

Gordon Head & Laval

ISSUED FOR REZONING/DP COMBINED

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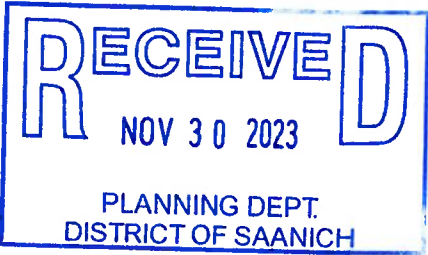
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LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	OVERALL SITE PLAN
L0.2	TREE MANAGEMENT PLAN
L0.3	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	LAYOUT + MATERIALS PLAN
L1.1	GRADING PLAN
L1.2	PLANTING PLAN
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L2.0	PRECEDENT IMAGES
L3.0	PLANT LIST + IMAGES
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L5.0	DETAILS
L5.1	DETAILS
L5.2	DETAILS
L5.3	DETAILS




GENERAL LAYOUT + MATERIALS NOTES:

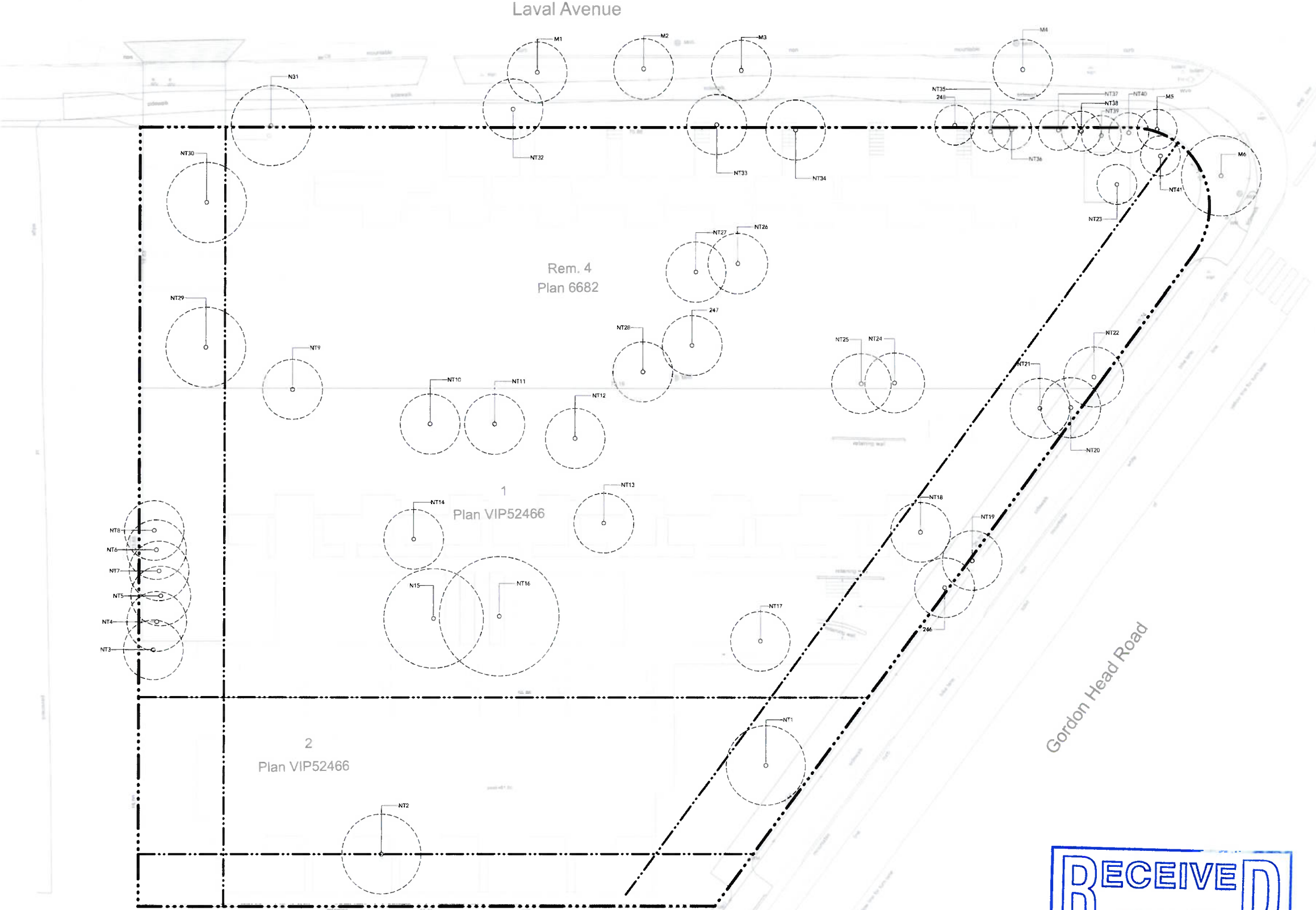
- 1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- 2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- 3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE 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.
- 6. 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.
- 7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.



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TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED Refer to Arborist Report



IMPERMEABLE X ABSORBENT SURFACES LEGEND
































- IMPERMEABLE PAVING AREA
1338.60 sq m
- IMPERMEABLE BUILDINGS
1665.18 sq m
- ABSORBENT SURFACES ON SLAB
544.82 sq m
- ABSORBENT SURFACES ON GRADE
335.1 sq m



GENERAL LAYOUT + MATERIALS NOTES:

- 1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- 2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
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- 7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

SYMBOL	DESCRIPTION	DETAIL
 (P1)	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts	  (L5.0) (L5.0)
 (P2)	PAVING TYPE 2 Concrete Unit Pavers, 12"x24", TBD	  (L5.0) (L5.0)
 (P3)	PAVING TYPE 3 Maintenance Gravel Strip	 (L5.0)
 (P4)	PAVING TYPE 4 CIP Concrete Paving with Broom Finish, Saw Cuts	 (L5.0)
 (P5)	PAVING TYPE 5 PIP Rubber Surface	 (L5.0)
 (L1)	PLANTING TYPE 1 Lawn Area	
 (L2)	PLANTER TYPE 2 Refer to Planting Plan	
 (L3)	PLANTING TYPE 3 Rain Gardens,	  (L5.2) (L5.2)
 (H1)	PLANTER TYPE 1 CIP Concrete Planter, 24" HT	 (L5.1)
 (F1)	PLANTER TYPE 2 Urban Agriculture Plot, TBD	
 (F2)	SITE FURNISHING Heavy Timber Bench	 (L5.3)
 (F3)	SITE FURNISHING Zoe Bike Racks by Sholto Design Studio Class B Bicycle Racks	 (L5.3)
 (F4)	SITE FURNISHING Peeled Log	
 (F5)	SITE FURNISHING Outdoor Furniture, By Owner Occupancy	
 (F6)	SITE FURNISHING Natural Log Structure, TBD	
 (F7)	SITE FURNISHING Trellis, TBD	
 (F8)	SITE FURNISHING Sink & BBQ	
 (F9)	SITE FURNISHING Gated Arbour with vines	
 EXTENT OF UNDERGROUND PARKING		



