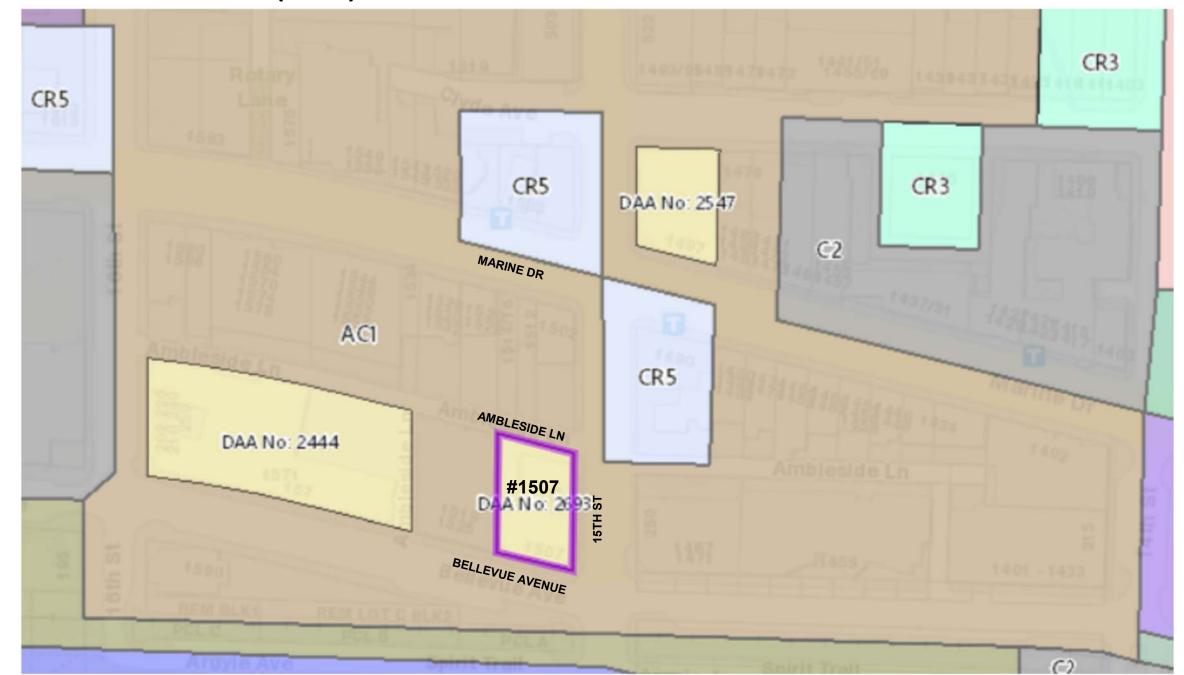
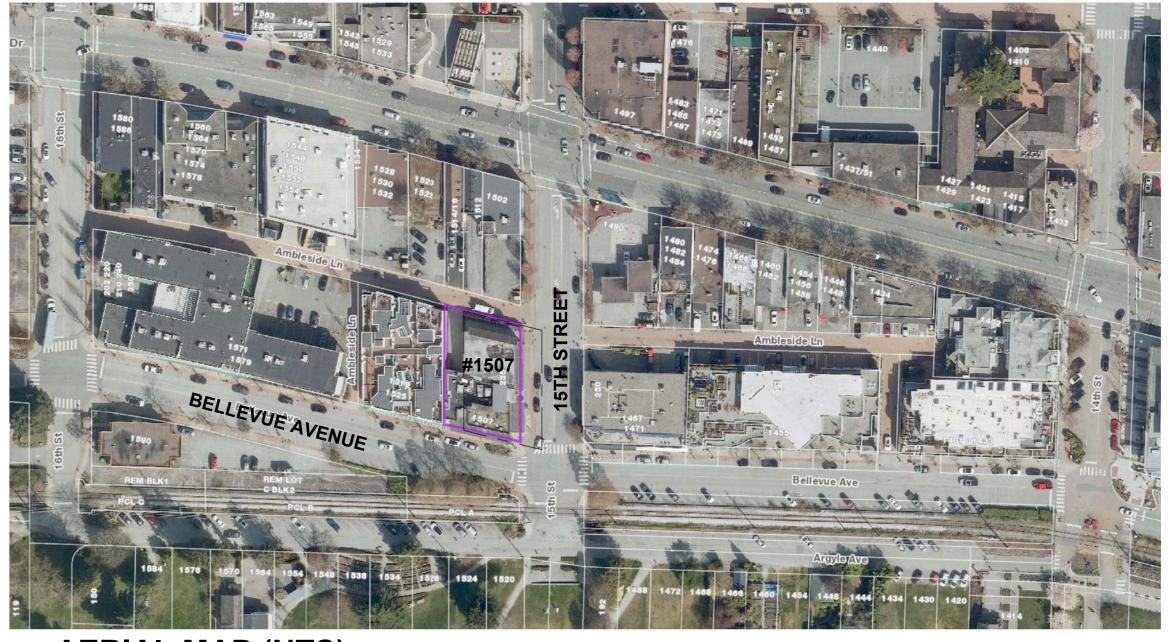


ZONING MAP



AERIAL MAP (NTS)



PROJECT STATISTICS APPLICATION

LOCATION OF WORK - CIVIC ADDRESSES: 1507 BELLEVUE AVENUE, WEST VANCOUVER LEGAL DESCRIPTION: LOT 'A', BLOCK 3, DISTRIC LOT 237, PLAN 17498

ZONING: CD67 (RECENTLY DESIGNATED IN MAY 31, 2022) LAND USE CONTRACT - LUC-DAA NO 2693

PROJECT SUMMARY:

1507 BELLEVUE AVENUE IS LOCATED IN AMBLESIDE VILLAGE CENTRE. SITE IS CURRENTLY SUBJECT TO A LAND USE CONTRACT THAT WAS APP THAT ALLOWS FOR THE CURRENT EXISTING STRUCTURE IN PLACE. IN 2 USE CONTRACT WILL BE EXPIRING AND THE UNDERLYING ZONING OF CI DESIGNATED IN MAY 31, 2022) WILL BE APPLIED TO THE SITE. THIS REZU APPLICATION IS TO REQUEST FOR AN EARLY TERMINATION OF THE LAND AND TO CONSIDER THE APPROVAL OF THE PROPOSED DEVELOPMENT IN APPLICATION.

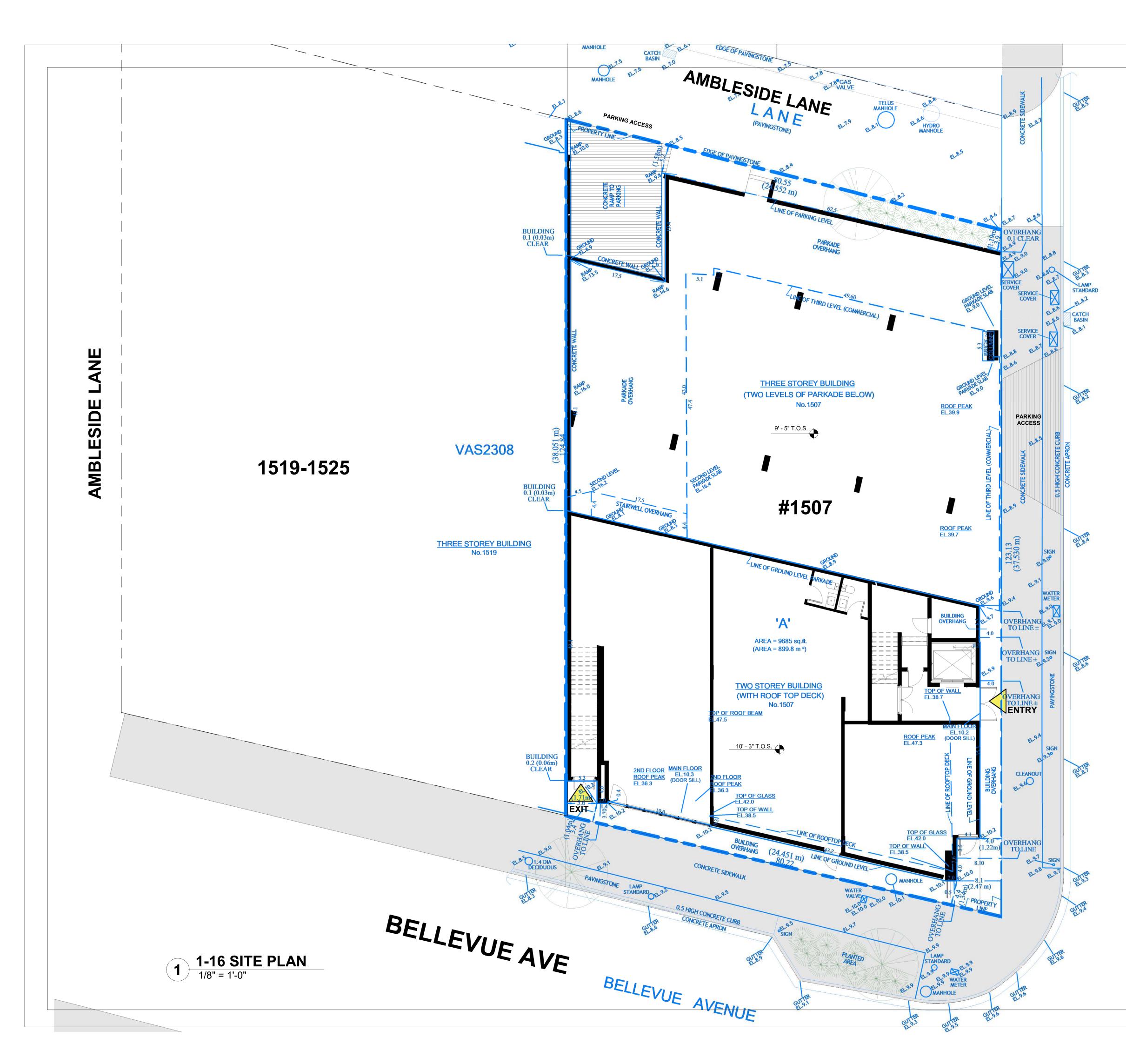
THE DEVELOPMENT PROPOSAL IS IN KEEPING WITH THE FORM AND DEV THE DESIGN GUIDELINES FOR AMBLESIDE VILLAGE CENTRE WHICH SUP STOREY BUILDINGS. THE DEVELOPMENT PROPOSAL IS FOR A THREE ST AND HEIGHT PROPOSED FITS WITHIN THE CONTEXT OF THE NEIGHBOUF THE BUILDING WAS ORIGINALLY DESIGNED IN 1977 AND HAS BEEN PART STREETSCAPE OF BELLEVUE AVENUE FOR OVER 40 YEARS SITTING ON CORNER OF 15TH STREET. THE SCALE AND MASSING WITH THE STREET COMMERCIAL UNITS HAVE PROVIDED COMMUNITY GOODS AND SERVICE CURRENTLY THE EXISTING SHOPS ALONG BELLEVUE HAVE OUTDOOR S THAT ACTIVATE THE PEDESTRIAN REALM. THIS EXISTING COMMERCIAL PROVIDES IMPORTANT RETAIL, OFFICE AND RESTAURANT SPACES AND TO PROMOTE BUSINESS VIABILITY AND VITALITY SUPPORTING ECONOMI JOBS IN THE VILLAGE CENTRE.

