

1265-1281 Kingsway Rezoning









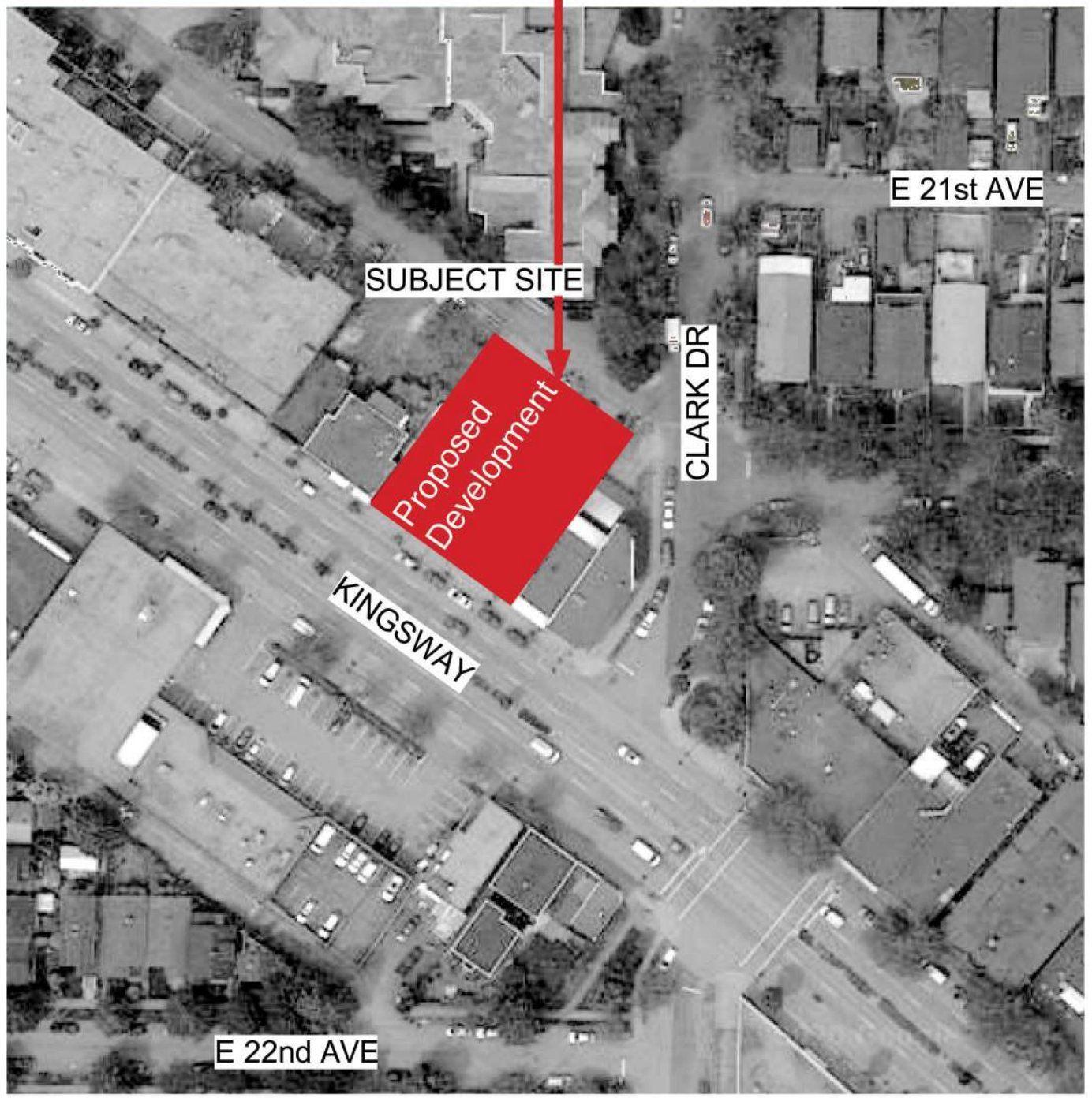
Public Hearing Presentation - December 2, 2020

Site Context

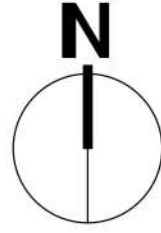


NEARBY POINTS OF INTEREST

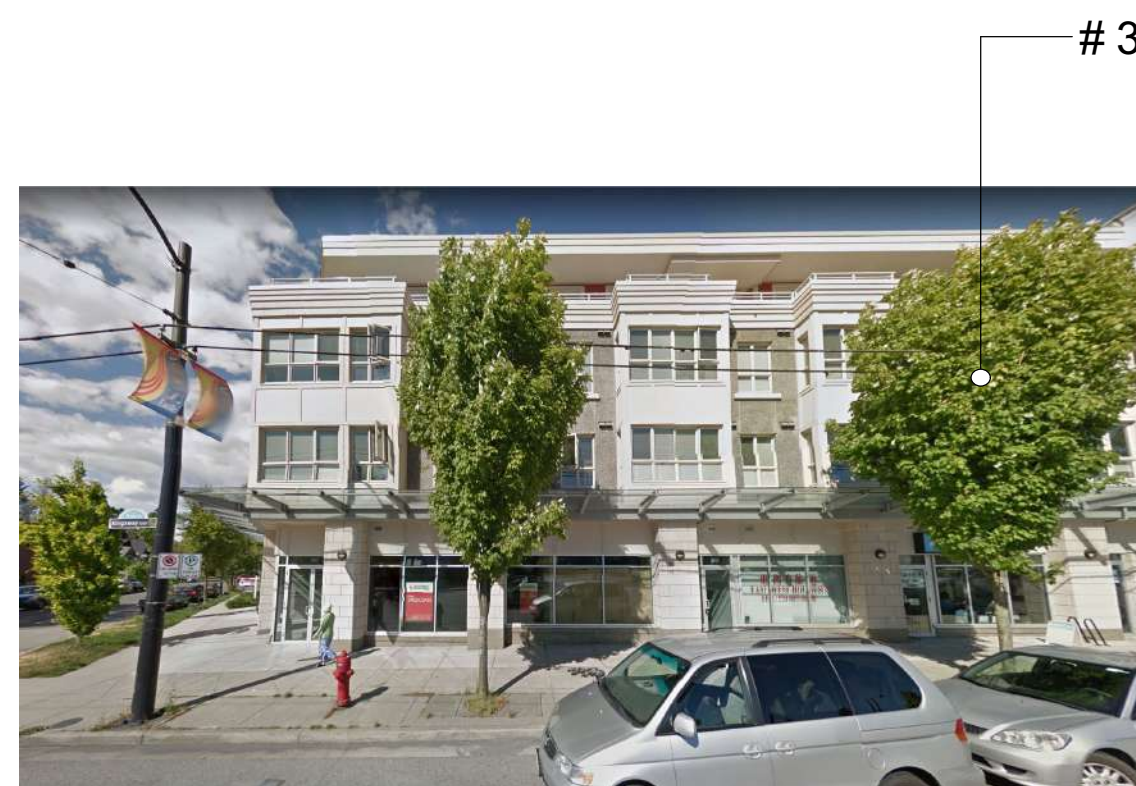
1	Charles Dickens Elementary School		7 mins	4	Gladstone Secondary		6 mins
2	Tyee Elementary		8 mins	5	Trout Lake		6 mins
3	Sir Charles Tupper Secondary		5 mins	6	Closest Bus Stop (Kingsway & Clark)		2 mins



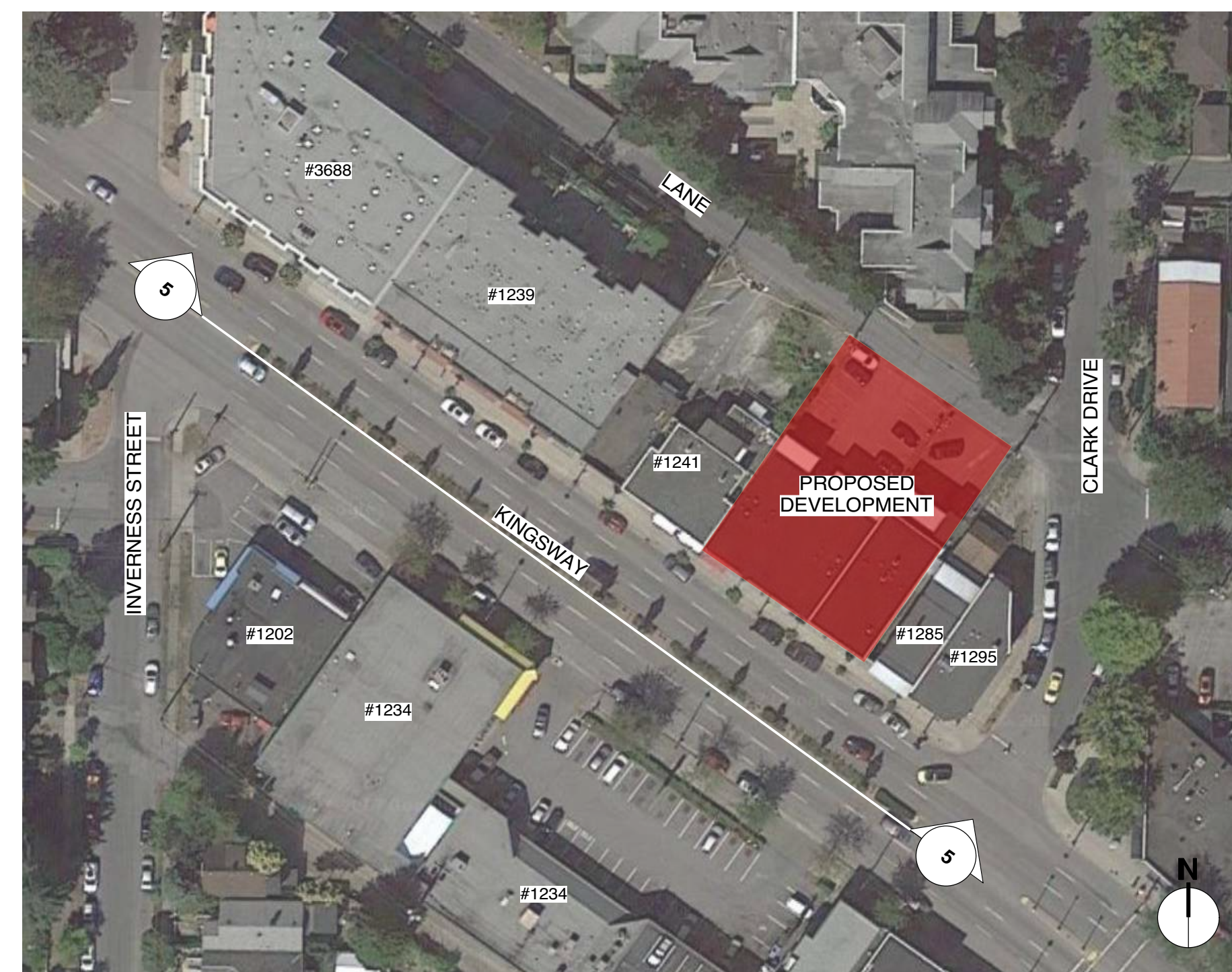
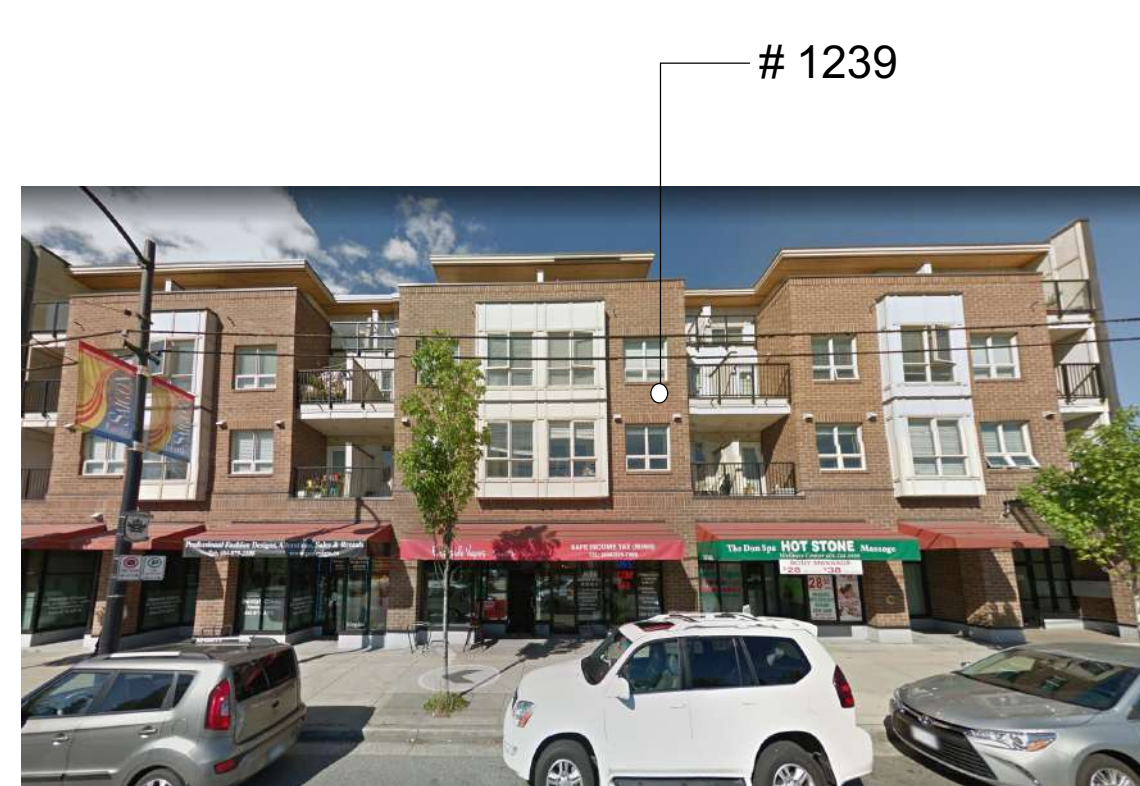
- ZONING**
- COMMERCIAL
 - MULTI-FAMILY DWELLING
 - INDUSTRIAL
 - PARK
 - TWO-FAMILY DWELLING
 - ONE-FAMILY DWELLING
 - COMPREHENSIVE DEVELOPMENT



Site Context



1 KINGSWAY STREET NORTH STREETSCAPE
NTS



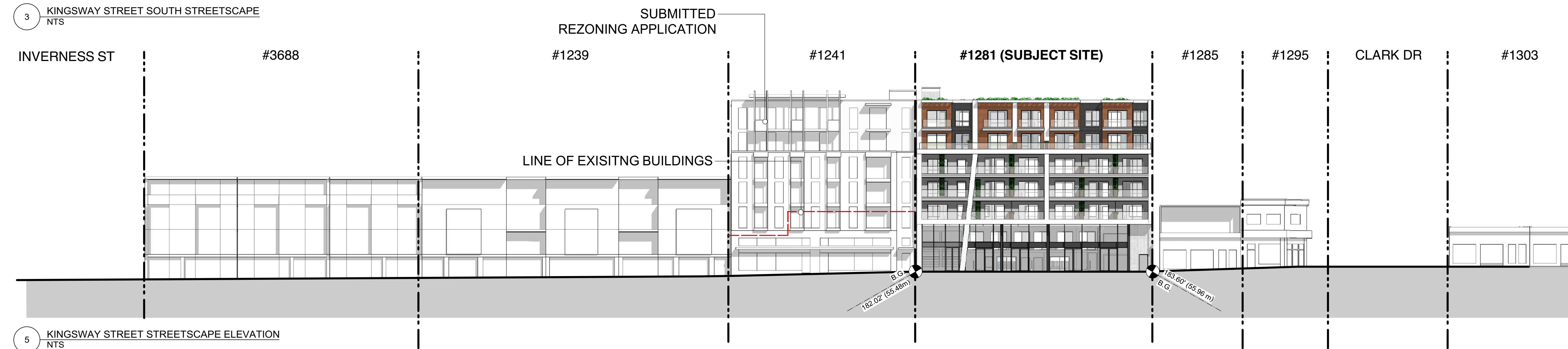
4 KEY PLAN
NTS



2 KINGSWAY STREET NORTH STREETSCAPE
NTS

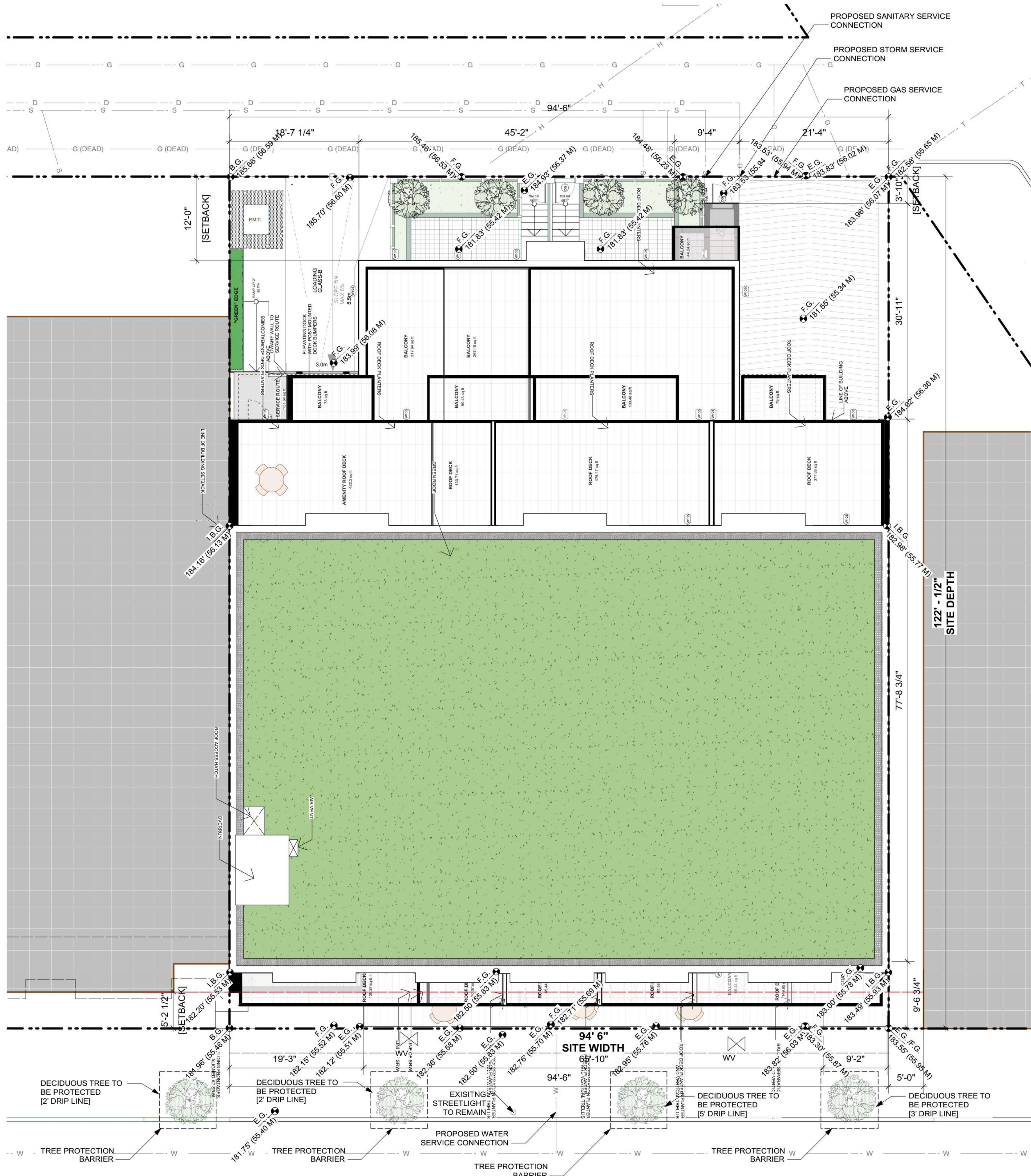


3 KINGSWAY STREET SOUTH STREETSCAPE
NTS



5 KINGSWAY STREET STREETSCAPE ELEVATION
NTS

Site Plan



SITE PLAN

SCALE: 1/8" = 1'0"

