DEVELOPMENT PERMIT APPLICATION MUSEUM OF ANTHROPOLOGY at the UNIVERSITY OF BRITISH COLUMBIA

GREAT HALL AND SKYLIGHT UPGRADES



CONSULTANT CONTACT INFORMATION

LANDSCAPE ARCHITECT

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VEGETATION, SITE AND SITE ELEMENT PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION

LANDSCAPE ARCHITECTURE SHEETS

PROJECT DATA

L0.0 COVER SHEET, SHEET INDEX PRESENTATION PANELS - 3 PANELS WITHOUT TITLE BLOCKS L1.0 TOPOGRAPHIC SITE SURVEY METRIC L1.1 LOCATION | OVERVIEW CONSERVATION | MITIGATION

GREAT HALL SEISMIC UPGRADE

SHEET L2 GH	Protection Preservation Veg
SHEET L2.1 GH	Protection Preservation Veg
SHEET L3.0 GH	Photographic Documentation
SHEET L4.0 GH	Photographic Documentation
SHEET L5.0 GH	Photographic Documentation
SHEET L6.0 GH	Photographic Documentation
SHEET L6.1 GH	Photographic Documentation
SHEET L7.0	Restoration Rehabilitation N
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SHEET L8.2 GH	Restoration Rehabilitation Version
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ER	ELECTRICAL ENGINEER	CLIENT	UBC PROJECT
NSULTING INC. t Engineer om	AES ENGINEERING LTD. Andy Su, Project Manager andy.su@aesengr.com 604 569 6500		Aletha Utimati, Pro UBC Project Servic 1100-2329 West M 604 827 1575 aletha.utimati@ubc
		ADDRESS OF PROJECT	Museum of Anth University of Brit
			6393 NW Marine D

MECHANICAL ENGINEER

LEGAL ADDRESS

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on Location of Views | West Facade

ation | Rehabilitation Site, Site Elements and Site Materials

Envelope Upgrades Restoration | Mitigation | Replacement Vegetation

CT SERVICES

Project Manager vices Mall, Vancouver BC V6T 1Z4

ubc.ca

nthropology at the British Columbia

e Drive Vancouver BC V6T 1Z2

DISTRICT LOT 3044 GROUP 1, N.W.D.

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9.	Develo	pment Permit Appl	ication May 29 2020
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Understanding an Iconic Landscape Design Approach to Protection and Restoration

Protection of an Iconic Landscape Design

The role of the landscape architecture team is to assist in the protection and restoration of site vegetation, topography, features, and elements impacted by construction activities. Drawings and documents detailing protection and restoration strategies are in development.

Working collaboratively with the consultant team and Musqueam Nation, strategies will continue to evolve for the retention and enhancement of an iconic landscape that responds to the architecture, as well as spirit of place, history, diverse cultures, ecology, and landscape aesthetics and function.

Vegetation, surface materials, and site elements will be carefully protected during construction. Restoration and rehabilitation strategies will be informed on a case-by-case basis and established before construction commences.

Landscape Conservation and Restoration

The guiding rationale for landscape conservation is to retain the significance of the existing designed landscape while allowing for adaptation and revitalization — a need to consider new land uses and standards for accessibility, sustainability, biodiversity, and rehabilitation.

Specific measures will be undertaken to restore the landscape following construction-including the repair, replacement, and restoration of landform, surfaces, and vegetation. Planning for any additional / replacement planting required will be developed in consultation with stakeholders and partners. Landscape conservation and restoration necessitates land stewardship in partnership with Musqueam Nation, upon whose ancestral homeland the Museum of Anthropology is located.

Documentation of Landscape and Place

Site walks and consultations with landscape architect Cornelia Hahn Oberlander, Museum of Anthropology representatives, architects Nick Milkovich and Anne Gingras, and representatives of the Musqueam Nation have taken place, with emphasis on the cultural significance and history of the land.

A comparative inventory of the planting history between 1973 and 2018, and a planting matrix of native and culturally significant species on Musqueam traditional territory, have been completed.

Detailed photographic and topographic surveys form a catalogue of information about the site; photographs, notes and drawings, together with retained samples of site materials, are part of this documentation. Detailed documentation reflects the philosophy that recording should be an integral part of the conservation process of places of significance. This process will assist in developing a record and understanding of the techniques and technologies used to construct the original landscape and the changes made to the landscape post-1973.

During the construction process, impacts on the landscape will be carefully documented and recorded to assist with the repair and restoration of the landscape and to provide a record of the works for future reference.



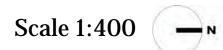
Process of Careful Site Documentation. *Photos representative of existing conditions in site areas potentially impacted by construction.*



UBC Campus context plan. Not to scale.

Protecting an Iconic Landscape Critical Areas to be Protected During Construction

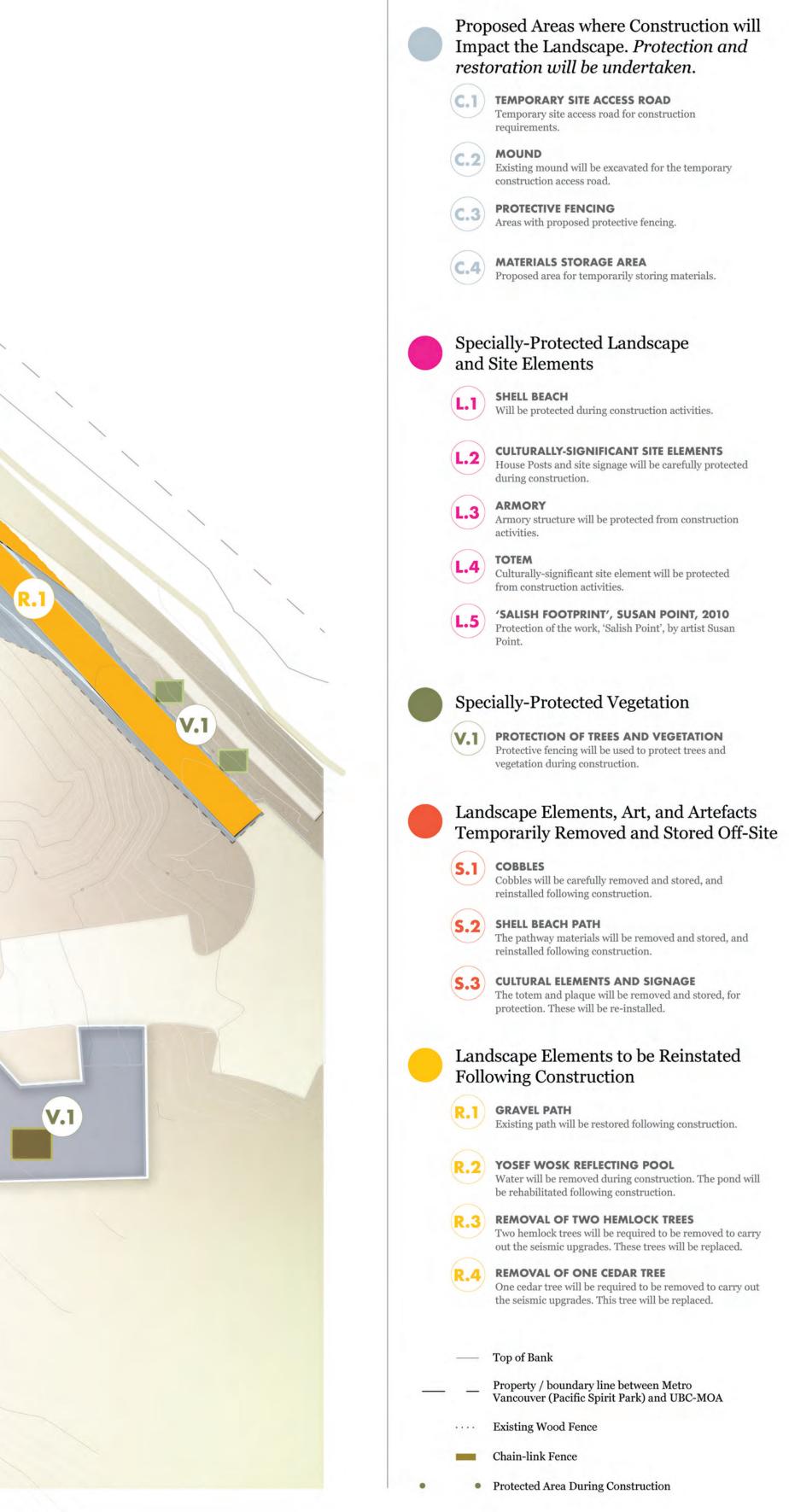
Plan showing site area potentially impacted by Great Hall seismic and envelope upgrade construction activities, and key landscape protection measures.





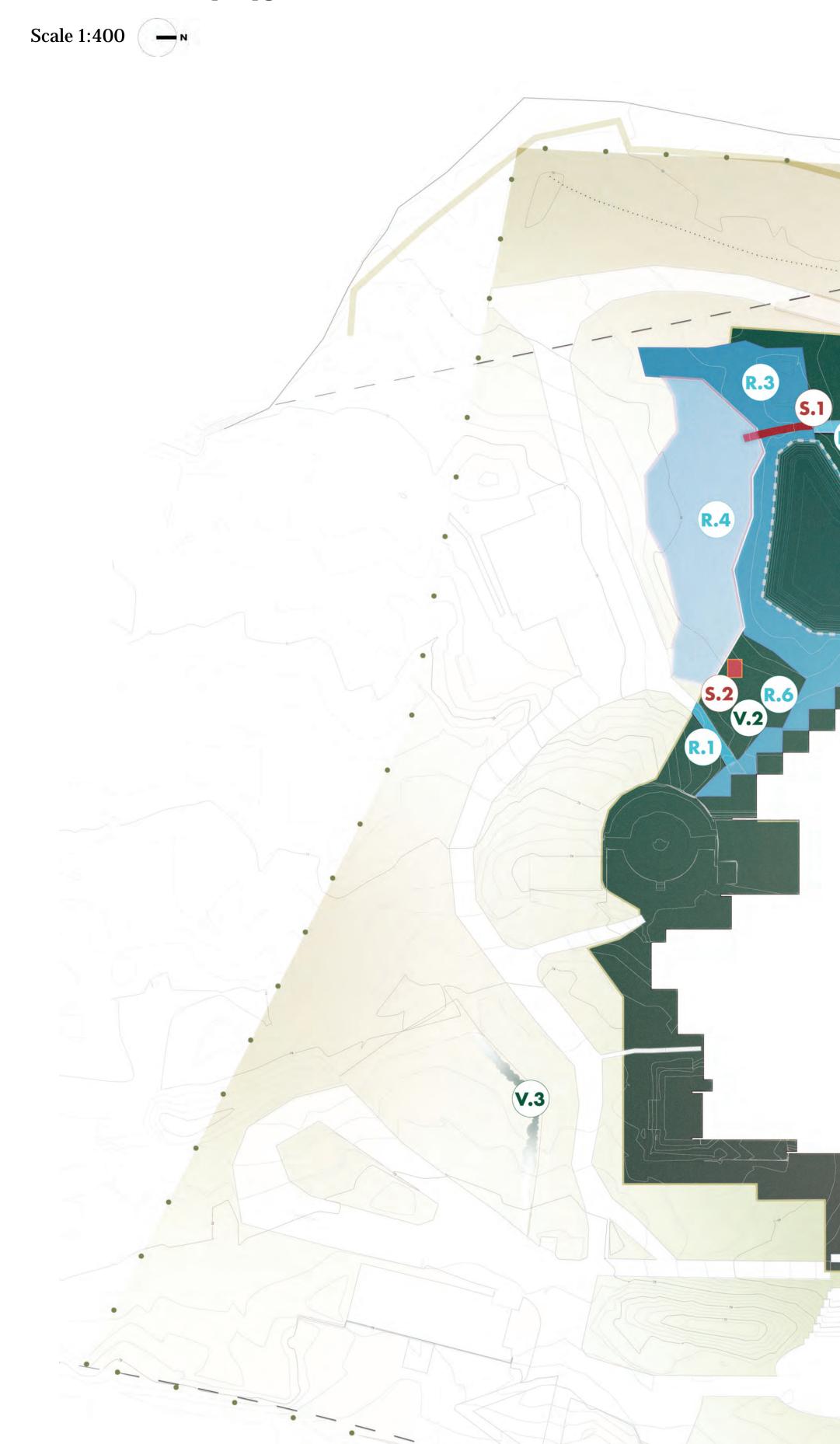


Legend



Restoring an Iconic Landscape Critical Areas to be Restored After Construction

Plan showing key landscape restoration work to be undertaken following seismic and envelope upgrade construction activities for the Great Hall.



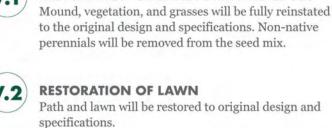




Legend

Area of Restored Vegetation and Landform

(V.1) RESTORATION OF LANDFORM AND EDGES



V.2 RESTORATION OF LAWN Path and lawn will be restored to original design and

specifications.

V.3 ECO-CULTURAL RESTORATION OF VEGETATION Fence and existing planting will be removed. Replace with eco-cultural indigenous planting developed with partners.

> All vegetation will be restored and rehabilitated within the areas impacted by construction activities, including areas where protective fencing was erected. All grading and materials will be restored to pre-existing conditions.

Landscape Elements, Art, and Artifacts to be Placed Back in the Landscape at their Original Location and in their Original Condition



S.2 CULTURAL ELEMENTS AND SIGNAGE The totem and plaque removed and stored for protection during construction will be re-installed.

Landscape Elements Restored to their Original Condition following Construction

- GRAVEL PATH Pathway will be reinstalled to original layout, width, grade, design, and material specifications.
- R.2 YOSEF WOSK REFLECTING POOL The pond area will be rehabilitated, reinstated to the original design, and filled with water.
- (R.3) COBBLES All cobbles will be carefully reinstalled to the original design and specifications.

R.4 SHELL BEACH The shell beach will be rehabilitated.

(R.5) SMALL GROVE OF CONIFERS To compensate for the loss of one hemlock tree, a small grove of conifers will be planted.

(R.6) THREE NEW CEDAR TREES To compensate for the loss of one cedar tree, three new cedar trees will be planted in woodland area.

> Tree locations of new trees will be developed in consultation with partners, to achieve an eco-cultural restoration of the woodland.

— Top of Bank Property / boundary line between Metro ____ Vancouver (Pacific Spirit Park) and UBC-MOA ···· Existing Wood Fence

Chain-link Fence

•

V.2

Protected Area During Construction

SKETCH SHOWING TOPOGRAPHIC SURVEY OF PORTIONS OF DISTRICT LOT 3044, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT FIRSTLY; PART ON PLAN 6147 SECONDLY; PART ON PLAN 9301 THIRDLY; PART ON PLAN BCP6556 FOURTHLY; PART ON PLAN BCP23719, DISTRICT LOT 3045, GROUP 1, NEW WESTMINSTER DISTRICT, EXCEPT PART IN PLAN 19940 AND LOT 1 (REFERENCE PLAN 3593), DISTRICT LOT 3045A, GROUP 1 NEW WESTMINSTER DISTRICT UNIVERSITY OF BRITISH COLUMBIA

NOTES :

5 0 5 10 15

SCALE 1 : 400 ALL DISTANCES ARE IN METRES

DISTRICT LOT 3044 GROUP 1 NWD EXCEPT FIRSTLY; PART ON PLAN 6147 SECONDLY: PART ON PLAN 9301 THIRDLY; PART ON PLAN BCP6556 FOURTHLY; PART ON PLAN BCP23719 MAY BE SUBJECT TO THE FOLLOWING CHARGES STATUTORY RIGHT OF WAY BH21529 GREATER VANCOUVER SEMERAGE AND DRAINAGE DISTRICT PORTIONS SHOWN HATCHED AND OUTLINED IN HEAVY BLACK ON PLAN LMP14638 STATUTORY RIGHT OF WAY BW334934 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

<u>NOTES :</u>

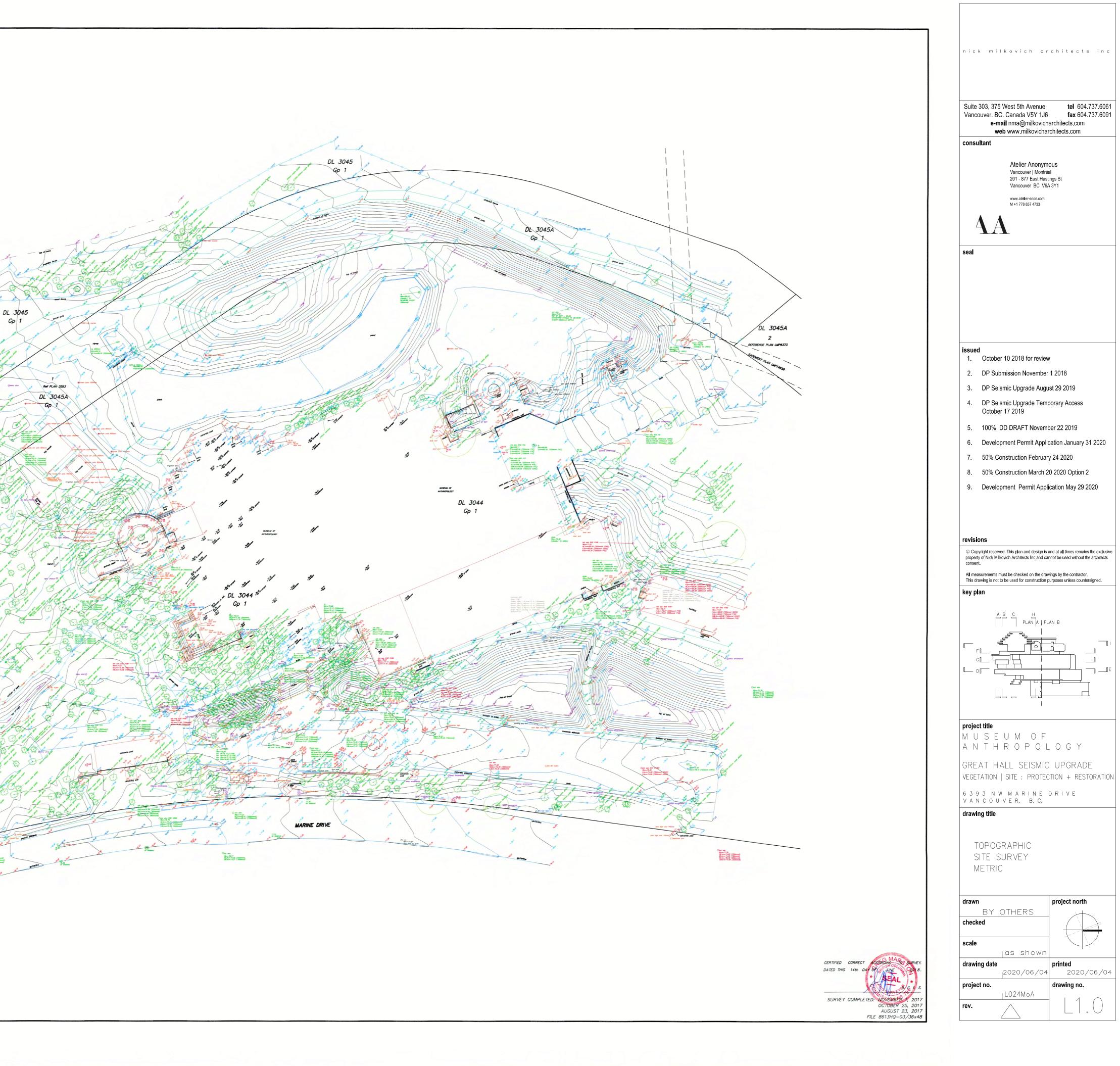
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<u>NOTES :</u>