THE EXISTING BUILDING ALREADY MAINTAINS A PRESENCE ON BOTH BE AND 15TH STREET. STREET LEVEL RETAIL UNITS OPEN DIRECTLY OUT T AVENUE WHILE A COMMON ENTRANCE FOR THE UPPER STOREY OFFICE COMMERCIAL SPACES IS LOCATED ON 15TH STREET. GLAZED STOREFR CONTINUOUS ON THE GROUND LEVEL AND WRAP AROUND THE CORNER SOUTH TO THE EAST ELEVATIONS CREATING A VERY VISIBLE CORNER.

REZONING						
498						CHITECTURE CHITECTURE CLLECTV
E. THE PROJ APPROVED I IN 2024, THE CD67 (REC) REZONING LAND USE CC NT IN THIS RE DEVELOPME SUPPORTS FO E STOREY BU OURING AC1 PART OF THE ON THE PRO	N 1978 LAND ENTLY ONTRACT EZONING NT OF OUR JILDING ZONING.	AND TO EXTEND FACING BELLEVI NEWER DEVELO ADDITION. THE F BUILDING'S COM COMMUNITY NEI WITH THE SOUT BELLEVUE AVEN THIRD LEVEL FR THE EXISTING BI DECK ON THE SO OF ABOVE GRAD	THE THIRD ST JE AVENUE. T PMENTS WITH PROPOSED ADD MERCIAL RETA GHBOURHOOD H ORIENTATION UE, SHADOWIN ONT YARD SET JILDING IS A CO DUTH SIDE AND E PARKING LO	OREY LEVEL TO THE I THE PROPOSED MASS THE THREE STOREY I DITION IS FOR AN OFF ALL UNITS AND OFFICE OCOMPONENT TO THE N FACING THE BUILDIN NG WILL BE OF LITTLE BACK. OMMERCIAL USE THR OTHREE STOREYS FR OCATED AT THE REAR/	G TWO TO THREE STOREY BUIL FRONT / SOUTH OF THE BUILDIN NG CONSIDERS THE NEIGHBOU MASSING AT THE SOUTH PROP CE USE AND ADDS TO THE EXIS SPACES WHICH IS AN IMPORT THE AMBLESIDE VILLAGE CEN IG'S NORTH ELEVATION ON TO NO IMPACT WITH THE PROI EE STOREY BUILDING WITH A R OM THE NORTH SIDE. TWO LEV NORTH SIDE OF THE BUILDING ADDITION TO EXTEND THE THI	ING 677 EAST 27 TH AVENUE PURING VANCOUVER, BC V5V 2K7 POSED PH: 604.266.4679 E:INFO@ARCHITECTURALCOLLECTIVE.COM CANT WWW.ARCHITECTURALCOLLECTIVE.COM VARCOUVER, BC V5V 2K7 PH: 604.266.4679 E:INFO@ARCHITECTURALCOLLECTIVE.COM CANT WWW.ARCHITECTURALCOLLECTIVE.COM GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAYOUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT OCUMENTS IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVER WITHIN THE CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCUSSED G IS WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY
REET LEVEL VICES FOR DI OR SEATING A CIAL BUILDING AND WILL COM NOMIC GROW	ECADES. REAS NTINUE TH AND	UPGRADES TO N 1970s. NEW PAI ALONG WITH NE ROOFING.	10DERNIZE AN NEL CLADDING W METAL ROO	D REVITALIZE THE EX WITH MORE CONTEM FING THAT IS TO REPI) INCLUDES THE EXTERIOR STING BUILDING FROM THE LA PORARY COLOURS ARE PROPO ACE THE EXISTING CEDAR SHA	OSED IAKE COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.
H BELLEVUE A UT TO BELLEV FICES AND EFRONTS AR RNER FROM T ER.	AVENUE /UE E	DOES NOT PRO\ REQUESTED FR(2.174M ADDITION	/IDE DETAILS F OM THE CD67 Z IAL HEIGHT AN	OR MINIMUM OR MAXI	TING BUILDING USE AND FORM MUM SETBACKS. THE VARIANC IGHT RELAXATION IN THE FRON 13,684SF (1271SM) WITH NO	CES
AREAS	EXG GROUND EXG SECOND I EXG SECOND I EXG THIRD FLO TOTAL EXG AF NEW THIRD AE <u>TOTAL PROPO</u> CD67 ALLOW	FLOOR AREA (CF FLOOR AREA (CR OOR AREA (OFFIC EA= DITION FLOOR A	RU) = U)= CE)= REA (OFFICE)= RATIO): 10,615 /	<u>13,684SF</u> 11,000SF 9865 = <u>1.07</u>	<u>(1,271SM)</u> (1021.9SM)	4 ISSUED FOR PRELIM DEV PROPOSAL#3 2022 OCT 20 2022 NOV 14 5 ISSUED FOR PRELIM DEV PROPOSAL#4 2022 NOV 14 — — — — —<
HEIGHTS	•	NING): <u>CONTEXT</u> CD67 ZONING)	<u>(AC-1 ZC</u>	1.40 - 1.75 <u>ONING) CONTEXT ONL</u> (11.3M) 3 STOREYS	<u>Y PROPOSED</u> 37'-8.5" (11.494M) 3 STOF	PREYS
PARKING	CD67 ZONING OFF STREET PARKING REQUIREMENTS GROUND LEVEL AND UPPER LEVEL PARKING AREAS FOR TENANT AND VISITORS ON A RATIO OF ONE TO EACH 55.7SM OF FLOOR AREA (MAX. THREE SMALL CARS) 1271SM (PROPOSED) / 55.5SM = 22.8 = 23 CAR STALLS MINIMUM REQUIRED 28 STALLS EXISTING AND PROVIDED -13 SMALL CAR STALLS -14 STANDARD STALLS -14 COMMERCIAL EXISTING LOADING STALL 1507 BELLVUE A					
SETBACK	 FRONT SETBA a. FIRST FLOC b. SECOND FL c. THIRD FLOC REAR SETBAC a. FIRST FLOC b. SECOND FL c. THIRD FLOC 	DR N/A OOR N/A DR N/A OR (CD67) DR N/A OOR N/A	(AC-1) (FOR CONTEXT ONLY) 0.9M 0.9M 3.7M (AC-1) (FOR CONTEXT ONLY) 1.2M 4.3M 7.3M	EXISTING 1.041M (3.41FT) 0.176M (0.58FT) 10.554M (34.62FT) EXISTING 1.19M (3.9FT) 1.19M (3.9FT) 5.48M (17.98FT)	COMMENTS EXISTING NO CHANGE EXISTING NO CHANGE 1.813M (5.95FT) COMMENTS EXISTING NO CHANGE EXISTING NO CHANGE EXISTING NO CHANGE	DRAWING TITLE TITLE SHEET & CONTEXT PLANS
	3. NO SIDE YARI	OREQUIRED				Date Project number 2023 JULY 06 2219 Scale 1/4" = 1'-0" Drawn by SB Approved by CK

