

HARDSCAPE LEGEND		PAVING LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
H1	Concrete Wall	P1a	Feature Concrete Unit Pavers
H2a	Stone Faced Concrete Entry Plinth	P1b	Desert Sand Finish
H2b	Cast In Place Medium Sandblast	P1c	Concrete Unit Pavers
H3	Stone Faced Concrete Entry Peir with Planter Pot	P2	Natural Finish
H4	Cast In Place Medium Sandblast	P4	Concrete Unit Paver Tactile Warning
H5	Concrete Stairs and Handrail(s)	P2	Charcoal Finish
H6	Cast In Place Medium Sandblast; Stainless Steel Handrails	P2	Hydrapressed Patio Pavers
H7	Timber Wall	P4	Concrete Paving
H5	Stone Faced Wall	P4	Cast In Place with Saw Cut Joints
H6	Allan Block Wall	P4	Medium Sandblast
H7	Stone Seat Plinths with Umbrella		
		SITE FURNISHING LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Timber Privacy Screen	F1	Timber Privacy Screen
F2	Metal Gate	F2	Metal Gate
F4	Dark Grey Powder Coat	F4	Dark Grey Powder Coat
F4	Bike Rack	F4	Bike Rack

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (I.E. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

- FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.
- FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.



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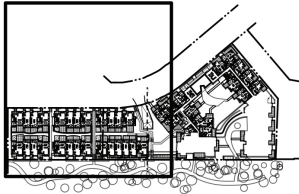


POLYGON

FRANCL
ARCHITECTURE

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-5-23	Issued for DP
2	17-6-1	Re-issued for DP



PROJECT

RESIDENCES AT
NOBLE PARK

ADDRESS

Civic Address: 3483, 3533, 3563 Ross Drive

DRAWING TITLE

MATERIALS PLAN

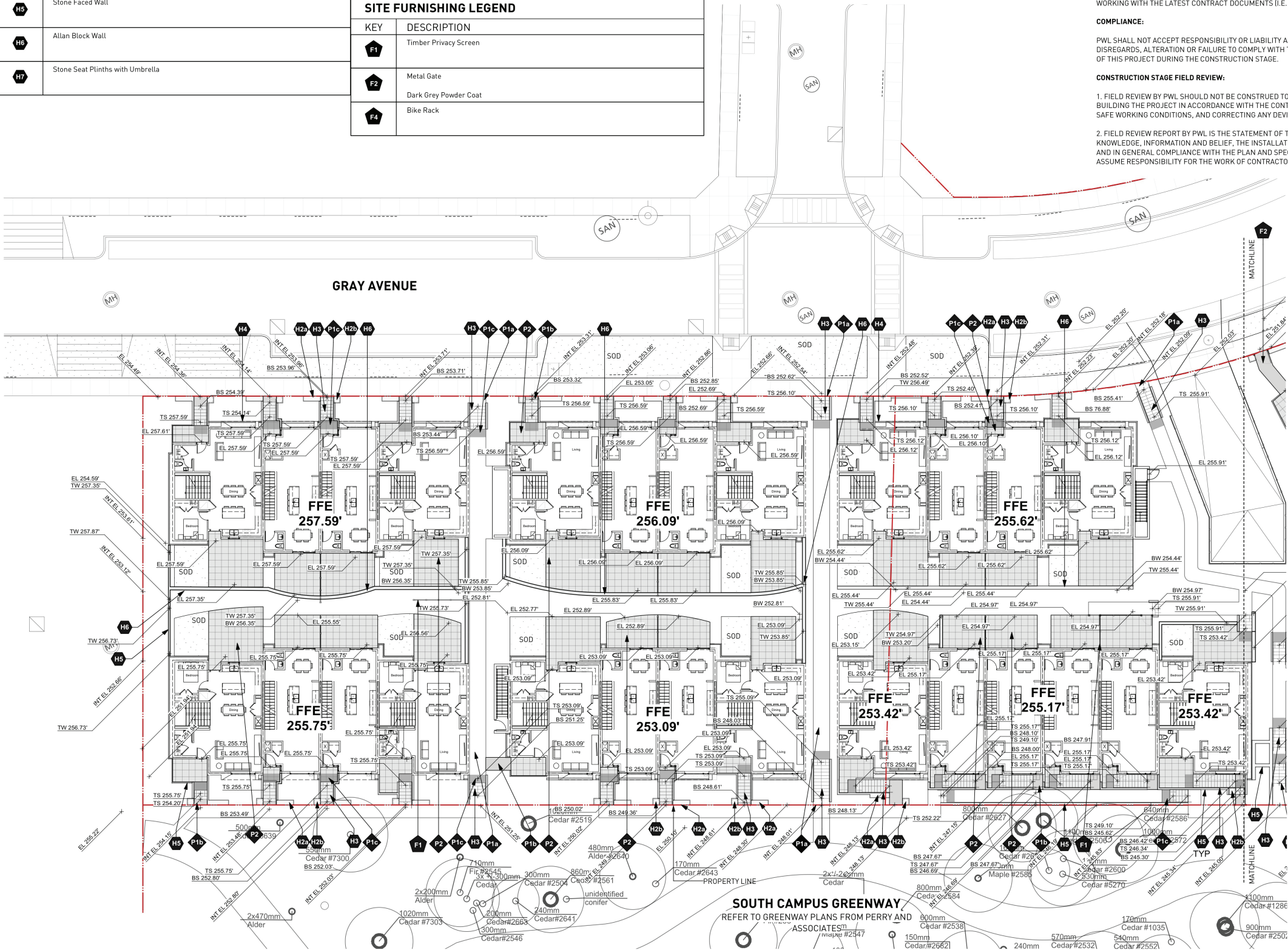
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NORTH SCALE

