

#### ACTON OSTRY ARCHITECTS INC

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## ISSUANCE

No.	Date	Details	l
1	NOV. 18, 2013	ISSUED FOR REVIEW	I
2	NOV. 20, 2013	ISSUED FOR DEMOLITION TENDER (DWG L1,0 ONLY)	I
3	NOV. 22, 2013	ISSUED FOR TENDER COORDINATION	I
4	NOV. 27, 2013	ISSUED FOR TENDER / BP	I
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PROJECT NAME:

SAUDER SCHOOL OF BUSINESS LEARNING LABS

DRAWING TITLE:

## TREE PROTECTION AND **DEMOLITION PLAN**

PFS PROJECT NUMBER:	DRAWN BY:
13030	AF / CM
SCALE:	CHECKED BY:
1:75	CM
DWG. NO.:	DATE: NOV. 15, 2013



- 1. ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
- 2. TOPOGRAPHIC SURVEY BY MURRAY & ASSOCIATES, DATED: AUGUST 22, 2013, FILE NO. 8613EM-10

## **LEGEND**



EXISTING TREES TO REMAIN AND TO BE PROTECTED



EXISTING SHRUBS TO REMAIN



EXISTING SHRUBS TO BE REMOVED



TREES & SHRUBS PROTECTION FENCE REFER TO DETAIL #1 BELOW



VIEW 'B'

EXISTING CONC. PAVING TO BE REMOVED



AGRICULTURAL ROAD



UNDISTURBED

AREA

EXISTING CONC. PAVING TO BE REMOVED & REPLACED

EXISTING RETAINING WALL IS DAMAGED AND LEANING FORWARDED. \*NOTE: DAMAGED WALL NEEDS TO BE REPAIRED AS PER MANUFACTURER'S RECOMMENDATION

EXISTING CONC. PAVING TO

BE REMOVED & REPLACED



TREE PROTECTION FENCING

EXISTING RETAINING WALL, REDUCED IN HEIGHT

EXISTING CONC. PAVING TO BE REMOVED

EXISTING CONCRETE PAVING

REFER TO ARCH.

ACCESS DOOR TO BE REMOVED -

-EXISTING PRECAST CONC. BLOCK RETAINING WALL TO BE DEMOLISHED AND RE-USED AS

NEEDED FOR ANY PROPOSED WALL INFILL

- REFER TO LANDSCAPE SPECIFICATION SECTION 32 56 39

- FINAL LAYOUT TO BE CONFIRMED ON SITE BY CONSULTANT - CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR

ANY ENCROACHMENT FOR THE PURPOSE OF SITE EXCAVATION, SHALL BE CONDUCTED UNDER SUPERVISION OF CONTRACTOR'S CERTIFIED ARBORIST (SEE GENERAL NOTES ON DWG L2.0)

EXISTING CONC. PAVING TO BE PRESERVED

EXISTING PRECAST CONC BLOCK RETAINING WALL

TO BE PRESERVED

EXISTING CONC. CURB TO BE PRESERVED

CONSULTANT REVIEW PRIOR TO COMPLETION OF INSTALLATION
- ONCE PRESERVATION FENCING INSTALLED, NO ENCROACHMENT INTO TREE PROTECTION AREAS UNLESS DIRECTED BY

EXISTING CONCRETE RETAINING WALL TO BE REMOVED EXISTING CONCRETE RETAINING WALL TO BE PRESERVED

VIEW 'C'

VIEW 'A'

VIEW B

VIEW 'A'

EXISTING DRAIN CLEAN-OUT TO BE RELOCATED FLUSH WITH NEW GRADE

EXISTING TRENCH DRAIN & CONC, SURROUND TO

BLOCK RETAINING WALL TO

EXISTING CONC. PAVING

BOX TO BE PRESERVED

2X4 FRAMING WITH CROSS

PLASTIC

BE PRESERVED EXISTING PRECAST CONC.

BE REMOVED

TO BE REMOVED EXISTING IRRIGATION

> SITE PHOTOS - SCALE: N.T.S.

TREE PROTECTION FENCE - SCALE: N.T.S.

