

UBC Lot 26 Landscape Drawings

Issued For Development Permit - November 24, 2023

DRAWING LIST

Landscape

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3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No.	Description	Date

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UBC Lot 26

Cover Page

Date	March 10/23	Drawing Number
Project No.	2312	
Scale		L0.00
Drawn/Checked	JY SS	

GENERAL NOTES

- EXISTING SURVEY INFORMATION IS BASED ON THE FOLLOWING DRAWINGS: L0.02 TREE MANAGEMENT PLAN SUPPLIED BY DIAMOND HEAD CONSULTING LTD. (DHC).
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY. NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY;
- DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFO AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY;
- THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT;
- THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION;
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE;
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL;

MATERIALS PLAN NOTES

- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;

LAYOUT PLAN NOTES

- ALL DIMENSIONS ARE NOMINAL;
- CONTRACTOR TO LAYOUT AND CLEARLY MARK ALL ELEMENTS FOR LANDSCAPE ARCHITECT REVIEW PRIOR TO SETTING FORMS OR INSTALLING PAVING. CONTRACT LANDSCAPE ARCHITECT 48 HOURS PRIOR.

GRADING PLAN NOTES

- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON SURVEY. CONTRACTOR TO VERIFY ALL MEASUREMENTS;
- ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE;
- MAX 2% CROSS-SLOPE FOR ALL WALKS AND PAVING AREAS;
- ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE;
- CONDUCT GRADING START UP MEETING WITH LANDSCAPE ARCHITECT IN FIELD TO CONFIRM GRADING DESIGN.

PLANTING PLAN NOTES

- ALL PLANT MATERIAL TO CLNA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION;
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION;
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAGE ROOT ZONES OF RETAINED TREES. TREE PROTECTION FOR STREET TREES TO BE PROVIDED AS PER ENGINEERING/PARK BOARD GUIDELINES;
- THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLAN RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
- CONTACT ENGINEERING SERVICES (STREET DESIGN BRANCH) AT 604-871-6131 TO CONFIRM TREE PLANTING LOCATIONS AND PARK BOARD AT 3-1-1 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PROVIDE A NOTATION ON THE PLAN AS FOLLOWS: "FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATED SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION."
- PROVISION OF HIGH EFFICIENCY IRRIGATION FOR ALL PLANTED AREAS AND HOSE BIBS FOR ALL PATIOS AND COMMON AREAS GREATER THAN 9.3 SQ.M (100 SQ.FT.) IS TO BE PROVIDED.

LIGHTING PLAN NOTES

- REFER TO ELECTRICAL DRAWINGS AND LUMINAIRE SCHEDULE;
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDINGS RELATED LIGHTNING;
- CONFIRM ALL LIGHT LOCATIONS ONSITE WITH LANDSCAPE ARCHITECT;
- DO NOT SUBSTITUTE FIXTURE TYPES WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECTURE ABBREVIATIONS

AD	AREA DRAIN
BC	BOTTOM OF CURB ELEVATION
BG	BUILDING GRADE
BS	BOTTOM OF STEP/ STAIR ELEVATION
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTRE LINE
CONC	CONCRETE
DEG (°)	DEGREE
DIA (Ø)	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER/ ENGINEERING
EQ	EQUAL
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
GAV	GALVANIZED
HP	HIGH POINT
HPS	HIGH POINT SWALE
HT	HEIGHT
INT	INTERPOLATED
JT	JOINT
LPS	LOW POINT SWALE
LØW	LIMIT OF WORK
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTRE
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
PD	PLANTER DRAIN
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
R	RISER
RAD	RADIUS
REQ	REQUIRED
ROW	RIGHT OF WAY
SB	SETBACK
SIM	SIMILAR
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
STA PT	STATION POINT
STD	STANDARD
TC	TOP OF CURB ELEVATION
TEMP	TEMPORARY
TMP	TREE MANAGEMENT PLAN
TØS	TOP OF SLAB
TS	TOP OF STEP/ STAIR ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W/	WITH
W/O	WITHOUT
WP	WATERPROOFING

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UBC Lot 26

General Notes

Date	March 10/23	Drawing Number
Project No.	2312	
Scale		L0.01
Drawn/Checked	JY SS	



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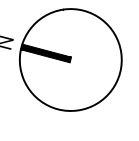
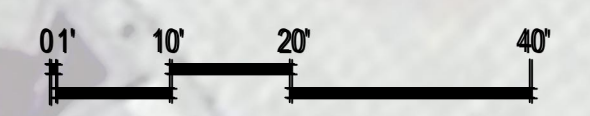
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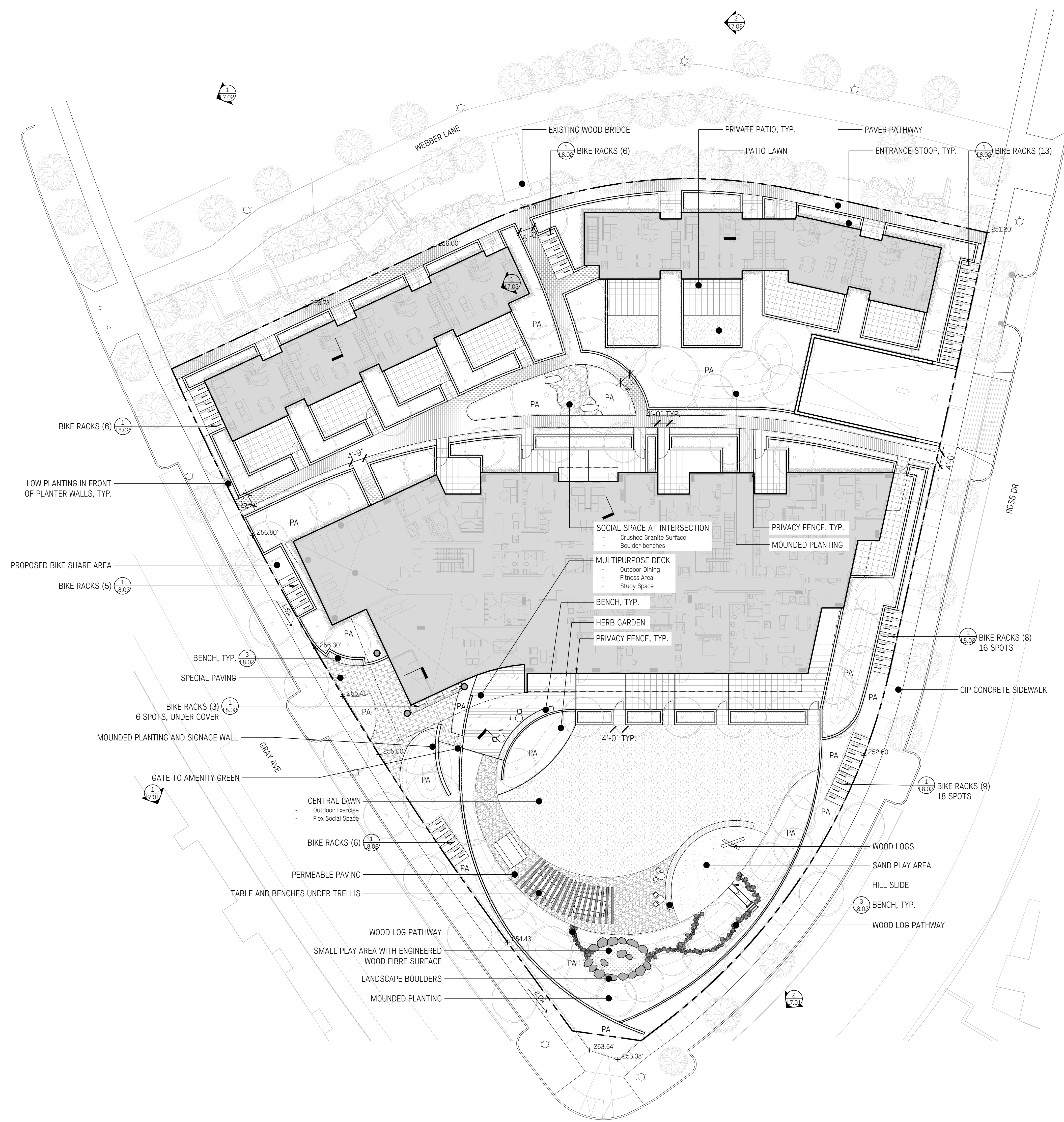
UBC Lot 26

Illustrative Plan

Ground Level

Date	March 10/23	Drawing Number
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Drawn/Checked	JY SS	





GENERAL LEGEND

DETAIL NUMBER		SECTION	
SHEET ON WHICH DETAIL IS SHOWN		ELEVATION	
REVISION		EXISTING TREE	
		PROPOSED TREE	
	PROPERTY LINE		BUILDING OVERHANG
	P1 SLAB OUTLINE		

PAVING LEGEND

	PAVING TYPE A - CIP CONCRETE PAVING
	PAVING TYPE B - CONCRETE UNIT PAVERS
	PAVING TYPE C - 2' x 2' HYDRAPRESSED CONCRETE PAVERS
	PAVING TYPE D - SPECIALTY PAVERS AT TOWER ENTRANCE
	PAVING TYPE E - WOOD DECK
	PAVING TYPE F - PERMEABLE PAVING
	PAVING TYPE G - PLAY SAND
	PAVING TYPE H - ENGINEERED WOOD FIBRE
	PLANTING AREA

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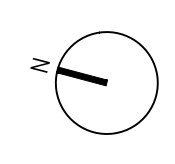
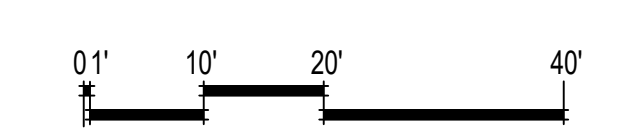
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UBC Lot 26

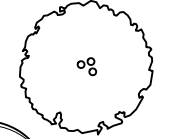

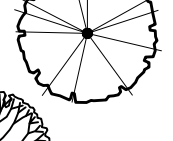




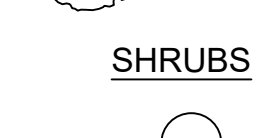
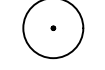
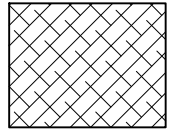
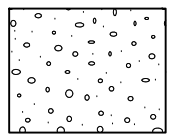
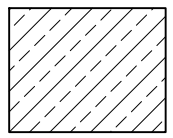
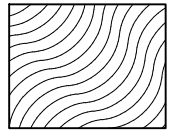

Materials, Layout and Grading Plan

Ground Level

Date	March 10/23	Drawing Number	
Project No.	2312		
Scale	1/16" = 1'-0"		L1.01
Drawn/Checked	JY SS		



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	
	AC	8	Acer circinatum / Vine Maple	2.4m ht	As Shown	B&B, Multi-Stem, Nursery Grown	
	AX	8	Amelanchier x grandiflora / Apple Serviceberry	1.8m ht.	As Shown	B&B, Multi-Stem, Nursery Grown	
	CE	10	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree	
	MS	21	Magnolia stellata / Star Magnolia	6cm cal.	As Shown	B&B, Multi-Stemmed, Dense Tree	
	MB	4	Myrica californica 'Buxifolia' / Pacific Wax Myrtle	5cm cal.	As Shown	B&B, Well Branched, Dense Tree	
	PS	3	Pinus contorta / Shore Pine	2.4m ht	As Shown	B&B, Nursery Grown, Well Branched, Dense Tree	
	PA	7	Prunus x yedoensis 'Akebono' / Akebono Yoshino Cherry	7cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 1.8m std.	
	SJ2	10	Styrax japonicus / Japanese Snowbell	5cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 1.8m std.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	SPACING
	Ts	376	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1m ht.	24"	Well Established	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	SPACING
	Ah	720 sf	FRONT ENTRY				
	Bs	120	Anemone x hybrida / Japanese Anemone	#1 Pot		Well Established	25% @ 15" o.c.
	Fc2	120	Blechnum spicant / Deer Fern	#1 Pot		Well Established	25% @ 15" o.c.
	Sj	187	Fragaria chiloensis / Beach Strawberry	#1 Pot		Well Established	25% @ 12" o.c.
		47	Skimmia japonica / Skimmia	#2 Pot		Well Established	25% @ 24" o.c.
	Ci	698 sf	POLLINATOR GARDEN				
	Gb	17	Ceanothus impressus / Santa Barbara Ceanothus	#3 Pot		Well Established	20% @ 36" o.c.
	Hn	93	Geranium macrorrhizum / Bigroot Geranium	#1 Pot		Well Established	20% @ 15" o.c.
	La	17	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	#3 Pot		Well Established	20% @ 36" o.c.
	Sd	65	Lavandula angustifolia / English Lavender	#1 Pot		Well Established	20% @ 18" o.c.
		65	Symphotrichum subspicatum / Douglas Aster	#1 Pot		Well Established	20% @ 18" o.c.
	Ln	140 sf	HERB GARDEN				
	Os	4	Laurus nobilis / Sweet Bay	#2 pot			10% @ 24" o.c.
	Ov	22	Origanum majorana / Sweet Marjoram	#1 Pot			15% @ 12" o.c.
	Ro	22	Origanum vulgare / Oregano	#1 Pot		Well Established	15% @ 12" o.c.
	Sg	11	Rosmarinus officinalis / Rosemary	#1 Pot		Well Established	30% @ 24" o.c.
	Tc	10	Salvia officinalis / Garden Sage	#1 Pot			15% @ 18" o.c.
		22	Thymus vulgaris / Common Thyme	#1 Pot		Well Established	15% @ 12" o.c.
	Gs	7 431 sf	NATIVE SHRUB GARDEN				
	Pm	584	Gaultheria shallon / Salal	#2 Pot		Well Established	17% @ 18" o.c.
	Rn	550	Polystichum munitum / Western Sword Fern	#1 Pot		Well Established	16% @ 18" o.c.
	Rt	117	Ribes sanguineum / Red Flowering Currant	#2 Pot		Well Established	16% @ 39" o.c.
	Vo	146	Rosa nutkana / Nootka Rose	#2 Pot		Well Established	17% @ 36" o.c.
		211	Rubus parviflorus / Thimbleberry	#2 Pot		Well Established	17% @ 30" o.c.
		211	Vaccinium ovatum / Evergreen Huckleberry	#3 Pot		Well Established	17% @ 30" o.c.
	Ac2	1 790 sf	LOW PLANTING				
	Bs2	465	Asarum canadense / Wild Ginger	#1 Pot		Well Established	25% @ 12" o.c.
	Er	298	Blechnum spicant / Deer Fern	#1 Pot		Well Established	25% @ 15" o.c.
	He	465	Euphorbia amygdaloides robbiae / Robbiae Purple Wood Spurge	#1 Pot		Well Established	25% @ 12" o.c.
	Ho	93	Hemerocallis x 'Elegant Candy' / Elegant Candy Daylily	#1 Pot		Well Established	5% @ 12" o.c.
	Hs	93	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot		Well Established	5% @ 12" o.c.
	Lv	93	Hemerocallis x 'Strawberry Candy' / Strawberry Candy Daylily	#1 Pot		Well Established	5% @ 12" o.c.
		120	Liriope muscari 'Variegata' / Variegated Lilyturf	#1 Pot		Well Established	10% @ 15" o.c.

