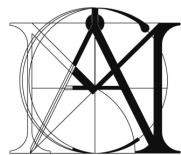


4-STOREY SECURED MARKET RENTAL HOUSING  
4506 RUPERT STREET, VANCOUVER, BC



MATTHEW CHENG  
ARCHITECT INC.  
Unit 202 - 670 EVANS AVENUE  
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4506 Rupert St.  
Vancouver BC

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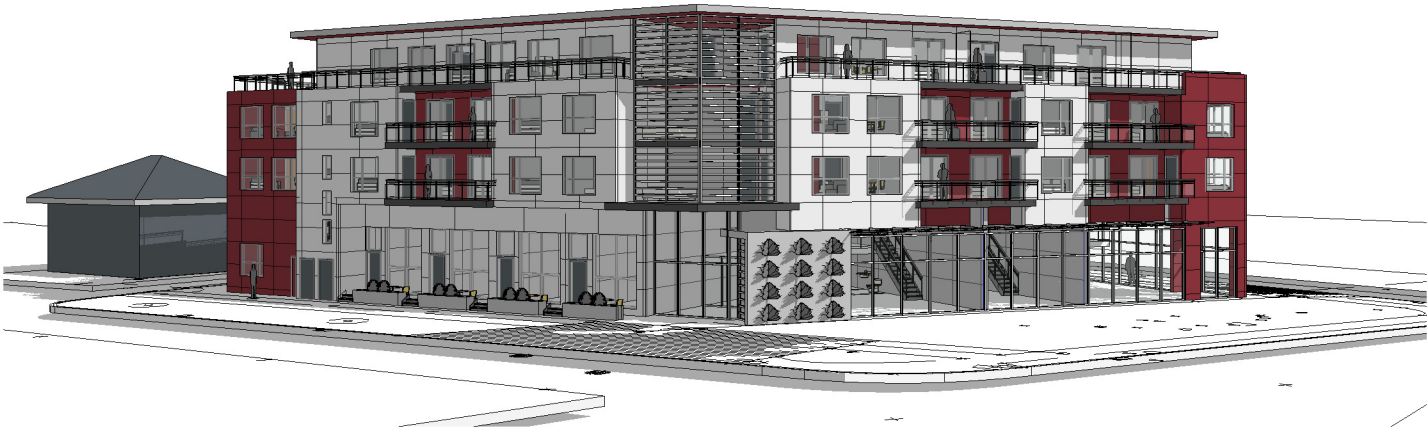
Revision Date:

Dwg. No.:

Print Date:  
02262018

A101

PROJECT DATA			
Site Address	4506 Rupert St., 3309 Price St.		
Legal Address	LOT 1, 2, AND 7, PLAN 7903 AND LOT A (REFERENCE PLAN 2155) PLAN 849, ALL OF BLOCK 96, DISTRICT LOT 36 AND 51, GROUP 1, NWD		
Existing Zoning	Required		Proposed
	C-1, RS-1		CD (Rental 100)
	sf		sf
Site Area	18671.00		18671.00
FSR	1.2 + 0.7=1.9		2.14
Buildable area	35474.90		39879.76
Commercial	0.45	15963.71	5364.11
Residential	0.75	26606.18	34515.65
Residential Storage	3.7m2 per dwelling unit	155.40	
Open and enclosed balconies	8%	2837.99	
Setback			
Front Yard			
E 29 Ave	0		2' (0.6 m)
Rupert St	0		2' (0.6 m)
Price St	12.14' (3.7m)		2' (0.6 m) /12' (3.7m)
Side yard			
Side, East (Adjoin lane)	0		12'
Side, East (Adjoin Price)	5' (1.5 m)		12' (3.66 m) to 30' (9.1 m)
Building Height	9.2m-10.7m		13.72 m
Parking Calculation			
	Required		Provided
Residential	1 per 125 m2 of gross floor area plus 0.075 per unit= 28.9		22
Handicapped	Res: 1+0.034x42=1.36=2.36		2(4)
Commercial Parking	1 per 100 m2 of gross floor area up to 300 m2, 1 additional per 50 m2 after 513.53 m2 = 7		7
Visitor parking	0.075 x 42=3.15		
CarShare	1=5		1(5)
Total			38
Bick Storage	1.25 x 40 =50		50
Storage	42		42
Loading	Commercial: 1		
AREA			
LEVEL	Commercial		Residential
1	3857.62		3291.76
Mezzanin	1506.49		1847.32
2			8331.69
3			8368.92
4			5989.12
1 Townhouse			2546.78
2 Townhouse			2409.76
3 Townhouse			1730.30
Total	5364.11		34515.65
	498.34		3206.61
	SF		M2
Total R & C	39879.76		3704.95



① 3D View 3





# Rezoning Rationale

## SITE DESCRIPTION

The application is prepared in order to rezone the site from C1-RS1 to CD (Rental 100). The proposal is to build a residential and commercial 4-storey + basement building .The building includes: 4 grade-oriented loft units, 8 stacked townhouses, and 30 units (1, 2, and 3 bedroom). The development is 100% rental housing, secured by a non-stratification covenant for a 60-year tenure. 35% of the rental units will be suitable for families (2-bedroom and 3-bedroom). The project is on an arterial road surrounding by E 29th Avenue, Rupert Street, and Price Street, at a location designated as a "Local Shopping Area". It has immediate proximity to public transit, situated along bus route # 027, within 900 meters of the Joyce- Collingwood Skytrain Station. It is also immediately adjacent to Sir Wilfred General Elementary School. The site area is 1734.59 m2 (18671 sf), and we propose a target FSR of 2.13, for a proposed buildable area of 3781.41 m2 (39879.76 sf).

## NEIGHBOURHOOD

The site is located in commercial zone at the intersection of Rupert St and East 29th Avenue. It is flanked to the east by an established residential area, and to the south by Sir Wilfred Grenfell Elementry School.

## TRANSIT ORIENTATION

The site is located within walking and biking distance to a number of transit modes. The Joyce Skytrain Station is located within a 10-minute walk or a3-minute bike ride from the site, and a bus rout passes directly adjacent to the site

Rupert Street, East 29 Avenue  
Distance from site less than 1 block  
Transit Available Bus 027  
Joyce Street, BC Parkway (Joyce Station)  
Distance from site 4 blocks  
Skytrain Expo Line, Millenium Line  
Buses 026, 027, 028, 041, 043

## BACKGROUND

2013: The applicant started the project on 2013, on that time the property was splited into two portion by a 20' Metro Vancouver abandoned utility property. Developing on 2 parcel of land seperately under Rental 100 program was not supported by planning department. Planner suggested the lots to be consolidated.  
2014: After a great effect the developer has made an agreement with Metro Vancouver to purchase the 20' Metro Vancouver property and Metro vancouver has agreed. The developer could make application for development permit and rezoning. Then the applicant prepared revised drawings based on consolidate properties ( the 20' Metro Vancouver property already has been purchased by the developr).  
2017: Finally at June 28, 2017 an open house was held by owner to hear public feedback on the priliminary proposal on the development. The nieghbour at 3309 Price St. wasn't happy from the development, and other neighbours asked for less density and height, in other side there were some comments that neighbours supported a new development on the empty land lying there for years After open house upon an agreement the developer purchased the property at 3309 Price street. and City asked for more setbacks to accomodate neighbours request for less density and height.  
Feb 20, 2018: Now 4 piece of land has been consolidated to serve the new development. The new proposal includes: 30 family oriented units, 8 stacked townhouses, 4 artist studio (loft), and 498 m2 commercial area.





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Project Title

4506 Rupert St.  
Vancouver BC

Sheet Title

Rezoning  
Rationale&  
Context Plan

Drawn: HR

Checked: MC

Scale: 1" = 20'-0"

Project Number:

Revision Date: Dwg. No.:

Print Date: 02/26/2018

A102

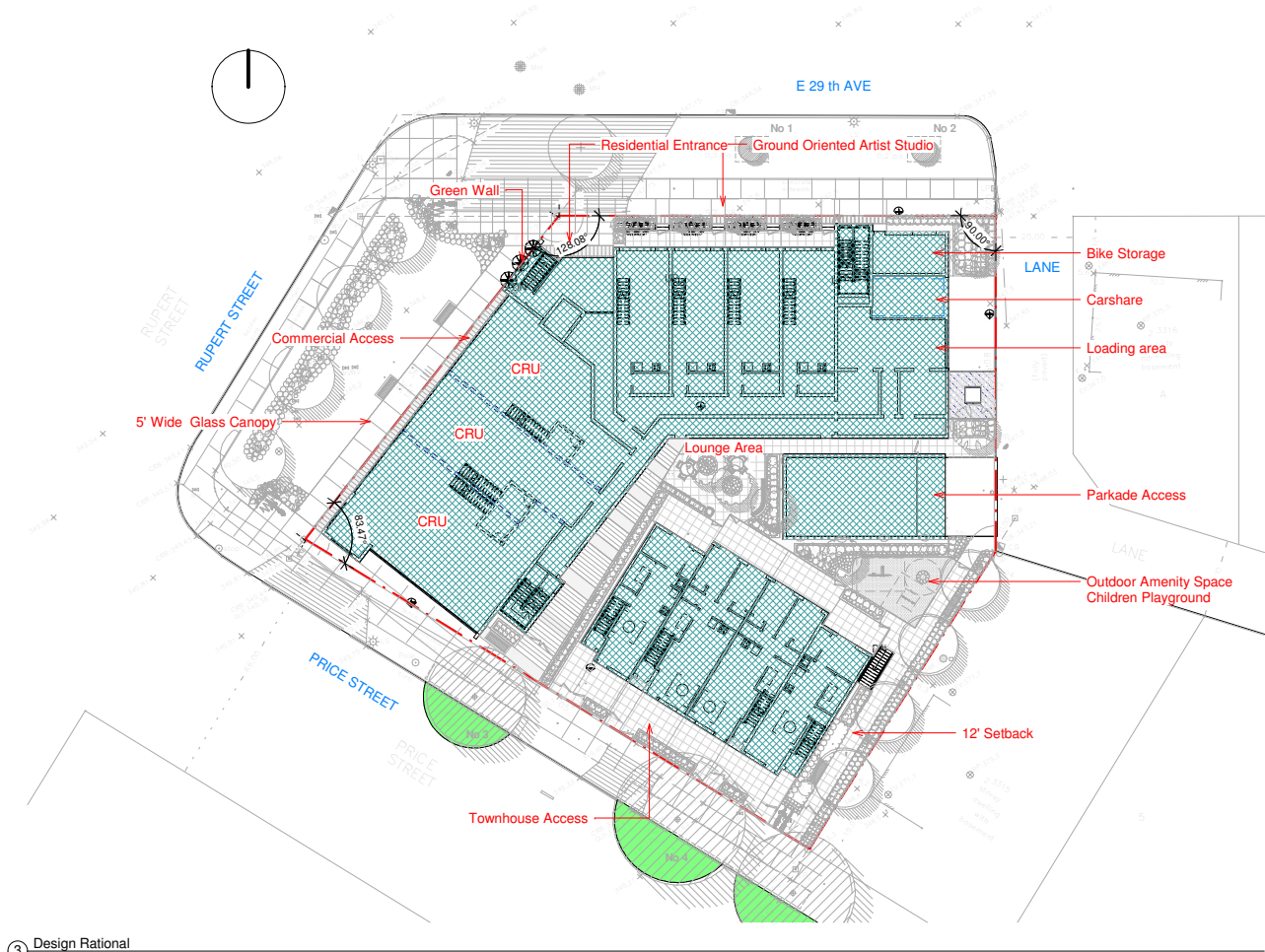
# Context Plan



2 CONTEXT PLAN  
1" = 20'-0"



Design Rationale



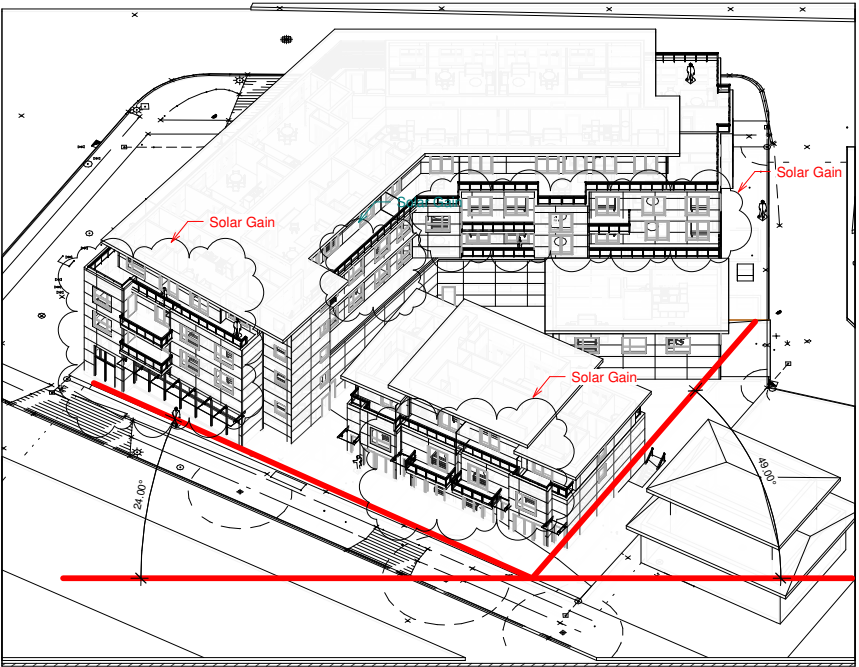
③ Design Rational  
1" = 20'-0"

