



Drawing List

LANDSCAPE PLANS

- L-0.00 Cover Page
- L-1.01 Landscape Plan Ground Level
- L-1.02 Level Six - Outdoor Amenity Landscape Plan
- L-1.03 Precedent Images
- L-1.04 Tree Management Plan
- L-1.05 Ground Level Materials Plan
- L-1.06 Ground Level Grading Plan
- L-1.07 Ground Level Lighting Plan
- L-1.08 Level Six Grading and Materials Plan

PLANTING PLANS

- L-2.01 Ground Floor - Planting Plan
- L-2.02 Level 6 - Amenity Level - Planting Plan

LANDSCAPE SECTIONS

- L-3.01 Landscape Sections - Ground Floor
- L-3.02 Landscape Sections - Ground Floor
- L-3.03 Landscape Sections - Amenity Level

LANDSCAPE DETAILS

- L4.01 - L4.04 Landscape Details

Total Site Coverage Calculation

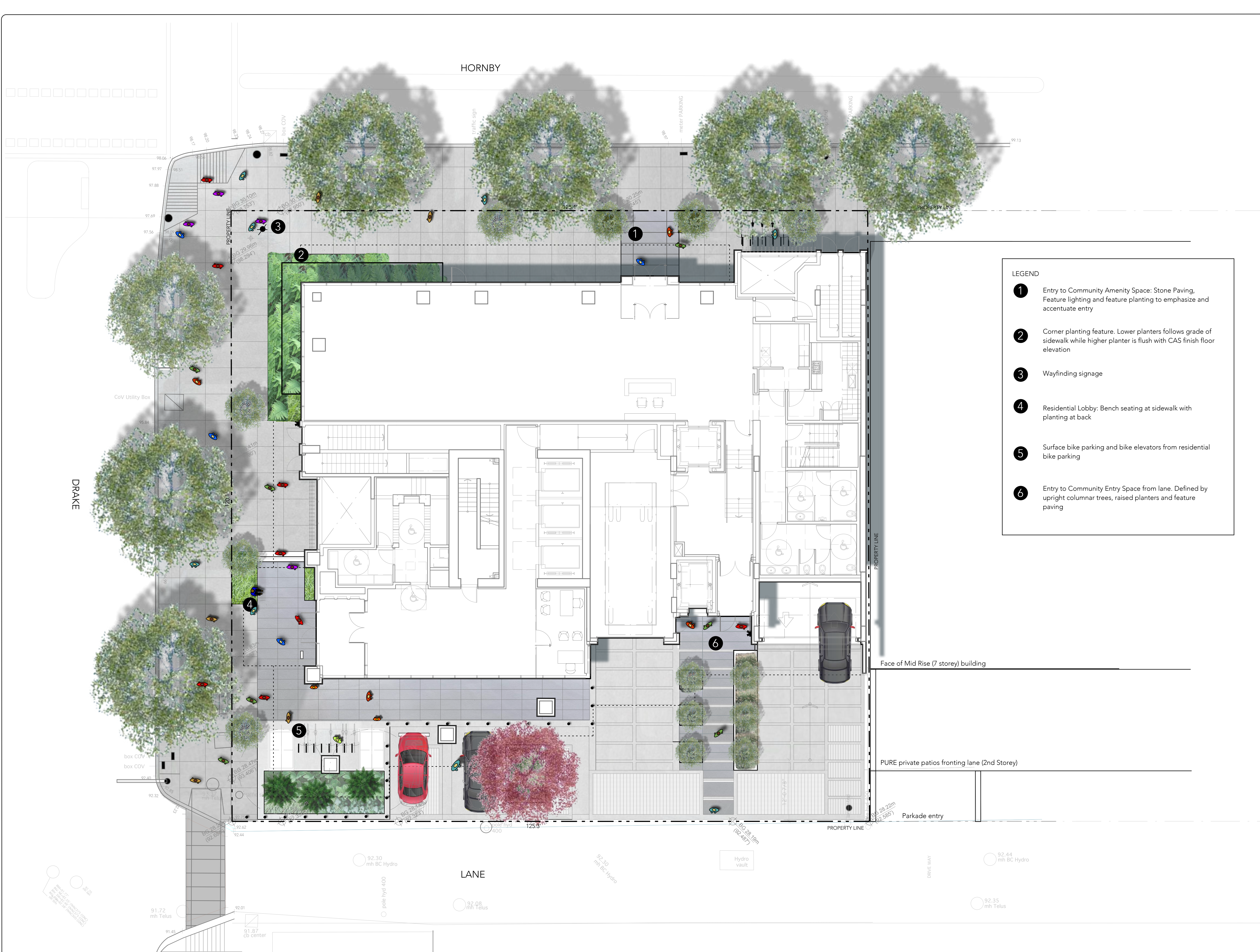
Site Total Vegetation Area:	3010.35 Sq Ft
Site Total Covered Vegetation Area:	527.08 Sq Ft
Site Total Uncovered Vegetation Area:	2,473.26 Sq Ft

Proposed Residential Development

1290 Hornby St. Vancouver, B.C.



Wall Financial Corporation
1170 Barend Street,
Vancouver, British Columbia V6Z 2P9

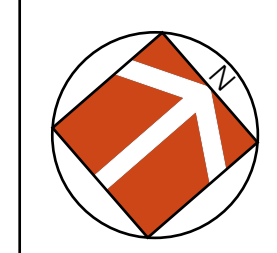


LEGEND

- ① Entry to Community Amenity Space: Stone Paving, Feature lighting and feature planting to emphasize and accentuate entry
- ② Corner planting feature. Lower planters follows grade of sidewalk while higher planter is flush with CAS finish floor elevation
- ③ Wayfinding signage
- ④ Residential Lobby: Bench seating at sidewalk with planting at back
- ⑤ Surface bike parking and bike elevators from residential bike parking
- ⑥ Entry to Community Entry Space from lane. Defined by upright columnar trees, raised planters and feature paving

Issue:

01 Feb 15, 2023	Client Review
02 April 10, 2023	DP Submission



By:

www.bearmarkdesign.com
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Project:
Proposed Residential Development
 1290 Hornby Street
 Vancouver, B.C.

