



District of West Vancouver 8.2

Development Permit No. 14-006

Current Owner: HOLLYBURN PROPERTIES LTD.

This Development Permit applies to:

Civic Address: 195 21st Street, West Vancouver

Legal Description: 006-702-121
LOT C (EXPLANATORY PLAN 10675) OF LOT 13 BLOCKS 7 TO
12 DISTRICT LOT 775 PLAN 4595
(the 'Lands')

1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ambleside Apartment Development Permit Area to promote a high standard of construction, to integrate new development with existing views, circulation and the character of existing buildings, and to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages, and subject to Guidelines BF-B4 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 The following requirements and conditions shall apply to the Lands:

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A.
- 2.2 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.3 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any building on the lands.
- 2.4 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached Schedule A.
- 2.5 Sustainability measures and commitments shall take place in accordance with the attached Schedule A.
- 2.6 All balconies, decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.

- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementation of the sediment control measures.

4.0 Prior to Building Permit issuance:

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan; and
 - (d) repaving along the frontage of the Lands,must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Development Engineering.

5.0 Security for Landscaping

- 5.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.4 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$240,000 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- 5.2 Release of the Landscape Deposit:
 - (a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District that:
 - a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
 - b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then the District will release 80% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a minimum of a one-year period following certification that the Landscaping Works has been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

5.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any building identified on the attached Schedule A, until:
 - a. all of the Landscaping Works are completed, or
 - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific building identified on Schedule A only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific building only, as determined and certified by the consultant of record; and
 - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works have been completed.

- 5.4 In the event that the Landscaping Works are not completed as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the Landscaping Works so as to satisfy the terms of the Development Permit, and recover the costs of doing so from the security deposited or recover any costs incurred over and above the amount of the security deposited, including the costs of administration and supervision.

- 6.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay,

interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 6.0, THIS PERMIT IS ISSUED ON _____.

Schedules:

A – Architectural plans and landscaping

SCHEDULE 'A'
DP 14-006

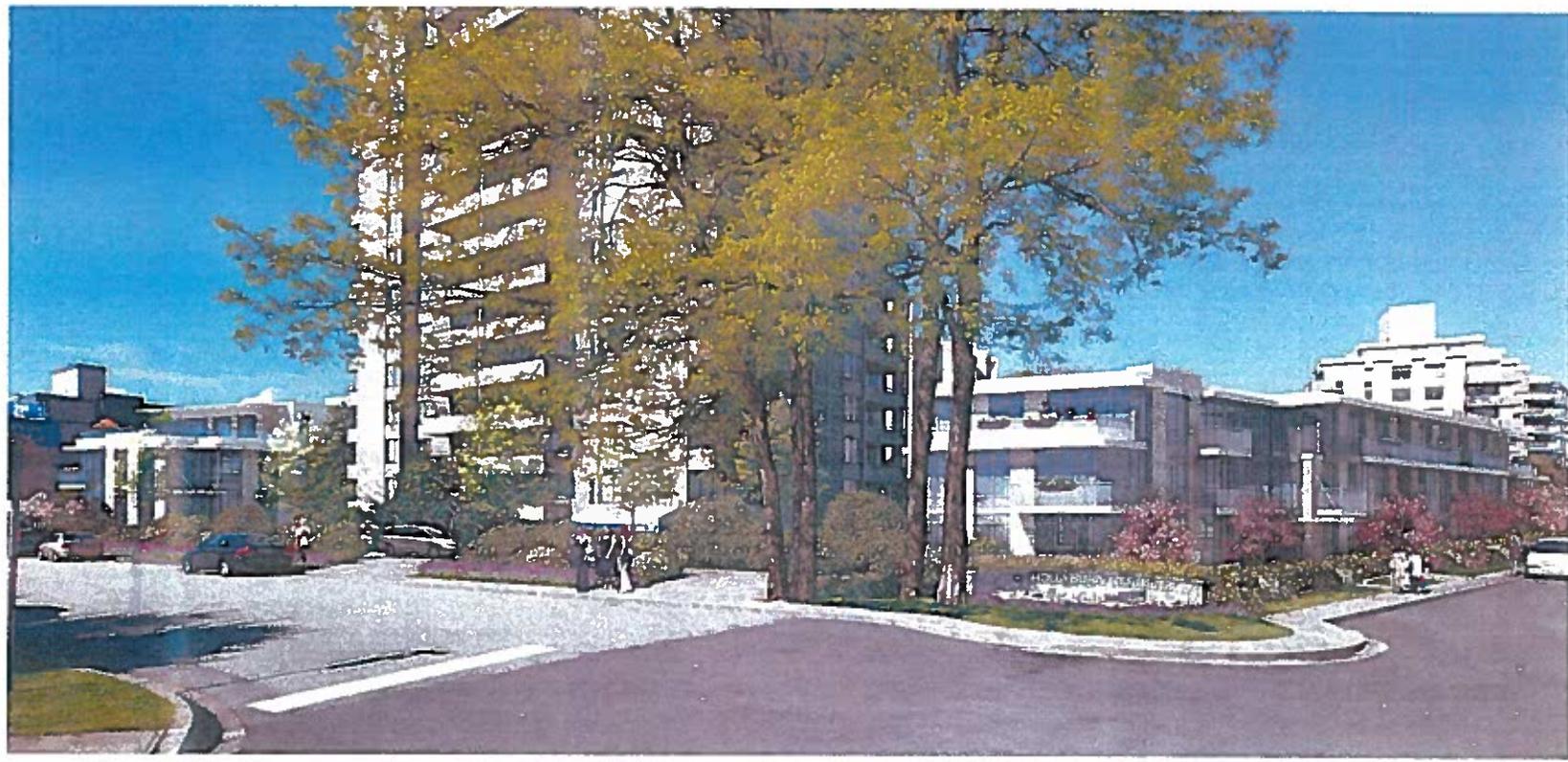
AUGUST 30, 2016

DISTRICT OF WEST VANCOUVER

PROPOSED DEVELOPMENT

195 21ST STREET, WEST VANCOUVER, BC

HOLLYBURN GARDENS



August 18, 2016 4:03 PM

RAFII ARCHITECTURE INC.



SOUTH EAST VIEW

October 15 11:25:14 PM



HOLLYBURN
PROPERTIES LIMITED

RAFII ARCHITECTS INC.

HOLLYBURN GARDENS

A-01

STATISTIC SUMMARY

SITE AREA	60,632 sf
BUILDING HEIGHT:	
EXIST TOWER	16 STOREY
PROPOSED BUILDING 'A'	4 STOREY
PROPOSED BUILDING 'B'	3 STOREY
GROSS BUILDING AREA	44,279 sf
RENTABLE AREA	37,195 sf
EFFICIENCY	84.00 %
SITE COVERAGE FOR BUILDINGS:	
EXISTING	14.01 %
NEW DEVELOPMENT	20.60 %
TOTAL SITE COVERAGE	34.61 %
FSR	
EXIST TOWER	1.75
NEW DEVELOPMENT	0.71
TOTAL FSR	2.46

UNIT SIZE (SQ. FT.)

STUDIO	401-504
1 BED	570-596
1 BED + DEN	636-743
2 BEDROOM	772-798
2 BED + DEN	874-1,243
3 BEDROOM	1,147-2,937

FLOOR SPACE AREA SUMMARY (S.Q.)

LEVEL	BUILDING 'A' AREA BREAKDOWN			GROSS FLOOR AREA	
	RESIDENTIAL UNITS	AMENITY/ UTILITY	COMMON AREAS*		
BUILDING 'A'	LOWER LEVEL	3,889	-	605	4,494
	LOBBY LEVEL	3,582	-	821	4,403
	LEVEL 3	4,036	-	589	4,625
	LEVEL 4	2,269	-	556	2,822
	TOTAL	13,773	-	2,571	16,344
LEVEL	BUILDING 'B' AREA BREAKDOWN			GROSS FLOOR AREA	
	RESIDENTIAL UNITS	AMENITY/ UTILITY	COMMON AREAS*		
BUILDING 'B'	LOBBY LEVEL	6,700	822	1,628	9,150
	LEVEL 2	8,547	-	1,069	9,616
	LEVEL 3	8,175	-	994	9,169
	TOTAL	23,422	822	3,691	27,935
	TOTALS	37,195	822**	4262	44,279

* INCLUDES CORE, STAIRS AND COMMON
** SQUARE FOOTAGE

UNIT MIX

LEVEL	STUDIO	1 BEDROOM	1-BED + DEN	2 BEDROOM	2 BED + DEN	3 BEDROOM	TOTAL
BUILDING 'A'	LOWER LEVEL	0	0	0	0	2	2
	LOBBY LEVEL	0	0	0	0	2	2
	LEVEL 3	0	0	0	0	2	2
	LEVEL 4	0	0	0	0	2	2
	TOTAL	0	0	0	0	8	8
BUILDING 'B'	LOBBY LEVEL	0	2	0	0	0	2
	LEVEL 2	0	0	3	0	0	3
	LEVEL 3	0	0	2	0	0	2
	TOTAL	0	2	3	0	0	5
	TOTALS	2	4	3	0	2	0

