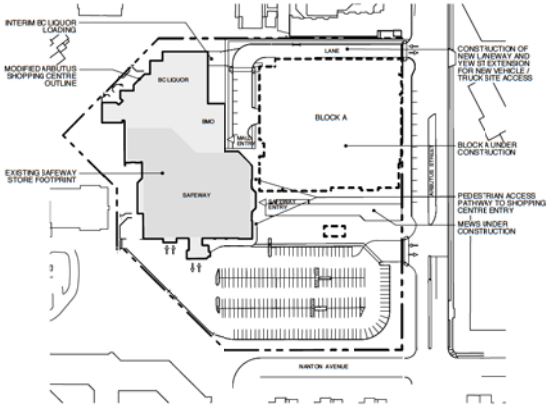
04092v0100



A1.
- Existing Site Condition
- 390 Surface Parking Stalls
- 61 Underground Stalls



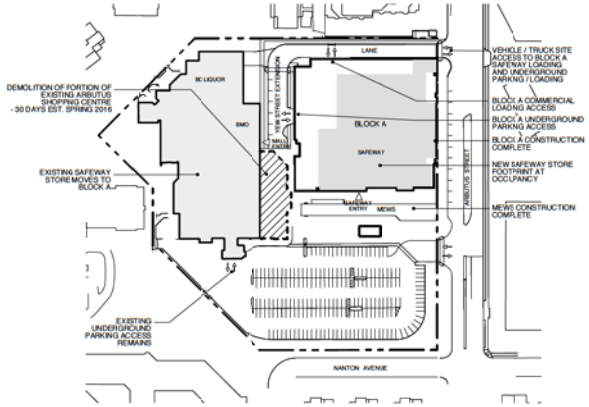
A2a.
- First Demolition Of North East Portion Of Existing Shopping Centre
- Construction Of Interim Access From Arbutus To Existing Parking And Safeway Loading Including Temporary Traffic Signal at Access Point on Arbutus St.
- Excavation for Block A
- 175 Existing Surface Parking Stalls
- 61 Existing Underground Parking Stalls Below Existing Shopping Centre
- 2 Interim BC Liquor Loading Bays
- 10 New Surface Parking Stalls at Grade on Arbutus St.



A2b.
- Construction Of North Lane and Mews.
- Construction of Block A
- 175 Surface Parking Stalls
- 61 Underground Parking Stalls
- 2 Interim BC Liquor Loading Bays
- 8 Surface Parking Stalls at Grade on Yew St. Extension
- 10 Surface Parking Stalls at Grade on Arbutus St.

LEGEND
EXISTING PROPERTY LINE
PROPOSED SUBDIVISION LINE

NOTE: Refer to CFT Engineering Inc. Report for Fire and Life Safety Plans for Conceptua Phasing Plans,
Refer to Bunt & Associates Traffic and Loading Review Report for Detailed Parking and Loading Calculations



A3.
- Occupancy of Block A
- Second Demolition Of SoutheastPortion of Existing Shoping Centre to Allow Completion of Yew Street Extension
- Construction Of *ew St. To Mews Intersection.
- Interim Access Remains From Arbutus
- 175 Surface Parking Stalls
- 61 Underground Parking Stalls
- 14 Surface Parking Stalls on Yew St. Extension
- 10 Surface Parking Stalls on Arbutus St.
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Uncerground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.

PHASE A SPRING 2016 - COMPLETION 2018

DIALOG

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PWL PARTNERSHIP
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VANCOUVER, BC V6E 2V2
Tel: (604) 639-5313 Fax: (604) 688-5112

SEAL

Arbutus Centre Block A

4255 Arbutus Street

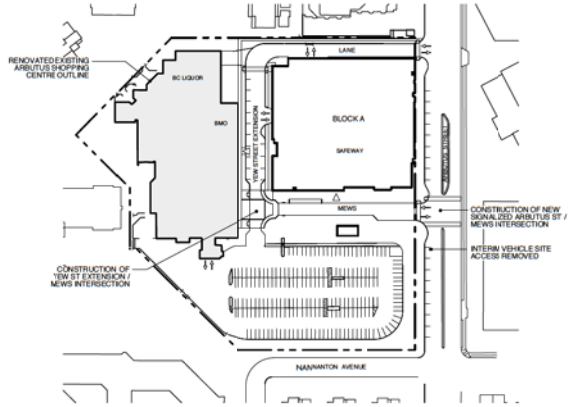
Phasing Diagrams

DRAWN: CHECKED:
PLOT DATE: 4/6/15

A105a

04092v0100

4092 BLK A Stkyden Phasing Diagram.mxm

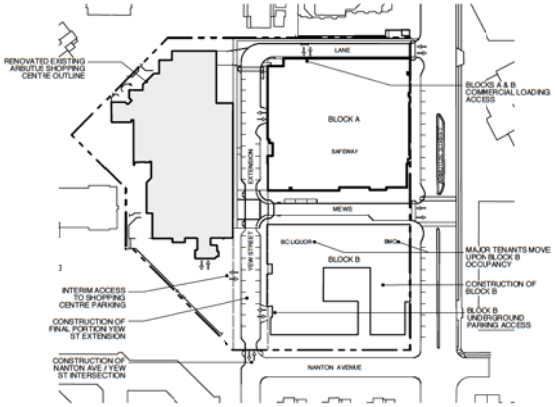


A4.

- Completion Of Yew St. To Mews Intersection
- New Signalized Intersection At Mews And Arbutus

- 175 Existing Surface Parking Stalls
- 61 Existing Underground Parking Stalls
- 15 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car Share Stalls) + Day Delivery
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.

PHASE A 2016 - COMPLETION 2018

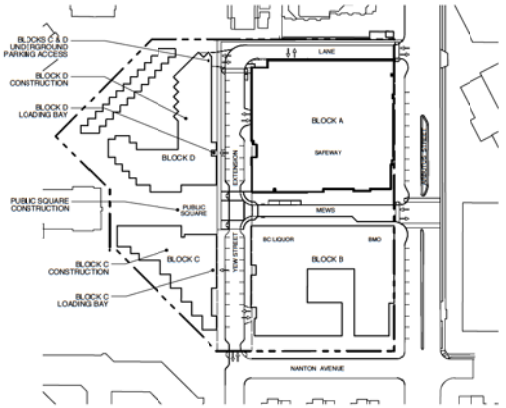


B.

- Block B Construction
- Completion Of Yew St. Extension To Nanton St.

- 61 Existing Underground Parking Stalls
- 28 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car-Share Stalls) + Day Delivery
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.
- Block B: Approx. 196 Underground (Aprrox 80 Commercial+116 Residential) Parking available

PHASE B 2016 - BEGINS ON COMPLETION + OCCUPANCY OF PHASE A (2018)



C+D.

- Final Demolition Of Existing Shopping Centre
- Blocks C & D Construction
- Public Square Construction

- 28 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car-Share Stalls)+ Day Delivery
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.
- Block B: Approx. 196 Underground (Approx 80 Commercial+116 Residential) Parking available
- Blocks C&D: Approx. 217 Underground Parking Available (20 Commercial + 197 Residential) + 1 Class B Loading for Each Block C&D

SPRING 2020 - COMPLETION 2022

LEGEND

EXISTING PROPERTY LINE

PROPOSED SUBDIVISION LINE

NOTE: Refer to CFT Engineering Inc Report for Fire and Life Safety Plans for Conceptual Phasing Plans.
Refer to Bunt & Associates Traffic and Loading Review Report for Detailed Parking and Loading Calculations

DIALOG

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SEAL

Arbutus Centre Block A

4255 Arbutus Street

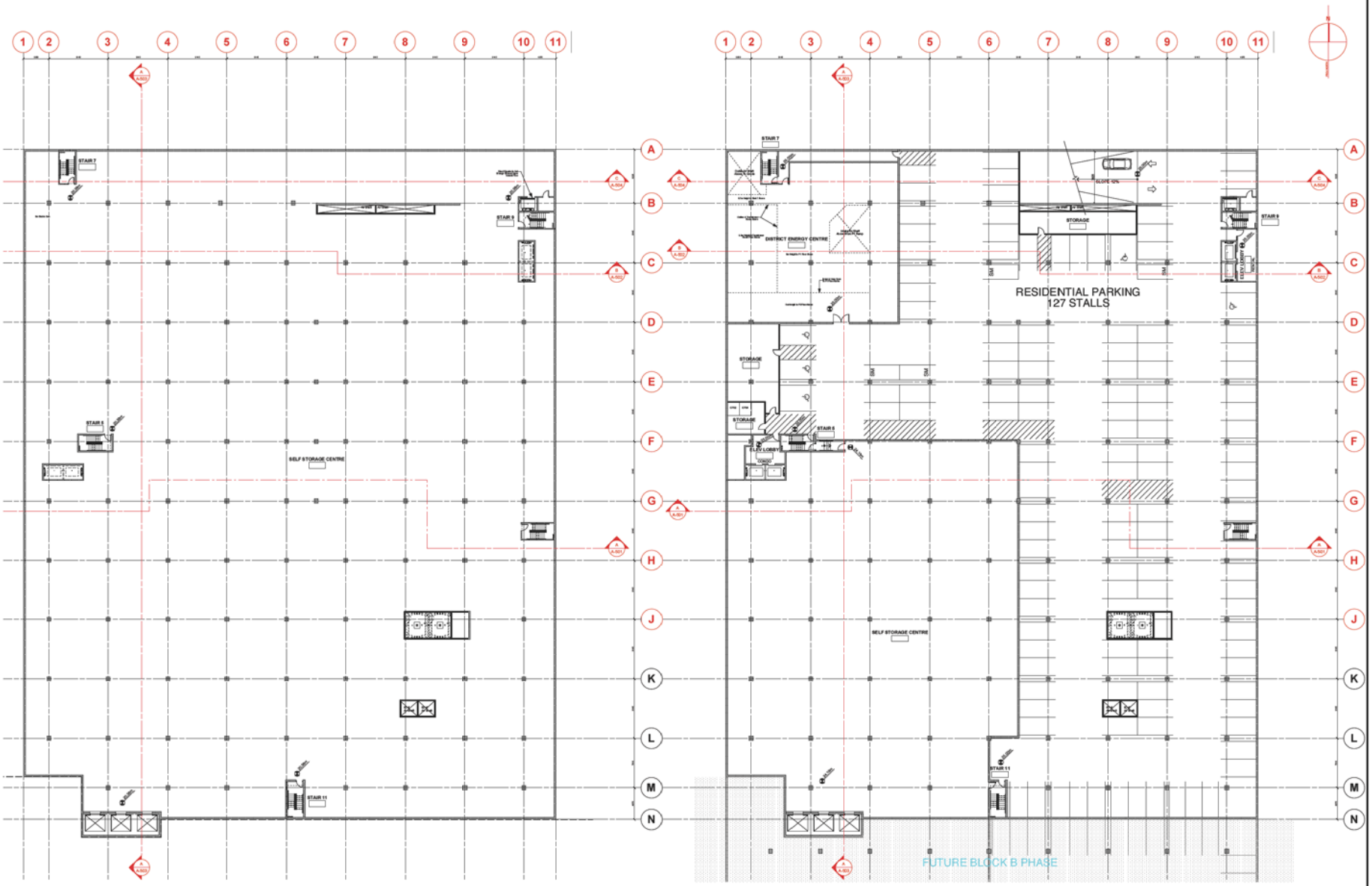
Phasing Diagrams

DRAWN CHECKED
PLOT DATE: 4/6/15

A105b

04092v0100

4092 BLK A Stephen Phasing Diagram.mxm



P4 PLAN 1 A-201
SCALE: 1:200

P3 PLAN 2 A-202
SCALE: 1:200

P3 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	122	4	5
Visitor Use	0	0	0
TOTAL P3 RESIDENTIAL PARKING STALLS			131

LOADING	
Class A Spaces	0
Class B Spaces	0
Class C Spaces	0

GENERAL NOTES:

1. The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw.

2. 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 Parking By-Law.

3. Acoustical measures will be incorporated into the final design and construction based on the Consultant's recommendations.

4. Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555.

DIALOG

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550-1200 WEST PENDER STREET
VANCOUVER, BC, V6E 2V2
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SEAL

Arbutus Centre Block A

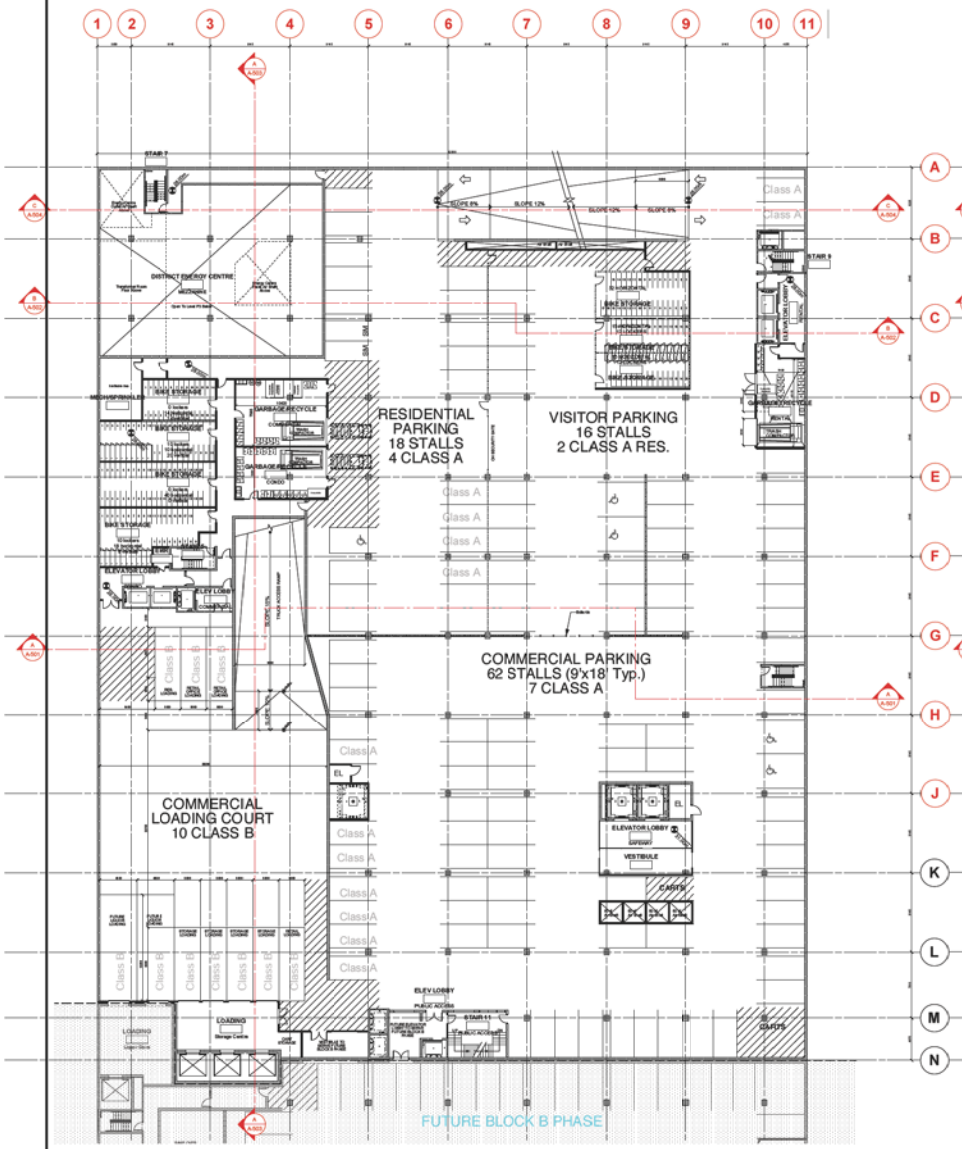
4255 Arbutus Street

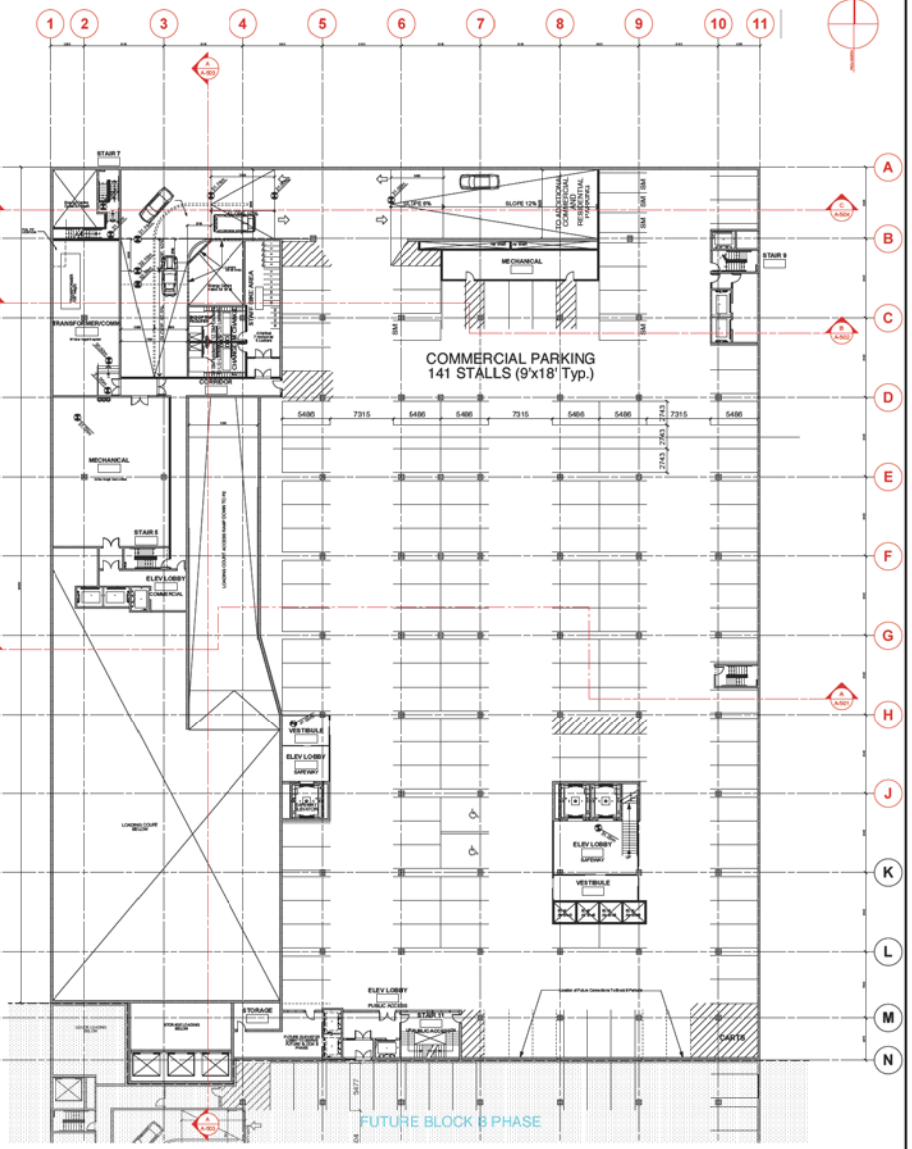
P3 and P4 Plans

DRAWN: CHECKED:
PLOT DATE: 4/6/15

A201

04092v0100





P2 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	15	2	1
Visitor Use	14	0	2
TOTAL P2 RESIDENTIAL PARKING STALLS			34
COMMERCIAL PARKING			
Retail/Restaurant/Office Use	61	0	2
TOTAL P2 COMMERCIAL PARKING STALLS			63

