GRANDVIEW HIGHWAY SOCIAL HOUSING - BC HOUSING

2518 TO 2540 Grandview Highway
Vancouver, BC

LANDSCAPE SET
APRIL 7, 2022

LANDSCAPE DRAWING INDEX

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Judy Stoyko
Landscape Architecture

2686 6TH AVENUE EAST
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P 778.838.6310

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4	LANDSCAPE SET	22-03-30
3	UPDATED CONCEPT	22-01-31
2	CONCEPT PLAN SUBMISSION	21-07-28
1	ISSUED FOR REVIEW	21-06-23

REVISIONS

BC Housing

GRANDVIEW HIGHWAY SOCIAL HOUSING

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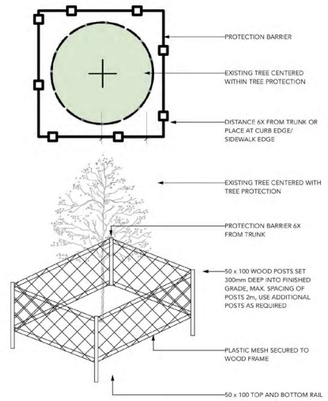
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LANDSCAPE COVER PAGE

L-0.0

TREE RETENTION / REMOVAL LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF VANCOUVER ARBORIST PRIOR TO REMOVAL	
EXISTING TREE TO BE RETAINED	
TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY	



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT (DATED: MAY 19, 2021 BY MIKE FADUM AND ASSOCIATES LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF VANCOUVER STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

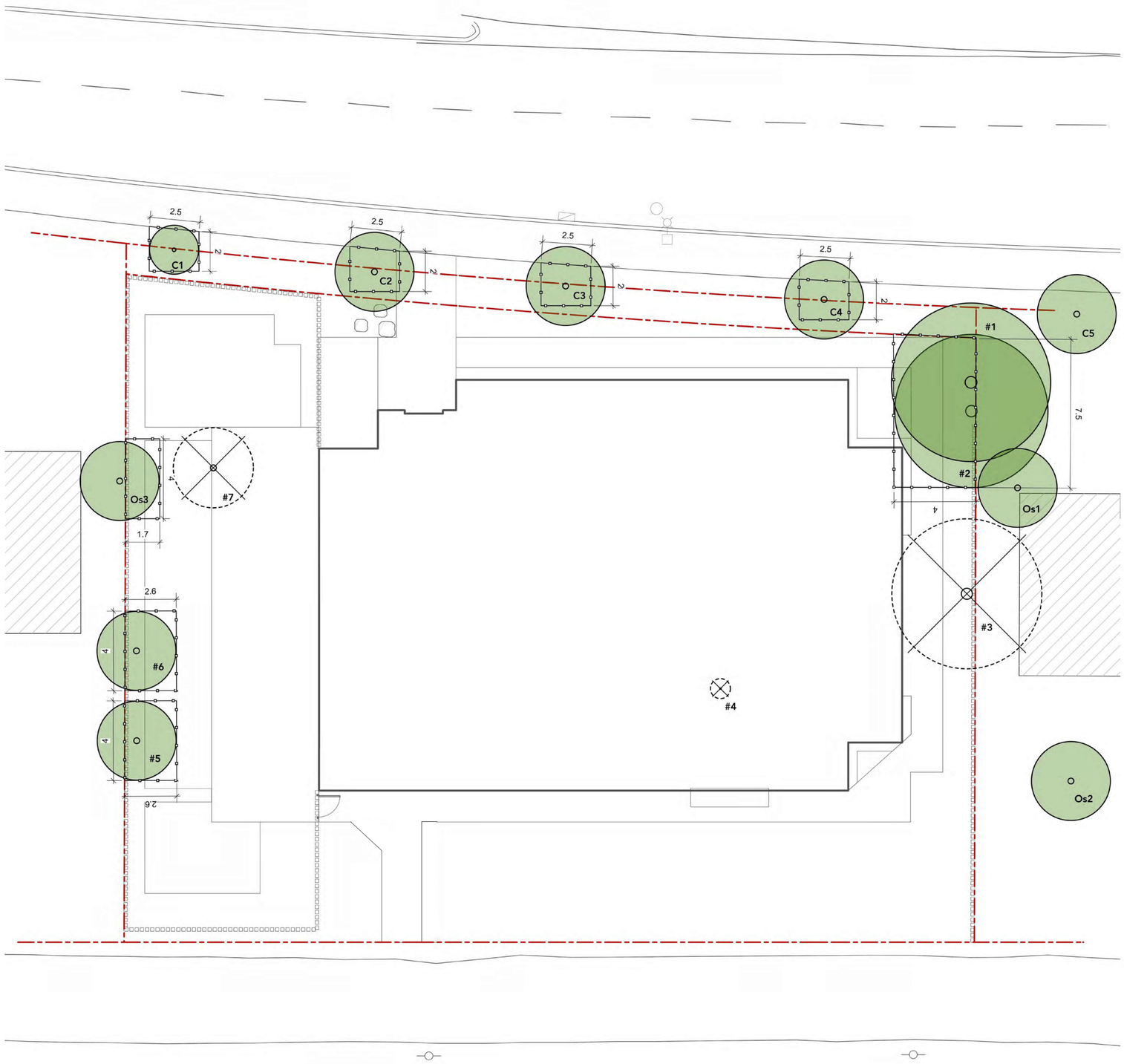
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROPVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

12. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT AND SUBMITTED TO THE DIRECTOR OF PLANNING IN A TIMELY MANNER. CALL 311 TO REQUEST THE PARK BOARD ARBORIST (CONTACT CABOT LYFORD) TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.

13. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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BC Housing

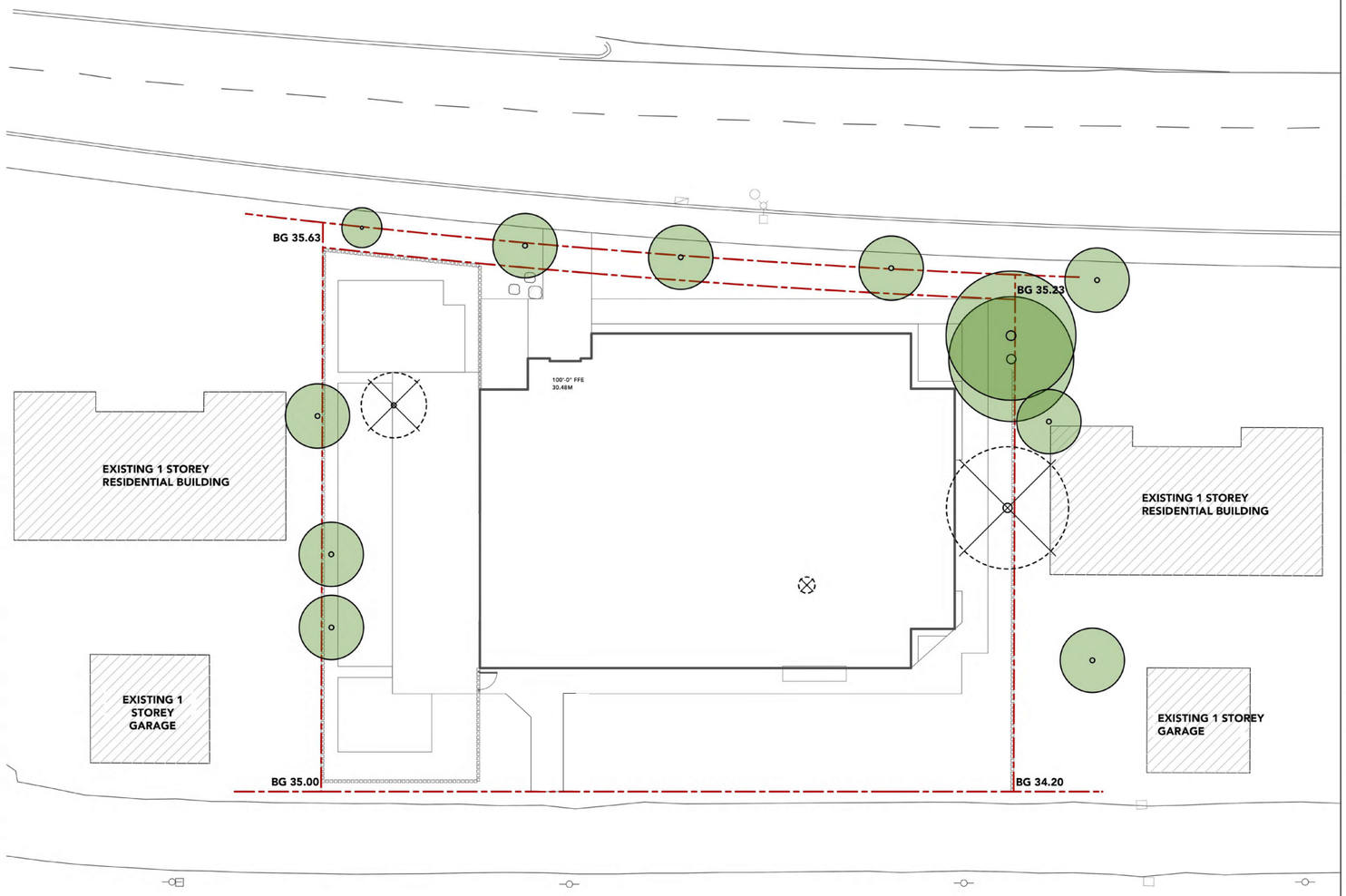
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TREE MANAGEMENT PLAN