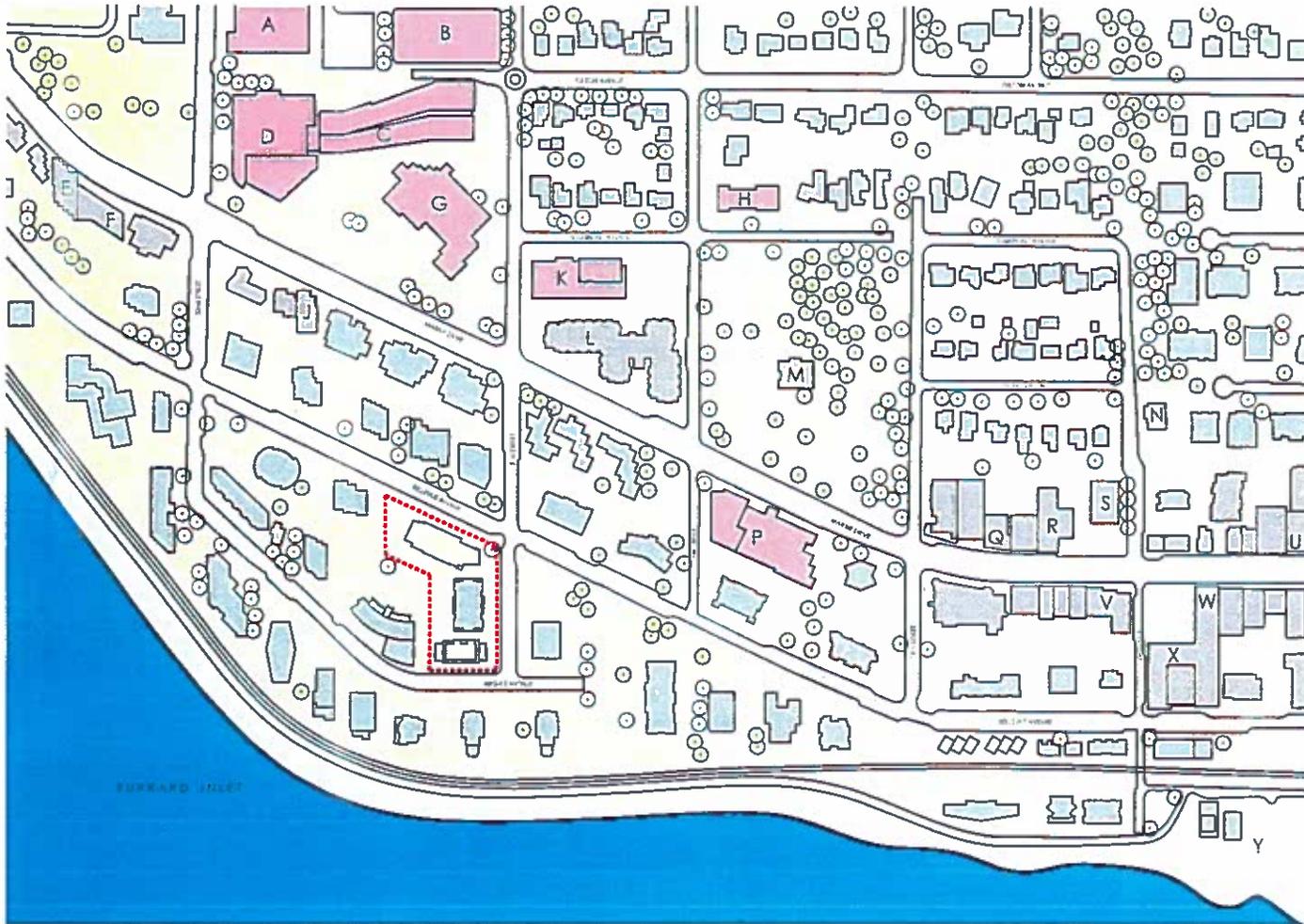
FSR = .715

PROJECT DATA

HOLLYBURN GARDENS

A-02

AUGUST 2016 12:47:58 PM



LOCAL AMENITIES

- A - ICE RINK
- B - TENNIS COURTS
- C - COMMUNITY CENTRE
- D - AQUATIC CENTRE
- E - ZEN JAPANESE RESTAURANT
- F - MANGIA E BEVI RISTORANTE
- G - SENIOR CENTRE
- H - CHRISTIAN SCIENCE CHURCH
- J - THE YOGA PRACTICE
- K - WEST VANCOUVER UNITED CHURCH
- L - HOLLYBURN HOUSE
- M - LAWN BOWLING CLUB
- N - ROYAL CANADIAN LEGION
- P - MEMORIAL LIBRARY
- Q - SHALIZAR RESTAURANT
- R - W. VAN FLORIST HOME & GARDEN
- S - HOLLYBURN FUNERAL HOME
- T - BMO BANK OF MONTREAL
- U - STARBUCKS COFFEE
- V - SLEEP COUNTRY CANADA
- W - DAIRY QUEEN
- X - HOLLYBURN PLAZA
- Y - JOHN LAWSON PARK

ZONING LEGEND

- RESIDENTIAL
- COMMERCIAL (OFFICE/RETAIL)
- PUBLIC AMENITY

Site/Version: 30-14-02 - 5 FA



NEIGHBORING BUILDING HEIGHT - CONTEXT PLAN N.T.S.

Supplement to N.C.M. 2014-05-15 P.14



BIRDSEYE OVERLAY SOUTH



BIRDSEYE OVERLAY EAST



BIRDSEYE OVERLAY NORTH

RAFI ARCHITECTS INC





BIRDSEYE OVERLAY WEST

RAFII INVESTMENTS INC.



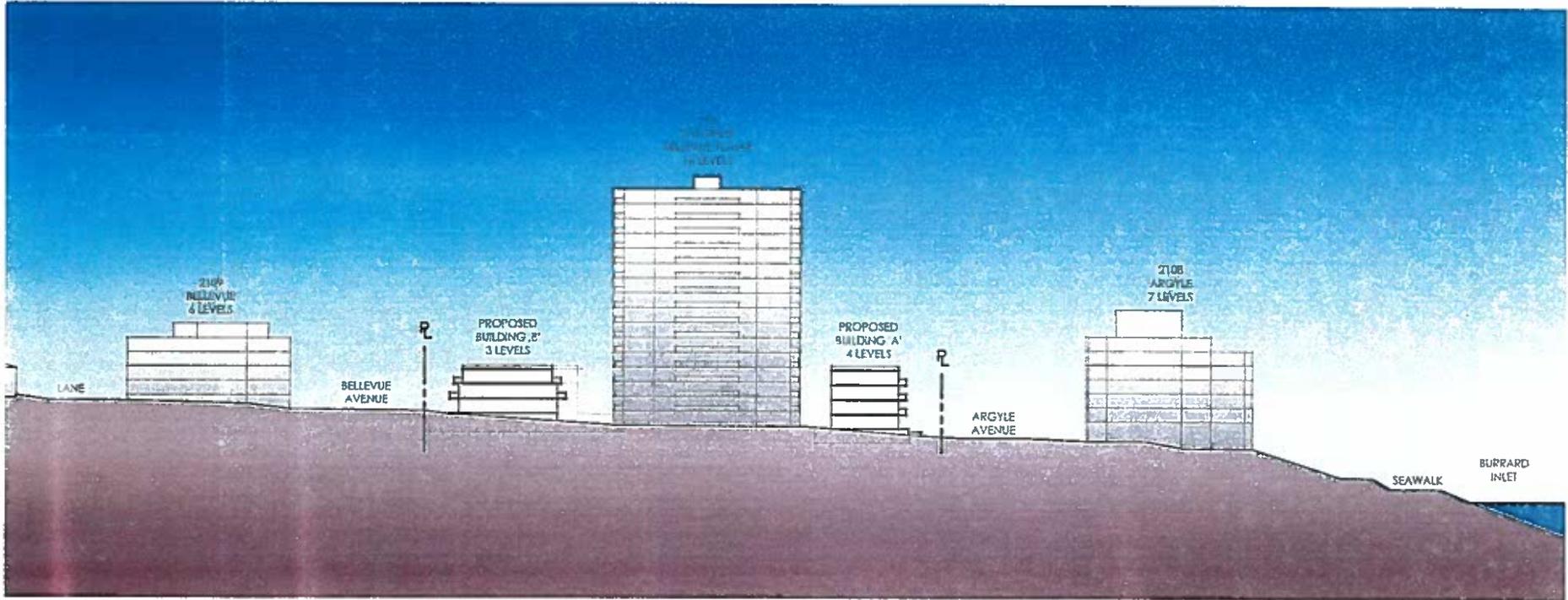
BELLEVUE STREETSCAPE



ARGYLE STREETSCAPE

September-30-14 9:42:22 AM





RAFI INC.

SECTION SC 1/64" = 1'-0"



RAFIIL INC

13

SURVEY PLAN SC 1/2" = 1'-0"