LOADING
Class A Spaces 13
Class B Spaces 10
Class C Spaces 0

P2 PLAN 1 A-202 SCALE: 1:200

P1 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
COMMERCIAL PARKING			
Retail Use	136	5	2
TOTAL P1 COMMERCIAL PARKING STALLS			143

LOADING
Class A Spaces 0
Class B Spaces 0
Class C Spaces 0

P1 PLAN 2 A-202 SCALE: 1:200

GENERAL NOTES:

1. The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking Bylaw.

2. 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 Parking By-Law.

3. Acoustical measures will be incorporated into the final design and construction based on the Consultant's recommendations.

4. Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555.

5. One electrical outlet will be provided for every two Class A bicycle stalls.

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SEAL

Arbutus Centre Block A

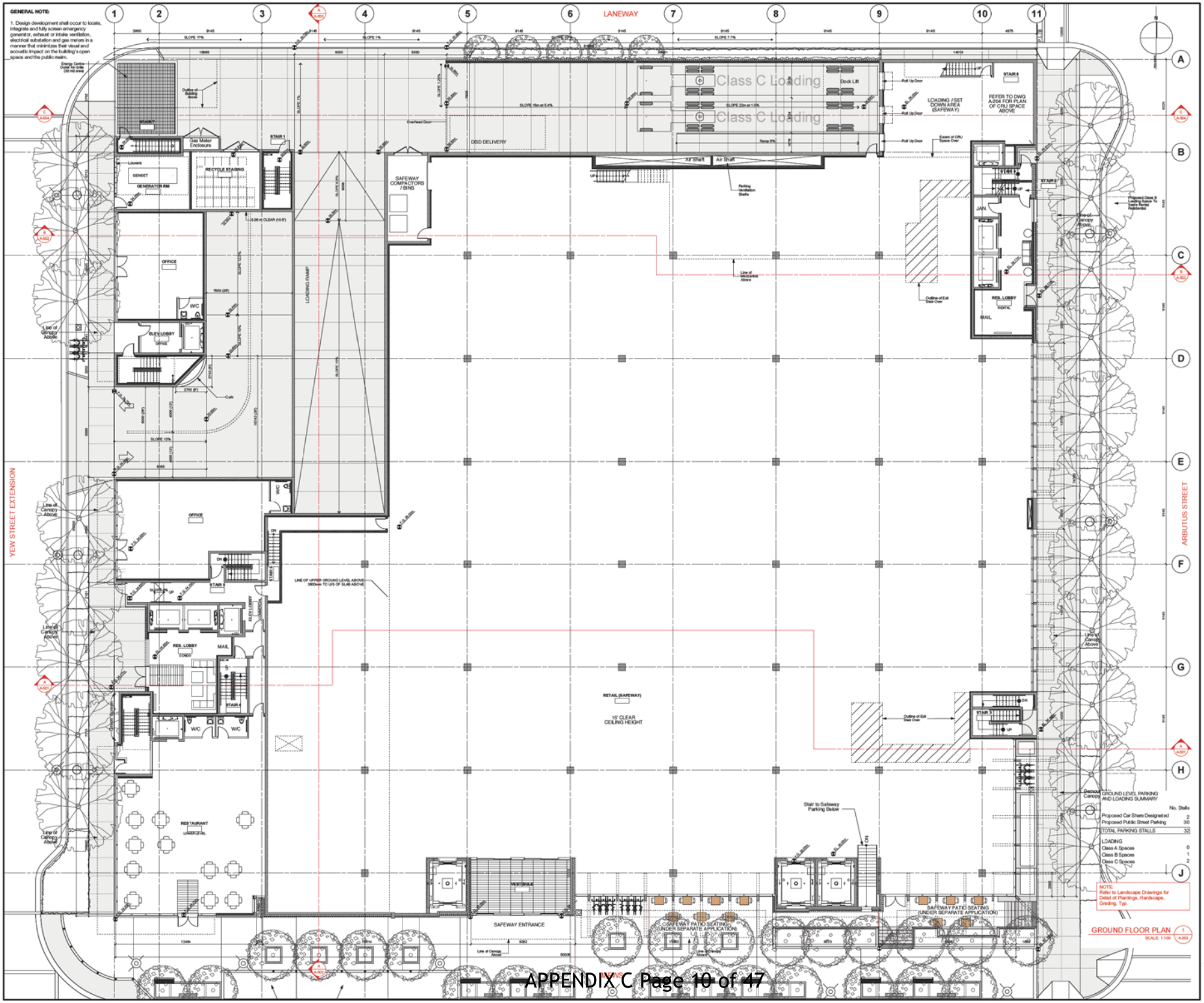
4255 Arbutus Street

P1 and P2 Plans

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PLOT DATE: 4/6/15

A202

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SEAL

Arbutus Centre Block A

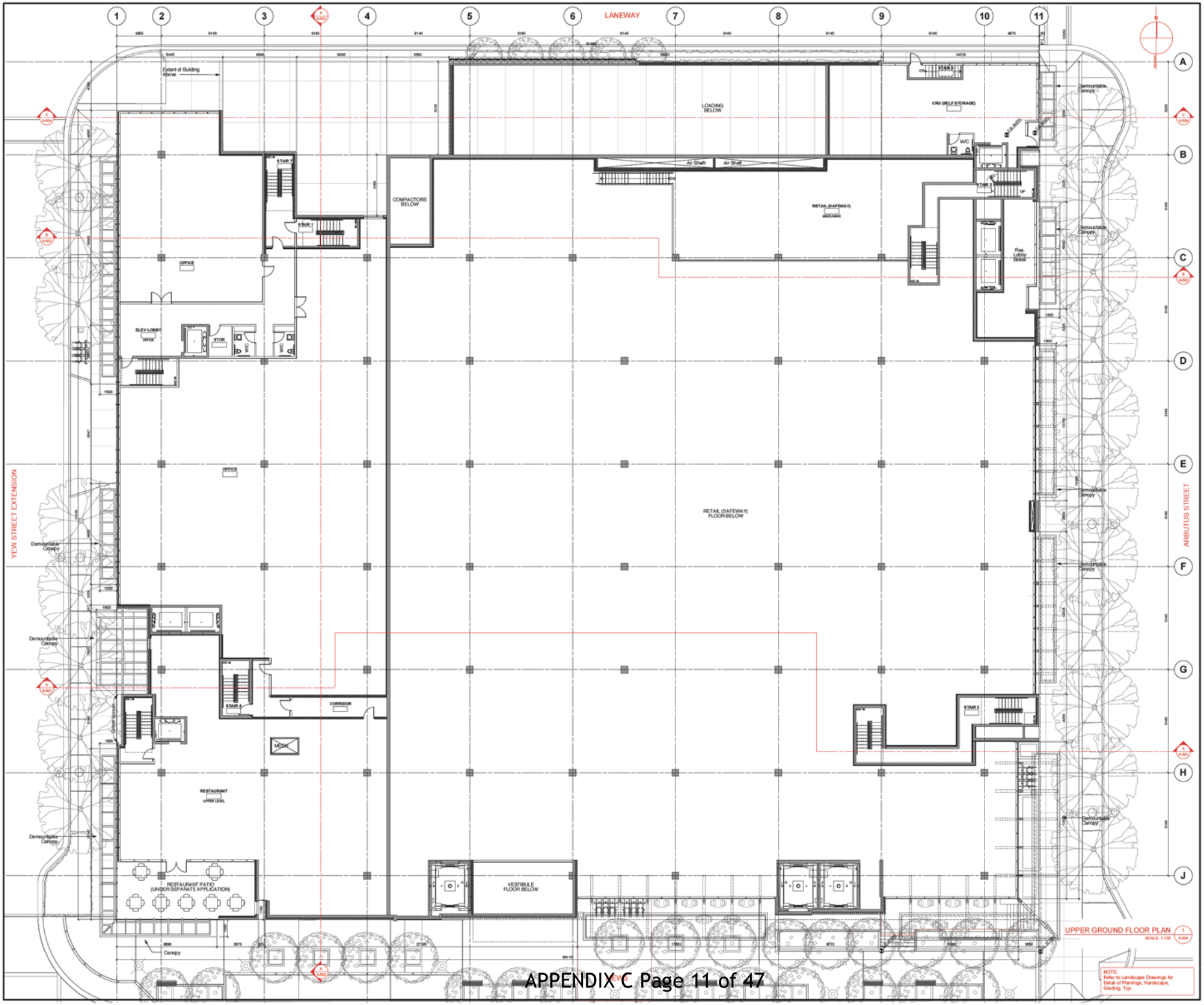
4255 Arbutus Street

Ground Floor Plan

DRAWN PLOT DATE: 4/5/15 CHECKED

A203

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VANCOUVER, BC, V6E 2V2
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SEAL

