Binnie File No. 19-1218

RAINWATER MANAGEMENT PLAN

Wesgroup Properties LP

910-1055 Dunsmuir Street, Vancouver

Rev 1 - August 11, 2020

Prepared by:
Jon Bridle, P. Eng.
Design Engineer

R.F. BINNIE & ASSOCIATES LTD.
314-9440 202 Street
Langley, BC, V1M 4A6
Main: 604-574-3336

ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA | OQM CERTIFIED

BINNIE

TABLE OF CONTENTS

1 Introduction 1
2 Site Conditions 2
2.1 Existing Conditions 2
2.2 Proposed Development 2
3 Onsite Rainwater Management Criteria 3
4 Onsite Rainwater Management Plan 4
4.1 Water Volume Reduction Target 4
4.2 Water Release Rate Target 5
4.3 Water Quality Treatment Target 6
5 System Maintenance 7
5.1 Inspection Procedure 7
6 Conclusion 8

APPENDICES

Appendix A: Pre-Development Site Plan
Appendix B: Post-Development Site Plan
Appendix C: Rainfall Capture Volume
Appendix D: Runoff Coefficient Calculations
Appendix E: Storage Volume Calculations
Appendix F: Landscape Drawings

1 INTRODUCTION

R.F Binnie and Associates Limited (Binnie) has been retained by Wesgroup Properties LP to complete a rainwater management plan for the redevelopment of the lot at 1008 West 41st Avenue and 5763 Oak Street in Vancouver, BC. The proposed development consists of a 16-storey and 8-storey mixed use building with a 6 storey podium connecting the 2 buildings over a parkade. The total existing site area is approximately 3,427 sq. m and slopes from West to East.

As part of the rezoning application, the City requires projects submit a detailed rainwater management plan as part of the application package, which conforms to the requirements outlined in the City-wide Integrated Rainwater Management Plan and the Rainwater Bulletin, issued July 11, 2018.

The intent of the IRMP is to achieve/meet the following criteria:

1. To reduce per capita residential water consumption by 20% by 2020
2. To maintain clean water from watersheds to receiving environments
3. To reduce potable water demands
4. To connect people to urban and natural ecosystem functions

To comply with the City's rainwater management criteria presented in the IRMP, we have prepared this report to highlight the Best Management Practices (BMPs) being proposed for the site. The items in this report are to be reflected in the detailed design of the drainage facilities for the project. Conformance to the City's IRMP criteria also meets the City's 'Green Building Policy for Re-zonings' bylaw.

2 SITE CONDITIONS

2.1 Existing Conditions

The current lot is zoned C-1 and consists of two separate lots comprising of an existing low rise commercial building and a community garden. According to the City of Vancouver's GIS mapping, there is a 200mm diameter combined vitrified clay pipe along the lane to the west of the site, and a 450mm diameter combined main along the South side of 41st Avenue. On 42nd Avenue there is a 250mm diameter combined vitrified clay pipe that transitions to a 375mm diameter combined concrete pipe crossing oak street and continuing east. Refer to **Appendix A** for the Pre-Development Site Plan.

2.2 Proposed Development

The proposed redevelopment will consist of a 16-storey and 8-storey mixed use building with a 6-storey podium connecting the 2 buildings over a parkade. The development will include landscaping items such as various hardscapes and softscapes. A storm service will be provided to service the new building (to the storm sewer on 42nd Street) and will require coordination with the mechanical consultant during the detailed design phase of the project. Refer to **Appendix B** for the Post-Development Site Plan.

3 ONSITE RAINWATER MANAGEMENT CRITERIA

The City of Vancouver's IRMP was adopted to provide long-term green infrastructure and to protect and improve the water quality in the waterbodies surrounding Vancouver. The plan requires projects to meet the following qualitative and quantitative targets:

1. Water Volume Reduction Target – Capture the first 24mm of rainfall in 24-hours from all pervious and impervious site areas, and infiltrate, evaporate, or reuse it. Landscape areas with adequate growing medium depth will meet the 24mm capture requirement.

2. Water Release Rate Target – The rainwater management system for the development shall be designed to ensure that the post-development peak discharge flow rate to the sewer is not greater than the pre-development peak discharge flow rate for a 5-year return period storm event. The City of Vancouver's 2014 intensity-Duration-Frequency curve (IDF) shall be utilized for the pre-development design flow calculations, and the City's 2100 IDF curve shall be utilized for the post-development design flow calculations, to account for the effects of climate change.

3. Water Quality Target – Treat the first 24mm of rainfall from all pervious and imperious surfaces to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site. For impervious surfaces with high pollutant loads, including roads, driveways, and parking lots, the rainfall to be treated increases to the first 48mm of rainfall.

The intent of these targets is to mitigate the impacts of increased yearly precipitation due to climate change, increased development density, and decreased pervious surfaces that allow rainwater to infiltrate. The implementation of green infrastructure practices or source controls keeps harmful rainwater pollutants from entering the receiving waterways and adds resiliency to the City's drainage system.

4 ONSITE RAINWATER MANAGEMENT PLAN

The proposed development is subject to the rainwater management targets identified in the City of Vancouver's IRMP. To meet the City's quantitative and qualitative targets, the project site is proposing the rainwater management facilities as described in the following sections.

4.1 Water Volume Reduction Target

The City's IRMP requires that developments target to capture the first 24mm of rainfall in 24-hours from all pervious and impervious site areas and infiltrate, evaporate, or reuse it where possible.

The water volume reduction target for the proposed development is calculated as follows:

$$Volume = Site\ Area \times 24mm$$

$$Volume = 3{,}427m^2 \times 24mm = 82.2m^3$$

A target rainfall capture volume of $82.2m^3$ will need to be managed onsite. The following subsections will investigate the feasibility of the different tiers of water volume reduction measures as outlined in the City's Rainwater Management Bulletin. Refer to **Appendix C** for additional details.

4.1.1 Tier 1

Tier 1 systems consist of rainwater management strategies that utilize infiltration and/or re-use to manage runoff. Examples of Tier 1 strategies include bioswales, rain gardens, rainwater harvesting, and rooftop gardens. A green roof have been proposed as the Tier 1 strategy for this site.

Green roofs directly reduce the impermeable surface area on a roof and reduces the volume of runoff discharged to the storm system. Green roofs also increase the evapotranspiration from the site creating a more natural hydrological system compared to conventional roofs. A green roof provides an opportunity to reduce the size of any required on-site detention tanks.

An extensive green roof has been proposed, as seen in **Appendix B**. The green roof will cover an area of approximately 669 m^2. The landscape architect has specified mounds for varied plant materials and habitat for the green roof. With growing medium depths varying between a depth of 200mm to 400mm and an 18% void space ratio for the soil, the growing medium can manage 16.1 m^3 of runoff. This exceeds the volume reduction requirement for runoff landing directly on the green roof, such that no further management would be required in this area.

4.1.2 Tier 2

Tier 2 systems consist of rainwater management strategies that utilize non-infiltrating landscapes. Rainwater can be directed to absorbent landscaping on slab, closed bottom planters, and lined bioretention systems.

Soft landscape in the form of trees, shrubs and other planting boxes on slab and atop the podium have been proposed as Tier 2 strategies. Planters and soft landscaped surfaces provide aesthetic means of rainwater source control. Topsoil and other absorbent landscaping materials will provide capacity for

runoff detention and treatment. The topsoil acts as a natural filter for the rainwater and the pervious material retains rainwater landing on the surface. This reduces the runoff rate during rainfall events

Based on the current landscape, garden plots and planter boxes cover 284 m^2 and have a depth of 600mm and 760mm. The proposed planting would be able to manage a minimum 6.8 m^3 including 74 m^2 of structural soil at ground level. It is assumed that the planters and garden plots are raised, and additional runoff will not be able to be directed to them.

At a minimum 600mm thickness, the landscaping will provide a deep enough filtering medium to also meet the City's requirements for rainwater quality, in accordance with the July 2018 Rainwater Management Bulletin discussed in **Section 4.3.** Landscape drawings were incorporated into **Appendix B**, which shows the proposed location for landscaped features.

4.1.3 Tier 3

Tier 3 systems consist of rainwater detention and mechanical treatment. The remaining runoff not managed by the proposed on-site landscaping will be managed via detention and released into the City's infrastructure.

The volume balance calculation is as follows:

Volume = 82.2 m^3 (total volume to be managed) – 22.9 m^3 (volume managed via Tier 1 and Tier 2)

Volume = 59.4m^3

A detention system with a flow control device will be required to achieve the Water Volume Reduction targets. Likewise, detention will be required to restrict the rate of discharge to pre-development levels, as discussed in **Section 4.2**.

4.2 Water Release Rate Target

The peak flow of rainwater runoff for the pre- and post-development condition was calculated from using the rainfall intensity for the 5-year 10-minute events from the 2014 and 2100 City of Vancouver IDF curves. As per the IDF curves, the City recommends using 5-year recurrence interval and a 10-minute inlet time to calculate the peak rainwater discharge for residential areas and investigations. The City recommends using the 5-year storm for residential areas and investigations

The estimated pre-development runoff is approximately 0.77. Post-development, it is estimated that this will decrease to 0.66, based on the currently proposed landscape coverage. Refer to **Appendix D** for runoff coefficient calculations.

The Rational Method was used to calculate the peak pre-development and post-development rainwater discharges during the 5-year, 10-minute storm event. The peak pre-development discharge was calculated as 38.9 L/s. The peak post-development flow rate is estimated to be 43.9 L/s. The rate of discharge from site will need to be restricted to a maximum of the pre-development runoff rate.

A detention facility connected to the building's plumbing system will be sized to restrict runoff being discharged from the site to pre-development levels. Runoff will then slowly be released to the City's infrastructure at a controlled rate. Controlling the runoff will prevent overloading the downstream storm system and prevent surcharging of the City's infrastructure. A downstream flow control device will be included in the systems configuration to control the release rate to pre-development rates. A detention tank with a minimum capacity of 4.29 m^3 will be required to restrict the release rate to the 5-year 10-minute pre-development rate (38.9 L/s). A bypass will also be required for events exceeding the 5-year design storm.

An interior detention system within the parkade is proposed for the development, as the extents of the parkade encompass the entire site.

4.3 Water Quality Treatment Target

The target water quality treatment volume is derived from treating 48mm of rainfall per day that falls within the site in high pollutant areas such as driveways, parkade ramps, and loading bays, and 24mm from low polluting areas such as landscaped and building roof areas. The City requires 80% of TSS by mass be removed prior to discharge from the site. The target treatment flow rate is calculated as follows:

*Minimum Treatment Volume = (High Polluting Site Area * 48mm) + (Low Polluting Site Area * 24mm)*

*(890m^2 * 0.048m) + (2513m^2 * 0.024m) = 103.0 m^3*

Some runoff will be treated via the landscaping on site, assuming a soil thickness of at least 450mm as outlined in the July 2018 Bulletin.

A mechanical treatment system would be utilized to treat the remaining runoff prior to discharge into the City sewers. Per City requirements, the treatment system needs to be both Washington State Department of Ecology's Technology Assessment Protocol – Ecology Program (TAPE) and Environmental Technology Verification (ETV) Canada certified.

A Jellyfish Filtration System by Imbrium is recommended as the mechanical treatment system for this site, as it meets the required TSS removal specification and has received both Washington State Department of Ecology's Technology Assessment Protocol – Ecology Program (TAPE) and Environmental Technology Verification (ETV) Canada certification, as required by the July 2018 Bulletin.

The proposed system can treat runoff at a rate that exceeds the amount outlined by the IRMP and described above.

5 SYSTEM MAINTENANCE

Regular system maintenance helps to ensure that the rainwater management facilities remain in working order for the lifetime of the development. The owner should inspect the rainwater management system regularly to ensure that it is operating as designed.

5.1 Inspection Procedure

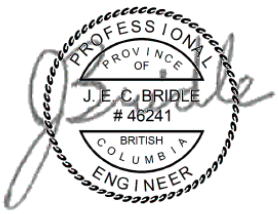
1. Conduct a visual examination of the roof and surface drains and check for debris that could restrict or block flow.
2. Remove access cover and conduct a visual examination of the detention tank, flow control manhole and any oil water separators. The separators should be checked for debris that could restrict or block flow, with attention to any inlets and outlets. Sediment should be removed from the separators once it has reached a depth of 100mm.
3. Remove grates and conduct a visual examination of all catchbasins and surface drains. Both should be checked for debris that could restrict or block flow, with attention to outlets. Sediment should be removed from the catchbasins once it has reached a depth of 100mm.
4. At least once a year conduct an observation of system performance of the entire rainwater management facilities during a significant rainfall event.

6 CONCLUSION

The redevelopment of the site at 1008 West 41st Avenue and 5763 Oak Street into a new multi-family and commercial building will cause a decrease in the site's imperviousness from 0.77 to an estimated 0.66. A green roof, Tier 2, and Tier 3 strategies are being proposed, include onsite landscaping, a detention system, and a mechanical treatment manhole. There is currently approximately 953 sq. m of landscaping proposed (669m^2 of green roof and an additional 284m^2 of planting/landscaping), based on the landscape architect's drawings.

We trust you find the above suitable for your needs. Should you have any questions or comments on the information contained herein, please do not hesitate to contact the undersigned.