21ST STREET

HOLLYBURN GARDENS
A-11



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ARGYLE AVENUE

BELLEVUE AVENUE

VR93

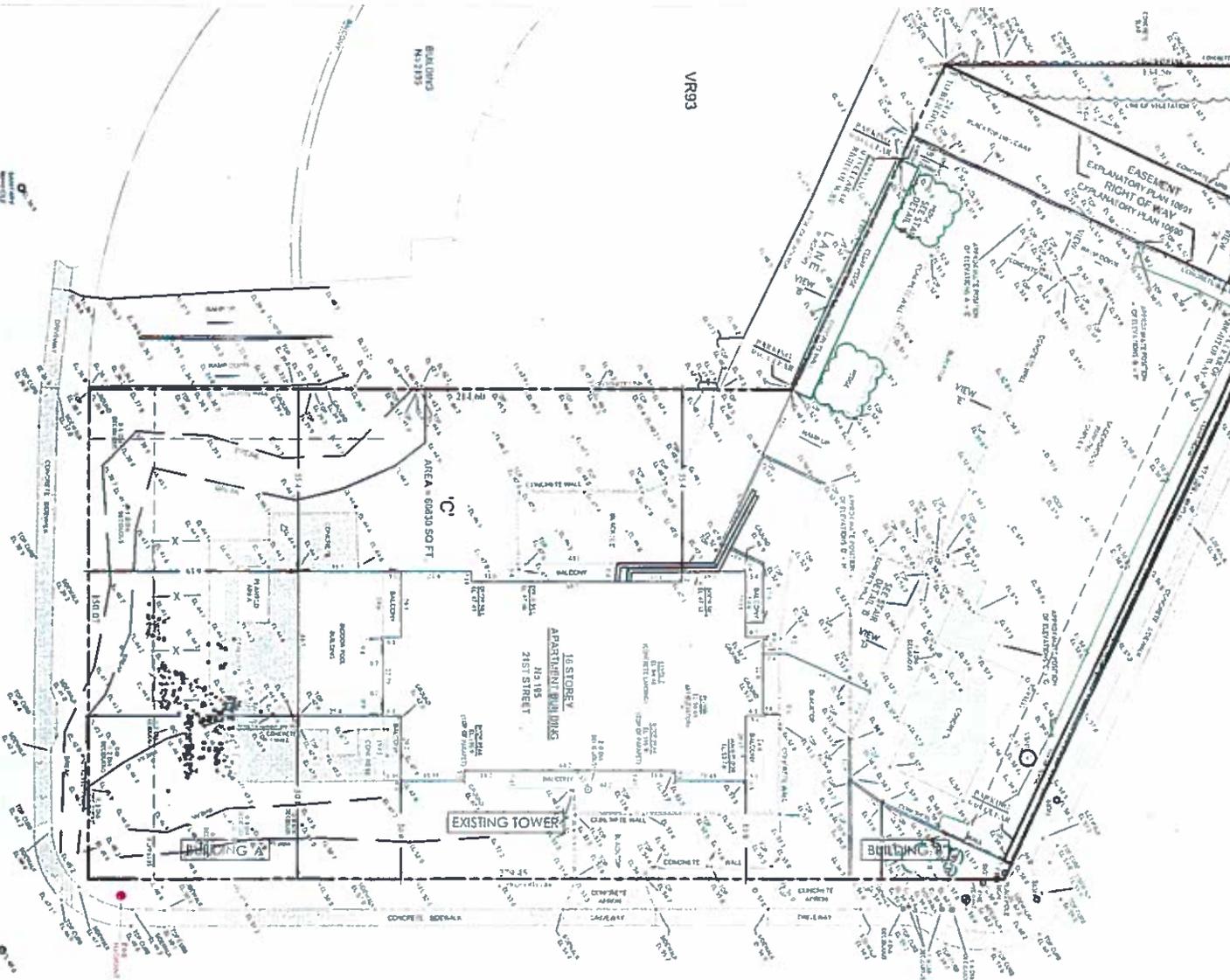
BUILDING No. 1095

BUILDING No. 1099

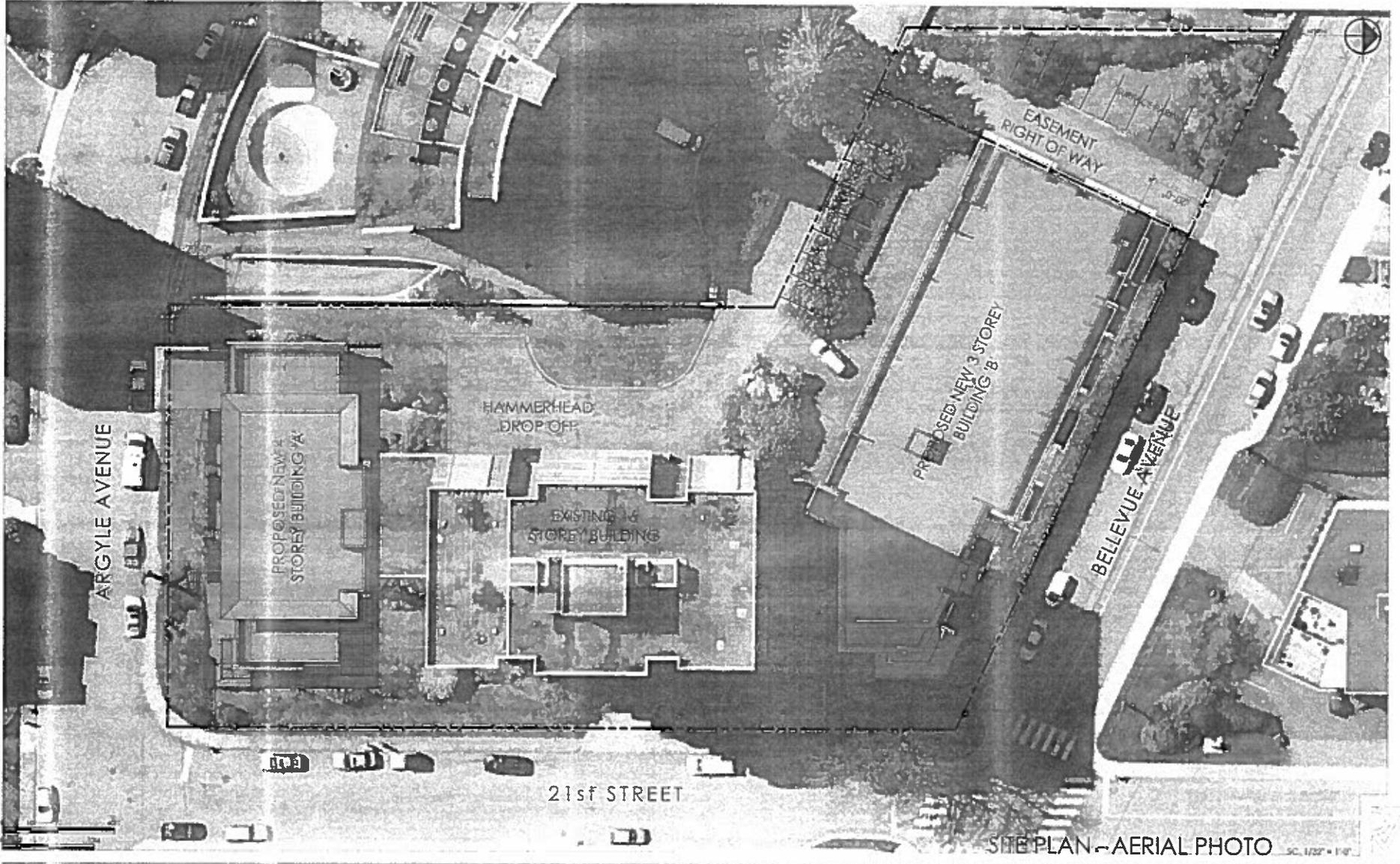
EXISTING TOWER

16 STOREY APARTMENT BUILDING NO. 105 21ST STREET

AREA = 60830 SQ FT

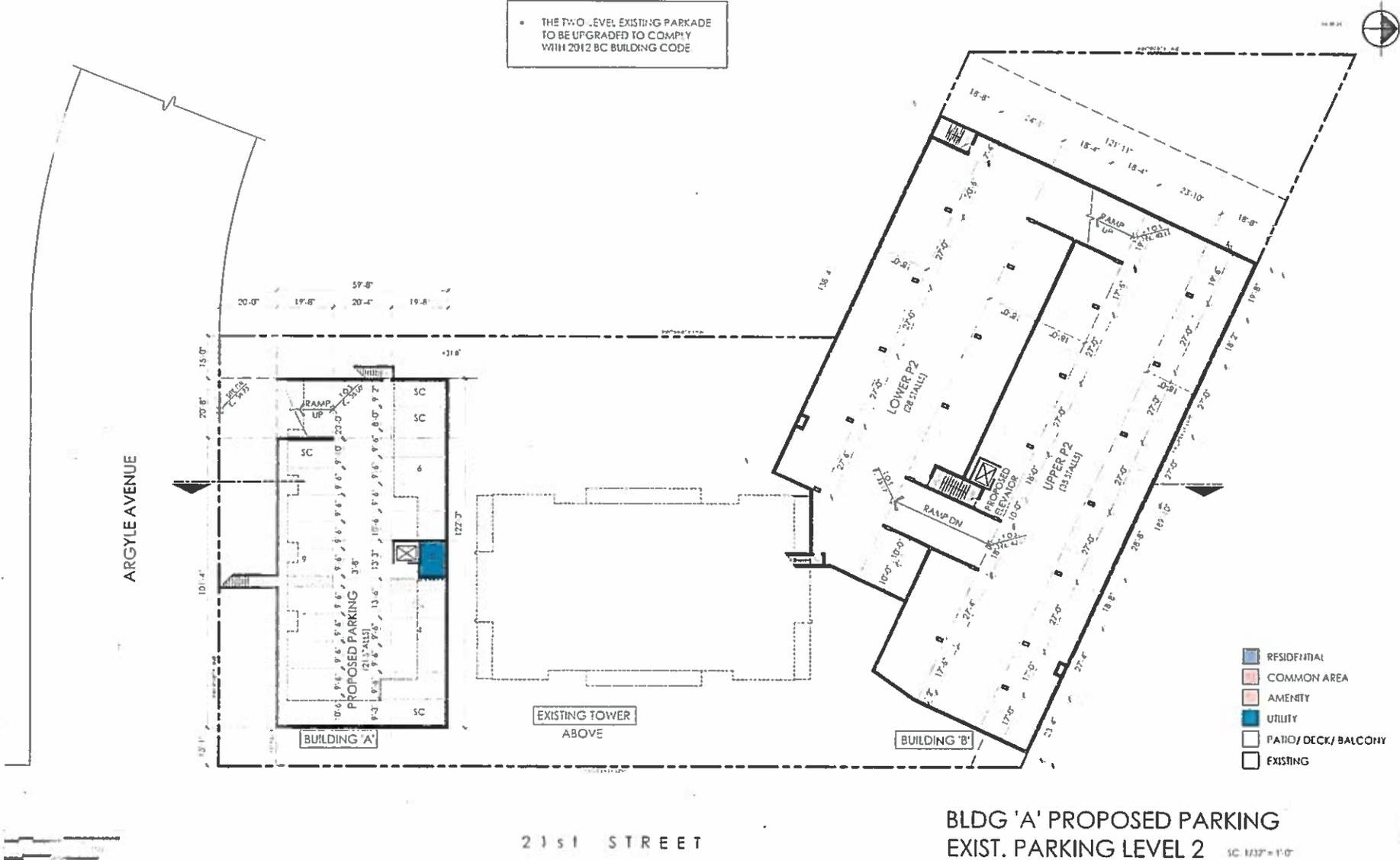


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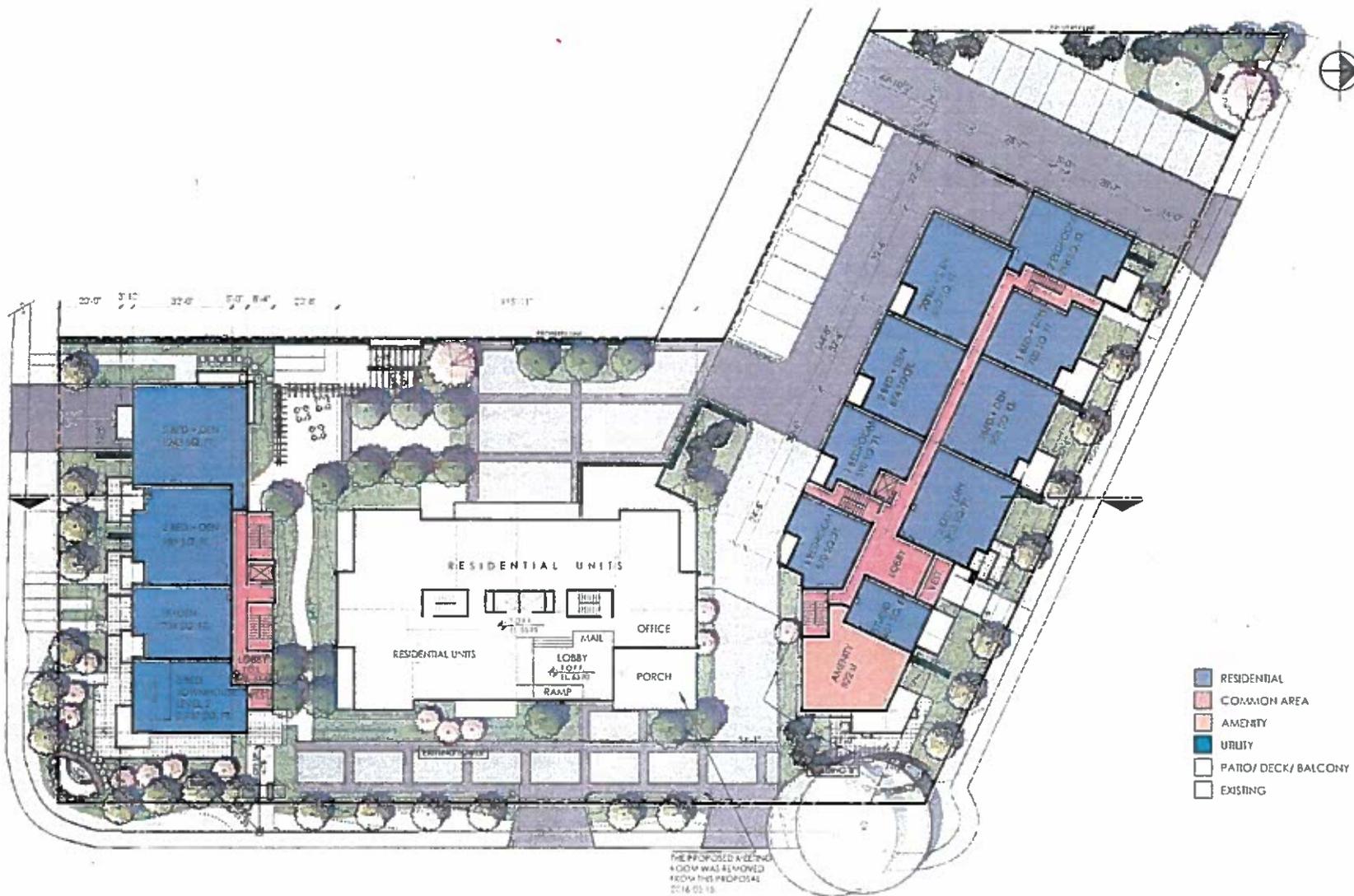
SITE PLAN - AERIAL PHOTO SC. 1/32" = 1' 0"

