CAMBIE GARDENS - PARCEL C

MIXED-USE BUILDING



Sheet List Table	
Sheet Number	Sheet Title
A0.00	COVER PAGE
A0.01A	DESIGN RATIONALE - A
A0.01B	DESIGN RATIONALE - B
A0.02A	PROJECT STATISTICS - A
A0.02B	PROJECT STATISTICS - B
A0.02C	PROJECT STATISTICS - C
A0.03	CONTEXT MAP
A0.04	CONTEXT PLAN
A0.05	SITE PLAN
A0.06	SHADOW STUDY
A0.07	STREETSCAPE - 57th AVE
A0.08A	RENDERINGS - A
A0.08B	RENDERINGS - B
A0.08C	RENDERINGS - C
A0.08D	RENDERINGS - D
A0.08E	RENDERINGS - E
A0.08F	RENDERINGS - F
A0.09	LEED SCORECARD
A0.10A	HORIZONTAL ANGLE OF DAYLIGHT - L5
A0.10B	HORIZONTAL ANGLE OF DAYLIGHT - L6
A0.10C	HORIZONTAL ANGLE OF DAYLIGHT - L7
A0.10D	HORIZONTAL ANGLE OF DAYLIGHT - L8
A0.10E	HORIZONTAL ANGLE OF DAYLIGHT - L9-L17
A0.10F	HORIZONTAL ANGLE OF DAYLIGHT - L18-L25
A0.10G	HORIZONTAL ANGLE OF DAYLIGHT - L26-L27
A0.11	BASE POINT CALCULATION
A1.01	LEVEL P4 PLAN
A1.02	LEVEL P3 PLAN
A1.03	LEVEL P2 PLAN
A1.04	LEVEL P1 PLAN
A1.05	LEVEL 1 PLAN
A1.06	LEVEL 2 PLAN
A1.07	LEVEL 3 PLAN
A1.08	LEVEL 4 PLAN
A1.09	LEVEL 5 PLAN - PEARSON UNITS
A1.10	LEVEL 6 PLAN
A1.11	LEVEL 7 PLAN
A1.12	LEVEL 8 PLAN
A1.13	LEVEL 9-13 PLAN
A1.14	LEVEL 14-17 PLAN
A1.15	LEVEL 18-21 PLAN
A1.16	LEVEL 22-25 PLAN
A1.16	LEVEL 26 PLAN
A1.17	LEVEL 27 PLAN
A1.18	ROOFTOP PLAN
A1.19	OVERALL ROOF PLAN
A2.01	ELEVATION - NORTH
A2.02	ELEVATION - EAST
A2.03	ELEVATION - SOUTH
A2.04	ELEVATION - WEST
A3.01	SECTION A
A3.02	SECTION B
A3.03	SECTION C
A3.04	SECTION D
A3.05	SECTION E

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APPLICATION FOR DEVELOPMENT PERMIT
DECEMBER 18, 2017

PEARSON DOGWOOD - PARCEL C
Design Rationale

SITE

Parcel C is located on the south side of 57th Ave in between Cambie Street and Heather Street. the Parcel is just east of the entrance to Ash Crescent on 57th Ave. As per the rezoning application, there will be an internal street to the east of the site, High Street Commons (a pedestrian path) to the west, and Pearson Plaza to the South. Unlike much of the other parcels of Pearson Dogwood there is no internal porosity on Parcel C. The project is one building with an 7 storey podium that terraces and a single 27 storey tower on the northwest corner of the site.

To minimize the impact of vehicles at grade, all loading and garbage pickup will happen in the underground parkade. All Bike Storage will occur on one floor below grade with a clear pathway leading to the outside. There will also be all required secure Retail and Daycare Parking stalls and also two car share accessible 24-7 on this same level. All required Residential Visitor and CHC parking will be on P2. And the remaining Market residential parking is on Levels P3 and P4.



* Guidelines taken from CD-1 By-law Provisions - 17/06/08 and the Pearson Dogwood Rezoning Package - 11/12/25



Initial Part Diagram of Parcel C

This project uses simple, repetitive, two dimensional and three dimensional patterns to create organic architectural responses to the conditions of the large site. The initial parti of Parcel divided the project into four quadrants each with own corresponding facade types and massing.

There are two identified conditions that the proposed design of the facades and massing are answering:

1. Wayfinding around the Block by Division
2. The different speeds of Boundary Traffic

MASSING & MATERIAL

The Southeast quadrant of the site will hold Retail on the Ground Floor, Daycare on Level 2, and Pearson Dogwood Site Amenity Pool on Level 3. Every program listed requires a sizable outdoor space infront of the program. thus the massing of the Southeast quadrant terraces towards Pearson Plaza. However, in order to block unwanted views on the Daycare on Level 2, there are landscaping and architectural elements to block unwanted views to the Outdoor Daycare Spaces on Level 2. The massed on the southeast corner step inwards to create an interest and dynamic facade on the diagonal paths that were laid out in the Rezoning document.

The Southwest Quadrant will hold Therapy Pool and Retail on the Ground floor, Daycare and CHC on Level 2 and Site Amenity on Levels 3 & 4. The Therapy pool requires a means of protecting views directly from the High Street Commons inside. The vertical cylindrical screen facade treatment is a response to reflect the nearby landscape meant to protect views into the Therapy Pool and other programs. Thus the South West quadrant is wrapped in all of the similar treatment to create an iconic element on Pearson Plaza and the City Park.

The lower level of the two north quadrants holds the Community Health Clinic and Doctors offices on Level 1 to Level 4. The irregular facade is meant to complement the other irregular facades. However to create some interest, some important spaces in the CHC are accented and broken up with multiple planters placed in the facade. It is also broken up with colour glass as well to create interest and iconic mass that can be recognized from the intersection of Cambie and 57th Ave.

The upper levels of the two north quadrants are setback from the podium of the CHC. These are Residential units and Pearson Units on the north half of the site. The cuts where the planters are in the CHC Facade in order to connect with the podium below and have elements that interlock between the podium and spaces above. Other masses are copied from elements on the building site onto the tower to create a dynamic and interconnected facade that is still seperate from the other quadrants.

Channel Glass will provide a marker to separation between the multiple programs with facade treatments on the site but also signify the entrance to the many programs on the site. The project holds multiple opposing programs in balance within one building. A Residential Tower Entrance, Community Health Centre, Pearson Dogwood Site Amenity, Retail Spaces & Children's Daycare are all looking for space and an identity in the podium alone. The combination of the channel glass seperations and individual identities and massing for each quadrant will create a recognizable architectural wayfinding organization around the project.

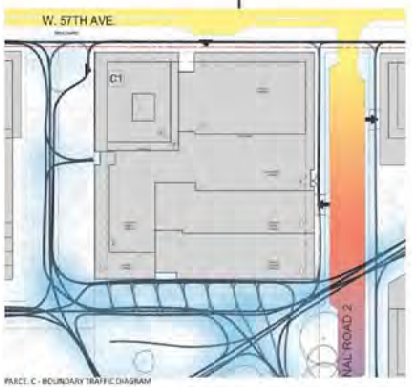
BOUNDARY TRAFFIC

Realizing that each boundary of the project has different speeds that people will viewing the project, the elevations respond to these conditions and the seperation program as well.

On 57th Ave, there is fast car traffic. The north elevation responds to this speed of the traffic the north facades have large massing and interlocking elements between the podium and tower making the building recognizable at higher speeds and from further away on Cambie Street.
On the East Elevation, car traffic is transitioning from the busy 57th Ave to the slower Internal Street 2. So the east elevation responds to the transition of speed of the car, the northern half of the East elevation assumes elements from the 57th Ave facade responses, whereas the southern half of the East Elevation draws the attention towards the slower pedestrian traffic at Pearson Plaza.

Pearson Plaza will have mixture of pedestrians enjoying the plaza and walking through. The South Facades are irregular giving more interest to the slow pedestrian traffic through the plaza to stop and look at the different facades and use the Pearson Plaza.

The High Street Commons will have pedestrians meandering from the busy W57th Ave through to the Therapy Pool, Site Amenity, Pearson Plaza, Urban Farm or Park. The contrast of the tower large balcony elements and irregular forest of the vertical forest covering the Therapy Pool and Site Amenity responds to this change in traffic speed or the High Street Commons will create a dynamic contrast between the two. Whereas the lower podium below the tower is meant to resemble the Vertical forest covering the Therapy pool and create continuity drawing pedestrian down towards the Pearson Plaza.

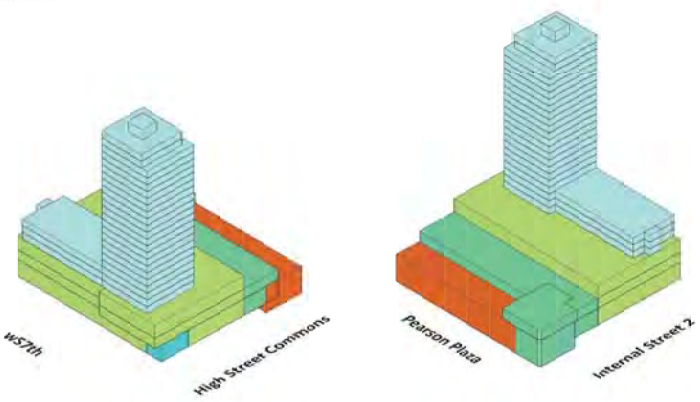


PARCEL C - BOUNDARY TRAFFIC DIAGRAM

1. MASSING

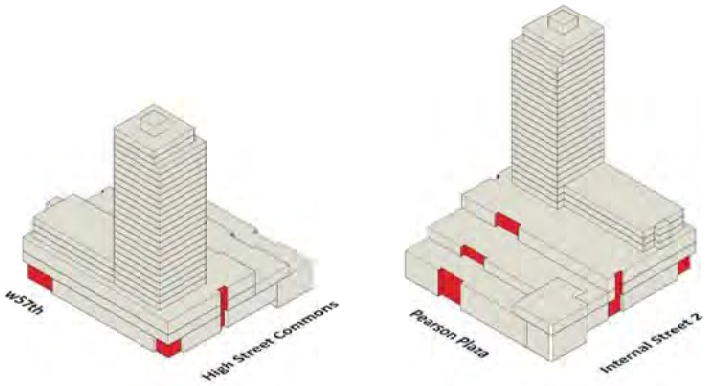
Massing outlined in rezoning phase consists of multiple programs interlocked to create a terraced form.

- Residential tower and podium
- Community Health Centre
- Amenity
- Retail



2. Articulating Programs

Entries marked to articulate program forms and break up long continuous facades.



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NO.	DATE	DESCRIPTION
1	2017-12-18	DP APPLICATION

ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

SEAL

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE
DESIGN RATIONALE - A

SHEET NUMBER
A0.01A

REV:

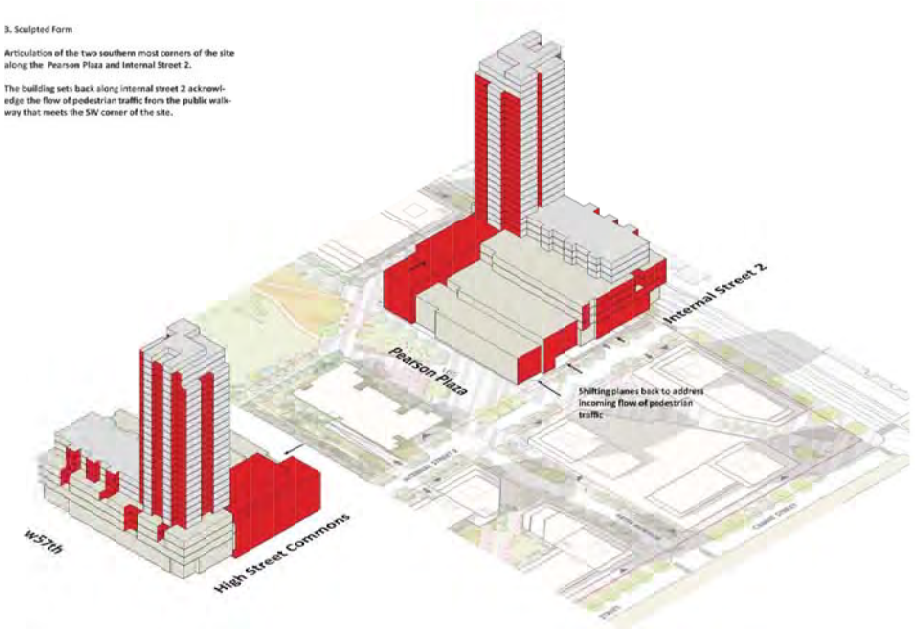
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3. Sculpted Form

Articulation of the two southern most corners of the site along the Pearson Plaza and Internal Street 2.

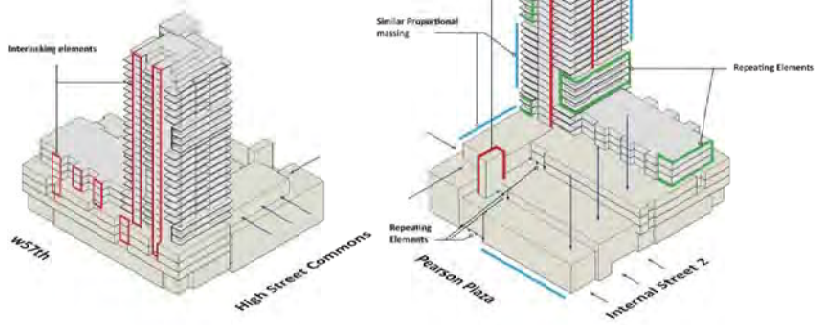
The building sets back along internal street 2 acknowledge the flow of pedestrian traffic from the public walkway that meets the SW corner of the site.



Further breaking down of the tower massing and podium to create similar proportioned elements to tie the various programs together.

Intersecting volumes between the CHC and Residential Programs in the podium create a dynamic interconnected form.

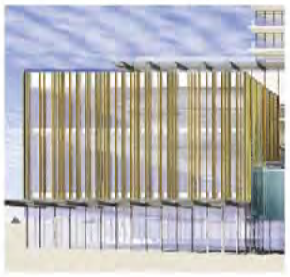
Clock tower added.



FINAL DESIGN







Use of repeating of elements such as the stone walls within the clock tower and the columns of the front facade.



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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

DESIGN RATIONALE - B

SHEET NUMBER

A0.01B

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PARCEL C TITLE

PROJECT ADDRESS: 108 & 450 West 57th Ave, Vancouver, BC

LEGAL ADDRESS: LOT 1 - PID: 002-395-351, LOT 2 BLOCK 1004 DISTRICT LOT 526, GROUP 1, NWD, PLAN 20607
LOT 3 - PID: 002-395-982, LOT 3 BLOCK 1004 DISTRICT LOT 526, GROUP 1, NWD, PLAN 20607
LOT 5 - PID: 002-395-360, LOT 4 BLOCK 1004 DISTRICT LOT 526, GROUP 1, NWD, PLAN 20607

ZONING: CD-1 (xxx)

PROJECT DESCRIPTION: 7 Storey high podium with a retail, retail, at grade and a full site shared amenity with a 23 Storey tower

PROPOSED USE: MIXED - USE

SITE AREA: 114,340 SF

	W 57th AVE	INTERNAL ROAD	PEARSON PLAZA	HIGH STREET COMMONS
RETAIL SETBACK	5'-0"	5'-0"	N/A	43'-0"
RESIDENTIAL SETBACK	15'-0"	15'-0"	N/A	5'-0"
SETBACK FOR EXISTING TREES	N/A	N/A	N/A	N/A
SETBACK FOR NEW TREES	N/A	N/A	N/A	N/A

	AREA PERMITTED	RATIO	AREA PROVIDED	RATIO
TOTAL	25,046	12.3%	28,480	11.9%

	ALLOWED	PROVIDED
MAX PERMITTED TOWER PLATE	10,140 sf	10,140 sf

		POWER	
PERMITTED HEIGHT		292.00'	89 m
		23 STOREYS	
	BASE POINT	378.97	(Canmore)
	MAX ELEVATION POINT	469.97	
PROVIDED HEIGHT		292.00'	
		23 STOREYS	
	MAX PROVIDED ELEVATION POINT	469.97	

LEVEL	Gross Area					Excluded Area			Total GFA	TOTAL FSR
	Retail	Child Care	Residential Site Amenity	Residential Market	Residential Supportive Housing	Elevator	Therapy Pool	Mechanical		
Level 27				4,025					4,025	4,025
Level 26				4,025					4,025	4,025
Level 5-25				110,925					110,925	110,925
Level 4				6,587					6,587	6,929
Level 3				16,389					16,389	16,389
Level 2				15,540					15,540	15,583
Level 1			328	13,115	4,356				17,797	15,797
Level 4		21,533	4,017	804					26,354	26,953
Level 3		17,448	24,386	959					42,668	42,668
Level 2	3,956	28,754	452	790		9,483	-		43,434	31,949
Level 1	13,386	25,070	2,088	2,625		681	6,280		36,419	48,929
TOTAL	17,342	96,560	31,121	176,535	4,356	10,150	6,280		368,163	360,553

LEVEL	RESIDENTIAL (MARKET) UNITS							SUPPORTIVE HOUSING UNITS			
	STUDIO	1BD	1 BD+FLEX	2BD	2BD+FLEX	3BD	TOTAL	1BD	2BD	TOTAL	TOTAL
Level 27	-	-	-	1	-	2	3	-	-	-	3
Level 26	-	-	-	2	-	2	4	-	-	-	4
Level 5-25	-	51	-	34	34	-	119	-	-	-	119
Level 4	-	3	-	2	2	-	7	-	-	-	7
Level 3	-	4	-	7	7	-	14	-	-	-	14
Level 2	-	5	-	1	1	1	13	-	-	-	13
Level 1	-	2	-	2	2	-	6	6	-	6	12
TOTAL	-	65	1	44	46	4	170	6	-	6	176

	RESIDENTIAL (MARKET) UNITS							SUPPORTIVE HOUSING UNITS		
	STUDIO	1BD	1 BD+FLEX	2BD	2BD+FLEX	3BD	TOTAL	1BD	2BD	TOTAL
TOTAL	0	65	1	44	46	4	170	6	-	6
% of UNIT MIX	0%	38.2%	0.6%	25.7%	27.1%	2.3%		100%	0%	

USE	MINIMUM PARKING REQUIRED (CITY)	TARGET	PROVIDED
Retail	29	21	21
CRC	100	100	100
Residential Market Housing	181	235	278
Residential Market Visitor	18	10	11
Supportive Housing	3	3	-
Daycare	13	11	11
Shared Vehicle	3	2	2
TOTAL	338	482	430

** Supportive Housing Beds and Residential Market Beds combined

REQUIRED LOADING		PROVIDED LOADING	
CLASS A		CLASS A	
CLASS B	1	CLASS B	4
CLASS C		CLASS C	
TOTAL	1	TOTAL	4
CLASS A - PASSENGER	1	CLASS A - PASSENGER	2
CLASS B - PASSENGER	1	CLASS B - PASSENGER	1
TOTAL	2	TOTAL	3

*Residential Site Amenity, Market Housing & Supportive Housing & Retail will share Loading Spaces
**Single Passenger Loading Space on 57th Ave, 2 on Level P1

BIKE PARKING REQUIRED

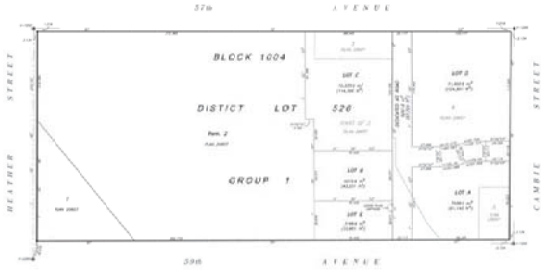
	RETAIL	CHC	RESIDENTIAL MARKET	RESIDENTIAL MARKET	DAYCARE	TOTAL
Class A	1	48	361	1	2	413
Class B	6	18	8	4	6	36
TOTAL	11	66	367	5	8	449

BIKE PARKING PROVIDED

	RETAIL	CHC	RESIDENTIAL	DAYCARE	TOTAL
CLASS A	5	34	376	2	416
CLASS B	6	18	8	6	36
TOTAL	11	52	385	8	452

* Supportive Housing Beds and Residential Market Beds to be combined

PROPOSED SUBDIVISION PLAN OF LOTS 1, 4, 5 AND EAST 1/2 OF 3, ALL OF BLOCK 1004 DISTRICT LOT 526, GROUP 1, N.W.D. PLAN 20607



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE
PROJECT STATISTICS - A

SHEET NUMBER
A0.02A

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LEVEL	USES - GROSS FLOOR AREA								TOTAL GROSS FLOOR AREA	TOTAL GROSS FLOOR AREA - EXCLUSION
	NON EXCLUDED					EXCLUDED				
	Retail (Gross)	CHC (Gross)	Residential Site Amenity (Gross)	Residential Market (Gross)	Residential Supportive Housing (Gross)	Daycare (Gross)	Therapy Pool (Gross)	Mechanical (Gross)		
Mech	-			-					-	
27	-			6,025	-				6,025	6,025
26	-			6,025	-				6,025	6,025
25	-			6,500	-				6,500	6,500
24	-			6,500	-				6,500	6,500
23	-			6,500	-				6,500	6,500
22	-			6,500	-				6,500	6,500
21	-			6,500	-				6,500	6,500
20	-			6,500	-				6,500	6,500
19	-			6,500	-				6,500	6,500
18	-			6,500	-				6,500	6,500
17	-			6,500	-				6,500	6,500
16	-			6,500	-				6,500	6,500
15	-			6,500	-				6,500	6,500
14	-			6,500	-				6,500	6,500
13	-			6,500	-				6,500	6,500
12	-			6,500	-				6,500	6,500
11	-			6,500	-				6,500	6,500
10	-			6,500	-				6,500	6,500
9	-			6,500	-				6,500	6,500
8	-			6,500	-				6,500	6,500
7	-			16,386	-				16,386	16,386
6	-			16,531	-				16,531	16,531
5	-		288	12,203	4,326				16,737	16,737
4	-	21,532	6,017	804	-				28,353	28,353
3	-	17,444	24,196	804	-				42,444	42,444
2	1,550	28,954	452	993	-	9,861	-		41,414	31,940
1	15,995	26,070	3,038	2,825	-	625	6,000		55,613	48,928
TOTAL	17,545	96,000	34,111	179,196	4,326	10,190	6,000	-	346,728	330,578

Level	Residential Site Amenity			Residential Market			Residential Supportive Housing			Overall		
	Area	Open Balcony	%	Area	Open Balcony	%	Area	Open Balcony	%	Area	Open Balcony	%
Mech	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	-
27	-	-	0.00%	6,025	510	8.46%	-	-	0.00%	6,025	510	8.46%
26	-	-	0.00%	6,025	510	8.46%	-	-	0.00%	6,025	510	8.46%
25	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
24	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
23	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
22	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
21	-	-	0.00%	6,500	789	12.14%	-	-	0.00%	6,500	789	12.14%
20	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
19	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
18	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
17	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
16	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
15	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
14	-	-	0.00%	6,500	1,000	15.38%	-	-	0.00%	6,500	1,000	15.38%
13	-	-	0.00%	6,500	789	12.14%	-	-	0.00%	6,500	789	12.14%
12	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
11	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
10	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
9	-	-	0.00%	6,500	1,210	18.62%	-	-	0.00%	6,500	1,210	18.62%
8	-	-	0.00%	6,500	949	14.60%	-	-	0.00%	6,500	949	14.60%
7	-	-	0.00%	16,386	2,175	13.28%	-	-	0.00%	16,386	2,175	13.28%
6	-	-	0.00%	16,531	2,632	15.92%	-	-	0.00%	16,531	2,632	15.92%
5	288	-	0.00%	12,203	-	0.00%	4,326	-	0.00%	16,737	-	0.00%
4	6,017	-	0.00%	804	-	0.00%	-	-	0.00%	6,821	-	0.00%
3	24,196	-	0.00%	804	-	0.00%	-	-	0.00%	25,200	-	0.00%
2	452	-	0.00%	993	-	0.00%	-	-	0.00%	1,445	-	0.00%
1	3,038	-	0.00%	2,825	-	0.00%	-	-	0.00%	4,863	-	0.00%
TOTAL	33,111	-	0.00%	179,196	24,822	13.82%	4,326	-	-	217,033	24,822	11.44%

LEVEL	UNIT COUNT								
	Studio	1BD	1BD+D	2BD	2BD+D	3 BD	MARKET TOTAL	Pearson Units - 1BD	TOTAL
Mech	-	-	-	-	-	-	-	-	-
27	-	-	-	1	-	2	3	-	3
26	-	-	-	2	-	2	4	-	4
25	-	3	-	2	2	-	7	-	7
24	-	3	-	2	2	-	7	-	7
23	-	3	-	2	2	-	7	-	7
22	-	3	-	2	2	-	7	-	7
21	-	3	-	2	2	-	7	-	7
20	-	3	-	2	2	-	7	-	7
19	-	3	-	2	2	-	7	-	7
18	-	3	-	2	2	-	7	-	7
17	-	3	-	2	2	-	7	-	7
16	-	3	-	2	2	-	7	-	7
15	-	3	-	2	2	-	7	-	7
14	-	3	-	2	2	-	7	-	7
13	-	3	-	2	2	-	7	-	7
12	-	3	-	2	2	-	7	-	7
11	-	3	-	2	2	-	7	-	7
10	-	3	-	2	2	-	7	-	7
9	-	3	-	2	2	-	7	-	7
8	-	3	-	2	2	-	7	-	7
7	-	4	1	2	7	-	14	-	14
6	-	5	-	1	8	1	15	-	15
5	-	2	-	2	4	1	9	6	15
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	-	-	-	-	-	-	-	-	-
TOTAL	-	65	1	44	55	6	171	6	177
	0.00%	38.01%	0.58%	25.73%	32.16%	3.51%			

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE
PROJECT STATISTICS - B

SHEET NUMBER
A0.02B

REV:

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PARCEL C LOADING REQUIREMENTS

USES	PARKING BYLAW SECTION	REQUIREMENT	NUMBER REQUIRED			
			Class A	Class B	Class C	TOTAL
Retail	5.2.5	No requirement for less than 100 sqm (1076 SF) of gross floor area. A minimum of one space for the first 465 sqm (5005 SF) of gross floor area plus one space for any portion of the next 1 860 sqm (20021 SF) and one additional space for each additional 2 325 sqm (25026 SF).	-	1	0	
CHC	CD-1 District Parking Requirements	2 Class B Loading Spaces	-	2	0	
Residential Market Housing	5.2.1	At least one Class B spaces for 100 to 299 dwelling units	-	1	0	
Supportive Housing	5.2.3	1 Class B space for each 30,139 SF	-	1	0	
TOTAL			-	5	-	5

*Residenital Site Amenity, Market Housing & Supportive Housing & Retail will share Loading Spaces

PARCEL C PASSENGER LOADING REQUIREMENTS

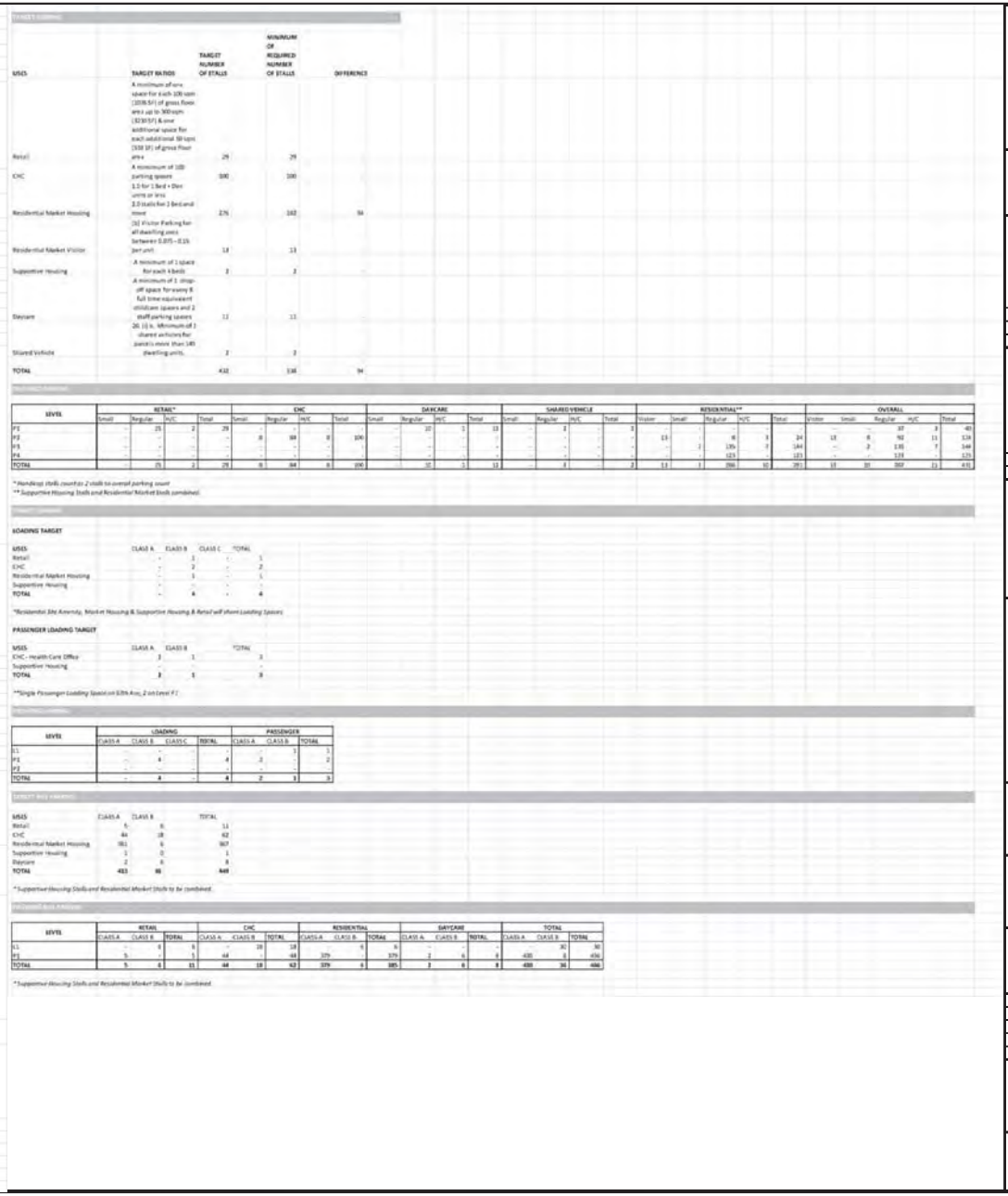
USES	PARKING BYLAW SECTION	REQUIREMENT	NUMBER REQUIRED			
			Class A	Class B	Class C	TOTAL
CHC - Health Care Office	7.2.4.1	CLASS A No requirement below 4 000 sqm (43056 SF) of gross floor area, a minimum of one space from 4 000 sqm (43056 SF) of gross floor area to less than 6 500 sqm (69965 SF) of gross floor area, a minimum of two spaces from 6 500 sqm (69965 SF) of gross floor area to less than 10 000 sqm (107639 SF) of gross floor area, and a minimum of three spaces for 10 000 sqm (107639 SF) of gross floor area or greater. CLASS B No requirement below 2 000 square metres of gross floor area, and a minimum of one space for 2 000 square metres of gross floor area or greater.	2	1	-	3
Supportive Housing	7.2.2.2	A minimum of one space for any facility with 80 to 159 residential units, a minimum of two spaces for any facility with 160 to 199 residential units, and one additional space for any portion of each additional 80 residential units. A minimum of one space for any facility with 15 to 119 residential units, and a minimum of two spaces for any facility with 120 or more residential units.	-	-	-	-
TOTAL			2	1	-	3

*Residenital Site Amenity, Market Housing & Supportive Housing & Retail will share Loading Spaces

PARCEL C BICYCLE PARKING REQUIREMENTS

USES	PARKING BYLAW SECTION	REQUIREMENT	NUMBER REQUIRED		
			Class A	Class B	Total
Retail	CD-1 District Parking Requirements & 6.2.5.1	(e)CLASS A Bicycle Parking for Office, Retail and Service Uses: A minimum of 1 space per 300sqm (3230 SF) CLASS B - A minimum of 6 spaces for any development containing a minimum of 1000 Sqm (10764 SF) of GFA	5	6	11
CHC	6.2.2.2	CLASS A - A minimum of 1 space for every 17 employess on a maximum work shift. CLASS B - A minimum of 6 spaces at each public entrance	44	18	62
Residential Market Housing	CD-1 District Parking Requirements & 6.2.1.2	(d) CLASS A bicycle Parking for all dwelling uses other than seniors, seniors Supportive Housing and Assisted Living a. 1 space per unit (538 SF or less) b. 2 spaces per unit (538 SF or more but less than 1023 SF) c. 3 spaces per unit (more than 1023 SF) CLASS B - A minimum of 6 spaces for any development containing a minimum of 20 dwelling units	361	6	367
Supportive Housing	6.2.2.1 Parking Bylaw No.5059	1 Class A for Every 100 Beds	1	0	1
Daycare	COV - Requirements Desired number of spaces based on # of parking staff spaces	**CITY OF VANCOUVER Bicycle Parking Bylaw** CLASS A - no req. CLASS B - no req. **Desired (as requested by city)** CLASS A - 2 for Staff CLASS B - 6 near entrance	2	6	8
TOTAL			413	36	449

*Market Housing & Supportive Housing Shared Class A Bike Locker Rooms



USES	TARGET RATIOS	TARGET NUMBER OF STALLS	MINIMUM OF REQUIRED NUMBER OF STALLS	DIFFERENCE
Retail	A minimum of one space for each 100 sqm (1076 SF) of gross floor area up to 300 sqm (3230 SF) & one additional space for each additional 93 sqm (938 SF) of gross floor area	29	29	
CHC	A minimum of 100 parking spaces	100	100	
Residential Market Housing	1.1 for 1 Bed + Den units or less 1.5 stalls for 2 Bed and more	276	162	94
Residential Market Visitor	(b) Visitor Parking for all dwelling units between 0.075 - 0.15 per unit	13	13	
Supportive Housing	A minimum of 1 space for each 4 beds	2	2	
Daycare	A minimum of 1 drop-off space for every 8 full time equivalent childcare spaces and 2 staff parking spaces 26. (1) a. Minimum of 1 shared archway for parcels more than 145 dwelling units.	11	11	
Shared Vehicle		2	2	
TOTAL		432	318	94

LEVEL	RETAIL*				CHC				DAYCARE				SHARED VEHICLE				RESIDENTIAL**				OVERALL			
	Small	Regular	H/C	Total	Small	Regular	H/C	Total	Small	Regular	H/C	Total	Small	Regular	H/C	Total	Visitor	Small	Regular	H/C	Total	Visitor	Small	Regular	H/C	Total
P3	-	25	2	29	-	-	-	-	-	10	1	13	-	2	-	2	13	-	6	3	24	13	-	37	3	53
P2	-	-	-	-	9	88	8	106	-	-	-	-	-	-	-	-	-	-	135	9	144	-	2	135	7	144
P1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	123	-	123	-	-	123	-	123
TOTAL	-	25	2	29	9	88	8	106	-	10	1	13	-	2	-	2	13	2	264	12	291	13	10	297	11	431

*Handicap stalls count as 2 stalls to overall parking count
**Supportive Housing Stalls and Residential Market Stalls combined.

LOADING TARGET

USES	CLASS A	CLASS B	CLASS C	TOTAL
Retail	-	1	-	1
CHC	-	2	-	2
Residential Market Housing	-	1	-	1
Supportive Housing	-	-	-	-
TOTAL	-	4	-	4

*Residential Site Amenity, Market Housing & Supportive Housing & Retail will share Loading Spaces

PASSENGER LOADING TARGET

USES	CLASS A	CLASS B	TOTAL
CHC - Health Care Office	2	1	3
Supportive Housing	-	-	-
TOTAL	2	1	3

**Single Passenger Loading Space on 57th Ave, 2 on Level P2

LEVEL	LOADING				PASSENGER		
	CLASS A	CLASS B	CLASS C	TOTAL	CLASS A	CLASS B	TOTAL
L1	-	-	-	-	-	1	1
P1	-	4	-	4	2	-	2
P2	-	-	-	-	-	-	-
TOTAL	-	4	-	4	2	1	3

USES	CLASS A	CLASS B	TOTAL
Retail	5	6	11
CHC	44	18	62
Residential Market Housing	361	6	367
Supportive Housing	1	0	1
Daycare	2	6	8
TOTAL	413	36	449

*Supportive Housing Stalls and Residential Market Stalls to be combined.

LEVEL	RETAIL			CHC			RESIDENTIAL			DAYCARE			TOTAL		
	CLASS A	CLASS B	TOTAL	CLASS A	CLASS B	TOTAL	CLASS A	CLASS B	TOTAL	CLASS A	CLASS B	TOTAL	CLASS A	CLASS B	TOTAL
L1	-	6	6	-	18	18	-	6	6	-	6	6	-	30	30
P1	5	-	5	44	-	44	379	-	379	2	-	2	430	6	436
TOTAL	5	6	11	44	18	62	379	6	385	2	6	8	430	36	466

*Supportive Housing Stalls and Residential Market Stalls to be combined.

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE
PROJECT STATISTICS - C

SHEET NUMBER
A0.02C

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

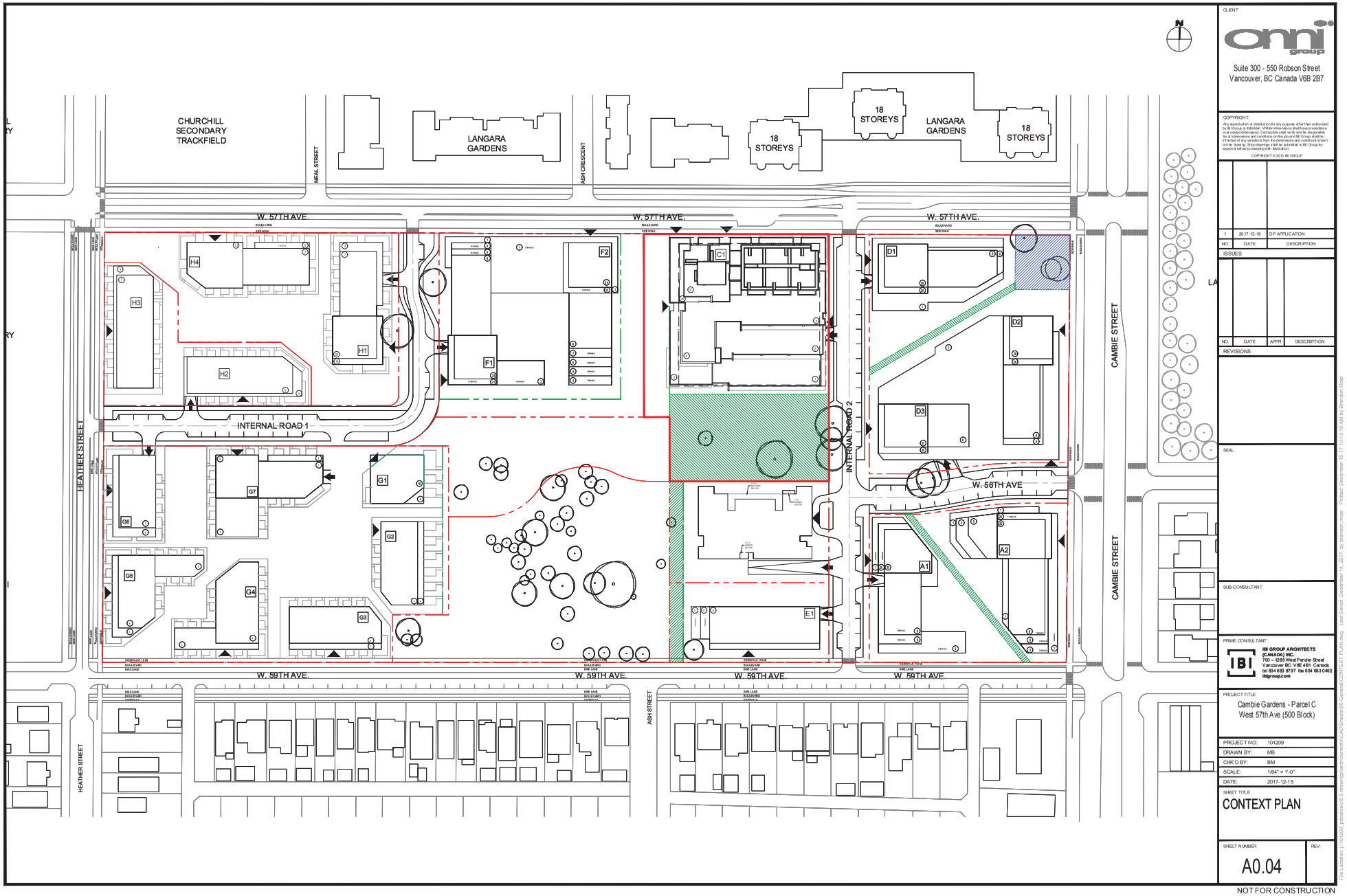
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CONTEXT MAP

SHEET NUMBER
A0.03

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
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CHK'D BY:	BM
SCALE:	1/64" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

CONTEXT PLAN

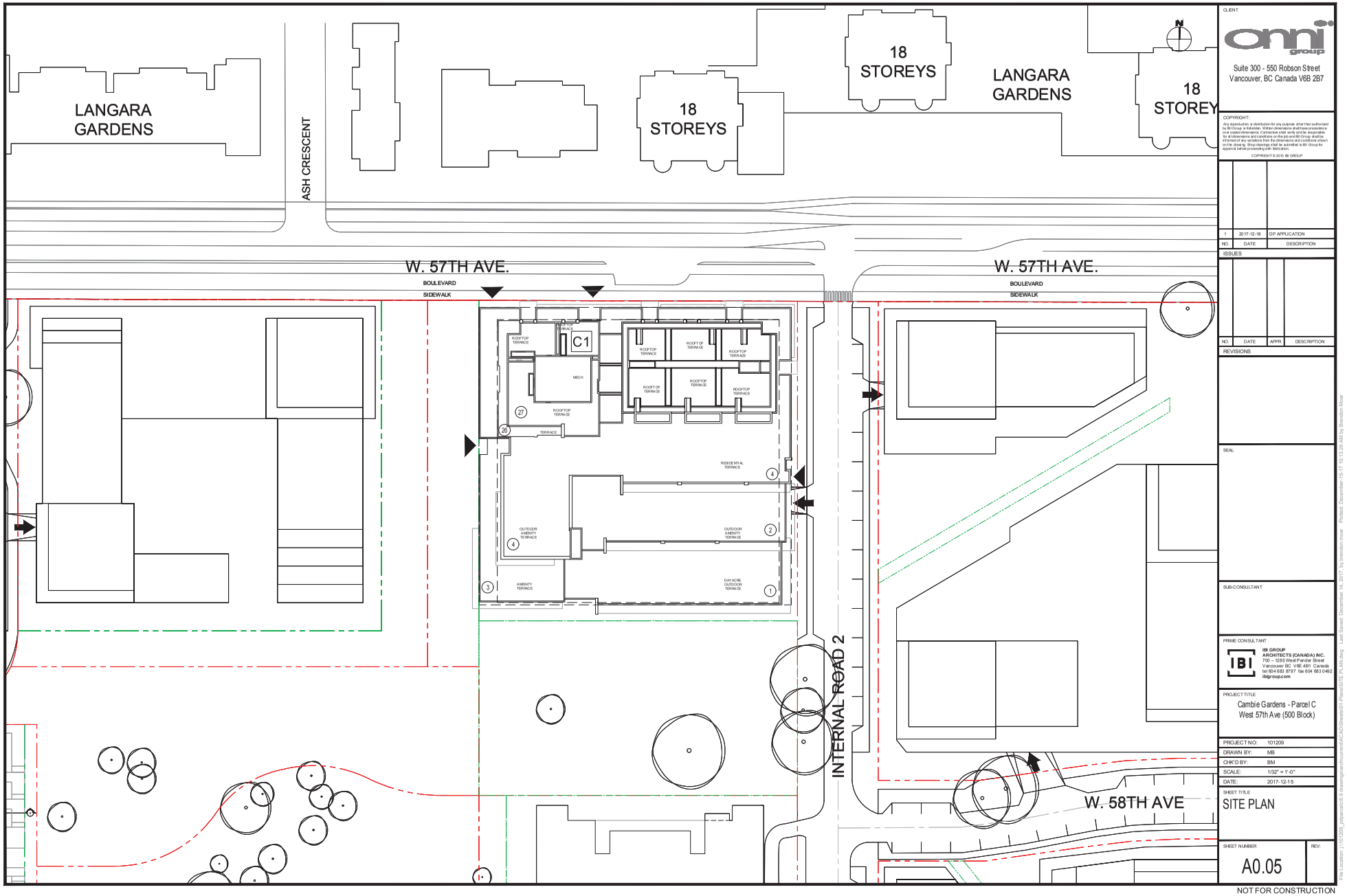
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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	MB
CHK'D BY:	BM
SCALE:	1/32" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

SITE PLAN

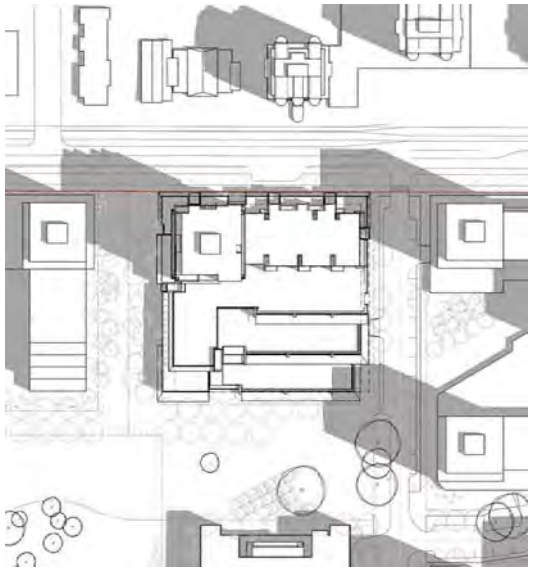
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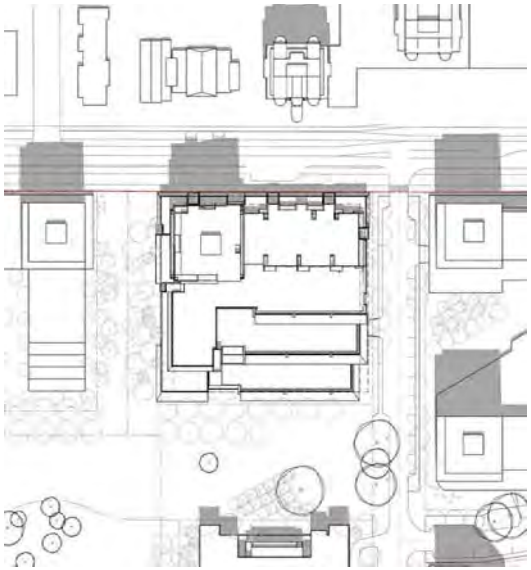
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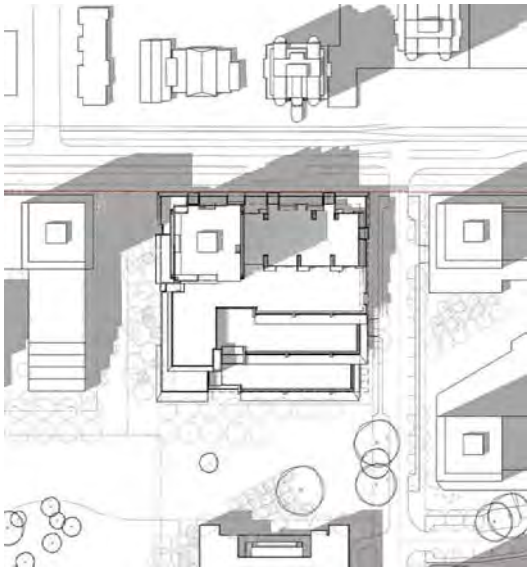
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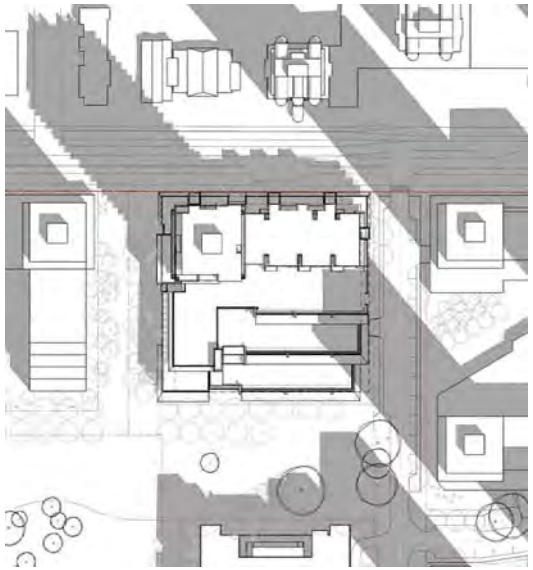
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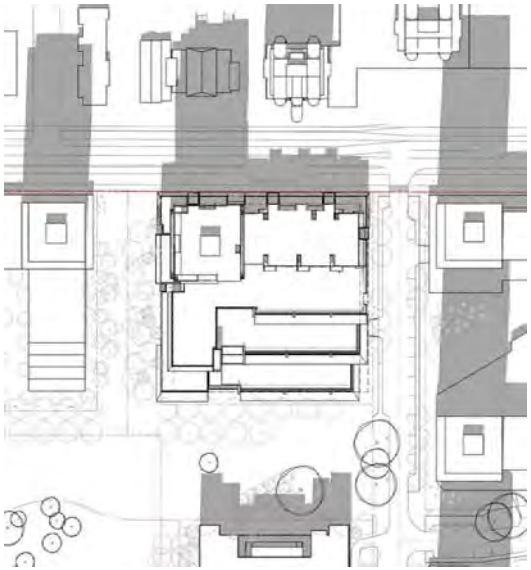
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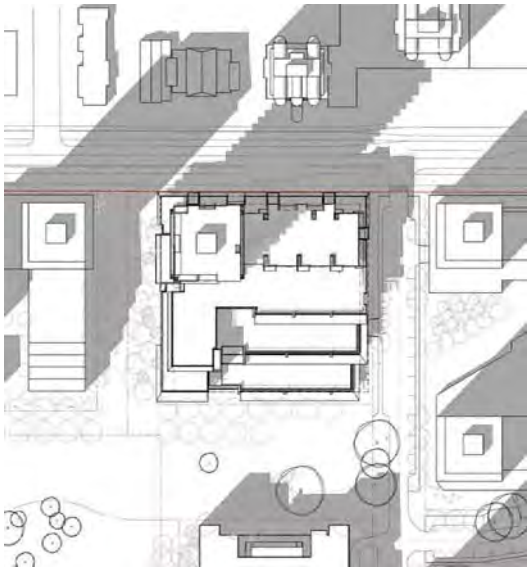
JUNE 20TH - 2 PM



SEPTEMBER 22ND - 10 AM



SEPTEMBER 22ND - 12 PM



SEPTEMBER 22ND - 2 PM

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A0.06

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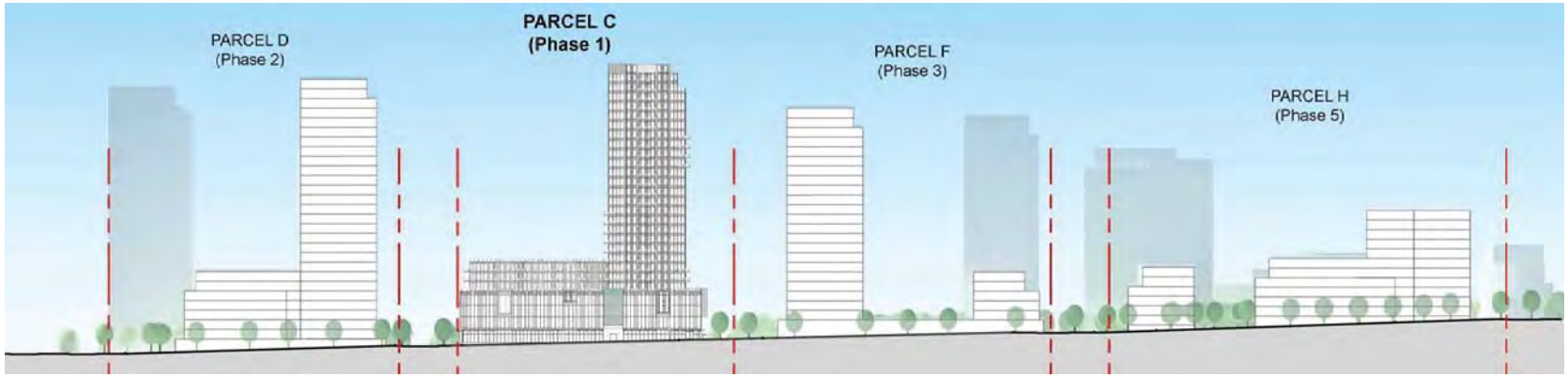
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EXISTING W 57th AVE NORTH STREETSCAPE



EXISTING W 57th AVE SOUTH STREETSCAPE



PROPOSED W 57th AVE SOUTH STREETSCAPE

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

STREETSCAPE - 57th AVE

SHEET NUMBER

A0.07

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VIEW NORTH WEST FROM PEARSON PLAZA

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1	2017-12-18	DP APPLICATION

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NO.	DATE	APPR.	DESCRIPTION

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tel 604 683 8797 fax 604 683 0482
ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - A

SHEET NUMBER

A0.08A

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Vancouver BC V6E 4B1 Canada
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ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - B

SHEET NUMBER	REV:
A0.08B	

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VIEW SOUTH ON WEST 57th AVE

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ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - C

SHEET NUMBER	REV.
A0.08C	

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VIEW SOUTHEAST FROM INTERSECTION OF HIGH STREET COMMONS AND 57th AVE

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - D

SHEET NUMBER	REV:
A0.08D	

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VIEW WEST FROM INTERNAL STREET 2

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - E

SHEET NUMBER	REV.
A0.08E	

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VIEW FROM OUTDOOR DAYCARE TERRACE ON LEVEL 2

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
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SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

RENDERINGS - F

SHEET NUMBER

A0.08F

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Pearson Dogwood Parcel C

RECOLLECTIVE

Targeted	Potential	Unlikely	No			
63	30	16	1	**TOTALS**	**Possible Points:**	**110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

LEED v4 New Construction

November 21, 2017

		1		IPc1	Integrative Process	1
13	1	2		**Location and Transportation**		**16**
			16	LTc1	LEED for Neighborhood Development Location	16
1				LTc2	Sensitive Land Protection	1
		2		LTc3	High Priority Site	2
5				LTc4	Surrounding Density and Diverse Uses	5
5				LTc5	Access to Quality Transit	5
1				LTc6	Bicycle Facilities	1
	1			LTc7	Reduced Parking Footprint	1
1				LTc8	Green Vehicles	1
8	2			**Sustainable Sites**		**10**
	Y			SSp1	Construction Activity Pollution Prevention	Required
1				SSc1	Site Assessment	1
2				SSc2	Site Development - Protect or Restore Habitat	2
1				SSc3	Open Space	1
3				SSc4	Rainwater Management	3
1	1			SSc5	Heat Island Reduction	2
	1			SSc6	Light Pollution Reduction	1
5	4	0	1	**Water Efficiency**		**11**
	Y			WEp1	Outdoor Water Use Reduction	Required
	Y			WEp2	Indoor Water Use Reduction	Required
	Y			WEp3	Building-Level Water Metering	Required
1			1	WEc1	Outdoor Water Use Reduction	2
4	2			WEc2	Indoor Water Use Reduction	6
	2			WEc3	Cooling Tower Water Use	2
1				WEc4	Water Metering	1
14	11	8	0	**Energy and Atmosphere**		**33**
	Y			EAp1	Fundamental Commissioning and Verification	Required
	Y			EAp2	Minimum Energy Performance	Required
	Y			EAp3	Building-Level Energy Metering	Required
	Y			EAp4	Fundamental Refrigerant Management	Required
3	3			EAc1	Enhanced Commissioning	6
8	5	5		EAc2	Optimize Energy Performance	18
1				EAc3	Advanced Energy Metering	1
1		1		EAc4	Demand Response	2
	3			EAc5	Renewable Energy Production	3
1				EAc6	Enhanced Refrigerant Management	1
		2		EAc7	Green Power and Carbon Offsets	2
2	6	5	0	**Materials and Resources**		**13**
	Y			MRp1	Storage and Collection of Recyclables	Required
	Y			MRp2	Construction and Demolition Waste Management Planning	Required
	3	3		MRc1	Building Life-Cycle Impact Reduction	5
	1	1		MRc2	Building Product Disclosure and Optimization - EPD	2
	1	1		MRc3	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1		MRc4	Building Product Disclosure and Optimization - Material Ingredients	2
2				MRc5	Construction and Demolition Waste Management	2
13	3	0	0	**Indoor Environmental Quality**		**16**
	Y			EQp1	Minimum Indoor Air Quality Performance	Required
	Y			EQp2	Environmental Tobacco Smoke Control	Required
2				EQc1	Enhanced Indoor Air Quality Strategies	2
2	1			EQc2	Low-Emitting Materials	3
1				EQc3	Construction Indoor Air Quality Management Plan	1
1	1			EQc4	Indoor Air Quality Assessment	2
1				EQc5	Thermal Comfort	1
1	1			EQc6	Interior Lighting	2
3				EQc7	Daylight	3
1				EQc8	Quality Views	1
1				EQc9	Acoustic Performance	1
4	2	0	0	**Innovation**		**6**
1				IDc	Exemplary LTc4 - Density	1
1				IDc2	Urban Farm	1
1				IDc3	Green Cleaning	1
	1			IDc4		1
	1			IDc5		1
1				IDc6	LEED Accredited Professional	1
3	1	0	0	**Regional Priority**		**4**
1				RPc1	Regional Priority: SSc4 - Rainwater Mgmt	1
1				RPc2	Regional Priority: WEc1 - WEc1 Outdoor Water Use Reduction	1
1				RPc3	Regional Priority: WEc2 - Indoor Water Use Reduction (4 points)	1
	1			RPc4	Regional Priority: EAc2 - Optimize Energy (at least 10 points)	1

Points in this scorecard represent estimates by the project team at this stage and is subject to change. LEED is used a framework to analyze building performance and to guide design and construction, but certification of the project can only be awarded by the Canada or U.S. Green Building Council.