Elevations



SOUTH ELEVATION
SCALE: 1/8" = 1'0"



NORTH ELEVATION
SCALE: 1/8" = 1'0"

EXTERIOR FINISH SCHEDULE		
A GLAZED GUARDRAIL	F HORIZONTAL TRELLIS PLANTER	K ELASTOMERIC PAINTED CMU
B BRICK	G VERTICLA TRELLIS PLANTER	L METAL CLADDING PANELS GREY
C WOOD EFFECT METAL PANEL	H PLANTER	
D VINYL FRAME WINDOWS	I CURTAIN WALL SYSTEM	
E VINYL FRAME DOORS	J METAL CLADDING PANELS WHITE	

Perspectives



PERSPECTIVE VIEW FROM KINGSWAY LOOKING NORTH EAST



AERIAL VIEW FROM KINGSWAY LOOKING NORTH WEST

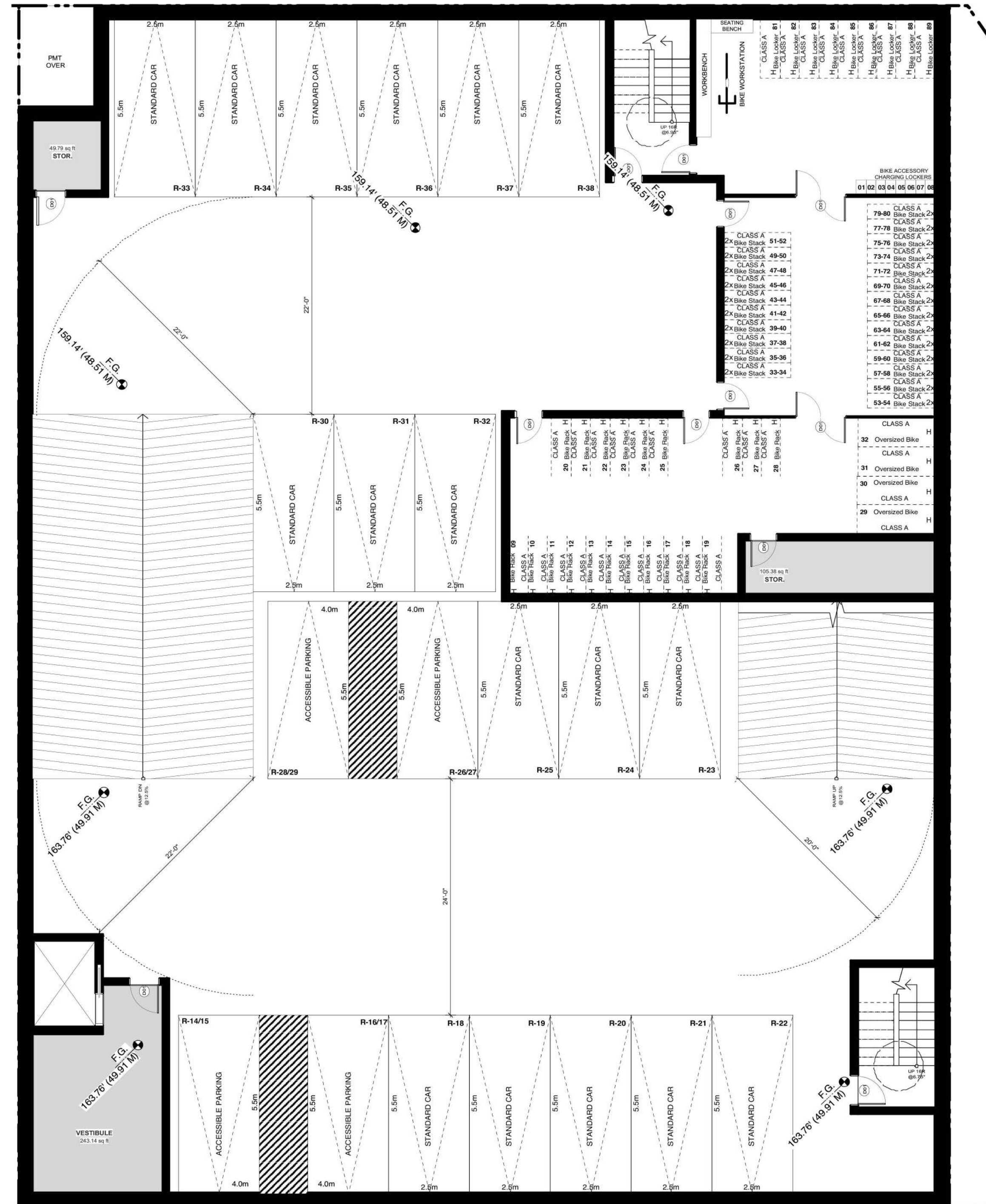


PERSPECTIVE VIEW FROM KINGSWAY LOOKING NORTH WEST

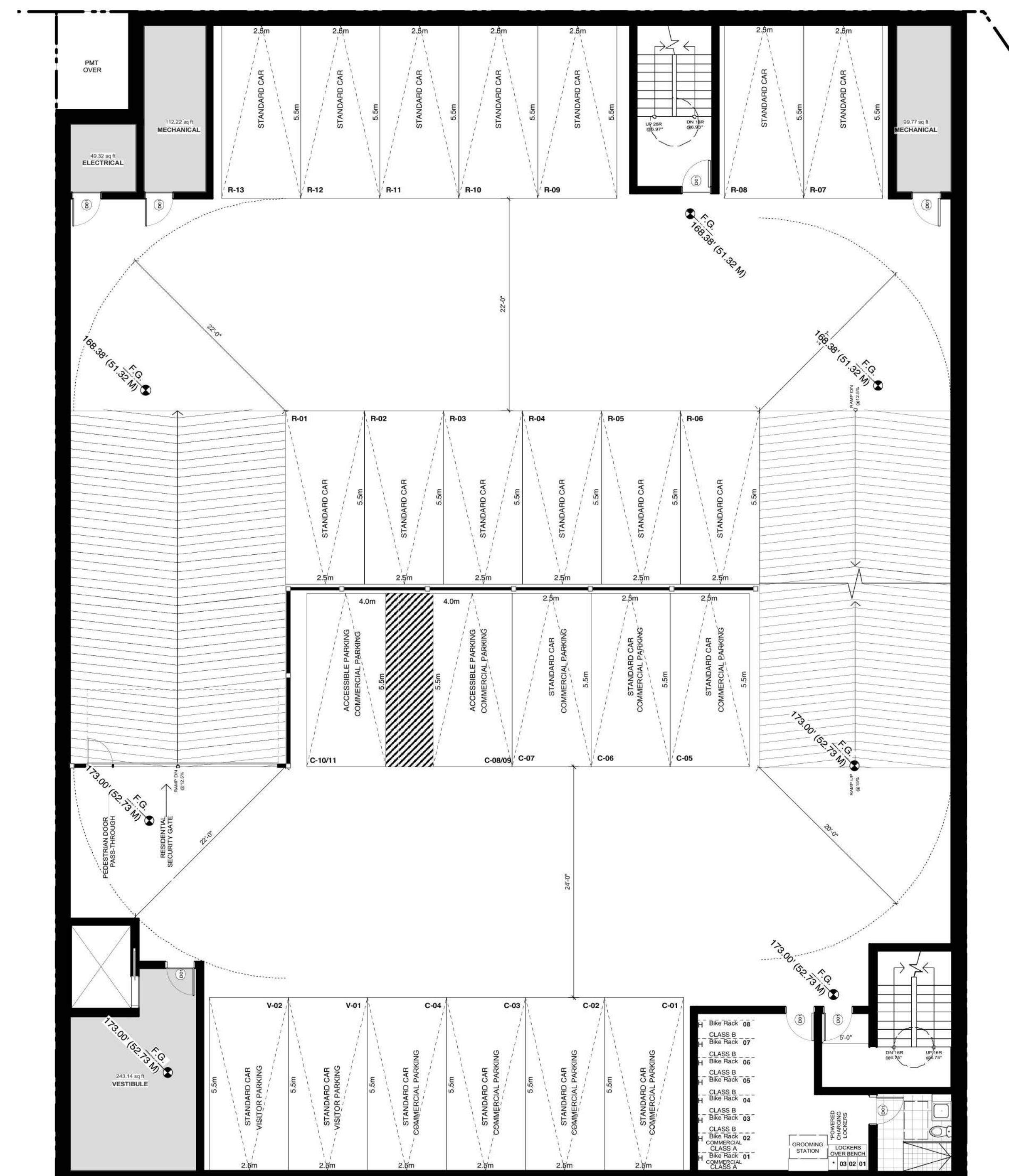


PERSPECTIVE VIEW FROM LANE LOOKING SOUTH WEST

Floor Plans

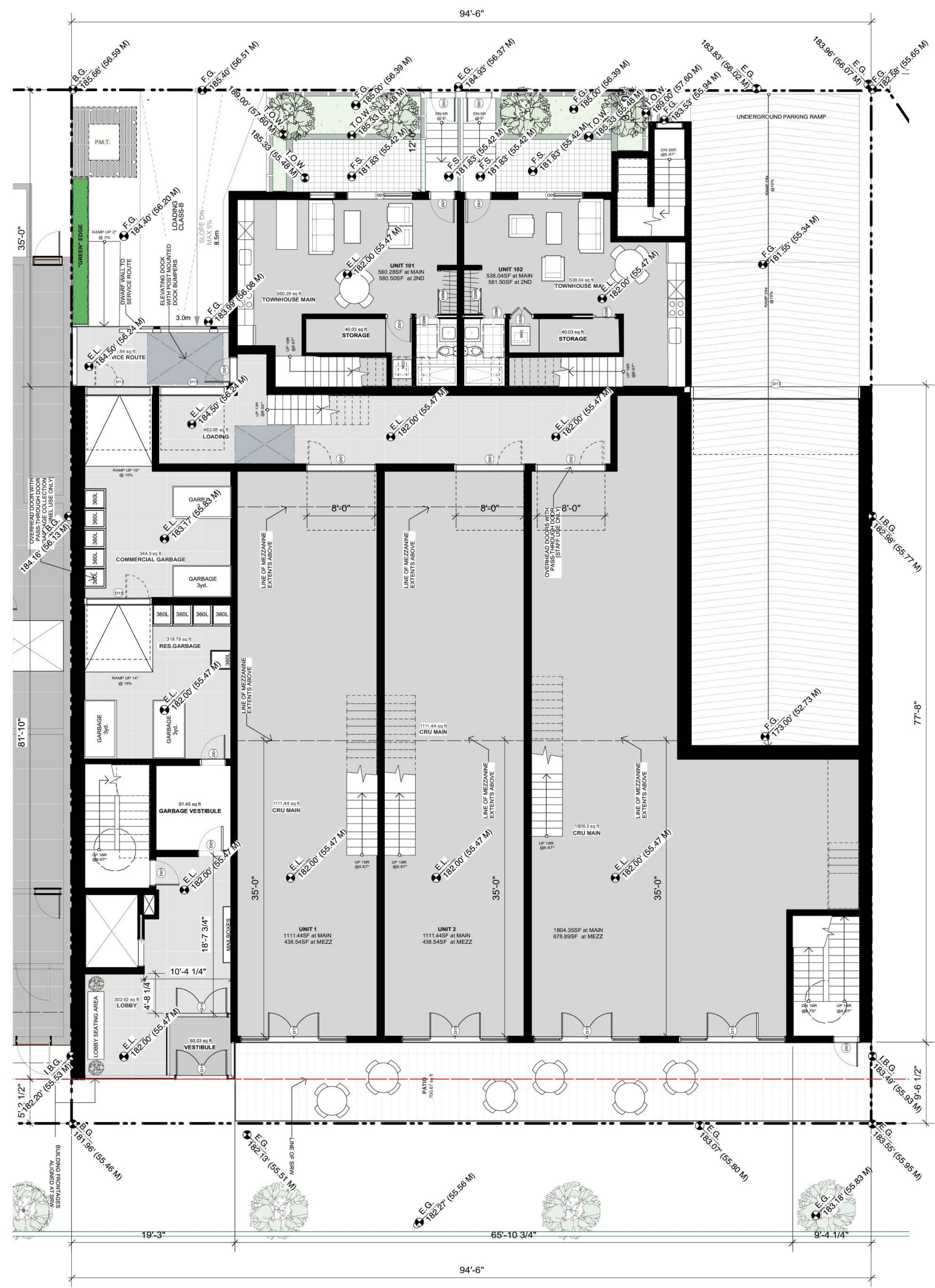


BASEMENT LEVEL 2
SCALE: 1/8" = 1'0"

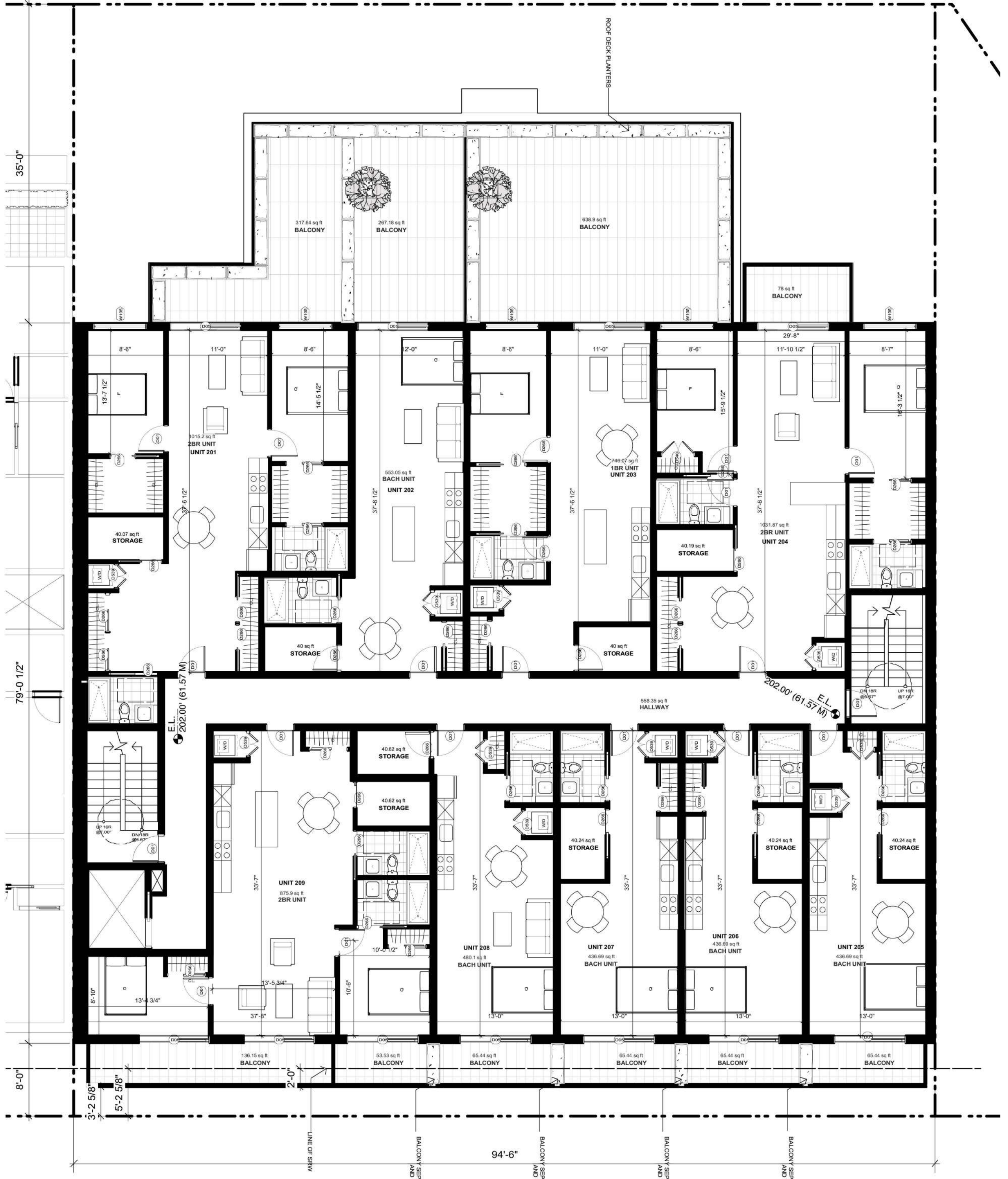


BASEMENT LEVEL 1
SCALE: 1/8" = 1'0"