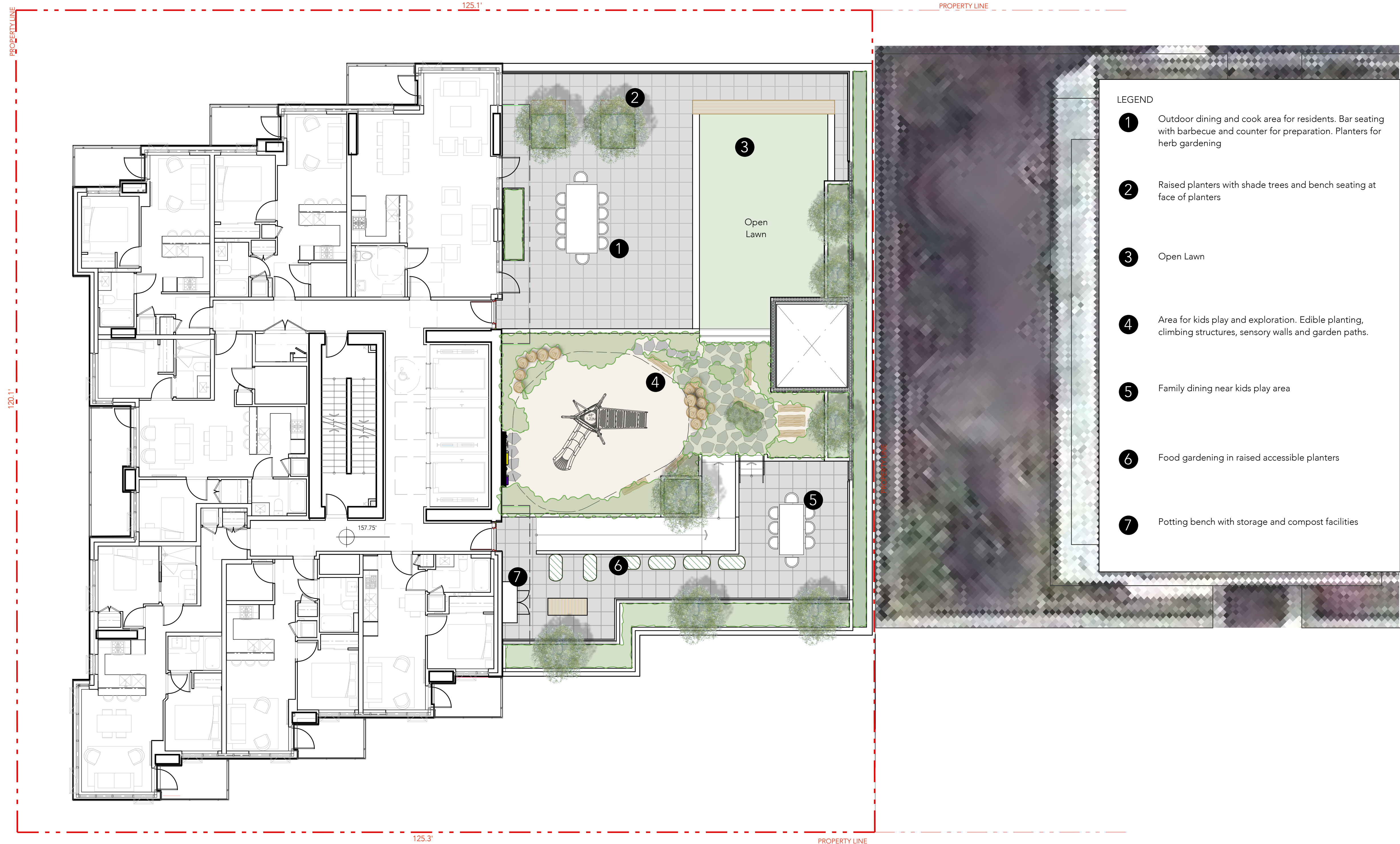
Scale: 1/8" = 1' Date: August, 2022

Drawn By: BH/AP

Project No.: 22039

Drawing Title:
Ground Level Landscape Plan

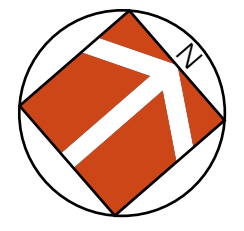
Drawing No.: L1.01 Drawing Size: Arch D



- LEGEND
- 1 Outdoor dining and cook area for residents. Bar seating with barbecue and counter for preparation. Planters for herb gardening
 - 2 Raised planters with shade trees and bench seating at face of planters
 - 3 Open Lawn
 - 4 Area for kids play and exploration. Edible planting, climbing structures, sensory walls and garden paths.
 - 5 Family dining near kids play area
 - 6 Food gardening in raised accessible planters
 - 7 Potting bench with storage and compost facilities

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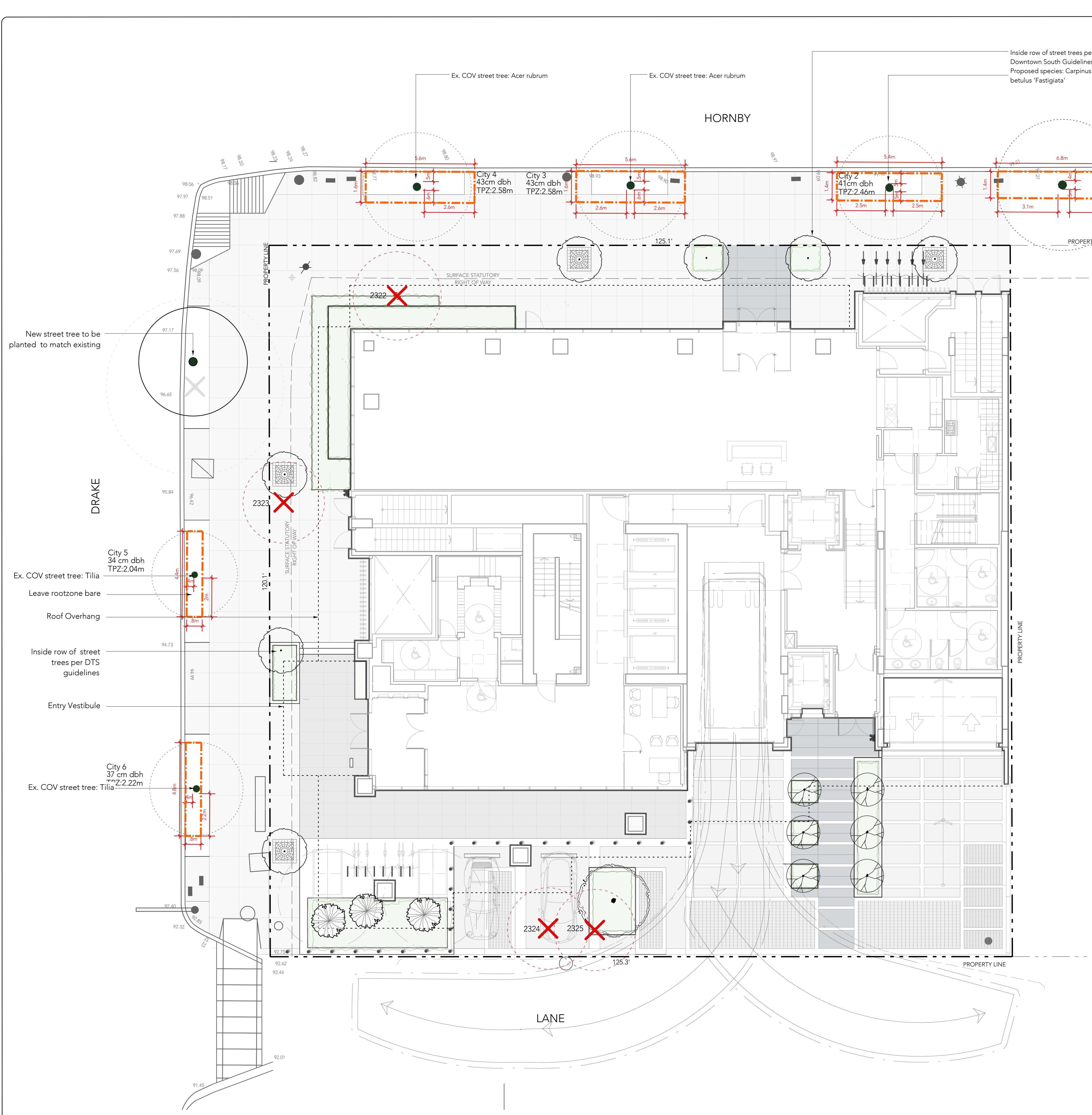
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Drawing Title:

Level Six Outdoor Amenity Landscape Plan

Drawing No.: L1.02 Drawing Size: Arch D



Legend

- Surveved Trees to Remain - all COV Trees to be protected.
 - City X - Tree ID
 - XXcm dbh - diameter at breast height
 - TPZ : XXm Tree Protection Zone
- Tree Protection Zone and Fencing
- Critical Root Zone
- Surveved Tree to be Removed.
- Property Line
- Surface Right of Way

Notes

Final Spacing, Quantity and Tree species to the satisfaction of the General Manager of Engineering Services. New Trees must be of good standard, installed with approved root barriers and appropriate soil. Root Barriers shall be of rigid construction 8 feet long and 18 inches in depth. Planting depth of the rootball must be below grade. Call park board for inspection after tree planting completion.

Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.

Tree wells not shown on survey.
Tree Protection Fence to be field fit to edge of tree wells. No work to be done within Tree Protection Zone for hardscape unless signed off and supervised by Project Arborist

New Tree Specifications

Symbol	Botanical Name	Common Name	Size	QTY
	<i>Carpinus betula 'Fastigata'</i>	European Hornbeam	6cm caliper, B&B, specimen quality	8
	<i>Acer rubrum</i>	Specimen Maple	10cm caliper, B&B, Specimen quality	1
	<i>Pinus thunbergii 'Thunderhead'</i>	Compact Japanese Black Pine	2m ht, B&B, Specimen	3
	<i>Magnolia grandiflora 'Teddy Bear'</i>	Evergreen magnolia	2.5m ht, B&B, Habit and Form to match	5
	<i>Tilia tomentosa</i>	Silver Linden	8cm caliper, B&B, 6'ht standard	1

Barrier Fencing Used for Tree Protection must:

Allow for free and clear passage of pedestrians on the sidewalk and adjacent portion of the boulevard
Provide for clear visibility of fire hydrants, driveway access, crosswalks, etc.
be 0.6 m or more from the curb to provide for the opening of car doors
be 0.3m of more from the edge of any sidewalk located within a grass boulevard

NOTE:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20M IN HEIGHT AND CONSTRUCTED OF TYPICAL SNOW FENCING SECURELY FASTENED TO 24# TIMBER STAKES OR METAL STAKES, SPACED NO FURTHER THAN 1.0M APART.
- INSTALL AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED, AS SHOWN ON PLANS AND/OR ARBORIST REPORT, AND SHALL COMPLETELY ENCLOSE TREES.
- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ON SITE.
- FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE VPS ARBORIST.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED UNLESS APPROVED BY THE VPS ARBORIST.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE VPS ARBORIST AND WITH PRIOR APPROVAL.
- WHERE SOME EXCAVATION OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
- FENCING MUST REMAIN THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS.