Key Design Strategies

- Orient the main side towards the south +\_30° East or west, and use large south facing windows as much as possible
- Minimize unwanted shade to allow passive solar energy use
- Use landscaping consistent with required amounts of shading at different time of the year- deciduous trees will offer shade in summer but access solar heat in winter
- Use a compact building form to limit heat loss
- Provide operable window on all building elevations
- Row and multi-story building designs to maximize efficiencies

Use and Density

An Interior amenity area of 909.44 sf and a 1398.29 sf open space are situated in the project's centre and side yard. A portion of the outdoor area will be devoted to children's play. Sir Wilfred Elementry School immediately adjacent and the open space around the school has an extensive playground area.

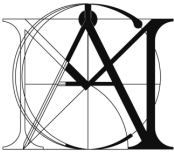


① Orientation

Average Rental rate

UNITS					
1BED	AREA	2BED	AREA	3BED	AREA
SF	SF	SF	SF	SF	SF
Loft1	480.00	TH4	659.44	201	858.82
Loft2	476.98	TH5	653.48	301	854.50
Loft3	476.98	202	606.65		
Loft4	476.30	203	765.84	TH1	883.82
TH2	519.56	204	665.69	TH3	971.31
TH7	528.23	207	634.07	TH6	961.26
205	468.56	302	608.96	TH8	899.89
206	506.23	303	767.81		
208	483.17	304	665.69		
209	527.82	307	633.04		
210	527.38	401	592.22		
211	466.24	406	657.11		
305	468.22				
306	506.40				
308	487.56				
309	529.80				
310	549.71				
311	493.14				
402	546.08				
403	660.57				
404	487.07				
405	490.89				
407	451.03				
408	509.16				
</					

Average rental rate by Rental Incentive Guidelines		
STUDIO	EAST AREA RENT	\$
450.00 SQ FT	\$ 1360.00	3.02
1BEDROOM		
600.00 SQ FT	\$ 1747.00	2.91
2BEDROOM		
830.00 SQ FT	\$ 2308.00	2.78
3BEDROOM		
1044.00 SQ FT	\$ 3030.00	2.90
AVERAGE RENTAL PROPOSAL		
STUDIO	\$ 1100.00	
1BEDROOM	\$ 1380.00	
2BEDROOM	\$ 1880.00	
3BEDROOM	\$ 2300.00	



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4506 Rupert St.  
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Sheet Title

Design Rationale

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Checked: Checker

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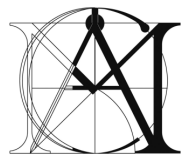
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# Design Rationale



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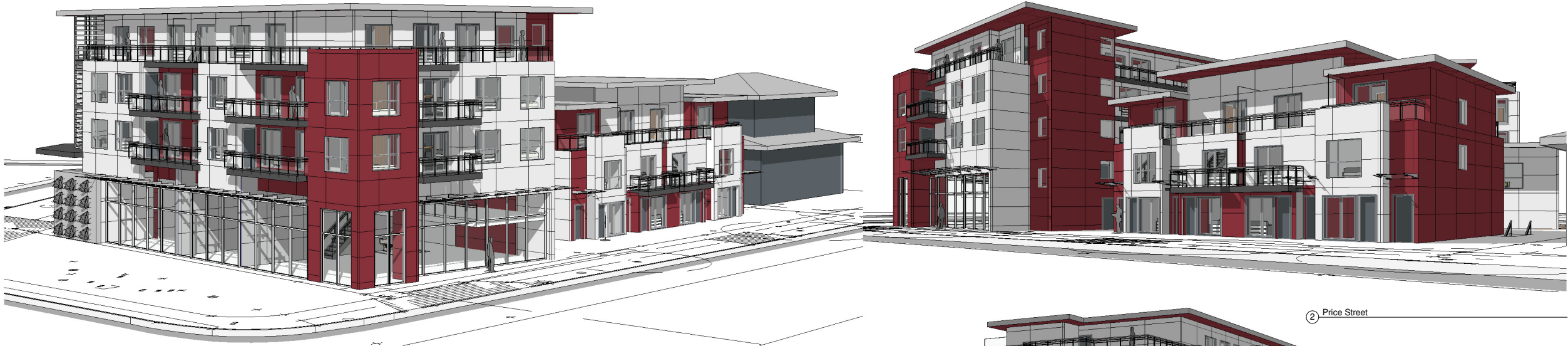
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A104



④ Rupert St. and E29th Ave.



② Price Street

① Rupert St. and Price St.



⑤ Lane



Street Scape





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Street Scape

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Print Date: 02/26/2018 A105





# SITE PLAN

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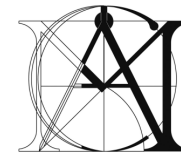
E 29 th AVE

