

(Under Active Construction)  
PLAN EPP71559

**GRADING LEGEND**

FFE +00.00	Finish Floor Elevation
+FG 00.00	Finish Grade Elevation
+TS 00.00	Top Of Stairs Elevation
+BS 00.00	Bottom Of Stairs Elevation
+TW 00.00	Top Of Wall Elevation
+BW 00.00	Bottom Of Wall Elevation
+TC 00.00	Top Of Curb Elevation
+EX 00.00	Existing Survey Elevation
+RIM 00.00	Rim Elevation For Drains

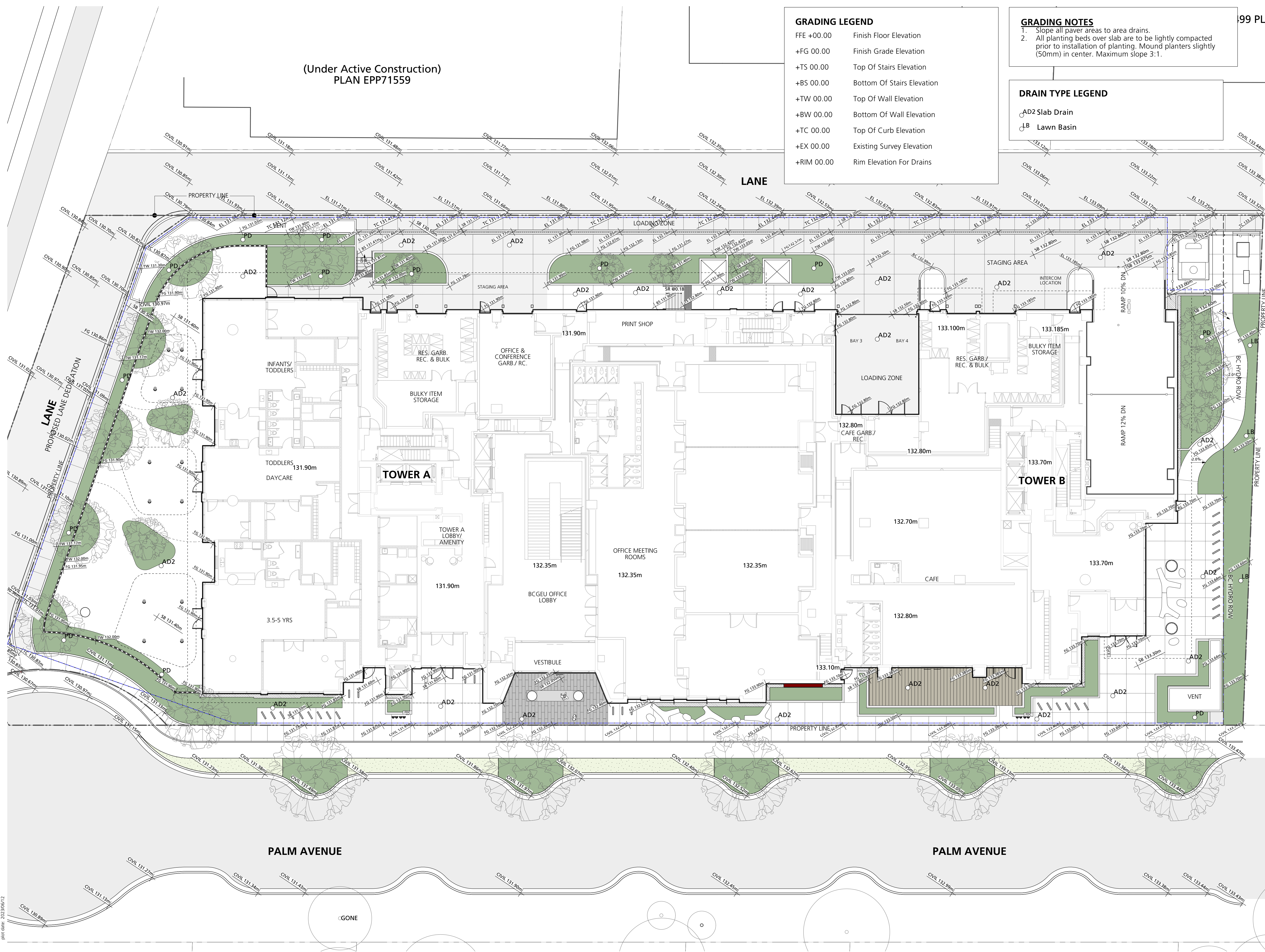
**GRADING NOTES**

- Slope all paver areas to area drains.
- All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. Maximum slope 3:1.