VANCOUVER TREE PROTECTION BARRIER FENCING JAN-2022 8-06

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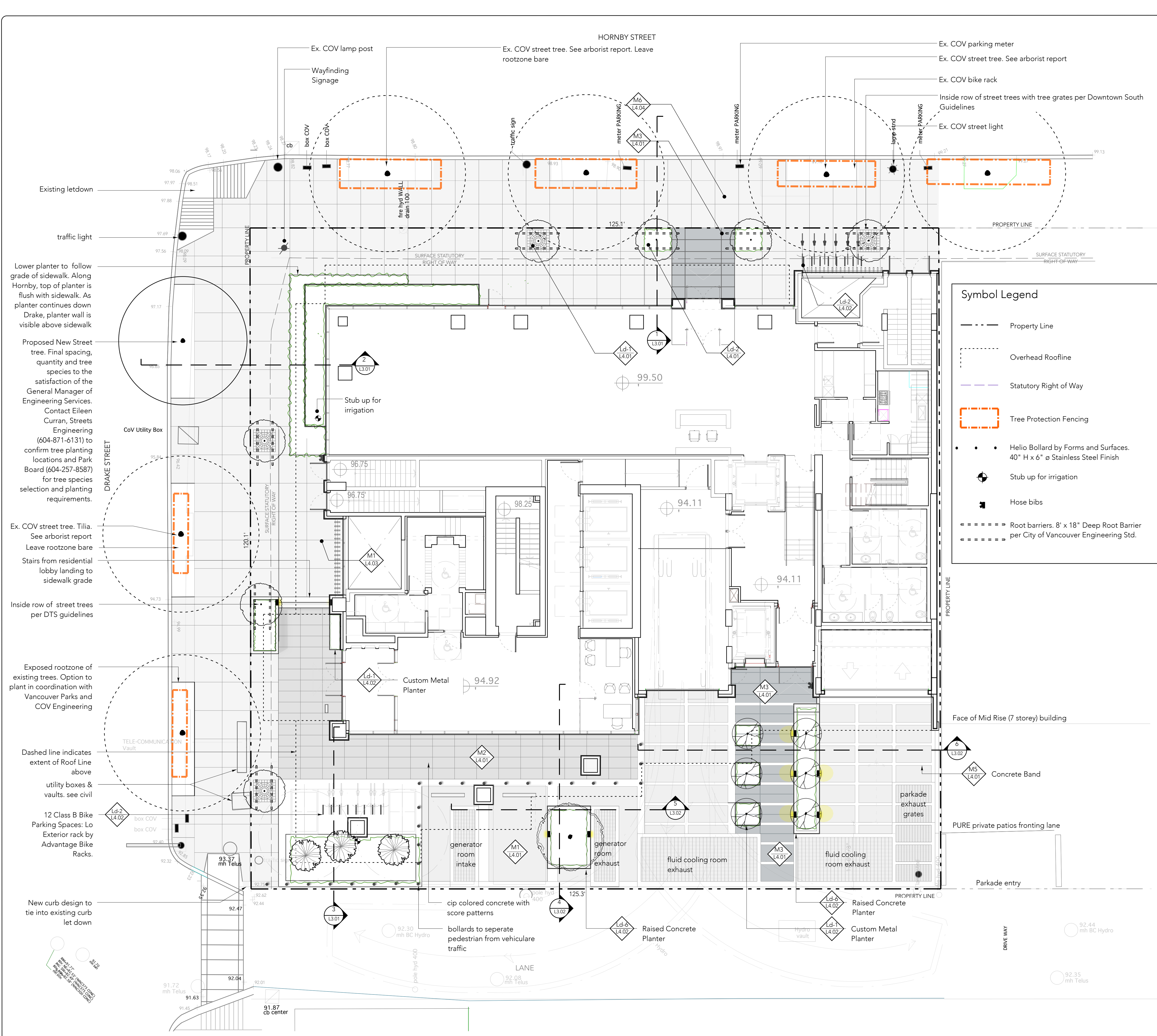
Scale: 1/8" = 1' Date: August, 2022

Drawn By: BH/AP

Project No.: **22039**

Drawing Title: **Tree Management Plan: Landscape**

Drawing No.: L1.04 Drawing Size: Arch D



This plan is 'NOT FOR CONSTRUCTION' and is 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 are issued. Please contact Engineering, Development Services and/or your Engineering, Building and Site Inspector for details.

Ground Level Coverage Calculation

Site Area:	15,029.2 Sq Ft
Total Vegetation Area:	722.21 Sq Ft
Covered Vegetation Area:	390.77 Sq Ft
Uncovered Vegetation Area:	331.44 Sq Ft

Symbol Legend

- Property Line
- Overhead Roofline
- Statutory Right of Way
- Tree Protection Fencing
- Helio Bollard by Forms and Surfaces. 40" H x 6" ø Stainless Steel Finish
- Stub up for irrigation
- Hose bibs
- Root barriers. 8' x 18" Deep Root Barrier per City of Vancouver Engineering Std.

Materials

Details	Description
M1 (L4.01)	CIP Concrete with Sawcut pattern
M2 (L4.01)	CIP Colored Concrete with Saw Cut Patterns
M3 (L4.01)	Black Tusk Basalt Paving Slab with Flame Finish mortared on slab below
M4 (L4.01)	Porcelain Pavers over protected slab
M5 (L4.01)	Concrete Band
M6 (L4.04)	City of Vancouver Commercial Sidewalk. See L4.05 for City of Vancouver Standard details

Landscape features

Ld-1 (L4.01)	Downtown South Tree Grate
Ld-2 (L4.01)	Shrub planting at base of new street tree
Ld-6 (L4.02)	CIP concrete planters
Ld-1 (L4.02)	Custom metal planter by Green Theory.
Ld-2 (L4.02)	Bike Rack Mounting Detail
Ld-5 (L4.02)	Bollard Mounting Detail

City of Vancouver Standard Details

1 (L4.04)	Streetscape Design per Downtown South Commercial
2 (L4.04)	Streetscape Design per Downtown South Residential

Existing letdown

traffic light

Lower planter to follow grade of sidewalk. Along Hornby, top of planter is flush with sidewalk. As planter continues down Drake, planter wall is visible above sidewalk

Proposed New Street tree. Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements.

Ex. COV street tree. Tilia. See arborist report. Leave rootzone bare

Stairs from residential lobby landing to sidewalk grade

Inside row of street trees per DTS guidelines

Exposed rootzone of existing trees. Option to plant in coordination with Vancouver Parks and COV Engineering

