

5412 CAMBIE ST, VANCOUVER. BC

ISSUED FOR REZONING APPLICATION
SEPTEMBER 2020



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CONTEXT MAP



SITE LOCATION



STREETSCAPE

CAMBIE ST.



W38TH AVE.



LANE



2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	AUG. 2019	ISSUED FOR REZONING ENQUIRY
NO.	DATE	DESCRIPTION

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KEY PLAN

PROJECT TITLE
5412 Cambie St.

PROJECT NO: 81902 B
 DRAWN BY: JM
 CHK'D BY: JP
 SCALE:

DATE: JULY 2020
 SHEET TITLE
CONTEXT MAP

SHEET NUMBER
A-01

REV:

5412 Cambie Street Information and Description

Intent

This submission proposes to change the zoning of this site from RT-2 to Comprehensive Development CD-1 District in accordance with the Cambie Corridor Plan. The proposed development will have 23 market residential units varying in size from 1-bedroom to 3-bedroom, with a total proposed area of 20,348 sq.ft., achieving an F.S.R. of 2.46. Parking spaces proposed total 25, with a net of 23 spaces with accessible parking spaces, and which will comply with the requirements of the Vancouver Parking By-Law.

Neighborhood Context

Positioned at the South East corner of Cambie Street and W 38th Ave, the lot has a site area of 8,281sf and currently contains a single-family house. The surrounding existing neighbourhood is comprised of single- and two-family residential buildings, however the character of the neighbourhood changes to the south with a commercial strip south of 39th Ave and Oakridge Centre on 41st Ave.

Site Plan Concept

As proposed, the development is consistent with the Cambie Corridor Plan including Section 4.3.8 where the existing developments along Cambie Street will be replaced with allowable 6-storey buildings.

The site presents 68' feet of frontage on Cambie Street and 122' feet of depth fronting W 38th Avenue. The size and shape of the site yields a conventional double loaded corridor building footprint with a predominant East/West orientation.

Parking Level:

Underground parking entry is taken from the lane with a 20ft wide ramp in compliance with the Parking and Loading Design Supplement guidelines. Two visitor, two accessible parking spaces and one Class A loading space are at first Parking level. Below this level an additional 19 parking spaces are accessed by 12ft wide ramps.

Bulk and Bicycle Storage:

Bulk storage has been allocated to the underground parking level per the Guidelines for Multi-Family Developments. Bicycle Storage has been provided at P1 Parking Level as required in the Vancouver Parking By-Law.

Design and Materiality

Per the Plan Section 4.3.8 the proposed maximum building height is six storeys, 62.9 ft. to the main roof level, with 2 storey setbacks to the 5th and 6th floors on Cambie Street, 38th Avenue, and rear yard. These setbacks model the building to reduce scale and relate the building to neighbouring context. At the lane, the 3rd and 4th floors are set back in accordance with the guidelines to provide a transition to the single-family residential neighbourhood adjacent.

An asymmetrical composition of building volumes between Cambie Street and lane with indented balconies facing north and west further reduce the apparent scale. Facing the lane at the 3rd and 5th floor, terraces provide useable open space with large planted areas that connect the upper levels to the vegetated ground plane. Balconies are cantilevered on the 4th and 6th floor levels forming transitional steps from lower to upper floors. On the roof, a partial 7th storey common amenity space is proposed as permitted under the Plan. An outdoor common amenity space provides unobstructed sunshine and views to the north and west.


Main pedestrian entry to the building is located at the northwest corner with a visible and animated lobby. Four ground floor street facing units can be entered from the main lobby and will also have pedestrian access from the sidewalk, patios and gardens, all of which will enhance and animate the pedestrian realm. One unit entry addresses Cambie Street directly, the remaining three units can be accessed from West 38th Street.

Rooftop:

At roof level, a partial 7th storey common amenity space is proposed. An outdoor common amenity space, connected to an indoor amenity space, will provide residents an environment planted with intensive and extensive green roof technologies. These technologies include planters for urban agriculture, bird friendly trees and "green roof" landscaping. Full accessibility to the amenity will be by elevator.

Green Buildings Policy for Rezoning

This project will follow the Low Emissions Green Buildings path "B" within the Vancouver Green Buildings Policy for Rezoning.

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DESIGN RATIONALE		
SHEET NUMBER	REV:	
A-02		

5412 Cambie Street

9-Sep-2020

Legal Address 5412 Cambie Street, Vancouver
Legal Description BLOCK 854, DISTRICT LOT 526 NEW WESTMINSTER DISTRICT, PLAN 7240 PID: 010-681-779
Existing Zoning RT-2
Proposed Zoning CD-1
Site Area 8,281 sf 769.33 sm Dimensions: 68'x122'
Total FSR Proposed 20,348 sf 1,890.39 sm FSR: 2.46
Height Proposed 62.9 ft 19.17 m 6 Storeys (top of 6th floor slab) 76.1% efficient

*FSR does not include in-suite storage, Amenity Rooms, mechanical shaft areas

Unit Mix

Note: Areas do not include in-suite storage areas

Floor Level	Totals Units/Flr	1 Bed < 538sf		1 Bed, 1 Bed + Den			2 Bed, 2 Bed + Den			3/4 Bed			Area (Net) Total	Area of Units >538 sf	Area of Units > 1938 sf	
		Unit sf	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Sub-Total				Unit sf
L1	4	402	391			793	598			598	892			0	2,283	1,490
L2	6	402	391	513	529	1,835				0	915	954		0	3,704	1,869
L3	5	402	513			915	556	600		1,156	915			0	2,986	2,071
L4	4					0	600	600		600	915	668		802	2,985	2,985
L5	2					0	578			578				1,070	1,648	1,648
L6	2					0	578			578				1,070	1,648	1,648
Total Net Area (sf)				3,543			3,510			5,259			15,254		11,711	
Total Net Area (sm)				329			326			489			1,417		1,088	

In-suite Storage Area Bulk Storage and In-suite storage - Multiple Family Residential Developments, January 10, 2018

Floor Level	1 Bed < 538sf		1 Bed, 1 Bed + Den			2 Bed, 2 Bed + Den			3/4 Bed			Area Total		
	Unit sf	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Sub-Total			
L1	0	0			0	40		40	40		40	80		
L2	0	0	28	30	58			0	0	0	0	58		
L3	0	28			28	40	40	80	0		0	108		
L4	0	0			0	40		40	0	0	0	40		
L5					0	0		0	0	0	0	0		
L6					0	0		0	0	0	0	0		
Total Storage Area (sf)				86			160			40			286	
Total Storage Area (sm)				8			15			4			27	

Unit Mix: Vehicle Parking

VPBL 4.2.1.13, Family Room: Housing Mix Policy for Rezoning Projects, July 13, 2016

POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.

Unit Area	Units	Units	Units	Sub-Total	Units	Units	Units	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Units	Sub-Total	Total	Unit Mix
1 Bed < 538sf	3	3	1	8				0					0			0	8	34.8%
1 Bed > 538sf				0	4	2		6					0			0	6	26.1%
2 Bed > 538 sf				0				0	4	2	0		6			0	6	26.1%
3/4 Bed > 538 sf				0				0					0	3	0	3	3	13.0%
Unit > 1938 sf				0				0					0			0	0	0.0%
Total																	23	100%

Unit Mix: Bicycle Parking

2019 Parking By-law Update Summary, Off-Street Bicycle Space Regulations (14)


Unit Area	Quantity			Sub-Total	Units	Units	Units	Sub-Total	Units	Units	Units	Sub-Total	Units	Units	Sub-Total	Total	Unit Mix	
	Units	Units	Units															
<700 sf	3	3	1	8	4	2		6	0	1	0	1			0	15	65.2%	
>700 <1130 sf				0	0	0		0	4	1	0	5	3	0	3	8	34.8%	
>1130 sf				0				0				0	0	0	0	0	0.0%	
Total																	23	100%

Amenity Area

Planning Bylaw Amenity Areas excluded from FSR
 Amenity Room Area 400 sf 37.16 sm

Area Calculation

	Mechanical Shaft (sf)	Amenity Room (sf)	Net Residential (sf)	In-Suite Storage (sf)	Gross Residential (sf)	Gross Floor Area (sf)	Open Balcony (sf)	Residential Area (%)
L1			2,283	80	2,363	3,500		
L2			3,704	58	3,762	4,425	336.8	2%
L3			2,986	108	3,094	3,705	173.4	1%
L4			2,985	40	3,025	3,705	413.4	2%
L5			1,648	0	1,648	2,353		0%
L6			1,648	0	1,648	2,353	366.5	2%
Roof		400		0		993		
Total Area (sf)	0	400	15,254	286	15,540	21,034	1,290.1	6%
Total Area (sm)	0	37.16	1,417	27	1,444	1,954	120	

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PROJECT NO: 81902 B		
DRAWN BY: JM		
CHK'D BY: JP		
SCALE:		
DATE: JULY 2020		
SHEET TITLE STATISTICS		
SHEET NUMBER A-03		REV:

Vehicle Parking VPBL 4.2.1.13

VPBL 4.2.1.13	Required	Provided		Total	% of Total	
		Disabled	Reg. Size Small Size		Regular	Small
0.5 Spaces/Unit < 538 ft ² (50m ²)	8 Units	4.0	5	5	Regular	20%
0.6 Spaces/Unit > 538 ft ² (50m ²)	15 Units	9.0	9	9	Regular	36%
1 space/2135 ft ² (200m ²)	20,348 sf	9.5	5	5	Small	20%
Excess Spaces						
Accessible Parking (Included in required spaces)						
1 space/ 7 Units + 0.034/Additional Units	VPBL 4.8.4	1.5	2	2	Accessible	8%
1 space counted as 2 regular parking spaces	VPBL 4.1.15		2	2	Accessible	8%
Vistor Parking (Parking and Loading Design Supplement IV. D. Visitor Parking, Residential)						
0.05 min-0.1 max spaces/unit		1.2	2	2	Visitor	8%
Total		24	4	16	5	25 100%

Note: Small Car Spaces allowance is less than 25%
2 Accessible parking spaces are noted on the Parking Level Plan. 2 Accessible parking spaces count as 4 spaces in the total.

Calculation of Accessible parking spaces VPBL 4.1.15

Despite anything to the contrary in this By-law or in any other by-law mentioned herein, each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.

Bicycle Parking VPBL Section 6

Class A	2019 Parking By-law Update Summary (14)	Dwellings Required	Provided	
	1.5 spaces for each dwelling unit under 65sm (700 sf)	15	22.5	22
	2.5 spaces for each dwelling over 65sm and under 105sm (700-1130 sf)	8	20.0	22
	3 spaces for each dwelling unit over 105sm (1130 sf)	0	0	0
	Note: All bicycle parking at Underground P1 level			
	Class A Total	23	43	44
	2019 Parking By-law Update Summary (20)			
	A minimum of 5% of the spaces must be oversized spaces of 2.4 m in length and 0.9 m in width* and may not be vertical or stacked spaces. An access aisle of 1.5 m is required.		3	3 Oversize
	2019 Parking By-law Update Summary (22)			
	Stacking/vertical bicycle parking is permitted for up to 60% of the minimum requirement.*		26	8 Stacked lower level
	Stacked bicycle spaces shall be designed to provide access without the need to lift the bicycle entirely off of the ground, and must provide convenient access. Total combined stacked and vertical bicycle parking not to exceed 60%.			8 Stacked upper level
	2019 Parking By-law Update Summary (23)			
	At least 10% of the Class A bicycle spaces must be bicycle lockers.*		5	6 Lockers
Class B	2019 Parking By-law Update Summary (15)	Dwellings Required	Provided	
	2 spaces for any development with at least 20 dwelling units		3	3
	with and additional one space for each 20 additional dwelling units	Class B Total	23	3

Loading Requirements Off-Street Loading Space Regulations 5.2.1


Residential	Dwellings Required	Provided
Class A No requirement.	23	0
Class B No requirement for less than 100 dwelling units.		0
Class C No Requirement.		0

Storage Calculator Bulk Storage and In-suite storage - Multiple Family Residential Developments, January 10, 2018

	Dwellings Required	Provided
1. Bulk Storage Below Base Surface		
Minimum of 5.7sm (201sf) of storage area is required for each dwelling unit	23	23
2. In-Suite Storage At or Above Base Surface		
Maximum of 3.7sm (40sf) of insuite storage space per dwelling unit may be excluded		
Maximum In Suite Storage Provided each unit: 370 cuft (40 sf x 9.25' high)		

