Schedule B to Development
Permit No. 19-110

sheet schedule

SD0.01	COVER PAGE
SD1.02	CONTEXT PLANS
SD1.03	DESIGN RATIONALE
SD1.20	SITE PLAN
SD1.21	SITE SECTIONS
SD1.40	MATERIAL BOARD
SD3.01	1st LEVEL PLAN
SD4.01	BUILDING ELEVATIONS

L0.00	COVER
L0.01	CONTEXT PLAN
L1.00	SITE SURVEY
L1.01	SITE PLAN
L2.01	PLANTING PLAN
L3.01	SECTIONS
L3.02	SECTIONS
L4.01	DETAILS
L5.01	PRECEDENT IMAGES
L5.02	PRECEDENT IMAGES
L5.03	PRECEDENT IMAGES

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keystone architecture & planning ltd.

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F 1.855.398.4578

300 - 33131 south fraser way
abbotsford, bc v2s 2b1

0.1.0 project data

PROJECT:	CYPRESS POP-UP VILLAGE
PROPOSED ZONING:	RS8 SINGLE FAMILY DWELLING ZONE 8
CIVIC ADDRESS:	0
LEGAL DESCRIPTION:	LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389 AND LOT C OF LOT A BLOCK 2 DISTRICT LOT 888 PLAN 21528
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	ZONING BYLAW No. 4662, 2010, 110 DEFINITION THE FIGURE OBTAINED WHEN THE TOTAL AREA OF ALL STOREYS MEASURED TO THE EXTERIOR FACES OF THE BUILDING OR BUILDINGS INCLUDING THAT OF ACCESSORY BUILDINGS IS DIVIDED BY THE SITE AREA.
GRADE DEFINITION (ZONING):	ZONING BYLAW No. 4662, 2010, 110 DEFINITION THE UNDISTURBED GROUND LEVEL FORMED WITHOUT HUMAN INTERVENTION
BUILDING HEIGHT DEFINITION (ZONING):	ZONING BYLAW No. 4662, 2010, 120.19 BUILDING HEIGHT HEIGHT IS MEASURED FROM THE LOWER OF AVERAGE NATURAL GRADE AND AVERAGE FINISHED GRADE
MAXIMUM BUILDING HEIGHT (ZONING):	7.62 M
MINIMUM BUILDING ELEVATION:	PROPOSED - 197.50 M
AVERAGE GRADE (ZONING):	195.26 M ZONING BYLAW No. 4662, 2010, 110 DEFINITION IS MEASURED AROUND THE PERIMETER OF THE BUILDING OR STRUCTURE AT OR DIRECTLY ABOVE OR BELOW THE OUTERMOST PROJECTION OF THE EXTERIOR WALLS OR THE POSTS OF CARPORTS
LOWEST AVERAGE GRADE (BCBC 2018):	196.5 M
PROPOSED BUILDING HEIGHT (BCBC 2018):	1 STOREY - 6.97 M [REFER TO BUILDING HEIGHT DEFINITION ABOVE]
SITE AREA:	85,798 S.F. (7,970.9 S.M.) (1.97 ACRES)
LOT COVERAGE:	12,620 S.F. (1,172.4 S.M.) / 85,798 S.F. (7,970.9 S.M.) = 15%
BUILDING AREA:	12,620 S.F. (1,172.4 S.M.)
GROSS FLOOR AREA:	9,257 S.F. (860.0 S.M.) (DISCOVERY CENTER) + 2,880 S.F. (267.6 S.M.) (OFFICE) + 483 S.F. (44.9 S.M.) (SEACAN)* = 12,620 S.F. (1,172.4 S.M.)
FAR:	12,620 S.F. (1,172.4 S.M.) / 85,798 S.F. (7,970.9 S.M.) = 0.15

* SEACAN INCLUDED IN FAR CALCULATIONS

0.2.0 parking

REQUIRED (BYLAW REQUIREMENT)		COUNT		TOTAL
	AREA	SPACE / FACTOR	TOTAL	
OFFICE	2,880 S.F.	1 403.6 S.F.	7	
DISCOVERY CENTER	9,257 S.F.	1 403.6 S.F.	23	
TOTAL STALLS			30	30

PROVIDED	SMALL CAR	ACCESSIBLE	TOTAL	
STALLS	0	3	57	
TOTAL STALLS	0	3	57	57

NOTE: NI = NOT INCLUDED IN TOTALS

0.3.0 variances required

VARIANCES APPLIED FOR:

* FRONT YARD SETBACK REDUCTION FROM 9.1 m TO 6.0 m
* EAST SIDE YARD SETBACK REDUCTION FROM 20% SITE WIDTH TO 0.7 m
* WEST SIDE YARD SETBACK REDUCTION FROM 20% SITE WIDTH TO 1.5 m
* PROPERTY LINE ENCROACHMENT

location

The proposed development is located on the drive up to cypress mountain on eagle lake road off cypress bowl road. West of the site is the access to eagle lake road. To the east is forest. north of the site is cypress provincial park and the west vancouver operations centre. south of the site is the trans canada highway.

location map

aerial view looking n/w

cypress bowl looking w

cypress bowl looking e

design rationale

project description

The Cypress Pop-Up Village is intended to provide a space to host basic services to the visitors of the mountain as they access local amenities. Its simple form provides a portal to the views and program to the south. The openness of the material around this portal further add to its welcoming gesture that are framed by heavier earthy massing that connect it to the site.

The West Building portion houses a program that includes a café with access to the outdoor seated area and sea can village. Views from the café extend through the community spaces and park area toward the water. The East Building portion will house a large site model and information walls about the future Cypress Village Project and also act as an information centre for recreationalists and base for other relevant community groups with interest in the mountain activities.

The East Building portion has a large glazed façade area that faces the West Building portion and frames the court yard. The southern façade provides large areas of glazing to allow for exterior views and light access. The interior court yard created between the two Building potions provides the access to the exterior program to the south of the building and has a large central skylight to increase daylighting.

A robust landscape plan incorporates community engagement through a naturalized child play area, small grassed park, board walk, and sea cans for artist studios, food and beverage vendors. The architecture and landscape design tie the program elements together into a cohesive community hub.

the development utilizes dark, natural colours that blend in with the background of the natural environment on the mountain. rough exposed wood materials that have the texture, grain, relief and materiality indigenous to the mountainside. The structures will be lower single level buildings that will not compete with the views out to the water and vertical standing seam metal and vertical siding will echo the vertical patterning of surrounding tree trunks in the greater context of the mountain.

The applicant will be adhering to the Wildland Fire Management Guidelines prepared by Diamondhead Consulting Group that outline critical distances between natural treed areas, site trees and buildings, as well as requirements for best practices for siding and roofing building materials.

environmental sustainability

Sustainability is addressed within the development by the provision of bike racks and bike storage and large open green spaces. The development lighting will follow dark sky compliant designs and landscape lighting will be used sparingly and focused downward to illuminate walking surfaces. Storm water generated from the parking and building areas will be diverted to rain gardens to minimize run off and provide sustenance for plants suited to the local conditions.

Contextually appropriate landscape is encouraged to weave through the site at key moments to enhance the building relationship to the natural environment.

