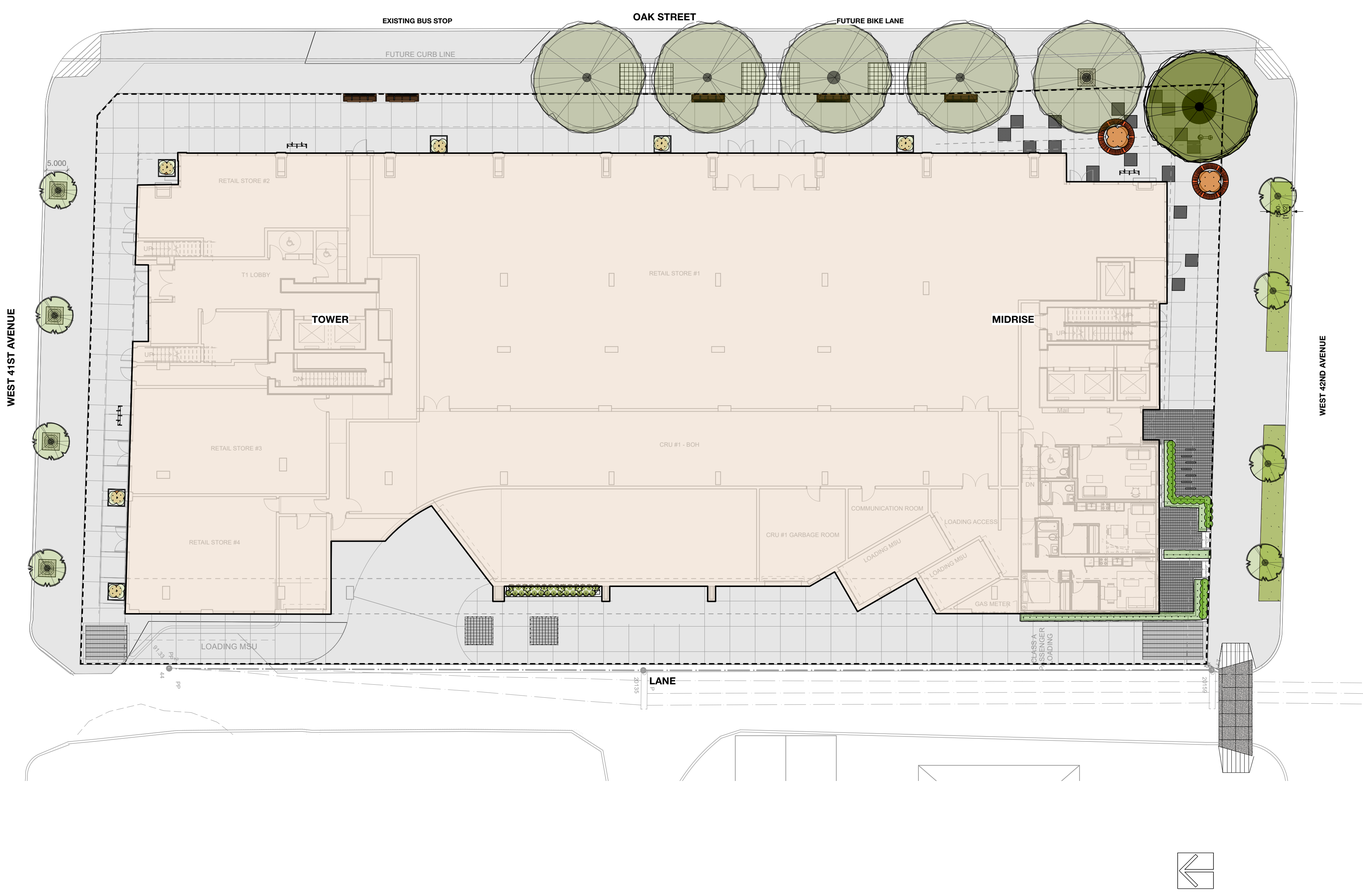
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Oak & 41st Condo & Social Housing

for Wesgroup Properties

Civic Address: 1008 West 41st Avenue and 5763 Oak Street

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-29	Issue for Progress
C	2020-08-19	Issue for Re-Zoning
D	2020-12-14	UDP Meeting on January 6th
E	2021-07-08	Issue for Progress
F	2021-10-28	Re-issue for Re-zoning

CONSULTANT TEAM

OWNER:	Wesgroup Properties
ARCHITECT:	IBI
LANDSCAPE:	eta landscape architecture

DRAWING LIST

L0.0	Cover Page
L0.1	Landscape Notes and Schedules
L0.1.1	Landscape Notes and Schedules
L0.2	Illustrative Plan
L0.3	Precedent Images
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L1.0	Tree Management Plan
L2.0	Offsite Plan
L3.1	Materials Plan - Ground Level
L3.2	Materials Plan - Level 2
L3.3	Materials Plan - Level 7
L3.4	Materials Plan - Level 9
L3.5	Materials Plan - Level 18
~~L4.0~~	~~Grading and Drainage Plan~~ (Not Included)
L5.1	Planting Plan - Ground Level
L5.2	Planting Plan - Level 2
L5.3	Planting Plan - Level 7
L5.4	Planting Plan - Level 9
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L6.1	Soil Depth Plan - Ground Level
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~~L7.0~~	~~Irrigated Areas Plan~~ (Not Included)
L8.1	Landscape Sections
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L9.0	Softscape Details
L10.0	Hardscape Details
L11.1	Site Furnishings Details
L11.2	Site Furnishings Details

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By:	Scale:
Reviewed By:	Drawing No.: L0 of 31
Date: 00/00/00	

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

DESIGN RATIONALE

OVERVIEW

The overall design intent is to integrate this project into its' neighbourhood character and the evolving context of Oak Street within the Oakridge Town Centre. The enduring influence of this neighbourhood is explored and responded to in an integrated manner through the use of community connections, contextual themes and site appropriate materials consistent with the architectural expression. The overall ground plane programming responds to the street presence, arrival sequence, and minor public plaza. The design responds to the project's location within the Oakridge Town Centre Plan, sustainability goals, and to specific solar orientations.
Sustainability strategies have been addressed through plant material selected with a focus on planting adapted to drought and our changing micro-climate due to climate change. The provision of shade through street trees at the ground level will provide some mitigation of the urban heat island effect. Soil volumes are consistent with City of Vancouver standards and have been maximised to assist in storm water management.

STREET FRONTAGES

The eastern frontage of the site runs the length of Oak Street. The streetscape along this active frontage will be augmented by a new row of oak trees coordinated with the City of Vancouver Parks, and Engineering Departments so as not to impede this well used transit corridor. The streetscape along Oak street will eventually allow for a future bicycle pathway and the Oak trees are located well back of the roadway to allow for this development. Trees are situated in a continuous soil trench to maximise soil volumes for a healthy urban forest and assist in stormwater management.

A small plaza at the corner of 42nd Ave and Oak has been designated as a minor plaza as part of the Oakridge Town Centre Plan. Hardscape and site furnishings are consistent with planning for this portion of the plan and provide for a range of seating and gathering opportunities. In the shade of a specimen Oak tree, this corner plaza provides a direct connection to this well established and vibrant neighbourhood.

The northern frontage runs along West 41st Avenue and will accommodate a row of columnar Oak trees back of the sidewalk mirroring the rhythm of the mature trees on the north side of 41st Ave.
At 42nd Avenue we propose a row of columnar Oak trees within a grassy boulevard to ease the transition into the neighbourhood. The landscape treatment wraps the corner into the laneway to soften the transition to the commercial lane frontage.

COMMON OPEN SPACE

The level 2 amenity area is dedicated to at grade children's play in the form of patterning of rubber surfacing, and urban agriculture for the residents of the Social Housing building. This outdoor space is connected to the indoor amenity area for contiguous flow in the space. Spacious patios are situated around the perimeter of the amenity area which will receive westen light and sunsets.

The level 7 amenity area is composed of a sequence of common spaces to facilitate community building. Spaces bridging the tower and the midrise include a children's play area, urban agriculture, and an informal seating and dining area. There are arbour structures to the east and west for shade as well as climbing vegetation.

The level 9 amenity space is composed of a family oriented area for urban agriculture - including one dedicated to children, and an informal area for socializing. A metal arbour provides some cover for shade or inclement weather. This unprogrammed ares will be able to take full advantage of views to the south, east and west.

The amenity area on the tower rooftop takes full advantage of views to the mountains and glorious sunsets with a series of small spaces including an informal seating and eating area, space for yoga, and provision for bocce or shuffleboard. Catenary lighting that is dark-sky friendly will activate the space in the evening.
Planting at the edges of the rooftop amenity facilitate open views and assist in providing a natural separation between the amenity spaces and will soften the transition between the building and the neighbourhood.

BIODIVERSITY

Extensive green roofs on level 2 and level 9 are both Biodiversity Green Roofs providing substitute habitats for flora and fauna. They feature layered and mounded native vegetation and natural elements such as twig bundles, areas of sand and river rock, and pockets for water collection to increase opportunities for birds and pollinators to feed and shelter.

SUSTAINABILITY

- Native and non-native adapted plant material ensures less water demand.
- Increased soil volumes on and off slab that will retain and reduce the release rate of water into the larger system.
- High efficiency irrigation system to further reduce potable water consumption in the landscape.
- Small scale urban agriculture with composting abilities for educational potential.
- Use of durable materials.
- Landscape lighting will be low level and have cutoffs to minimize light spillage into other areas.

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/CLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL , WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	300 MM (12")	225 MM (9")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN-NOT IRRIGATED	150MM (6")	225 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 50MM (2")MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

Revision

No.	Date	Revision Notes

Issue

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Notes and Schedules

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	
Reviewed By	Drawing No.
Reviewed By	L0.1
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

PLANT LIST

ID	QT	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qf	5	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
QrA	8	Quercus robur x alba 'Streetspire'	'Streetspire' oak	as shown	6cm cal/ B&B	2m standard/ full crown	
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
	0			.00			
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES - LEVEL 1							
Qf	1	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
SHRUBS / GROUNDCOVERS / PERENNIALS - LEVEL 1							
Lis	28	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mp	14	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Pah	25	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
Rc	24	Rubus calycinoides	creeping bramble	1.67	#1 cont.	full/ bushy plants	E, B, P, Ed
Shm	6	Schizophragma hydrangeoides 'Moonligh	Japanese hydrangea vine	4.00	#2 cont./ staked	full/ bushy plants	P
Tmh	59	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
	0			.00			
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - LEV 7							
Apl	2	Acer palmatum atropurpureum 'Bloodgoo	Bloodgood Japanese maple	as shown	2.5m ht/ B&B	multistemmed/ bushy plants	
Hem	7	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 7							
Fa	44	Fragaris x ananassa	strawberry	.80	SP4	full/ bushy plants	
Imbp	20	ilex meserveae blue prince	Blue holly	2.70	#3 cont.	full/ bushy plants	E
Klm	20	Kalmia latifolia 'Minuet'	Minuet mountain laurel	2.00	#2 cont.	full/ bushy plants	E
Lis	166	Liriope spicata	Lilyturf	1.00	#1 cont	full, bushy plants	
Nat	288	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Rmb	4	Rhododendron 'Mission Bells'	white rhododendron	3.50	1mx1m/ field grown/ B&	full/ bushy plants	
Ro	13	Rosmarinus officinalis	rosemary	1.50	#2 cont.	full/ bushy plants	E, P, Ed
Tmh	71	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
Ws	5	Wisteria sinensis	Chinese wisteria	2.50	#2 cont.	staked	
	0			.00			
LAWN - OFFSITE							
		Non-Netted, grown on sand					
NOTES:							
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2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - ROOF							
Hem	3	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Lis	200	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mp	21	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Nat	66	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Pah	65	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
	0			.00			
NOTES:							
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2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

MATERIALS AND FURNISHINGS

SITE FURNISHINGS								
ID	**REFERENCE**	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
S1	1/L11.1	BIKE RACK	16" x 55"	EP5930	EQUIPARC	5 bicycles	RAL Orange	3
S2	2/L11.1	BENCH SEATING	234 x 62 cm	SOI L8	STREET LIFE	thermally modified ash		5
S3	3/L11.1	MODULAR PLANTER	48" x 48" x 24"	CUBE	C3	aluminium	RAL Blue and Yellow	6
S4	1/L11.2	METAL ARBOUR	-	-	CUSTOM	-	TBC	3
S5	4/L11.1	AGILITY POLES	VARIES	-	CUSTOM	-	Powder Coat Yellow	7
S6	5/L11.1	PLAY FRAME	6'x6'	-	CUSTOM	-	Powder Coat Orange	1
S7	2/L11.2	POTTING TABLE	8'x3'	-	CUSTOM	-	Natural	1
S8	-	TUMBLING COMPOSTER	3.5'x3'	-	-	-	-	1
S9	-	BEE BOX	1.5'x1.5'	-	CUSTOM	-	Natural	12
S10	3/L11.2	OFFSITE TREE GRATE	4'x4'	JAMISON	URBAN ACCESSORIES	-	Raw	12
S11	4/L11.2	PLAZA TREE GRATE	8' DIA.	FLAT RAINBOW	URBAN ACCESSORIES	-	Orange	1
S12	5/L11.2	PLAZA ROUND BENCH	5' DIA.	OGDEN	MAGLIN	-	Orange	2
MATERIALS								
ID	**REFERENCE**	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
M1	1-2/L10.0	PEDESTRIAN CONCRETE	-	-	-	-	-	-
M2	3/L10.0	PATIO PAVERS	-	3:1	Abbotsford Concrete	-	Charcoal	-
M3	4/L10.0	PIP RUBBER SURFACING	-	-	Marathon	-	Sky Blue, Yellow, Teal	-
M4	5/L10.0	DRIP STRIP	-	-	-	-	-	-
M5	3/L10.0	AMENITY PAVERS	-	3:1	Abbotsford Concrete	-	Shadow	-
M6	-	ENGINEERED WOOD	-	-	Resysta	-	-	-
M7	-	GREEN ROOF PAVERS	-	Texada	Abbotsford Concrete	-	Natural	-
M6	-	WIRE ROPE SYSTEM	-	-	Jakob	Climbing Vines	-	-
M8	-	METAL PLANTERS	-	-	C3	-	-	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

