

LANDSCAPE ARCHITECTURAL DRAWING LIST

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1075 NELSON STREET

1059 & 1075 NELSON STREET, VANCOUVER BC
ISSUED FOR DEVELOPMENT PERMIT 2020-10-26

CLIENT
1075 Nelson Development
Limited Partnership



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PROJECT

1075 NELSON STREET
1059 - 1075 Nelson Street
Vancouver, B.C.

PROJECT NO:
135409

DRAWN BY:
DY, JC, MR

CHECKED BY:
LD

PROJECT MGR:
DY

APPROVED BY:

SHEET TITLE

**TREE MANAGEMENT
PLAN**

SHEET NUMBER

L0.01.1

ISSUE



Tree Protection Plan

- CAD Data
- Property Boundary
- Remove Tree
- Retain Tree
- Tree Protection Barrier
- Critical Root Zone
(symbol size = CRZ in m)

* Tree protection barrier already in place
for adjacent development project.

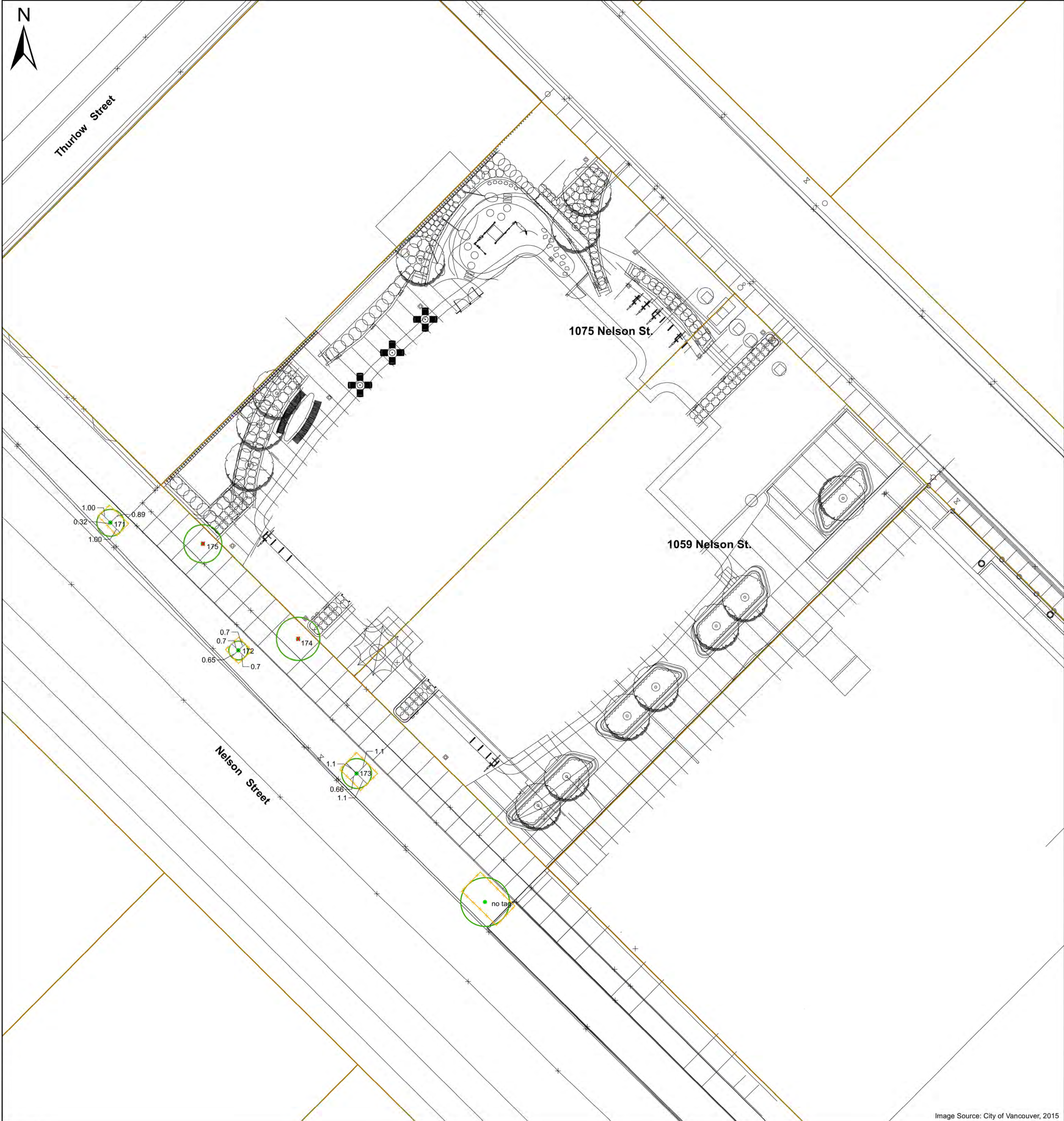
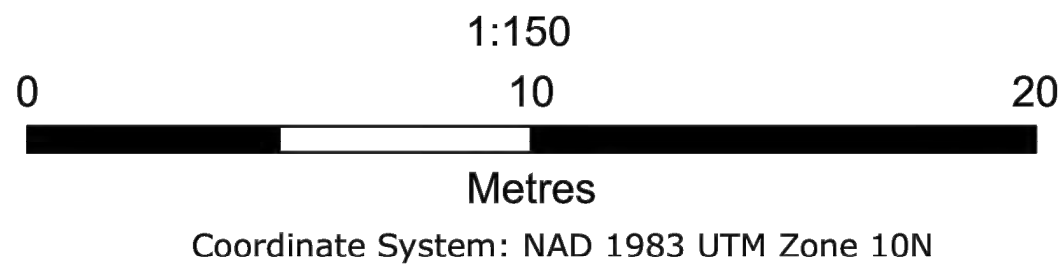