**DRAIN TYPE LEGEND**

- AD2 Slab Drain
- LB Lawn Basin

No.	Description	Date
1	Issued for SPOD	2022/01/21
2	Re-issued for SPOD	2022/02/10
3	Issued for PPA	2022/04/09
4	Issued for 50% Working Drawings	2022/11/14
5	Issued for 70% Working Drawings	2022/12/16
6	Re-issued for SPOD	2023/06/12
7	Issued for Amended Development Plan	2023/07/07
8	Re-issued for Amended Development Plan	2023/07/31



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Client: **BCGEU**

Project Title:  
BCGEU - Amended Development Plan  
6877, 6891, 6913, 6939, 6945  
Palm Avenue, Burnaby, BC

Drawing Title:  
**Grading Plan - Ground Floor**

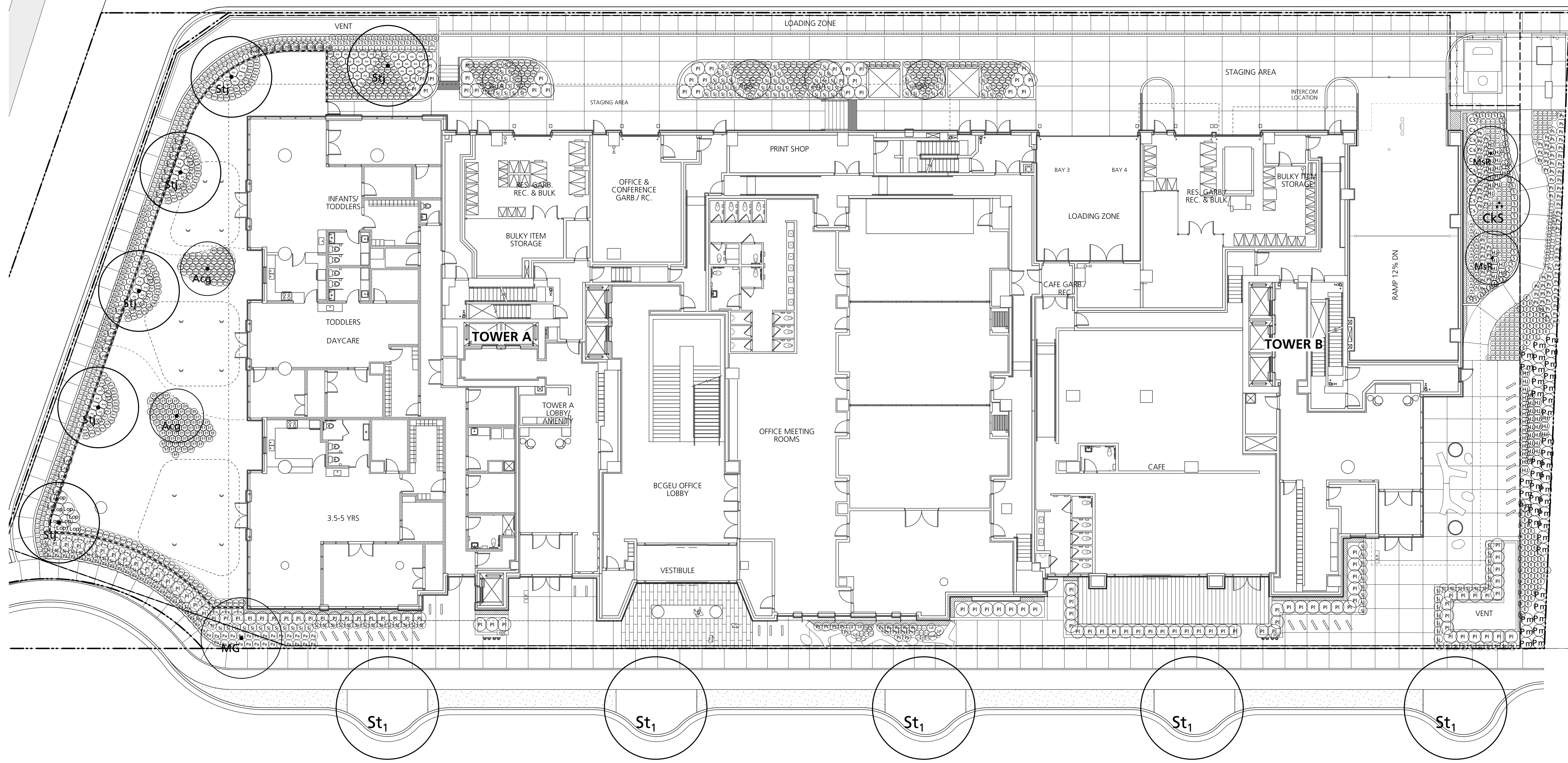
Project North: Drawn By: CS  
Checked By: JP  
Scale: 1:150 Job No.: 21-012  
Sheet No.:

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Acc	10	<i>Acer circinatum</i>	Vine Maple	5m ht., 8&8, max. 3 stems	
Acg	3	<i>Acer griseum</i>	Paperbark Maple	6m cal., WB	
AcA	7	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2.5m, WB	
Cl	1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6m cal., WB	
CS	8	<i>Cornus kousa 'Satomi'</i>	Satomi Kousa Dogwood	6m cal., WB	
Com	2	<i>Cornus mas</i>	Cornelian Cherry Dogwood	6m cal., WB	
MB	4	<i>Magnolia 'Betty'</i>	Betty Magnolia	5cm cal.	
MdS	2	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	2.5m ht., WB	
MG	5	<i>Magnolia x 'Galaxy'</i>	Galaxy Magnolia	6m cal., WB	
PSB	3	<i>Picea omorika 'Brun's'</i>	Brun's Serbian Spruce	2m ht. min.	
Stp	10	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6m cal., WB	
St1	5	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the City of Burnaby
St	7	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal., WB	Single Trunk
<b>Shrubs</b>					
Ab	70	<i>Abies balsamea 'Nana'</i>	Dwarf Balsam Fir	#2 pot	
B	296	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	#2 pot	
Cs	66	<i>Cornus sericea 'Arctic Fire'</i>	'Arctic Fire' Red Tawig Dogwood	#3 pot	0.8m spread
Cq	56	<i>Cotoneaster glaucophyllus</i>	Gray-Leaf Cotoneaster	#5 pot	0.65m spread hedge
LZ	30	<i>Leucothoe fontanesiana 'Zebild'</i>	Scarletta Fetterbush	#2 pot	syn. Leucothoe font. 'Scarletta'
Lmb	33	<i>Lonicera nitida 'Baggesen's Gold'</i>	Baggesen's Gold Boxleaf Honeyuckle	#5 pot	
Lop	300	<i>Lonicera pileata</i>	Privet Honeyuckle	#3 pot	
DG	10	<i>Nandina domestica 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	#3 pot	
DH	7	<i>Nandina domestica 'Harbour Dwarf'</i>	Heavenly Bamboo	#3 pot	
PI	145	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken Laurel	#3 pot	
RM	102	<i>Rhododendron 'Mary Fleming'</i>	Mary Fleming Rhododendron	#3 pot	
R	153	<i>Rhododendron impeditum</i>	Dwarf Purple Rhododendron	#2 pot	
S	260	<i>Sarcococca hookeriana var. humilis</i>	Dwarf Sweet Box	#2 pot	
SI	191	<i>Spiraea japonica 'Walburna' Magic Carpet</i>	Magic Carpet Spirea	#3 pot	
TMH	280	<i>Taxus x media 'Hicksii' (male form)</i>	Hicksii Yew (male form)	4" ht	Hedge
TV	228	<i>Vaccinium vitis-idaea</i>	Mountain Cranberry	#2 pot	
VbD	3	<i>Viburnum x bodnantense 'Dawn'</i>	Dawn Bodnantense Viburnum	#7 pot	

