Landscape Plans

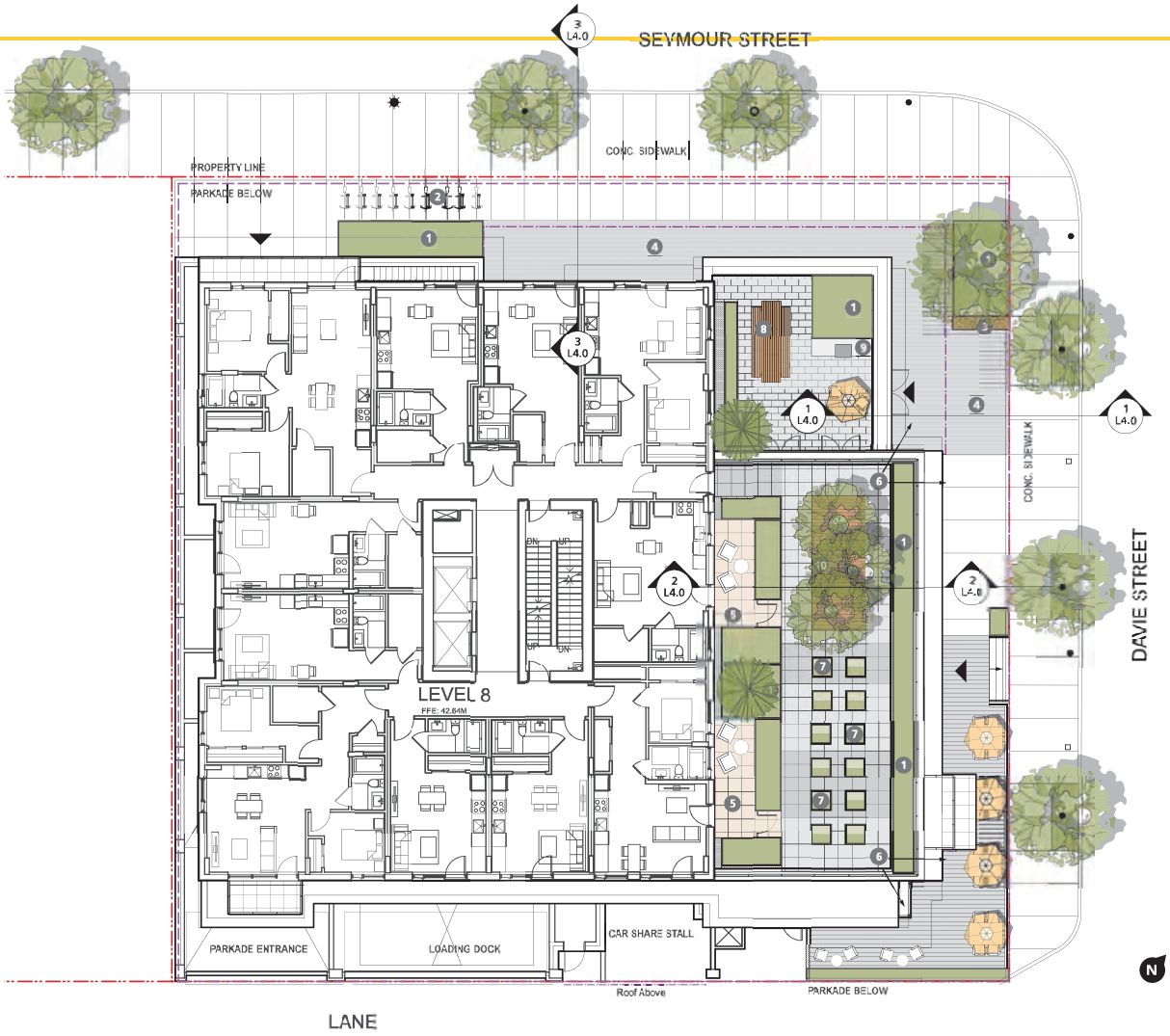
Context Plan

KEY

1. LANDSCAPE PLANTING
2. BIKE RACKS
3. ENTRY SEATING
4. FEATURE PAVING
5. RESIDENT PATIOS
6. CITY / PARK VIEWS
7. GARDEN PLOTS
8. OUTDOOR DINING
9. KITCHEN BAR/ BBQ TABLE
10. WOOD SEATING DECK

NOT FOR CONSTRUCTION - OFFSITE LANDSCAPE PLANS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY.

NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED.



