

RESIDENCES AT NOBLE PARK

LANDSCAPE PLANS

PREPARED BY PWL PARTNERSHIP



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RESIDENCES AT NOBLE PARK

CIVIC ADDRESS
3483, 3533, 3563 Ross Drive

LEGAL ADDRESS
Lot 7 & 8, District Lot 6494, Group 1,
New Westminster District, Plan EPP29484
Ross Drive and Webber Lane
South Campus
University of British Columbia

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NO.	DATE	DESCRIPTION
1	17-5-23	Issued for DP
2	17-6-1	Re-issued for DP

PROJECT
RESIDENCES AT NOBLE PARK

ADDRESS
Civic Address: 3483, 3533, 3563 Ross Drive

DRAWING TITLE
COVER SHEET

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NORTH

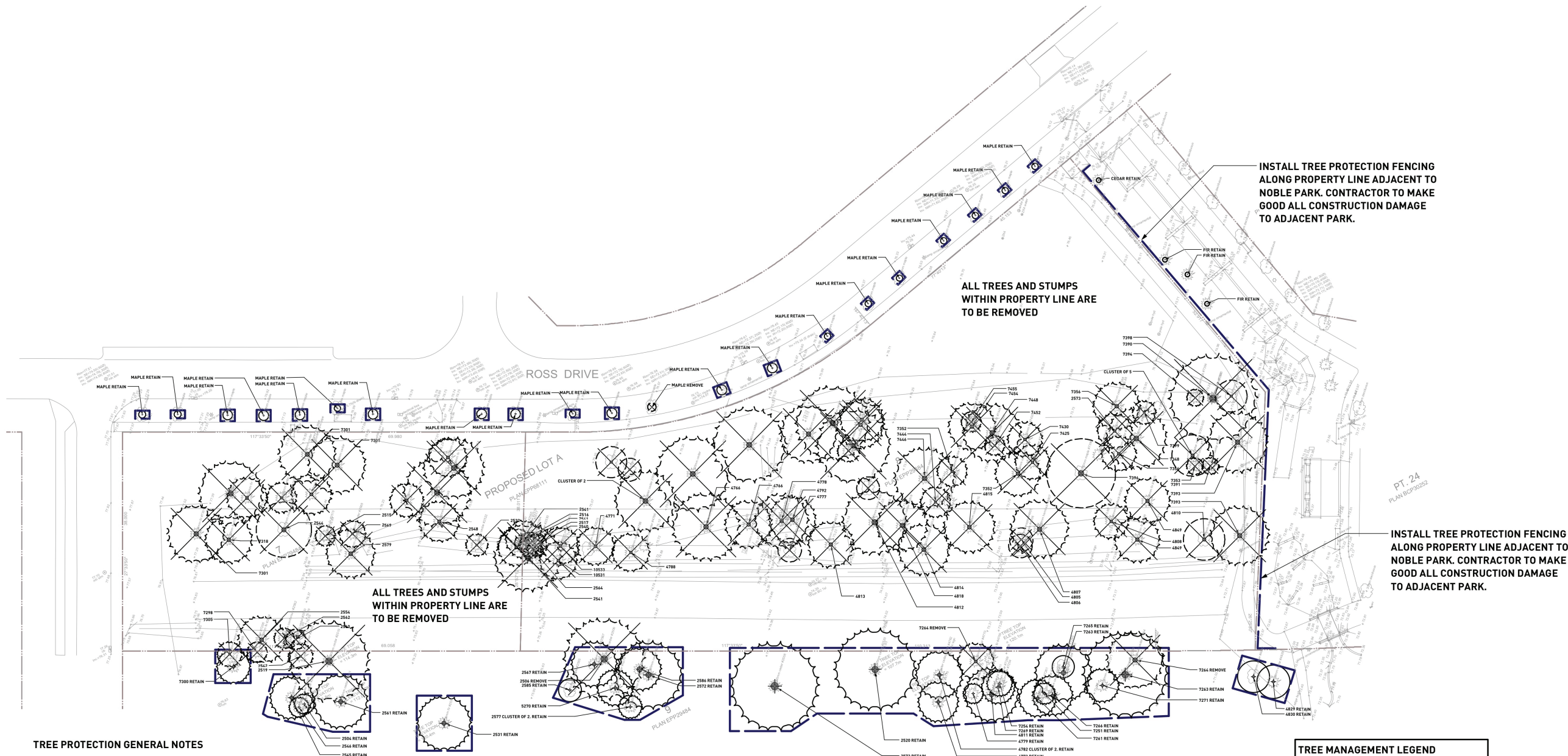
SCALE
1"=50'-0"

PROJECT NO.	16067
DATE	
FILE NAME	16067 Plan.vwx
PLOTTED	17-6-1
DRAWN	MT, JM
REVIEWED	BH

DRAWING

LDP 0.00

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TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
- DO NOT CUT MAIN LATERAL ROOTS.
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

MUNICIPAL TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT A FIRE WITHIN THE DRIPLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5cm (2") WITHIN 1.0m, (3'-0") OF THE TRUNK AND BY NO MORE THAN 10cm (4"), FROM THAT POINT OUT TO THE DRIPLINE OF THE TREE.