Groundcovers, Vines, Ferns, Perennials and Grasses			
Aq	144	<i>Acorus gramineus 'Ogon'</i>	Golden Variegated Sweet Flag
Aj	23	<i>Astilbe japonica 'Deutschland'</i>	Amethyst False Spirea
Bm	21	<i>Brunnera macrophylla 'Jack Frost'</i>	Siberian Bugloss
CaK	10	<i>Callimagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass
C	145	<i>Carex flacca</i>	Blue Creeching Sedge
Co	410	<i>Carex oshimensis 'Evergold'</i>	Sedge
Em	89	<i>Elymus magellanicus</i>	Blue Clumping Wheatgrass
E	192	<i>Epimedium x versicolor</i>	Barrenwort
EF	112	<i>Euonymus fortunei 'Emerald Gaiety'</i>	Emerald Gaiety Wintercreeper
EC	18	<i>Euphorbia characias 'Silver Swan'</i>	Variegated Evergreen Spurge
G	160	<i>Gaillardia x grandiflora 'Sunburst Burgundy Silk'</i>	Sunburst Burgundy Silk Blanket Flower
HS	125	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
HJ	53	<i>Hosta 'June'</i>	June Hosta
Ld	6	<i>Ligularia dentata 'Othello'</i>	Leopard Plant
N	71	<i>Nepeta 'Dropmore Blue'</i>	Blue Catmint
PH	609	<i>Pachysandra terminalis</i>	Japanese Spurge
PH	687	<i>Pennisetum alopecuroides 'Hamein'</i>	Hamein Fountain Grass
Pa	70	<i>Pennisetum alopecuroides 'Moudry'</i>	Black Flowering Fountain Grass
Pm	121	<i>Perovskia atriplicifolia 'Lacey Blue'</i>	Dwarf Russian Sage
PS	172	<i>Polystichum setiferum 'Divisilobum'</i>	Soft Shield Fern
Sn	65	<i>Salvia nemorosa 'East Friesland'</i>	Perennial Sage
So	94	<i>Salvia officinalis 'Tricolor'</i>	Tricolor Common Sage
St	85	<i>Sedum telephium 'Matrona'</i>	Autumn Stonecrop
Total	5820		

- PLANTING NOTES:**
- All plant material and landscape installation to conform to BCSLA/BCNTA Landscape Standard, latest edition.
  - Brace the tree only if it will not remain upright in a moderate wind.
  - Remove all dead and dying branches.
  - As a minimal acceptable standard:
    - Sizes on the plant list shall be considered minimum sizes
    - Root balls to be free of pernicious weeds
  - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
  - All plant material shall be approved at the nursery by the project landscape architect.
  - The contractor shall supply all plant materials shown on all drawings.
  - No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
  - Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
  - Soil depths to follow Canadian Landscape Standard.
  - Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
  - The contractor shall locate and verify the existence of all utilities prior to starting work.
  - All planting beds to have min 75 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
  - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
  - Plant Search area to include BC, WA, OR & CA.