RUPERT STREET

PRICE STREET

LANE

LANE



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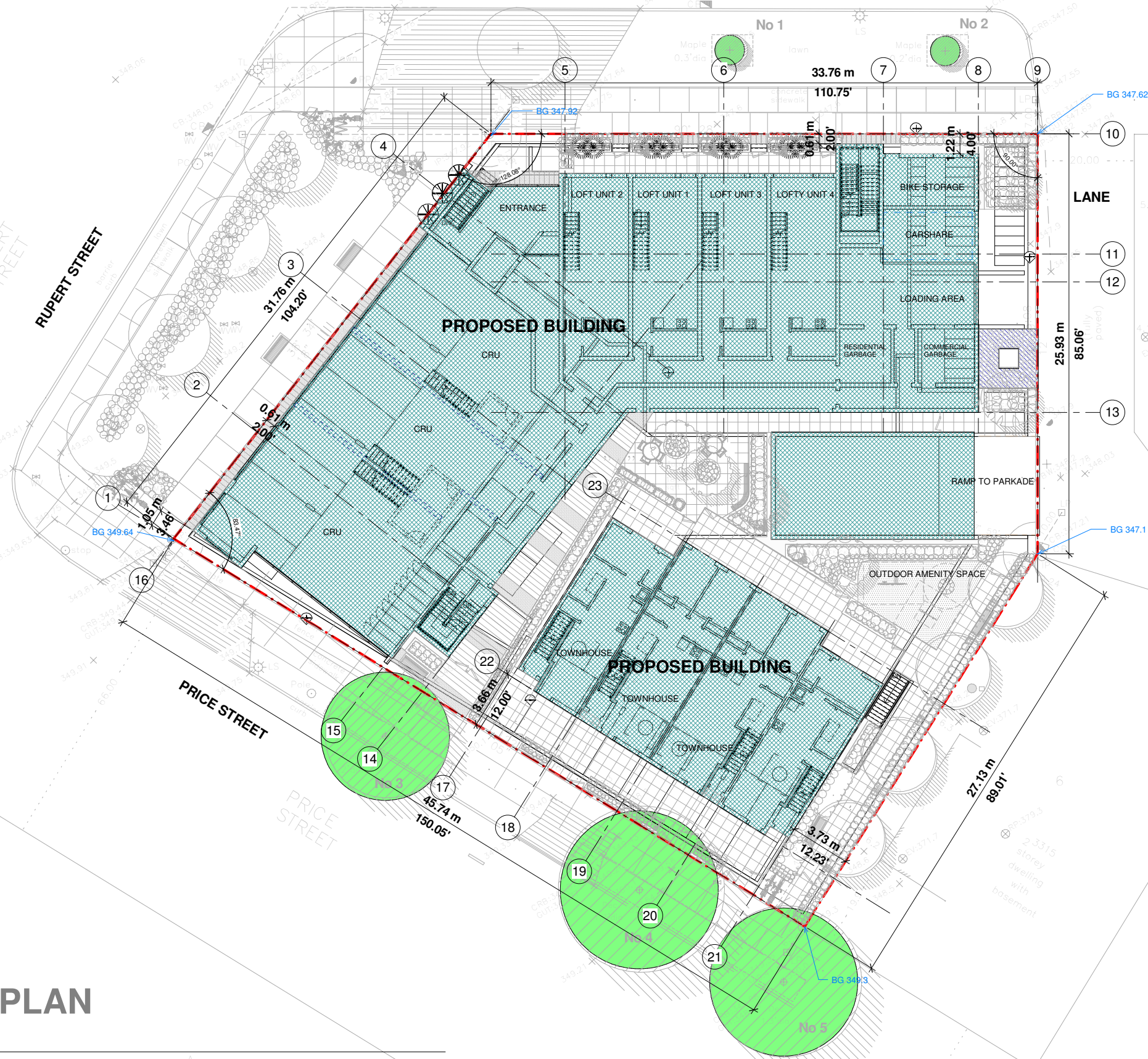
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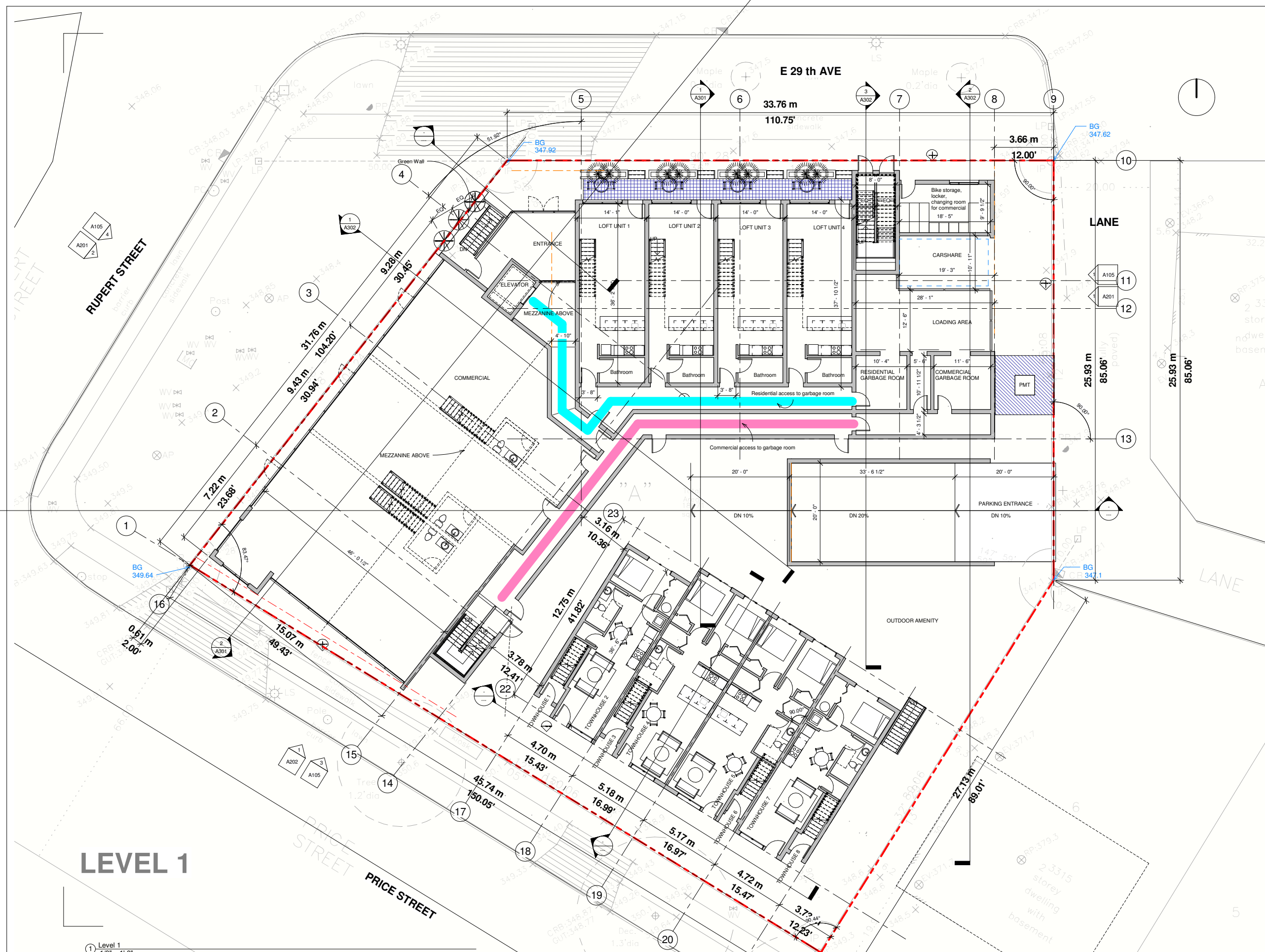
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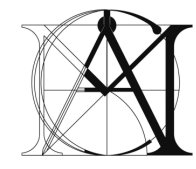
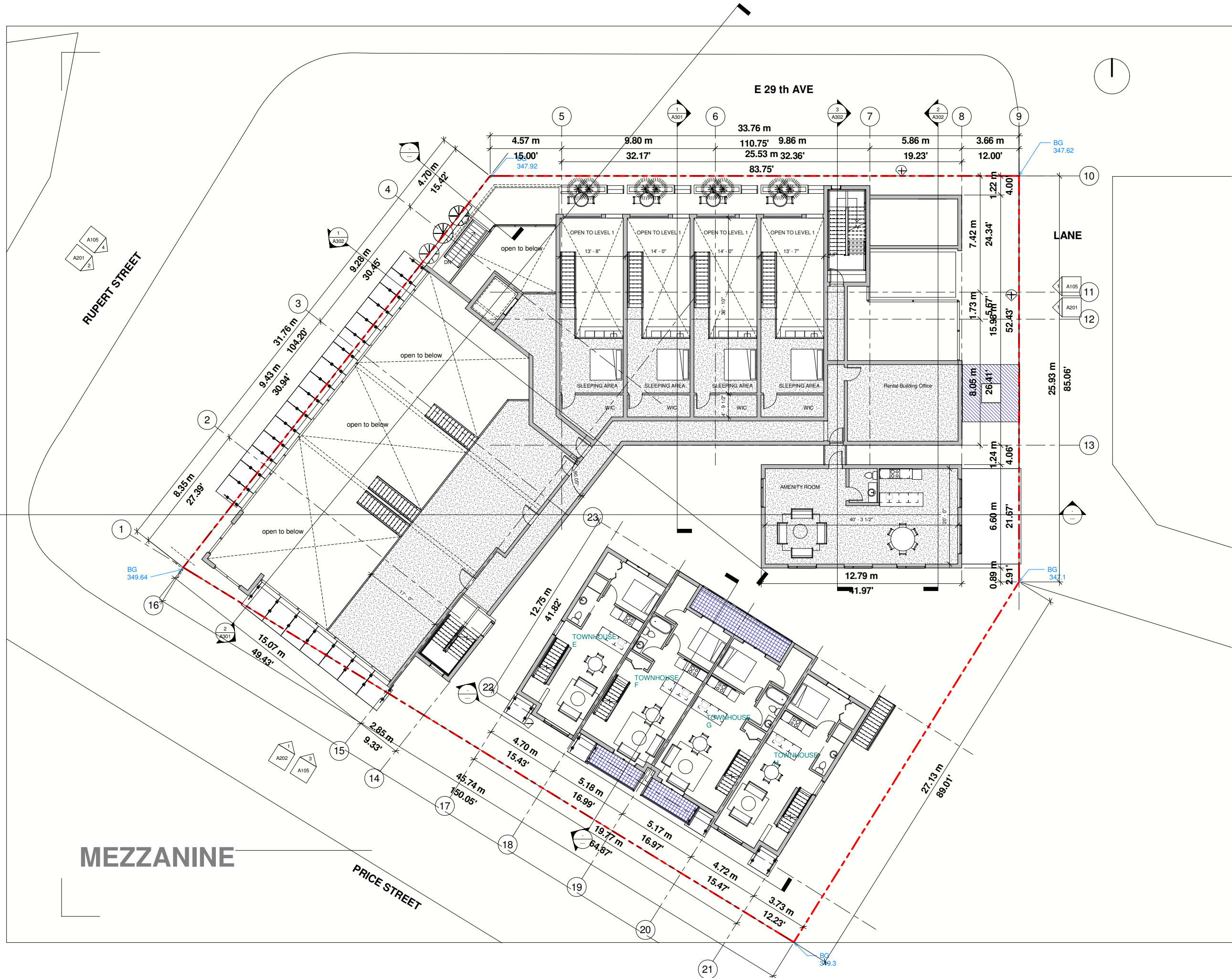
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**LEVEL 1**

1 Level 1  
1/8" = 1'-0"





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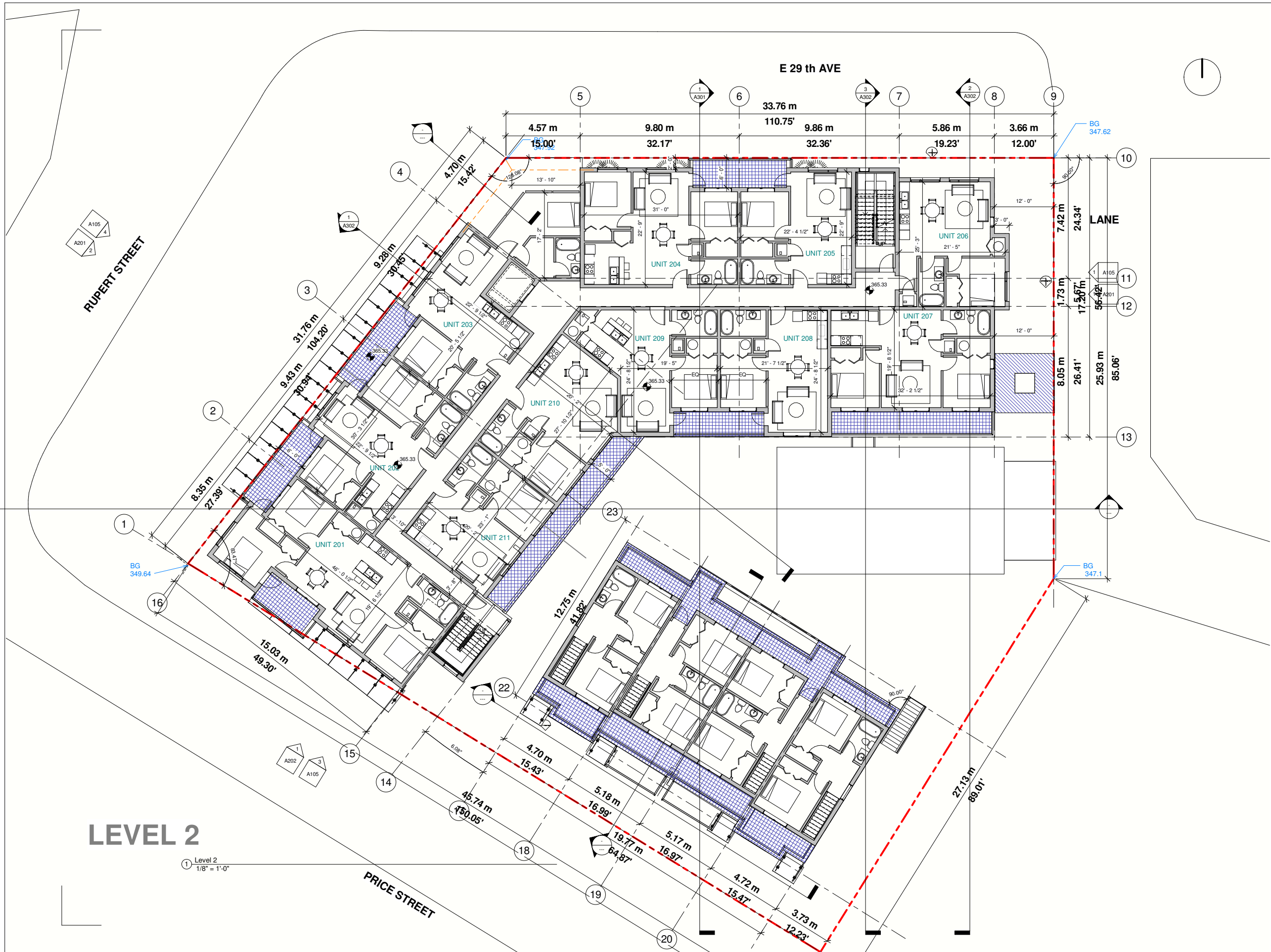
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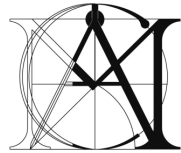
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# LEVEL 2

① Level 2  
1/8" = 1'-0"



