

UBC ETON

LANDSCAPE PLANS

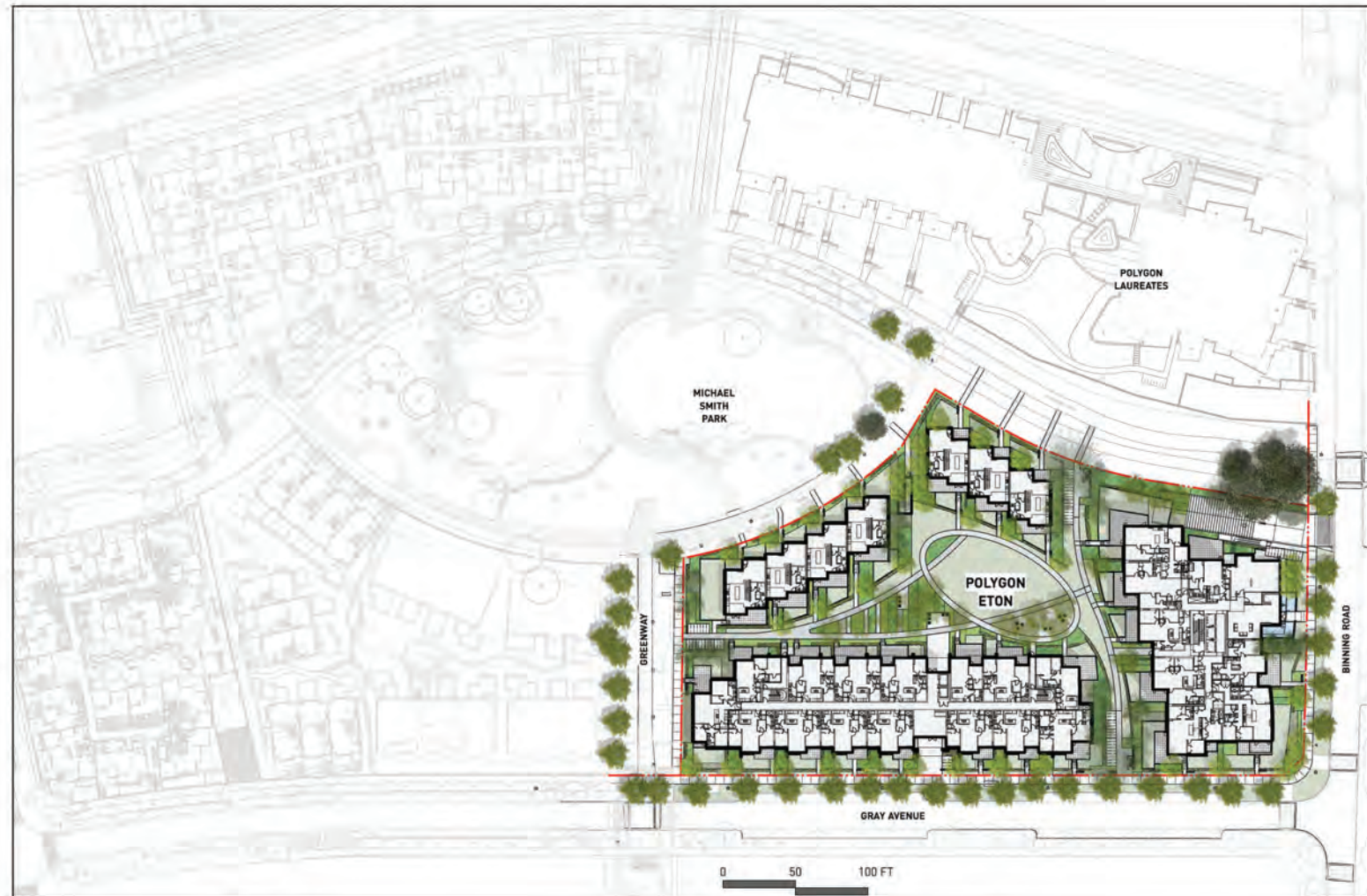
PREPARED BY PWL PARTNERSHIP
February 2016



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DRAWING LIST

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NO.	DATE	DESCRIPTION
1	16-3-22	Issued for Design Permit Submission
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PAVING LEGEND	
KEY	DESCRIPTION
	Precast Concrete Unit Paver Charcoal Finish
	Precast Concrete Unit Paver Tumbled Finish
	Precast Concrete Unit Paver Natural Finish
	Hydrapressed Concrete Slab Texas Light Shotblast, Charcoal Colour
	Concrete Paving
	Concrete Paving - Sidewalk As per UBC Campus Design Guidelines
	Concrete Waterfeature Walkway Cast In Place with Saw Cut Joints Medium Sandblast
	Crushed Stone Paving

