

PROJECT OVERVIEW

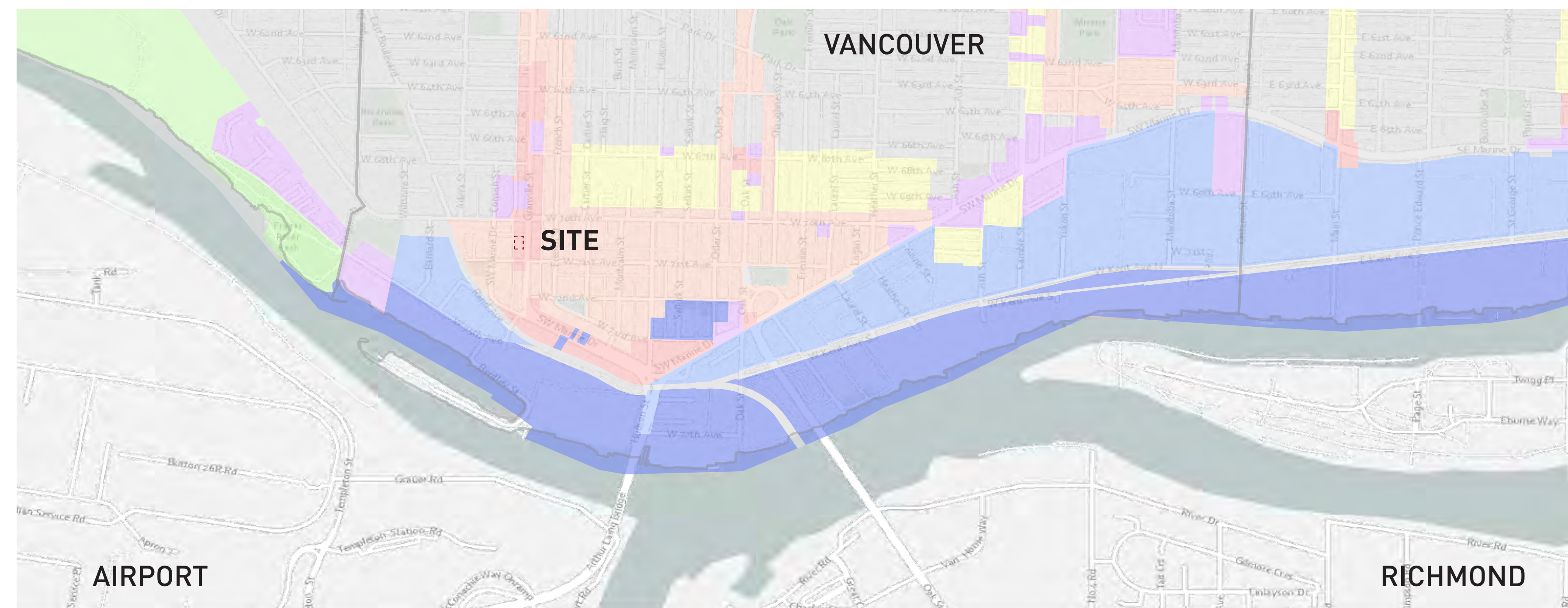
The submission proposes to change the zoning of this site from C-2 to CD-1 under the Marpole Community Plan.

The proposal seeks to redevelop the site for an 11-storey mixed-use building, which includes ground level retail space, second level office space, and a total of 55 market residential units on floors 3 to 11. The total proposed floor area is 63,365 sf, achieving an FSR of 4.10.

The site is located within the “Granville” sub-area of the Marpole Community Plan. It is currently a vacant lot along Granville Street with a gross site area of 15,076 sq. ft.

The proposal with its future commercial, office space and housing will become part of the neighbourhood centre, and help strengthen the character of Granville as the “high street” for Marpole. The existing context to the south, east and west of the site is typified by existing low-rise apartment buildings.

Our proposed development is consistent with the Marpole Community Plan where the existing developments along Granville Street, between 64th and 71th Avenues, will be developed to provide a 2 to 3 storey street wall with a sawtooth pattern of higher forms above.

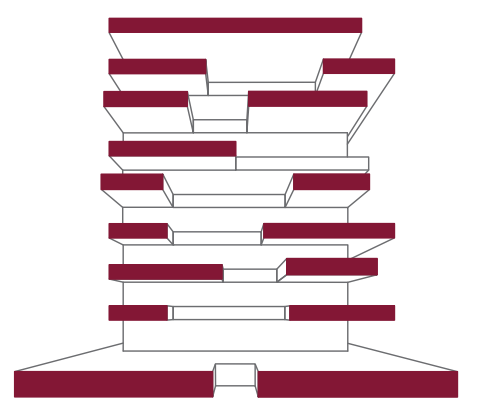


Zoning Types

- Commercial
- Comprehensive Development

- Industrial
- Light Industrial
- Limited Agriculture
- Multi-Family Dwelling

- One-Family Dwelling
- Two-Family Dwelling

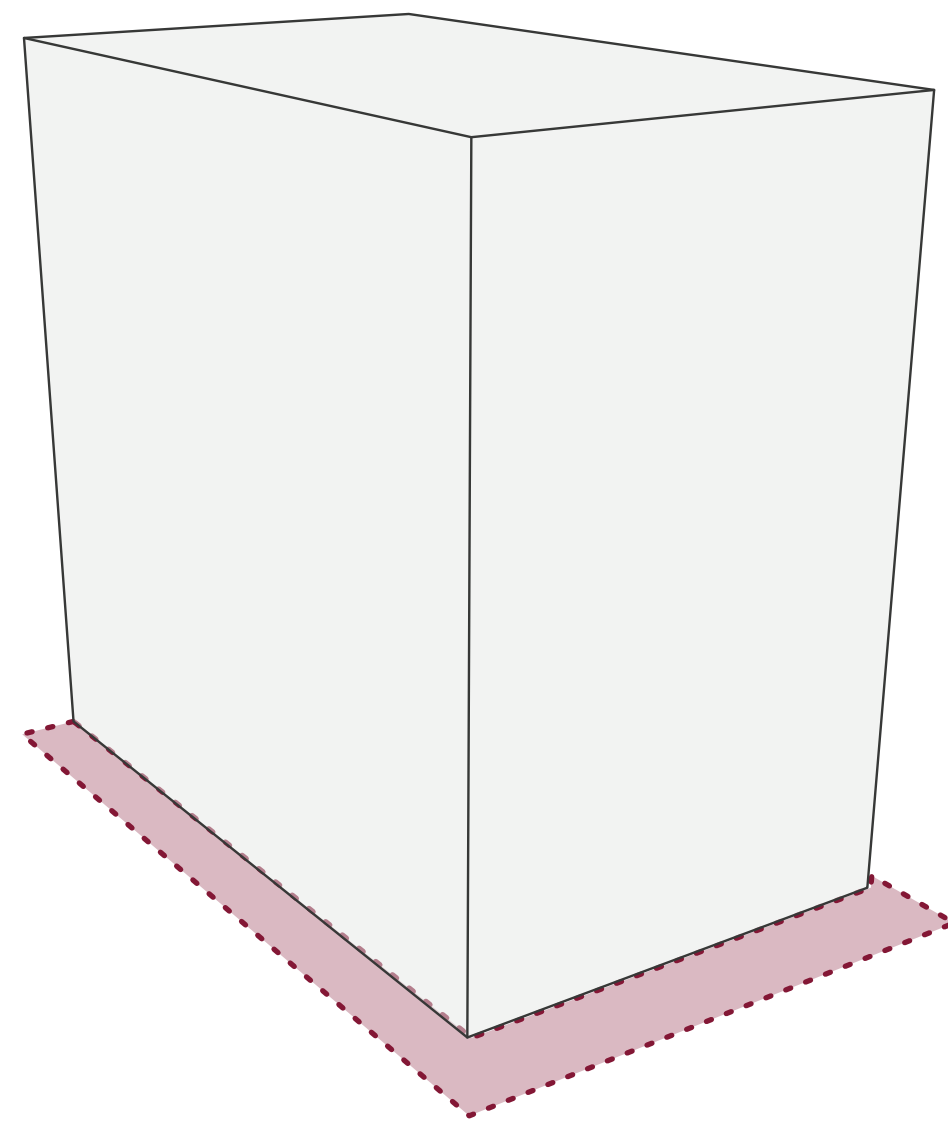




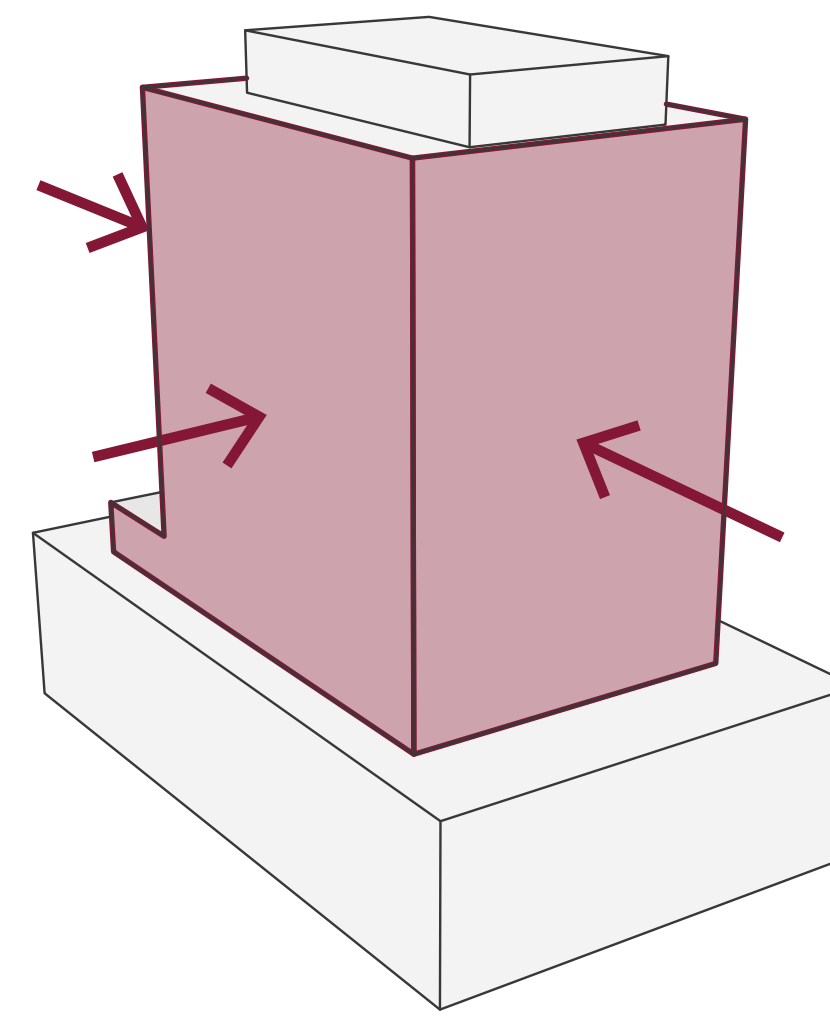
SITE

The site presents 158 ft of frontage along Granville Street and 95 ft of depth. The size and shape of the site yields a conventional tower and podium configuration with a predominant North/South orientation.

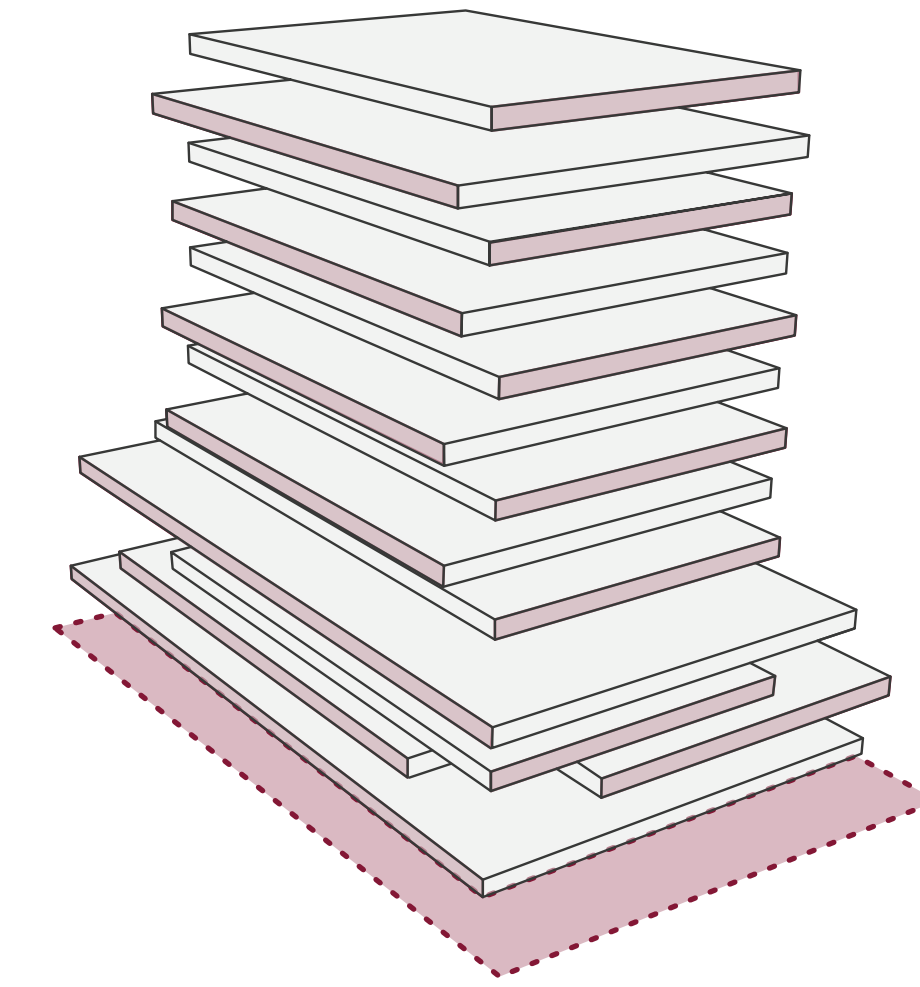
GRANVILLE STREETVIEW



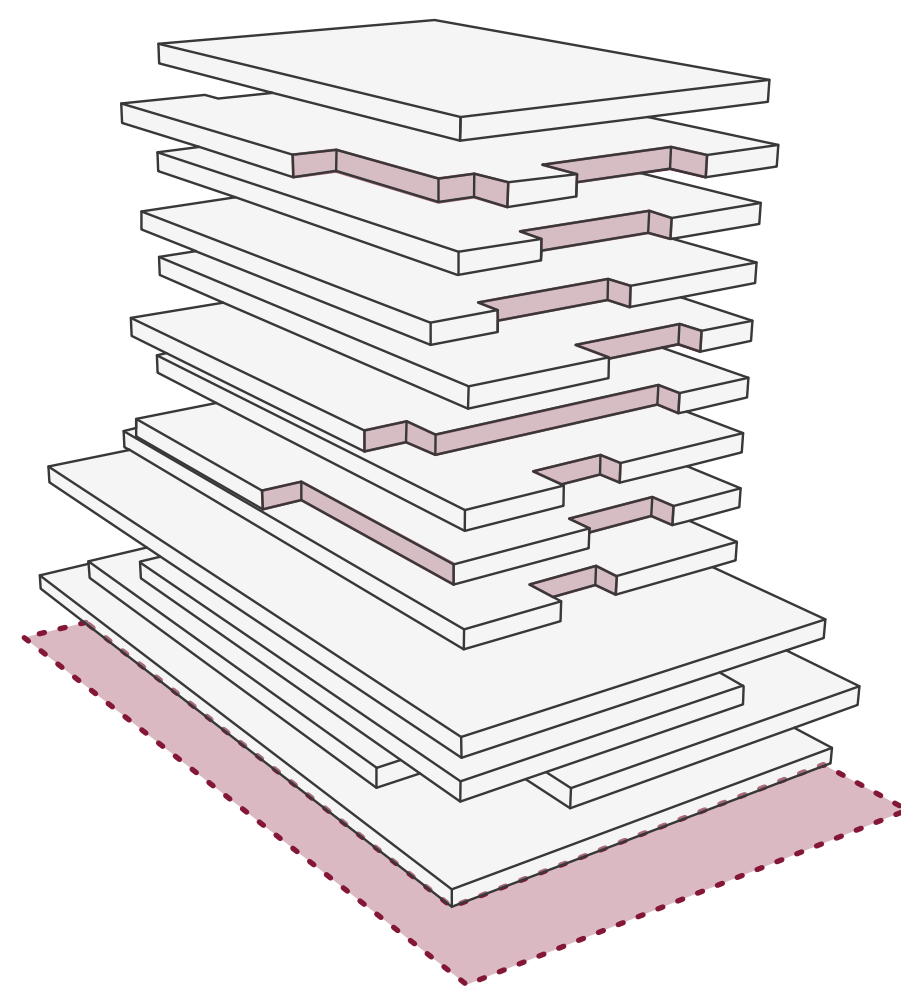
1 158 FT BY 95 FT SITE - SETBACKS & ROW'S



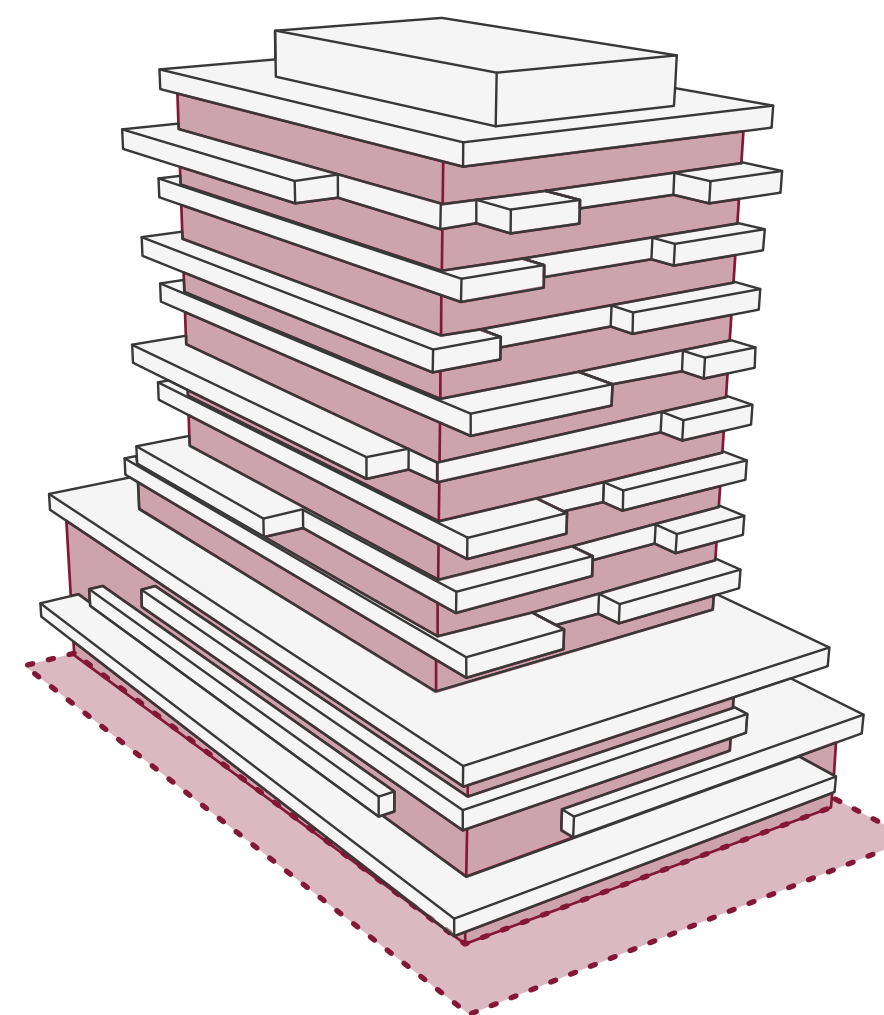
2 COMPLIANT MASSING



3 COHESIVE ARCHITECTURAL EXPRESSION



4 MOVEMENT & VARIATION



5 FINAL MASSING

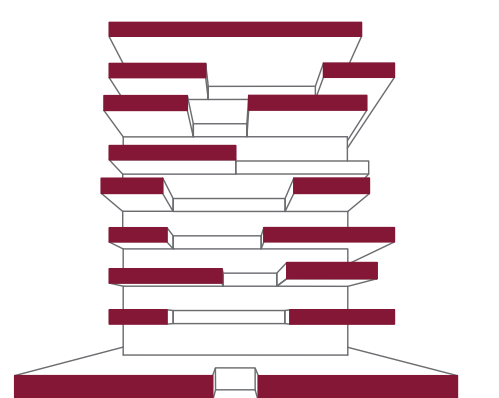
MASSING & ARCHITECTURAL EXPRESSION

The rigorous regulatory parameters generated a built form consisting of three distinct elements:

- 1-A two storey commercial podium
- 2-An 11 storey residential tower with a 5,035 sf footprint limited by a 15ft setback at the lane, an additional 8ft step-back from the Granville Street podium and a maximum tower width of 82 ft.
- 3-A one storey shoulder above level 2 which maximizes residential floor area, taking advantage of setback relaxations for lower levels.

