

CLIENT

VKJ (CARDERO)
INVESTMENT LP
550 - 601 WEST BROADWAY
VANCOUVER, BC V5Z 4C2

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1	2018-07-05	DP SUBMISSION
NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	APPR	DESCRIPTION
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REVISIONS

PROJECT NORTH

SEAL

SUB-CONSULTANT

PRIME CONSULTANT

IBI GROUP

ARCHITECTS (CANADA) INC.

700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

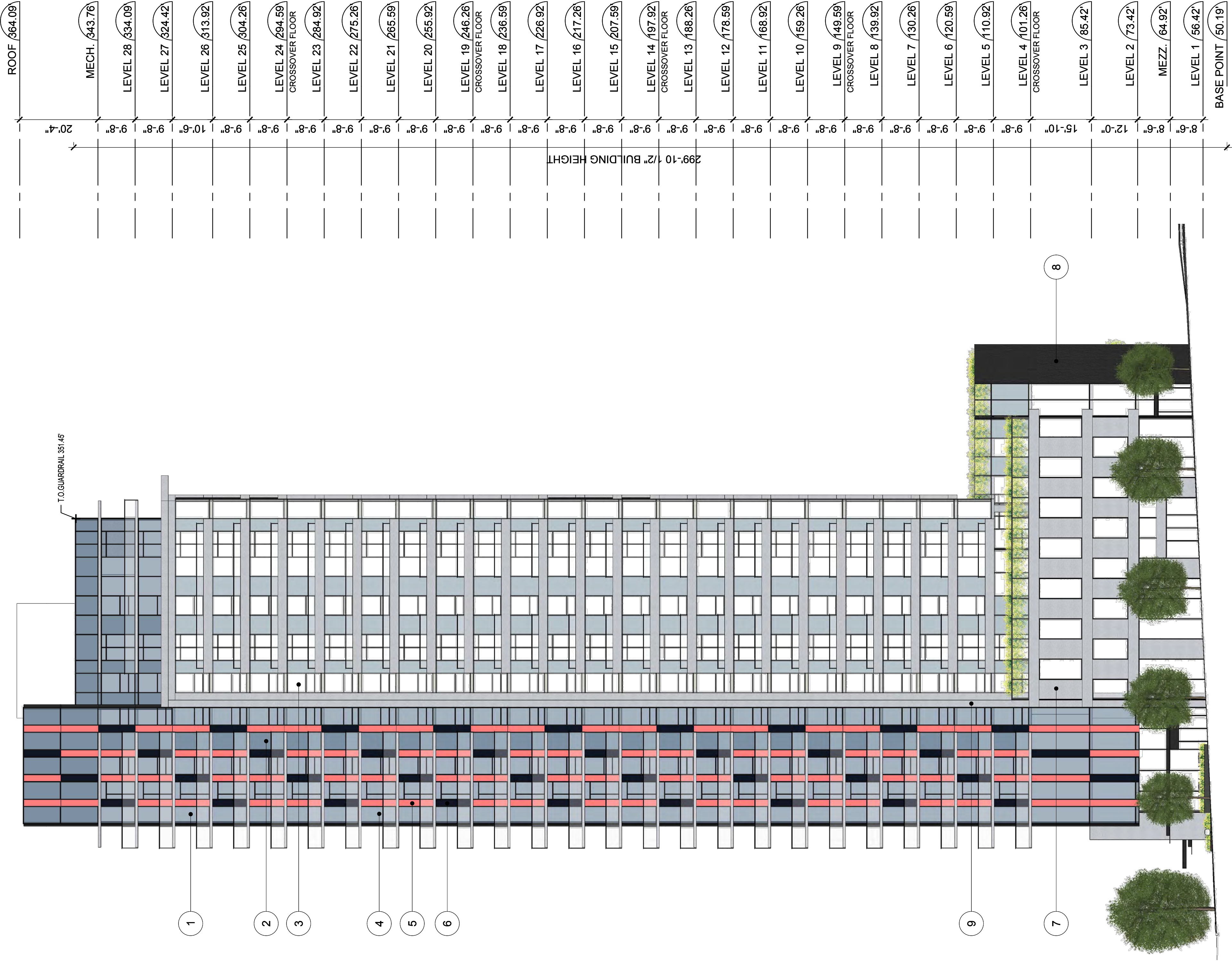
PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

SHEET TITLE

ROOF PLAN

SHEET NUMBER	REV:
A1.20	----
1 OF 1	

NO	DESCRIPTION
1	CURTAIN WALL GLAZING
2	SPANDREL GLASS
3	GLASS - LIGHT COLOR
4	GLASS - DARK COLOR
5	METAL PANEL - COLOR 1
6	METAL PANEL - COLOR 2
7	FIBRE PREFABRICATED PANEL - LIGHT COLOR
8	FIBRE PREFABRICATED PANEL - DARK COLOR
9	PAINTED CONCRETE



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1555 ROBSON STREET

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DATE:	2018/07/05

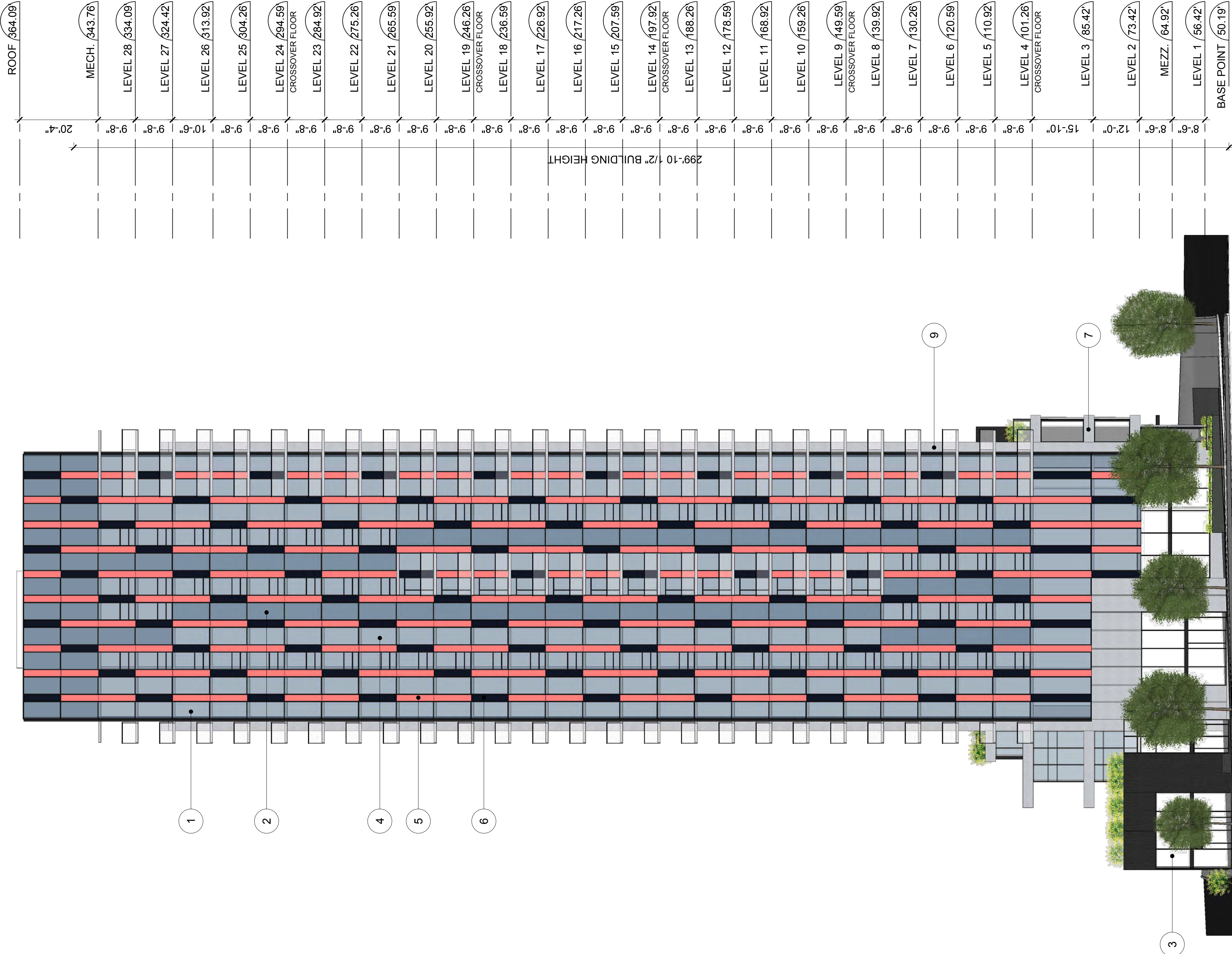
SHEET TITLE

ELEVATION - SOUTH

SHEET NUMBER	REV:
A2.01	----
1 OF 1	

File Location: J:\113012_1555Robson\c3 Drawings\555ar\current\KACAD\Sheets\DD2-Elevations\A2.04 ELEVATION - SOUTH.dwg Last Saved: July 10, 2018, by maryam.dehkordi Plotted: Wednesday, July 11, 2018 5:49:54 AM by Maryam Dehkordi

NO	DESCRIPTION
1	CURTAIN WALL GLAZING
2	SPANDREL GLASS
3	GLASS - LIGHT COLOR
4	GLASS - DARK COLOR
5	METAL PANEL - COLOR 1
6	METAL PANEL - COLOR 2
7	FIBRE PREFABRICATED PANEL - LIGHT COLOR
8	FIBRE PREFABRICATED PANEL - DARK COLOR
9	PAINTED CONCRETE



ROOF	364.09
MECH.	343.76
LEVEL 28	334.09
LEVEL 27	324.42
LEVEL 26	313.92
LEVEL 25	304.26
LEVEL 24	294.59
CROSSOVER FLOOR	
LEVEL 23	284.92
LEVEL 22	275.26
LEVEL 21	265.59
LEVEL 20	255.92
LEVEL 19	246.26
CROSSOVER FLOOR	
LEVEL 18	236.59
LEVEL 17	226.92
LEVEL 16	217.26
LEVEL 15	207.59
LEVEL 14	197.92
CROSSOVER FLOOR	
LEVEL 13	188.26
LEVEL 12	178.59
LEVEL 11	168.92
LEVEL 10	159.26
LEVEL 9	149.59
CROSSOVER FLOOR	
LEVEL 8	139.92
LEVEL 7	130.26
LEVEL 6	120.59
LEVEL 5	110.92
LEVEL 4	101.26
CROSSOVER FLOOR	
LEVEL 3	85.42
LEVEL 2	73.42
MEZZ.	64.92
LEVEL 1	56.42
BASE POINT	50.19

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ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/8":1'-0"
DATE:	2018/07/05

SHEET TITLE

ELEVATION - WEST

SHEET NUMBER	REV:
A2.02	----
1 OF 1	

File Location: J:\113012_1555Robson\2.9 Drawings\555arch\current\KACAD\Sheets\DD02-Elevations\A2.02 ELEVATION - WEST.dwg Last Saved: July 5, 2018, by maryam.denkordl Plotted: Wednesday, July 11, 2018 5:30:11 AM by Maryam Denkordl

NO	DESCRIPTION
1	CURTAIN WALL GLAZING
2	SPANDREL GLASS
3	GLASS - LIGHT COLOR
4	GLASS - DARK COLOR
5	METAL PANEL - COLOR 1
6	METAL PANEL - COLOR 2
7	FIBRE PREFABRICATED PANEL - LIGHT COLOR
8	FIBRE PREFABRICATED PANEL - DARK COLOR
9	PAINTED CONCRETE



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1555 ROBSON STREET

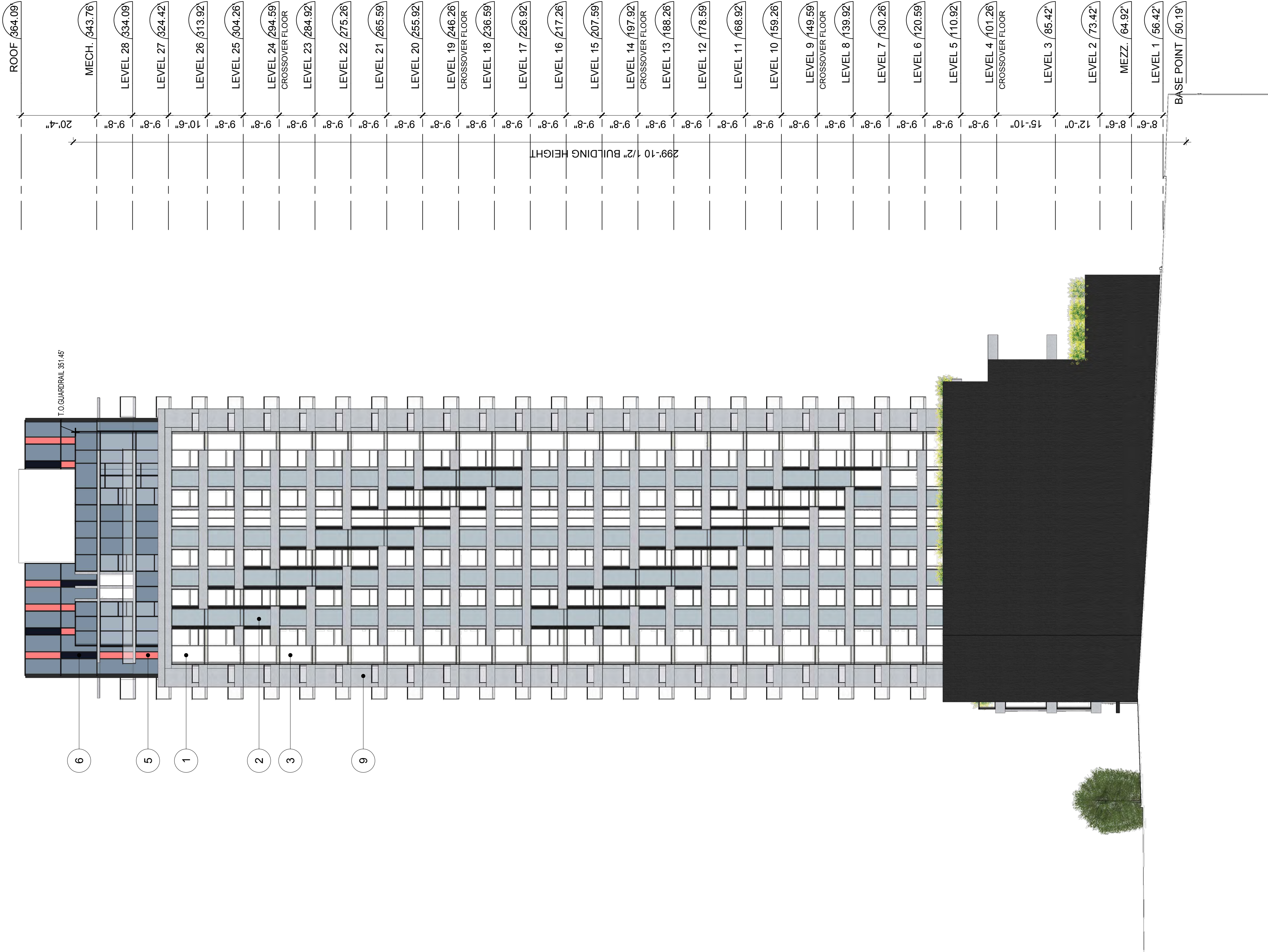
PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/8":1'-0"
DATE:	2018/07/05


SHEET TITLE

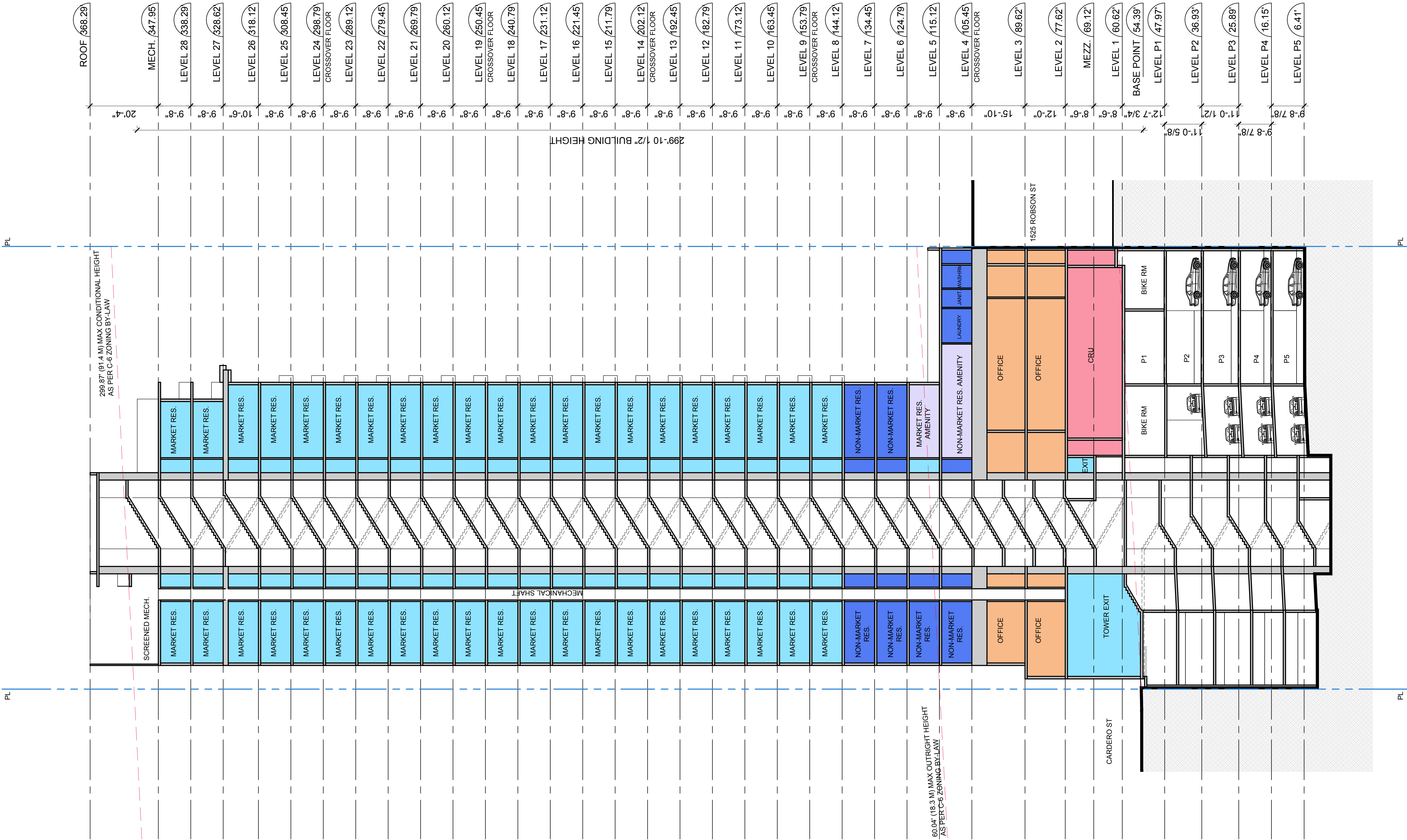
ELEVATION - NORTH

SHEET NUMBER	REV:
A2.03	----
1 OF 1	

NO	DESCRIPTION
1	CURTAIN WALL GLAZING
2	SPANDREL GLASS
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ISSUES			
NO.	DATE	APPR	DESCRIPTION
REVISIONS			
SEAL			
SUB-CONSULTANT			
PRIME CONSULTANT			
<div><div></div><div>IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 3757 fax 604 683 0492 ibigroup.com</div></div>			
PROJECT TITLE			
ROBSON & CARDERO 1555 ROBSON STREET			
PROJECT NO:		113012	
DRAWN BY:		User	
CHK'D BY:		User	
SCALE:		1/8": 1'-0"	
DATE:		2018/07/05	
SHEET TITLE			
ELEVATION - EAST			
SHEET NUMBER		REV:	
A2.04		.----	
1 OF 1			



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1555 ROBSON STREET

PROJECT NO:

113012

DRAWN BY:

User

CHK'D BY:

User

SCALE:

1/16"=1'-0"

DATE:

2018/07/05

SHEET TITLE

SECTION A

SHEET NUMBER

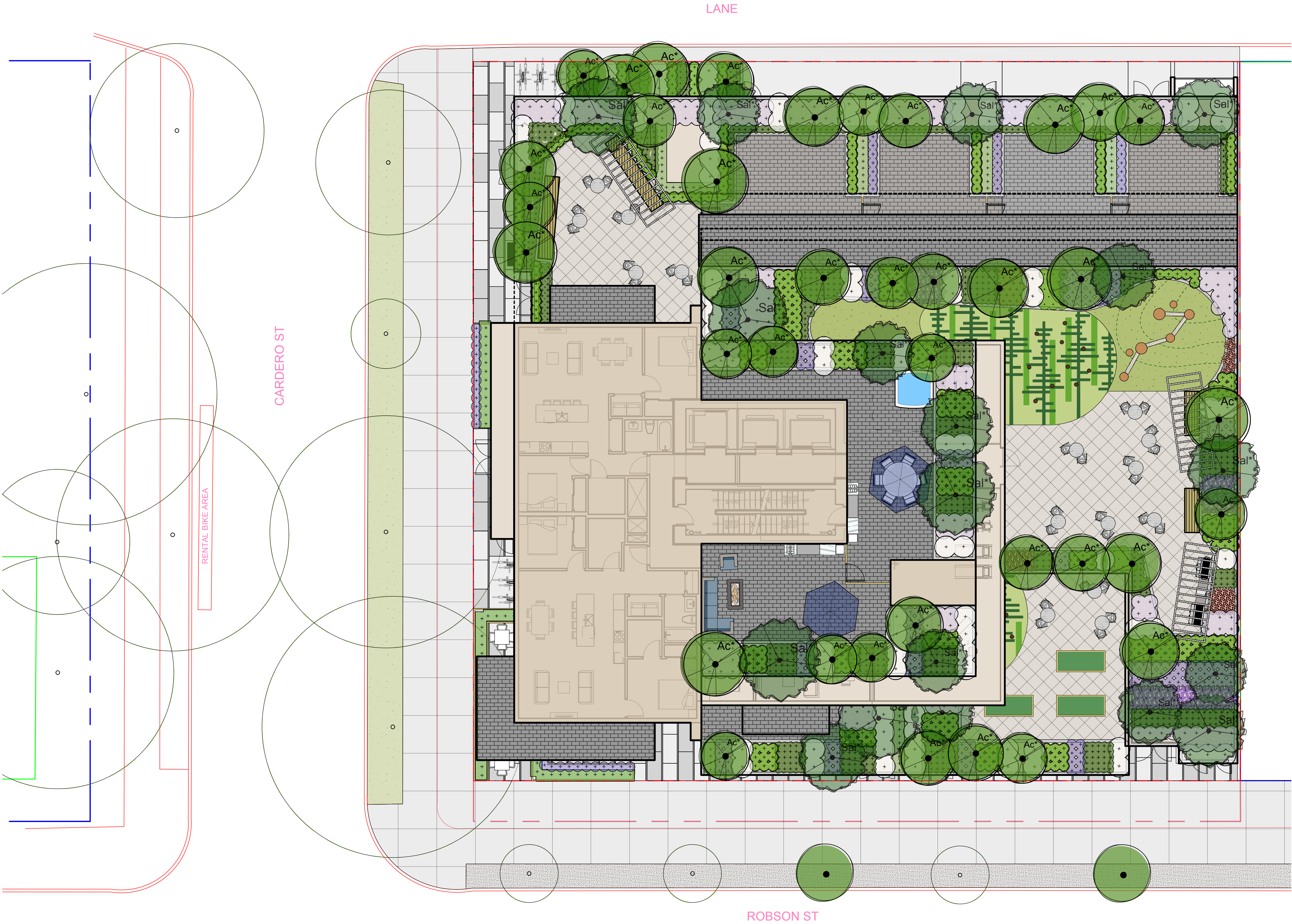
A3.01

1 OF 1

REV:

Appendix C: Page 41 of 77

[illegible]



1555 Robson St

for Jasper Projects

Civic Address: 1555 Robson Street
Legal Address: ***



1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456 f | 604.683.1459 w | www.etal.ca

CONSULTANT TEAM

OWNER:	Jasper Projects
ARCHITECT:	IBI
STRUCTURAL:	***
MECHANICAL:	***
ELECTRICAL:	***
LANDSCAPE:	eta landscape architecture

ISSUED FOR DP 07/05/2018

DRAWING LIST

L0.0	Cover Page
L0.1	Notes and Schedules
L1.0	Tree Management Plan
L2.0	Public Realm Plan
L3.1	Landscape Concept Plan - Level 1
L3.2	Landscape Concept Plan - Level 2
L3.3	Landscape Concept Plan - Level 4
L3.4	Landscape Concept Plan - Level 5
L3.5	Landscape Concept Plan - Level 18
L4.1	Landscape Hardscape Plan - Level 1
L4.2	Landscape Hardscape Plan - Level 2
L4.3	Landscape Hardscape Plan - Level 4
L4.4	Landscape Hardscape Plan - Level 5
L4.5	Landscape Hardscape Plan - Level 18
L5.1	Landscape Lighting Plan - Level 1
L5.2	Landscape Lighting Plan - Level 2
L5.3	Landscape Lighting Plan - Level 4
L5.4	Landscape Lighting Plan - Level 5
L5.5	Landscape Lighting Plan - Level 18
L6.0	Landscape Grading Plan - Level 1
L7.1	Landscape Planting Plan - Level 1
L7.2	Landscape Planting Plan - Level 2
L7.3	Landscape Planting Plan - Level 4
L7.4	Landscape Planting Plan - Level 5
L7.5	Landscape Planting Plan - Level 18
L8.1	Landscape Irrigation Plan - Level 1
L8.2	Landscape Irrigation Plan - Level 2
L8.3	Landscape Irrigation Plan - Level 4
L8.4	Landscape Irrigation Plan - Level 5
L8.5	Landscape Irrigation Plan - Level 18
L9.0	Landscape Sections
L10.1	Landscape Details
L10.2	Landscape Details
L10.3	Landscape Details
L11.0	Landscape Precedent Images

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/CLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL ,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE
CURRENT EDITION OF THE CSLA/BLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER
THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER
THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA
STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED
BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP
DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