HARDSCAPE LEGEND	
KEY	DESCRIPTION
	Concrete Wall Cast In Place
	Timber Wall
	Concrete Stairs Cast In Place
	Entry Monument Cast In Place Stone Veneer

FOR LIGHTING LAYOUT AND
LEGEND SEE COLOURED PLAN

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
	Metal Gate
	Metal Gate
	Wood Bench
	Wood Chair
	Bike Rack
	Bollard

Plant List UBC ETON						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
AGR	7	Acer griseum	Paper Bark Maple	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree, 6' [1.8m] std.
ACC	11	Acer platanoides 'Columnar'	Columnar Norway Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
ARB	7	Acer rubrum 'Bowhall'	Bowhall Red Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
CLT	2	Cladrastis lutea	Kentucky Yellowwood	6 cm cal. [2.4" cal.]	As Shown	B&B, Well branched, dense tree.
CKO	9	Cornus kousa	Kousa Dogwood	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
FLA	3	Fraxinus latifolia	Oregon Ash	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Dense tree, nursery grown
LSW	5	Liquidambar styraciflua 'Worpleston'	Worpleston Sweetgum	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
MDN	4	Magnolia x kewensis 'Wada's Memory'	Wada's Memory Magnolia	6 cm cal. [2.4" cal.]	As Shown	B&B, Well branched, dense tree
MGP	2	Metasequoia glyptostroboides	Dawn Redwood	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Dense plant, well branched, fully branched to ground
NSY	3	Nyssa sylvatica	Black Tupelo	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
DAR	4	Oxydendrum arboreum	Sourwood	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree, 5' [1.5 m] std.
PPI	8	Parrotia persica 'Inge's Ruby Vase'	'IRV' Persian Ironwood	5 cm cal. [2" cal.]	As Shown	B&B, Straight trunk, uniform branching, 5' [1.5 m] std.
PCH	12	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
SPS	17	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
SJC	3	Styrax japonica	Japanese Snowbell	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree, 6' [1.8m] std.
Shrubs						
AUC	74	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#3 pot	75 cm [30"]	Well established
BMW	420	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	45 cm [18"]	Well established
CIV	81	Ceanothus impressus 'Victoria'	Brilliant Ceanothus	#3 pot	75 cm [30"]	Well established
CTR	222	Choisya ternata	Mexican Orange Blossom	#3 pot	60 cm [24"]	Well established
CSR	54	Cornus sericea	Red-osier Dogwood	#2 pot	90 cm [36"]	Well established, nursery grown
EFD	34	Escallonia fradesi	Pink Princess Escallonia	#3 pot	1.2m [48"]	Well established
REL	74	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot	75 cm [30"]	Well established
RER	14	Rhododendron x 'English Roseum'	English Roseum Rhododendron	#3 pot	1.2m [48"]	Well established
RMP	113	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60 cm [24"]	Well established
RRB	54	Rosa rubrifolia	Redleaf Rose	#3 pot	75 cm [30"]	Well established, nursery grown
SHH	222	Sarcococca hookeriana humilis	Himalayan Sarcococca	#3 pot	45 cm [18"]	Well established
SJP	290	Skimmia japonica	Japanese Skimmia	#3 pot	60 cm [24"]	Well established
SBA	69	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#3 pot	60 cm [24"]	Well established
SBG	60	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#3 pot	60 cm [24"]	Well established
TXM	785	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDT	188	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	60 cm [24"]	Well established, nursery grown
VDV	603	Viburnum davidii	David Viburnum	#2 pot	60 cm [24"]	Well established
VTS	68	Viburnum tinus 'Spring Bouquet'	Spring Bouquet	#3 pot	90cm [36"]	Well established
Ground Cover						
ECP	588	Erica carnea 'Springwood Pink'	Spring Pink Winter Heath	#1 pot	38cm [15"]	15cm [6"] height
EFE	474	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	#1 pot	38 cm [15"]	25cm [10"] spread. Minimum 3 leads.
Perennials						
LSP	177	Lavandula spica	English Lavender	#1 pot	38 cm [15"]	Well established
Ornamental Grasses						
CID	185	Carex morrowii 'Ice Dance'	Variiegated Sedge	#1 pot	38 cm [15"]	Well established

PROJECT
UBC ETON

DRAWING TITLE
COVER SHEET,
LEGENDS,
& CONTEXT PLAN

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PROJECT NO.	15092
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FILE NAME	15092 UBC Eton Plan.vwx
PLOTTED	16-3-3
DRAWN	JM
REVIEWED	BH

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L0.00

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
- DO NOT CUT MAIN LATERAL ROOTS.
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

MUNICIPAL TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT A FIRE WITHIN THE DRIP LINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5cm (2") WITHIN 1.0m, (3'-0") OF THE TRUNK AND BY NO MORE THAN 10cm (4"), FROM THAT POINT OUT TO THE DRIP LINE OF THE TREE.