LIST OF CONSULTANTS: SURVEYOR HOBBS, WINTER & MACDONALD BC LAND SURVEYORS CONTACT: ALEXANDER HEATH 113-828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 PHONE 604-986-1371 EMAIL: admin@hwmsurveys

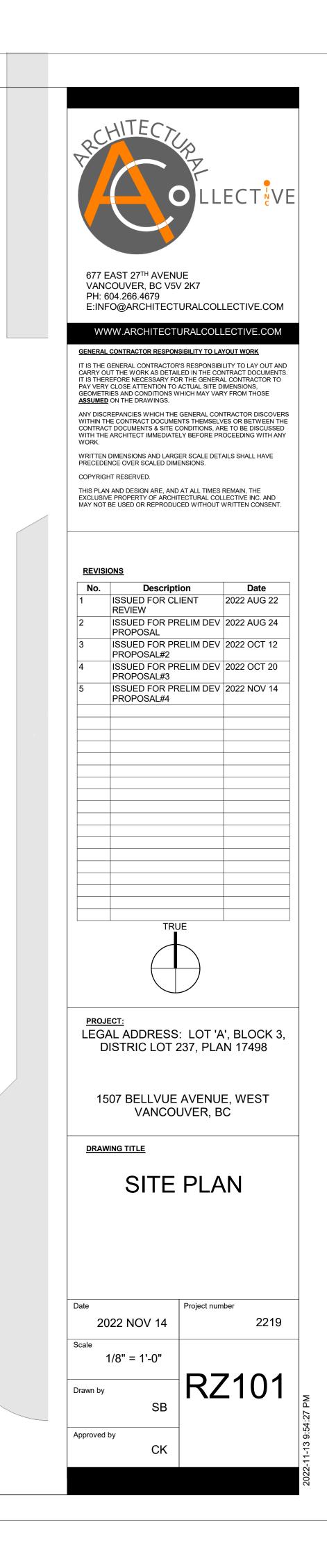
ARCHITECTURAL DRAWINGS					
SHEET #	DRAWING NAME				
RZ100	TITLE SHEET & CONTEXT PLANS				
RZ101	SITE PLAN				
RZ102	STREETSCAPE & PERSPECTIVES				
RZ201	FIRST & SOUTH SECOND FLOOR PLANS (EXISTING)				
RZ202	NORTH THIRD FLOOR OFFICE LEVEL ROOF PLANS (EXISTING)				
RZ203	ROOF PLAN & THIRD FLOOR PLAN (EXISTING & PROPOSED)				
RZ301	SOUTH ELEVATION (EXISTING & PROPOSED)				
RZ302	NORTH ELEVATION (EXISTING & PROPOSED)				
RZ303	EAST ELEVATION (EXISTING & PROPOSED)				
RZ304	WEST ELEVATION (EXISTING & PROPOSED)				
RZ401	SECTIONS - NORTH-SOUTH (PROPOSED)				
RZ402	SECTION THRU RAMP (EXISTING & PROPOSED)				



15TH STREET

5TH STREET

 $\overline{}$









EXISTING EAST VIEW



#1507





BELLEVUE AVE. STREETSCAPE (EXISTING) NOT TO SCALE

2 BELLEVUE AVE. STREETSCAPE (PROPOSED) NOT TO SCALE

PROPOSED EAST VIEW



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GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE <u>ASSUMED</u> ON THE DRAWINGS.

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REVISIONS

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2022 APR 04
2	ISSUED FOR AHJ PRELIM REVIEW	2022 APR 08
3	ISSUED FOR CLIENT REVIEW	2022 AUG 22
4	ISSUED FOR PRELIM DEV PROPOSAL	2022 AUG 24
5	ISSUED FOR PRELIM DEV PROPOSAL#2	2022 OCT 12
6	ISSUED FOR PRELIM DEV PROPOSAL#3	2022 OCT 20
7	ISSUED FOR PRELIM DEV PROPOSAL#4	2022 NOV 14
L	1	<u> </u>