• THE TWO LEVEL EXISTING PARKADE TO BE UPGRADED TO COMPLY WITH 2012 BC BUILDING CODE



BLDG 'A' PROPOSED PARKING
EXIST. PARKING LEVEL 2 SC 1/32"=1'-0"

21ST STREET



LOBBY LEVEL SC. 1/32" = 1'-0"



BLDG 'A' LEVEL 3
 BLDG 'B' LEVEL 2

30' 1/2" x 1' 0"

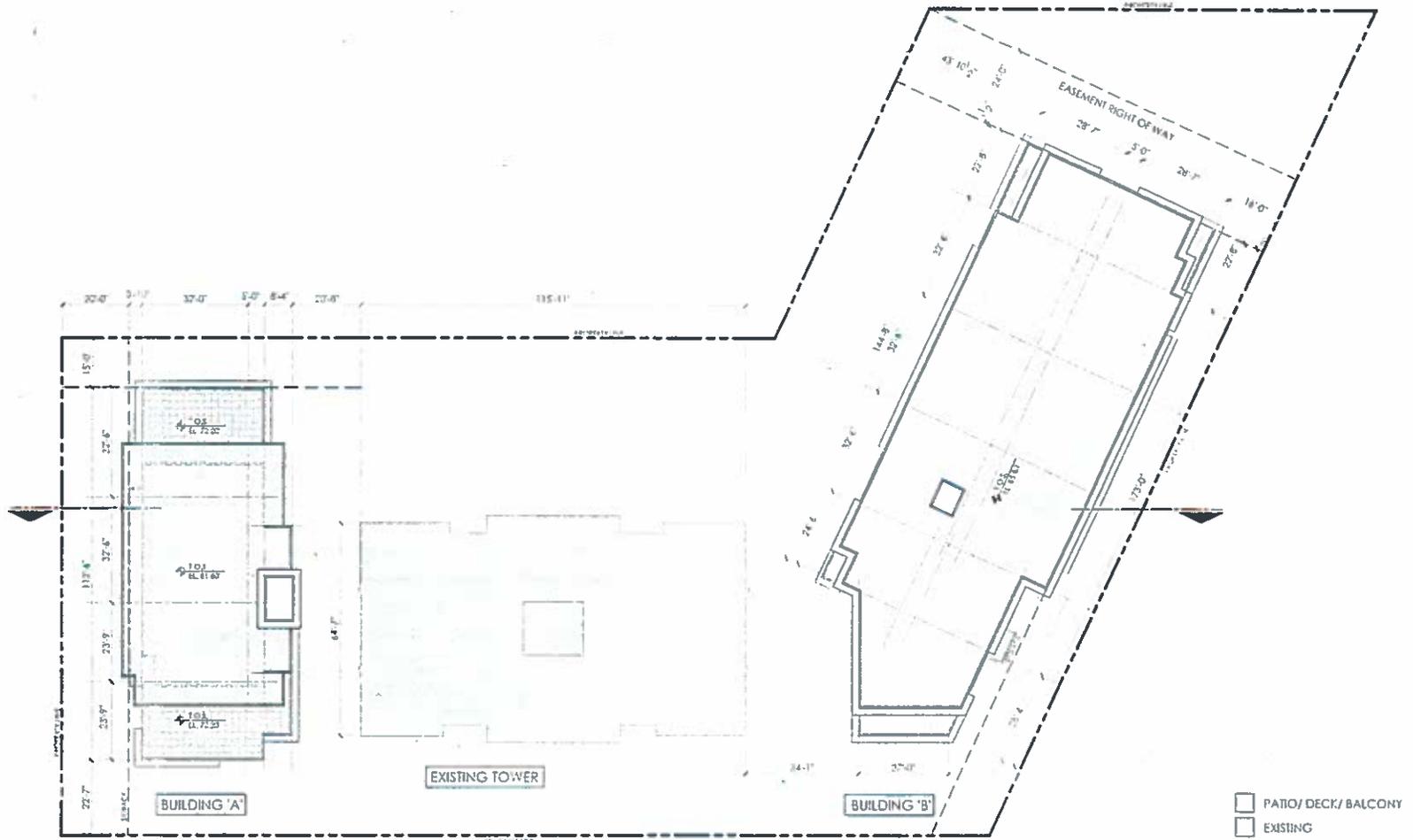


- RESIDENTIAL
- COMMON AREA
- AMENITY
- UTILITY
- PATIO/ DECK/ BALCONY
- EXISTING

BLDG 'A' LEVEL 4
 BLDG 'B' LEVEL 3

SC. 1/32" = 1'-0"

August 9, 2017 10:14 AM



ROOF PLAN SC. 1/32" = 1'-0"

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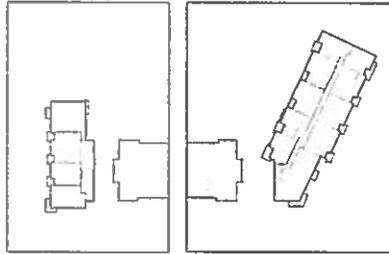
HOLLYBURN
PROPERTIES LIMITED

HOLLYBURN GARDENS

A-19

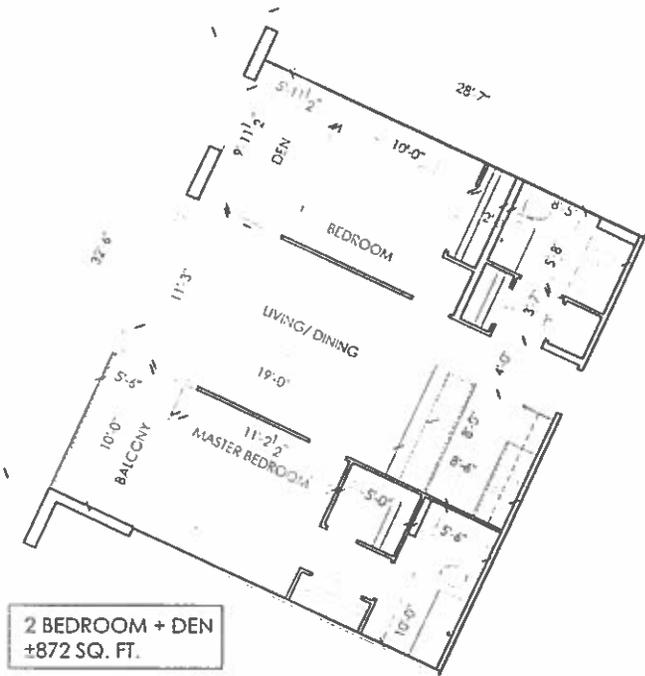
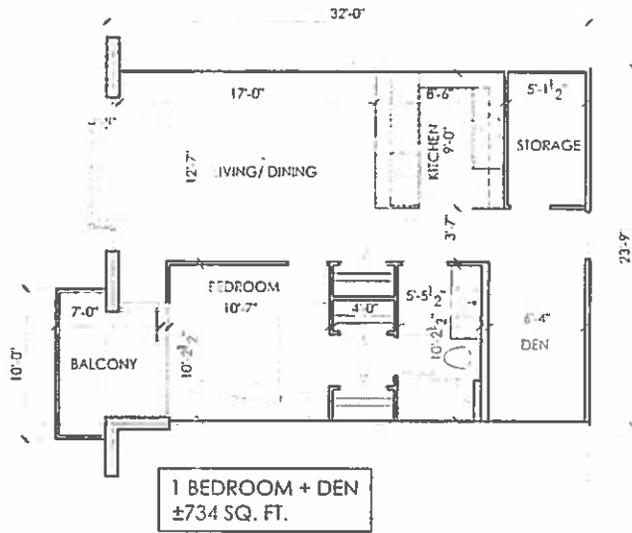
RAJIA ARCHITECTS INC.

KEY PLAN



BLDG 'A'
LOBBY LEVEL & L3

BLDG 'B'
LOBBY LEVEL, L2, L3

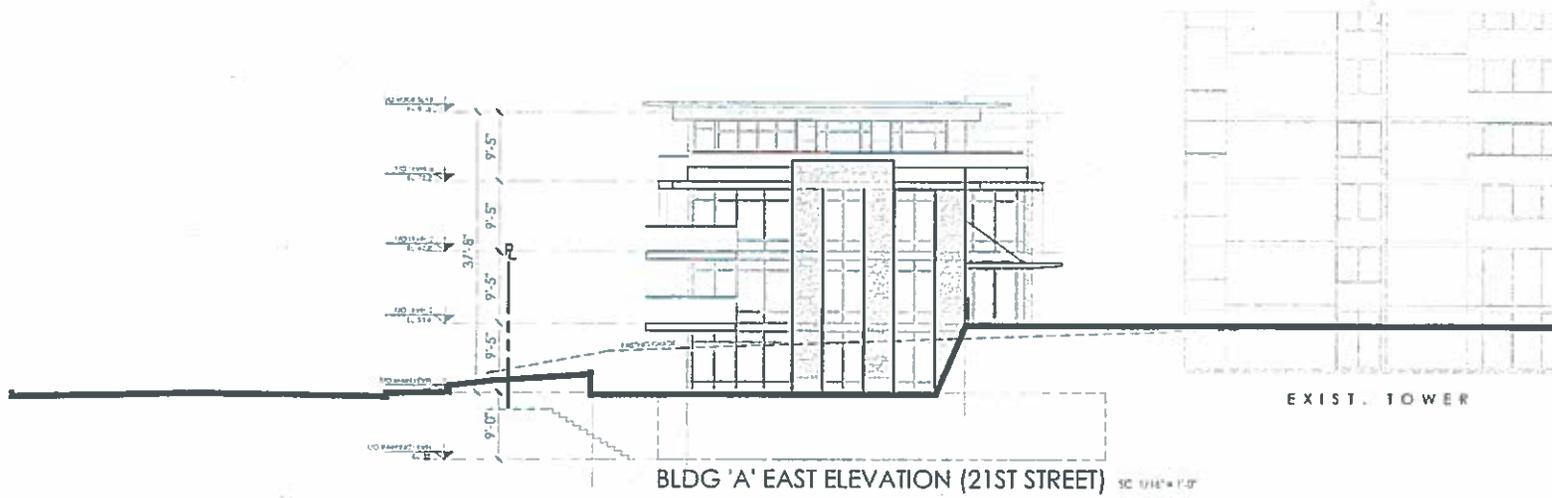


UNIT PLAN EXAMPLES 1/8" = 1'-0"