The building fenestration is oriented to take advantage of the sun to the south. Large overhangs are proposed to allow low angle winter sun from the south and west aspects to provide natural daylight and solar gain in the winter, while minimizing solar gain in the summer reducing cooling requirements in the summer.

eagle lake road perspective

breezeway perspective

entrance perspective

overall perspective

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CYPRESS POP-UP VILLAGE

SITE PLAN

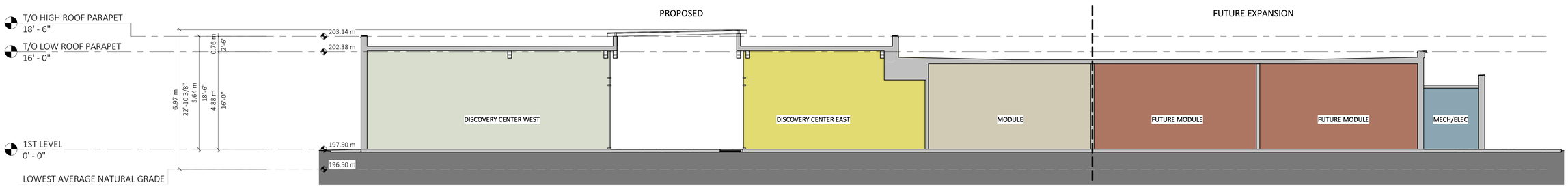
SCALE: 1" = 20'-0"

ISSUED FOR INFORMATION

20/09/09 REVISION #:

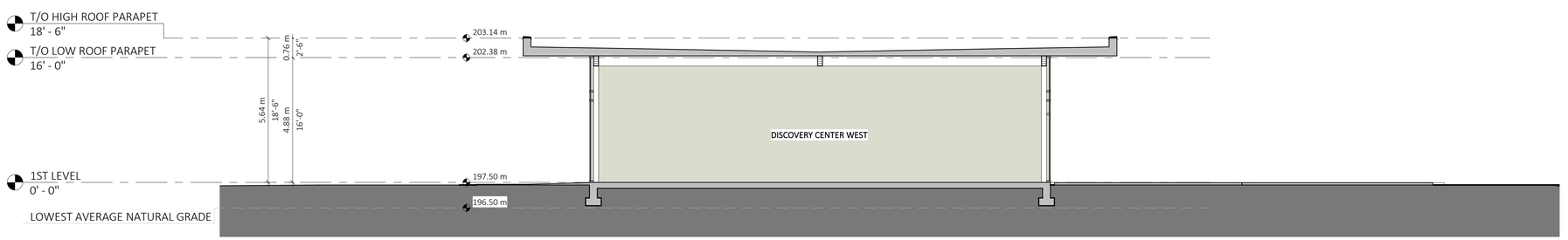
PROJECT NUMBER: 19-133

SD1.20



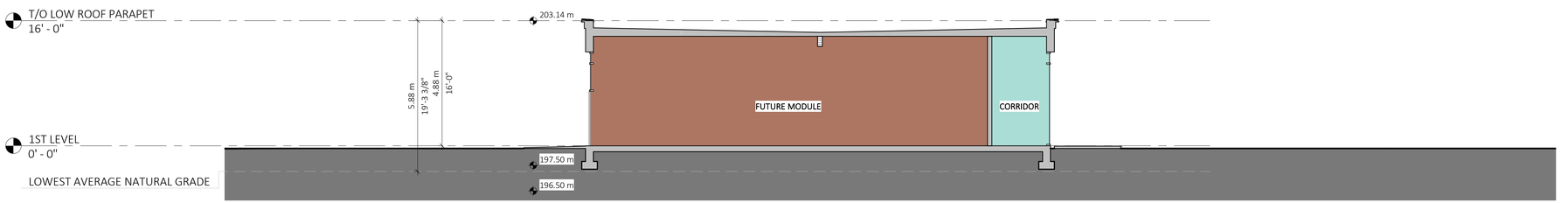
building section a

1/8" = 1'-0"



building section b

1/8" = 1'-0"

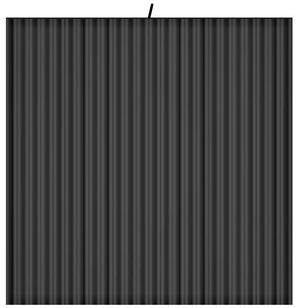


building section c

1/8" = 1'-0"

material legend

1. CEMENTITIOUS BOARD OR WOOD VERTICAL SIDING:
   - 'CHARCOAL'
2. METAL VERTICAL SIDING:
   - 'CORRUGATED' OR 'STANDING SEAM METAL PANEL'
3. STAINED CEDAR OR CEMENTITIOUS BOARD (TBC):
   - 'WOOD GRAIN'
4. GLAZED UNIT (BLACK ANODIZED OR FIBERGLASS):
   - 'BLACK', C/W GRAY SPANDREL PANEL
5. GLASS COMMERCIAL SKYLIGHT CANOPY:
   - 'CLEAR ANODIZED'
6. CONCRETE WALL:
   - COLOUR: 'CLEAR SEALER'
7. STEEL DOOR:
   - COLOUR: 'CHARCOAL'
8. STEEL DOOR:
   - COLOUR: 'CHARCOAL'
9. PARAPET METAL FLASHING:
   - COLOUR: TO MATCH SURROUNDING CLADDING
10. BREAK SHAPE METAL FLASHING:
    - COLOUR: TO MATCH SURROUNDING CLADDING
11. HEAVY WOOD/TIMBER FRAMING:
    - EXPOSED WOOD GRAIN

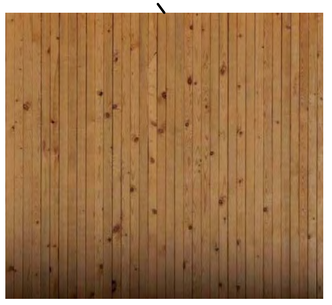


2. metal vertical siding: style 'corrugated'

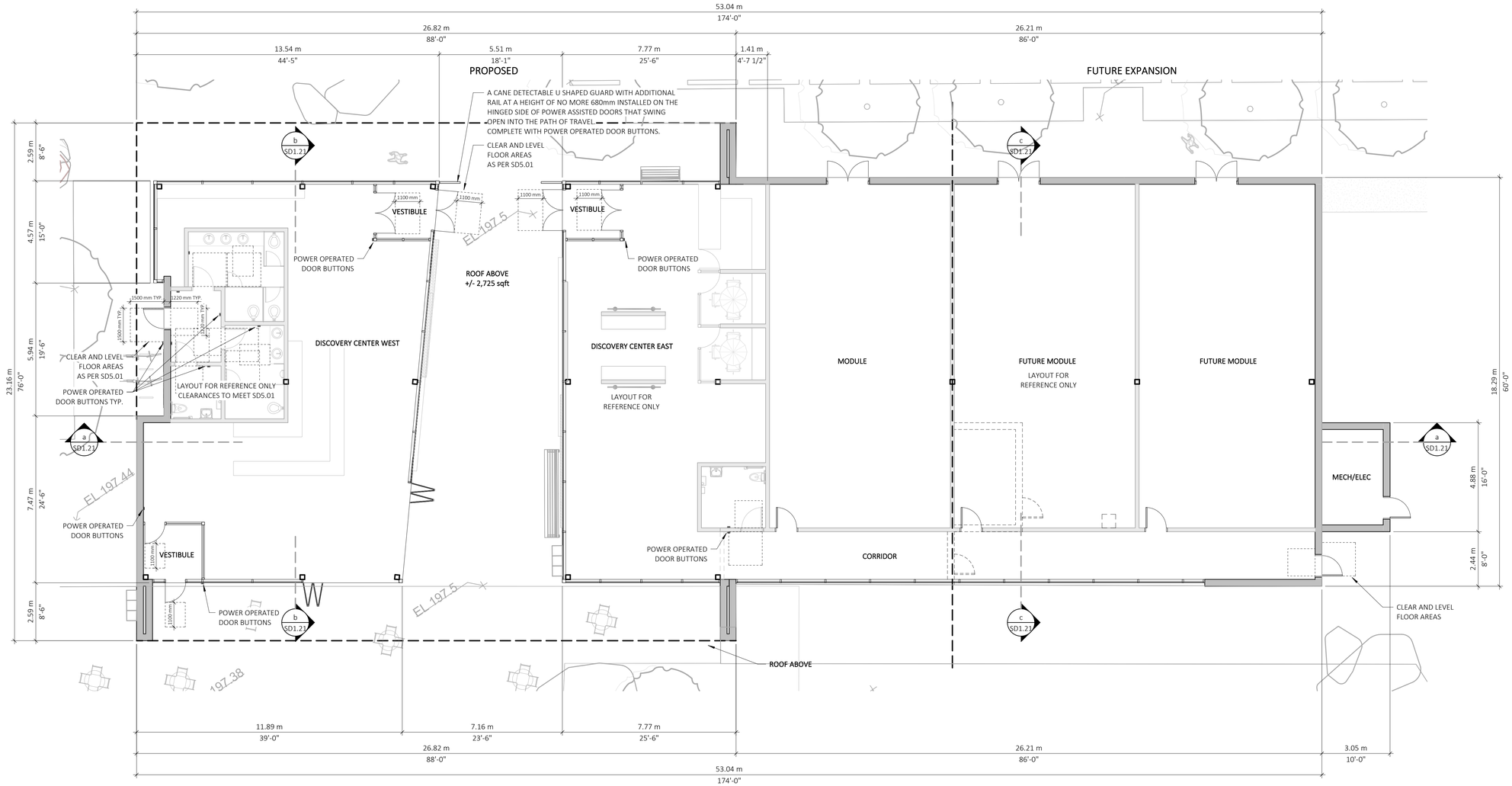
1. wood/cemetitious vertical siding : style 'charcoal'