In addition to these parameters, a notable / consistent step-back above the Granville Street podium frontage had to be maintained and rear facing balconies had to be avoided.

The prominent slab edge expression was chosen as an architectural element that ties these three rather disjointed components together. Shifting and pulling these slab edges generates movement as well a wider range of spatial conditions at the residential balconies while maintaining a mostly consistent tower plate throughout.





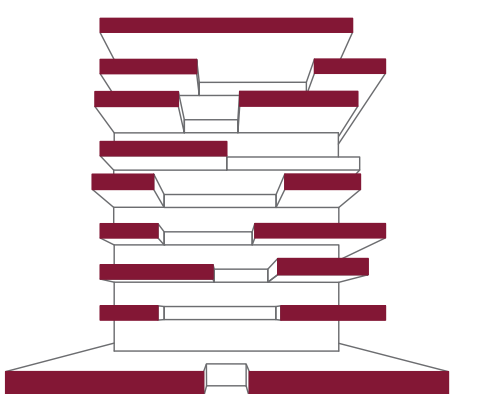
FORM OF DEVELOPMENT

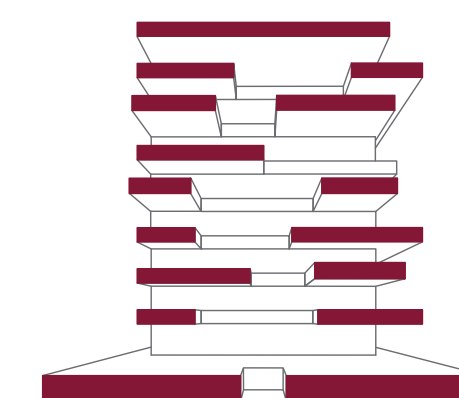
The proposed building form is generally consistent with the Marpole Community Plan. The 11-storey tower will provide a proper transition from the development of the Safeway site at West 70th Avenue to the existing context to the south and west of the proposal.

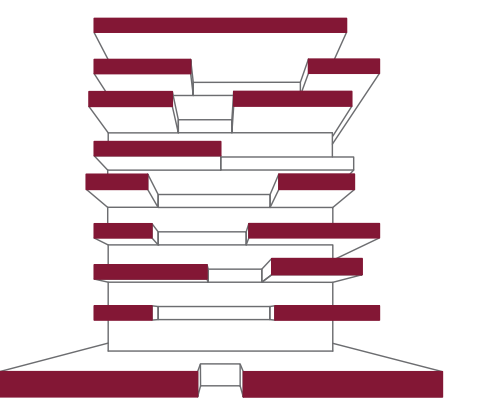
Along the north property line, the existing 4 meter-wide Right-of-Way was preserved for public utility purposes. A 3 foot setback was provided in addition to the ROW to ensure pedestrian access and enhance public realm opportunities. Floor to ceiling glazing was designed for the ground floor retail spaces along the north, which contributes to pedestrian interest and casual surveillance.

Along Granville Street, a 22 foot setback was provided from the curb at ground floor. We have also proposed a 2 foot setback along the Lane to allow for a landscape buffer. The design eliminated west-facing balconies to not only reduce the apparent massing, but also minimize overlook impacts onto residential buildings across the lane. Along Granville Street, the residential tower has a notable step-back of 8 feet from the 2 storey commercial podium with a few calculated balcony projections which are consistent with the overall architectural expression of the building.

The Amenity space is located at Level 3 with a south facing outdoor patio of over 1000 sq. ft.. Except for Level 3, the tower has a consistent floorplate which results in an efficient and economically responsible design.







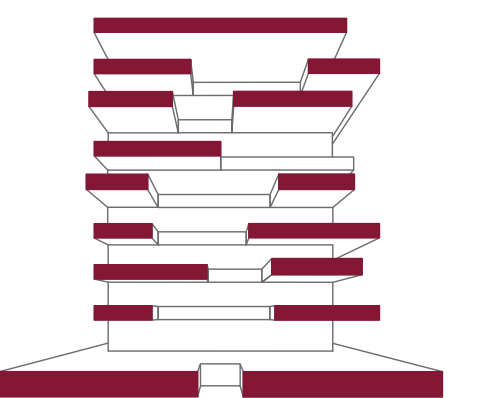


ORIENTATION AND PASSIVE DESIGN STRATEGIES

Deep balconies control solar heat gain for dwelling units along the east and south elevations. Units along the west elevations have been designed as corner suits which create opportunities for cross ventilation. The amount of openings along this faced have been reduced considerably compared to the east elevation to reduce excessive heat gain.

A low overall window to wall ratio targeted at 40%, with continuous thermal insulation, will not only reduce energy use for heating and cooling, but will also significantly reduce peak heating/cooling demands and the need for larger HVAC systems. Effective thermal performance of the building's opaque elements will be properly modelled.

Thermal bridging of balconies slabs can be reduced either through thermal breaks such as Isokorb or by wrapping the balconies with insulation. The proposed cladding surrounding these balcony projections, in addition to the soffits, will allow for the second option to work.



ENVIRONMENTAL SUSTAINABILITY

• 1. SITE PLANNING

- This urban infill development will add a vibrant mix of residential, retail and office to fill a current gap in the streetscape over the past 10 years.

- The Marpole neighbourhood has a high level of walkability to retail, schools and other community services.

- The development encourages alternative transportation uses by providing bike lockers and electric vehicle charging stations. It is within close proximity to the arbutus corridor bike route and bus stops connecting to UBC, Richmond and Canada line.

• 2. INTEGRATED RAINWATER MANAGEMENT PLAN (IRMP)

- Bioswale in a current statutory right of way along the north edge of the site

- Green roofs on exposed podiums at levels 2,3,4 and rooftop

- A water treatment system for capturing high pollutants from the parking entrance ramp prior to discharge to the city sewer network.

• 3. CONSTRUCTION PRACTICES

- All ductwork and HVAC units will be covered with poly until start-up.

- Construction materials will be sourced for low VOC content providing nontoxic indoor environments for occupants.

- Any carpets, hard surface flooring will comply with FloorScore or Green Label, as applicable. All interior applied adhesives, sealants, paints and coatings will apply to policy applicable referenced VOC standard maximums.

• 4. ENERGY EFFICIENCY

- The preliminary design and energy model results align with meeting the performance limits as stated in the Green Building Policy for TEDI, TEUI and GHGI.

• 5. EMBODIED EMISSIONS

- LCA Model with Total lifecycle embodied emissions 3,860,000 KgCO₂e, Intensity 810 KgCO₂e/m² and annual embodied emissions intensity 13.50 KgCO₂e/m²/year.

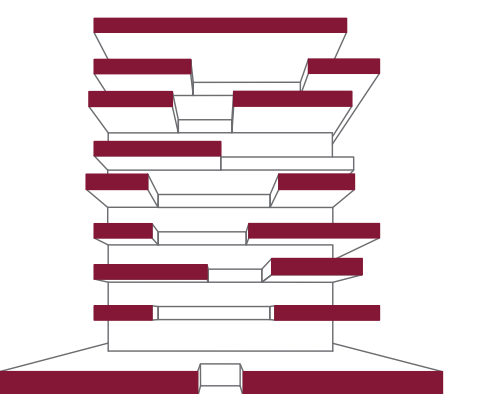
ECONOMIC SUSTAINABILITY

- - The intensification of residents in this area will increase the Cov's tax base, and stimulate economic development. The influx of permanent residents will increase existing business activity, and encourage new business development. With the addition of office and retail space, this project will add to the streetscape, encouraging continual economic development and vibrancy to the neighbourhood. In the short term, the project will generate hundreds of jobs during its construction, increasing the use of local services along the existing commercial corridor.

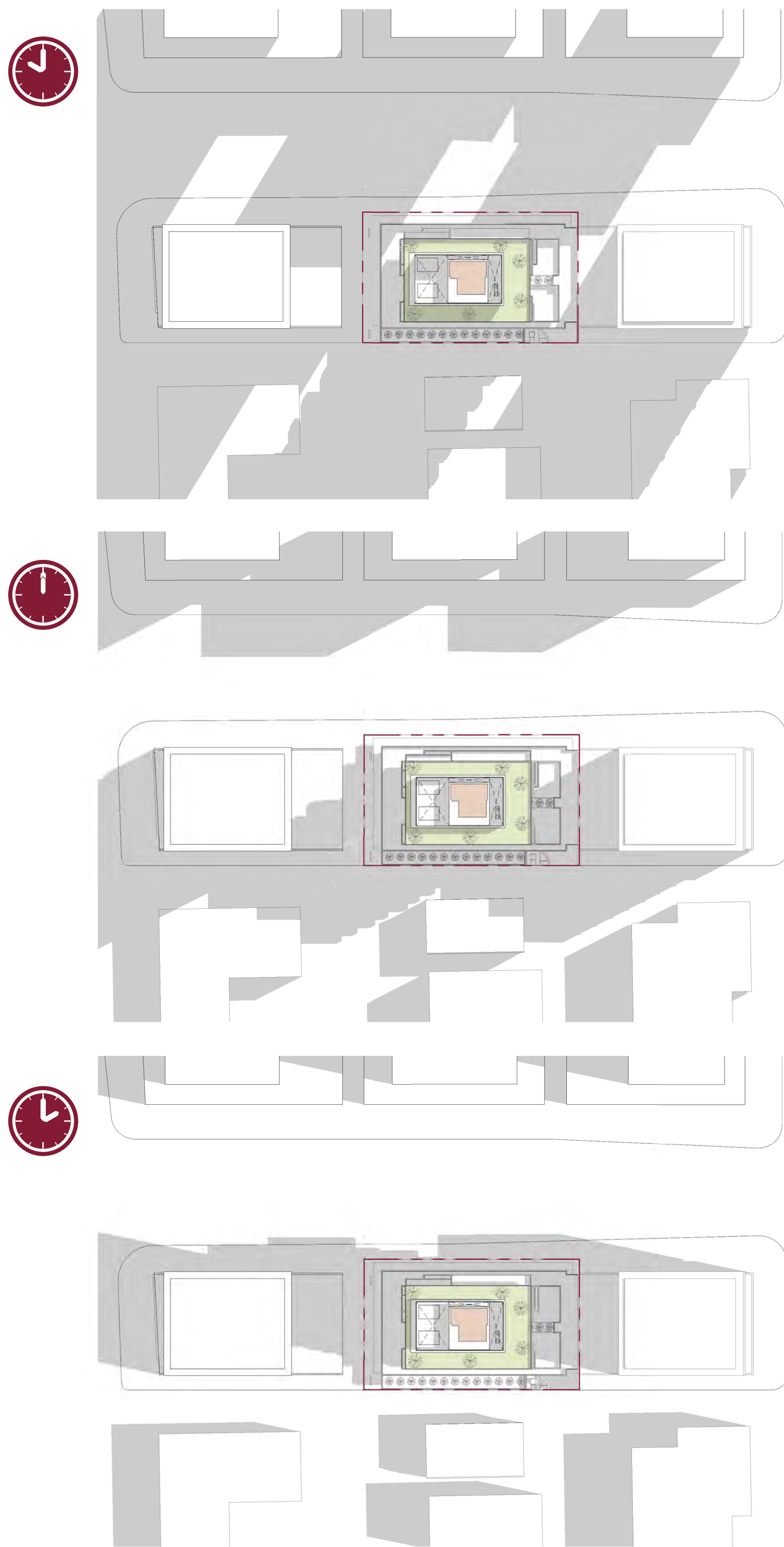
SOCIAL SUSTAINABILITY

- - Mixed used projects benefit local neighbourhoods as they attract people from a diverse socio-economic background: professionals, couples with small children and retirees. Diverse urban neighbourhoods in close proximity to public transit, commercial retail, and bike routes encourage healthier lifestyles, and maintain their attractiveness to residents and business over the long term.

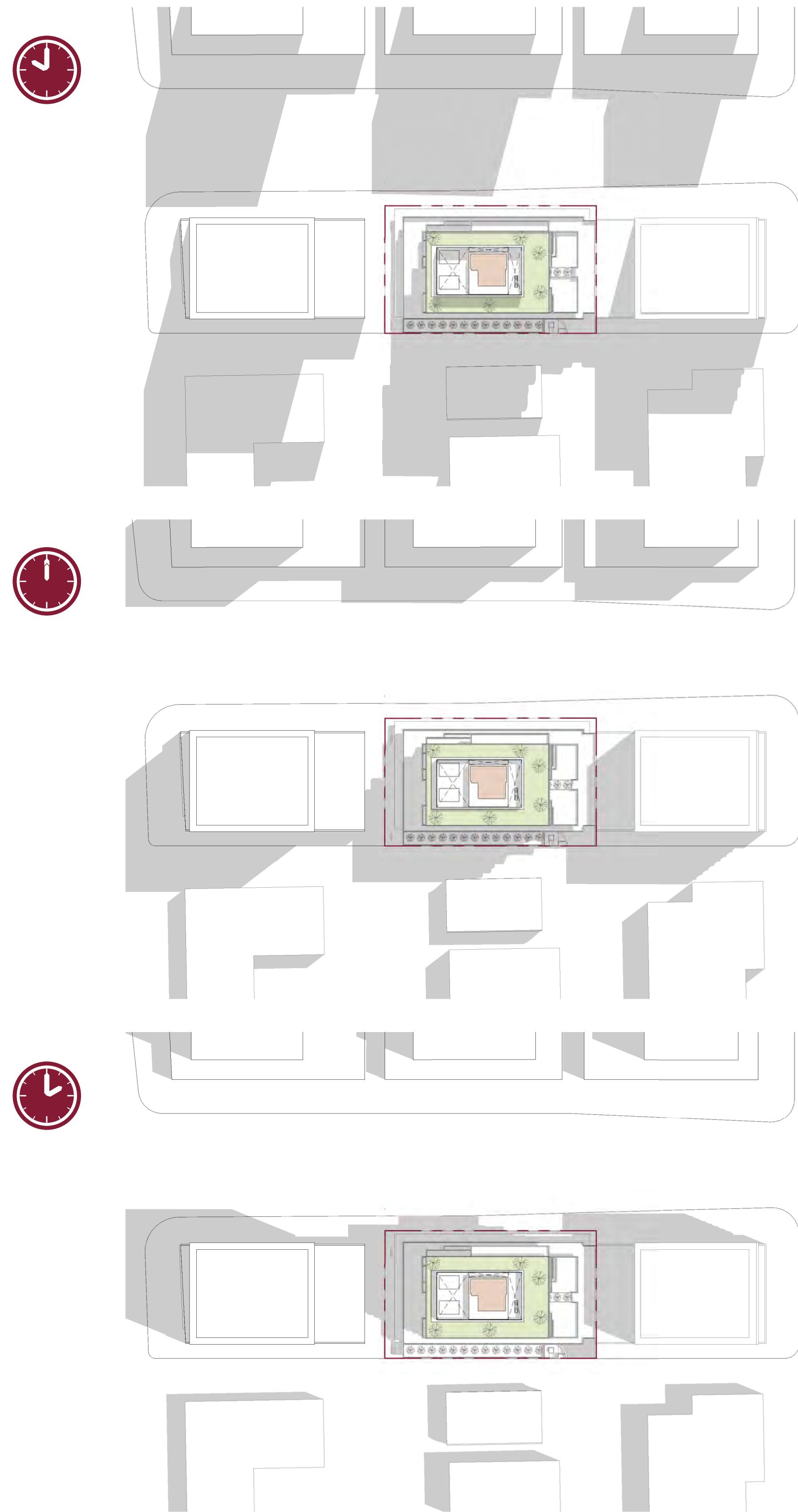
- The project also provides amenity space for use by residential occupants; accessible common space offers opportunities for interaction among residents and building a sense of community.