Floor Plans

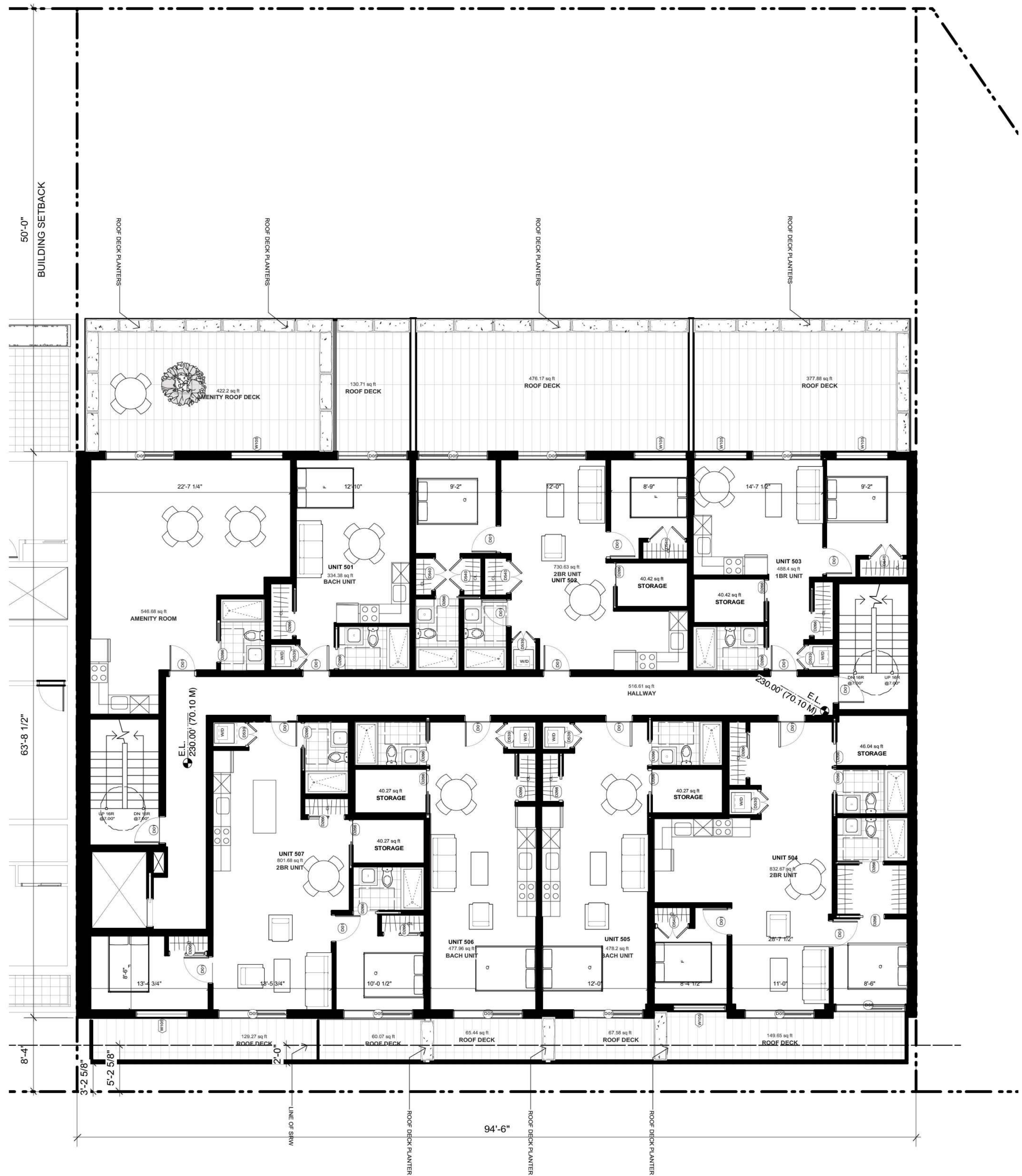


MAIN LEVEL
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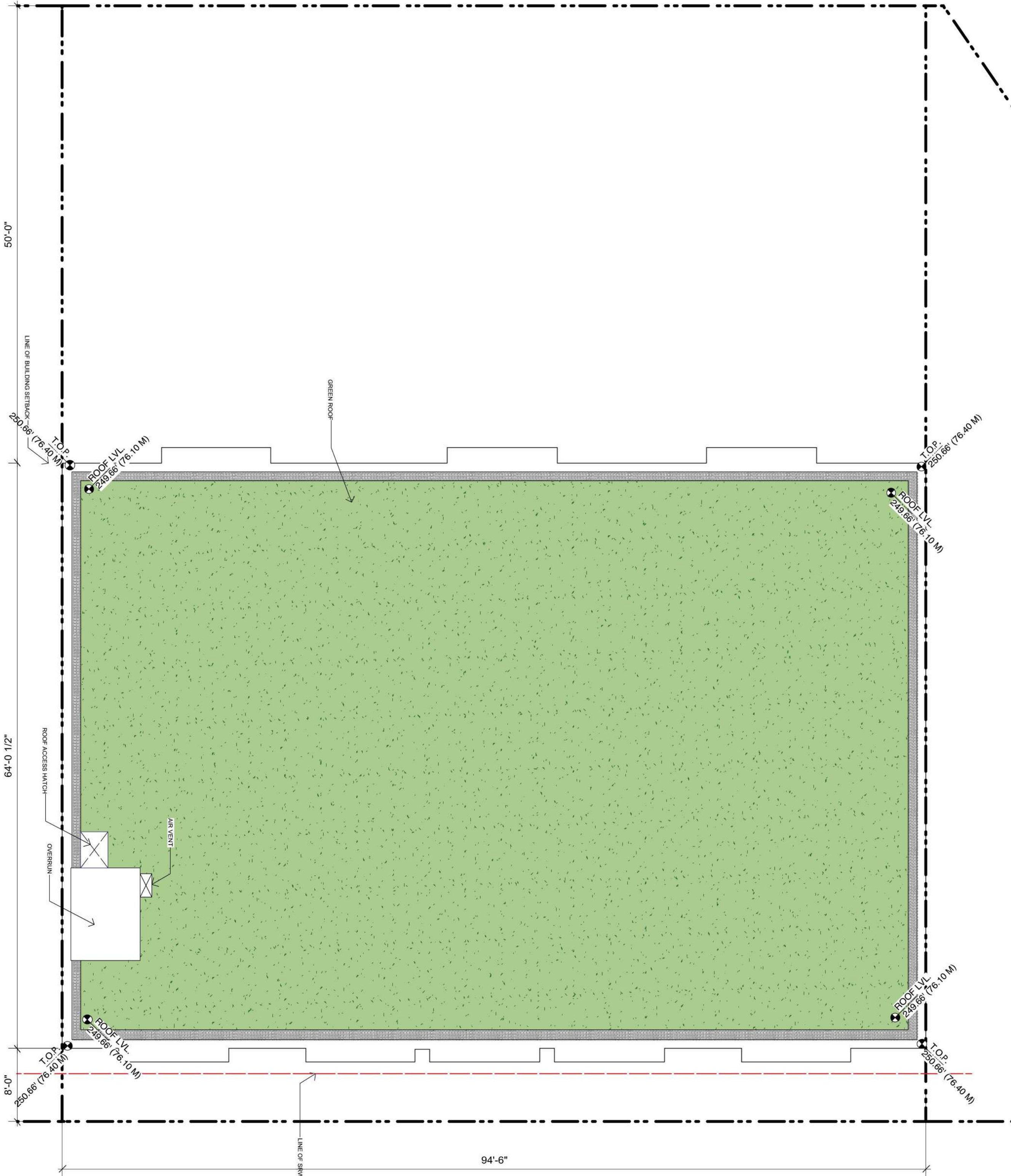


SECOND LEVEL
SCALE: 1/8" = 1'0"

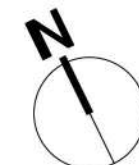
Floor Plans



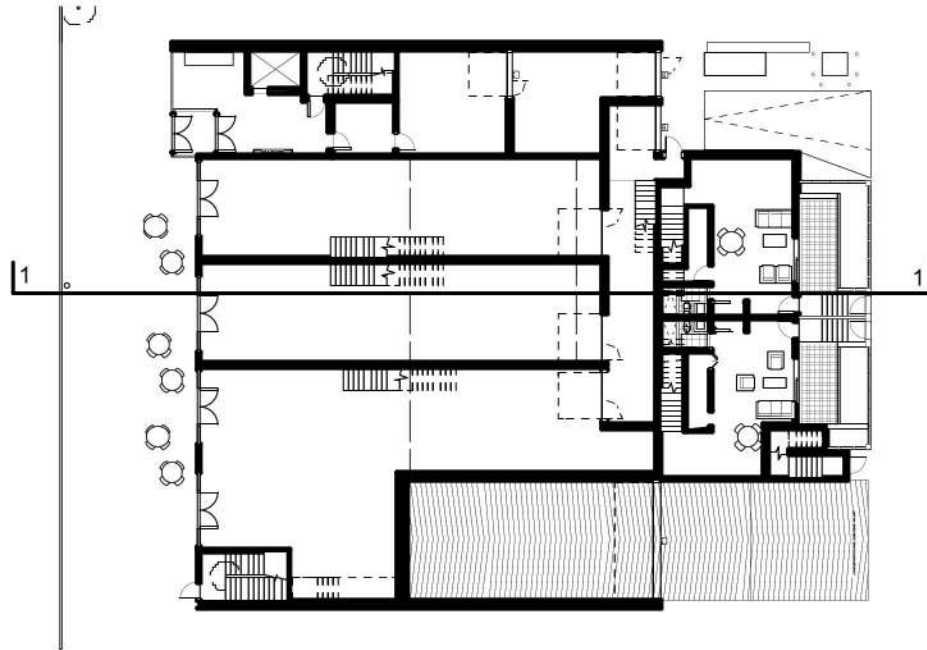
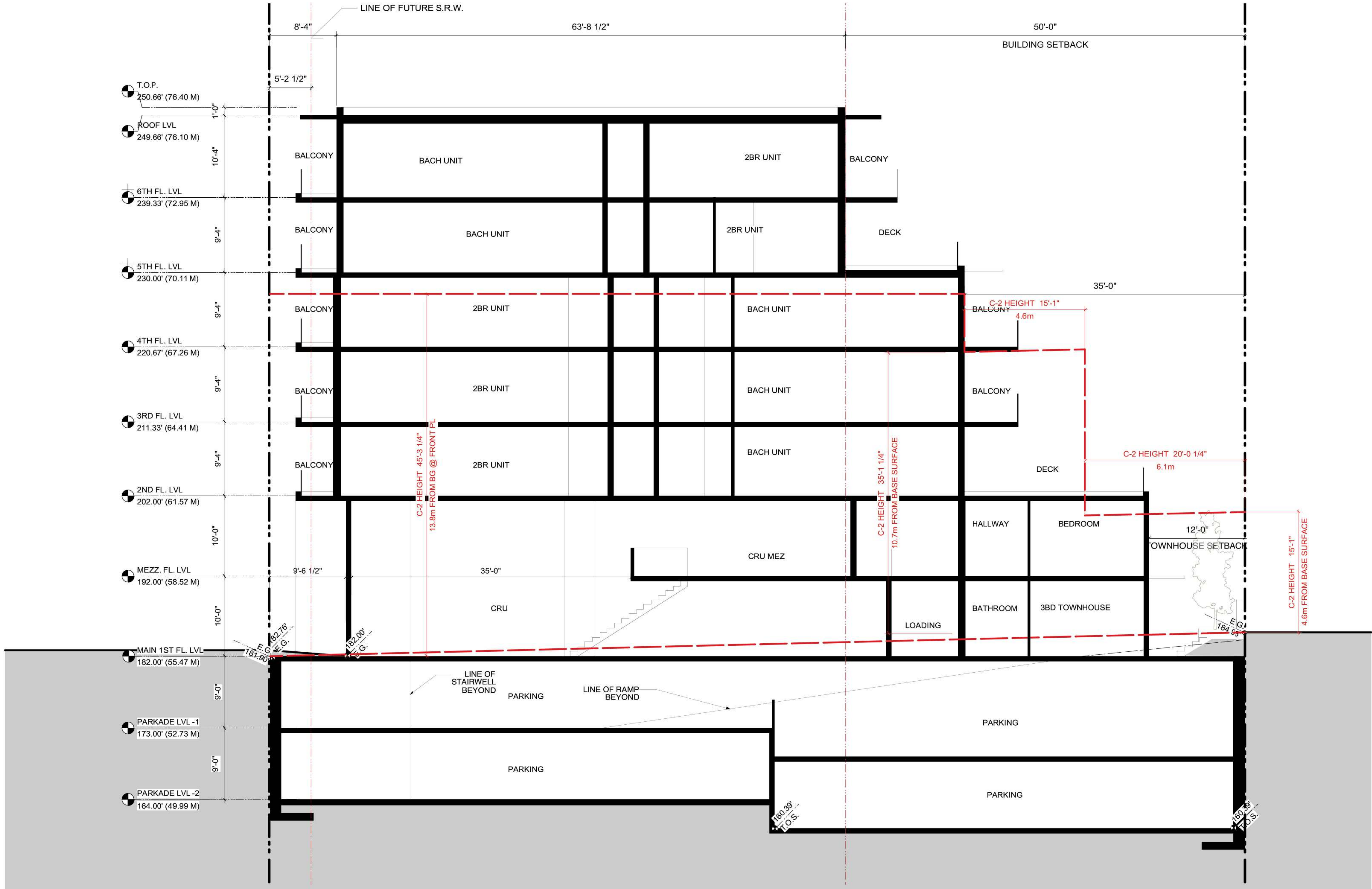
FIFTH LEVEL
SCALE: 1/8" = 1'0"



ROOF LEVEL
SCALE: 1/8" = 1'0"



