

Memorandum

Date: July 24, 2018

Project: Lot 8, Wesbrook Village

To: Steven Lecocq, Campus and Community Planning
Jork Gravenstein, Perkins and Will

Copy: Joseph Fry, Hapa
Ariel Vernon, Hapa

Via: courier mail email
 for approval for your action for your information

The following changes have been made to the landscape design since drawings were issued for DP in May, 2018.

1. The entrance patio to the midrise building was simplified due to new grading information for the existing grades.
2. One additional bike rack was added to the walkway between townhouses.
3. Two additional bike racks were added to the meadow walk. A mechanical vent was added to the planting area.
4. The pavilion design was developed – see details.
5. The existing trees to be removed has been changed due to the need for a construction access route within Village Lane – See arborists report.
6. Bollards added to courtyard pathways, see lighting plan.

Regards,



Sarah Siegel BCSLA CSLA ASLA
Hapa Collaborative

LANDSCAPE CONCEPT

The landscape vision exists on two levels: one - by creating an ecosystem-inspired sense of place, and, two - by considering programming which enriches the private and communal experience for residents.

The landscape is grounded to its location directly adjacent to Pacific Spirit Park primarily through the use of planting. The vegetative strategy suggests a forest edge landscape typology.

A Forest Garden

While it would be impossible to recreate a mature coniferous forest in this built environment, we can attempt to evoke a more open, deciduous forest edge ecosystem with small ornamental trees such as vine maples, pacific dogwood and red alders. Underneath this light canopy is a garden of ferns and other ornamental groundcovers in a simplified, informal 'forest floor'.

Within the forest garden are two 'clearings', the Drive Court and the Community Patio. The Drive Court announces the entrance to the tower which is then reached by passing over a fern dell. From this space which also holds a large waiting bench, one passes through a threshold canopy to enter The Community Patio. This is the main open space connected to the tower's amenity spaces. This place is conceived of as the social and family gathering place for the residents of the tower. It contains a BBQ and large harvest table. Unit pavers are used to help bring a comfortable scale and finer level of detail to the paved areas.

At the corner of Binning and Birney avenues is a copse of larger deciduous feature trees which will be a focal point for the forest garden and for the development from the street.

A Landscape Bento Box

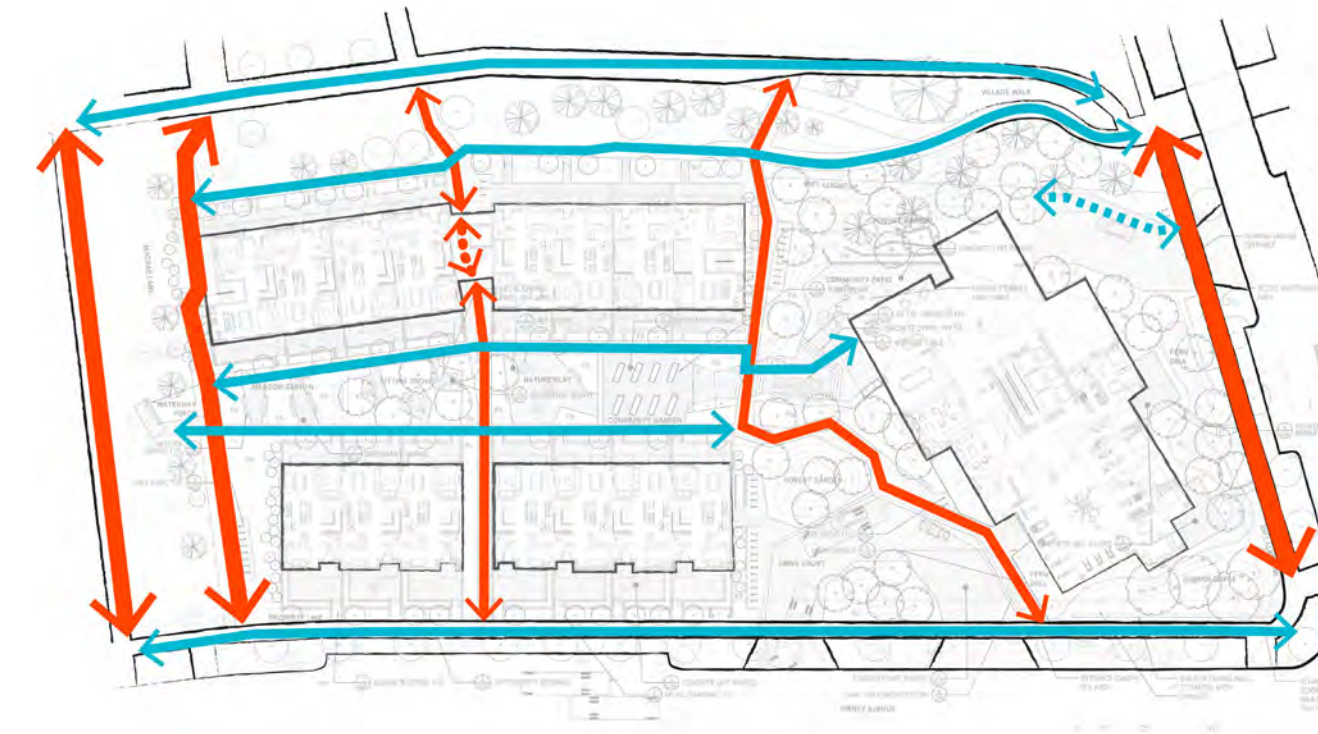
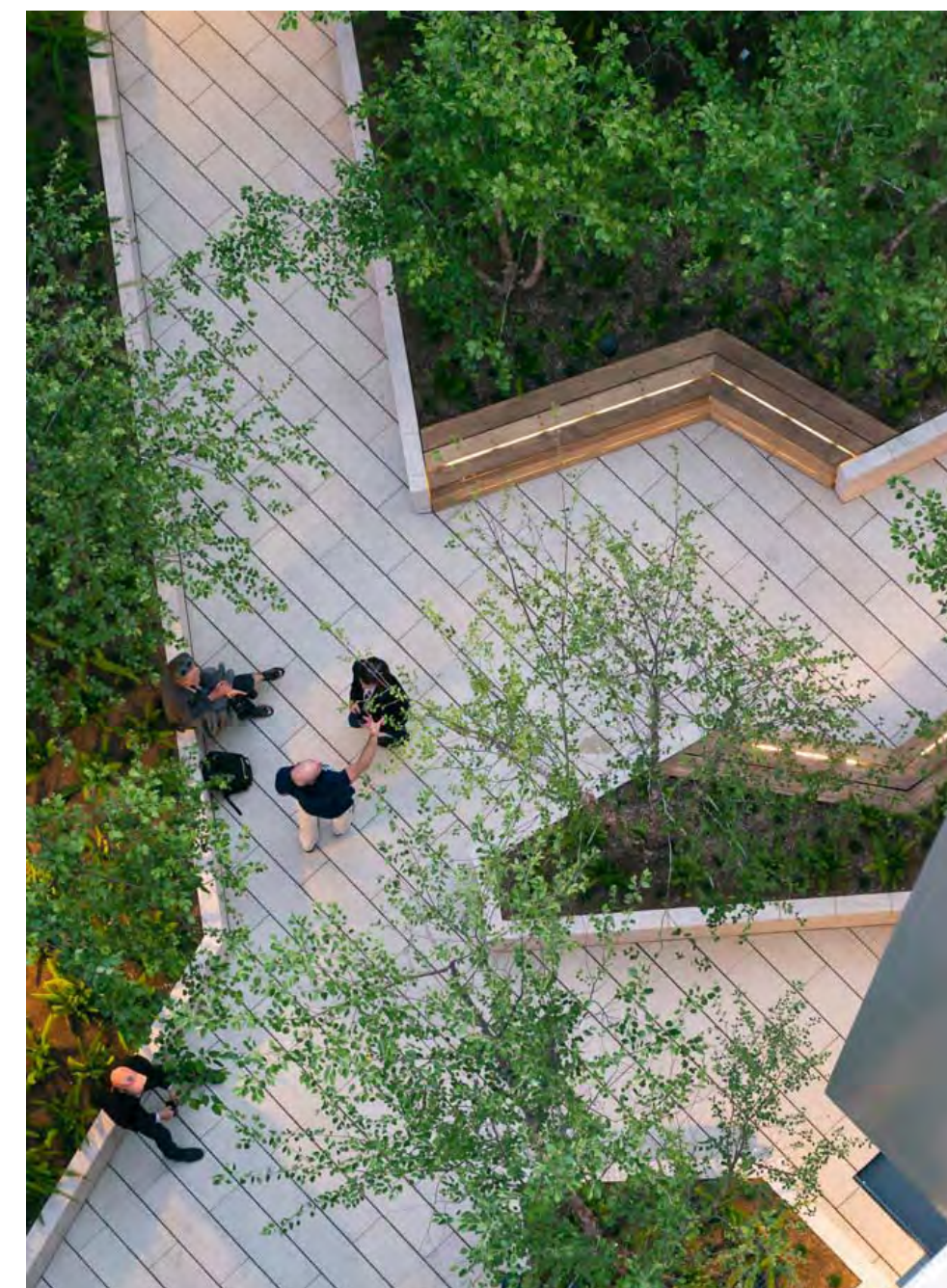
Moving west through the site, the Community Patio is bounded by a small pavilion. From here we enter a linear space which is framed by the back sides of the townhouses and midrise. The linearity is broken into four distinct gardens: a community agriculture zone, a nature play area, a sitting grove and, finally - a meadow garden. This meadow garden follows the overall planting concept culminating the edge of the forest with an open field; it turns the corner and continues alongside the pathway to Birney. Moving from the more active to more passive landscape types as we move away from the tower, the series of spaces allows residents to step right out of their houses and into useful and communal spaces of a comfortable, intimate, scale.

A Perch

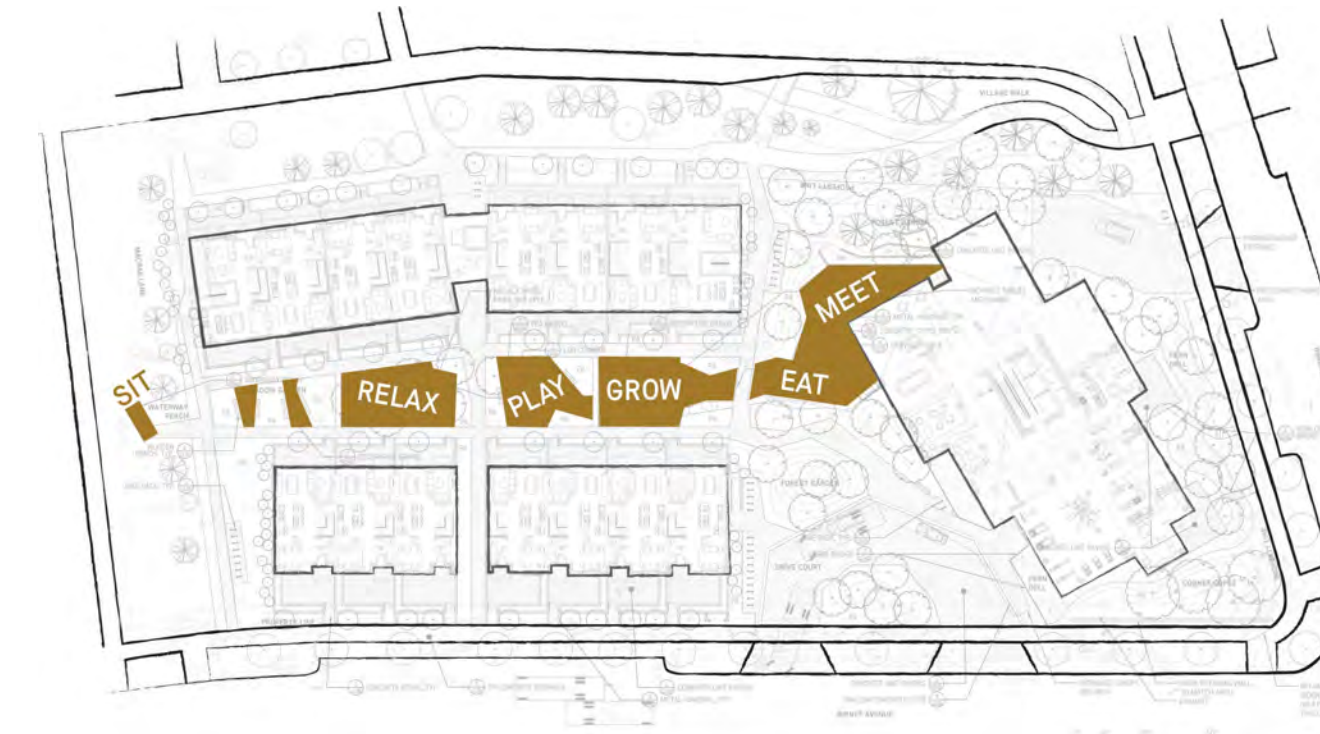
The four gardens end at a north south connection pathway which links Birney road to Khorana Park. Just past this pathway a small perch platform with bench engages with the existing waterway, culminating the procession of landscape experiences.

Edges

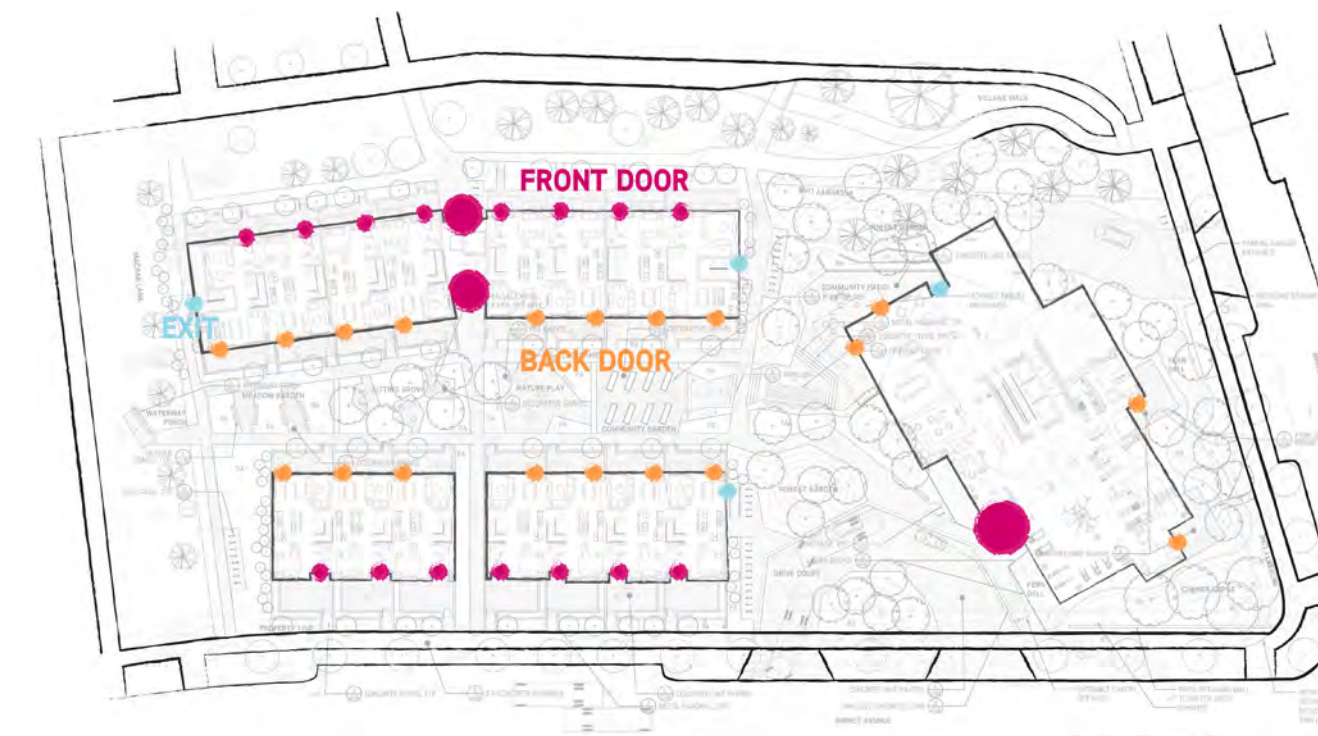
On the north and west sides of the site, existing coniferous trees and shrub gardens create a buffered edge to the residences. Landscaping would be designed to merge seamlessly with these existing landscapes.



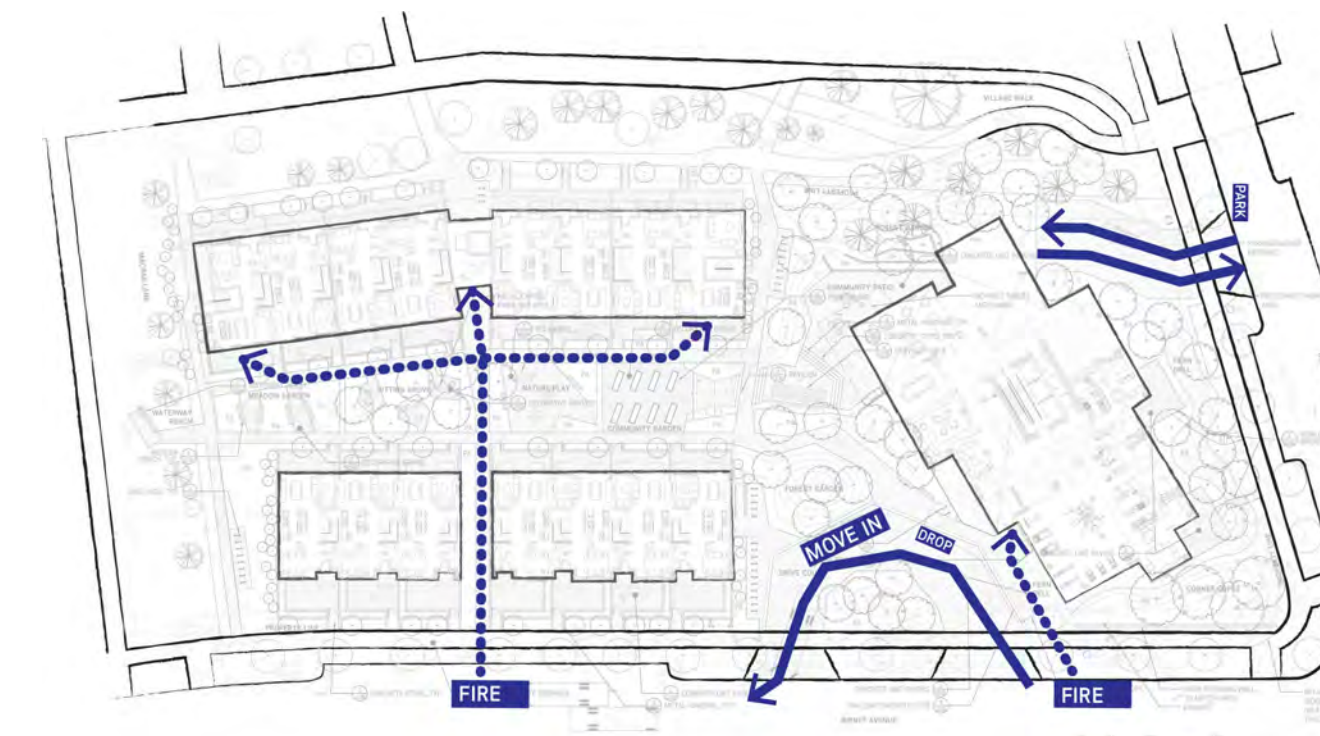
PATHS



PLACES



ENTRANCES



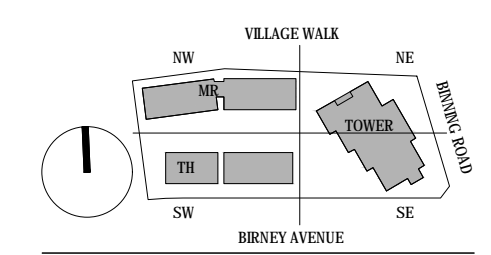
VEHICULAR ACCESS



TREE CANOPY



LANDSCAPE COVER TYPES

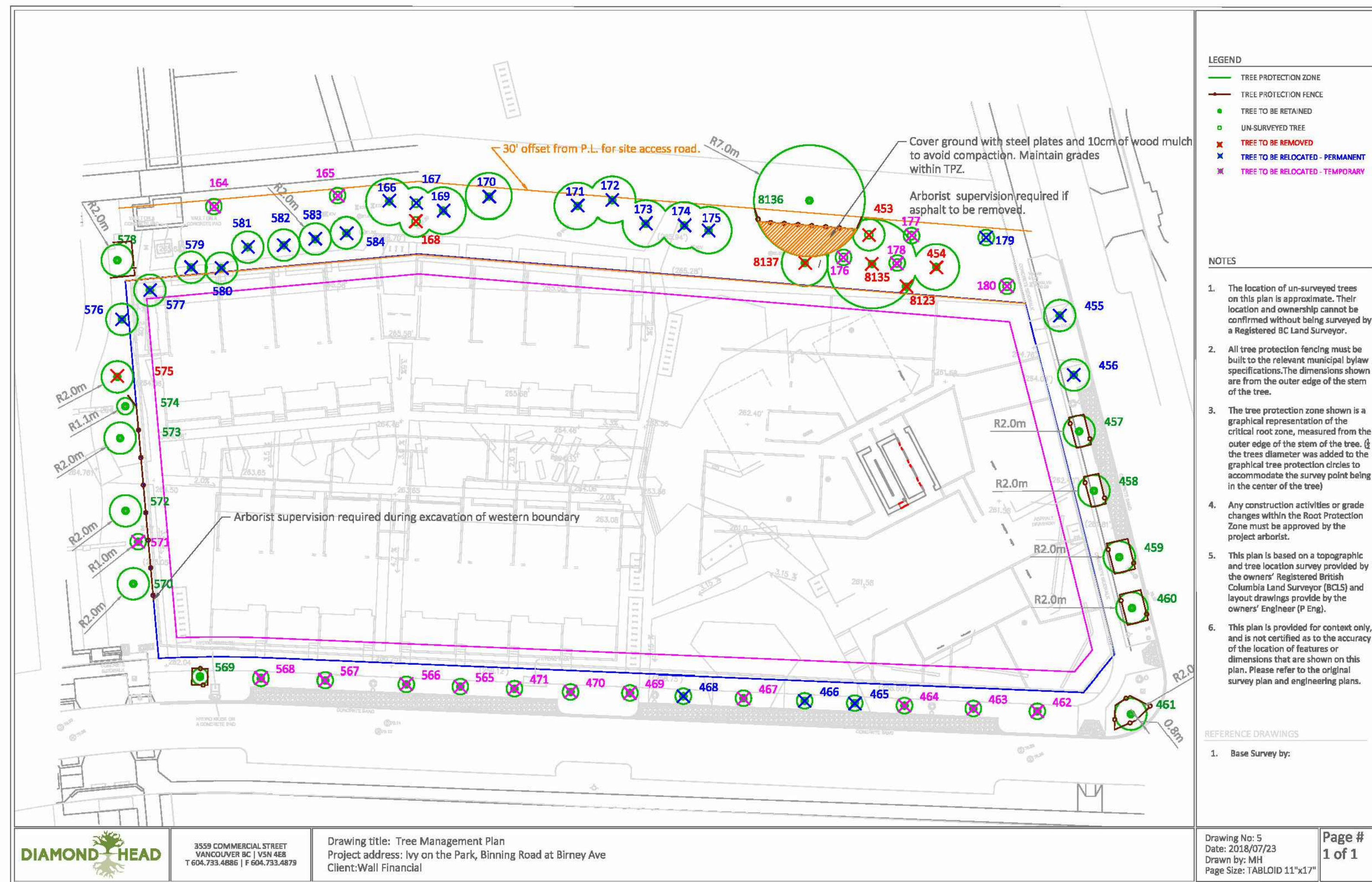


IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
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8	DPMA SUBMISSION	2018-07-24

LANDSCAPE CONCEPT

NOTE:
See Arborist's report in conjunction with this plan



Arboricultural Inventory and Report

For:
Wall Financial Corporation

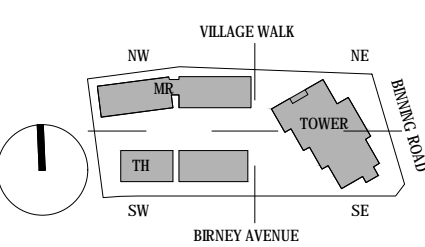
Site Location:
Lot 8 UBC South Campus

To be submitted with Tree Retention and Removal Plan
dated: July 23, 2018

Submitted to:
Edmund Siqueira, P.Eng.
Head of Construction

Date: December 18, 2017; revised March 7, 2018;
June 6, 2018; July 23, 2018

Submitted by:
DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886



1 TREE RETENTION AND REMOVAL PLAN

NTS

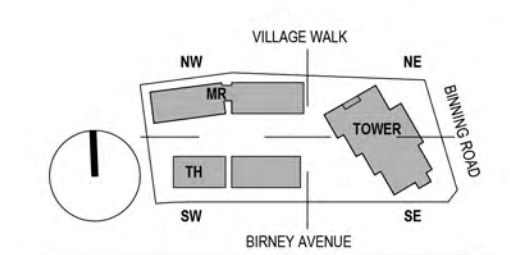
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TREE RETENTION AND REMOVAL PLAN



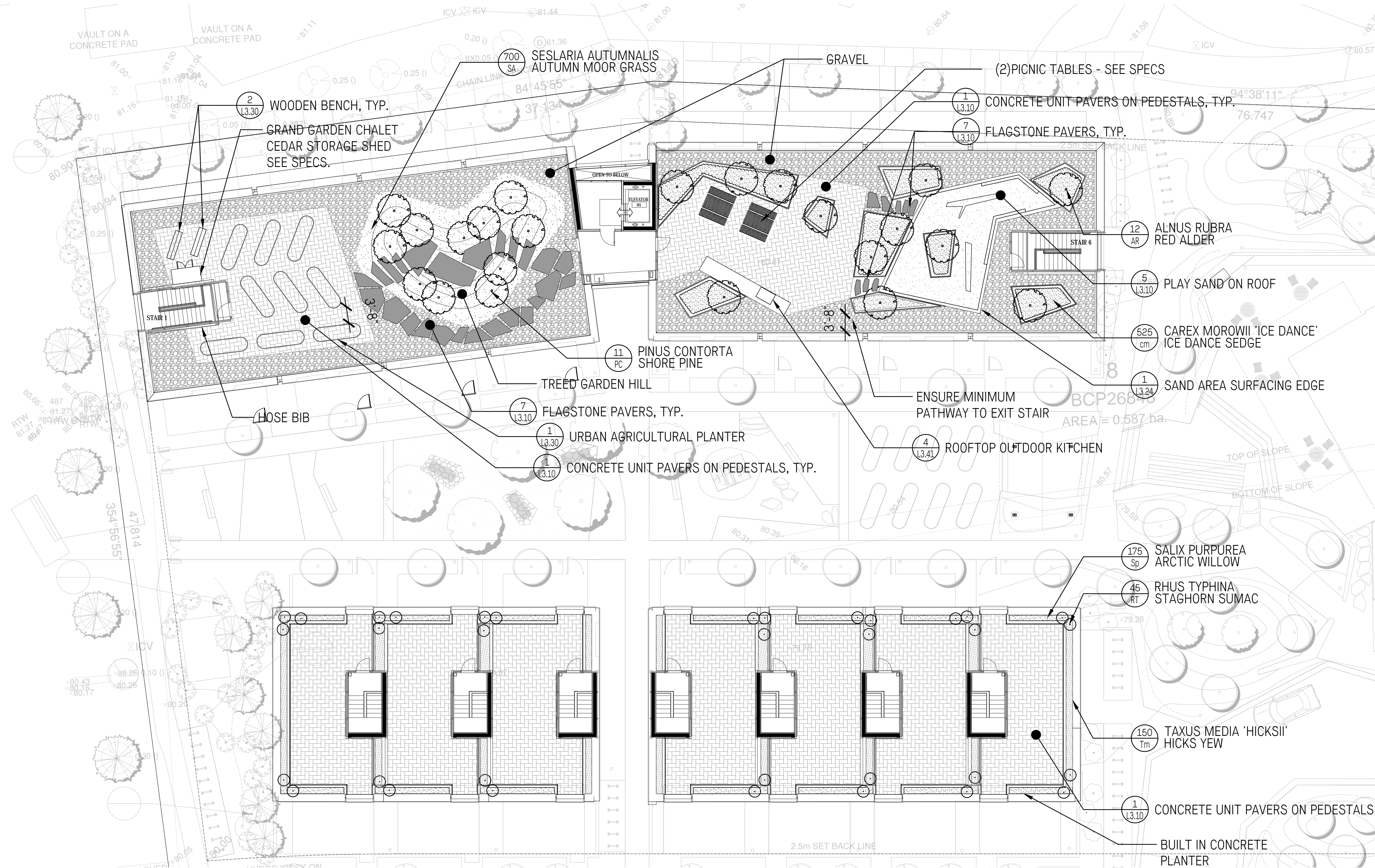
1 MATERIALS PLAN
1/16" = 1'-0"



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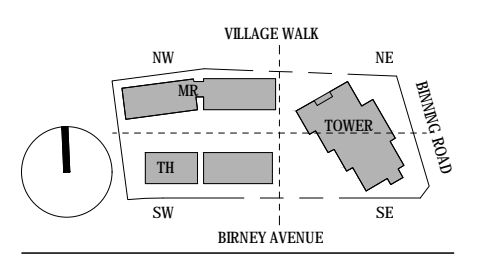
MATERIALS PLAN



1 ROOFTOP MATERIALS AND PLANTING PLAN
3/32" = 1'-0"

Plant Schedule

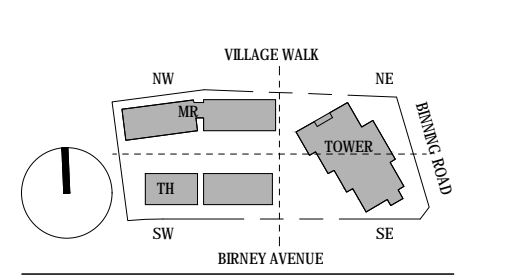
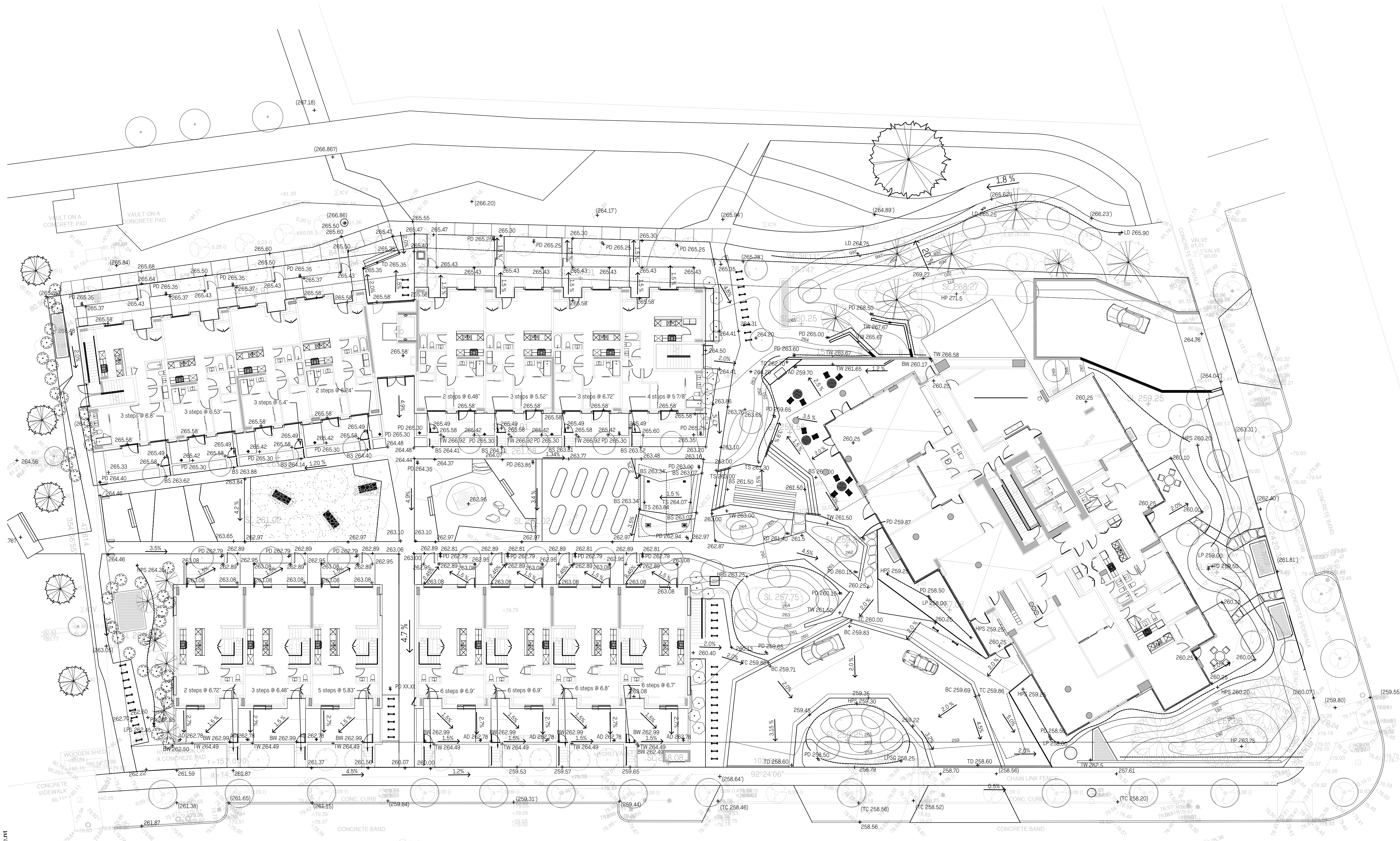
QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
SHRUBS				
RT 64	RHUS TYPHINA	STAGHORN SUMAC	MIN. 6' TALL	UNIFORM SIZE AND QUALITY
AR 12	ALNUS RUBRA	RED ALDER	6 CM CAL.	UNIFORM SIZE AND QUALITY
PC 11	PINUS CONTORTA	SHORE PINE	6' TALL MIN.	UNIFORM SIZE AND QUALITY
Tb 150	TAXUS X MEDIA 'HICKSII'	HICKS YEW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
Sp 175	SALIX PURPUREA 'NANA'	ARCTIC WILLOW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
PERENNIALS AND GRASSES				
sa 700	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	2 GALLON POT, 18" O.C.	UNIFORM SIZE AND QUALITY
cm 525	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	2 GALLON POT, 18" O.C.	UNIFORM SIZE AND QUALITY



