# BC HOUSING
# TRANSITIONAL HOUSING

## 3986 NORLAND AVENUE
## BURNABY, BC

ISSUED FOR PUBLIC HEARING

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE : AS NOTED
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BC HOUSING
TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
COVER PAGE

DWG No.: A0.0

## Municipal Address

3986 NORLAND AVENUE
BURNABY, BC, CANADA

## Legal Address

LOT 53 EXCEPT:
PART DEDICATED ROAD ON PLAN 71549
DISTRICT LOT 79
GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 54758

## Site Area

4,779.8 m²
0.478 ha
1.18 acres

## By-Law Zoning

Current Zoning: Comprehensive Development - RM2 and P5
Proposed Rezoning: Comprehensive Development - RM3r, P5

## Proposed Development

PERMITTED USES:
SUPPORTIVE RENTAL HOUSING FACILITIES

## Site Coverage

MAXIMUM LOT COVERAGE:
40%
PROVIDED LOT COVERAGE:
29% (EXISTING 755 m² + PROPOSED 582 m² + BIKE ENCLOSURE 30 m² = 1367m²)

## Building Height

PERMITTED AND PROPOSED BUILDING HEIGHT

BUILDING 1 EXISTING HEIGHT: 10.37m, 3 STOREY

BUILDING 2 PROPOSED HEIGHT: ±15 m, 4 STOREY

## By-Law Setback Summary

MINIMUM REQUIRED SETBACK FOR FRONT YARD:
4.57m

MINIMUM REQUIRED SETBACK FOR REAR YARD:
4.57m

MINIMUM REQUIRED SETBACK FOR SIDE YARD:
4.57m

## Building Area Summary

EXISTING BUILDING 1:

| | |
|---|---|
| Main Floor GFA: | 775 m² |
| Second Floor GFA: | 797.4 m² |
| Third Floor GFA: | 797.4 m² |
| Total GFA: | 2,369.8 m² |

PROPOSED BUILDING 2:

| | |
|---|---|
| Main Floor GFA: | 582 m² |
| Second Floor GFA: | 582 m² |
| Third Floor GFA: | 582 m² |
| Fourth Floor GFA: | 582 m² |
| Total GFA: | 2,328 m² |

TOTAL: 4,697.8 m²

## Floor Area Ratio

PERMITTED FAR : 1.1

PROPOSED FAR:
EXISTING BUILDING: 2,369.8 m²
PROPOSED BUILDING : 2,328 m²

TOTAL BUILDINGS GFA: 4,697.8 m²

SITE AREA: 4,779.8 m²
TOTAL FAR: 0.98

## Dwelling Unit Summary

GROSS FLOOR AREA:
typical unit: 32.6 m²
adaptable unit: 32.6 m²
barrier free unit: 32.6 m²

NUMBER OF UNITS BY TYPE AND BY FLOOR:
EXISTING BUILDING 1:

| | |
|---|---|
| MAIN FLOOR: | 2 typical unit |
| | 4 adaptable units |
| | 6 barrier free units |
| SECOND FLOOR: | 20 typical units |
| THIRD FLOOR: | 20 typical units |
| | 52 Studio Units |

PROPOSED BUILDING 2:

| | |
|---|---|
| MAIN FLOOR: | 1 typical unit |
| | 3 barrier free units |
| SECOND FLOOR: | 13 typical units |
| THIRD FLOOR: | 13 typical units |
| FOURTH FLOOR: | 13 typical units |
| TOTAL: | 43 Studio Units |

TOTAL: 95 Studio Units

## Motor Vehicle Parking Requirement

REQUIRED AND PROVIDED
12 Stalls (includes1 Barrier Free Stall)

## Bicycle Parking Requirement

REQUIRED AND PROVIDED:

EXISTING BUILDING 1: 10 OUTDOOR BICYCLE STALLS
PROPOSED BUILDING 2: 22 ENCLOSED BICYCLE STALLS

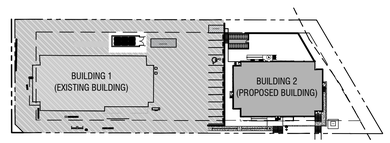
## Waste and Recycling Requirement

MINIMUM SIZE STORAGE REQUIRED:
The greater of :
5 m²
number of housing units * 0.44 m²
95 units * 0.44 m² = 41.8 m²

PROVIDED:
41.9 m²

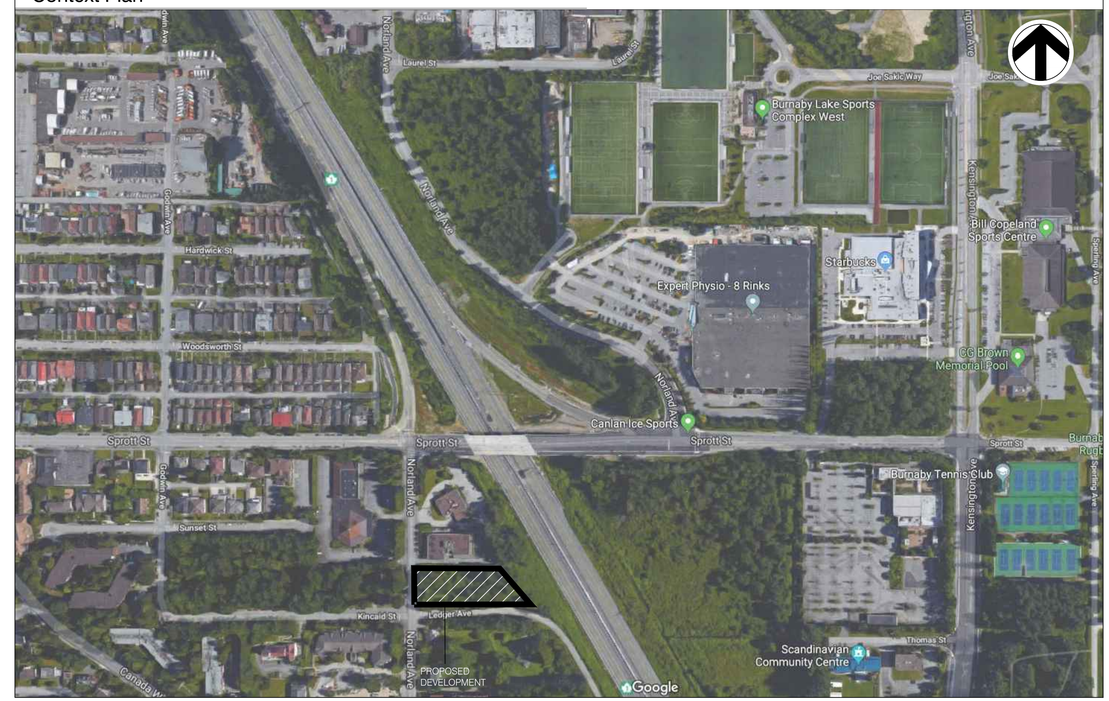
## Loading Parking Requirement

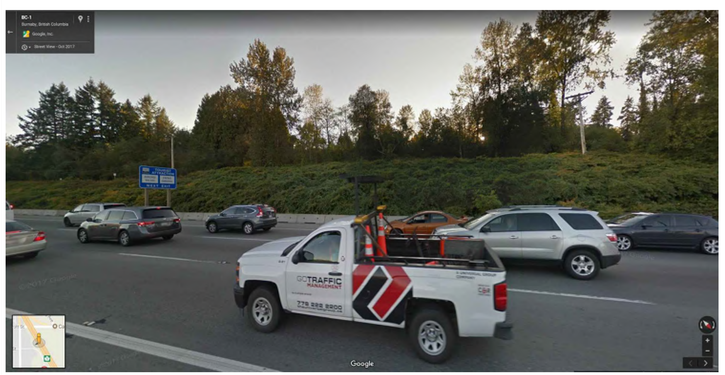
REQUIRED AND PROVIDED:
1 LOADING STALL




1 A0.1 Key Plan

## Context Plan



2 A0.1 Site Photo - View from Transcanada

3 A0.1 Site Photo - Adjacent Building from Ledger Avenue

4 A0.1 Site Photo - from Ledger Avenue

5 A0.1 Site Photo - View from Norland Avenue

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
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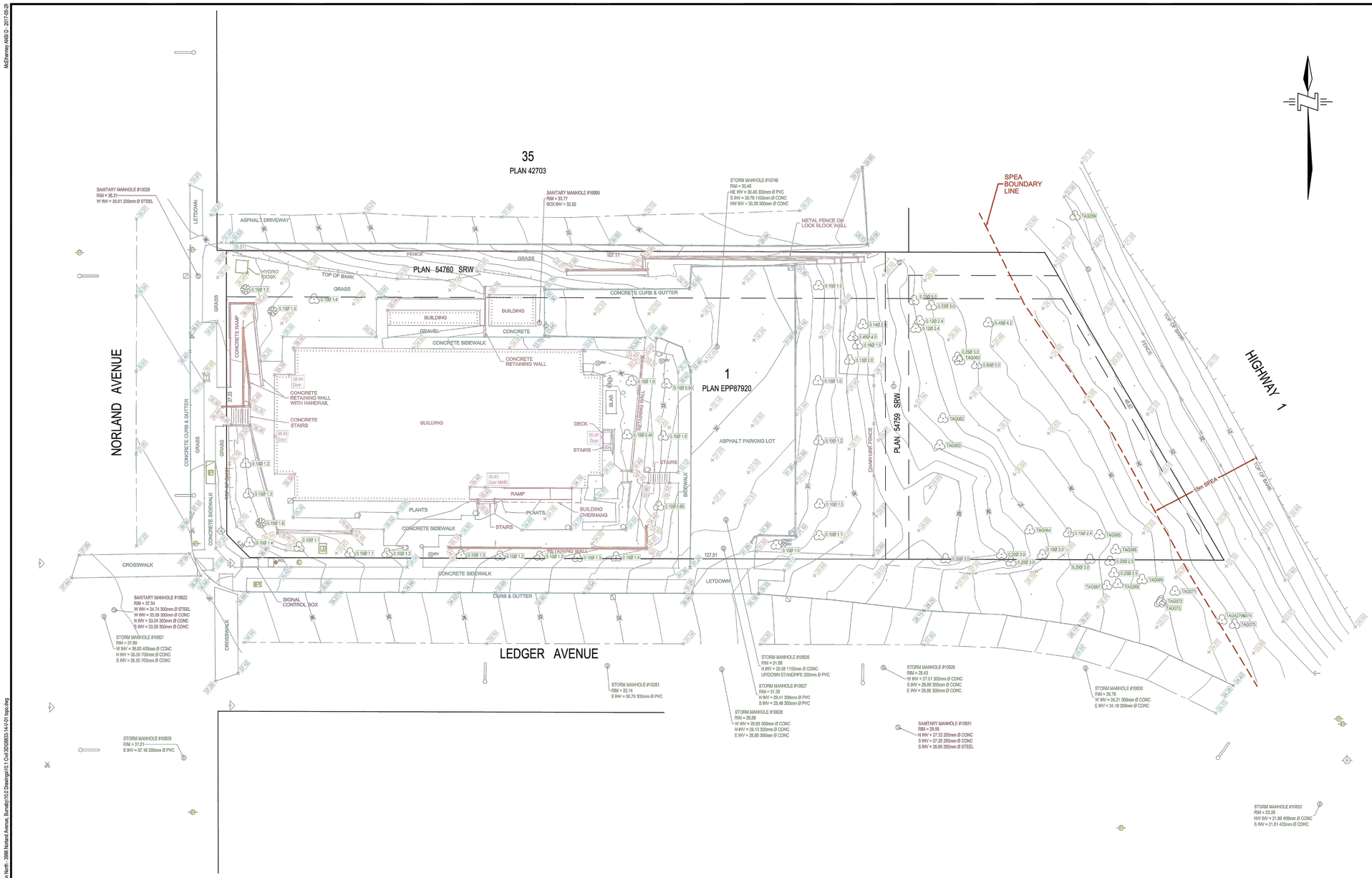
BC HOUSING
TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
PROJECT STATS & SITE PHOTOS

DWG No.: A0.1




## LEGEND

| | |
|---|---|
| +28.05 | DENOTE SPOT ELEVATION |
| m | DENOTES METRES |
| mm | DENOTES MILLIMETRES |
| Ø | DENOTES DIAMETER |
| | BOLLARD |
| | CATCH BASIN (TOP INLET) |
| | DRAIN CAP |
| | FIRE HYDRANT |
| | GUY WIRE |
| | JUNCTION BOX |
| | LAMP STANDARD |
| | MANHOLE - ELECTRICAL |
| | MANHOLE - SANITARY |
| | MANHOLE - STORM |
| | POLE - HYDRO |
| | (POLE) YARD LAMP |
| POL | POLE |
| | STAND PIPE |
| | SUMP |
| | TRAFFIC LIGHT STANDARD |
| | TREE - CONIFEROUS |
| | TREE - DECIDUOUS |
| IRV | VALVE - IRRIGATION |
| WC | VALVE - WATER |
| | VAULT - ELECTRICAL |
| | VAULT - TELEPHONE |

## NOTES

1. THE SURVEY IS ON A LOCAL GROUND COORDINATE SYSTEM. BEARINGS ARE UTM GRID, DERIVED FROM OBSERVATIONS TO GCM 357 AND 82H5054.
2. TO CONVERT TO UTM ZONE10 NAD83(CSRS) 4.0.0.BC.1.MVRD, MULTIPLY BY THE COMBINED FACTOR OF 0.9995949 ABOUT GCM 357.
3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28GVRD USING MONUMENT GCM 357 AT THE NORTHERN PART OF INTERSECTION OF GOODWIN AVENUE AND SPROTT STREET, ELEVATION= 51.617 METRES.
4. CONTOUR INTERVAL IS 0.5 METRES.
5. PARCEL DIMENSIONS REPRESENTED ON THIS PLAN ARE DERIVED FROM FIELD MEASUREMENTS.
6. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.
7. THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 10TH DAY OF JULY, 2020.
8. TREE TAGS AND DETAILS ARE REFERRED TO THE ARBORIST REPORT.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7167536 FILED 2018-11-01
STATUTORY RIGHT OF WAY: B118997, BY94145, BY94147
COVENANT: CA7350614

THIS TOPOGRAPHIC PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT THIS 16TH DAY OF JULY, 2020.