Issues	No.	Description	Date
	1	Issued for SP0D	2022/01/21
	2	Re-issued for SP0D	2022/02/10
	3	Issued for PPA	2022/04/29
	4	Issued for 50% Working Drawings	2022/11/14
	5	Issued for 70% Working Drawings	2022/12/16
	6	Re-issued for SP0D	2023/06/12
	7	Issued for Amended Development Plan	2023/07/07
	8	Re-issued for Amended Development Plan	2023/07/31



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Client: **BCGEU**

Project Title: **BCGEU - Amended Development Plan**  
6877, 6891, 6913, 6939, 6945  
Palm Avenue, Burnaby, BC

Drawing Title: **Planting Plan - Level 1**

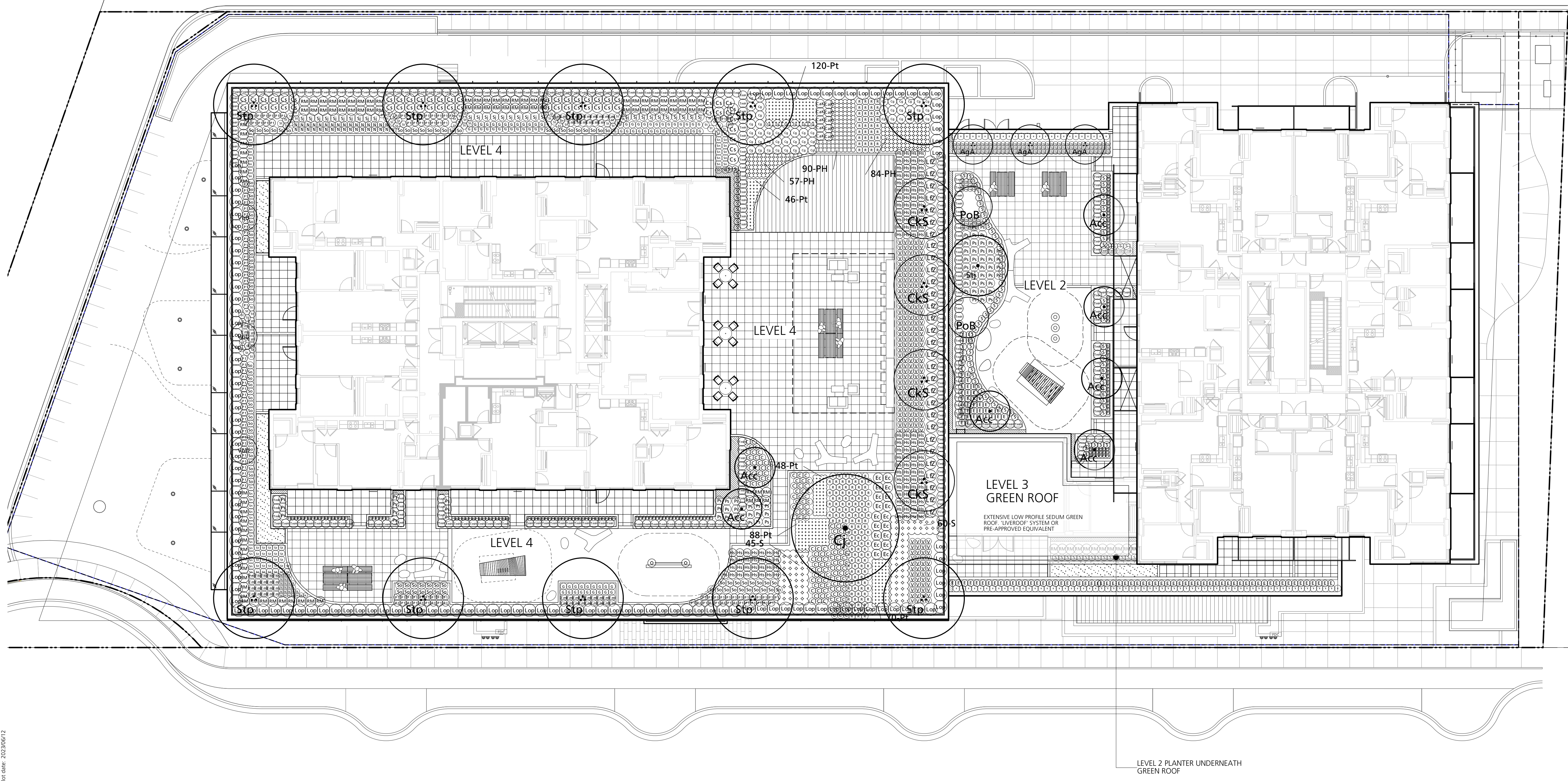
Project North: Drawn By: CS  
Checked By: JP  
Scale: 1:150 Job No.: 21-012  
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Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Acc	10	Acer circinatum	Vine Maple	5m ht., 888, max. 3 stems	
Acc	3	Acer griseum	Paperbark Maple	6cm cal., WB	
AgA	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7.5m, WB	
CJ	1	Cercidiphyllum japonicum	Katsura Tree	6cm cal., WB	
CKS	8	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	6cm cal., WB	
Com	2	Cornus mas	Cornelian Cherry Dogwood	6cm cal., WB	
MB	4	Magnolia 'Bethy'	Bethy Magnolia	5cm cal.	
MB	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB	
MG	5	Magnolia x 'Galaxy'	Galaxy Magnolia	6cm cal., WB	
PoB	3	Picea omorika 'Bruns'	Brun's Serbian Spruce	2m ht. min.	
Stp	10	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., WB	
St	5	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the City of Burnaby
StJ	7	Styrax japonicus	Japanese Snowbell	6cm cal., WB	Single Trunk
<b>Shrubs</b>					
Ab	70	Abies balsamea 'Nana'	Dwarf Balsam Fir	#2 pot	
B	296	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
CS	66	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#3 pot	0.8m spread
Cg	56	Cotonaster glaucoxyllus	Scarlet Leaf Cotonaster	#5 pot	0.65m spread hedge
LZ	30	Leucothoe fontanesiana 'Zebid'	Scarletta Fetterbush	#2 pot	syn. Leucothoe font. 'Scarletta'
Lnb	33	Lonicera nitida 'Baggesen's Gold'	Baggesen's Gold Boxleaf Honeyuckle	#5 pot	
Lop	300	Lonicera pileata	Privet Honeyuckle	#3 pot	
NG	10	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot	
NH	7	Nandina domestica 'Harbour Dwarf'	Heavenly Bamboo	#3 pot	
PI	145	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RM	102	Rhododendron 'Mary Fleming'	Mary Fleming Rhododendron	#3 pot	
R	153	Rhododendron impeditum	Dwarf Purple Rhododendron	#2 pot	
S	260	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
SP	191	Spiraea japonica 'Walburna' Magic Carpet	Magic Carpet Spirea	#3 pot	
TmH	280	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4" ht	Hedge
V	228	Vaccinium vitis-idaea	Mountain Cranberry	#2 pot	
VbD	3	Viburnum x bodnantense 'Dawn'	Dawn Bodnantense Viburnum	#7 pot	

