



KOPERNIK APARTMENTS

3150 Rosemont Drive, Vancouver, BC
REZONING BOOKLET

Intent

This land was rezoned in 1971 to CD-1(72) and the M. Kopernik (Nicolaus Copernicus) Foundation developed the 87 bed complex care building and 33 unit affordable rental building at that time. There have been various renovations over the years. As their wait list for seniors housing has grown and the buildings are aging the society is planning to develop more affordable seniors housing. We are proposing to subdivide this property, rezone and redevelop the existing aging 2 storey rental housing from 33 units to a 6 storey 94 unit project. We want to keep the intent of the society's mandate to provide affordable housing for seniors or people with disabilities.

Background

The M. Kopernik (Nicolaus Copernicus) Foundation is a non-profit organization that is responsible for the operation of Kopernik Lodge and Apartments. The Foundation was established in 1970 by the Polish community in Vancouver and was given a specific mandate to build and operate a long term care facility and to provide rental housing for seniors with low and moderate income. The Society has successfully fulfilled this mandate for the past 50 years. Over this period of time, however, the buildings have aged considerably and, in order to continue its mission, the Society needs to replace its buildings, beginning with the independent living apartments.

The existing Kopernik Apartments consist of 33 units. Despite regular maintenance, the building elements (plumbing, windows, waterproofing, etc.) have degraded due to environmental impacts and prolonged usage. There isn't an elevator therefore the upper floor isn't accessible.

The new building the Society is proposing is not just a replacement of the old structure, but an opportunity to create almost three times as many housing units as the present number on site. Equally importantly, the new building will be built to modern standards considering space utilization, amenities, windows, floor-plans, lighting and landscape architecture suitable for senior living. It will have the use of two elevators and modern materials for construction.

Since its inception, Kopernik Lodge and Apartments have welcomed hundreds of residents from all corners of the world, of all races and faiths. As a not-for-profit organization, the Society's sole motivation is helping elderly and/or disabled people with low and moderate incomes to find affordable homes in a caring and respectful environment. While the Society is proud to preserve and foster Polish cultural heritage, it remains committed to treating everyone with the utmost respect and dignity. In order to continue its mission, the Society pressingly needs a new building and respectfully requests the City of Vancouver's favourable response to this application.

Rationale Statement

We will be required to subdivide this existing parcel to meet mortgaging requirements by BCHousing. Therefore the existing remaining parcel with the care facility would remain CD-1(72) except due to the site area change, site coverage and FSR calculations will change. Parking requirements for the existing Care Facility, per existing zoning is 12 stalls, 10 surface stalls will remain. Staff will have the use of two stalls in the new underground parkade.

Contact List

Owner:
M. Kopernik (Nicolaus Copernicus)
Foundation

Funding:
BCHousing
CMHC

Housing Consultant:
CPA Development Consultants

General Contractor:
VanMar Constructors Inc.

Architects:
Boni • Maddison Architects

Structural Engineers:
Weiler Smith Bowers Consulting
Structural Engineers

Mechanical Engineers:
Rocky Point Engineering Ltd.

Energy Consultants:
Rocky Point Engineering Ltd.

Sustainability Consultant:
Kane Consulting Partnership

Electrical Engineer:
EDG Corp. Electrical Consultants

Landscape Architects:
VDZ+A Landscape Architecture

Civil Engineers:
KM Civil Consultants Ltd.

Geotechnical Engineers:
GeoPacific Consultants Ltd.

Building Code Consultants:
Potem Group

Building Envelope:
Aqua-Coast Engineering Ltd.

Arborist:
Diamond Head Consulting

Environmental:
EXP Services Inc.

Traffic Consultant:
CTS Traffic Engineering
Specialists

Surveyors:
Matson Peck & Topliss



DRAWING LIST

ARCHITECTURAL 29 SHEETS TOTAL

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KOPERNIK APARTMENTS

3150 Rosemont Drive, Vancouver, BC

REZONING BOOKLET

Design Rationale

Siting & Landscaping:

The L shaped building, similar to the existing building, creates a harder edge to the street and lane while creating a protected and southern facing outdoor common amenity space. The existing driveway access from Rosemont is maintained as the primary point for the existing Care Facility. Residential parking is underground and accessed from the lane.

- A central focus to the common is created with a trellis providing some shading over a seating area as well as other pods for social interaction including a number of seating spaces, covered gazebo and a gardening area.
- A trellis marks the entry to this area from the indoor amenity space and the eastern edge.
- A landscape buffer is created between this area and the exterior patios of ground floor units
- The planting areas are all designed to provide some buffering but allow for visual access through meeting CPTED standards.
- Some of the existing treed buffer to the south of the property will remain and will be augmented with additional shrub planting, noting that this area is an existing servicing right of way.
- A planted buffer is provided along the west and north edges of the building providing some safety and privacy to exterior patios at grade. Fencing will be located along the south and west property lines of the project.
- Numerous existing trees are being retained along the perimeter, see landscape drawings and arborists reports.
- The main public entrance is at the north of the property, close to an existing bus stop, and aligning with common amenities inside the building and access to the rear common space.

Building Layout:

There are 94 units, 93 one bedroom unit and one studio unit. As an independent living seniors building all units are adaptable with 5 accessible units. All adaptable units are identical with the accessible units in the inside corner. Stacking of the units, structural alignment, prefabrication possibilities and servicing efficiency were important considerations for this project to be sensitive to construction costs.

- An interior amenity room is in the inside corner of the building with direct exterior access. This multipurpose room provides for gatherings including an altar for services and archival storage for their cultural community.
- Other spaces are clustering in this inside corner of the building including elevators, common laundry rooms, storage and service spaces.
- The central location for the entry, elevators and common rooms is to limit the circulation distance required by residents from their unit to these spaces, as regulated by BCHousing.
- The parkade includes vehicle parking plus a garbage/recycling area, bike parking, service and storage rooms within a single floor.

Exterior Articulation:

The stacked nature of the building with recessed balconies creates modulation of the façade.

- The 2nd to 5th floor front facing living areas are articulated with a darker cladding, with the ground floor, 6th floor and balcony recessed areas a lighter cladding. These contrasting colour blocks breaks down the visual mass of the building.
- The front entry bay is articulated with a singular darker colour full height, a higher parapet with extended roof brow, a cantilevered entry canopy all to mark the entry point to the building.
- This modulation of the colour blocks continues around the building.
- The 6th floor balcony roofs are separated from the main roof line and expressed as an uplifted roof shape, to create a break and interest at the roof line.
- All undersides of balcony or canopies have wood look panel.
- The building cladding is proposed as a prefinished smooth fibre cement panel with aluminum reveal system for attachment. Prefinished aluminum balcony rails with glass infill panels.

Sustainability Measures:

This project is meeting the Green Building Policy for Rezonings, as well as the sustainability requirements of BC Housing and CMHC. This includes meeting Step Code 4 of the BC Energy Step Code, GHGI reduction requirements, climate resilience, rainwater management, sustainability requirements such as low VOC materials, enhanced commissioning and energy system sub-metering.



EXISTING STATISTICS: Summary

BUILDING A - 87 Bed Complex Care With Amenity Space
 BUILDING B - 33 Low Cost rental housing units in 2 storey building
 ZONING: CD-1 (72)
 LOT: 44
 LOT AREA: 8,212.0 sm
 ALLOWED USES:
 -Senior Citizen's Housing
 - Special Needs Residential Facility,
 Community Care Facility, limited to a max. 110 beds
 -Accessory uses customarily ancillary to the uses above
 FSR: ALLOWED max. 0.73, actual 5,850.231sm (0.713)
 HEIGHT: 8.7m (28.5ft) measured above base surface
 SITE COVERAGE: max. allowed 40% (3,284.8sm)
 Actual site coverage: 41.43% (3,402.566sm)
 YARDS:
 front yard min. 6.1m (20')
 side yards min. 7.6m (25')
 rear yard 6.1m (20')
 PARKING:
 18 off-street parking spaces, provided
 1 per 6 seniors unit = 6 stalls. Remaining 12 stalls for Care Facility
 1 off-street loading area, provided

PROPOSED STATISTICS:

Existing Overall Site Area: 8,212 sm

Existing Bldg A: New Property Designation

Revised site area 5,406sm
 Complex Care 2 Story (±7M)
 Ground & Upper 1,752.7 sm
 2nd Floor 1,752.7 sm
 Amenity Space, 1 Story (±4M) 816.5 sm
 Total area 4,321.9sm
 Site Coverage 2,569.2sm
 Revised site coverage 47.5%
 Revised FSR 80%

Proposed Building B: Residential 94 Units (see detailed Project Data spreadsheet)

Proposed Site Area 2,806sm
 6 Story Building Height ±19.32m
 Total Area including Parkade 7,540 SM
 Total Area above grade 6,207 SM
Site Coverage: 37%
FSR: 6,207 / 2,806 = 2.21

Parking

Vancouver Parking Bylaw 4.2.1.8, 4.2.9A and 4.5B1 32 parking spaces required & provided, 1 Class A loading space required/provided.
 See Parking Report by CTS
 Bicycle Parking per Section 6.2, 71 Class A spaces 71 required/provided, 6 Class B parking required/provided.

PROJECT DATA

CIVIC ADDRESS: 3150 ROSEMONT DRIVE, VANCOUVER, BC
 LEGAL ADDRESS: LOT 44 D.L. 334 & D.L. 735 PLAN 14240 N.W.D.
 ZONING: CD-1 (72)

	EXISTING		PROPOSED / PROVIDED:			
LOT AREA:	8212 m2	88395 sq ft	2806 m2	30200 sq ft		
	MAXIMUM /ALLOWED:		PROPOSED / PROVIDED:			
BUILDING HEIGHT:	8.7 m	29 ft	19.3 m	63 ft	6 Stories	
LOT COVERAGE:	40.0%	3285 m2	36.7%	1030 m2	11084 sq ft	
FSR	0.73		2.22			
SETBACKS:						
FRONT YARD	6.1 m	20 ft	6.1 m	20 ft		
REAR YARD	6.1 m	20 ft	6.1 m	20 ft		
EXTERIOR SIDE YARD	7.6 m	25 ft	7.6 m	25 ft		
INTERIOR SIDE YARD	7.6 m	25 ft	3.7 m	12 ft		

	Parkade		Ground Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		Sixth Floor		Overall Totals	
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
Total Gross Area	1333 M2	14348 SF	1030 M2	11084 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	7540SF	81163SF
Circulation	12 M2	125 SF	132 M2	1423 SF	114 M2	1223 SF	114 M2	1223 SF	114 M2	1223 SF	114 M2	1223 SF	123 M2	1328 SF	722 m2	7766SF
Mechanical	41 M2	441 SF	2 M2	20 SF	2 M2	24 SF	2 M2	24 SF	2 M2	24 SF	2 M2	24 SF	2 M2	24 SF	54 m2	579SF
Residential Area	43 M2	461 SF	752 M2	8096 SF	875 M2	9418 SF	875 M2	9418 SF	875 M2	9418 SF	875 M2	9418 SF	835 M2	8991 SF	5130 m2	55221SF
Amenity			120 M2	1293 SF	11 M2	122 SF	11 M2	122 SF	11 M2	122 SF	11 M2	122 SF	11 M2	122 SF	177 m2	1905SF
Office			6 M2	69 SF											6 m2	69SF
Services	31 M2	331 SF	17 M2	185 SF	17 M2	185 SF	17 M2	185 SF	17 M2	185 SF	17 M2	185 SF	17 M2	185 SF	134 m2	1443SF
Storage Bike	153 M2	1647 SF													153 m2	1647SF
Storage Residential			28 M2	304 SF	49 M2	527 SF	49 M2	527 SF	49 M2	527 SF	49 M2	527 SF	49 M2	527 SF	273 m2	2936SF
Exclusions:																
Parking	1035 M2	11146 SF													1035 m2	11146SF
Total Exclusions	1035 M2	11146 SF	0 M2	0 SF	0 M2	0 SF	0 M2	0 SF	0 M2	0 SF	0 M2	0 SF	0 M2	0 SF	1035 M2	11146 SF
Net FSR Area	298 M2	3203 SF	1030 M2	11084 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	1036 M2	11146 SF	6505 M2	67113SF
															Site Area	2806 M2
															FSR Ratio	2.22
Balcony/Patio			73 M2	787 SF	78 M2	837 SF	78 M2	837 SF	78 M2	837 SF	78 M2	837 SF	78 M2	837 SF	462 m2	4973SF
															Percentage of Net FSR Area	7%

UNIT MATRIX				
TYPE	BEDRMS	AREA	COUNT	ACC.
UNIT A	1 BED	51.0 m2	549 SF	76
UNIT A2	1 BED	51.0 m2	549 SF	6
Unit A3	1 BED	51.7 m2	557 SF	6
Unit B	STUDIO	35.3 m2	380 SF	1
Unit C	1 BED	54.1 m2	582 SF	5
Total:				94
# OF STUDIO UNITS:	1	1%		
# OF 1 BEDRMS:	93	99%		
TOTAL:	94	100%		
ACCESSIBLE UNITS	5	5%		

PARKING:			
		Existing	Proposed
SENIORS HOUSING	1.00 / 70m2	10 Stalls	10 Stalls
OFFSTREET PARKING		18 Stalls	0 Stalls
LOADING		1 Stalls	1 Stalls
PARKADE			32 Stalls
SUB-TOTAL:		29 Stalls	43 Stalls
Vancouver Parking Bylaw 4.18			
Small Car Stalls	25% Parkade Stalls	8 Stalls	6 Stalls
Vancouver Parking Bylaw 4.8.4			
Acc. Stalls	1 Stall + 0.034/unit	4 Stalls	4 Stalls