TREE PROTECTION:

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE THE TREE MANAGEMENT PLAN.
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED.
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE PROTECTION BARRIER:

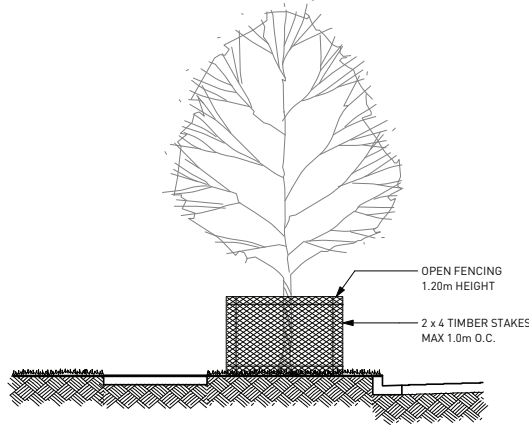
- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2 x 4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.00m APART, AND FASTENED FIRMLY TO THE GROUND OR PLYWOOD NAILED TO 2 x 4 WOOD STAKES.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARBORIST.
- INFORM THE PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

BOULEVARD TREES:

- ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 20cm (8") IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BOULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 60cm (24") FROM THE CURB AND 30cm (12") FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

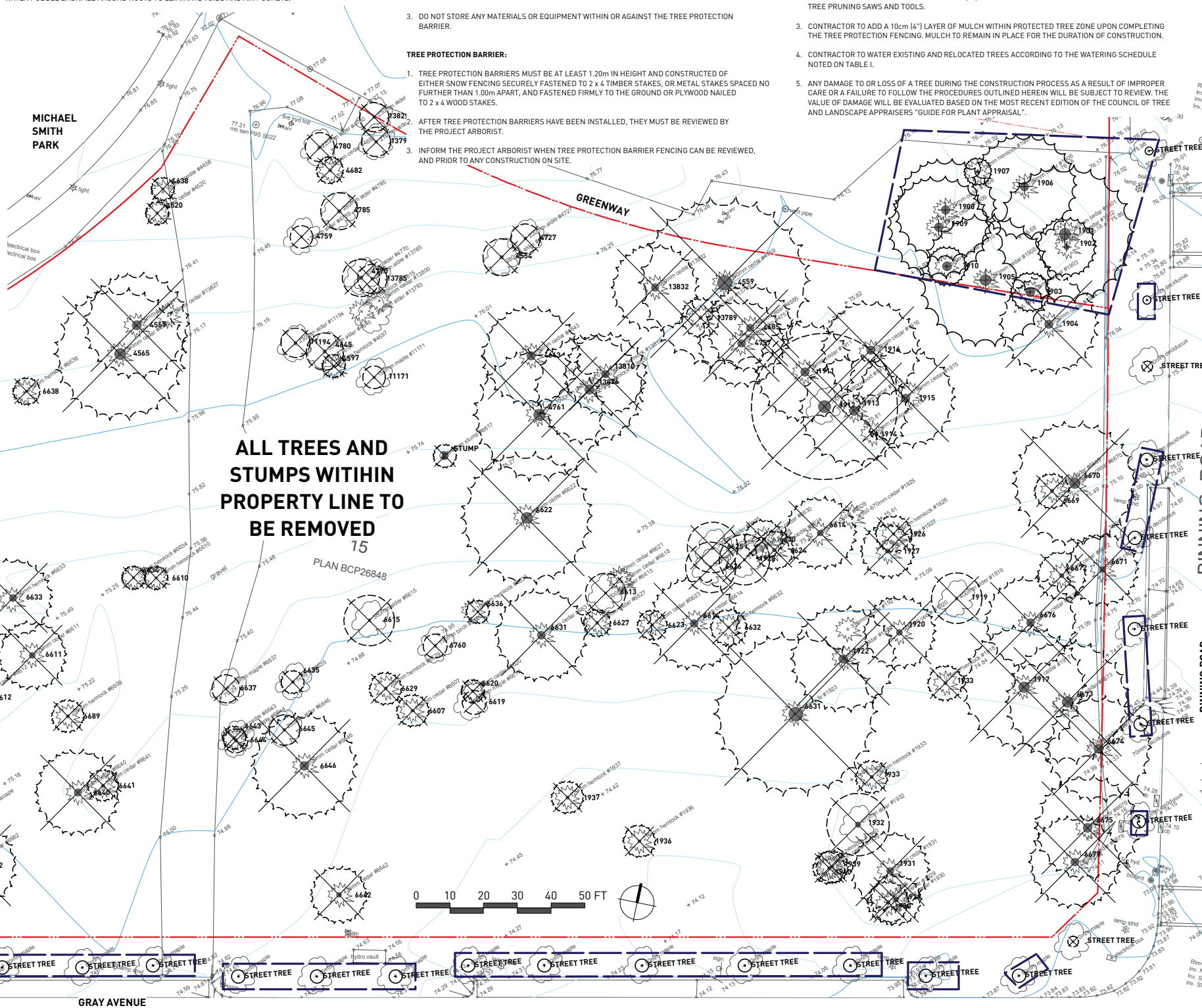
TREE RETENTION CARE DURING CONSTRUCTION:

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT.
- ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING SAWS AND TOOLS.
- CONTRACTOR TO ADD A 10cm (4") LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETING THE TREE PROTECTION FENCING. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE I.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF IMPROPER CARE OR A FAILURE TO FOLLOW THE PROCEDURES OUTLINED HEREIN WILL BE SUBJECT TO REVIEW. THE VALUE OF DAMAGE WILL BE EVALUATED BASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS "GUIDE FOR PLANT APPRAISAL".



1 TREE PROTECTION BARRIER FENCING DETAIL NTS

TREE MANAGEMENT LEGEND	
	REMOVED CONIFEROUS TREE
	RETAINED CONIFEROUS TREE
	REMOVED DECIDUOUS TREE
	RETAINED DECIDUOUS TREE
	TREE PROTECTION FENCING



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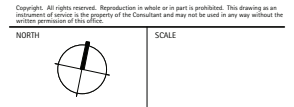
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REVISIONS AND ISSUES		
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DRAWING TITLE
TREE MANAGEMENT PLAN



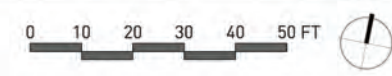
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REVIEWED	BH

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L0.01



LEGEND		LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
1	Oval Knoll	5	Entry Parkette
2	Bridge Over Water Feature	6	Bike Racks
3	Tower Entry	7	Low-Rise Entry
4	Trees and Chairs on Crushed Stone	8	The Provost Garden

LIGHTING LEGEND	
KEY	DESCRIPTION
9	Step Light
10	Uplight at Entry Plinth
11	Lit Bollard
12	Pool Uplight
13	Uplights Under Shade Structures



PROJECT
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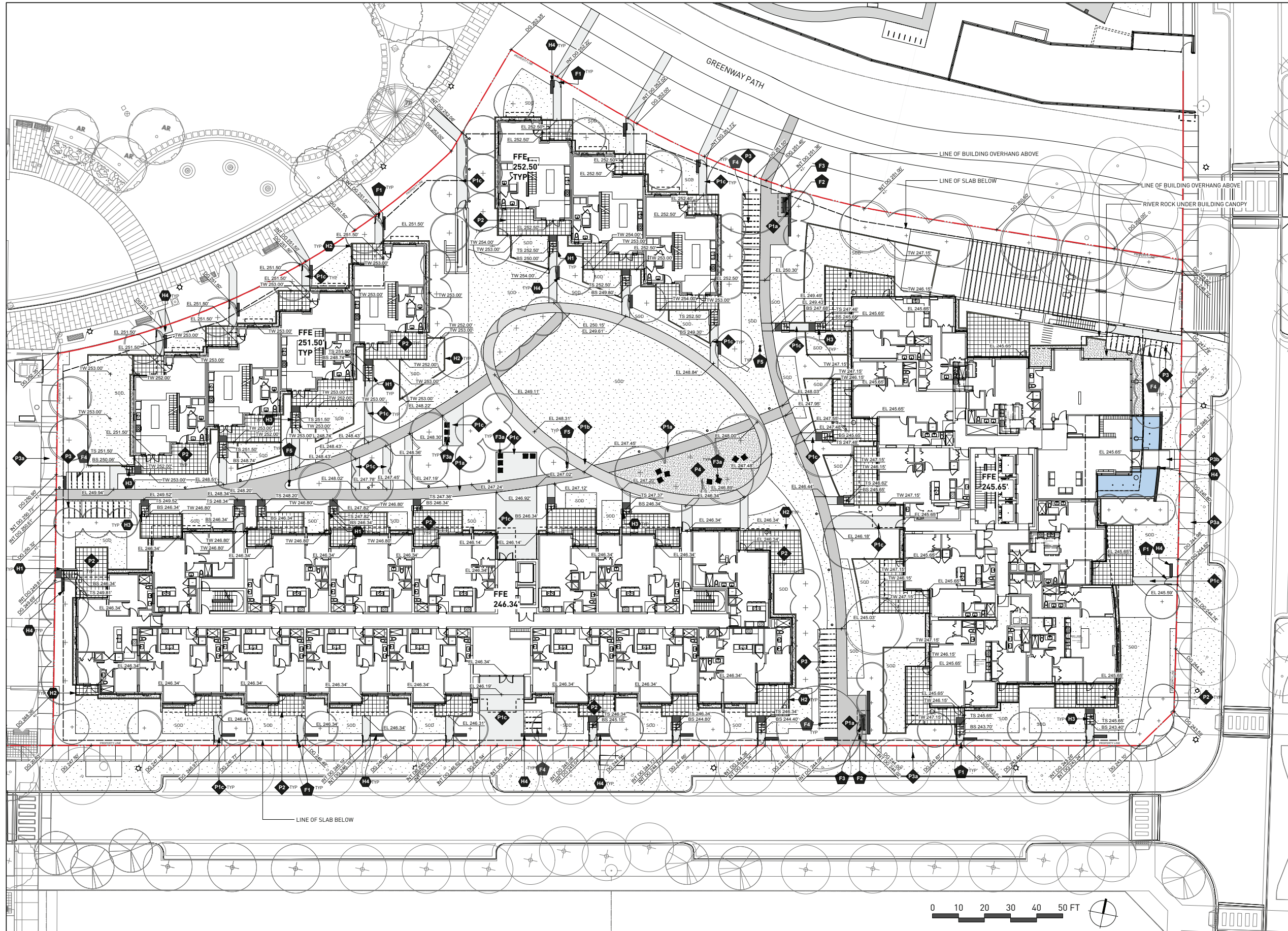
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COLOUR PLAN

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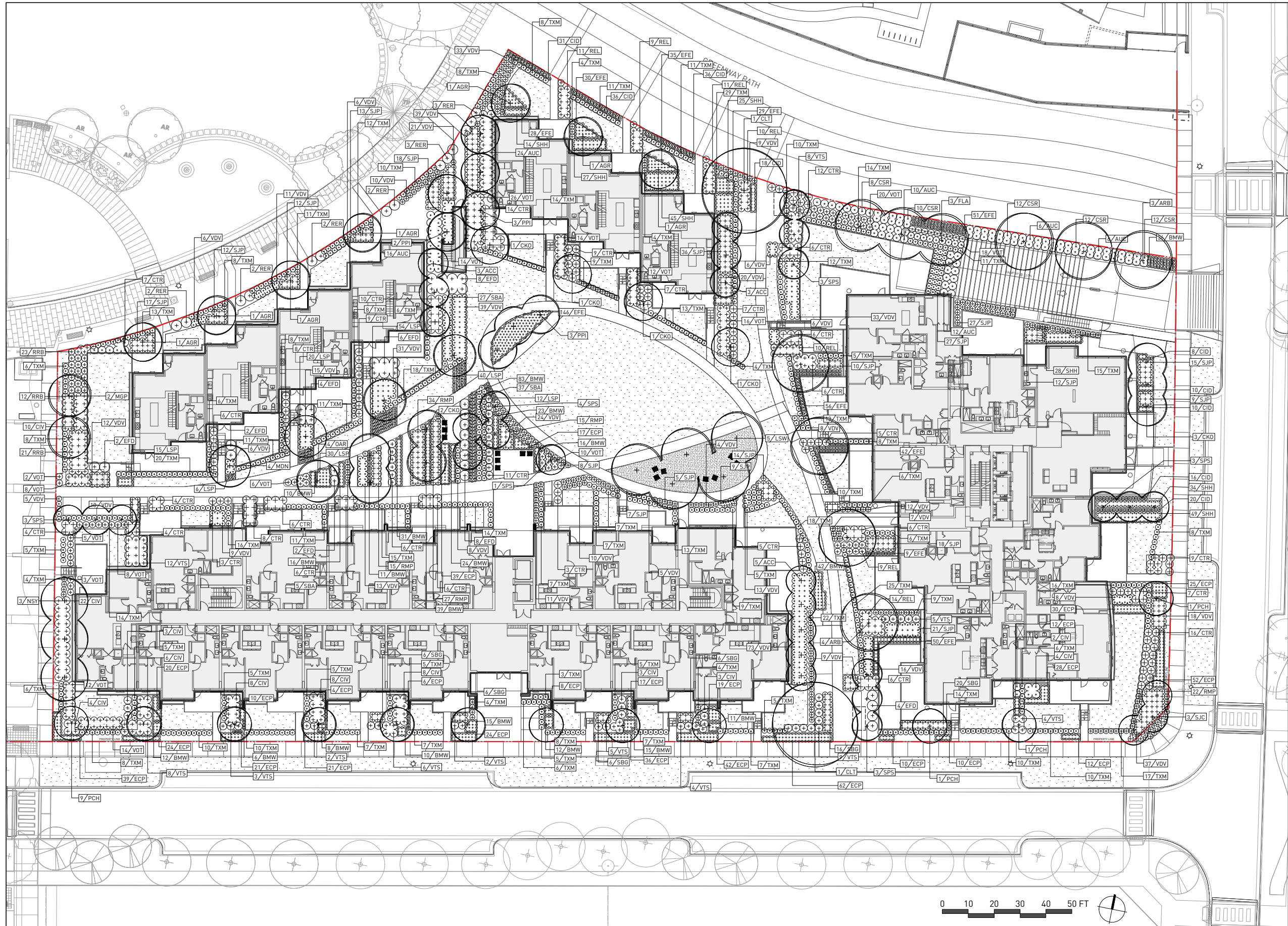
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**MATERIALS
 & GRADING PLAN**