Garbage & Recyclir Garbage and Recycling Storage Amenity Design Supplement Nov 2016 Table 2.1.1, 21-30 Units

Type	Quantity	Size	Container Footprint(sf)	Total Footprint(sf)	Manoeuvre Factor	Provided(sf)
Mixed Containers	1	360	ltr 6.78	6.78	2.25	15.3
Mixed Papers	3	360	ltr 6.78	20.34	2.25	45.8
Mixed Papers w/ Cardboard	1	360	ltr 6.78	6.78	2.25	15.3
Glass	1	240	ltr 4.52	4.52	2.25	10.2
Compost Organics	2	240	ltr 4.52	9.04	2.25	20.3
Cardboard	1	3	yd 21.31	21.31	2.25	48.0
Garbage	1	4	yd 27.13	27.13	2.25	61.0
Total Area Required						215.8
Total Area Provided (sf)						244 sf

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CHK'D BY:	JP	
SCALE:		
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SHEET TITLE STATISTICS		
SHEET NUMBER	REV:	
A-04		



NORTH WEST BIRD'S EYE VIEW



NORTH EAST BIRD'S EYE VIEW



SOUTH WEST BIRD'S EYE VIEW



SOUTH WEST PERSPECTIVE



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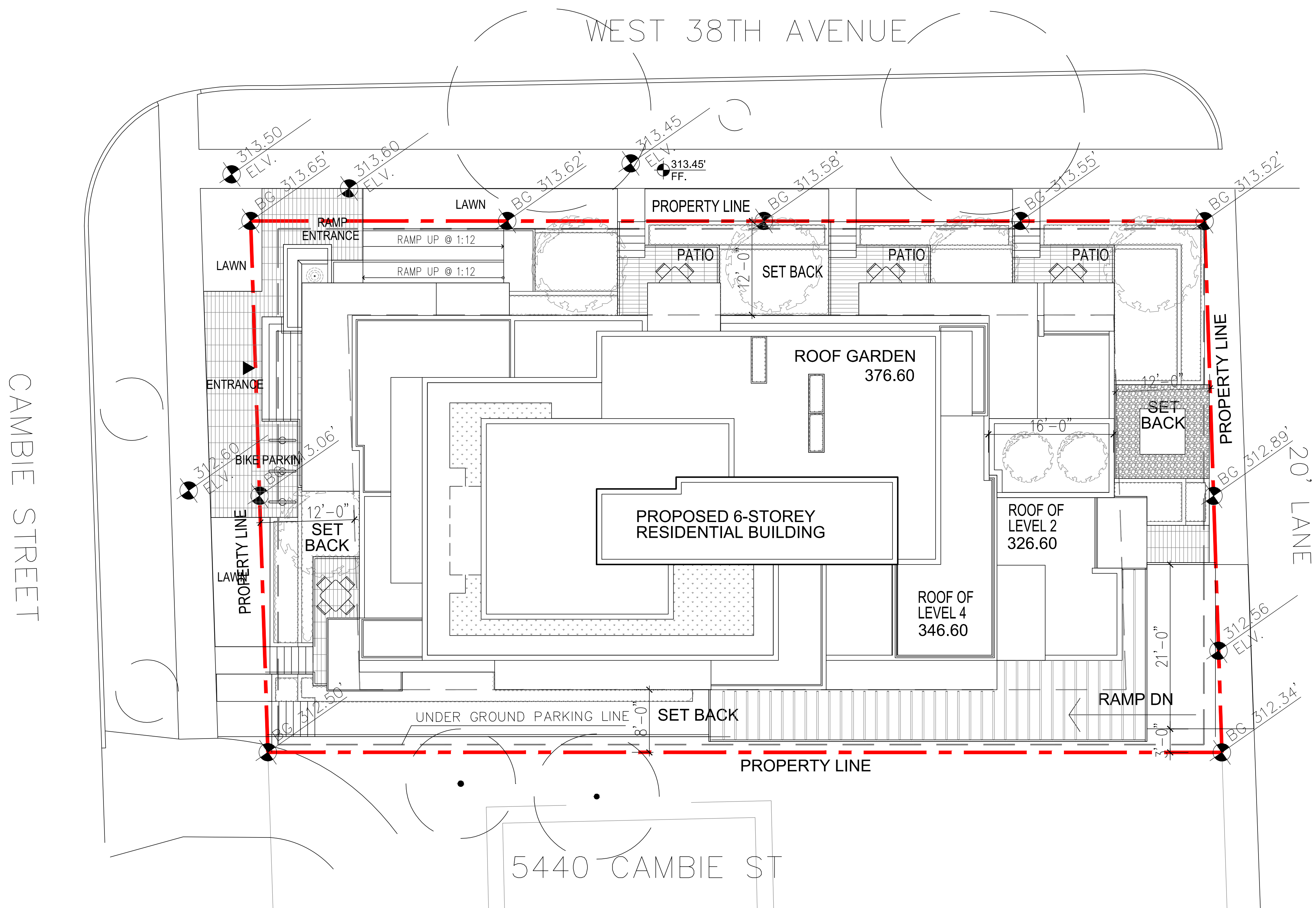
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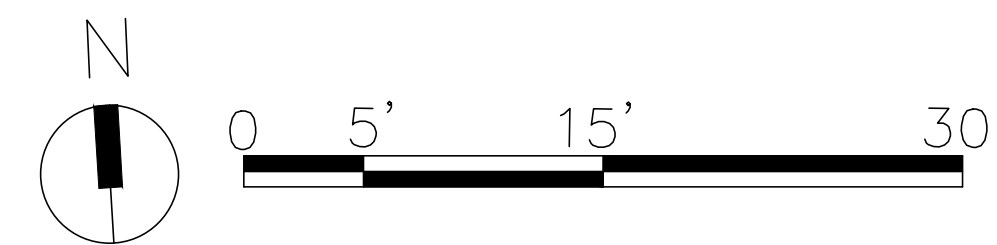
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A-05

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SITE PLAN



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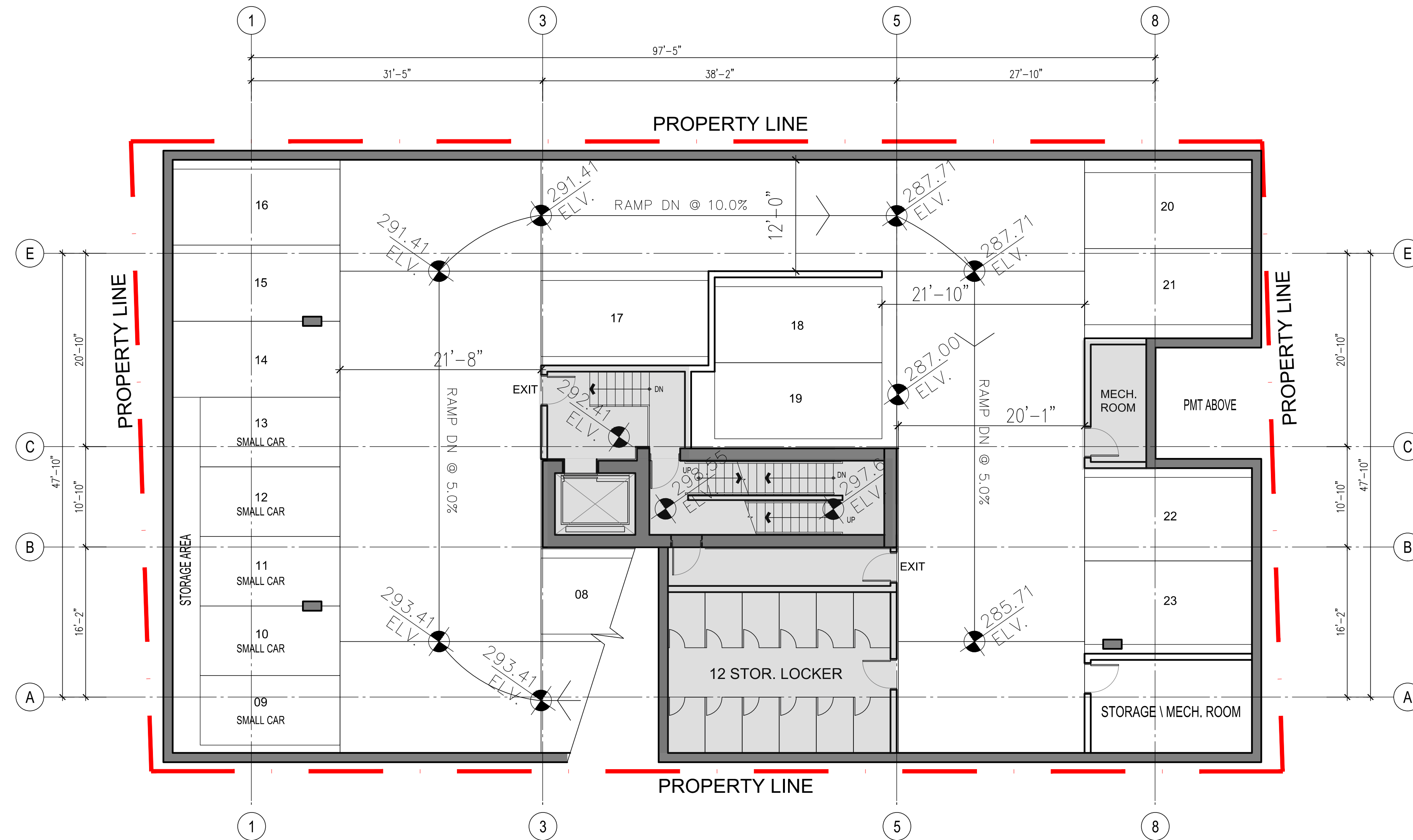
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SITE PLAN