WOOD FRAME CONSTRUCTION STAKED INTO THE GROUND IS REQUIRED. (METAL FRAMING DOES NOT MEET CITY STANDARDS).

VIEW 'C'

6326 AGRICULTURAL ROAD

OUTSIDE OF BRANCHES

UNDISTURBED





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4	NOV. 27, 2013	ISSUED FOR TENDER / BP	С
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STAMP:

PROJECT NAME:

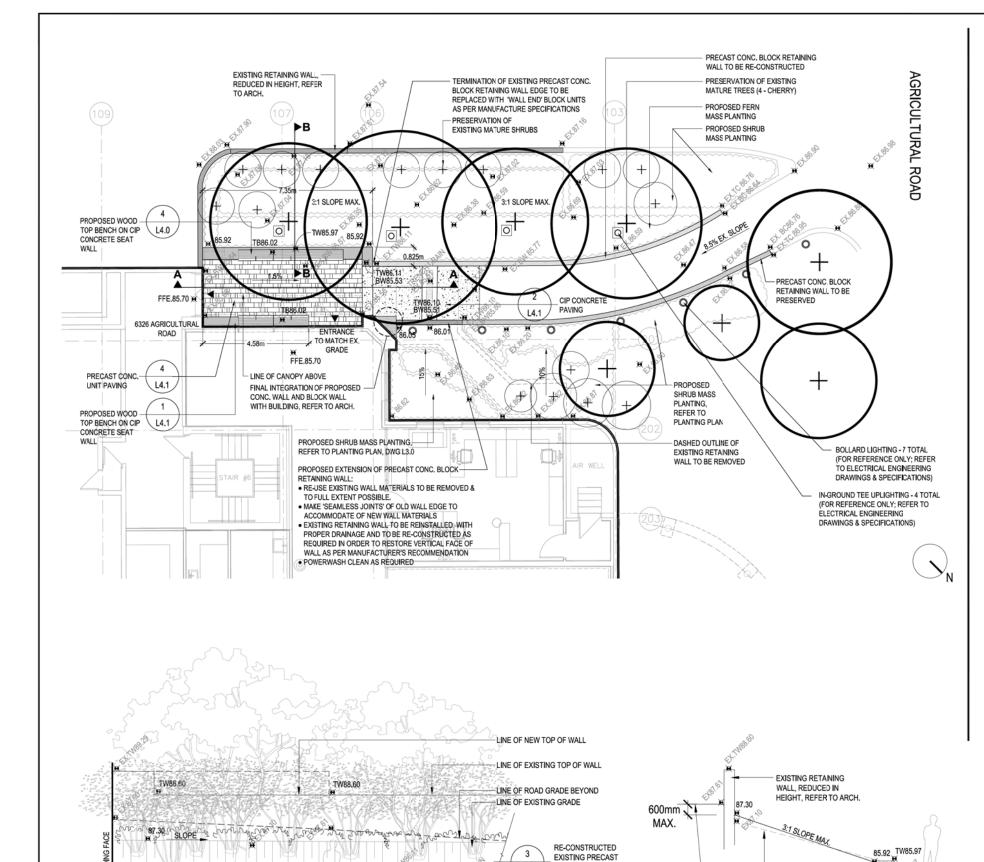
SAUDER SCHOOL OF BUSINESS LEARNING LABS

DRAWING TITLE:

LANDSCAPE

MATERIAL LAYOUT & GRADING PLAN

PFS PROJECT NUMBER:	DRAWN BY:
13030	AF / CM
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1:75	CM
DWG. NO.:	DATE:
L2.0	NOV. 15, 2013



CONC. BLOCK

RETAINING WALL

LINE OF EXISTING GRADE

L4.0

PROPOSED WOOD TOP BENCH

ON CIP CONCRETE SEAT WALL

SECTION 'B'

- SCALE: 1:50

L4.1

EXISTING TRENCH DRAIN

3:1 SLOPE MAX.