<u>PROJECT:</u> LEGAL ADDRESS: LOT 'A', BLOCK 3, DISTRIC LOT 237, PLAN 17498

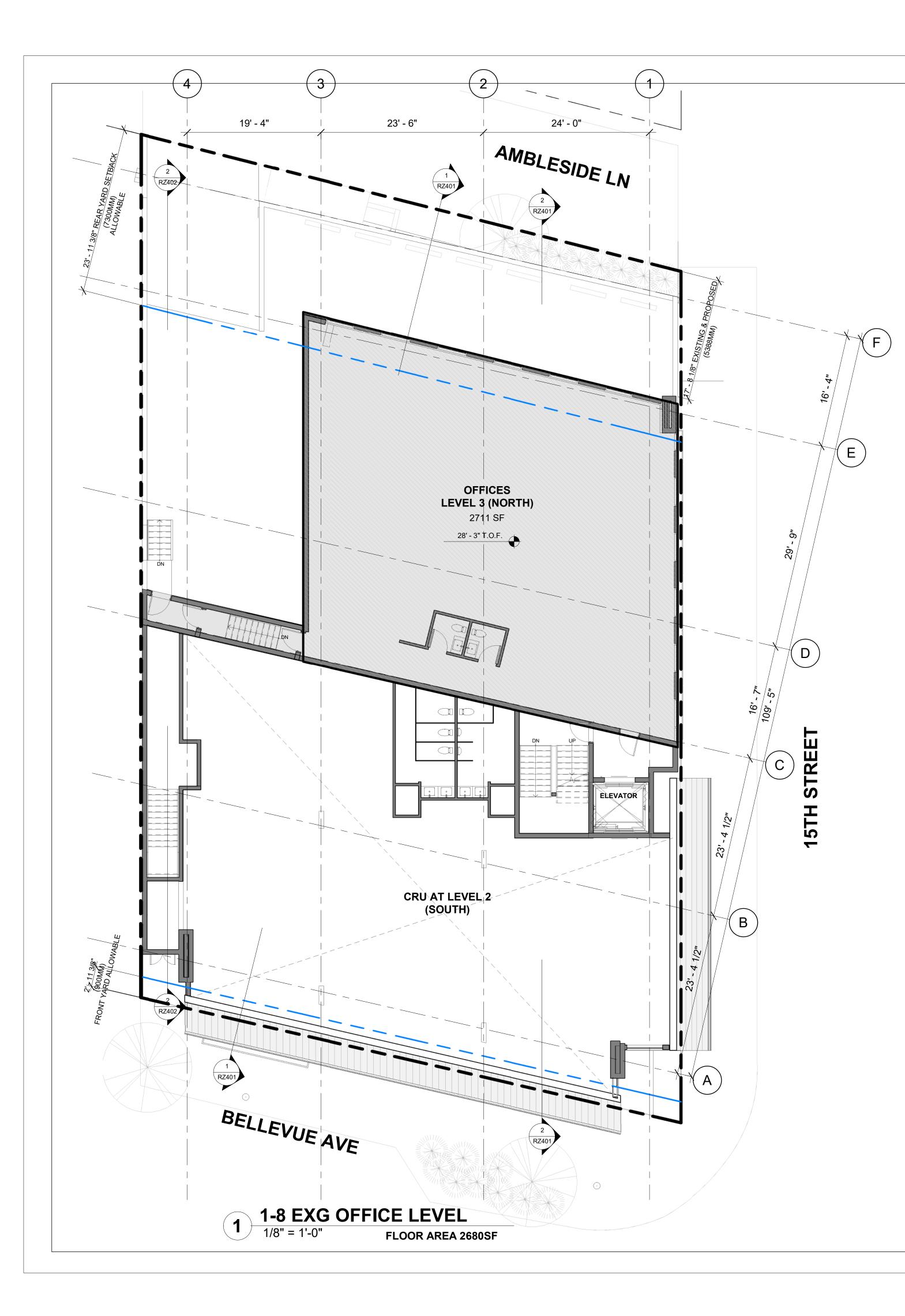
1507 BELLVUE AVENUE, WEST VANCOUVER, BC

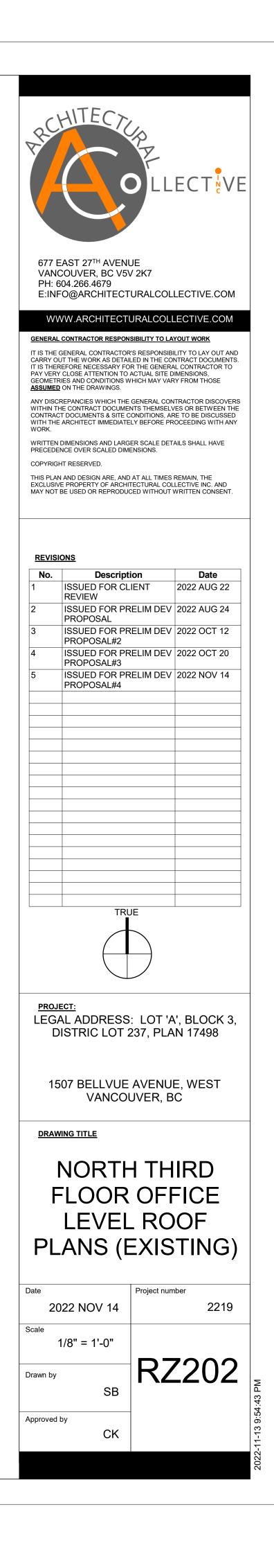
DRAWING TITLE

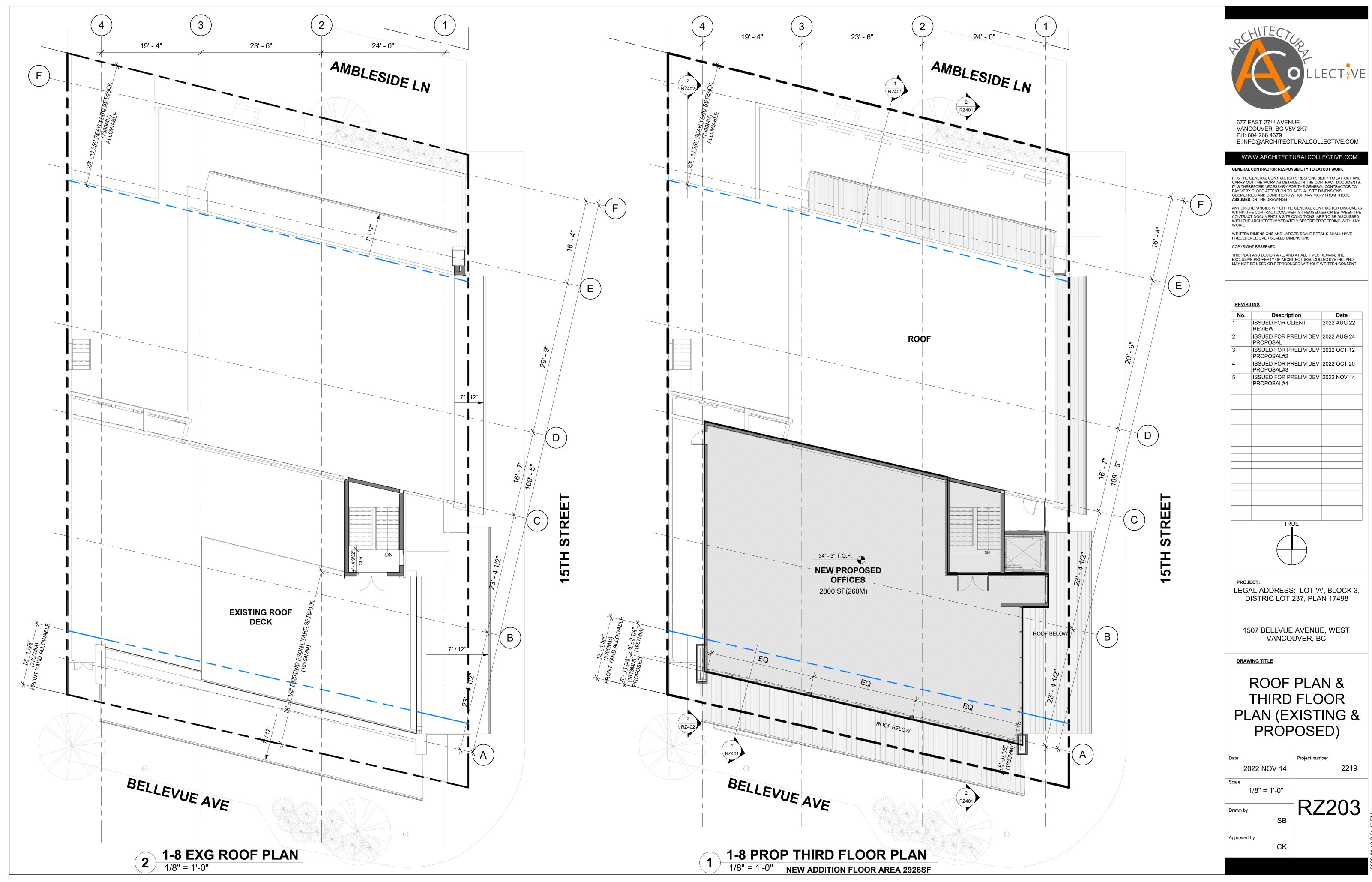
STREETSCAPE & PERSPECTIVES

Project number 2219 2022 NOV 14 As indicated **RZ102** Drawn by CK Approved by CK