JASON G. HAMEL, BCLS, CLS
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

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| Rev | Date | Description | Survey | Drawn | App'd |
|---|---|---|---|---|---|
| 0 | 2020-07-15 | TOPOGRAPHIC SURVEY | KL/JJ | CM | JH |

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0 1:250 10

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
Suite 2300
13450 102nd Avenue
Surrey BC
Canada V3T 5X3
T 604 596 0391

Approved Sealed

HORIZON NORTH
540 ATHABASCA STREET, WEST KAMLOOPS, BC V2H 1C4

TOPOGRAPHIC SURVEY PLAN OF
LOT 1 DISTRICT LOT 79 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP87920
PID: 030-708-958
3986 NORLAND AVENUE, BURNABY, BC

Drawing No. V-01
Project Number 2112-08833-14
Rev. 0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2020-09-10, 14:08 FILE: I:\2021\08800-08999\08833-14 Horizon North - 3986 Norland Avenue, Burnaby\10.0 Drawings\10.1 Cad\350833-14-V-01 topo.dwg

McElhaney | MSD - D - 2017-05-25

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE : AS NOTED
DRAWN BY :
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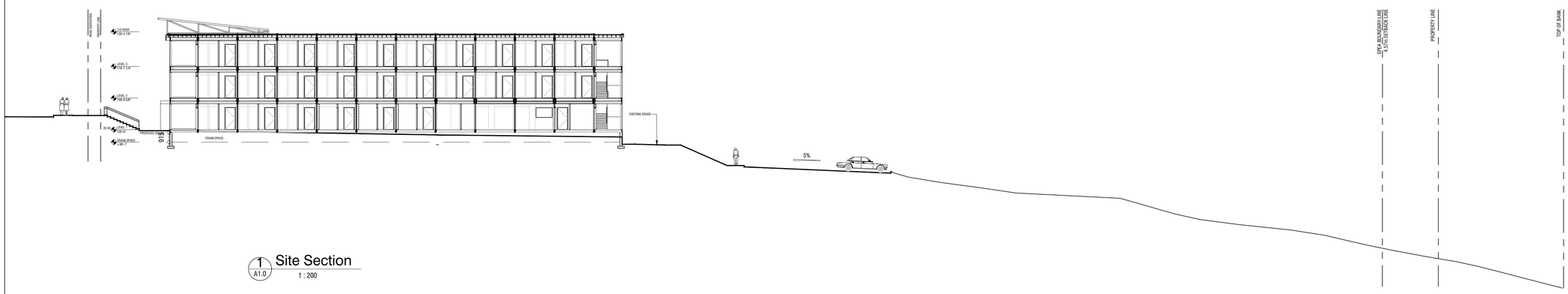
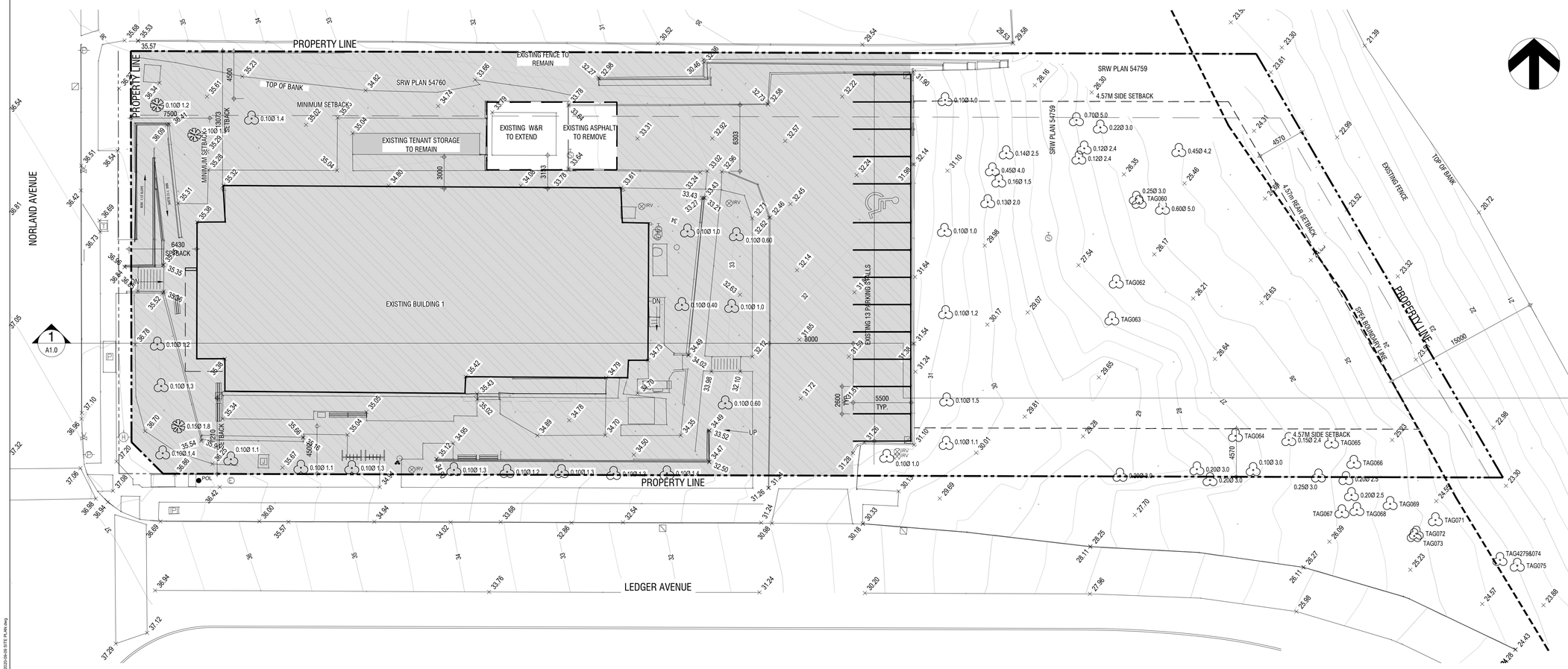
TRANSITIONAL HOUSING
3986 NORLAND AVENUE, BURNABY, BC
EXITING SITE SURVEY

DWG No.: A0.2

Thu, 17 Sep 2020 3:22pm Drawing name: C:\Users\zoy\Desktop\cadworks\Archive\ - 1980\2020\20-09 PROJECT STATISTICS.dwg




1 A1.0 Site Section
1 : 200




2 A1.0 Site Plan
1 : 200

## Site Plan - General Notes

1. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
2. NO FIRE HYDRANT CLOSE TO THE PROPERTY

## Site Plan - Symbol Legend

- INDICATES EXISTING PORTION OF SITE TO REMAIN AS IS
- INDICATES EXTEND OF A
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES MAIN ENTRY
- INDICATES NEW FENCE (SCALED FOR CLARITY)
- INDICATES EXSITING PARKING LINE PAINTED ON ASPHALT SURFACE
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES PROPOSED GEODETIC SPOT ELEVATION
- INDICATES NEW CONCRETE WHEEL STOP
- PP INDICATES LOCATION OF POWER POLE WITH TRANSFORMER
- INDICATES LOCATION OF EXISTING LIGHTING
- INDICATES LOCATION OF EXISTING POLE LIGHT TO REMAIN
- INDICATES LOCATION OF EXISTING STORM TO REMAIN
- INDICATES LOCATION OF EXISTING SIGN TO REMAIN

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HORIZON NORTH

BC HOUSING

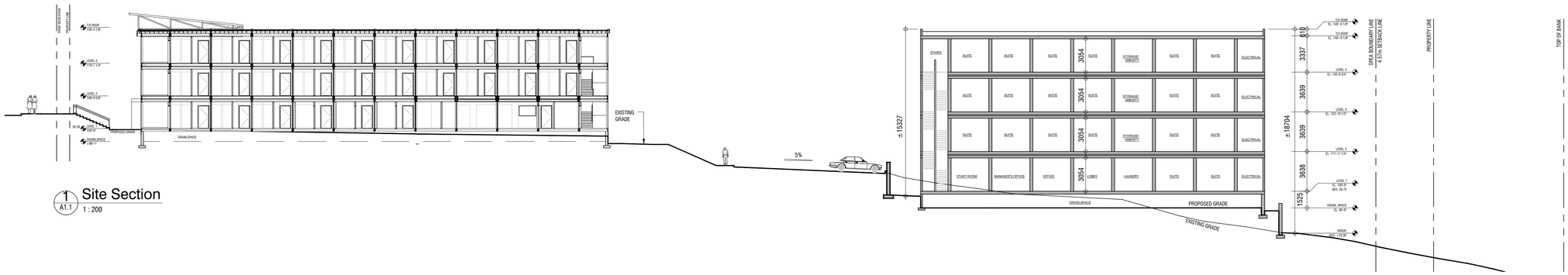
S2 architecture

PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :

# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
SITE PLAN - EXISTING

DWG No.: A1.0




1 A1.1 Site Section
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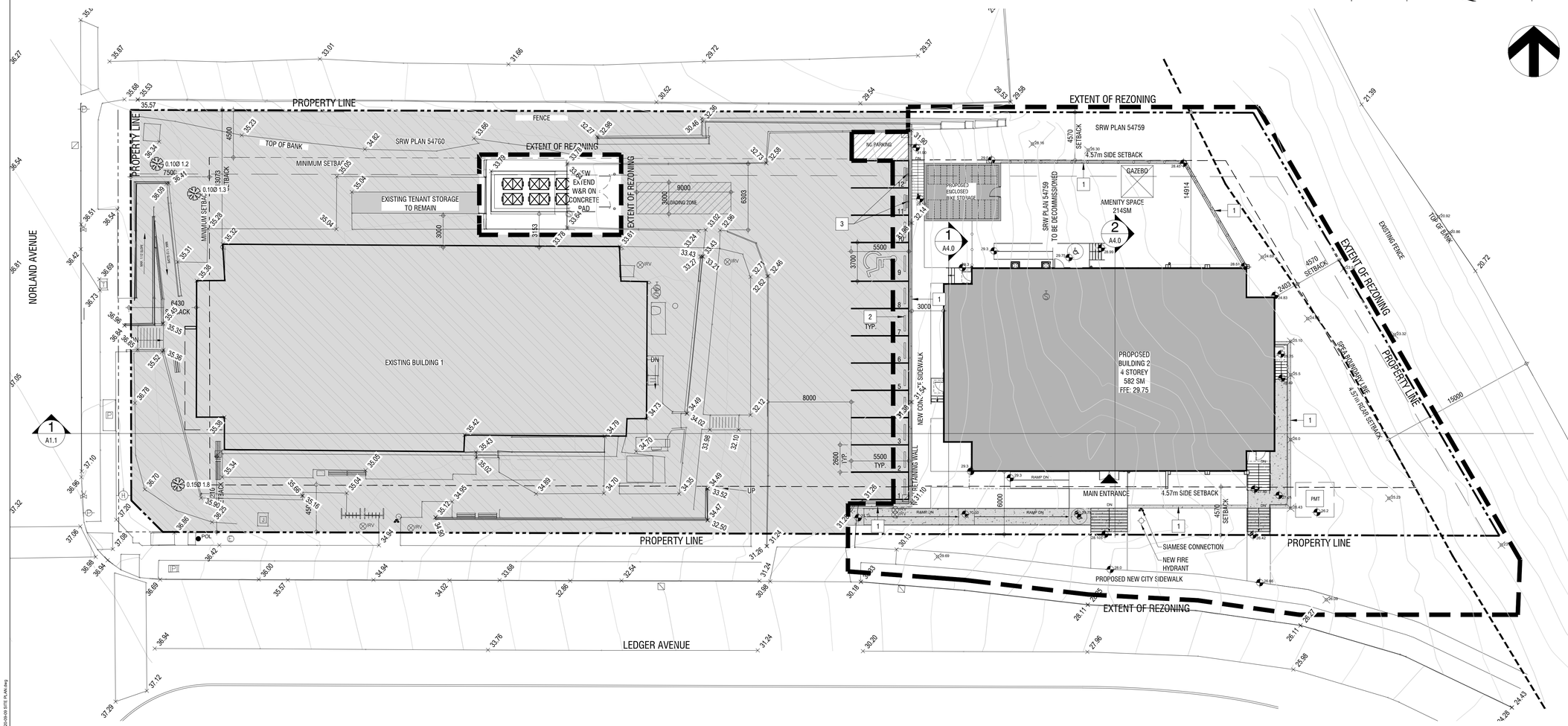


2 A1.1 Site Plan
1 : 200

## Site Plan - General Notes

1. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION

## Site Plan - Symbol Legend

- INDICATES EXISTING PORTION OF SITE TO REMAIN AS IS
- INDICATES PROPOSED BUILDING
- INDICATES CONCRETE RAMP, STAIRS AND RETAINING WALL
- INDICATES EXTEND OF A
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES SPEA BOUNDARY (SCALED DOWN FOR CLARITY)
- INDICATES MAIN ENTRY
- INDICATES NEW FENCE (SCALED FOR CLARITY)
- INDICATES EXSITING PARKING LINE PAINTED ON ASPHALT SURFACE
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES PROPOSED GEODETIC SPOT ELEVATION
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES NEW CONCRETE WHEEL STOP
- PP INDICATES LOCATION OF POWER POLE WITH TRANSFORMER
- INDICATES LOCATION OF EXISTING LIGHTING
- INDICATES LOCATION OF EXISTING POLE LIGHT TO REMAIN
- INDICATES LOCATION OF EXISTING STORM TO REMAIN
- INDICATES LOCATION OF EXISTING SIGN TO REMAIN
- 1 INDICATES LOCATION OF EXISTING SIGN TO REMAIN
- 2 INDICATES NEW CONCRETE WHEEL STOP
- 3 INDICATES PARKING RESTRICTION SIGN

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# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
SITE PLAN - PROPOSED

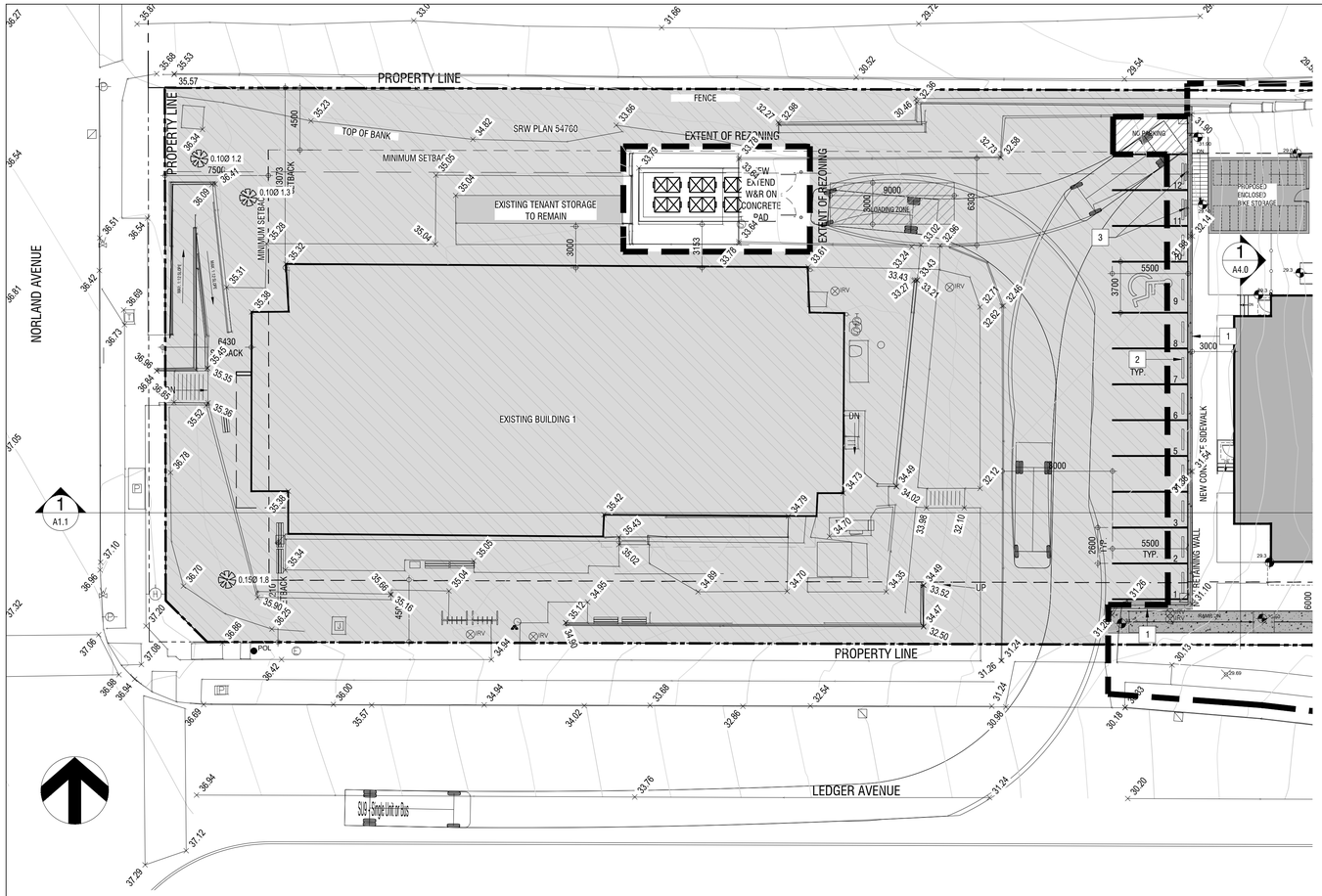
DWG No.: A1.1

NOTE: FURTHER ADJUSTMENTS MAY APPLY, AS DETERMINED THROUGH A PPA REVIEW APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING

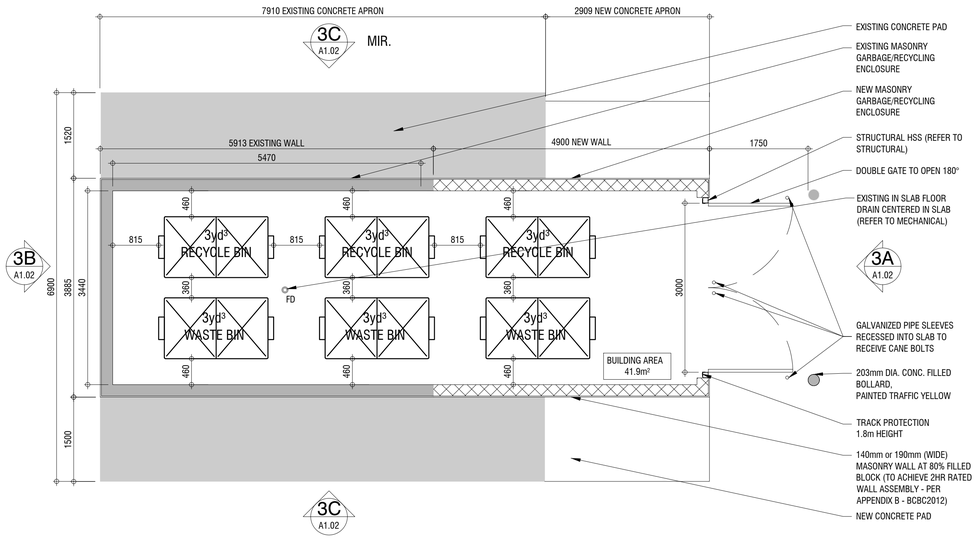
## Waste & Recycling Storage Area Requirement

MINIMUM SIZE STORAGE REQUIRED:
The greater of :
5 m²
number of housing units * 0.44 m²
EXISTING 52 units * 0.44 m² + PROPOSED 43 units * 0.44 m² = 41.80 m²

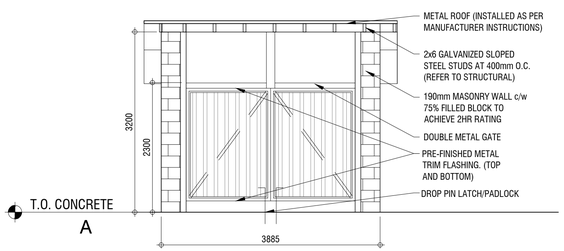
PROVIDED:
EXISTING 22.96 m² + PROPOSED 18.94 m² = 41.9 m²

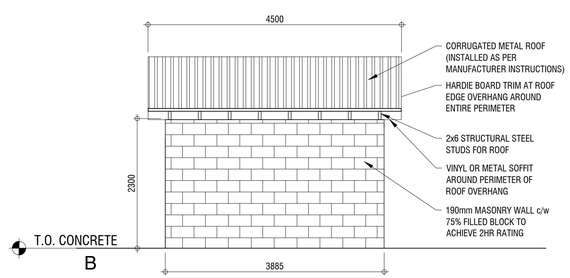


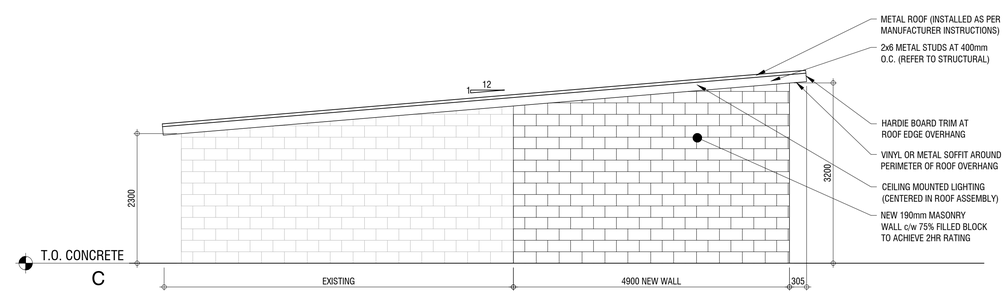

1 A1.2 W&R Turning Radius
1 : 200




2 A1.2 Garbage Enclosure Plan
1 : 200




3 A1.2 Garbage Enclosure Elevations
1 : 200

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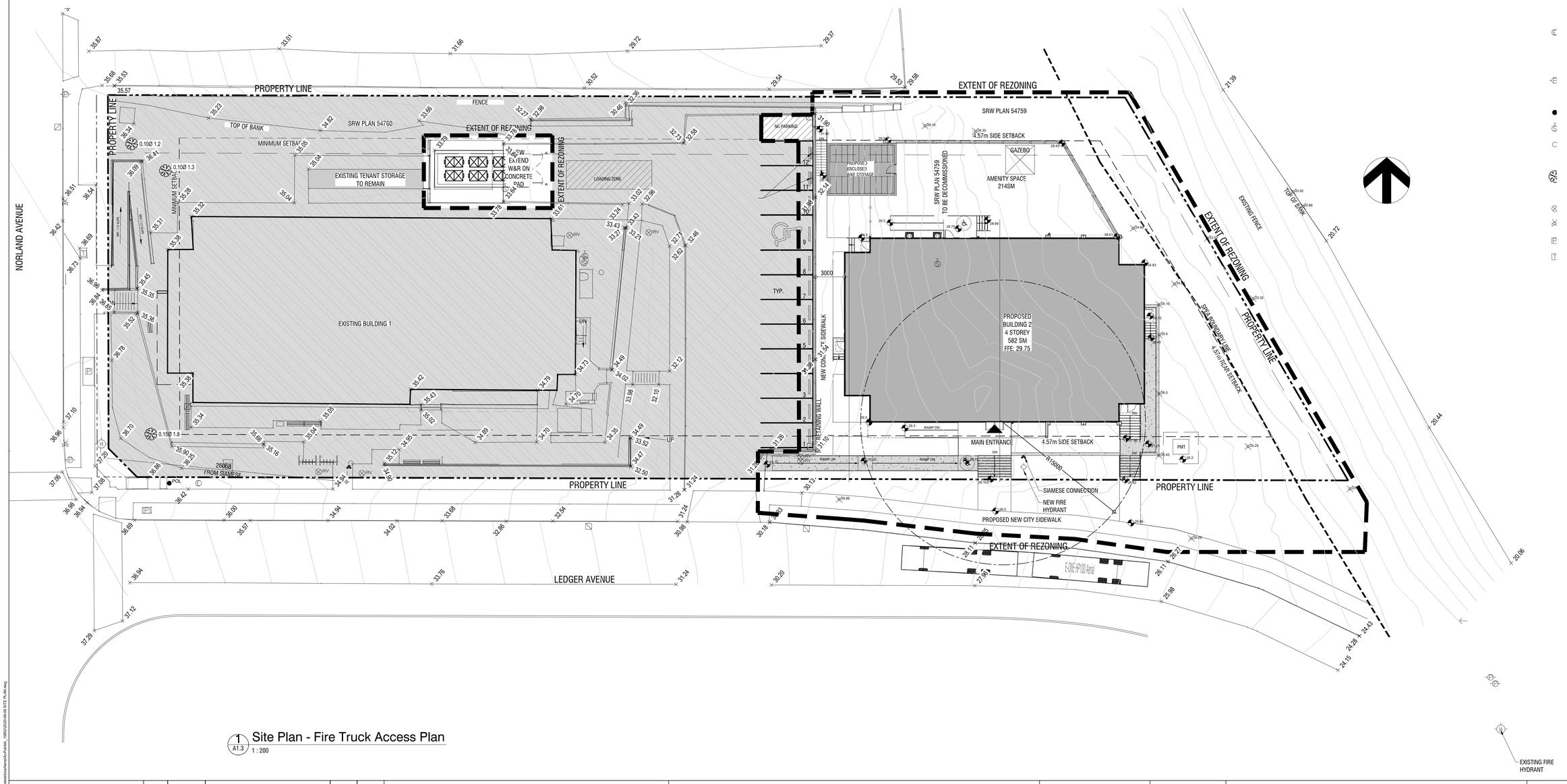
# BC HOUSING

TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
W&R TURNING RADIUS & DETAILS

DWG No.: A1.2

NOTE: FURTHER ADJUSTMENTS MAY APPLY, AS DETERMINED THROUGH A PPA REVIEW APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING




1 A1.3 Site Plan - Fire Truck Access Plan
1 : 200

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CHECKED :

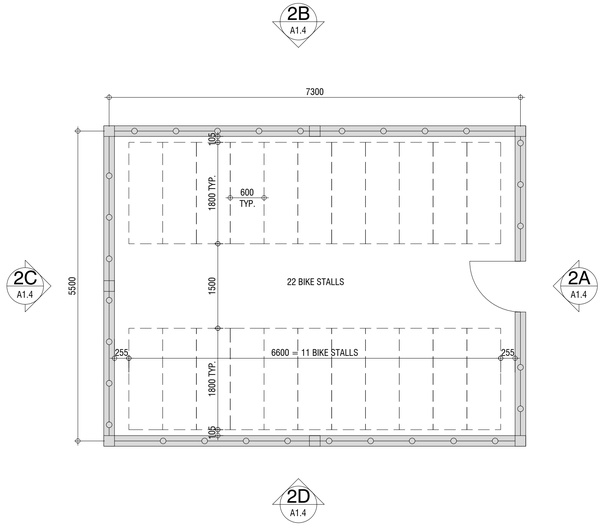
# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
FIRE TRUCK ACCESS PLAN

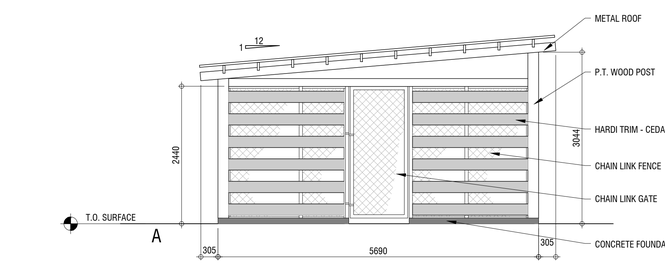
DWG No.: A1.3

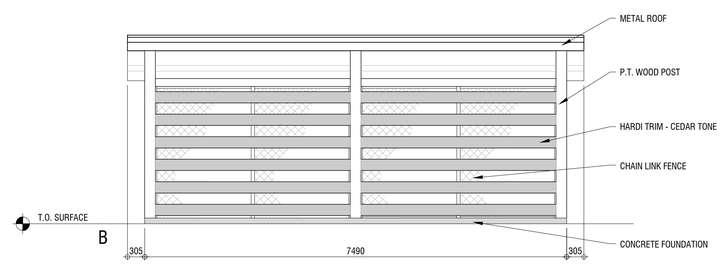
Thu, 17 Sep 2020 - 2:38pm Drawing name: C:\Users\ZoeFrost\appdata\local\pw\pw\Profiles_18962\20\d\hn\SITE PLAN.dwg

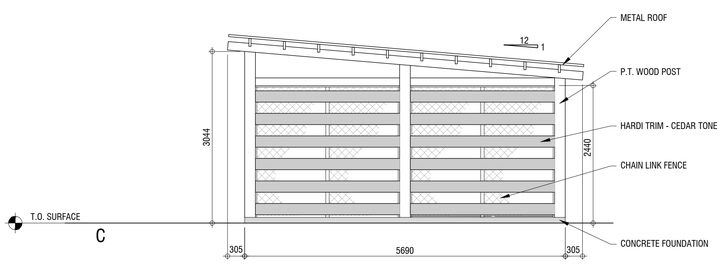
NOTE: FURTHER ADJUSTMENTS MAY APPLY, AS DETERMINED THROUGH A PPA REVIEW APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING

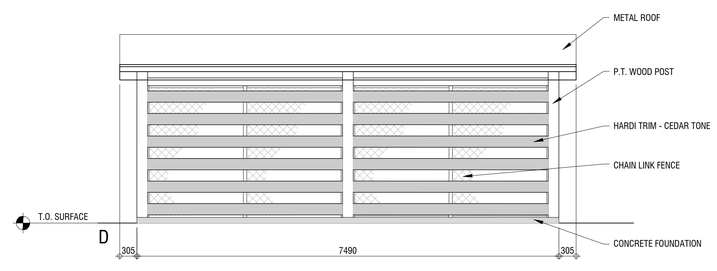



1 A1.4 Bike Storage Plan
1 : 50




2 A1.4 Bike Storage Elevations
1 : 50

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :

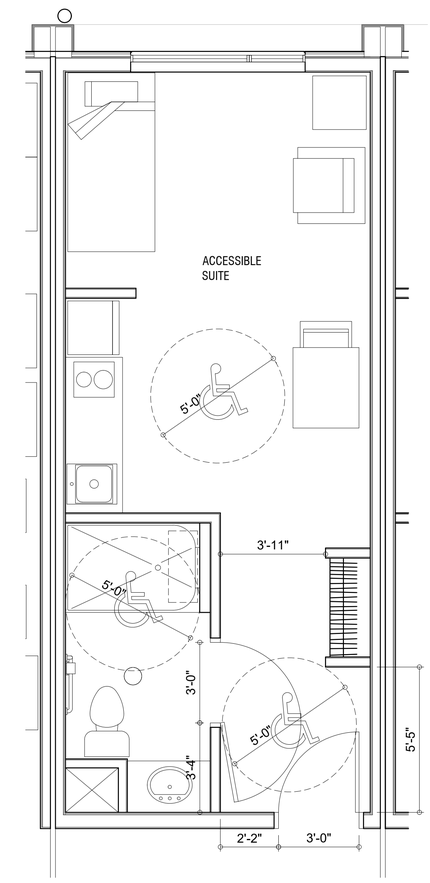
BC HOUSING
TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
SITE DETAILS - BIKE ENCLOSURE

DWG No.: A1.4

1 A2.0 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

## Floor Plan - Symbol Legend

INDICATES CONCRETE RAMP, STAIRS AND RETAINING WALL




2 A2.0 ACCESSIBLE UNIT - ENLARGED
SCALE: 3/16" = 1'-0"

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# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC

MAIN FLOOR PLAN

DWG No.: A2.0

1 A2.1 FLOOR PLAN - LEVEL 2 - 4
SCALE: 3/16" = 1'-0"

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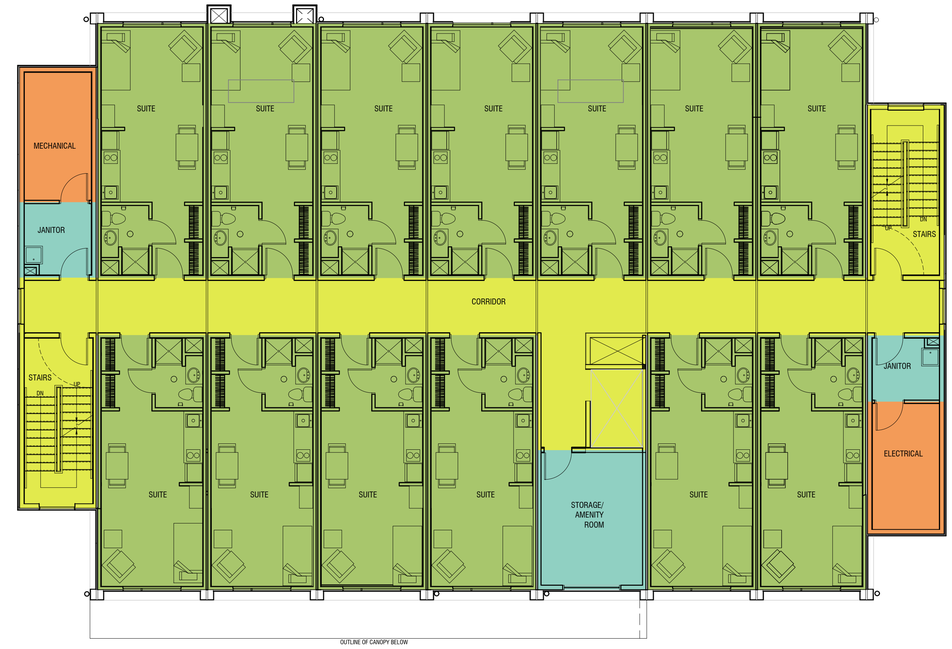
# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC

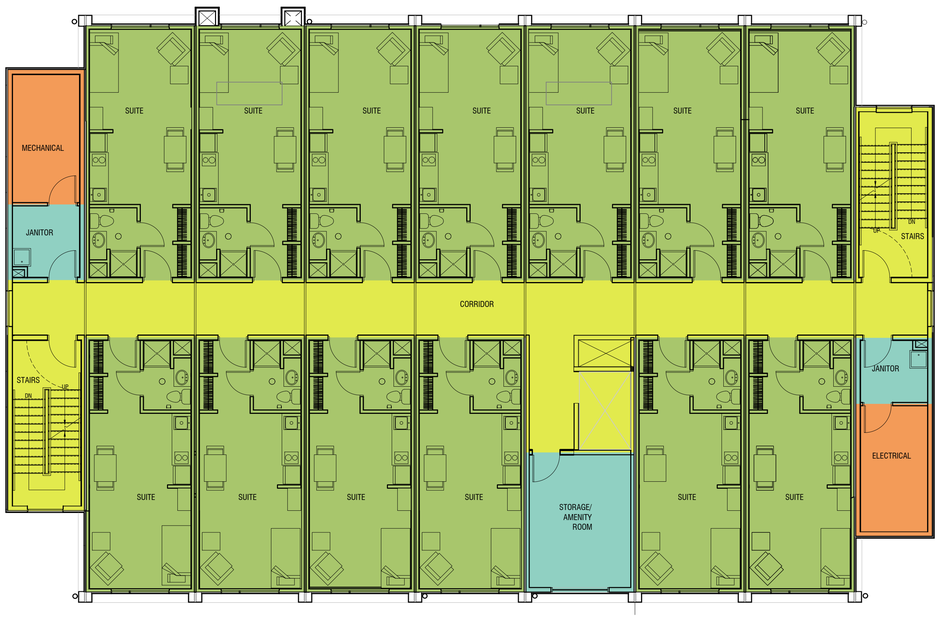
FLOOR PLAN - LEVEL 2-4

DWG No.: A2.1

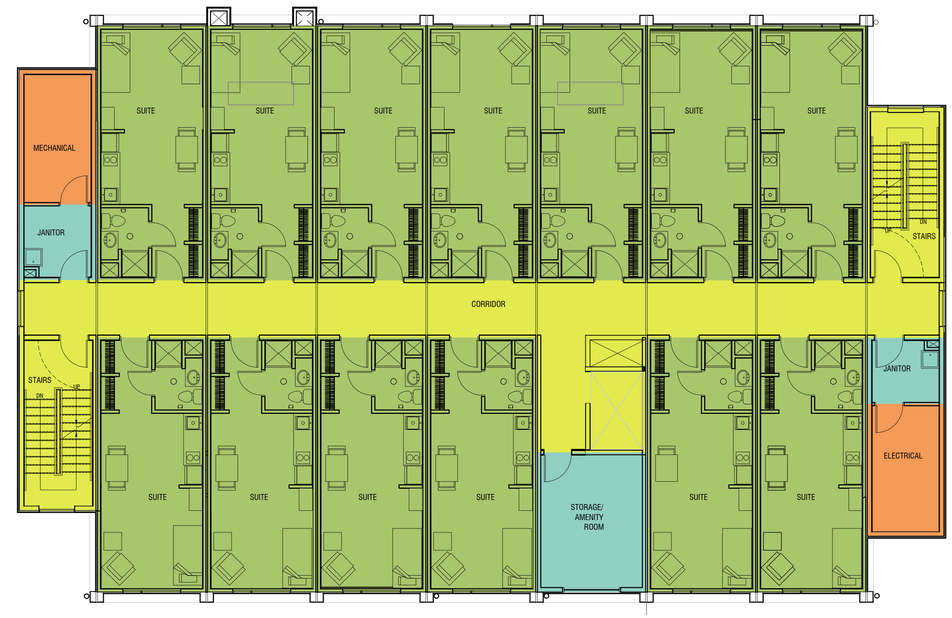
1 A2.2 COLOUR CODED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"




2 A2.2 COLOUR CODED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"




3 A2.2 COLOUR CODED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"




4 A2.2 COLOUR CODED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

## LEGEND:

- RESIDENTIAL AREA (EACH UNIT: 32.6 m²)
- CIRCULATION AREA
- AMENITY SPACE
- OPERATIONAL AREA
- SERVICES

## AREA PER USE CALCULATION

MAIN LEVEL FLOOR:

| | |
|---|---|
| RESIDENTIAL AREA: | 129.2 m² |
| CIRCULATION AREA: | 112.3 m² |
| AMENITY AREA: | 96.9 m² |
| OPERATIONAL AREA: | 213.1 m² |
| SERVICES AREA: | 30.5 m² |
| TOTAL | 582 m² |

SECOND LEVEL FLOOR:

| | |
|---|---|
| RESIDENTIAL AREA: | 421.0 m² |
| CIRCULATION AREA: | 106.7 m² |
| AMENITY AREA: | 0 m² |
| OPERATIONAL AREA: | 30.5 m² |
| SERVICES AREA: | 23.8 m² |
| TOTAL | 582 m² |

THIRD LEVEL FLOOR:

| | |
|---|---|
| RESIDENTIAL AREA: | 421.0 m² |
| CIRCULATION AREA: | 106.7 m² |
| AMENITY AREA: | 0 m² |
| OPERATIONAL AREA: | 30.5 m² |
| SERVICES AREA: | 23.8 m² |
| TOTAL | 582 m² |

FOURTH LEVEL FLOOR:

| | |
|---|---|
| RESIDENTIAL AREA: | 421.0 m² |
| CIRCULATION AREA: | 106.7 m² |
| AMENITY AREA: | 0 m² |
| OPERATIONAL AREA: | 30.5 m² |
| SERVICES AREA: | 23.8 m² |
| TOTAL | 582 m² |

5 A2.2 AREA PER USE CALCULATION
SCALE: NTS

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BC HOUSING

S2 architecture

PROJ # : 220114
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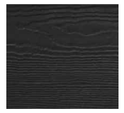
# BC HOUSING

TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
COLOUR CODED FLOOR PLANS

DWG No.: A2.2

01 HARDIBOARD - ARCTIC WHITE

03 HARDIPLANK - CEDARTONE



02 HARDIPLANK - IRON GRAY

04 07 16 HARDIPLANK - GRAY SLATE

## Elevations - Code Legend

| | |
|---|---|
| 01 | FIBRE CEMENT PANEL - ARCTIC WHITE |
| 02 | FIBRE CEMENT PLANK SIDING - IRON GRAY |
| 03 | FIBRE CEMENT PLANK SIDING - CEDARTONE |
| 04 | FIBRE CEMENT PLANK SIDING - GRAY SLATE |
| 05 | P.T. WOOD RAMP |
| 06 | P.T WOOD STAIRS/LANDING |
| 07 | CANOPY - GRAY SLATE |
| 08 | STEEL DOORS - BLACK |
| 09 | PVC WINDOW<br>a) WHITE<br>b) BLACK |
| 10 | METAL HANDRAIL/GUARD - BLACK |
| 11 | DOWNSPOUT GUTTER - WHITE |
| 12 | CANOPY CABLE - GRAY SLATE |
| 13 | BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS |
| 14 | RETAINING WALL |
| 15 | FENCING - REFER TO LANDSCAPE DRAWINGS |
| 16 | FLASHING - GRAY SLATE |

1 A3.0 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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BC HOUSING

S2 architecture

PROJ # : 220114
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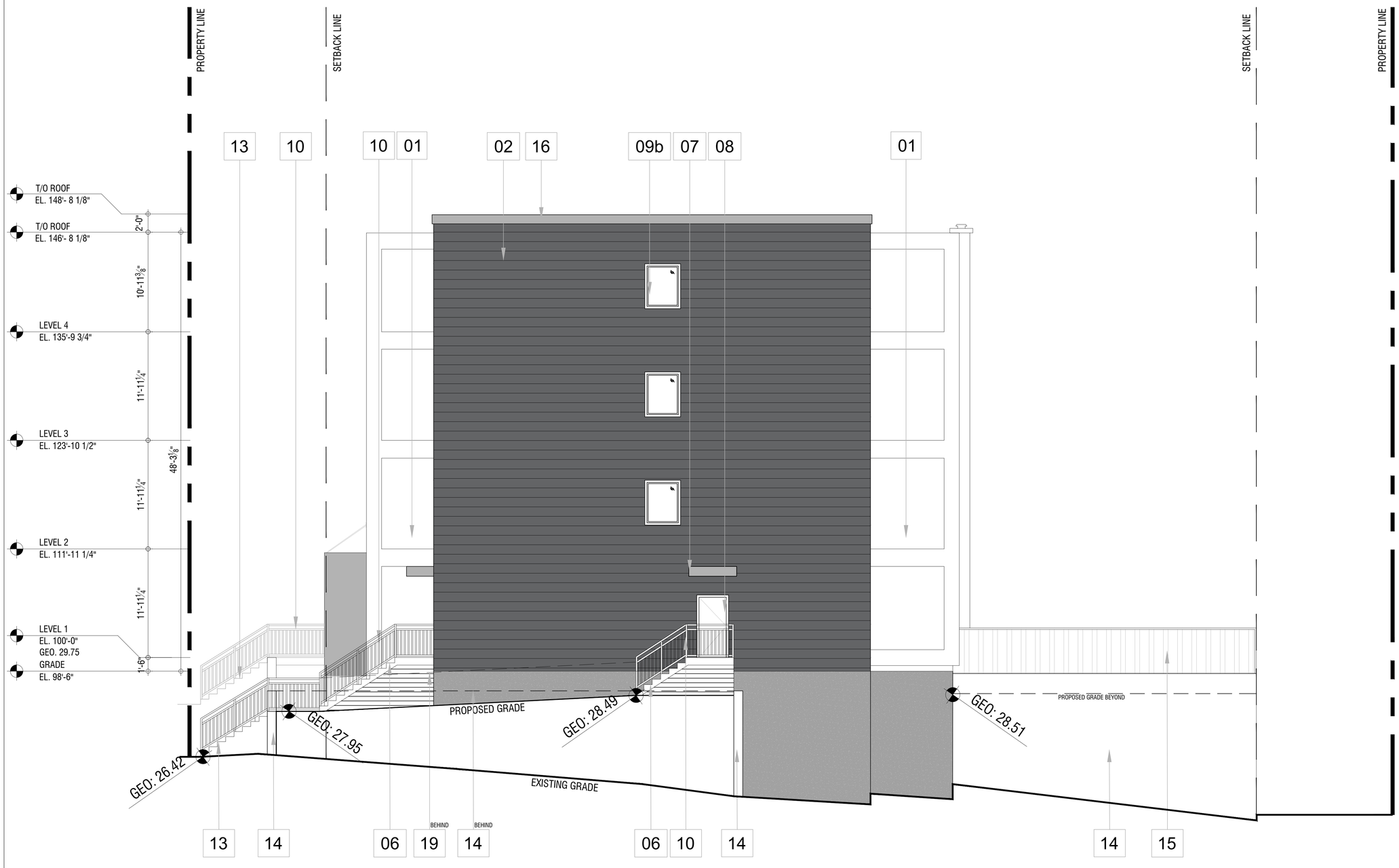
# BC HOUSING

TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
SOUTH ELEVATION

DWG No.: A3.0

Thu, 17 Sep 2020 - 2:27pm Drawing name: C:\Users\ZoranDespotoski\Desktop\Archicad\s_1080\2020-09-09 S1CVXTSD6L.dwg

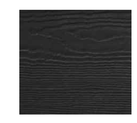



1 A3.1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

## Elevations - Code Legend

| | |
|---|---|
| 01 | FIBRE CEMENT PANEL - ARCTIC WHITE |
| 02 | FIBRE CEMENT PLANK SIDING - IRON GRAY |
| 03 | FIBRE CEMENT PLANK SIDING - CEDARTONE |
| 04 | FIBRE CEMENT PLANK SIDING - GRAY SLATE |
| 05 | P.T. WOOD RAMP |
| 06 | P.T WOOD STAIRS/LANDING |
| 07 | CANOPY - GRAY SLATE |
| 08 | STEEL DOORS - BLACK |
| 09 | PVC WINDOW<br>a) WHITE<br>b) BLACK |
| 10 | METAL HANDRAIL/GUARD - BLACK |
| 11 | DOWNSPOUT GUTTER - WHITE |
| 12 | CANOPY CABLE - GRAY SLATE |
| 13 | BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS |
| 14 | RETAINING WALL |
| 15 | FENCING - REFER TO LANDSCAPE DRAWINGS |
| 16 | FLASHING - GRAY SLATE |

01 HARDIBOARD - ARCTIC WHITE


02 HARDIPLANK - IRON GRAY

03 HARDIPLANK - CEDARTONE

04 07 16 HARDIPLANK - GRAY SLATE

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE : AS NOTED
DRAWN BY :
CHECKED :

