

LANDSCAPE PLANS

PREPARED BY PWL PARTNERSHIP February 2016



POLYGON FRANCL

Sth Fleer, East Asiatis Heuse 1201 West Pender Street Vencouver BC Cenada VBE 2V2 1 604.688.6111 # 604.688.6112

DRAWING LIST

L 0.00	COVER SHEET LEGENDS & CONTEXT PLAN
L 0.01	TREE MANAGEMENT PLAN
L 0.02	COLOUR PLAN
L 1.01	MATERIALS & GRADING PLAN
L 3.01	PLANTING PLAN
L 5.01	SECTIONS
L 6.01	DESIGN RATIONALE & CHARACTER IMAGES



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PAVI	NG LEGEND		
KEY	DESCRIPTION		
٠	Precast Concrete Unit Paver Charcoal Finish	1.1	
eb	Precast Concrete Unit Paver Tumbled Finish		
٠	Precast Concrete Unit Paver Natural Finish		
٩	Hydrapressed Concrete Slab Texada Light Shotblast, Charcoal Colour		
٩	Concrete Paving		FOR LIGHTING LAYOUT AND LEGEND SEE COLOURED PLAN
٩	Concrete Paving - Sidewalk As per UBC Campus Design Guidelines		
P3b	Concrete Waterfeature Walkway Cast In Place with Saw Cut Joints Medium Sandblast	SITE	FURNISHING LEGEND
۸	Crushed Stone Paving	KEY	DESCRIPTION
v		•	Metal Gate
HAR	DSCAPE LEGEND		Metal Gate
KEY	DESCRIPTION	12	A SCHOOL
•	Concrete Wall Cast In Place	B	Wood Bench
62	Timber Wall	F337	Wood Chair
•	Concrete Stairs Cast In Place	1	Bike Rack
•	Entry Monument Cast In Place Stone Veneer	P5	Bollard

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	X ::00	Michael Smith Park				NUMSIONS AND ASSIST NO. DATE DESCRIPTION 1 163-222 2 163-33 1 Issued for Digs findersized
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			GRAY AVENUE			
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7 1111 7 7 3 3 5 5 4 4 8 8 122 177 177 3	y Botanical Name Trees Acer griseum Acer griseum Acer griseum Acer platanoides 'Columnar' Acer volum 'Bowhall' Cladrastic lutea Cornus kousa Frankus latifolia Liquidambar styraciflua Worplesdon' Metasequoia glyptostroboides Nysa sylvatica Dydendrum arboresum Parrotia persica 'Inge's Ruby Vase' Pyus calleryana 'Chanticleer' Stevartia pseudocamellia Shrab salvatica	Paper Bark Maple Common Name Common Name Columnar Norway Maple Bowhall Red Maple Renticky Yellowwood Kausa Dagwood Kausa Dagwood Kausa Dagwood Bark Kupeto Bark Tupeto Bark Nagenol Birk Tupeto Bark Nagenol Birk Tupeto Sourwood IRV Persian Ironwood Chanicleer Perev Japanese Stewariia Japanese Stewariia	50 100 FT 50 100 FT 50 100 FT 50 5cm cal. [2" cal.] 8 cm cal. [3" cal.] 8 cm cal. [3" cal.] 8 cm cal. [24" cal.] 7 cm cal. [27" cal.] 7 cm cal. [27" cal.] 7 cm cal. [27" cal.] 7 cm cal. [27" cal.] 8 cm cal. [27" cal.] 5 cm cal. [27" cal.]	As Shown As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std. B&B, Uniform branching, dense tree, 6' (1.8m) std. B&B, Uniform branching, dense tree, 7' (2.1 m) std. B&B, Uniform branching, dense tree, 7' (2.1 m) std. B&B, Weil branched, dense tree. B &B, Dense tree, nurser yorom B &B, Uniform branching, dense tree, 7' (2.1 m) std. B &B, Weil branched, dense tree, 7' (2.1 m) std. B &B, Weil branched, dense tree, 7' (2.1 m) std. B &B, Weil branched, dense tree, 7' (2.1 m) std. B &B, Weil branched, dense tree, 7' (2.1 m) std. B &B, Weil branched, dense tree, 6' (1.8 m) std. B &B, Weil branched, dense tree, 6' (1.8 m) std. B &B, Weil branched, dense tree, 6' (1.8 m) std. B &B, Weil branched, dense tree, 6' (1.8 m) std.	TRUET UBC ETON
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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
- 1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- 2 USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- 3. 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. 1.
- 2. 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.
- 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: 1.
- A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE. B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE. C. 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

19963

3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS

GRAY AVENUE

UNICIPAL TREE PROTECTION NOTES

- . DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- 2. DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT
- 3. DO NOT LIGHT A FIRE WITHIN THE DRIPLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 4. DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 5. DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 6. NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN Som (2') WITHIN 1.0m, (3'-0') OF THE TRUNK AND BY NO MORE THAN 100m (4'), FROM THAT POINT OUT OT THE DRIPLIEND OF THE TREE.

TREE PROTECTION:

- 1. 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
- 2. NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED
- 3. DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION

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

EN FENCINO 1.20m HEIGHT 2 x 4 TIMBER STAKES MAX 1.0m 0.C.



BOULEVARD TREES

- 1. ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 20cm (8") IN DIAMETER. 2. ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT
- PORTION OF BOULEVARD
- USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- ADJACENT SIDEWALK
- 5. BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

TREE RETENTION CARE DURING CONSTRUCTION:

- 1. 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.

- 4. CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE I.
- 5. 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

2. 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

3. PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS. DRIVEWAY ACCESS. AND CROSSWALKS.

4. TREE PROTECTION BARRIER SHALL BE 60cm [24"] FROM THE CURB AND 30cm [12"] FROM AN

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.

VALUE OF DAMAGE WILL BE EVALUATED BASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS "GUIDE FOR PLANT APPRAISAL"

FRANCL ARCHITECTURE 1 POLYGON REVISIONS AN DESCRIPTION Issued for Design Panel Subr Issued for DP Submission 16-2-22 16-3-3

PWL partnership

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UBC ETON

TREE MANAGEMENT PLAN

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Polygon Homes | Francl Architecture | PWL Partnership





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SECTION A 20 25 FT

LOW-RISE

SECTION E

10

3"-9" 9-3" 7'-0" 8'-6" 5'-0" 10'-0" 8'-6" BENCH UNDER SHADE STRUCTURE PLANTED PLANTED AREA BIKE RACKS PATH LAWN PATIO TOWER

25 FT

20

KEY PLAN



UBC ETON

SECTIONS

ORAWING TH

















March 3 2016





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.

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.

Two paths from the west split at mid courtyard to create a space for the 'Provost Garden'. The planting here is formal



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NO. DATE 1 16-2-22 2 16-3-3 DESCRIPTION Issued for Design Panel Subr Issued for DP Submission

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 pubic 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.

UBC ETON

IMAGE BOARD & DESIGN RATIONALLE

		SCALE		
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Eton DP Application

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