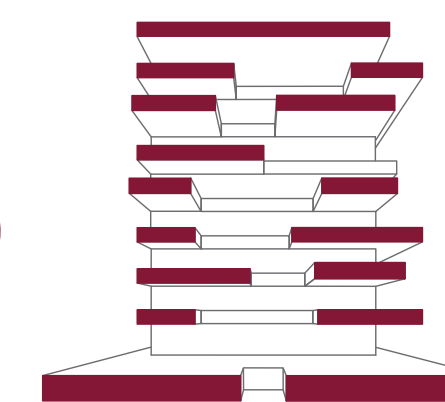
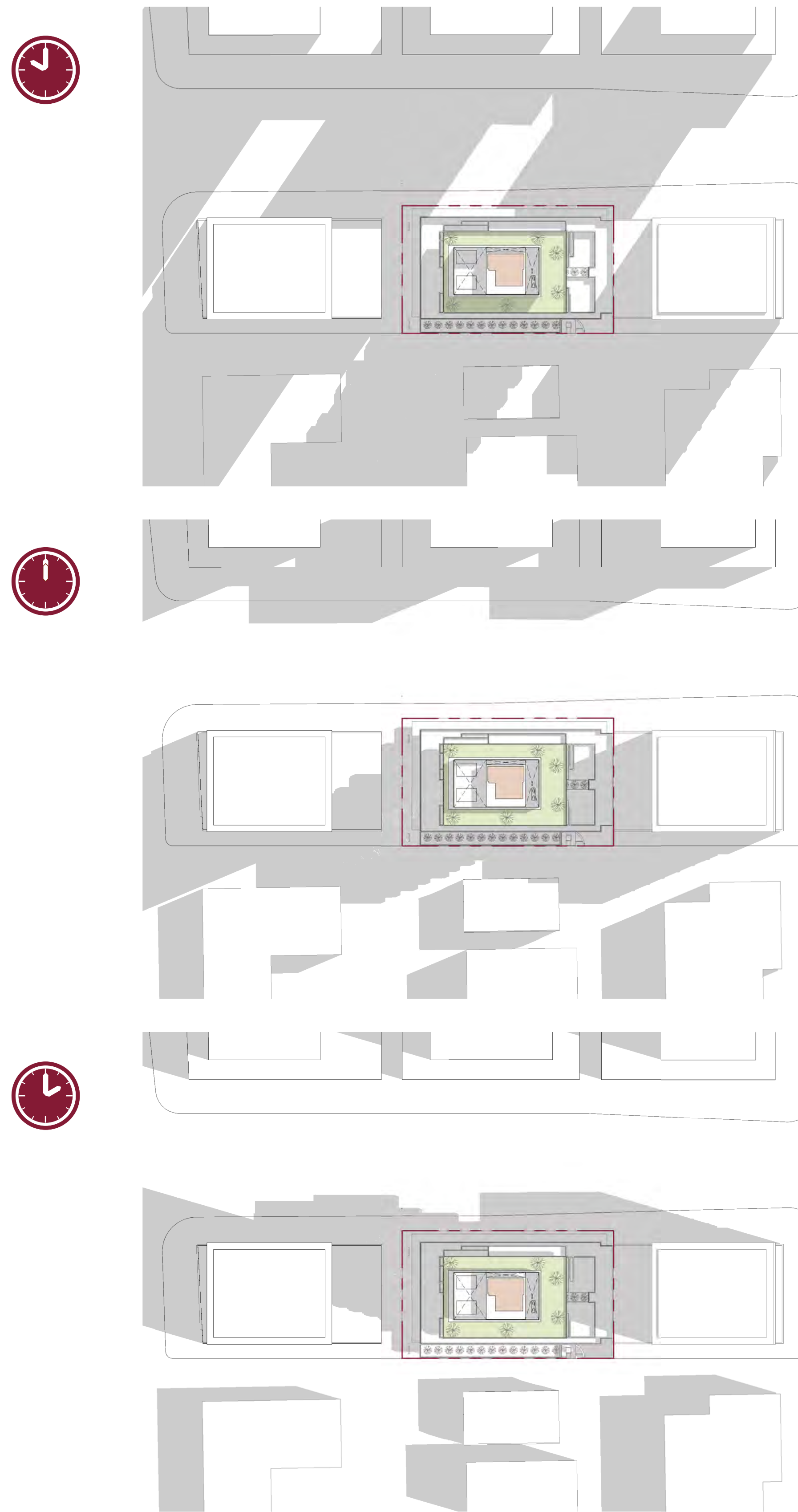
VERNAL EQUINOX - MARCH 20th



SUMMER SOLSTICE - JUNE 21st



AUTUMNAL EQUINOX - SEPTEMBER 23rd



8655 Granville Street

LEGAL ADDRESS: 8655 Granville Street
LEGAL DESCRIPTION: LOT 14 BL M PLAN VAP9322 DL 323 NWD
SITE AREA: 15,076 SF
EXISTING ZONING: C-2
PROPOSED ZONING: CD-1
HEIGHT PROPOSED: 11 STOREYS

FSR PROPOSED: 4.10
 PROPOSED OPEN BALCONY AREA: 11.19% MAX. 12% OPEN

SETBACKS

NORTH: 4m ROW+3ft
SOUTH: Attached to existing building
EAST: 22ft from curb
WEST (LANE): 2ft on ground, min. 15ft above podium

AREA CALCULATION

Floor	Total Gross Area	Residential Gross	Deduction (Storage)	Residential FSR Area	Retail Gross	Office Gross	Amenity	Total FSR Area	Salable Area	Balcony Area
	A	B	C	D	E	F	G	H	J	K
L1	8605	1170		1170	7050	385		8605	6615	
L2	8090					8090		8090	7500	
L3	6390	6390	80	6310			767	5543	4720	
L4	5035	5035	80	4955				4955	4180	309
L5	5035	5035	80	4955				4955	4180	760
L6	5035	5035	80	4955				4955	4180	635
L7	5035	5035	80	4955				4955	4180	890
L8	5035	5035	80	4955				4955	4180	550
L9	5035	5035	80	4955				4955	4180	775
L10	5035	5035	80	4955				4955	4180	515
L11	5035	5035	80	4955				4955	4180	840

Sum	63365	47840	720	47120	7050	8475	767	61878	52275	5274
FSR				3.13	3.07	0.47	0.56	4.10		

Open Balcony Ratio: 11.19% (K/D)
Total Commercial Area: 15,525
Total Commercial FSR: 1.03

FSR Total: 4.10

NOTE: FLOOR PLATES ABOVE PODIUM LEVEL DON'T EXCEED 6,300 SF.

UNIT MIX

LEVEL	1B	2B	3B	sum	BR # AREA	1B	1B	2B	2B	2B	2B	3B	Sum
						434	530	673	855	680	780	980	
L1													0
L2													0
L3		3	3	1	7	2	1	1		1	1	1	7
L4	2	3	1	6	2	1		2	1			1	6
L5	2	3	1	6	2	1		2	1			1	6
L6	2	3	1	6	2	1		2	1			1	6
L7	2	3	1	6	2	1		2	1			1	6
L8	2	3	1	6	2	1		2	1			1	6
L9	2	3	1	6	2	1		2	1			1	6
L10	2	3	1	6	2	1		2	1			1	6
L11	2	3	1	6	2	1		2	1			1	6

Sum	19	27	9	55	SUM	18	1	17	8	1	1	9	55
Percentage	34.55%	49.09%	16.36%		AREA SUM	7812	530	11441	6840	680	780	8820	
Family Total	65.45%												
Total Unit	55	(was 54)											

UNIT AREA (for Parking Cal.)	QUAT.	AREA SUM
UNIT < 538SF	19	
UNIT > 538SF	36	28561
UNIT < 700 SF	36	
UNIT > 700 & < 1130 SF	18	

PARKING / BIKE + END TRIP FACILITIES / LOADING / PASSENGER SPACES

VPBL - JAN 2019

PARKING SPACE CALCULATION		REQUIRED	PROVIDED
RESIDENTIAL PARKING	VPBL 4.2.1.13		
0.5 PER UNITS < 538 SF		9.5	
0.6 PER UNITS ≥ 538 SF		21.6	
PLUS 1 PER 2153 SF OF THOSE UNITS (≥ 538 SF)		13.3	
SUM		44.4	44

VISITOR PARKING		REQUIRED	PROVIDED
MIN. 0.05, MAX. 0.1 PER UNIT	VPBL 4.1.16	MIN. 2.8	3

COMMERCIAL PARKING (OFFICE AND RETAIL)		REQUIRED	PROVIDED
1 PER 1076 SF FOR UP TO 3228 SF. PLUS 1 PER ADDITIONAL 538 SF.	VPBL 4.2.5.1	25.9	26

TOTAL		REQUIRED	PROVIDED
TOTAL		73.0	73
INCLUDING:			
RESIDENTIAL DISABILITY SPACES : 1 UP TO 7 UNITS + 0.034 X ADD. UNIT	VPBL 4.8.4	2.6	3
NON-RESI. DISABILITY SPACES: 1 FOR MIN. 5,382SF + 0.4 PER 10,764SF	VPBL 4.8.4	0.58	1
SMALL <25%	VPBL 4.1.8	MAX. 18.2	

BICYCLE SPACE CALCULATION		REQUIRED	PROVIDED
RESIDENTIAL CLASS A	VPBL 6.2.1.2		
1.5 PER UNIT < 700 SF [65m2]		54.0	
2.5 PER UNIT > 700 SF & < 1130 SF		45.0	
3 PER UNIT > 1130 SF			
SUM		99.0	

RESIDENTIAL CLASS B		REQUIRED	PROVIDED
2 CLASS B FOR MIN. 20 UNITS	VPBL 6.2.1.2	2.0	
PLUS 1 PER ADDITIONAL 20 UNITS		1.8	

OFFICE CLASS A		REQUIRED	PROVIDED
1 PER 1830 SF	VPBL 6.2.4.1	4.6	
OFFICE CLASS B		REQUIRED	PROVIDED
6 FOR MIN. 2000 SQM.	VPBL 6.2.4.1	0.0	

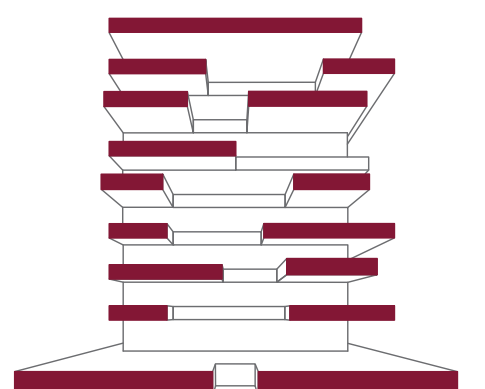
RETAIL CLASS A		REQUIRED	PROVIDED
1 PER 3660 SF	VPBL 6.2.5.1	1.9	
RETAIL CLASS B		REQUIRED	PROVIDED
6 FOR MIN. 1000 SQM.	VPBL 6.2.5.1	0.0	

SUM CLASS A		REQUIRED	PROVIDED
SUM CLASS A		105.6	106
INCLUDING:			
HORIZONTAL			
VERTICAL <30%			
STACKED TOGETHER W/ VERTICAL <60%			
OVERSIZED >5%			
LOCKER >10%			
SUM CLASS B		3.8	4

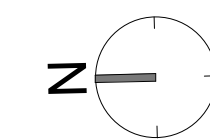
END TRIP FACILITIES (for Office and Retail)		REQUIRED	PROVIDED
CLOTHING LOCKERS	1.4 X Min. Class A Bike Spaces (Min. 50% full height 1.8m)	VPBL 6.5.1	9.2
WATER CLOSETS		VPBL 6.5.4	1.0
WASH BASINS		VPBL 6.5.4	1.0
SHOWERS		VPBL 6.5.4	1.0
GROOMING STATION		VPBL 6.5.5	1.0

LOADING SPACE CALCULATION	VPBL 5.2.1	VPBL 5.2.5	VPBL 5.2.7	REQUIRED	PROVIDED
	RESIDENTIAL	RETAIL	OFFICE		
CLASS A	0	0	0	0.0	2
CLASS B	0	1	1	2.0	1
CLASS C	0	0	0	0.0	0

PASSENGER SPACE CALCULATION	VPBL 7.2.1	VPBL 7.2.5	VPBL 7.2.4	REQUIRED	PROVIDED
	RESIDENTIAL	RETAIL	OFFICE		
CLASS A	1	1	1	3.0	3
CLASS B	0	0	0	0.0	0
CLASS C	0	0	0	0.0	0



GRANVILLE STREET



P1 1 P2 2 P3 3 P4 4 P5 5 P6 6 P7 7 P8 7 P9

36'-0" 19'-9 3/4" 21'-6" 19'-6" 82'-0" 19'-6" 21'-6" 21'-6" 40'-0" 18'-6"

PG PROPERTY LINE PG

F E PF PE

PD MID BLOCK CONNECTION ADJACENT DEVELOPMENT

C PC

PB B

PA

MID BLOCK CONNECTION

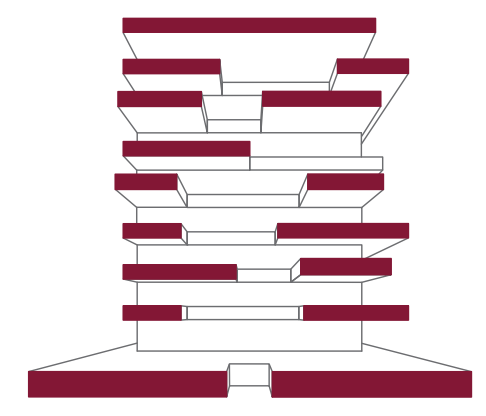
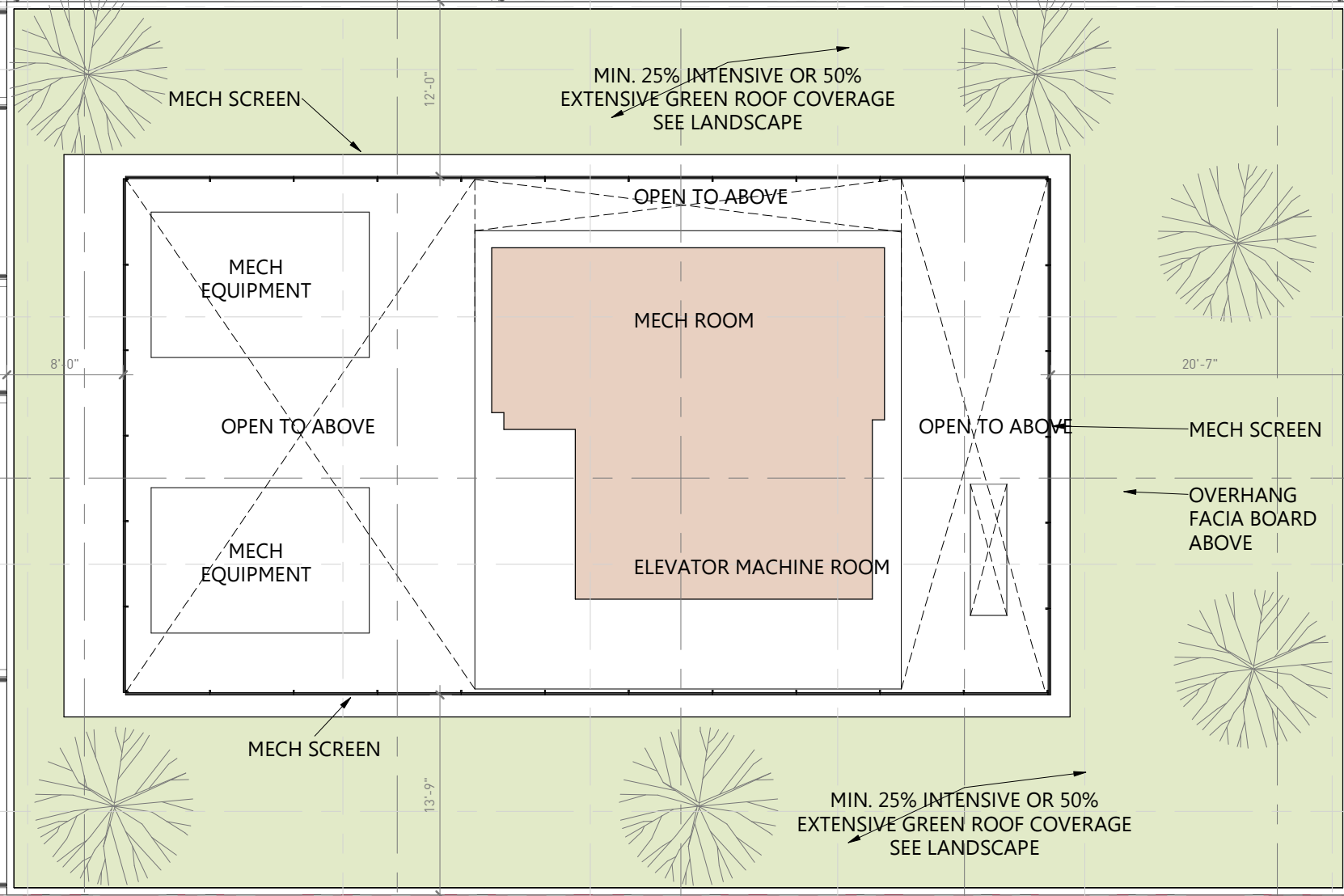
ADJACENT DEVELOPMENT

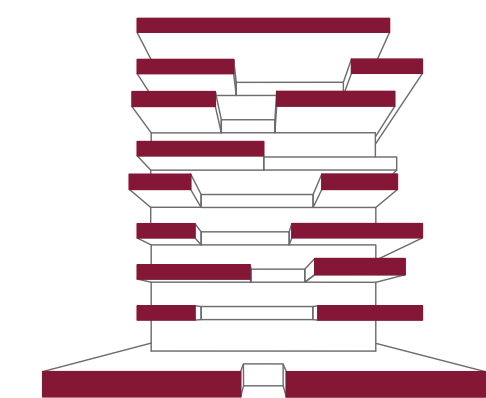
LANE

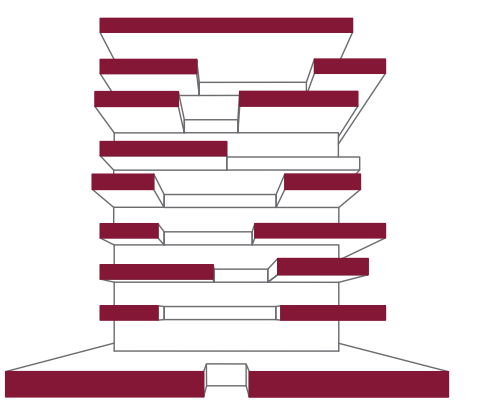
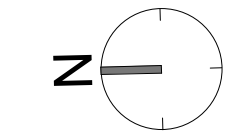
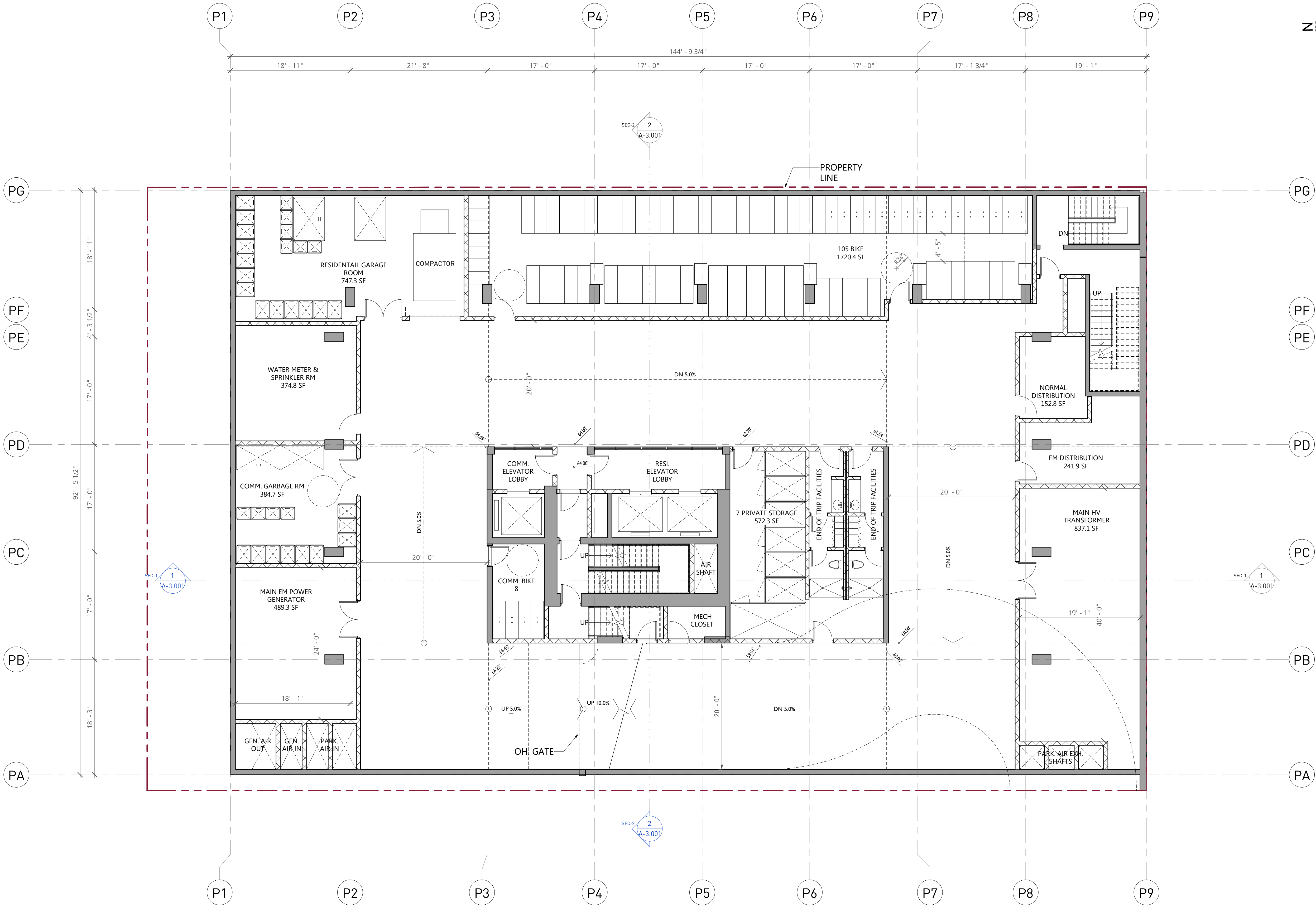
P1 1 P2 2 P3 3 P4 4 P5 5 P6 6 P7 7 P8 7 P9