Section



2 KEY PLAN
Scale: 1/32" = 1'-0"

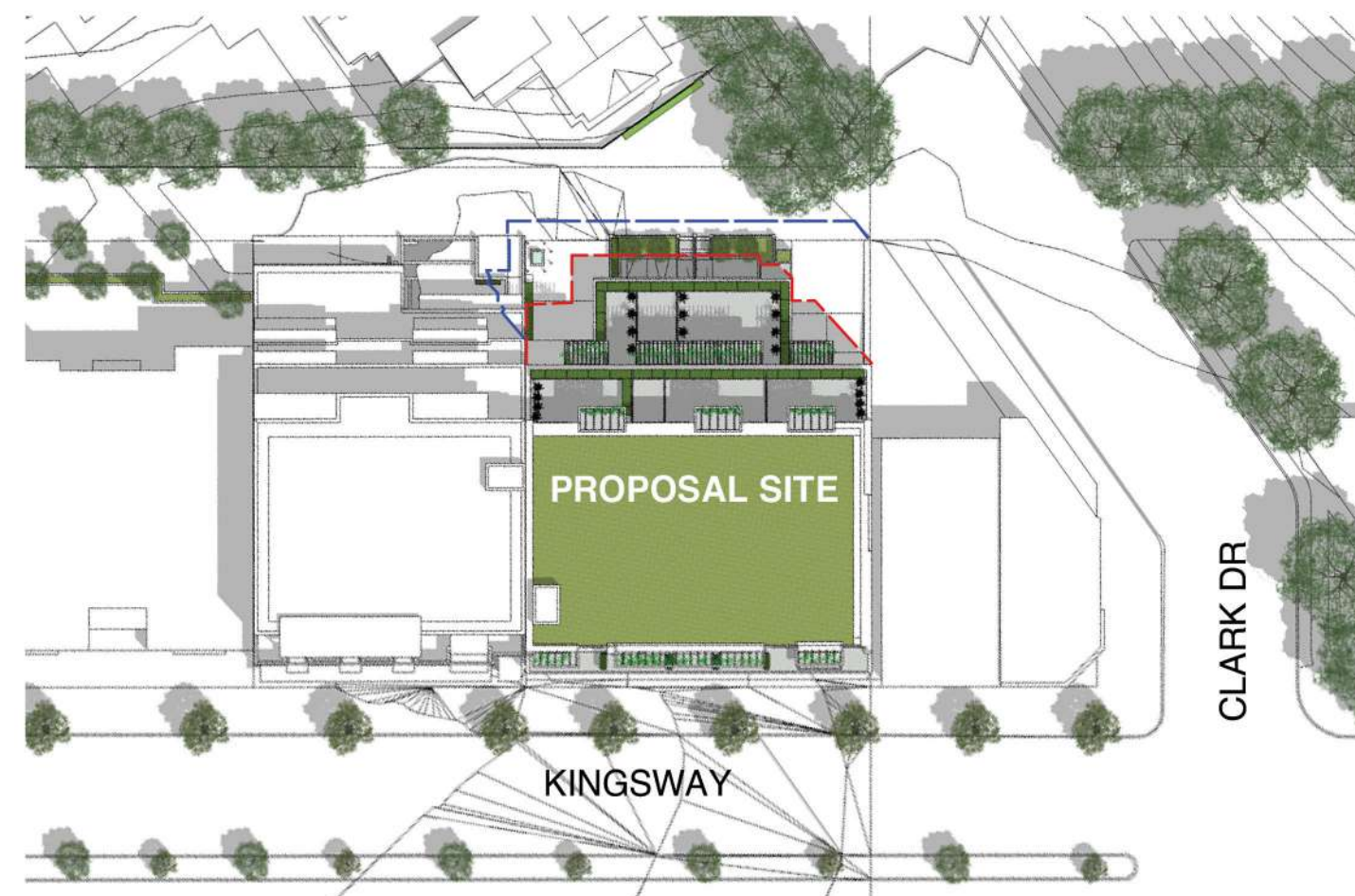


SECTION
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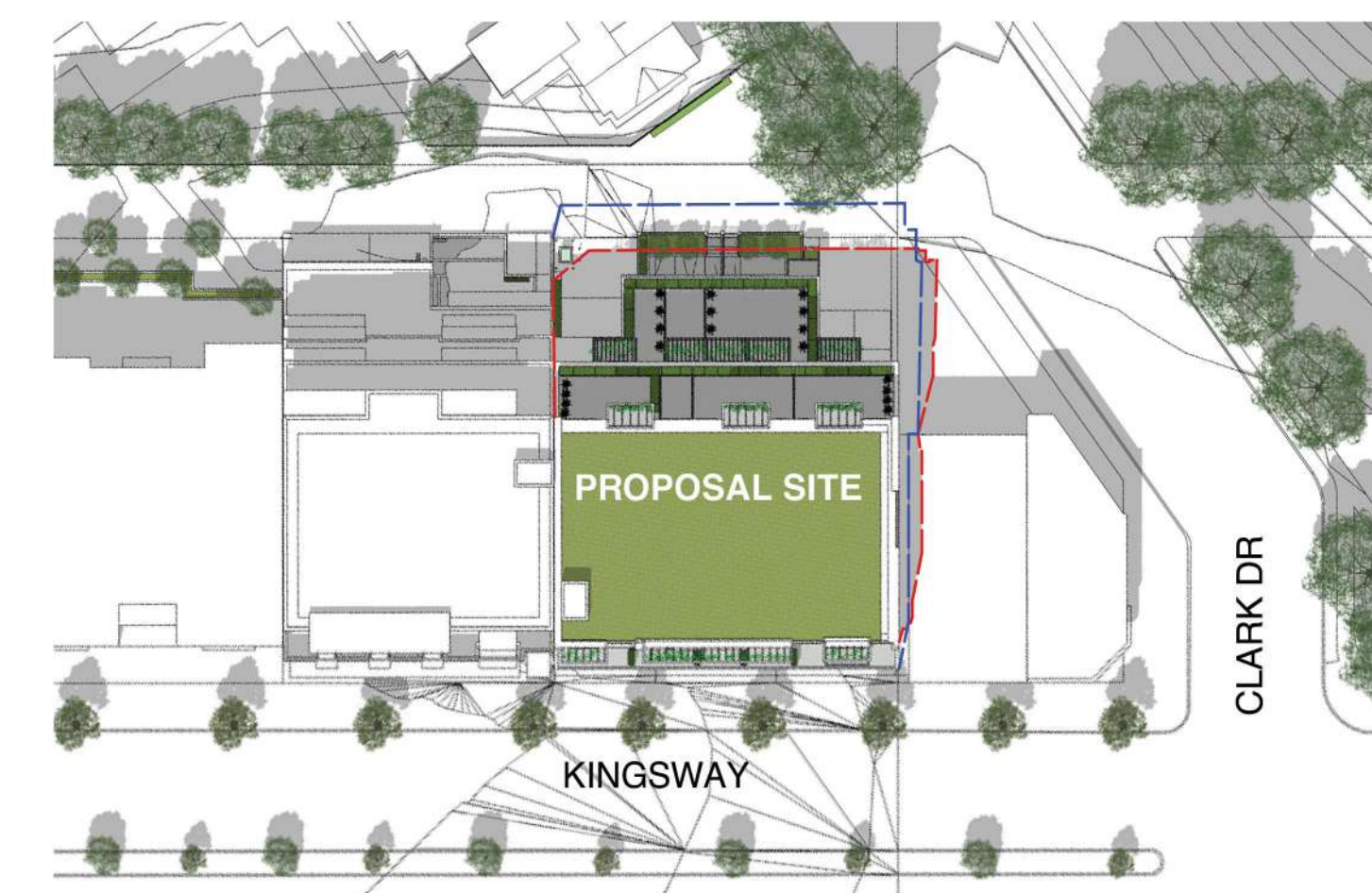
Shadow Studies



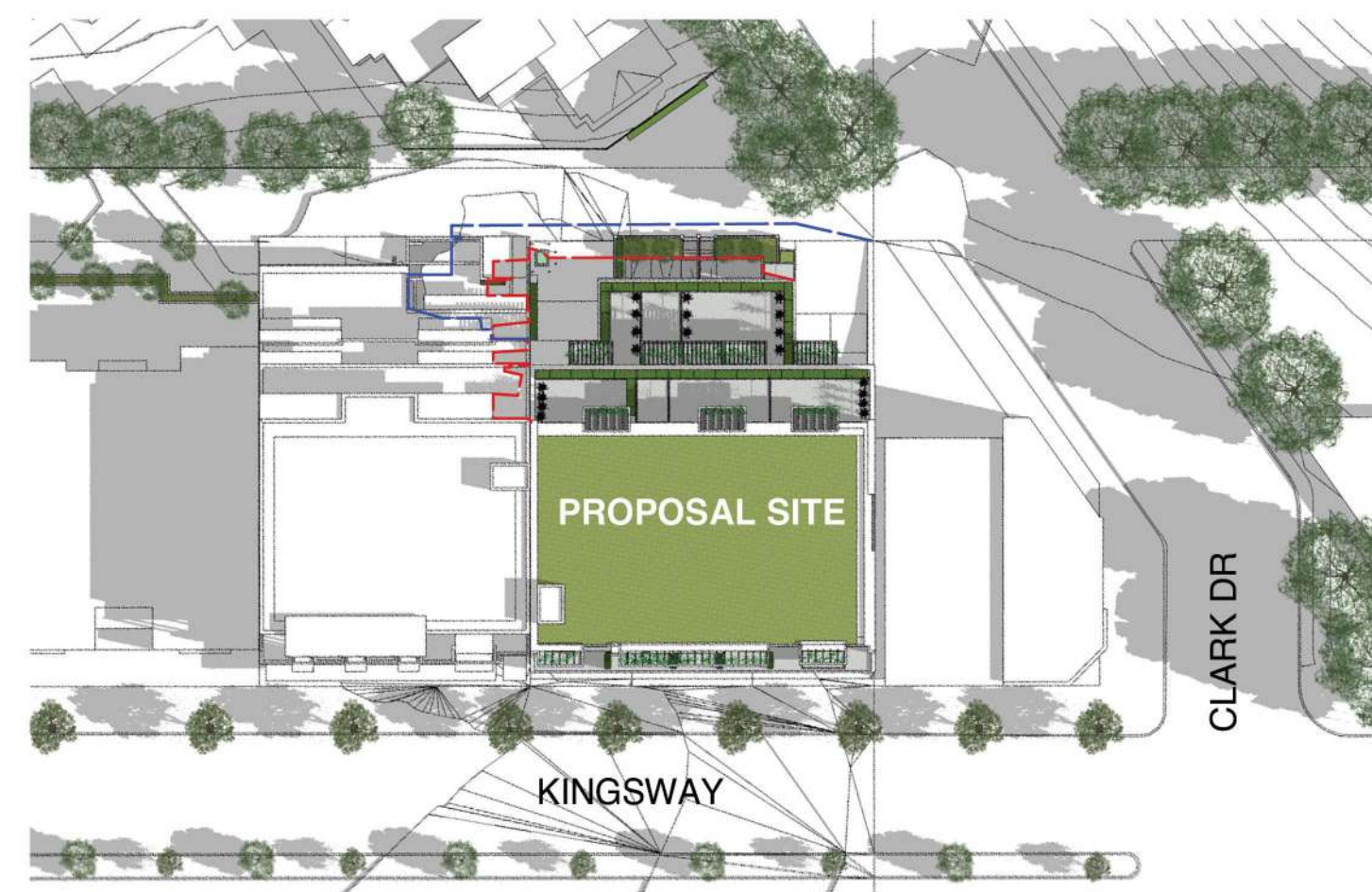
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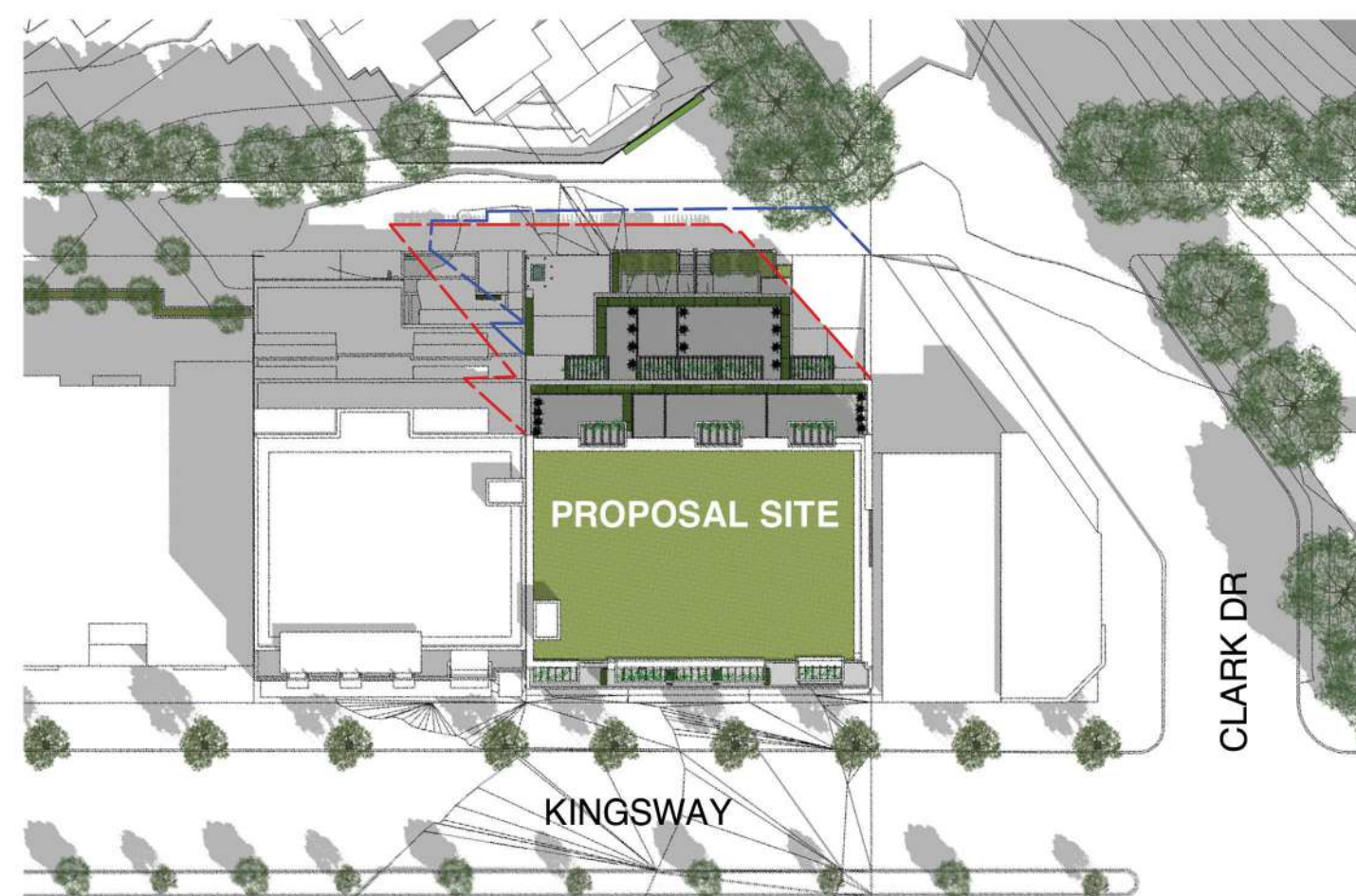
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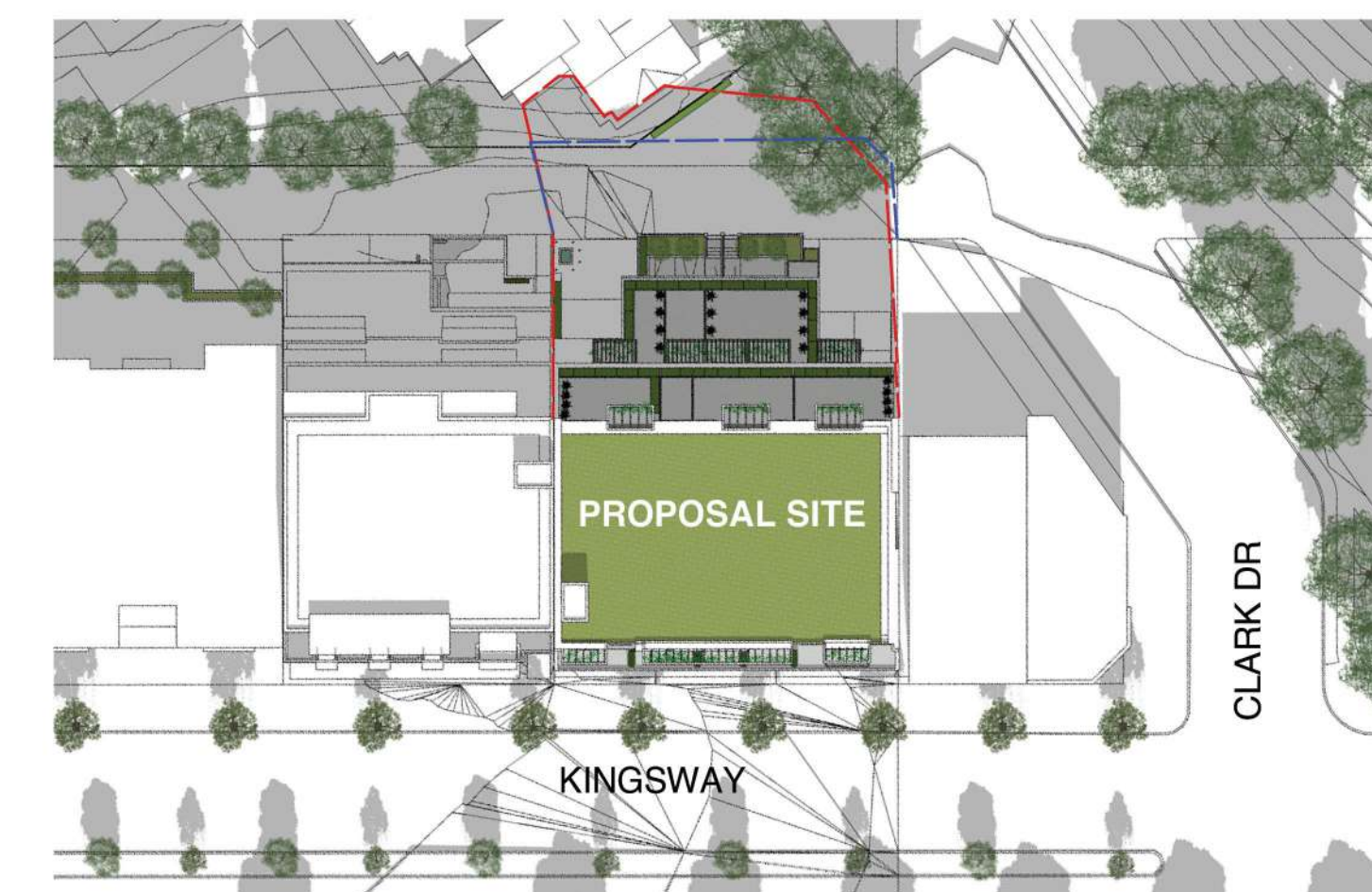
3 21 JUNE
2pm