Image Source: City of Vancouver, 2015

October 14, 2021

Map ID: 4556-02-02_004

2021-07-30 10:49:56

BIM 360//135386 - 1075 Nelson R2020/135386-1075_Nelson-A-2020.rvt

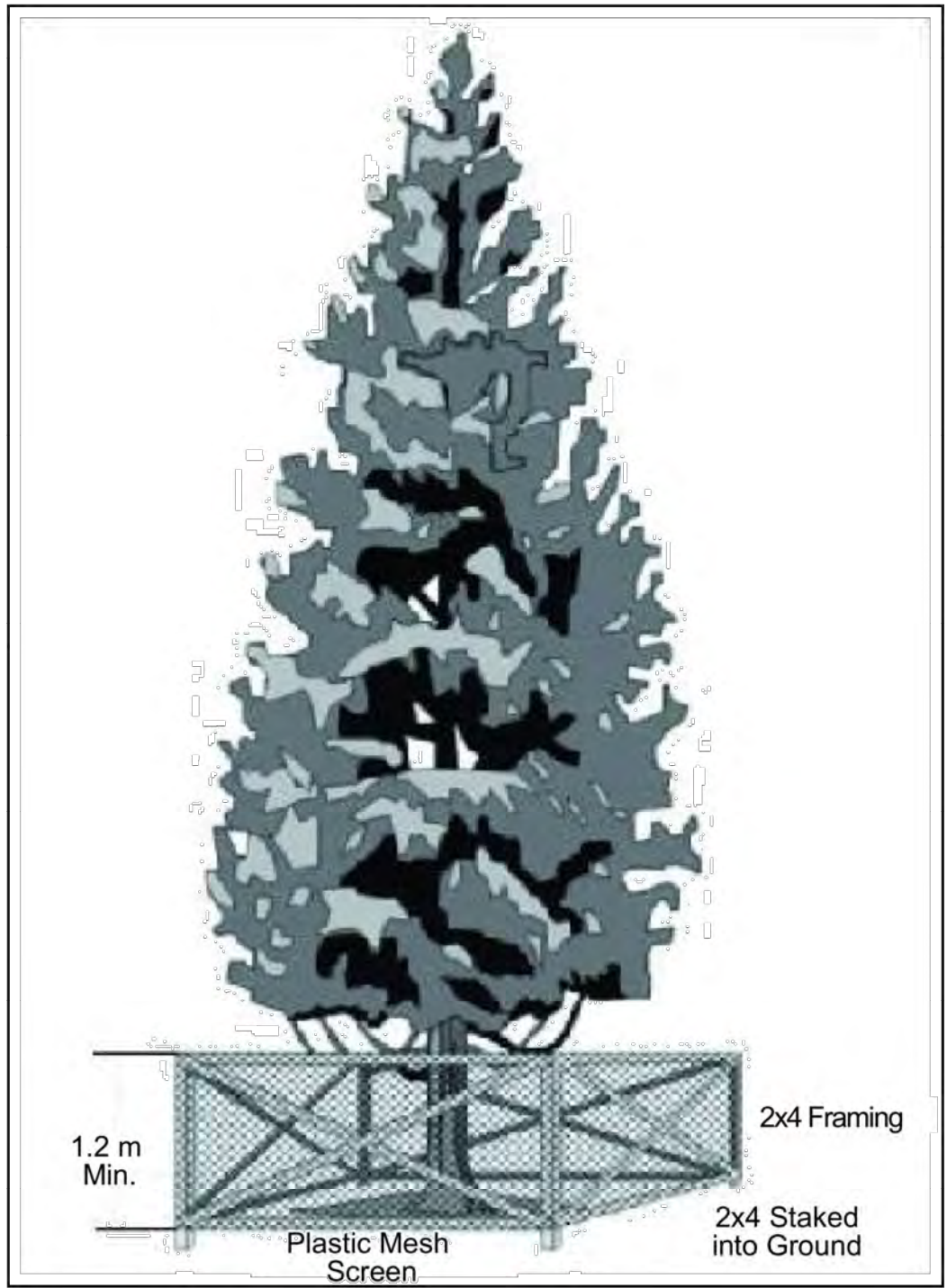
1 mm

SCALE CHECK
1 m

TREE PROTECTION SPECIFICATIONS:

- 1) All contractors are responsible to obtain, be familiar with and implement all relevant project specifications and management plans, as applicable.
- 2) Contractor(s) must locate and verify the existence of all utilities prior to the commencement of work.
- 3) PGL must be notified of the proposed tree clearing and/or grubbing schedule prior to commencement of work.
- 4) Tree protection barriers must be installed as shown on this plan. Any proposed modifications to barrier alignment must be reviewed and assessed by the Project Arborist prior to commencement of work.
- 5) The tree protection zones have been defined through site-specific considerations including critical root zones and existing site conditions.
- 6) Tree protection barriers must be sturdy and highly visible and a minimum height of 1.2m from grade.
- 7) Tree protection barriers must be constructed of 2"x4"s, which are to be used for vertical posts, top and bottom rails, and cross-bracing.
- 8) Vertical posts used for the tree protection barrier must be driven into the ground, where possible, or otherwise anchored/secured to the ground, and must not exceed 3.7m spacing measured on centre.
- 9) Signage must be installed on the tree protection barrier identifying the area as **"Tree Protection Zone"** and stating that no encroachment, storage of materials, or damage to trees is permitted within.
- a) Signage spacing must not exceed 15m on centre.
- 10) Any proposed barrier substitutions or design modifications must be reviewed by the Project Arborist prior to installation.
- 11) All waste materials (e.g., waste lumber, fencing, rope, etc.) must be removed immediately from tree protection zones.
- 12) Tree protection barriers must be inspected and approved by the Project Arborist prior to the commencement of any clearing/grubbing, site preparation or construction works.
- 13) Any and all work required within identified Critical Root Zones/Tree Protection Zones of retained trees must first be reviewed and approved by the Project Arborist. These works must be monitored by the Project Arborist.