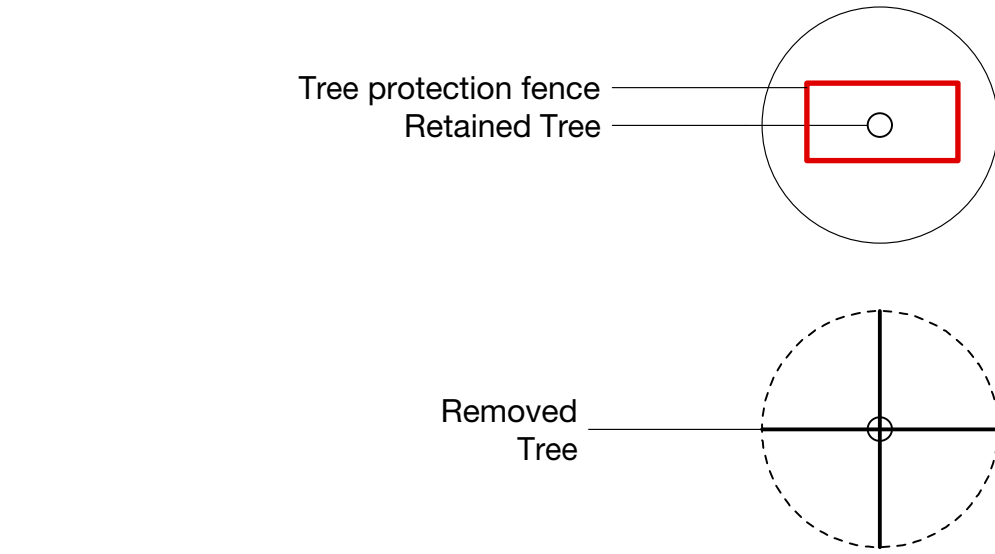
ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT
EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS
TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

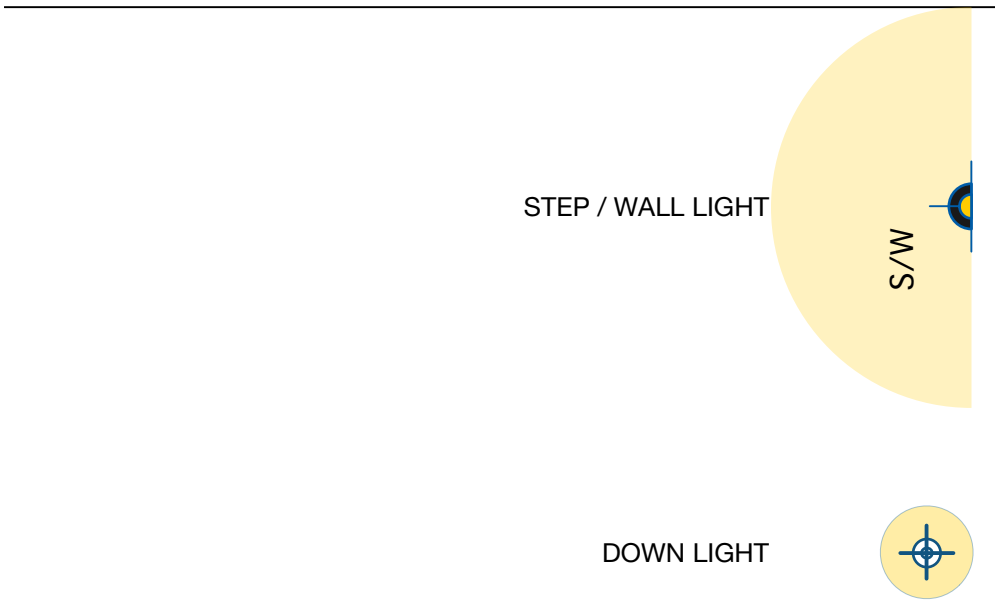
BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE
BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS
GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND
GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS.
THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT
ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE
PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-
ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

ID	Botanical Name	Common Name	DBH	Action
01	Norway Maple	Norway Maple	2.625	Retain
02	Norway Maple	Norway Maple	2.625	Retain
03	Norway Maple	Norway Maple	2.625	Retain
04	Catalpa	TBD	2.625	Retain
05	Catalpa	Catalpa	2.625	Retain
06	Black Locust	Black Locust	2.625	Retain
07	Black Locust	Black Locust	2.625	Retain
			23.622	Retain

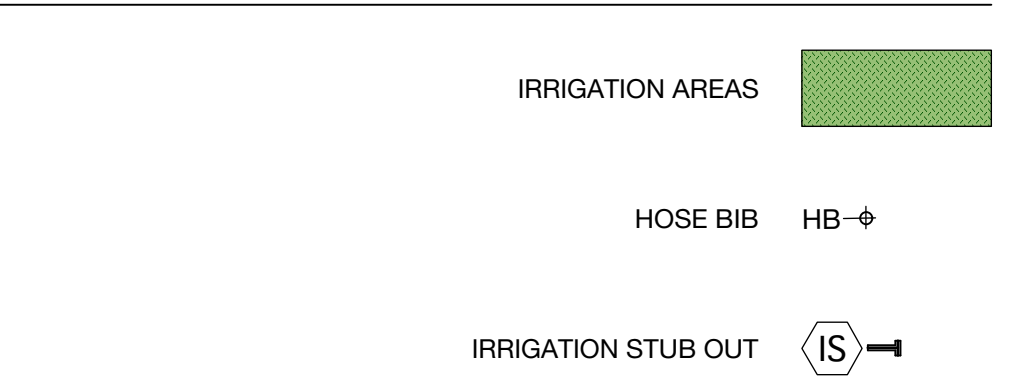
TREE MANAGEMENT PLAN LEGEND



LIGHTING LEGEND



IRRIGATION LEGEND



ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - PUBLIC REALM						
Ac*	2	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
TREES - L1						
Ac*	4	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
SHRUBS/GROUNDCOVERS/ PERENNIALS - L1						
Bsg	52	Buxus microphylla japonica 'Wintergem'	Boxwood	1.500'	#2 cont.	full/ bushy plants
Hiw*	28	Hydrangea 'Invincibelle Wee White**	hydrangea wee white	1.500'	#3 cont.	full/ bushy plants
Hpa*	48	Hosta plantaginea 'Aphrodite**	Aphrodite Plantain Lily	1.000'	#2 cont.	full/ bushy plants
Lam*	27	Lavandula angustifolia 'Munstead**	Lavender	1.500'	#2 cont.	full/ bushy plants
Rwm	6	Rosa 'White Meidiland'	shrub rose	3.000'	#2 cont.	full/ bushy plants
TREES - L2						
Ac*	11	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
Sal*	4	Sorbus aria 'Lutescens**	Whitebeam	as shown		1.2m Stake
SHRUBS/GROUNDCOVERS/ PERENNIALS - L2						
Hiw*	80	Hydrangea 'Invincibelle Wee White**	hydrangea wee white	1.500'	#3 cont.	full/ bushy plants
Hpa*	235	Hosta plantaginea 'Aphrodite**	Aphrodite Plantain Lily	1.000'	#2 cont.	full/ bushy plants
Lam*	21	Lavandula angustifolia 'Munstead**	Lavender	1.500'	#2 cont.	full/ bushy plants
Ps	84	Paeonia suffruticosa	tree peony	2.000'	#2 cont.	full/ bushy plants
Rwm	30	Rosa 'White Meidiland'	shrub rose	3.000'	#2 cont.	full/ bushy plants
Tmh*	41	Taxus media 'Hicksii*	Anglojap Yew	1.167'	1.2m/B&B	full. bushy plants
TREES - L4						
Ac*	4	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
Sal*	3	Sorbus aria 'Lutescens**	Whitebeam	as shown		1.2m Stake
SHRUBS/GROUNDCOVERS/ PERENNIALS - L4						
Hiw*	47	Hydrangea 'Invincibelle Wee White**	hydrangea wee white	1.500'	#3 cont.	full/ bushy plants
Hpa*	110	Hosta plantaginea 'Aphrodite**	Aphrodite Plantain Lily	1.000'	#2 cont.	full/ bushy plants
Lam*	32	Lavandula angustifolia 'Munstead**	Lavender	1.500'	#2 cont.	full/ bushy plants
Ps	12	Paeonia suffruticosa	tree peony	2.000'	#2 cont.	full/ bushy plants
Rwm	18	Rosa 'White Meidiland'	shrub rose	3.000'	#2 cont.	full/ bushy plants
Tmh*	14	Taxus media 'Hicksii**	Anglojap Yew	1.167'	1.2m/B&B	full. bushy plants
TREES - L5						
Ac*	12	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
Sal*	6	Sorbus aria 'Lutescens**	Whitebeam	as shown		1.2m Stake
SHRUBS/GROUNDCOVERS/ PERENNIALS - L5						
Als*	55	Allium schoenoprasum*	common chives	1.000'	#2 cont.	full, bushy plants
Hiw*	108	Hydrangea 'Invincibelle Wee White**	hydrangea wee white	1.500'	#3 cont.	full/ bushy plants
Hpa*	225	Hosta plantaginea 'Aphrodite**	Aphrodite Plantain Lily	1.000'	#2 cont.	full/ bushy plants
Lam*	103	Lavandula angustifolia 'Munstead**	Lavender	1.500'	#2 cont.	full/ bushy plants
Lm*	24	Lieriope muscani*	Lilyturf 'Big Blue'	1.167'	#2 cont.	full, bushy plants
Lup	77	Lupinus perennis	Wild Lupin	1.500'	#1 cont.	full/ bushy plants/ heavy
Pah*	21	Pennisetum alopecuroides 'Hameln**	dwarf fountain Grass	1.500'	#2 cont.	full/ bushy plants/ heavy
Ps	54	Paeonia suffruticosa	tree peony	2.000'	#2 cont.	full/ bushy plants
Rwm	19	Rosa 'White Meidiland'	shrub rose	3.000'	#2 cont.	full/ bushy plants
LAWN - L5						
	461 sq ft	Non-Netted, grown on sand				
TREES - L18						
Ac*	7	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants
Sal*	5	Sorbus aria 'Lutescens**	Whitebeam	as shown		1.2m Stake
SHRUBS/GROUNDCOVERS/ PERENNIALS - L18						
Hiw*	80	Hydrangea 'Invincibelle Wee White**	hydrangea wee white	1.500'	#3 cont.	full/ bushy plants
Hpa*	180	Hosta plantaginea 'Aphrodite**	Aphrodite Plantain Lily	1.000'	#2 cont.	full/ bushy plants
Lam*	38	Lavandula angustifolia 'Munstead**	Lavender	1.500'	#2 cont.	full/ bushy plants
Ps	33	Paeonia suffruticosa	tree peony	2.000'	#2 cont.	full/ bushy plants
Rwm	18	Rosa 'White Meidiland'	shrub rose	3.000'	#2 cont.	full/ bushy plants
NOTES:						
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						
3 BIRD FRIENDLY PLANTS INDICATED WITH AN *						

MATERIALS AND FURNISHINGS

OFFSITE MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
	concrete sidewalk	varies		custom	cov standards	cov standards	
SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	Arbour at Office	detail 1/L9.2	custom	custom			1
A2	Arbour at L5	detail 1/L9.2	custom	custom			2
BB	Barbecue	tbd	tbd	tbd			2
BR	Bike Rack	1.5" x 25" x 27"	ring	Landscape Forms		cranberry	6
PP	Play Poles	varies	steel	custom			9
SP	Steel Planter	varies	refer to plan	custom			3
TB	Timber Bench	varies	refer to plan	custom			6
UA	Urban Agriculture Plot	varies	refer to plan	custom			3
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
C1	Concrete Wall		cast in place	custom			
C2	Concrete Wall		cast in place	custom	Play Elements		
P1	Ground Floor Pavers		tbd	tbd			
P2	Courtyard Pavers		tbd	tbd			
P3	Courtyard Pavers		tbd	tbd			
R1	Rubber Surfacing		PIP	tbd		3 shades of green	
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

1555 Robson St

1555 Robson St

Drawing Title

Notes and Schedules

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale
Reviewed By DT	Drawing No. L0.1
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx

Revision		
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Project

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1555 Robson St

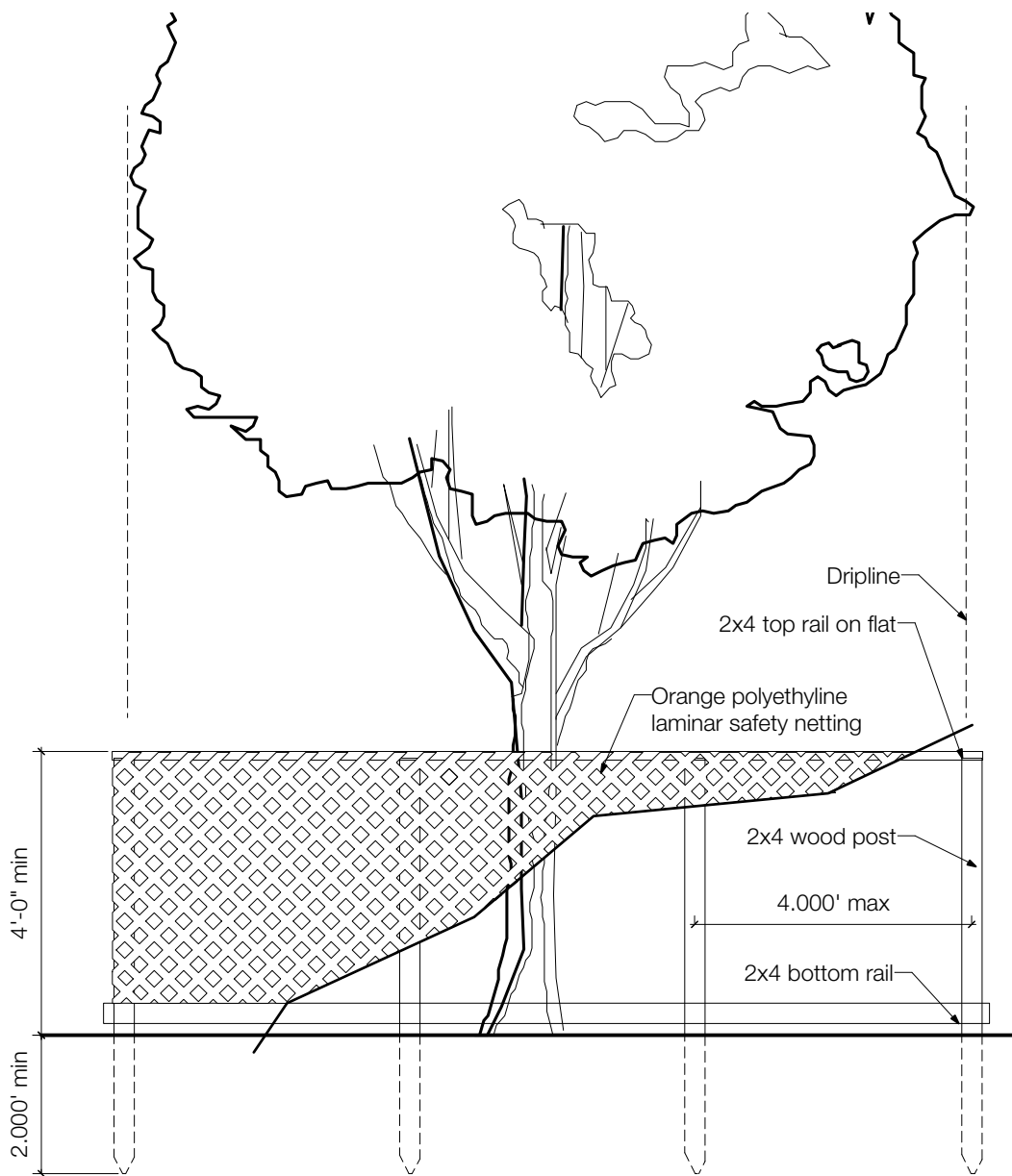
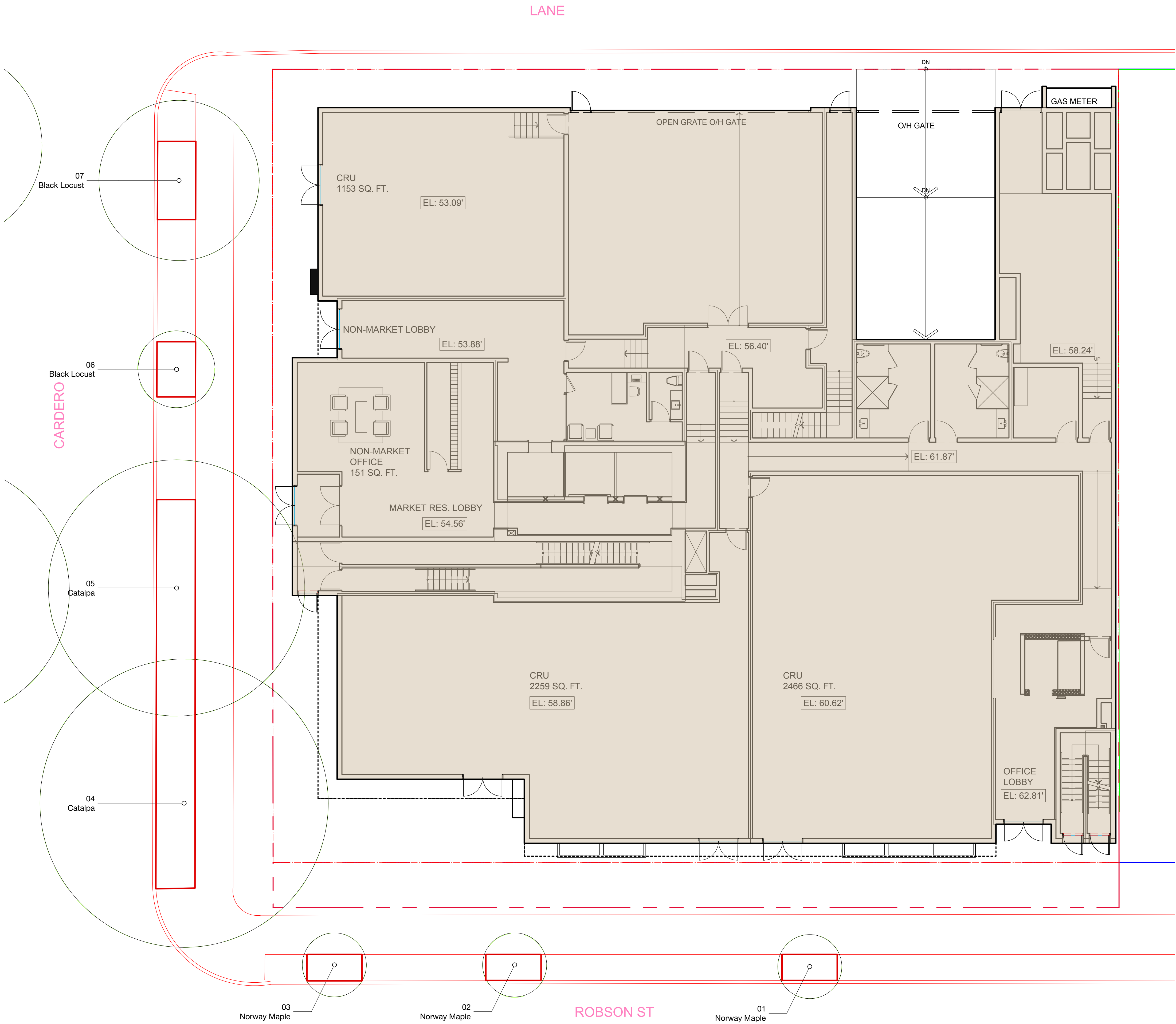
Drawing Title

Tree Management Plan

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L1.0
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx

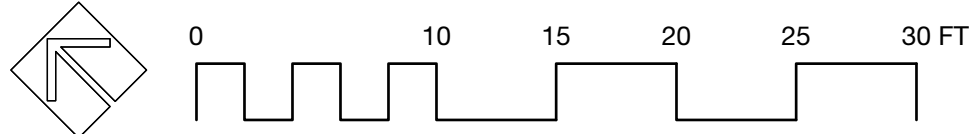
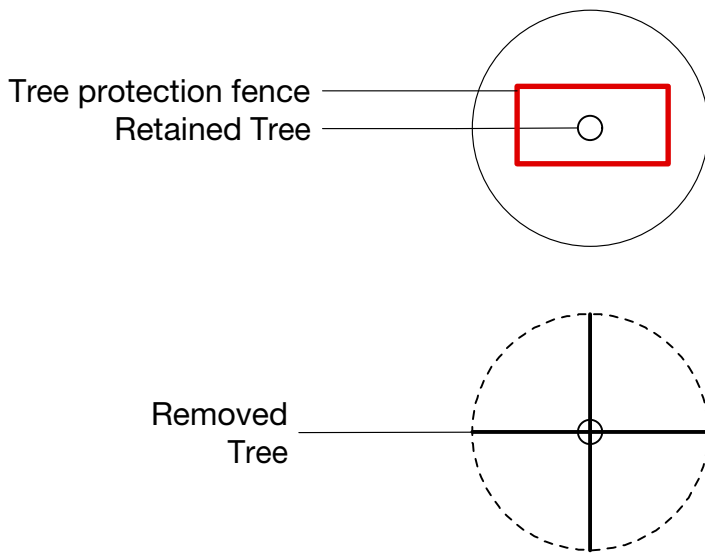


1 Tree Protection Fence as per COV
Scale: 3/8" = 1'-0"

EXISTING TREES

ID	Botanical Name	Common Name	DBH	Action
01	Norway Maple	Norway Maple	2.625	Retain
02	Norway Maple	Norway Maple	2.625	Retain
03	Norway Maple	Norway Maple	2.625	Retain
04	Catalpa	TBD	2.625	Retain
05	Catalpa	Catalpa	2.625	Retain
06	Black Locust	Black Locust	2.625	Retain
07	Black Locust	Black Locust	2.625	Retain
			23.622	Retain

TREE MANAGEMENT PLAN LEGEND



Revision		
No.	Date	Revision Notes

Issue		
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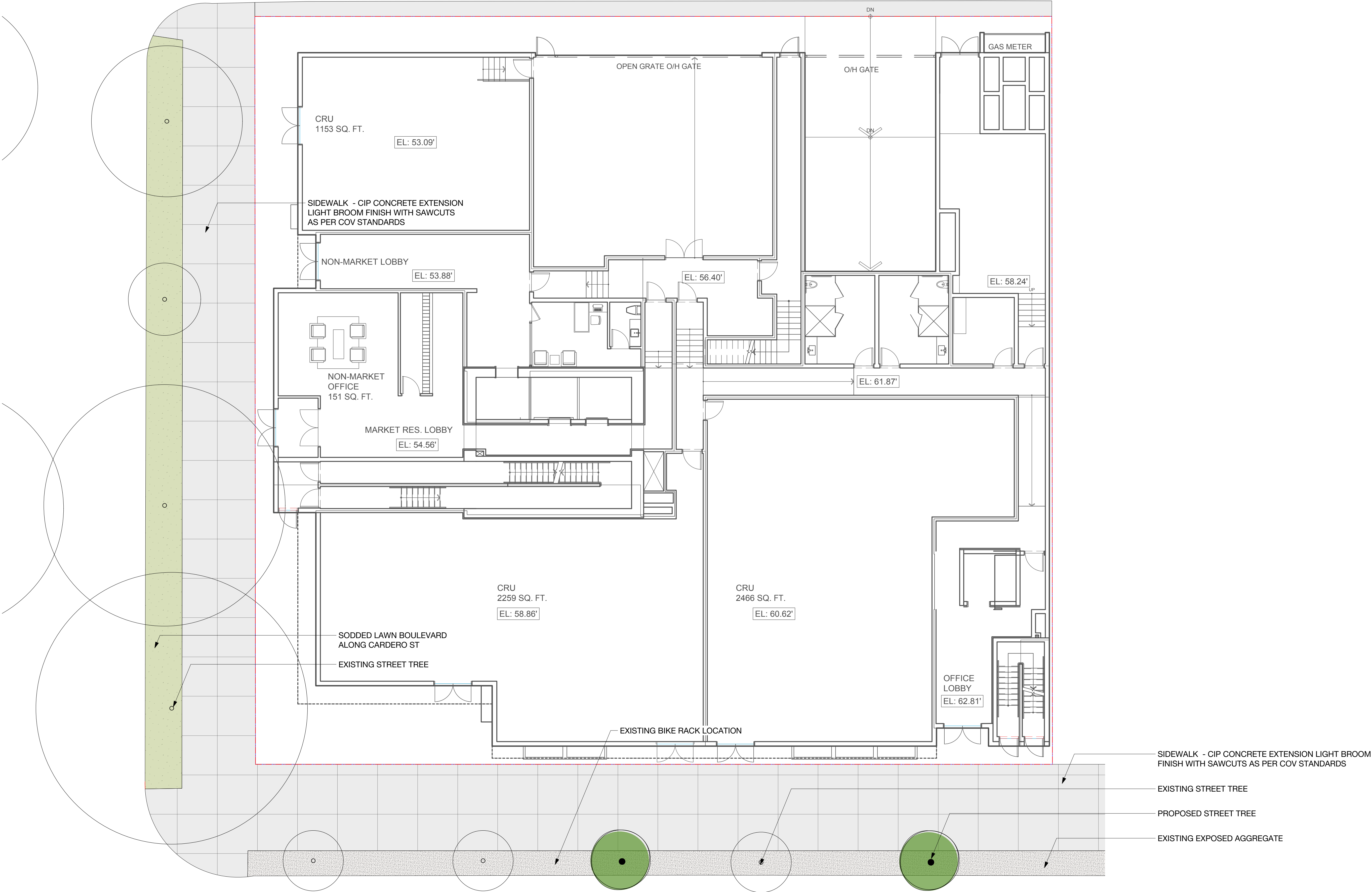
1555 Robson St

Drawing Title
Public Realm Plan

Legal

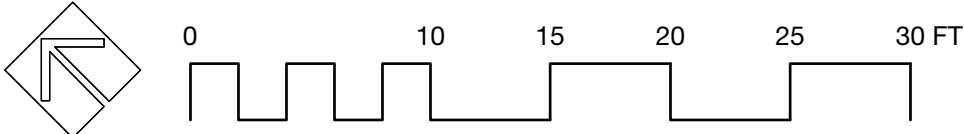
Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No.
Date 2018.03.14	L2.0 of 35

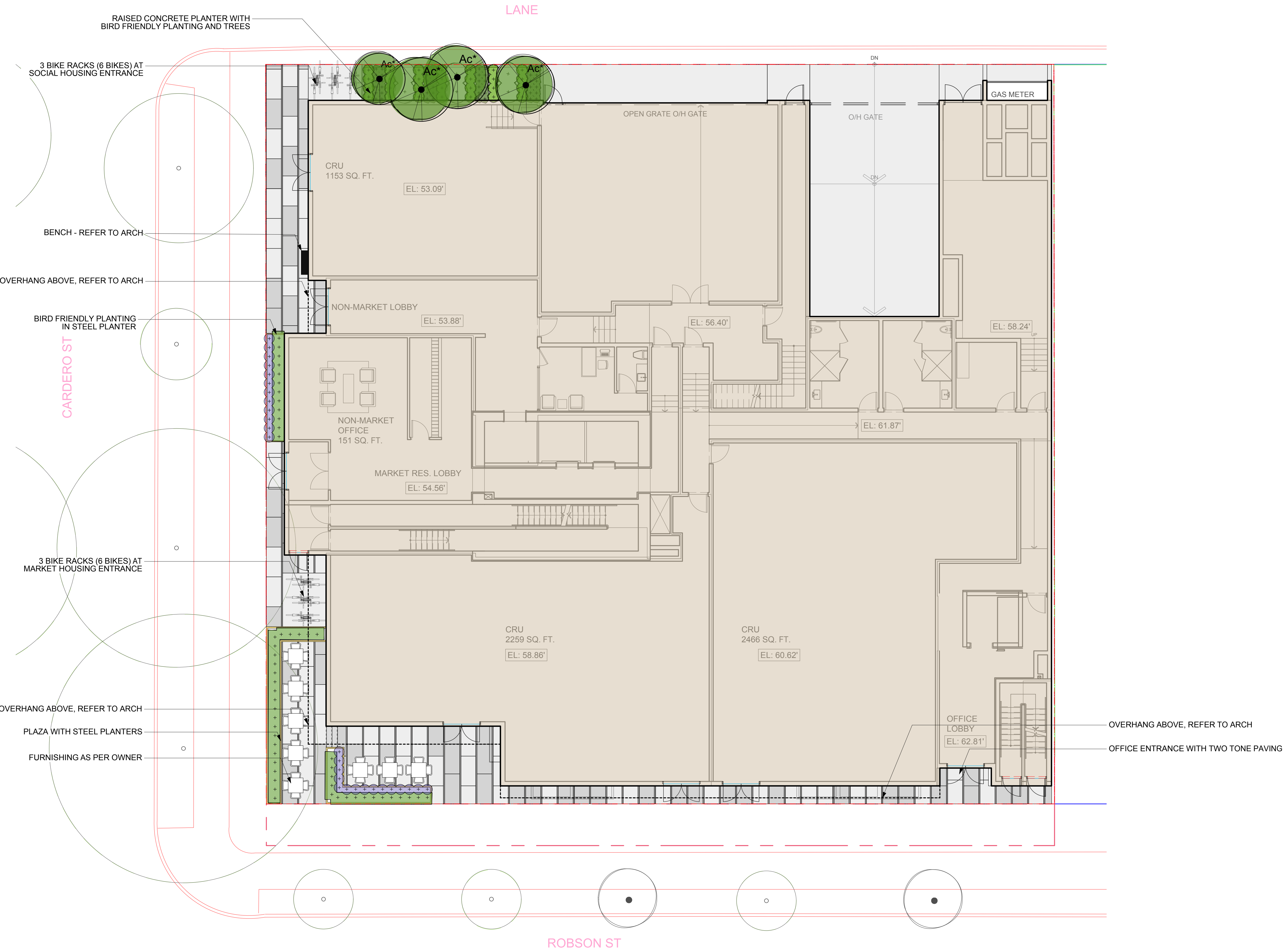
Plot Date:
18-7-9
21766 1555 Robson St.vwx



ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - PUBLIC REALM						
Ac*	2	Acer circinatum*	vine maple	as shown	15' full height	full, bushy plants

OFFSITE MATERIALS						
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.						