11. heavy wood/timber framing

4. glazed unit : style 'black anodized or fiberglass'



3. wood vertical siding



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CYPRESS POP-UP VILLAGE

1st LEVEL PLAN

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

ISSUED FOR INFORMATION

20/09/09 REVISION #:

PROJECT NUMBER: 19-133

SD3.01

material legend

1. CEMENTITIOUS BOARD OR WOOD VERTICAL SIDING:
   - 'CHARCOAL'
2. METAL VERTICAL SIDING:
   - 'CORRUGATED' OR 'STANDING SEAM METAL PANEL'
3. STAINED CEDAR OR CEMENTITIOUS BOARD (TBC):
   - 'WOOD GRAIN'
4. GLAZED UNIT (BLACK ANODIZED OR FIBERGLASS):
   - 'BLACK', C/W GRAY SPANDREL PANEL
5. GLASS COMMERCIAL SKYLIGHT CANOPY:
   - 'CLEAR ANODIZED'
6. CONCRETE WALL:
   - COLOUR: 'CLEAR SEALER'
7. STEEL DOOR:
   - COLOUR: 'CHARCOAL'
8. STEEL DOOR:
   - COLOUR: 'CHARCOAL'
9. PARAPET METAL FLASHING:
   - COLOUR: TO MATCH SURROUNDING CLADDING
10. BREAK SHAPE METAL FLASHING:
    - COLOUR: TO MATCH SURROUNDING CLADDING
11. HEAVY WOOD/TIMBER FRAMING:
    - EXPOSED WOOD GRAIN

north elevation

1/8" = 1'-0"

east elevation

1/8" = 1'-0"

south elevation

1/8" = 1'-0"

west elevation

1/8" = 1'-0"

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CYPRESS POP-UP VILLAGE

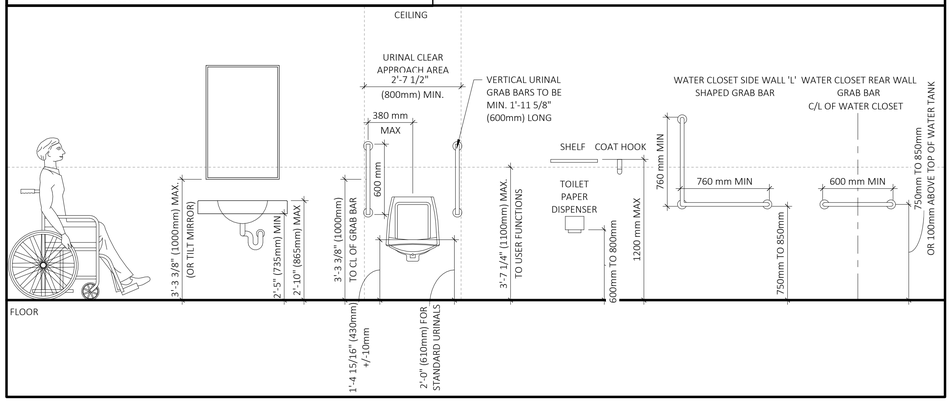
BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

ISSUED FOR INFORMATION
20/09/09 REVISION #:

PROJECT NUMBER: 19-133

SD4.01

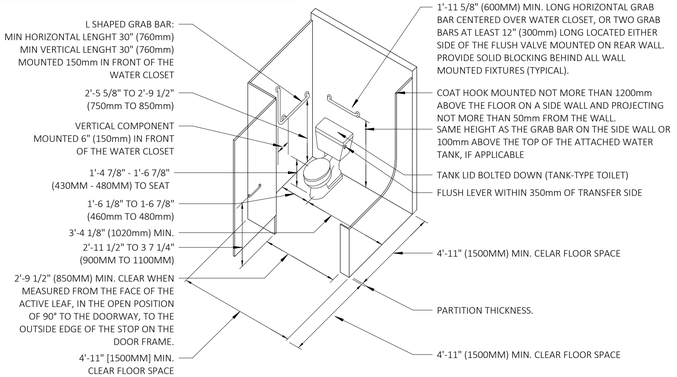
NOTE:
- REFER TO ACCESSIBLE WASHROOM CODE REQUIREMENTS
- SOAP & TOWEL DISPENSERS MUST BE LOCATED CLOSE TO THE WASH BASIN. NOTE MORE THAN 3'-11 1/4" (1100mm) ABOVE THE FINISHED FLOOR. ACCESSIBLE TO PERSONS IN WHEELCHAIRS
- WALL & FLOOR SURFACES BELOW THE UPPERMOST SURFACES OF A URINAL SHALL BE PROTECTED FROM DETERIORATION BY IMPERVIOUS AND DURABLE MATERIAL FOR A DISTANCE FROM THE URINAL TO A POINT NOT LESS THAN 900mm FROM THE PROJECTED OUTLINE OF THE URINAL ON TO THE WALL OR FLOOR



WASHROOM ACCESSORIES

1/2" = 1'-0"

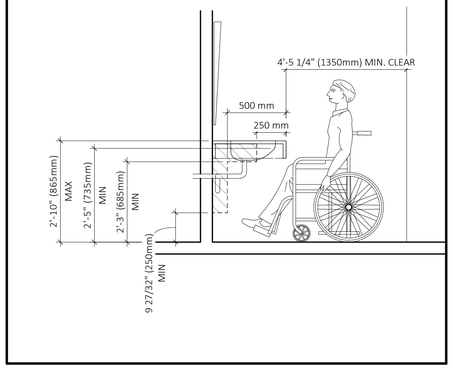
NOTE:
- REFER TO ACCESSIBLE WASHROOM CODE REQUIREMENTS
- ALL DIMENSIONS ARE TO THE ***FINISHED*** WALL SURFACE; ADJUST DIMENSIONS TO SUIT FINAL WALL FINISH



ACCESSIBLE WATER CLOSET

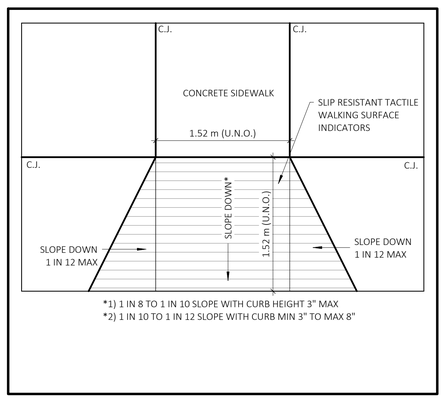
1 1/2" = 1'-0"

NOTE:
- PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES (TYPICAL).
- REFER TO ACCESSIBLE WASHROOM CODE REQUIREMENTS



WASH BASIN CLEARANCE

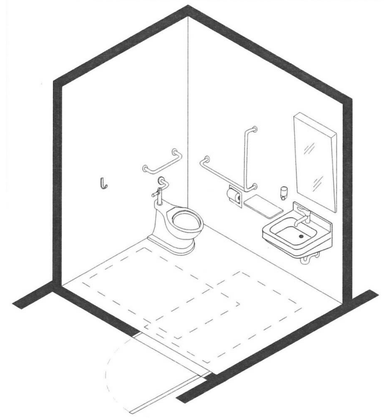
1/2" = 1'-0"

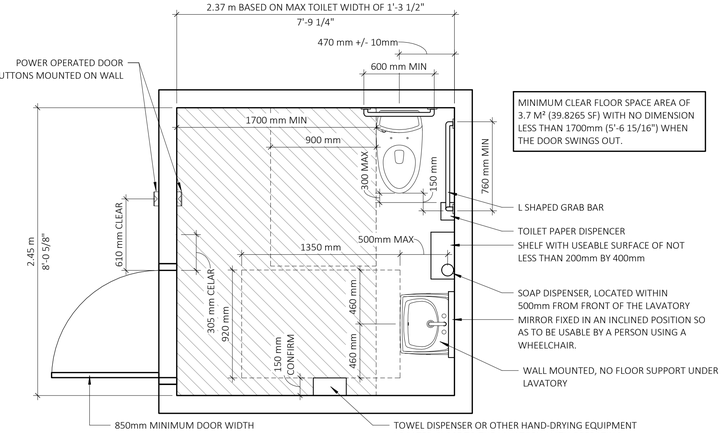


SIDEWALK LETDOWN

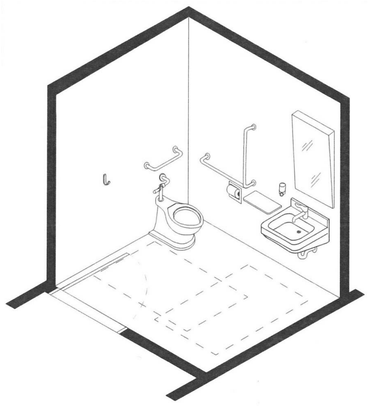
3/8" = 1'-0"

