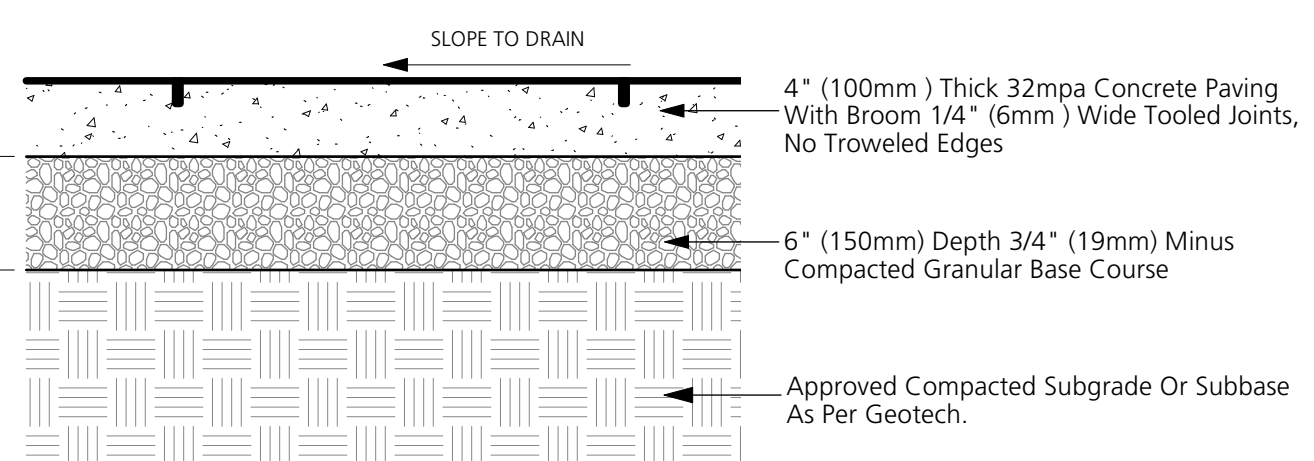
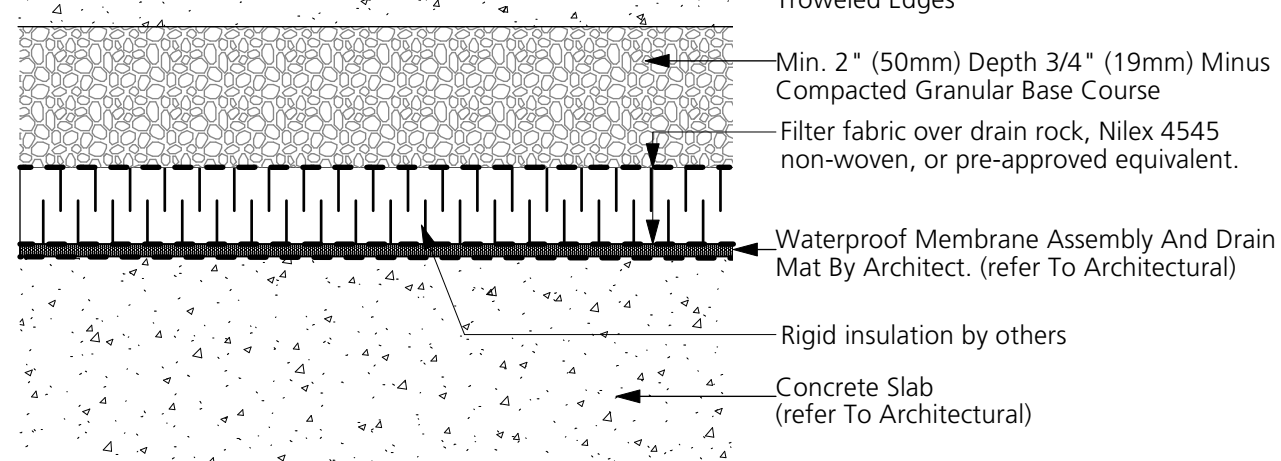


Note: provide expansion joints @ 9m o.c.

Note: provide expansion joints @ 9m o.c.