Arbutus Centre Block A

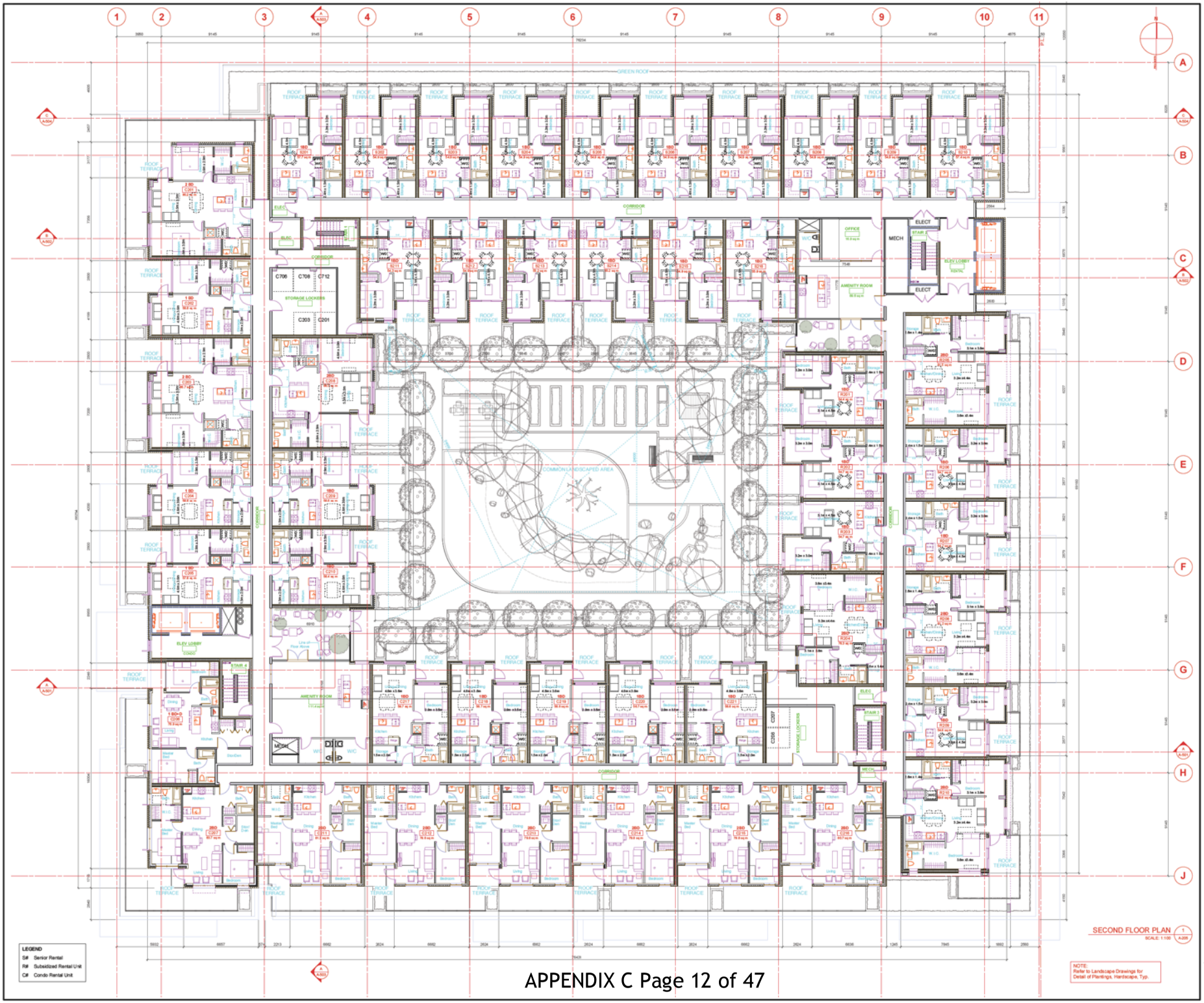
4255 Arbutus Street

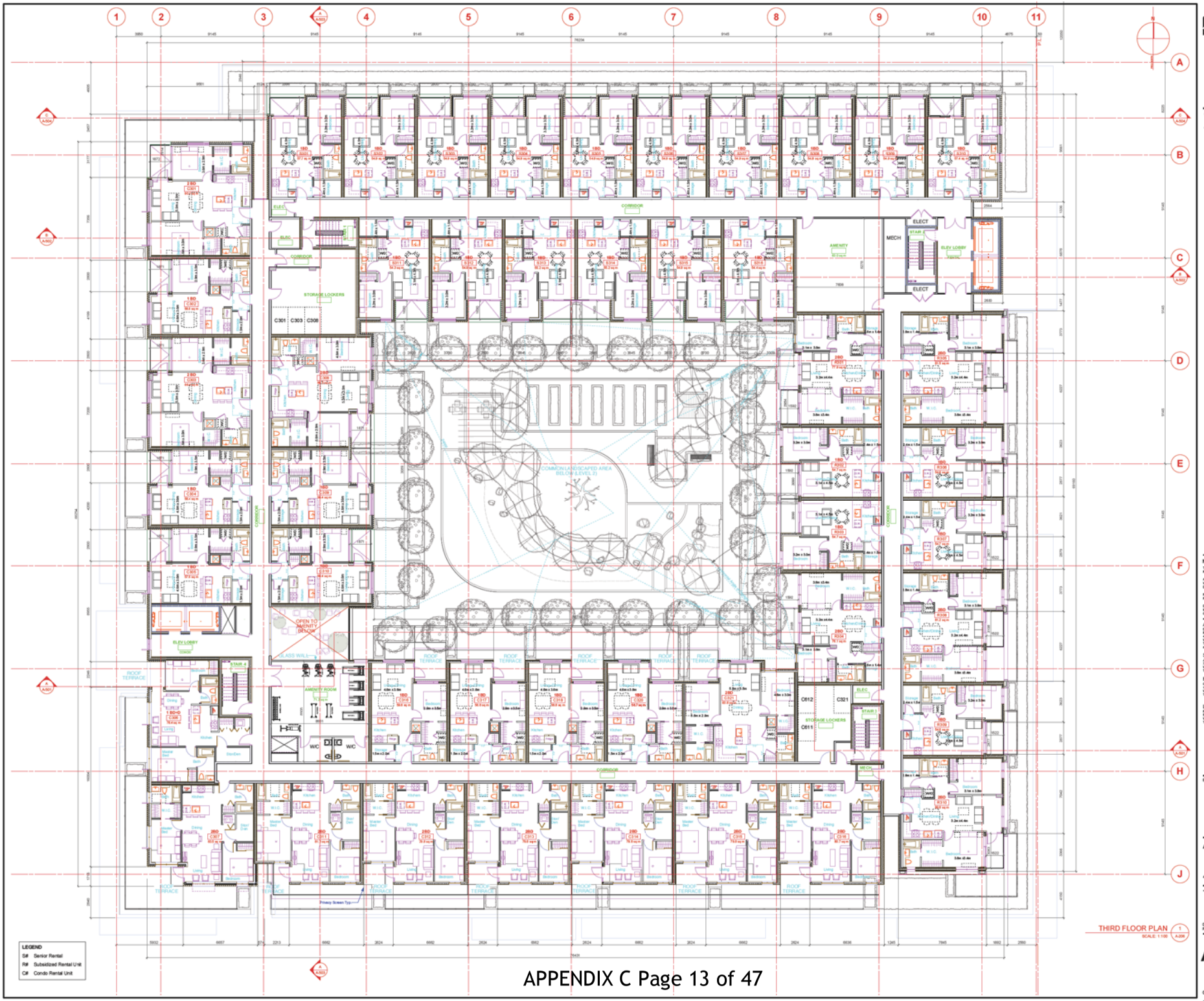
Upper Ground Floor Plan

DRAWN CHECKED
PLOT DATE: 4/5/15

A204

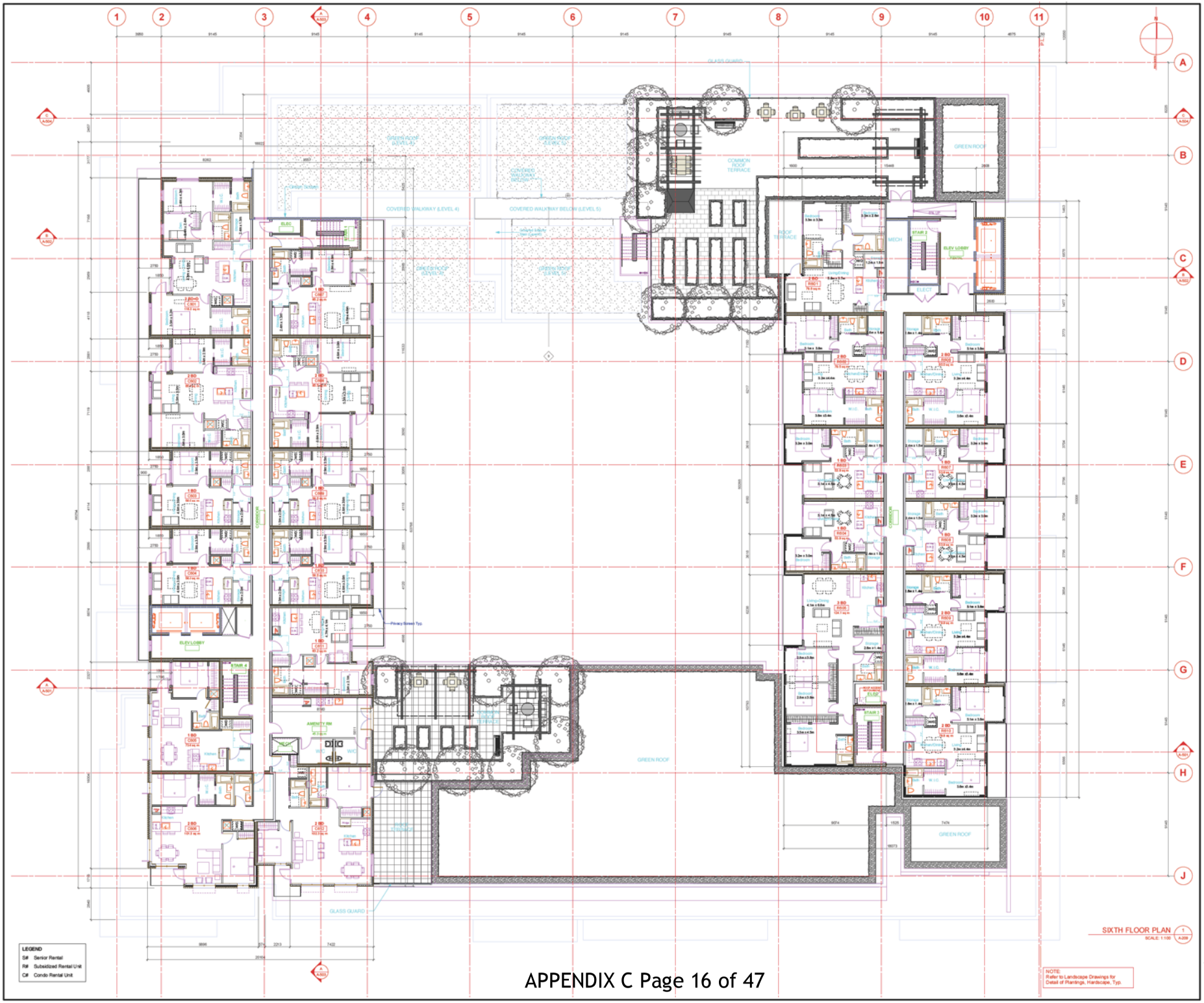
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MECHANICAL/ELECTRICAL ENGINEER
LANDSCAPE ARCHITECT
SEAL
Arbutus Centre Block A
4255 Arbutus Street
Second Floor Plan
DRAWN
CHECKED
PLOT DATE: 4/5/15
A205
04092v0100
SECOND FLOOR PLAN
SCALE: 1:100
LEGEND
S# Senior Rental
R# Subsidized Rental Unit
C# Condo Rental Unit
NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Typ.


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LANDSCAPE ARCHITECT
SEAL
Arbutus Centre Block A
4255 Arbutu Street
Third Floor Plan
DRAWN
CHECKED
PLOT DATE: 4/5/15
A206
04092v0100
THIRD FLOOR PLAN
SCALE: 1:100
LEGEND
S# Senior Rental
R# Subsidized Rental Unit
C# Condo Rental Unit
COMMON LANDSCAPED AREA BELOW (LEVEL 2)
OPEN TO AMENITY BELOW
STORAGE LOCKERS
AMENITY ROOM
ELEV LOBBY
ROOF TERRACE
CORRIDOR
ELECT
MECH
AMENITY
GLASS WALL
Privacy Screen Typ.


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LANDSCAPE ARCHITECT
SEAL
Arbutus Centre Block A
4255 Arbutus Street
Fourth Floor Plan
DRAWN
CHECKED
PLOT DATE: 4/6/15
A207
04092v0100
FOURTH FLOOR PLAN
SCALE: 1:100
LEGEND
S# Senior Rental
R# Subsidized Rental Unit
C# Condo Rental Unit


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MECHANICAL/ELECTRICAL ENGINEER
LANDSCAPE ARCHITECT
SEAL
Arbutus Centre Block A
4255 Arbutus Street
Fifth Floor Plan
DRAWN
CHECKED
PLOT DATE: 4/5/15
A208
04092v0100
LEGEND
S# Senior Rental
R# Subsidized Rental Unit
C# Condo Rental Unit
FIFTH FLOOR PLAN
SCALE: 1:100



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STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

SEAL

Arbutus Centre Block A

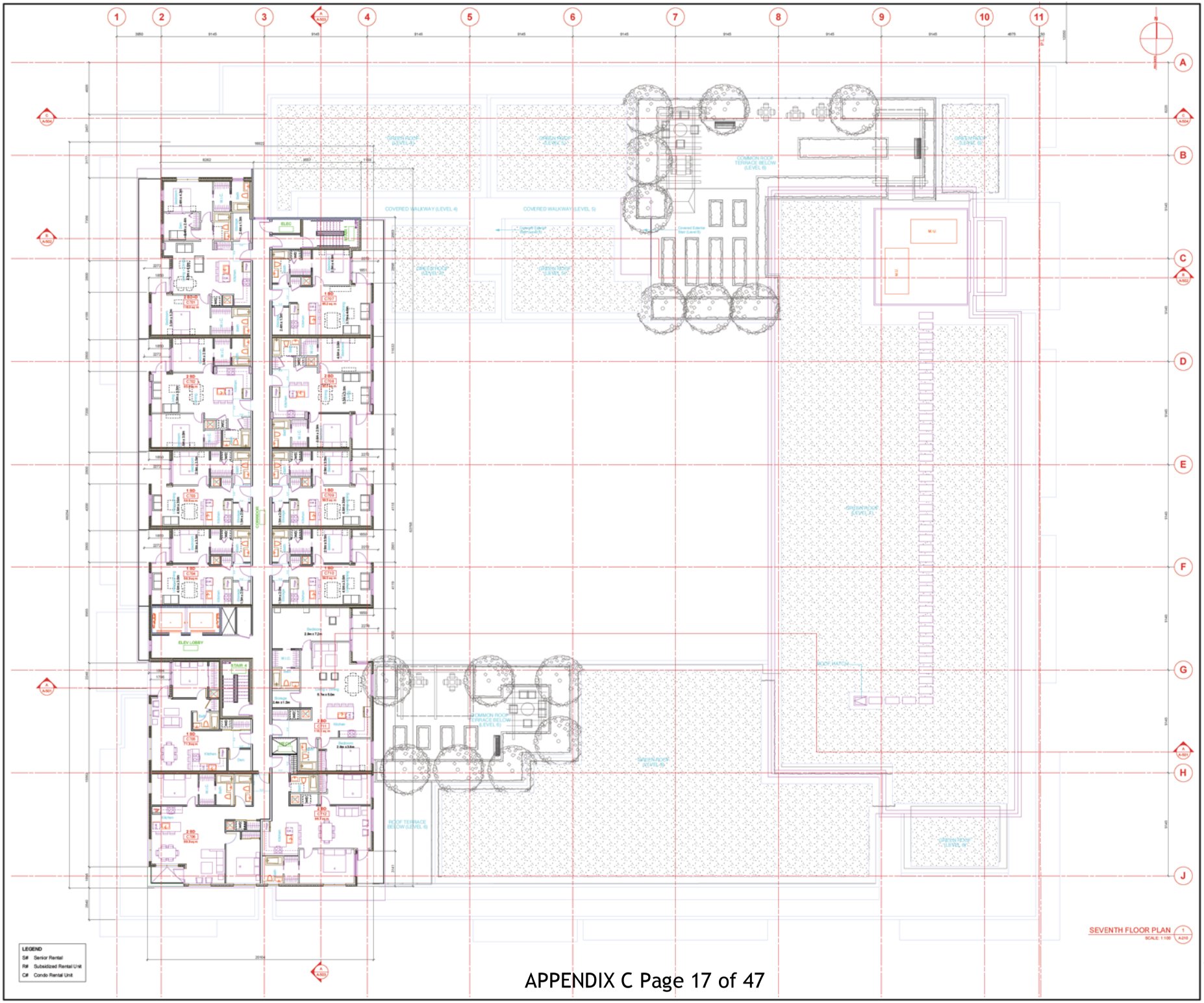
4255 Arbutus Street

Sixth Floor Plan

DRAWN CHECKED
PLOT DATE: 4/5/15

A209

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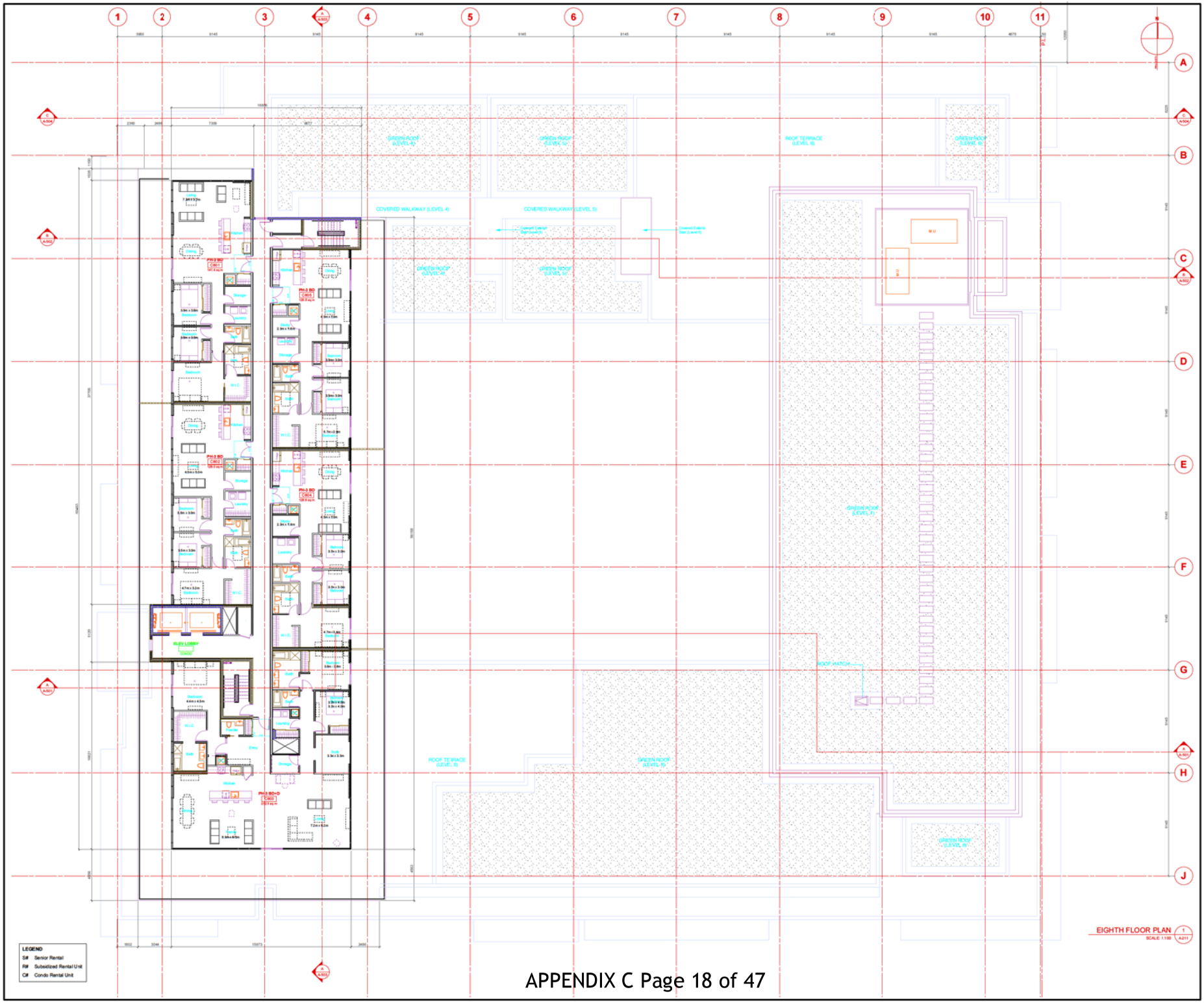
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Seventh Floor Plan

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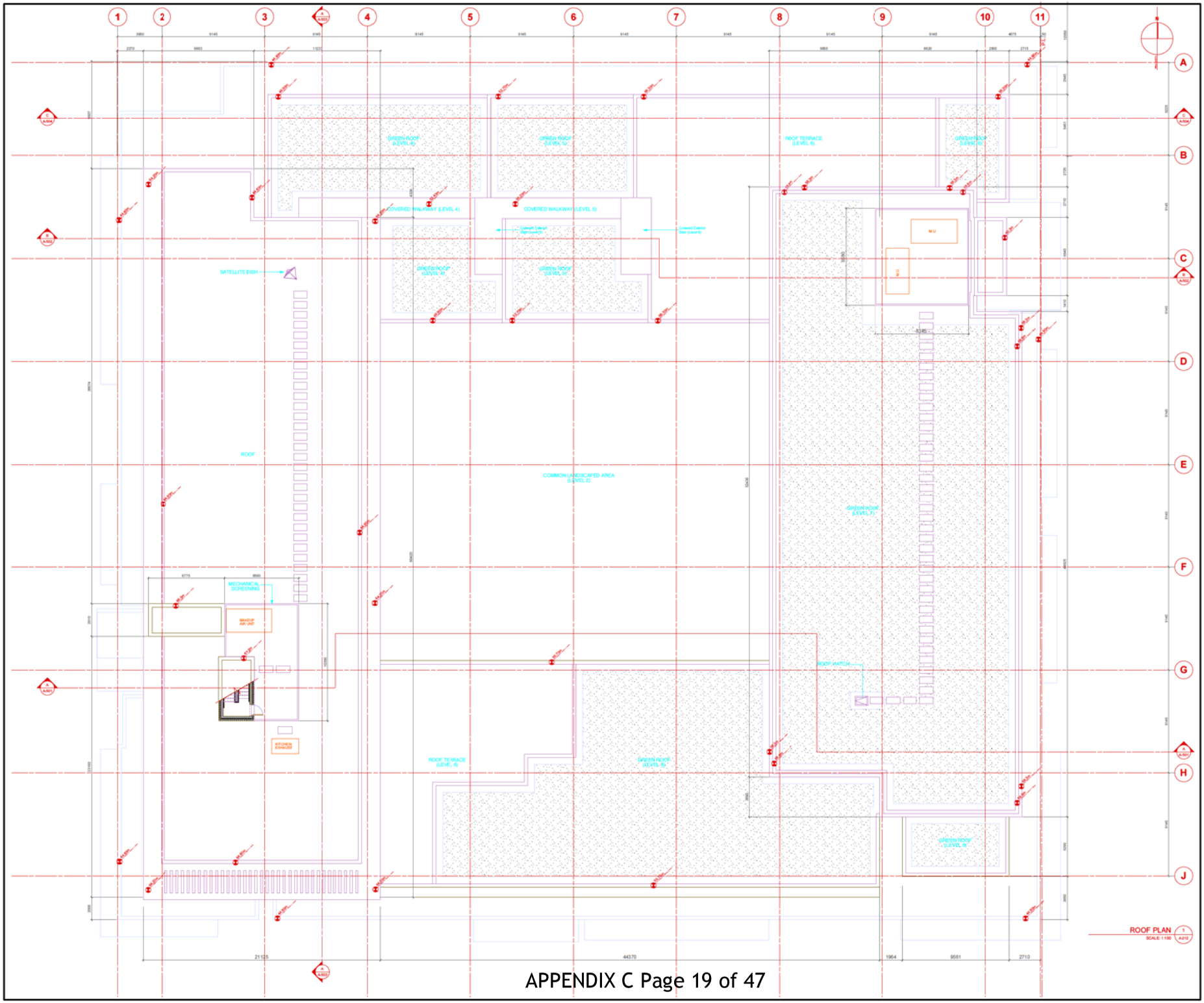
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Eighth Floor Plan