HOLLYBURN
PROPERTIES LIMITED

HOLLYBURN PROPERTY



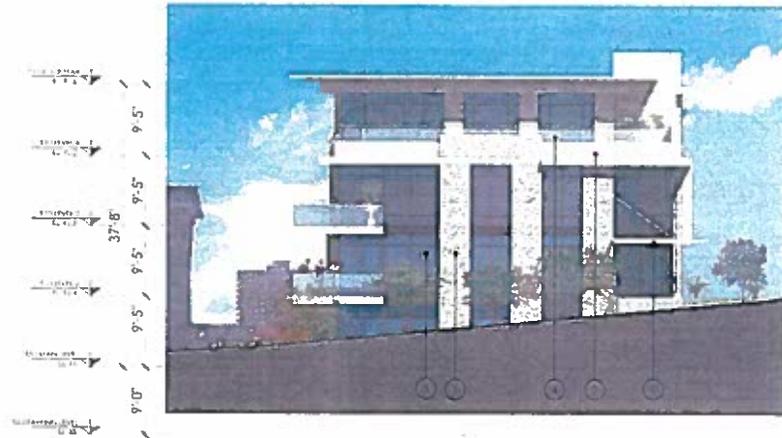
BLDG 'A' EAST ELEVATION (21ST STREET) SC. 1/16" = 1'-0"



BLDG 'A' SOUTH ELEVATION (ARGYLE AVENUE) SC. 1/16" = 1'-0"

November 27, 14 10:34:46 AM





BLDG 'A' EAST ELEVATION (21ST STREET) SC 1/16"=1'-0"

EXTERIOR FINISHES

- ① STONE
- ② CEMENTITIOUS BOARD
- ③ CLEAR LOW-E GLASS IN ALUMINUM FRAMES
- ④ CLEAR GLASS IN ALUMINUM RAILING
- ⑤ CLEAR GLASS IN METAL CANOPY

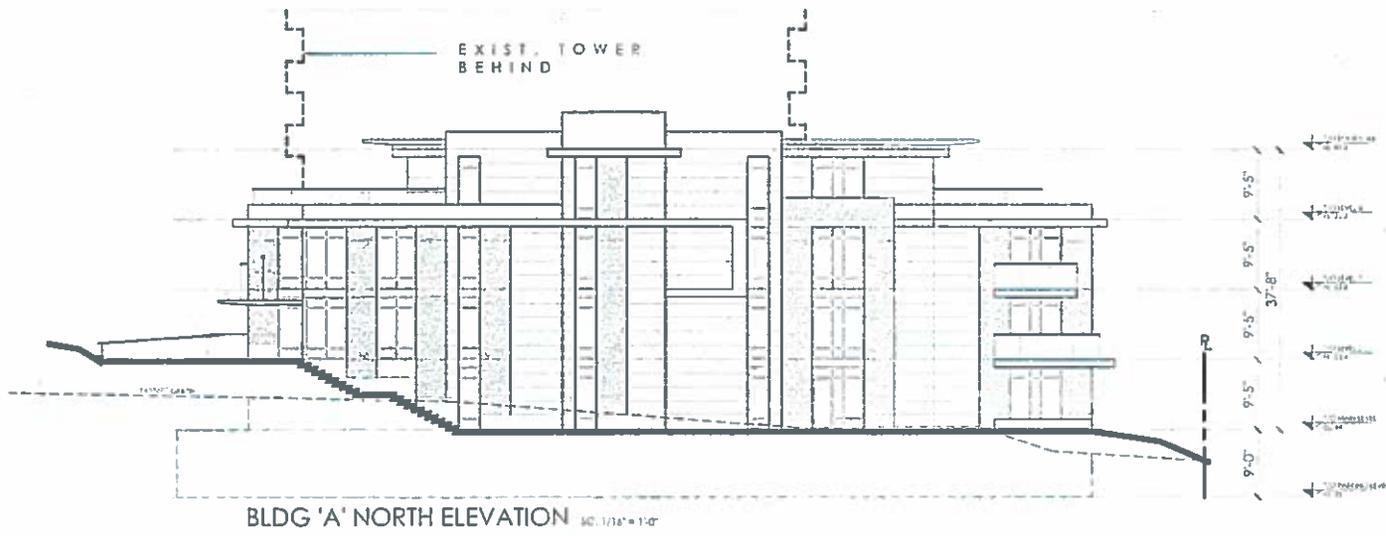


BLDG 'A' SOUTH ELEVATION (ARGYLE AVENUE) SC 1/16"=1'-0"



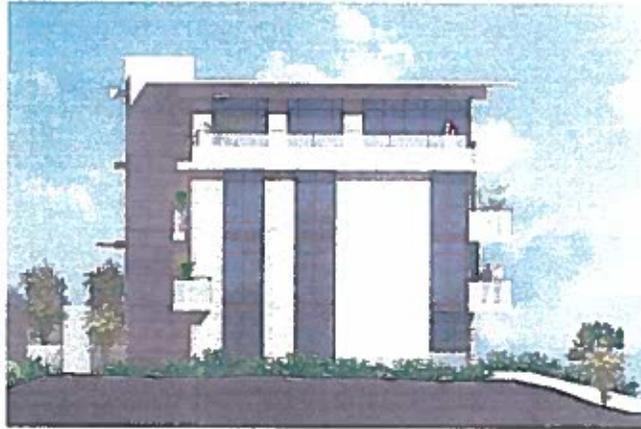
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November 27, 2014 1:40 PM

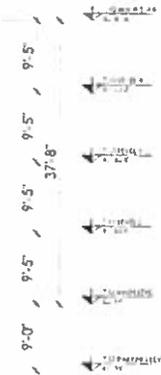




BLDG 'A' WEST ELEVATION SC 1/16"=1'-0"



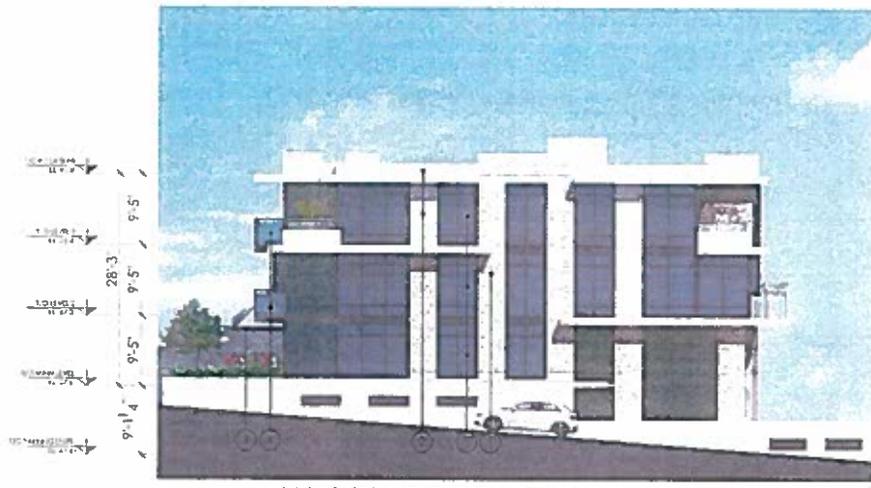
BLDG 'A' NORTH ELEVATION SC 1/16"=1'-0"



Revision 4 - 03/14/11 - 4:46 AM



October 27, 14 2:43:35 PM



BLDG 'B' WEST ELEVATION SC 1/16" = 1'-0"

- EXTERIOR FINISHES
- STONE
 - ① CEMENTIOUS BOARD
 - CLEAR LOW-E GLASS IN ALUMINUM FRAMES
 - CLEAR GLASS BY ALUMINUM RAILING
 - CLEAR GLASS BY METAL CANOPY



BLDG 'B' NORTH ELEVATION (BELLEVUE AVE.) SC 1/16" = 1'-0"

PROJECT: 2014.11.13.25.A12

EXIST. TOWER



BLDG 'B' EAST ELEVATION (21ST STREET)



BLDG 'B' SOUTH ELEVATION

EXIST. TOWER BEHIND

0.1 1/8" = 1'-0"



HOLLYBURN
PROPERTIES LIMITED

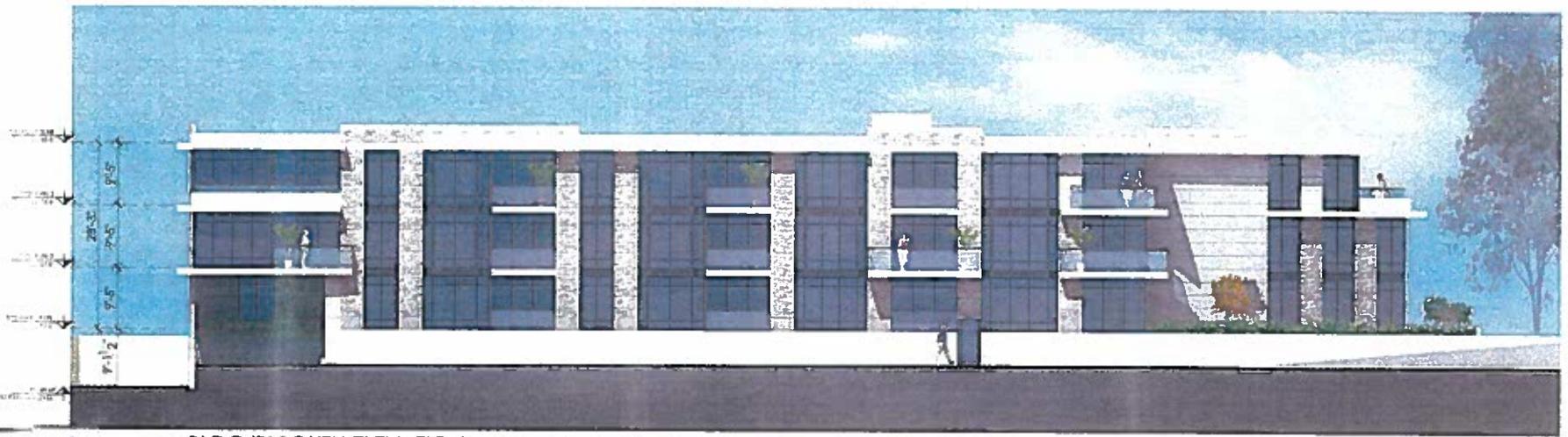
HOLLYBURN GARDENS

A-24

RAFI INC.