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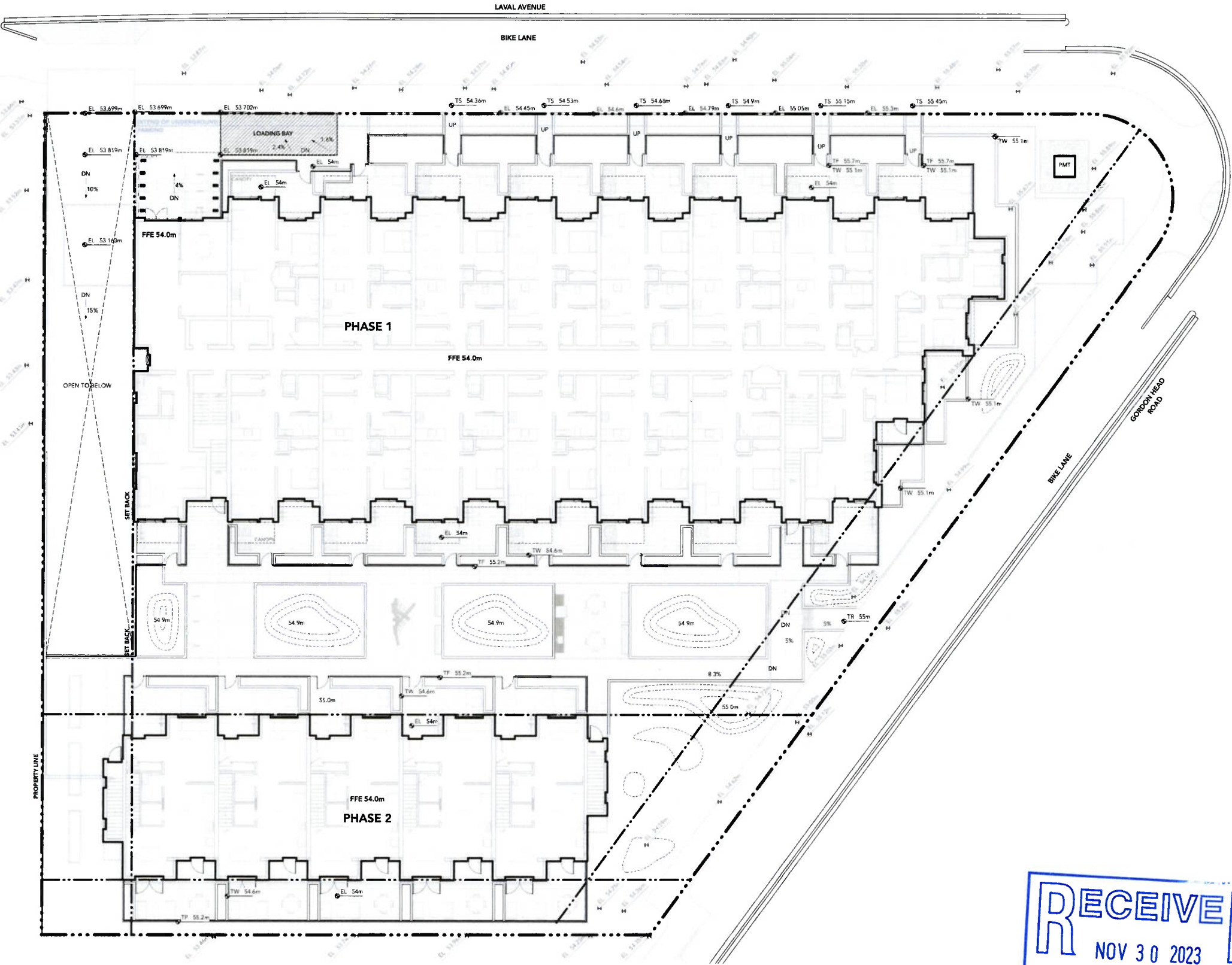


GENERAL GRADING NOTES:

- 1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
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- 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 FIELD 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
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
1%	SLOPE AND DIRECTION

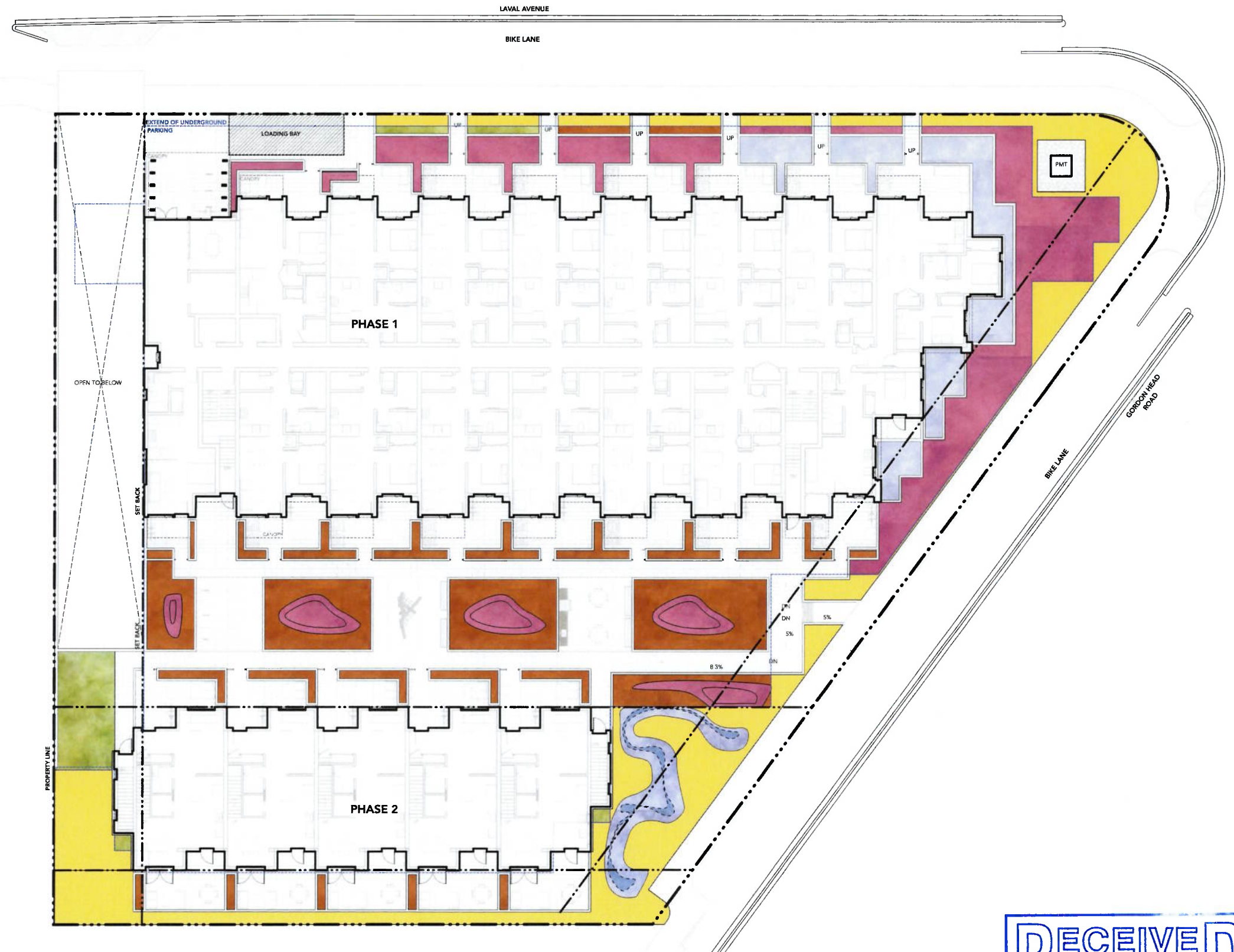


GENERAL PLANTING NOTES:

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



SYMBOL	DESCRIPTION
	450mm MAX DEPTH. RAIN GARDEN - 124.34 sq m
	150mm H. RECESSED PLANTER - 47.40 sq m 150mm min. total of h.soil depth for groundcovers
	600mm H. RECESSED/RAISED PLANTER - 208.56 sq m 600mm min. h. soil depth for shrubs
	900mm H. RECESSED/RAISED PLANTER - 250.10 sq m 900mm min. h. soil depth for Trees
	RECESSED PLANTER - 288.96 sq m On grade

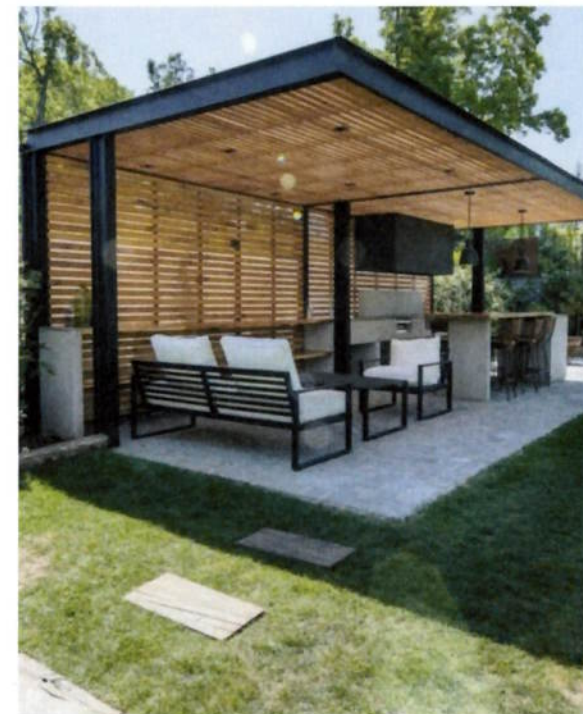
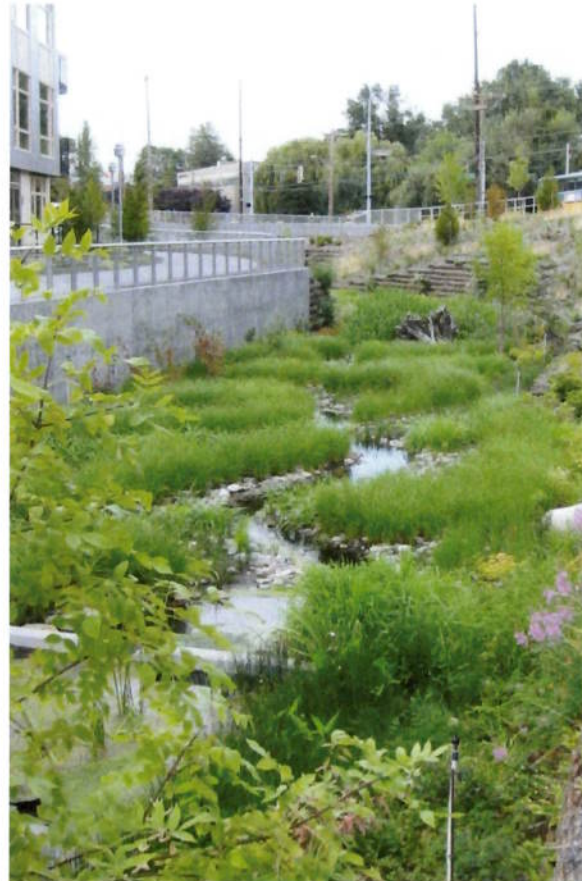
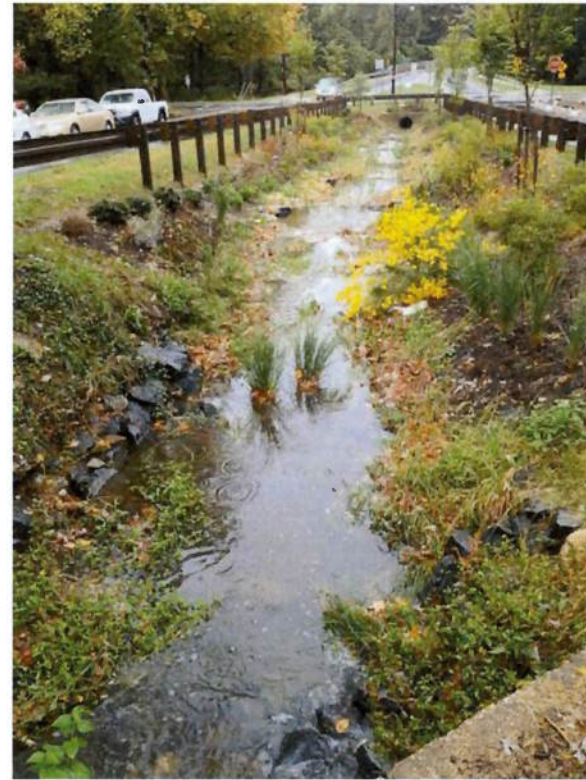


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






1.3

SOIL DEPTHS PLAN





OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	6	Acer macrophyllum	Big Leaf Maple	5cm cal.	As Shown	B&B Specimen, Multistem
	13	Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	8' ht. Min	As Shown	B&B Specimen
	3	Ginkgo biloba	Maidenhair Tree	10cm cal.	As Shown	B&B Specimen
	30	Magnolia grandiflora 'Saint Mary'	Saint Mary Southern Magnolia	5cm cal.	As Shown	B&B Specimen, Upright
	4	Quercus garryana	Garry Oak	6cm cal.	As Shown	Mutli-Stem Specimen
CONIFERS:						
	2	Pinus nigra	Austrian Pine	3m. ht.	As Shown	B&B Specimen
	9	Pinus contorta	Lodgepole Pine	3m. ht.	As Shown	B&B Specimen, Multistem
SHRUBS:						
	12	Aucuba japonica 'Serratifolia'	Sawtoothed Japanese Aucuba	#3 Pot	0.914m o.c.	
	22	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	#3 Pot	0.762m o.c.	
	133	Gaultheria shallon	Salal	#1 Pot	0.457m o.c.	
	24	Lonicera pileata	Box-leaf Honeysuckle	#2 Pot	1.067m o.c.	
	49	Rhododendron x 'Purple Gem'	purple gem rhododendron	#3 Pot	0.762m o.c.	Specimen.
	316	Taxus x media 'Hillii'	Hill's Yew	#3 Pot	0.61m o.c.	B&B Specimen Multi Stem
PERENNIALS, GRASSES, GROUND COVER:						
	209	Adiantum pedatum	American Maidenhair Fern	#2 Pot	0.457m o.c.	
	538	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 Pot	0.305m o.c.	
	182	Blechnum spicant	Deer Fern	#2 Pot	0.61m o.c.	
	12	Carex buchananii	Fox Red Curly Sedge	#2 pot	0.762m o.c.	
	78	Carex obnupta	Slough Sedge	#2 pot	0.762m o.c.	
	72	Deschampsia caespitosa	Tufted Hair Grass	#2 Pot	0.762m o.c.	
	20	Hosta x 'Blue Cadet'	Blue Cadet Plantain Lily	#2 Pot	0.61m o.c.	
	51	Iris setosa	Alaskan Iris	#2 Pot	0.457m o.c.	
	128	Juncus effusus	Soft Common Rush	#2 Pot	0.61m o.c.	
	21	Leymus mollis	Dune Grass	#3 Pot	0.762m o.c.	
	9	Liriope spicata	Creeping Lilyturf	#1 Pot	0.381m o.c.	
	48	Lupinus 'Russel Hybrids'	Dwarf Lupine	#1 Pot	0.457m o.c.	
	27	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#3 pot	0.762m o.c.	
	551	Oxalis oregana	Rewood Sorrel	#1 Pot	0.457m o.c.	
	73	Polystichum munitum	Western sword fern	#3 Pot	0.914m o.c.	
	143	Rudbeckia hirta	Black-Eyed Susan	#2 Pot	0.457m o.c.	
	200	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#2 Pot	0.61m o.c.	