# BC HOUSING

## TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC

EAST ELEVATION

DWG No.: A3.1

## Elevations - Code Legend

| | |
|---|---|
| 01 | FIBRE CEMENT PANEL - ARCTIC WHITE |
| 02 | FIBRE CEMENT PLANK SIDING - IRON GRAY |
| 03 | FIBRE CEMENT PLANK SIDING - CEDARTONE |
| 04 | FIBRE CEMENT PLANK SIDING - GRAY SLATE |
| 05 | P.T. WOOD RAMP |
| 06 | P.T WOOD STAIRS/LANDING |
| 07 | CANOPY - GRAY SLATE |
| 08 | STEEL DOORS - BLACK |
| 09 | PVC WINDOW<br>a) WHITE<br>b) BLACK |
| 10 | METAL HANDRAIL/GUARD - BLACK |
| 11 | DOWNSPOUT GUTTER - WHITE |
| 12 | CANOPY CABLE - GRAY SLATE |
| 13 | BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS |
| 14 | RETAINING WALL |
| 15 | FENCING - REFER TO LANDSCAPE DRAWINGS |
| 16 | FLASHING - GRAY SLATE |

01 HARDIBOARD - ARCTIC WHITE

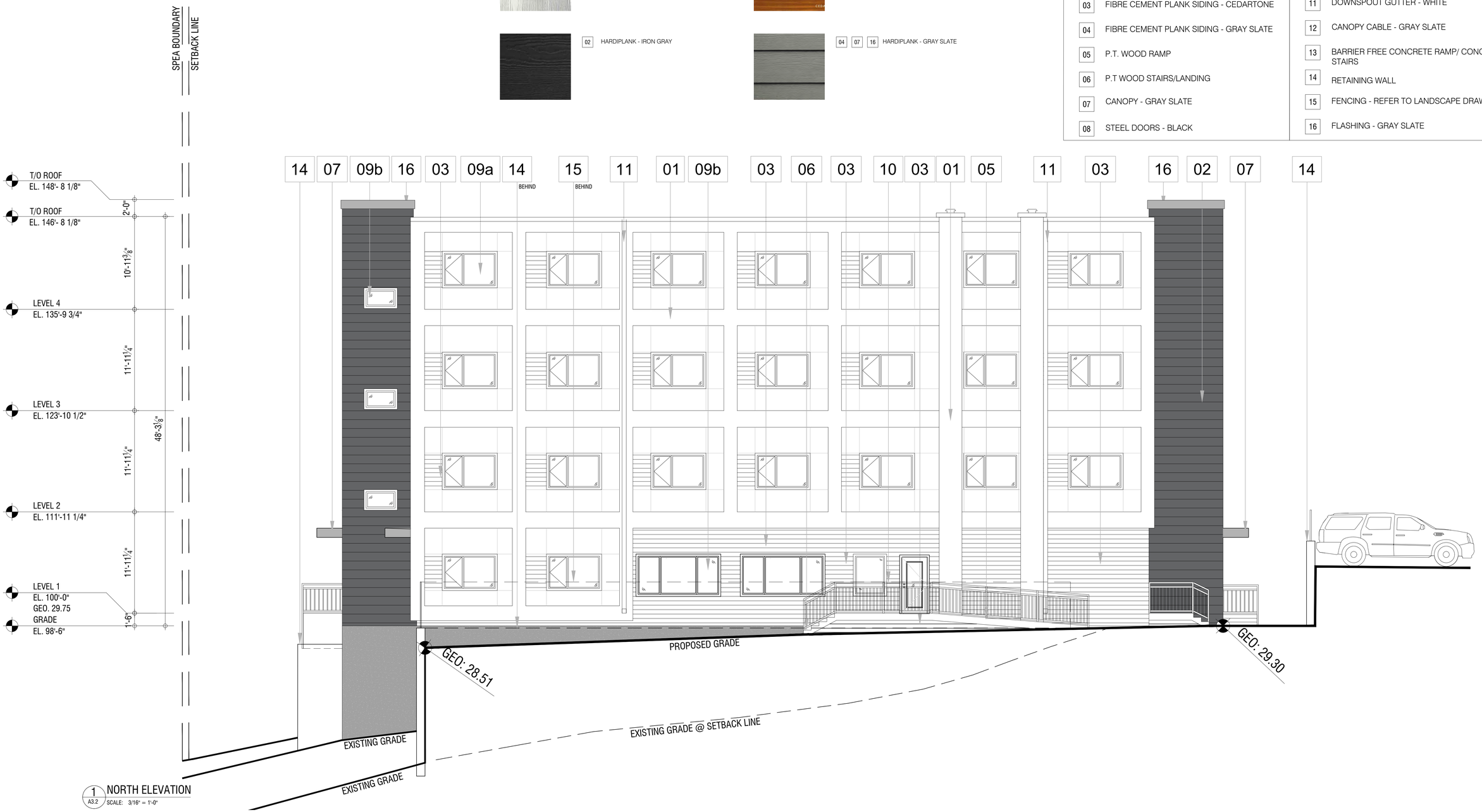
03 HARDIPLANK - CEDARTONE



02 HARDIPLANK - IRON GRAY



04 07 16 HARDIPLANK - GRAY SLATE




1 A3.2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE : AS NOTED
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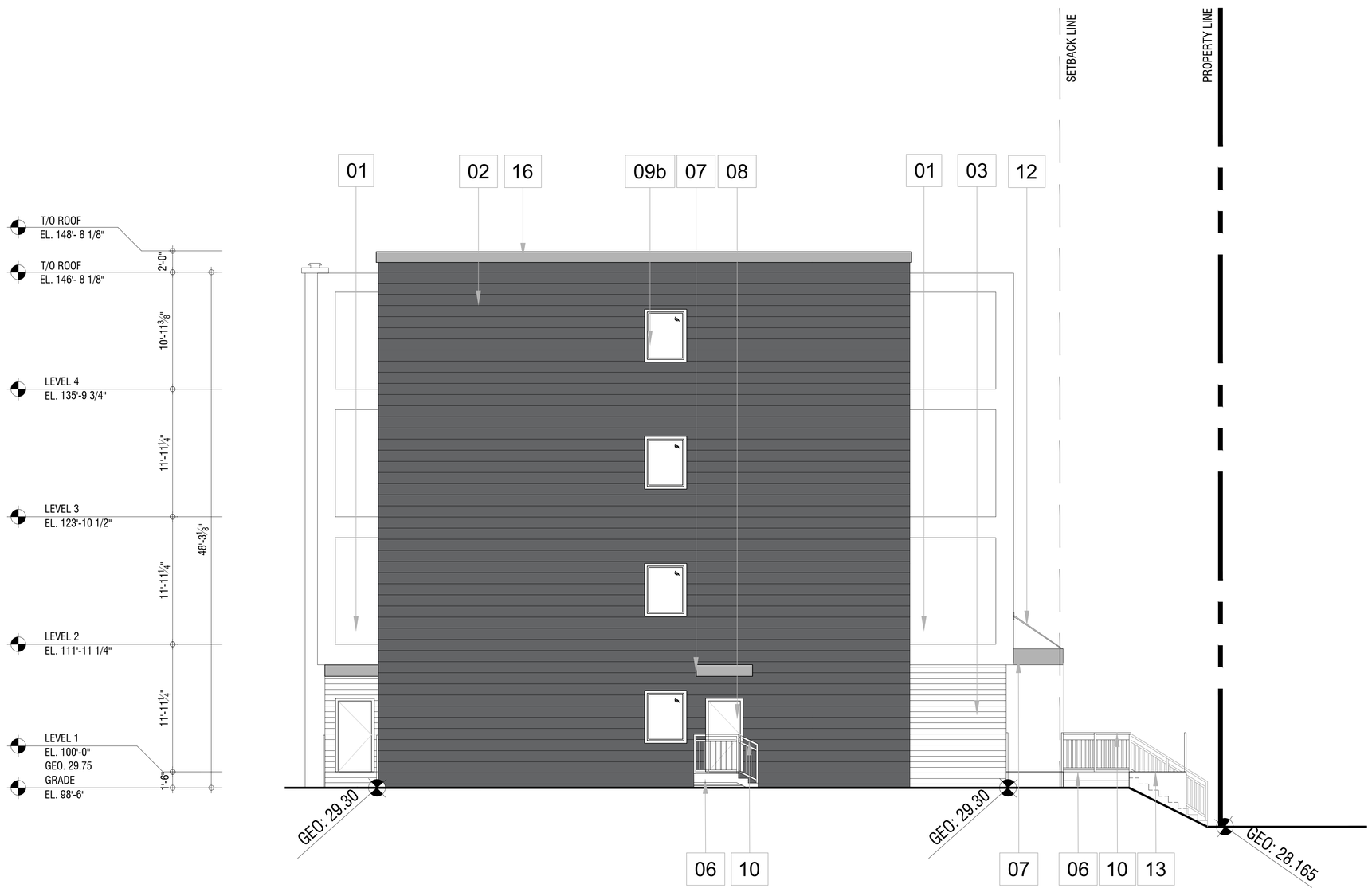
# BC HOUSING

TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
NORTH ELEVATION

DWG No.: A3.2




1 A3.3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

## Elevations - Code Legend

| | |
|---|---|
| 01 | FIBRE CEMENT PANEL - ARCTIC WHITE |
| 02 | FIBRE CEMENT PLANK SIDING - IRON GRAY |
| 03 | FIBRE CEMENT PLANK SIDING - CEDARTONE |
| 04 | FIBRE CEMENT PLANK SIDING - GRAY SLATE |
| 05 | P.T. WOOD RAMP |
| 06 | P.T WOOD STAIRS/LANDING |
| 07 | CANOPY - GRAY SLATE |
| 08 | STEEL DOORS - BLACK |
| 09 | PVC WINDOW<br>a) WHITE<br>b) BLACK |
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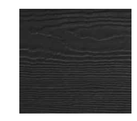
| 15 | FENCING - REFER TO LANDSCAPE DRAWINGS |
| 16 | FLASHING - GRAY SLATE |

01 HARDIBOARD - ARCTIC WHITE


02 HARDIPLANK - IRON GRAY

03 HARDIPLANK - CEDARTONE

04 07 16 HARDIPLANK - GRAY SLATE

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BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
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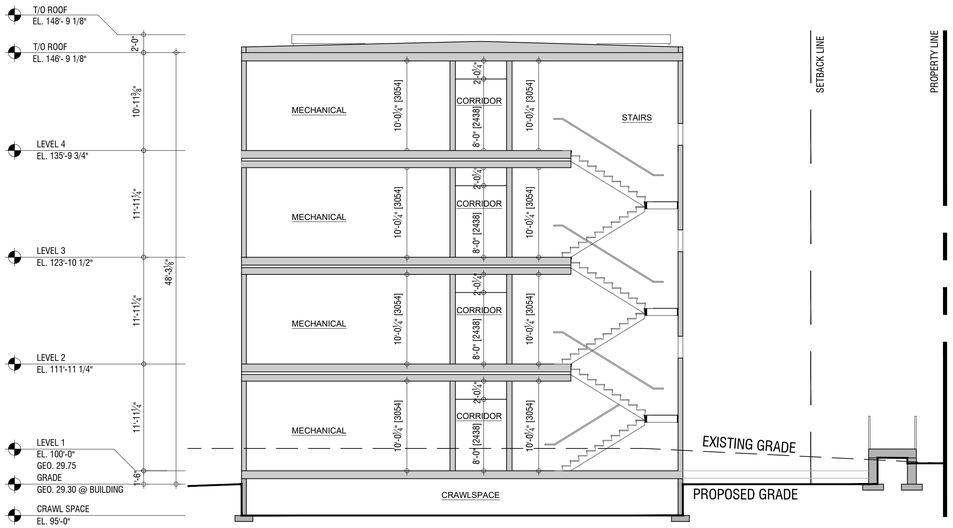
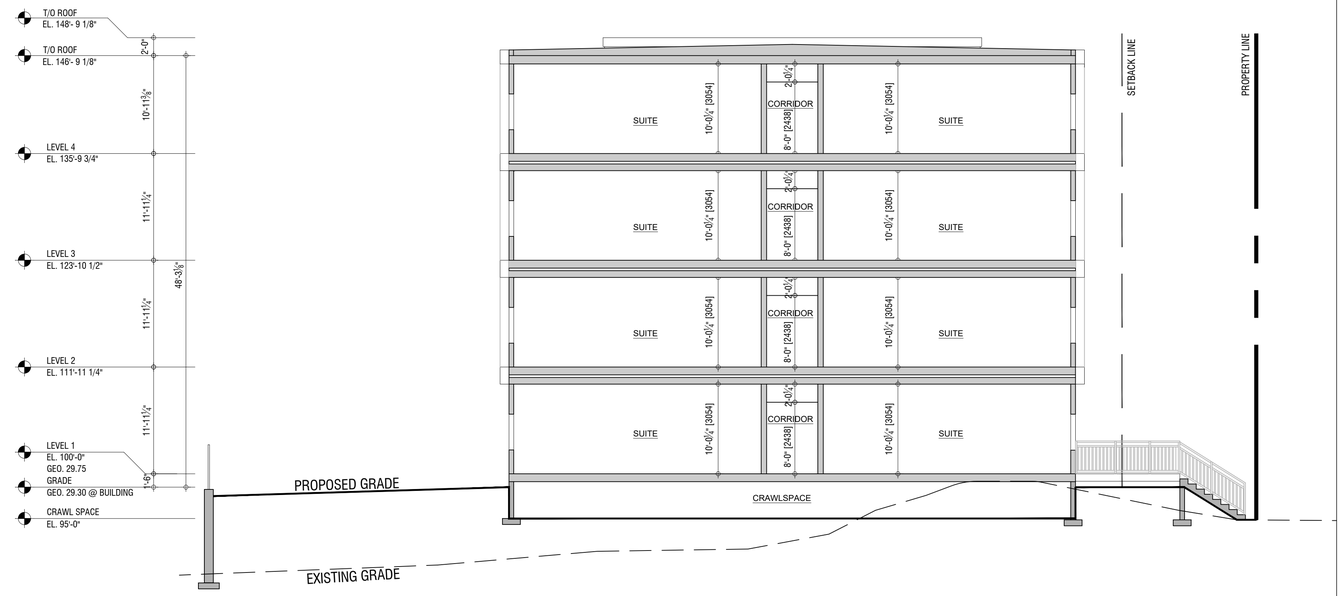
BC HOUSING
TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
WEST ELEVATION