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ROOFTOP MATERIALS AND PLANTING PLAN

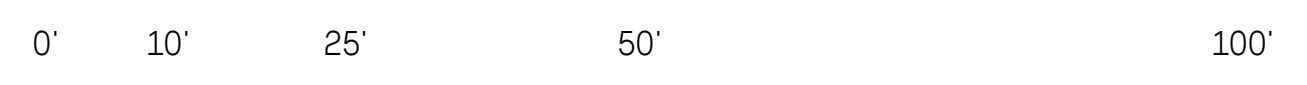


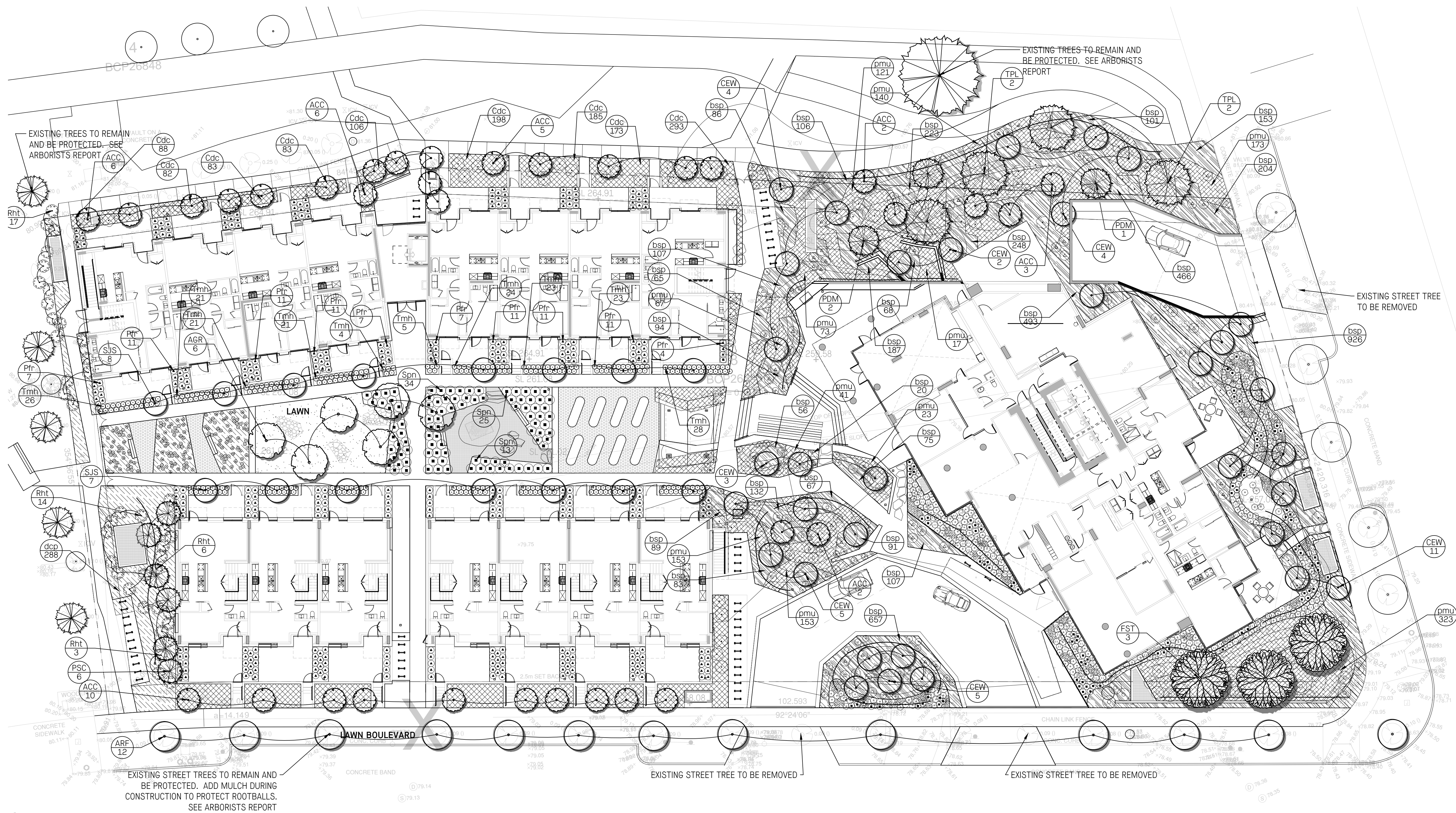
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1 GRADING PLAN
1/16" = 1'-0"

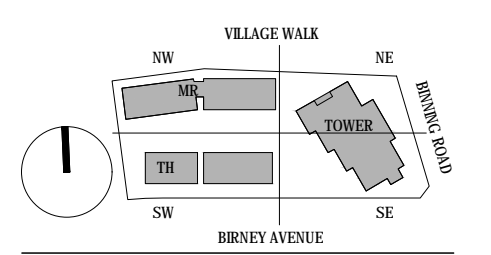
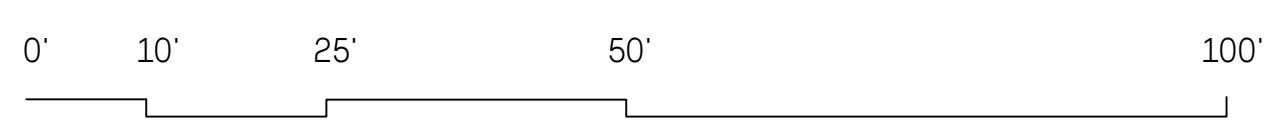
GRADING PLAN





- NOTES
1. ALL PLANT MATERIAL TO CLNA AND BCSLA STANDARDS. REFER TO THE BRITISH COLUMBIA LANDSCAPE STANDARD, CURRENT EDITION.
 2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
 3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.

1 PLANTING PLAN
1/16" = 1'-0"



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PLANTING PLAN

PLANT SCHEDULE

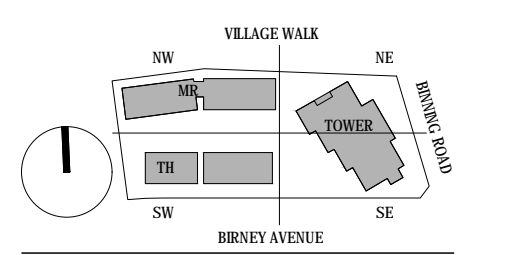
TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
ACC	34	Acer circinatum / Vine Maple	1.5m ht	As Shown	B&B Multi-Stemmed, Dense Tree
AGR	6	Acer griseum / Paperbark Maple	6cm cal.	As Shown	B&B Well Branched, Dense Tree
ARF	13	Acer rubrum `Frank Jr.` / Redpointe Maple	6cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 2.1m std.
CEW	34	Cornus florida `Eddies White Wonder` / Flowering Dogwood	6cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 2.1m std.
FST	3	Fagus sylvatica `Tricolor` / Tricolor Beech	12cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 2.1m std.
PSC	6	Pinus contorta / Shore Pine	2.4m ht	As Shown	B&B Well Branched, Dense Tree
PDM	3	Pseudotsuga menziesii / Douglas Fir	3.0m ht.	As Shown	B&B Well Branched, Dense Tree
SJS	15	Styrax japonicus `Snowcone` / Japanese Snowbell	6cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 2.1m std.
TPL	4	Thuja plicata / Western Red Cedar	3.0m ht.	As Shown	B&B Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
	Fgm	23	Fothergilla gardenii `Mt. Airy` / Dwarf Witchalder	#3 Pot	AS SHOWN	Well Established
	Mac	75	Mahonia aquifolium `Compacta` / Compact Oregon Grape	#3 Pot	AS SHOWN	
	Pfr	341	Photinia x fraseri `Red Robin` / Christmas Berry	Min. 5` tall	24`	Well Established
	Rhe	71	Rhododendron x `Everest` / Everest Rhododendron	#3 Pot	AS SHOWN	Well Established
	Rht	40	Rhus typhina / Staghorn Sumac	#3 Pot	AS SHOWN	
	Rsk	20	Ribes sanguineum `King Edward VII` / Red Flowering Currant	#3 Pot	AS SHOWN	
	Spn	97	Salix purpurea `Nana` / Dwarf Arctic Willow	#2 Pot	24`	Well Established
	Sam	17	Symphoricarpos albus `Magic Berry` / Compact Snowberry	#2 Pot	AS SHOWN	Well Established
	Tmh	315	Taxus x media `Hicksii` / Hicks Yew	#3 Pot	24`	Well Established
	Vpv	62	Vaccinium parvifolium / Red Huckleberry	#2 Pot	24`	Well Established

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
	lpl	27	Lupinus polyphyllus / Large-leaved Lupine	#2 Pot	14`	
	pog	93	Polygonatum odoratum / Solomon`s Seal	2 gal.		
	snc	70	Salvia nemorosa `Caradonna` / Cardonna Perennial Salvia	#1 Pot	12`	
	vbo	60	Verbena bonariensis / Purpletop Vervain	#2 Pot		

FERNS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
	ape	308	Adiantum pedatum / Northern Maidenhair Fern	#1 Pot	14`	
	aff	311	Athyrium filix-femina / Common Lady Fern	#2 Pot	12`	
	pmu	105	Polystichum munitum / Western Sword Fern	#2 Pot	AS SHOWN	Well Established

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	bsp	6,127	Blechnum spicant / Deer Fern	#1 pot	
	Cdc	2,448	Cotoneaster dammeri `Coral Beauty` / Bearberry Cotoneaster	#1 Pot	
	dcp	475	Deschampsia cespitosa / Tufted Hair Grass	2 gal.	
	pmu	1,269	Polystichum munitum / Western Sword Fern	2 gal.	

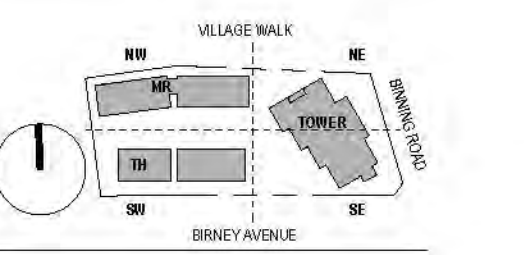
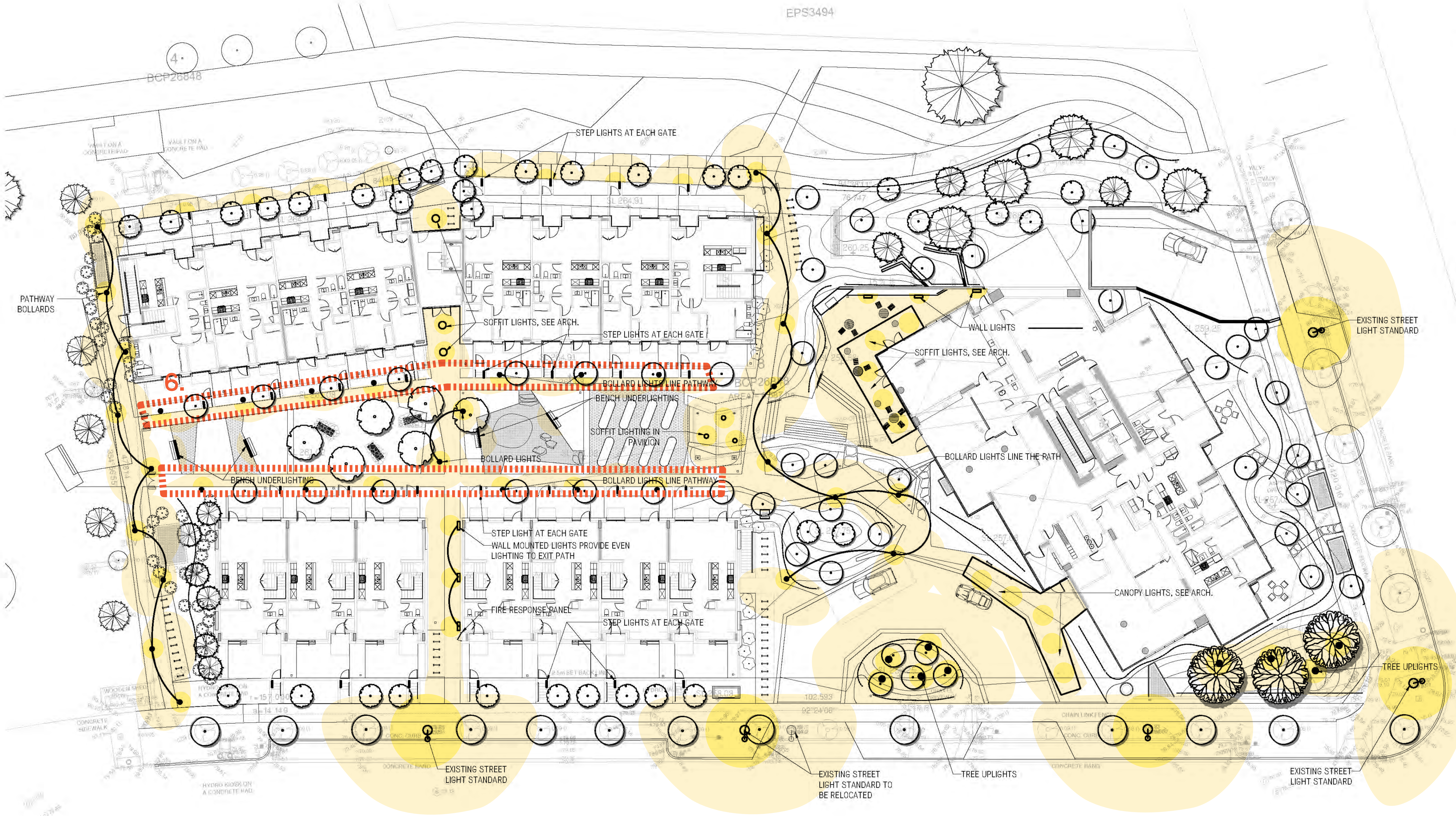


**IVY ON THE PARK
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PLANTING SCHEDULE

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LANDSCAPE LIGHTING

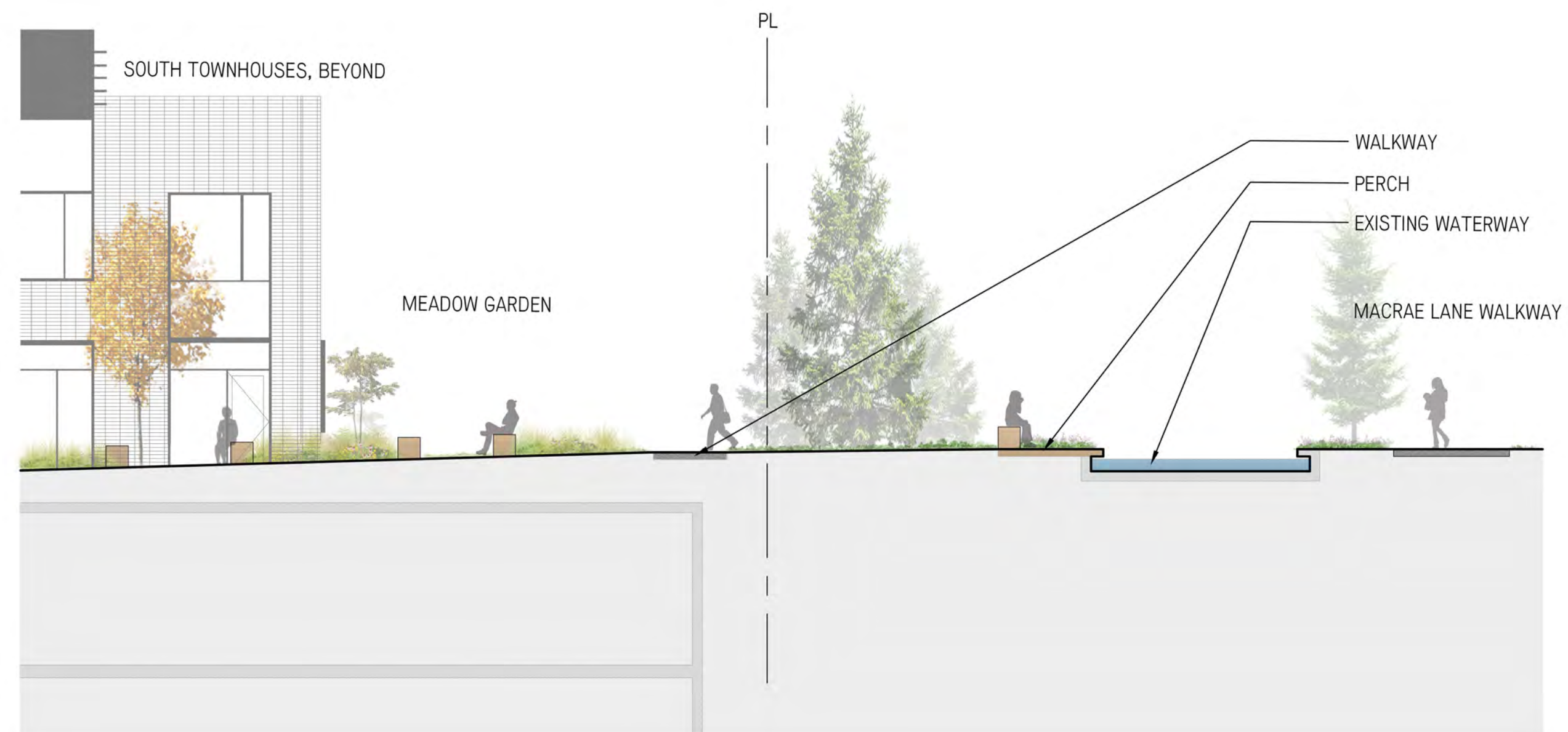
1 LANDSCAPE LIGHTING PLAN
1/16" = 1'-0"

LIGHTING SYMBOLS

- BOLLARD LIGHT
- TREE UPLIGHT
- ⊗ EXISTING STREET POLE
- ▭ WALL MOUNTED STEP LIGHTING
- BENCH ACCENT LIGHTING



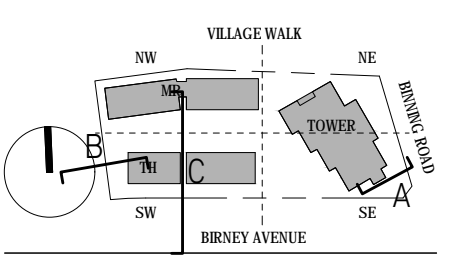
1 SECTION LOOKING NORTH THROUGH FERN DELL
L2.10 1/8" = 1'0"



2 SECTION LOOKING SOUTH THROUGH PERCH
L2.10 1/8" = 1'0"



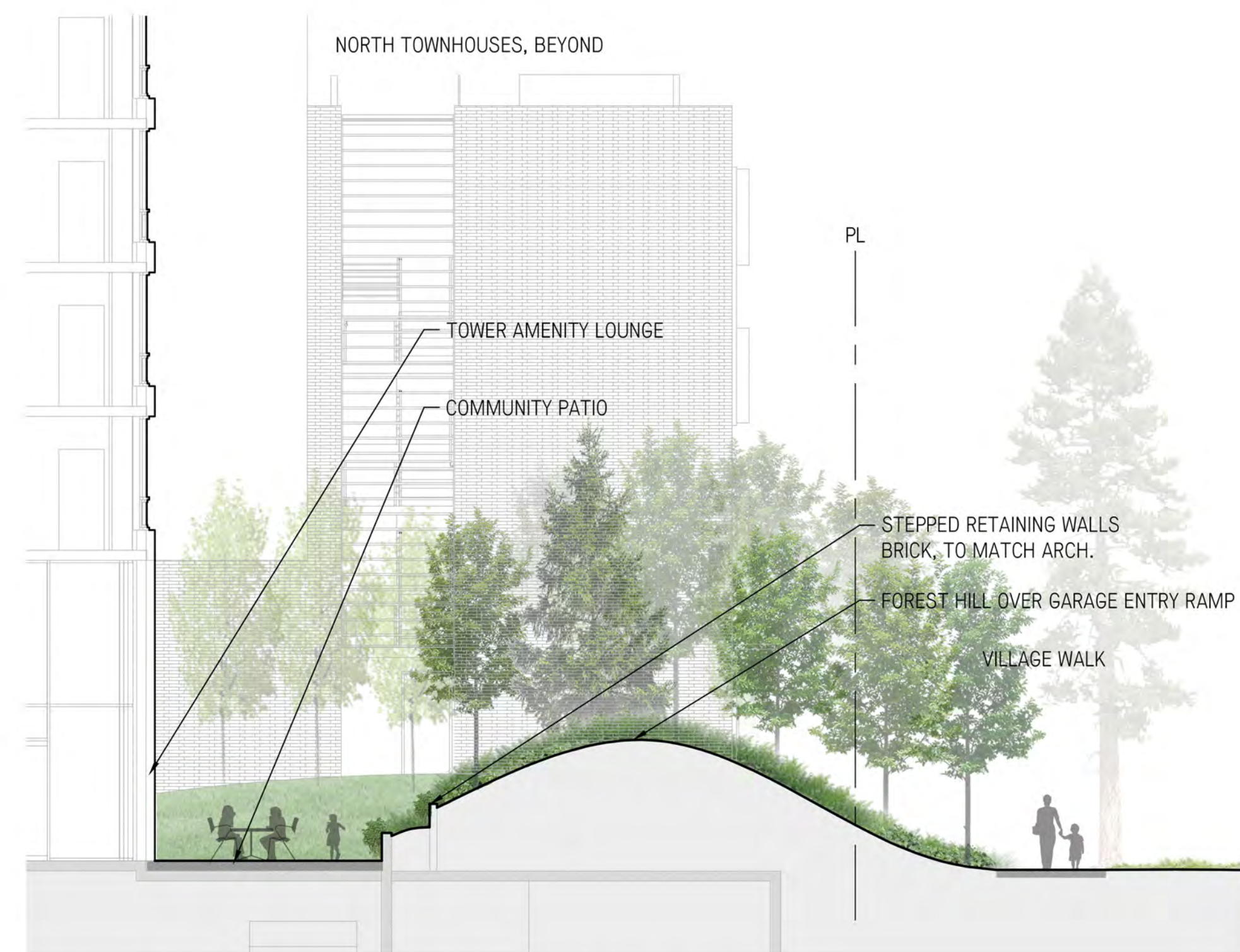
3 SECTION LOOKING WEST THROUGH CENTRAL WALKWAY
L2.10 1/8" = 1'0"



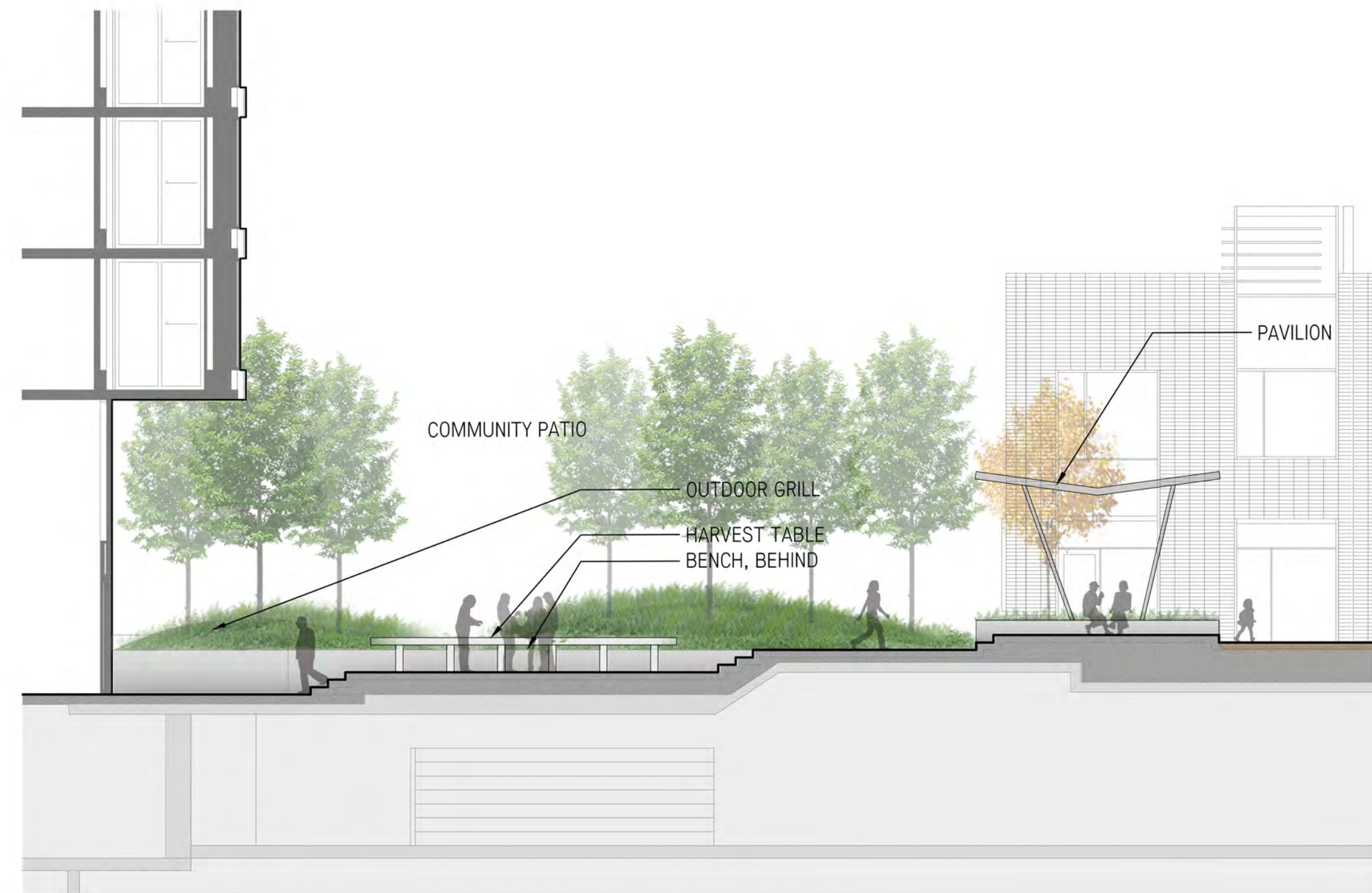
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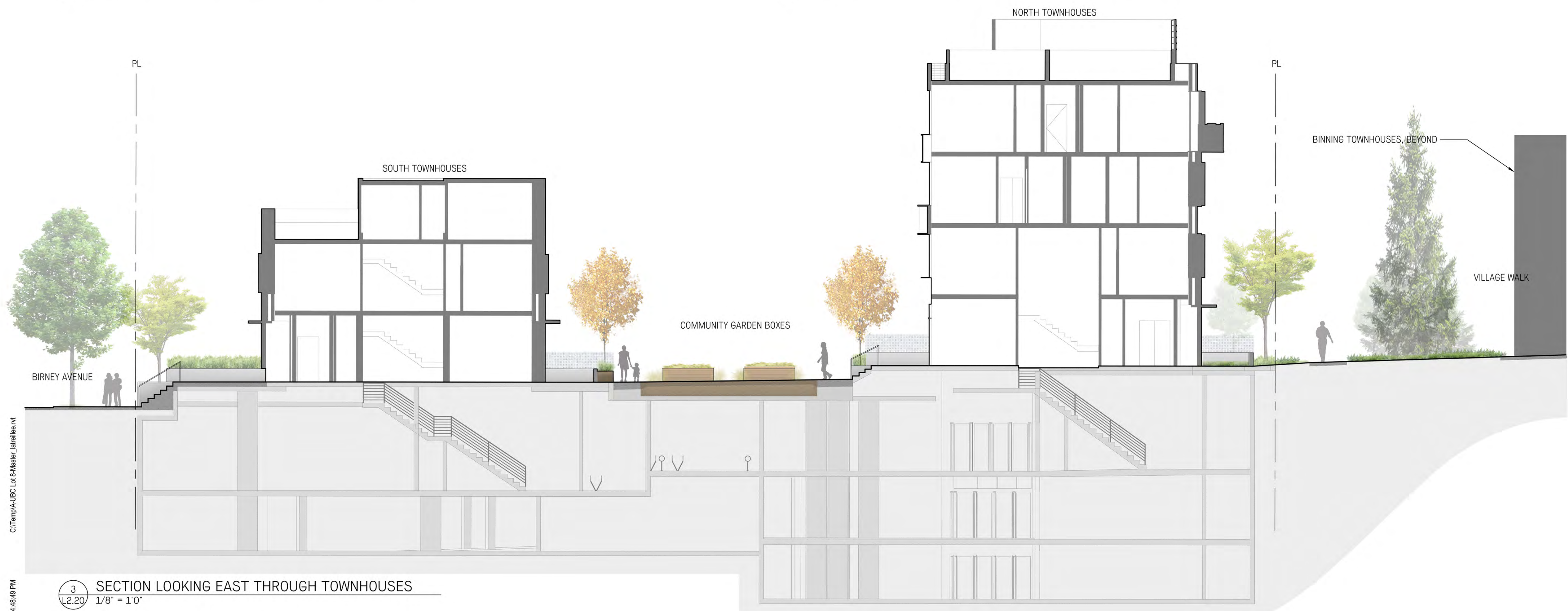
LANDSCAPE SECTIONS



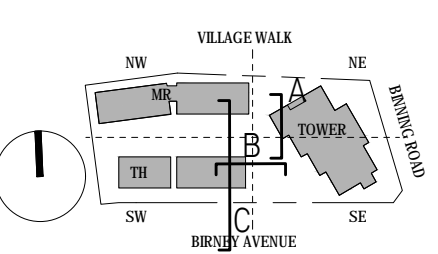
1 SECTION LOOKING WEST THROUGH FOREST HILL
L2.20 1/8" = 1'0"