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UBC Lot 26

Planting Schedule

Ground Level

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Project No.	2312	
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Drawn/Checked	JY SS	

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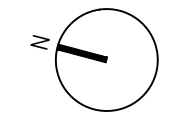
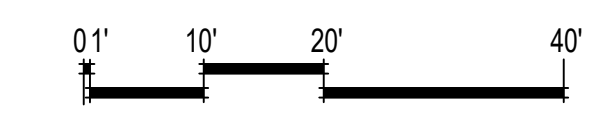
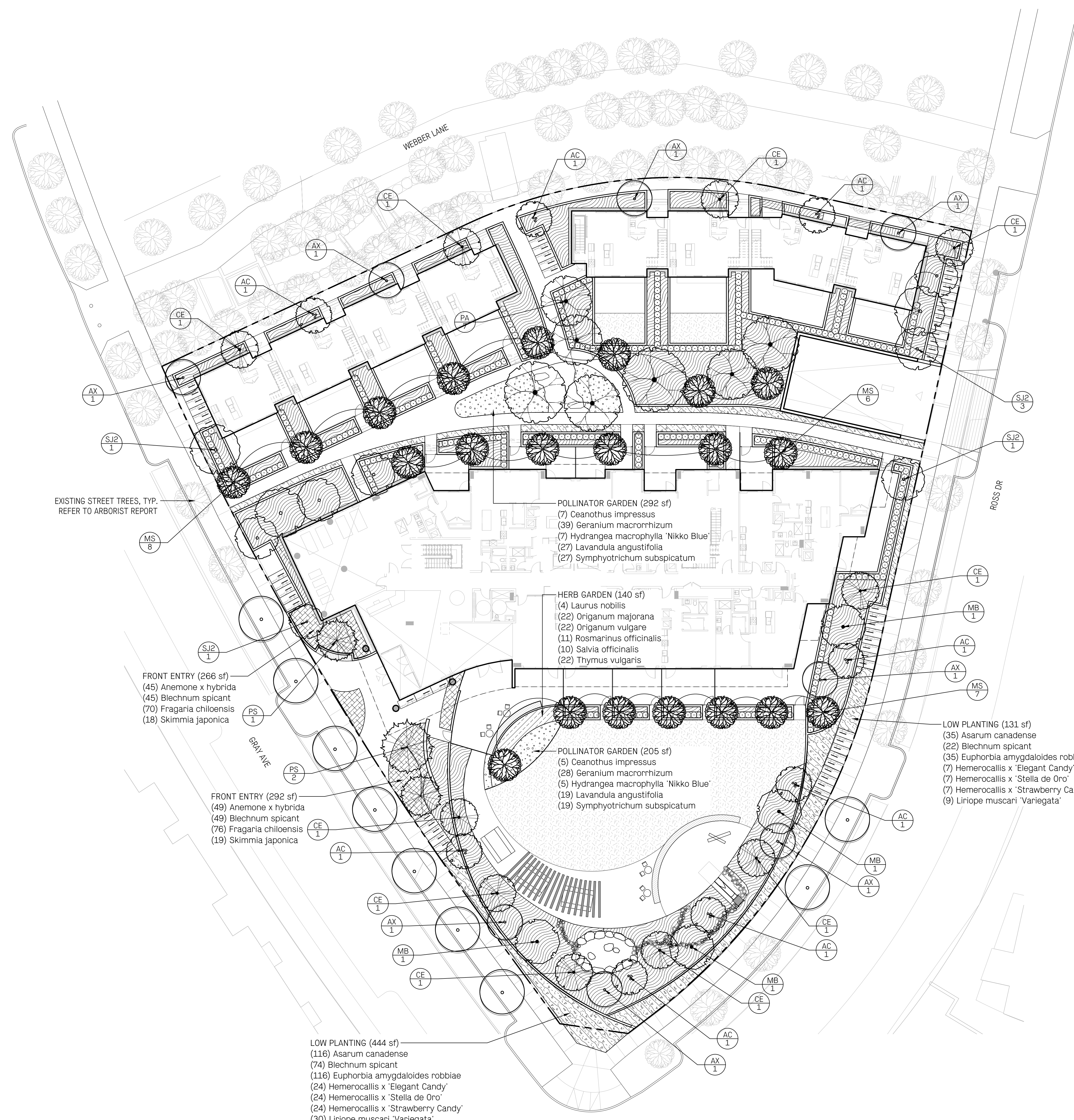
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UBC Lot 26

Planting Plan

Ground Level

Date	March 10/23	Drawing Number
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Scale	1/16" = 1'-0"	L4.01
Drawn/Checked	JY SS	



EXISTING STREET TREES, TYP.
REFER TO ARBORIST REPORT

POLLINATOR GARDEN (292 sf)
(7) Ceanothus impressus
(39) Geranium macrorrhizum
(7) Hydrangea macrophylla 'Nikko Blue'
(27) Lavandula angustifolia
(27) Symphyotrichum subspicatum

HERB GARDEN (140 sf)
(4) Laurus nobilis
(22) Origanum majorana
(22) Origanum vulgare
(11) Rosmarinus officinalis
(10) Salvia officinalis
(22) Thymus vulgaris

POLLINATOR GARDEN (205 sf)
(5) Ceanothus impressus
(28) Geranium macrorrhizum
(5) Hydrangea macrophylla 'Nikko Blue'
(19) Lavandula angustifolia
(19) Symphyotrichum subspicatum

LOW PLANTING (131 sf)
(35) Asarum canadense
(22) Blechnum spicant
(35) Euphorbia amygdaloides robbiae
(7) Hemerocallis x 'Elegant Candy'
(7) Hemerocallis x 'Stella de Oro'
(7) Hemerocallis x 'Strawberry Candy'
(9) Liriope muscari 'Variegata'

FRONT ENTRY (266 sf)
(45) Anemone x hybrida
(45) Blechnum spicant
(70) Fragaria chiloensis
(18) Skimmia japonica

FRONT ENTRY (292 sf)
(49) Anemone x hybrida
(49) Blechnum spicant
(76) Fragaria chiloensis
(19) Skimmia japonica

LOW PLANTING (444 sf)
(116) Asarum canadense
(74) Blechnum spicant
(116) Euphorbia amygdaloides robbiae
(24) Hemerocallis x 'Elegant Candy'
(24) Hemerocallis x 'Stella de Oro'
(24) Hemerocallis x 'Strawberry Candy'
(30) Liriope muscari 'Variegata'

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Landscape Architecture
Urban Design

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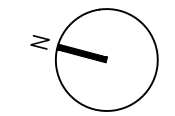
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UBC Lot 26

Lighting Plan

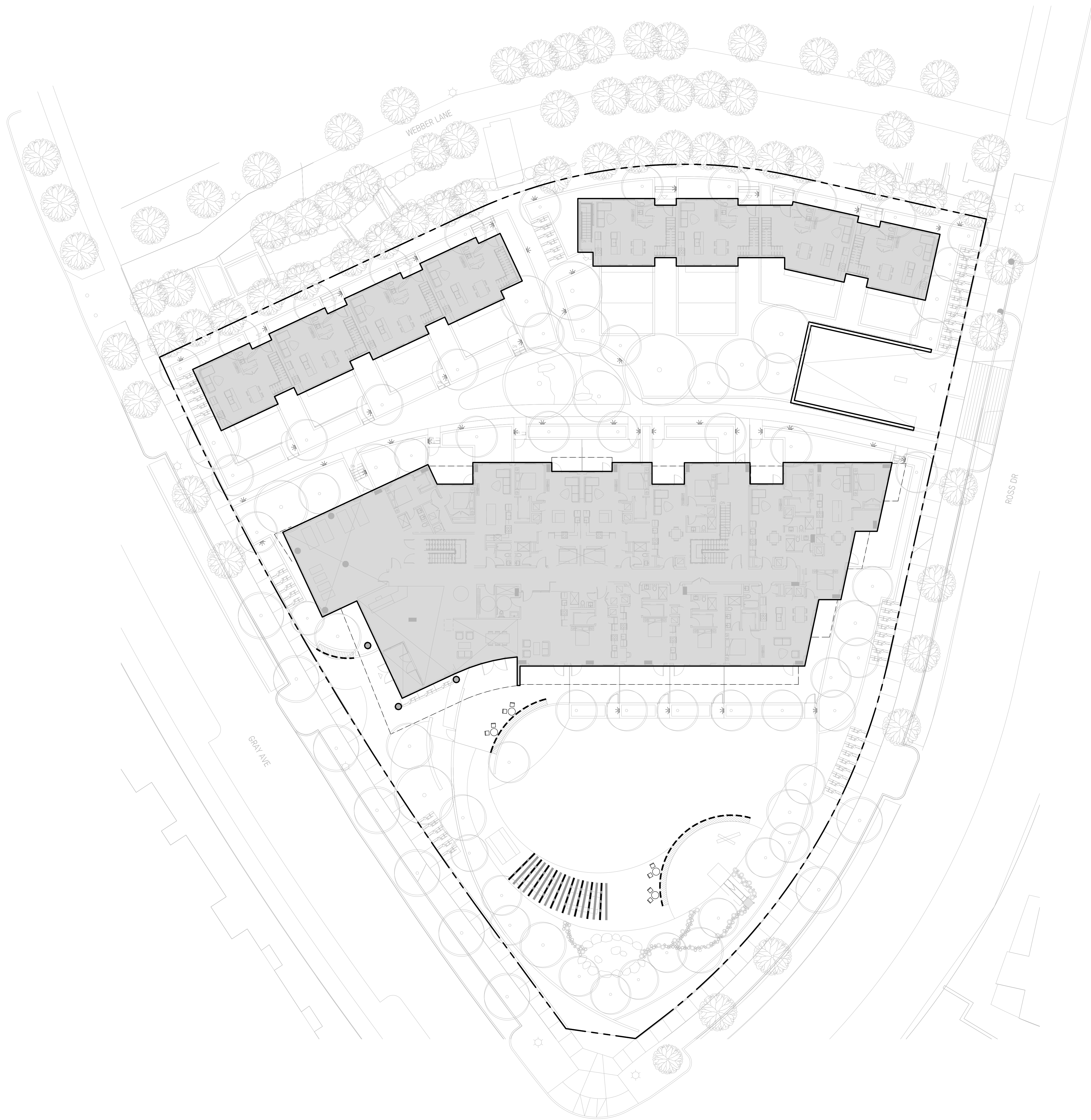
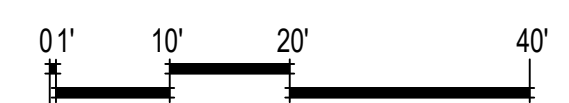
Ground Level

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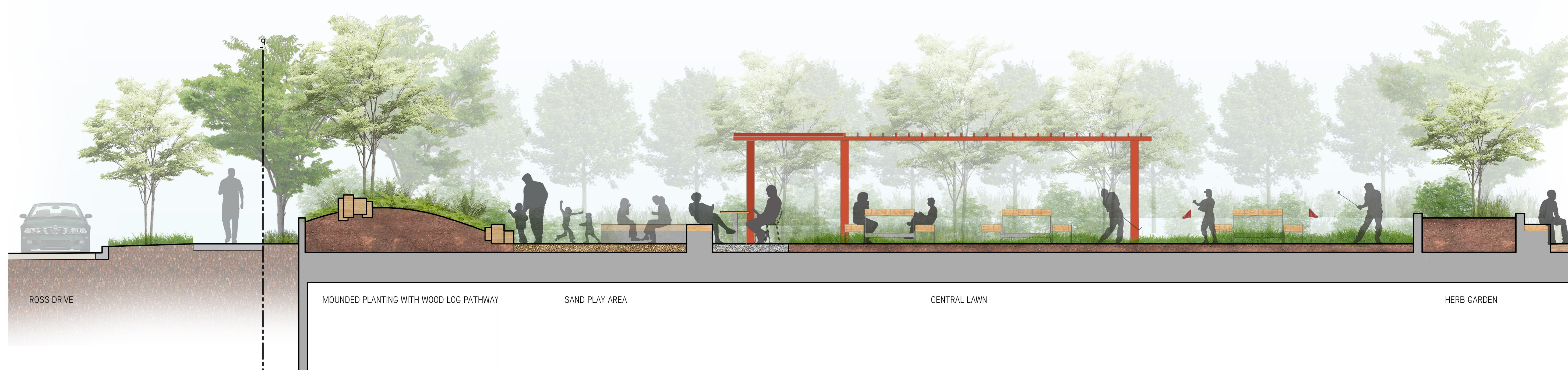
LIGHTING LEGEND