Prepared by:

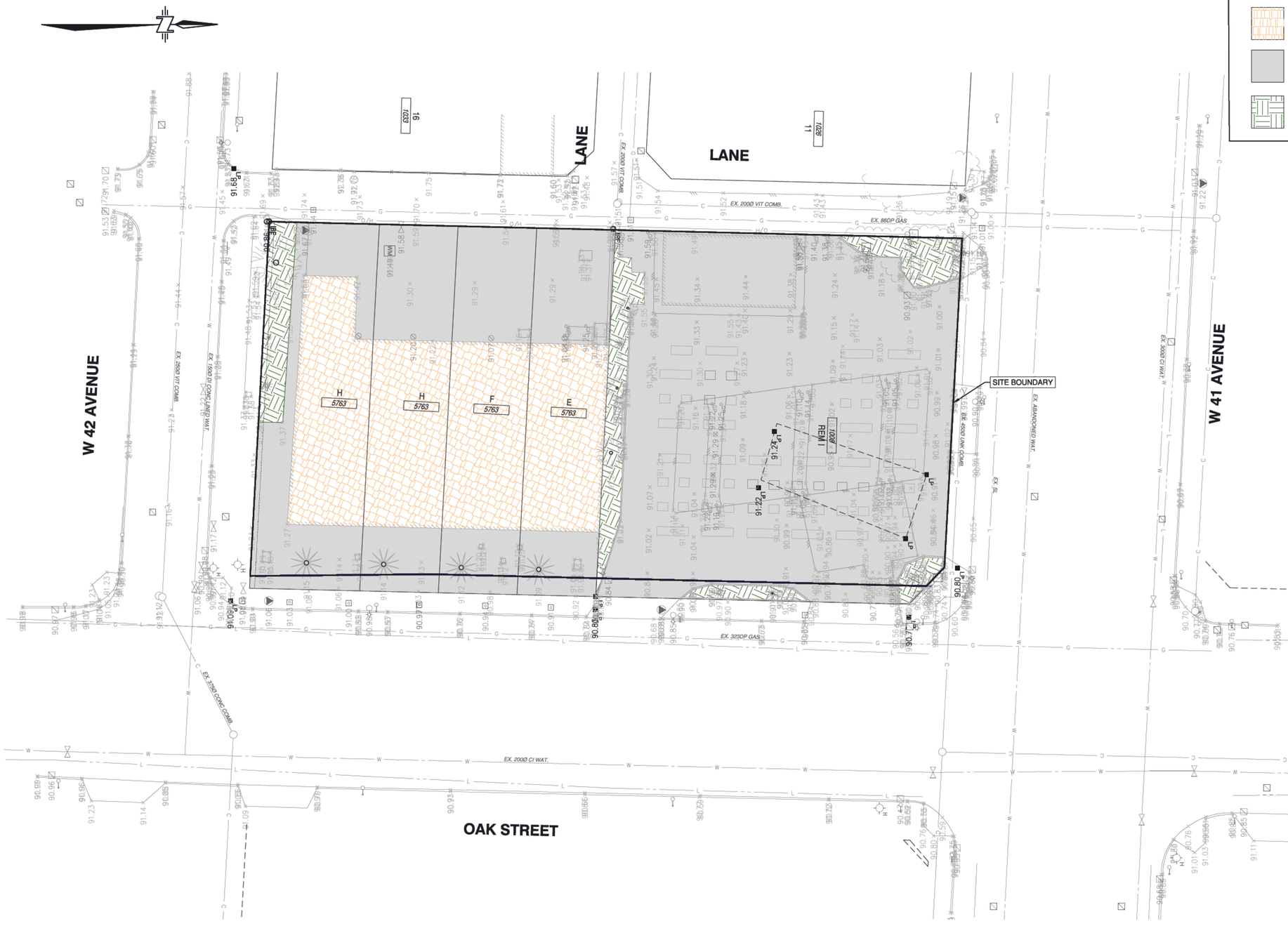


2020-08-11

Jon Bridle, P. Eng
Design Engineer

APPENDIX A

PRE-DEVELOPMENT SITE PLAN



LEGEND

- BUILDING ROOF (IMPERVIOUS)
- HARDSCAPE (IMPERVIOUS)
- LANDSCAPE (PERVIOUS)

BENCHMARK:
MON V-2246
N.W. CORNER OF OAK STREET & W 41ST AVENUE
90.770

SURVEYED BY:
UNDERHIL L GEOMATICS LTD.

CIVIC ADDRESS:
1008 W 41 STREET
5763 OAK STREET

LEGAL DESCRIPTION:
LOT I (SEE N8741L) EXCEPT FIRSTLY: PART IN PLAN 18850;
SECONDLY: PART SHOWN ON PLAN LMP36671; BLOCK 995,
DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 20366
LOTS E-H OF LOTS 12 TO 15, BLOCK 995, DISTRICT LOT 526, PLAN 8152

SCALE:
0 1:250 12m

This drawing must not be reproduced without the written permission of R.F. Binnie & Associates Ltd.
This drawing is not to be used for construction unless it is stamped "ISSUED FOR CONSTRUCTION" and signed by R.F. Binnie & Associates Ltd. It is the contractor's responsibility to ensure that he is in possession of the latest revision of this drawing.

ISSUED: M/D/Y	REVISION	DESCRIPTION
08/11/20	02	REVISED SURVEY
07/10/20	01	RAINWATER MANAGEMENT REPORT

PROJECT:
OAK & 41ST
RENTAL BUILDING

CLIENT:
WESTGROUP PROPERTIES LP

BINNIE
The people behind your infrastructure.
R.F. BINNIE & ASSOCIATES LTD.
314-9440 202 Street
Langley, BC V1M 4A6
TEL 604 574 3336
BINNIE.com

DATE: 07/03/20	SEAL:
DRAWN: BVR	
DESIGN: JEB	
CHECKED: JEB	
SCALE: 1:250	

SHEET TITLE:
RAINWATER
MANAGEMENT PLAN
PRE-DEVELOPMENT

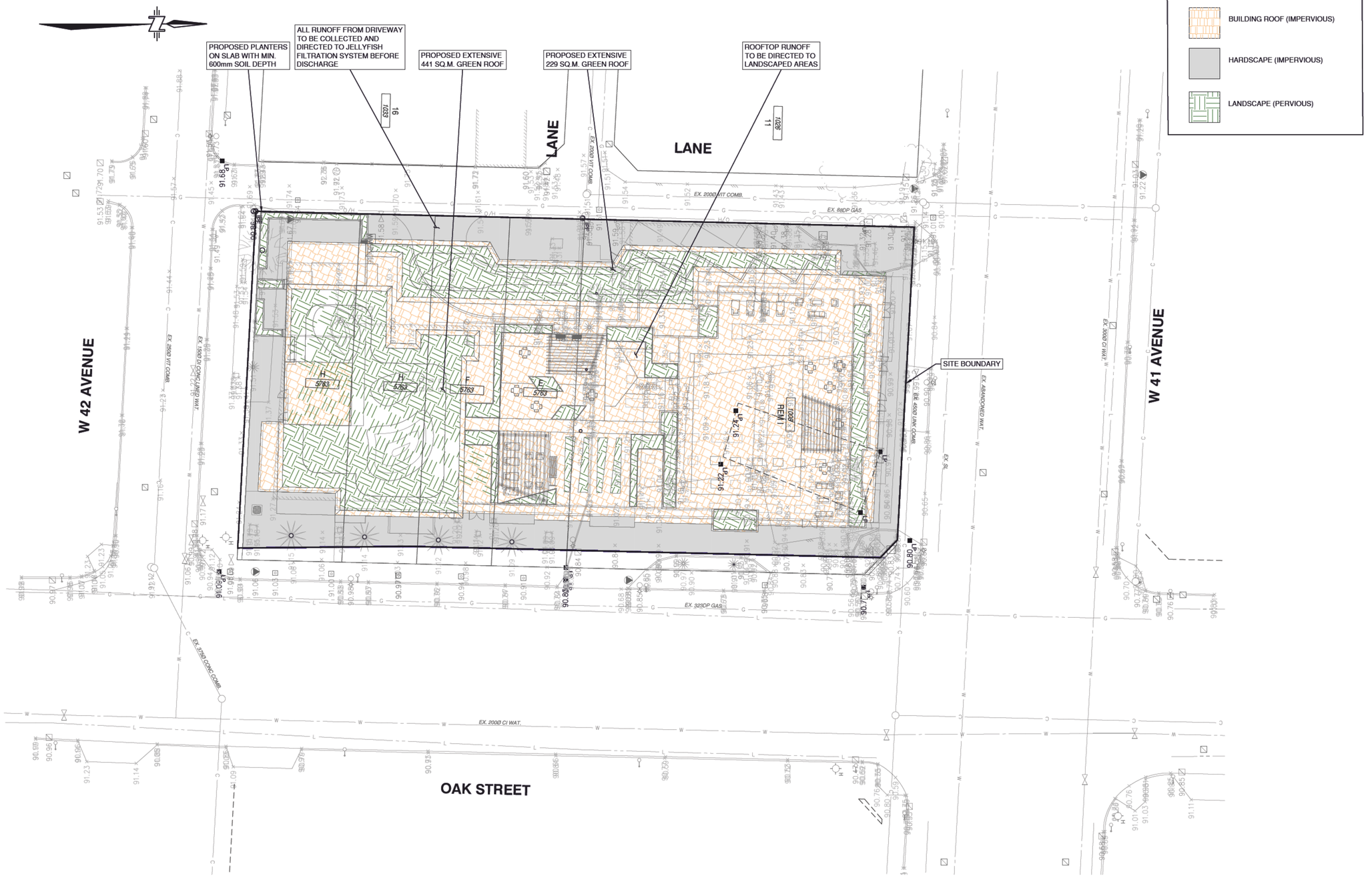
DRAWING NO.:	REV.
C1	2
RFB JOB No. 19–1218	SHEET 1 OF 2

RAINWATER MANAGEMENT REPORT

PLOTTED: 2020-08-11 1:33:18 PM BY: JAMES.LEE
FILE: R:\2019\19-1218\05 - CAD FILES\PRE\FINAL\19-1218 KEY PLAN.DWG LAYOUT: C1

APPENDIX B

POST-DEVELOPMENT SITE PLAN



LEGEND

- BUILDING ROOF (IMPERVIOUS)
- HARDSCAPE (IMPERVIOUS)
- LANDSCAPE (PERVIOUS)

DETENTION FOR RELEASE RATE TARGET AND VOLUME REDUCTION TO BE LOCATED WITHIN PARKING STRUCTURE LIMITS.

JELLYFISH FILTRATION SYSTEM BY IMBRIUM OR APPROVED EQUIVALENT. SEE MECHANICAL DRAWINGS FOR PRODUCT DETAILS. JELLYFISH TO BE INSTALLED IN OFFLINE CONFIGURATION WITH EXTERNAL BYPASS WITHIN PARKING STRUCTURE LIMITS.

DETENTION SYSTEM TO BE WITHIN PARKING STRUCTURE LIMITS. REFER TO MECHANICAL DRAWINGS FOR DETAILS. DETENTION REQUIRED = 58.8cu.m

RAINWATER MANAGEMENT REPORT

BENCHMARK:
MON V-2246
N.W. CORNER OF OAK STREET & W 41ST AVENUE
90.770

SURVEYED BY:
UNDERHIL L GEOMATICS LTD.

CIVIC ADDRESS:
1008 W 41 STREET
5763 OAK STREET

LEGAL DESCRIPTION:
LOT I (SEE N8741L) EXCEPT FIRSTLY: PART IN PLAN 18850; SECONDLY: PART SHOWN ON PLAN LMP36671; BLOCK 995, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 20366 LOTS E-H OF LOTS 12 TO 15, BLOCK 995, DISTRICT LOT 526, PLAN 8152

SCALE: 0 1:250 12m

This drawing must not be reproduced without the written permission of R.F. Binnie & Associates Ltd.
This drawing is not to be used for construction unless it is stamped "ISSUED FOR CONSTRUCTION" and signed by R.F. Binnie & Associates Ltd. It is the contractor's responsibility to ensure that he is in possession of the latest revision of this drawing.

ISSUED: M/D/Y	REVISION	DESCRIPTION
07/10/20	01	RAINWATER MANAGEMENT REPORT

PROJECT:
OAK & 41ST
RENTAL BUILDING

CLIENT:
WESTGROUP PROPERTIES LP

BINNIE
The people behind your infrastructure.
R.F. BINNIE & ASSOCIATES LTD.
314-9440 202 Street
Langley, BC V1M 4A6
TEL 604 574 3336
BINNIE.com

DATE: 07/03/20	SEAL:
DRAWN: BVR	
DESIGN: JEB	
CHECKED: JEB	
SCALE: 1:250	

SHEET TITLE:
RAINWATER MANAGEMENT PLAN POST-DEVELPOMENT

DRAWING NO.:	REV.
C2	1
RFB JOB No. 19–1218	SHEET 2 OF 2

PLOTTED: 2020-09-11 10:55:23 AM USER: JBREAE
FILE: P:\2019\19-1218\00 - CAD FILES\DWG\FINAL\19-1218 KEY PLAN.DWG LAYOUT: C2

APPENDIX C

RAINFALL CAPTURE VOLUME

R.F. Binnie & Associates Ltd.
314 – 9440 202 Street
Langley, BC, V1M 4A6
Tel: 604-574-3336

Calculations

Project Name:	**Oak and 41st Rental Building**	**Project #:**	**19-1218**
Description:	**Target Rainfall Capture Volume**	**Date:**	**August 11, 2020**

Target: Capture the first 24mm of rainfall over a 24-hour period.