2 SECTION LOOKING SOUTH THROUGH COMMUNITY PATIO
L2.20 1/8" = 1'0"



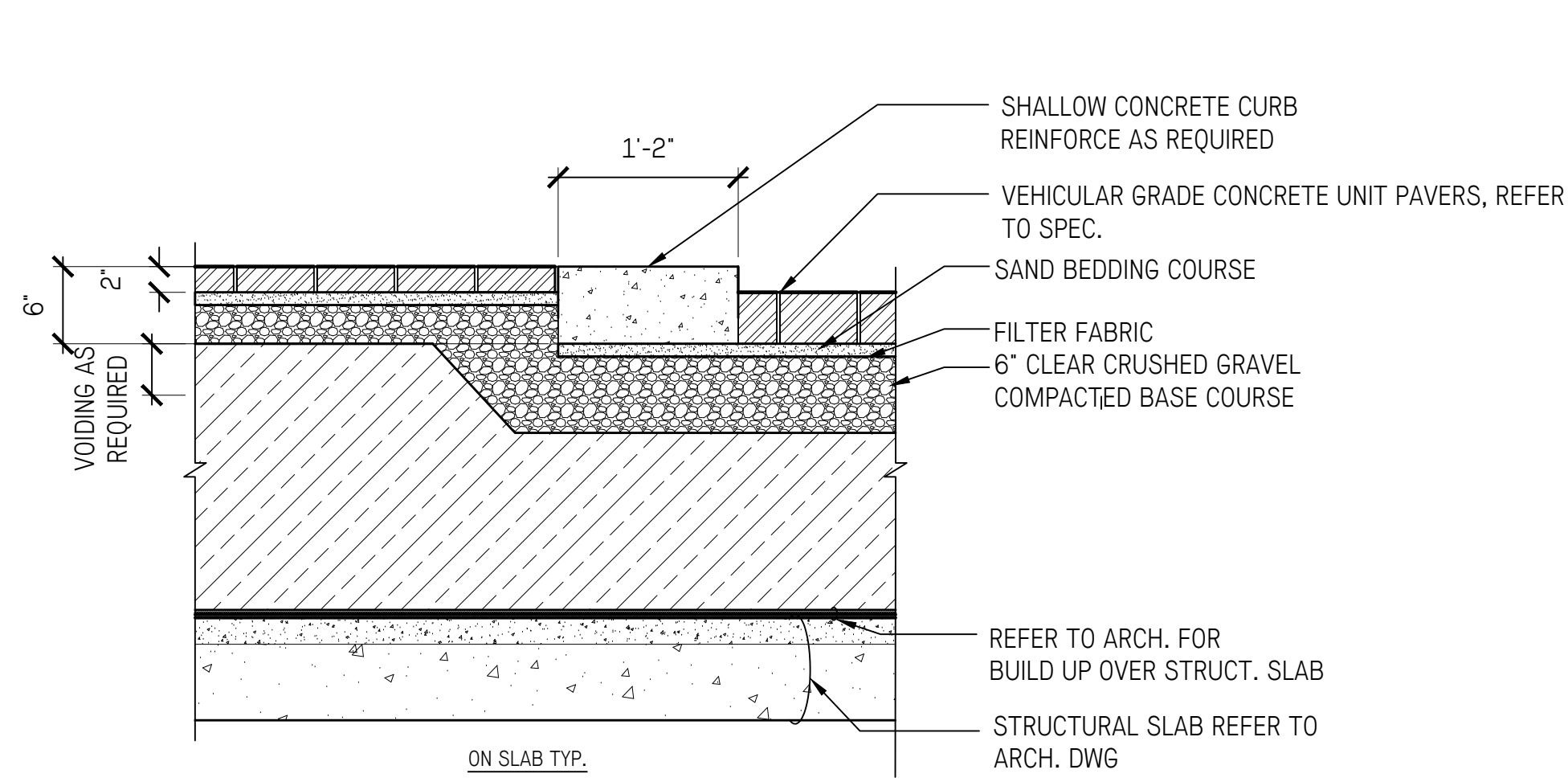
3 SECTION LOOKING EAST THROUGH TOWNHOUSES
L2.20 1/8" = 1'0"



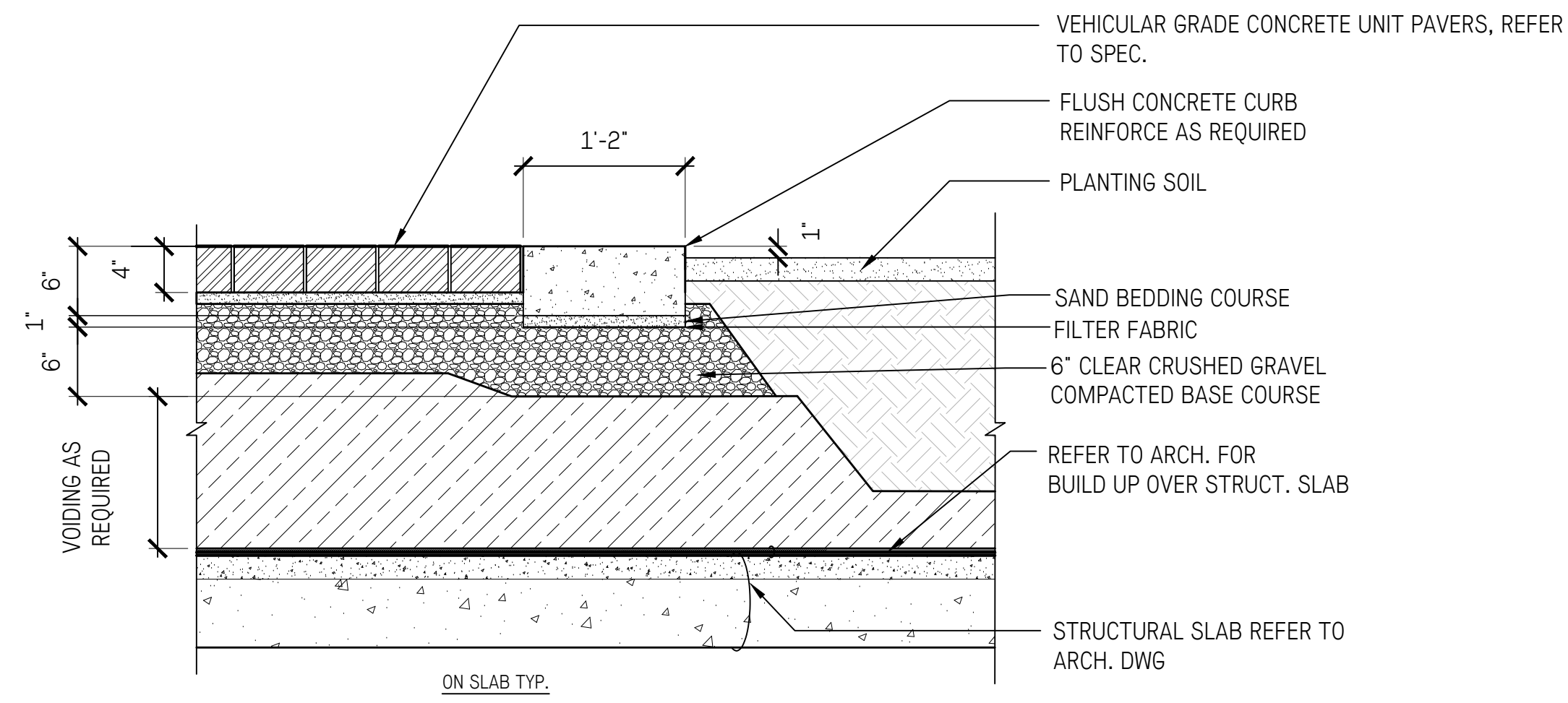
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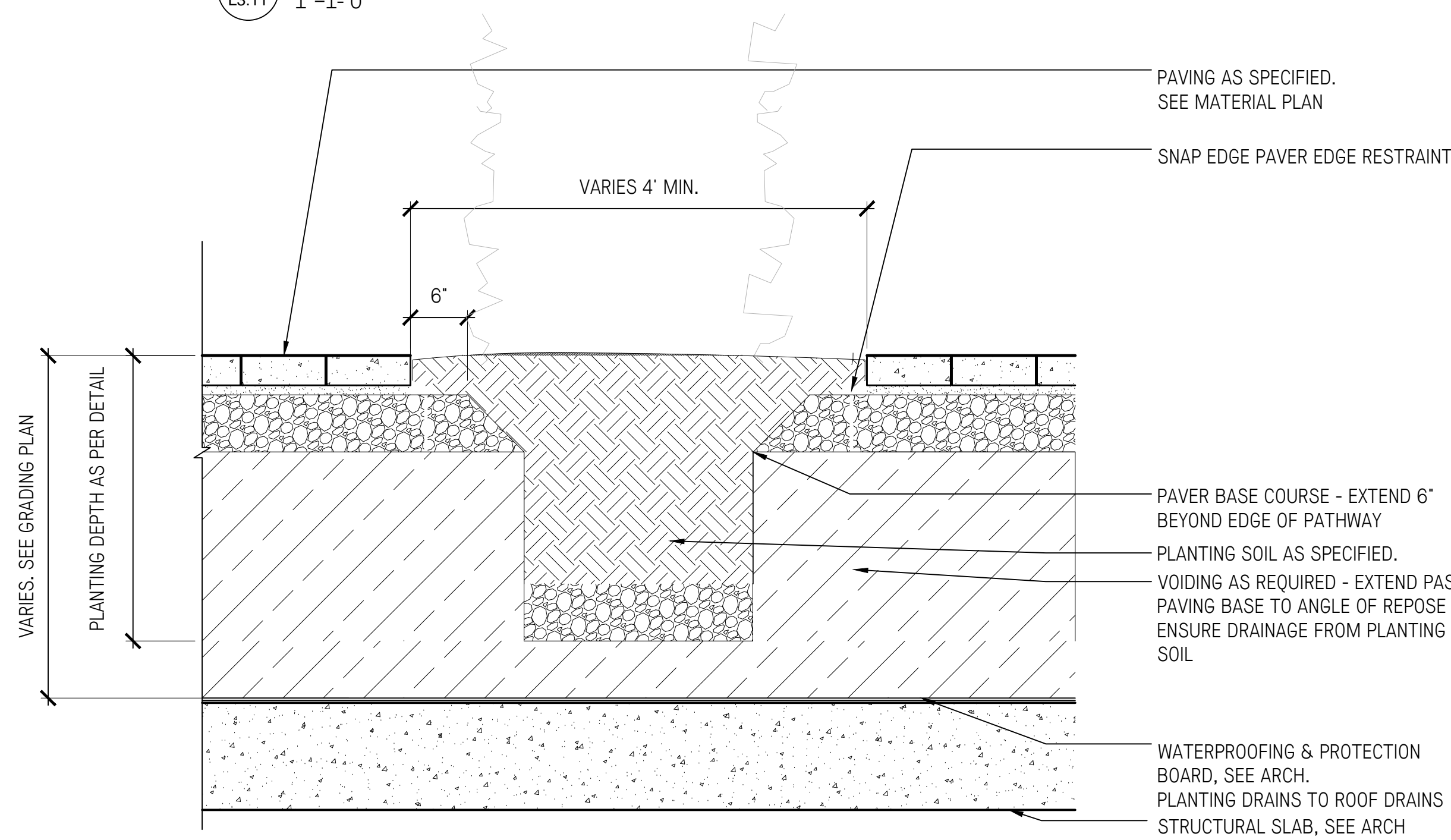
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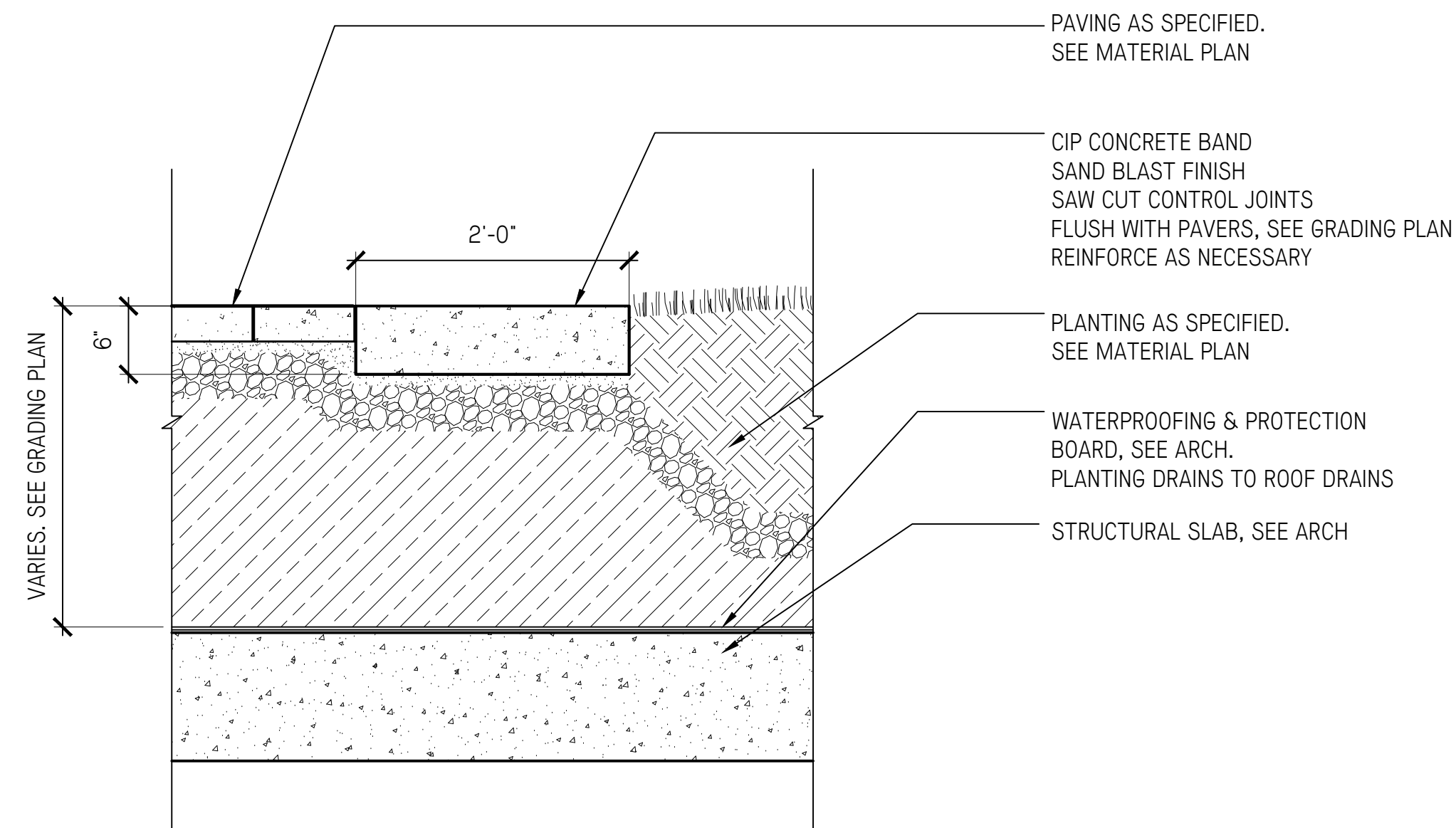
1 SHALLOW CONCRETE CURB
L3.11 1" = 1'-0"



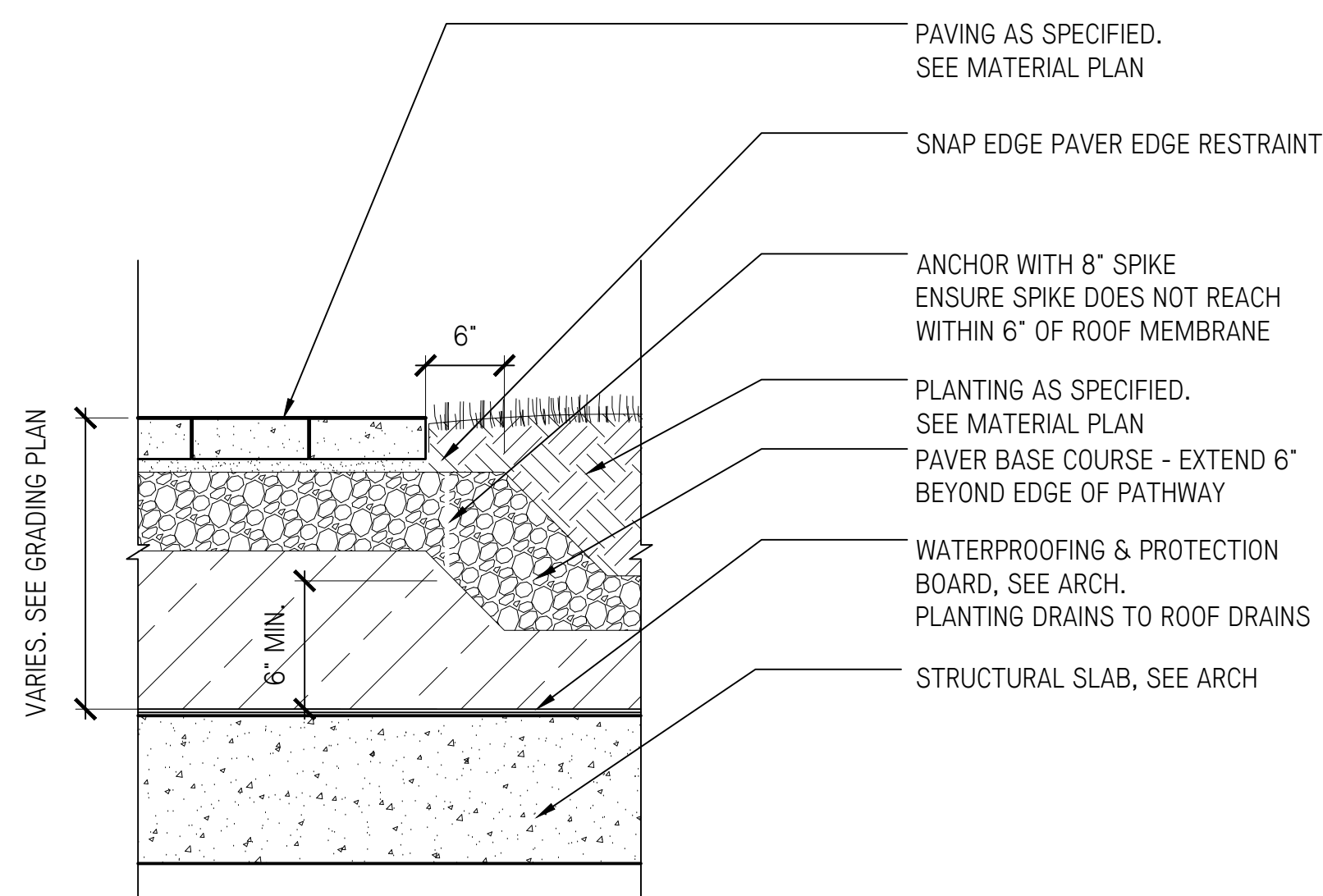
2 FLUSH CONCRETE CURB
L3.11 1" = 1'-0"



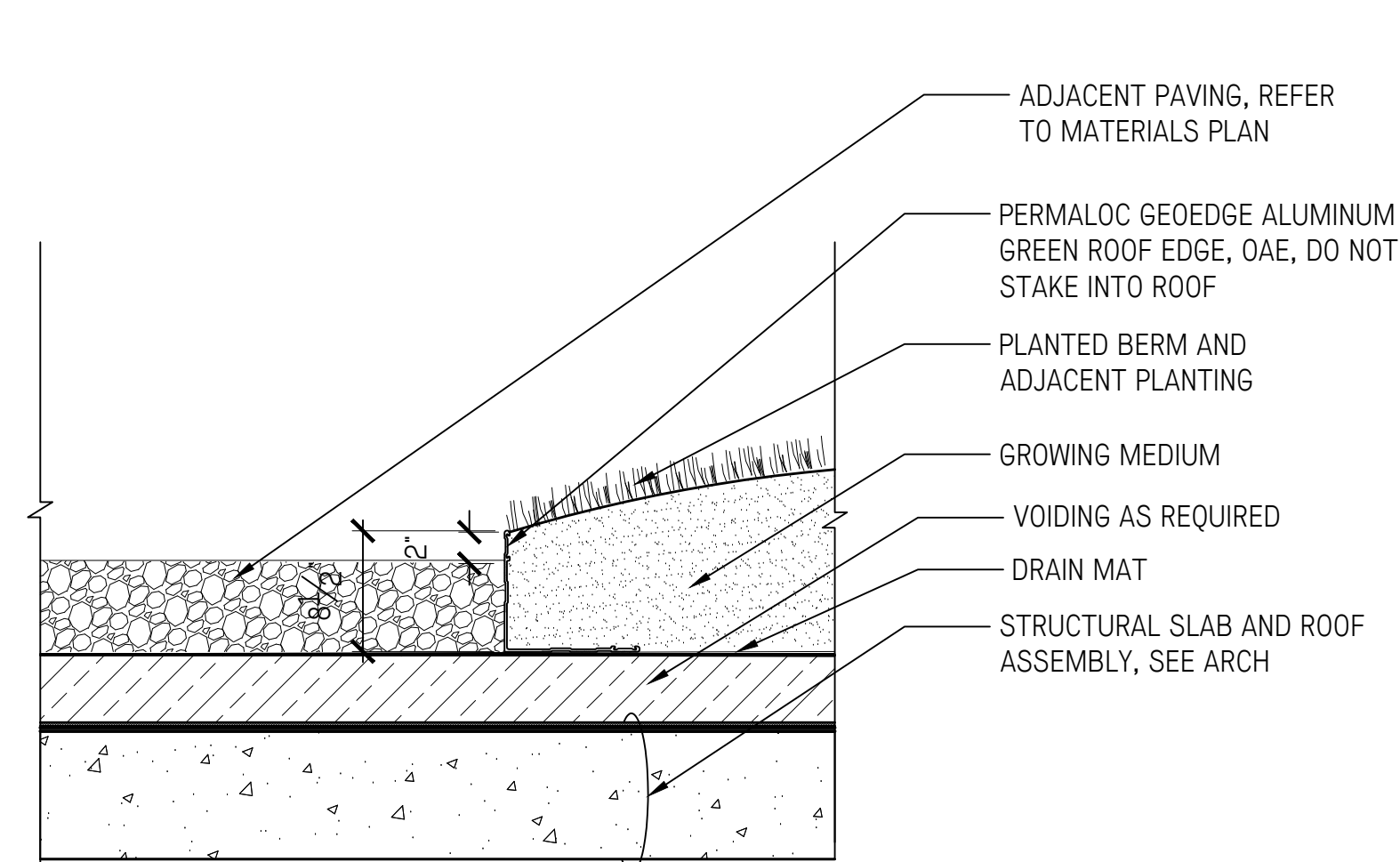
3 PLANTING BETWEEN PATIOS, TYP.
L3.11 3/4" = 1'-0"



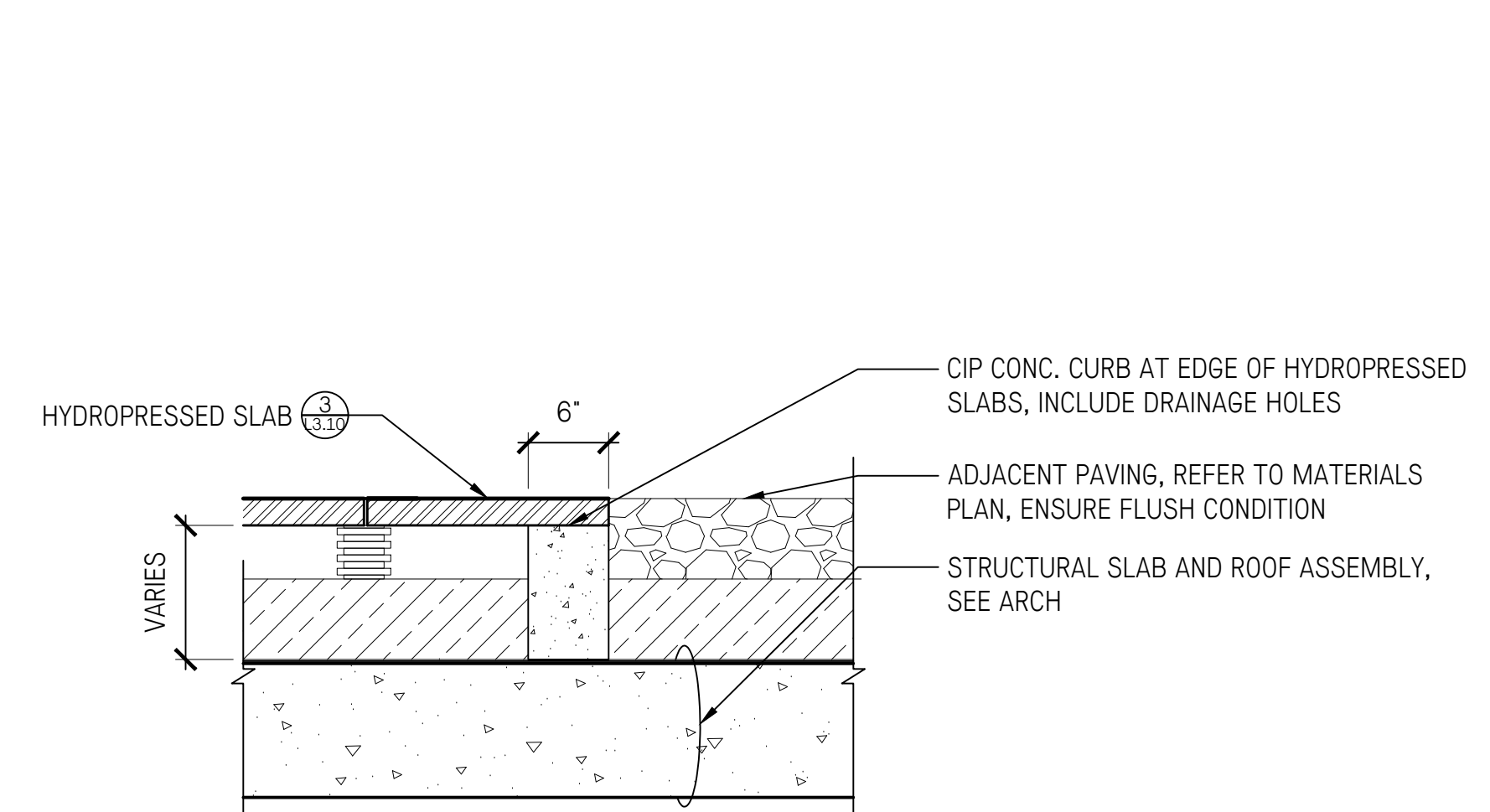
4 CONCRETE BAND
L3.11 1" = 1'-0"



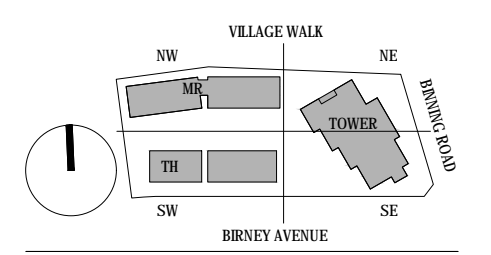
5 PATHWAY EDGE AT PLANTING, TYP.
L3.11 1" = 1'-0"



6 BERM EDGE AT GRAVEL
L3.11 1" = 1'-0"



7 HYDRAPRESSED SLAB EDGE
L3.11 1" = 1'-0"



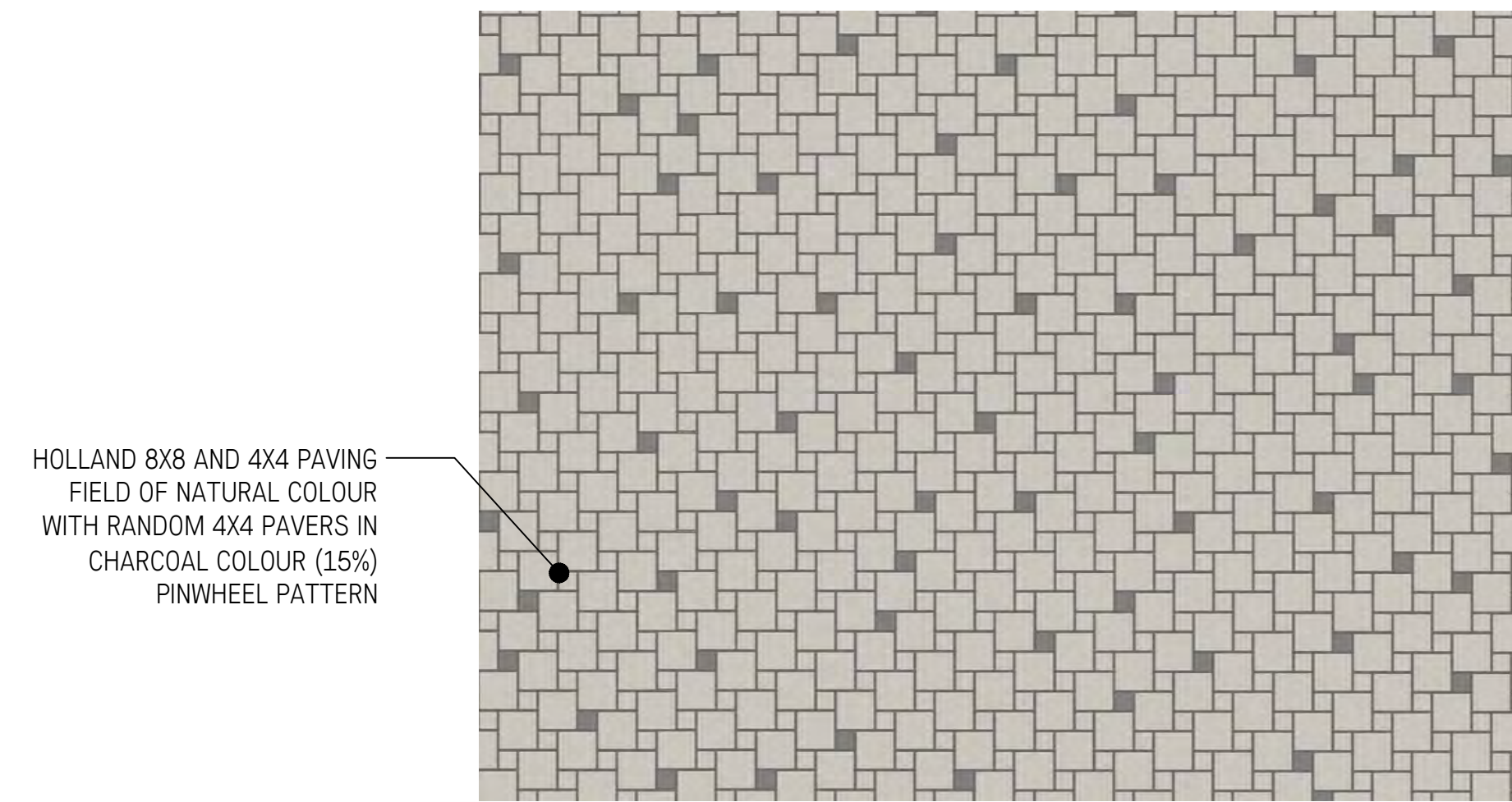
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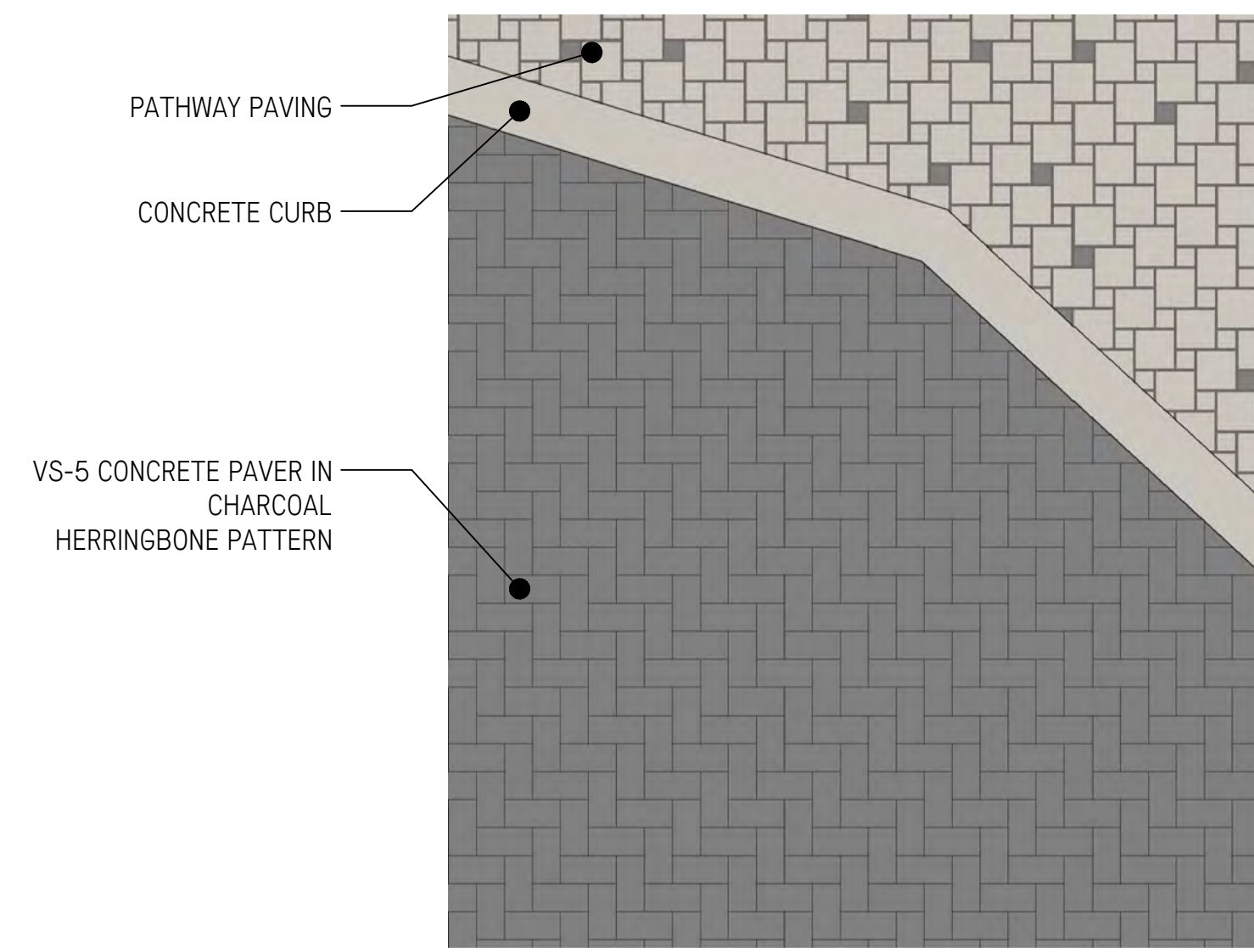
PAVING DETAILS
TRANSITIONS AND EDGERS

PAVING PATTERN GENERAL NOTES:

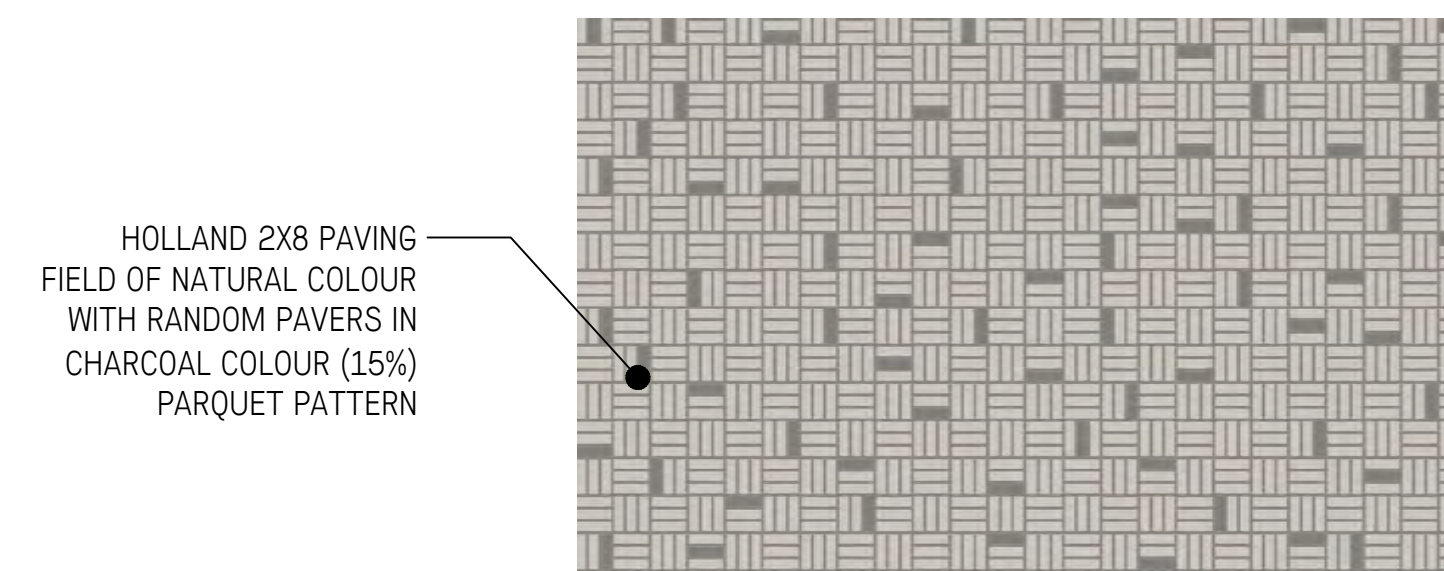
1. SEE SPECIFICATIONS FOR PAVER INFORMATION
2. SEE DETAILS FOR PAVING TRANSITIONS AND EDGERS



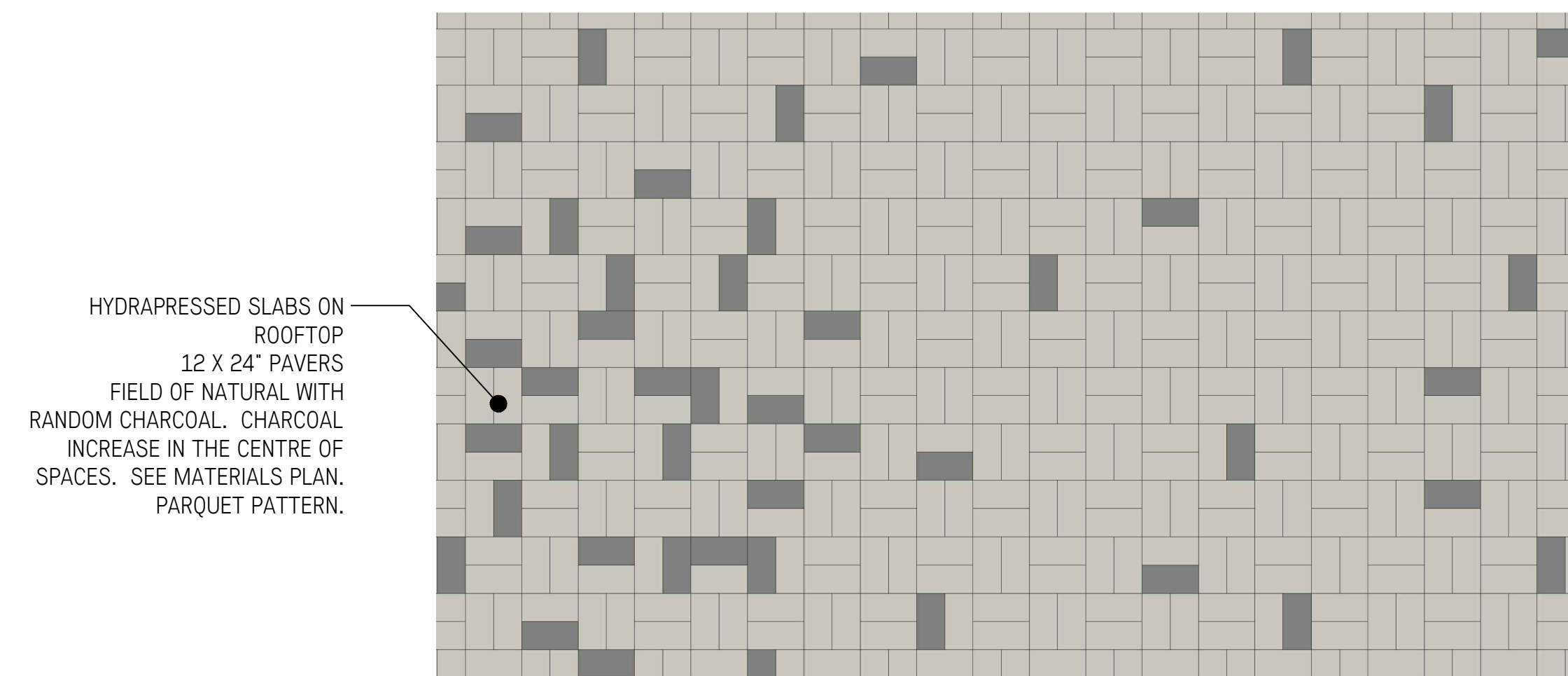
1 PAVING PATTERN A - PATHWAY PAVING
L3.12 3/8" = 1'-0"



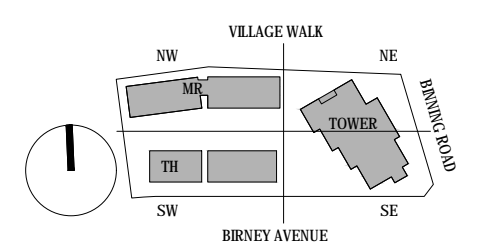
2 PAVING PATTERN B - VEHICULAR PAVING
L3.12 3/8" = 1'-0"



3 PAVING PATTERN C - PATIO PAVING
L3.12 3/8" = 1'-0"



4 PAVING PATTERN D - ROOFTOP PATIO PAVING
L3.12 3/8" = 1'-0"



IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-DP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

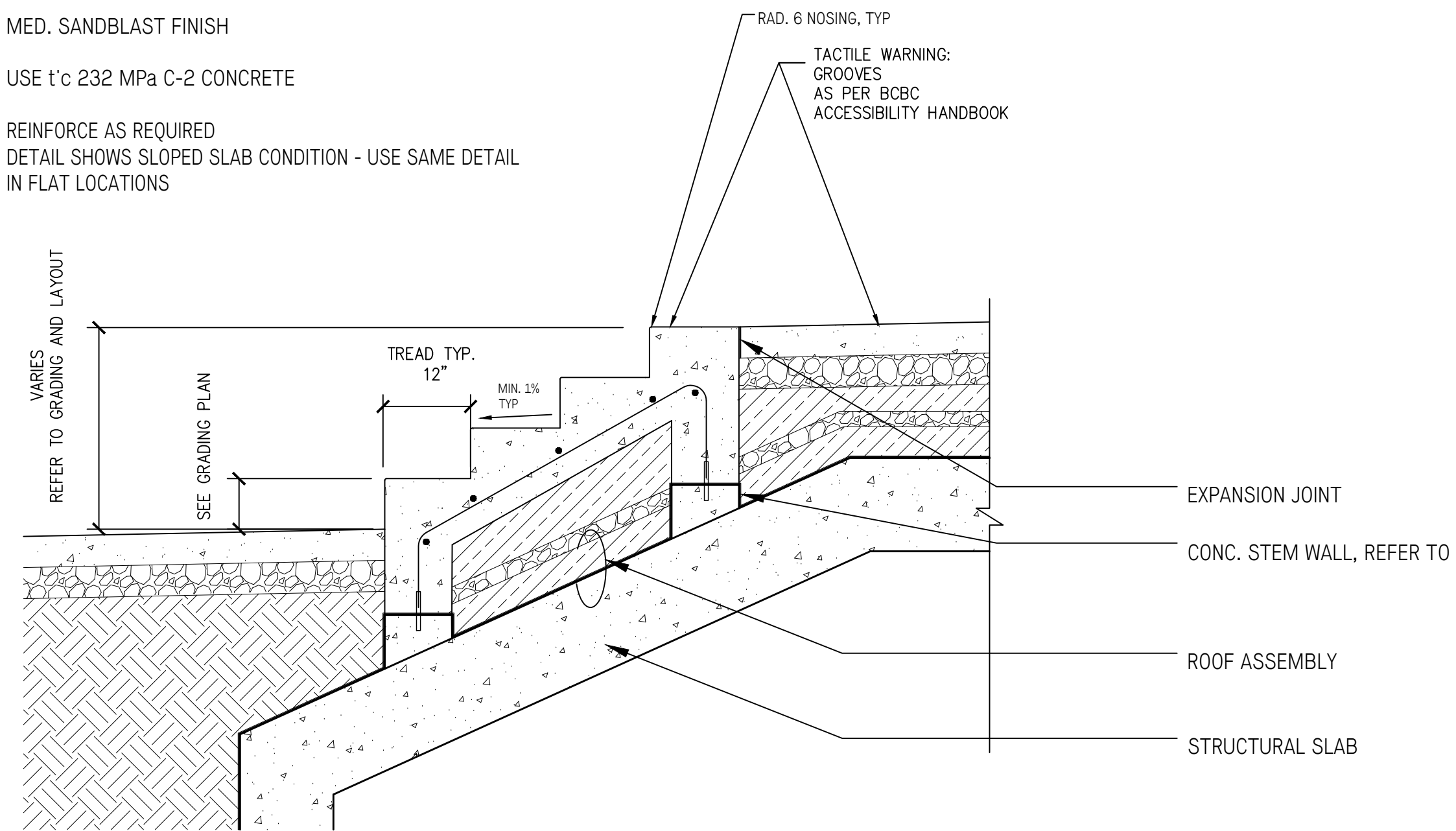
PAVING PATTERNS

NOTES:
REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS

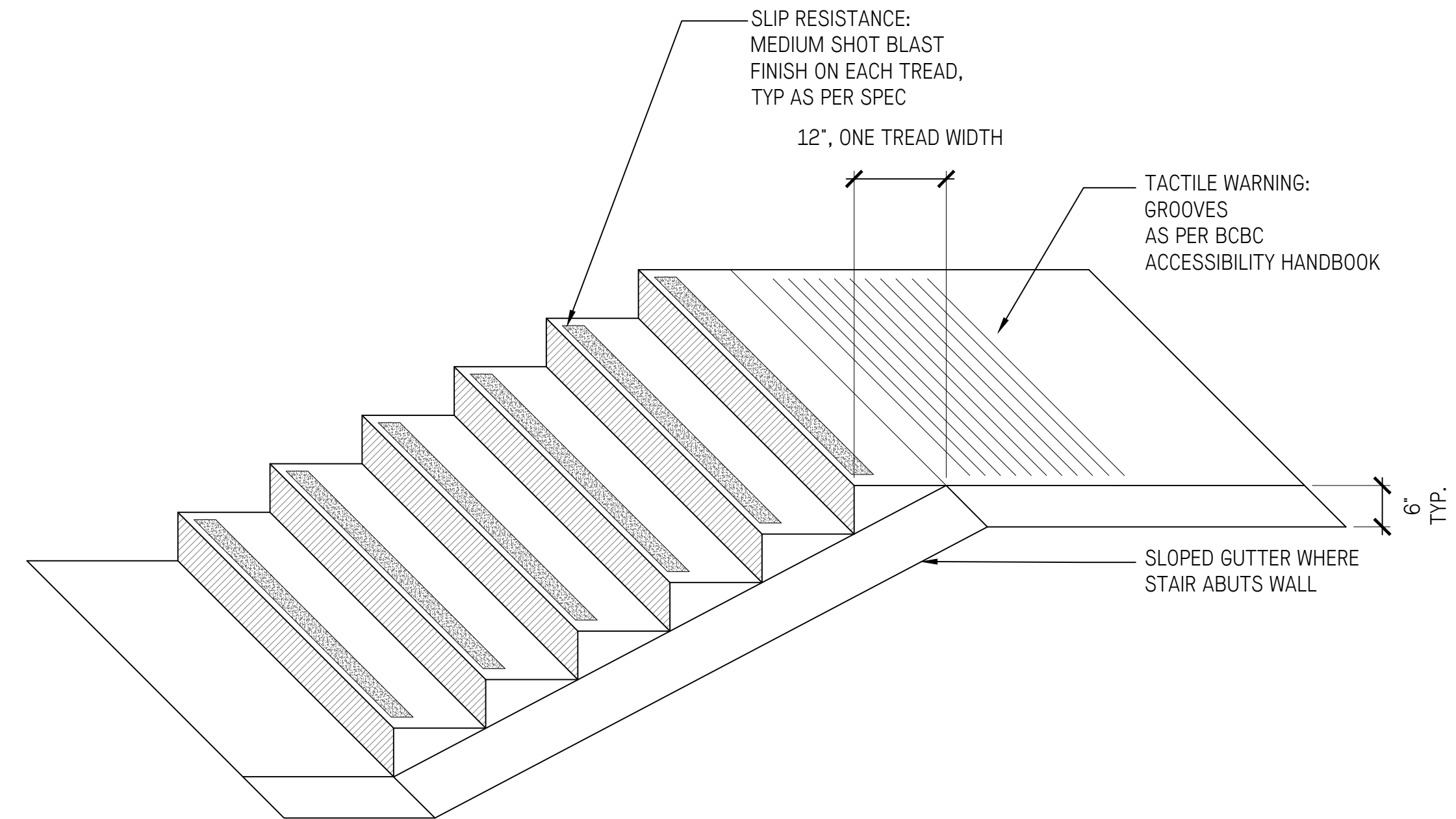
MED. SANDBLAST FINISH

USE t'c 232 MPa C-2 CONCRETE

REINFORCE AS REQUIRED
DETAIL SHOWS SLOPED SLAB CONDITION - USE SAME DETAIL IN FLAT LOCATIONS

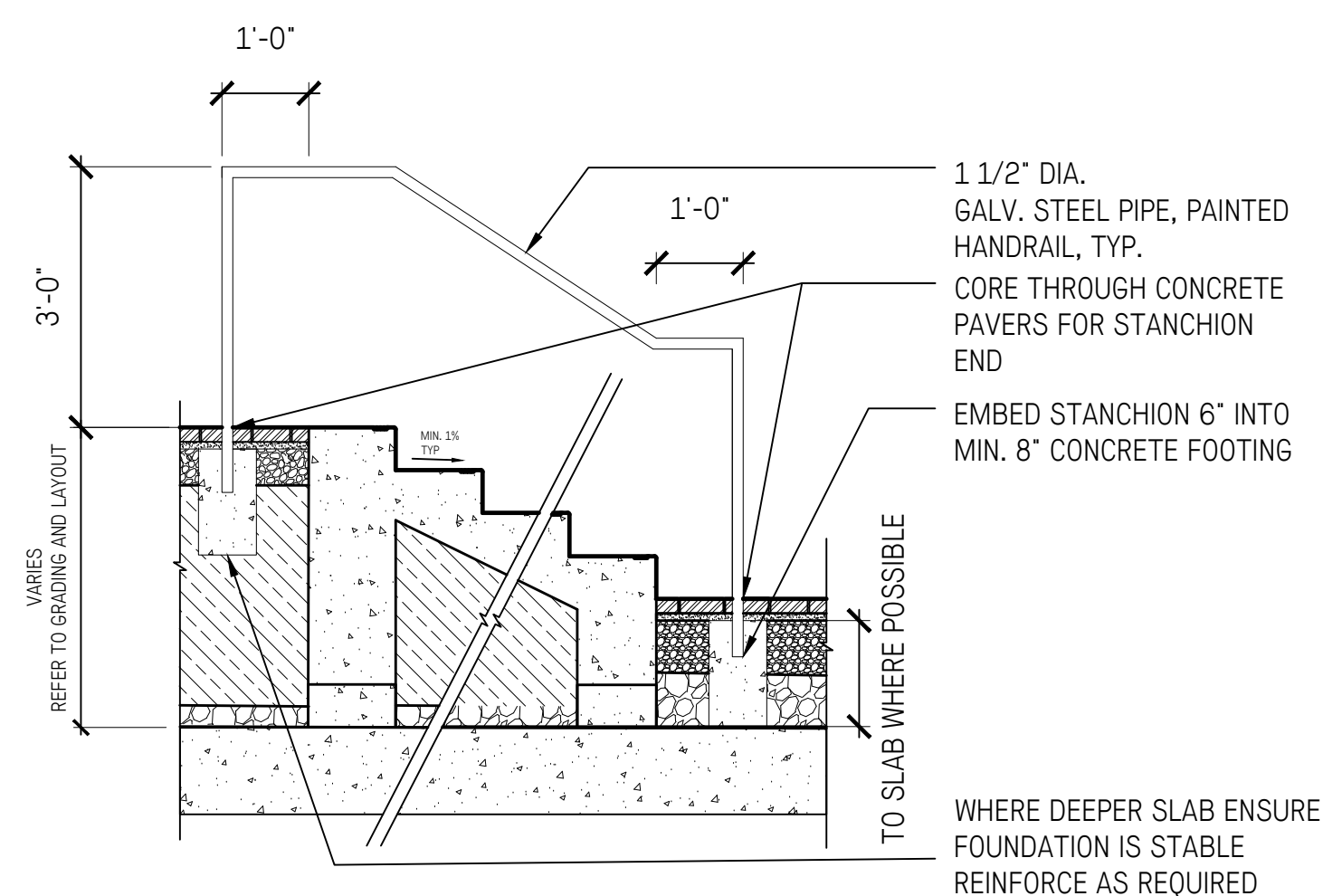


1 CIP. CONCRETE STAIRS OVER SLAB
3/4"=1'-0"



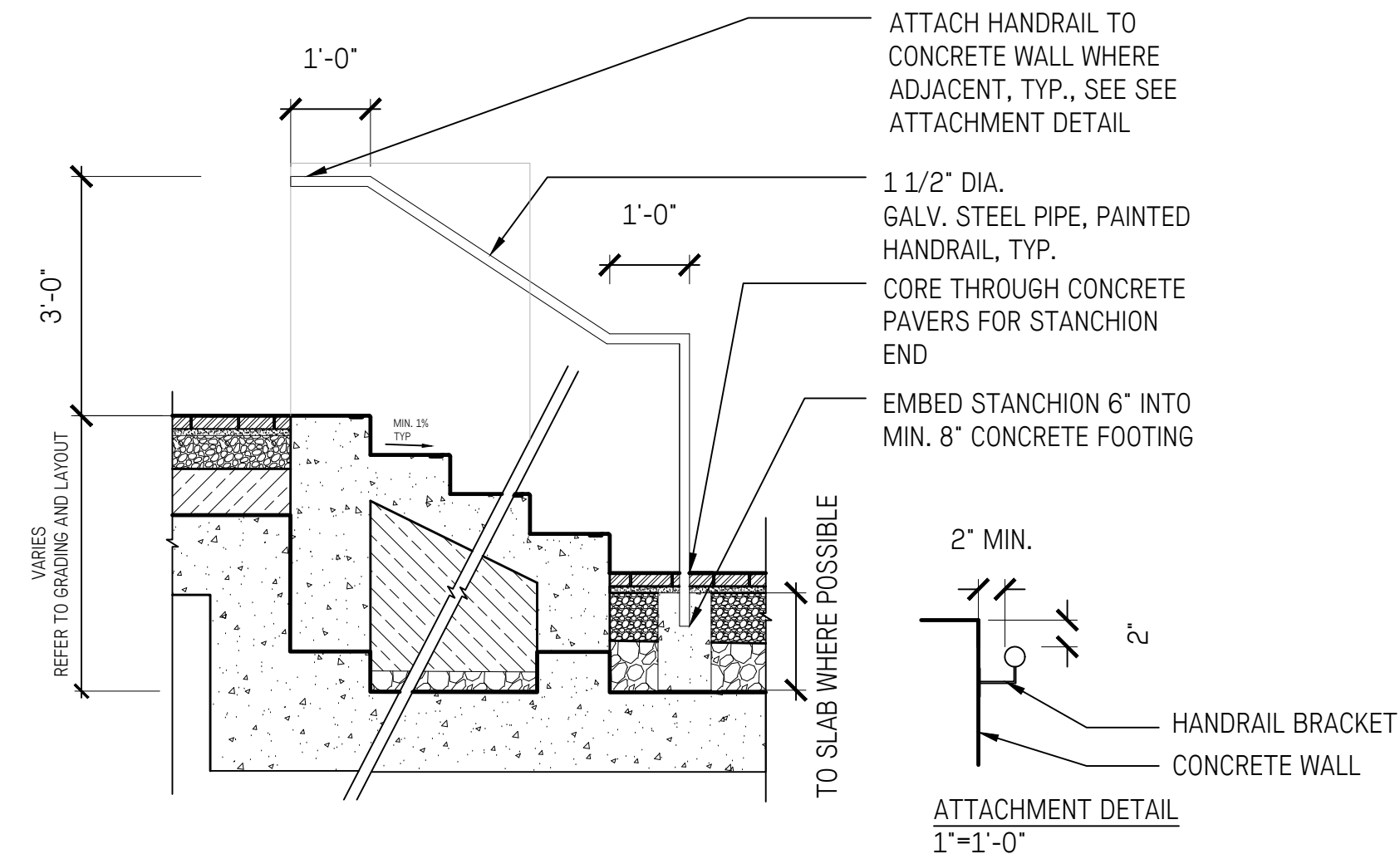
2 CIP CONCRETE STAIR FINISH & GUTTER
3/4"=1'-0"

NOTES:
1. HANDRAIL HEIGHT & DESIGN TO CONFORM TO BC BUILDING CODE. CONFIRM DIMENSIONS ON SITE.
2. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH,
3. ALL METAL COMPONENTS TO BE PAINTED TO BE GALVANIZED AND PAINTED. CONFIRM COLOUR WITH LANDSCAPE ARCHITECT
4. PROVIDE SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN BRITISH COLUMBIA, FOR ALL METAL COMPONENTS AND CONNECTIONS, FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

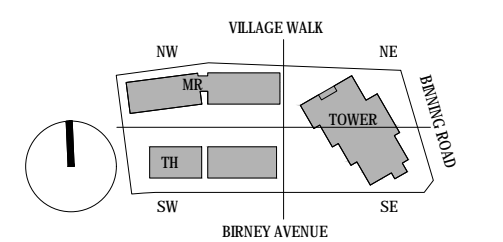


3 FREESTANDING HANDRAIL, TYP.
1/2"=1'-0"

NOTES:
1. HANDRAIL HEIGHT & DESIGN TO CONFORM TO BC BUILDING CODE. CONFIRM DIMENSIONS ON SITE.
2. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH,
3. ALL METAL COMPONENTS TO BE PAINTED TO BE GALVANIZED AND PAINTED. CONFIRM COLOUR WITH LANDSCAPE ARCHITECT
4. PROVIDE SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN BRITISH COLUMBIA, FOR ALL METAL COMPONENTS AND CONNECTIONS, FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.



4 HANDRAIL EXTEND BEYOND WALL, TYP.
1/2"=1'-0"



IVY ON THE PARK
LOT 8

1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE DP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

LANDSCAPE STAIRS AND
HANDRAILS DETAILS

NOTES ON ALL METAL GATES:

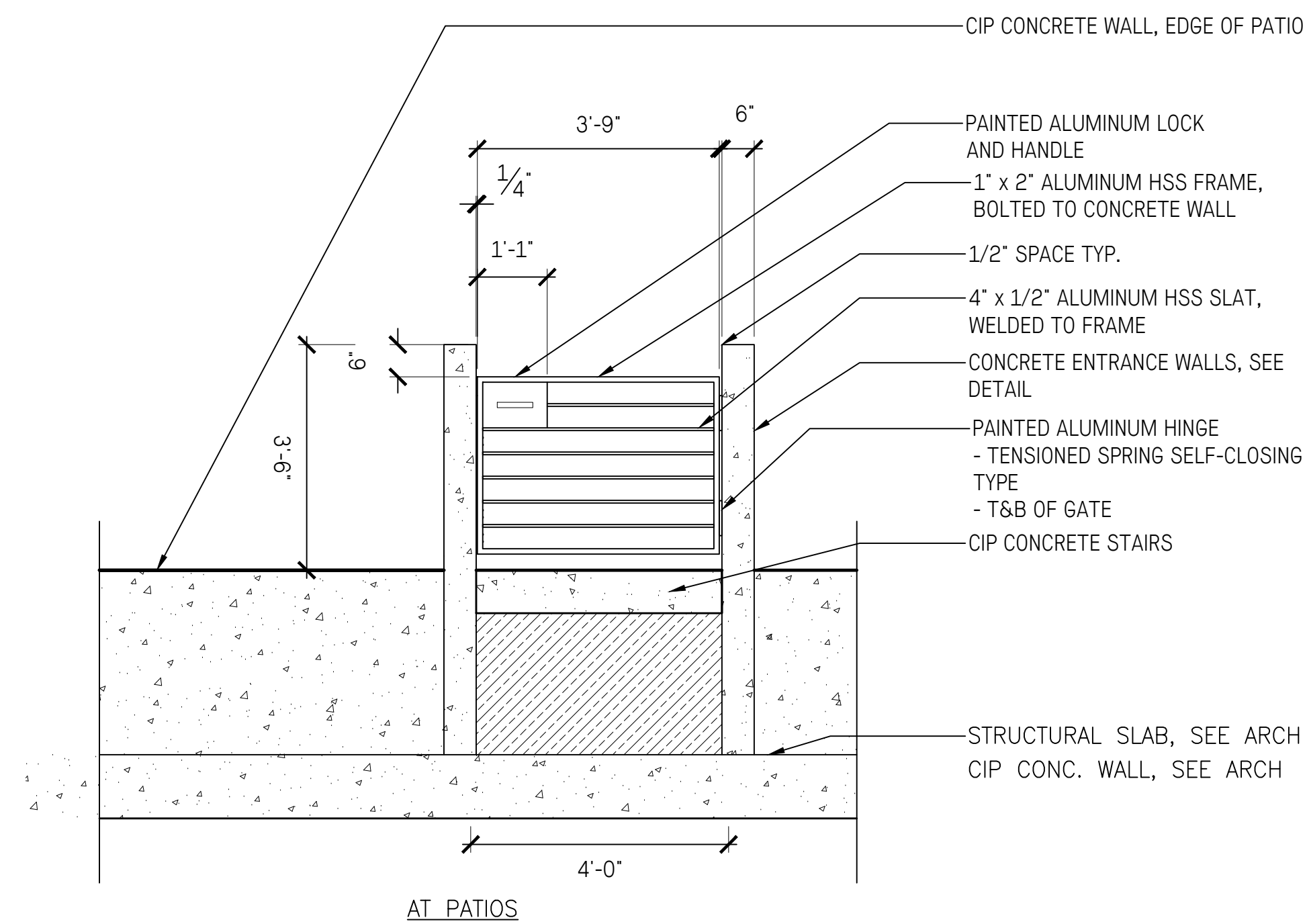
FIELD CONFIRM ALL GATE FITS BEFORE FABRICATION

ALL METAL COMPONENTS TO BE PAINTED ALUMINUM, UNLESS OTHERWISE NOTED.

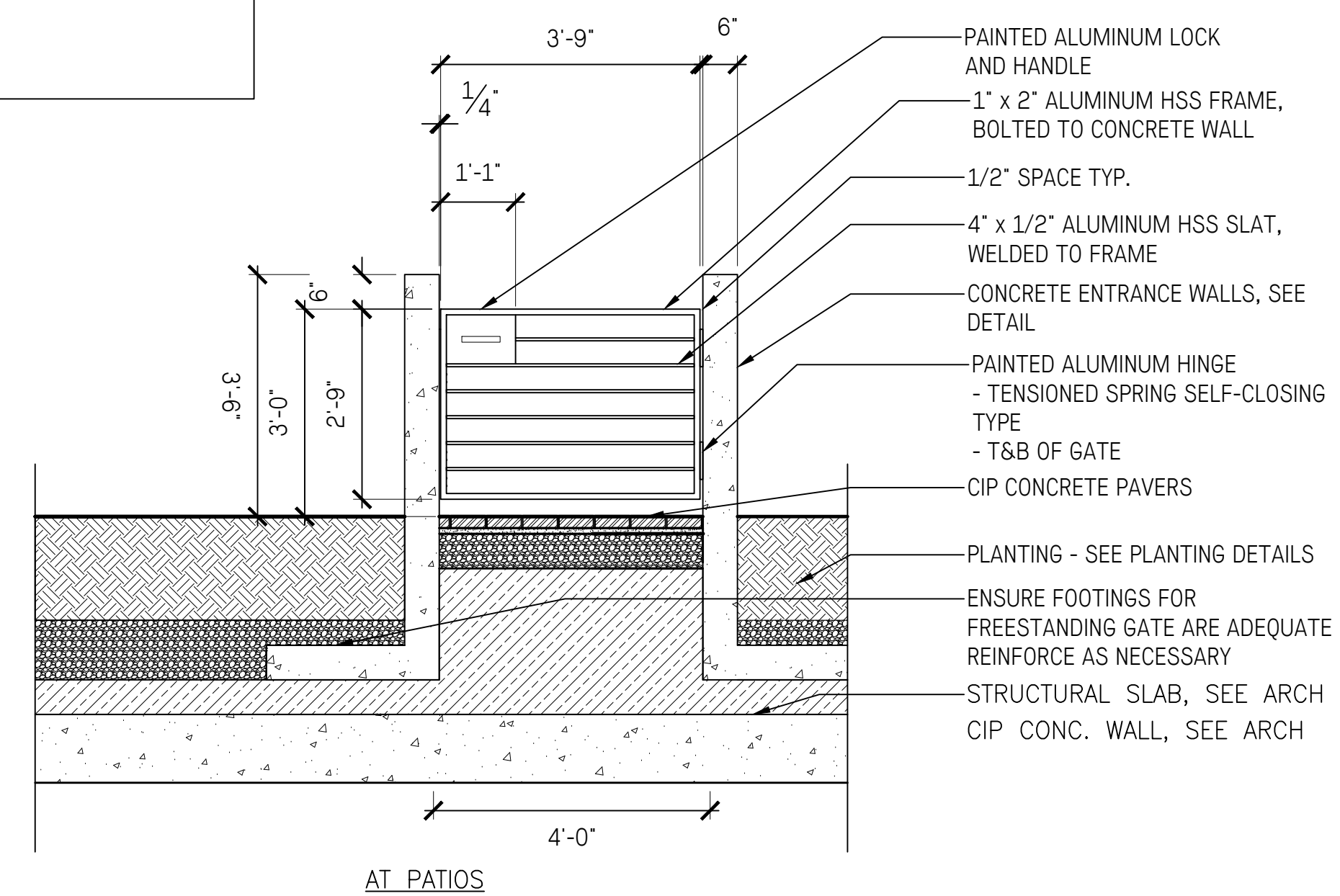
COLOUR TO MATCH ARCH. TRIM. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.

PROVIDE SHOP DRAWINGS WITH P. ENG. STAMP

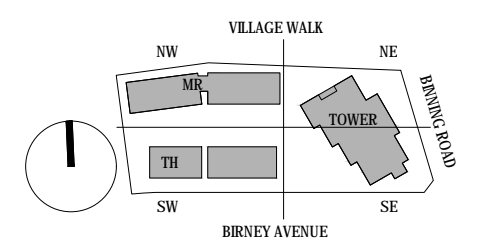
REINFORCE AS REQUIRED



1 METAL GATE AT PATIO FRONTS
1/2" = 1'-0"



2 METAL GATE AT PATHWAY
1/2" = 1'-0"



IVY ON THE PARK
LOT 8

1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

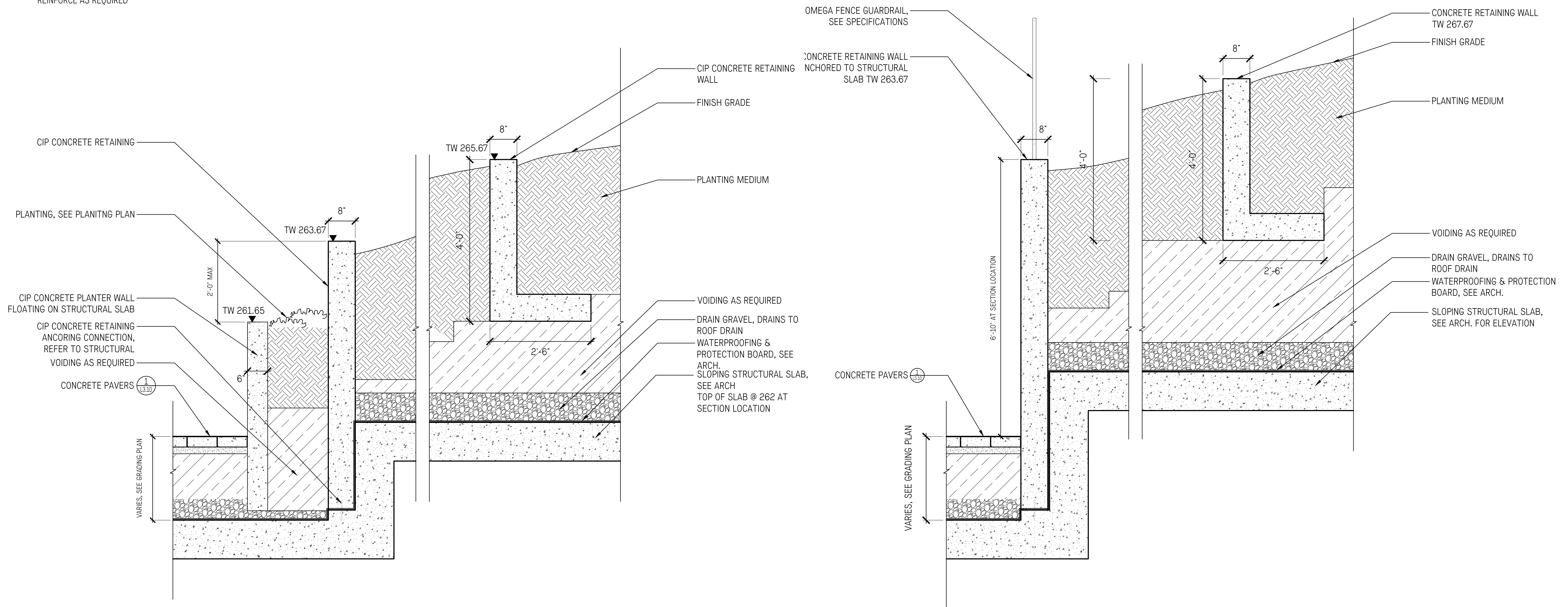
LANDSCAPE GATES
DETAILS

NOTES:
REFER TO GRADING PLAN FOR TOP/BOTTOM OF ALL WALL
ELEVATIONS

MED. SANDBLAST FINISH

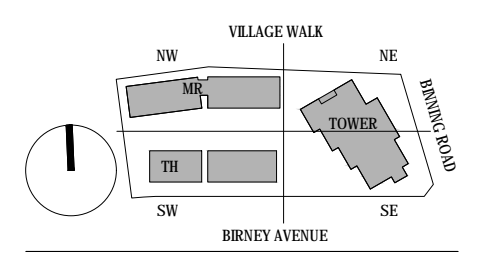
USE t'c 232 MPa C-2 CONCRETE

REINFORCE AS REQUIRED



1 CIP CONCRETE RETAINING WALL CROSS-SECTION 1
1/3.22 3/4" = 1'-0"

2 CIP CONCRETE RETAINING WALL CROSS-SECTION 2
1/3.22 3/4" = 1'-0"



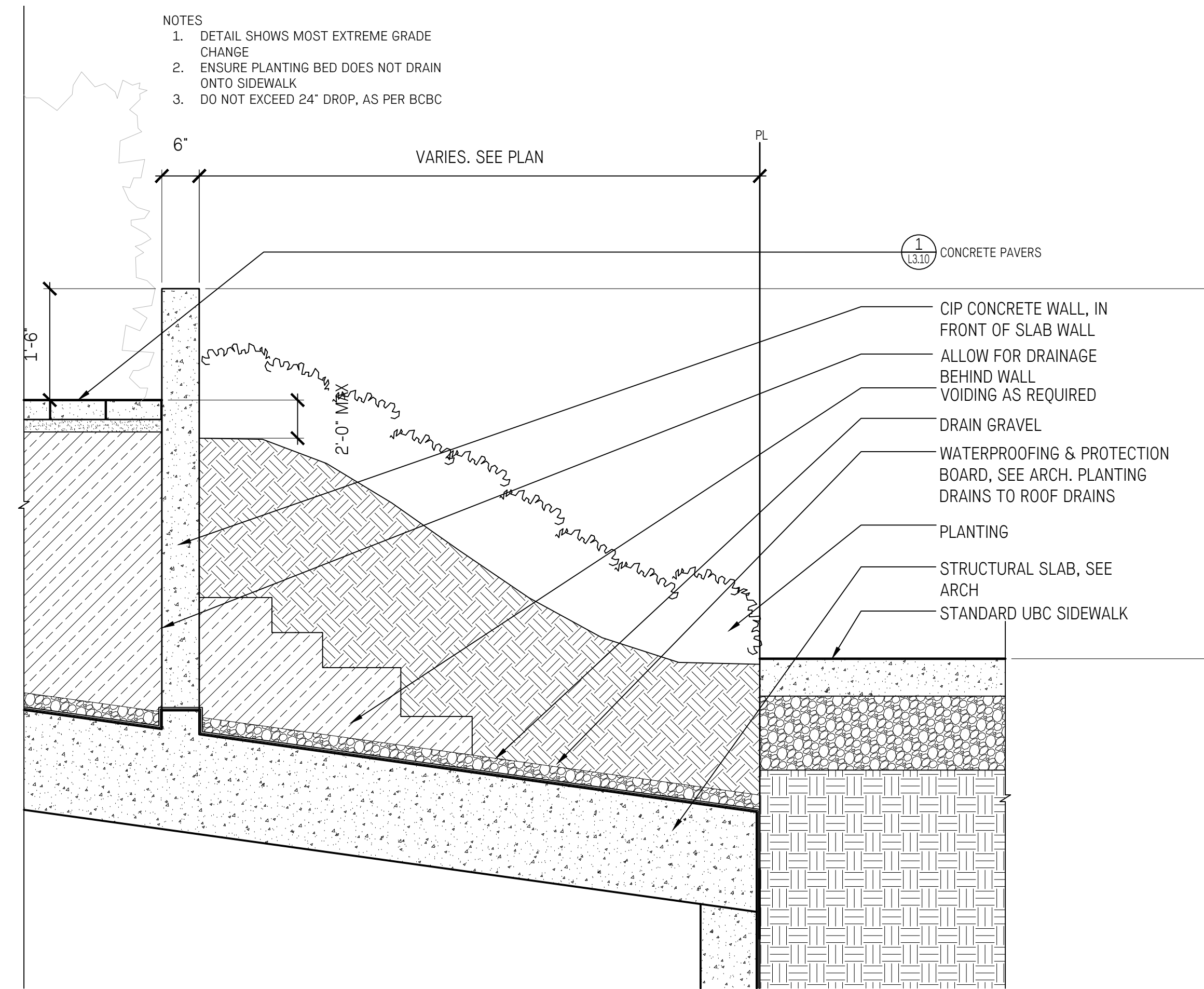
IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-DP APPLICATION SUBMISSION	2017-12-06
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

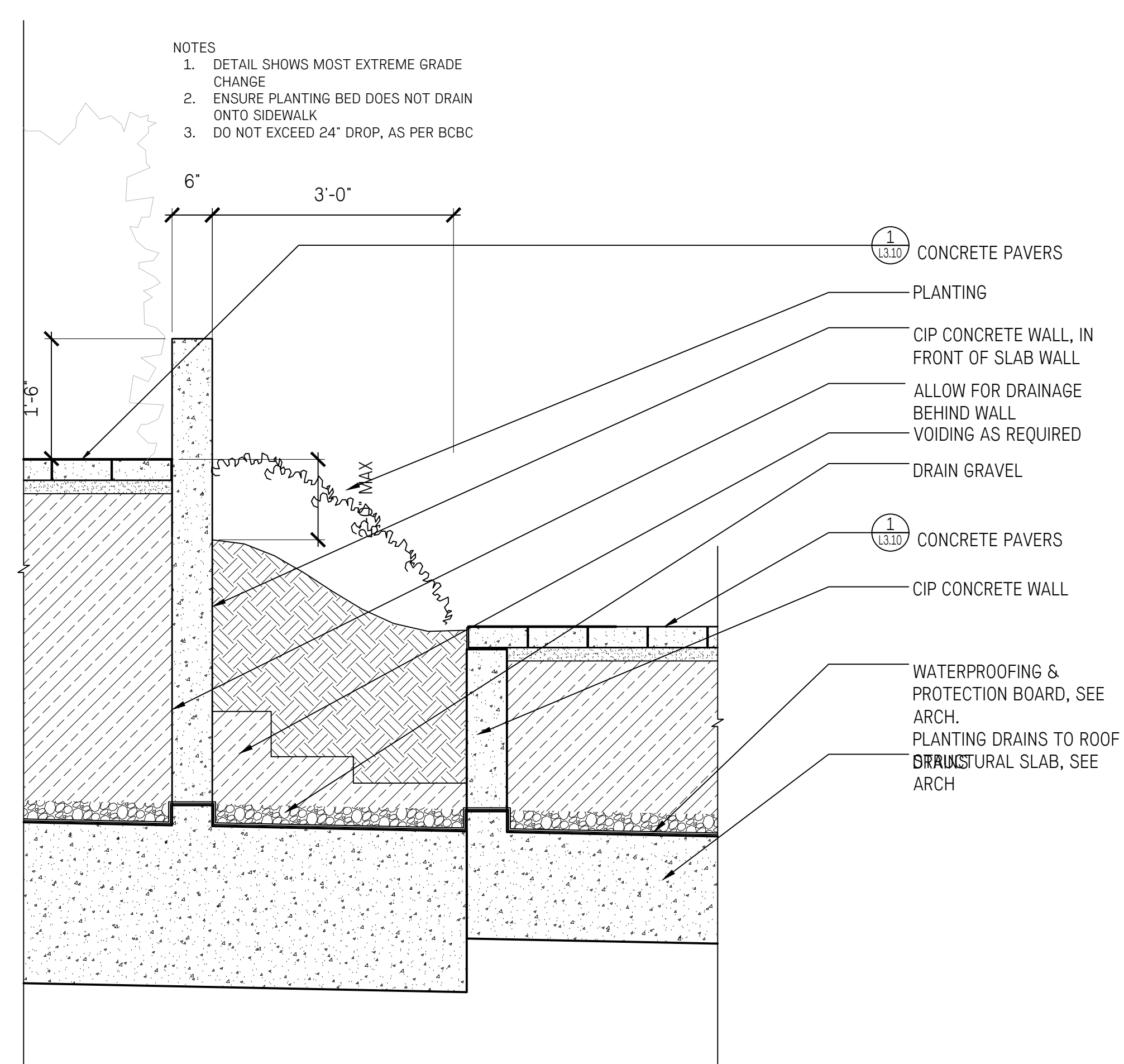
LANDSCAPE WALLS
DETAILS



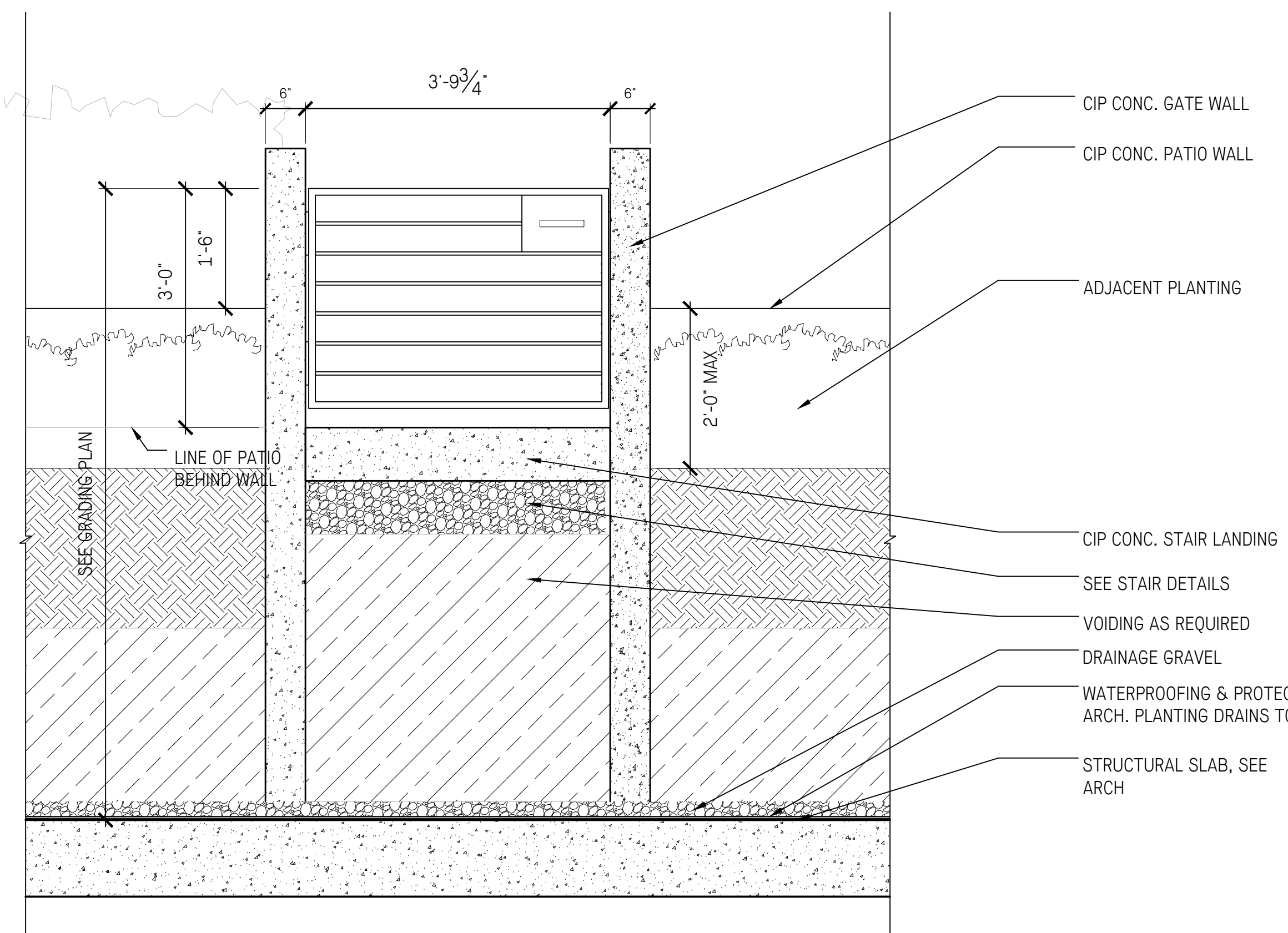
3 VIEW OF WALLS AT ENTRANCE
L3.23 NTS



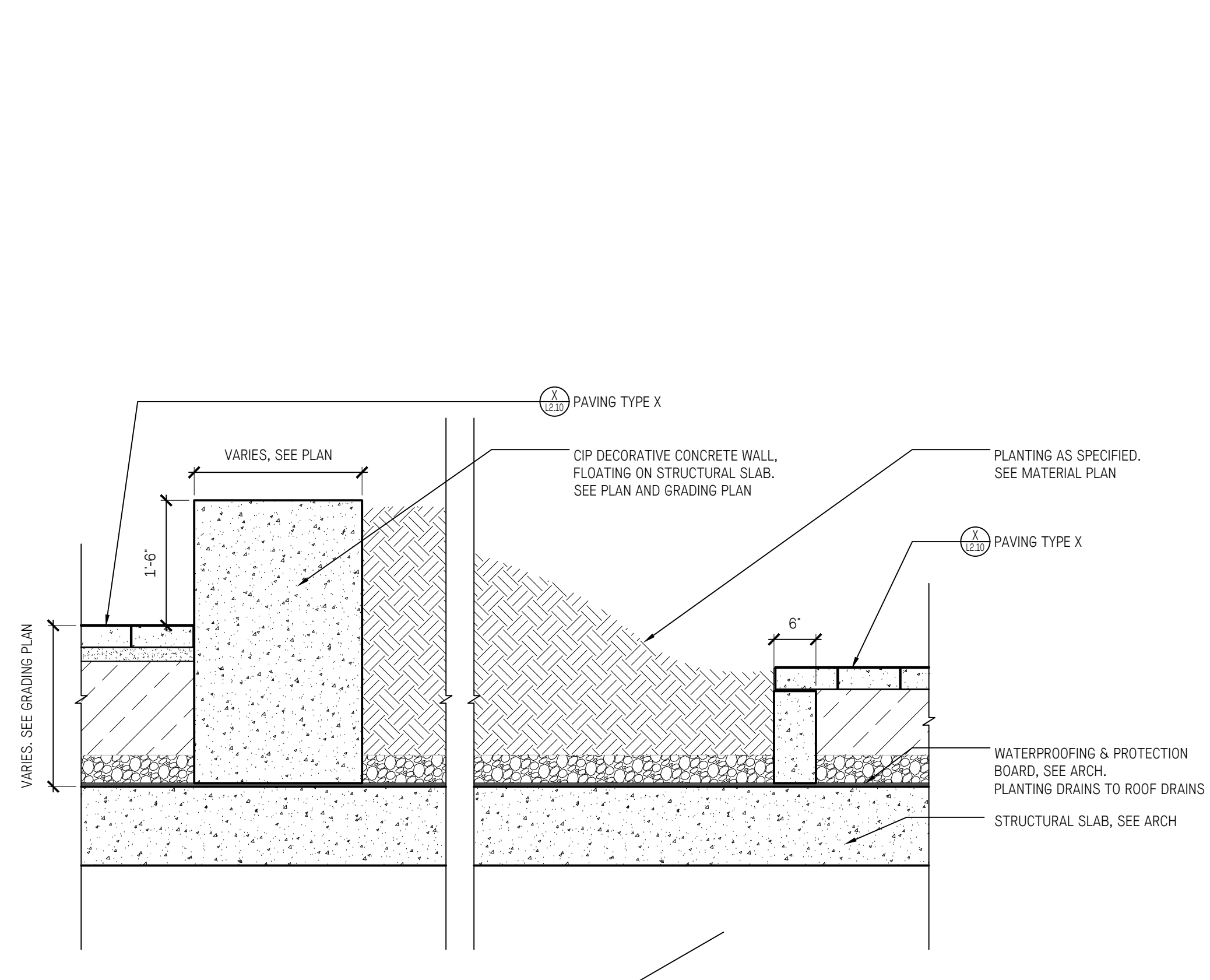
1 CIP CONCRETE WALL AND SLOPED PLANTING AT TOWNHOUSE PATIO - SOUTH
L3.23 3/4" = 1'-0"



2 CIP CONCRETE WALL AND SLOPED PLANTING AT MIDRISE PATIO - BACK
L3.23 3/4" = 1'-0"

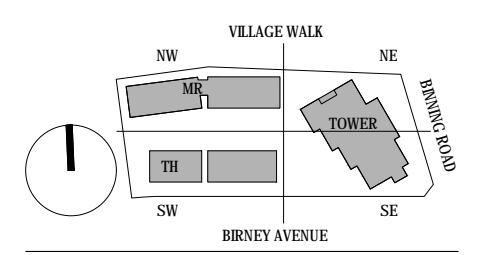


4 CIP CONCRETE GATE WALL DETAIL
L3.23 3/4" = 1'-0"



5 DECORATIVE WALL SECTION
L3.23 3/4" = 1'-0"

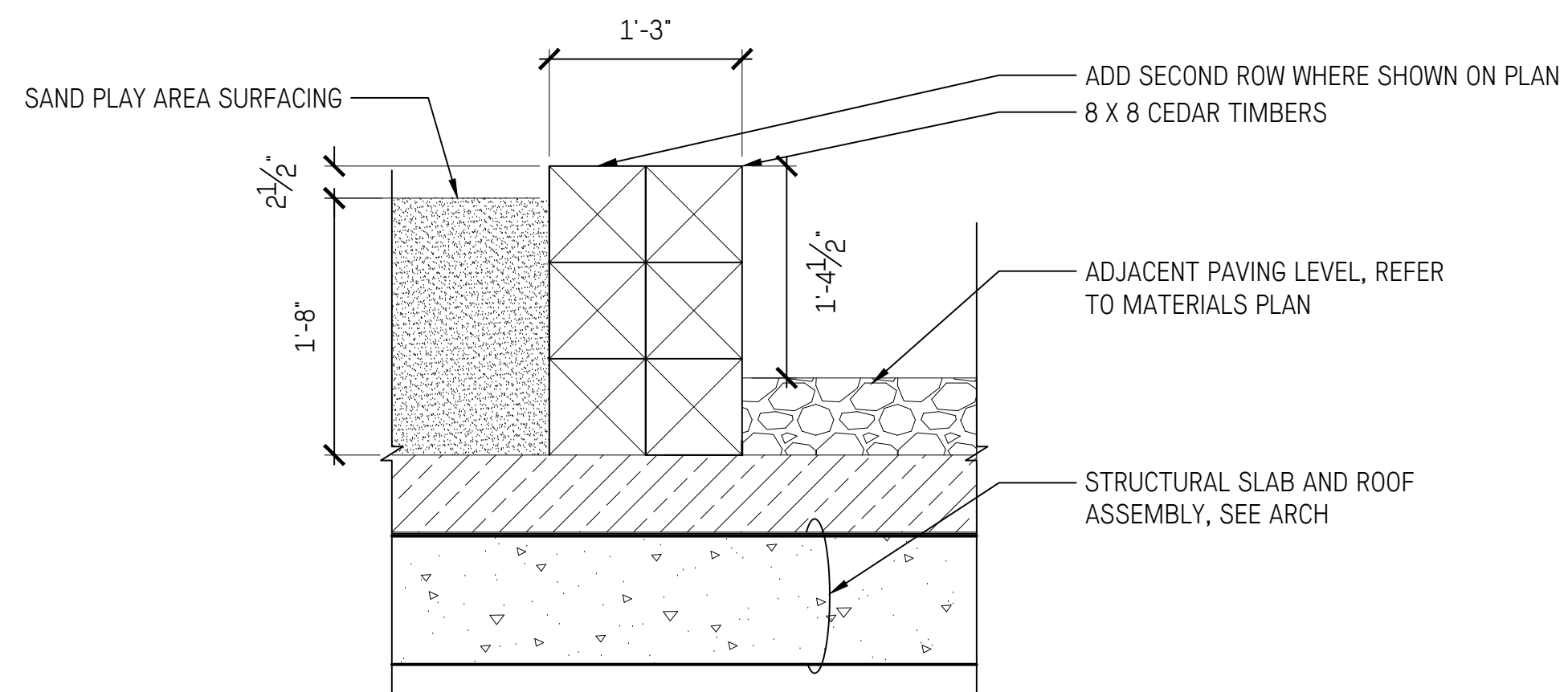
NOTES:
REFER TO GRADING PLAN FOR TOP/BOTTOM OF ALL WALL ELEVATIONS
MED. SANDBLAST FINISH
USE t'c 232 MPa C-2 CONCRETE
REINFORCE AS REQUIRED



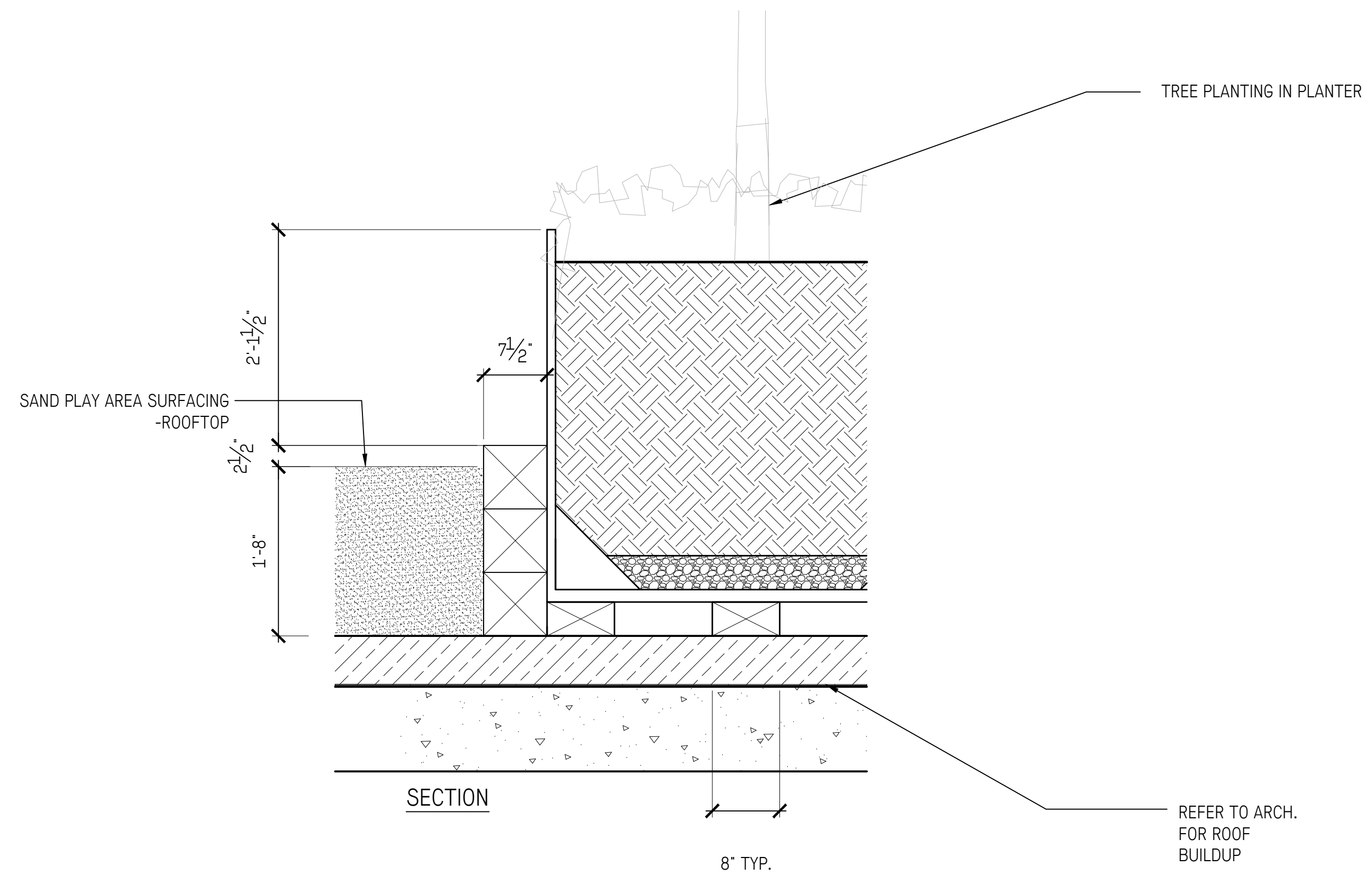
IVY ON THE PARK
LOT 8

1 PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2 PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3 PRE-DP APPLICATION SUBMISSION	2017-12-06
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7 DP RE-SUBMISSION	2018-05-24
8 DPMA SUBMISSION	2018-07-24

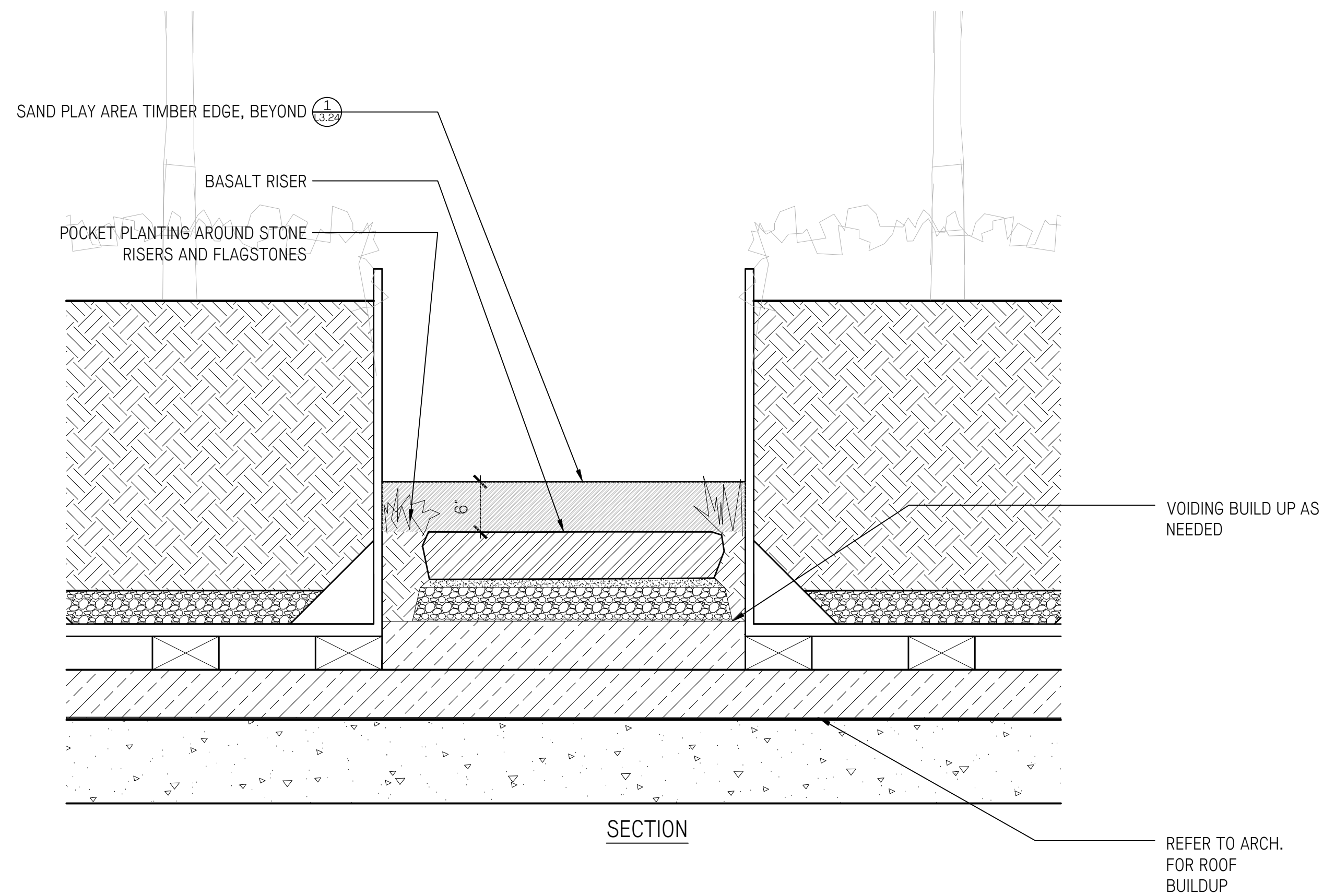
LANDSCAPE WALLS
DETAILS



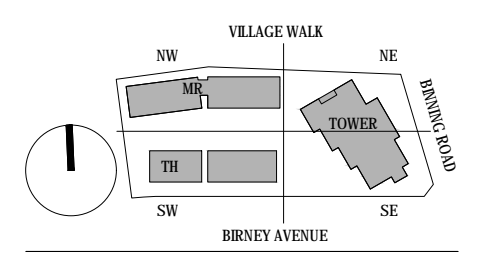
1 SAND PLAY AREA SURFACING EDGE
1" = 1'-0"



2 METAL TREE PLANTER AT SAND PLAY
1" = 1'-0"



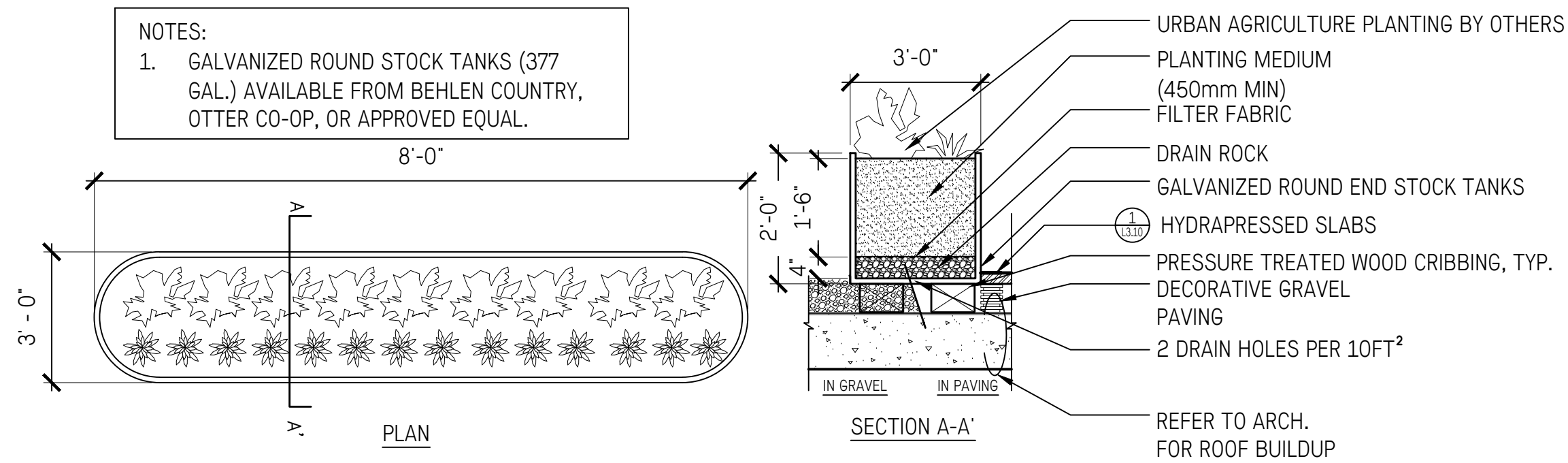
3 METAL TREE PLANTER AT STEPS TO SAND PLAY
1" = 1'-0"



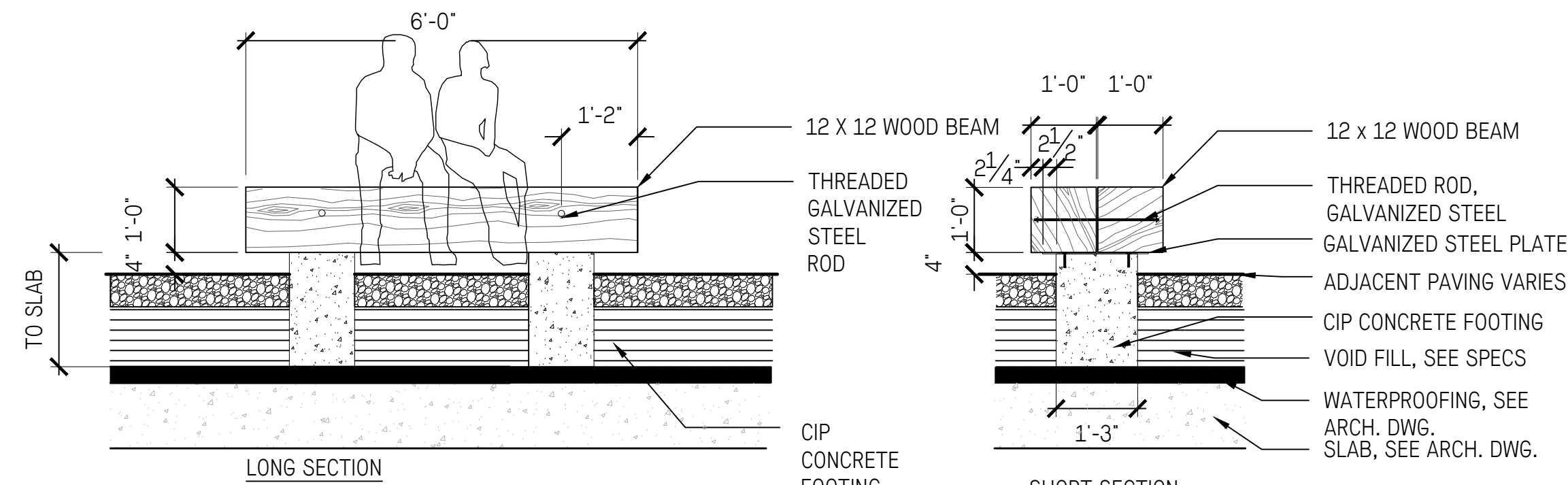
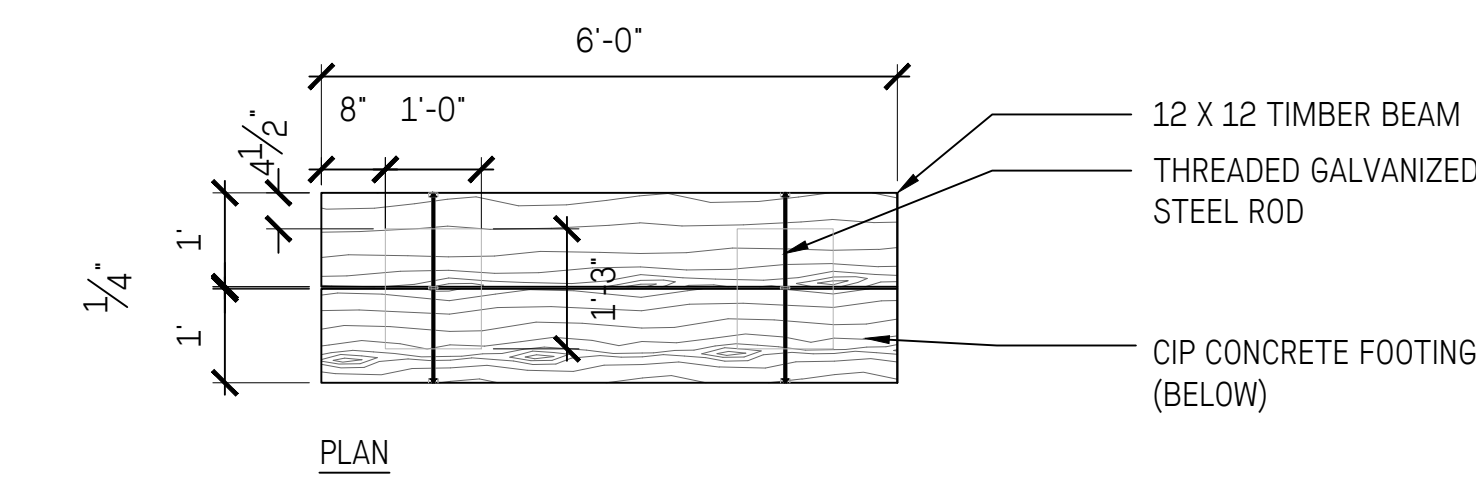
IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
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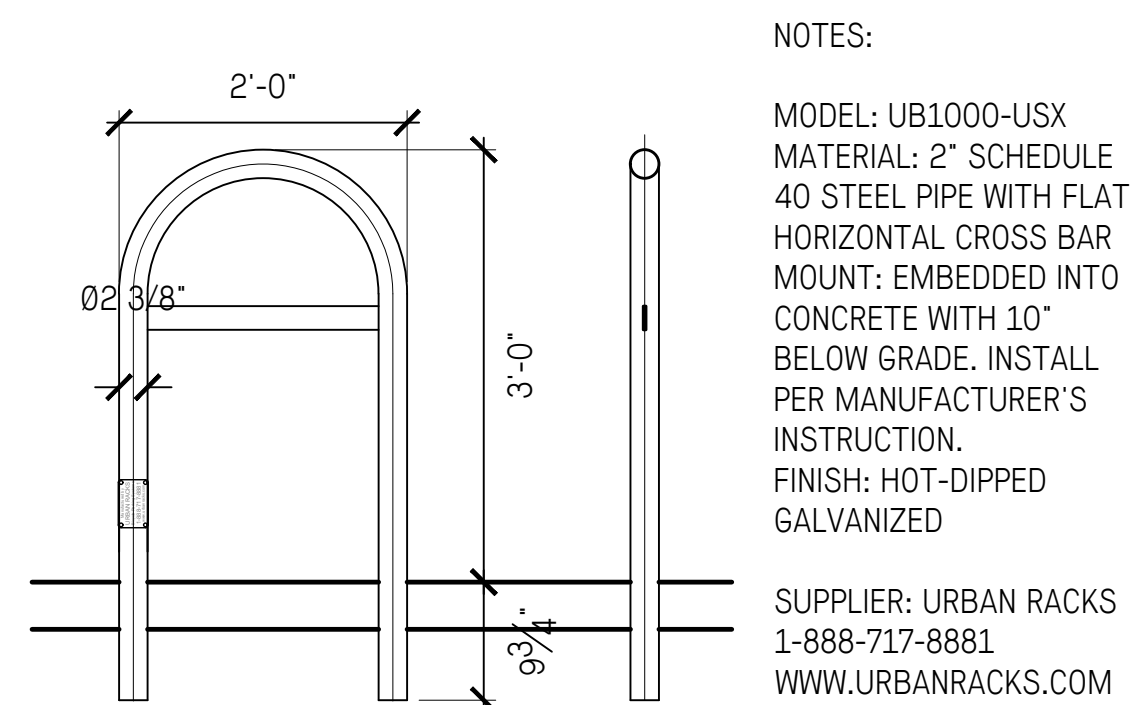
LANDSCAPE WALLS
DETAILS



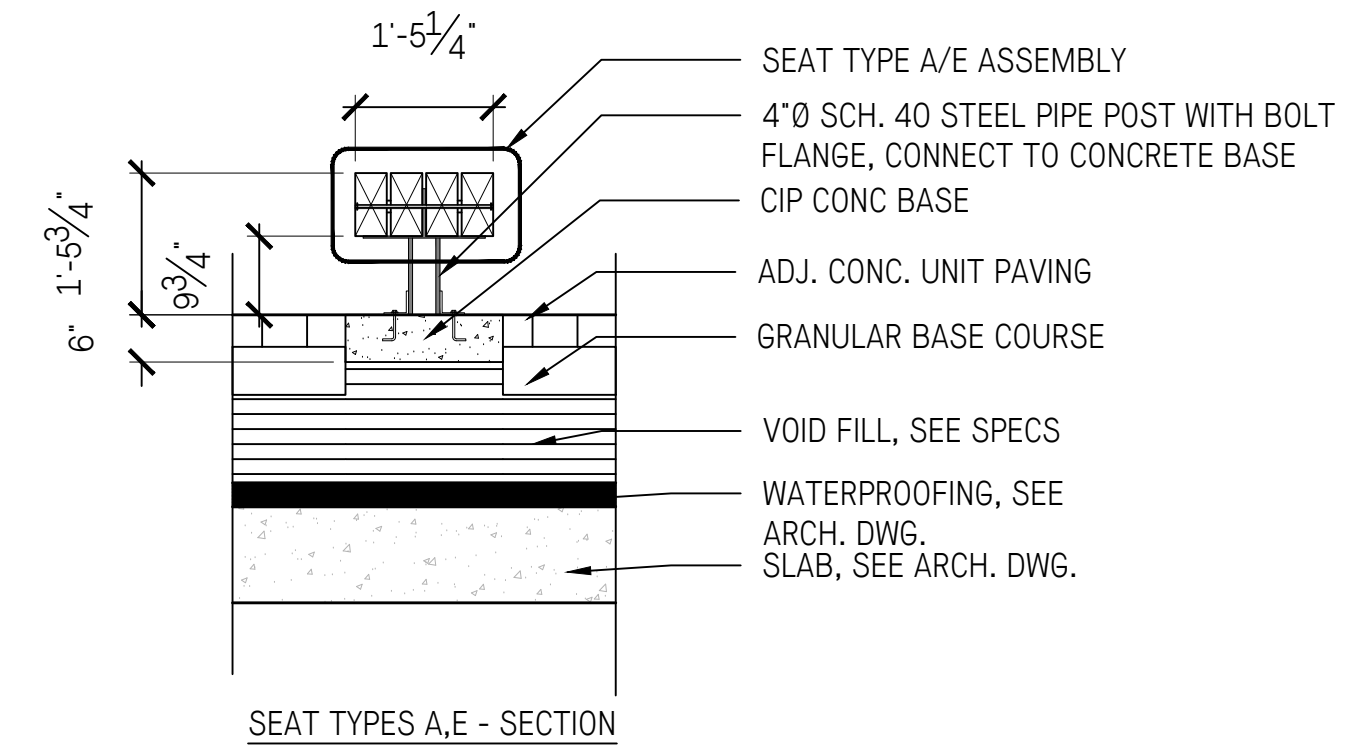
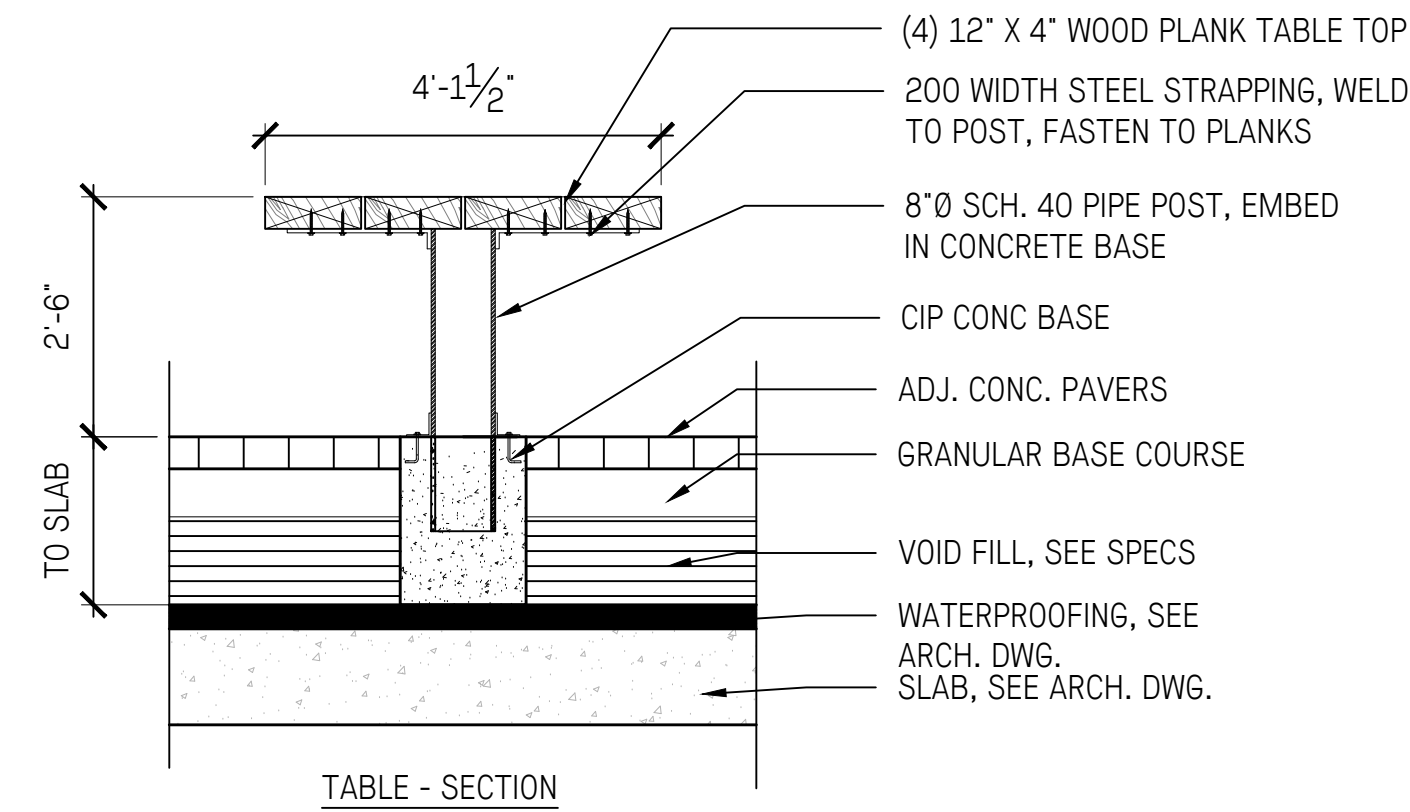
1 URBAN AGRICULTURE PLANTER
L3.30 1/2"=1'-0"



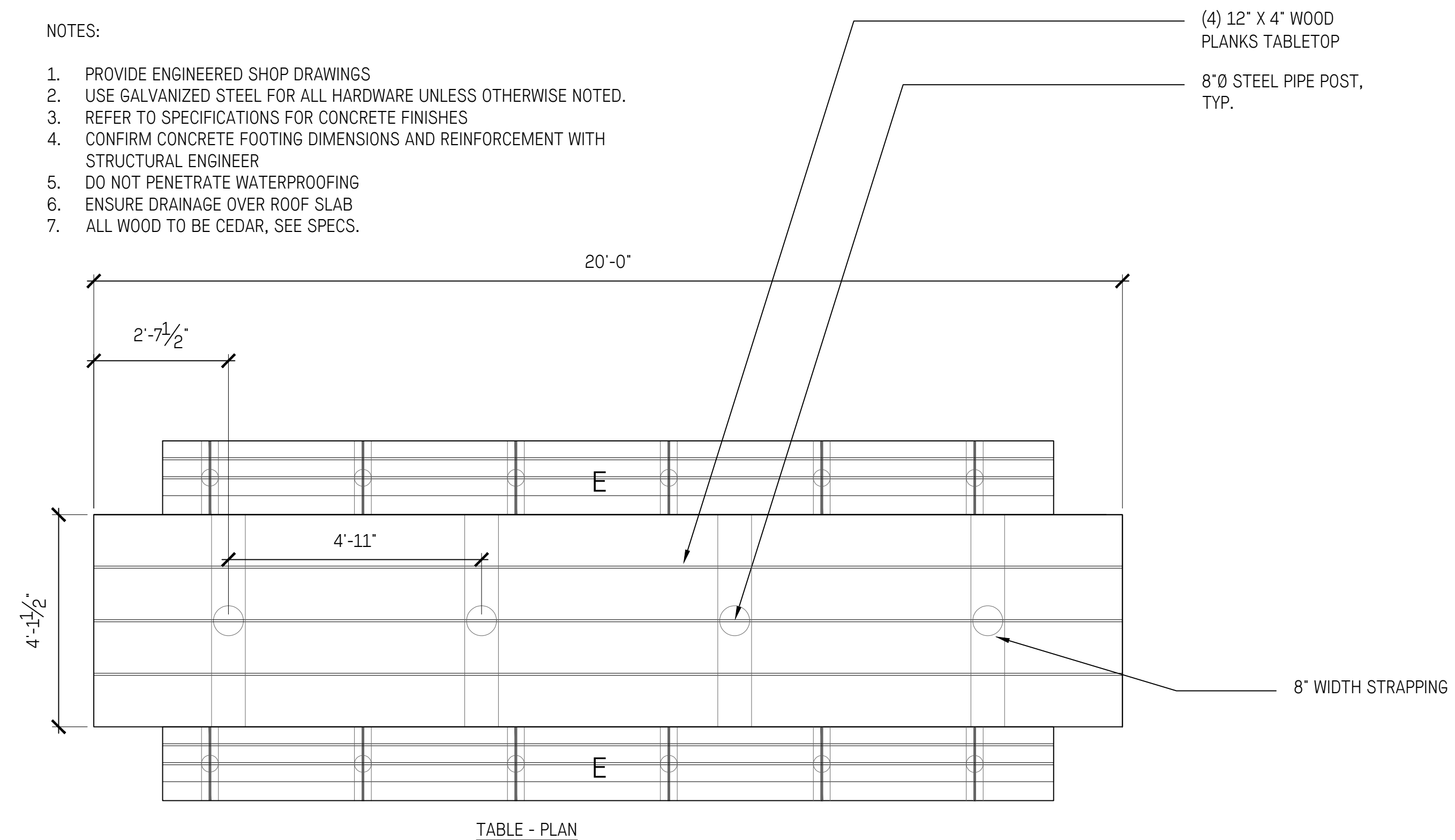
2 WOOD BENCH
L3.30 1/2"=1'-0"



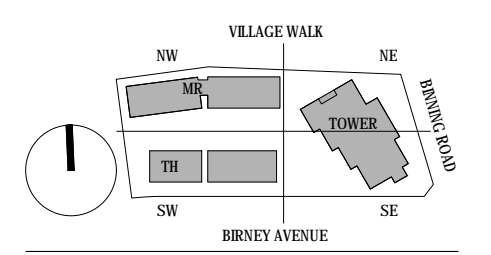
3 BIKE RACK
L3.30 3/4"=1'-0"



- NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS
 2. USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED.
 3. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES
 4. CONFIRM CONCRETE FOOTING DIMENSIONS AND REINFORCEMENT WITH STRUCTURAL ENGINEER
 5. DO NOT PENETRATE WATERPROOFING
 6. ENSURE DRAINAGE OVER ROOF SLAB
 7. ALL WOOD TO BE CEDAR, SEE SPECS.



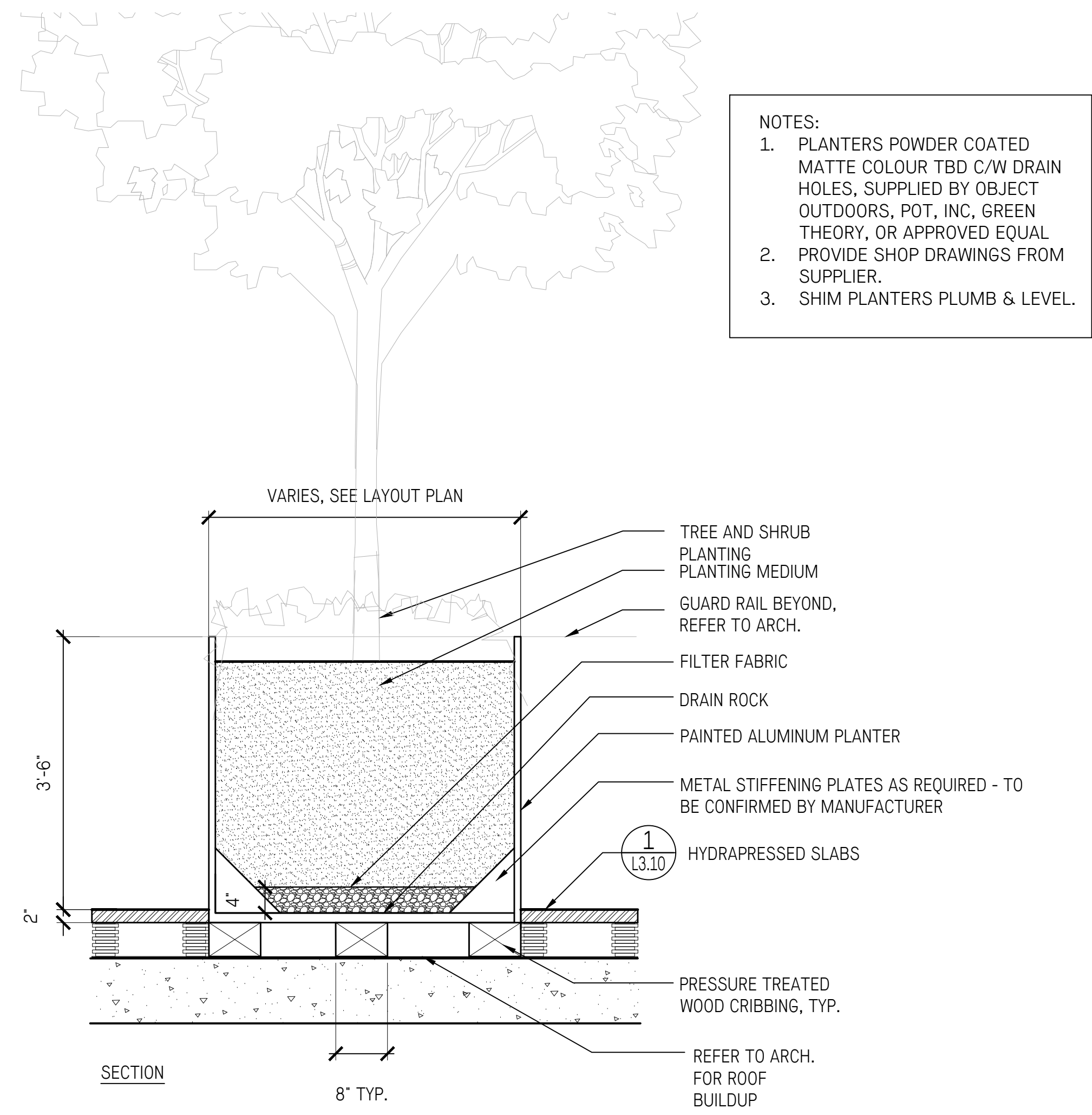
4 HARVEST TABLE
L3.30 1/2"=1'-0"



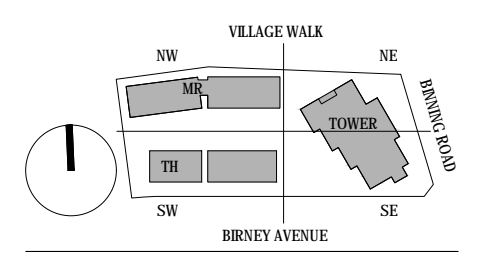
IVY ON THE PARK
LOT 8

1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE APPLICATION AUDP SUBMISSION	2017-12-07
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

LANDSCAPE FURNISHINGS
DETAILS



1 Metal Tree Planter at Roof Level
L3.31 3/4"=1'-0"

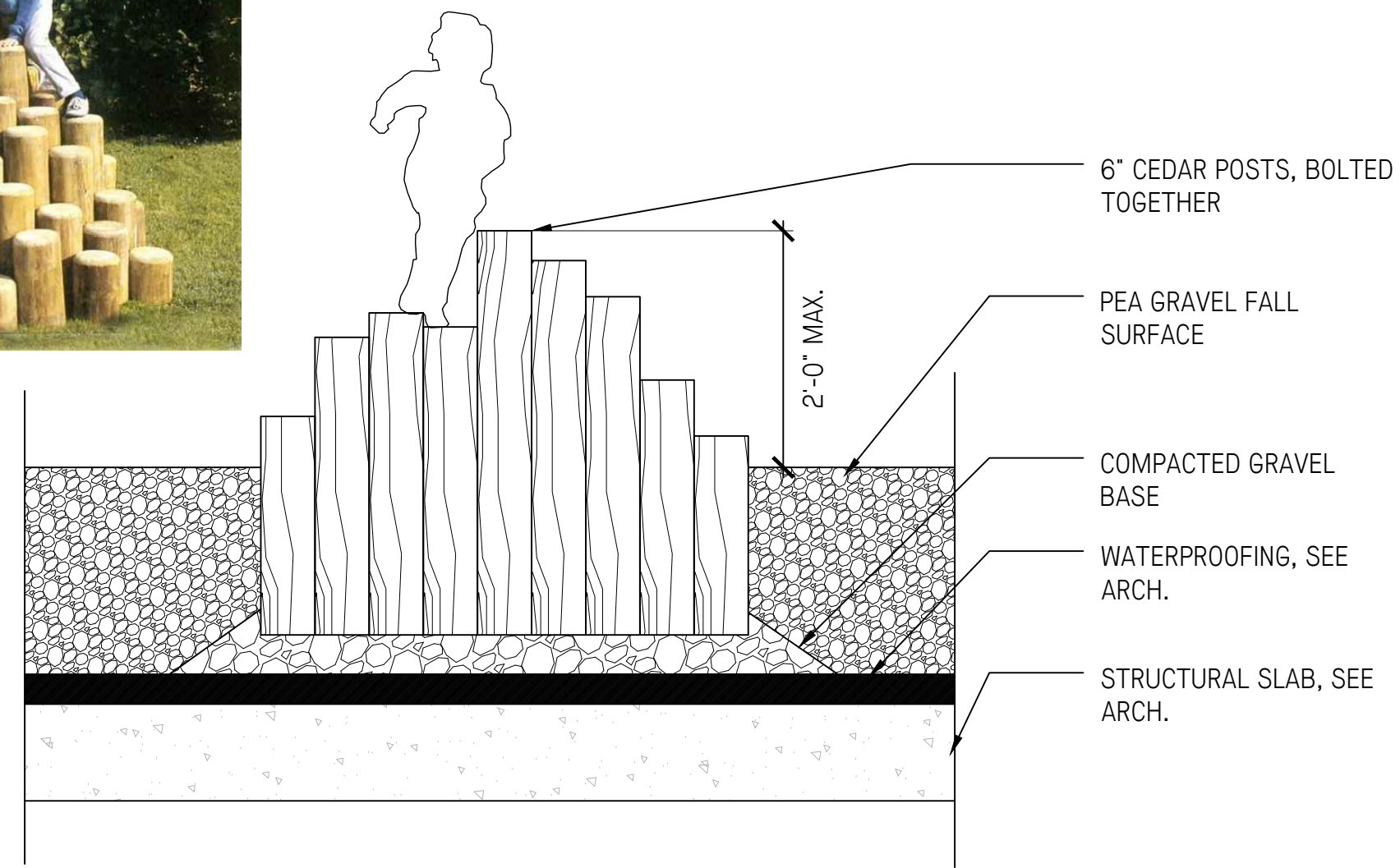


IVY ON THE PARK
LOT 8

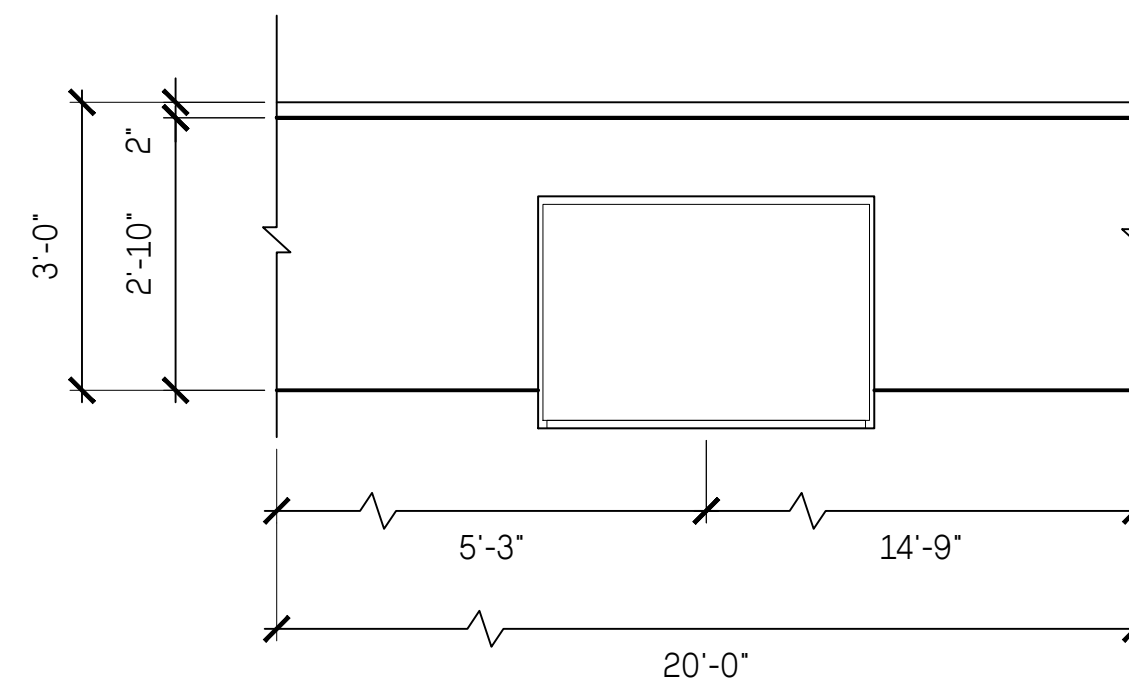
1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-DP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

LANDSCAPE FURNISHINGS
DETAILS

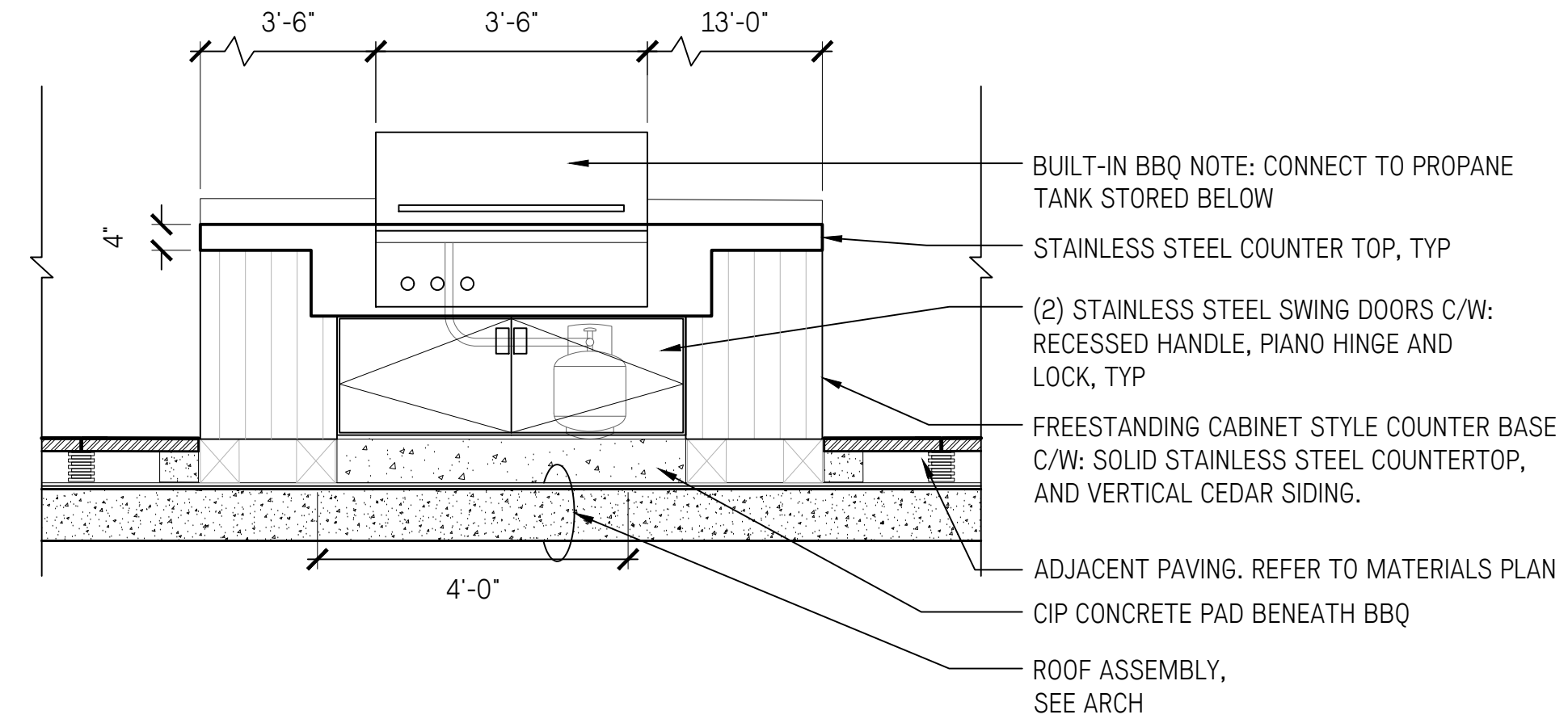
L3.31



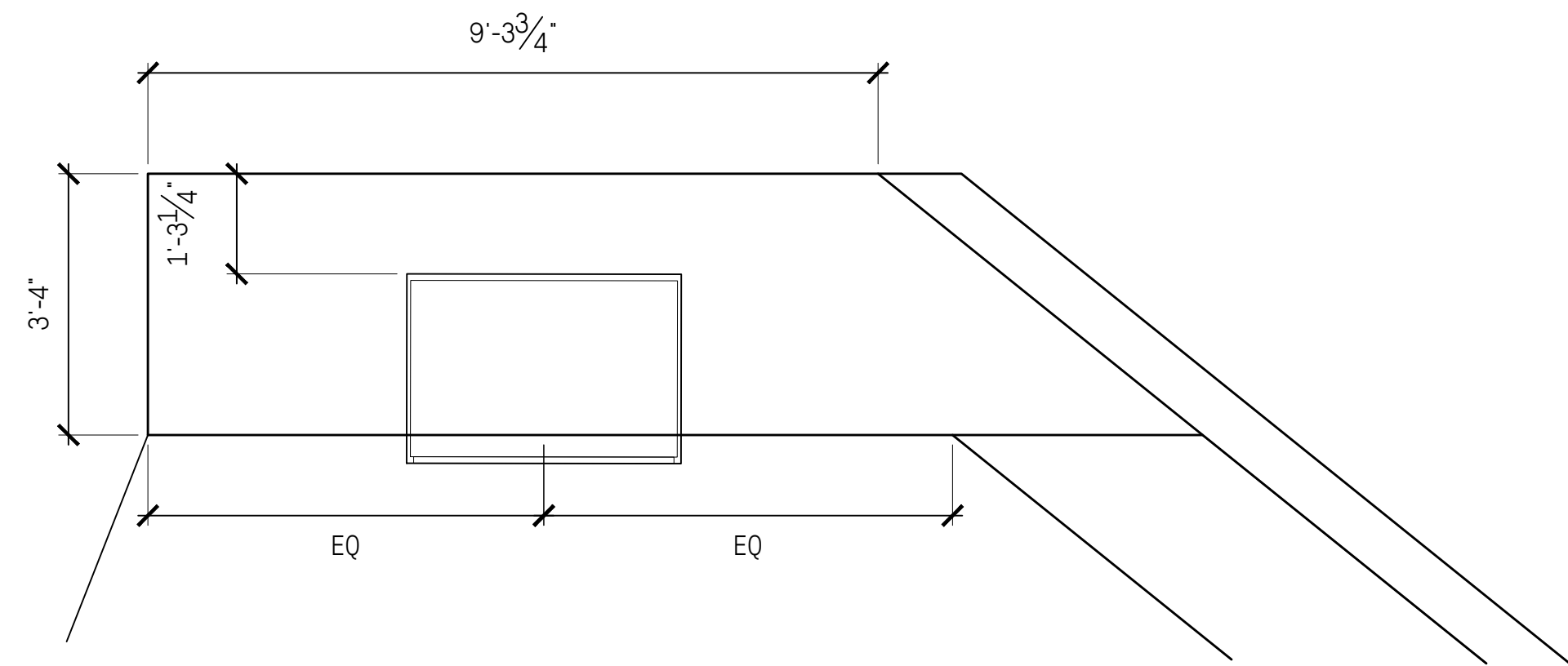
1 POST CLIMBER
L3.40 3/4" = 1'-0"



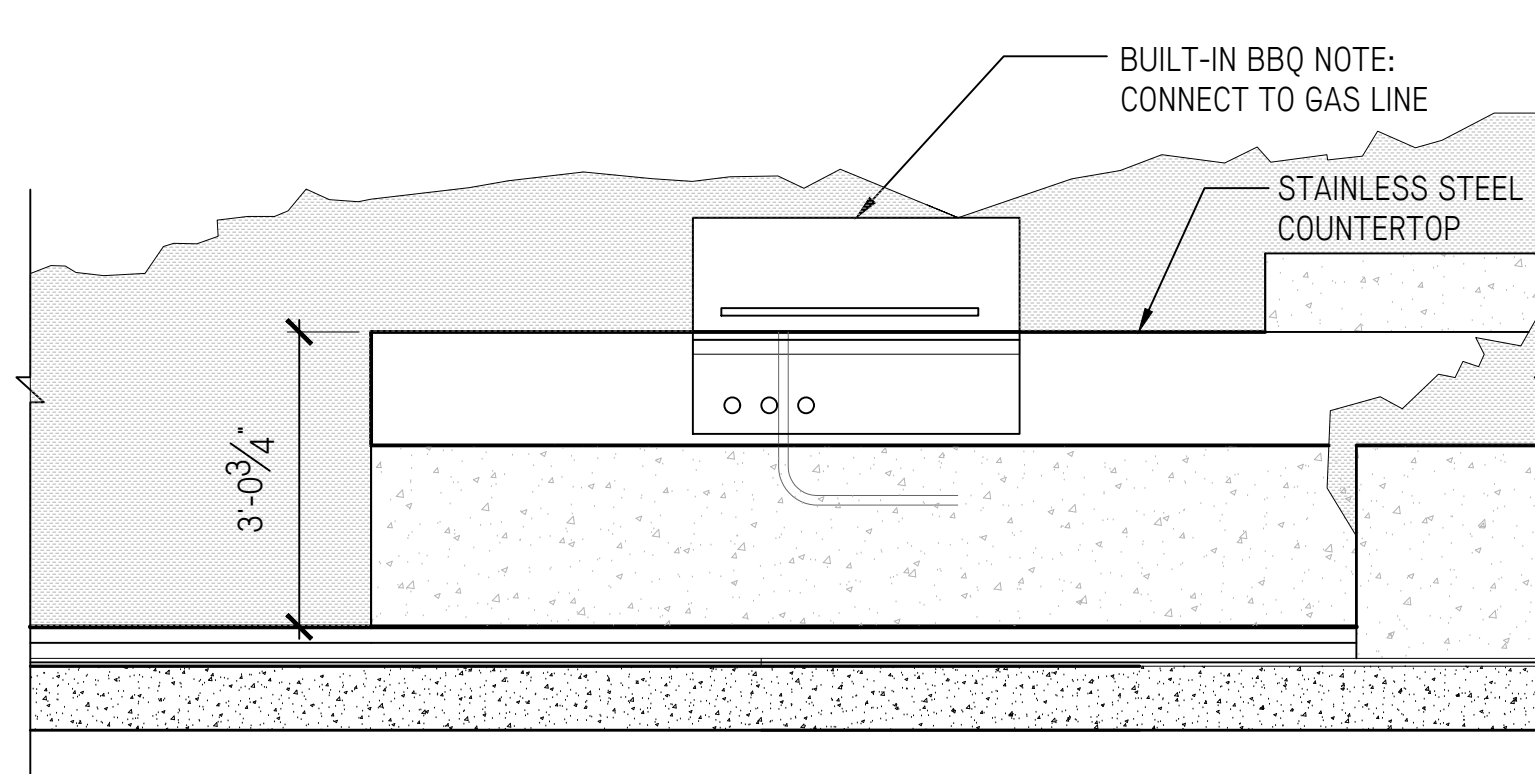
- NOTES:
- COUNTERTOP: 3/16 GAUGE BRUSHED STAINLESS STEEL
 - CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.
 - PROVIDE SHOP DRAWINGS.



2 ROOFTOP OUTDOOR KITCHEN
L3.41 1/2" = 1'-0"

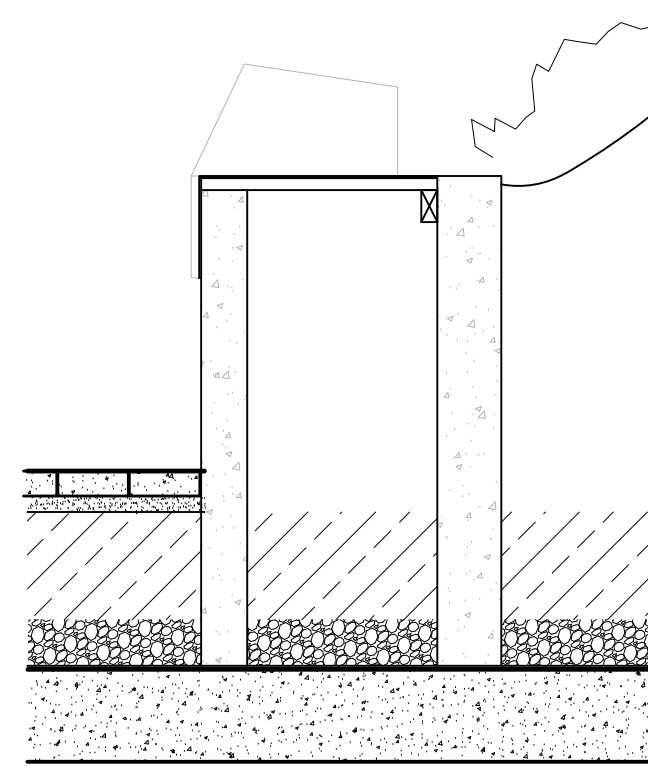


PLAN

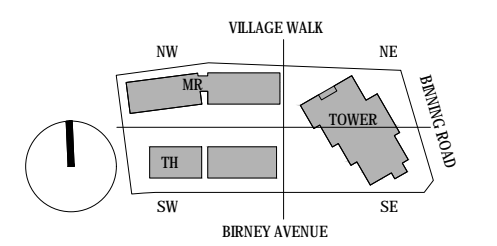


SECTION ELEVATION

- NOTES:
- COUNTERTOP: 3/16 GAUGE BRUSHED STAINLESS STEEL
 - CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.
 - PROVIDE SHOP DRAWINGS.

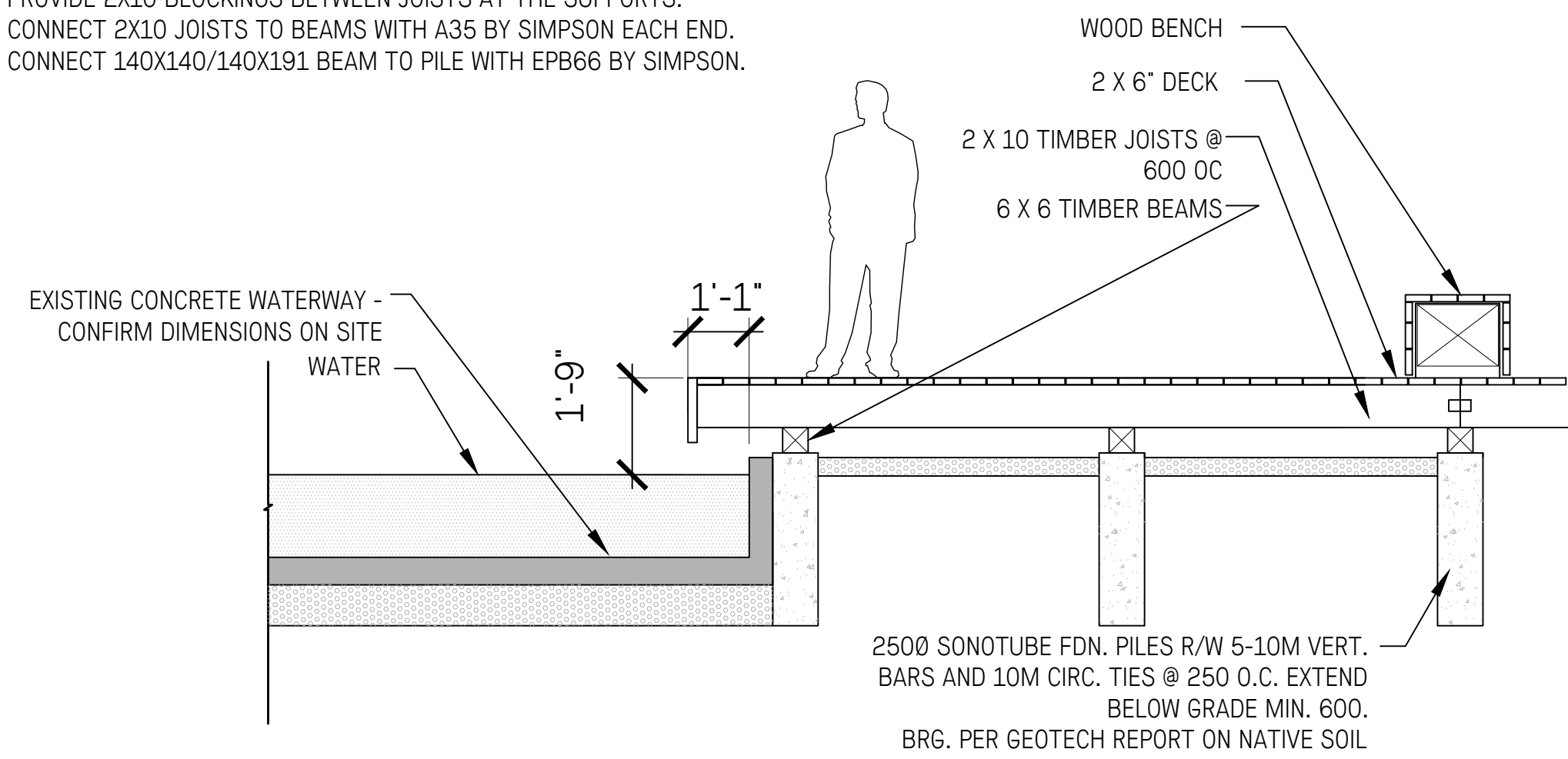


3 GROUND LEVEL OUTDOOR KITCHEN
L3.40 1/2" = 1'-0"

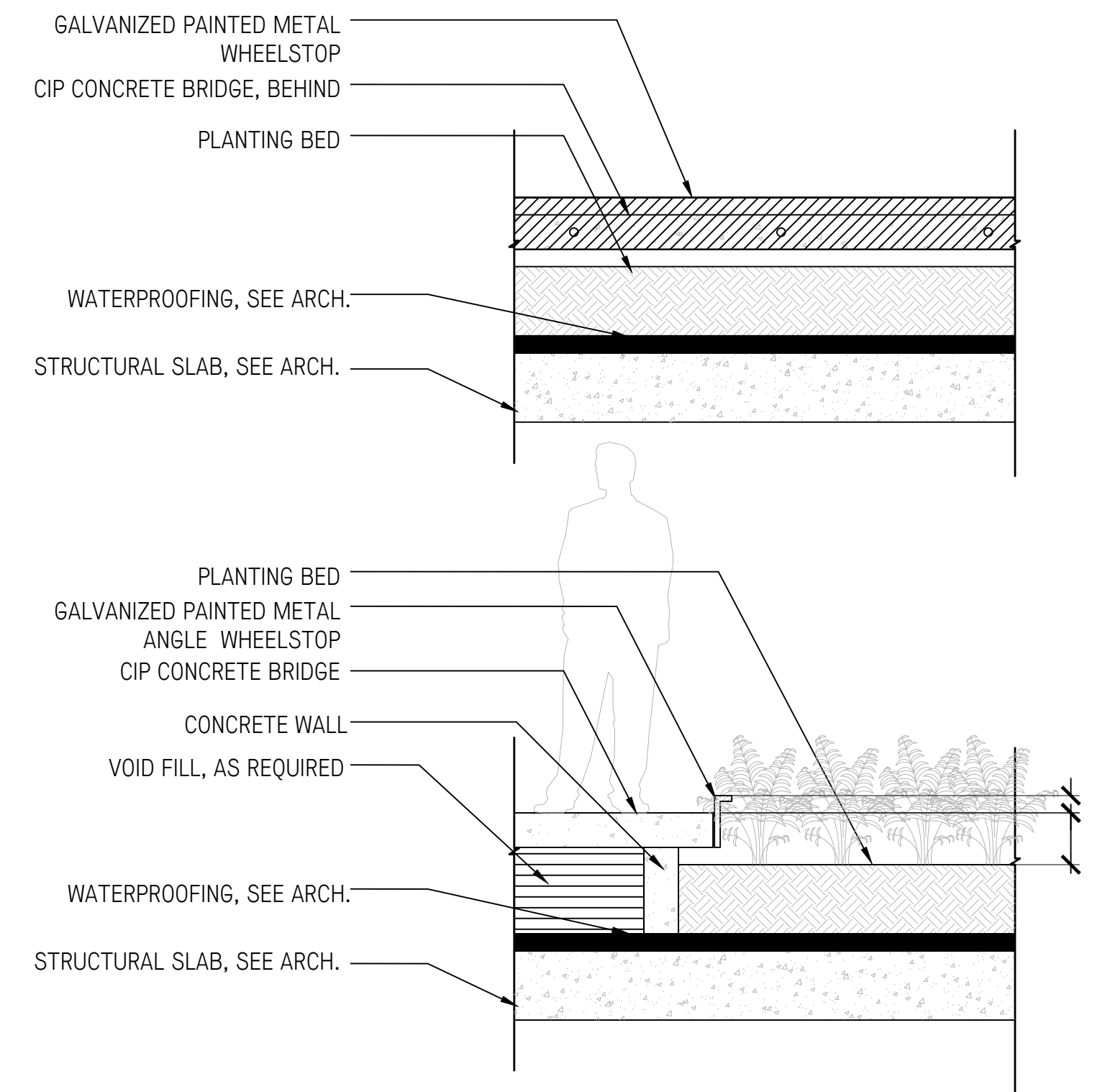


1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE APPLICATION AUDP SUBMISSION	2017-12-07
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

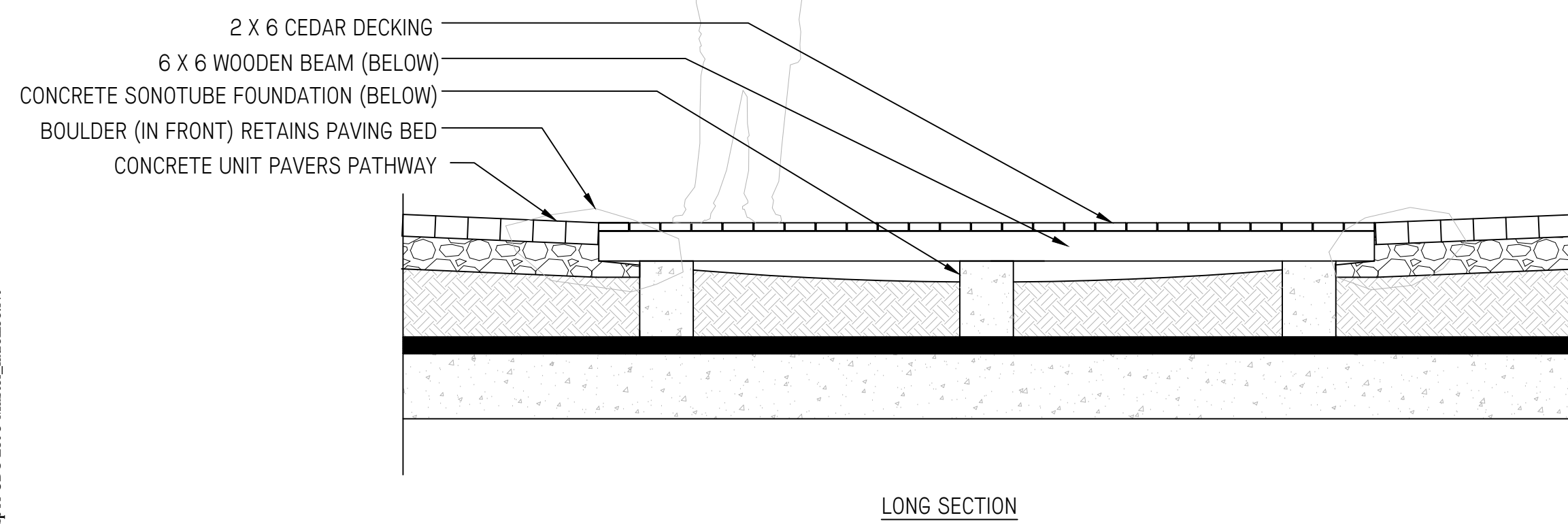
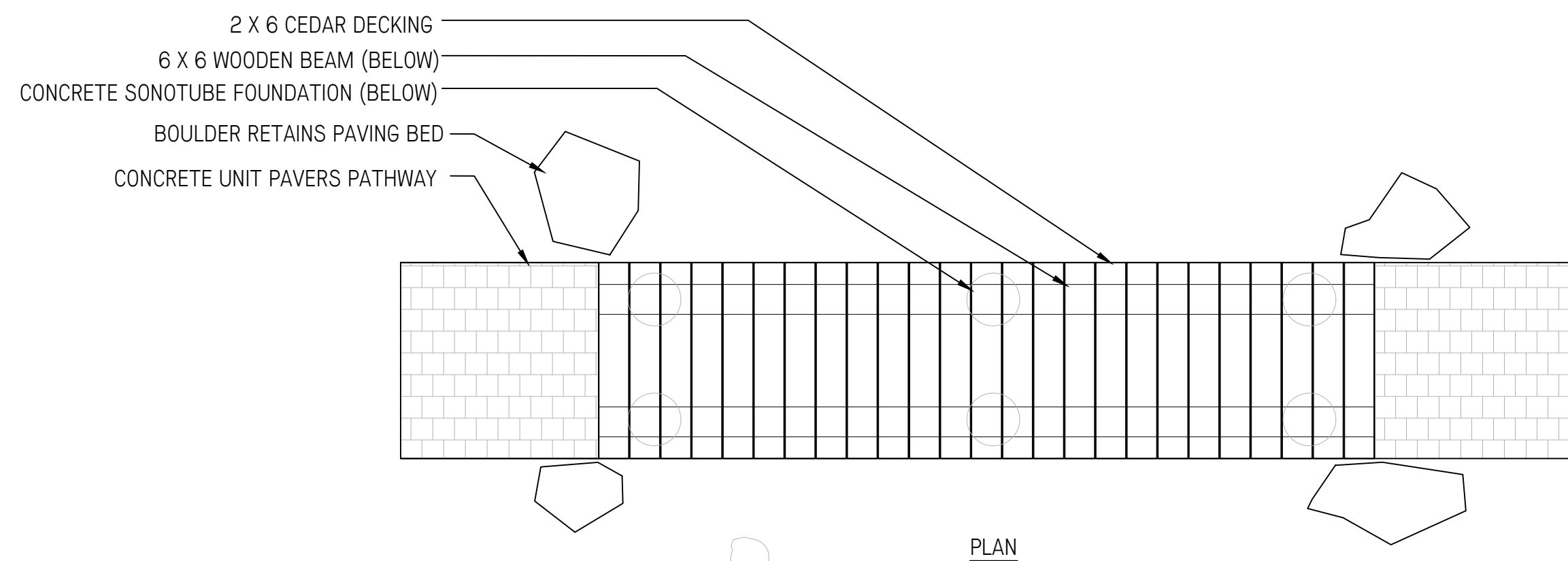
- NOTES:
1. CONNECT EACH DECK BOARD TO JOIST WITH MINIMUM 2-3" NAILS AT EACH SUPPORT
2. PROVIDE 2X10 BLOCKINGS BETWEEN JOISTS AT THE SUPPORTS.
3. CONNECT 2X10 JOISTS TO BEAMS WITH A35 BY SIMPSON EACH END.
4. CONNECT 140X140/140X191 BEAM TO PILE WITH EPB66 BY SIMPSON.



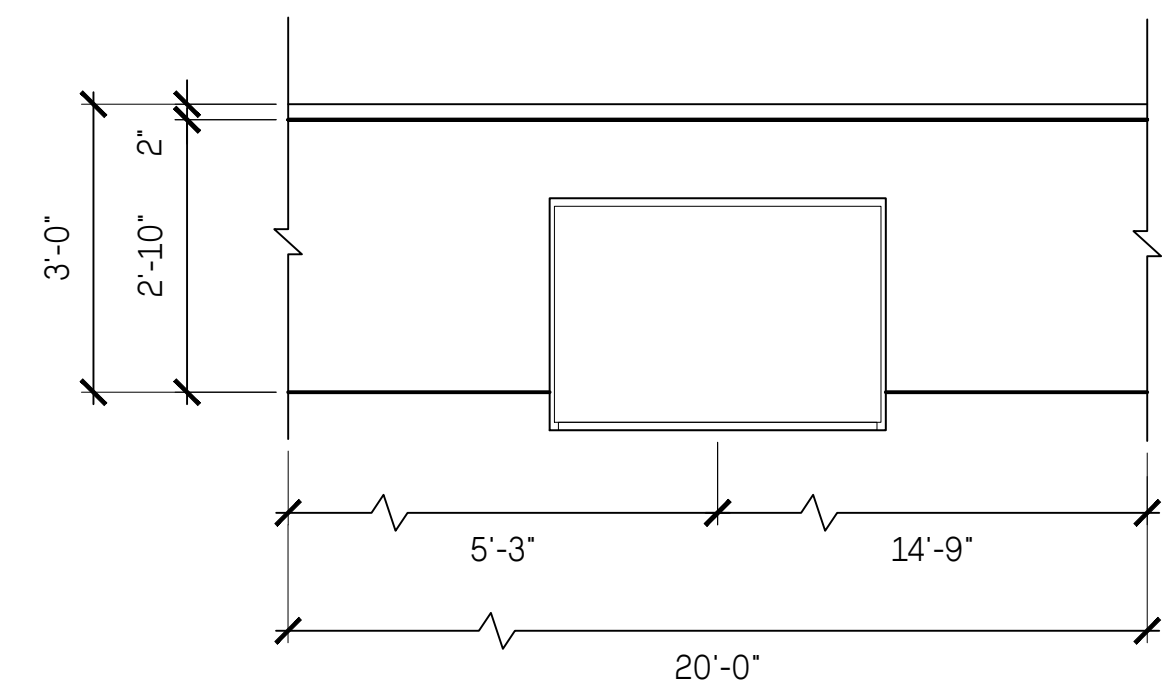
1 WATERWAY PERCH
3/8" = 1'-0"



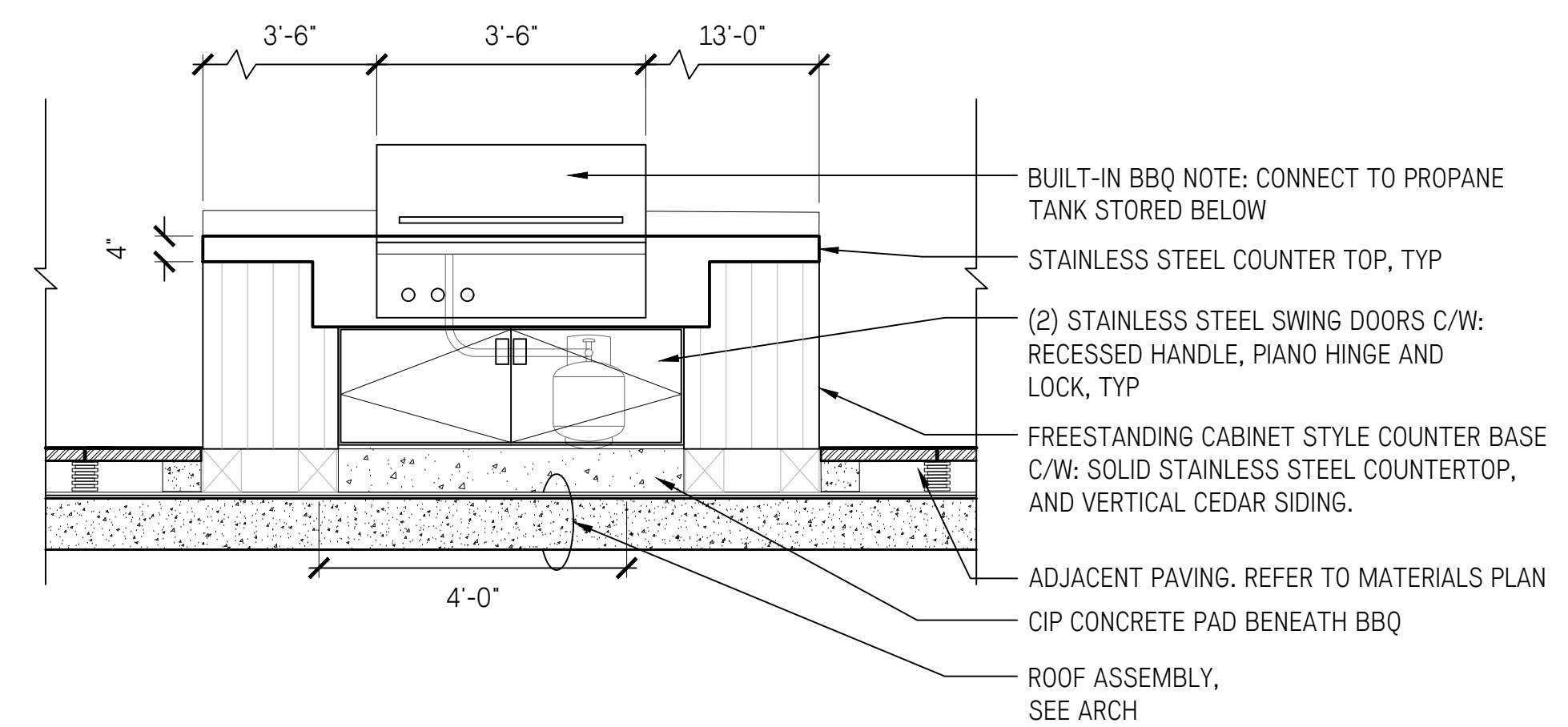
2 LOBBY ENTRANCE BRIDGE
1/2" = 1'-0"



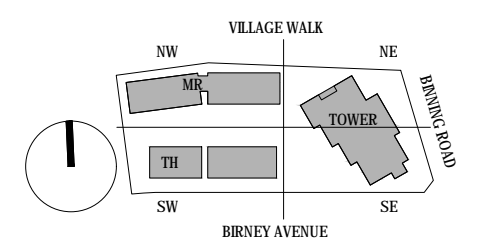
3 FERN DELL BRIDGE
1/2" = 1'-0"



- NOTES:
1. COUNTERTOP: 3/16 GAUGE BRUSHED STAINLESS STEEL
2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.
3. PROVIDE SHOP DRAWINGS.



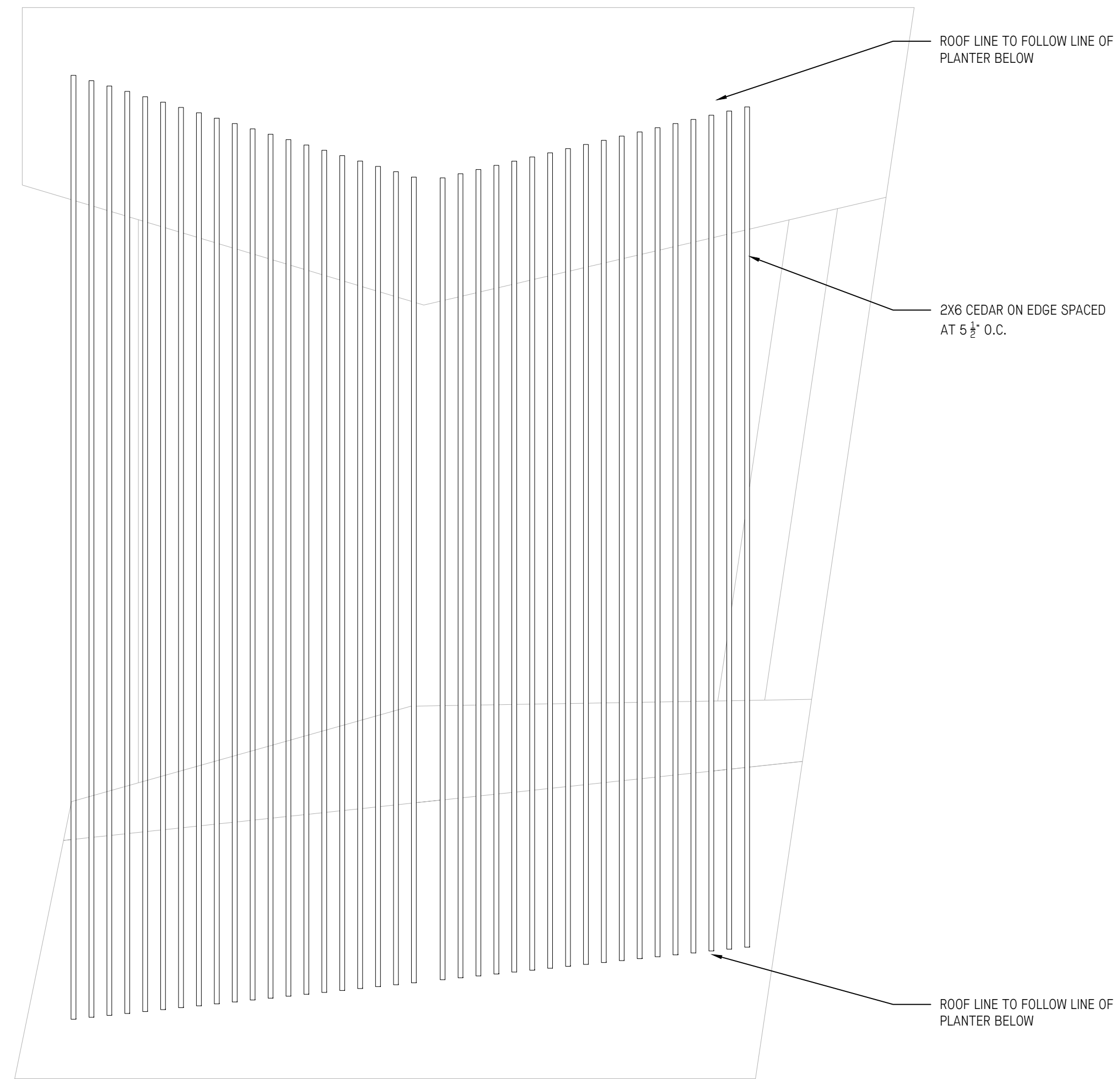
2 ROOFTOP OUTDOOR KITCHEN
1/2" = 1'-0"



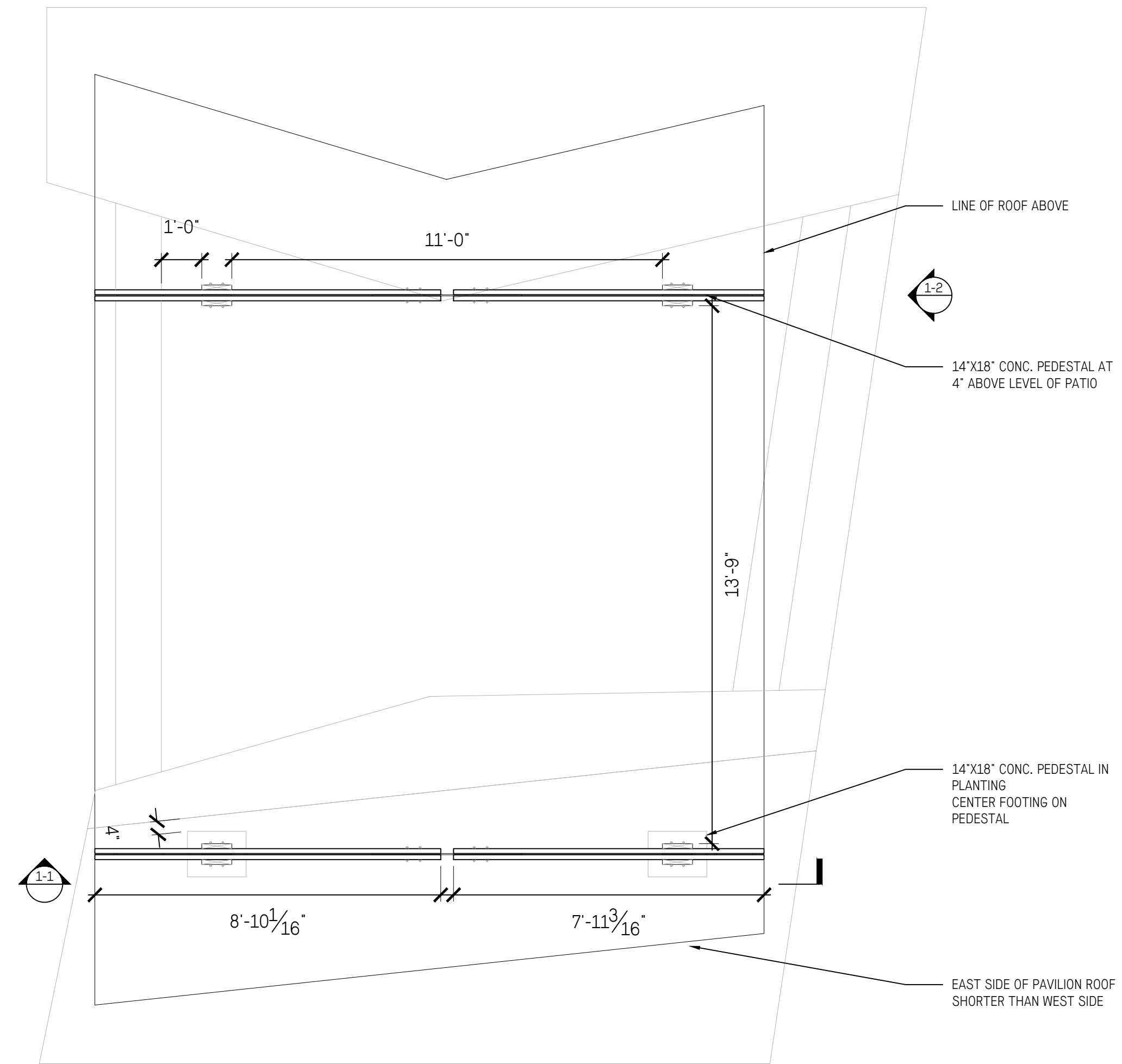
IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-DP APPLICATION SUBMISSION	2017-12-06
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7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

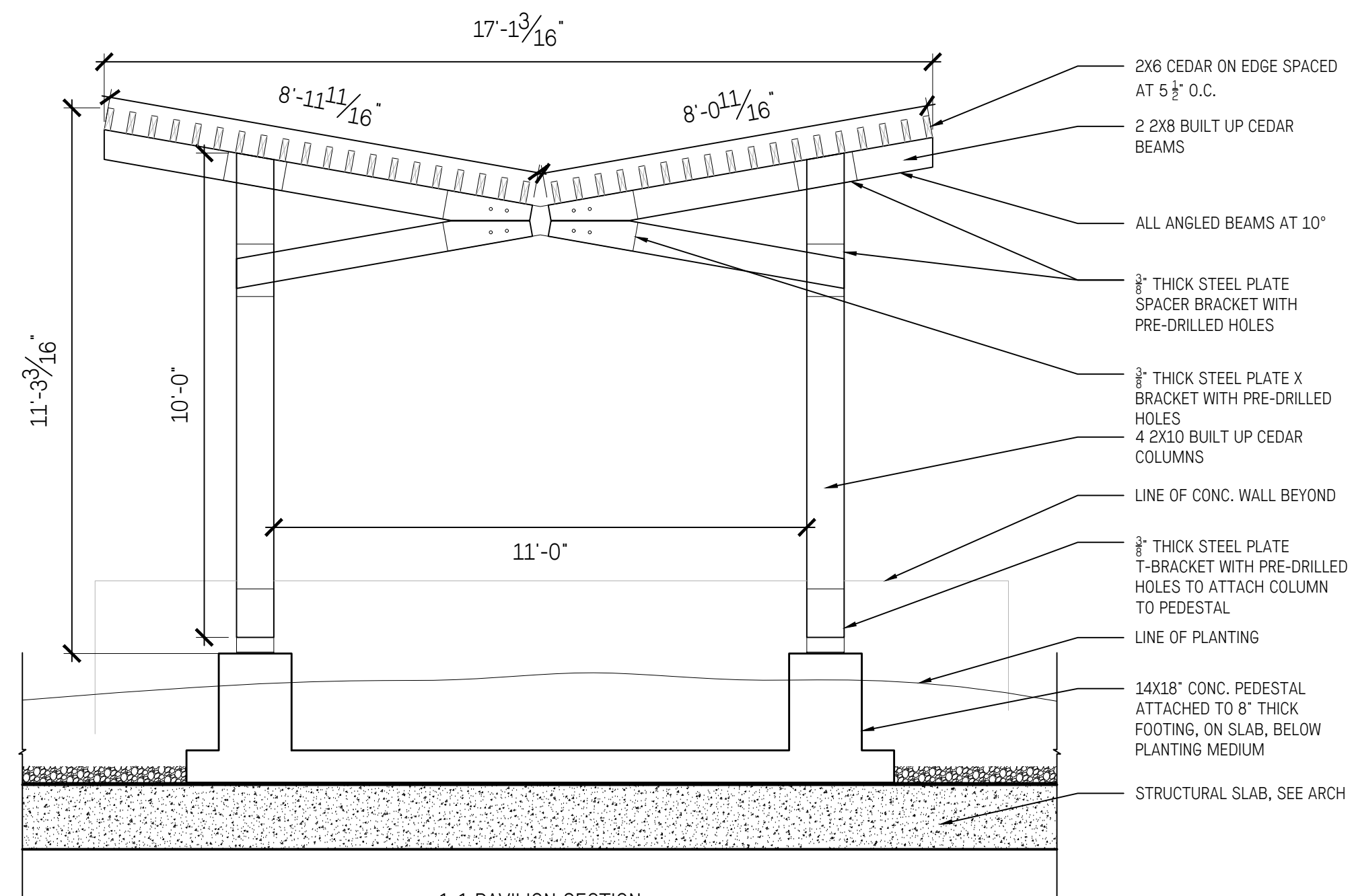
LANDSCAPE STRUCTURES
DETAILS



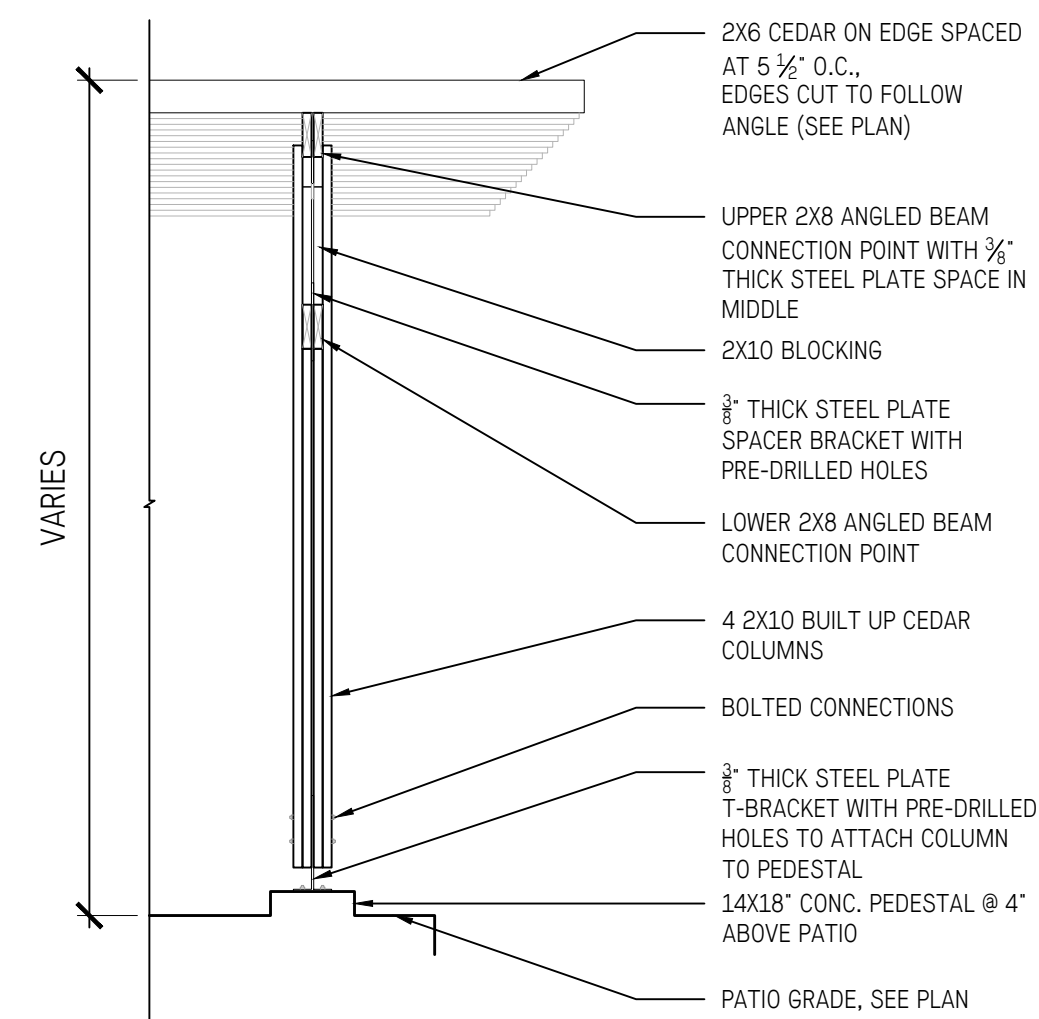
ROOF PLAN



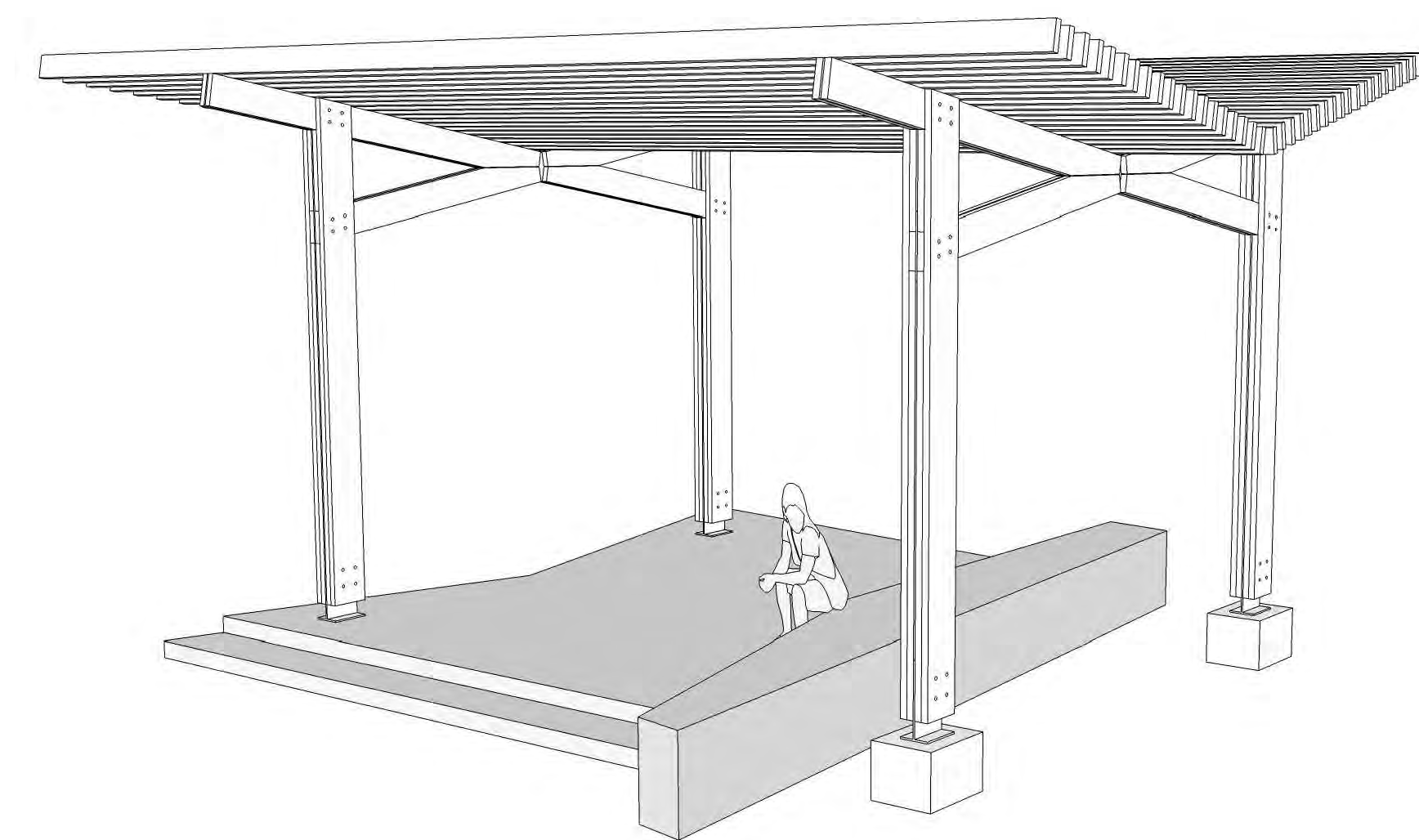
FOOTING AND BEAM PLAN



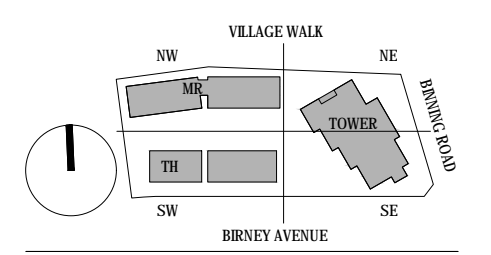
1-1 PAVILION SECTION



1-2 PAVILION COLUMN ELEVATION



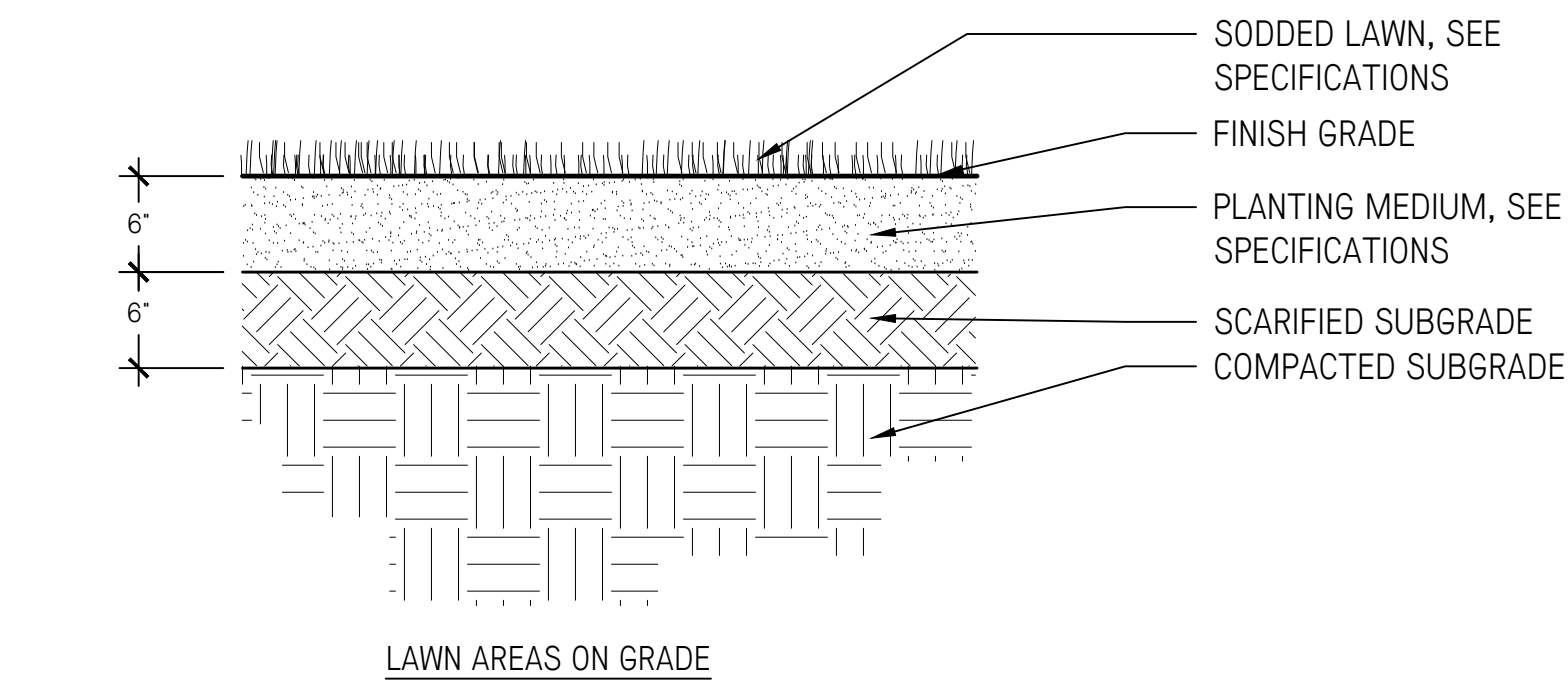
2 PAVILION - AXO
L3.42 NTS



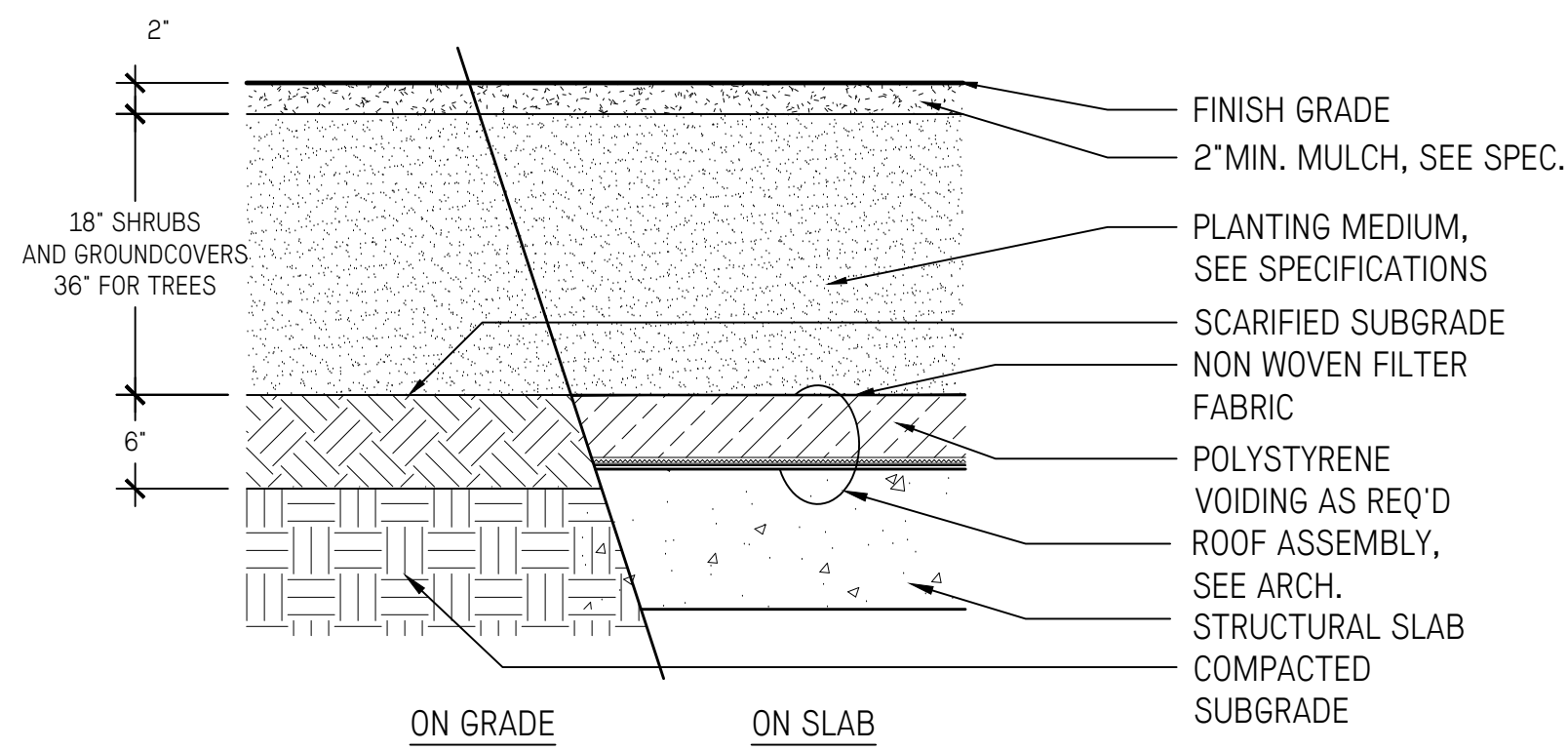
IVY ON THE PARK
LOT 8

1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE DP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

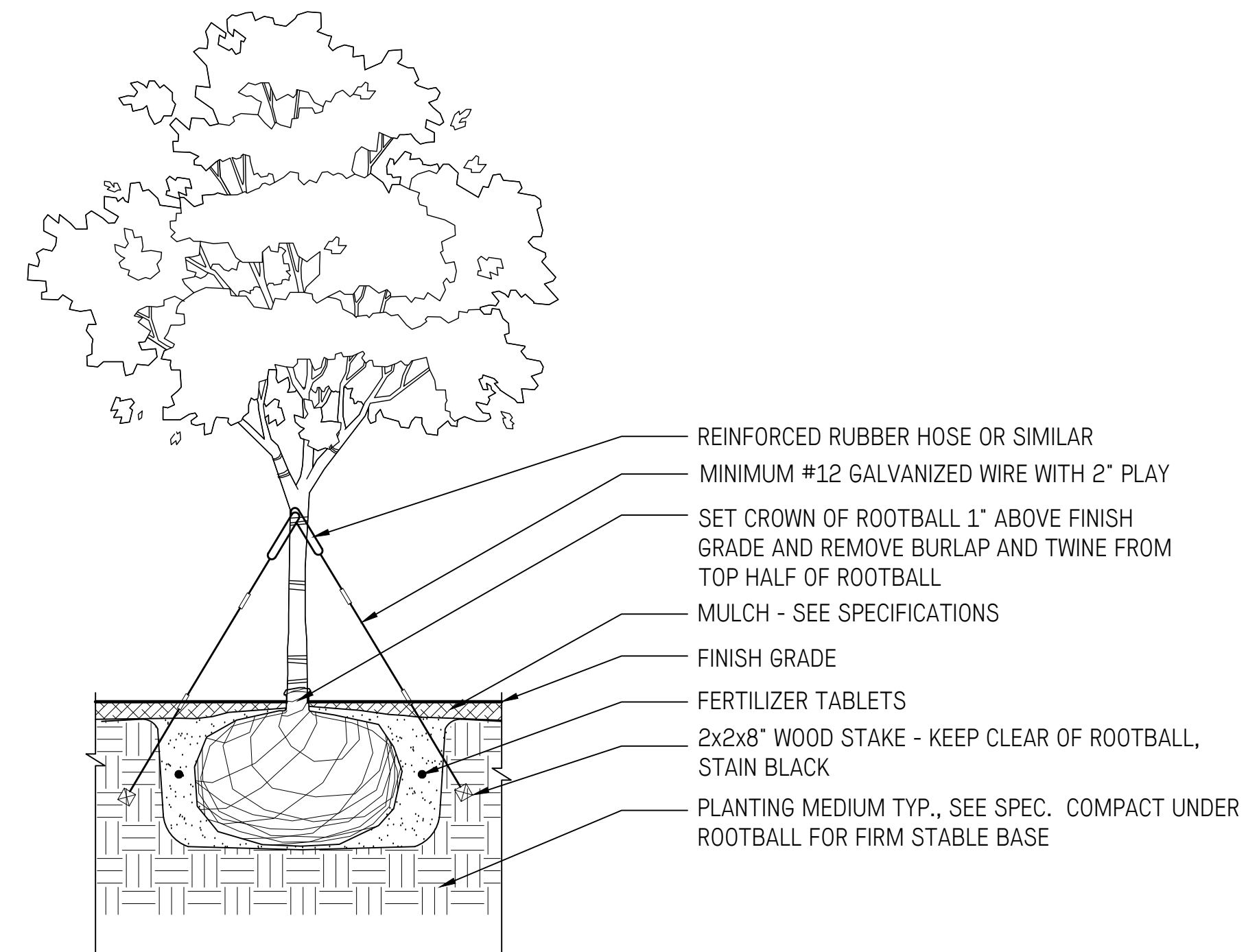
LANDSCAPE STRUCTURES
DETAILS



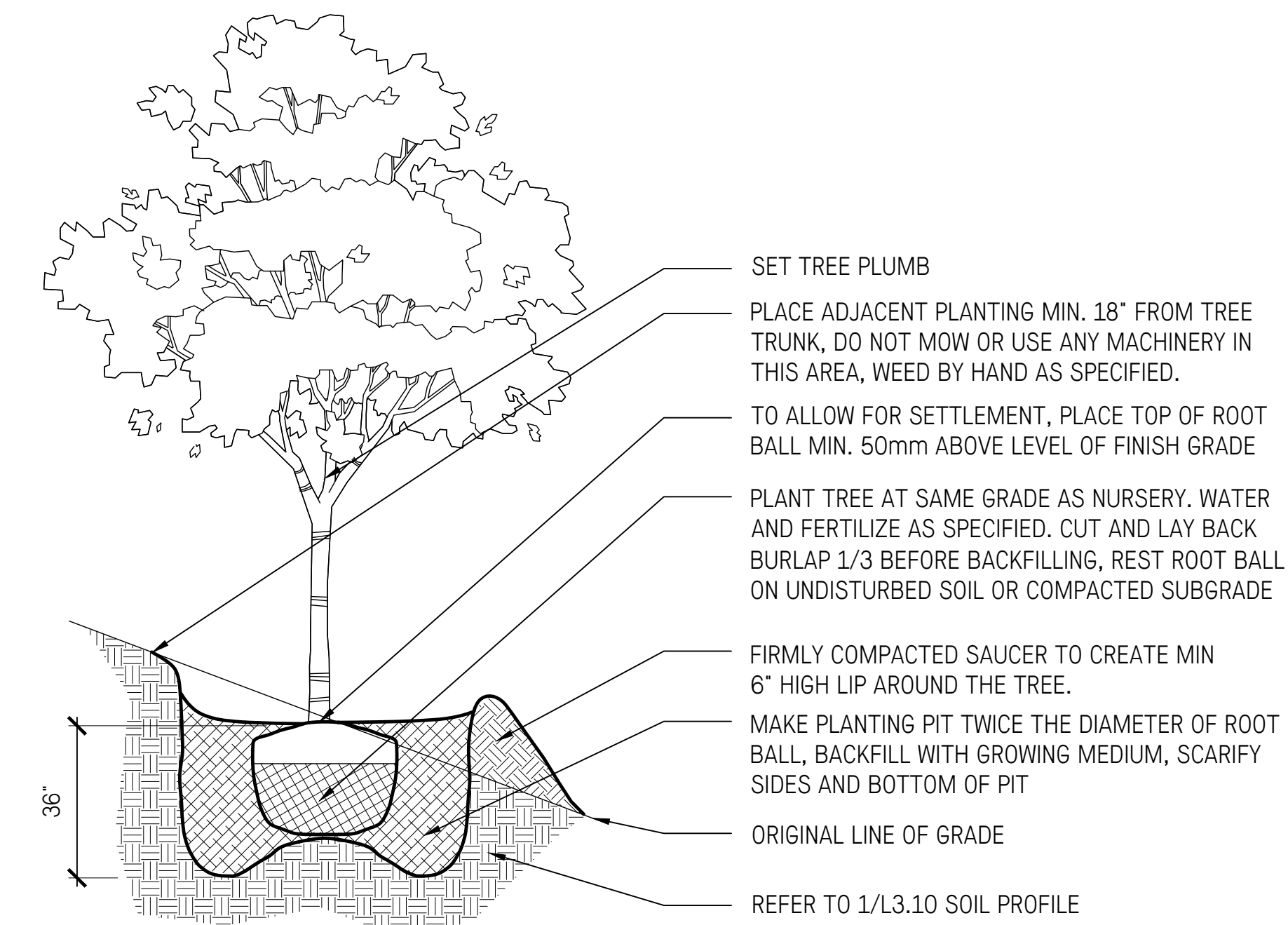
LAWN AREAS ON GRADE



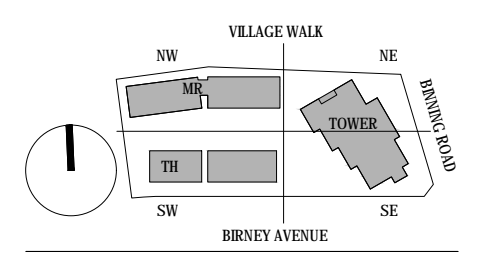
1 SOIL PROFILES
L3.50 NTS



2 TREE PLANTING
L3.50 NTS



3 TREE PLANTING ON SLOPE
L3.50 NTS



IVY ON THE PARK
LOT 8

1	PRE APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE DP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24

PLANTING DETAILS