LOT 1 (REFERENCE PLAN 3593) DISTRICT LOT 3045A, GROUP 1, NWO MAY BE SUBJECT TO THE FOLLOWING CHARGES STATUTORY RIGHT OF WAY BH21529 GREATER VANCOUVER SEMERAGE AND DRAINAGE DISTRICT PORTIONS SHOWN HATCHED AND OUTLINED IN HEAVY BLACK ON PLAN LMP14638 STATUTORY RIGHT OF WAY BR303313 GREATER VANCOUVER REGIONAL DISTRICT PLAN LMP51812

NOTES: ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES. ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD) GEODETIC ELEVATION = 93.631 METRES CONTOUR INTERVAL = 0.25 METRES THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

MURRAY & ASSOCIATES PROFESSIONAL LAND SURVEYORS 201-12448 82nd AVENUE SURREY, BC V3W 3E9 (604) 597-9189



LANDSCAPE CONSERVATION AND MITIGATION | UNDERSTANDING AN ICONIC LANDSCAPE DESIGN

PROTECTION OF AN ICONIC LANDSCAPE DESIGN

The role of the landscape architecture team is to assist in the protection, preservation, restoration and rehabilitation of site vegetation, site topography, site features, and site elements impacted by envelope and seismic upgrade construction activities.

Working collaboratively with the consultant team and stakeholders, strategies will continue to evolve for the retention and enhancement of an iconic landscape that responds to the architecture, as well as spirit of place, history, diverse cultures, ecology and landscape aesthetics and function.

Vegetation, surface materials and site elements will be carefully protected during construction. Restoration and rehabilitation strategies will be informed on a case-by-case basis and established before construction commences.

DOCUMENTATION OF LANDSCAPE AND PLACE

Site walks and consultations with landscape architect Cornelia Hahn Oberlander, Museum of Anthropology representatives, architects Nick Milkovich and Anne Gingras, and representatives of the Musqueam Nation have taken place, with emphasis on the cultural significance and history of the land.

Detailed photographic and topographic surveys form a catalogue of information about the site; photographs, notes and drawings, together with retained samples of site materials, are part of this documentation. Detailed documentation reflects the philosophy that recording should be an integral part of the conservation process of places of significance. This process will assist in developing a record and understanding of the techniques and technologies used to construct the original landscape and the changes made to the landscape post-1973. A comparative inventory of the planting history between 1973 and 2018 and a planting matrix of native and culturally significant species on Musqueam traditional territory have been completed.

During the construction process, impacts to the landscape will be carefully documented and recorded to assist with the repair and restoration of the landscape and to provide a record of the works for future reference.

LANDSCAPE CONSERVATION AND RESTORATION

The guiding rationale for landscape conservation is to retain the significance of the existing designed landscape, while allowing for adaptation and revitalization a need to consider new land uses and standards for accessibility, sustainability, biodiversity and rehabilitation.

Specific measures will be undertaken to restore the landscape following construction - including repair, replacement and restoration of landform, surfaces and vegetation. Planning for any additional / replacement planting required will be developed in consultation with stakeholders and partners. Landscape conservation and restoration necessitates land stewardship in partnership with Musqueam Nation, upon whose ancestral homeland the Museum of Anthropology is located.

GENERAL SITE, SITE ELEMENT, VEGETATION PROTECTION | PRESERVATION NOTES

1. VEGETATION PROTECTION | PRESERVATION

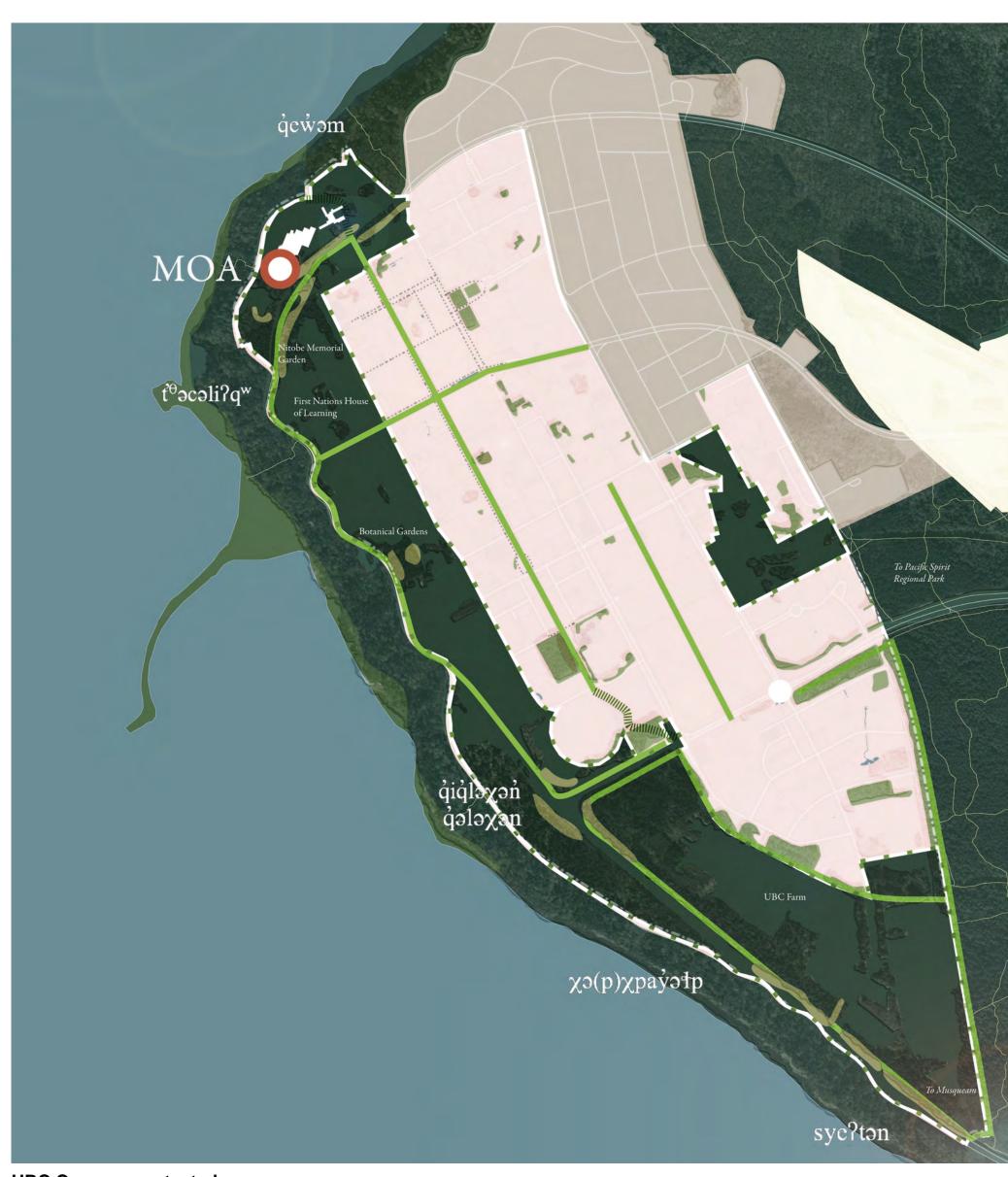
- EXISTING TREES, SHRUBS AND OTHER PLANT MATERIAL ON THE MUSEUM OF ANTHROPOLOGY SITE, UBC ARE DESIGNATED FOR 1. **PROTECTION | PRESERVATION**
- 2. The Contractor shall take sole responsibility for all coordination with the UBC Campus Arborist, Professional Arborist, Project Landscape Architect and Consultant team to establish area-specific, case by case, vegetation protection, preservation strategies prior to the commencement of Work.

2.0 SITE AND SITE ELEMENT PROTECTION | PRESERVATION

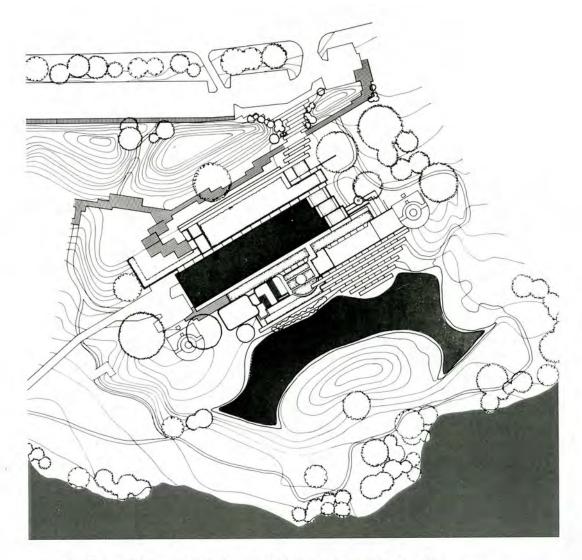
- EXISTING SITE FEATURES, SITE ELEMENTS AND SITE MATERIALS ON THE MUSEUM OF ANTHROPOLOGY SITE, UBC ARE 1 **DESIGNATED FOR PROTECTION | PRESERVATION**
- 2. The Contractor shall take sole responsibility for all coordination with the Consultant team and representatives of the Museum of Anthropology to establish area-specific site, and case by case, protection, preservation strategies and procedures prior to the commencement of the Work. Preservation planning for culturally significant site elements and public art is required prior to the commencement of Work.

3.0 REQUIREMENTS OVERVIEW

- 1. Vegetation protection shall require protection in place, removal, storage and replanting, removal and transplanting on site, vegetation replacement and/or vegetation mitigation/rehabilitation.
- Site, site utility and site element protection shall require protection preservation in place, removal, storage and re-installation and restoration/ 2. rehabilitation to pre-existing conditions.
- Alterations to the existing site topography, and impacts to site soils and site granular/shell materials must be minimized. In areas where the existing 3. topography, soils and/or surface granular materials are impacted by the Work, restoration and rehabilitation to pre-existing site conditions is required.
- 4. The Contractor shall contact the UBC Campus Arborist and the Project Landscape Architect immediately regarding any changes impacting existing vegetation.
- Should plant protection methods require removal, storage and replanting, removal and transplanting on site, vegetation replacement or vegetation 5. mitigation/rehabilitation, the plant material will be accepted by the Project Landscape Architect and the UBC Campus Arborist upon Substantial Performance of the Work and again at the end of the warranty period of one (1) year, provided that trees, shrubs and plant material exhibit healthy growth and are free from annual/perennial/invasive noxious weeds, disease, insects and fungal organisms.
- Refer to the following Specification Sections for detailed requirements for vegetation protection, preservation, restoration and rehabilitation 6. procedures | site, site element and site materials protection, preservation, restoration and rehabilitation procedures:
 - 31 05 17.01 Aggregates, Granular Materials and Marine Shells
 - 31 22 01.01 Temporary Site Excavation and Grading
 - 31 22 01.02 Site Restoration Grading
 - 32 01 90 Operation and Maintenance of Planting 32 01 93.01 Tree, Shrub and Plant Material Preservation
 - 32 11 23.01 Granular Base
 - 32 14 01 Unit Paving
 - 32 14 02 Gravel Paths 32 91 21 Growing Medium and Finish Grading
 - 32 92 00 Turf and Grasses
 - 32 93 00.01 Replacement and Mitigation Plant
 - 32 93 05 Relocation of Existing Plant Material
- THE LANDSCAPE ARCHITECTURE SITE, SITE ELEMENT AND VEGETATION PROTECTION, PRESERVATION, RESTORATION AND 7 REHABILITATION REQUIREMENTS DO NOT INCLUDE REQUIREMENTS FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION OF THE YOSEF WOSK REFLECTING POOL. REFER TO GEOTECHNICAL AND CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR POOL PROTECTION MEASURES AND REQUIREMENTS FOR THE REPARATION OF IMPACTS FROM THE WORK TO POOL BATHYMETRY, TO THE POOL BENTONITE SEALANT, TO OVERFLOW CATCHBASINS AND TO THE POOL MECHANICAL SYSTEMS.



UBC Campus context plan. Not to scale.



1975 - 1977 Museum of Anthropology and Sociology University of British Columbia, Vancouver, B.C. Arthur Erickson Architects Cornelia Oberlander Landscape Architect

1996 - 1997 Museum of Anthropology Landscape Renovation Cornelia Oberlander Landscape Architect

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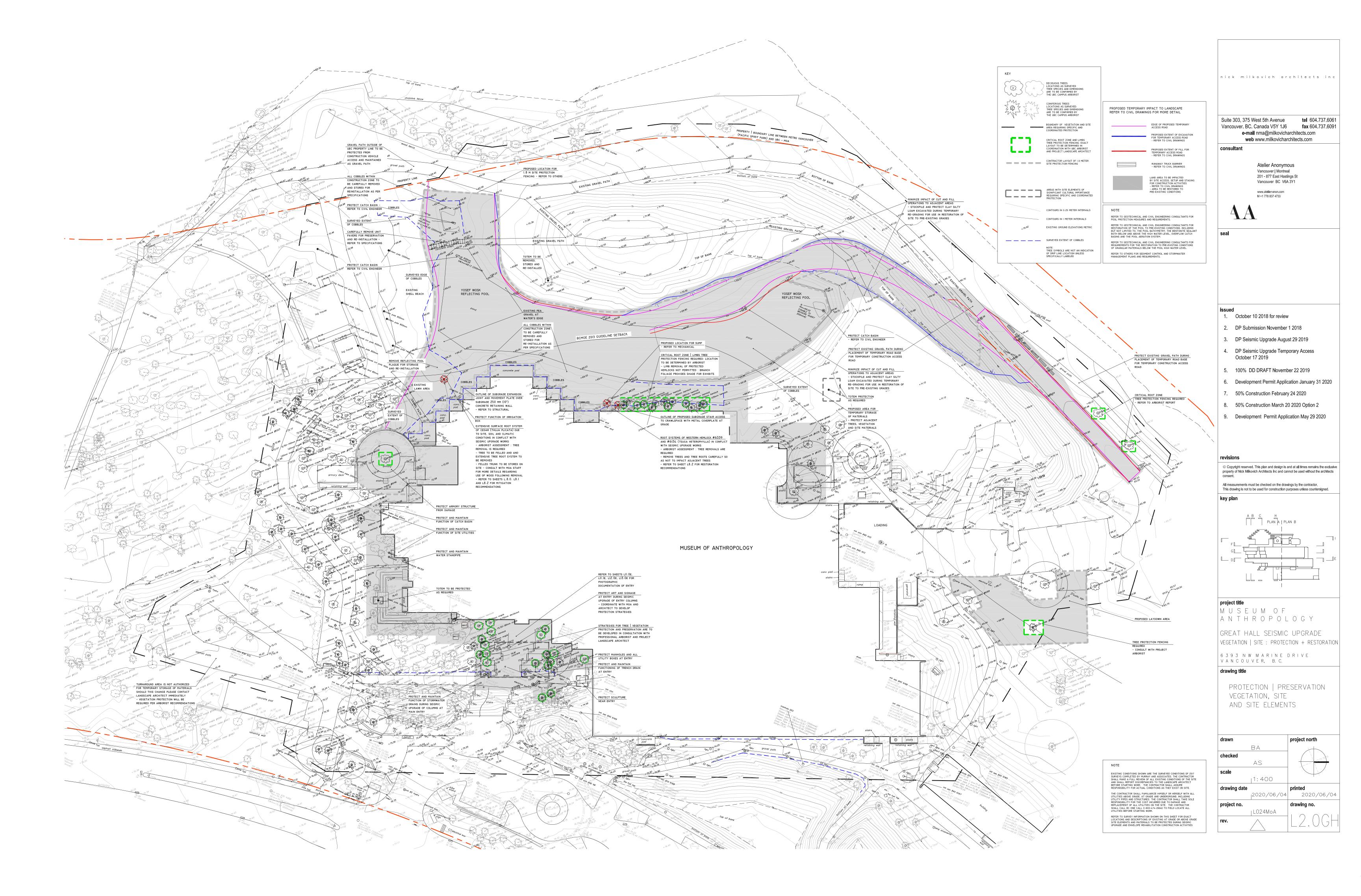
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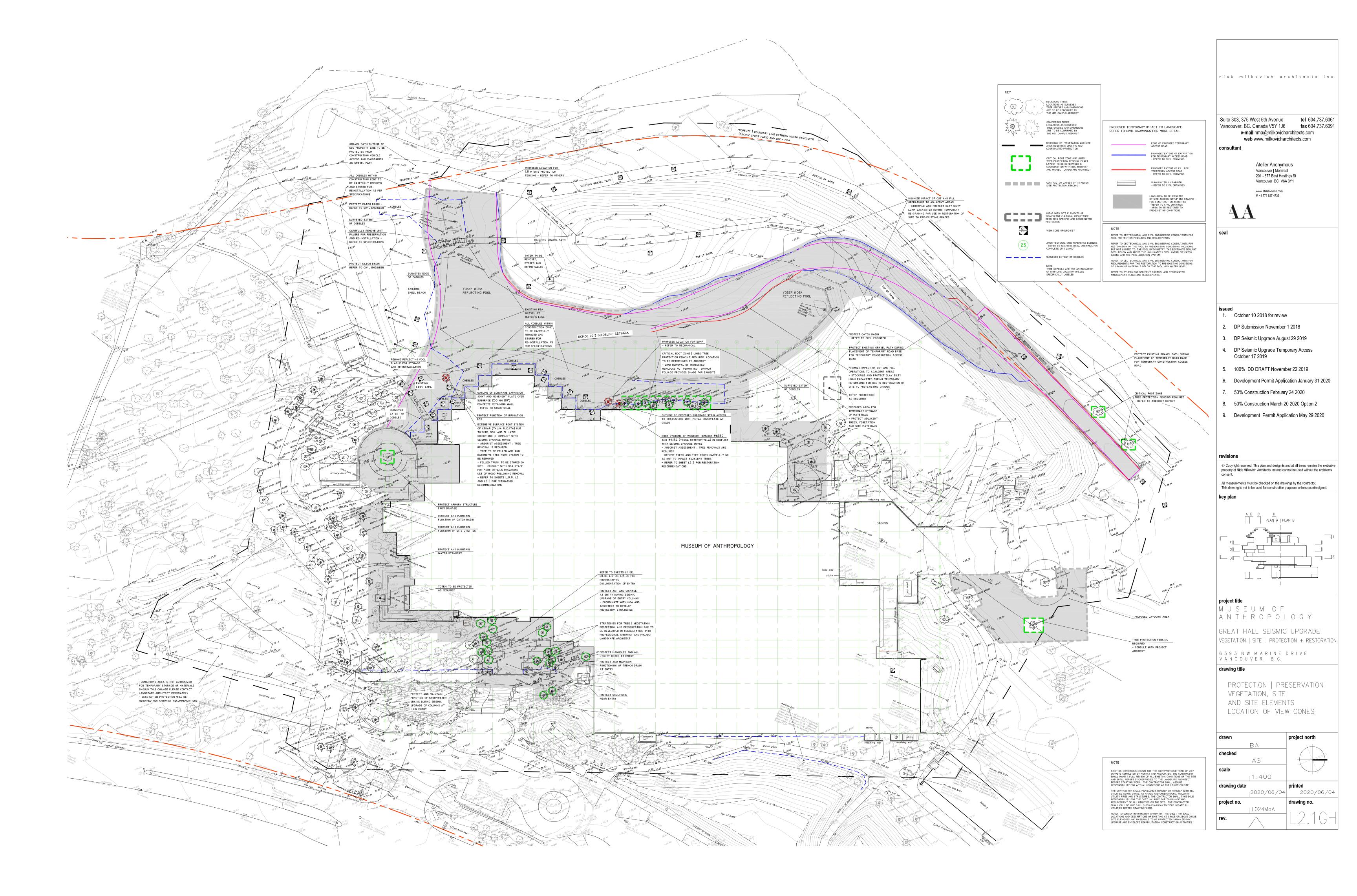
Endowment Lands Pacific Spirit Regional Park