TREE PROTECTION:

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE THE TREE MANAGEMENT PLAN
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE PROTECTION BARRIER:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2 x 4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.00m APART, AND FASTENED FIRMLY TO THE GROUND OR PLYWOOD NAILED TO 2 x 4 WOOD STAKES.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARBORIST.
- INFORM THE PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

BOULEVARD TREES:

- ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 20cm (8") IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BOULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 60cm (24") FROM THE CURB AND 30cm (12") FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

TREE RETENTION CARE DURING CONSTRUCTION:






- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT.
- ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING SAWS AND TOOLS.
- CONTRACTOR TO ADD A 10cm (4") LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETING THE TREE PROTECTION FENCING. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE 1.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF IMPROPER CARE OR A FAILURE TO FOLLOW THE PROCEDURES OUTLINED HEREIN WILL BE SUBJECT TO REVIEW. THE VALUE OF DAMAGE WILL BE EVALUATED BASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS "GUIDE FOR PLANT APPRAISAL".

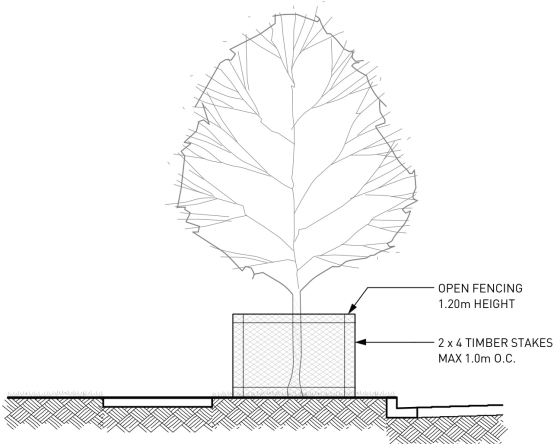
INSTALL TREE PROTECTION FENCING ALONG PROPERTY LINE ADJACENT TO NOBLE PARK. CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION DAMAGE TO ADJACENT PARK.

ALL TREES AND STUMPS WITHIN PROPERTY LINE ARE TO BE REMOVED

INSTALL TREE PROTECTION FENCING ALONG PROPERTY LINE ADJACENT TO NOBLE PARK. CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION DAMAGE TO ADJACENT PARK.

TREE MANAGEMENT LEGEND

	REMOVED CONIFEROUS TREE
	RETAINED CONIFEROUS TREE
	REMOVED DECIDUOUS TREE
	RETAINED DECIDUOUS TREE
	TREE PROTECTION FENCING




1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

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DRAWING TITLE TREE MANAGEMENT PLAN

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NORTH 		SCALE 1"=30'-0"	
PROJECT NO. 16067			
DATE			
FILE NAME 16067 Plan.vwx			
PLOTTED 17-6-1			
DRAWN MT, JM		REVIEWED BH	
DRAWING			

LDP 0.01



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DRAWING TITLE
RENDERED PLAN

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REVIEWED	BH

DRAWING

LDP 0.02



LIGHTING LEGEND	
KEY	DESCRIPTION
▼	Wall Light
●	Pool Uplight
■	Lit Bollard



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LIGHTING PLAN

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NORTH

SCALE

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HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	Concrete Wall
H2a	Stone Faced Concrete Entry Plinth Cast In Place Medium Sandblast
H2b	Stone Faced Concrete Entry Peir with Planter Pot Cast In Place Medium Sandblast
H3	Concrete Stairs and Handrails) Cast In Place Medium Sandblast; Stainless Steel Handrails
H4	Timber Wall
H5	Stone Faced Wall
H6	Allan Block Wall
H7	Stone Seat Plinths with Umbrella

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Timber Privacy Screen
F2	Metal Gate
F4	Dark Grey Powder Coat Bike Rack