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Landscape Plans

Level 1 Lighting and Landscape Plan

DETAIL KEY LEGEND

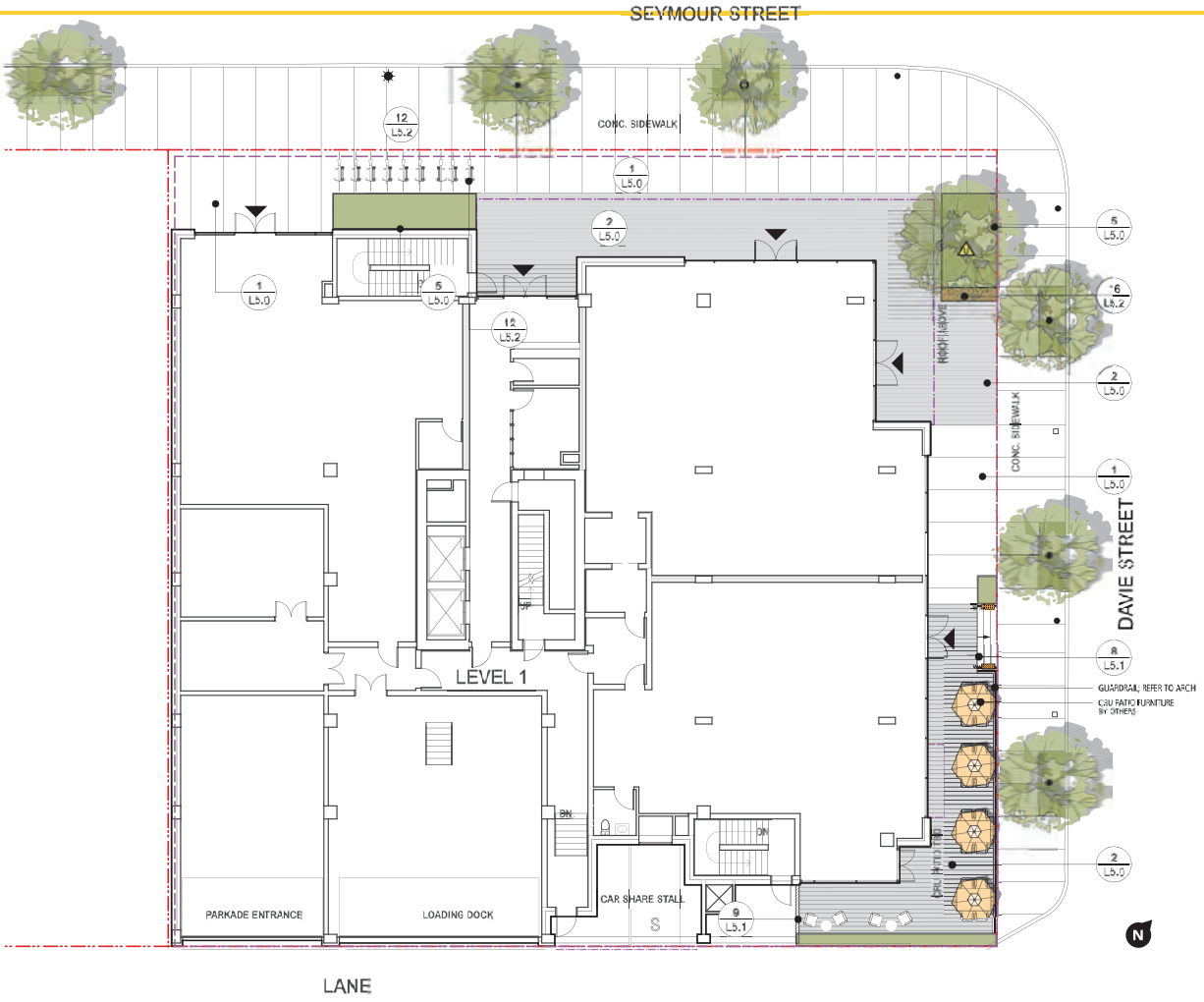
1 L5.0	C.I.P CONCRETE PAVING ON SLAB	9 L5.1	PRIVACY SCREEN
2 L5.0	FEATURED PAVING ON GRANULAR BASE COURSE	10 L5.1	HARVEST TABLE
3 L5.0	SLAB PAVING ON PEDESTAL	11 L5.1	WOOD SEATING DECK
4 L5.0	GRAVEL STRIP	12 L5.2	BIKE RACK
5 L5.0	PREFABRICATED METAL PLANTER/ GARDEN PLOT	13 L5.2	MOVEABLE TABLE AND CHAIRS
6 L5.0	CUSTOM PATIO GATE	14 L5.2	UMBRELLA
7 L5.1	GUARDRAIL W./ METAL PLANTER	15 L5.2	KITCHEN BAR TOP/ BBQ TABLE
8 L5.1	C.I.P CONC. STAIRS W. CONC. SIDEWALL	16 L5.2	SEATING

LIGHTING LEGEND

BOLLARD LIGHT	STRIP LIGHT AT SIGNAGE
WALL / STEP LIGHT	ELECTRICAL RECEPTACLE
UP LIGHT	EXISTING LAMP STAND

NOT FOR CONSTRUCTION - OFFSITE LANDSCAPE PLANS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY.