W85.90

SECTION 'A'

- SCALE: 1:50

TB86.02

TW85.90

PROPOSED WOOD TOP BENCH

ON CIP CONCRETE SEAT WALL

# **LEGEND** 86,98 15% CIP ΕX TW BW

0

GENERAL NOTES:

EXISTING TREES TO REMAIN AND TO BE PROTECTED PROPOSED SHRUBS REFER TO PLANTING PLAN EXISTING SHRUBS TO REMAIN **EXISTING GRADES** REFER TO SURVEY PROPOSED GRADES BY PFS DIRECTION AND VALUE OF SLOPE CAST-IN-PLACE **EXISTING** TOP OF WALL BOTTOM OF WALL TB TOP OF BENCH 0 **BOLLARD LIGHTING** (FOR REFERENCE ONLY; REFER TO **ELECTRICAL ENGINEERING** 

DRAWINGS & SPECIFICATIONS)

IN-GROUND TEE UPLIGHTING

**ELECTRICAL ENGINEERING** DRAWINGS & SPECIFICATIONS)

(FOR REFERENCE ONLY; REFER TO

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.

TO THE CONSULTANT FOR REVIEW AND RESPONSE.

CONSULTANT FOR REVIEW AND RESPONSE.

SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE

LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL

VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES

DRAWINGS, CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND GRADES ON

CONDUCTED UNDER SUPERVISION AND DIRECTION BY CONTRACTOR'S CERTIFIED

ARBORIST, ALL NECESSARY BRANCH OR ROOT PRUNING OF EXISTING TREES

REQUIRED TO EXECUTE SHALL BE CONDUCTED BY CONTRACTOR'S CERTIFIED

PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND

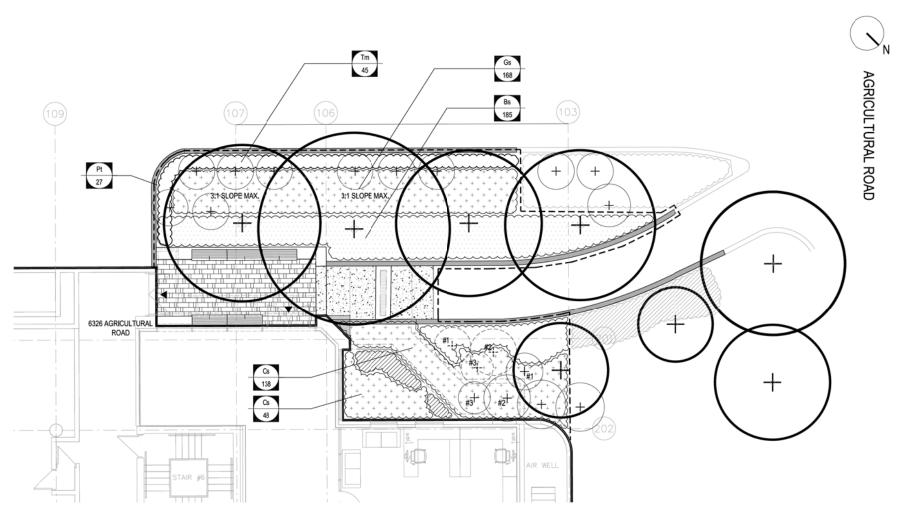
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH

AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE

ADDITIONAL GRADING INFORMATION INTERPOLATED FROM ENGINEERING

7. ALL EXCAVATION NEAR ANY ROOT SYSTEMS OF EXISTING TREES SHALL BE

ARBORIST. (REFER TO LANDSCAPE SPECIFICATION SECTION 32 56 39)



#### PLANT SCHEDULE

Key	Quan	tity Botanical Name / Common Name	Description
Hedg	es		
Tm	45	Taxus media hicksii 'H. M. Eddie' / Yew (no berries)	1.2m Ht., Full,
Shrut	os		45cm o.c.
Gs	168	Gaultheria shallon / Salal	#3 Pot, 40cm o.c.
Ferns	3		
Bs	185	Blechnum spicant / Deer Fern	#3 Pot, 45cm o.c.
Grou	ndcove	<u>r</u>	
Cs	186	Cotoneaster salicifolius 'Repen' / Willowleaf Cotoneaster	#3 Pot, 40cm o.c.
Climb	ing Vir	nes	
Pt	27	Parthenosissus tricuspidata / Boston Ivy	#3 Pot, 75cm o.c.