4 21 MARCH/SEPTEMBER
10am



5 21 MARCH/SEPTEMBER
12pm



6 21 MARCH/SEPTEMBER
2pm



7 21 DECEMBER
10am



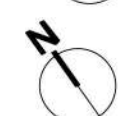
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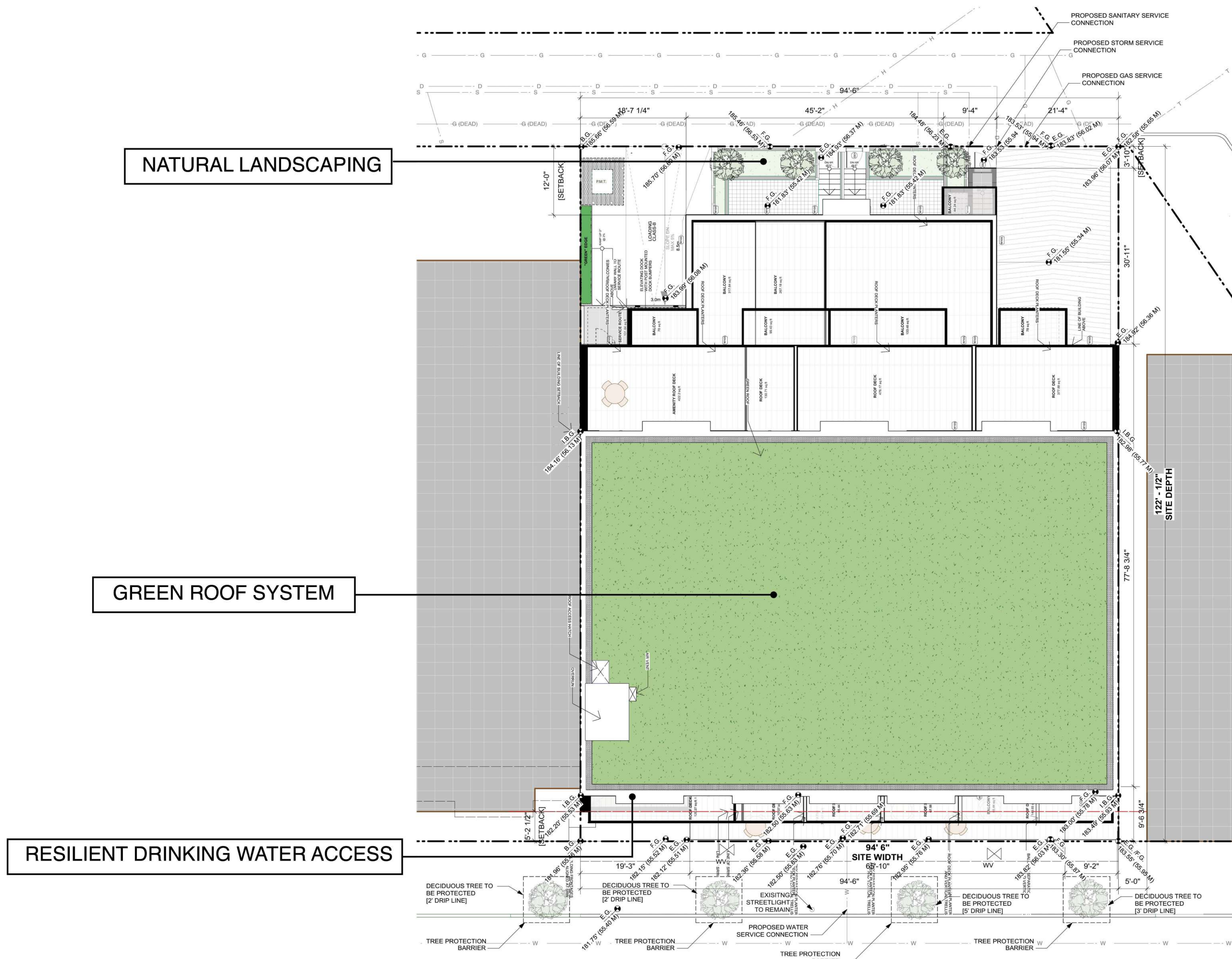
9 21 DECEMBER
2pm

LEGEND

- PROPOSED BUILDING SHADOW
- C2 SHADOW



Sustainable Design



KEY FEATURES

- Designed to satisfy the requirements of the City of Vancouver, Green Building Policy for Rezoning May 2018, Low Emission Green Buildings path

B.2 - Performance Limits

- High performance envelope components as required to meet Whole Building Performance Limits
- A low window-wall ratio of 24%. Commercial glazing with an effective U value of 0.3 and a SHGC of 0.4 and high performance residential glazing (effective U value 0.22 and SHGC of 0.35)
- Premium in-suite heat recovery ventilators with a sensible effectiveness of 85%
- Effective R value for the roof and exterior walls at 25 and 15, respectively

B6 - Embodied Emissions

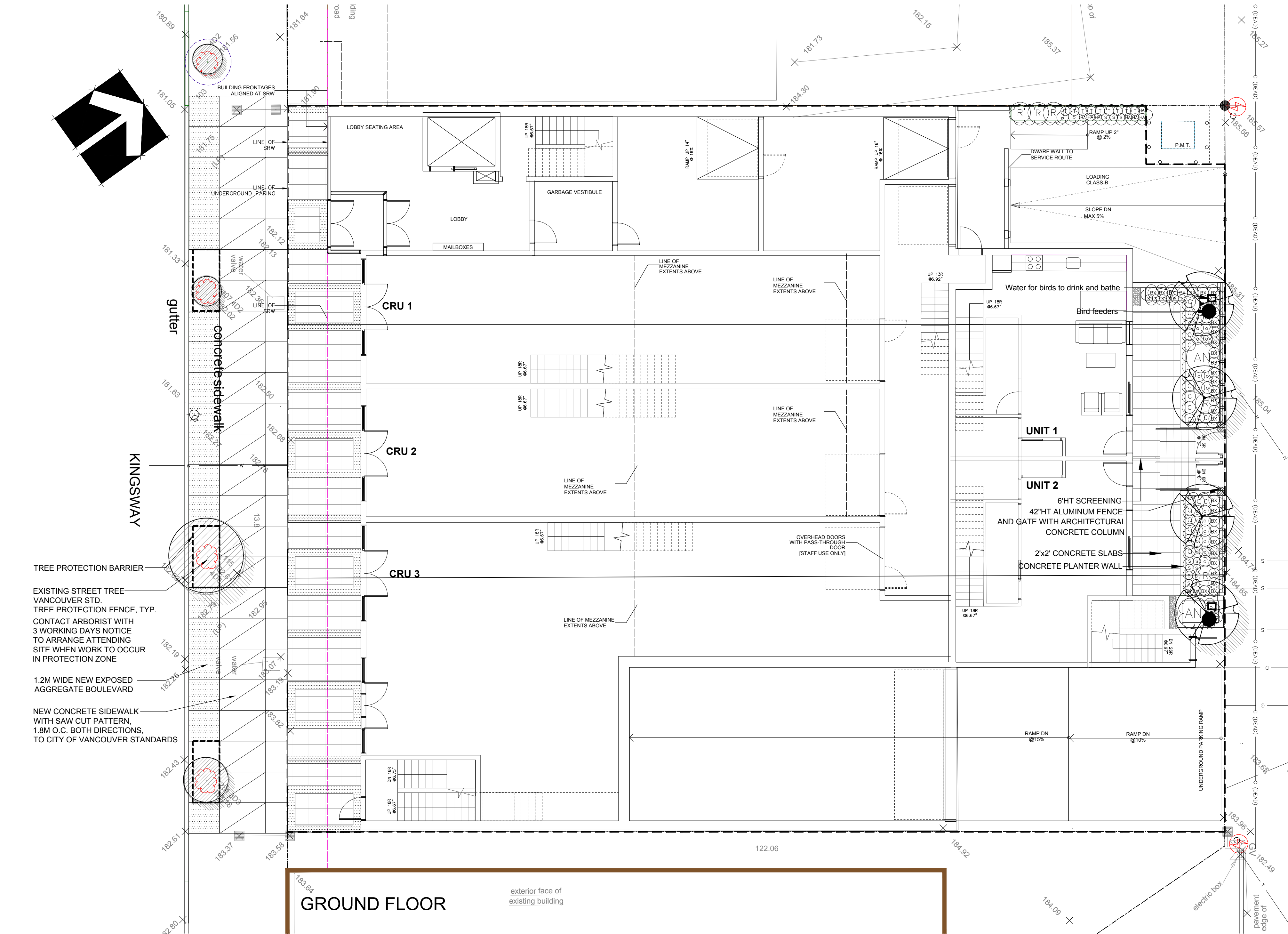
- A reduction of embodied emissions through choice of exterior cladding types, insulation materials in the floors, walls and roofs, fenestration and roofing materials

B.10 Integrated Rainwater Management and Green Infrastructure

- Utilization of green infrastructure such as green roofing, natural landscaping, planters and on-slab landscaping to decrease peak flow rates and allow for infiltration and transpiration.

B.11 Resilient Drinking Water Access

- Access to potable water which utilizes City operated system pressure at the ground floor



TREE PROTECTION BARRIER

IS AT LEAST 1.2 METRES HIGH MEASURED FROM THE GROUND, MOUNTED ON STEEL OR STURDY WOODEN POSTS. FENCE POSTS SHOULD BE INSTALLED NO FARTHER THAN 2.4M APART.

DISTANCE OF BARRIER FROM NEAR EDGE OF TREE TRUNK, MEASURED PARALLEL TO CURB AND 1.4 M ABOVE GRADE OF THE GROUND IS AS FOLLOWS:

MINIMUM PROTECTION REQUIRED – PARALLEL TO CURB

TRUNK DIAMETER	DISTANCE FROM TRUNK
20 CM	1.2 METRES
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

DISTANCE OF BARRIER FROM NEAR EDGE OF THE TREE TO NEAR EDGE OF THE CURB, MEASURED AT RIGHT ANGLES TO THE CURB IS: 0.6 METRES

DISTANCE OF BARRIER FROM NEAR EDGE OF THE TREE TO NEAR EDGE OF SIDEWALK, MEASURED AT RIGHT ANGLES TO THE CURB IS: 0.3 METRES

CONSISTS OF SNOW FENCING FASTENED SECURELY TO METAL OR WOOD STAKES SPACED NO MORE THAN ONE METRE APART, OR OTHER FENCING ACCEPTABLE TO THE CITY ENGINEER.

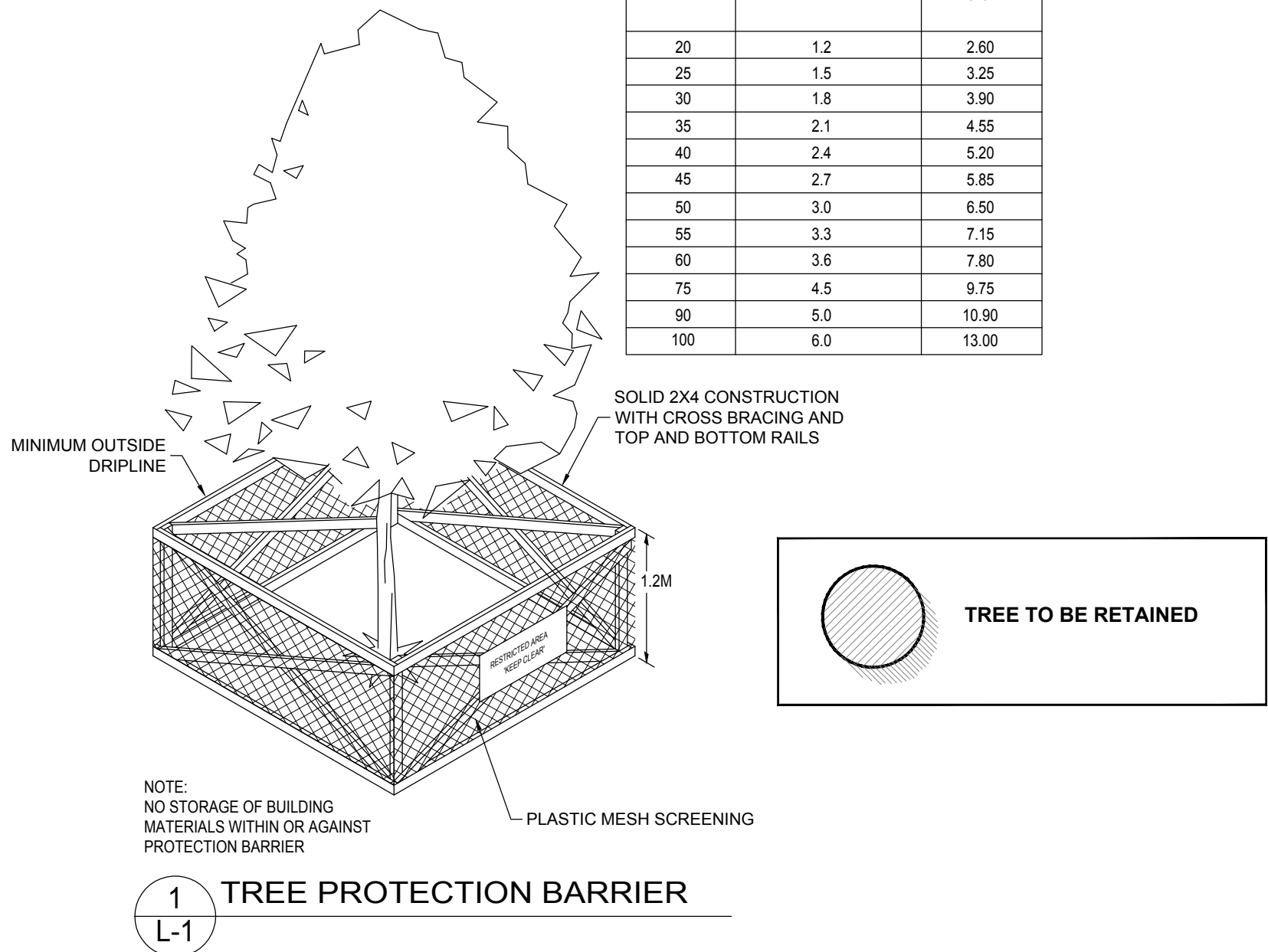
NO MATERIALS OR SOIL, OF ANY KIND, MAY BE STORED ON TOP OF, OR WITHIN THE PERIMETER OF THE TREE PROTECTION BARRIER ; FOR ANY PERIOD OF TIME NO MATTER HOW SHORT THE DURATION.

EXCEPTIONS

THE PERIMETERS OR HEIGHTS OF THESE BARRIERS MAY BE ADJUSTED, WITH THE PRIOR APPROVAL OF THE CITY ENGINEER TO ENSURE THAT SITE LINES TO FIRE HYDRANTS AND CROSSWALKS ARE NOT OBSTRUCTED.

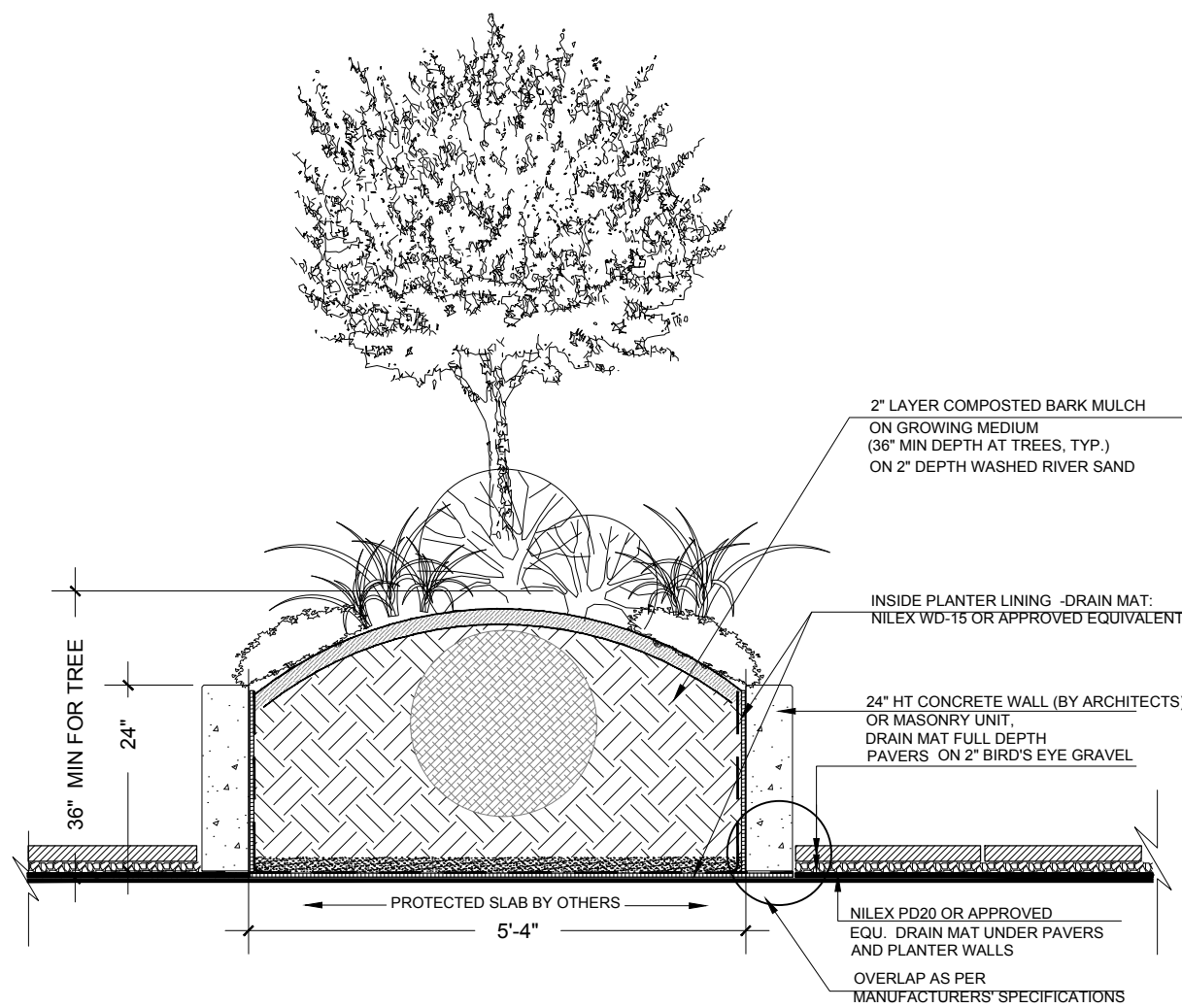
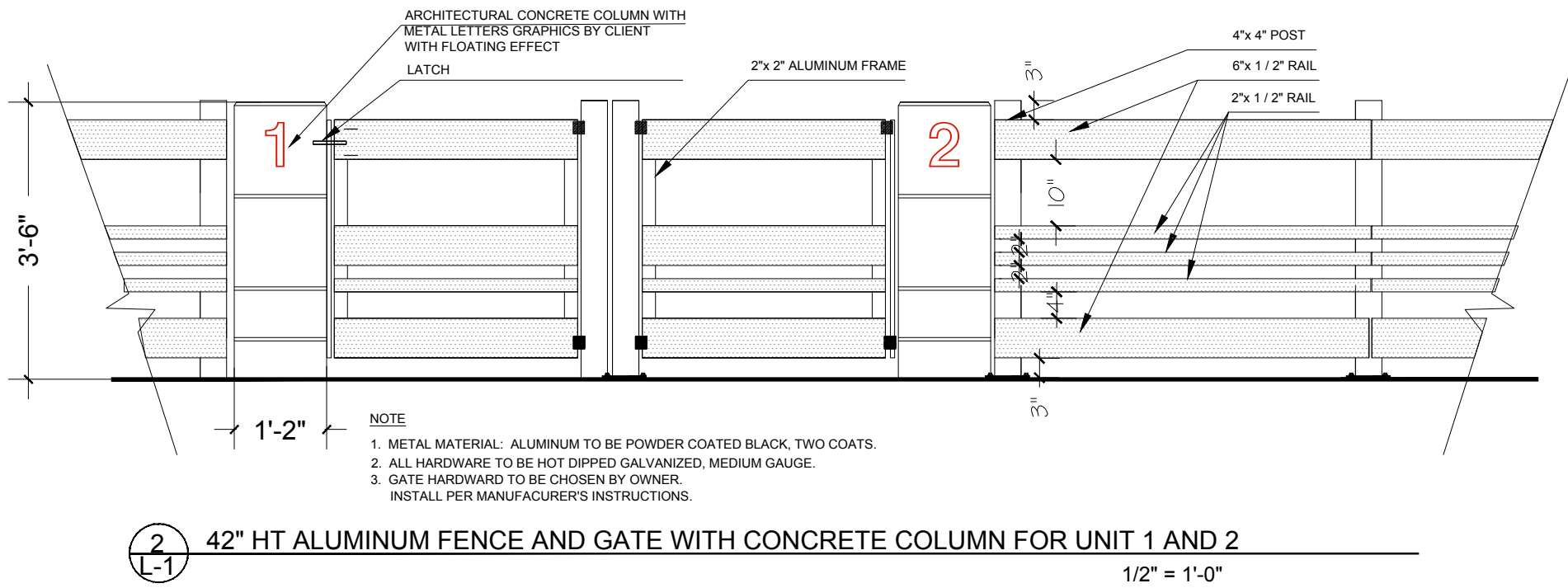
TREE BARRIER PROTECTION TABLE