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Landscape Plans

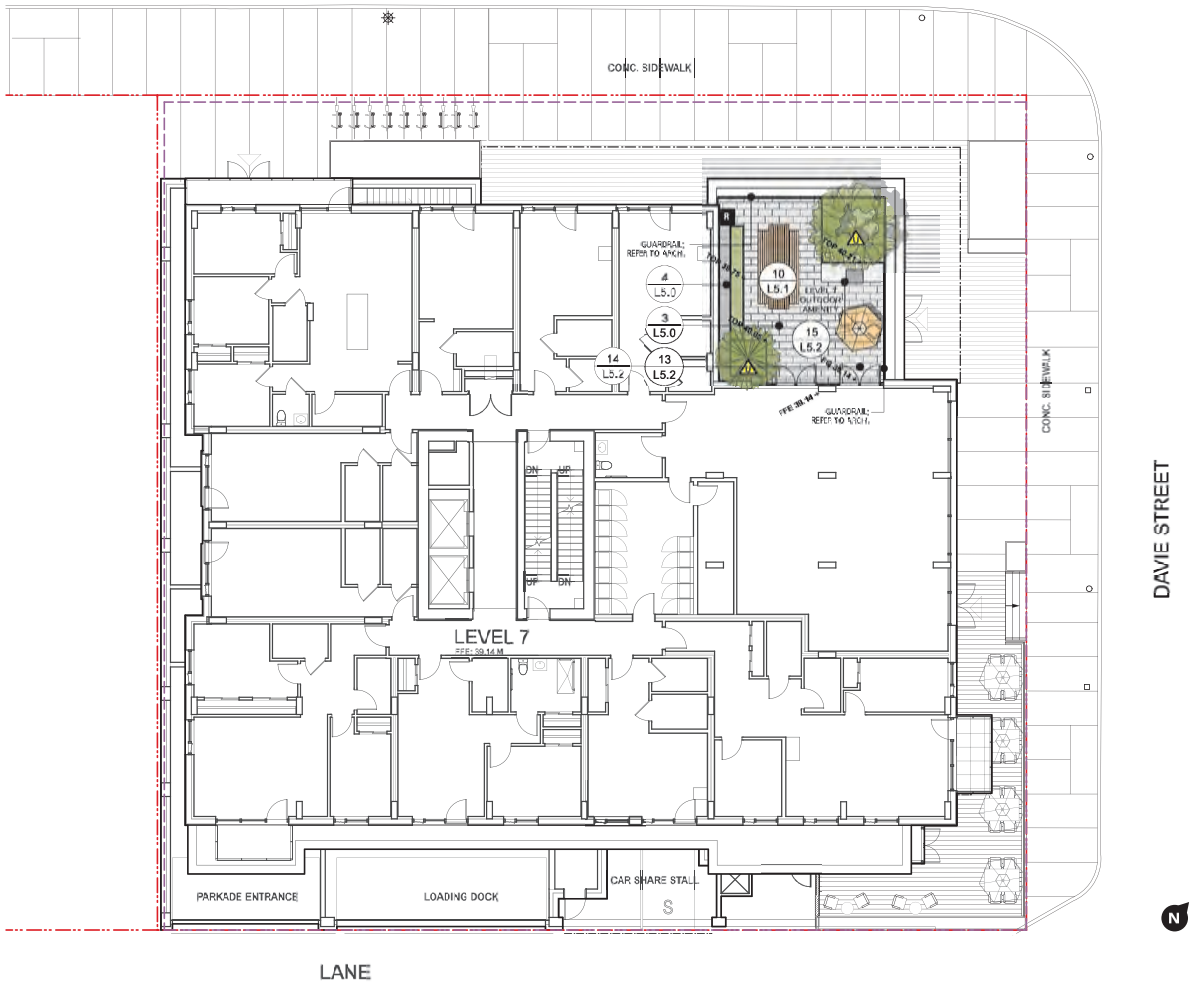
Level 7 Lighting and Landscape Plan

DETAIL KEY LEGEND

1 L5.0	C.I.P. CONCRETE PAVING ON SLAB	9 L5.1	PRIVACY SCREEN
2 L5.0	FEATURED PAVING ON GRANULAR BASE COURSE	10 L5.1	HARVEST TABLE
3 L5.0	SLAB PAVING ON PEDESTAL	11 L5.1	WOOD SEATING DECK
4 L5.0	GRAVEL STRIP	12 L5.2	BIKE RACK
5 L5.0	PREFABRICATED METAL PLANTER/ GARDEN PLOT	13 L5.2	MOVEABLE TABLE AND CHAIRS
6 L5.0	CUSTOM PATIO GATE	14 L5.2	UMBRELLA
7 L5.1	GUARDRAIL W./ METAL PLANTER	15 L5.2	KITCHEN BAR TOP/ BBQ TABLE
8 L5.1	C.I.P. CONC. STAIRS W. CONC. SIDEWALL	16 L5.2	SEATING

LIGHTING LEGEND

BOLLARD LIGHT	STRIP LIGHT AT SIGNAGE
WALL / STEP LIGHT	ELECTRICAL RECEPTACLE
UP LIGHT	EXISTING LAMP STAND



Landscape Plans

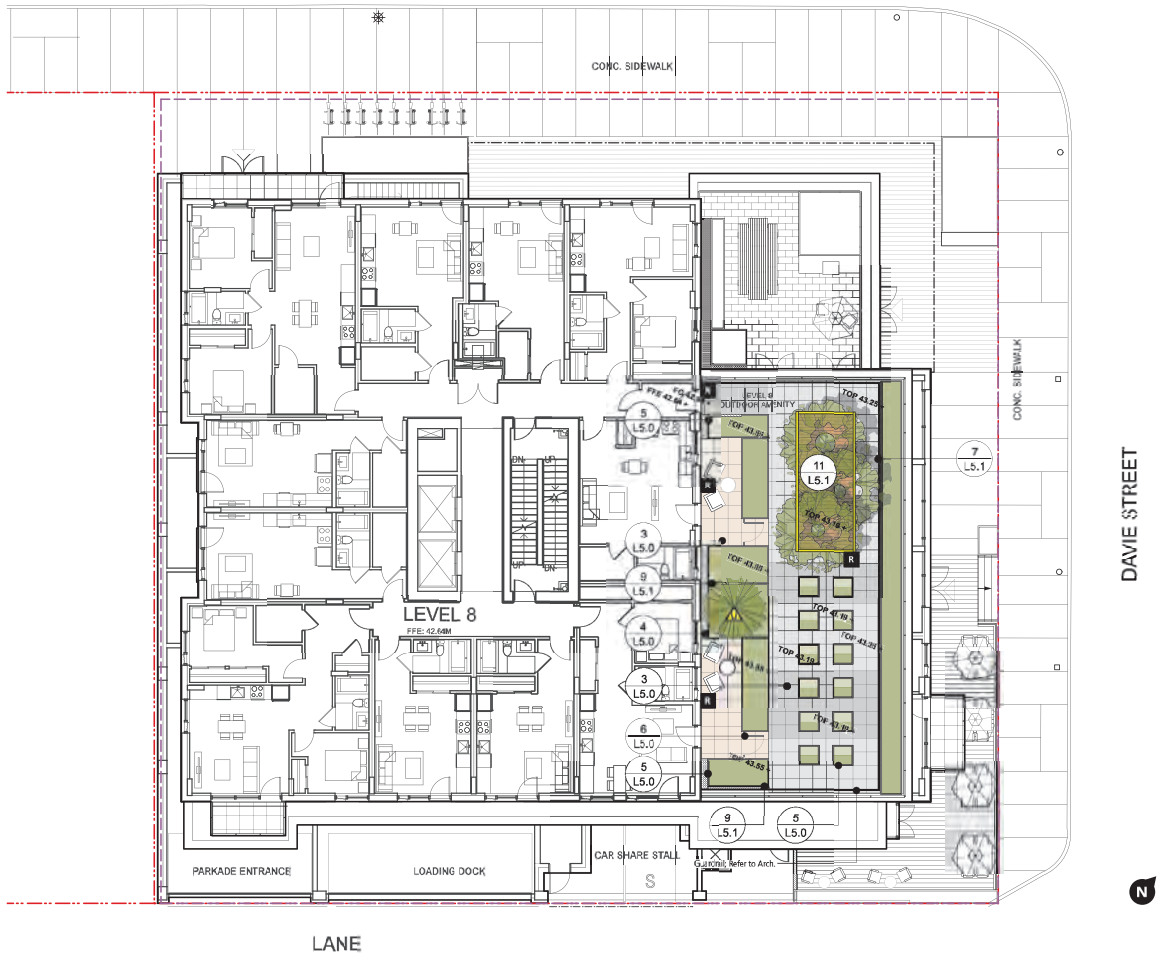
Level 8 Lighting and Landscape Plan

DETAIL KEY LEGEND

1 L5.0	C.I.P CONCRETE PAVING ON SLAB	9 L5.1	PRIVACY SCREEN
2 L5.0	FEATURED PAVING ON GRANULAR BASE COURSE	10 L5.1	HARVEST TABLE
3 L5.0	SLAB PAVING ON PEDESTAL	11 L5.1	WOOD SEATING DECK
4 L5.0	GRAVEL STRIP	12 L5.2	BIKE RACK
5 L5.0	PREFABRICATED METAL PLANTER/ GARDEN PLOT	13 L5.2	MOVEABLE TABLE AND CHAIRS
6 L5.0	CUSTOM PATIO GATE	14 L5.2	UMBRELLA
7 L5.1	GUARDRAIL W./ METAL PLANTER	15 L5.2	KITCHEN BAR TOP/ BBQ TABLE
8 L5.1	C.I.P CONC. STAIRS W. CONC. SIDEWALL	16 L5.2	SEATING