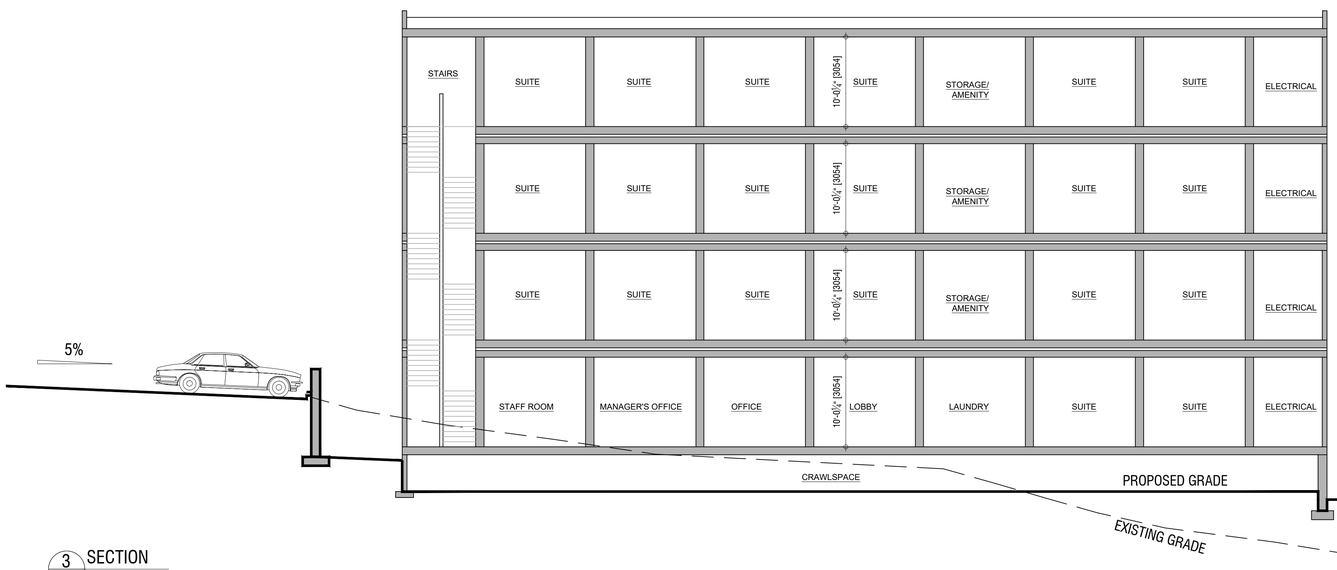
DWG No.: A3.3



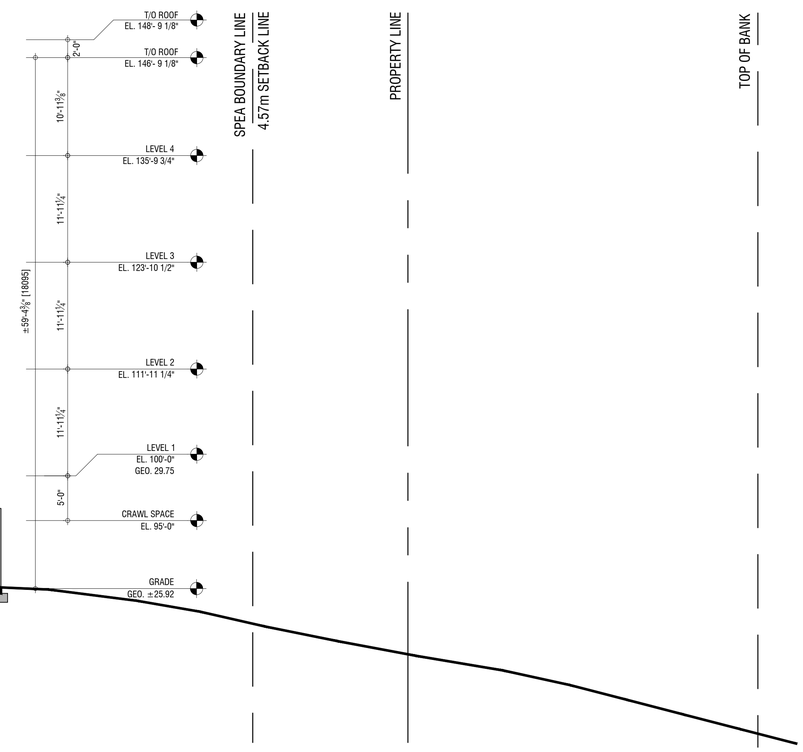

1 SECTION
A4.0 SCALE: 3/16" = 1'-0"




2 SECTION
A4.0 SCALE: 3/16" = 1'-0"




3 SECTION
A4.0 SCALE: 3/16" = 1'-0"

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
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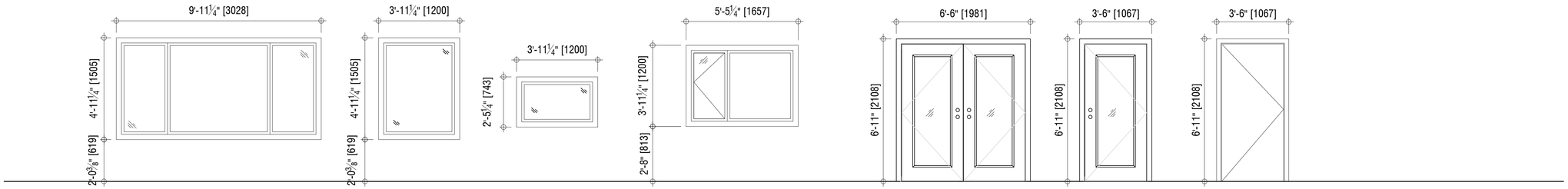
# BC HOUSING

TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
SECTION/EXT. WINDOW SCHEDULE

DWG No.: A4.0




COLOUR: BLACK
QUANTITY: 6

COLOUR: BLACK
QUANTITY: 8

COLOUR: BLACK
QUANTITY: 6

COLOUR: WHITE
QUANTITY: 46

COLOUR: BLACK
QUANTITY: 1

COLOUR: BLACK
QUANTITY: 1

COLOUR: BLACK
QUANTITY: 3

1 A5.0 EXTERIOR DOOR & WINDOW SCHEDULE
SCALE: 3/8" = 1'-0"

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HORIZON NORTH

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S2 architecture

PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
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BC HOUSING
TRANSITIONAL HOUSING
3986 NORLAND AVENUE,BURNABY,BC
EXTERIOR WINDOW SCHEDULE

DWG No.: A5.0

# TRANSITIONAL HOUSE - 3986 NORLAND AVE

*3986 Norland Avenue, Burnaby, B.C.*

ISSUED FOR PUBLIC HEARING

DRAWING LIST

| | |
|---|---|
| L-00 | COVER |
| L-01 | NOTES |
| L-02 | TREE PROTECTION PLAN |
| L-03 | LANDSCAPE PLAN |
| L-04 | PLANTING PLAN |
| L-05 | DETAILS |
| L-06 | DETAILS |
| L-07 | DETAILS |
| L-08 | ENVIRONMENTAL PLANTING |


WSP LANDSCAPE ARCHITECTURE

**Jacqueline Lowe**
Senior Project Manager and
Landscape Architect
Email: jacqueline.lowe@wsp.com
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**Lisa Ng**
Landscape Designer
Email: lisa.ng@wsp.com
Phone: (604) 601-6836





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PROJECT
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT
**BC HOUSING**

CONSULTANT
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 20-09-11 | ISSUED FOR PUBLIC HEARING | LN |
| 0 | 20-08-27 | ISSUED FOR DP | LN |

SEALED

| | |
|---|---|
| DESIGN BY | JL |
| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | N/A |

SHEET TITLE
COVER

SHEET NO.
L-00

P:\02_PLAN\2020_PROJECTS\20M-01016-00 BCH NORLAND PHASE 2\02 - PRODUCTION\02 - DRAWINGS\02 - CURRENT\BCH NORLAND_SHEET LAYOUTS.DWG

CRITICAL NOTES

1. Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Trades will have a current copy of the document (digital or hardcopy) present with them on site at all times.

2. Questions (RFI's) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.

3. Submittals on landscape include but are not limited to:
   a. Shop drawings on all specified furnishings including notes on colour and dimensions
   b. Shop drawings on all custom site elements
   c. A soil report submittal (compliant with "Level 2P" for shrub/tree plantings in accordance with the Canadian Landscape Standard
   d. A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires this process for reviews to occur immediately upon award as to prevent issues with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. Note that all tree/shrub stock is to be sourced from the Pacific Northwest (BC, Washington, Oregon). The contractor will be expected to prove an exhausted search was provided in sourcing material before alternates of plant material are considered.
   e. Bark mulch to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour). Submit 1L sample or website information prior to purchase
   f. Unit paving and hard-surface materials to be submitted for verification on colour, size and pattern.
   g. Compaction testing of base preparation (95% MPD)

4. Landscape critical review meetings include (but are not limited to):
   a. Tree protection fencing setup requires a review by the arborist prior to construction.
   b. Project kick-off on landscape, and review of stockpile and preservation of existing materials
   c. Mobilization of soils and furnishing works (requires furnishings to be reviewed after delivery to site to review for damages). Note that soils may be tested up to 2 times for verification of compliancy of mix at the Contractor's cost, if material is suspected to be non-compliant. See notes above on submittals.
   d. Mobilization of custom works (i.e. wooden walkway or bench), if applicable to contract, will be required for a critical review meeting of proposed layout and connections.
   e. Delivery of the plant material to site (mobilization of planting works)
   f. 1 additional interim planting review
   g. Substantial review of the landscape (site cleanup to be complete prior to calling for review)
   h. Total performance of the landscape
   i. Mobilization of flatwork.

5. Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended. Maintenance to be compliant with 'Level 2' (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.

6. Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils; as defined in 'Establishment Watering' requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.

7. Warranty on all landscape to be 1 year, unless noted otherwise.

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
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**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT
**BC HOUSING**

CONSULTANT
**WSP**

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| DESIGN BY | JL |
| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | N/A |

SHEET TITLE
NOTES

SHEET NO.
L-01

## LEGEND

| | | |
|---|---|---|
| | | PROPERTY LINE |
| | 1 / L-05 | TREE PROTECTION FENCING<br>To be installed as per City of Burnaby specifications. Refer to detail and arborist report. |
| + | | TREE TO BE RETAINED<br>Provide tree protection fencing. Refer to detail and arborist report. |
| | 1 / L-05 | TREE TO BE REMOVED |
| | | KNOTWEED MANAGEMENT AREA<br>To be treated and managed by City of Burnaby. |

## TREE RETENTION NOTES:

1. Protect all existing utilities, structures, and pavement to remain.
2. Make good any damages to site features, hardscape, and/or landscape to approving authority standards.
3. Contractor is responsible for verifying location of all underground services prior to start of work and placing 'BC One Call'.
4. Protection to be provided as required.
5. Contractor is responsible for providing proper pedestrian control and traffic management necessary to implement work.
   Contractor must submit a traffic management plan to approving authority prior to start of work.


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PROJECT
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT
**BC HOUSING**

CONSULTANT
**WSP**

0 1:100 5

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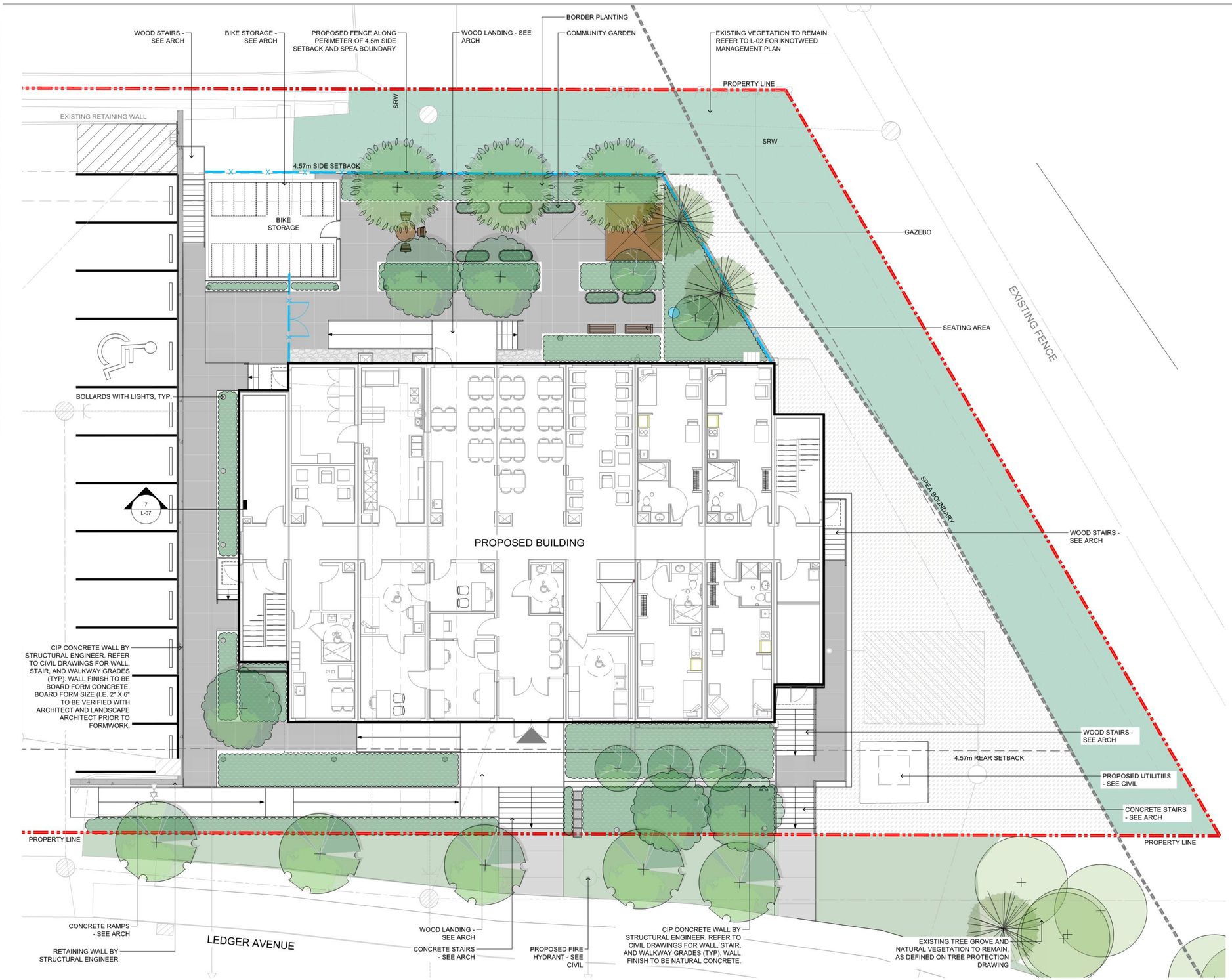
| DESIGN BY | JL |
| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | 1:100 |

SHEET TITLE
TREE PROTECTION PLAN

SHEET NO.
L-02




## SOFTSCAPE LEGEND

| | | |
|---|---|---|
| | 2 / L-05 | PROPOSED TREES<br>Minimum 900mm deep growing medium and min. 6m³ of soil per tree, in accordance with Canadian Landscape Standards. Install trees complete with mulch rings, stakes, and straps in accordance with Canadian Landscape Standards. See detail. |
| | 1 / L-05 | EXISTING TREE TO REMAIN<br>Protect existing tree in accordance with tree protection plan and detail. |
| | | EXISTING NATURAL LANDSCAPE VEGETATION<br>Do not disturb existing natural landscape. Provide fencing along SPEA and setbacks as shown. |
| | | PROPOSED ENVIRONMENTAL AND HABITAT RESTORATION PLANTING<br>Provide planting in accordance with planting plan. |
| | 4 / L-05 | SHRUB PLANTING<br>Area of installed shrub plantings complete with continuous mulch in accordance with Canadian Landscape Standards. Shrub planting beds to be minimum 450mm deep. Refer to details and planting plan. |
| | 5 / L-05 | HYDROSEED<br>Minimum 150mm import growing medium complete with 'All Purpose Sun/Shade Mix' hydroseed. Install in accordance with Canadian Landscape Standards and to manufacturer's specifications. Refer to detail. |