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PLANTING PLAN

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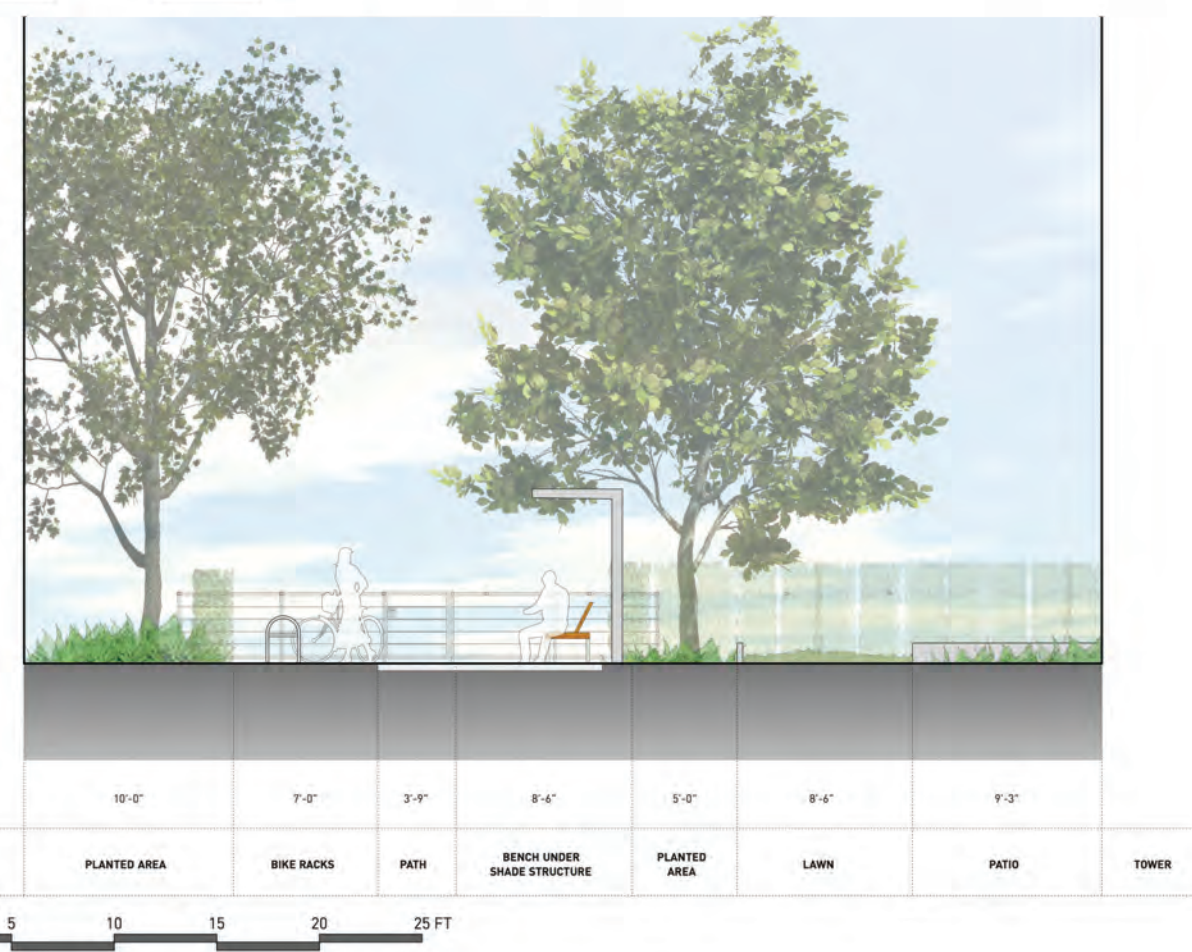
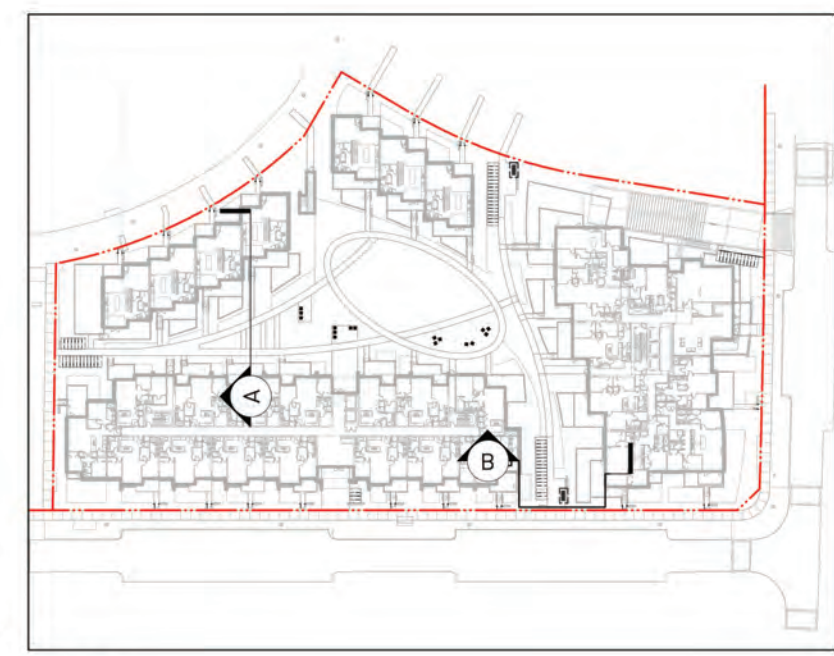
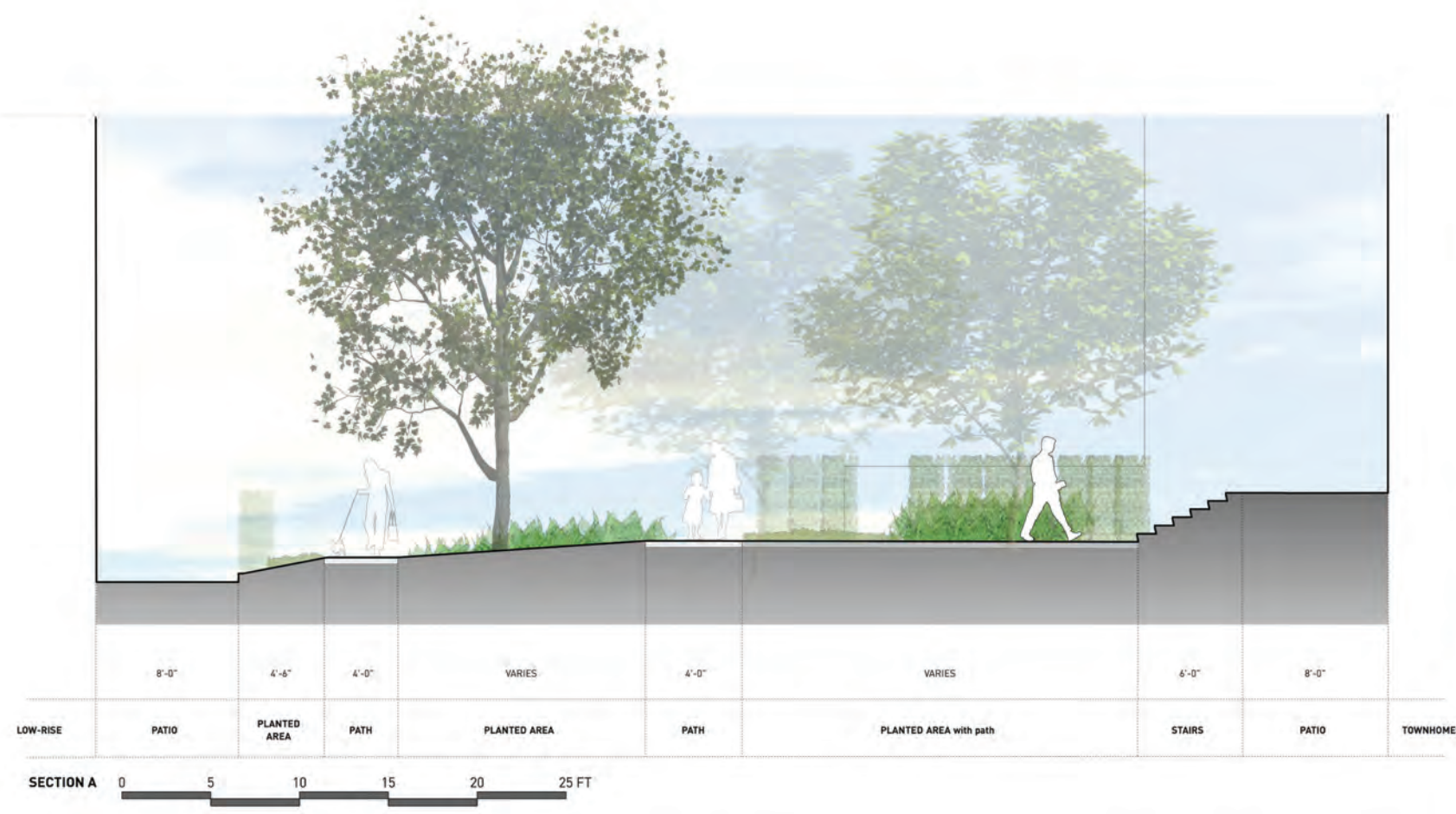


