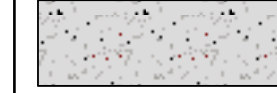
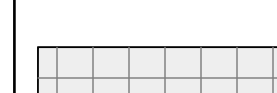

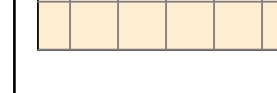
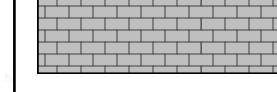
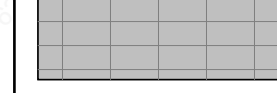
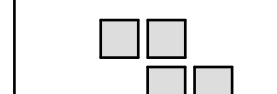
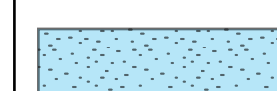

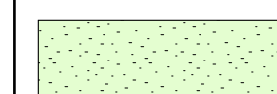

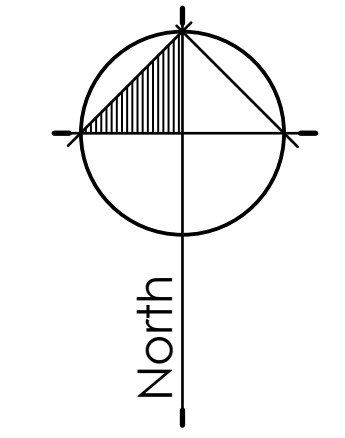


DRAWING LIST

L-1	LANDSCAPE PLAN_LEVEL 1	1/8" = 1'-0"
L-2	LANDSCAPE PLAN_LEVEL 2	1/8" = 1'-0"
L-3	LANDSCAPE SECTIONS_1	1/4" = 1'-0"
L-4	LANDSCAPE SECTIONS_2	1/4" = 1'-0"

LEGEND

-  CIP Concrete Paving(Natural Colour)
Light Broom Finish with sawcut control joints
-  18"x18" Hydrapressed Paving
Slabs at Private Patio
Colour: Grey
-  24"x24" Hydrapressed Paving
Slabs at Commercial Patio
Colour: Desert Sand
-  Concrete Unit Pavers
Type B
-  12"x24" Basalt Tile at Lobby Entrance
(Non Slip)
-  24" Square Hydrapressed Slabs
Colour: Charcoal
-  P.I.P. Resilient Rubber Play Surface
-  Decorative River Rock
-  Sodded Lawn
-  Metal Bike Rack
Colour to match Arch. Metal Work
-  Wood Bench



1 2016-07-08 DP Submission
no.: | date: | item:

Revisions:



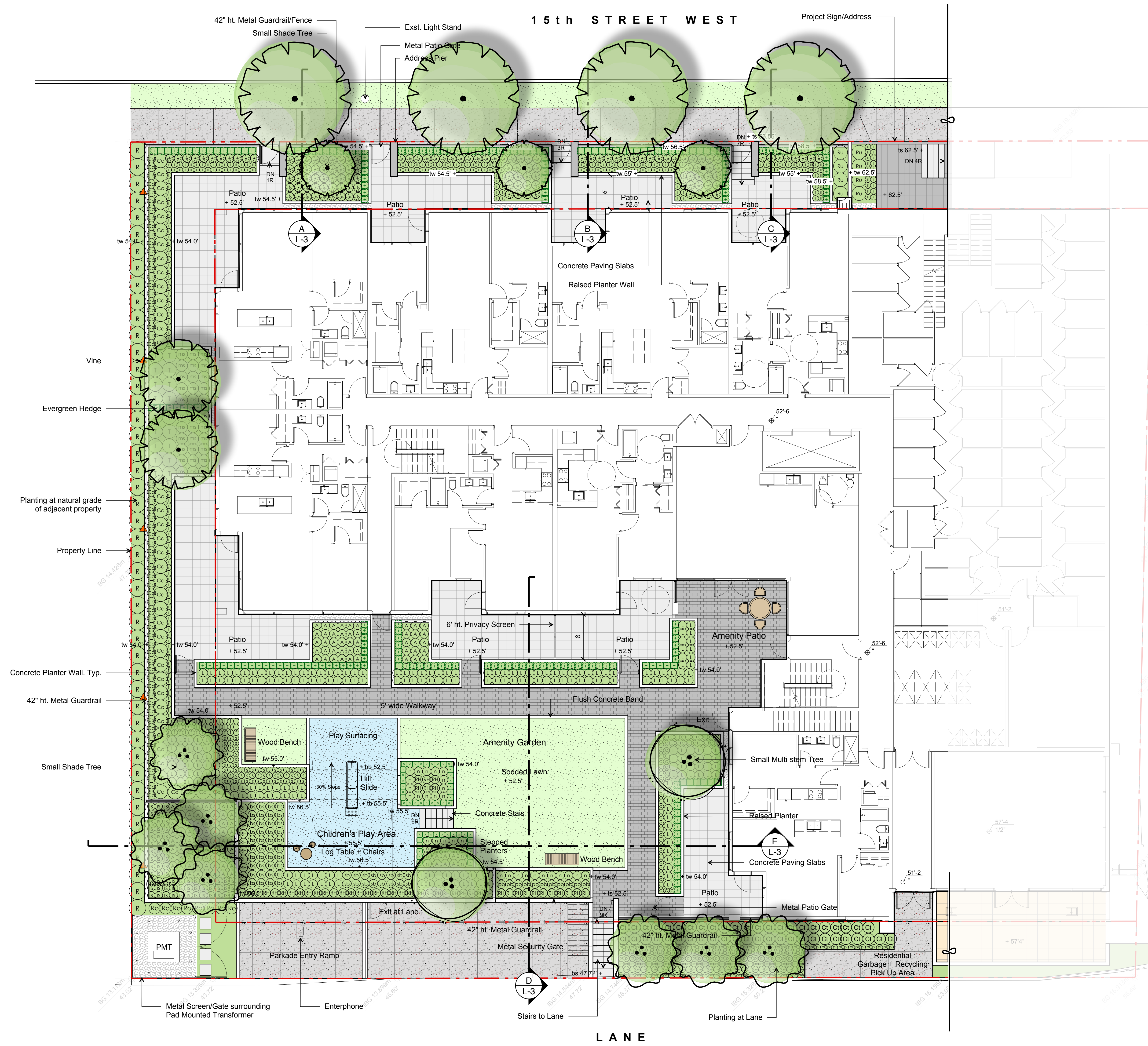
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
705-717 West 15th Street