1/16"=1'-0"

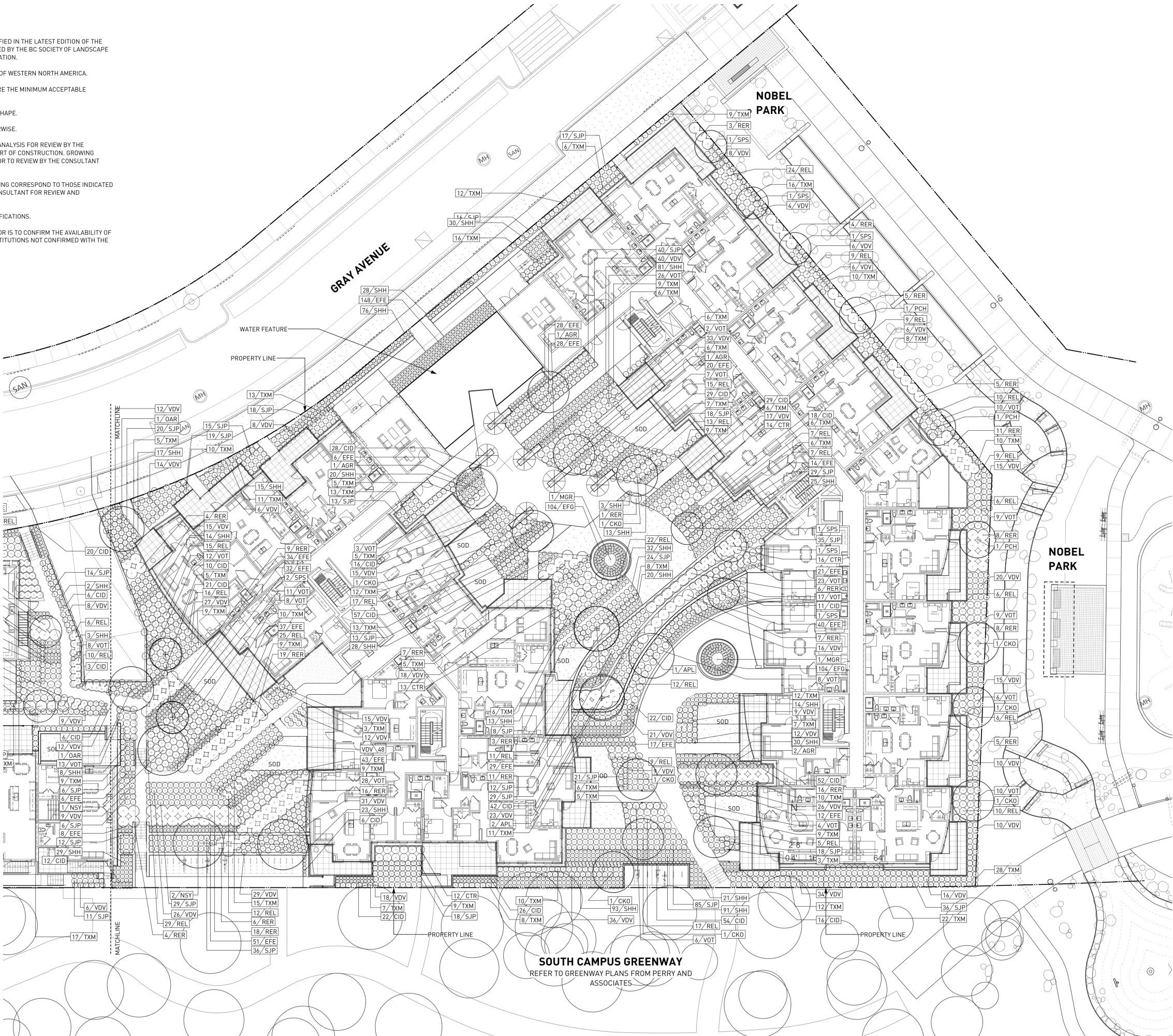
PROJECT NO.	16067
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FILE NAME	16067 Plan.vwx
PLOTTED	17-6-1
DRAWN	MT, JM
REVIEWED	BH
DRAWING	