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SEAL

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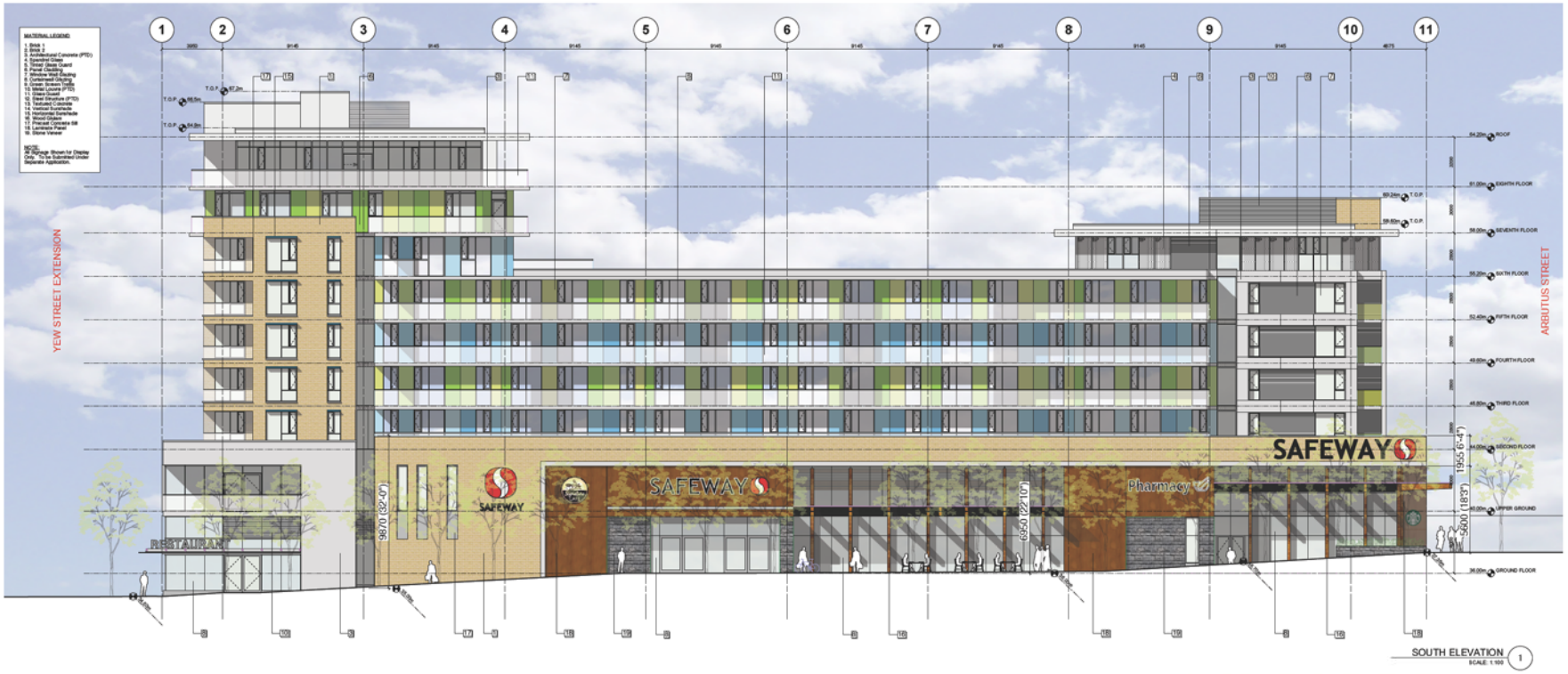
4255 Arbutus Street

Roof Plan

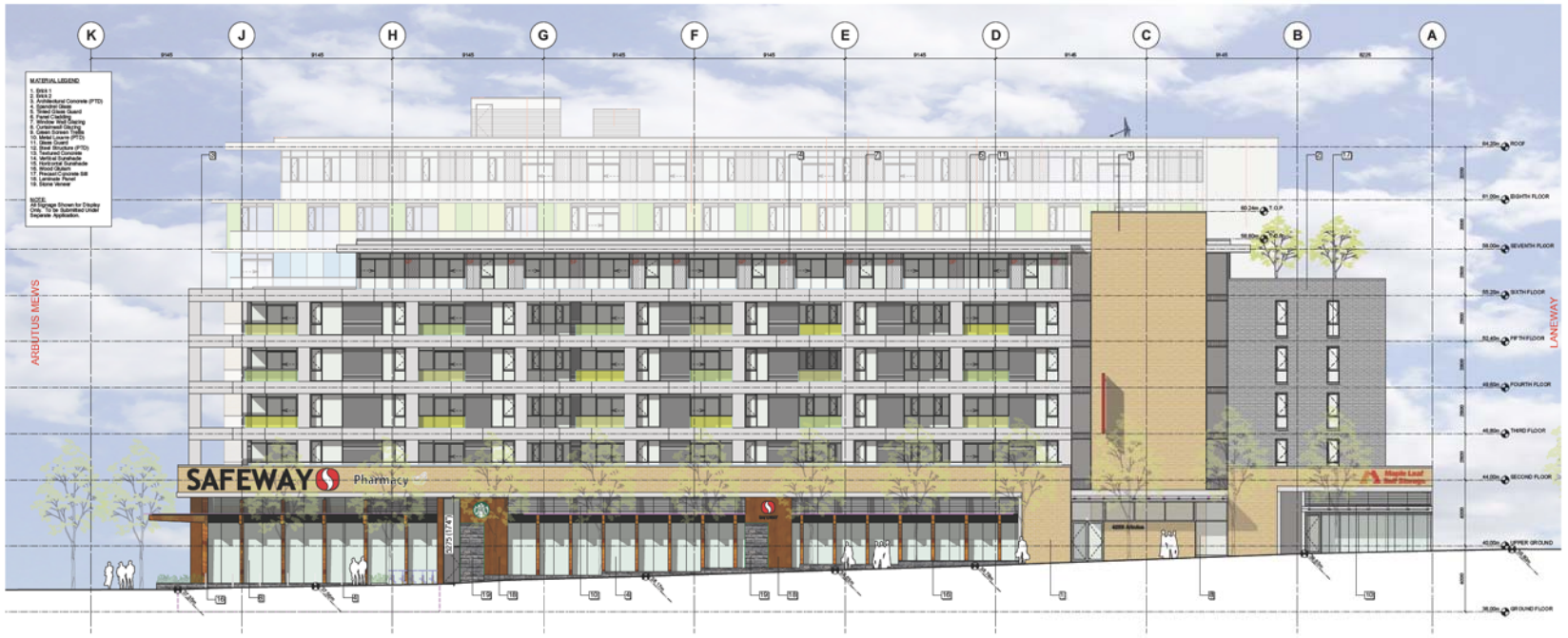
DRAWN: CHECKED:
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A212

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SOUTH ELEVATION
SCALE: 1:100 (1)



EAST ELEVATION
SCALE: 1:100 (2)

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SEAL

Arbutus Centre Block A

4255 Arbutus Street

Building Elevations
South and East

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PLOT DATE: 4/6/15

A401

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WEST ELEVATION
SCALE: 1:100
1



NORTH ELEVATION
SCALE: 1:100
2

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LANDSCAPE ARCHITECT

SEAL

Arbutus Centre Block A

4255 Arbutus Street

Building Elevations West and North

DRAWN CHECKED
PLOT DATE: 4/5/15

A402

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EAST ELEVATION 1
SCALE: 1:100



NORTH ELEVATION 2
SCALE: 1:100

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Arbutus Centre Block A

Building Elevations
Courtyard East and North

A403





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SEAL

Arbutus Centre Block A

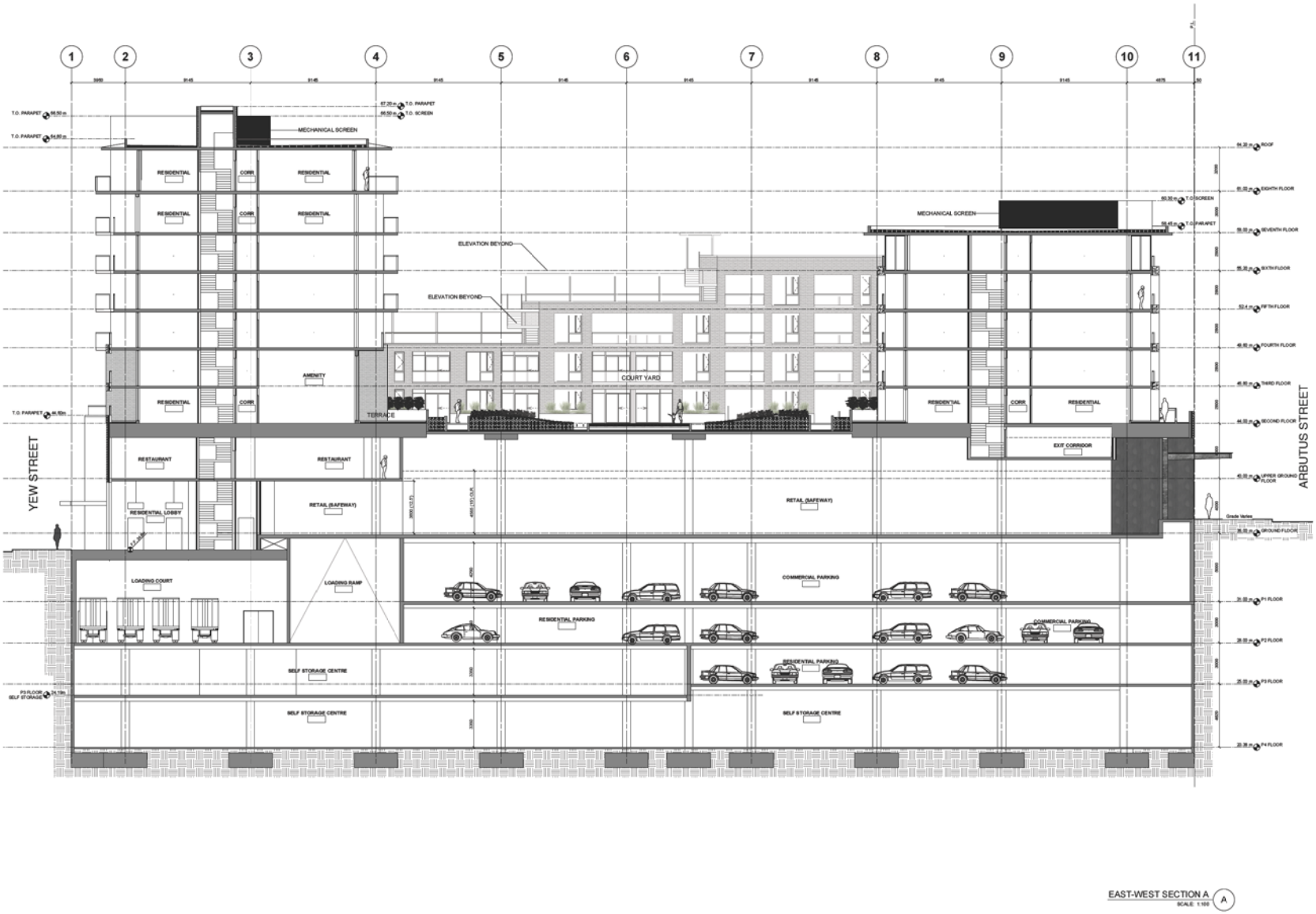
4255 Arbutus Street

Building Elevations
Courtyward West and South

DRAWN CHECKED
PLOT DATE: 4/8/15

A404

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EAST-WEST SECTION A (A)
SCALE: 1:100