Revision

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Drawing Title

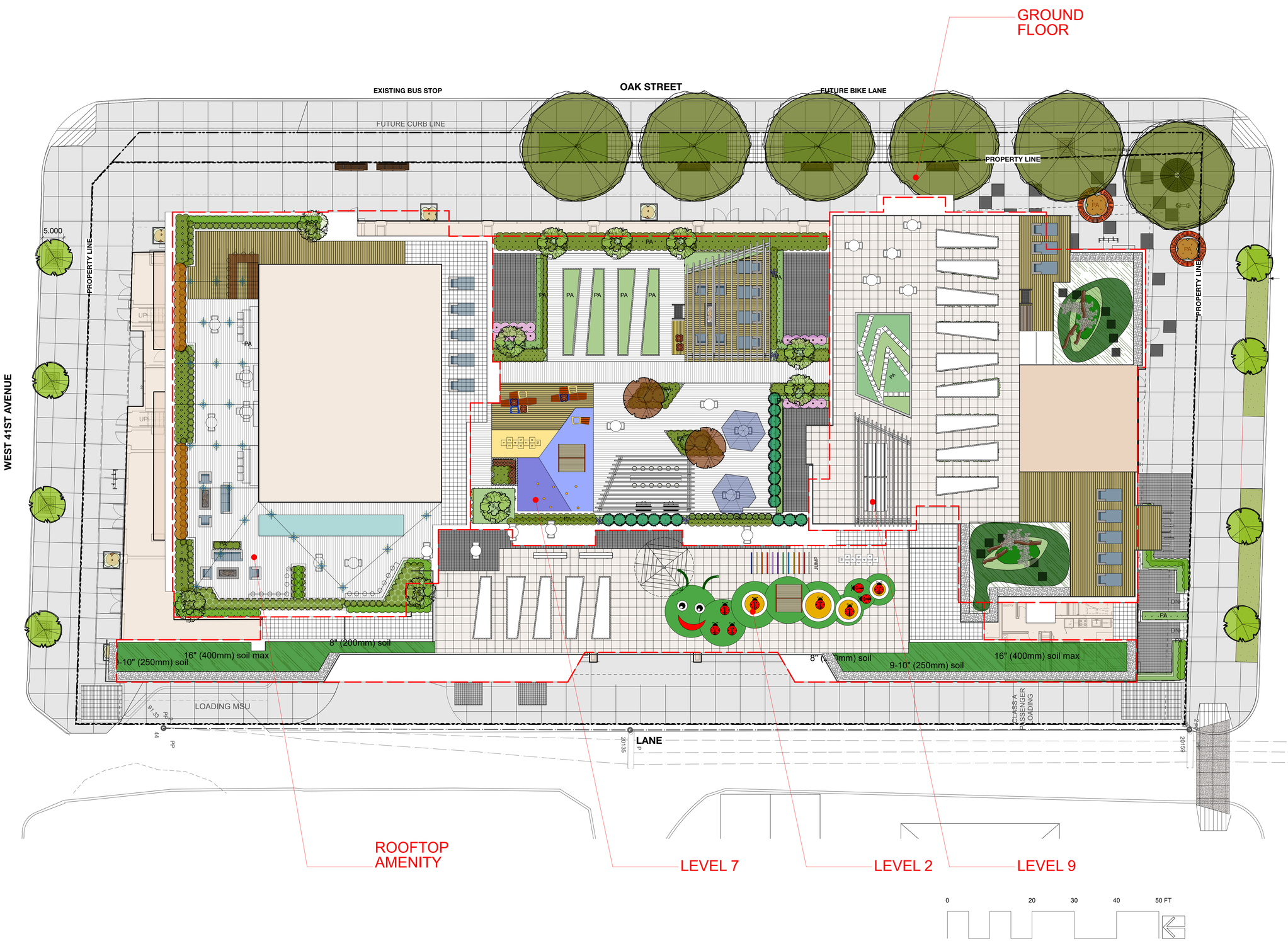
Notes and Schedules

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Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale:
Reviewed By: Reviewed By	Drawing No.: L0.1.1
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



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Illustrative Plan

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Legal
Legal Address line 1
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Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L0.2
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

PLANT MATERIAL


Taxus media 'Hicksii'


Lavandula angustifolio 'Hidicote Blue'


Mahonia nervosa


Berberis thunbergii


Azalea japonica


Choisya ternata


Pennisetum alopercuroides 'Hameln'


Polystichum munitum


Daphne odora


Rudbeckia hirta

GREENROOF HABITAT

















Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Precedent Images

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L0.3
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

LANEWAY



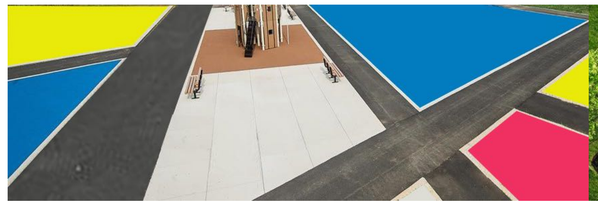


ARBOURS





PLAY





NIGHTIME ACTIVATION



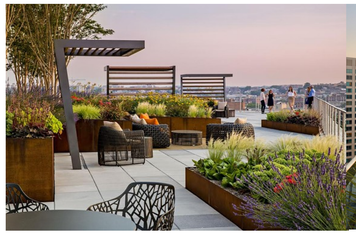


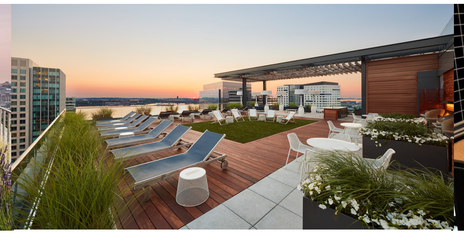




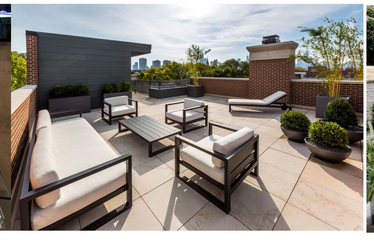


AMENITY SPACE











PLANTING SCHEME







SITE FURNISHINGS







Solid Bench with Quatro Backrest
SOL-L8-234 + **SOL-QBR-180**, 234x62x45cm



Revision

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

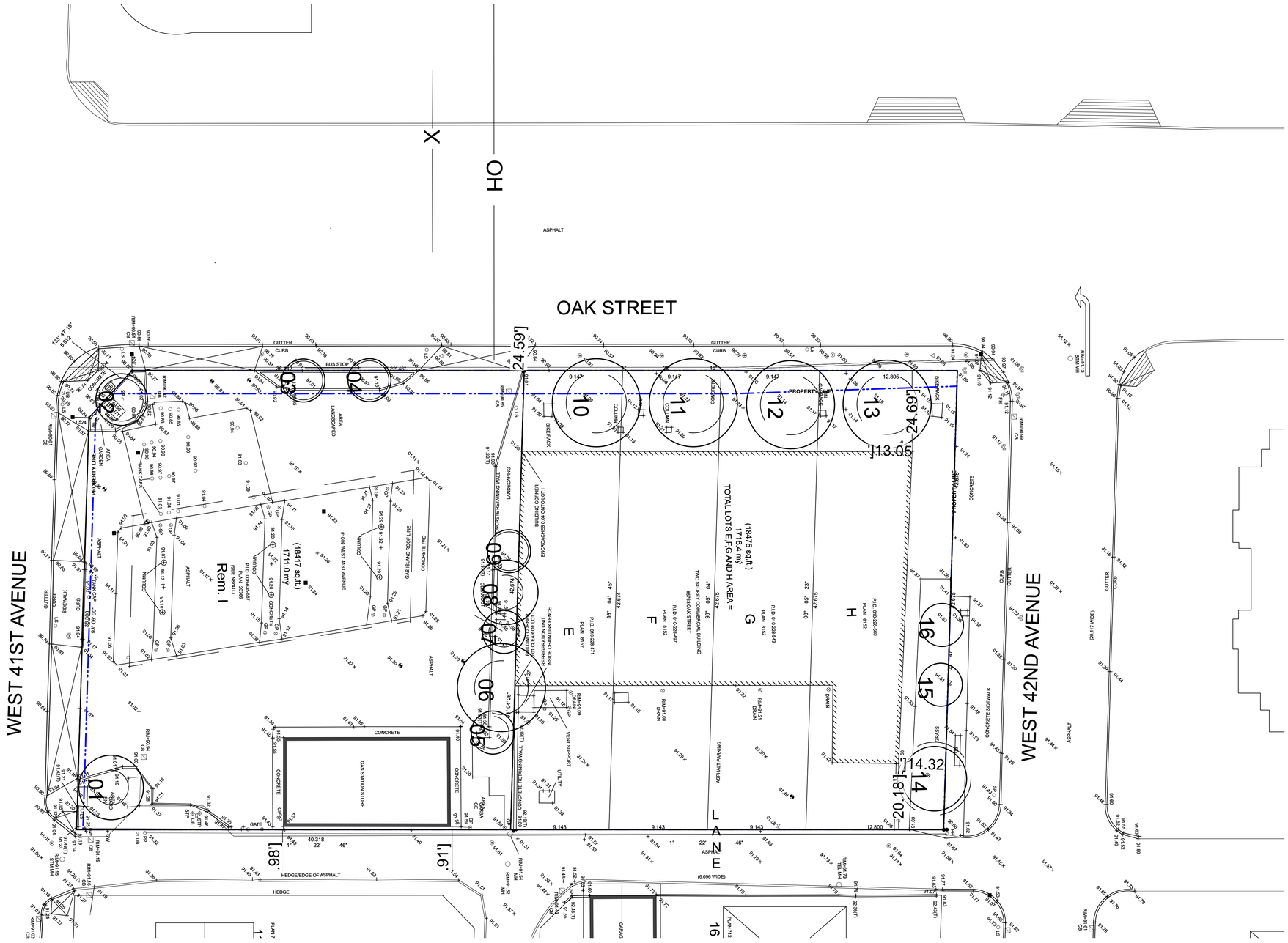
Precedent Images

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	**Scale**
Drawn By	as noted
Reviewed By	**Drawing No.**
Reviewed By	L0.4
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Arborist Tree Protection Plan
Scale: 1/16" = 1'-0"

Revision

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Project

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Condo & Social Housing

1008 W 41st &
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Drawing Title

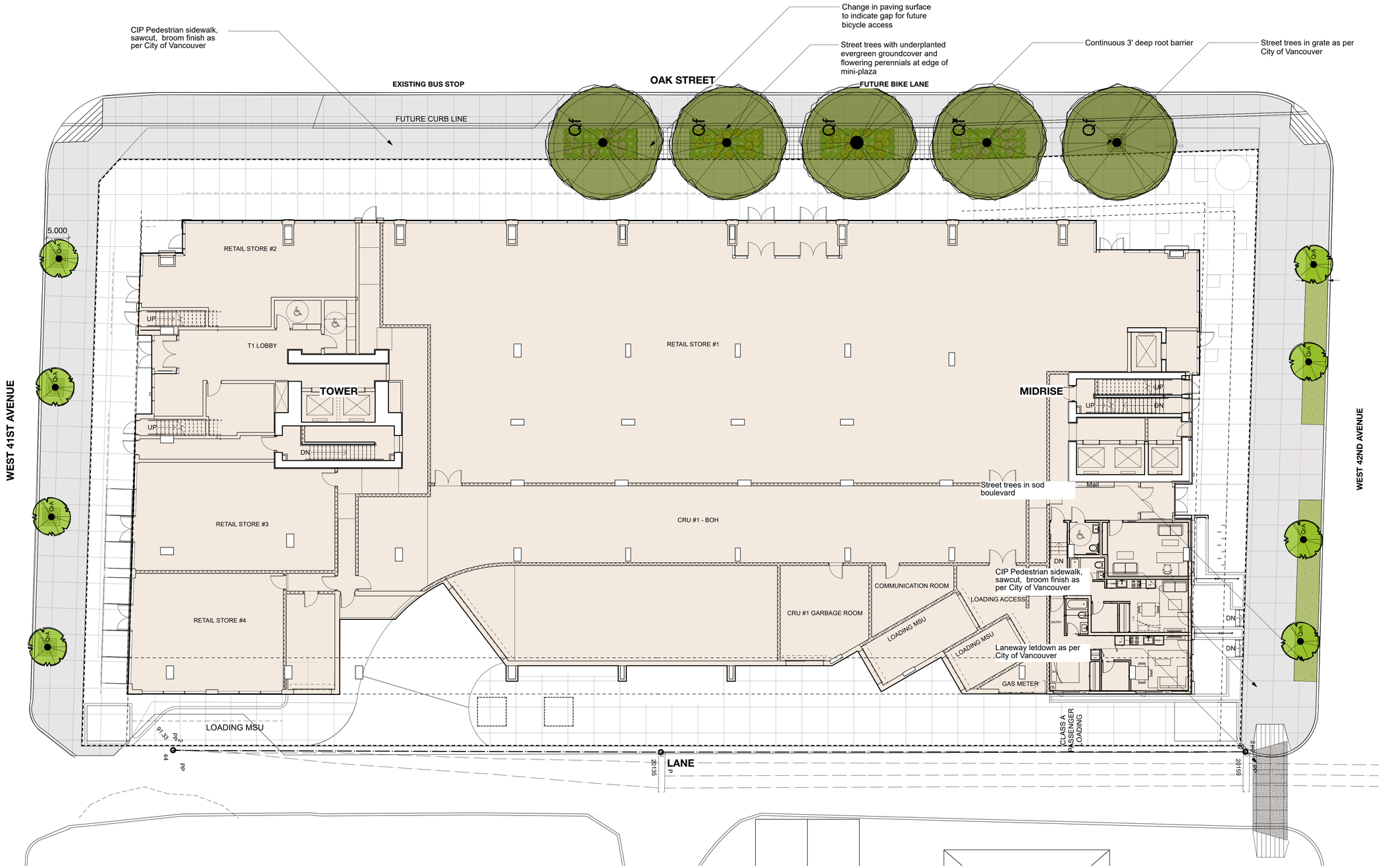
Tree Management Plan

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L1.0
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Ground Floor
Scale: 3/32" = 1'-0"

Revision

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Project

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1008 W 41st &
5763 Oak St

Drawing Title

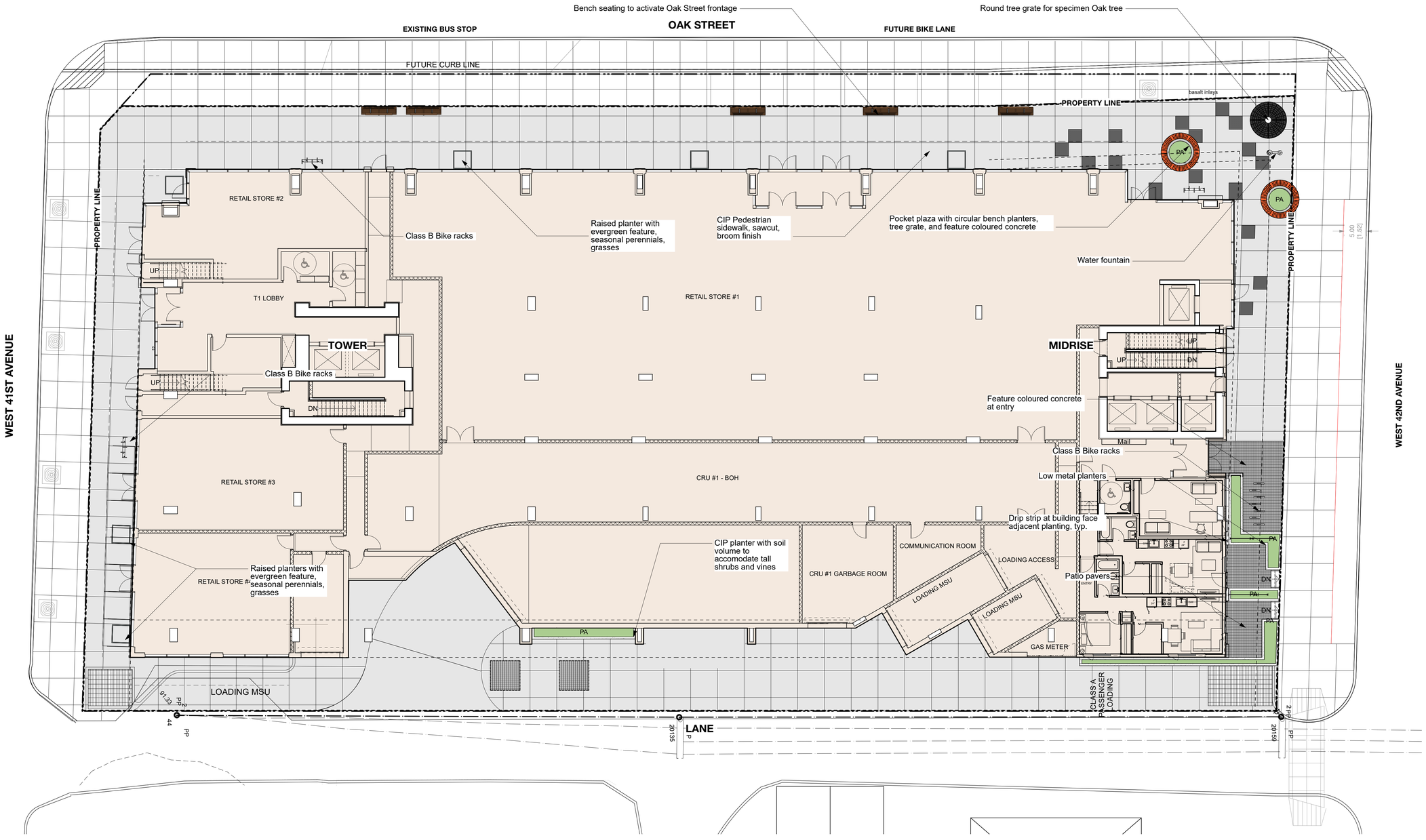
Offsite Plan

-

Legal
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Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L2.0
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Ground Floor
Scale: 3/32" = 1'-0"

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Materials Plan
Ground Floor

-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.1
Date	of
00/00/00	31

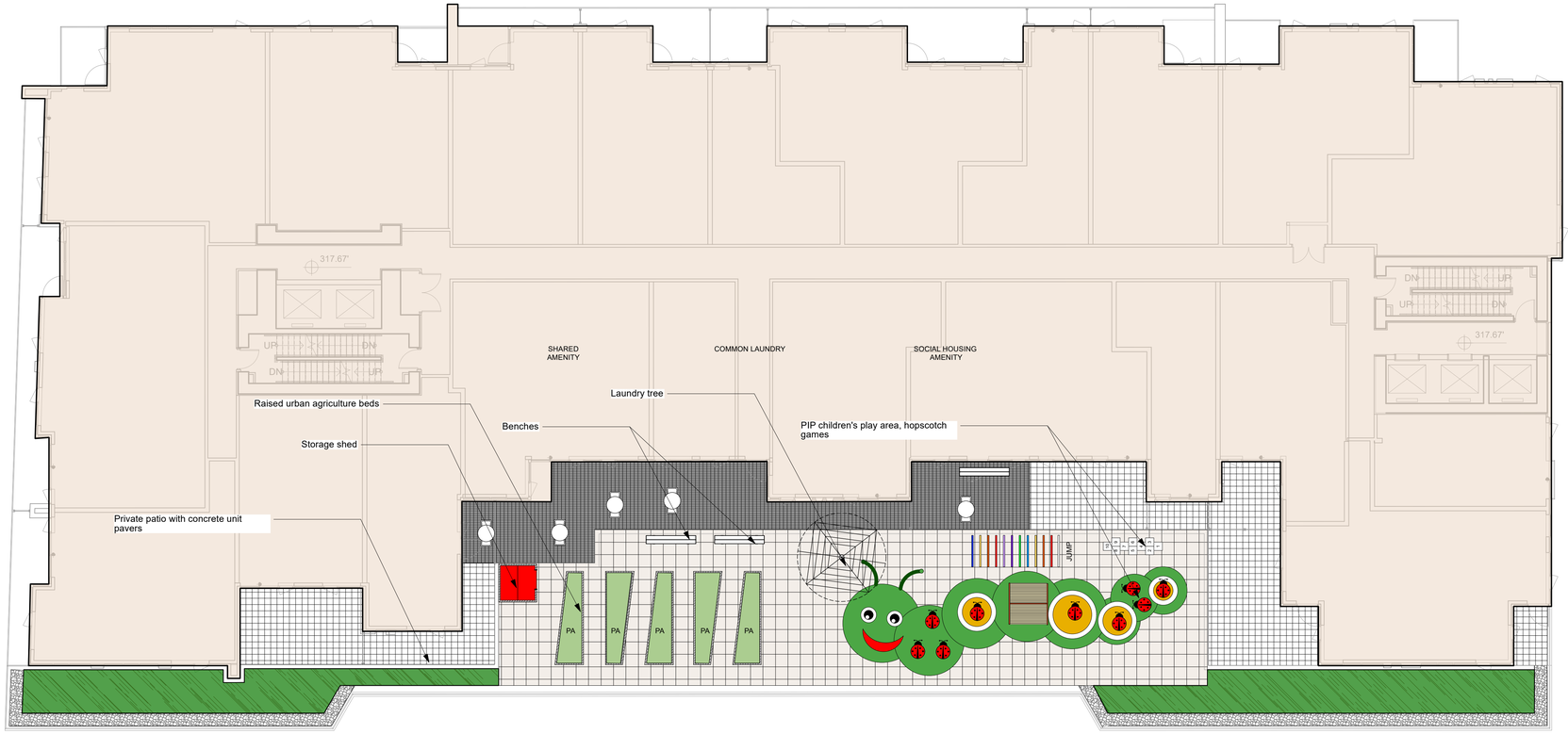
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

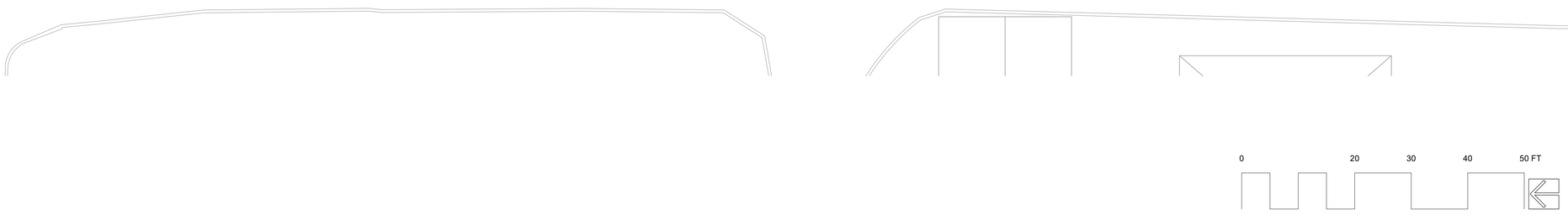
OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE

LANE





1 Level 2
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

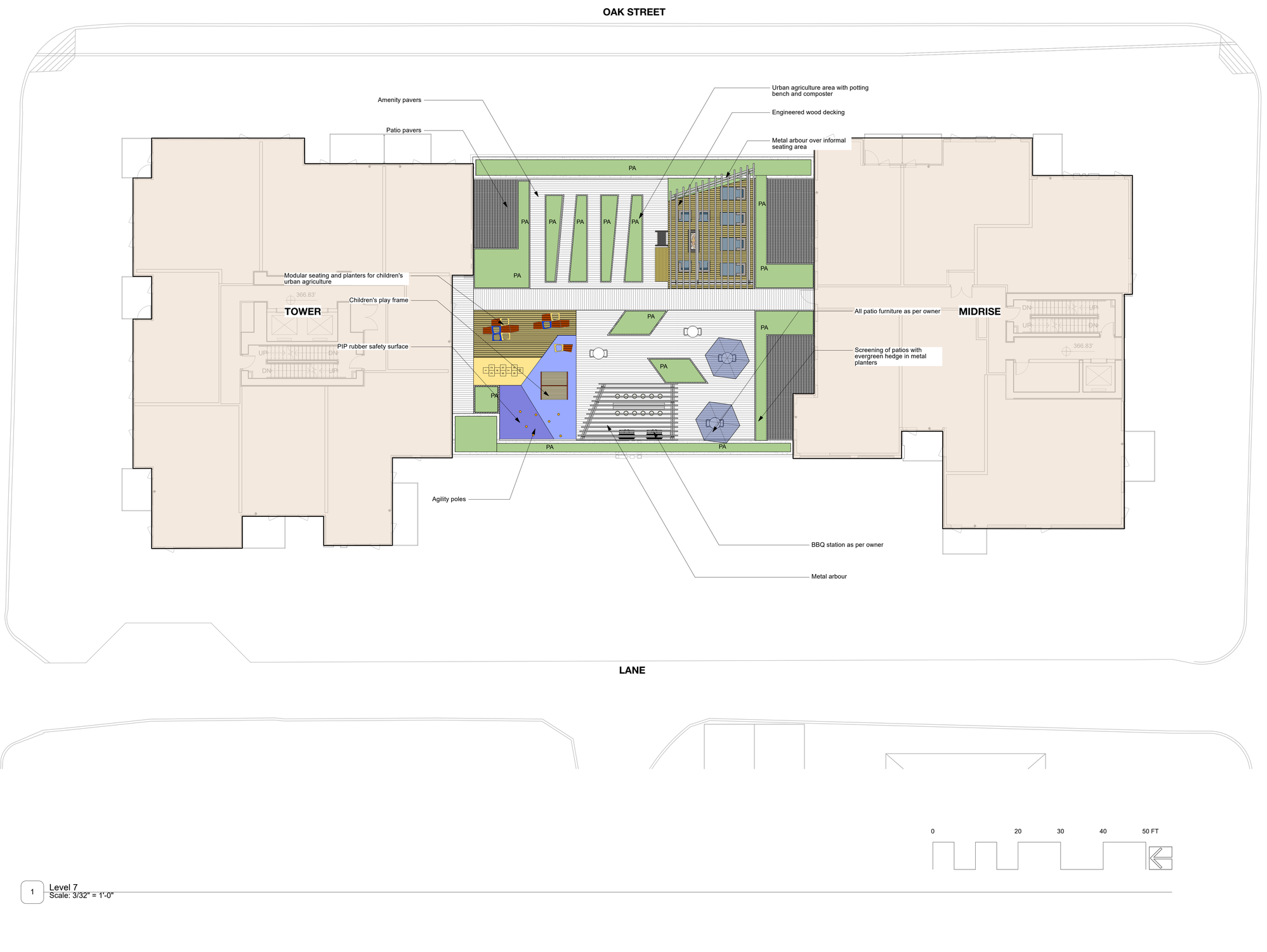
Drawing Title

Materials Plan
Level 2
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.2
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Level 7
Scale: 3/32" = 1'-0"

0 20 30 40 50 FT

Revision

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Materials Plan
Level 7
-

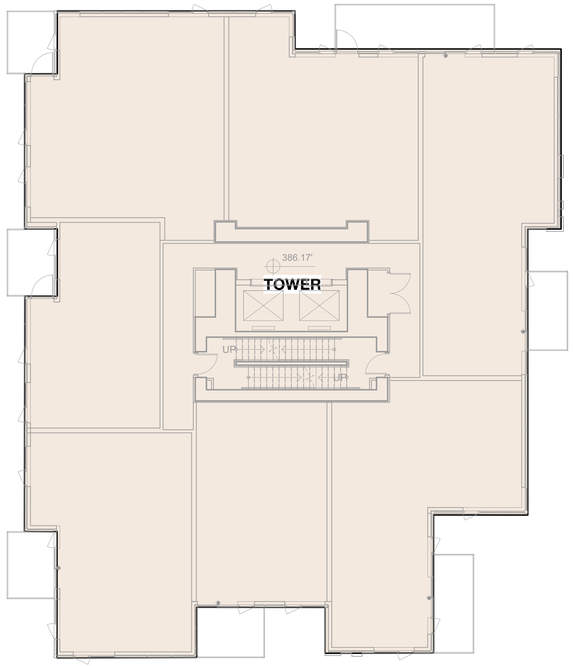
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Legal Address line 2
Legal Address line 3

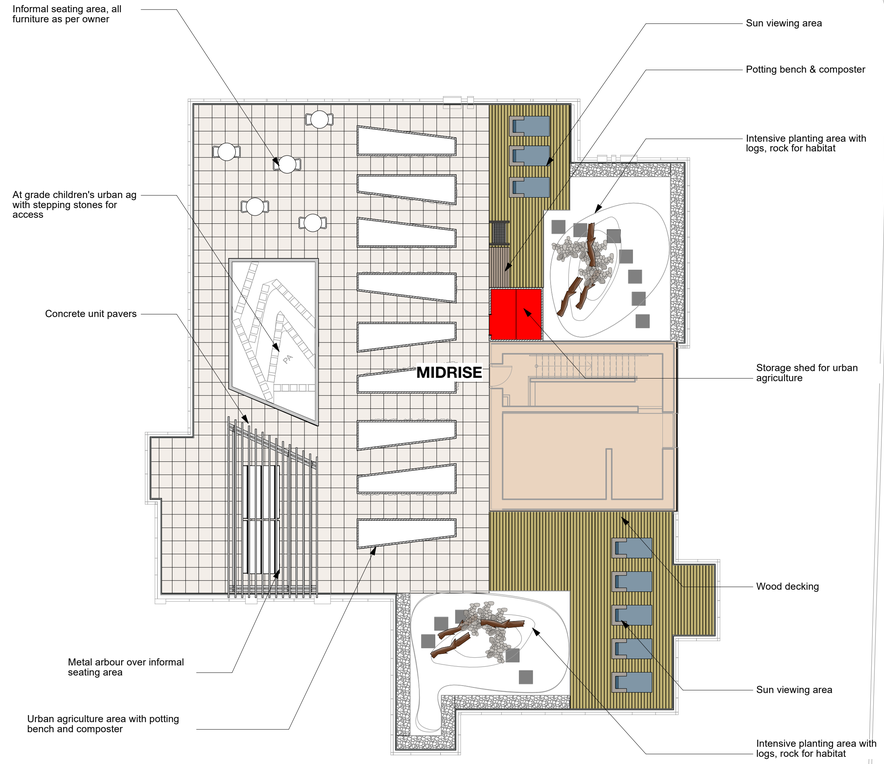
Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.3
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE





WEST 42ND AVENUE

LANE

0 20 30 40 50 FT

1 Level 9
Scale: 3/32" = 1'-0"

Revision

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

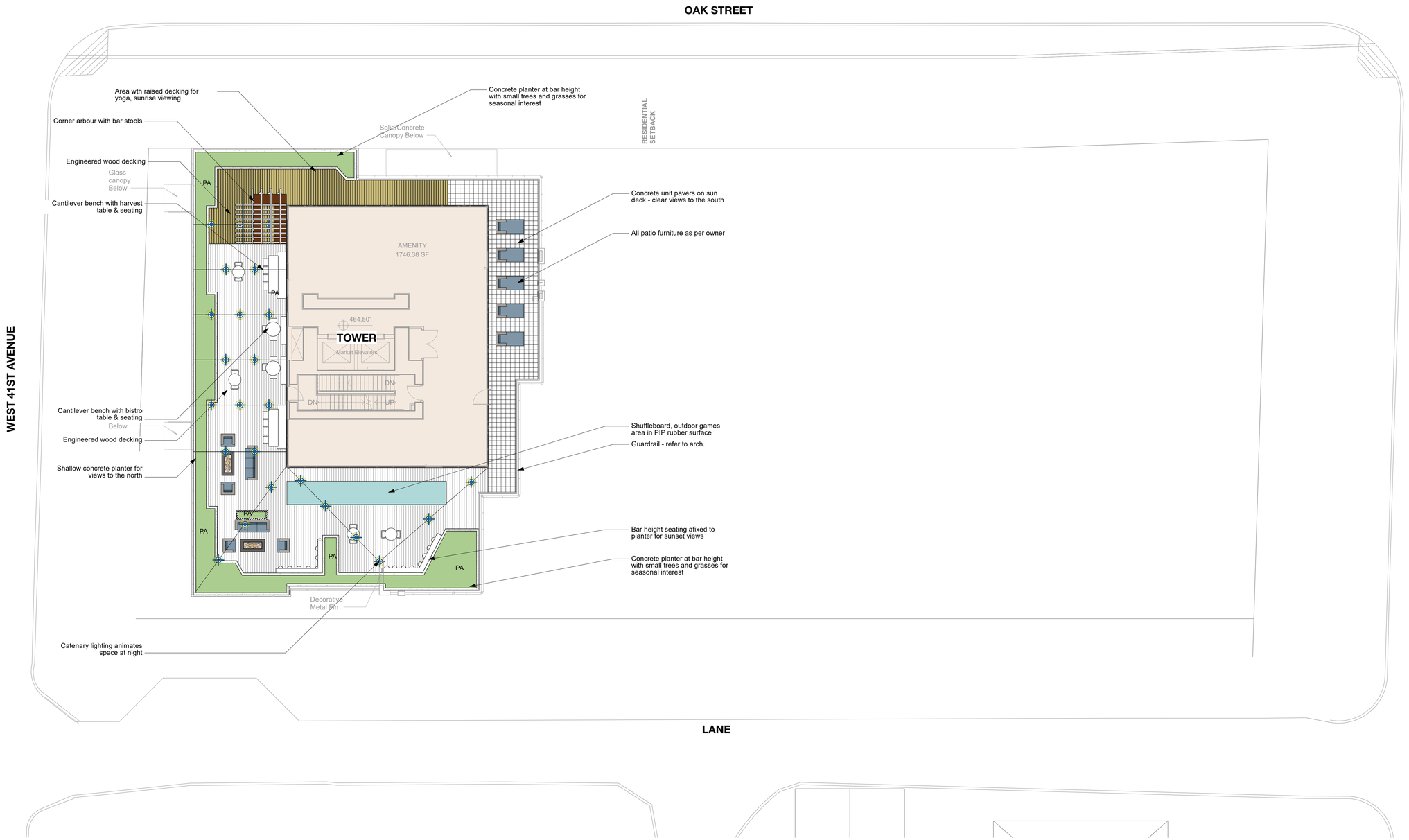
Drawing Title

Materials Plan
Level 9
-

Legal
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Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L3.4
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