Post-Development Conditions:

Development Site Total Area	=	3427	m^2
Rooftop Amenity Planters	=	83.6	m^2
L9 Green Roof	=	440.5	m^2
L7 Amenity Planters	=	102.4	m^2
L2 Green Roof	=	228.7	m^2
L1 Structural Soil Onsite	=	74.0	m^2
L1 Planters	=	23.7	m^2
Hard Surface Area	=	2474.1	m^2

Target Rainfall Capture Volume = 82.2 m^3

Minimum Rainfall Capture Volumes Provided (based on 24mm over 24 hours):

Landscape/Planter Volume	=	6.8	m^3
Green Roof Capture Volume	=	16.1	m^3

Minimum Total Rainfall Capture Volume Provided = 22.9 m^3

Rainfall Capture Volume (VBal) - Based on Max. Capture = 59.4 m^3

Maximum Rainfall Capture Volumes Provided (based on soil depths & infiltration):

Amenity/Planters @ 0.76m deep	=	20.8	m^3
Amenity/Planters @ 0.6m deep	=	6.2	m^3
Structural Soil	=	14.2	m^3
Green Roof	=	31.6	m^3

Maximum Total Rainfall Capture Volume Provided = 72.8 m^3

Rainfall Capture Volume (V_{Bal}) - Based on Max. Capture = 9.4 m^3

NOTES:
1. Post-development areas from Architectural Rezoning Application drawings
2. Assume landscape growing medium has porosity equal to 18% of medium volume.

APPENDIX D

RUNOFF COEFFICIENT CALCULATIONS

R.F. Binnie & Associates Ltd.
314 – 9440 202 Street
Langley, BC, V1M 4A6
Tel: 604-574-3336

Calculations

Project Name:	**Oak and 41 Rental Building**	**Project #:**	**19-1218**
Description:	**Runoff Coefficient Calculations**	**Date:**	**August 11, 2020**

5 – YEAR PRE-DEVELOPMENT

Area Type	Runoff Coefficient, R	Area, A (Hectares)	SAF	Rainfall Intensity, I (mm)	Flow, Q_2 (m^3/s)
Landscaping (2-7%)	0.23	0.0237	1.0	53.0	0.0008
Building Roof	0.85	0.0832	1.0	53.0	0.0104
Impervious Surface	0.80	0.2359	1.0	53.0	0.0278
TOTAL		**0.3427**			**0.0390**

Average Runoff Coefficient = 0.77 (Pre–Development Condition)

NOTES:
1. Rain fall Intensities taken from: Rainfall IDF Data – City of Vancouver 2014 IDF Curve
2. Time of Concentration Tc = 10 min
3. Refer to Appendix A and B for Pre- and Post-Development Site Plans

5 – YEAR POST DEVELOPMENT

Area Type	Runoff Coefficient, R	Area, A (Hectares)	SAF	Rainfall Intensity, I (mm)	Flow, Q_2 (m^3/s)
Landscaping (2-7%)	0.23	0.0284	1.0	69.5	0.0013
Extensive Green Roof	0.23	0.0669	1.0	69.5	0.0030
Building Roof	0.85	0.1560	1.0	69.5	0.0256
Impervious Surface	0.80	0.0914	1.0	69.5	0.0141
TOTAL		**0.3427**			**0.0440**

Average Runoff Coefficient = 0.66 (Post–Development Conditions)

NOTES:
1. Rain fall Intensities taken from: Rainfall IDF Data – City of Vancouver 2100 IDF Curve
2. Time of Concentration Tc = 10 min
3. Flows based on Rational Method (Q=CIA)
4. N = 0.00278 for flow in cubic meters per second.
5. Refer to Landscape drawings for Landscaping details

APPENDIX E

STORAGE VOLUME CALCULATIONS

R.F. Binnie & Associates Ltd.
300 - 4940 Canada Way
Burnaby, BC V5G 4K6
Tel: 604-420-1721 Fax: 604-420-4743

Calculations

Project Name:	**Oak and 41 Rental Building**	**Project #:**	**19-1218**
Description:	**Runoff Coefficient Calculations**	**Date:**	**August 11, 2020**

5-YEAR PRE-DEVELOPMENT

Runoff Coefficient	R_{AVG} =	0.77	
Catchment Area	A =	0.343	ha
Time of Concentration	Tc =	10.0	minutes
Storm Frequency		5	year storm
Intensity	I =	53.0	mm/hr
Release Rate - 5 yr return	Q_D =	0.0389	m^3/s
Maximum Release Rate (Post = Pre)	Q_{rel} =	0.0389	m^3/s

5-YEAR POST-DEVELOPMENT

Runoff Coefficient	R_{AVG} =	0.66	
Catchment Area	A =	0.343	ha
Time of Concentration	Tc =	10.0	minutes
Storm Frequency		5	year storm

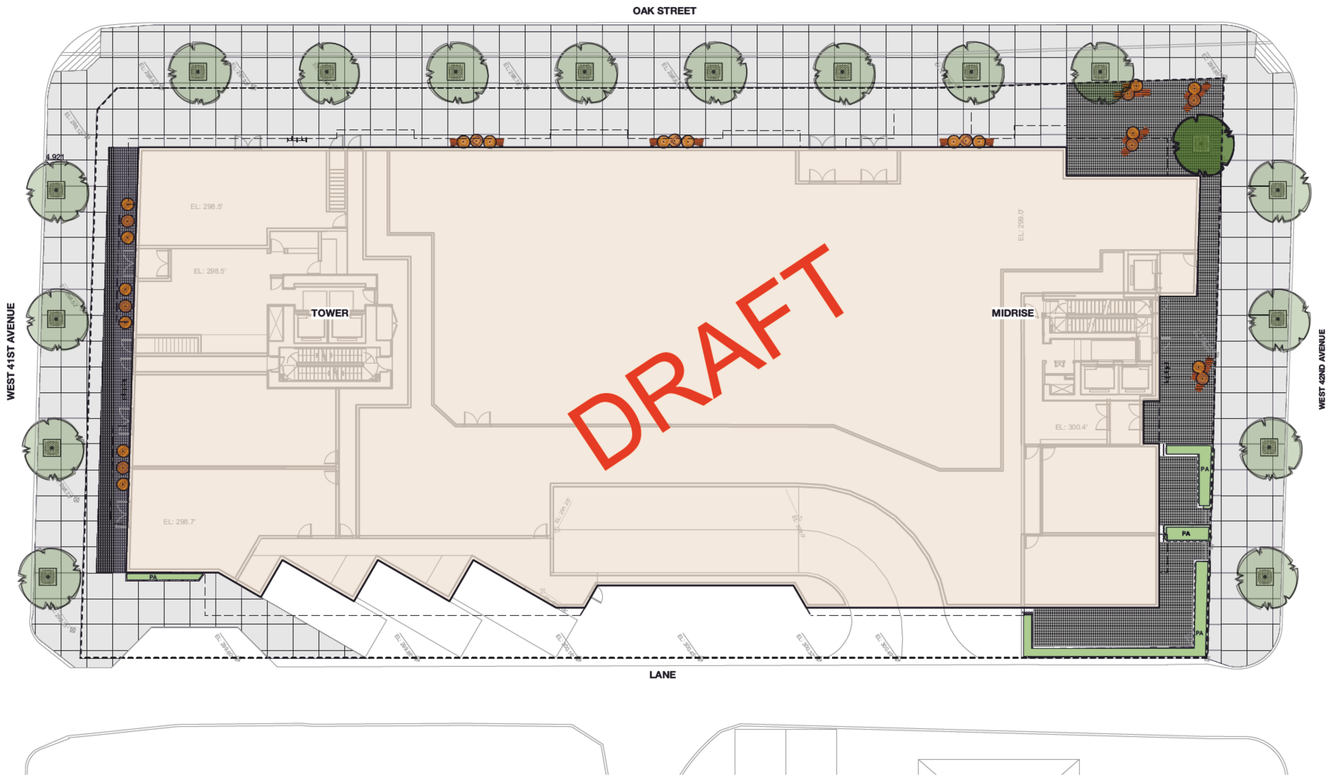
Hyd No.	Duration, Tr (minutes)	Rainfall Intensity, I (mm/h)*	Peak Flow, Q_p (m^3/s)	Inflow Runoff Volume (m^3)	Max Release Rate, Q_{rel} (m^3/s)	Required Storage Volume (m^3)
1	5	101.0	0.0639	19.2	0.0389	***4.29***
2	7	84.3	0.0533	22.4	0.0389	4.24
3	8	78.4	0.0496	23.8	0.0389	3.96
4	9	73.6	0.0465	25.1	0.0389	3.56
5	10	69.5	0.0439	26.4	0.0389	3.04
6	30	38.4	0.0243	43.7	0.0389	-
7	60	26.4	0.0167	60.1	0.0389	-
8	120	18.2	0.0115	82.7	0.0389	-
9	180	14.6	0.0092	99.7	0.0389	-
10	240	12.5	0.0079	113.8	0.0389	-
11	360	10.0	0.0063	137.1	0.0389	-
12	720	6.9	0.0044	188.6	0.0389	-
13	960	5.9	0.0037	215.2	0.0389	-
14	1200	5.2	0.0033	238.5	0.0389	-
15	1440	4.7	0.0030	259.4	0.0389	-

*** Formula for Rainfall Intensity: I = A * T^B where A and B are constants from 2100 IDF curve and T is time in hours.**

APPENDIX F

LANDSCAPE DRAWINGS

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3
t | 604.683.1456 f | 604.683.1459 w | www.etala.com



Oak & 41st Rental Building

for Wesgroup Properties

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

CONSULTANT TEAM

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

DRAWING LIST

L0.0	Cover Page
L0.1	Landscape Notes and Schedules
L0.2	Illustrative Plan
L0.3	Precedent Images
L0.4	Precedent Images
L1.0	Arborist Tree Protection Plan
L2.1	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
L5.1	Planting Plan - Ground Level
L5.2	Planting Plan - Level 2
L5.3	Planting Plan - Level 7
L5.4	Planting Plan - Level 9
L5.5	Planting Plan - Amenity
	Soil Depth Plan - Ground Level
	Soil Depth Plan - Level 2
	Soil Depth Plan - Level 7
	Soil Depth Plan - Level 9
	Soil Depth Plan - Amenity
	Landscape Sections
	Softscape Details
	Hardscape Details
	Site Furnishings Details

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Cover Sheet

-

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 Total Sheets
Date: 00/00/00	

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

DRAFT

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.

LIGHTING LEGEND

S/W	STEP LIGHT
Sp	SPOT LIGHT
B	BOLLARD LIGHT
Pl	PATH LIGHT
Uw	UNDERWATER LIGHT
	DOWN LIGHT

GRADING LEGEND

TW 0.00m / BW 0.00m	TW - TOP OF WALL BW - BOTTOM OF WALL
TS 0.00m	TS - TOP OF STEP
BS 0.00m	BS - BOTTOM OF STEP
FG 0.00m	FG - FINAL GRADE
IG 0.00m	IG - INTERPOLATED GRADE
BG 0.00m	BG - BUILDING GRADE
TSL 0.00m	TSL - TOP OF SLAB

IRRIGATION LEGEND

	AREA TO BE IRRIGATED
HB	HOSEBIB
IS	IRRIGATION STUB-OUT

Note:
Refer to canadian landscape standard, typ.

GROWING MEDIUM LEGEND

	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	750 MM (30") SOIL DEPTH
	STRUCTURAL SOIL
	SOIL CELL
	ROOT BARRIER

SOIL VOLUMES

AMENITY SOIL DEPTH

At 760 mm
Area: 83.59 sq m
Volume: 63.53 m3

L 9 GREEN ROOF SOIL DEPTH

At 200mm
Area: 168.3 sq m
Volume: 33.66 m3

At 250mm
Area: 175.21 sq m
Volume: 43.80 m3

At 400mm
Area: 96.99 sqm
Volume: 38.8 m3

L7 SOIL DEPTH

At 610mm
Area: 34.12 sq m
Volume: 20.8 m3

At 760mm
Area: 68.31 sq m
Volume: 51.9 m3

L2 GREEN ROOF SOIL DEPTH

At 200mm
Area: 113.91sq m
Volume: 22.78 m3

At 250mm
Area: 64.13 sq m
Volume: 16m3

At 400mm
Area: 50.63 sqm
Volume: 20.25 m3

L1 SOIL DEPTH: STRUCTURAL SOIL
At 1067mm
Area: 553 sq m
Volume: 590 m3

Planters
At 600 mm
Area: 23.74 sq m
Volume: 14 m3

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

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: nt	Project ID: 21941
Drawn By: Drawn By	Scale:
Reviewed By: Reviewed By	Drawing No.: L0.1
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

PLANT LIST

ID	QT	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Arb	16	Acer rubrum 'Bowhall'	Bowhall maple	as shown	6cm cal/ B&B	2m standard/ full crown	
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES - LEVEL 1							
Arb	1	Acer rubrum 'Bowhall'	Bowhall maple	as shown	6cm cal/ B&B	2m standard/ full crown	
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS							
Ct	1	Choisya ternata	Mexican mock orange	3.50	#3 cont.	full/ bushy plants	E
Hm	1	Hakonechloa macra	Japanese forest grass	1.00	#1 cont.	full/ bushy plants	
Hs	1	Helictotrichon sempervirens	blue oat grass	1.50	#2 cont.	full/ bushy plants	E, P
Icm	1	Ilex crenata compacta	Japanese holly	1.50	#3 cont.	full/ bushy plants	E, W
Lah	1	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	1.50	#2 cont.	full/ bushy plants	E, B, P, Ed
Lm	1	Liriope muscari	big blue lily turf	1.50	#2 cont.	staked	
Mp	27	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Msg	1	Miscanthus sinensis 'Gracillimus'	maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Nat	1	Nassella tenuissima	Mexican feather grass	1.17	#2 cont.	full/ bushy plants	B, P
Op	1	Ophiopogon planiscapus 'Nigrescens'	Black mondo grass	.67	#1 cont.	full/ bushy plants	E, P
Pah	29	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
Pq	7	Parthenocissus quinquefolia	Virginia creeper	3.00	#2 cont/ staked	full/ bushy plants	Fruit Tree & Vine
Tmh	70	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
Ws	1	Wisteria sinensis	Chinese wisteria	5.00	#2 cont.	staked	
	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

DRAFT

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - LEV 2							
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 2							
	0			.00			

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 pl	
Hem	7	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 7							
Fa	60	Fragaris x ananassa	strawberry	.80	SP4	full/ bushy plants	
Imbp	26	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	151	Liriope spicata	Lilyturf	1.00	#1 cont	full, bushy plants	
Nat	111	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	98	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
Ws	4	Wisteria sinensis	Chinese wisteria	2.50	#2 cont.	staked	
	0			.00			
LAWN - OFFSITE							
		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.