- a) Any approved works within the Critical Root Zone of a retained tree must be done so using hydro excavation procedures and monitored by the Project Arborist.
- b) Any required and approved root pruning with the Critical Root Zone of a retained trees must be done to ISA standards and monitored by the Project Arborist.
- 14) All monitoring data and observations, including photo documentation, will be summarized in monitoring inspection reports, as needed, and provided to all interested parties (e.g., proponent, contractors, and the City of Vancouver).
- 15) The tree protection barrier must remain in place until written approval is received by the Project Arborist to either a) relocate to accommodate specific work activities, or b) remove completely (i.e., upon completion of demolition with no further work scheduled).



1 **TREE PROTECTION FENCE**
N.T.S.

Tag #	Tree Code	Scientific Name	Common Name	DBH (cm)	Approximate Height (m)	Approximate Crown Radius (m)	Critical Root Zone Radius (m) ¹	General Vigor	General Comments	Retain / Remove?
171	Cb	<i>Carpinus betulus</i>	common hornbeam	16.5 & 15.5	8	2	1.0	Normal	- City-owned boulevard tree - x2 codoms w/ union ~0.6m above grade - wound at base of tree (street-side) w/ visible decay - pruning wounds for canopy lift	Retain
172	Cb	<i>Carpinus betulus</i>	common hornbeam	12	6	1.5	0.7	Normal	- City-owned boulevard tree - small wound at base of tree (street-side) w/ visible decay - pruning wounds for canopy lift	Retain
173	Cb	<i>Carpinus betulus</i>	common hornbeam	19	7	1.5	1.1	Normal	- City-owned boulevard tree - pruning wounds for canopy lift - girdling roots around base of tree	Retain
No tag	Cb	<i>Carpinus betulus</i>	common hornbeam	30	10	3	1.8	Normal	- City-owned boulevard tree - tree protection fencing already installed (unaccessible for measurements; therefore, dbh was approximated) - pruning wounds for canopy lift	Retain
174	V	<i>Prunus sp.</i>	plum	26	7	3	1.6	Normal	- multiple branches in upper canopy above dbh, some w/ included bark - exposed surficial structural roots; cracking paving stones to west - some clearance pruning wounds - canopy comes w/in <1m from 1075 Nelson building - in direct conflict with proposed development	Remove
175	V	<i>Prunus sp.</i>	plum	22.5 & 11.5	4	3	1.4	Normal	- good branch union between codoms - slight lean to east (growth form) - exposed surficial structural roots; cracking paving stones to east - some clearance pruning wounds - canopy comes w/in <1m from 1075 Nelson building - abandoned stick nest in upper canopy - in direct conflict with proposed development	Remove

Notes:

- 1) Critical Root Zone = dbh/16.6, as per standard practice in various jurisdictions in the Lower Mainland (e.g., City of Surrey, City of Vancouver, etc.). Calculated using the largest dbh of multi-stemmed trees.

2 **TREE INVENTORY**
N.T.S.

Table 1
Tree Inventory Summary
1059 and 1075 Nelson Street, Vancouver, BC
Henson Developments Ltd., PGL File 4556-02.02

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PROJECT

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1059 - 1075 Nelson Streect
Vancouver,B.C.

PROJECT NO:
135409

DRAWN BY: DY,JC,MR	CHECKED BY: LD
PROJECT MGR: DY	APPROVED BY:

SHEET TITLE
TREE INVENTORY

SHEET NUMBER L0.01.2	ISSUE
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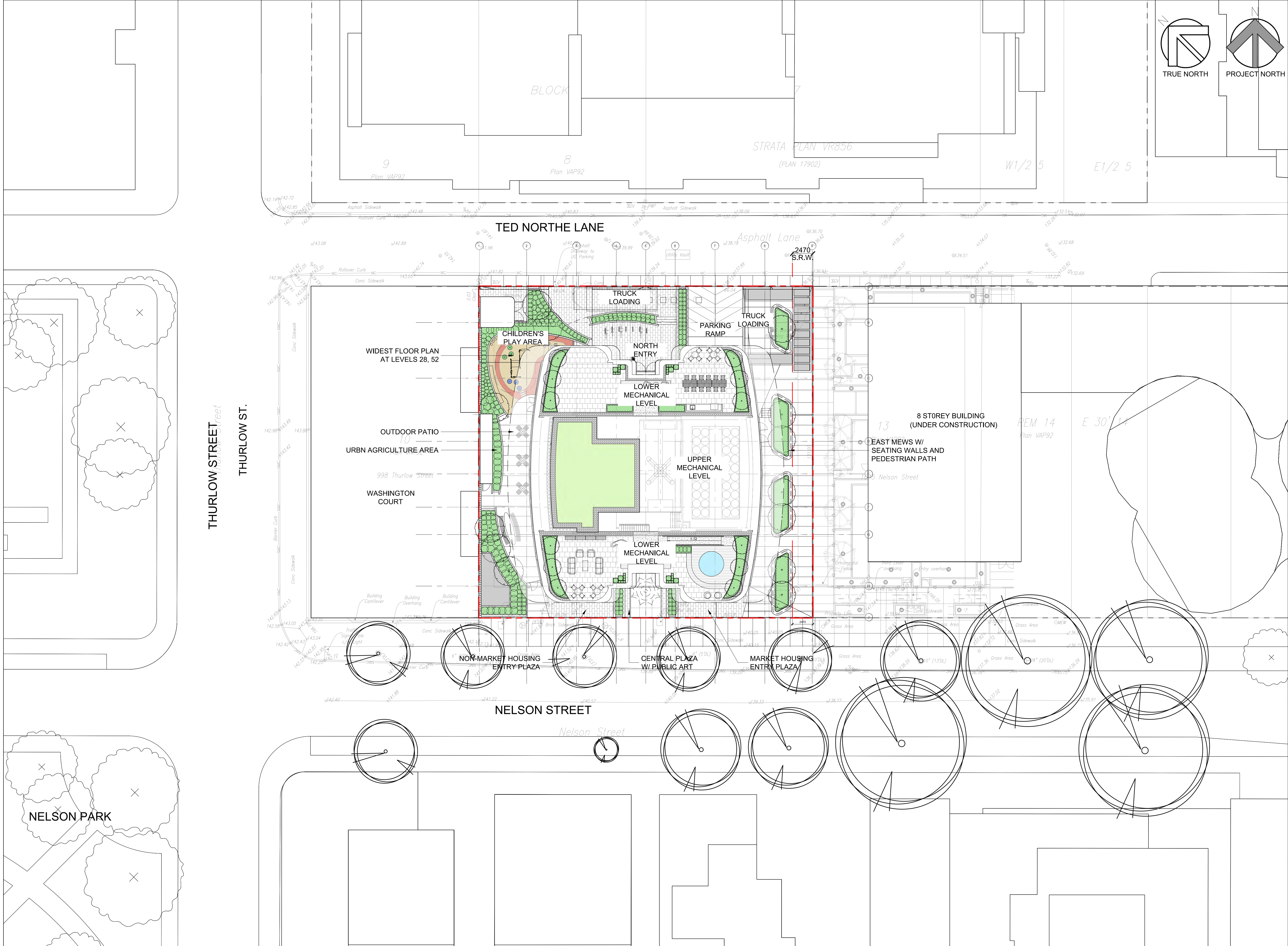
SHEET TITLE

SITE PLAN

SHEET NUMBER

L0.02

ISSUE





CANTILEVERED SEATING



CURVED METAL PLANTER



WAVED SEATING



SEATING WITH METAL BACK



SEATING WITH LIGHTS



ROOF AMENITY LANDSCAPE



HOT TUB ON THE ROOF AMENITY



BIRCH



SERVICEBERRY



JAPANESE MAPLE



FLOWERING DOGWOOD



VINE



EDIBLE PLANTS AT URBAN AGRICULTURE AREA

LANDSCAPE DESIGN RATIONAL

The landscape design is structured to respond to its West End context, programmed to meet diverse resident and neighbourhood needs, and styled in harmony with the new building's contemporary character.

The landscape reflects its West End context by providing an inviting mid-block pedestrian path through the site, connecting Nelson Street with Ted Northe Lane. Functionally, there are distinct spaces for pocket plazas, a public mews, building arrival, outdoor relaxation in a garden setting, an edible landscape area, and children's play.

The south side landscape along Nelson street has three pocket plazas, one in front of each entry and one in the middle. Bike racks are provided at each entry plaza. Aligning with the center of the building, a sculpture creates the focal point in front of the building. Planters and wavy seating on both sides frame this pocket plaza. The planters will use the same material as the building facade.

The east side landscape features a pedestrian pathway connecting Nelson Street and Ted North Lane. This space is generously sized by an enhanced 2.47m wide SRW on this property, which is contiguous with the existing 2.47m wide SRW path on the neighbouring property. The pathway is characterized by planter beds with integrated seating that allow clear sightlines from both public roadways for safety. Extensive planting beds provide a pleasant green open space in which to relax.

The north side landscape on Ted Northe Lane has the entrance to the pedestrian path, the building's parking / loading ramp, two loading bays, a secondary building entrance forecourt and extensive bicycle parking. Planting beds define and visually separate these spaces.

The west side landscape features a large outdoor patio, an edible landscape area, and children's play area adjacent to, and visible from, the social housing lobby and indoor amenity room. Continuous planting beds at the perimeter of these spaces provide privacy from the public roadways. The fence along the property's west boundary is designed to provide privacy while maintaining the neighbour's access to light and fresh air.

The outdoor amenity space for market housing is on the mechanical roof level, and includes a hot tub, lounge area, BBQ area and seating area. Planters with trees and groundcover bracket the programmed area.

The landscape design features a number of user friendly provisions and sustainable features, including: pedestrian pathway for outdoor living and convenient pedestrian movement, continuous seating in the public area, ample trees for shade, and bird-friendly plant species for bird habitat.

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PROJECT MGR:
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SHEET TITLE