L-0.1



AERIAL IMAGE



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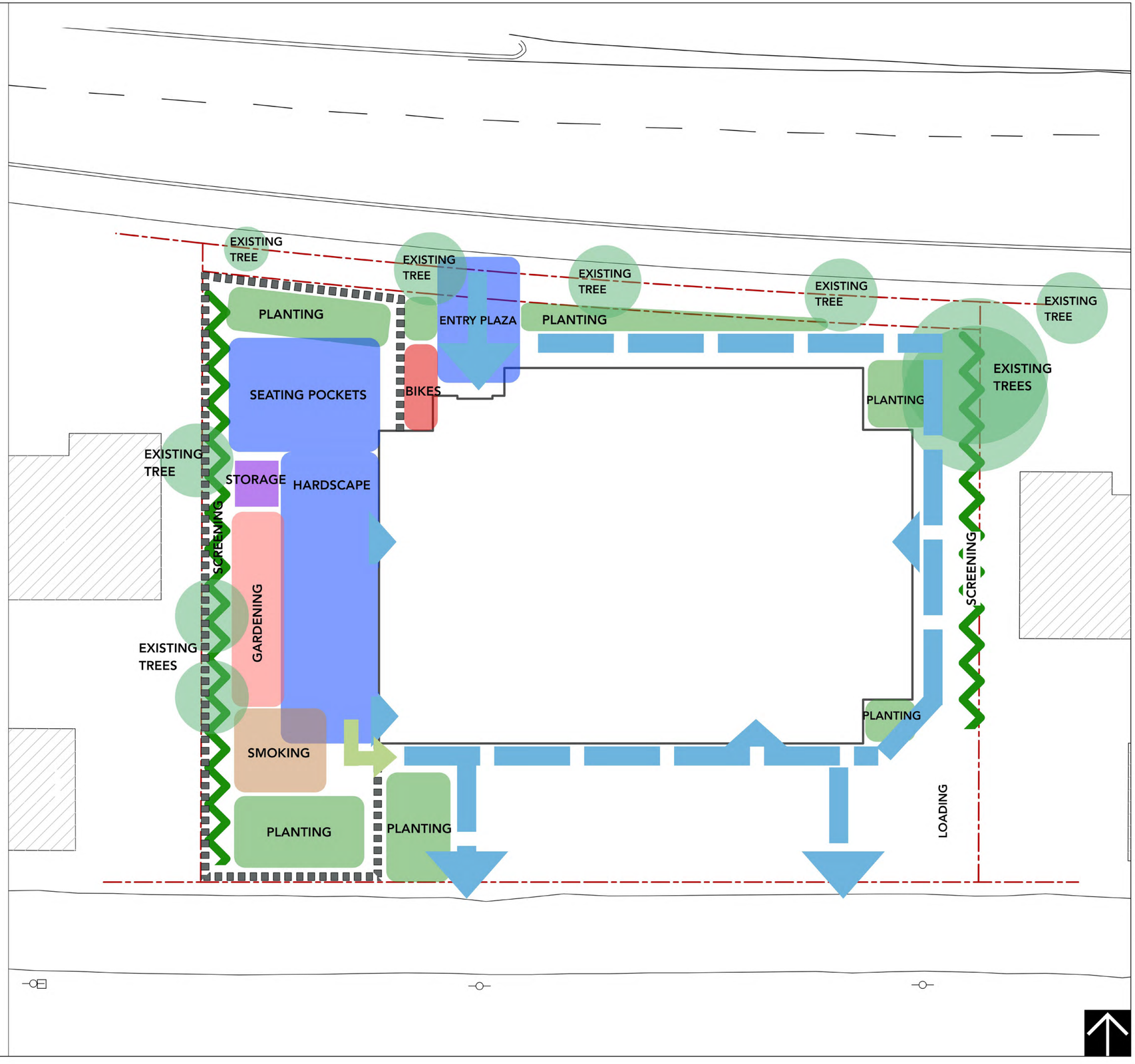
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SITE OVERVIEW

L-0.2

PROGRAMMING LEGEND

- HARDSCAPE PROGRAMMED SPACE
- PLANTING AREA - SHRUBS/GROUNDCOVERS
- URBAN AGRICULTURE / GARDENING PLOTS
- SMOKING COVERED SPACE
- BICYCLE PARKING
- STORAGE STRUCTURE
- EXISTING TREE TO BE RETAINED
- SECURITY FENCE
- LANDSCAPE SCREENING (HEDGE)
- PEDESTRIAN CIRCULATION
- ONE-WAY CIRCULATION (EXIT ONLY)