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UBC Forest Character District UBC Greenways & Green Edges UBC Future Greenways Existing Trails

Main Pedestrian Route





EXISTING CONDITIONS OBSERVED September 26 2018 or July 26 2018 (indicated in descriptive notes) Site Area South of Great Hall, Museum of Anthropology

EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL, SITE FEATURES AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L1.0, ARE DESIGNATED FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection, preservation, restoration and rehabilitation.



View G1 Sheet L3 (G1:L3)

existing site conditions | vegetation | path | aggregate concrete pads | cobbles | armory/gun emplacement



Views G3 Sheet L3 (G2:L3) existing site conditions | views to grassed slope | cobbles | vegetation | grading tree roots embedded into slope | gravel path with soft, non-linear edge condition



Views R1 Sheet L13 (R1:L13) (Envelope Sheets) July 26 2018 armory/gun emplacement | vegetation | site conditions

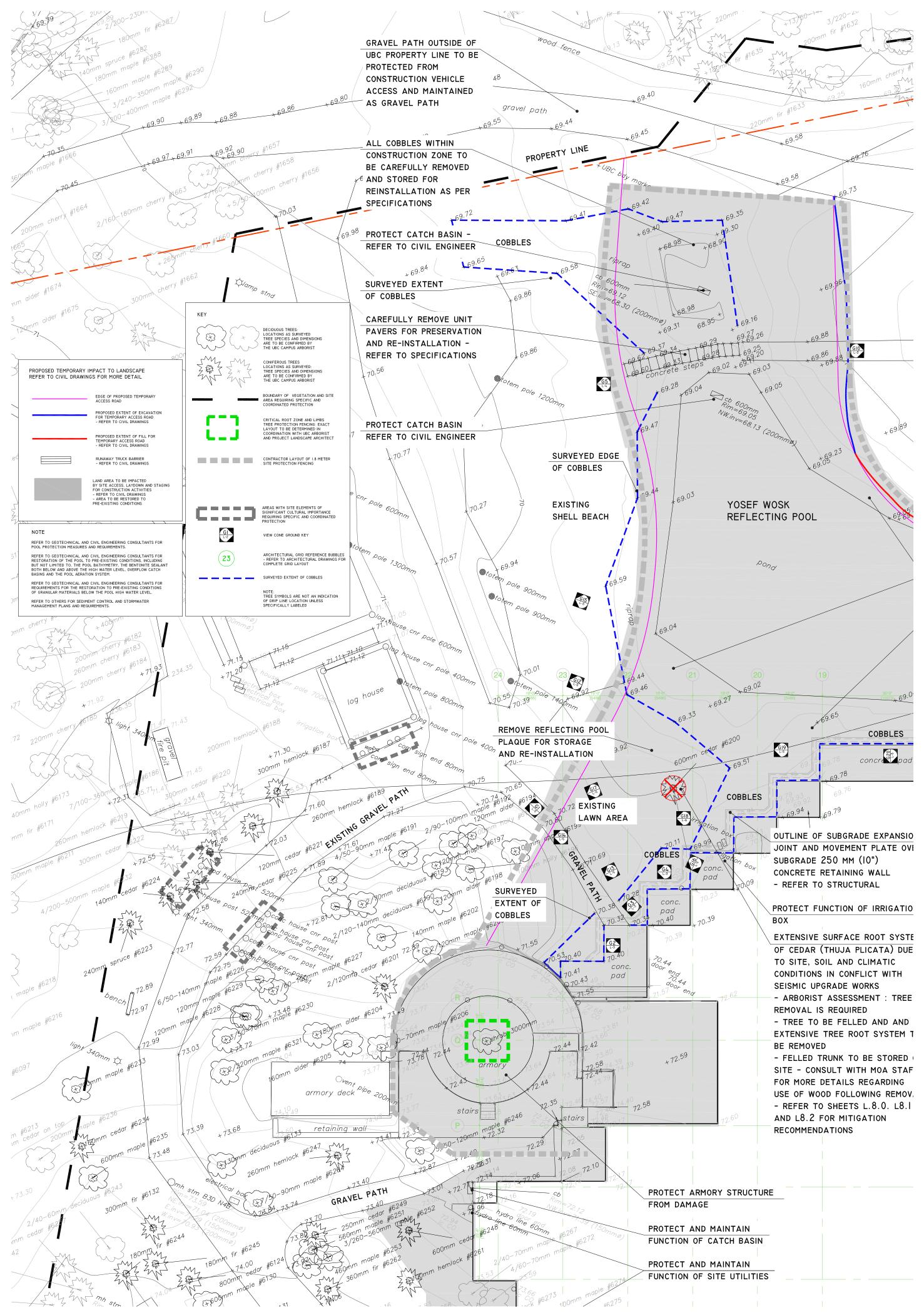


Views G3 Sheet L3 (G3:L3) existing site conditions | aggregate concrete pads | cobbles | vegetation



View G3 Sheet L3 (G3:L3) existing edge conditions | aggregate concrete pads with cobbles



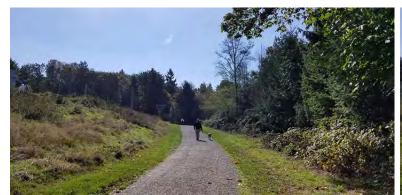


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EXISTING CONDITIONS OBSERVED September 26 2018 Site Area West of Great Hall, Museum of Anthropology

EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL, SITE FEATURES AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L1.0, ARE DESIGNATED FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION.

Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection, preservation, restoration and rehabilitation.



View G6 Sheet L4 (G6:L4) existing site conditions | gravel path | vegetation



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View G7 Sheet L4 (G7:L4) existing site conditions | gravel path | vegetation



existing site conditions | view toward proposed location for temporary construction vehicle turn-around, construction set up and staging | vegetation | path | site elements



Views G9 Sheet L4 (G9:L4)

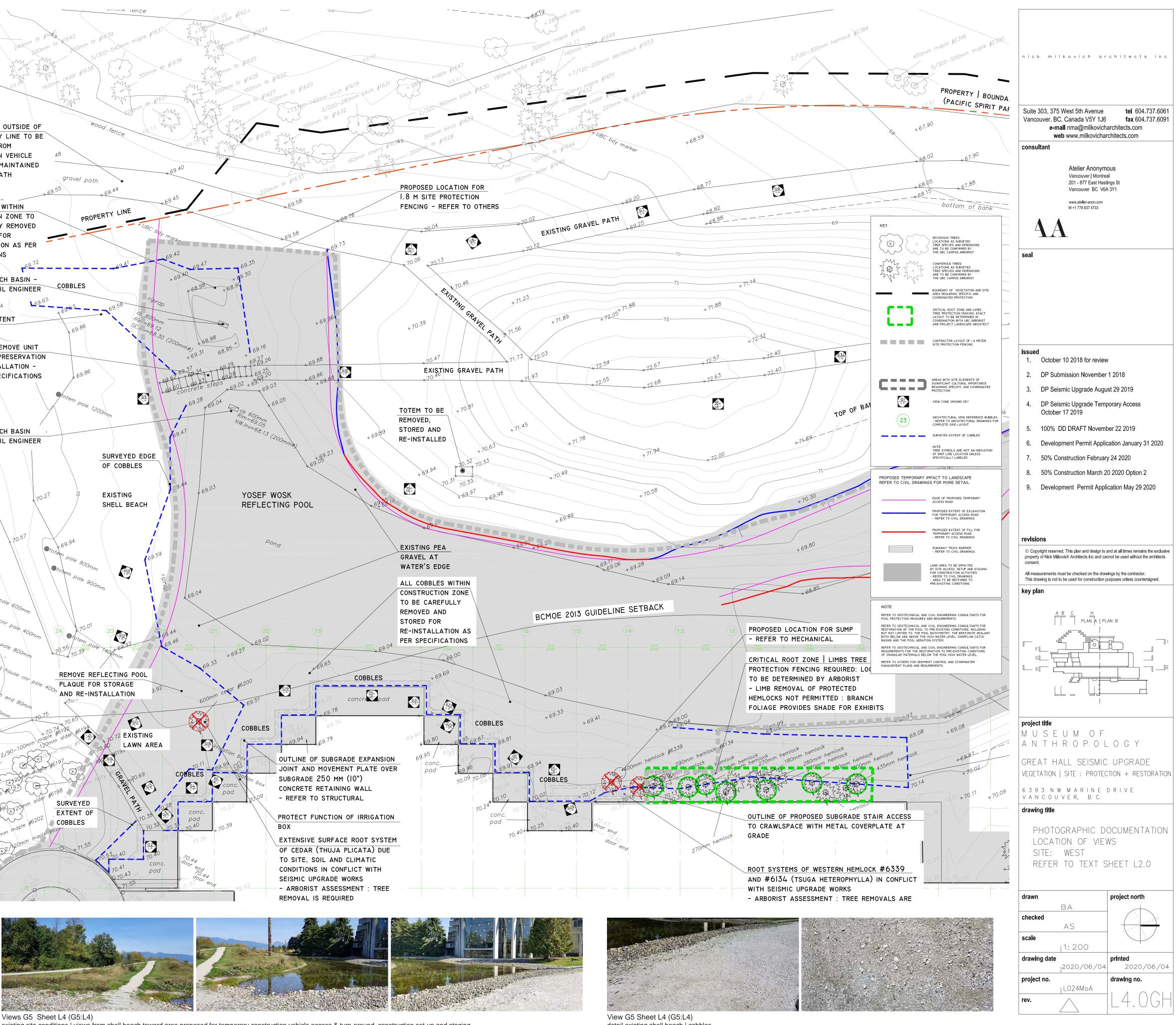
existing site conditions | view toward proposed location for temporary construction vehicle turn-around, construction set up and staging | vegetation | paths | totem



existing site conditions | vegetation | overflow catch basins | cobbles | shell beach | totems | site elements | concrete unit pavers path | paths



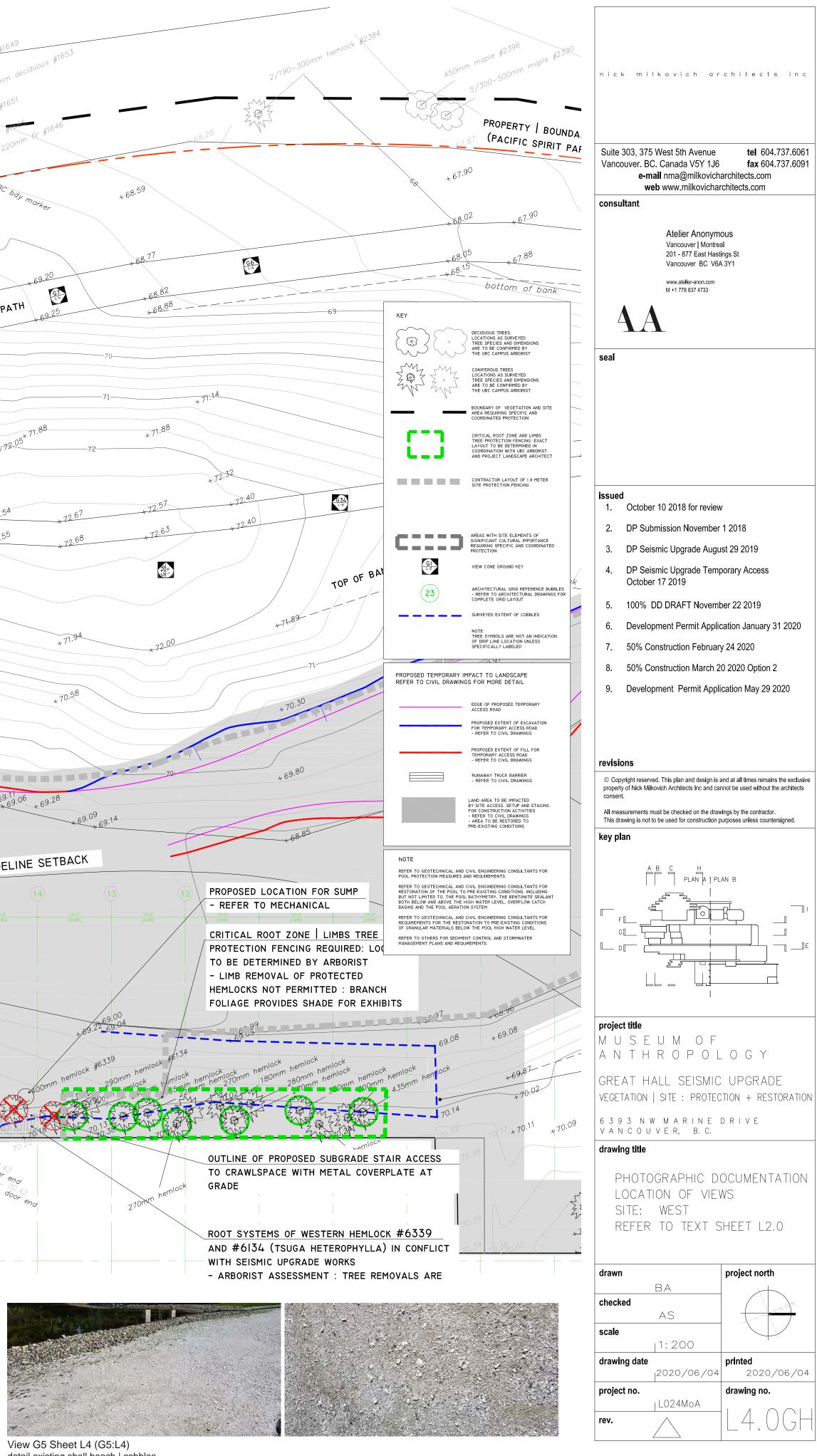
existing site conditions | pea gravel at pool water's edge | vegetation | grading











existing site conditions | views from shell beach toward area proposed for temporary construction vehicle access & turn-around, construction set-up and staging grading | vegetation | paths | site elements | shell beach | cobbles | pea gravel | pool | overflow catch basins

detail existing shell beach | cobbles

EXISTING CONDITIONS OBSERVED September 26 2018 Site Area South and West of Great Hall, Museum of Anthropology

EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL, SITE FEATURES AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L1.0, ARE DESIGNATED FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection, preservation, restoration and rehabilitation.



existing site conditions | cedar (south-west corner of building) requiring critical root zone protection | vegetation | cobbles | site elements | grading



existing site conditions | roots of cedar visible in foreground of photo - meters outside of tree dripline | critical root zone in conflict with required seismic upgrade excavation



existing site conditions | vegetation | aggregate concrete pads | cobbles | path | site elements



existing conditions between pond and Great Hall | grading between pool and aggregate concrete pads



Views G16 Sheet L5 (G16:L5) existing site conditions | cedar roots | cobbles | site utility | aggregate concrete pads



existing site conditions | view to area proposed for temporary construction access route, construction set-up and staging | pool | vegetation