PAVING LEGEND	
KEY	DESCRIPTION
P1a	Feature Concrete Unit Pavers Desert Sand Finish
P1b	Concrete Unit Pavers Natural Finish
P1c	Concrete Unit Paver Tactile Warning Charcoal Finish
P2	Hydrapressed Patio Pavers
P4	Concrete Paving Cast In Place with Saw Cut Joints Medium Sandblast

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (I.E. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

1. FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.
2. FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.

LAYOUT AND MATERIALS GENERAL NOTES

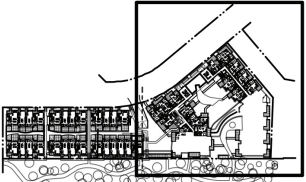
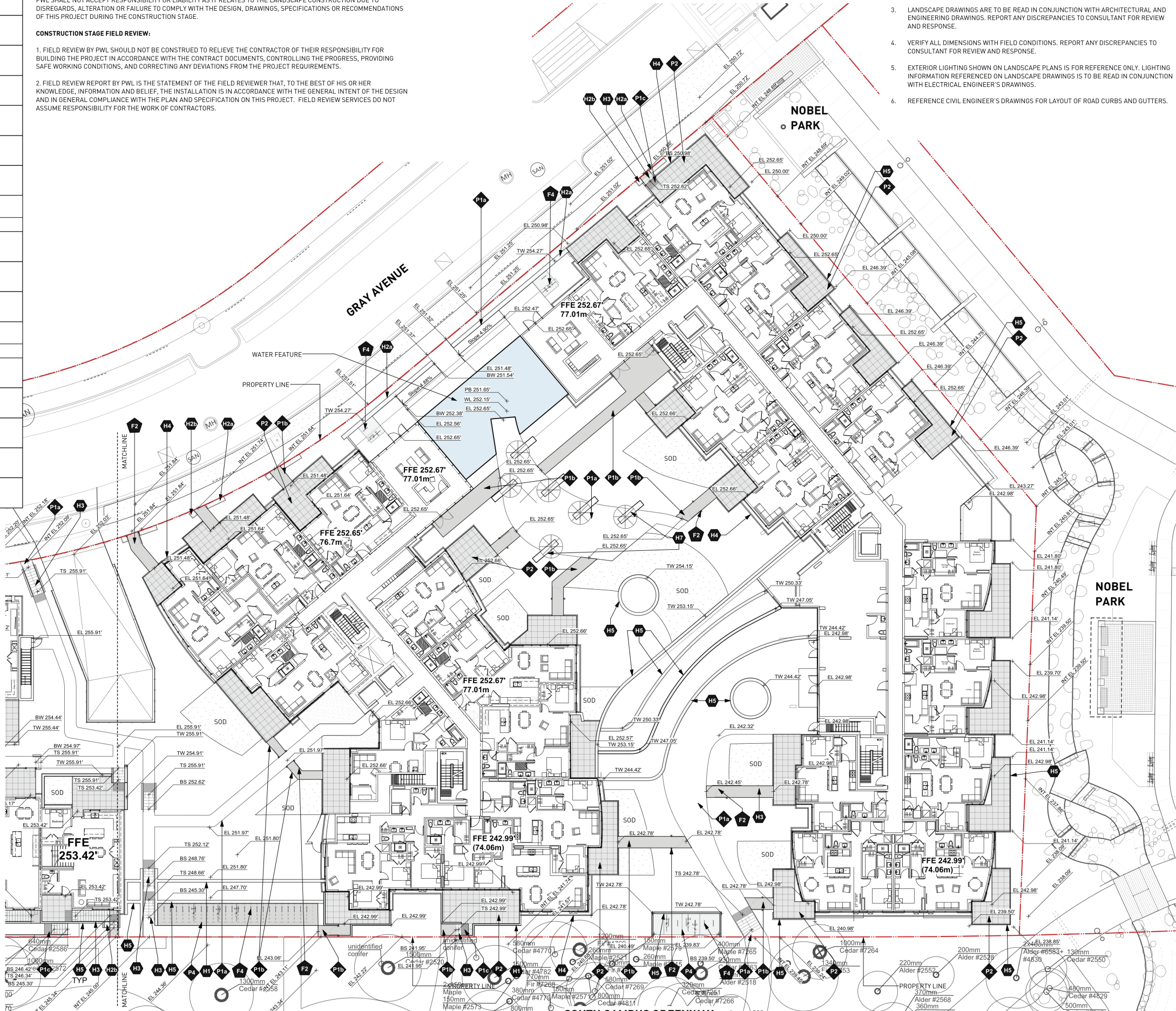
1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.



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DRAWING TITLE MATERIALS PLAN

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LDP 1.01