LIGHTING LEGEND

BOLLARD LIGHT	STRIP LIGHT AT SIGNAGE
WALL / STEP LIGHT	ELECTRICAL RECEPTACLE
UP LIGHT	EXISTING LAMP STAND

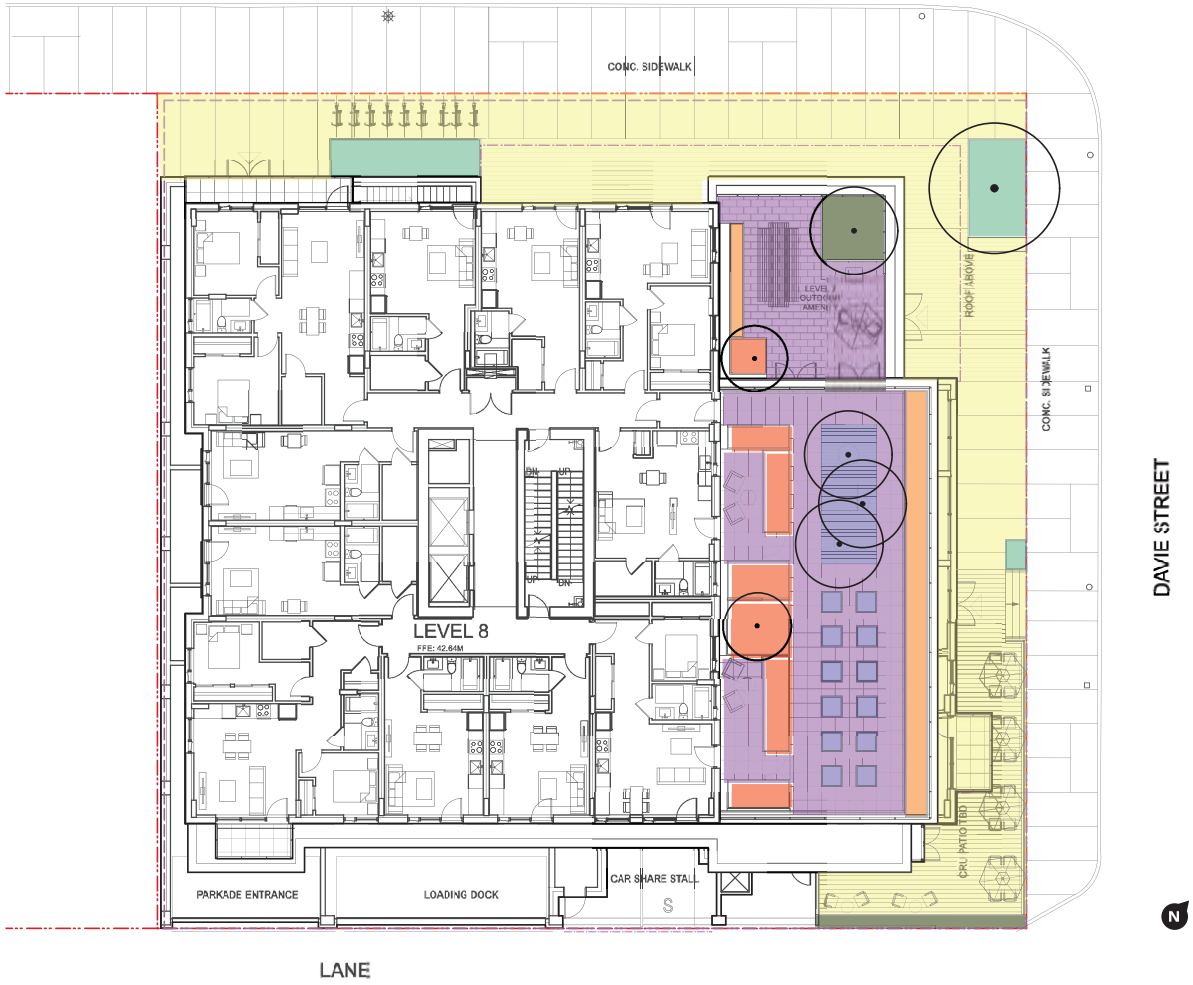


Landscape Plans

Stormwater Coordination Plan

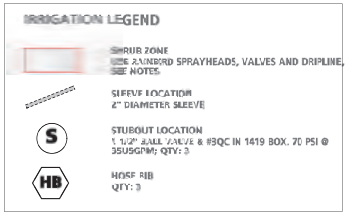
LEGEND

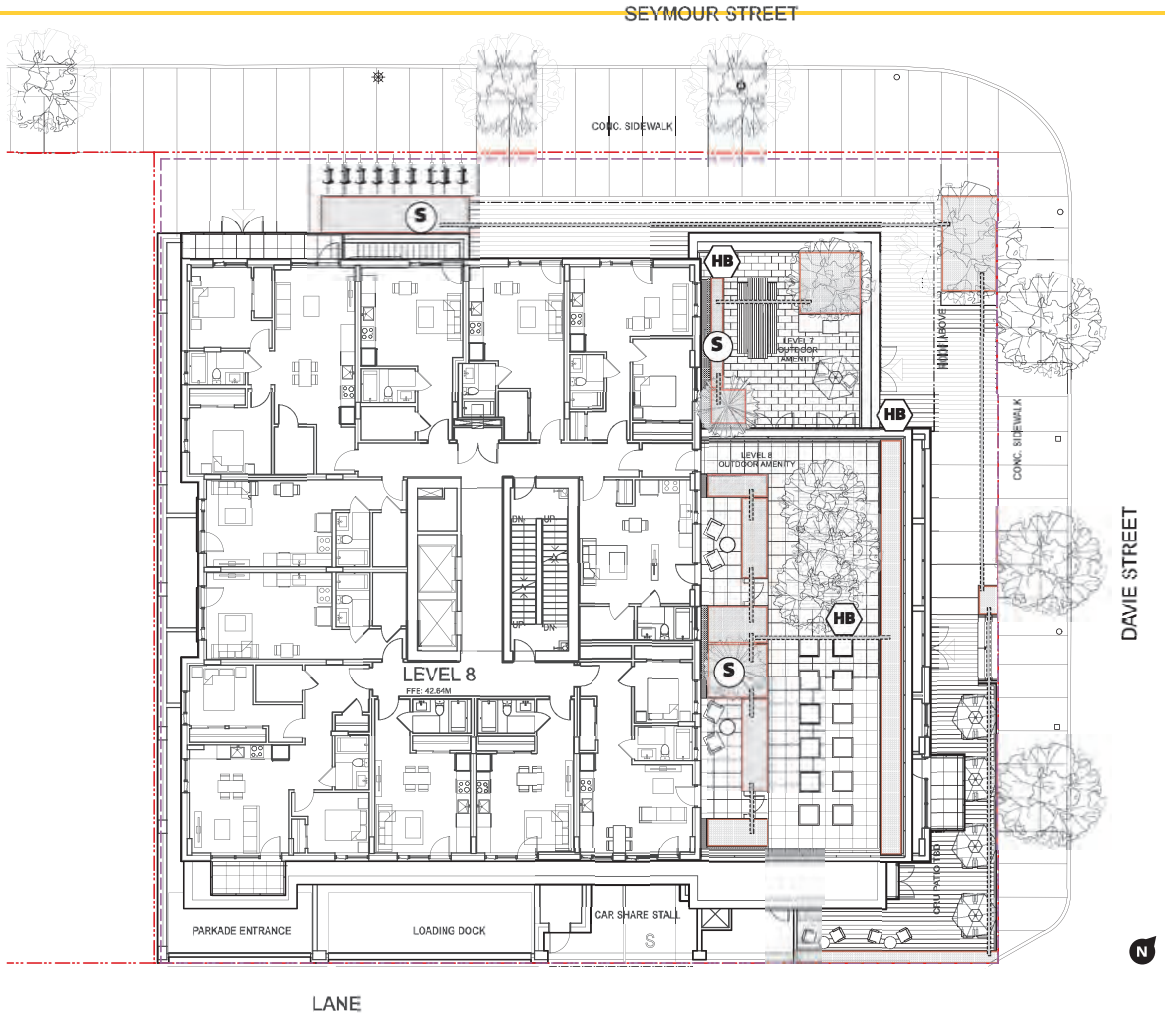
- 18" DEPTH PLANTER OVER SLAB (24.90 m2)
- 24" DEPTH PLANTER OVER SLAB (18.47 m2)
- 30" DEPTH PLANTER OVER SLAB (20.56 m2)
- 36" DEPTH PLANTER OVER SLAB (28.20 m2)
- 42"DEPTH PLANTER OVER SLAB (22.56 m2)
- 100MM THICK PAVING ON MIN. 100MM GRANULAR BASE (258.48M2)
- 50MM THICK CONCRETE SLAB ON PEDESTALS (132.23 M2)



Landscape Plans

Landscape Irrigation Plan





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Landscape Grading Plan

GRADING LEGEND

AD2 2 LEVEL AREA DRAIN

FG 19.93 + PROPOSED GRADE

EX 19.93 + EXISTING GRADE

GRADING NOTES

1. SLOPE ALL PAVER AREAS TO AREA DRAINS.
2. ALL PLANTING BEDS OVER SLAB ARE TO BE LIGHTLY COMPACTED PRIOR TO INSTALLATION OF PLANTING. MOUND PLANTERS SLIGHTLY (50MM) IN CENTER MAXIMUM SLOPE IS 2:1.
3. REFER TO STRUCTURAL FOR MAXIMUM ALLOWABLE BUILDING / LOADING OVER SLAB.
4. CONTRACTOR TO COVER ALL EXPOSED WALL / SLAB WATERPROOFING WITH FLASHING PAINTED TO MATCH HANDRAIL AND METAL WORK.
5. CONTRACTOR IS RESPONSIBLE TO REVIEW ALL CONSULTANT DRAWINGS.
6. CONTRACTOR TO ADVISE CONSULTANT OF ANY DISCREPENCIES BETWEEN DRAWINGS AND ON SITE CONDITIONS.
7. ALL EXISTING UTILITY COVERS ARE TO BE ADJUSTED TO THE FINAL GRADE.

PAVING AT DRAINS

1. AREA DRAIN SPECIFICATIONS PER MECHANICAL
2. PAVERS CUT FLUSH AGAINST DRAIN.
3. MAX 1/16" (1.59MM) GAP BETWEEN PAVER AND DRAIN FRAME.
4. NO PARTIAL CUT BRICKS ACCEPTED.