8'-0"
32'-8 7/8"
81'-10 7/8"
28'-8"
12'-6"

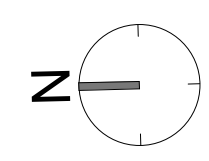
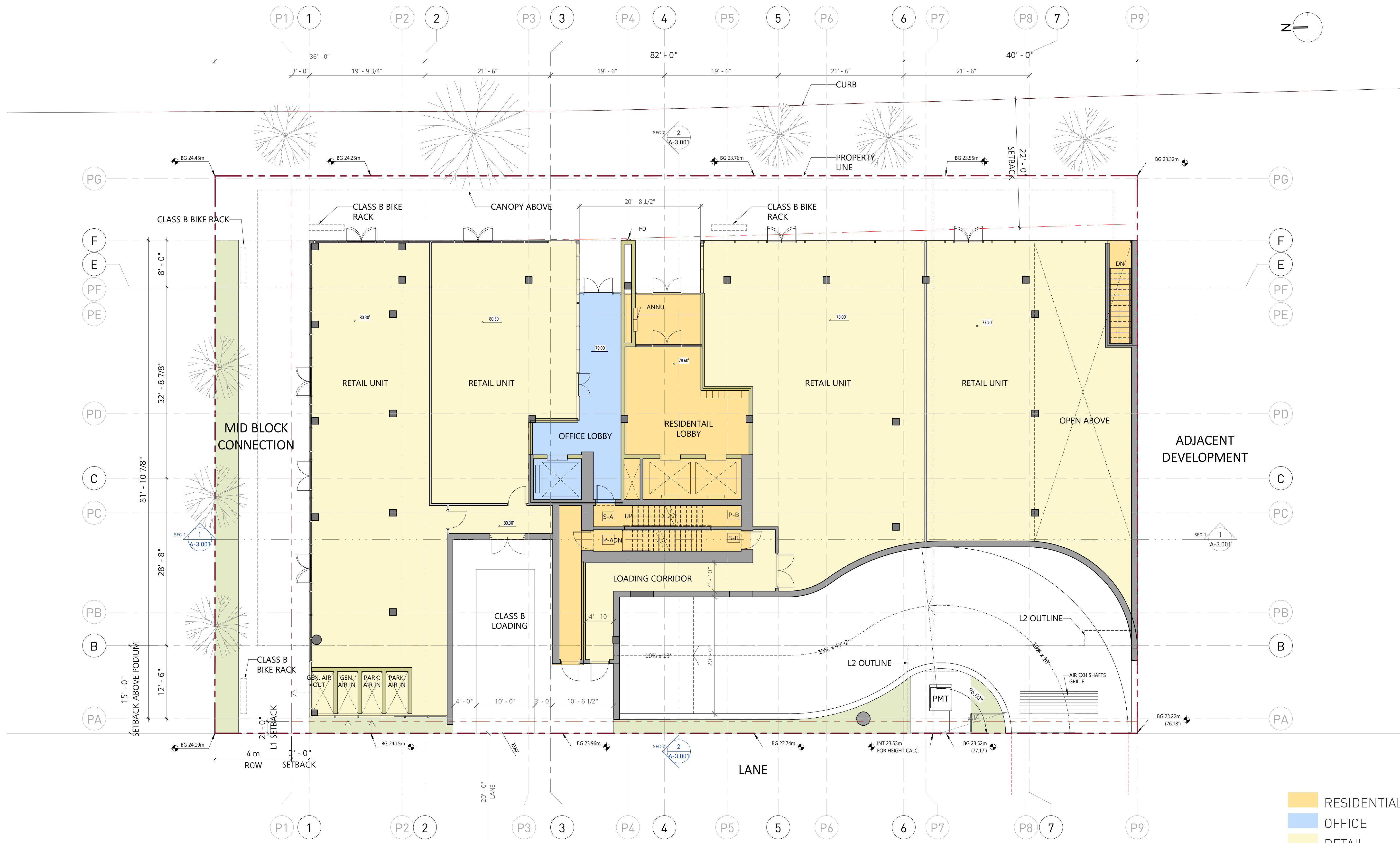
13'-1 1/2" ROW
13'-9" SETBACK



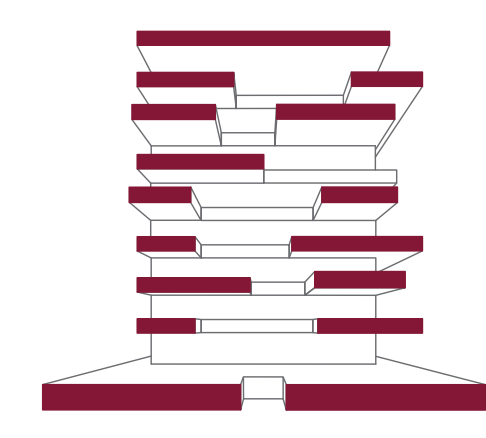


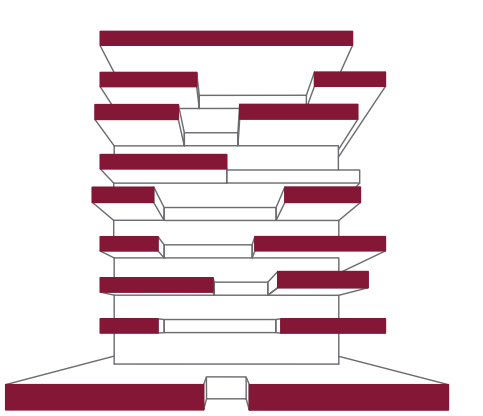
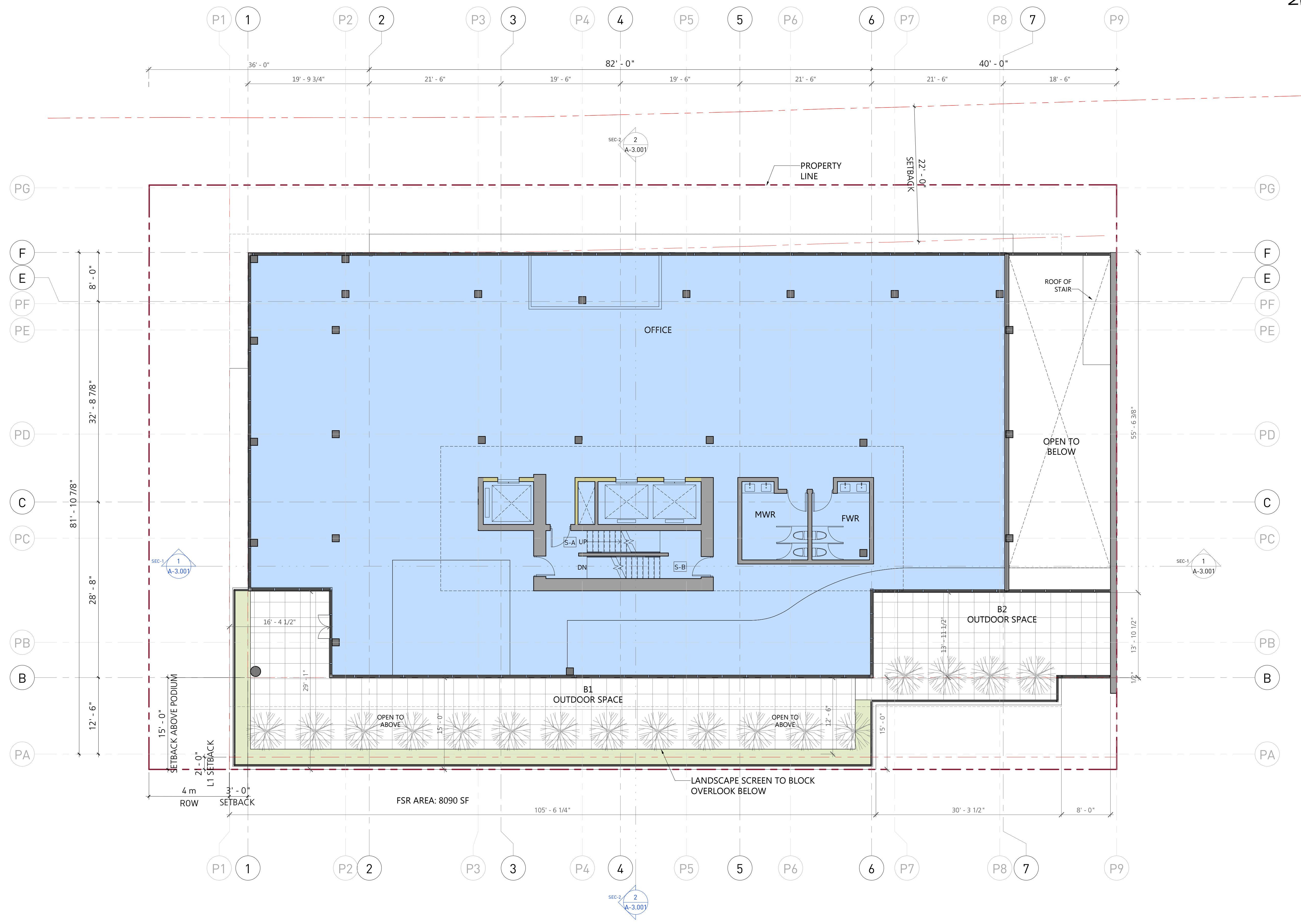
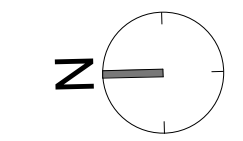


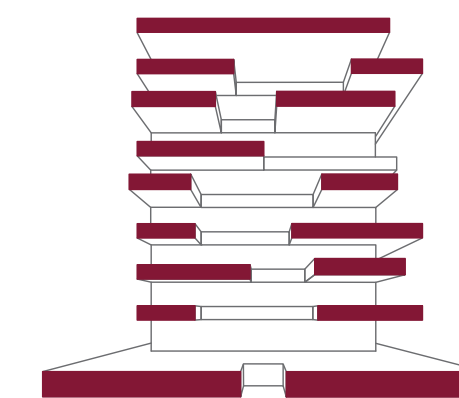
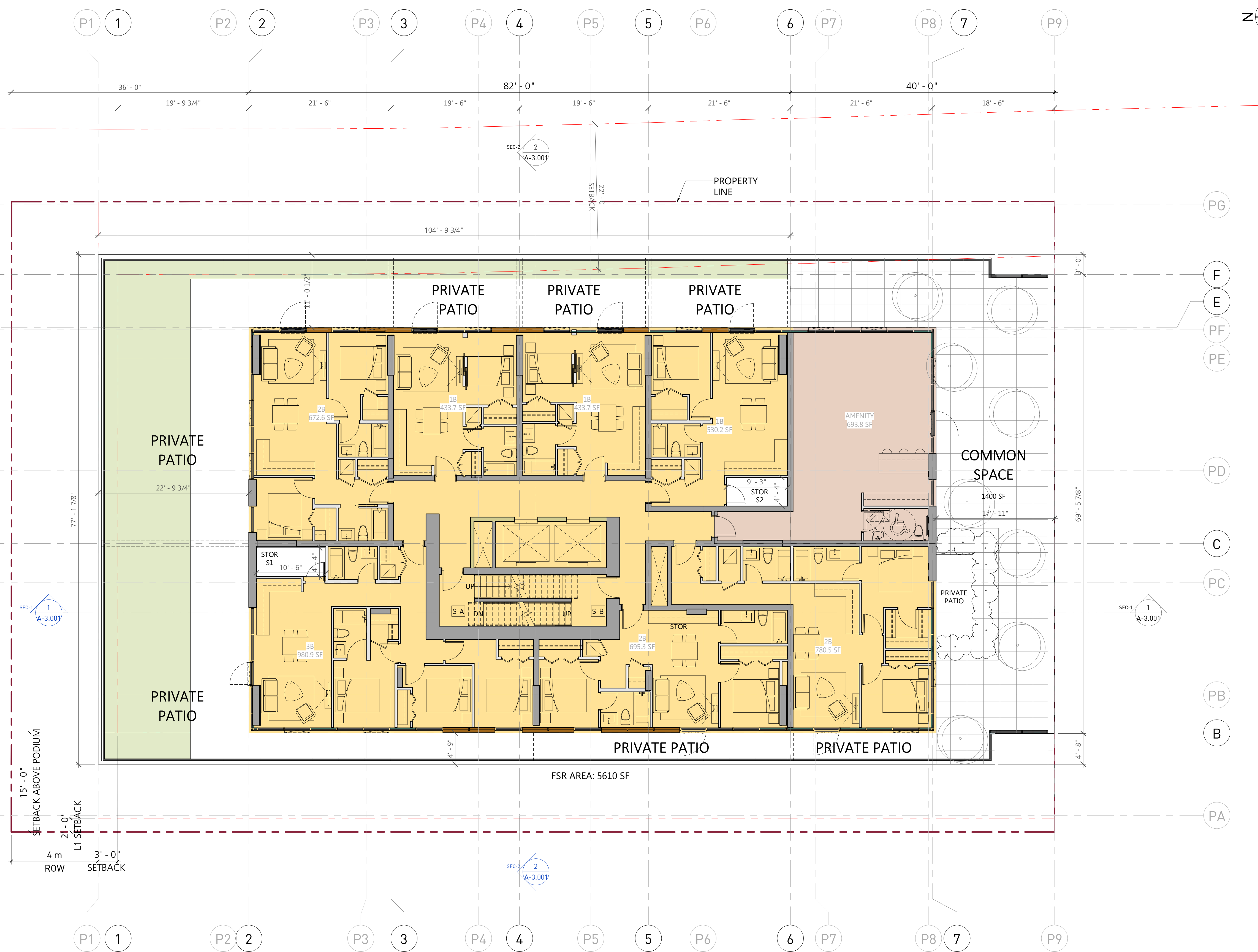
GRANVILLE STREET

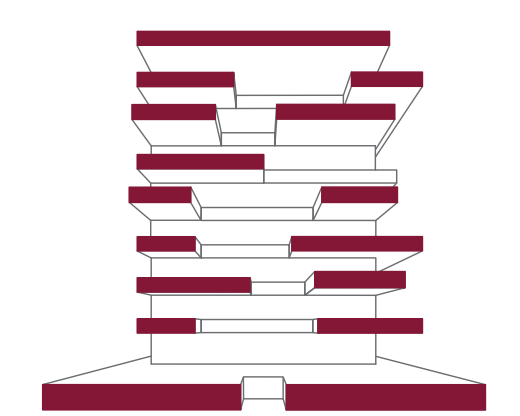
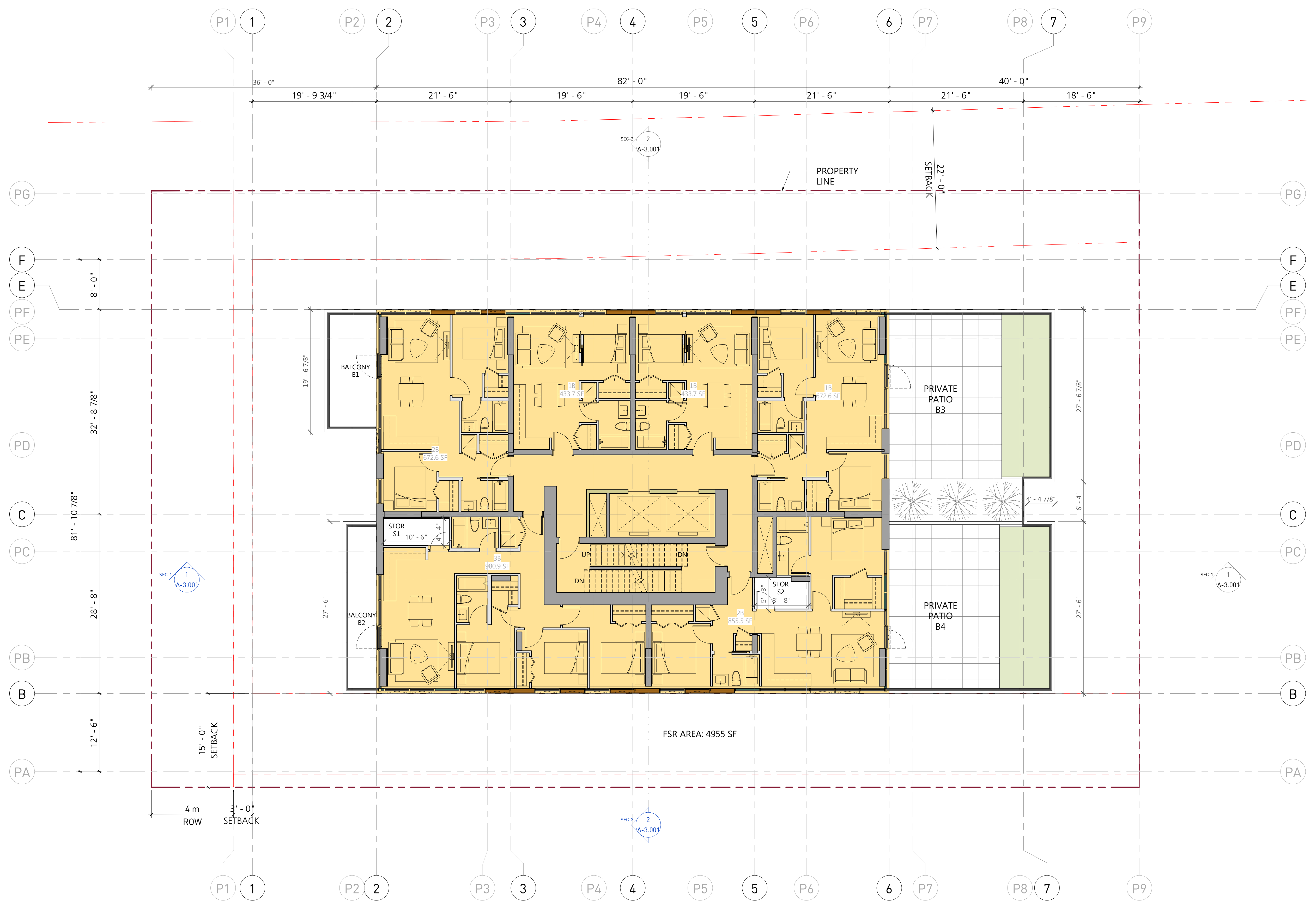
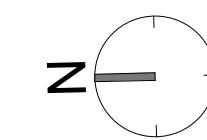