LDP 1.02



PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

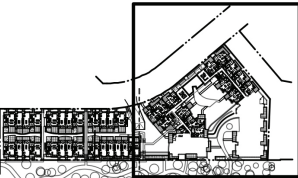


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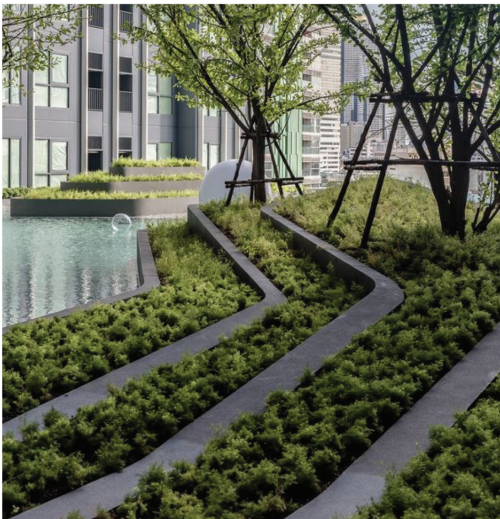
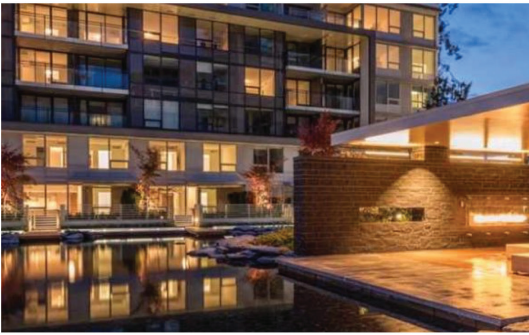
DRAWING TITLE
PLANTING PLAN

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REVIEWED	BH

DRAWING
LDP 3.01



RESIDENCES AT NOBLE PARK

LANDSCAPE DESIGN RATIONALE

The Residences at Nobel Park sits on the west edge of Wesbrook Village separated from UBC Farm by a mature stand of Douglas Fir and Cedar. This setting inspired the underlying geometry, organization of the project landscape. There is an order and considered rationale for a farm. Plots are laid out row upon row with some rows wider than others depending on the particular plant being cultivated. The forest on the other hand is somewhat serendipitous in its make up. Tree and plant masses flow through the landscape in undulating lines and forms.

We have taken these two elements and applied their organization to this site plan. The organized orthogonal plot plan of the farm forms the backbone for the design with the curving shapes of the outdoor amenity pations and paths in the main courtyard drawing inspiration from the flowing forest forms.

Water has been used sparingly at the Residences at Nobel Park. We felt that water adjacent to the tower and mid rise entry, under the architectural crossover would take advantage of reflections and shimmers off the ceiling above when illuminated at night. This would create an interesting and memorable expression marking the location of the main entrances to both buildings.

Active edges, unit and building entries connecting to sidewalks, front yard landscapes, front stoops and patios are important community design elements at Wesbrook Village. They contribute to the neighbourliness and sense of community by breaking down the street edge and activating the public sidewalk and path systems. At the Residences at Nobel Park most of the ground floor suites and townhomes will have front doors directly connected to the public sidewalk or greenway path. The walkway connections will be complete with unit numbers, gates, entry piers and front yard planting that will reinforce the sense of community.

Sustainable landscape design elements include a high efficient irrigation system that will reduce water consumption in the landscape by 50% compared with a standard system. On average the overall depth of growing medium in the courtyard spaces will be approximately 450mm which contributes to stormwater management by slowing the ow of stormwater. Local materials that are robust in nature and have a long life span will be incorporated in the landscape detailing. Attention to the night sky by limiting landscape lighting to safety and security needs or blocking light path into the night sky will be employed at The Residences at Nobel Park.



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IMAGE BOARD & DESIGN RATIONALE

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