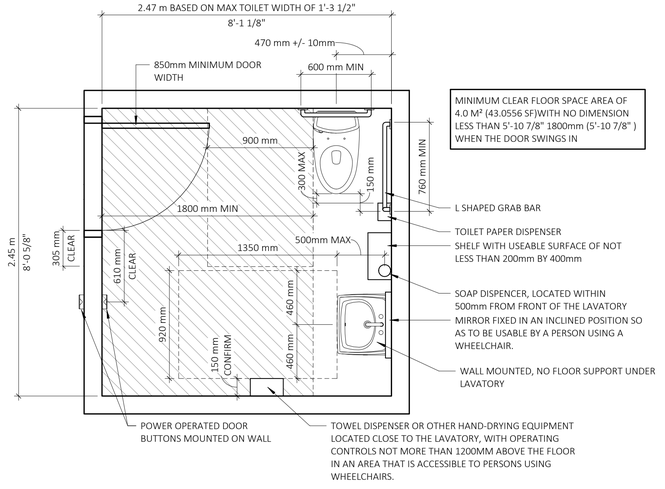
NOTE:
- REFER TO ACCESSIBLE WASHROOM CODE REQUIREMENTS
- ALL DIMENSIONS ARE TO THE ***FINISHED*** WALL SURFACE; ADJUST DIMENSIONS TO SUIT FINAL WALL FINISH.





MINIMUM CLEAR FLOOR SPACE AREA OF 3.7 M² (39.8265 SF) WITH NO DIMENSION LESS THAN 1700mm (5'-6 15/16") WHEN THE DOOR SWINGS OUT.





MINIMUM CLEAR FLOOR SPACE AREA OF 4.0 M² (43.0556 SF)WITH NO DIMENSION LESS THAN 5'-10 7/8" 1800mm (5'-10 7/8") WHEN THE DOOR SWINGS IN

UNIVERSAL WASHROOM LAYOUT #1

1/2" = 1'-0"

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CYPRESS POP-UP VILLAGE

ACCESSIBILITY DETAILS

SCALE: As indicated

ISSUED FOR INFORMATION

20/09/09 REVISION #:

PROJECT NUMBER: 19-133

SD5.01

PROJECT NAME
CYPRESS POP-UP VILLAGE

CIVIC ADDRESS
CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD WEST VANCOUVER

LEGAL ADDRESS
LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING LIST

L0.00	COVER
L0.01	CONTEXT PLAN
L1.00	SITE SURVEY
L1.01	SITE PLAN
L1.02	ALTERNATIVE / INTERIM SITE PLAN
L2.01	PLANTING PLAN
L3.01	SECTIONS
L3.02	SECTIONS
L4.01	DETAILS
L5.01	PRECEDENT IMAGES
L5.02	PRECEDENT IMAGES
L5.03	PRECEDENT IMAGES

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-08-28	Issued for Development Permit

PROJECT

CYPRESS POP-UP VILLAGE

ADDRESS

CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD WEST VANCOUVER

LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE

COVER

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NORTH

SCALE

NA

PROJECT NO.	**19032**		
DATE	**2019-05-10**		
FILE NAME	**19032 PLAN.vwx**		
PLOTTED	**2020-08-28**		
DRAWN	**HP**	REVIEWED	**PL**

DRAWING

L0.00

PWL partnership

PWL Partnership Landscape Architects Inc

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REVISIONS AND ISSUES

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PROJECT

CYPRESS POP-UP VILLAGE

ADDRESS

CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD
WEST VANCOUVER

LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE

SITE SURVEY

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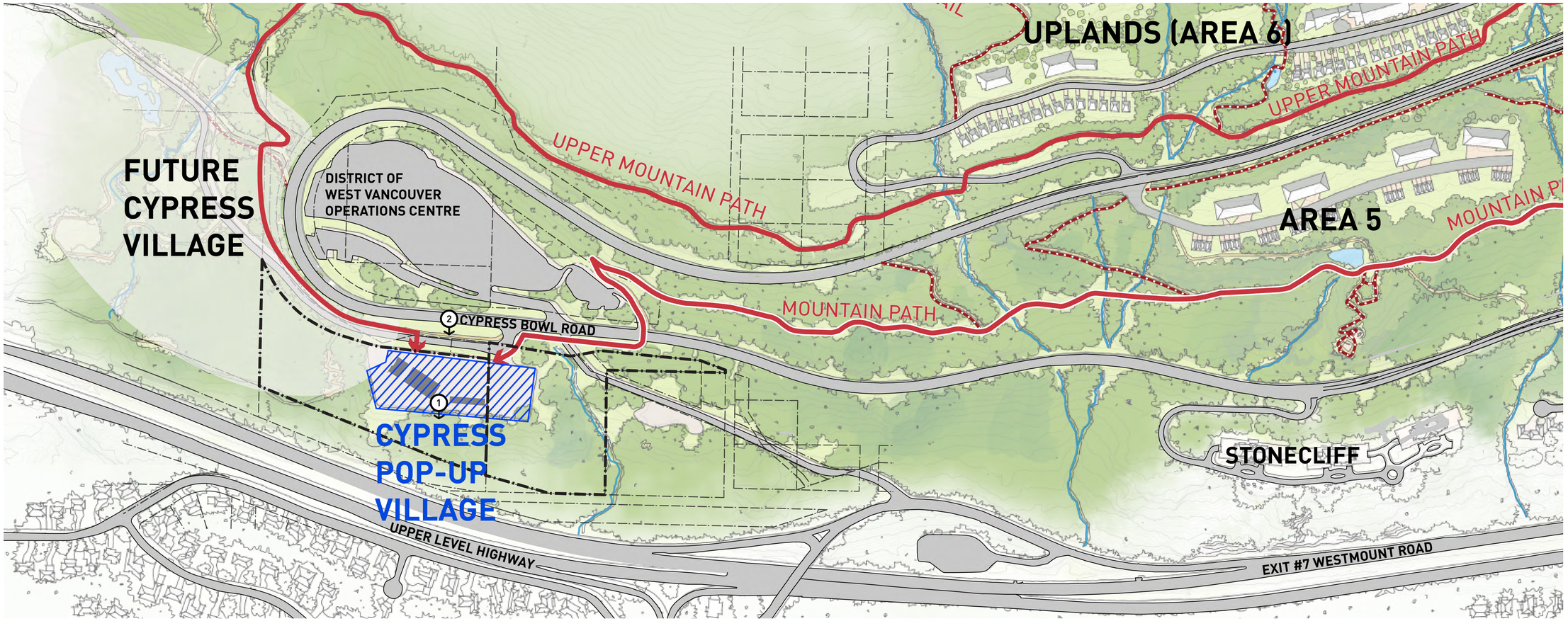
NORTH