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - LEV 9							
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 9							
	0			.00			
LAWN - OFFSITE							
		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 - ROOF							
Hem	11	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Lis	206	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mp	37	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Pah	113	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
	0			.00			

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

MATERIALS AND FURNISHINGS

SITE FURNISHINGS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
S1	BIKE RACK	16" x 55"	EP5930	EQUIPARC	5 bicycles	-	-
S2	MODULAR SEATING	22X27" EACH	EP1051	EQUIPARC	-	-	-
S3	MODULAR PLANTER	22X27" EACH	EP4050	EQUIPARC	-	-	-
S4	METAL ARBOUR 1	-		-	-	-	-
S5	METAL ARBOUR 2	-	-	-	-	-	-
MATERIALS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
M1	CONCRETE UNIT PAVERS	-	3:1	Abbotsford	-	CHARCOAL	-
M2	PIP RUBBER SURFACING	-	-	Marathon	-	TBD	-
M3	PLANK PAVERS	4" thick	Moduline	Expocrete	-	TBD	-
M4	WIRE ROPE SYSTEM	-	-	JAKOB	CLIMBING VINES	-	-

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

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

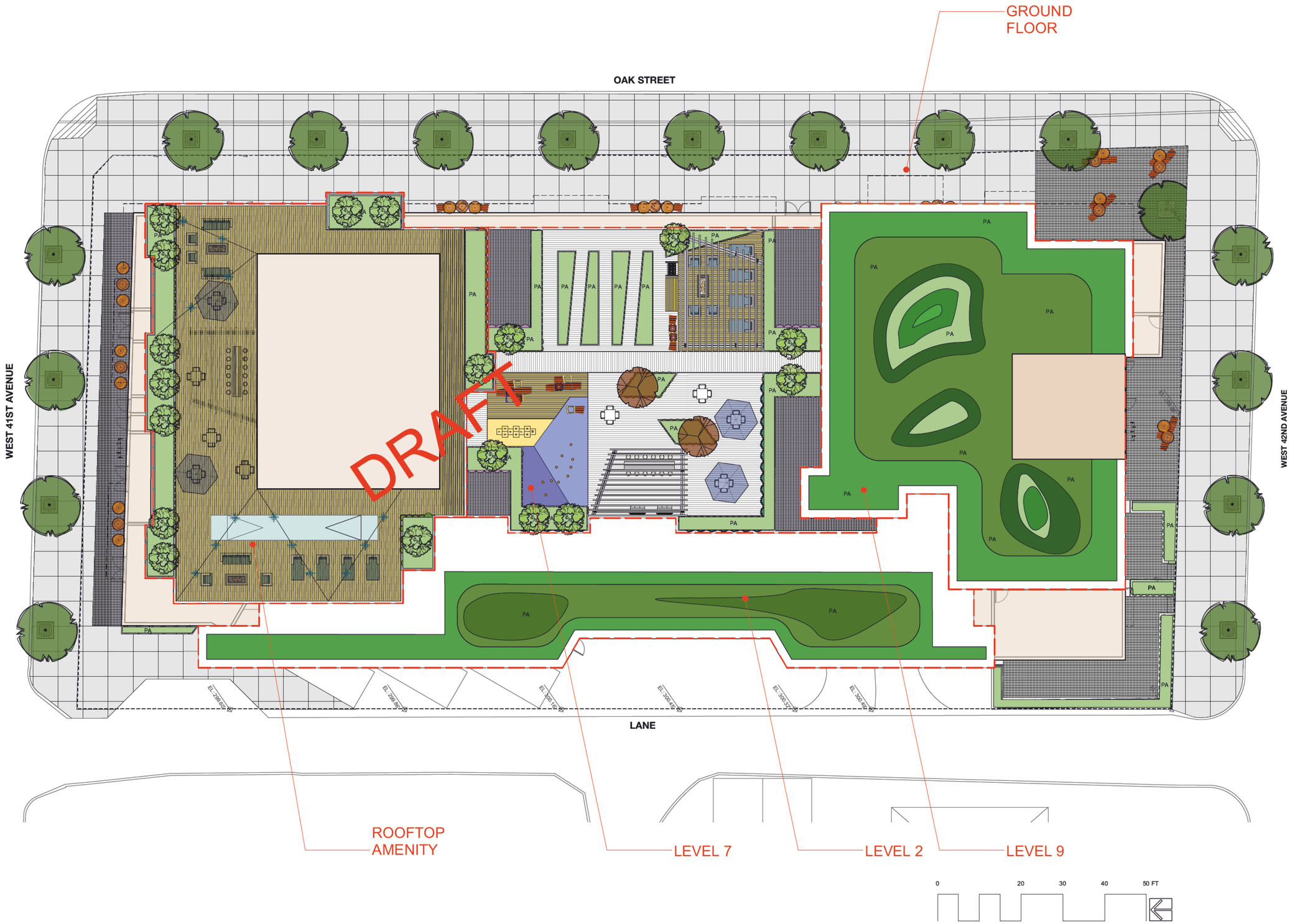
Notes and Schedules

-

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	L0.1.1
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Illustrative Plan

-

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.: L0.2
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

PLANT MATERIAL


Taxus media 'Hicksii'


Lavandula angustifolio 'Hidicote Blue'


Mahonia nervosa


Berberis thunbergii


Azalea japonica


Choisya ternata


Pennisetum alopecuroides 'Hameln'


Polystichum munitum


Daphne odora


Rudbeckia hirta

DRAFT

GREENROOF HABITAT



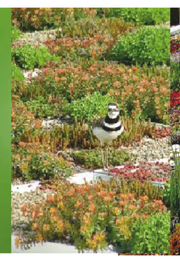














Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Precedent Images

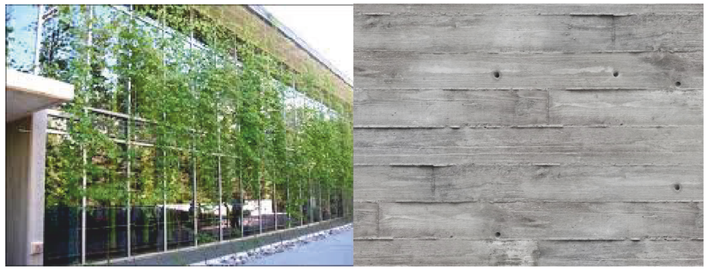
-

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 Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ..vwx

LANEWAY

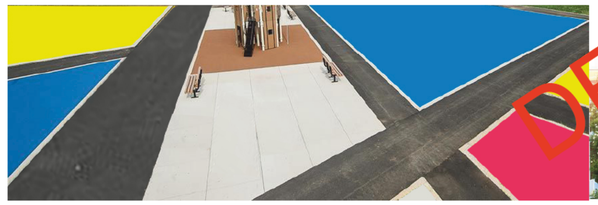


ARBOURS





PLAY





DRAFT

NIGHTIME ACTIVATION



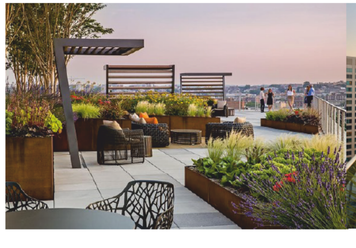


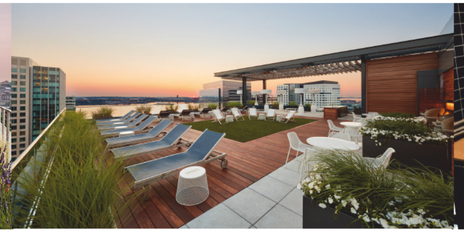






AMENITY SPACE











PLANTING SCHEME







SITE FURNISHINGS





Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Precedent Images

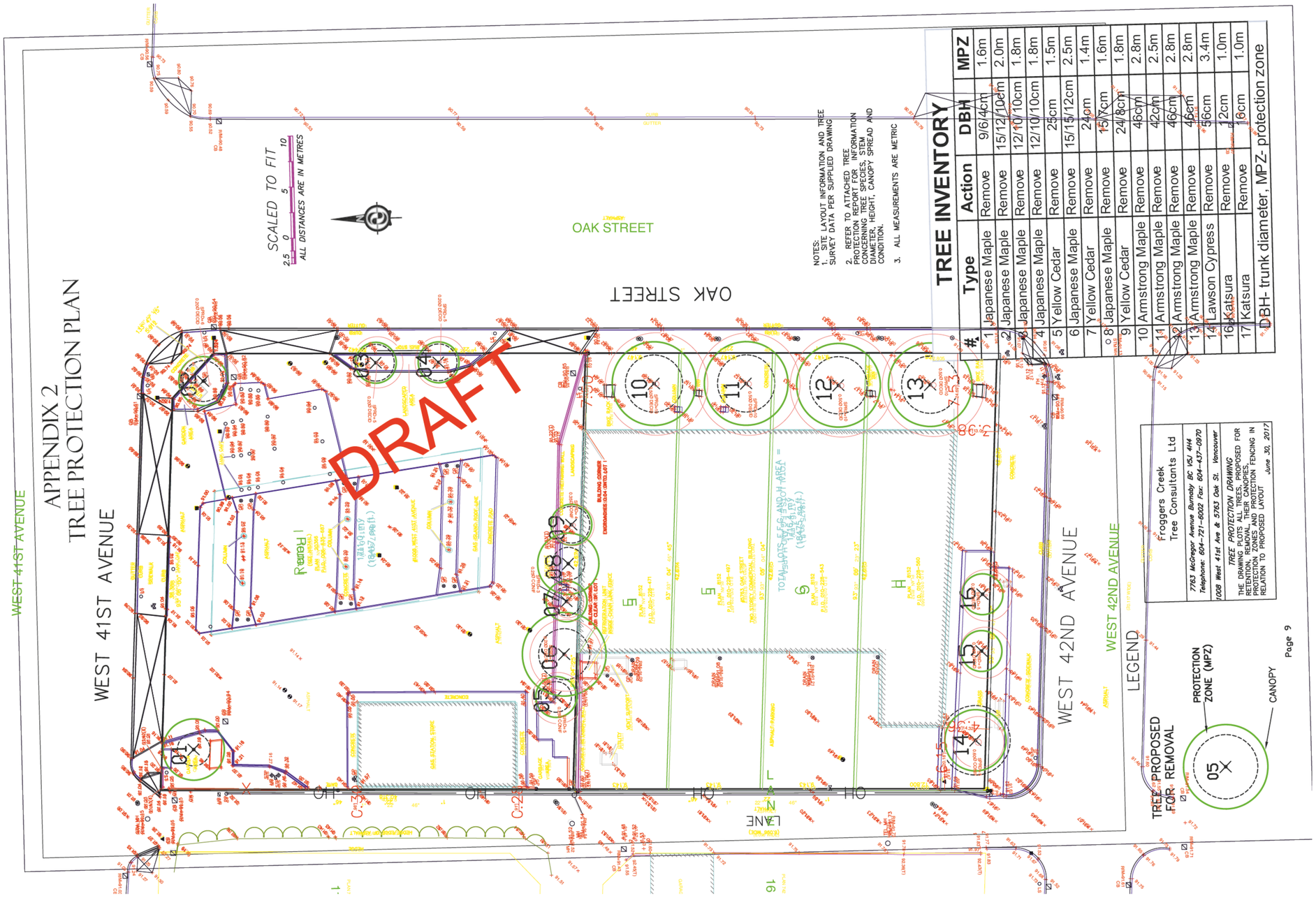
-

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.: L0.4
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

APPENDIX 2
TREE PROTECTION PLAN



TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Japanese Maple	Remove	9/6/4cm	1.6m
2	Japanese Maple	Remove	15/12/10cm	2.0m
3	Japanese Maple	Remove	12/10/10cm	1.8m
4	Japanese Maple	Remove	12/10/10cm	1.8m
5	Yellow Cedar	Remove	25cm	1.5m
6	Japanese Maple	Remove	15/15/12cm	2.5m
7	Yellow Cedar	Remove	24cm	1.4m
8	Japanese Maple	Remove	15/7cm	1.6m
9	Yellow Cedar	Remove	24/8cm	1.8m
10	Armstrong Maple	Remove	46cm	2.8m
11	Armstrong Maple	Remove	42cm	2.5m
12	Armstrong Maple	Remove	46cm	2.8m
13	Armstrong Maple	Remove	46cm	2.8m
14	Lawson Cypress	Remove	56cm	3.4m
16	Katsura	Remove	12cm	1.0m
17	Katsura	Remove	16cm	1.0m

DBH- trunk diameter, MPZ- protection zone

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

Revision

No.	Date	Revision Notes

Issue

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

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Oak & 41st
Rental Bldg
1008 W 41st &
5763 Oak St

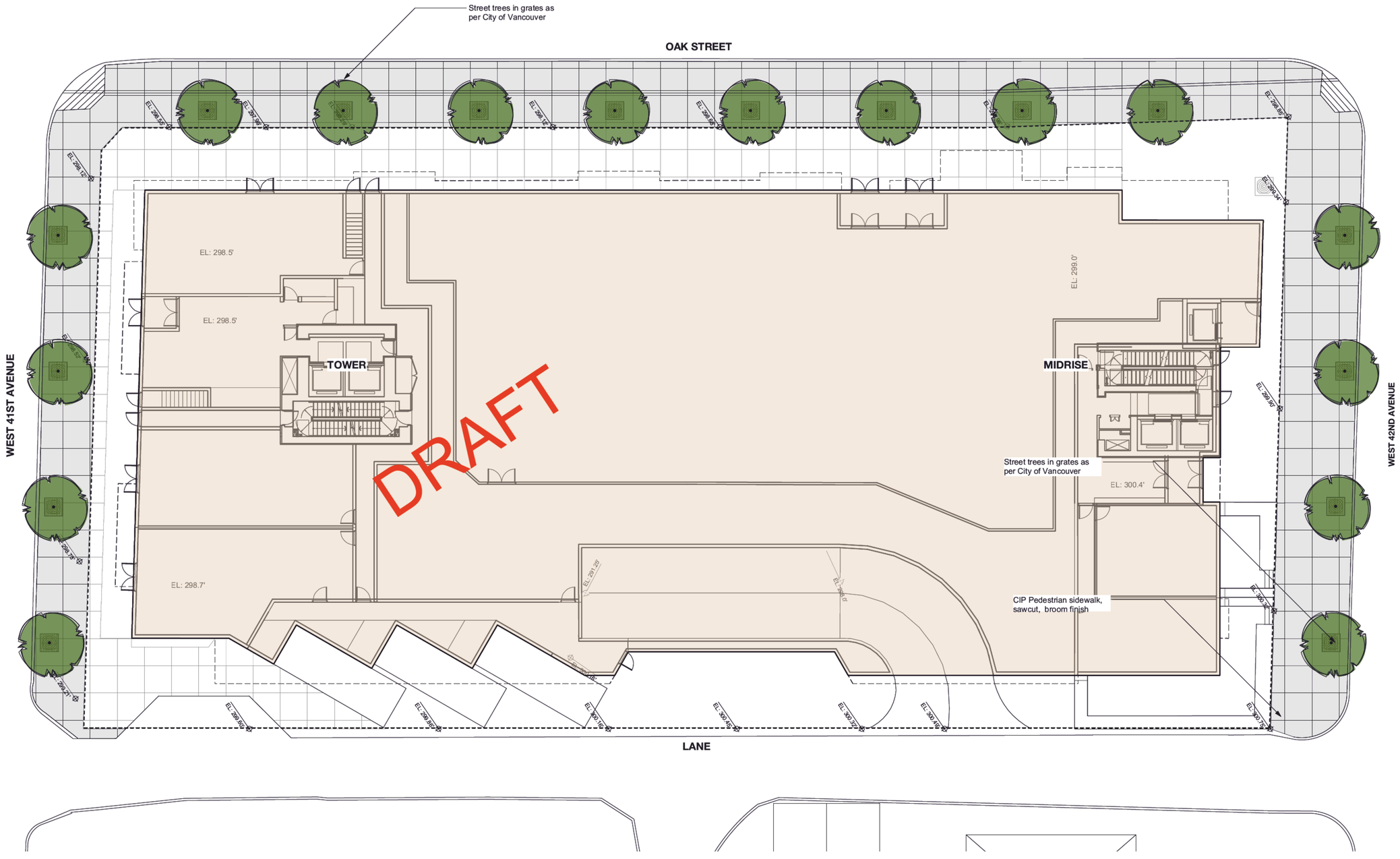
Drawing Title
Tree Management Plan

-

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.: L1.0
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



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

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Offsite 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	L2.0
Date	of
00/00/00	Total Sheets

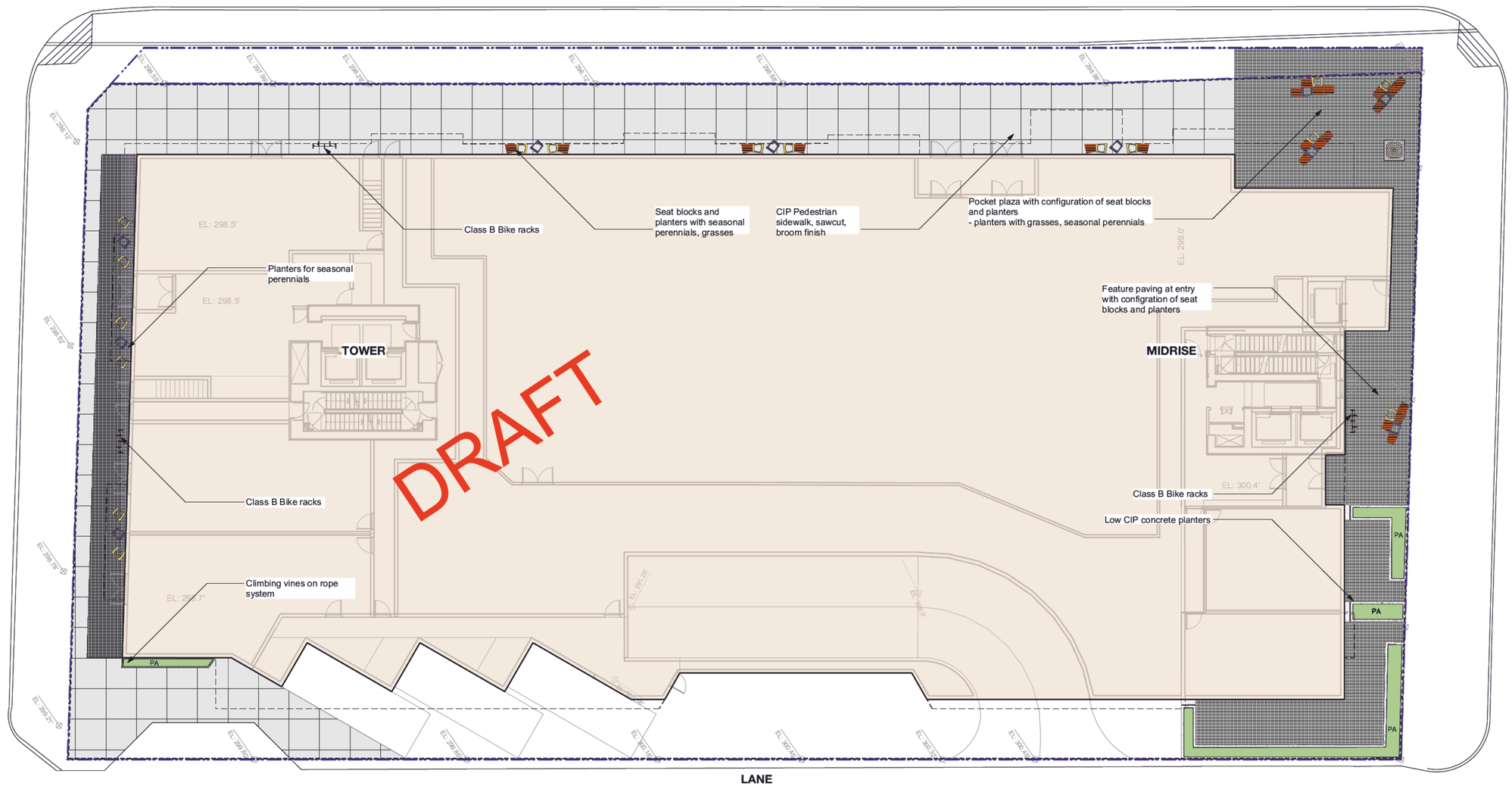
Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE

LANE



0 20 30 40 50 FT

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

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

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

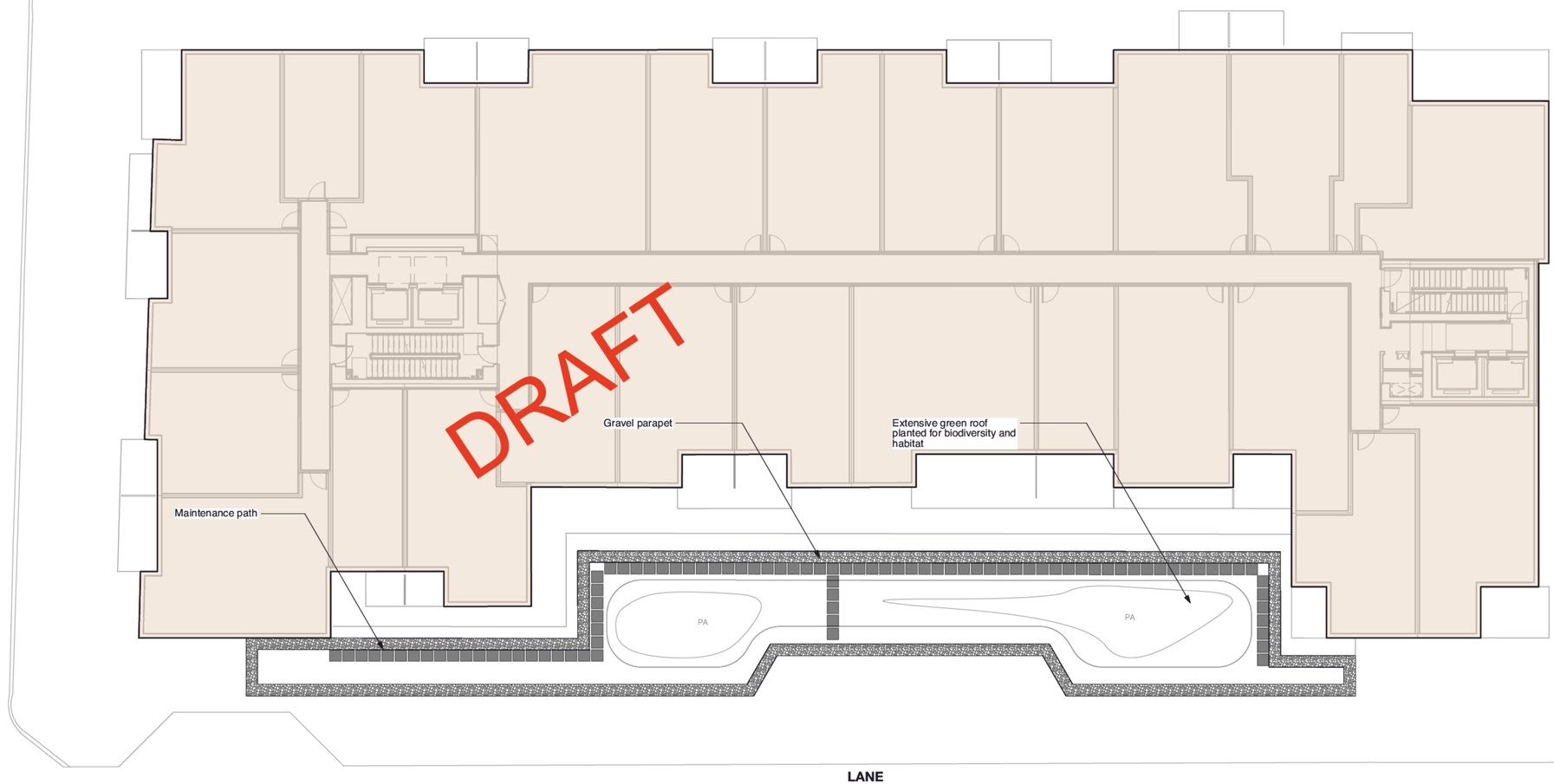
Project Manager	Project ID
nt	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.1
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 40TH AVENUE



LANE

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
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

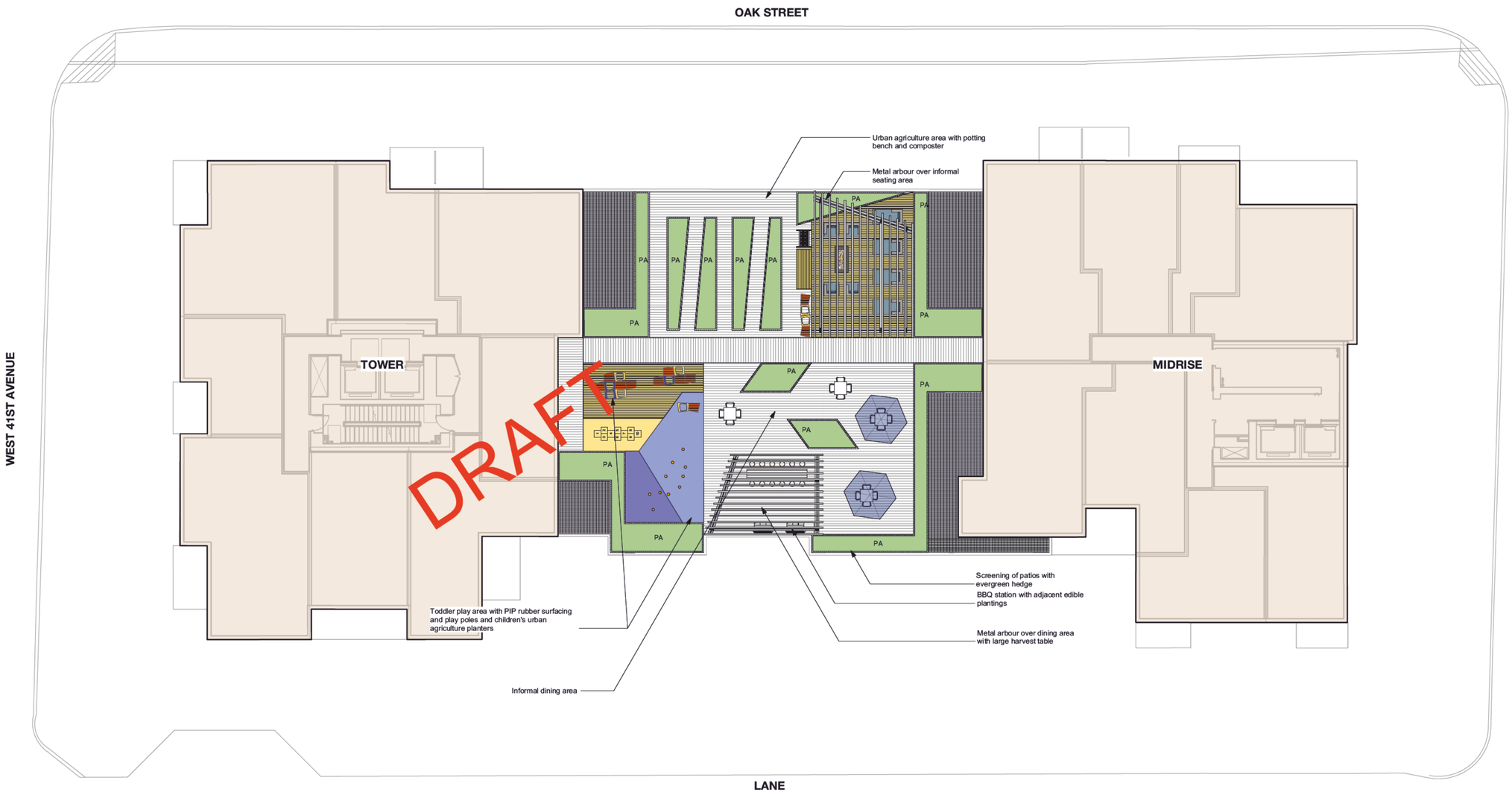
Drawing Title

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	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



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
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Materials Plan
Level 7
-

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

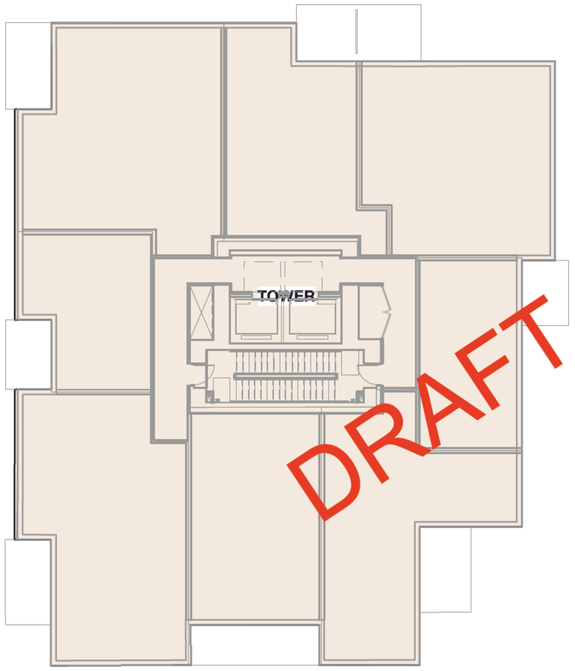
Project Manager	Project ID
nt	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L3.3
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

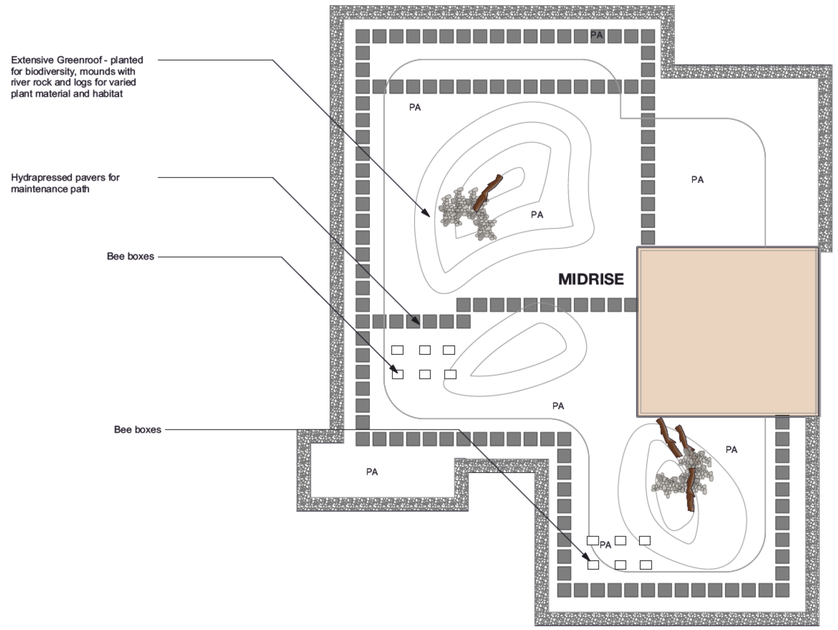
OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE



DRAFT



LANE

0 20 30 40 50 FT

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

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Materials 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	L3.4
Date	of
00/00/00	Total Sheets

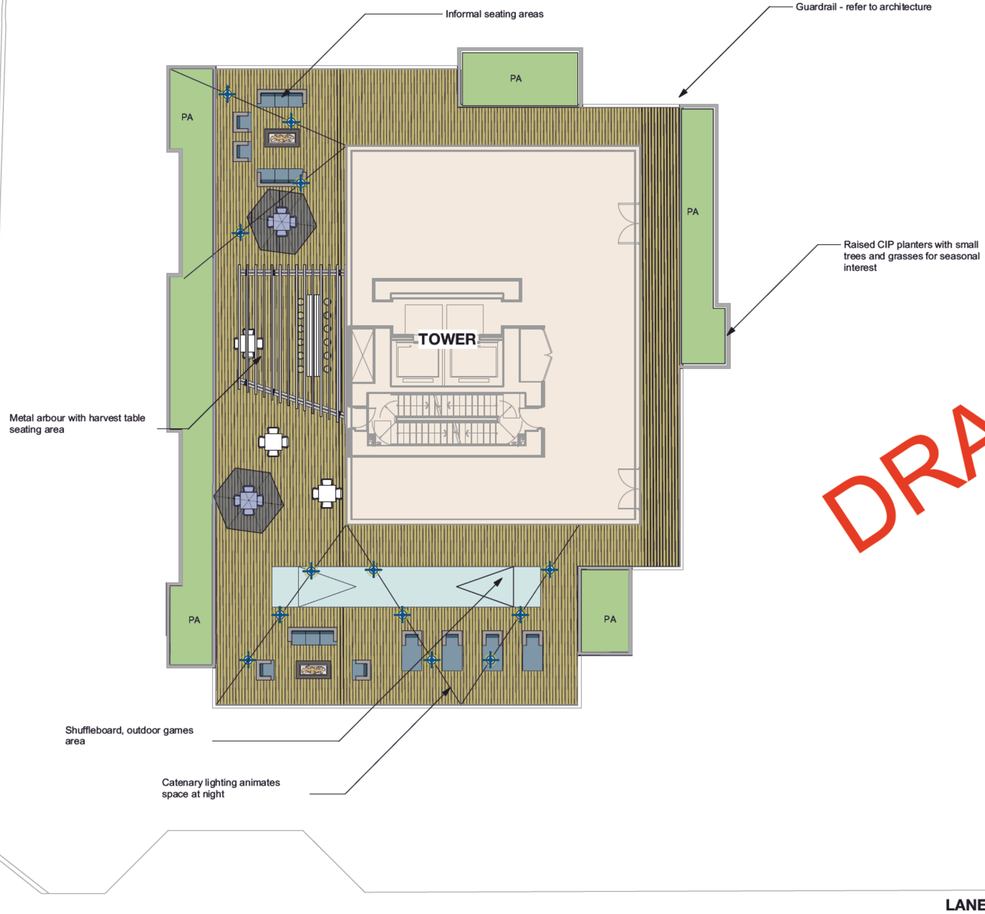
Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE

LANE



DRAFT

0 20 30 40 50 FT

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

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

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	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE

LANE

Seat blocks and planters with seasonal perennials, grasses

Pocket plaza with configuration of seat blocks and planters
- planters with grasses, seasonal perennials

Planters for seasonal perennials

Feature paving at entry with configration of seat blocks and planters

Low CIP concrete planters with evergreen screening

Climbing vines on rope trellis

TOWER

MIDRISE

DRAFT

3-Mp
6-Mp
Arb
2-Mp
8-Pah
16-Tmh
7-Tmh
7-Pah
13-Pah
47-Tmh
6-Pq

EL: 298.5'
EL: 298.5'
EL: 299.0'
EL: 300.4'
EL: 298.7'

0 20 30 40 50 FT

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

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

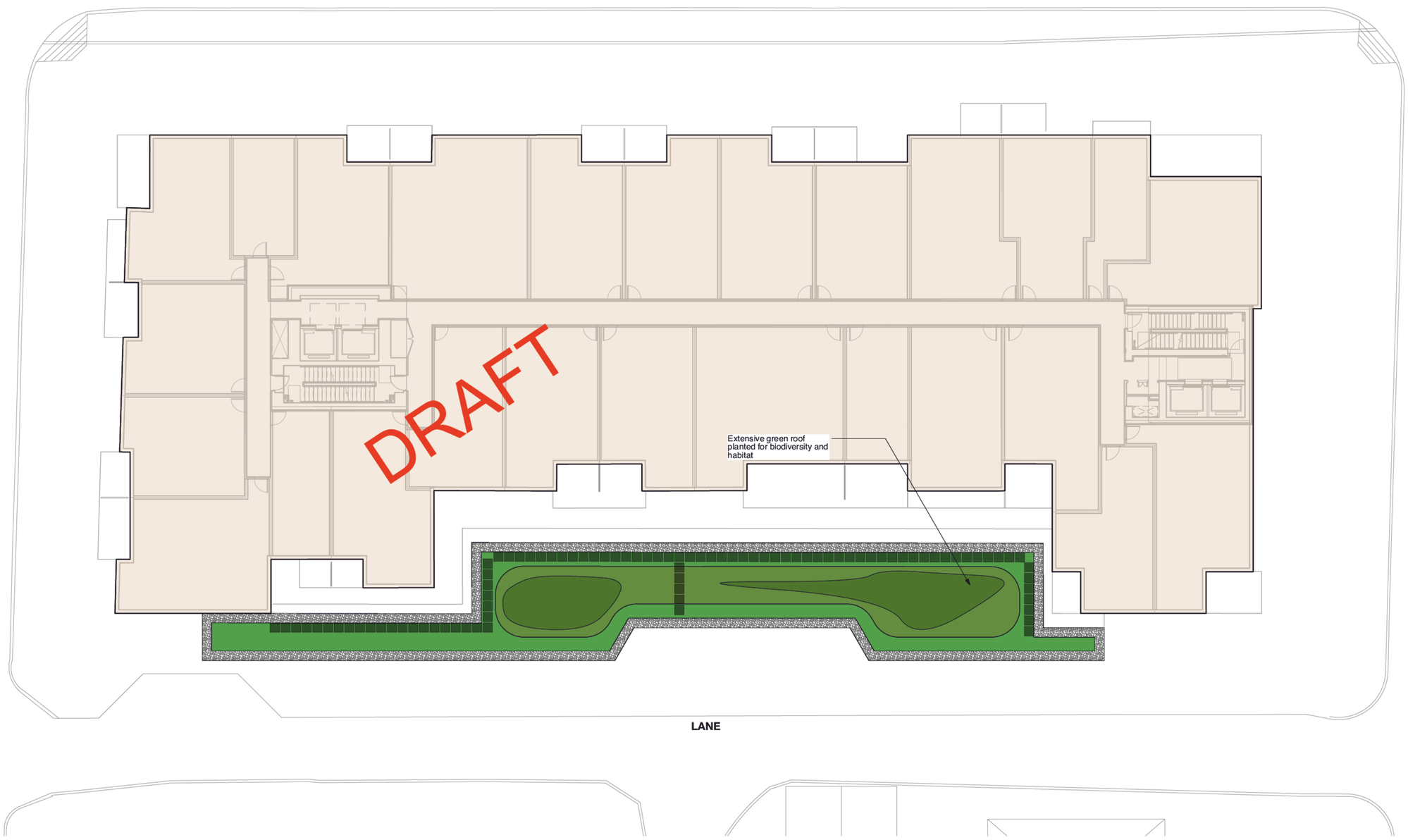
Drawing Title

Planting 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	L5.1
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



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
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st Rental Bldg

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	Project ID
nt	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L5.2
Date	of
00/00/00	Total Sheets

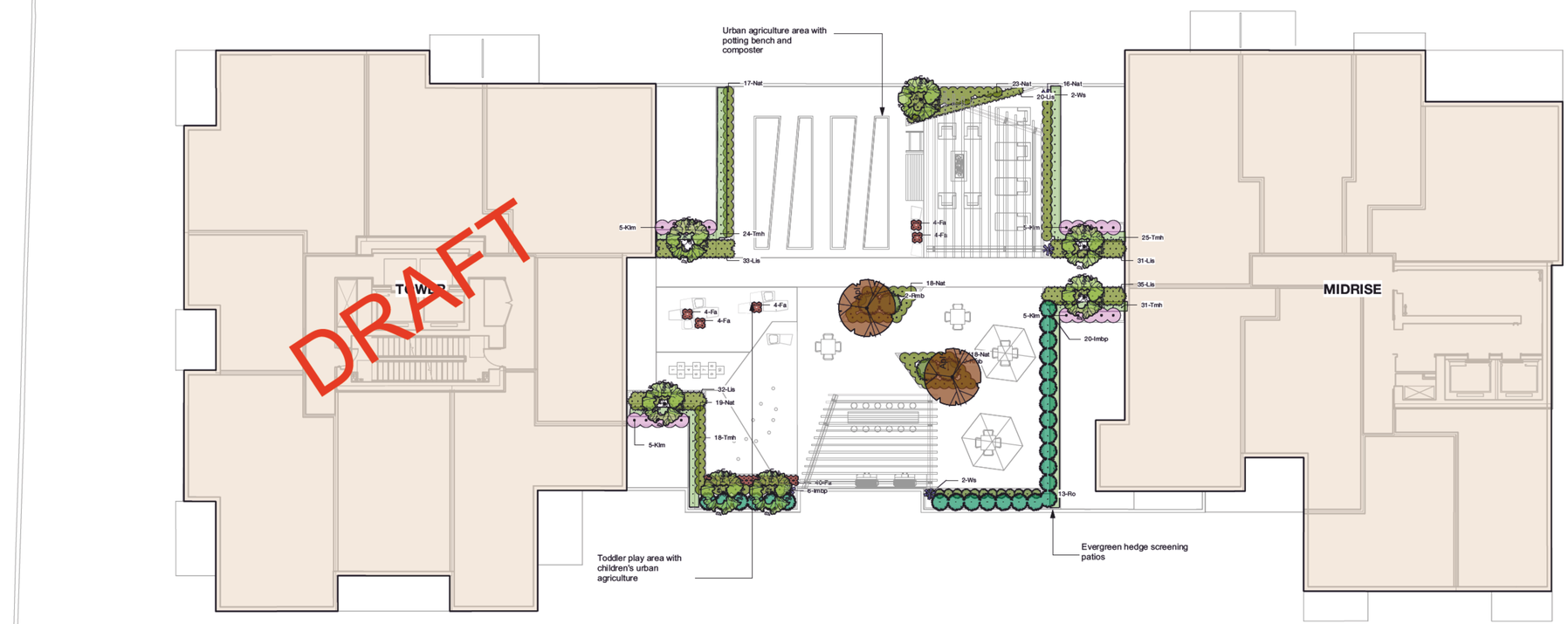
Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 40TH AVENUE

LANE



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
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st

Rental Bldg

1008 W 41st &
5763 Oak St

Drawing Title

Planting Plan

Level 7

-

Legal

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

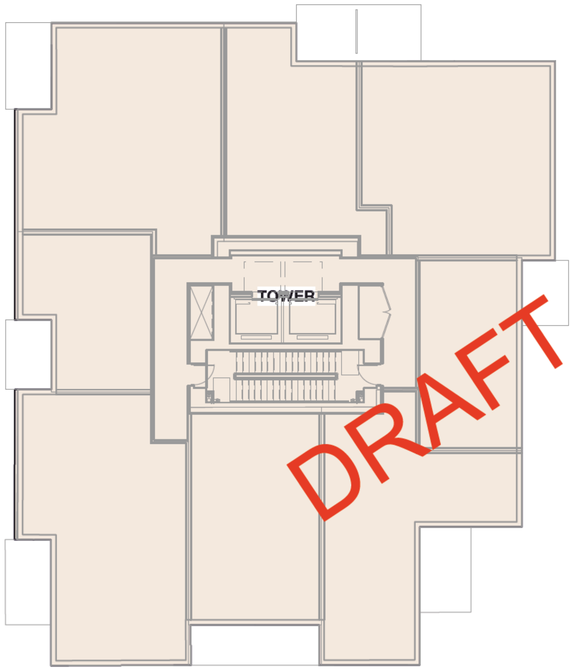
Project Manager: nt	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L5.3
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

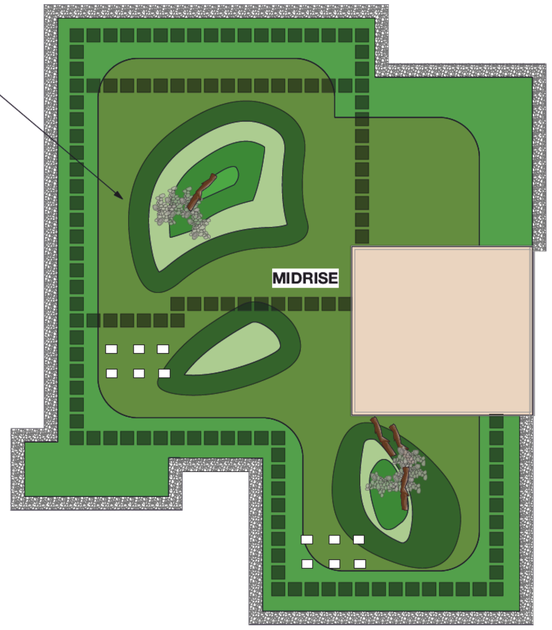
WEST 41ST AVENUE

WEST 42ND AVENUE



DRAFT

Extensive Greenroof - planted for biodiversity, mounds for varied plant material and habitat



LANE

0 20 30 40 50 FT

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

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-19	Issue for LOE
B	2020-07-31	Issue for Rezoning

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

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

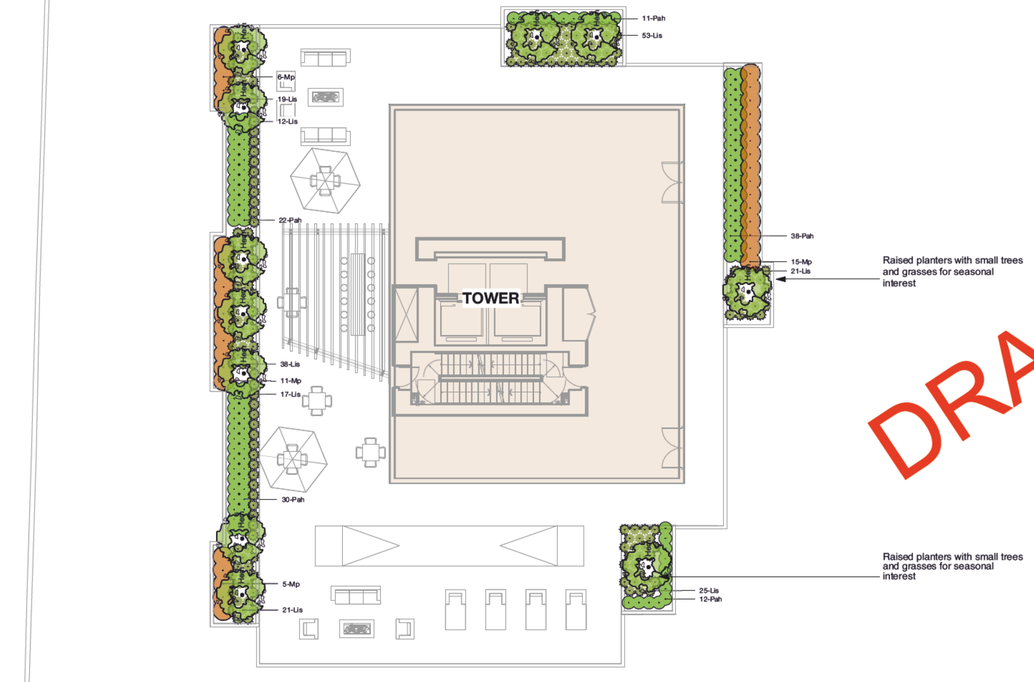
Project Manager	Project ID
nt	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L5.4
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE



DRAFT

LANE

0 20 30 40 50 FT

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

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Oak & 41st
Rental Bldg

1008 W 41st &
5763 Oak St

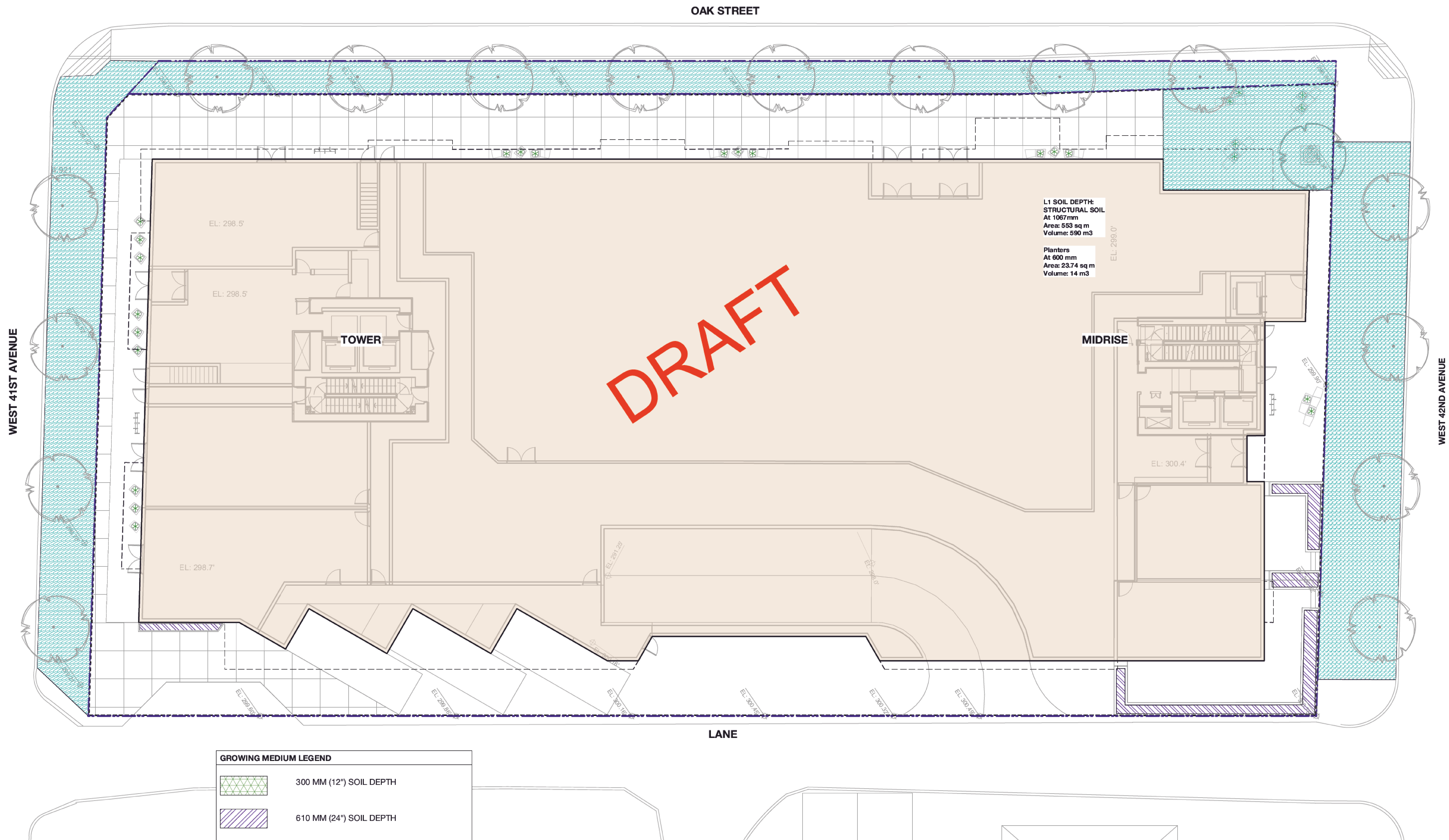
Drawing Title

Planting Plan
Roof Amenity
-

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

Project Manager	Project ID
nt	21941
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Reviewed By	L5.5
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



GROWING MEDIUM LEGEND

300 MM (12") SOIL DEPTH	
610 MM (24") SOIL DEPTH	
750 MM (30") SOIL DEPTH	
STRUCTURAL SOIL	
SOIL CELL	
ROOT BARRIER	

0 20 30 40 50 FT

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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Oak & 41st Rental Bldg
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

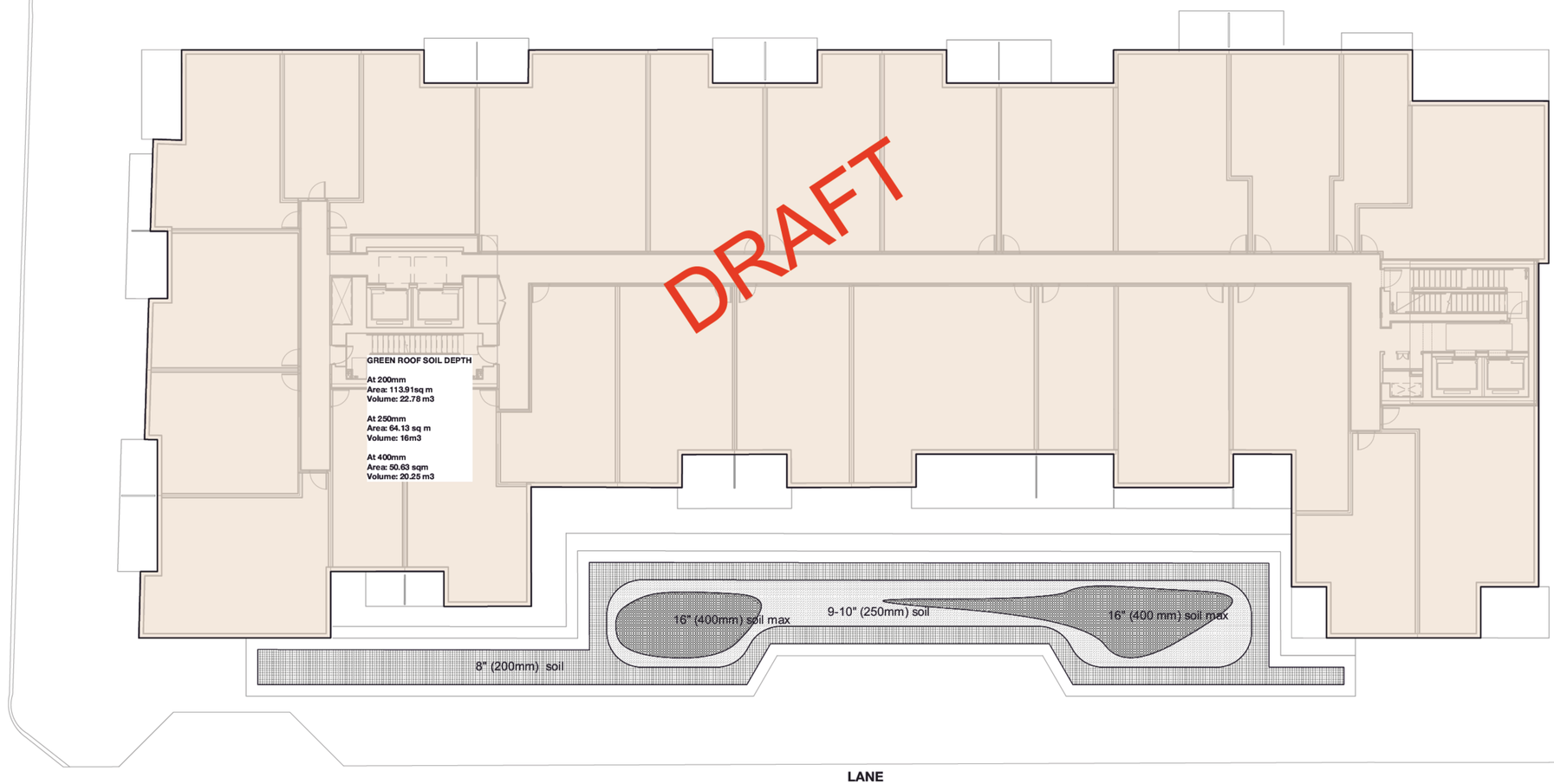
Project Manager: nt	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.
Date: 00/00/00	L6.1 of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 40TH AVENUE



LANE

0 20 30 40 50 FT

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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

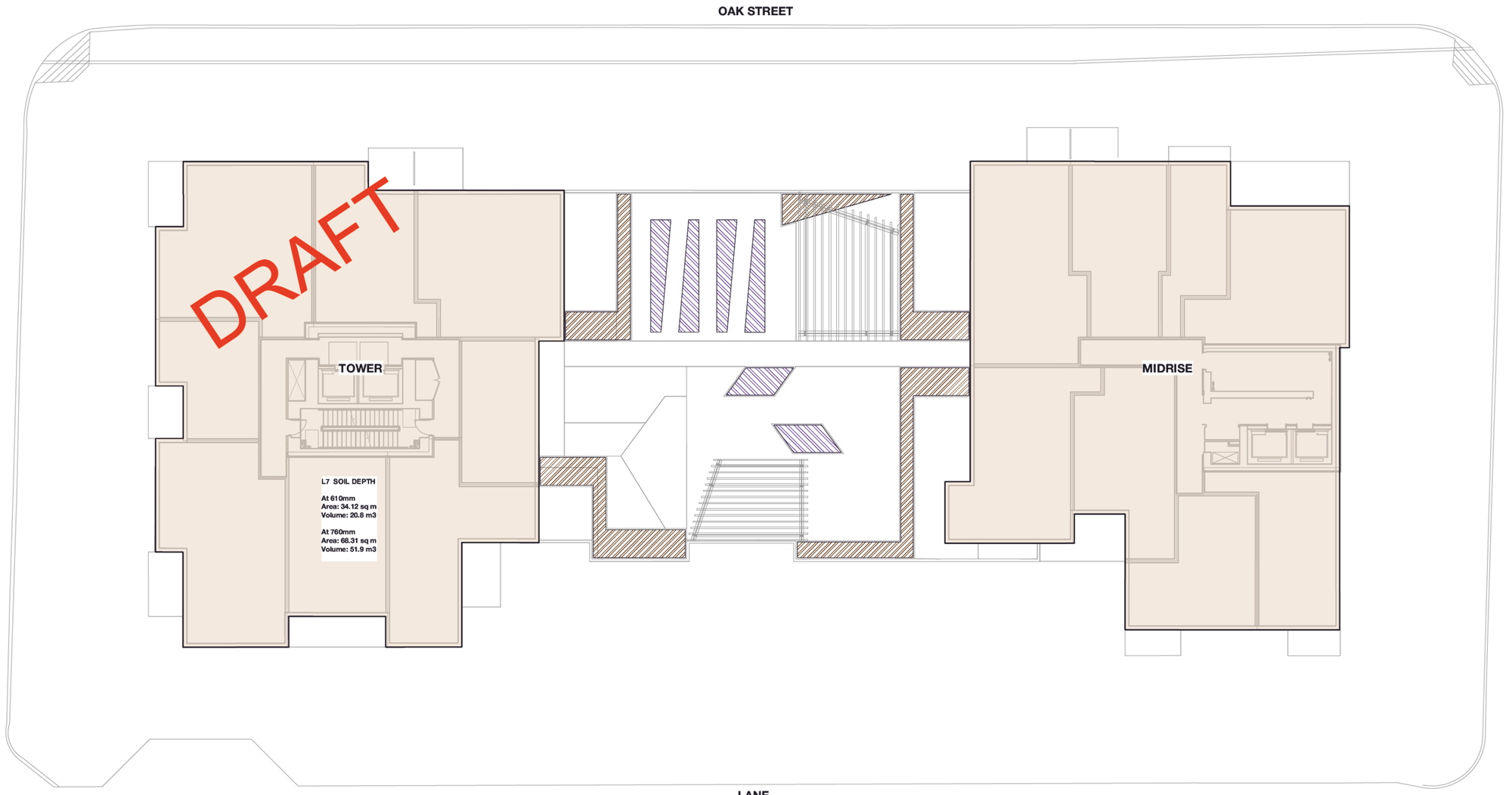
Project
Oak & 41st
Rental Bldg
1008 W 41st &
5763 Oak St

Drawing Title
Soil Depth Plan
Level 2
-

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

Project Manager: nt	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L6.2
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx



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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Oak & 41st
Rental Bldg
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

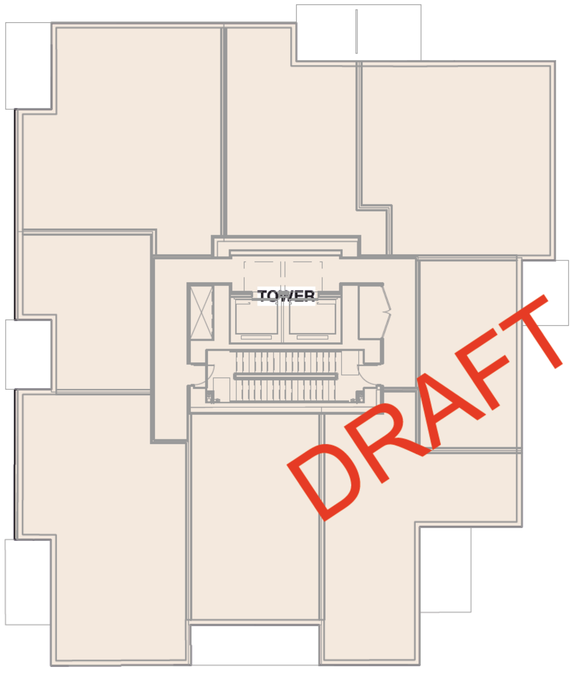
Project Manager: nt	Project ID: 21941
Drawn By: Drawn By	Scale: as noted
Reviewed By: Reviewed By	Drawing No.: L6.3
Date: 00/00/00	of Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

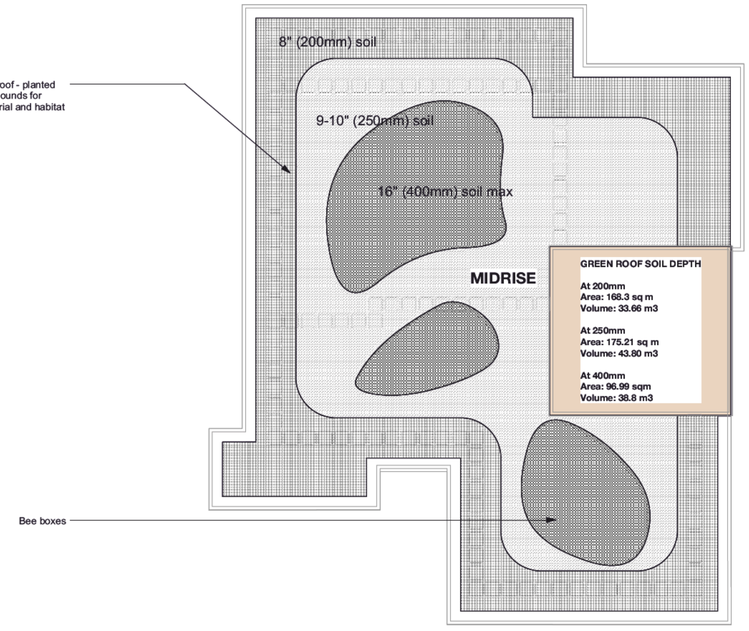
OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE



DRAFT



LANE

0 20 30 40 50 FT

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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Oak & 41st
Rental Bldg
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 Total Sheets

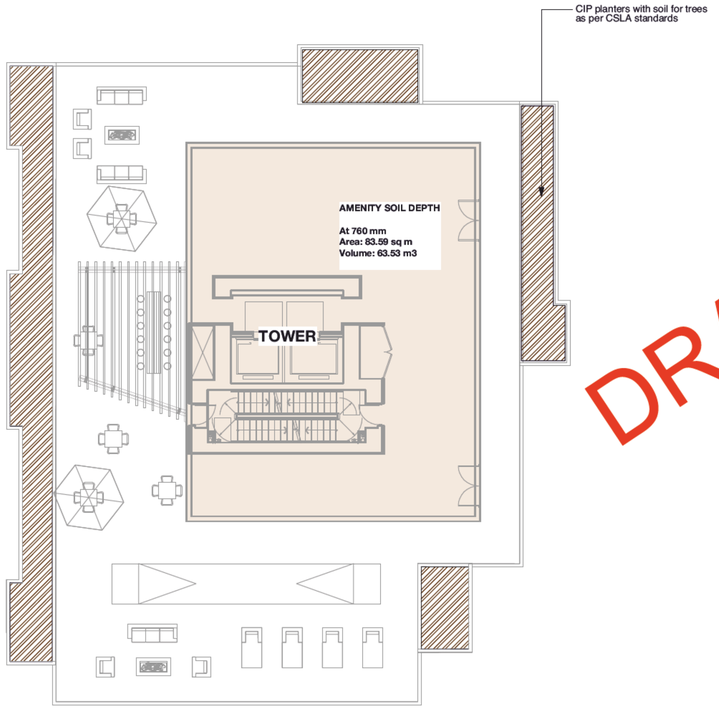
Plot Date:
20-7-8
21941 41st and Oak RZ.vwx

OAK STREET

WEST 41ST AVENUE

WEST 42ND AVENUE

LANE



DRAFT

GROWING MEDIUM LEGEND

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

0 20 30 40 50 FT

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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Oak & 41st
Rental Bldg
1008 W 41st &
5763 Oak St

Drawing Title
Soil Depth Plan
Roof Amenity
-

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	L6.5
Date	of
00/00/00	Total Sheets

Plot Date:
20-7-8
21941 41st and Oak RZ.vwx