Drawn by: JS, YL
Checked by: JS
Date: 2016.06.27
Scale: 1/8"=1'

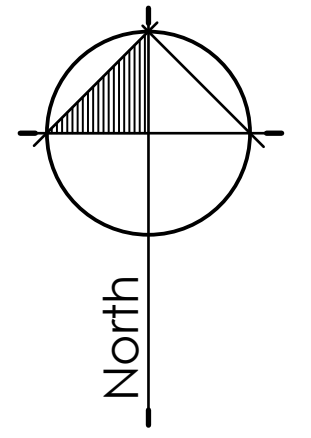
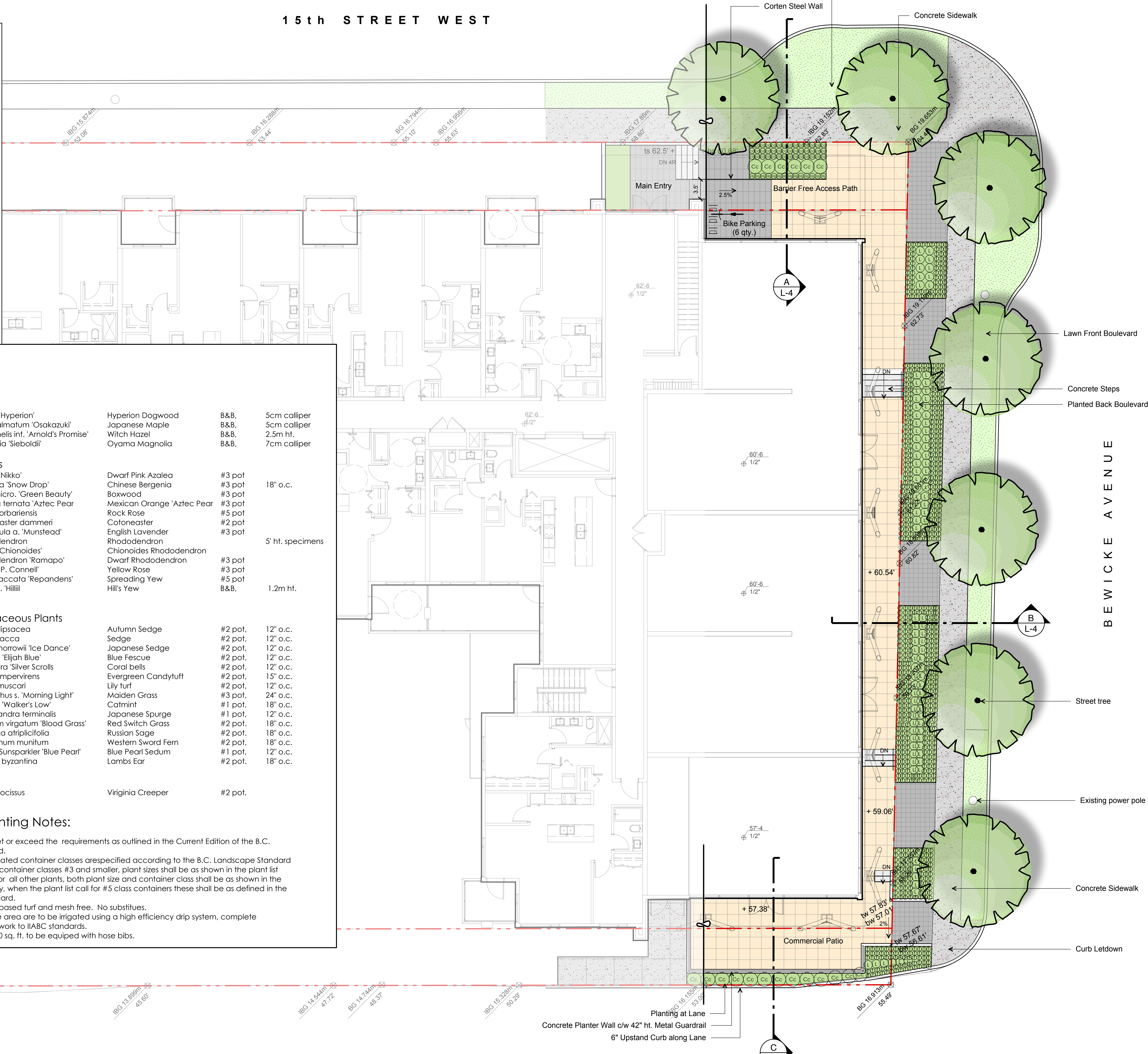
Drawing Title:
Landscape Plan_ Level 1