## HARDSCAPE LEGEND

| | | |
|---|---|---|
| | 1 / L-06 | ON-SITE CONCRETE WALKWAYS<br>Pedestrian walkways to be 100mm thick concrete, as per MMCD Platinum Specifications. Provide minimum 150mm import base (compacted to 95% MPD) below concrete walkways. Refer to geotechnical report for additional fill/compaction requirements below base. |
| | | OFF-SITE CONCRETE SIDEWALK<br>Off-site concrete sidewalk by City of Burnaby. Restore soft landscape flush with sidewalk. Ensure positive drainage (typ). |
| | 3 / L-06 | DRIP-STRIP EDGE AT BUILDING<br>Provide minimum 300mm wide x 150mm deep drip strip with compacted washed pea gravel with filter cloth below. Edge drip strip against soft landscape conditions with 50mm thick x 200mm deep PTW edger, complete and secured with sunken wood stakes every 450mm o.c. (typ). |
| | 2 / L-06 | HYDRA-PRESSED PAVERS |

## SITE FURNISHING LEGEND

| | | |
|---|---|---|
| | 2 / L-07 | BENCH<br>Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |
| | 6 / L-07 | GAZEBO<br>Refer to detail and install in accordance with manufacturer' specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |
| | 4 / L-06 | PROPOSED 1.8m HIGH WOOD FENCE:<br>Provide shop drawing of fence prior to fabrication. Refer to detail. |
| | 1 / L-07 | PICNIC TABLE<br>Refer to detail and install in accordance with manufacturer' specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |
| | 5 / L-07 | BOLLARD LIGHT<br>Refer to detail and install in accordance with manufacturer' specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |
| | 4 / L-07 | BIRD BATH<br>Refer to detail and install in accordance with manufacturer' specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |
| | 4 / L-07 | COMMUNITY PLANTER<br>Refer to detail and install in accordance with manufacturer' specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ). |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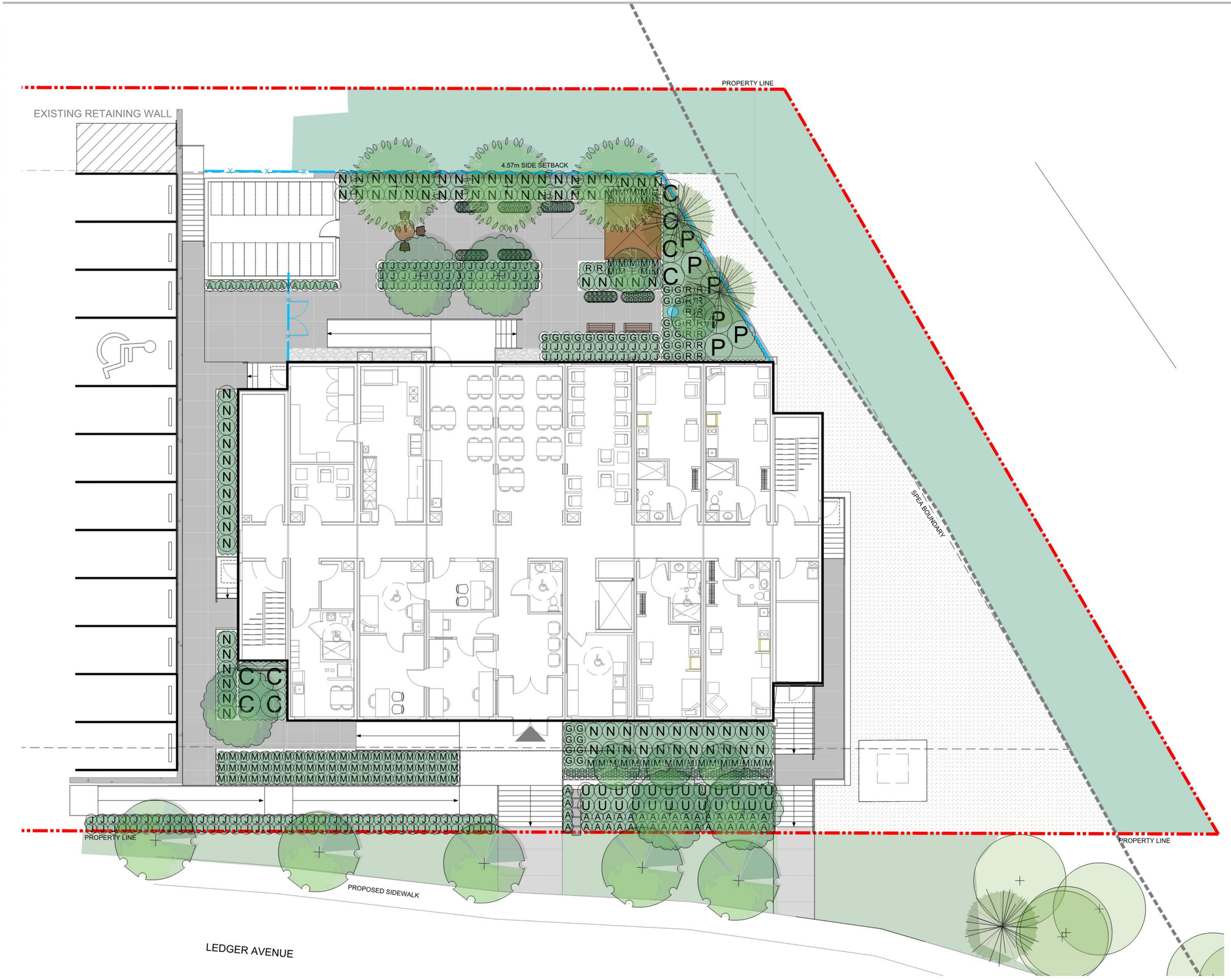
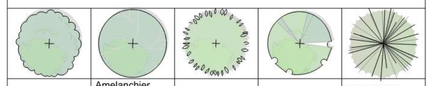
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | 1:100 |

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-03




## TREES



| Acer freemanii 'Jeffersred' | Amelanchier grandiflora 'Autumn Brilliance' | Cercidiphyllum japonicum | Cercidiphyllum japonicum | Pinus flexilis 'Vanderwolfs Pyramid' |
|---|---|---|---|---|

## TREE SPECIES

| SYM | QTY | BOTANTICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | 5 | Acer freemanii 'Jeffersred' | Autumn blaze maple | B&B, 8cm cal., 1.8m std. | As shown |
| | 5 | Amelanchier grandiflora 'Autumn Brilliance' | 'Autumn Brilliance' serviceberry | B&B, multi-stem, min. 3 branches | As shown |
| | 3 | Carpinus betulus 'Fastigiata' | Pyramidal European hornbeam | B&B, 8cm cal., 1.8m std. | As shown |
| | 6 | Cercidiphyllum japonicum | Katsura | B&B, 8cm cal., 1.8m std. | As shown |
| | 2 | Pinus flexilis 'Vanderwolfs Pyramid' | Limber pine | B&B, 6cm cal., 4m ht | As shown |

## SHRUB SPECIES

| SYM | QTY | BOTANTICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| C | 8 | Cornus sanguinea 'Midwinter Fire' | Bloodtwig dogwood | #02 Pot, full | 1500mm o.c. |
| G | 31 | Genista pilosa 'Vancouver Gold' | 'Vancouver Gold' woadwaxen | #02 Pot, full | 600mm o.c. |
| M | 85 | Lavandula angustifolia 'Munstead' | Munstead lavender | #02 Pot, full | 600mm o.c. |
| H | 76 | Lysimachia nummularia | Goldilocks creeping jenny | #02 Pot, full | 300mm o.c. |
| N | 80 | Nandina domestica 'Gulf Stream' | 'Gulf Stream' dwarf nandina | #02 Pot, full | 900mm o.c. |
| U | 24 | Prunus laurocerasus 'Otto Luyken' | 'Otto Luyken' laurel | #02 Pot, full | 900mm o.c. |
| P | 6 | Prunus lusitanica | Portuguese laurel | 1.5m Height | 1500mm o.c. |
| R | 16 | Rudebeckia fulgida 'Goldstrum' | 'Goldstrum' rudebeckia | #02 Pot, full | 600mm o.c. |
| A | 51 | Sedum 'Autumn Joy' | 'Autumn Joy' stonecrop | #02 Pot, full | 600mm o.c. |
| J | 141 | Spiraea japonica 'Little Princess' | 'Little Princess' spirea | #02 Pot, full | 600mm o.c. |
| | | EDIBLE PLANTS | | | |
| O | 12 | Beta vulgaris | Beets | #01 Pot, full | 300mm o.c. |
| E | 24 | Eruca sativa | Arugula | #01 Pot, full | 300mm o.c. |
| B | 12 | Lactuca sativa var. capitata | Butterhead lettuce | #01 Pot, full | 300mm o.c. |
| Y | 24 | Solanum tuberosum 'Yukon Gold' | 'Yukon Gold' potato | #01 Pot, full | 300mm o.c. |
| S | 12 | Spinacia oleracea | Spinach | #01 Pot, full | 300mm o.c. |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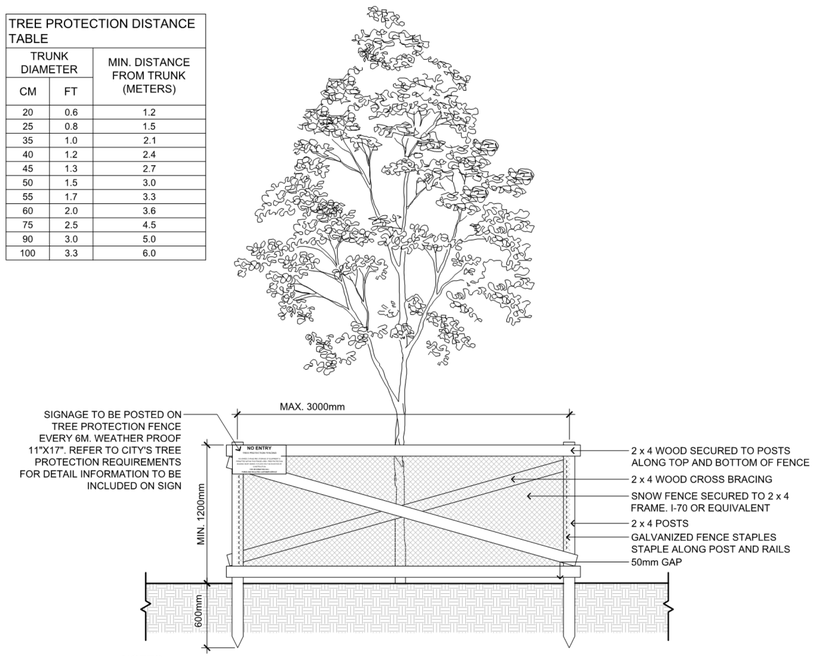
| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | 1:100 |

SHEET TITLE: PLANTING

SHEET NO. L-04

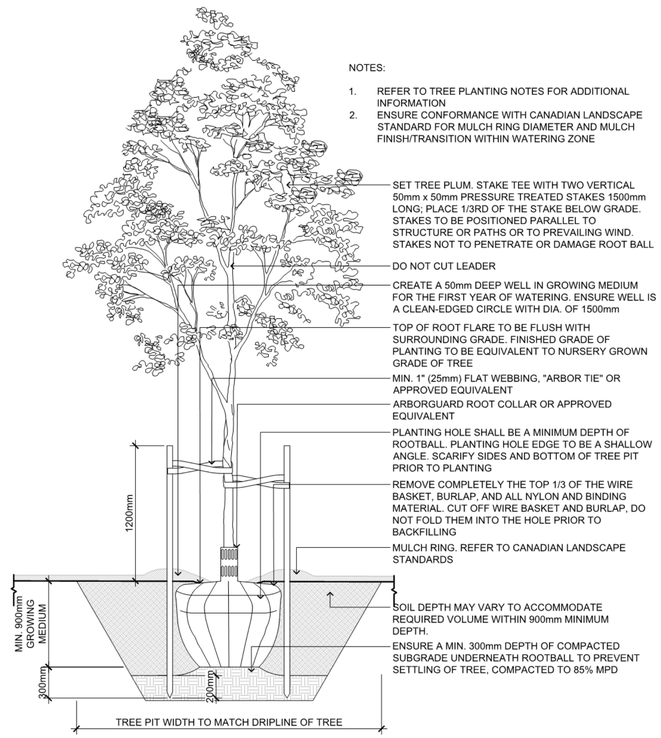
| TREE PROTECTION DISTANCE TABLE | | |
|---|---|---|
| TRUNK DIAMETER | | MIN. DISTANCE FROM TRUNK (METERS) |
| CM | FT | |
| 20 | 0.6 | 1.2 |
| 25 | 0.8 | 1.5 |
| 35 | 1.0 | 2.1 |
| 40 | 1.2 | 2.4 |
| 45 | 1.3 | 2.7 |
| 50 | 1.5 | 3.0 |
| 55 | 1.7 | 3.3 |
| 60 | 2.0 | 3.6 |
| 75 | 2.5 | 4.5 |
| 90 | 3.0 | 5.0 |
| 100 | 3.3 | 6.0 |




NOTES:

1. PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICH EVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
2. MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.0m OF THE TREE PROTECTION FENCING
3. MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.0m OF TREE PROTECTION AREA
4. ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BYLAW

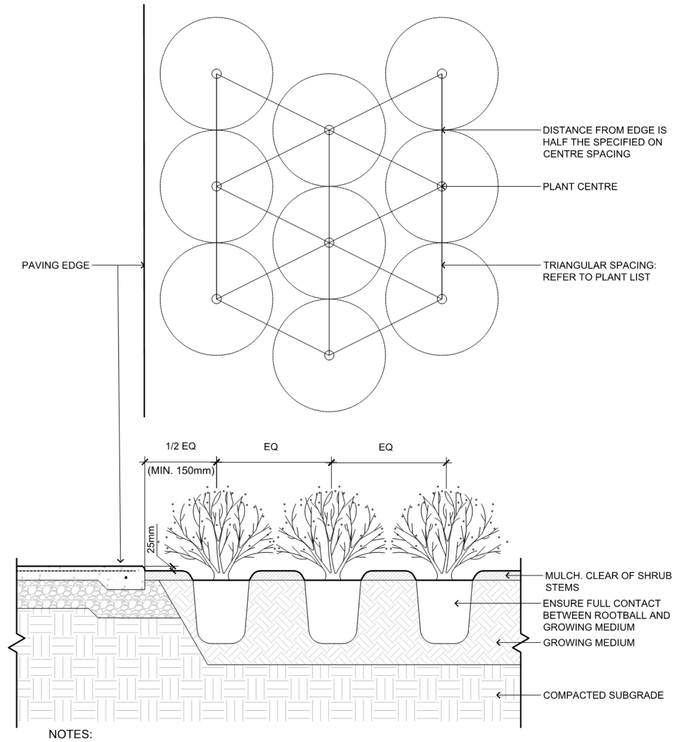
## 1 L-05 TREE PROTECTION FENCING
SCALE: 1:25




NOTES:

1. REFER TO TREE PLANTING NOTES FOR ADDITIONAL INFORMATION
2. ENSURE CONFORMANCE WITH CANADIAN LANDSCAPE STANDARD FOR MULCH RING DIAMETER AND MULCH FINISH/TRANSITION WITHIN WATERING ZONE