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE

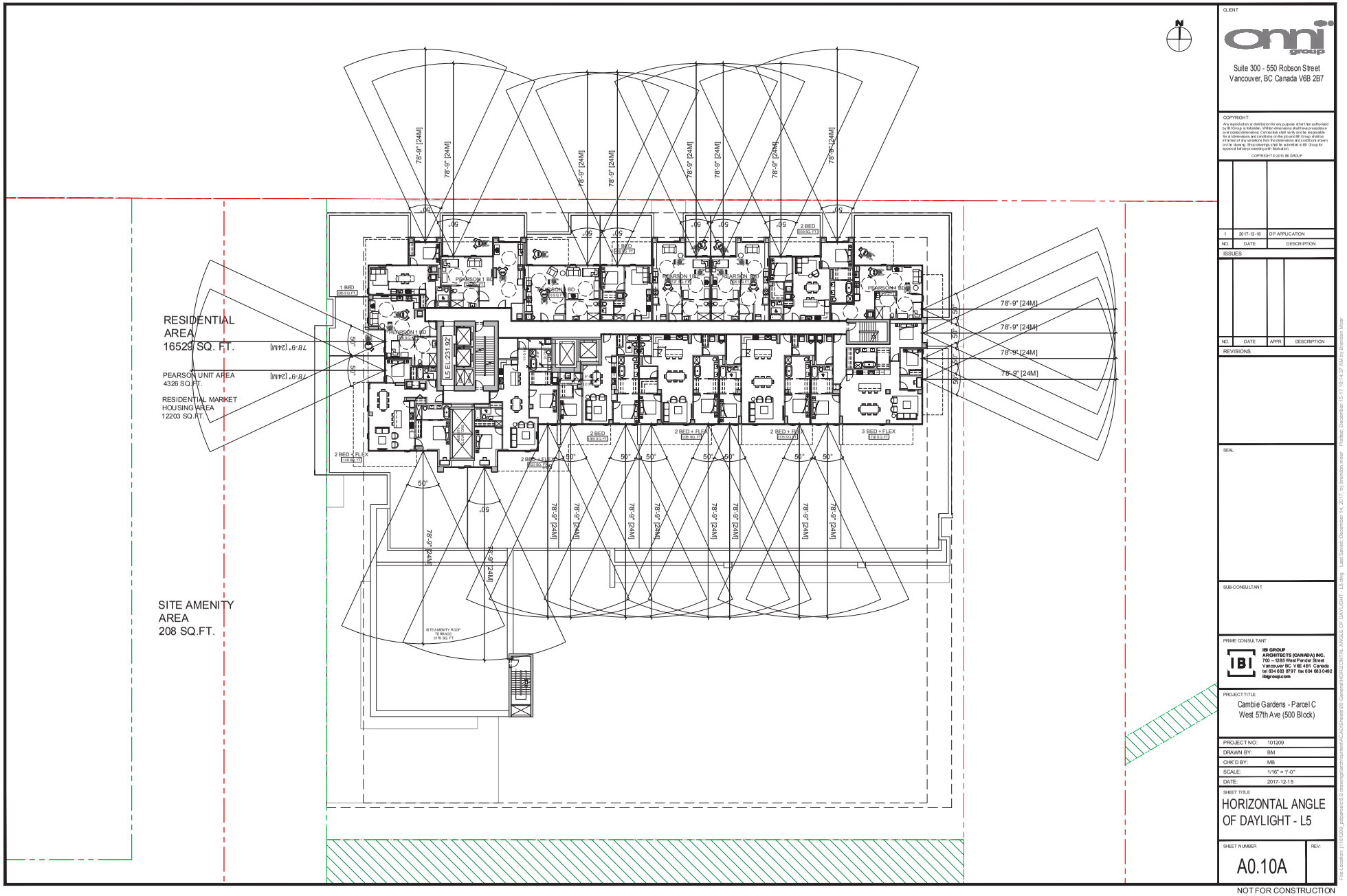
LEED SCORECARD

SHEET NUMBER: A0.09

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

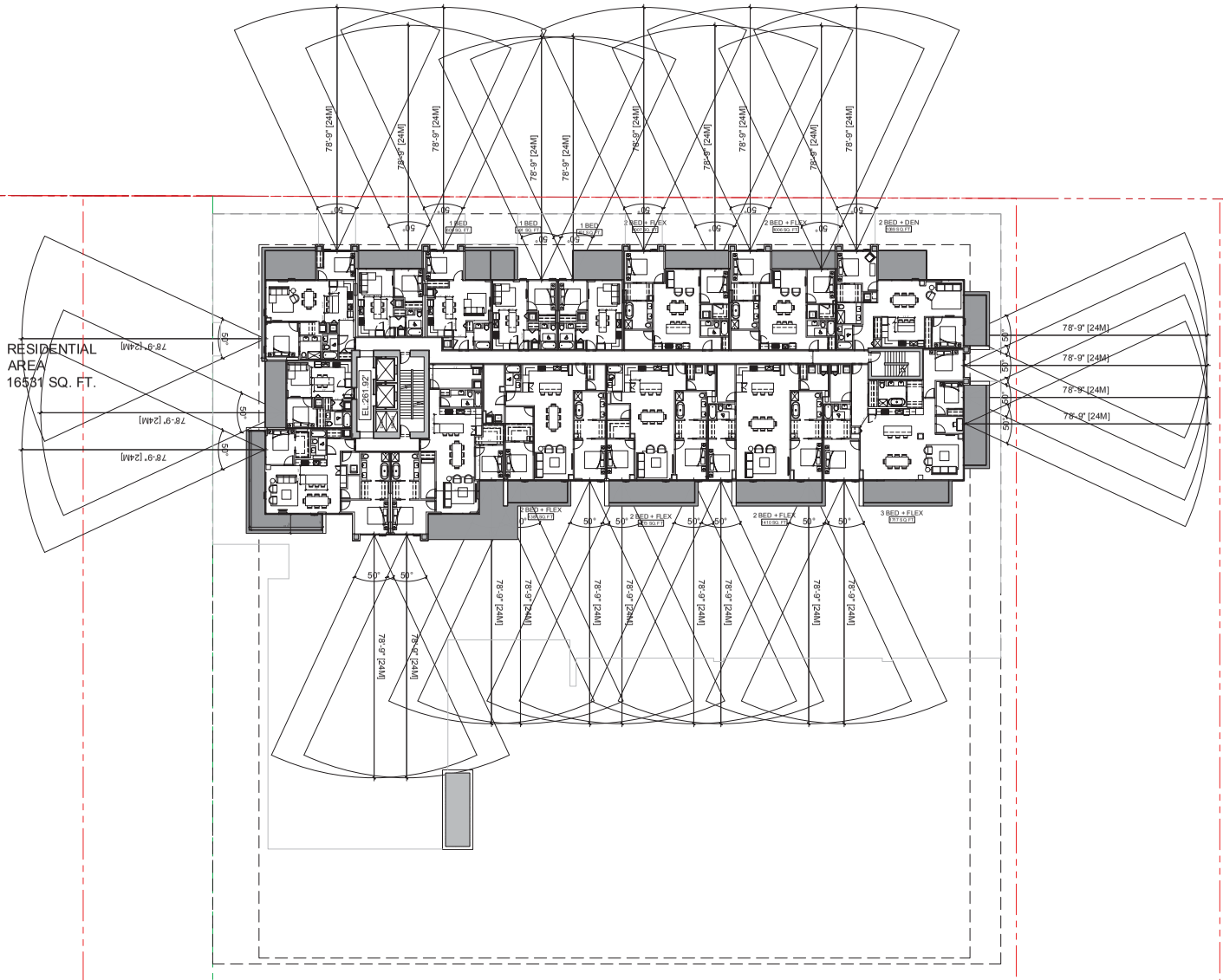
SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L5

SHEET NUMBER	REV.
A0.10A	

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PROJECT TITLE

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PROJECT NO:	101209
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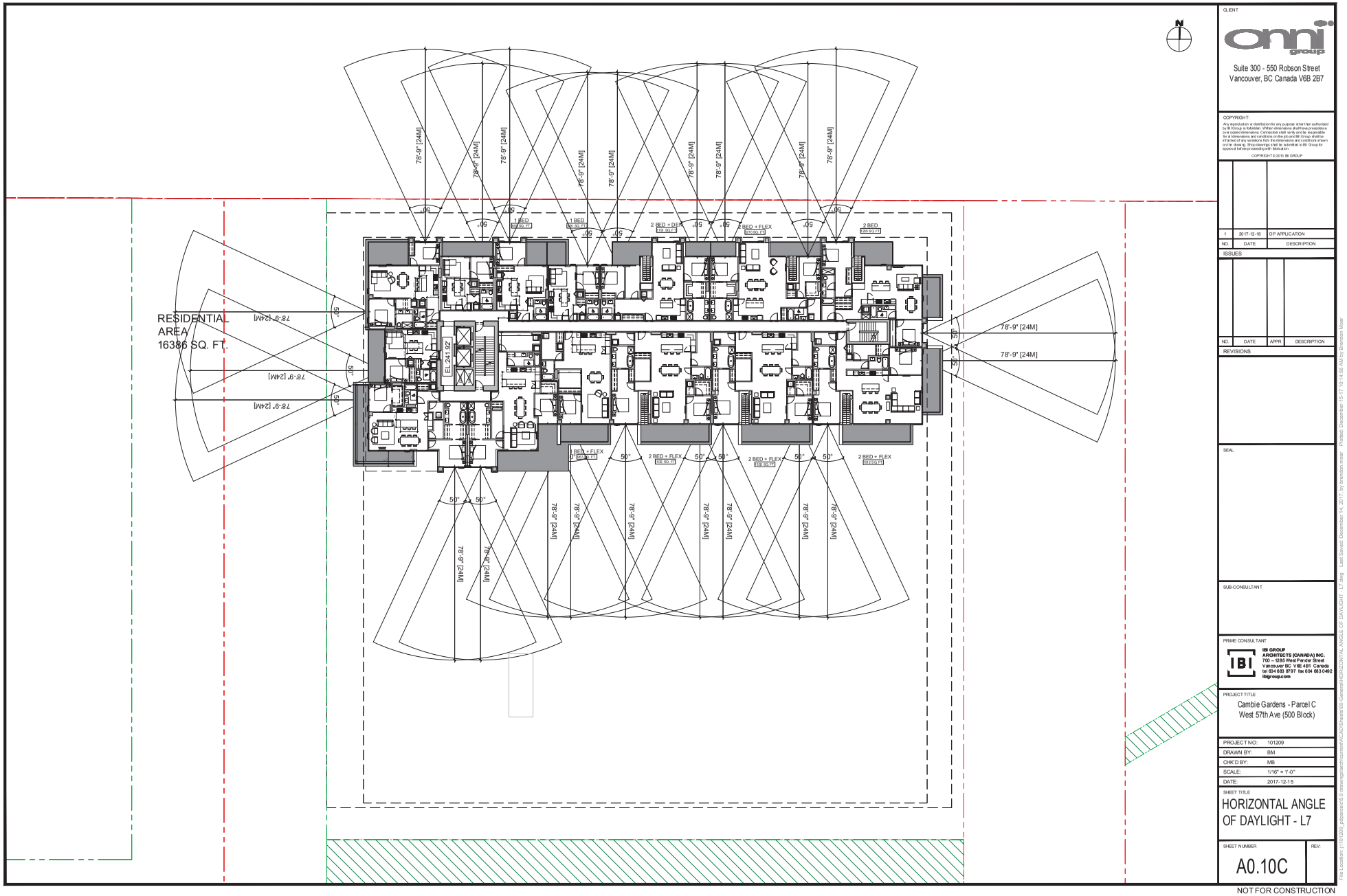
SHEET TITLE

HORIZONTAL ANGLE
OF DAYLIGHT - L6

SHEET NUMBER	REV.
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PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L7

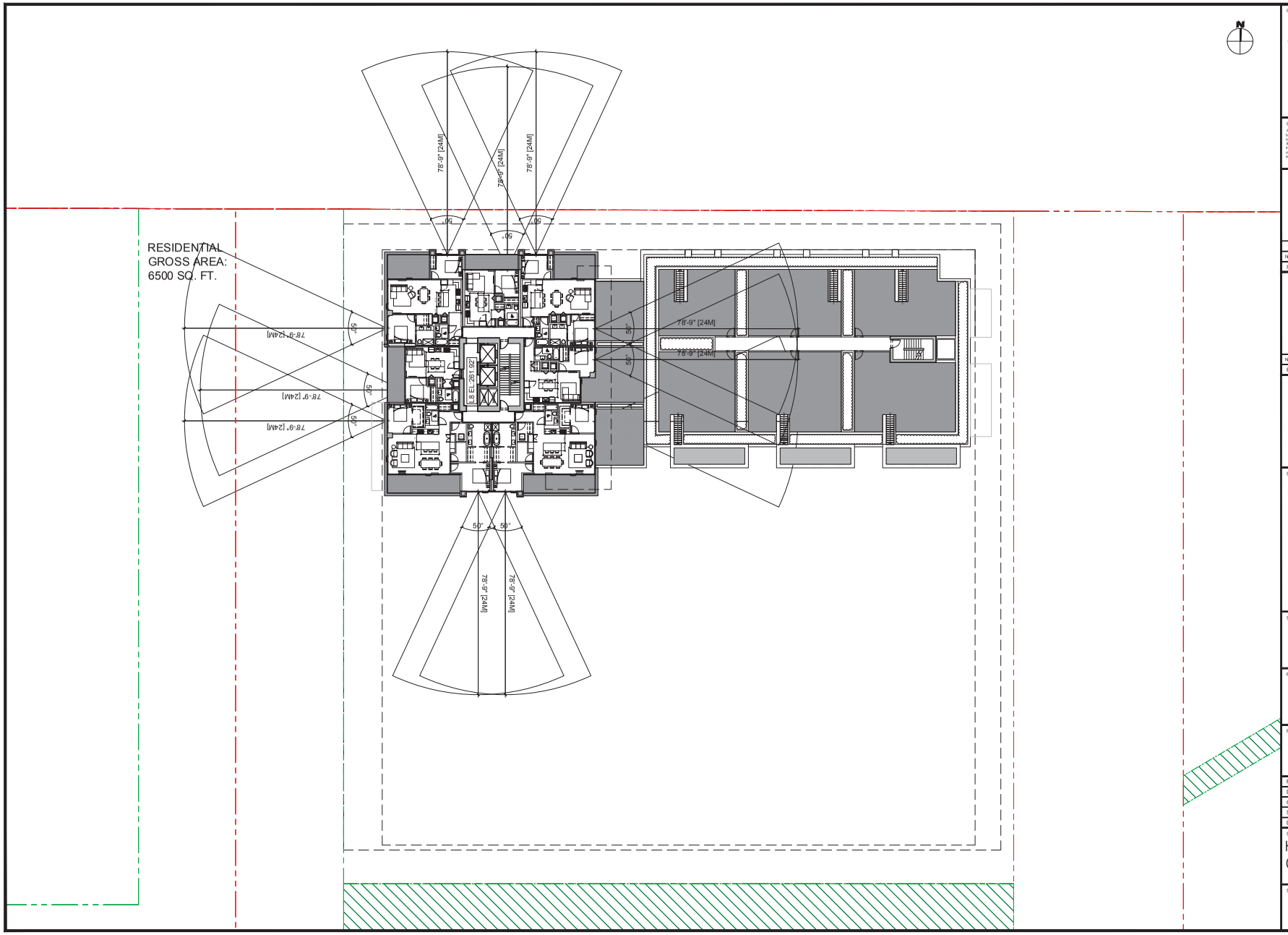
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CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L8

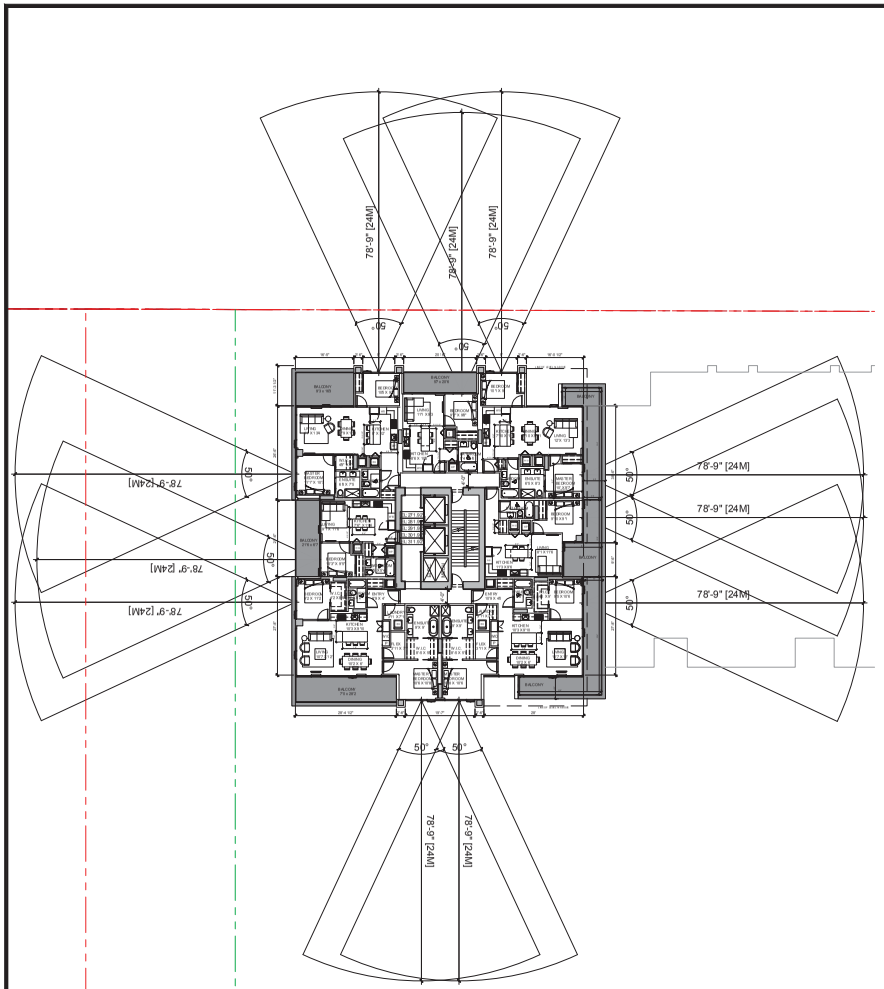
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A0.10D

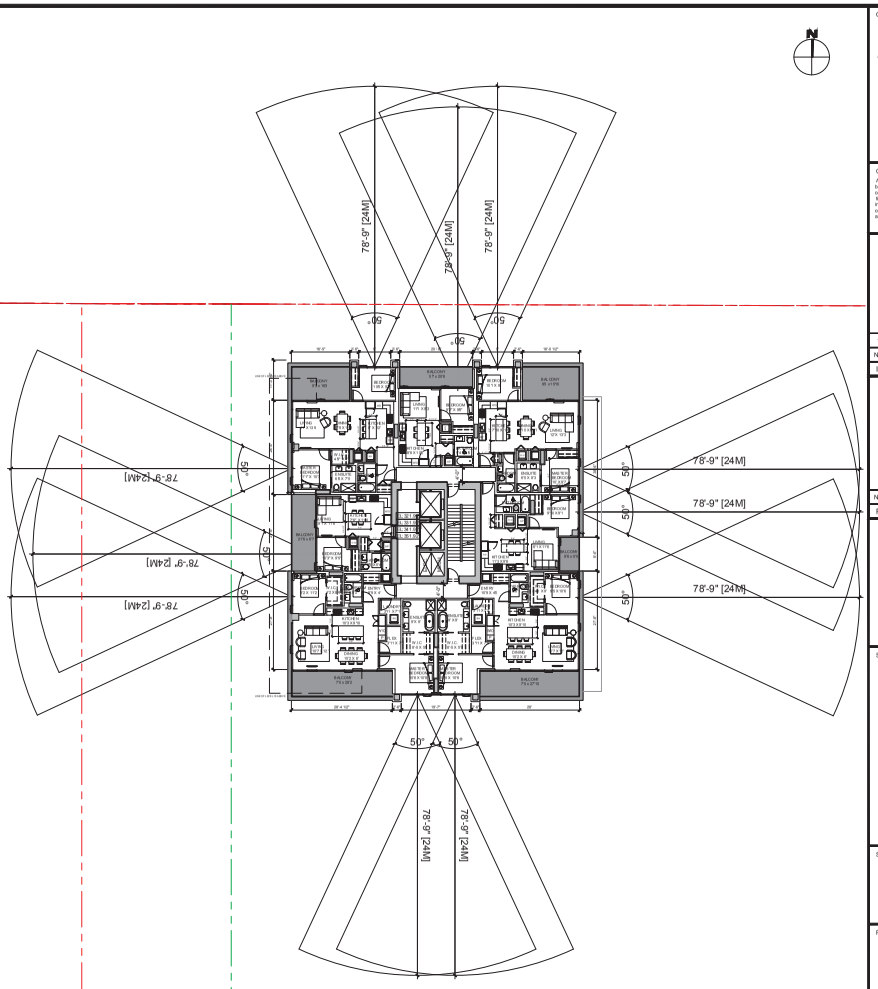
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HORIZONTAL ANGLE OF DAYLIGHT - LEVELS 9-13



HORIZONTAL ANGLE OF DAYLIGHT - LEVELS 14-17

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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L9-L17

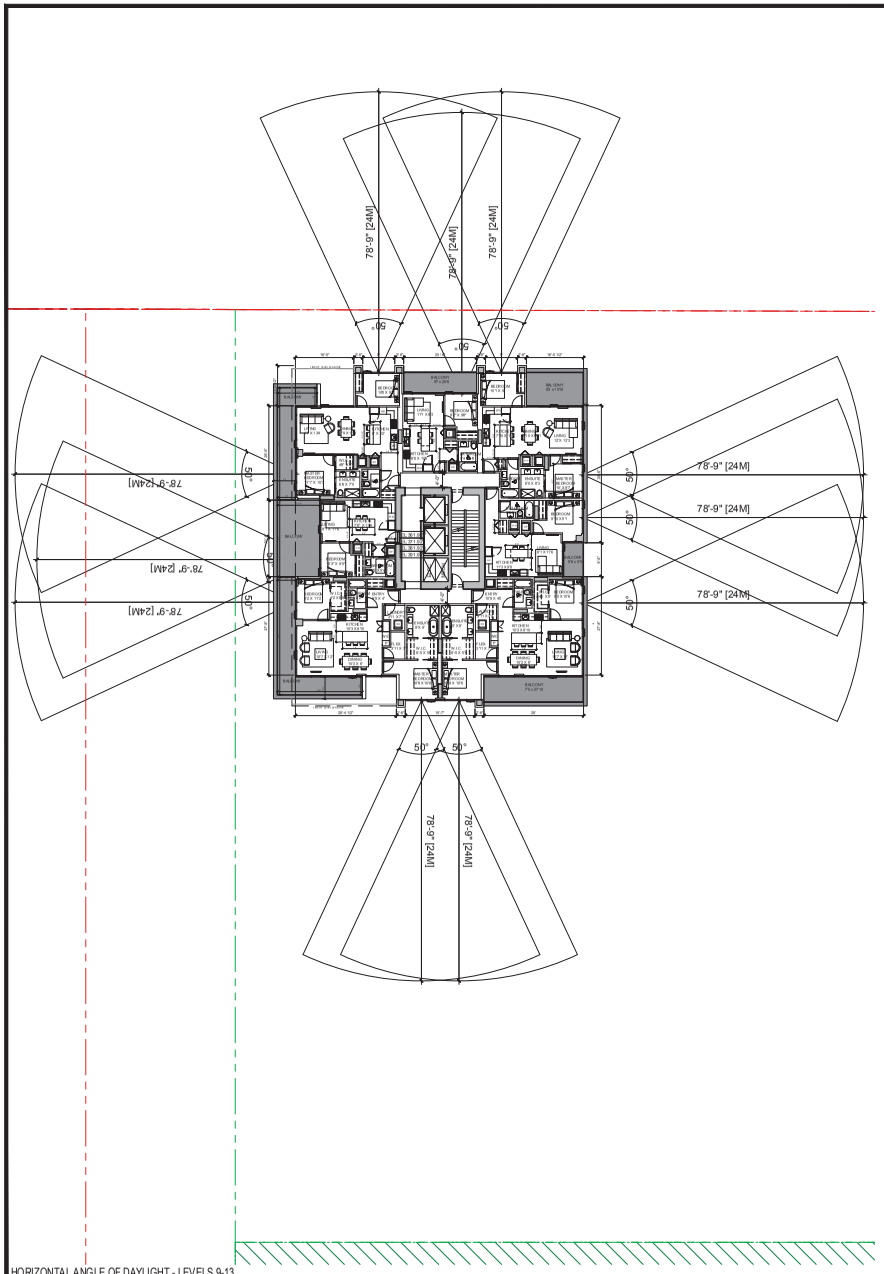
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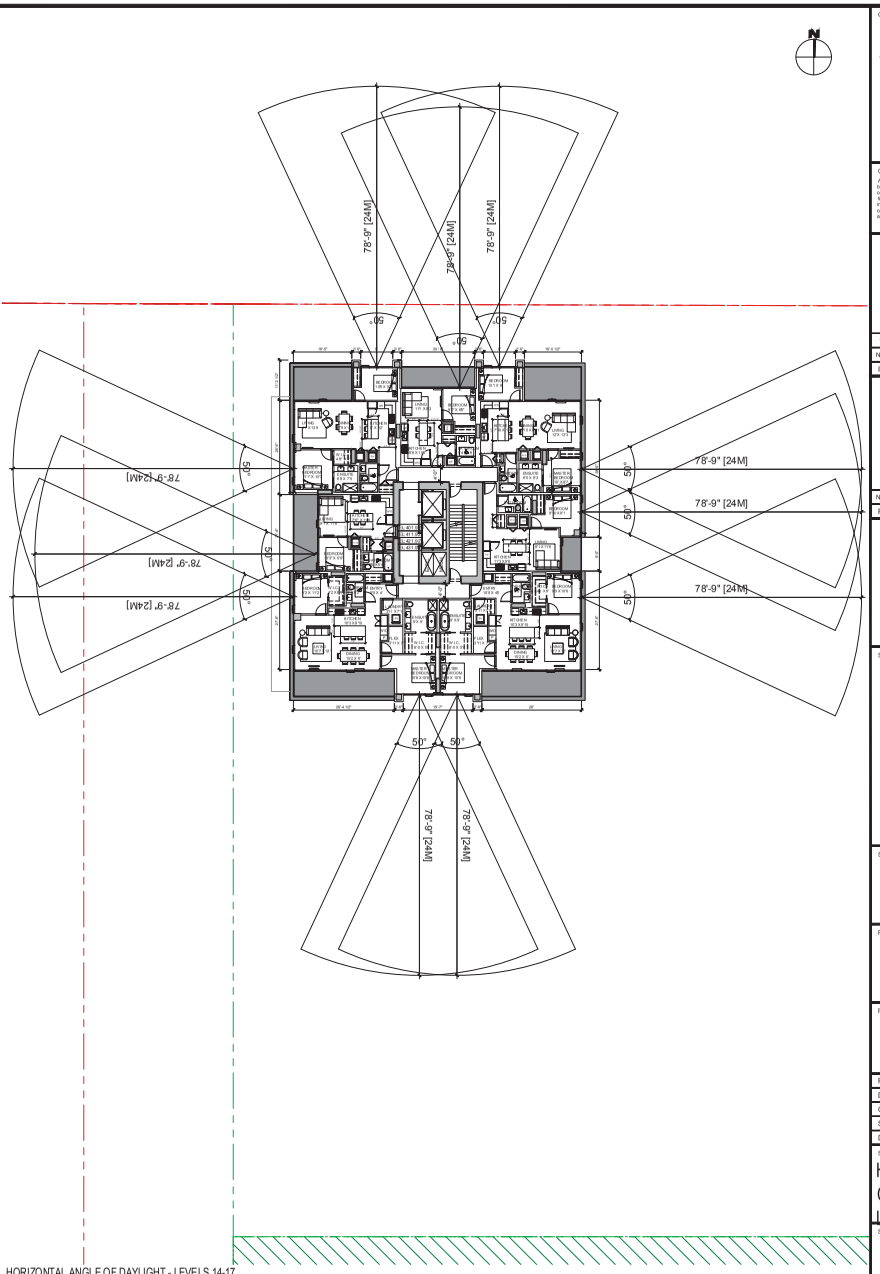
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HORIZONTAL ANGLE OF DAYLIGHT - LEVELS 9-13



HORIZONTAL ANGLE OF DAYLIGHT - LEVELS 14-17

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tel 604 683 8797 fax 604 683-0482
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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L18-L25

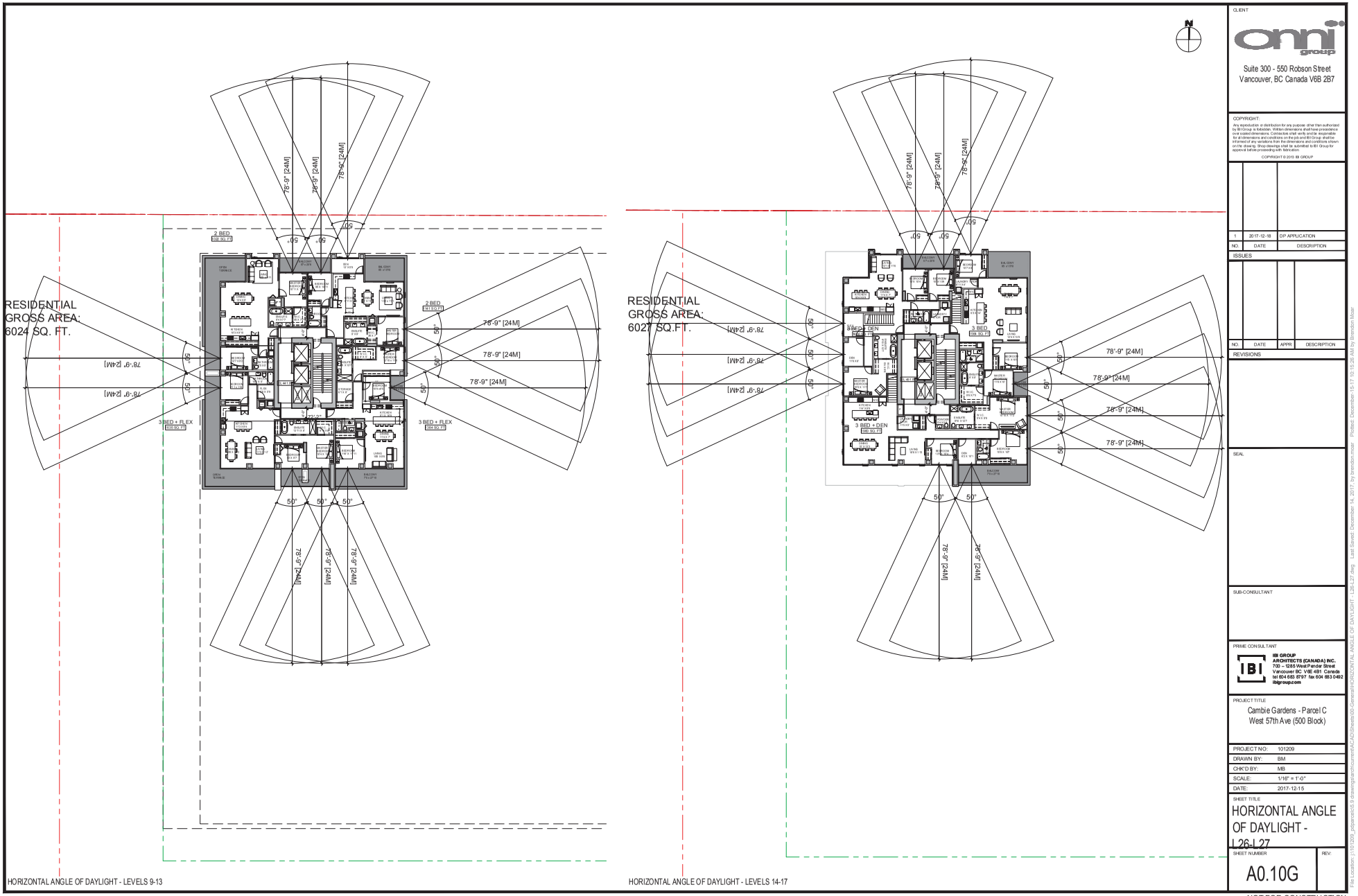
SHEET NUMBER

A0.10F

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SHEET TITLE

HORIZONTAL ANGLE OF DAYLIGHT - L26-L27

SHEET NUMBER

A0.10G

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CL Base Point Calculations

$$IBC = \left[\left(\frac{BC_{Hi} - BC_{Lo}}{D_{Tot}}\right) \times D_{Int}\right] + BG_{Lo}$$

BC_{Lo} = Lower Known Elevation
BC_{Hi} = Higher Known Elevation
IBC = Interpolated Building Grade
D_{Int} = Distance from lower Elevation to Interpolated Building Grade
D_{Tot} = Total Distance from Higher Known Elevation to Lower Known Elevation

Building Surface Information

Building Grade Calculations

BG1	= 179.13'	BG3	= 174.90'
BG2	= 170.58'	BG4	= 167.00'

Interpolated Point Calculations

$D_{C1\text{-}2\,Tot}$	= 261.97'	$D_{C1\text{-}2\,Int}$	= 260.24'
$D_{C1\text{-}3\,Tot}$	= 150.66'	$D_{C1\text{-}3\,Int}$	= 150.68'

Base Point Calculation

D_{Tot}	= 248.33'
D_{Int}	= 243.63'

Interpolated Point Calculations

Formula for: **POINT C1-2**

$$C1\text{-}2 = \left[\left(\frac{BG3 - BG4}{D_{C1\text{-}2\,Tot}}\right) \times D_{C1\text{-}2\,Int}\right] + BG4$$

$$C1\text{-}2 = \left[\left(\frac{179.13' - 174.90'}{261.97'}\right) \times 260.24'\right] + 174.90'$$

$C1\text{-}2$ = **177.51'**

Formula for: **POINT C1-3**

$$C1\text{-}3 = \left[\left(\frac{BG2 - BG1}{D_{C1\text{-}3\,Tot}}\right) \times D_{C1\text{-}3\,Int}\right] + BG1$$

$$C1\text{-}3 = \left[\left(\frac{170.58' - 167.00'}{261.24'}\right) \times 150.68'\right] + 167.00'$$

$C1\text{-}3$ = **169.02'**

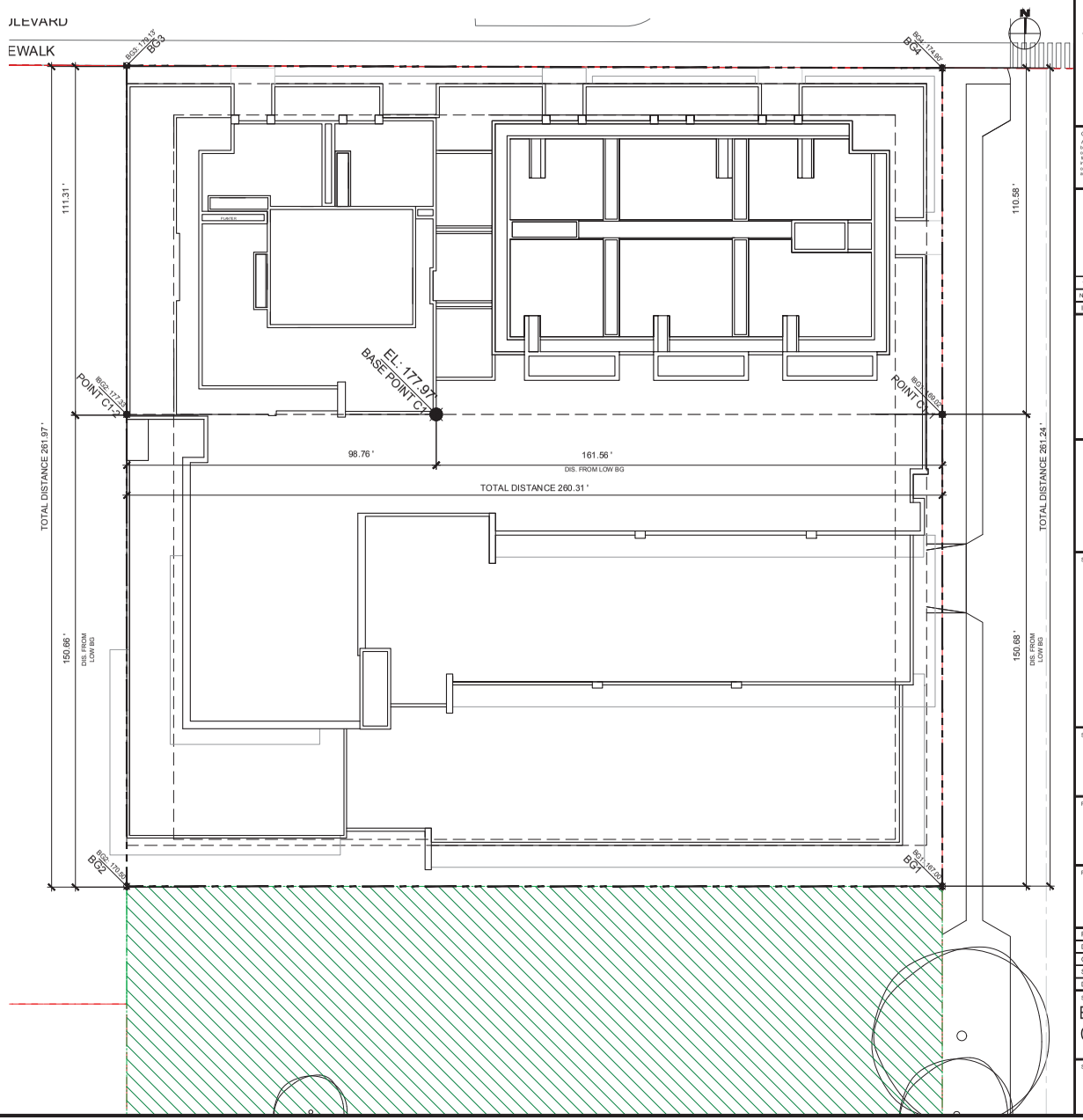
Base Point Calculation

Formula for: **BASE POINT C1**

$$C1 = \left[\left(\frac{C1\text{-}2 - C1\text{-}3}{D_{Tot}}\right) \times D_{Int}\right] + C1\text{-}3$$

$$C1 = \left[\left(\frac{177.51' - 169.02'}{248.33'}\right) \times 243.63'\right] + 169.02'$$

$C1$ = **177.97'**



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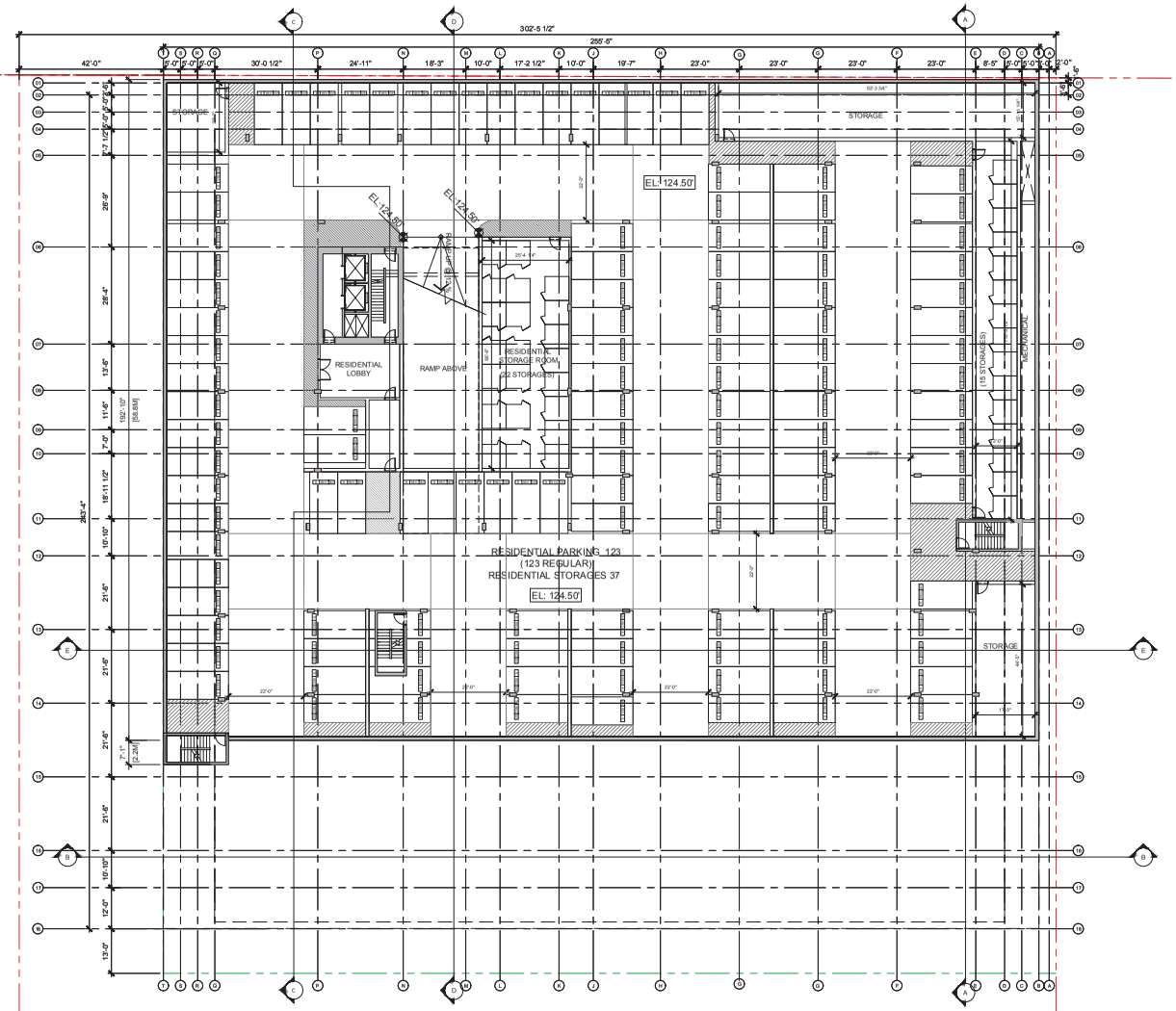
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BASE POINT CALCULATION

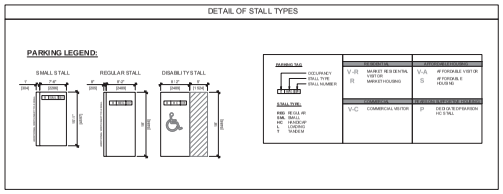
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SHEET TITLE