- EXISTING STREET LIGHT POLE
- PLANTER WALL MOUNDED LIGHT
- LED STRIP LIGHT





1 SECTION AT THE TOWER ENTRANCE
1/4" = 1'-0"



2 SECTION AT THE CENTRAL COURTYARD
1/4" = 1'-0"

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Landscape Sections

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1 SECTION THROUGH NORTHERN CITYHOME FACING WEBBER LANE
1/4" = 1'-0"



2 SECTION THROUGH SOUTHERN CITYHOME FACING WEBBER LANE
1/4" = 1'-0"

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Landscape Sections

Ground Level

Date	March 10/23	Drawing Number
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1 SOCIAL SPACE AT INTERSECTION
1/4" = 1'-0"

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1	Issued for DP	May 29/2023

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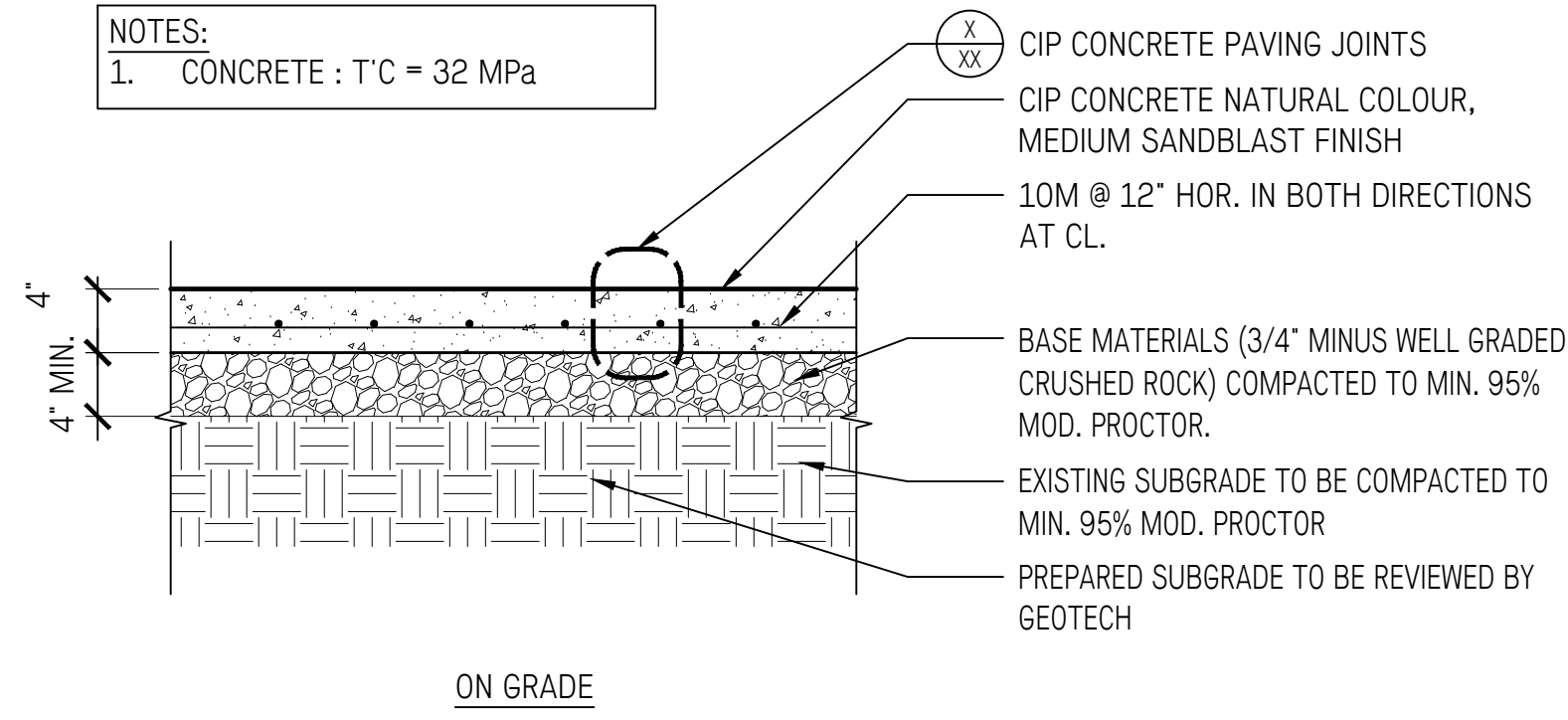
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UBC Lot 26

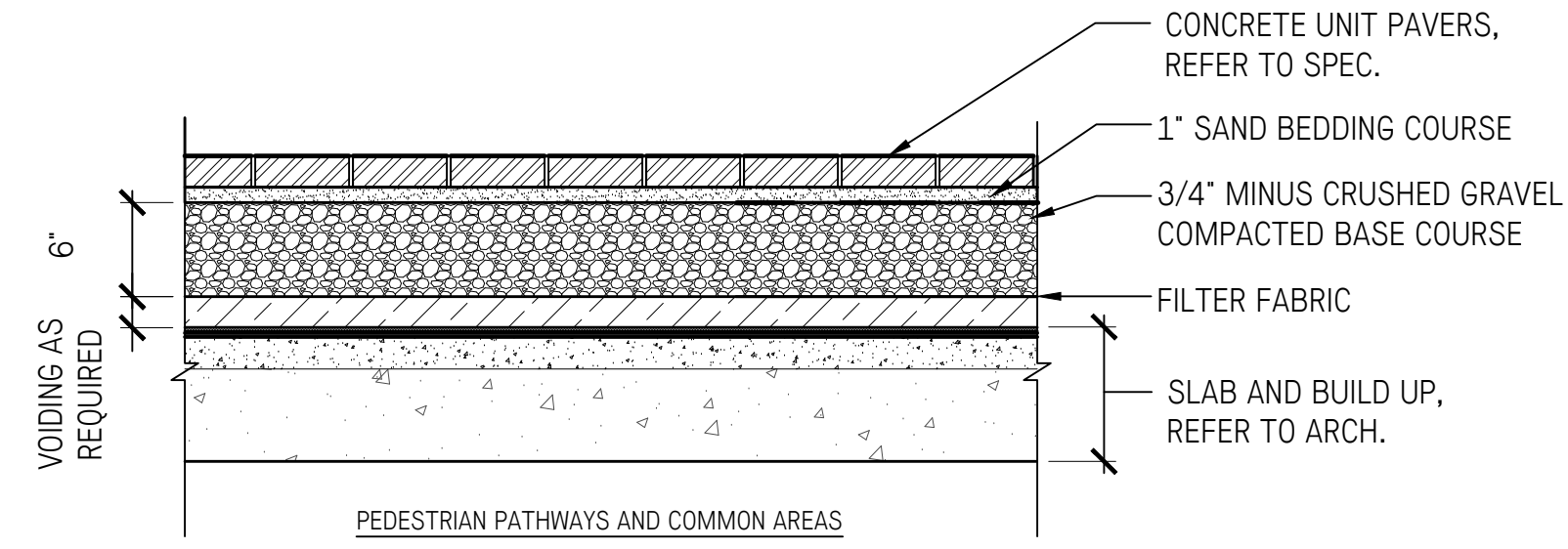
Landscape Sections

Ground Level

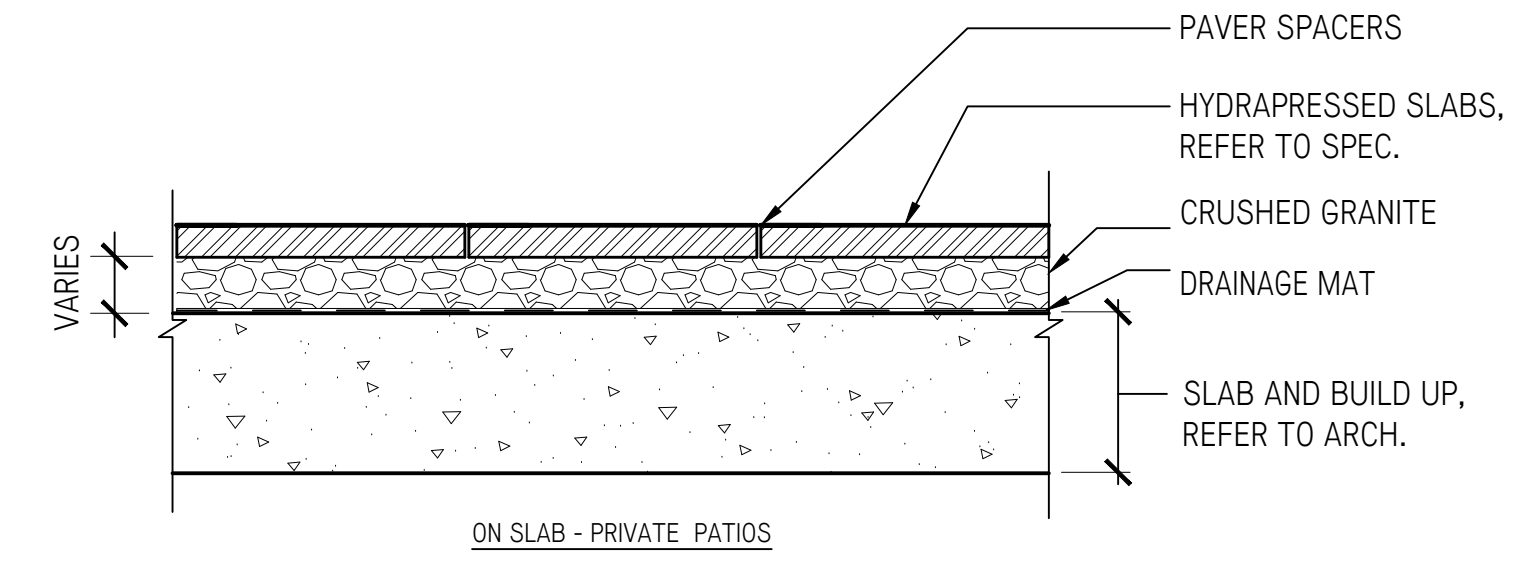
Date	March 10/23	Drawing Number
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Scale	AS SHOWN	L7.03
Drawn/Checked	JY SS	



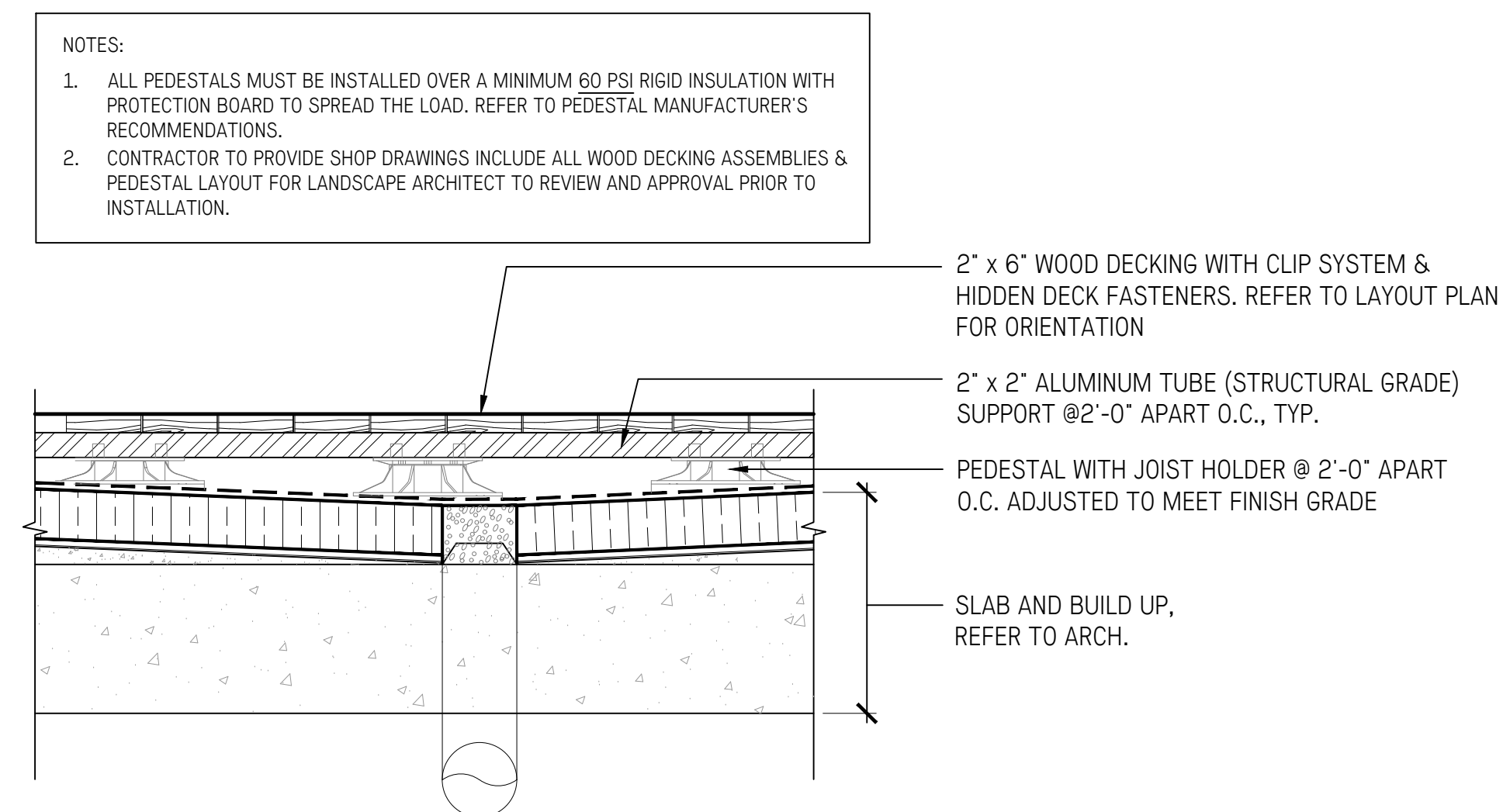
1 PAVING TYPE A - CIP CONCRETE PAVING
1" = 1'-0"



