

DRAWING LIST

L0.01	COVER SHEET	NTS
L1.01	LANDSCAPE PLAN - GROUND LEVEL	1/8" = 1'-0"
L2.01	LANDSCAPE SECTIONS	1/4" = 1'-0"
L3.01	LANDSCAPE DETAILS	NOTED

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the current edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design build irrigation system to IIABC Standards, c/w rain sensor. No permanent irrigation system shall be installed in the street Right of Way.
4. All trees to be staked in accordance with CNLA Standards.
5. Soil depths to meet or exceed the Canadian Landscape Standard.
6. For all offsite layout and grading information - REFER TO CIVIL.
7. For the dimensioned Site Plan - REFER TO ARCHITECTURAL.
8. Lighting to be at safety levels with accent lighting in key areas.
9. For material build-up of vehicular surfaces (onsite and offsite) REFER TO ARCHITECTURAL, STRUCTURAL and CIVIL.  
For finishing of vehicular surfaces - REFER TO LANDSCAPE.
10. **ALL STREET TREES** Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk).
11. A landscape 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.
12. All sidewalks between the curb and property line are to be reconstructed fully at the applicants expense.
12. Building grades to be incorporated into plan once published by the City.

PLANT LIST

TREES		BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE	BIRD
SYMBOL	QTY						
	16	Street Trees	To be confirmed with parks	6cm Cal.	5' Standard Specimen		
SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE	BIRD
SYMBOL	QTY						
Az	20	Azalea 'Hino White'	White Azalea	#2 Pot	24" O.C.		
b	238	Buxus s. 'Winter Gem'	Boxwood	#2 Pot	18" O.C.		
C	22	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#2 Pot	18" O.C.		
Gs	35	Gaultheria shallon	Salal	#2 Pot	24" O.C.	N	B
la	40	Lavandula angustifolia	Lavender	#2 Pot	18" O.C.		B
l	195	Liriope muscari	Lilyturf	#1 Pot	18" O.C.		
Lp	87	Lonicera pileata	Privet Honeysuckle	#2 Pot	24" O.C.		B
Pm	30	Polystichum munifolium	Sword Fern	#2 Pot	18" O.C.	N	B

DESIGN RATIONALE

6th avenue and Quebec Streets are landscaped to soften and ground the base of the building. The green bands will be punctuated with wood plank benches on metal plates to relate to the building materials and neighbourhood heritage. The entries are legible from a distance and accent planting will be used to further reinforce these portals.

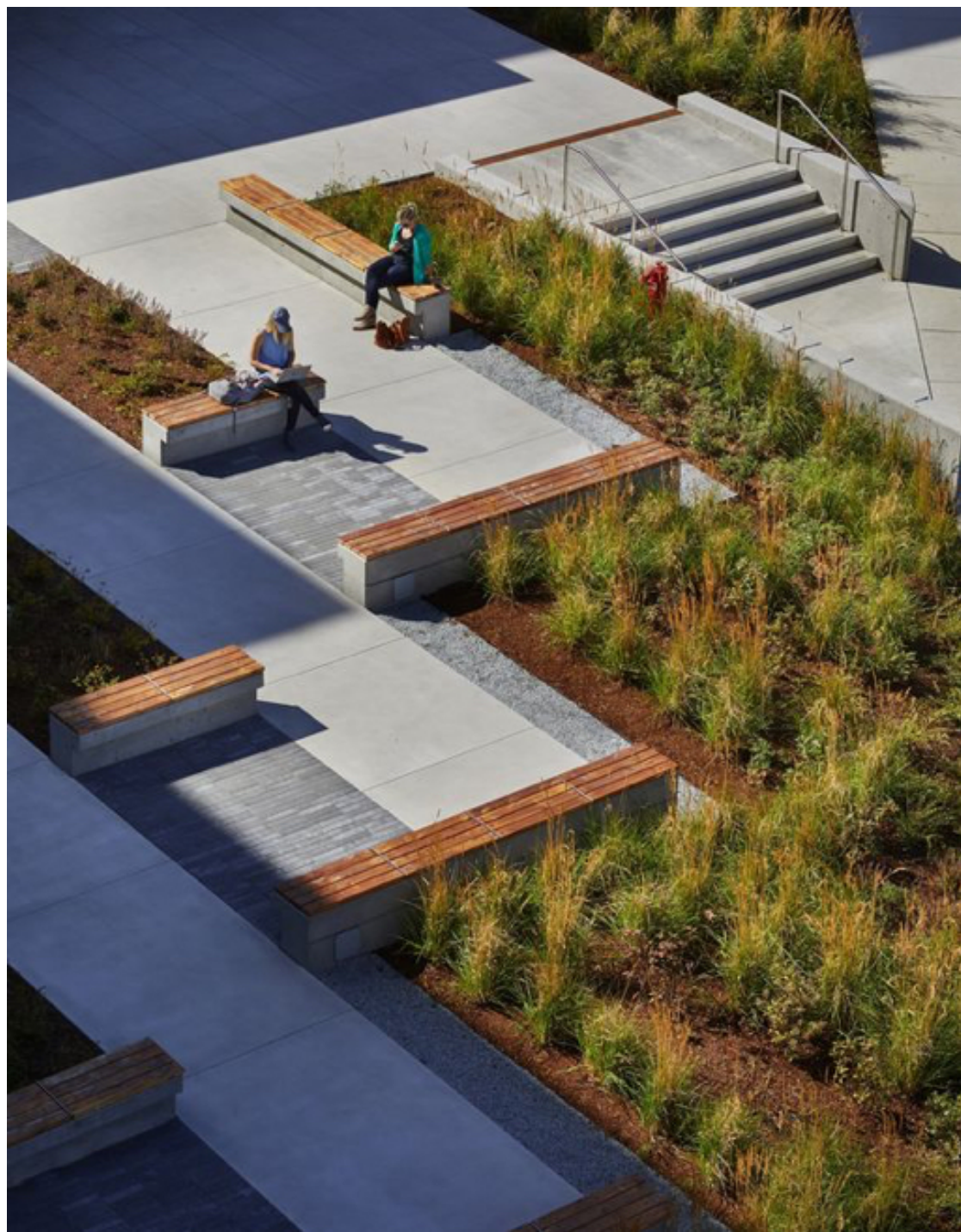
At the office lobby, a south facing pedestrian plaza will be provided with a range of seating opportunities and planting to create more intimate spaces. Wide stairs will provide informal seating, while wood plank benches will offer permanent seating in the middle. A pedestrian walkway from the corner plaza at 6th avenue will be provided along the lane and provide barrier free access to the east entry of the heritage building.

Modular planters are currently planned to add green to the shared common amenity terrace, but the tenant mix has yet to be established. Depending on the tenant or tenants, the design will need to adapt and provide amenity tailored to the needs of the end users.

The landscape areas will provide habitat and food sources for nesting birds. In addition to habitat, these soft landscape areas will provide storm water benefits and will reduce the peak flows by absorbing water from rainfall events.

A mix of tough adaptive, drought tolerant plant material is proposed for the landscape areas on the roof terraces. Evergreen shrubs, perennials and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.

Site safety will be addressed throughout the site by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided with a range of light types throughout the site.