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SEAL

Abutus Centre Block A

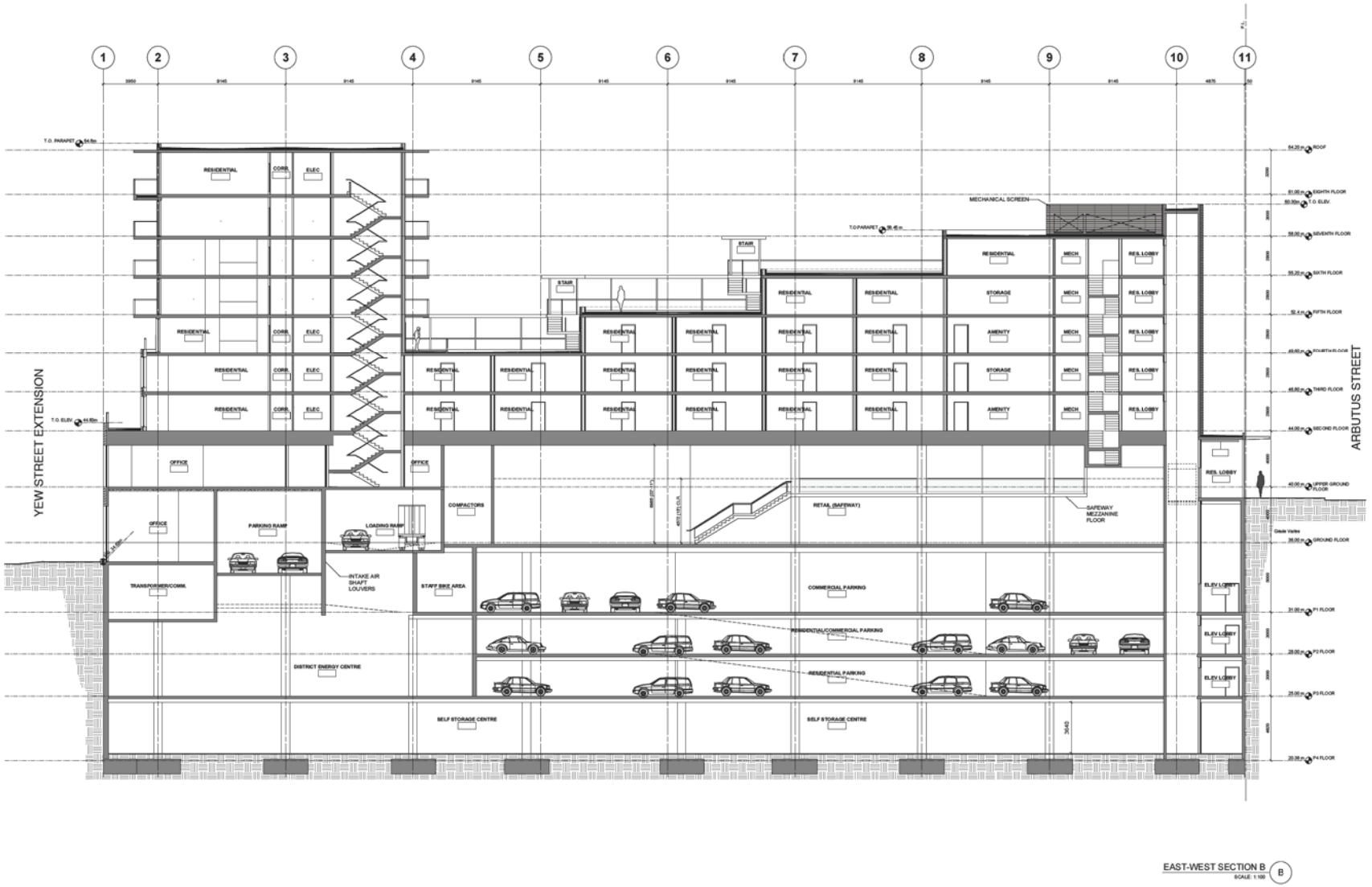
4255 Arbutus Street, Vancouver BC

East-West Section A

DRAWN: CHECKED:
PLOT DATE: 4/5/15

A501

4092



EAST-WEST SECTION B (B)
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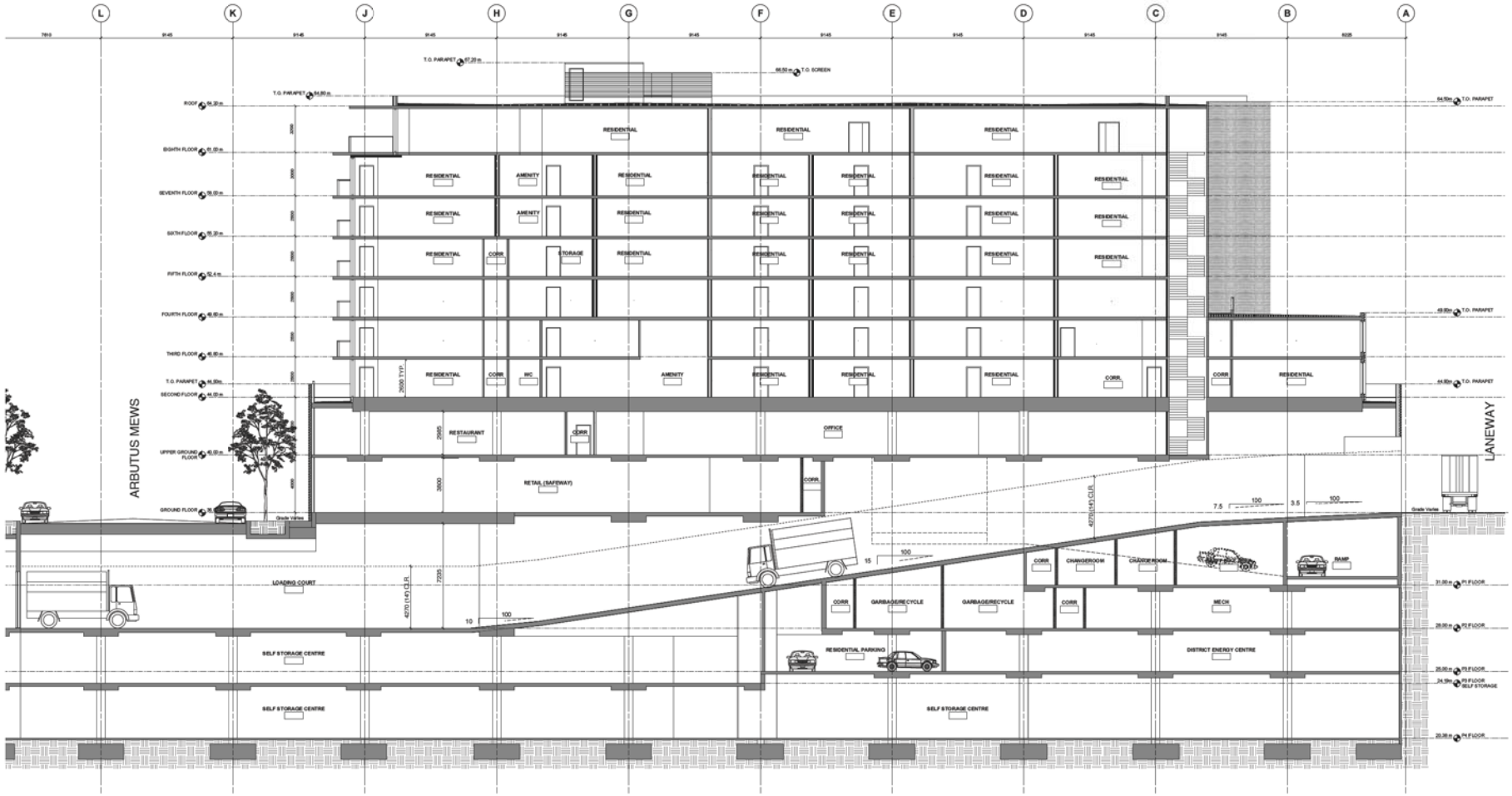
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East-West Section B

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PLOT DATE: 4/6/15

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NORTH-SOUTH SECTION A (A)
SCALE: 1:100

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SEAL

Abutus Centre Block A

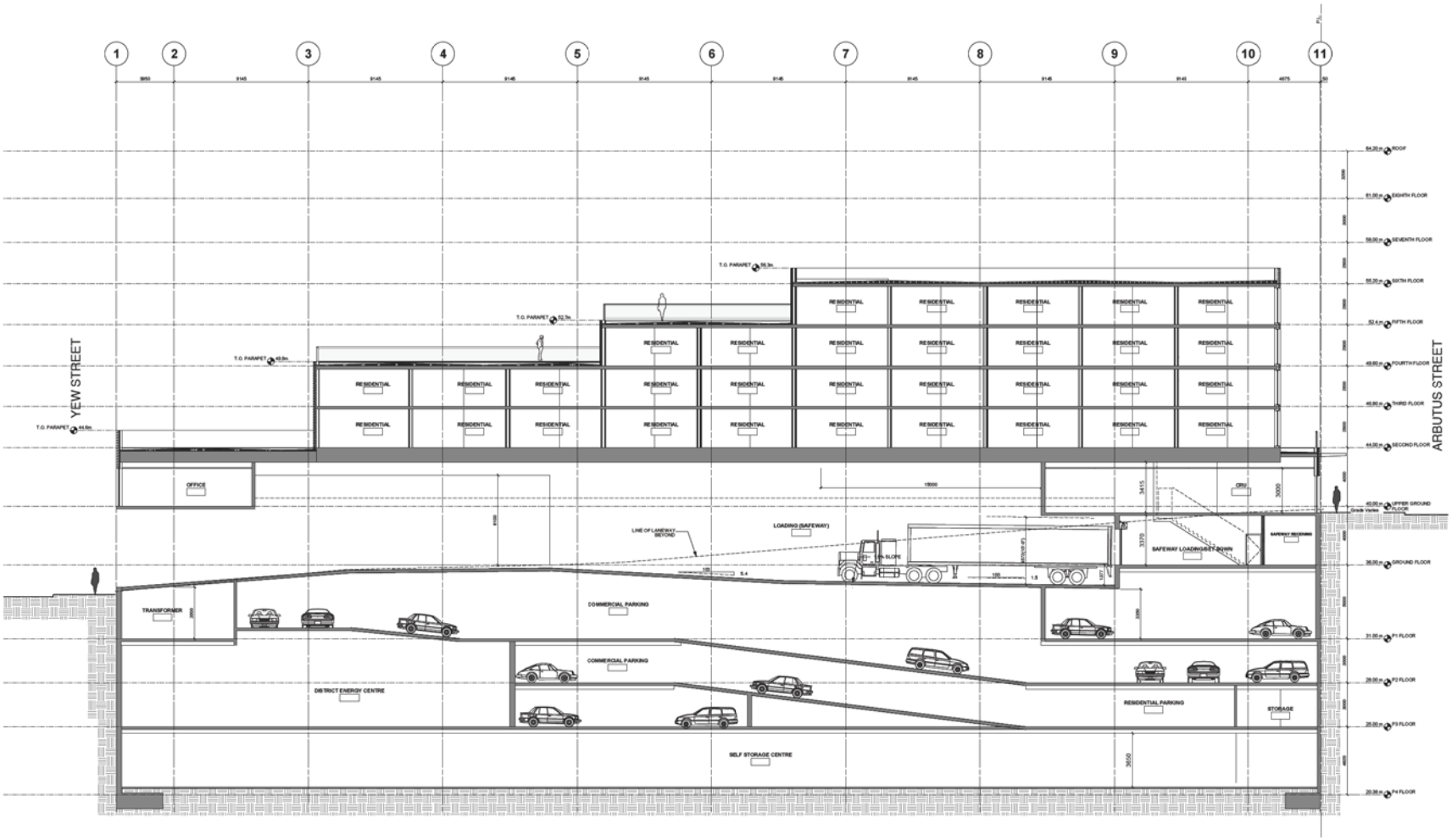
4255 Arbutus Street, Vancouver BC

North-South Section A

DRAWN CHECKED
PLOT DATE: 4/6/15

A503

4092



EAST-WEST SECTION C (C)
SCALE: 1:100

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Abutus Centre Block A

4255 Arbutus Street, Vancouver BC

East-West Section C

DRAWN CHECKED
PLOT DATE: 4/5/15

A504

4092

MATERIAL LEGENDS

SITE MATERIALS

1	**GRANITE SETTS** SIZE: 4" SQ. X 3" DEPTH PATTERN: STACK BOND FINISH: FLAMED
2	**CONCRETE UNIT PAVERS LIGHT DUTY TYPE 1** SIZE: 112.5MM X 225MM X 60MM COLOUR: RED/BLACK BLEND PATTERN: RUNNING BOND SUPPLIER: ABBOTSFORD CONCRETE
3	**CONCRETE UNIT PAVERS LIGHT DUTY TYPE 2** SIZE: 112.5MM X 225MM X 60MM COLOUR: SHADOW BLEND PATTERN: RUNNING BOND SUPPLIER: ABBOTSFORD CONCRETE
4	**CONCRETE UNIT PAVERS LIGHT DUTY TYPE 3** SIZE: 225MM X 225MM X 60MM COLOUR: SAND/BROWN BLEND PATTERN: STACK BOND SUPPLIER: ABBOTSFORD CONCRETE
5	**PERMEABLE CONCRETE UNIT PAVERS HEAVY DUTY TYPE 5** SIZE: 225MM X 225MM X 60MM COLOUR: SHADOW BLEND PATTERN: 45 DEGREE HERRINGBONE SUPPLIER: ABBOTSFORD CONCRETE
6	**PERMEABLE CONCRETE UNIT PAVERS HEAVY DUTY TYPE 6** SIZE: 112.5MM X 225MM X 80MM COLOUR: RED/BLACK PATTERN: 45 DEGREE HERRINGBONE SUPPLIER: ABBOTSFORD CONCRETE
7	**HYDRAPRESSED SLAB - TYPE 1** SIZE: 600MM X 450MM X 60MM COLOUR: DESERT SAND PATTERN: RUNNING BOND SUPPLIER: ABBOTSFORD CONCRETE
8	**HYDRAPRESSED SLAB - TYPE 2** SIZE: 600MM X 450MM X 60MM COLOUR: BROWN PATTERN: RUNNING BOND SUPPLIER: ABBOTSFORD CONCRETE
9	**HYDRAPRESSED SLAB TYPE 3** SIZE: 609.6MM X 609.6MM X 60MM COLOUR: CHARCOAL PATTERN: STACK BOND SUPPLIER: ABBOTSFORD CONCRETE
10	**HYDRAPRESSED SLAB TYPE 4** SIZE: 609.6MM X 609.6MM X 60MM COLOUR: BROWN PATTERN: STACK BOND SUPPLIER: ABBOTSFORD CONCRETE
11	**CAST IN PLACE CONCRETE SIDEWALK** BROOM FINISH AS PER CITY OF VANCOUVER STANDARD
12	**CAST IN PLACE CONCRETE PAVING HEAVY DUTY** BROOM FINISH
13	**EXPOSED AGGREGATE LIGHT DUTY** AS PER CITY OF VANCOUVER STANDARD
14	**EXPOSED AGGREGATE HEAVY DUTY** AS PER CITY OF VANCOUVER STANDARD
15	**CAST IN PLACE CONCRETE CURB LETDOWN** AS PER CITY OF VANCOUVER STANDARD
16	**ASPHALT, HEAVY DUTY** AS PER CITY OF VANCOUVER STANDARD
17	**STABILIZED GRANULAR PAVING** 1/4" MINUS CRUSHED GRANITE
18	**CAST IN PLACE INTEGRAL COLOR CONCRETE BAND** COLOR: 920 ONYX SUPPLIER: SOLOMON COLORS, INC.
19	**CAST IN PLACE CONCRETE STAIRS** COLOR: NATURAL GREY FINISH: SANDBLAST
20	**METAL HANDRAIL** CUSTOM DETAIL
21	**METAL GUARDRAIL** CUSTOM DETAIL REFER TO ARCHITECTURAL DRAWINGS
22	**MAINTENANCE STRIP**
23	**BOLLARD**
24	**CAST IN PLACE CONCRETE RETAINING WALL** MEDIUM SANDBLAST FINISH
25	**GREEN SCREEN** REFER TO ARCHITECTURAL DRAWINGS
26	**BASALT STONE COLUMN CLUSTER** DETAILS TBD

SITE FURNISHINGS

F1	**BENCH** TYPE: MLB 720W/LW SUPPLIER: MAGLIN
F2	**BENCH** TYPE: MLB 400W SUPPLIER: MAGLIN
F3	**DINING TABLE/BENCH** TYPE: MLPT 723/MLB 720W SUPPLIER:MAGLIN
F4	**METAL FENCE AND GATE** CUSTOM DESIGN
F5	**METAL TRELLIS** REFER TO ARCHITECTURAL DRAWINGS
F6	**WATER FEATURE** CUSTOM DESIGN
F7	**CAST IN PLACE CONCRETE PLANTERS** MEDIUM SANDBLASTED FINISH
F8	**GARDEN TOOL SHED** CUSTOM DESIGN
F9	**GARDEN COMPOST** CUSTOM DESIGN
F10	**BIKE RACK** TYPE: ED 5990 SUPPLIER: EQUIPARC
F11	**BUILT-IN BARBEQUE** CUSTOM DESIGN
F12	**BOULDERS**
F14	**GAME TABLE/CHAIR** TYPE: EP 2820-2/EP 1624 SUPPLIER: EQUIPARC
F15	**TRASH RECEPTACLE** TYPE: 3930 WGA SUPPLIER: EQUIPARC

LIGHTINGS

	STREET LIGHT W/ PEDESTRIAN LIGHT TYPE: EXISTING W/MININUVOLA 7739 SUPPLIER: IGUZZINI
	PEDESTRIAN LIGHT TYPE: BRANDO AX41 SUPPLIER: IGUZZINI
	LIGHT BOLLARD TYPE: BEVEL SUPPLIER: SITU LIRBAN ELEMENTS

IRRIGATION

HB	**HOSE BIB**

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1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

Plant List

PWL Landmark

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ABD	8	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
APL	10	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
ARA	33	Acer rubrum 'Armstrong'	Armstrong Red Maple	8cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CCA	6	Carpinus caroliniana	American Hornbeam	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CJP	15	Cercidiphyllum japonicum	Japanese Katsura Tree	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CKO	9	Cornus kousa	Kousa Dogwood	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
FSD	2	Fagus sylvatica 'Dawyck'	Dawyck European Beech	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
LSW	11	Liquidambar styraciflua 'Worplesdon'	Worplesdon Sweetgum	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
MAJ	4	Malus 'Jefferis'	Jefferis Apple	5cm cal. (2" cal.)	As Shown	B&B, Well established, dense tree , 4' (1.8m) std.
MAL	4	Malus 'Liberty'	Liberty Apple	5cm cal. (2" cal.)	As Shown	B&B, Well established, dense tree , 4' (1.8m) std.
MAD	1	Malus x 'Adirondack'	Adirondack Crabapple	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
PPI	8	Parrotia persica 'Inge's Ruby Vase'	'IRV' Persian Ironwood	5 cm cal. (2" cal.)	As Shown	B&B, Straight trunk, uniform branching, 5' (1.5 m) std.
POR	16	Picea omorika	Serbian Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
PTE	5	Populus tremula 'Erecta'	Swedish Columnar Aspen	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, branches to within 2' (0.6m) of gr
QPL	18	Quercus palustris	Pin Oak	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
SJC	22	Styrax japonica	Japanese Snowbell	5 cm cal. (2" cal.)	As Shown	B&B, Uniform branching, dense tree, 4' (1.8m) std.
		Shrubs				
ACC	29	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#3 pot	90cm (36")	Well established
AJC	9	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established
AJH	76	Azalea japonica 'Hino White'	Hino White Japanese Azalea	#2 pot	60cm (24")	Well established
BSE	553	Buxus sempervirens	Common Box	#2 pot	38cm (15")	Well established
CTR	50	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm (36")	Well established
CSK	131	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	#2 pot	60cm (24")	Well established, nursery grown
GSH	825	Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown
HML	51	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot	90cm (36")	Well established
ICC	16	Ilex crenata 'Convexa'	Japanese Holly	#3 pot	60cm (24")	Well established
LBA	2	Lavatera 'Barnsley'	Barnsley Tree Mallow	#3 pot	100cm (39")	Well established
OBB	16	Osmanthus x burkwoodii	Osmanthus	#3 pot	107cm (42")	Well established
PJV	19	Pieris japonica 'Forest Flame'	Forest Flame Japanese Pieris	#3 pot	90cm (36")	Well established
PLO	10	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	#2 pot	60cm (24")	Well established
RSA	8	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown
RWV	16	Rosa 'Meidiland var. Meidrivtal'	Scarlet Meidiland Rose	#2 pot	75cm (30")	Well established
SHH	158	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SJP	163	Skimmia japonica	Japanese Skimmia	#2 pot	60cm (24")	Well established
SJR	12	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#2 pot	60cm (24")	Well established
TXM	218	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / @ A.B
VCC	26	Vaccinium corymbosum 'Chandler'	Chandler Blueberry	#3 pot	120cm (48")	Well established
VDT	57	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown
VDV	48	Viburnum davidii	David Viburnum	#2 pot	60cm (24")	Well established
VPS	15	Viburnum plicatum 'Summer Snowflake'	Japanese Snowball	#2 pot	90cm (36")	Well established
		Ground Cover				
AUU	421	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Minimum 3 leads
FCH	387	Fragaria chiloensis	Beach Strawberry	#1 pot	30cm (12")	10cm (4") height. Well established, nursery grown
LPL	1193	Lonicera pileata	Privet Honeysuckle	#1 pot	45 cm (18")	30 cm (12") spread
MRS	394	Mahonia repens	Creeping Barberry	#1 pot	60cm (24")	Well established, nursery grown
PTM	91	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
ROA	16	Rosmarinus officinalis 'Arp'	Arp Rosemary	#1 pot	45cm (18")	30cm (12") height
		Perennials				
EPR	476	Echinacea purpurea	Purple Cone Flower	#1 pot	45 cm (18")	Well established
ERA	8	Epimedium rubra	Red Barrenwort	#1 pot	45 cm (18")	Well established
GMC	50	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm (15")	Well established
HNR	33	Helleborus niger	Christmas Rose	#1 pot	45 cm (18")	Well established
HEU	69	Heuchera 'berryfrd'	Coral Bells	#1 pot	38 cm (15")	Well established
IBS	251	Iberis sempervirens	Evergreen Candytuft	#1 pot	30 cm (12")	Well established
IOR	12	Iris cristata	Crested Iris	#1 pot	30 cm (12")	Well established
IMI	30	Iris missouriensis	Western Blue Flag Iris	#1 pot	38 cm (15")	Well established
LAM	35	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	45cm (18")	Well established
LAR	111	Lupinus arcticus	Arctic Lupine	#1 pot	25 cm (10")	Well established, nursery grown
OXO	116	Oxalis oregana	Redwood Sorrel	#1 pot	40 cm (16")	Well established, nursery grown
PAT	4	Perovskia atriplicifolia	Russian Sage	#1 pot	45 cm (18")	Well established
RBO	42	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
SKT	65	Sedum 'Purple Emperor'	Purple Emperor Sedum	#1 pot	45 cm (18")	Well established
		Ornamental Grasses				
CID	270	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm (15")	Well established
FOG	298	Festuca glauca 'Elijah Blue'	Elijah's Blue Fescue	#1 pot	38 cm (15")	Well established
HSM	217	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	60 cm (24")	Well established
		Vines				
AQU	29	Akebia quinata	Five Leaf Akebia	#2 pot	As Shown	Staked, 1m (3') leads
		Aquatic Plants				
JEF	129	Juncus effusus	Common Rush	#1 pot	30 cm (12")	Well established
		Ferns				
		Bulbs				