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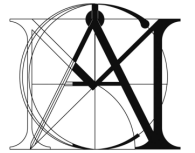
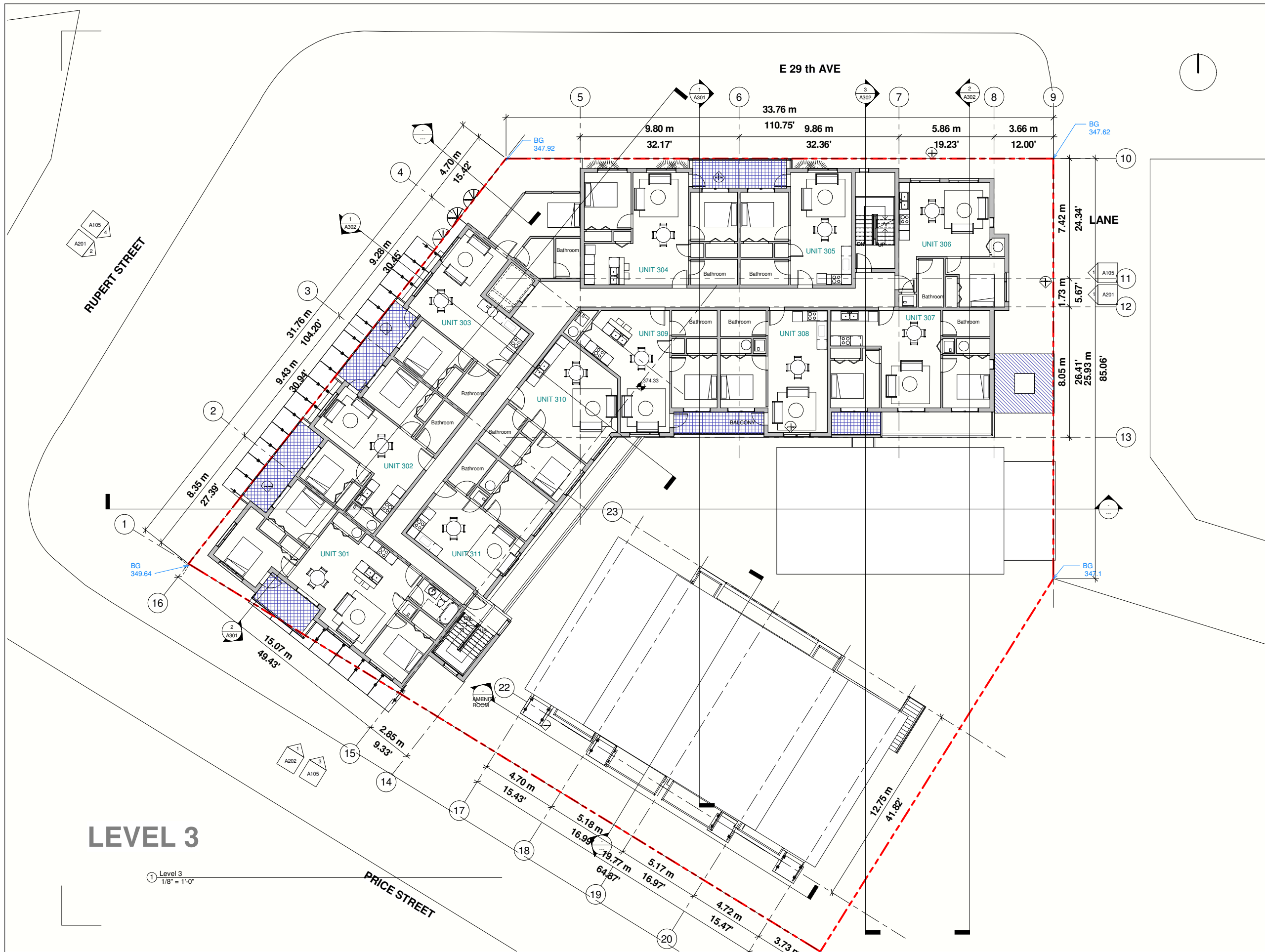
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Vancouver BC**

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**LEVEL 3**

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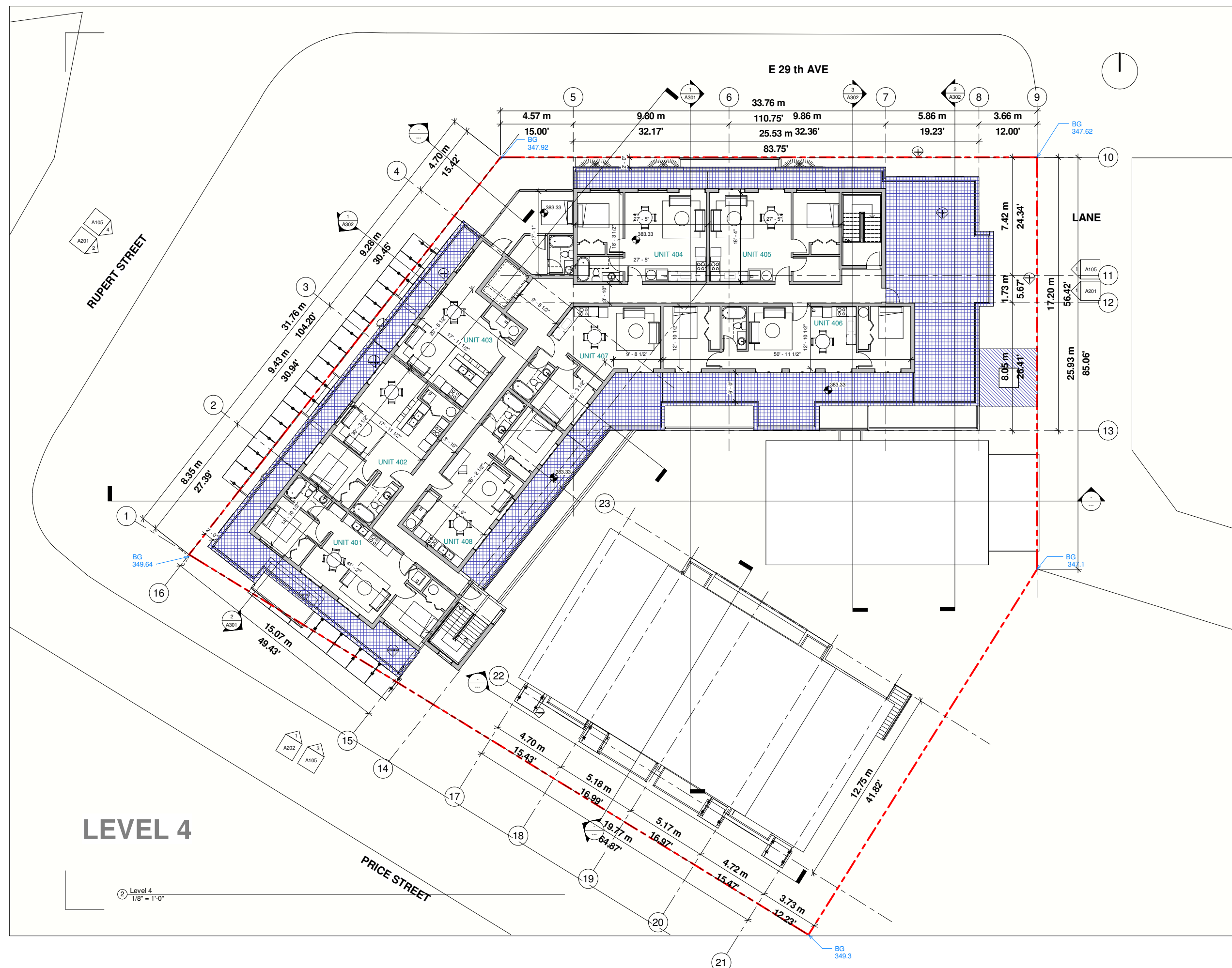
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02/26/2018

**A111**



**LEVEL 4**

② Level 4  
1/8" = 1'-0"



RUPERT STREET

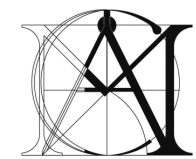
E 29 th AVE

LANE

PRICE STREET

# BASEMENT

1 U/G PARKING  
1/8" = 1'-0"



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**4506 Rupert St.  
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Sheet Title  
**BASEMENT**

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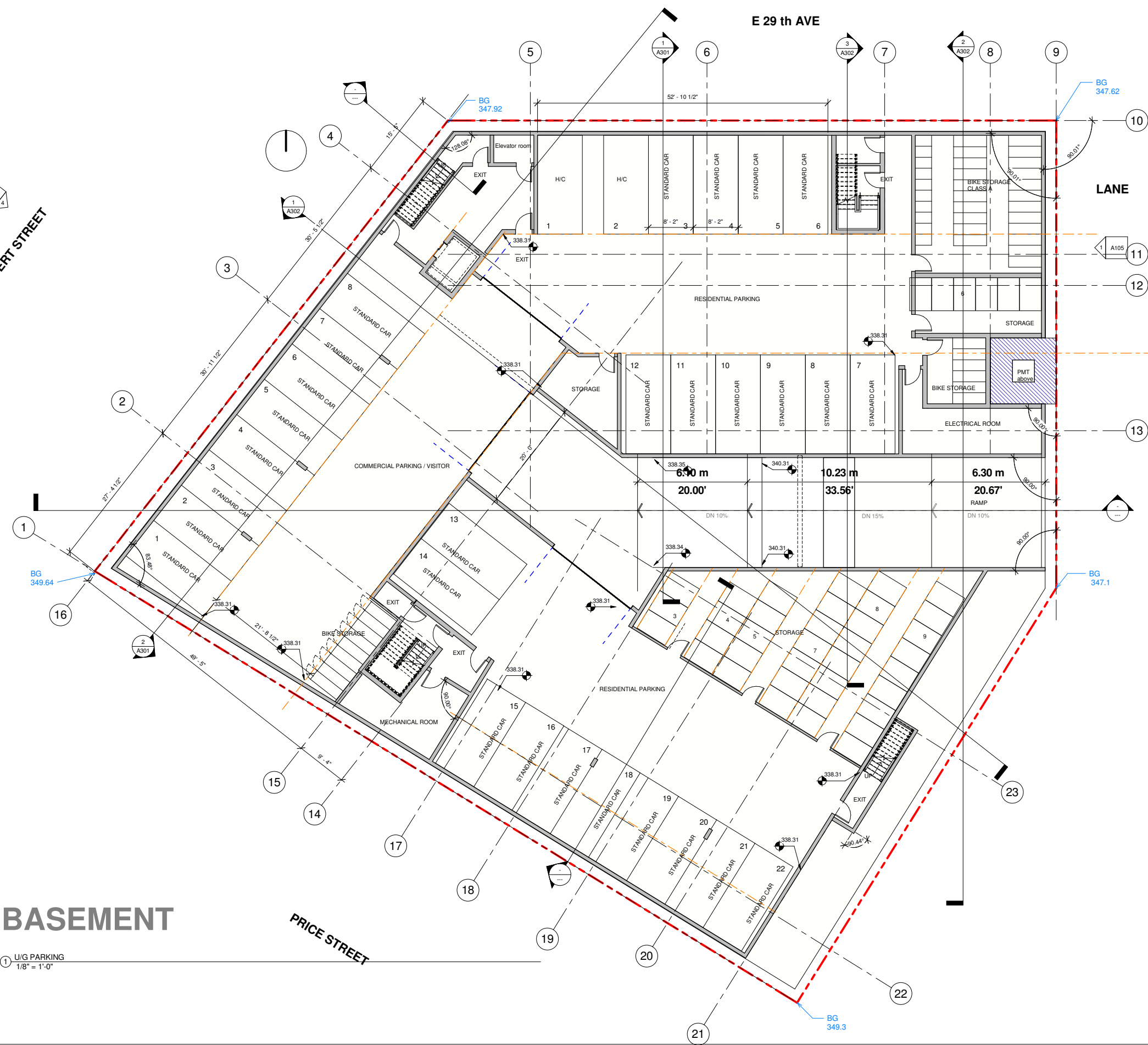
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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**EAST, WEST  
ELEVATION**