PLAZA SEATING AND PLANTING



LONICERA/BUXUS GREEN



LAVENDER AT ENTRY PORTALS



NATIVE PLANTS ALONG LANE



BENCHES WOOD PLANK AND METAL BENCHES



ROOFTOP FLEXIBLE DESIGN

01 22 OCT 2021 DEVELOPMENT PERMIT

no.: date: item:

Revisions:

Stamp:



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS  
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P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

HINES / PC URBAN

Project:

T3 MOUNT PLEASANT

123 6th Avenue East, Vancouver

Drawn by: KS

Checked by: DC

Date: 08 OCTOBER 2021

Scale: NTS

Drawing Title:

COVER SHEET

Project No.:

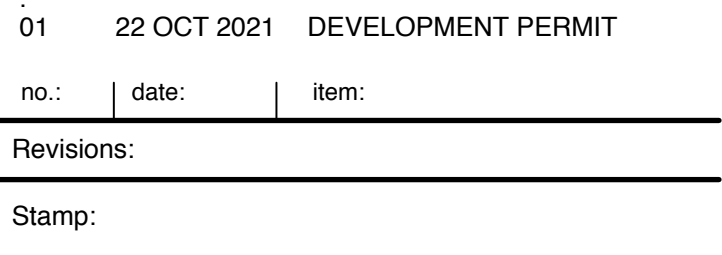
21066

Sheet No.:

L0.01

of

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Project:

**T3 MOUNT PLEASANT**

123 6th Avenue East, Vancouver

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Scale:	1/8" = 1'-0"
Drawing Title:	

LANDSCAPE PLAN

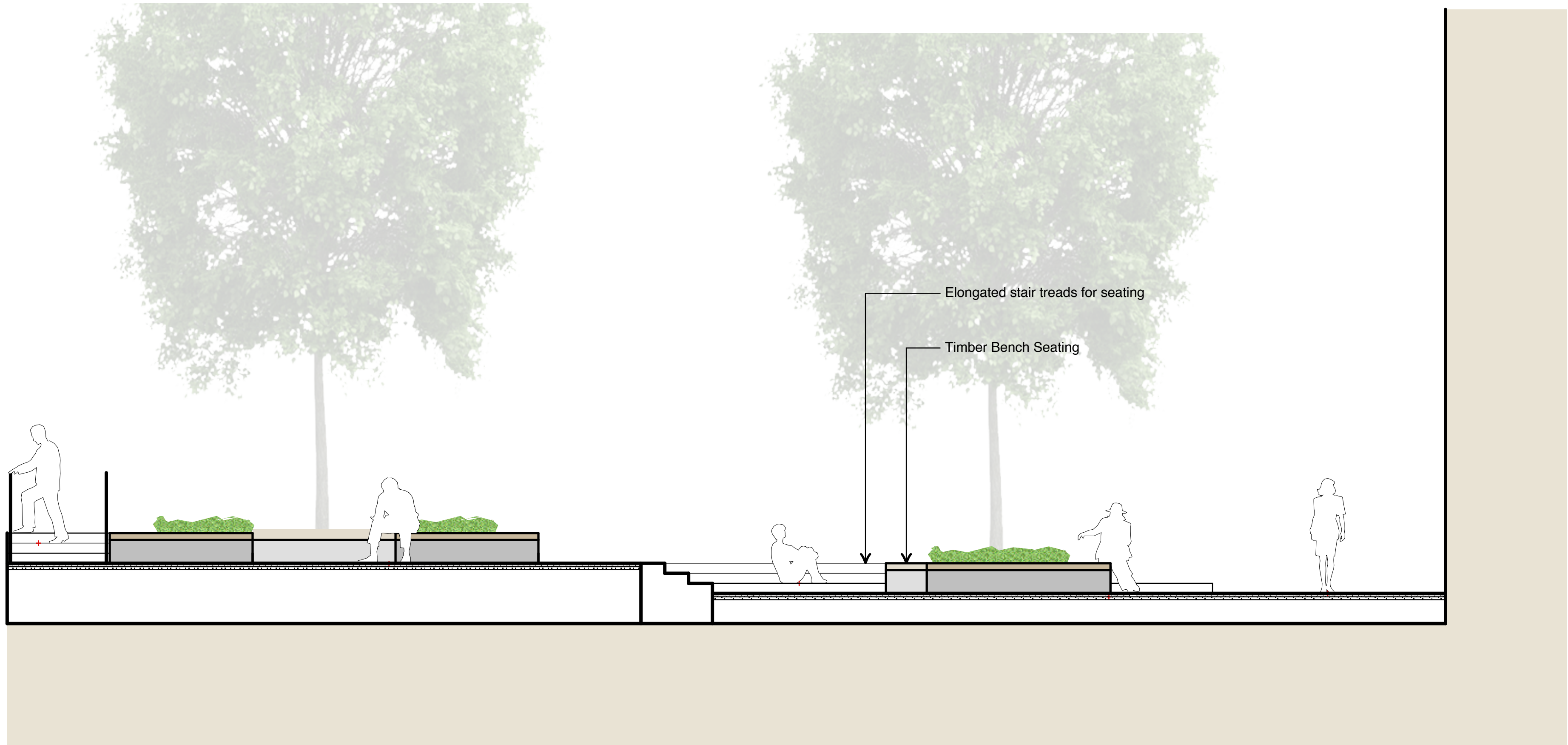
Project No.:  
**21066**

Sheet No.:

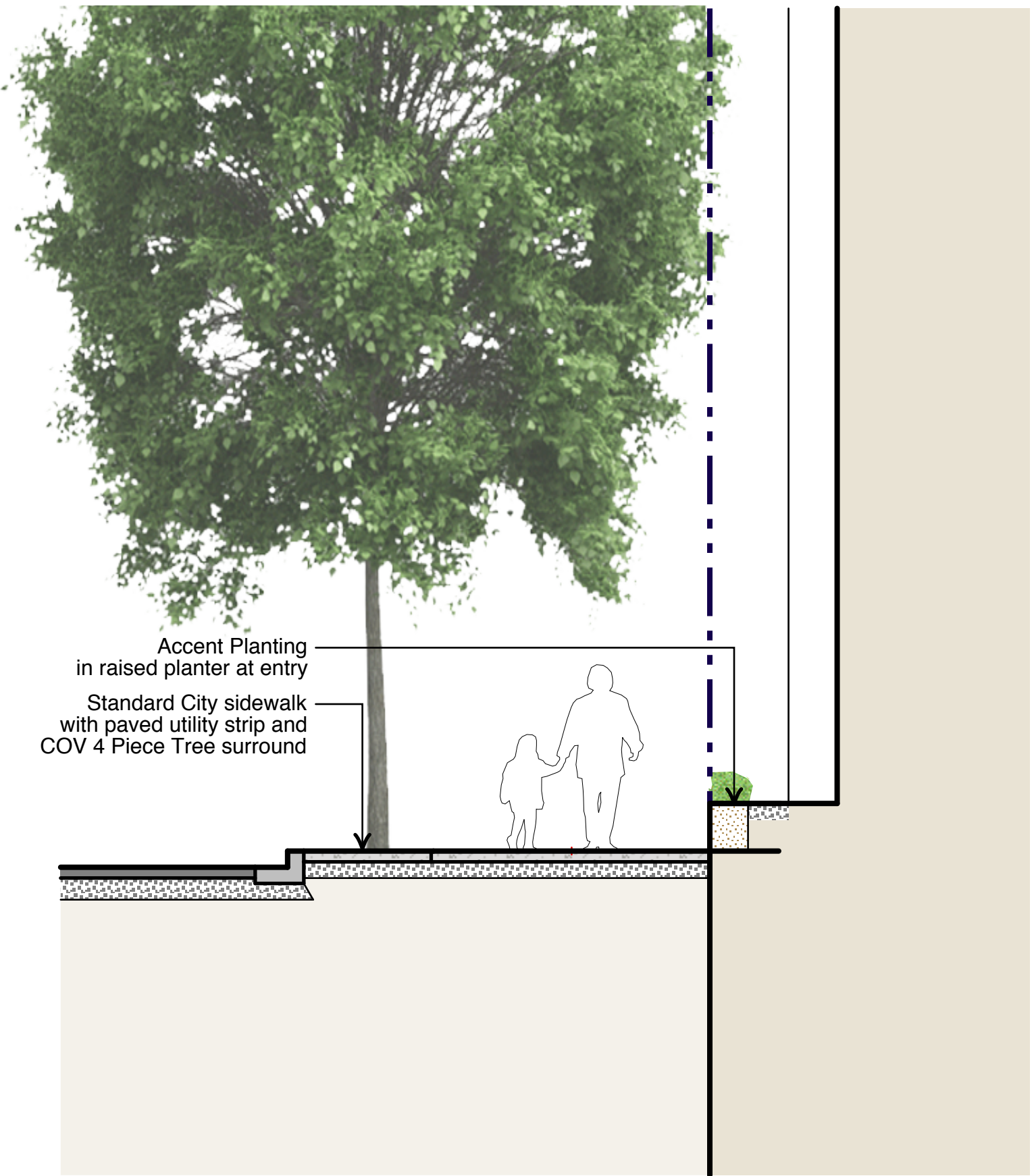
L1.01 of 4

	<p><b>A</b></p> <p>CIP Concrete paving (Natural Colour)          Light Broom Finish with sawcut control joints.          Sawcuts as shown on plan.</p>
	<p><b>B</b></p> <p>CIP Concrete paving (Dark Grey Colour)          Light Broom Finish with sawcut control joints.          Sawcuts as shown on plan.</p>
	<p><b>C</b></p> <p>Unit Concrete Pavers (dark colour)</p>
	<p><b>D</b></p> <p>24" x 24" Hydrapressed Slabs (Natural Colour)</p>
	<p><b>E</b></p> <p>Drip Strip          Typical where softscape meets building face or parapet</p>
	<p><b>F</b></p> <p>Rain Garden or Bulge planting to          COV standards          Plant list and layout to be prepared when geometrics are accepted</p>