NOTE: SEE TRAFFIC AND PARKING ASSESSMENT

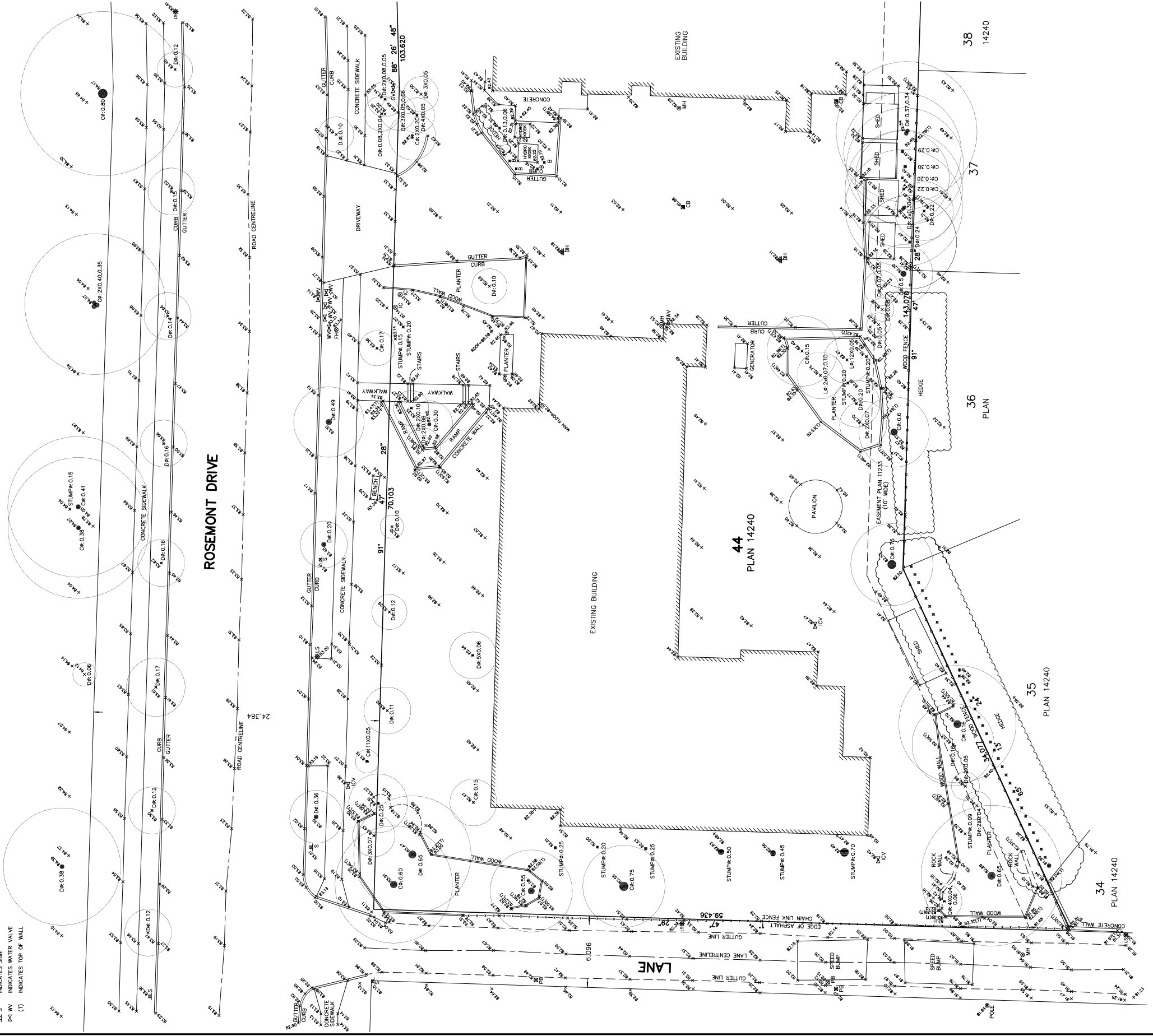
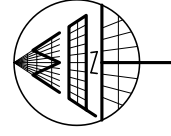
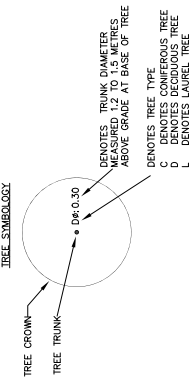
**SURVEY PLAN OF PART OF LOT 44 DISTRICT LOT 334
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14240**

PARCEL IDENTIFIER (PID): 007-881-002

CIVIC ADDRESS
#3132, ROSEMONT DRIVE
VANCOUVER, B.C.

LEGEND
SCALE 1:150

- ALL DISTANCES ARE IN METRES
- INDICATES SPOT ELEVATION
 - B INDICATES BOLLARD
 - ⊠ INDICATES BIRCHHOLE
 - ⊠ CB INDICATES CATCH BASIN
 - ⊠ FH INDICATES FIRE HYDRANT
 - ⊠ GV INDICATES GAS VALVE
 - ⊠ IC INDICATES INSPECTION CHAMBER
 - ⊠ LS INDICATES LAMP STANDARD
 - ⊠ MH INDICATES MANHOLE
 - ⊠ PB INDICATES PULLBOX
 - ⊠ PP INDICATES POWER POLE
 - ⊠ S INDICATES SIGN
 - ⊠ WY INDICATES WATER VALVE
 - (T) INDICATES TOP OF WALL



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE BENCH MARK INFORMATION OF 88.984 METRES, C0686R02018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW NO. 1958.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
4320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 19302-001-TPG-000.DWG
V-20-19302-TPG

DATE OF SURVEY: DECEMBER 22, 2020
* SCALED *

JOSE L. COELHO
B.C. LAND SURVEYOR (#750)
THIS DOCUMENT IS NOT VALID
UNLESS SIGNED
AND SEALED.



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79'-6 1/8"

145'-0 7/8"

3150 Rosemont Drive, KOPERNIK LODGE CARE FACILITY TO REMAIN



90'-2 1/4"

19'-0 3/8"

36'-4 5/8"

14'-6 1/2"

3150 Rosemont Drive, KOPERNIK LODGE CARE FACILITY TO REMAIN

EXISTING DRIVEWAY



VIEW TOWARDS ROSEMONT PARK



134'-10 1/4"

25'-0 1/8"

3132 Rosemont Drive, KOPERNIK APARTMENTS, EXISTING TO BE REPLACED

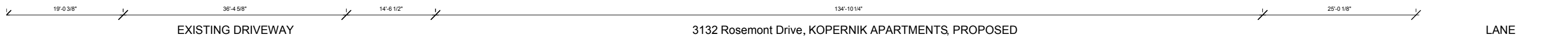
LANE



VIEW DOWN LANE



VIEW TOWARDS KERR STREET



SPRING SUN STUDY - MARCH 20



10:00 AM

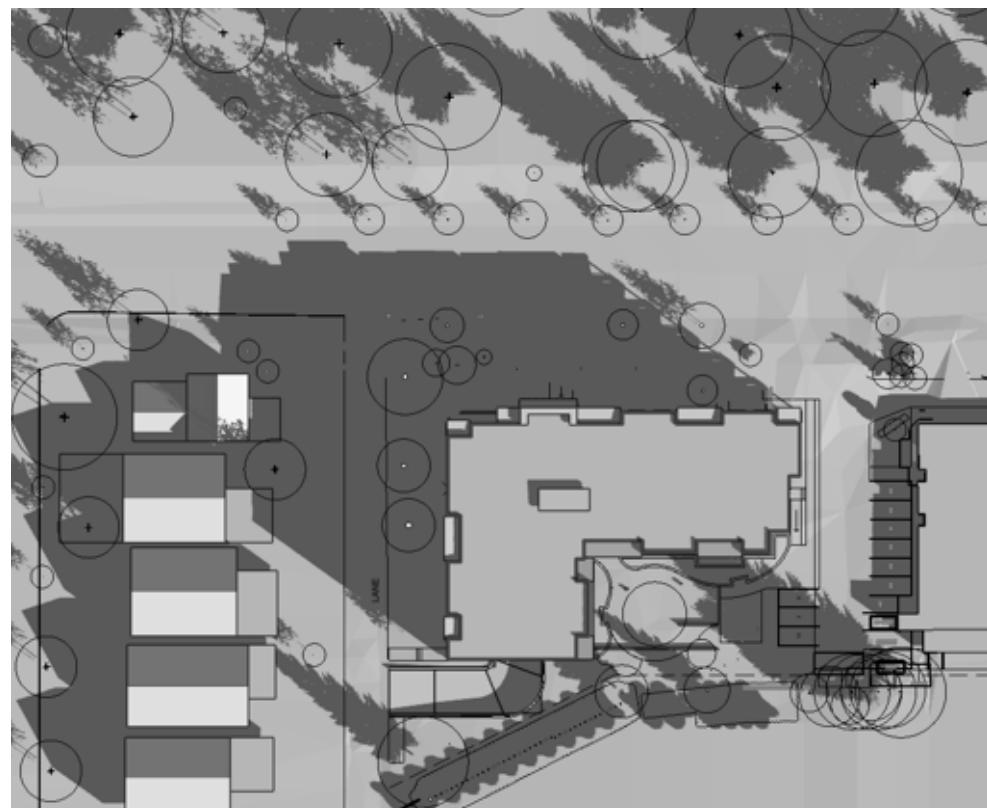


12:00 PM



02:00 PM

FALL SUN STUDY - SEPTEMBER 22



10:00 AM

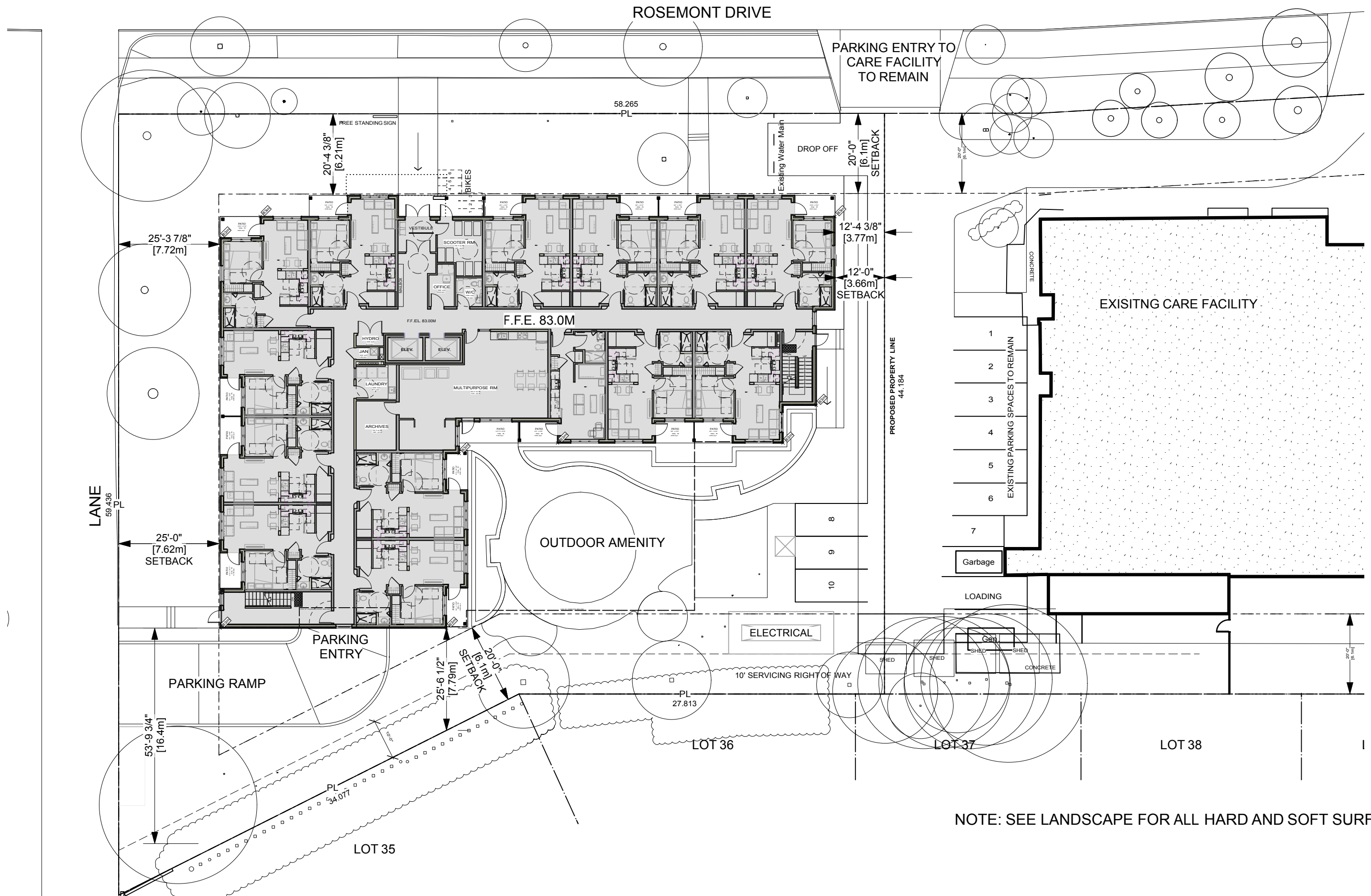


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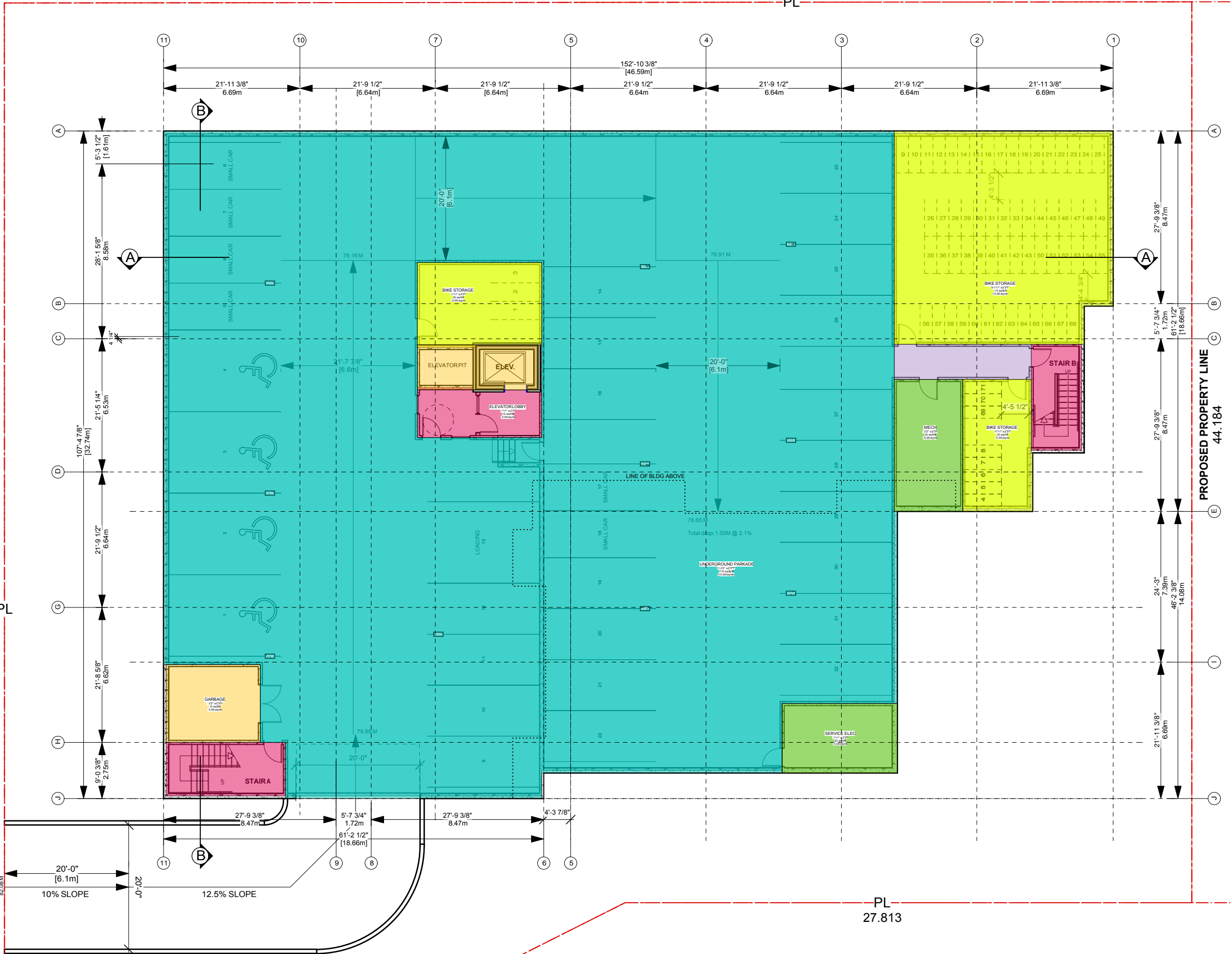