Green Roof Plant List

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2. GREEN ROOF TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM.

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.

IRRIGATION GENERAL NOTES

1. ALL PLANTS ARE TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM.
2. ALL PLANTS LOCATED WITH COV ROWS ARE TO BE IRRIGATED BY A SEPARATE STAND-ALONE AUTOMATED IRRIGATION SYSTEM. LOCATION OF IRRIGATION CONTROLLER, ETC. AT AN ACCESSIBLE LOCATION WITHIN COV ROW TBD.

SITE FURNISHINGS IMAGE



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2	17 Mar / 15	Re-Issued For Development Permit
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no	date	issue

PROJECT

Arbutus Centre Block A
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ROOFTOP URBAN AGRICULTURE



ROOF GARDEN



GARDENING



GREEN ROOF



ROOF TERRACE



CUSTOM PLAY ELEMENTS/NATURAL MATERIALS



TRELLIS S"RUCTURE



EDIBLE PLANTS



STREET SIDE RAIN GARDEN



SOCIAL INTERACTION



GREEN SCREENS



VIBRANT STREETSCAPES

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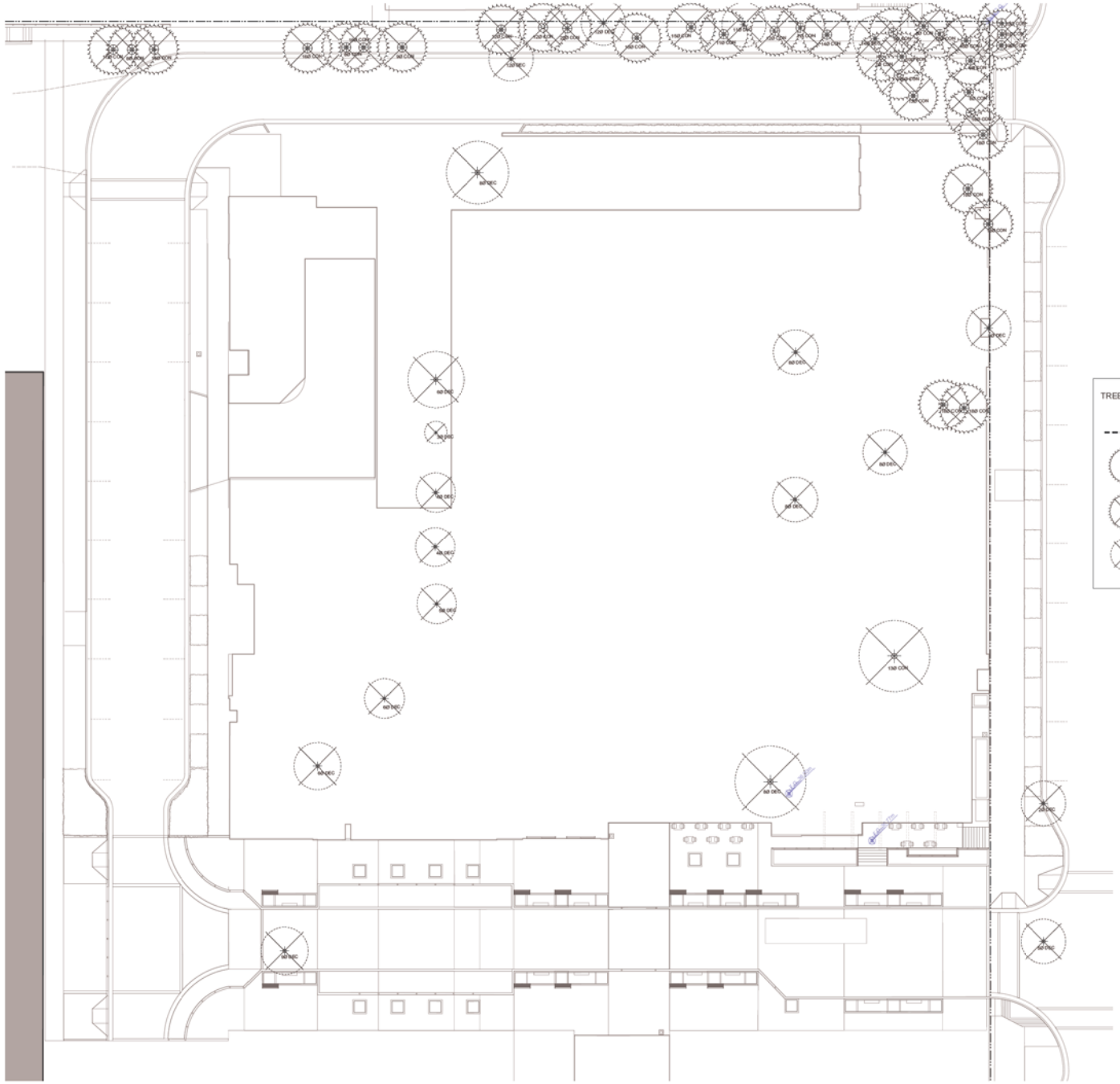
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PRECEDENT IMAGE

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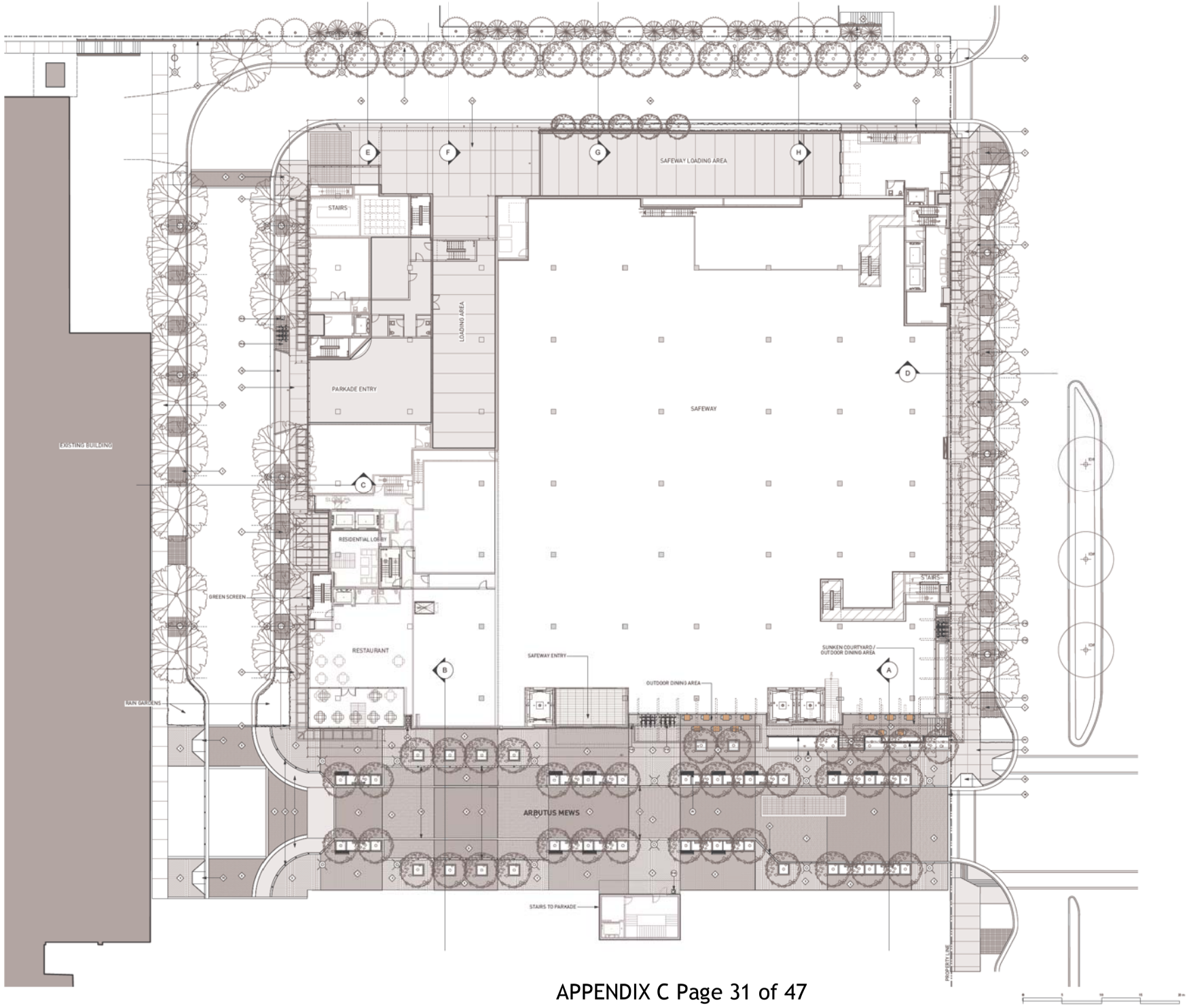
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DRAWING

TREE MANAGEMENT PLAN

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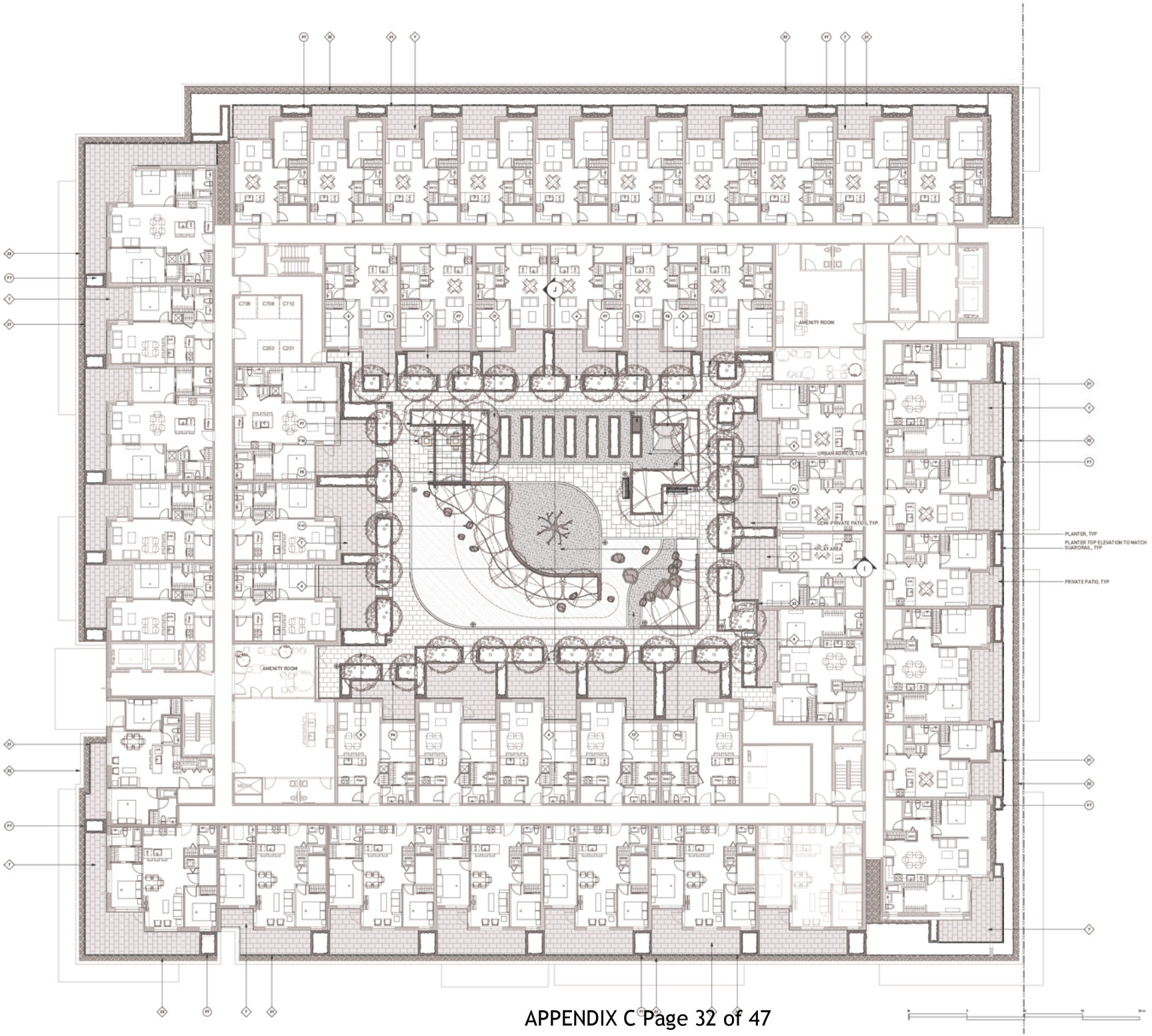
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DRAWING