5. RIGID INSULATION FOR VOIDING WHERE REQUIRED. SEE STRUCTURAL



Landscape Plans

Landscape Planting Plan

Plant List

Symbl	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
AcaO	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., 2.5m ht., WB	
Ama	4	Amelanchier alnifolia	Saskatoon	2.5m ht., WB	
PoE	2	Picea omorika 'Bruns'	Bruns Serbian Spruce	2m ht. min.	
St'	1	Street Tree 1	Street Tree 1	6cm cal.	TBC - Species Approval by City of Vancouver
Shrubs					
B	47	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
HyaA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HmBB	6	Hydrangea macrophylla 'Blue Billows'	Lacecap Hydrangea	#5 pot	
LnL	10	Lonicera nitida 'Lemon Beauty'	Lemon Beauty Box Honeysuckle	#2 pot	
NaG	10	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot	
PlO	60	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
SmP	3	Syringa meyeri 'Palibin'	Palibin Meyer Lilac	#3 pot	
TmH	9	Taxus x media 'Hicksii' (male form)	Hicksi Yew (male form)	5' ht	Hedge
TmX	7	Taxus x media 'Hicksii' 3' IN	Hicks Yew	3' ht	3' Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Hm1	41	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
Ho	12	Hosta sieboldiana 'Elegans'	Blue Hosta	#1 pot	
LaM	28	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
P	10	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
Pm	10	Polystichum munitum	Western Sword Fern	#1 pot	
Ro	4	Rosmarinus officinalis	Rosemary	#2 pot	
Rh	32	Rudbeckia hirta	Black-eyed Susan	#1 pot	
TSO	40	Thymus 'Spicy Orange'	Orange Scented Thyme	#1 pot	Groundcover
Total#					

PLANTING NOTES

1) OFFSITE TREE SPECIES SELECTION TO BE CONFIRMED BY VANCOUVER PARK BOARD. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION!