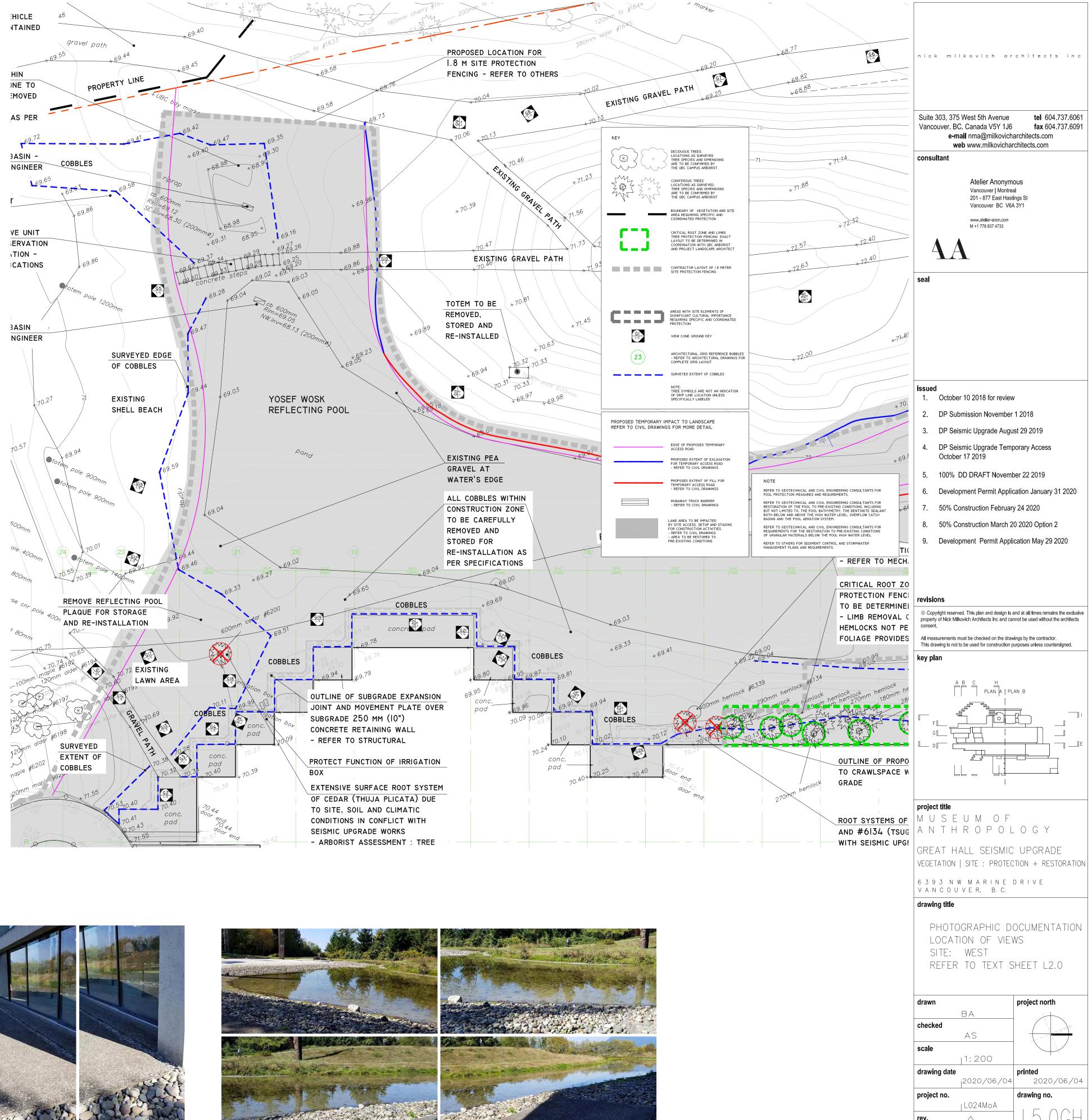


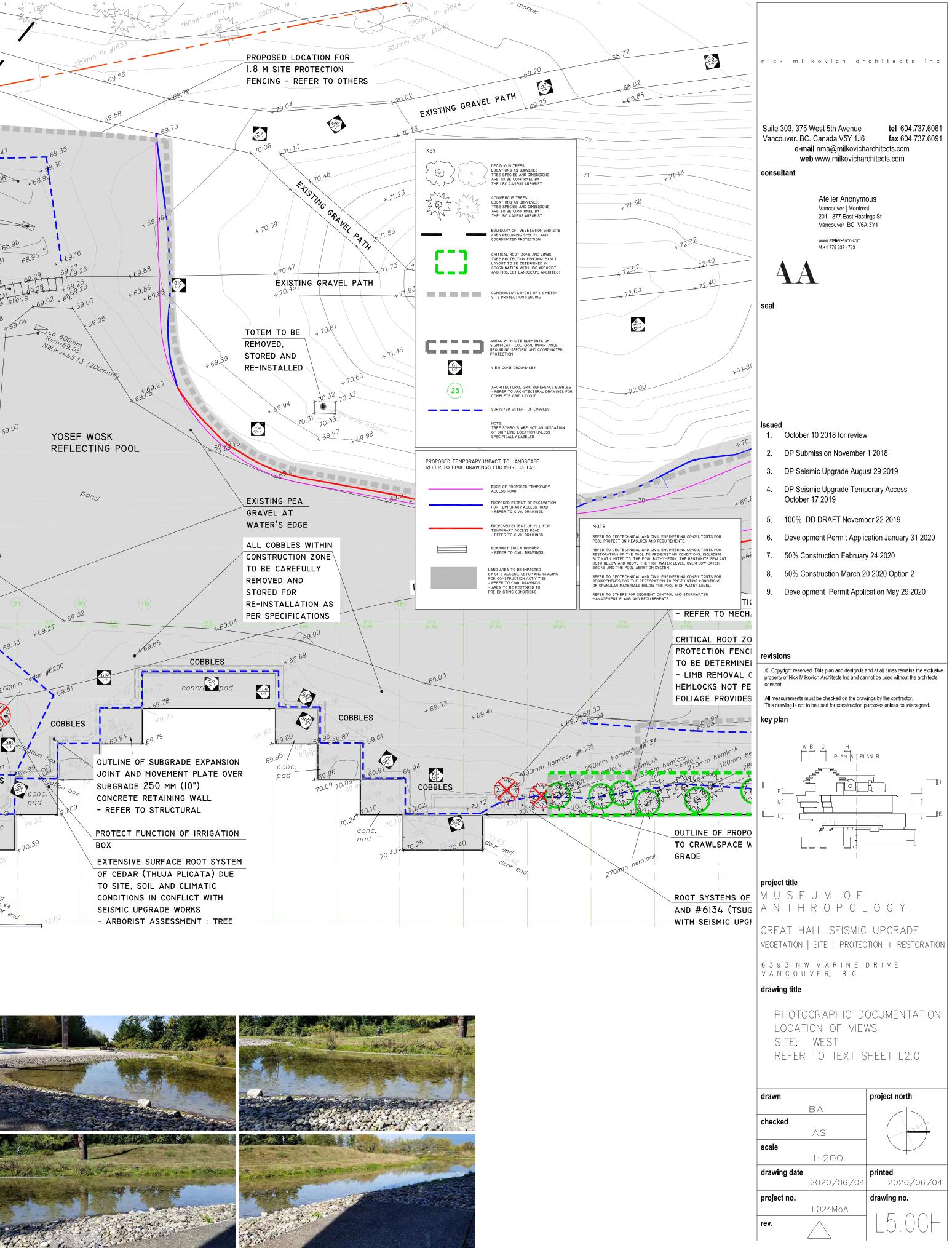
Views G18 Sheet L5 (G18:L5) existing site conditions | vegetation | cedar roots | cobbles aggregate concrete pads



Views G19 Sheet L5 (G19:L5) existing site conditions at large aggregate concrete pad west side of Great Hall | grading | cobbles | concrete interface with glazing







Views G20 Sheet L5 (G20:L4) existing site conditions | pool edge conditions | grading | vegetation | cobbles | pea gravel

EXISTING CONDITIONS OBSERVED September 26 2018 or March 20 2020 (indicated in descriptive notes) Site Area North and West of Great Hall, Museum of Anthropology

EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL, SITE FEATURES AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L1.0, ARE DESIGNATED FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection, preservation, restoration and rehabilitation.



existing site conditions | vegetation | cobbles | aggregate concrete pads



View G22 Sheet L5 (G22:L5) existing site conditions | hemlocks | cobbles | aggregate concrete pads



Views G23 Sheet L5 (G23:L5)

existing site conditions | grading | cobbles | pea gravel at pool edge | aggregate concrete pads | vegetation



existing site conditions | grading | aggregate concrete pads | cobbles





existing site conditions | hemlock | aggregate concrete | cobbles



View G26 Sheet L6 (G26:L6) existing site conditions | hemlock | cobbles | aggregate concrete

critical root zone in conflict with seismic upgrade excavation



Views G26 Sheet L6 (G26:L6) existing site conditions | hemlocks | cobbles | aggregate concrete | critical root zone in conflict with seismic upgrade excavation

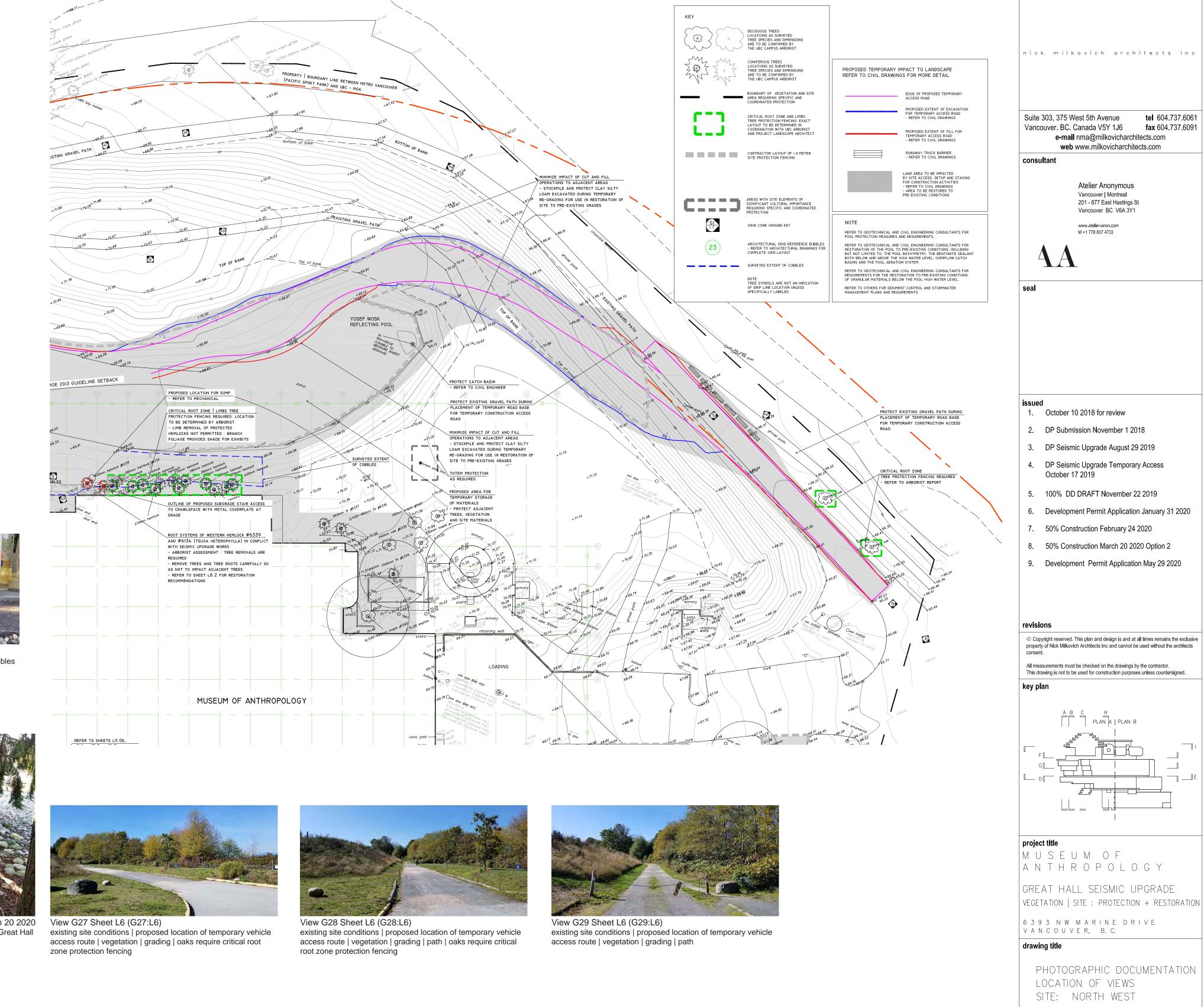


existing site conditions | hemlocks | cobbles



Views G23 Sheet L5 (G23:L5)

existing site conditions | aggregate concrete | cobbles | grading | pea gravel at pool water's edge | vegetation



proposed location of access stairwell to crawl space under Great Hall









View G29 Sheet L6 (G29N:L6) March 20 2020 existing site conditions | proposed location of temporary construction vehicle access route excavation | vegetation | grading | gravel path



View G31N Sheet L6 (G31N:L6) March 20 2020 existing site conditions | proposed location of temporary construction vehicle access route excavation | vegetation | grading | gravel path

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EXISTING SITE CONDITIONS OBSERVED AUGUST 26 2018 or March 20 2020 (indicated in descriptive notes) Site Area North and West of Great Hall, Museum of Anthropology

EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL, SITE FEATURES AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L1.0, ARE DESIGNATED FOR PROTECTION, PRESERVATION, RESTORATION AND REHABILITATION.



existing site conditions | mound grading | vegetation | path | views toward proposed location for temporary vehicle access route



Views G34 Sheet L6 (G34:L6) March 20 2020 existing site conditions | grading | vegetation | gravel path | view toward proposed location for temporary construction vehicle access route

ADDITIONAL SITE PHOTOS MARCH 3 2018

Site Area North and West of Great Hall, Museum of Anthropology March 3 2018 Photos: Pool has been emptied for removal of invasive aquatic species, maintenance and restoration of pool edge definition where required.



Please refer to Sheet L4 for viewcone location Views G5 Sheet L4 (G5:L4)



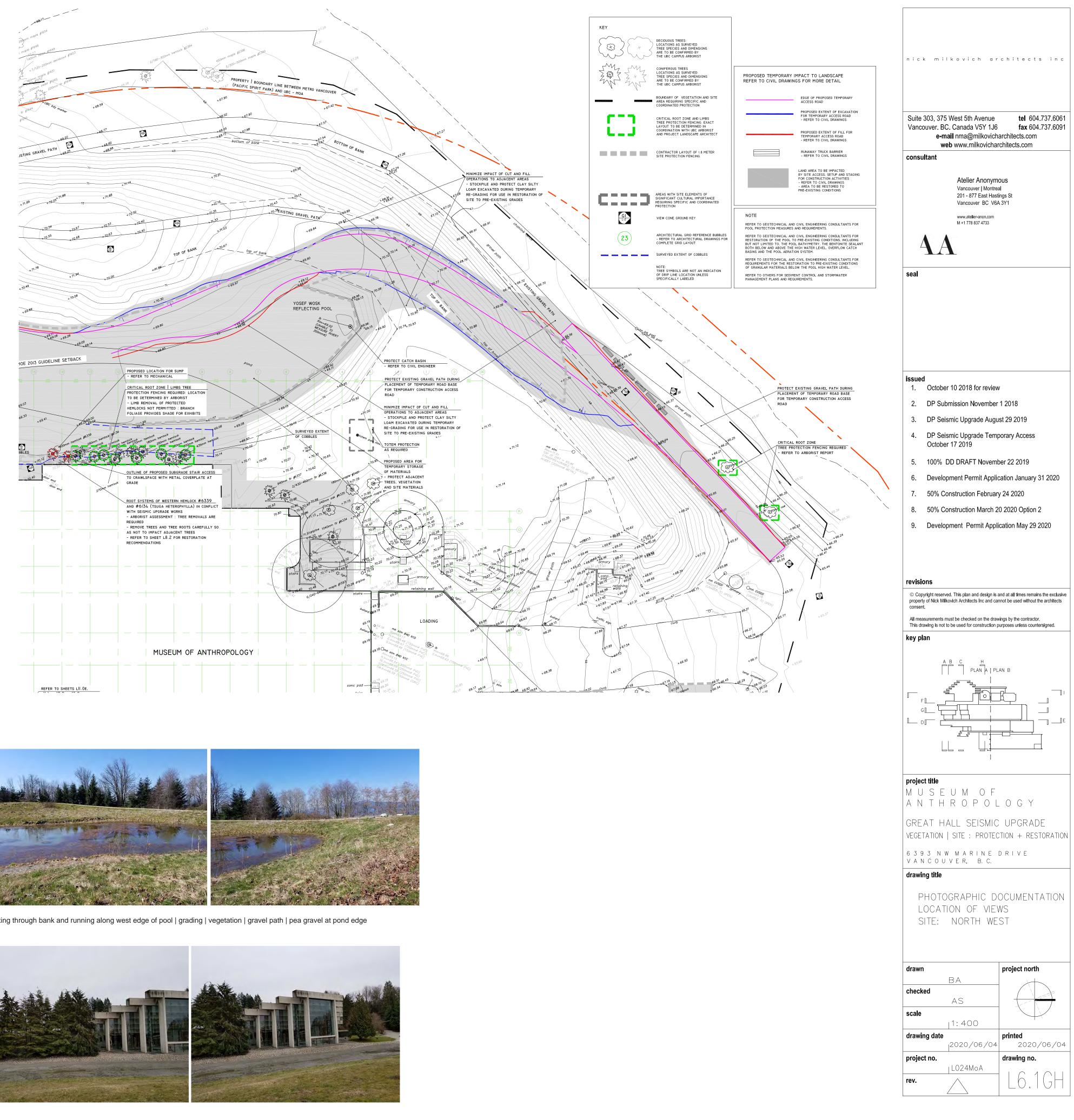
existing site conditions as seen from roof | grading | site vegetation | site elements | armory / gun emplacement



Views G35 Sheet L5 (G35:L5) March 20 2020



Views G36 Sheet L6 (G36:L6) existing site conditions | grading | totem | vegetation | hemlocks | cobbles | peagravel | views toward area proposed for construction set-up, staging and temporary construction vehicle access





view to location of temporary construction vehicle access route cutting through bank and running along west edge of pool | grading | vegetation | gravel path | pea gravel at pond edge

- 1. The existing conditions were compiled from base plans prepared by others and site photos pre-construction. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The Contractor shall make a full review of existing conditions of the site and report discrepancies to the Landscape Architect before starting Work. The Contractor shall assume responsibility for actual conditions as they exist on site.
- 2. The contractor should familiarize himself with all utilities above grade, at grade and underground, including utility pipes and structures. The Contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities on the site.
- Impacts to adjacent vegetation, site features and site materials during restoration are to be kept to a minimum. The Contractor shall coordinate 3. and submit a plan of the area of restoration operations, including vehicular and pedestrian routes, areas of temporary stockpiling of replacement vegetation, soils, soil amendments, and other materials, to the Landscape Architect for approval prior to commencement of the Work. All fences installed to protect vegetation are to be maintained during restoration work.
- The contractor shall be responsible for visiting the site to determine the extent of restoration and rehabilitation of site topography, site elements, 4. site materials and vegetation (whether shown on the Drawings or not) prior to proceeding with the Work. The Contractor shall report, in writing, any discrepancies between the existing and proposed work to the Landscape Architect and Owner prior to proceeding with the Work. Failure to inspect, notice or report these discrepancies prior to proceeding with the Work shall not relieve the Contractor from his/her responsibility to perform the necessary operations for the successful completion of the proposed Work, without any change in the contract amount.