MATERIAL AND LAYOUT PLAN
GROUND FLOOR

DRAWN	DATE
JGDL	OCT 2013
SCALE	REVIEWED
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DRAWING

MATERIAL AND LAYOUT PLAN
LEVEL 2

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DRAWING

MATERIAL AND LAYOUT PLAN
LEVEL 4

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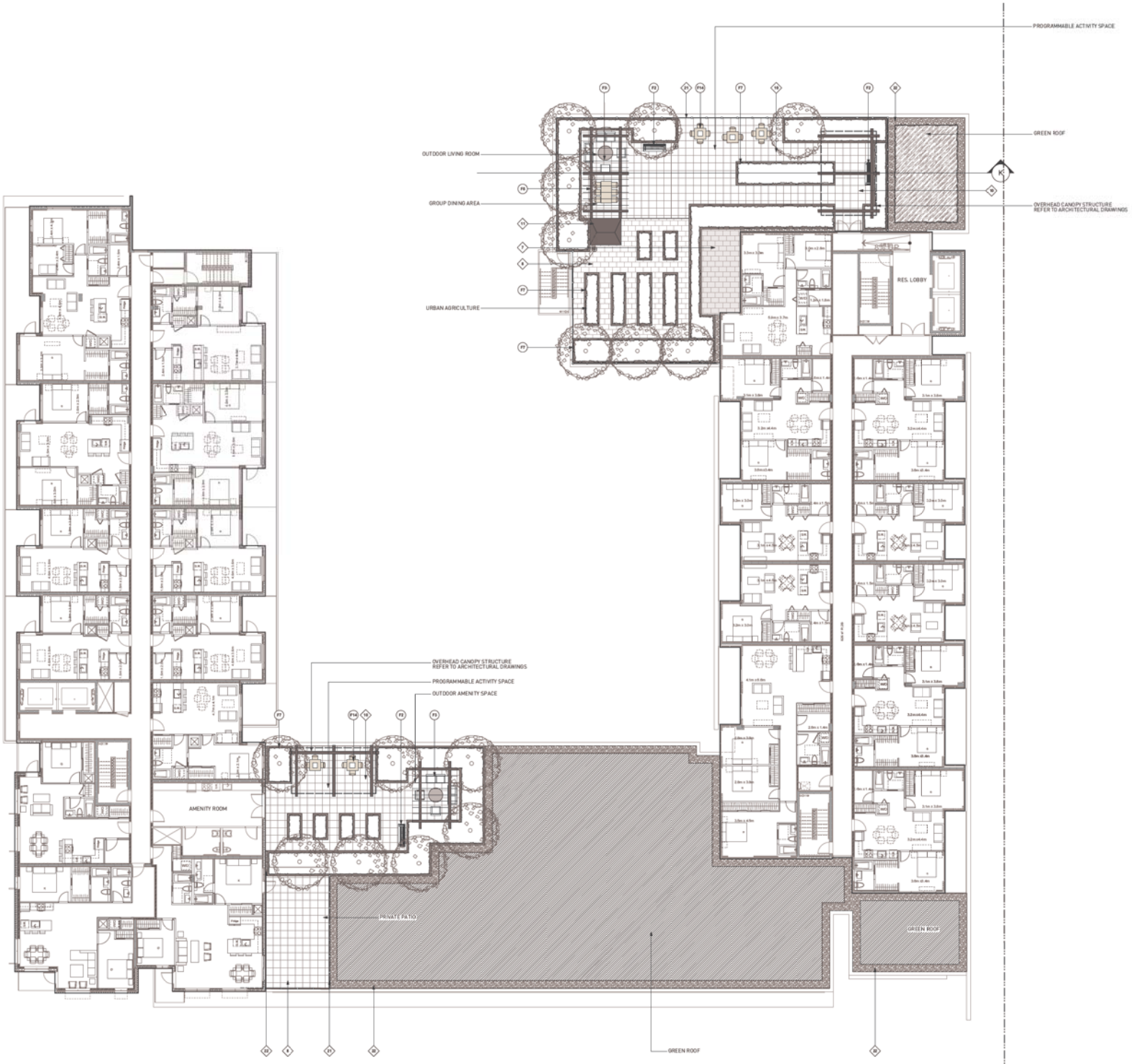
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DRAWING

MATERIAL AND LAYOUT PLAN
LEVEL 5

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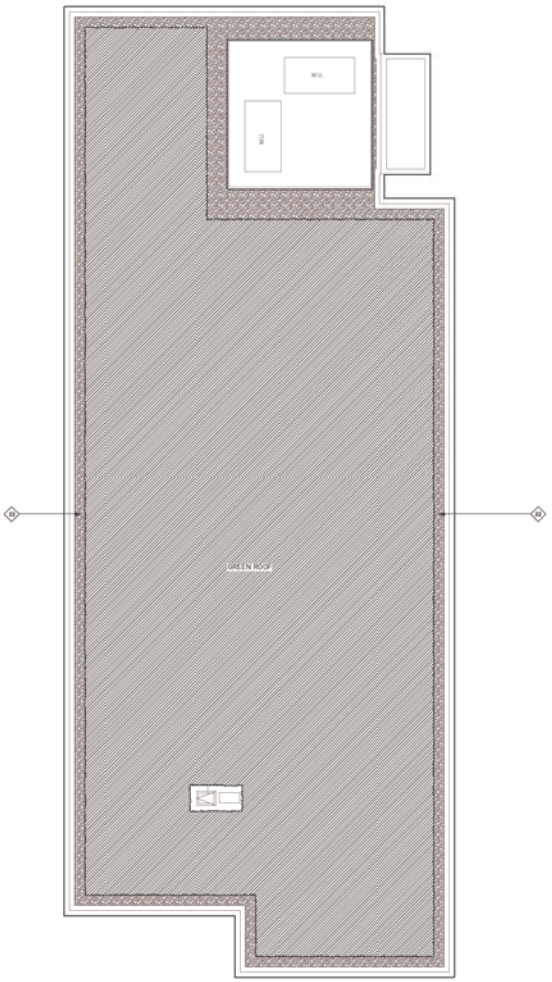
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MATERIAL AND LAYOUT PLAN
LEVEL 6

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PROJECT

Arbutus Centre Block A
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DRAWING

MATERIAL AND LAYOUT PLAN
LEVEL 7

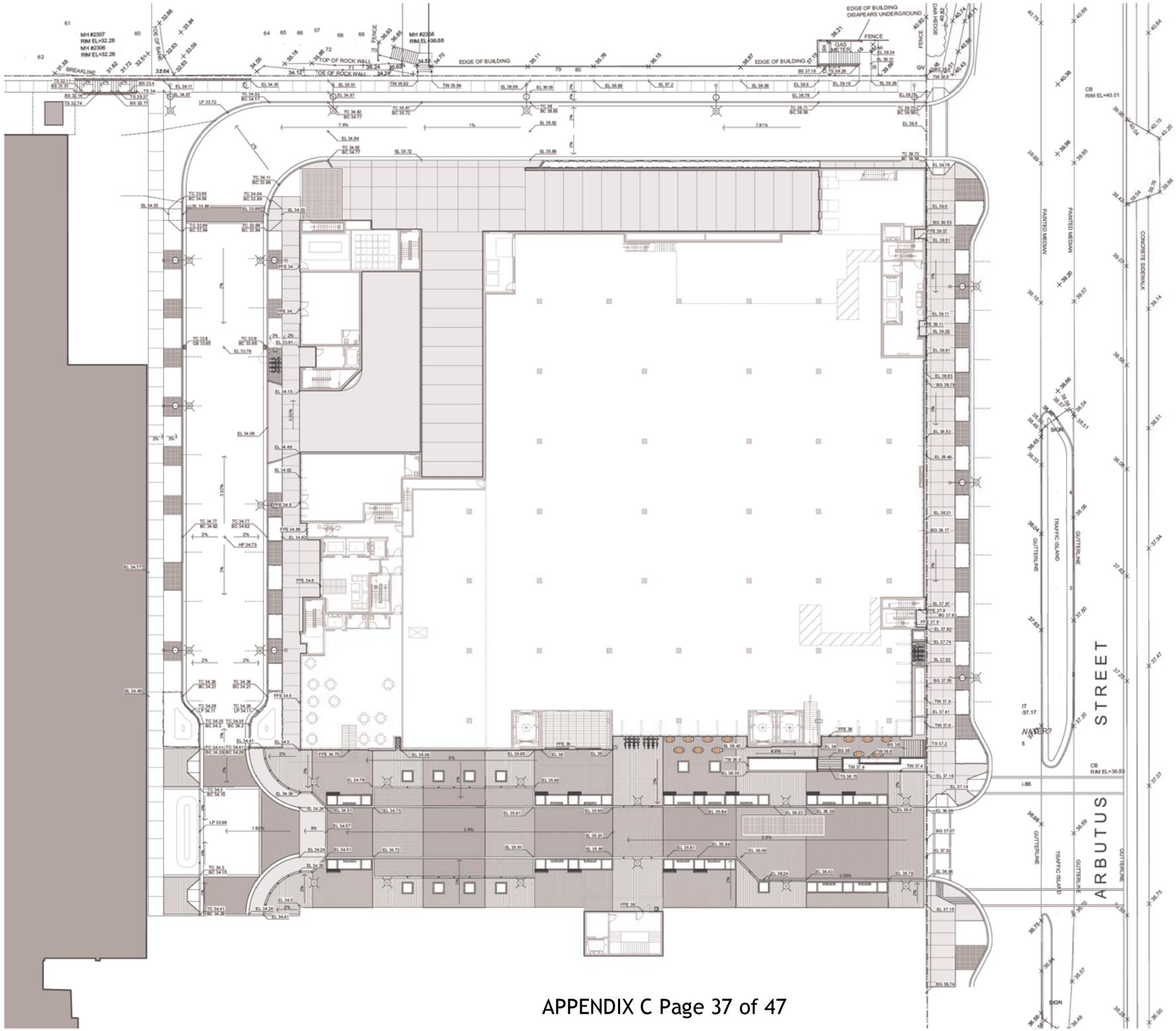
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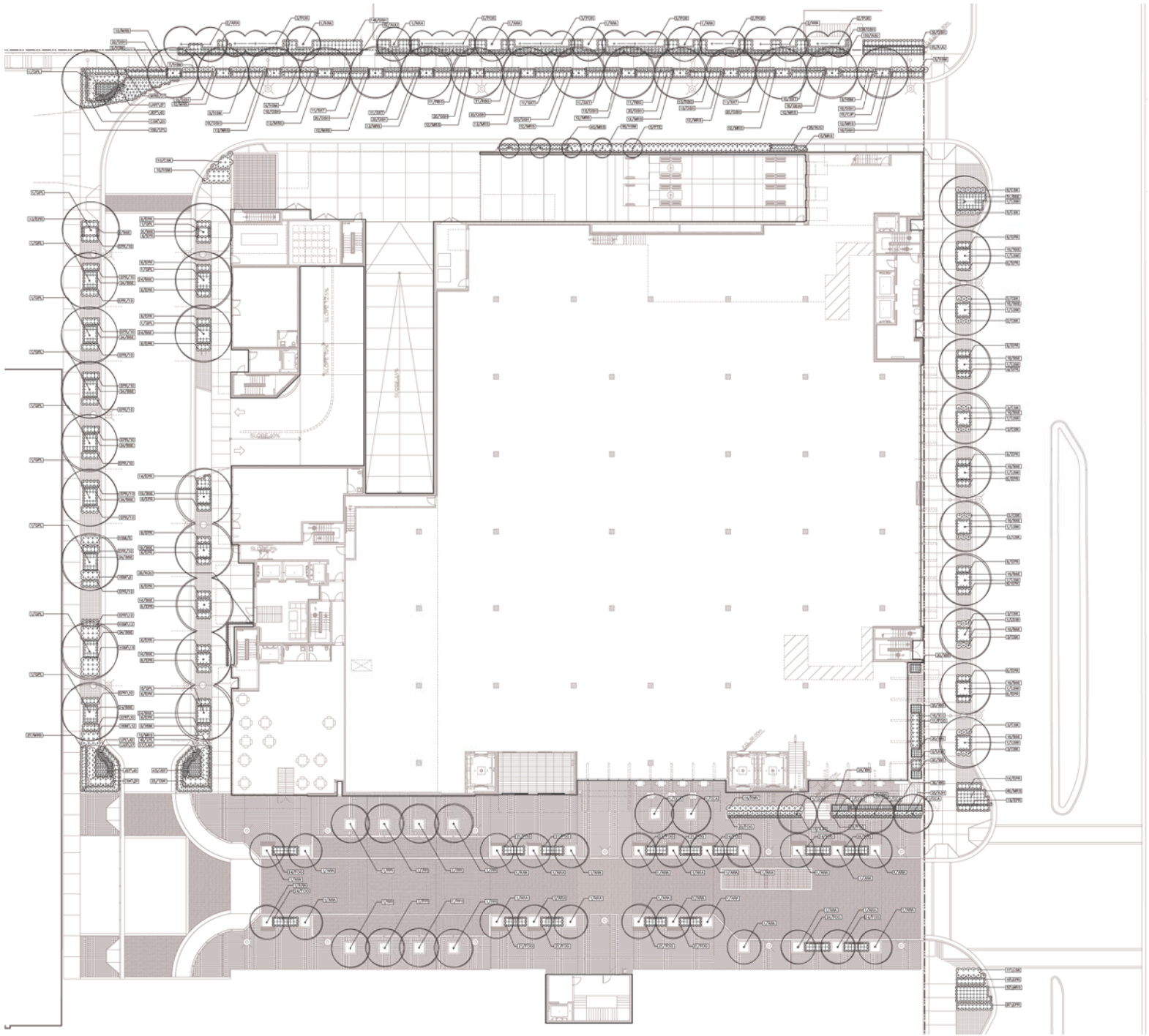
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DRAWING

GRADING PLAN
GROUND FLOOR

DRAWN	DATE
JWDL	OCT 2013
SCALE	REVIEWED
1:150	ML
	PROJECT NO
	1173

L 2.01



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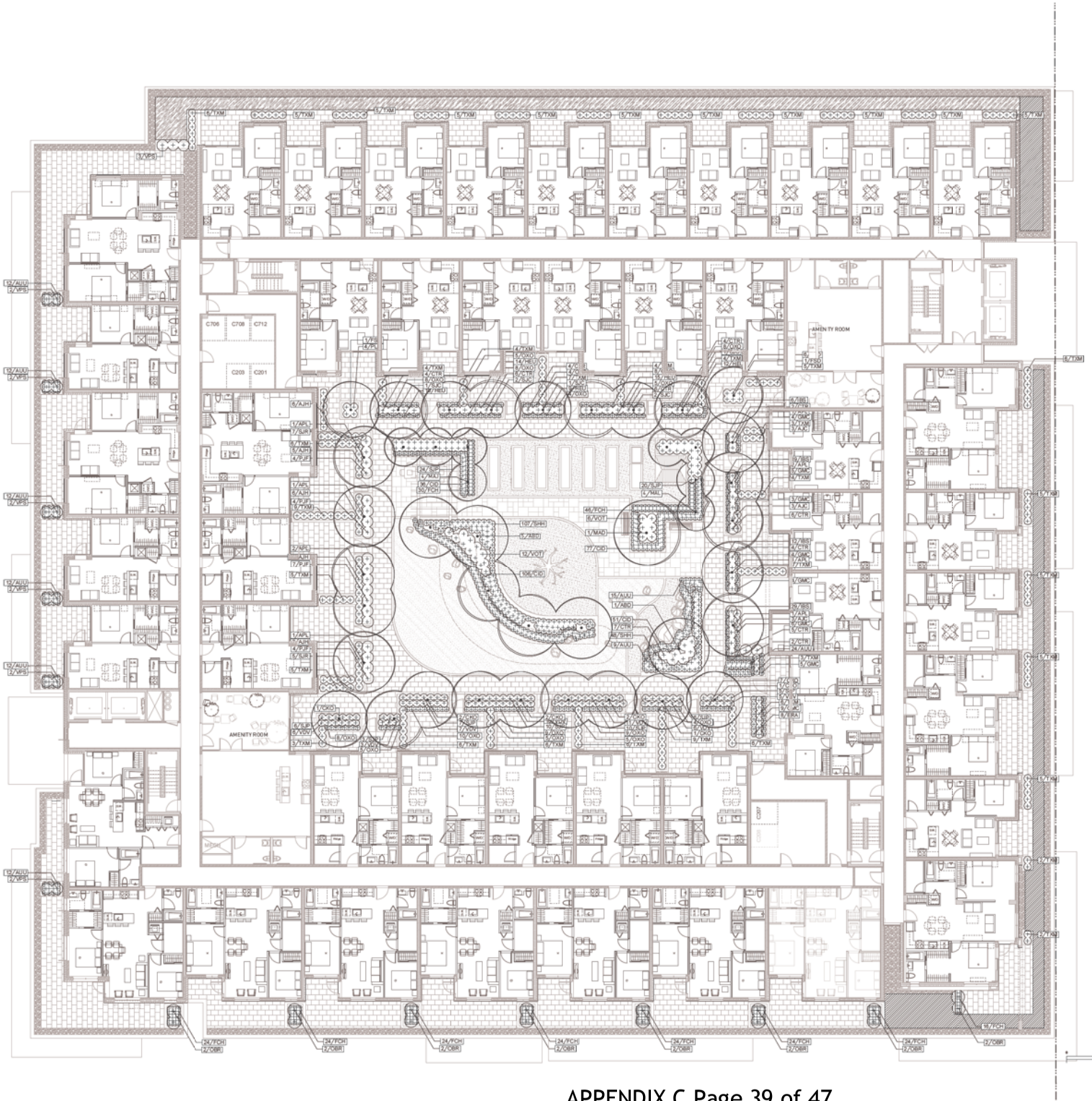
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PLANTING PLAN
GROUND FLOOR

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Green Roof Plant List

LIVEROOF MODULES TO BE PLANTED WITH **WILD WEST MIX FOR SHADE** BY NATS NURSERY. THE MIX INCLUDES PERRENIALS, GROUNDCOVERS, GRASSES, AND BULBS.