BLDG 'B' EAST ELEVATION (21ST STREET) SC: 1/16" = 1'-0"



BLDG 'B' SOUTH ELEVATION SC: 1/16" = 1'-0"

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BEFORE



AFTER

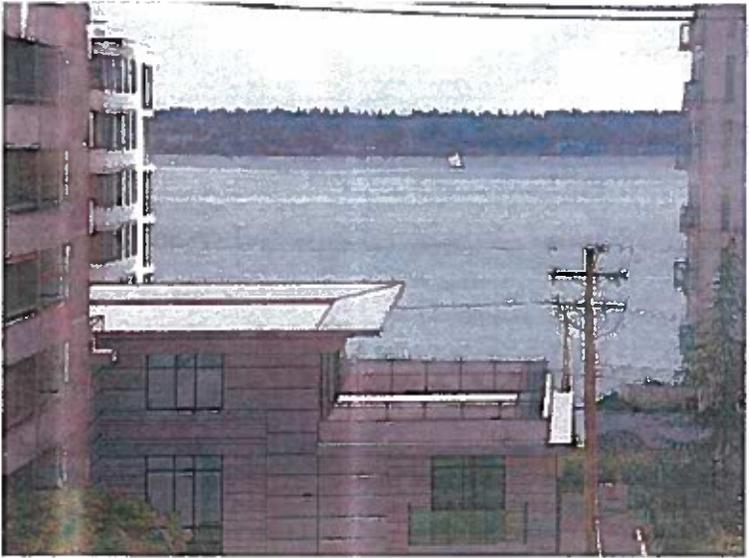


VIEW 1- FROM 4TH LEVEL, 2119 BELLEVUE AVE.

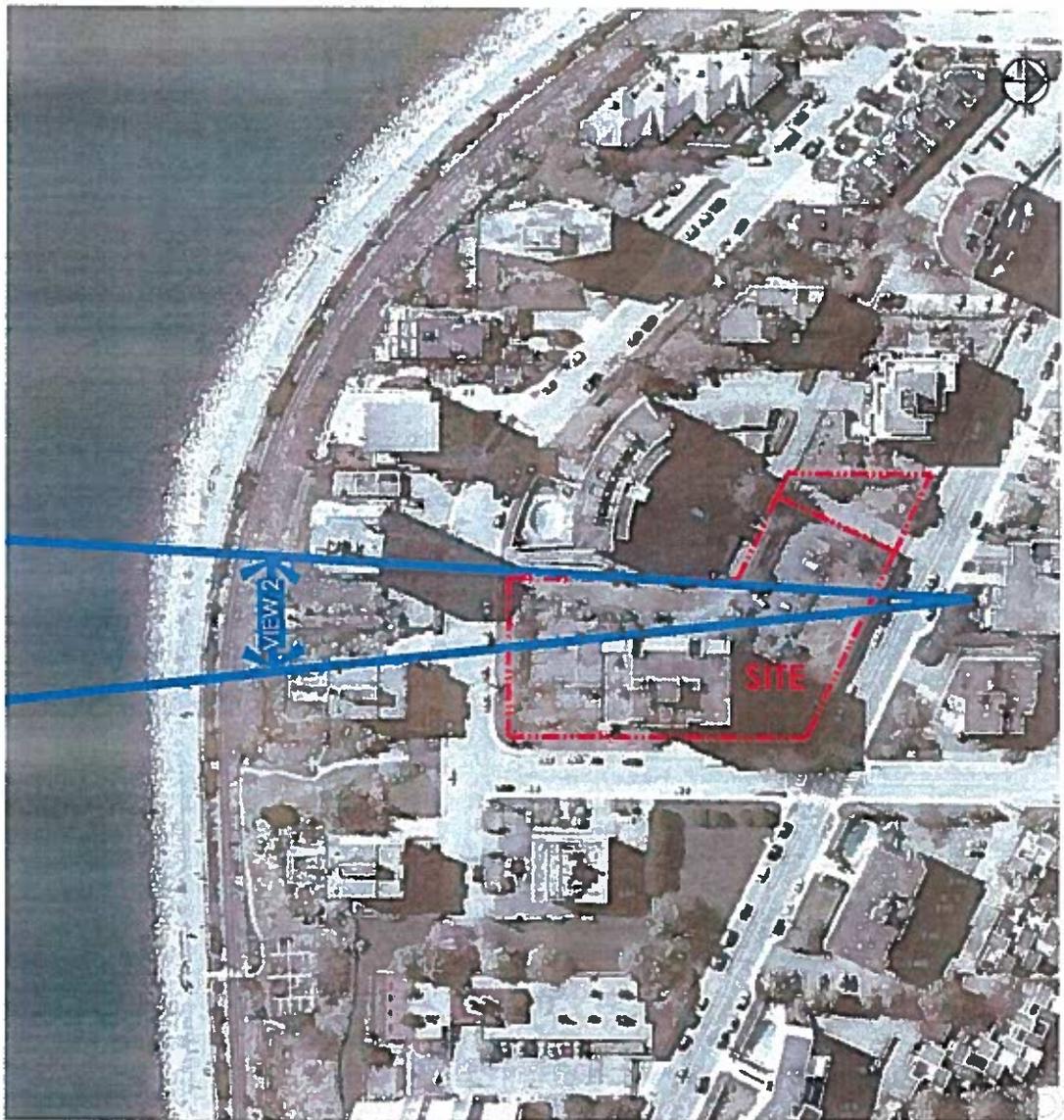
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BEFORE



AFTER



VIEW 2: FROM SUITE 304 - 2119 BELLEVUE AVE.

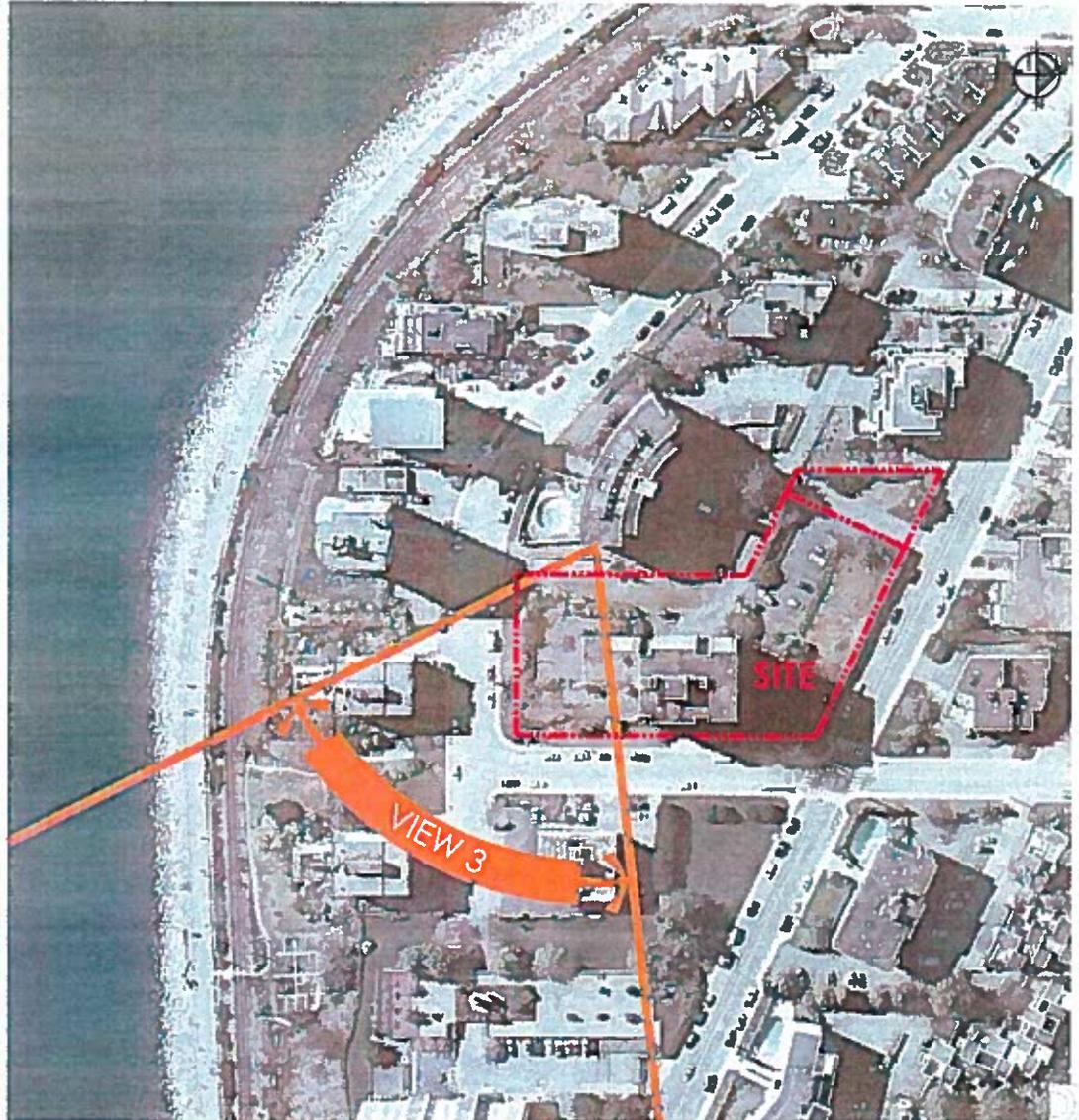
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BEFORE



AFTER



VIEW 3: FROM SUITE 301 - 2135 ARGYLE AVE.