Groundcovers, Vines, Ferns, Perennials and Grasses				
Ag	144	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	plug
AJ	23	Astilbe japonica 'Deutschland'	Amethyst False Spirea	#1 pot
Bm	21	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	#1 pot
CaK	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot
C	145	Carex flacca	Blue Creeping Sedge	#1 pot
Co	410	Carex oshimensis 'Evergold'	Sedge	#1 pot
Em	89	Elymus magellanicus	Blue Clumping Wheatgrass	#1 pot
F	192	Epimedium x versicolor	Barrenwort	#1 pot
EF	112	Eumyrtus fortunei 'Emerald Galety'	Emerald Galety Wintercreeper	#2 pot
Ec	18	Euphorbia characias 'Silver Swan'	Variegated Evergreen Spurge	#2 pot
G	160	Gaillardia x grandiflora 'Sunburst Burgundy Silk'	Sunburst Burgundy Silk Blanket Flower	#1 pot
Hs	125	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
HJ	53	Hosta 'June'	June Hosta	#1 pot
Ld	6	Ligularia dentata 'Othello'	Leopard Plant	#1 pot
N	71	Nepeta 'Dropmore Blue'	Blue Catmint	#1 pot
PH	609	Pachysandra terminalis	Japanese Spurge	#1 pot
PH	687	Pennisetum alopecuroides 'Hamein'	Hamein Fountain Grass	#1 pot
Pa	70	Pennisetum alopecuroides 'Moudry'	Black Flowering Fountain Grass	#1 pot
P1	121	Perovskia atriplicifolia 'Lacey Blue'	Dwarf Russian Sage	#1 pot
Pm	41	Polystichum munifolium	Western Sword Fern	#1 pot
Ps	172	Polystichum setiferum 'Divisilobum'	Soft Shield Fern	#2 pot
sn	65	Salvia nemorosa 'East Friesland'	Perennial Sage	#1 pot
So	94	Salvia officinalis 'Tricolor'	Tricolor Common Sage	#1 pot
St	85	Sedum telephium 'Matrona'	Autumn Stonecrop	#1 pot
Total	5820			