2) ALL PLANTING AND LANDSCAPE INSTALLATION TO MEET OR EXCEED THE BCSLA/BCLNA - CSLA LANDSCAPE STANDARDS

3) AS A MINIMAL ACCEPTABLE STANDARD:
A) SIZES ON THE PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES
B) ROOT BALLS TO BE FREE OF PERNICIOUS WEEDS

4) CONTRACTOR TO ENSURE ALL PLANT MATERIAL DELIVERED TO SITE IS FROM NURSERIES CERTIFIED TO BE FREE FROM THE PHYTOPHTHORA RAMORUM VIRUS (SUDDEN OAK DEATH) REMOVAL AND REPLACEMENT OF PLANT MATERIAL FOUND TO CONTAIN THE VIRUS TO BE AT THE CONTRACTOR'S EXPENSE.

5) ALL PLANT MATERIAL SHALL BE APPROVED AT THE NURSERY BY THE PROJECT LANDSCAPE ARCHITECT.

6) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS SHOWN ON ALL DRAWINGS.

7) NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.

8) CONTAINER GROWN STOCK, SHALL HAVE THE CONTAINER REMOVED AND THE ROOTBALL BE CLEANLY SCORED IN TWO VERTICAL LOCATIONS.

9) CONTRACTOR TO SUBMIT A REPRESENTATIVE SAMPLE OF THE PROPOSED TOPSOIL FOR TESTING TO PACIFIC SOIL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PAYMENT OF SOIL ANALYSIS AND AMENDMENTS TO GROWING MEDIUM AS DETERMINED. CONTRACTOR SHALL INSTRUCT SOIL TESTING LAB TO SUBMIT RESULTS DIRECTLY TO THE CONSULTANT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. GENERIC ANALYSIS IS NOT ACCEPTABLE.

10) CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT A COPY OF ALL PACKING SLIPS RECEIVED FROM NURSERY LISTING NAMES AND QUANTITIES OF ALL PLANT STOCK SUPPLIED TO SITE PRIOR TO PLANTING

11) THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

12) ALL PLANTING BEDS TO HAVE MIN 50 MM DEPTH OF 25MM MINUS SCREENED COMPOSTED BARK MULCH (NOT ON GROUNDCOVER AREAS).

13) ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY.

14) THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

15) ALL SOD TO BE UNNETTED AND GROWN ON SAND.

16) PLANT SEARCH AREA TO INCLUDE BC, WA , OR & CA.

17) IMPORTED GROWING MEDIUM TO BE FREE FROM ALL MUSHROOM / FUNGI GROWTH

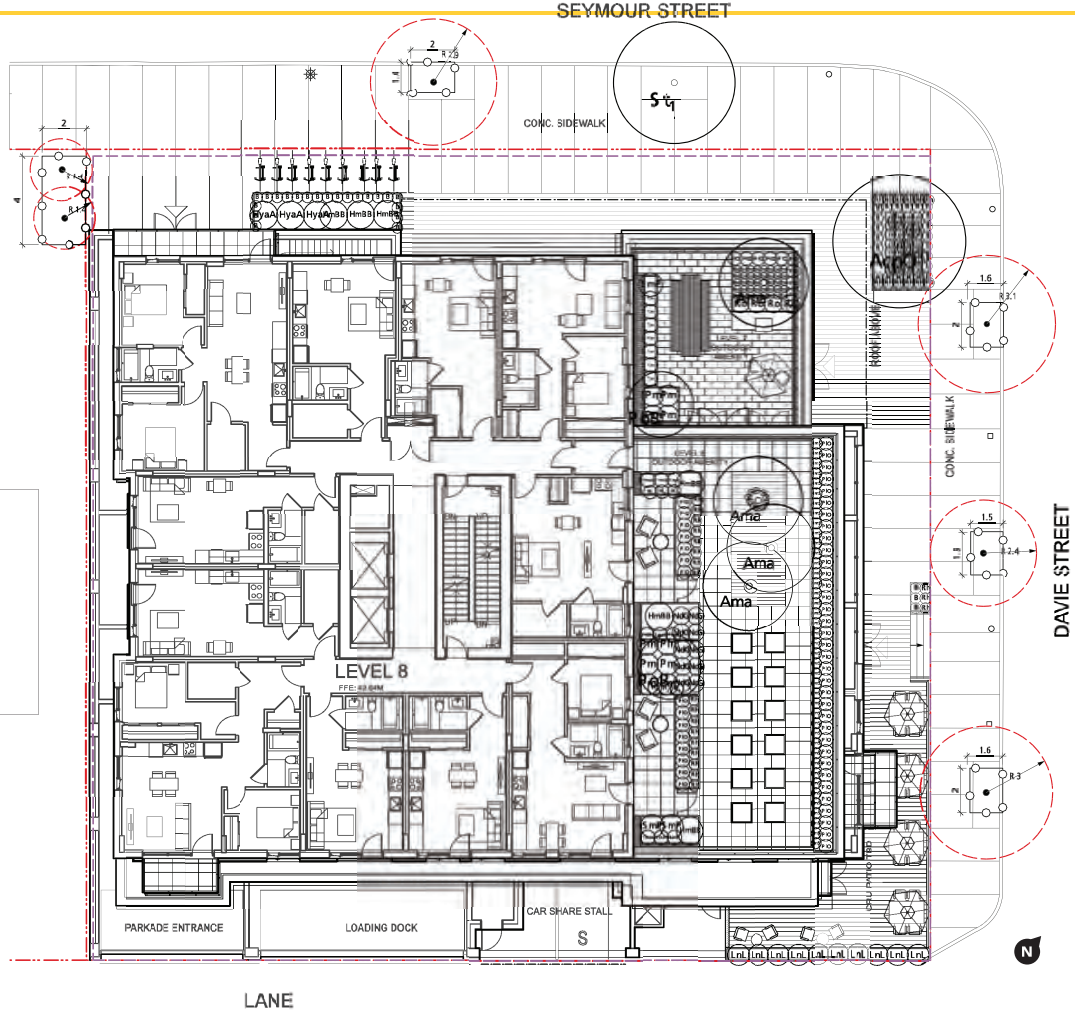
18) ENSURE 300MM DEPTH SOIL IN ALL SHRUB ZONES.