NOTES:
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

PLANT IMAGES

DECIDUOUS TREES



Acer macrophyllum
Big Leaf maple



Cornus nuttallii 'Eddie's White Wonder'
Eddie's Pacific Dogwood



Ginkgo biloba
Maidenhair Tree



Magnolia grandiflora 'Little Gem'
Dwarf Southern Magnolia



Quercus garryana
Garry Oak

SHRUBS



Aucuba japonica 'Serratifolia'
Sawtoothed Japanese Aucuba



Cornus sericea 'Kelseyi'
Kelsey's Dwarf Red-Osier Dogwood



Gaultheria shallon
Salal



Rhododendron x 'Purple Gem'
Purple Gem Rhododendron



Taxus x media 'Hillii'
Hill's Yew

PERENNIALS, GRASSES, GROUND COVER



Adiantum pedatum
American Maidenhair Fern



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Blechnum spicant
Deer Fern



Carex buchananii
Fox Red Curly Sedge



Carex obnupta
Slough Sedge



Deschampsia caespitosa
Tufted Hair Grass



Hosta x 'Blue Cadet'
Blue Cadet Plantain Lily



Iris setosa
Alaskan Iris



Juncus effusus
Soft Common Rush



Leymus mollis
Dune Grass



Liriope spicata
Creeping Lilyturf



Lupinus 'Russel Hybrids'
Dwarf Lupine



Miscanthus sinensis 'Adagio'
Adagio Maiden Grass



Oxalis oregana
Rewood Sorrel



Polystichum munitum
Western Sword Fern



Rudbeckia hirta
Black-Eyed Susan



Sedum Autumn 'Joy'
Autumn Joy Stonecrop

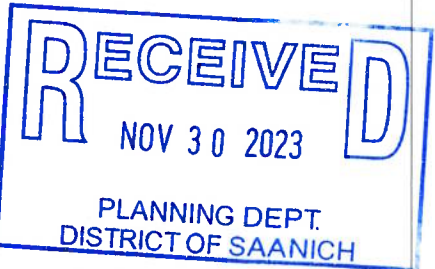
CONIFERS



Pinus contorta
Lodgepole Pine

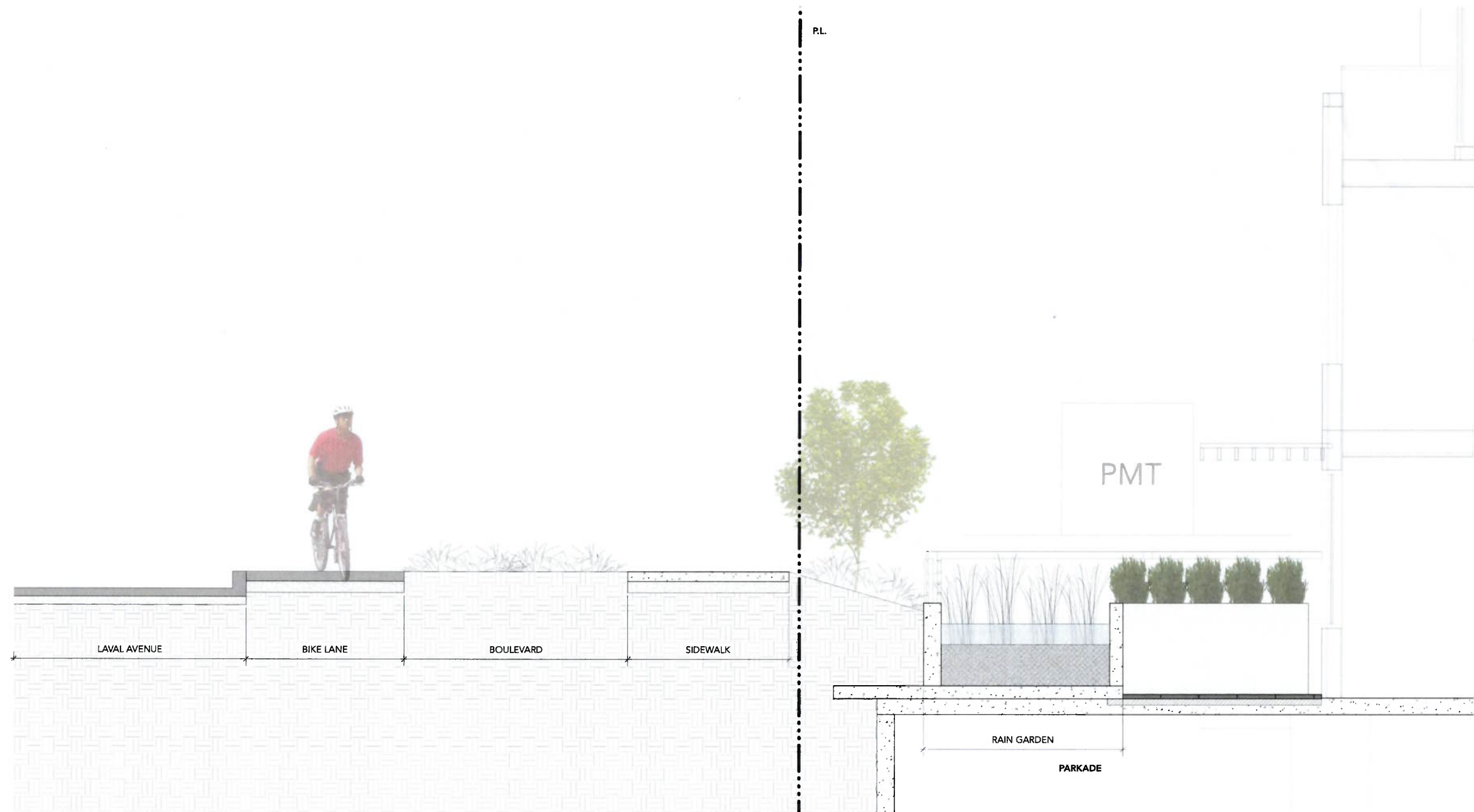


Pinus nigra
Austrian Pine

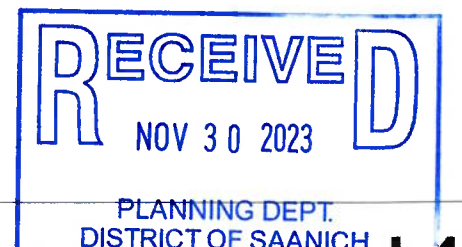


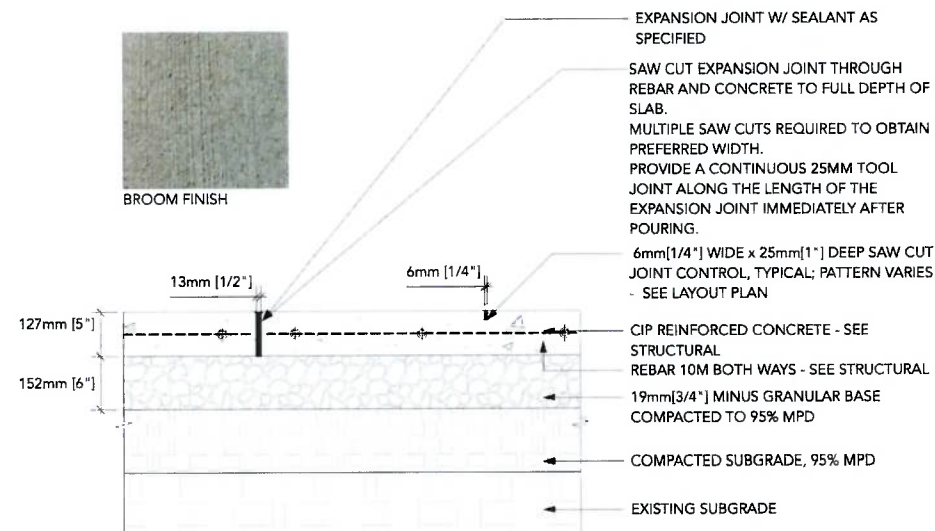


1 SECTION 1: CENTRAL COURTYARD
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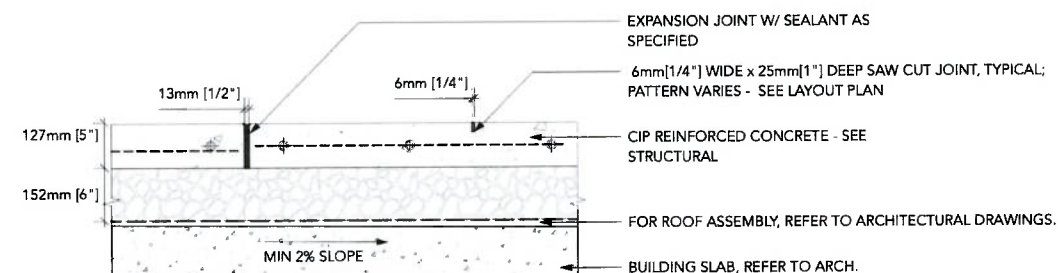
1 SECTION 2: LAVAL AVENUE
Scale: 1:25





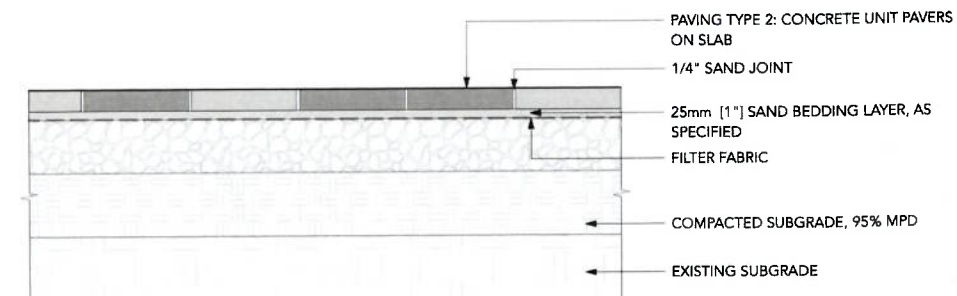
- NOTES:
1. TROWEL WITH LIGHT SANDBLAST
 2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
 3. EXP. JOINTS 6096mm [20'0\"] O.C. MAX (C) CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
 4. CONTROL JOINTS @ 1524mm [5'0\"0\"] O.C. MAX
 5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
 6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
 7. MIN 30 MPa CONCRETE OR BETTER

1 PAVING TYPE 1: CIP CONCRETE PAVING ON GRADE, TYP.
Scale: 1:10

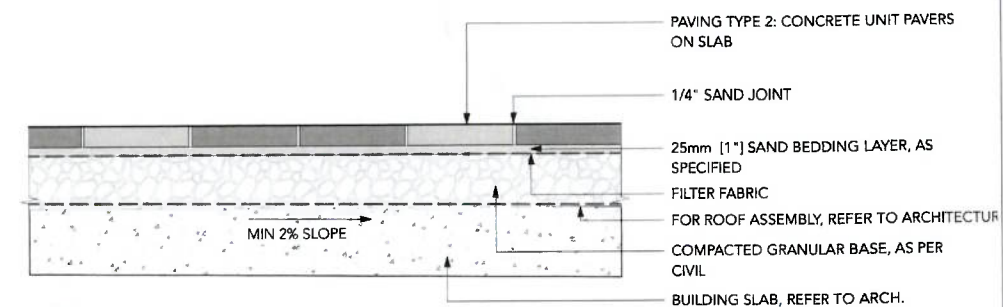


- NOTES:
1. TROWEL WITH LIGHT SANDBLAST
 2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
 3. EXP. JOINTS 6096mm [20'0\"] O.C. MAX (C) CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
 4. CONTROL JOINTS @ 1524mm [5'0\"0\"] O.C. MAX
 5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
 6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
 7. MIN 30 MPa CONCRETE OR BETTER

2 PAVING TYPE 1: CIP CONCRETE PAVING ON SLAB, TYP.
Scale: 1:10

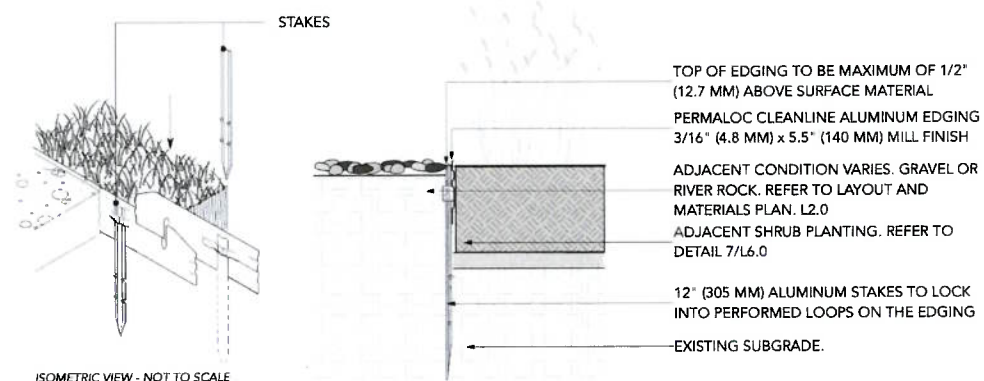


- NOTES:
1. FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.
- 3 PAVING TYPE 2: CONCRETE UNIT PAVERS ON GRADE, TYP.
Scale: 1:10

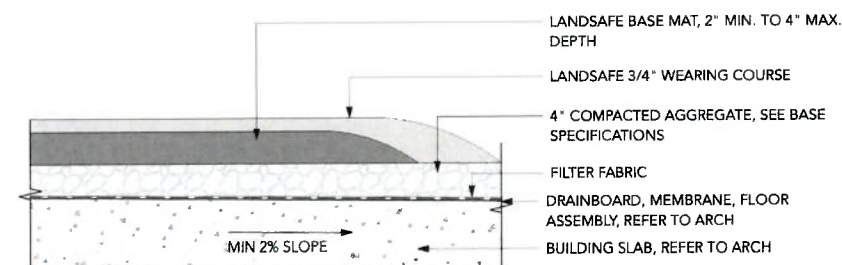


- NOTES:
1. FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.