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SECTIONS

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NORTH SCALE

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L5.01



DESIGN PRECEDENTS



MICHAEL SMITH PARK CONTEXT



HISTORIC ETON COLLEGE GARDENS, U.K



Eton at Wesbrook Village Landscape Design Rationale

Eton sits at the south end of the Wesbrook Village park system directly adjacent to Michael Smith Park and the associated west and north greenways. The name Eton is borrowed from Eton College in Windsor England, which is a formal English boys' school dating back to the 15th century. One of the features of the Eton campus is the Provost Garden.

Design inspiration for Polygon's Eton has been drawn from the shapes and forms of Michael Smith Park and the gardens of the Provost Garden at Eton College. The organization of the shapes and forms, the path layout, and the courtyard entry parkette for Eton are inspired by what we have referred to as a 'campus' layout. The campus layout embraces the idea that footpaths emerge over time along desire lines, stone walls and over head structures mark entries into courtyard spaces, a central green is the heart of campus and trees and gardens reinforce the sense of place.

The main feature of the Eton landscape is the garden courtyard. The focus of the courtyard is the oval green. Slightly mounded to create interest it is a place for informal gathering and children's play. It has been broken on both ends with garden to the north and tree bosque in a crushed stone surface with chair seating to the south. These elements fit within the residential context and provide additional resident interest.

Two paths from the west split at mid courtyard to create a space for the 'Provost Garden'. The planting here is formal with four-season interest. The garden is bisected by narrow north-south paths to allow residents to pass through and enjoy the planting or take advantage of a quiet moment sitting on one of the garden chairs.

The courtyard entries from Gray Avenue and the Greenway to the north create opportunities for public seating as well as identifying Eton residential entry points. Stone-faced walls with trellis overhead introduce the character of the Eton landscape. Each entry point provides ample bike parking.

The residential ground floor interface around the entire Eton site has been developed to ensure that there is energy and daily life interacting with the public street, greenway and private courtyard. Individual unit entries, patios and lawn areas provide opportunities for home life to spill outside and be part of the Wesbrook Village community.

Water is a break from the green landscape and is a way of marking a special place. The entrance to the tower off Binning Road employs water as a feature to mark the significance of the tower entry. The bridge connection to the sidewalk adds interest and makes the transition from the public realm to the private realm unique.

The landscape will contribute to REAP Gold in several ways. The significant soft landscape area will assist with storm water management by retaining and slowly releasing rainwater. Drip irrigation will reduce the overall irrigation water demand by at least 50%. Plant material will be selected to create biodiversity through the use of native and adapted drought tolerant planting. Materials will be locally sourced and robust to ensure long life with the ability to be recycled at the end of their life span.



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DRAWING TITLE
IMAGE BOARD
& DESIGN RATIONALE

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NORTH  SCALE

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