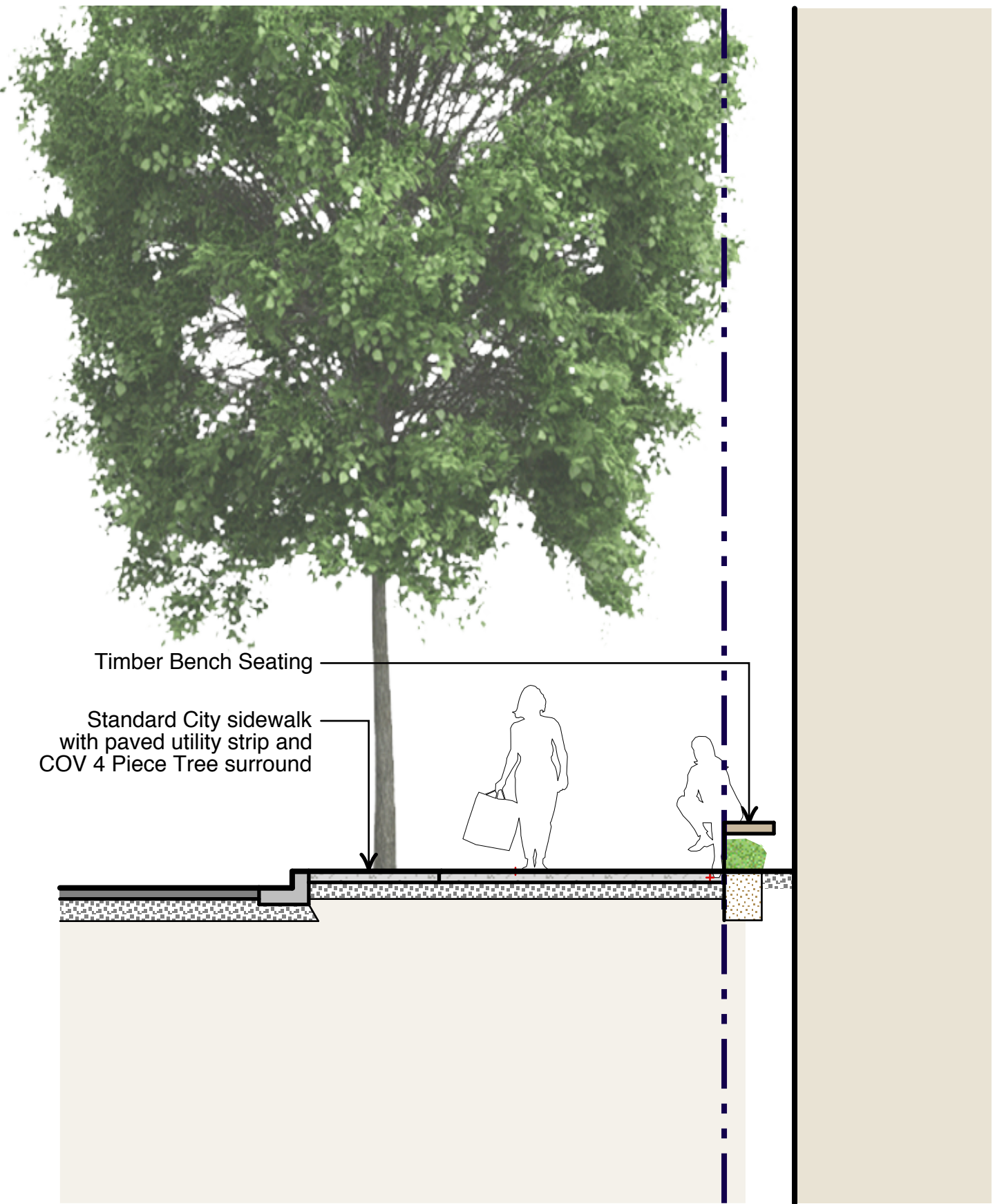




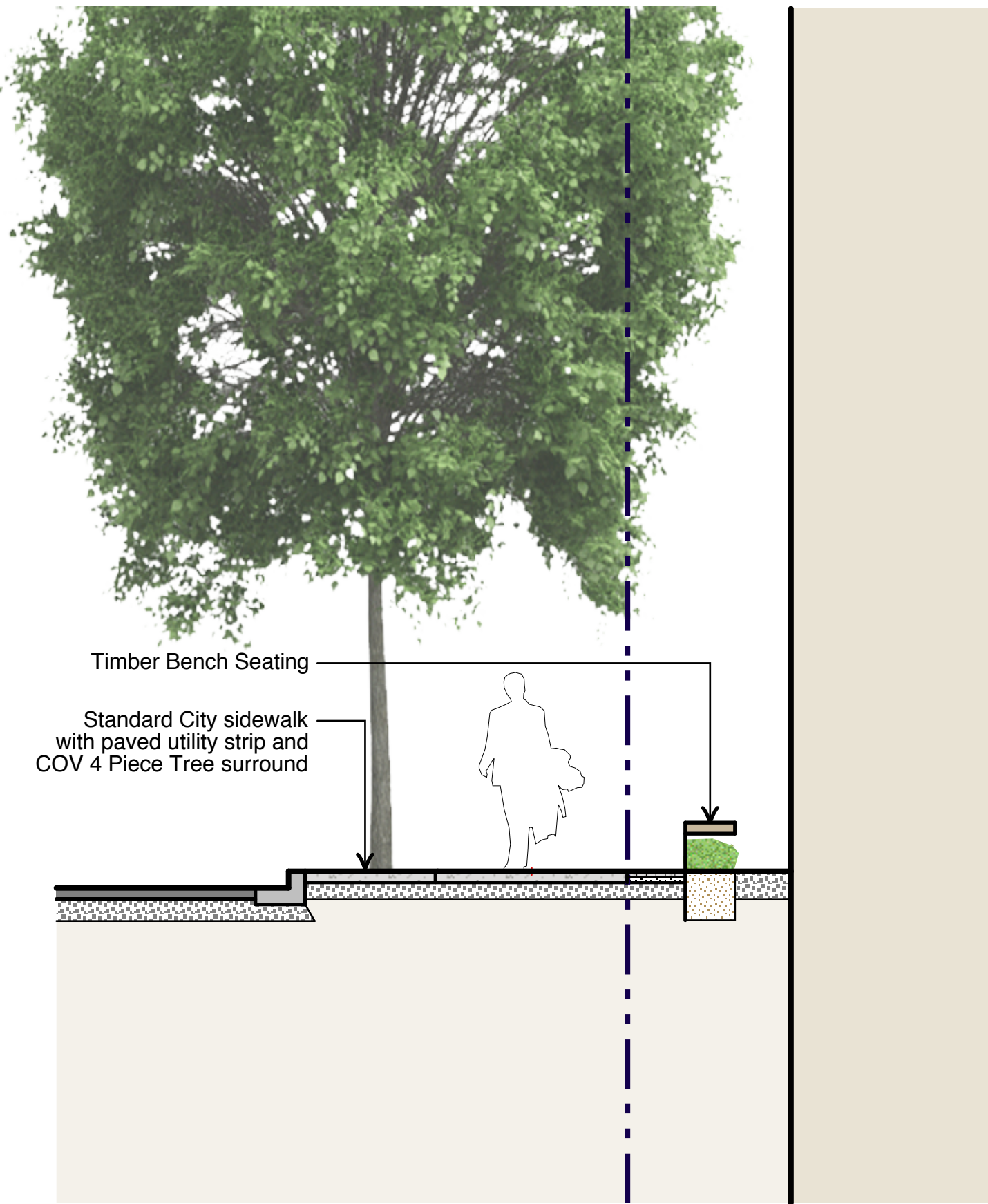
1 SECTION THROUGH PLAZA  
SCALE = 1/4" = 1'-0"



2 SECTION THROUGH 6TH AVENUE AT LOBBY  
SCALE = 1/4" = 1'-0"



3 SECTION THROUGH 6TH AVENUE AT BENCH  
SCALE = 1/4" = 1'-0"



4 SECTION THROUGH QUEBEC STREET AT BENCH  
SCALE = 1/4" = 1'-0"

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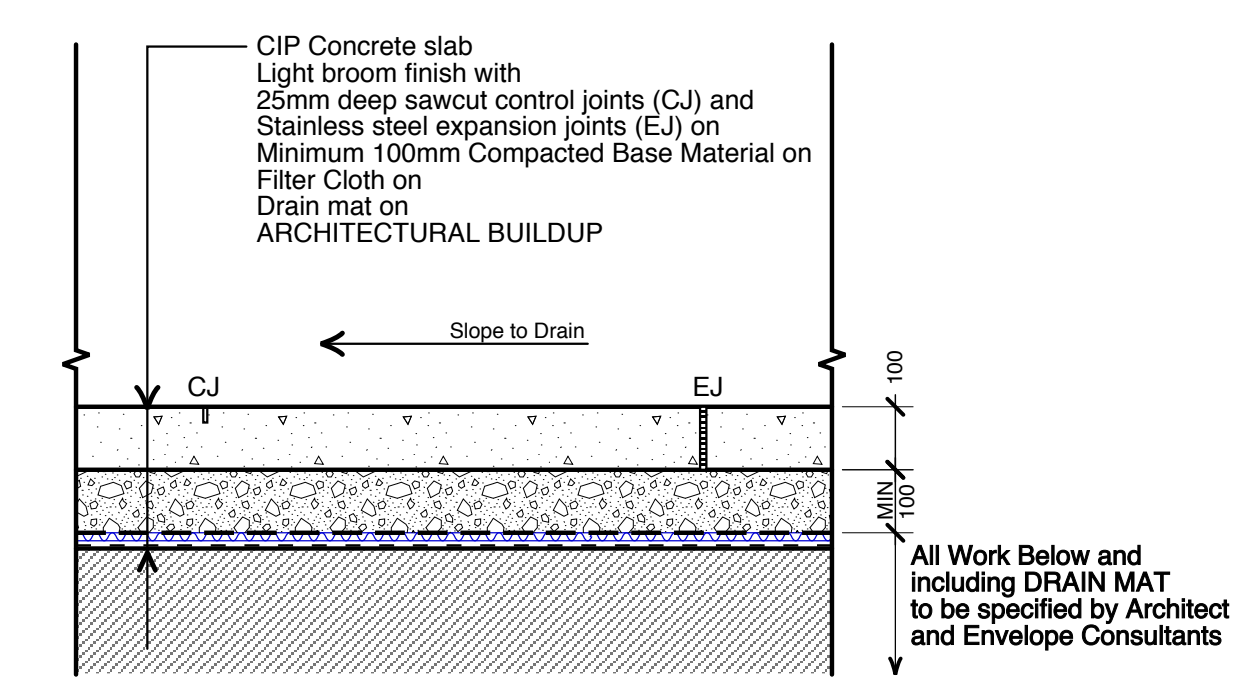
Project:  
**T3 MOUNT PLEASANT**

**123 6th Avenue East, Vancouver**

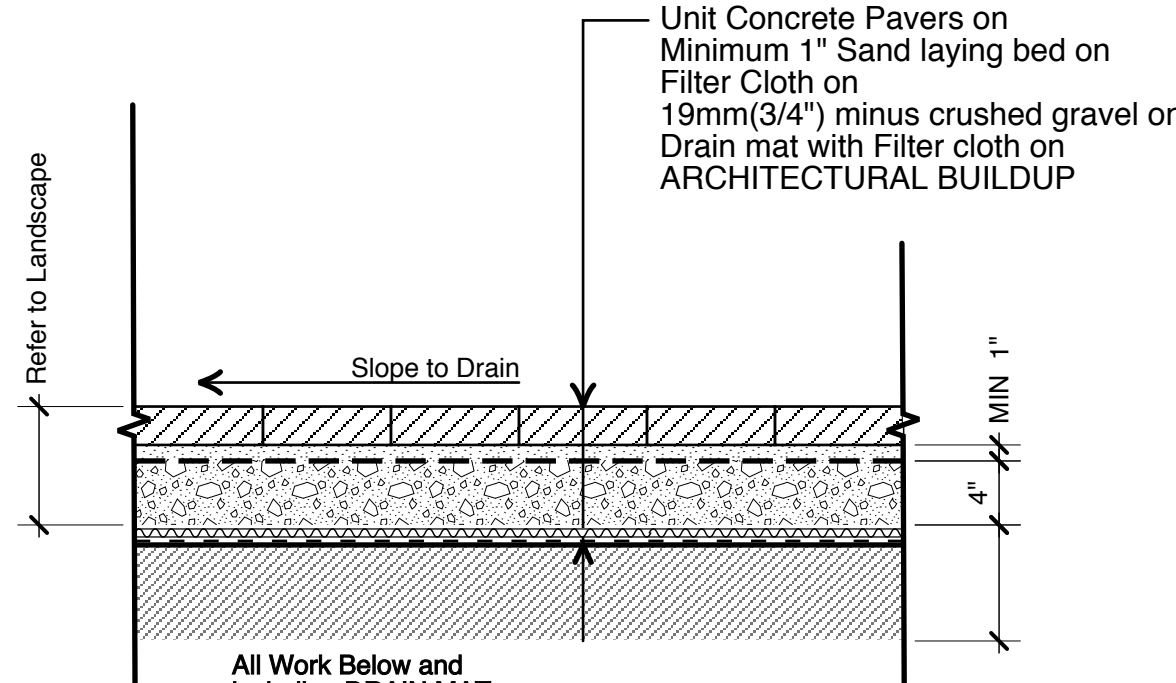
Drawn by:	KS
Checked by:	DC
Date:	08 OCTOBER 2021
Scale:	1/4" = 1'-0"

Drawing Title:  
**LANDSCAPE SECTIONS**

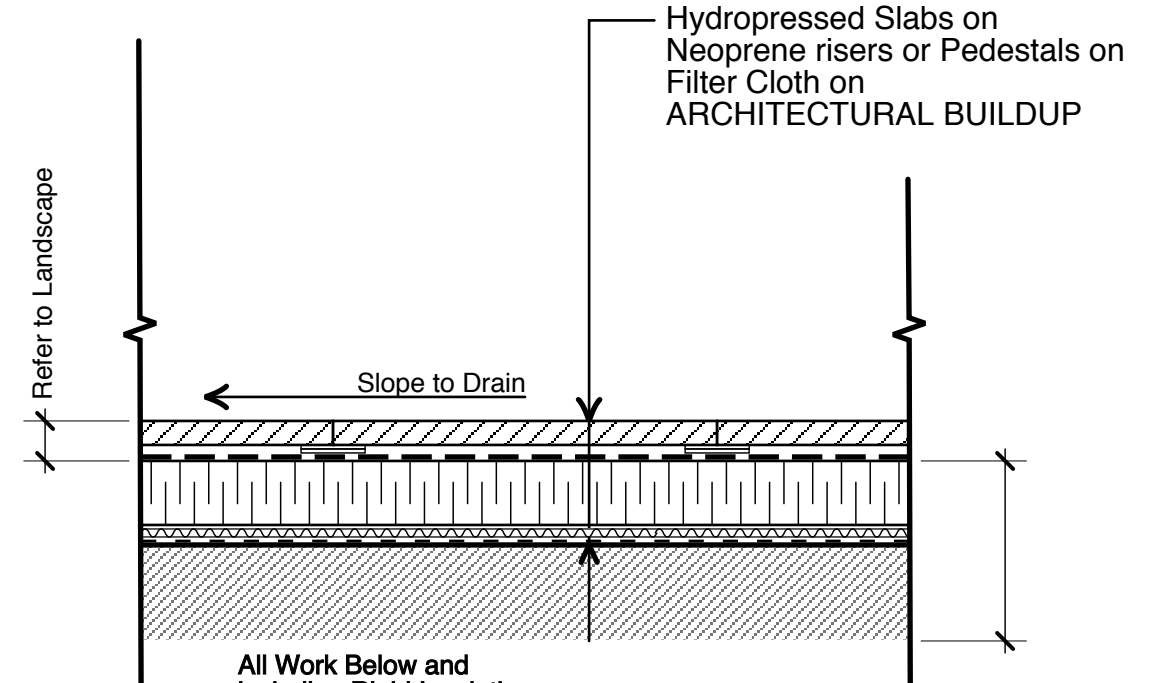
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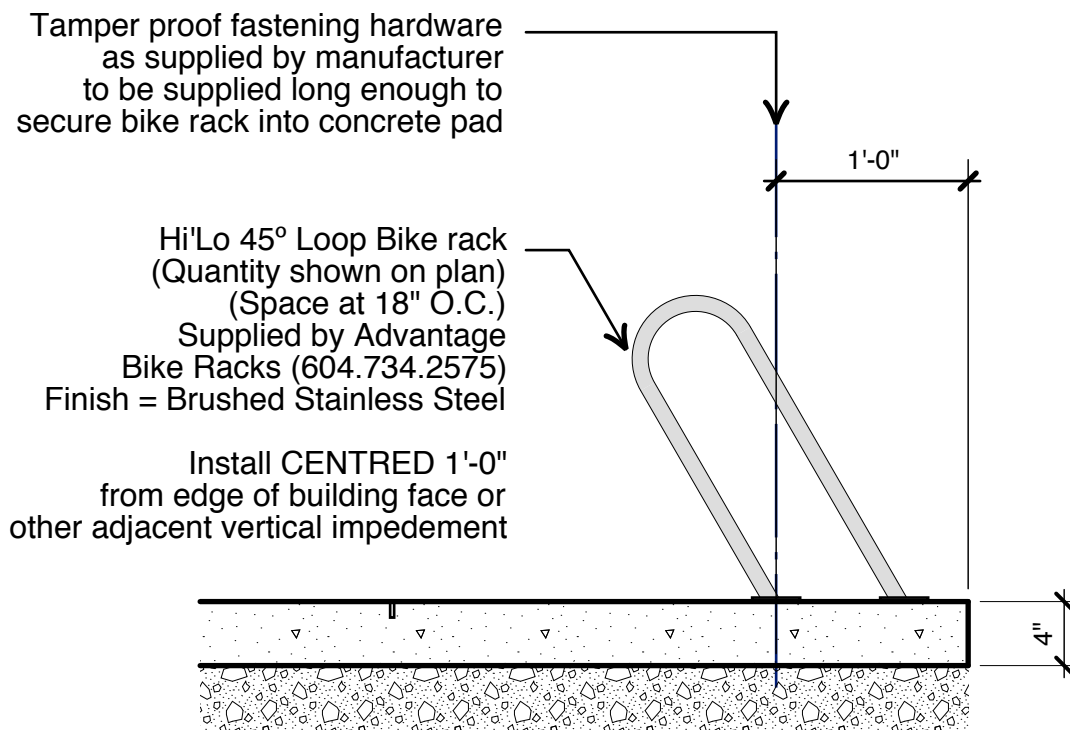
1 CIP CONCRETE - ON SLAB  
SCALE = 1"=1'-0"



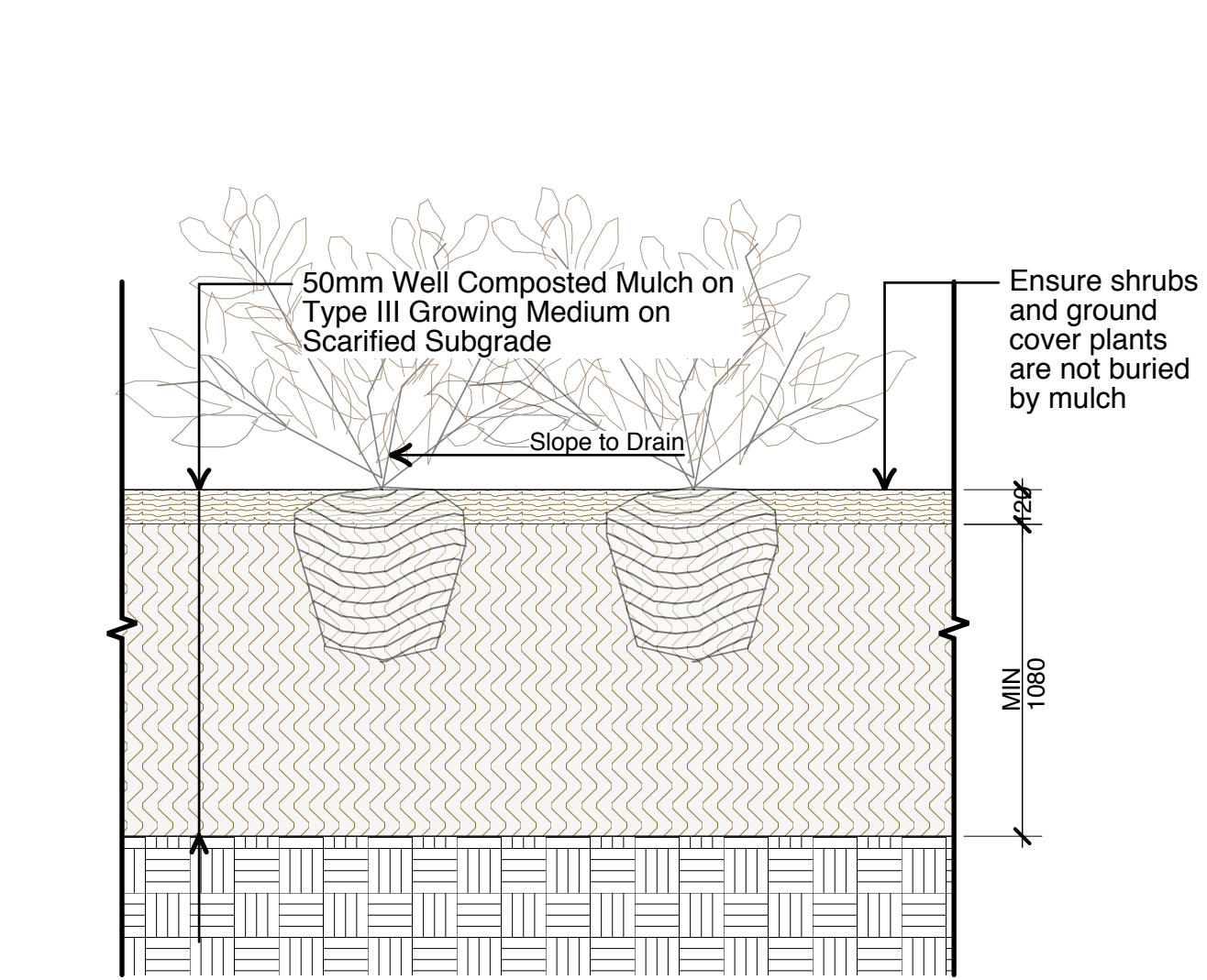
2 UNIT PAVERS - ON SLAB  
SCALE = 1"=1'-0"



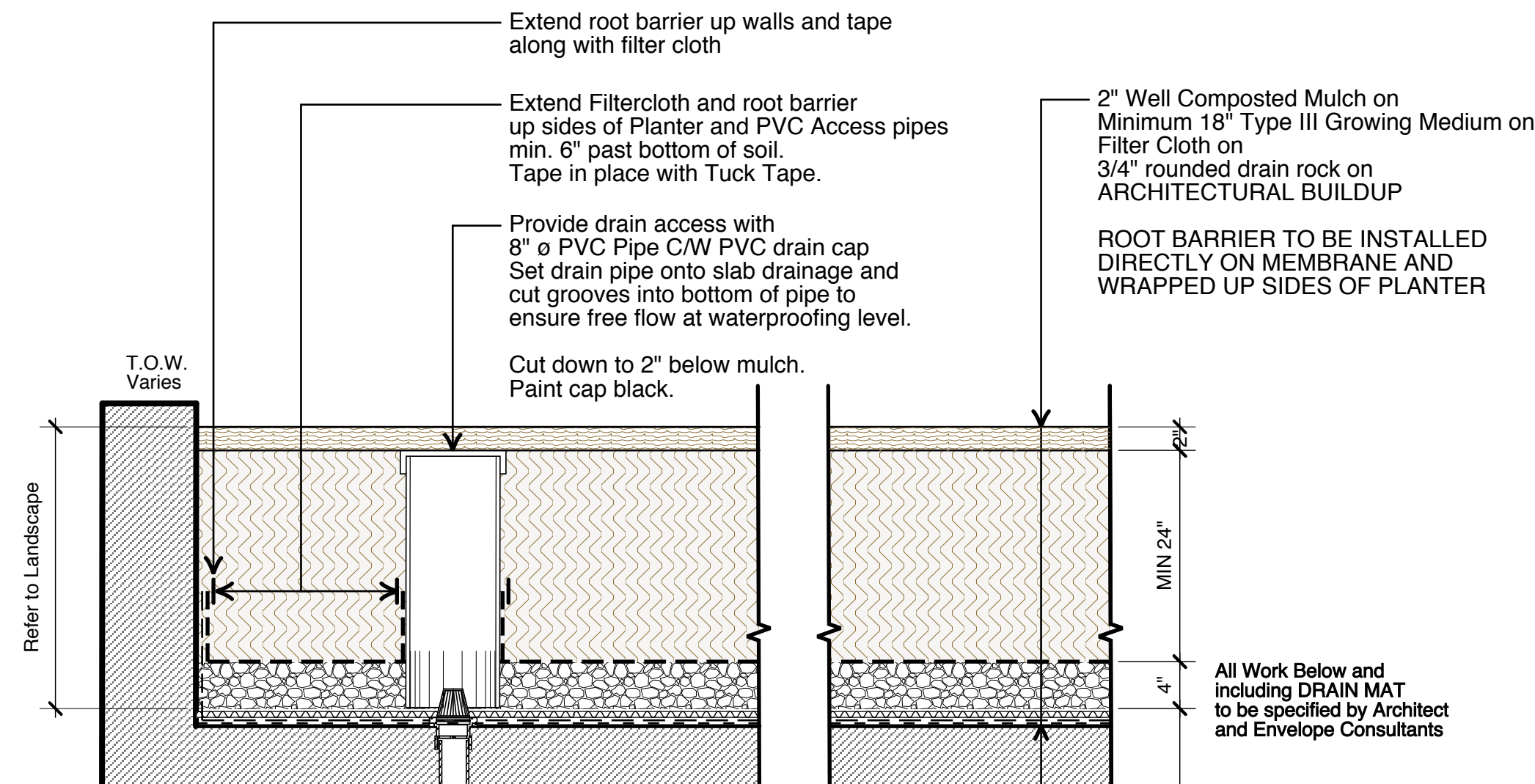
4 HYDROPPRESSED SLABS - ON ROOF DECKS  
SCALE = 1"=1'-0"



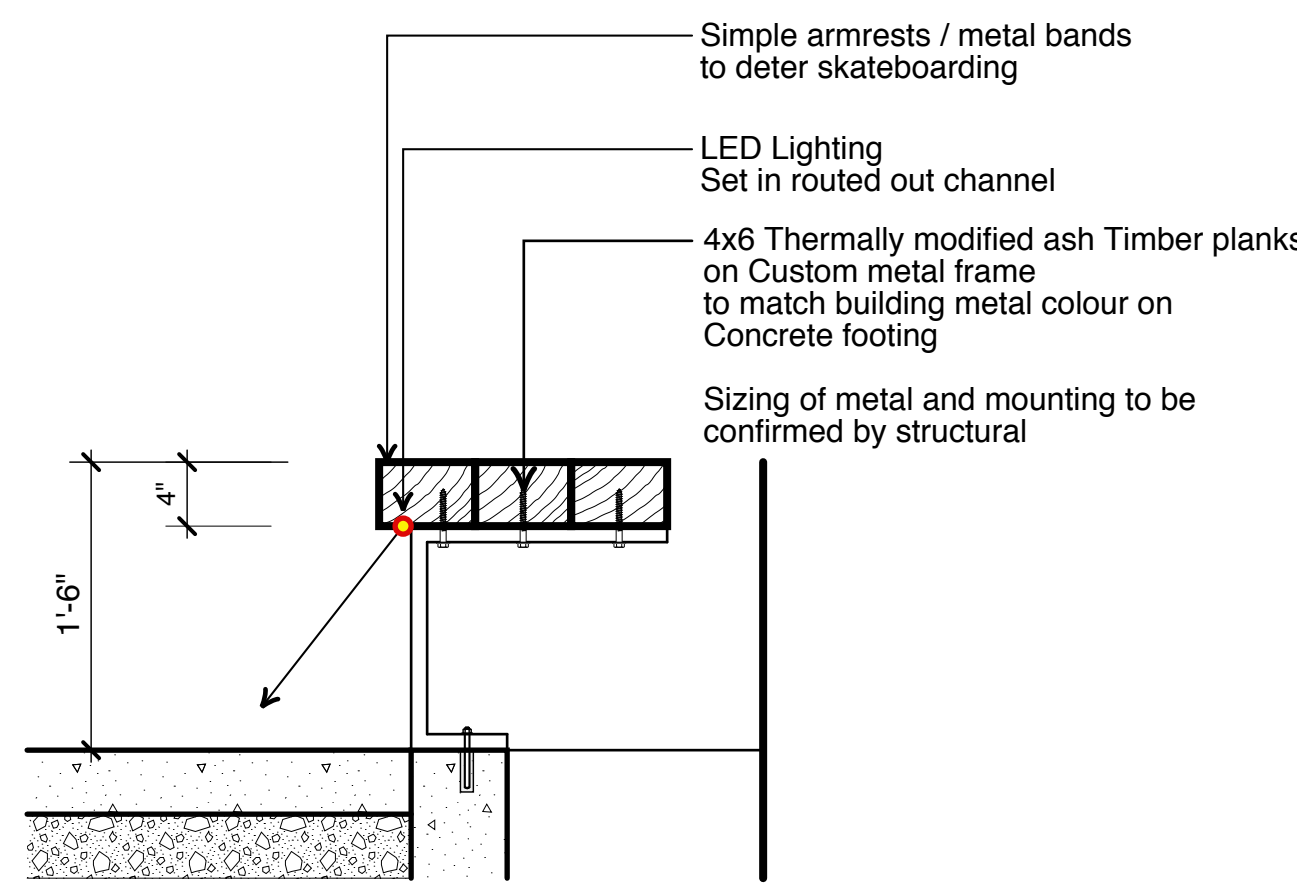
7 BIKE RACK MOUNTING - HORIZONTAL  
SCALE = 1"=1'-0"



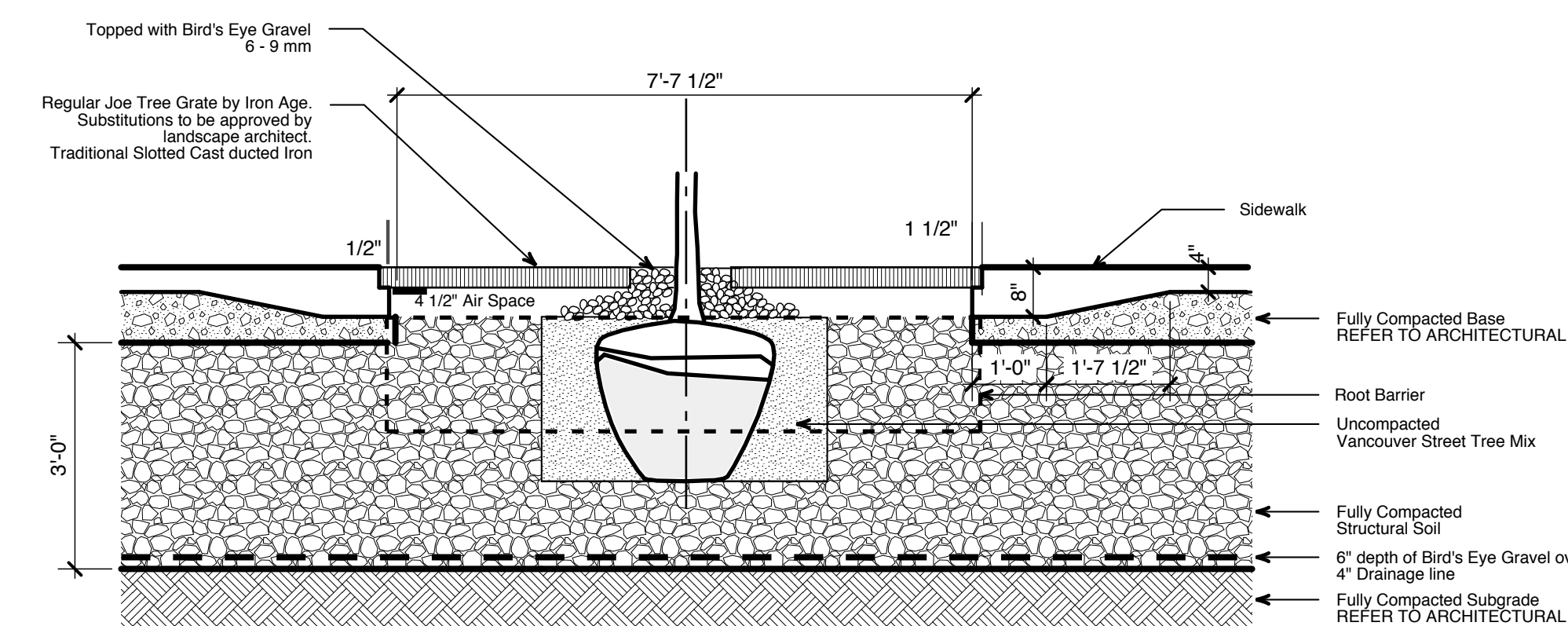
5 SHRUB PLANTING  
SCALE = 1"=1'-0"



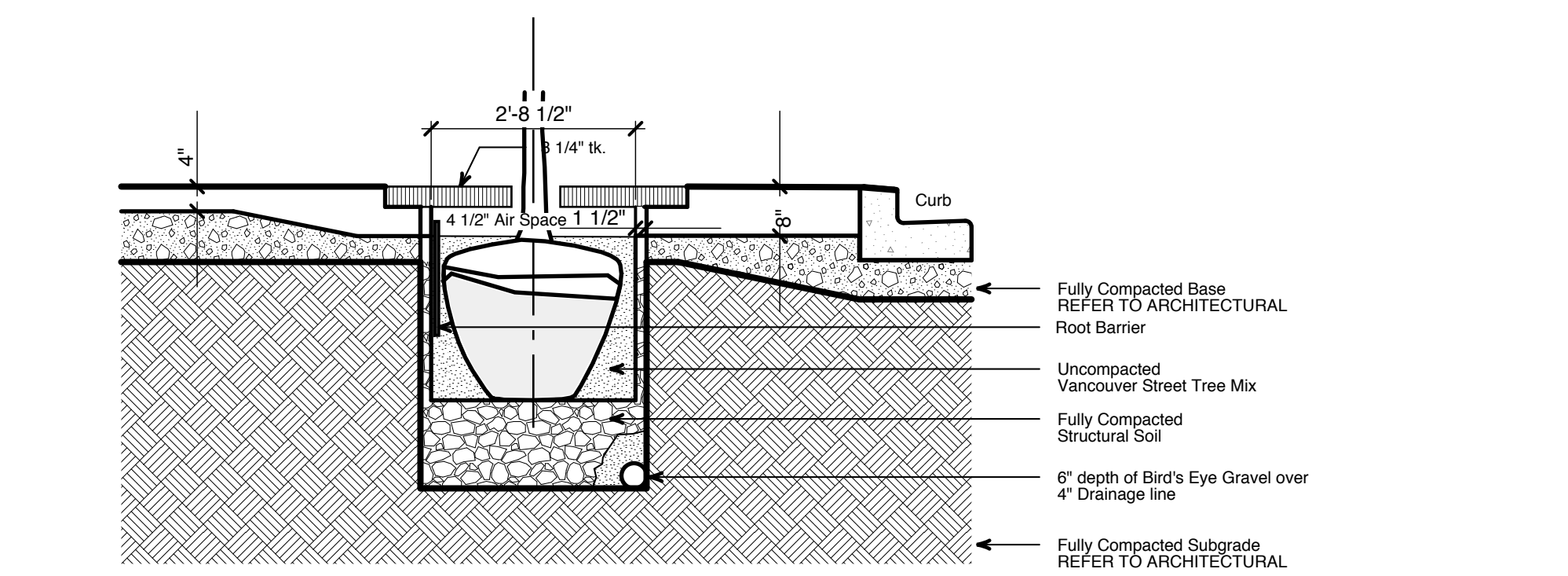
6 PLANTING - ON SLAB  
SCALE = 1"=1'-0"



6 CUSTOM WOOD BENCHES  
SCALE = 1"=1'-0"

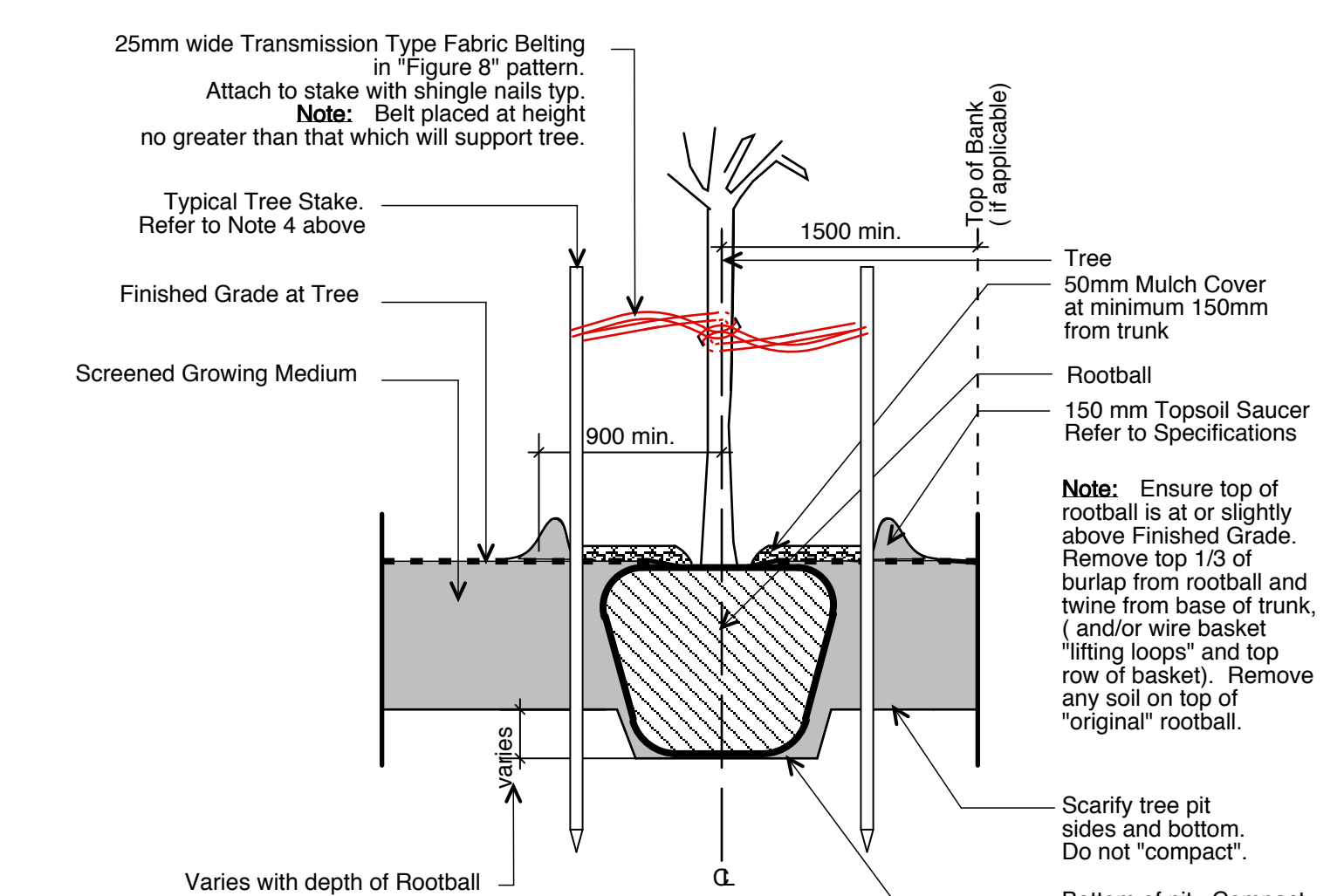


Section: Longitudinal



Section: Cross

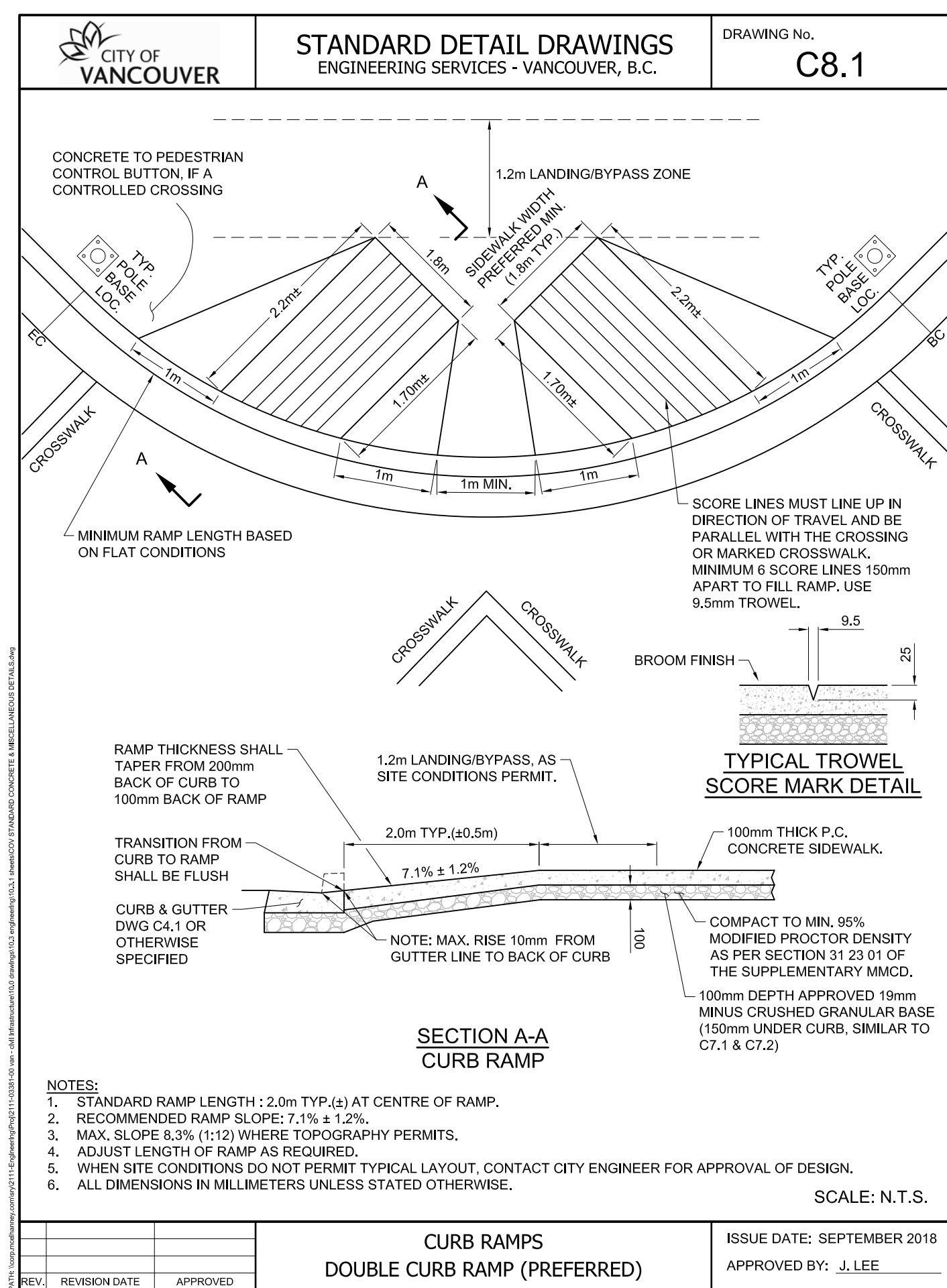
7 COV STANDARD 4 PIECE TREE GRATE  
SCALE: NTS



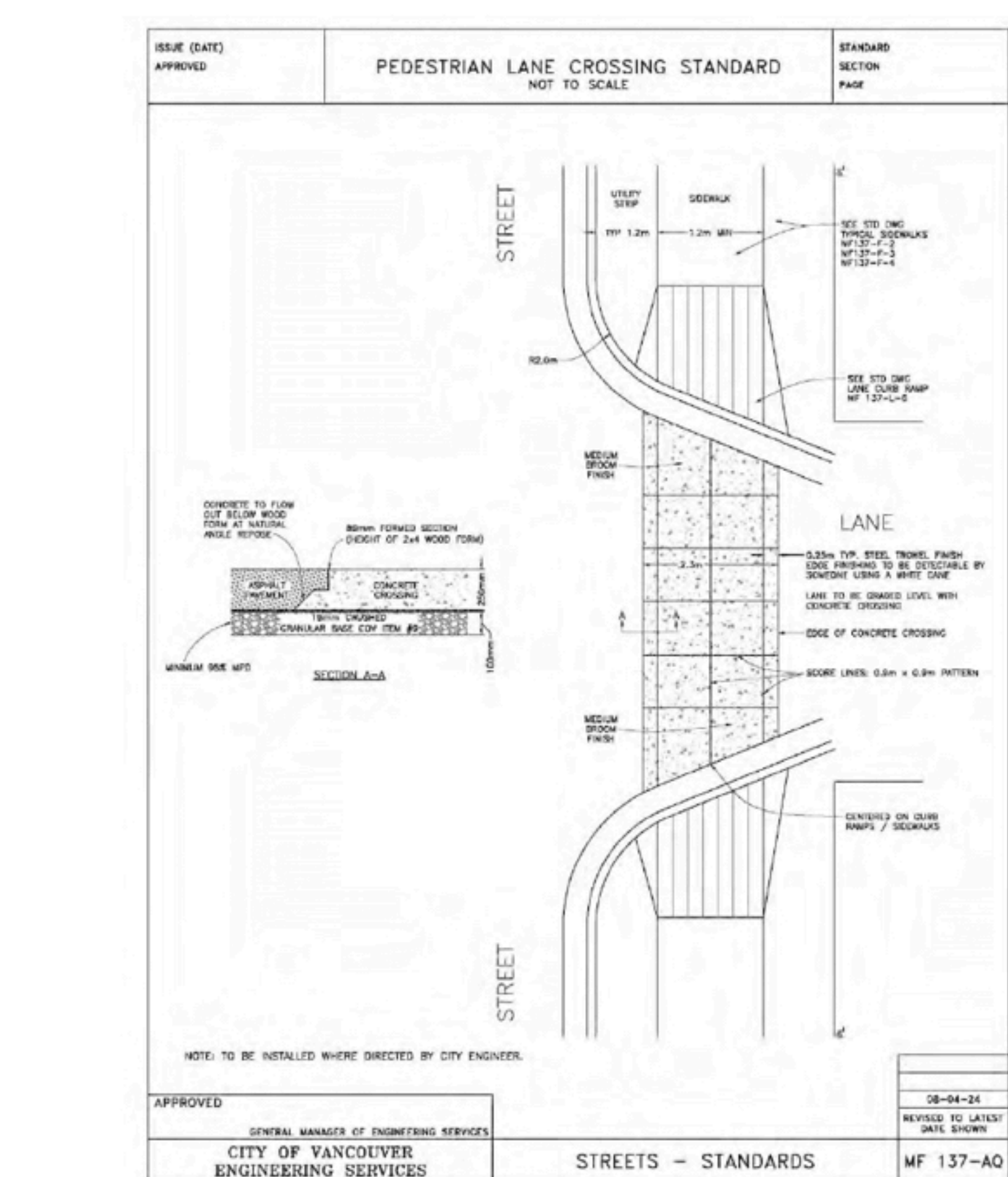
Depth of Growing Medium Total (mm)	Area (M2)	Size of Surface Square	Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

- General Notes:
- Do not cut Tree Leader.
  - Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  - Ensure tree location does not conflict with Underground Services. "Call before digging".
  - All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
  - Provide min. 5 cubic meters of growing medium per tree.
  - Refer to Growing Medium Chart below for surface area depth of Growing Medium.

8 TYPICAL TREE PLANTING  
SCALE: NTS



9 COV STANDARD LETDOWN  
SCALE: NTS



10 COV STANDARD LANE CROSSING  
SCALE: NTS

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LANDSCAPE DETAILS

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