GENERAL NOTES RESTORATION AND REHABILITATION OF SITE TOPOGRAPHY, SITE ELEMENTS AND SITE MATERIALS

REFER TO SHEET L1.1 FOR GENERAL SITE, SITE ELEMENT, VEGETATION PROTECTION | PRESERVATION | RESTORATION | REHABILITATION NOTES

- ALL AREAS OF THE MUSEUM OF ANTHROPOLOGY SITE, UBC ARE DESIGNATED FOR PROTECTION, PRESERVATION, 1 **RESTORATION AND REHABILITATION.**
- All temporary materials placed on site are to be removed and site topography and site features impacted by the Work are to be restored to pre-2. existing conditions and rehabilitated.
- 3. Site elements impacted by the work are to be restored and rehabilitated to pre-existing conditions.
- 4. Totems and other culturally significant site elements are to be securely protected from damage. The totem located west of the Yosef Wosk Reflecting Pond is to be removed, stored safely during the Work and re-installed following the Work.
- The Contractor shall take sole responsibility for all coordination with the Project Landscape Architect, Project Architect, Museum of 5. Anthropology Staff and the University of British Columbia Contract Administrator to establish site topography, site features and site element restoration/rehabilitation strategies prior to the commencement of Work.
- 6. In areas where the existing topography, soils and surface granular materials (cobbles, pea gravel, gravel paths, shell beach, boulders and others) are impacted by the Work, restoration and rehabilitation to pre-existing conditions is required.
- 7. Refer to architectural and structural drawings for restoration rehabilitation of 'cobble beach' (cobbles and pea gravel) directly adjacent to proposed new exterior aggregate concrete 'slabs'. Grading may vary slightly from pre-existing conditions.
- Site utilities and site elements shall require protection in place, removal, storage and re-installation and restoration rehabilitation to pre-existing 8. conditions.
- The landscape architecture drawings and specifications for site, site element, site materials and vegetation restoration rehabilitation 9. requirements **do not** include requirements for the restoration rehabilitation of the pool. Refer to geotechnical drawings and specifications for requirements for the reparation of impacts from the Work to pool bathymetry, to the bentonite pool sealant, to overflow catchbasins and to the pool mechanical systems.
- 10. The Contractor is to restore rehabilitate the site to the topographic and site conditions as documented by the site survey, photo-documentation and according to the detailed requirements found in the Specification Sections:
 - 31 05 17.01 Aggregates, Granular Materials and Marine Shells
 - 31 22 01.01 Temporary Site Excavation and Grading
 - 31 22 01.02 Site Restoration Grading 32 01 90 Operation and Maintenance of Planting
 - 32 01 93.01 Tree, Shrub and Plant Material Preservation
 - 32 11 23.01 Granular Base
 - 32 14 01 Unit Paving
 - 32 14 02 Gravel Paths
 - 32 91 21 Growing Medium and Finish Grading 32 92 00 Turf and Grasses
 - 32 93 00.01 Replacement and Mitigation Plants
 - 32 93 05 Relocation of Existing Plant Material

2.0 SITE AND SITE ELEMENT RESTORATION | REHABILITATION

- SITE FEATURES, SITE ELEMENTS AND SITE MATERIALS ON THE MUSEUM OF ANTHROPOLOGY SITE, UBC IMPACTED BY 1. CONSTRUCTION ACTIVITIES ARE DESIGNATED FOR PROTECTION | PRESERVATION | RESTORATION | REHABILITATION.
- 2. The Contractor shall take sole responsibility for all coordination with the Consultant team and representatives of the Museum of Anthropology to establish area-specific site, and case by case, restoration and rehabilitation strategies and procedures prior to the commencement of the Work.

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Original Gravel Path Detail for Reference

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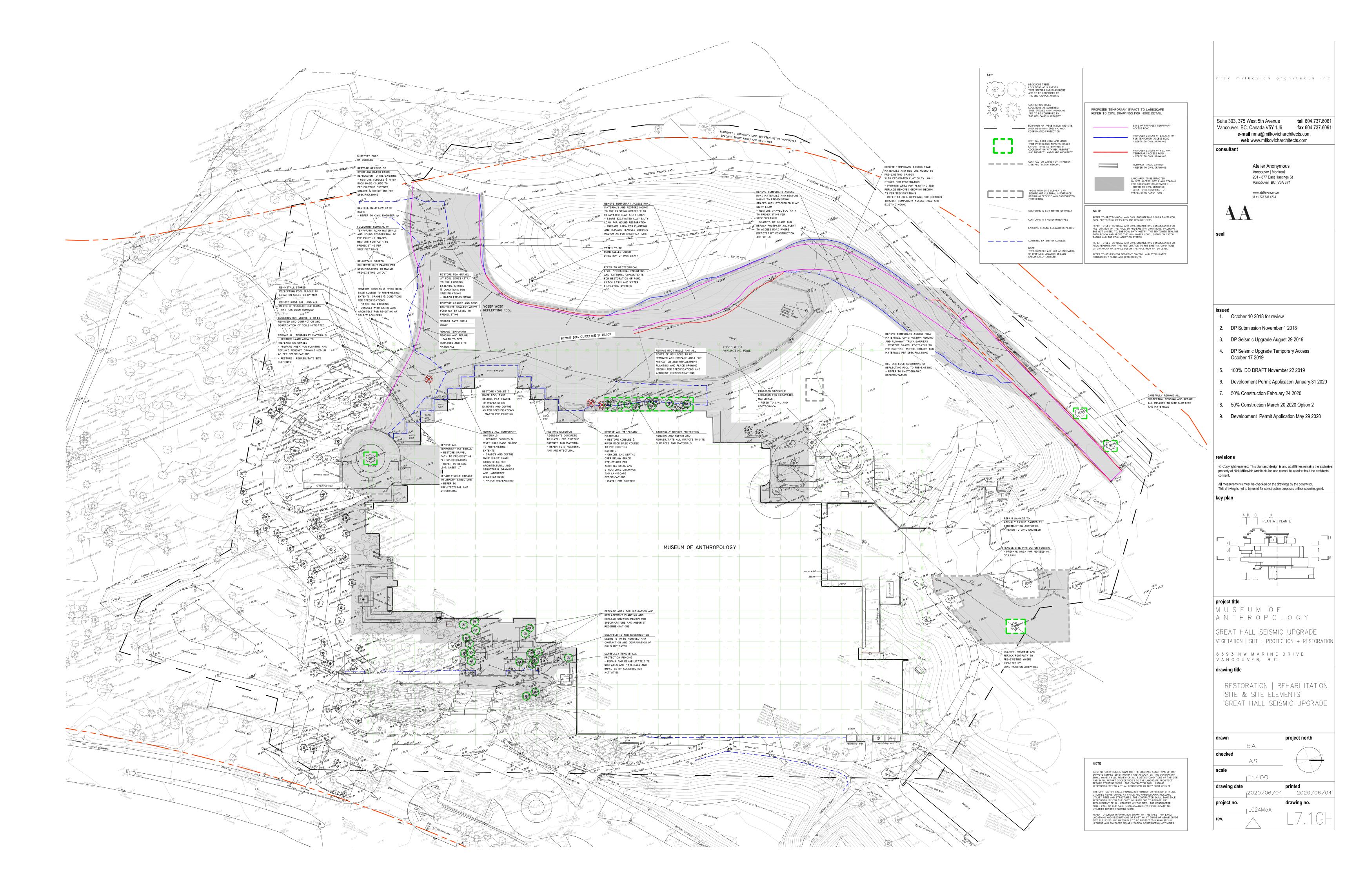
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GENERAL NOTES VEGETATION RESTORATION AND REHABILITATION. REFER TO SHEET L1.1 GH FOR GENERAL SITE, SITE ELEMENT, VEGETATION

PROTECTION | PRESERVATION | RESTORATION | REHABILITATION NOTES

- Site vegetation impacted by the work is to be restored | rehabilitated. A vegetation restoration and rehabilitation approach will be developed as 1. outlined on Sheets 8.0 and 8.1 and a Mitigation and Replacement Plan and Plant List created.
- 2. The Contractor shall take sole responsibility for all coordination with the Project Landscape Architect, Project Architect, Museum of Anthropology Staff, the University of British Columbia Contract Administrator, stakeholders and partners to establish vegetation restoration|rehabilitation procedures prior to the commencement of Work.
- Ground preparation and mitigation and replacement planting must be completed in accordance with the detailed requirements for vegetation 3. mitigation, restoration and rehabilitation as found in the Specifications listed on this Sheet L7.0
- Construction debris is to be removed and compaction and degradation of soils mitigated per arborist recommendations. 4.

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Vancouver. E	S West still Avenue SC. Canada V5Y 1J6 nail nma@milkovich	fax 604.737.6091
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Landscape Programmatic Approach Developing a Species Matrix

Species Matrix

The matrix assembles a preliminary list of native species to the territory, culturally significant species, medicinal and curative species, and species that can be harvested for food.

Native Species: Species that are native to the Territory **Connection to Place:** Species that reinforce a Connection to Place **A Living Landscape:** Species that reinforce a Living Landscape **Learning from the Land:** Species that facilitate Learning from the Land

These species will be evaluated for the restorative planting plan. Final plant inventories will need to be reviewed / approved by Musqueam Nation. Any inventory must be done within parameters respecting proprietary knowledge, and relationship to Ceremony and the Sacred. Common names have been used over Latin Names, purposefully.

A union of expert knowledge and geographical significance can be enhanced on the MOA site: an Ecological Wisdom in action to build long term ecological resilience for the site through building biodiversity and enhancing nature's contributions to people (ecosystem services).

Western Red Cedar Tree and Species Associations

The cedar tree holds inherent cultural value: it plays a fundamental role in culture and has been described as a 'cultural keystone species'. The retention of this cultural keystone species across the coastal landscape is essential to the conservation of historical biodiversity levels and habitat features within these fragile ecosystems. The cedar and associated species structure the overall landscape. Several 'clusters' of associated species may be considered in restoration efforts.

























he retention of this cultural keystone species is ssential to the conservation of historical biodiversity vels and habitat features within fragile ecosystems.







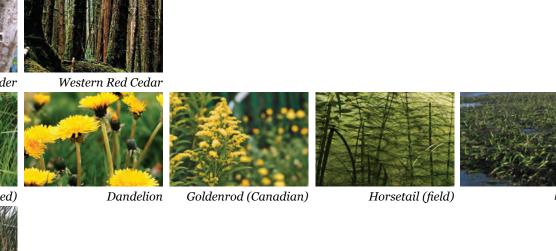




Culturally Significant Species



Stinging Nettle



Trees

Flora



Species Native to the Territory







Douglas Fir



Buckthor



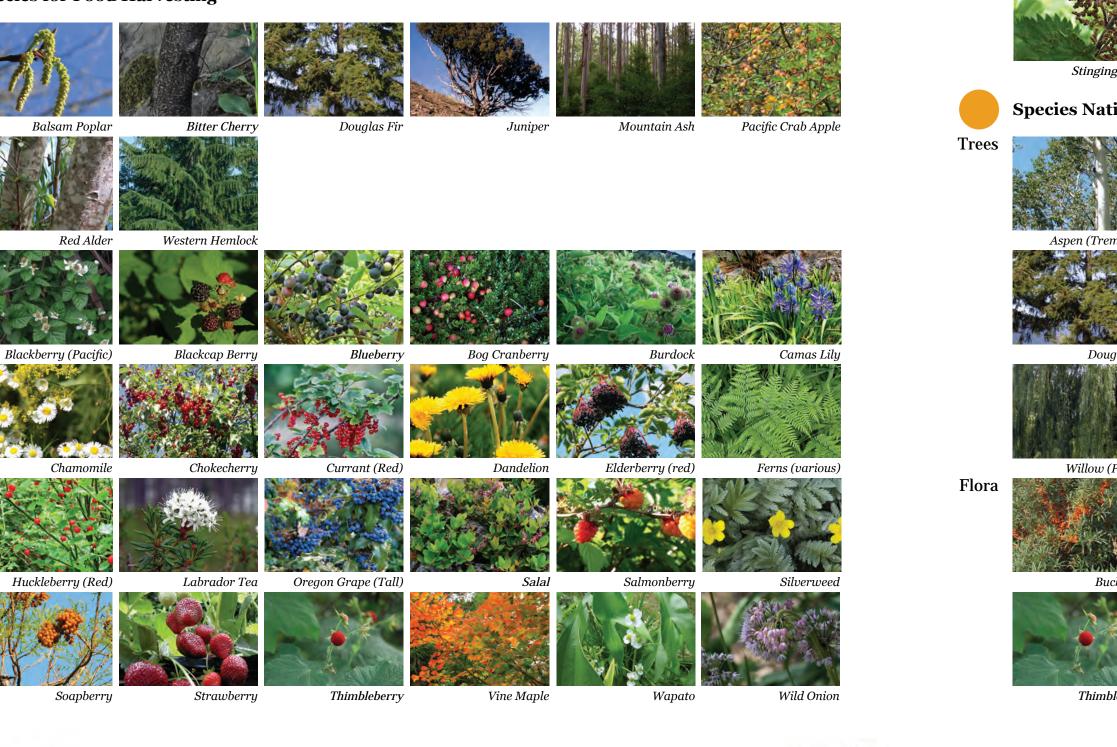
Thimbleberry

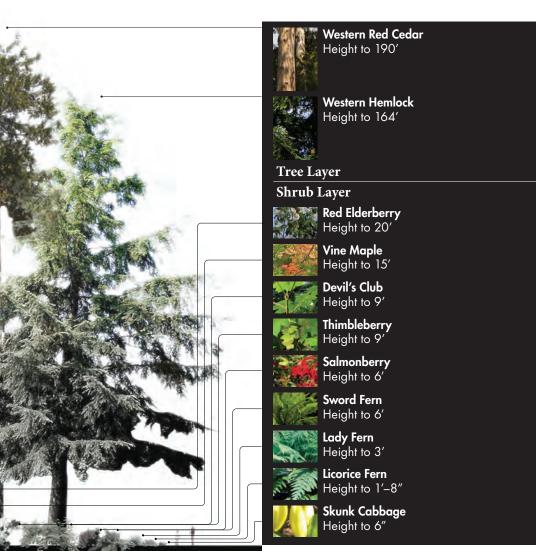


Tree Layer Shrub Layer

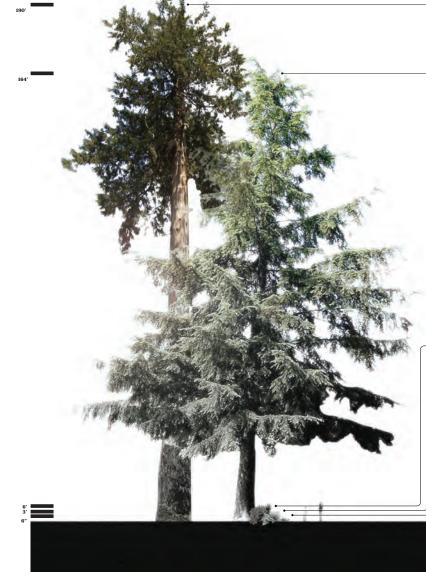








Vegetation units of the most productive coastal Red Cedar – Salmonberry order includes culturally ignificant trees and vegetation.



Species of Medicinal / Curative Importance









Oregon Grape (Tal



Yew (Westerr

Vine Maple

Strawberru

Horsetail (field



Red Alder





Western Hemlock

Western Red Ceda

Cascara







At the highest categorical level, the most productive actual and potential red cedar stands are classified in the Red Cedar – Salmonberry order.