- PLANTING NOTES:**
- All plant material and landscape installation to conform to BCSL/BCNTA Landscape Standard, latest edition.
  - Brace the tree only if it will not remain upright in a moderate wind.
  - Remove all dead and dying branches.
  - As a minimal acceptable standard:
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  - Plant Search area to include BC, WA, OR & CA.

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Client: **BCGEU**

Project Title:  
BCGEU - Amended Development Plan  
6877, 6891, 6913, 6939, 6945  
Palm Avenue, Burnaby, BC

Drawing Title:  
**Planting Plan -  
Level 2 & 4**

Project North: Drawn By: CS  
Checked By: JP  
Scale: 1:150 Job No.: 21-012  
Sheet No.:

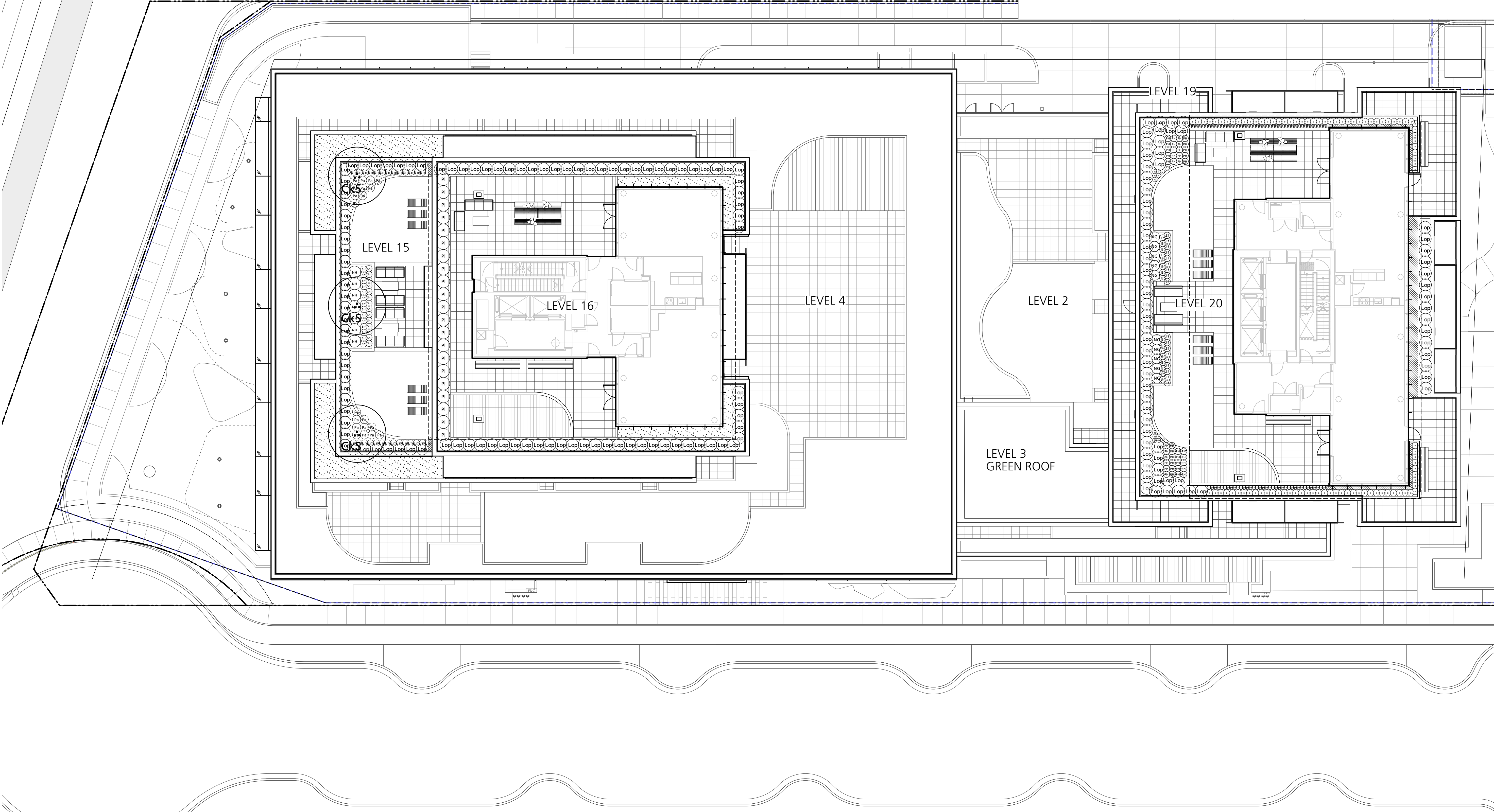
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2	Cornus mas	Cornelian Cherry Dogwood	6cm cal., WB		
4	Magnolia 'Betty'	Betty Magnolia	6cm cal.		
2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB		
3	Magnolia x 'Salway'	Galaxy Magnolia	6cm cal., WB		
3	Picea omorika 'Bruno'	Bruno Serbian Spruce	2m ht., min.		
10	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., WB		
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ER	112 Euponymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	#2 pot
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So	94 Salvia officinalis 'Tricolor'	Tricolor Common Sage	#1 pot
St	85 Sedum telephium 'Mariona'	Autumn Stonecrop	#1 pot
<b>Total</b>			5820