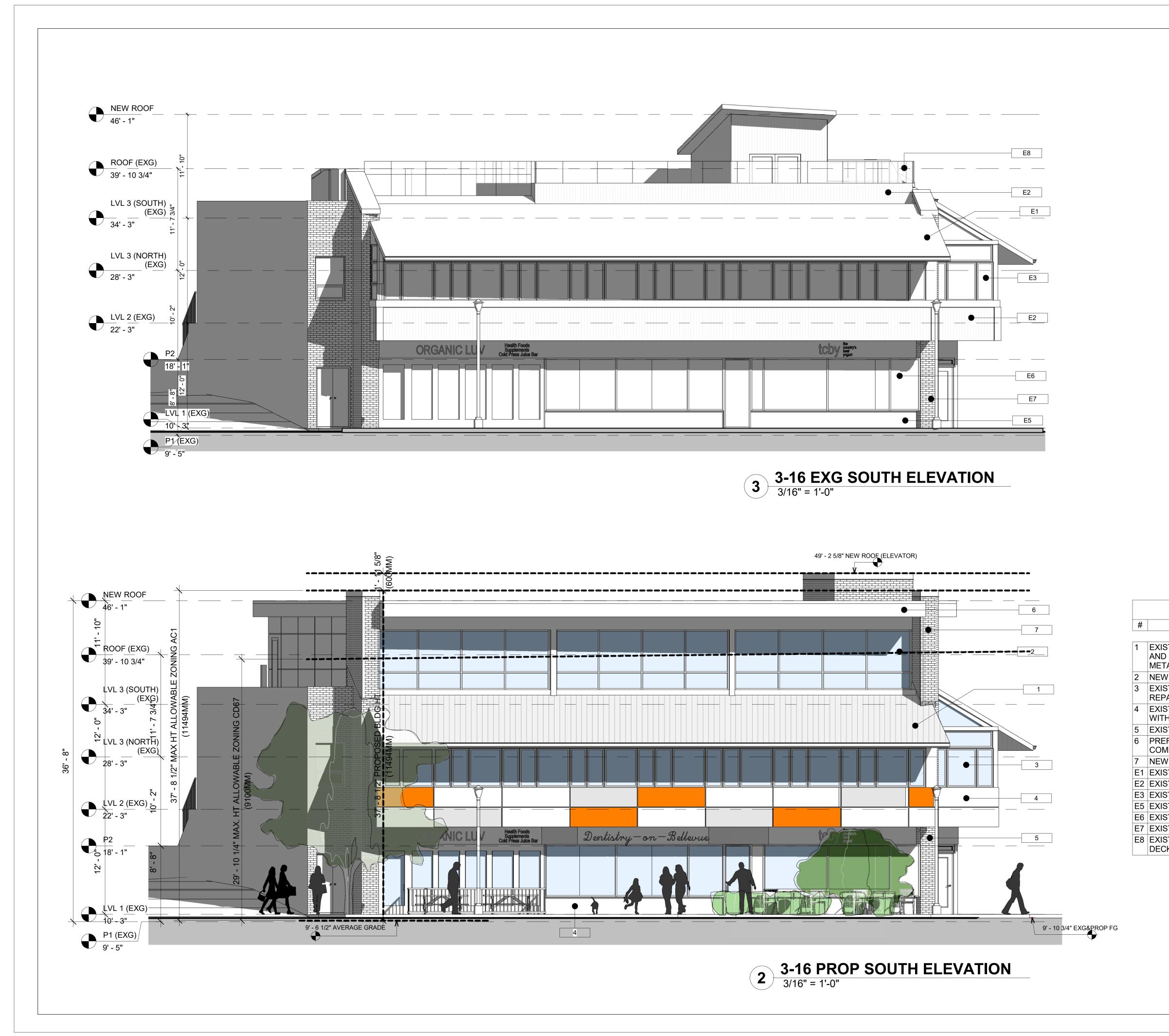




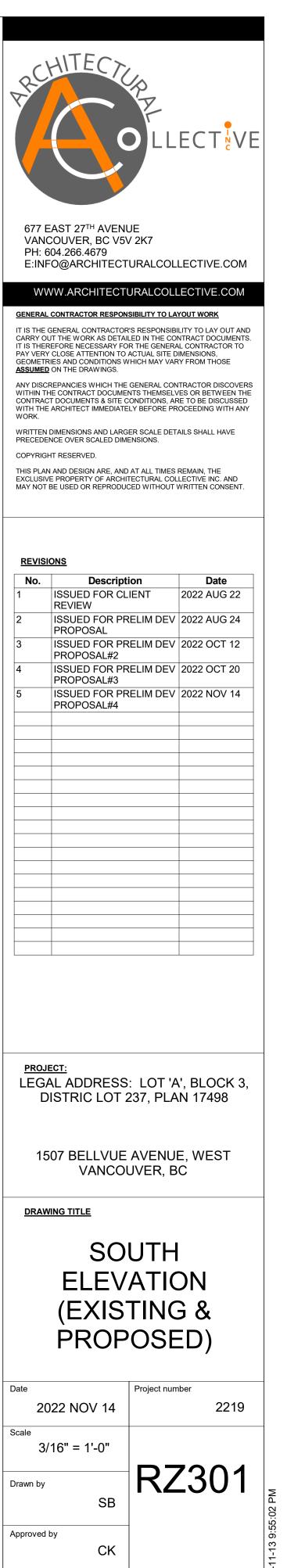


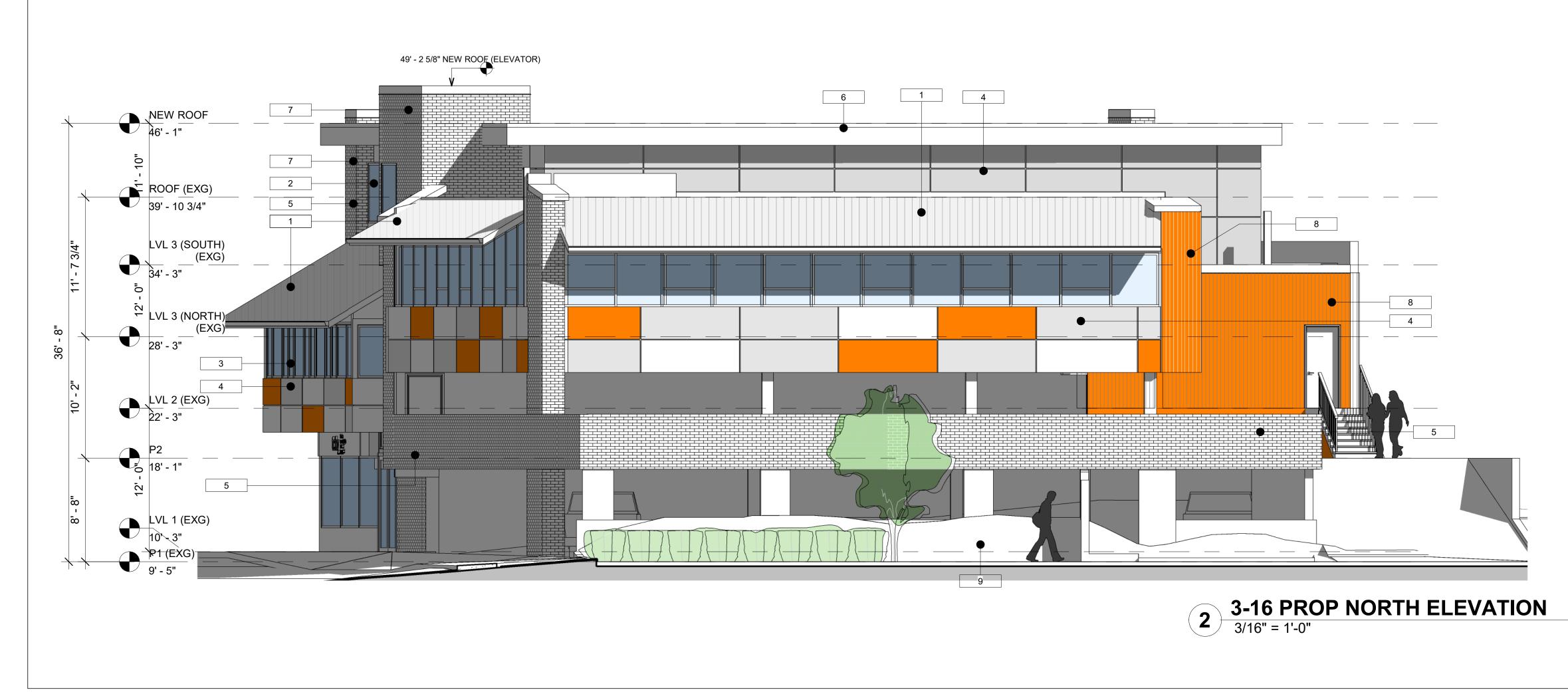


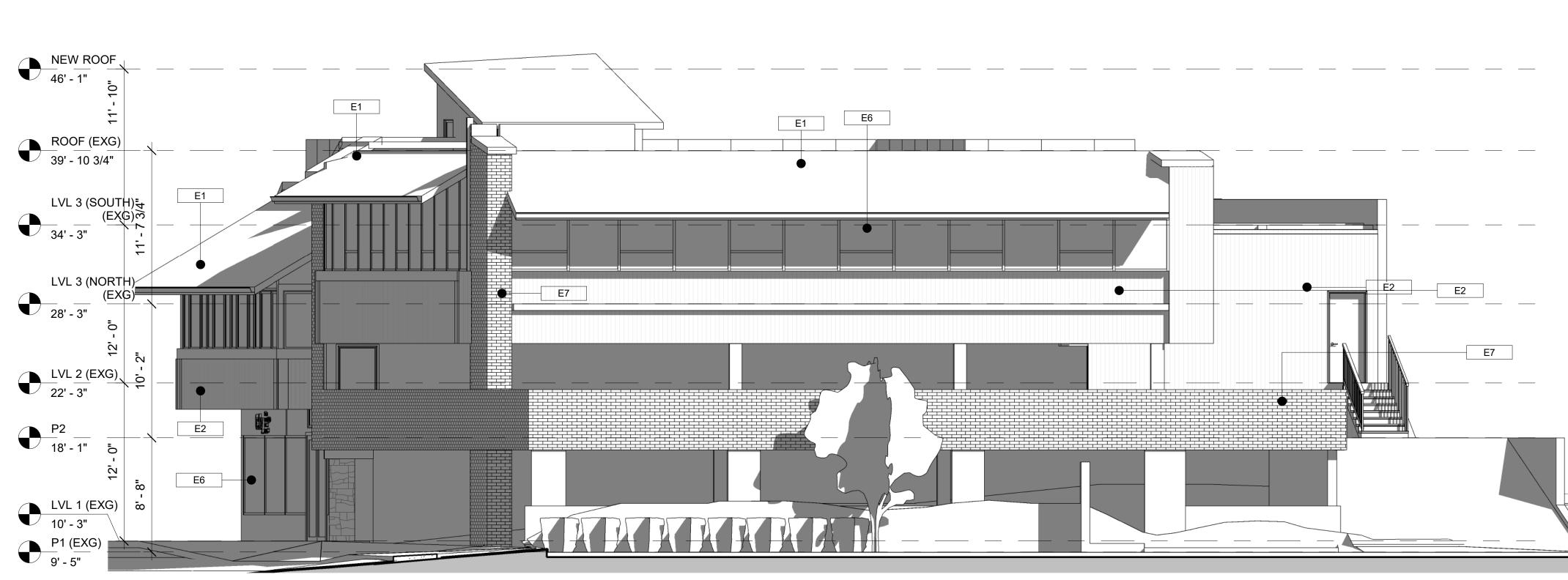
E:INFO@ARCHITECTURALCOLLECTIVE.COM WWW.ARCHITECTURALCOLLECTIVE.COM GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE <u>ASSUMED</u> ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS WITHIN THE CONTRACT DOCUMENTS THEMSELVES OR BETWEEN THE CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WRITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. Date 2022 AUG 22 ISSUED FOR PRELIM DEV 2022 AUG 24 ISSUED FOR PRELIM DEV 2022 OCT 12 ISSUED FOR PRELIM DEV 2022 OCT 20 ISSUED FOR PRELIM DEV 2022 NOV 14 <u>PROJECT:</u> LEGAL ADDRESS: LOT 'A', BLOCK 3, DISTRIC LOT 237, PLAN 17498 1507 BELLVUE AVENUE, WEST VANCOUVER, BC ROOF PLAN & THIRD FLOOR PLAN (EXISTING & PROPOSED) Project number 2219