#### IRRIGATION NOTES:

- 1. ALL COMPONENTS OF EXISTING IRRIGATION SHALL BE PRESERVED AND PROTECTED FROM DAMAGE DURING ALL LANDSCAPE INSTALLATION
- 2. CONTRACTOR SHALL SURVEY AND VERIFY FULL EXTENT OF ALL COMPONENTS EXISTING IRRIGATION SYSTEM, THAT IS IN-PLACE ON SITE, PRIOR TO COMMENCEMENT OF ANY LANDSCAPE CONSTRUCTION AND/OR INSTALLATION.
- 3. CONTRACTOR SHALL MAKE GOOD ANY DAMAGE MADE COMPONENTS OF EXISTING IRRIGATION SYSTEM LANDSCAPE CONSTRUCTION/INSTALLATION, AT NO EXPENSE TO OWNER.
- 4. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWING OF ALL SURVEYED IRRIGATION SYSTEM VERIFYING LOCATION OF ALL IRRIGATION COMPONENTS RELATIVE TO SURVEY OF EXISTING SITE ELEMENTS.
- CONTRACTOR SHALL PROPOSE ALL REQUIRED ADDITIONS TO EXISTING IRRIGATION SYSTEM NECESSARY TO OBTAIN FULL IRRIGATION COVERAGE OF ALL LANDSCAPE WORK AS DEFINED WITHIN LIMIT OF WORK BOUNDARY, AND PROVIDE A DESIGN-BUILD DRAWING IDENTIFYING BOTH EXISTING AND PROPOSED ADDITIONAL IRRIGATION SYSTEM COMPONENTS FOR TENDER.

#### PLANTING NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND SITE TO CONSULTANT, PRIOR TO QUANTIFYING AND TENDERING SCOPE OF WORK.
- CONTRACTOR SHALL PRUNE CANOPIES OF EXISTING TREES TO BE PRESERVED, TO 'LIGHTEN' CANOPY DENSITY, IN AN EFFORT TO ALLOW MORE LIGHT INTO UNDERSTORY AND PAVED AREAS. ALL PRUNING BY CONTRACTOR SHALL BE PERFORMED BY CERTIFIED ARBORIST IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND UNDER DIRECTION OF PROJECT LANDSCAPE ARCHITECT.
- 3. ALL RELOCATION OF EXISTING PLANT MATERIAL INCLUDING MATURE SHRUBS AND GROUNDCOVER SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND UNDER DIRECTION OF PROJECT LANDSCAPE ARCHITECT.
- EXISTING GROUNDCOVER PLANTINGS OF COTONEASTER SOLICIFOLIUS, SHALL BE 'GROOMED' AND 'INTER-PLANTED' AS NECESSARY TO RE-ESTABLISH A CONTINUOUS GROUNDCOVER. CONTRACTOR SHALL VERIFY EXTENT OF EXISTING GROUNDCOVER ON SITE. AND QUANTIFY NECESSARY INTER-PLANTING FOR TENDER.
- PROPOSED SLOPE OF SHRUB MASS PLANTING, AREAS, AS SHOWN, SHALL BE STABALIZED THROUGH INSTALLATION OF GEO-TEXTILE,70% STRAW + 30% COCONUT FIBER BLANKET, AS SPECIFIED, PROPOSED SHRUB MASS PLANTING SHALL BE INSTALLED 'THROUGH' CONTINUOUS GEO-TEXTILE COVERAGE, IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
- REFER TO PROJECT SPECIFICATIONS.

**LEGEND** 

GENERAL NOTES:

LIMIT OF WORK

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.

TO THE CONSULTANT FOR REVIEW AND RESPONSE.

CONSULTANT FOR REVIEW AND RESPONSE.

2. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREFANCIES TO THE CONSULTANT FOR REVIEW AND

3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH

4. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS, REPORT ANY DISCREPANCIES TO THE

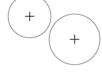
ADDITIONAL GRADING INFORMATION INTERPOLATED FROM ENGINEERING DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND GRADES ON

VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES



SITE PRIOR TO CONSTRUCTION.

EXISTING TREES TO REMAIN AND TO BE PROTECTED



EXISTING SHRUBS TO REMAIN AND TO BE PROTECTED



EXISTING SHRUBS TO BE RE-LOCATED



LOCATION OF RE-LCCATED **TREES** 



EXISTING SHRUB MASSES TO BE GROOMED, REPAIRED AND PRESERVED (ESTIMATED ONLY, TO BE VERIFIED ON SITE)



PROPOSED SHRUB MASSES



EXISTING GRADES REFER TO SURVEY



PROPOSED GRADES BY PFS

15%

DIRECTION AND VALUE OF SLOPE

CAST-IN-PLACE CIP EXISTING ΕX TOP OF WALL TW BOTTOM OF WALL BW TOP OF BENCH

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STAMP:

PROJECT NAME:

UBC -

SAUDER SCHOOL OF BUSINESS LEARNING LABS

DRAWING TITLE:

# LANDSCAPE

PLANTING & IRRIGATION PLAN

PFS PROJECT NUMBER:	DRAWN BY:
13030	AF / CM
SCALE:	CHECKED BY:
1:75	CM
DWG. NO.:	DATE: NOV. 15. 2013
	1404. 13, 2013

L3.0

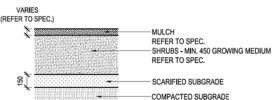




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4 NOV. 27, 2013



ROOTBALL AND PLANTING MEDIUM PLANTING MEDIUM REFER TO SPEC. COMPACTED SUBGRADE

MULCH

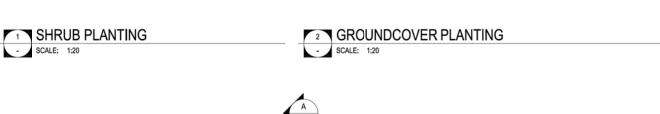
ON GRADE

REFER TO SPEC.