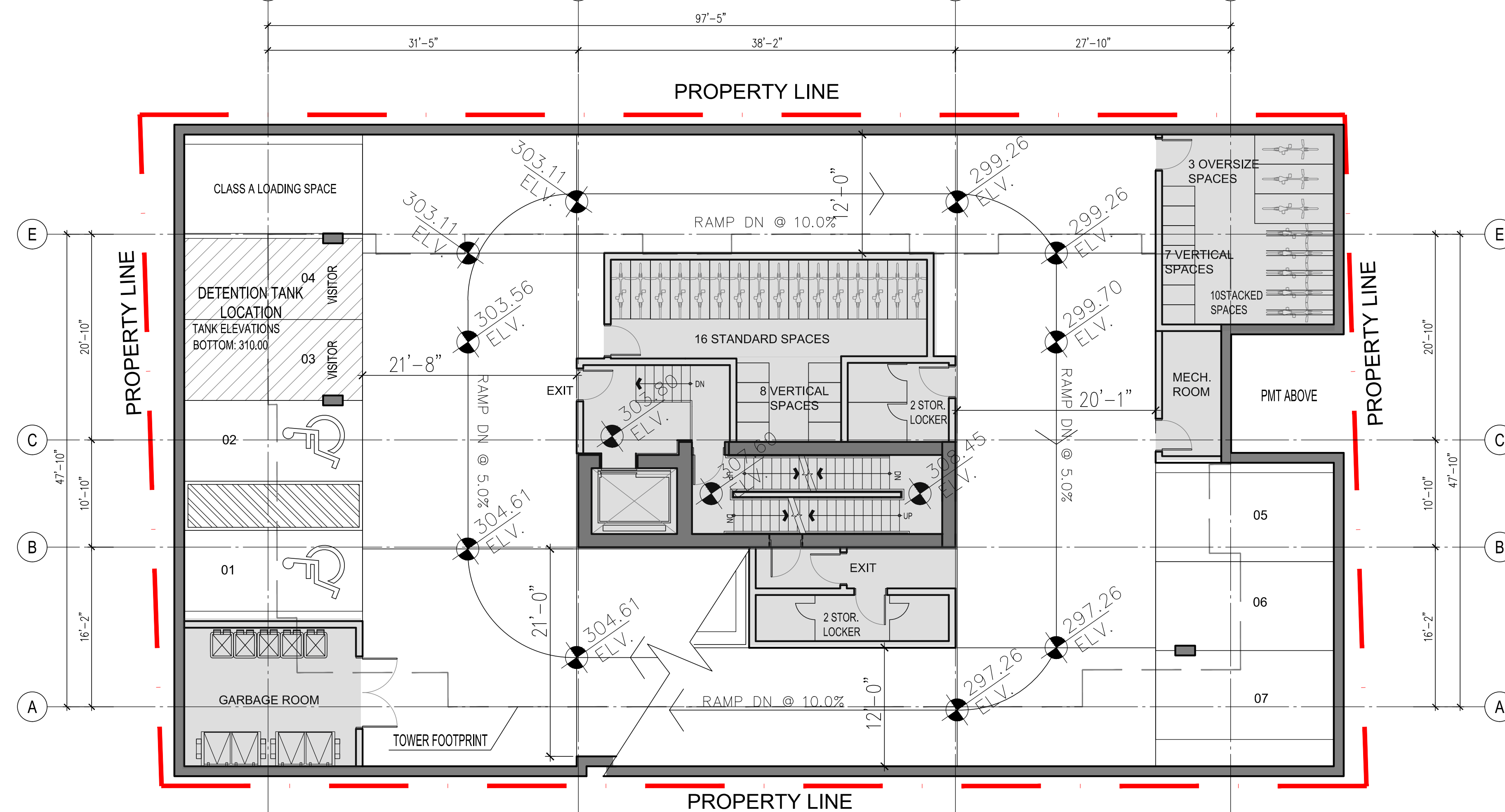
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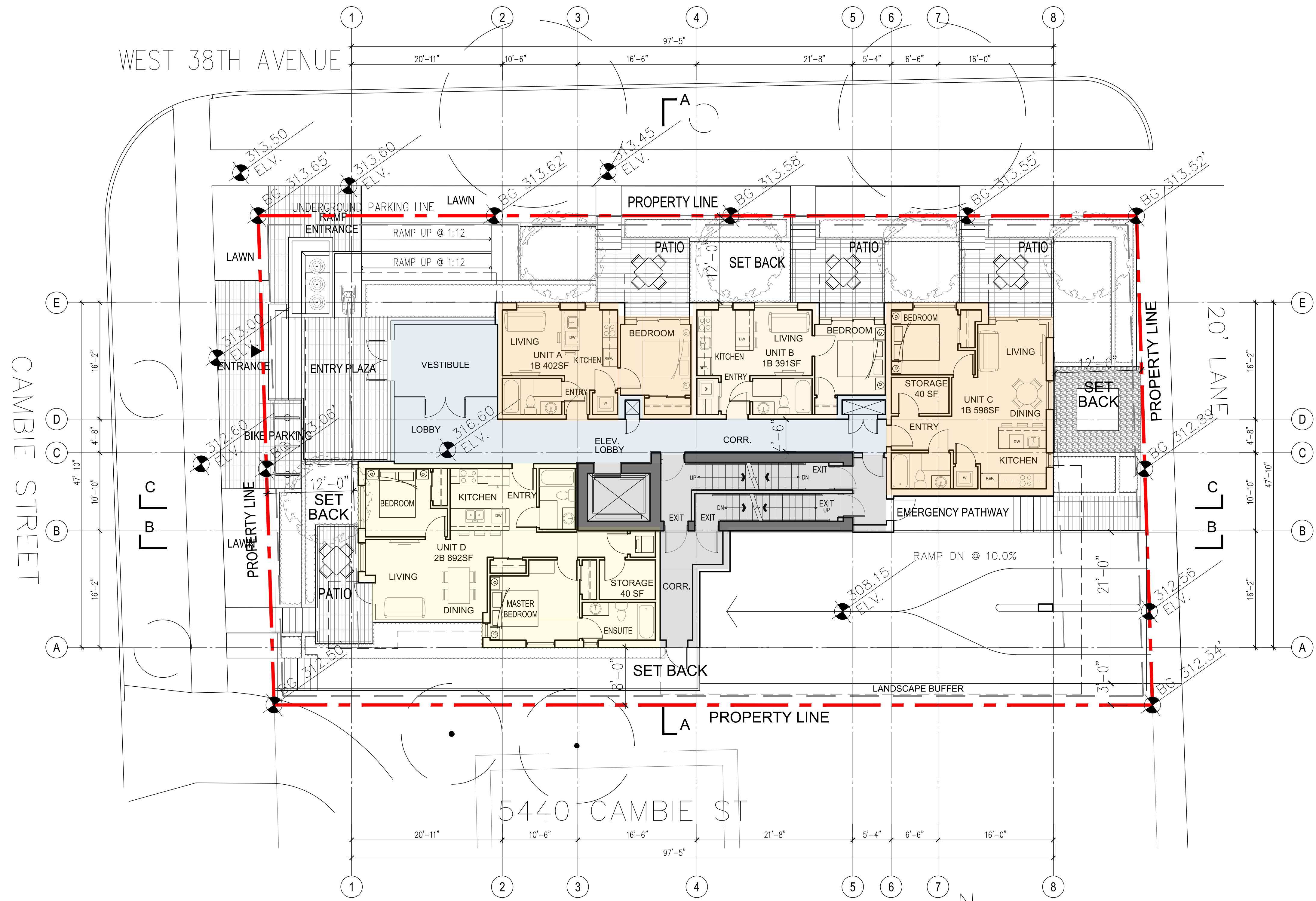


P2 PARKING LEVEL

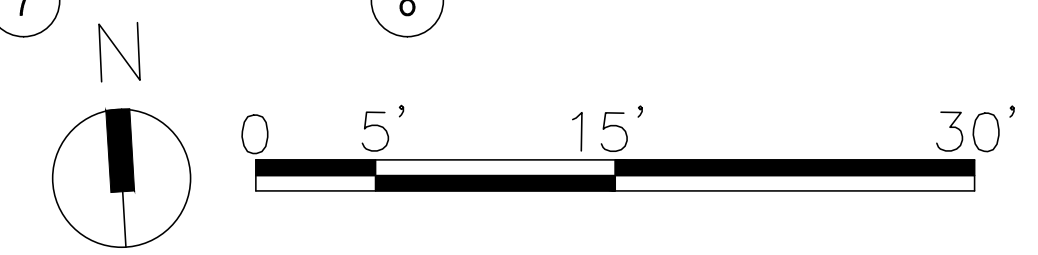


P1 PARKING LEVEL

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P2 PARKING LEVEL P1 PARKING LEVEL		
SHEET NUMBER		REV:
A-07		



GROUND FLOOR PLAN

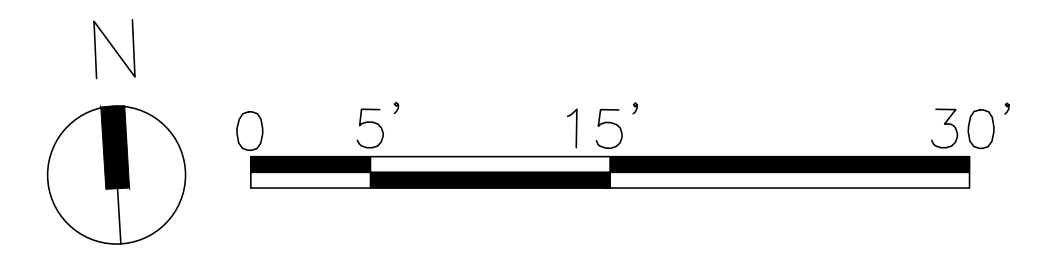


- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

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LEVEL 2 FLOOR PLAN



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

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 Vancouver BC V6C 0A6 Canada
 Tel: +1 604-896-0268
 Fax: +1 604-896-0260

SUB-CONSULTANT

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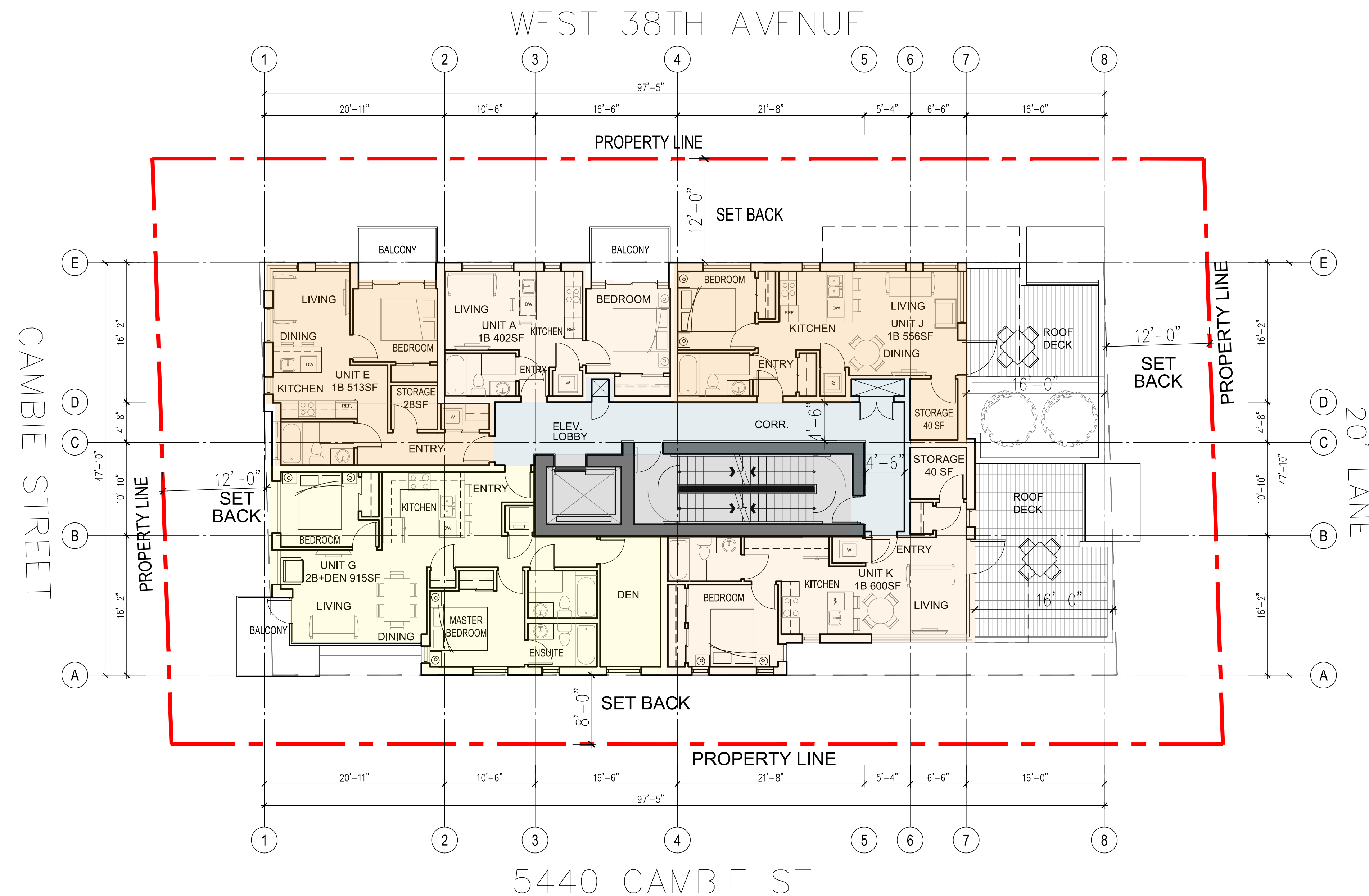
KEY PLAN

PROJECT TITLE
5412 Cambie St.