TRUNK DIAMETRE (CM)	DISTANCE FROM TRUNK (M)	TOTAL DIAMTER (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



PLANT SCHEDULE-Ground floor				PMG PROJECT NUMBER: 19-169
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	MALUS 'PINK SPIRES'	PINK SPIRES FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
SHRUB	2	AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#2 POT; 40CM
	33	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	26	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
	6	RUBUS TWO VAR.REKA & POLINATOR	BLUEBERRIES	#3 POT -POLLINATING PAIRS
	9	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS	20	CAREX MORROWII 'AUROE VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
	7	HAKONECHLOA MACRA 'AUROLOA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL	17	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE



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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

1	20.JAN.24	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT: SONG XANH HOLDINGS LTD.			

PROJECT:
6-STOREY APARTMENT BUILDING

1265 - 1281 KINGSWAY VANCOUVER

DRAWING TITLE:
LANDSCAPE PLAN

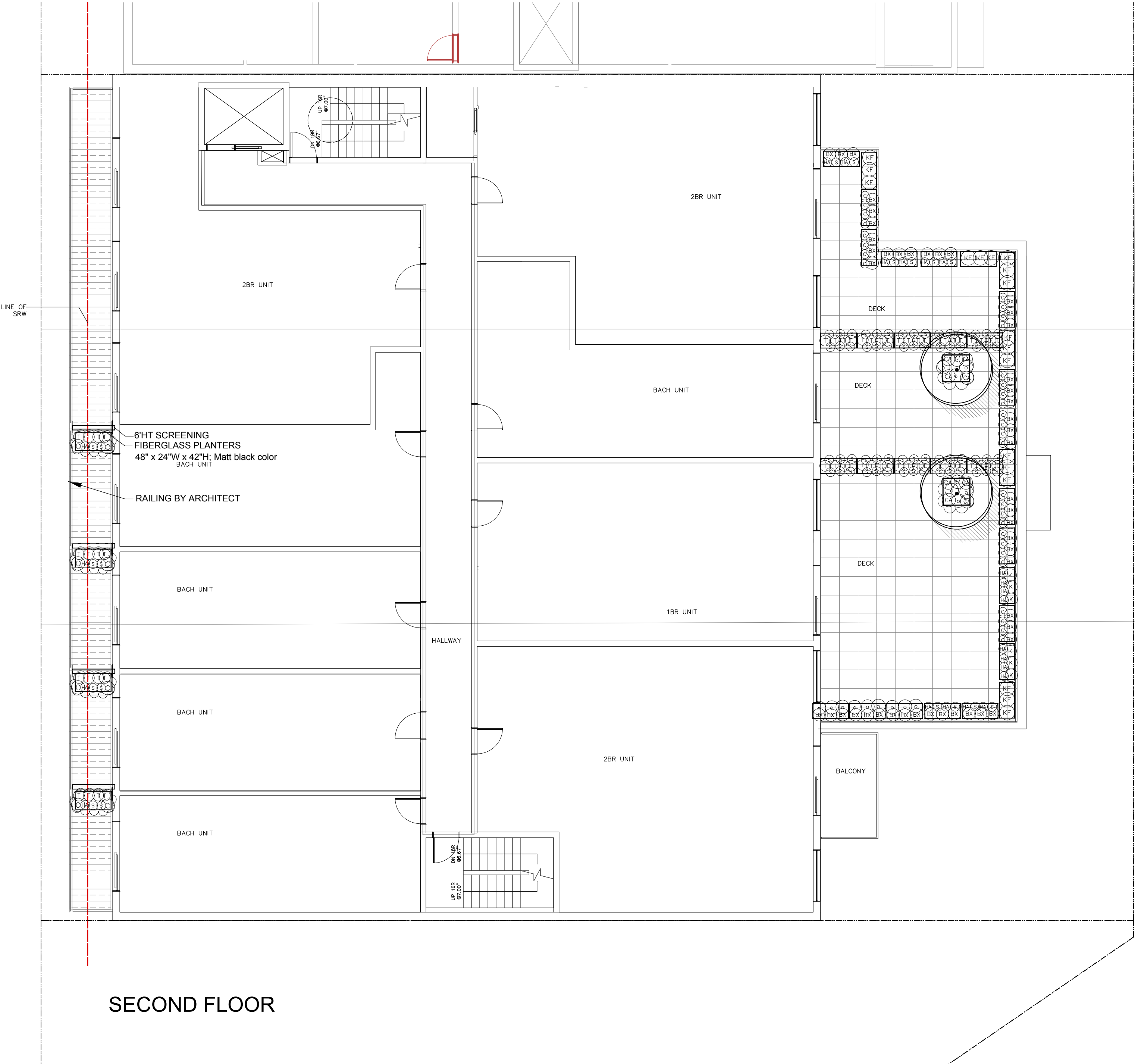
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DESIGN: DD
CHK'D: MCY

PMG PROJECT NUMBER: 19-169

L1

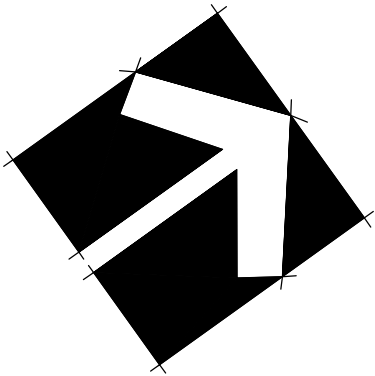
OF 6

19169-2.ZIP



SECOND FLOOR

PLANT SCHEDULE- Second floor				PMG PROJECT NUMBER: 19-169
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
•	2	ACER CIRCINATUM 'PACIFIC FIRE'	RED BARK VINE MAPLE	2.0M HT; B&B;
SHRUB				
⊗	48	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
○	17	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
⊙	56	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS				
⊕	18	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
⊕	8	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
⊕	40	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
⊕	22	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
⊕	78	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT
GC				
⊗	6	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



Planters on Second, Third and Fourth floors- enlargement

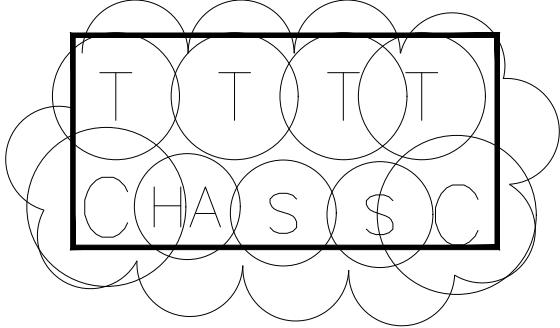
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4

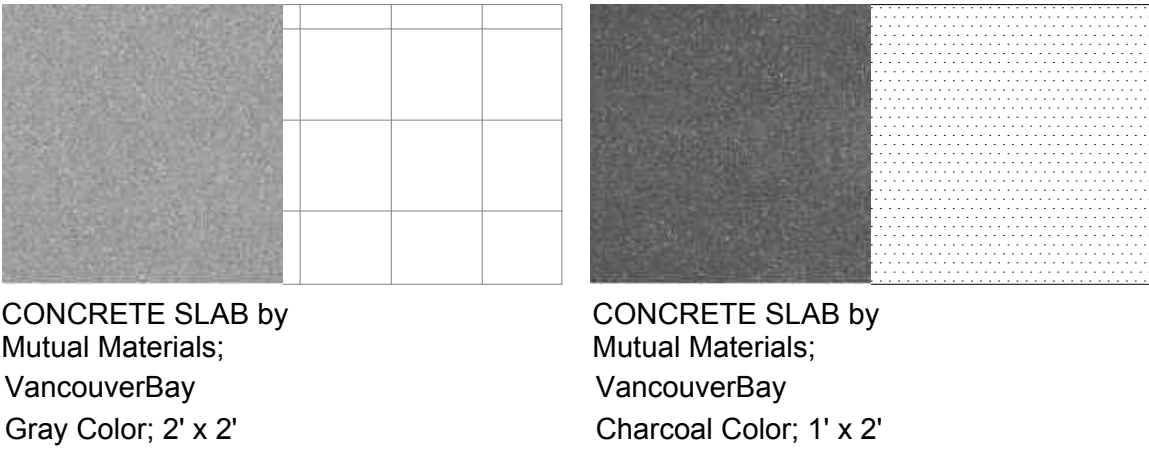
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4

ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'



PAVERS :



FURNITURE



Birdbath



Bird feeders

SEAL:

1	20.JAN.24	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: SONG XANH HOLDINGS LTD.

PROJECT:

6-STOREY APARTMENT
BUILDING

1265 - 1281 KINGSWAY
VANCOUVER

DRAWING TITLE:

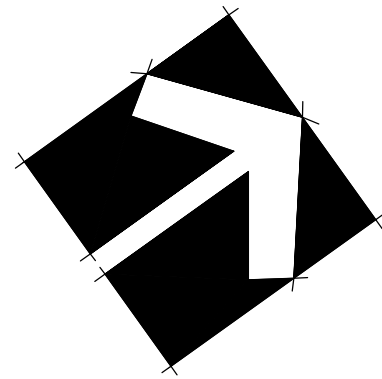
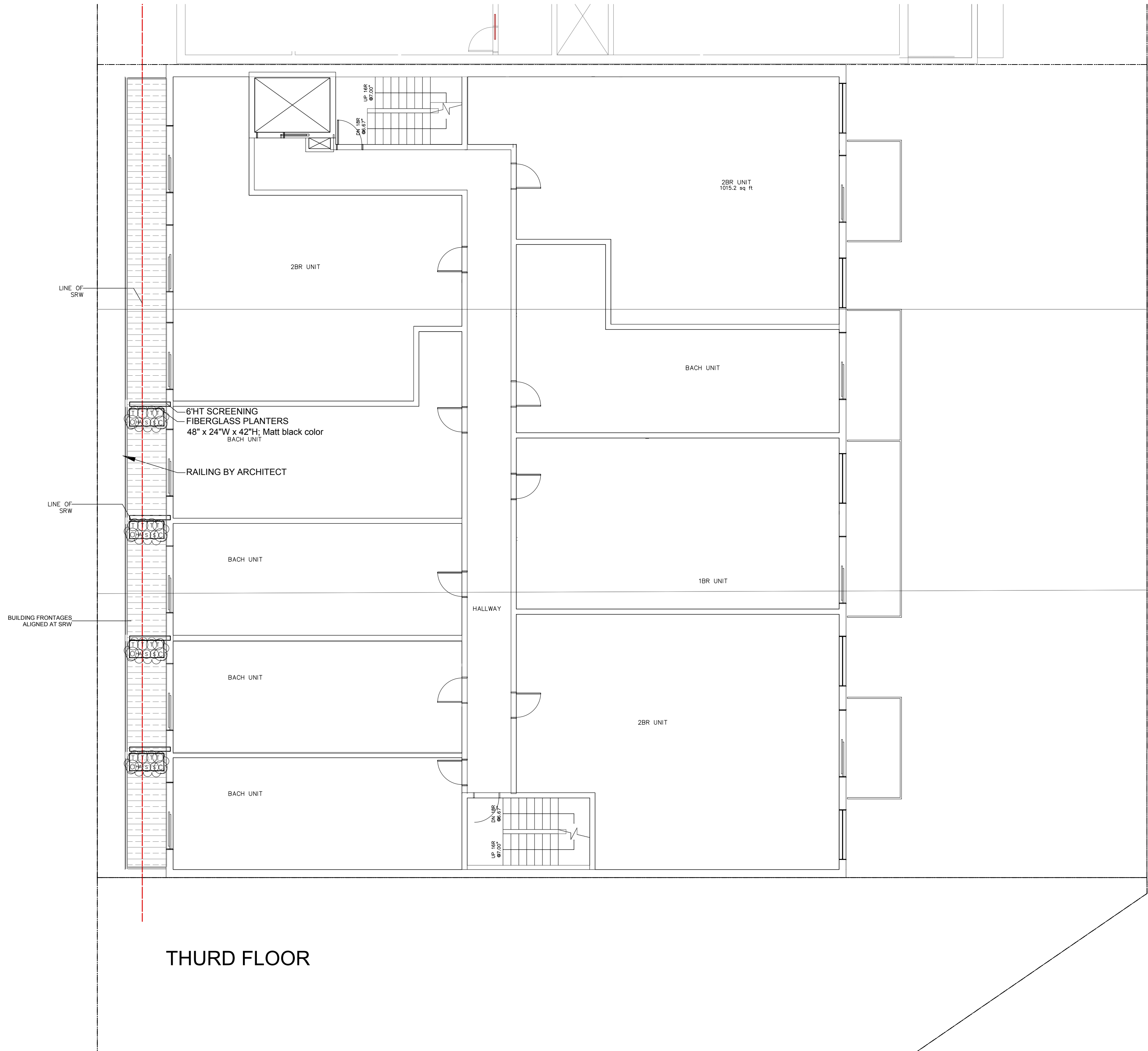
LANDSCAPE PLAN
Second floor

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DESIGN: DD
CHK'D: MCY

L2

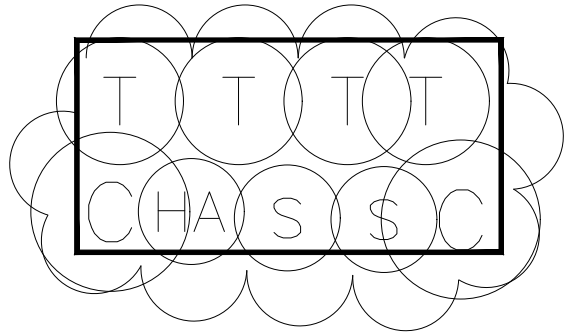
OF 6

SEAL:



Planters on Second, Third and Fourth floors- enlargement

- V1 4 JASMINUM OFFICINALE
- K 4 ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'



THURD FLOOR

PLANT SCHEDULE-Third floor				PMG PROJECT NUMBER: 19-169
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(T)	16	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS				
(C)	8	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
(HA)	4	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
(S)	8	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

PROJECT:

6-STOREY APARTMENT BUILDING

1265 - 1281 KINGSWAY VANCOUVER

DRAWING TITLE:

LANDSCAPE PLAN Thurd floor

DATE: November 26, 2016 DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHK'D: MCY