MATERIAL LEGEND
DESCRIPTION
ISTING CEDAR ROOFING TO BE REMOVED
D REPLACED WITH NEW STANDING SEAM
W STOREFRONT WINDOWS
ISTING WINDOW FRAMES TO BE RETAINED &
ISTING SIDING TO BE REMOVED & REPLACED
TH NON COMBUSTIBLE COMPOSITE PANEL
ISTING BRICK CLADDING TO BE PAINTED
EFINISHED METAL CAP FLASHING OVER
EFINISHED METAL CAP FLASHING OVER MPOSITE PANEL FASCIA W WHITE BRICK VENEER
EFINISHED METAL CAP FLASHING OVER MPOSITE PANEL FASCIA W WHITE BRICK VENEER ISTING CEDAR SHINGLE ROOFING
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EFINISHED METAL CAP FLASHING OVER MPOSITE PANEL FASCIA W WHITE BRICK VENEER ISTING CEDAR SHINGLE ROOFING ISTING VERTICAL SIDING ISTING WOOD WINDOWS ISTING TILE CLADDING ISTING ALUMINUM STOREFRONT WINDOWS
EFINISHED METAL CAP FLASHING OVER MPOSITE PANEL FASCIA W WHITE BRICK VENEER ISTING CEDAR SHINGLE ROOFING ISTING VERTICAL SIDING ISTING WOOD WINDOWS ISTING TILE CLADDING ISTING ALUMINUM STOREFRONT WINDOWS ISTING BRICK
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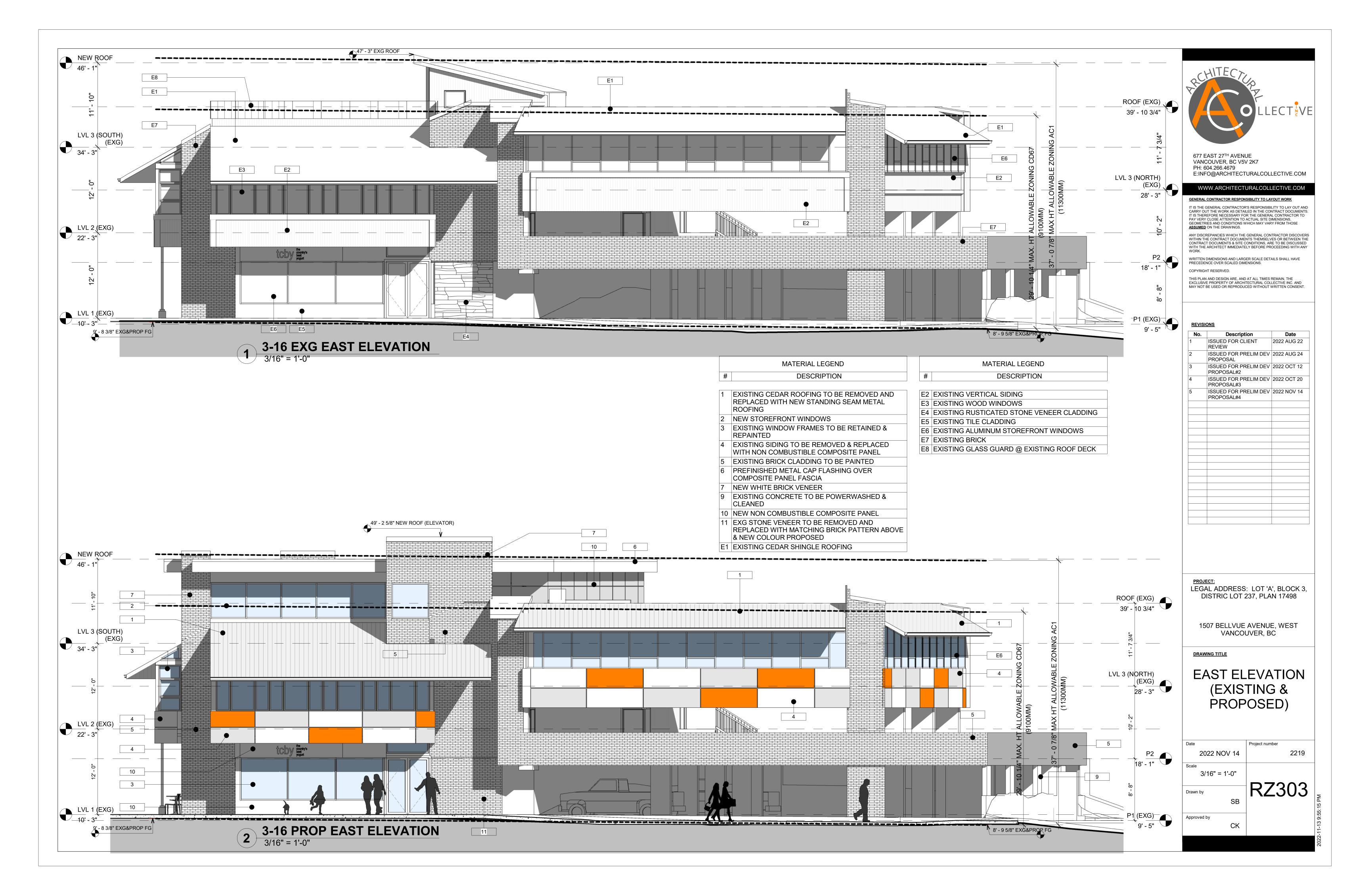