0 20 30 40 50 FT

1 Roftop Amenity
Scale: 3/32" = 1'-0"

Revision

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

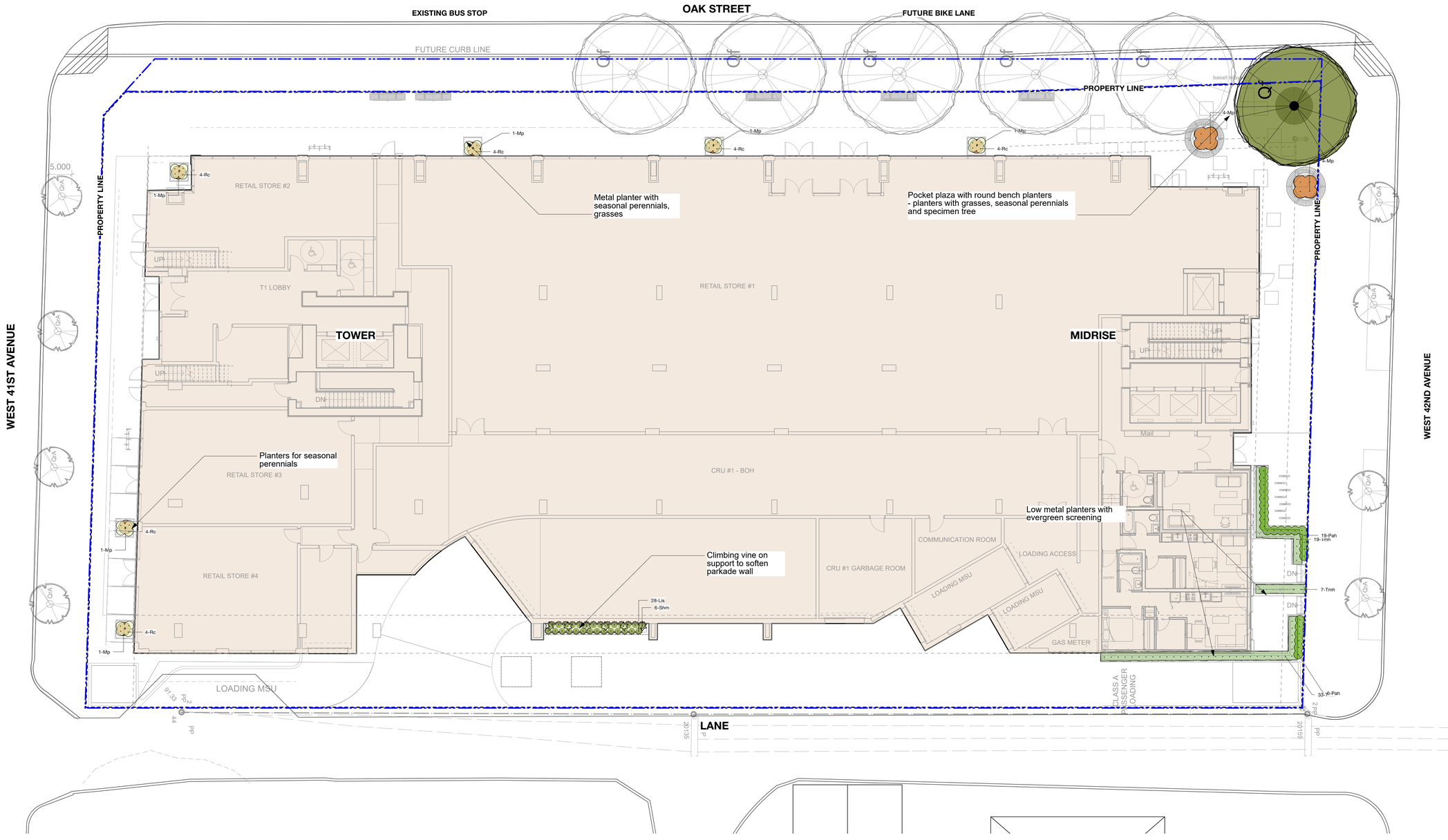
Drawing Title

Materials Plan
Roof Amenity Level 18
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.5
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Ground Floor
Scale: 3/32" = 1'-0"

Revision

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Issue

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Project

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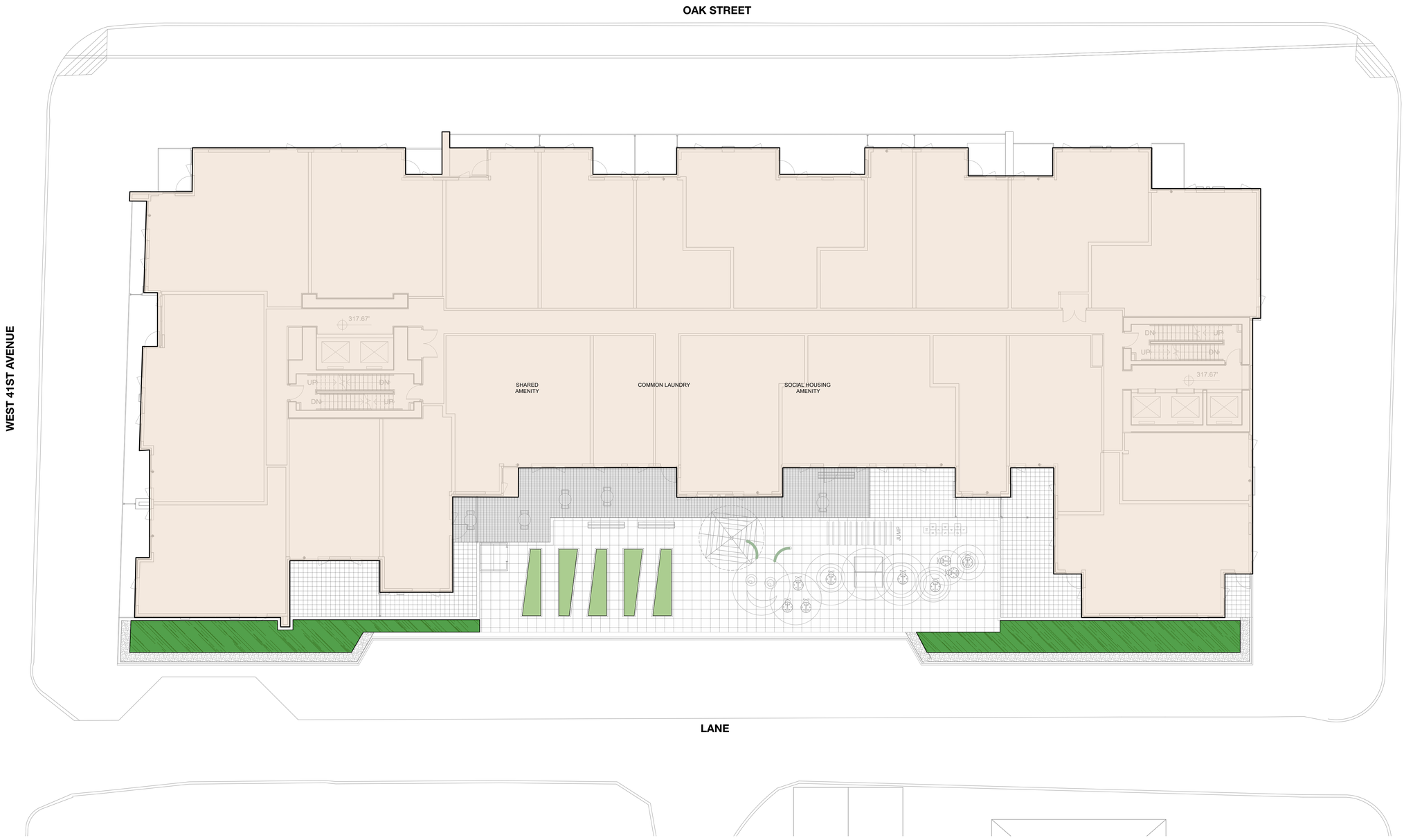
Drawing Title

Planting Plan
Ground Floor
-

Legal
Legal Address line 1
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Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L5.1
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Level 2
Scale: 3/32" = 1'-0"

Revision

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Issue

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Planting Plan
Level 2
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L5.2
Date: 00/00/00	of 31

Plot Date:
21-10-28
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1 Level 7
Scale: 3/32" = 1'-0"

Revision

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Project

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Condo & Social Housing

1008 W 41st &
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Drawing Title

Planting Plan
Level 7
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

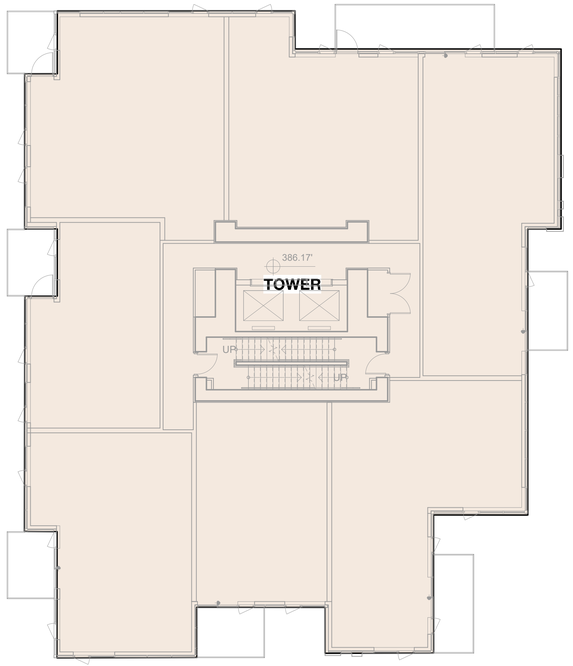
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Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: **L5.3**
Date: 00/00/00	of 31

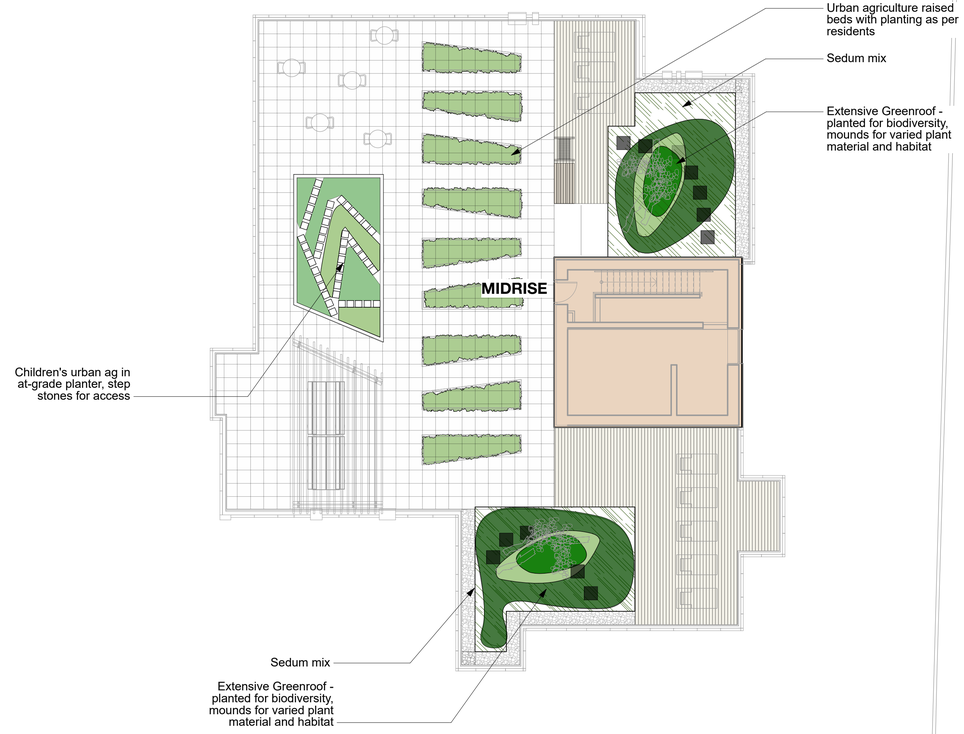
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

OAK STREET

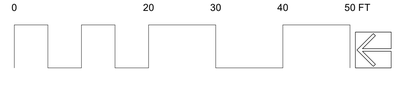
WEST 41ST AVENUE

WEST 42ND AVENUE





LANE



1 Level 9
Scale: 3/32" = 1'-0"

Revision

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

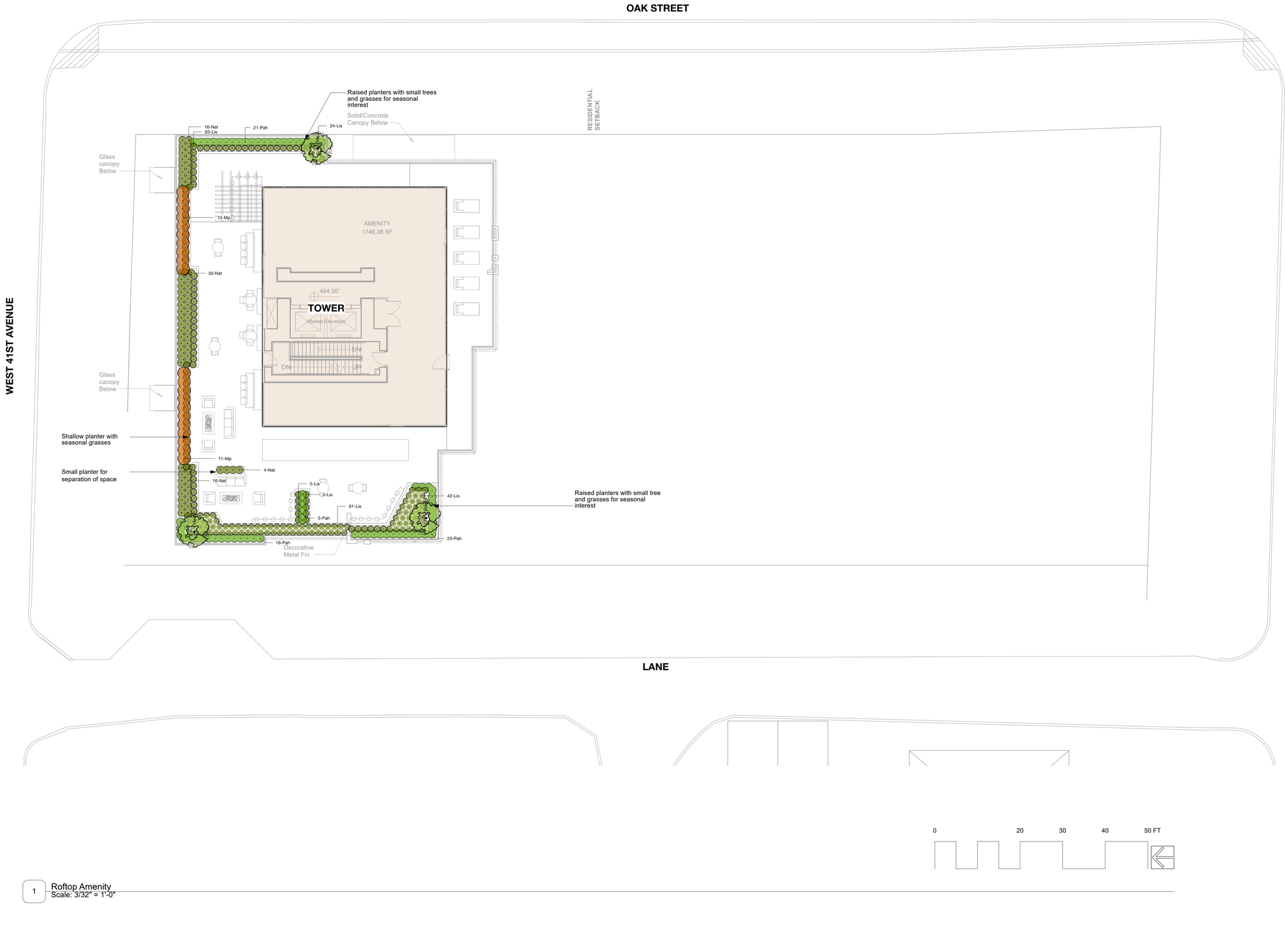
Drawing Title

Planting Plan
Level 9
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L5.4
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



1 Roftop Amenity
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-29	Issue for Progress
C	2020-08-19	Issue for Re-Zoning
D	2020-12-14	UDP Meeting on January 6th
E	2021-07-08	Issue for Progress
F	2021-10-28	Re-issue for Re-zoning

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

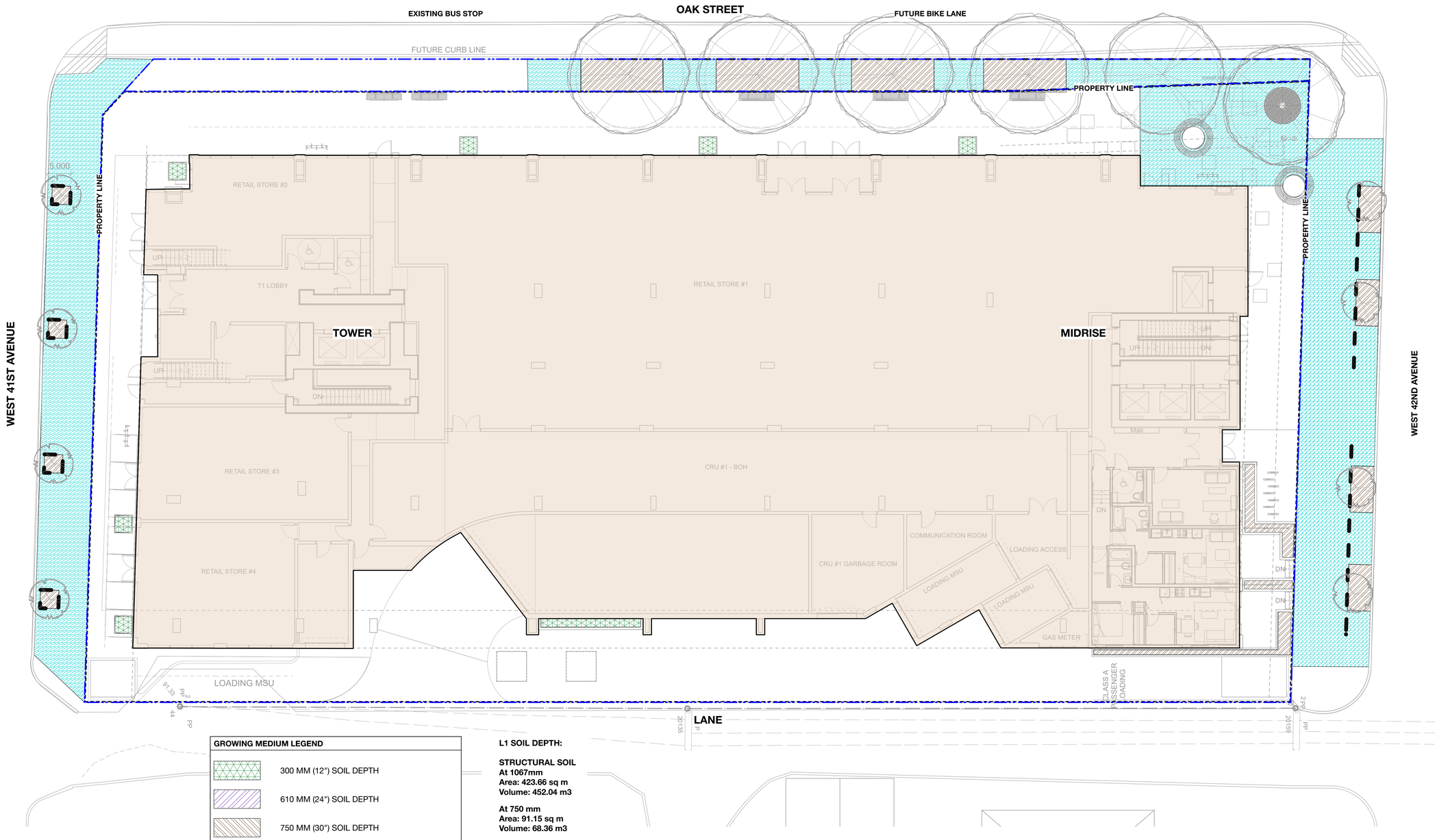
Drawing Title

Planting Plan
Roof Amenity
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L5.5
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

L1 SOIL DEPTH:

STRUCTURAL SOIL
At 1067mm
Area: 423.66 sq m
Volume: 452.04 m3

At 750 mm
Area: 91.15 sq m
Volume: 68.36 m3

At 300 mm
Area: 11.25 sq m
Volume: 8.43 m3

0 20 30 40 50 FT

1 Ground Floor
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Soil Depth Plan
Ground Level
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

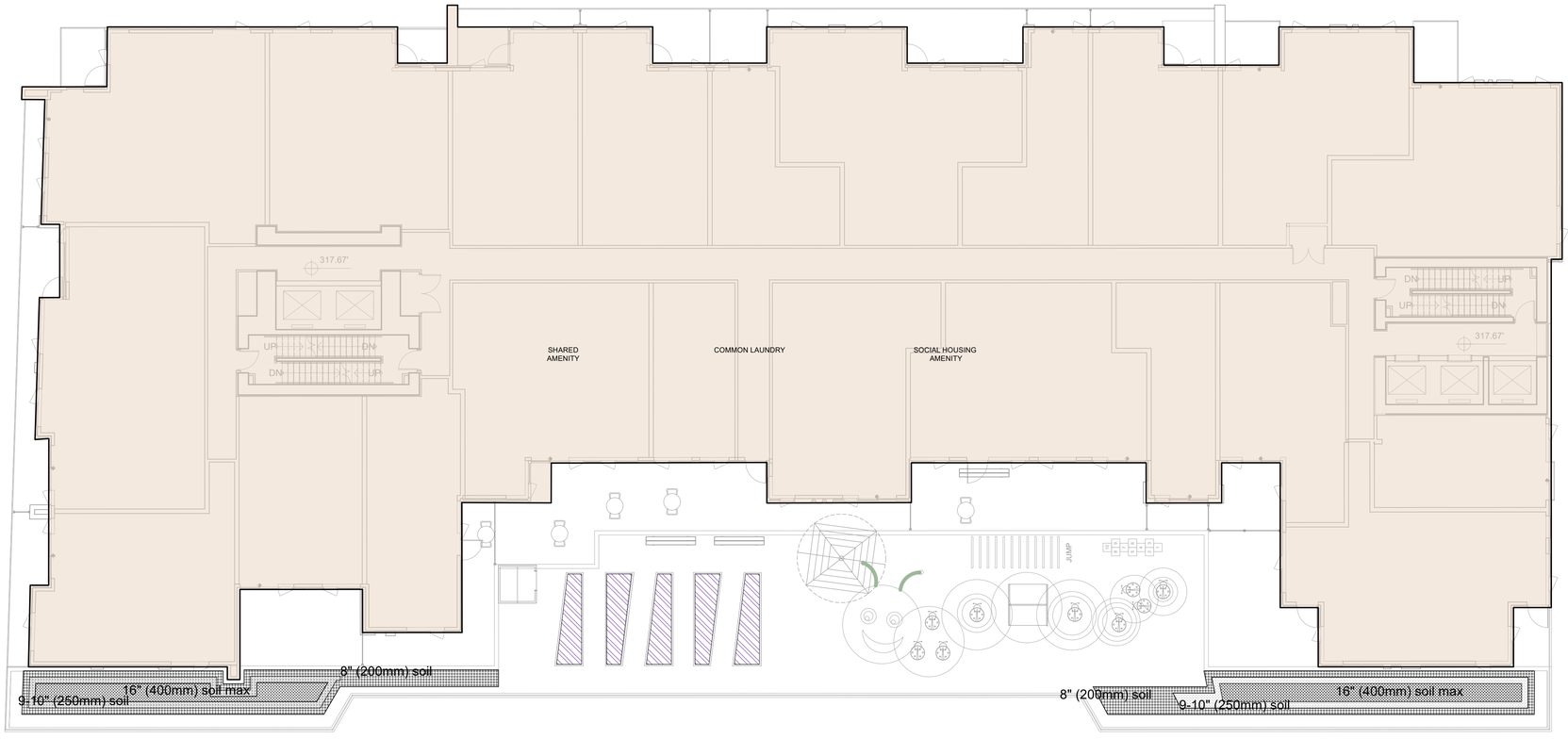
Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L6.1
Date	of
00/00/00	31

Plot Date:
21-10-28
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OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE



LANE

GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

L2 SOIL DEPTH
At 610mm
Area: 20.52
Volume: 12.31

At 200mm
Area: 42.57 sq m
Volume: 8.51 m3

At 250mm
Area: 33.64 sq m
Volume: 8.41 m3

At 400mm
Area: 23.52 sqm
Volume: 9.40 m3

0 20 30 40 50 FT

1 Level 2
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

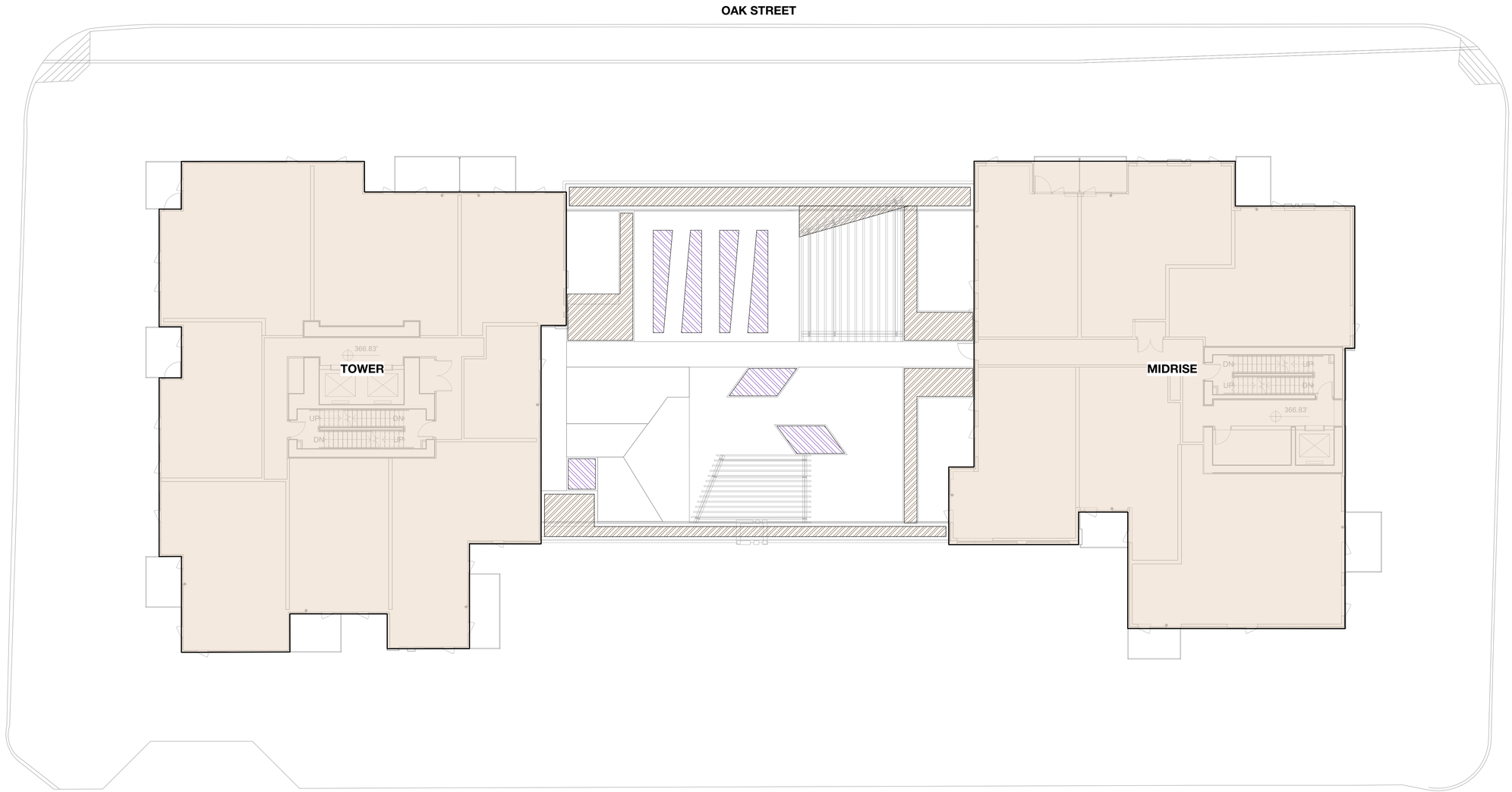
Drawing Title

Soil Depth Plan
Level 2
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L6.2
Date	of
00/00/00	31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

L7 SOIL DEPTH

At 610mm
Area: 34.80 sq m
Volume: 21.22 m3

At 760mm
Area: 92.15 sq m
Volume: 70.03 m3

0 20 30 40 50 FT

1 Level 7
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Soil Depth Plan
Level 7
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

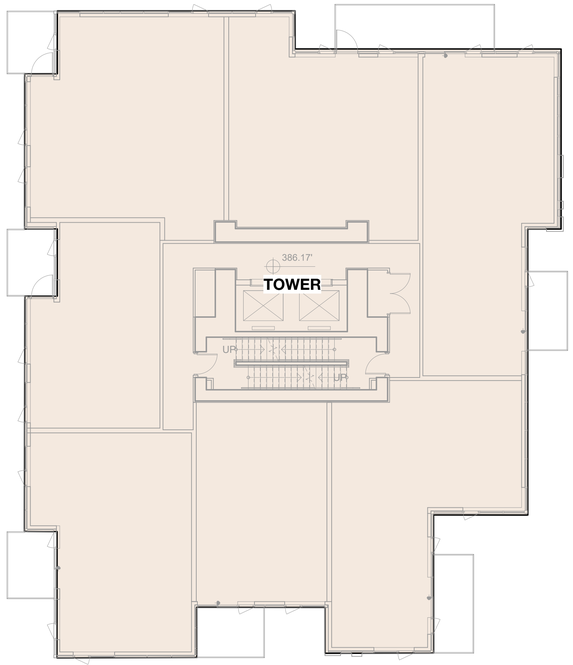
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NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L6.3
Date	of
00/00/00	31

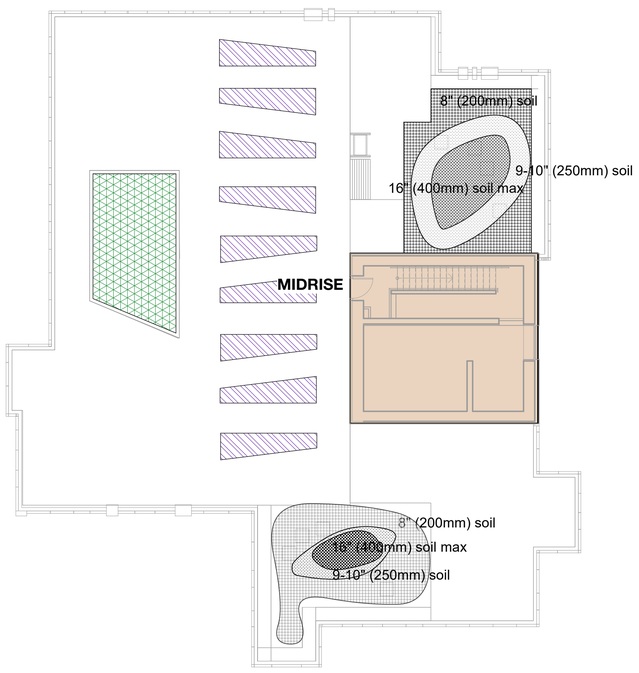
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE





LANE

GROWING MEDIUM LEGEND	
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	750 MM (30") SOIL DEPTH
	1015 MM (40") SOIL DEPTH
	STRUCTURAL SOIL
	ROOT BARRIER

L9 SOIL DEPTH

At 300mm
Area: 24.31 sq m
Volume: 7.293 m3

At 610mm
Area: 37.04 sq m

At 200mm
Area: 40.05 sq m
Volume: 8.01 m3

At 250mm
Area: 17.50 sq m
Volume: 4.38 m3

At 400mm
Area: 14.38 sqm
Volume: 38.8 m3

0 20 30 40 50 FT

1 Level 9
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

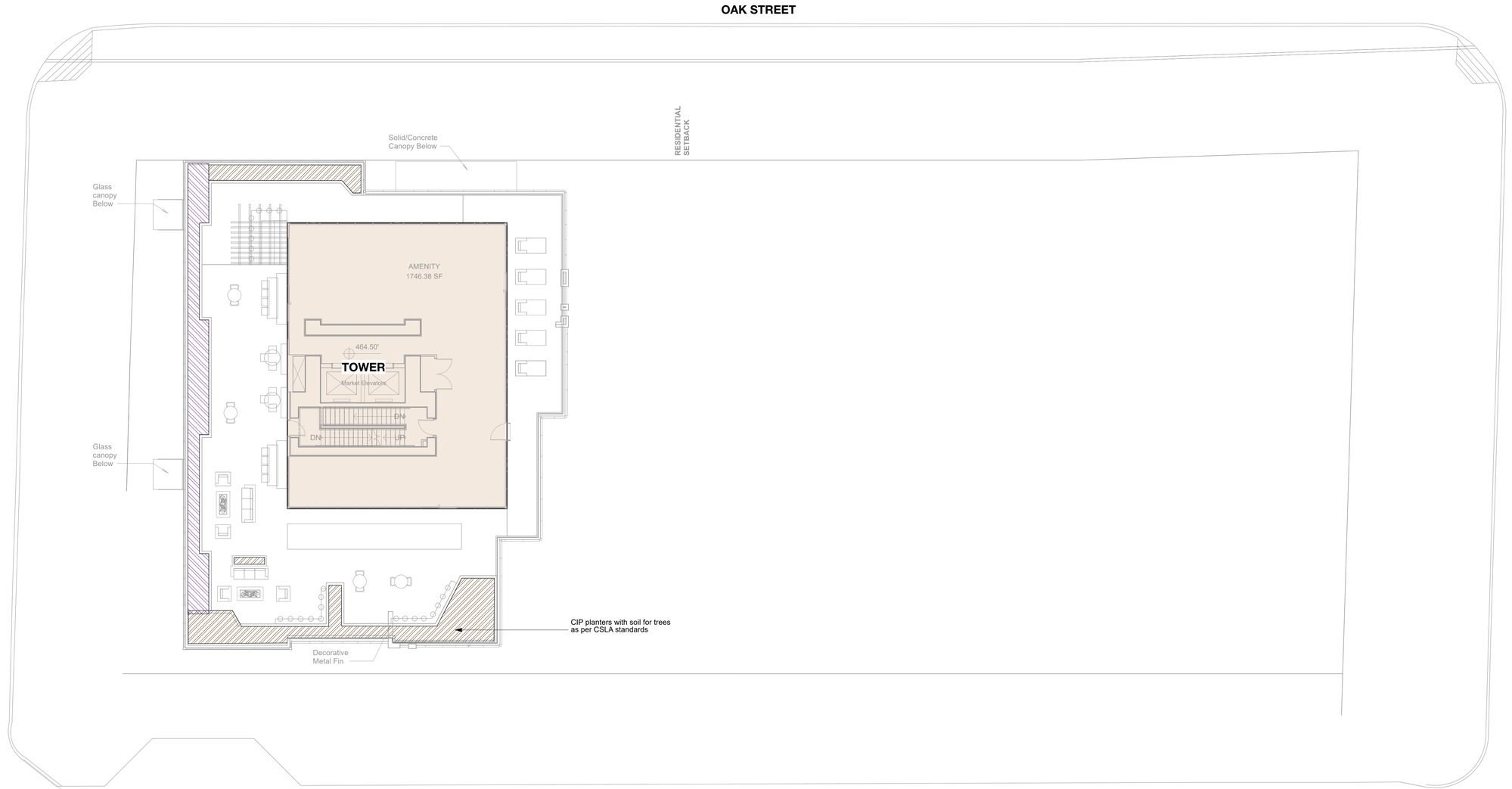
Drawing Title

Soil Depth Plan
Level 9
-

Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L6.4
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

AMENITY SOIL DEPTH

At 610 mm
Area: 26.51 sq m
Volume: 16.17 m3

At 760 mm
Area: 38.49 sq m
Volume: 29.25 m3

0 20 30 40 50 FT

1 Roftop Amenity
Scale: 3/32" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

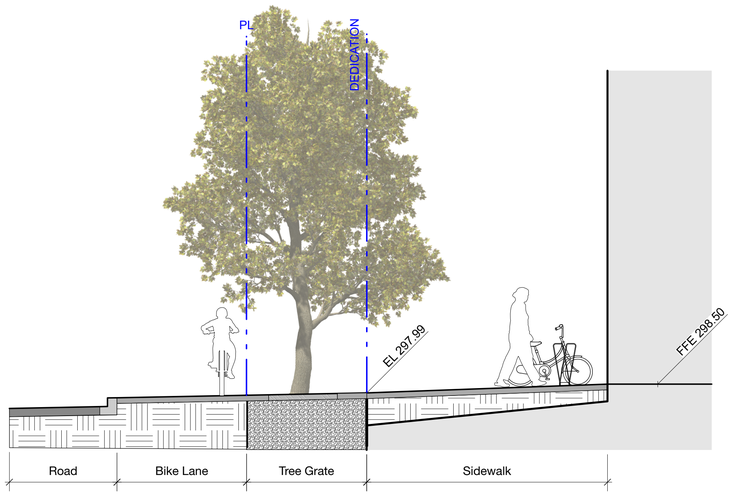
Drawing Title

Soil Depth Plan
Roof Amenity
-

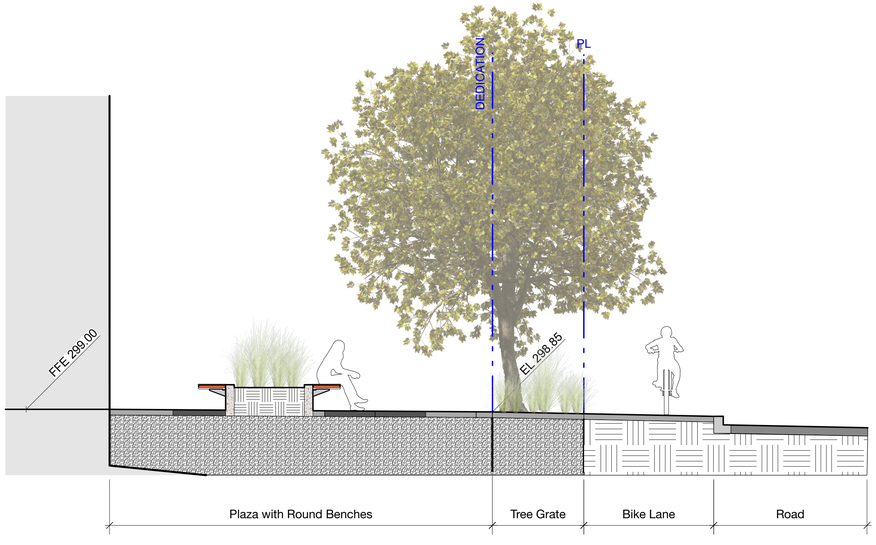
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Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	**Scale**
Drawn By	as noted
Reviewed By	**Drawing No.**
Reviewed By	**L6.5**
Date	of
00/00/00	31

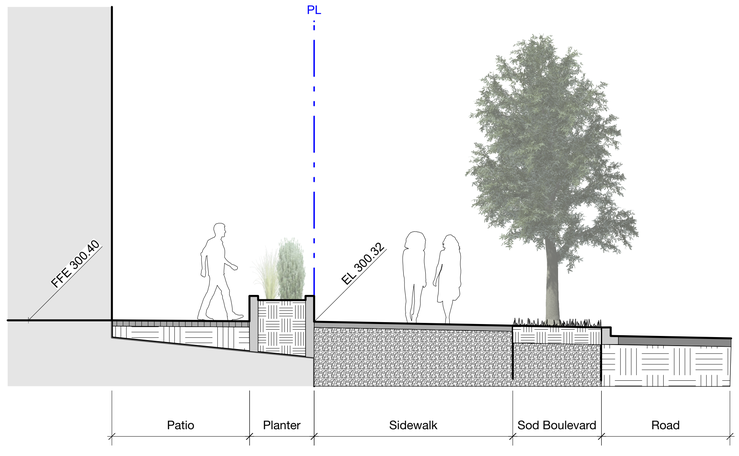
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



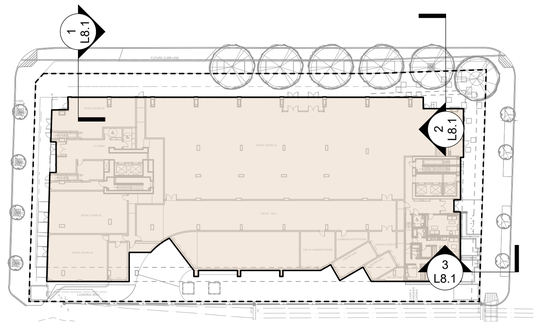
1 SECTION 1: Ground Floor - East Frontage
Scale: 1:50



2 SECTION 2: Ground Floor - Southeast Plaza
Scale: 1:50



3 SECTION 3: Ground Floor - South Frontage
Scale: 1:50



KEY PLAN (GROUND FLOOR)

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

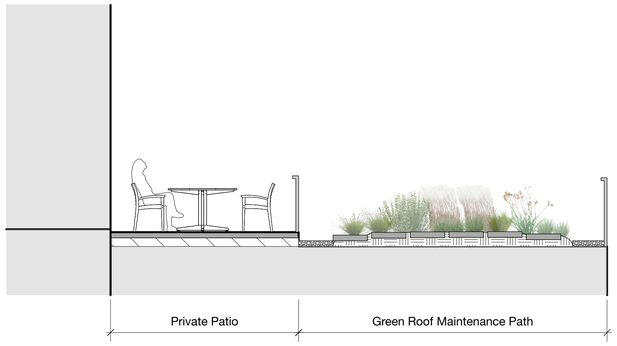
Drawing Title

Landscape Sections
Level 1
-

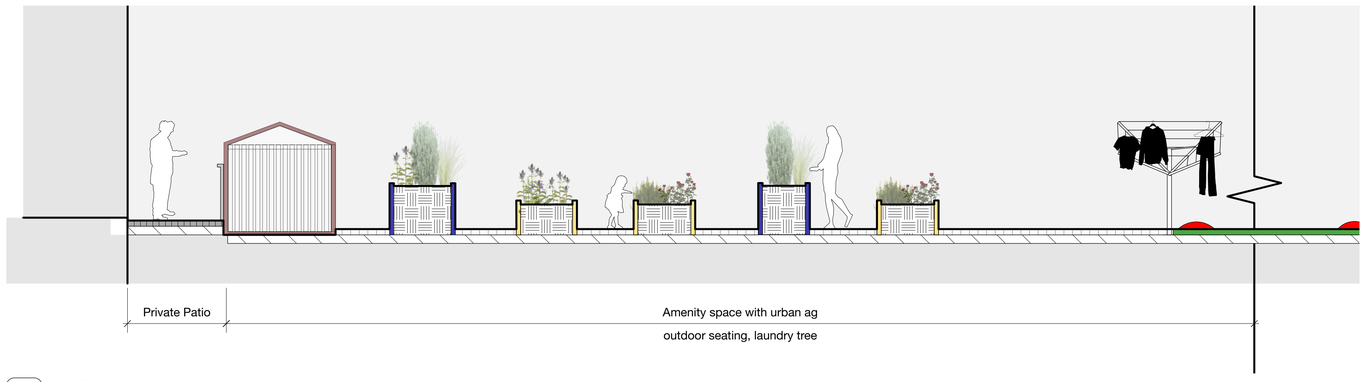
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Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L8.1
Date: 00/00/00	of 31

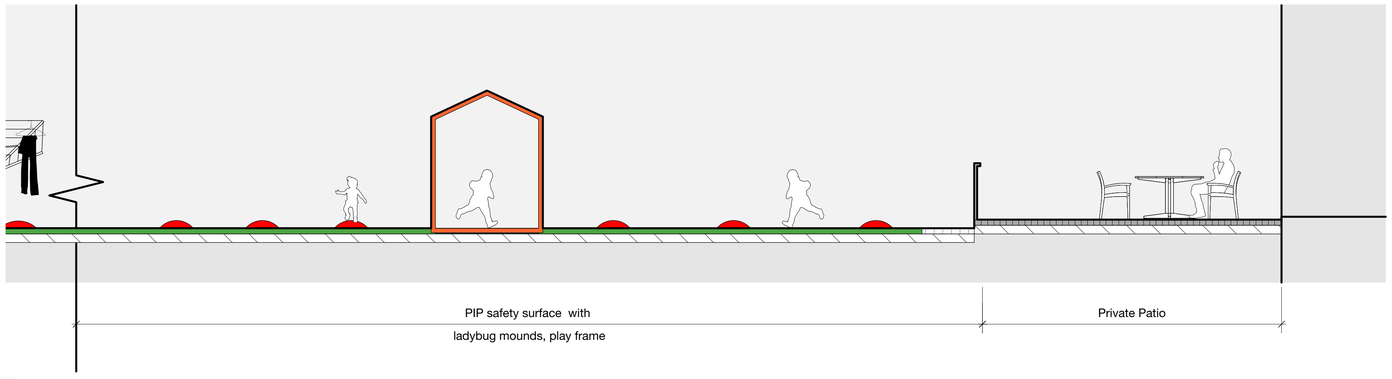
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



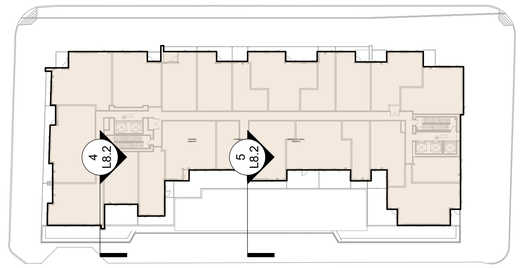
4 SECTION 4: L2 - Green Roof East to West
Scale: 1:50



5 SECTION 5: L2 - Amenity Area North to South
Scale: 1:50



5 SECTION 5: L2 - Amenity Area North to South
Scale: 1:50



KEY PLAN (L2)

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-29	Issue for Progress
C	2020-08-19	Issue for Re-Zoning
D	2020-12-14	UDP Meeting on January 6th
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Project

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Condo & Social Housing

1008 W 41st &
5763 Oak St

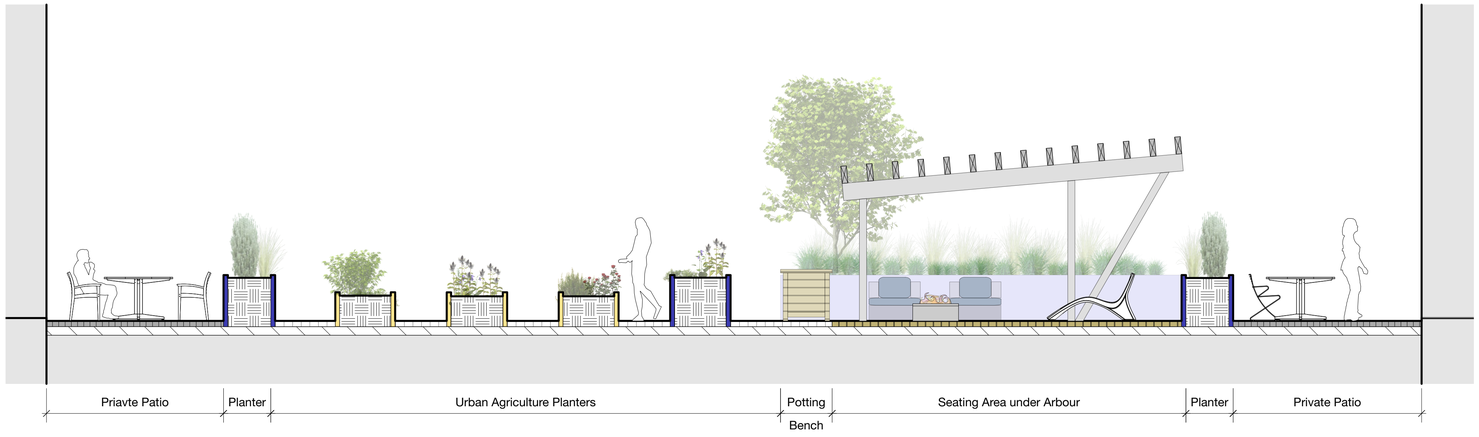
Drawing Title

Landscape Sections
Level 2
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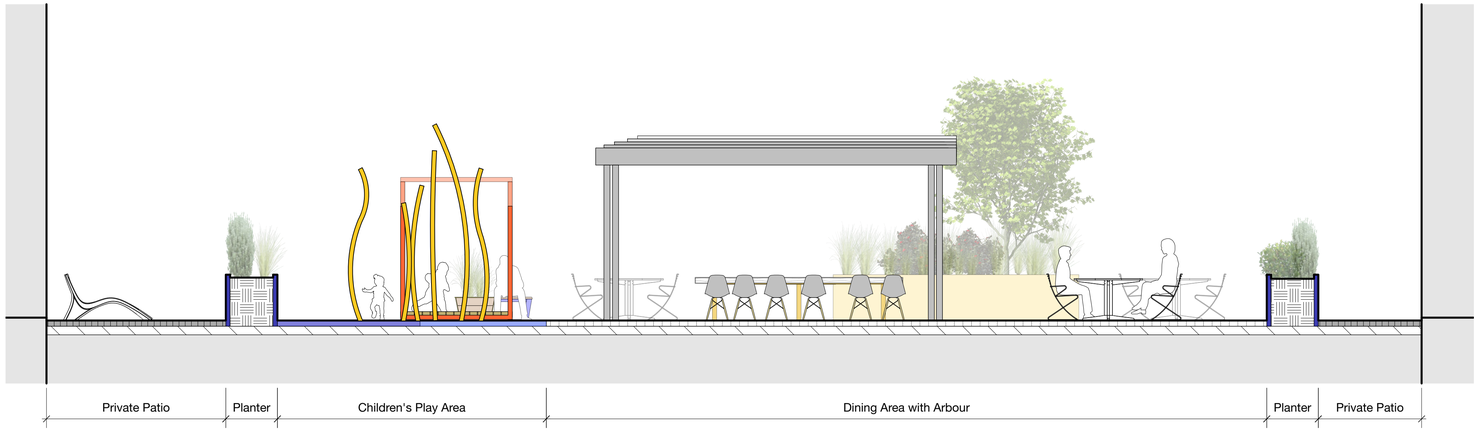
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Project Manager	Project ID
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Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L8.2
Date	of
00/00/00	31

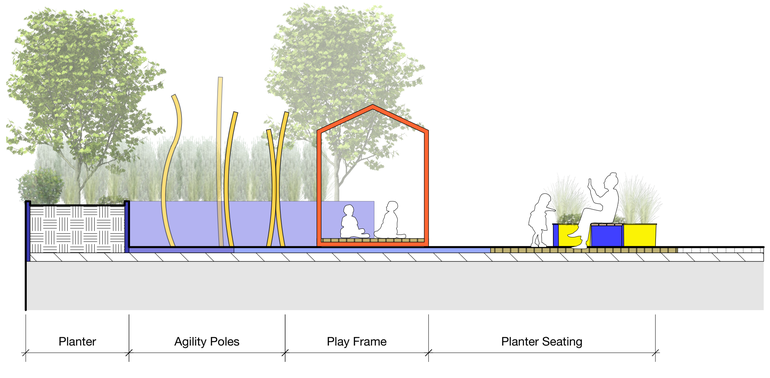
Plot Date:
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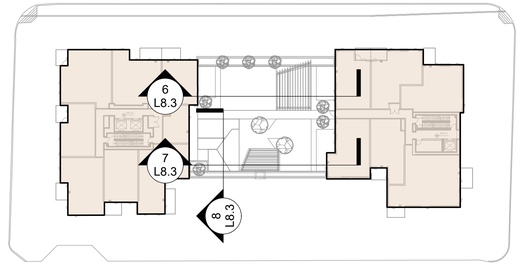
6 SECTION 6: L7 - Urban Agriculture and Seating Area
Scale: 1:50



7 SECTION 7: L7 - Children's Play and Dining Area
Scale: 1:50



8 SECTION 8: L7 - Children's Play Area
Scale: 1:50



KEY PLAN (L7)

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-29	Issue for Progress
C	2020-08-19	Issue for Re-Zoning
D	2020-12-14	UDP Meeting on January 6th
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Project

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Condo & Social Housing

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5763 Oak St

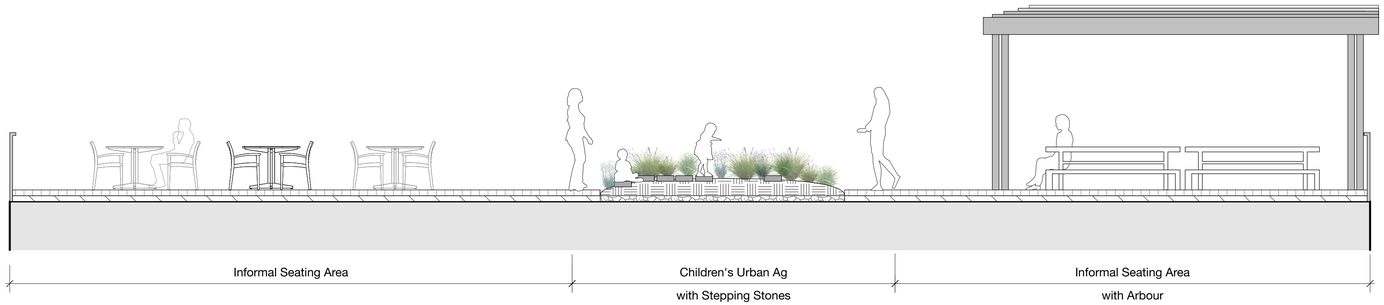
Drawing Title

Landscape Sections
Level 7
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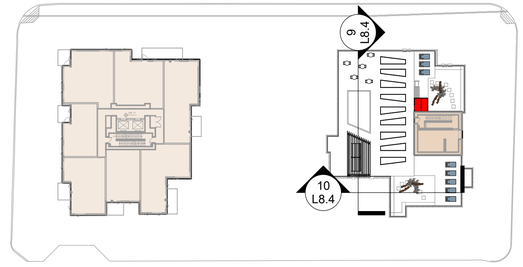
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Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: **L8.3**
Date: 00/00/00	of 31

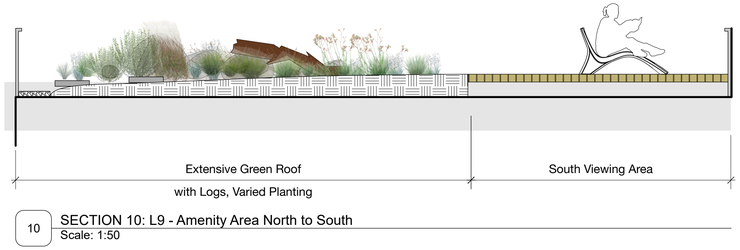
Plot Date:
21-10-28
21941 41st and Oak RZ.vwx



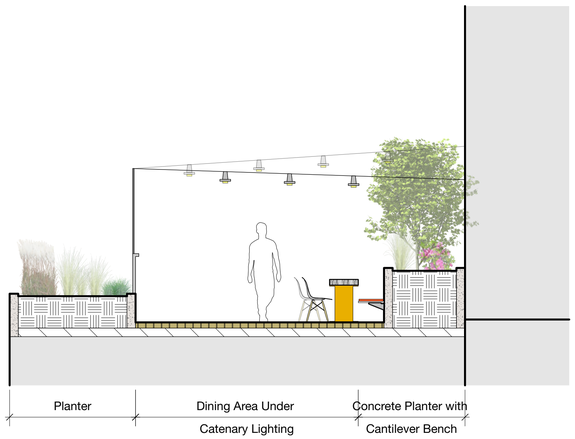
9 SECTION 9: L9 - Amenity Area East to West
Scale: 1:50



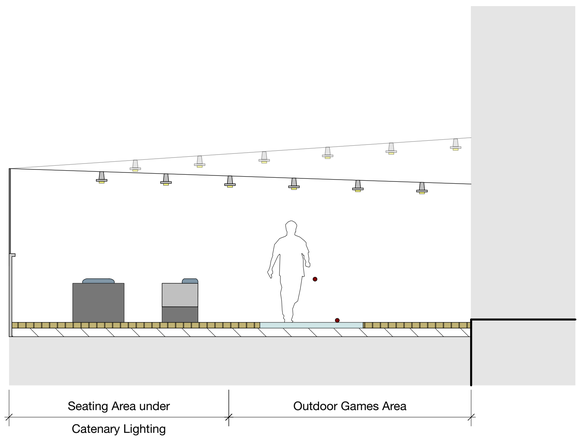
KEY PLAN (L9)



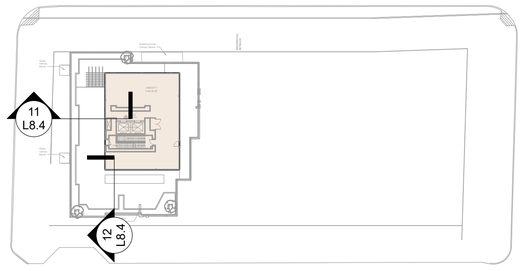
10 SECTION 10: L9 - Amenity Area North to South
Scale: 1:50



11 SECTION 11: Roof Amenity - Dining Area
Scale: 1:50



12 SECTION 12: Roof Amenity - Game and Seating Area
Scale: 1:50



KEY PLAN (ROOF AMENITY)

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

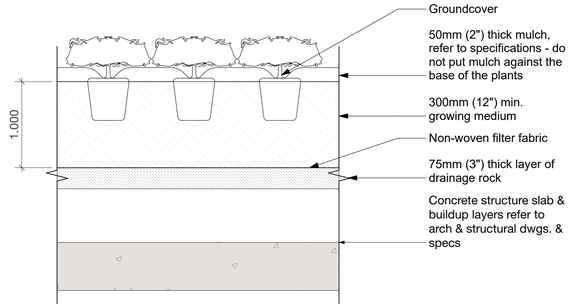
Drawing Title

Landscape Sections
Level 9 / Roof Amenity
-

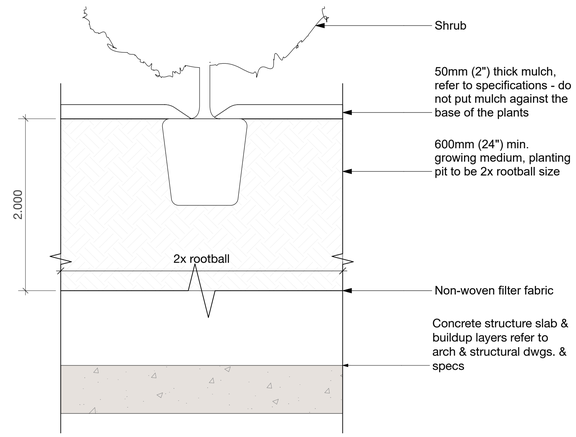
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Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L8.4
Date: 00/00/00	of 31

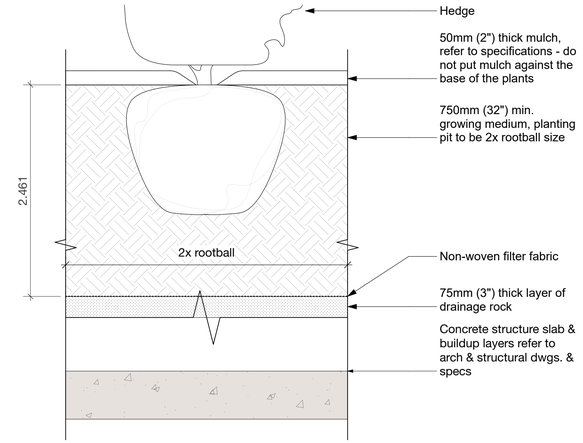
Plot Date:
21-10-28
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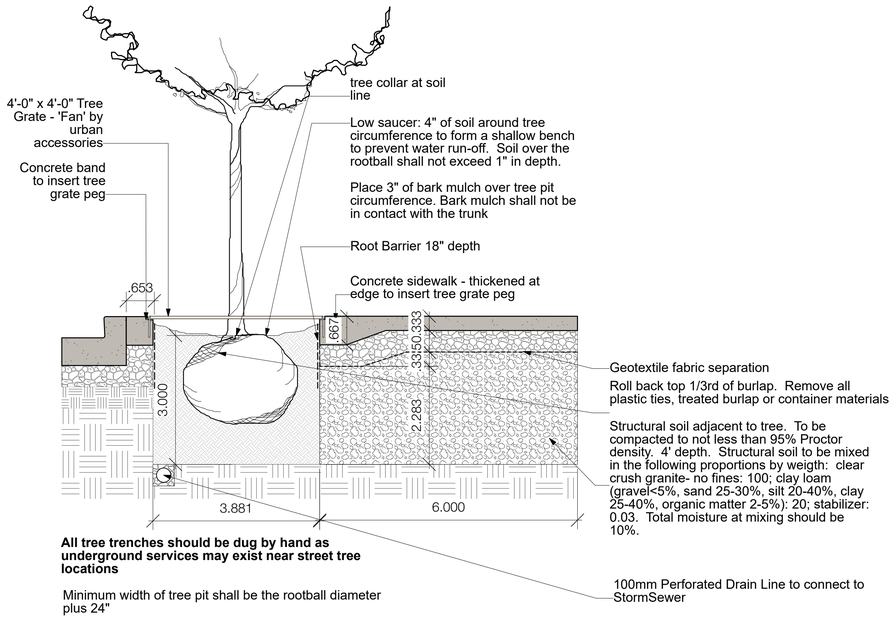
1 DETAIL: Groundcover on Slab
Scale: 1:10



2 DETAIL: Shrub on Slab
Scale: 1:10



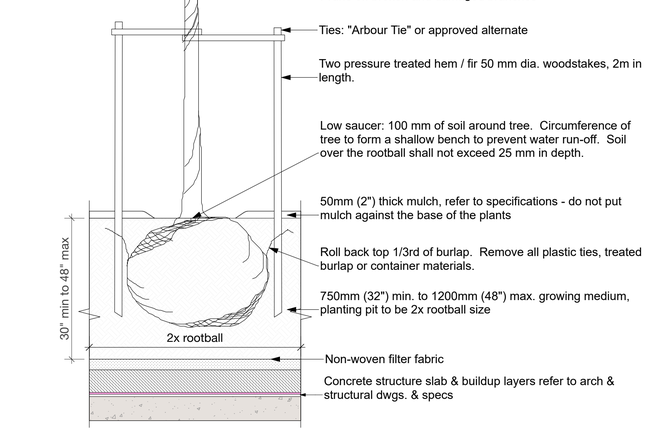
3 DETAIL: Hedge on Slab
Scale: 1:10



All tree trenches should be dug by hand as underground services may exist near street tree locations

Minimum width of tree pit shall be the rootball diameter plus 24"

4 DETAIL: Tree at Grade
Scale: 1:20



5 DETAIL: Tree on Slab
Scale: 1:20

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Condo & Social Housing

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Drawing Title

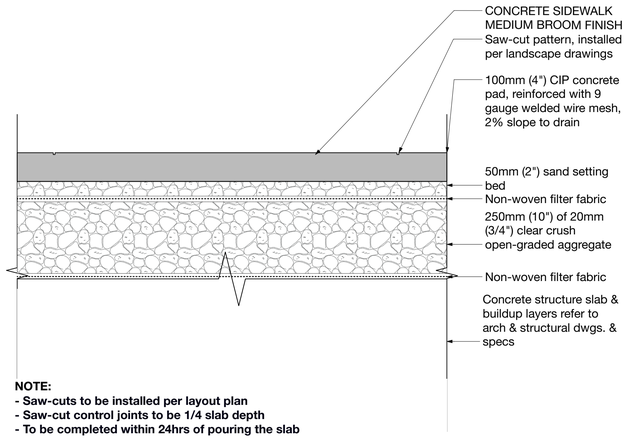
Softscape Details

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Legal
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Legal Address line 3

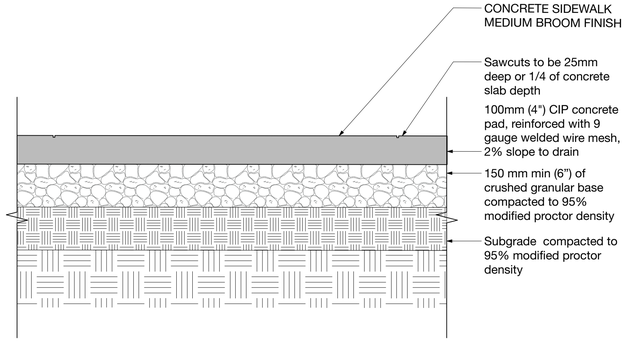
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NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L9.0
Date	of
00/00/00	31

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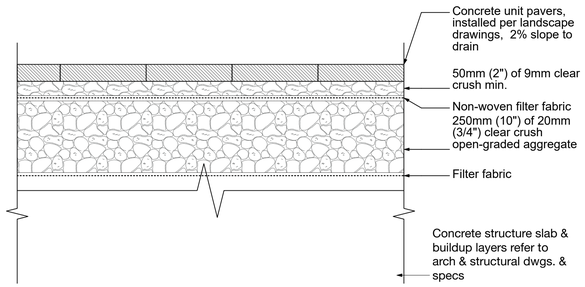
NOTE:
- Saw-cuts to be installed per layout plan
- Saw-cut control joints to be 1/4 slab depth
- To be completed within 24hrs of pouring the slab

1 DETAIL: Pedestrian Concrete on Slab
Scale: 1:10

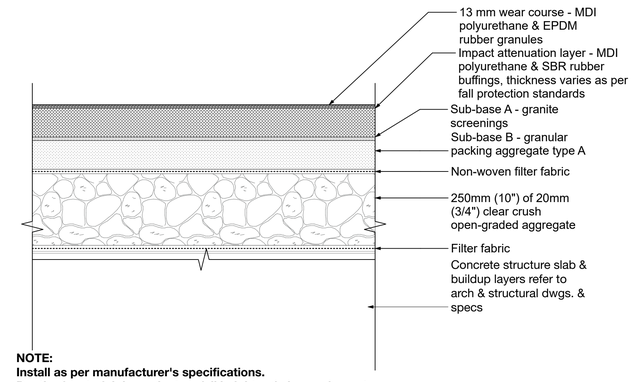


NOTE:
- Saw-cuts to be installed per layout plan
- Saw-cut control joints to be 1/4 slab depth
- To be completed within 24hrs of pouring the slab

2 DETAIL: Pedestrian Concrete at Grade
Scale: 1:10

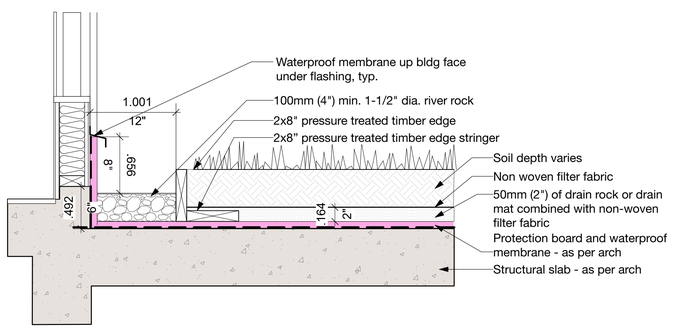


3 DETAIL: Concrete Unit Pavers on Slab
Scale: 1:10

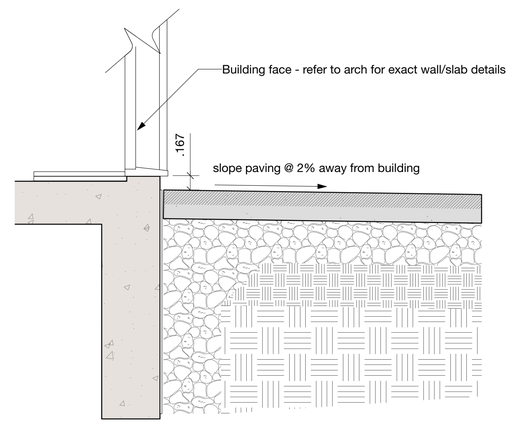


NOTE:
Install as per manufacturer's specifications.
Depth of material dependant on fall heights of play equipment.

4 DETAIL: PIP Rubber Safety Surface
Scale: 1:10



5 DETAIL: Drip Strip on Slab
Scale: 1:10



6 DETAIL: Building Threshold
Scale: 1:10

Revision

No.	Date	Revision Notes

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Project

Oak & 41st
Condo & Social Housing

1008 W 41st &
5763 Oak St

Drawing Title

Hardscape Details

-

Legal
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Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: **L10.0**
Date: 00/00/00	of 31

Plot Date:
21-10-28
21941 41st and Oak RZ.vwx

Equiparc



EP 5930 Bike rack

SPECIFICATIONS

Frame:	Steel tubulars and steel flats
Finish:	Hot-dipped galvanized

AVAILABLE

5930	5 bikes rack

OPTION

GP	Galvanized and painted frame

Depth : 405mm (16") Length : 1391mm (54 3/4") Height : 243mm (29 1/4") Weight : 50 kg (110 lb)

This bike rack must be anchored.
Our warranty applies when our product is properly installed and anchored.

CONCRETE SLABS AND ANCHORS

7009	1 slab 483mm X 1397mm X 152mm (19" X 55" X 6")
7028	2 slab 305mm X 711mm X 152mm (12" X 28" X 6")
QS	4 stainless steel kwik bolts
QAV	4 drop-in anchors with stainless steel theft-proof bolts

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1001, rue James-Brodie
Saint-Jean-sur-Richelieu, QC Canada J2X 0C1

1 CUT SHEET: Bike Rack
NTS

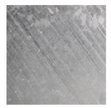




FSC Hardwood II - Virgin



Cloudy Grey - Recycled



Galvanized Steel

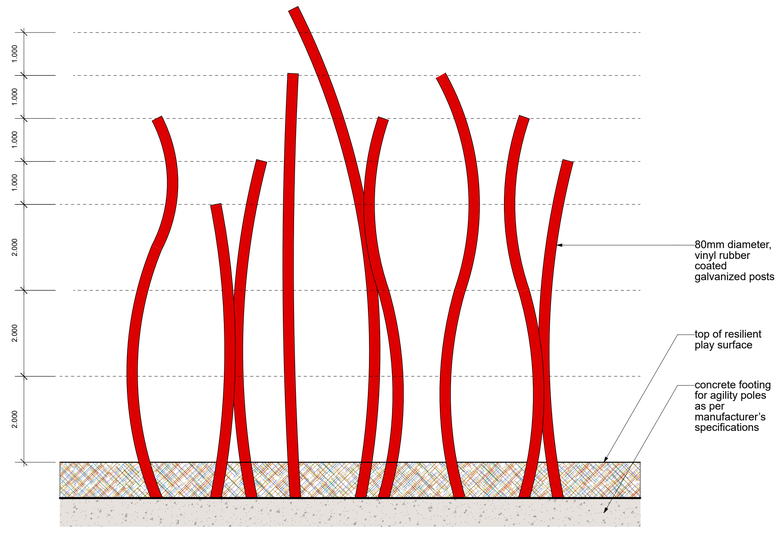


CorTen Steel

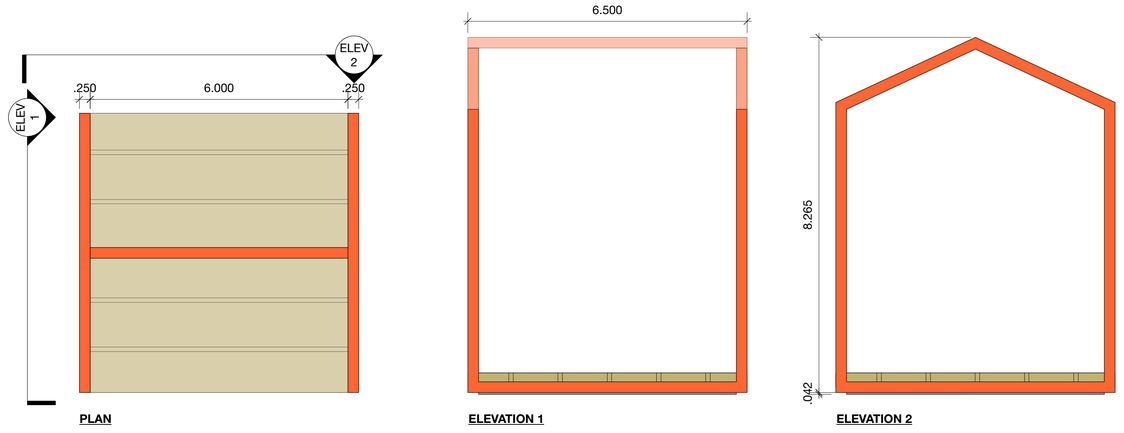


Powder Coating

2 Image: SOL L8 Bench
NTS



4 DETAIL: Agility Poles
Scale: 1:20



5 DETAIL: Play Frame
Scale: 1:20

Revision

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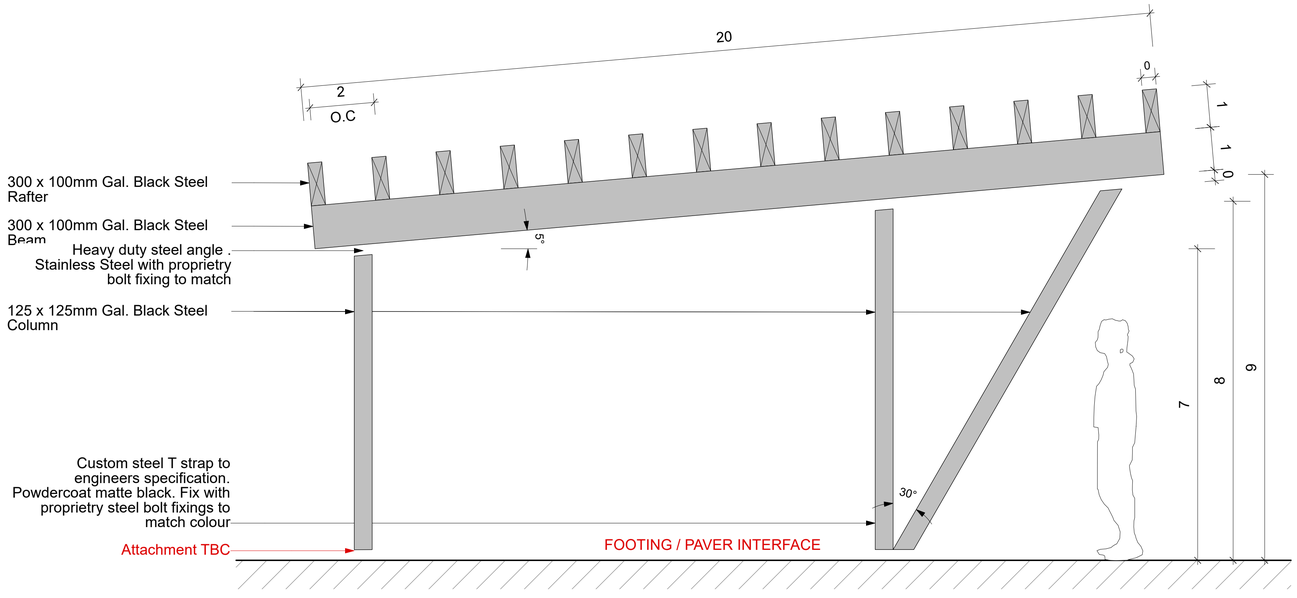
Site Furnishings Details

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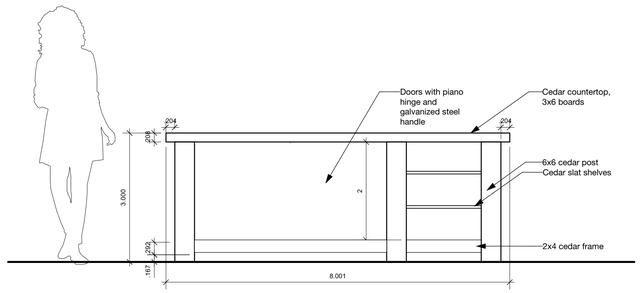
Legal
Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager: NT	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L11.1
Date: 00/00/00	of 31

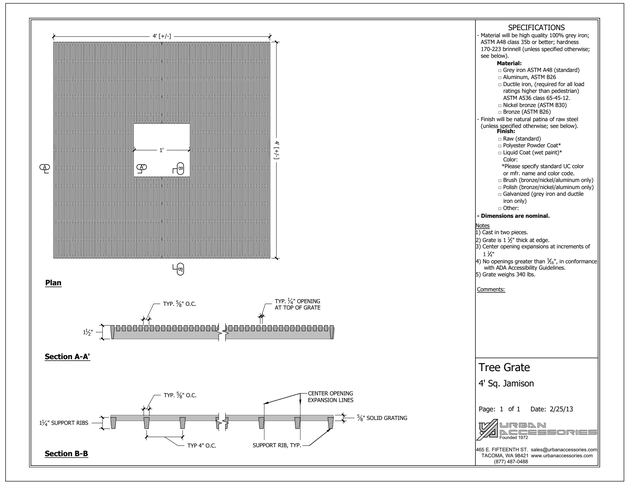
Plot Date:
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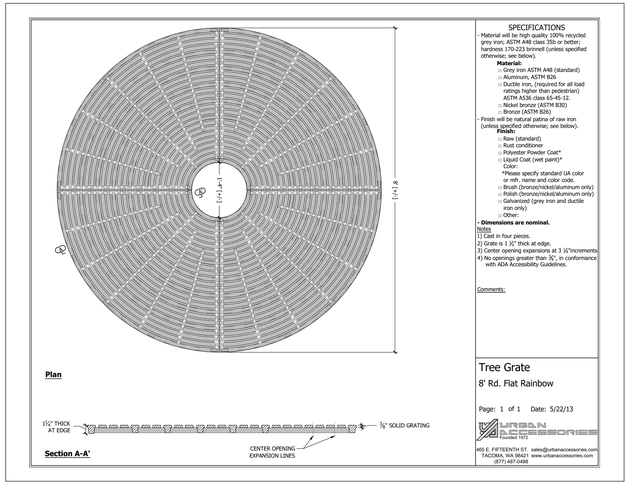
1 DETAIL: Arbour
Scale: 1:20



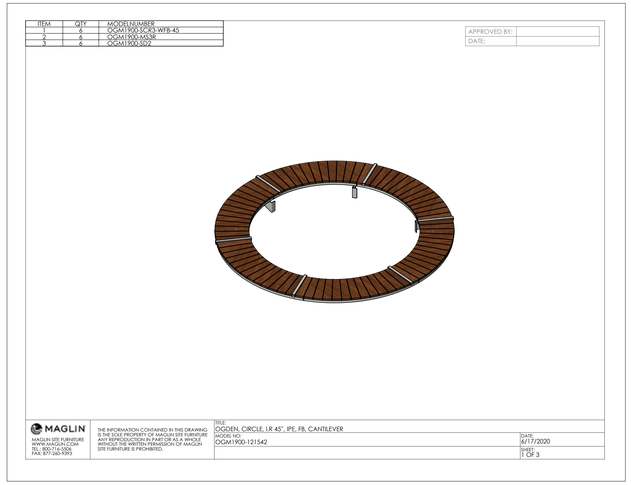
2 DETAIL: Potting Bench
Scale: 1:20



3 CUT SHEET: Offsite Square Tree Grate
NTS



4 CUT SHEET: Plaza Round Tree Grate
NTS



5 CUT SHEET: Plaza Round Bench
NTS

Revision

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Project

Oak & 41st
Condo & Social Housing

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5763 Oak St

Drawing Title

Site Furnishings Details

-

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Legal Address line 1
Legal Address line 2
Legal Address line 3

Project Manager	Project ID
NT	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L11.2
Date	of
00/00/00	31

Plot Date:
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