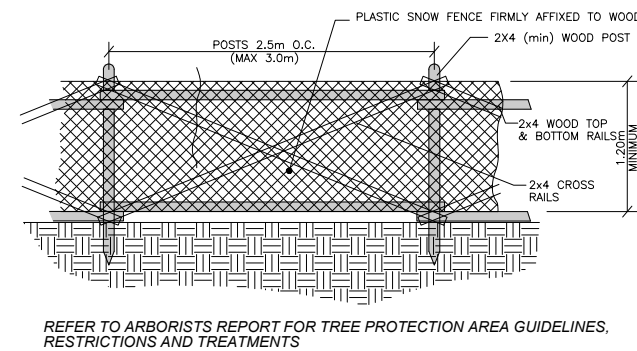


1. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO THE SURVEY MAP ISSUE DATE MAY 29, 2017 PROVIDED BY BENNETT LAND SURVEYING LTD.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL.
3. ALL PRUNING TO BE DONE UNDER THE SUPERVISION OF THE APPOINTED ARBORIST AS PER SPEC.
4. REFER TO ELECTRICAL DRAWINGS FOR ALL SERVICE TERMINATION AND RESTATEMENT.
5. ALL ONSITE LANDSCAPE FEATURES AND PLANTS NOT IDENTIFIED FOR RETENTION OR RELOCATION ARE TO BE REMOVED.
6. REFER TO CERTIFIED ARBORISTS TREE MANAGEMENT PLAN FOR TREE PRESERVATION.
7. ALL EXISTING STREET CURBS TO BE RETAINED UNLESS OTHERWISE NOTED.
8. REFER TO CIVIL DRAWINGS FOR REMOVAL, RETENTION AND/OR RELOCATION OF EXISTING PARKING AND SITE SERVICES.





WEST 28TH AVENUE

WEST 29TH AVENUE

DUNBAR STREET

GENERAL NOTES:

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2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
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5. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
8. ALL DIMENSIONS ARE NOMINAL.
9. VERIFY ALL MEASUREMENTS ON SITE.
10. ALL IMPROVEMENTS ON STREET RIGHT-OF-WAY AS PER THE COV GEOMETRIC DESIGN AND TO THE SATISFACTION OF THE CMES.
11. OFF-SITE SOD REPAIR PER COV STANDARDS.
12. EXISTING BIKE RACKS ON STREET RIGHT-OF-WAY SHALL BE PROTECTED IN PLACE OR REMOVED AND RE-INSTALLED AT NEW LOCATION AS NECESSARY.

LEGEND:

	PROPERTY LINE		HEDGE
	LINE OF PROPOSED PARKING BELOW		EXISTING TREES
	STREET LIGHT		PROPOSED TREES
	SPOT ELEVATION		AREA DRAIN
	HOSE BIB		CATCH BASIN (SEE CIVIL)
	HYDRO POLE		
CONCRETE PAVING			
	TYPE 1 - CIP CONCRETE OFF-SITE, PEDESTRIAN, CITY STANDARD, LIGHT BROOM FINISHED WITH SAW CUT JOINTS (CITY SIDEWALKS)		
	TYPE 2 - ASPHALT, VEHICULAR (LANE WAY)		
	TYPE 3 - CIP CONCRETE ON-SITE, VEHICULAR (SEE CIVIL)		
	TYPE 4 - PRE CAST CONCRETE SLABS (ON L4)		
	TYPE 5 - EXPOSED AGGREGATE, LIGHT BROOM FINISH, SAW CUT (CITY SIDEWALK, EDGE OF SRW AREA ON DUNBAR ST. FRONTAGE)		
UNIT PAVING			
	TYPE A - PRECAST CONCRETE UNIT PAVERS - 4-7/16"(w) x 8-7/8"(l) x 2-3/8"(d) CLASSIC STANDARD BY ABBOTSFORD CONCRETE, NATURAL COLOUR (PATIOS)		
	TYPE B - HYDRAPRESS SLAB - 18"(w) x 18"(l) x 1-5/8"(d) TEXADA BY ABBOTSFORD CONCRETE, NATURAL COLOUR (BALCONIES)		