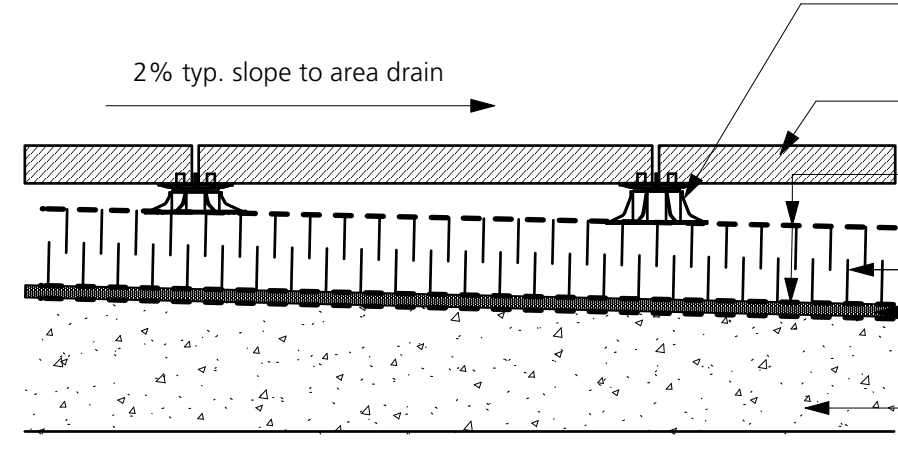


A) ON-GRADE
1
L6.0
CIP CONCRETE PAVING (PEDESTRIAN)
1:10



B) ON-SLAB

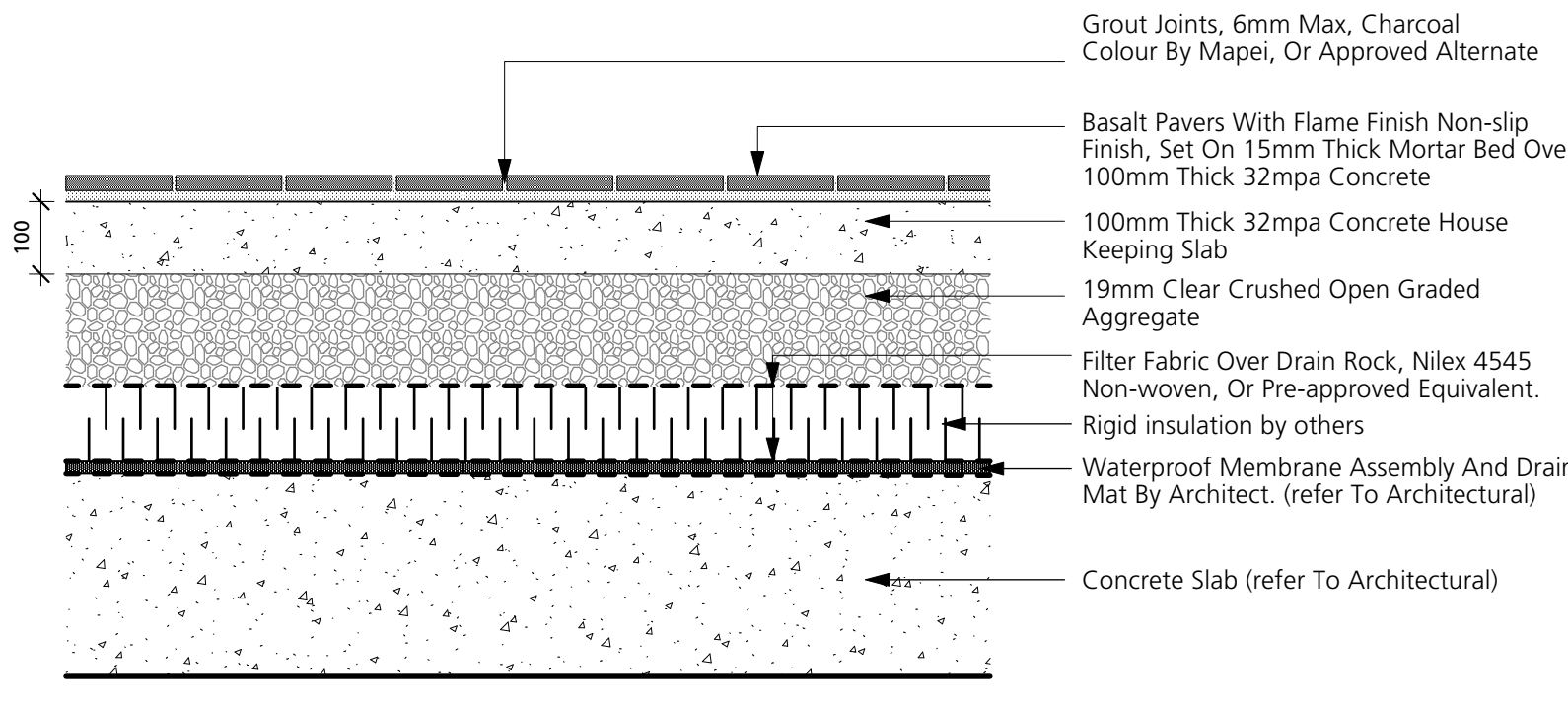
Abbotsford Concrete Hydrapressed Slab Paver:
24" X 24" X 2" (610x610x50mm), Natural Grey Color