ENSURE FULL CONTACT BETWEEN

TREE / SHRUB ON GRADE

SOIL PROFILES



PLAN VIEW

PROVIDE EROSION CONTROL BLANKET WHERE SLOPE IS 4:1 SLOPE OR GREATER, PRODUCT BY

MANUFACTURER'S SPECIFICATION -SET CROWN OF ROOTBALL

25mm ABOVE FINISH GRADE AND

REMOVE BURLAP AND TWINE

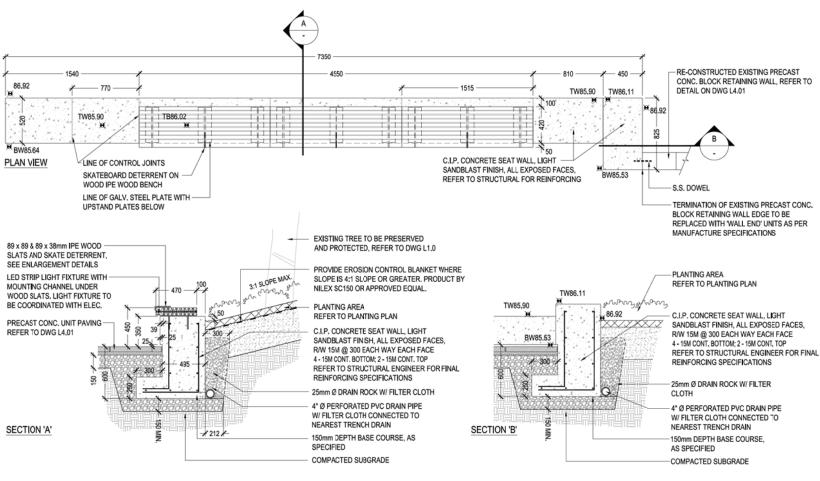
REFER TO SPEC

ROOTBALL

-PLANTING MEDIUM

-COMPACTED SUBGRADE

FROM TOP HALF OF ROOTBALL



EDGE OF GROUNDCOVER AREA

DISTANCE FROM EDGE IS HALF THE

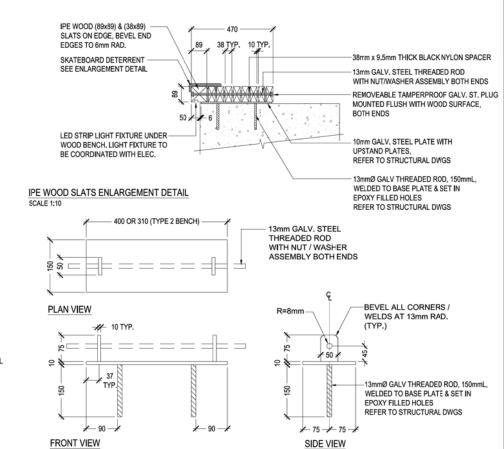
TRIANGULAR SPACING AT SPECIFIED

ON-CENTER DISTANCE, SEE PLANT

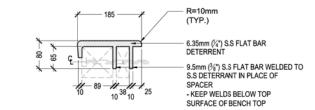
SPECIFIED ON-CENTER SPACING

(WALKWAY EDGE)

SCHEDULE



#### MOUNTING PLATE ENLARGEMENT DETAIL SCALE 1:5



SKATEBOARD DETERRENT ENLARGEMENT DETAIL SCALE 1:5

PROJECT NAME:

SAUDER SCHOOL OF BUSINESS LEARNING LABS

PFS STUDIO

1777 Watt 3rd Avenue
1977 Watt 3rd Avenue
1970 Watt 3rd Aven

DRAWING TITLE:

## LANDSCAPE **DETAILS**

PFS PROJECT NUMBER:	DRAWN BY:
13030	AF / CM
SCALE:	CHECKED BY:
1:75	CM
DWG. NO.:	DATE:
1.4.0	NOV. 15, 2013
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7. PROVIDE ENGINEERED SHOP DRAWINGS FOR BENCH SLATTING & ASSEMBLIES PRIOR TO CONSTRUCTION.

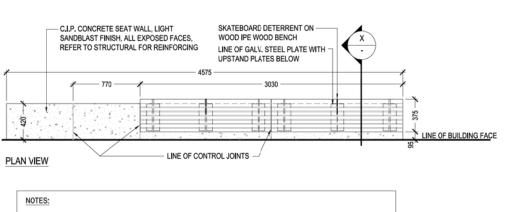
PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL BENCH ASSEMBLIES.
 ALL WOOD TO BE IPE , REFER TO LANDSCAPE SPECS FOR WOOD MATERIAL AND FINISHES.

5. REFER TO STRUCTURAL FOR WELDING SCHEDULE & CONNECTION MATERIAL SPECIFICATION.

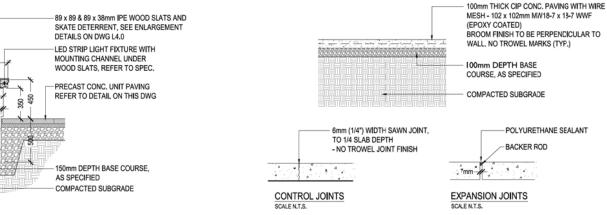
3. ALL STEEL TO BE GALVANIZED UNLESS OTHERWISE INDICATED.

6. REFER TO LAYOUT PLANS FOR BENCH LOCATIONS.

4. REFER TO STRUCTURAL FOR REINFORCEMENT DETAILS AND FOOTINGS.



SKATE DETERRENT, SEE ENLARGEMENT DETAILS ON DWG L4.0 LED STRIP LIGHT FIXTURE WITH MOUNTING CHANNEL UNDER WOOD SLATS, REFER TO SPEC. PRECAST CONC. UNIT PAVING REFER TO DETAIL ON THIS DWG 150mm DEPTH BASE COURSE, AS SPECIFIED COMPACTED SUBGRADE