ORNAMENTAL STONE	
	TYPE Z - STONE PAVING
	RIVER ROCK, MAINTENANCE STRIP, 1"-3"Ø, DARK GREY COLOUR (BUILDING EDGE, L1)
	RIVER ROCK, DECORATIVE (ON L4)
OTHER	
	COMPOSITE WOOD DECK
	RUBBER SURFACE
	WOOD PLAY STUMPS - 12"Ø CEDAR, 6-12" THICK (ON L4)
	SOD LAWN
SITE FURNISHINGS	
	WOOD TOP BENCH ON CONCRETE PLINTH
	BIKE RACKS (QTY: 12 BIKE PARKING STALLS)

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2	2018.02.08	OPEN HOUSE
3	2018.04.17	DP
4	2018.08.09	DP
5	2018.08.03	UDP
6	2018.12.06	DP

NO.	DATE	DESCRIPTION
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ISSUES

#	#	#	#
NO.	DATE	APPR	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION
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NO.	DATE	APPR	DESCRIPTION
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ibigroup.com

PROJECT TITLE

Dunbar & 28th  
4464 Dunbar Street

PROJECT NO: 17079

DRAWN BY: SS

CHK'D BY: LL

SCALE: 3/32"=1'0"

DATE: 2018.11.23

SHEET TITLE

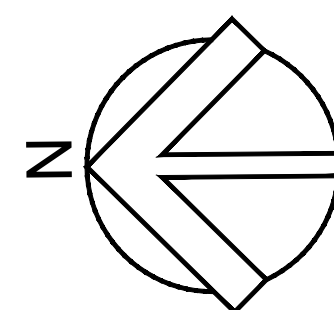
MATERIALS PLAN  
LEVEL 1

SHEET NUMBER

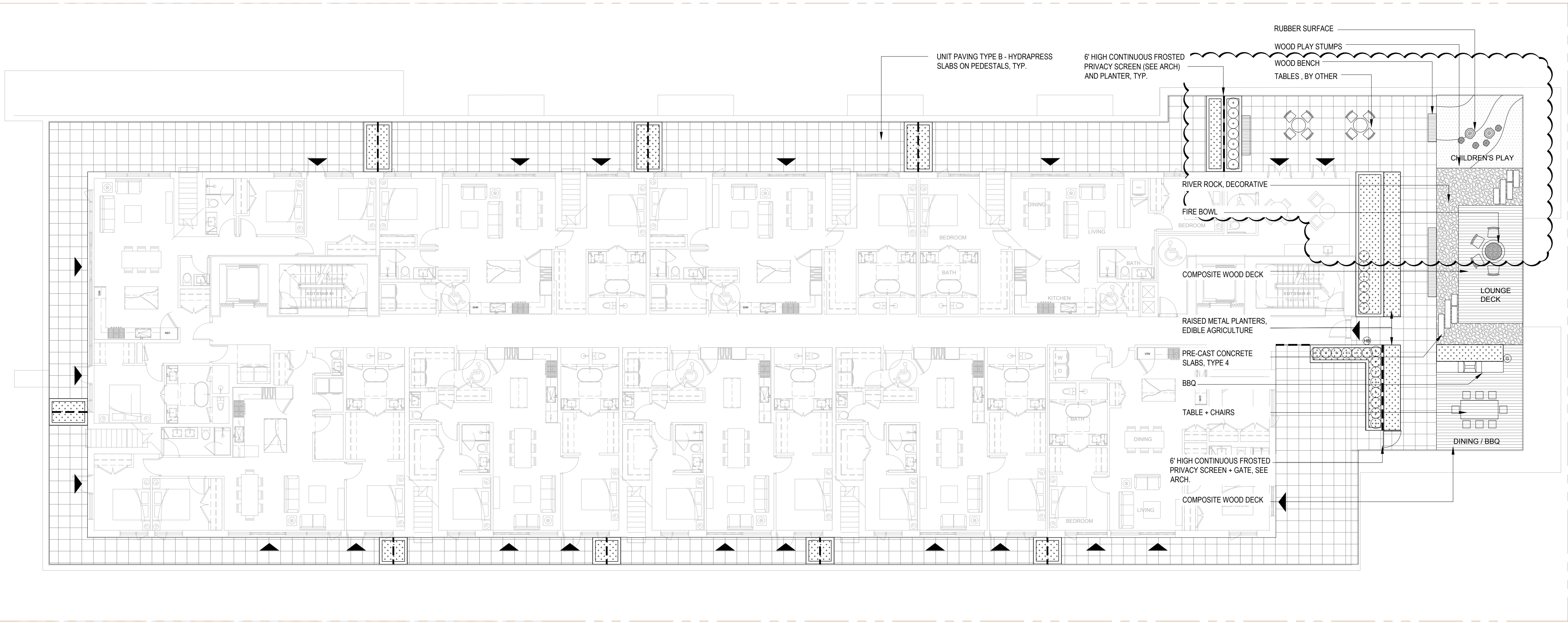
L2.00  
OF #

REV:

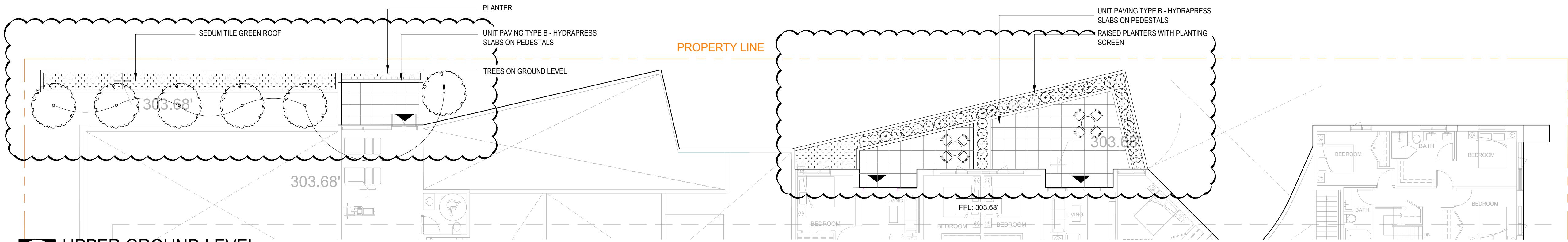
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3 LEVEL 4  
SCALE: AS NOTED



1 UPPER GROUND LEVEL  
SCALE: AS NOTED

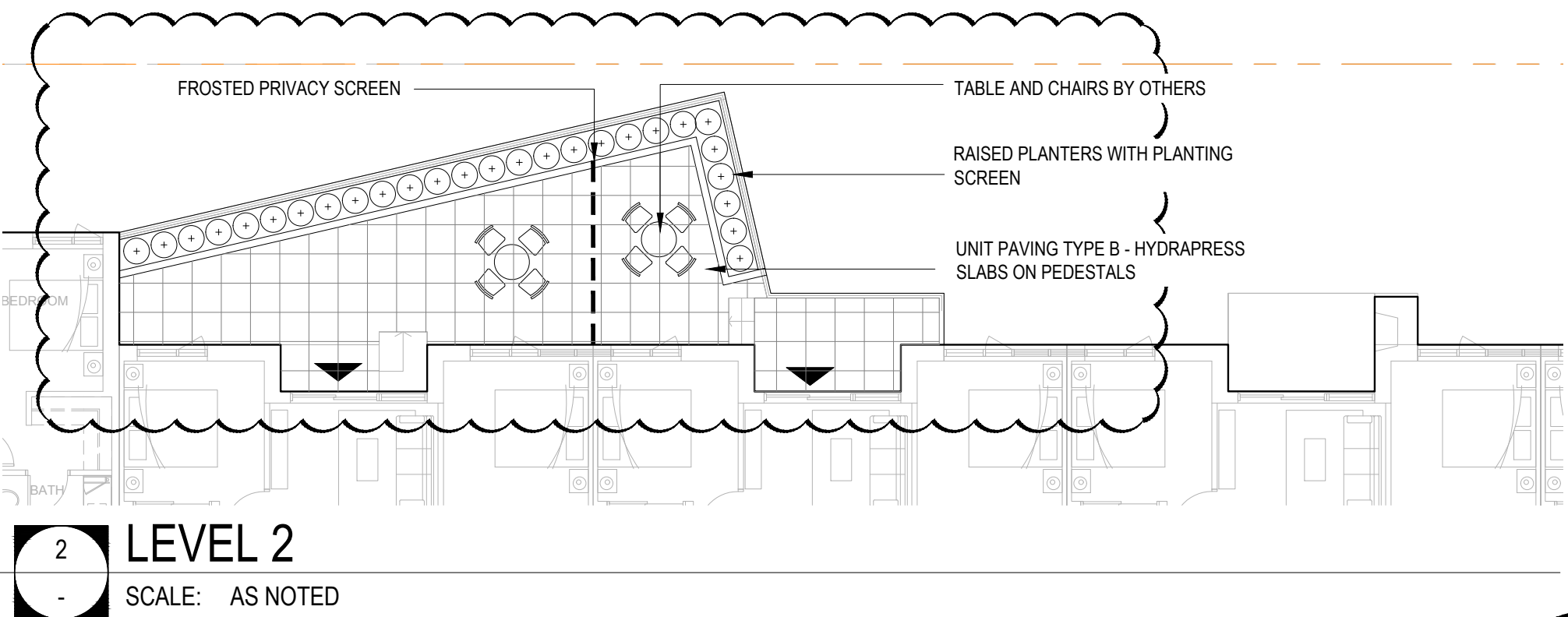
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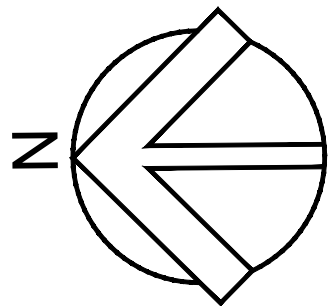
LEGEND:

	PROPERTY LINE		HEDGE
	LINE OF PROPOSED PARKING BELOW		EXISTING TREES
	STREET LIGHT		PROPOSED TREES
	SPOT ELEVATION		AREA DRAIN
	HOSE BIB		CATCH BASIN (SEE CIVIL)
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	TYPE Z - STONE PAVING
	RIVER ROCK, MAINTENANCE STRIP, 1"-3/8", DARK GREY COLOUR (BUILDING EDGE, L1)
	RIVER ROCK, DECORATIVE (ON L4)
OTHER	
	COMPOSITE WOOD DECK
	RUBBER SURFACE
	WOOD PLAY STUMPS - 12"x9" CEDAR, 6-12" THICK (ON L4)
	SOD LAWN
SITE FURNISHINGS	
	WOOD TOP BENCH ON CONCRETE PLINTH
	BIKE RACKS (QTY: 12 BIKE PARKING STALLS)



2 LEVEL 2  
SCALE: AS NOTED



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3	2018.04.17	DP
4	2018.08.09	DP
5	2018.08.03	UDP
6	2018.12.06	DP

NO.	DATE	DESCRIPTION
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ISSUES

#	#	#	#
NO.	DATE	APPR	DESCRIPTION

REVISIONS

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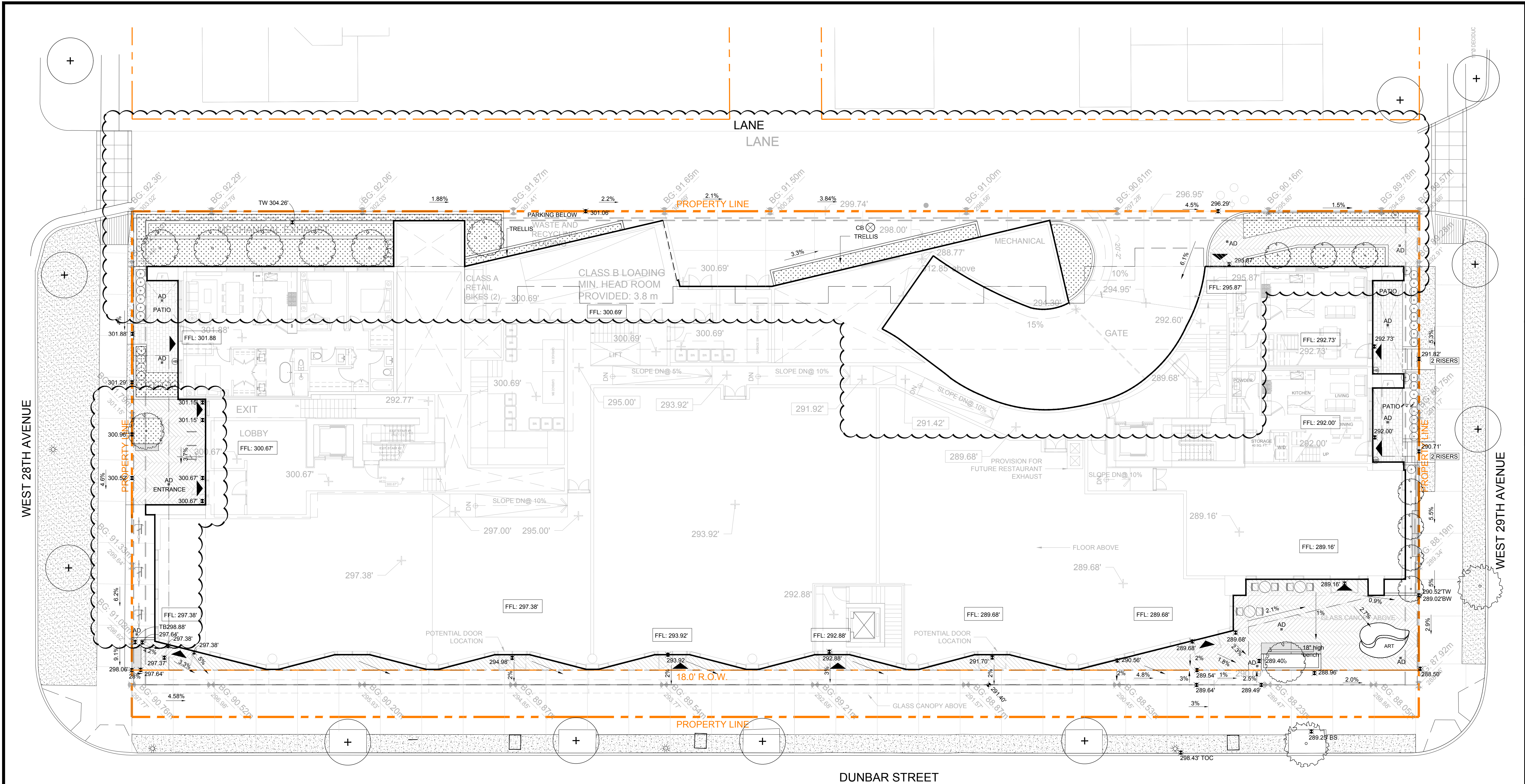
PROJECT TITLE  
**Dunbar & 28th**  
4464 Dunbar Street

PROJECT NO:	17079
DRAWN BY:	SS
CHK'D BY:	LL
SCALE:	3/32"=1'0"
DATE:	2018.11.23

SHEET TITLE  
**MATERIALS PLAN**  
**UPPER LEVELS**

SHEET NUMBER	REV:
<b>L2.01</b> OF #	-





GENERAL NOTES:

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.
6. SEE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS AND GRADES OF ROOFTOP AREA DRAIN. SEE ARCHITECTURAL DRAWINGS FOR TOP OF WALL ELEVATIONS.
7. 59TH AVENUE BUILDING GRADES AT PRESERVED TREE LOCATION TO BE CONFIRMED BY THE CITY.

LEGEND:

TS	TOP OF STAIR	RM	RIM ELEVATION
BS	BOTTOM OF STAIR	PD	PLANTER DRAIN
TW	TOP OF WALL	AD	AREA DRAIN
BW	BOTTOM OF WALL	SD	SURFACE DRAIN
TC	TOP OF CURB	DB	DRAIN BELOW
BC	BOTTOM OF CURB	FFE	FINISH FLOOR ELEVATION
TR	TOP OF RAMP	CG	CITY GRADE
BR	BOTTOM OF RAMP	EX	EXISTING SPOT ELEVATION
		FF	PROPOSED FINISH GRADE
		S	SLOPE

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5	2018.08.03	UDP
6	2018.12.06	DP

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ISSUES		
#	#	#
NO.	DATE	APPR
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ibigroup.com

PROJECT TITLE

Dunbar & 28th  
4464 Dunbar Street

PROJECT NO:

17079

DRAWN BY:

SS

CHK'D BY:

LL

SCALE:

3/32"=1'0"

DATE:

2018.11.23

SHEET TITLE

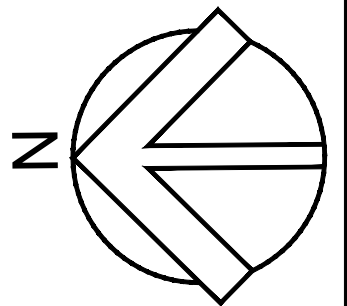
GRADING PLAN  
LEVEL 1

SHEET NUMBER

L4.00

REV:

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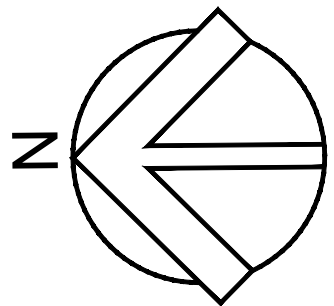
1 ROOF  
SCALE: AS NOTED

GENERAL NOTES:

1. INSTALL ALL PLANT MATERIAL TO CITY OF VANCOUVER REQUIREMENTS. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCSLA / BCNLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM S.O.D. CERTIFIED NURSERIES. PROVIDE GUARANTY OF CERTIFICATION.
4. 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 IN DEPTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.
5. PLANTINGS WITHIN THE TREED BOULEVARD TO THE APPROVAL OF PARK BOARD.
6. A HIGH EFFICIENCY IRRIGATION SYSTEM WILL BE INSTALLED IN ALL RESIDENTIAL COMMON LANDSCAPE AREAS (WITH THE EXCEPTION OF URBAN AGRICULTURE PLOTS). THE SYSTEM INCLUDES MOISTURE SENSORS, COMPUTER-CONTROLLED MONITORING AND SCHEDULE MODIFICATION FROM A CENTRAL LOCATION. HOSE BIBS WILL BE PROVIDED IN PRIVATE PATIOS AREAS MEASURING 100 SQ. FT. OR LARGER, COMMON AMENITY GARDENING AREAS AND EXTENSIVE GREEN ROOF AREAS. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION ASSOCIATION OF BC STANDARDS AND GUIDELINES LATEST STANDARD.
7. DRIP IRRIGATION SYSTEM AT GROUNDCOVER AND SHRUBS. SPRINKLER IRRIGATION SYSTEM AT LAWN.
8. DO NOT INSTALL ANY INVASIVE PLANT SPECIES.
9. INSTALL HOSE BIBS ON ROOF PATIOS.
10. ROOFTOP PLANTING AREA MAKES UP 25% OF THE TOTAL ROOFTOP AREA.

PLANT SCHEDULE - ON-SITE + CITY STREET:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / DESCRIPTION
TREES				
AP	2	ACER PLATANOIDES	NORWAY MAPLE	6 CM CAL.
AK	1	ACER PALMATUM 'KATSURA'	JAPANESE MAPLE	5 CM CAL.
AC	10	ACER CIRCINATUM	VINE MAPLE	5 CM CAL.
FS	3	FAGUS SYLVATICA 'DAWYCK GOLD'	COLUMNAR GOLDEN BEECH	6 CM CAL.
MB	1	MAGNOLIA 'BUTTERFLY'	BUTTERFLY MAGNOLIA	6 CM CAL.
MG	18	MAGNOLIA GRANDIFLORA	EVERGREEN MAGNOLIA	6 CM CAL.
SHRUBS				
Aj		AZALEA JAPONICA 'HINO CRIMSON'	JAPANESE AZALEA	#3 POT
Bs		BUXUS SEMPERVERENS 'SUFFRUTICOSA'	BOXWOOD	#3 POT
Gs		GAULTHERIA SHALLON	SALAL	#2 POT
Lp		LONICERA PILEATA	PRIVET HONEYSUCKLE	#3 POT
Tm		TAXIS X MEDIA 'HICKSII'	HICK'S YEW	4.0' HIGH, FIELD GROWN
GROUNDCOVER / VINE / GRASSES / PERENNIALS				
ce		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
pl		PARTHENOCCISSUS TRICUSPIDATA	BOSTON IVY	#1 POT
SEDUM TILES				



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1201711.16  
2018.02.08  
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2018.08.03  
2018.12.06

DP PRE-APPLICAITON  
OPEN HOUSE  
DP  
DP  
UDP  
DP

NO.

DATE

DESCRIPTION

ISSUES

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DATE

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DESCRIPTION

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Dunbar & 28th  
4464 Dunbar Street

PROJECT NO.: 17079

DRAWN BY: SS

CHK'D BY: LL

SCALE: 3/32"=1'0"

DATE: 2018.11.23

SHEET TITLE

PLANTING PLAN  
ROOF

SHEET NUMBER

L5.02

REV:

-

OF #

File Location: P:\2017\17079 - Dunbar and 28th\17079-3 Auto CAD\17079 Dunbar - L5.00 Planting Plan.dwg Last Saved: December 5, 2018, by: ssoon Plotted: Wednesday, December 05, 2018 9:18:20 AM by Sheena Soon