2
L6.0
HYDRAPRESSED SLAB
1:10

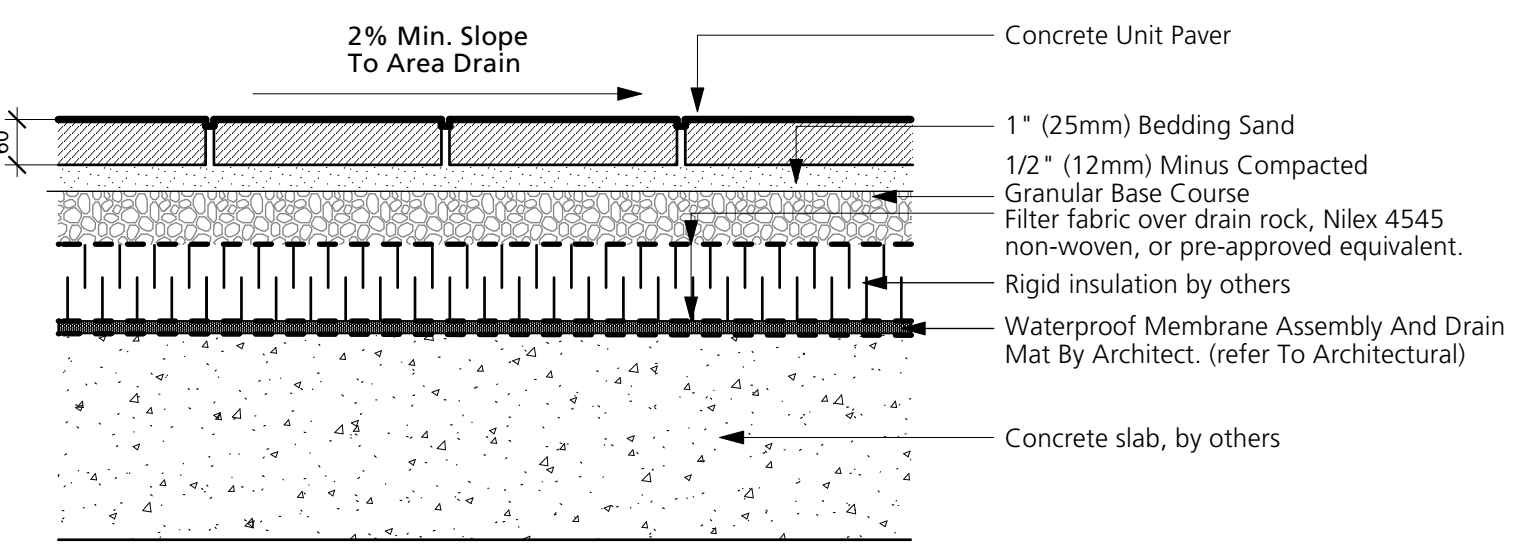
Product: Black Tusk Basalt Paving by Bedrock Granite Sales
Size: 300X1200X20mm
Colour: Black
Finish: Flamed Finished
Pattern: Running bond