LANDSCAPE
RATIONAL

SHEET NUMBER

L0.03

ISSUE

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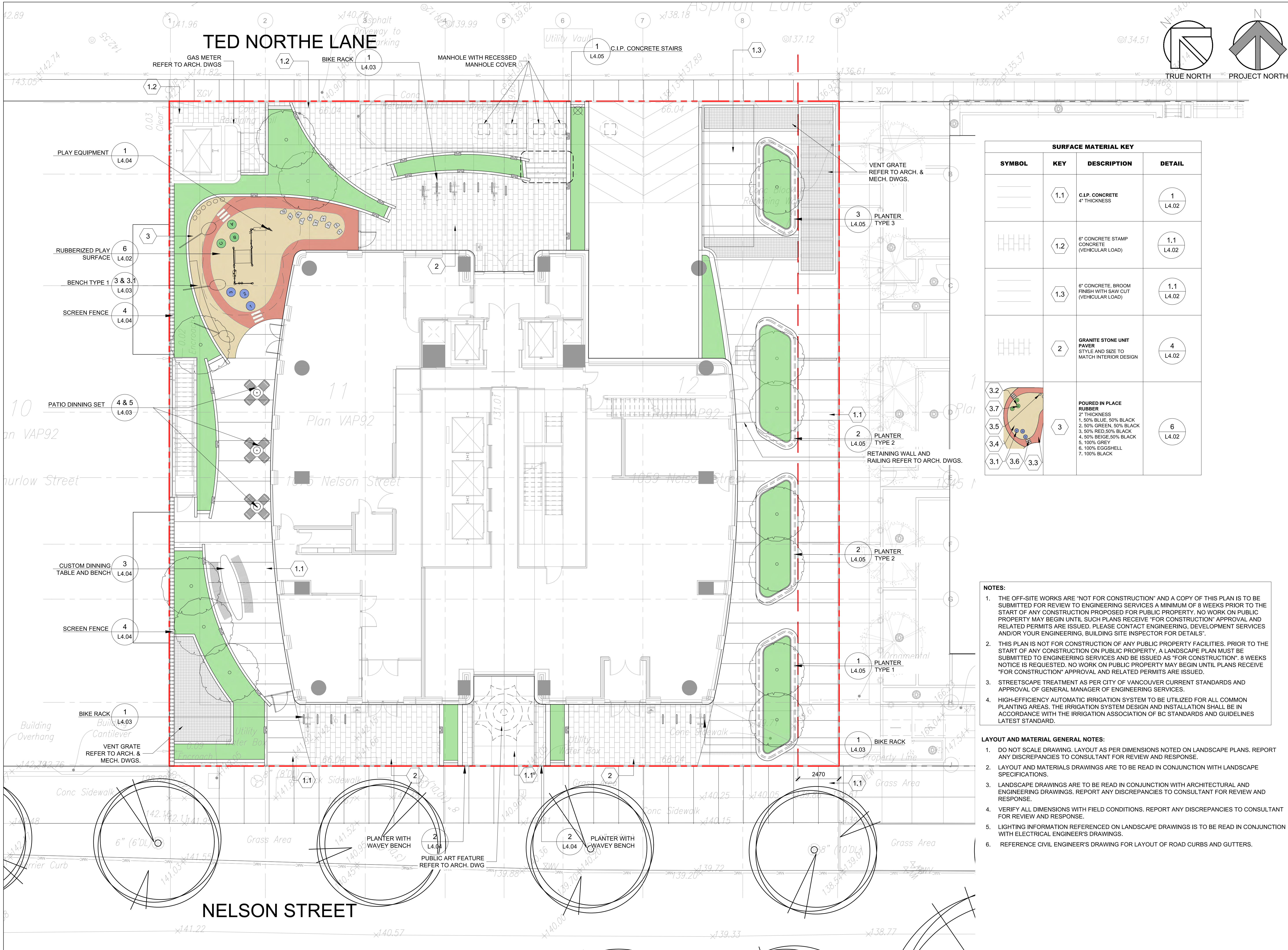
SHEET TITLE

L1 MATERIAL PLAN

SHEET NUMBER

L1.01

ISSUE



SURFACE MATERIAL KEY			
SYMBOL	KEY	DESCRIPTION	DETAIL
	1.1	C.I.P. CONCRETE 4" THICKNESS	1 L4.02
	1.2	6" CONCRETE STAMP CONCRETE (VEHICULAR LOAD)	1.1 L4.02
	1.3	6" CONCRETE, BROOM FINISH WITH SAW CUT (VEHICULAR LOAD)	1.1 L4.02
	2	GRANITE STONE UNIT PAVER STYLE AND SIZE TO MATCH INTERIOR DESIGN	4 L4.02
	3	POURED IN PLACE RUBBER 2" THICKNESS 1. 50% BLUE, 50% BLACK 2. 50% GREEN, 50% BLACK 3. 50% RED, 50% BLACK 4. 50% BEIGE, 50% BLACK 5. 100% GREY 6. 100% EGGSHELL 7. 100% BLACK	6 L4.02