Dashed line indicates extent of Roof Line above

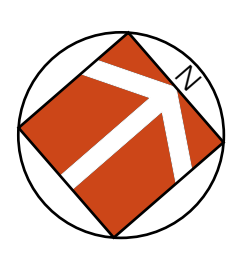
utility boxes & vaults. see civil

12 Class B Bike Parking Spaces: Lo Exterior rack by Advantage Bike Racks.

New curb design to tie into existing curb let down

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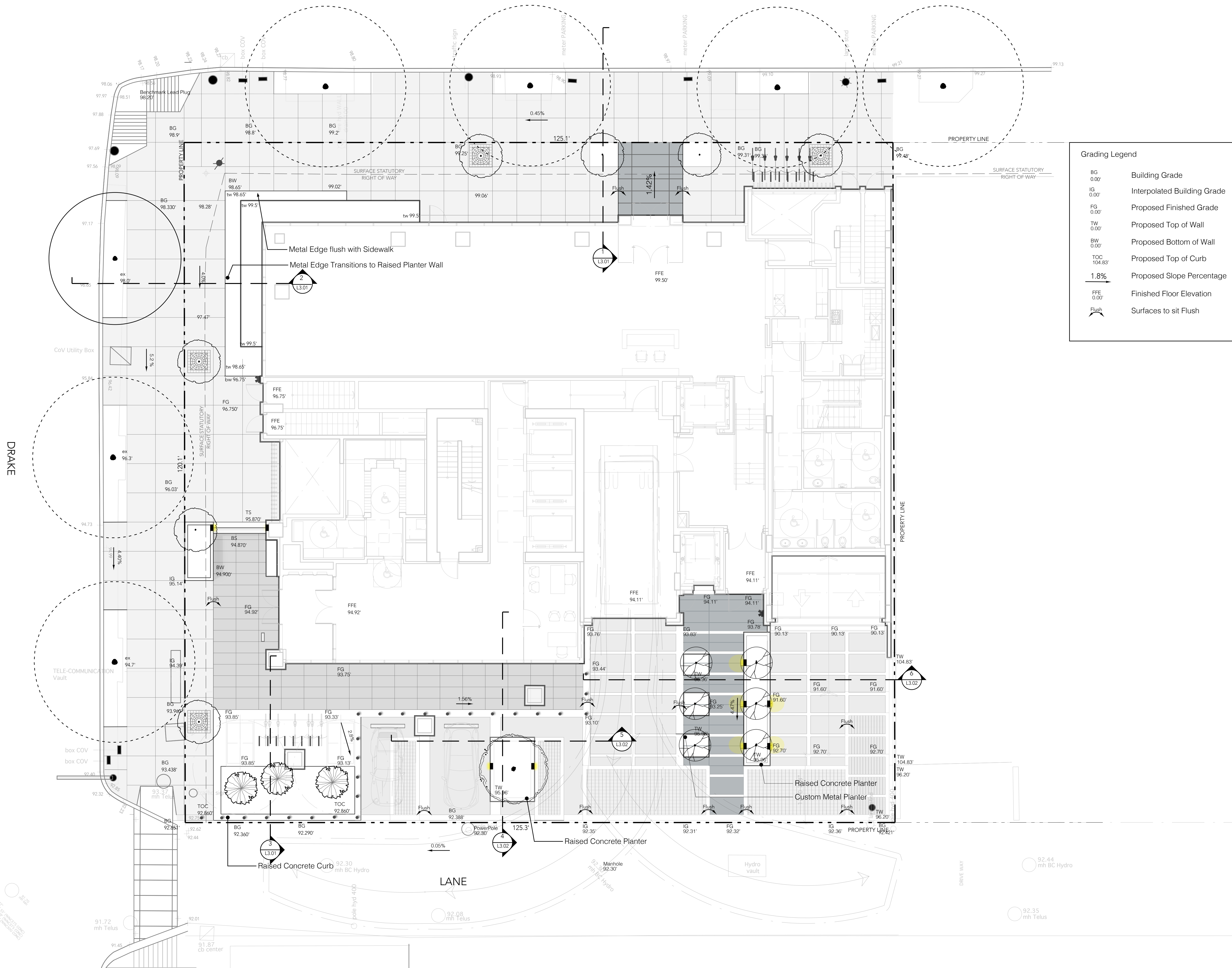
Drawn By: BH/AP

Project No.: 22039

Drawing Title:
Ground Level Materials

Drawing No.: L1.05 Drawing Size: Arch D

HORNBY



Grading Legend

BG 0.00'	Building Grade
IG 0.00'	Interpolated Building Grade
FG 0.00'	Proposed Finished Grade
TW 0.00'	Proposed Top of Wall
BW 0.00'	Proposed Bottom of Wall
TOC 104.83'	Proposed Top of Curb
1.8%	Proposed Slope Percentage
FFE 0.00'	Finished Floor Elevation
Flush	Surfaces to sit Flush

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Drawing Title:
Ground Level Grading Plan



Drawing No.: L1.06 Drawing Size: Arch D



Landscape Lighting

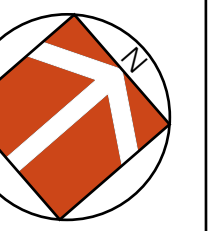
-  Recessed Wall Light: Yukon LED by BK Lighting: BK-D-LED-A2780-BLW-H-LD-ELV

Building Lights:
For reference only. Refer to Electrical drawings for specifications.

-  Entry Door Lighting: Wall Luminaire
-  Soffit Lighting

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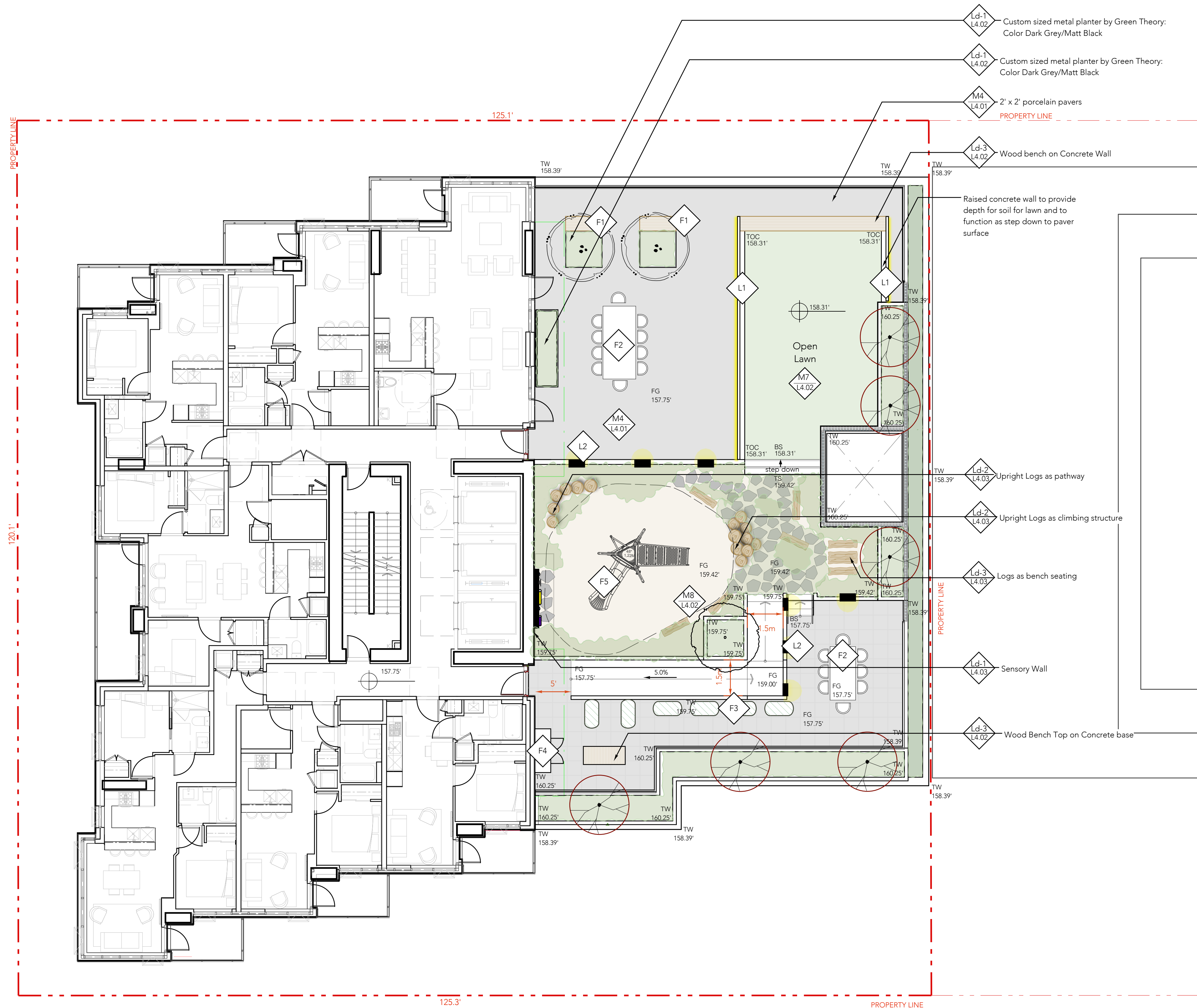
Scale: 1/8" = 1' Date: August, 2022