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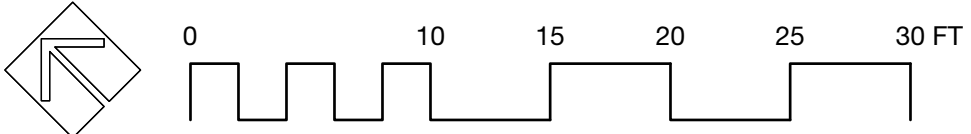
1555 Robson St

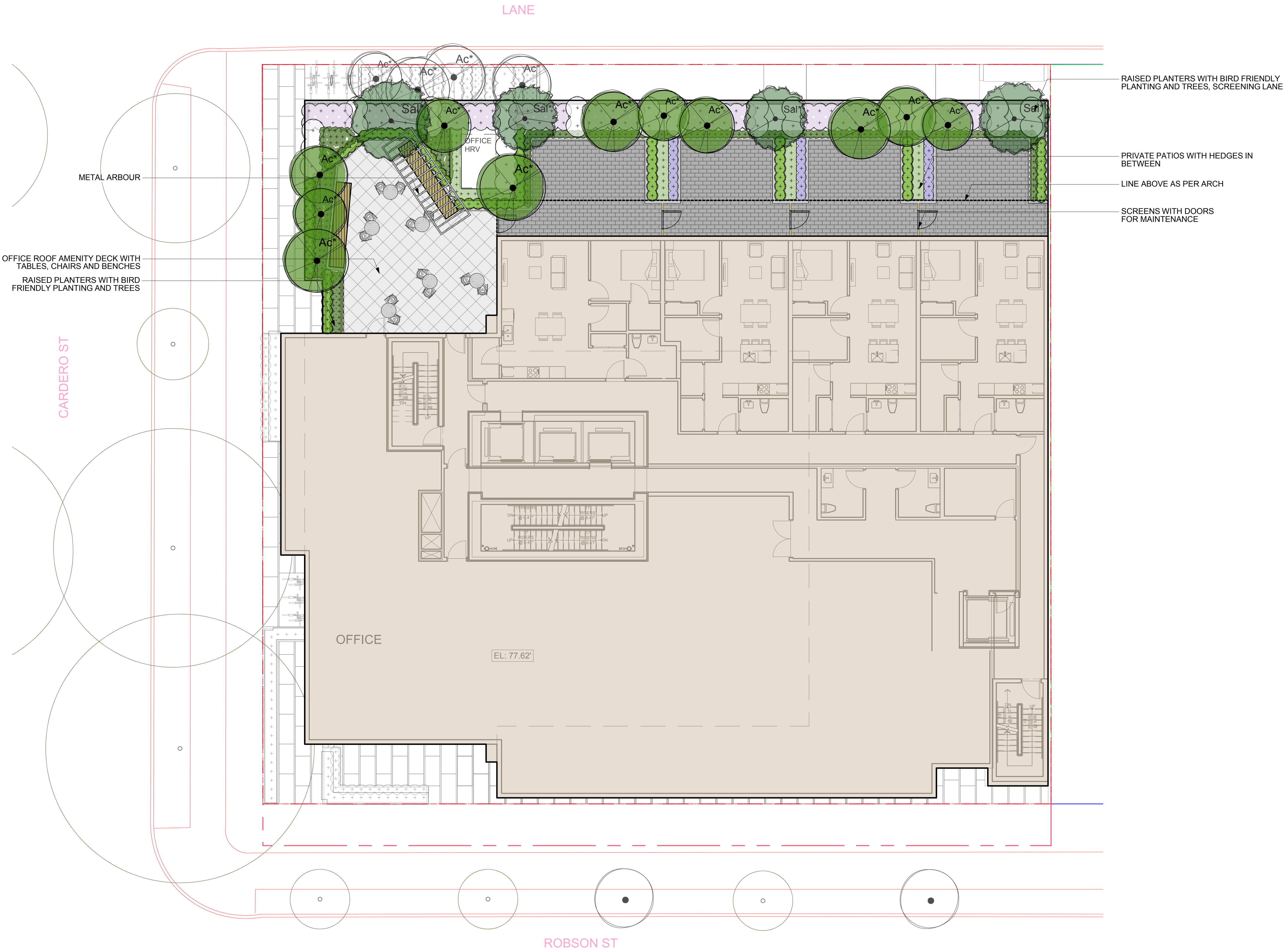
Drawing Title
**Landscape Concept
Plan - Ground Floor**

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L3.1
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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Drawing Title

Landscape Concept
Plan - Level 2

Legal

Project Manager
VG

Drawn By
VG

Reviewed By
DT

Date
2018.03.14

Project ID
21766

Scale
1/8" = 1'0"

Drawing No.
L3.2
or
35

Plot Date:
18-7-9
21766 1555 Robson St.vwx

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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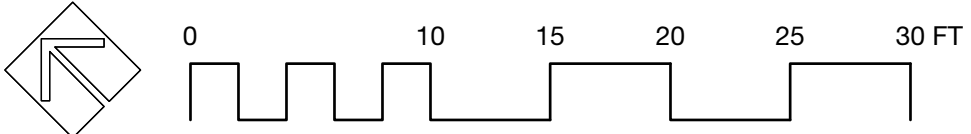
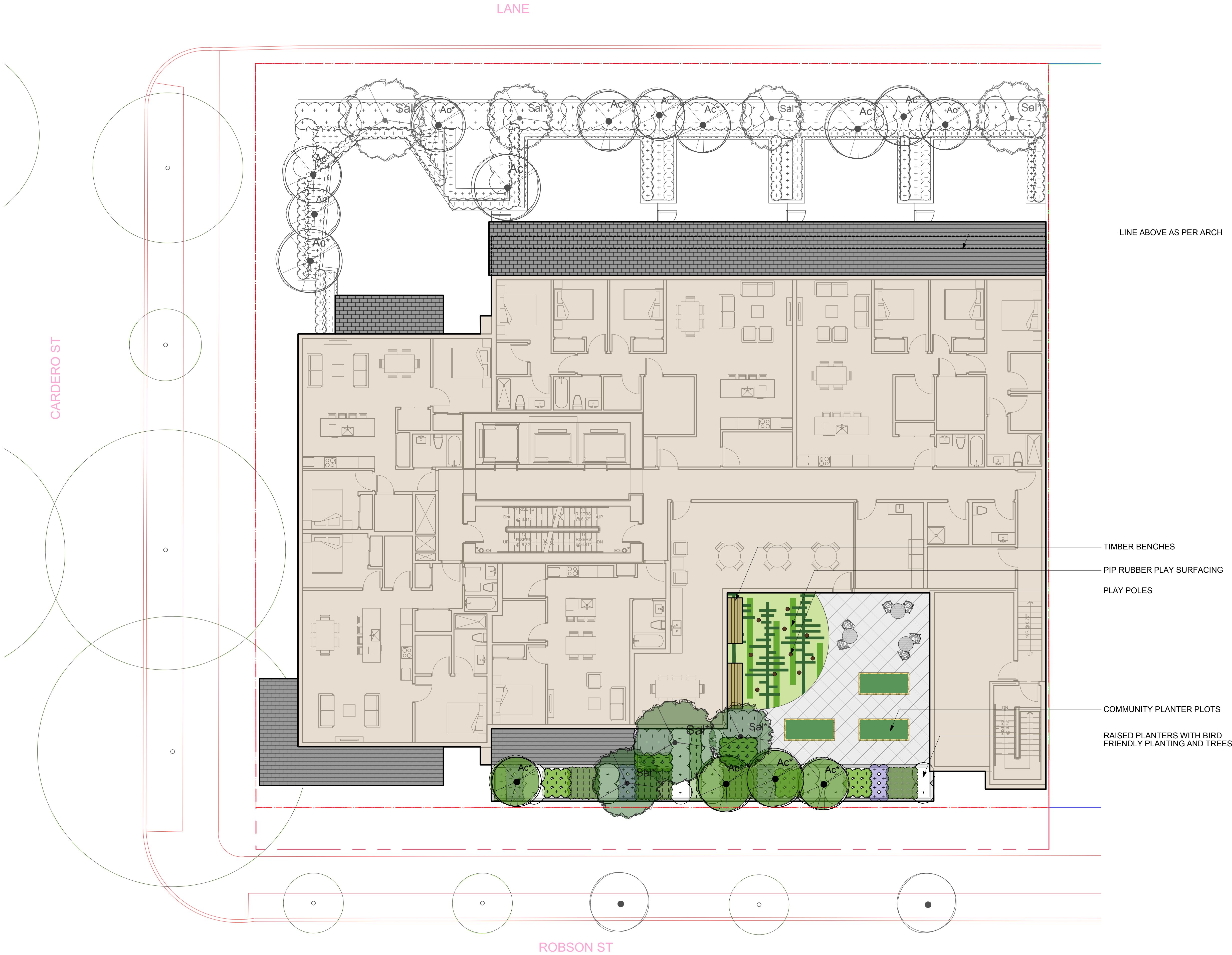
Drawing Title

Landscape Concept
Plan - Level 4

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L3.3
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



Revision		
No.	Date	Revision Notes

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No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project
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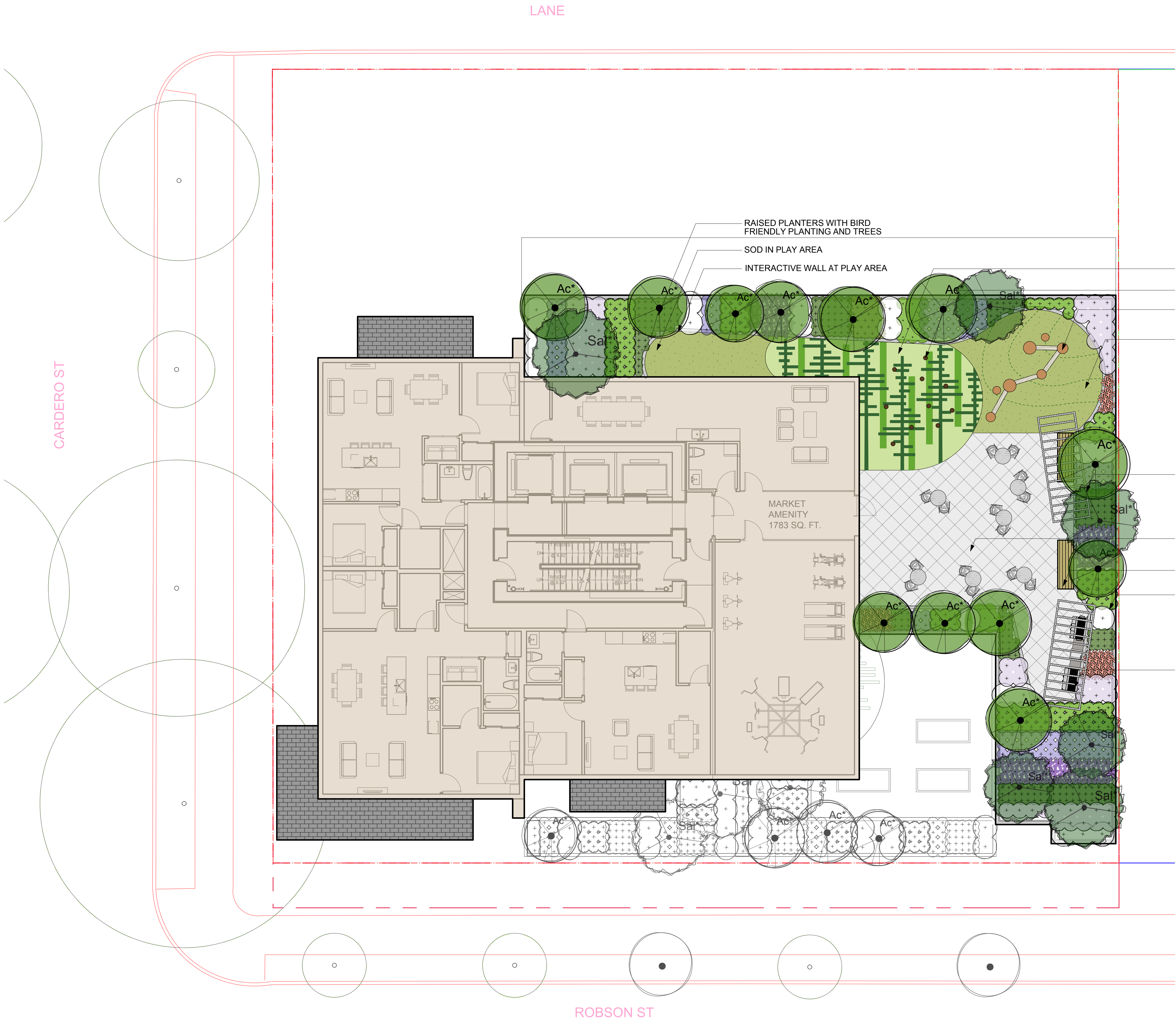
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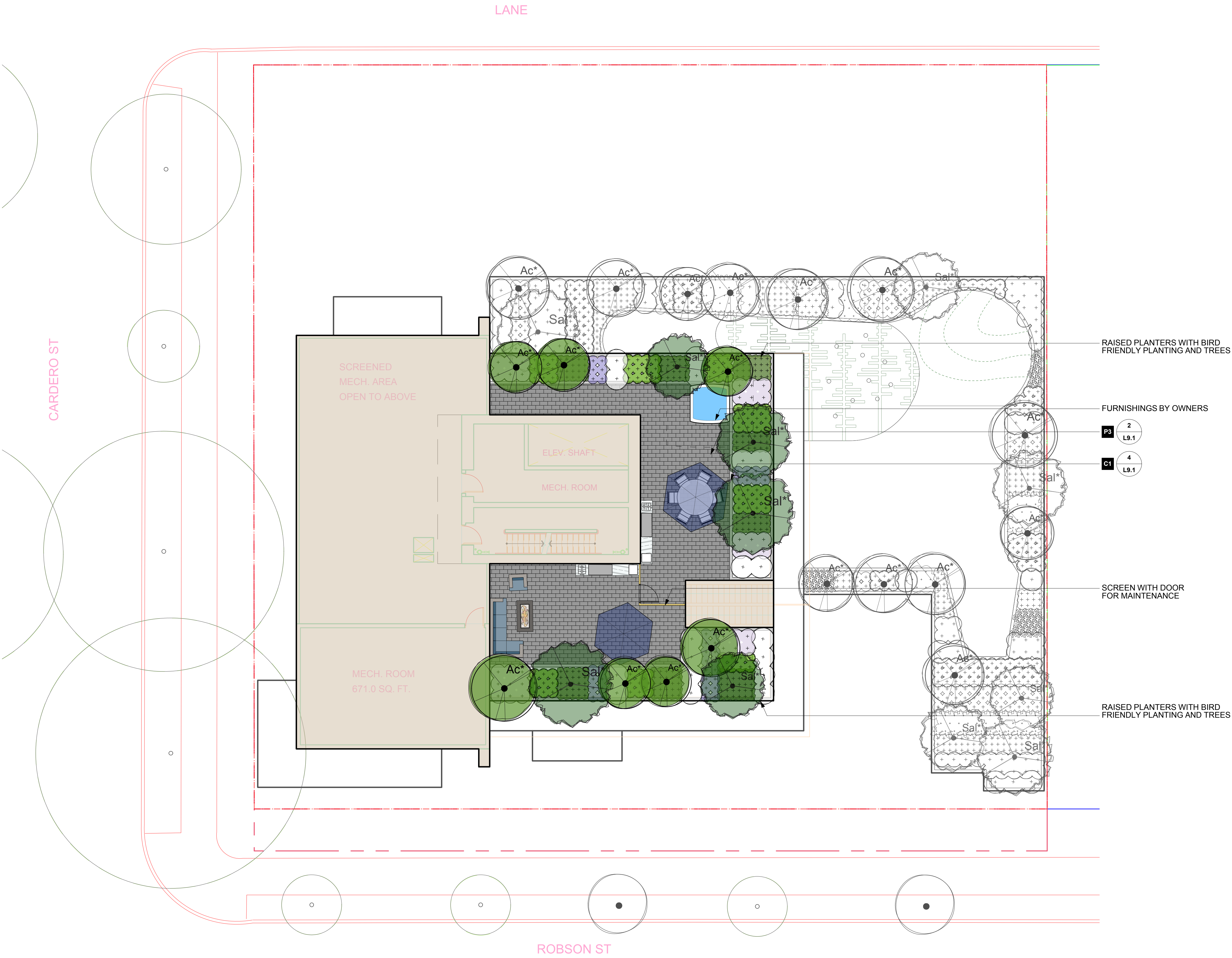
Drawing Title
**Landscape Concept
Plan - Level 5**

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L3.4
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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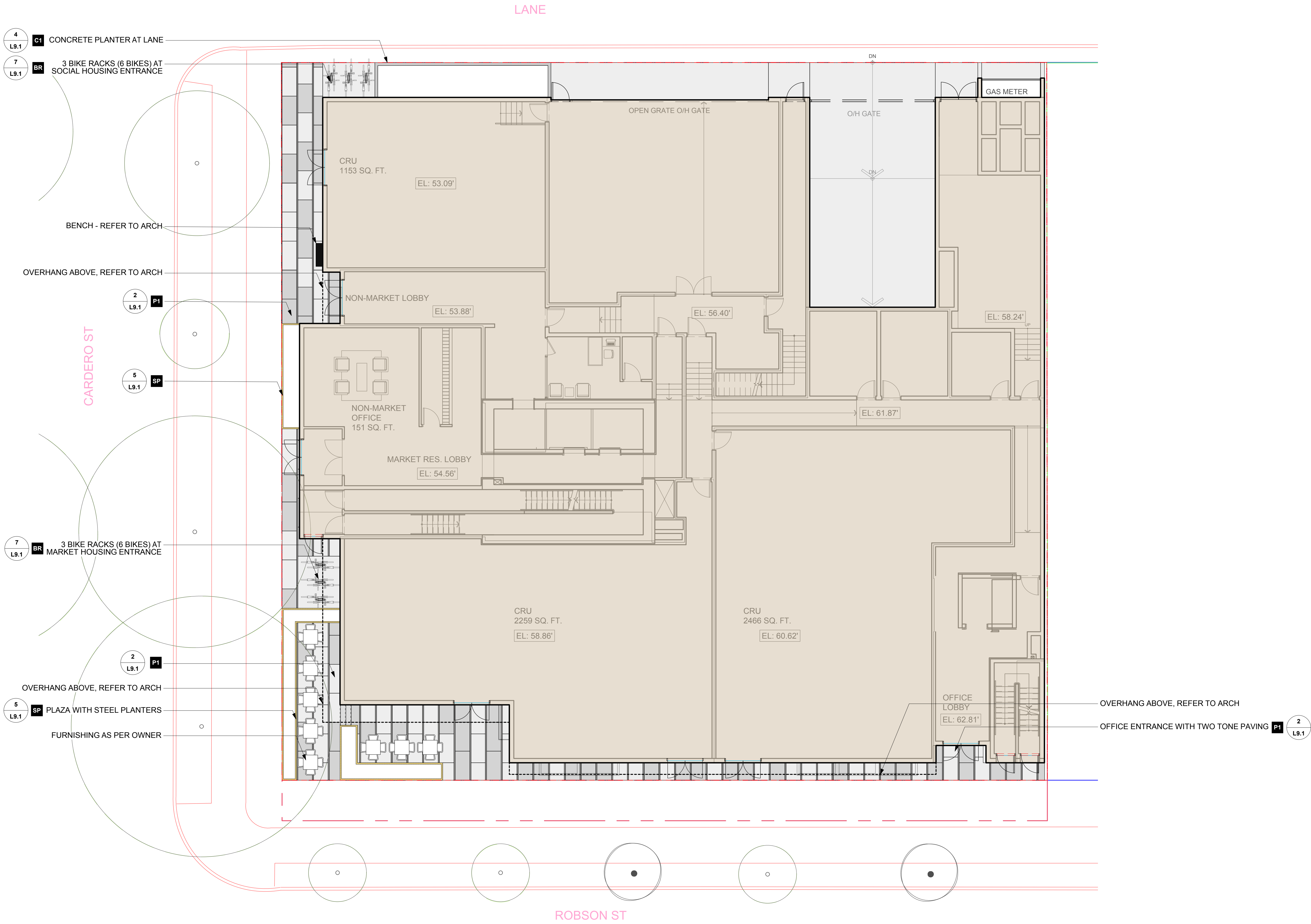
Drawing Title

Landscape Concept
Plan - Level 18

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L3.5
Date 2018.03.14	or 35

Plot Date:



Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

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Drawing Title

Landscape Hardscape
Plan - Ground Floor

Legal

Project Manager
VG

Drawn By
VG

Reviewed By
DT

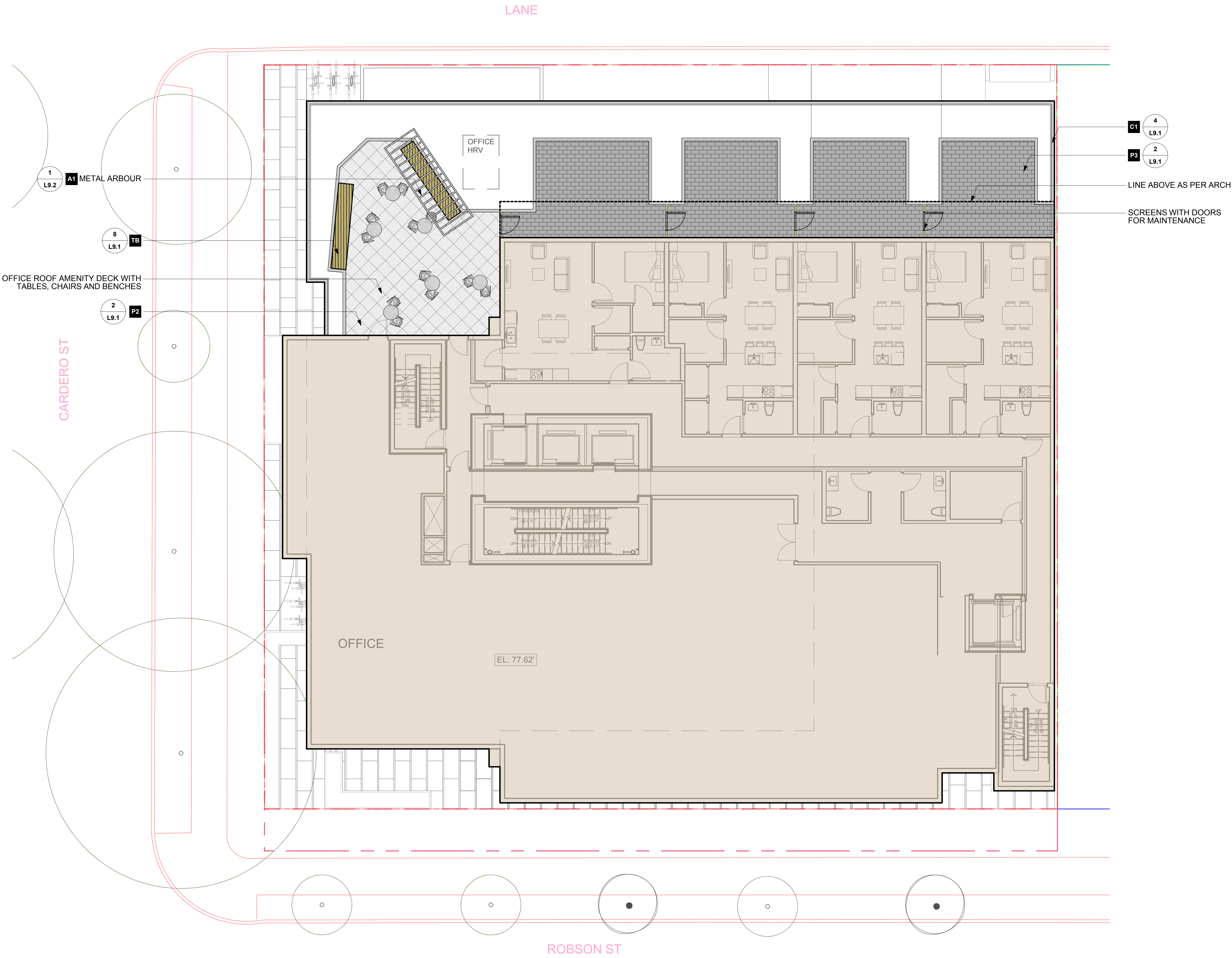
Date
2018.03.14

Project ID
21766

Scale
1/8" = 1'0"