Salmonherry

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Landscape Programmatic Approach Connecting Landscape Restoration with MOA Programming

Positions

Landscape as Expression [of contemporary culture]

Landscape as Emotion [spiritual connections; poetics; language]

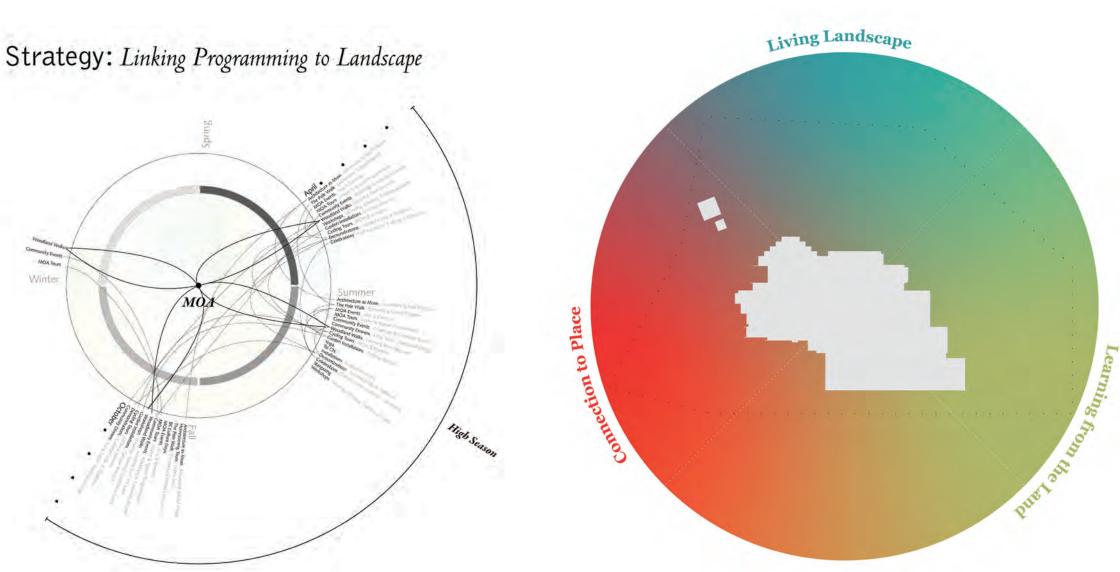
Landscape as Experience [a living landscape]

Landscape as Narrative Estories that connect us; shared knowledge

Landscape as Responsibility [learning from the land; ecological wisdom]

Approach

A Living Landscape Learning from the Land **Connection to Place**



Approaches

Connection to Place A Living Landscape



1. Entrance and South Woodland

Restoration: Restoration of existing vegetation with rehabilitation of the woodland by introduction of culturally significant species to 'connect to place' and achieve a sustainable 'living landscape'. Replace lost hemlocks and shrubs with native shrubs and culturally significant species, allowing for light into the woodland, and 'connection to place'.

Soil Mitigation: Aerating and de-compacting, adding soil and nutritions.

Irrigation: To establish new planting and support existing vegetation. New planting to be selected that will not require irrigation after establishment.

Connecting Restoration with MOA

Programming: Woodland restoration can be a very powerful programmatic and seasonal link. Planting to be of interpretive value, of cultural and environmental significance.

2. Lawn Area Adjacent to Shell Beach

Restoration: Restoration of the lawn area, and selected areas of native shrubs and culturally significant species that are culturally significant and reinforce 'connection to place' and a 'living landscape'.

Soil Mitigation: Aerating and de-compacting, and in new planting areas, top soil and nutrition.

Irrigation: To establish new planting and support existing vegetation. New planting to be selected that will not require irrigation after establishment.

Connecting Restoration with MOA *Programming:* Species to be culturally and ecologically significant.

A Living Landscape Learning from the Land

3. Hemlock Grove

Restoration: Removal of select hemlock elder species to allow for a rejuvenation of the woodland edge, with an introduction of clumps of culturally significant species.

Soil Mitigation: Aerating and de-compacting, adding soil and nutritions.

Irrigation: Initially after replanting, until the establishment of the new planting.

Connecting Restoration with MOA

Programming: Planting to allow for 'learning from the land' and to demonstrate a sustainable 'living landscape'.

4. Mound Grasses

Restoration: Restoration of the mound grasses with an introduction of clumps of culturally significant species to allow for 'learning from the land'. Repair of pedestrian paths. Add groups of shrubs to reinforce 'learning from the land' and 'a living landscape'.

Soil Mitigation: Aerating and de-compacting, repair and reconstruction of mounts, with new top soil

Irrigation: Initial irrigation after reseeding and for new planting.

Connecting Restoration with MOA

Programming: The landscape is an important learning tool about culture, place, biodiversity, and ecological wisdom.

Landscape Approach is Connected to MOA Programming

e-mail nma@milkovicharchitects.com web www.milkovicharchitects.com The approach is a journey towards achieving 1. *Connection to Place*: the landscape honours a consultant a vision for an eco-cultural restoration of the living culture, defined through landscape relations and a spiritual connection to place. Programming woodland at MOA. This vision can be embedded Atelier Anonymous Vancouver Montreal integrates Musqueam place names and language, within MOA programming. Restoration can 201 - 877 East Hastings St Vancouver BC V6A 3Y1 native and culturally significant plant species, be supported by an integrated monitoring and www.atelier-anon.com seasonal planting re-use and re-purpose of evaluation framework that can be linked to M +1 778 837 4733 materials, local materials. UBC pedagogy and MOA programming (e.g. AAcommunity events, woodland walks, workshops, 2. *A Living Landscape*: empowers ecosystems as garden installations, BC Culture Days etc). 'in transition' and 'evolving' to build biodiversity. Programming integrates connection to Musqueam Species reflect the natural environment with culture and life ways, enhanced biodiversity and which we are intimately tied to. The site and habitat, rainwater harvesting, soil enhancement, woodland can regain ecological integrity, systems ecology, visible landscape processes. supported by integrated educational and 3. *Learning from the Land*: the landscape interpretative MOA programming. demonstrates and teaches and is an expression issued of contemporary culture and relationship to our 1. October 10 2018 for review The landscape approach supports MOA environment. Programming integrates a didactic 2. DP Submission November 1 2018 programming parameters such as complex user environment, outdoor classroom, application 3. DP Seismic Upgrade August 29 2019 groups, time of day, and seasonal variability. of local knowledge, Traditional Ecological 4. DP Seismic Upgrade Temporary Access The Landscape Strategy follows a number of October 17 2019 Knowledge and Wisdom, responsibility to the key objectives to achieve a holistic approach to land, linking cultural objects and belongings with 100% DD DRAFT November 22 2019 landscape restoration and programming support, the land. 6. Development Permit Application January 31 2020 including: 7. 50% Construction February 24 2020 8. 50% Construction March 20 2020 Option 2 9. Development Permit Application May 29 2020 © Copyright reserved. This plan and design is and at all times remains the exclusive consent All measurements must be checked on the drawings by the contracto This drawing is not to be used for construction purposes unless countersigned kev plan A B C H PLAN A | PLAN B Mound Gra 2 Lawn Area Adjacent to Shell Beach 3 Hemlock Grove project title MUSEUM OF ANTHROPOLOGY GREAT HALL SEISMIC UPGRADE VEGETATION | SITE : PROTECTION + RESTORATION | 6393 NW MARINE DRIVE VANCOUVER, B.C. drawing title PROGRAMMATIC APPROACH A LIVING LANDSCAPE GREAT HALL SEISMIC UPGRADE ENVELOPE REHABILITATION project north drawn checked ΒA scale IN/A drawing date printed 2020/06/04 project no. LO24MoA _____

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tel 604.737.6061

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2020/06/04

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OVERVIEW: ENVELOPE PROTECTION AND PRESERVATION OF VEGETATION

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION.

1.0 HISTORY ENVELOPE UPGRADES ROOF

- 1. A sensitive and respectful approach to vegetation protection and preservation was discussed in consultations with stakeholders and the design team early in the project.
- October 16 2018 | site meeting to discuss potential strategies for tree and vegetation protection and preservation to uphold the commitment made to respect the cultural significance and history of the land 2. and its vegetation.
- Sensitive and specific vegetation protection strategies were to have been developed for each individual tree, shrub and plant, in consultation with the landscape architecture team and stakeholders, with 3. monitoring and revising strategies as required during construction.
- Drawings and specifications submitted in the Development Permit Application (November 1 2018) for the roof envelope upgrade work outlined these requirements.
- Work related to tree, shrub and vegetation protection and preservation, specifically involving tree and shrub pruning and removal took place without notifying the design team and in the absence of on-site 5. collaboration. Site observations were first made on November 23 2018 and subsequently on January 10, March 6 and March 28 2019. Work was observed that did not reflect a sensitive and respectful approach to tree and shrub protection and preservation.
- Vegetation mitigation, replacement and restoration is required. Refer to DP Specification Section 32 93 00.01 Replacement and Mitigation Plants. A Mitigation and Replacement Plan will be developed as 6 outlined on Sheets L8.0 and L8.1.

2.0 PENDING ENVELOPE UPGRADES FACADE AND SKYLIGHTS

1. Refer to Sheet L1.1 for general requirements overview for protection and preservation of vegetation. The facade cleaning and repair work must uphold the commitment to working collaboratively with the design team to protect and preserve an iconic landscape that responds to the architecture, spirit of place, history, cultural heritage, ecology, aesthetics and function.

3.0 IMPACTS OF CLIMATE CHANGE

- 1. Due to a number of conditions, long periods of warmer temperatures and summer drought being one of them, the health of vegetation in the South and East Woodlands has been in steep decline and no longer resembles a woodland framing the building, as per the original design intent of Arthur Erickson and Cornelia Hahn Oberlander. Many of the native trees, shrubs and ferns installed following the 1988 Koerner Gallery addition have died - others impacted and/or removed during the roof envelope restoration work.
- A number of the Western hemlocks (Tsuga heterophylla) on the site are in a state of decline, some already dead. Pathogens that once would not be a problem are now becoming deadly to hemlocks 2. under drought conditions. The UBC Campus arborist and project arborist recommend removal of the dead trees and replacement with Western red cedar (Thuja plicata) or Douglas fir (Pseudotsuga menziesii).
- It is recommended that the soils in the East and South Woodlands be analyzed and soil amendments made as required. 3.
- A high efficiency irrigation system is proposed for the South and East Woodlands to provide sufficient water during long periods of drought for the successful establishment of mitigation and replacement 4. eco-cultural woodland planting (refer to Sheets L8.0 and L8.1). The proposed area of reach for an irrigation system is schematically shown in the drawing on this Sheet L9.0E.
- Climate change has also facilitated the colonization of 'invasive' species on the MOA site. A survey of the locations and species of 'invasive' species is recommended. A strategy for removal and 5. prevention of re-colonizing is required. The Musqueam Nation, who have offered their assistance, have demonstrated success in managing 'invasive' species, with their expertise and knowledge of the land.

1.0 GENERAL NOTES VEGETATION PROTECTION | RETENTION

- EXISTING TREES, SHRUBS AND OTHER PLANT MATERIAL ON THE MUSEUM OF ANTHROPOLOGY SITE AT THE UNIVERSITY OF BRITISH COLUMBIA ARE DESIGNATED FOR **PROTECTION AND RETENTION**
- The Contractor shall take sole responsibility for all coordination with the UBC Campus Arborist, Professional Arborist and the Project Landscape Architect to establish area-specific vegetation protection and retention strategies prior to the commencement of Work.
- All vegetation within the area requiring specific and coordinated protection, as shown on L10.0E, is designated for coordinated protection and retention. This may require protection in place, removal, 3. storage and replanting, removal and transplanting on site, vegetation replacement and/or vegetation mitigation.
- 4. Strategies for tree protection and tree pruning must be developed on a tree by tree basis in consultation with the UBC Campus Arborist, Professional Arborist and Project Landscape Architect. Strategies other than pruning must be considered for the protection of tree branches adjacent to building facades and overhanging the building.
- Tree pruning must be performed by a Professional Arborist. A Professional Arborist must remain on site as required to oversee tree and shrub protection procedures during the Work. 5.

2.0 GENERAL NOTES SITE AND SITE ELEMENT PROTECTION | RESTORATION FOR **ENVELOPE REHABILITATION**

- EXISTING SITE MATERIALS AND SITE ELEMENTS ON THE MUSEUM OF ANTHROPOLOGY SITE AT THE UNIVERSITY OF BRITISH COLUMBIA ARE DESIGNATED FOR PROTECTION.
- The Contractor shall take sole responsibility for all coordination with the Project Landscape Architect, Project Architect and Museum of Anthropology staff to establish area-specific site materials and site 2. element protection strategies, including, but not restricted to, cobbles, concrete paving, gravel paths, concrete and wood retaining walls, growing medium, signage and utilities.
- The Contractor shall take sole responsibility for all coordination with the Project Landscape Architect, Project Architect, and Museum of Anthropology Staff to establish area-specific site protection 3. strategies for culturally significant site elements and public art, prior to the commencement of work.

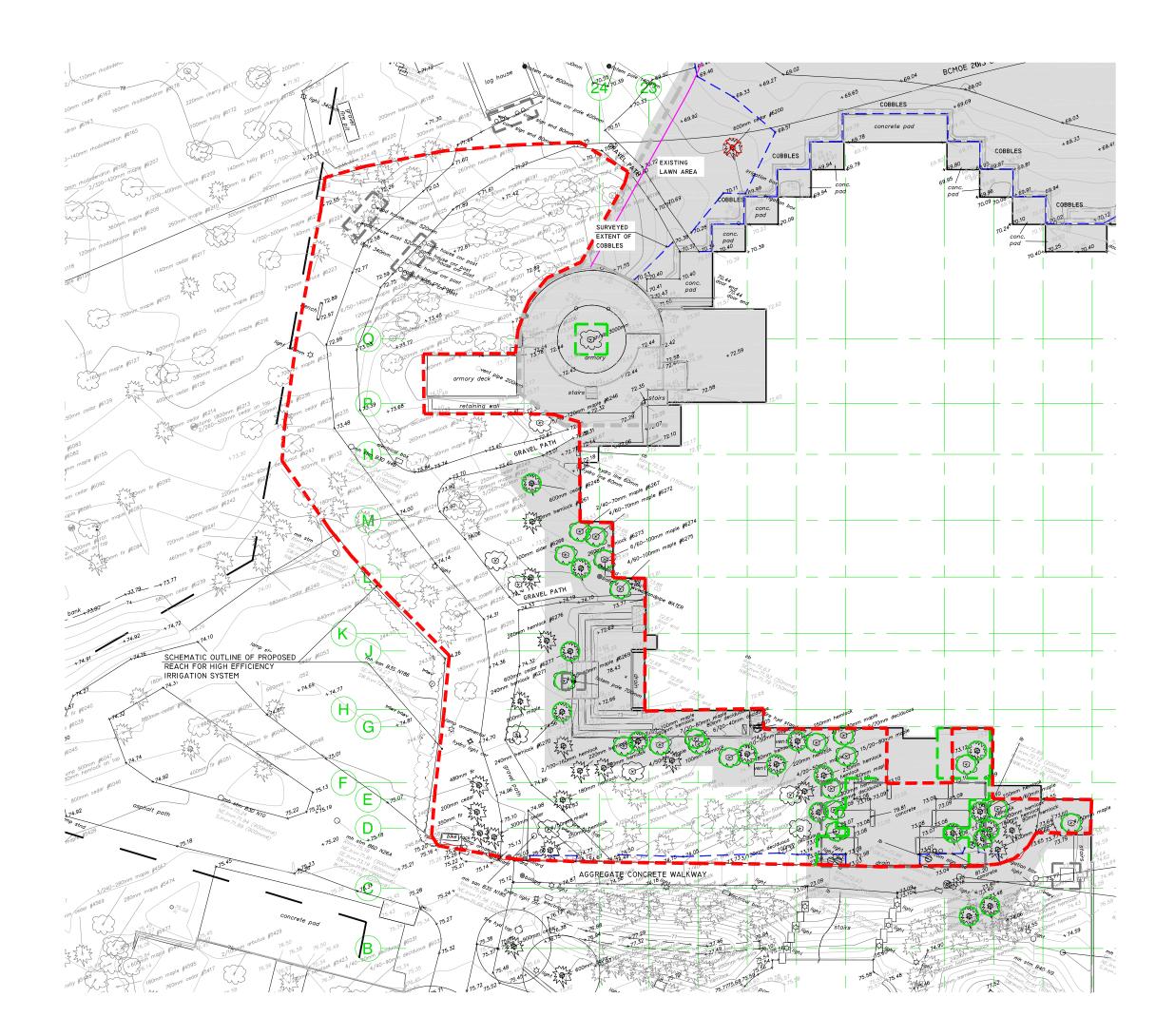
3.0 GENERAL REQUIREMENTS OVERVIEW: ENVELOPE REHABILITATION

- 1. The cleaning, rehabilitation, crack repair and coating of the building facade (refer to RDH drawings) shall be phased to minimize impact to vegetation and to minimize the visual disruption for visitors to the Museum of Anthropology.
- The Contractor shall contact the UBC Campus Arborist, the Professional Arborist and the Project Landscape Architect immediately regarding any changes impacting existing trees, shrubs and other plant 2. material.
- Should plant protection methods require removal, storage and replanting, removal and transplanting on site, vegetation replacement and/or vegetation mitigation, the plant material will be accepted by the 3. Project Landscape Architect and the UBC Campus Arborist upon Substantial Performance of the Work and again at the end of the warranty period of one (1) year, provided that trees, shrubs and plant material exhibit healthy growth and are free from annual/perennial/invasive noxious weeds, disease, insects and fungal organisms. Refer to Specification Sections listed below for detailed requirements.