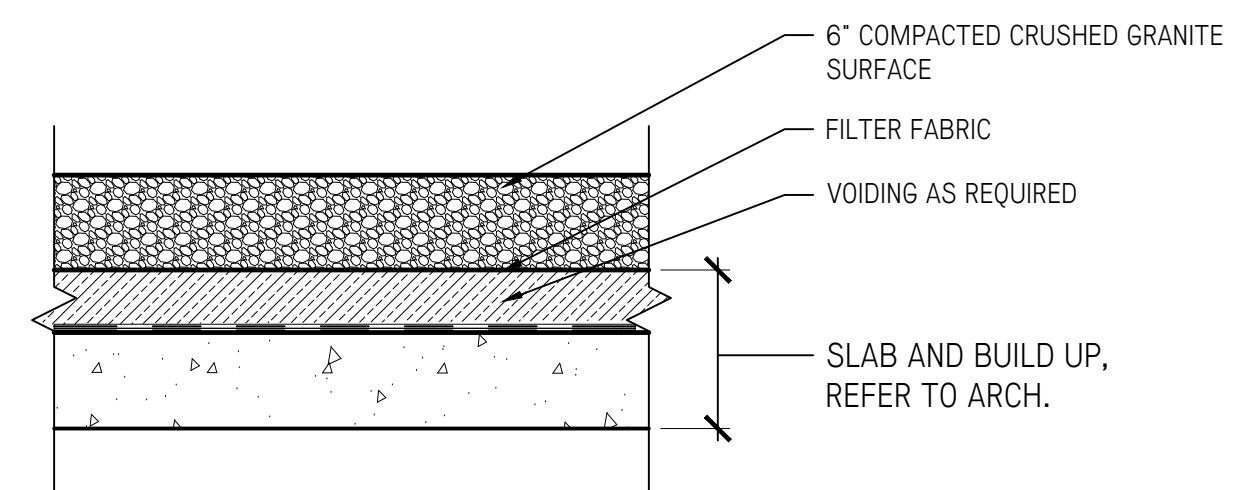
2 PAVING TYPE B - CONCRETE UNIT PAVERS
1" = 1'-0"



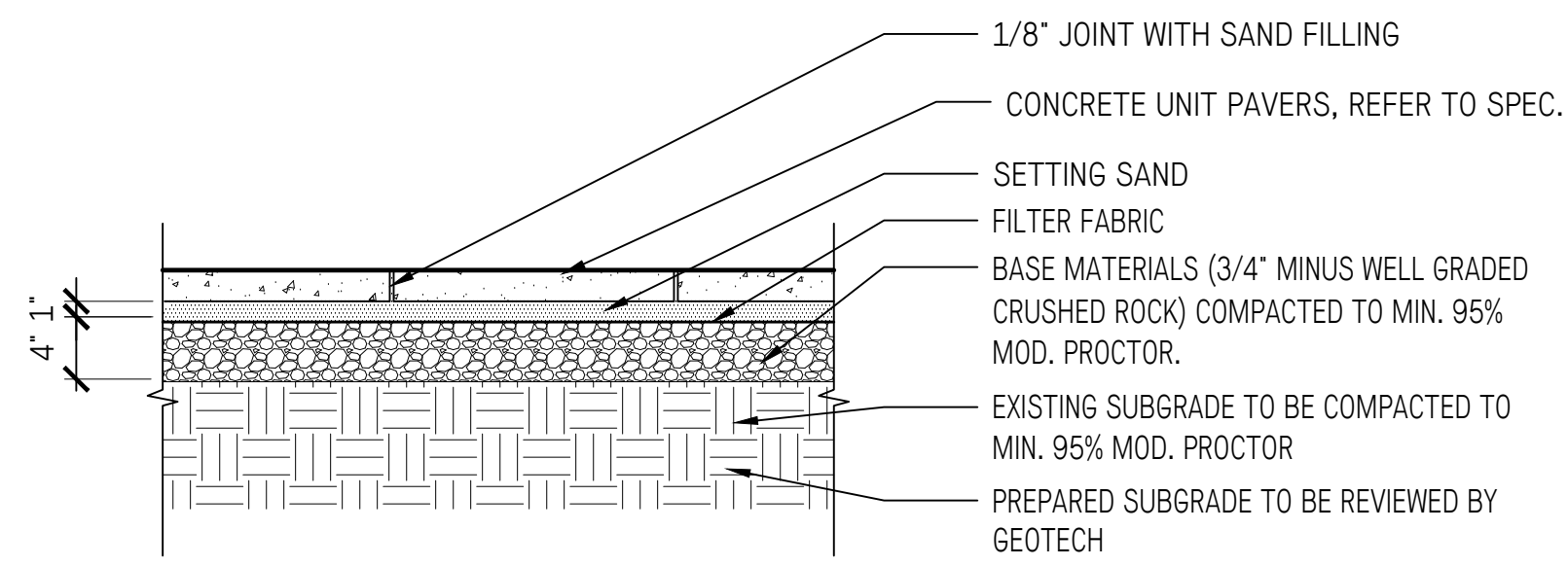
3 PAVING TYPE C - HYDRAPRESSED CONCRETE PAVERS
1" = 1'-0"



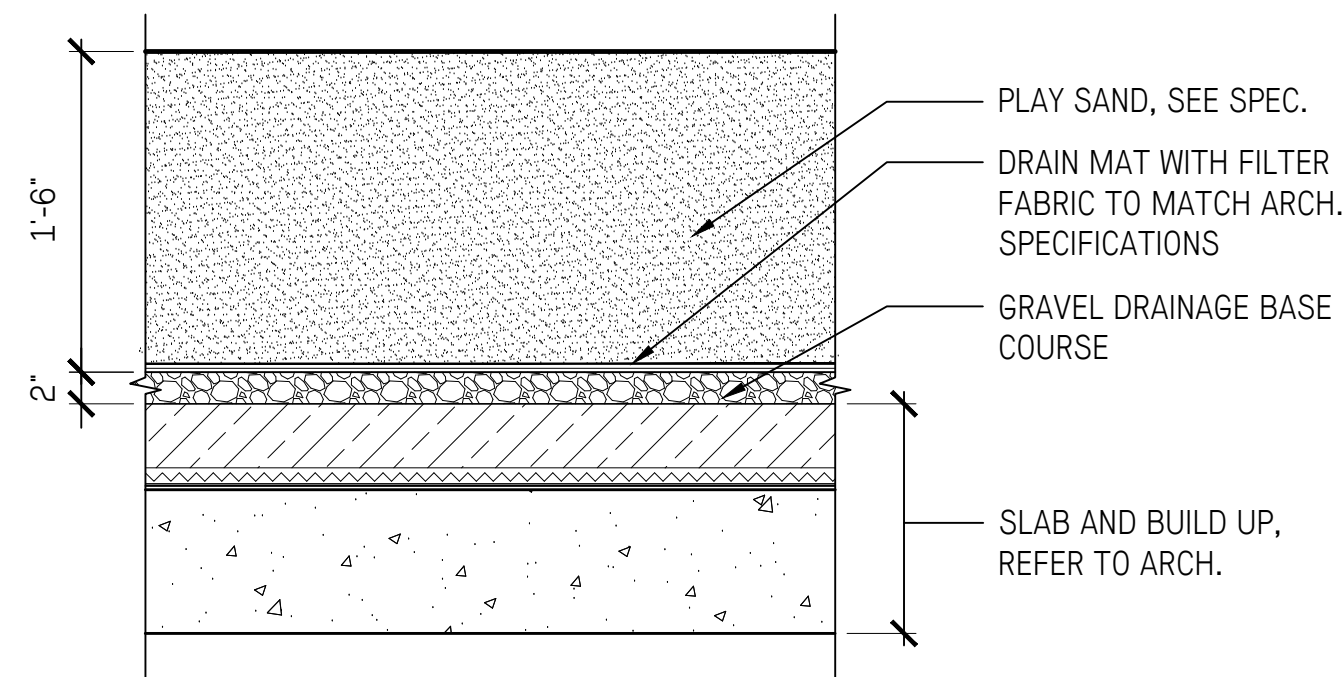
5 PAVING TYPE E - WOOD DECK
1" = 1'-0"



6 PAVING TYPE F - CRUSHED GRANITE SURFACE
1" = 1'-0"



4 PAVING TYPE D - SPECIALTY PAVERS AT TOWER ENTRANCE
1" = 1'-0"



7 PAVING TYPE G - SAND PLAY
1" = 1'-0"

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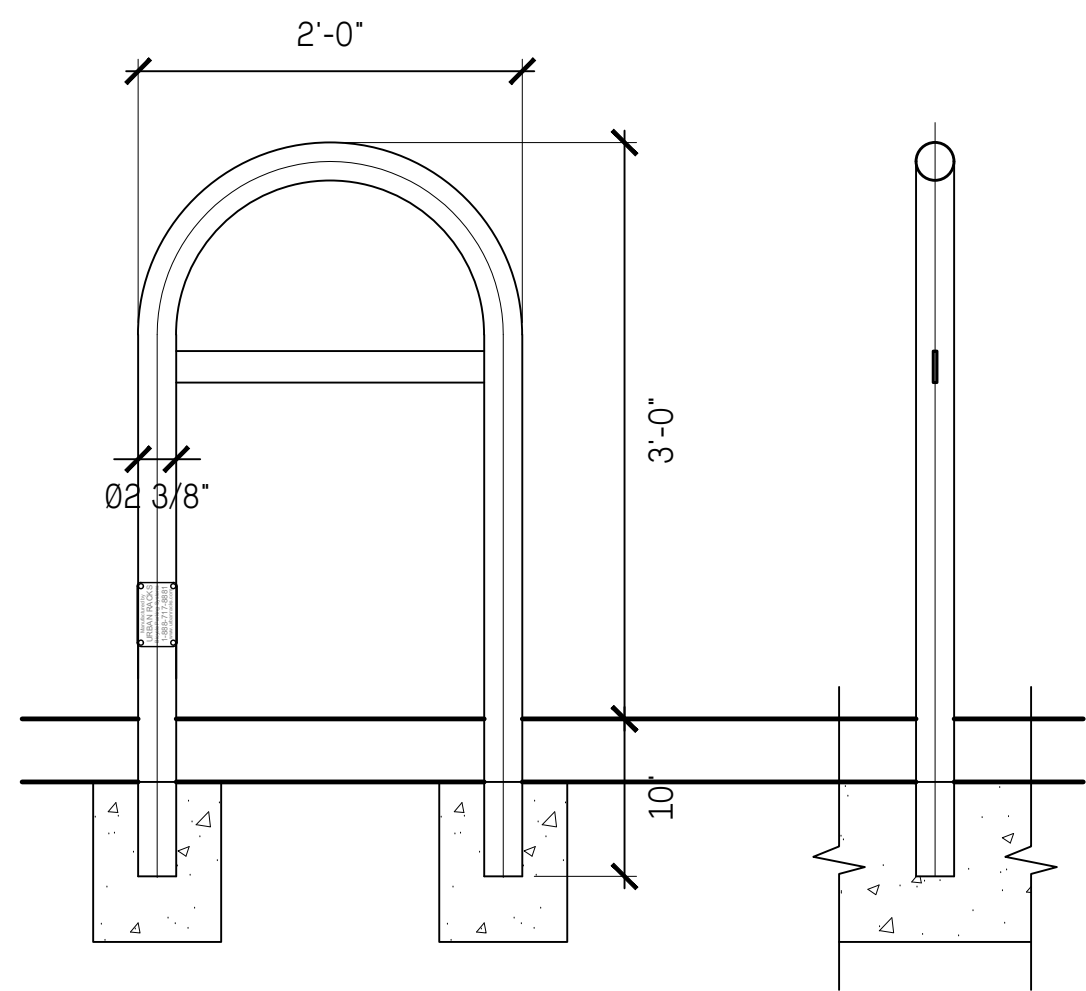
UBC Lot 26

Landscape Details

Paving Details

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Scale	AS SHOWN	
Drawn/Checked	JY SS	