SCALE 1: 250

PROJECT NO.	19032		
DATE	2019-05-10		
FILE NAME	19032 PLAN.vwx		
PLOTTED	2020-08-24		
DRAWN	HP	REVIEWED	PL

DRAWING

L1.00



Project Brief

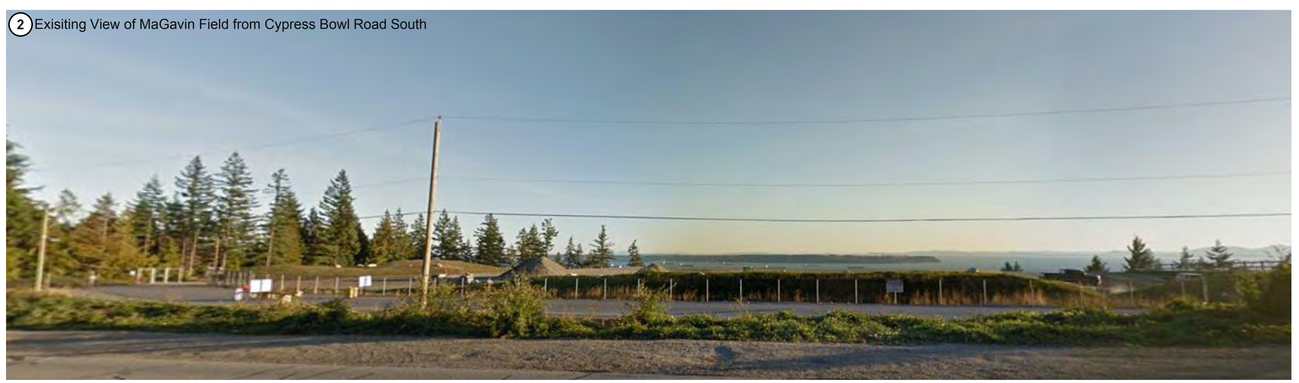
The Cypress Popup Village is planned as a 10 year installation that will activate lands adjacent to the centre of the future Cypress Village with a variety of uses while the permanent village is being planned and constructed. Designated for long term community use, public access and amenity will be brought to the lands early through the construction of landscaped public spaces, parking, washrooms and a Discovery Centre complex. The discovery buildings include a principle building with coffee shop and several seacan structures that will display maps and interpretative materials of the Hollyburn Mountain area as well as works from local artists. Combined with these uses is a Presentation Centre and Office space for British Pacific Properties that complement the discovery and public uses by further activating the site with visitors and users. The combined operations and management of the entire site will allow for public access and use of the site that is equivalent to other public parks in West Vancouver.

The constructions of the Cypress Popup Village is expected to occur in phases with the landscaped public spaces, parking, washroom and early discovery uses being delivered first, followed by the primary Discovery Centre, Presentation Centre and Office Space. At occupation of the permanent Cypress Village, it is anticipated that the Presentation Centre and Office Space will be relocated into the new village centre and the Popup Village lands then will be adapted and re-envisioned as community space appropriate to complement the new adjacent village.

Existing Condition The flat manufactured site of McGavin Field is currently under licence to British Pacific Properties for construction and staging uses.

1 South View from McGavin Field

2 Exisiting View of MaGavin Field from Cypress Bowl Road South



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REVISIONS AND ISSUES

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PROJECT

CYPRESS POP-UP VILLAGE

ADDRESS

CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD WEST VANCOUVER

LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE

CONTEXT PLAN

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NORTH

SCALE NA

PROJECT NO.	19032
DATE	2019-05-10
FILE NAME	19032 PLAN.vwx
PLOTTED	2020-08-24
DRAWN	HP
REVIEWED	PL

DRAWING

L0.01

DESIGN RATIONALE

The landscape aesthetic of the Cypress Popup Village is premised on using nature and contextually appropriate materials and colours that are assembled and weaved through the site to highlight key moments and enhance the relationship between the buildings and natural environment. Wood milled from local trees are used for the boardwalk, boulders and other site accents are source from local rock quarries and vegetation complements the surrounding natural environment. Where not infiltrated, stormwater travels in rain gardens from the parking area and buildings to the existing stormwater pond onsite.

LAYOUT AND MATERIALS GENERAL NOTES

1. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS SCHEMATIC AT THIS STAGE.

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION	
F3	PRE-MANUFACTURED BENCH	L5.02
F3	PRE-MANUFACTURED PICNIC TABLE	L5.02
F3	BIKE RACK	L5.02
F4	TRASH AND RECYCLINGS	L5.02
F3	PRE-MANUFACTURED HARVEST TABLE	L5.02
F3	NATURAL PLAY AREA: LOGS/BOULDERS/STUMPS	L5.01

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION	
H2	NATURAL FOUND BOULDER	
H2	GUARDRAIL	
H3	WOODLOG	L5.01

LIGHTING MATERIALS LEGEND

KEY	DESCRIPTION	
L2	LED CATENARY LIGHTS	L5.02
L1	LANDSCAPE LIGHTING BOLLARD	L5.01

PAVING MATERIALS LEGEND

KEY	DESCRIPTION	
P2	CONCRETE UNIT PAVER	2 L4.01 L5.02
P3	CAST IN PLACE CONCRETE PAVING	1 L4.01
P1	TIMEBER DECKING	4 L4.01
P1	COMPACTED GRANULAR PAVING	3 L4.01
P3	ASPHALT PAVING (PARKING LOT)	
P1	RIVER ROCK	L5.02
P1	ENGINEERED WOOD FIBER PLAY SURFACING	5 L4.01

GRADING LEGEND

EL 0.00'	Existing Elevation
EL 0.94'	Proposed Elevation
AD	Area Drain
CB	Catch Basin

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-08-28	Issued for Development Permit

PROJECT

CYPRESS POP-UP VILLAGE

ADDRESS

CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD WEST VANCOUVER

LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE

SITE PLAN

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NORTH

SCALE 1: 250

PROJECT NO.	19032
DATE	2019-05-10
FILE NAME	19032 PLAN.vwx
PLOTTED	2020-08-28
DRAWN	HP
REVIEWED	PL

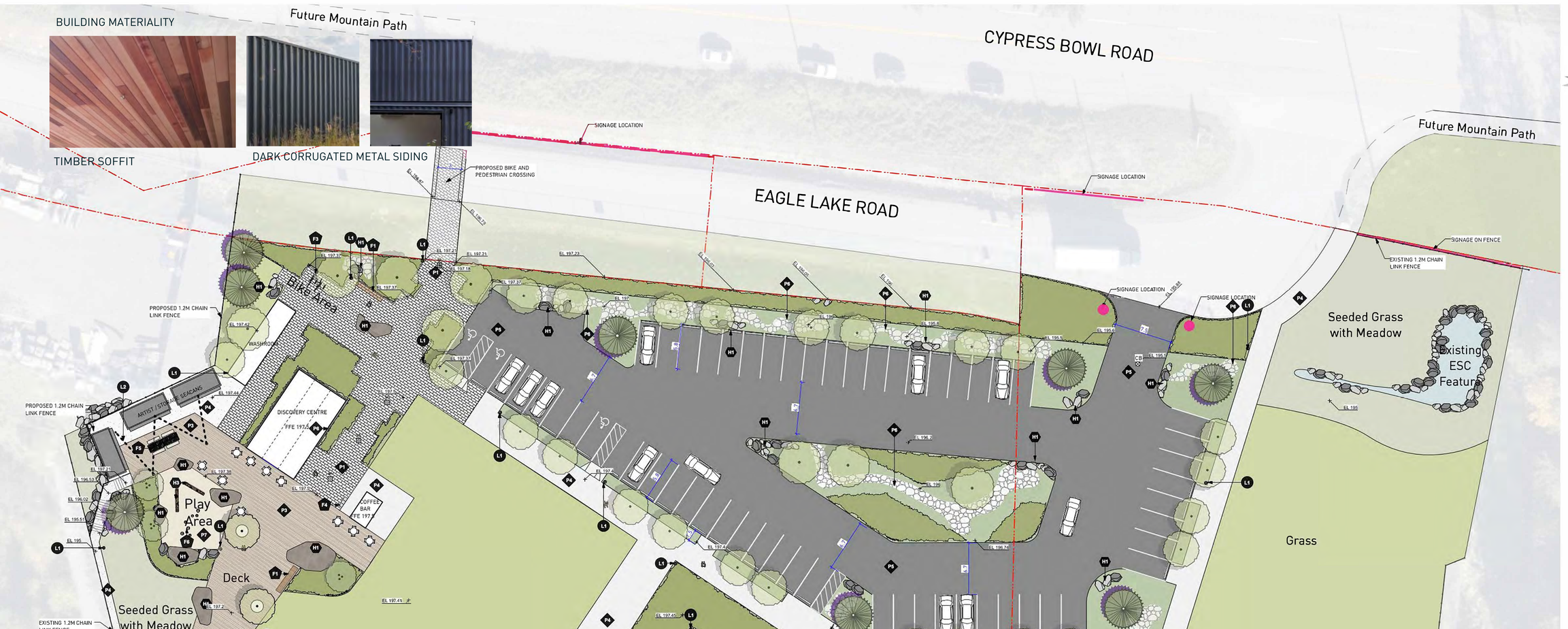
DRAWING

L1.01

BUILDING MATERIALITY

TIMBER SOFFIT

DARK CORRUGATED METAL SIDING



LAYOUT AND MATERIALS GENERAL NOTES

1. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS SCHEMATIC AT THIS STAGE.