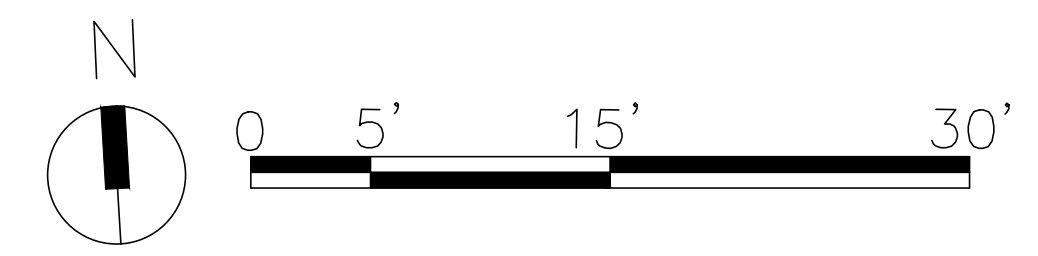
PROJECT NO: 81902 B
 DRAWN BY: JM
 CHK'D BY: JP
 SCALE: 1/8"=1'-0"
 DATE: JULY 2020

SHEET TITLE
LEVEL 2 FLOOR PLAN

SHEET NUMBER
A-09



LEVEL 3 FLOOR PLAN



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	AUG. 2019	ISSUED FOR REZONING ENQUIRY
NO.	DATE	DESCRIPTION

ISSUES

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KEY PLAN

PROJECT TITLE

5412 Cambie St.

PROJECT NO: 81902 B

DRAWN BY: JM

CHK'D BY: JP

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

DATE: JULY 2020

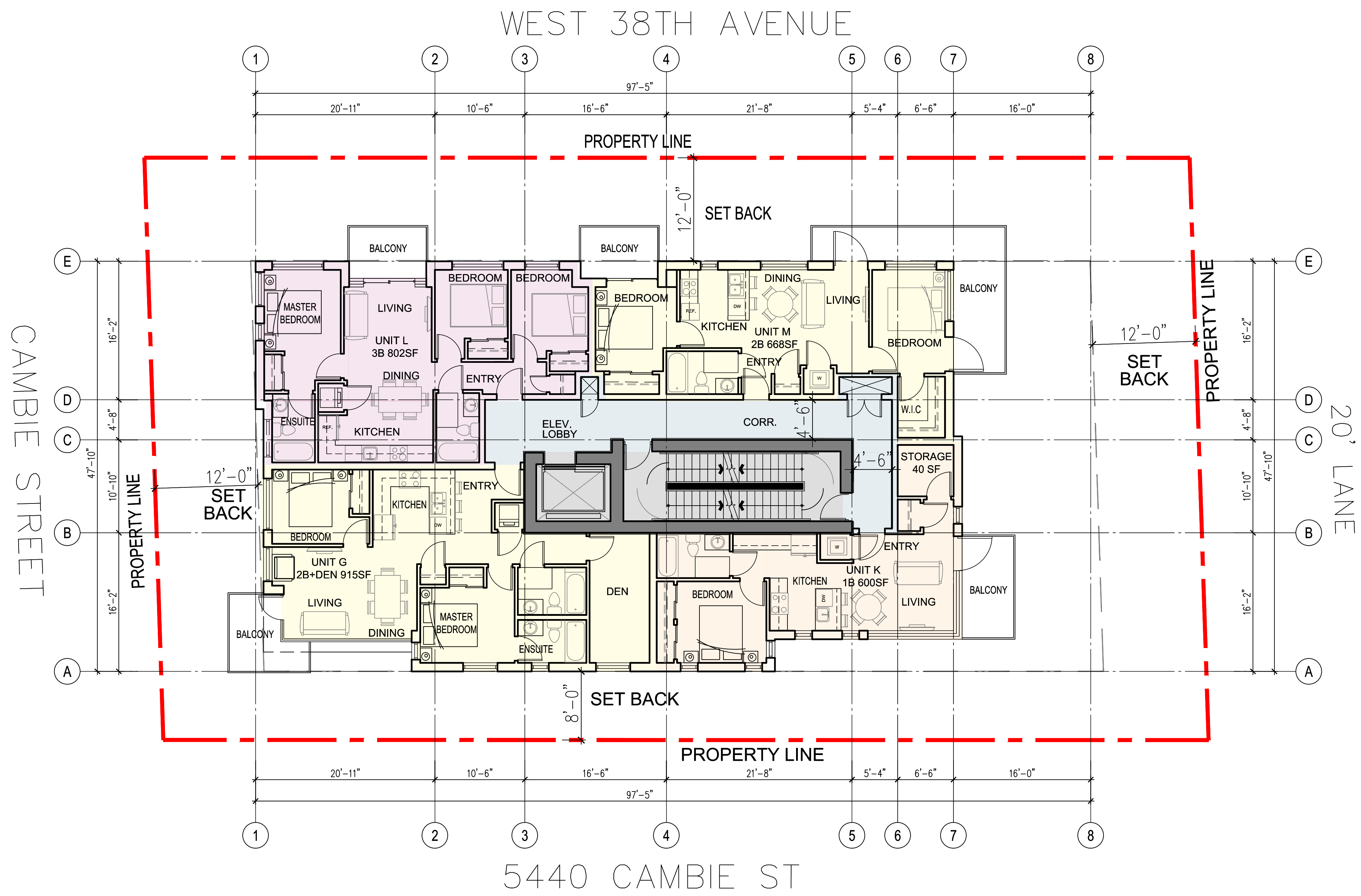
SHEET TITLE

LEVEL 3 FLOOR PLAN

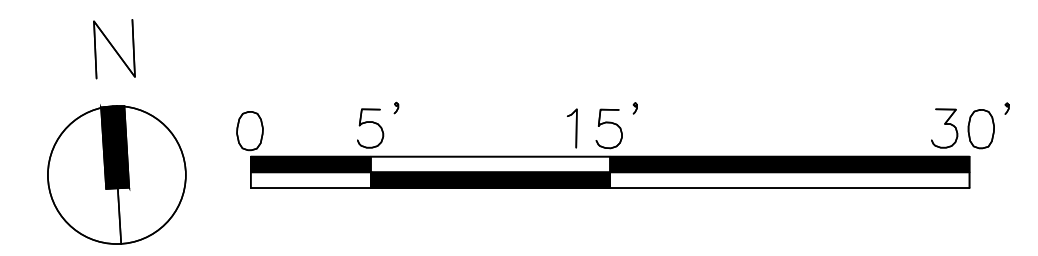
SHEET NUMBER

A-10

REV:

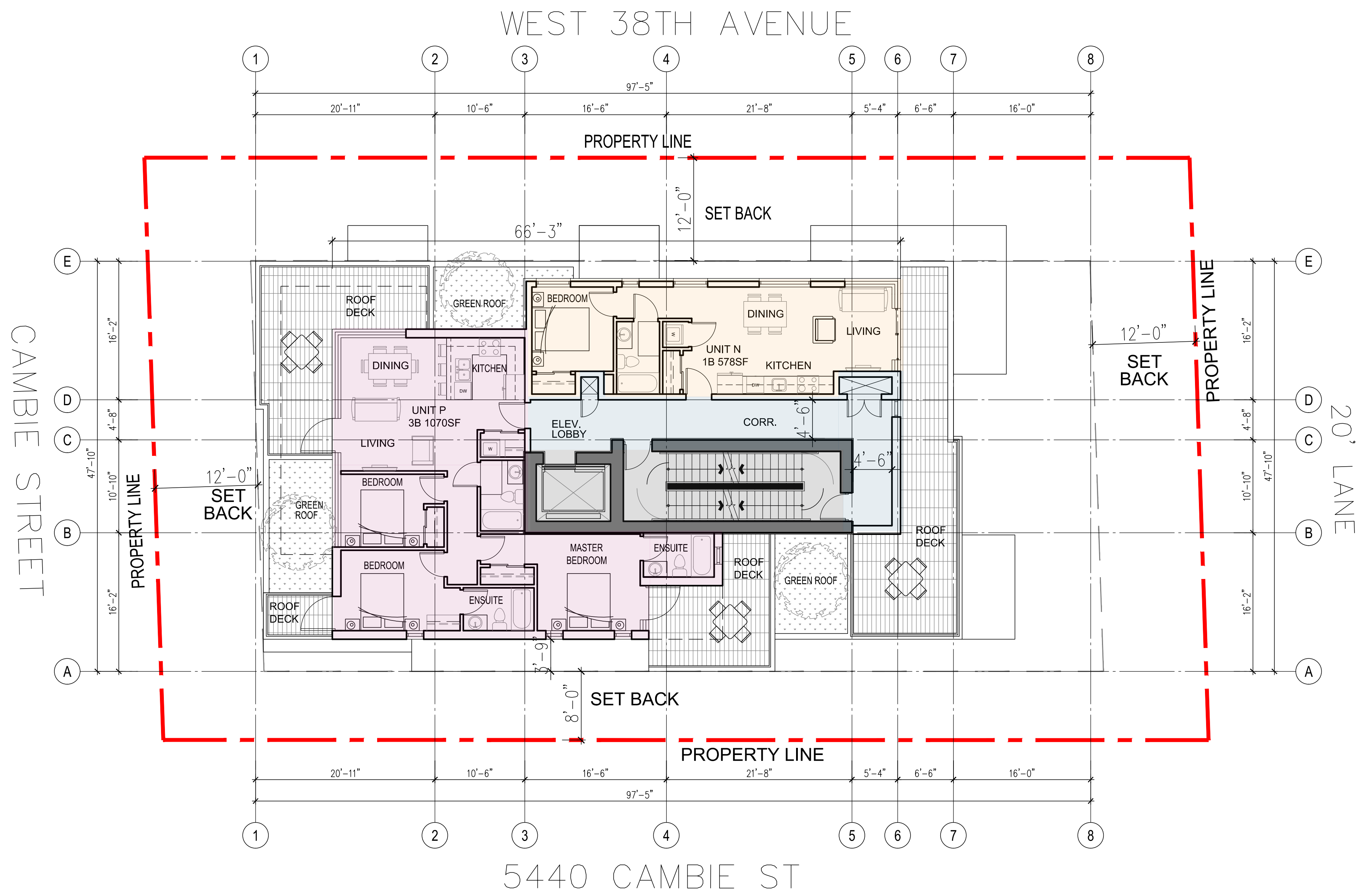


LEVEL 4 FLOOR PLAN

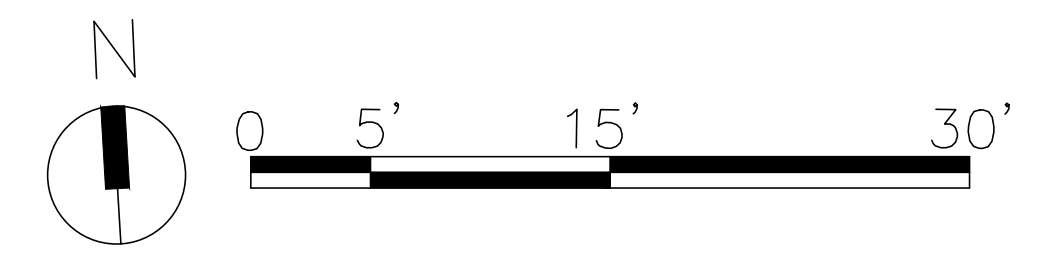


- Service Area
- Common Area
- Three Bedroom Unit
- One Bedroom Unit
- Two Bedroom Unit

2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	AUG. 2019	ISSUED FOR REZONING ENQUIRY
NO.	DATE	DESCRIPTION
ISSUES		
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CLIENT		
<p>MAIN CONSULTANT</p> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">GUD</div> <div style="font-size: x-small;"> GUD Group 800-838 West Hastings Street Vancouver BC V6C 0A6 Canada Tel: +1 604-896-0268 Fax: +1 604-896-0269 </div> </div>		
SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<p>PROJECT TITLE</p> <p style="text-align: center; font-weight: bold;">5412 Cambie St.</p>		
<p>PROJECT NO: 81902 B</p> <p>DRAWN BY: JM</p> <p>CHK'D BY: JP</p> <p>SCALE: 1/8"=1'-0"</p> <p>DATE: JULY 2020</p>		
<p>SHEET TITLE</p> <p style="text-align: center; font-weight: bold;">LEVEL 4 FLOOR PLAN</p>		
<p>SHEET NUMBER</p> <p style="font-size: 24pt; font-weight: bold;">A-11</p>		<p>REV:</p>