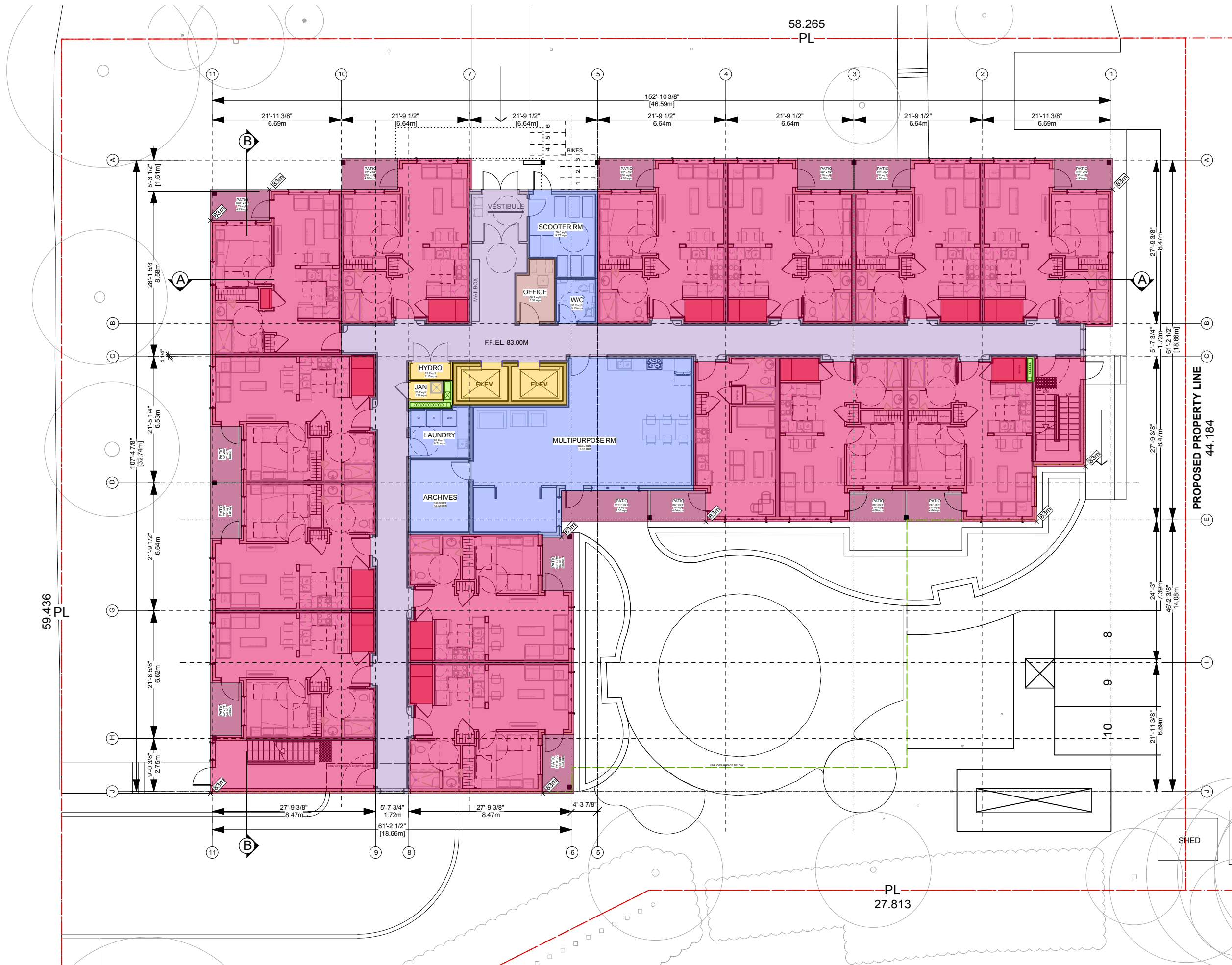
NOTE: SEE LANDSCAPE FOR ALL HARD AND SOFT SURFACES

58.265
PL

LANE
59.436
PL



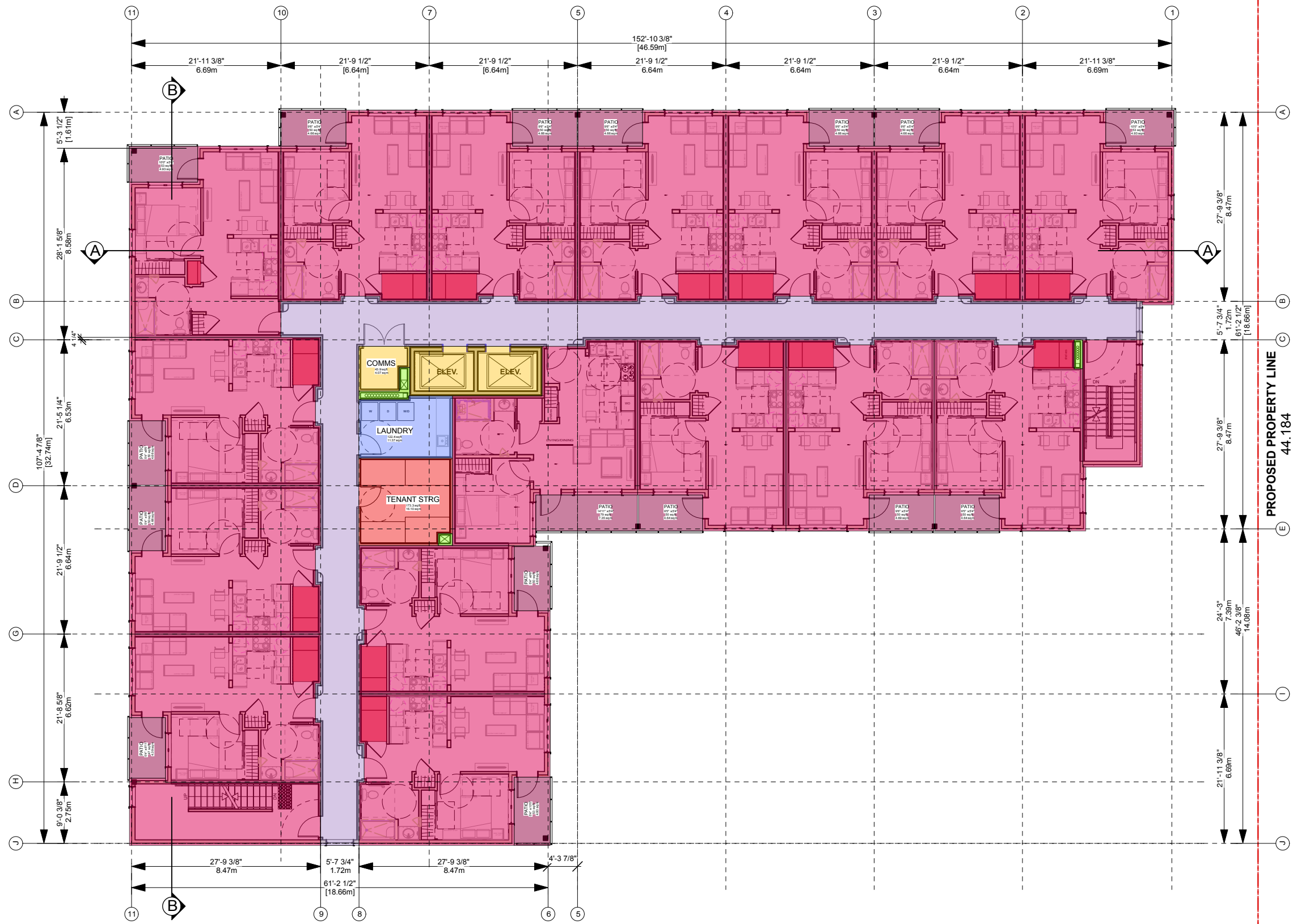
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- MECHANICAL
- RESIDENTIAL
- AMENITY
- OFFICE
- PARKING
- SERVICES
- STORAGE BIKE
- STORAGE RESIDENTIAL



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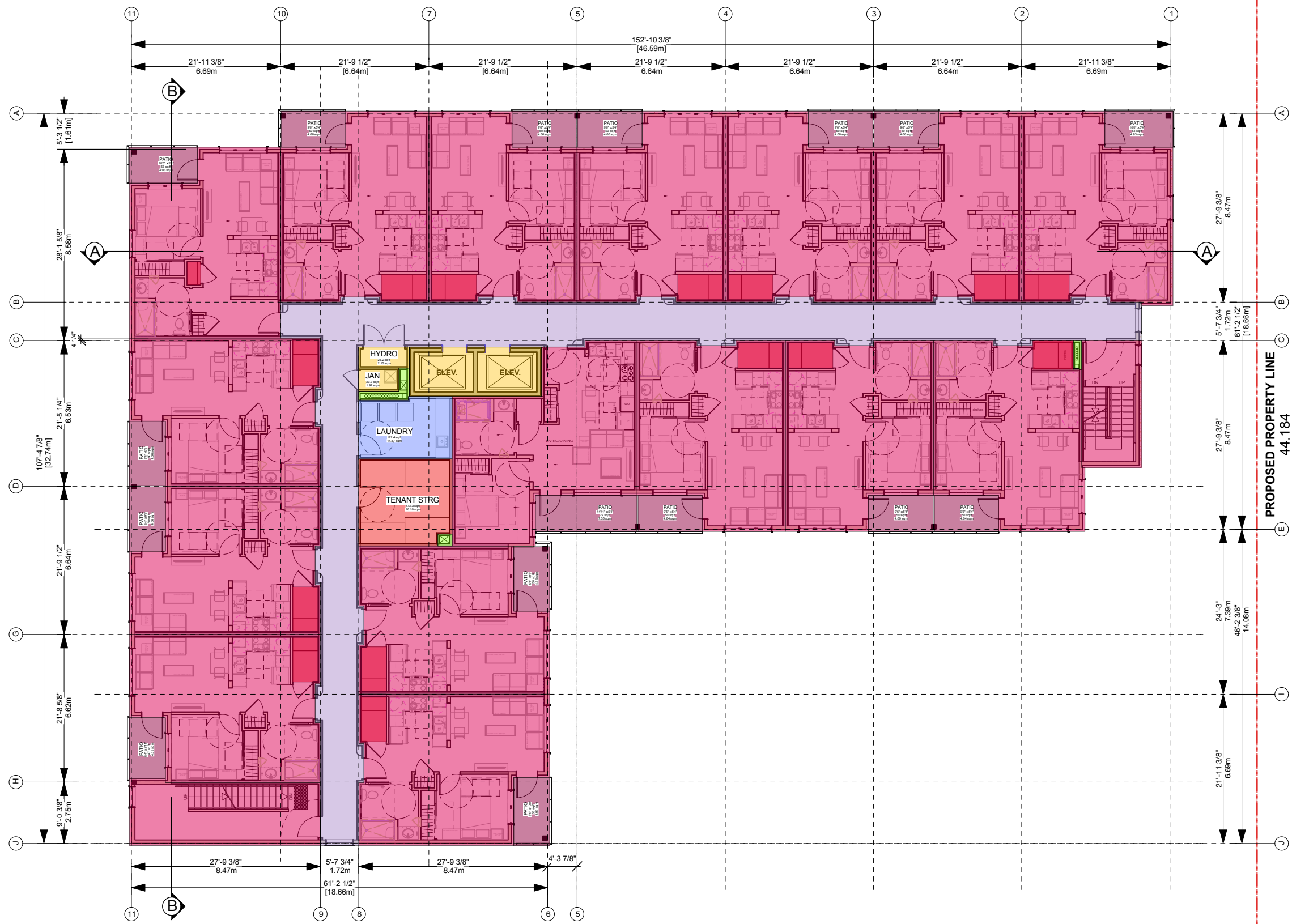
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PL

59.436
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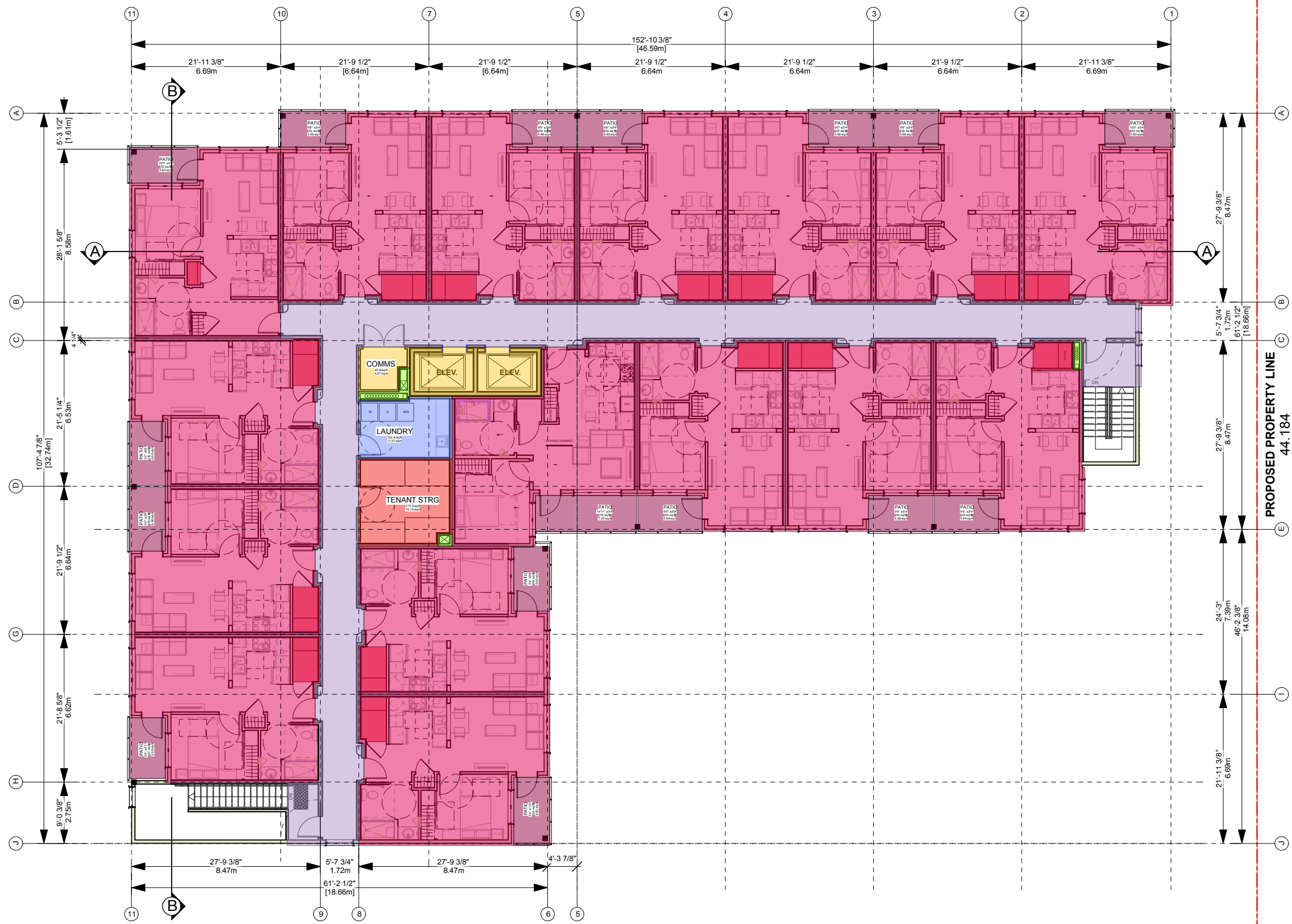
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PROPOSED PROPERTY LINE
44.184

PL
27.813

58.265
PL

59.436
PL



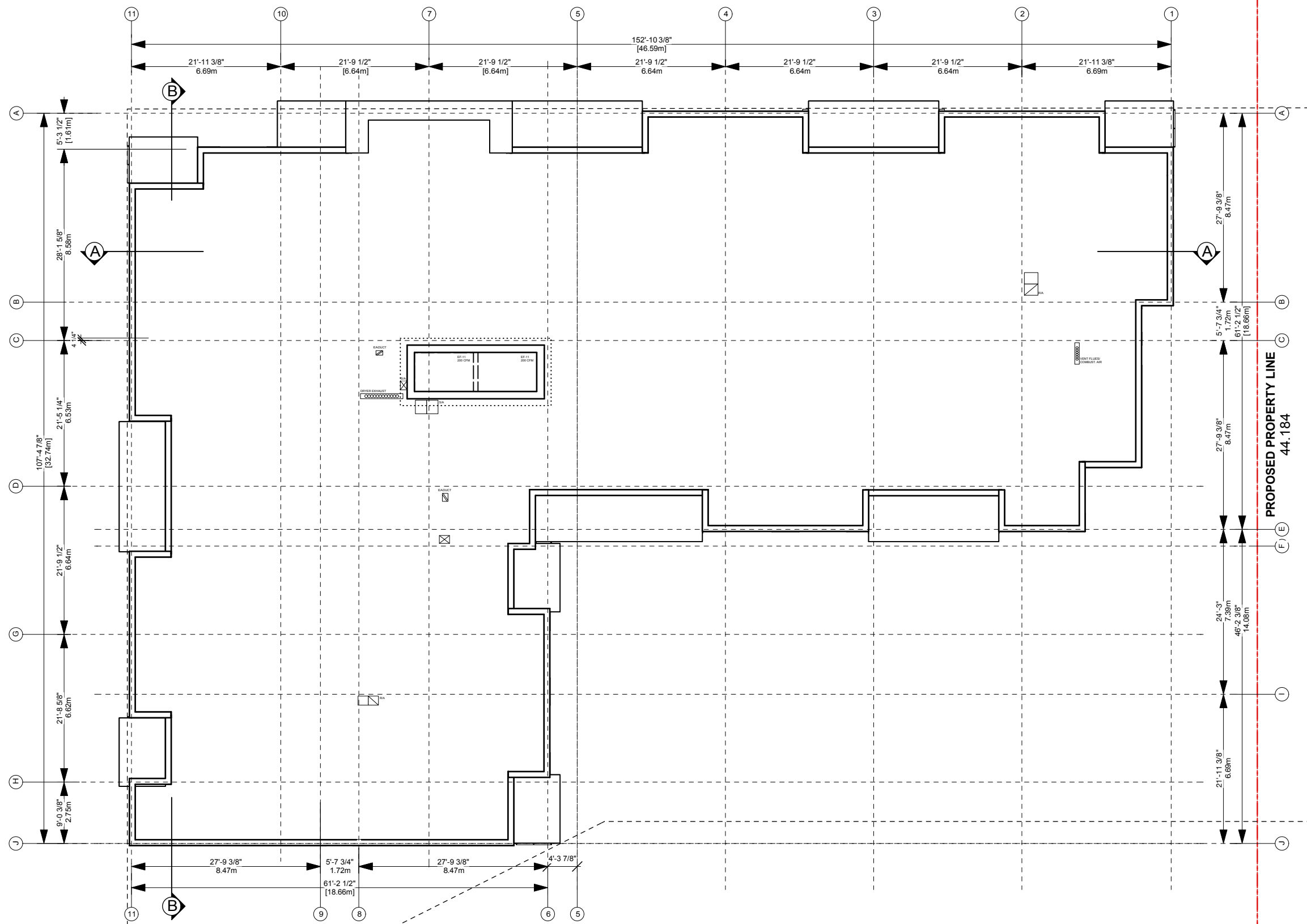
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PL
27.813



58.265
PL

59.436
PL



PROPOSED PROPERTY LINE
44.184

PL
27.813



NORTH ELEVATION
Scale: 1/16" = 1'-0"



EXTERIOR FINISHES:

#	DESCRIPTION	COLOUR
A	HARDIE TRIM BOARDS; FASCIA	2
B	WOOD LOOK METAL SOFFITS	
C	HARDIE PANEL CLADDING @ GF, 6TH FLOOR AND BALCONY	1
D	HARDIE PANEL CLADDING @ 2ND-5TH FLOOR	2
E	VINYL WINDOWS	3
F	HARDIE TRIM BOARDS; BALCONY FASCIA	4
G	ALUM. BALCONY RAIL WITH GLASS INFILL	4

EXTERIOR PAINT TO MATCH:

1	COBBLESTONE
2	IRON GREY
3	WHITE
4	DARK GREY
4	BLACK

WEST ELEVATION
Scale: 1/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



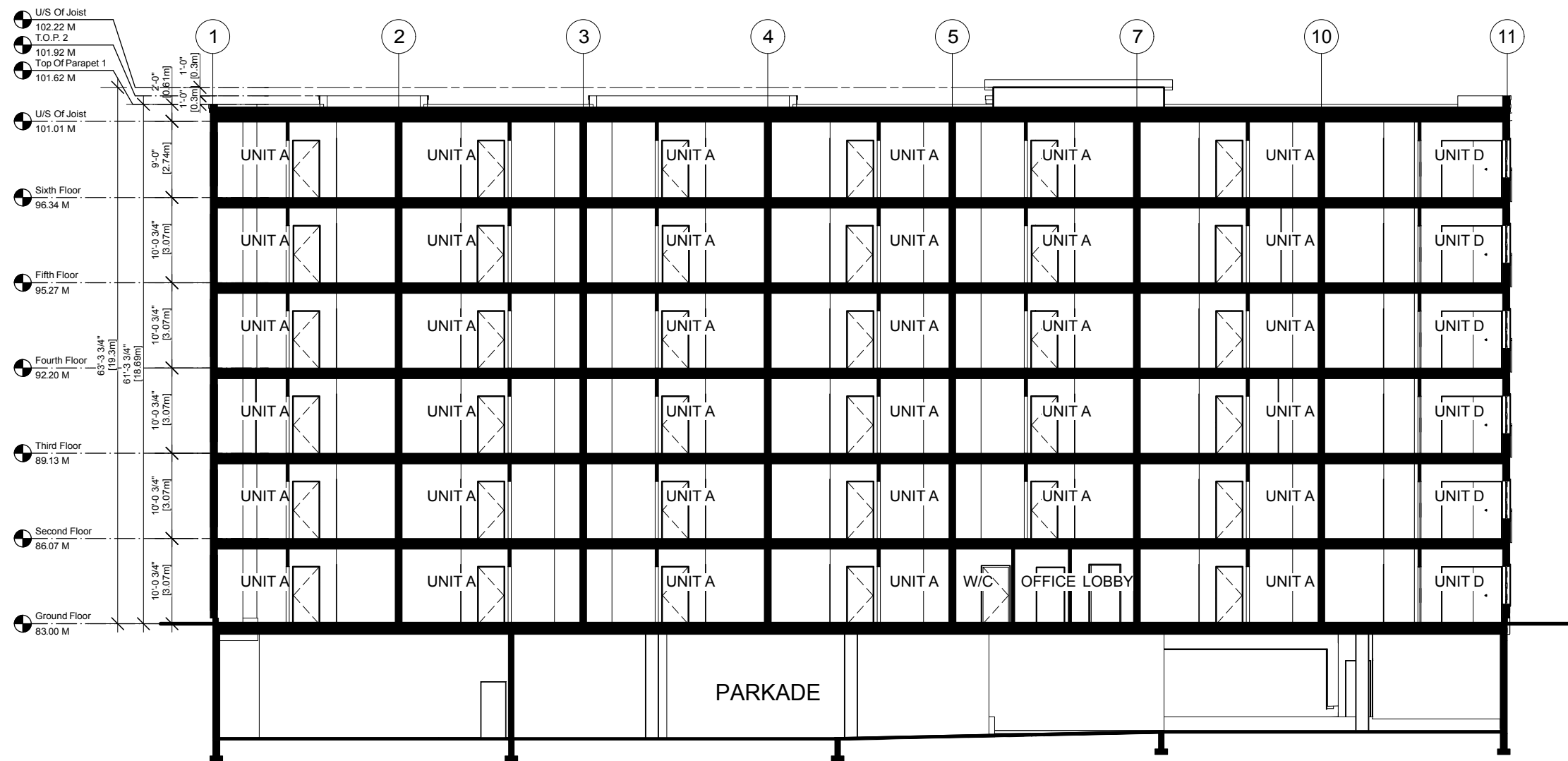
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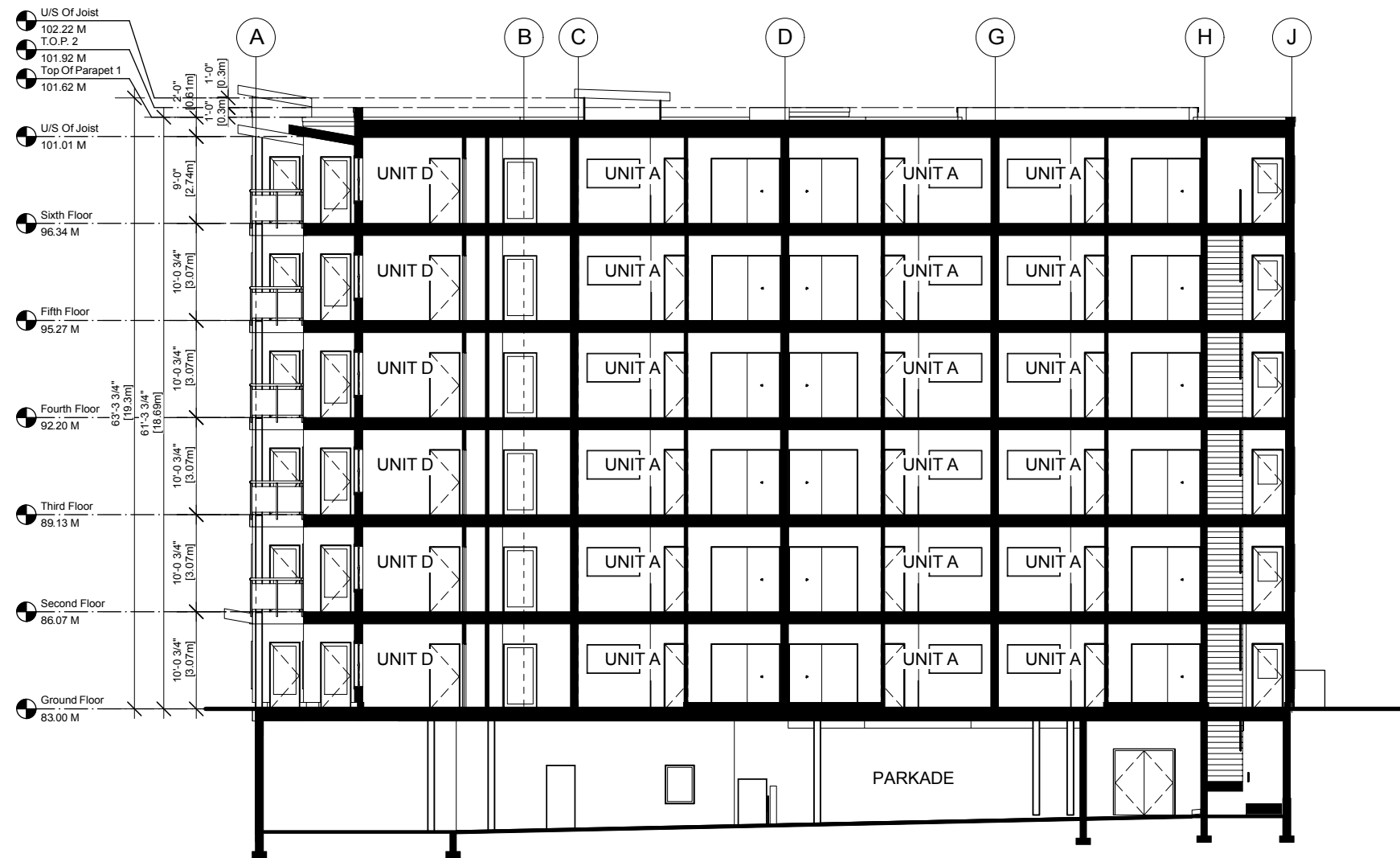
EXTERIOR PAINT TO MATCH:

1	COBBLESTONE
2	IRON GREY
3	WHITE
4	DARK GREY
4	BLACK

EAST ELEVATION
Scale: 1/16" = 1'-0"



A LONGITUDINAL SECTION
 Scale: 1/16" = 1'-0"



B CROSS SECTION
Scale: 1/16" = 1'-0"



VIEW LOOKING EAST AT NORTH ELEVATION



VIEW LOOKING NORTHWEST AT LANDSCAPE PLAZA AND REAR ELEVATION



ENTRANCE AT NORTH ELEVATION



VIEW LOOKING NORTHEAST FROM EAST PARKING LOT

Kopernik Apartments - 3150 Rosemont Drive

Issued for Rezoning Application

Contact Information

VDZ+A

Project Landscape Architecture

Fort Langley Studio
 102 - 9181 Church Street
 Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
 102-355 Kingsway
 Vancouver, British Columbia, V5T 3J7

Primary project contact:
 Travis Martin
 travis@vdz.ca
 o. 604.882.0024

Alternate contacts (incase away):
 Mark van der Zaim
 Principal Landscape Architect
 mark@vdz.ca
 o. 604 546 0920

Key Project Contacts

Kopernik Foundation
 Project Owner

3150 Rosemont Drive
 Vancouver, BC V5S 2C9

o. 604-438-2474

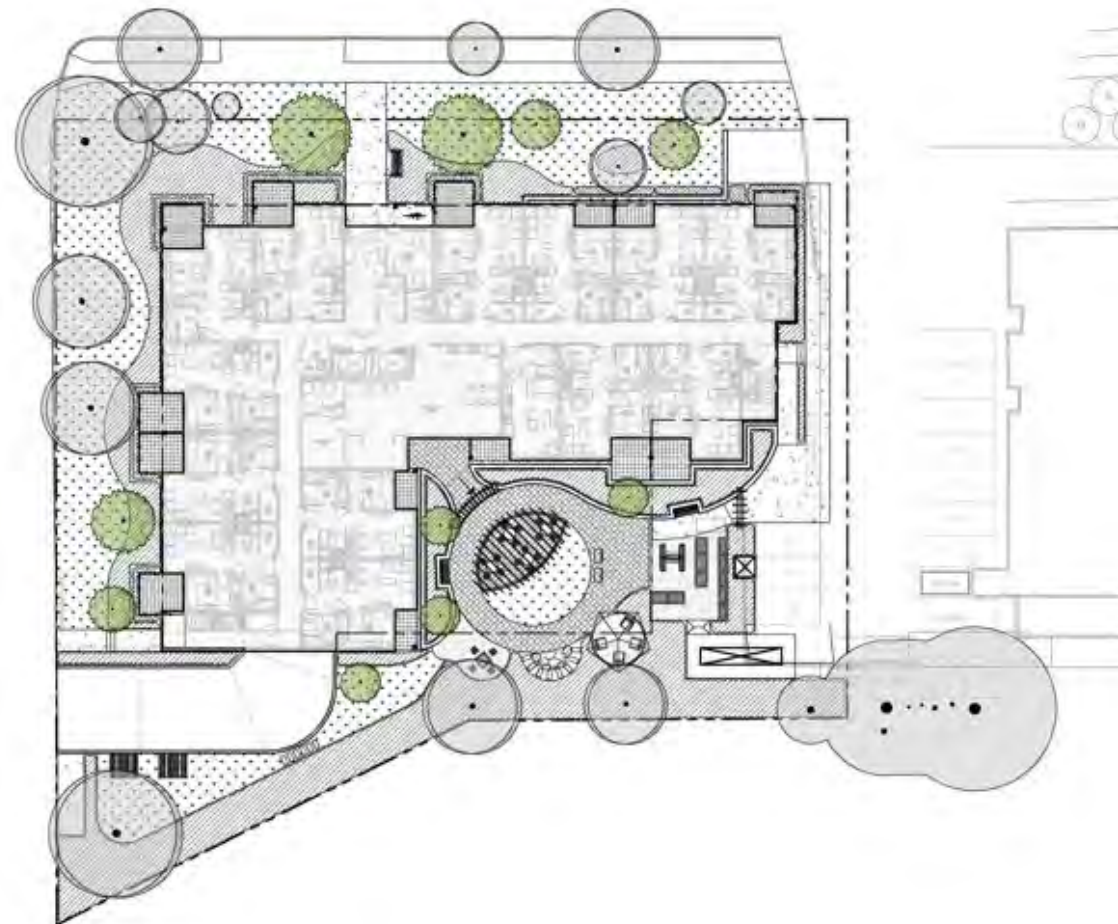
Boni-Madison Architects
 Project Building Architectural

3732 W. Broadway
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Primary project contact:
 Anthony Boni
 e. anthony@bonimaddison.com
 o. 604-688-5894

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	SITE PLAN
L-03	PLANT PALETTE
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LN-01	GENERAL NOTES (GENERAL-HARDSCAPE)
LN-02	GENERAL NOTES (SOFTSCAPE-IRRIGATION)



1 SITE PLAN OVERVIEW
 Scale 1:250



2 LOCATION MAP
 NTS

No.	By	Description	Date
1	TM	Issued for Rezoning	2025-10-31

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
 Kopernik Apartments -
 3150 Rosemont Drive

Location:
 3150 Rosemont Drive
 Vancouver, B.C.

Drawn: AF	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY AS IT OCCURS. ANY DISCREPANCY SHALL BE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT FOR RESOLUTION.</small>

Drawing Title: COVER PAGE
 VZDZ Project #: DP2022-55
 Drawing #: L-01



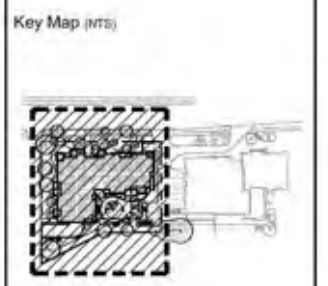
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1A	Concrete Pavers
1B	Unit Pavers
1C	Concrete Paving
1D	Crushed Gravel
1E	Drip Strip
1F	Stepping Stones
2A	Shrub Planting
2B	Hedge Planting
2C	Lawn
3A	Allan Block Wall
3B	Patio Fence
4A	Bench
4B	Lounge Chair
4C	Movable Table with Chair
4D	2'x4' Community Planter - Standard
4E	Community Planter - Accessible
4F	Movable BBQ, TBD
4G	Chess Table
4H	Bike Rack
4I	Rock Fountain / Water Feature
4J	Picnic Table
5A	Overhead Trellis
5B	Gazebo
5C	Shed

CONCEPT PLANT SCHEDULE

	TREE EXISTING To be retained	21
	TREE PROPOSED Proposed Planting	10

VDZ+A
 LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • DESIGN FORESTRY
 FORT LANGLEY STUDIO: MOUNT PLEASANT STUDIO
 102-1181 Church St. 102-355 Highway
 Fort Langley, BC Vancouver, BC
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 www.vdz.ca 604-852-0024



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1	TM	Issued for Reasoning	2025-10-31

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Project: Kopernik Apartments - 3150 Rosemont Drive			
Location: 3150 Rosemont Drive Vancouver, B.C.			
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Drawing Title: **SITE PLAN**
 Drawing #: **L-02**
 Project #: **DP2022-55**
 Orientation: **NORTH**

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
Bs	Buxus sempervirens 'Suffruticosa' / True Dwarf Boxwood	#2	0.45m
Cs	Calluna vulgaris 'Spring Torch' / Spring Torch Heather	#2	0.45m
Lo	Lonicera pileata / Privet Honeysuckle	#2	0.75m
Lp	Lupinus polyphyllus / Large-leaved Lupine	#1	0.45m
Pt	Pachysandra terminalis / Japanese Pachysandra	#2	0.45m
Pw	Philadelphus lewisii / Wild Mockorange	#2	0.9m
Pa	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.65m
P	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#2	0.8m
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3	0.75m
Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.6m
Ri	Rosa meiland 'Bonica' / Meiland Rose	#2	0.9m
Sh	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m
Sd	Spirea douglasii / Western Spirea	#2	0.65m
Th	Taxus x media 'Hicksii' / Hicks Yew	#3	0.75m
Vd	Viburnum davidii / David Viburnum	#2	0.9m
DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	SPACING
Pm	Pinus mugo 'Pumilo' / Mugo Pine	#3	0.5m
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING
Bf	Blechnum spicant / Deer Fern	#1	0.45m
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING
Cj	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.3m
Fg	Festuca glauca 'Beyond Blue' / Blue Fescue	#1	0.3m
St	Stipa tenacissima / Mexican Feather Grass	#1	0.45m
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING
Ar	Astilbe x arendsii 'Rheinland' / Rheinland False Spiraea	#1	0.45m
Em	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m
Ew	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.3m
Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m
Md	Malanthemum dilatatum / False Lily-of-the-Valley	#1	0.45m
Sa	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.3m



1 PLANTING CHARACTER

Bee Friendly
 Attracts Butterflies
 Attracts Birds



Taxus media



Rosa bonica



Philadelphus lewisii



Lavandula angustifolia



Calluna vulgaris



Stipa tenuissima



Sarcococca hookeriana



Rhododendron x Ramapo



Rhododendron 'cunningham white'



Echinacea purpurea 'alba'



Astilbe x Arendsii 'Rheinland'

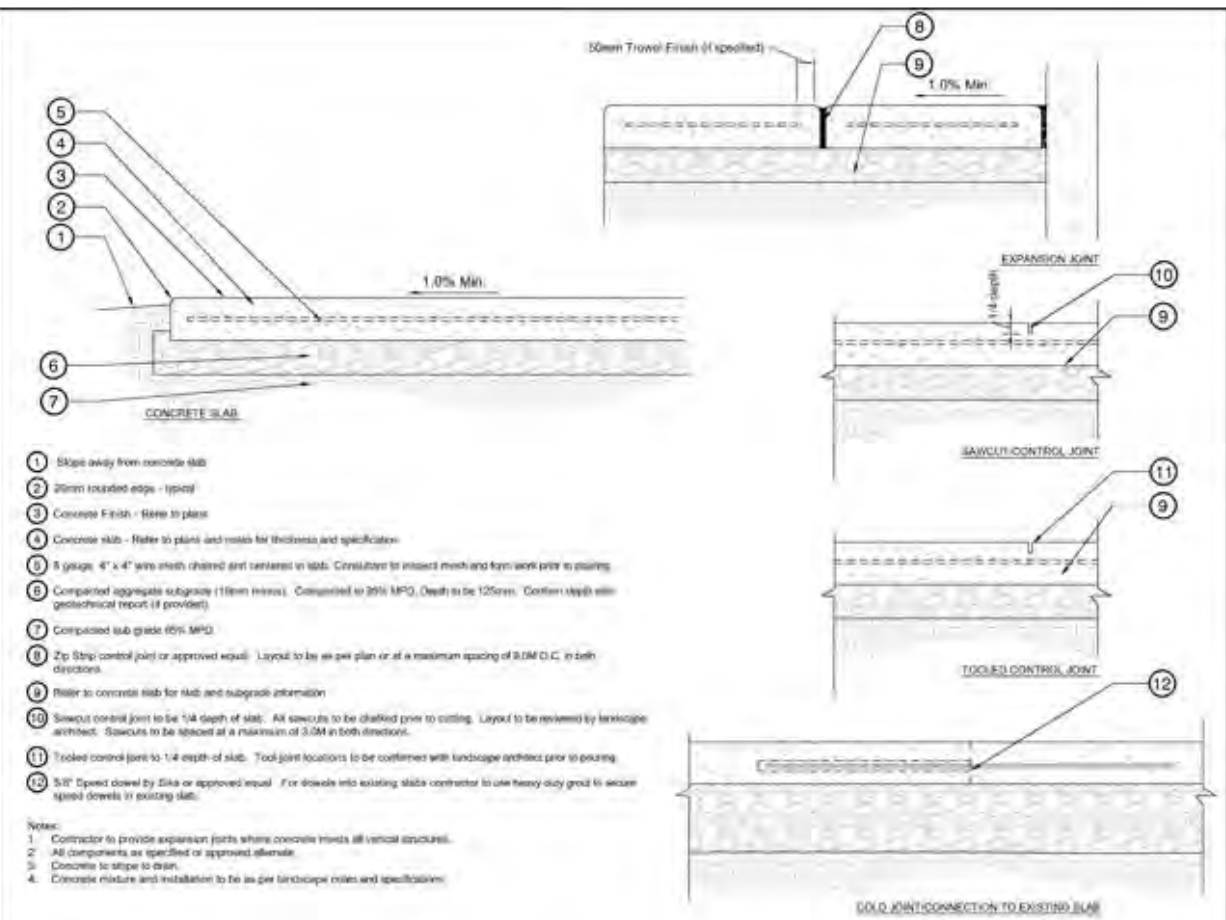


Pinus mugo

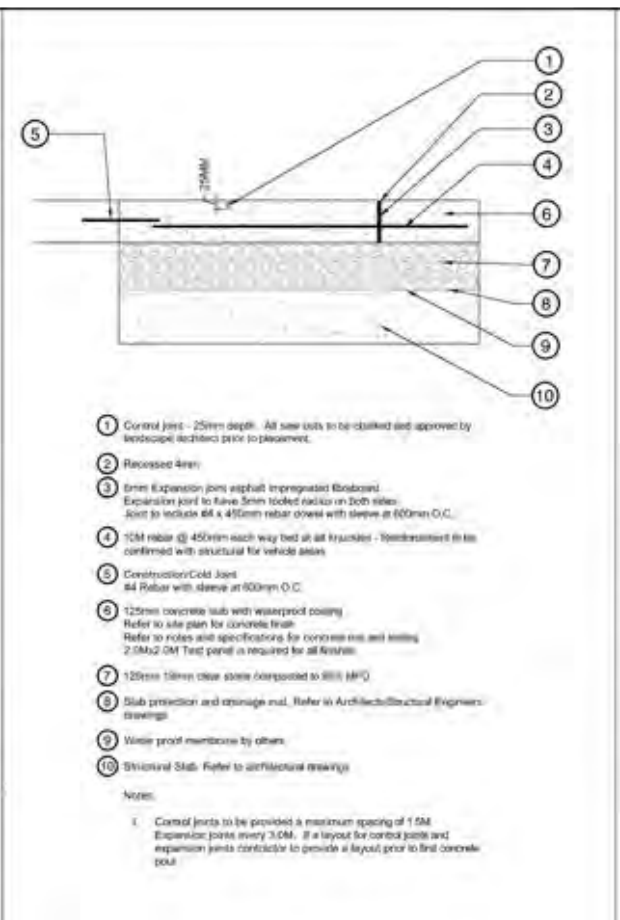
2 PLANT PALETTE
See Plant Schedule

No.	By	Description	Date
1	TM	Issued for Reviewing	2022-10-01
REVISIONS TABLE FOR DRAWINGS <small>* Copyright information: This drawing and design are the property of V.D.Z. and may not be reproduced or used for other projects without permission.</small>			
REVISIONS TABLE FOR SHEET			
Project: Kopernik Apartments – 3150 Rosemont Drive			
Location: 3150 Rosemont Drive Vancouver, B.C.			
Drawn: AF	Stamp:		
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Approved: MVAZ	Original Sheet Size 24" x 36"		
Scale: AS SHOWN	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT AND ARCHITECTURE ARE THE EXCLUSIVE PROPERTY OF THE COMPANY AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES SHALL BE APPROVED BY THE CONSULTANT AND ARCHITECTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK.</small>		

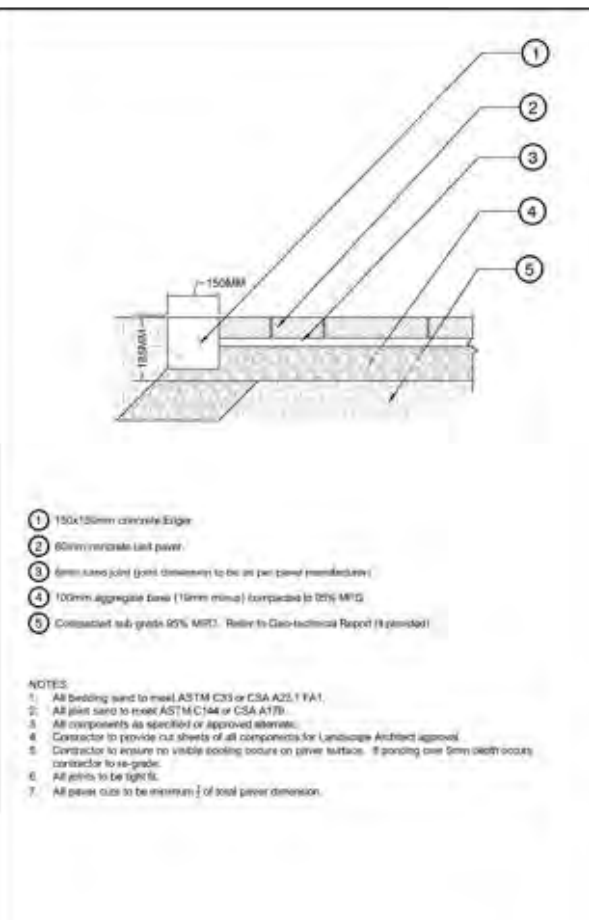
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 V.D.Z. Project #: **DP2022-55**
 Drawing #: **L-03**



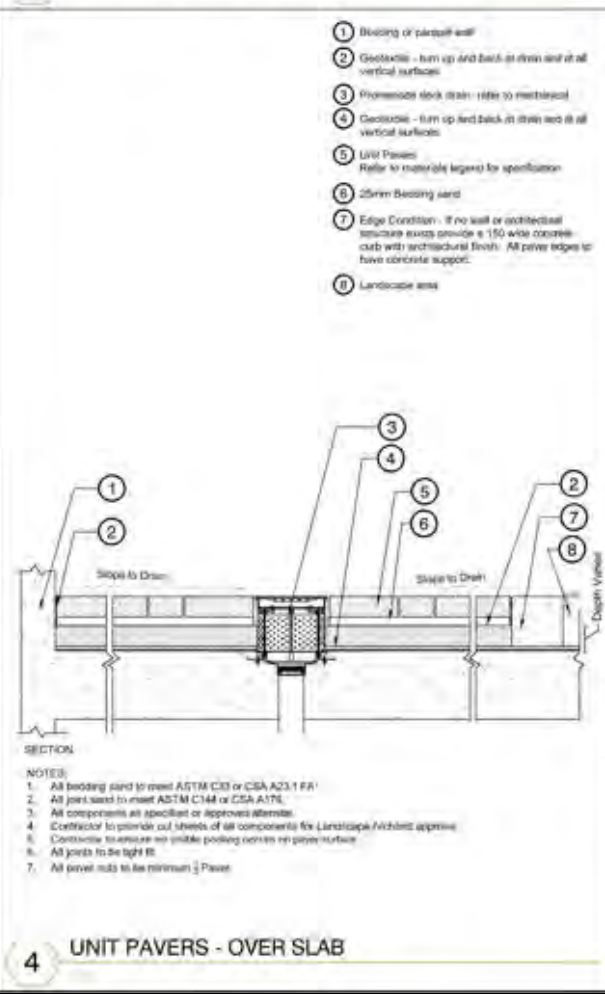
1 CONCRETE SLAB - WIRE MESH



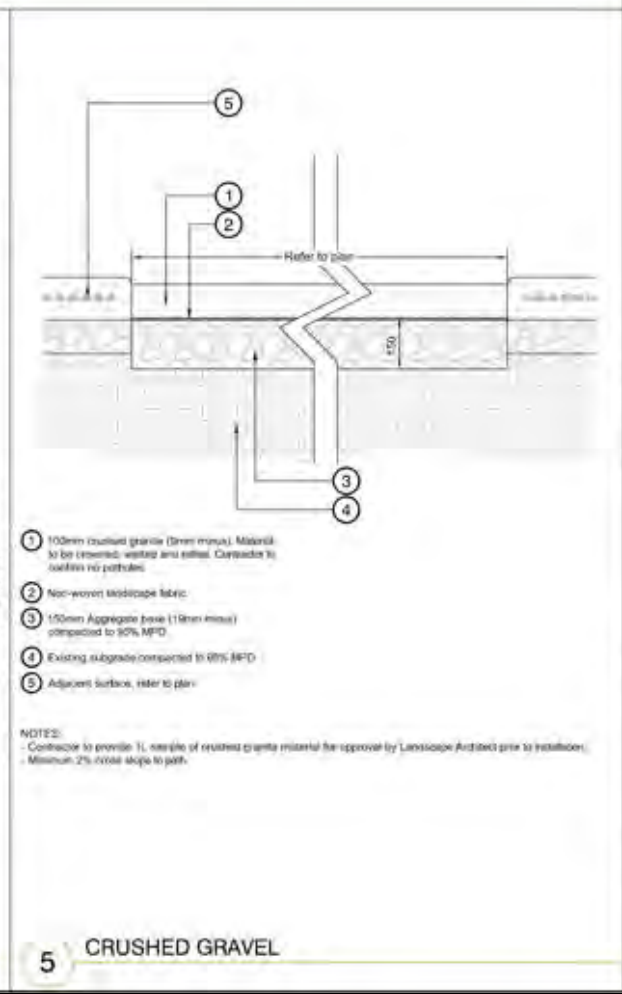
2 CONCRETE SLAB - OVER PARKADE



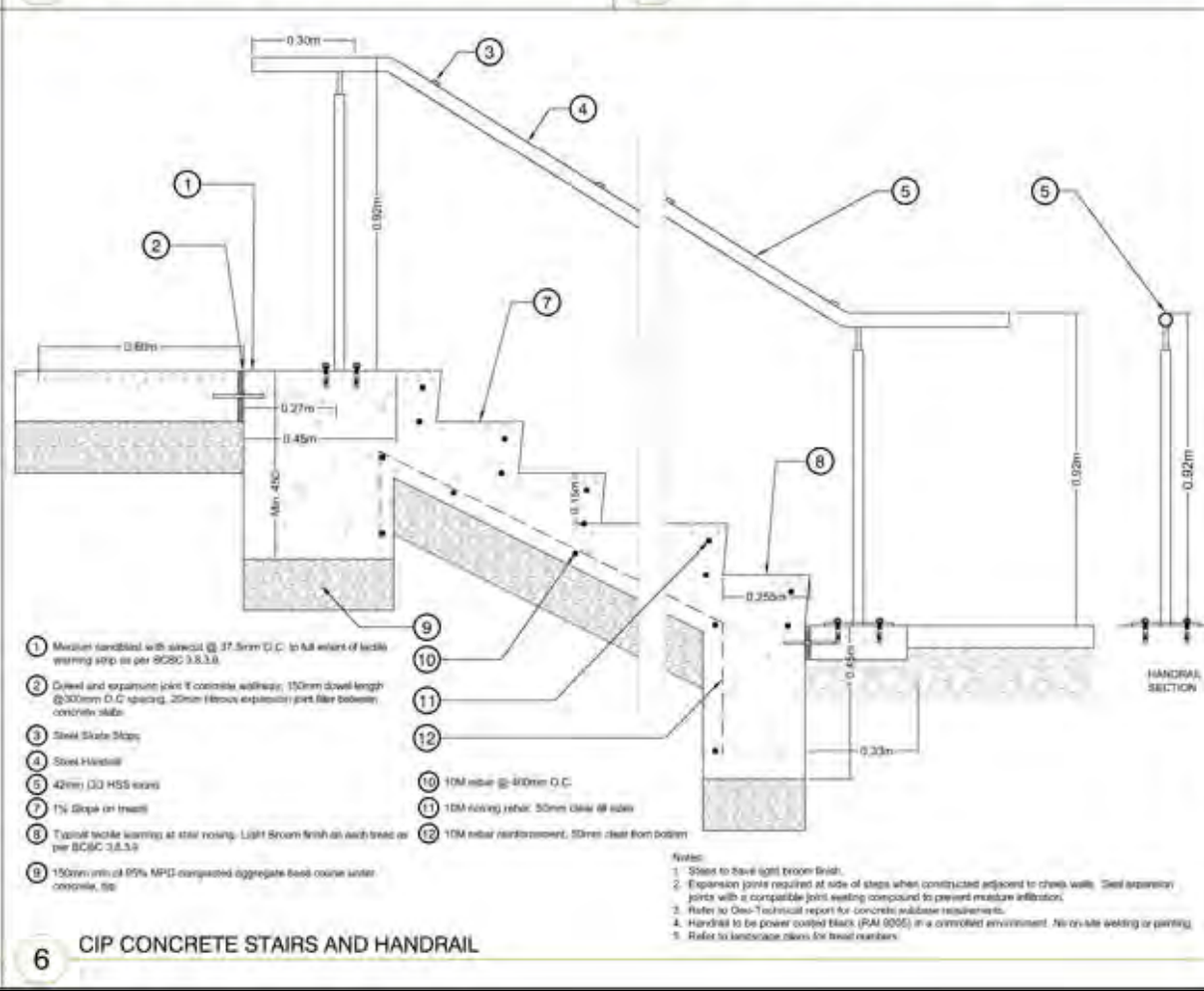
3 UNIT PAVERS - PEDESTRIAN



4 UNIT PAVERS - OVER SLAB



5 CRUSHED GRAVEL



6 CIP CONCRETE STAIRS AND HANDRAIL

No.	By	Description	Date
1	TM	Issued for Reviewing	2025-10-21

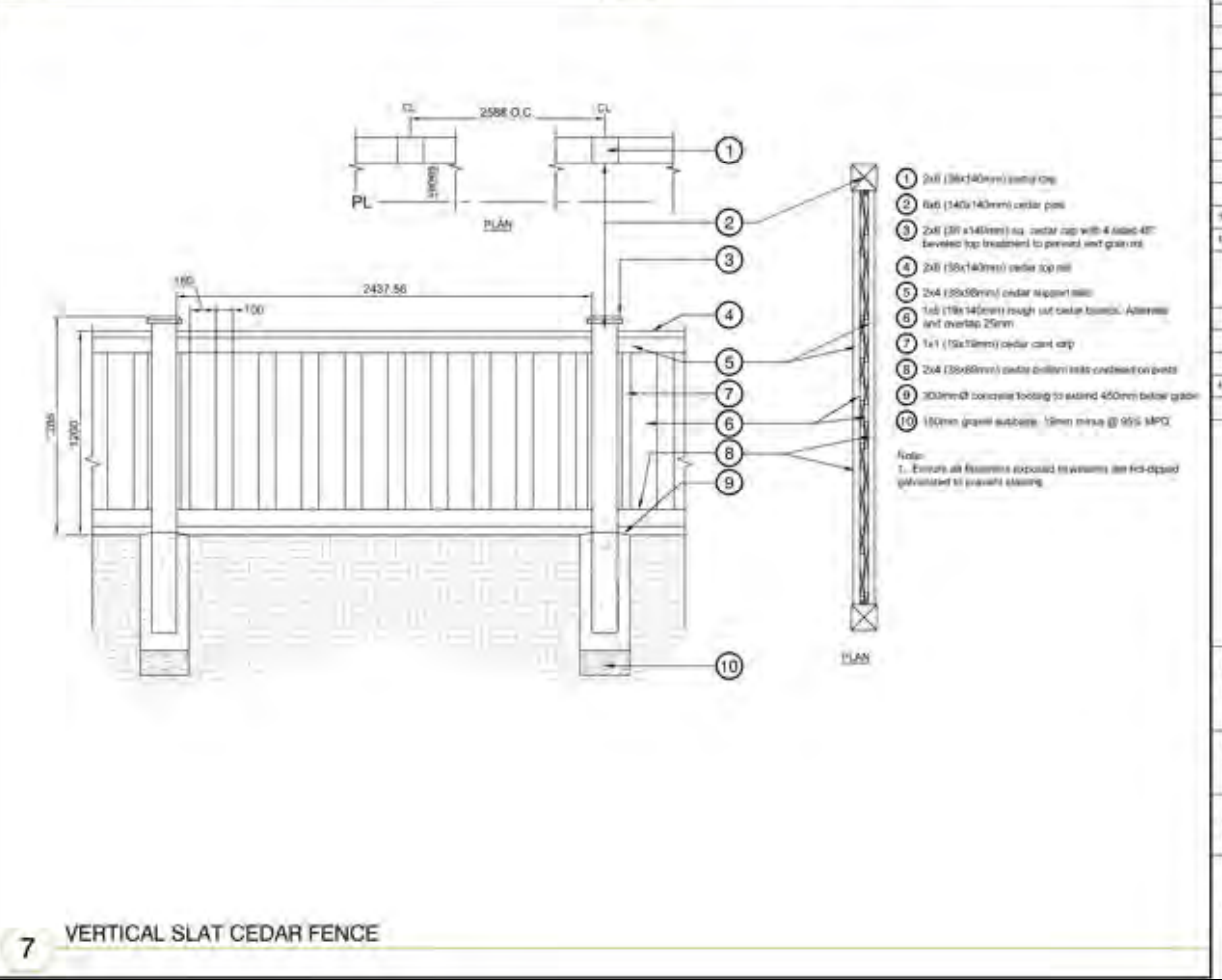
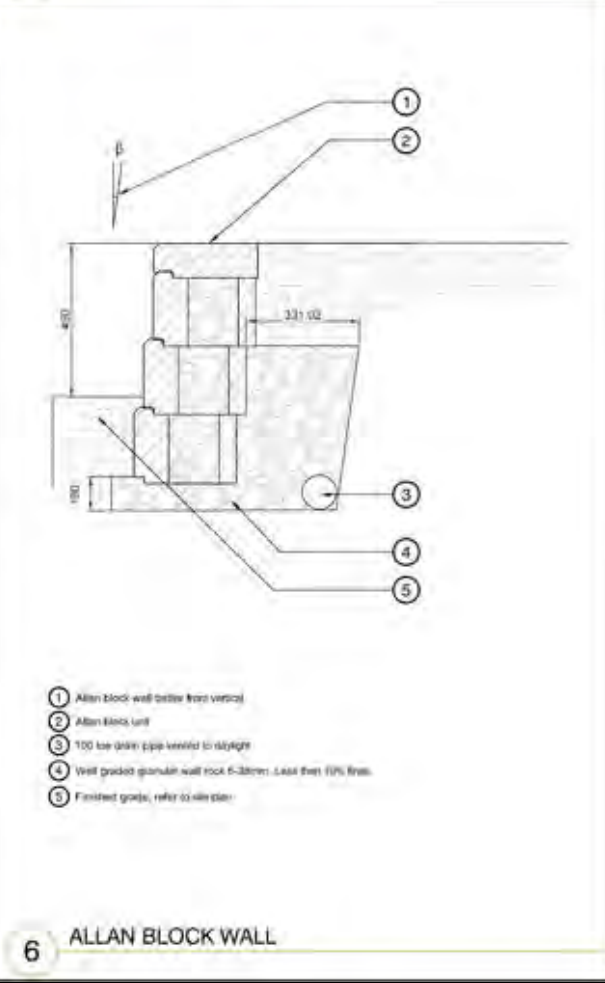
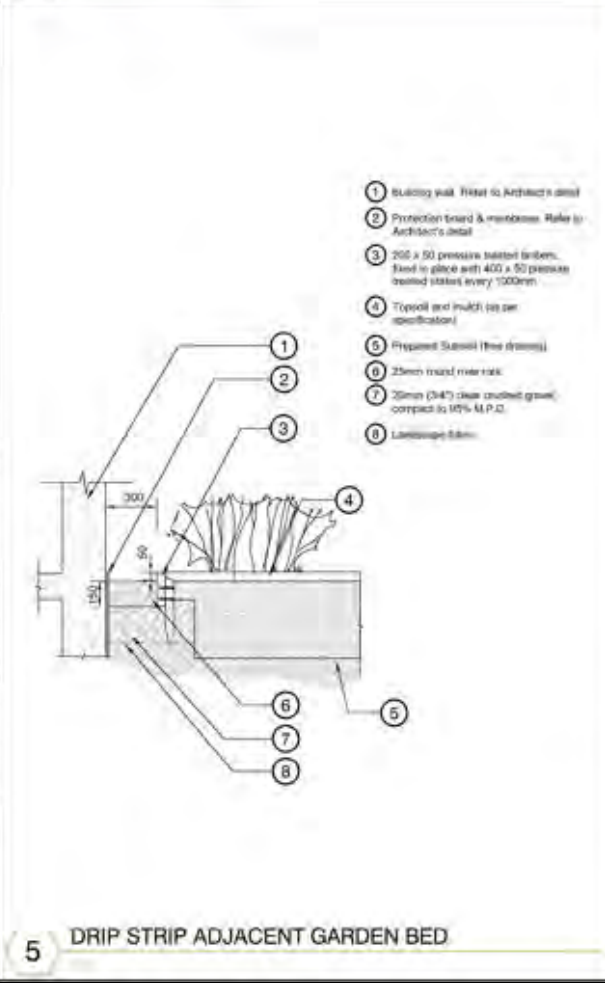
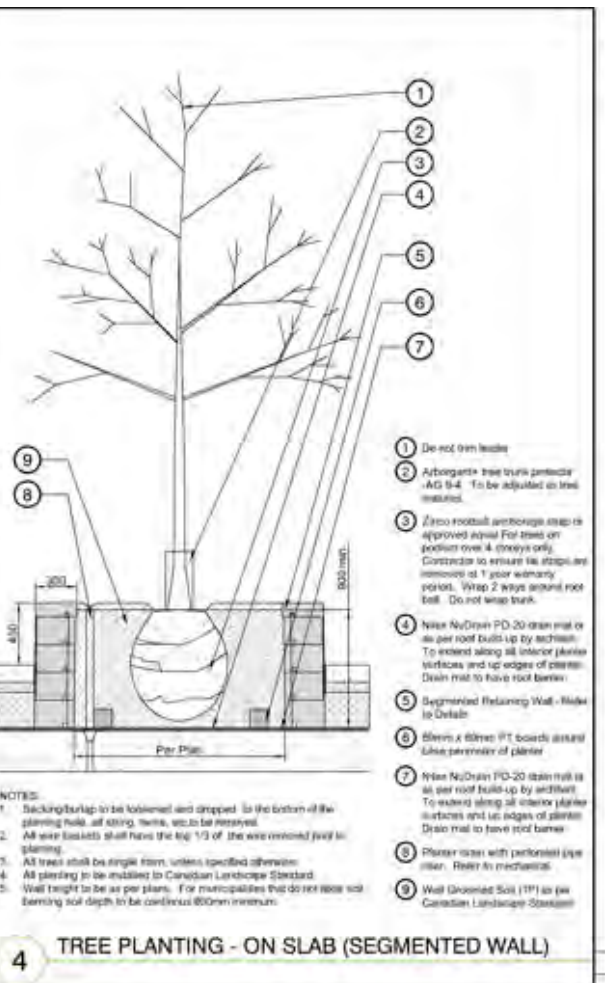
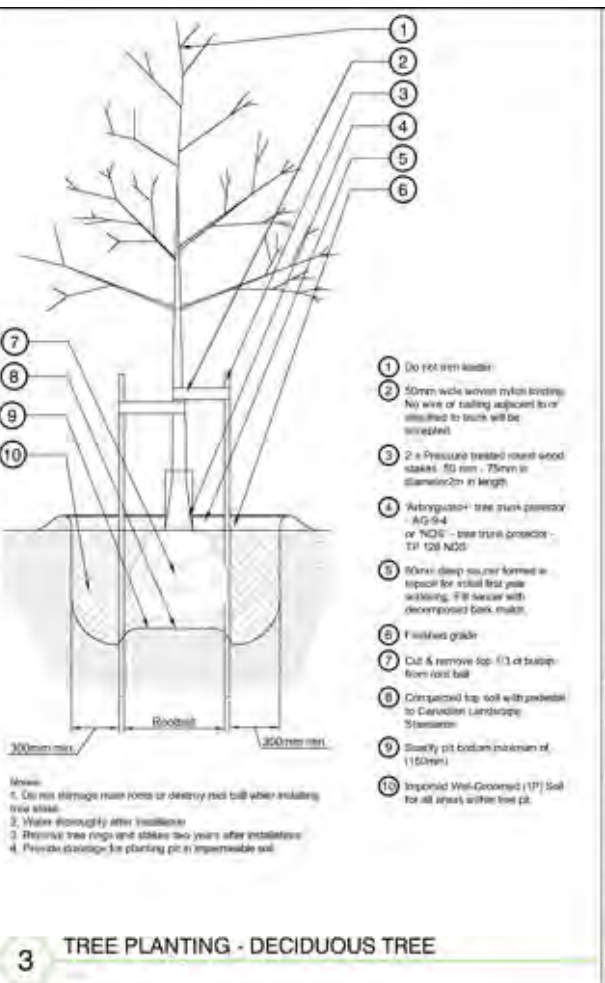
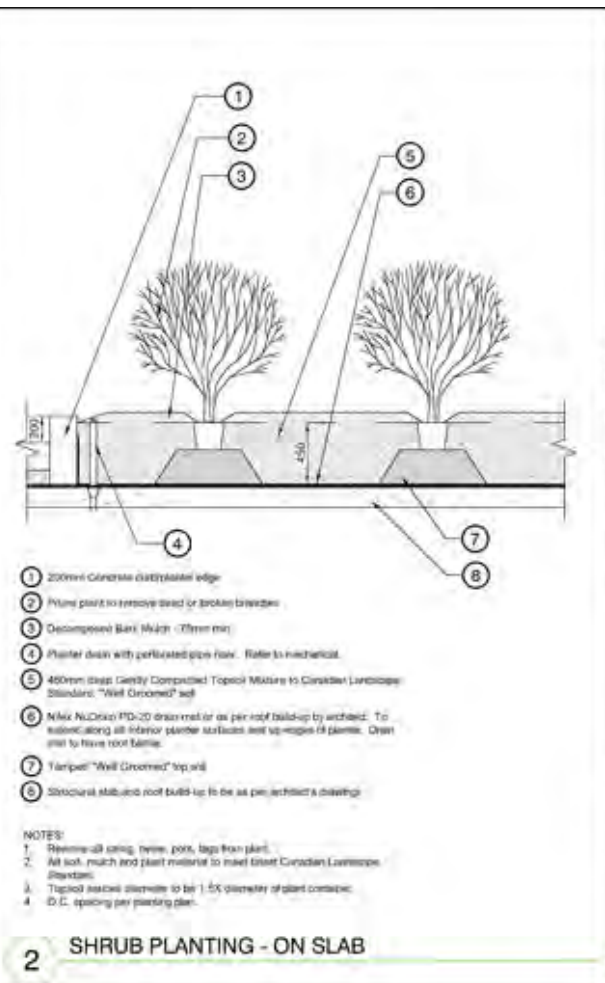
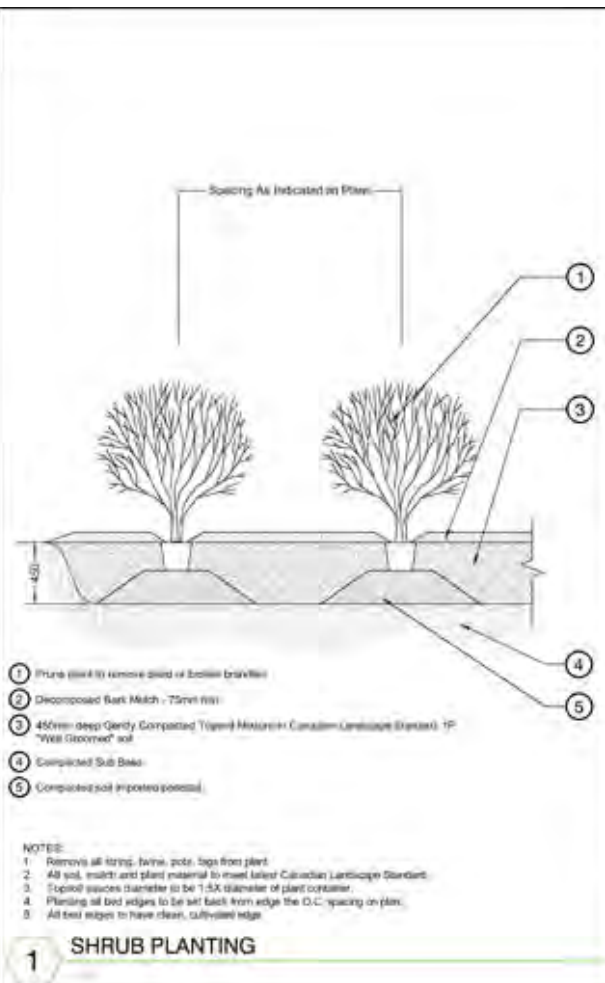
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No.	By	Description	Date
1	TM	Issued for Reviewing	2025-10-21

REVISIONS TABLE FOR SHEET			
No.	By	Description	Date
1	TM	Issued for Reviewing	2025-10-21

Project:
Kopernik Apartments -
3150 Rosemont Drive
Vancouver, B.C.

Location:
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Vancouver, B.C.

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Scale: AS SHOWN	



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1	TM	Issued for Reviewing	2022-10-31

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

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Notes:
1. Install to Manufacturer's specifications
Model: 2300 Series Ionic Backed Bench
Type: With Armrest
Frame Material: Powder Coated Metal
Frame Colour: Silver
Slats Material: Ipe Wood
Slats Mount: Surface
Manufacturer: Magis Site Furniture
w. www.magis.com
p. 1.800.716.5506

Or approved equal

1 BENCH



Notes:
1. Install to Manufacturer's specifications
Model: 2300 Series Ionic Table
Frame Material: Powder Coated Metal
Frame Colour: Silver
Slats Material: Ipe Wood
Mount: Surface
Manufacturer: Magis Site Furniture
w. www.magis.com
p. 1.800.716.5506

Or approved equal

2 PICNIC TABLE



Notes:
1. Install to Manufacturer's specifications
Model: 720 Chair
Frame Material: Powder Coated Metal
Slats Material: Ipe Wood
Mount: Freestanding
Manufacturer: Magis Site Furniture
w. www.magis.com
p. 1.800.716.5506

Or approved equal

3 LOUNGE CHAIR



Notes:
1. Install to Manufacturer's specifications
Model: Fire Table and Chair
Table Type: Round, No Umbrella
Table Dimensions: 30" D, 27" Height
Material: Stainless Steel, powdercoated finish
Colour: Silver
Mount: Freestanding
Manufacturer: Formi Surface
w. sales@formi-surface.com
p. 800.451.0410

Or approved equal

4 MOVABLE TABLE WITH CHAIRS



Notes:
1. Install to Manufacturer's specifications
Model: 750 Series Bike Rack
Material: Stainless Steel
Mount: Surface
Manufacturer: Magis Site Furniture
w. www.magis.com
p. 1.800.716.5506

Or approved equal

5 BIKE RACK



Notes:
1. Install to Manufacturer's specifications
Model: ArtBox - Self-Watering Planter
Dimensions: 2'x4' (HW)
Wood Finish: Raw Cedar
Mount: Movable
Manufacturer: LifeSpace Gardens
w. info@lifespacegardens.com
p. 604.776.3090

Or approved equal

6 WOODEN PLANTER - STANDARD



Notes:
1. Install to Manufacturer's specifications
Model: HARMONY - Self-Watering Accessibility Planter
Dimensions: 67" (D) x 32" (W) x 24" (H)
Finish: Coastal
Mount: Freestanding
Manufacturer: LifeSpace Gardens
w. info@lifespacegardens.com
p. 604.776.3090

Or approved equal

7 WOODEN PLANTER - WHEELCHAIR ACCESSIBLE



Notes:
1. Install to Manufacturer's specifications
Material: Precast Concrete
Mount: Surface
Manufacturer: Sanderson Concrete
w. sales@sandersonconcrete.com
p. 604.582.4100

Or approved equal

8 CHESS TABLE

No.	By	Description	Date
1.	TM	Issued for Reasoning	2025-10-31

No.	By	Description	Date
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REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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Project:
Kopernik Apartments -
3150 Rosemont Drive

Location:
3150 Rosemont Drive
Vancouver, B.C.

Drawn:	Stamp:
AF	

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Approved:	Original Sheet Size:
MVDZ	24" x 36"

Scale:
AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT DISCREPANCIES TO THE CONSULTANT IN WRITING IMMEDIATELY UPON DISCOVERY. ALL DIMENSIONS AND MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Drawing Title: DETAILS

VDZ Project #: DP2022-55

Drawing #: LD-03

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

OVERALL PROJECT NOTES:

- 3.1 Any significant revisions to these drawings must be approved by the project landscape architect.
3.2 Existing underground utilities are to be located via BC one call prior to any work commencing.
3.3 The contractor is responsible for any damage to all retained structures and landscape during construction.
3.4 If construction is required in or near a water course contractor to refer to environmental report for landscape installation instructions.
3.5 Legal survey posts, monuments, stakes, and integrated survey monuments are to be replaced if destroyed or damaged during construction.
3.6 If construction is commencing during the nesting period contractor to notify landscape architect prior to the removal of any existing vegetation.

DRAWINGS AND SPECIFICATIONS:

- 4.1 Contractor to refer to the following specifications and standards as they relate to the drawings and specifications.
4.2 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specifications for the project in conjunction with all consultant drawings, inclusive of landscape.
4.3 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).
4.4 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings.
4.5 Reference specifications listed in each section are just for contractor's reference all work to be completed in accordance with the entirety of the MMCD, latest edition.
4.6 Contractor to complete plans as shown on drawings. All quantities provided are for reference only.

CONCRETE FLATWORK:

- 5.1 This section covers all concrete flatwork specified on landscape drawings including sidewalks, plazas, on-slab horizontal concrete work, pathways, trails, curbs, etc.
5.2 Reference Specifications:
5.3 Concrete mix and materials as per Section 03 30 53
5.4 All concrete flatwork shall have a light broom finish or approved equal unless specified otherwise on details.
Abrasive Blast Finish
5.5 Contractor to provide 2mx2m test panel prior to sandblasting all concrete
5.6 Abrasives shall conform to The International Concrete Repair Institute No. 310.2R-2013
5.7 Abrasive blasting finishes shall be light, medium and heavy abrasive blast finishes as called up on details and drawings.

- Consultant.
Abrasive blasting operation shall yield uniform texture and colour to all surfaces.
Broom Finish
Stamped Concrete
Exposed Aggregate
5.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls.

- 5.6 For coloured concrete contractor to provide sample chip/pour prior to installation.
5.7 For all pedestrian area coloured concrete contractor to seal concrete with Elephant Armour Cure through Abbotsford Concrete Products.
5.8 Contractor to ensure all troweling is a smooth and continuous finish free of debris.
5.9 Concrete is not to be parged unless approved by landscape architect.
5.10 Contractor to replace all cracked, chipped, or irregular concrete.

CAST-IN-PLACE CONCRETE

- 6.1 This section covers all vertical concrete elements including walls, retaining walls, columns, and structures etc.
6.2 Reference Specifications:
6.3 Concrete mix and materials as per Section 03 30 53.
6.4 All cast-in-place concrete to have light sandblast finish unless specified otherwise on drawings.
6.5 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in drawings.
6.6 Concrete cover on reinforcing steel:
6.7 Trowel tops of walls to smooth, true, dense, flat and level or sloped as shown.
6.8 All repairable defective areas shall be patched immediately after form removal.
6.9 No patching of defective horizontal surfaces shall be permitted.
6.10 All honeycombed and other defective concrete shall be removed down to sound concrete.

- 6.11 Fins and other projections in exposed areas shall be removed by grinding.
6.12 For board form concrete contractor to confirm direction and lumber specification prior to pouring.
6.13 For all retaining walls veneers contractor to provide sample of veneer and mortar prior to installation.

UNIT PAVING:

- 7.1 This section refers to all unit pavers (concrete, natural stone, clay, ceramic,

porcelain, etc.).

7.2 Reference Specifications:

Section 31 14 01 Unit Paving

- 7.3 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect.
7.4 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications.
7.5 All paver edges adjacent to softscape to have edger.
7.6 In all vehicular areas contractor to provide 80mm pavers matching type and colour specified.
7.7 Contractor to verify sub-grade depth and requirements with geo-technical report.

- 7.8 Mortar for pavers to be dry-set Portland cement mortar complying to ANSI A118.1 or as specified on drawings.
7.9 Contractor to ensure all cut pavers are at least 1/3 of full paver length.
7.10 Contractor to ensure paver joints are 1/8" to 1/16" inch throughout paver field including along edging unless otherwise stated on drawings.
7.11 If a mortar based joint sand is specified contractor to ensure no hazing is visible on paver surface.
7.12 Contractor to replace all broken, cracked, or chipped pavers.
7.13 For all pavers on pedestal contractor to ensure pavers sit solidly on pedestal bed with no visible tipping.
7.14 For on-podium pavers contractor to ensure slab drains are provided at all low points.

- 7.15 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

ASPHALT - PATHWAYS AND PLAZAS ONLY

- 8.1 This section covers all asphalt areas as shown on the landscape drawings.
8.2 Reference Specifications:
8.3 Asphalt to be tested as per the following:
8.4 Submit hot mix asphalt design and trial mix test results to the Owner's Representative for review at least one week (7 days) prior to commencement of work.
8.5 Do not install hot-mix asphalt concrete pavement, base, or subbase during heavy rain or snowfall, cool temperatures or other unsuitable conditions.

- 8.6 Lower Course: Machine place to specified compacted thickness (maximum lifts of 50mm after compaction) over compacted and graded aggregate base.
8.7 Upper Course: Machine place to minimum specified compacted thickness (maximum lift of 38mm after compaction) over compacted lower course.
8.8 When asphalt concrete meets site fixtures, furnishings, concrete walls, walks or other flare the asphalt upwards around the base of fixture to ensure water drains away from the fixture and is in compliance with the overall grading

and drainage plans for the Project.

- 8.9 Along building walls, curbs, gutters, headwalls, manholes and similar locations not accessible to a roller, thorough compaction shall be obtained by means of hot hand or smaller mechanical tampers before the mixture has set.
8.10 For sports courts contractor to place lower course asphalt and top with a 'sandy bin' or 'tennis court' course as a top mix.
8.11 For sports courts contractor to confirm line type and colour for linemarking.

- 8.12 For stamped asphalt contractor to install stamp as per manufacturer's specification.
CRUSHED GRANITE AND AGGREGATE HARDSCAPES :

- 9.1 This section refers to all loose material pathways, plazas, and trails.
9.2 Contractor to provide 1 litre sample for all surface aggregates prior to installation.
9.3 Crushed Granular Paving: shall consist of sound, durable stone particles free from clay, organic material or other deleterious matter as per ASTM C 136.
9.4 Crushed granite 9mm minus stone:
9.5 All loose material pathways to receive 1"x 4" recycled plastic edger staked with 300mm spikes at 600mm O.C.
9.6 All loose material pathways on slab to be placed over landscape fabric.
9.7 Compact loose material using drum roller. Do not compact with vibratory equipment.

- 9.8 All loose material pathways to receive 1"x 4" recycled plastic edger staked with 300mm spikes at 600mm O.C.
9.9 For loose material pathways on-slab contractor to provide 150mm concrete edging curb.
9.10 All loose material pathways on slab to be placed over landscape fabric.
9.11 Compact loose material using drum roller. Do not compact with vibratory equipment.

RETAINING WALLS:

- 10.1 This section refers to retaining walls of all types including cast-in-place concrete, segmental/block, timber, vegetative walls, and boulder walls.
10.2 All retaining walls over 1.2m from top of footing to top of wall are to be reviewed by structural engineer.
10.3 All segmented retaining wall block to be installed as per manufacturer's specifications.
10.4 For semented retaining wall curves contractor to provide a smooth uniform radius.
10.5 All segmented retaining wall corner blocks to be split face or to match wall face.
10.6 For segmented retaining wall base material shall be a 100mm in depth for all walls over 1.2m.
10.7 All timber retaining walls to be pressure treated unless otherwise specified.
10.8 All boulder walls to have clean boulder face.
10.9 All boulder walls to have landscape fabric backing followed by 150mm of 19mm clear crush.
10.10 Contractor to provide sample of wall block and cap for all segmented retaining walls and timber walls.
10.11 Where stepping is required contract to confirm location of stepping with landscape architect.
10.12 All retaining walls to receive 150mm perforated pipe drainage at base of subgrade unless otherwise indicated on drawings.



PROJECT: KOPERNIK APARTMENTS - 3150 ROSEMONT DRIVE, VANCOUVER, B.C.

Table with 2 columns: No., Description, Date. Includes revision 1: TM Issued for Reasoning 2025-10-31.

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

Table with 2 columns: No., Description, Date. Includes revision 1: TM Issued for Reasoning 2025-10-31.

Project: Kopernik Apartments - 3150 Rosemont Drive
Location: 3150 Rosemont Drive Vancouver, B.C.

Drawn: DRAWN1 DRAWN2

Checked: CHECKED

Approved: APPROVED

Scale: 24"x36"

Stamp: [Signature]

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES TO DRAWINGS MUST BE SPECIFIED FOR CONSTRUCTION AND LABELLED REVISION FOR TENDER/CONSTRUCTION.

Drawing Title: LANDSCAPE SPECIFICATIONS - GENERAL/HARDSCAPE
VDZ Project #: DP2022-55
Drawing #: LN-01

PLANTING AND PLANTING BEDS

- 1.1 This section covers supply and installation of all trees, shrubs, and ground covers including bed preparation and topsoil.
- 1.2 Reference Specifications:
 - Section 32 93 01 Planting of Trees, Shrubs and Ground covers
 - Section 33 22 01 Site Grading
 - Section 32 91 21 Topsoil and Finish Grading
 - Canadian Landscape Standards (latest edition)
 - British Columbia Nursery Trade Association
- 1.3 All plant and soil material shall be warranted for (1) year after substantial completion.
- 1.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.
- 1.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the Canadian Landscape Standard.
- 1.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the Canadian Landscape Standard.
- 1.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or Canadian Landscape Standard at any time, despite any review of said materials.
- 1.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the Canadian Landscape Standard, latest edition.
- 1.9 The general contractor shall pay for a minimum two (2) random tests to be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved to the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226
- 1.10 Landscape mulch shall conform to Canadian Landscape Standards and be installed at depths specified under Canadian Landscape Standard. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.
- 1.11 Filter fabric must be provided in any areas where drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).
- 1.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.
- 1.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.
- 1.14 If during excavation obstructions are found to planting areas contractor to contact landscape architect for review and direction.
- 1.15 Contractor to notify the landscape architect if any invasive species are encountered during construction. This includes but is not limited to Equisetum, Rubus, Hedera, and Fallopia japonica. Contractor is responsible for the removal of all invasives as per the Canadian Landscape Standard.
- 1.16 Contractor to ensure top soil is properly placed and compacted to ensure plant material does not sink or move during warranty period.
- 1.17 All planting beds to have cultivated, clean landscape edge unless otherwise specified on drawings.
- 1.18 At time of substantial completion all mulch beds to be weed and mushroom free.
- 1.19 For all landscape rock beds contractor to provide landscape fabric beneath and pressure treated timber edging unless otherwise specified on

drawings.

HYDROSEED AND SOD


- 2.1 This section covers supply and installation of sod and hydroseed for turf grass and native grass areas.
- 2.2 Reference Specifications:
 - Section 32 93 23 Sodding
 - Section 32 92 19 Hydraulic Seeding
 - Section 32 92 20 Seeding
 - Section 32 91 21 Topsoil and Finish Grading
 - Canadian Landscape Standards (latest edition)
 - British Columbia Nursery Trade Association
- 2.2 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.
- 2.3 Sod to be No1. Premium or No. 2 Standard non-netted.
- 2.4 Contractor is responsible for the watering and maintenance of the sod until 55 days post substantial completion.
- 2.5 For turf areas seed to be Premier Pacific All Purpose Sun& Shade Mix or approved equal unless otherwise specified on drawings. Seed to be installed as per supplier specifications.
- 2.6 Seeding to take place in the spring (April 1st to June 15th) and fall (August 15th to September 30th). If seeding is to happen outside of these windows contractor to contact landscape architect for adjustments to maintenance requirements.
- 2.7 Conditions for final acceptance of turf areas are as follows:
 - Seeded areas are vigorously growing, the turf is well established and has a healthy green appearance
 - Seeded areas do not have any eroded or washed out areas and are free of noxious or invasive weeds.
 - No surface growing medium is visible when turf has been mowed to a height of 50mm
 - Seed areas have been cut a minimum of 2 times.
- 2.8 For all native and high-grass seeding contractor to provide 300mm depth of well-groomed top soil
- 2.9 For all native and high-grass seeding contractor to provide maintenance for a minimum of (1) growing season (Spring to Fall).

IRRIGATION

- 3.1 This section covers supply and installation of an automatic irrigation system. If irrigation plans have not been provided contractor to provide design/build solution as per specifications below.
- 3.2 Reference Specifications:
 - Irrigation Industry Association of British Columbia Standards
 - Canadian Landscape Standard
 - All Local Plumbing and Electrical Codes
- 3.3 The Contractor is responsible for the coordination with the mechanical and electrical Owner's Representative and sub-contractors as well as for coordination of all required sleeves under paved areas.
- 3.4 Contractor to provide all irrigation operations instructions and user manuals upon substantial completion.
- 3.5 Contractor to provide as-built drawings for irrigation system at time of substantial completion. As-built drawings to be provided in AutoCAD format.
- 3.6 Contractor to repair or replace all damaged underground services cause by work in this contract.
- 3.7 Contractor to confirm head-to-head coverage upon installation. If any conditions arise that do not allow for head-to-head coverage contractor to contact the landscape architect for further direction.
- 3.8 All irrigation work shall be done by an experienced and competent irrigation contractor having the capabilities a personnel necessary for all phases of the work specified.
- 3.9 The irrigation contractor shall be a member in good standing of the Irrigation Industry Association of British Columbia.
- 3.10 All heads to be installed with low-point drainage releases where required.

No.	By:	Description	Date
1	TM	Issued for Reasoning	2025-10-31

No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: Kopernik Apartments - 3150 Rosemont Drive			
Location: 3150 Rosemont Drive Vancouver, B.C.			
Drawn: DRAWN1 DRAWN2	Stamp:		
Checked: CHECKED			
Approved: APPROVED			
Scale:	Original Sheet Size: 24"x36"		
<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/NOTES MUST NOT BE SPECIFIED FOR CONSTRUCTION UNLESS LABELLED 'REQUIRED FOR TENDER/CONSTRUCTION'.</small>			

Drawing Title:

VDZ Project #:

Drawing #:

LANDSCAPE SPECIFICATIONS - SOFTSCAPE/IRRIGATION
 DP2022-55
 LN-02