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DIALOG

PWL partnership

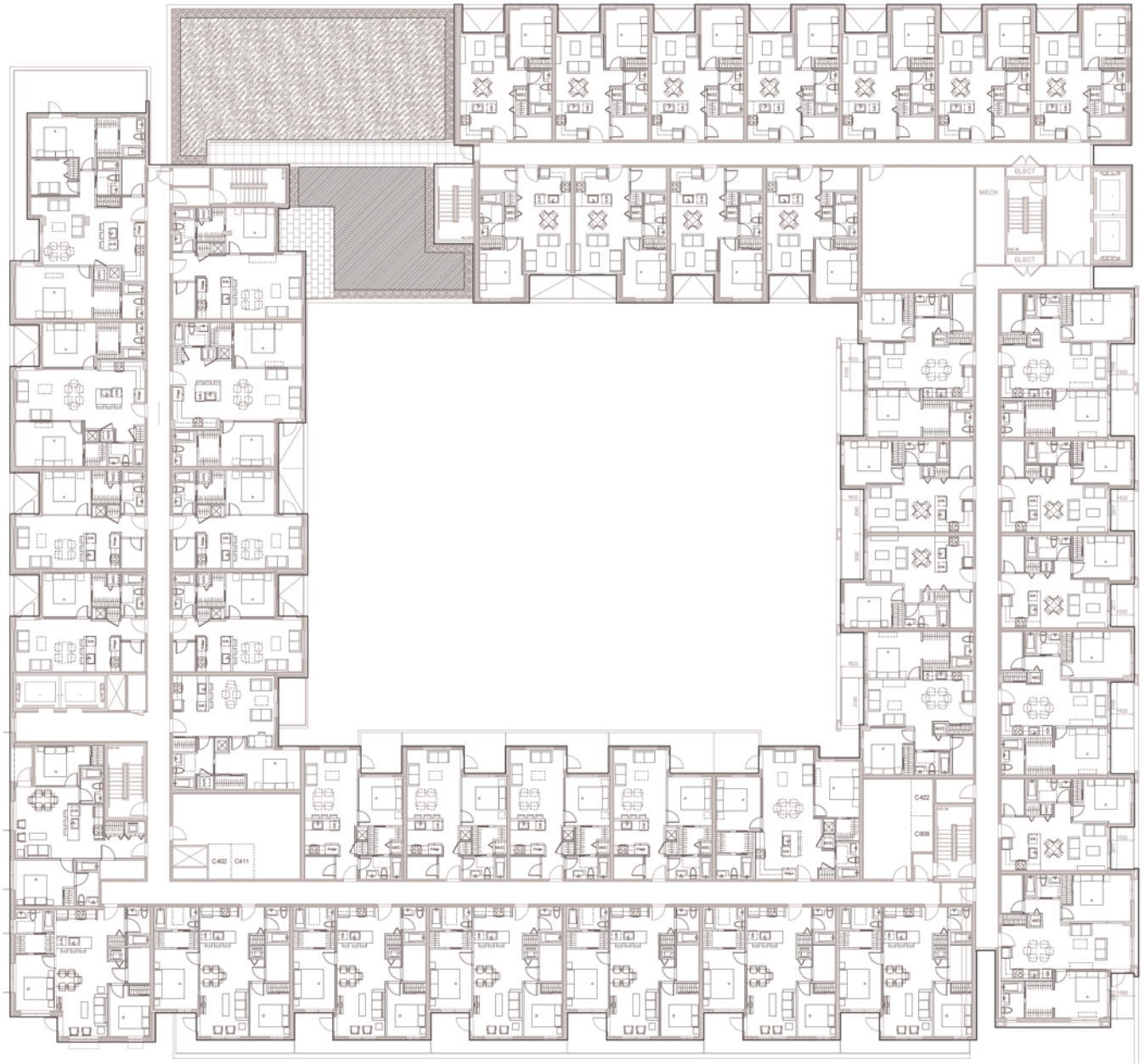
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PROJECT
Arbutus Centre Block A
4266 Arbutus Street
Vancouver BC

DRAWING
PLANTING PLAN
LEVEL 2

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DATE OCT 2013
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PROJECT NO 1173

L 3.02



Green Roof Plant List

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Arbutus Centre Block A
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DRAWING

PLANTING PLAN
LEVEL 4

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Arbutus Centre Block A
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DRAWING
PLANTING PLAN
LEVEL 5

DRAWN JG/DL
DATE OCT 2013
SCALE
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PROJECT NO 1173

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Green Roof Plant List

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PROJECT

Arbutus Centre Block A
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DRAWING

PLANTING PLAN
LEVEL 6

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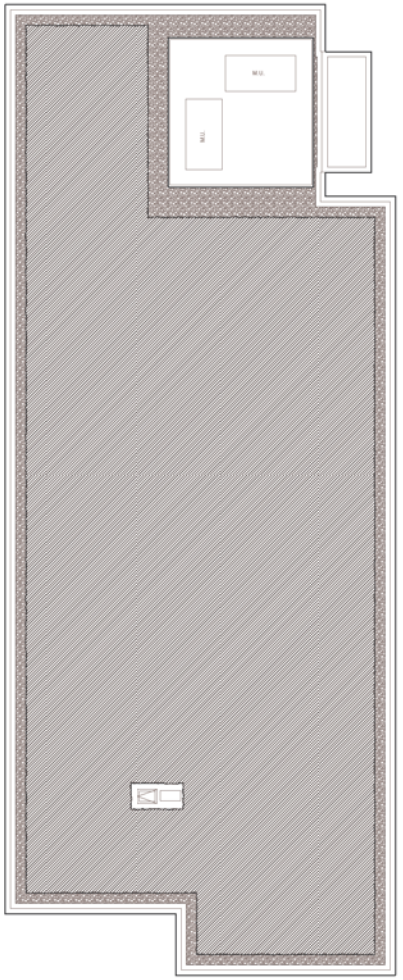
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Green Roof Plant List

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PROJECT

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4255 Arbutus Street
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DRAWING

PLANTING PLAN
LEVEL 7

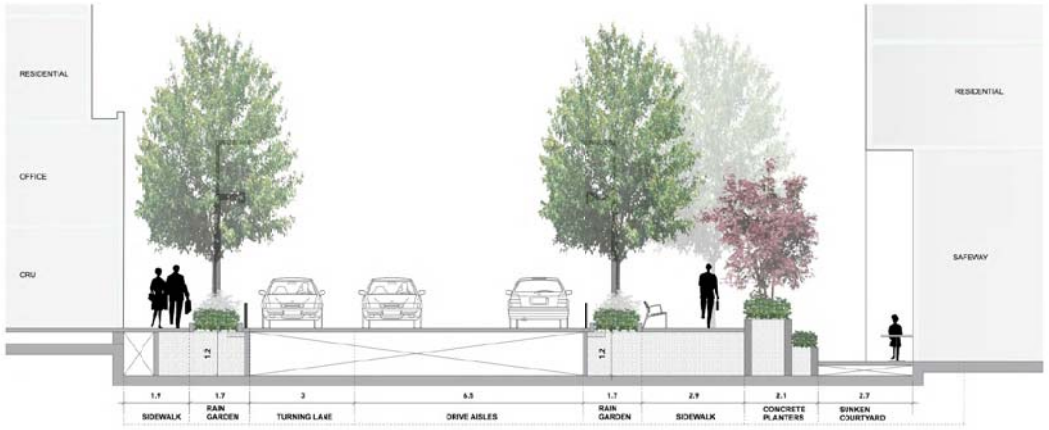
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	PROJECT NO
	1173

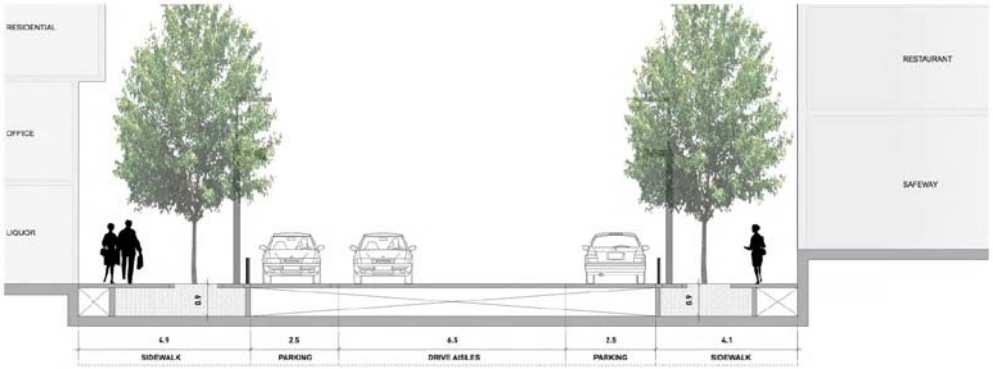
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1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

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Vancouver BC

DRAWING

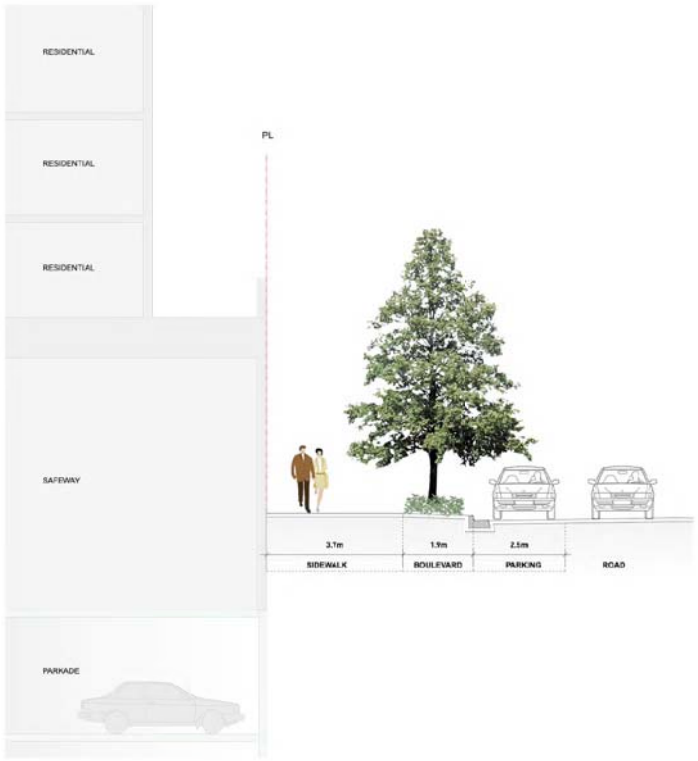
SECTIONS

DRAWN JG/JL
DATE OCT 2013
SCALE AS SHOWN
REVIEWED ML
PROJECT NO 1173

L 7.01



1 SECTION C - YEW STREET
1/8" = 1'-0"



2 SECTION D - ARBUTUS STREET
1/8" = 1'-0"

DIALOG

PWL partnership

no	date	revision
2	17 Mar / 13	Re-Issued For Development Permit
1	02 Oct / 13	Issued For Development Permit

PROJECT

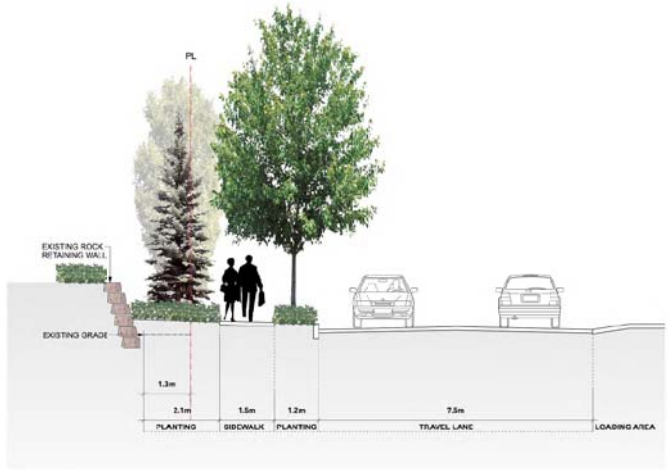
Arbutus Centre Block A
4255 Arbutus Street
Vancouver BC

DRAWING

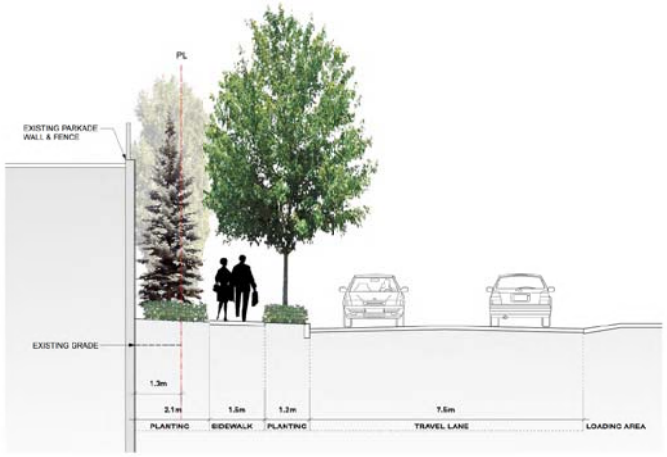
SECTIONS

DRAWN JC/ZL
DATE OCT 2013
SCALE AS SHOWN
REVIEWED ML
PROJECT NO 1173

L 7.02



1 SECTION E - NORTH LANE
1/8" = 1'-0"



2 SECTION F - NORTH LANE
1/8" = 1'-0"



3 SECTION G - NORTH LANE
1/8" = 1'-0"



4 SECTION H - NORTH LANE
1/8" = 1'-0"

DIALOG

PWL partnership

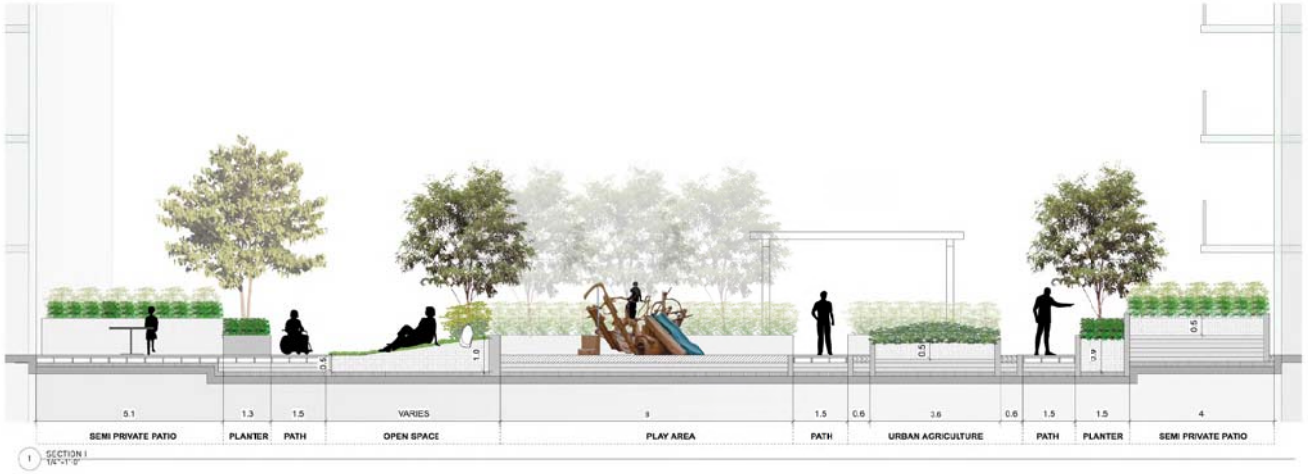
no date revision
2 17 Mar / 13 Re-Issued For Development Permit
1 02 Oct / 13 Issued For Development Permit

PROJECT
Arbutus Centre Block A
4255 Arbutus Street
Vancouver BC

DRAWING
SECTIONS

DRAWN JCDL
DATE OCT 2013
SCALE As SHOWN
REVIEWED ML
PROJECT NO 1173

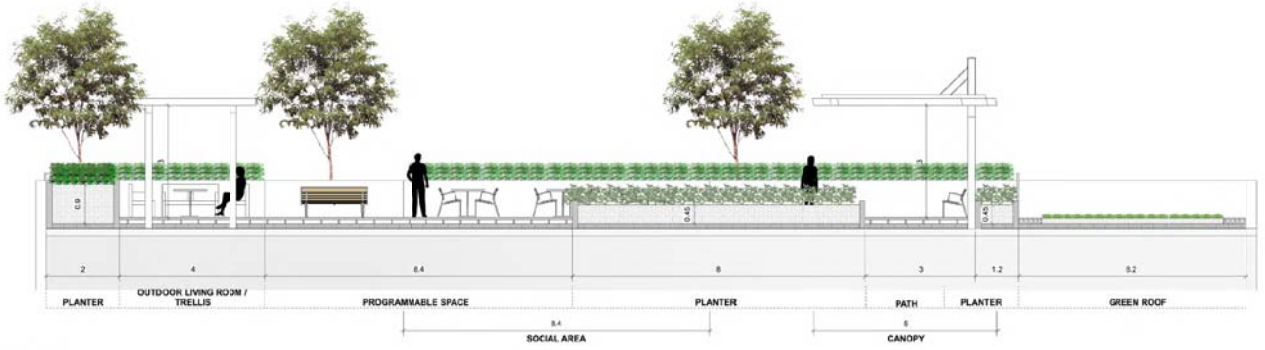
L 7.03



1 SECTION I
1/4"=1'-0"



2 SECTION J
1/4"=1'-0"



1 SECTION K
1/4" = 1'-0"

DIALOG

PWL partnership

no date revision

2 17 Mar / 14 Re-Issued For Development Permit
1 12 Oct / 13 Issued For Development Permit

PROJECT
Arbutus Centre Block A
4255 Arbutus Street
Vancouver BC

DRAWING
SECTIONS

DRAWN JC/ZL
DATE OCT 2013
SCALE AS SHOWN
REVIEWED ML
PROJECT NO 1173

L 7.04