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PROGRAMMING DIAGRAM

L-1.0

LEGEND

- PROPERTY LINE
- GRASS LAWN
- PLANTING — 1 / L2.0
- HEDGE — 1 / L2.0
- PAVING TYPE 1: PAVERS ON GRADE
  Grey & Charcoal Dorado Pavers, Newstone Group — 2 / L4.1
- PAVING TYPE 2: PEDESTRIAN PAVERS ON GRADE
  Charcoal Dorado Pavers, Newstone Group — 3 / L4.1
- PAVING TYPE 3: CIP CONCRETE ON GRADE — 4 / L4.1
- PAVING TYPE 4: GRAVEL PAVING — 5 / L4.1
- URBAN AGRICULTURE PLANTERS — 4 / L4.2
- URBAN AGRICULTURE STORAGE & COMPOST — 3 / L4.2 — 5 / L4.2
- CUSTOM BENCH — 1 / L4.3
- BENCH
  BAYVIEW BENCH, WISHBONE — 4 / L4.3
- PICNIC TABLE
  RUTHERFORD MODEL, WISHBONE — 3 / L4.3
- BIKE RACKS
  ICONIC MODEL, MAGLIN — 2 / L4.3
- STRING LIGHTING
  ATTACHED TO TIMBER POLES — 2 / L4.2



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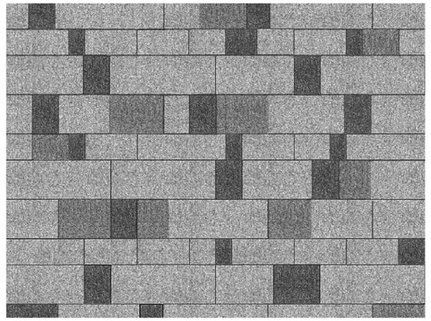
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CONCEPT PLAN

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FRONT ENTRANCE

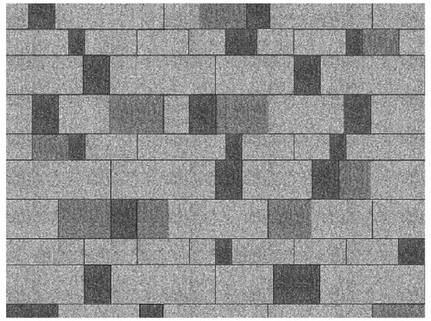

PAVING PATTERN FOR ENTRYWAY & PATHWAYS

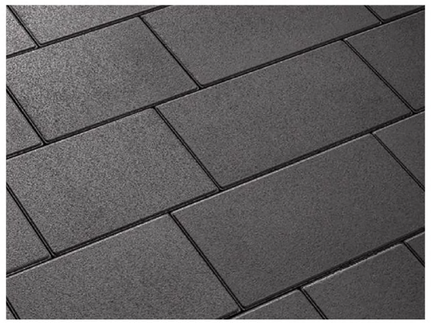

BOULDERS & PLANTING


CUSTOM LANDSCAPE BENCH


BIKE RACKS BY MAGLIN

COURTYARD


PAVING PATTERN FOR SEATING AREAS


PAVING PATTERN FOR FLEXIBLE SPACE


GRAVEL PAVING FOR URBAN AGRICULTURE


PRIVACY FENCE


COURTYARD PICNIC TABLES BY WISHBONE


COURTYARD BENCHES BY WISHBONE


URBAN AGRICULTURE PLOTS


STRING LIGHTS

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MATERIAL BOARD

L-1.2

PLANT LIST & MATERIALS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
3	Acer rubrum	Red Maple			
3	Styrax japonicum	Japanese snowbell			
SHRUBS					
FULL SUN					
	Lavendula angustifolia 'Hidecote'	Hidecote Lavender			
	Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary			
PART SHADE					
	Taxus baccata repandens	Creeping Yew			
	Rosa rugosa	Rugosa Rose			
	Philadelphus coronarius	Mock Orange			
	Shepherdia canadensis	Canada Buffaloberry			
	Mentha arvensis	Wild Mint			
SHADE					
	Sarcococca hookeriana humilis	Dwarf Sweet box			
	Skimmia japonica rubella	Rubella Japanese Skimmia			
	Vaccinium ovatum	Evergreen Huckleberry			
HEDGE					
	Taxus x media 'Hicksii'	Hicks Yew			
	Juniperus scopulorum 'Moonglow'	Moonglow juniper			
PERENNIALS					
SUN					
	Salvia yangii	Russian Sage			
	Echinacea purpurea 'Magnus'	Purple Coneflower			
	Salvia officinalis	Common sage			
	Achillea millefolium	Yarrow			
SHADE					
	Hosta 'Canadian Blue'	Canadian Blue Hosta			
GROUNDCOVERS					
SUN					
	Frageria chiloensis	Beach Strawberry			
	Arctostaphylos uva-ursi	Kinnikinnick			
SHADE					
	Oxalis oregana	Redwood Sorrel			
	Pachysandra terminalis	Japanese Spurge			

DROUGHT TOLERANT PLANTS

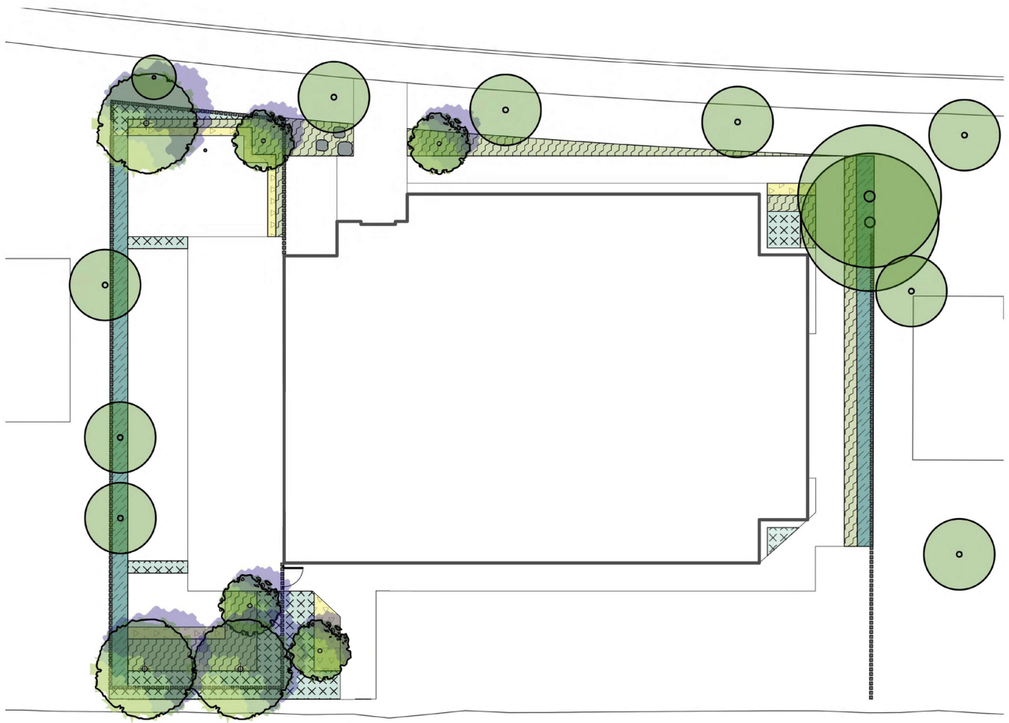
POLLINATOR FRIENDLY PLANTS

SEASONAL INTEREST PLANTS

FOOD RESOURCE PLANTS

NATIVE PLANTS

HABITAT VALUE PLANTS





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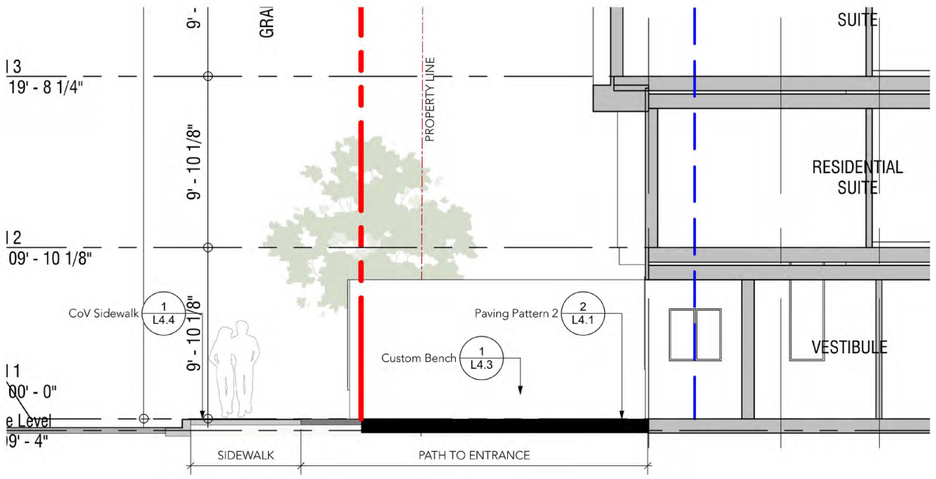
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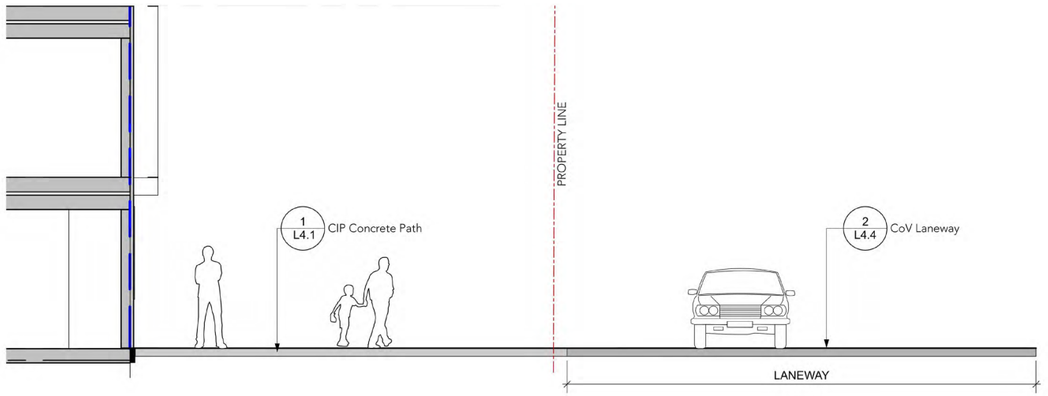
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PLANTING PLAN