Drawn By: BH/AP

Project No.: 22039

Drawing Title:
Ground Level Lighting Plan

Drawing No.: L1.07 Drawing Size: Arch D



Materials

- M4
14.01 Porcelain Pavers over protected slab
- M7
14.02 Sodded Lawn on Insulated Roof
- M8
14.02 Fibar on Insulated Roof

Furnishings

- F2 Monterey 9 Piece Dining Set by New Age. Includes Table and Chair New Age. Stainless steel & teak
- F3 Behlen County Galvanized Metal Planters from Northwest Landscape Supply. 24" W x 48" L x 24" H
- F4 Potting Table
- F5 Play Structure

Landscape features

- Ld-3
14.02 IPE Wood Bench Top on Concrete Wall
- Ld-1
14.03 Sensory Wall
- Ld-2
14.03 Upright Logs
- Ld-3
14.03 Logs as bench seating

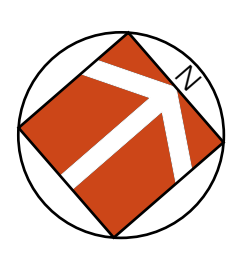
Landscape Lighting

- L1 LED strip lighting under concrete tread
- L2 Recessed Wall Light: Yukon LED by BK Lighting: BK-D-LED-A2780-BLW-H-LD-ELV

Grading Legend

- BG 0.00' Building Grade
- IG 0.00' Interpolated Building Grade
- FG 0.00' Proposed Finished Grade
- TW 0.00' Proposed Top of Wall
- BW 0.00' Proposed Bottom of Wall
- TOC 104.83' Proposed Top of Curb
- 1.8% Proposed Slope Percentage
- FEE 0.00' Finished Floor Elevation
- Flush Surfaces to sit Flush

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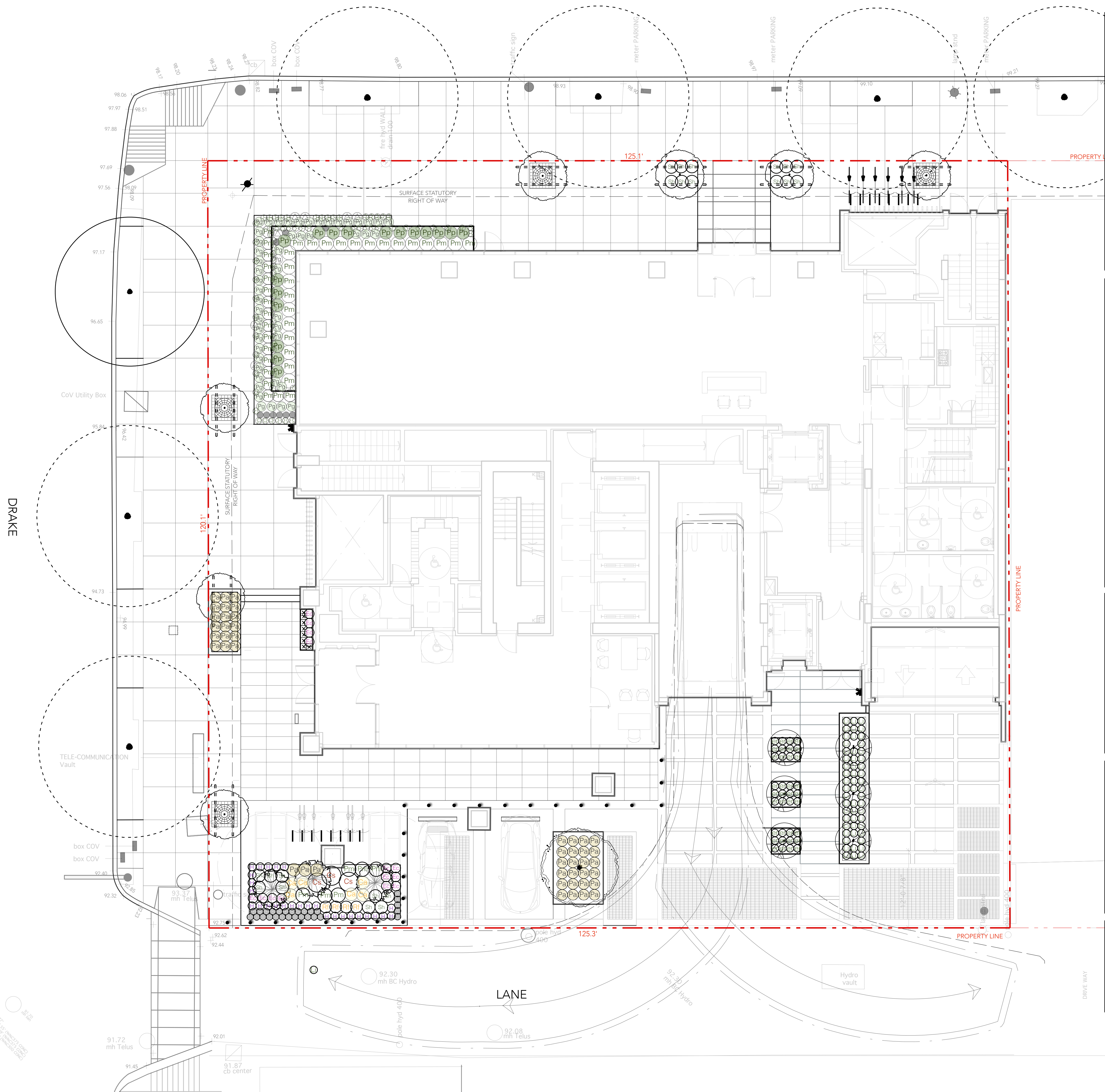
Drawn By: BH/AP