Drawing No.
L4.1
or
35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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Drawing Title

Landscape Hardscape
Plan - Level 2

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L4.2
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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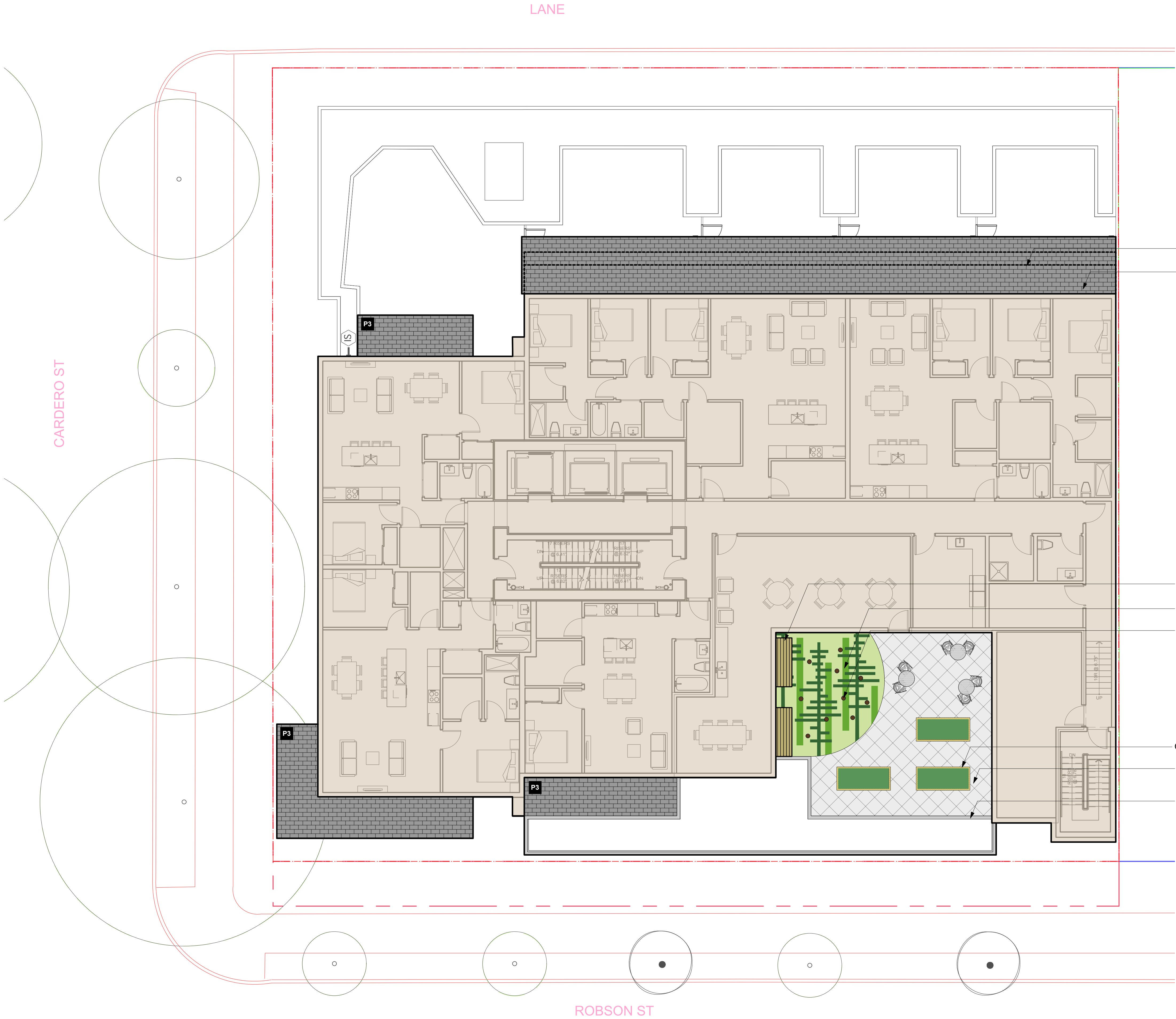
Drawing Title

Landscape Hardscape
Plan - Level 4

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L4.3
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



LINE ABOVE AS PER ARCH

P3 2 L9.1

TIMBER BENCHES TB 8 L9.1

PIP RUBBER PLAY SURFACING R1 3 L9.1

PLAY POLES PP

COMMUNITY PLANTER PLOTS UA 6 L9.1

P2 2 L9.1

C1 4 L9.1

Revision		
No.	Date	Revision Notes

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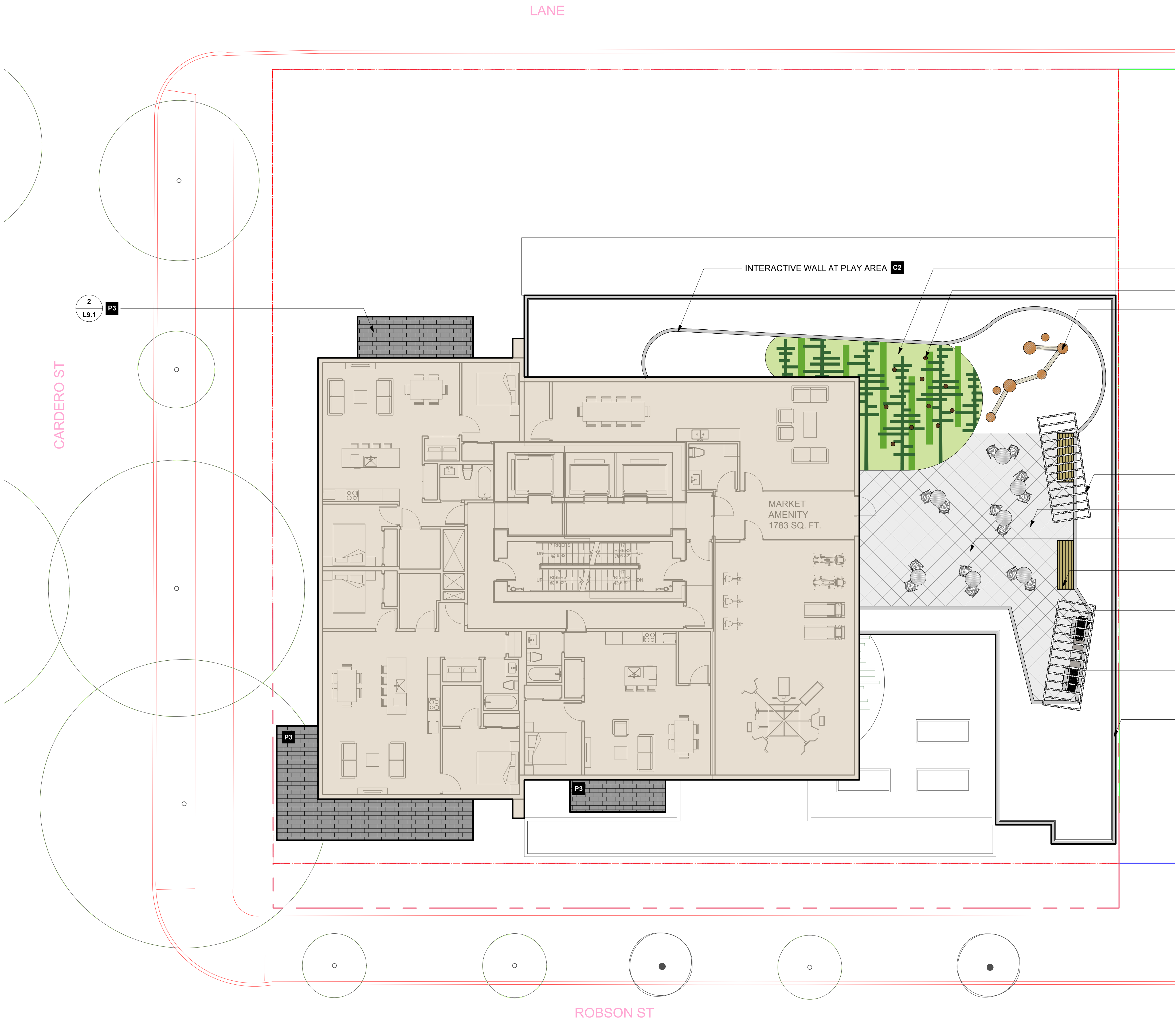
Drawing Title

Landscape Hardscape
Plan - Level 5

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L4.4
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



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Project

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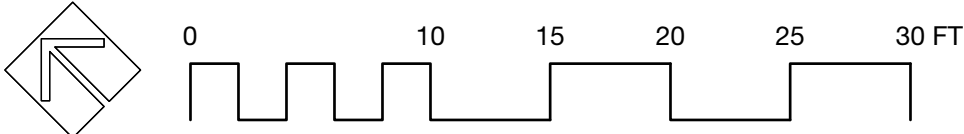
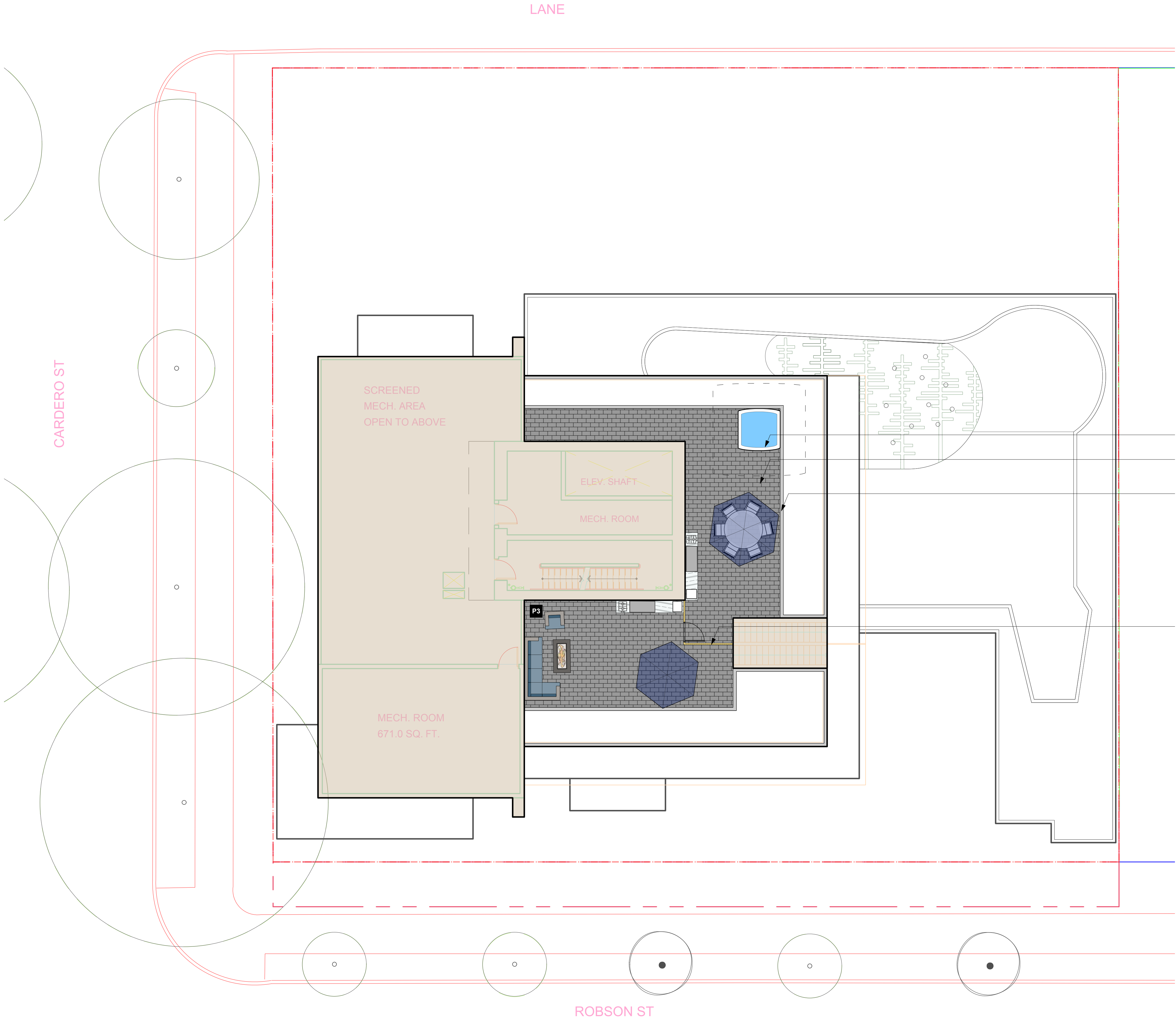
Drawing Title

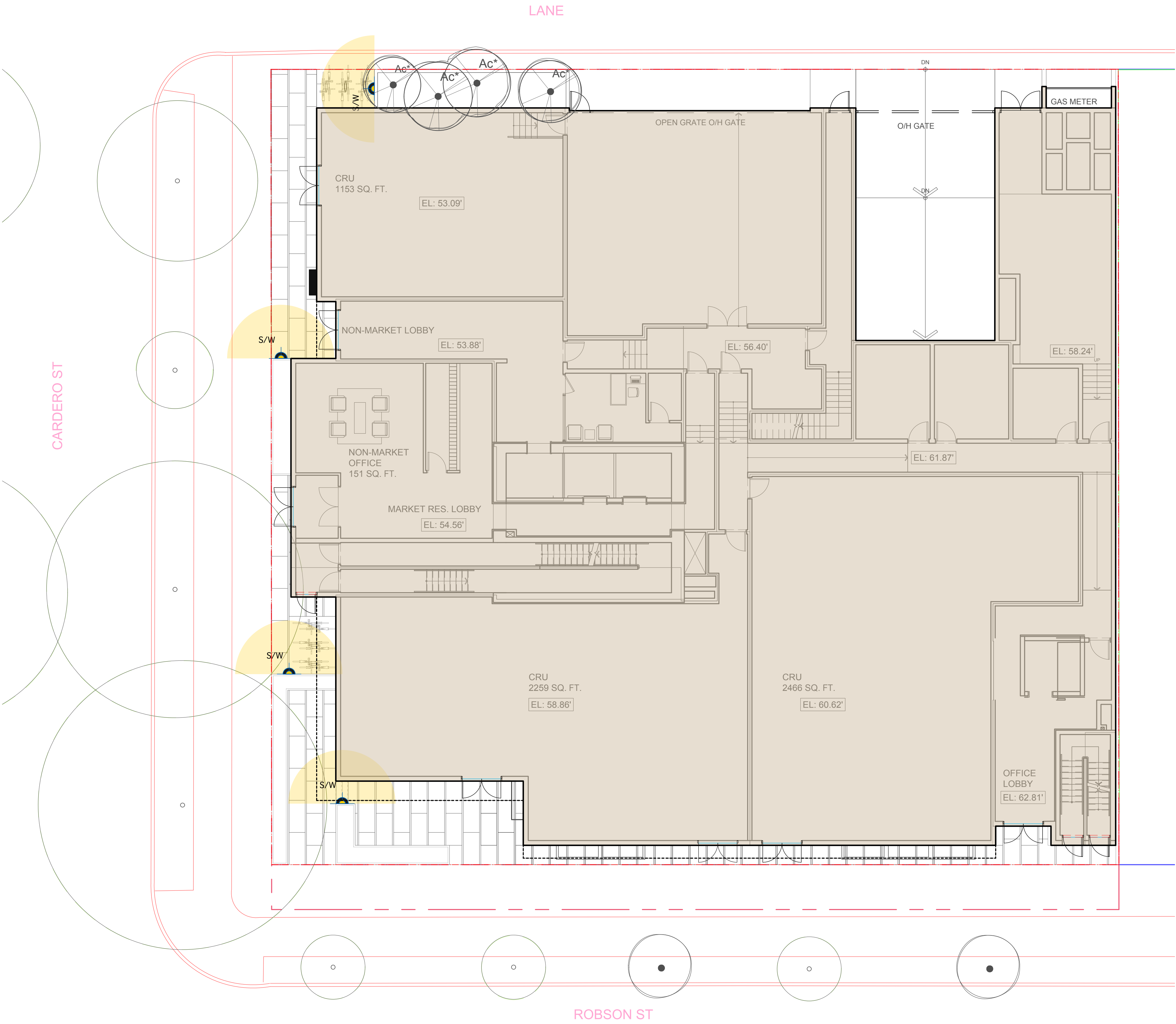
**Landscape Hardscape
Plan - Level 18**

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L4.5
Date 2018.03.14	or 35

Plot Date:





Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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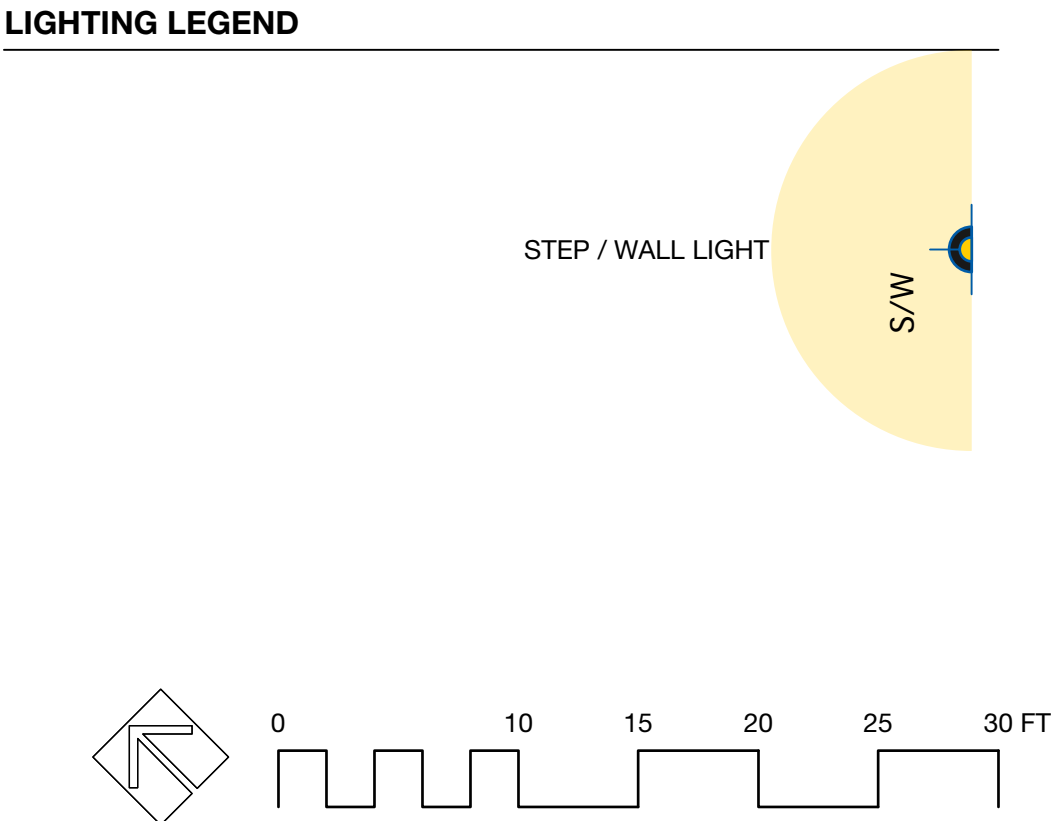
Drawing Title

Landscape Lighting
Plan - Ground Floor

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L5.1
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



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No.	Date	Issue Notes
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1555 Robson St

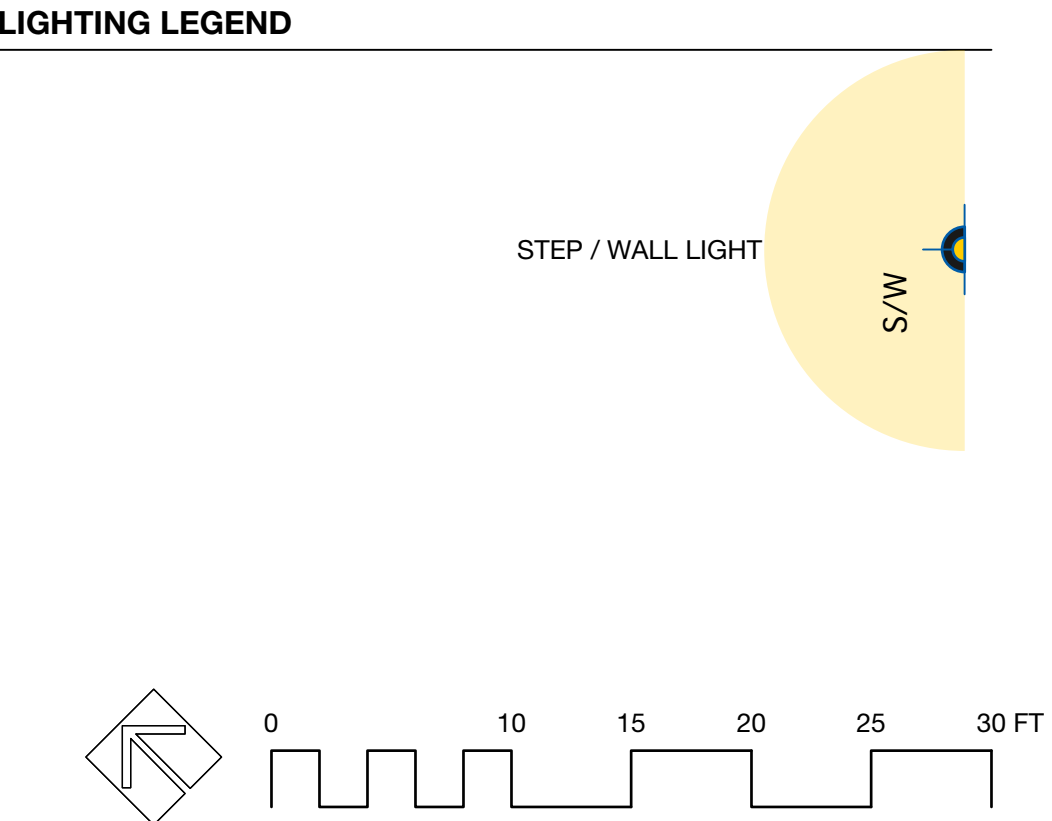
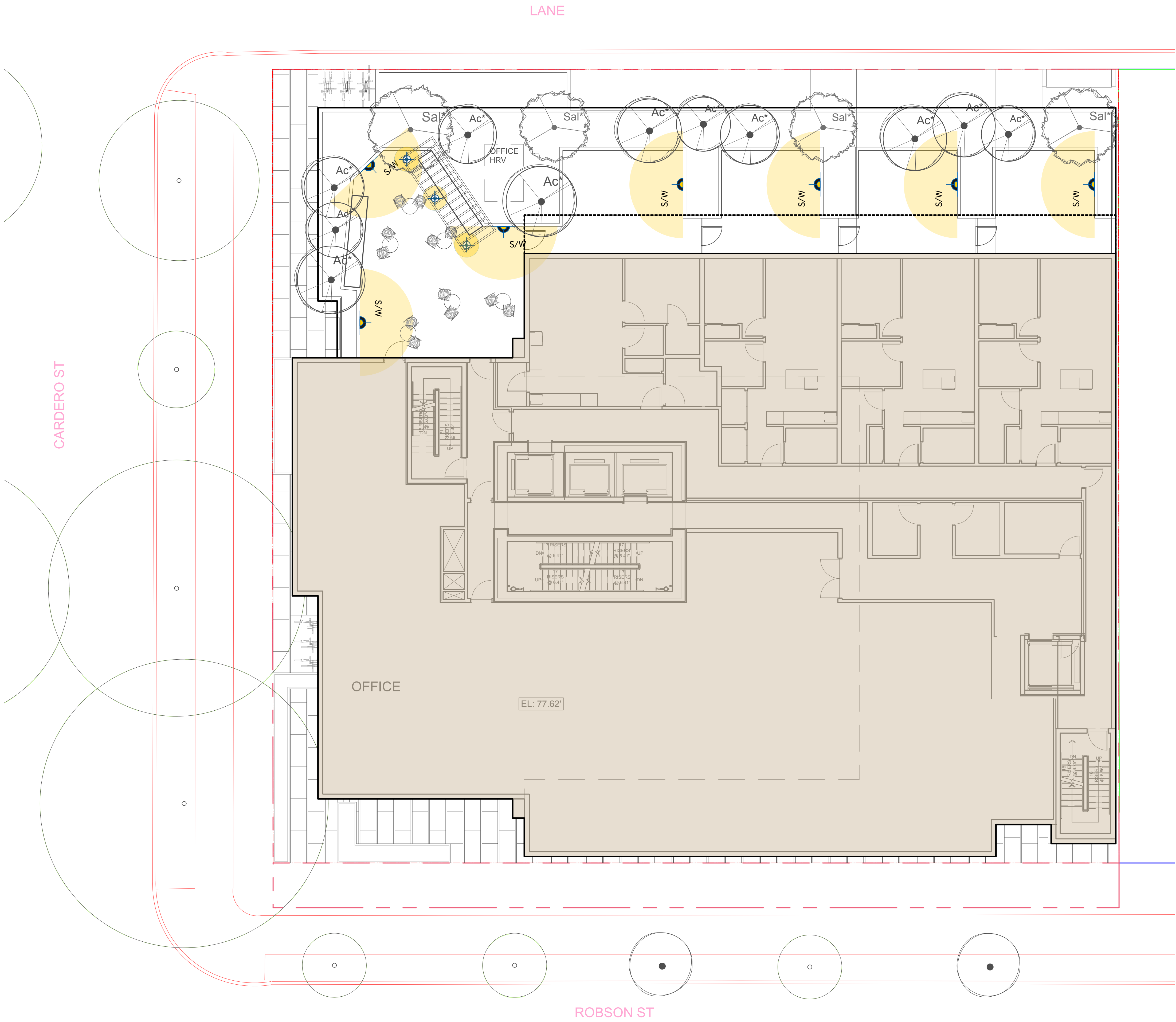
Drawing Title