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION	
F3	PRE-MANUFACTURED BENCH	L5.02
F3	PRE-MANUFACTURED PICNIC TABLE	L5.02
F3	BIKE RACK	L5.02
F3	TRASH AND RECYCLINGS	L5.02
F3	PRE-MANUFACTURED HARVEST TABLE	L5.02
F3	NATURAL PLAY AREA: LOGS/BOULDERS/STUMPS	L5.01

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION	
H1	NATURAL FOUND BOULDER	
H2	GUARDRAIL	
H3	WOOD LOG	L5.01

LIGHTING MATERIALS LEGEND

KEY	DESCRIPTION	
L1	LED CATENARY LIGHTS	L5.02
L1	LANDSCAPE LIGHTING BOLLARD	L5.01

PAVING MATERIALS LEGEND

KEY	DESCRIPTION	
P1	CONCRETE UNIT PAVER	2 L4.01, L5.02
P2	CAST IN PLACE CONCRETE PAVING	1 L4.01
P2	TIMEBER DECKING	4 L4.01
P4	COMPACTED GRANULAR PAVING	3 L4.01
P5	ASPHALT PAVING (PARKING LOT)	
P2	RIVER ROCK	L5.02
P2	ENGINEERED WOOD FIBER PLAY SURFACING	5 L4.01

GRADING LEGEND

EL 0.00 / EL 0.94'	Existing Elevation
	Proposed Elevation
AD	Area Drain
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DRAWING TITLE

ALTERNATIVE / INTERIM SITE PLAN

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NORTH

SCALE 1: 250

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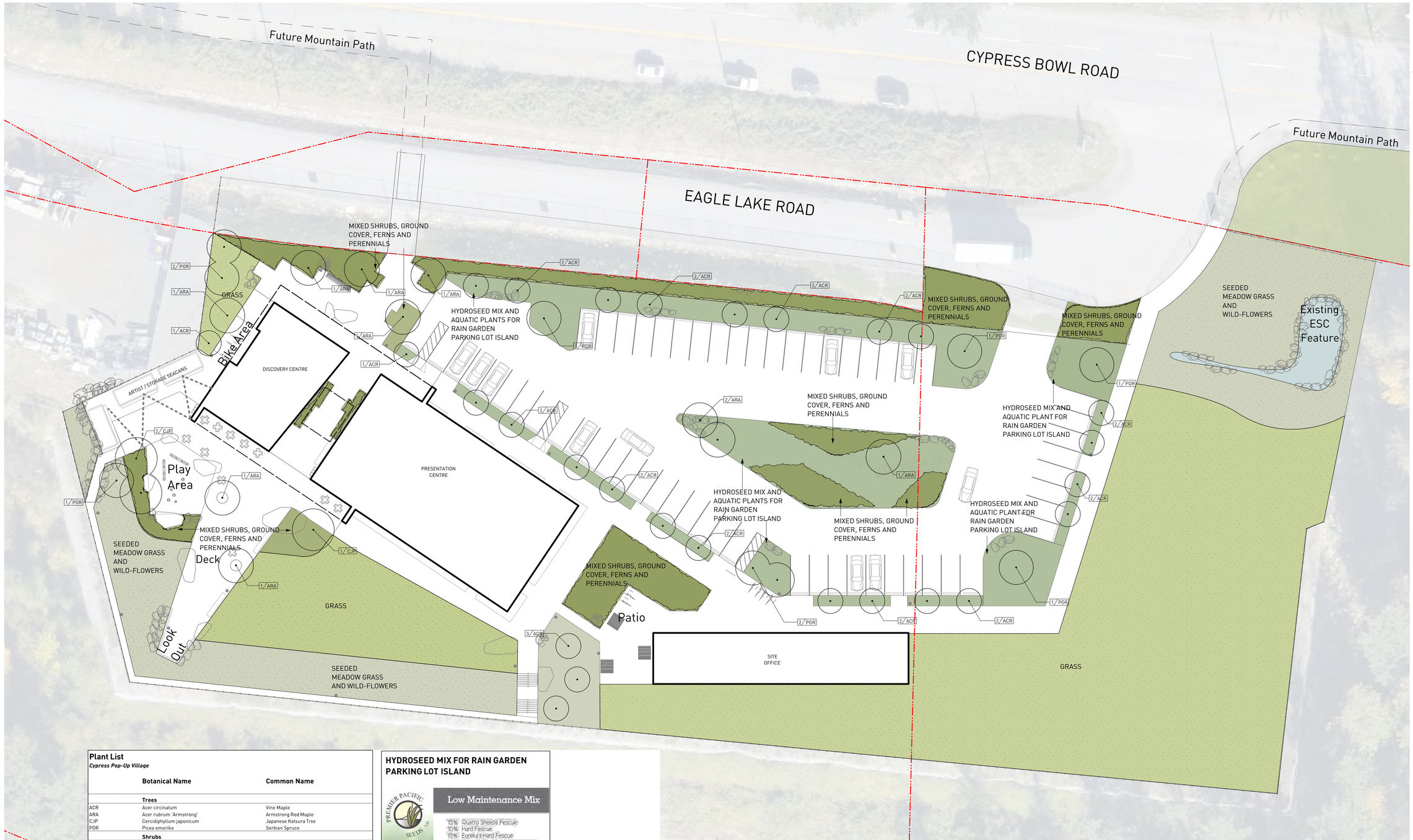
DATE	2019-05-10
FILE NAME	19032 PLAN.vwx
PLOTTED	2020-08-28
DRAWN	HP
REVIEWED	PL

DRAWING

L1.02



Plant List

Cypress Pop-Up Village

	Botanical Name	Common Name
	Trees	
ACR	Acer circinatum	Vine Maple
ARA	Acer rubrum 'Armstrong'	Armstrong Red Maple
CJP	Cercidiphyllum japonicum	Japanese Katsura Tree
POR	Picea omorika	Serbian Spruce
	Shrubs	
CSK	Cornus sericea 'Kelseyii'	Kelseyii Dogwood
LPL	Lonicera pileata	Privet Honeysuckle
MAG	Mahonia aquifolium	Oregon Grape
PMP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine
RSA	Ribes sanguineum	Flowering Currant
RGY	Rosa gymnocarpa	Baldhip Rose
SMM	Symphoricarpos mollis	Trailing Snowberry
VCD	Vaccinium corymbosum 'Duke'	Duke Blueberry
VOT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry
	Ground Cover	
AUV	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick
FCH	Fragaria chiloensis	Beach Strawberry
FVS	Fragaria vesca	Woodland Strawberry
MRS	Mahonia repens	Creeping Barberry
PMY	Paxistima mysinites	Oregon Boxwood
	Perennials	
EPR	Echinecea purpurea	Purple Cone Flower
	Ornamental Grasses	
CID	Carex morrowii 'Ice Dance'	Variegated Sedge
	Aquatic Plants	
COB	Carex obnupta	Slough Sedge
CRS	Carex rostrata	Beaked Sedge
JEF	Juncus effusus	Common Rush
SMC	Scirpus microcarpus	Smallfruit Bulrush
	Ferns	
PMU	Polystichum munitum	Western Sword Fern

HYDROSEED MIX FOR RAIN GARDEN PARKING LOT ISLAND

PREMIER PACIFIC SEEDS Ltd.

Low Maintenance Mix

- 15% Quatro Sheeps Fescue
- 10% Hard Fescue
- 15% Eureka II Hard Fescue
- 10% Chantilly Creeping Red Fescue
- 20% Creeping Red Fescue
- 10% Longfellow 3 Chewings Fescue
- 20% Envy Perennial Ryegrass

For low maintenance and shady areas

Seeding Rate: 3-6 Lb. / 1,000 sq. ft.

***Meadow Mix** - 95% Custom Fescue Mix + 5% Custom Wildflower Mix*

Custom Fescue Mix (95%):

Mix to include:
Hard Fescue (28%),
Sheeps Fescue (25%),
Native Red Fescue (ssp. Molate) (20%),
Western Fescue (10%),
Roemer's Fescue (10%),
Red Top (2%).