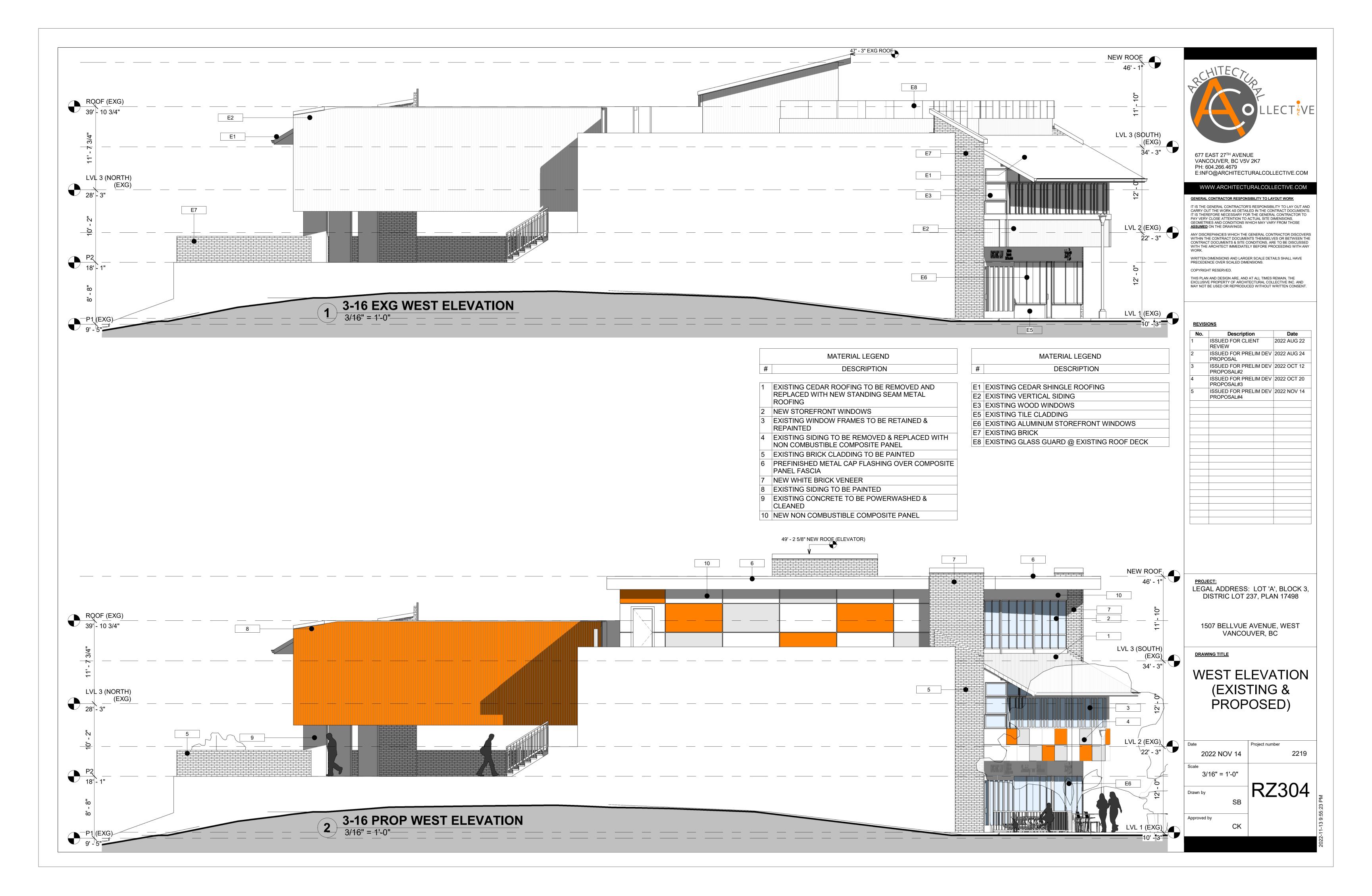


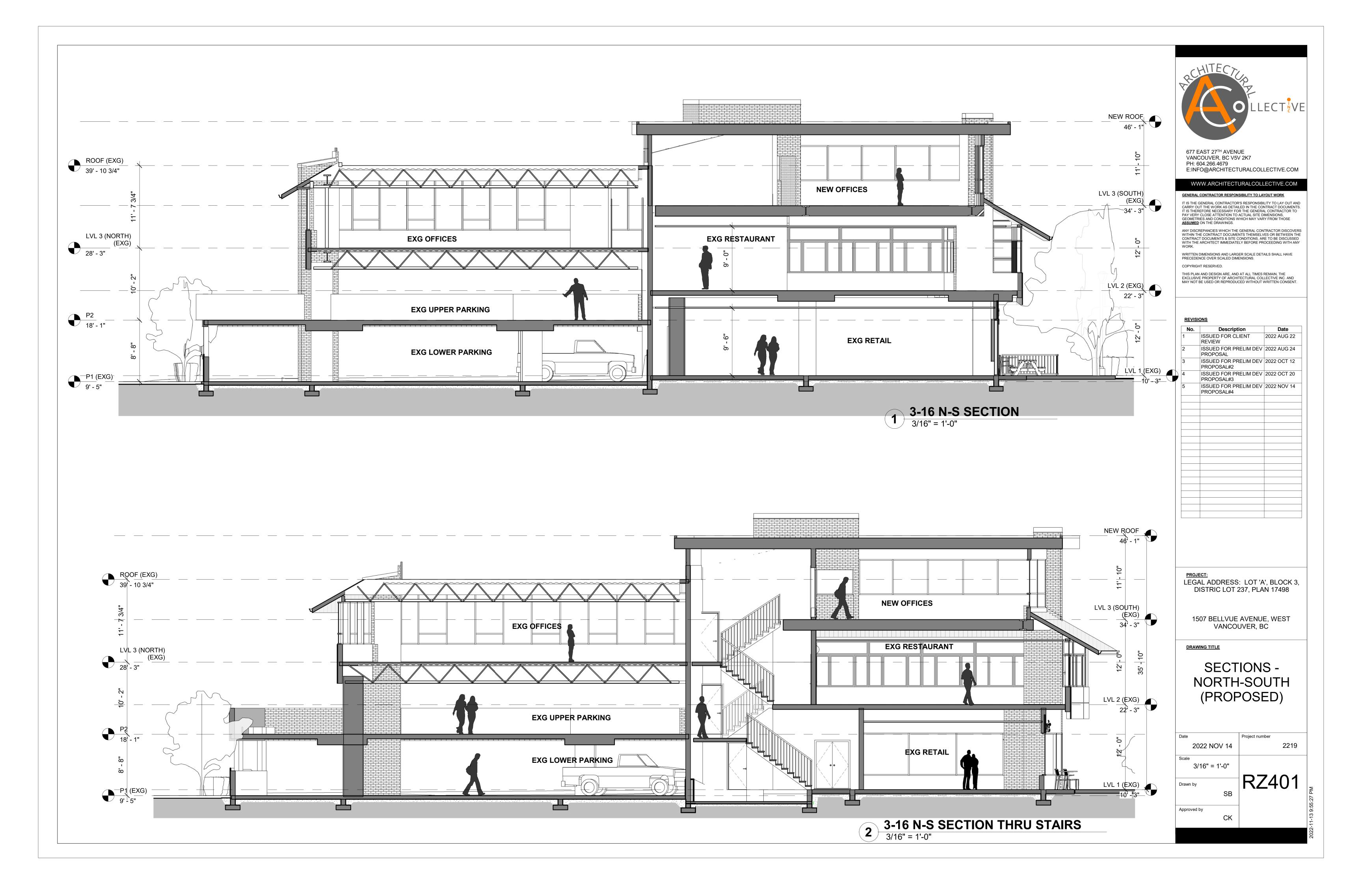


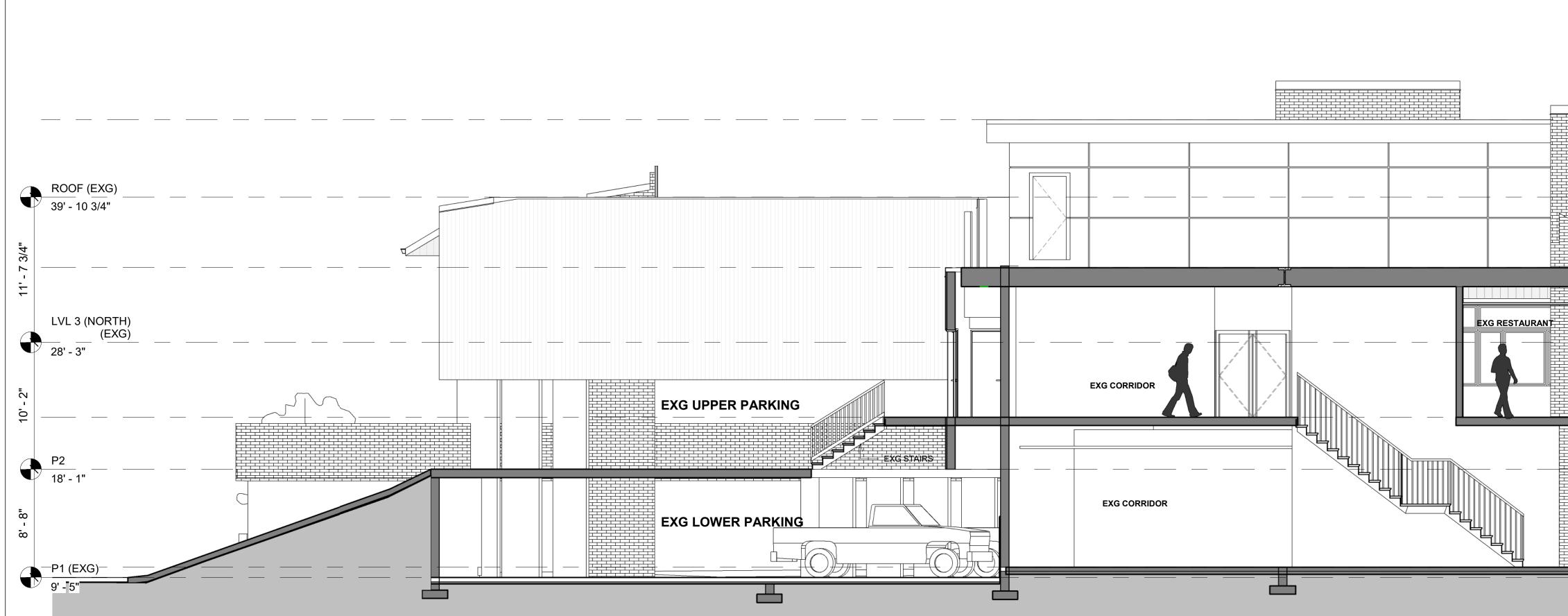
3-16 EXG NORTH ELEVATION 3/16" = 1'-0"