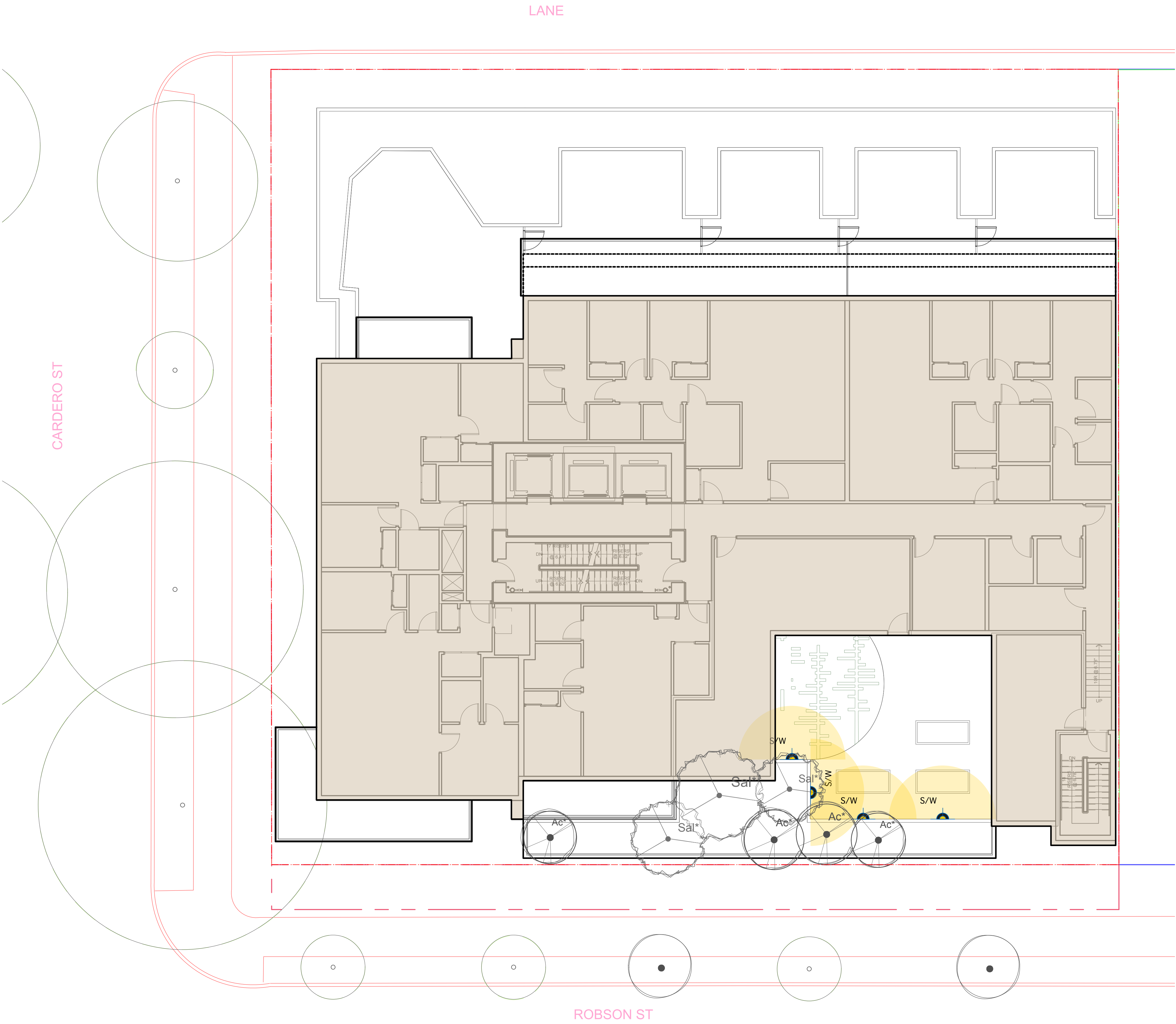
Landscape Lighting
Plan - Level 2

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No.
Date 2018.03.14	L5.2 or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

1555 Robson St

1555 Robson St

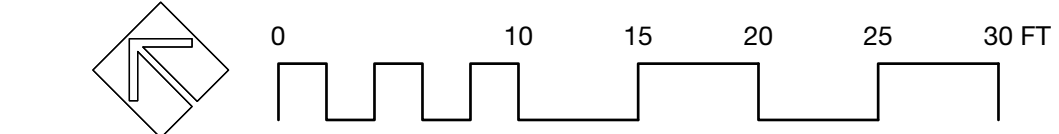
Drawing Title

**Landscape Lighting
Plan - Level 4**

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L5.3
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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Project

1555 Robson St

1555 Robson St

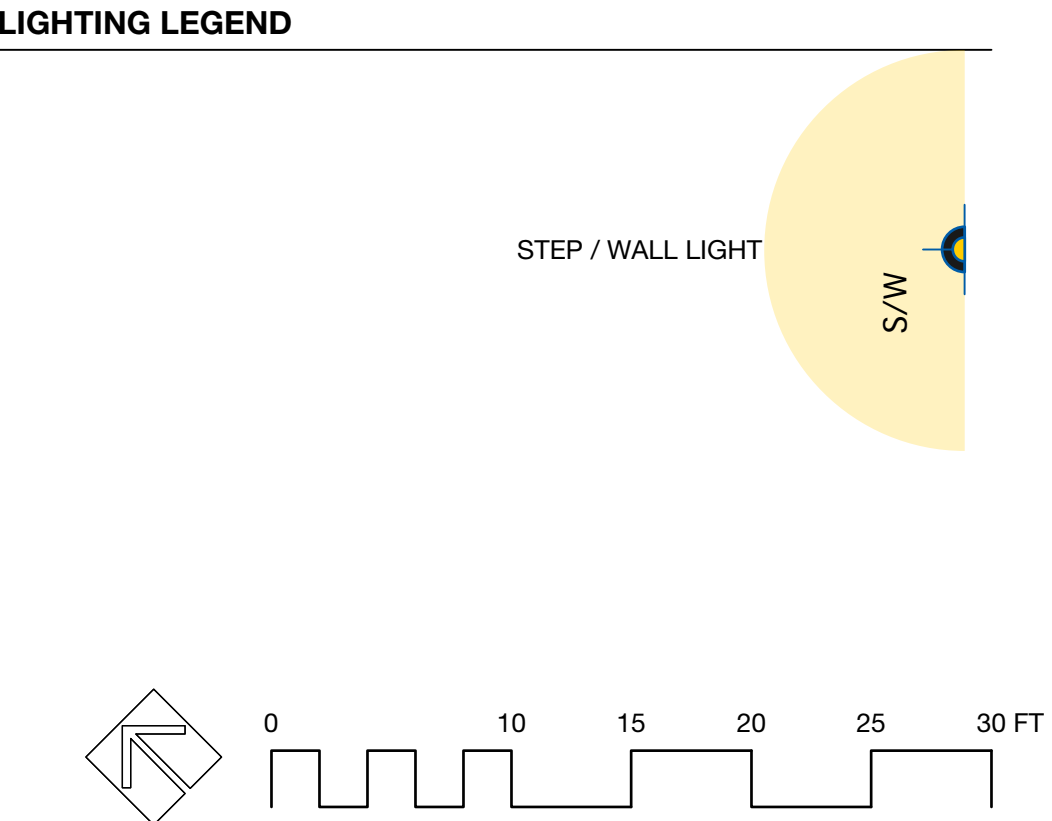
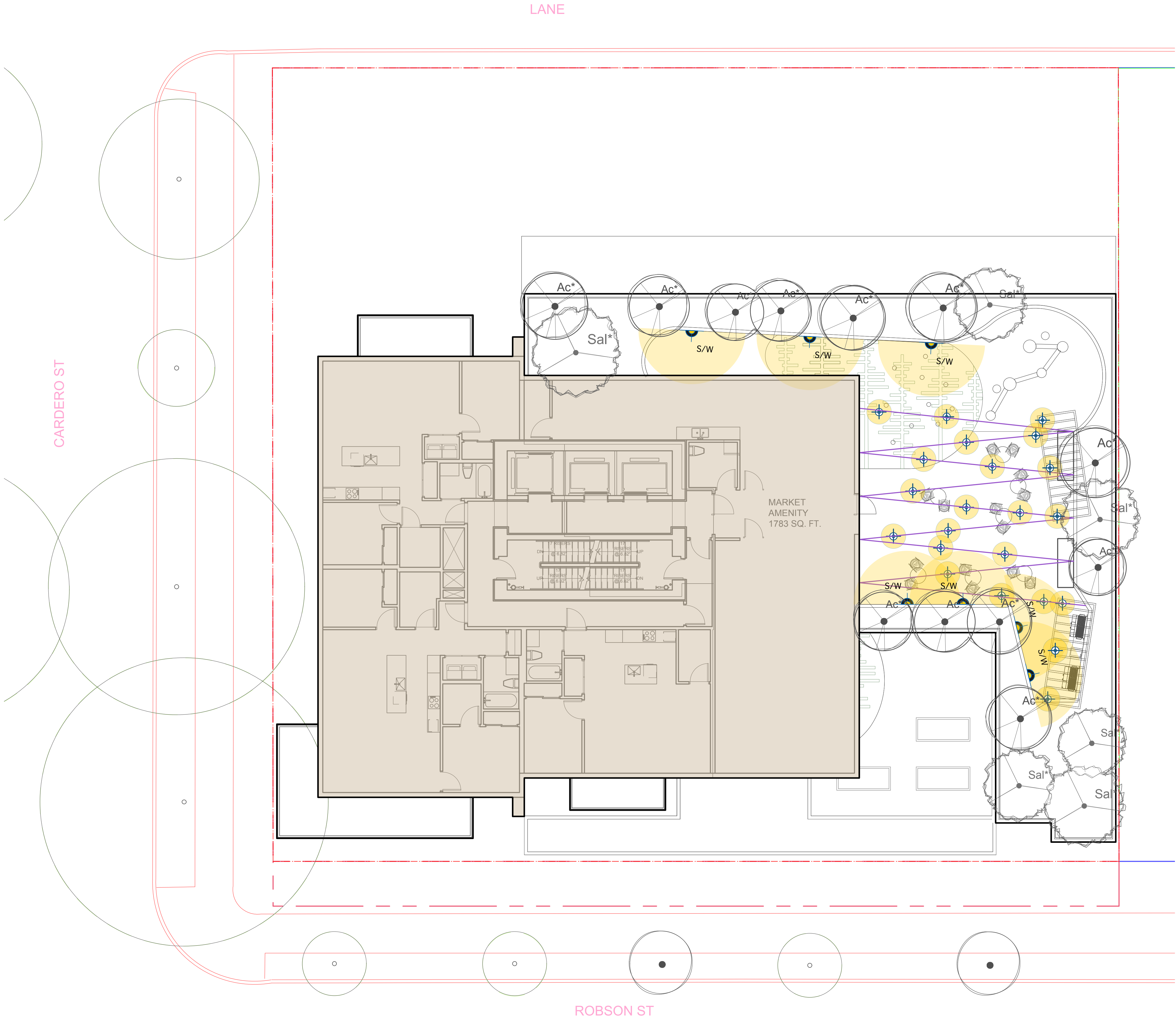
Drawing Title

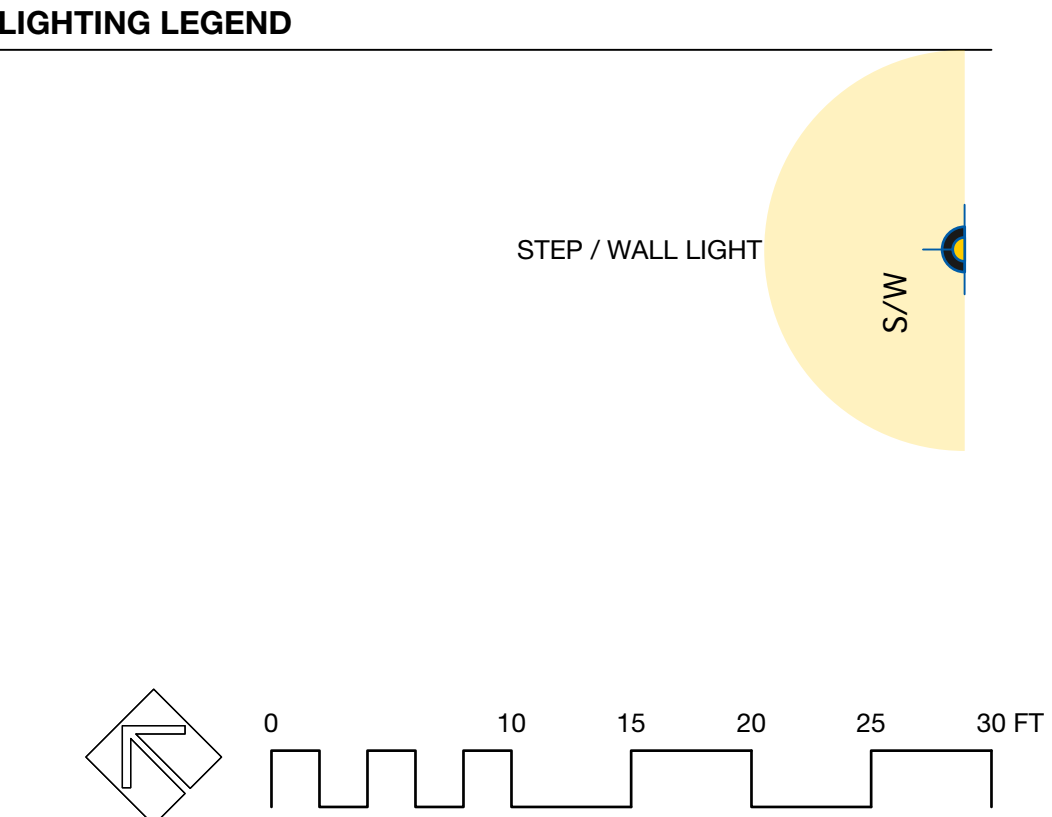
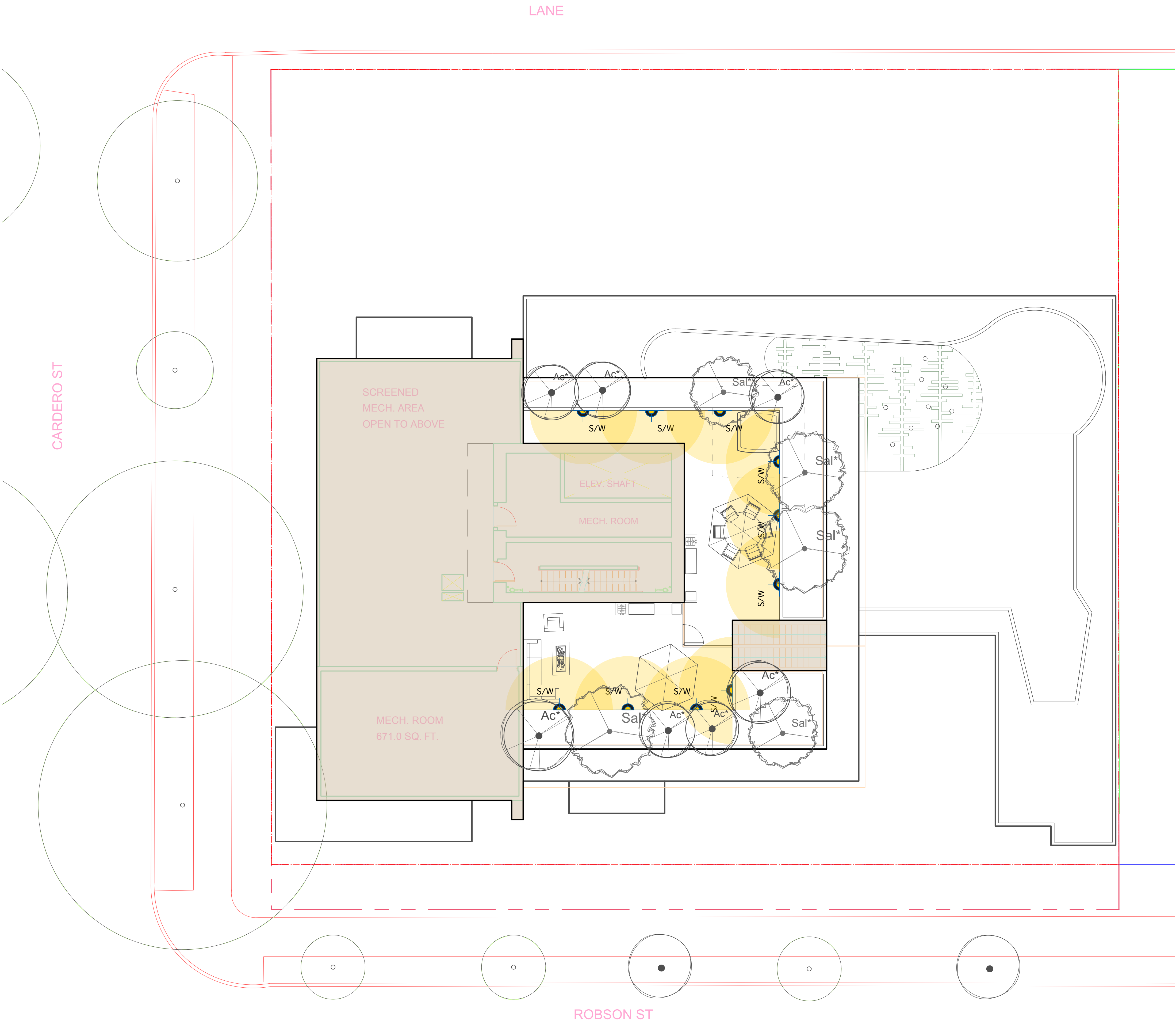
Landscape Lighting
Plan - Level 5

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L5.4
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

1555 Robson St

1555 Robson St

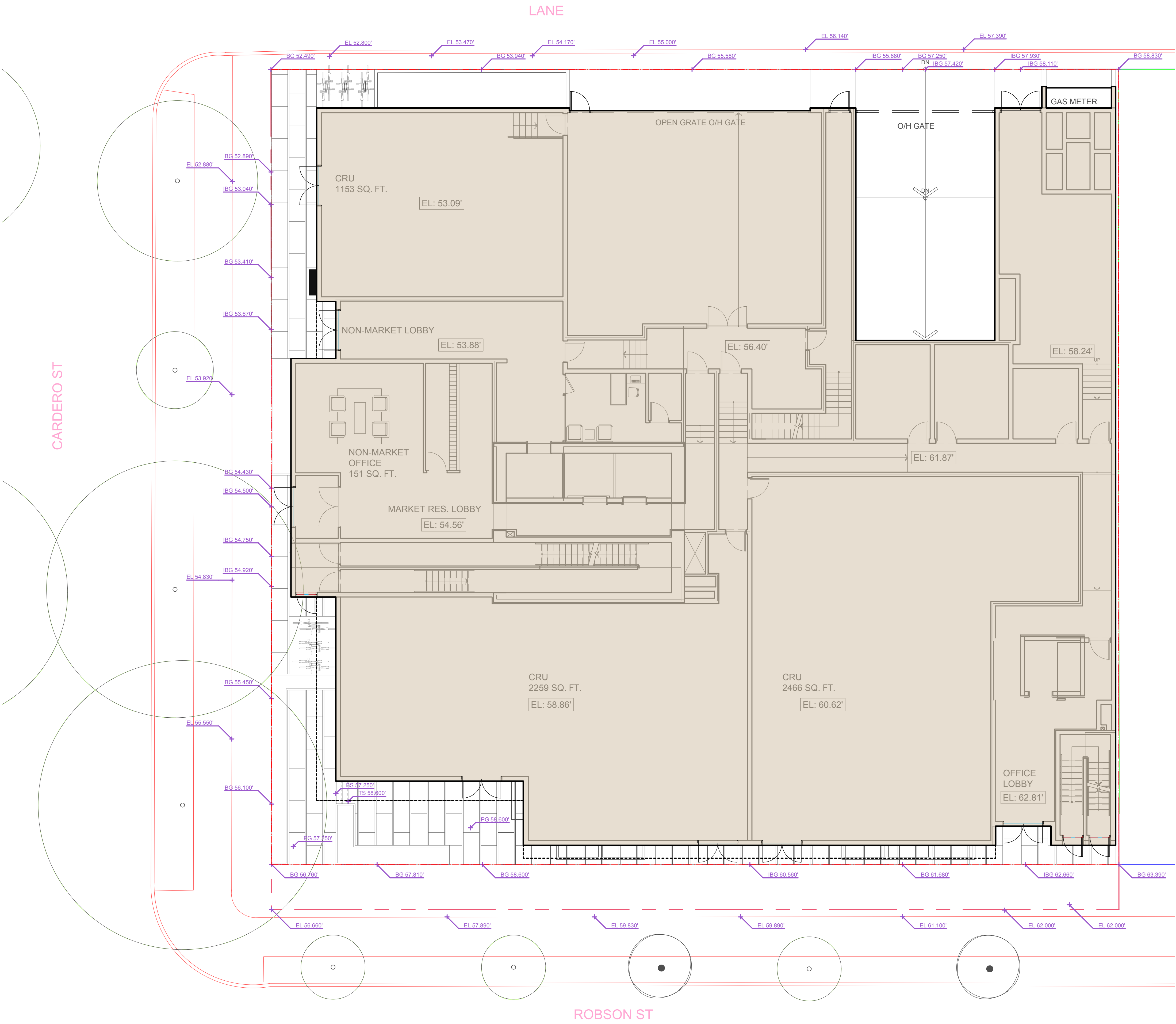
Drawing Title

Landscape Lighting
Plan - Level 18

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L5.5
Date 2018.03.14	or 35

Plot Date:



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

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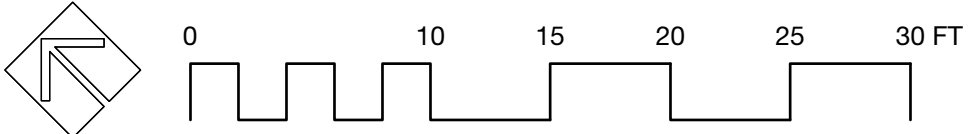
Drawing Title

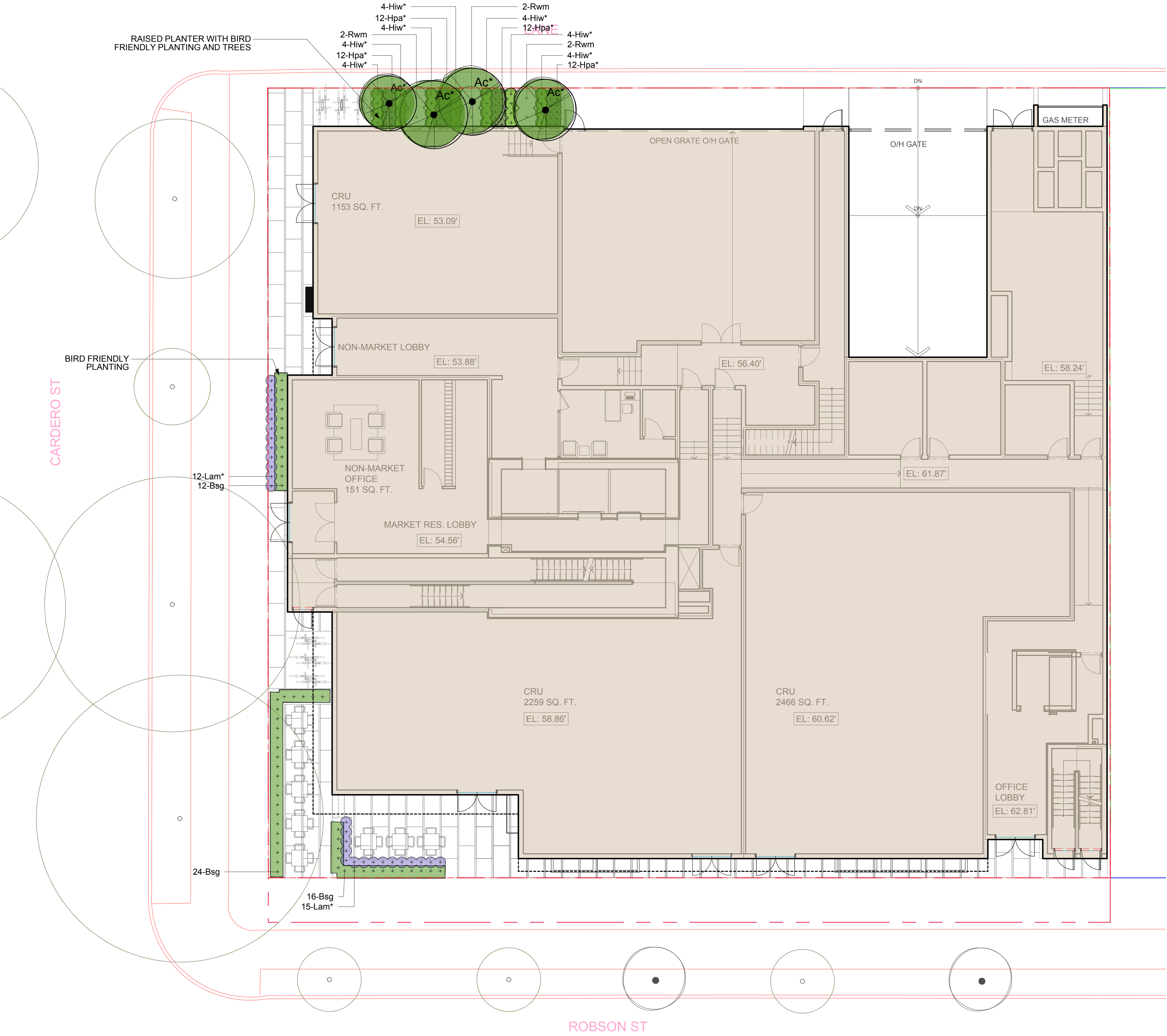
**Landscape Grading
Plan - Ground Floor**

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L6.0
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

1555 Robson St

1555 Robson St

Drawing Title

Landscape Planting Plan - Ground Floor

Legal

Project Manager
VG

Drawn By
VG

Reviewed By
DT

Date
2018.03.14

Project ID
21766

Scale
1/8" = 1'0"