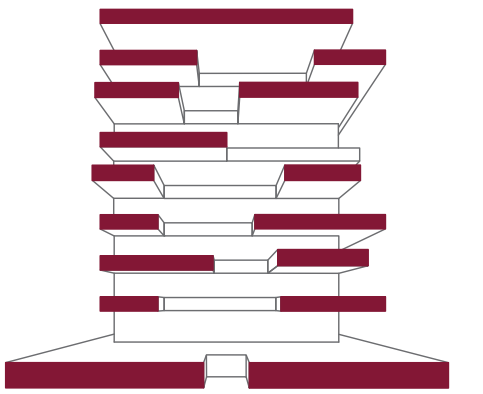
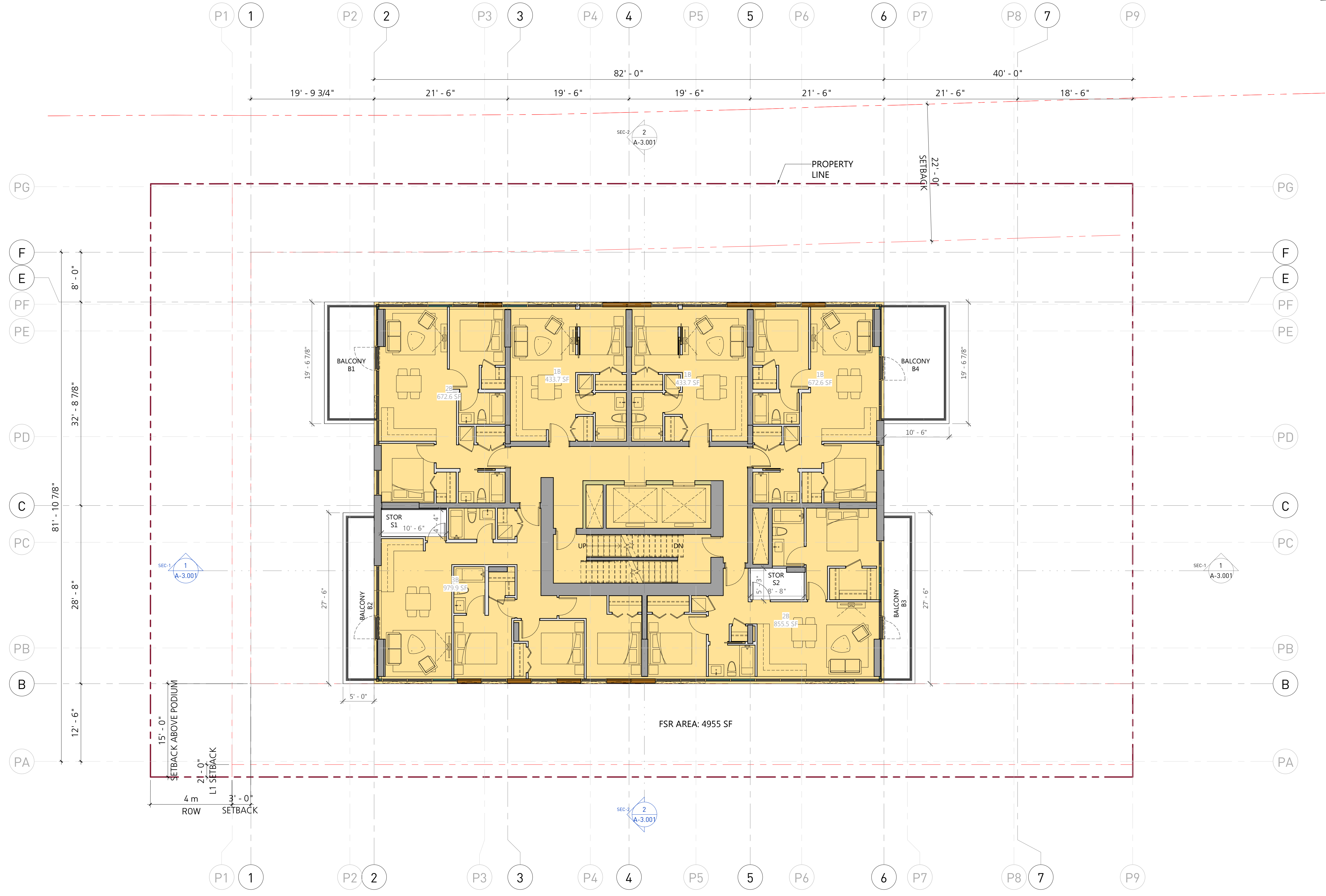
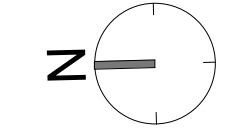
- RESIDENTIAL
- OFFICE
- RETAIL

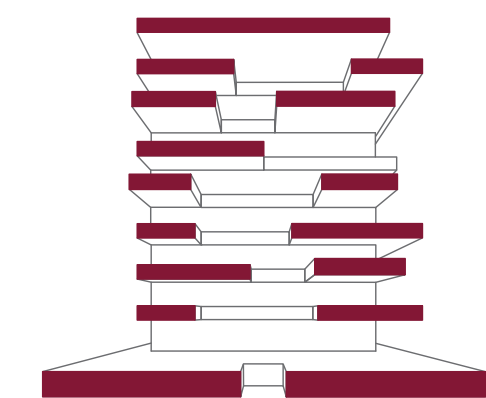
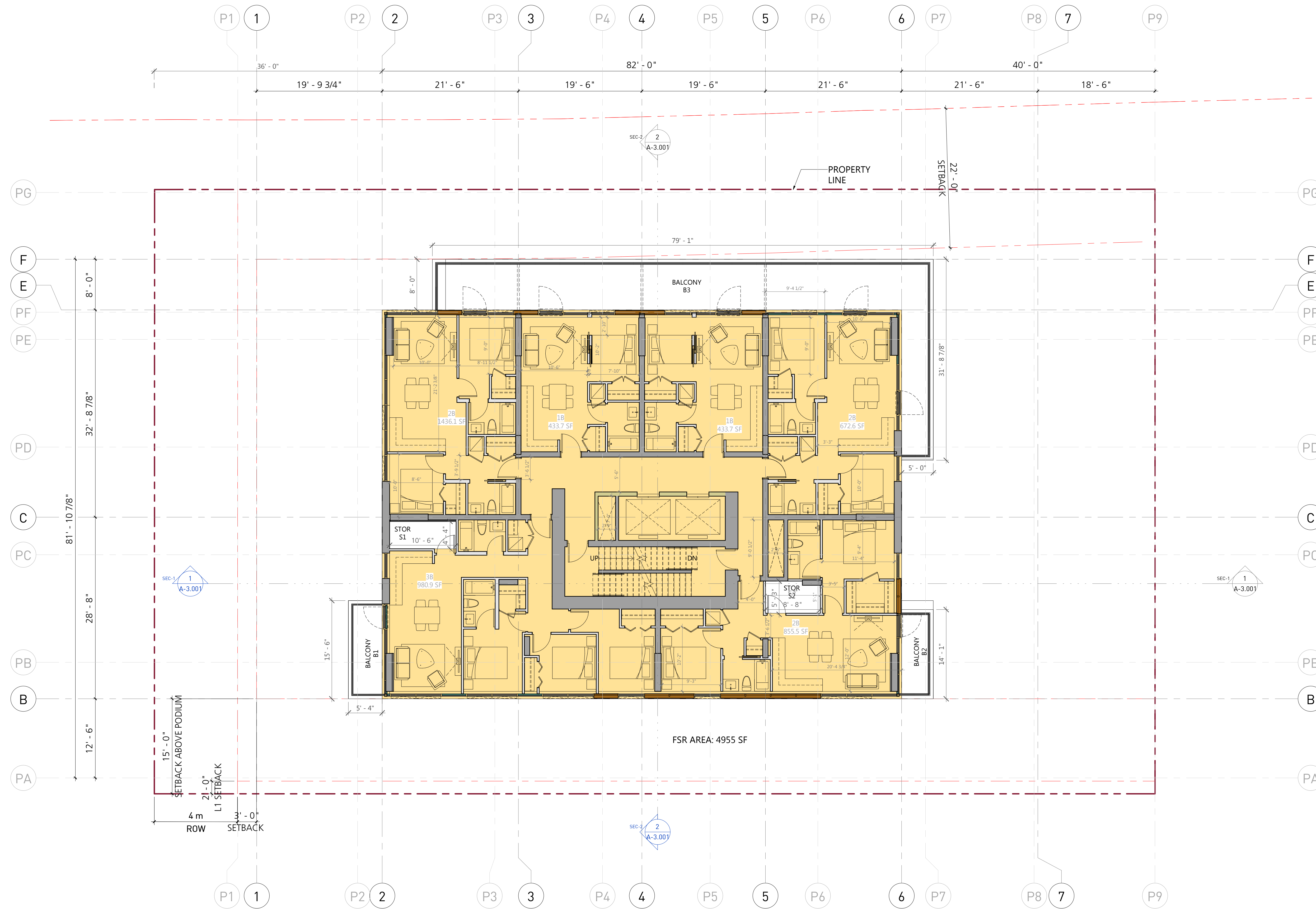
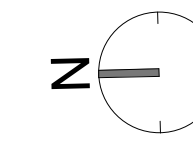


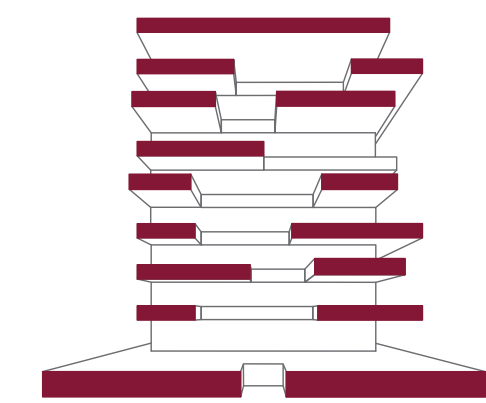
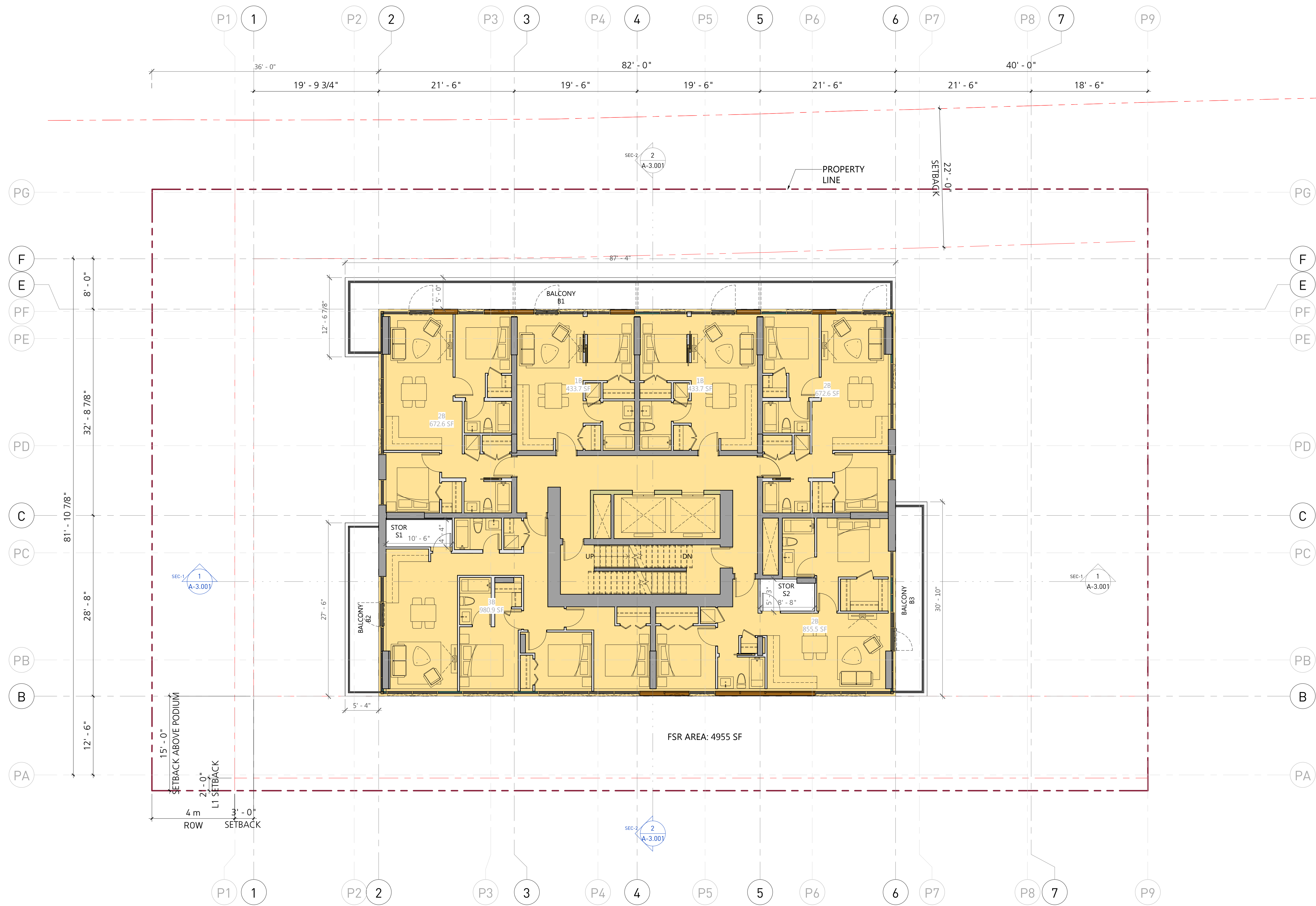
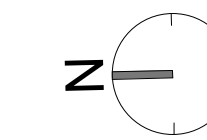


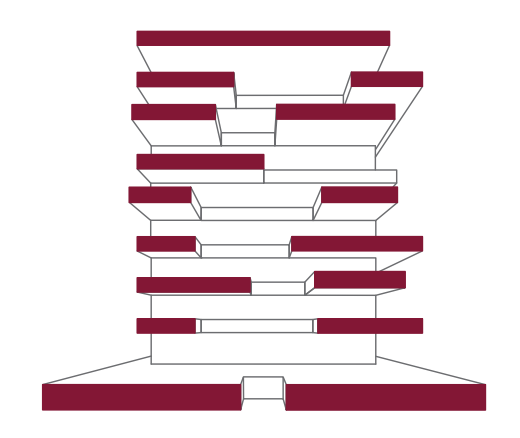
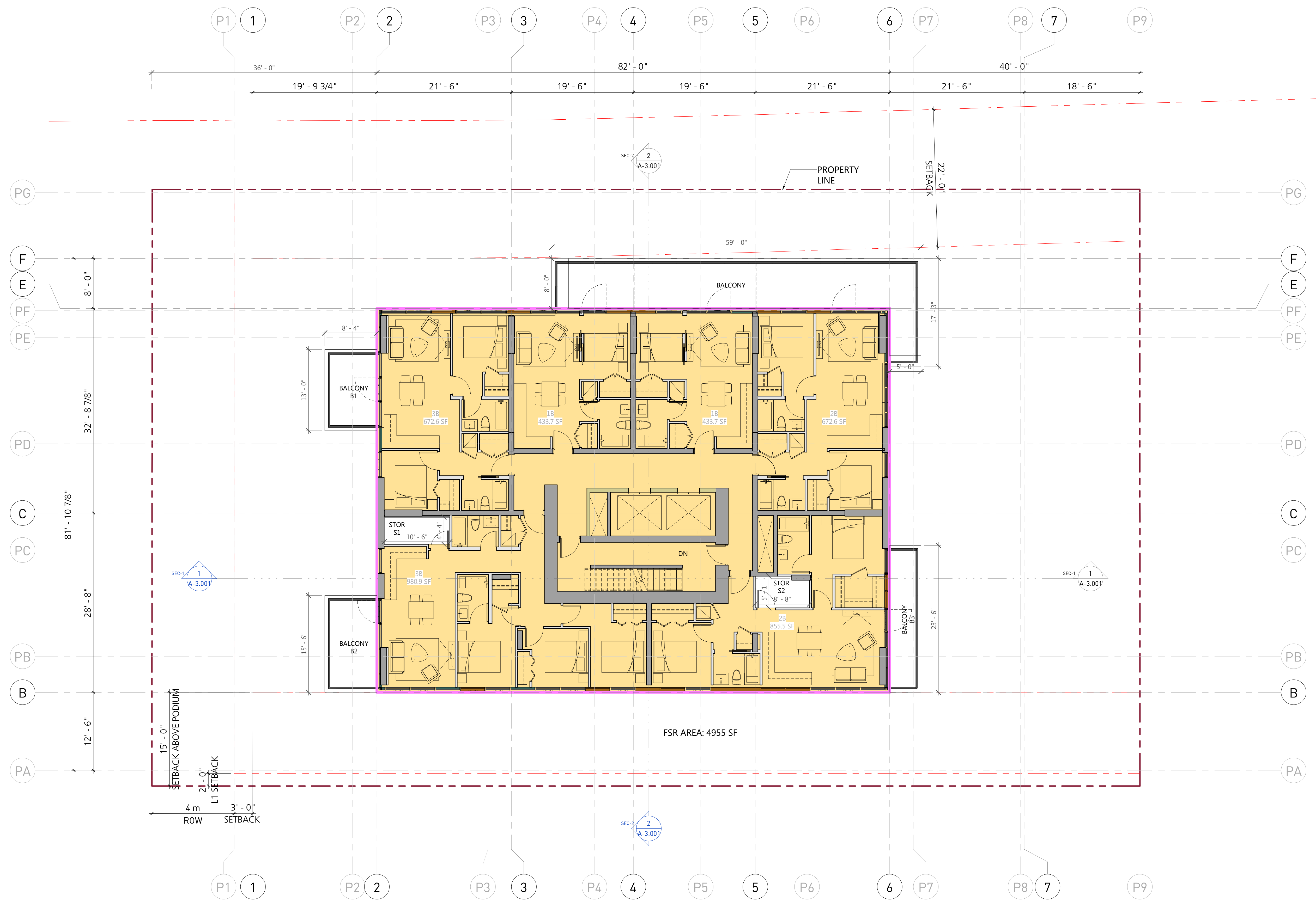
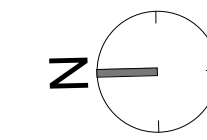


