



- (A) RELOCATED SIDEWALK
- (B) PERENNIAL SHADE TOLLERENT GROUND COVER EG. PACHSANDRA SP' ONTO INTENSIVE GREENROOF BUILD-UP EG. ZINCO FD 60
- (C) 6' EVERGREEN HEDGE PLANTING EG. TAXUS SP'
- (D) 8" WIDE INSITU CONCRETE UPSTAND WALL TO SLAB EDGE
- (E) PERENNIAL LOW MAINTENANCE SHRUB PLANTING EG. FESTUCA SP' ONTO INTENSIVE GREENROOF BUILD-UP EG. ZINCO FD 60'
- (F) 1" WIDE CRUSHED COMPACTED 3/4" BASALT 'DRIP STRIP'. CORTEN STEEL EDGE
- (G) PERENNIAL LOW MAINTENANCE SHRUB PLANTING EG. LUZULA SP' ONTO INTENSIVE GREENROOF BUILD-UP EG. ZINCO FD 60'
- (H) FLAME TEXTURED SILVERGREY GRANITE PAVING 12" SQ"
- (I) WHITE ARCHITECTURAL FINISH INSITU CONCRETE STEPS
- (J) OPAQUE GLASS 6' HIGH PRIVACY SCREEN AND LOCKING GATE TO ARCH DETAIL
- (K) 8" WIDE INSITU CONCRETE UPSTAND WALL TO SLAB EDGE
- (L) 6-8CM CAL. BETULA NIGRA ON STANDARD
- (M) PERENNIAL LOW MAINTENANCE SHRUB PLANTING EG. FESTUCA SP' ONTO INTENSIVE GREENROOF BUILD-UP EG. ZINCO FD 60'
- (N) PERENNIAL LOW MAINTENANCE SHRUB PLANTING EG. LUZULA SP' ONTO INTENSIVE GREENROOF BUILD-UP EG. ZINCO FD 60'
- (O) COLOURED MOUNDED EPDM RUBBER PLAY SURFACE AND BENCH SEAT & TINTED POLYCARBONATE / GALV. STEEL CANOPY OVER.
- (P) INSET CORTEN STEEL PLANTER WITH SHADE TOLLERENT SHRUB PLANTING EG. EUISETUM SP'. GREEN THEORY DISTRIBUTORS
- (Q) P/C ALUMINIUM (MATTE BLACK) & TIMBER COMMUNAL BENCH SEAT GREEN THEORY DISTRIBUTORS
- (R) COLOURED MOUNDED EPDM RUBBER PLAY SURFACE / MULT-STEMMED BETULA NIGRA 15-20"
- (S) FLUSH INSET LED LIGHTING STRIPS
- (T) 42" HIGH GLASS GUARD TO ARCHITECTURAL DETAIL

201 - 318 Homer Street,  
 Vancouver  
 British Columbia  
 Canada  
 V6B 2V2  
 t: 778 386 4414  
 e: studio@weareconsidered.com  
 w: www.weareconsidered.com

**general notes**  
 This drawing is an instrument of service, remains the property considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.  
 DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**project**  
 127 EAST 12TH AVENUE

**legal**  
 LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
 NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
 GROUND FLOOR -  
 LANDSCAPE GENERAL ARRANGEMENT

**seal**

**scale**  
 AS SHOWN

**drawn**  
 JP

**checked**  
 JP

**reference**

**number**  
**L1\_L1**

**1** GROUND FLOOR GENERAL ARRANGEMENT  
 Scale: 1/8" = 1'-0"



general notes

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**ALL PLANTS TO BE NURSERY GROWN**  
**ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SLA/BCLNA STANDARDS (2012 ED).**

**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 SOIL 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). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE:**
- \*COARSE GRAVEL (LARGER THAN 25MM): 0-1%
  - \*ALL GRAVEL (LARGER THAN 2MM): 0-5%
  - \*SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
  - \*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
  - \*CLAY (SMALLER THAN .002MM): 0-20%
  - \*CLAY AND SILT COMBINED: MAXIMUM 25%

**ORGANIC CONTENT:** 3-10%

**Acidity:** 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 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

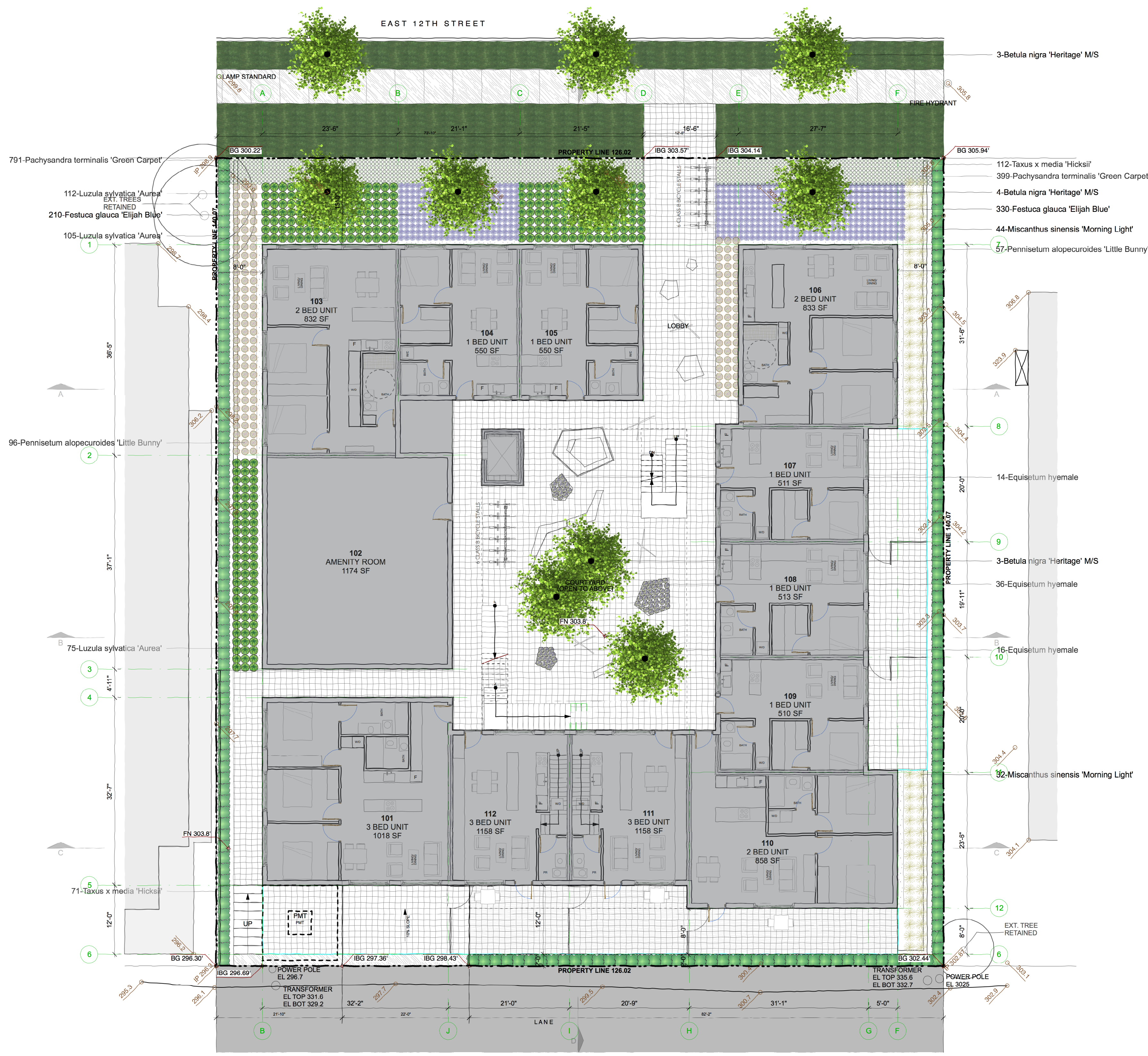
PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

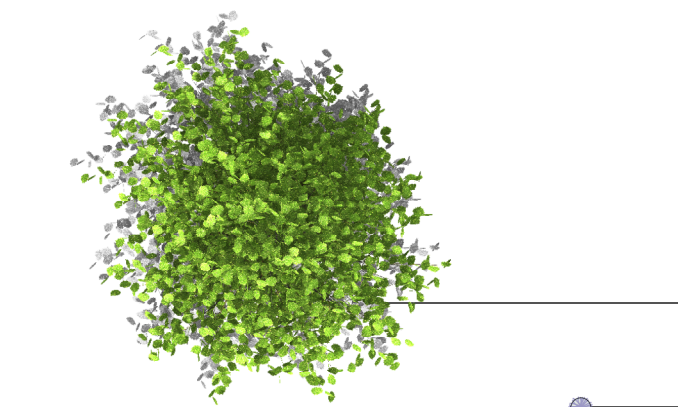
CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT 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 INDEPENDANT 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 INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.



1 GROUND FLOOR PLANTING PLAN  
L1\_L4  
Scale: 3/32" = 1'-0"



ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
BnH M/S	10	Betula nigra 'Heritage' M/S	Heritage River Birch (R)	M/S 8-10'	Full crown/ Multi Stem 3-5 Stems
Eh	66	Equisetum hyemale	Horsetail Reed	#1 Cont	Full & Bushy
FgEB	540	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Cont.	Full & Bushy
LsA	292	Luzula sylvatica 'Aurea'	Greater Wood Rush	#1 Cont	Full & Bushy
MsML	76	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#2 Cont	Full & Bushy
Pa	153	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	#1 Cont.	Full & Bushy
PIGC	1190	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	4" Cont.	Full & Bushy
TmH	183	Taxus x media 'Hicksii'	Hick' S Yew	6" B&B	Full & Bushy

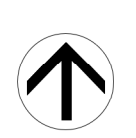
scale AS SHOWN

drawn JP

checked JP

reference

number L1\_L4



201 - 318 Homer Street,  
Vancouver  
British Columbia  
Canada  
V6B 2V2

t: 778 396 4414  
e: studio@weareconsidered.com  
w: www.weareconsidered.com

**general notes**

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**project**  
127 EAST 12TH AVENUE

**legal**  
LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
GROUND FLOOR -  
LANDSCAPE HARDSCAPE

**seal**

**scale**  
AS SHOWN

**drawn**  
JP

**checked**  
JP

**reference**

**number**  
**L1\_L5**

- (A) RELOCATED SIDEWALK
- (D) 8" WIDE INSITU CONCRETE UPSTAND WALL TO SLAB EDGE
- (F) 1" WIDE CRUSHED COMPACTED 3/4" BASALT "DRIP STRIP", CORTEN STEEL EDGE
- (H) FLAME TEXTURED SILVERGREY GRANITE PAVING 12" SQ"
- (I) WHITE ARCHITECTURAL FINISH INSITU CONCRETE STEPS
- (J) OPAQUE GLASS 6' HIGH PRIVACY SCREEN AND LOCKING GATE
- (K) 8" WIDE INSITU CONCRETE UPSTAND WALL TO SLAB EDGE
- (O) COLOURED MOUNDED EPDM RUBBER PLAY SURFACE AND BENCH SEAT & TINTED POLYCARBONATE / GALV. STEEL CANOPY OVER.
- (P) INSET CORTEN STEEL PLANTER WITH SHADE TOLLERENT SHRUB PLANTING EG. EUISETUM SP. GREEN THEORY DISTRIBUTORS
- (Q) P/C ALUMINIUM (MATTE BLACK) & TIMBER COMMUNAL BENCH SEAT GREEN THEORY DISTRIBUTORS
- (R) COLOURED MOUNDED EPDM RUBBER PLAY SURFACE / MULT-STEMMED BETULA NIGRA 15-20"
- (S) FLUSH INSET LED LIGHTING STRIPS
- (T) 42" HIGH GLASS GUARD TO ARCHITECTURAL DETAIL



1 GROUND FLOOR HARDSCAPE PLAN  
L1\_L5 Scale: 1/8" = 1'-0"



EAST 12TH STREET



- (A) FSC CERT. HW TIMBER DECK TO COMMUNAL BALCONY
- (C) P/C ALUMINIUM (MATTE BLACK) & TIMBER COMMUNAL BENCH SEAT  
GREEN THEORY DISTRIBUTORS
- (D) CORTEN STEEL PLANTER / MINT/ HERB PLANTING  
GREEN THEORY DISTRIBUTORS
- (E) P/C (WHITE) ALUMINIUM COMMUNAL TABLE  
GREEN THEORY DISTRIBUTORS

### considered design inc

201 - 318 Homer Street,  
Vancouver  
British Columbia  
Canada  
V6B 2V2

t: 778 386 4414  
e: studio@weareconsidered.com  
w: www.weareconsidered.com

**general notes**  
This drawing is an instrument of service, remains the property considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.  
DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**project**  
127 EAST 12th AVENUE

**legal**  
LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
LEVEL 3  
LANDSCAPE GENERAL ARRANGEMENT

**seal**

**scale**  
AS SHOWN

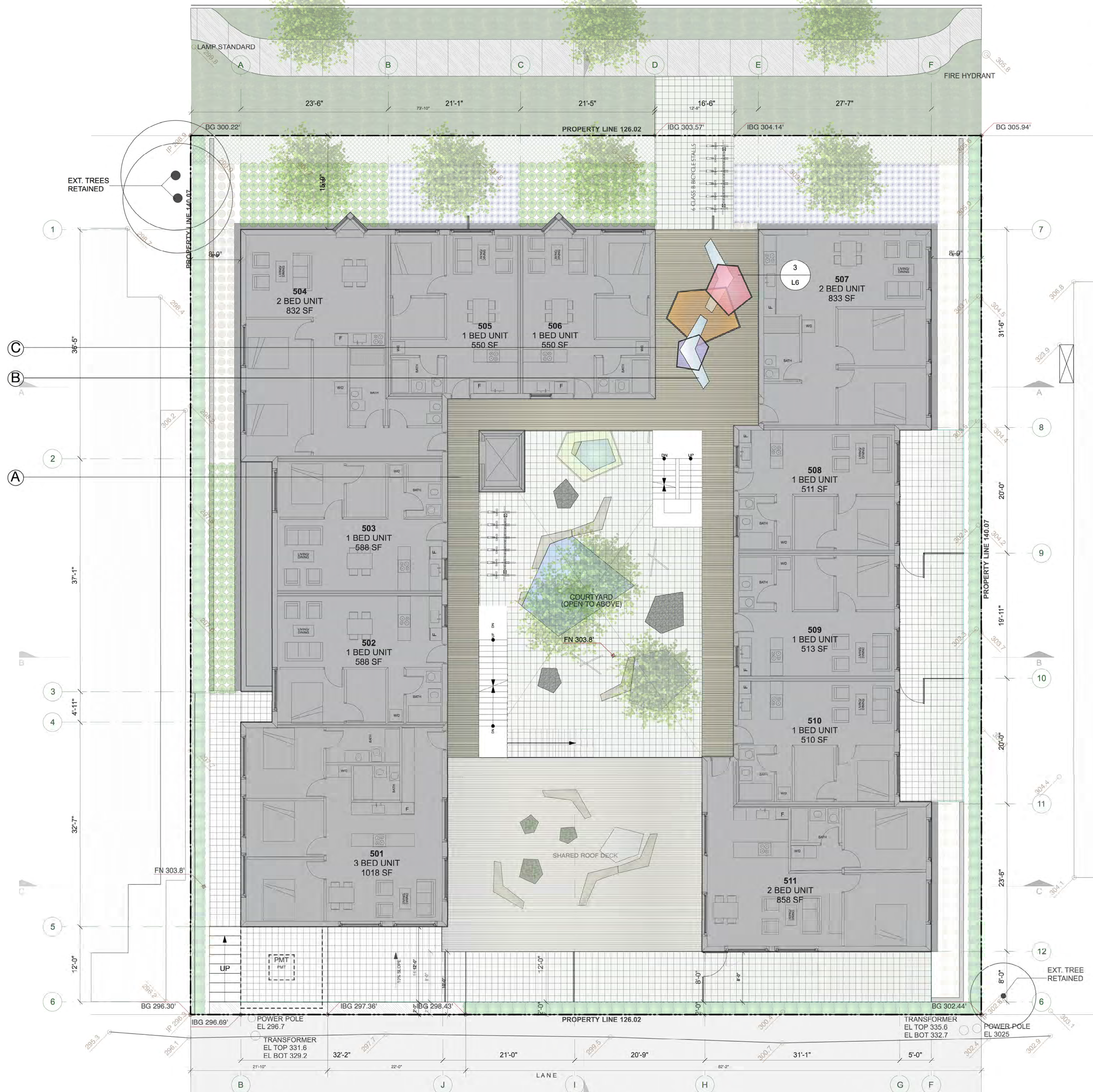
**drawn**  
JP

**checked**  
JP

**reference**

**number**  
**L3\_L1**





- (A) FSC CERT. HW TIMBER DECK TO COMMUNAL BALCONY
- (B) P/C ALUMINIUM (MATTE BLACK) & TIMBER COMMUNAL BENCH SEAT GREEN THEORY DISTRIBUTORS
- (C) COLOURED DEMOUNTABLE SHADE SAIL STRUCTURES

201 - 318 Homer Street,  
Vancouver  
British Columbia  
Canada  
V6B 2V2

t: 778 386 4414  
e: studio@weareconsidered.com  
w: www.weareconsidered.com

**general notes**

This drawing is an instrument of service, remains the property of considered design inc. and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**project**  
127 EAST 12th AVENUE

**legal**  
LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
LEVEL 5  
LANDSCAPE GENERAL ARRANGEMENT

**seal**

**scale**  
AS SHOWN

**drawn**  
JP

**checked**  
JP

**reference**

**number**  
**L5\_L1**

1 LEVEL 5 LANDSCAPE GENERAL ARRANGEMENT  
L5\_L1 Scale: 1/8" = 1'-0"



**general notes**

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

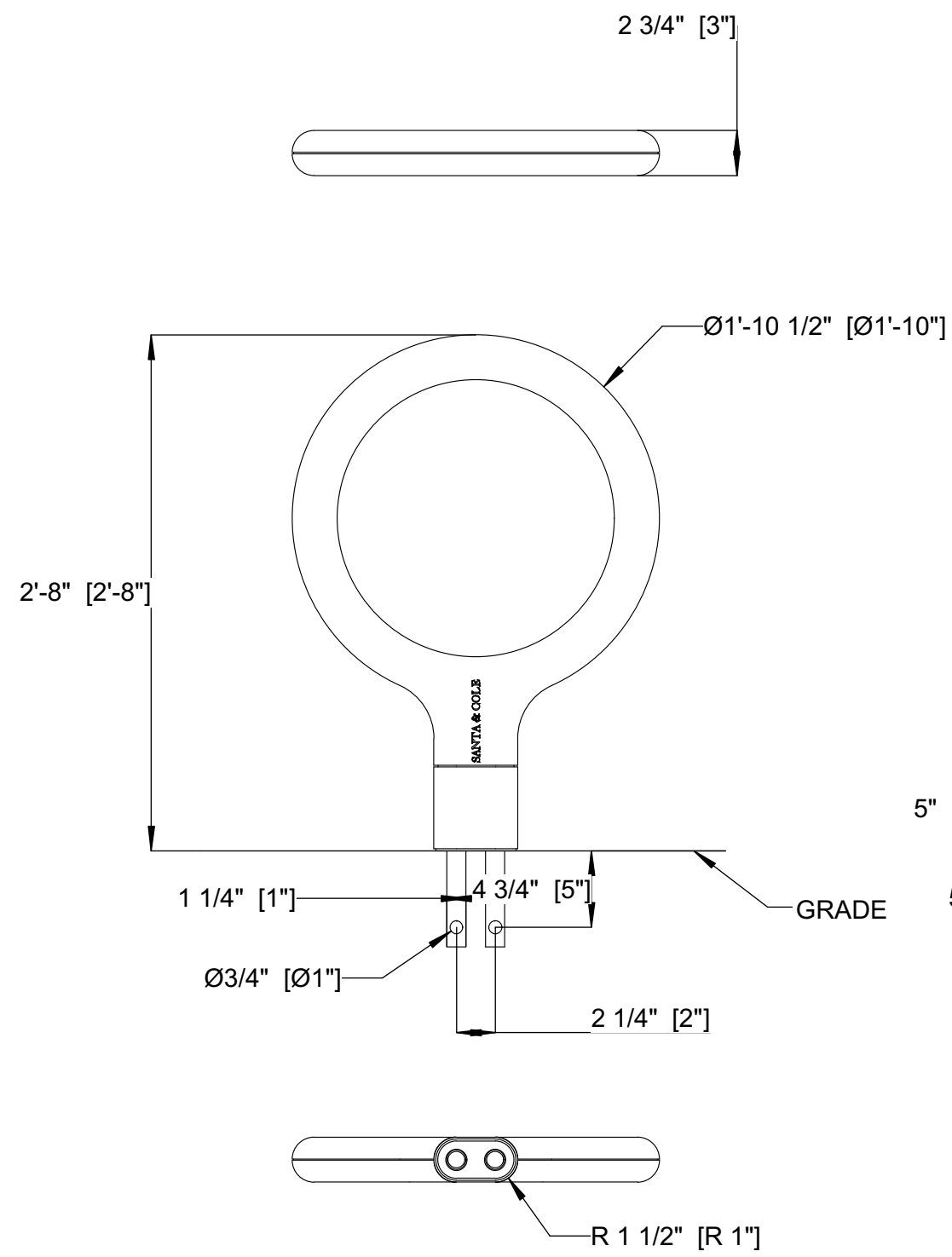
DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

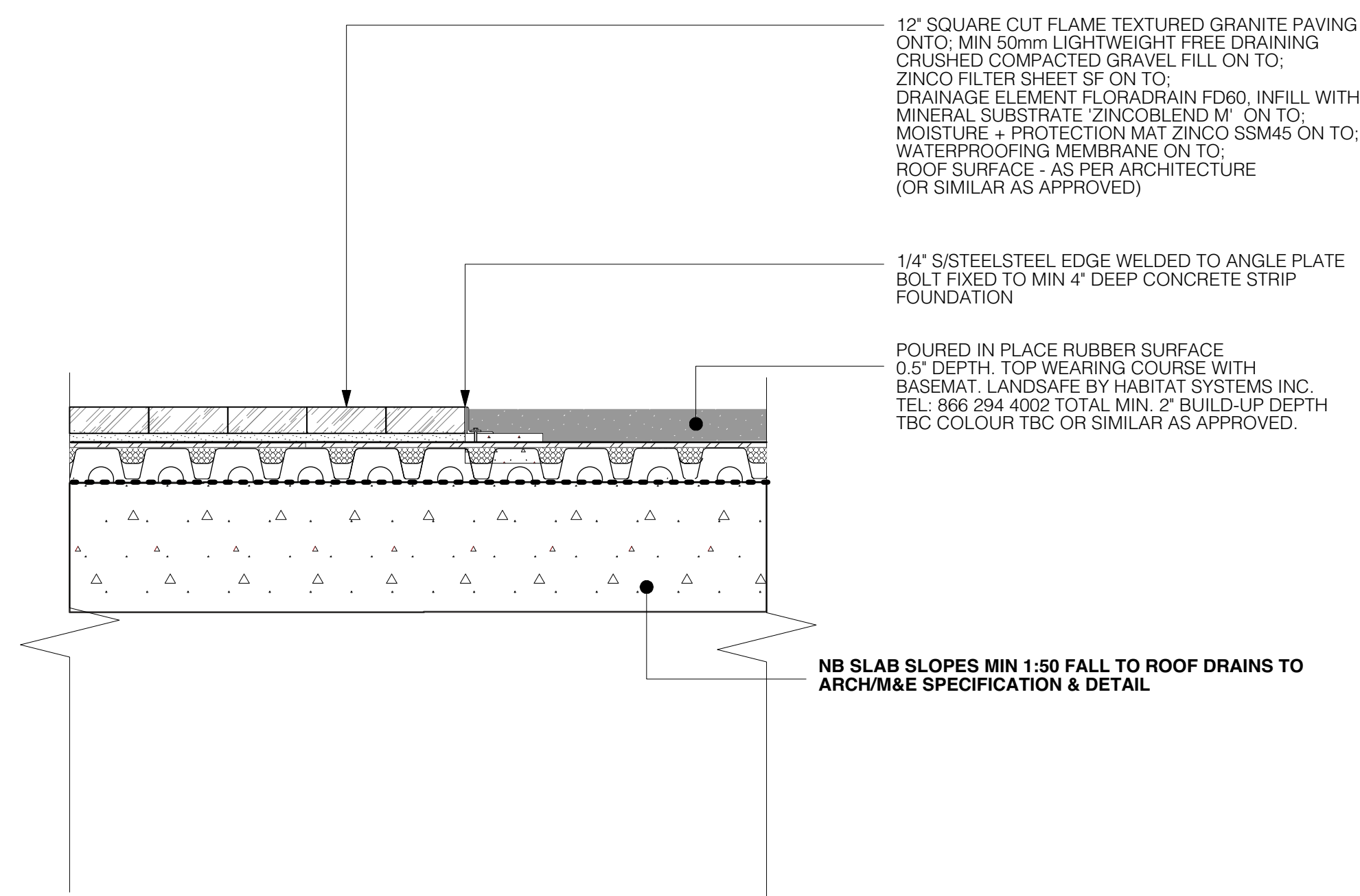
issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------



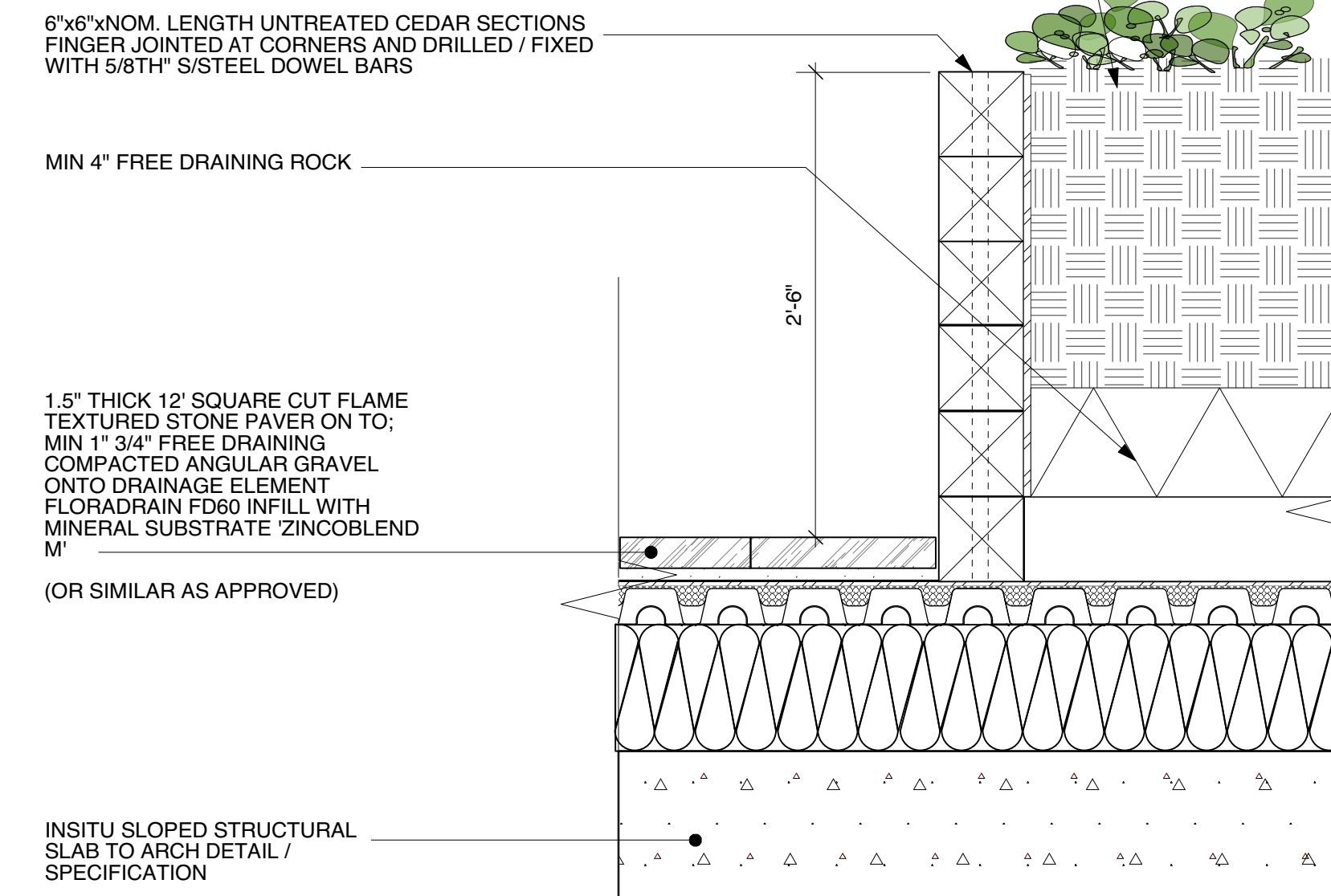
KEY BIKE RACK BY LANDSCAPE FORMS  
COLOUR DARK GREY ROOT FIXED TO MANUFACTURERS  
RECOMMENDED SPECIFICATION  
T. 800 521 2546

1 TYPICAL CLASS B CYCLE RACK  
L6 Scale: 1:10

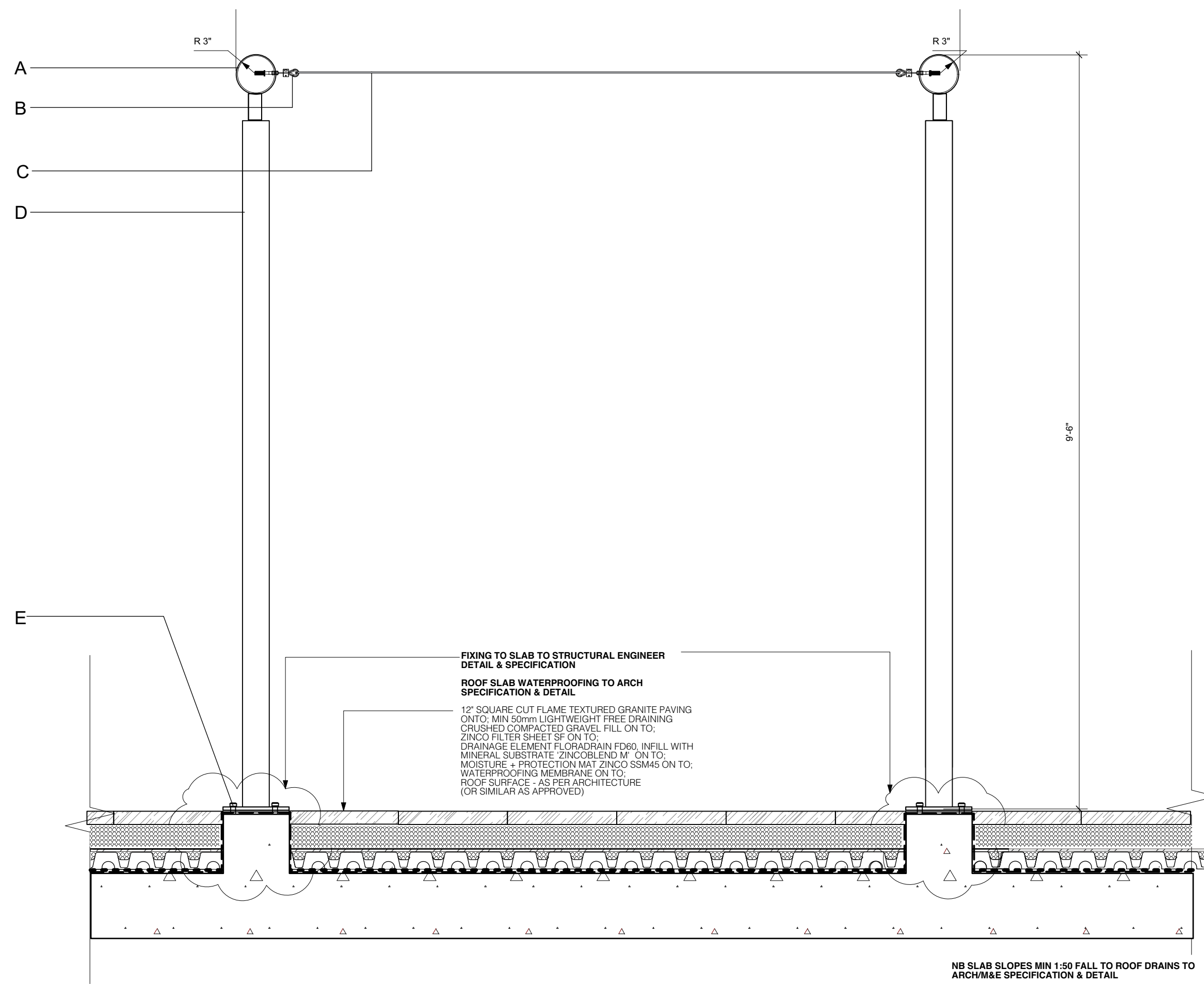


2 STONE PAVING / RUBBER PLAY SURFACE  
L6 Scale: 1:10

SYSTEM BUILD-UP:  
PLANT MATERIAL ON TO:  
GROWING MEDIUM ZINCO EXTENSIVE SYSTEM SUBSTRATE ZINCO GROWING MEDIUM ON TO: ZINCO FILTER SHEET SF ON TO: MIN 4" FREE DRAINING ROCK DRAINAGE ELEMENT FLORADRAIN FD60 INFILL WITH MINERAL (OR SIMILAR AS APPROVED)

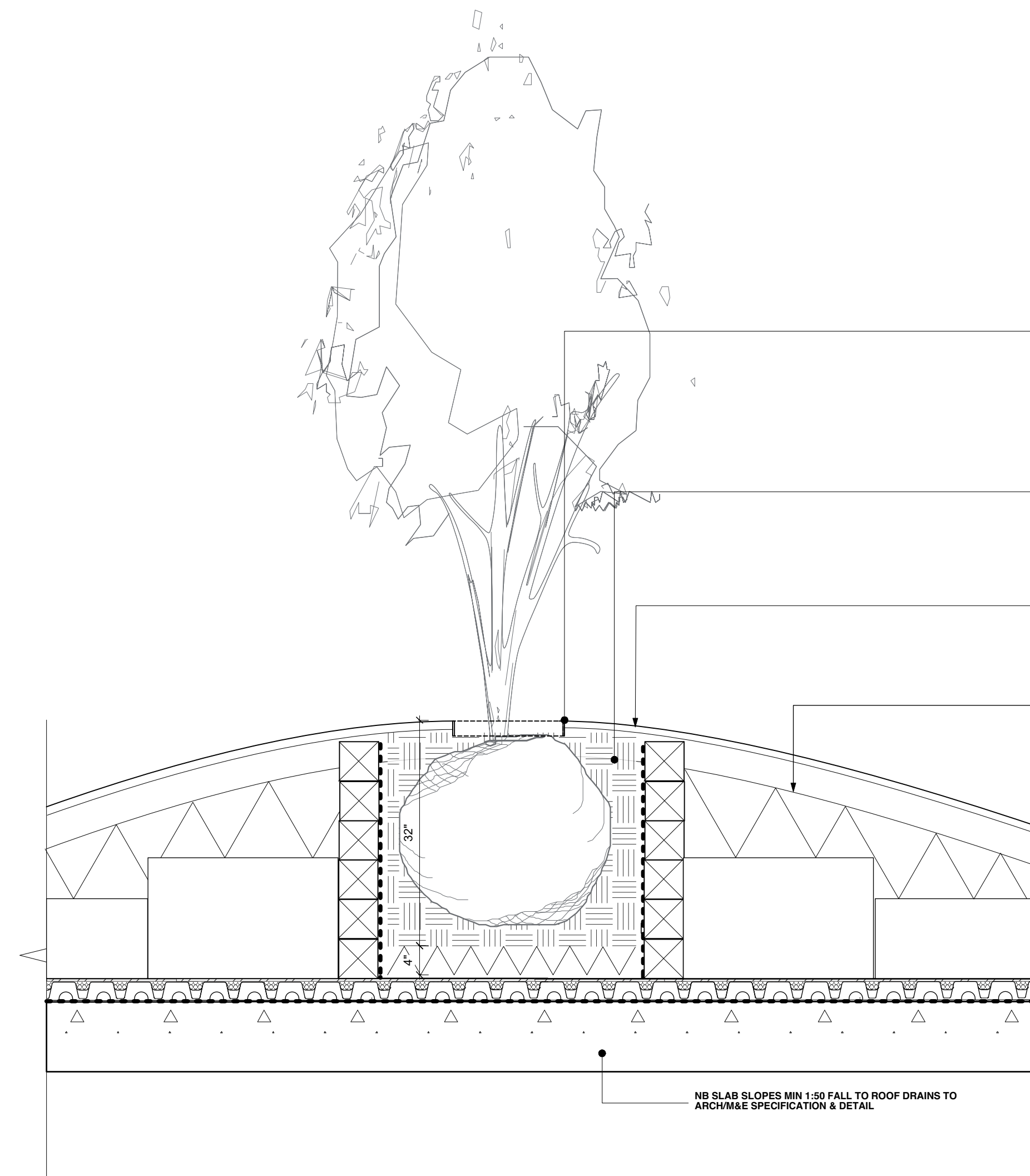


5 URBAN AGG. RAISED BED  
L6 Scale: 1:10



3 TENSILE SHADE SAILS  
L6 1:15 METRIC

- A 6" EXT DIA. PAINTED (WHITE) GALV. STEEL WELDED TUBE 4' LONG / 10' LONG WELDED SECTIONS SEE ABOVE. STEEL DIMENSIONS / THICKNESS TO BE CONFIRMED BY STRUCTURAL ENGINEER.
- B 2" DIA 4" LONG GALVANIZED / PAINTED (WHITE) POST WELDED TO TOP TUBE AND SUPPORT POST. STEEL DIMENSIONS / THICKNESS TO BE CONFIRMED BY STRUCTURAL ENGINEER.
- C TENSILE FABRIC SHADE STRUCTURE BY COLOUR TBC TENTNOLOGY OR SIMILAR AS APPROVED FABRIC TO CONFORM TO CANULC-S109 CONTACT : 1 800 663 8858 FABRIC TO SLOPE MIN 1:50 TO ALLOW FOR WATER RUNOFF
- D 4" EXT DIA. PAINTED (WHITE) GALVANISED STEEL POST @ 10' C. WELDED TO 1/2" THICK GALV / PAINTED BASEPLATE BOLT FIXED TO CONCRETE PAD FOUNDATION TO ENGINEER'S SPECIFICATIONS.
- E 1/2" THICK PAINTED GALV. STEEL PLATE BOLT FIXED TO CONCRETE PAD FOUNDATION WATERPROOF MEMBRANE TO RETURN OVER FOUNDATION. FOUNDATION TO ENG. SPECIFICATIONS. BOLT CONNECTIONS TO BE FULLY RE-WATERPROOFED TO ENV. CONSULTANT DETAIL.



2 RUBBER PLAY MOUND / TREE PLANTING  
L6 1:15 METRIC

**project**  
127 EAST 12TH AVENUE

**legal**  
LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
GROUND FLOOR -  
LANDSCAPE TYPICAL DETAILS

**seal**

**scale**  
AS SHOWN

**drawn**  
JP

**checked**  
JP

**reference**

**number**

**L6**



201 - 318 Homer Street,  
Vancouver  
British Columbia  
Canada  
V6B 2V2

t: 778 396 4414  
e: studio@weareconsidered.com  
w: www.weareconsidered.com

**general notes**

This drawing is an instrument of service, remains the property of considered design inc and may not be reproduced without the permission of considered design inc.

All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DE APPLICATION	13.06.2017

revision	date
----------	------

**project**  
127 EAST 12th AVENUE

**legal**  
LOT E PLAN 6880 BLOCK 85 DISTRICT LOT 549  
NEW WESTMINSTER DISTRICT PLAN 750

**drawing**  
LEVEL 6  
LANDSCAPE GENERAL ARRANGEMENT

**seal**

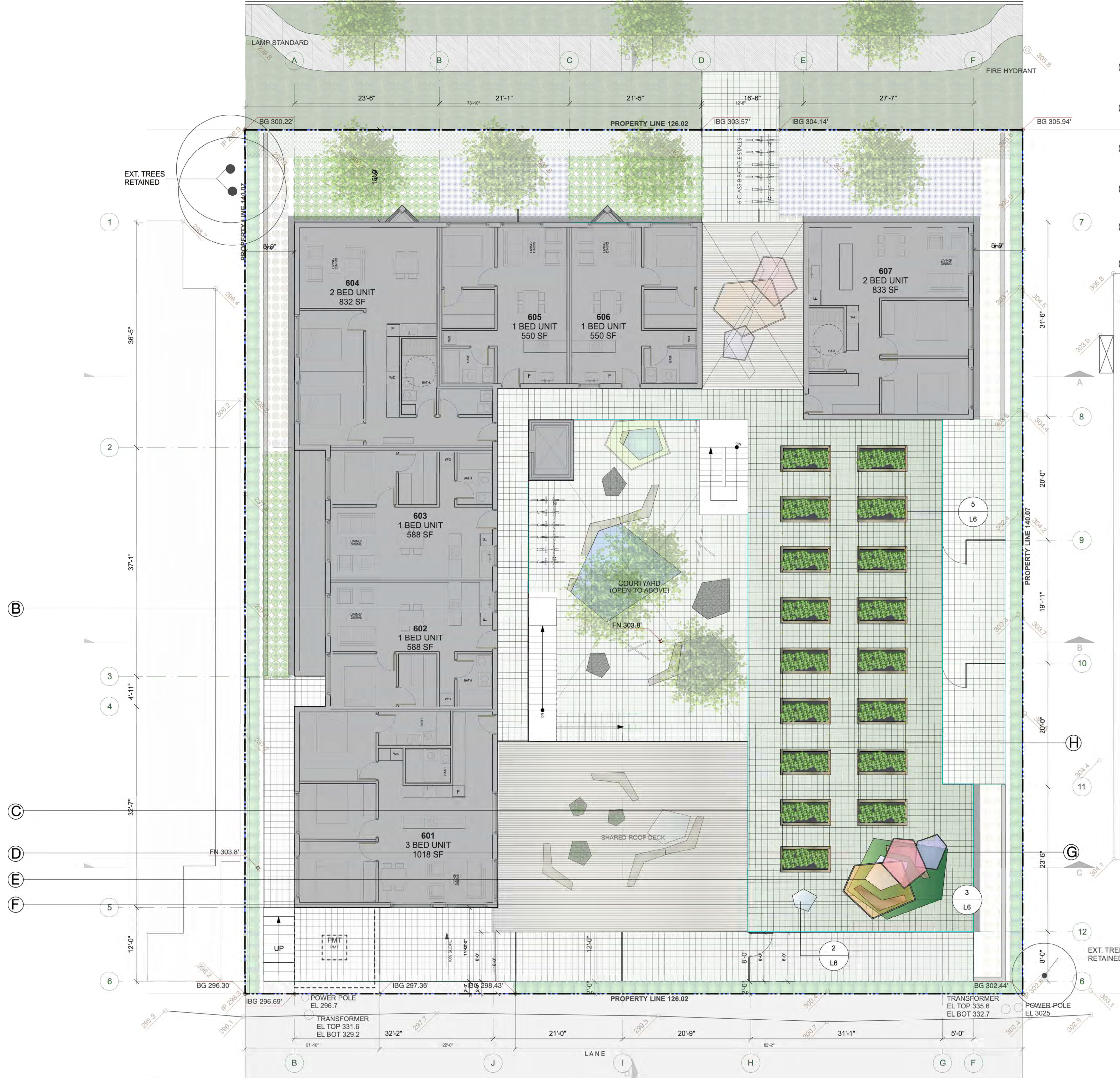
**scale**  
AS SHOWN

**drawn**  
JP

**checked**  
JP

**reference**

**number**  
**L6\_L1**



- (B) 12" SQ SILVERGREY GRANITE PAVING ONTO PEDESTALS
- (C) UNIVERSALLY ACCESSIBLE URBAN AGG. BED UNTREATED CEDAR
- (D) ARTIFICIAL TURF/ RUBBER PLAY SURFACE
- (E) P/C ALUMINIUM COMMUNAL TABLE  
GREEN THEORY DISTRIBUTORS
- (F) P/C ALUMINIUM (MATTE BLACK) & TIMBER COMMUNAL BENCH SEAT  
GREEN THEORY DISTRIBUTORS
- (G) COLOURED DEMOUNTABLE SHADE SAIL STRUCTURES
- (H) SUSPENDED LIGHTS

1 LEVEL 6 LANDSCAPE GENERAL ARRANGEMENT  
L6\_L1 Scale: 1/8" = 1'-0"