L-2.0



1 Section - Entrance
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2 Section - Laneway
Scale: 1:50



3 Section - Courtyard
Scale: 1:50

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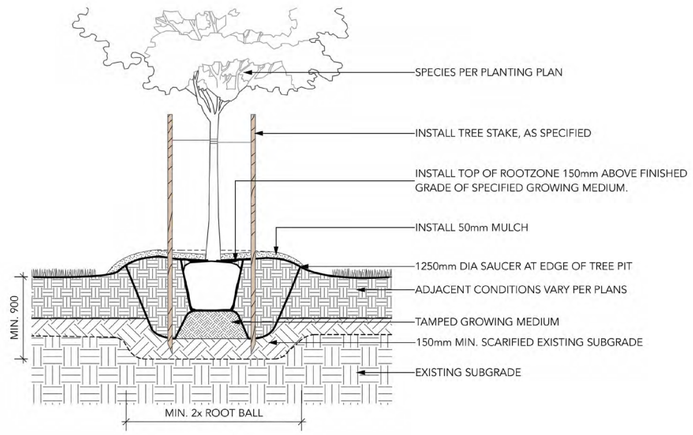
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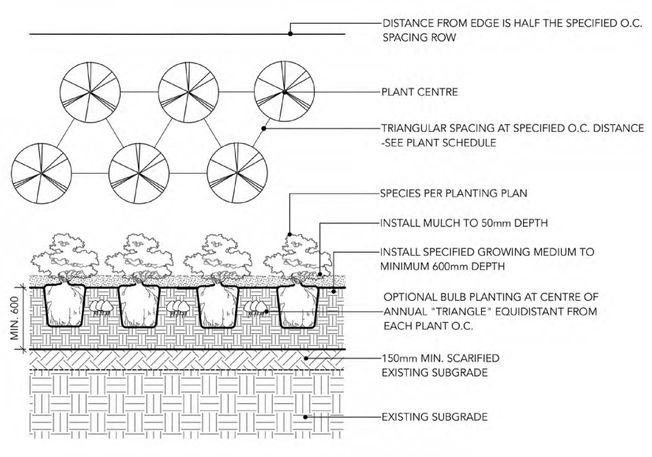
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SECTIONS

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1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20

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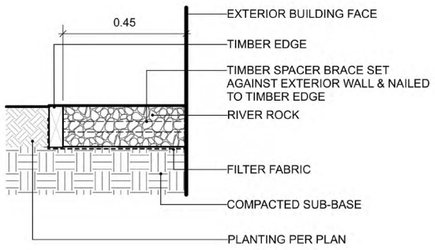
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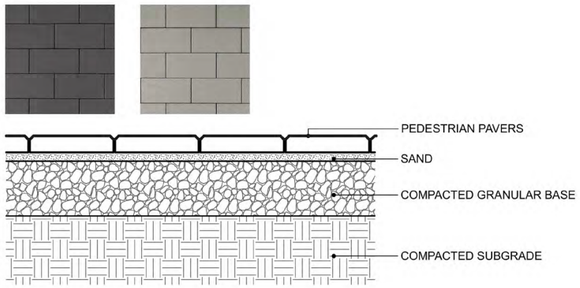
DETAILS - PLANTING

L-4.0

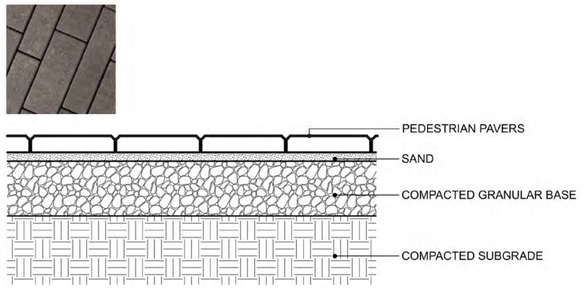


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

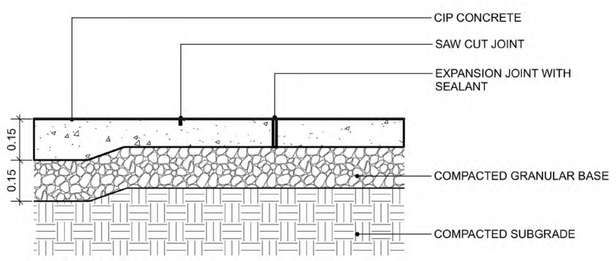
1 GRAVEL DRAIN STRIP ON GRADE
Scale: 1:10



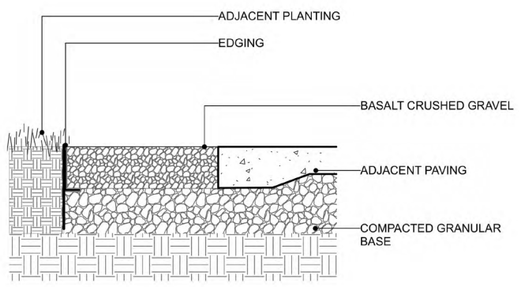
2 PAVING TYPE 1: MIXED COLOUR PAVERS ON GRADE
Scale: 1:10