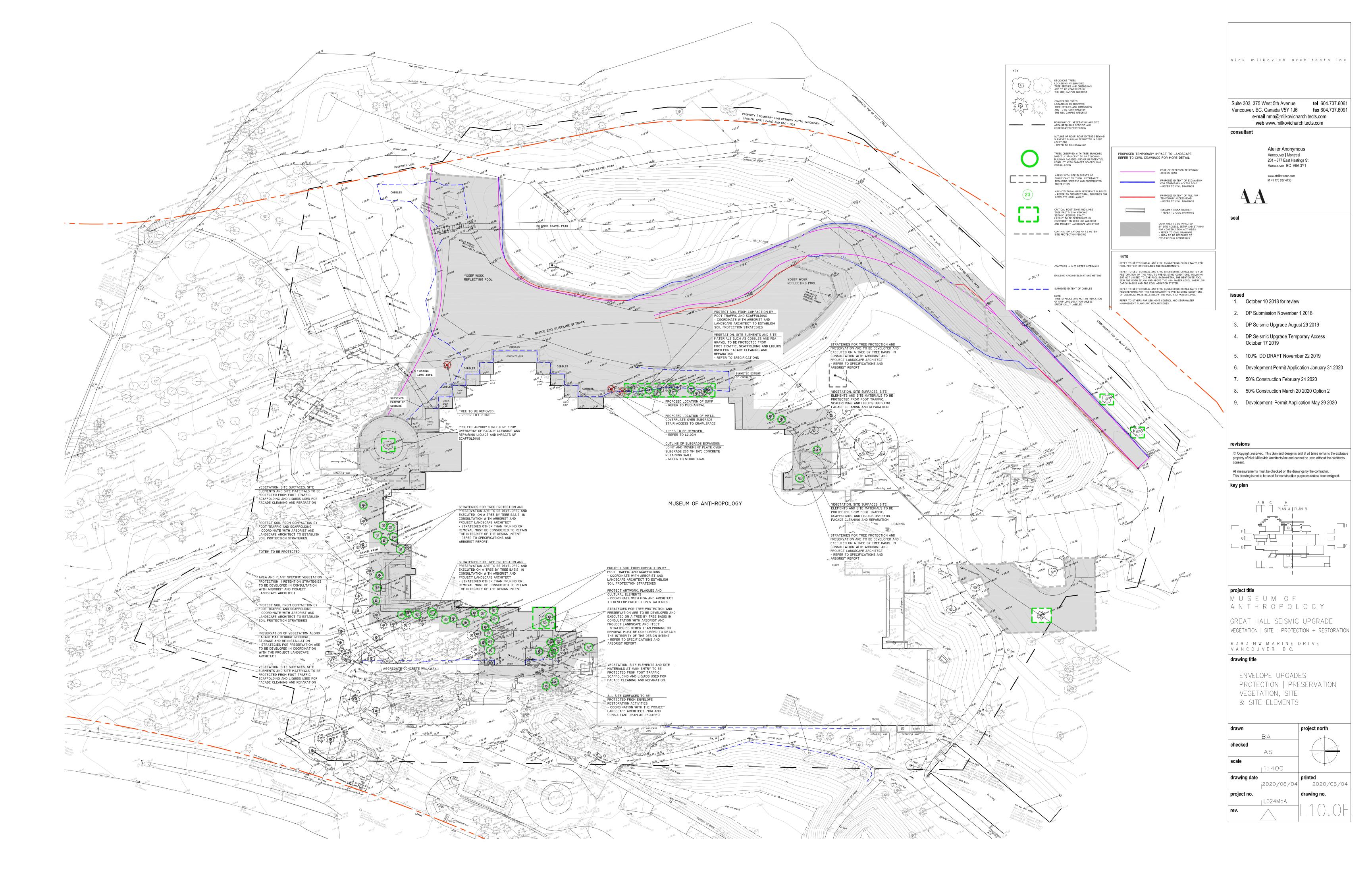
Refer to the following Specification Sections for vegetation protection and retention procedures | site and site element protection and restoration procedures.

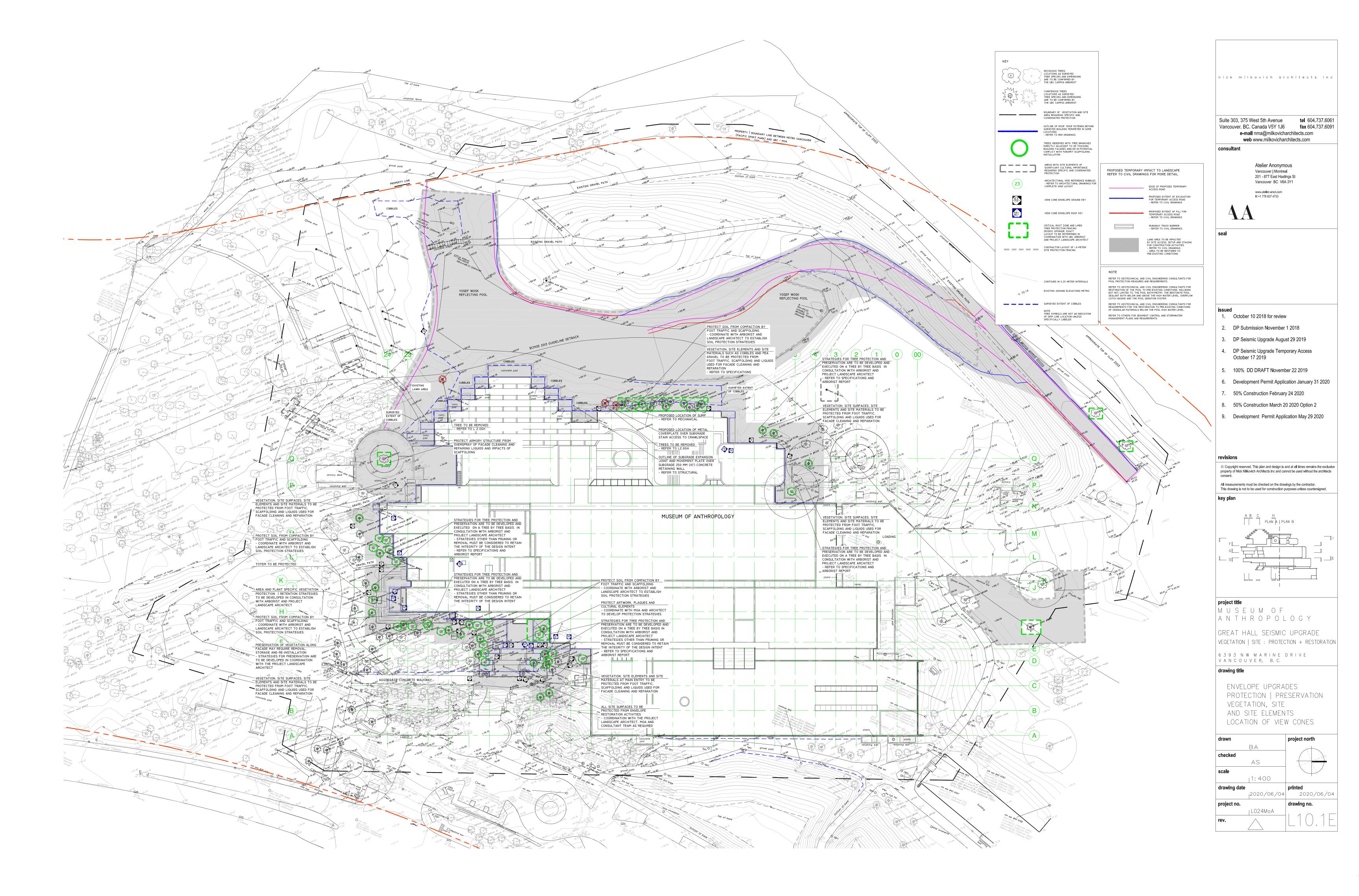
31 05 17.01 Aggregates, Granular Materials and Marine Shells

- 31 22 01.01 Temporary Site Excavation and Grading
- 31 22 01.02 Site Restoration Grading
- 32 01 90 Operation and Maintenance of Planting 32 01 93.01 Tree, Shrub and Plant Material Preservation
- 32 11 23.01 Granular Base
- 32 14 01 Unit Paving
- 32 14 02 Gravel Paths
- 32 91 21 Growing Medium and Finish Grading
- 32 92 00 Turf and Grasses
- 32 93 00.01 Replacement and Mitigation Plants 32 93 05 Relocation of Existing Plant Material



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EXISTING CONDITIONS OBSERVED July 26 2018 Main Entry South Side

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection during envelope rehabilitation work.



Views E1 Sheet L11 (E1:L11) existing vegetation | cobbles



Views E2 Sheet L11 (E2:L11) existing site elements of cultural significance



tree branches adjacent to and touching concrete beams



Views E3 Sheet L11 (E3:L11) existing vegetation | cobbles

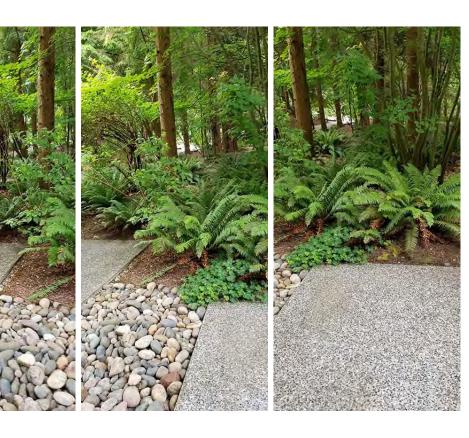


existing vegetation | branches of trees and shrubs adjacent to and touching building facade



tree branches overhanging and touching skylights, concrete beams and roof



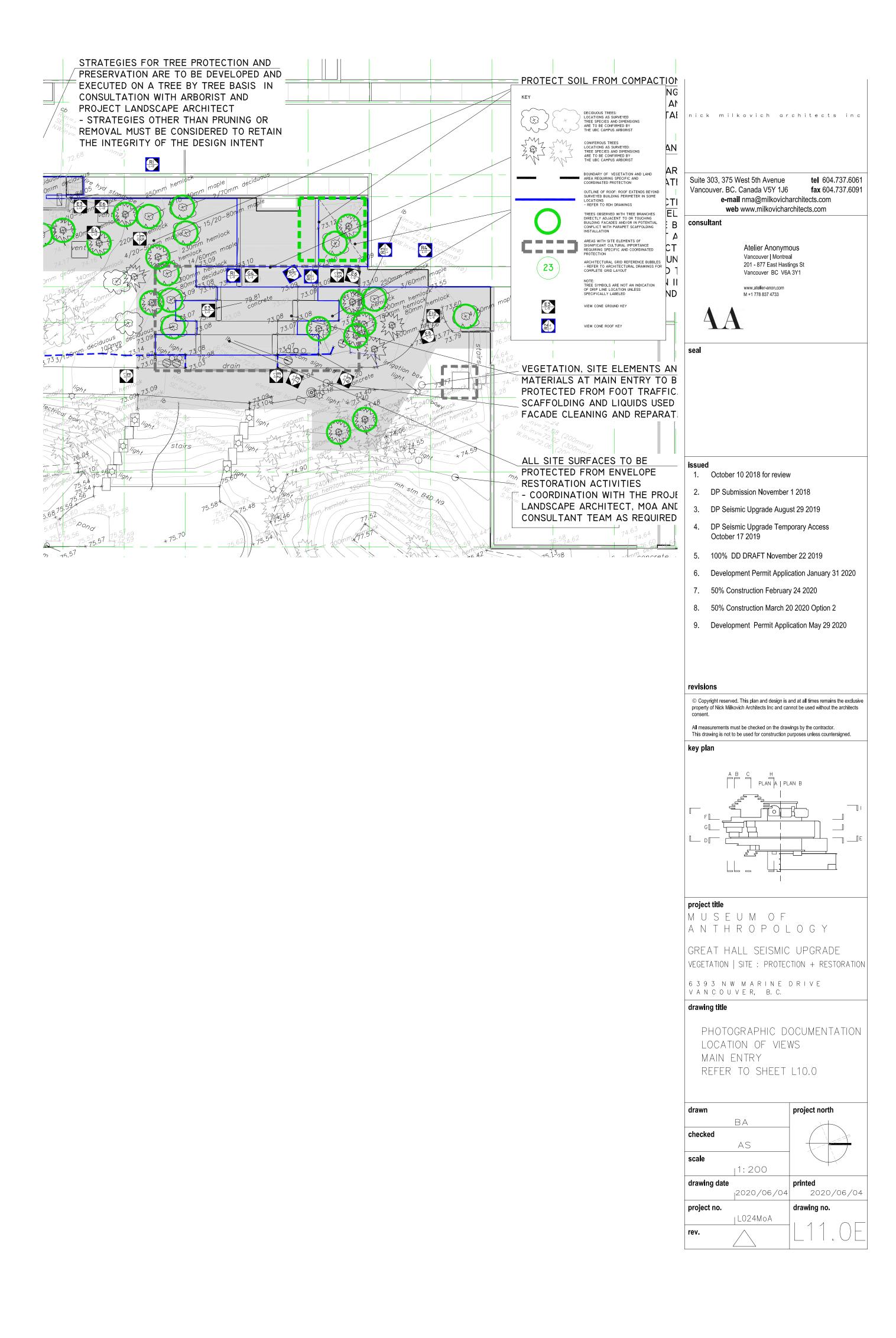




View E4 Sheet L11 (E4:L11) existing vegetation: tree branches overhanging roof



View R2 Sheet L11 (R2:L311) tree branches overhanging and touching roof



EXISTING CONDITIONS OBSERVED July 26 2018 Main Entry North Side

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection.



existing vegetation | ground plane | building facade | roof

existing vegetation | site elements



15 L Views E7 Sheet L11 (E7:L11)



Views E9 Sheet L11 (E9:L11) existing vegetation; ground plane | building facade | roof

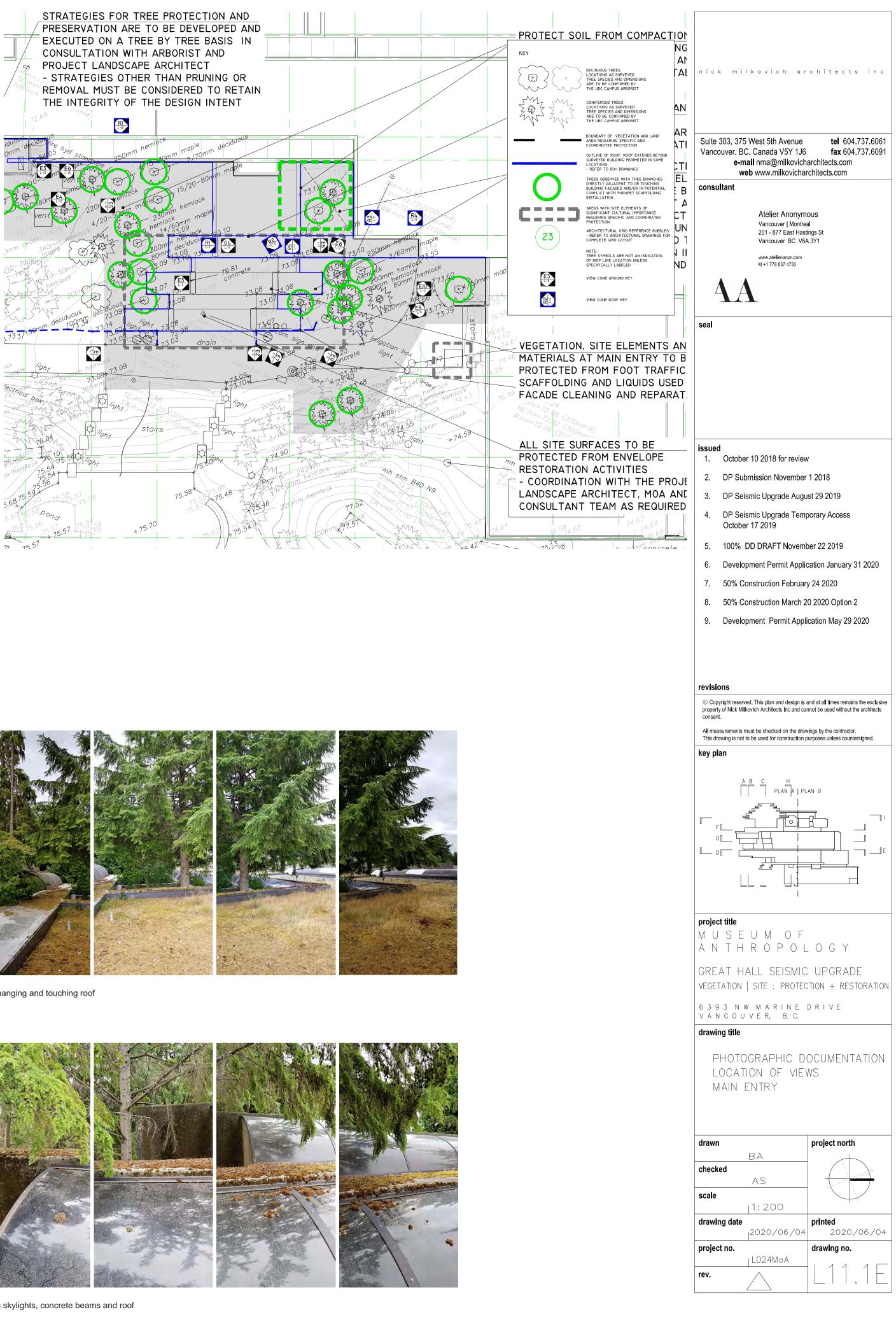


Views E10 Sheet L11 (E10:L11) existing vegetation | tree branches adjacent to and touching concrete columns | beams