- NOTES:**
- THE OFF-SITE WORKS ARE "NOT FOR CONSTRUCTION" AND A COPY OF THIS PLAN 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.
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- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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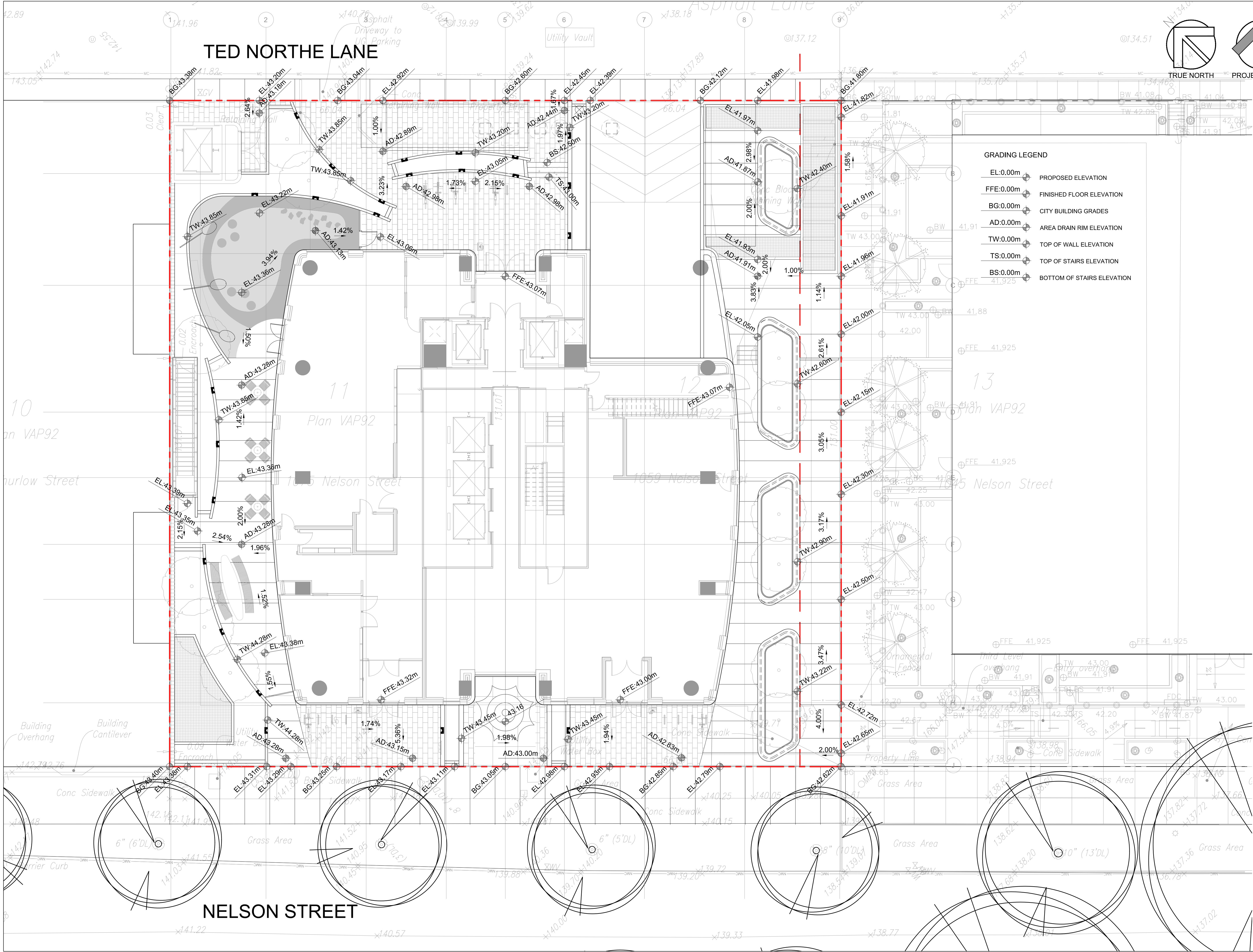
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L1 GRADING PLAN

SHEET NUMBER

L1.02

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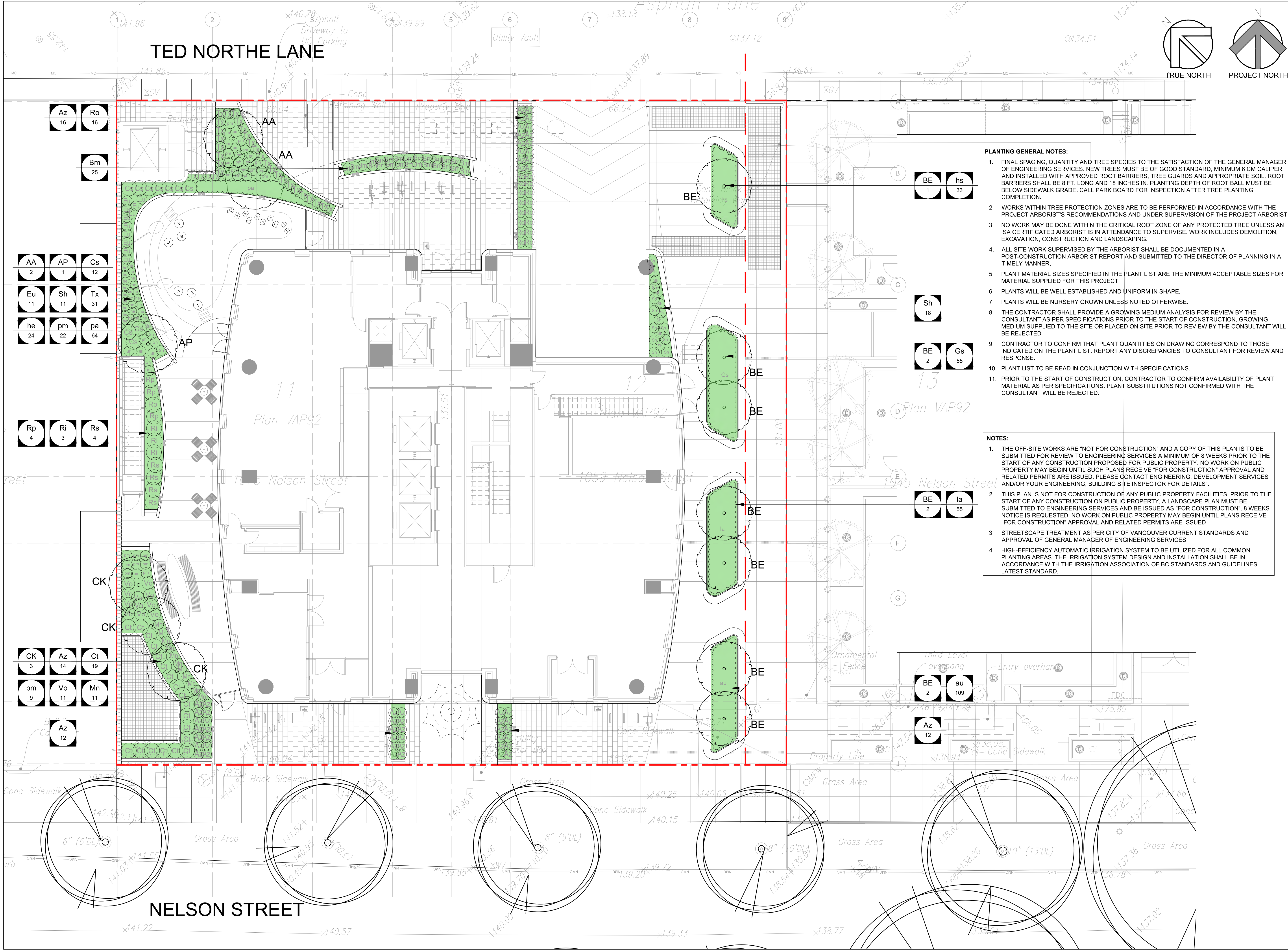
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L1 PLANTING PLAN

SHEET NUMBER

L1.03.1

ISSUE



TREES

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
AA	Amelanchier Alnifolia / Saskatoon serviceberry	2	8' tall.	AS SHOWN	B&B, Uniform branching, dense tree,
AP	Acer Palmatum 'Atropurpureum' / Japanese maple	1	8' tall.	AS SHOWN	B&B, Nursery grown, min. 3 stems, specimen tree
BE	Betula Platyphylla Dakota Pinnacle / Dakota Pinnacle Birch	7	10' tall	AS SHOWN	B&B, Uniform branching, dense tree,
CK	Cornus Kousa 'satomi' / Satomi Dogwood	3	8' tall.	AS SHOWN	B&B, Uniform branching, dense tree,

SHRUBS / CREEPING SHRUBS

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
Az	Azalea hino crimson / Hino Crimson Azalea	54	#3 Pot	600mm	Well established
Bm	Buxus microphylla 'winter gem' / Winter Gem Boxwood	25	#3 Pot	500mm	Well established
Cs	Cornus sericea / Red-Osier dogwood	12	#5 Pot	700mm	Well established
Ct	Choisya ternata/ Mexican Mock Orange	19	#5 Pot	700mm	Well established
Eu	Euonymus fortunei 'emerald gaiety' / 'Emerald Gaiety' Wintercreeper	11	#2 pot	500mm	Well established
Gs	Gaultheria shallon / Salal	55	#2 Pot	450mm	Well established
Mn	Mahonia nervosa/ Dwarf Oregon Grape	11	#2 Pot	450mm	Well established
Ri	Ribes 'Pixwell' / Pixwell Gooseberry	3	#3 Pot	700mm	Well established
Ro	Rosmarinus officinalis / Rosemary	16	#2 Pot	450mm	Well established
Rp	Rubus parviflorus / Thimbleberry	4	#3 Pot	700mm	Well established
Rs	Rubus spectabilis / Salmonberry	4	#3 Pot	700mm	Well established
Sh	Sarcococca hookeriana var. humilis / Dwarf sweet box	29	#2 Pot	450mm	Well established
Vo	Vaccinium ovatum / Evergreen huckleberry	11	#3 Pot	600mm	Well established
Tx	Taxus x media 'H.M. Eddie' / H.M. Eddie Yew	31	4'-0" Tall	450mm	Well established

PERENNIALS / GRASSES / GROUNDCOVER

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
au	Arctostaphylos Uva-ursi / Kinnikinnik	109	#1 Pot	300mm	Well established
he	Helictotrichon sempervirens / Blue oat grass	24	#1 Pot	450mm	Well established
hs	Hemerocallis stella d'oro / Daylily	33	#2 Pot	450mm	Well established
la	Lavandula angustifolia / English lavender	55	#2 Pot	400mm	Well established
pm	Polystichum munitum / Sword fern	31	#2 Pot	600mm	Well established
pa	Pachysandra terminalis / Japanese spurge	64	#1 Pot	300mm	Well established

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No.	DESCRIPTION	DATE
1	ISSUED FOR DP	2021-08-19
2	ISSUED FOR DP	2021-10-26

CONSULTANTS

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PROJECT

1075 NELSON STREET
1059 - 1075 Nelson Street
Vancouver, B.C.

PROJECT NO:
135409

DRAWN BY:
DY,JC,MR

CHECKED BY:
LD

PROJECT MGR:
DY

APPROVED BY:

SHEET TITLE
L1 PLANTING LIST

SHEET NUMBER

L1.03.2

ISSUE

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PROJECT MGR:
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APPROVED BY:

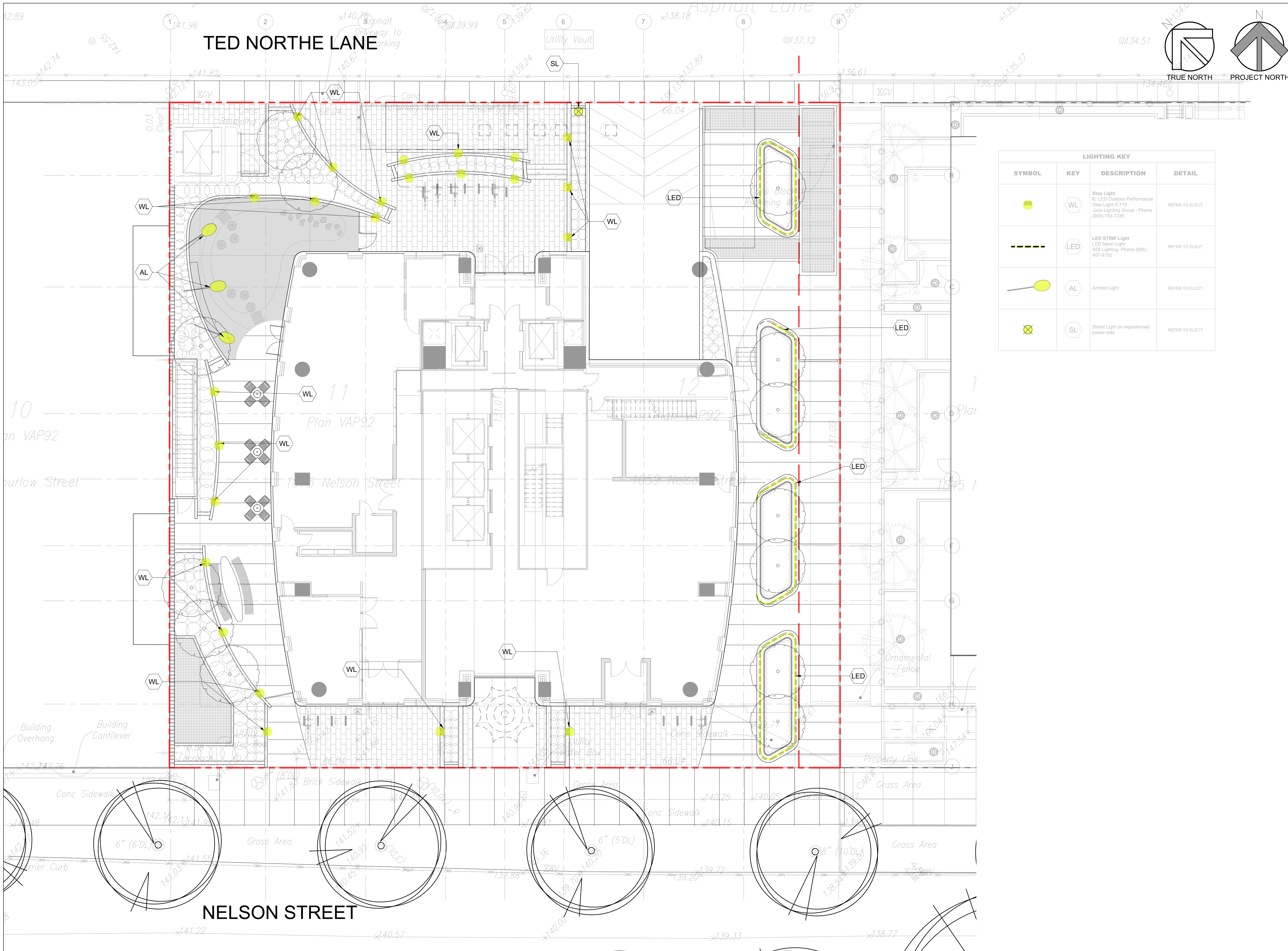
SHEET TITLE

L1 LIGHTING PLAN

SHEET NUMBER

L1.04

ISSUE



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PROJECT

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PROJECT NO:
135409

DRAWN BY:
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CHECKED BY:
LD

PROJECT MGR:
DY

APPROVED BY:

SHEET TITLE
LOWER MECHANICAL
LEVEL LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE

MATERIAL KEY			
SYMBOL	KEY	DESCRIPTION	DETAIL
	1.1	C.I.P. CONCRETE 4" THICKNESS	1 L4.02
	4	RIVER ROCK SIZE: 75-100mm COLOR: NATURAL	9 L4.02
	5	WOOD DECK (TREX) SIZE: 24 x 140x 4000 mm COLOR: TOASTED SAND	7 L4.02
	6	GRANITE PAVING SIZE: 600x600x30mm COLOR: LIGHT GREY FINISH: FLAME	5 L4.02

NOTES:

- THE OFF-SITE WORKS ARE "NOT FOR CONSTRUCTION" AND A COPY OF THIS PLAN 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".
- THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES, PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY, A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". 8 WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED.
- STREETSCAPE TREATMENT AS PER CITY OF VANCOUVER CURRENT STANDARDS AND APPROVAL OF GENERAL MANAGER OF ENGINEERING SERVICES.
- HIGH-EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO BE UTILIZED FOR ALL COMMON PLANTING AREAS. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION ASSOCIATION OF BC STANDARDS AND GUIDELINES LATEST STANDARD.

PLANTING GENERAL NOTES:

- FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FT. LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.
- WORKS WITHIN TREE PROTECTION ZONES ARE TO BE PERFORMED IN ACCORDANCE WITH THE PROJECT ARBORIST'S RECOMMENDATIONS AND UNDER SUPERVISION OF THE PROJECT ARBORIST.
- NO WORK MAY BE DONE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS AN ISA CERTIFICATED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND LANDSCAPING.
- ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT AND SUBMITTED TO THE DIRECTOR OF PLANNING IN A TIMELY MANNER.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- 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 PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM THAT PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

TREES

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
APB	Acer Palmatum 'Beni Otake' / Beni otake Japanese maple	6	7' tall	AS SHOWN	B&B, SPECIMEN
ASA	Acer Shirasawanum 'Aureum' / Golden full moon maple	6	7' tall	AS SHOWN	B&B, Uniform branching, dense tree, 6'std

SHRUBS / CREEPING SHRUBS

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
Az	Azalea hino crimson / Hino Crimson Azalea	5	#2 Pot	600mm	Well established
Gs	Gaultheria shallon / Salal	26	#2 Pot	450mm	Well established
Hmg	Hydrangea macrophylla garnet / Bigleaf hydrangea	8	#5 pot	AS SHOWN	Well established

PERENNIALS / GRASSES / GROUNDCOVER

	SCIENTIFIC NAME / COMMON NAME	QTY	MIN. SIZE	SPACING	COMMENTS
au	Arctostaphylos Uva-ursi / Kinnikinnik	376	#1 Pot	300mm	Well established
cm	Carex morrowii 'ice dance' / Japanese Sedge	12	#2 Pot	300mm	Well established
la	Lavandula angustifolia 'Munstead' / English lavender	12	#2 Pot	300mm	Well established