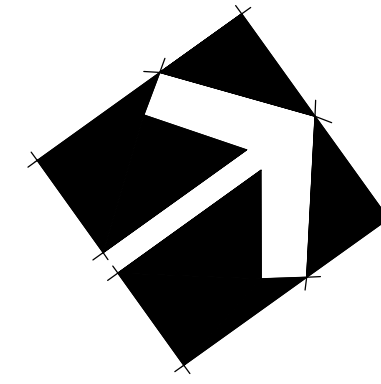
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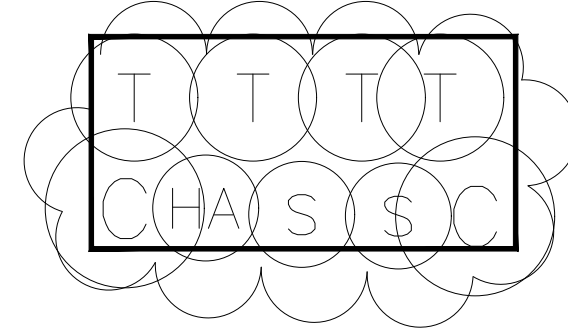
OF 6

19-169

SEAL:



V1	4	JASMINUM OFFICINALE
K	4	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'



FOURTH FLOOR

PLANT SCHEDULE- Fourth floor				PMG PROJECT NUMBER: 19-169
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB (T)	16	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	1.2M B&B
GRASS (C)	8	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
(HA)	4	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL (S)	8	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SHOWN AS PER CNLA STANDARD. 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**1265 - 1281 KINGSWAY
VANCOUVER**

LANDSCAPE PLAN

Fourth floor

DATE: November 26, 2016 DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHK'D: MCY

L4

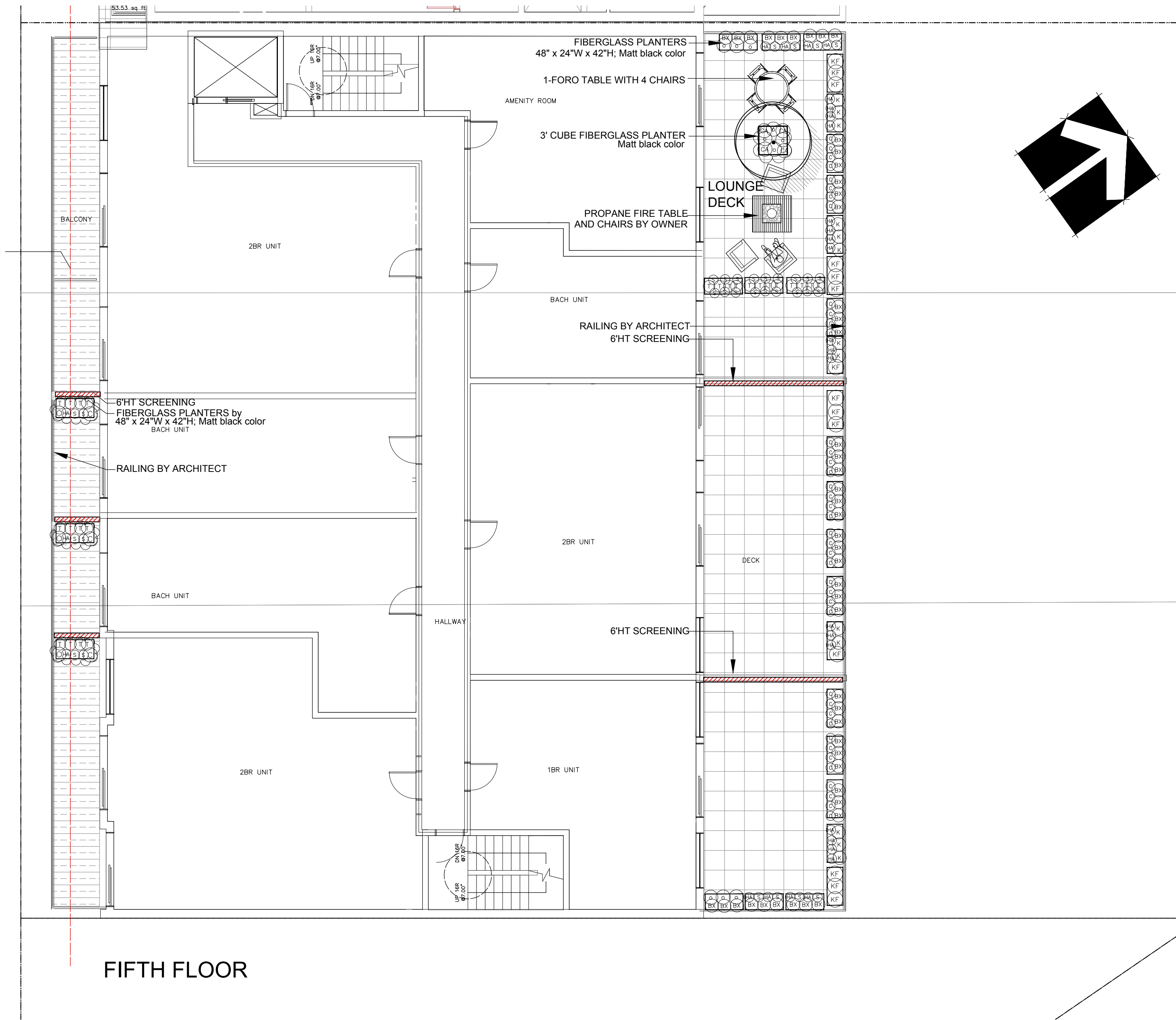
OF 6

19169-2.ZIP

PMG PROJECT NUMBER:

19-169

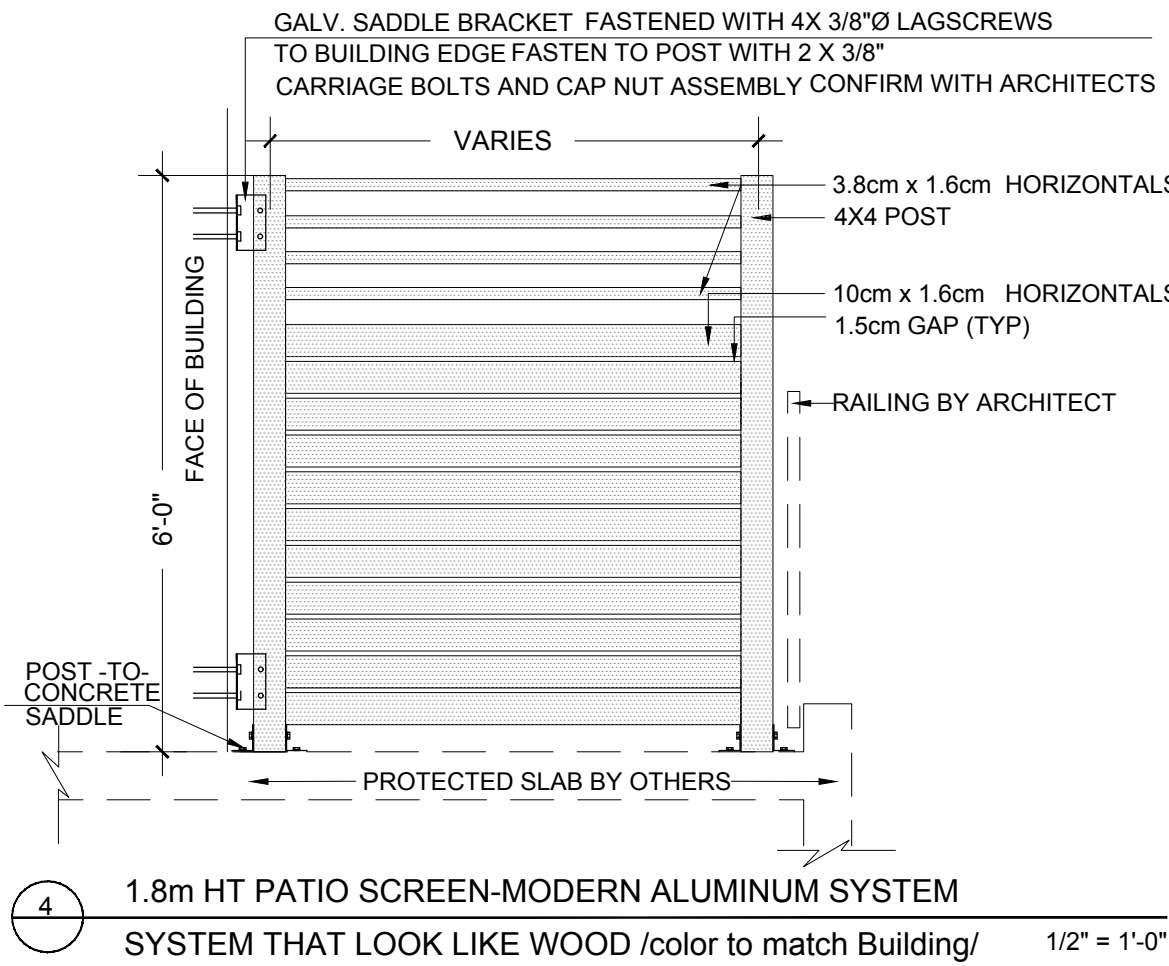
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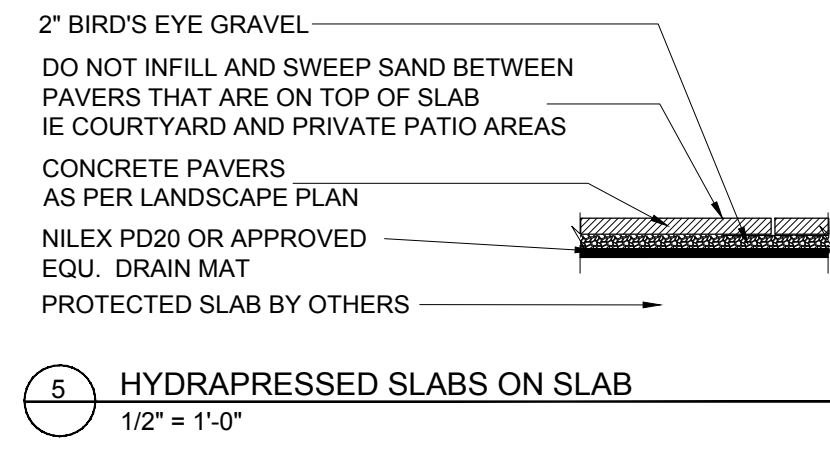
PLANT SCHEDULE - Fifth floor				PMG PROJECT NUMBER: 16-169
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER CIRCINATUM 'PACIFIC FIRE'	RED BARK VINE MAPLE	2.0M HT; B&B;
SHRUB	48	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	10	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
	24	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS	14	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	#2 POT, HEAVY
	4	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
	46	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
	29	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL	32	STRAWBERRIES	EVERBLOOMING VAR STRAWBERRY	15 CM POT
GC	13	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNICKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



NOTES:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE



PROJECT:

**6-STOREY APARTMENT
BUILDING**

**1265 - 1281 KINGSWAY
VANCOUVER**

DRAWING TITLE:

**LANDSCAPE PLAN
Fifth Floor**

DATE: November 26, 2016

DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHK'D: MCY

L5

OF 6

[illegible]

CLIENT: SONG XANH HOLDINGS LTD.

**1265 - 1281 KINGSWAY
VANCOUVER**

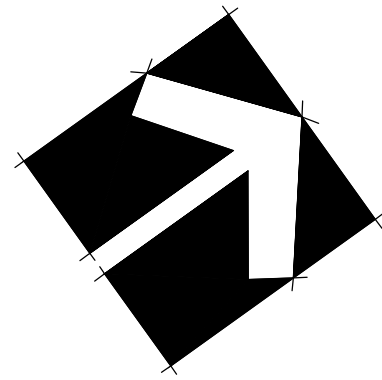
LANDSCAPE PLAN

Rooftop

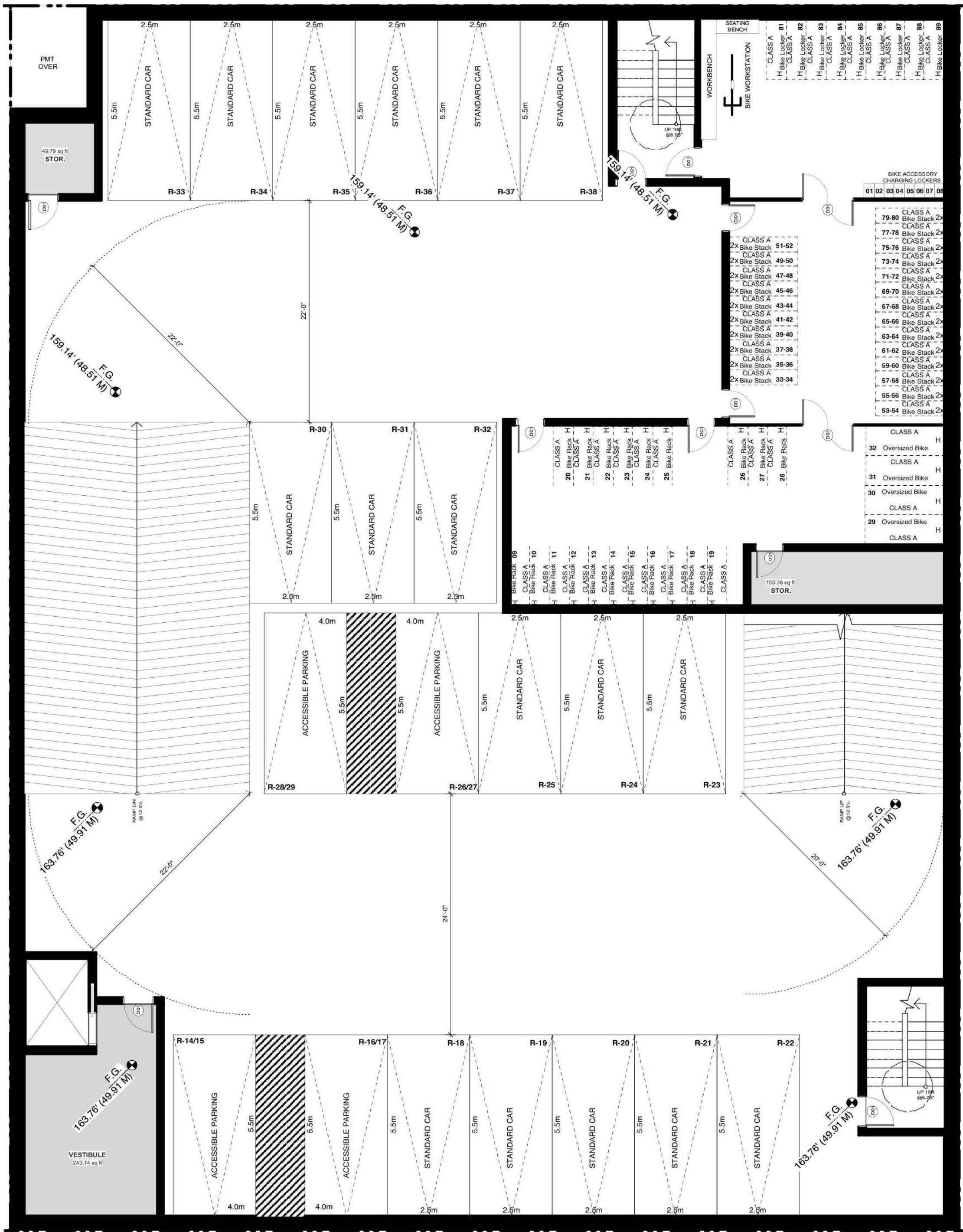
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19169-2.ZIP

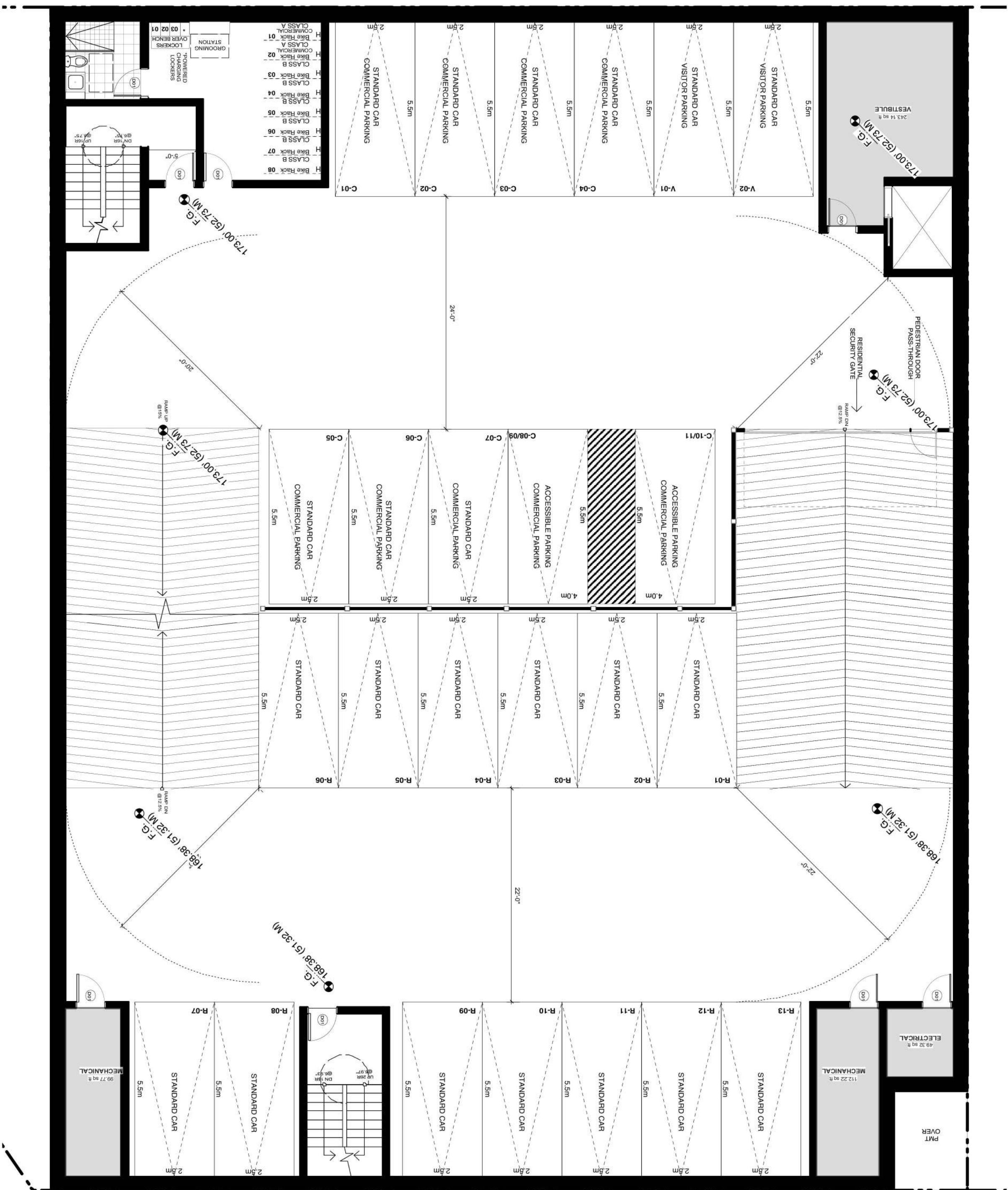
19-169



Floor Plans



BASEMENT LEVEL 2
SCALE: 1/8" = 1'0"