LEVEL P4 PLAN

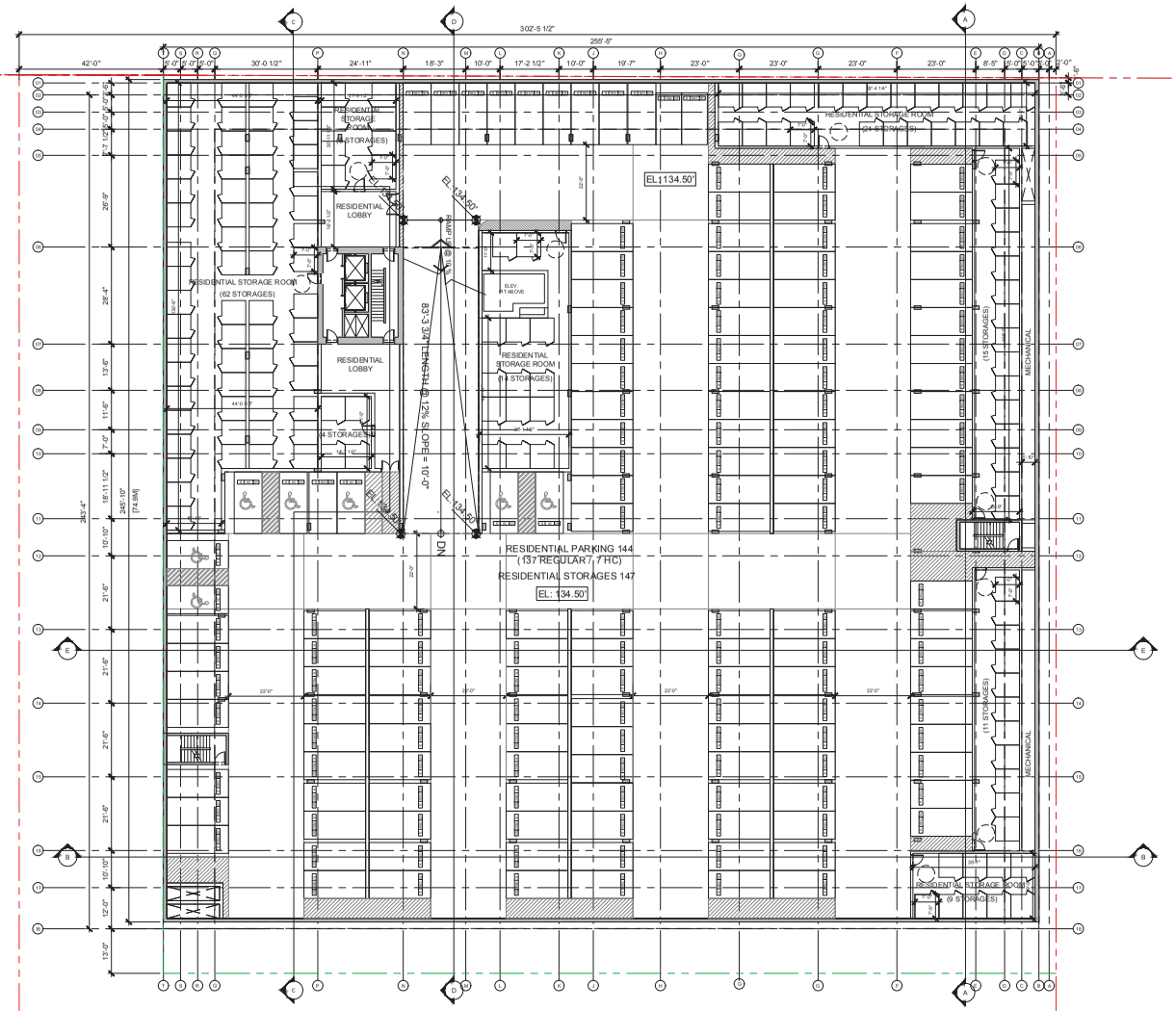
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DETAIL OF STALL TYPES

PARKING LEGEND:

SMALL STALL | REGULAR STALL | DISABILITY STALL

PARKING TAG

V-R	MARKET RESIDENTIAL VISITOR MARKET HOUSING	V-A AFFORDABLE VISITOR AFFORDABLE HOUSING
V-C	COMMERCIAL MIXTURE	P DESIGN EXPANSION RETAIL

SMALL TYPE

RES RESIDENTIAL
SMALL SMALL
HC HANDICAP
V VISITOR
T TANDEM

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SHEET TITLE

LEVEL P3 PLAN

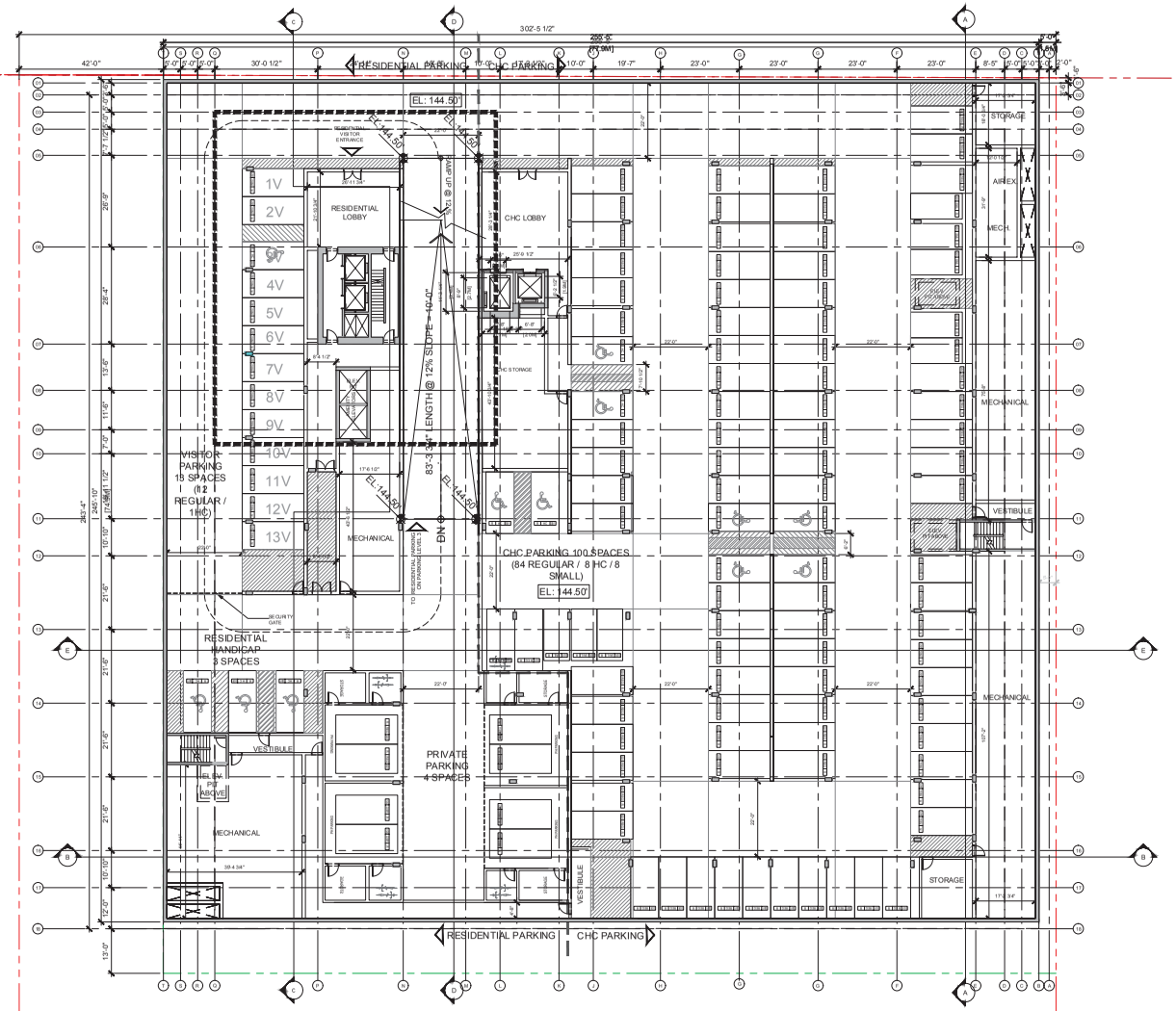
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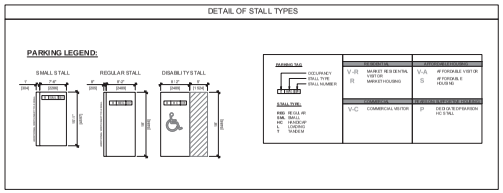
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SHEET TITLE

LEVEL P2 PLAN

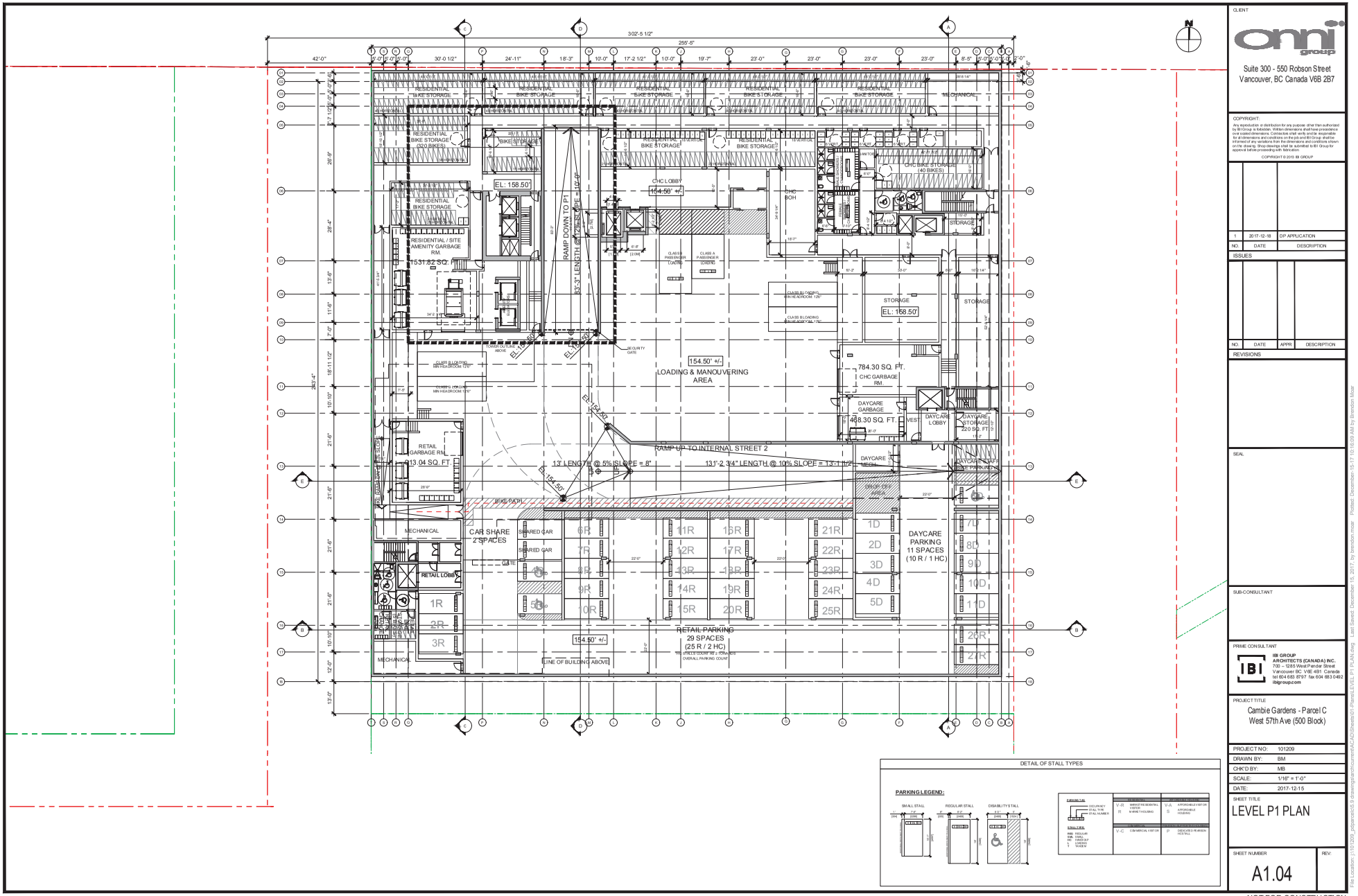
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SHEET TITLE

LEVEL P1 PLAN

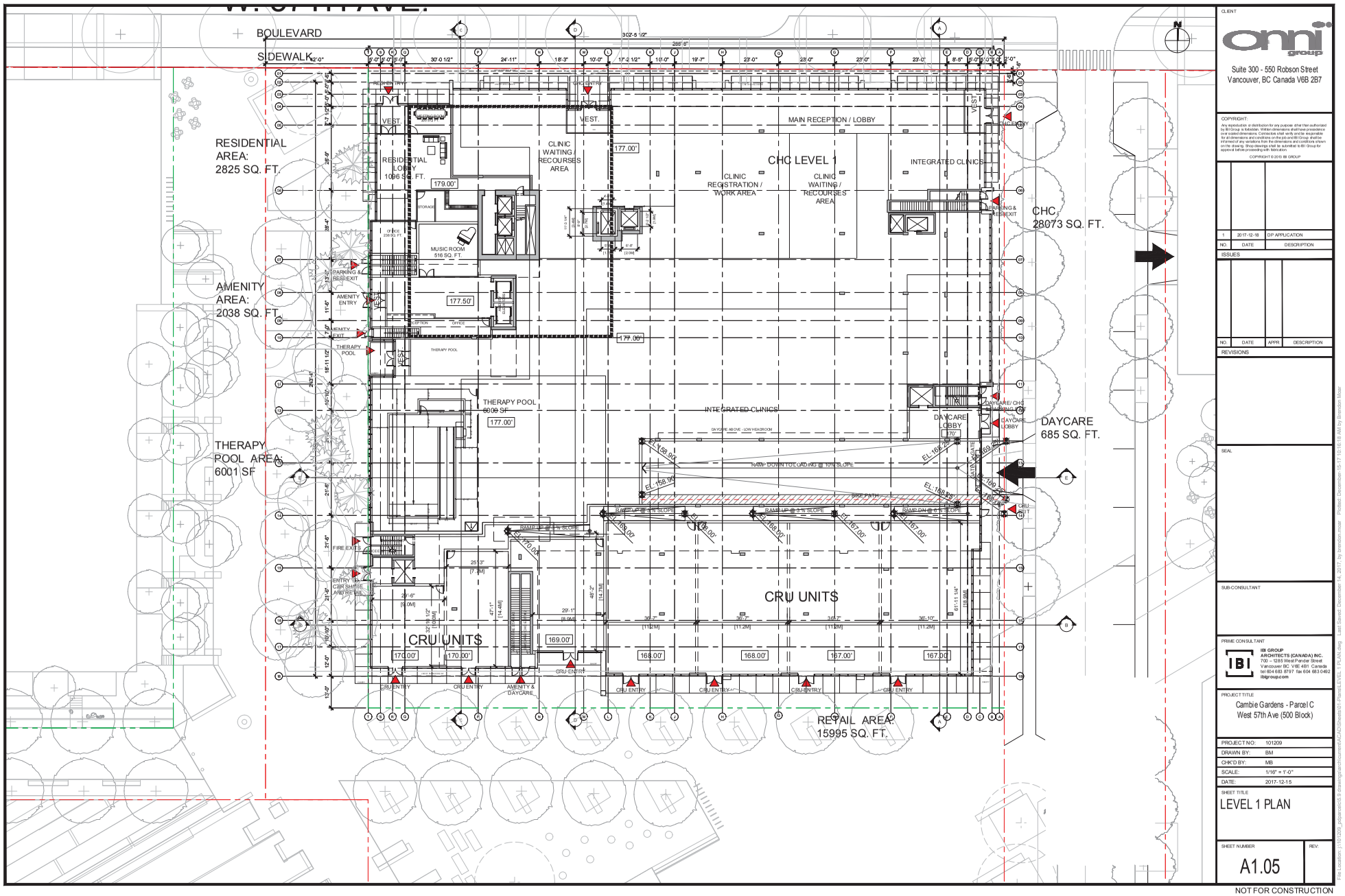
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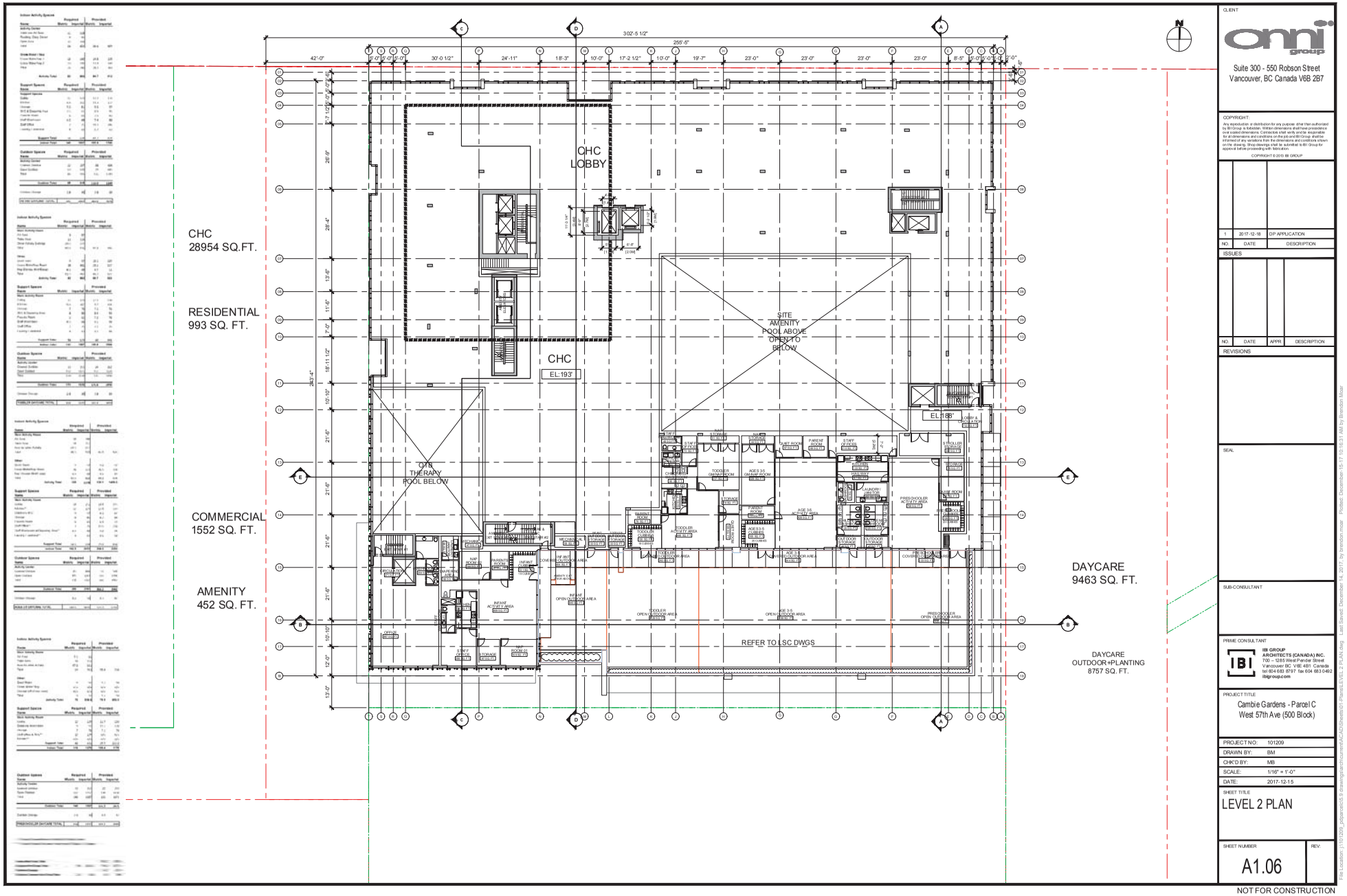
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LEVEL 1 PLAN

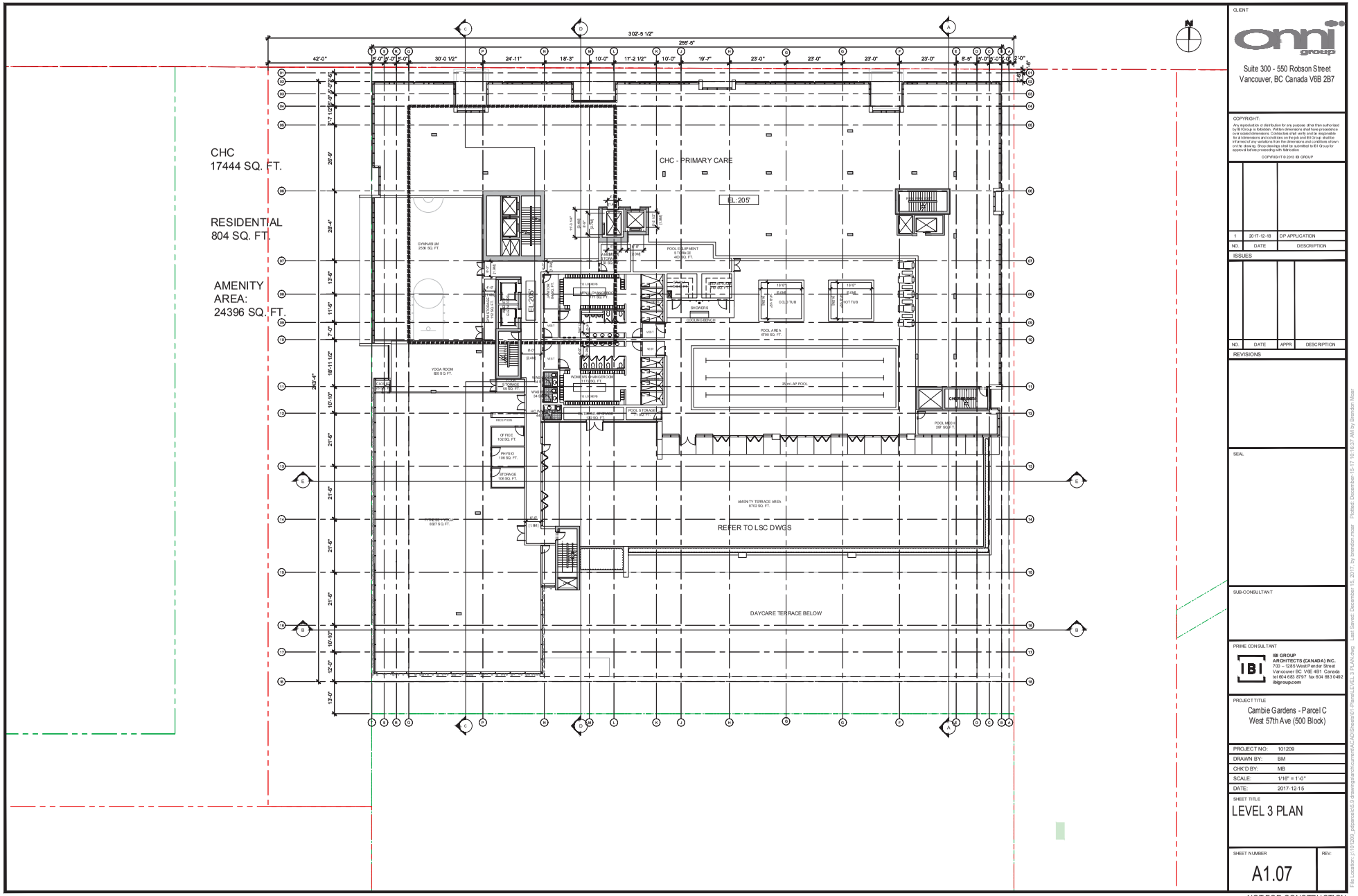
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CHC
28954 SQ.FT.
RESIDENTIAL
993 SQ. FT.
COMMERCIAL
1552 SQ. FT.
AMENITY
452 SQ. FT.
CHC LOBBY
CHC
EL.193'
SITE AMENITY POOL ABOVE OPEN TO BELOW
CHC THERAPY POOL BELOW
EL.188'
LOBBY & RECEPTION
REFER TO LSC DWGS
DAYCARE
9463 SQ. FT.
DAYCARE
OUTDOOR+PLANTING
8757 SQ. FT.
N
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SHEET TITLE
LEVEL 2 PLAN
SHEET NUMBER
A1.06
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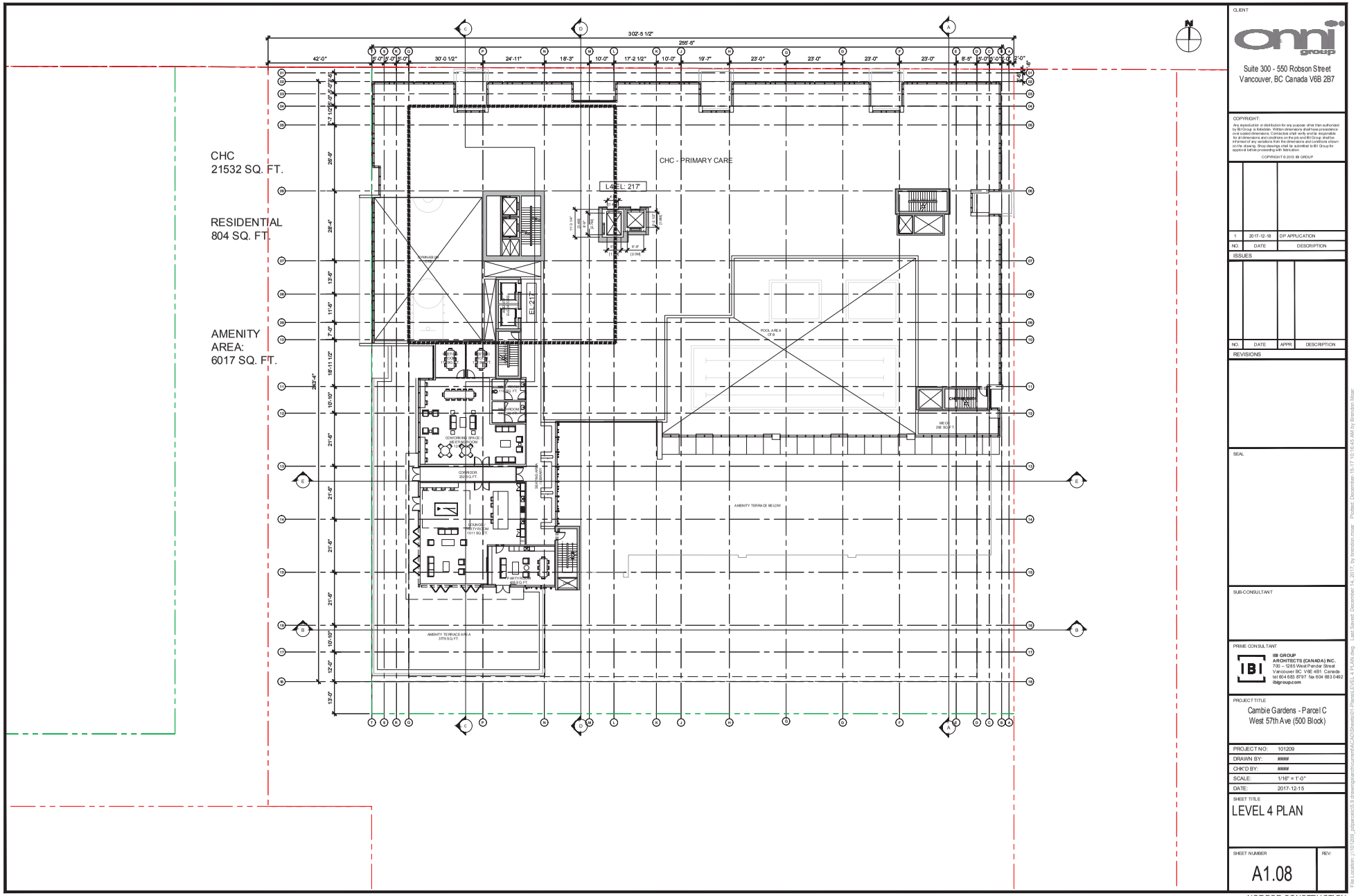
SHEET TITLE

LEVEL 3 PLAN

SHEET NUMBER	REV:
A1.07	

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SHEET TITLE

LEVEL 4 PLAN

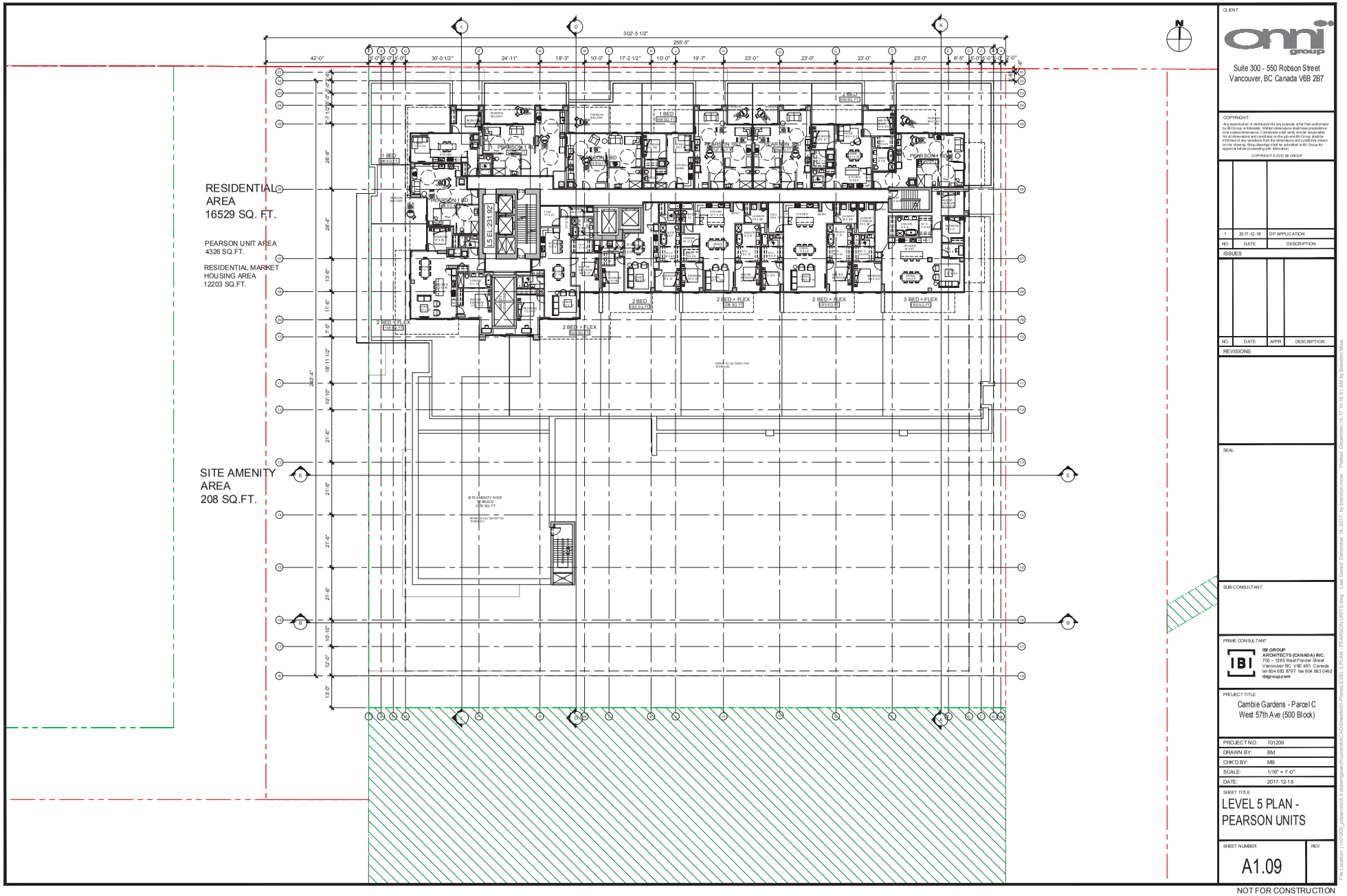
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A1.08

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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

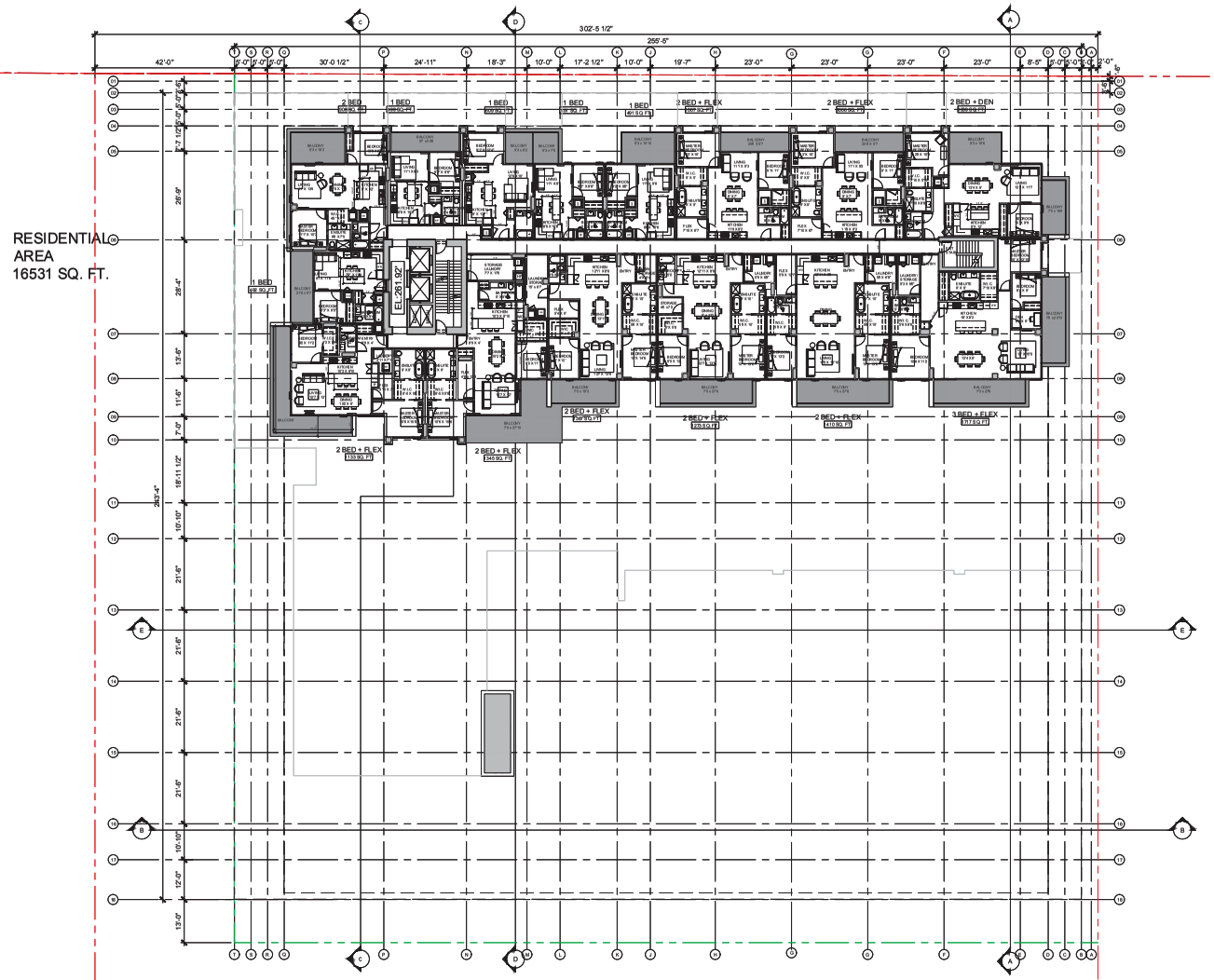
SHEET TITLE

LEVEL 5 PLAN - PEARSON UNITS

SHEET NUMBER	REV.
A1.09	

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

LEVEL 6 PLAN

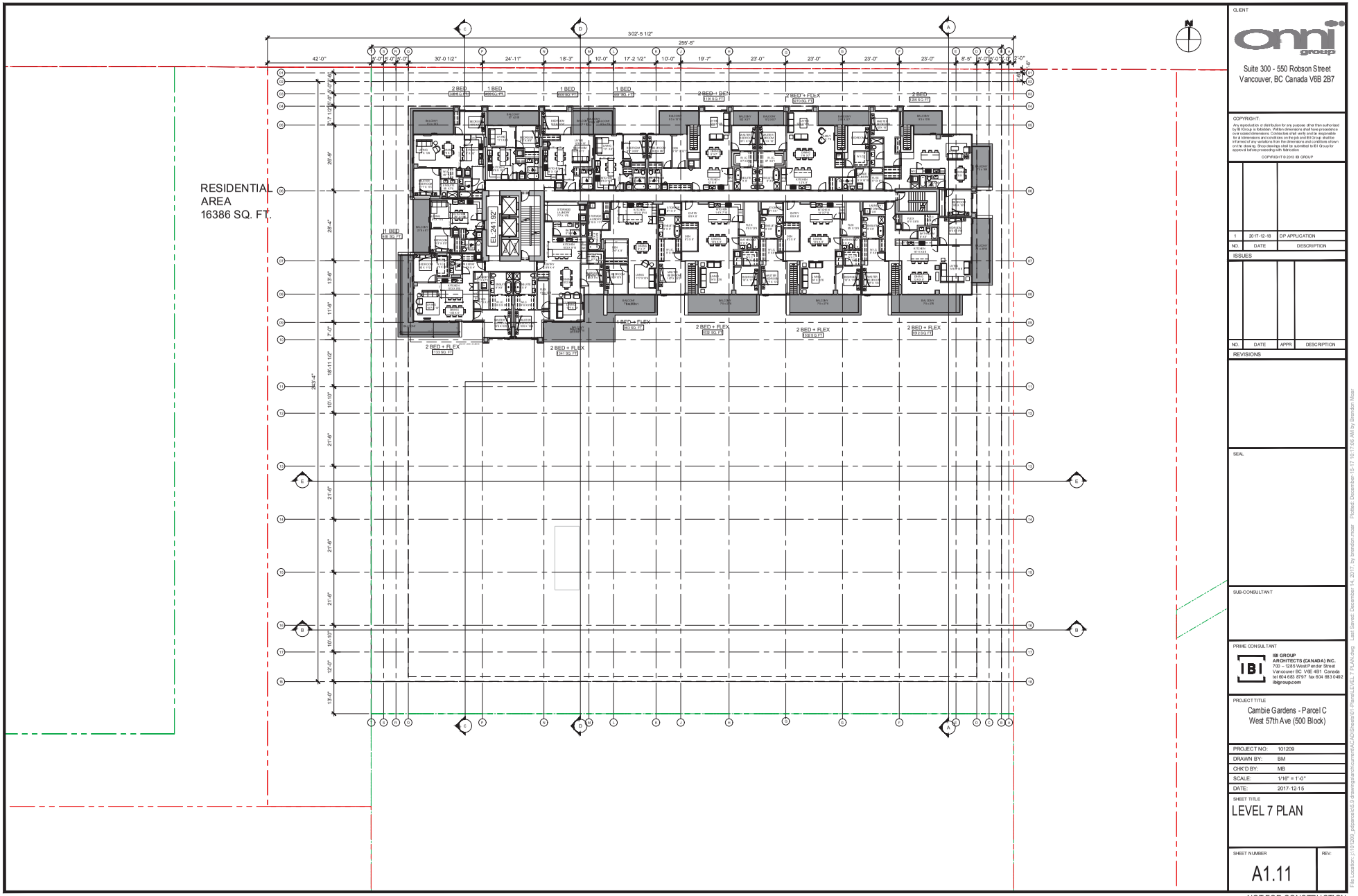
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REV:

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PROJECT TITLE

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West 57th Ave (500 Block)

PROJECT NO:	101209
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CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

LEVEL 7 PLAN

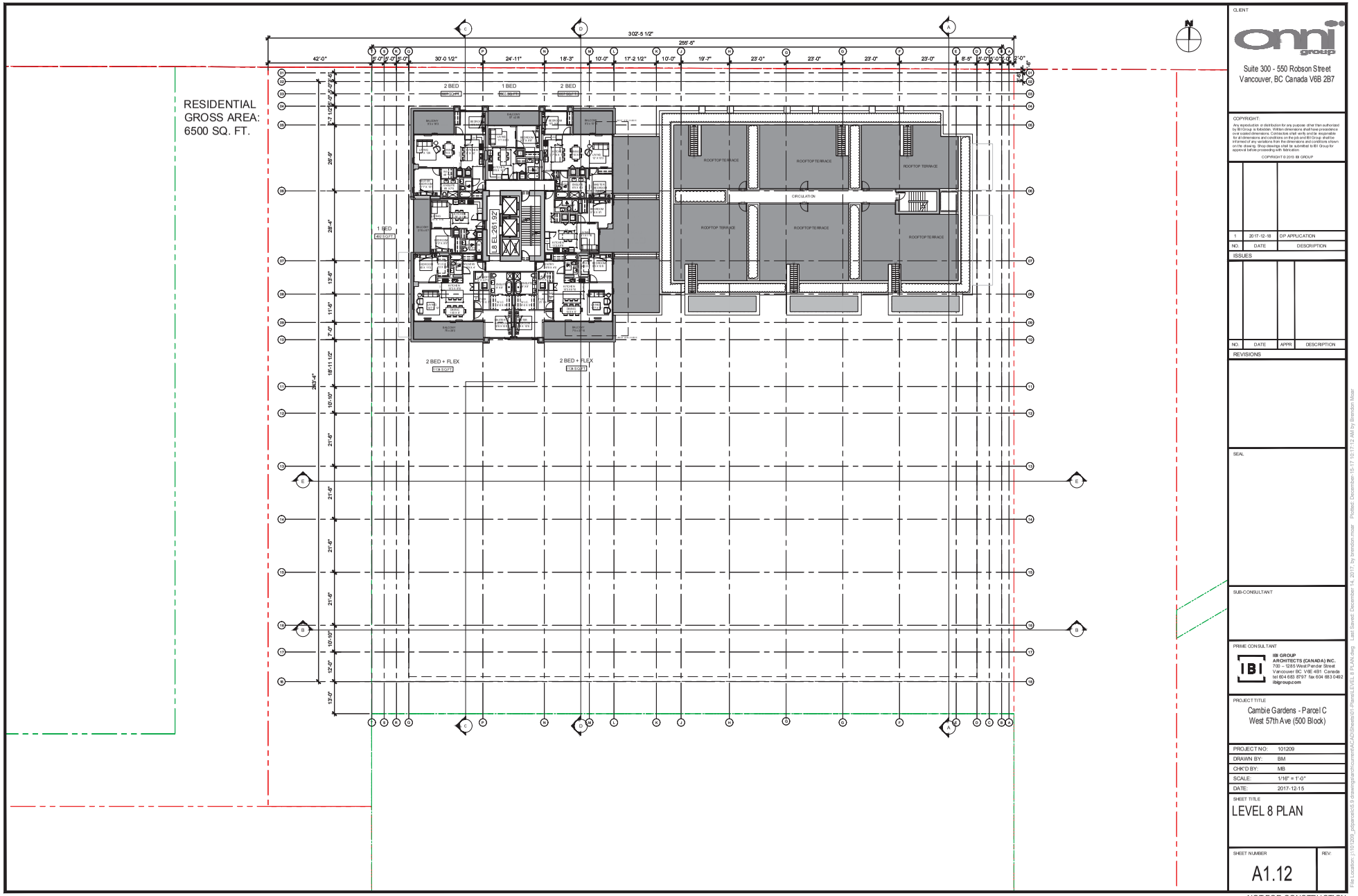
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A1.11

REV:

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

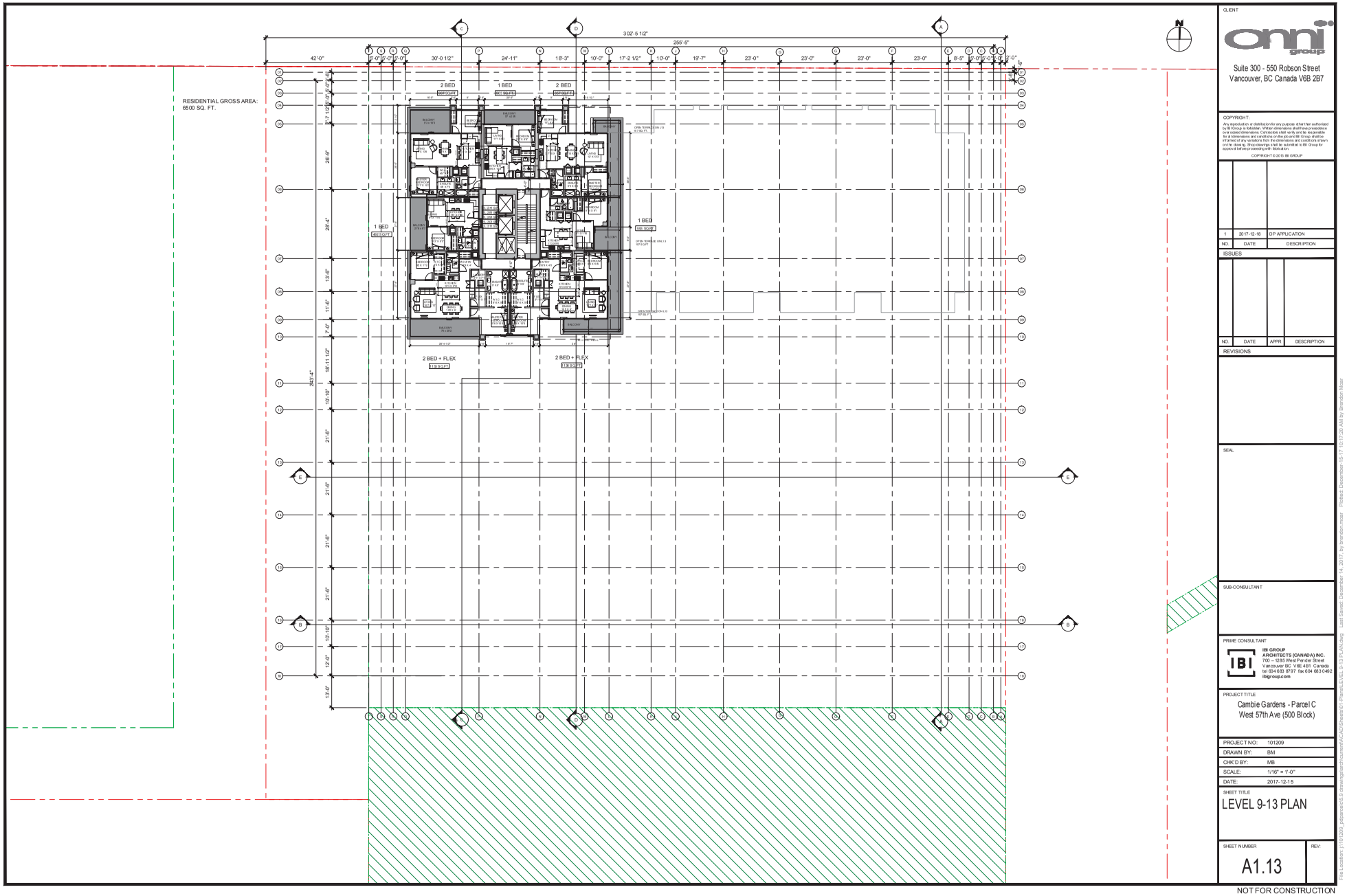
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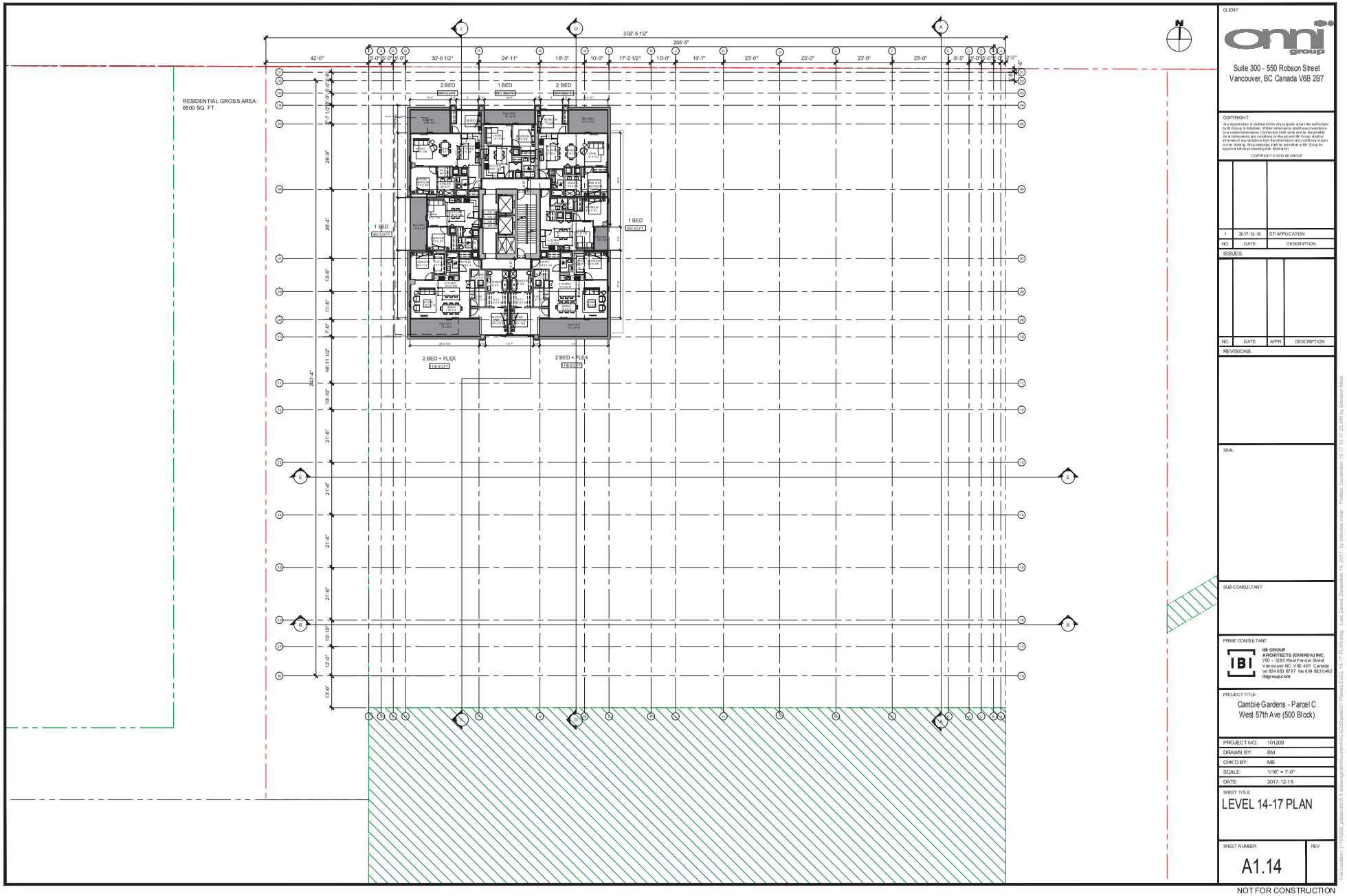
LEVEL 8 PLAN

SHEET NUMBER	REV.
A1.12	

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RESIDENTIAL GROSS AREA:
6500 SQ. FT.
2 BED
1 BED
2 BED
1 BED
1 BED
2 BED + FLEX
2 BED + FLEX
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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)
PROJECT NO: 101209
DRAWN BY: BM
CHK'D BY: MB
SCALE: 1/16" = 1'-0"
DATE: 2017-12-15
SHEET TITLE
LEVEL 9-13 PLAN
SHEET NUMBER
A1.13
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PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