Custom Wildflower Mix (5%):

Mix to include equal percentages of:
Strawberry Clover,
White Alyssum,
English Daisy,
Baby Blue Eyes,
Creeping Thyme.

KEY

- MIXED FLOWERS AND SHRUBS
- GRASS
- RAIN GARDEN
- MIXED MEADOW GRASS AND WILD FLOWERS

PLANTING STRATEGY

Greenery in Cypress Pop-up Village is designed to achieve screening and shading, stormwater management, and view framing. A mix of ornamental shrubs, groundcover and perennials are used to welcome visitors at the entrances from Eagle Lake Road. Tree canopies provide shading at the parking lot and along the path. Aquatic plants at the parking lot islands work together with grades to capture rainwater on site. A combination of conifer trees, deciduous trees and hedges screen the site office from the parking lot and adjacent sites. Trees at the deck are located purposely to frame the primary view from the front entrance. Two different sizes of grass areas set the stage for informal feild play and potential community events and gatherings.

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PROJECT

CYPRESS POP-UP VILLAGE

ADDRESS

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DRAWING TITLE

PLANTING PLAN

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NORTH

SCALE 1: 250

PROJECT NO.	19032
DATE	2019-05-10
FILE NAME	19032 PLAN.vwx
PLOTTED	2020-09-04
DRAWN	HP
REVIEWED	PL

DRAWING

L2.01

1 **SECTION 1**
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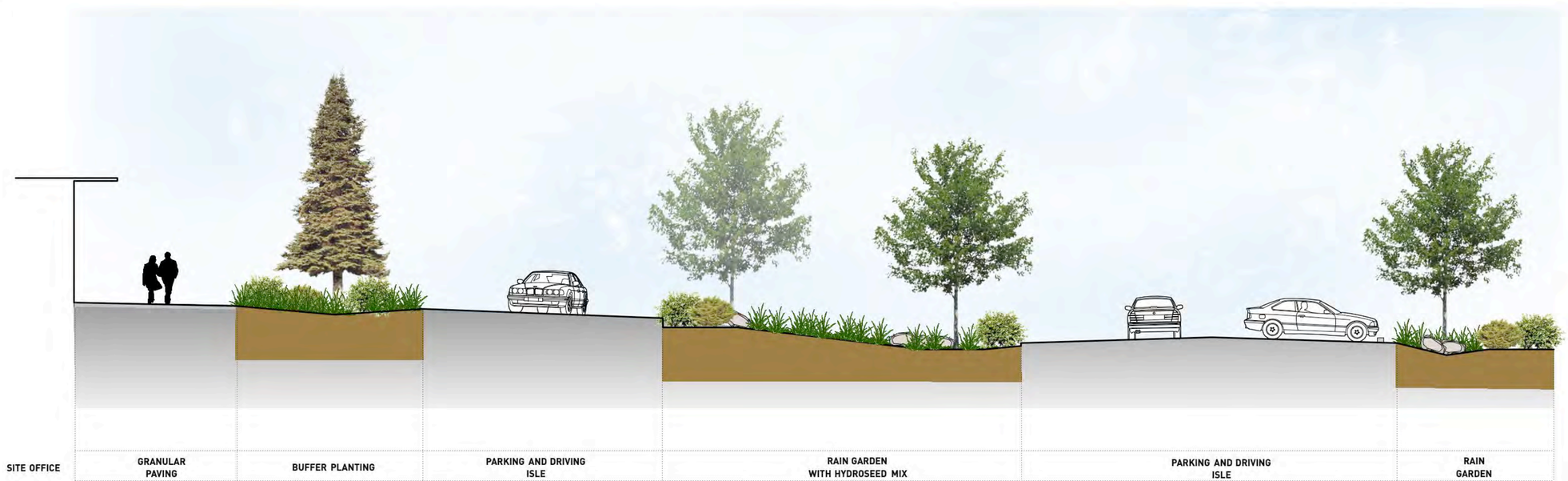

2 **SECTION 2**
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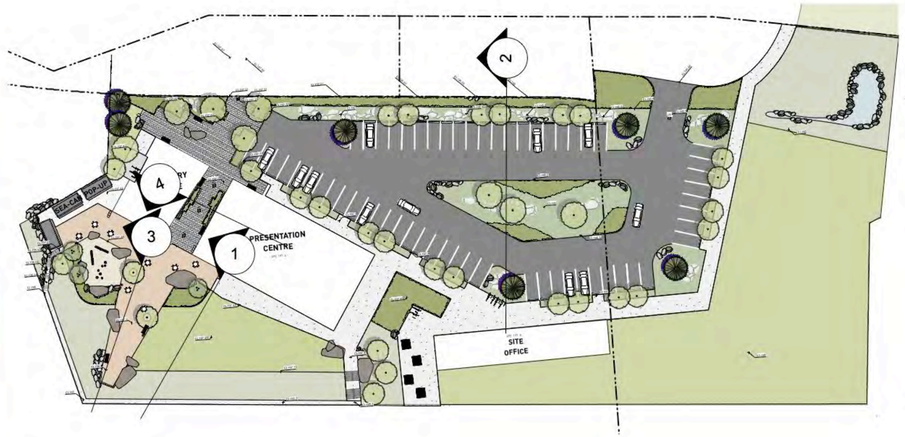

KEY PLAN Not To Scale

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Cypress Pop-up Village

ADDRESS
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LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE
SECTIONS

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NORTH

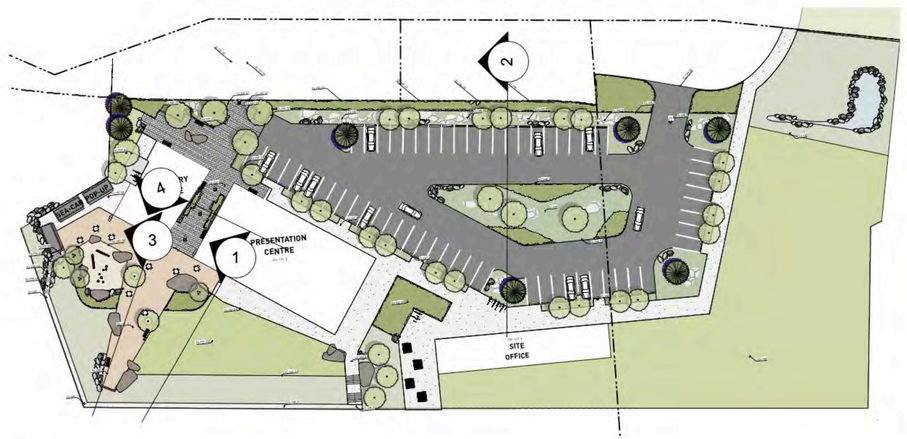
SCALE 1:75

PROJECT NO.	19032
DATE	2019-05-10
FILE NAME	19032 SECTIONS.vwx
PLOTTED	2020-08-28
DRAWN	REVIEWED

DRAWING
L3.01

3 **SECTION 3**
Scale: 1:75

4 **SECTION 4**
Scale: 1:75



KEY PLAN Not To Scale

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PROJECT

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WEST VANCOUVER

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DRAWING TITLE

SECTIONS

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NORTH

SCALE 1:75

PROJECT NO.	19032
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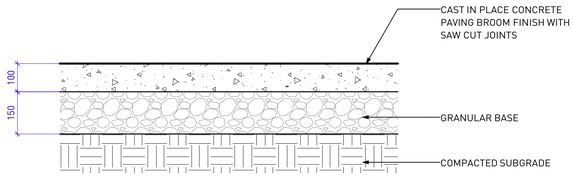
PLOTTED	2020-08-28
DRAWN	REVIEWED

DRAWING

L3.02



1 CAST IN PLACE CONCRETE ON GRADE (BIKE AREA PAD)
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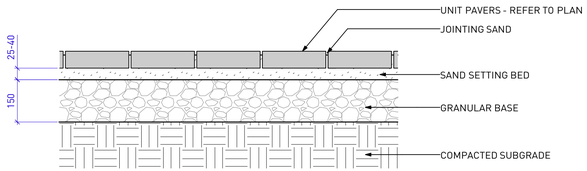