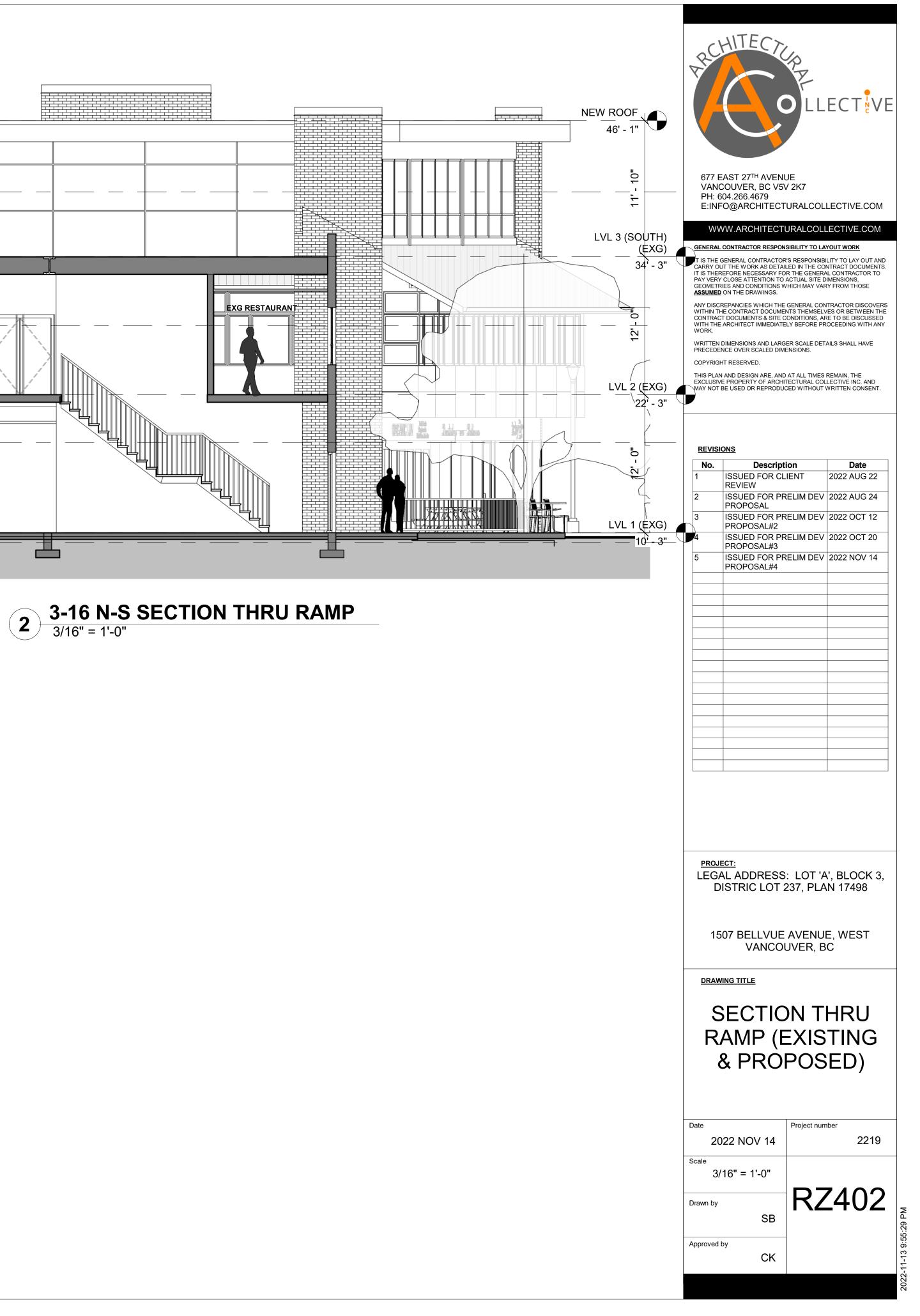
	677 EAST 27 TH AVENUE 677 EAST 27 TH AVENUE VANCOUVER, BC V5V 2K7 PH: 604.266.4679 EINFO@ARCHITECTURALCOLLECTIVE.COM WWW.ARCHITECTURALCOLLECTIVE.COM DENERAL CONTRACTOR RESPONSIBILITY TO LAY OUT AND GARRY OUT THE WORK AS DETAILED IN THE CONTRACT DO CUMENTS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND GARRY OUT THE WORK AS DETAILED IN THE CONTRACT OR COMMENTS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND GARRY OUT THE WORK AS DETAILED IN THE CONTRACT OR COMMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO BE ADD CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS (COMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS (COMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS (COMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS. ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS (COMETRIES AND CONDITIONS WHICH THE GENERAL CONTRACTOR DISCOVERS (CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCOVERS WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK. WITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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MATERIAL LEGEND # DESCRIPTION	
 EXISTING CEDAR ROOFING TO BE REMOVED AND REPLACED WITH NEW STANDING SEAM METAL ROOFING NEW STOREFRONT WINDOWS EXISTING WINDOW FRAMES TO BE RETAINED & REPAINTED EXISTING SIDING TO BE REMOVED & REPLACED WITH NON COMBUSTIBLE COMPOSITE PANEL EXISTING BRICK CLADDING TO BE PAINTED PREFINISHED METAL CAP FLASHING OVER COMPOSITE PANEL FASCIA NEW WHITE BRICK VENEER EXISTING SIDING TO BE PAINTED 	PROJECT: LEGAL ADDRESS: LOT 'A', BLOCK 3, DISTRIC LOT 237, PLAN 17498 1507 BELLVUE AVENUE, WEST VANCOUVER, BC
 9 EXISTING CONCRETE TO BE POWERWASHED & CLEANED E1 EXISTING CEDAR SHINGLE ROOFING E2 EXISTING VERTICAL SIDING E6 EXISTING ALUMINUM STOREFRONT WINDOWS E7 EXISTING BRICK 	NORTH ELEVATION (EXISTING & PROPOSED)DateProject number2022 NOV 142219
_	Scale 3/16" = 1'-0" Drawn by SB Approved by CK

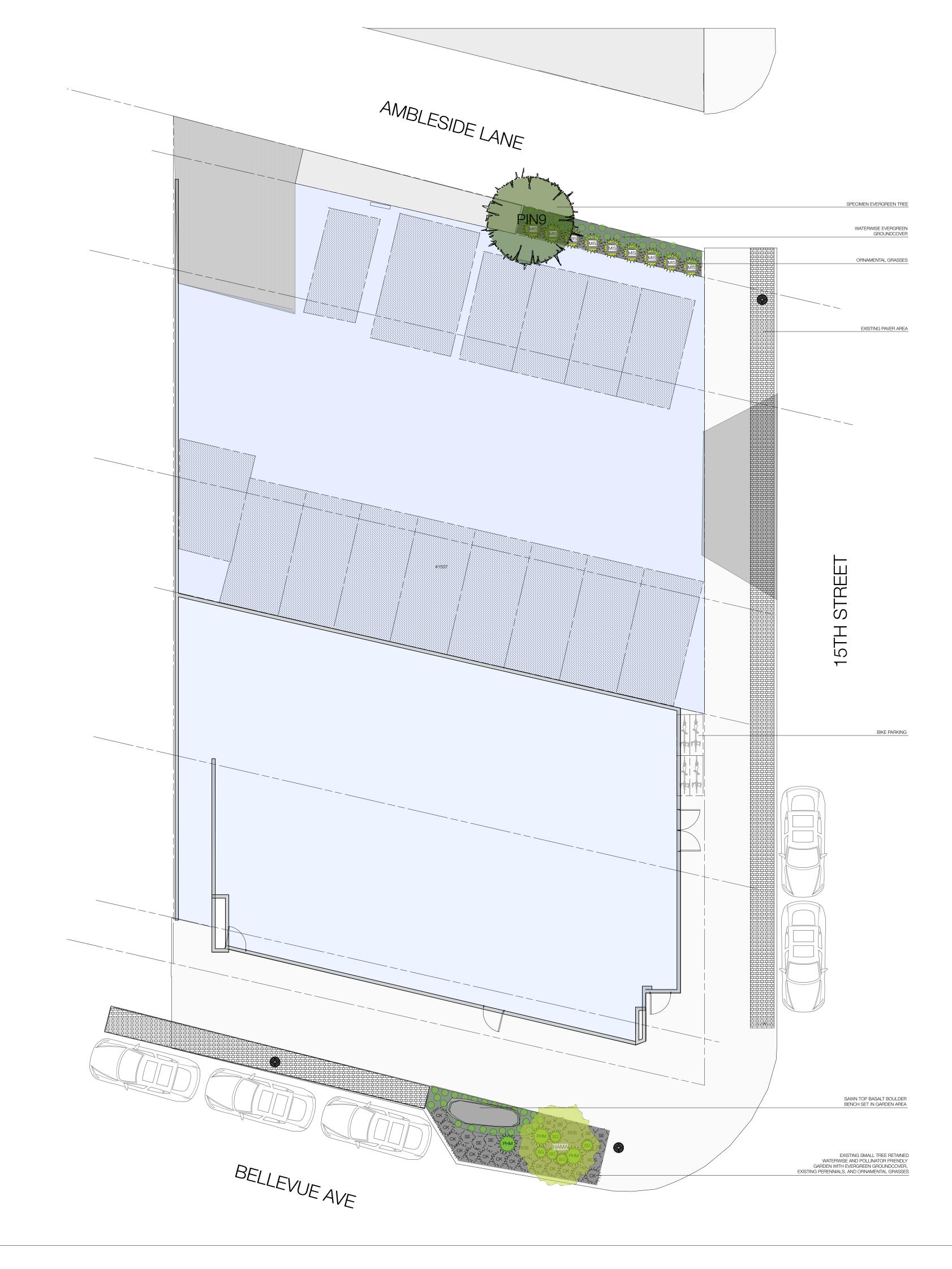












	ID	Qty	Latin Name	Common Name	Scheduled Size	Notes
Trees						
	PIN9	1	Pinus flexilis 'vanderwolf'	Vanderwolf Limber Pine	10-12'	
Hedging						
Shrubs						
	HAMA	1	Hamamelis	Witchhazel	existing	retained
	ROS	3	Rosa x	Nootka Rose	existing	retained or transplanted
Perennials						
Grasses						
	СК	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gallon	
	MIS	9	Miscanthus sinesis 'Morning Light'	Morning Light Maiden Grass	5 gallon	
	PHM	3	Phormium ' Platts Black'	Black Flax	7 gallon	
	SG	5	Stipa tenuissima gigantea	Mexican Feather Grass	1 gallon	
Groundcovers						
	TH	55	Thymus	Creeping Thyme	4" Pot	



PAEONIA GARDENS

12-40137 GOVERNMENT ROAD SQUAMISH, BC V7B0R6

T: 778.987.9843 E: info@paeoniagarens.com www.paeoniagardens.ca

NOTES:

PROJECT TITLE:

LEGAL ADDRESS: LOT 'A', BLOCK 3, DISTRIC LOT 237, PLAN 17498

1507 BELLEVUE AVE WEST VANCOUVER, BC

DRAWING:

LANDSCAPE DESIGN CONCEPT

N	SCALE: 1/8" = 1'-0"			
DATE:	FEB 1, 2023			
DRAWN BY:	JH			
CHECKED BY:	JH			
THIS DRAWING IS THE E PAEONIA GARDENS AND REPRODUCED WITHOUT PERMISSION OF PAEONI	T THE WRITTEN			
	N THIS DRAWING SHALL ER SCALED DIMENSIONS.			
,	ATURES AND INDICATIONS DXIMATE ONLY, BUT WITH			
REASONABLE ACCURACY FOR CONCEPTUAL PURPOSE INTENDED. CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE				
AND REPORT ALL ERRO	KS AND/OR OMISSIONS			

TO THE DESIGNER.