LEVEL 14-17 PLAN

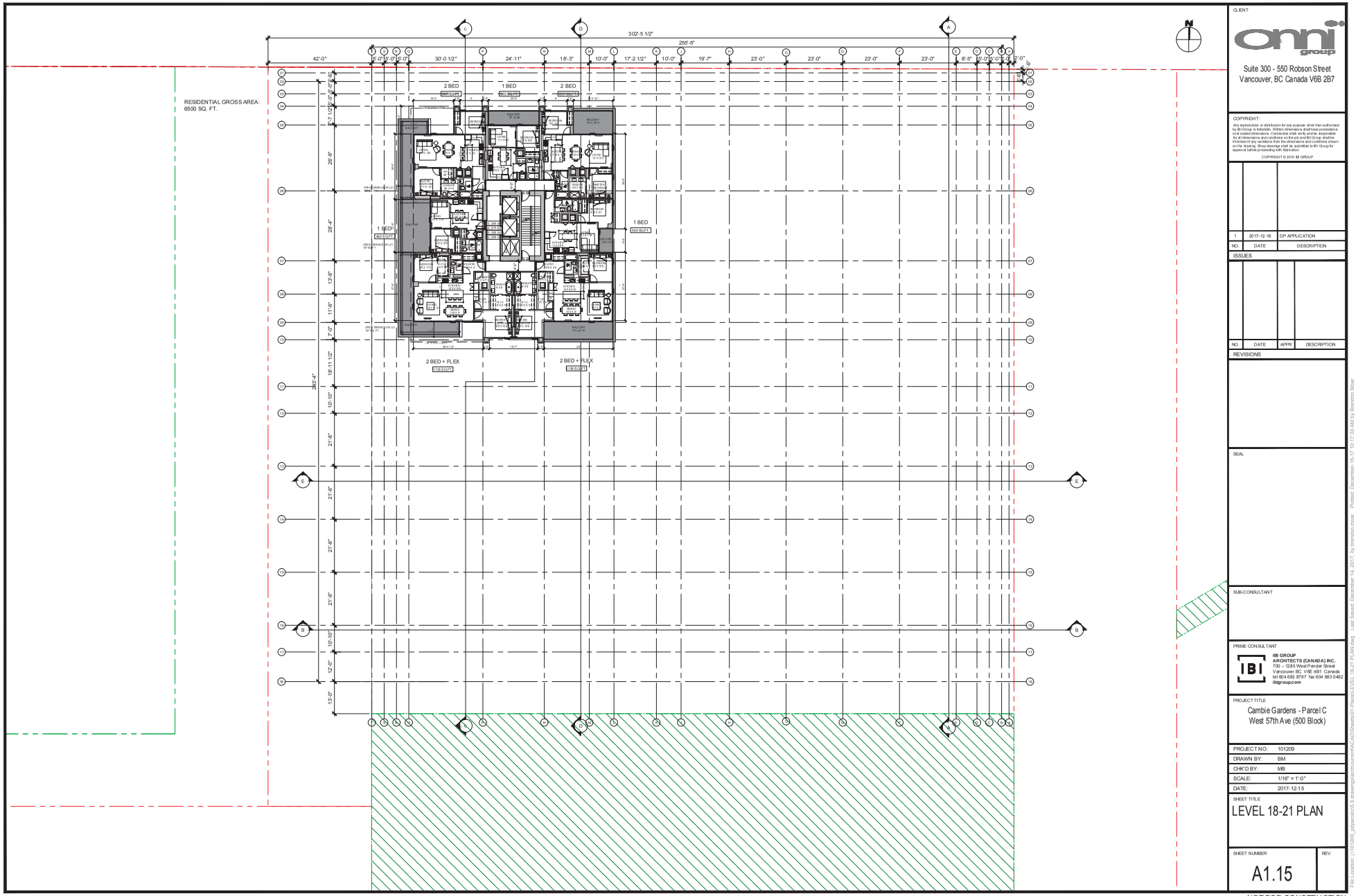
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REV:

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PROJECT TITLE

Cambie Gardens - Parcel C
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PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

LEVEL 18-21 PLAN

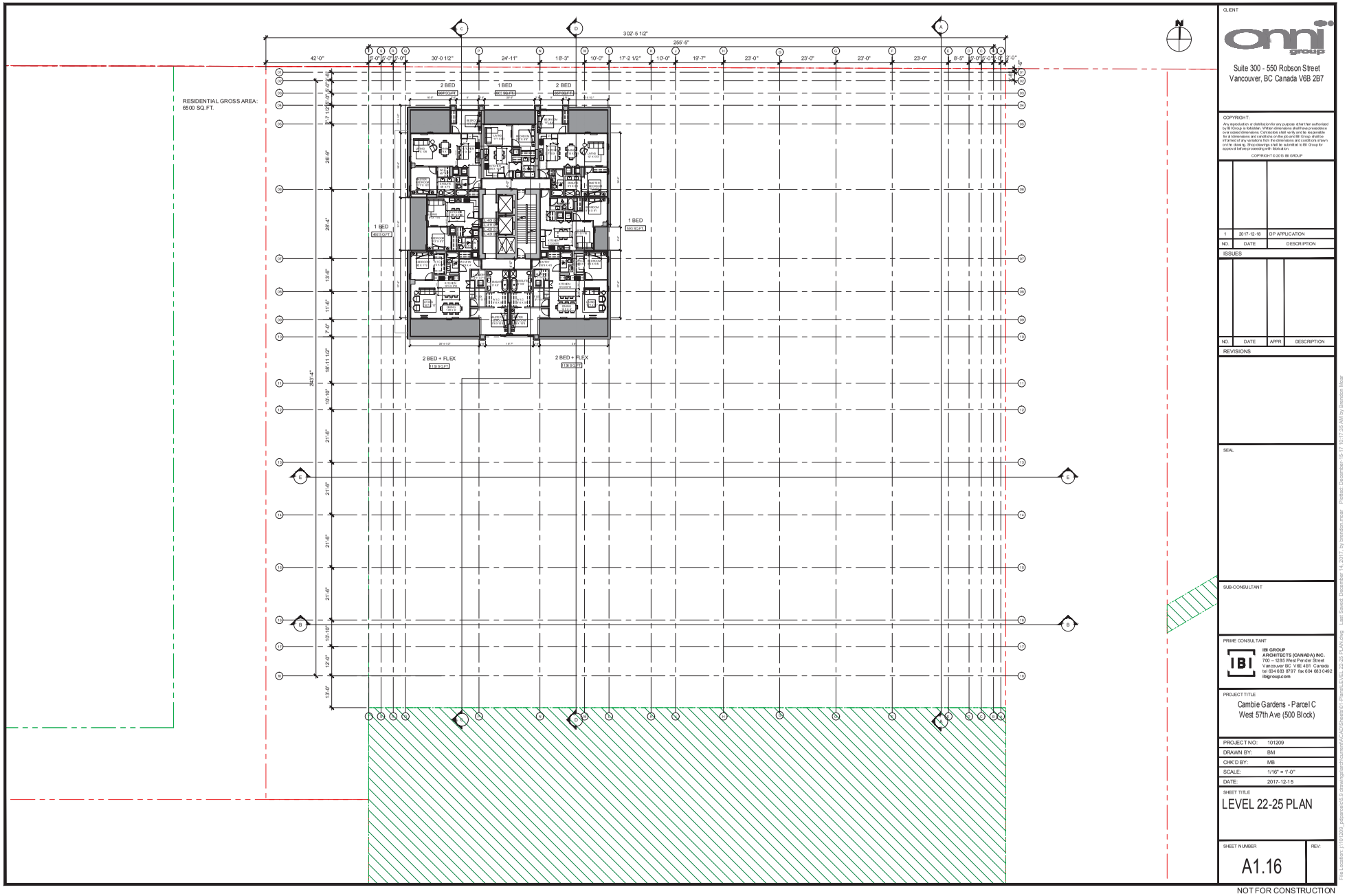
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A1.15

REV:

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PROJECT NO:	101209
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CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

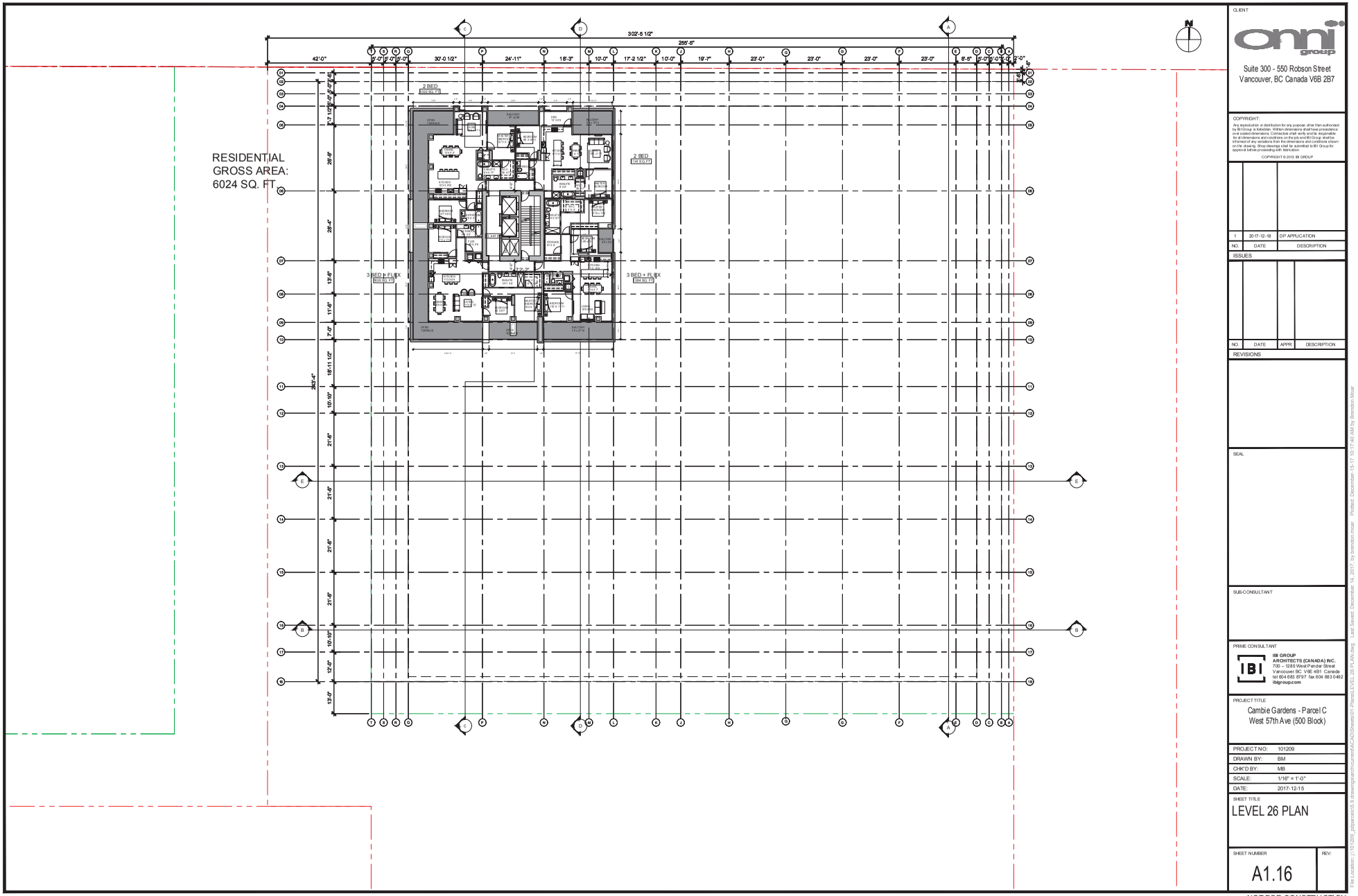
SHEET TITLE

LEVEL 22-25 PLAN

SHEET NUMBER	REV.
A1.16	

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File Location: J:\101209_pdparcelc\9 drawings\archi\current\ACAD\Sheets\01-Plans\LEVEL 22-25 PLAN.dwg Last Saved: December 14, 2017, by brendon.moar Plotted: December-15-17 10:17:35 AM by Brendon Moar



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PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

LEVEL 26 PLAN

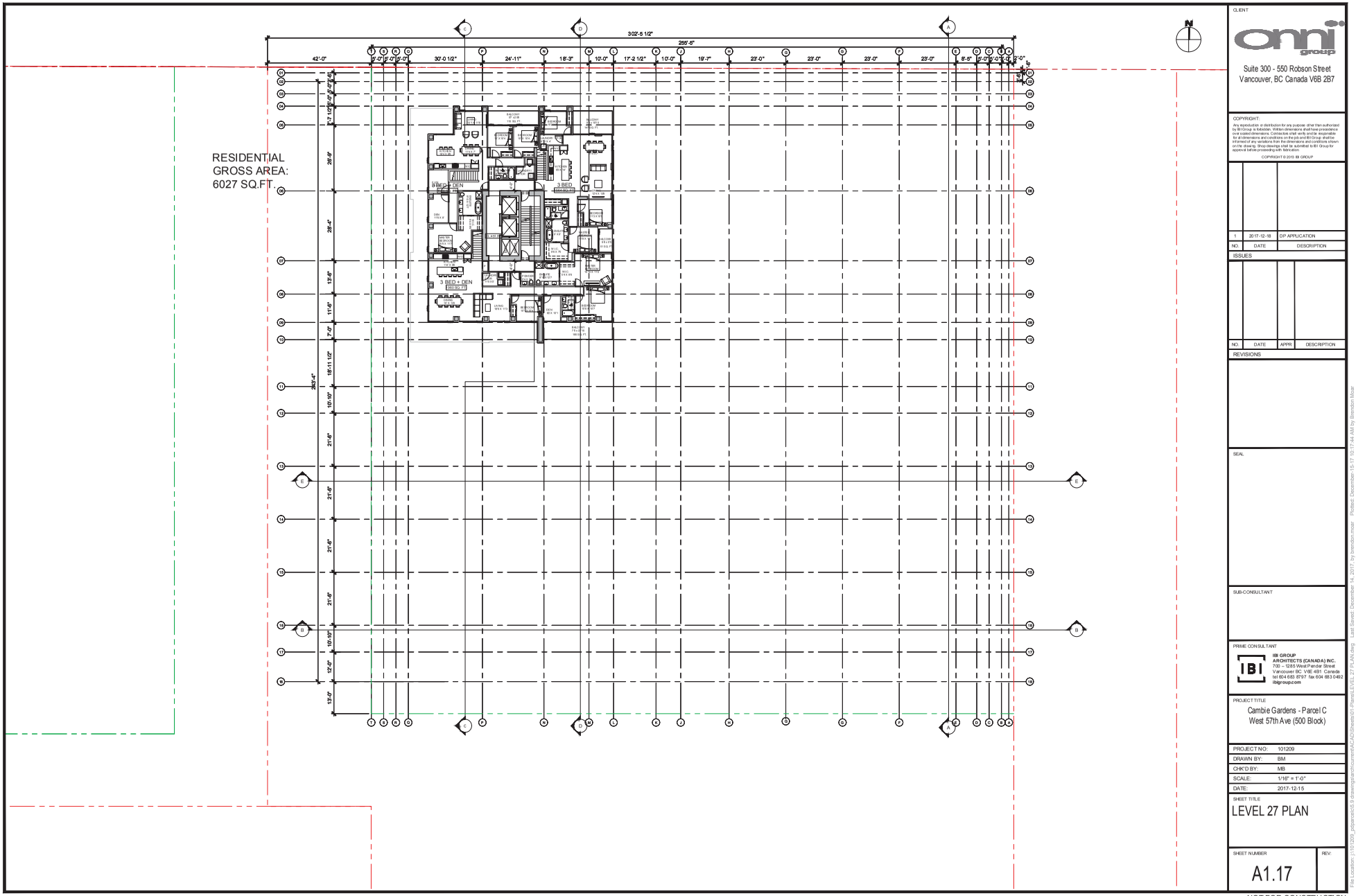
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A1.16

REV:

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SCALE:	1/16" = 1'-0"
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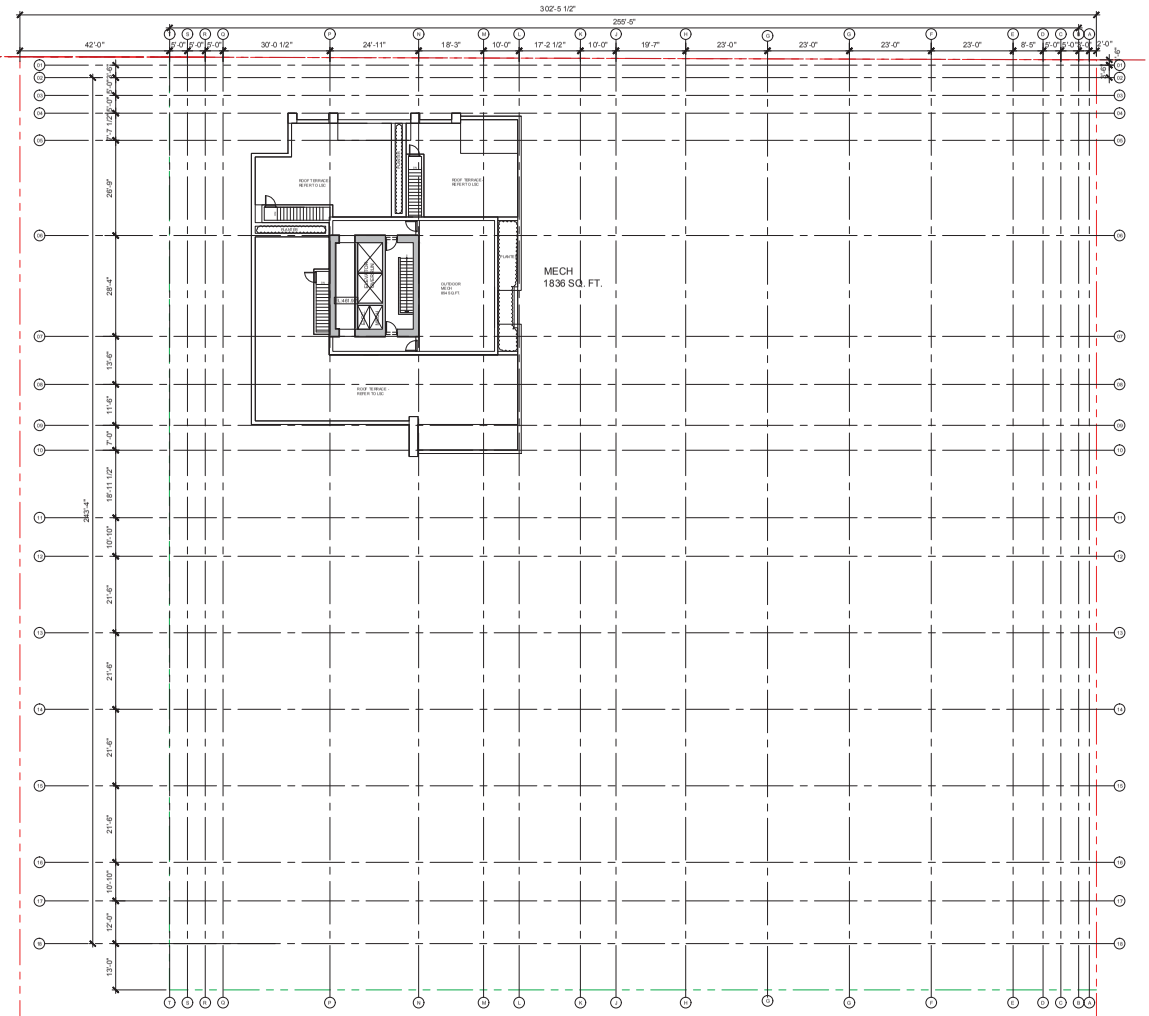
SHEET TITLE

LEVEL 27 PLAN

SHEET NUMBER	REV:
A1.17	

NOT FOR CONSTRUCTION

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West 57th Ave (500 Block)

PROJECT NO:	101209
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DATE:	2017-12-18

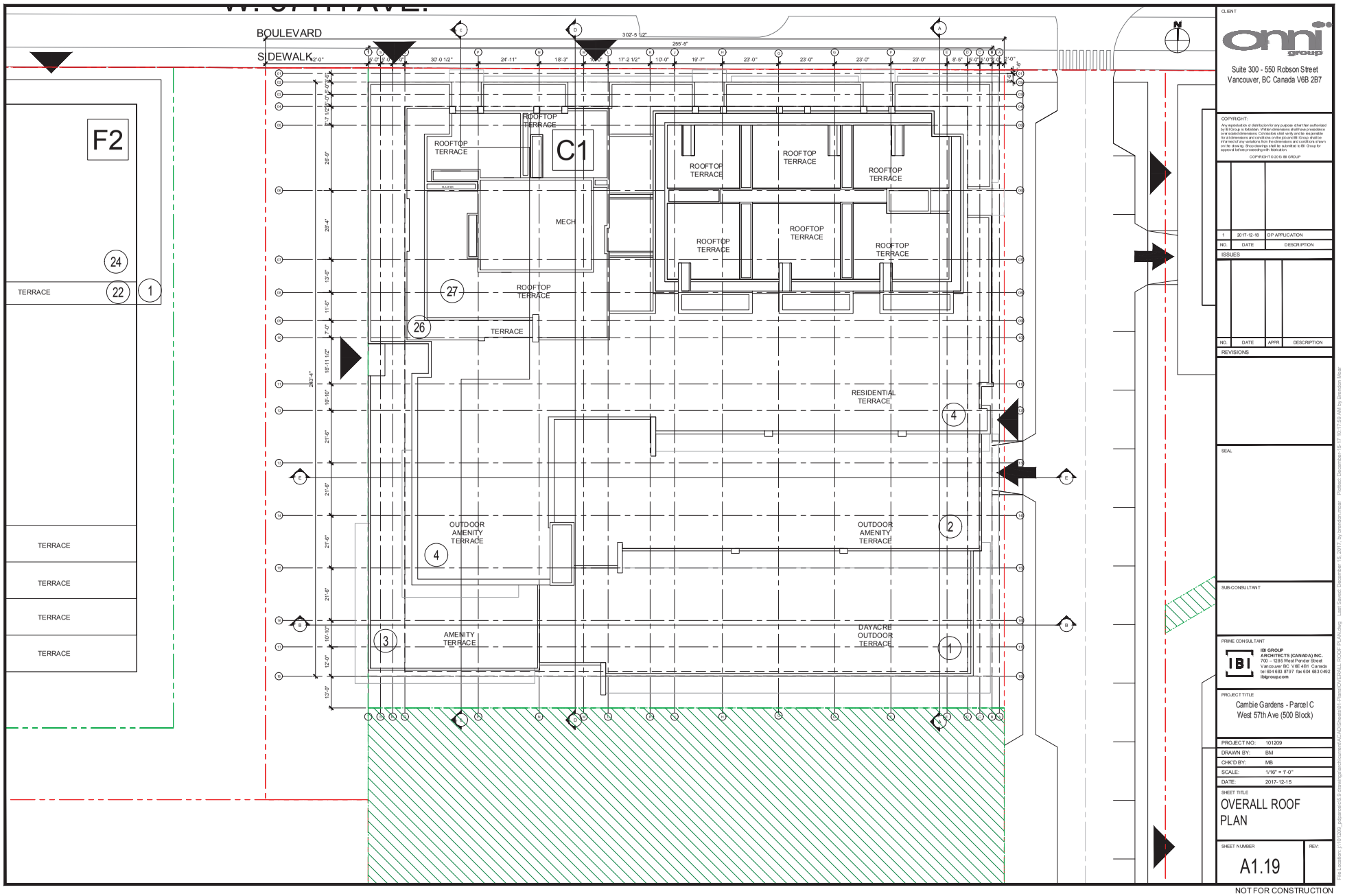
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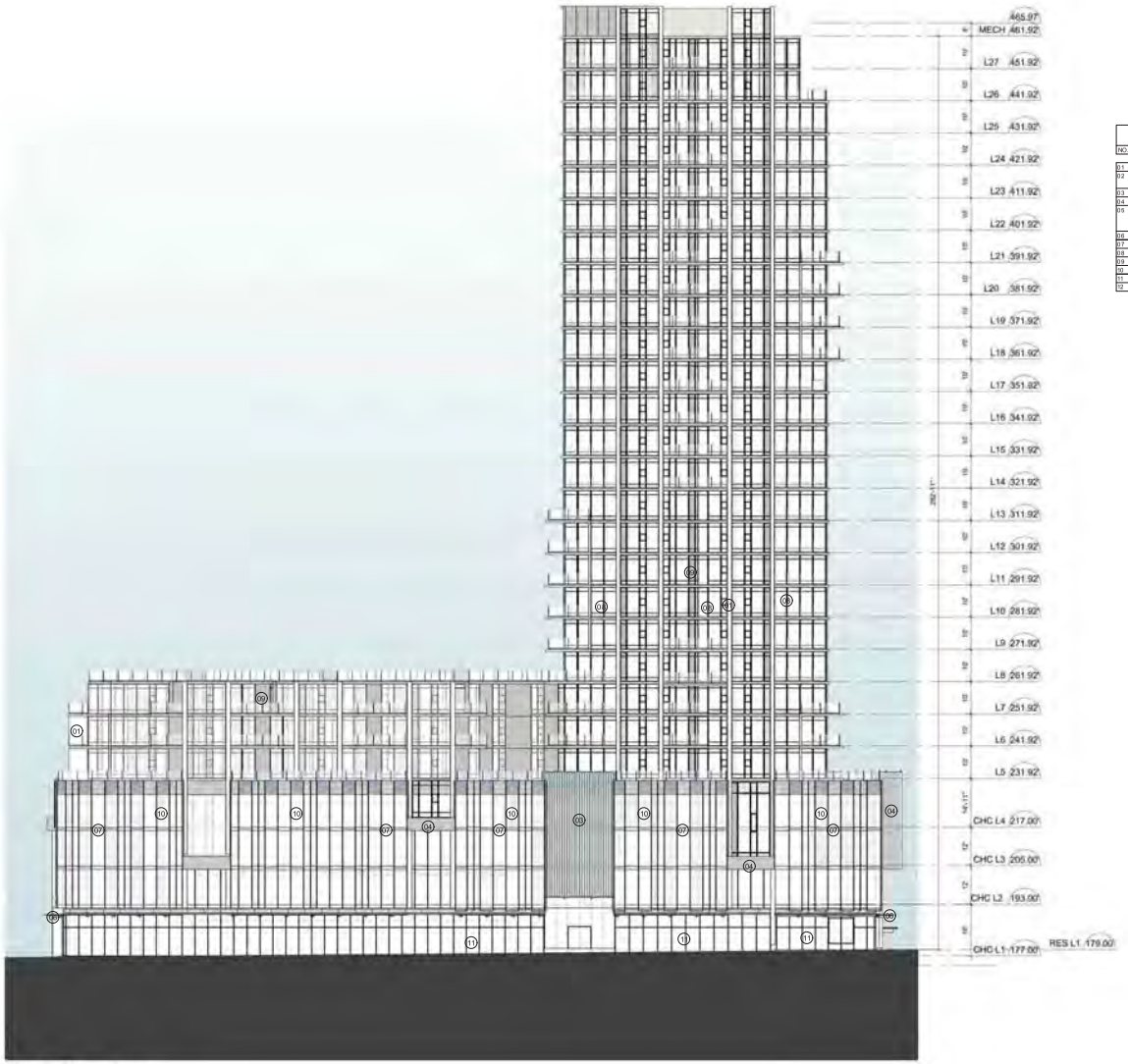
ROOFTOP PLAN

SHEET NUMBER	REV.
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BOULEVARD
SIDEWALK
F2
TERRACE
TERRACE
TERRACE
TERRACE
TERRACE
ROOFTOP TERRACE
C1
MECH
TERRACE
RESIDENTIAL TERRACE
OUTDOOR AMENITY TERRACE
AMENITY TERRACE
DAYCARE OUTDOOR TERRACE
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West 57th Ave (500 Block)
PROJECT NO: 101209
DRAWN BY: BM
CHK'D BY: MB
SCALE: 1/16" = 1'-0"
DATE: 2017-12-15
SHEET TITLE
OVERALL ROOF PLAN
SHEET NUMBER
A1.19
REV:
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North Elevation

MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Metal Panel - Alucobond	Light Grey
02	Aluminum Vertical Solar Shading	Brown
03	Berdheim Channel Glass	Clear (Solar)
04	Concrete	Light Grey
05	Masonry	Light Grey
06	Metal Canopy	Light Grey
07	Window Wall Glazing	Light Grey Mullion
08	Window Wall Glazing	Dark Grey Mullion
09	Spandrel Glass	Dark Grey
10	Spandrel Glass	Light Grey
11	Storefront Glazing	Clear
12	Overhead Gate	Medium Grey

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PROJECT TITLE

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West 57th Ave (500 Block)

PROJECT NO:	101209
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CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

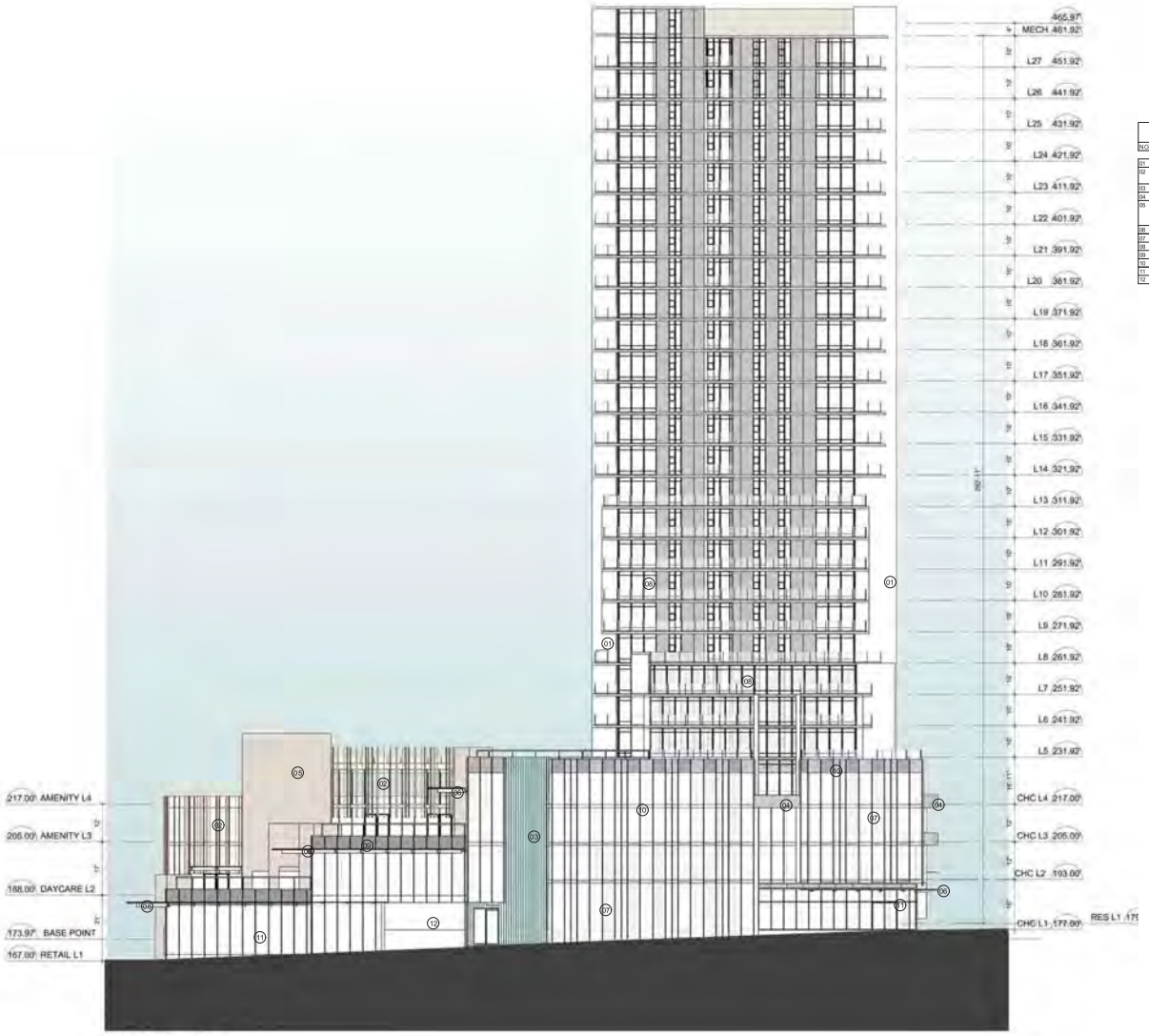
SHEET TITLE

ELEVATION - NORTH

SHEET NUMBER	REV:
A2.01	

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East Elevation

MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Metal Panel - Alucobond	Light Grey
02	Aluminum Vertical Solar Shading	Brown
03	Benchem Channel Glass	Clear (Solar)
04	Concrete	Light Grey
05	Masonry	Light Grey
06	Metal Canopy	Light Grey
07	Window Wall Glazing	Light Grey Mullion
08	Window Wall Glazing	Dark Grey Mullion
09	Spandrel Glass	Dark Grey
10	Spandrel Glass	Light Grey
11	Storefront Glazing	Clear
12	Overhead Gate	Medium Grey

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PROJECT TITLE
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West 57th Ave (500 Block)

PROJECT NO:	101209
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SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

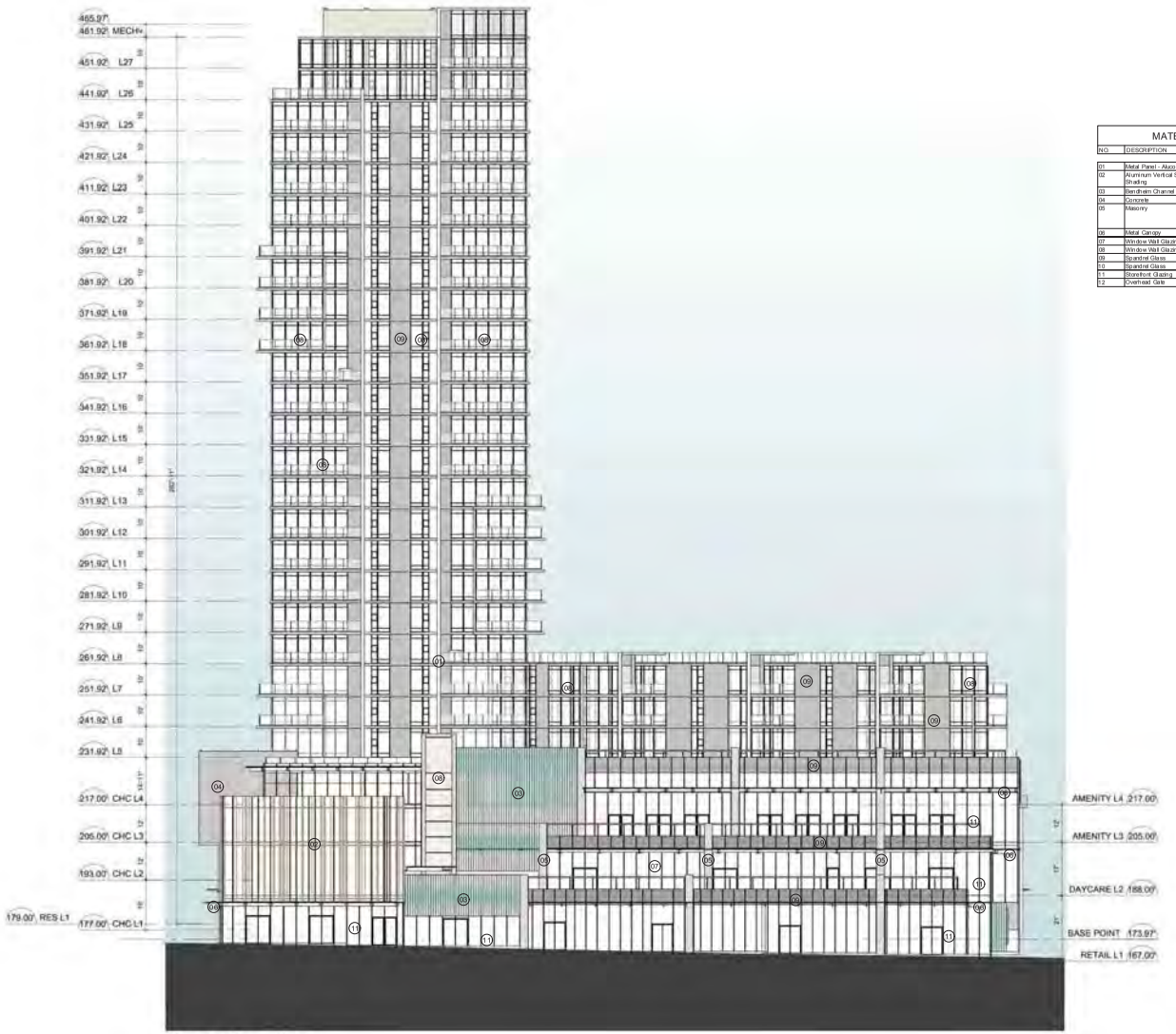
SHEET TITLE
ELEVATION - EAST

SHEET NUMBER
A2.02

REV:

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South Elevation

MATERIAL KEY

NO.	DESCRIPTION	COLOUR
01	Metal Panel - Alucobond	Light Grey
02	Aluminum Vertical Solar Shading	Brown
03	Bendheim Channel Glass	Clear (Solar)
04	Concrete	Light Grey
05	Masonry	Light Grey
06	Metal Canopy	Light Grey
07	Window Wall Glazing	Light Grey Mullion
08	Window Wall Glazing	Dark Grey Mullion
09	Spandrel Glass	Dark Grey
10	Spandrel Glass	Light Grey
11	Storefront Glazing	Clear
12	Overhead Gate	Medium Grey

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NO.	DATE	DESCRIPTION
1	2017-12-18	DP APPLICATION

ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

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 0482
ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

ELEVATION - SOUTH

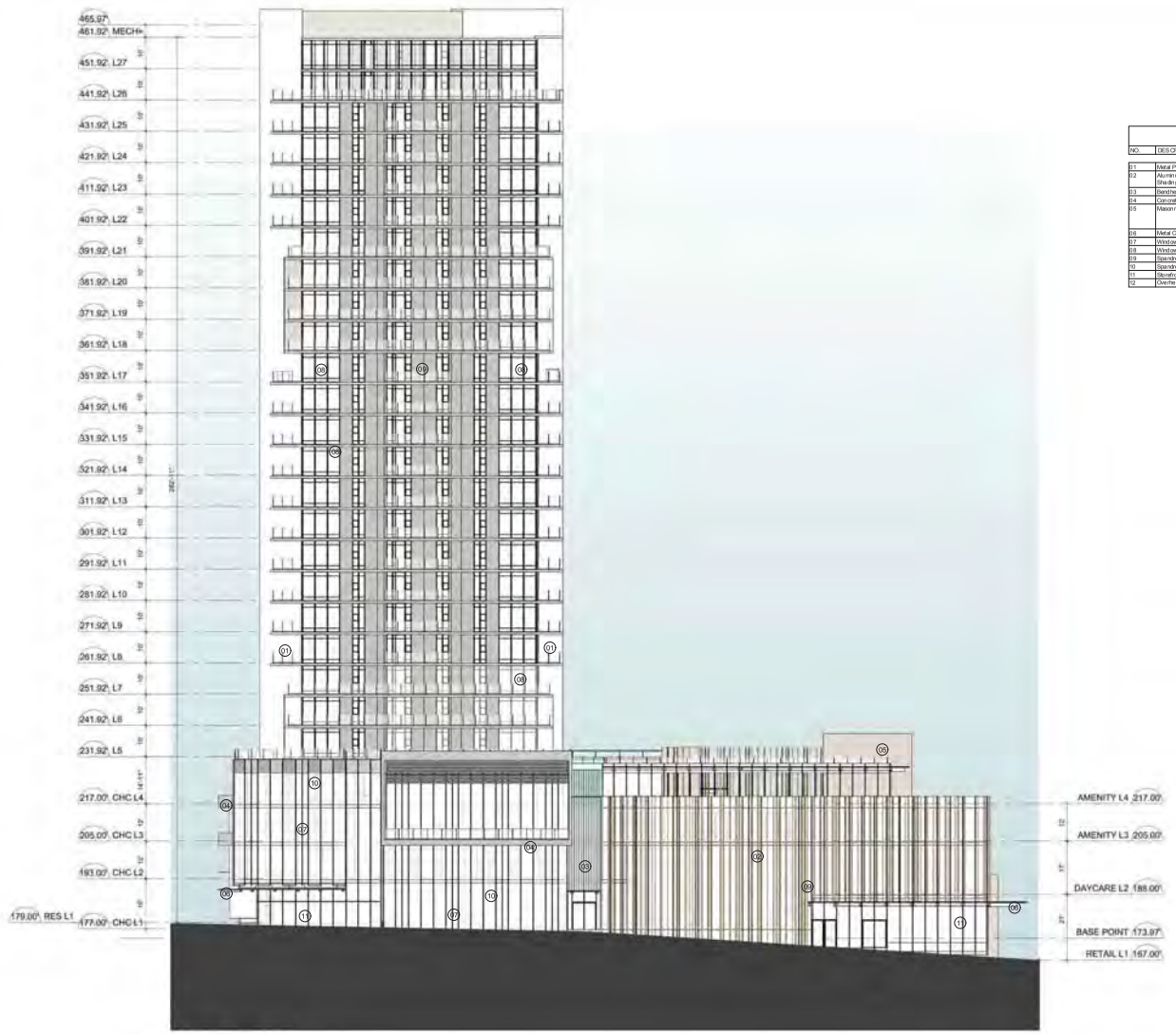
SHEET NUMBER

A2.03

REV:

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NOT FOR CONSTRUCTION



West Elevation

MATERIAL KEY		
NO.	DESCRIPTION	COLOUR
01	Metal Panel - Alucobond	Light Grey
02	Aluminum Vertical Solar Shading	Brown
03	Bendheim Channel Glass	Clear (Solar)
04	Concrete	Light Grey
05	Masonry	Light Grey
06	Metal Canopy	Light Grey
07	Window Wall Glazing	Light Grey Mullion
08	Window Wall Glazing	Dark Grey Mullion
09	Spandrel Glass	Dark Grey
10	Spandrel Glass	Light Grey
11	Storefront Glazing	Clear
12	Overhead Gate	Medium Grey

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NO.	DATE	DESCRIPTION
1	2017-12-18	DP APPLICATION

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REVISIONS

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Vancouver BC V6E 4B1 Canada
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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

ELEVATION - WEST

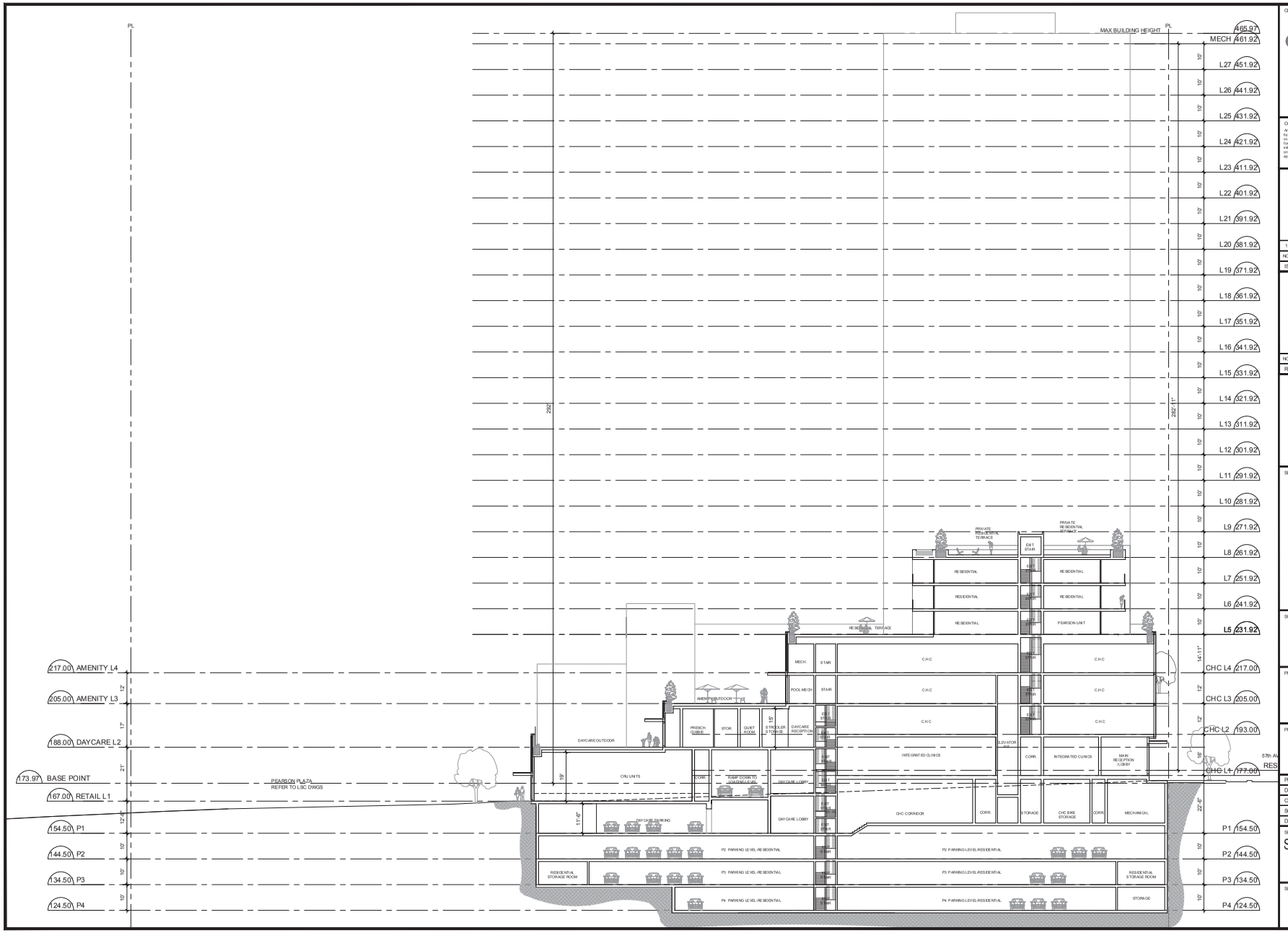
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NO.	DATE	DESCRIPTION
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ISSUES

NO.	DATE	APPR.	DESCRIPTION

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ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

SECTION A

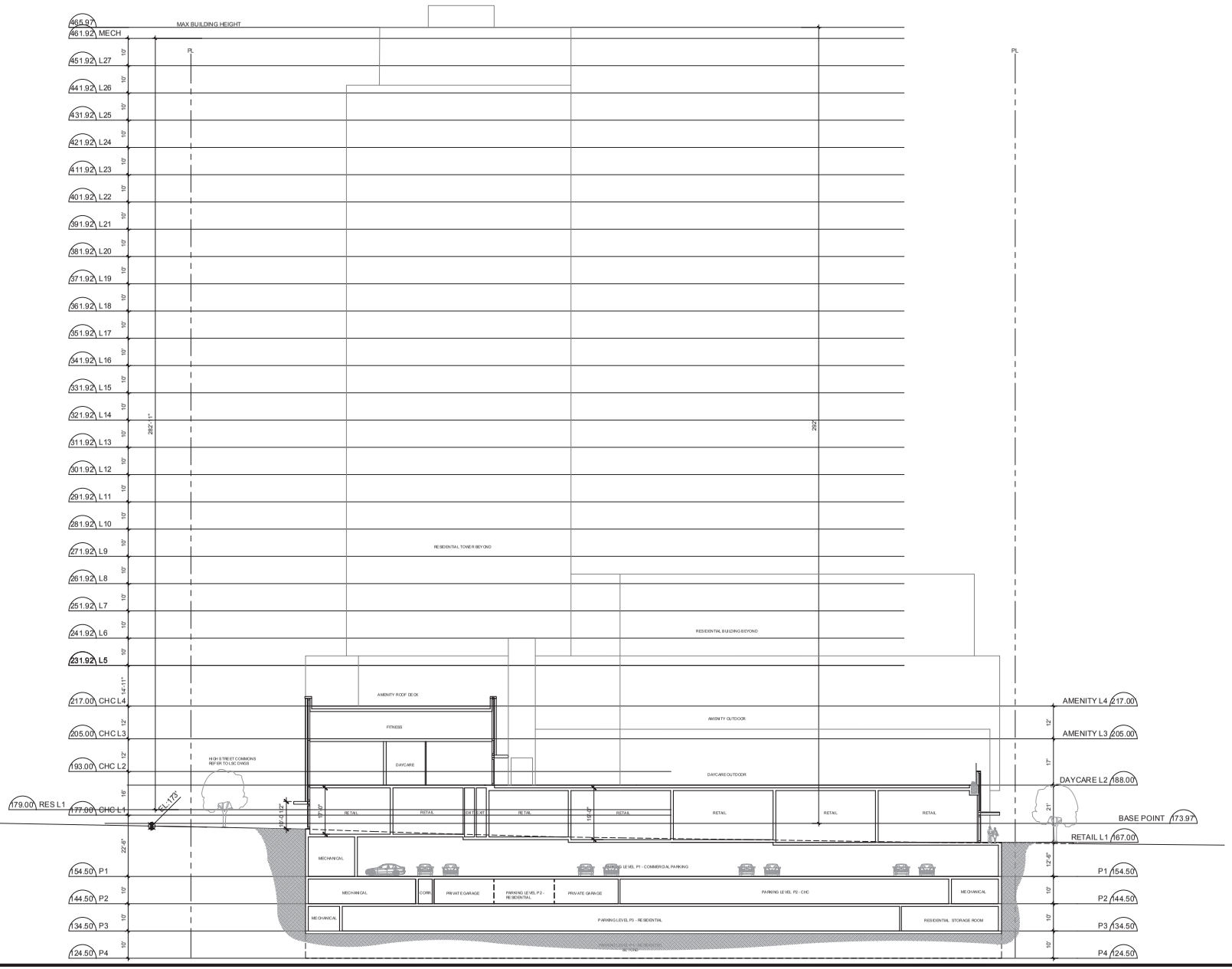
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A3.01

REV:

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ibigroup.com

PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

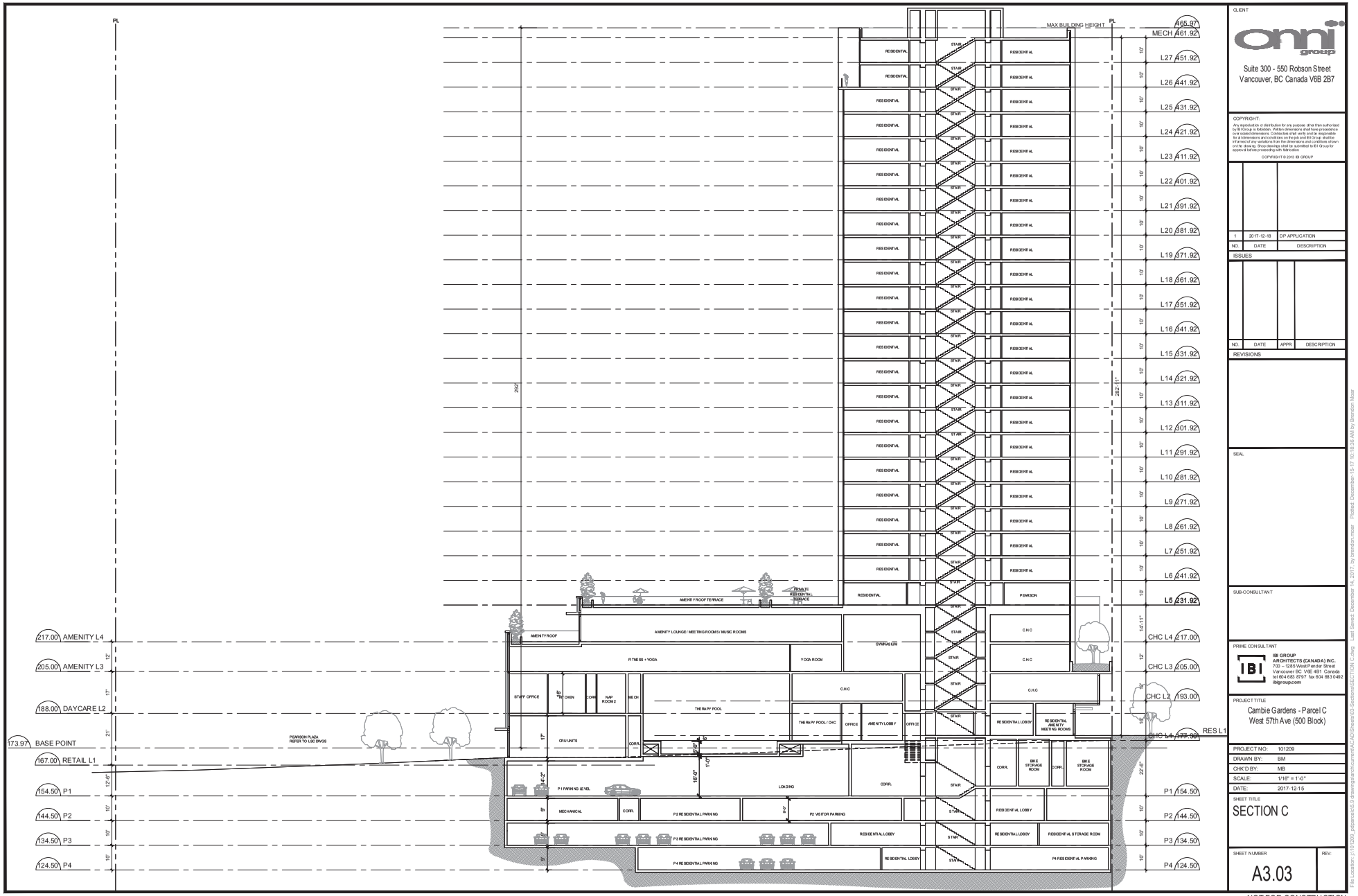
SHEET TITLE

SECTION B

SHEET NUMBER	REV:
A3.02	

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PROJECT TITLE

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

SECTION C

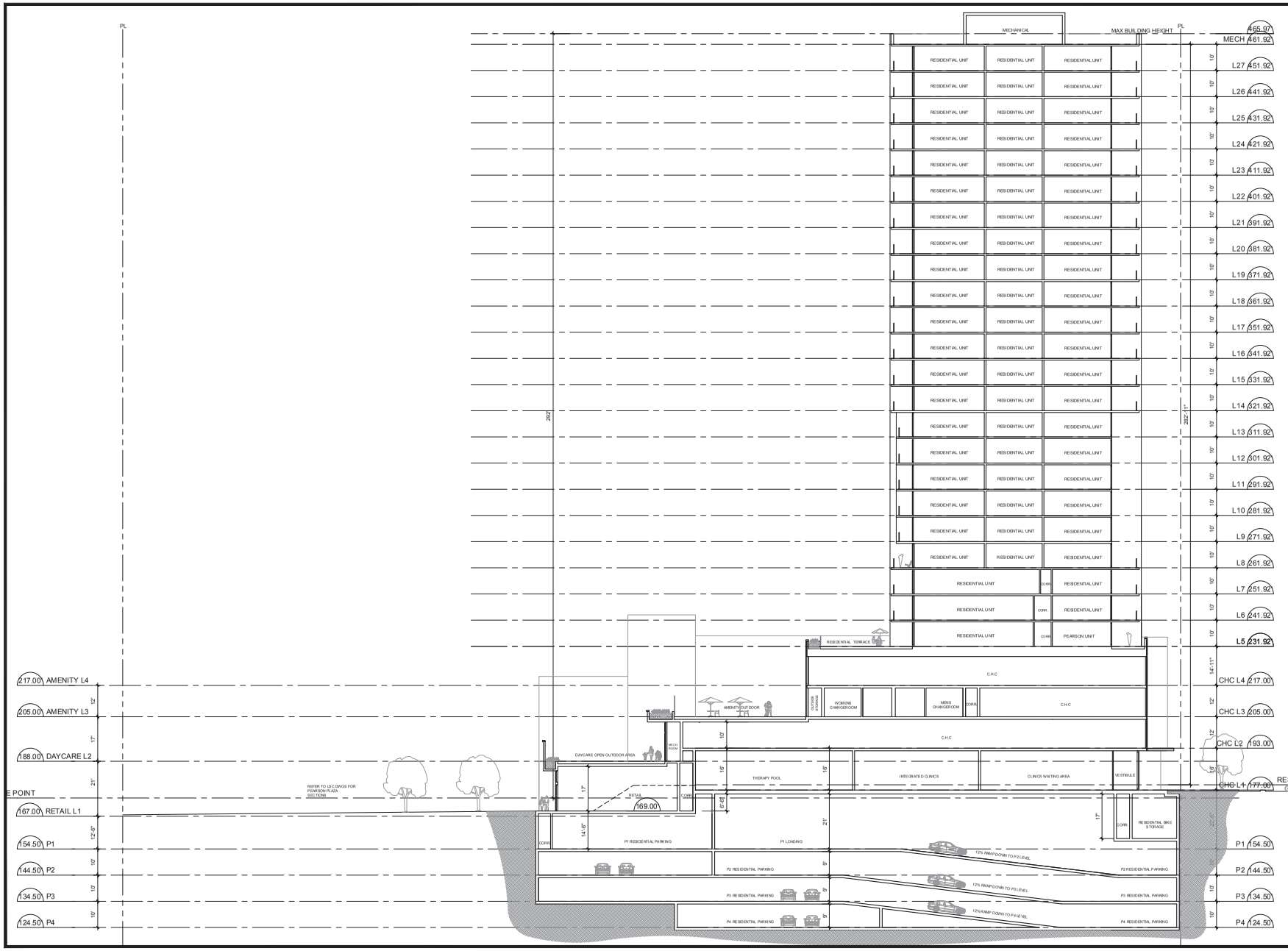
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A3.03

REV:

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NO.	DATE	APPR.	DESCRIPTION

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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

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

SECTION D

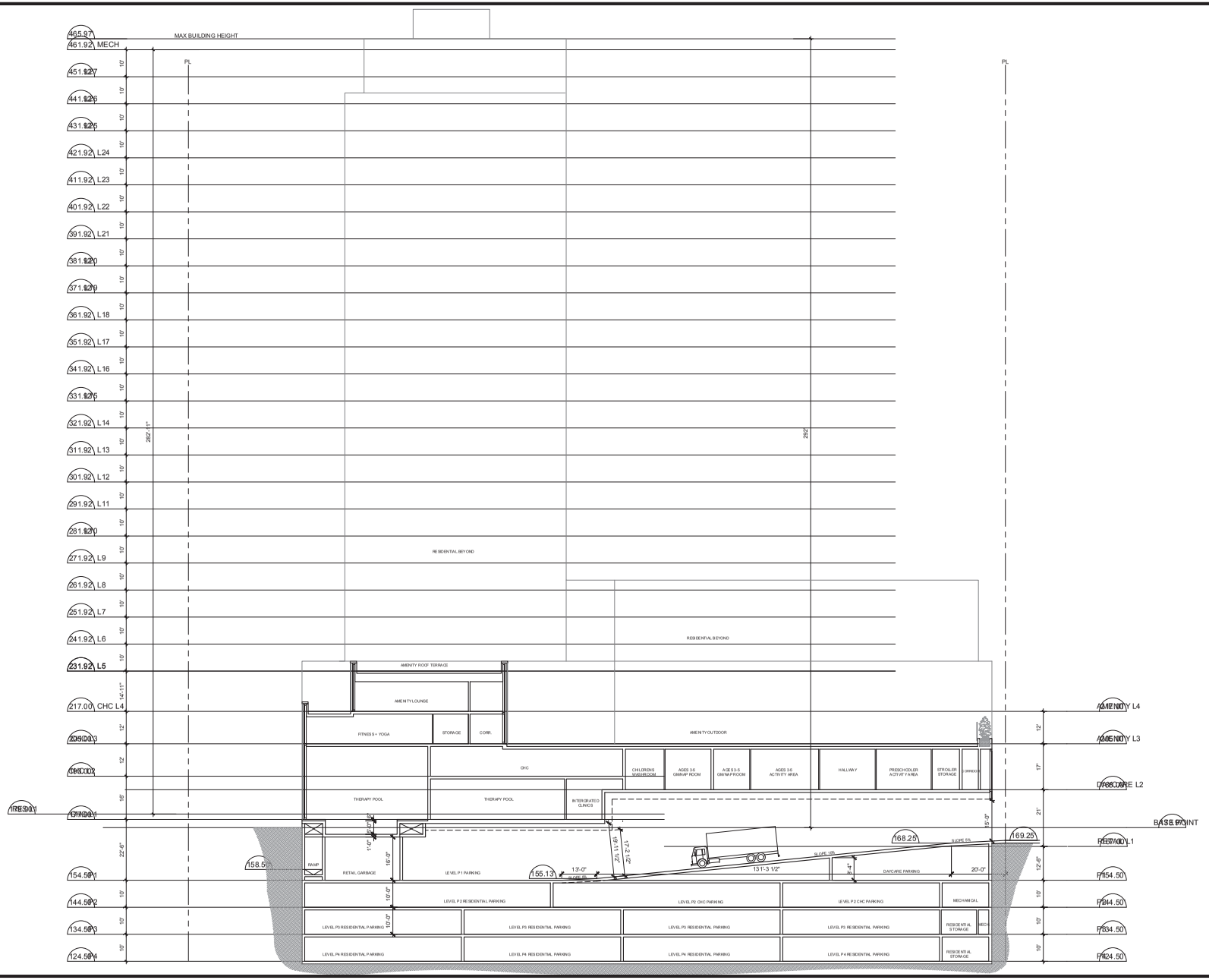
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REV:

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ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

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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

Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	BM
CHK'D BY:	MB
SCALE:	1/16" = 1'-0"
DATE:	2017-12-15

SHEET TITLE

SECTION E

SHEET NUMBER

A3.05

REV:

NOT FOR CONSTRUCTION

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CAMBIE GARDENS – PARCEL C

ISSUED FOR DEVELOPMENT PERMIT

CLIENT:

ONNI GROUP
300-550 ROBSON ST. #300, VANCOUVER, BC V6B 2B7

CONTACT:
JAMIE VAUGHAN
jvaughan@onni.com
604.637.8426

ARCHITECT (PRIME CONSULTANT):

IBI GROUP
1285 WEST PENDER STREET, VANCOUVER, BC V6E 4B1

CONTACT:
JOYCE YIP
joyce.yip@ibigroup.com
604.683.8797

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202-175 EAST BROADWAY, VANCOUVER, BC V5T 1W2
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mike@ennsgauthier.com
604.763.2886

KEEGAN KENT
keegan@ennsgauthier.com
778.379.3173

DAVID STEIN
david@ennsgauthier.com
778.379.3173

LANDSCAPE DRAWING INDEX

Sheet No.	Sheet Name
APPENDIX C1	TREE MANAGEMENT DRAWING
APPENDIX C2	TREE MANAGEMENT DRAWING
L0.0	COVER SHEET
L1.0	SITE CONTEXT PLAN
L1.1	MATERIALS PLAN - 57TH AVE.
L1.2	MATERIALS PLAN - HIGH ST. COMMONS
L1.3	MATERIALS PLAN - INTERNAL ROAD
L1.4	MATERIALS PLAN - PEARSON PLAZA
L1.5	PLANTING PLAN - 57TH AVE.
L1.6	PLANTING PLAN - HIGH ST. COMMONS
L1.7	PLANTING PLAN - INTERNAL ROAD
L1.8	PLANTING PLAN - PEARSON PLAZA
L1.9	GRADING PLAN - 57TH AVE
L1.10	GRADING PLAN - HIGH ST. COMMONS
L1.11	GRADING PLAN - INTERNAL ROAD
L1.12	GRADING PLAN - PEARSON PLAZA
L1.13	LIGHTING PLAN - 57TH AVE.
L1.15	LIGHTING PLAN - HIGH ST. COMMONS
L1.16	LIGHTING PLAN - INTERNAL ROAD
L1.17	LIGHTING PLAN - PEARSON PLAZA
L2.0	STREET SECTIONS
L2.1	HIGH STREET COMMONS SECTIONS
L2.2	PEARSON PLAZA SECTION
L2.3	PEARSON PLAZA SECTION
L3.0	MATERIALS PLAN - 2ND FLOOR
L3.1	PLANTING PLAN - 2ND FLOOR
L3.2	GRADING PLAN - 2ND FLOOR
L3.3	LIGHTING PLAN - 2ND FLOOR
L4.0	MATERIALS PLAN - 3RD FLOOR
L4.1	PLANTING PLAN - 3RD FLOOR
L4.2	GRADING PLAN - 3RD FLOOR
L4.3	LIGHTING PLAN - 3RD FLOOR
L5.0	MATERIALS PLAN - 4TH FLOOR
L5.1	PLANTING PLAN - 4TH FLOOR
L5.2	GRADING PLAN - 4TH FLOOR
L5.3	LIGHTING PLAN - 4TH FLOOR
L6.0	MATERIALS PLAN - 5TH FLOOR
L6.1	PLANTING PLAN - 5TH FLOOR NORTH
L6.2	PLANTING PLAN - 5TH FLOOR SOUTH
L6.3	GRADING PLAN - 5TH FLOOR
L6.4	LIGHTING PLAN - 5TH FLOOR
L7.0	MATERIALS PLAN - 8TH FLOOR
L7.1	PLANTING PLAN - 8TH FLOOR
L7.2	GRADING PLAN - 8TH FLOOR
L7.3	LIGHTING PLAN - 8TH FLOOR
L8.0	MATERIALS PLAN - 26TH FLOOR
L8.1	PLANTING PLAN - 26TH FLOOR
L8.2	GRADING PLAN - 26TH FLOOR
L8.3	LIGHTING PLAN - 26TH FLOOR
L9.0	MATERIALS PLAN - TOWER ROOF
L9.1	PLANTING PLAN - TOWER ROOF
L9.2	GRADING PLAN - TOWER ROOF
L9.3	LIGHTING PLAN - TOWER ROOF
L10.0	PLANT LIST
L10.1	PLANT IMAGES
L11.0	PRECEDENT IMAGES - LEVEL 1 PEARSON PLAZA
L11.1	PRECEDENT IMAGES - 2ND FLOOR
L11.2	PRECEDENT IMAGES - 3RD FLOOR
L11.3	PRECEDENT IMAGES - 4TH + 5TH FLOOR
L11.4	PRECEDENT IMAGES - 8TH FLOOR
L11.5	PRECEDENT IMAGES - 26TH + 27TH FLOOR
L12.0	DETAILS
L12.1	DETAILS
L12.2	DETAILS
L12.3	DETAILS
L12.4	DETAILS
L12.5	DETAILS
L12.6	DETAILS

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landscape architects

C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

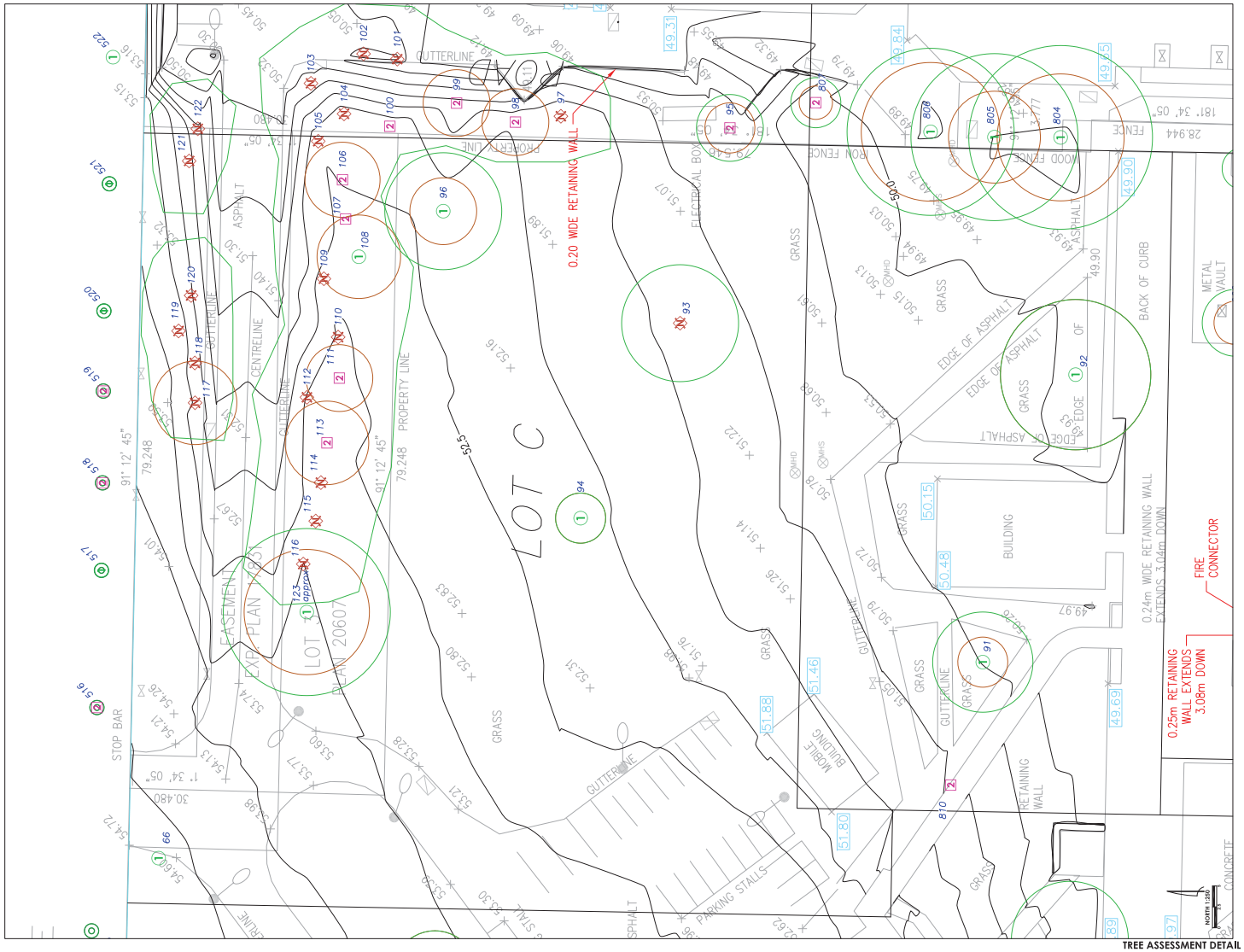
Cambie Gardens - Parcel C
Landscape Design

Vancouver, BC

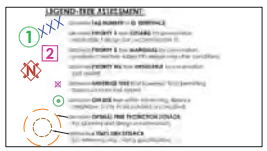
Onni Group
16096

August, 2017

L0.0
COVER SHEET



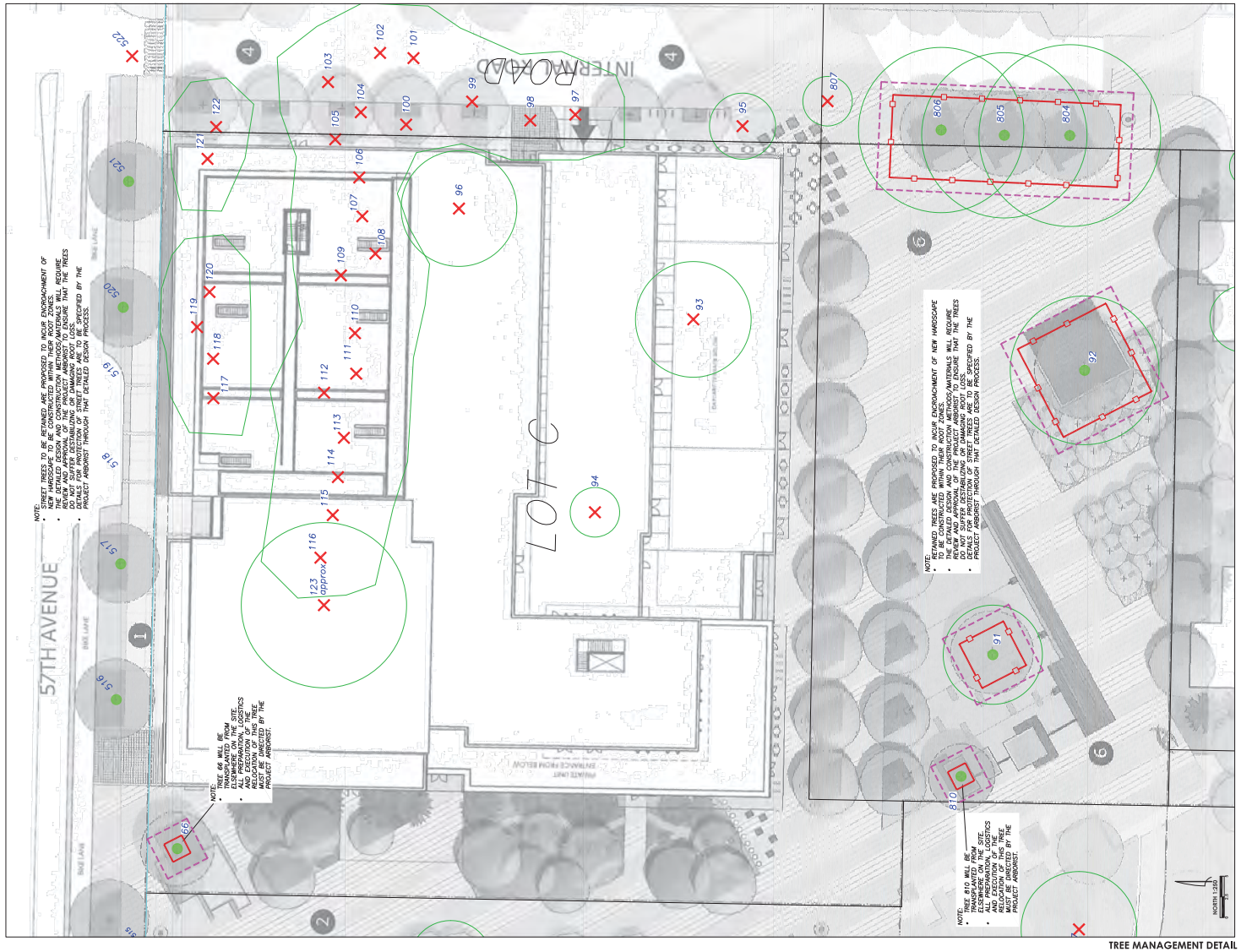
TREE ASSESSMENT DETAIL



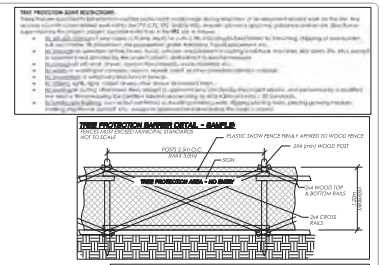
APPENDIX C: TREE MANAGEMENT DRAWING SHEET 1

ARBORTECH CONSULTING
acigroup.ca
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275-3484

PROJECT:	DP APPLICATION
ADDRESS:	PEARSON SITE - PARCEL C
CLIENT:	ONNI GROUP
CITY REF:	ACI FILE: 13118 PARCELC
PLOT SIZE:	22"X34" REV #: XXX DATE: DEC 14, 2017



TREE MANAGEMENT DETAIL



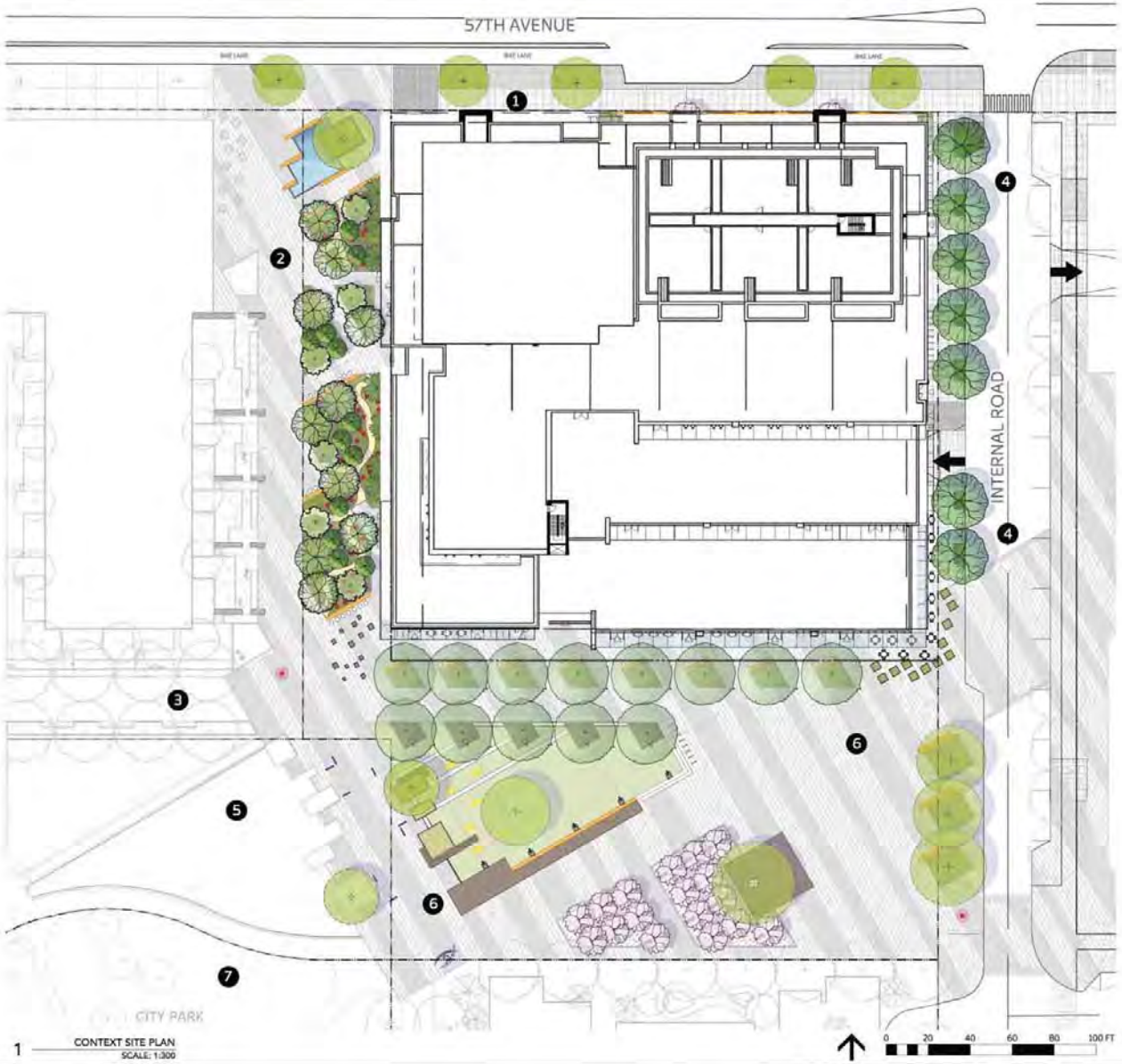
APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2

ARBORTECH CONSULTING
acigroup.ca
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 270-3404

PROJECT:	DP APPLICATION
ADDRESS:	PEARSON SITE - PARCEL C
CLIENT:	ONNI GROUP
CITY REF:	ACI FILE: 13118 PARCELC
PLOT SIZE: 22"X34"	REV #: XXX DATE: DEC 14, 2017



KEY PLAN



LEGEND

1. 57TH AVE RETAIL FRONTAGE
2. HIGH ST. COMMONS
3. E/W PROMENADE
4. INTERNAL ROAD
5. URBAN FARM
6. PEARSON PLAZA
7. CITY PARK

1 CONTEXT SITE PLAN
SCALE: 1:300

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C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

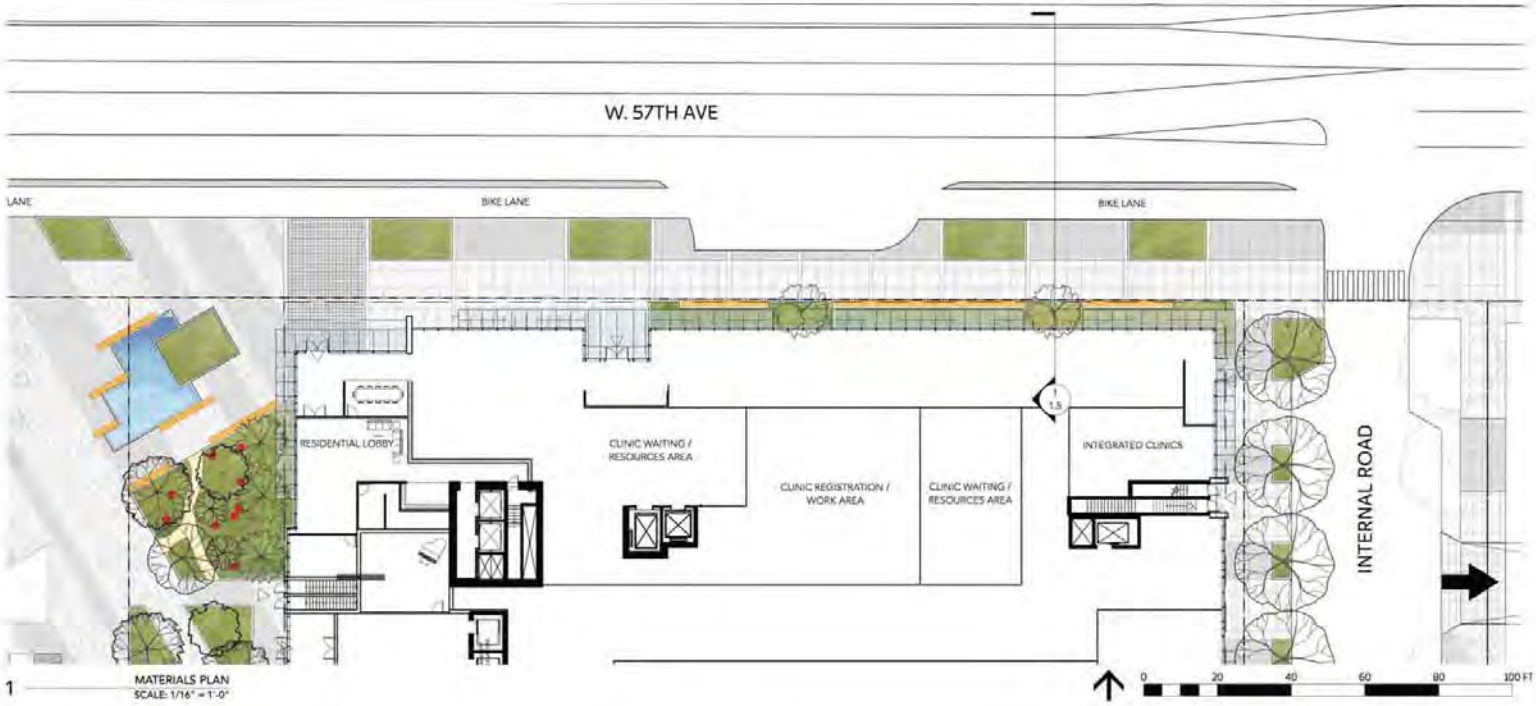
Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L1.0
SITE CONTEXT PLAN



KEY PLAN



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPENCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ESURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND | LEVEL 1

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 1: PLAZA FEATURE PAVING - HEAVY USE Directional to match orientation, unit pavers and stone banding, possible inset lighting	1 / L12.1
	PAVING TYPE 2: PLAY PATHWAYS Crushed granular paving with limestone fines, compacted, wheelchair accessible	2 / L12.1
	PAVING TYPE 3: Vehicular Unit Paving - TBD	3 / L12.1
	PAVING TYPE 4: RETAIL SIDEWALK CIP scored concrete with unit paving bands and / or stone accents	1 / L12.0 + 4 / L12.1
	PAVING TYPE 5: RESIDENTIAL LOBBY ENTRANCES Granite setts with concrete banding	5 / L12.1
	PAVING TYPE 6: WOOD DECK IPE Wood Decking	6 / L12.1
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2 / L12.1
	IPE WOOD TOP, CIP CONCRETE BASE SEATING	2 / L12.4
	WATER FEATURE WITH CIP CONCRETE WALL	
	BIKE RACK - TBD	4 / L12.4
	CIP CONCRETE PLANTER - ARCHITECTURAL FINISH	1 / L12.4
	ARCHITECTURAL CANOPY - REFER TO ARCHITECT	
	VERTICAL PLAY STRUCTURE - TBD	
	TABLE - TBD	
	PATIO TABLES AND CHAIRS	
	INTEGRATED PUBLIC ART WITH SEATING + PAVING - TBD	
	WAY FINDING SIGNAGE - TBD	
	SUN RECLINER - TBD	
	URBAN AGRICULTURE SHOWCASE PLANTER	2 / L12.3
	ARCHITECTURAL LIGHTING FEATURE	
	INTERPRETIVE SIGNAGE - TBD	
	PUBLIC ART - TBD	

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C	Issued for DP	17-12-18
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A	Issued for Pre-DP Intake	17-10-04

Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L1.1
MATERIALS PLAN - 57TH AVE.



KEY PLAN

GENERAL LAYOUT + MATERIALS NOTES:

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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ESURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND | LEVEL 1

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 1: PLAZA FEATURE PAVING - HEAVY USE Directional to match orientation; unit pavers and stone banding; possible inset lighting	1 L12.1
	PAVING TYPE 2: PLAY PATHWAYS Crushed granular paving with limestone fines, compacted, wheelchair accessible	2 L12.1
	PAVING TYPE 3: Vehicular Unit Paving - TBD	3 L12.1
	PAVING TYPE 4: RETAIL SIDEWALK CIP scored concrete with unit paving bands and / or stone accents	1 L12.0 4 L12.1
	PAVING TYPE 5: RESIDENTIAL LOBBY ENTRANCES Granite setts with concrete banding	5 L12.1
	PAVING TYPE 6: WOOD DECK IPE Wood Decking	6 L12.1
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2 L12.1
	IPE WOOD TOP, CIP CONCRETE BASE SEATING	2 L12.0
	WATER FEATURE WITH CIP CONCRETE WALL	
	BIKE RACK - TBD	4 L12.0

- CIP CONCRETE PLANTER - ARCHITECTURAL FINISH — 1 L12.0
- ARCHITECTURAL CANOPY - REFER TO ARCHITECT
- VERTICAL PLAY STRUCTURE - TBD
- TABLE - TBD
- PATIO TABLES AND CHAIRS
- INTEGRATED PUBLIC ART WITH SEATING + PAVING - TBD
- WAY FINDING SIGNAGE - TBD
- SUN RECLINER - TBD
- URBAN AGRICULTURE SHOWCASE PLANTER — 2 L12.0
- ARCHITECTURAL LIGHTING FEATURE
- INTERPRETIVE SIGNAGE - TBD
- PUBLIC ART - TBD

0 15 25 35 FT

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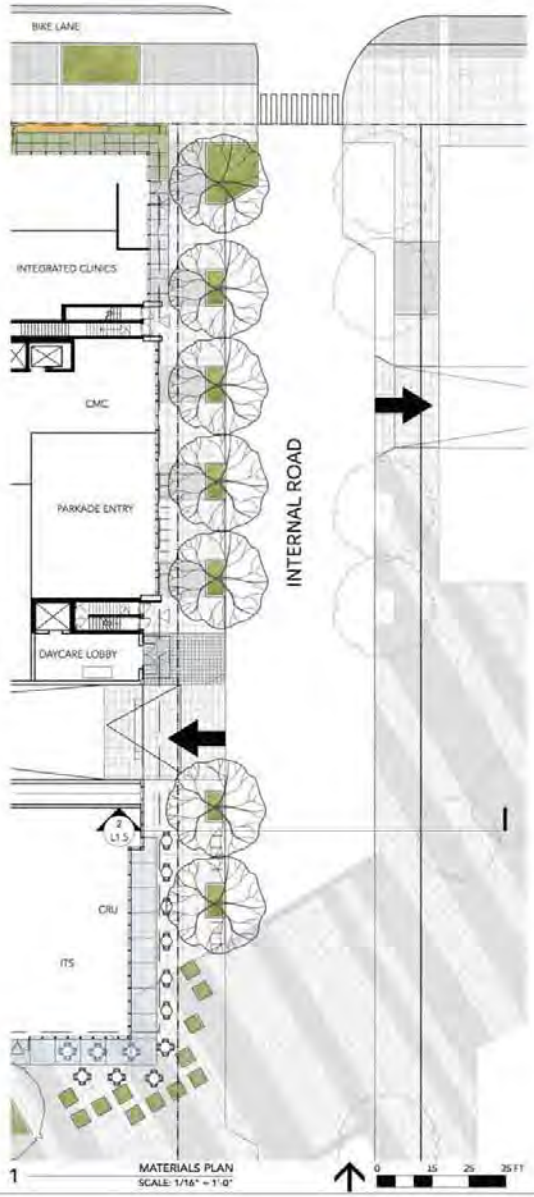
L1.2
MATERIALS PLAN - HIGH ST. COMMONS



KEY PLAN

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPENCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ESURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



MATERIALS LEGEND | LEVEL 1

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 1: PLAZA FEATURE PAVING - HEAVY USE Directional to match orientation; unit pavers and stone banding; possible inset lighting	1 / L12.1
	PAVING TYPE 2: PLAY PATHWAYS Crushed granular paving with limestone fines, compacted, wheelchair accessible	2 / L12.1
	PAVING TYPE 3: Vehicular Unit Paving - TBD	3 / L12.1
	PAVING TYPE 4: RETAIL SIDEWALK CIP scored concrete with unit paving bands and / or stone accents	1 / L12.0 + 4 / L12.1
	PAVING TYPE 5: RESIDENTIAL LOBBY ENTRANCES Granite setts with concrete banding	5 / L12.1
	PAVING TYPE 6: WOOD DECK IPE Wood Decking	6 / L12.1
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2 / L12.1
	IPE WOOD TOP, CIP CONCRETE BASE SEATING	2 / L12.4
	WATER FEATURE WITH CIP CONCRETE WALL	
	BIKE RACK - TBD	4 / L12.5

	CIP CONCRETE PLANTER - ARCHITECTURAL FINISH (1 / L12.4)
	ARCHITECTURAL CANOPY - REFER TO ARCHITECT
	VERTICAL PLAY STRUCTURE - TBD
	TABLE - TBD
	PATIO TABLES AND CHAIRS
	INTEGRATED PUBLIC ART WITH SEATING + PAVING -TBD
	WAY FINDING SIGNAGE - TBD
	SUN RECLINER - TBD
	URBAN AGRICULTURE SHOWCASE PLANTER (2 / L12.3)
	ARCHITECTURAL LIGHTING FEATURE
	INTERPRETIVE SIGNAGE - TBD
	PUBLIC ART - TBD

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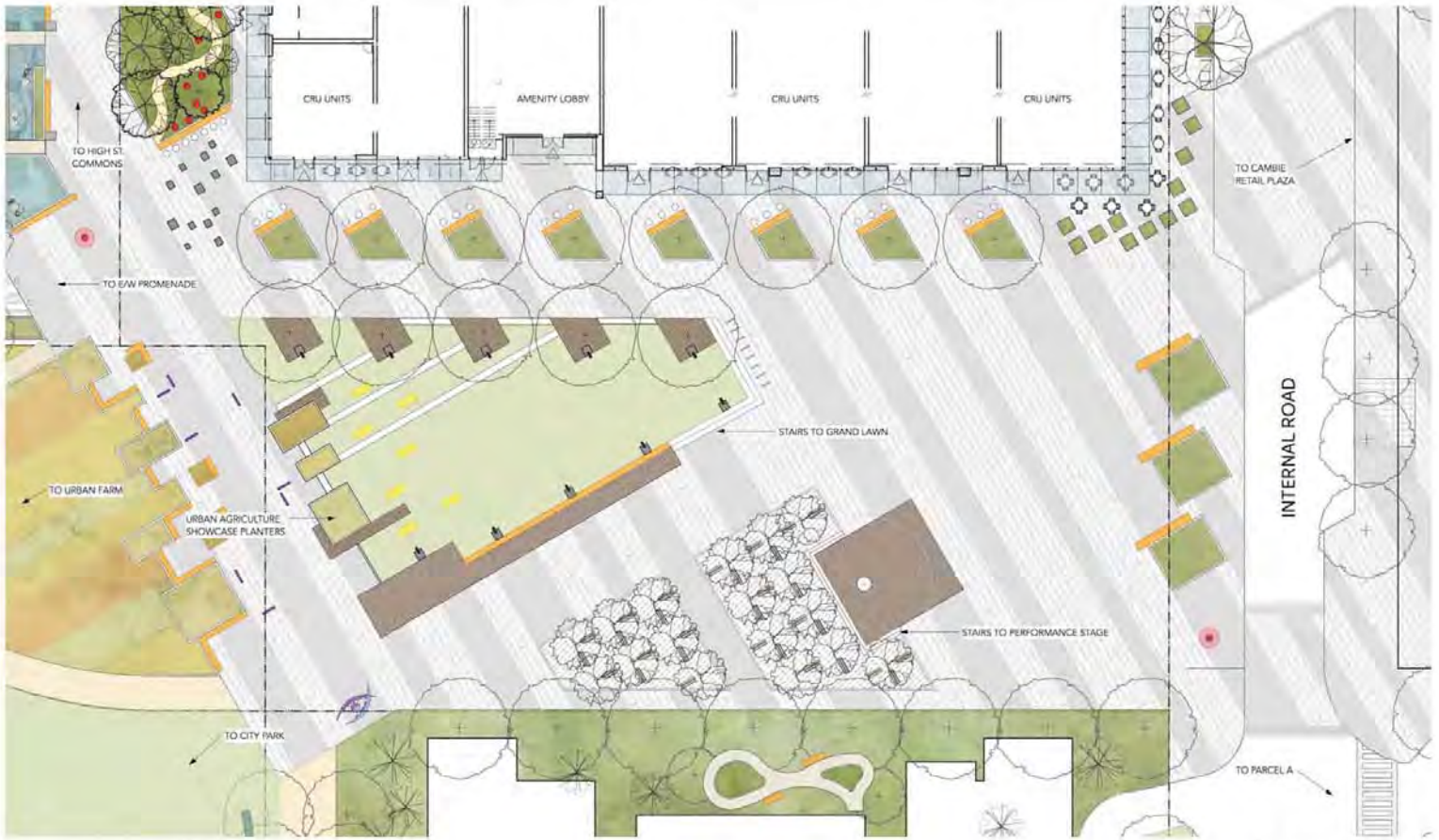
L1.3
MATERIALS PLAN - INTERNAL ROAD



KEY PLAN

GENERAL LAYOUT + MATERIALS NOTES:

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1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND | LEVEL 1

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 1: PLAZA FEATURE PAVING - HEAVY USE Directional to match orientation; unit pavers and stone banding; possible inset lighting	1 L12.1
	PAVING TYPE 2: PLAY PATHWAYS Crushed granular paving with limestone fines, compacted, wheelchair accessible	2 L12.1
	PAVING TYPE 3: Vehicular Unit Paving - TBD	3 L12.1
	PAVING TYPE 4: RETAIL SIDEWALK CIP scored concrete with unit paving bands and / or stone accents	1 L12.0 / 4 L12.1
	PAVING TYPE 5: RESIDENTIAL LOBBY ENTRANCES Granite setts with concrete banding	5 L12.1
	PAVING TYPE 6: WOOD DECK IPE Wood Decking	6 L12.1
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2 L12.1
	IPE WOOD TOP, CIP CONCRETE BASE SEATING	2 L12.4
	WATER FEATURE WITH CIP CONCRETE WALL	
	BIKE RACK - TBD	4 L12.4
	CIP CONCRETE PLANTER - ARCHITECTURAL FINISH	1 L12.4
	ARCHITECTURAL CANOPY - REFER TO ARCHITECT	
	VERTICAL PLAY STRUCTURE - TBD	
	TABLE - TBD	
	PATIO TABLES AND CHAIRS	
	INTEGRATED PUBLIC ART WITH SEATING + PAVING - TBD	
	WAY FINDING SIGNAGE - TBD	
	SUN RECLINER - TBD	
	URBAN AGRICULTURE SHOWCASE PLANTER	2 L12.3
	ARCHITECTURAL LIGHTING FEATURE	
	INTERPRETIVE SIGNAGE - TBD	
	PUBLIC ART - TBD	

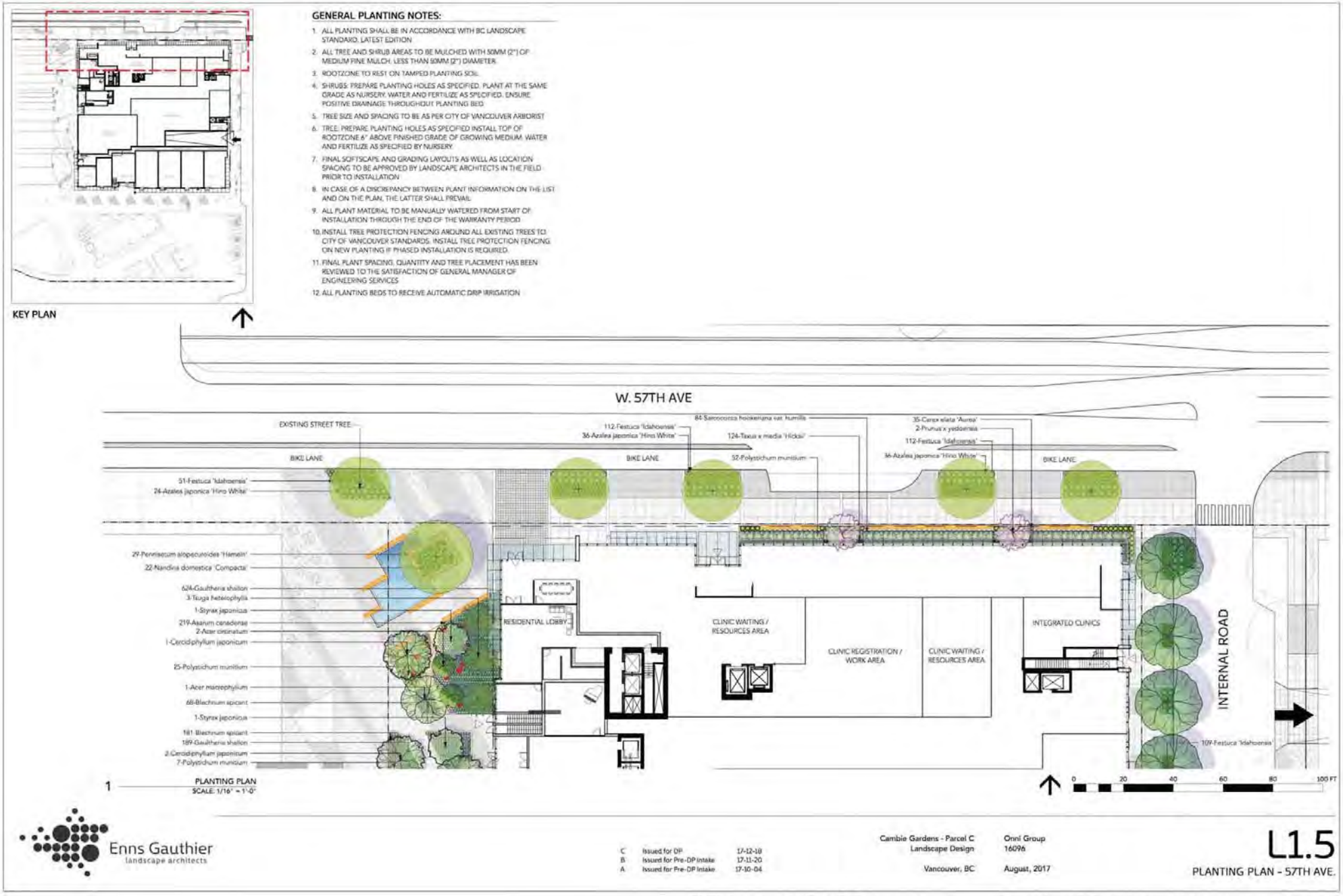
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L1.4
MATERIALS PLAN - PEARSON PLAZA


KEY PLAN
GENERAL PLANTING NOTES:
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
W. 57TH AVE
EXISTING STREET TREE
BIKE LANE
BIKE LANE
BIKE LANE
51-Festuca 'Idahoensis'
24-Azalea japonica 'Hino White'
112-Festuca 'Idahoensis'
36-Azalea japonica 'Hino White'
84-Sarcococca hookeriana var. humilis
124-Taxus x media 'Hicksii'
52-Polystichum munitum
35-Carex elata 'Aurea'
2-Prunus x yedoensis
112-Festuca 'Idahoensis'
36-Azalea japonica 'Hino White'
29-Pennisetum alopecuroides 'Hameln'
22-Nandina domestica 'Compacta'
624-Gaultheria shallon
3-Tsuga heterophylla
1-Styrax japonicus
219-Asarum canadense
2-Acer circinatum
1-Cercidiphyllum japonicum
25-Polystichum munitum
1-Acer macrophyllum
68-Blechnum spicant
1-Styrax japonicus
181-Blechnum spicant
189-Gaultheria shallon
2-Cercidiphyllum japonicum
7-Polystichum munitum
RESIDENTIAL LOBBY
CLINIC WAITING / RESOURCES AREA
CLINIC REGISTRATION / WORK AREA
CLINIC WAITING / RESOURCES AREA
INTEGRATED CLINICS
INTERNAL ROAD
109-Festuca 'Idahoensis'
1 PLANTING PLAN
SCALE: 1/16" = 1'-0"
0 20 40 60 80 100 FT
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B Issued for Pre-DP Intake 17-11-20
A Issued for Pre-DP Intake 17-10-04
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August, 2017
L1.5
PLANTING PLAN - 57TH AVE.



KEY PLAN



1 PLANTING PLAN
SCALE: 1/16" = 1'-0"

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 30MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
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8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
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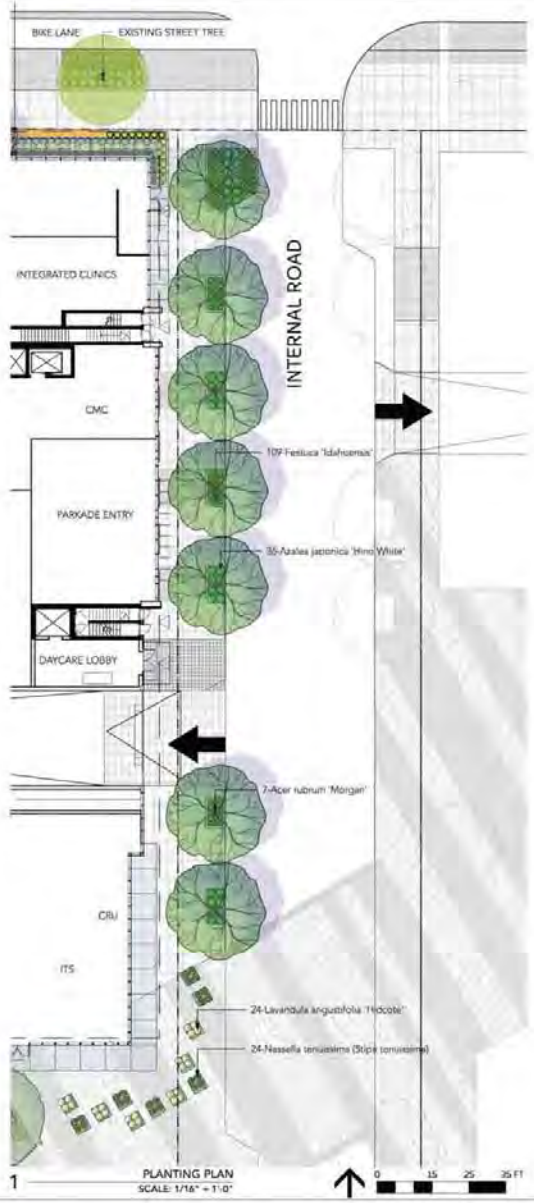
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L1.6
PLANTING PLAN - HIGH ST. COMMONS



KEY PLAN



1 PLANTING PLAN
SCALE: 1/16" = 1'-0"

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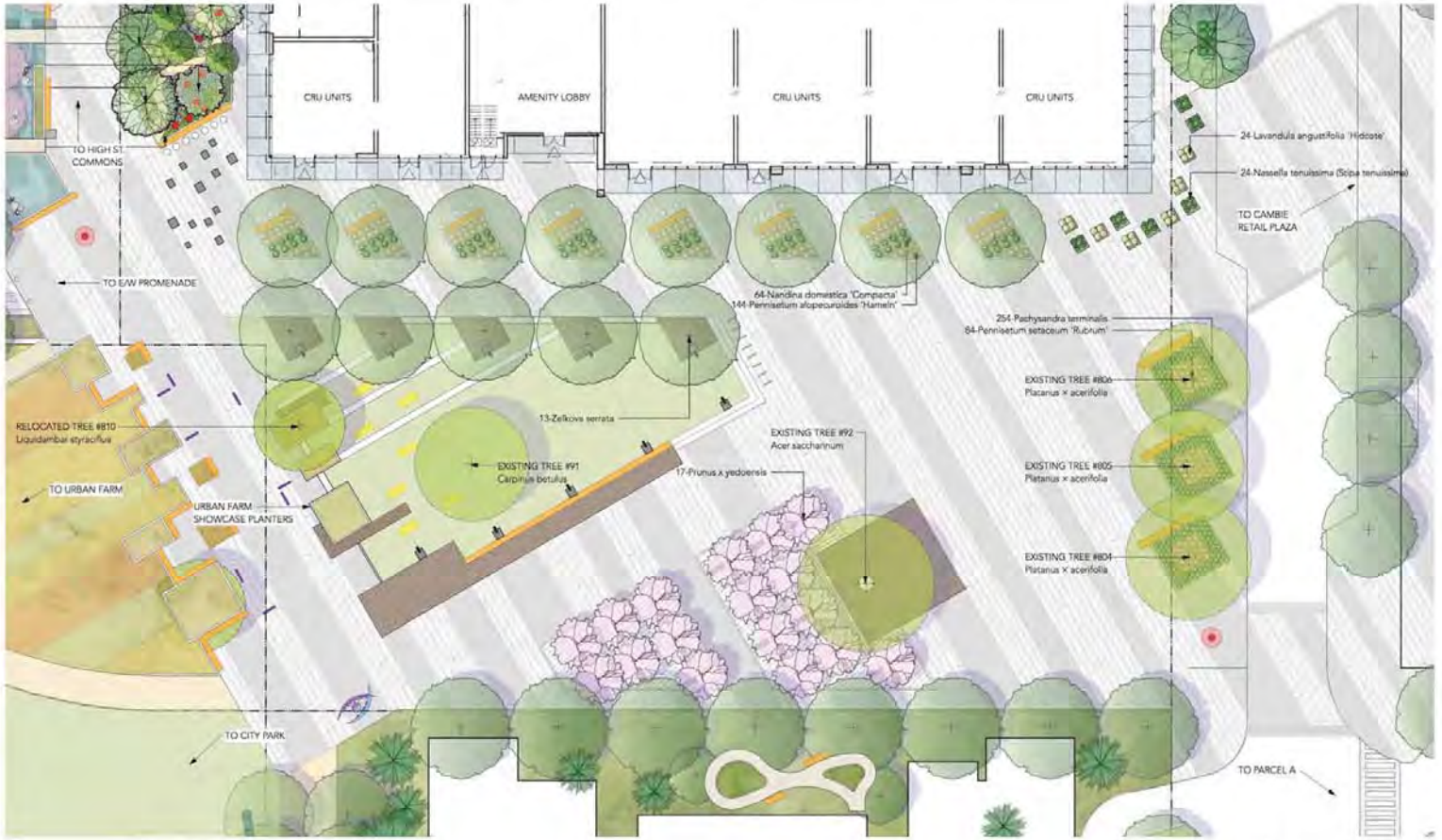
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August, 2017

L1.7
PLANTING PLAN - INTERNAL ROAD



KEY PLAN



1 PLANTING PLAN
SCALE: 1/16" = 1'-0"

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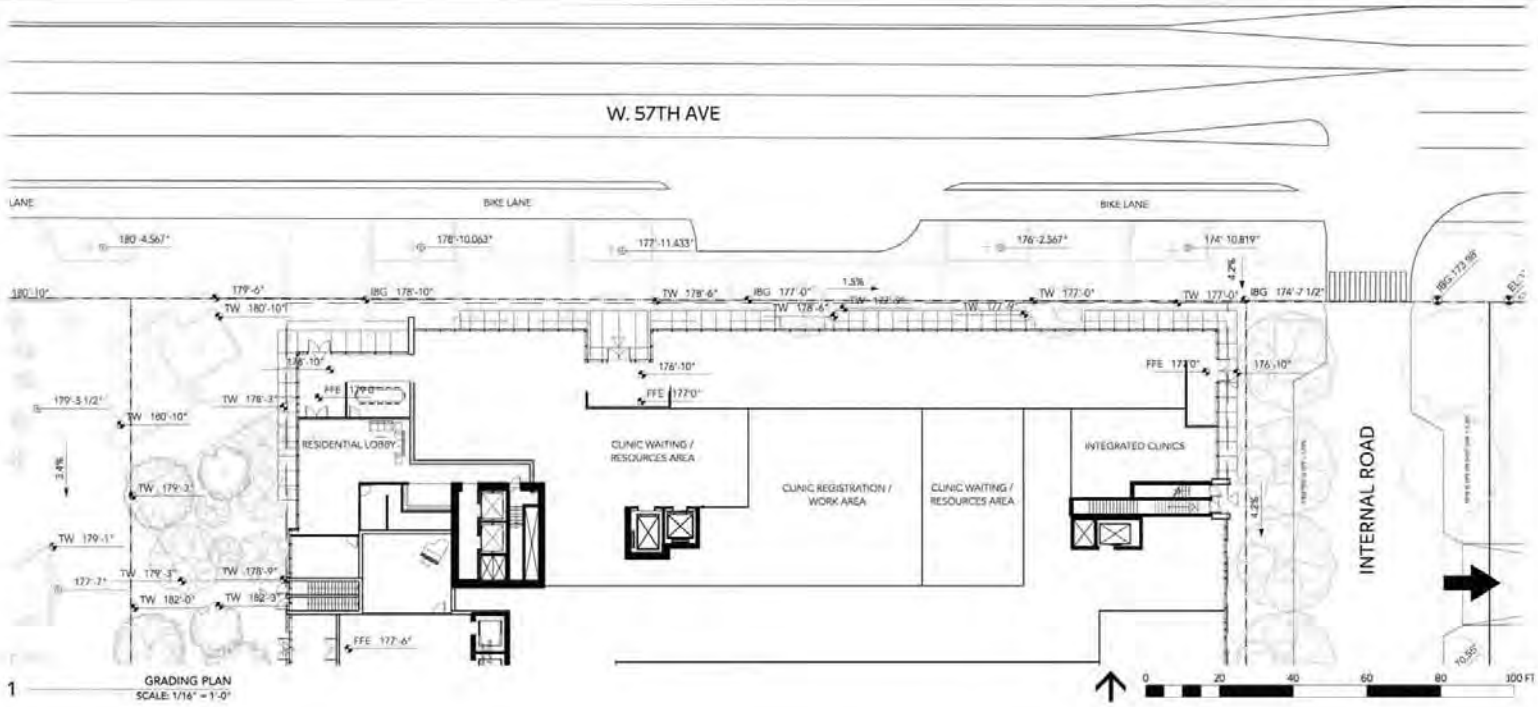
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L1.8
PLANTING PLAN - PEARSON PLAZA



KEY PLAN



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION
0"	EXISTING ELEVATION AS PER SURVEY
	EXISTING TREE TO REMAIN

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L1.9
GRADING PLAN - 57TH AVE.



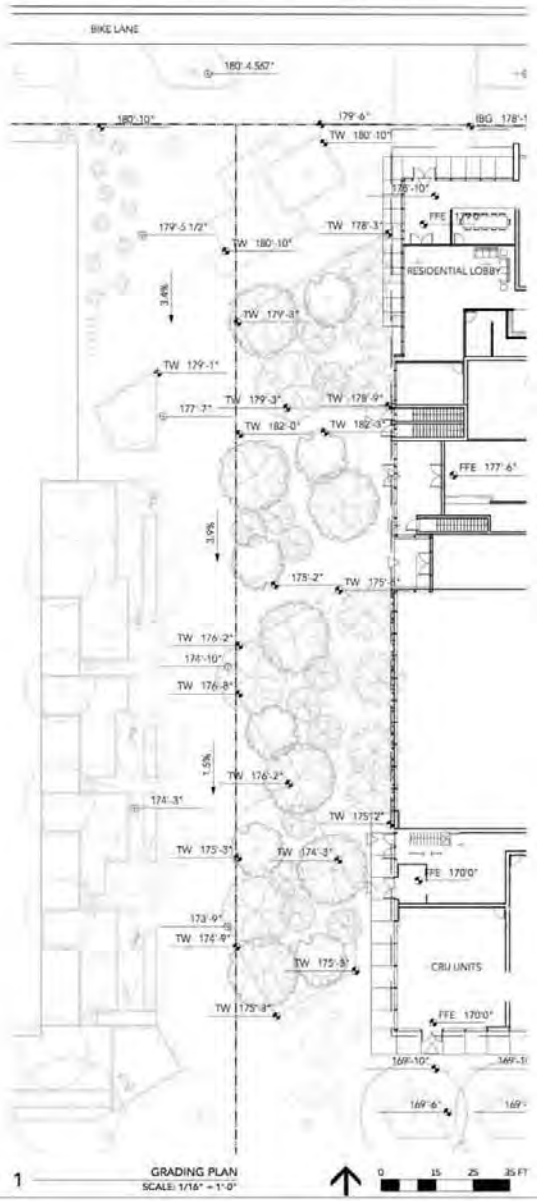
KEY PLAN

GENERAL GRADING NOTES:

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6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION
0"	EXISTING ELEVATION AS PER SURVEY
	EXISTING TREE TO REMAIN



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L1.10
GRADING PLAN - HIGH ST. COMMONS



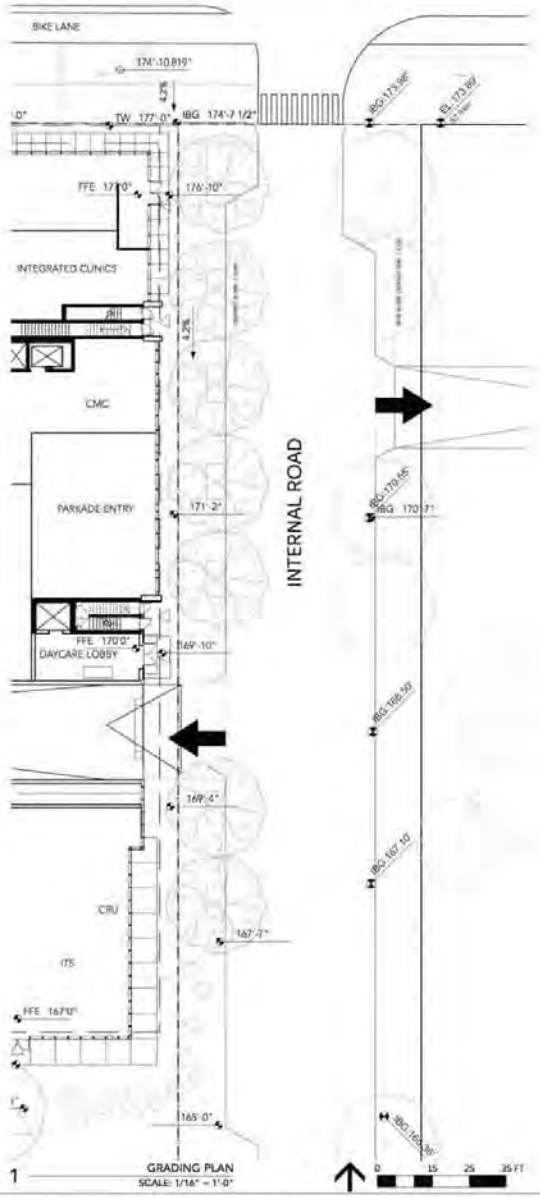
KEY PLAN

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
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GRADING LEGEND

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TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION
0"	EXISTING ELEVATION AS PER SURVEY
	EXISTING TREE TO REMAIN



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

Enns Gauthier
landscape architects

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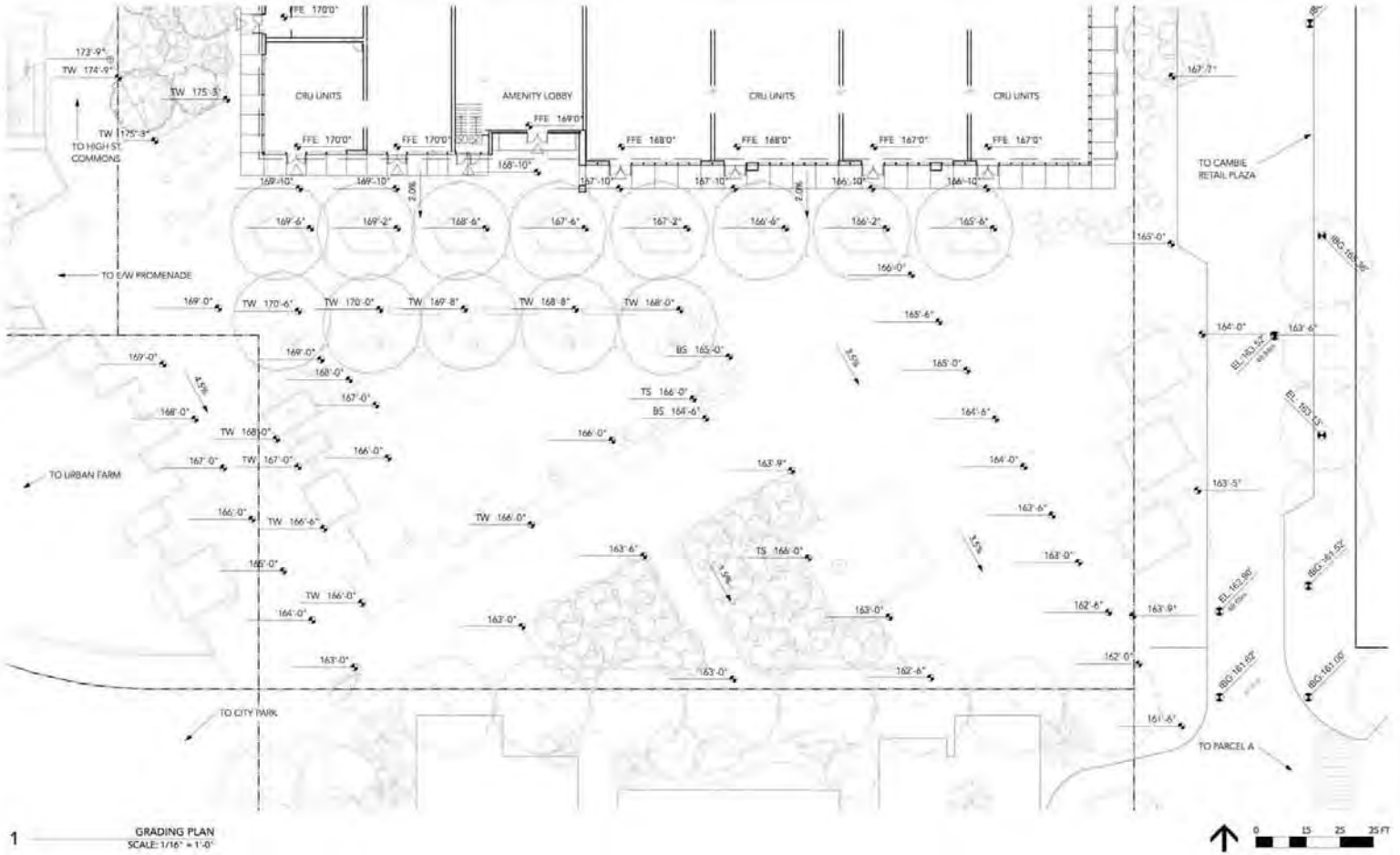
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Landscape Design
Vancouver, BC

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16096
August, 2017

L1.11
GRADING PLAN - INTERNAL ROAD



KEY PLAN



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

0 15 25 25 FT

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
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TS 0"	TOP OF STEP ELEVATION
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Enns Gauthier
landscape architects

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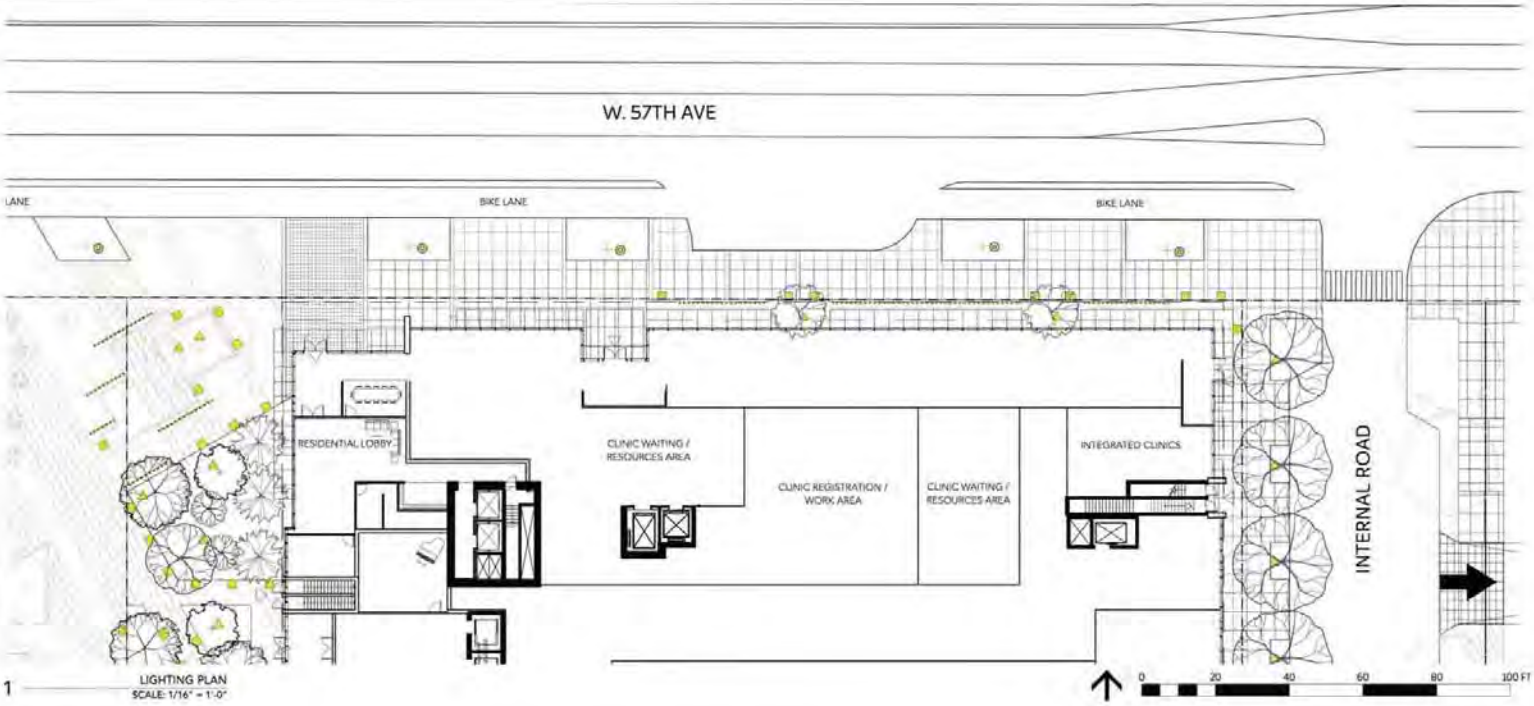
Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

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16096
August, 2017

L1.12
GRADING PLAN - PEARSON PLAZA



KEY PLAN



1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"



OULET - For Seasonal Lighting



Type A- Bega Lighting Wall Inset



Type B-Cable Mount Light



Type C-BK Lighting Nite Star



Type D-light LED Strip



Selux Ritorno Round Asymmetrical LED



Type F - Planter Lighting

LIGHTING LEGEND - LEVEL 1

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	62	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE B	43	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant "G" Glass envelope - copper bowl
TYPE C	68	Spot Fluod	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake Model # NS-LED-E22-A9-BLP.9-11-B/PP.5-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft	LED Strip	Ilight	Flexineon® White 1X. The Original
TYPE E	3	Pedestrian Pole	Selux	Selux Ritorno Round 14' Asymmetrical 53w LED
LIGHT TYPE F	19	Movable Planter Lighting	Tournesol	Tournesol Whishire planter lighting
OUTLET	20	Outlet Location		Outlet at tree bases for string style lights

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
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Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L1.13
LIGHTING PLAN - 57TH AVE.



KEY PLAN

LIGHTING LEGEND - LEVEL 1

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	62	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE B	43	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant "G" Glass envelope - copper bowl
TYPE C	58	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-A9-BLP.9-11-B/PF-S-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft.	LED Strip	Ilight	Flexineon® White 1X. The Original
TYPE E	3	Pedestrian Pole	Selux	Selux Ritorno Round 14' Asymmetrical 55w LED
LIGHT TYPE F	19	Movable Planter Lighting	Tournesol	Tournesol Whitshire planter lighting
OUTLET	20	Outlet Location		Outlet at tree bases for string style lights

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES.
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS.
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
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10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
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14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



OULET - For Seasonal Lighting



Type A- Bega Lighting Wall Inset



Type B-Cable Mount Light



Type C-BK Lighting Nite Star



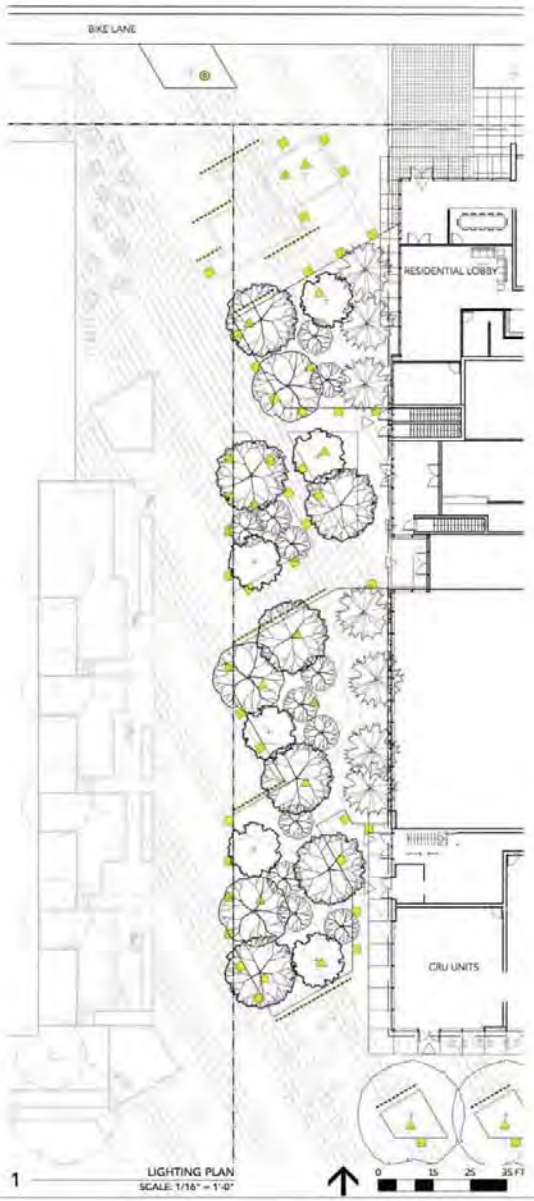
Type D-Ilight LED Strip



Type E-15' Bol Pole with Luminaires



Type F - Planter Lighting



1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
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Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L1.15
LIGHTING PLAN - HIGH ST. COMMONS



KEY PLAN

LIGHTING LEGEND - LEVEL 1

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	62	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE B	43	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant *G* Glass envelope - copper bowl
TYPE C	58	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E27-A9-BLP 9-11-B/PF-5-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft.	LED Strip	flight	Flexneon® White 1X The Original
TYPE E	3	Pedestrian Pole	Selux	Selux Kitorno Round 14' Asymmetrical 55w LED
LIGHT TYPE F	19	Movable Planter Lighting	Tournesol	Tournesol Whilshire planter lighting
OUTLET	20	Outlet Location		Outlet at tree bases for string style lights

GENERAL LIGHTING NOTES:

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OULET - For Seasonal Lighting



Type A- Bega Lighting Wall Inset



Type B-Cable Mount Light



Type C-BK Lighting Nite Star



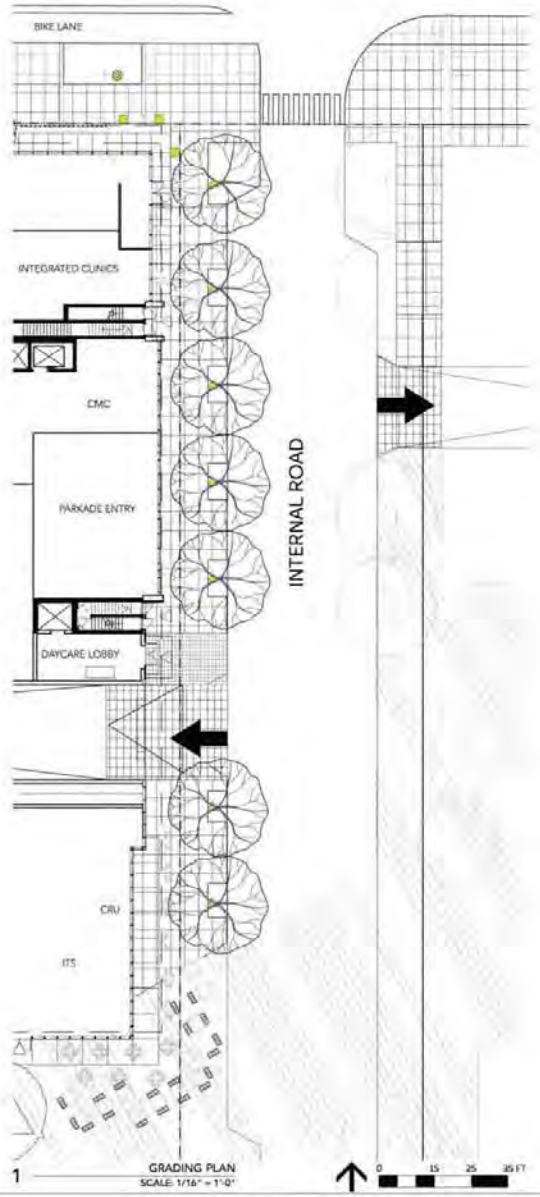
Type D-light LED Strip



Type E-15' Bol Pole with Luminaires



Type F - Planter Lighting



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

Enns Gauthier
landscape architects

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Landscape Design
Vancouver, BC

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16096
August, 2017

L1.16
LIGHTING PLAN - INTERNAL ROAD



KEY PLAN



OULET - For Seasonal Lighting



Type A- Bega Lighting Wall Inset



Type B-Cable Mount Light



Type C-BK Lighting Nite Star



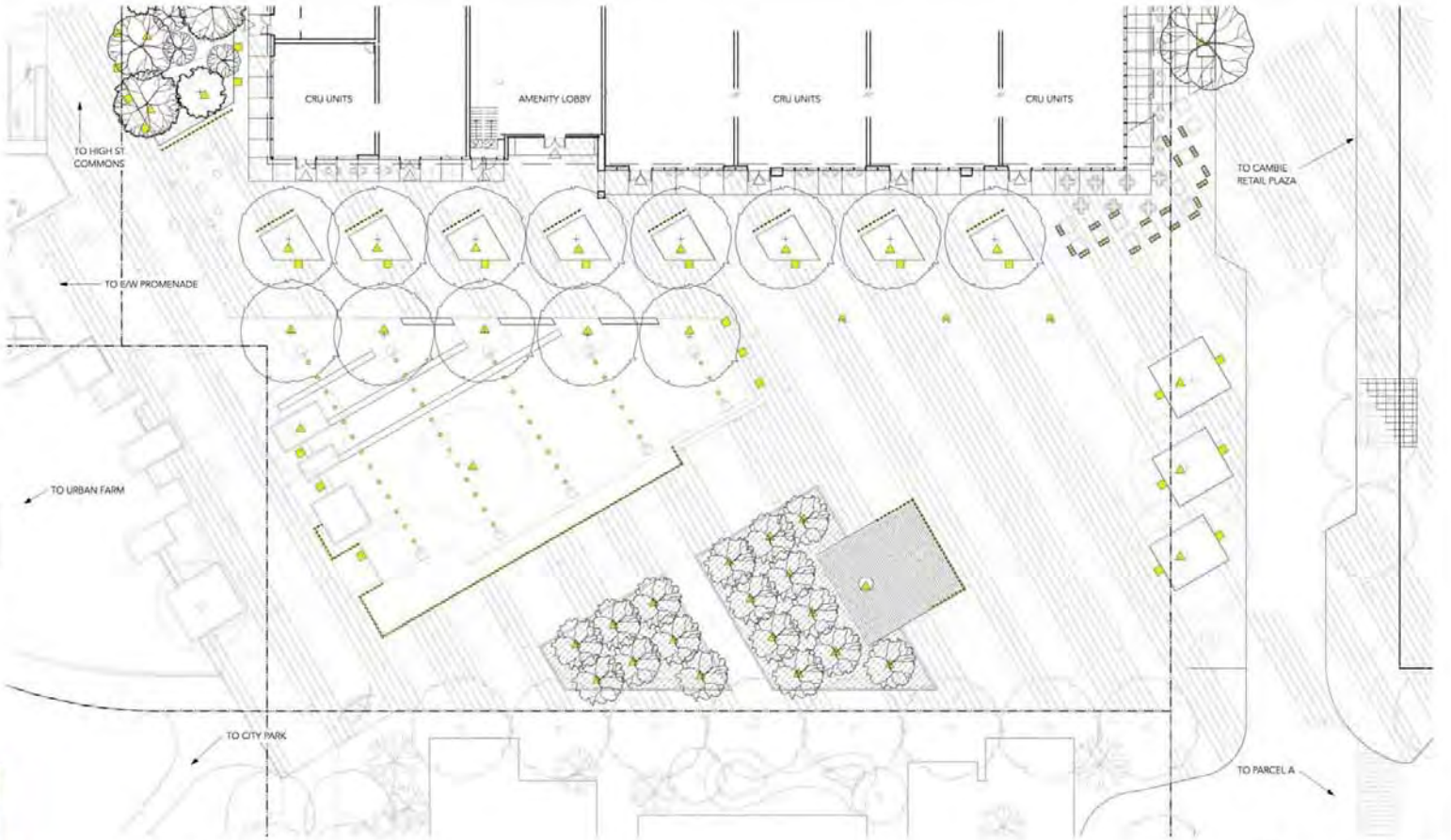
Type D-llight LED Strip



Selux Ritorno Round Asymmetrical LED



Type F - Planter Lighting



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

LIGHTING LEGEND - LEVEL 1

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	62	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE B	43	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant "G" Glass envelope - copper bowl
TYPE C	58	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-AW-BLP-W-11-B/PP-S-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft.	LED Strip	llight	Flexineon® White 1X: The Original
TYPE E	3	Pedestrian Pole	Selux	Selux Ritorno Round 14' Asymmetrical 55w LED
LIGHT TYPE F	19	Movable Planter Lighting	Tournesol	Tournesol Wiltshire planter lighting
OUTLET	20	Outlet Location		Outlet at tree bases for string style lights

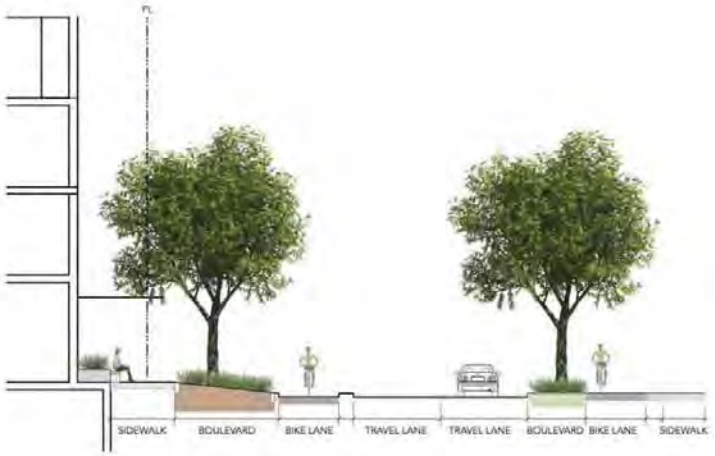
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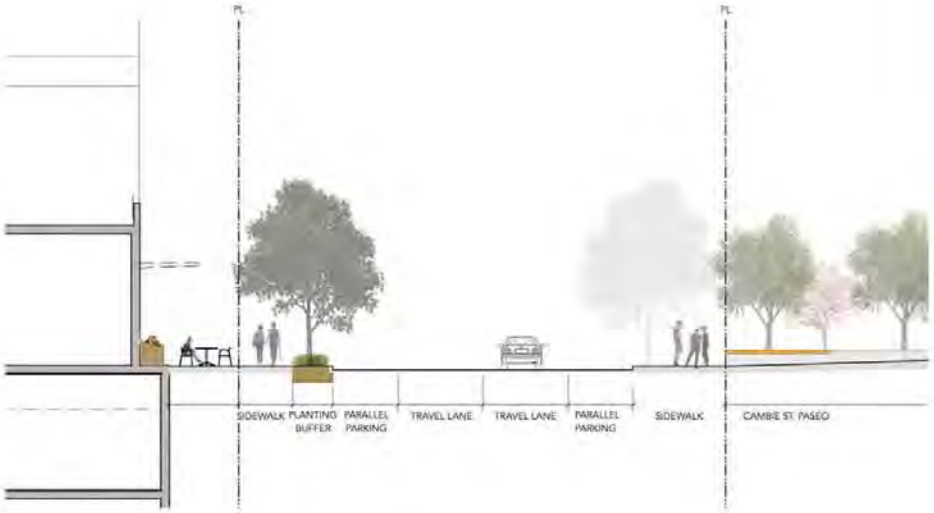
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L1.17
LIGHTING PLAN - PEARSON PLAZA



1 57TH AVE SECTION LOOKING WEST
SCALE: 1/8" = 1'-0"

0 5 15 25 FT



2 SECTION THROUGH INTERNAL STREET 2 LOOKING NORTH
SCALE: 1/8" = 1'-0"

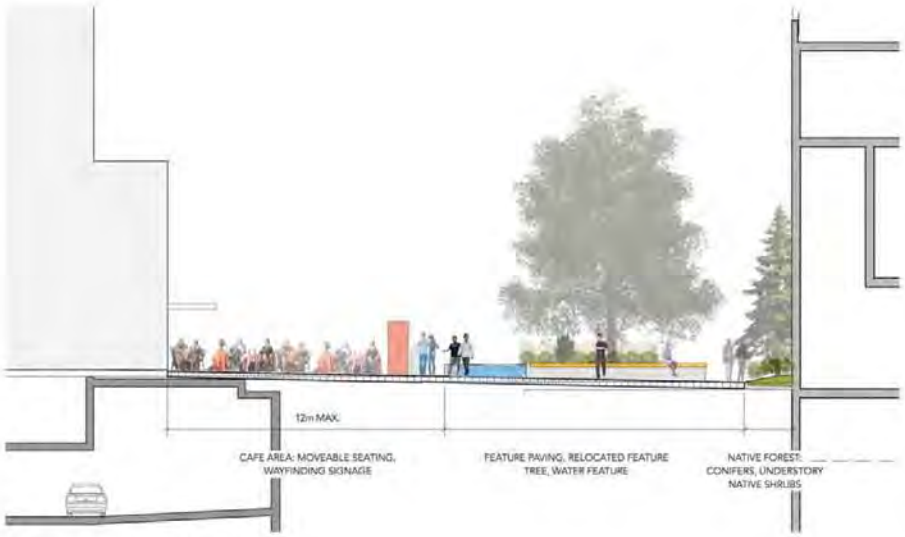
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L2.0
STREET SECTIONS



1 HIGH STREET COMMONS UPPER PLAZA
Scale: 1/8" = 1'-0"



2 HIGH STREET COMMONS MIDDLE THOROUGHFARE
Scale: 1/8" = 1'-0"

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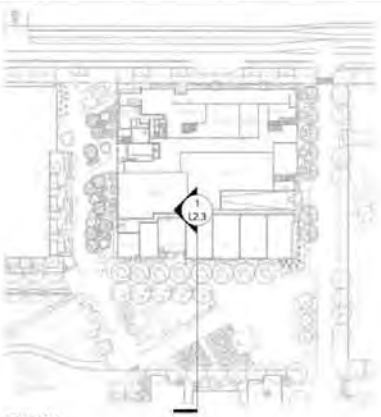
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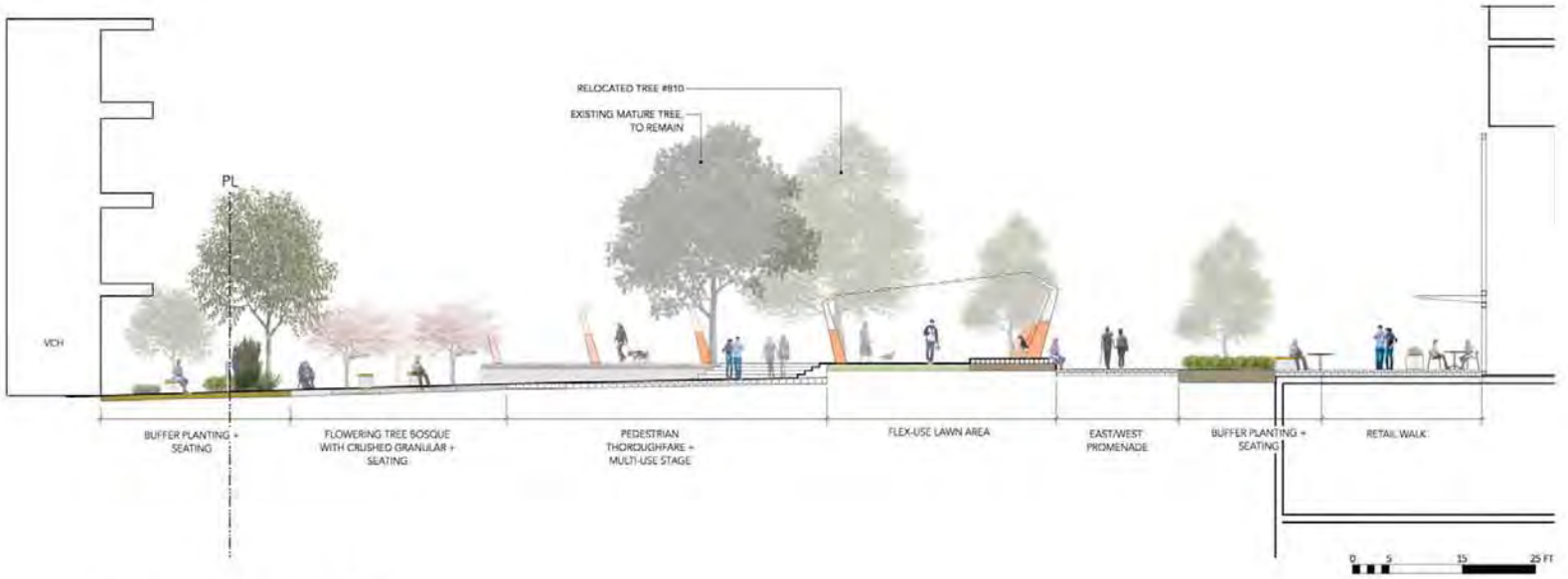
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L2.1
HIGH STREET COMMONS SECTIONS


KEY PLAN
L
L2.2
URBAN FARM - PRODUCTION
URBAN FARM - AWARENESS
URBAN FARM - AWARENESS
OPEN SPACE/ PEARSON PLAZA
RELOCATED TREE #810
EXISTING TREE
EXISTING TREE
URBAN FARM: PUBLIC AWARENESS / ENGAGEMENT WIDTH VARIES
MULTI-USE LAWN AREA: SEATING, FLEX, PLAY MOVEABLE CHAIRS, ARCHITECTURAL ELEMENTS AND LIGHTING
OPEN HARDSCAPE PLAZA WITH PERIMETER SEATING + MULTI-USE STAGE
SEATING WITH RETAINED TREES
0 5 15 25 FT
1 PEARSON PLAZA SECTION LOOKING NORTH
SCALE: 3/32" = 1'-0"
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L2.2
PEARSON PLAZA SECTION



KEY PLAN



1 PEARSON PLAZA - SOUTH SECTION LOOKING WEST
SCALE: 1/8" = 1'-0"

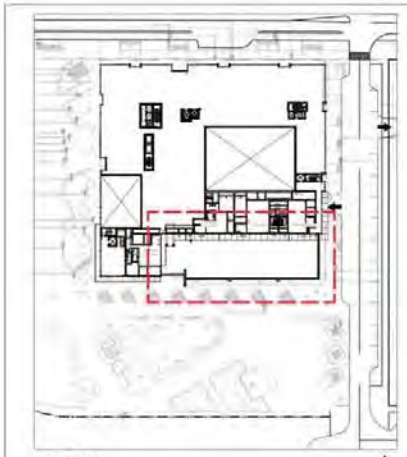
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L2.3
PEARSON PLAZA SECTION



KEY PLAN



1 MATERIALS PLAN - LVL 2
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

MATERIALS LEGEND | LEVEL 2

SYMBOL	DESCRIPTION	DETAILS KEY
	RUBBERIZED PLAY SURFACE	3/L12.2, 4/L12.2
	ARTIFICIAL TURF	
	SAND 2' depth	3/L12.2
	SLIDE - TBD	
	STORAGE CONTAINER	
	RUBBERIZED BERM	
	PLAY/CLIMBING NET	
	BOULDER RETAINING WALL + PLANTER	2/L12.5
	GRANITE STEPPING STONES IN GROUNDCOVER	
	CONCRETE SEAT WALL WITH WOOD TOP	2/L12.4
	PLAY LOGS IN SAND	
	ART BOARD	
	PAVING TYPE 9: PORCELAIN PAVER Porcelain Paver - Nau 2.0 Mirage Wood Look-alike	1/L12.2
	OVERHEAD CANOPY - REFER TO ARCHITECTURE	
	CIP CONCRETE PLANTER - ARCHITECTURAL FINISH	

PROGRAMME PER AGE GROUP LEGEND:

(A) AGE GROUP:
INFANTS < 18MONTHS

- ART SENSORY
- MANIPULATE PLAY (PUSH, PULL , TWIST, TURN + LEARN)
- QUIET AREAS
- LIMITED GROSS MOTOR MOVEMENT (CLIMBING + CRAWLING)

(B) AGE GROUP:
TODDLERS 1.5 - 3 YEARS OLD

- ART SENSORY
- WATER, SAND + SENSORY
- MANIPULATE PLAY (PUSH, PULL , TWIST, TURN + LEARN)
- GROSS MOTOR MOVEMENT (CLIMBING, JUMPING + CRAWLING)
- SLIDE, BERM, SAND AREAS
- SMALL HOUSE / STRUCTURE

(C) AGE GROUP:
PRE-SCHOOL + 3 - 5 YEARS OLD

- DRAMATIC PLAY (WRITTEN, LETTERS, PRINT MATERIALS)
- GROSS MOTOR MOVEMENT + COORDINATION
- SCIENCE + LEARNING
- READING
- WHEELED + CONSTRUCTIVE PLAY / BICYCLE TRACK
- URBAN AGRICULTURE, PLANTING, SEASONS
- RISK PLAY

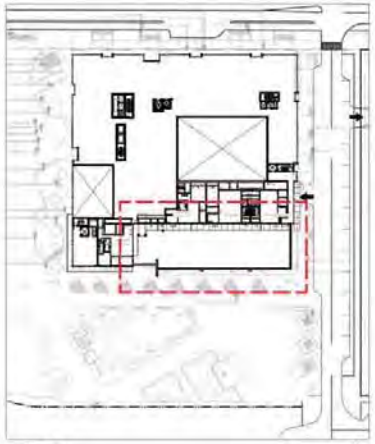
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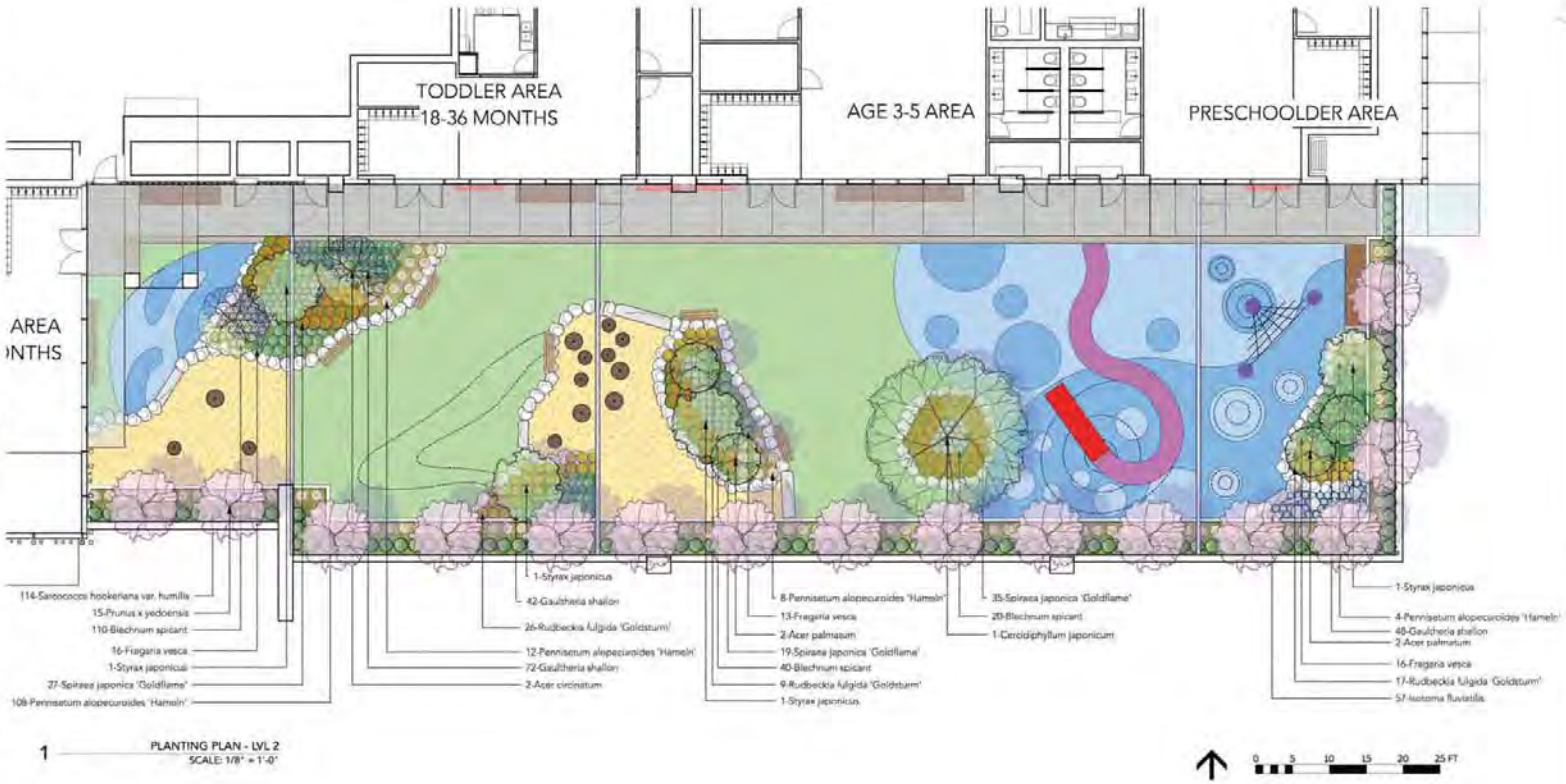
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L3.0
MATERIALS PLAN - 2ND FLOOR



KEY PLAN



1 PLANTING PLAN - LVL 2
SCALE: 1/8" = 1'-0"

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

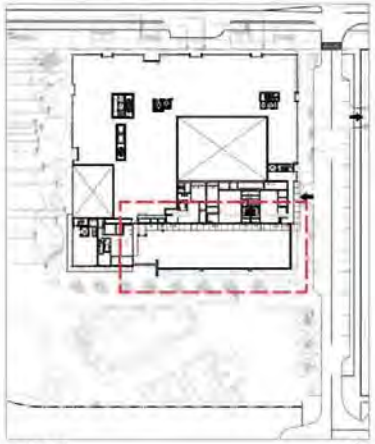
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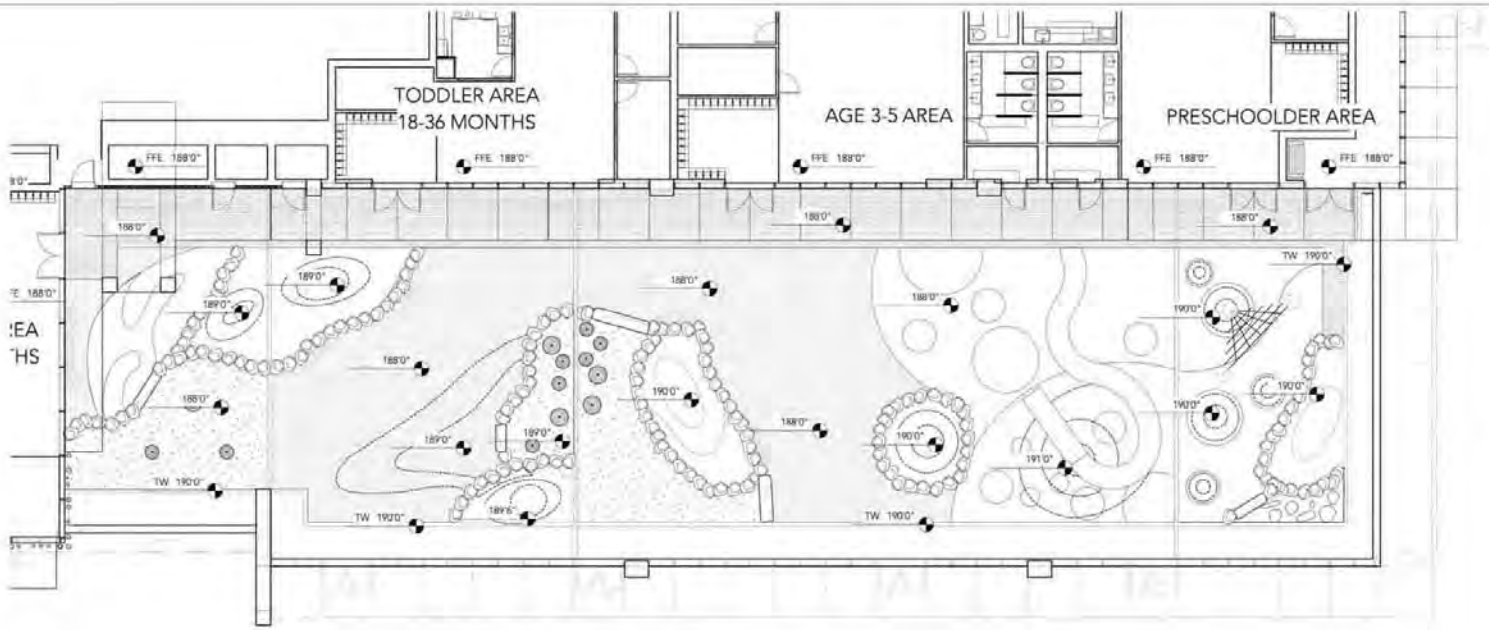
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L3.1
PLANTING PLAN - 2ND FLOOR



KEY PLAN



1 GRADING PLAN - LVL 2
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION

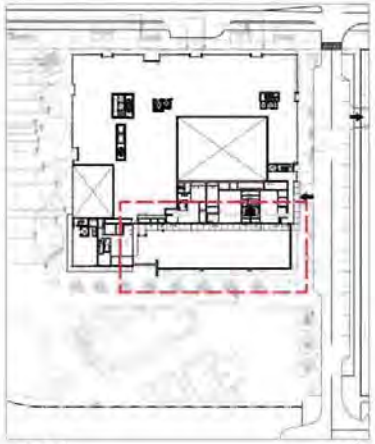
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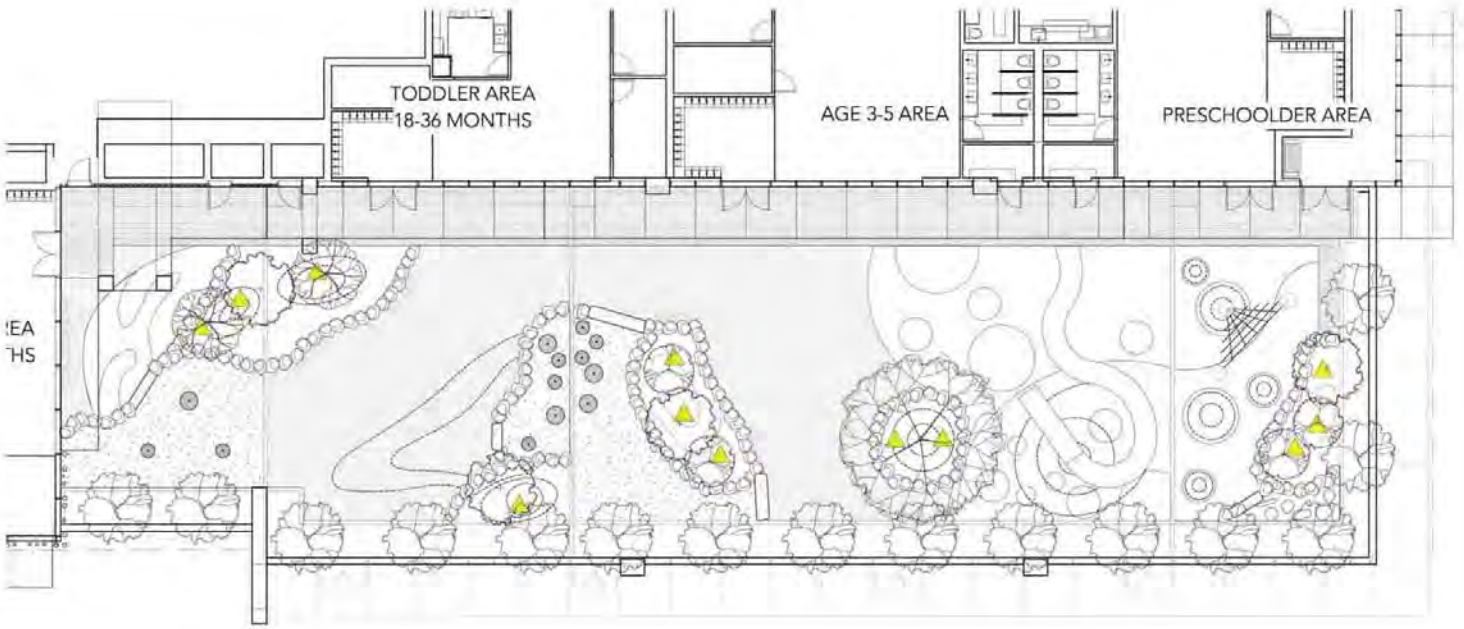
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L3.2
GRADING PLAN - 2ND FLOOR



KEY PLAN



1 LIGHTING PLAN - LVL 2
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

LIGHTING LEGEND - LEVEL 2

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE C	12	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-EZ2-A9-BLP-9-11-B/PP-S-12-B (Requires remote magnetic transformer)



Type C-BK Lighting Nite Star

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L3.3
LIGHTING PLAN - 2ND FLOOR



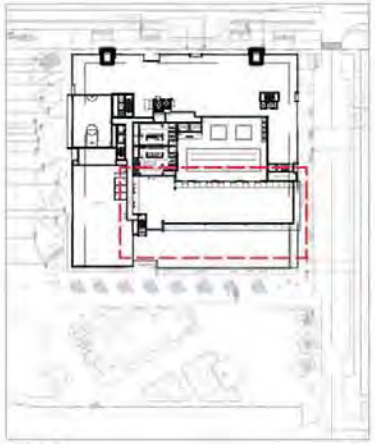
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L4.0
MATERIALS PLAN - 3RD FLOOR



KEY PLAN



1 PLANTING PLAN - LVL 3
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 30MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

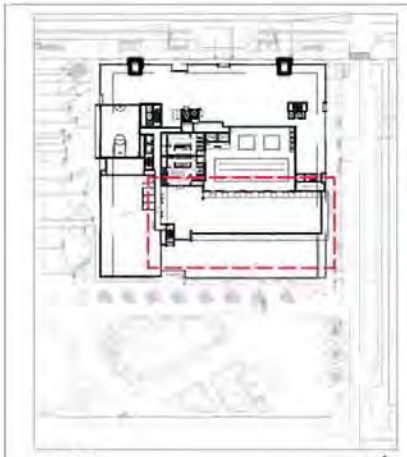
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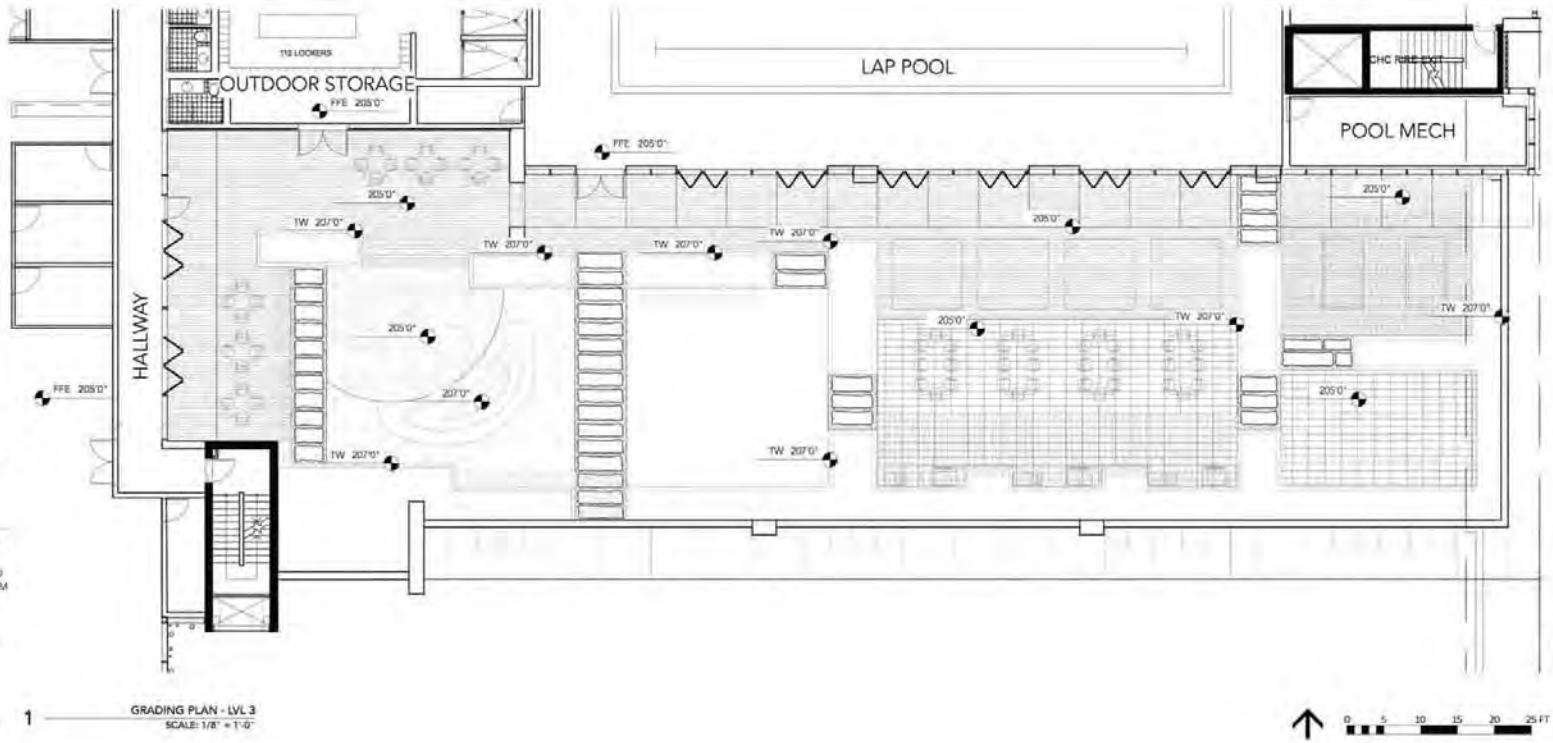
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L4.1
PLANTING PLAN - 3RD FLOOR



KEY PLAN



1 GRADING PLAN - LVL 3
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION

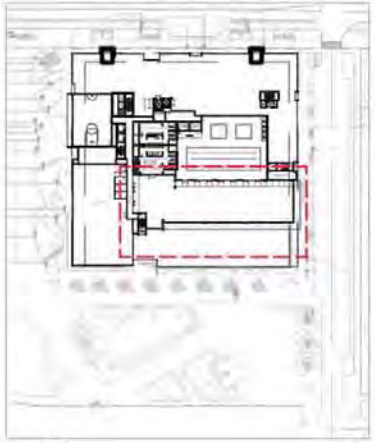
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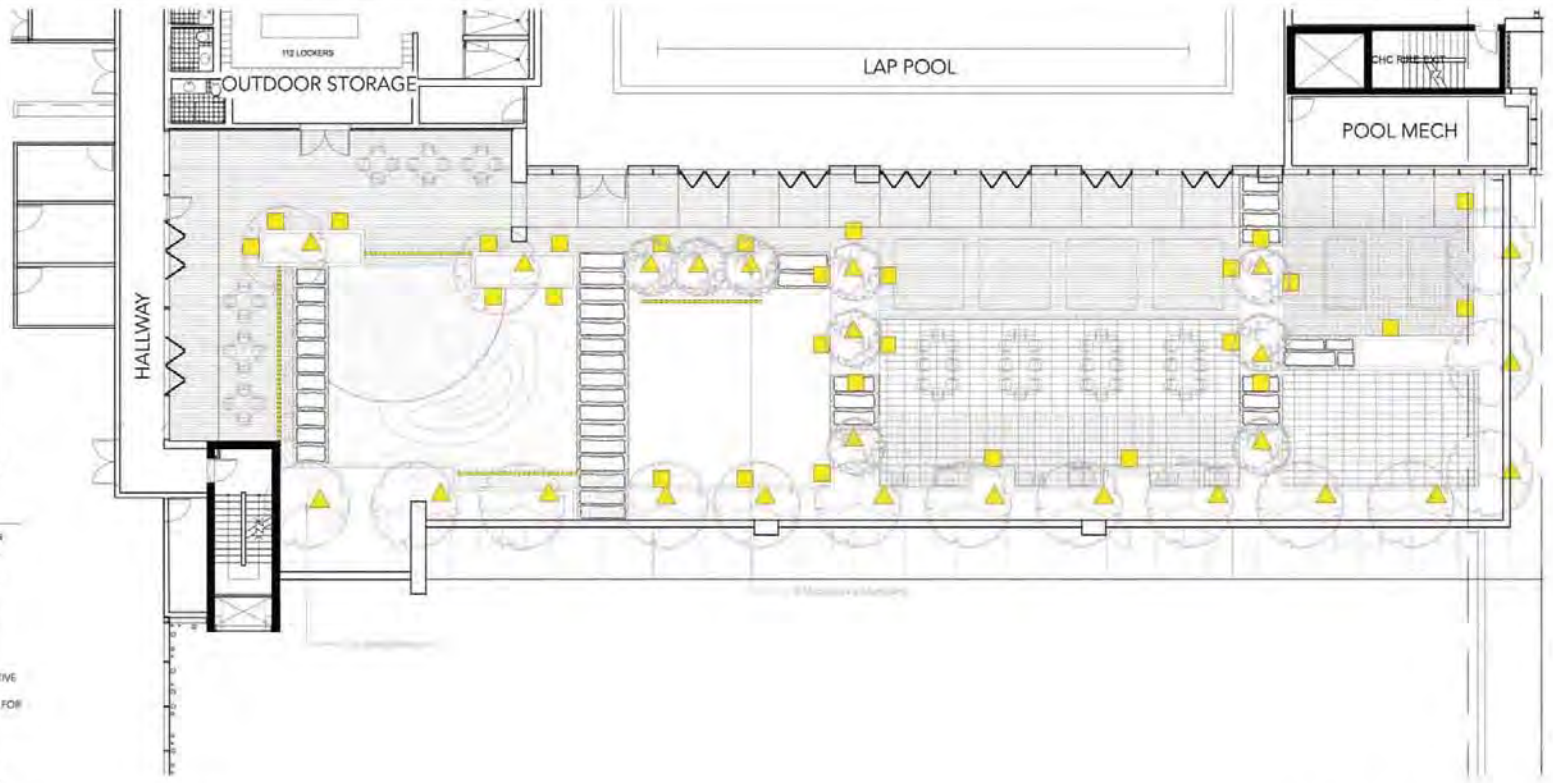
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L4.2
GRADING PLAN - 3RD FLOOR



KEY PLAN



1 LIGHTING PLAN - LVL 3
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES.
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS.
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

LIGHTING LEGEND - LEVEL 3

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	27	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE C	25	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-AW-BLP-9-11-B/PP-S-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft.	LED Strip	Ilight	Fluorescent White 1X: The Original



Type A- Bega Lighting Wall Inset



Type C-BK Lighting Nite Star



Type D-Ilight LED Strip

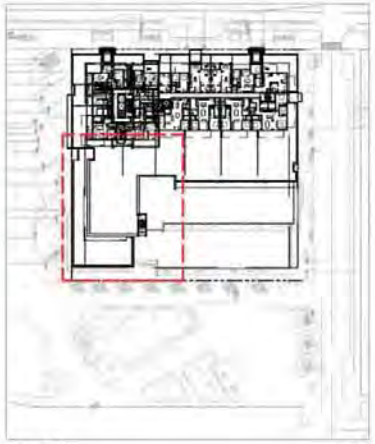
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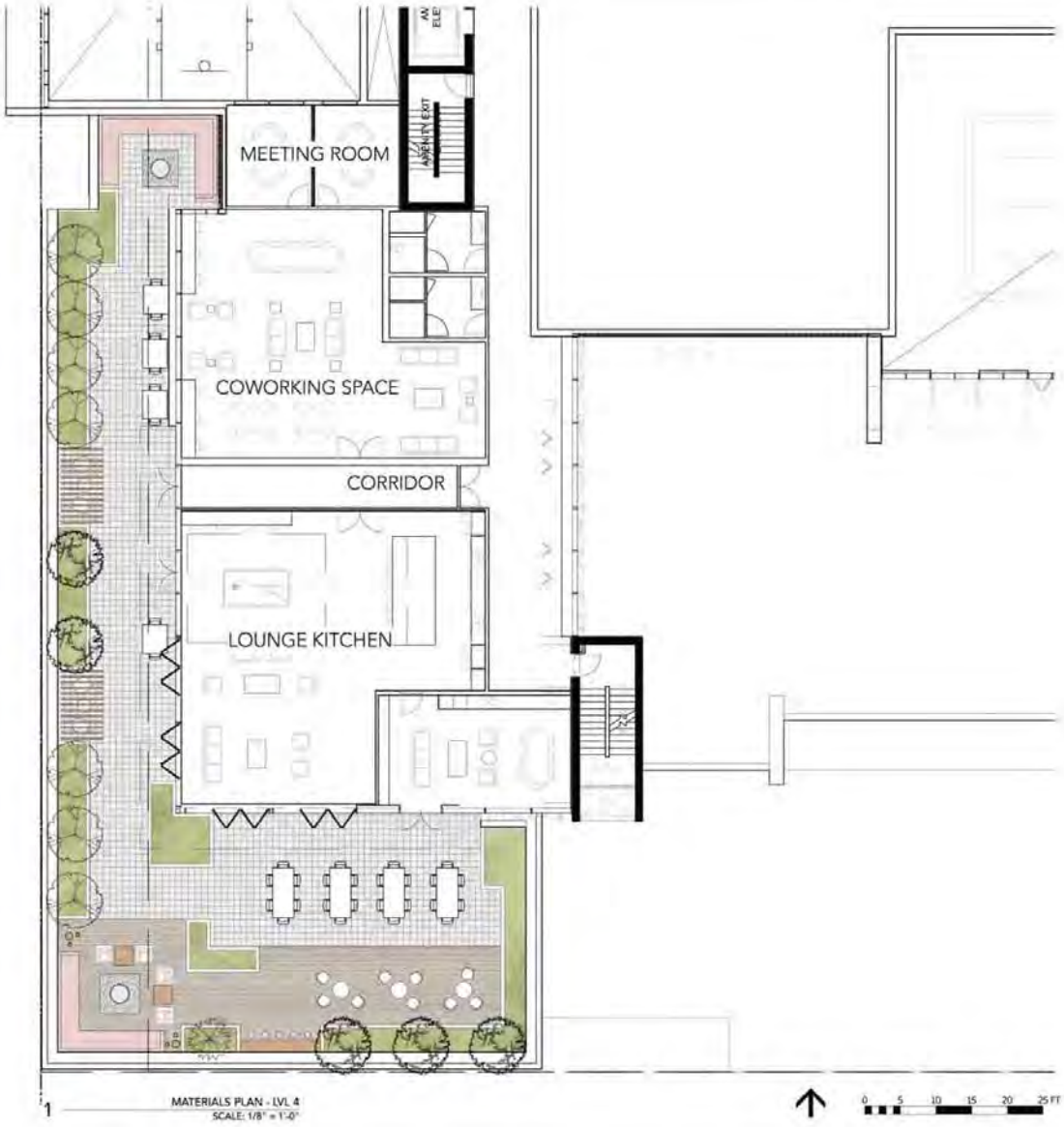
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L4.3
LIGHTING PLAN - 3RD FLOOR



KEY PLAN



MATERIALS PLAN - LVL 4
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND | LEVEL 4-8

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 9: PORCELAIN PAVER Porcelain Paver - Nau 2.0 Mirage Wood Look alike	1/L12.2
	PAVING TYPE 10: PRIVATE PATIO 24" x 24" Porcelain Paver	1/L12.2
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2/L12.1
	CIP. CONCRETE PLANTER - ARCHITECTURAL FINISH	
	SEATING - BANQUET TABLE - BY OWNER	
	TRELLIS COVER	
	BAR STOOL SEATING	
	BAR STOOL TABLE	
	FIRE PIT	
	PLANTING POTS	
	COUCH - TBD	
	BARBECUE - BY OWNER	1/L12.3
	URBAN AGRICULTURE PLANTER - MATERIAL TBD	
	BASALT STEPPING STONE - VARIES IN SIZE	2/L12.2

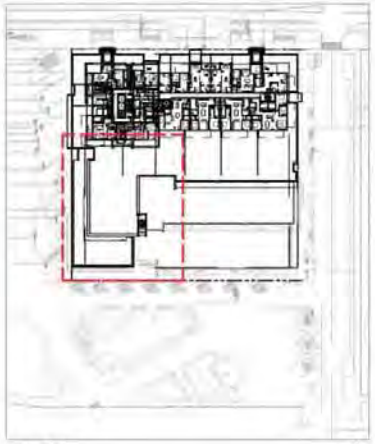
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L5.0
MATERIALS PLAN - 4TH FLOOR



KEY PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 30MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 PLANTING PLAN - LVL 4
SCALE: 1/8" = 1'-0"

0 5 10 15 20 25 FT

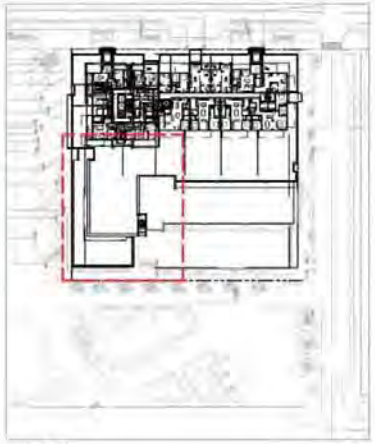
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L5.1
PLANTING PLAN - 4TH FLOOR



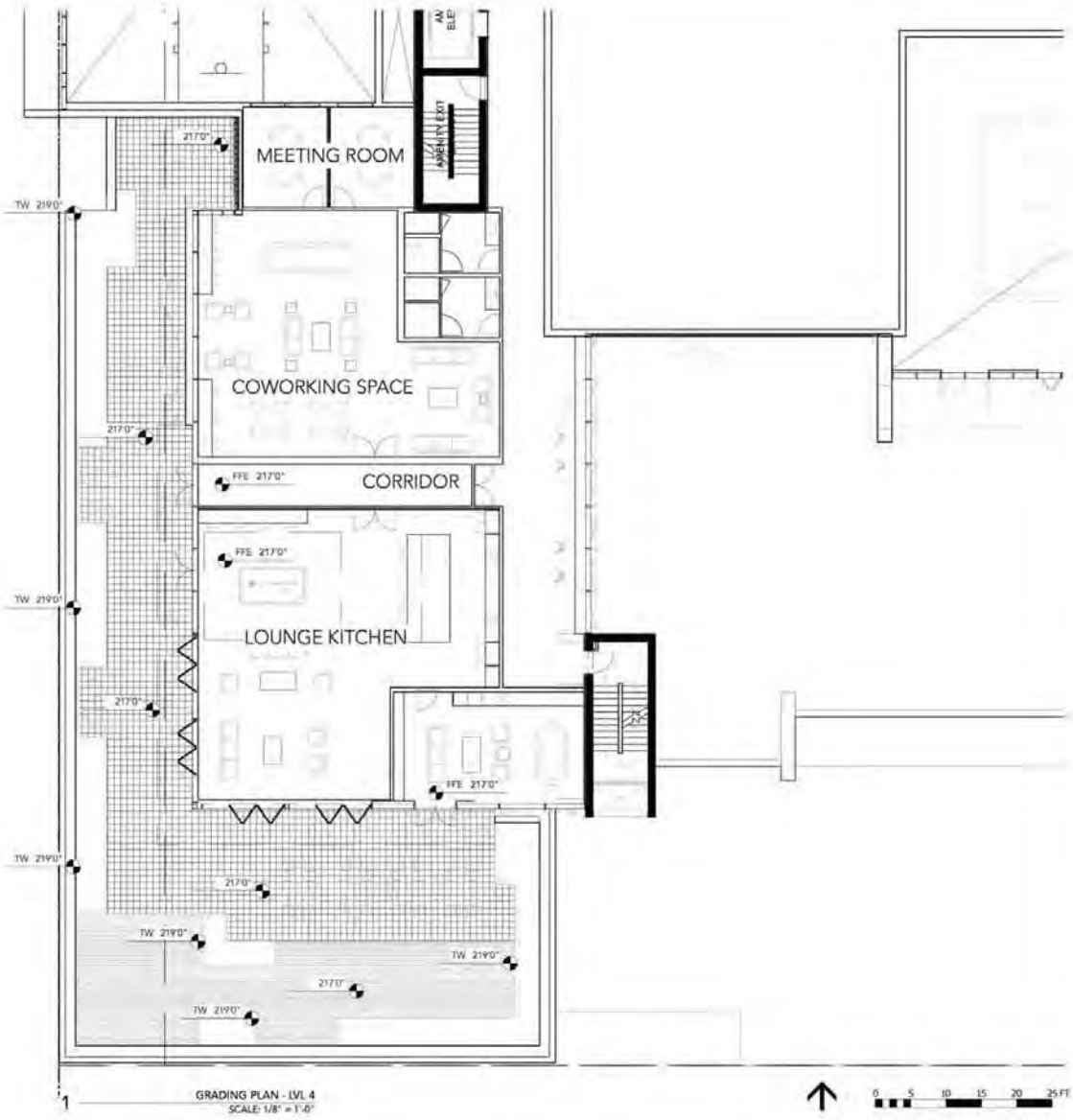
KEY PLAN

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
	SLOPE DIRECTION



1 GRADING PLAN - LVL 4
SCALE: 1/8" = 1'-0"

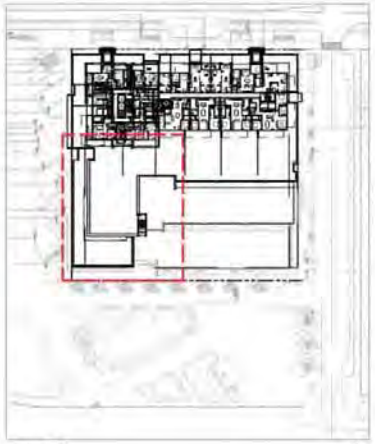
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L5.2
GRADING PLAN - 4TH FLOOR



KEY PLAN

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRIACAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES.
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS.
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



Type A- Bega Lighting Wall Inset



Type C-BK Lighting Nite Star



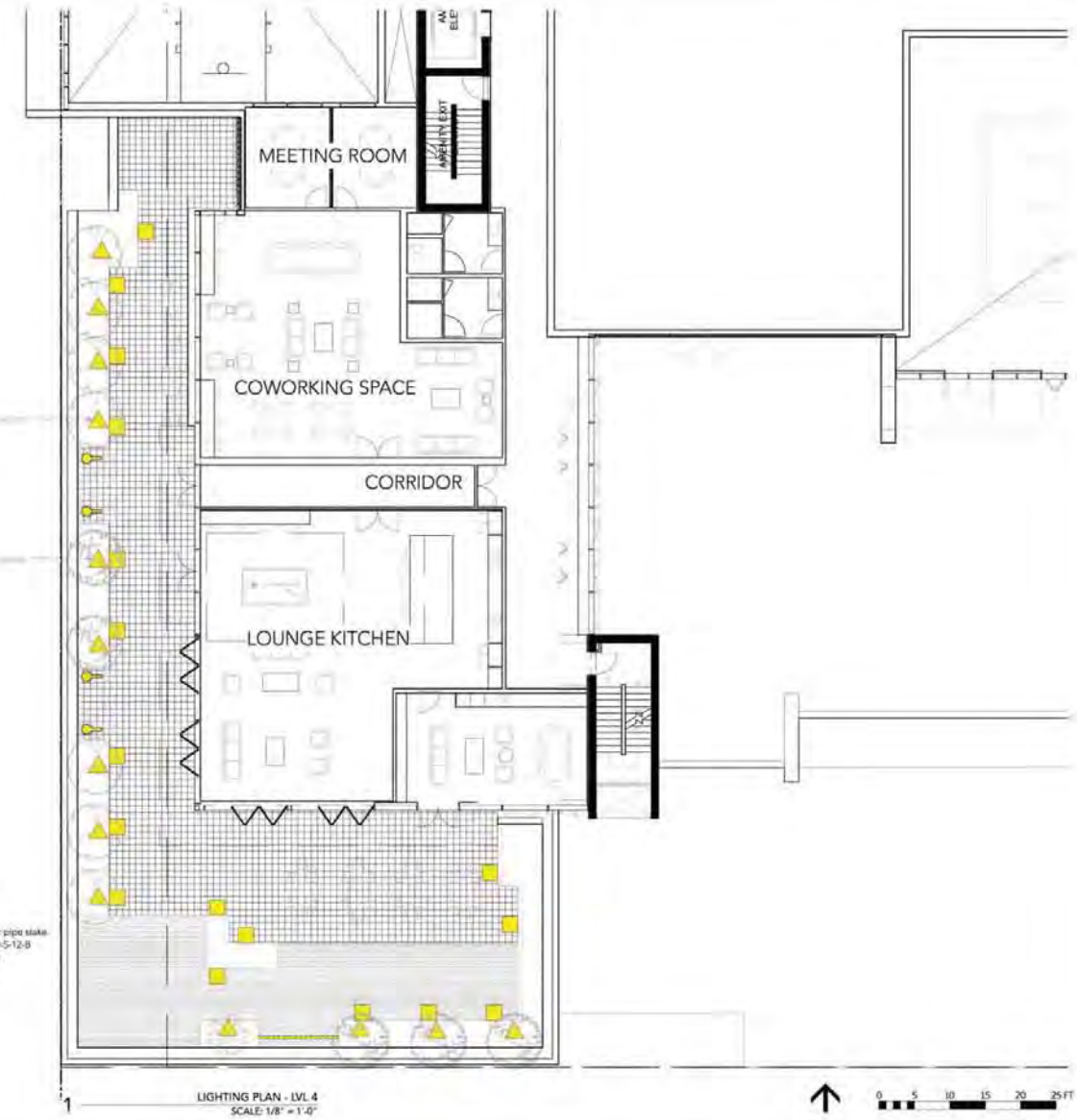
Type D-Ilight LED Strip



Type F-Bega Lighting Surface Wall Dual Beam

LIGHTING LEGEND - LEVEL 4

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	17	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE C	13	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-A9-BUF-9-11-B/PP-5-12-B (Requires remote magnetic transformer)
TYPE D	lin. ft.	LED Strip	Ilight	Flexinnon® White 1X The Original
TYPE G	4	Wall Sconce	Bega Lighting	Surface Wall - dual narrow beam #66 519



1 LIGHTING PLAN - LVL 4
SCALE: 1/8" = 1'-0"

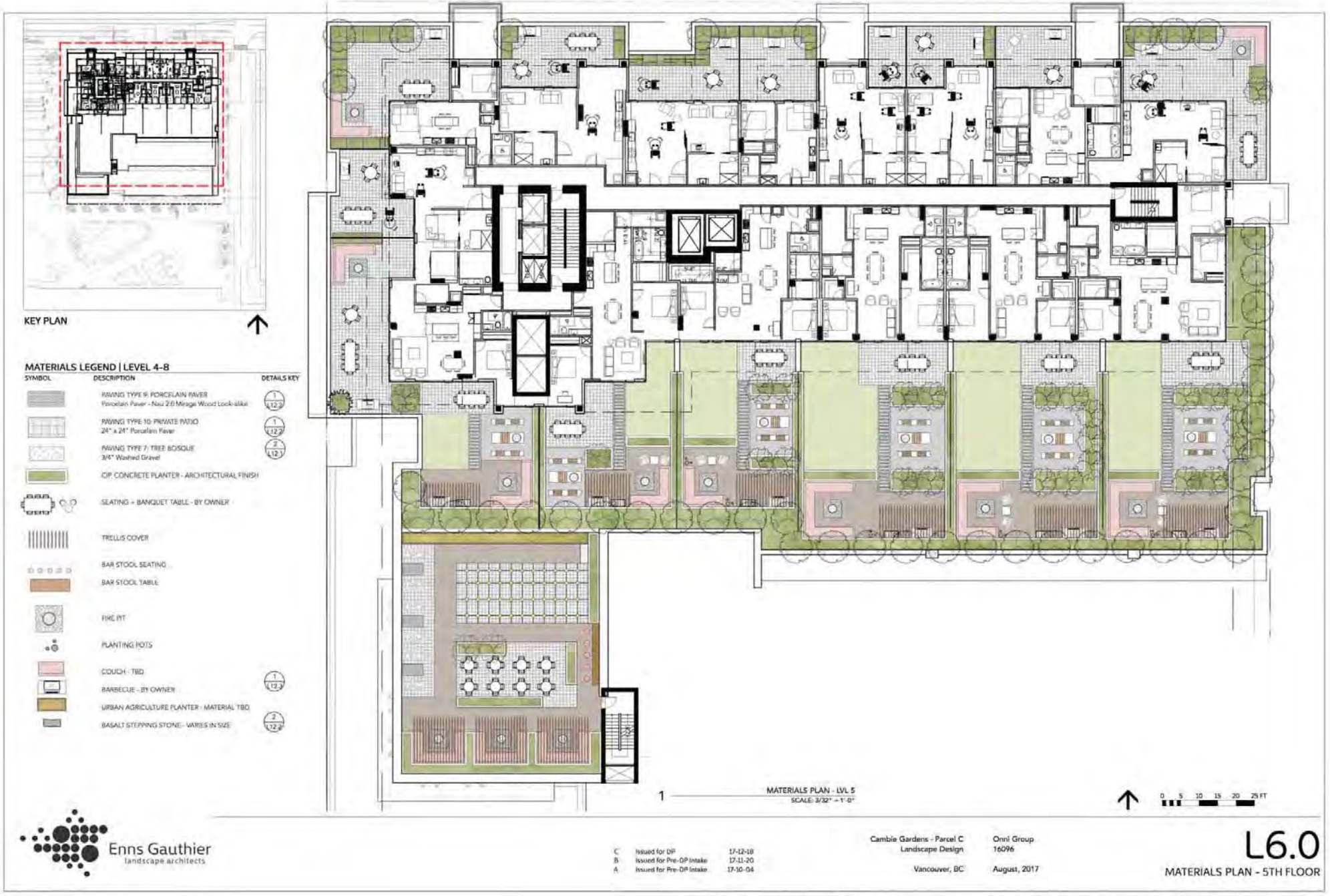
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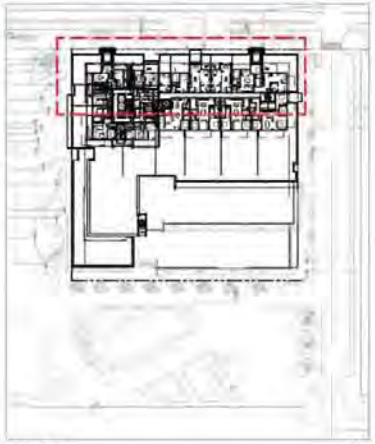
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L5.3
LIGHTING PLAN - 4TH FLOOR


KEY PLAN
MATERIALS LEGEND | LEVEL 4-8
SYMBOL
DESCRIPTION
DETAILS KEY
PAVING TYPE 9: PORCELAIN PAVER
Porcelain Paver - Nau 2.0 Mirage Wood Look-alike
PAVING TYPE 10: PRIVATE PATIO
24" x 24" Porcelain Paver
PAVING TYPE 7: TREE BOSQUE
3/4" Washed Gravel
CIP CONCRETE PLANTER - ARCHITECTURAL FINISH
SEATING + BANQUET TABLE - BY OWNER
TRELLIS COVER
BAR STOOL SEATING
BAR STOOL TABLE
FIRE PIT
PLANTING POTS
COUCH - TBD
BARBECUE - BY OWNER
URBAN AGRICULTURE PLANTER - MATERIAL TBD
BASALT STEPPING STONE - VARIES IN SIZE
1
MATERIALS PLAN - LVL 5
SCALE: 3/32" = 1'-0"
0 5 10 15 20 25 FT
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L6.0
MATERIALS PLAN - 5TH FLOOR



KEY PLAN



1 PLANTING PLAN - LVL 5 NORTH
SCALE: 3/32" = 1'-0"

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 30MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE ±" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

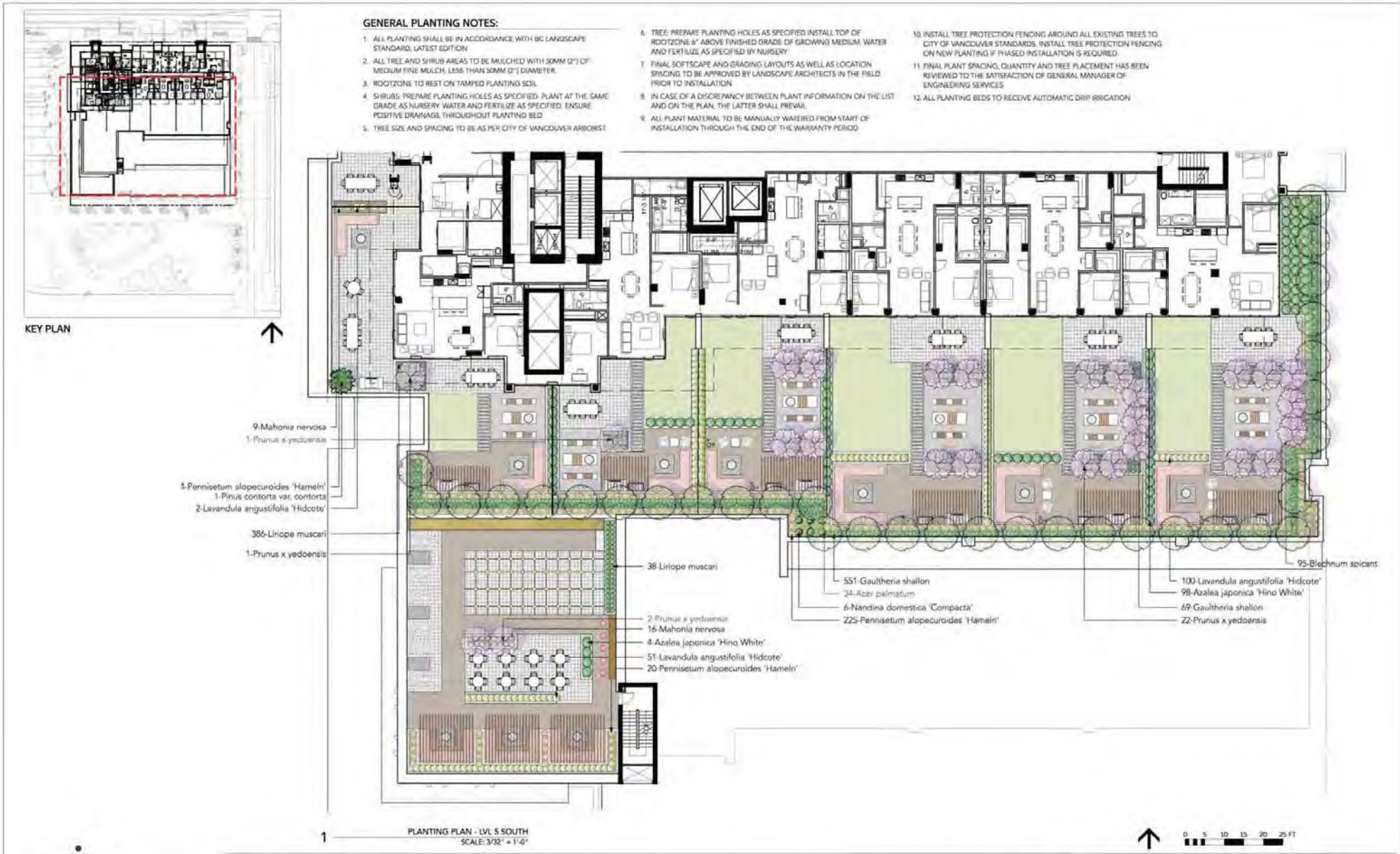
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L6.1
PLANTING PLAN - 5TH FLOOR NORTH

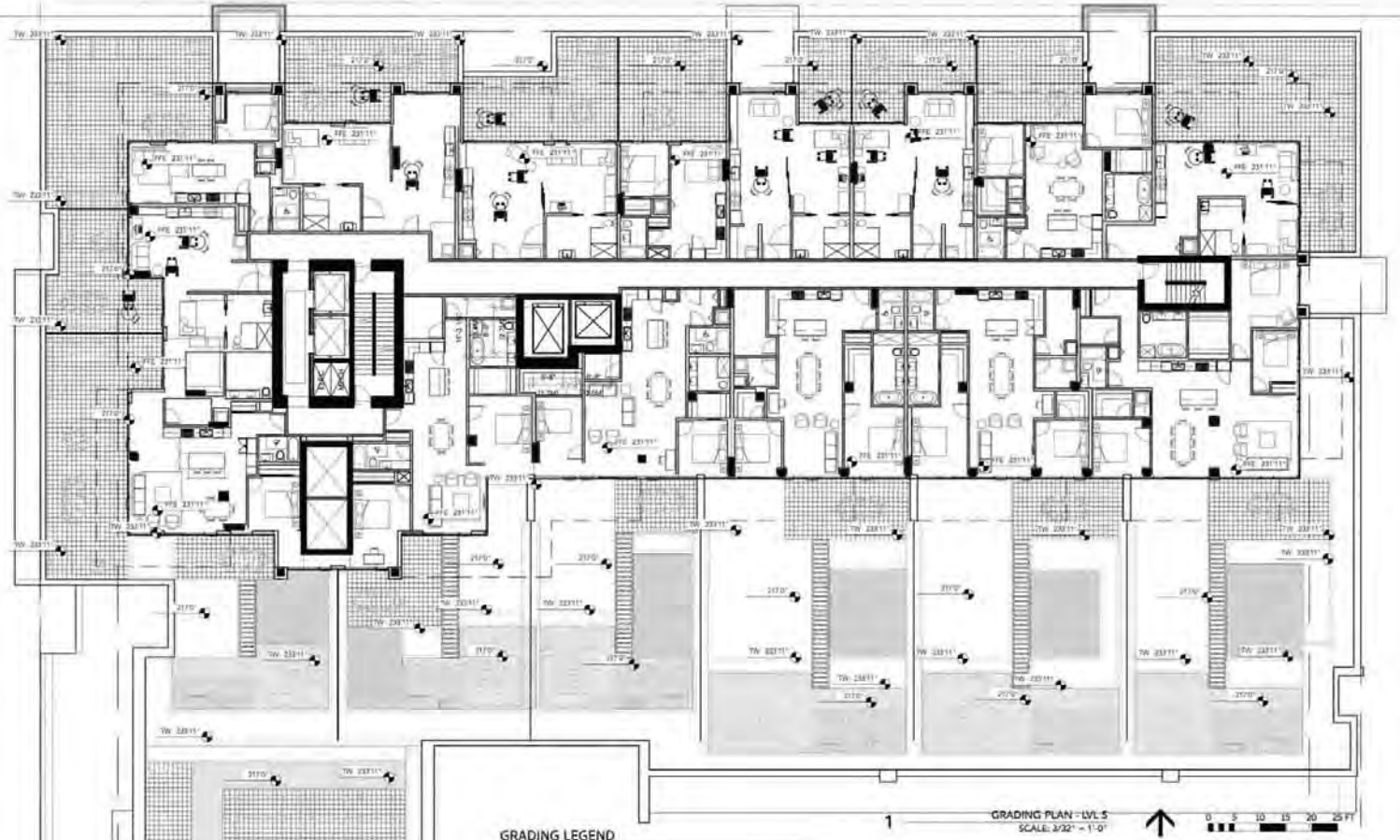

KEY PLAN
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1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 30MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
9-Mahonia nervosa
1-Prunus x yedoensis
8-Pennisetum alopecuroides 'Hameln'
1-Pinus contorta var. contorta
2-Lavandula angustifolia 'Hidcote'
386-Liriope muscari
1-Prunus x yedoensis
38-Liriope muscari
2-Prunus x yedoensis
16-Mahonia nervosa
4-Azalea japonica 'Hino White'
51-Lavandula angustifolia 'Hidcote'
20-Pennisetum alopecuroides 'Hameln'
551-Gaultheria shallon
34-Acer palmatum
6-Nandina domestica 'Compacta'
225-Pennisetum alopecuroides 'Hameln'
95-Blechnum spicant
100-Lavandula angustifolia 'Hidcote'
98-Azalea japonica 'Hino White'
69-Gaultheria shallon
22-Prunus x yedoensis
1 PLANTING PLAN - LVL 5 SOUTH
SCALE: 3/32" = 1'-0"
0 5 10 15 20 25 FT
Enns Gauthier
landscape architects
C Issued for DP 17-12-18
B Issued for Pre-DP Intake 17-11-20
A Issued for Pre-DP Intake 17-10-04
Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC
Onni Group
16096
August, 2017
L6.2
PLANTING PLAN - 5TH FLOOR SOUTH



KEY PLAN

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.



1 GRADING PLAN - LVL 5
SCALE: 3/32" = 1'-0"

0 5 10 15 20 25 FT

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
	SLOPE DIRECTION

Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

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Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L6.3
GRADING PLAN - 5TH FLOOR



KEY PLAN

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



LIGHTING LEGEND - LEVEL 5

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	53	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE B	44	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant 10" Glass envelope - copper bowl
TYPE C	37	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake Model # NS-LED-E22-A9-BLP-9.11-B/PP-5-12-B (Requires remote magnetic transformer)
LIGHT TYPE F	220	Movable Planter Lighting	Tournesol	Tournesol Wiltshire planter lighting
TYPE G	12	Wall Sconce	Bega Lighting	Surface Wall - oval narrow beam #66 519

LIGHTING PLAN - LVL 5
SCALE: 3/32" = 1'-0"

0 5 10 15 20 25 FT

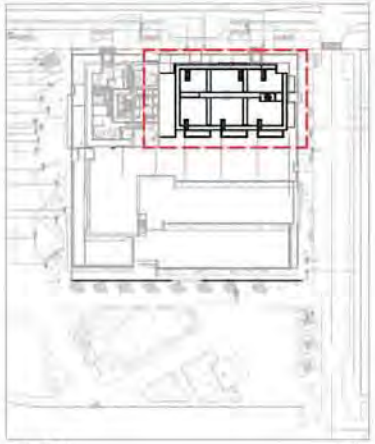
Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

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Vancouver, BC

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16096
August, 2017

L6.4
LIGHTING PLAN - 5TH FLOOR



KEY PLAN



1 MATERIALS PLAN - LVL 8
SCALE: 1/8" = 1'-0"

0 5 15 25 FT

MATERIALS LEGEND | LEVEL 4-8

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 9: PORCELAIN PAVER Porcelain Paver - Nau 2.0 Mirage Wood Look-alike	1/L12.2
	PAVING TYPE 10: PRIVATE PATIO 24" x 24" Porcelain Paver	1/L12.2
	PAVING TYPE 7: TREE BOSQUE 3/4" Washed Gravel	2/L12.1
	CIP. CONCRETE PLANTER - ARCHITECTURAL FINISH	
	SEATING + BANQUET TABLE - BY OWNER	
	TRELLIS COVER	
	BAR STOOL SEATING	
	BAR STOOL TABLE	
	FIRE PIT	
	PLANTING POTS	
	COUCH - TBD	
	BARBECUE - BY OWNER	1/L12.3
	URBAN AGRICULTURE PLANTER - MATERIAL TBD	
	BASALT STEPPING STONE - VARIES IN SIZE	2/L12.2

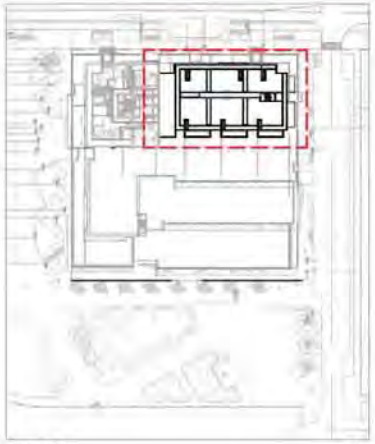
Enns Gauthier
landscape architects

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Vancouver, BC

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August, 2017

L7.0
MATERIALS PLAN - 8TH FLOOR



KEY PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 PLANTING PLAN - LVL 8
SCALE: 1/8" = 1'-0"

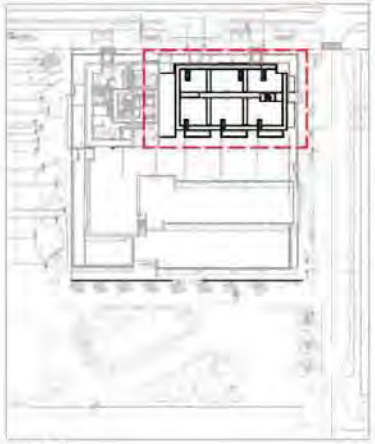
Enns Gauthier
landscape architects

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August, 2017

L7.1
PLANTING PLAN - 8TH FLOOR



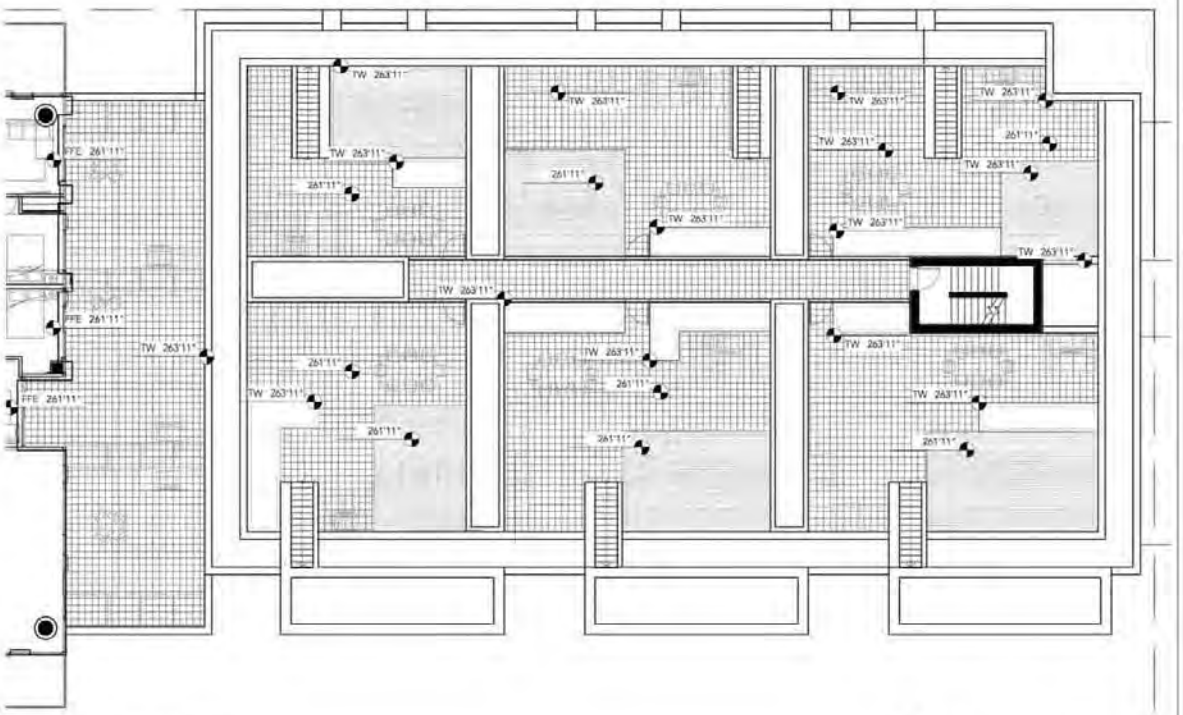
KEY PLAN

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.



1 LIGHTING PLAN - LVL 8
SCALE: 1/8" = 1'-0"

0 5 15 25 FT

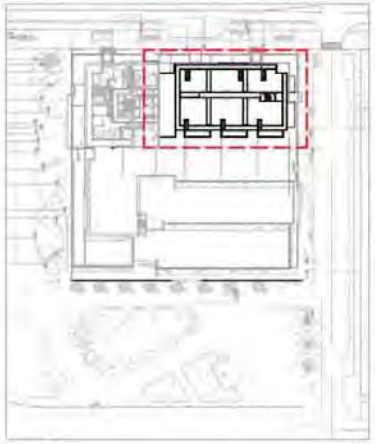
Enns Gauthier
landscape architects

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Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

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August, 2017

L7.2
GRADING PLAN - 8TH FLOOR



KEY PLAN

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



1 LIGHTING PLAN - LVL 8
SCALE: 1/8" = 1'-0"

0 5 15 25 FT

LIGHTING LEGEND - LEVEL 8

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE A	33	Wall Inset	Bega Lighting	Recessed Wall - white tempered glass #33 170
TYPE C	31	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-A9-BLP-9-11-B/PP-S-12-B (Requires remote magnetic transformer)
LIGHT TYPE F	12	Movable Planter Lighting	Tournesol	Tournesol Wiltshire planter lighting



Type A- Bega Lighting Wall Inset



Type D -light LED Strip



Type C-BK Lighting Nite Star



Type F - Planter Lighting

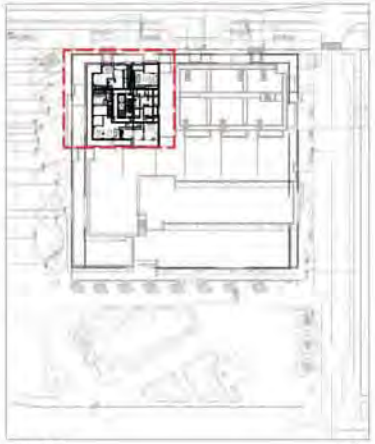
Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
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Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

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16096
August, 2017

L7.3
LIGHTING PLAN - 8TH FLOOR



KEY PLAN



MATERIALS LEGEND | LEVEL 26 + ROOF

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 9: PRIVATE PATIO 24" x 24" Porcelain Paver	1/L12.2
	PAVING TYPE 10: PORCELAIN PAVER Porcelain Paver - Nau 2.0 Mirage Wood Look-alike	1/L12.2
	SAND - 6" Depth	
	MOVEABLE PLANTER Tourneso Wildfire	2/L12.3
	SEATING + BANQUET TABLE - BY OWNER	
	BARBECUE - BY OWNER	
	BAR STOOL SEATING	
	BAR STOOL TABLE	
	COUCH - TBD	

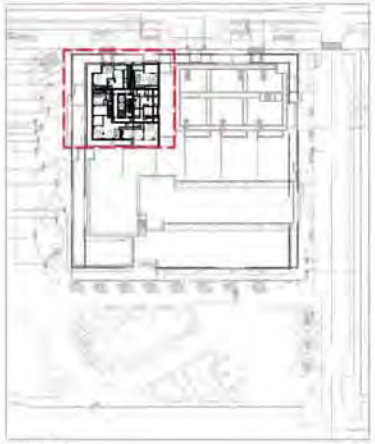
Enns Gauthier
landscape architects

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Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

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August, 2017

L8.0
MATERIALS PLAN - 26TH FLOOR



KEY PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 PLANTING PLAN - LVL 26
SCALE: 1/8" = 1'-0"

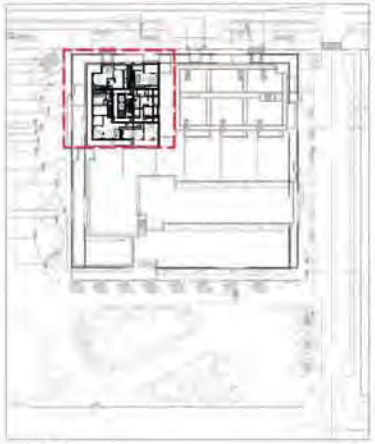
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Cambie Gardens - Parcel C
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Vancouver, BC

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L8.1
PLANTING PLAN - 26TH FLOOR



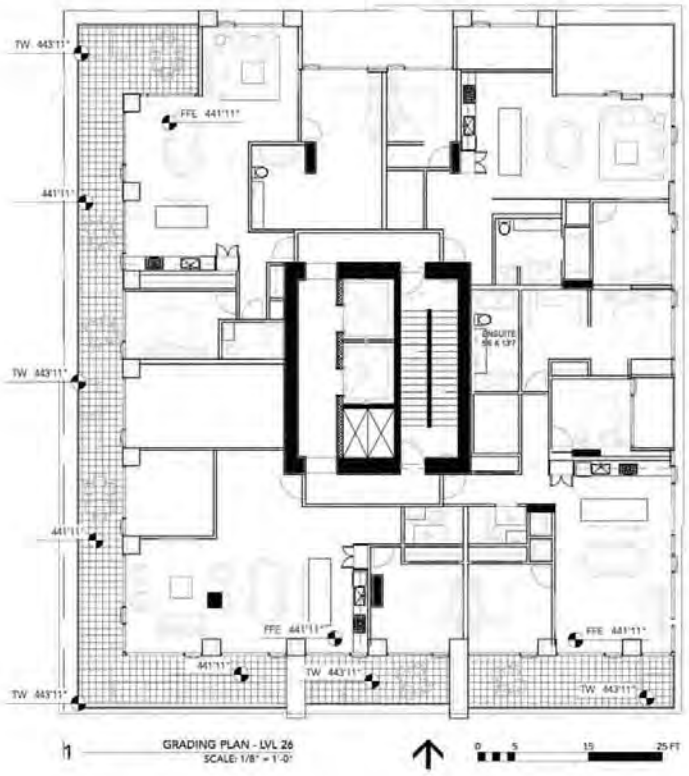
KEY PLAN

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
TS 0"	TOP OF STEP ELEVATION
BS 0"	BOTTOM OF STEP ELEVATION
TB 0"	TOP OF BENCH ELEVATION
TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
%	SLOPE DIRECTION

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FILED TO AS BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.



GRADING PLAN - LVL 26
SCALE: 1/8" = 1'-0"

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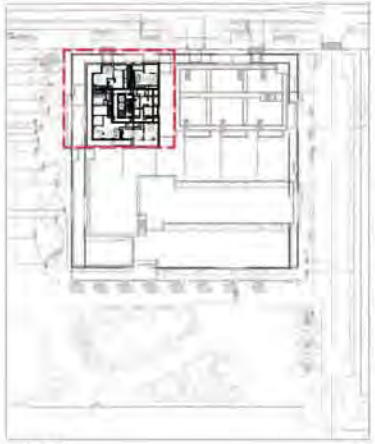
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L8.2

GRADING PLAN - 26TH FLOOR



KEY PLAN

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRIACAL ENGINNER, OR MASTER ELECTRICIAN, PRIOR TO WORK COMMENCING/INSTALLATION
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



LIGHTING PLAN - LVL 26
SCALE: 1/8" = 1'-0"

0 5 15 25 FT

LIGHTING LEGEND - LEVEL 26

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE C	3	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-A9-BLP-9-11-B/PP-S-12-B (Requires remote magnetic transformer)
LIGHT TYPE F	7	Moveable Planter Lighting	Tournesol	Tournesol Wildshire planter lighting



Type C-BK Lighting Nite Star



Type F - Planter Lighting

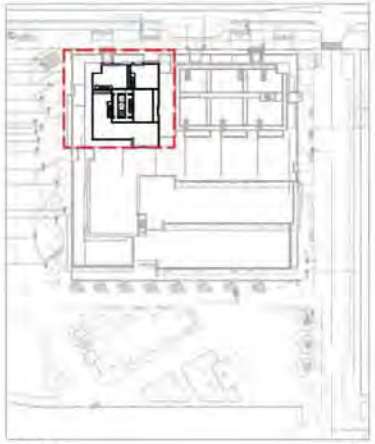
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August, 2017

L8.3
LIGHTING PLAN - 26TH FLOOR



KEY PLAN



1 MATERIALS PLAN - TOWER ROOF
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND | LEVEL 26 + ROOF

SYMBOL	DESCRIPTION	DETAILS KEY
	PAVING TYPE 9: PRIVATE PATIO 24" x 24" Porcelain Pavel	1/L12.2
	PAVING TYPE 10: PORCELAIN PAVER Porcelain Paver - Nau 2.0 Mirage Wood Look-alike	1/L12.2
	SAND - 6" Depth	
	MOVEABLE PLANTER Tourmond Wilshire	2/L12.3
	SEATING + BANQUET TABLE - BY OWNER	
	BARBECUE - BY OWNER	
	BAR STOOL SEATING	
	BAR STOOL TABLE	
	COUCH - TBD	
	FIRE PIT	
	BASALT STEPPING STONE - VARIES IN SIZE	2/L12.2
	URBAN AGRICULTURE PLANTER - MATERIAL TBD	1/L12.3

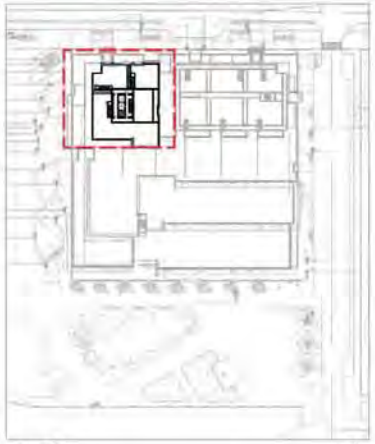
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August, 2017

L9.0
MATERIALS PLAN - TOWER ROOF



KEY PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
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1 PLANTING PLAN - TOWER ROOF
SCALE: 1/8" = 1'-0"

0 5 15 25 FT

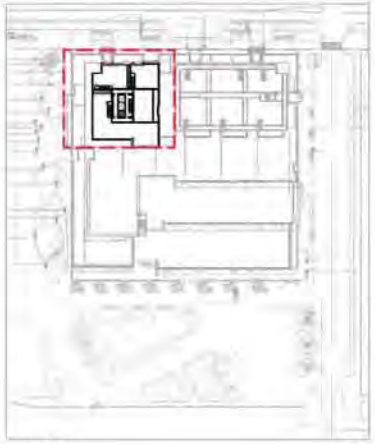
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PLANTING PLAN - TOWER ROOF



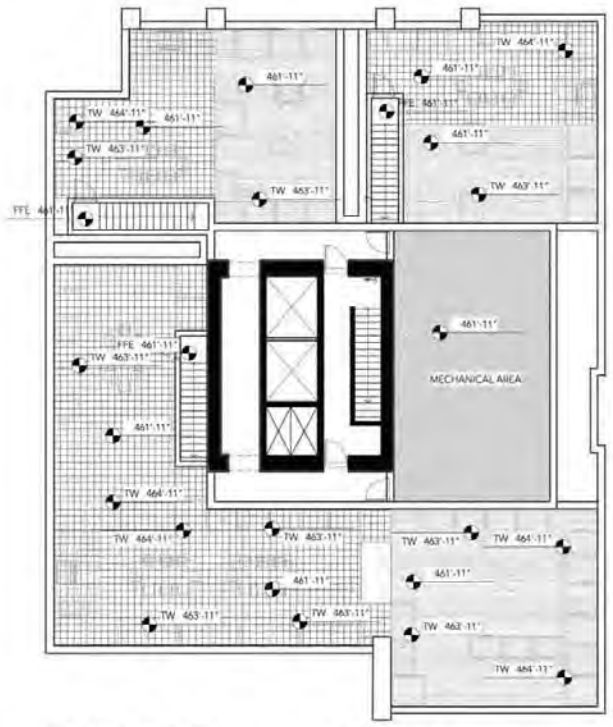
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GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0"	FINISHED FLOOR ELEVATION (SEE ARCH.)
TW 0"	TOP OF WALL ELEVATION
BW 0"	BOTTOM OF WALL ELEVATION
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TR 0"	TOP OF RAMP
BR 0"	BOTTOM OF RAMP
2%	SLOPE DIRECTION

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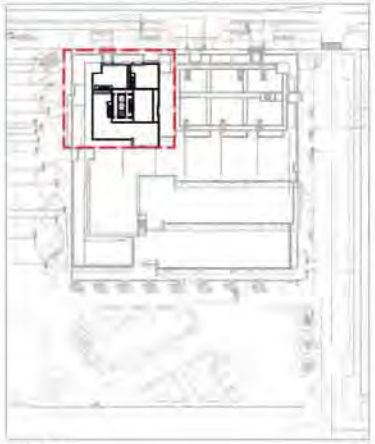
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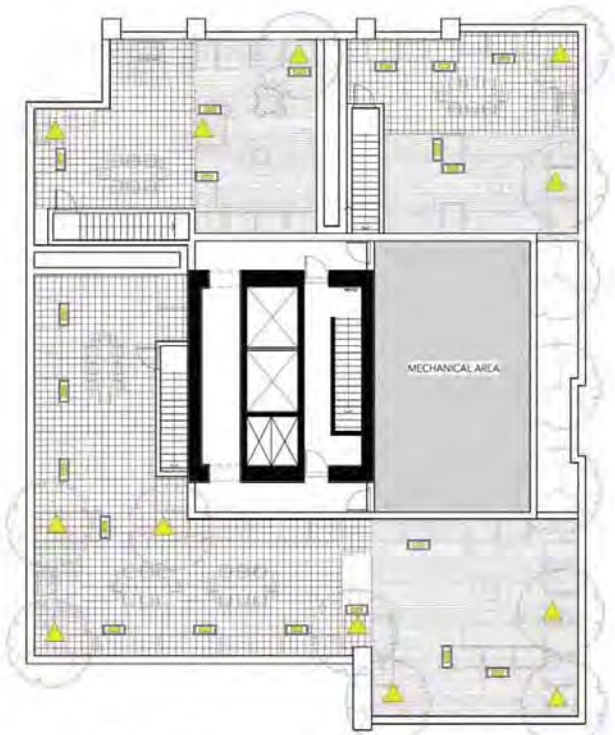
L9.2
GRADING PLAN - TOWER ROOF



KEY PLAN

GENERAL LIGHTING NOTES:

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15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



1 LIGHTING PLAN - TOWER ROOF
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND - TOWER ROOF

	QTY	TYPE	MANUFACTURER	DESCRIPTION
TYPE C	12	Spot Flood	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-AW-BLP-W-11-B/PP-S-12-B (Requires remote magnetic transformer)
LIGHT TYPE F	20	Movable Planter Lighting	Tournesol	Tournesol Wiltshire planter lighting



Type C-BK Lighting Nite Star



Type F - Planter Lighting

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landscape architects

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L9.3
LIGHTING PLAN - TOWER ROOF

PLANT SCHEDULE - LEVEL 1

Trees:

Quantity	Latin Name	Common Name	Size
13	Zelkova serrata	Japanese Zelkova	#2 Pot
6	Styrax japonicus	Japanese Snowbell Tree	6cm cal
19	Prunus x yedoensis	Yoshino Cherry	6cm cal
1	Cercidiphyllum japonicum	Katsura Tree	8cm cal
7	Acer rubrum 'Morgan'	Morgan Red Maple	7cm cal
3	Acer macrophyllum	Big Leaf Maple	8cm cal
12	Acer circinatum	Vine Maple	5cm cal

Conifers:

Quantity	Latin Name	Common Name	Size
7	Tsuga heterophylla	Western Hemlock	

Shrubs:

Quantity	Latin Name	Common Name	Size
124	Taxus x media 'Hicksii'	Hick's Yew	1.25m ht
84	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot
86	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	
83	Mahonia nervosa	dwarf Oregon-grape	#2 Pot
1610	Gaultheria shallon	Salal	#1 Pot
132	Azalea japonica 'Hino White'	Hino White Azalea	#2 Pot

Perennials/Succulents:

Quantity	Latin Name	Common Name	Size
925	Blechnum spicant	Deer Fern	#1 Pot
24	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#2 Pot
197	Polystichum munitum	Western sword fern	#3 Pot

Ground Covers/Grasses:

Quantity	Latin Name	Common Name	Size
705	Asarum canadense	Wild Ginger	10cm Pot
29	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	
173	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	
275	Festuca 'Idahoensis'	Idaho fescue	#1 pot
84	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	
254	Pachysandra terminalis	Japanese Spurge	10cm Pot
24	Nassella tenuissima (Stipa tenuissima)	Mexican Feather Grass	#1 Pot

PLANT SCHEDULE - LEVELS 2-27

Trees:

Quantity	Latin Name	Common Name	Size
4	Styrax japonicus	Japanese Snowbell Tree	
42	Prunus x yedoensis	Yoshino Cherry	—
39	Magnolia x soulangiana	Saucer Magnolia	6cm cal
1	Cercidiphyllum japonicum	Katsura Tree	
96	Acer palmatum	Japanese Maple	—

Conifers:

Quantity	Latin Name	Common Name	Size
1	Tsuga heterophylla	Western Hemlock	
1	Pinus contorta var. contorta	Shore Pine	4m HT

Shrubs:

Quantity	Latin Name	Common Name	Size
20	Vaccinium ovatum	Evergreen Huckleberry	#5 Pot
154	Spiraea japonica 'Goldflame'	Japanese Spirea	—
148	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	—
6	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	
149	Mahonia nervosa	dwarf Oregon-grape	#2 Pot
1206	Gaultheria shallon	Salal	#1 Pot
337	Azalea japonica 'Hino White'	Hino White Azalea	#2 Pot

Perennials/Succulents:

Quantity	Latin Name	Common Name	Size
265	Blechnum spicant	Deer Fern	#1 Pot
45	Fragaria vesca	Woodland Strawberry	#1 Pot
474	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#2 Pot
95	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	—

Ground Covers/Grasses:

Quantity	Latin Name	Common Name	Size
57	Isotoma fluviatilis	Blue Star Creeper	
801	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	

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L10.0
PLANT LIST

TREES


Styrax japonicus
Japanese Snowbell


Prunus Yedoensis
Yoshino Cherry


Cercidiphyllum japonicum
Katsura Tree


Acer rubrum 'Morgan'
'Morgan' Red Maple


Pinus Contorta
Shore Pine


Acer palmatum 'Sango-kaku'
Japanese Maple


Magnolia × soulangeana
Saucer Magnolia


Zelkova serrata
Japanese Zelkova


Acer macrophyllum
Big Leaf Maple


Acer circinatum
Vine Maple


Tsuga heterophylla
Western Hemlock

SHRUBS


Buxus sempervirens
European Boxwood


Gaultheria shallon
Salal


Spiraea bumalda 'Goldflame'
'Goldflame' Spiraea


Taxus x media 'Hicksii'
'Hick's' Yew


Sarcococca hookeriana var humilis
Himalayan Sweet Box


Vaccinium ovatum
Evergreen Huckleberry


Azalea japonica 'Hino White'
Hino White Azalea


Mahonia nervosa
Dwarf Oregon Grape


Azalea japonica 'Hino White'
Hino White Azalea

PERENNIALS/GRASSES


Rudbeckia fulgida 'Goldstrum'
Blackeyed Susan


Lavandula angustifolia 'Hidcote'
English Lavender


Festuca idahoensis
Boulder Blue Fescue


Pennisetum setaceum 'Rubrum'
Purple Fountain Grass


Nassella tenuissima
Mexican Feather Grass


Carex elata 'Aurea'
Bowles' Golden Sedge


Hakonechloa macra 'Aurea'
Gold Japanese Forest Grass


Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass

GROUNDCOVERS + FERNS


Asarum caudatum
Wild Ginger


Blechnum spicant
Deer Fern


Pachysandra terminalis
Japanese Spurge


Polystichum munitum
Western Sword Fern


Isotoma fluviatilis
Blue Star Creeper

RAIN GARDEN (NOT IN SCOPE)


Equisetum hymenale
Puzzlegrass


Juncus effusus
Common Rush


Iris versicolor
Blue Flag Iris

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L10.1
PLANT IMAGES



PLAZA EVENT SPACE



PLAZA CAFE STYLE SEATING



OPPORTUNITY FOR ART INSTALLATIONS



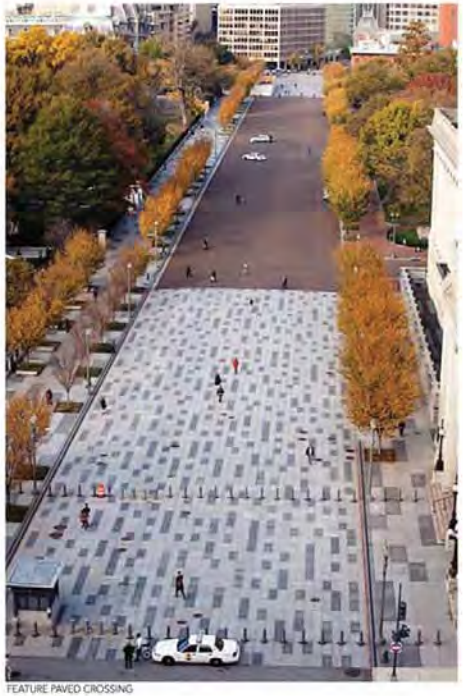
FOOD TRUCKS



RAISED OPEN SPACE



STREETSCAPE TREES AND PLANTING



FEATURE PAVED CROSSING



RECOGNITION OF MUSQUEAM THROUGH PUBLIC ART



ACTIVATED PLAZA WITH SEATING AND LIGHTING



SPACE FOR FARMERS MARKET



SPACE FOR COMMUNITY EVENTS

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PRECEDENT IMAGES - LEVEL 1 PEARSON PLAZA



LOW LOGS / STONES / CLIMBING



PERFORMANCE STAGE



"NATURAL" LOG PLAY ELEMENTS



ARTIFICIAL TURF BERM



WEBBING



SLIDE



CHALK ART WALL

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L11.1
PRECEDENT IMAGES - 2ND FLOOR

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TRELLIS COVERED POOL TABLE



SOCIAL LOUNGE AREAS WITH FIRE PIT



BARBECUE AREA AND BANQUET TABLES



ARTIFICIAL TURF BERM



ART STICKS + COLOURED SONOTUBES FOR KID PLAY

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L11.2
PRECEDENT IMAGES - 3RD FLOOR

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BAR AND GATHERING SPACE



CABLE LIGHTING FLEX SPACE



WOOD DECKING WITH SEATING AND FIRE PIT



TRELLIS COVERED BARBECUE SPACE

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L11.3

PRECEDENT IMAGES - 4TH + 5TH FLOOR



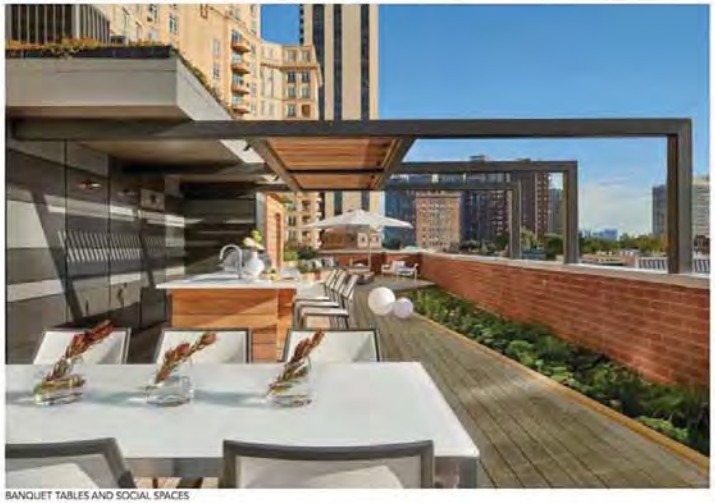
URBAN AGRICULTURE



PRIVATE PATIOS WITH FIRE PIT



CONCRETE PLANTERS



BANQUET TABLES AND SOCIAL SPACES



PRIVATE PATIOS WITH FIRE PIT

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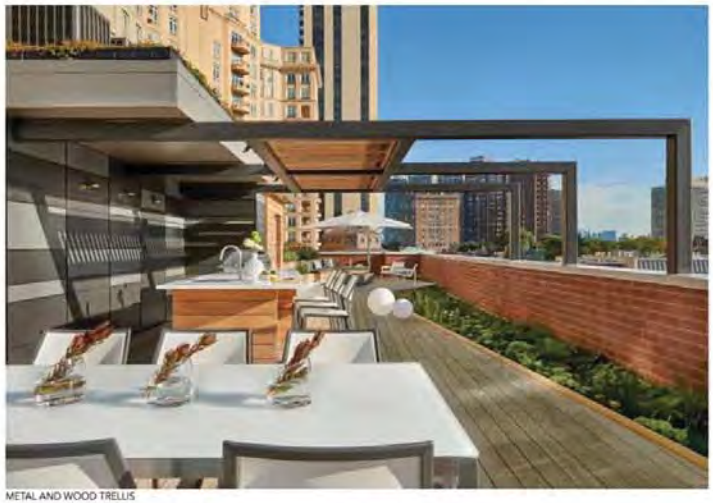
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L11.4
PRECEDENT IMAGES - 8TH FLOOR



METAL AND WOOD TRELLIS



CONCRETE PLANTERS



PRIVATE PATIOS WITH FIRE PIT



PATIO SOCIAL AREA

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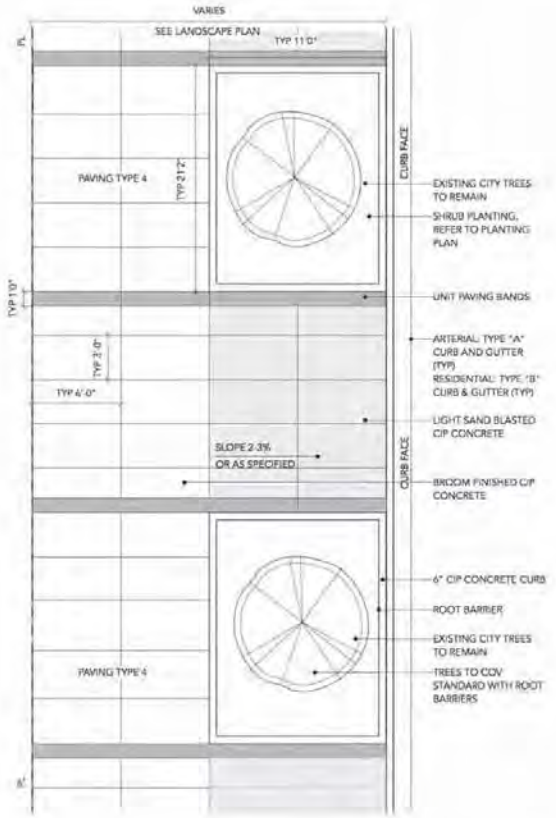
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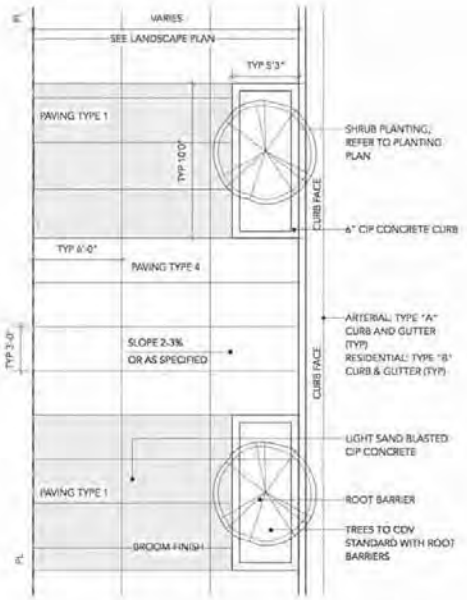
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L11.5

PRECEDENT IMAGES - 26TH + 27TH FLOOR



1 57TH AVE OFFSITE PAVING



2 INTERNAL ROAD OFFSITE PAVING

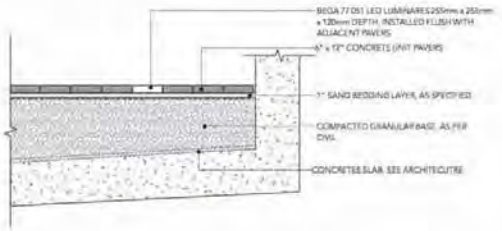
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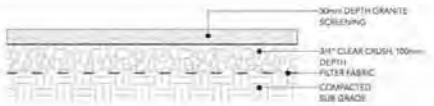
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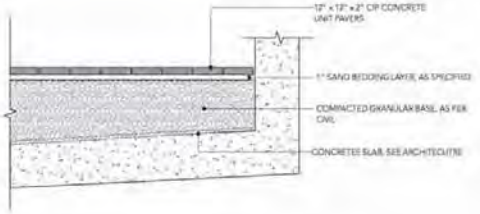
L12.0
DETAILS



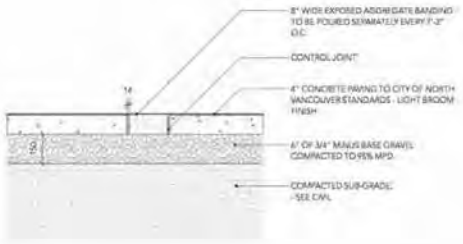
1 PAVING TYPE 1: CONCRETE UNIT PAVERS WITH BANDING TYP.



2 PAVING TYPE 2 + 7: CRUSHED GRANULAR / WASHED GRAVEL TYP.

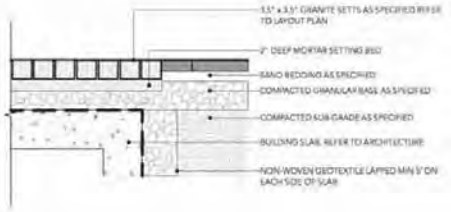


3 PAVING TYPE 3: CONCRETE UNIT PAVERS TYP.

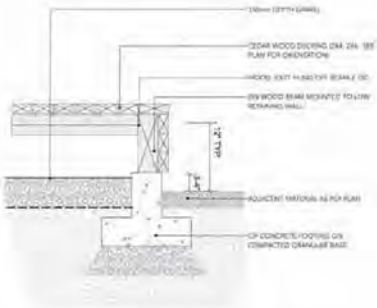


NOTES:
1. BROOM FINISH
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 20' O.C. MAX
(@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN)

4 PAVING TYPE 4: CIP CONCRETE OFFSITE WITH BANDING, TYP.



5 PAVING TYPE 5: GRANITE SETTS TYP.



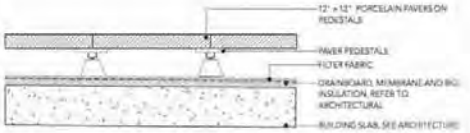
6 PAVING TYPE 6: WOOD DECKING TYP.

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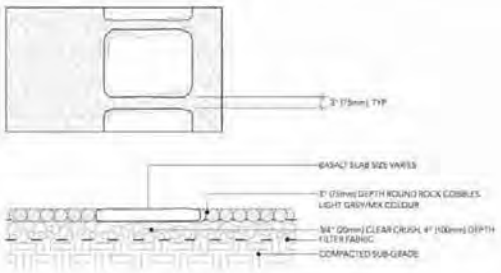
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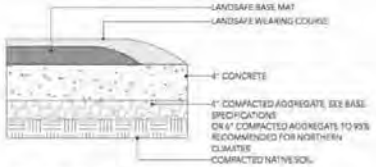
L12.1
DETAILS



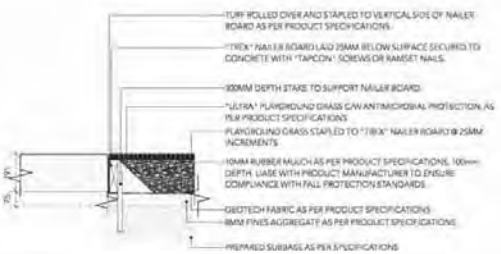
1 PAVING TYPE 8 + 9. + 10: PORCELAIN PAVERS ON PEDESTALS



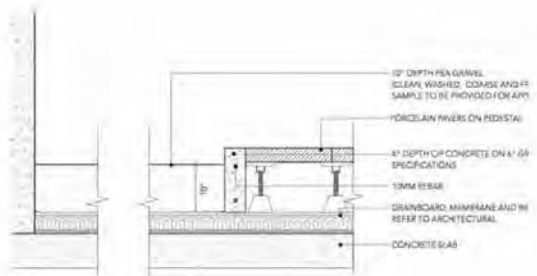
2 BASALT STEPPING STONE PAVE



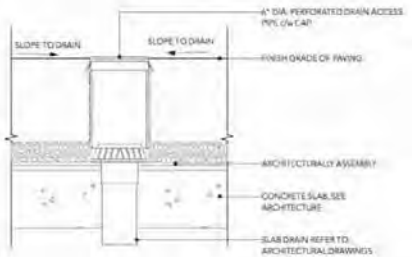
3 POUR IN PLACE RUBBER PLAY SURFACING



4 ARTIFICAL TURF TYP.



5 SAND PLAY SURFACE TYP.



6 DRAIN ON SLAB, TYP.

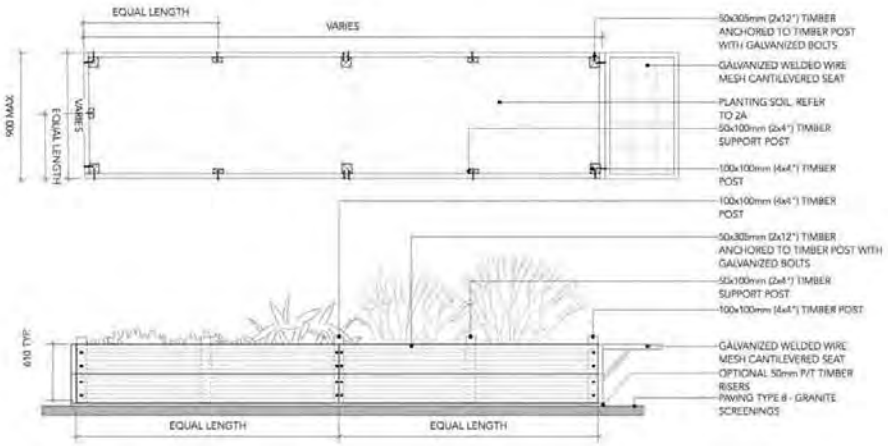
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L12.2
DETAILS



1 GARDEN PLOT TIMBER FRAME TYP.



IMAGE OF WHILSHIRE FRP FIBERGLASS PLANTER



CHARACTER IMAGE OF CWM IRRIGATION INSERT (SHOWING MODULES ON ALL SIDES)

WHILSHIRE FRP FIBERGLASS PLANTER, BY TOURNESOL SITEWORKS

RECTANGULAR PLANTER WITH MODULAR IRRIGATION INSERTS (SEE IMAGE)
OVERALL DIMENSIONS: 48" LENGTH X 30" WIDTH X 30" HEIGHT
PRODUCT #: WR-483030
FINISH: METAL MATCH PAINT
COLOUR: IRON

TOURNESOL REPRESENTATIVE: RANA SEHRAI 1-925-286-1784

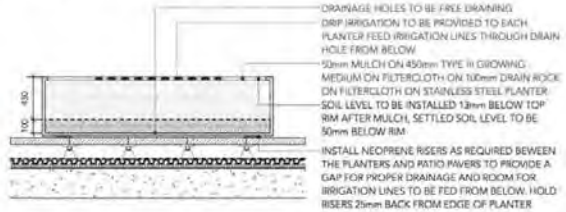
THE FOLLOWING IS OPTIONAL IF THERE IS NO AUTOMATIC IRRIGATION:
FLAT BACK IRRIGATION INSERT PRODUCT #: CWM R1620-2K (SEE ATTACHED IMAGE)
INSTALL WITH OVERFLOW ADAPTER CEMENTED OVER PLANTER DRAINAGE HOLE, ENSURING TOP OF ADAPTER PIPE IS HIGHER THAN WATER SOURCE AND IS COVERED WITH FILTER CLOTH (SEE SPEC SHEET)

REQUIRES ADEQUATE WATERING EVERY 2-4 WEEKS

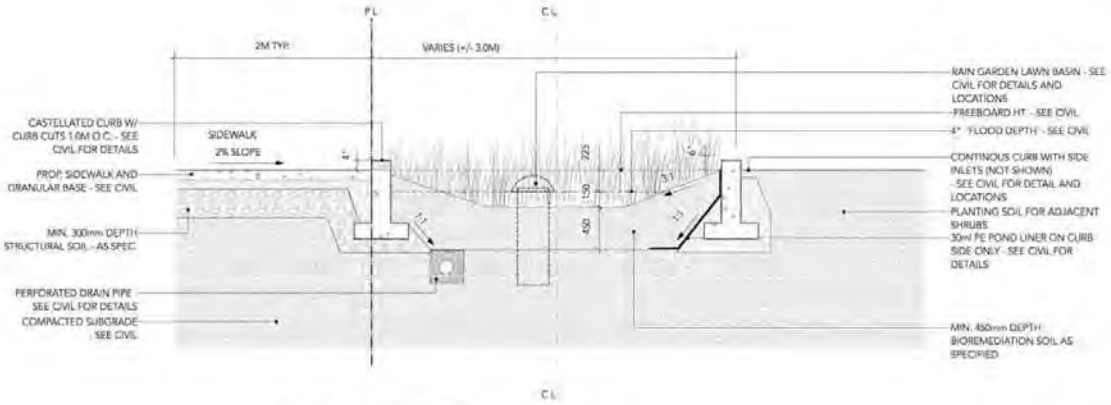
REFER TO LANDSCAPE PLAN L1.3 FOR LAYOUT

PLANTER SIZES

TYPE: IRRIGATION	PART NO:	EXTERIOR:	HEIGHT:	MATCHING
P1	WCR-483636	48" x 36"	36"	CWM-R1620-2k
P2	WCR-483024	48" x 30"	24"	CWM-R1614-2k
P3	WCR-723024	72" x 30"	24"	CWM-R1614-3k



2 PRIVATE PATIO PLANTER TYP.



3 RAIN GARDEN OFFSITE TYP.

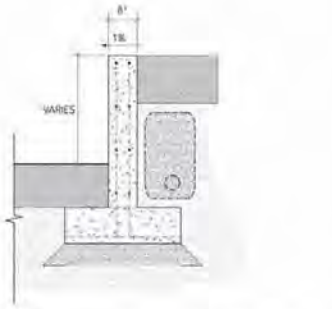
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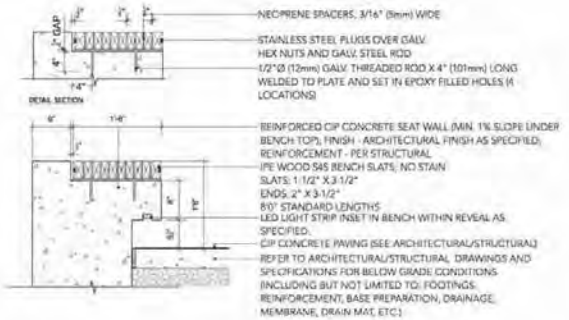
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DETAILS

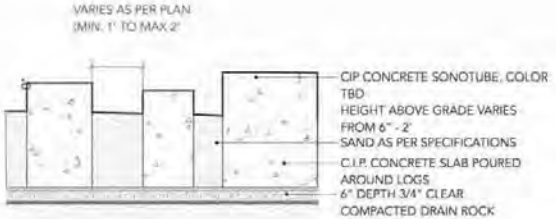


NOTE:
1. ALL WALLS HIGHER THAN 1.2m REQUIRE REVIEW BY STRUCTURAL

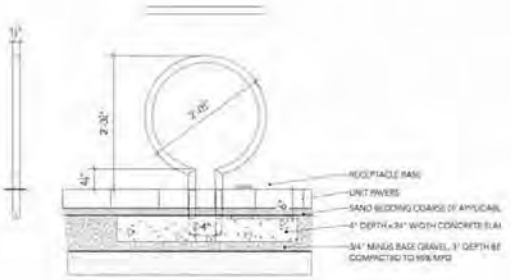
1 CIP CONCRETE PLANTER WALL TYP.



2 CONCRETE SEAT WALL W/ INSET LIGHTING, TYP.



3 CIP CONCRETE PLAY STRUCTURE/STEPS



4 BIKE RACK TYP.

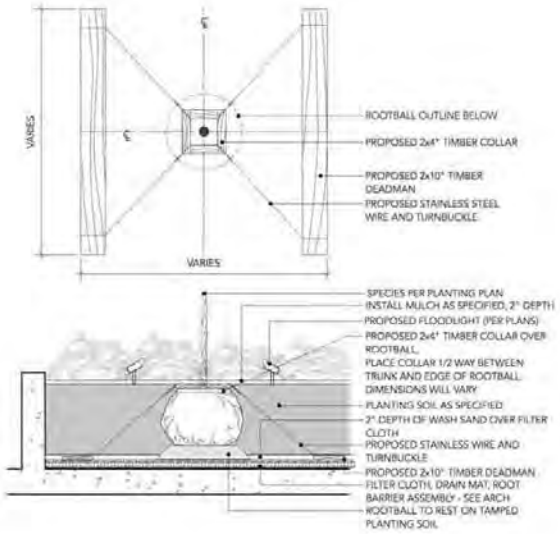
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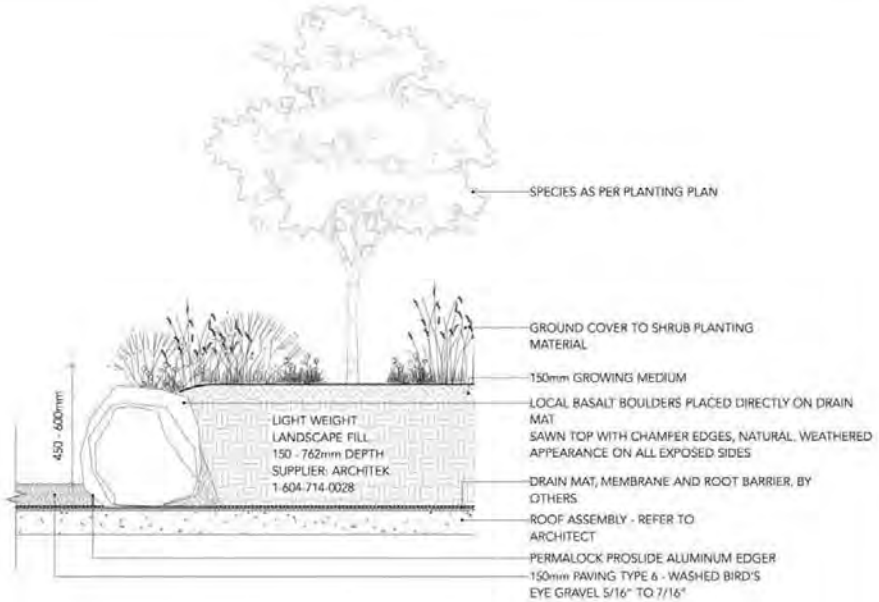
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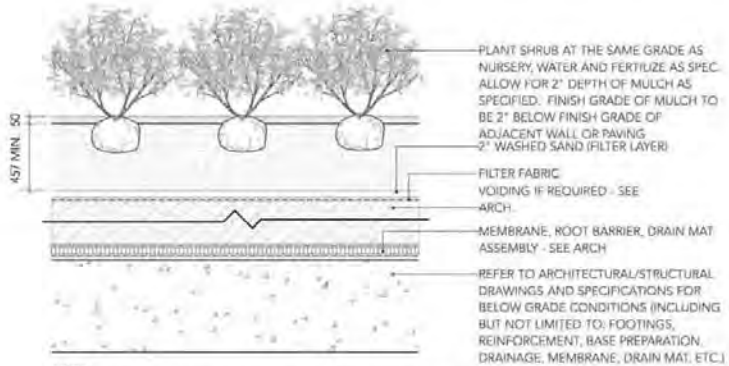
L12.4
DETAILS



1 TREE PLANTING ON SLAB, TYP.

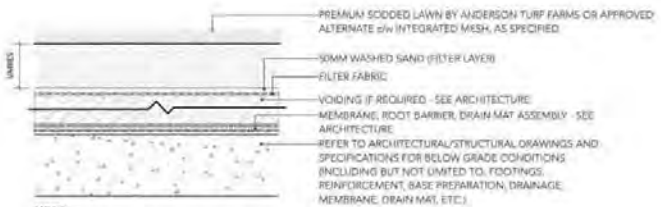


2 PLAYGROUND PLANTING BEDS WITH BOULDER CURB ON SLAB



NOTE:
1. MIN. 18" PLANTING SOIL DEPTH + 2" MULCH DEPTH FOR SHRUBS ON SLAB.
2. FINISHED GRADE OF MULCH TO BE MIN. 1" BELOW ADJACENT PAVING, WALL OR STAIR.

3 SHRUB PLANTING ON SLAB, TYP.



NOTE:
1. MIN. 457MM PLANTING SOIL DEPTH + 50MM MULCH DEPTH FOR SHRUBS ON SLAB.
2. FINISHED GRADE OF MULCH TO BE MIN. 25MM BELOW ADJACENT PAVING, WALL OR STAIR.

4 SOD ON SLAB, TYP.

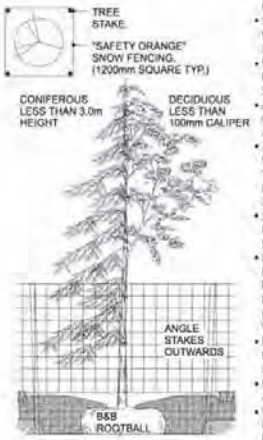
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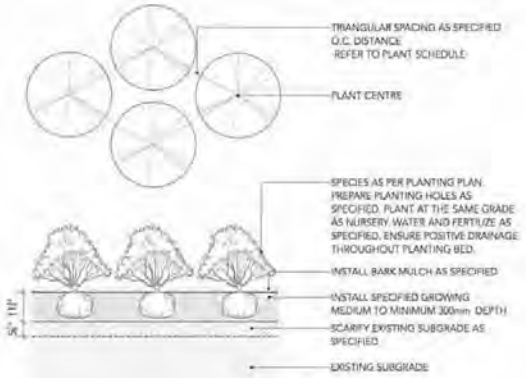
L12.5
DETAILS



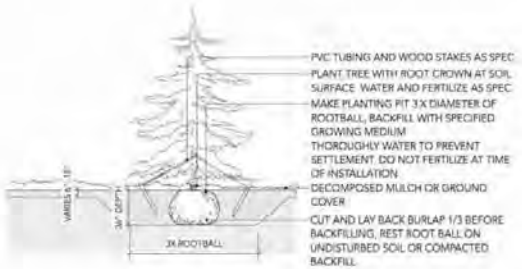
NOTES:

- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
- POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
  FOR TREES WITH DRIPLINES FROM 3m -5m FROM CONSTRUCTION ACTIVITY, PLACE
- STANDARD 'SAFETY ORANGE' SNOW FENCE MIN. OF 4.5m FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE.
- FOR EXCAVATION WITHIN 1-3m OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500mm.
  IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL. A MINIMUM OF 25% OF ANY TREE'S
- ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT
- CONSTRUCTION PROCESS.
  HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION.
- ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
  IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.

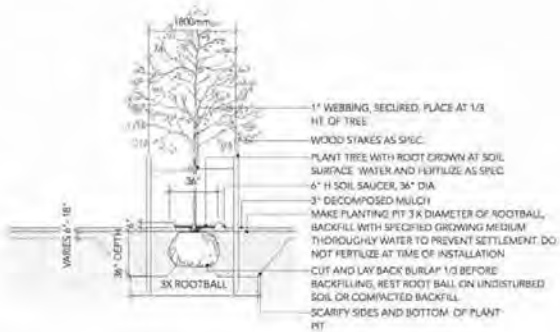
1 COV STANDARD TREE PROTECTION, TYP.



2 SHRUB PLANTING ON GRADE, TYP.



3 CONIFER TREE PLANTING ON GRADE, TYP.



4 DECIDUOUS TREE PLANTING ON GRADE, TYP.

Enns Gauthier
landscape architects

C	Issued for DP	17-12-18
B	Issued for Pre-DP Intake	17-11-20
A	Issued for Pre-DP Intake	17-10-04

Cambie Gardens - Parcel C
Landscape Design
Vancouver, BC

Onni Group
16096
August, 2017

L12.6
DETAILS