19) CONTRACTOR IS RESPONSIBLE TO OBTAIN AND BE FAMILIAR WITH THE RELEVANT PROJECT SPECIFICATIONS

EXISTING TREE LEGEND

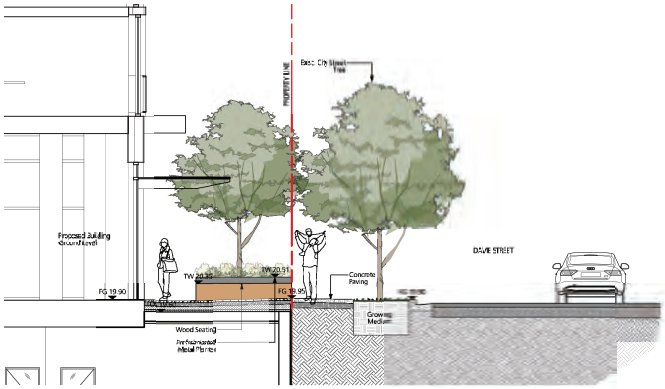
- TREE TO REMOVE
- EXISTING TO RETAIN
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE FENCING

NOTES:
REFER TO ARBORIST TREE MANAGEMENT PLAN AND REPORT FOR REMOVAL AND REPLACEMENT TOTALS

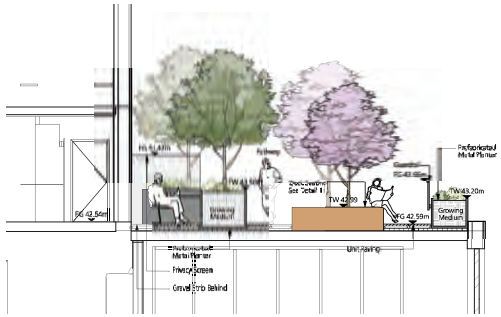


Landscape Plans

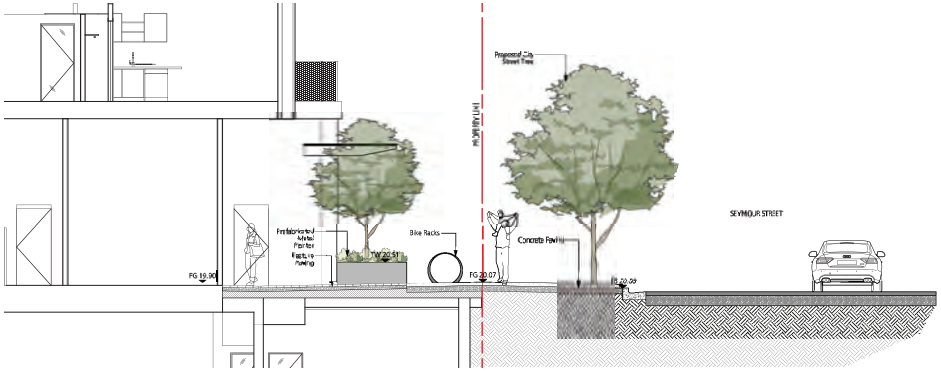
Landscape Sections



1 SECTION THROUGH DAVIE STREET
1:50



2 SECTION THROUGH LEVEL 8 COURTYARD
1:50

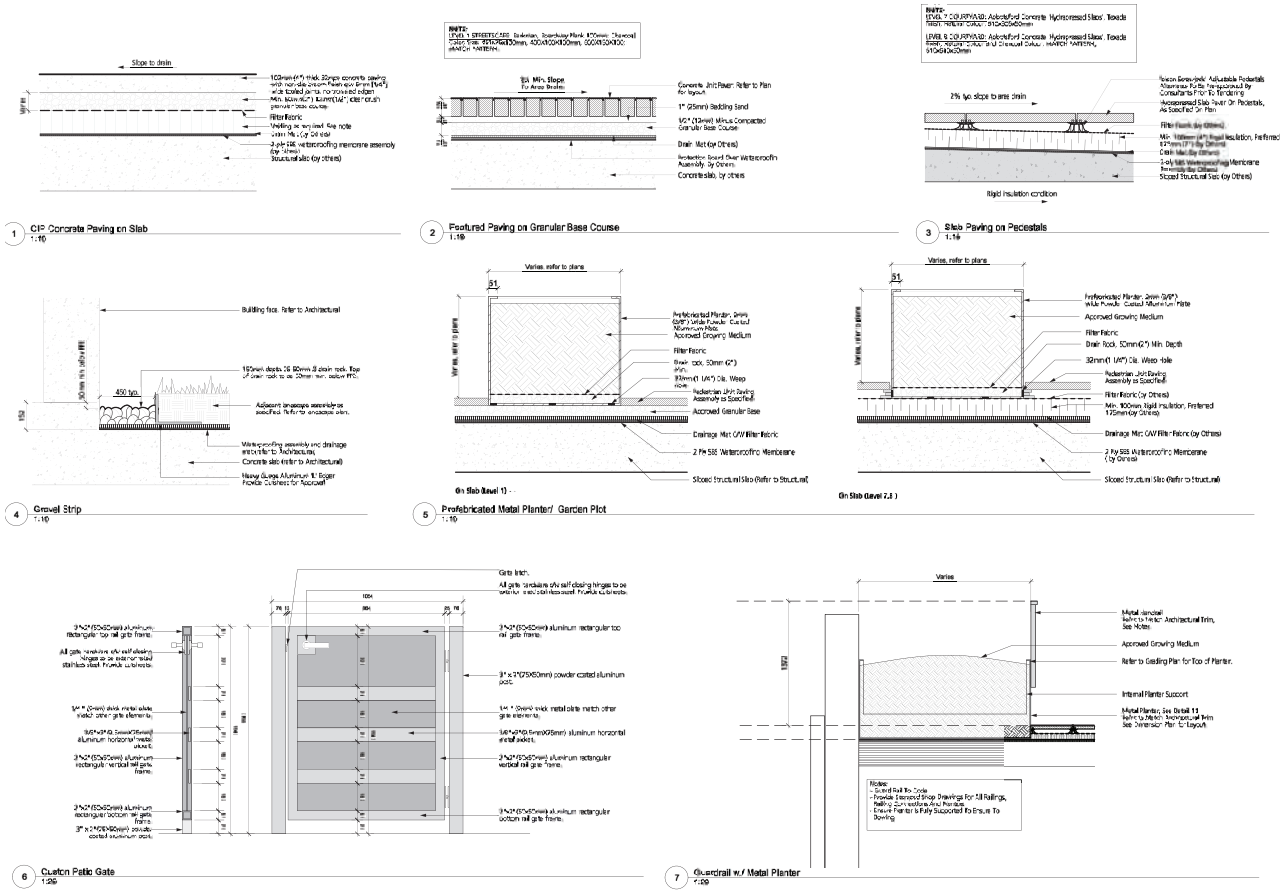


3 SECTION THROUGH SEYMOUR STREET
1:50

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Landscape Plans

Landscape Details



1 CIP Concrete Paving on Slab 1:10

2 Pedtured Paving on Granular Base Course 1:10

3 Slab Paving on Pecestals 1:10

4 Gravel Strip 1:10

5 Prefebricated Metal Planter/ Garden Plot 1:10

6 Custom Patio Gate 1:20

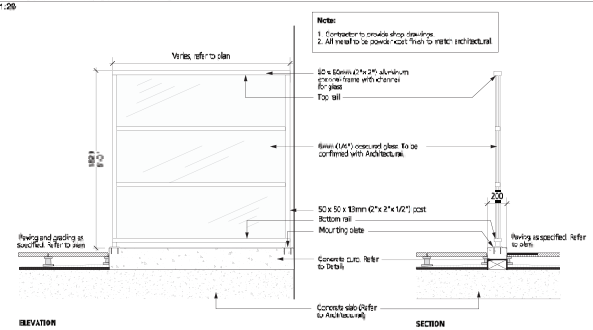
7 Glu-ardrail w/ Metal Planter 1:20

Landscape Plans

Landscape Details

TBD

8 C.I.P. Conc. Stairs. W./ Conc. Side Walls
1:20

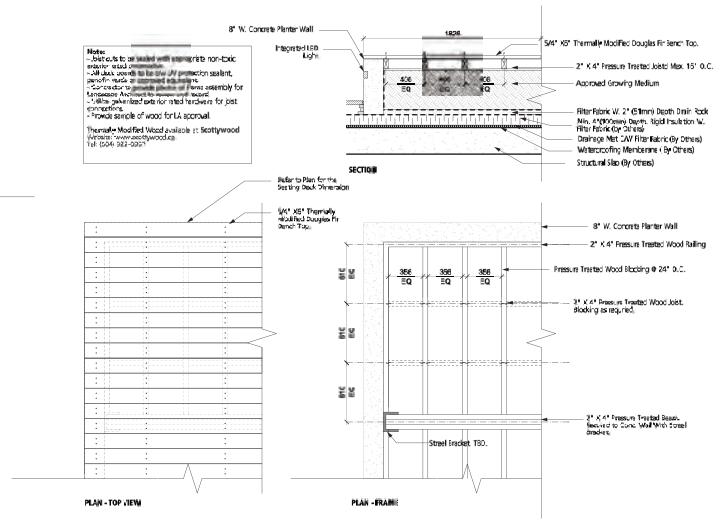


9 Privacy Screen
1:20



Model: Red Cedar Farmhouse Table
Manufacturer: the Great Canadian Picnic Table
Colour: Natural
Size: Size plan for this size.