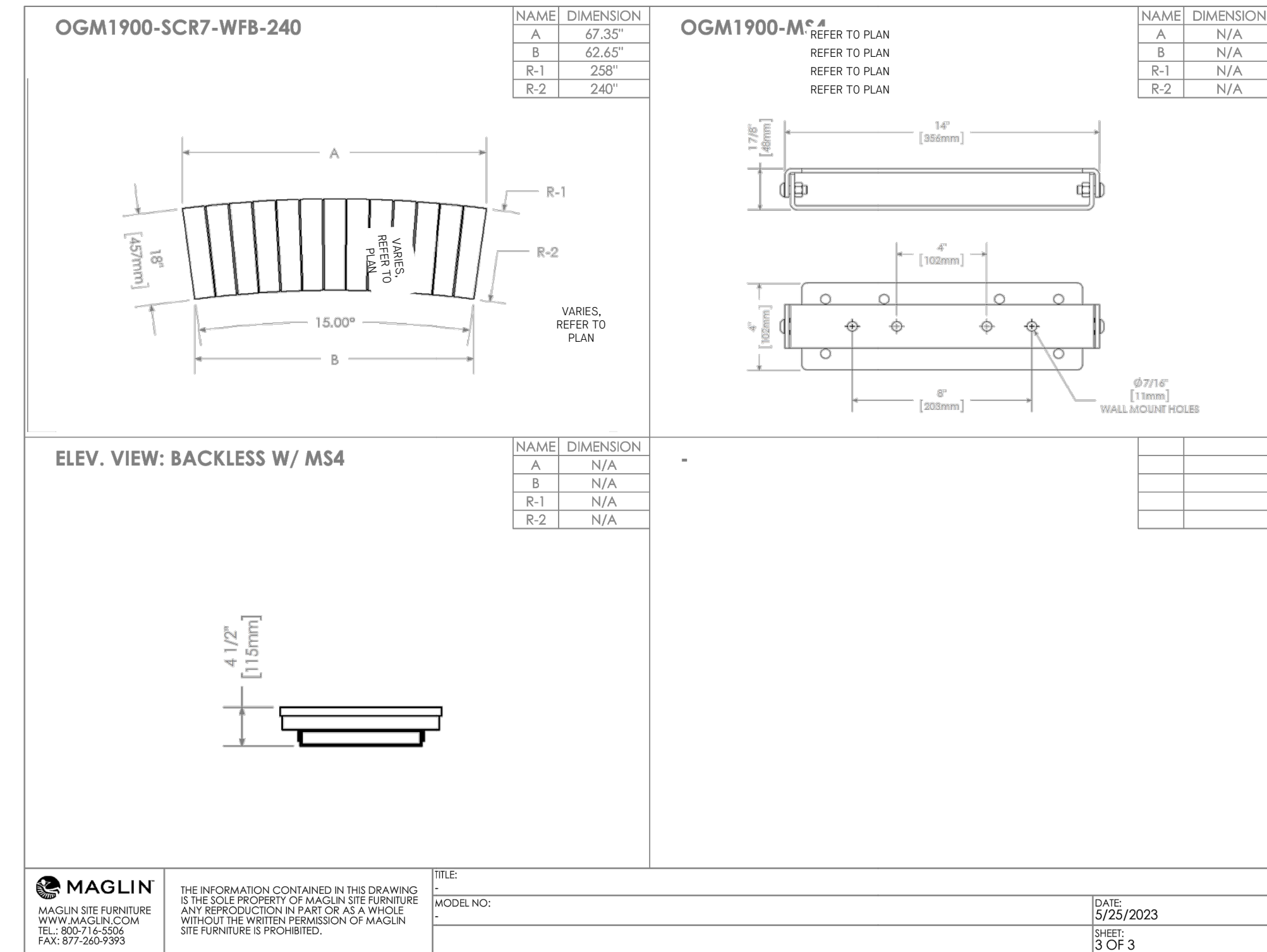
NOTES:
 MODEL: UB100-USX AS PER UBC DEVELOPMENT HANDBOOK REQ.
 MATERIAL: 2" SCHEDULE 40 STEEL PIPE WITH FLAT HORIZONTAL CROSS BAR
 MOUNT: EMBEDDED INTO CONCRETE WITH 10" BELOW GRADE, CONTINUOUS CURB ALONG LENGTH OF BIKE RACK. INSTALL PER MANUFACTURER'S INSTRUCTION.
 FINISH: HOT-DIPPED GALVANIZED
 SUPPLIER: URBAN RACKS 1-888-717-8881
 WWW.URBANRACKS.COM



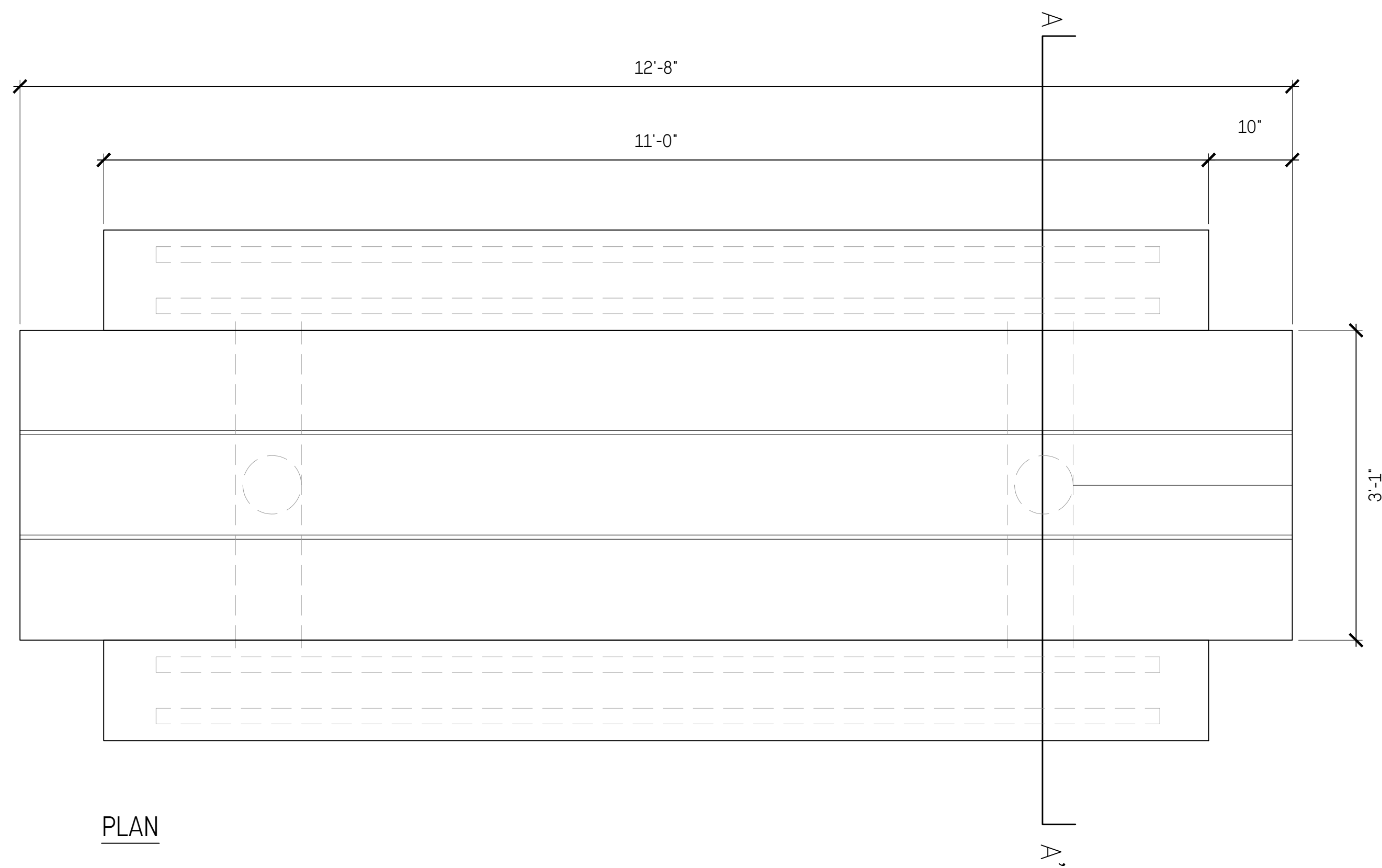
1 BIKE RACK
1" = 1'-0"



2 NATURAL BOULDER BENCH
NTS

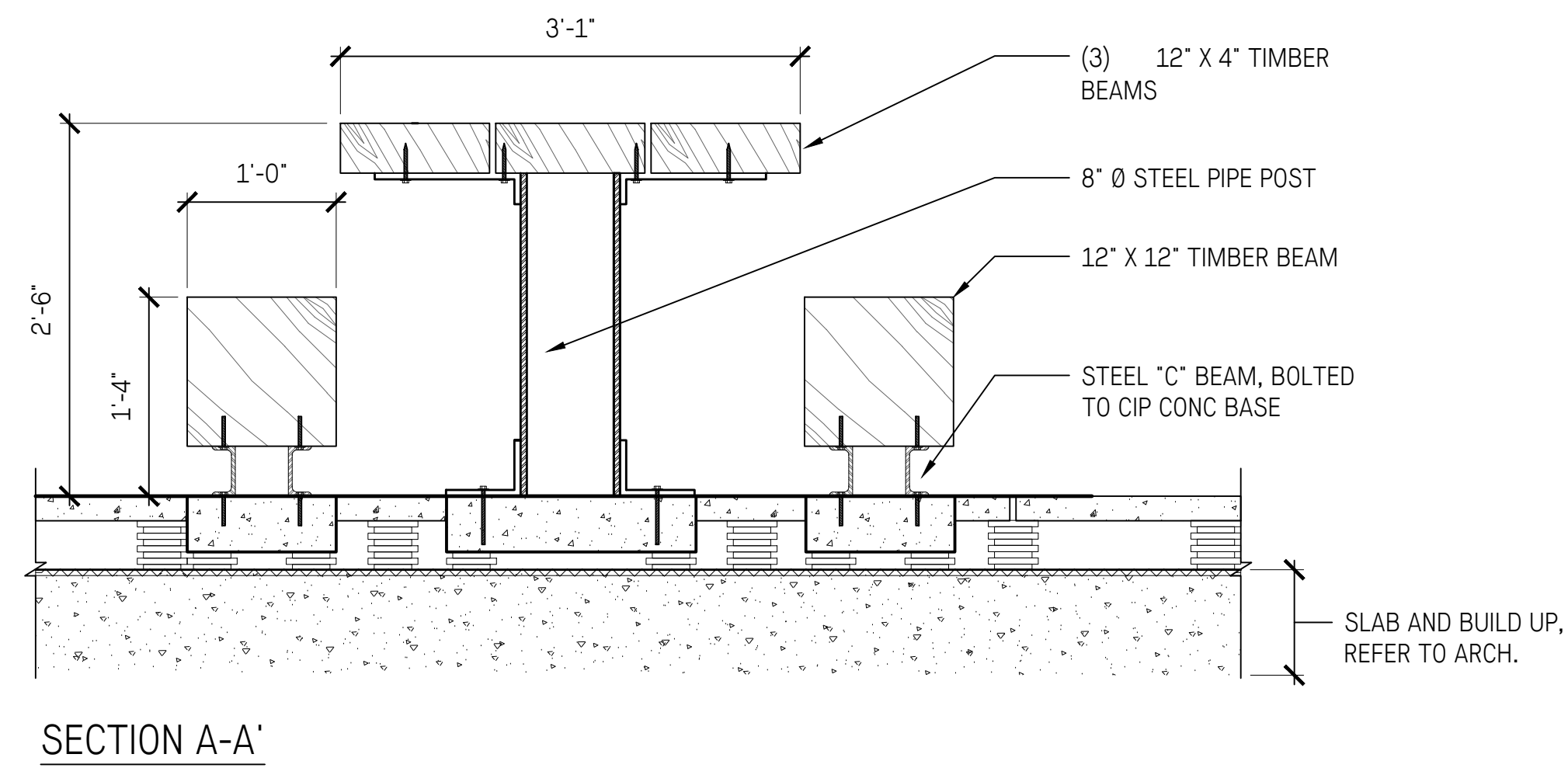


3 CIP CONCRETE BENCH WITH WOOD TOP
1" = 1'-0"



4 HARVEST TABLE AND BENCHES
1" = 1'-0"

NOTES:
 1. PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL BENCH AND TABLE CONSTRUCTION;
 2. USE GALVANIZED STEEL FOR ALL HIDDEN HARDWARE UNLESS OTHERWISE NOTED;
 3. USE STAINLESS STEEL FOR ALL EXPOSED HARDWARE;
 4. CONTRACTOR RESPONSIBLE FOR REINFORCEMENT AND FOOTING DIMENSIONS;
 5. CONTRACTOR TO PROVIDE MOUNTING BRACKETS TO BE REVIEWED BY LA;
 6. ENSURE NO SHARP EDGES.



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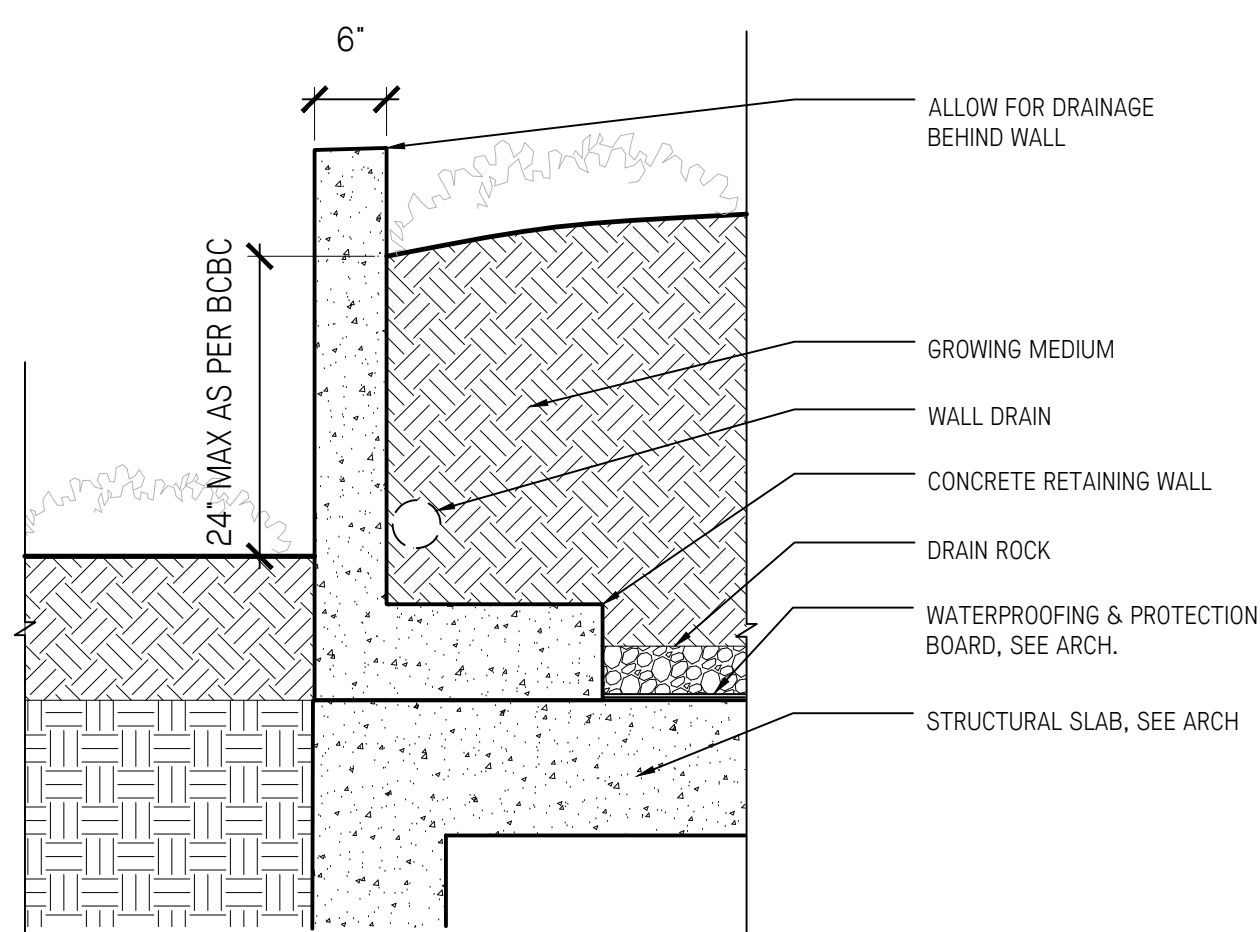
UBC Lot 26

Landscape Details

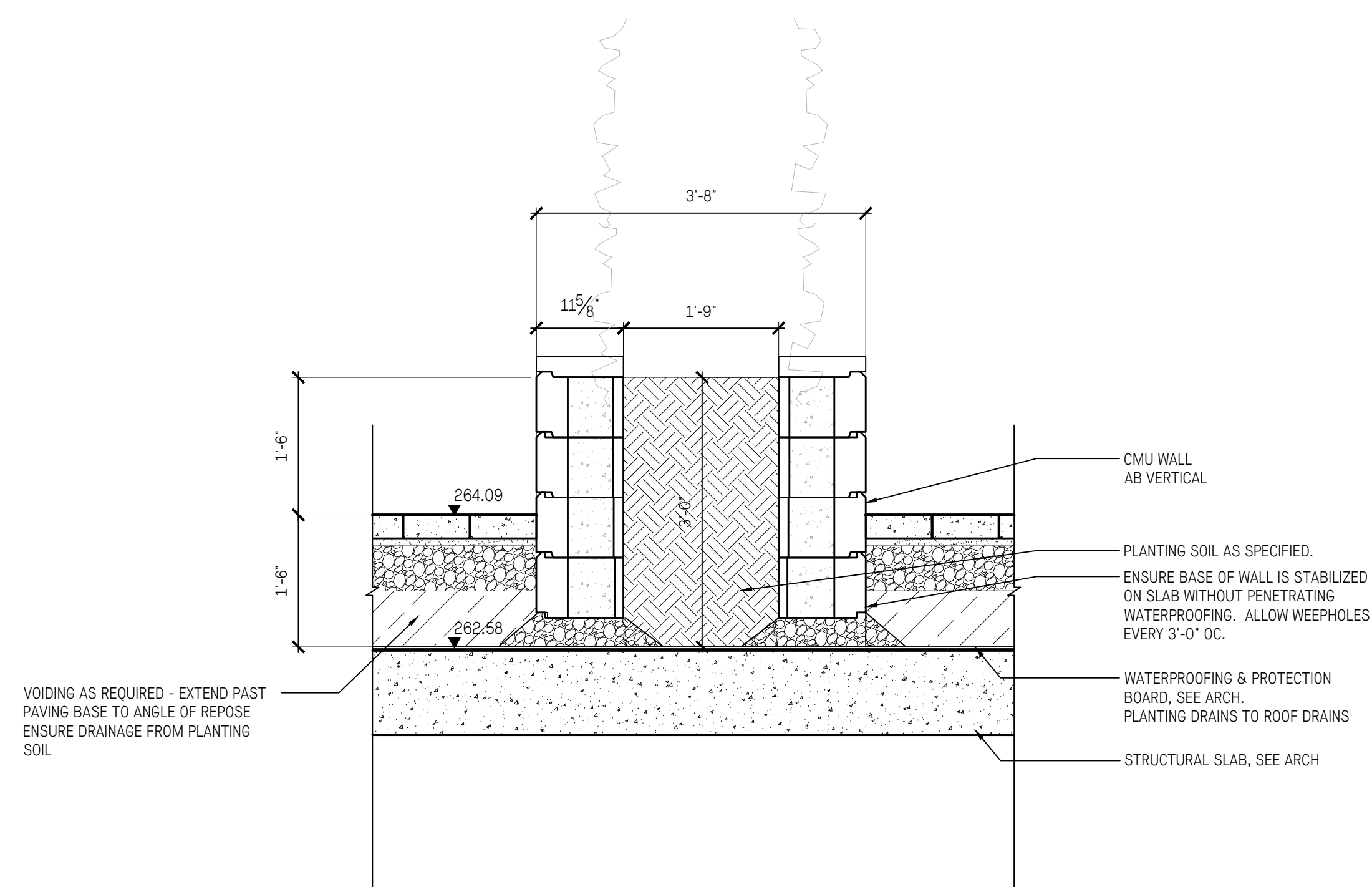
Site Furnishing Details

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Drawn/Checked	JY SS	

- NOTES:
1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF ALL WALL ELEVATIONS
 2. USE 1" c 232 MPa C-2 CONCRETE
 3. REINFORCE ALL CONC. AS REQUIRED



1 LANDSCAPE WALL TYPE A: CIP CONCRETE RETAINING WALL
3/4" = 1'-0"



2 LANDSCAPE WALL TYPE B: ALLAN BLOCK WALL
3/4" = 1'-0"

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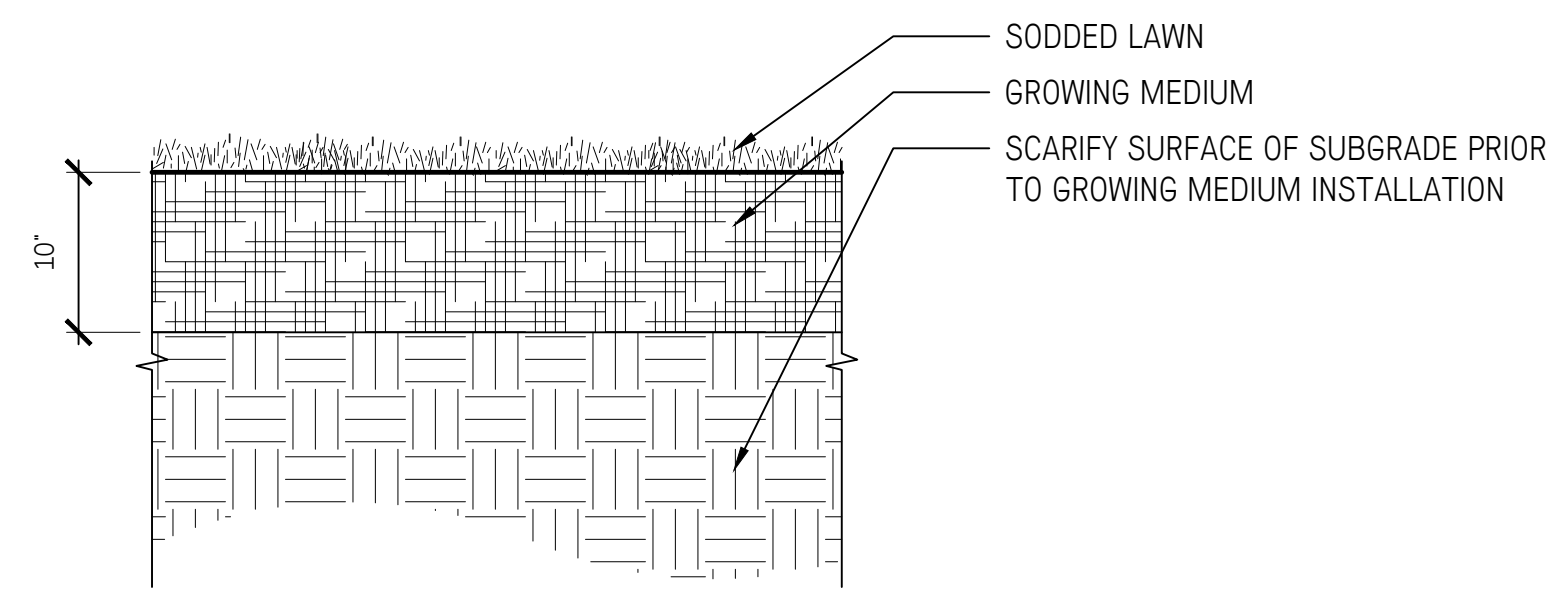
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UBC Lot 26

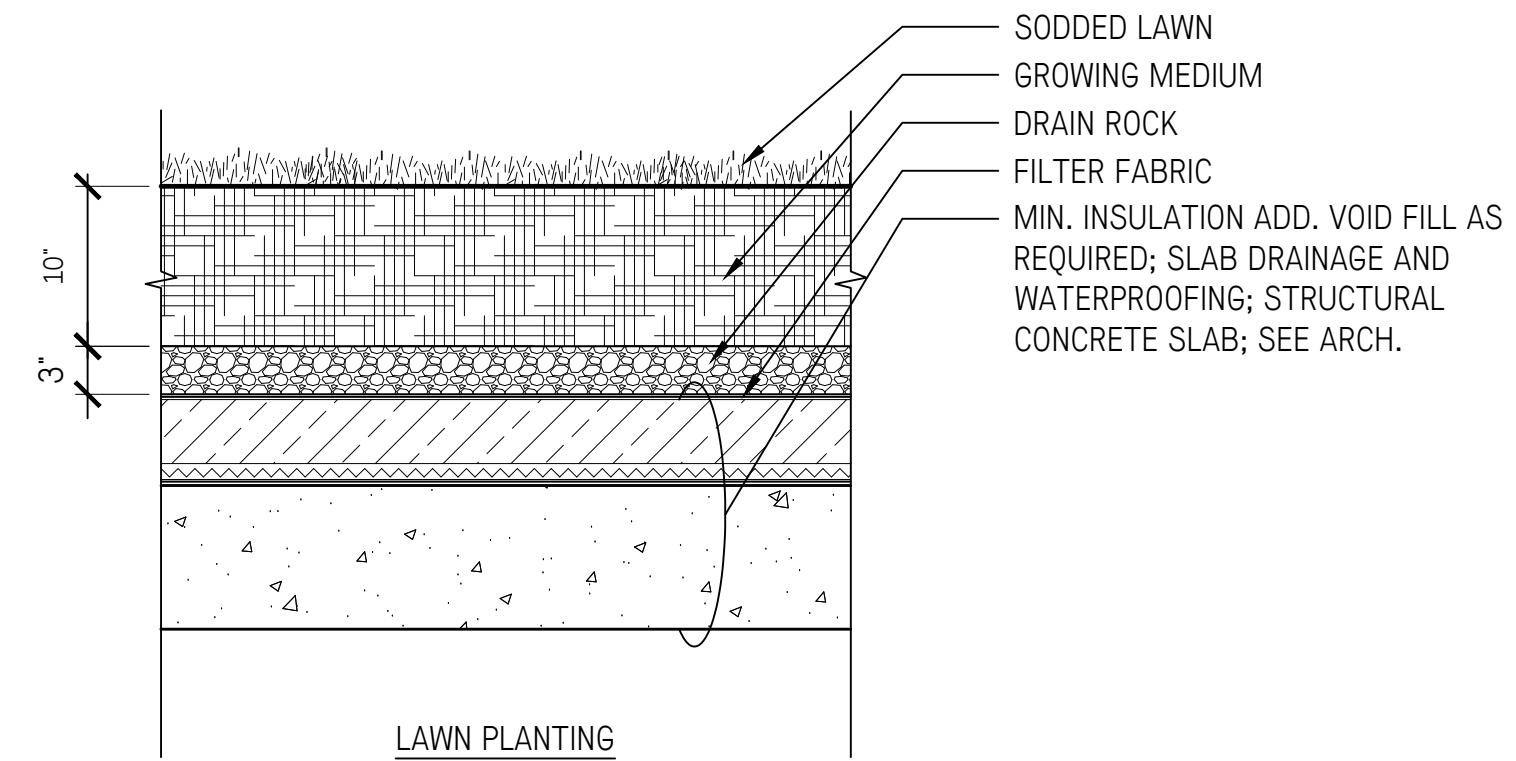
Landscape Details

Steps and Walls

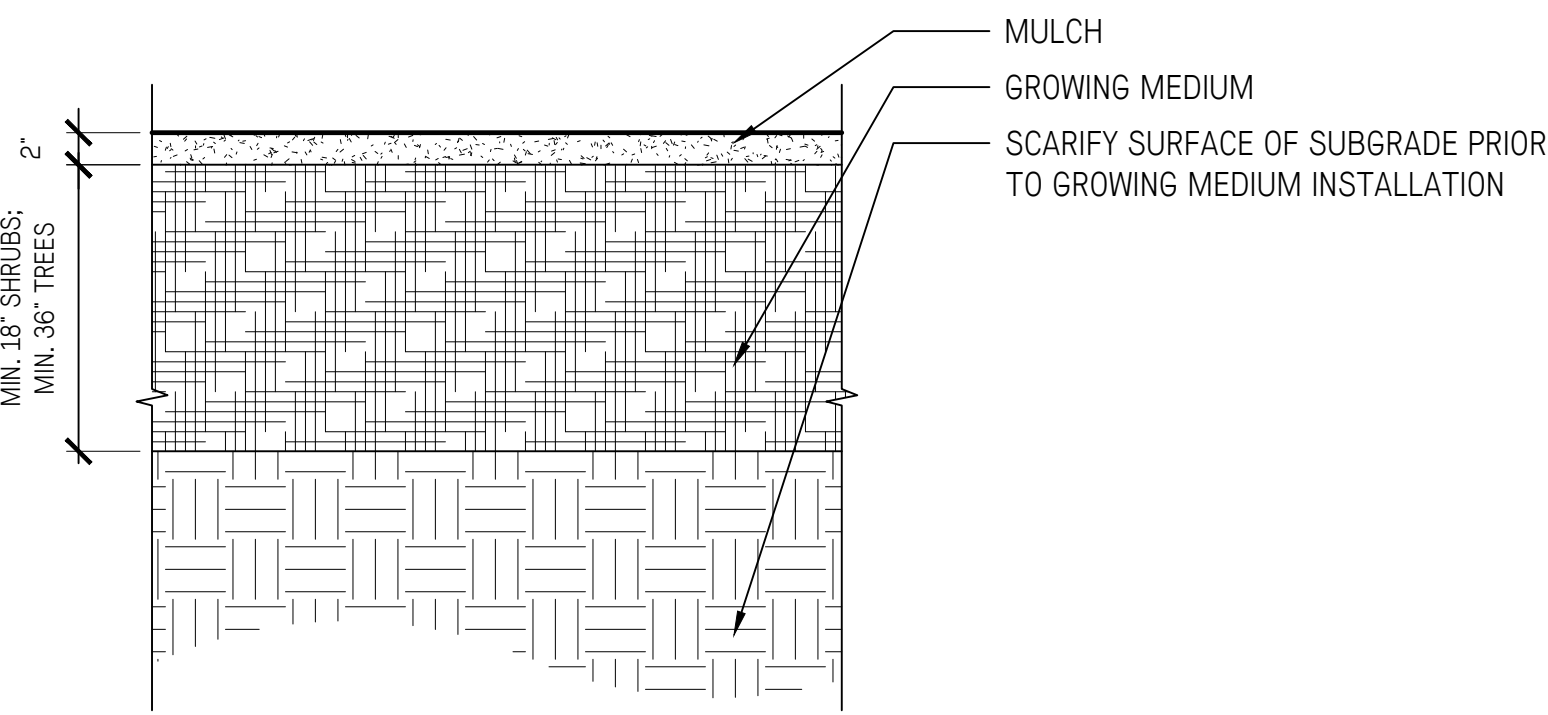
Date	March 10/23	Drawing Number
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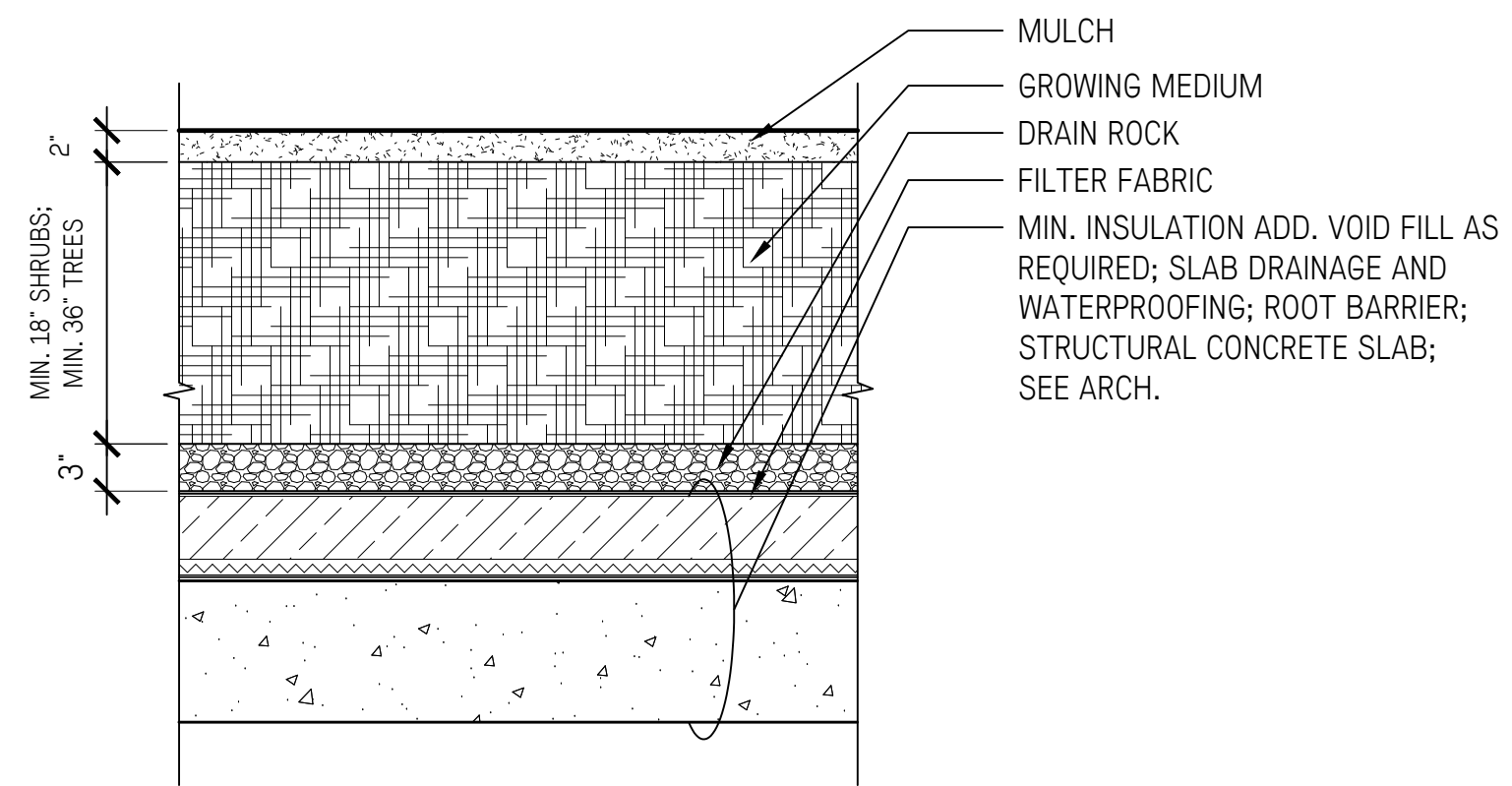
LAWN PLANTING



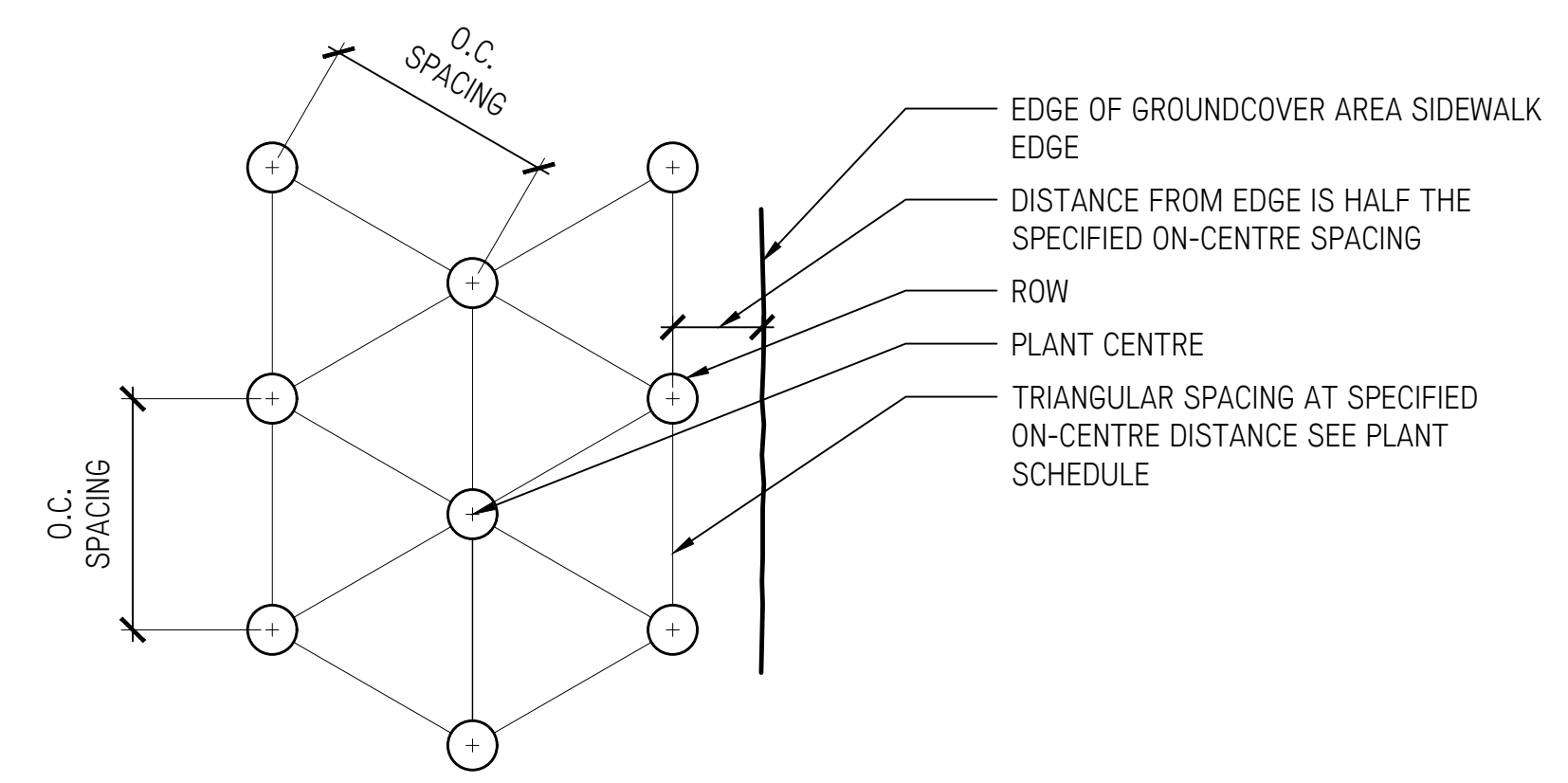
LAWN PLANTING



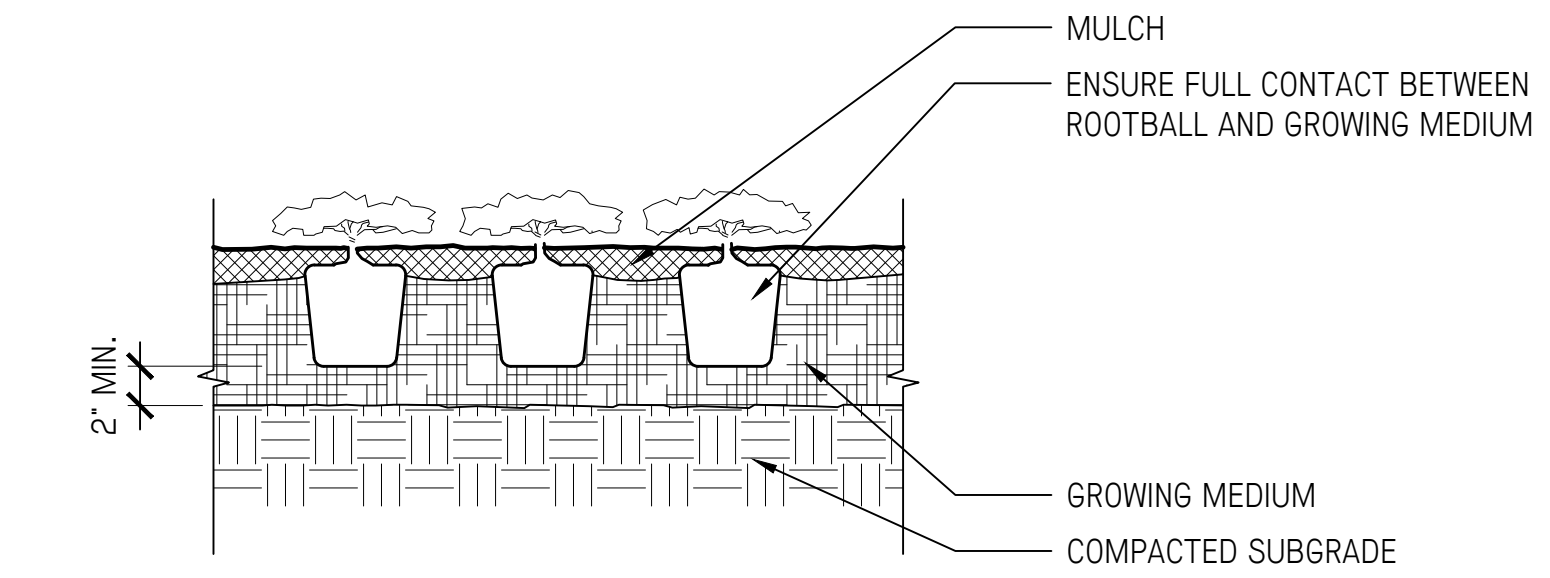
SHRUB/TREE PLANTING



SHRUB/TREE PLANTING



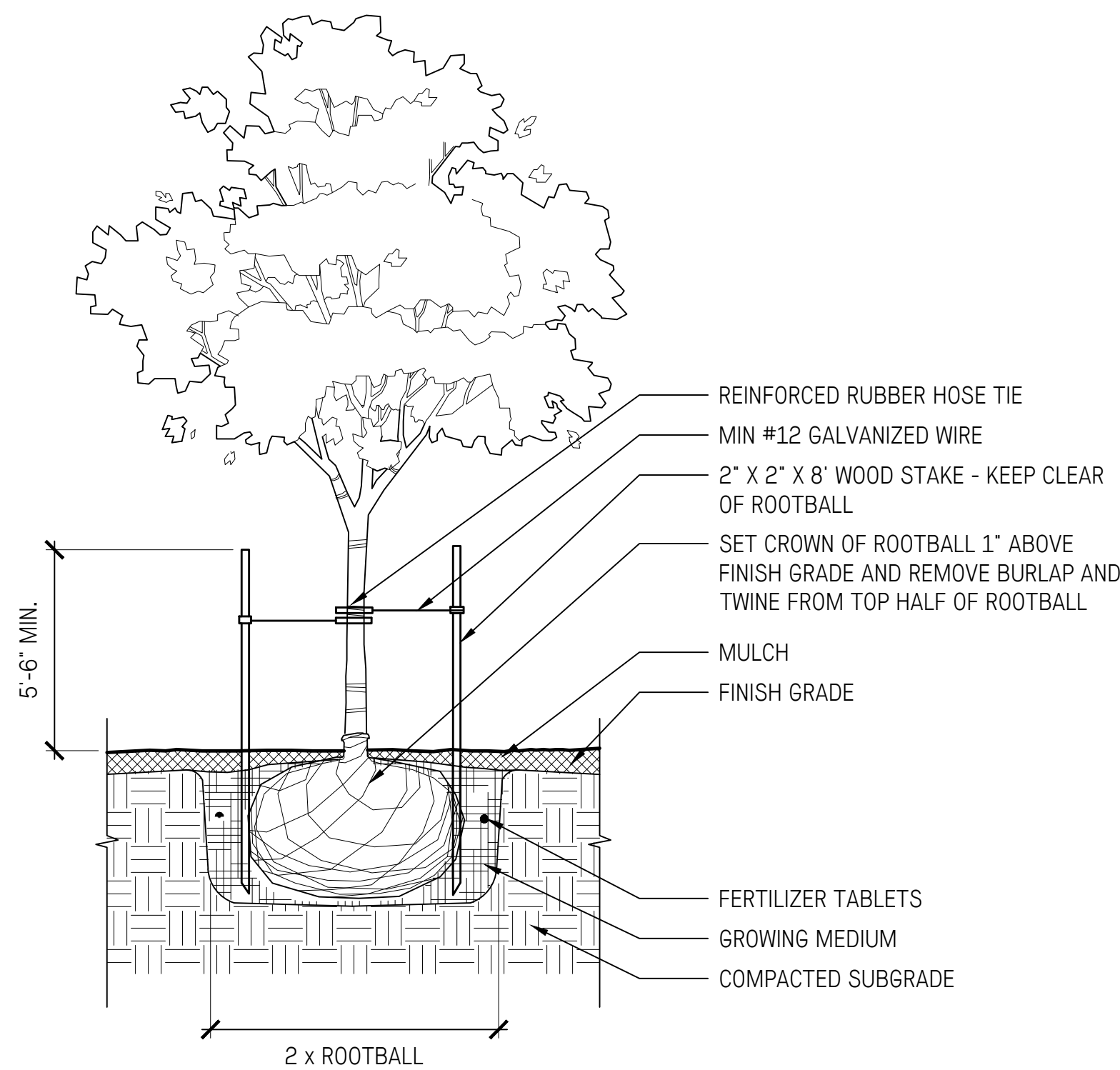
SPACING PLAN



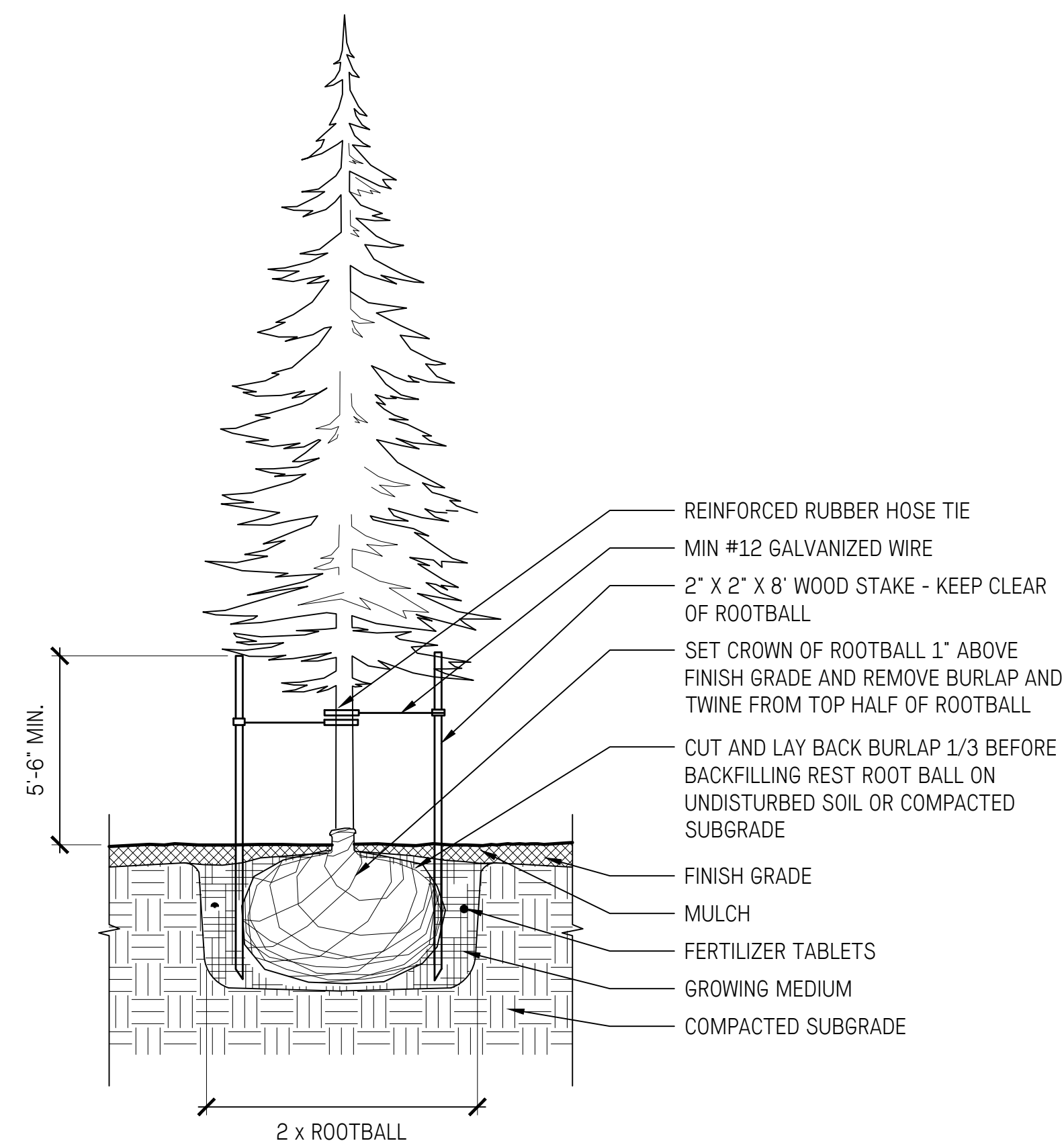
GROUND COVER PLANTING

1 SOIL PROFILES ON GRADE
1" = 1'-0"

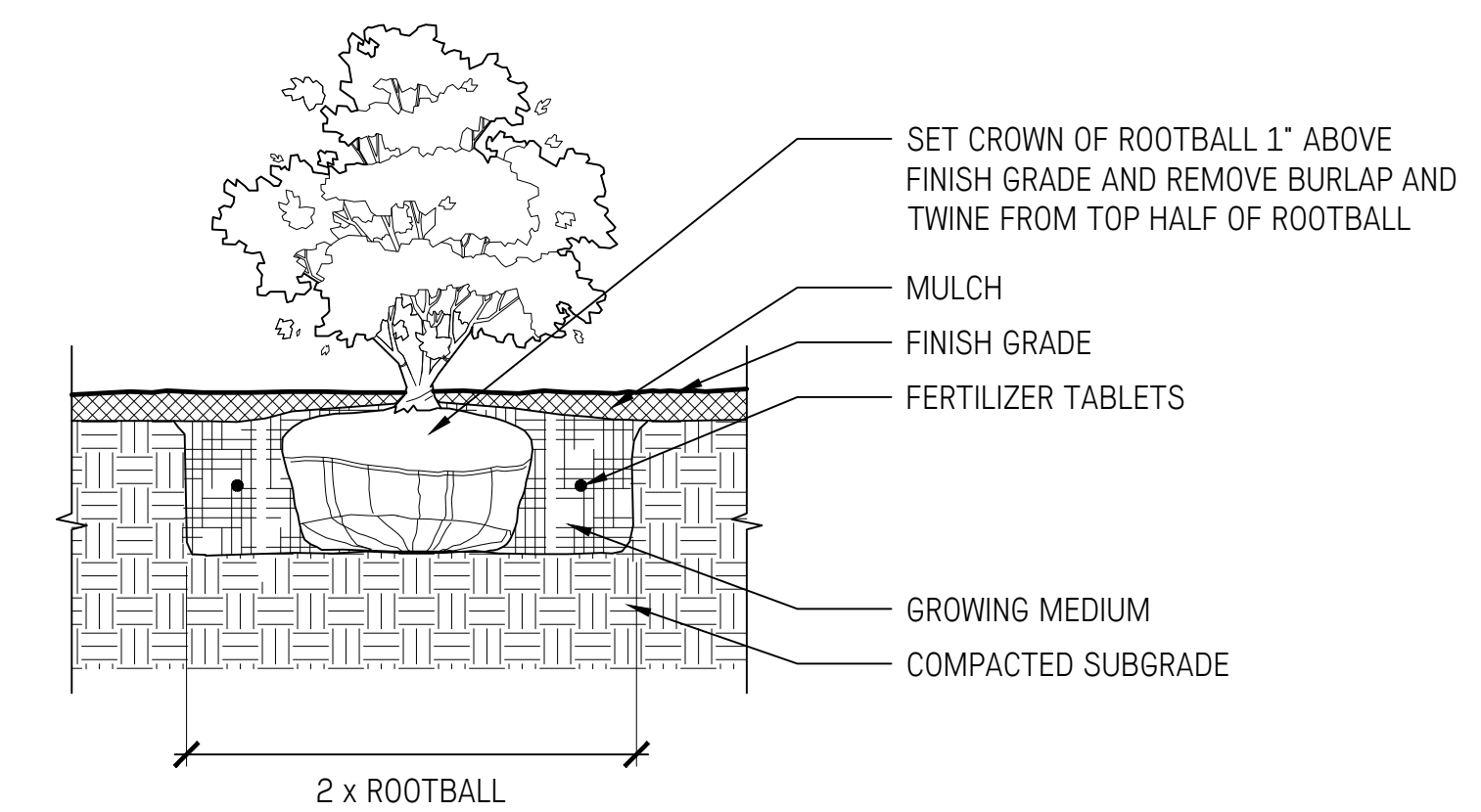
2 SOIL PROFILES ON SLAB
1" = 1'-0"



4 TREE PLANTING
1" = 1'-0"



5 CONIFEROUS TREE PLANTING
1" = 1'-0"



6 SHRUB PLANTING
1" = 1'-0"

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UBC Lot 26

Landscape Details

Planting Details

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