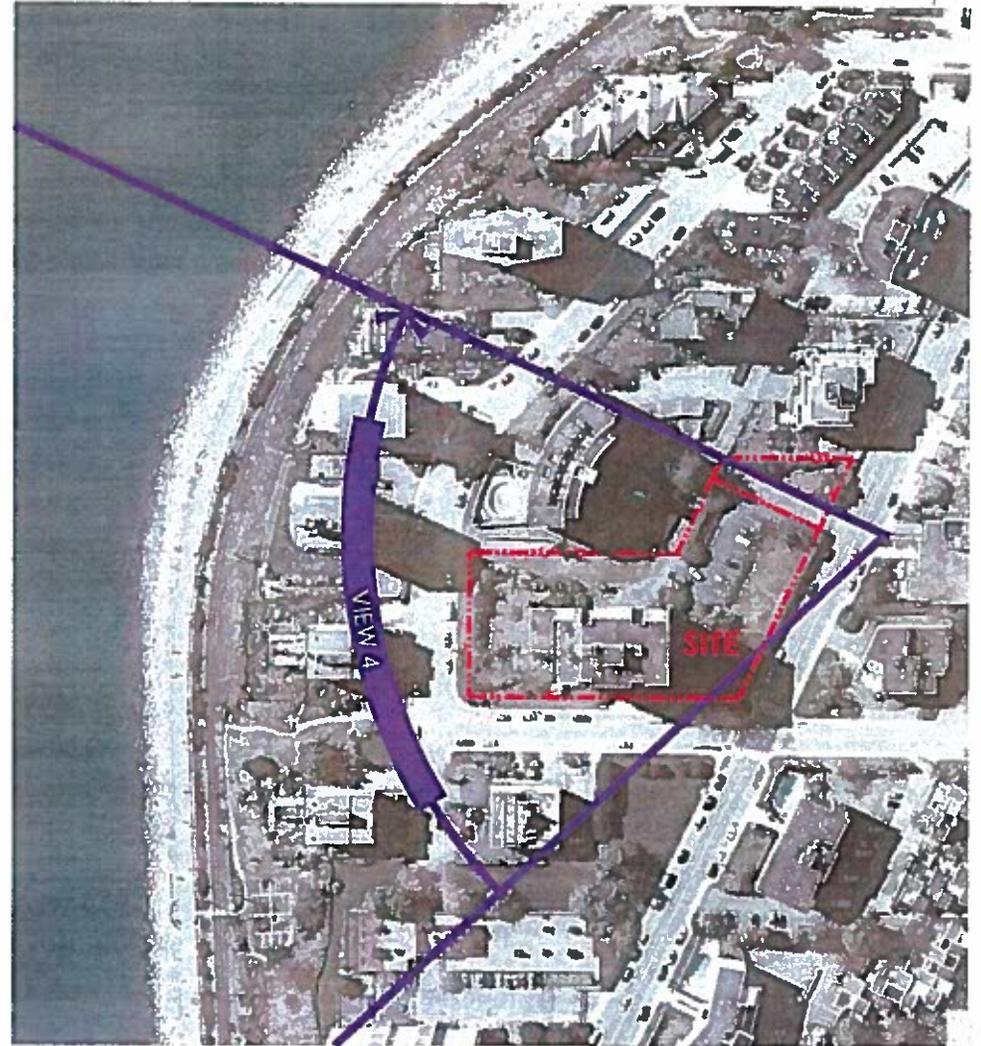
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BEFORE



AFTER



VIEW 4: FROM STREET IN FRONT OF 2119 BELLEVUE AVE.

October 17, 2014 4:26:52 PM

HOLLYBURN GARDENS WEST VANCOUVER, BRITISH COLUMBIA

PROPOSED DEVELOPMENT SET - DECEMBER 4, 2014

PROJECT INFORMATION

ARCHITECT:

RAFI ARCHITECTS
CONTACT NAME: SEPID KAZEMI
SUITE 1 - 1600 HOWE STREET
595 BURNARD STREET
VANCOUVER, BRITISH COLUMBIA, V6Z 2L9
EMAIL: sepid@rafiarchitects.com
PH: (604) 688 3655

LANDSCAPE ARCHITECT:

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC
CONTACT NAME: RANDY SHARP / TAKASHI TOMONO
2305 HEMLOCK ST.
VANCOUVER, BRITISH COLUMBIA, V6H 2V1
EMAIL: randy@sharpdiamond.com / takashi@sharpdiamond.com
PH: (604) 681 3303

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	COVER SHEET AND DRAWING LIST
L 1.0	LANDSCAPE SITE PLAN
L 1.1	LANDSCAPE DETAIL PLAN AND SECTIONS
L 1.2	LANDSCAPE DETAIL PLAN AND SECTIONS
L 1.3	LANDSCAPE DETAIL PLAN AND SECTIONS
L 2.0	PLANT LIST / IMAGES
L 3.0	DETAILS
L 3.1	DETAILS
L 3.2	DETAILS

GENERAL NOTES

- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLARIFIED ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSIDERED TO BE COMPLETE OR ACCURATE.
- LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT, OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
- SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
- FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE DISTRICT OF WEST VANCOUVER.
- ALL PUBLIC REALM DETAILS TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.

COVER SHEET AND DRAWING LIST



HOLLYBURN
PROPERTIES LIMITED



SHARP & DIAMOND
LANDSCAPE ARCHITECTS

HOLLYBURN GARDENS

L-00

RAFI ARCHITECTS INC.





RAFI ARCHITECTS INC.

LANDSCAPE SITE PLAN 1/32" = 1'-0"



WATER AND SOUND
PRECEDENT IMAGES

TEXTURE AND MATERIALS

SEASONAL INTERESTS

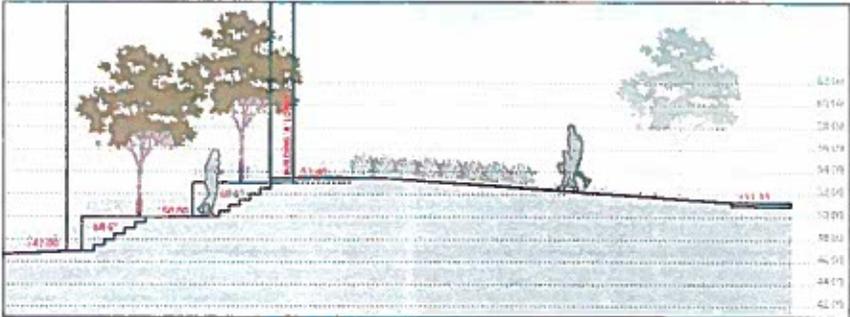


KEY PLAN (1" = 100'-0")

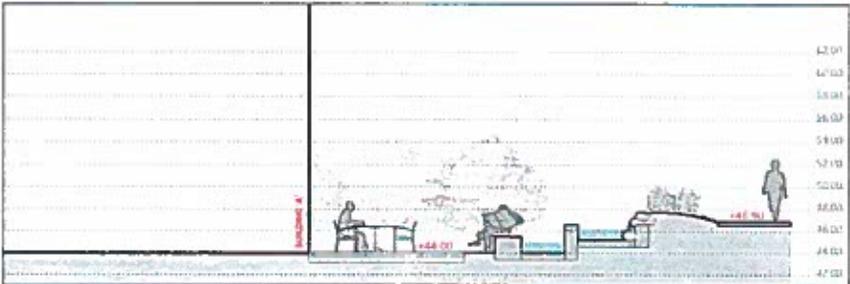


DETAIL PLAN (1/16" = 1'-0")

0 5 10 15 20 25 FT



SECTION A (3/32" = 1'-0")



SECTION B (3/32" = 1'-0")

0 5 10 15 20 25 FT

LANDSCAPE DETAIL PLAN AND SECTIONS

AS SHOWN

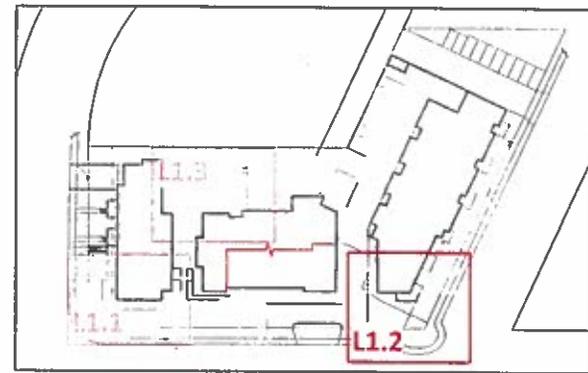
RAFI ARCHITECTS INC.



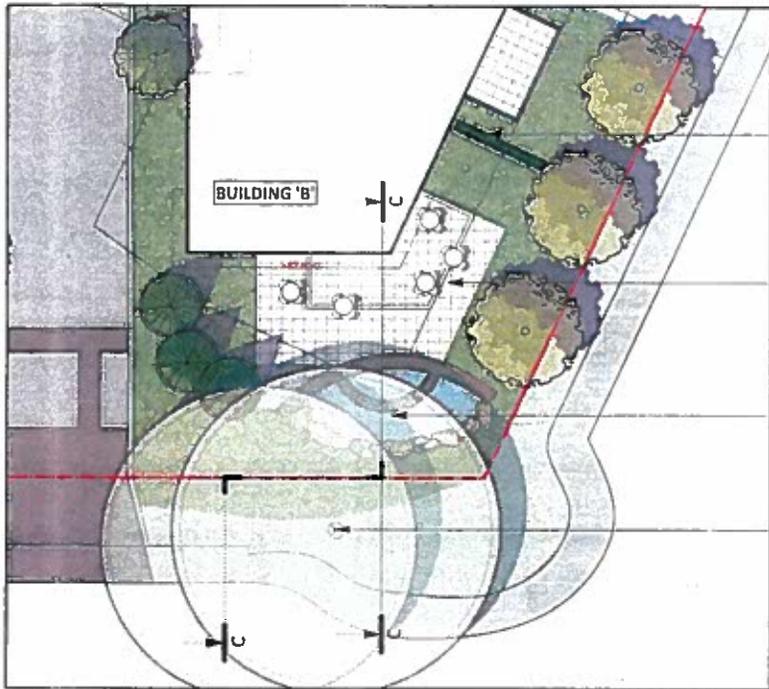
INDOOR OUTDOOR CONNECTION
PRECEDENT IMAGES

SOCIAL ACTIVITY

SUSTAINABILITY

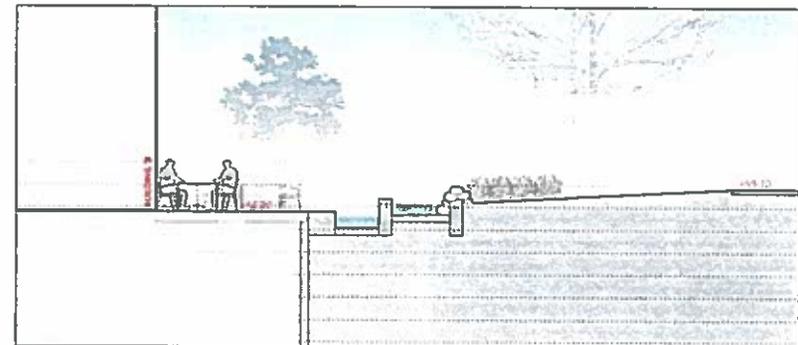


KEY PLAN (1" = 100'-0")



DETAIL PLAN (1/16" = 1'-0")

0 5 10 15 20 25 FT



SECTION C (3/32" = 1'-0")

0 5 10 15 20 25 FT

57.00
56.10
55.20
54.30
53.40
52.50
51.60
50.70
49.80
48.90

LANDSCAPE DETAIL PLAN AND SECTIONS

AS SHOWN

RAFI ARCHITECTS INC.