2 PRE-CAST CONCRETE UNIT PAVERS ON GRADE
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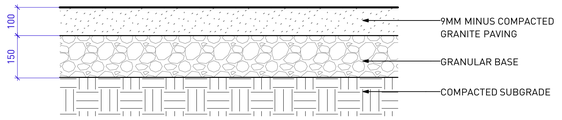

3 GRAVEL PAVING
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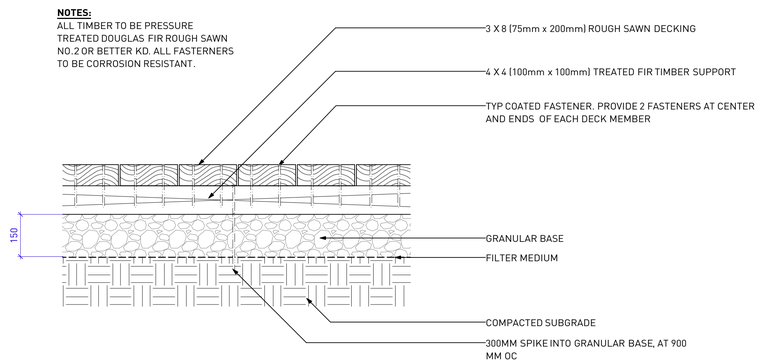
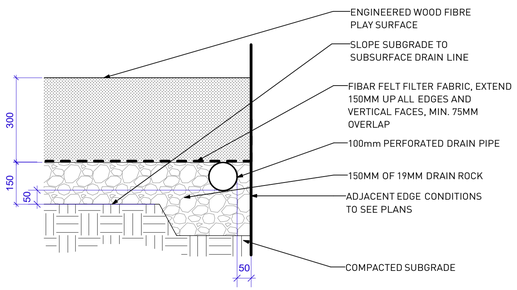


4 TIMBER BOARDWALK - TYPICAL SECTION
Scale: 1:10



5 ENGINEERED WOOD FIBRE PLAY SURFACING
Scale: 1:10

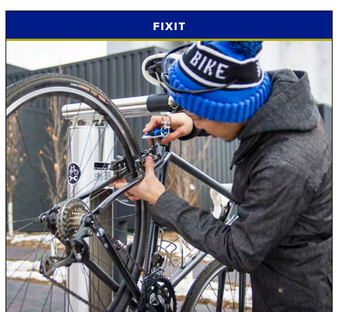
NOTES:
ENGINEERED WOOD FIBRE PLAY SURFACE SPECIFICATION.
FIBAR OR PRE-APPROVED EQUAL.

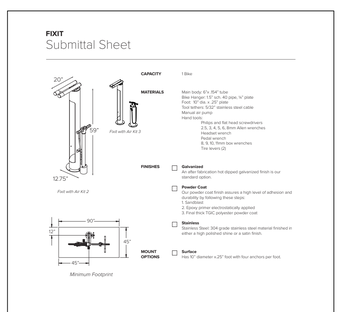
Accessibility of Surface Systems - ASTM F1951: Determination of accessibility of surface systems under and around playground equipment.

Impact Attenuation - ASTM F1292: Impact attenuation of surface systems under and around playground equipment.

Standard for Engineered Wood Fiber - ASTM F2075: Minimum characteristics for those factors that determine particle size, consistency, purity and ability to drain.

IPEMA Certification: Manufacturer must provide proof of certification. "In the interest of public playground safety, IPEMA provides an independent laboratory which validates a manufacturer's certification of conformance to ASTM F1292 and ASTM F2075. A list of current validated products, their thickness and critical heights may be viewed at www.ipema.org."





6 BIKE FIX IT STATION (AT BIKE AREA)

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-08-28	Issued for Development Permit

PROJECT
CYPRESS POP-UP VILLAGE

ADDRESS
CIVIC ADDRESS : 3770 CYPRESS BOWL ROAD WEST VANCOUVER
LEGAL ADDRESS : LOT 1 DISTRICT LOT 888 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP389

DRAWING TITLE
DETAILS

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NORTH
SCALE
As Shown

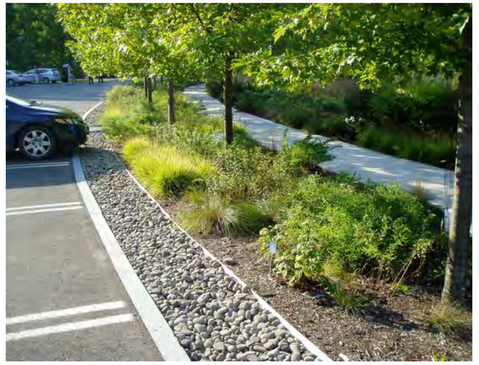
PROJECT NO.	19032	
DATE	2019-05-10	
FILE NAME	19032 DETAILS.vwx	
PLOTTED	2020-08-28	
DRAWN	CB	REVIEWED

DRAWING
L4.01

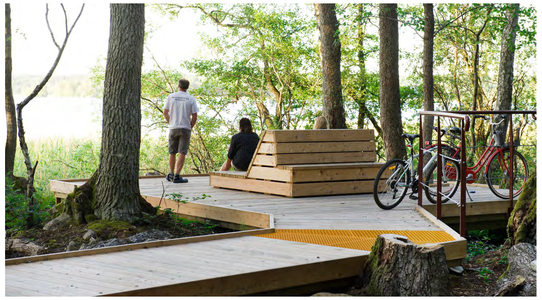
SPATIAL EXPERIENCE

ACTIVITIES

RAIN GARDEN



GATHERING SPACES



PAVING VS PLANTING CHARACTER

PWL partnership
FURNITURE

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NORTH

SCALE **NA**

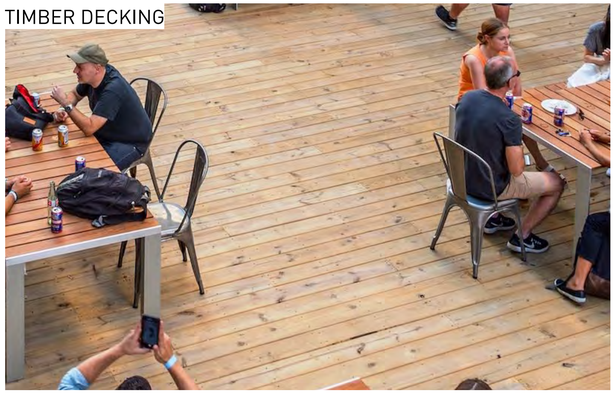
PROJECT NO.	**19032**		
DATE	**2019-05-10**		
FILE NAME	**19032 PLAN.vwx**		
PLOTTED	**2020-08-24**		
DRAWN	**HP**	REVIEWED	**PL**

DRAWING

L5.01

PAVING MATERIAL

TIMBER DECKING



GRANULAR PAVING

WOOD FIBER PLAY SURFACE

RIVER ROCK

CONCRETE UNIT PAVERS

OBSTACLE WARNING

FURNITURE CHARACTER

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SCALE

NA

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DATE	2019-05-10		
FILE NAME	19032 PLAN.vwx		
PLOTTED	2020-08-24		
DRAWN	HP	REVIEWED	PL

DRAWING

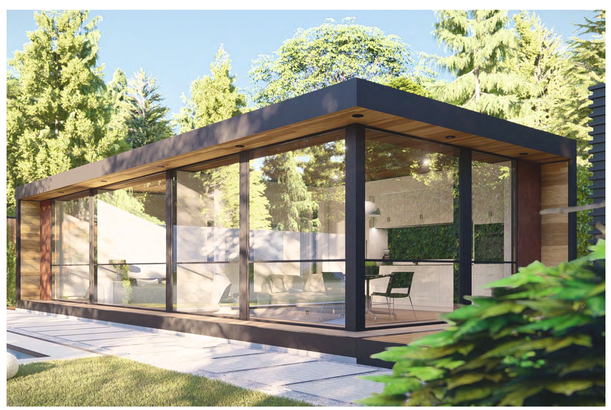
L5.02

SITE SIGNAGE

SITE OFFICE

ARTIST/ STORAGE SCANCANS

ALTERNATIVE / INTERIM DISCOVERY CENTRE SEACAN



ALTERNATIVE / INTERIM WASHROOM BUILDING

ALTERNATIVE / INTERIM COFFEE BAR SEACAN

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SCALE

NA

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DRAWN	HP	REVIEWED	PL

DRAWING

L5.03