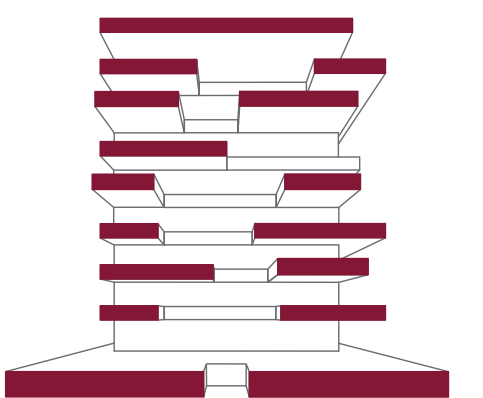
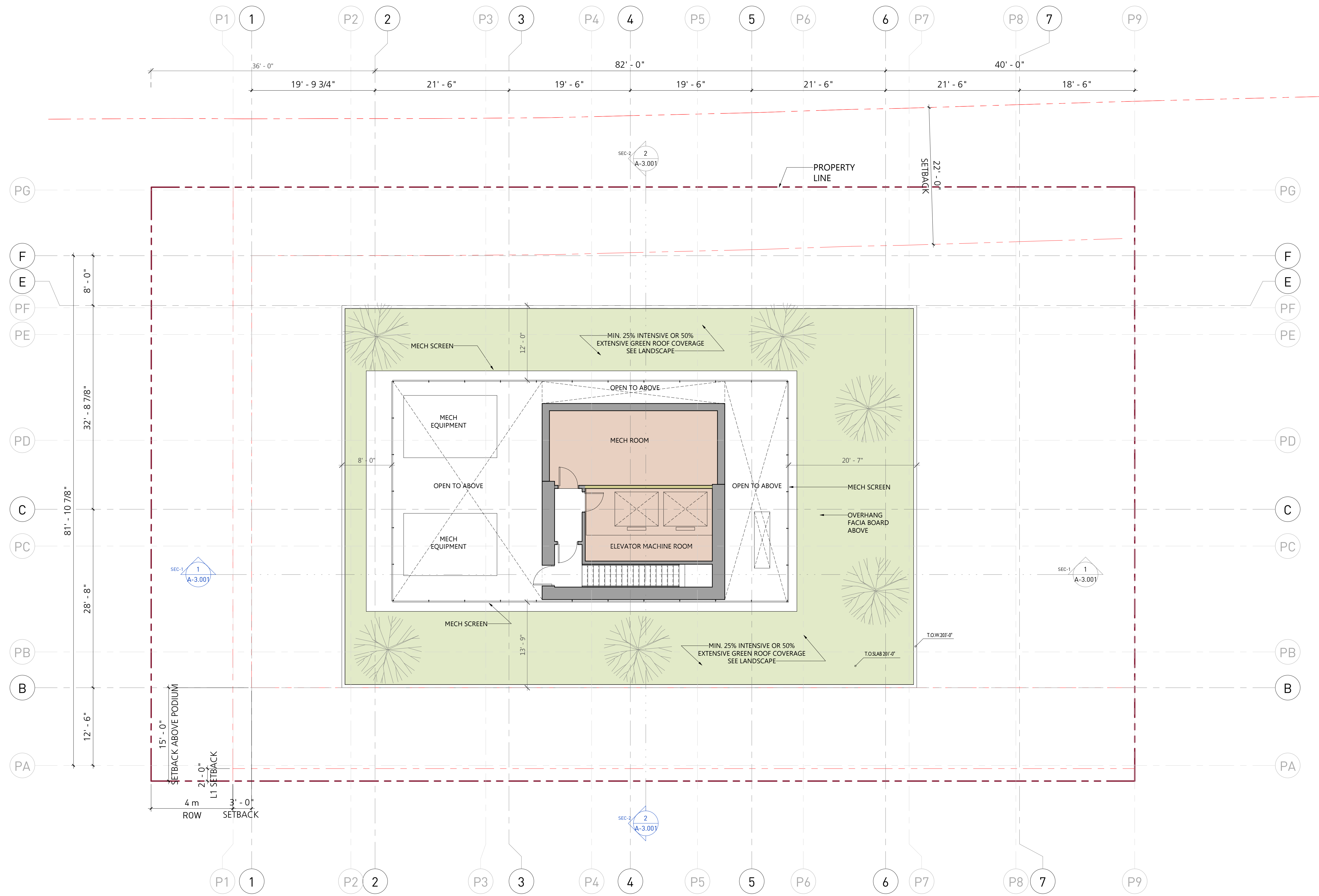
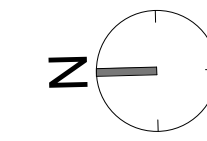


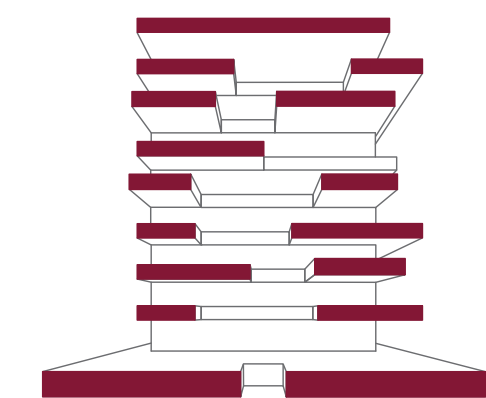
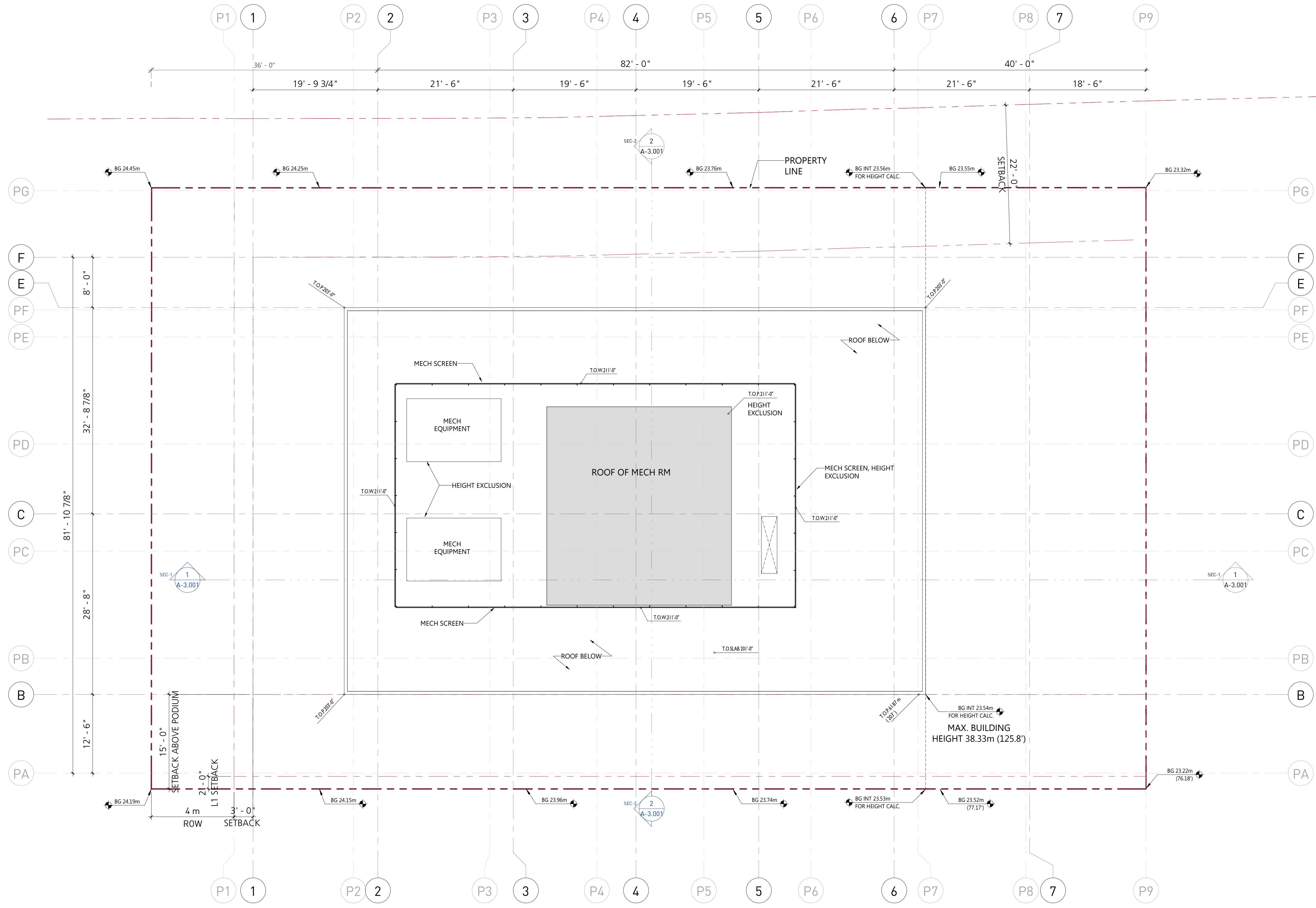
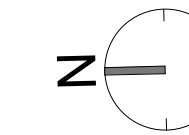