Drawing No.
L7.1

of
35

Plot Date:
18-7-9
21766 1555 Robson St.vwx

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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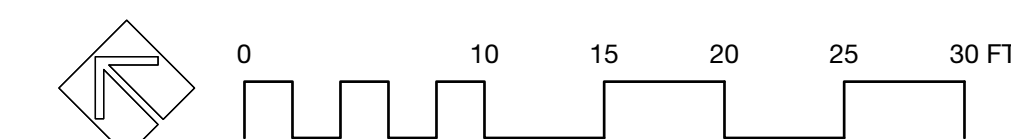
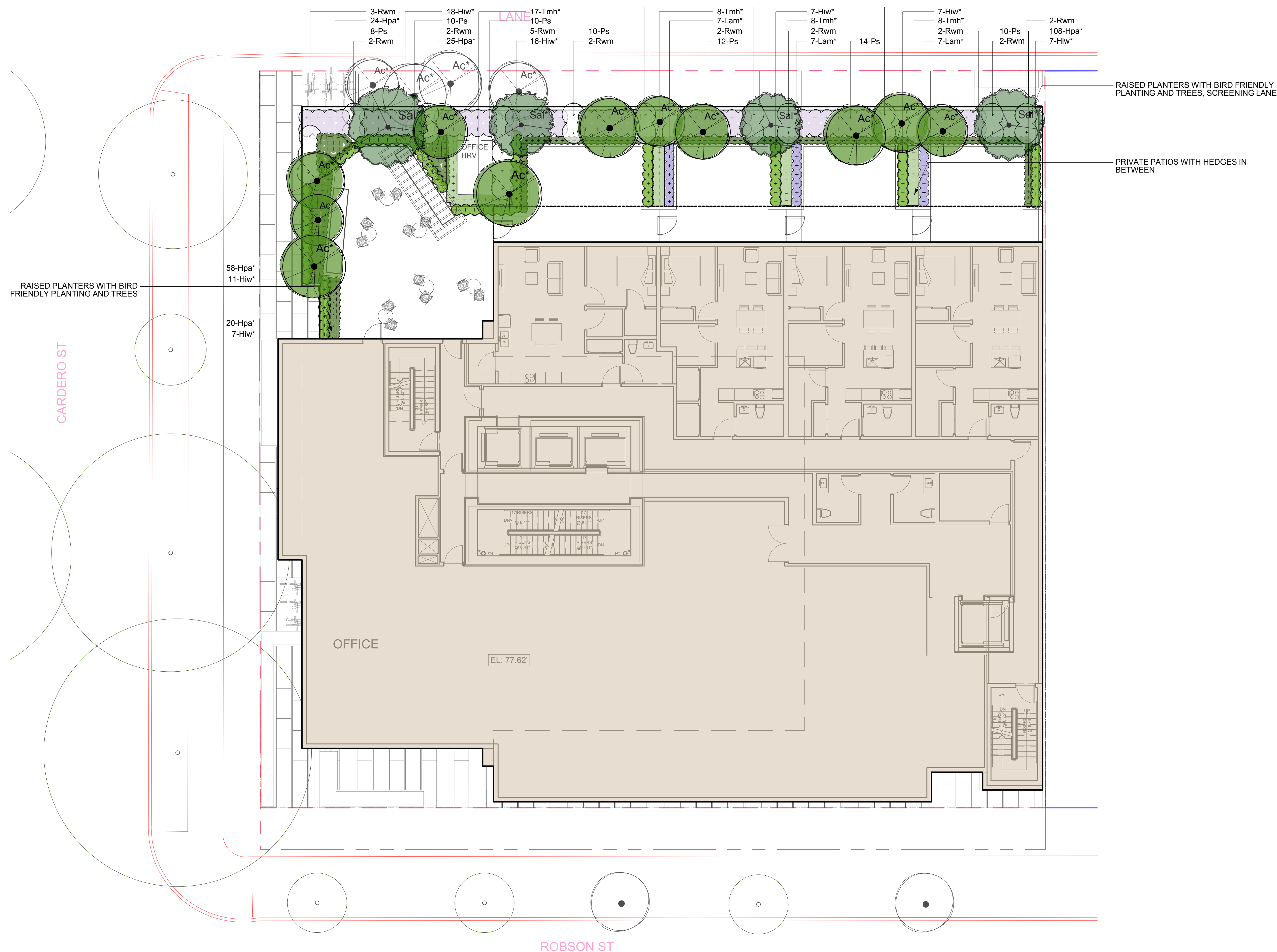
Drawing Title

Landscape Planting Plan - Level 2

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No.
Date 2018.03.14	<div> <div></div> <div>L7.2</div> <div></div> </div> <div> <div></div> <div>of</div> <div></div> </div> <div>35</div>

Plot Date:
18-7-9
21766 1555 Robson St.wvx



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No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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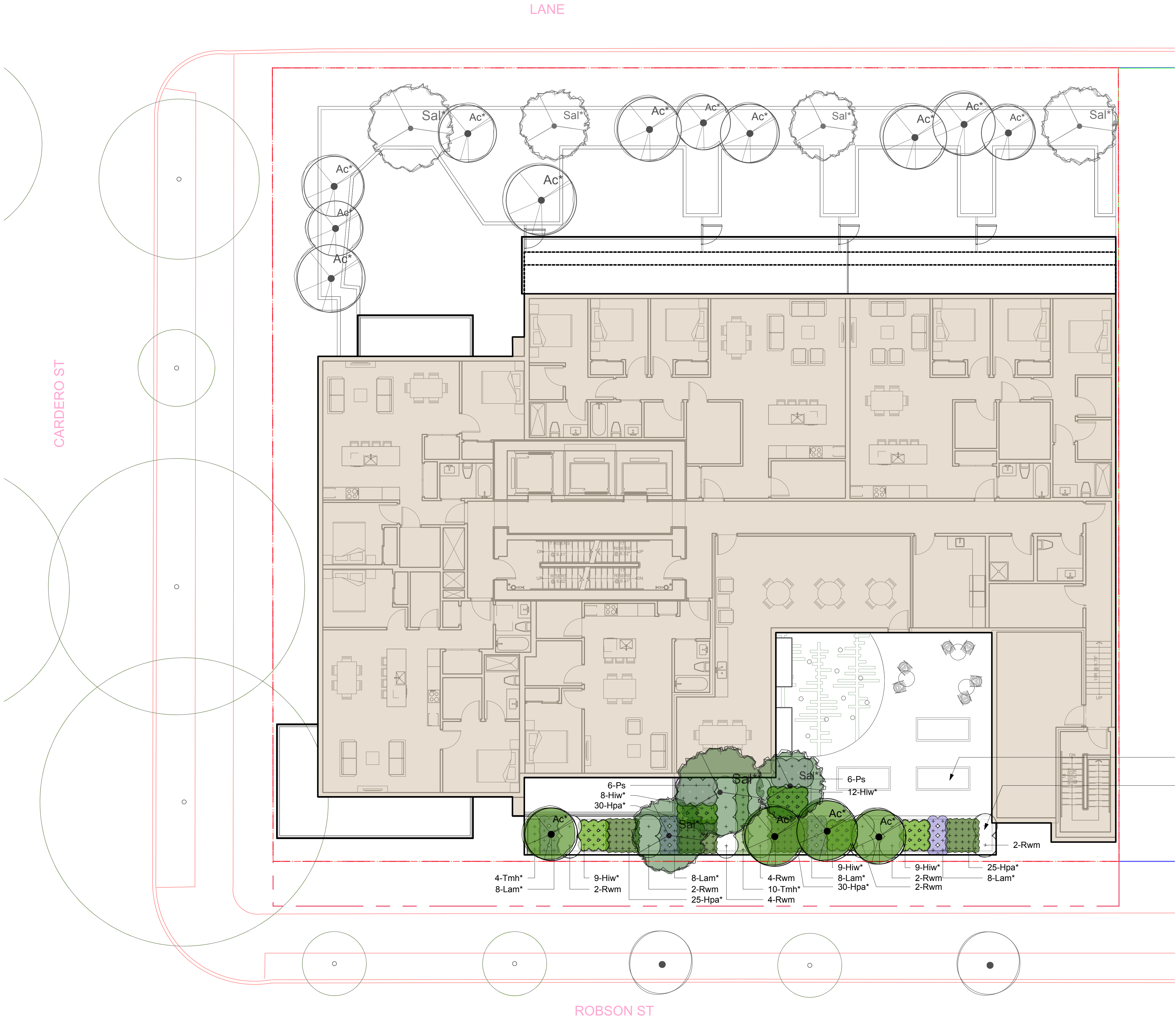
Drawing Title

Landscape Planting
Plan - Level 4

Legal

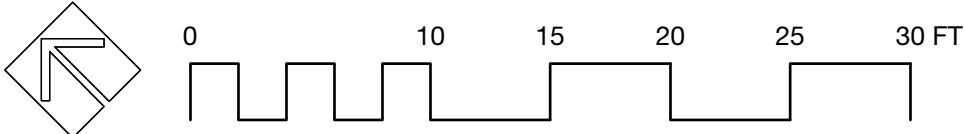
Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L7.3
Date 2018.03.14	of 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



COMMUNITY PLANTER PLOTS

RAISED PLANTERS WITH BIRD
FRIENDLY PLANTING AND TREES



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project

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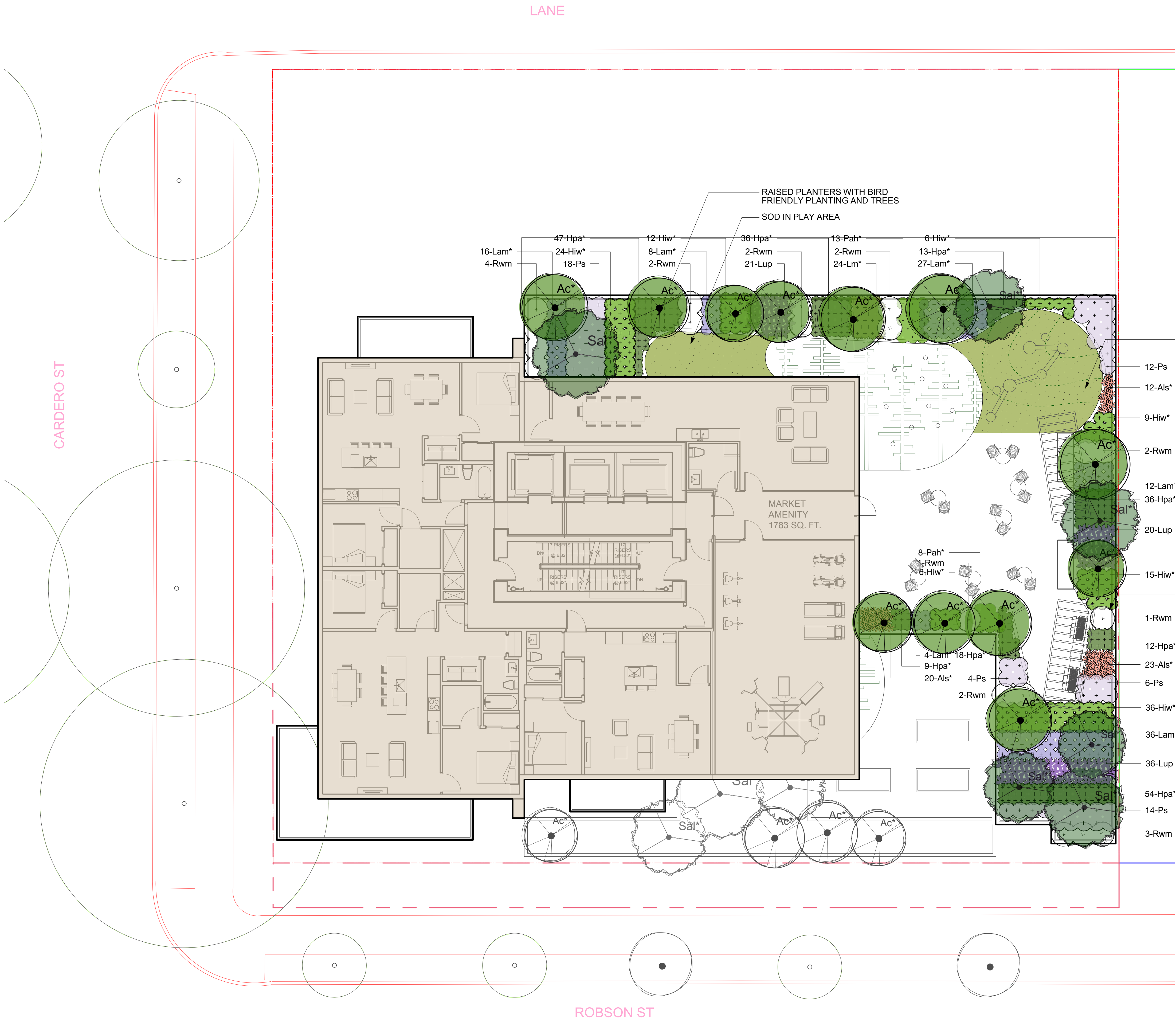
Drawing Title

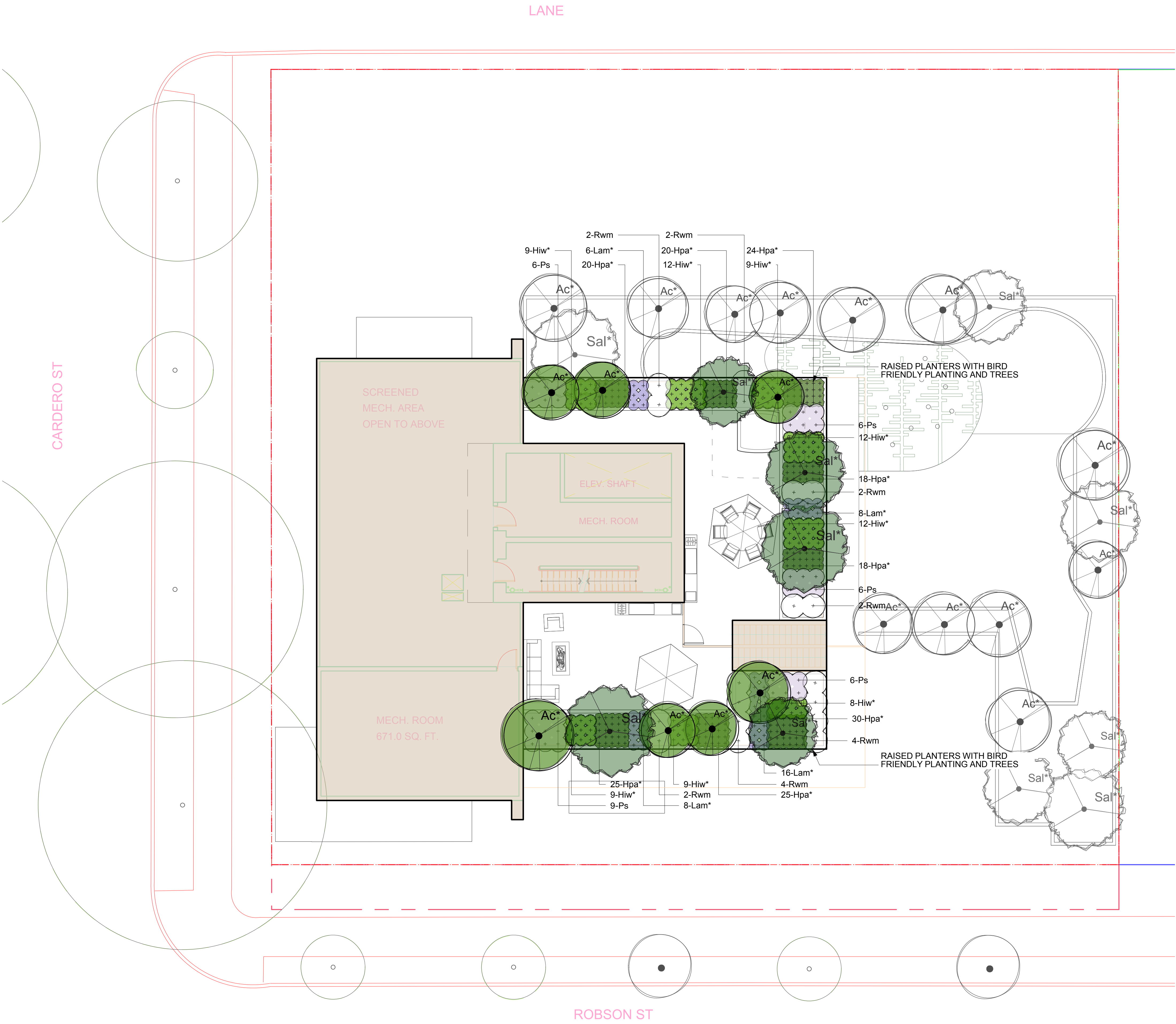
Landscape Planting
Plan - Level 5

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L7.4
Date 2018.03.14	of 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx





Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

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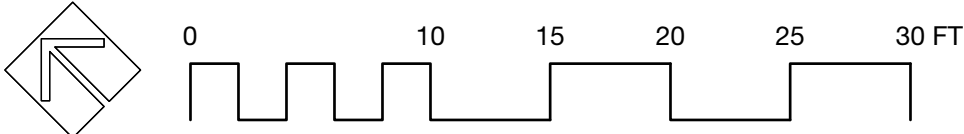
Drawing Title

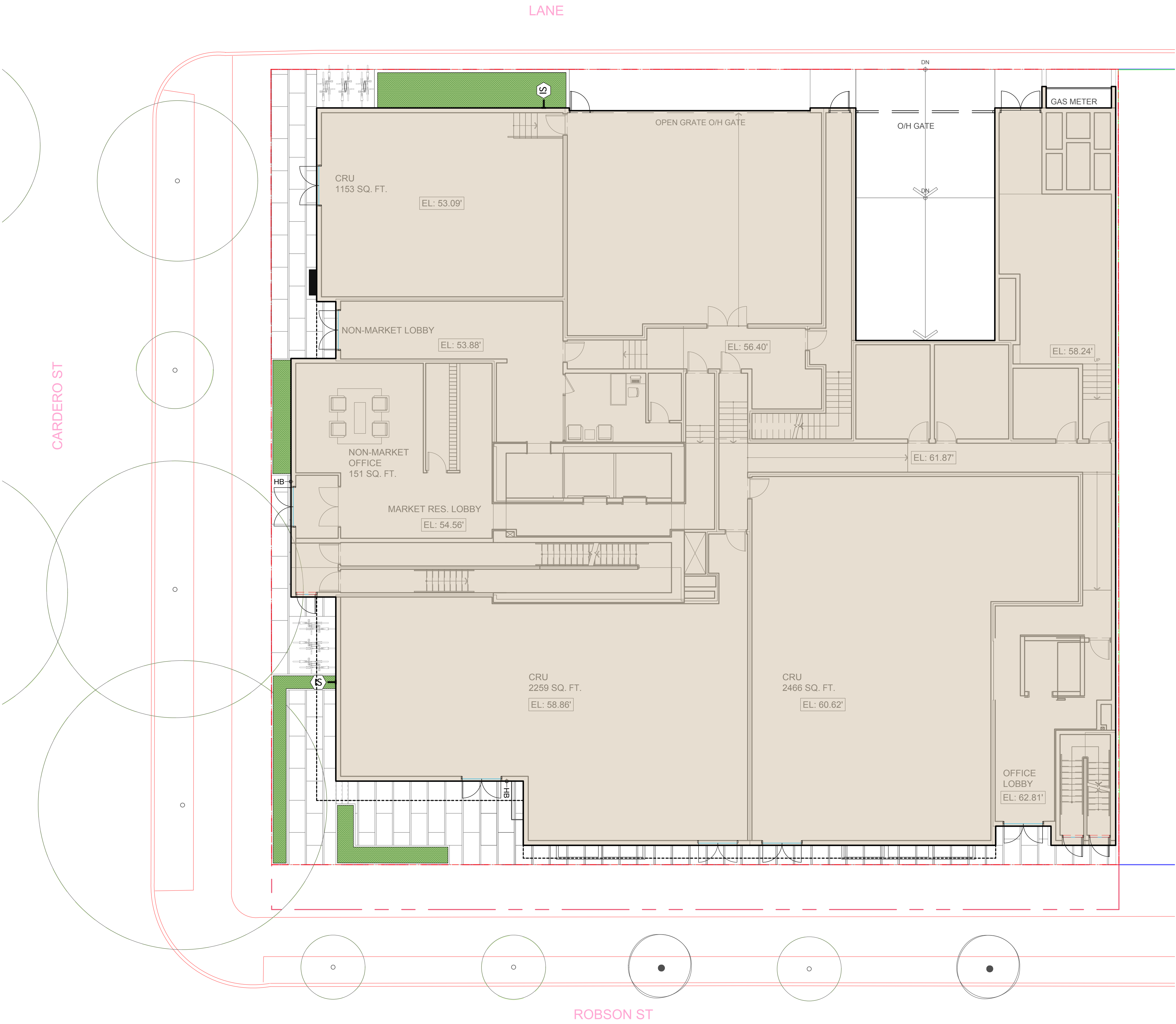
Landscape Planting
Plan - Level 18

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L7.5
Date 2018.03.14	of 35

Plot Date:





Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

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Project
1555 Robson St

1555 Robson St

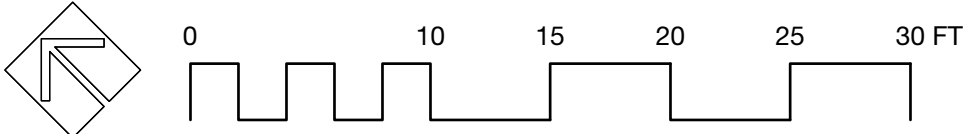
Drawing Title
**Landscape Irrigation
Plan - Ground Floor**

IRRIGATION LEGEND

IRRIGATION AREAS

HOSE BIB

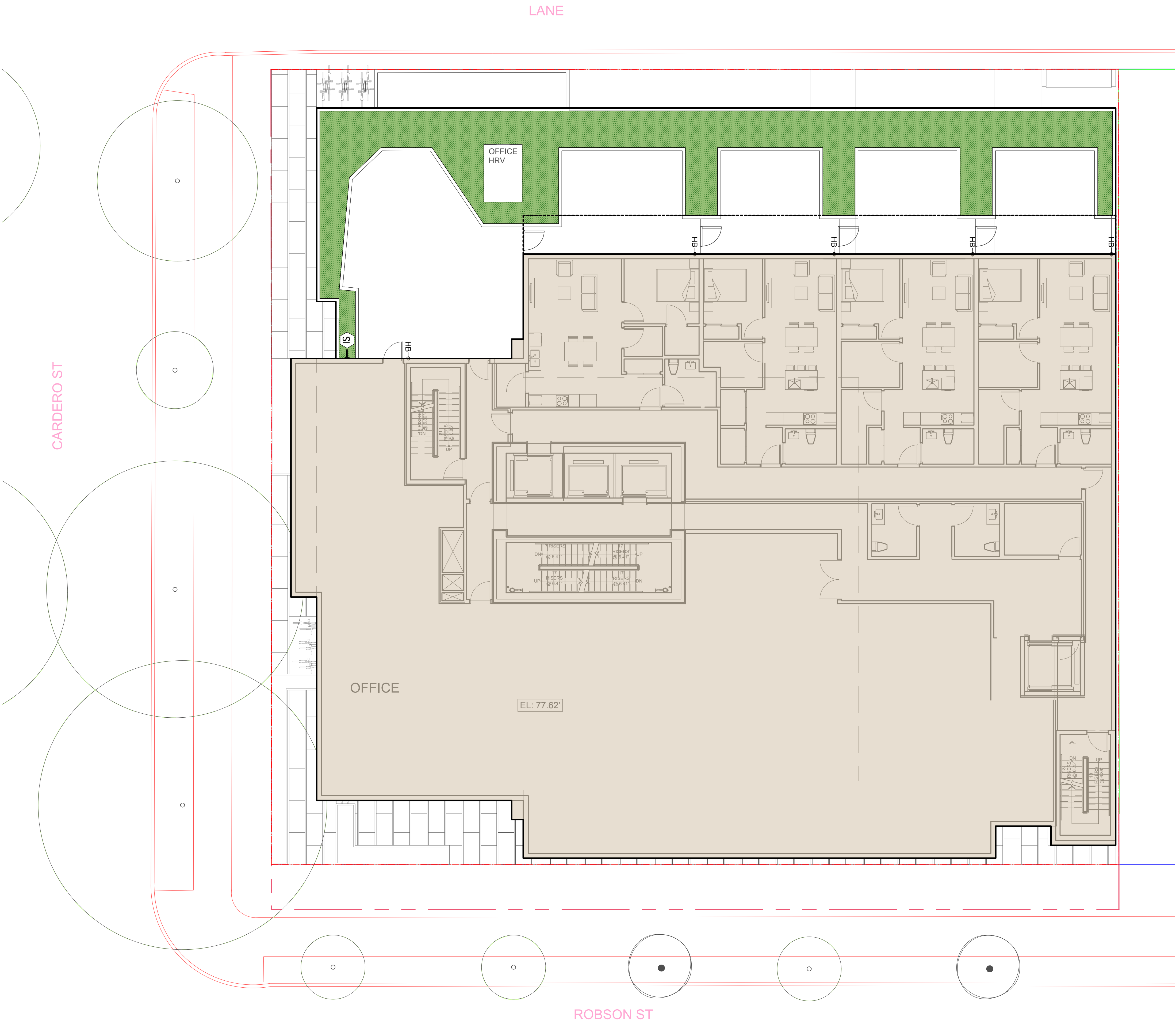
IRRIGATION STUB OUT



Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L8.1
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