Views R3 Sheet L11 (R3:L11) tree branches overhanging and touching roof



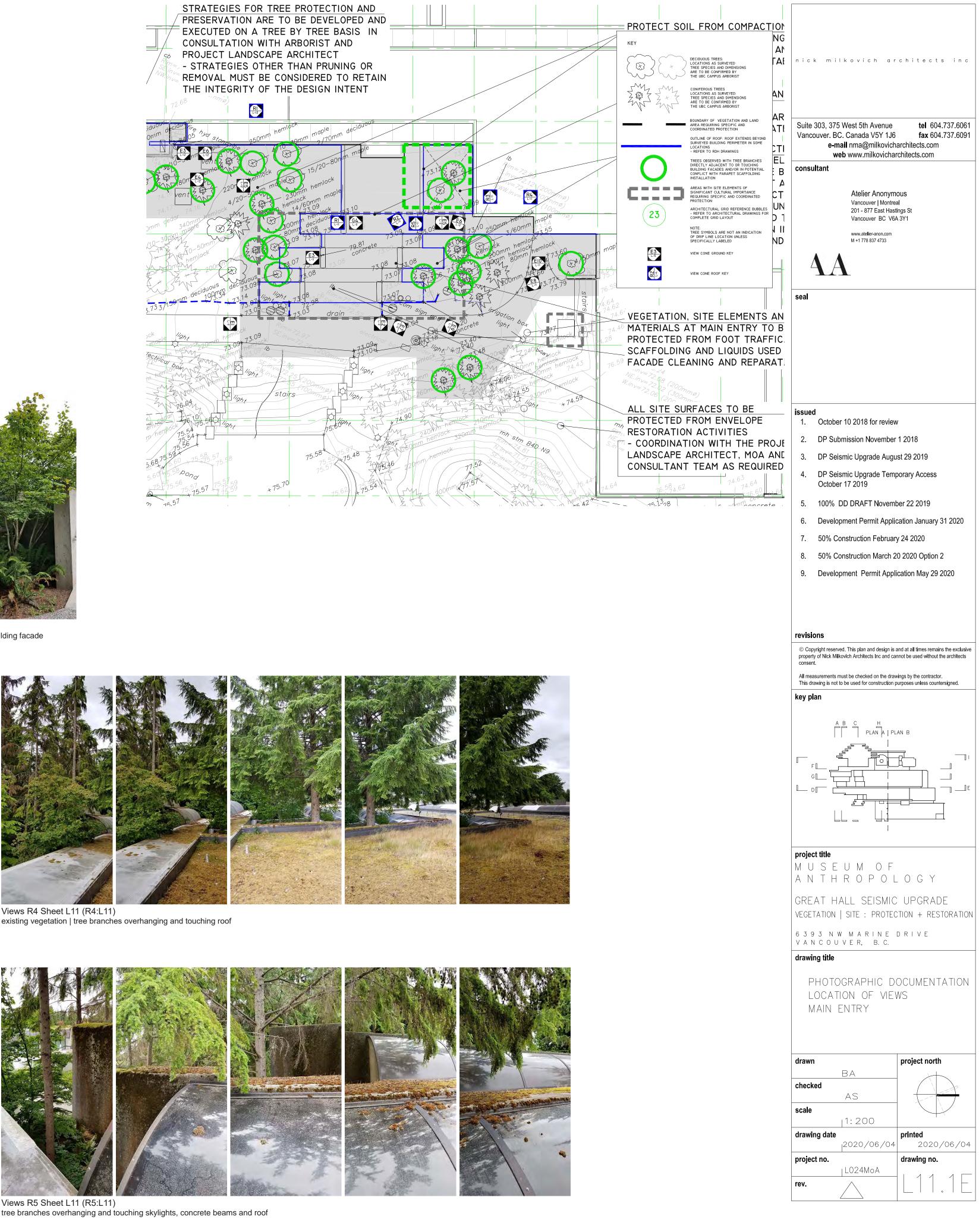


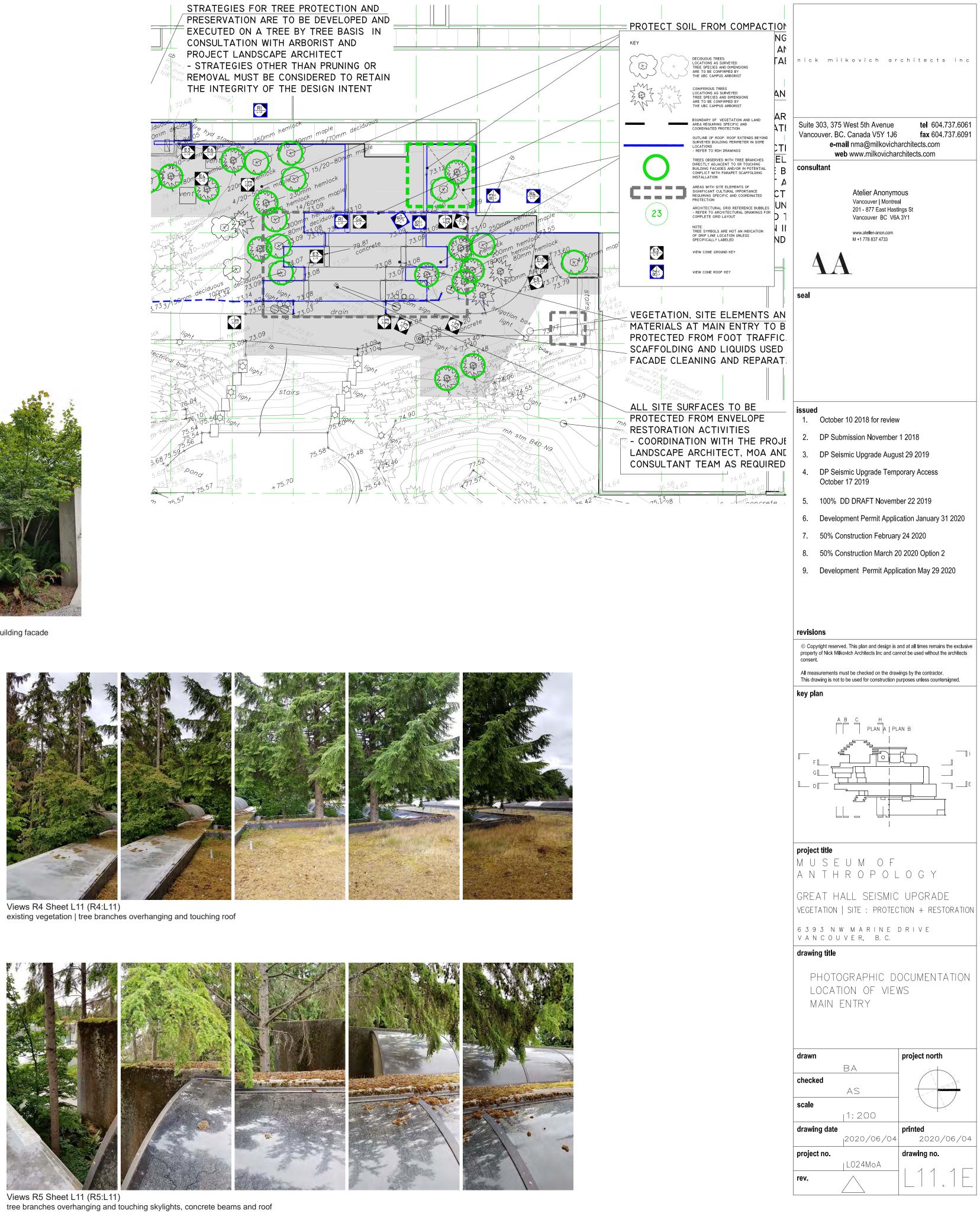
tree branches adjacent to and touching concrete beams





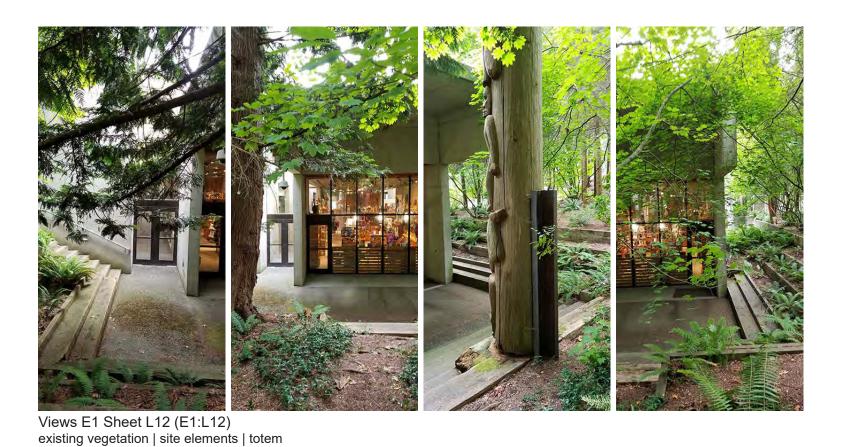
Views E8 Sheet L11 (E8:L11) tree branches adjacent to and touching building facade





EXISTING CONDITIONS OBSERVED July 26 2018 South East Facades

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection.





Views E2 Sheet L12 (E2:L12)



existing vegetation | tree branches adjacent to and touching building facade





Views E5 Sheet L12 (E5:L12) existing vegetation adjacent to east building facade



View R1 Sheet L12 (R1:L12) tree branches overhanging roof and skylight



Views R2 Sheet L12 (R2:L12) tree branches overhanging roof

existing vegetation | site elements | totem | tree branches touching concrete beams, overhanging roof

existing vegetation adjacent to east building facade



Views R3 Sheet L12 (R3:L12) tree branches overhanging roof







EXISTING CONDITIONS OBSERVED July 26 2018 South Facade

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection.



vegetation and tree branches adjacent to and touching building facade | tree branches overhanging roof



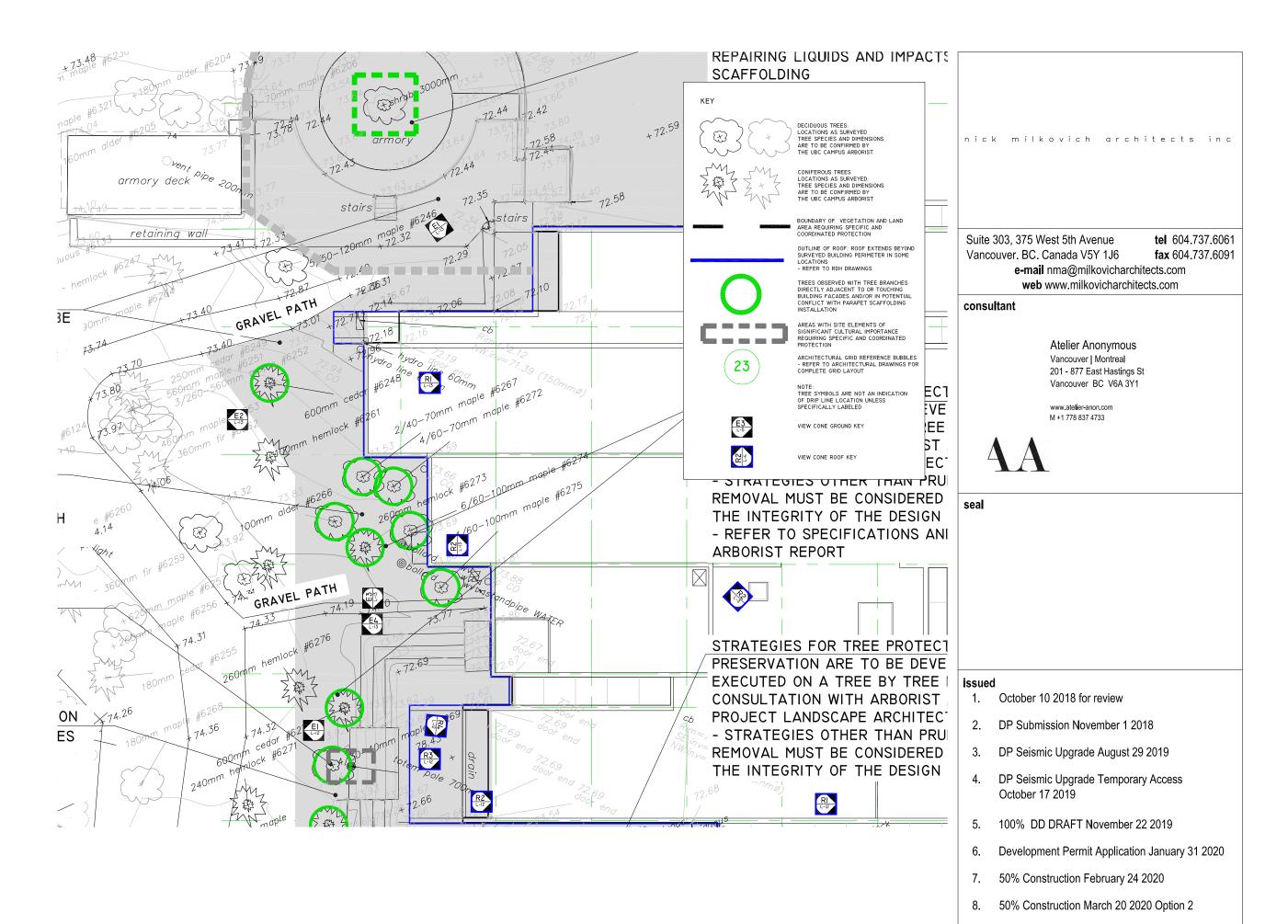
existing vegetation | tree branches adjacent to and touching building facade



existing vegetation | tree branches adjacent to and touching building facade

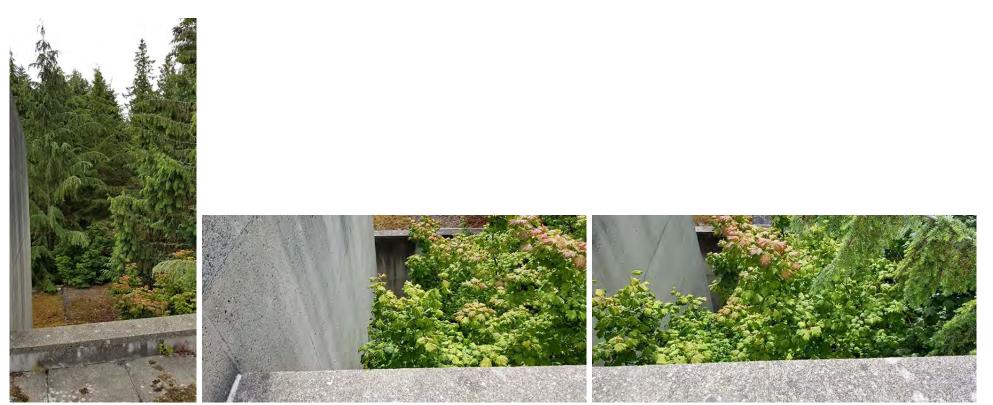


Views E3 Sheet L13 (E3:L13) existing vegetation | tree branches adjacent to and touching building facade





Views R1 Sheet L13 (R1:L13) tree branches touching building facade and overhanging roof



Views R2 Sheet L13 (R2:L13) tree branches adjacent to building facade and overhanging roof



9. Development Permit Application May 29 2020

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EXISTING CONDITIONS OBSERVED July 26 2018 West Facade

ALL EXISTING TREES, SHRUBS, OTHER PLANT MATERIAL AND SITE ELEMENTS WITHIN THE SITE SURVEY AREA, SHEET L10.0E, ARE DESIGNATED FOR PROTECTION AND RETENTION. Photos are representative of existing conditions within the boundary of land area requiring specific and coordinated protection.



Views E1 Sheet L14 (E1:L14) (see insert for location of view cone) existing conditions: vegetation | cobbles | aggregate concrete pads | gun emplacement



existing vegetation | tree branches adjacent to and touching building facade | tree branches overhanging roof



Views E3 Sheet L14 (E3:L14) tree branches adjacent to and touching building facade



Views E4 Sheet L14 (E4:L14) tree branches adjacent to and touching building facade

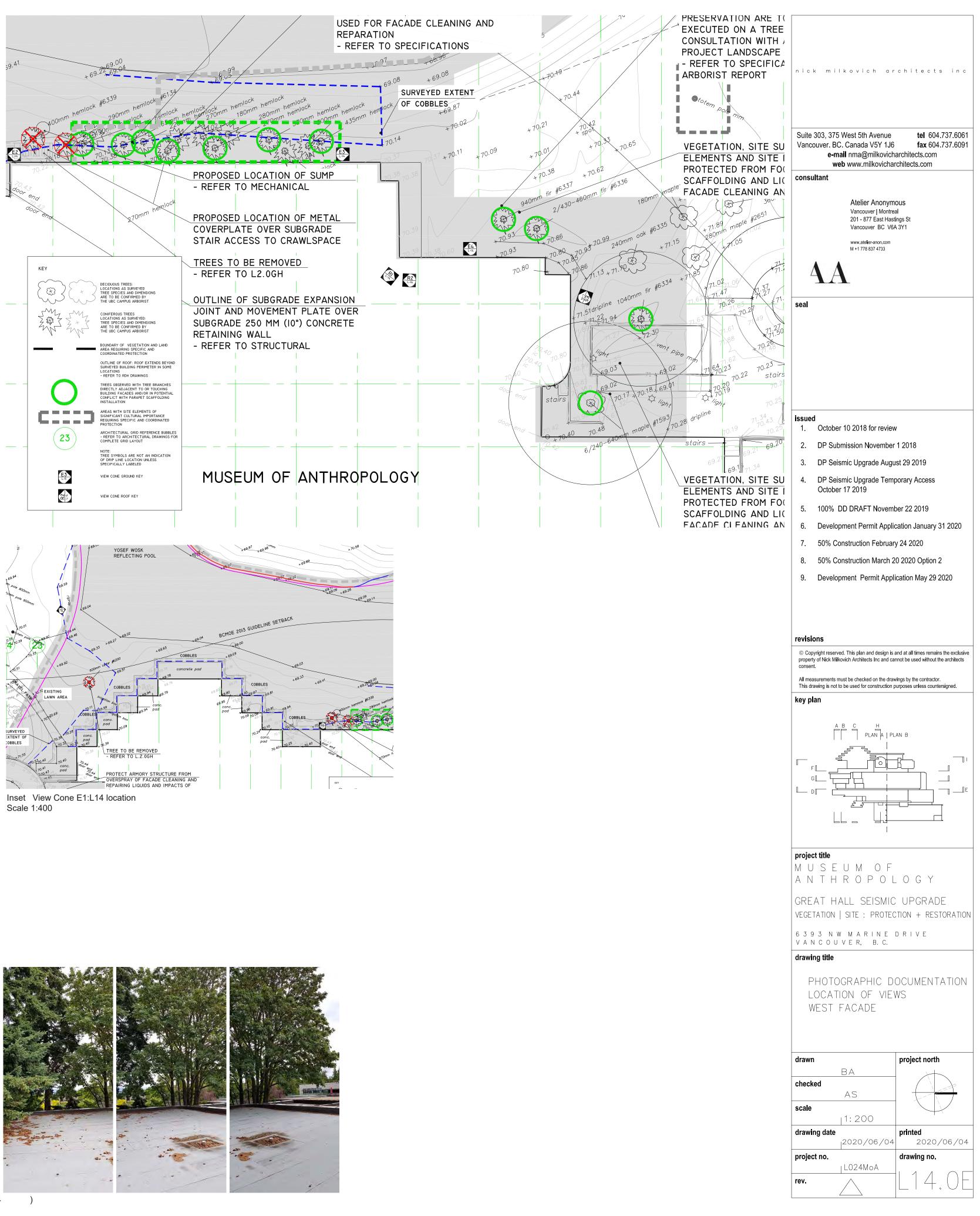




Views R1 Sheet L14 (R1:L14) tree branches overhanging roof



Views E5 Sheet L14 (E5:L14) tree branches overhanging roof





Views R2 Sheet L14 (R2:L14 tree branches overhanging roof