Project No.: 22039

Drawing Title:
Level Six Grading & Materials Plan

Drawing No.: L1.08 Drawing Size: Arch D

HORNBY



New Tree Specifications

Symbol	Botanical Name	Common Name	Size	QTY	Bird Friendly
	<i>Carpinus betula</i> 'Fastigata'	European Hornbeam	6cm DBH, B&B, Uniform habit, to match 10cm DBH, B&B, on STD	7	Y
	<i>Acer rubrum</i> *	Specimen Maple	10cm DBH, B&B, on STD	1	Y
	<i>Pinus thunbergii</i> 'Thunderhead'	Compact Japanese Black Pine	2m ht, B&B,	3	Y
	<i>Magnolia grandiflora</i> 'Teddy Bear'	Evergreen magnolia	2.5m ht, B&B, matching habit and form	6	N
	<i>Tilia tomentosa</i> **	Silver Linden	8cm caliper, 6' ht standard, B&B,	Y	Y

* indicates tree qualifies as replacement tree per City of Vancouver Protection of Tree by-law
 **Species to match existing street trees. Final Location and Spacing to be approved by COV.

Plant List -

Shrubs	Sym	Qty	Botanical Name	Common Name	Size
	Cs	3	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Dogwood	#3 Pot
	Sh	21	<i>Sarcococca humilis</i> 'hookeriana'	Fragrant Valley Sweetbox	#3 Pot
Grasses & Sedges	Sym	Qty	Botanical Name	Common Name	Size
	Ca	6	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot
	Fe	28	<i>Festuca</i> 'Siskiyou Blue'	Siskiyou Blue Fescue Grass	#1 Pot
	Pa	24	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Fountain Grass 'Little Bunny'	#1 Pot
Ferns	Sym	Qty	Botanical Name	Common Name	Size
	Pm	35	<i>Polystichum munitum</i>	Sword Fern	#2 Pot
	Pp	17	<i>Polystichum polyblepharum</i>	Japanese Tassel Fern	#2 Pot
	Pg	21	<i>Polypodium glycyrrhiza</i>	Licorice Fern	#1 Pot
	De	10	<i>Dryopteris erythrosora</i>	Autumn Fern	#2 Pot
Perennials	Sym	Qty	Botanical Name	Common Name	Size
	Ec	10	<i>Erica carnea</i> 'Springwood Pink'	Springwood Pink Heather	#1 Pot
	H	27	<i>Heuchera</i> 'Northern Exposure Red'	Coral Bells 'Northern Exposure' Red	#1 Pot
	Rf	16	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#1 Pot
	er	36	<i>Calluna vulgaris</i> 'Firefly'	Heather	#1 Pot
Groundcover	Sym	Qty	Botanical Name	Common Name	Size
	Ac	75	<i>Asarum caudatum</i>	Western Wild Ginger	#1 Pot
	Go	24	<i>Galium odoratum</i>	Sweet Woodruff	#1 Pot
	Li	52	<i>Liriope muscari</i>	Lily turf	#1 pot
	Oo	17	<i>Oxalis oregana</i>	Redwood Sorrel	#1 Pot

Bird Friendly Design Strategies:

- In addition to the second row of deciduous trees proposed along Drake as per city guidelines, a variety of multi stem understory trees and a conifer are proposed to be planted. Increasing the canopy cover and enhancing the vertical stratification throughout the site, enhanced the quality of the bird habitat on site.
- Planting 3 conifers, enhances the mixed forest type bird habitat found on site.
- New planting pockets along with the retained trees provides strong vertical stratification and enhance the vegetation structure on site by creating habitat layers; ground cover, shrub, understory and canopy layers. The diversity of layers provides a diversity of nesting sites.
- The plant list includes a diversity of native and non-invasive plants. Many of the plants are shade tolerant groundcovers and shrub plants used for nesting.
- Conifers provide snags and downed wood

General Soft Landscape Notes:

- All soft landscape to be irrigated to IIABC standards with high efficiency irrigation system
- Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
- All sleeving below vehicle areas to be Schedule 40 PVC
- Planters and Plant pots to be irrigated with a high efficiency irrigation system.
- All irrigation valve boxes to be equipped with quick couplers.
- Hose bibs provided for all private patios and amenity decks
- All specified plant material to meet or exceed Canadian Landscape Standards at a minimum
- All sodded lawn to be sand-based unnetted
- All new trees to be staked as required for maximum stability.