1555 Robson St

1555 Robson St

Drawing Title

Landscape Irrigation
Plan - Level 2

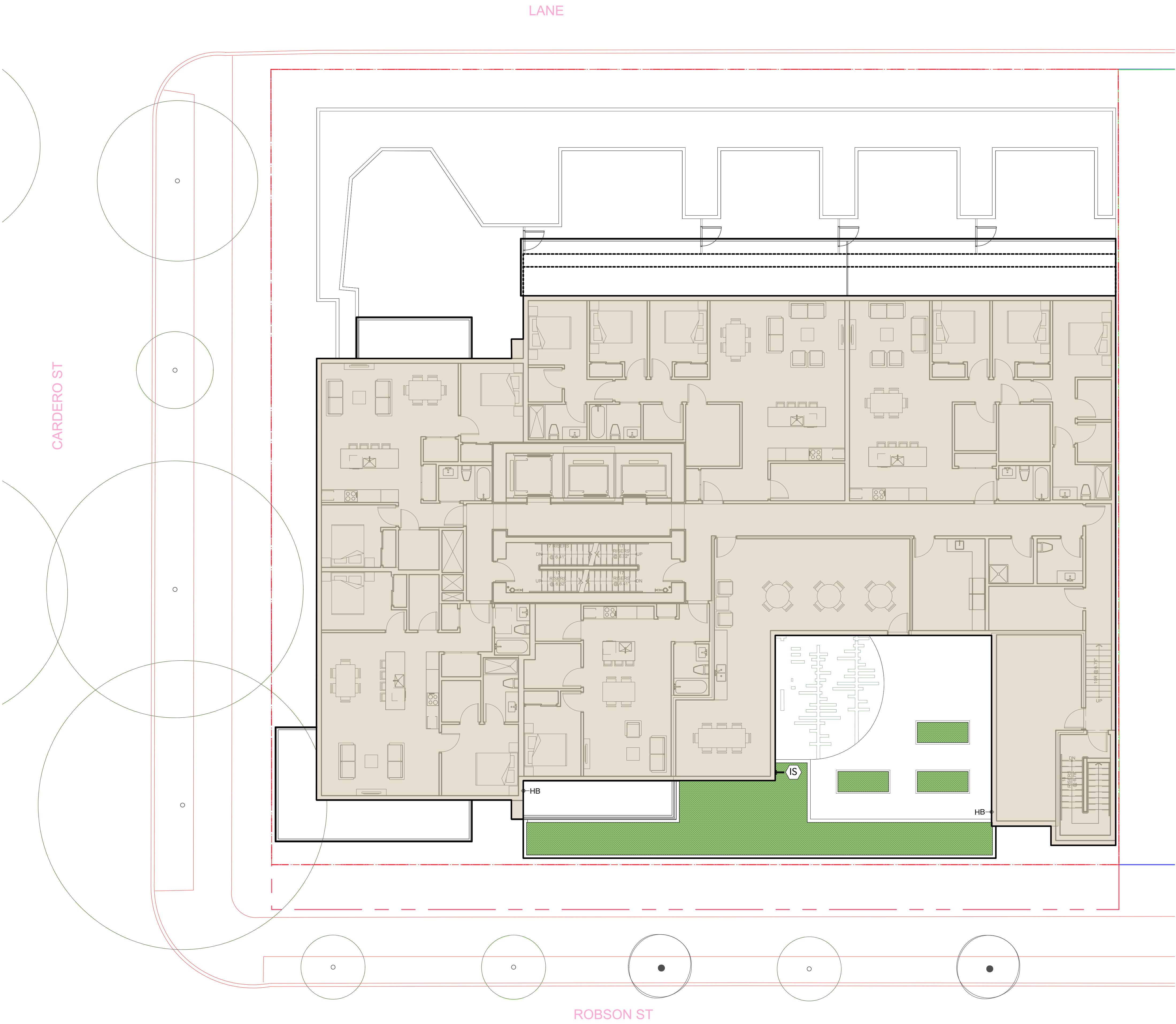
IRRIGATION LEGEND

IRRIGATION AREAS

HOSE BIB

IRRIGATION STUB OUT

Legal	
Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L8.2
Date 2018.03.14	or 35
Plot Date: 18-7-9 21766 1555 Robson St.vwx	



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No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

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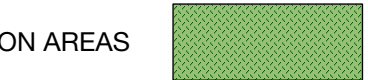
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Drawing Title

**Landscape Concept
Plan - Level 4**

IRRIGATION LEGEND

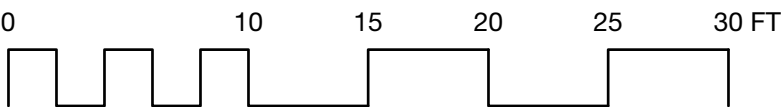
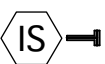
IRRIGATION AREAS



HOSE BIB



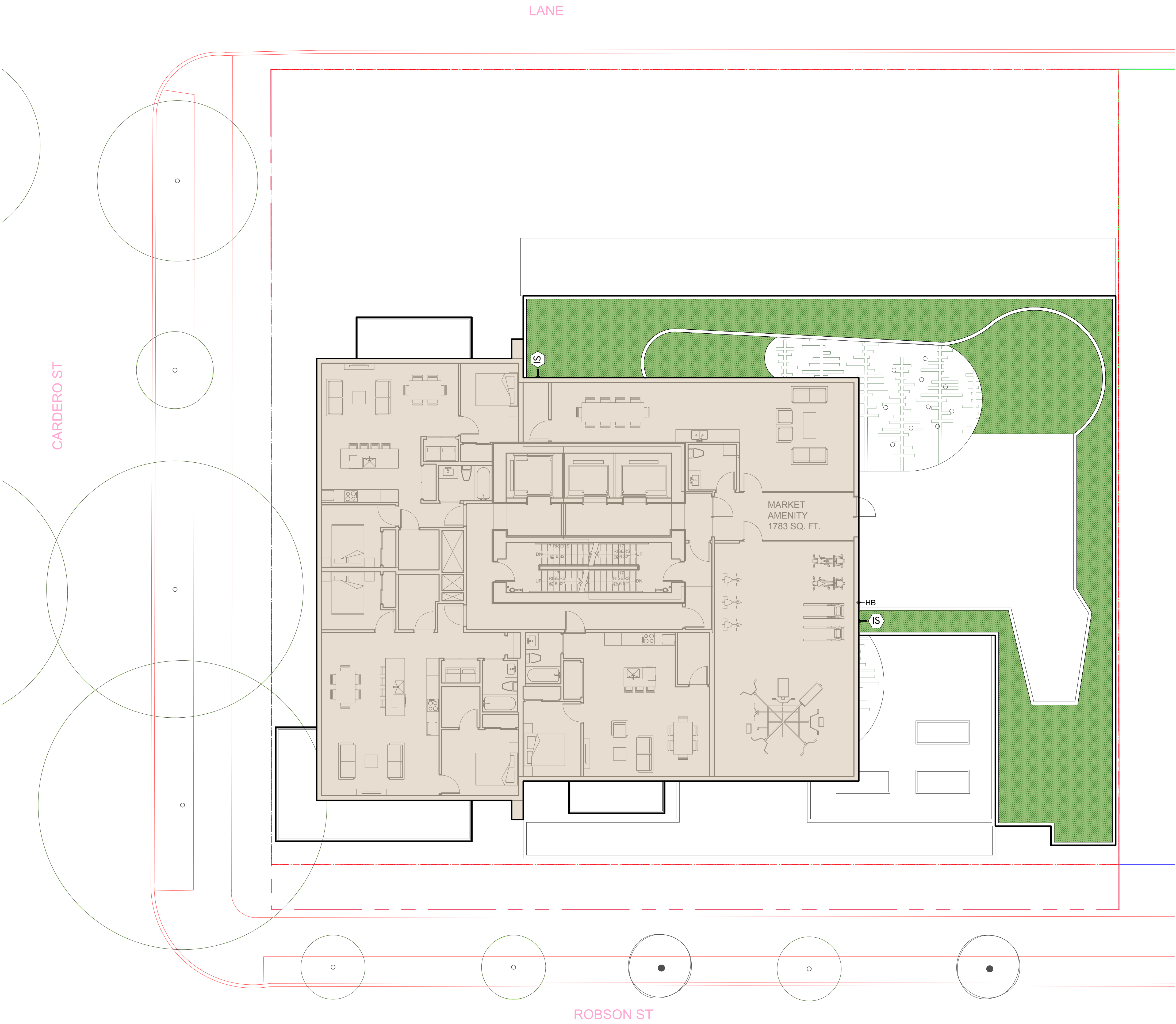
IRRIGATION STUB OUT



Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L8.3
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

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Drawing Title

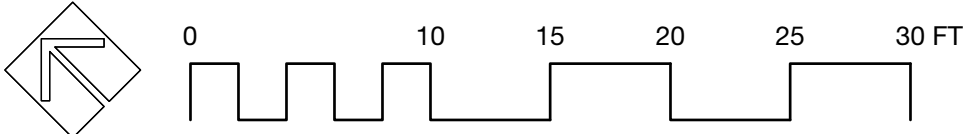
Landscape Irrigation
Plan - Level 5

IRRIGATION LEGEND

IRRIGATION AREAS

HOSE BIB

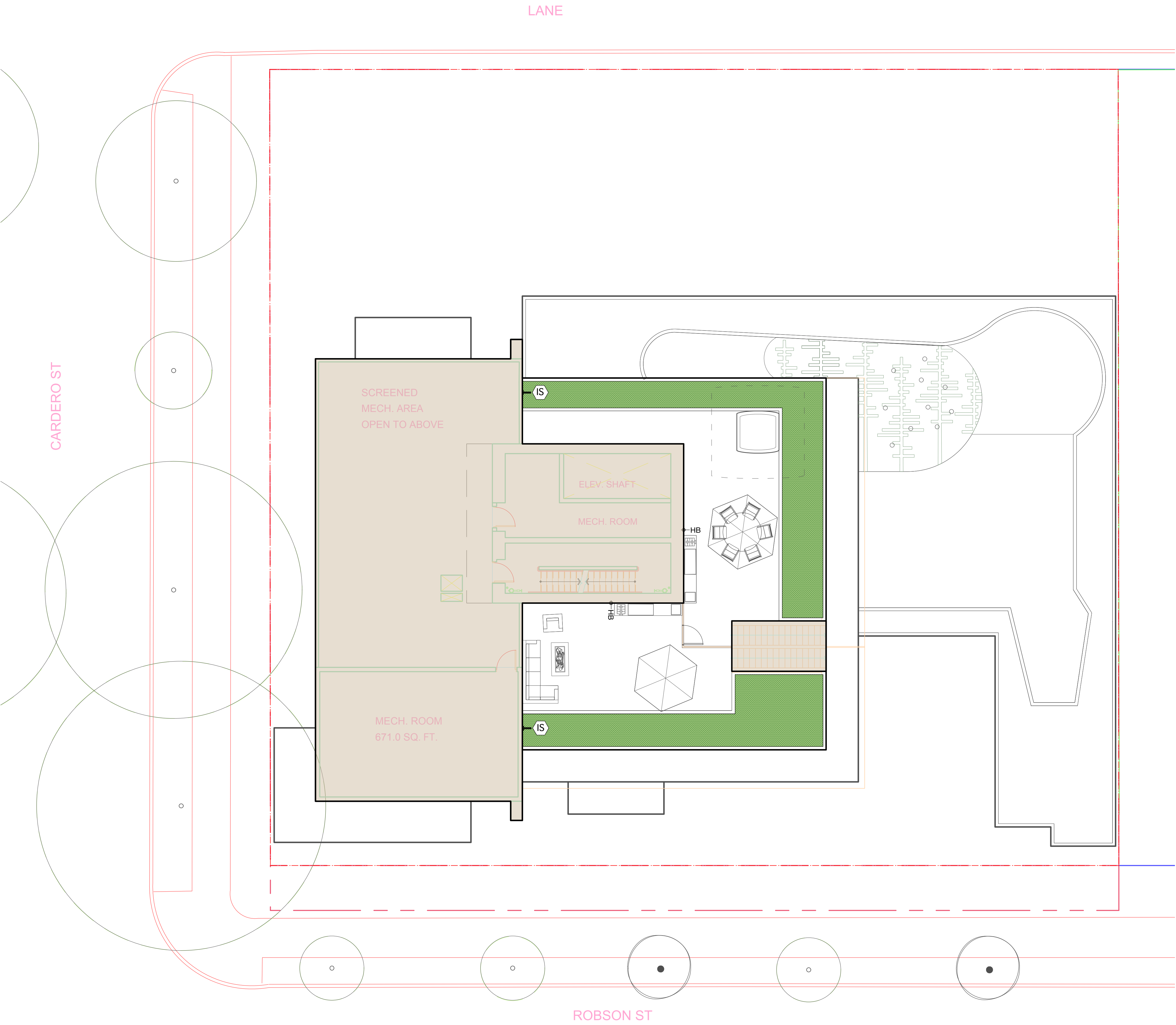
IRRIGATION STUB OUT



Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale 1/8" = 1'0"
Reviewed By DT	Drawing No. L8.4
Date 2018.03.14	or 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx



IRRIGATION LEGEND

IRRIGATION AREAS

HOSE BIB

IRRIGATION STUB OUT

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Revision

No.	Date	Revision Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Issue

No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
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Project

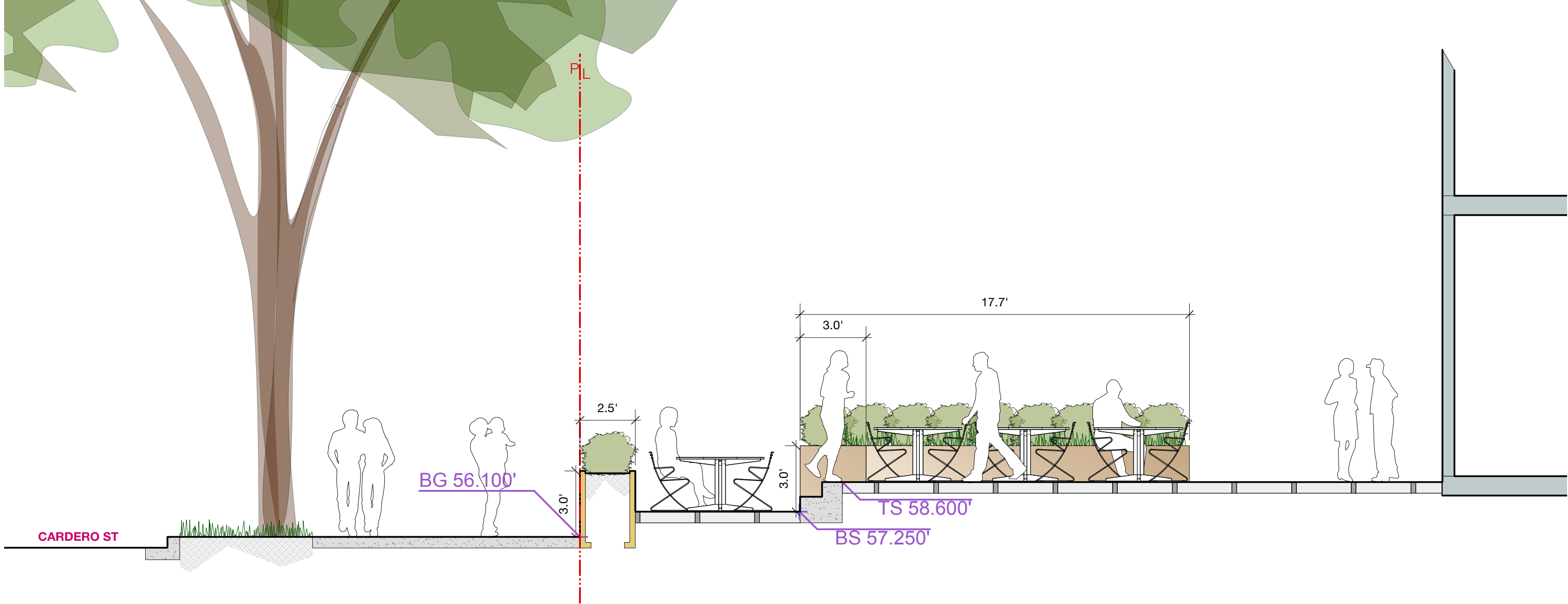
1555 Robson St

1555 Robson St

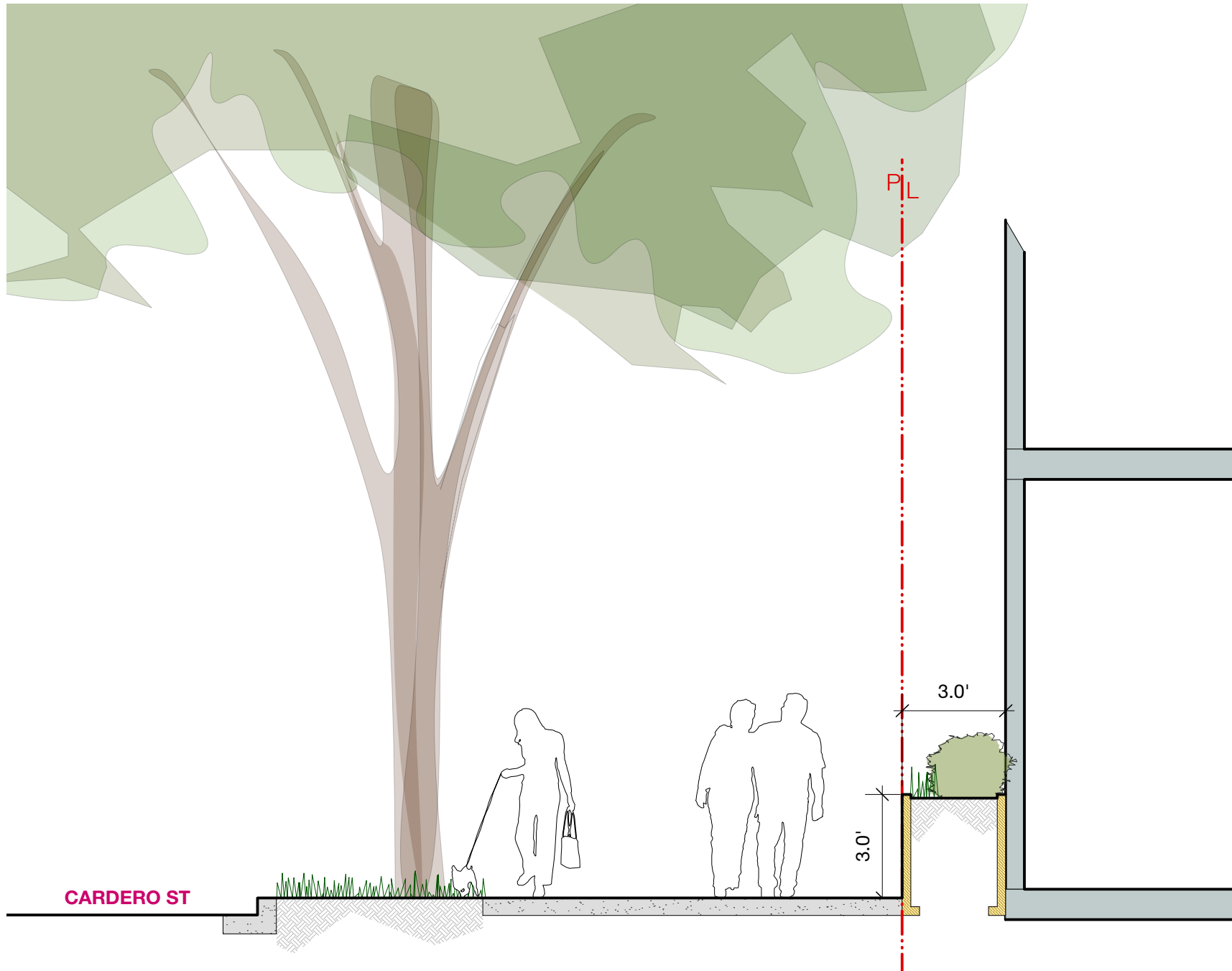
Drawing Title

Landscape Irrigation
Plan - Level 18

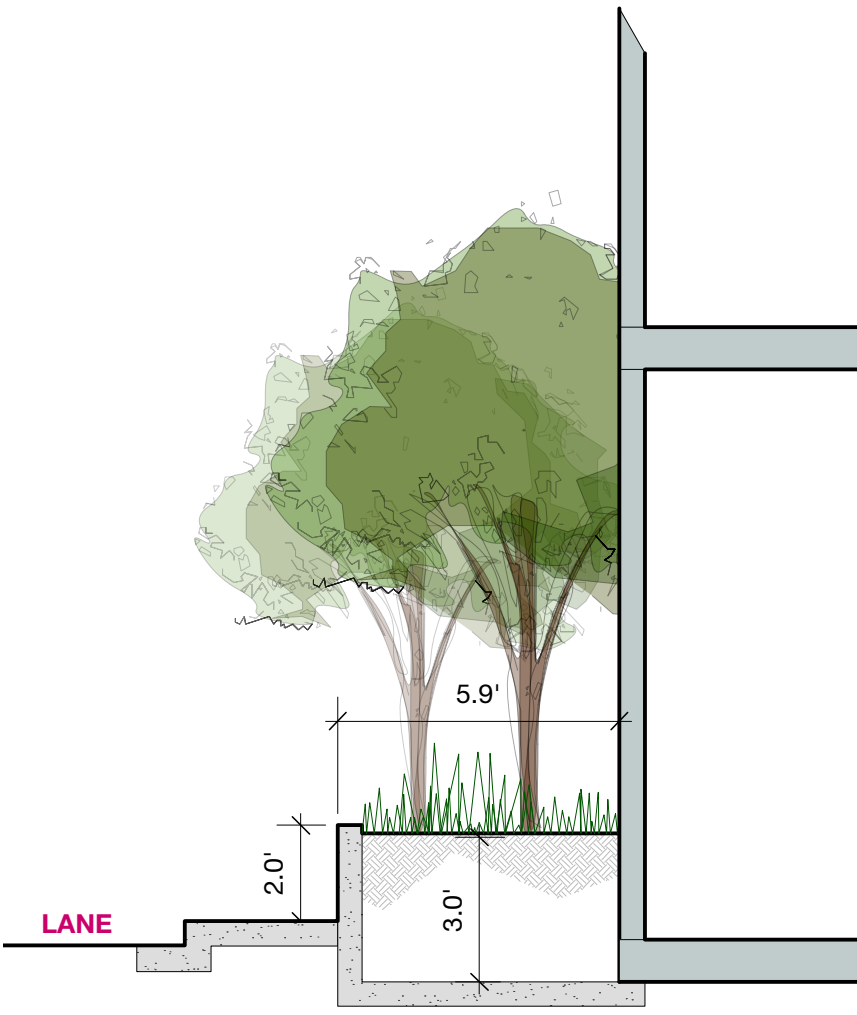
Project Manager VG	Project ID 21766
Drawn By VG	Scale Sheet Scale
Reviewed By DT	Drawing No. L8.5
Date 2018.03.14	or 35
Plot Date:	



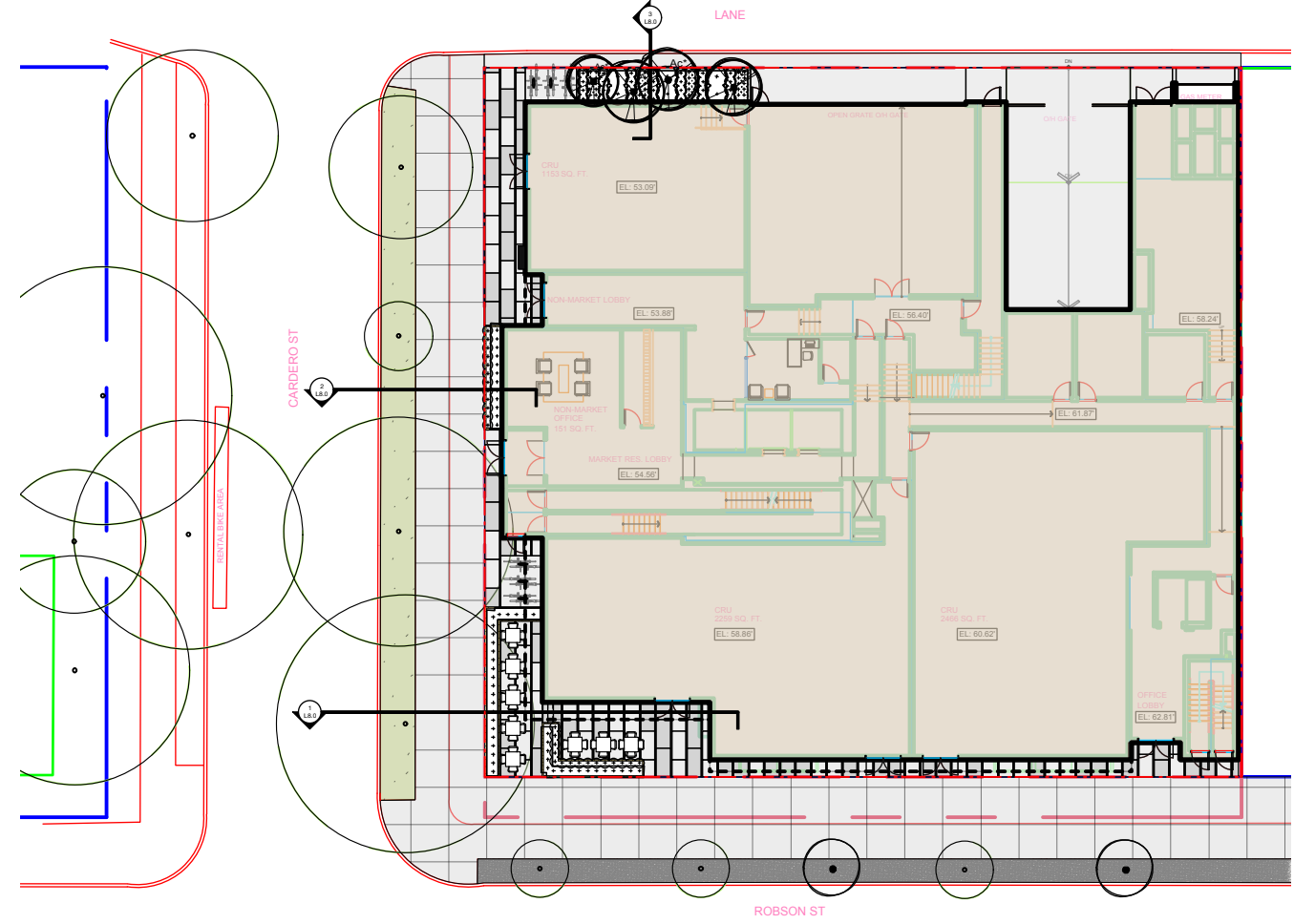
1 Section: Commercial Outdoor Space
Scale: 1/4" = 1'-0"



2 Section: Planter at Cardero
Scale: 1/4" = 1'-0"



3 Section: Planter at Lane
Scale: 1/4" = 1'-0"



No.	Date	Revision Notes
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Project

1555 Robson St

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Drawing Title

Landscape Sections

Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale as noted
Reviewed By DT	Drawing No. L9.0
Date 2018.03.14	<div><div></div> of <div></div></div> 35

Plot Date:

1 Detail: Concrete on Slab
Scale: 1" = 1'-0"

2 Detail: Stone Paver on Slab
Scale: 1" = 1'-0"

3 Detail: Poured In Place Rubber Surfacing
Scale: 1" = 1'-0"

4 Detail: Concrete Planter on Slab
Scale: 1" = 1'-0"

5 Detail: Metal Planter
Scale: 1" = 1'-0"

6 Detail: Urban Agriculture Planter
Scale: 1" = 1'-0"

Embedded

HANDLE WITH CARE! Ring's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

Side Elevation, showing core drill sizes

7	Detail: Landscape Forms Bike Rack refer to manufacturer specs
---	--

8	Detail: Timber Bench refer to manufacturer specs
---	---

Revision		
No.	Date	Revision Notes
Issue		
No.	Date	Issue Notes
A	18-6-8	Issued for Client Review
B	18-7-5	Issued for DP