3 PAVING TYPE 2: PEDESTRIAN PAVERS ON GRADE
Scale: 1:10



4 PAVING TYPE 3: CIP CONCRETE ON GRADE
Scale: 1:10



5 PAVING TYPE 4: GRAVEL PAVING
Scale: 1:10

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3	UPDATED CONCEPT	22-01-31
2	CONCEPT PLAN SUBMISSION	21-07-28
1	ISSUED FOR REVIEW	21-06-23

REVISIONS

BC Housing

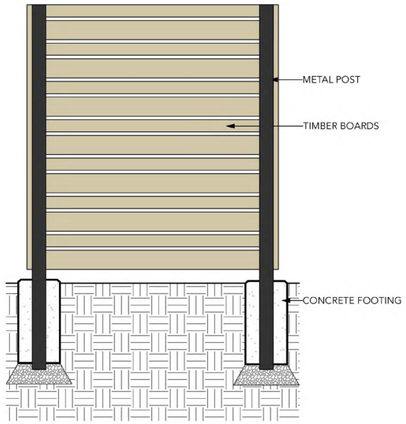
GRANDVIEW HIGHWAY SOCIAL HOUSING

2518 to 2540 Grandview Highway
Vancouver, British Columbia

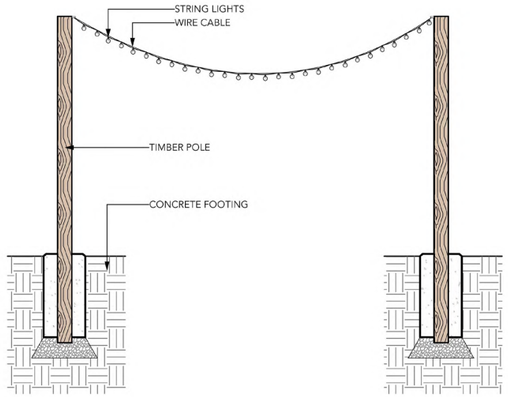
Scale:	
Drawn:	MGC
Reviewed:	DS
Project No.	21-007

DETAILS - HARDSCAPE

L-4.1



1 TYPICAL PRIVACY SCREEN
Scale: 1:20



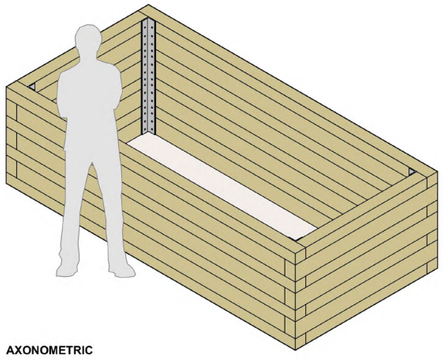
2 TIMBER POST FOR STRING LIGHTING
Scale: 1:20



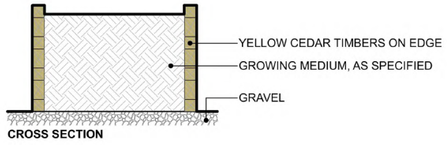
MODEL: LARGE HORIZONTAL REFUSE STORAGE SHED
ITEM DI #: RSS2001L
MATERIAL: WEATHER RESISTANT SOLID WOOD; PAINTED (COLOUR TBD)
SIZE: 66"(W)X38"(D)X53"(H)
SUPPLIER: THE HOME DEPOT

NOTE: PLASTIC WASTE BINS PROVIDED BY OTHERS

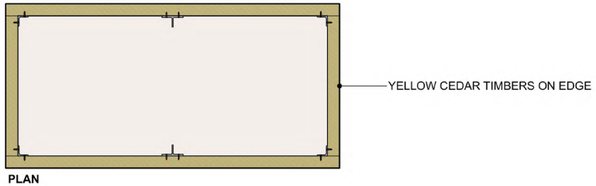
3 GREEN WASTE STORAGE SHED
Scale: NTS



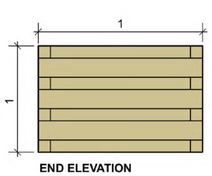
AXONOMETRIC



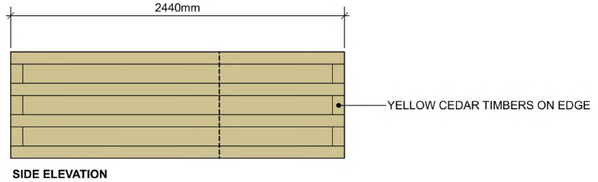
CROSS SECTION



PLAN



END ELEVATION



SIDE ELEVATION

4 TIMBER AGRICULTURAL PLANTER
Scale: 1:20



MODEL: WESTERN RED CEDAR GRAND GARDEN CHALET
MANUFACTURER: OUTDOOR LIVING TODAY (888-658-1658)
SIZE: 3'X6'
MATERIAL: WESTERN RED CEDAR; PAINTED (COLOUR TBD)
SUPPLIER: THE HOME DEPOT (1-604-608-1423)

5 COMMUNITY GARDEN STORAGE SHED
Scale: NTS

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3 UPDATED CONCEPT	22-01-31
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REVISIONS

BC Housing

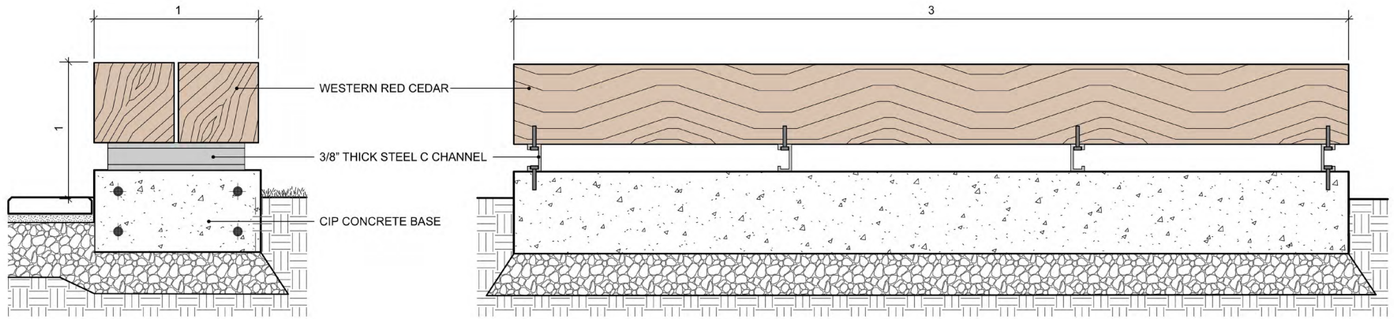
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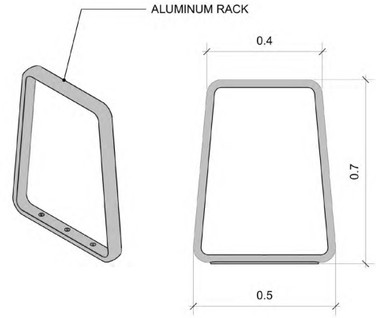
Scale:	
Drawn:	MGC
Reviewed:	DS
Project No.	21-007

DETAILS - FURNISHINGS

L-4.2



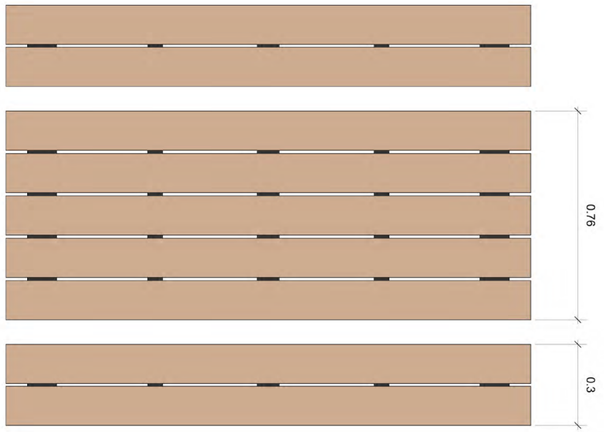
1 CUSTOM TIMBER BENCH
Scale: 1:10



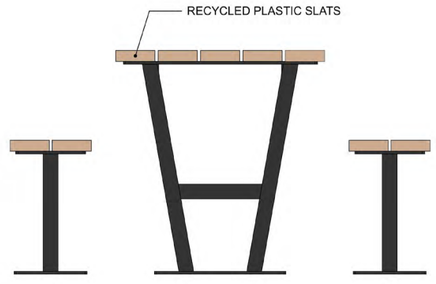
2 MAGLIN ICONIC BIKE RACK
Scale: 1:10



AXONOMETRIC



PLAN



SIDE ELEVATION

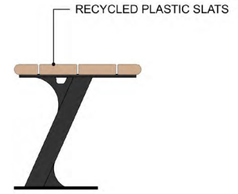


FRONT ELEVATION

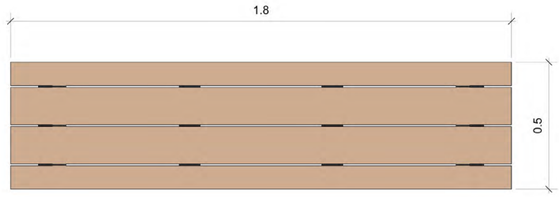
3 WISHBONE RUTHERFORD PICNIC TABLE
Scale: 1:10



AXONOMETRIC



END ELEVATION



PLAN



CROSS SECTION

4 WISHBONE BAYVIEW BENCH
Scale: 1:10

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DETAILS - FURNISHINGS

L-4.3