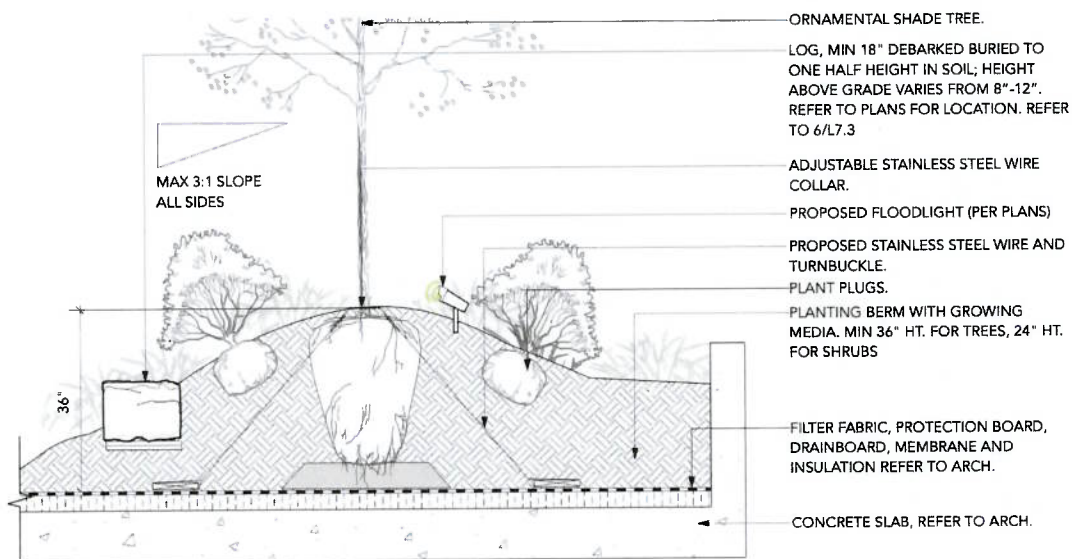
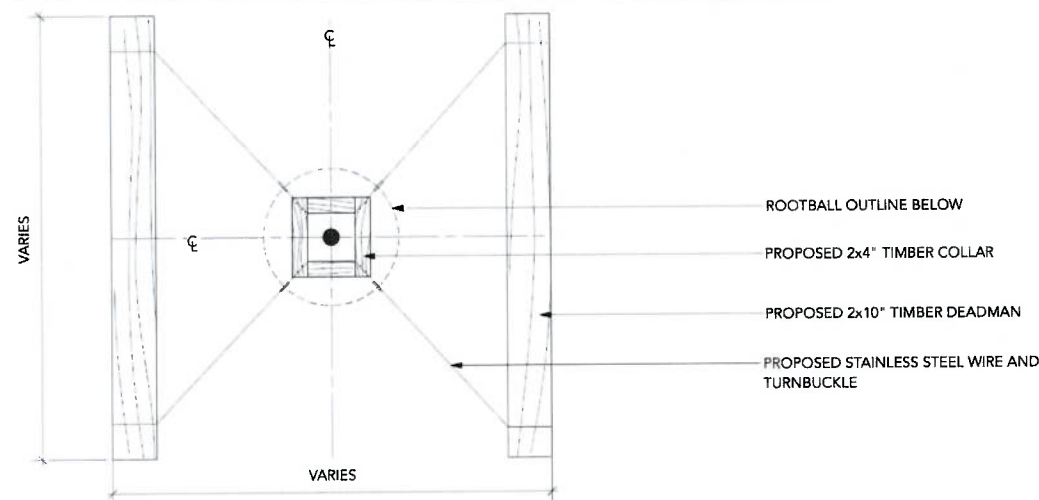
4 PAVING TYPE 2: CONCRETE UNIT PAVERS ON SLAB, TYP.
Scale: 1:10



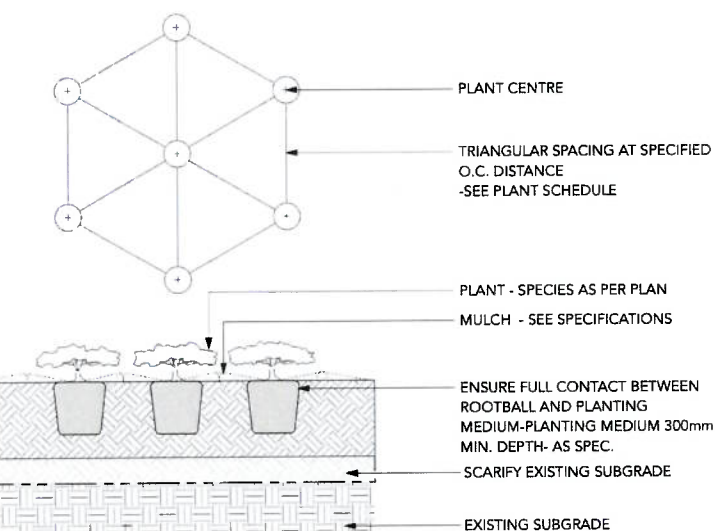
5 PAVING TYPE 3: ALUMINUM EDGE, TYP.
Scale: 1:5



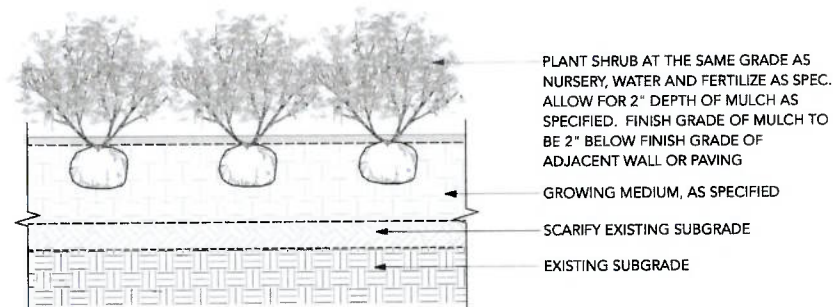
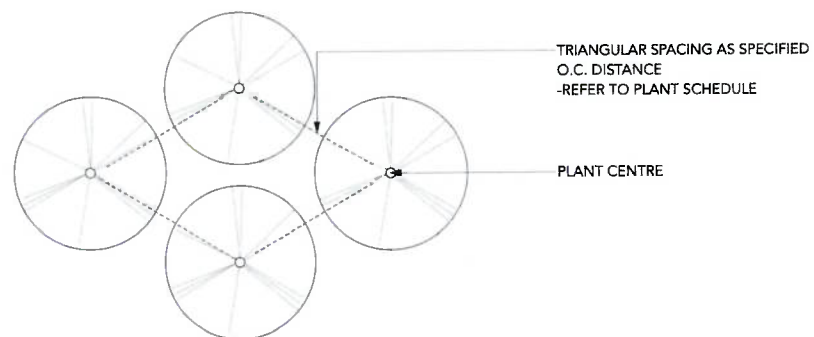
6 PAVING TYPE 5: LANDSAFE PLAY SURFACE WITHOUT CURB ON SLAB, TYP.
Scale: 1:10