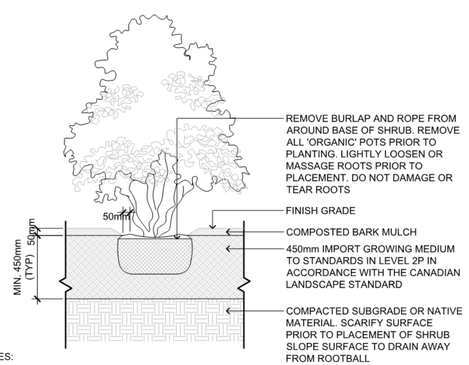
## 2 L-05 TREE PLANTING
SCALE: 1:25




NOTES:

1. REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
2. REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
3. ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
4. COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

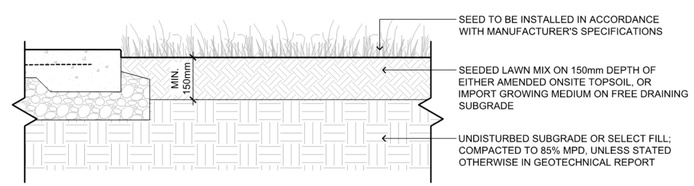
## 3 L-05 SHRUB SPACING DETAIL
SCALE: 1:15




NOTES:

1. SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB
3. PLANTING PIT MUST BE FREE DRAINING
4. DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL
5. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED, OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD
6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

## 4 L-05 SHRUB PLANTING DETAIL
SCALE: 1:20




NOTES:

1. ALL LAWN TO BE SEEDED IN TWO DIRECTIONS AT 90° FROM EACH OTHER
2. SEED MIX TO BE 'ALL PURPOSE SUN SHADE MIX' IN TYPICAL LAWN APPLICATIONS OR APPROVED ALTERNATE
3. SUBMITTAL OF SEED MIX AND PROOF OF CANADA NO.1 GRADE SEED QUALITY IS REQUIRED, IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS
4. SEED TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
5. INCREASE TACKIFIER INCIDENTALLY TO ACCOMMODATE STEEP SLOPE OR WET WEATHER CONDITIONS
6. GROWING MEDIUM TO BE IN ACCORDANCE WITH LEVEL 1 WELL GROOMED "1H/1L" (BASED ON THE USE) AS PER THE CANADIAN LANDSCAPE STANDARDS

## 5 L-05 HYDRO-SEED
SCALE: 1:10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PROJECT
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT
**BC HOUSING**

CONSULTANT
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")

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| 0 | 20-08-27 | ISSUED FOR DP | LN |

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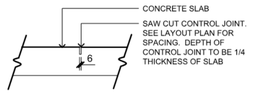
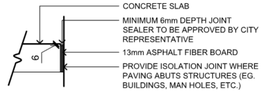
| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | AS SHOWN |

SHEET TITLE: DETAILS

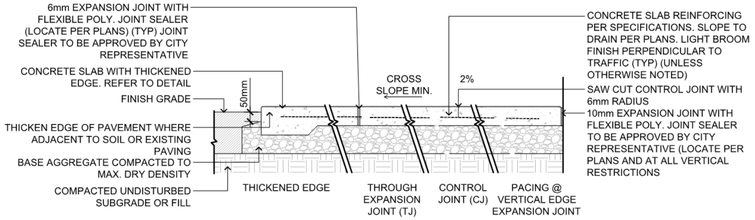
SHEET NO. L-05




**CONTROL JOINT**



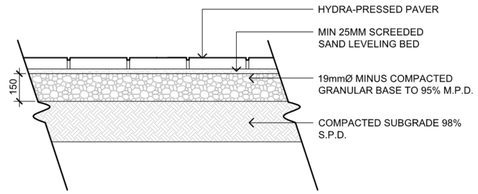

**EXPANSION JOINT**



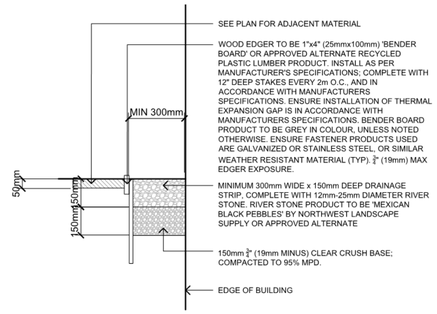

NOTES:

1. CONTROL JOINTS AS PER DETAIL TO BE PROVIDED 3.0m MAX. o.c. UNLESS SHOWN OTHERWISE ON PLAN.
2. EXPANSION JOINTS COME WITH FIBREBOARD TO BE PROVIDED 9.0m MAX. o.c. AND AT INTERFACE WITH STRUCTURE SUCH AS WALLS, STEPS, AND CURBS
3. REFER TO DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS
4. USE OF THICKENED EDGE TO BE AS NEEDED TO SUIT FIELD CONDITIONS. APPLICATION OF THICKENED EDGE TO BE SPECIFIED IN DRAWINGS
5. REINFORCING TO BE AS PER GEOTECHNICAL REPORT
6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED
7. CONCRETE FINISH TO BE SPECIFIED ON PLANS. ASSUME BROOM FINISH WITH NO TROWELED EDGES UNLESS INDICATED OTHERWISE

## 1 L-06 CONCRETE
SCALE: 1:10 / 1:15



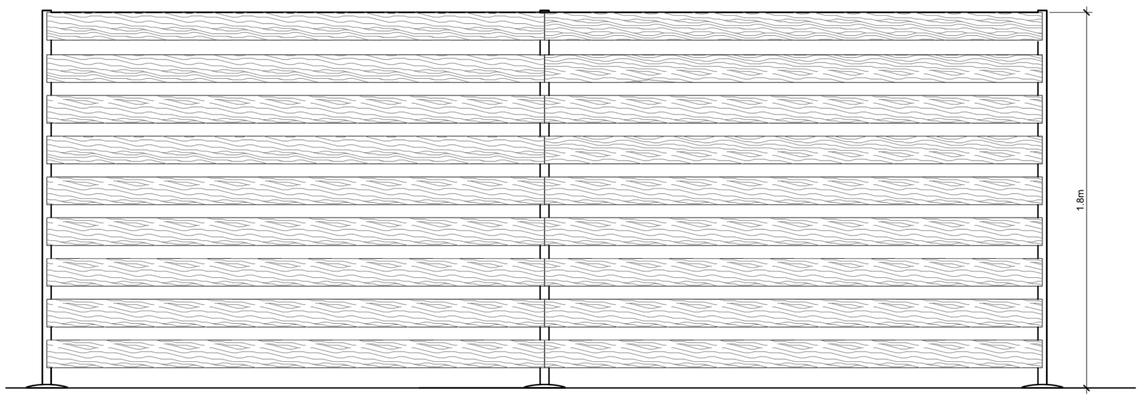

## 2 L-06 HYDRA-PRESSED PAVER
SCALE: 1:15

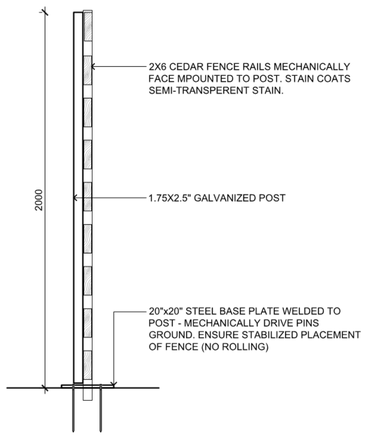



NOTES:

1. SUBMIT A 1L SAMPLE OF ANY SUGGESTED ALTERNATE PRODUCT FOR THE DRAIN ROCK. LINK TO DRAIN ROCK PRODUCT IS: https://www.landscapesupply.com/catalog/product.php?cat_id=211&pid=1916
2. SUBMIT A SHOP DRAWING SUBMITTAL OF ANY SUGGESTED ALTERNATE PRODUCT FOR THE DRIP-STRIP EDGER. BENDER BOARD OR APPROVED ALTERNATE IS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. LINK TO PRODUCT INFORMATION IS: https://www.benderboardlandscapeproducts.com/landscaping-installation
3. ENSURE CONSISTENT BOARD LENGTHS AND RIGID UNIFORMITY IN ALIGNMENT AND INSTALLATION. IF A 'TURN' IN EDGER IS REQUIRED AT A CORNER, MITRE CORNERS FOR SHARP APPEARANCE.
4. ENSURE THE PROPOSED LAYOUT OF THE DRIP-STRIP IS STAKED OR SPRAY PAINTED IN LOCATION FOR REVIEW PRIOR TO INSTALLATION (TYP).

## 3 L-06 DRIP STRIP
SCALE: 1:15




## 4 L-06 WOOD FENCE (SUBMIT SHOP DRAWING FOR APPROVAL)
SCALE: 1:15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CLIENT
**BC HOUSING**

CONSULTANT
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")

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| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | AS SHOWN |

SHEET TITLE: DETAILS

SHEET NO. L-06

PICNIC TABLE
Type: A-H-363
Colour: Bronze
Mount: Surface mount
Supplier: Victor Stanley
Install as per manufacturer's standards.

1 L-07 PICNIC TABLE
SCALE: N.T.S.

PARK BENCH
Type: RBW-28
Colour: Bronze
Mount: Bolt fasten to slab
Supplier: Victor Stanley
Install as per manufacturer's standards.

2 L-07 BENCH
SCALE: N.T.S.

GALVANIZED ROUND END TANK
Type: 501300048
Size: 24" X 24" X 72"
Supplier: Behlen Country
Install as per manufacturer's standards.
Note: Peel sticker and open drainage hole after installation

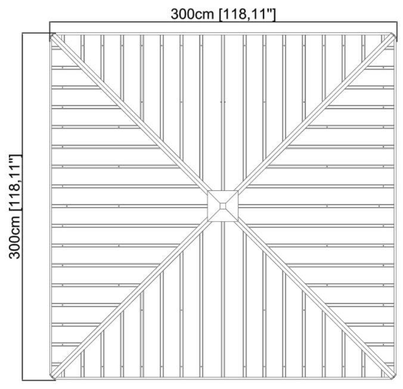
3 L-07 COMMUNITY PLANTER
SCALE: N.T.S.

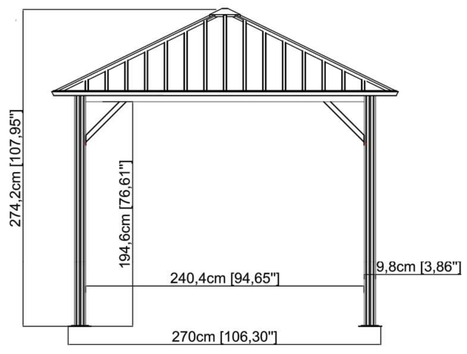
CHELSEA FLUTED BIRDBATH
Type: MA9738-102
Size: 20" DIA. X 26" H X 10" B
Supplier: Northwest Landscape Supply
Install as per manufacturer's standards.

4 L-07 BIRD BATH
SCALE: N.T.S.

SOLAR POWERED LED BOLLARD
Type: PLB-3
Size: 30"H X 10"W X 10"D
Supplier: FirstLight Technologies
Install as per manufacturer's standards.

5 L-07 BOLLARD LIGHT
SCALE: N.T.S.

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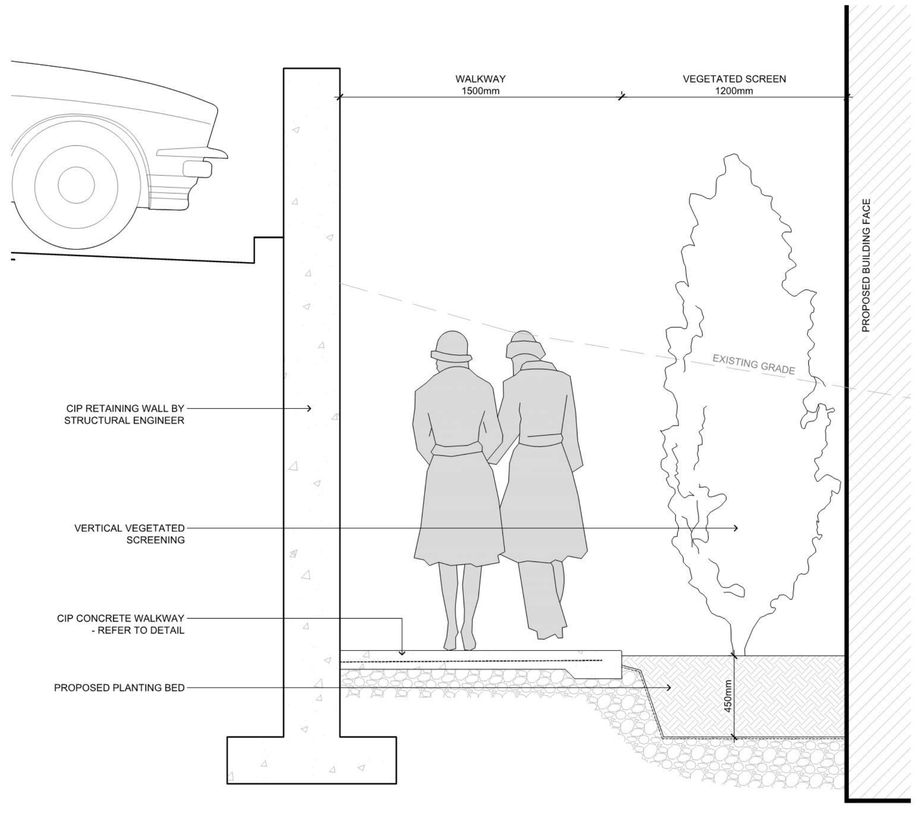
SOJAG

NAME: SOJAG GASPE HARDTOP GAZEBO (OR PREAPPROVED EQUAL)
SIZE: 10' X 10'
COLOUR: LIGHT GREY

NOTE: SURFACE MOUNT TO CONCRETE FOOTINGS.
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONCRETE FOOTING PRIOR TO INSTALLATION.

6 L-07 GAZEBO
SCALE: N.T.S.




7 L-07 WEST PATHWAY SECTION
SCALE: 1:15

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| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | AS SHOWN |

SHEET TITLE: DETAILS

SHEET NO. L-07

## TREES

| Amelanchier alnifolia | Pseudotsuga menziesii | Tsuga heterophylla |
|---|---|---|

## PLANT SPECIES

| SYM | QTY | BOTANTICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | | TREES | | | |
| | 4 | Amelanchier alnifolia | Serviceberry | #5 Pot, full | As shown |
| | 4 | Pseudotsuga menziesii | Douglas fir | #5 Pot, full | As shown |
| | 3 | Tsuga heterophylla | Western hemlock | #5 Pot, full | As shown |
| | | SHRUBS | | | |
| C | 33 | Cornus sanguinea 'Midwinter Fire' | Bloodtwig dogwood | #2 Pot, full | 1800mm o.c. |
| D | 27 | Holodiscus discolor | Oceanspray | #2 Pot, full | 1800mm o.c. |
| F | 81 | Mahonia nervosa | Dull Oregon grape | #2 Pot, full | 600mm o.c. |
| K | 63 | Polystichum munitum | Sword fern | #2 Pot, full | 600mm o.c. |

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| DRAWN BY | LN |
| CHECKED BY | JL |
| PROJECT # | 20M-01016-00 |
| SCALE | 1:75 |

SHEET TITLE
ENVIRONMENTAL PLANTING

SHEET NO.
L-08

P:\02_PLAN\2020_PROJECTS\20M-01016-00 BCH NORLAND PHASE 3\02 - PRODUCTION\02 - DRAWINGS\02 - CURRENT\BCH NORLAND_SHEET LAYOUTS.DWG