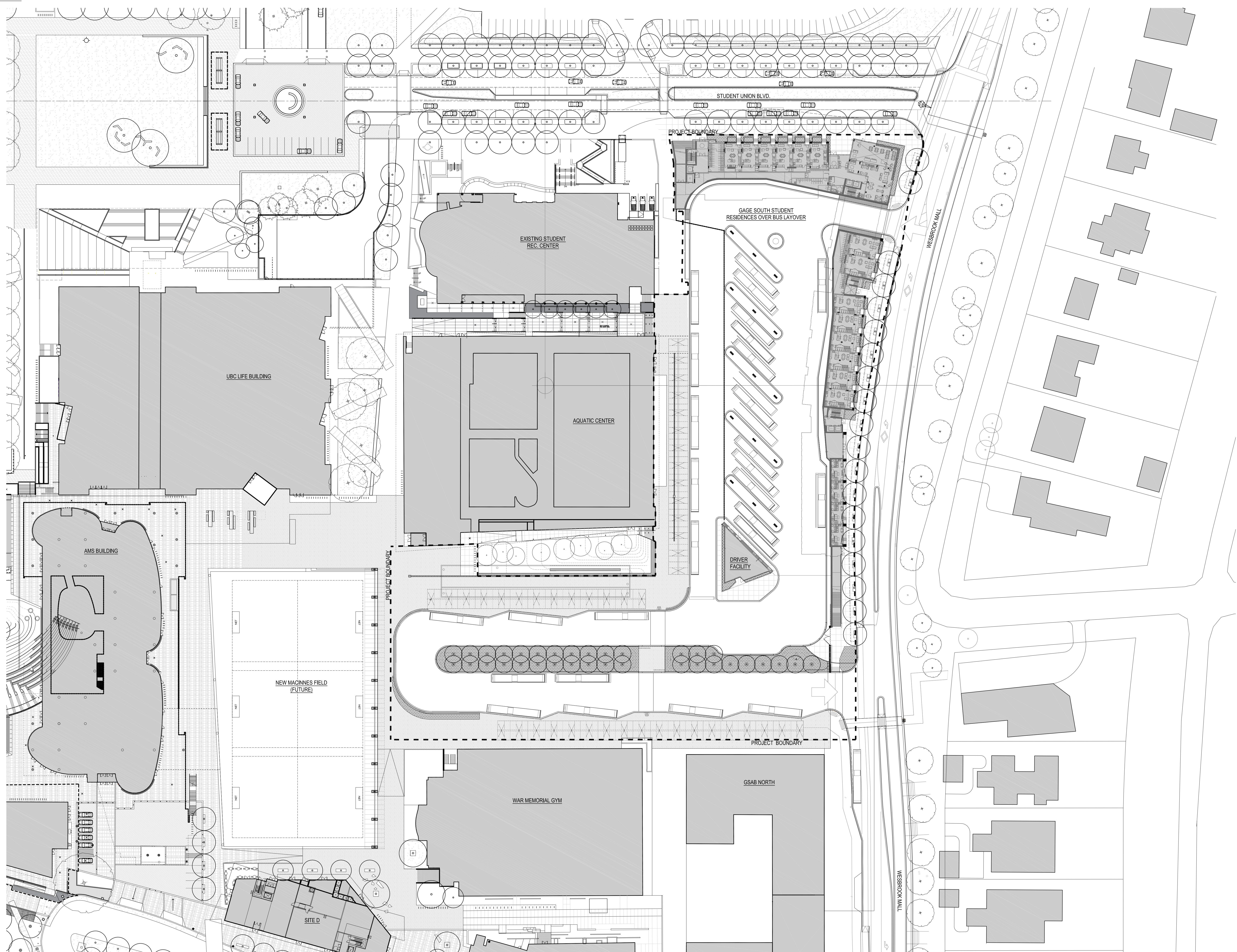




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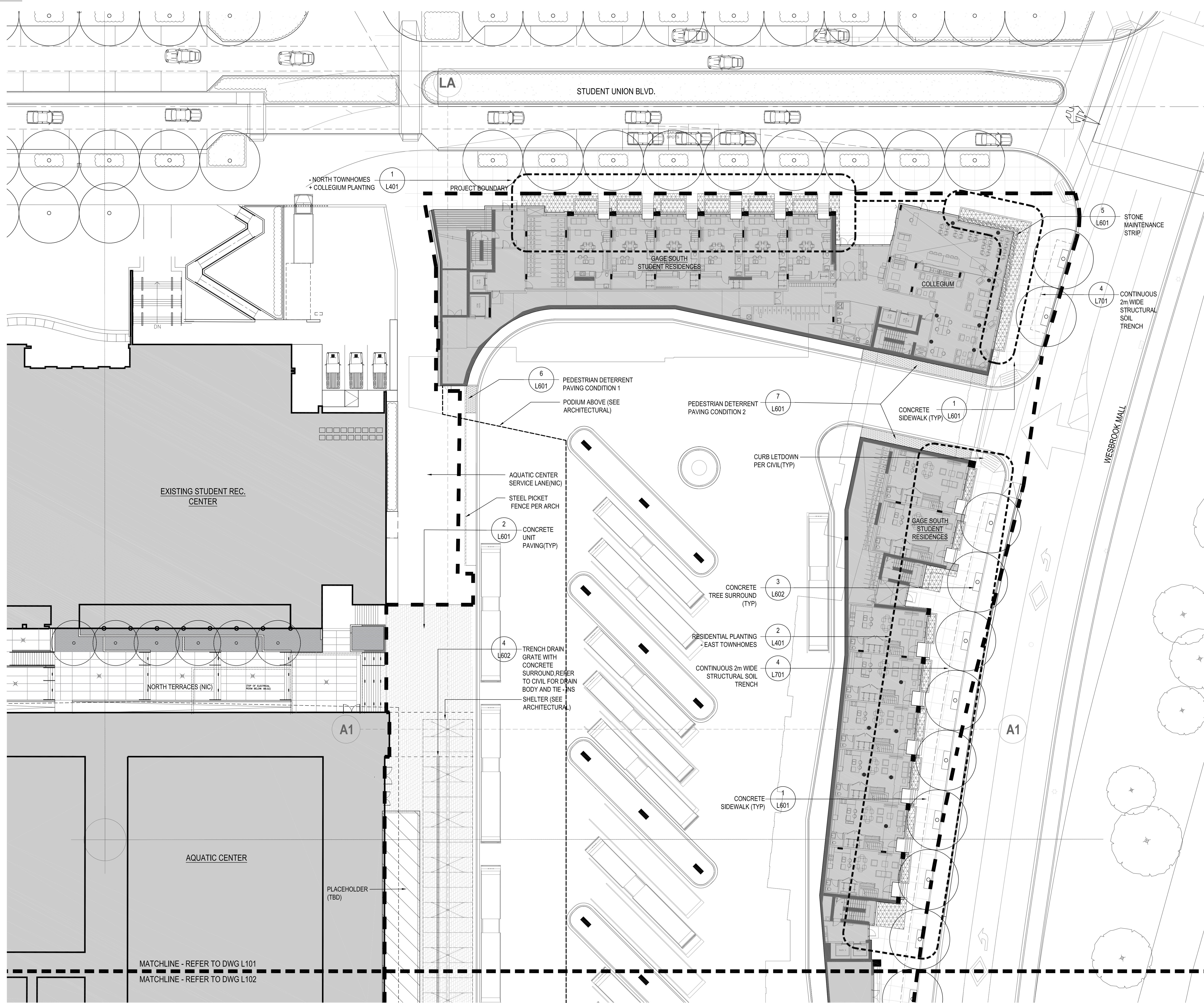
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UBC GAGE SOUTH

FULL BUILDOUT PLAN
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L001



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NOTE:
1. ALL CURB LET DOWNS PER CIVIL AND PER MCD STANDARD.
2. ALL CURB LET DOWN TACTILE WARNING STRIPS AS PER UBC REQUIREMENTS

SEAL

UBC GAGE SOUTH

MATERIAL PLAN - NORTH

DRAWN: NST/BL

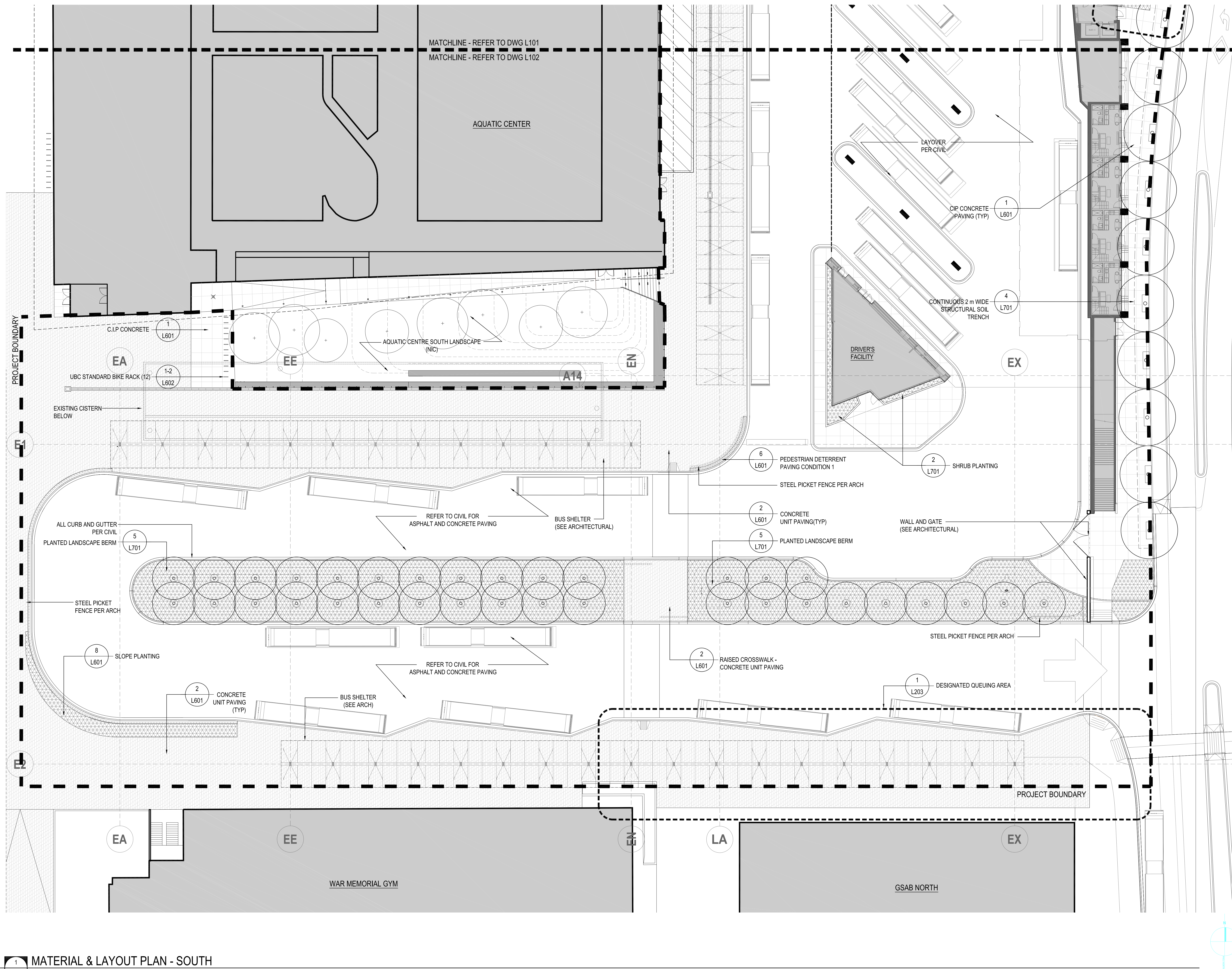
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L101

1 MATERIAL & LAYOUT PLAN - NORTH

SCALE: 1:200

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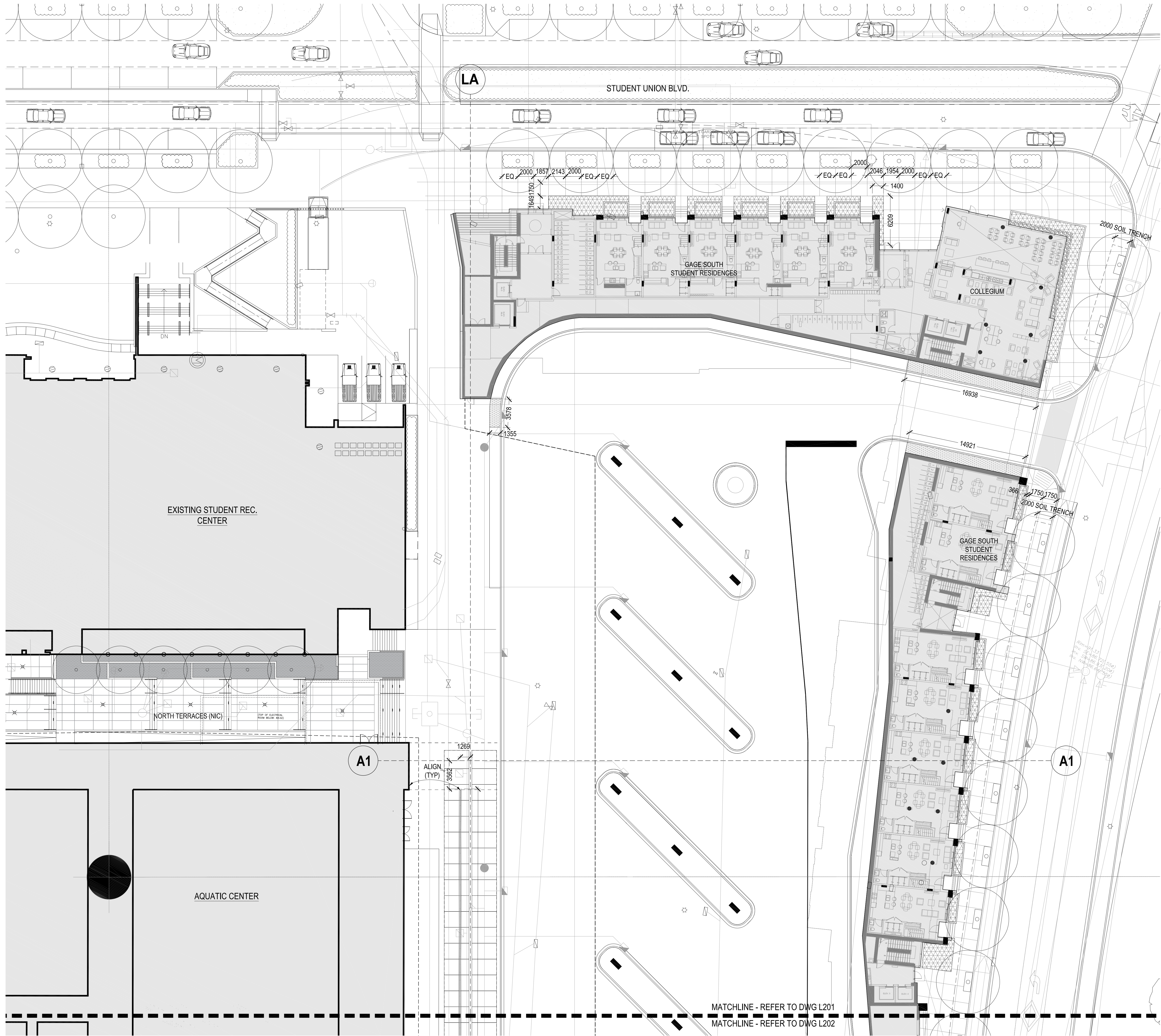
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MATERIAL PLAN -
SOUTH

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L102



LAYOUT PLAN - NORTH
SCALE: 1:200

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NOTE:
1. LOCATION DIMENSIONS FOR TRENCH DRAINS TO CENTERLINE OF CONCRETE
SURROUND.
2. ALL ANGLES 90° UNLESS OTHERWISE NOTED.

SEAL

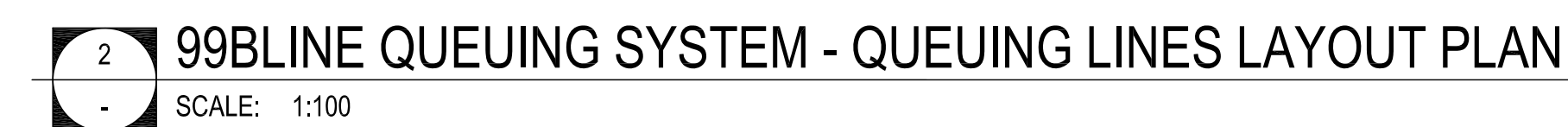
UBC GAGE SOUTH

LAYOUT PLAN - NORTH

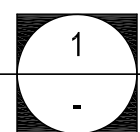
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L201

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L203



SCALE: 1:200

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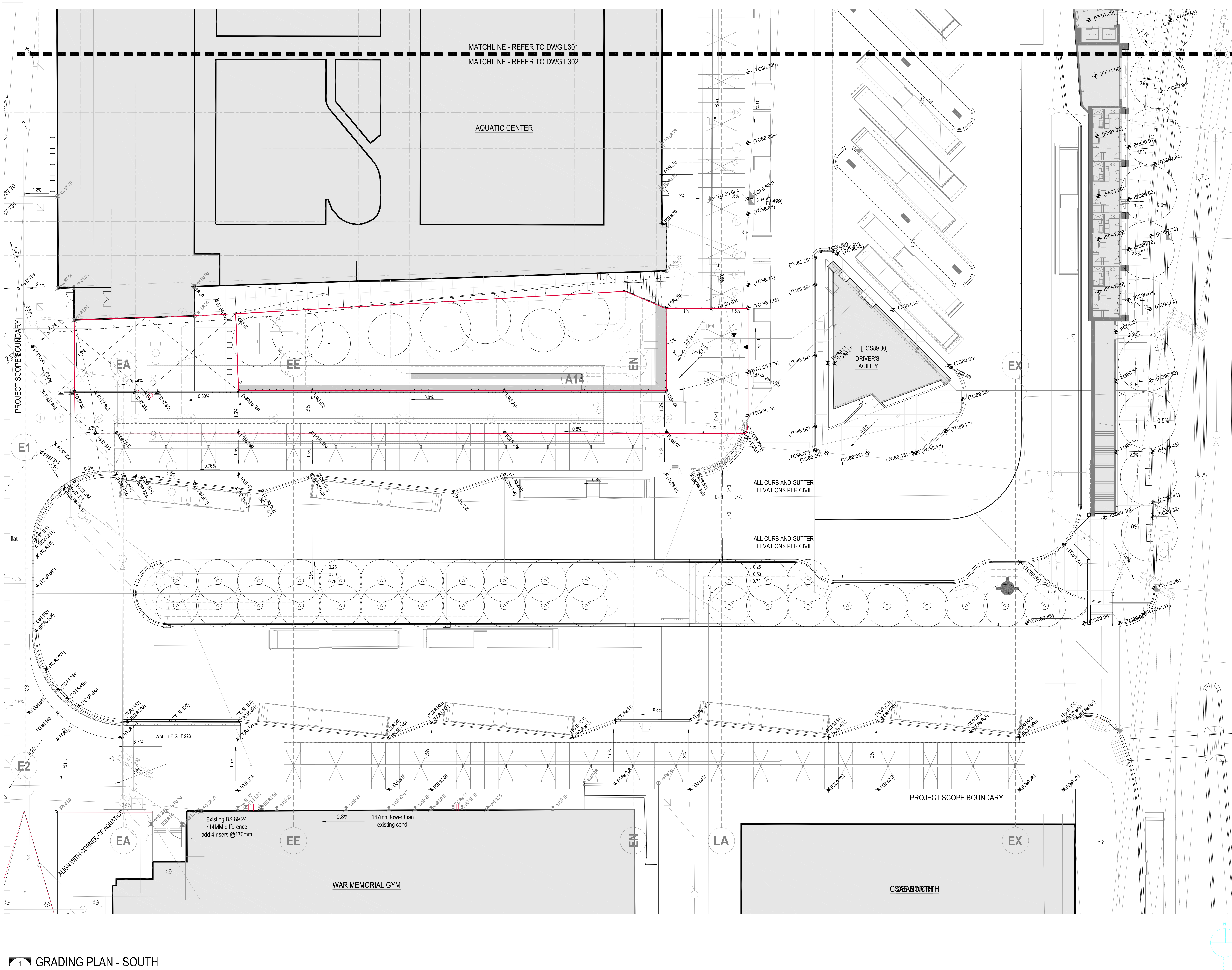
+ [XX.XX]	ARCHITECTURAL GRADES
+ (XX.XX)	CIVIL GRADES
+ XX.XX	LANDSCAPE GRADES
+ XX.XX	REFERENCE GRADES
1 %	
→	SLOPE

1. MATCH NEW CONSTRUCTION TO SURROUNDING ESTABLISHED GRADES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. ALL AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE AND AS SHOWN ON THE PLANS.
3. ALL UTILITY COVERS INCLUDING FRAMES, GRATES, CLEAN OUTS, VALVE COVERS AND OTHER SURFACE UTILITY FEATURES SHALL BE ADJUSTED TO MEET FINAL GRADES WITH APPROPRIATE INSTALLATION DETAILS.
4. ALL NEW TREES TO BE PLANTED 11 AWAY FROM UTILITIES.
5. ALL GRADES OUTSIDE OF PROPERTY BOUNDARY ARE PROVIDED FOR REFERENCE ONLY.
6. ALL TOP OF CURB GRADES AS PER CIVIL

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LEGEND (PERTAINS TO ALL GRADING SHEETS)
+ [XXXX] ARCHITECTURAL GRADES
+ (XXXX) CIVIL GRADES
+ XXXX LANDSCAPE GRADES
+ XXXX REFERENCE GRADES
1% SLOPE

GRADING NOTES (PERTAINS TO ALL GRADING SHEETS)
1. MATCH NEW CONSTRUCTION TO SURROUNDING
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2. ALL AREAS ARE TO BE GRADED TO PROVIDE POSITIVE
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3. ALL UTILITY COVERS INCLUDING FRAMES, GRATES,
CLEAN OUTS, VALVE COVERS AND OTHER SURFACE
UTILITY FEATURES SHALL BE ADJUSTED TO MEET FINAL
GRADES WITH APPROPRIATE INSTALLATION DETAILS.
4. ALL NEW TREES TO BE PLANTED 1M AWAY FROM
UTILITIES.
5. ALL GRADES OUTSIDE OF PROPERTY BOUNDARY ARE
PROVIDED FOR REFERENCE ONLY.
6. ALL TOP OF CURB GRADES AS PER CIVIL.

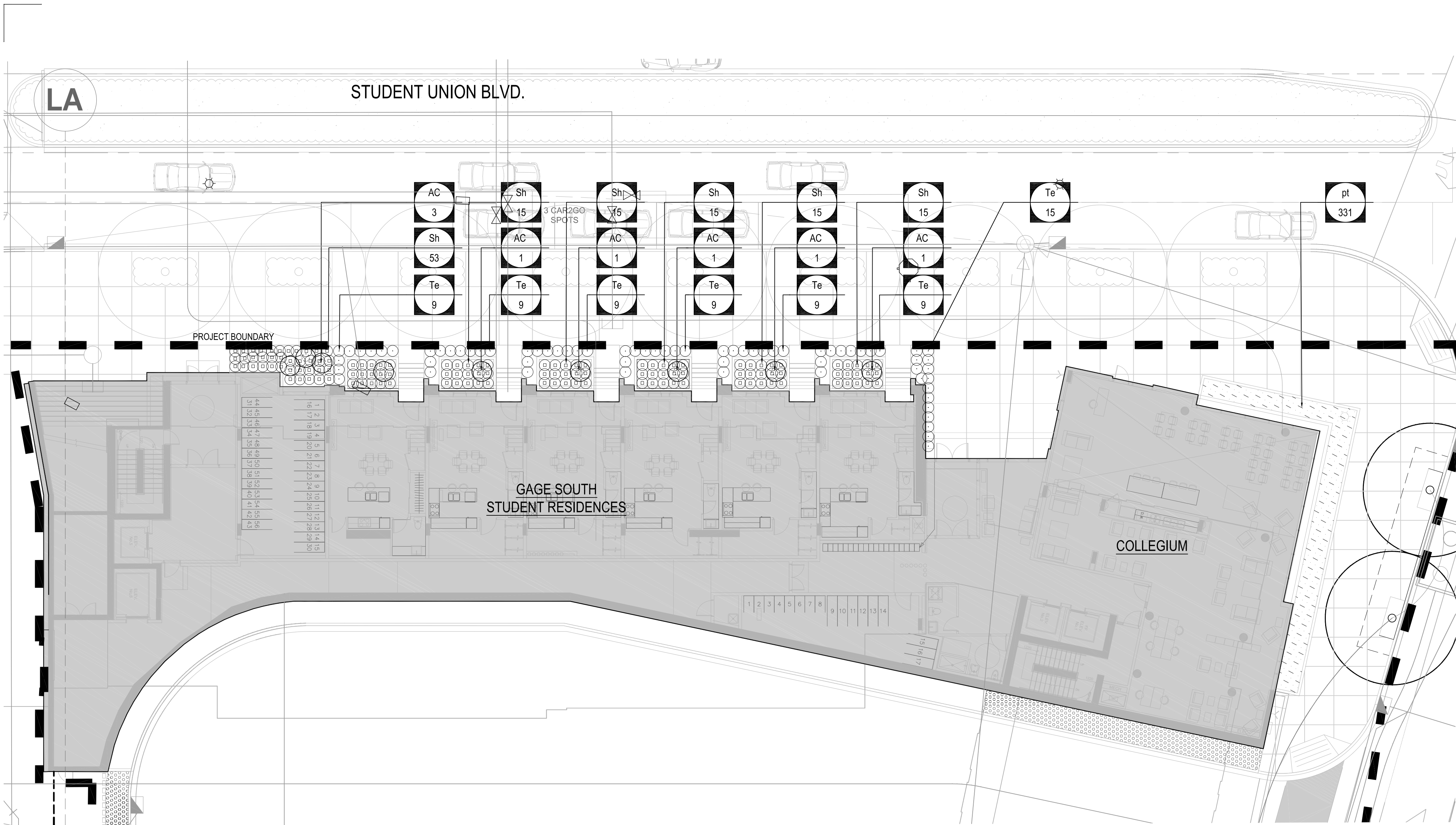
SEAL

UBC GAGE SOUTH

GRADING PLAN
- SOUTH

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L302



1 PLANTING PLAN - NORTH TOWN HOMES + COLLEGIUM

SCALE: 1:150

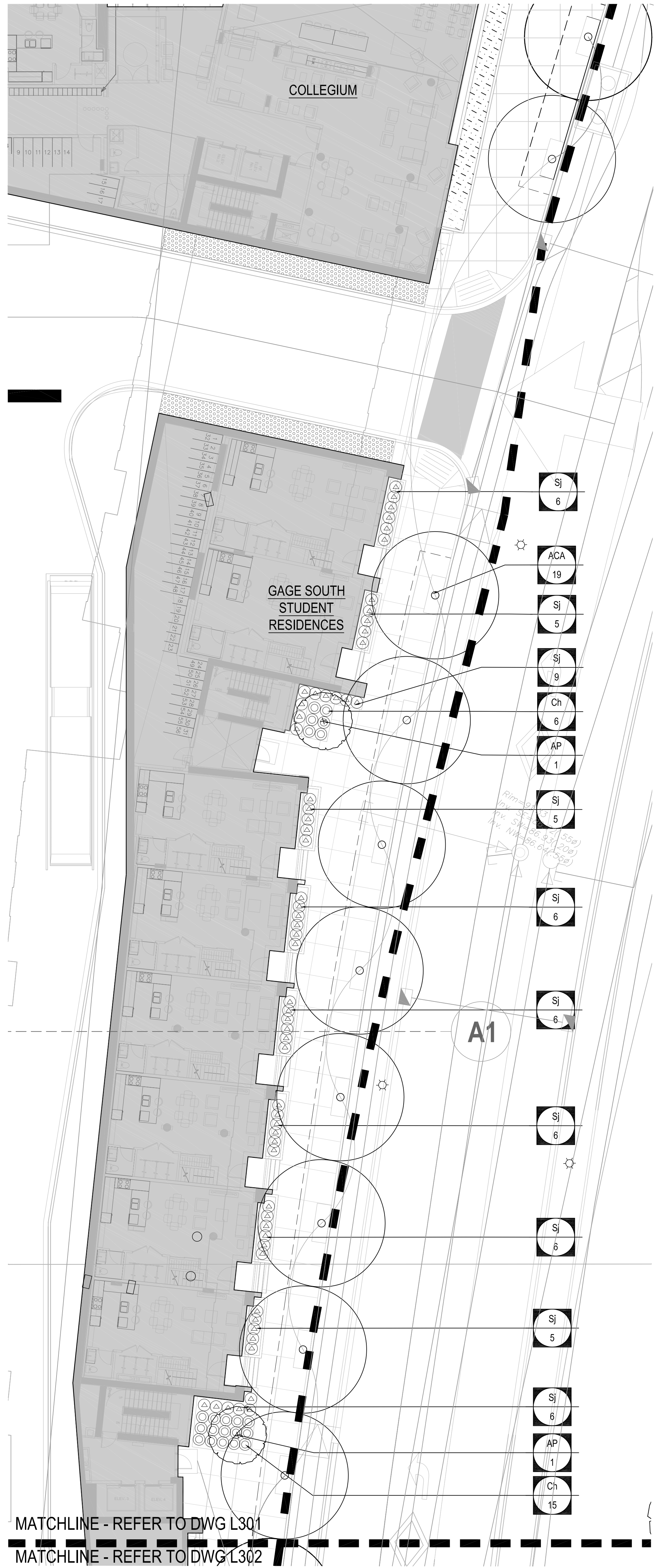
PLANTING SCHEDULE

TREES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
8	AC	Acer circinatum	Vine Maple	6 cm hgt, see plan for spacing	Multi stem—3 canes min
2	AP	Acer palmatum	Japanese Maple	6 cm hgt, see plan for spacing	Evenly branched
34	CB	Carpinus betulus	European Hornbeam	8 cm cal., 6' standard, see plan for spacing	Evenly branched/matched
19	ACA	Acer Campestre	Hedge Maple	8 cm cal, 6' standard, see plan for spacing	Evenly branched/matched

SHRUBS / GROUNDCOVERS					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
57	Ag	Abelia x grandiflora	Glossy Abelia 'Dwarf'	#2 pot, 450mm O.C	FULL/MATCHED
21	Ch	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	#2 pot, 450mm O.C	FULL/MATCHED
2520	Lp	Lonicera pileata	Boxleaf Honeysuckle	#2 pot, 900mm O.C	FULL/MATCHED
8	Pl	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#3 pot, 600mm O.C	FULL/MATCHED
331	pt	Pachysandra terminalis	Pachysandra	#1 pot, 300mm O.C	FULL/MATCHED
128	Sh	Sarcococca hookeriana var. humilis	Dwarf Sweetbox	#3 pot, 600mm O.C	FULL/MATCHED
60	Sj	Skimmia japonica	Japanese Skimmia	#3 pot, 600mm O.C	FULL/MATCHED
69	Te	Taxus x media 'Eddies'	Yew	#3 pot, 600mm O.C	FULL/MATCHED

PLANTING NOTES

- ALL NEW LANDSCAPE AREAS TO RECEIVE IRRIGATION PER UBC STANDARDS
- ALL NEW TREES TO BE PLANTED A MINIMUM OF 1M AWAY FROM UTILITIES (FROM EDGE OF ROOTBALL)



MATCHLINE - REFER TO DWG L301

MATCHLINE - REFER TO DWG L302

2 PLANTING PLAN - EAST TOWN HOMES

SCALE: 1:150

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UBC GAGE SOUTH

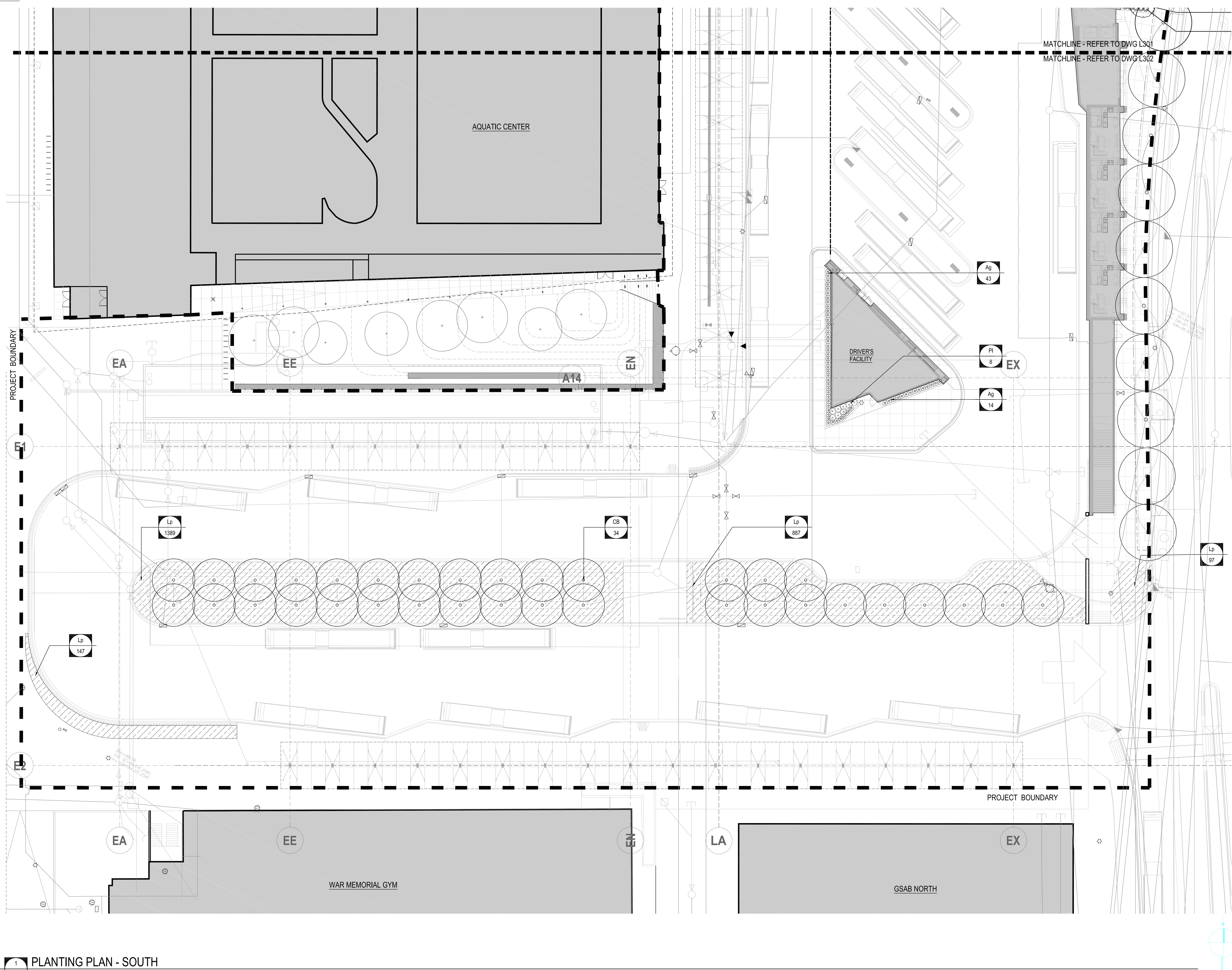
PLANTING PLAN_TREES
- NORTH

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L401

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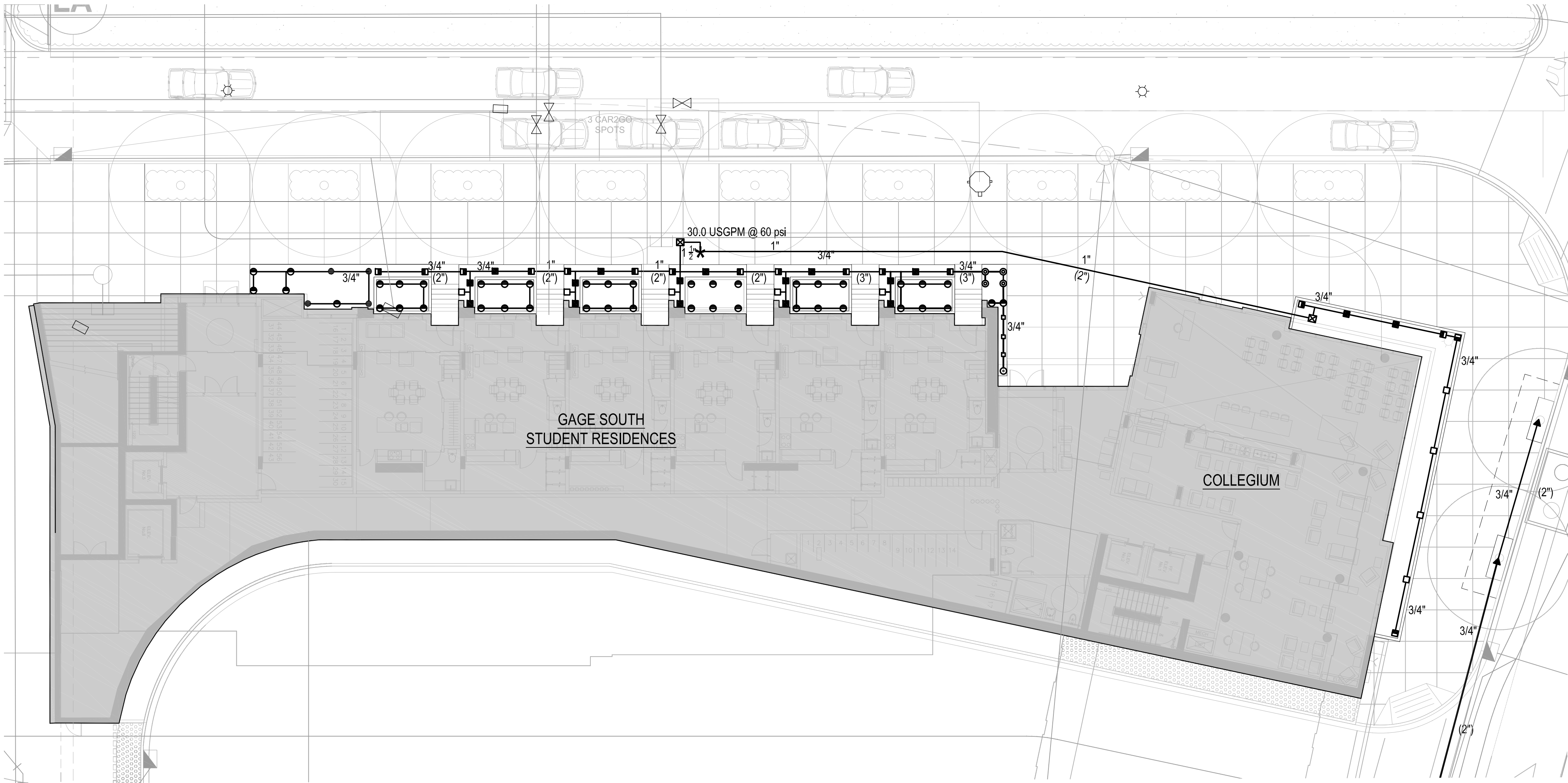
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PLANTING PLAN_TREES
- SOUTH

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L402



IRRIGATION SCHEDULE

○

Main Connection

45.0 USGPM @ 60 psi, 2" Double Check Valve Assembly & Rainbird #3 Quick Coupler

★

Stubout Location

1 1/2" ball valve & #30C in 1419 Box

○

Time Clock

Rainbird ESPBLXME

⊠

Auto Valve

Rainbird 100 PEB Valve

■

Auto Valve

Rainbird 150 PEB Valve

○

Rainbird 1804-PRS Sprinkler c/w U12' Nozzle

●

Rainbird 1804-PRS Sprinkler c/w U10' Nozzle

●

Rainbird 1804-PRS Sprinkler c/w U8' Nozzle

●

Rainbird 1804-PRS Sprinkler c/w 5' Nozzle

○

Rainbird 1804-PRS Sprinkler c/w SQ-QTR Nozzle

□

Rainbird 1804-PRS Sprinkler c/w SQ-HLF Nozzle

□

Rainbird 1804-PRS Sprinkler c/w SQ-15SST Nozzle

■

Rainbird 1804-PRS Sprinkler c/w SQ-15RCS or LCS Nozzle

■

Rainbird 1804-PRS Sprinkler c/w 15SST Nozzle + 0.6 PCS

▲

Rainbird 1402 Bubbler(2 per Tree)

⌘

Sleeve size

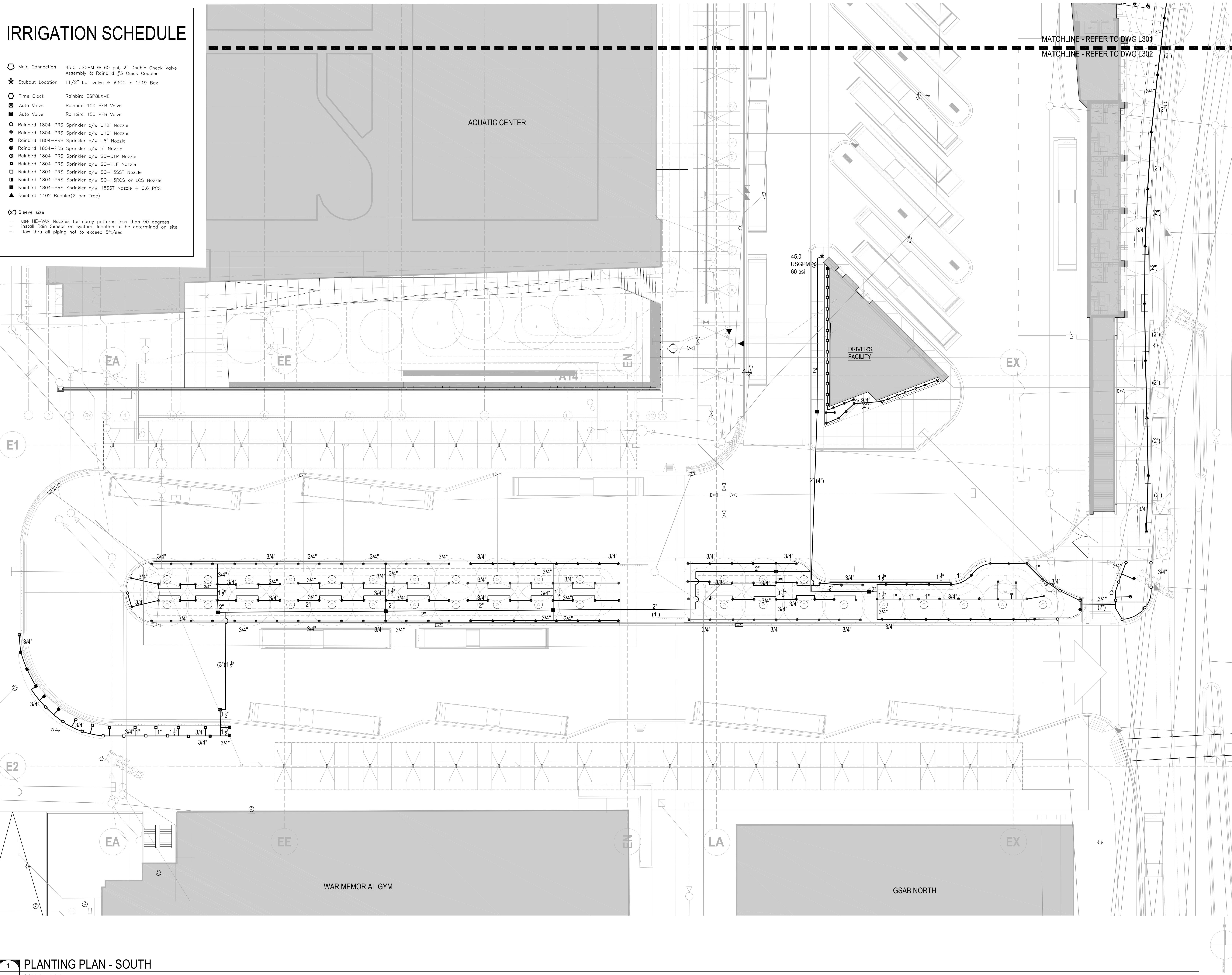
- use HE-VAN Nozzles for spray patterns less than 90 degrees

- install Rain Sensor on system, location to be determined on site

- flow thru all piping not to exceed 5ft/sec

IRRIGATION SCHEDULE

- Main Connection 45.0 USGPM @ 60 psi, 2" Double Check Valve Assembly & Rainbird #3 Quick Coupler
- ★ Stubout Location 1 1/2" ball valve & #3QC in 1419 Box
- Time Clock Rainbird ESPBLXME
- ☒ Auto Valve Rainbird 100 PEB Valve
- Auto Valve Rainbird 150 PEB Valve
- Rainbird 1804-PRS Sprinkler c/w U12' Nozzle
- Rainbird 1804-PRS Sprinkler c/w U10' Nozzle
- Rainbird 1804-PRS Sprinkler c/w U8' Nozzle
- Rainbird 1804-PRS Sprinkler c/w 5' Nozzle
- Rainbird 1804-PRS Sprinkler c/w SD-QTR Nozzle
- Rainbird 1804-PRS Sprinkler c/w SD-HLF Nozzle
- Rainbird 1804-PRS Sprinkler c/w SD-15SST Nozzle
- Rainbird 1804-PRS Sprinkler c/w SD-15RCS or LCS Nozzle
- Rainbird 1804-PRS Sprinkler c/w 15SST Nozzle + 0.6 PCS
- ▲ Rainbird 1402 Bubbler(2 per Tree)
- (*) Sleeve size
 - use HE-VAN Nozzles for spray patterns less than 90 degrees
 - install Rain Sensor on system, location to be determined on site
 - flow thru all piping not to exceed 5ft/sec



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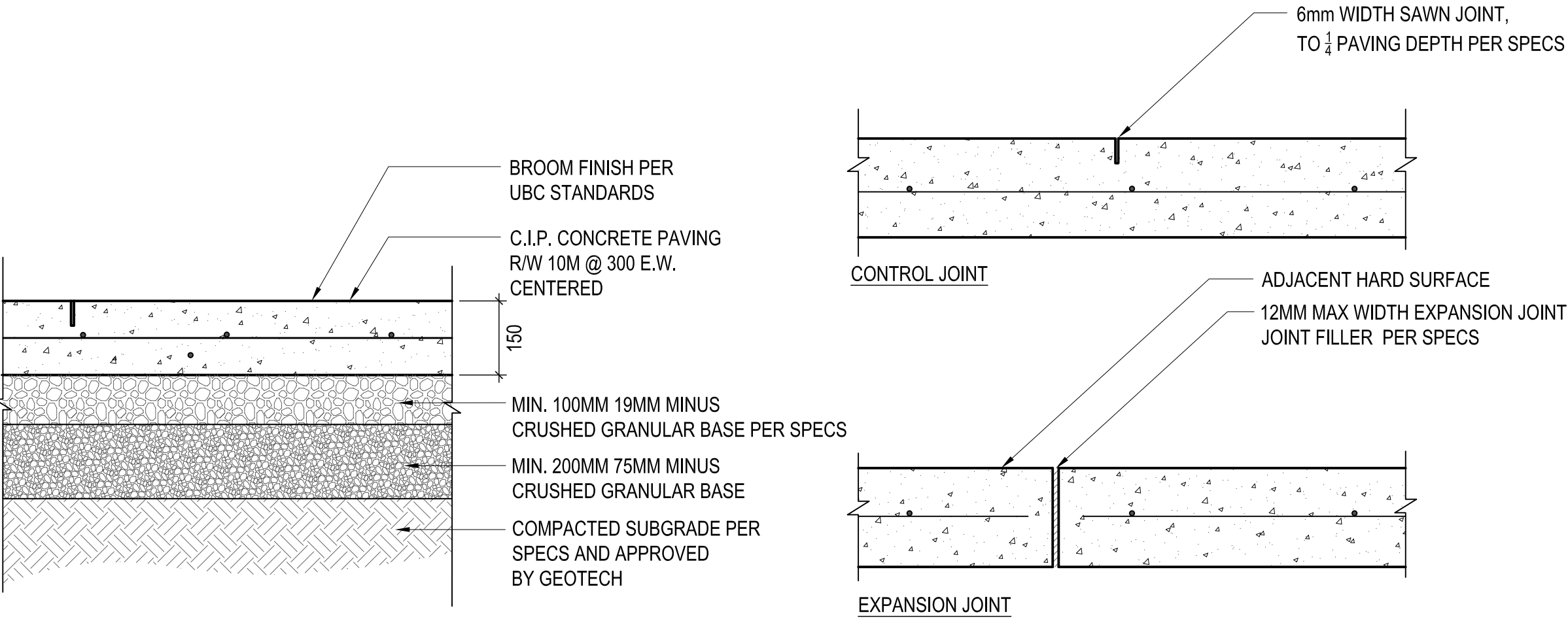
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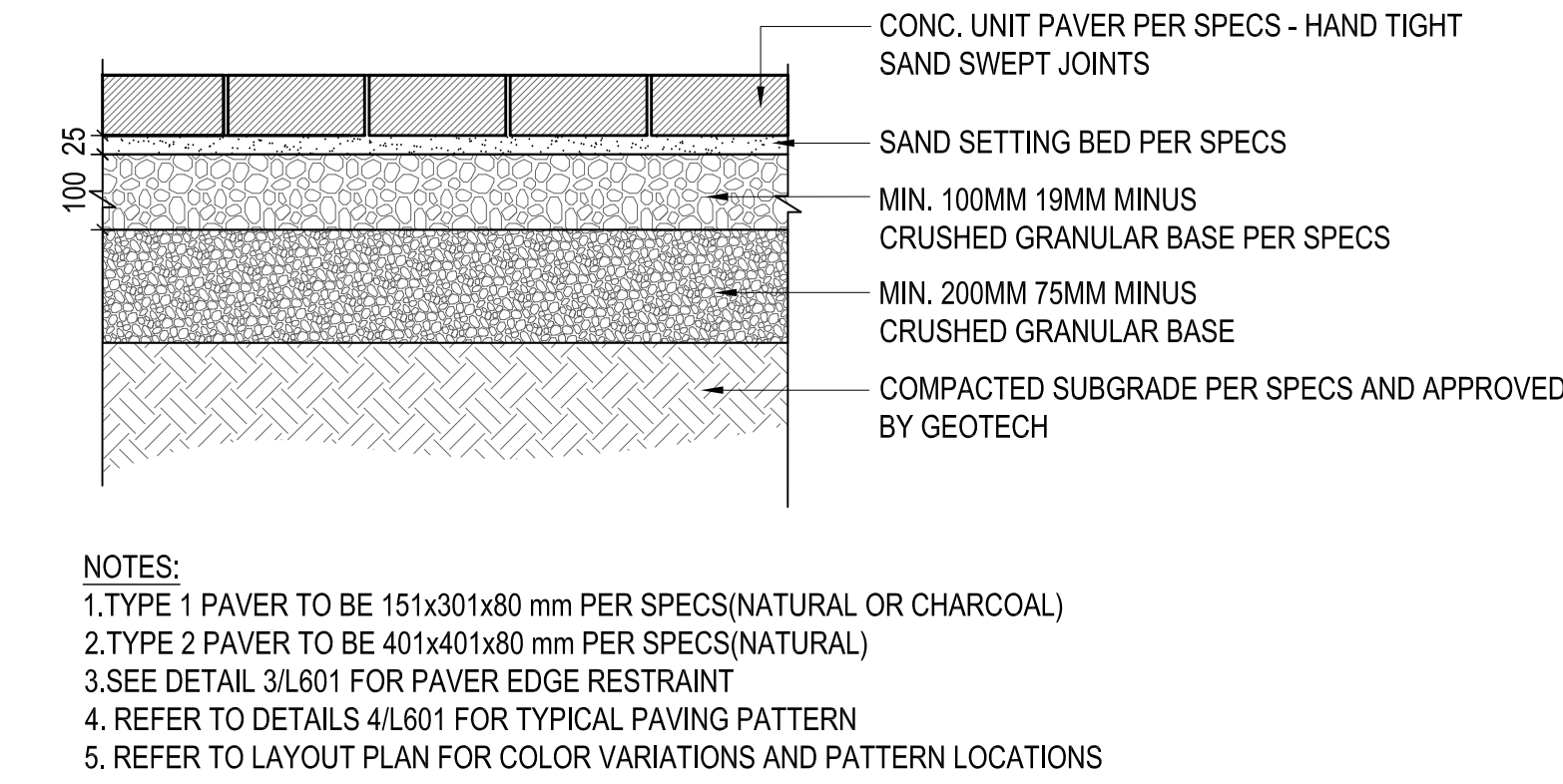
IRRIGATION PLAN - SOUTH

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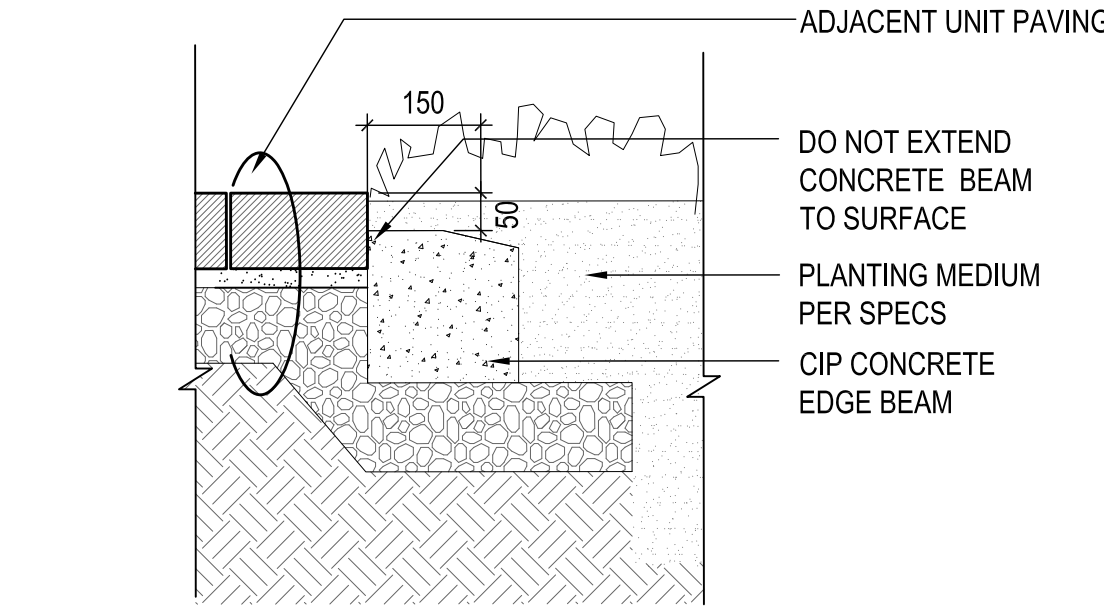
L502



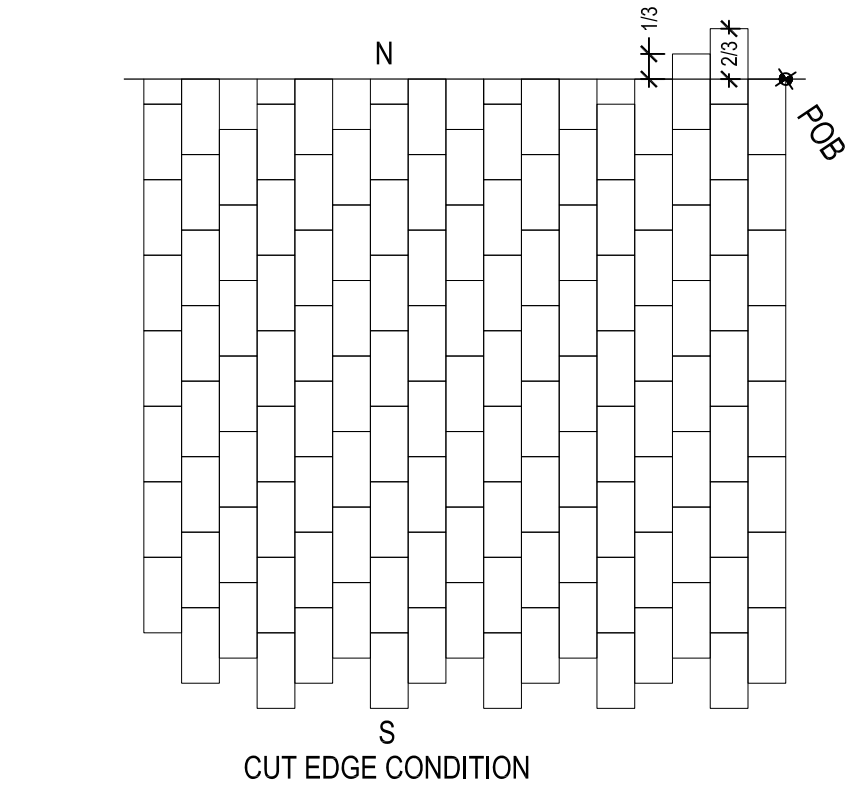
1 C.I.P. CONCRETE
L601 SCALE: 1:10



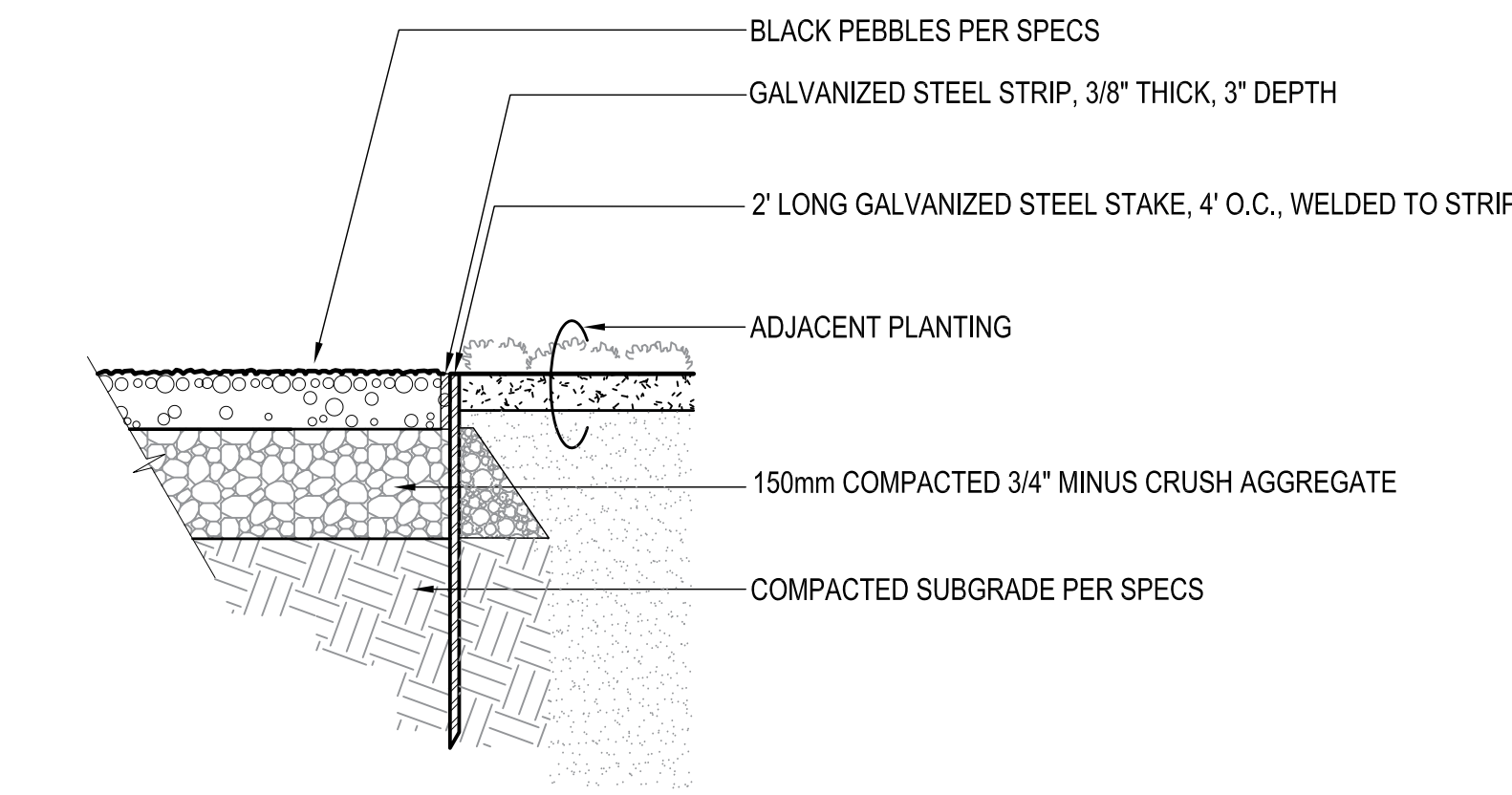
2 CONCRETE UNIT PAVING - TYPE 1 & 2
L601 SCALE: 1:10



3 PAVER EDGE RESTRAINT
L601 SCALE: 1:10



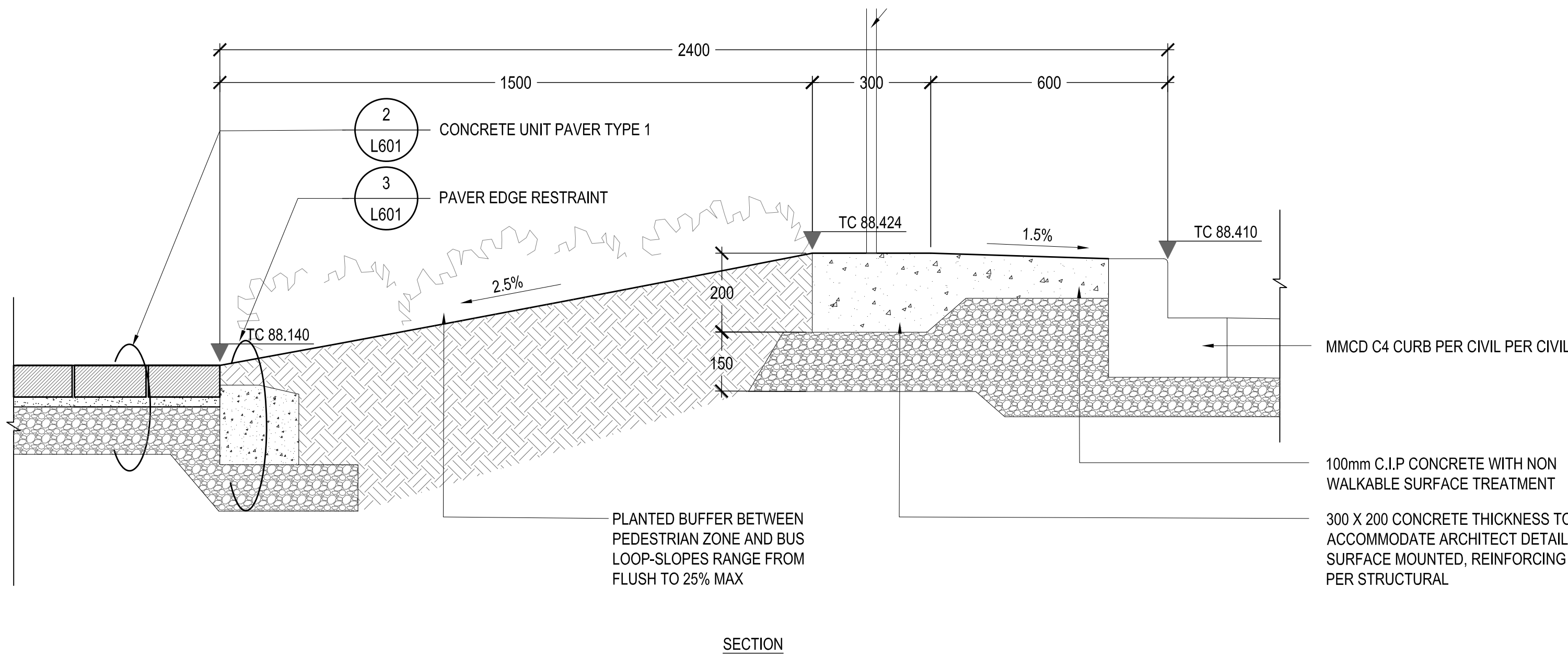
4 UNIT PAVERS TYPE 1 - PATTERN 1
L601 SCALE: 1:30
1/3 OFFSET RUNNING BOND



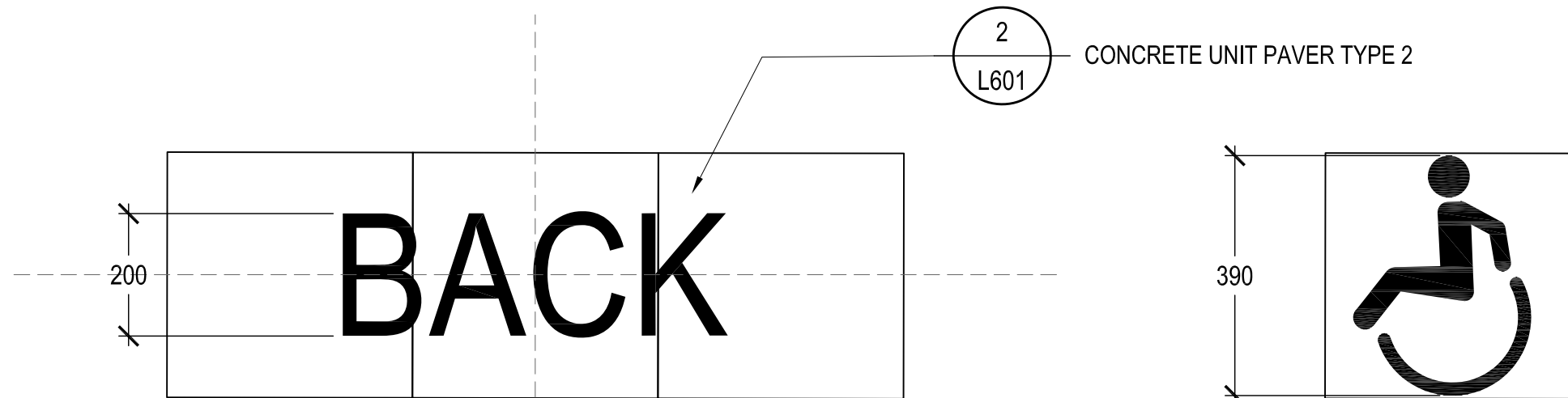
5 STONE MAINTENANCE STRIP
L601 SCALE: 1:10

6 PEDESTRIAN DETERRENT PAVING - CONDITION 1
L601 SCALE: 1:10

7 PEDESTRIAN DETERRENT PAVING - CONDITION 2
L601 SCALE: 1:10



8 SLOPED PLANTING AT THE EDGE OF BUS LOOP
L601 SCALE: 1:10



9 UNIT PAVERS TYPE 2 WITH SANDBLASTED & PAINTED LETTERS/ SYMBOL
L601 SCALE: 1:10

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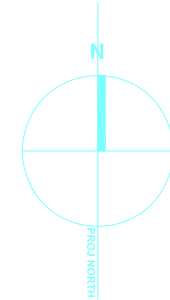
SEAL

UBC GAGE SOUTH

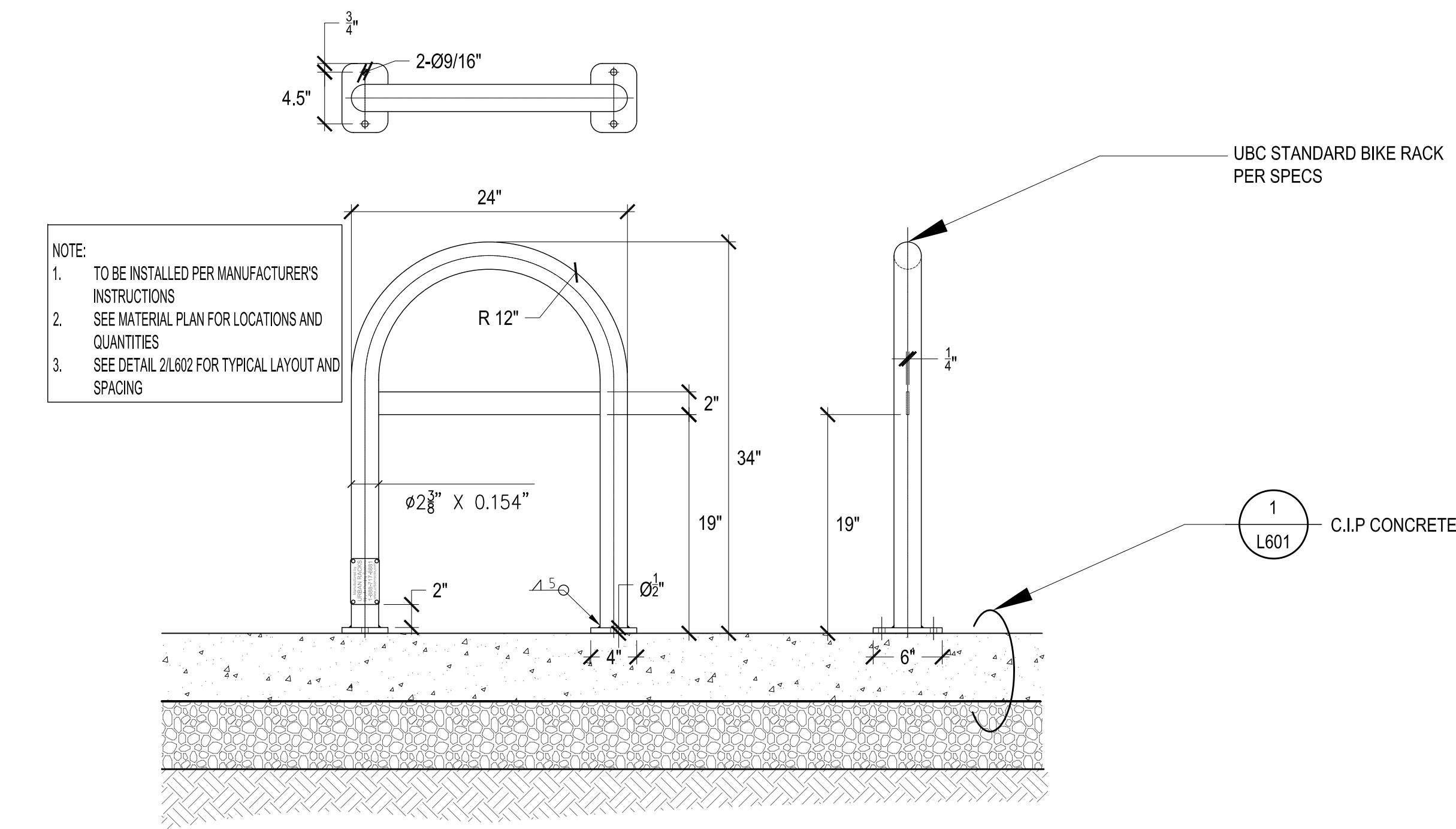
LANDSCAPE DETAILS

DRAWN: NST/BL CHECKED: RD

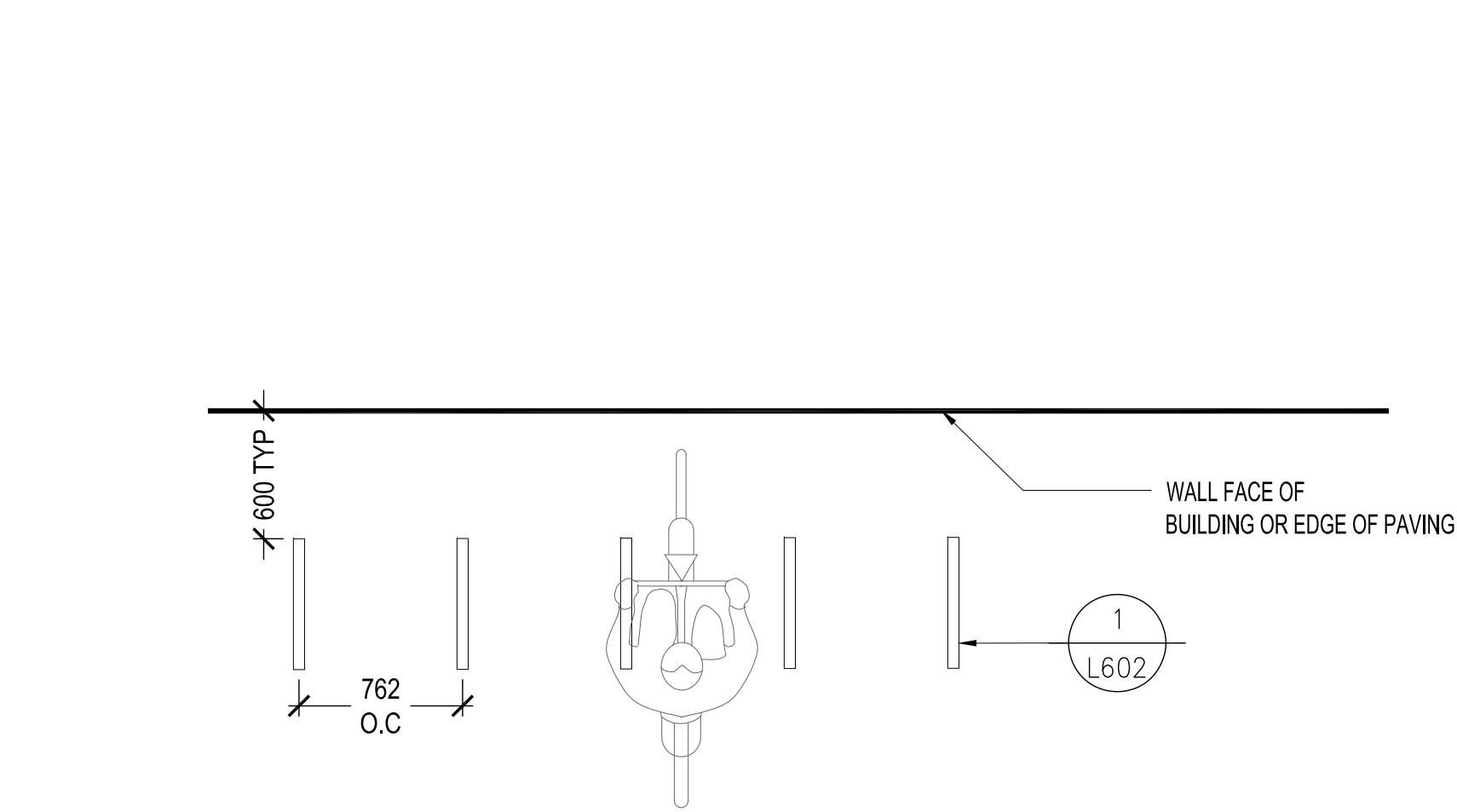
L601



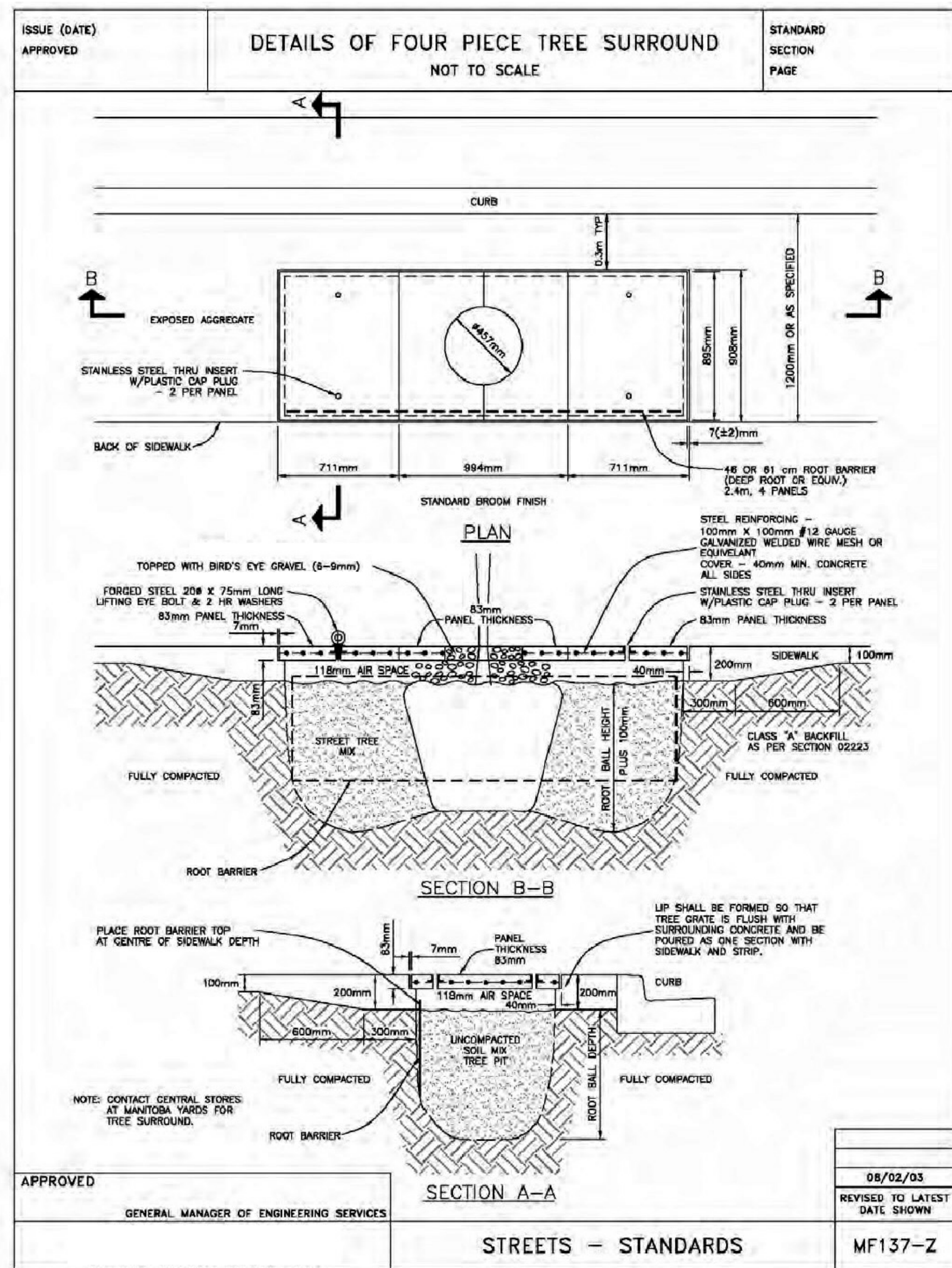
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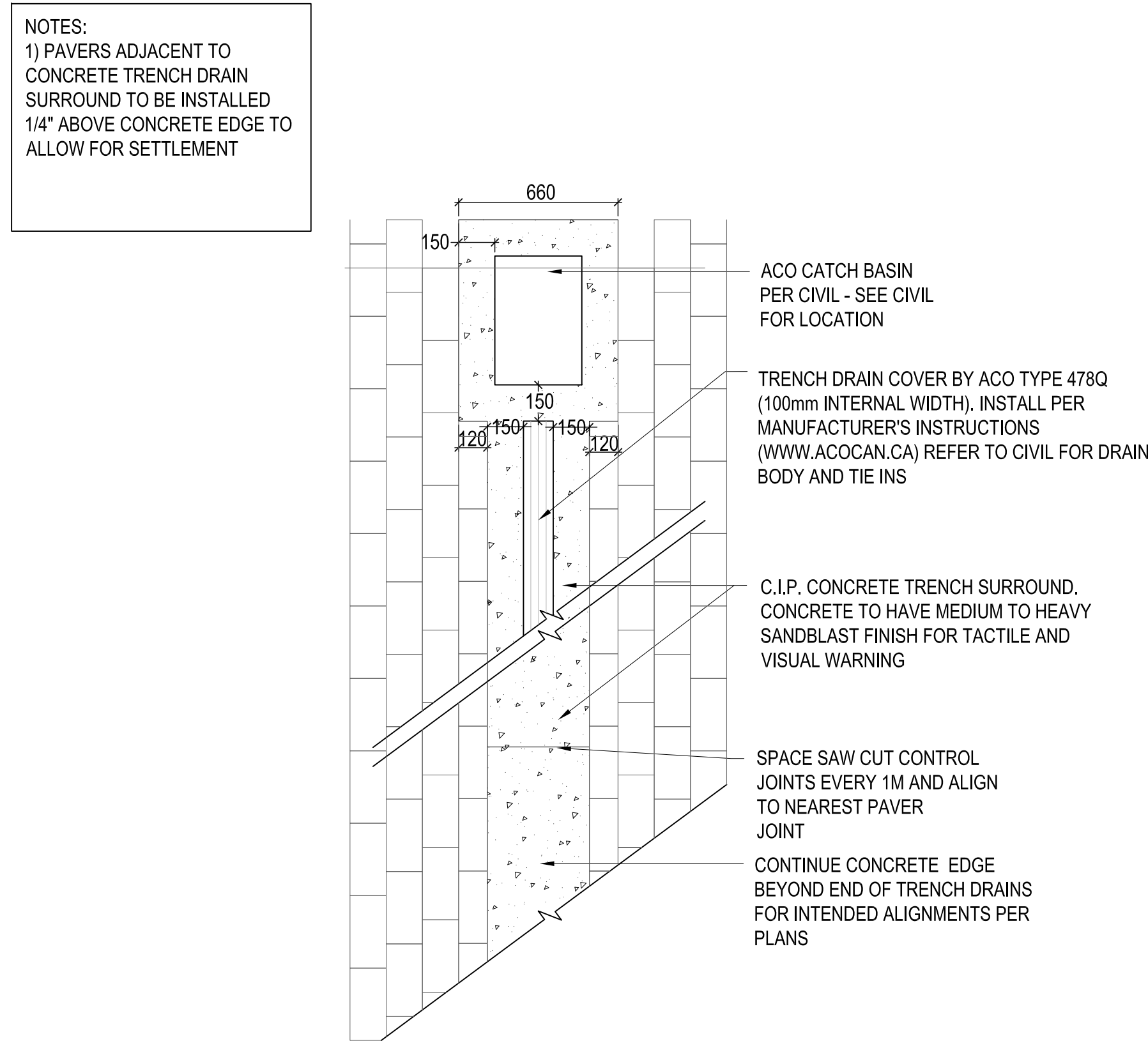
1 UBC STANDARD BIKE RACK-SURFACE MOUNT
SCALE: 1:10



2 TYPICAL BIKE RACK LAYOUT & SPACING
SCALE: 1:30



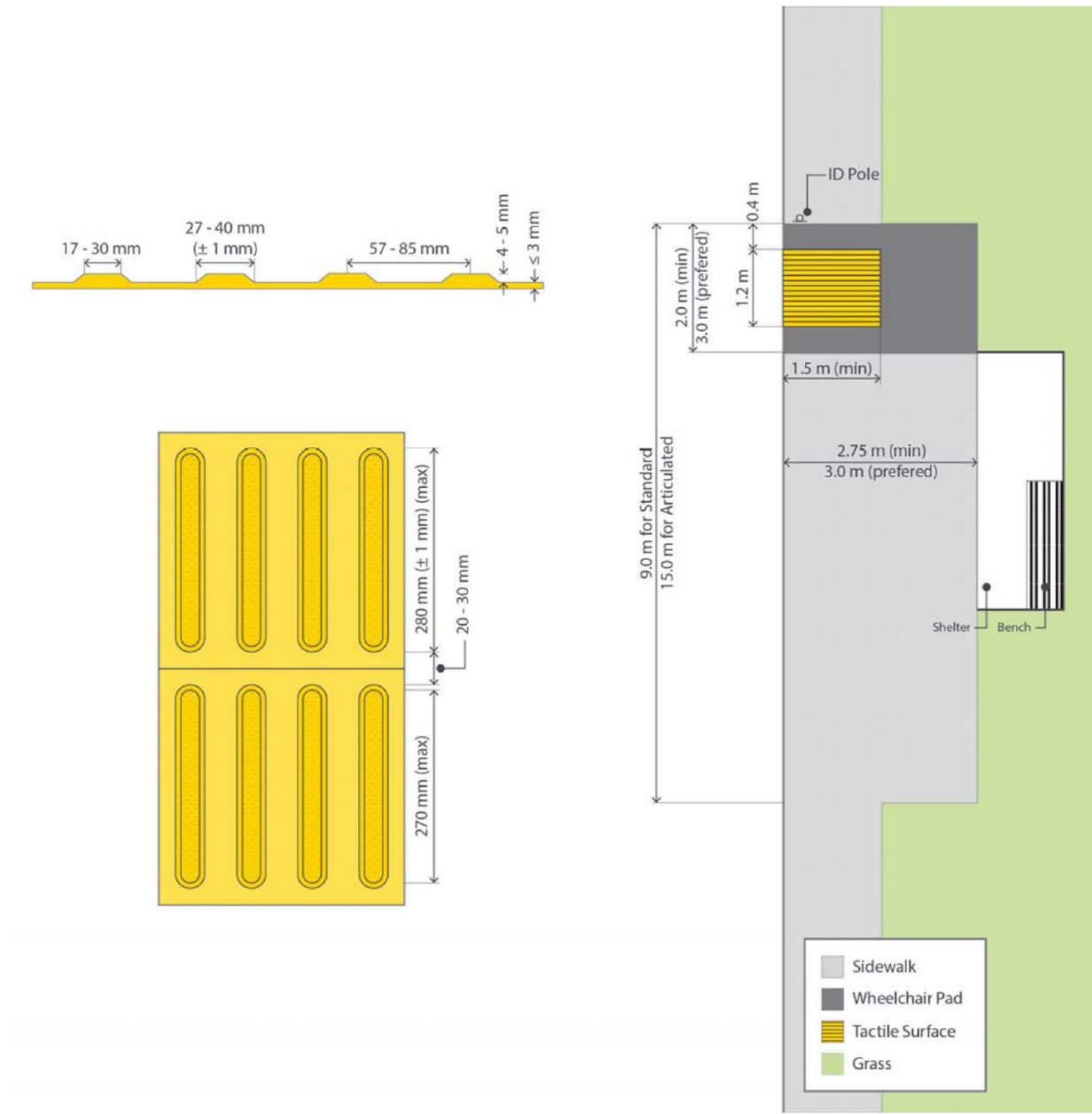
3 CONCRETE TREE SURROUND
SCALE: NTS



4 TRENCH DRAIN & CONCRETE SURROUND
SCALE: 1:20

APPENDIX F

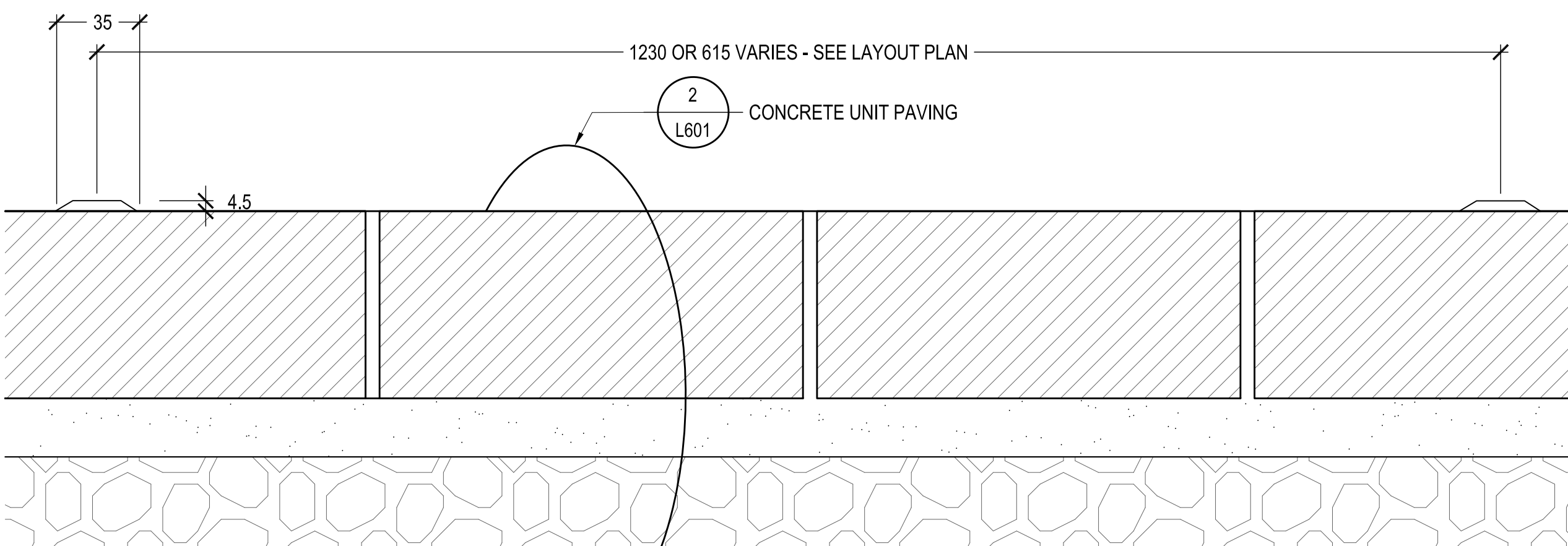
Sample Bus Stop Configuration with TWSIs



BUS INFRASTRUCTURE DESIGN GUIDELINES



5 TACTILE INDICATORS TYPE 1
SCALE: 1:20



6 TACTILE INDICATORS TYPE 2
SCALE: 1:2

DIALOG

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ISSUED FOR:
DEVELOPMENT PERMIT - NOV. 16, 2015 - PFS STUDIO
PROGRESS SET - MARCH 31, 2016 - PFS STUDIO
30% CD - APRIL 18, 2016 - PFS STUDIO
PROGRESS SET - JUNE 17, 2016 - PFS STUDIO
60% COORDINATION - JUNE 30, 2016 - PFS STUDIO
60% COORDINATION REISSUED - JULY 08, 2016
PROGRESS SET - JULY 28, 2016 - PFS STUDIO
99% COORDINATION REVIEW SET - AUGUST 31, 2016 - PFS STUDIO
RE-ISSUE DP - SEPT 23, 2016 - PFS STUDIO

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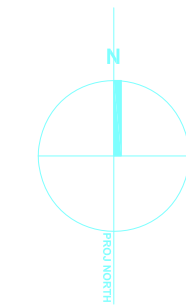
SEAL

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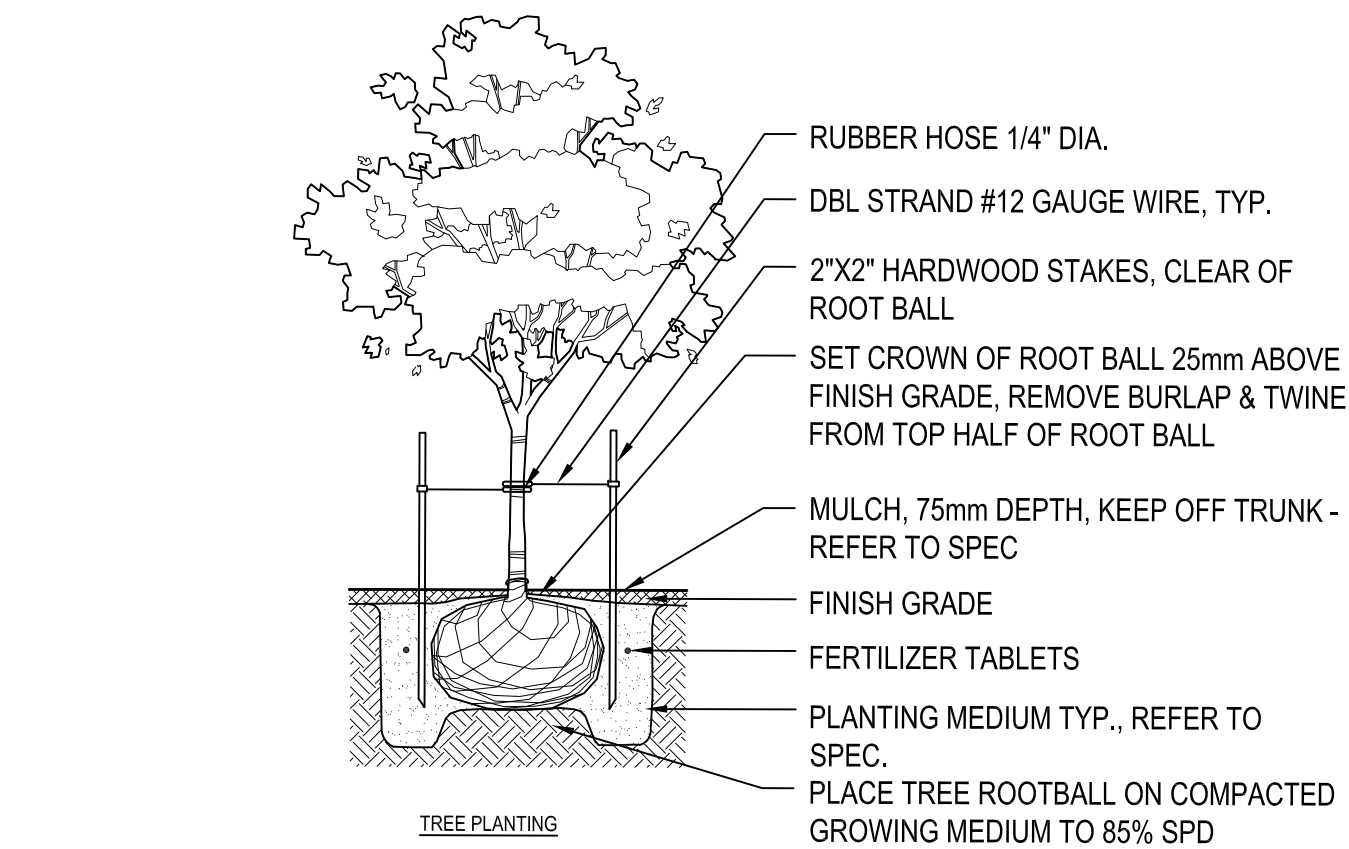
LANDSCAPE DETAILS
SITE FURNISHINGS

DRAWN: NST/BL CHECKED: RD

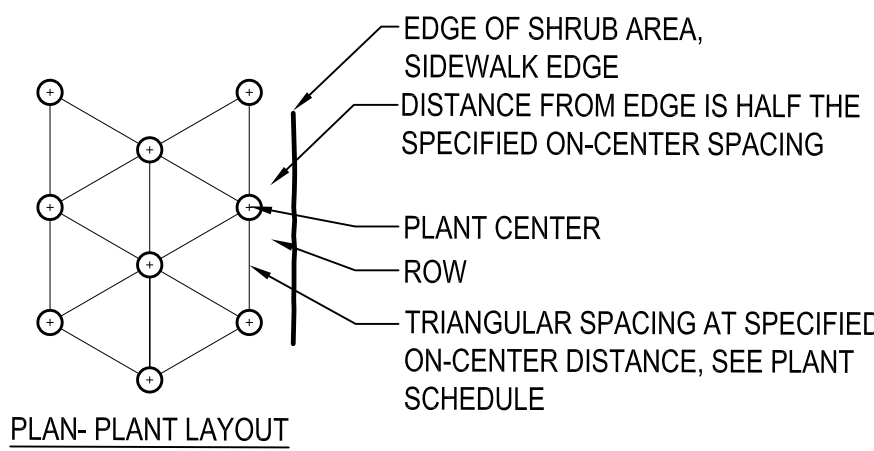
L602



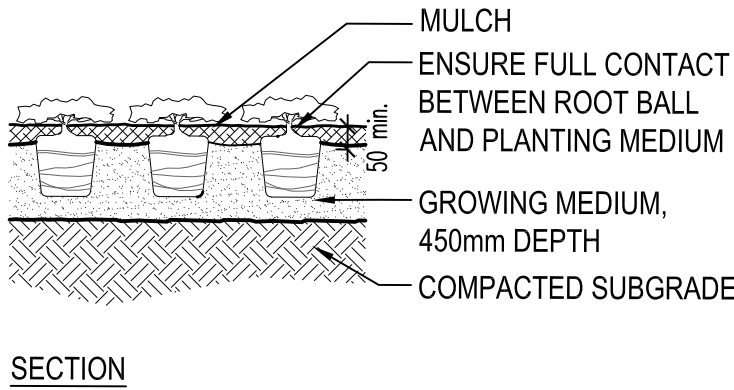
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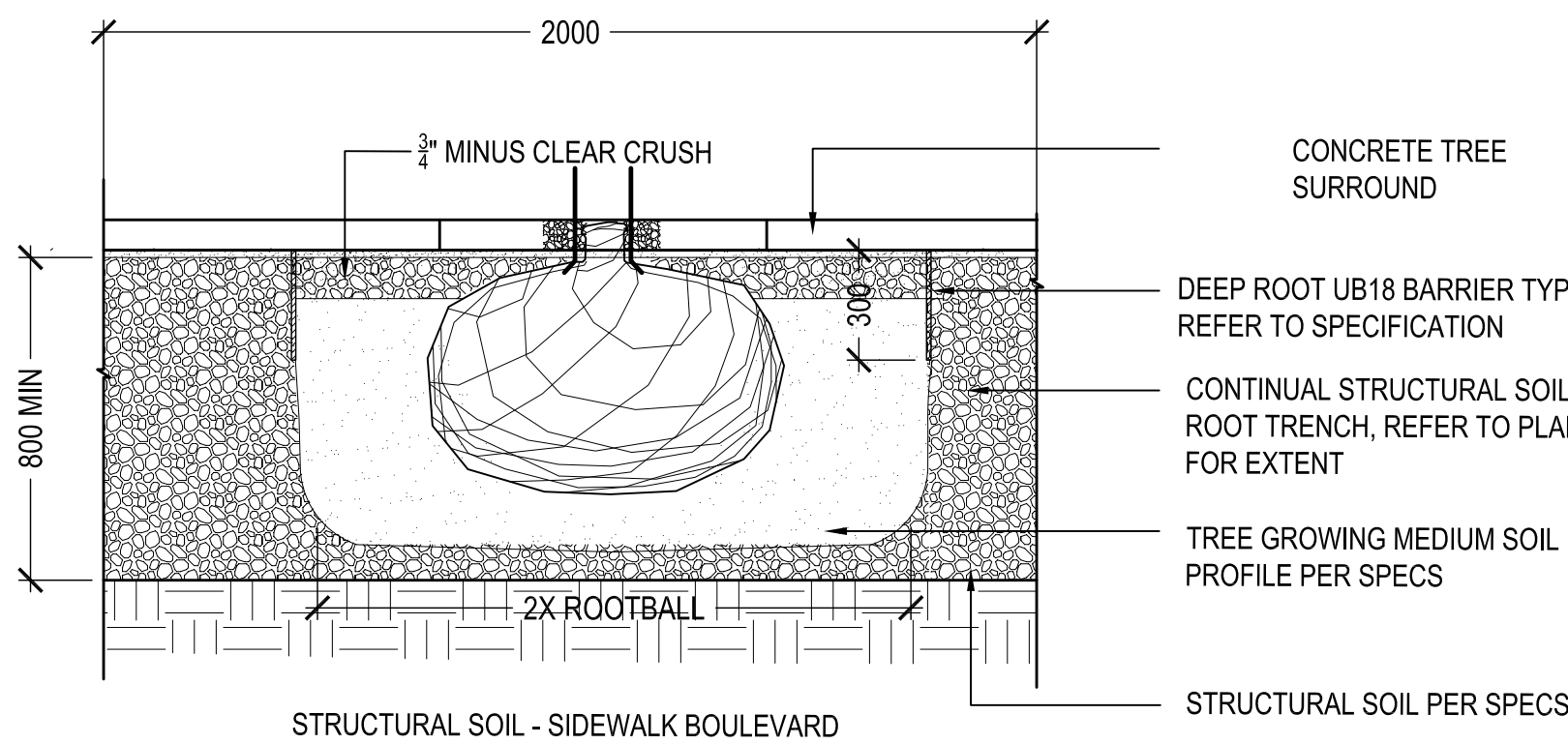
1 TREE PLANTING
L701 SCALE: 1:50



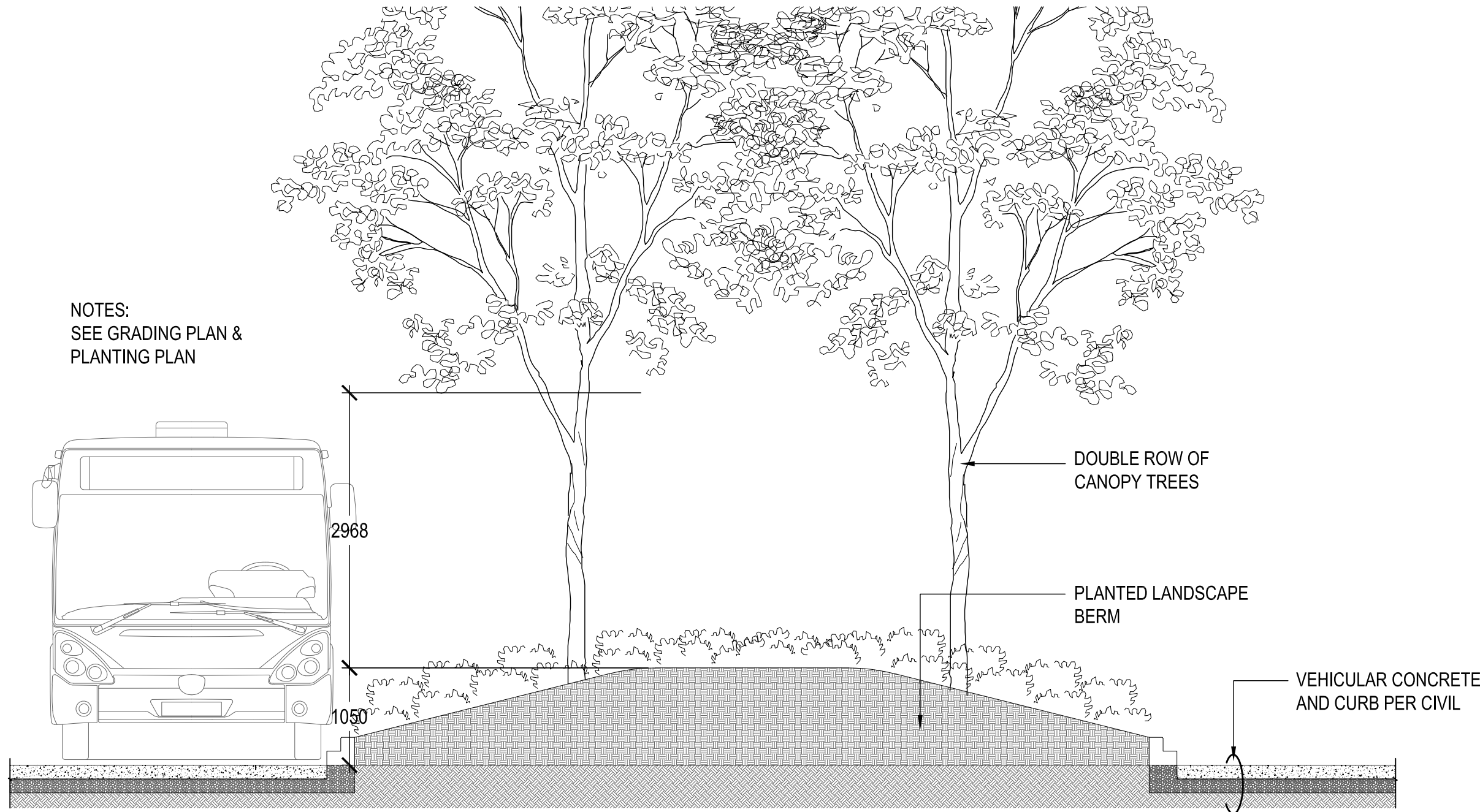
2 SHRUB / GROUNDCOVER PLANTING
L701 SCALE: 1:20



3 SOIL PROFILES
L701 SCALE: 1:20



4 STRUCTURAL SOIL TRENCH
L701 SCALE: 1:20



5 PLANTED LANDSCAPE BERM
L701 SCALE: 1:50

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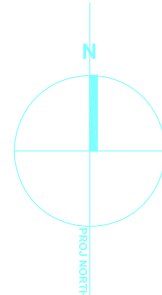
SEAL

UBC GAGE SOUTH

PLANTING DETAILS

DRAWN: NST/BL CHECKED: RD

L701



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