1 GROUND LEVEL: TREE ON SLAB TYP. DETAIL
Scale: 1:20

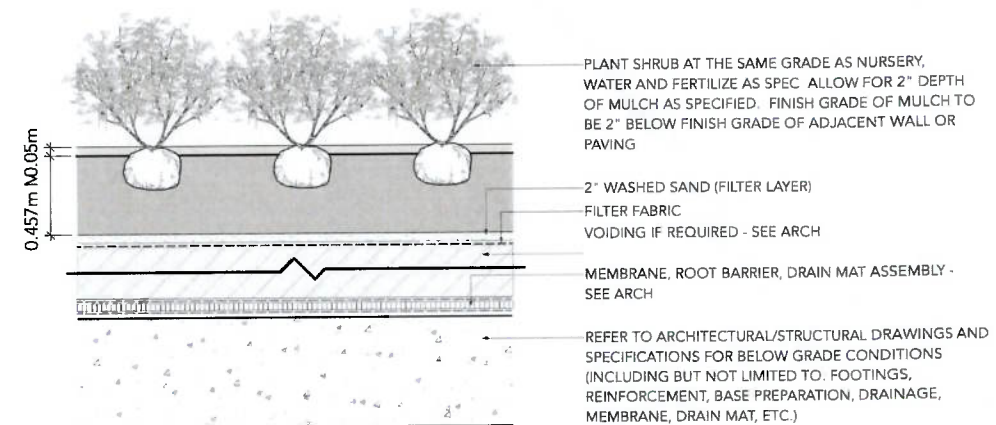


4 GROUND COVER PLANTING, TYP. DETAIL
Scale: 1:20



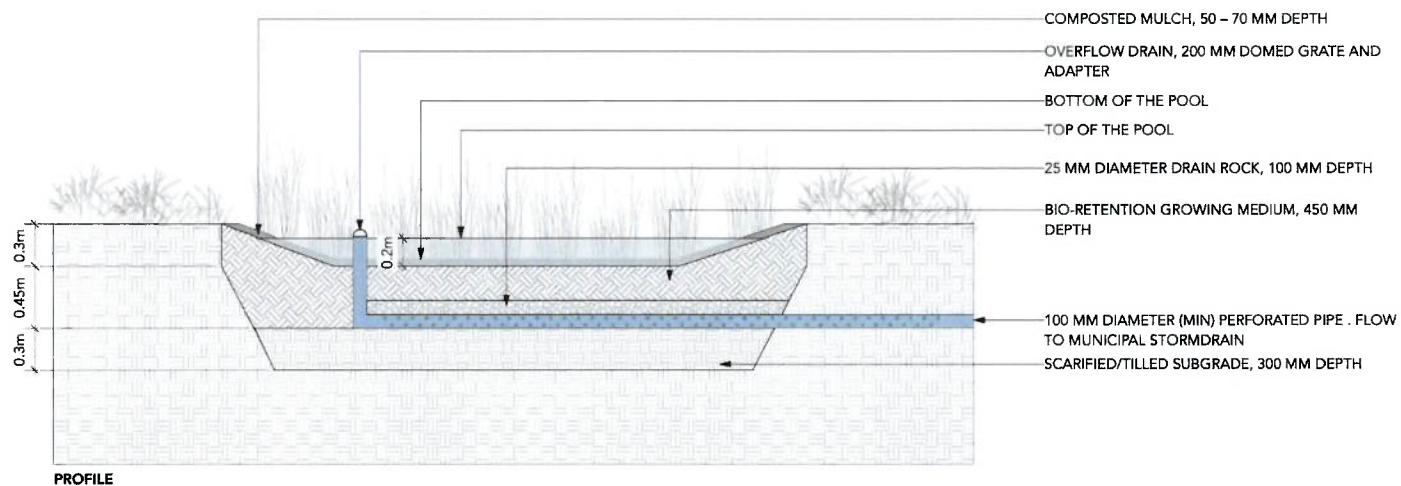
NOTE:
1. TRIANGULAR SPACING FOR IRREGULAR SHAPED PLANTERS; GRID SPACING FOR RECTINEAR PLANTERS. AS SPECIFIED O.C. DISTANCE; ENSURE PERIMETER ROW
2. REFER TO PLANT SCHEDULE AND PLANTING PLAN

2 SHRUB ON GRADE TYP. DETAIL
Scale: 1:20

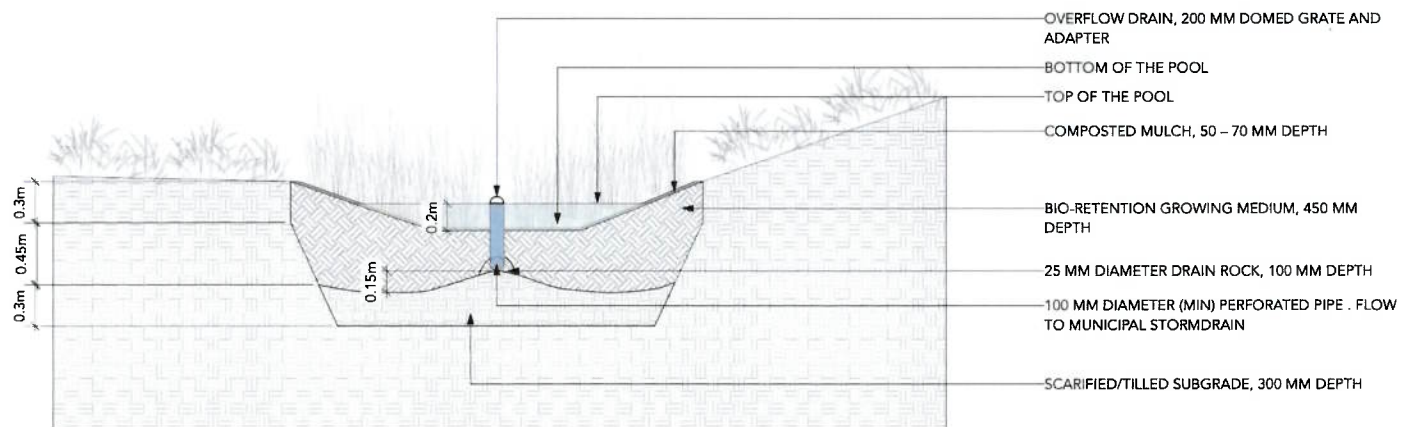


NOTE:
1. MIN. 18" PLANTING SOIL DEPTH + 2" MULCH DEPTH FOR SHRUBS ON SLAB.
2. FINISHED GRADE OF MULCH TO BE MIN. 1" BELOW ADJACENT PAVING, WALL OR STAIR.

3 SHRUB ON SLAB TYP. DETAIL
Scale: 1:20

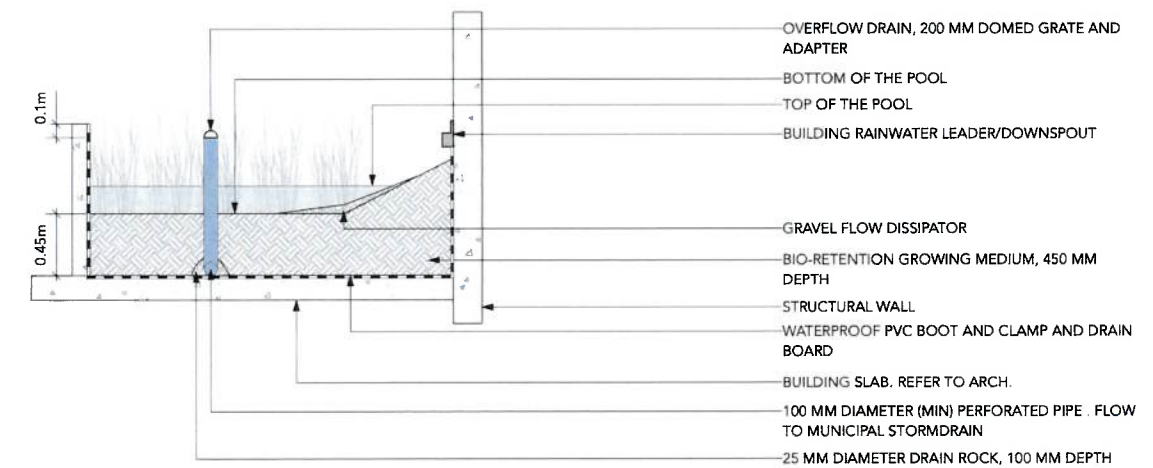
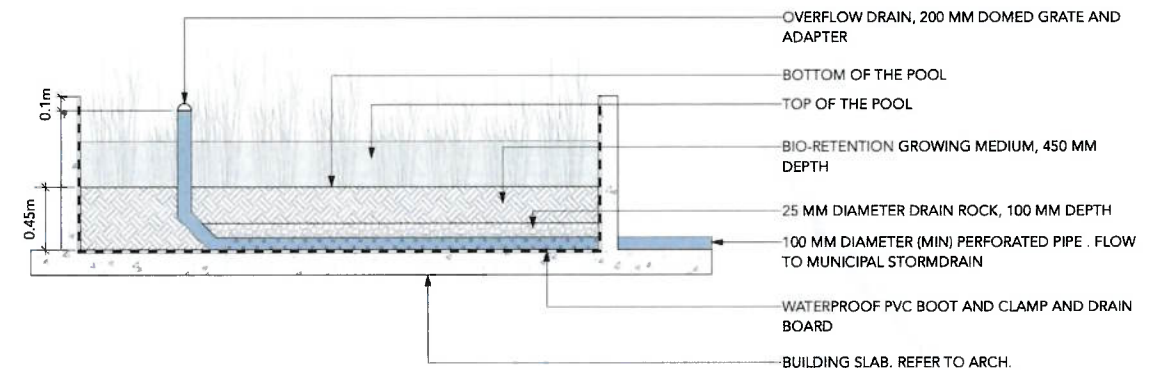


PROFILE

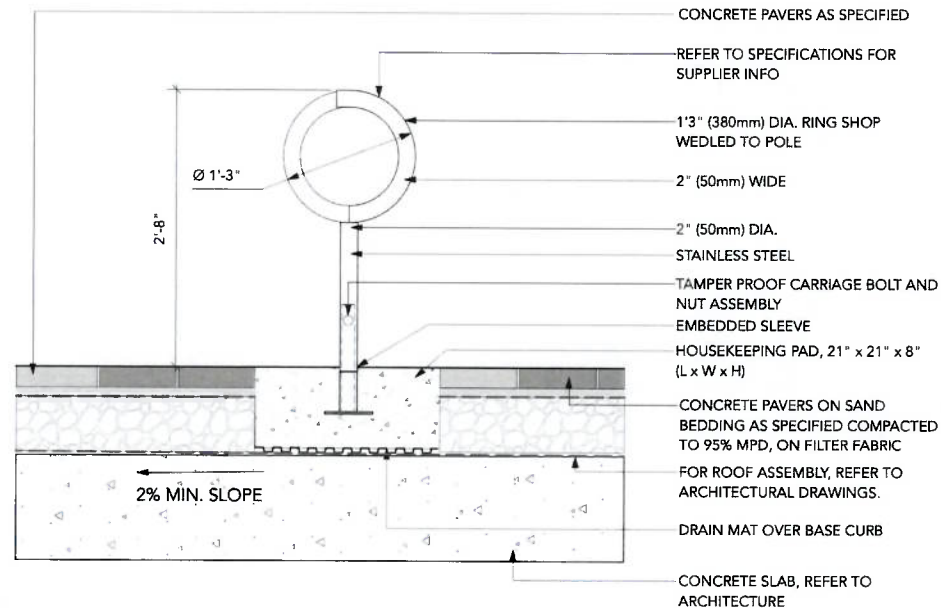


CROSS SECTION

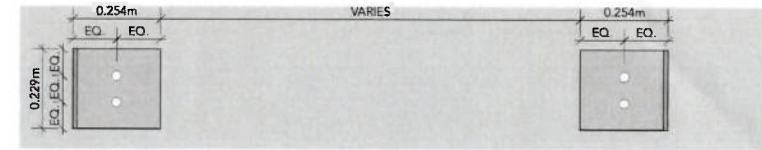
1 RAIN GARDEN ON GRADE, TYP. DETAIL
Scale: 1:25



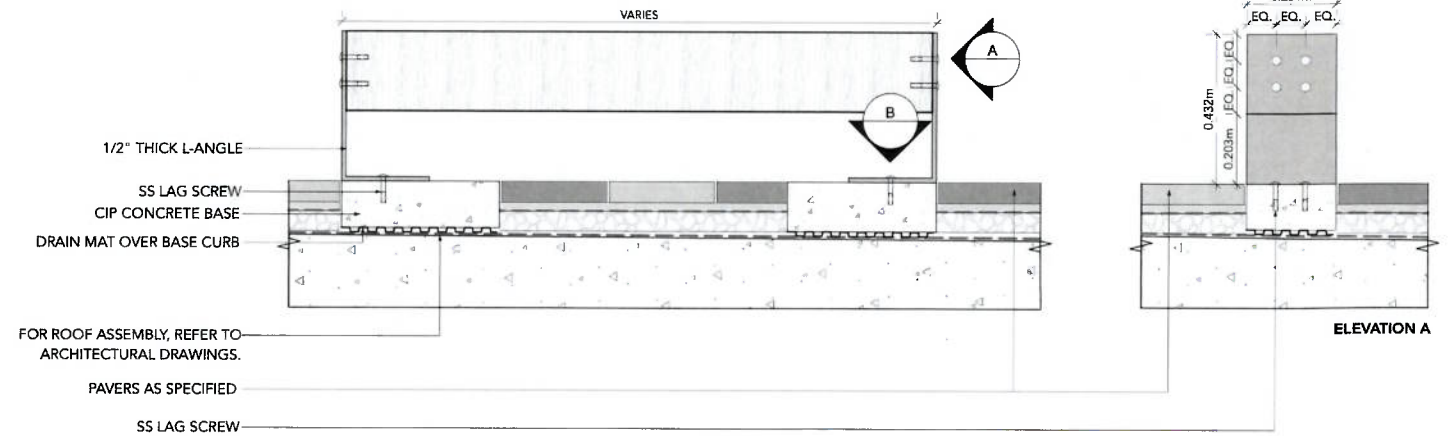
2 RAIN GARDEN ON SLAB, TYP. DETAIL
Scale: 1:25



1 CLASS B BIKE RACK DETAIL BY SHOLTO
Scale: 1:10



PLAN B



NOTE:
- CONTRACTOR TO PROVIDE A MOCK-UP FOR APPROVAL BY CONSULTANT PRIOR TO INSTALLATION.

2 CUT TIMBER BENCH
Scale: 1:10