Contact: www.thegreatcanadianpicnictable.ca
Installation: Mount as per manufacturer's specifications
Quantity: 1

10 Harvest Table
1:10



11 Wood Seating Deck
1:20

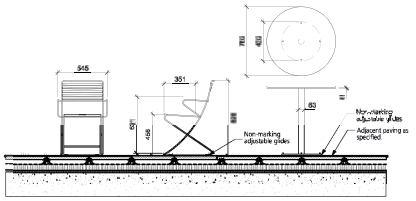
Landscape Plans

Landscape Details

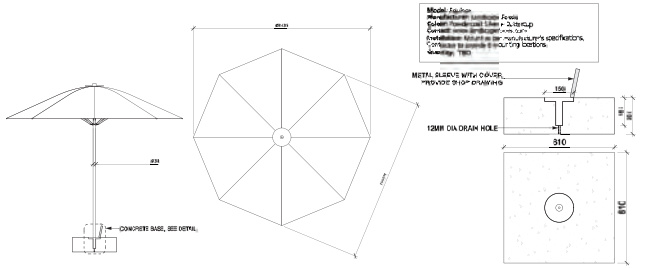


Model: Loop Bike Rack
Manufacturer: Landscape Forms
Colour: Steel
Materials: Powdercoated Metal
Contact: landscapeforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 9 Racks - 18 Bike Capacity Total

12 Bike Rack
NTS



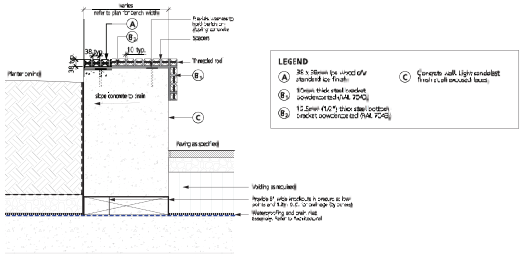
13 Moveable Table and Chairs
1:20



14 Umbrella
As Shown

TBD

16 Kitchen Bar Top/ BBQ Table
NTS



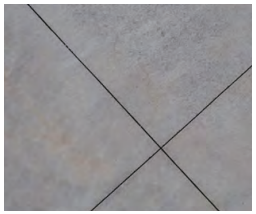
16 Street Seating
1:10

Landscape Plans

Precedent Images

STREETSIDE LANDSCAPE


Feature Paving


C.I.P Conc. Paving


Prefabricated Metal Planter

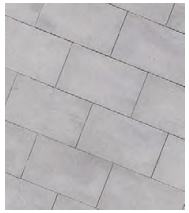

Bike Racks


Wood Seating

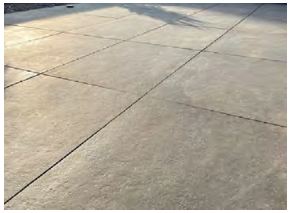
LEVEL SEVEN AMENITY SPACE


Outdoor Dining Table


Moveable Table & Chairs


Unit Paving

LEVEL EIGHT AMENITY SPACE


Unit Paving


Seating Deck w./ Storage


Metal Garden Plots

SELECTED PLANT MATERIAL


Feature Trees




Ornamental Grasses










Feature Shrubs


Perennials & Groundcovers

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