Drawn: **HR**

Checked: **MC**

Scale: **1/8" = 1'-0"**

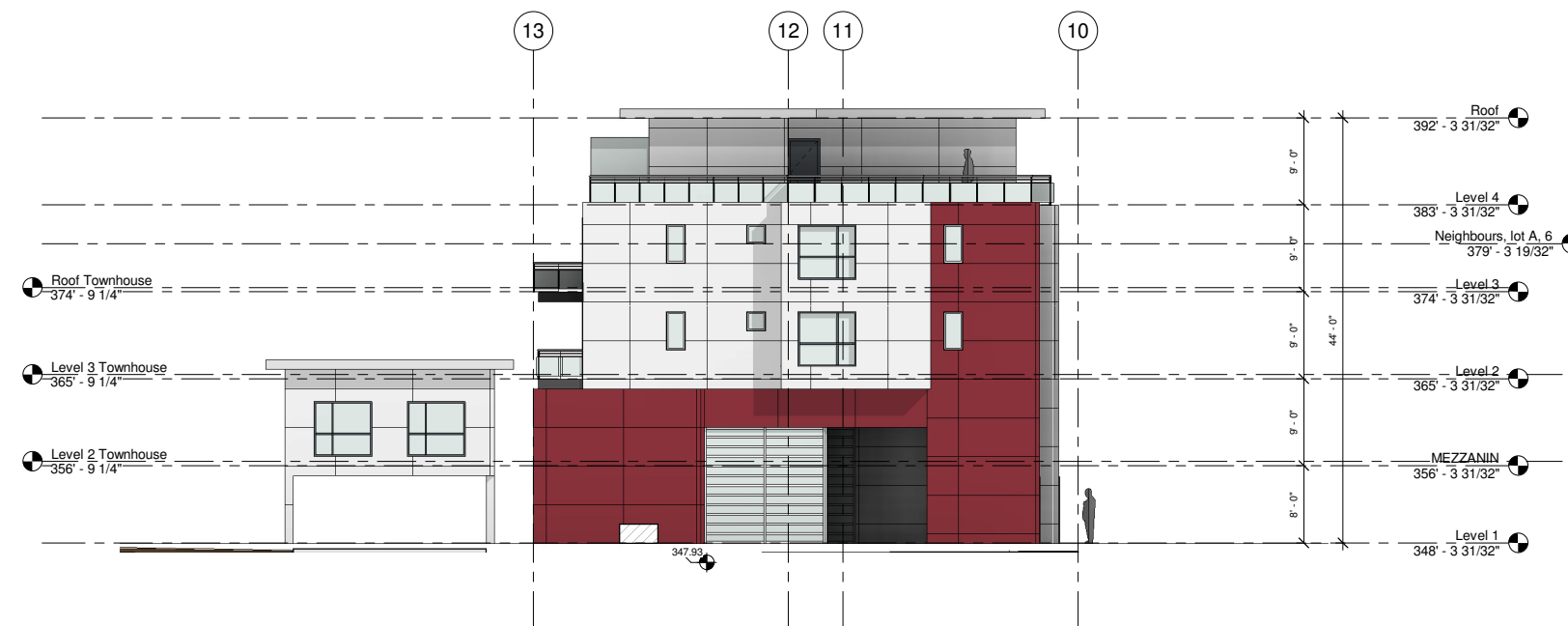
Project Number:

Revision Date:

Dwg. No.:

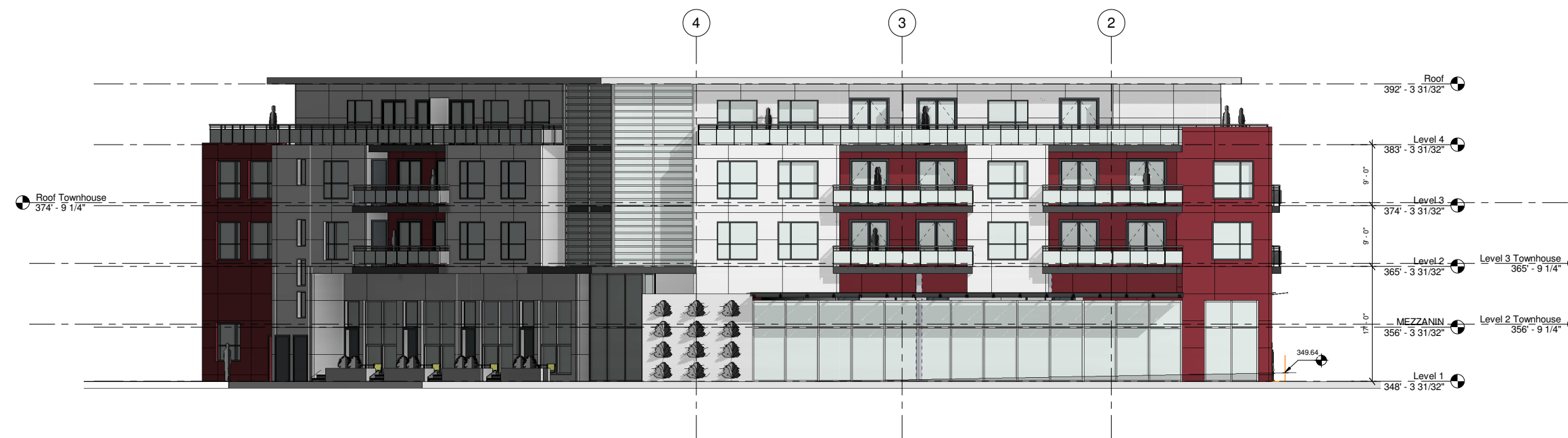
Print Date:  
02/26/2018

**A201**



## EAST ELEVATION

① East  
1/8" = 1'-0"



## WEST ELEVATION

② West  
1/8" = 1'-0"





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ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3021 / Cel: (604) 649-0669  
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Revision:

Consultants

Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**NORTH, SOUTH  
ELEVATION**

Drawn: HR

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

Revision Date:

Dwg. No.:

Print Date:  
02/26/2018

**A202**



**NORTH ELEVATION**

② North  
1/8" = 1'-0"



**SOUTH ELEVATION**

① South  
1/8" = 1'-0"





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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**SECTION 1, 4**

Drawn: **HR**

Checked: **MC**

Scale: **1/8" = 1'-0"**

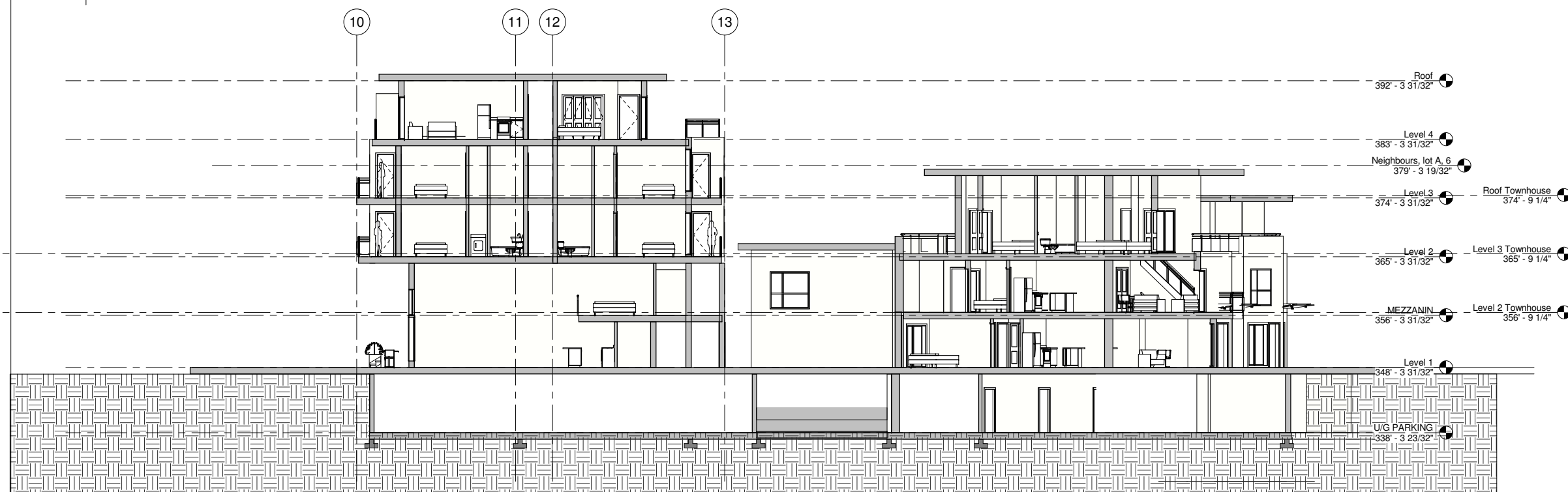
Project Number:

Revision Date:

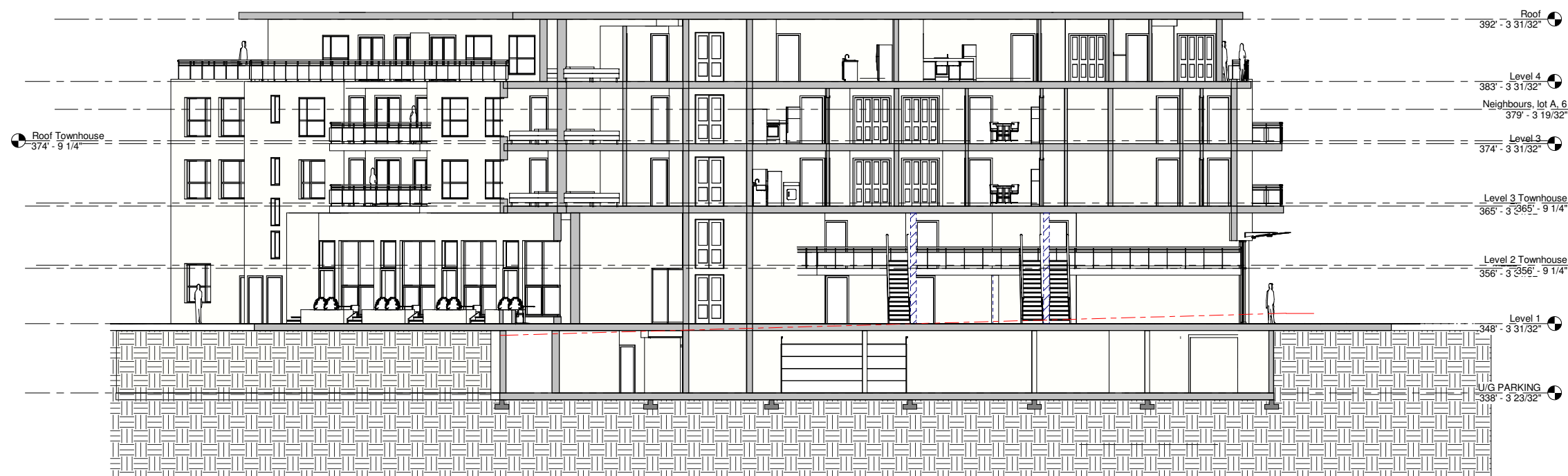
Dwg. No.:

Print Date:  
02262018

**A301**



① Section 1  
1/8" = 1'-0"



② Section 4  
1/8" = 1'-0"



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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**SECTION 2**

Drawn: HR

Checked: MC

Scale: 1/8" = 1'-0"

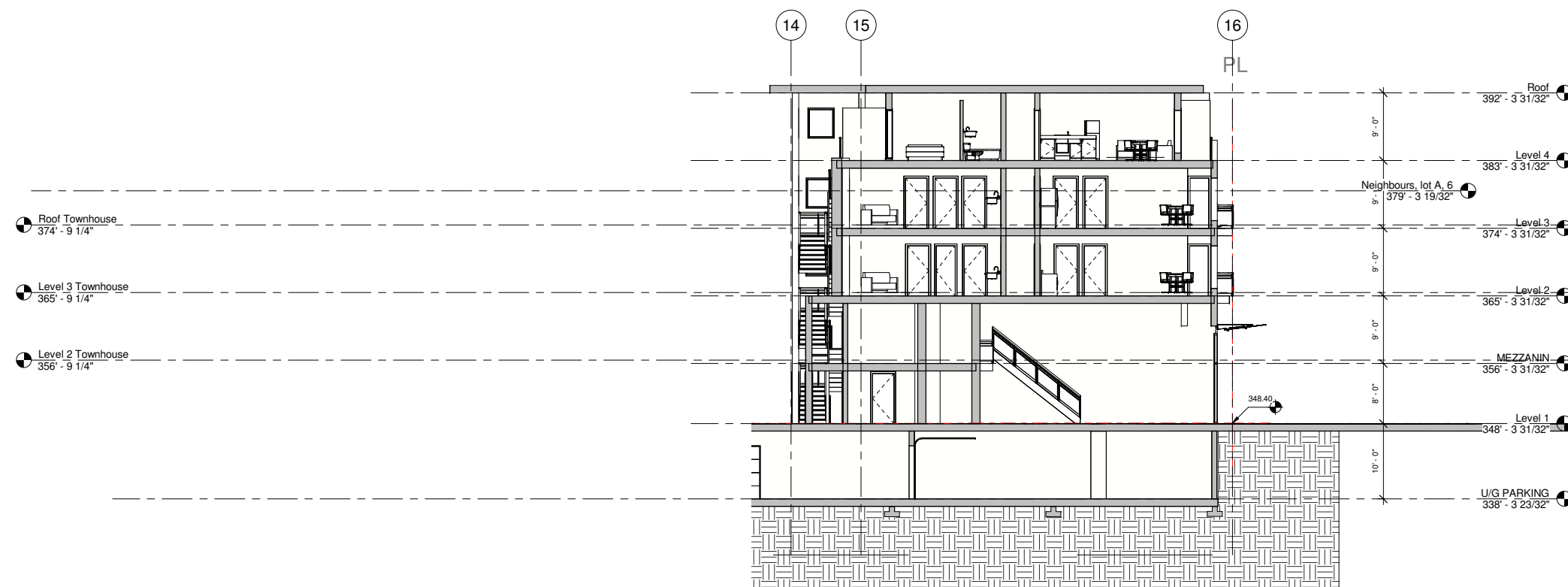
Project Number:

Revision Date:

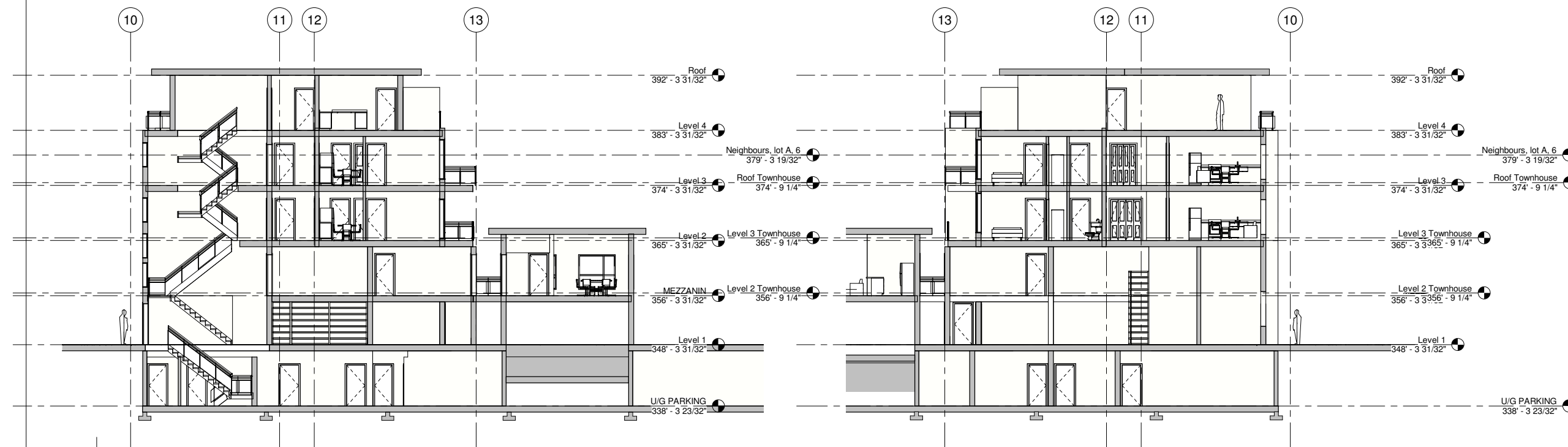
Dwg. No.:

Print Date:  
02/26/2018

**A302**



① Section 2  
1/8" = 1'-0"



③ Section 6  
1/8" = 1'-0"

② Section 12  
1/8" = 1'-0"





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Revision:

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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**FLOOR AREA**

Drawn: HR

Checked: MC

Scale: 1" = 20'-0"

Project Number:

Revision Date:

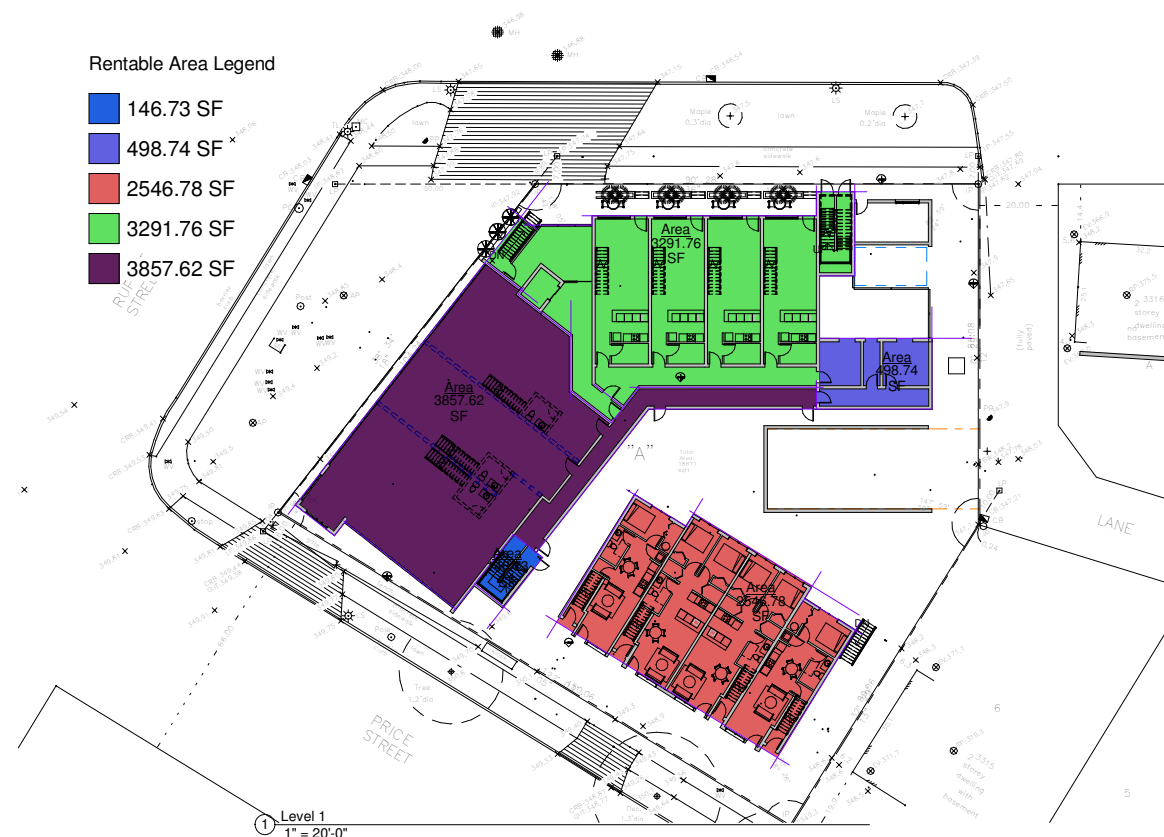
Dwg. No.:

Print Date:  
02/26/2018

**A401**

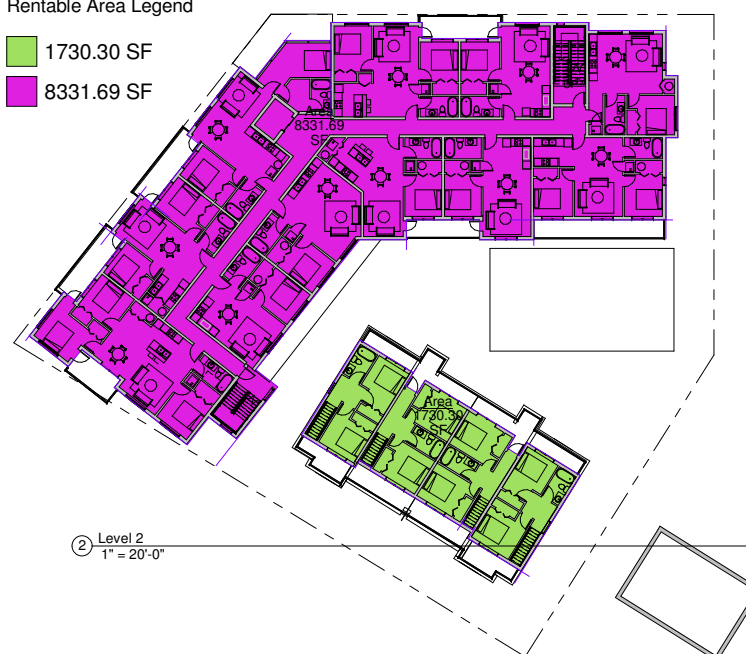
**Rentable Area Legend**

- 146.73 SF
- 498.74 SF
- 2546.78 SF
- 3291.76 SF
- 3857.62 SF



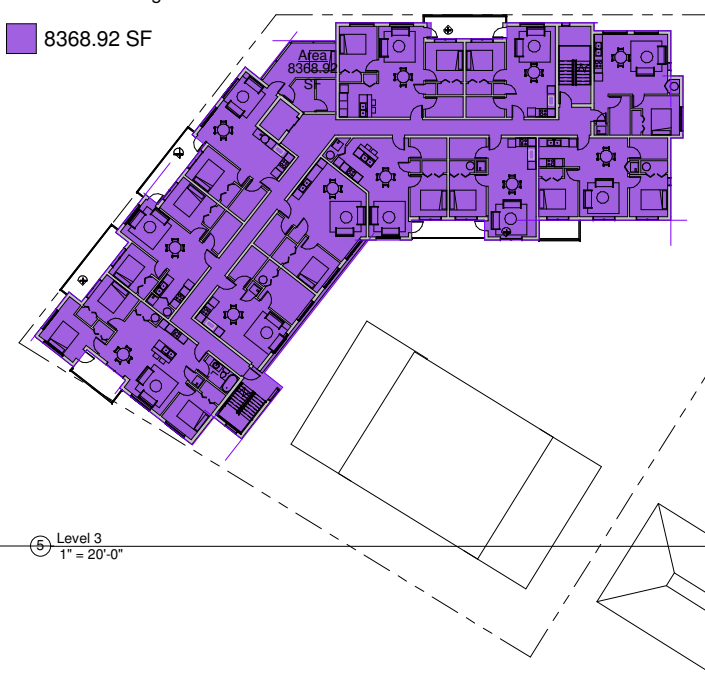
**Rentable Area Legend**

- 1730.30 SF
- 8331.69 SF



**Rentable Area Legend**

- 8368.92 SF



**Rentable Area Legend**

- 5989.12 SF





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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**UNIT AREA**

Drawn: HR

Checked: MC

Scale: 1" = 20'-0"