Project No.:
16052
Sheet No.:



LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All trees to be staked in accordance with BCNTA Standards.
4. For all existing on site services and survey symbols refer to survey drawings.
5. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
6. A high efficiency irrigation system is to be installed in common areas. Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines



1 2016-07-08 DP Submission
 no.: | date: | Item:
 Revisions:



Project:
705-717 West 15th Street

Drawn by: JS, YL
 Checked by: JS
 Date: 2016.06.27
 Scale: 1/8"=1'

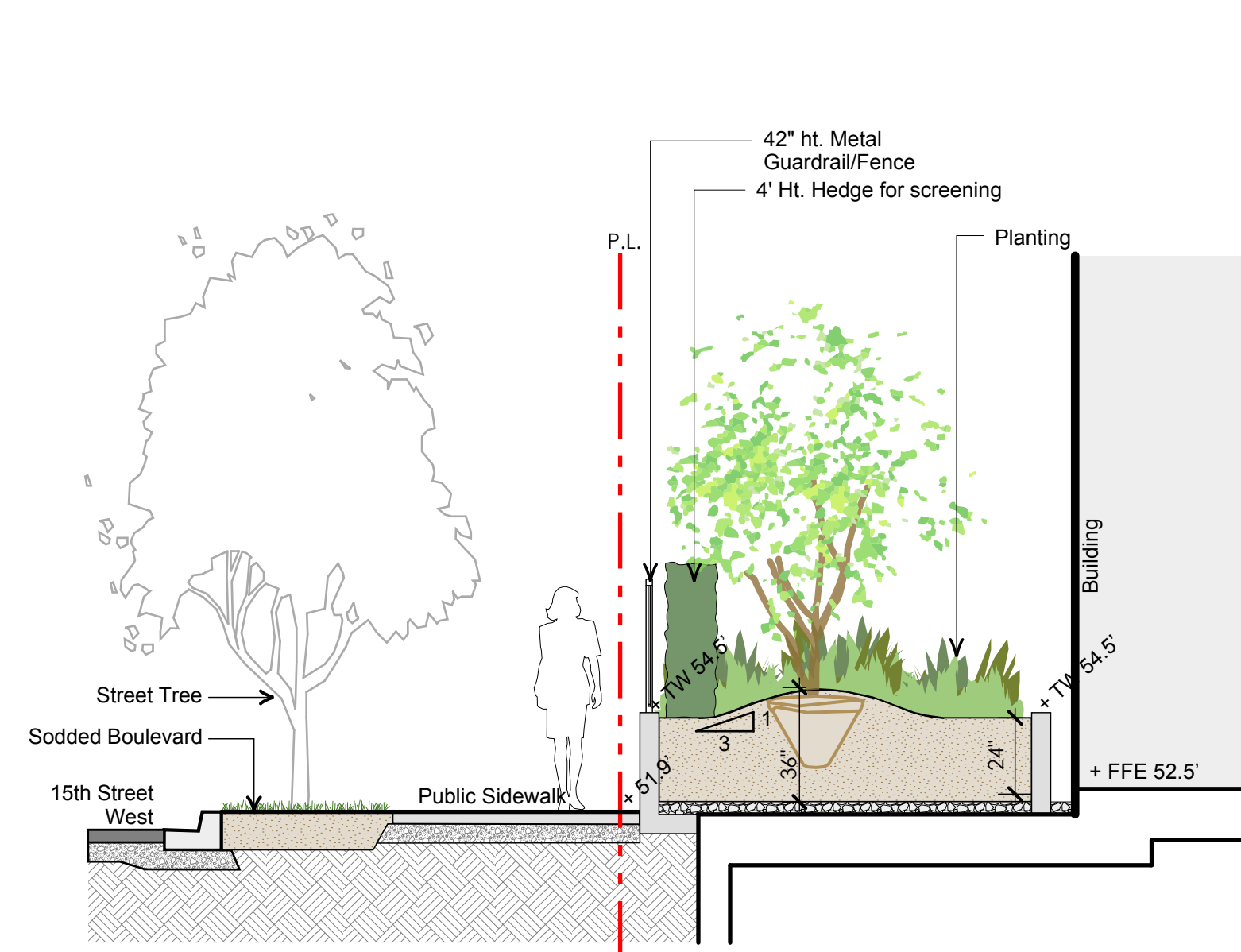
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Landscape Plan_ Level 2

Project No.:
16052
 Sheet No.:

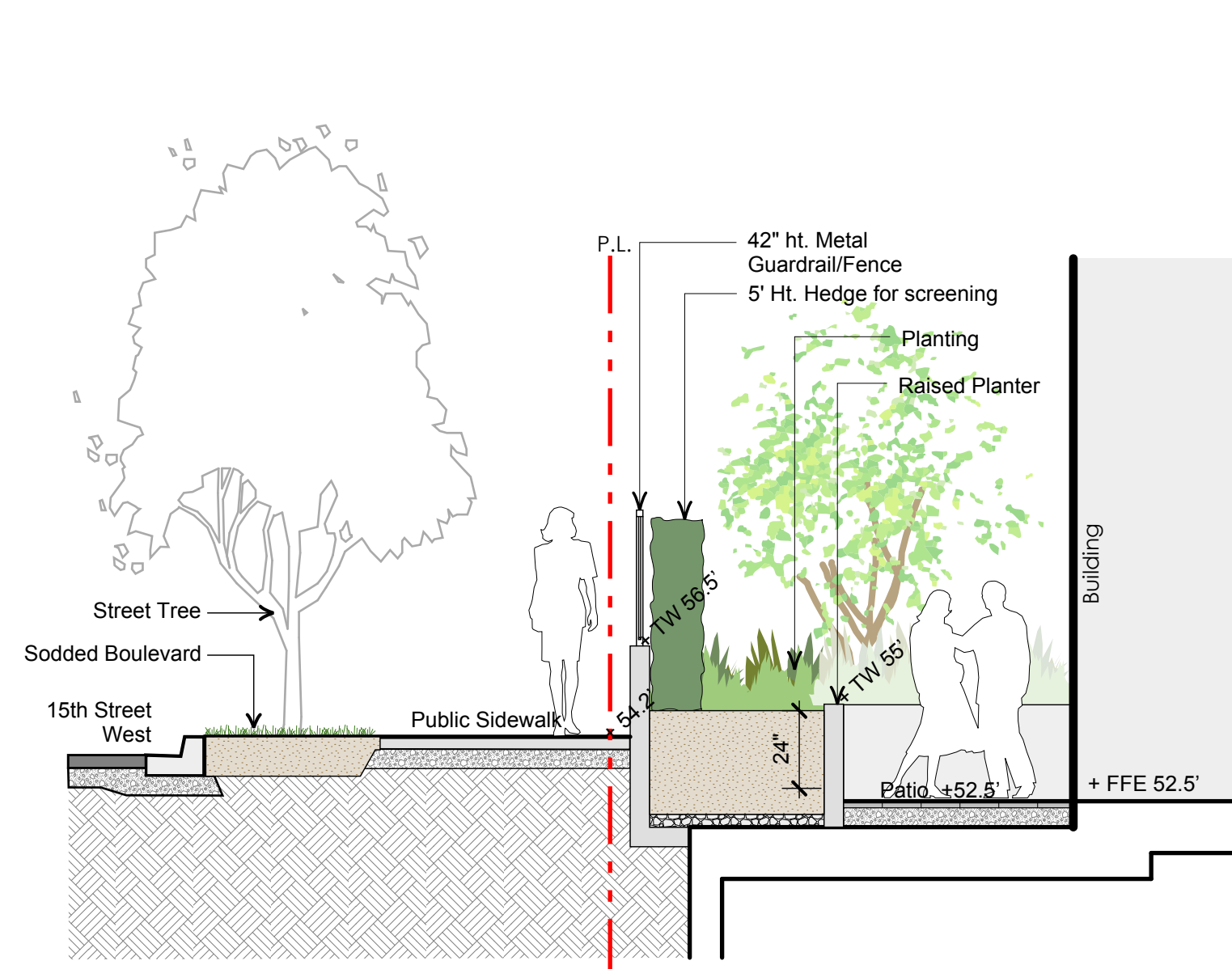
Plant List					
Trees					
	3	Cornus 'Hyperion'	Hyperion Dogwood	B&B,	5cm calliper
	2	Acer palmatum 'Osakazuki'	Japanese Maple	B&B,	5cm calliper
	7	Hamamelis int. 'Arnold's Promise'	Witch Hazel	B&B,	2.5m ht.
	2	Magnolia 'Sieboldii'	Oyama Magnolia	B&B,	7cm calliper
Shrubs					
A	126	Azalea 'Nikko'	Dwarf Pink Azalea	#3 pot	
bs	50	Bergenia 'Snow Drop'	Chinese Bergenia	#3 pot	18" o.c.
□	50	Buxus micro. 'Green Beauty'	Boxwood	#3 pot	
Ct	48	Choisya ternata 'Aztec Pear'	Mexican Orange 'Aztec Pear'	#3 pot	
Cc	60	Cistus corbariensis	Rock Rose	#5 pot	
Cd	61	Cotoneaster dammeri	Cotoneaster	#2 pot	
L	300	Lavandula a. 'Munstead'	English Lavender	#3 pot	
R	46	Rhododendron	Rhododendron		5' ht. specimens
RH	57	Rhodo 'Chionoides'	Chionoides Rhododendron		
Rr	88	Rhododendron 'Ramapo'	Dwarf Rhododendron	#3 pot	
Ro	8	Rosa 'J. P. Connell'	Yellow Rose	#3 pot	
T	18	Taxus baccata 'Repandens'	Spreading Yew	#5 pot	
□	215	Taxus m. 'Hillii'	Hill's Yew	B&B,	1.2m ht.
Herbaceous Plants					
cd	42	Carex dipsacea	Autumn Sedge	#2 pot,	12" o.c.
c	56	Carex flacca	Sedge	#2 pot,	12" o.c.
cm	100	Carex marrovii 'Ice Dance'	Japanese Sedge	#2 pot,	12" o.c.
f	456	Festuca 'Elijah Blue'	Blue Fescue	#2 pot,	12" o.c.
Hs	14	Heuchera 'Silver Scrolls'	Coral bells	#2 pot,	12" o.c.
i	66	Iberis sempervirens	Evergreen Candytuft	#2 pot,	15" o.c.
li	245	Liriope muscari	Lily turf	#2 pot,	12" o.c.
ms	33	Miscanthus s. 'Morning Light'	Maiden Grass	#3 pot,	24" o.c.
n	36	Nepeta 'Walker's Low'	Catmint	#1 pot,	18" o.c.
p	68	Pachysandra terminalis	Japanese Spurge	#1 pot,	12" o.c.
pb	11	Panicum virgatum 'Blood Grass'	Red Switch Grass	#2 pot,	18" o.c.
pl	115	Peroviska atriplicifolia	Russian Sage	#2 pot,	18" o.c.
⊕	130	Polystichum munitum	Western Sword Fern	#2 pot,	18" o.c.
s	63	Sedum Sunsparkler 'Blue Pearl'	Blue Pearl Sedum	#1 pot,	12" o.c.
sb	16	Stachys byzantina	Lambs Ear	#2 pot,	18" o.c.
Vines					
▲	5	Parthenocissus	Virginia Creeper	#2 pot,	

General Planting Notes:

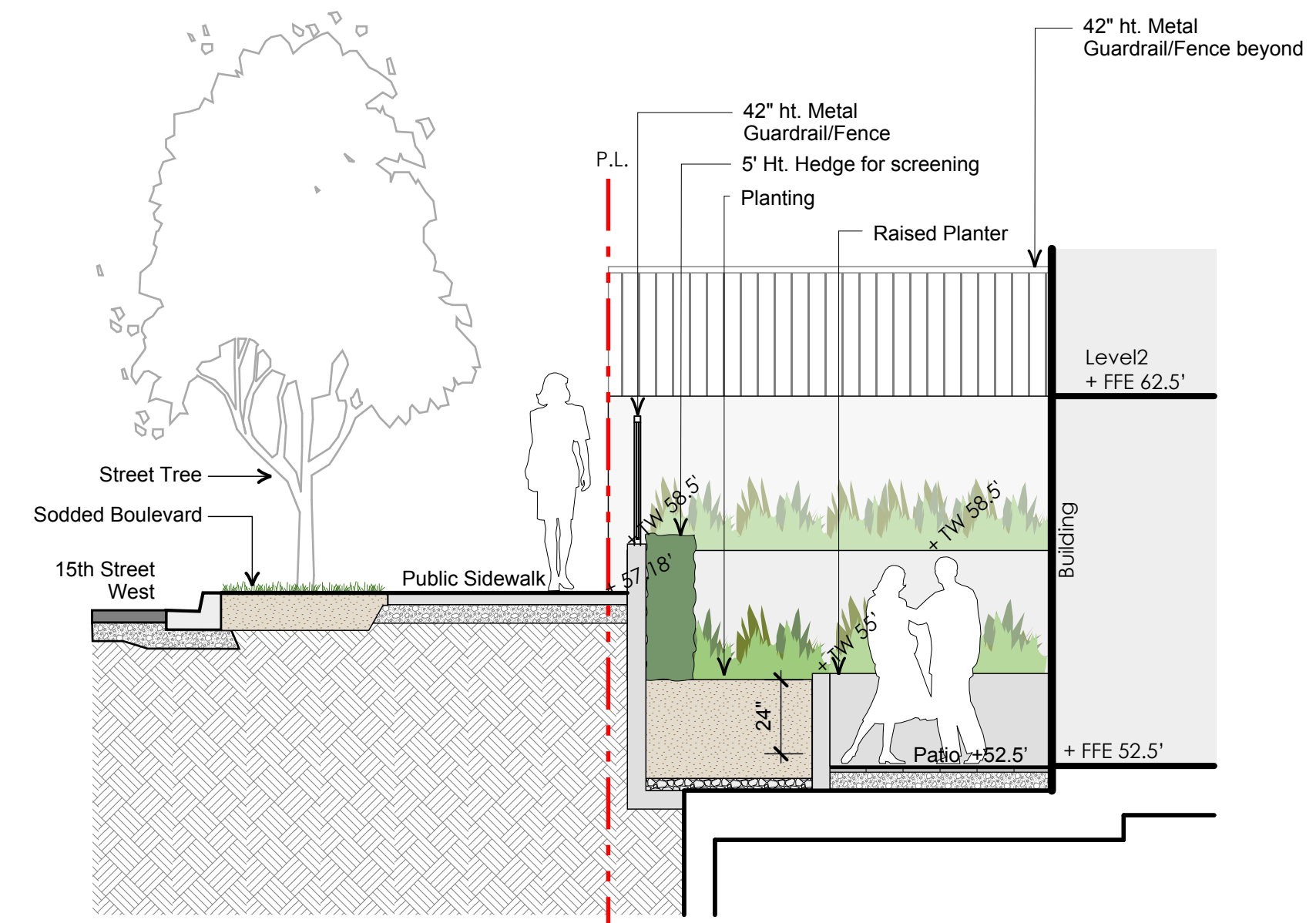
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3. Sod is to be sand based turf and mesh free. No substitutes.
4. All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IABC standards.
5. All patios over 100 sq. ft. to be equipped with hose bibs.



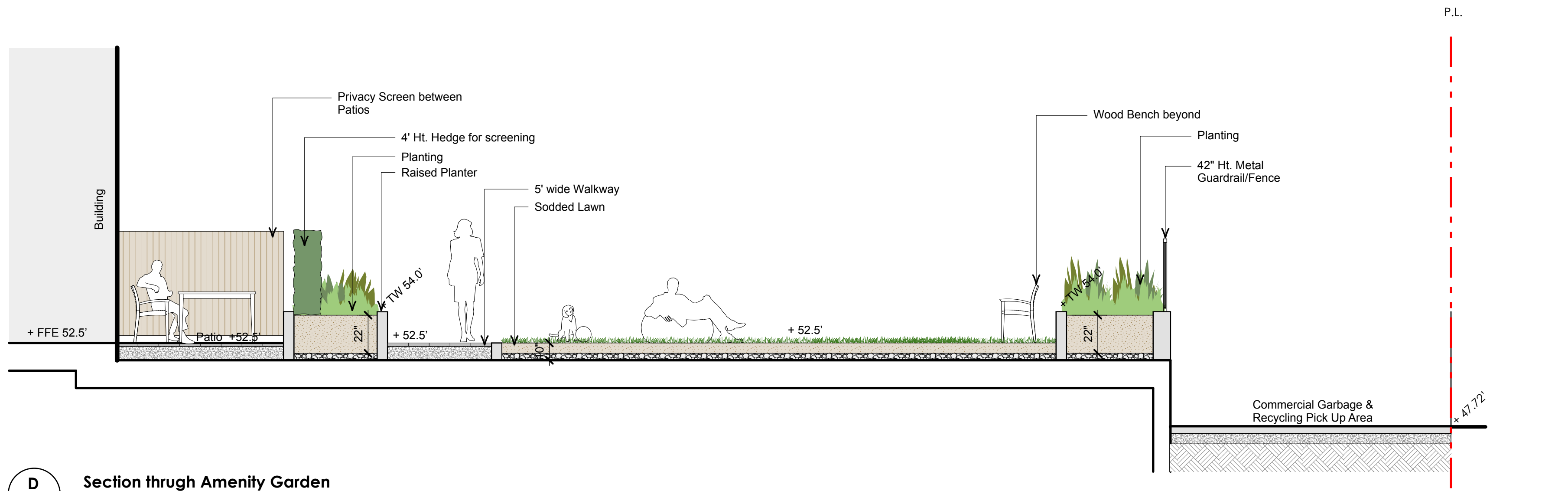
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Scale: 1/4"=1'-0"



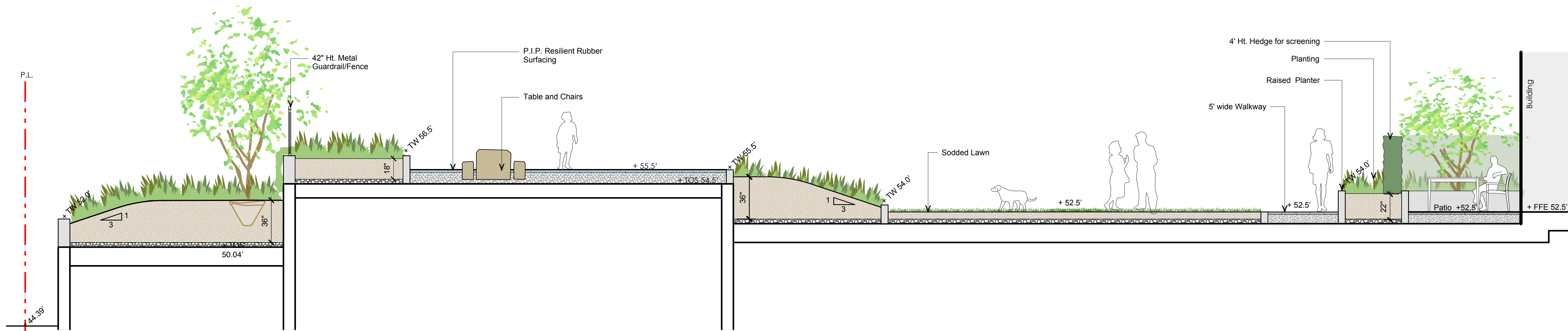
B
L3 15th Street West - B
Scale: 1/4"=1'-0"



C
L3 15th Street West - C
Scale: 1/4"=1'-0"



D
L3 Section through Amenity Garden
Scale: 1/4"=1'-0"



E
L3 Section through Children's Play Area
Scale: 1/4"=1'-0"

1 2016-07-08 DP Submission
no.: | date: | item:



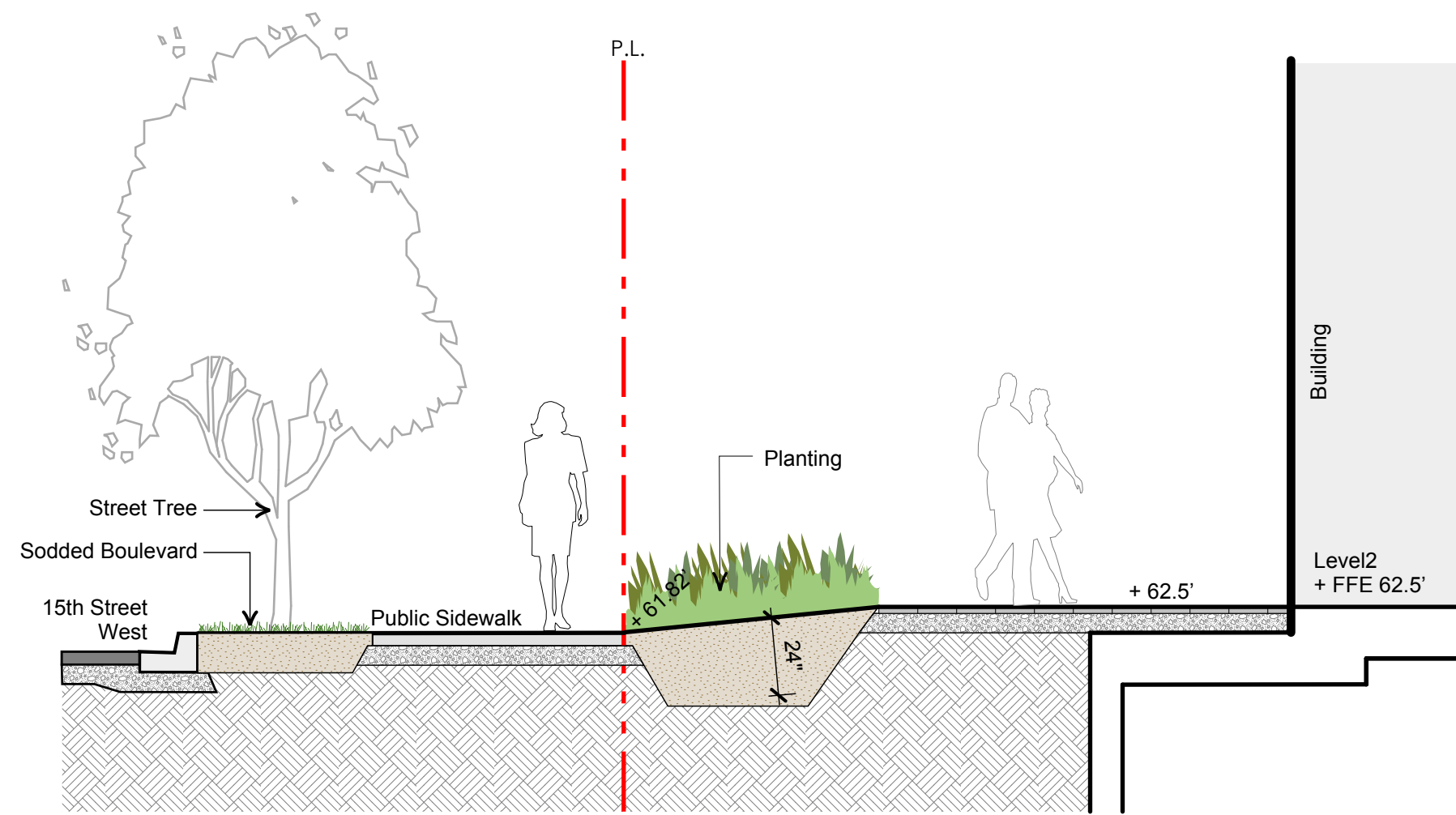
Project:
705-717 West 15th Street

Drawn by: YL
Checked by: JS
Date: 2016.06.22
Scale: 1/4"=1'

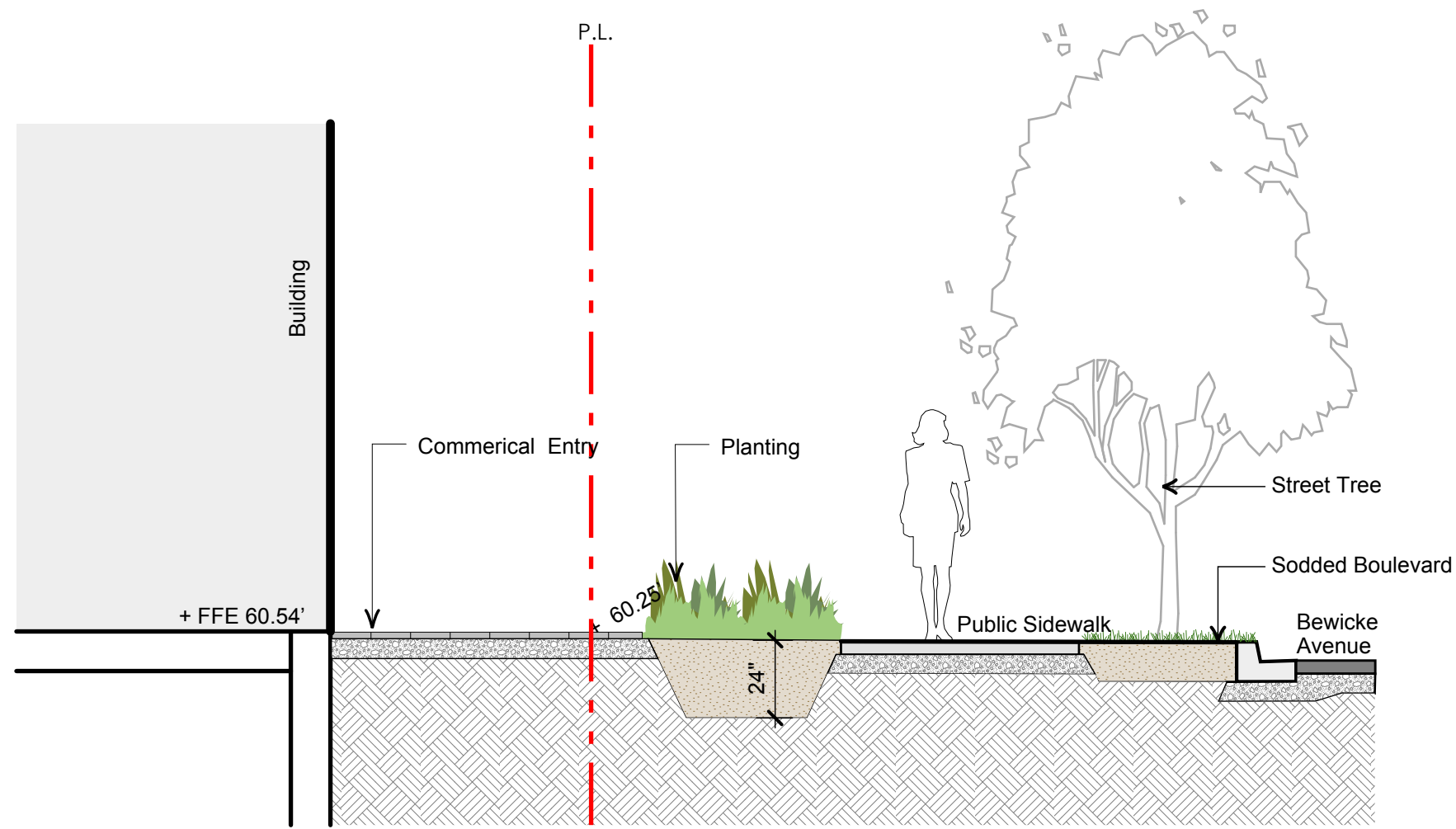
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Landscape Sections

Project No.:
16052

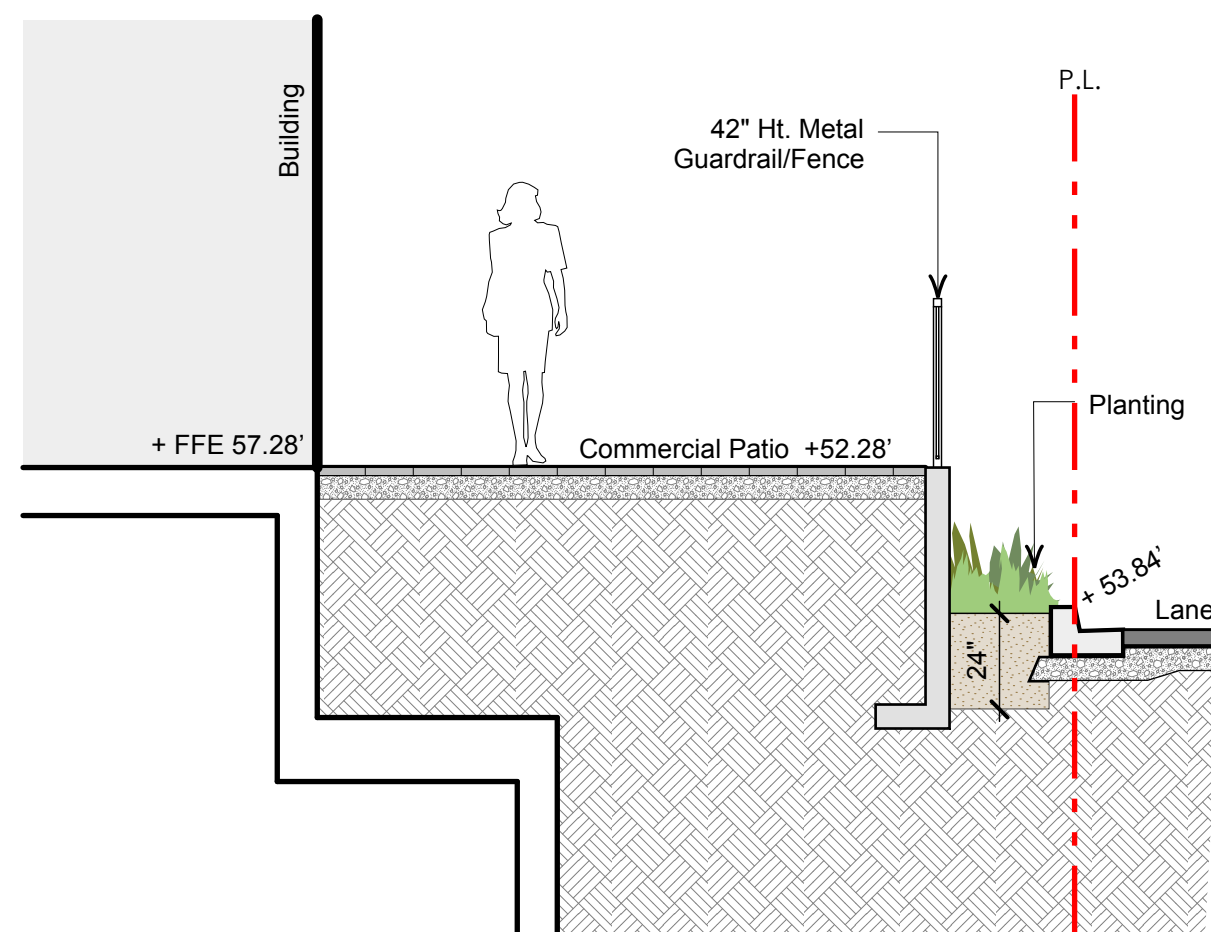
Sheet No.:



A
L4 15th Street West at Level 2- D
Scale: 1/4"=1'-0"



B
L4 Bewicke Avenue
Scale: 1/4"=1'-0"



C
L4 Section through Commercial Patio
Scale: 1/4"=1'-0"

1 2016-07-08 DP Submission
no.: | date: | item:

Revisions:



Project:

705-717 West 15th Street

Drawn by: YL

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