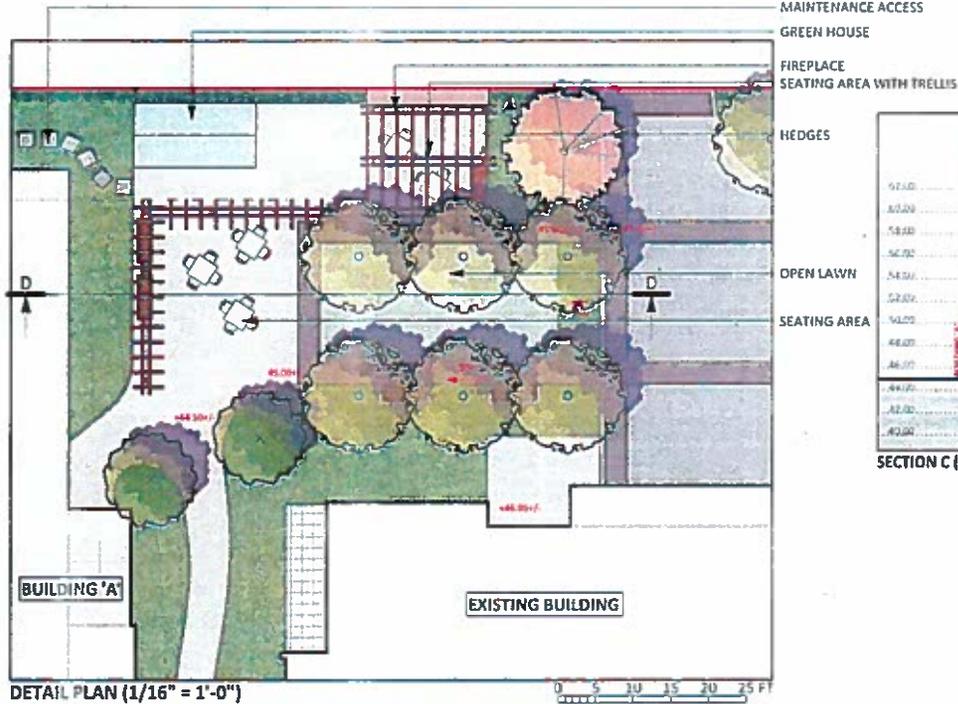
OUTDOOR SEATING
PRECEDENT IMAGES

SENSORY

RELAXING

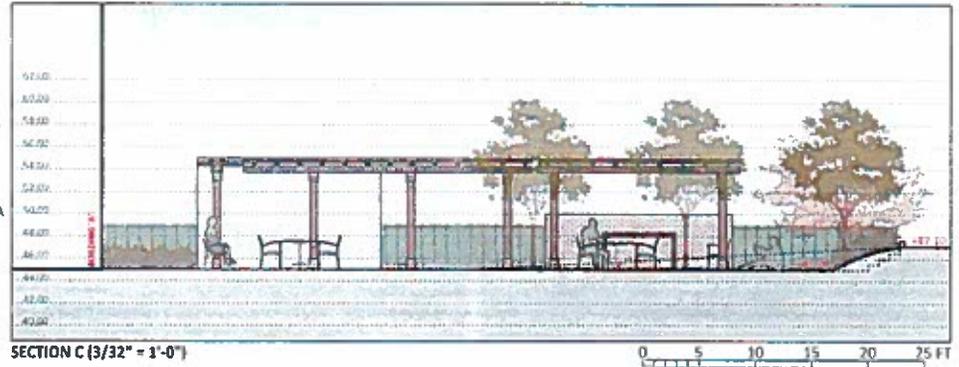


KEY PLAN (1" = 100'-0")



DETAIL PLAN (1/16" = 1'-0")

- MAINTENANCE ACCESS
- GREEN HOUSE
- FIREPLACE
- SEATING AREA WITH TRELLIS
- HEDGES
- OPEN LAWN
- SEATING AREA

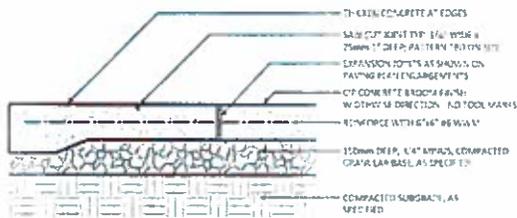


SECTION C (3/32" = 1'-0")

LANDSCAPE DETAIL PLAN AND SECTIONS

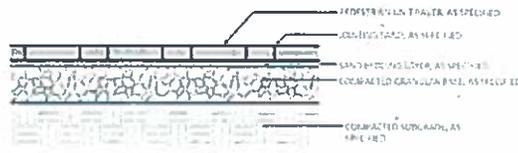
AS SHOWN

RAFI ARCHITECTS INC.



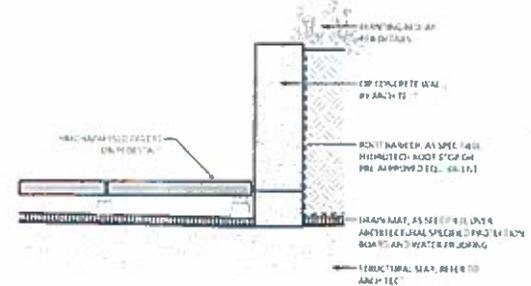
- NOTE:
 1. OFFSET CIP CONCRETE TO MEET MUNICIPAL STANDARDS
 2. EXPANSION JOINTS 6m or MAX. CONTROL JOINTS @ 1.5m or AS APPROPRIATE TO SUIT LAYOUT ON SITE

01 PROP. CIP CONCRETE PAVING ON GRADE, TYP.
 Scale: 1:20

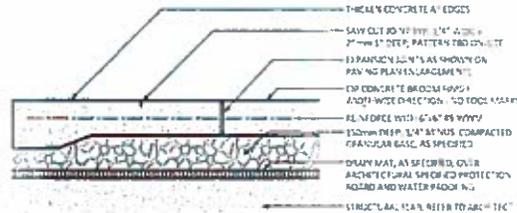


- NOTE:
 1. 100% SIDED CONCRETE STANDARD SERIES PAVER, COLOUR FINISH TO BE DETERMINED BY ARCHITECT. 1200 x 600 x 40mm or 150 x 150 x 40mm PATTERN, SUPPLY BRAND

03 PROP. UNIT PAVING ON GRADE, TYP.
 Scale: 1:20

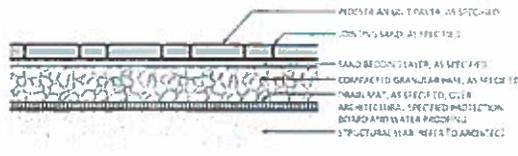


05 PROP. HYDRAPRESSED SLAB PAVING ON SLAB, TYP.
 Scale: 1:20



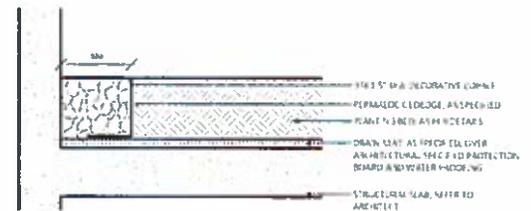
- NOTE:
 1. OFFSET CIP CONCRETE TO MEET MUNICIPAL STANDARDS
 2. EXPANSION JOINTS 6m or MAX. CONTROL JOINTS @ 1.5m or AS APPROPRIATE TO SUIT LAYOUT ON SITE

02 PROP. CIP CONCRETE PAVING ON SLAB, TYP.
 Scale: 1:20



- NOTE:
 1. 100% SIDED CONCRETE STANDARD SERIES PAVER, COLOUR FINISH TO BE DETERMINED BY ARCHITECT. 1200 x 600 x 40mm or 150 x 150 x 40mm PATTERN, SUPPLY BRAND

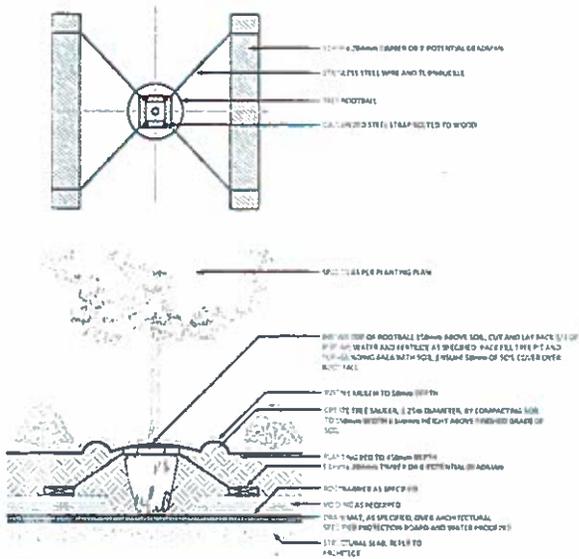
04 PROP. UNIT PAVING ON SLAB, TYP.
 Scale: 1:20



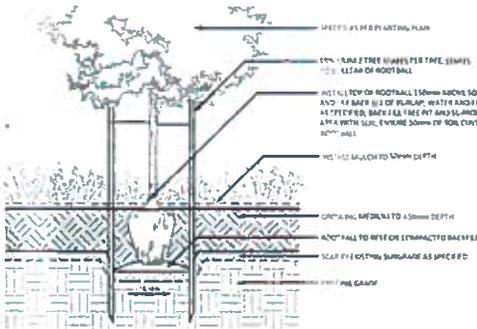
06 PROP. DRAIN COBBLE STRIP ON SLAB, TYP.
 Scale: 1:20

LANDSCAPE DETAILS

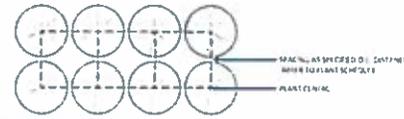
AS SHOWN



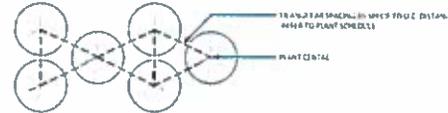
01 PROP. TREE PLANTING, ON SLAB, TYP
Scale: 1:50



02 PROP. TREE PLANTING, ON SLAB, TYP
Scale: 1:50



SHRUB PLANTING, CIRCULAR PATTERN



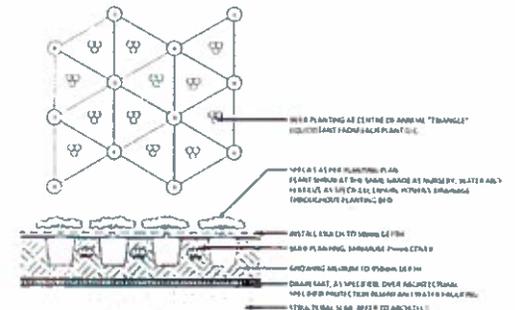
SHRUB PLANTING, TRIANGULAR PATTERN



03 PROP. SHRUB PLANTING, ON SLAB, TYP
Scale: 1:50



04 PROP. SHRUB PLANTING, ON GRADE, TYP
Scale: 1:50



05 PROP. GROUND COVER PLANTING, ON SLAB, TYP
Scale: 1:50



06 PROP. SOD, ON SLAB, TYP
Scale: 1:50

LANDSCAPE DETAILS

AS SHOWN