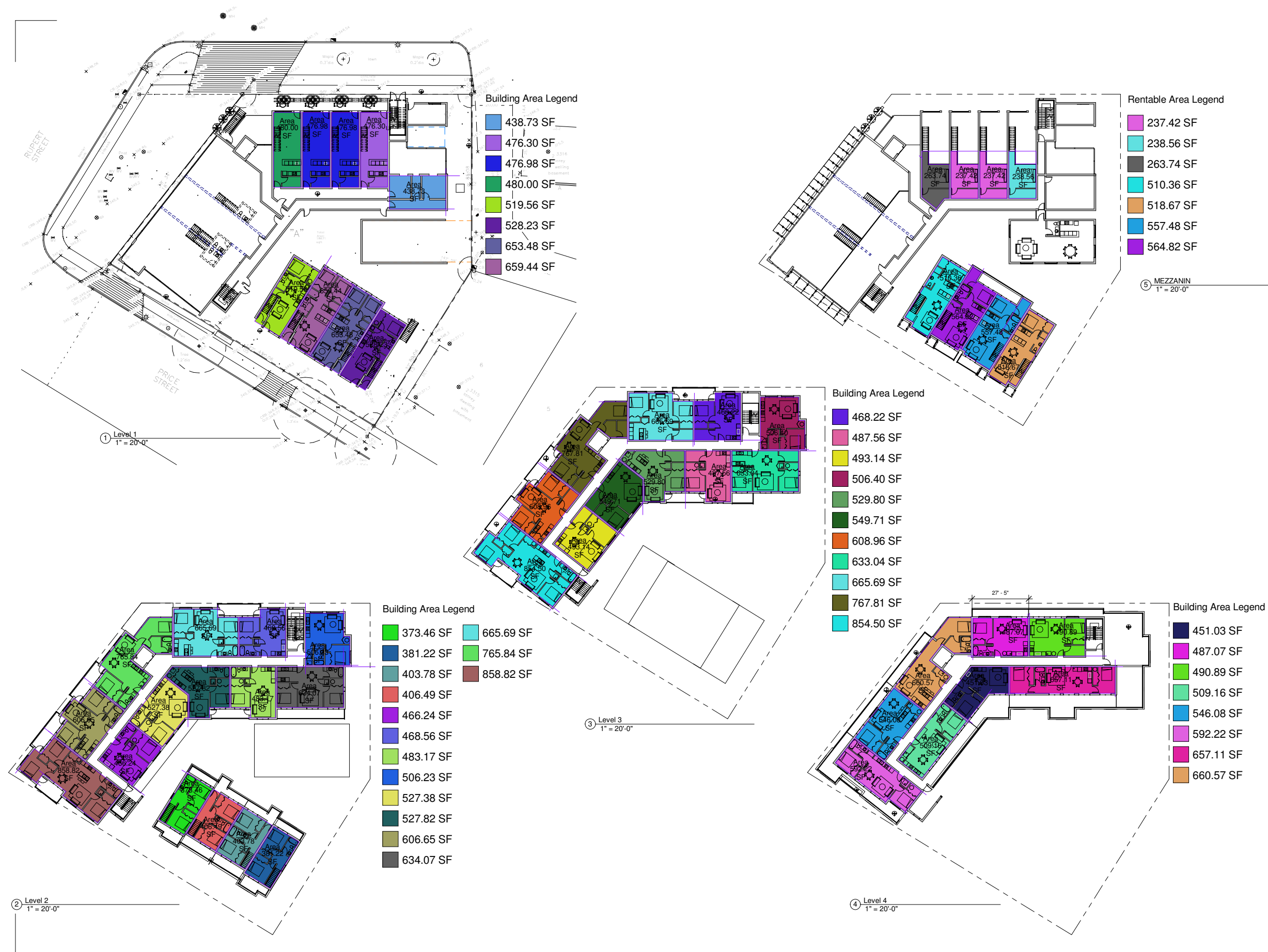
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Revision Date:

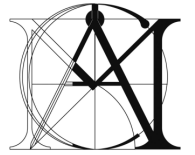
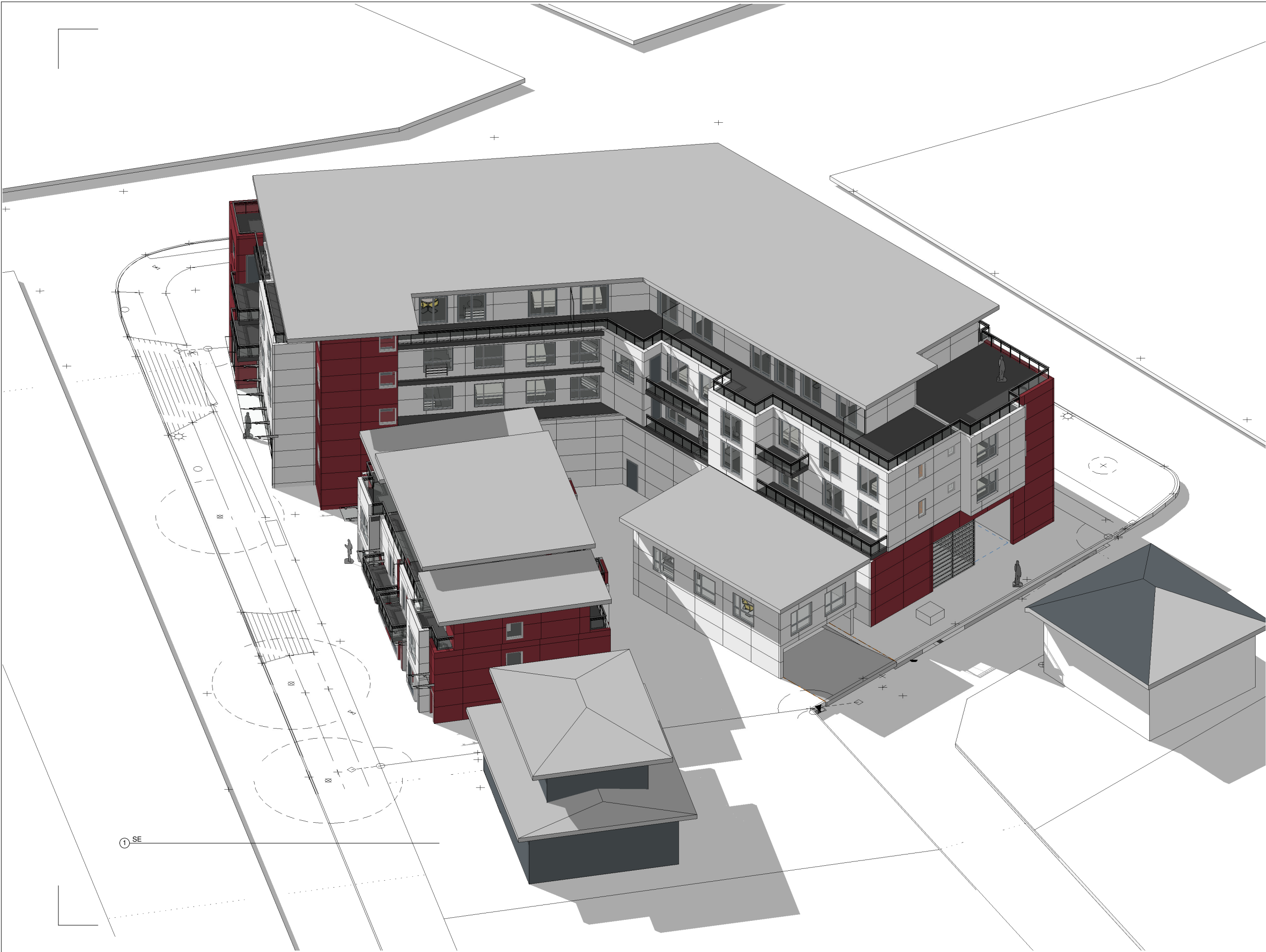
Dwg. No.:

Print Date:  
02/26/2018

**A402**







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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**PERSPECTIVE  
SE**

Drawn: HR

Checked: MC

Scale:

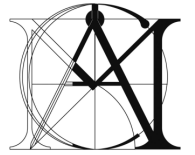
Project Number:

Revision Date:

Dwg. No.:

Print Date:  
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**A501**



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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**PERSPECTIVE  
NE**

Drawn: HR

Checked: MC

Scale:

Project Number:

Revision Date:

Dwg. No.:

Print Date:  
02262018

**A502**





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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**PERSPECTIVE  
SW**

Drawn: **HR**

Checked: **MC**

Scale:

Project Number:

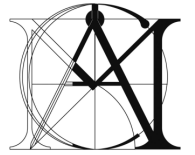
Revision Date:

Dwg. No.:

Print Date:  
02/26/2018

**A503**





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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**PERSPECTIVE  
NW**

Drawn: **HR**

Checked: **MC**

Scale:

Project Number:

Revision Date:

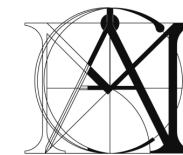
Dwg. No.:

Print Date:  
02/26/2018

**A504**

② NW





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Project Title

**4506 Rupert St.  
Vancouver BC**

Sheet Title

**Shadow Study**

Drawn: **HR**

Checked: **MC**

Scale:

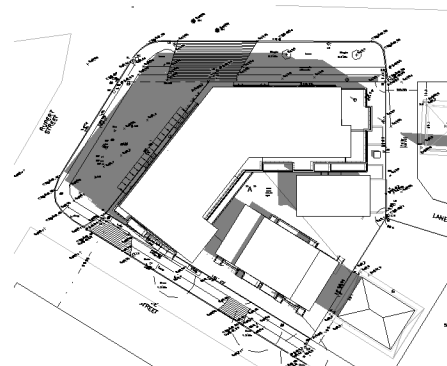
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Revision Date:

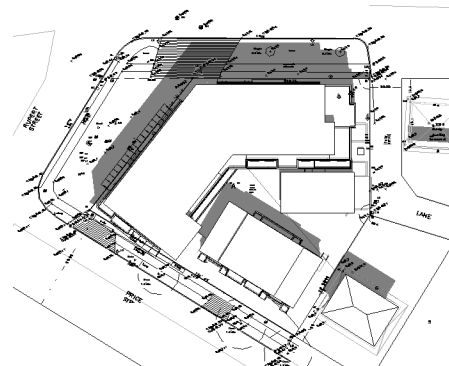
Dwg. No.:

Print Date:  
02/26/2018

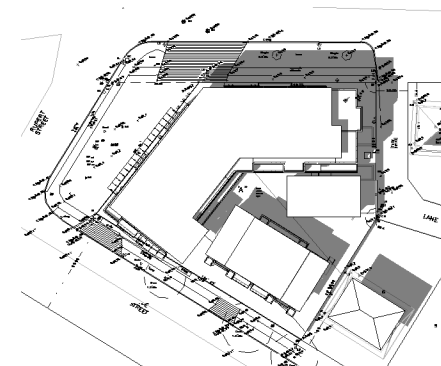
**A601**



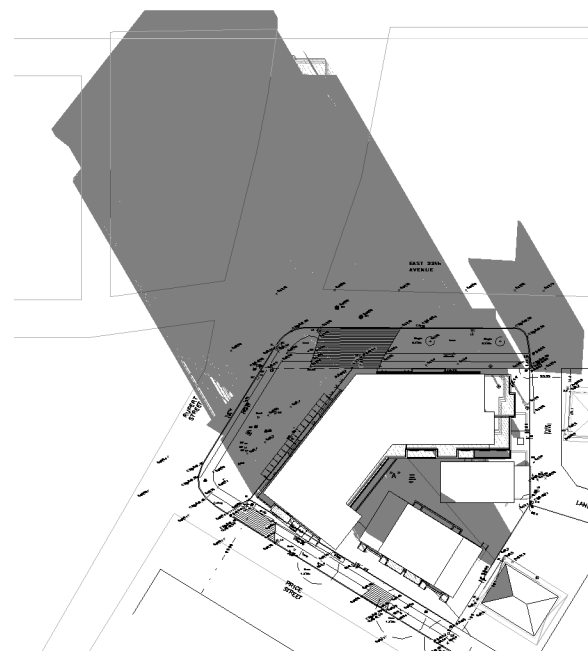
③ June 21, 10 am



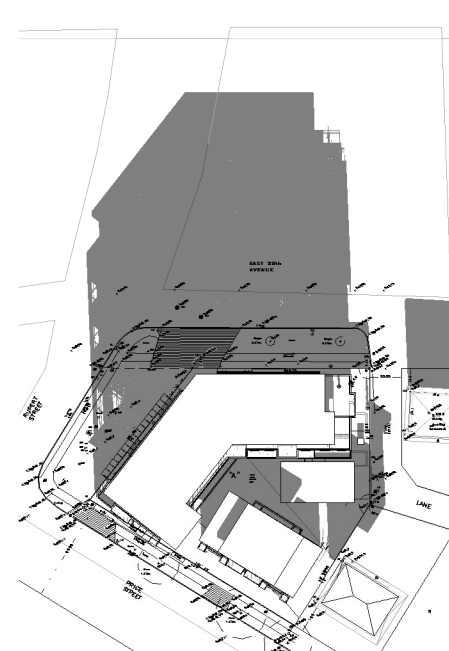
④ June 21, 12 pm



② June 21, 2 pm



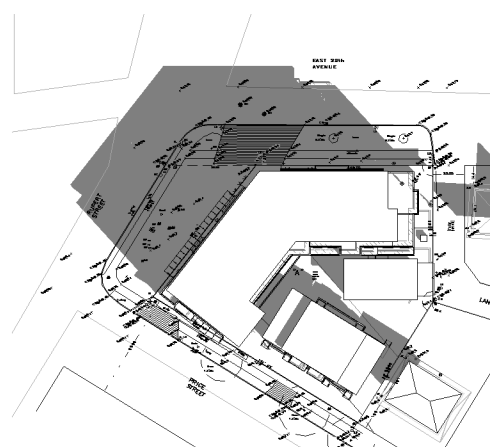
⑦ Dec 21, 10 am



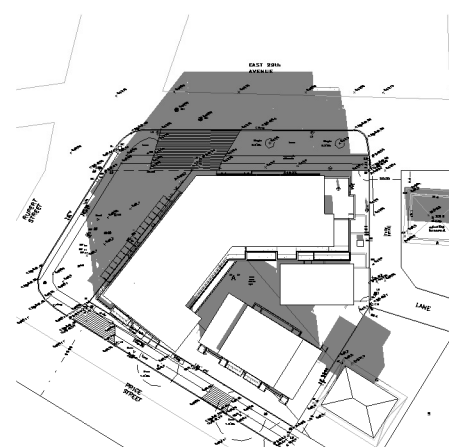
⑧ Dec 21, 12 pm



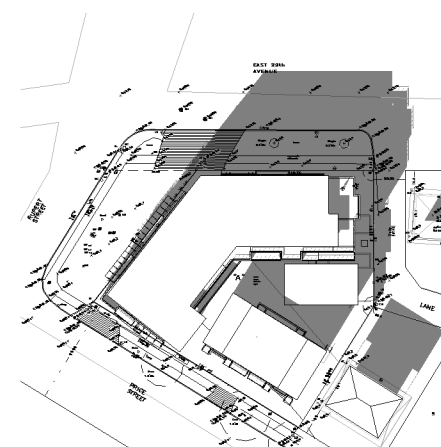
⑨ Dec 21, 2 pm



① March 21, 10 am



⑤ March 21, 12 pm



⑥ March 21, 2 pm





RUPERT STREET

PRICE STREET

E 29 th AVE

STREET TREES:  
SPECIES BY PARKS, LOCATION BY STREETS & ENGINEERING  
PLANTED AS PER CITY OF VANCOUVER STANDARDS- SEE NOTES L2

STREET TREES IN  
CONTINUOUS SOIL CHANNEL,  
24"DEPTH

BENCH  
MAGLIN SITE FURNISHINGS  
SELECTED  
FEATURE BOULDERS  
ROUNDED GRANITE

DOBRA BIKE RACK-BOA

PLANT SCHEDULE					PMG PROJECT NUMBER: 17-269	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	4	ACER PALMATUM	JAPANESE MAPLE	5CM CAL: 1M STD: B&B		
2	4	ACER PENNSYLVANICUM	STRIPED BARK MAPLE	5CM CAL: 1.5M STD: B&B		
3	7	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKO FALSE CYPRESS	1.2M HT: B&B		
4	2	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL: 1M STD: B&B		
5	5	STREET TREE - PER CIV	STREET TREE -	6CM CAL: 2.5M STD: B&B		
SHRUB						
6	4	AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#2 POT: 40CM		
7	127	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT: 40CM		
8	14	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT: 50CM		
9	1	PRUNUS MURO 'SLOWGROWING'	MUGO PINE	#2 POT: 25CM		
10	26	PRUNUS LAUROCESTRAS 'ZABELJANA'	ZABELJ LAUREL	#3 POT: 50CM		
11	49	SKIMMIA REVESSIANA	DWARF SKIMMIA	#1 POT		
12	48	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M B&B		
GRASS						
13	96	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT		
14	259	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT		
15	23	FESTUCA CINEREA 'ELLAH BLUE'	ELLAH BLUE GRASS	#1 POT		
16	31	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MANDEN GRASS	#1 POT		
17	63	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT: HEAVY		
VINE						
18	12	CLEMATIS ARMANDI	EVERGREEN CLEMATIS	#3 POT: 75CM, STAKED		
PERENNIAL						
19	34	HEUCHERA MACRANTHA 'CRIMSON CURLS'	FANCY LEAVED CORAL BELLS: DEEP CRIMSON	15 CM POT		
20	47	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFF	5CM POT		
21	171	LIROPE MUSCARI	BLUE LILY-TURF	15 CM POT		
22	17	ROSMARINUS OFFICINALIS	ROSEMARY	15 CM POT		
23	146	RUBROCKIA FLUGIDA VAR. SULLIVANTII	GOLDSTUMBROCKIA: YELLOW	15CM POT		
24	26	SEDUM ALBUM VAR. MICRANTHUM	'CORAL CARPET' CORAL CARPET STONECROP	9 CM POT		
25		THYMUS VULGARIS	CULINARY THYME	9 CM POT		
26	182	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT: 25CM		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

DOBRA BIKE RACK-BOA  
BROOM FINISHED  
CONCRETE WITH  
SAW CUT SCORE LINES  
TO CITY OF VANCOUVER  
STANDARDS

BOULDERS  
WITH GRASSES

BENCH

OGDEN BENCH, 2 TABLES & CHAIRS  
By Maglin Site Furnishings

2'X2' CONCRETE SLABS  
Vancouver Bay Architectural Slabs;  
by Mutual Materials; Charcoal Colour

1'X2' CONCRETE SLABS  
Vancouver Bay Architectural Slabs;  
by Mutual Materials; Gray Colour

ARCHITECTURAL CONCRETE PLANTER WALLS, TYP.  
FIBERGLASS PLANTERS

42"HT ALUMINUM FENCE & GATE

6'HT ALUMINUM PATIO SCREEN  
DRAIN STRIP AT BUILDING, TYP.

SIDEWALK

LAWN

PATIO

6'HT PATIO SCREEN  
CONCRETE PLANTER WALL, TYP.  
42" HIGH ALUMINUM GATE

WALL MOUNTED GREENSCREEN  
Clematis armandii trained to climb

LOUNGE AREA

AMENITY ROOM

COMMERCIAL ACCESS TO GARAGE ROOM

COMMERCIAL

MEZZANINE ABOVE

ENTRANCE

ELEVATOR

LOFT UNIT 4

LOFT UNIT 3

LOFT UNIT 2

LOFT UNIT 1

RENTAL RESIDENTIAL OFFICE

CARSHARE

LOADING AREA

RESIDENTIAL GARAGE ROOM

COMMERCIAL GARAGE ROOM

PMT

PARKING ENTRANCE

GATE

PLAY AREA

BIKE RACK

BENCH

6'HT PATIO SCREEN

42"ALUMINUM FENCE AND GATE

42"HT ARCHITECTURAL CONCRETE  
WALL WITH UNIT NUMBER

EXISTING TREE TO BE RETAINED

TREE PROTECTION FENCE

EXISTING TREE TO BE RETAINED

TREE PROTECTION FENCE

347.62

LANE

DRAIN GRAVEL ALONG  
BUILDING, TYP.  
GRAVEL SPACE AROUND  
TRANSFORMER TO MEET  
BC HYDRO REQUIREMENTS

CONCRETE PLANTER WALL, TYP.

347.1

LANE  
42" HT FENCE WITH GATE

6'HT FENCE

CHILDREN PLAY AREA  
KOMPAN PLAY THINGS:  
- M26003 DAISY DESK WITH BOWL  
- MSC5406 CATERPILLAR  
- MSC5413 COUPE

PLAYFALL SURFACING  
2'x2' RUBBER TILE, GREEN COLOUR

BENCH  
Maglin

BOLLARD LIGHTS ALONG SIDEYARD

FURNITURE :



BOLLARD LIGHT



MAGLIN BENCH- OGDEN



FIBERGLASS PLANTERS  
Carlton-Trent-Rectangle-Black  
BY ATLAS



MAGLIN BIKE RACK- SCBR1600-S



MAGLIN BENCH -SCB1600-W



MAGLIN TABLE  
4 CHAIRS- FORO



DOBRA BIKE RACK-BOA

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT: 1083195 B.C. LTD. c/o RBC HOLDINGS LTD.			

WITH: MATTHEW CHENG ARCHITECT INC.  
PROJECT:

**RESIDENTIAL /  
COMMERCIAL BUILDING**

**4506 RUPERT STREET  
VANCOUVER**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

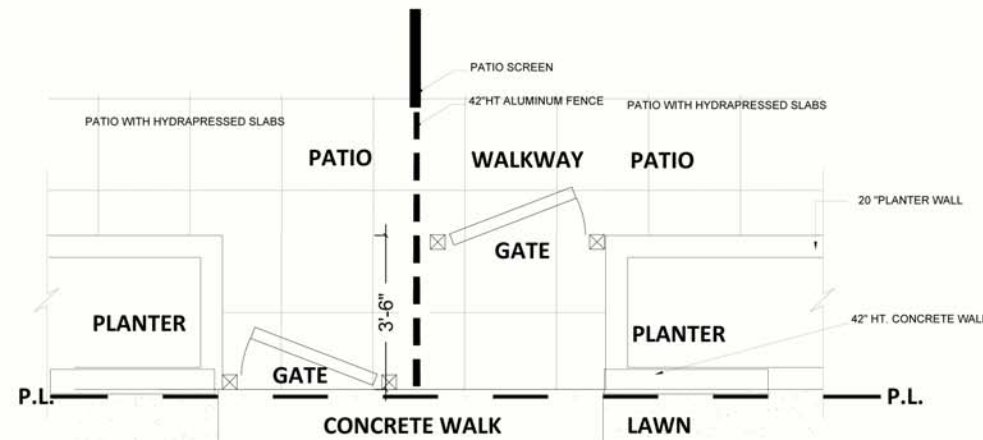
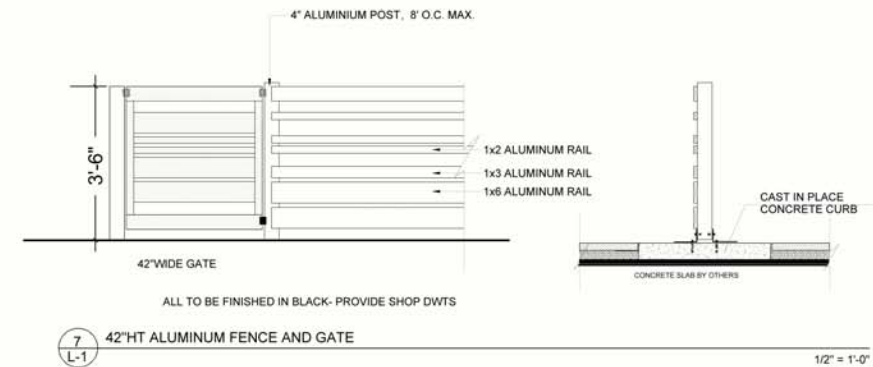
DATE: January 18, 2018  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

PMG PROJECT NUMBER: 17-269

**L1**

OF 2





TRUNK DIAMETER (CM)	DISTANCE FROM TRUNK (M)	TOTAL DIAMETER (M)
20	1.2	2.60
25	1.5	3.25
30	1.8	3.90
35	2.1	4.55
40	2.4	5.20
45	2.7	5.85
50	3.0	6.50
55	3.3	7.15
60	3.6	7.80
75	4.5	9.75
90	5.0	10.90
100	6.0	13.00