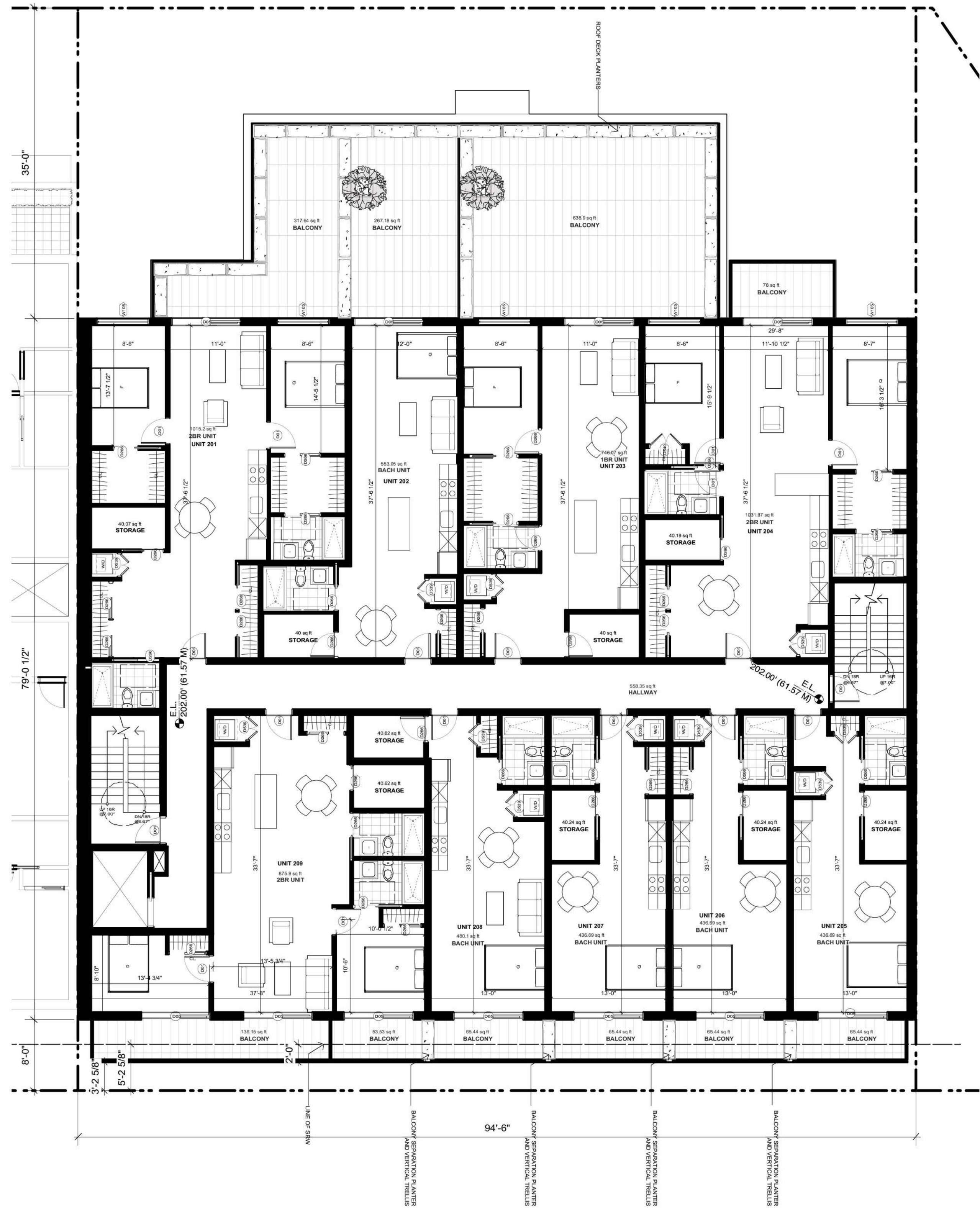


BASEMENT LEVEL 1
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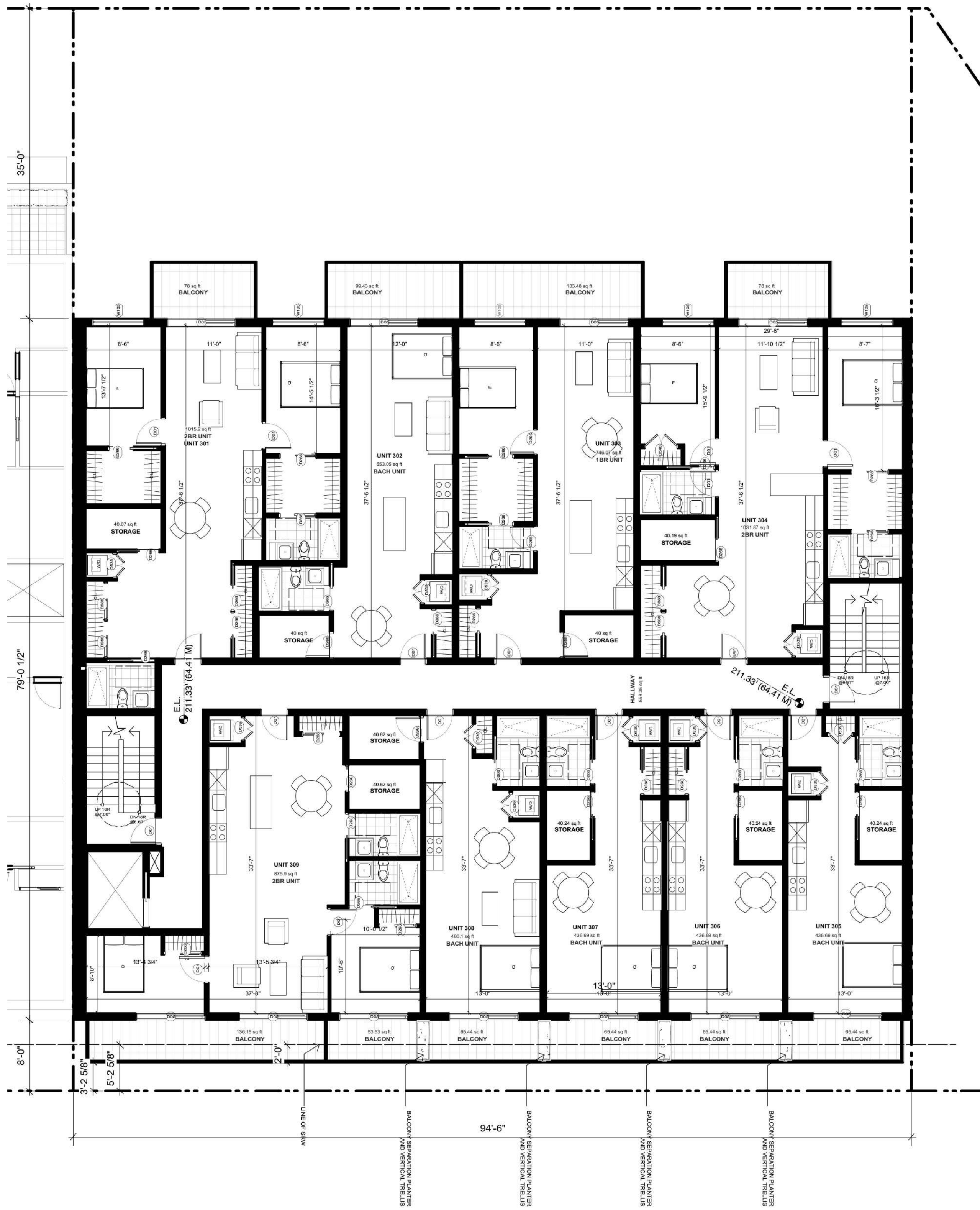




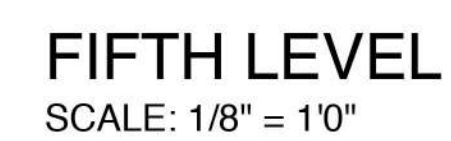
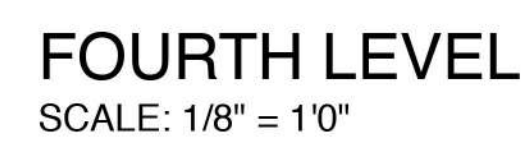
Floor Plans



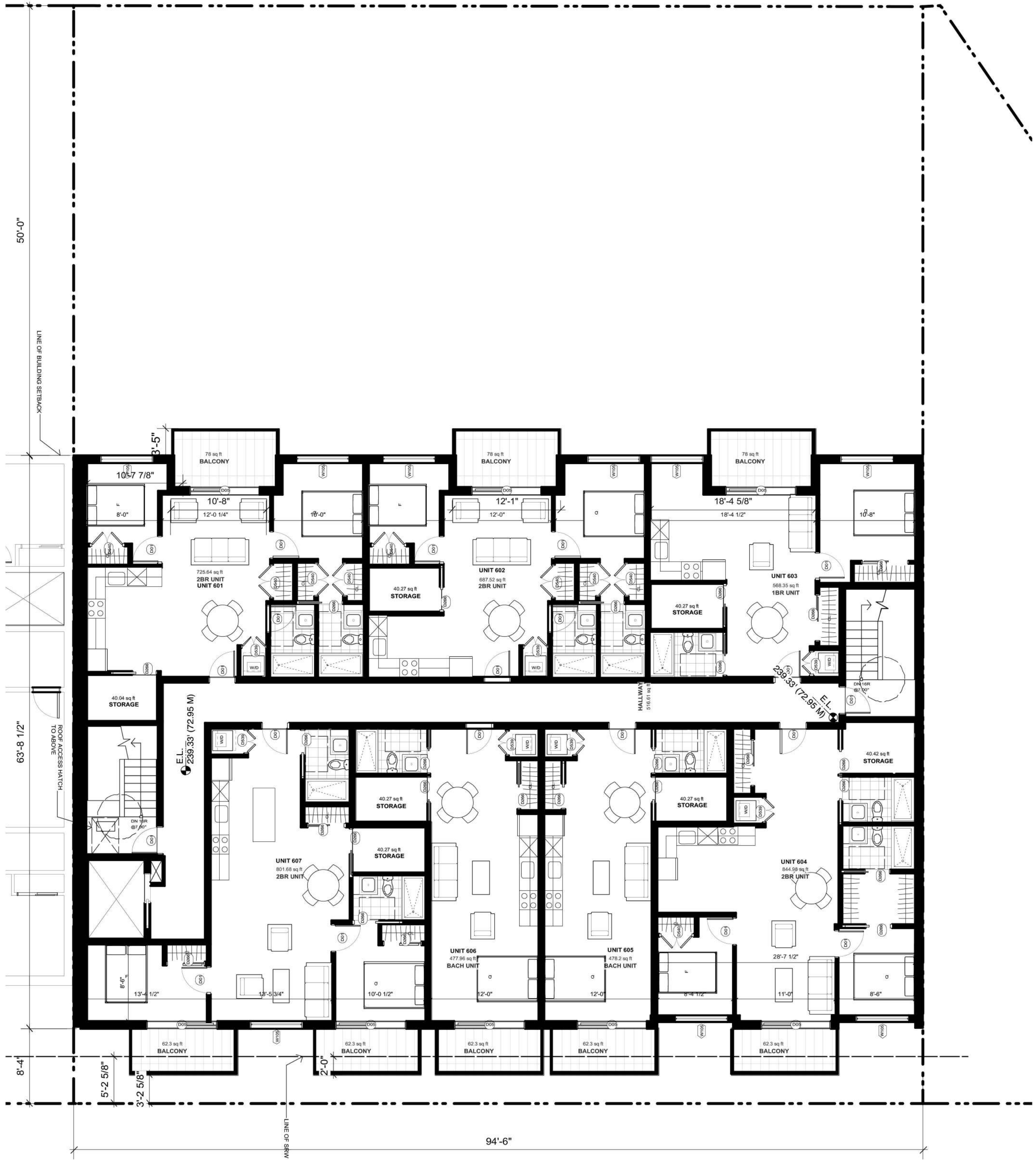
SECOND LEVEL
SCALE: 1/8" = 1'0"



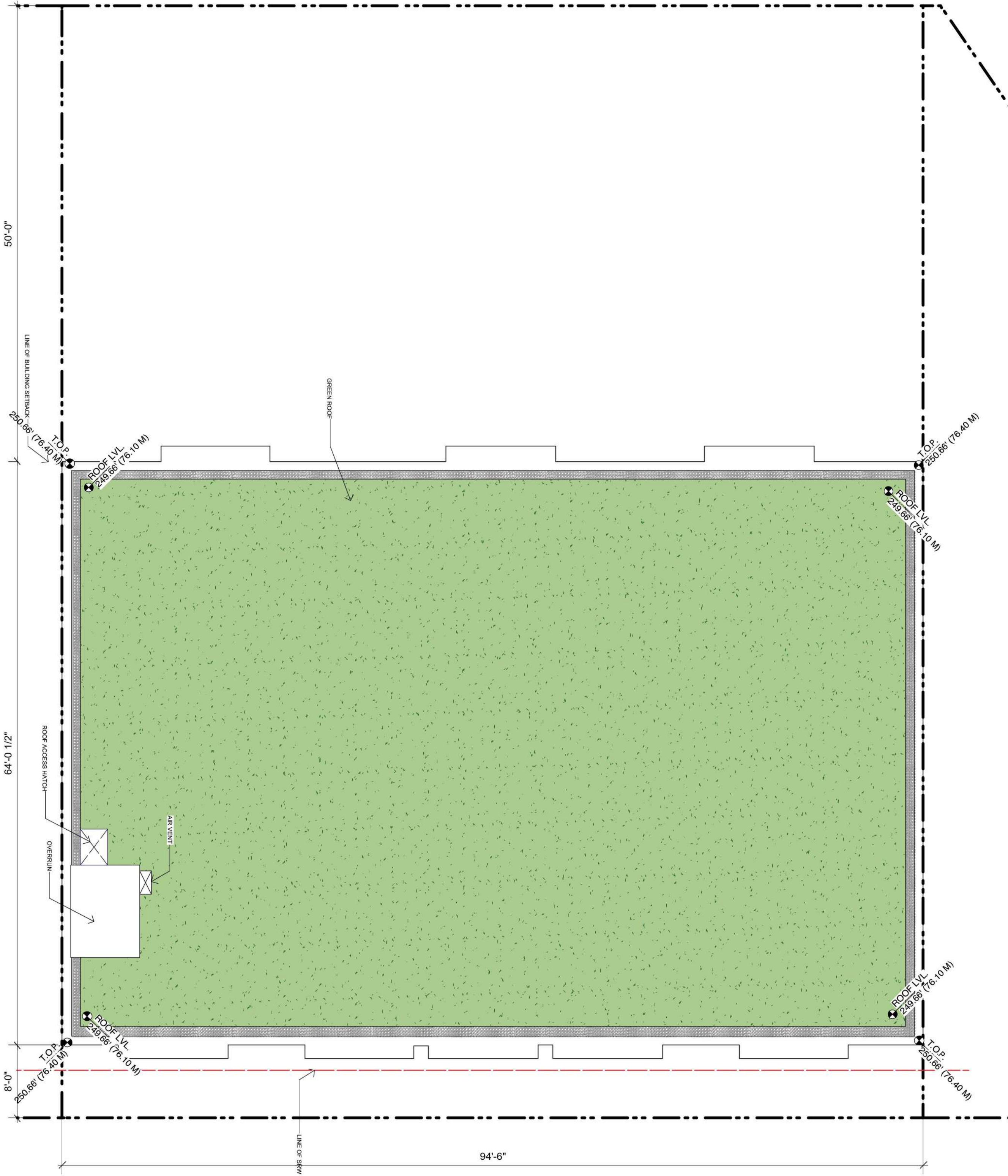
THIRD LEVEL
SCALE: 1/8" = 1'0"



Floor Plans



SIXTH LEVEL
SCALE: 1/8" = 1'0"



ROOF LEVEL
SCALE: 1/8" = 1'0"