New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

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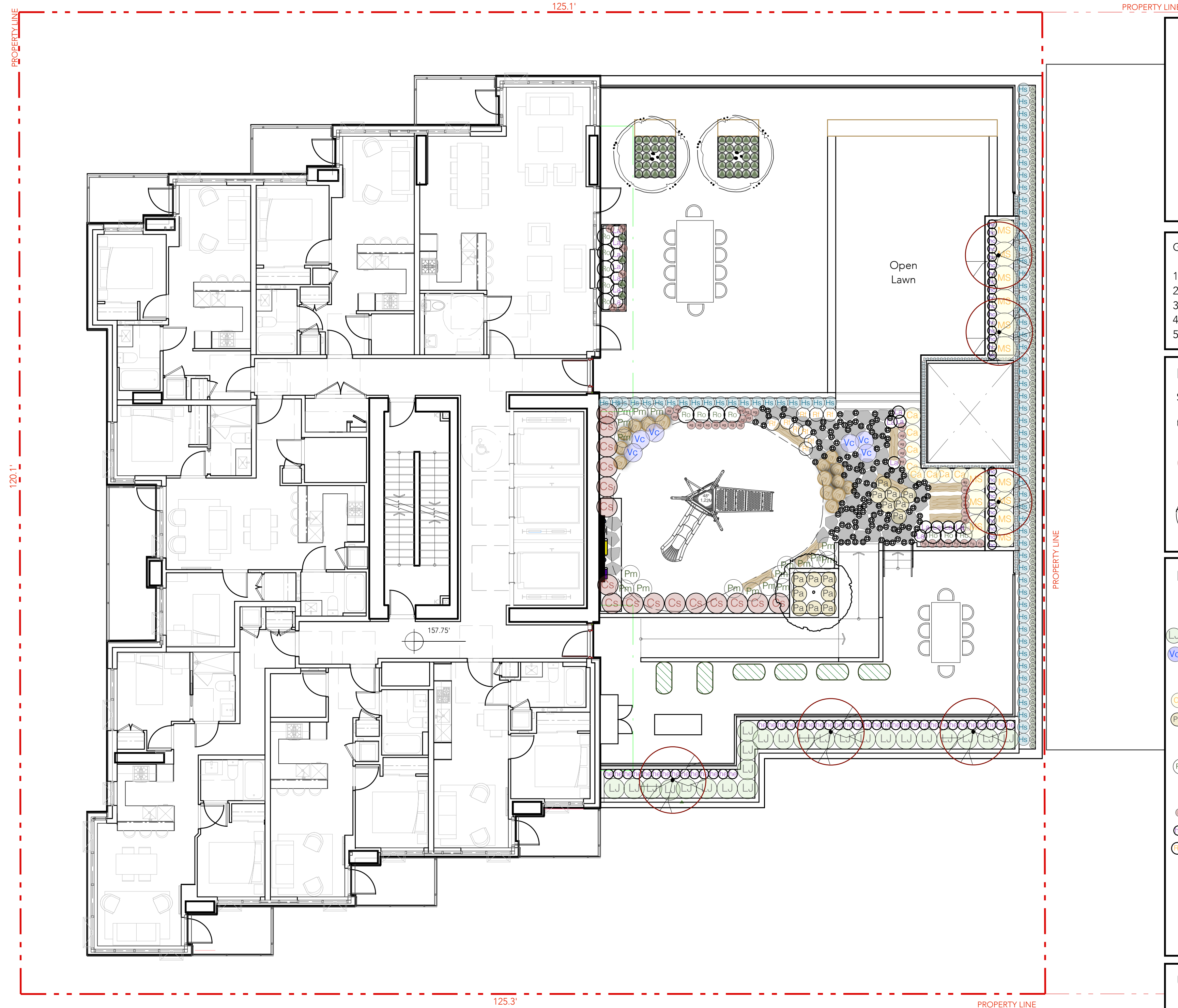
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Drawing Title:
Landscape - Planting Plan
 Drawing No.: L2.01 Drawing Size: Arch D



Bird Friendly Design Strategies;

1. In addition to the second row of deciduous trees proposed along Drake as per city guidelines , a variety of multi stem understory trees and a conifer are proposed to be planted. Increasing the canopy cover and enhancing the vertical stratification throughout the site, enhances the quality of the bird habitat on site.
2. Planting a mature conifer on site, enhances the mixed forest type bird habitat found on site. two large mature existing conifers being retained.
3. New planting pockets along with the retained trees provides strong vertical stratification and enhance the vegetation structure on site by creating habitat layers; ground cover, shrub, understory and canopy layers. The diversity of layers provides a diversity of nesting sites.
3. The plant list includes a diversity of native and non-invasive plants. Many of the plants are shade tolerant groundcovers and shrub plants used for nesting.
4. Conifers provide snags and downed wood

General Planting Notes:

1. All soft landscape to be irrigated to IIABC standards with high efficiency irrigation system
2. Hose bibs provided for all private patios
3. All specified plant material to meet Landscape Canada specifications and the BCTNA standards.
4. All sodded lawn to be sand-based unnetted
5. All new trees to be staked as required for maximum stability.

New Tree Specifications

Symbol	Botanical Name	Common Name	Size	QTY	Bird Friendly
	Cornus Kousa 'Satomi'	Red Flowering Kousa Dogwood	5cm DBH, B&B, Multi-stem	1	Y
	Acer griseum	Paperbark Maple	6cm DBH, B&B, Multi-stem	6	Y
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	5cm DBH, B&B, Multi-stem	2	Y

Plant List - Amenity Deck

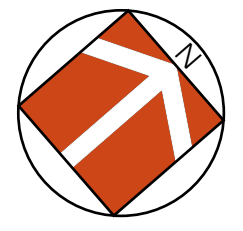
Shrubs Qty	Botanical Name	Common Name	Pot size	Bird Friendly
16	Cornus sericea 'Kelsey'	Redtwig Dogwood 'Kelsey'	#5 pot	Y
24	Ligustrum japonicum	Wax-leaf privet	#3 pot	Y
13	Rosemary officianlis	Rosemary	#2 pot	Y
6	Vaccinium corymbosum 'Legacy'	Blueberry Legacy	#5 pot	Y
Grasses Qty	Botanical Name	Common Name	Pot size	Bird Friendly
8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot	Y
13	Miscanthus sinensis 'Gracillus'	Maiden grass	#3 pot	Y
15	Pennisetum alopecuroides 'Little Bunny'	'Little Bunny' Miniature Fountain Grass	#2 pot	Y
75	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	Y
Ferns Qty	Botanical Name	Common Name	Spacing	Bird Friendly
18	Polystichum munitum	Sword Fern	#2 Pot	Y
Perennials Qty	Botanical Name	Common Name	Spacing	Bird Friendly
26	Agastache 'Blue fortune'	Blue fortune agastache	#1 pot	Y
27	Hemerocallis Stella D'oro	Daylily	#1 pot	Y
41	Heuchera 'Crimson curls'	Red leaved heuchera	#1 pot	Y
16	Lavandula angustifolia 'Hidobot'	English Lavender	#1 pot	Y
9	Rutbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1 pot	Y
15	Fragaria chiloensis	Coastal Strawberry	#1 pot	Y
Groundcover Qty	Botanical Name	Common Name	Spacing	Bird Friendly
148	Arctostaphylos uva-ursi	K'innick'innick	#1 pot	Y
52	Thymus spp.	Thyme 'Pink Chintz'	#1 pot	Y

Urban Agriculture Temporary Cover

Qty	Botanical Name	Common Name	Spacing
16	Salvia officianlis	Sage	#1 pot at 12" o.c
16	Lavendar	Lavendar	#1 pot at 12" o.c
16	Oregano vulgare	Oregano	#1 pot at 12" o.c
16	Rosemary officianlis	Rosemary	#1 pot at 12" o.c

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Drawing Title:
Level Six Planting Plan

Drawing No.: L2.02 Drawing Size: Arch D