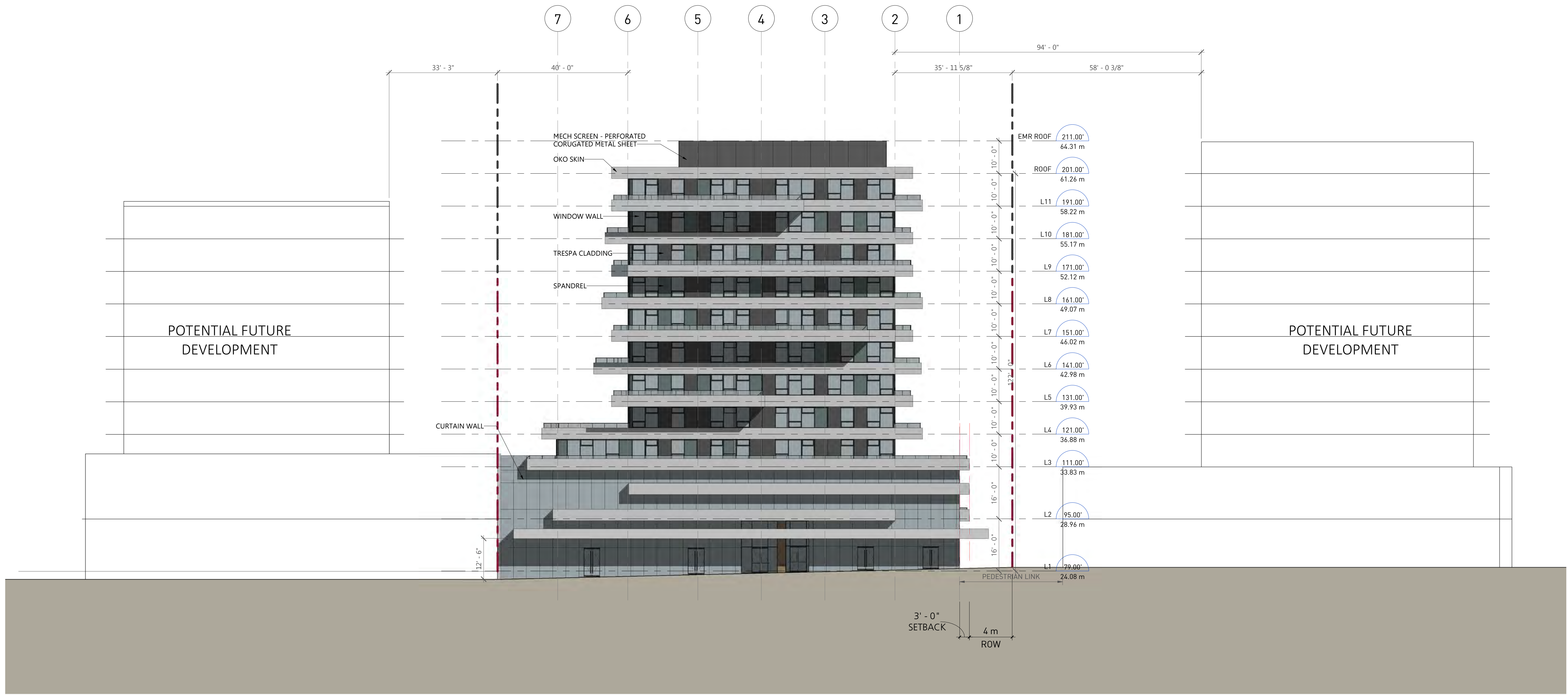








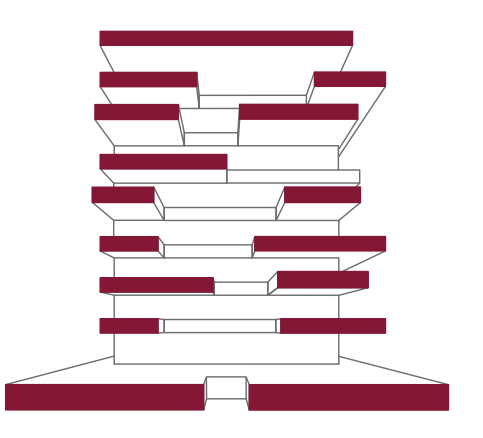


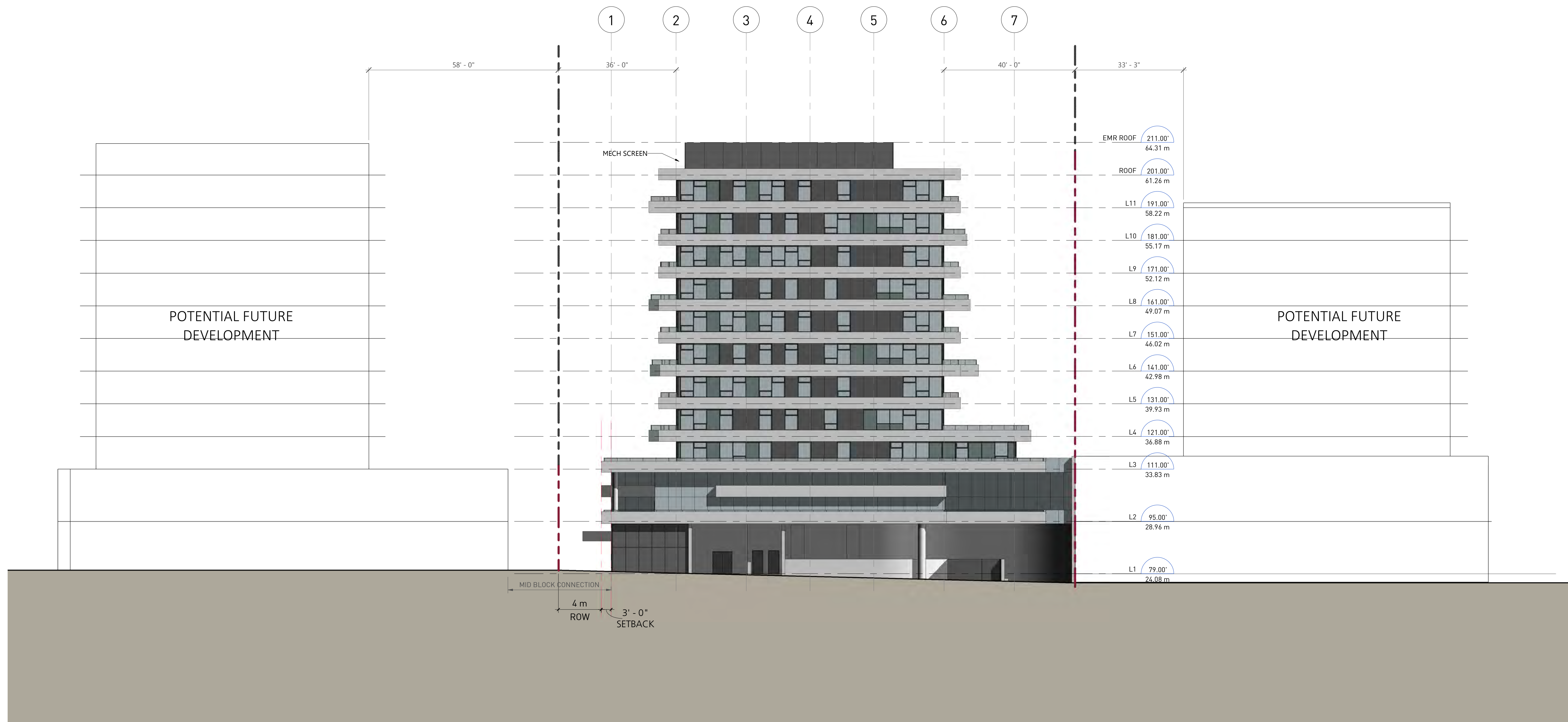


Elevation Granville



ELEVATION EAST - GRANDVILLE ST
DESIGN DRAWINGS 03

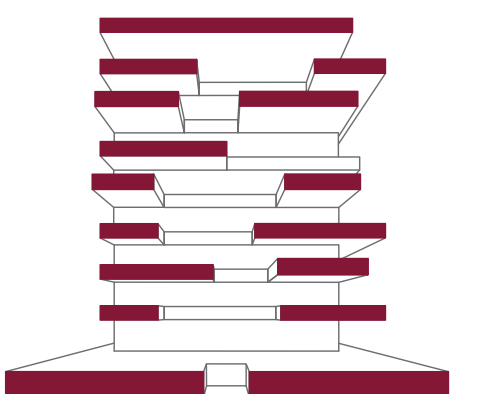


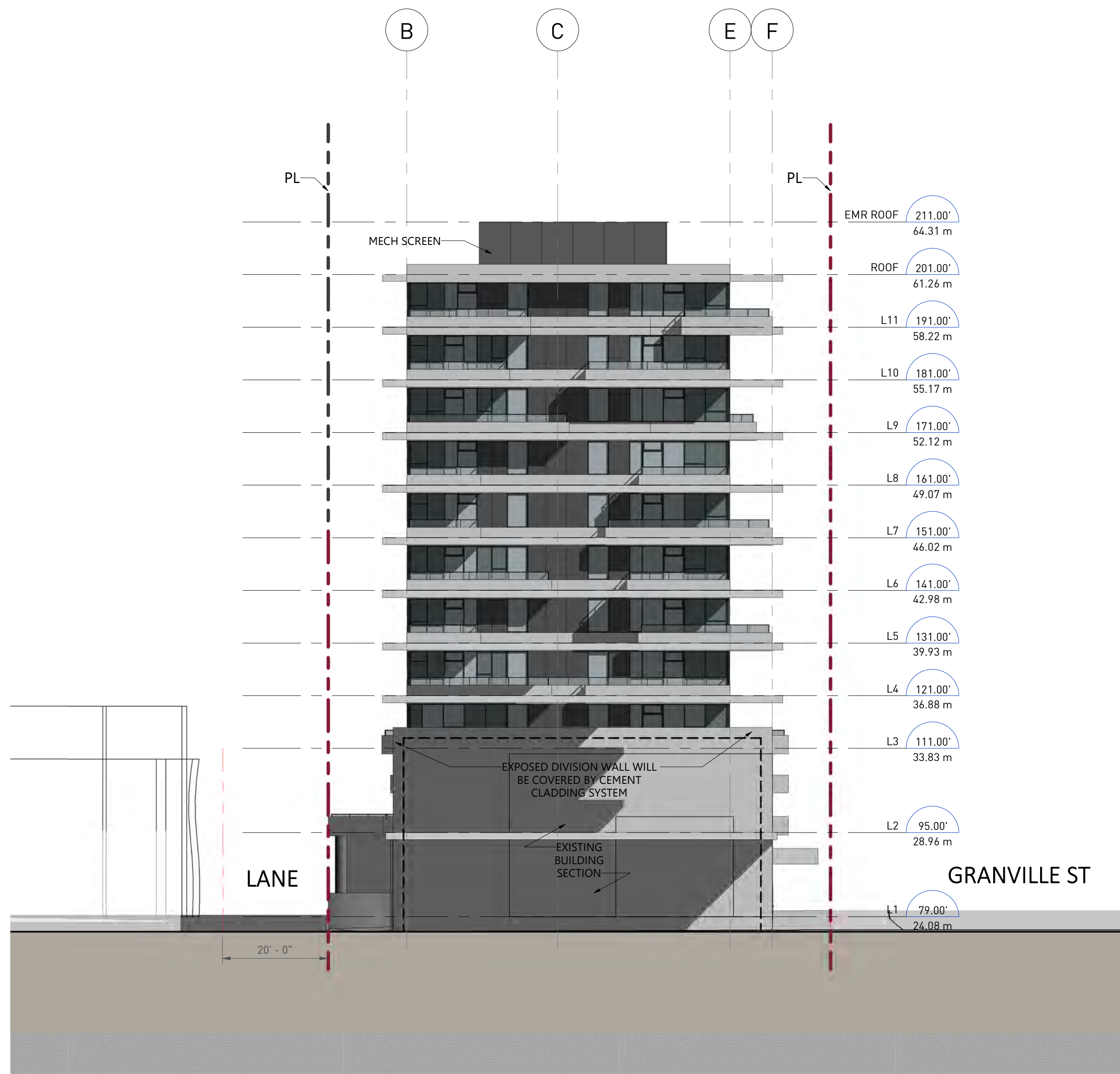


Elevation West



ELEVATION WEST - LANE
DESIGN DRAWINGS 03

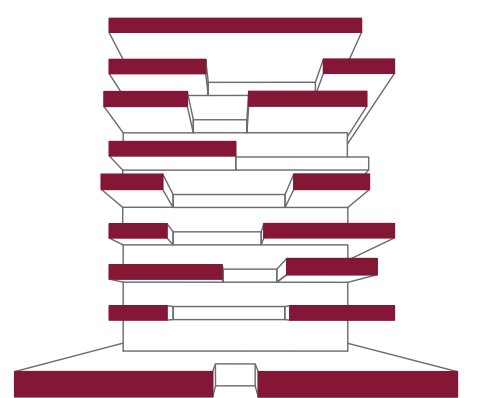


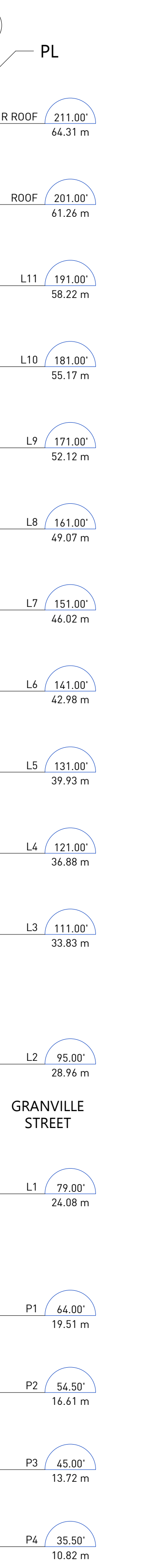
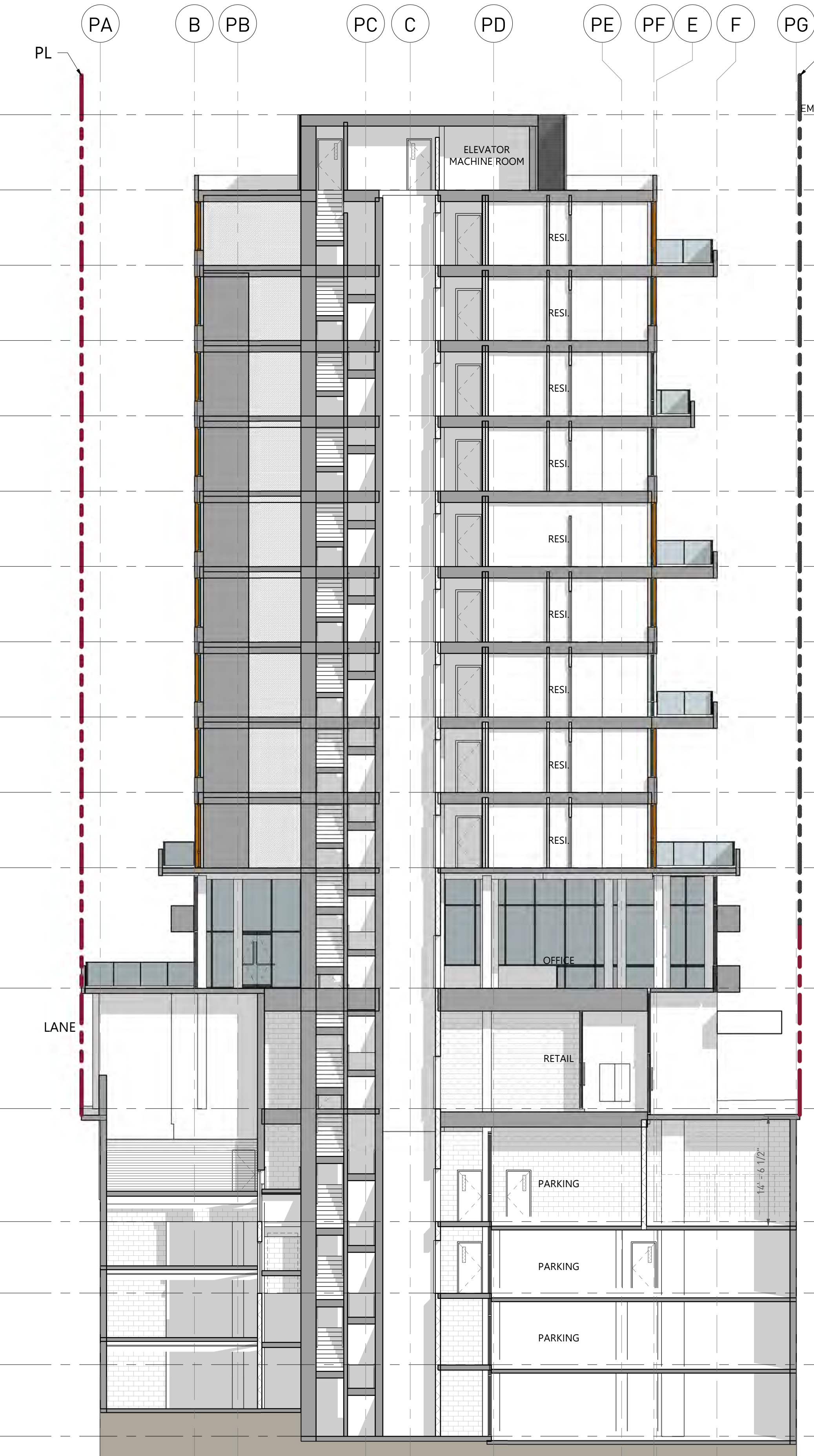
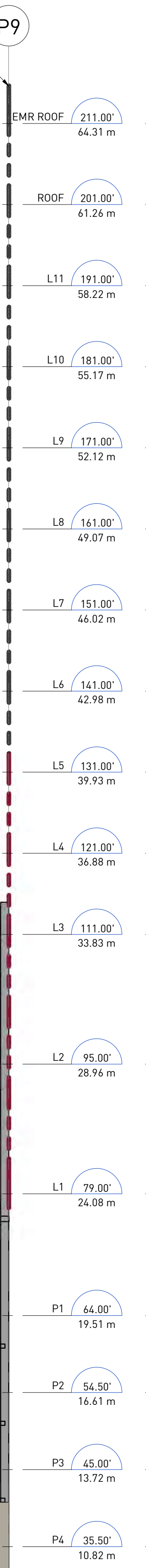
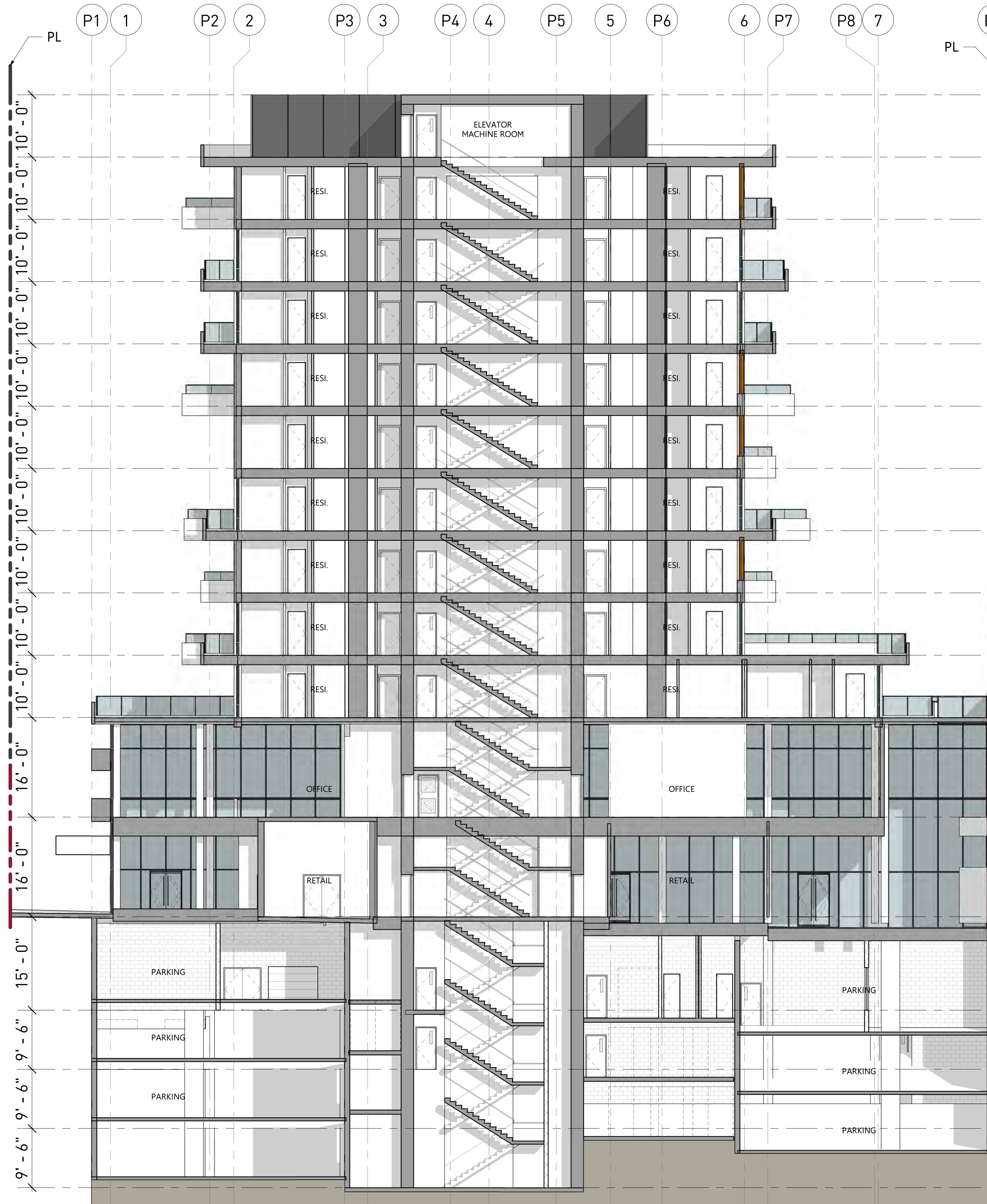


Elevation South



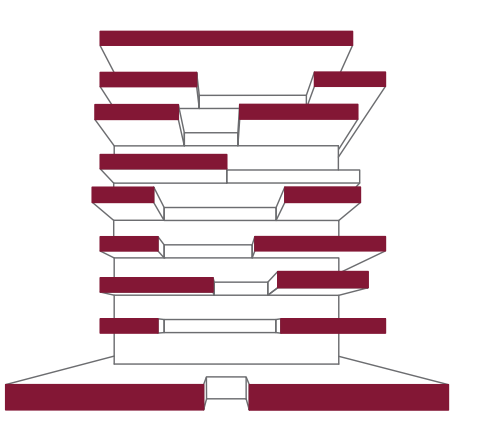
Elevation North





SECTION 1

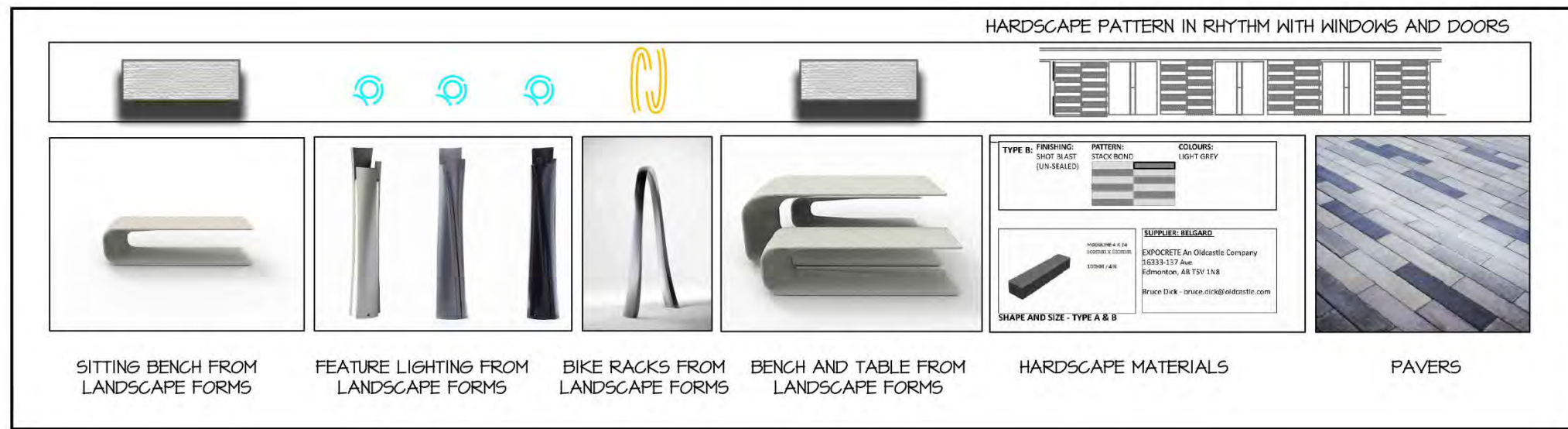
SECTION 2





HARDSCAPE MATERIAL
MODULE: 4" X 24" DARK AND LIGHT GREYS

THEME, FORM AND CHARACTER
AND THE PUBLIC REALM



HARDSCAPE PATTERN IN RHYTHM WITH WINDOWS AND DOORS

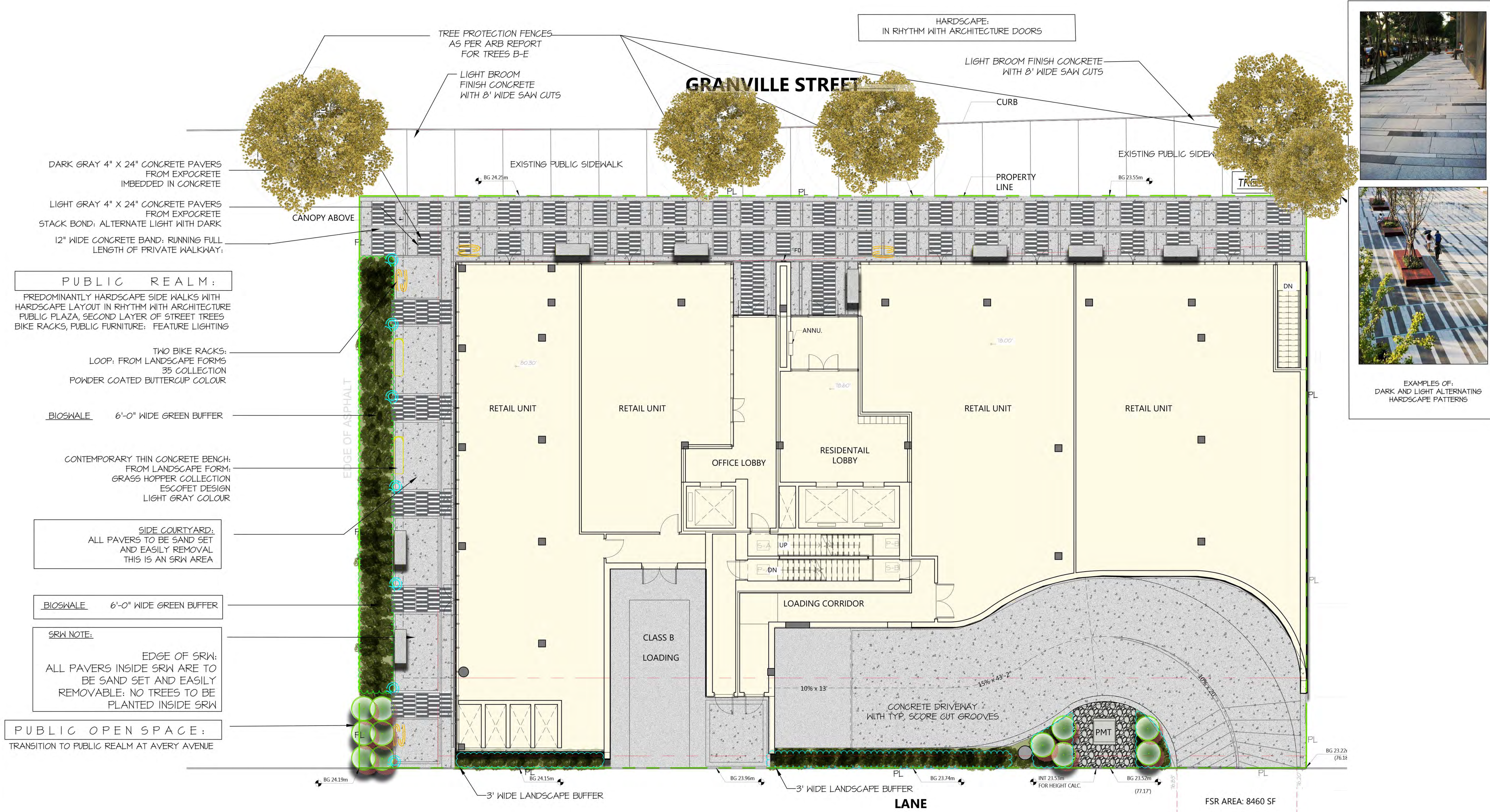
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TRFEE	II	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILLOUTTE	SHEETGUM SLENDER SILLOUTTE	60M CALSTD; B4B

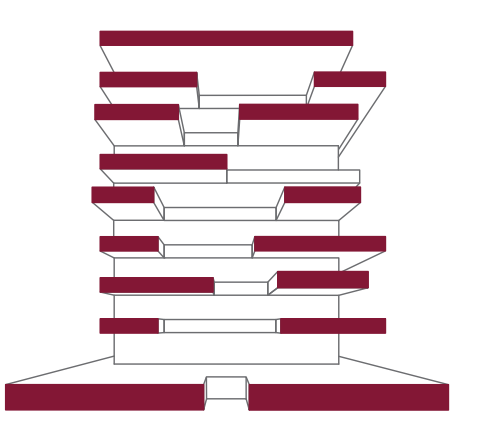
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

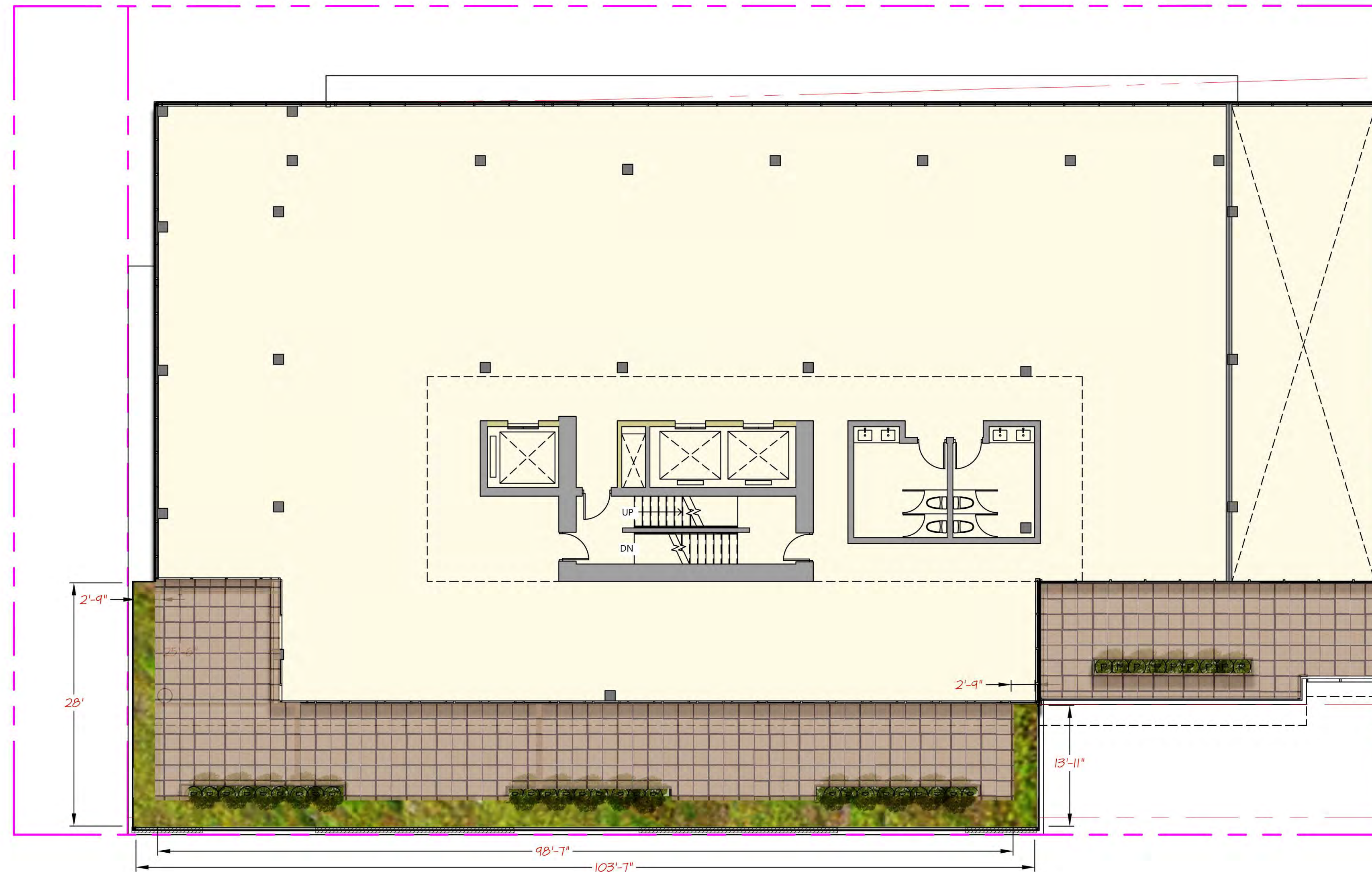
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

M2 JOB NUMBER: 19012



EXAMPLES OF:
DARK AND LIGHT ALTERNATING
HARDSCAPE PATTERNS





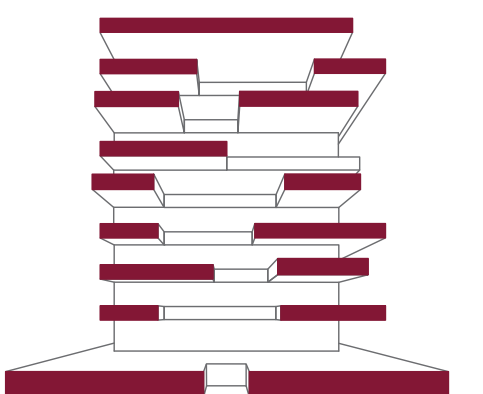
PLANT SCHEDULE				M2 JOB NUMBER: 19012
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(P)	36	PRUNUS LUSITANICA	PORTUGUESE LAUREL	# 5 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.				
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.				

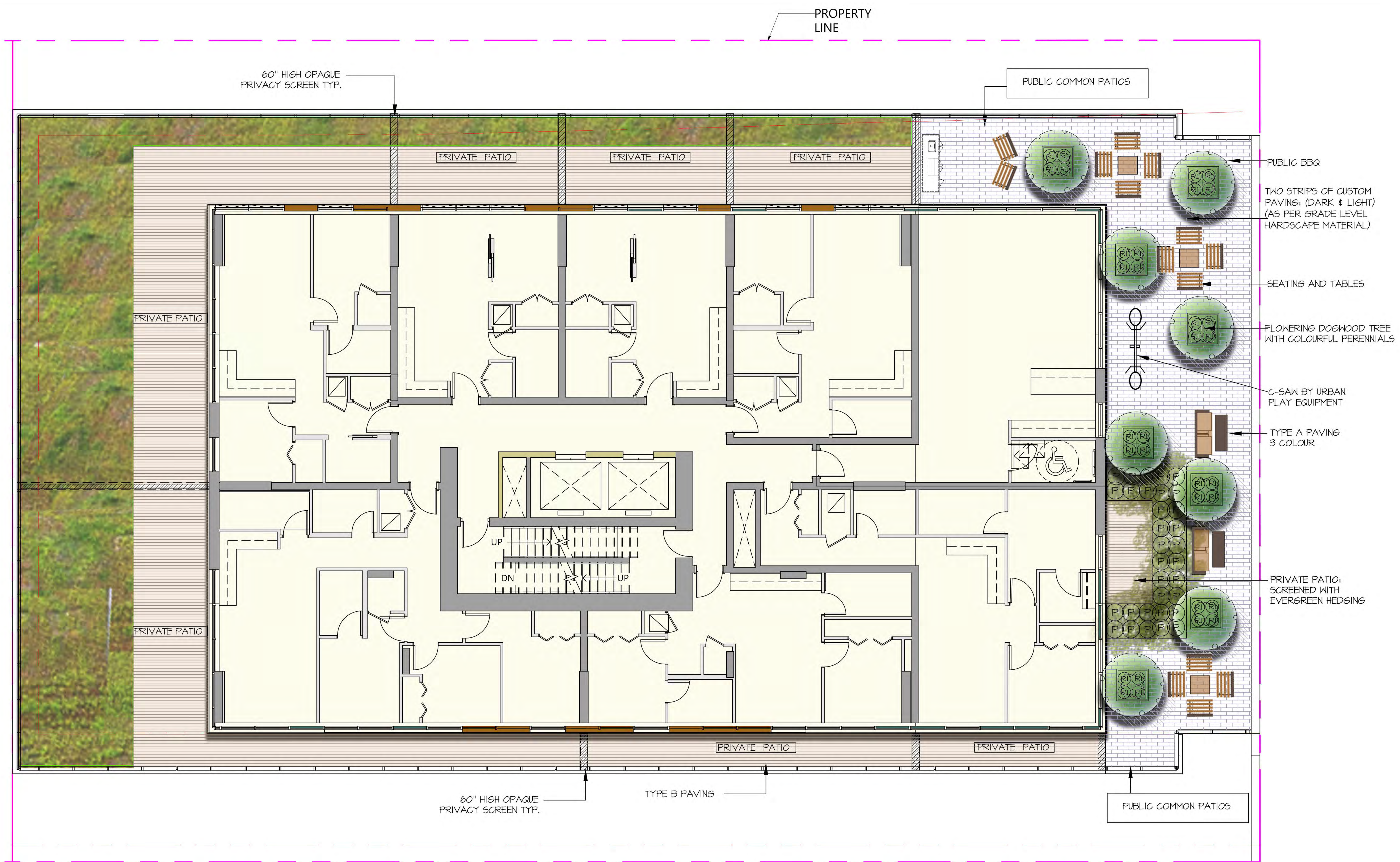


TYPICAL EXTENSIVE HYDROLIGHT BUILD UP GREEN ROOF ASSEMBLY:

THIS EXAMPLE IS FROM XEROFLOR XF+MW WITH WATER RETENTION CAPACITY OF 1.9 GALLONS OR 77.1 L/SQ M.

IRMP REQUIRED AREA = 360 SQ FT FOR LEVEL 2





PATIO TYPE B

TYPE A: FINISHING: SHOT BLAST (UN-SEALED) PATTERN: RUNNING BOND COLOURS: CHARCOAL + MEDIUM GREY + LIGHT GREY

TYPE B: FINISHING: SHOT BLAST (UN-SEALED) PATTERN: STACK BOND COLOURS: LIGHT GREY

SHAPE AND SIZE - TYPE A & B

SUPPLIER: BELGARD
 EXPORTEC An Oldcastle Company
 16333-137 Ave
 Edmonton, AB T5V 1N8
 Bruce Dick - bruce.dick@oldcastle.com

TYPE A: FOR AMENITY ARE IN 3 COLOURS. RUNNING BOND PATTERN. CHARCOAL + MEDIUM GRAY + LIGHT GRAY

TYPE B: FOR PATIOS ONLY LIGHT GRAY COLOUR RUNNING BOND PATTERN.

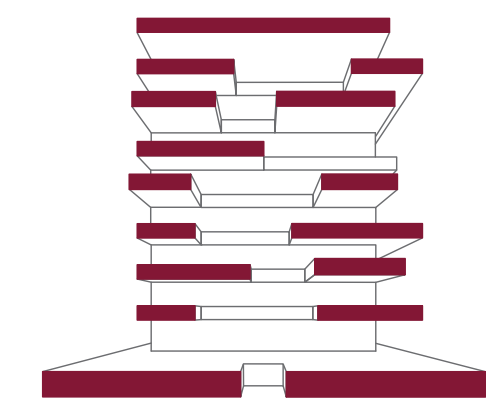


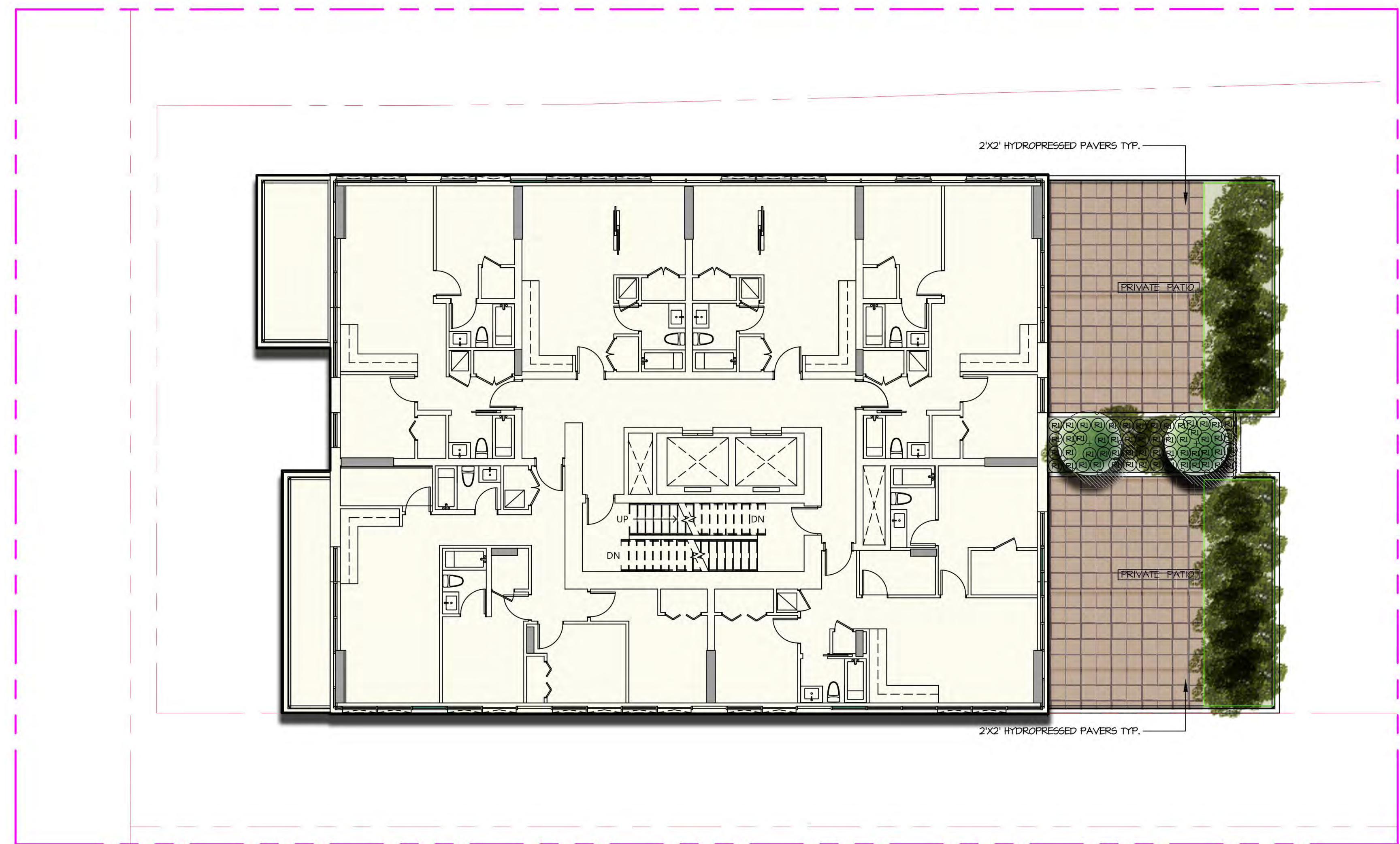
C-SAW FROM URBAN PLAY EQUIPMENT

PLANT SCHEDULE				M2 JOB NUMBER: 19012
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	Ø	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5M HT; STD FORM B4B
SHRUB	32	FRAXINUS LUSITANICA	PORTUGUESE LAUREL	# 5 POT
PERENNIAL	32	RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDEBECKIA	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

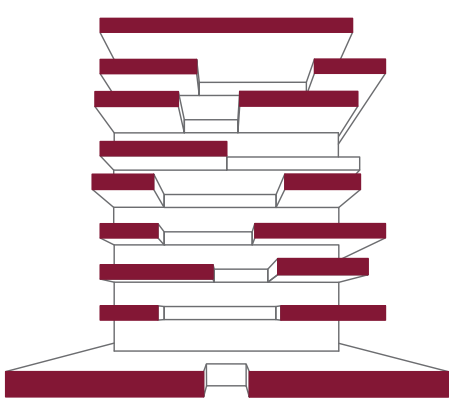


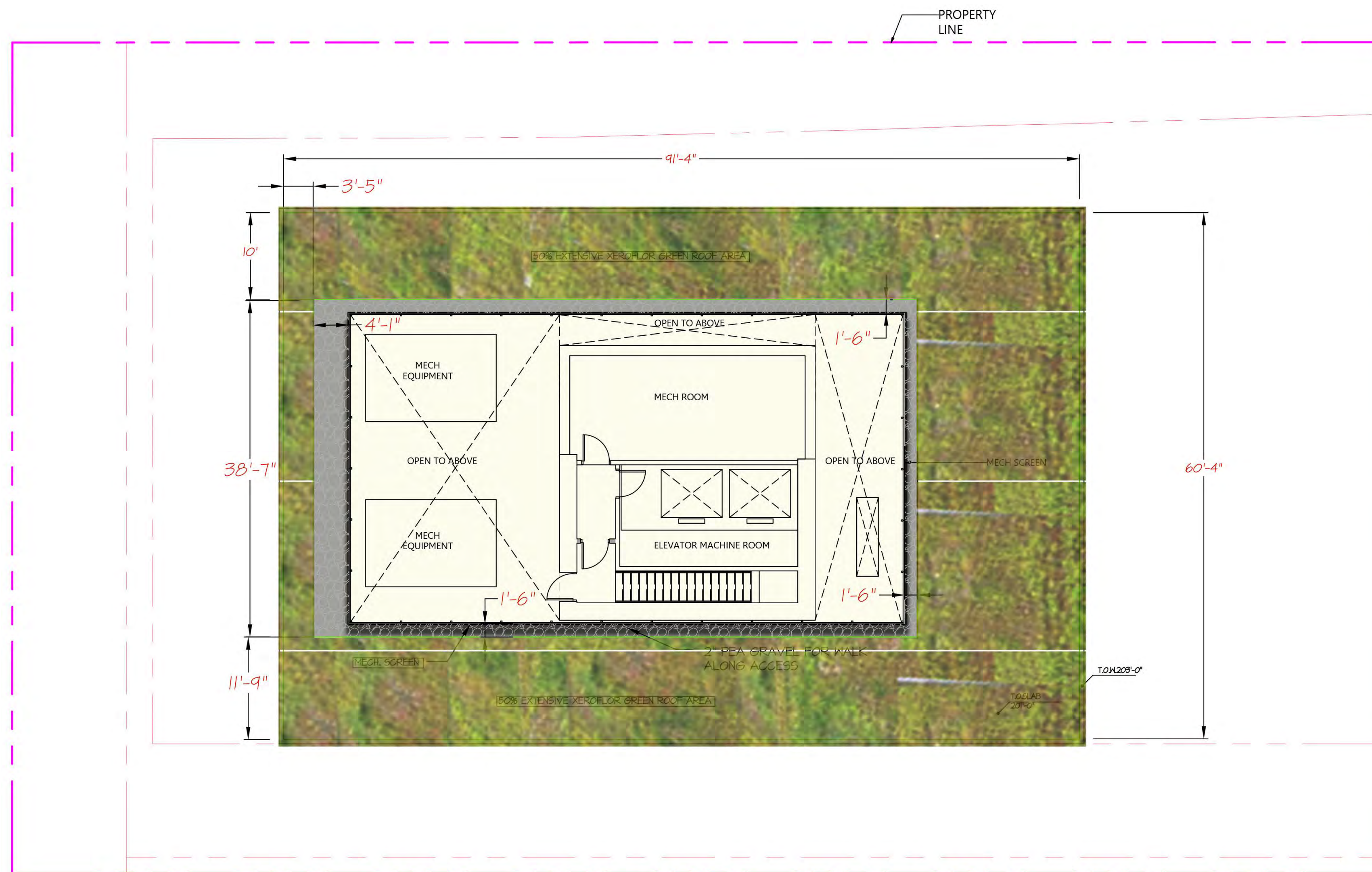


PLANT SCHEDULE			M2 JOB NUMBER: 19012
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE 2	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5M HT, STD FORM, B&B
PERENNIAL (K) 56	RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM-RUDEBECKIA'		#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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TYPICAL EXTENSIVE HYDROLIGHT BUILD UP GREEN ROOF ASSEMBLY:

THIS EXAMPLE IS FROM XEROFLOR XF+MW WITH WATER RETENTION CAPACITY OF 1.9 GALLONS OR 77.1 L/SQ M.

- IRMP REQUIRED AREA = 1766 SQ FT FOR ROOFTOP
- PROPOSED GREEN ROOF = 2837 SQ FT AREA
- 50% EXTENSIVE (XEROFLOR) = 2837 SQ FT GREEN ROOF AREA