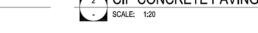


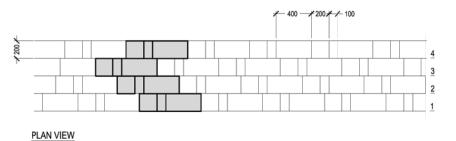
NOTES:

1, 12.5mm (1/2") CONTROL JOINTS TO BE LOCATED AT 6.0m INTERVALS OR INDICATED ON PLAN 2. EXPANSION JOINTS TO BE LOCATED AT 6.0m INTERVALS, AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS

3. CUT JOINTS BEFORE RANDOM CRACKING OCCURS







PRECAST CONC. UNIT PAVING TO MATCH EXISITNG ALONG MAIN MALL @ DAVID LAM (BY ABBOTSFORD CONCRETE -METROPOLITAN SERIES) 3mm (1/8") SAND SWEPT JOINTS REFER TO SPEC. 25mm COMPACTED SAND LEVELING BED 150mm DEPTH BASE COURSE, AS SPECIFIED COMPACTED SUBGRADE

NOTES:

2. END PAVING SHALL NOT BE A SOLIDER COURSE 3. REFER TO UNIT PAVING SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES AND TOLERANCES.

PRECAST CONC. UNIT PAVING - SCALE: 1:20

PROJECT NAME:

SAUDER SCHOOL OF BUSINESS LEARNING LABS

DRAWING TITLE: LANDSCAPE **DETAILS** 

SCALE: CHECKED BY: 1:75 CM	PFS PROJECT NUMBER: 13030	DRAWN BY: AF / CM
1:75 CM	SCALE:	CHECKED BY:
	1:75	CM

NOV. 15, 2013

L4.1

# 1. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL BENCH ASSEMBLIES. 2. ALL WOOD TO BE IPE . REFER TO LANDSCAPE SPECS FOR WOOD MATERIAL AND FINISHES. 3. ALL STEEL TO BE GALVANIZED UNLESS OTHERWISE INDICATED. 4. REFER TO STRUCTURAL FOR REINFORCEMENT DETAILS AND FOOTINGS. SECTION 'X' 5. REFER TO STRUCTURAL FOR WELDING SCHEDULE & CONNECTION MATERIAL SPECIFICATION. 6. REFER TO LAYOUT PLANS FOR BENCH LOCATIONS. 7. PROVIDE ENGINEERED SHOP DRAWINGS FOR BENCH SLATTING & ASSEMBLIES PRIOR TO CONSTRUCTION. WOOD TOP BENCH ON CIP CONCRETE SEAT WALL - TYPE 2 - SCALE: 1:20 C.I.P. CONCRETE SEAT WALL, LIGHT SANDBLAST FINISH, ALL EXPOSED FACES, TERMINATION OF EXISTING PRECAST CONC. BLOCK RETAINING WALL EDGE TO BE REPLACED WITH 'WALL END' UNITS AS PER PLAN VIEW MANUFACTURE SPECIFICATIONS RE-CONSTRUCTED EXISTING PRECAST CONC. BLOCK RETAINING WALL -LINE OF GRADE BEYOND LINE OF C.I.P. CONCRETE SEAT WALL BEYOND

3:1 SLOPE MAX

PLANTING AREA

FILTER CLOTH

AS SPECIFIED

REFER TO PLANTING PLAN

4" Ø PERFORATED PVC DRAIN PIPE W/ FILTER CLOTH CONNECTED TO NEAREST TRENCH DRAIN -150mm DEPTH BASE COURSE,

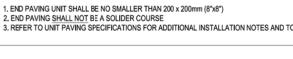
25mm Ø DRAIN ROCK W/

COMPACTED SUBGRADE

TW86.11

EXPANSION JOINT (TYP.) -

REFER TO DETAIL ON



TW85.90

- SCALE: 1:20

BW85 53

—S.S. DOWEL

SLOPE TO DRAIN

50mm DEPTH BASE COURSE, AS SPECIFIED

RE-CONSTRUCTED EXISTING PRECAST CONC. BLOCK RETAINING WALL

COMPACTED SUBGRADE CIP CONCRETE PAVING,

ACTON OSTRY ARCHITECTS INC

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