- PLANTING NOTES:**
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Client: **BCGEU**

Project Title: **BCGEU - Amended Development Plan**  
6877, 6891, 6913, 6939, 6945  
Palm Avenue, Burnaby, BC

Drawing Title: **Planting Plan - Level 15A, 16A, 19B & 20B**

Project North: Drawn By: **CS**  
Checked By: **JP**  
Scale: **1:150** Job No.: **21-012**  
Sheet No.:

Issues No.	Description	Date
1	Issued for Review	2021/05/16
2	Issued for SPOD Review	2021/12/08
3	Issued for SPOD	2022/01/21
4	Re-Issued for SPOD	2023/06/12
5	Issued for Amended Development Plan	2023/07/07
6	Re-Issued for Amended Development Plan	2023/07/31



Feature Basalt Paving



Hydrapressed Slab



Hightop Seating / Work Station



Curved Retaining Wall



Acer palmatum



Populus tremuloides



P.I.P. Rubber Surfacing



Concrete Plank Pavers



River Rock



Wood Yoga Decking



Artificial Turf



Styrax japonicus



Astilbe japonica



Acer griseum



Play Equipment



Play Equipment



Bike Racks



Picnic Table



Pachysandra terminalis



Lonicera pileata



Pennisetum alopecuroides



Play Equipment



Play Equipment



Bollard Lighting



Catenary Lighting



Athyrium filix-forma



Carex morrowii 'Ice Dance'



Twig Bench



Pebble Stool



Backless Bench



Sarcococca hookeriana 'humilis'



Calamagrostis 'Karl Forester'



Holodiscus discolor

MATERIALS/SITE FURNISHINGS

SITE FURNISHINGS

PLANTING

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Client:

**BCGEU**

Project Title:

BCGEU - Amended Development Plan

6877, 6891, 6913, 6939, 6945  
Palm Ave, Burnaby, BC

Drawing Title:

**Landscape Precedents**

Project North:

Drawn By: CS

Checked By: JP

Scale:

Job No.: 21-012

as noted

Sheet No.: