

NOTE

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LEGEND

- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TB TOP OF BENCH
- BB BOTTOM OF BENCH
- TR TOP OF RAMP
- BR BOTTOM OF RAMP
- TG TOP OF GUARDRAIL
- SD SLOT DRAIN
- PD PLANTER DRAIN
- AD AREA DRAIN
- HP HIGH POINT
- FFE FINISH FLOOR ELEVATION
- HP HIGH POINT
- HP PROPOSED FINISH GRADE
- SLOPE

SUBJECT TO FUTURE DP APPLICATION

RECTIFIER

- GENERAL LEGEND**
- PROJECT PROPERTY LINE PRIOR TO SUBDIVISION
 - PARCEL C PROPERTY LINE
 - SRW
 - UNDERGROUND PARKADE OUTLINE



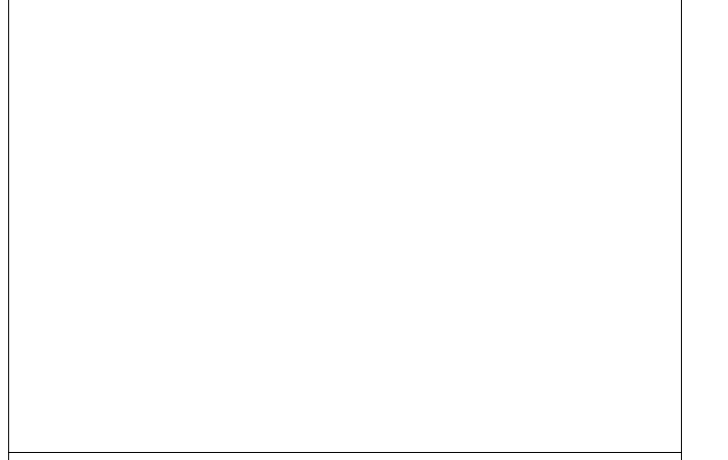
CLIENT

GROSVENOR
Vancouver, Canada, V6E 4H1

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR DP	2023-10-06



CONSULTANTS

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
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pfs@pfs.bc.ca
www.pfstudio.com

SEAL

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
CHECKED BY: LL
PROJECT MGR: LL
APPROVED BY: LL

SCALE: 1/16" = 1'-0"
SHEET TITLE: GRADING PLAN - GROUND LEVEL

SHEET NUMBER: L5.01
ISSUE:

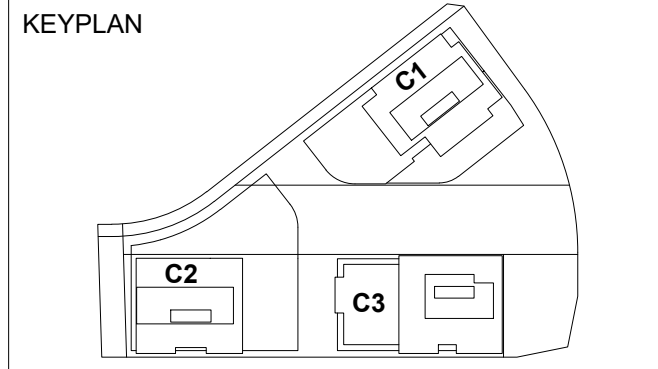
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SHEET TITLE
GRADING PLAN
- LEVEL 2

SHEET NUMBER
L5.02



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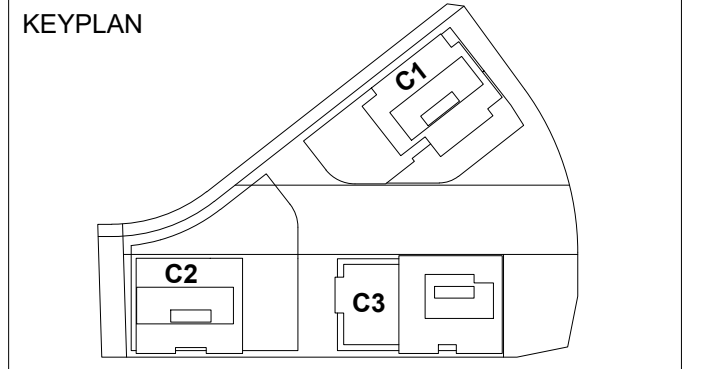
TOWER C2
LEVELS 02

TOWER C3
LEVELS 02-06

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949 W41ST AVENUE, VANCOUVER

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SHEET TITLE
GRADING PLAN
- LEVEL 7

SHEET NUMBER
L5.03

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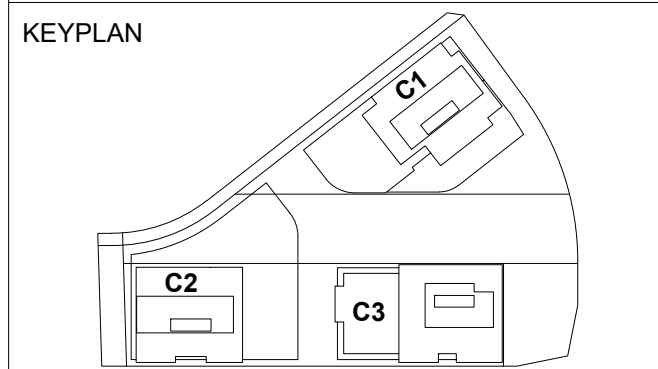


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(OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL **CHECKED BY:** LL
PROJECT MGR: LL **APPROVED BY:** LL
SCALE: 1/16" = 1'-0"

SHEET TITLE
GRADING PLAN
- ROOF TOP

SHEET NUMBER **L5.04** **ISSUE**



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PLANTS SCHEDULE - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC	13	ACER CAPPADOCIAN 'RUBRUM'	RED CAPPADOCIAN MAPLE	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
AV	12	ACER CIRCINATUM	VINE MAPLE	3M HT. WB	MULTI-STEMMED (3 MIN.) FULL
CN	14	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
FO	9	FAXINUS ORNUS	ASH	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
FSD	4	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8CM CAL. WB	FULL UNIFORM SIZE & QUALITY
MV	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
NS	6	NYSSA SYLVATICA 'HAYMEN'S RED'	RED RAGE TUPELO	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PK	20	PRUNUS X YEDONENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
QP	8	QUERCUS PALUSTRIS	PIN OAK	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY

SHRUBS / GROUNDCOVERS					
Aj	-	AZALEA JAPONICA 'EIKAN GAZA'	EVERGREEN AZALEA	#2 POT	18" O.C.
Cs	-	CORNUS SERICEA	REDTWIG DOGWOOD	#1 POT	18" O.C.
Ec	-	EUPHORBIA CHARACIAS WULFENII	EVERGREEN SPURGE	#1 POT	24" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	18" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Ln	-	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rh	-	RHODODENDRON X 'YAKU PRINCESS'	PINK DWARF RHODODENDRON	#3 POT	24" O.C.

HEDGE					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN	18" O.C.

GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	18" O.C.
cm	-	CAREX OSHIMENSIS 'EVERSHEEN'	EVERSHEEN JAPANESE SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#1 POT	18" O.C.
ms	-	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#2 POT	24" O.C.
se	#2	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM	Refer to Plan Dvgs and Spec.	

RAIN GARDEN					
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#3 POT	O.C. 18"
cs	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#5 POT	O.C. 36"
je	-	JUNCUS EFFUSUS	COMMON RUSH	#1 POT	O.C. 12"
sd	-	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	#5 POT	O.C. 24"
tl	-	TYPHA LATIFOLIA	CAT TAIL	#3 POT	O.C. 18"
vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	O.C. 24"

EDIBLE PLANTS SCHEDULE

TREES					
FC	10	FIGUS CARICA	FIG	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PC	7	PRUNUS CERASUS	SOUR CHERRY	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PS	6	PRUNUS SALICINA	JAPANESE PLUM	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY

SHRUBS / GROUNDCOVERS					
Aa	-	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	#2 POT	18" O.C.
Cc	-	CORYLUS CORNUTA VAR. CALIFORNICA	HAZELNUT	#2 POT	18" O.C.
Mn	-	MAHONIA NERVOSEA	DULL-LEAVED OREGON GRAPE	#2 POT	18" O.C.
Ro	-	ROSMARINUS OFFICINALIS	ROSEMARY	#2 POT	18" O.C.
Vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	18" O.C.

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CONTACT STREET ENGINEERING (604.871.6131) TO CONFIRM STREET TREE PLANTING LOCATIONS AND PARK BOARD (604.257.8587) FOR STREET TREE SPECIES AND PLANTING REQUIREMENTS. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FT. LONG AND 18 IN. IN WIDTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.

GENERAL LEGEND

- PROJECT PROPERTY LINE PRIOR TO SUBDIVISION
- PARCEL C PROPERTY LINE
- SRW
- UNDERGROUND PARKADE OUTLINE

CLIENT
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Vancouver, Canada, V6E 4H1

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KEY PLAN

CONSULTANTS
PFS STUDIO
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Vancouver BC V6J 1K7
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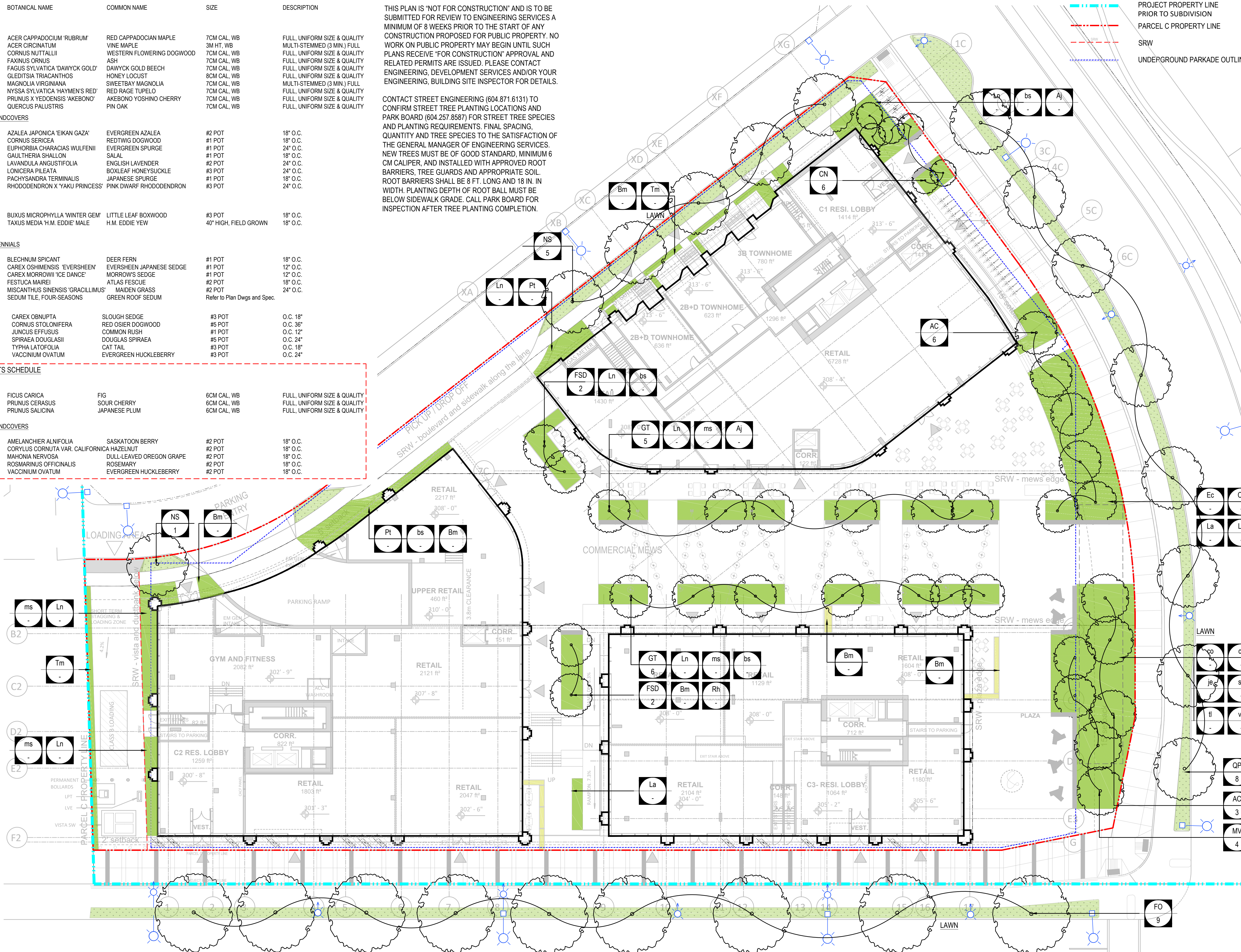
SEAL	
Ec	Cs
La	Ln
Co	Cs
Je	Sd
Tl	Vo
Qp	8
Ac	3
Mv	4

PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:	2225 (PFS#18001)
DRAWN BY:	JL
CHECKED BY:	LL
PROJECT MGR:	LL
APPROVED BY:	LL

SCALE: 1/16" = 1'-0"
SHEET TITLE
PLANTING PLAN - GROUND LEVEL

SHEET NUMBER	L6.01	ISSUE
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TREES					
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Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
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Vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	18" O.C.

PLANTING GENERAL NOTES

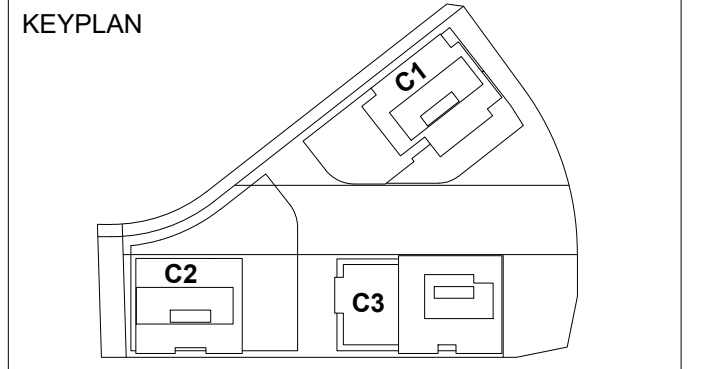
- GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCNA).
- SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
- PLANT MATERIAL SPECIES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
- AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
- HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.



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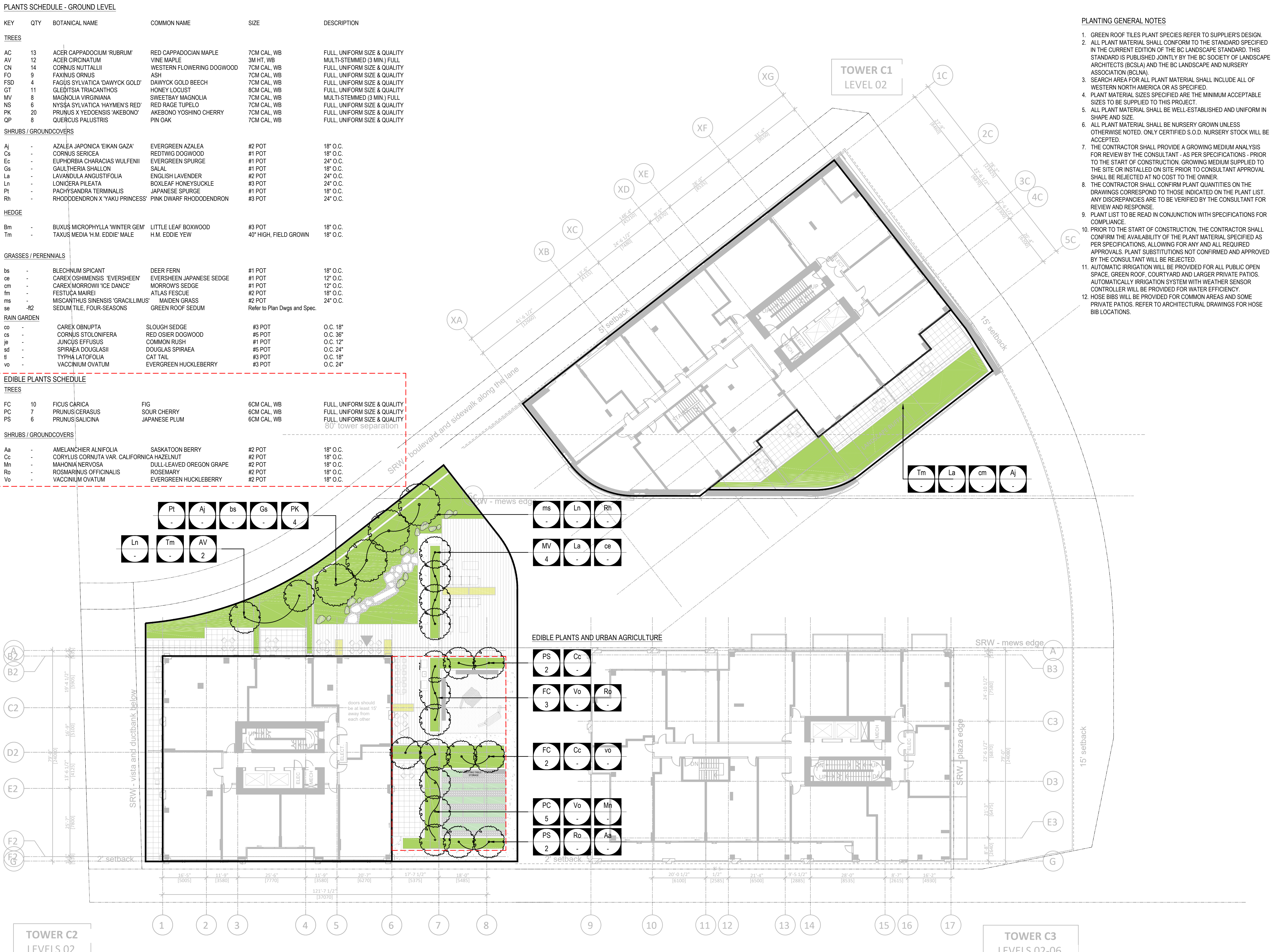
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DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL
SCALE: 1/16" = 1'-0"	

SHEET TITLE
PLANTING PLAN - LEVEL 2

SHEET NUMBER
L6.02

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PLANTS SCHEDULE - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
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AC	13	ACER CAPPADOCIUM 'RUBRUM'	RED CAPPADOCIAN MAPLE	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
AV	12	ACER CIRCINATUM	VINE MAPLE	3M HT. WB	MULTI-STEMMED (3 MIN.) FULL
CN	14	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
FO	9	FAXINUS ORNUS	ASH	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
FSD	4	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8CM CAL. WB	FULL UNIFORM SIZE & QUALITY
MV	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
NS	6	NYSSA SYLVATICA 'HAYMEN'S RED'	RED RAGE TUPELO	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PK	20	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY
QP	8	QUERCUS PALUSTRIS	PIN OAK	7CM CAL. WB	FULL UNIFORM SIZE & QUALITY

SHRUBS / GROUNDCOVERS					
Aj	-	AZALEA JAPONICA 'EIKAN GAZA'	EVERGREEN AZALEA	#2 POT	18" O.C.
Cs	-	CORNUS SERICEA	REDTWIG DOGWOOD	#1 POT	18" O.C.
Ec	-	EUPHORBIA CHARACIAS WULFENII	EVERGREEN SPURGE	#1 POT	24" O.C.
Gs	-	GAULTHERIA SHALLOM	SALAL	#1 POT	18" O.C.
La	-	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Ln	-	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rh	-	RHODODENDRON X 'YAKU PRINCESS'	PINK DWARF RHODODENDRON	#3 POT	24" O.C.

HEDGE					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN	18" O.C.

GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	18" O.C.
ce	-	CAREX OSHIMENSIS 'EVERSHEEN'	EVERSHEEN JAPANESE SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
ms	-	MISCANTHUS SINENSIS 'GRACILLIMUS'	MADEN GRASS	#2 POT	24" O.C.
se	#2	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM	Refer to Plan Dwg and Spec.	

RAIN GARDEN					
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#3 POT	O.C. 18"
cs	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#5 POT	O.C. 36"
je	-	JUNCUS EFFUSUS	COMMON RUSH	#1 POT	O.C. 12"
sd	-	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	#5 POT	O.C. 24"
tl	-	TYPHA LATIFOLIA	CAT TAIL	#3 POT	O.C. 18"
vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	O.C. 24"

EDIBLE PLANTS SCHEDULE

TREES					
FC	10	FICUS CARICA	FIG	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PC	7	PRUNUS CERASUS	SOUR CHERRY	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY
PS	6	PRUNUS SALICINA	JAPANESE PLUM	6CM CAL. WB	FULL UNIFORM SIZE & QUALITY

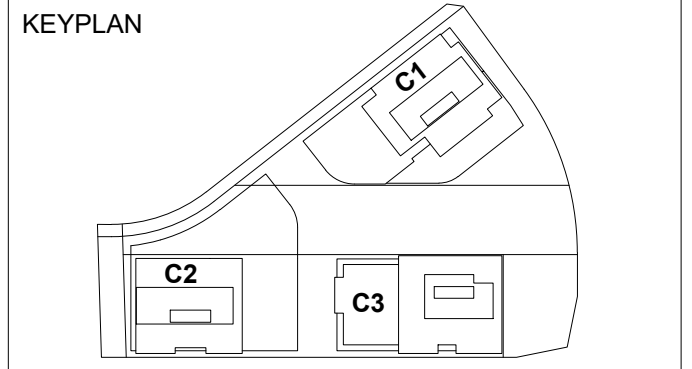
SHRUBS / GROUNDCOVERS					
Aa	-	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	#2 POT	18" O.C.
Cc	-	CORYLUS CORNUTA VAR. CALIFORNICA	HAZELNUT	#2 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL-LEAVED OREGON GRAPE	#2 POT	18" O.C.
Ro	-	ROSMARINUS OFFICINALIS	ROSEMARY	#2 POT	18" O.C.
Vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	18" O.C.



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No.	DESCRIPTION	DATE
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SEAL



PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)	
DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL
SCALE: 1/16" = 1'-0"	

SHEET TITLE
PLANTING PLAN - LEVEL 7

SHEET NUMBER
L6.03

ISSUE

10/04/2023 2:52:47 PM

PLANTS SCHEDULE - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC	13	ACER CAPPADOCICUM 'RUBRUM'	RED CAPPADOCIAN MAPLE	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
AV	12	ACER CIRCINATUM	VINE MAPLE	3M HT. WB	MULTI-STEMMED (3 MIN.) FULL
CN	14	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FO	9	FAXINUS ORNUS	ASH	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FSD	4	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
MV	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
NS	6	NYSSA SYLVATICA 'HAYMEN'S RED'	RED RAGE TUPELO	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PK	20	PRUNUS X YEDONENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
QP	8	QUERCUS PALUSTRIS	PIN OAK	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY

SHRUBS / GROUNDCOVERS					
Aj	-	AZALEA JAPONICA 'EIKAN GAZA'	EVERGREEN AZALEA	#2 POT	18" O.C.
Cs	-	CORNUS SERICEA	REDTWIG DOGWOOD	#1 POT	18" O.C.
Ec	-	EUPHORBIA CHARACIAS WULFENII	EVERGREEN SPURGE	#1 POT	24" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	18" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Ln	-	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rh	-	RHODODENDRON X 'YAKU PRINCESS'	PINK DWARF RHODODENDRON	#3 POT	24" O.C.

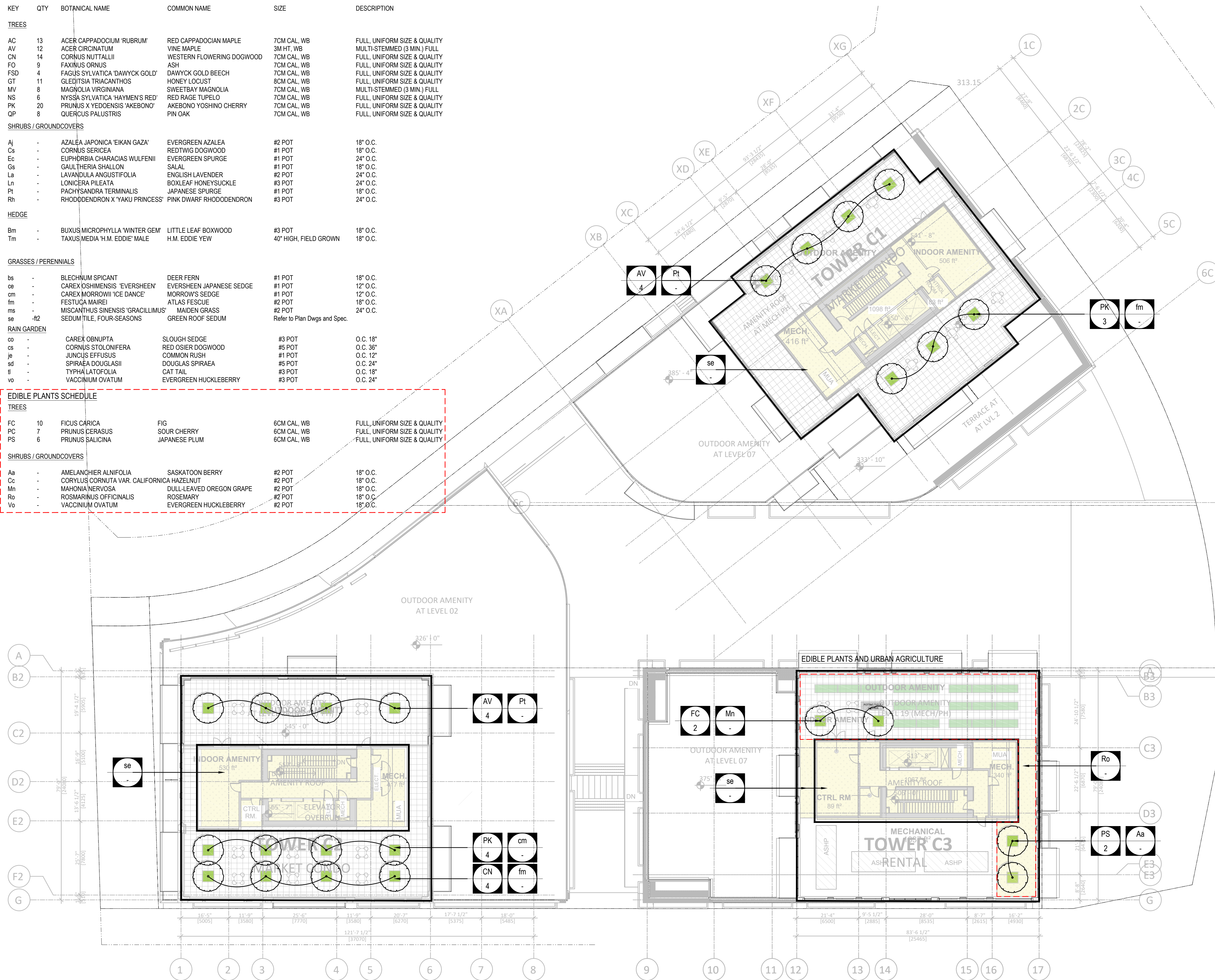
HEDGE					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN	18" O.C.

GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	18" O.C.
ce	-	CAREX OSHIMENSIS 'EVERSHEEN'	EVERSHEEN JAPANESE SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROWS SEDGE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#1 POT	18" O.C.
ms	-	MISCANTHUS SINENSIS 'GRACILLIMUS'	MADSEN GRASS	#2 POT	24" O.C.
se	#2	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM	Refer to Plan Dwg and Spec.	

RAIN GARDEN					
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#3 POT	O.C. 18"
cs	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#5 POT	O.C. 36"
je	-	JUNCUS EFFUSUS	COMMON RUSH	#1 POT	O.C. 12"
sd	-	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	#5 POT	O.C. 24"
ll	-	TYPHA LATIFOLIA	CAT TAIL	#3 POT	O.C. 18"
vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	O.C. 24"

EDIBLE PLANTS SCHEDULE					
TREES					
FC	10	FICUS CARICA	FIG	6CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PC	7	PRUNUS CERASUS	SOUR CHERRY	6CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS	6	PRUNUS SALICINA	JAPANESE PLUM	6CM CAL. WB	FULL, UNIFORM SIZE & QUALITY

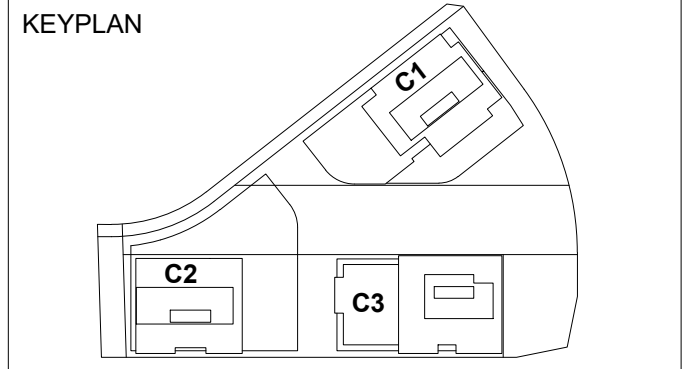
SHRUBS / GROUNDCOVERS					
Aa	-	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	#2 POT	18" O.C.
Cc	-	CORYLUS CORNUTA VAR. CALIFORNICA	HAZELNUT	#2 POT	18" O.C.
Mn	-	MAHONIA NERVOSEA	DULL-LEAVED OREGON GRAPE	#2 POT	18" O.C.
Ro	-	ROSMARINUS OFFICINALIS	ROSEMARY	#2 POT	18" O.C.
Vo	-	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	18" O.C.



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www.arcadis.com

PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)

DRAWN BY: JL
CHECKED BY: LL

PROJECT MGR: LL
APPROVED BY: LL

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

SHEET TITLE
PLANTING PLAN - ROOF TOP

SHEET NUMBER
L6.04

ISSUE

10/04/2023 2:52:47 PM

GENERAL LEGEND

- PROJECT PROPERTY LINE PRIOR TO SUBDIVISION
- PARCEL C PROPERTY LINE
- SRW
- UNDERGROUND PARKADE OUTLINE

LEGEND - SOIL DEPTH

- TREE ON SLAB GROUND LEVEL 900MM
- TREE ON GRADE - 900MM
- TREE PLANTER ON PAVER - 900MM
- STRUCTURAL SOIL TRENCH - 750 MM
- TREE SOIL CELL - 750MM
- SHRUB ON GRADE - 450MM
- SHRUB ON SLAB - 450MM
- SHRUB PLANTER ON PAVER - 600MM
- PAVING ON PERMAVOID SYSTEM
- GREEN ROOF - 150MM

NOTE

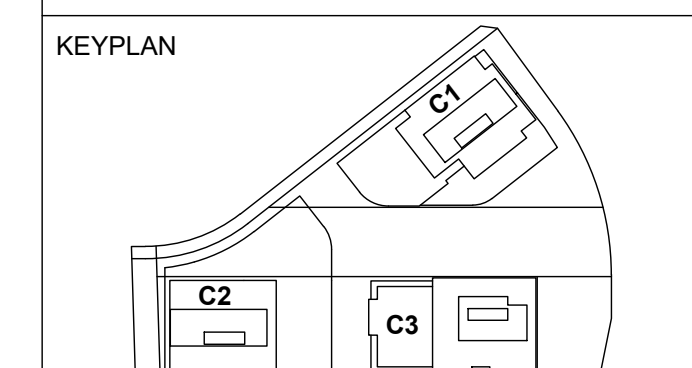
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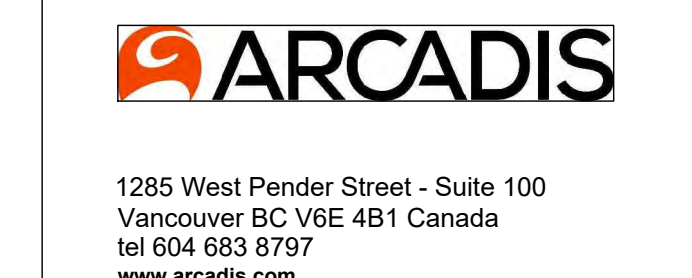
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SEAL



PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
PROJECT MGR: LL
CHECKED BY: LL
APPROVED BY: LL


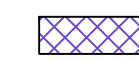
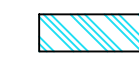

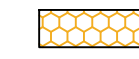
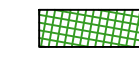

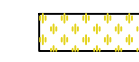

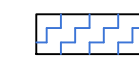
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SHEET TITLE
SOIL PLAN - GROUND LEVEL

SHEET NUMBER L6.01A **ISSUE**

10/04/2023 2:52:47 PM

LEGEND - SOIL DEPTH

-  TREE ON SLAB GROUND LEVEL 900MM
-  TREE ON GRADE - 900MM
-  TREE PLANTER ON PAVER - 900MM
-  STRUCTURAL SOIL TRENCH - 750 MM
-  TREE SOIL CELL - 750MM
-  SHRUB ON GRADE - 450MM
-  SHRUB ON SLAB - 450MM
-  SHRUB PLANTER ON PAVER - 600MM
-  PAVING ON PERMAVOID SYSTEM
-  GREEN ROOF - 150MM



CLIENT

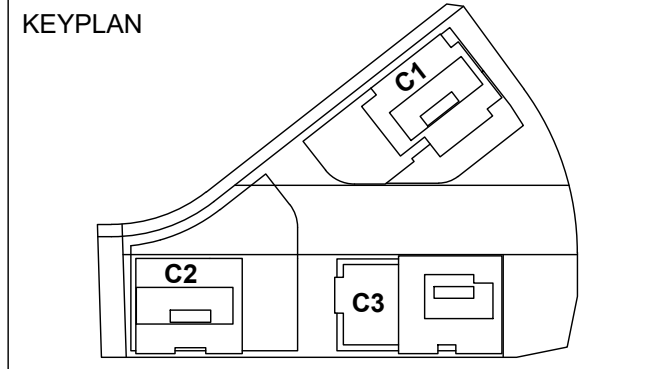


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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225 (PFS#18001)

DRAWN BY:
JL

CHECKED BY:
LL

PROJECT MGR:
LL

APPROVED BY:
LL

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



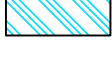



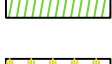
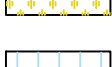


SHEET TITLE
SOIL PLAN - LEVEL 2

SHEET NUMBER
L6.02A

ISSUE

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LEGEND - SOIL DEPTH

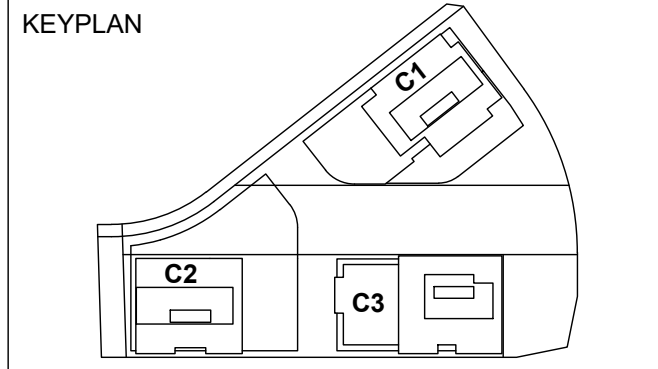
-  TREE ON SLAB GROUND LEVEL 900MM
-  TREE ON GRADE - 900MM
-  TREE PLANTER ON PAVER - 900MM
-  STRUCTURAL SOIL TRENCH - 750 MM
-  TREE SOIL CELL - 750MM
-  SHRUB ON GRADE - 450MM
-  SHRUB ON SLAB - 450MM
-  SHRUB PLANTER ON PAVER - 600MM
-  PAVING ON PERMAVOID SYSTEM
-  GREEN ROOF - 150MM




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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
 949 W41ST AVENUE, VANCOUVER


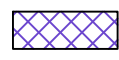
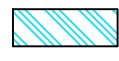
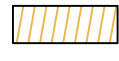
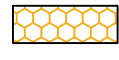
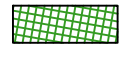
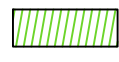
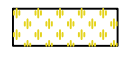

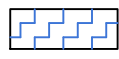
PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
CHECKED BY: LL
PROJECT MGR: LL
APPROVED BY: LL

SCALE: 1/16" = 1'-0"
SHEET TITLE
SOIL PLAN - LEVEL 7

SHEET NUMBER
L6.03A
ISSUE

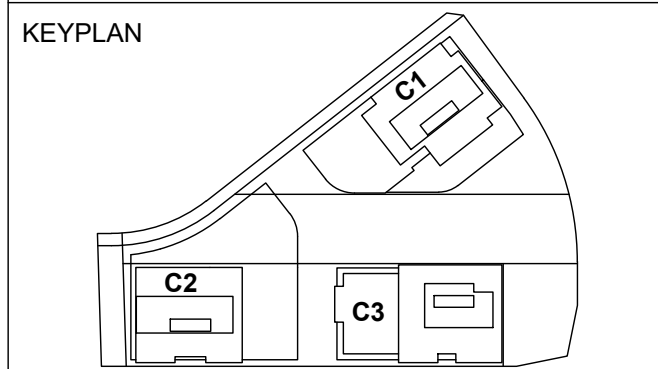
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LEGEND - SOIL DEPTH

-  TREE ON SLAB GROUND LEVEL 900MM
-  TREE ON GRADE - 900MM
-  TREE PLANTER ON PAVER - 900MM
-  STRUCTURAL SOIL TRENCH - 750 MM
-  TREE SOIL CELL - 750MM
-  SHRUB ON GRADE - 450MM
-  SHRUB ON SLAB - 450MM
-  SHRUB PLANTER ON PAVER - 600MM
-  PAVING ON PERMAVOID SYSTEM
-  GREEN ROOF - 150MM



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PROJECT
 OAKRIDGE TRANSIT CENTER
 (OTC) PHASE 1- PARCEL C
 949 W41ST AVENUE, VANCOUVER

PROJECT NO:
 2225 (PFS#18001)
DRAWN BY: JL **CHECKED BY:** LL
PROJECT MGR: LL **APPROVED BY:** LL
SCALE: 1/16" = 1'-0"

SHEET TITLE
 SOIL PLAN -
 ROOF TOP

SHEET NUMBER
L6.04A **ISSUE**

IRRIGATION NOTES

1. ALL LANDSCAPE PLANTING AREA TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT THE STREET TREES AND GRASS BOULEVARD WITHIN THE CITY'S PROPERTY
2. FLOW THRU ALL PIPING NOT TO EXCEED 5FT./SEC
3. INSTALL RAINBIRD WR2-RFC WIRELESS RAIN SENSOR ON SYSTEM, LOCATION TO BE DETERMINED ON SITE
4. ALL PIPING TO RUN IN PLANTERS WHERE POSSIBLE
5. EXACT LOCATION OF SLEEVES UNDER HARD SURFACES AND THRU WALLS ARE THE RESPONSIBILITY OF IRRIGATION CONTRACTOR
6. INSTALL AN AIR VACUUM RELIEF VALUE IN 610 VALVE BOX AT THE HIGH POINT OF EACH DRIP ZONE
7. THE WATER SUPPLY SIZE WILL ALLOW FOR MORE THAN 1 ZONE TO RUN AT A TIME, TO REDUCE IRRIGATION RUN
8. ALL STUB-OUT AND VALVES TO BE LOCATED IN PLANTERS
9. PROVIDE HOSE BIB ONE PER UNIT AT THE REAR PATIO
10. THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

GENERAL LEGEND

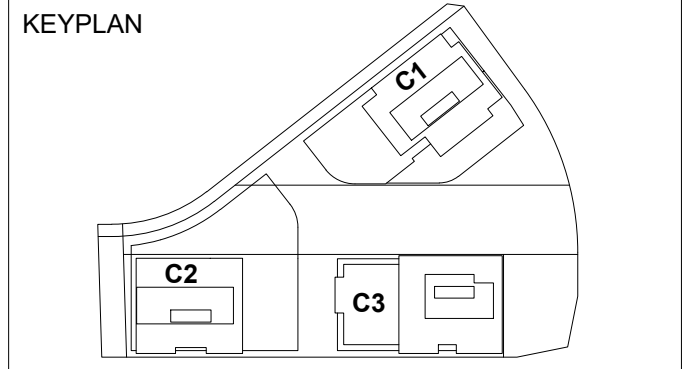
- PROJECT PROPERTY LINE PRIOR TO SUBDIVISION
- PARCEL C PROPERTY LINE
- SRW
- PROPOSED TREE
- SHRUB AND GROUNDCOVER
- METAL PLANTER ON PAVING TO BE IRRIGATED
- HOSE BIB
- IRRIGATION WATER STUBOUT (20.0 - 30.0 USGPM/ 60PSI)



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PROJECT
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PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL **CHECKED BY:** LL
PROJECT MGR: LL **APPROVED BY:** LL

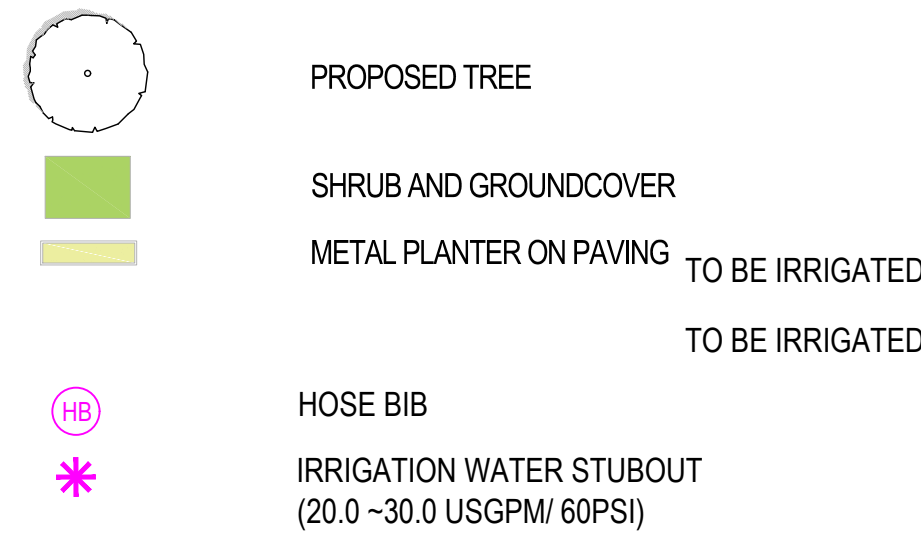
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SHEET TITLE
 IRRIGATION PLAN -
 GROUND LEVEL

SHEET NUMBER
L7.01 **ISSUE**

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IRRIGATION NOTES

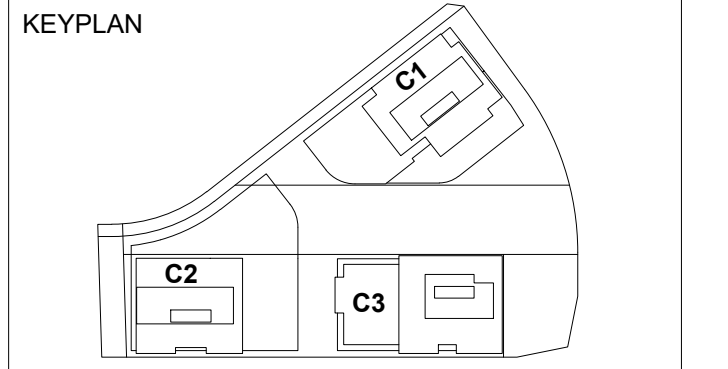
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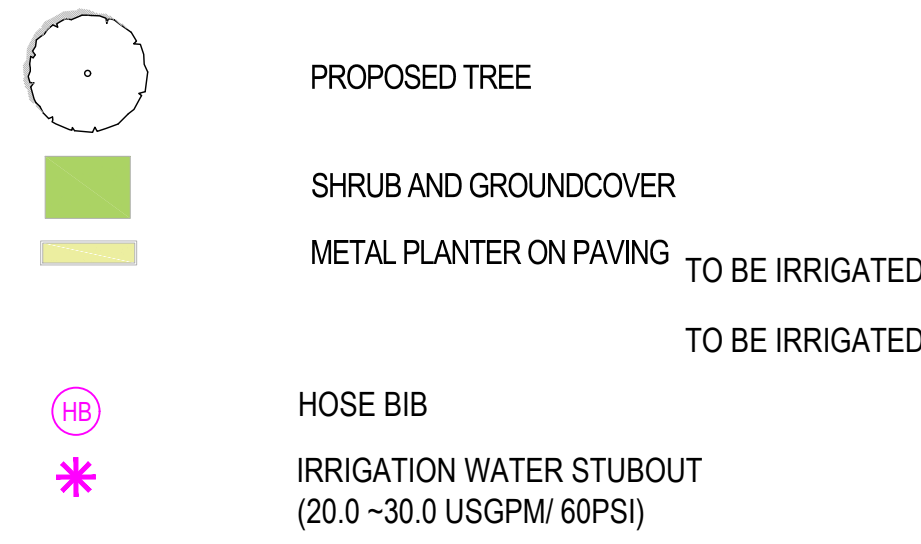
PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL **CHECKED BY:** LL
PROJECT MGR: LL **APPROVED BY:** LL

SCALE: 1/16" = 1'-0"
SHEET TITLE
 IRRIGATION PLAN -
 LEVEL 2

SHEET NUMBER
L7.02 **ISSUE**

IRRIGATION NOTES

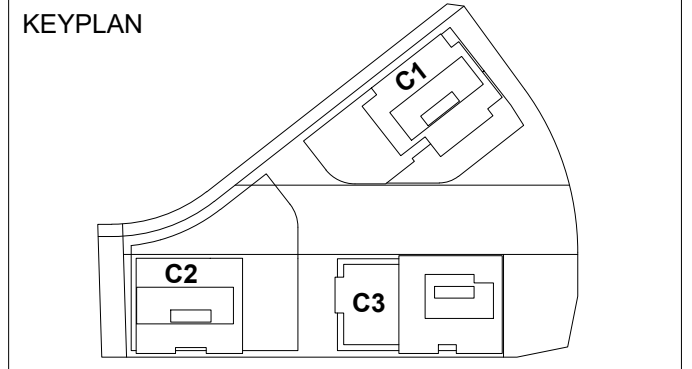
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SHEET TITLE
IRRIGATION PLAN - LEVEL 7

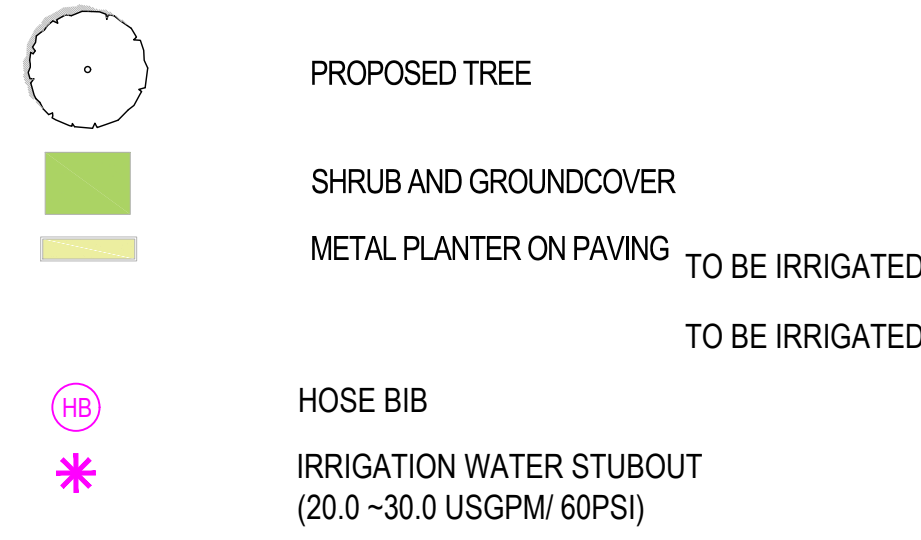
SHEET NUMBER
L7.03

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IRRIGATION NOTES

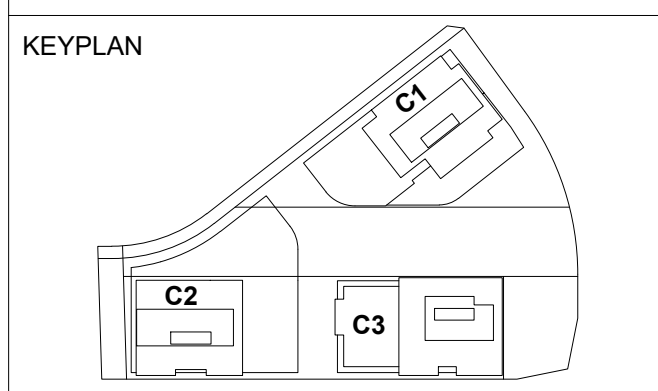
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PROJECT NO:
2225 (PFS#18001)

DRAWN BY: JL **CHECKED BY:** LL

PROJECT MGR: LL **APPROVED BY:** LL

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

SHEET TITLE
IRRIGATION PLAN - ROOF TOP

SHEET NUMBER
L7.04

ISSUE

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LIGHTING LEGEND

- BOLLARD LIGHT
- UPLIGHT FOR TREES AND PUBLIC ARTS
- RECESSED WALL LIGHT
- LED STRIP LIGHT - HANDRAIL
- LED STRIP LIGHT UNDER THE BENCH
- LED STRIP LIGHT UNDER THE STEPS
- OVERHANG CATENARY LIGHTING
- STREET LIGHTS
- LIGHT POLE
- WALLSCONCE
- IN-GROUND UPLIGHT
- MUSHROOM LIGHT

LIGHTING NOTES:

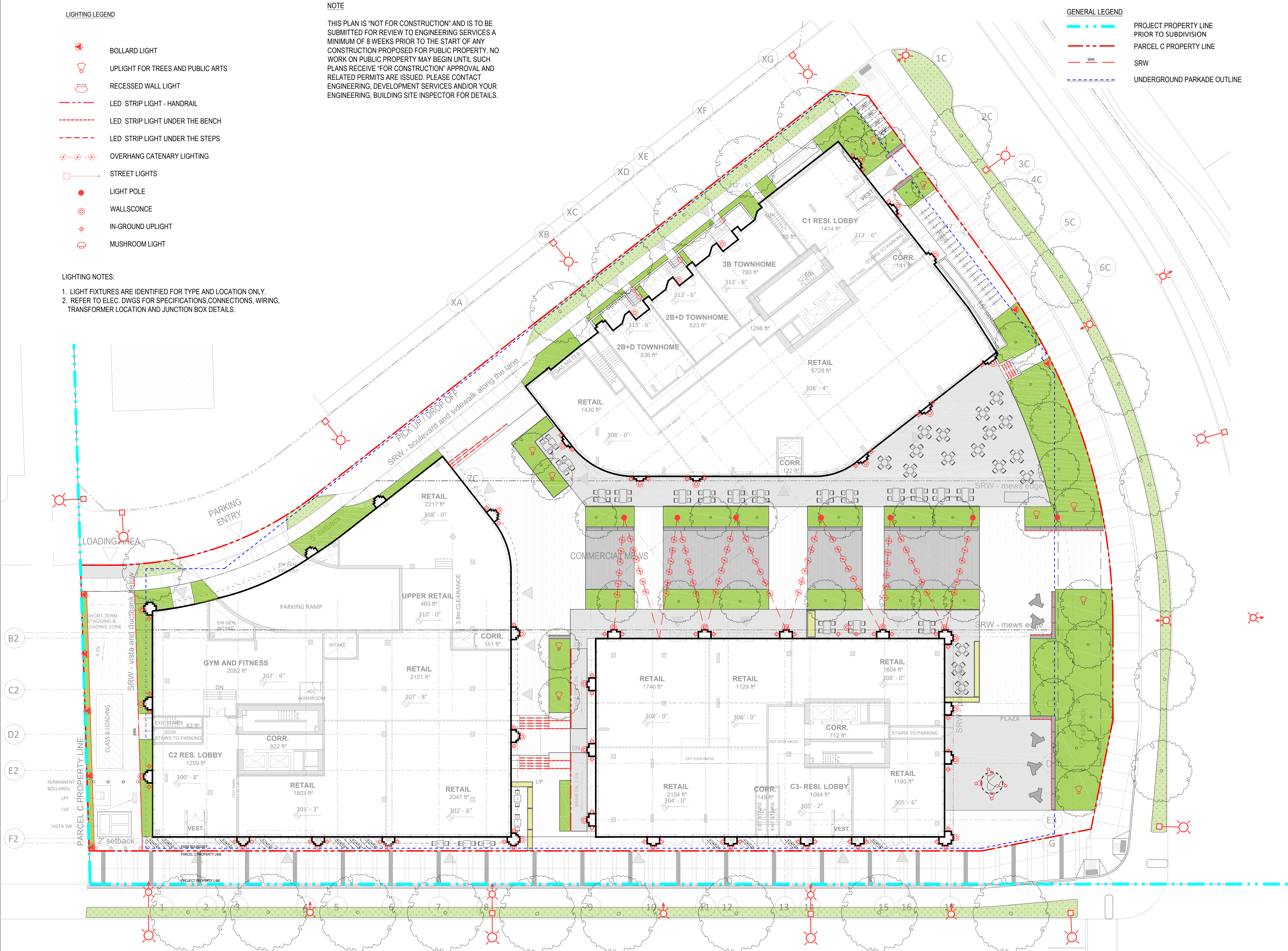
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2. REFER TO ELEC. DWGS FOR SPECIFICATIONS, CONNECTIONS, WIRING, TRANSFORMER LOCATION AND JUNCTION BOX DETAILS.

NOTE

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GENERAL LEGEND

- PROJECT PROPERTY LINE PRIOR TO SUBDIVISION
- PARCEL C PROPERTY LINE
- SRW
- UNDERGROUND PARKADE OUTLINE



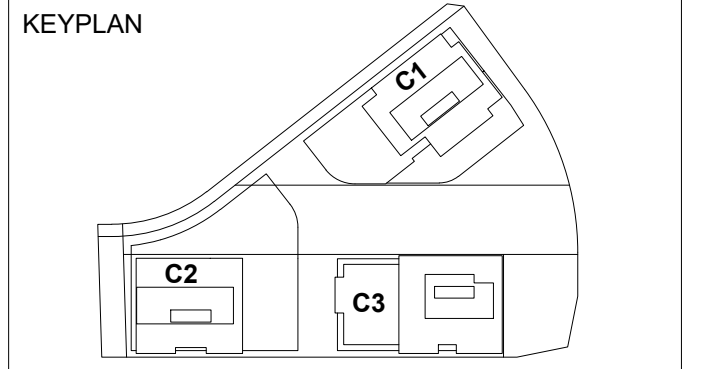
CLIENT

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PROJECT
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949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)	
DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL
SCALE: 1/16" = 1'-0"	

SHEET TITLE
LIGHTING PLAN
- GROUND LEVEL

SHEET NUMBER L8.01	ISSUE
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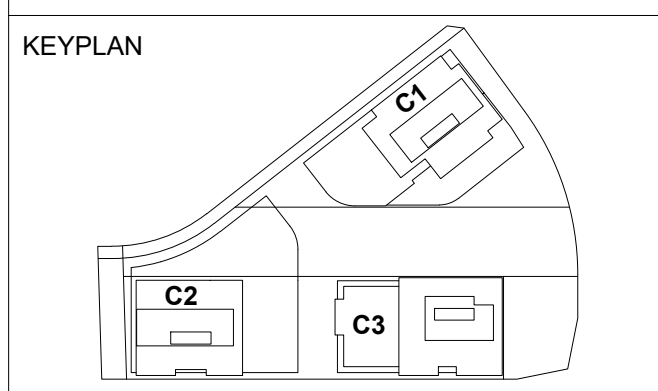
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PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
PROJECT MGR: LL
CHECKED BY: LL
APPROVED BY: LL

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

SHEET TITLE
LIGHTING PLAN
- LEVEL 2

SHEET NUMBER L8.02 **ISSUE**

LIGHTING LEGEND

-  BOLLARD LIGHT
-  UPLIGHT FOR TREES AND PUBLIC ARTS
-  RECESSED WALL LIGHT
-  LED STRIP LIGHT - HANDRAIL
-  LED STRIP LIGHT UNDER THE BENCH
-  LED STRIP LIGHT UNDER THE STEPS
-  OVERHANG CATENARY LIGHTING
-  STREET LIGHTS
-  LIGHT POLE
-  WALLSCONCE
-  IN-GROUND UPLIGHT
-  MUSHROOM LIGHT













LIGHTING NOTES:

1. LIGHT FIXTURES ARE IDENTIFIED FOR TYPE AND LOCATION ONLY.
2. REFER TO ELEC. DWGS FOR SPECIFICATIONS, CONNECTIONS, WIRING, TRANSFORMER LOCATION AND JUNCTION BOX DETAILS.



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LIGHTING LEGEND

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-  LIGHT POLE
-  WALLSCONCE
-  IN-GROUND UPLIGHT
-  MUSHROOM LIGHT

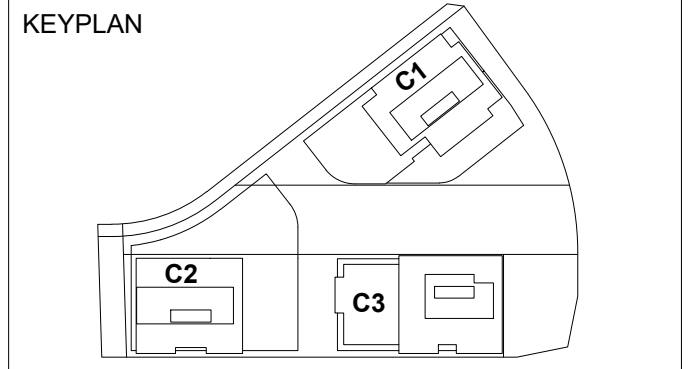
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PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
CHECKED BY: LL
PROJECT MGR: LL
APPROVED BY: LL

SCALE: 1/16" = 1'-0"
SHEET TITLE
 LIGHTING PLAN
 - LEVEL 7

SHEET NUMBER
L8.03

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LIGHTING LEGEND

-  BOLLARD LIGHT
-  UPLIGHT FOR TREES AND PUBLIC ARTS
-  RECESSED WALL LIGHT
-  LED STRIP LIGHT - HANDRAIL
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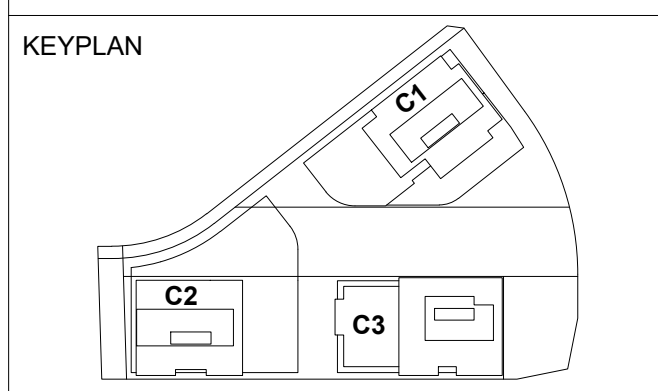
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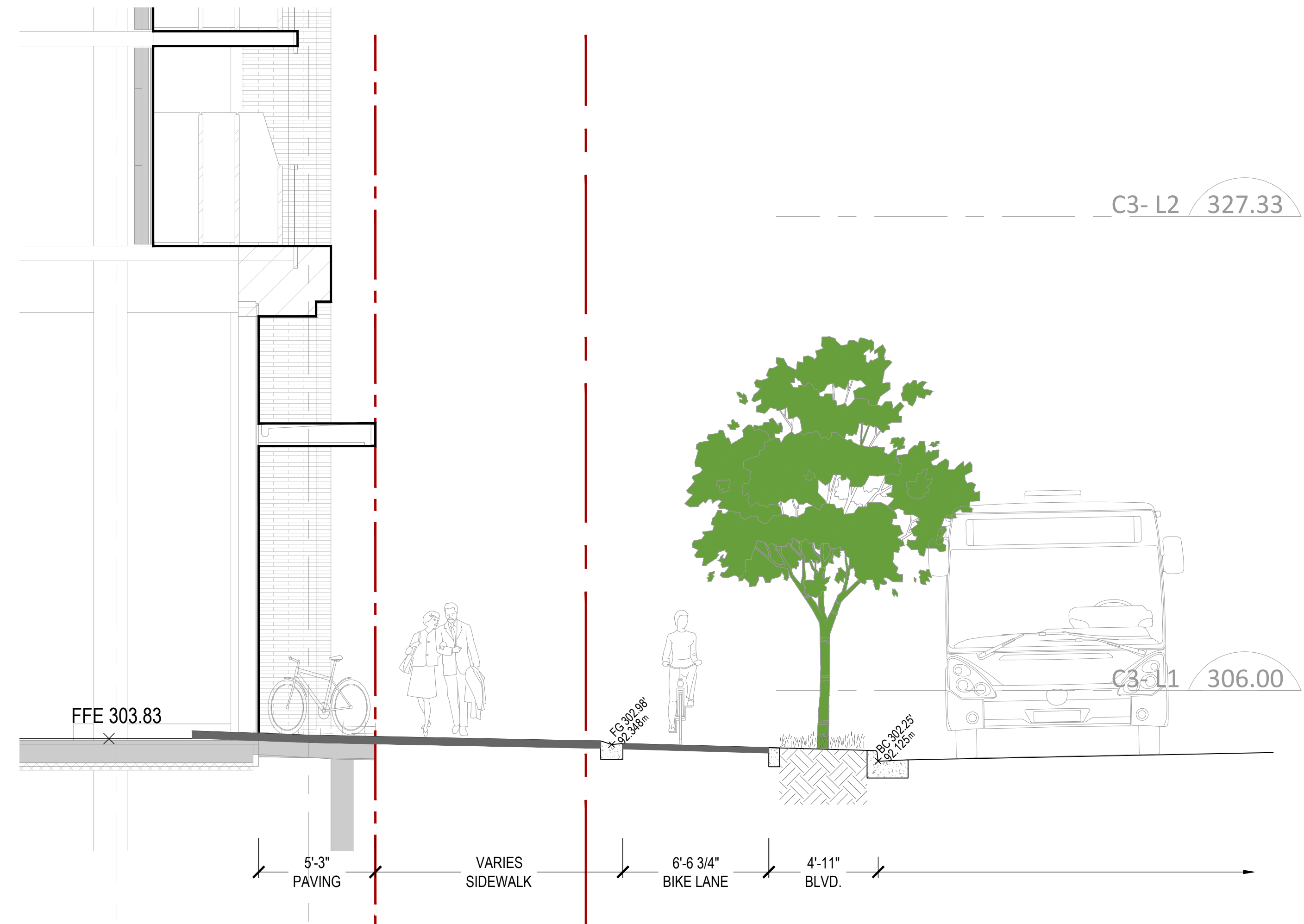
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SHEET TITLE
LIGHTING PLAN
- ROOF TOP

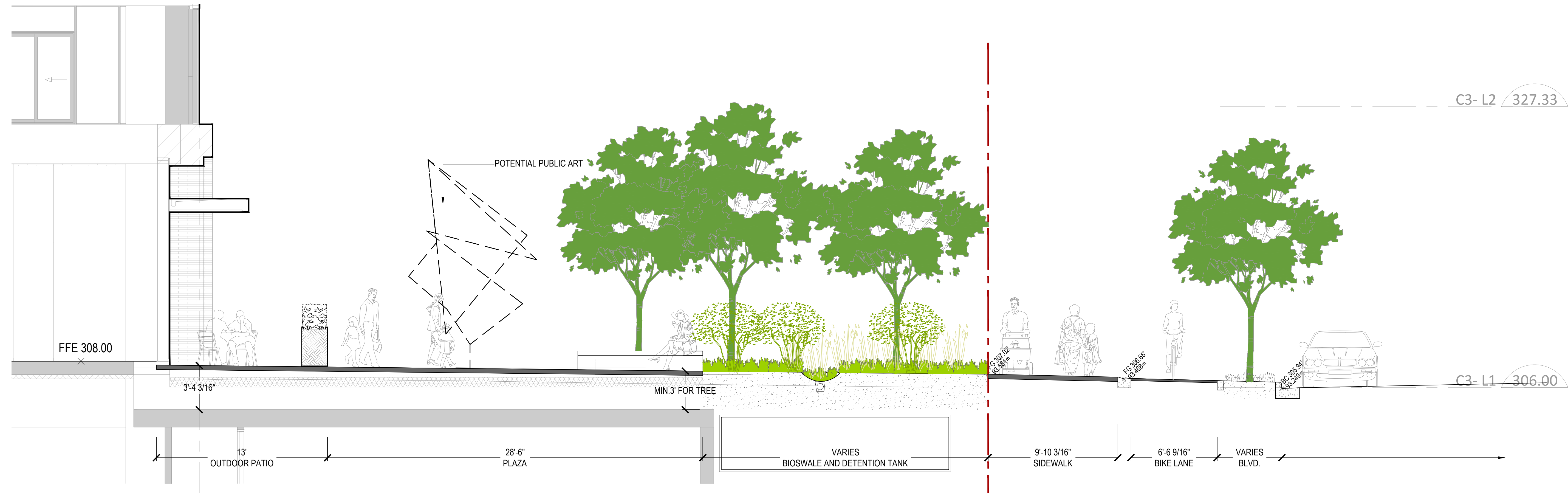
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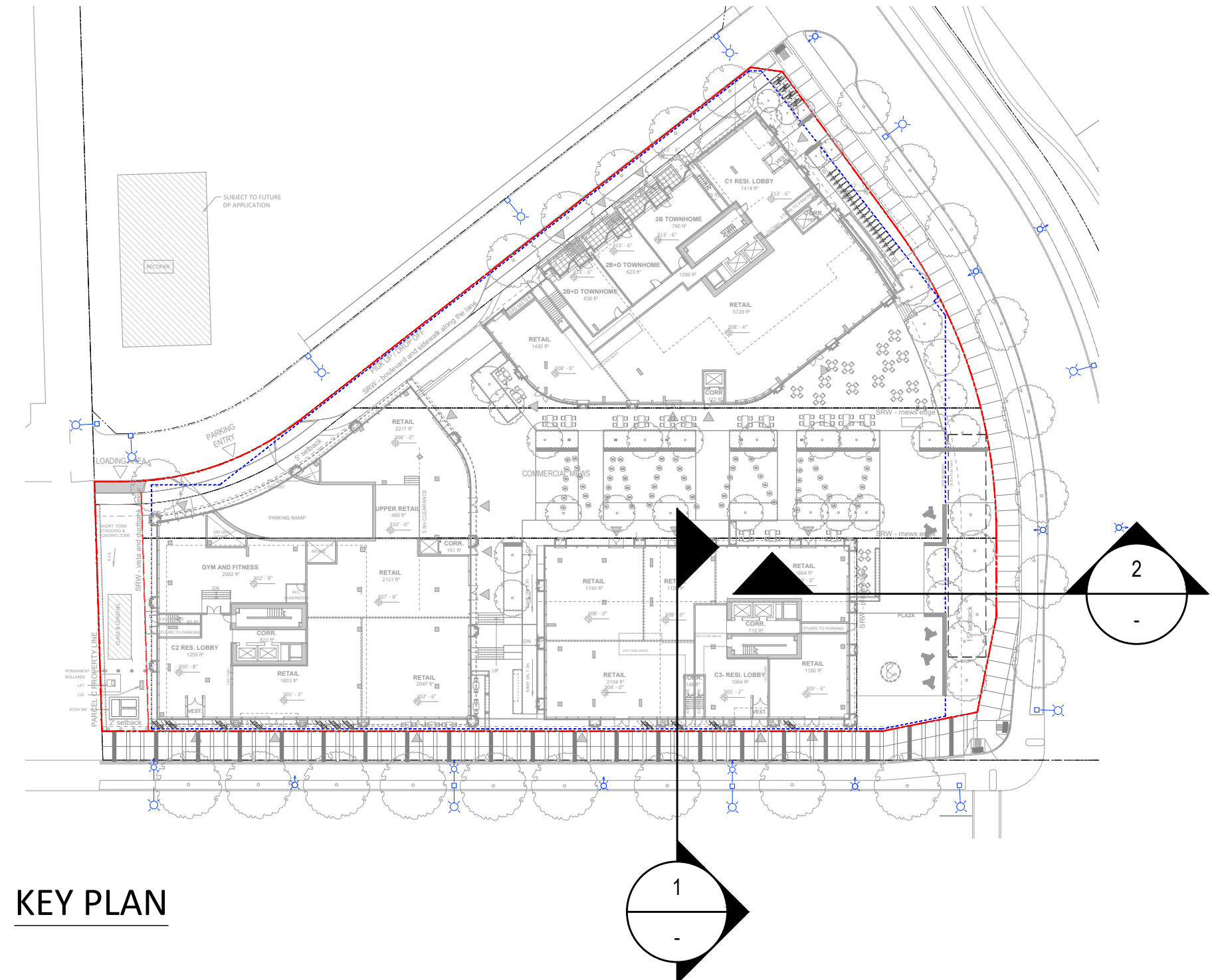
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1 SECTION 1 - WEST 41st AVE
SCALE: 1/4" = 1'-0"



2 SECTION 2 - MAIN PLAZA
SCALE: 1/4" = 1'-0"

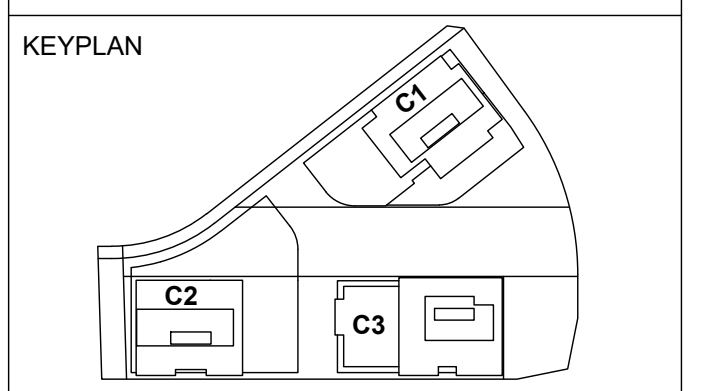


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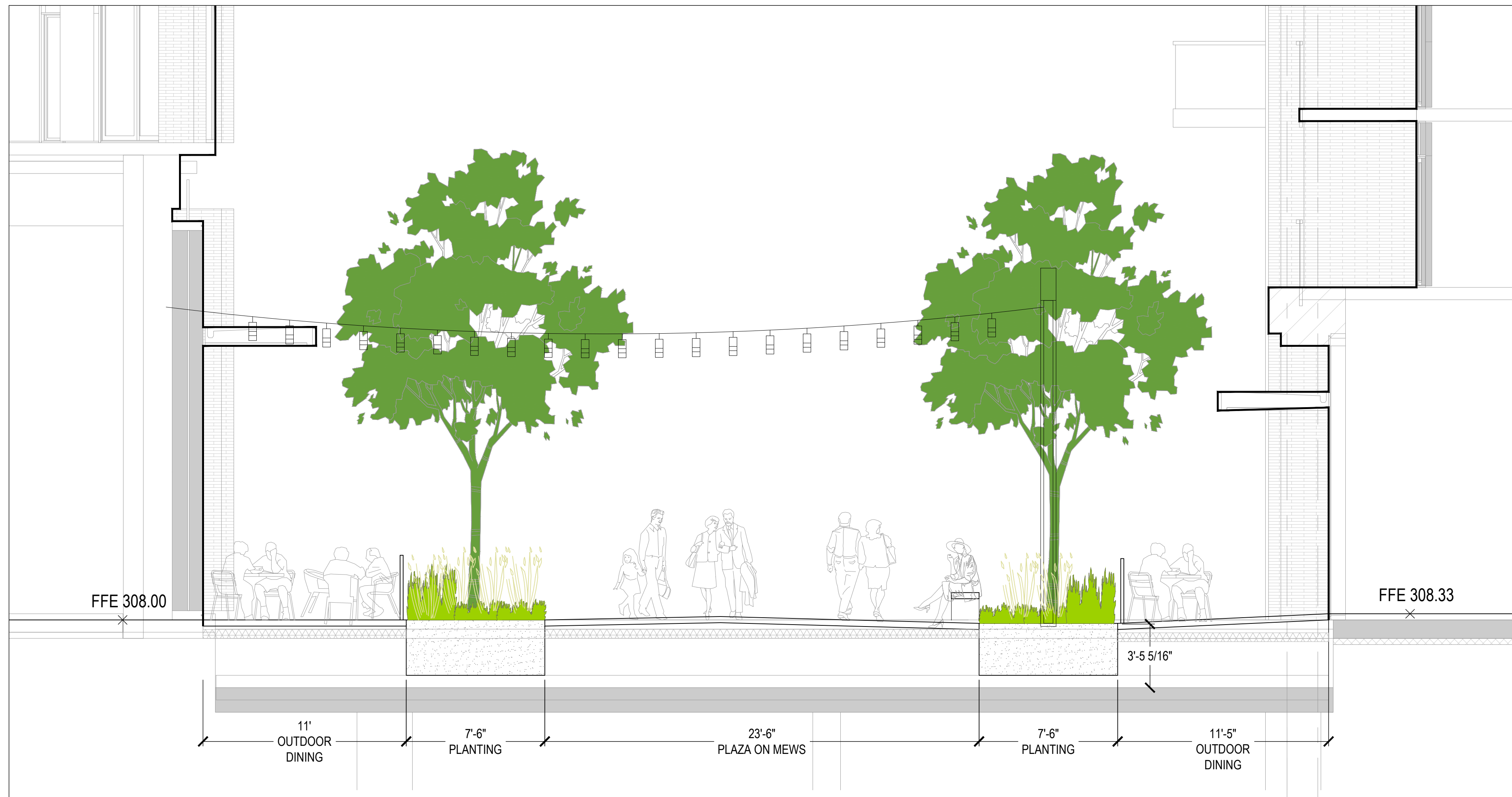
PROJECT
OAKRIDGE TRANSIT CENTER
(OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225 (PFS#18001)
DRAWN BY: JL
CHECKED BY: LL
PROJECT MGR: LL
APPROVED BY: LL
SCALE: 1/4" = 1'-0"

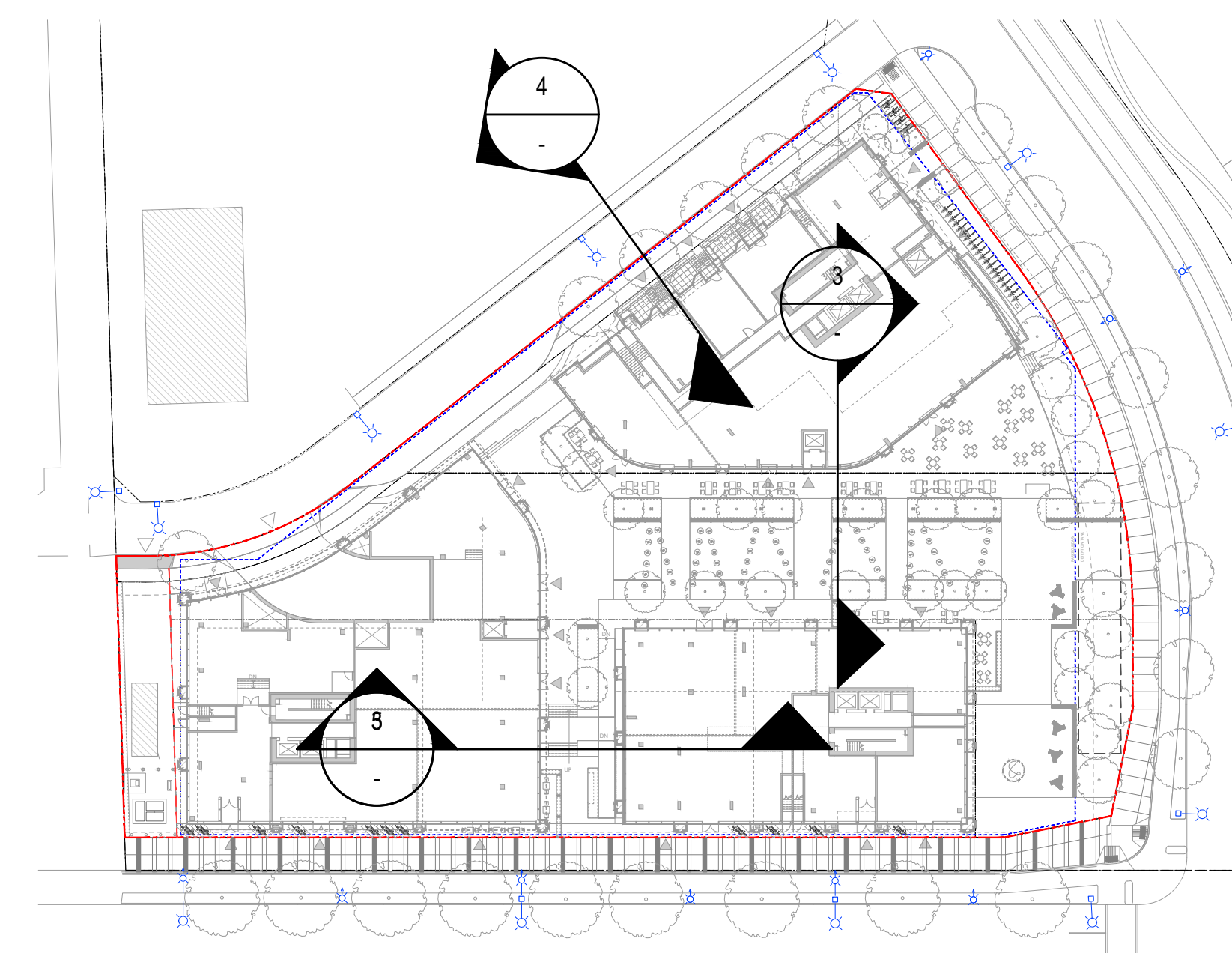
SHEET TITLE
SECTIONS
STREETSCAPE

SHEET NUMBER
L9.01
ISSUE

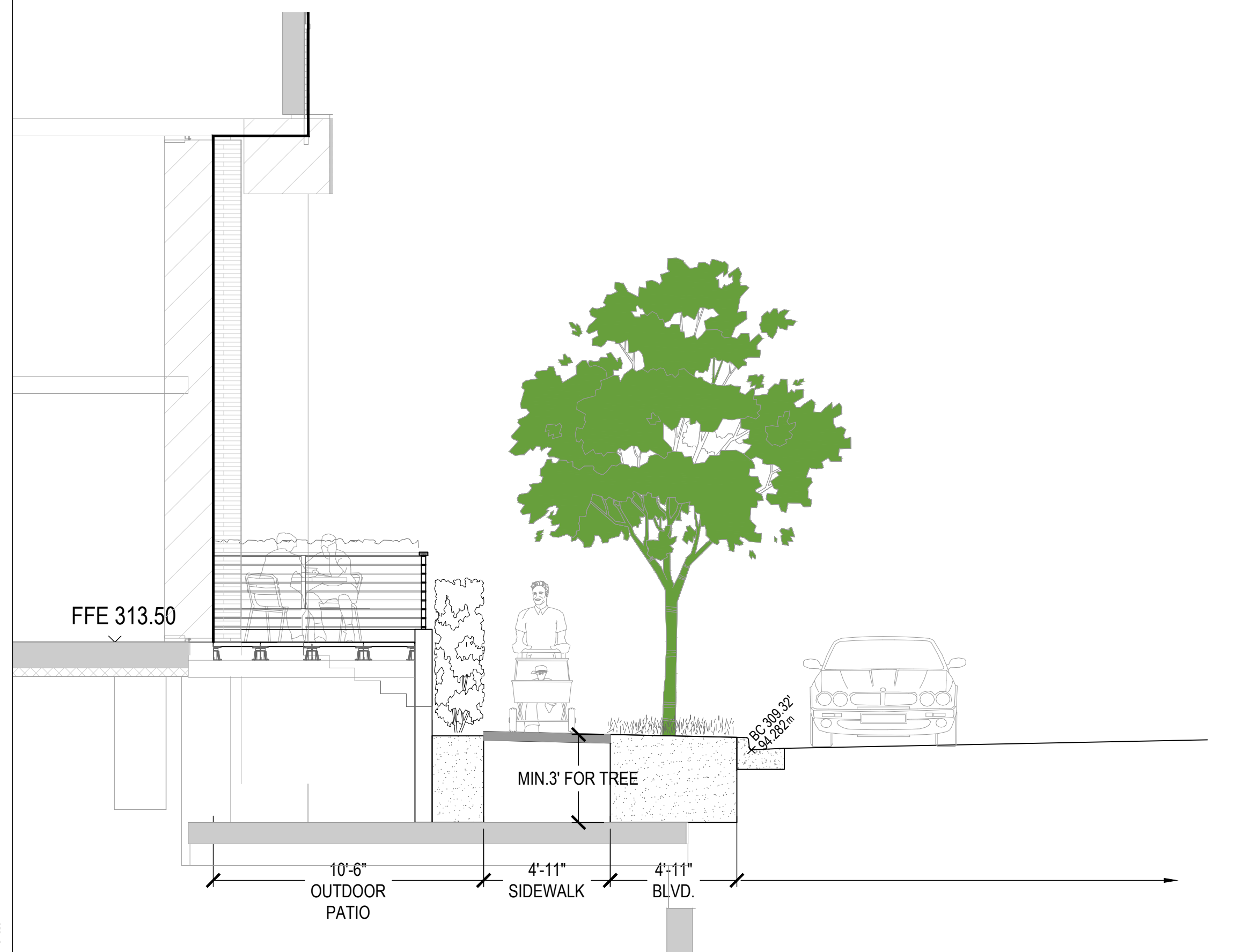
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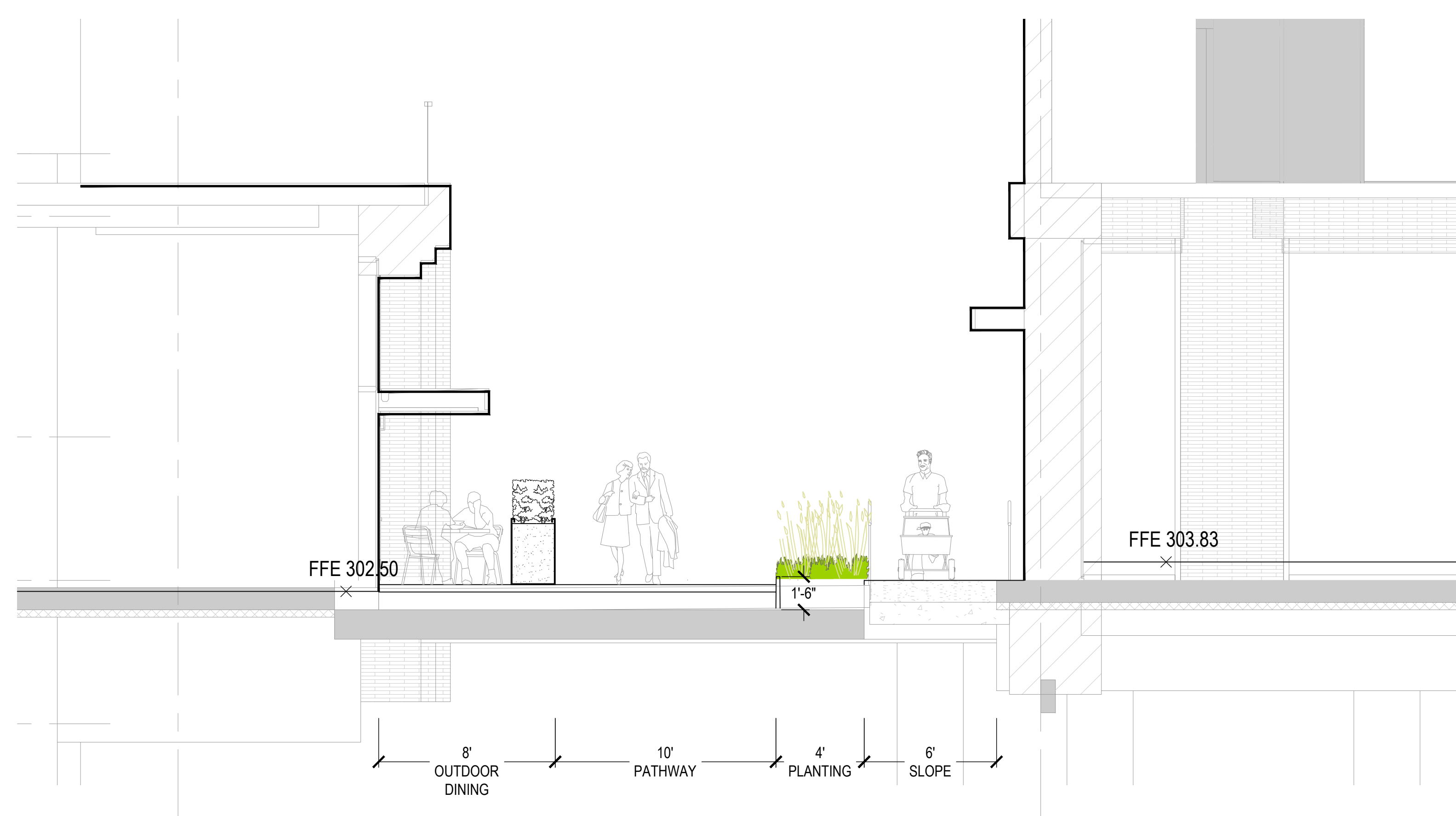
5 SECTION 5 - MEWS
SCALE: 1/4" = 1'-0"



KEY PLAN



4 SECTION 4 - TOWNHOME PATIO
SCALE: 1/4" = 1'-0"



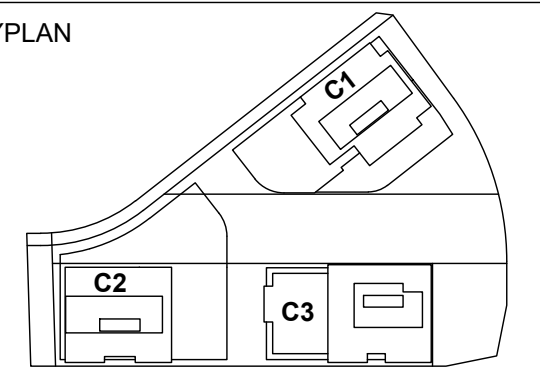
3 SECTION 3 -
SCALE: 1/4" = 1'-0"

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PROJECT
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949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225 (PFS#18001)

DRAWN BY:
JL

CHECKED BY:
LL

PROJECT MGR:
LL

APPROVED BY:
LL

SCALE: 1/4" = 1'-0"

SHEET TITLE

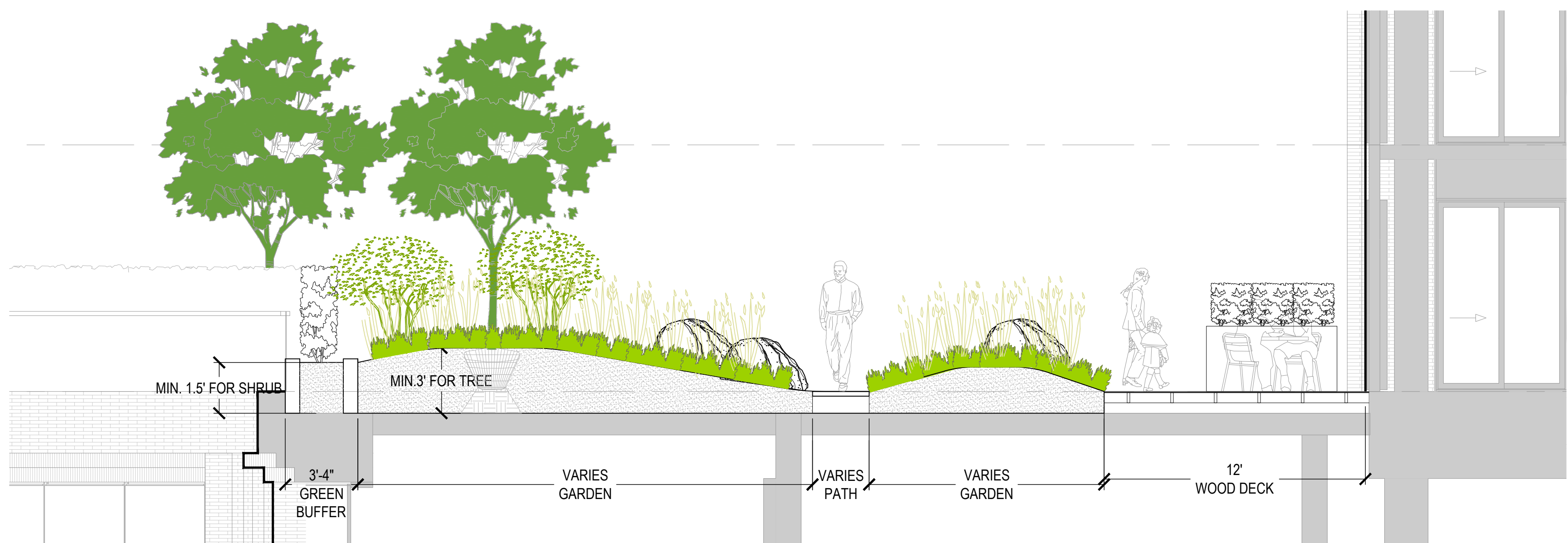
SECTIONS

GROUND LEVEL

SHEET NUMBER

L9.02

ISSUE



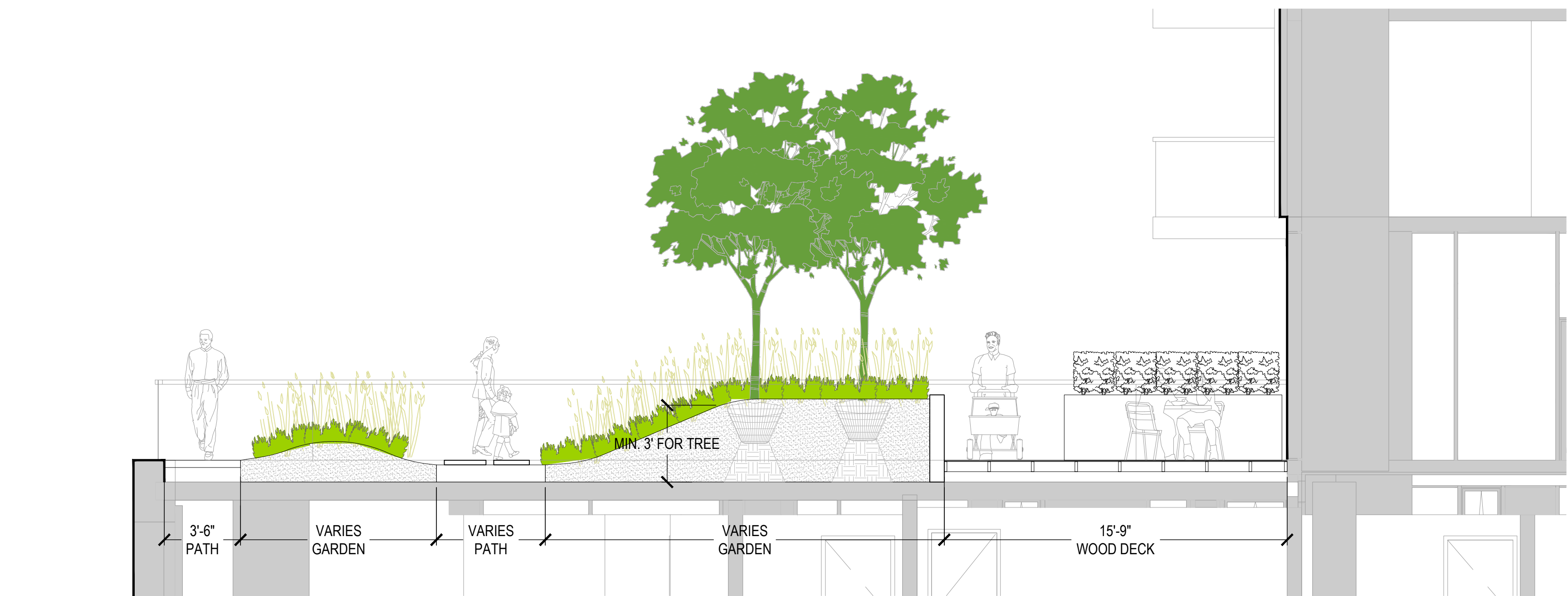
6 SECTION 6 - LEVEL 2 OUTDOOR AMENITY

SCALE: 1/4" = 1'-0"



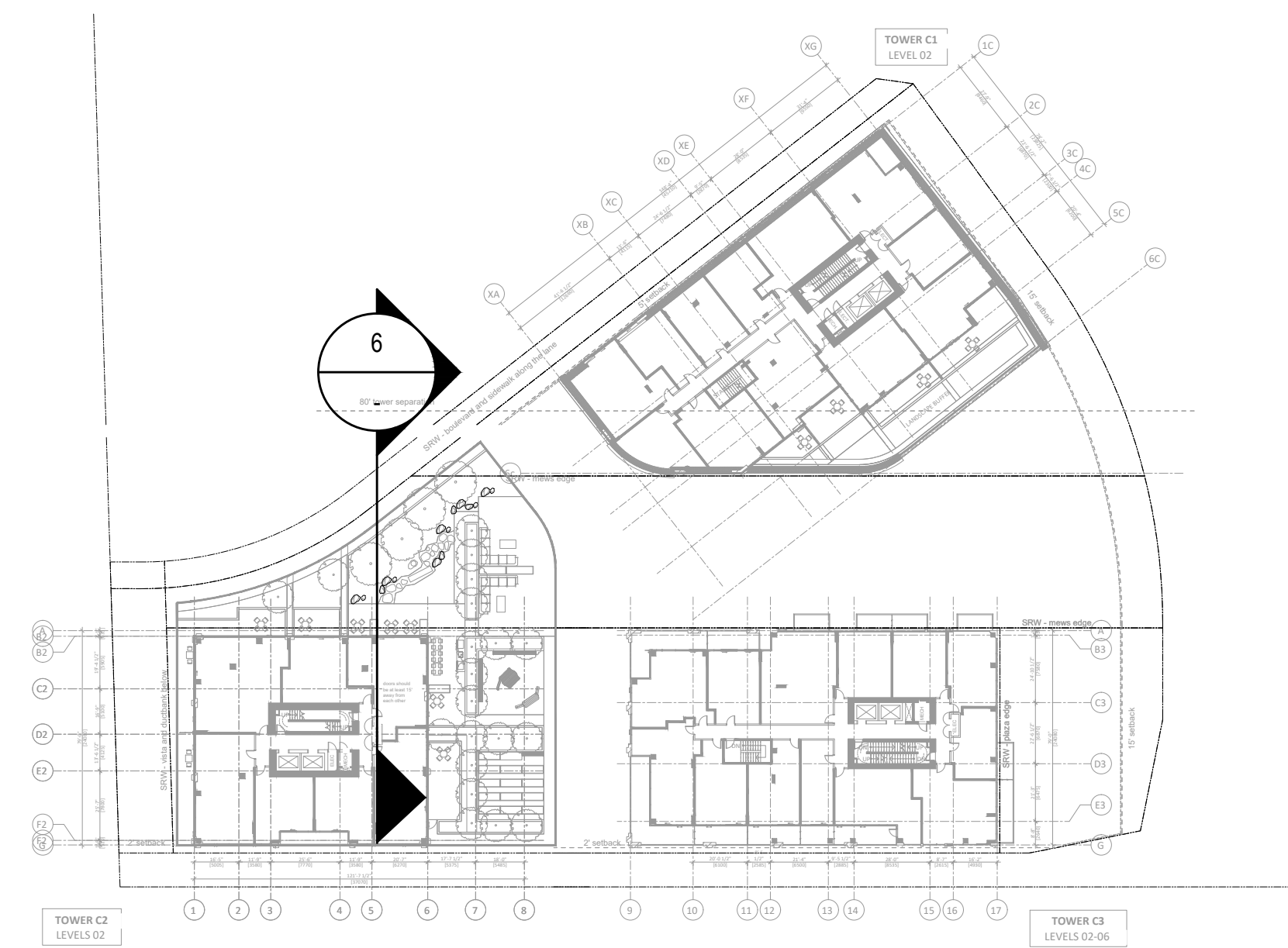
7 SECTION 7 - BUILDING C1 LEVEL 7 OUTDOOR AMENITY

SCALE: 1/4" = 1'-0"

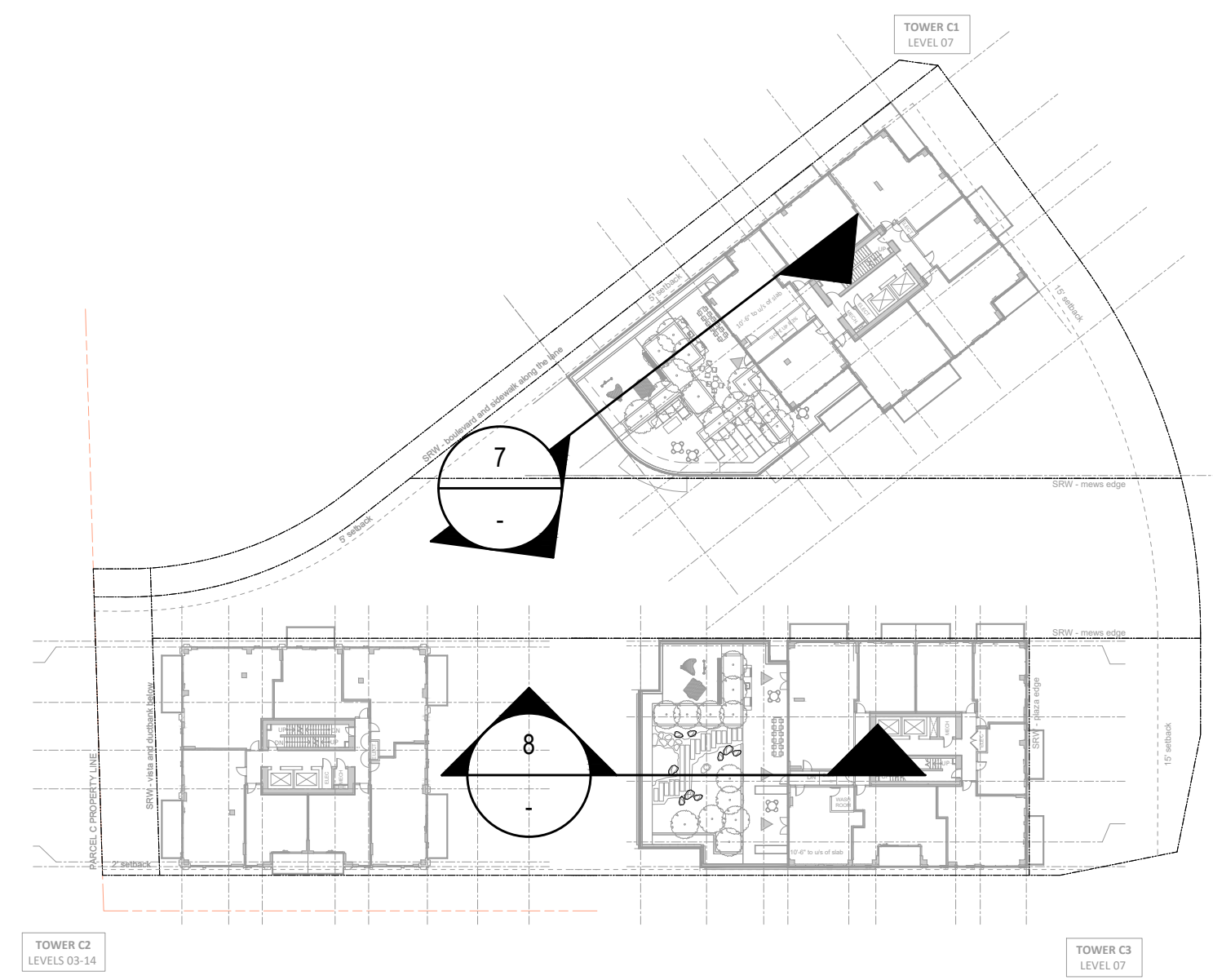


8 SECTION 8 - BUILDING C3 LEVEL 7 OUTDOOR AMENITY

SCALE: 1/4" = 1'-0"



KEY PLAN - LEVEL 2

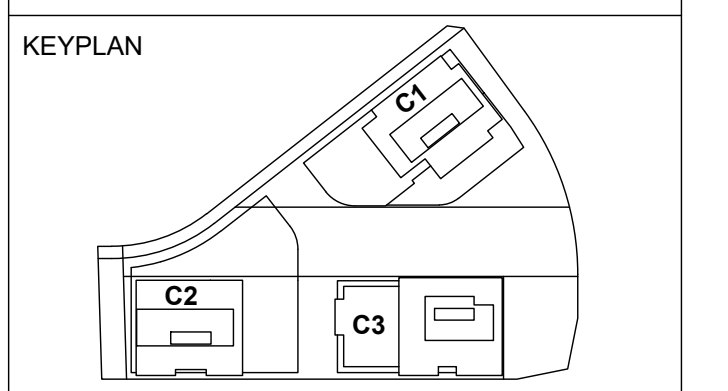


KEY PLAN - LEVEL 7

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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
 949 W41ST AVENUE, VANCOUVER

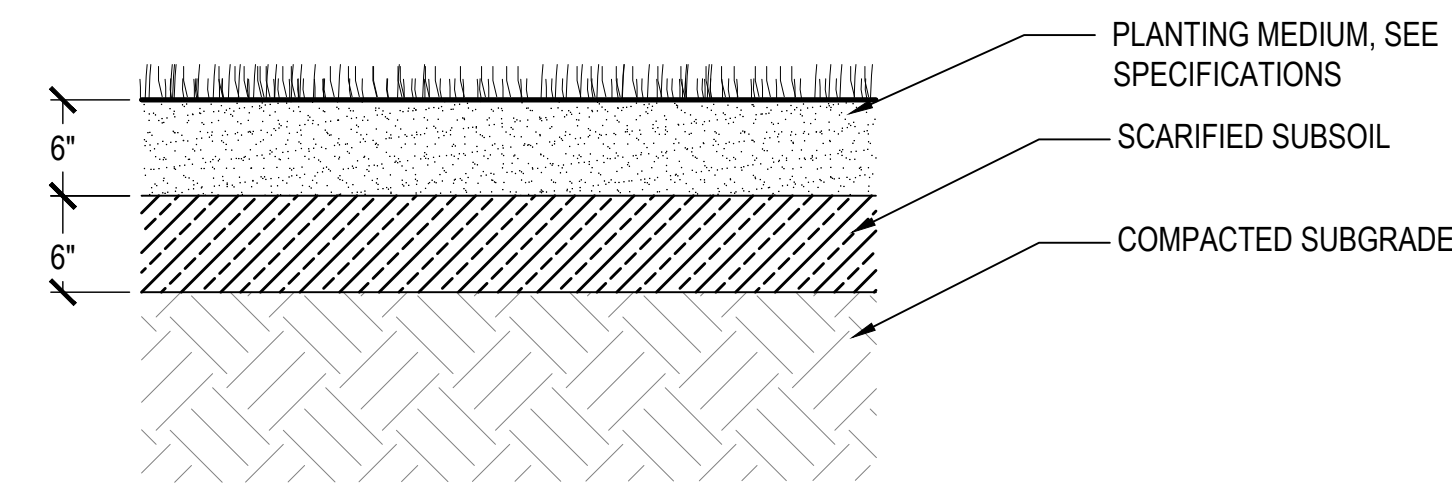
PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL **CHECKED BY:** LL
PROJECT MGR: LL **APPROVED BY:** LL
SCALE: 1/4" = 1'-0"

SHEET TITLE
SECTIONS
UPPER LEVEL

SHEET NUMBER **L9.03** **ISSUE**

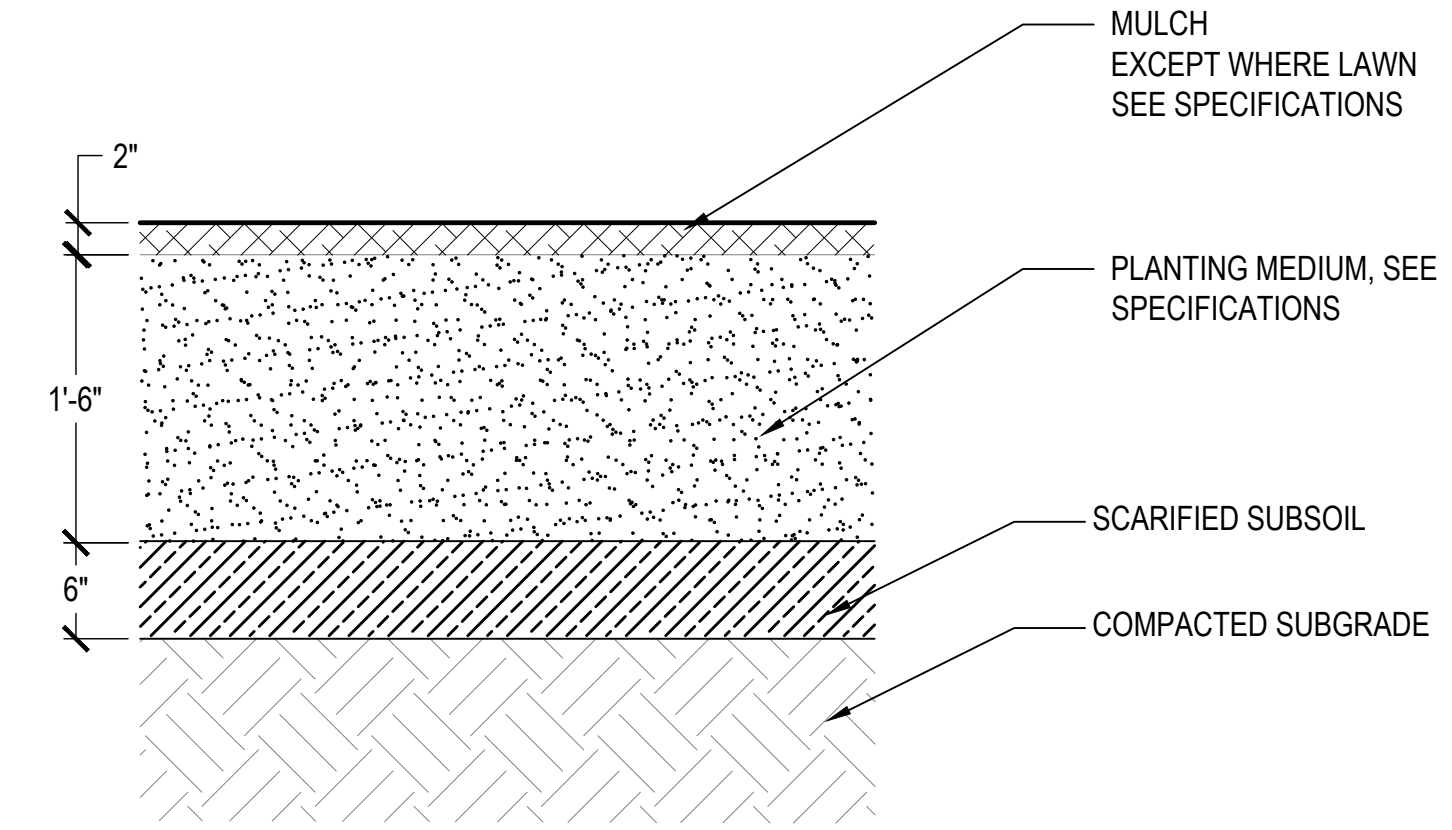
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Autodesk Docs/142869 - OTC_ParcelC R2023/HP/A225-AR-MAIN.rvt



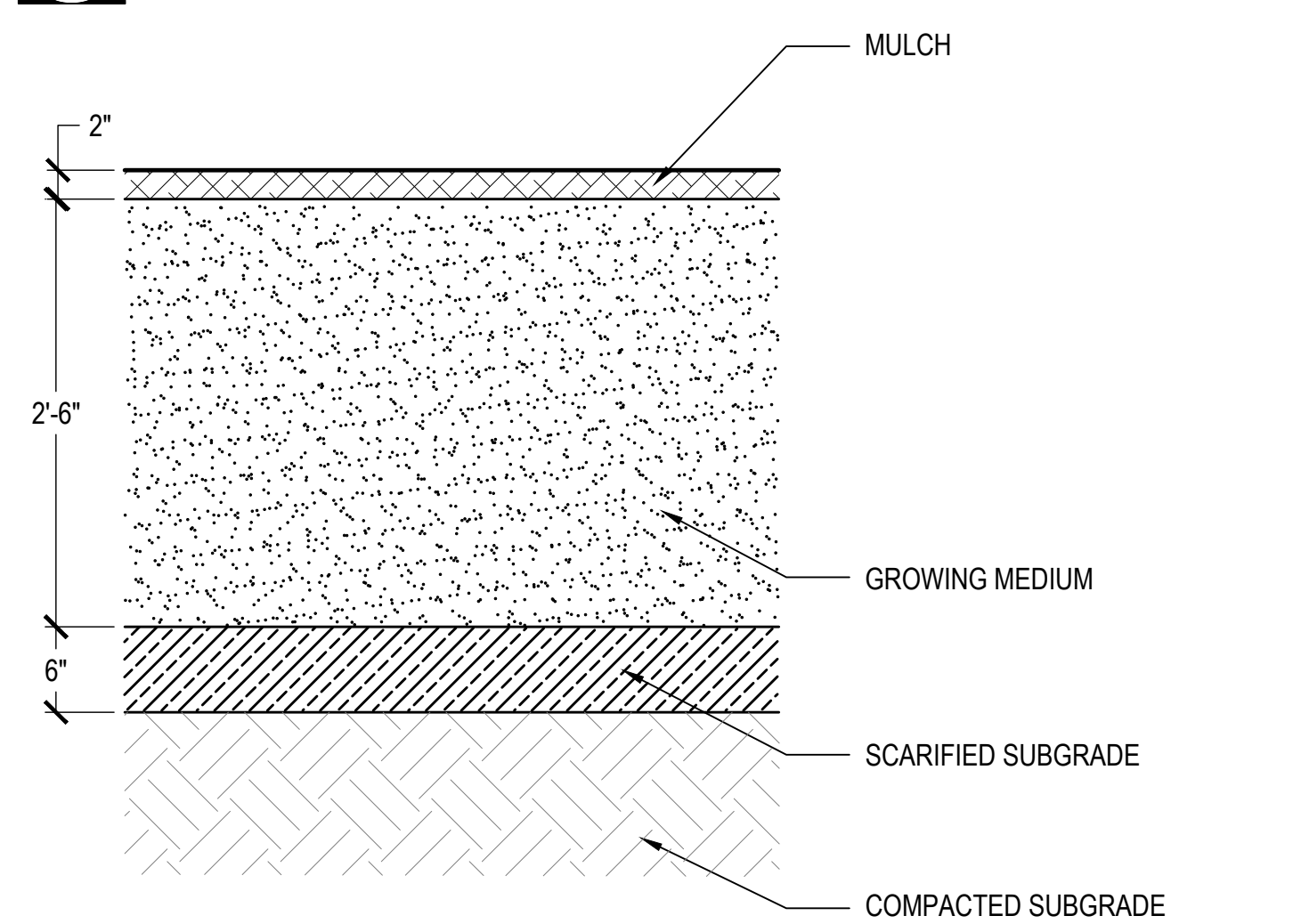
LAWN TYP. ON GRADE

1 **LAWN**
SCALE: 1"=1'



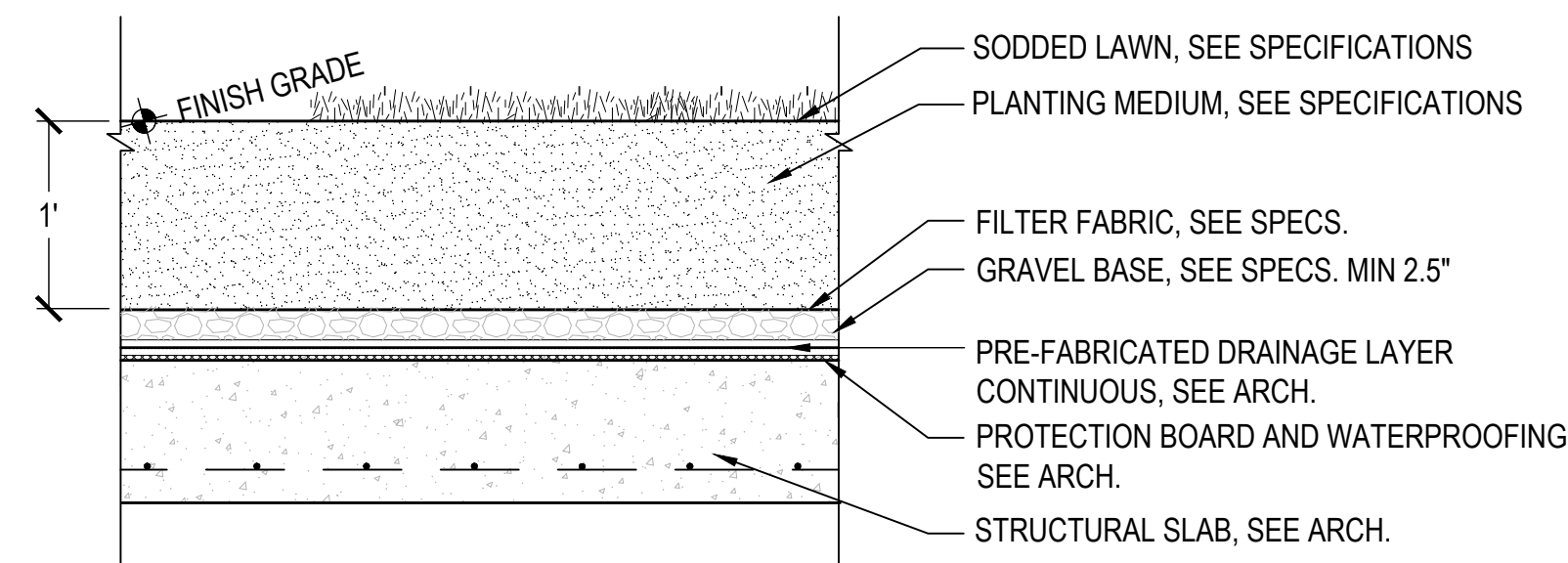
SHRUB PLANTING ON GRADE

2 **SHRUB**
SCALE: 1"=1'

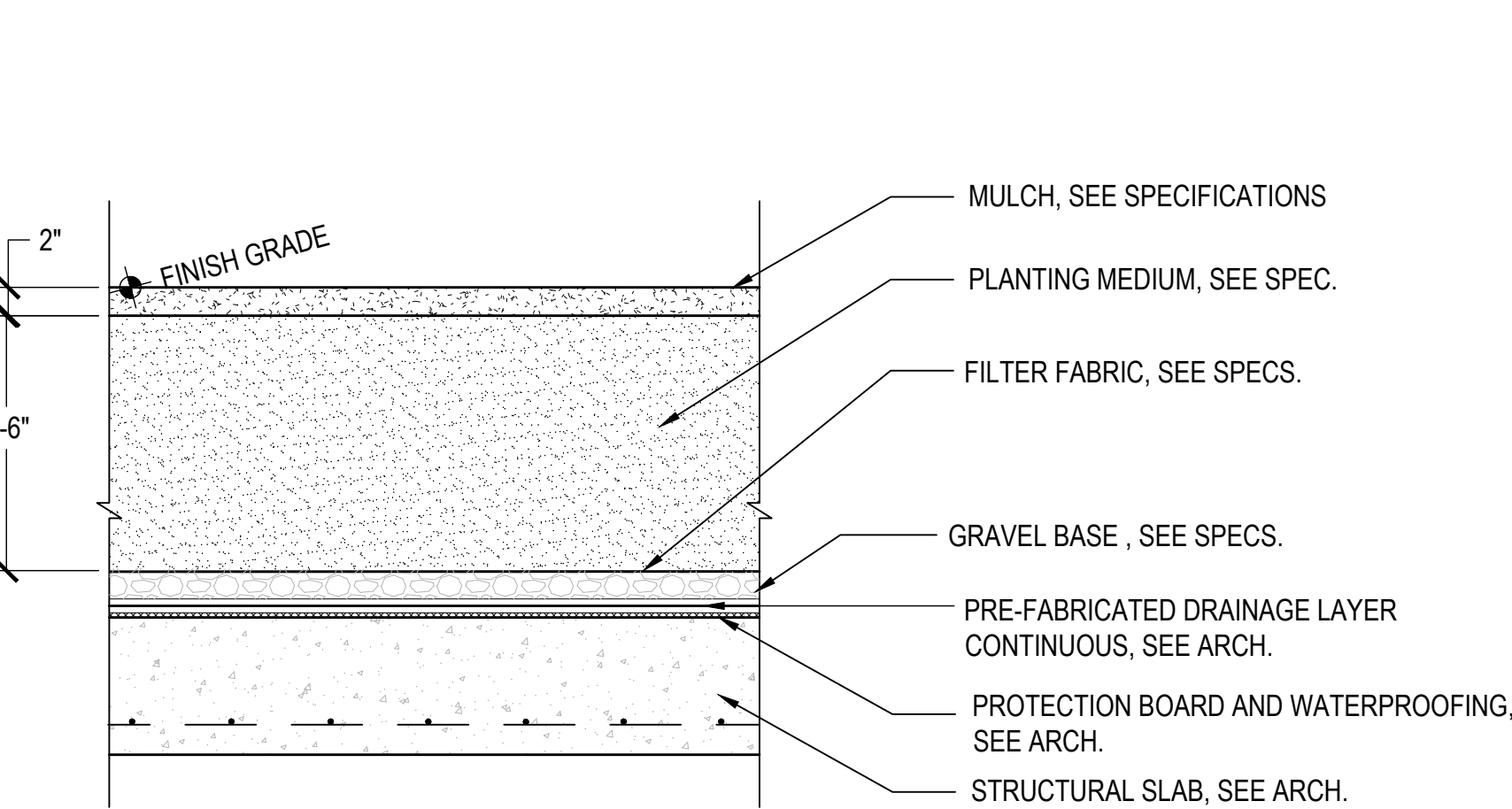


TREE PLANTING ON GRADE

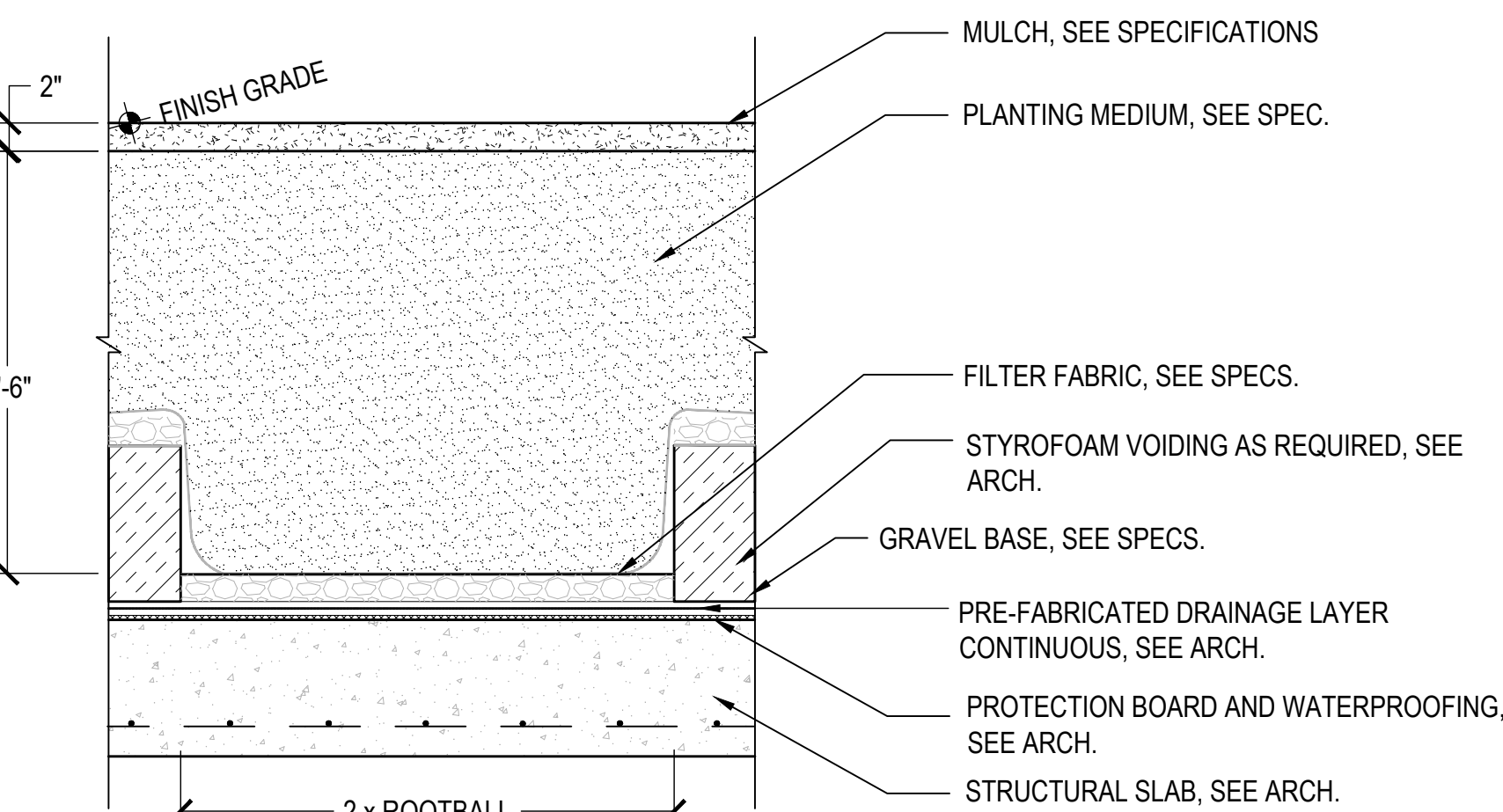
3 **TREE**
SCALE: 1"=1'



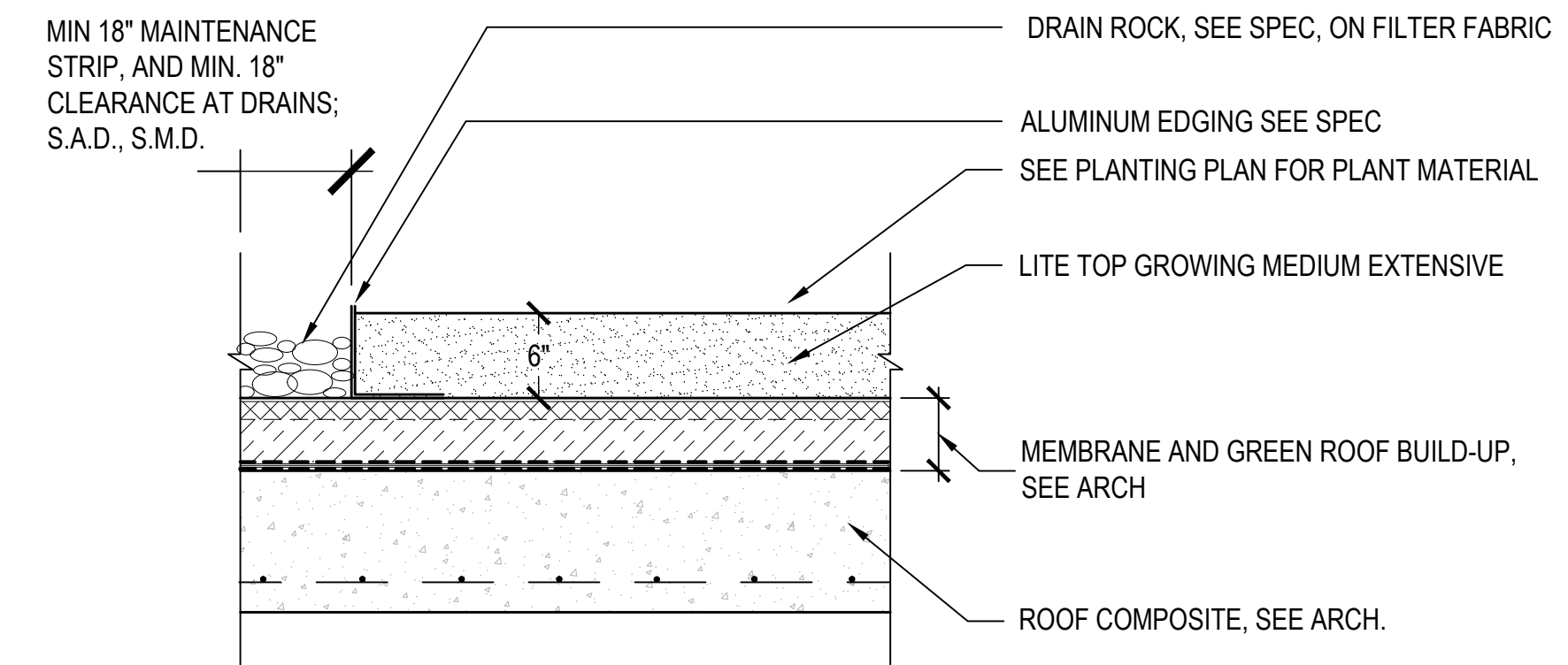
LAWN PLANTING ON SLAB, MINIMUM DEPTH



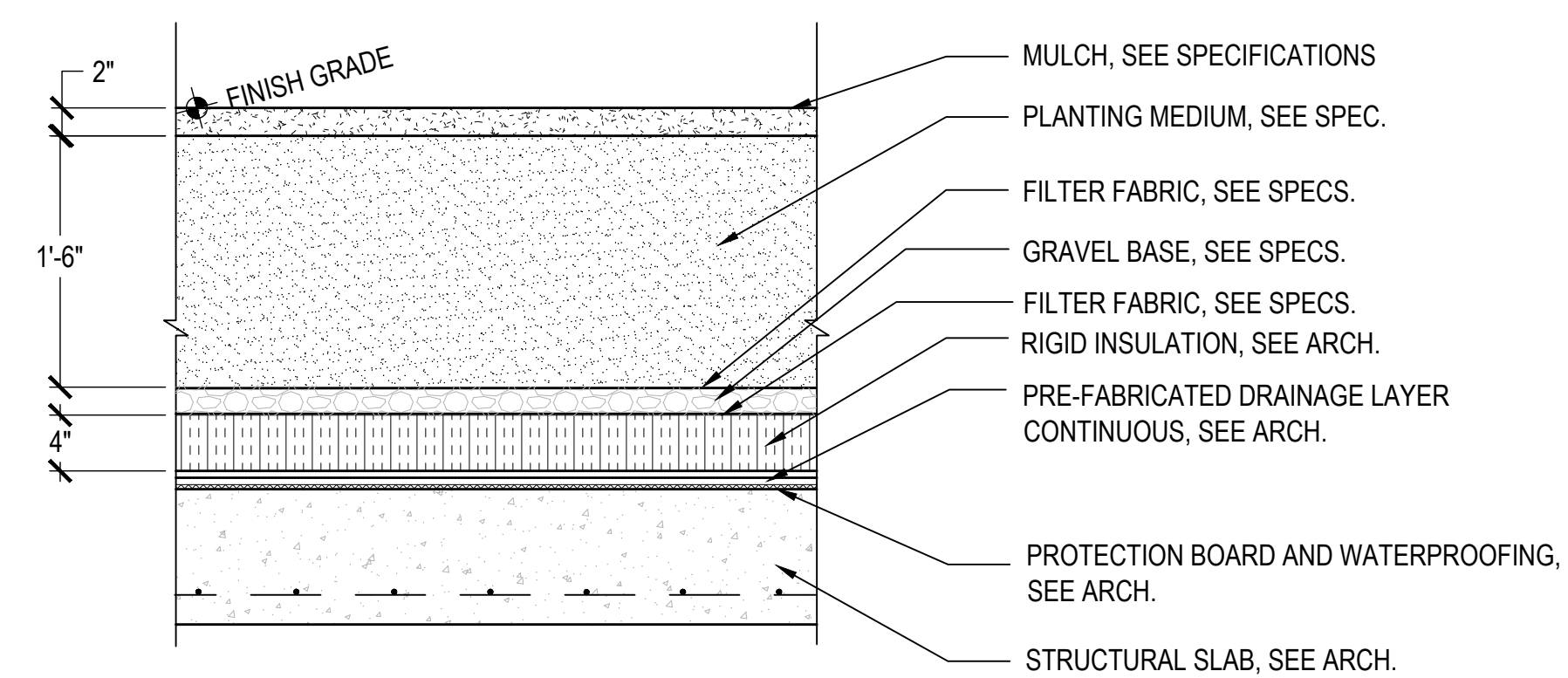
SHRUB PLANTING ON SLAB, MINIMUM DEPTH



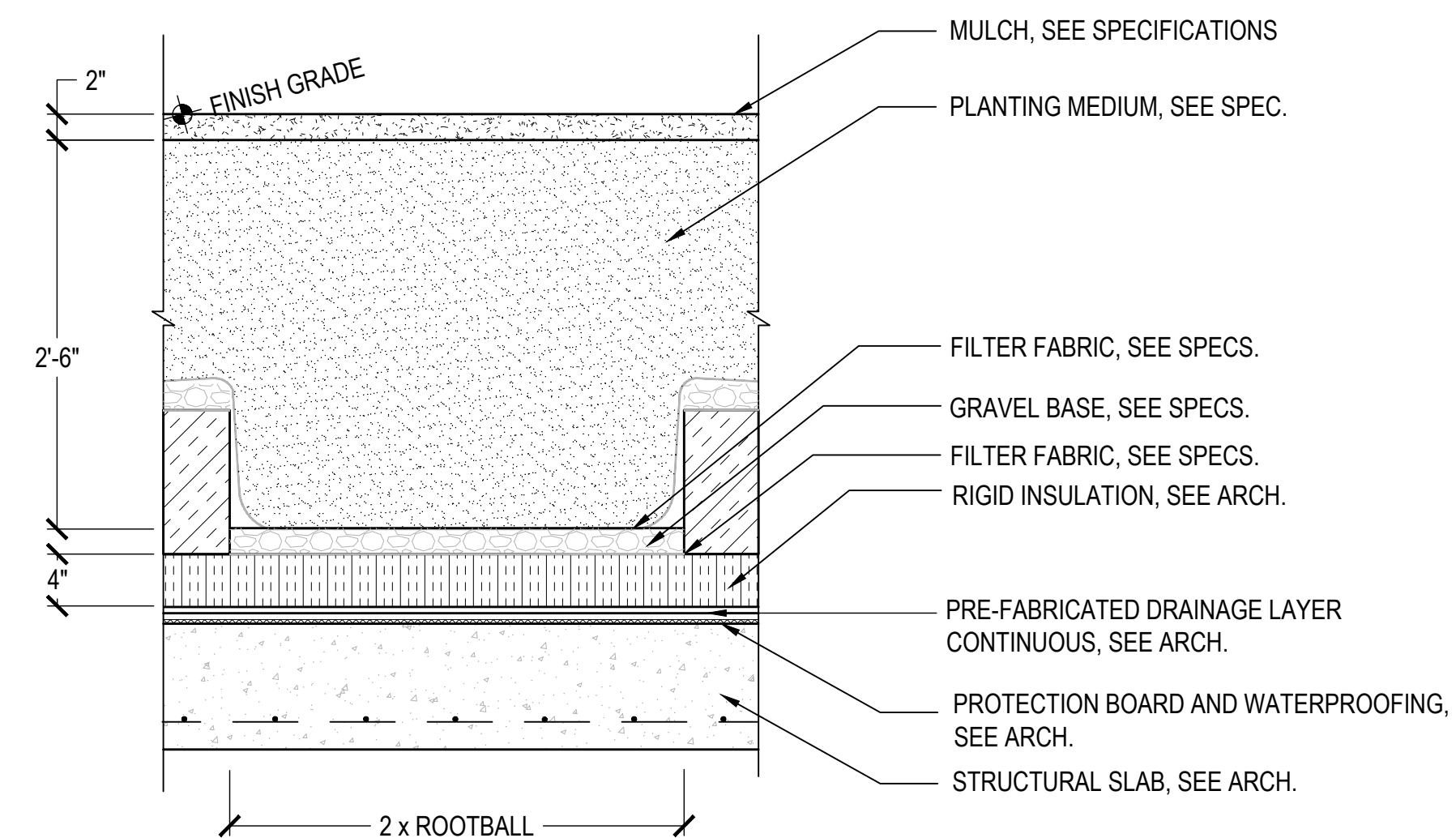
TREE PLANTING ON SLAB, MINIMUM DEPTH



4 **EXTENSIVE GREEN ROOF, TYP.**
SCALE: NTS



SHRUB PLANTING ON INSULATED SLAB

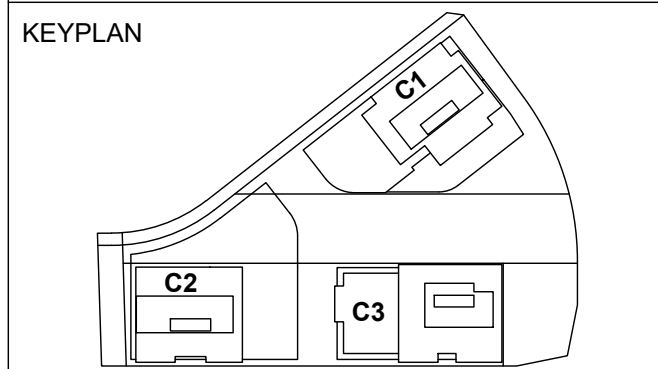


TREE PLANTING ON INSULATED SLAB

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PROJECT
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(OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)	
DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL
SCALE: AS SHOWN	

SHEET TITLE
**LANDSCAPE DETAILS
- PLANTING**

SHEET NUMBER
L10.01

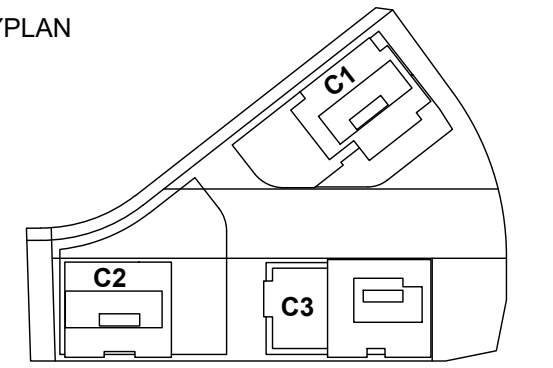
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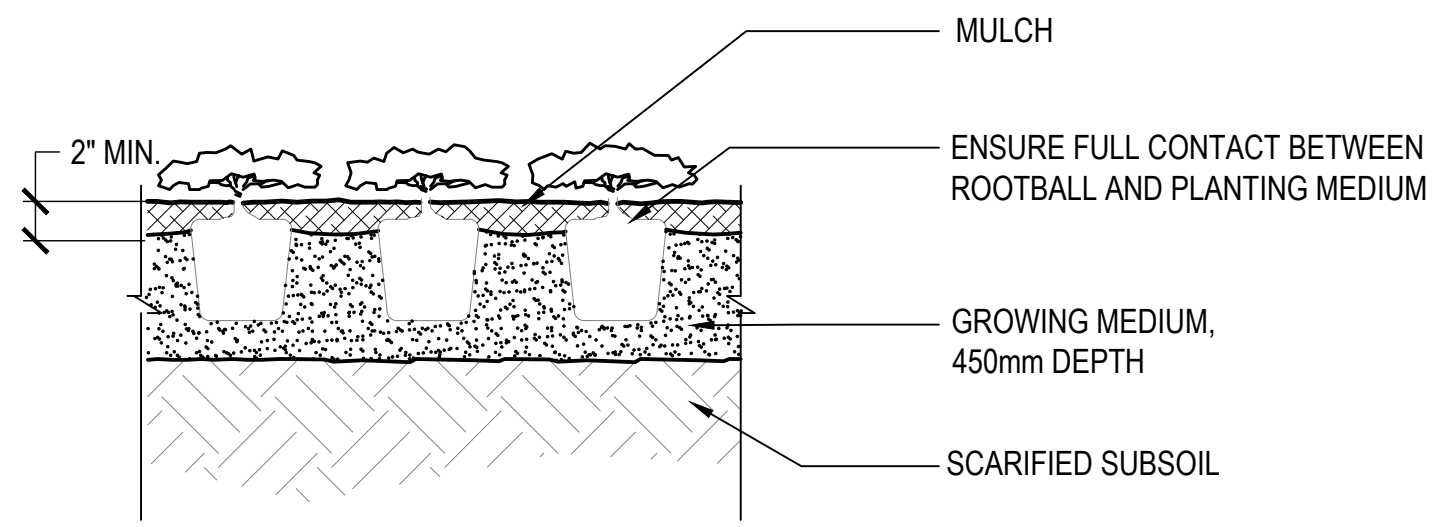
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2225 (PFS#18001)

DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL

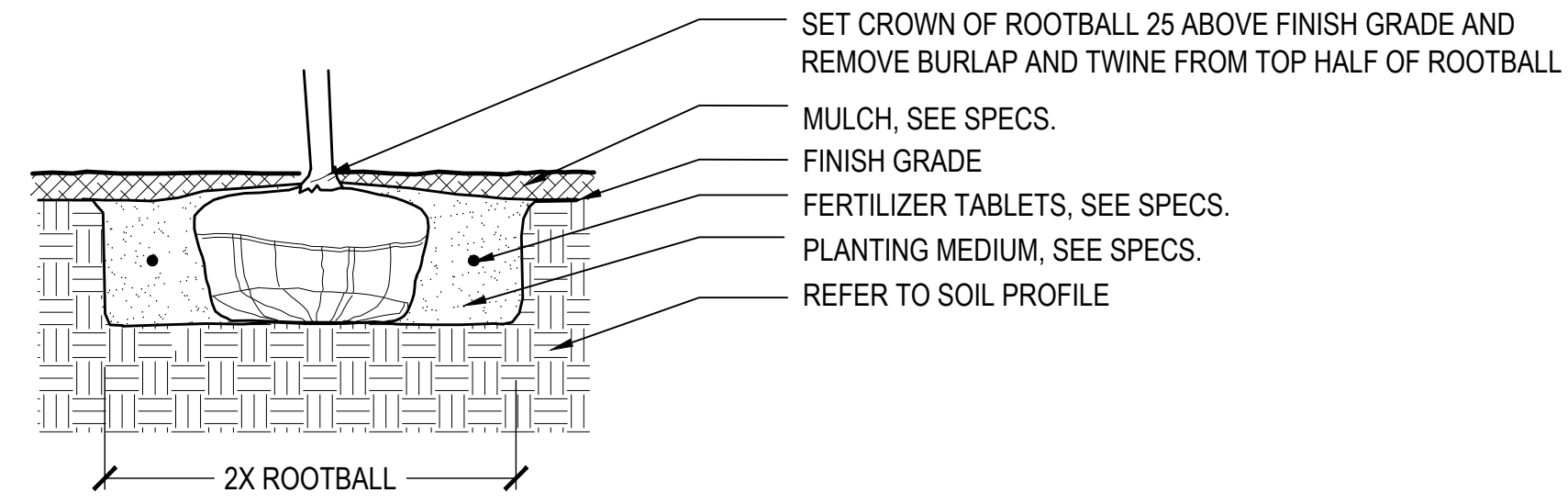
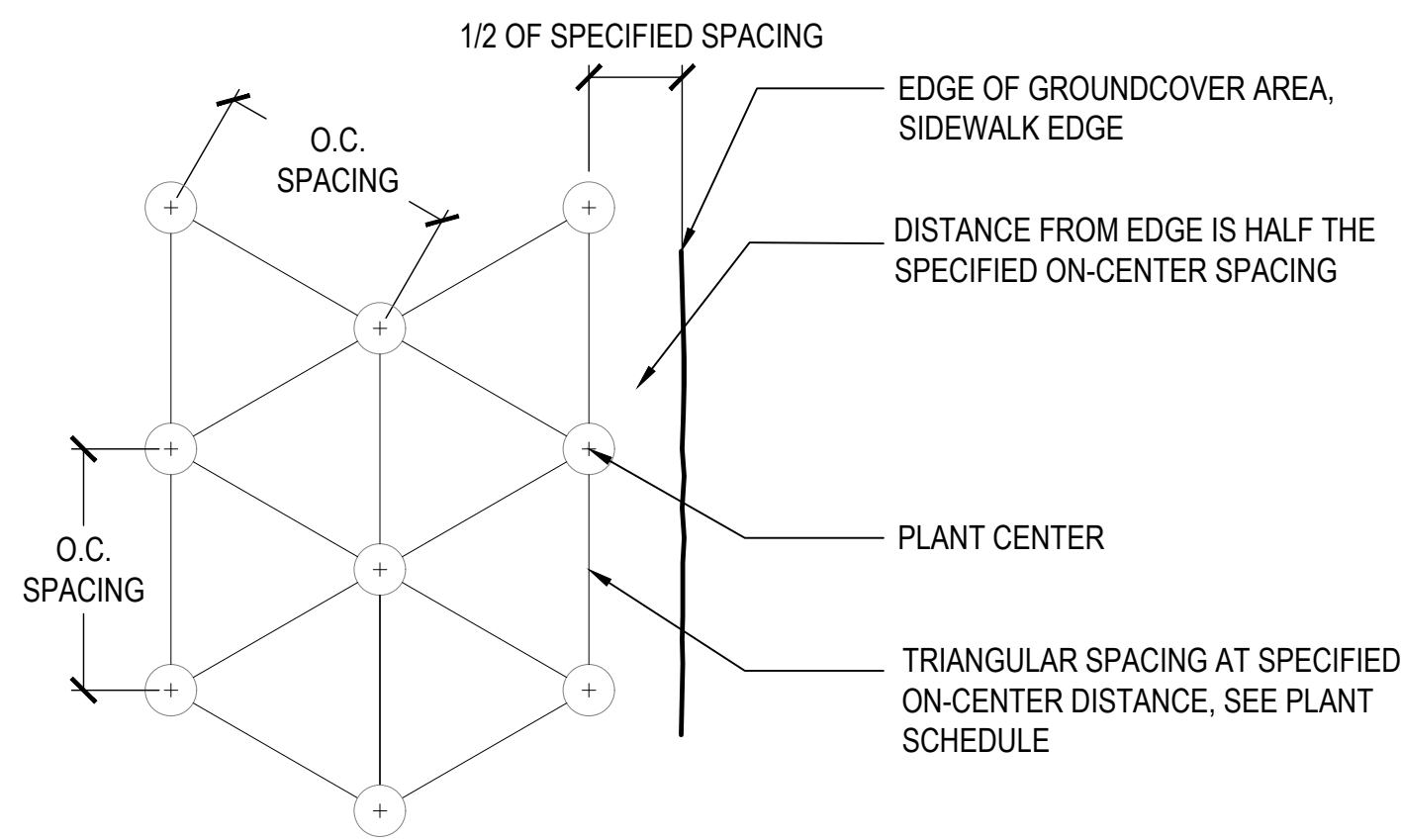
SCALE: AS SHOWN

SHEET TITLE
LANDSCAPE DETAILS - PLANTING

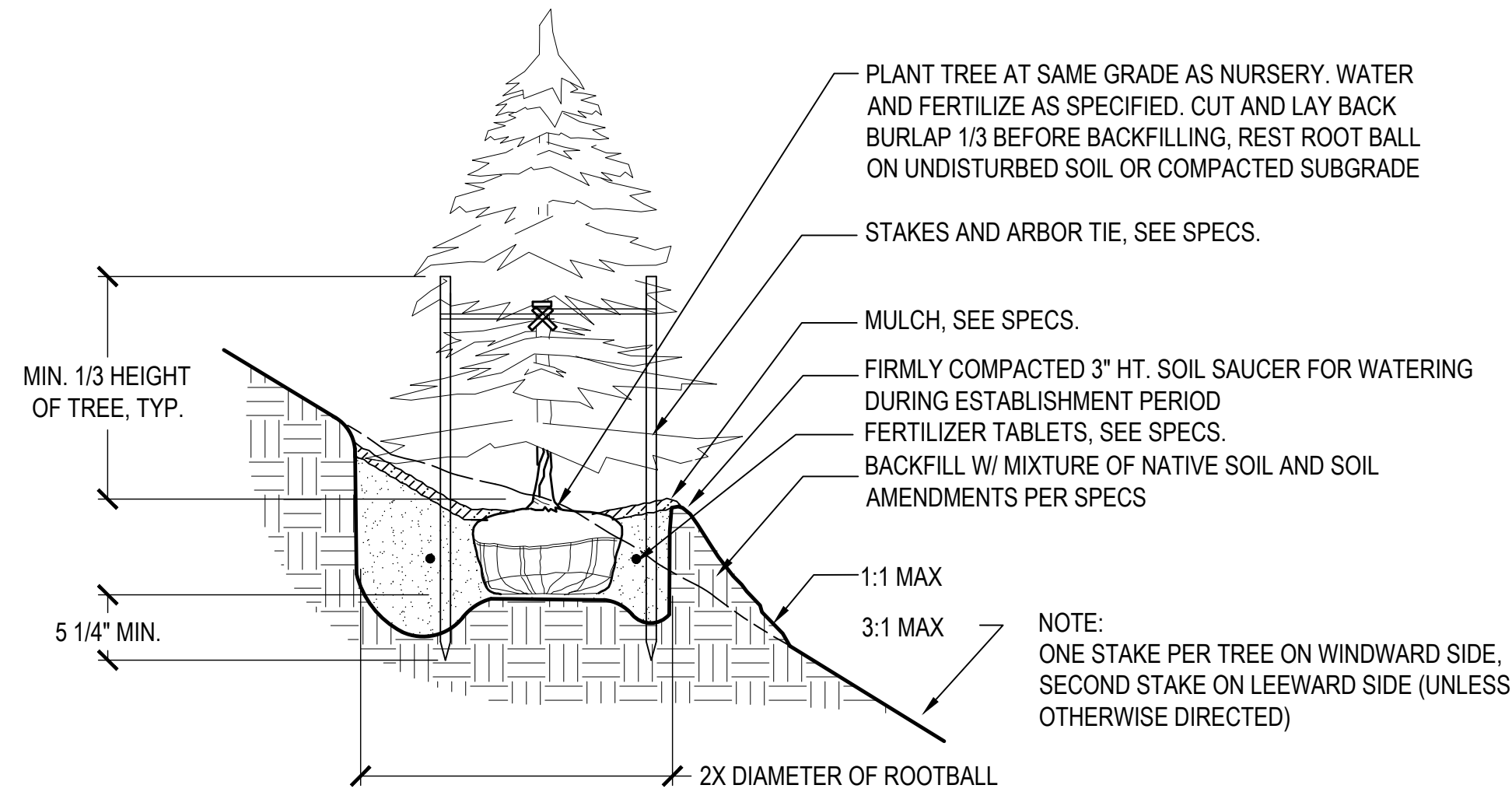
SHEET NUMBER L10.02	ISSUE
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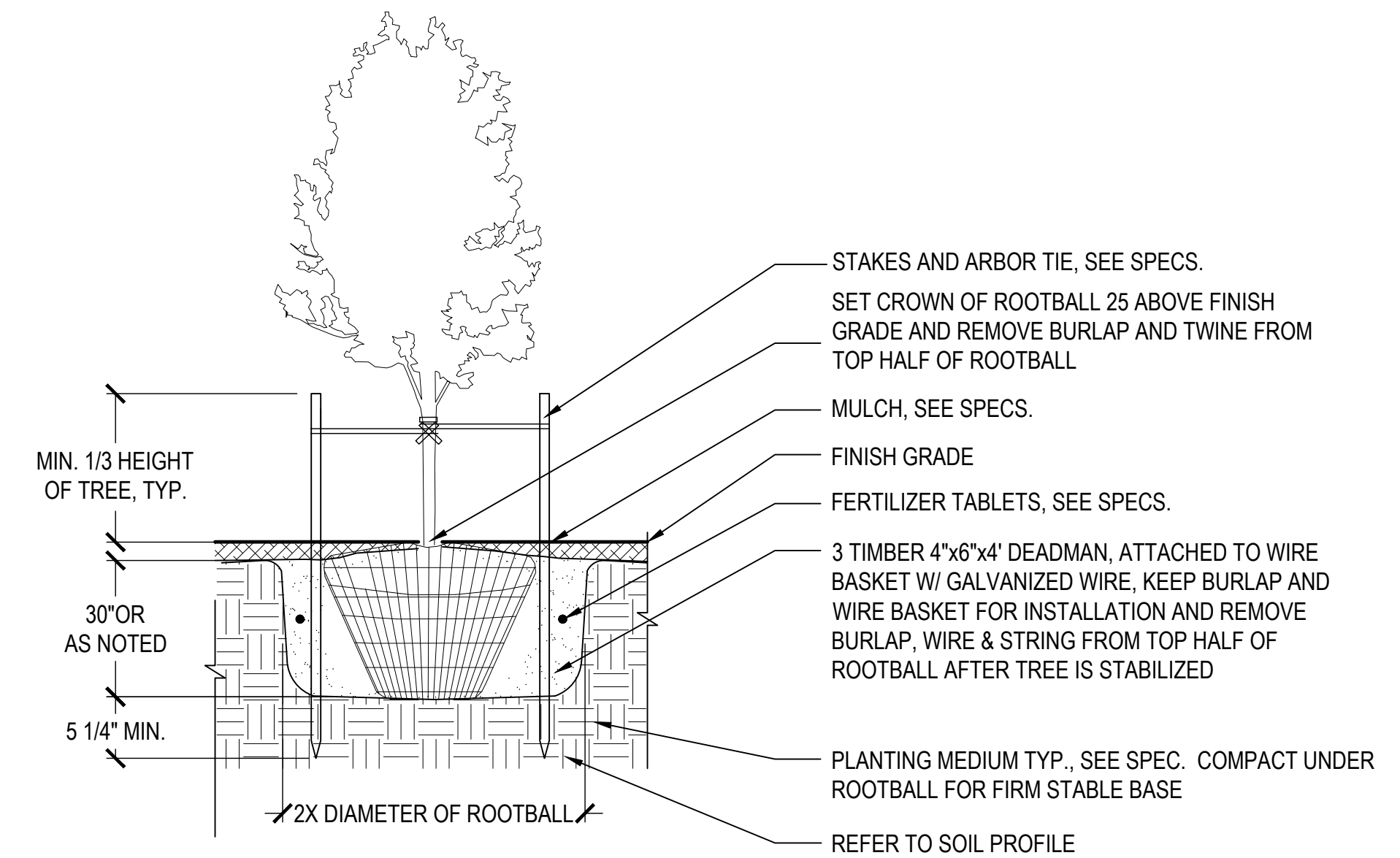
1 GROUND COVER PLANTING
SCALE: NTS



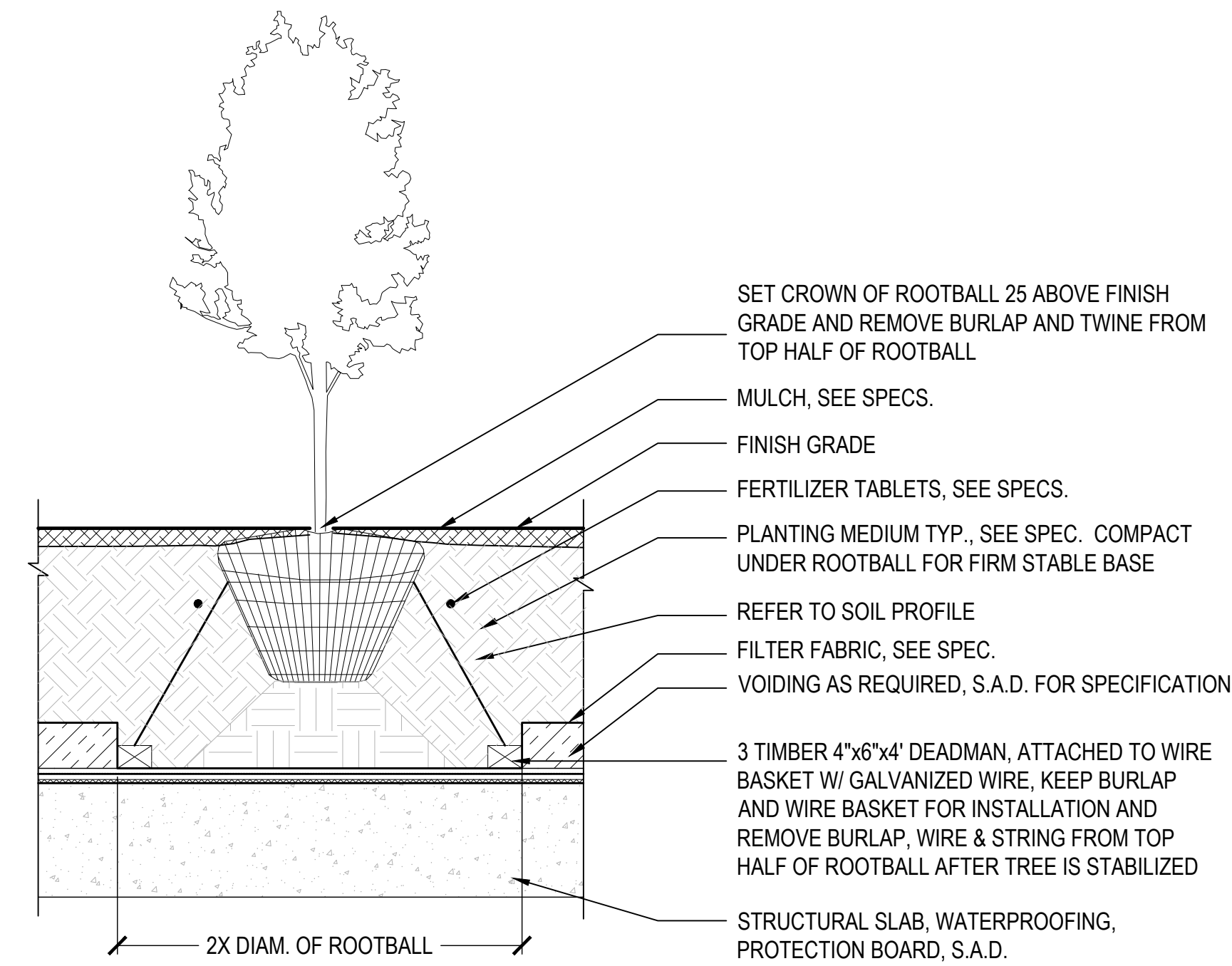
2 SHRUB COVER PLANTING
SCALE: NTS



3 TREE PLANTING ON SLOPE
SCALE: NTS



4 TREE PLANTING ON GRADE
SCALE: NTS



5 TREE PLANTING ON STRUCTURE
SCALE: NTS

LiveRoof DEEP SYSTEM
Over Protected Membrane Assembly

NOT TO SCALE

RoofEdge Deep Aluminum Edge Restraint

PART NUMBER	LIVEROOF SYSTEM	DIMENSIONS	FINISH
DEEP-ALL-06	DEEP	6 FT x 20 FT x 6\"/>	

NOT TO SCALE

PipeRunner
Irrigation solution for use with LiveRoof Modules

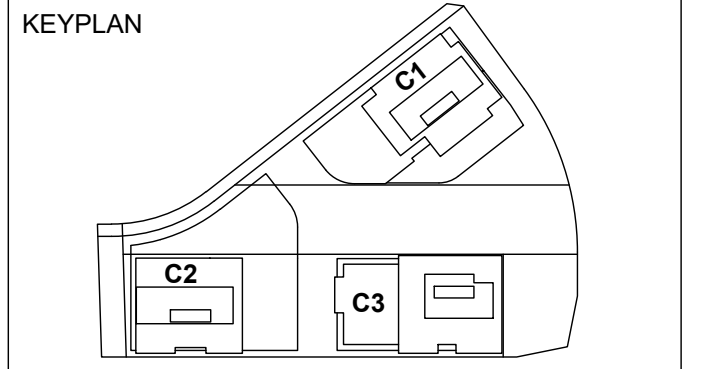
NOT TO SCALE

6 GREEN ROOF
SCALE: NTS

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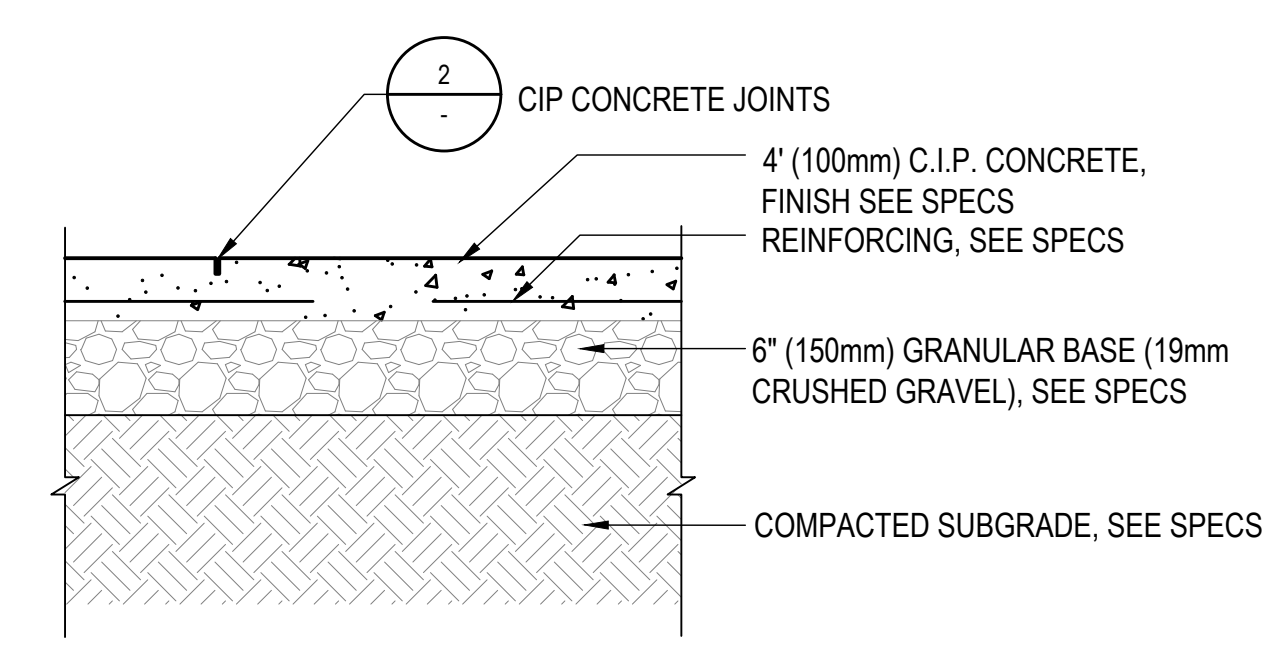
PROJECT NO:
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DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL

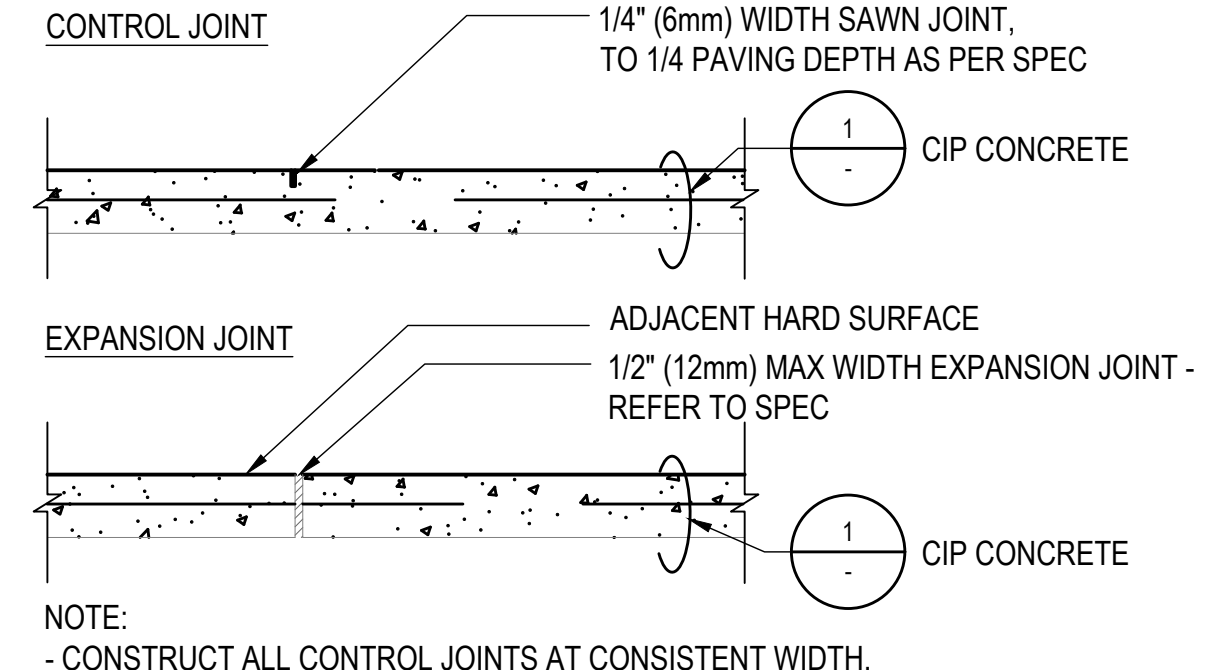
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SHEET TITLE
LANDSCAPE DETAILS
- PAVING

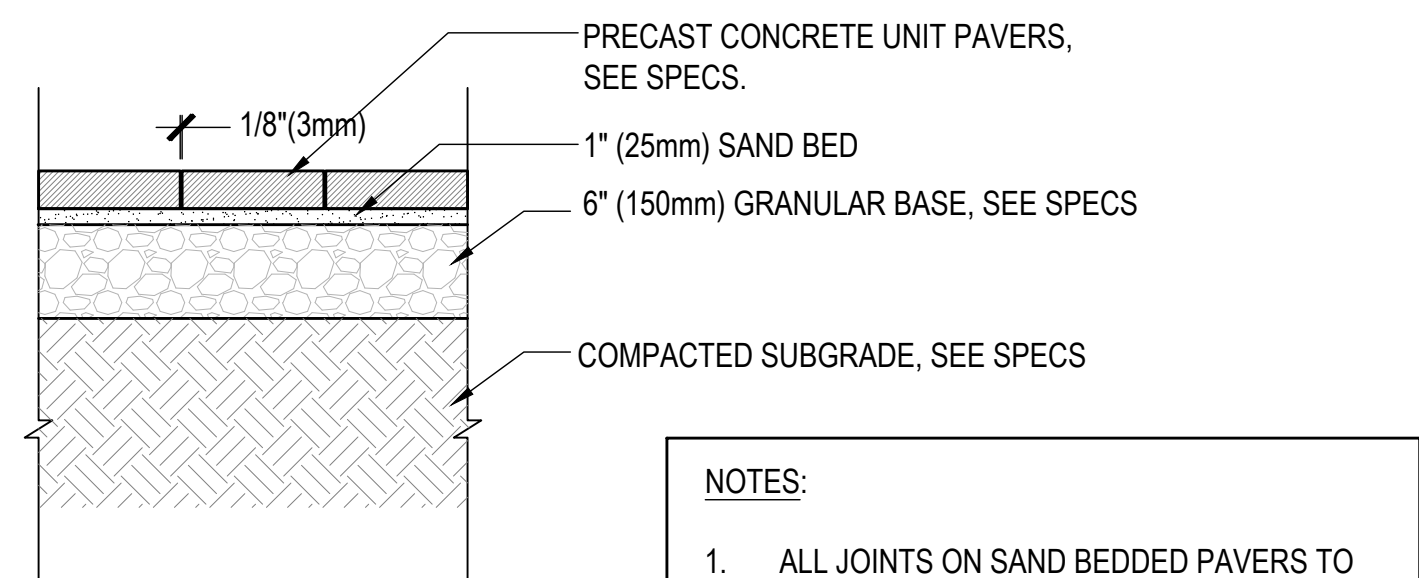
SHEET NUMBER L10.03	ISSUE
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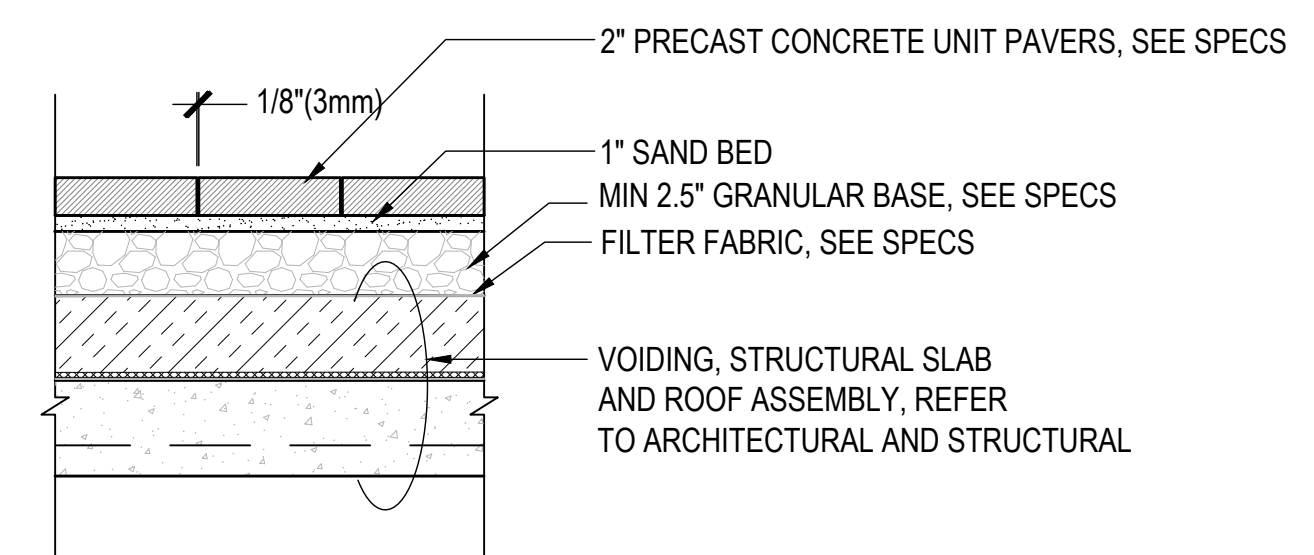
1 CIP CONCRETE ON GRADE
SCALE: 1"=1'



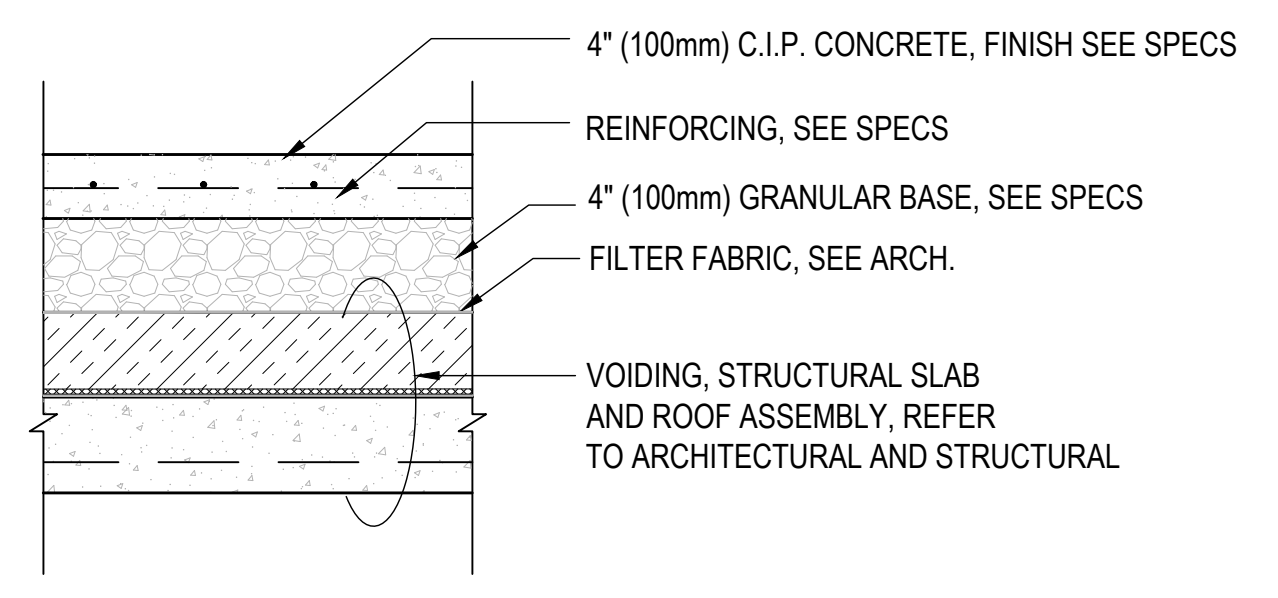
2 CIP CONCRETE JOINTS
SCALE: 1"=1'



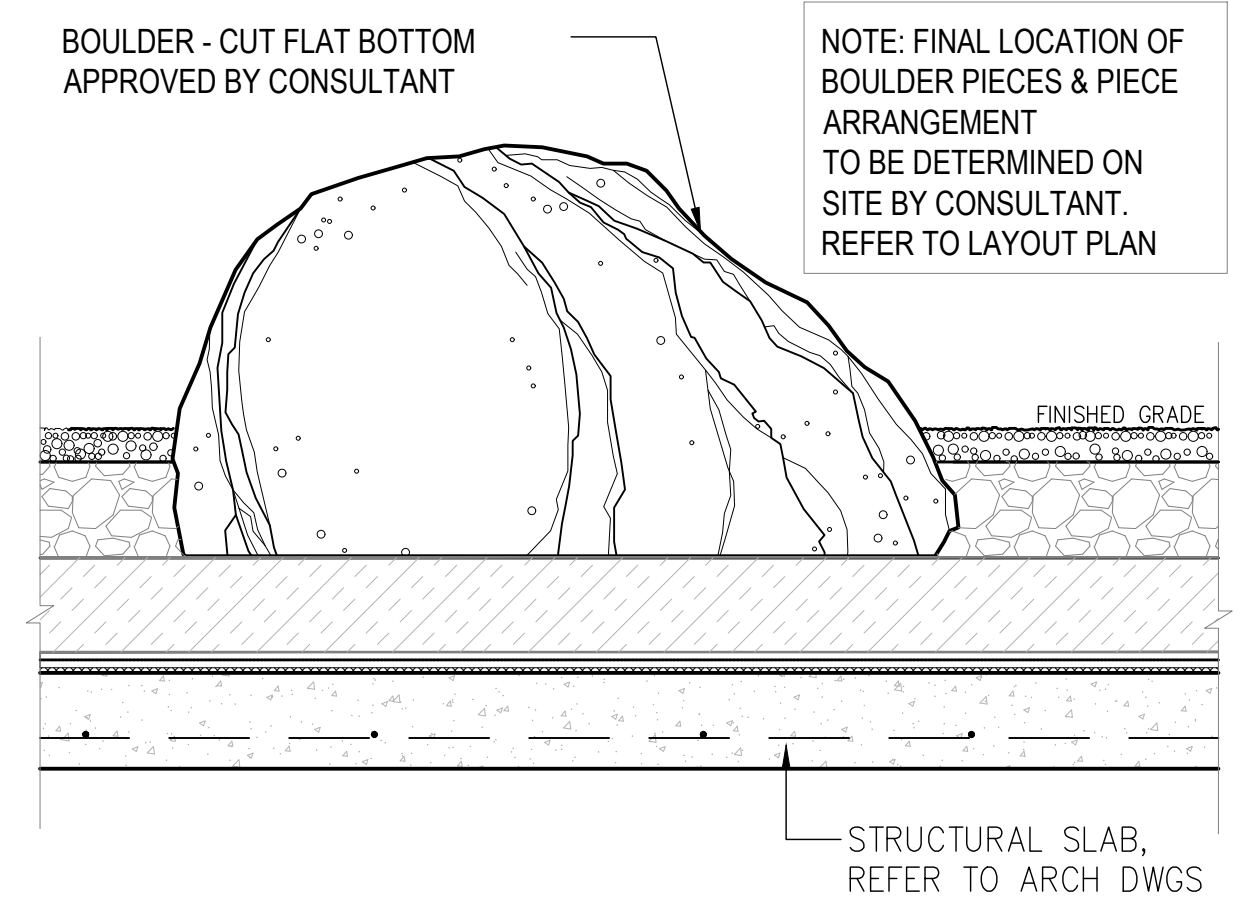
3 CONC. PAVERS ON GRADE
SCALE: 1"=1'



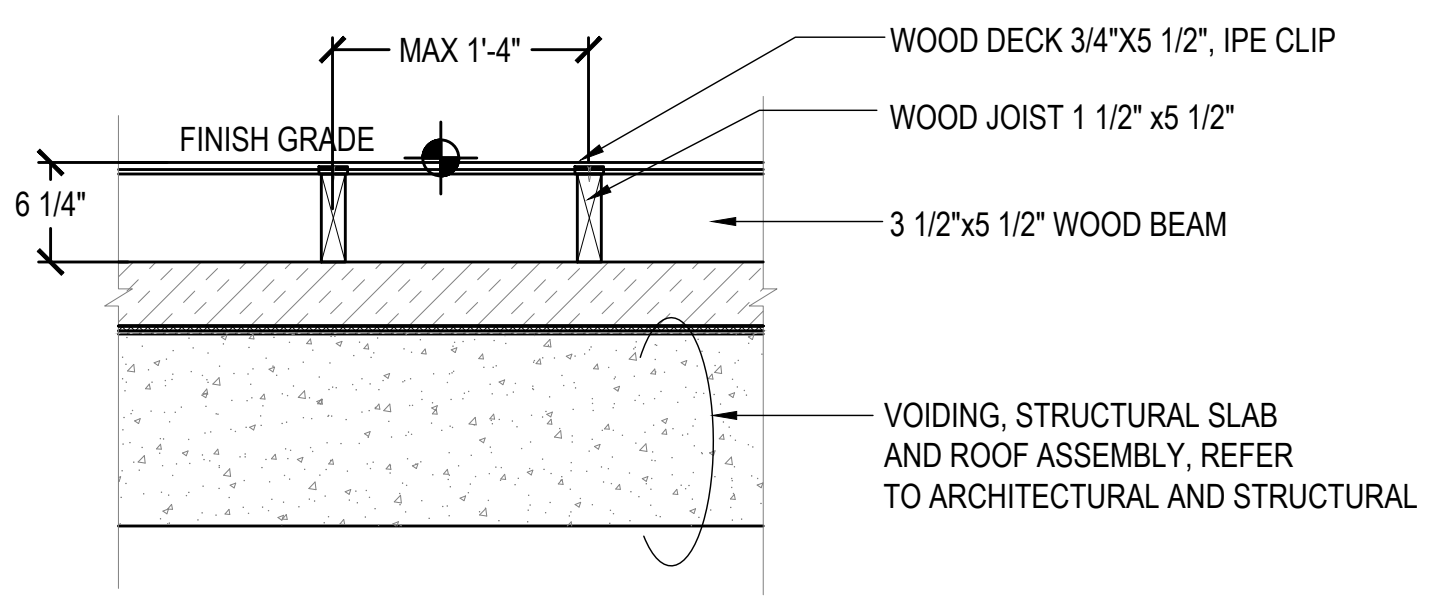
4 CONC. PAVERS ON SLAB
SCALE: 1"=1'



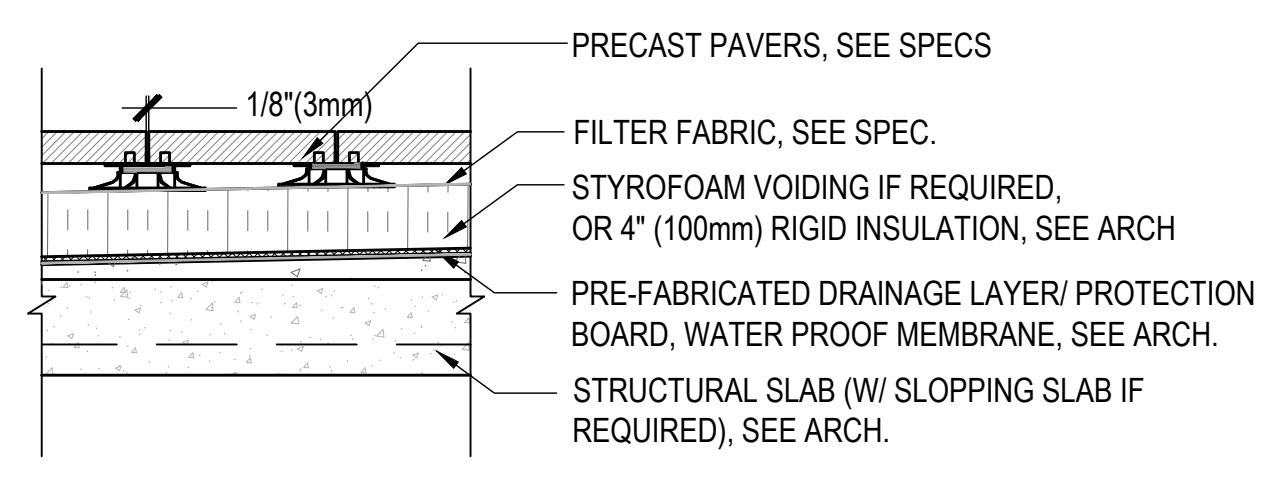
5 CIP CONCRETE ON SLAB
SCALE: 1"=1'



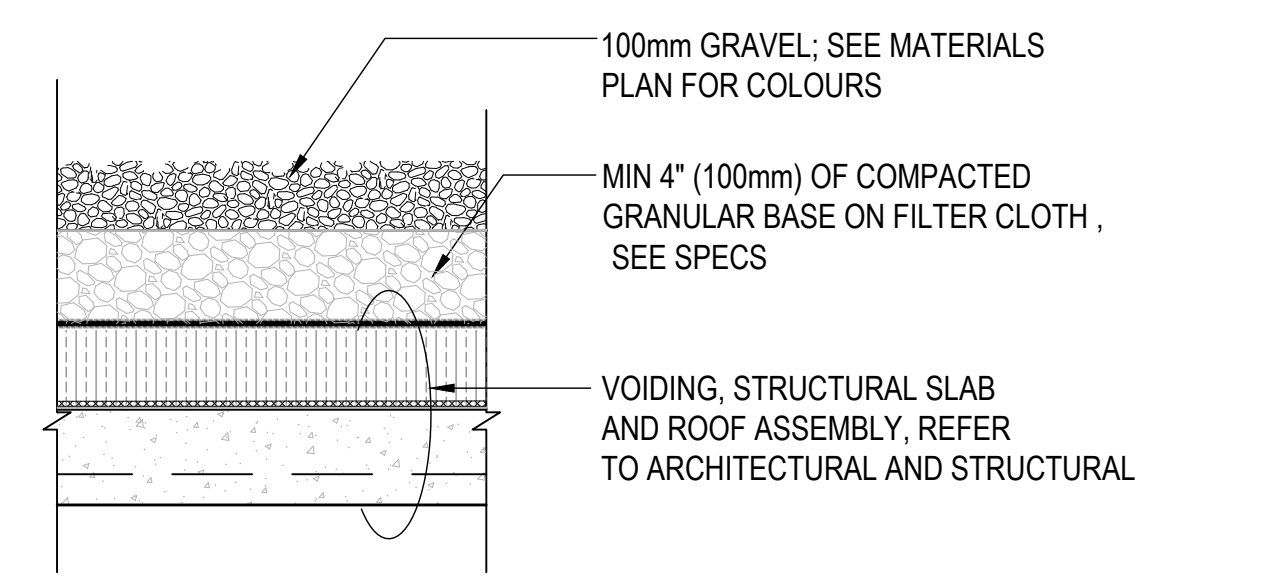
6 BOULDER ON SLAB
SCALE: 1"=1'



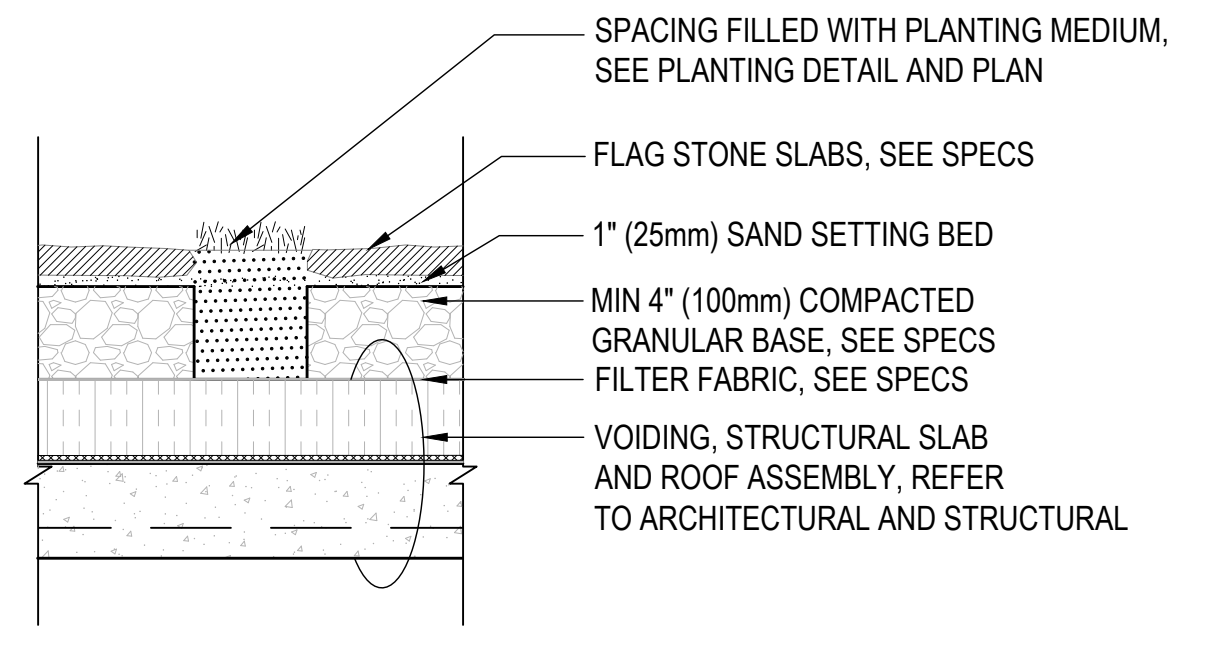
7 WOOD DECK ON SLAB TYP.
SCALE: 1"=1'



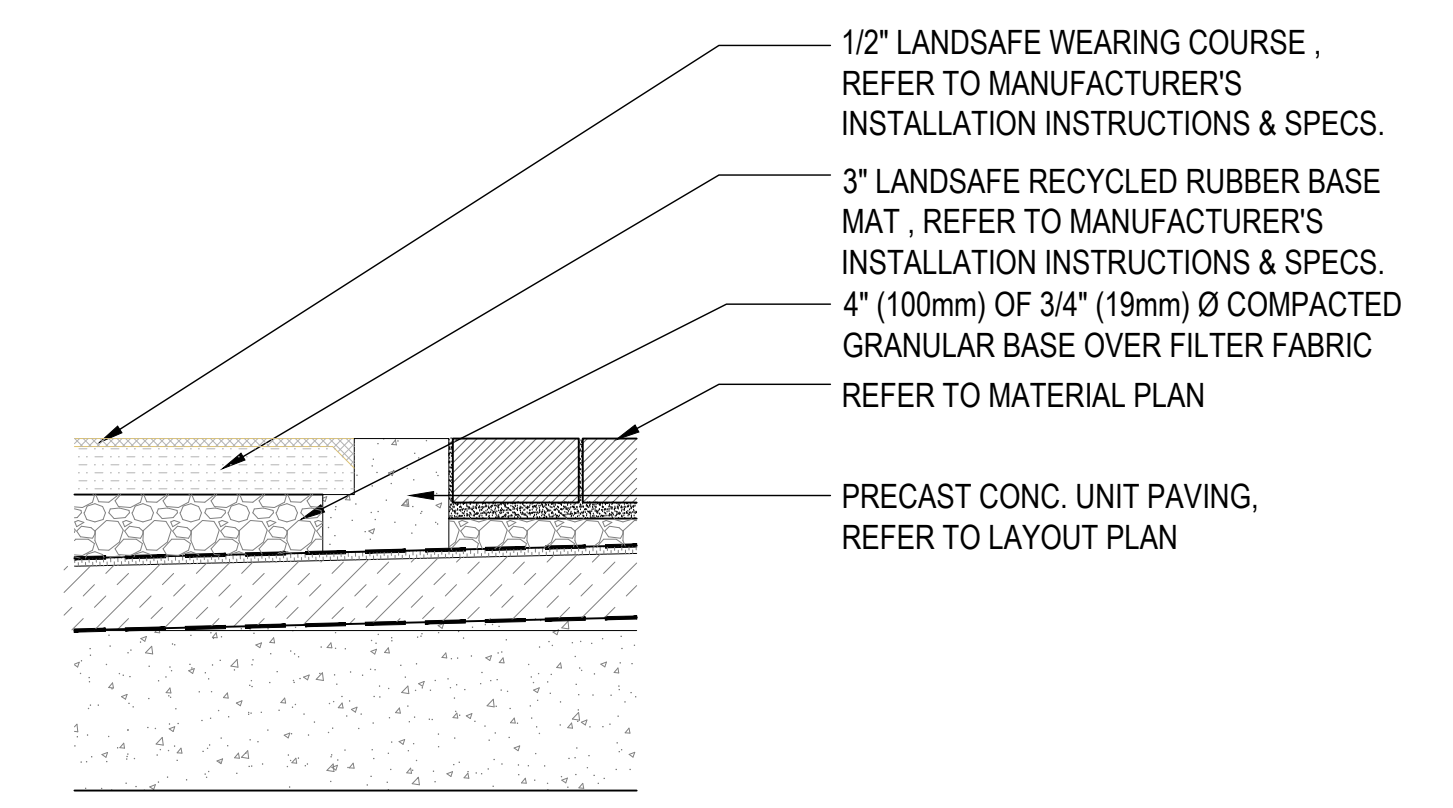
8 PRECAST PAVERS ON PEDESTAL
SCALE: 1"=1'



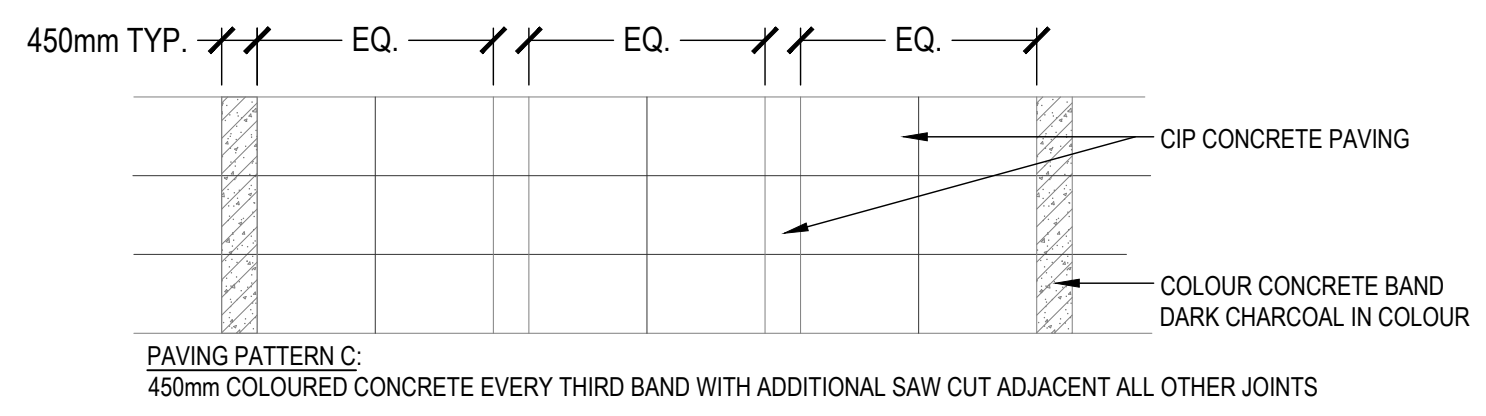
9 GRAVEL STONE ON SLAB
SCALE: 1"=1'



10 FLAGSTONE PAVERS ON SLAB
SCALE: 1"=1'



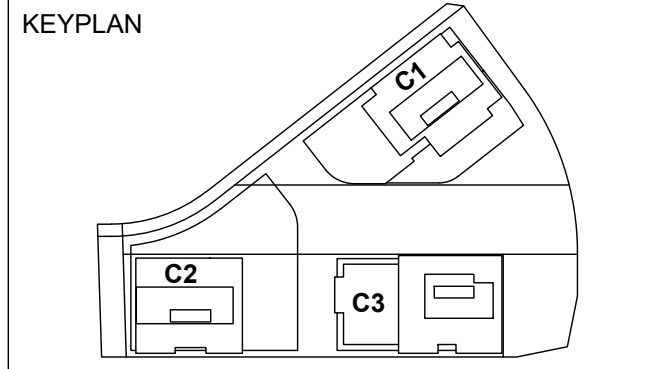
11 RUBBER SURFACE
SCALE: 1"=1'



12 41ST AVE. CONC. SIDEWALK PAVING
SCALE: NTS (UPFIT BY LANDSCAPE FORMS)

10/04/2023 2:52:47 PM

ISSUES		
No.	DESCRIPTION	DATE
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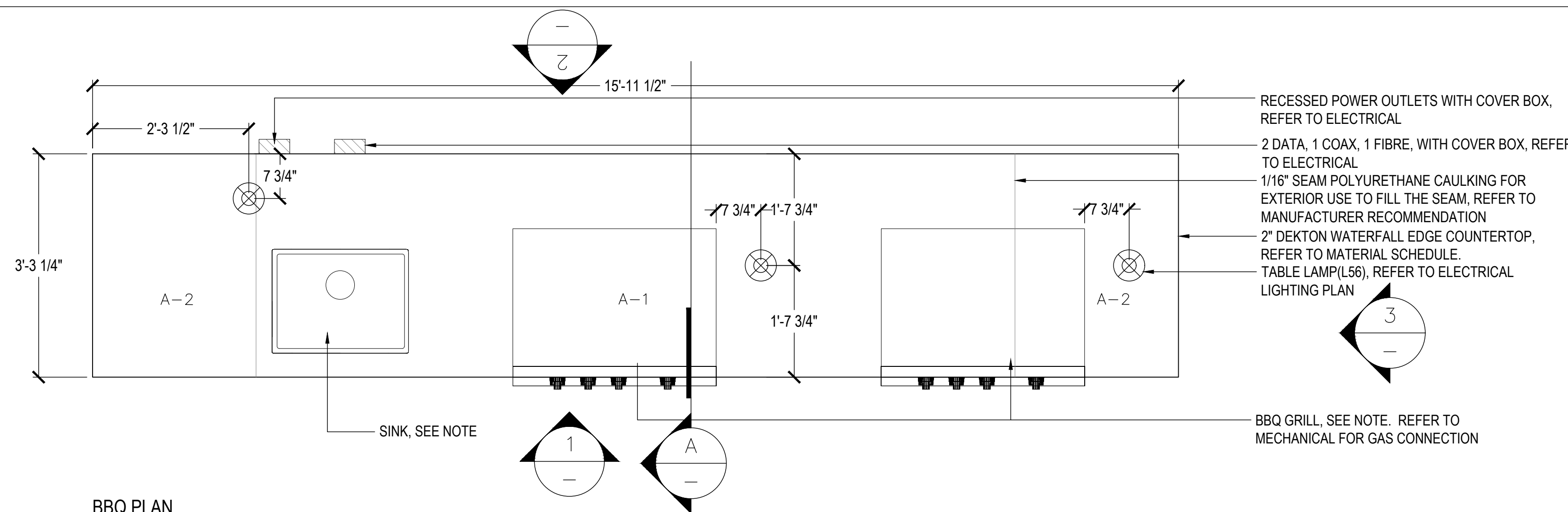
PROJECT
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(OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)	
DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL
SCALE: AS SHOWN	

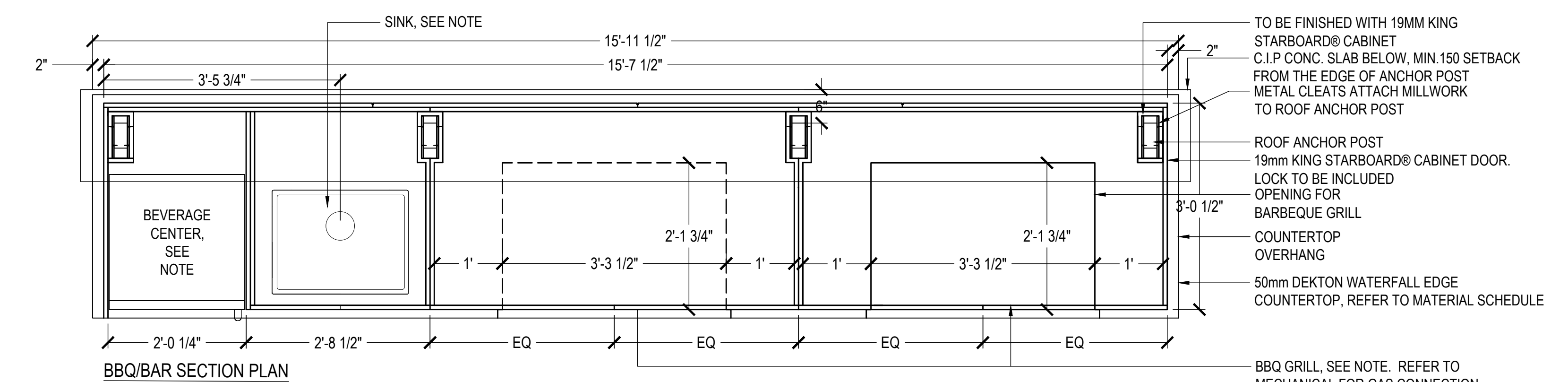
SHEET TITLE
LANDSCAPE DETAILS
- OUTDOOR KITCHEN

SHEET NUMBER
L10.04

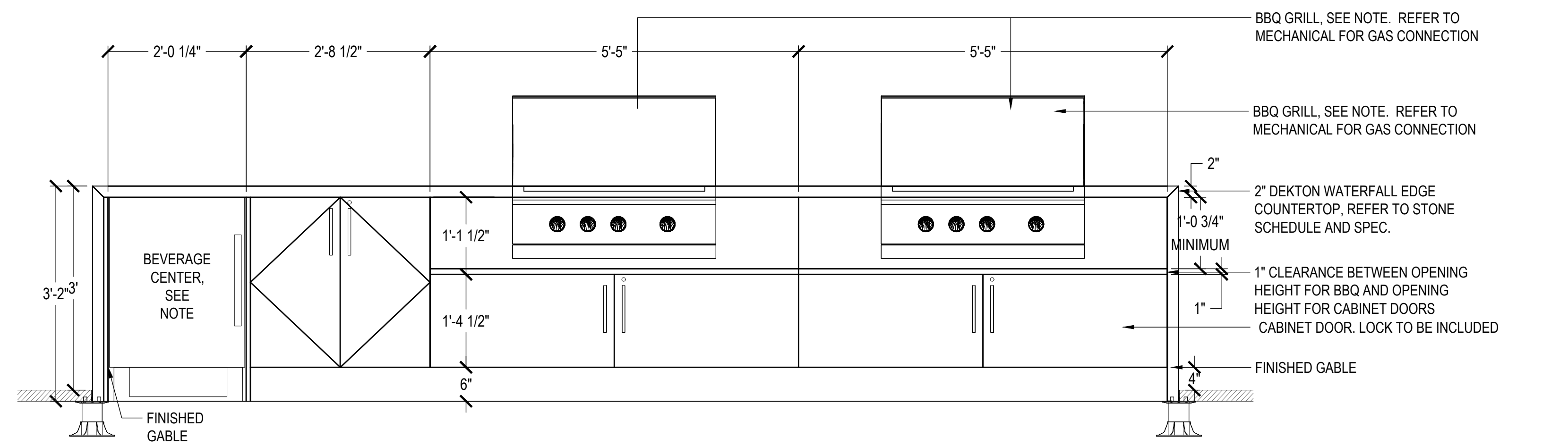
- NOTE:**
- MILLWORKER TO CONFIRM ALL APPLIANCE SIZES AND CLEARANCES AND COORDINATE WITH MILLWORK AS REQUIRED.
 - MILLWORK TO BE FASTENED TO C.I.P CONC. SLAB BELOW. MILLWORK TO BE COORDINATED WITH ROOF ANCHOR POST + MOUNTING HARDWARE SELECTED
 - PROVIDE LOCKS FOR EACH OF CABINET DOORS
 - PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION
 - COLOUR FOR KING STARBOARD® CABINET TBD. FINAL COLOUR TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SAMPLE FOR APPROVAL
 - BBQ GRILL:
NAME: 36" OUTDOOR GAS GRILL
MODEL: OG36
PORTER & CHARLES: WOLF
MANUFACTURER: MIDLAND APPLIANCES
CONTACT: MARK CROCKER
PHONE: 604.278.6131/ 604.897.0505
 - OUTDOOR BEVERAGE CENTRE:
NAME: 24" OUTDOOR UNDERCOUNTER REFRIGERATOR - STAINLESS DOOR
MODEL: UC-24RO
PORTER & CHARLES: SUB-ZERO
MANUFACTURER: MIDLAND APPLIANCES
CONTACT: MARK CROCKER
PHONE: 604.278.6131/ 604.897.0505
 - SINK
NAME: STRIVE® - UNDER-MOUNT KITCHEN SINK WITH SINK RACK
MODEL: K-5286-NA
DIMENSION: 24" x 18-1/4" x 9-5/16"
PORTER & CHARLES: KOHLER
MANUFACTURER: KOHLER CANADA
 - FAUCET
NAME: PURIST PRIMARY PULLOUT KITCHEN FAUCET
MODEL: K-7505-CP
PORTER & CHARLES: KOHLER
MANUFACTURER: KOHLER CANADA



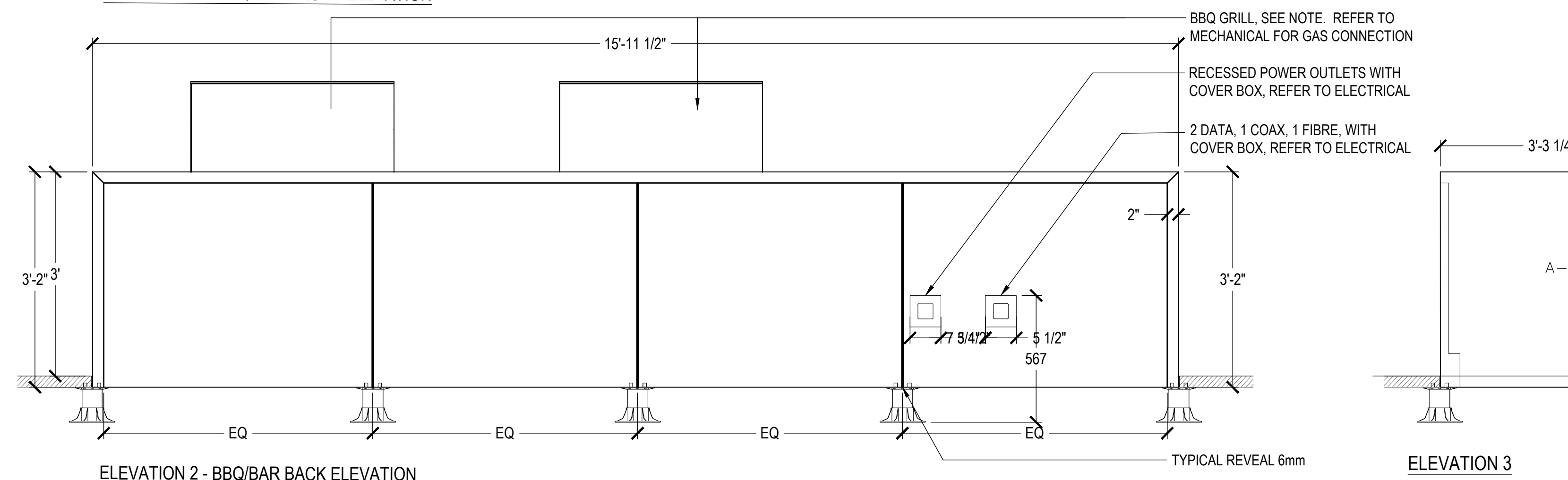
BBQ PLAN



BBQ/BAR SECTION PLAN

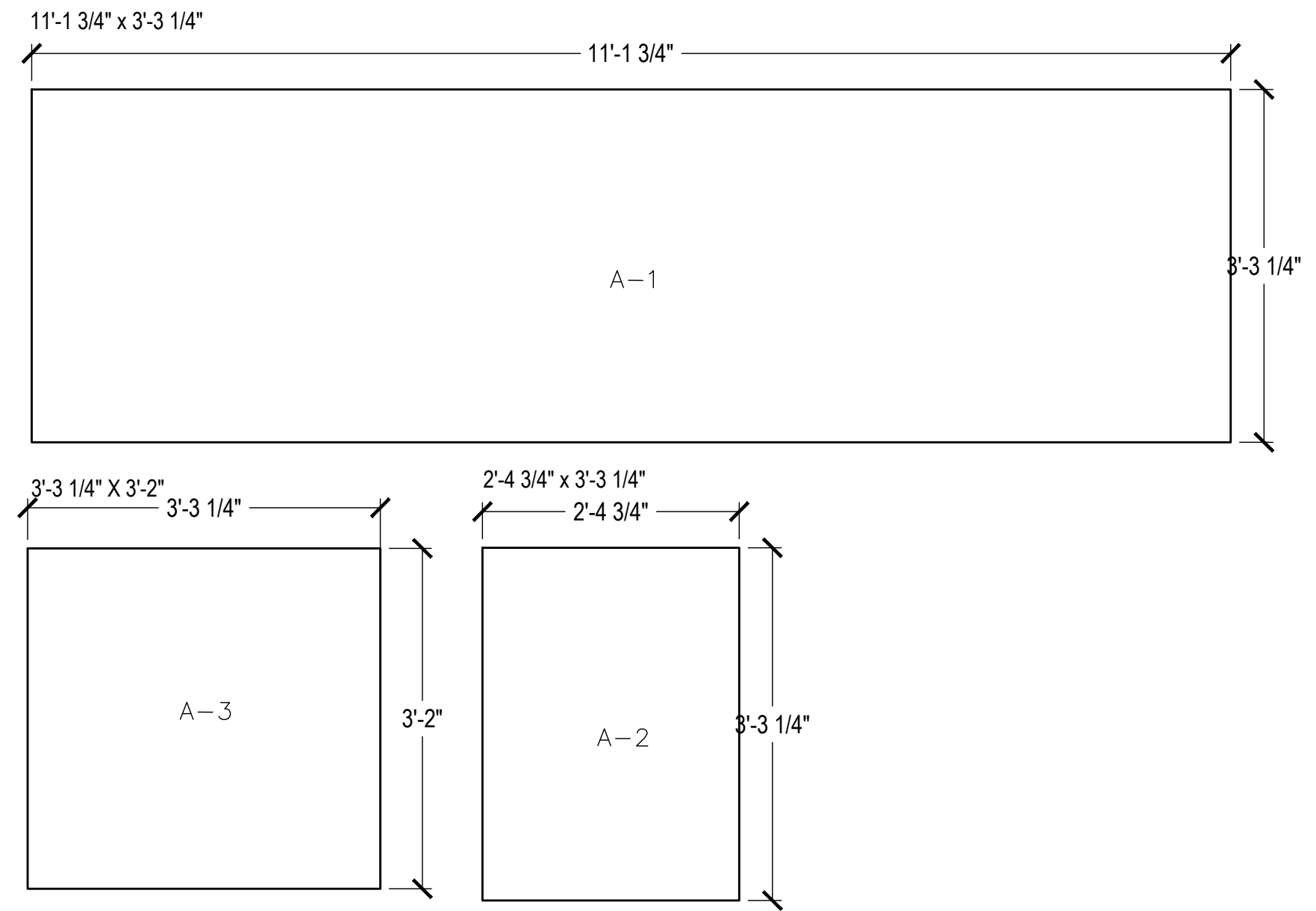


ELEVATION 1 - BBQ/BAR FRONT ELEVATION

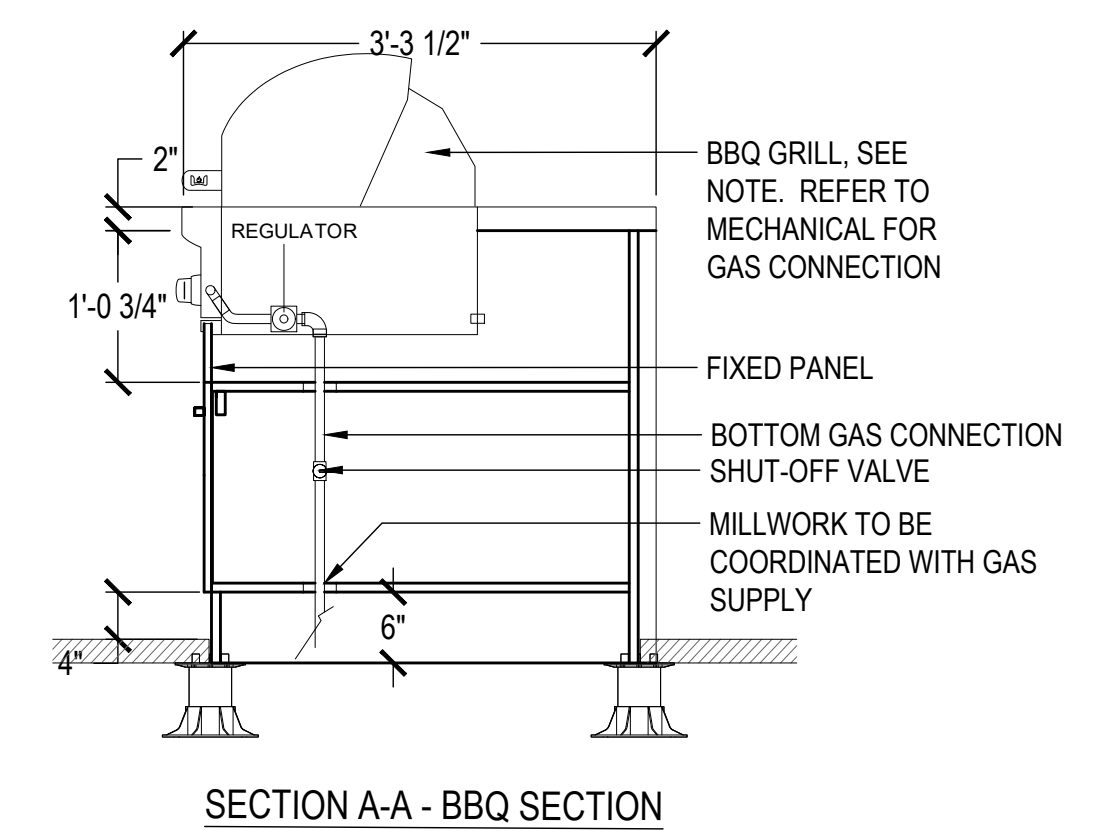


ELEVATION 2 - BBQ/BAR BACK ELEVATION

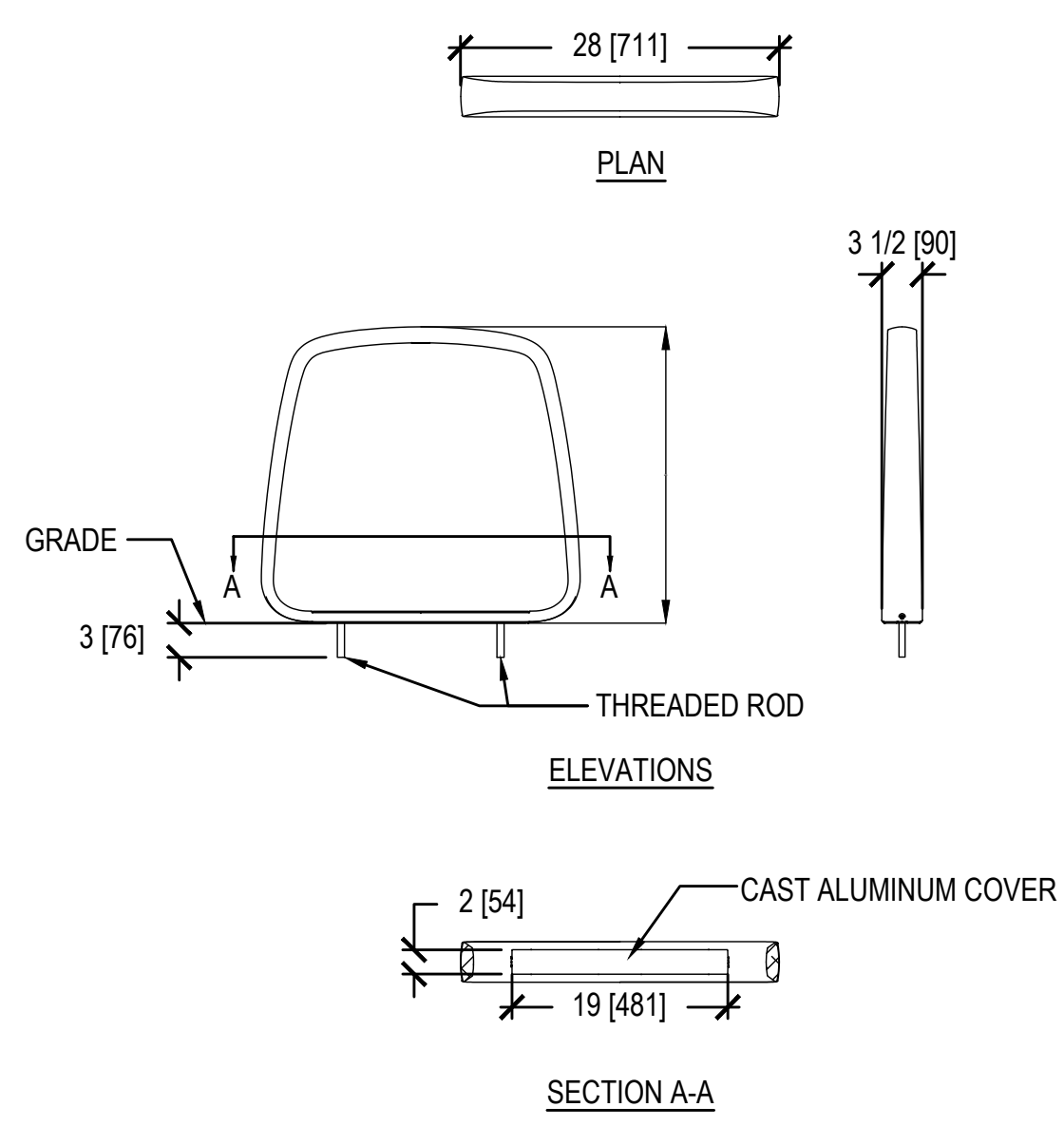
1
BBQ COUNTER
SCALE: 1/2"=1'



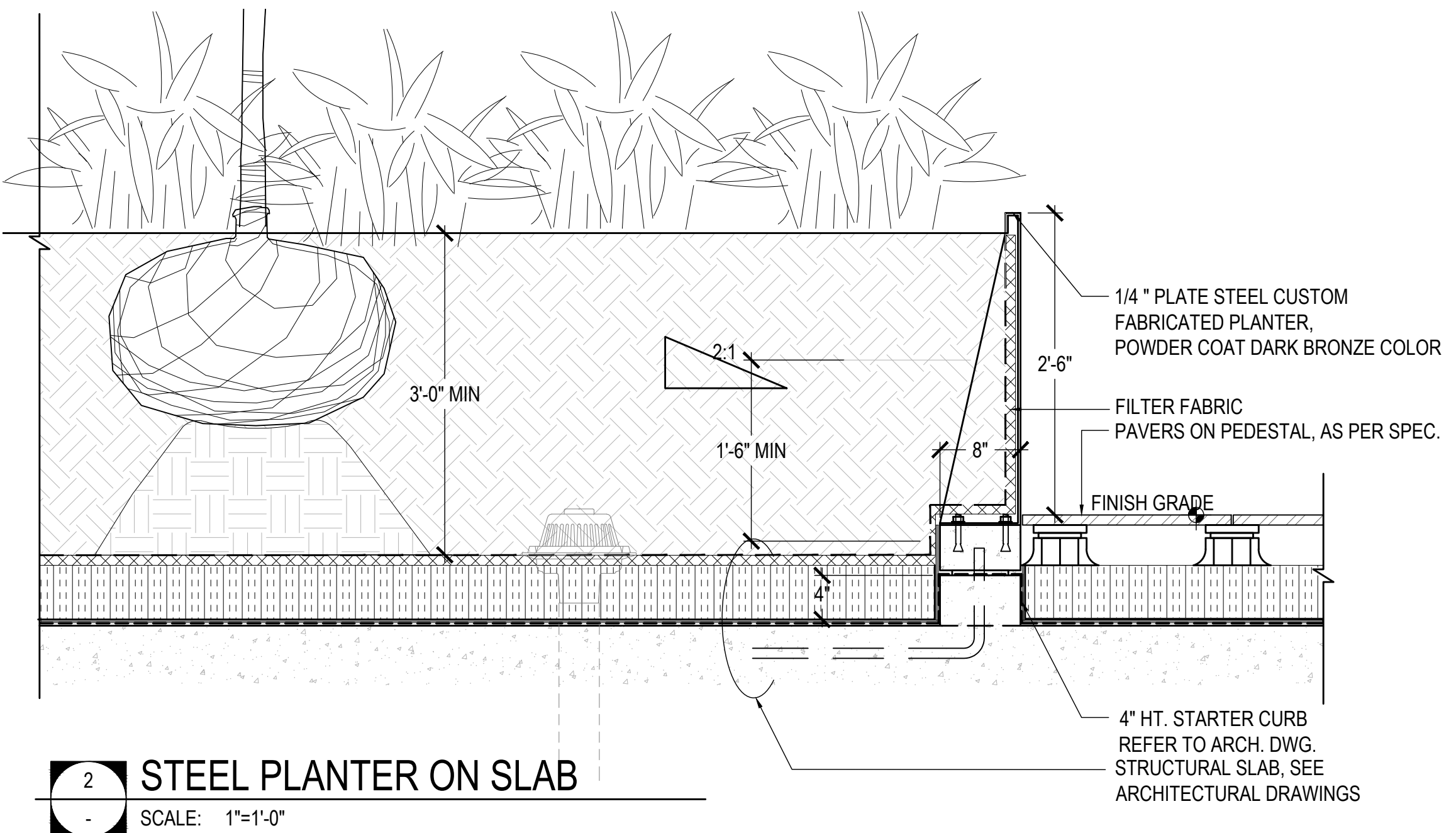
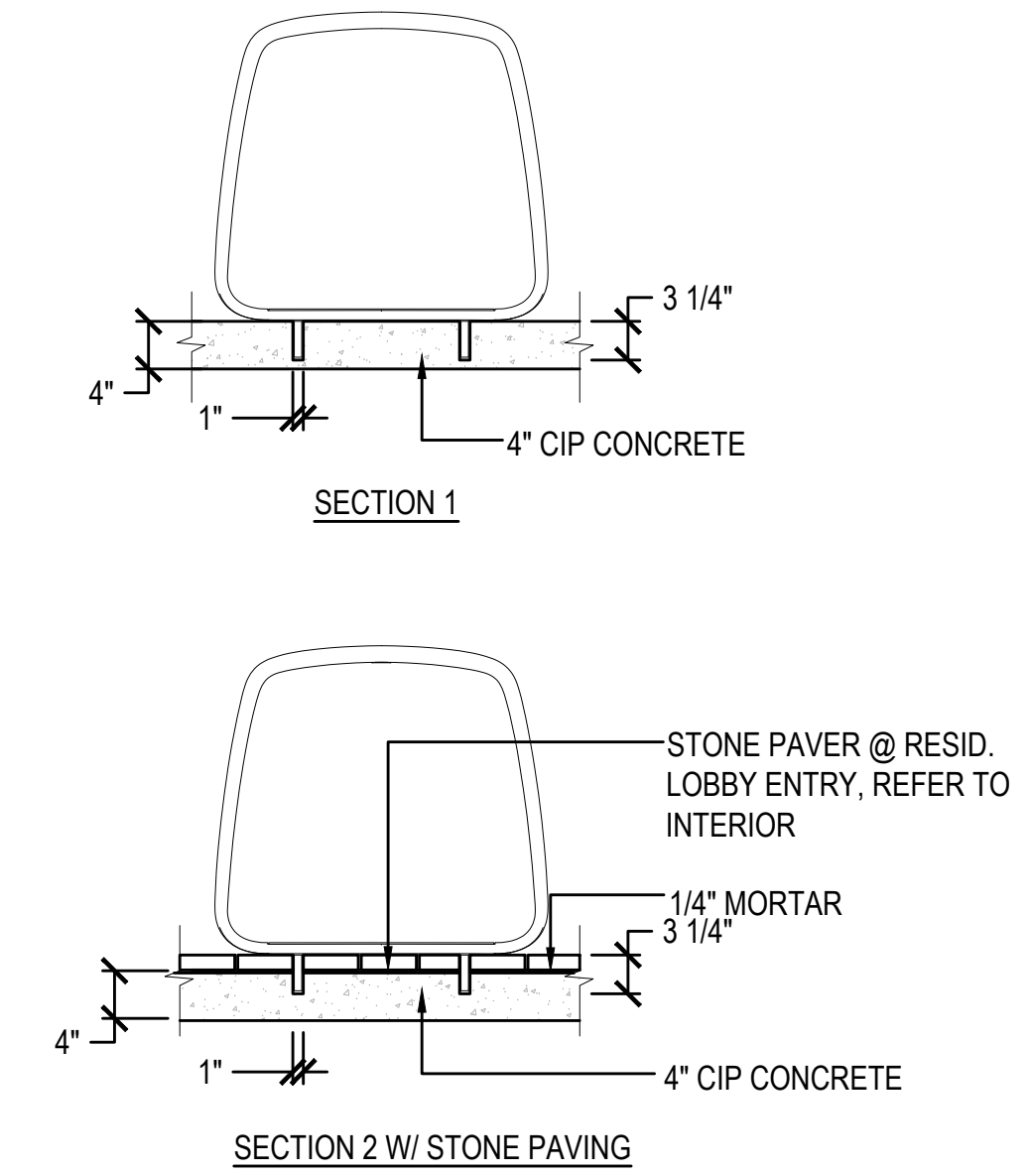
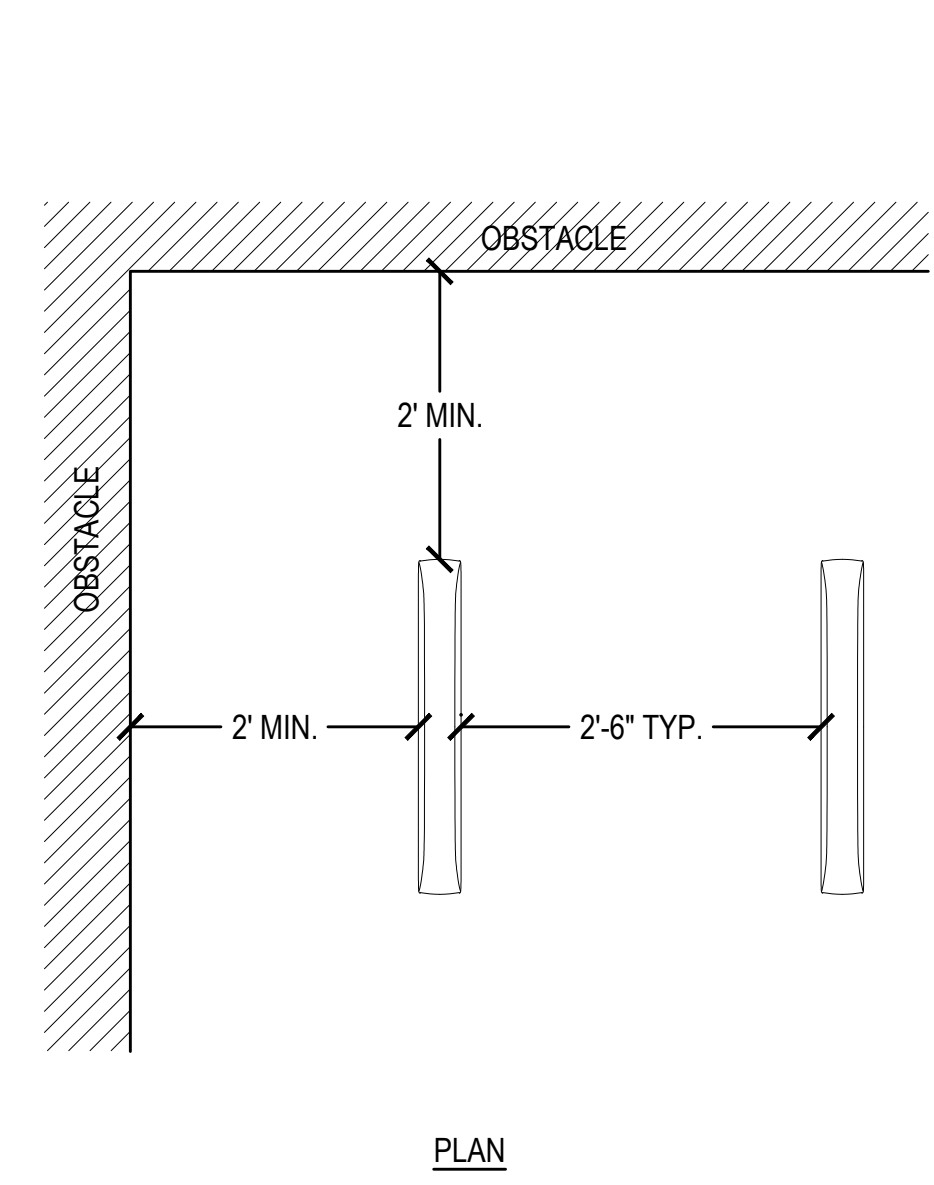
BBQ MATERIAL SCHEDULE



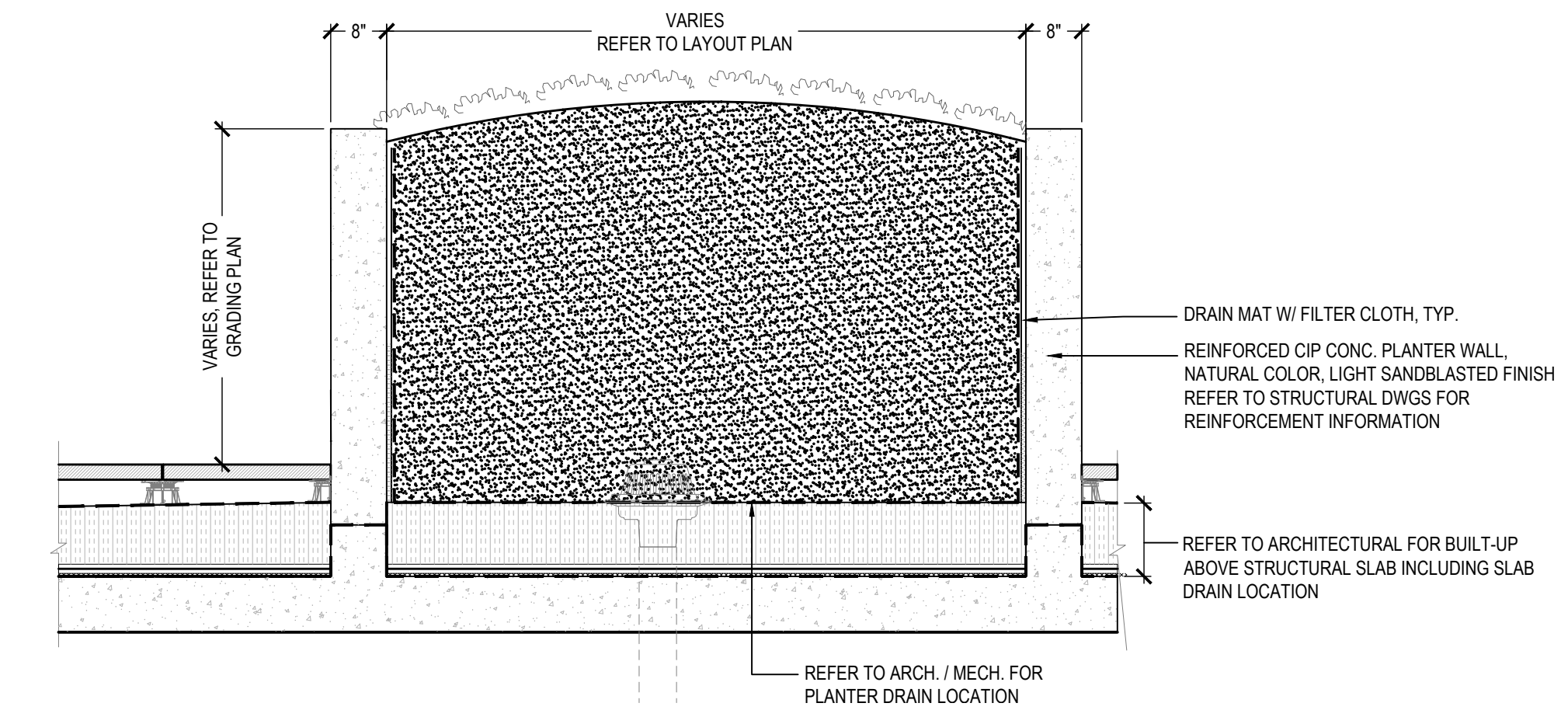
ELEVATION 3



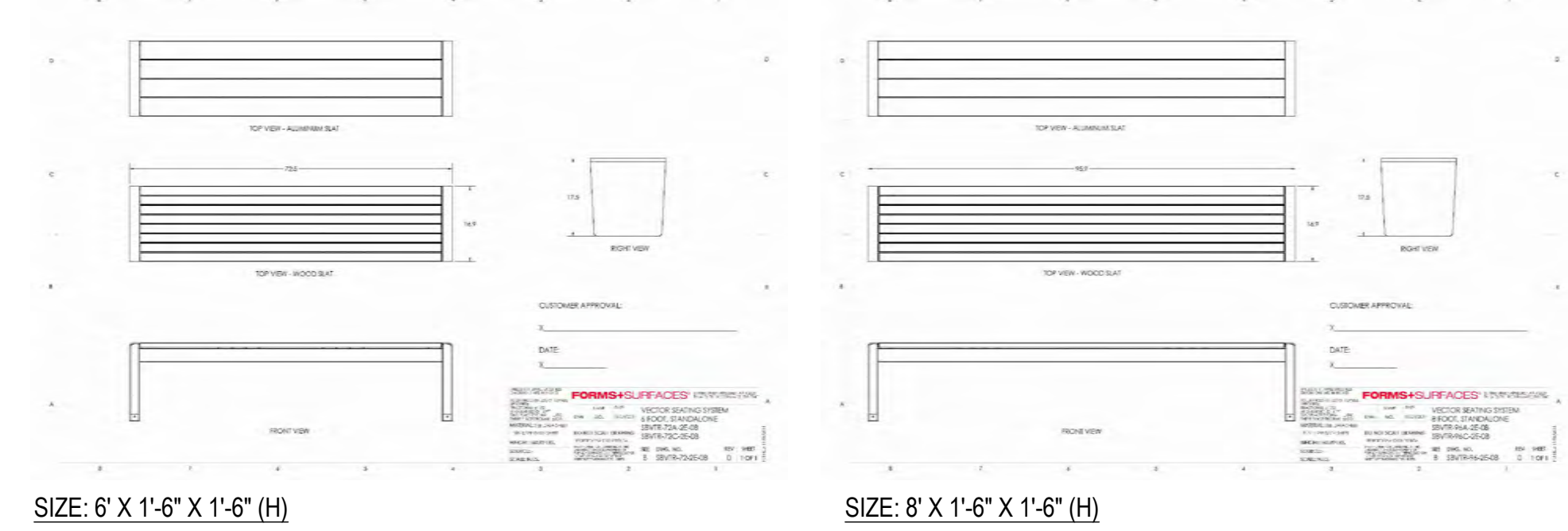
1 BIKE RACK B 'RIDE'
SCALE: 3/4"=1'



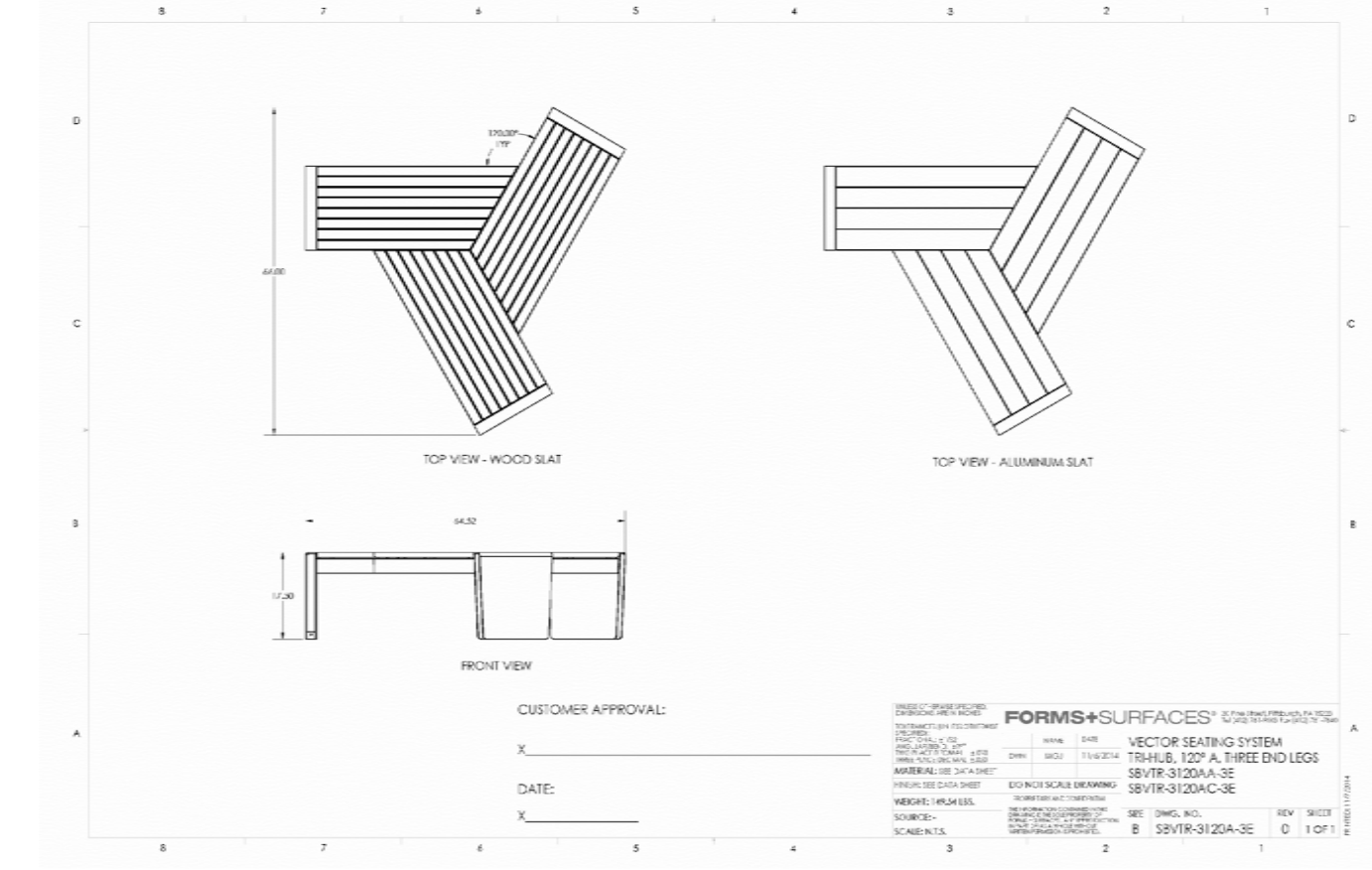
2 STEEL PLANTER ON SLAB
SCALE: 1"=1'-0"



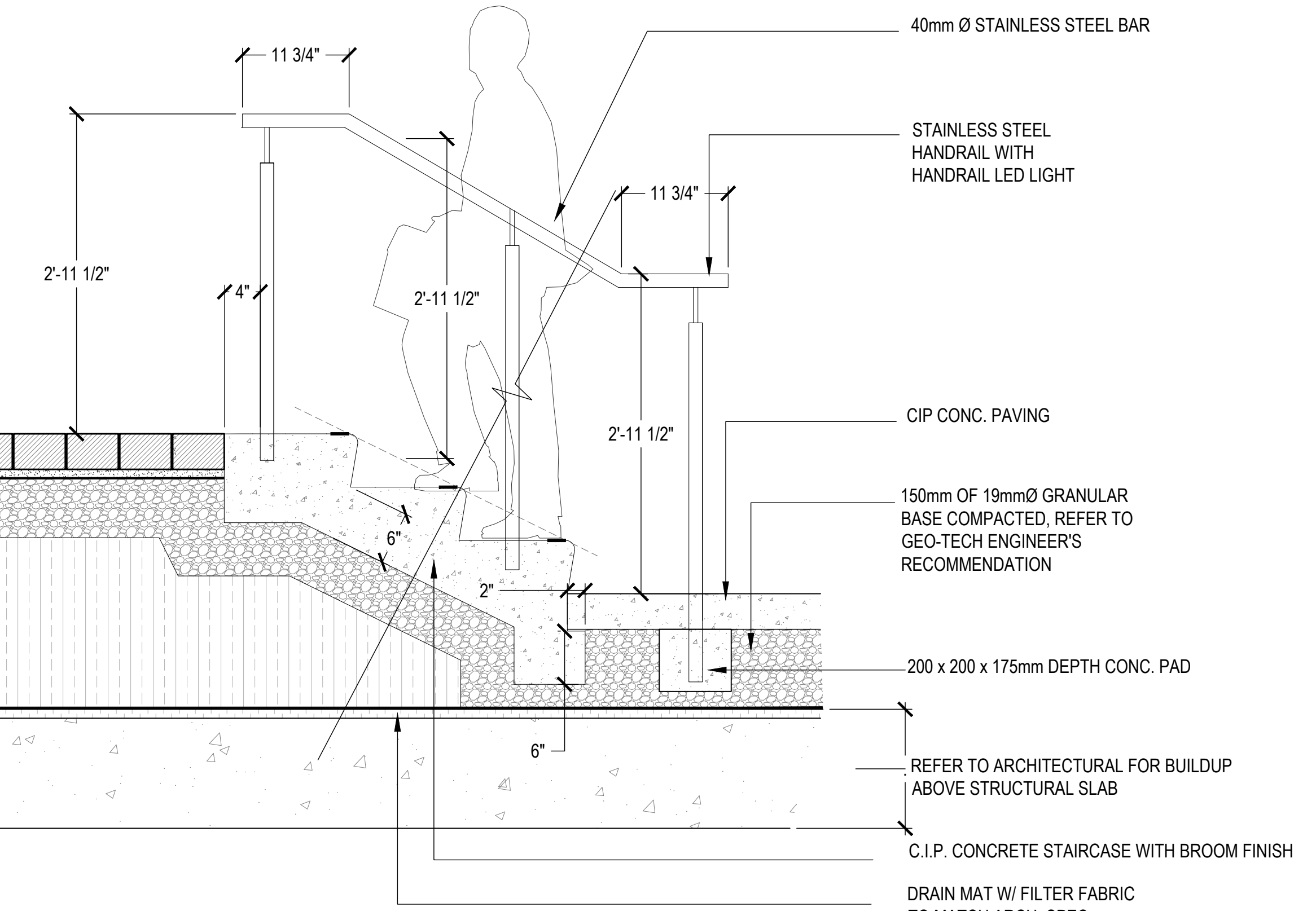
3 CONCRETE PLANTER ON ROOFTOP
SCALE: 3/4"=1'



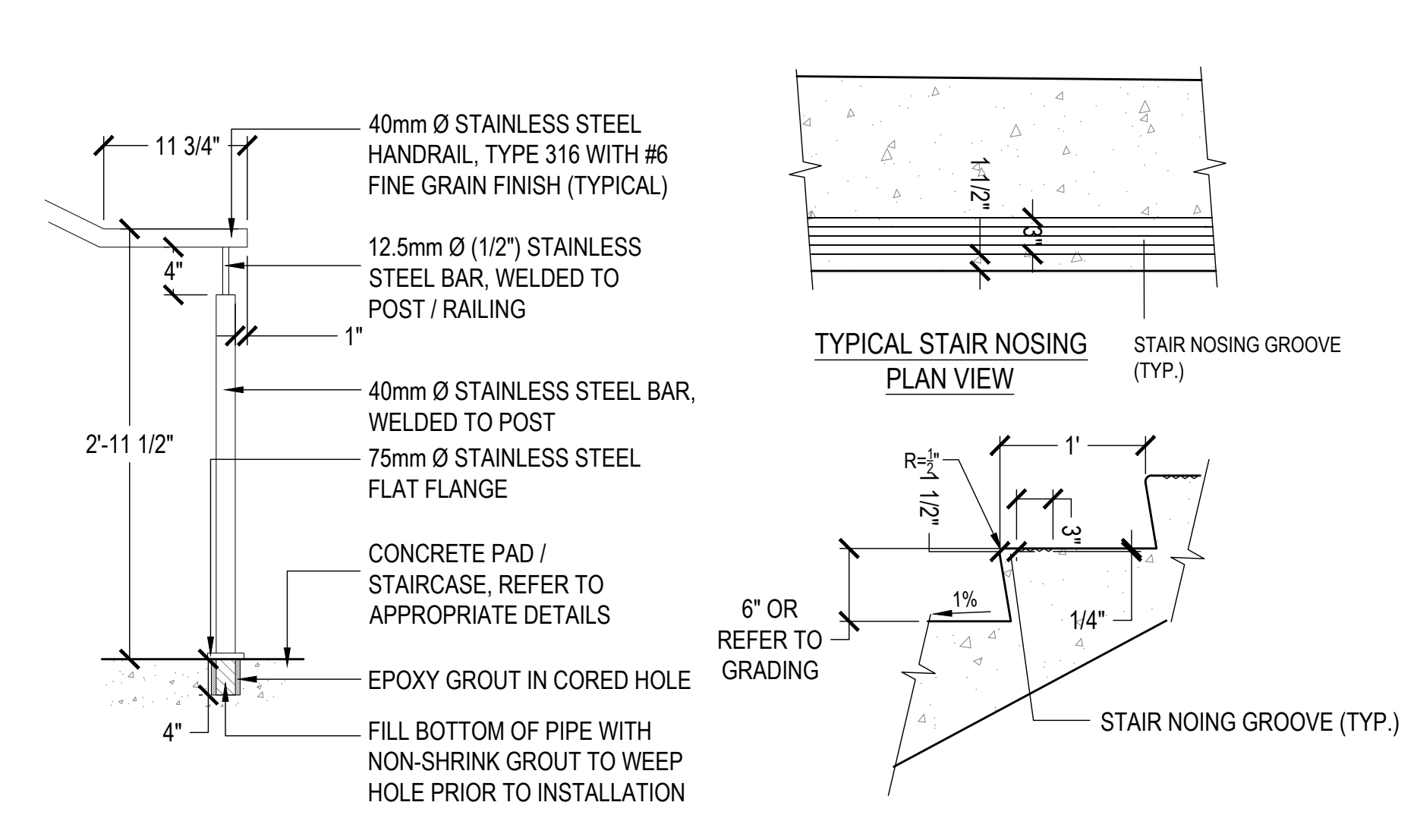
4 IPE WOOD TOP BENCH TYPE 1
SCALE: NTS



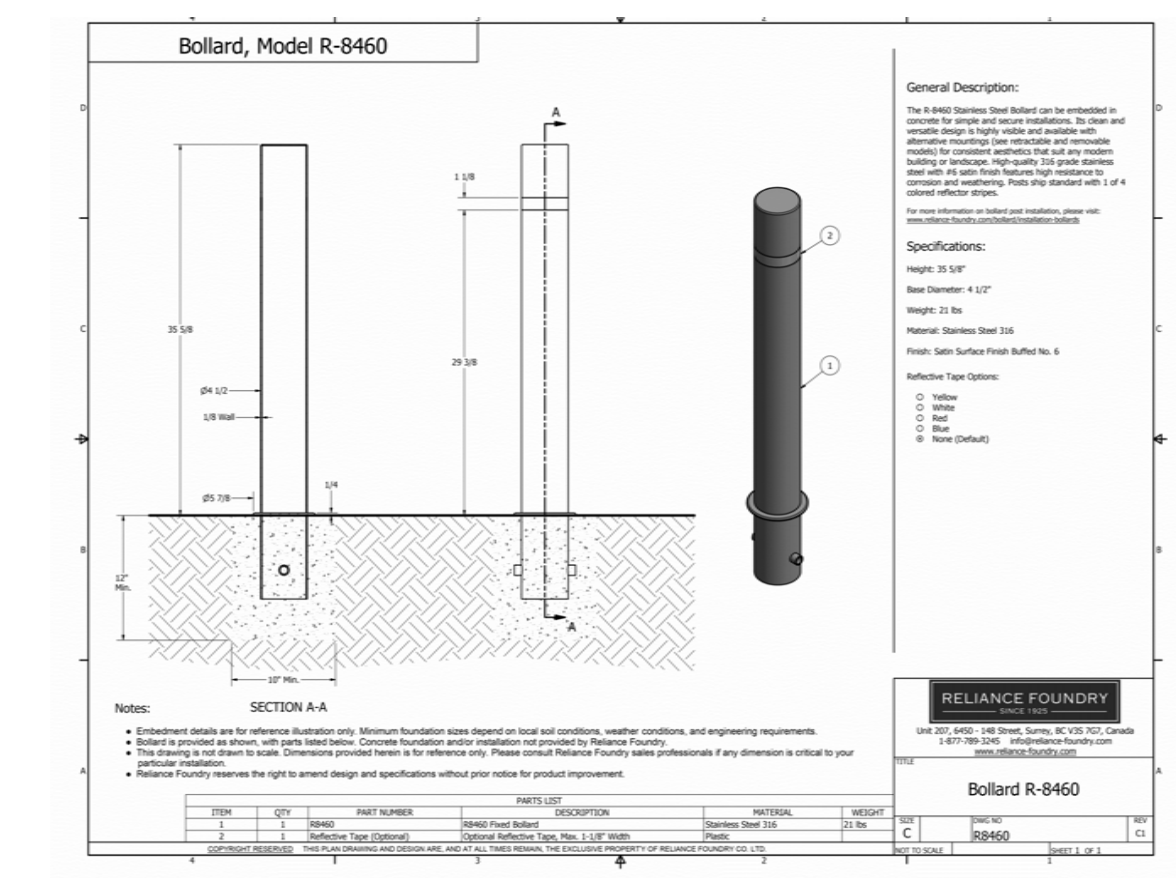
5 IPE WOOD TOP BENCH TYPE 2 - Tri-Hub
SCALE: NTS



6 CIP CONCRETE STAIR
SCALE: 1"=1'-0"



- NOTES:**
1. PROVIDE ENGINEERED SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 2. STAINLESS STEEL THROUGHOUT, REFER TO SPECIFICATION FOR FINISH.
 3. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH.
 4. EXPANSION JOINTS TO BE LOCATED AT 16'-0" (5.0m) INTERVALS.



- NOTE:**
1. FIRE PIT:
NAME: FIXED TRAFFIC BOLLARD
MODEL: R-8460
MANUFACTURER: RELIANCE FOUNDRY
SIZE: 35 5/8" H
MATERIAL: STAINLESS STEEL 316
INSTALLATION: EMBEDDED
 2. PROVIDE ENGINEERED SHOP DRAWING FOR REVIEW AND APPROVAL

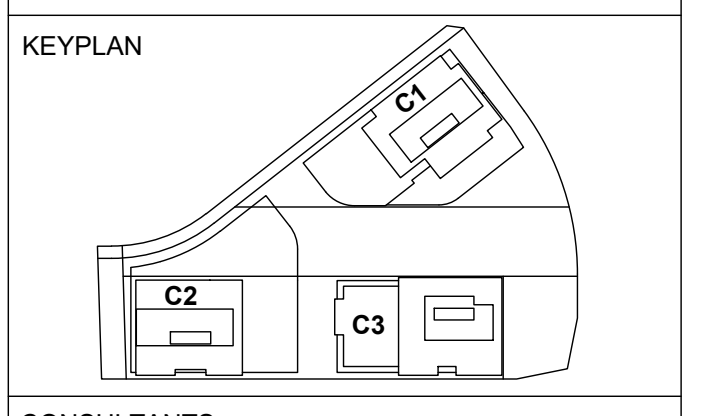
7 BOLLARD
SCALE: NTS

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ISSUES

No.	DESCRIPTION	DATE
01	ISSUED FOR DP	2023-10-06

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
formerly IBI Group Professional Services (Canada) Inc.



CONSULTANTS

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SEAL

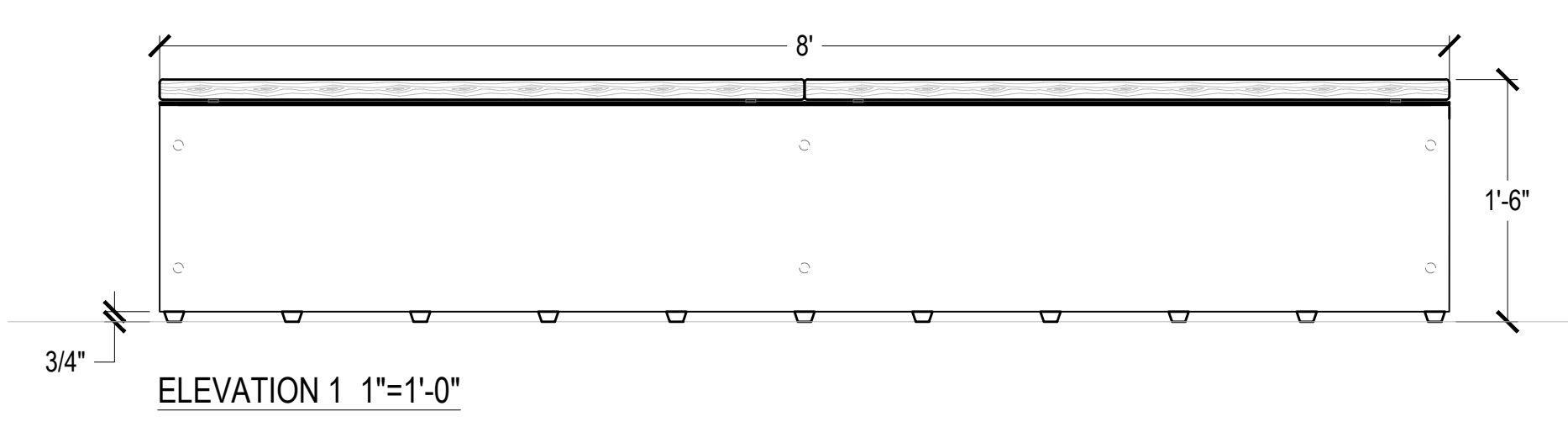
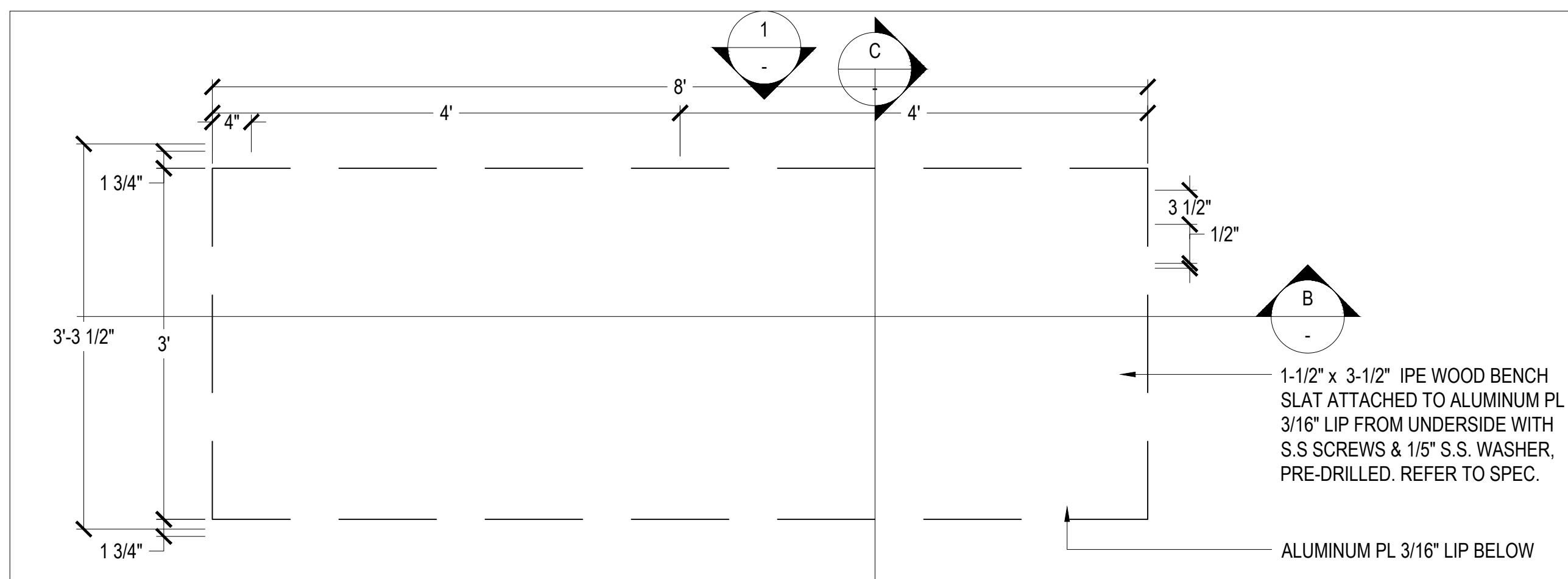
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

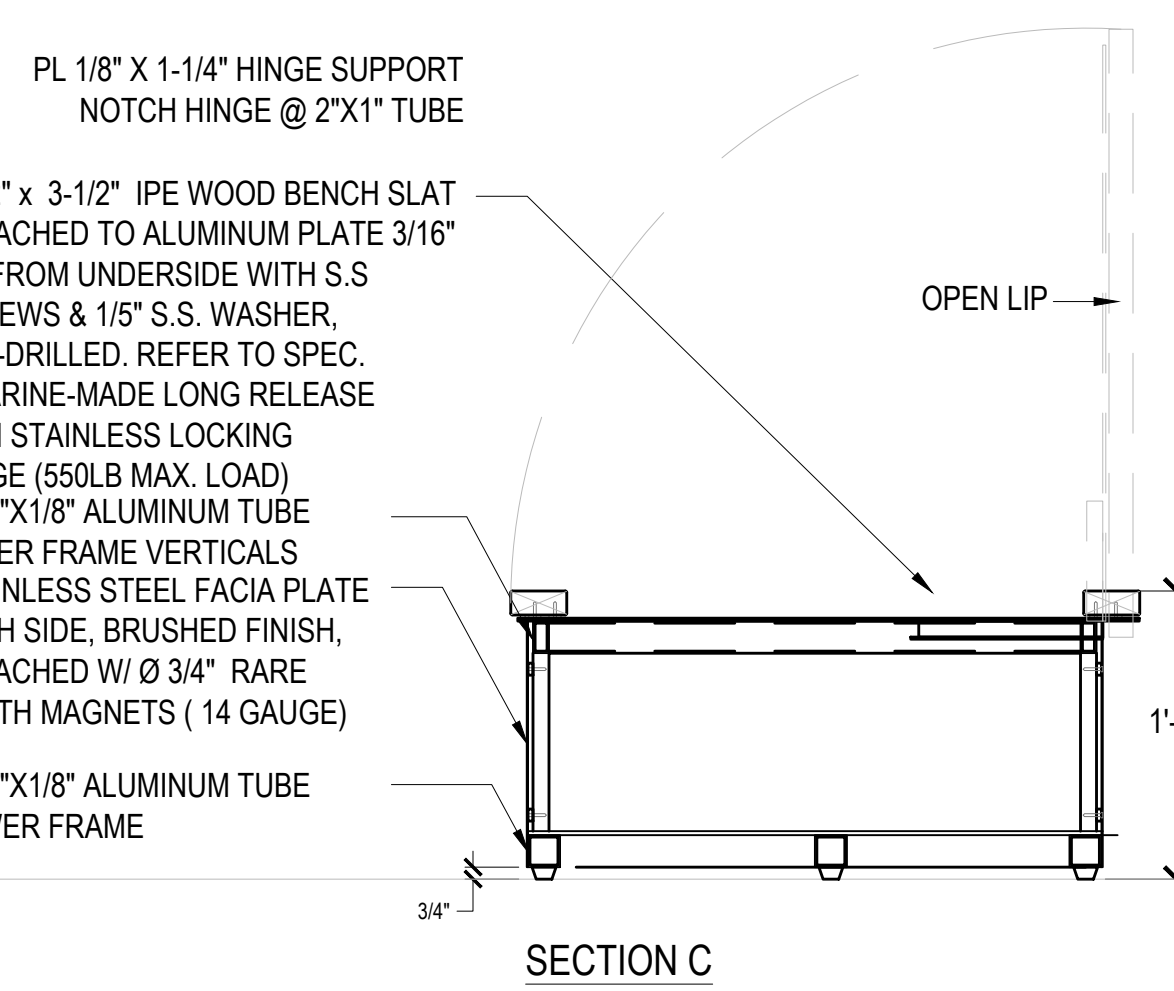
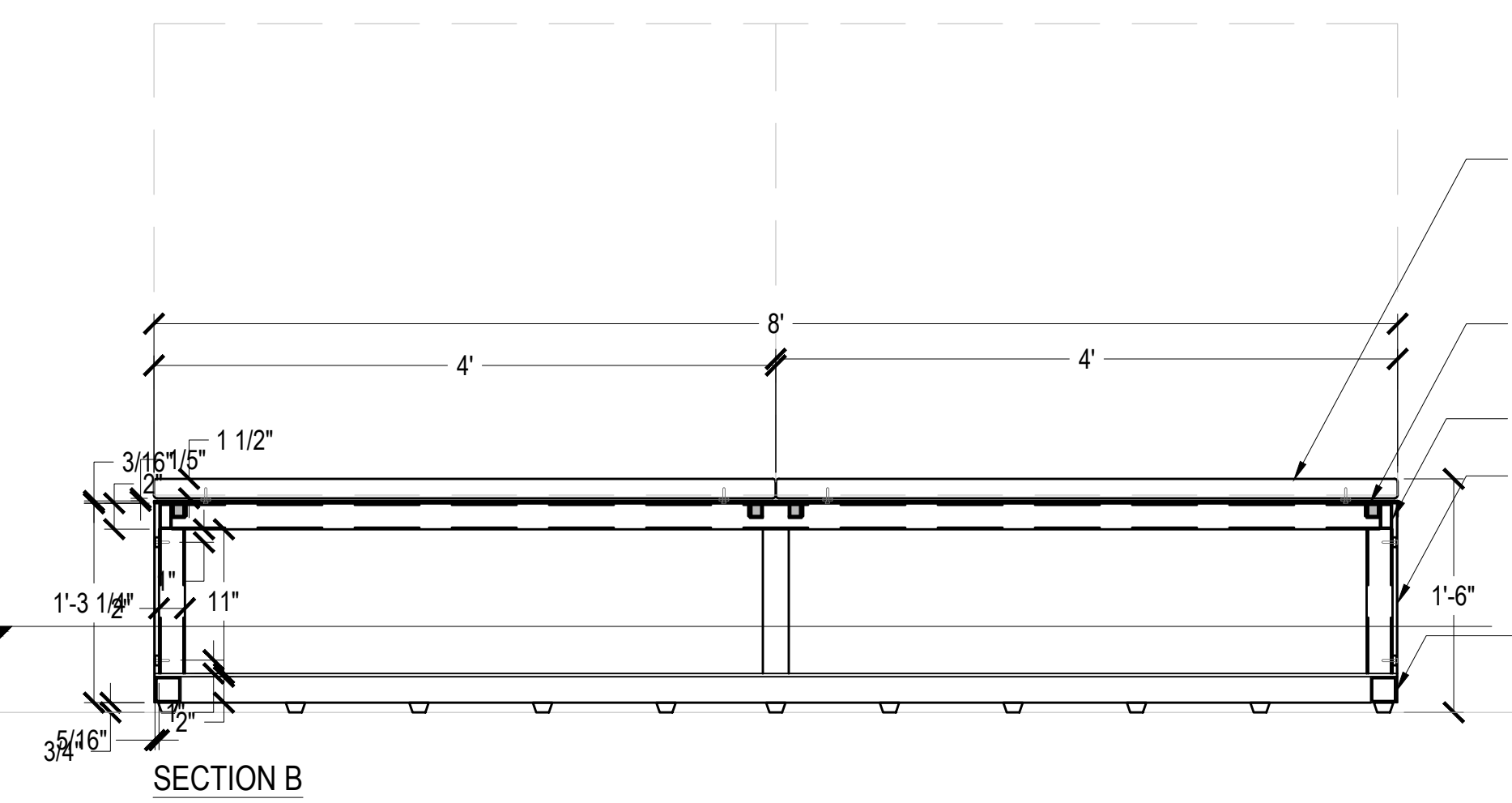
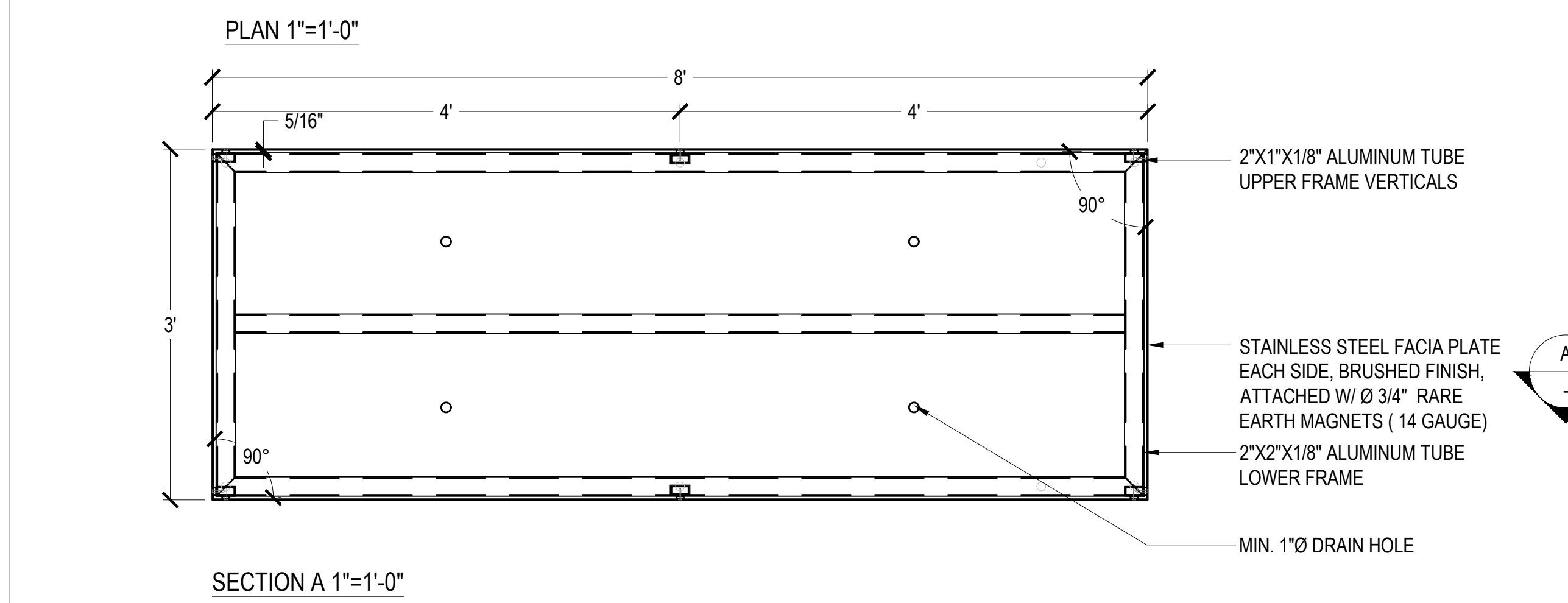
PROJECT NO: 2225 (PFS#18001)
DRAWN BY: JL
CHECKED BY: LL
PROJECT MGR: LL
APPROVED BY: LL
SCALE: AS SHOWN

SHEET TITLE
LANDSCAPE DETAILS
- SITE FURNISHING

SHEET NUMBER
L10.05
ISSUE



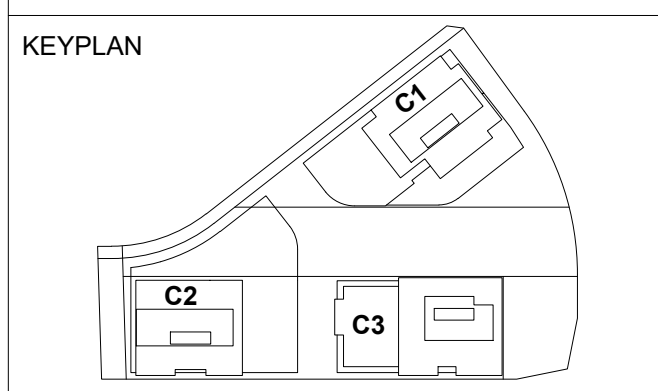
- NOTES:
- SUBMIT ENGINEERED SHOP DRAWINGS OF SEATING BLOCK ASSEMBLY INCLUDING ALL METAL WORK AND CARPENTRY TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - PROVIDE IPE WOOD FOR ALL WOOD MEMBERS AS PER SPEC, UNLESS OTHERWISE NOTED.
 - PROVIDE STAINLESS STEEL HARDWARE UNLESS OTHERWISE INDICATED.



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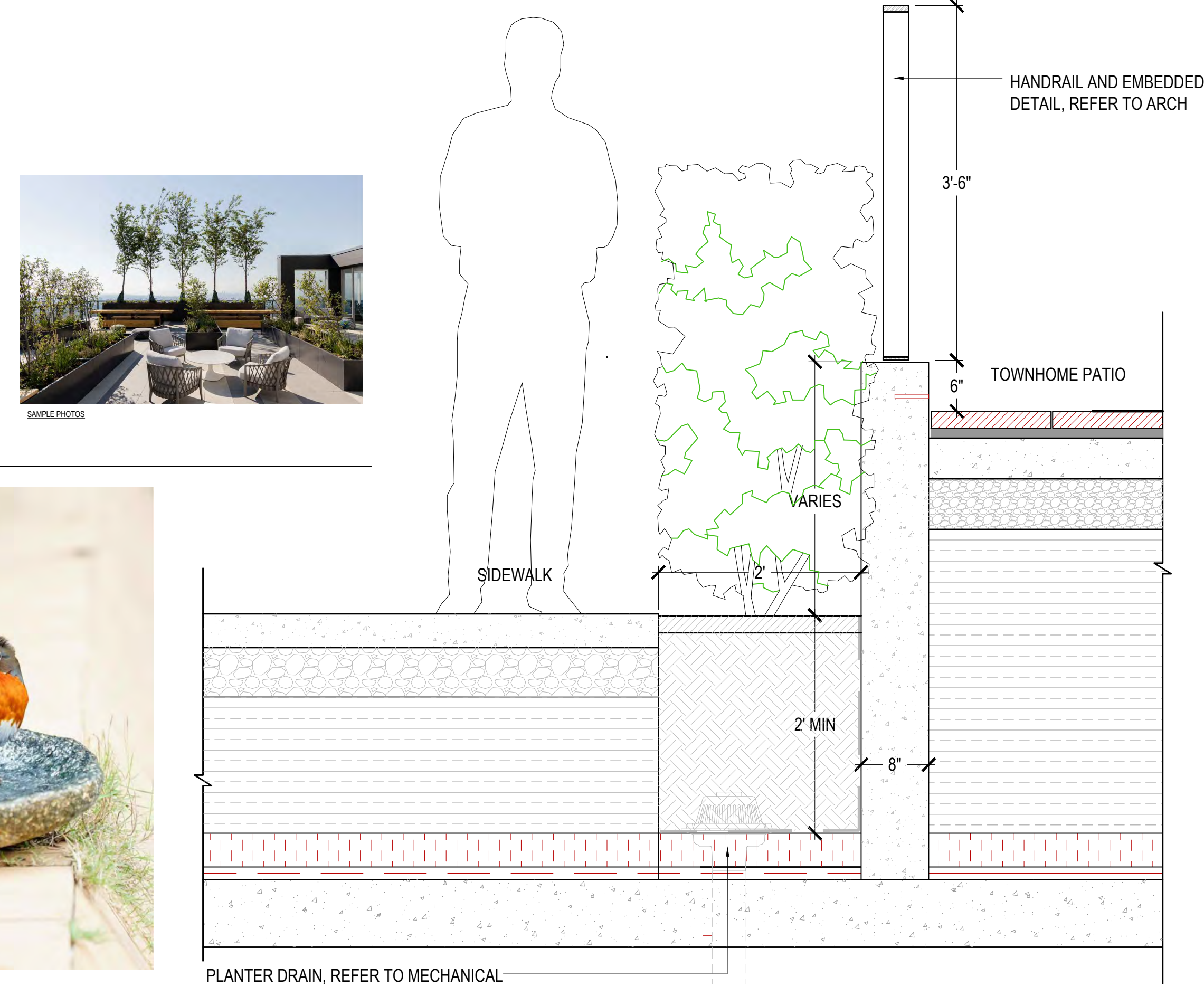
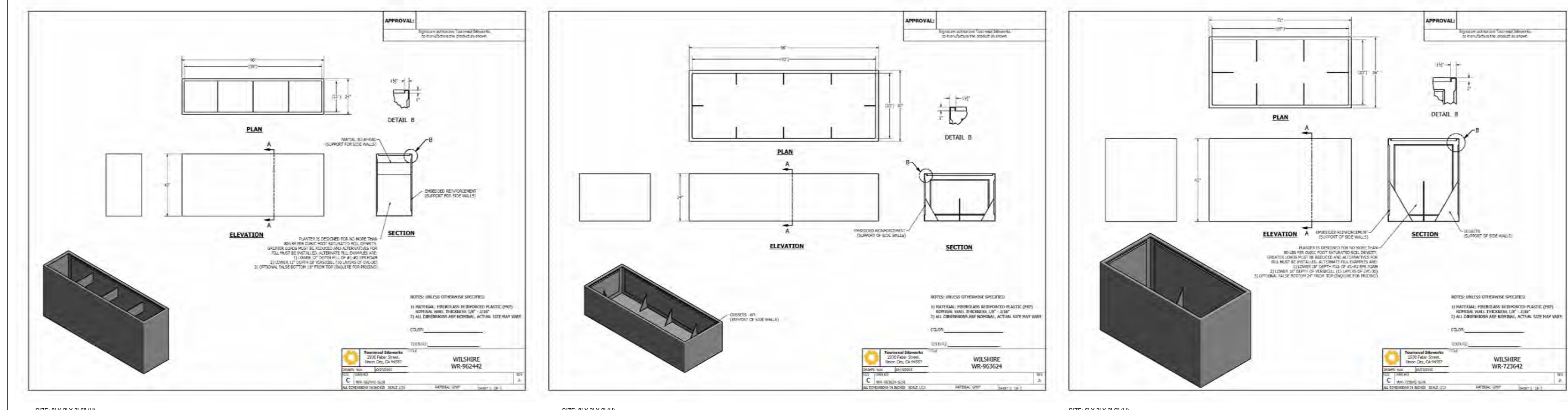
Arcadis Professional Services (Canada) Inc.
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ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR DP	2023-10-06

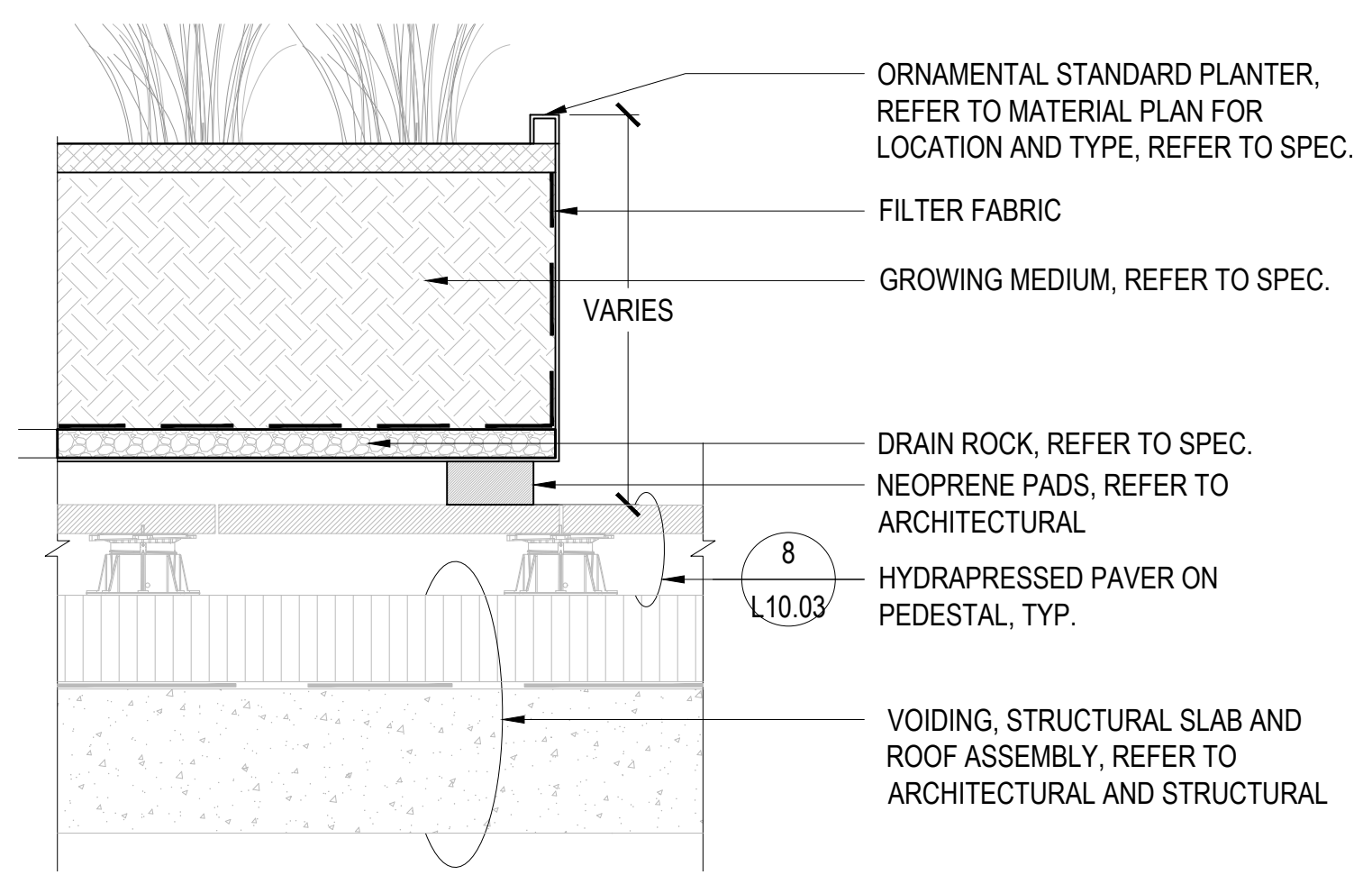
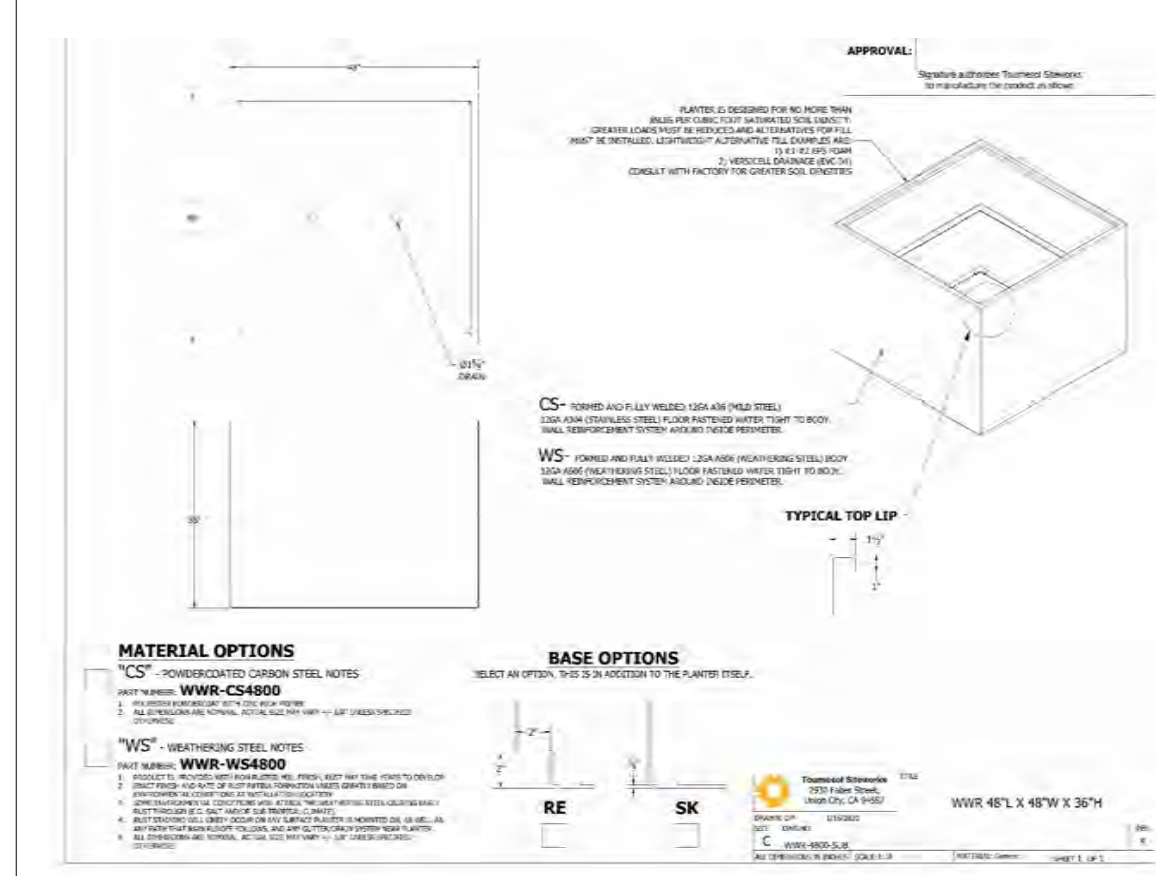


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 Vancouver BC V6J 1K7
 604.736.5168
 pfs@pfs.bc.ca
 www.pfstudio.com

1 POTTING TABLE WITH STORAGE
 SCALE: 1"=1'-0"



2 RECTANGULAR METAL PLANTER
 SCALE: NTS



5 NATURAL STONE BIRD BATH
 SCALE: NTS

3 SQUARE METAL PLANTER
 SCALE: NTS

4 RECTANGULAR PLANTER AT PAVER
 SCALE: 1"=1'-0"

6 CIP CONC. RETAINING WALL AT TOWNHOMW PATIO
 SCALE: 1"=1'-0"

PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C
 949 W41ST AVENUE, VANCOUVER

PROJECT NO: 2225 (PFS#18001)	CHECKED BY: LL
DRAWN BY: JL	APPROVED BY: LL
PROJECT MGR: LL	

SCALE: AS SHOWN
 SHEET TITLE
LANDSCAPE DETAILS - SITE FURNISHING

SHEET NUMBER
L10.06
 ISSUE

10/04/2023 2:52:47 PM

Little Duck's Gate
NR0416



Item no. NR0416-1021	
General Product Information	
Dimensions LxWxH	175x284x281 cm
Age group	2 - 5
Play capacity (users)	10
Color options	● ● ●



The activity-packed, house-themed Little Duck's Gate will attract and excite toddlers again and again. Rich tactile features increase play value and support emerging dramatic play in toddlers. The scale of the house is perfectly sized for toddlers. The desk adds to the overall transparency so that children can play together from the outside and the inside of the house.

The side panel with yellow scoops that run in a groove encourages play that stimulates theory of mind and logical thinking skills. The leafy crawl-through panel encourages children to crawl and explore. These tactile activities stimulate cross-modal perception, important for improving reading skills and support cross-coordination awareness which is key to

physical and cognitive development at this age.

Data is subject to change without prior notice.

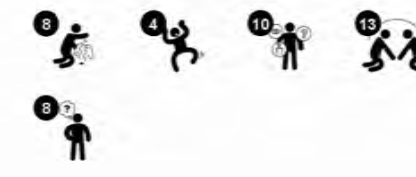
1 / 09/28/2023

1 PLAY EQUIPMENT - LITTLE DUCK'S GATE
SCALE: NTS

Play & Learn College
NR0611



Item no. NR0611-1021	
General Product Information	
Dimensions LxWxH	348x127x178 cm
Age group	2 - 12
Play capacity (users)	10
Color options	● ● ●



The Robinia Play & Learn College is a great creativity attractor that children return to again and again. It appeals to children's dramatic play, e.g. playing school. It also stimulates creativity in drawing and due to the two sides of the blackboard bigger groups can draw together, e.g. in an outdoor classroom. The two benches have different heights and invite both

children and adults. The richness in tactile detail with abacus, clock, bell and number board train the fine motor skills and hand-eye coordination. In play tests with 1-6 year olds, these elements inspired dramatic play, e.g. playing school. The number boards inspired play-counting in children aged 3 and up. Drawing and play-writing were essential parts

of the blackboard play, stimulating children's creativity. Play-writing and play-counting are known to stimulate children's interest in learning and readiness for school.

Data is subject to change without prior notice.

1 / 09/28/2023

2 PLAY EQUIPMENT - PLAY & LEARN COLLEGE
SCALE: NTS

CLIEU

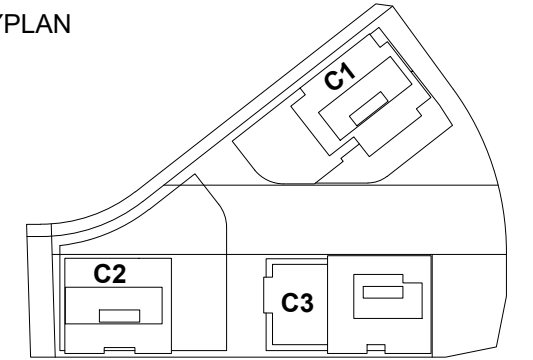


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ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR DP	2023-10-06

KEYPLAN



CONSULTANTS



SEAL



PROJECT
OAKRIDGE TRANSIT CENTER
(OTC) PHASE 1- PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225 (PFS#18001)

DRAWN BY: JL	CHECKED BY: LL
PROJECT MGR: LL	APPROVED BY: LL

SCALE: AS SHOWN

SHEET TITLE
LANDSCAPE DETAILS
- PLAY EQUIPMENT

SHEET NUMBER L10.07	ISSUE
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