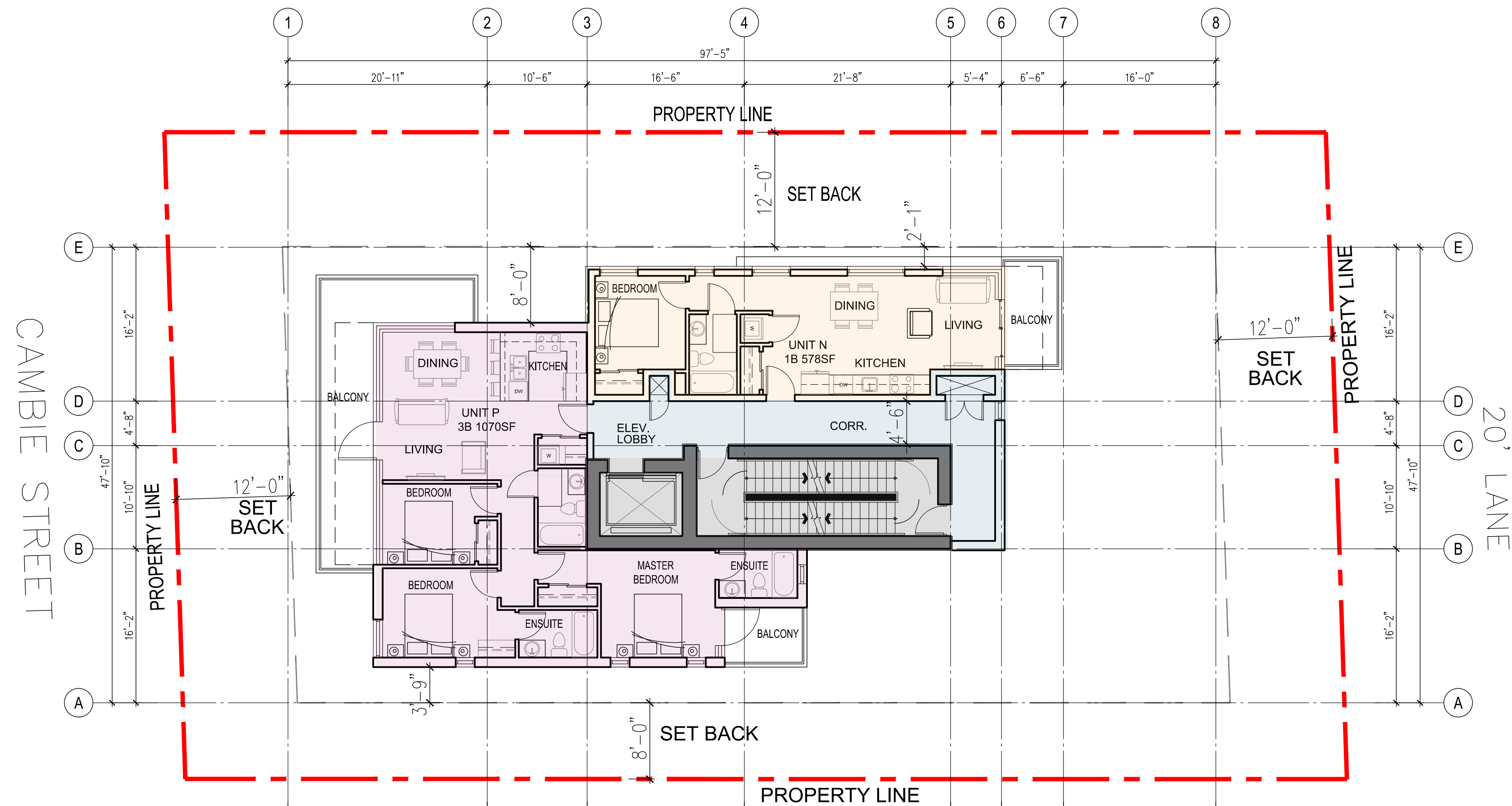


LEVEL 5 FLOOR PLAN



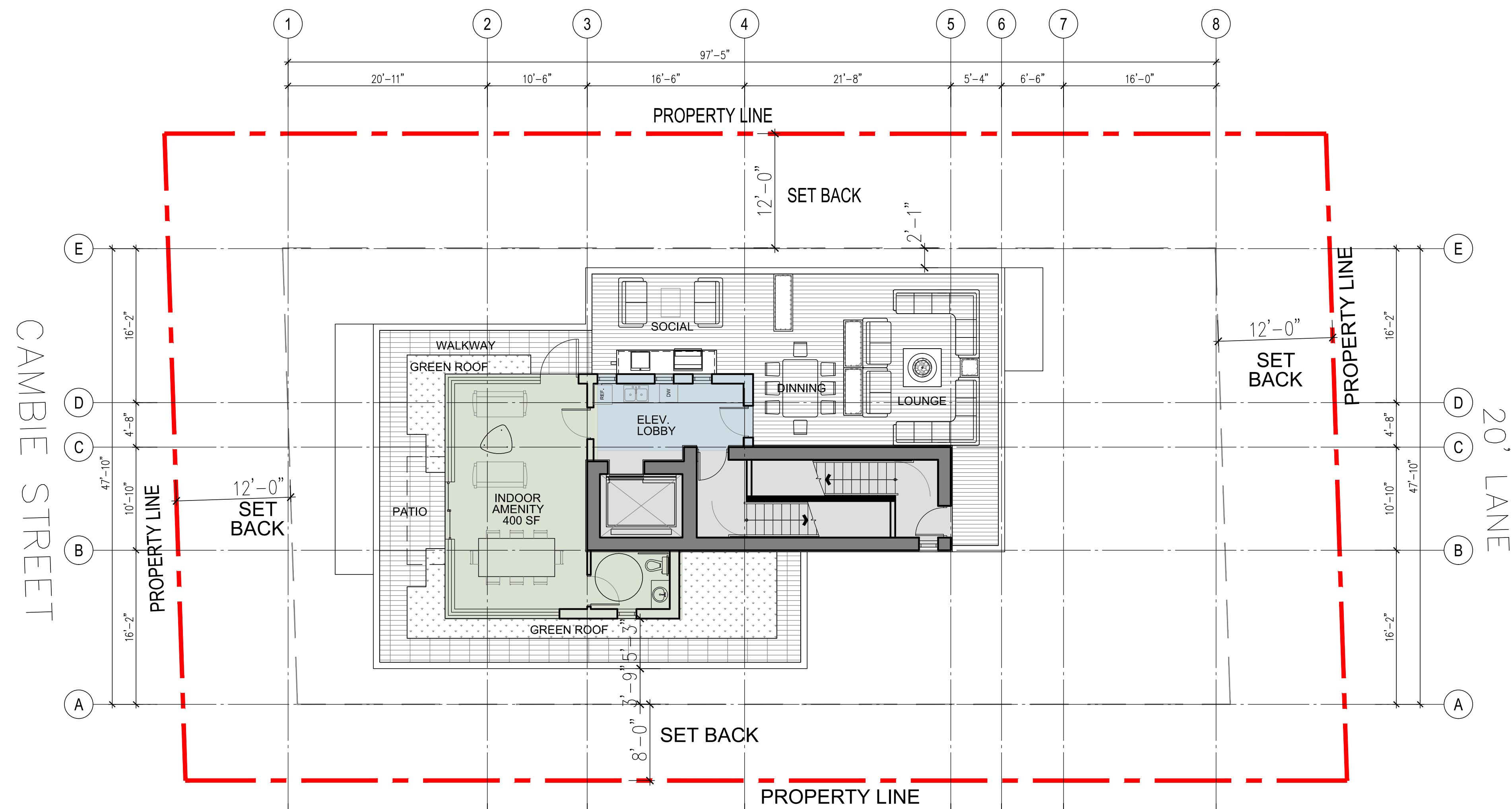
- Service Area
- Common Area
- Three Bedroom Unit
- One Bedroom Unit

2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	AUG. 2019	ISSUED FOR REZONING ENQUIRY
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
PROJECT TITLE		
5412 Cambie St.		
PROJECT NO: 81902 B		
DRAWN BY: JM		
CHK'D BY: JP		
SCALE: 1/8"=1'-0"		
DATE: JULY 2020		
SHEET TITLE		
LEVEL 5 FLOOR PLAN		
SHEET NUMBER		REV:
A-12		



- Service Area
- Common Area
- Three Bedroom Unit
- One Bedroom Unit

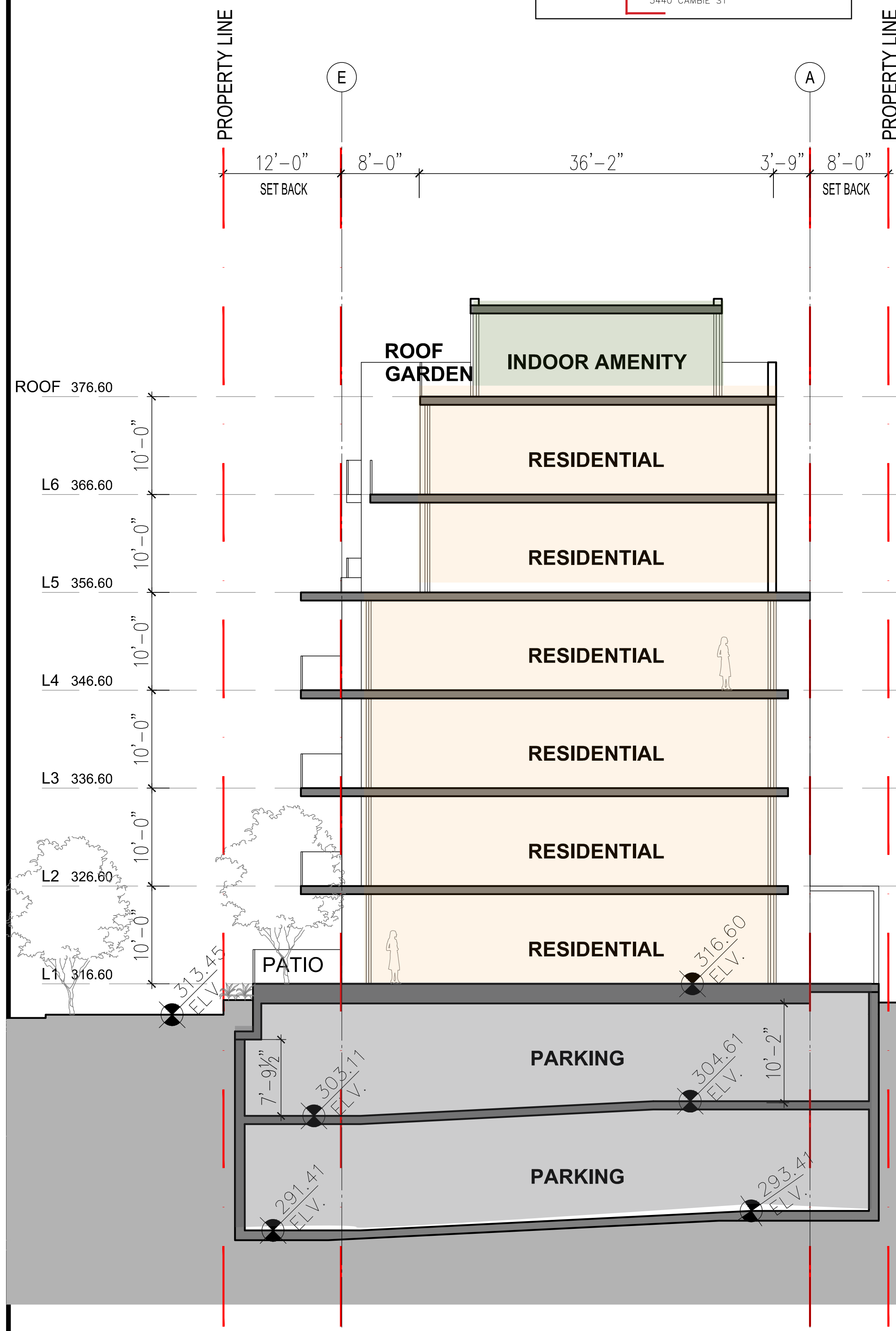
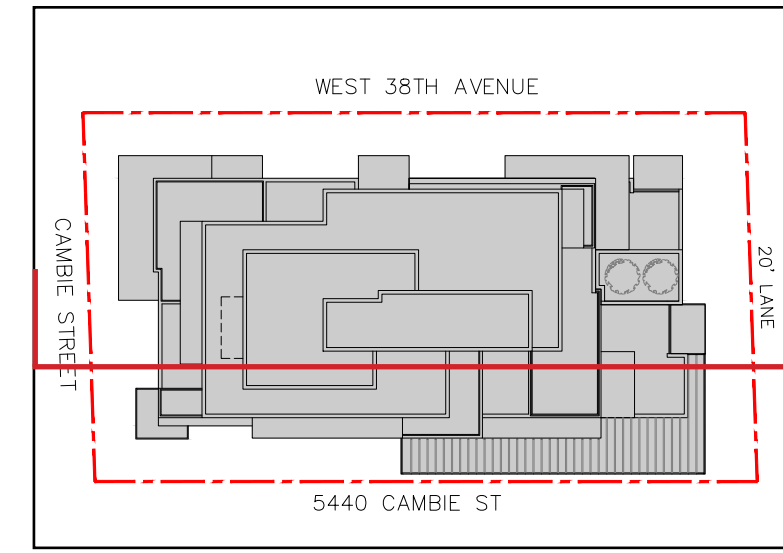
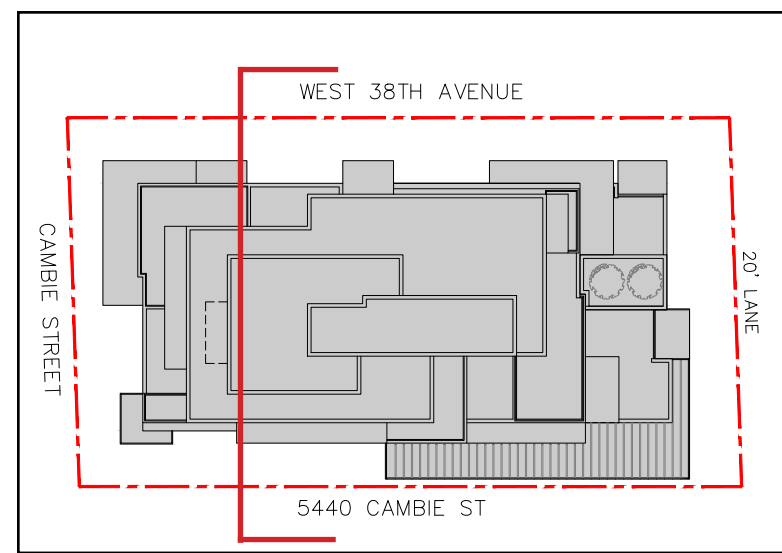
LEVEL 6 FLOOR PLAN



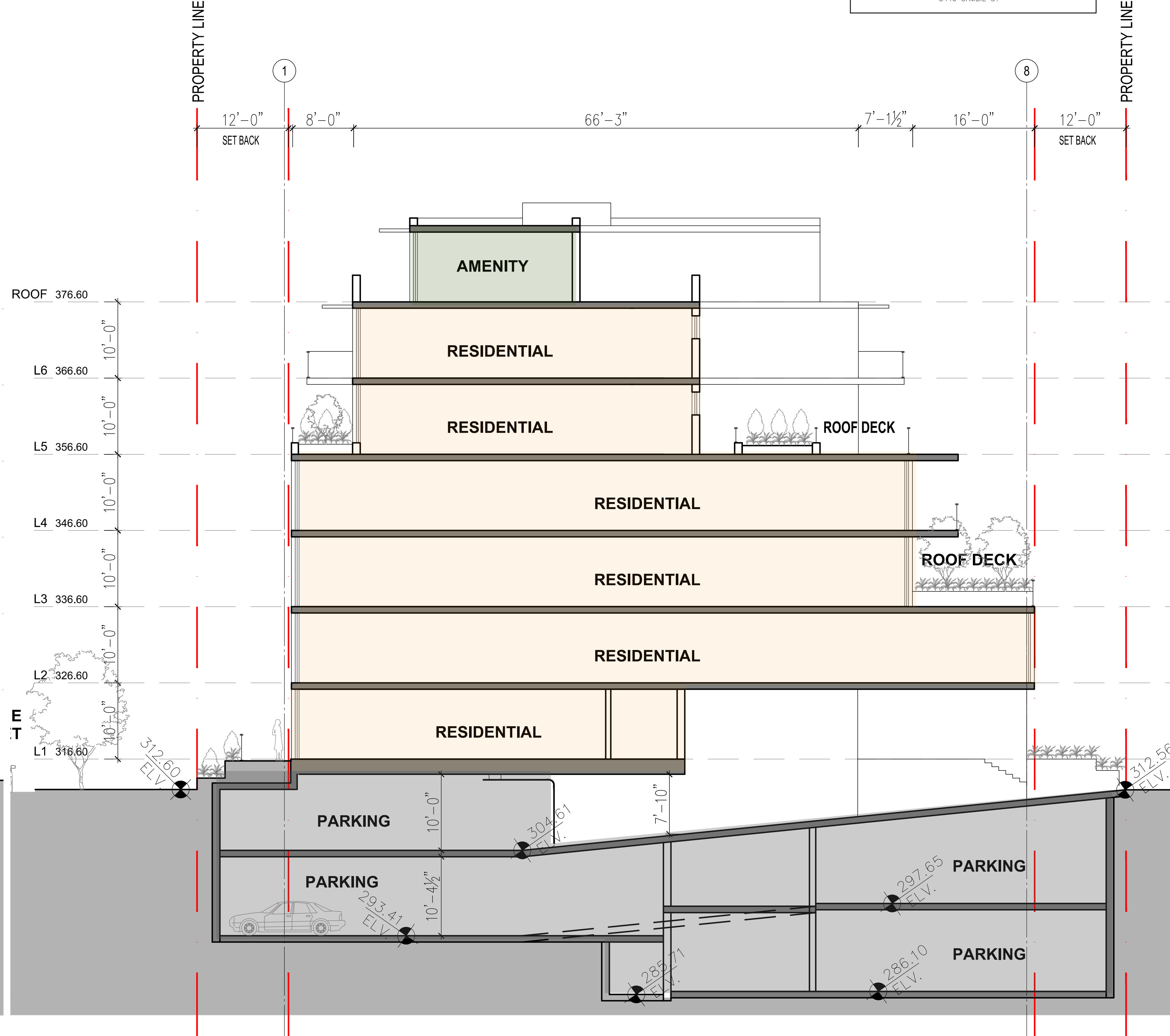
- Service Area
- Common Area
- Amenity

ROOF FLOOR PLAN

2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	AUG. 2019	ISSUED FOR REZONING ENQUIRY
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
PROJECT TITLE		
5412 Cambie St.		
PROJECT NO: 81902 B		
DRAWN BY: JM		
CHK'D BY: JP		
SCALE: 1/8"=1'-0"		
DATE: JULY 2020		
SHEET TITLE		
LEVEL 6 FLOOR PLAN		
ROOF FLOOR PLAN		
SHEET NUMBER		REV:
A-13		



SECTION A-A



SECTION B-B

NO.	DATE	DESCRIPTION
2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	JULY 2019	ISSUED FOR REZONING ENQUIRY
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
PROJECT TITLE		
5412 Cambie St.		
PROJECT NO: 81902 B		
DRAWN BY: JM		
CHK'D BY: JP		
SCALE: 1/8"=1'-0"		
DATE: JULY 2020		
SHEET TITLE		
SECTIONS		
SHEET NUMBER		REV:
A-14		

- MATERIAL LEGEND**
1. DOUBLE - GLAZED WINDOW IN CLEAR GLASS
 2. METAL PANEL IN DARK GRAY
 3. METAL PANEL IN LIGHT COLOR
 4. GLASS GUARDRAIL
 5. GLASS / METAL CANOPY
 6. ARCHITECTURAL CONCRETE W/REVEAL LINES
 7. GRAY GLASS SPANDREL PANEL
 8. METAL CANOPY
 9. MEDAL TRELLIS IN DARK GRAY
 10. STONE VENEER IN DARK GRAY

3



EAST ELEVATION



WEST ELEVATION

2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	JULY 2019	ISSUED FOR REZONING ENQUIRY

NO.	DATE	DESCRIPTION
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ISSUES

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SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE
5412 Cambie St.

PROJECT NO: 81902 B
DRAWN BY: JM
CHK'D BY: JP
SCALE: 1/8"=1'-0"
DATE: JULY 2020

SHEET TITLE
**EAST ELEVATION
WEST ELEVATION**

SHEET NUMBER
A-15

REV:

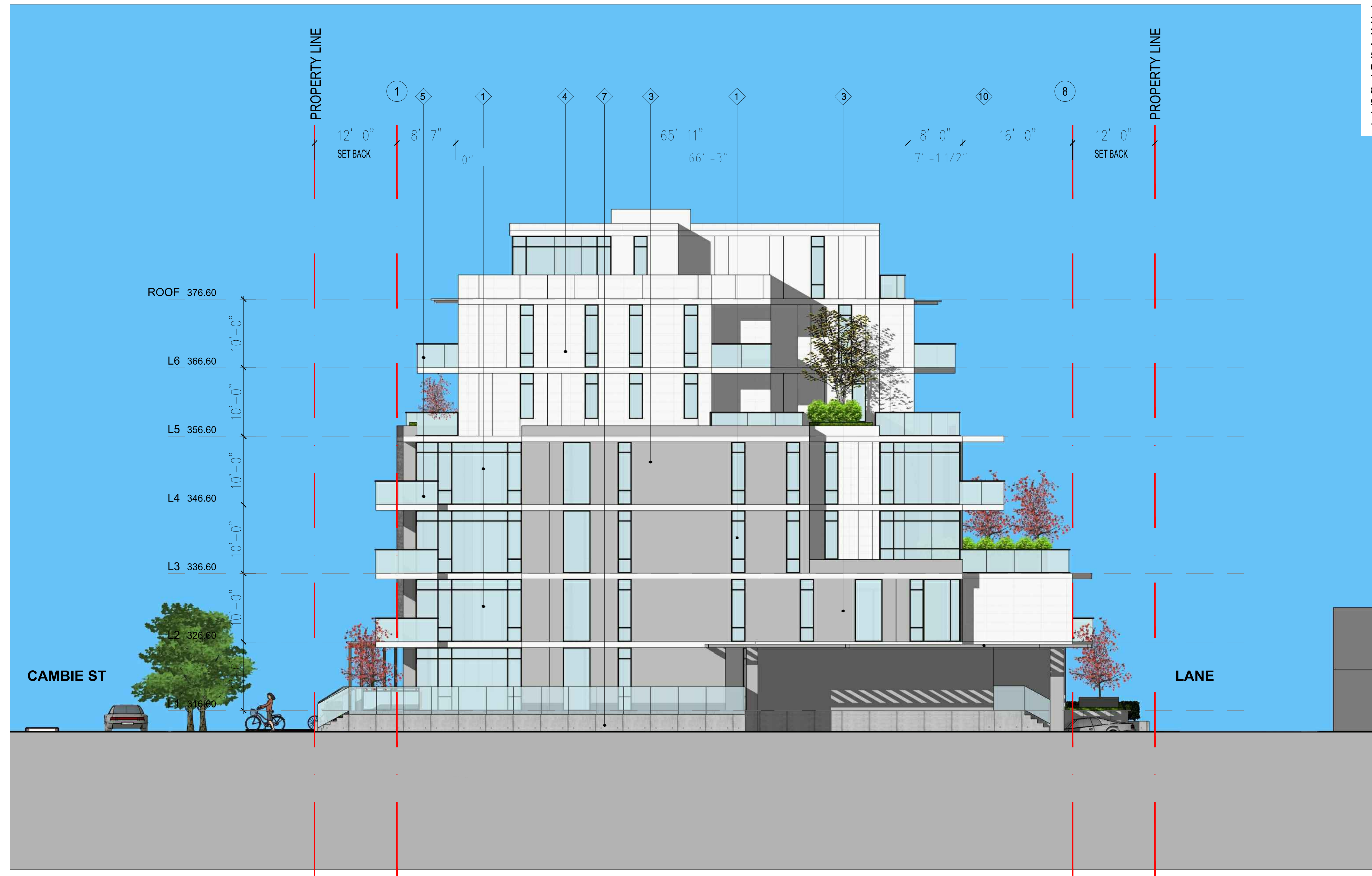


- MATERIAL LEGEND**
1. DOUBLE - GLAZED WINDOW IN CLEAR GLASS
 2. METAL PANEL IN DARK GRAY
 3. METAL PANEL IN GRAY
 4. METAL PANEL IN LIGHT COLOR
 5. GLASS GUARDRAIL
 6. GLASS / METAL CANOPY
 7. ARCHITECTURAL CONCRETE W/REVEAL LINES
 8. GRAY GLASS SPANDREL PANEL
 9. METAL CANOPY
 10. MEDAL TRELLIS IN DARK GRAY
 11. STONE VENEER IN DARK GRAY

NORTH ELEVATION

		S	
		.LINES	
2	JULY 2020	ISSUED FOR REZONING APPLICATION	
1	JULY 2019	ISSUED FOR REZONING ENQUIRY	
NO.	DATE	DESCRIPTION	
ISSUES			
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SUB-CONSULTANT			
SUB-CONSULTANT			
KEY PLAN			
PROJECT TITLE			
5412 Cambie St.			
PROJECT NO: 81902 B			
DRAWN BY: JM			
CHK'D BY: JP			
SCALE: 1/8"=1'-0"			
DATE: JULY 2020			
SHEET TITLE			
NORTH ELEVATION			
SHEET NUMBER		REV:	
A-16			

- MATERIAL LEGEND**
1. DOUBLE - GLAZED WINDOW IN CLEAR GLASS
 2. METAL PANEL IN DARK GRAY
 3. METAL PANEL IN GRAY
 4. METAL PANEL IN LIGHT COLOR
 5. GLASS GUARDRAIL
 6. GLASS / METAL CANOPY
 7. ARCHITECTURAL CONCRETE W/REVEAL LINES
 8. GRAY GLASS SPANDREL PANEL
 9. METAL CANOPY
 10. MEDAL TRELLIS IN DARK GRAY
 11. STONE VENEER IN DARK GRAY



SOUTH ELEVATION

NO.	DATE	DESCRIPTION
2	JULY 2020	ISSUED FOR REZONING APPLICATION
1	JULY 2019	ISSUED FOR REZONING ENQUIRY

ISSUES

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SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

5412 Cambie St.

PROJECT NO: 81902 B
 DRAWN BY: JM
 CHK'D BY: JP
 SCALE: 1/8"=1'-0"
 DATE: JULY 2020

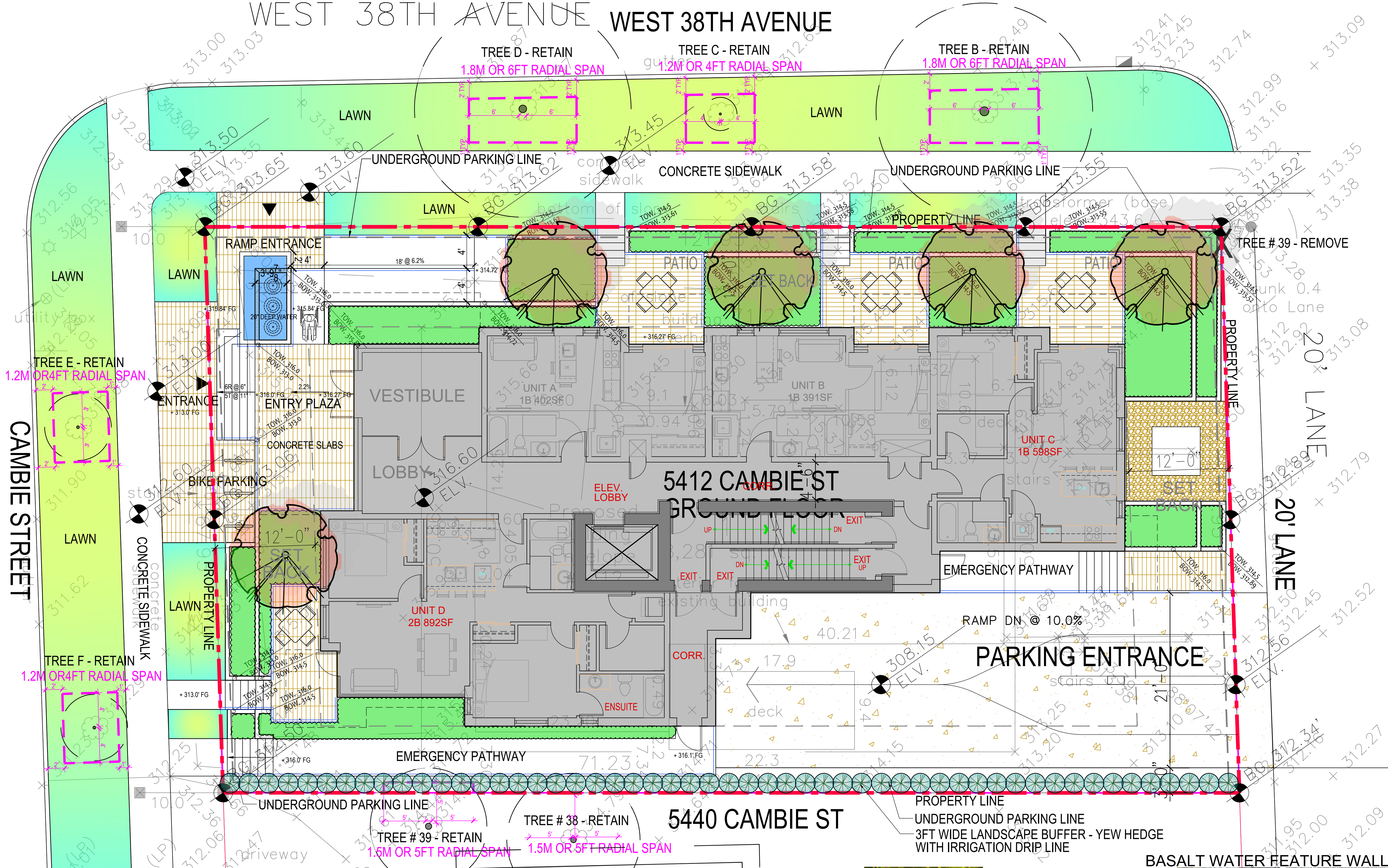
SHEET TITLE

SOUTH ELEVATION

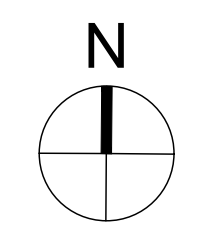
SHEET NUMBER

A-17

WEST 38TH AVENUE WEST 38TH AVENUE



ROYAL PACIFIC LANDING LTD.
 太平洋皇家园林设计有限公司
 www.royalpl.com
 604-338-5035
 lu@royalpl.com



SCALE 3 / 16" = 1' - 0"

REVISIONS

1	
---	--

ISSUES

ISSUES	DATE
8	
7	
6	
5	
4	
3	
2	ISSUED FOR REZONING 2020.07.10
1	ISSUED FOR CLIENT REVIEW 2020.03.25

PROJECT NUMBER	LF05
DRAWN BY	LX
CHECKED BY	LX
DATE CHECKED	
CONSULTANT	

PROJECT
5412 CAMBIE ST
 APARTMENT
 Vancouver, BC

DRAWING TITLE
LANDSCAPE
SITE PLAN

DRAWING No.
L1

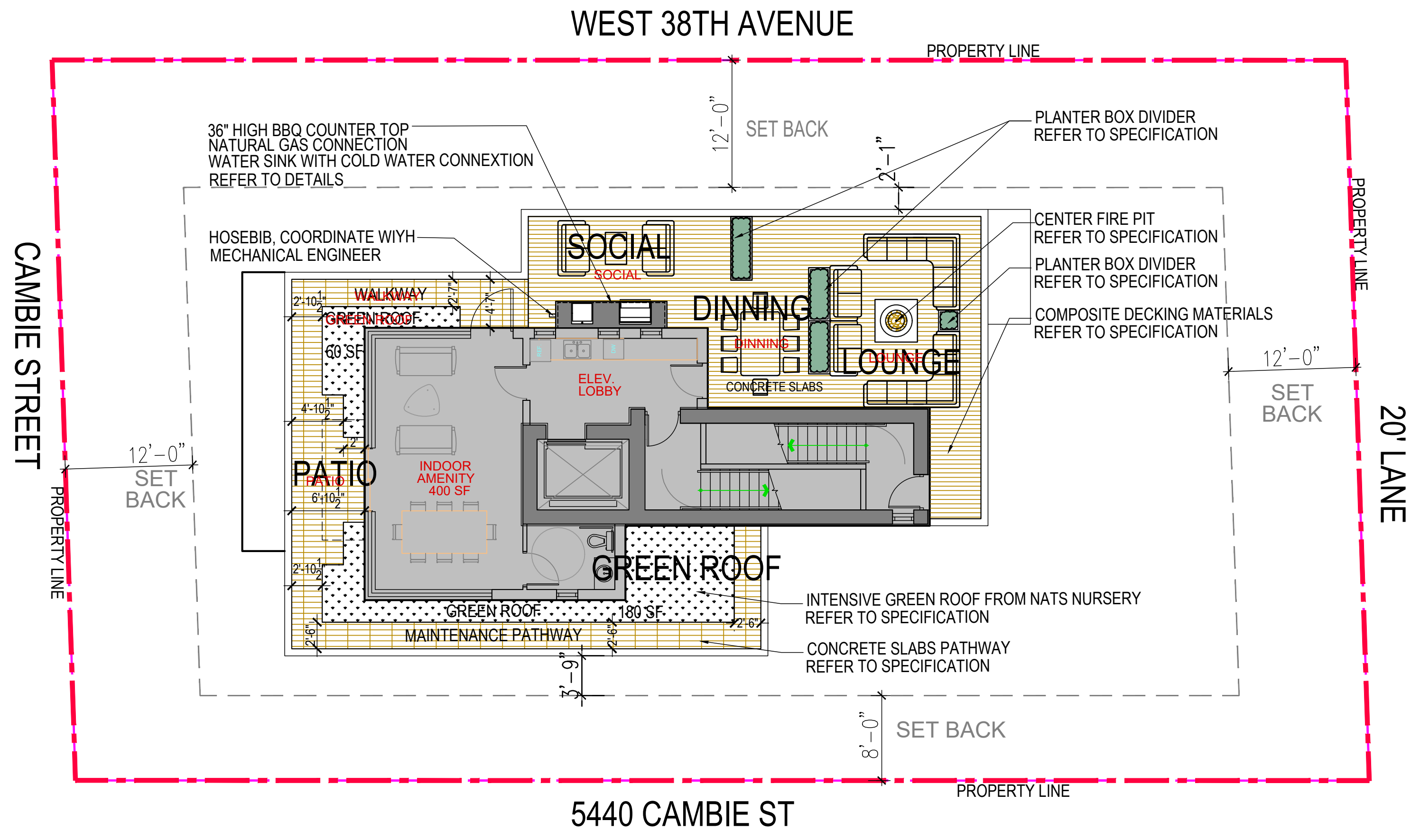
LEGEND:

- SODDED LAWN
- NEW LAYERED PLANTING
- MODULAR GREEN ROOF LIVEROOF FROM NATS NURSERY
- YEAW HEDGING
- CONCRETE WALKWAY
- CONCRETE DRIVEWAY
- PATIO PAVING CONCRETE SLABS
- GRAVEL
- EXISTING TREE TO RETAIN WITH TREE PROTECTION FENCE
- EXISTING TREE TO REMOVE
- NEW TREES