Professional Seal

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Project

1555 Robson St

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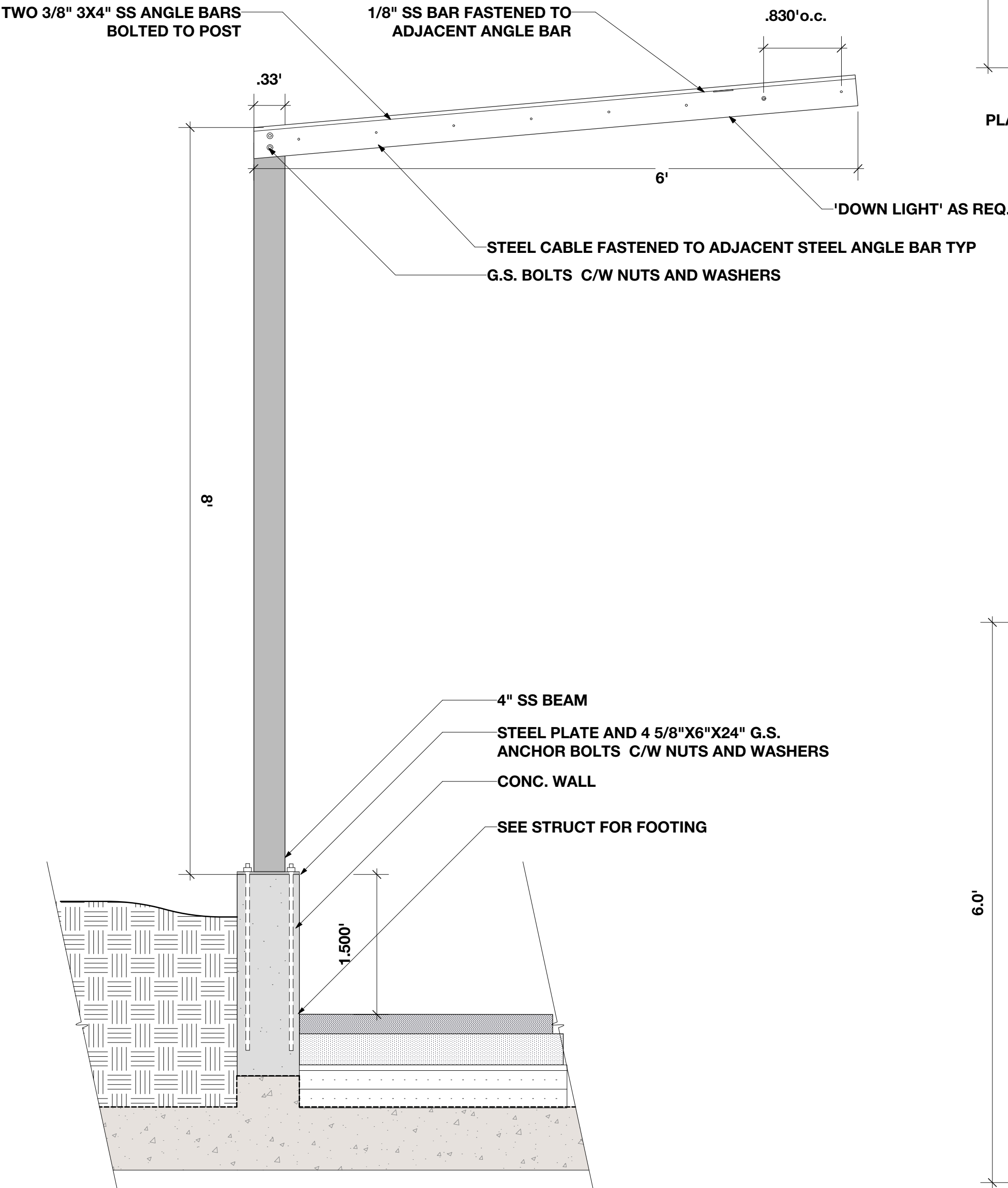
Drawing Title

Landscape Details

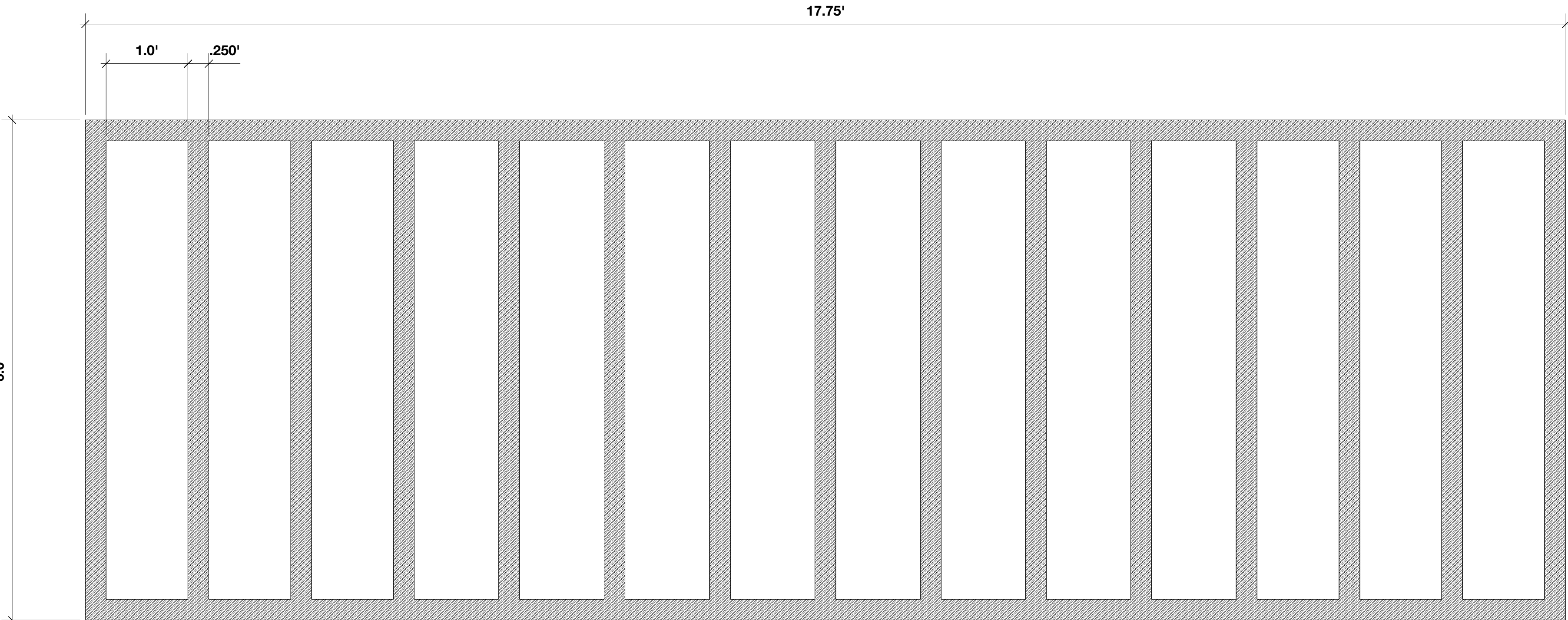
Legal

Project Manager VG	Project ID 21766
Drawn By VG	Scale as noted
Reviewed By DT	Drawing No. L10.1
Date 2018.03.14	— of — 35

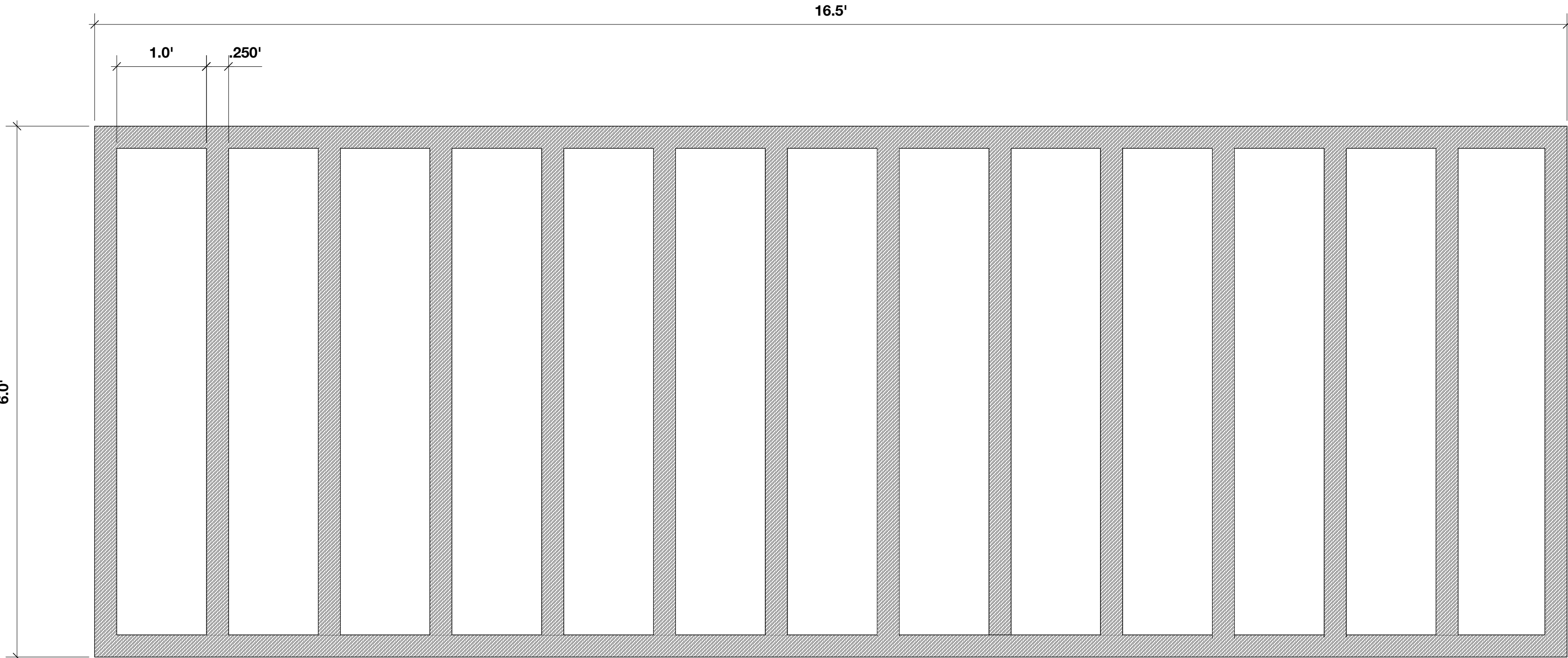
Plot Date:



SIDE ELEVATION



PLAN: LEVEL 2 ARBOUR



PLAN: LEVEL 5 ARBOUR

Revision

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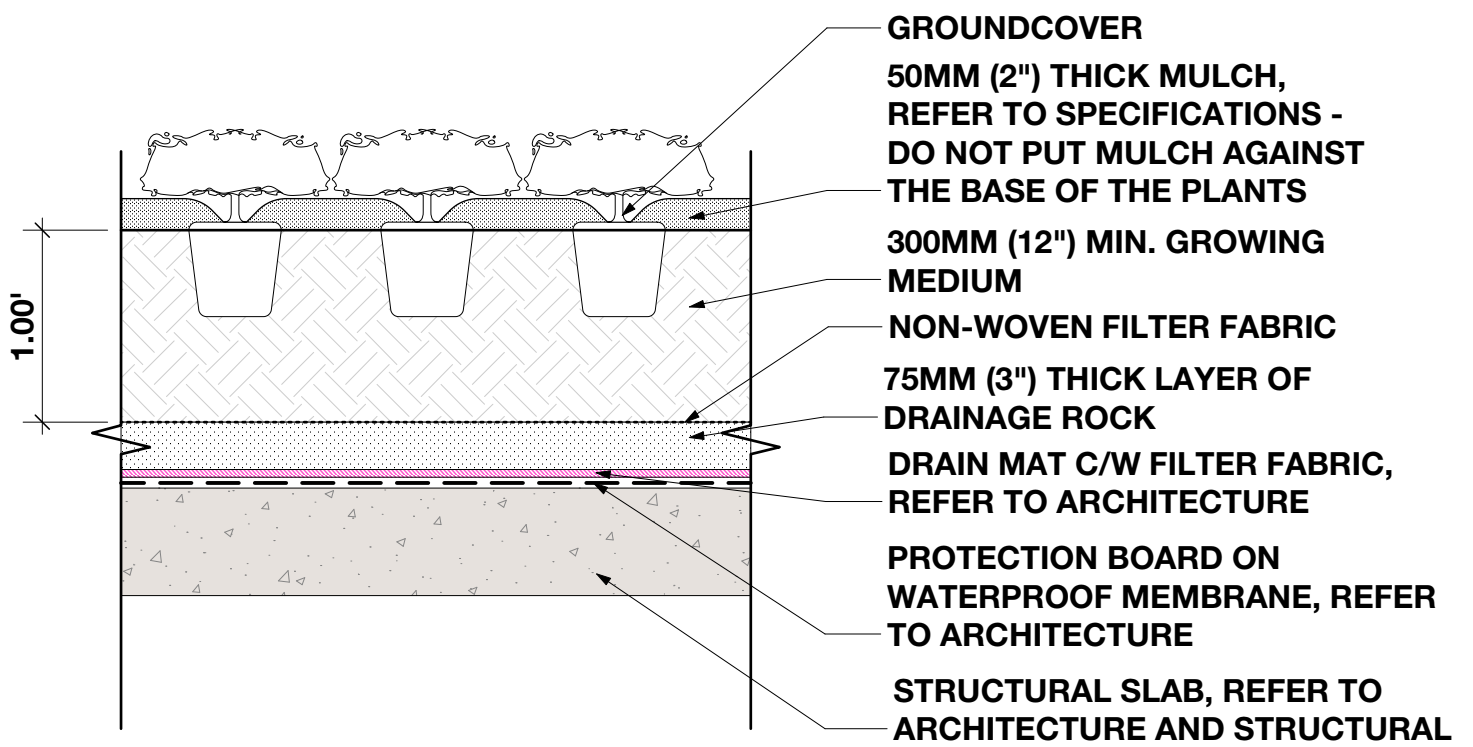
Drawing Title

Landscape Details

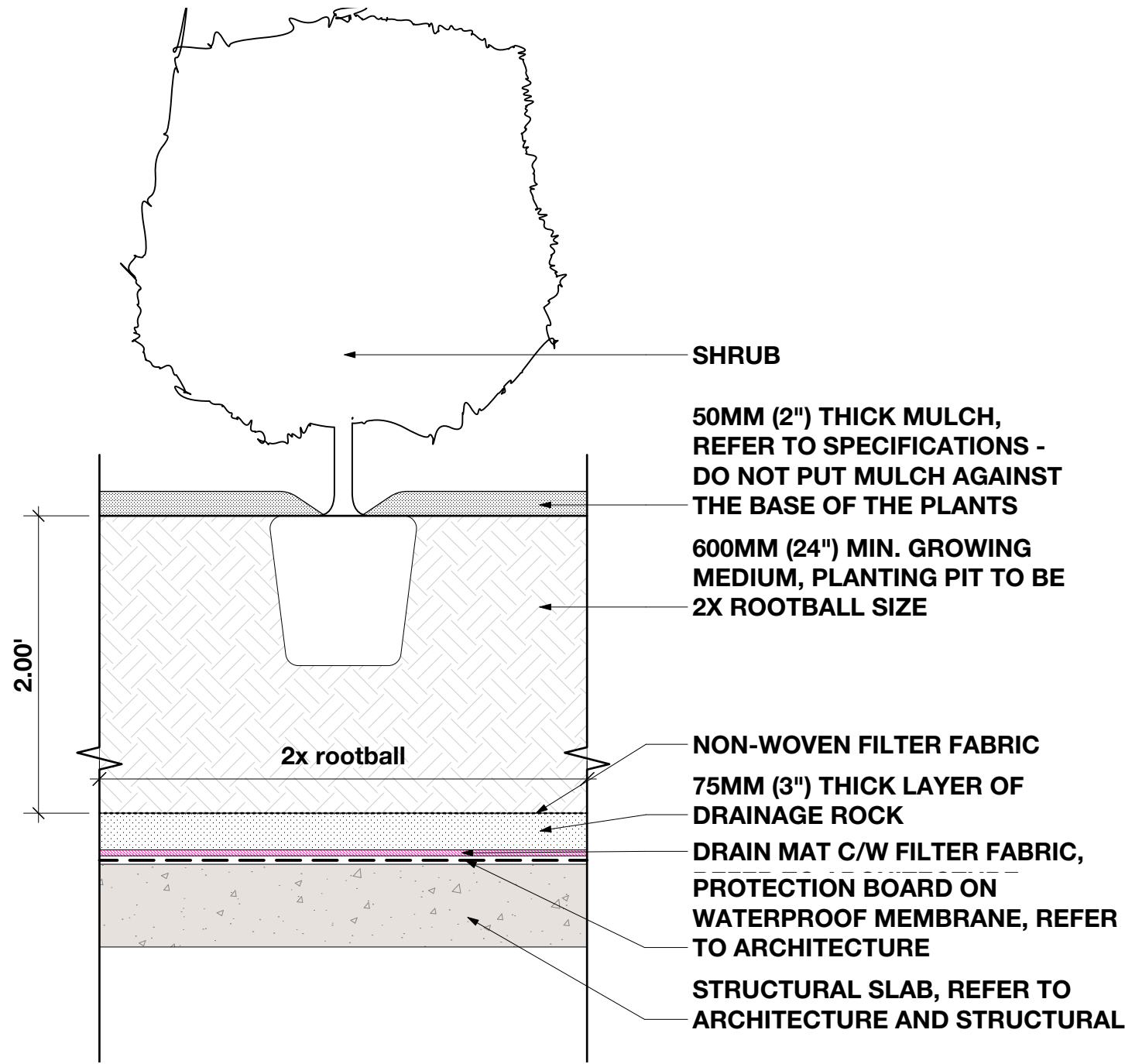
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Project Manager VG	Project ID 21766
Drawn By VG	Scale as noted
Reviewed By DT	Drawing No.
Date 2018.03.14	L10.2 of 35

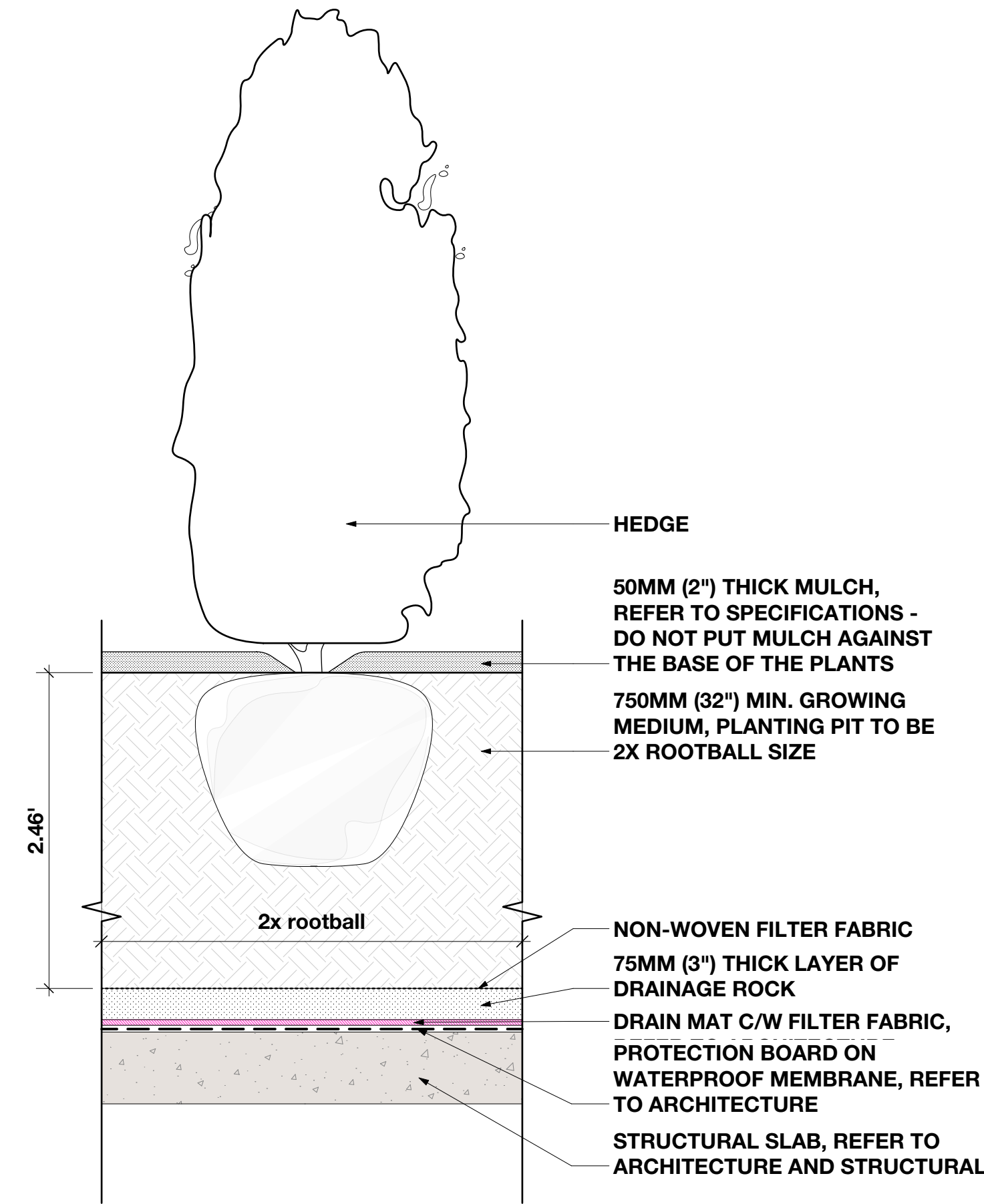
Plot Date:



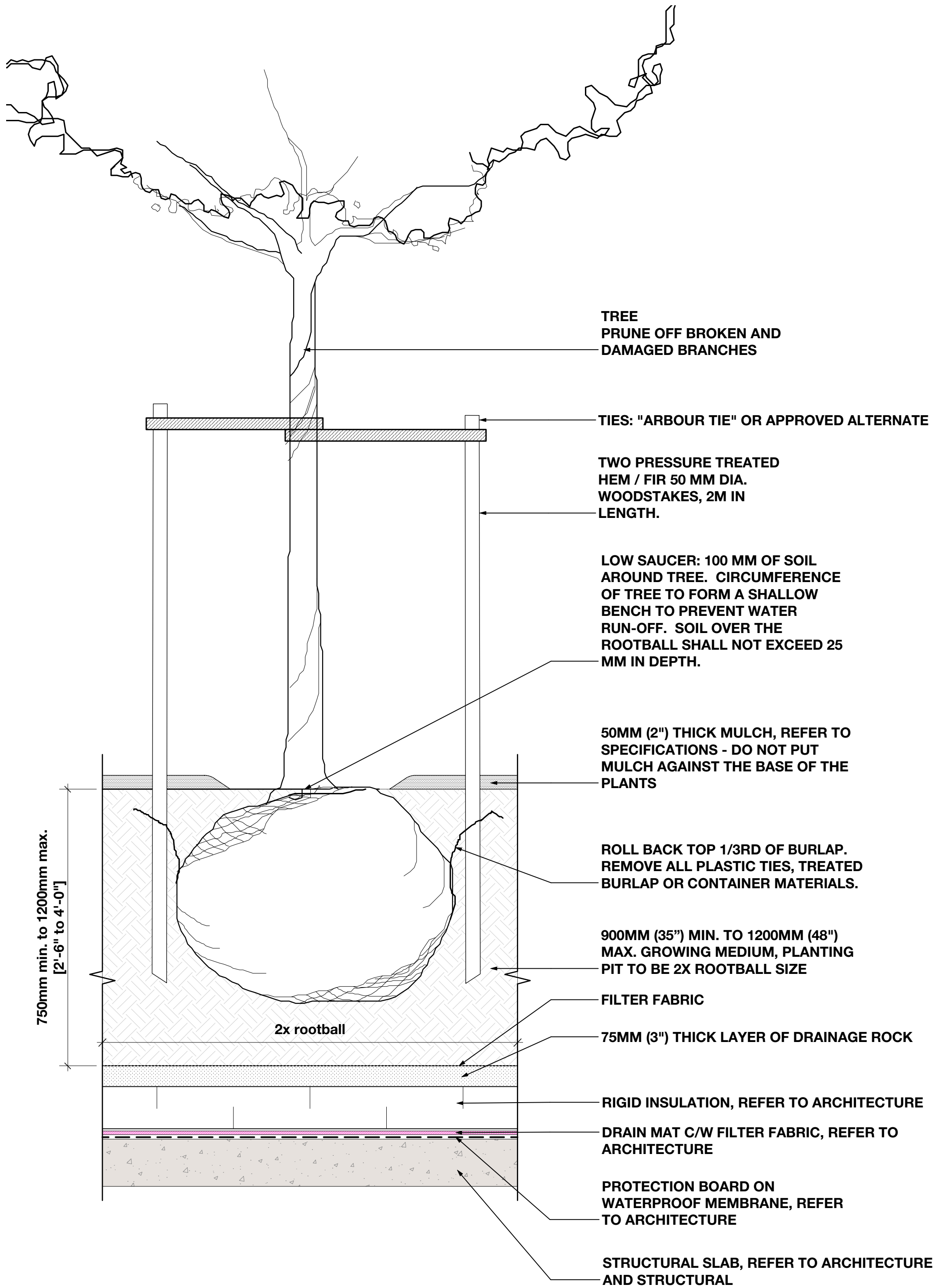
1 Detail: Ground Cover on Slab
Scale: 1" = 1'-0"



2 Detail: Shrub on Slab
Scale: 1" = 1'-0"



3 Detail: Hedge on Slab
Scale: 1" = 1'-0"



4 Detail: Tree on Slab
Scale: 1" = 1'-0"

Revision

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Drawing Title

Landscape Details

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Project Manager VG	Project ID 21766
Drawn By VG	Scale as noted
Reviewed By DT	Drawing No. L10.3
Date 2018.03.14	of 35

Plot Date:



STEEL PLANTERS AT EMILY CARR
SOURCE: PFS STUDIO



STEEL PLANTERS AT EMILY CARR
SOURCE: PFS STUDIO

Revision		
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Drawing Title

**Landscape Precedent
Images**

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Project Manager VG	Project ID 21766
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Reviewed By DT	Drawing No.
Date 2018.03.14	L11.0 of 35

Plot Date:
18-7-9
21766 1555 Robson St.vwx