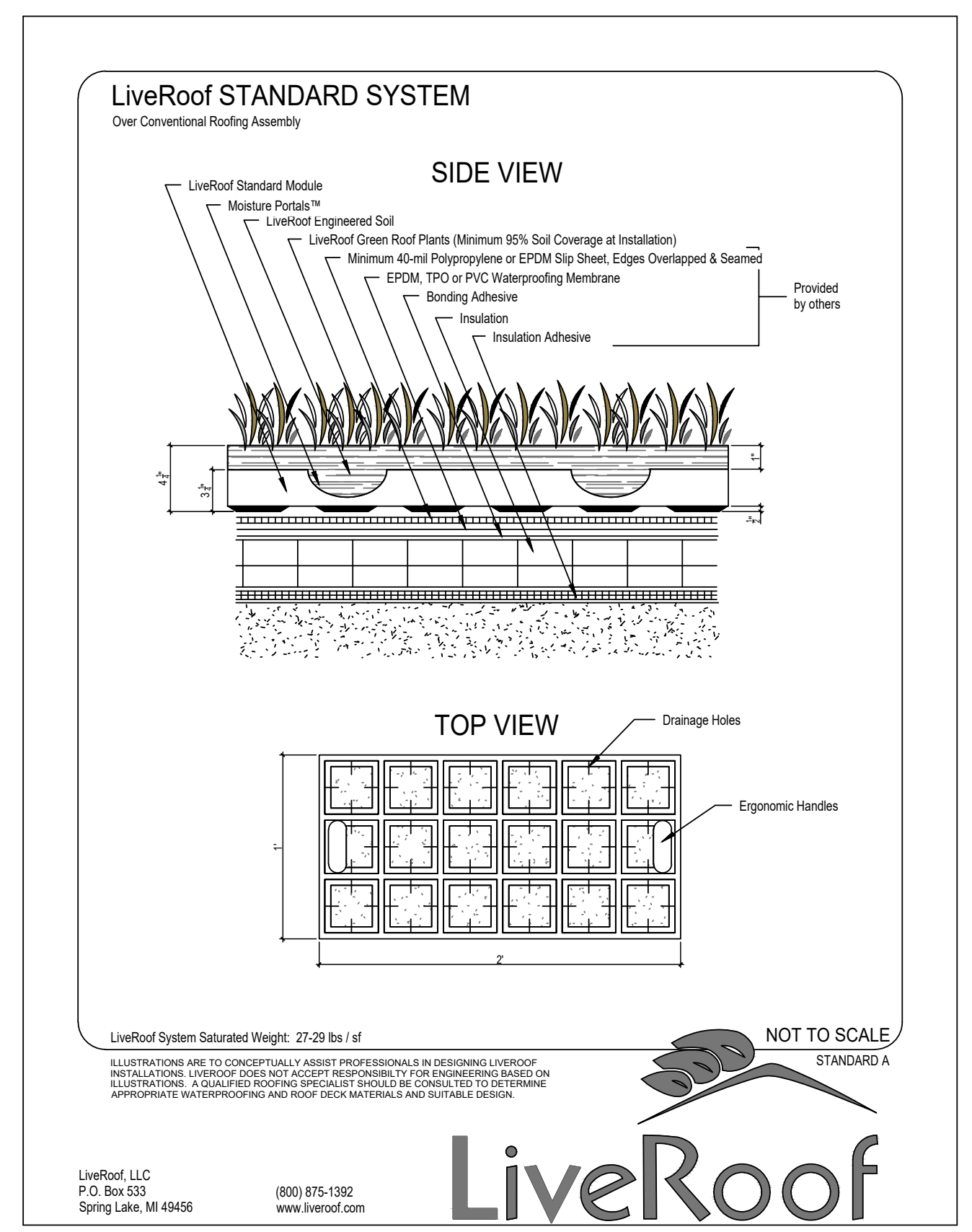
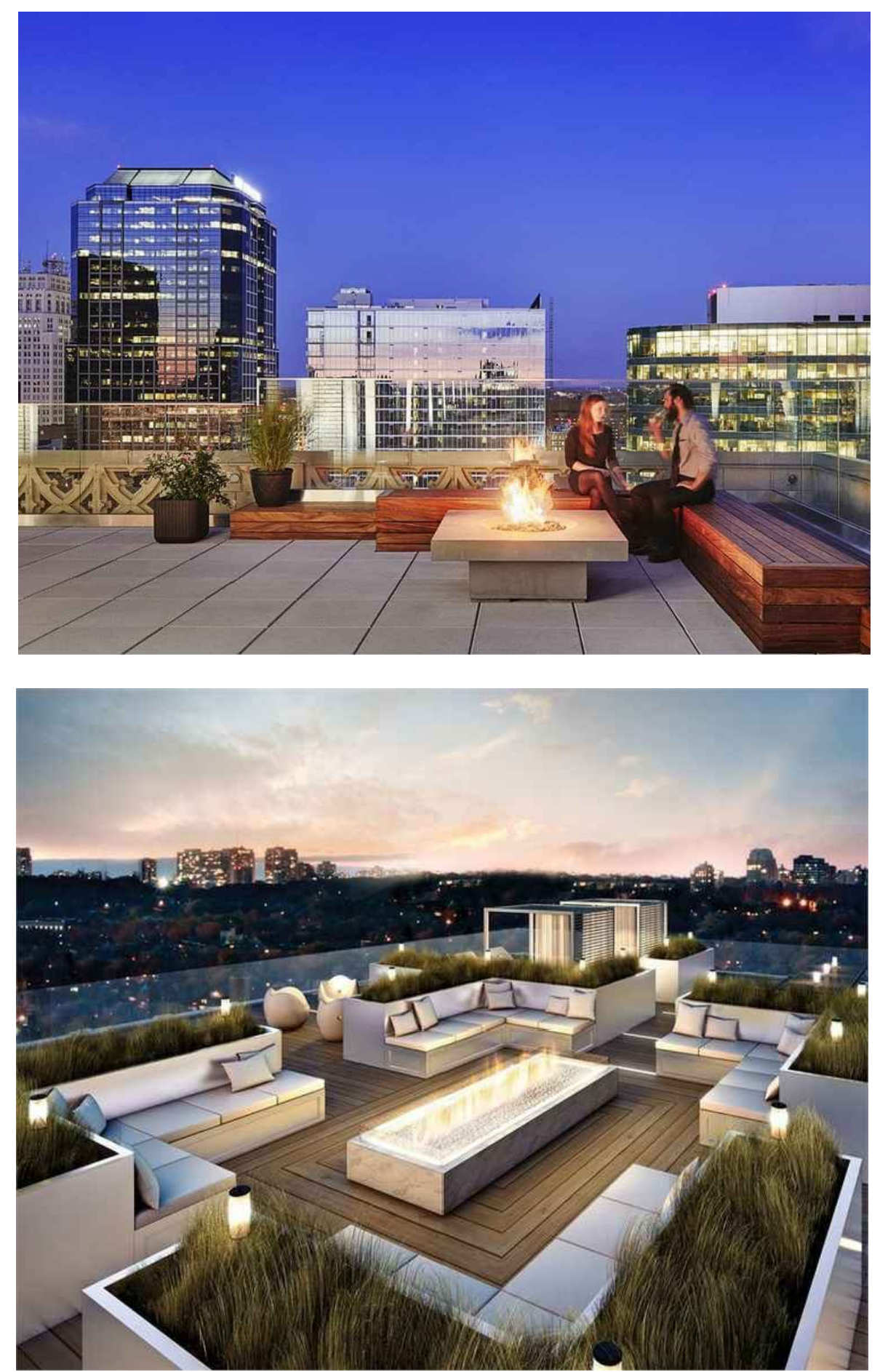
1 LANDSCAPE SITE PLAN

SCALE 3 / 16" = 1' - 0"

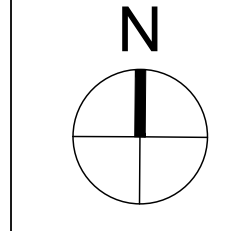




1 ROOF TOP LANDSCAPE PLAN
SCALE 1/8" = 1'-0"



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REVISIONS	DATE
1	

ISSUES	DATE	
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REZONING	2020.07.10
1	ISSUED FOR CLIENT REVIEW	2020.03.20

PROJECT NUMBER	LF05
DRAWN BY	LX
CHECKED BY	LX
DATE CHECKED	
CONSULTANT	

PROJECT
5412 CAMBIE ST APARTMENT
Vancouver, BC

DRAWING TITLE
LANDSCAPE ROOF PLAN

DRAWING No.
L2

LiveRoof® Module Sizes



permaloc® Products



permaloc
WORLD'S BEST LANDSCAPE EDGING



LiveRoof Lite

- Soil depth of 2 1/2"
- Designed for roofs that can support only 15 to 17 pounds per square foot.
- Plant mix: Sedums, low shallow rooted perennials (Fragaria sp.)
- Under special circumstances we can lighten this further to an X-Lite version that weighs only 10 lbs. per square foot when wet.

- LiveRoof Lite**
- Soil depth of 2 1/2"
 - Designed for roofs that can support only 15 to 17 pounds per square foot.
 - Plant mix: Sedums, low shallow rooted perennials (Fragaria sp.)
 - Under special circumstances we can lighten this further to an X-Lite version that weighs only 10 lbs. per square foot when wet.

LiveRoof Standard

- Soil depth of 4 1/4"
- Ideal for most applications and offers an ideal blend of aesthetics, storm water management, and cost.
- Plant Mix options: Sedums, bulbs, shallow rooted perennials and grasses

LiveRoof Standard

LiveRoof Deep

- Soil depth of 6"
- Plant mix options: Sedums, bulbs, grasses, ferns, perennials including most native species

- LiveRoof Deep**
- Soil depth of 6"
 - Plant mix options: Sedums, bulbs, grasses, ferns, perennials including most native species

LiveRoof Maxx

- Soil depth of 8"
- Ideal for perennial gardens on rooftops where access is limited and product must be carried to the site.
- Can also be used to meet special municipal codes.

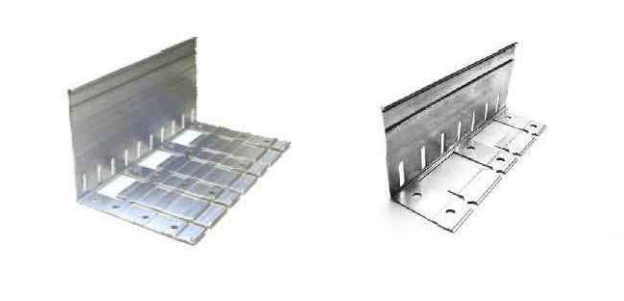
LiveRoof Maxx

Regular Inventory:

- **PermaStrip™ L-shaped Aluminum Maintenance Strip**
Unique "L" shape allows the aggregate material to be installed over the top of the horizontal base, resulting in an integrated installation. Forms straight lines by utilizing a rigid L-shaped profile, saving time and eliminating wavy, unsightly lines. Unique, sliding connection system provides quick alignment of sections during installation and eliminates any possibility of separation.
1/8" x 3.5" x 8' Mill finish—Typically used as a Maintenance Strip/Drip Edge bordering buildings, fences, walking/jogging trails and other areas where a straight or gently curving well anchored divider is required.
3/16" x 3.5" x 8' Mill finish—Used in the same locations listed above where a heavier edge is desired.

• **GeoEdge™ Aluminum Green Build Edging**

- Engineered for use in green roof applications. Used to retain green roof planting material, as well as stones, pavers and tiles for rooftop walkways. Proven successful for both Intensive and Extensive Green roofs. Light-weight, flexible restraint that provides a finished look and assures an easy installation, making it a great alternative for poured concrete in permeable pavement applications. Manufactured from recycled aluminum material and is 100% recyclable.
- 3" x 3.25" x 8' Mill finish
 - 4.25" x 3.25" x 8' Mill finish
 - 6.5" x 5.5" x 8' Mill finish
- Base Inside and Base Outside Corners for each of the sizes above also available



Plant Lists Grower's Choice (appropriate species will be selected as indicated based on suitability and availability)

<p>Sedums (not limited to this list)</p> <p><i>Sedum acre</i> <i>Sedum acre 'Aureum'</i> <i>Sedum album</i> <i>Sedum album 'Coral Carpet'</i> <i>Sedum album 'Green Ice'</i> <i>Sedum album 'Murale'</i> <i>Sedum caulicola</i> <i>Sedum caulicola 'Lidakense'</i> <i>Sedum divergens</i> <i>Sedum floriferum 'Wienhenstephaner Gold'</i> <i>Sedum hybridum 'Immergruenchen'</i> <i>Sedum kamschatcicum</i> <i>Sedum kamschatcicum 'Varigata'</i> <i>Sedum middendorffianum diffusum</i> <i>Sedum oregonum</i> <i>Sedum reflexum</i> <i>Sedum reflexum 'Blue Spruce'</i> <i>Sedum rupestre 'Angelina'</i> <i>Sedum saxangulare</i> <i>Sedum sibiricum</i> <i>Sedum spathulifolium</i> <i>Sedum spathulifolium 'Cape Blanco'</i> <i>Sedum spathulifolium 'Carnea'</i> <i>Sedum spathulifolium 'Purple'</i> <i>Sedum spurium 'Dragons Blood'</i> <i>Sedum spurium 'Royal Pink'</i> <i>Sedum spurium 'Tricolor'</i> <i>Sedum spurium 'Album Superbum'</i> <i>Sedum stefco</i></p>	<p>Bulbs</p> <p><i>Allium acuminatum</i> <i>Allium cernuum</i> <i>Allium schoenoprasum</i> <i>Brodiaea spp.</i> <i>Camassia quamash</i> <i>Narcissus spp.</i> <i>Oslinium douglasii</i></p> <p>Grasses</p> <p><i>Carex spp. (dryland)</i> <i>Festuca spp.</i> <i>Koeleria macrantha</i> <i>Calamagrostis stricta</i> <i>Sisyrinchium spp.</i> <i>Solidago canadensis</i></p> <p>Ferns—Shade</p> <p><i>Adiantum aleuticum</i> <i>Blechnum spicant</i> <i>Polypodium glycyrrhiza</i> <i>Polypodium scolieri</i> <i>Polystichum munitum</i> <i>Polystichum neolabatum</i></p>	<p>Perennials—Sun</p> <p><i>Achillea millefolium</i> <i>Anaphalis margaritacea</i> <i>Anemone multifida</i> <i>Arctostaphylos uva-ursi</i> <i>Armeria maritima</i> <i>Artemisia frigida</i> <i>Aster spp.</i> <i>Campanula rotundifolia</i> <i>Castilleja spp.</i> <i>Eriophyllum lanatum</i> <i>Fragaria spp.</i> <i>Gaillardia aristata</i> <i>Gallium boreale</i> <i>Geum triflorum</i> <i>Heuchera spp.</i> <i>Oslinium douglasii</i> <i>Penstemon spp.</i> <i>Sisyrinchium spp.</i> <i>Solidago canadensis</i></p> <p>Perennials—Shade</p> <p><i>Achlys triphylla</i> <i>Aquilegia formosa</i> <i>Cornus canadensis</i> <i>Dicentra formosa</i> <i>Fragaria chiloensis</i> <i>Geum macrophyllum</i> <i>Maianthemum dilatatum</i> <i>Tellima grandiflora</i> <i>Tolmiea menziesii</i> <i>Viola sempervirens</i></p>
---	---	---