NOTE:
VOID AS REQUIRED PROVIDE SAMPLE OF STONE + MORTAR COLOUR FOR APPROVAL
CONTRACTOR TO MOCK UP IN FIELD FOR LA REVIEW



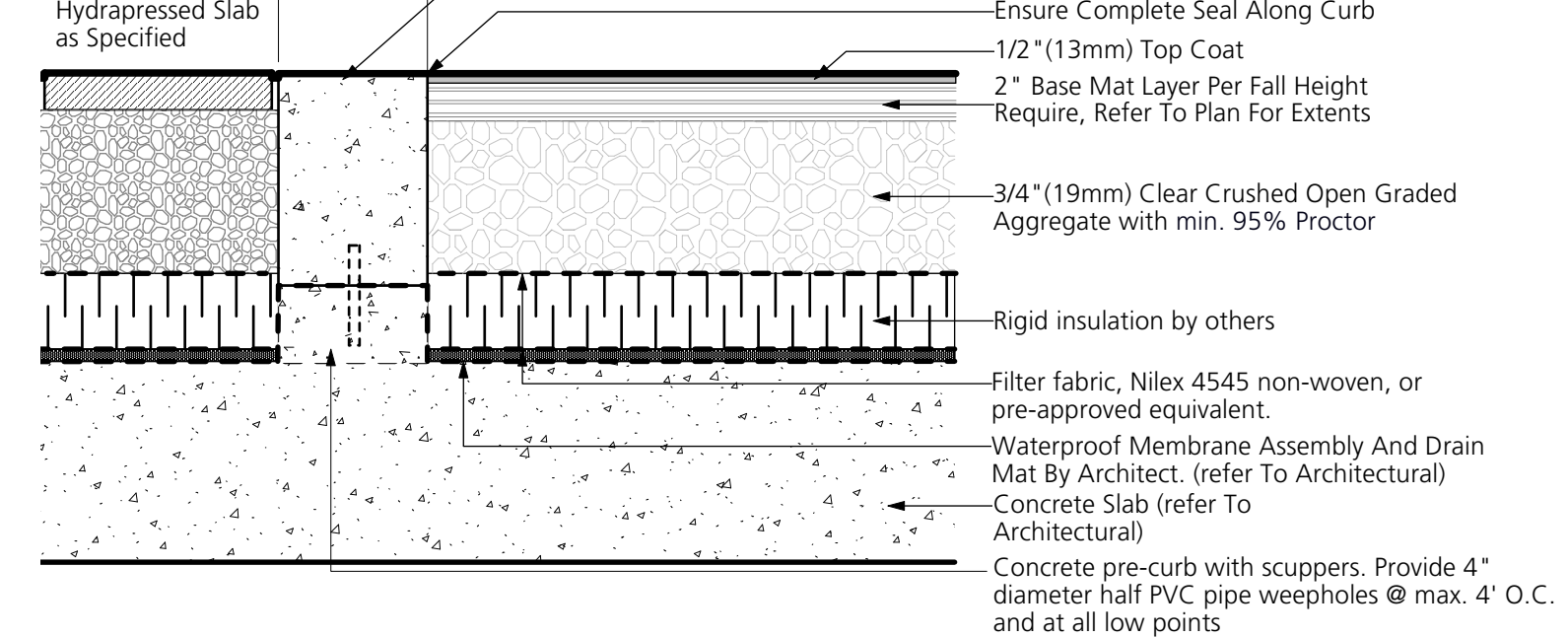
3
L6.0
FEATURE BASALT PAVING
1:10

BONNEVILLE PLANK PAVER:
Color: Brown
Size: 24" X 8" X 2.37" (600mm X 200mm X 60mm)



4
L6.0
CONCRETE UNIT PAVERS (PEDESTRIAN)
1:10

Note:
PIP rubber surfacing at Level 4 Fitness area does not require base mat for fall protection or housekeeping slab. Buildup for athletic surface as per manufacturer's specific flush concrete curb

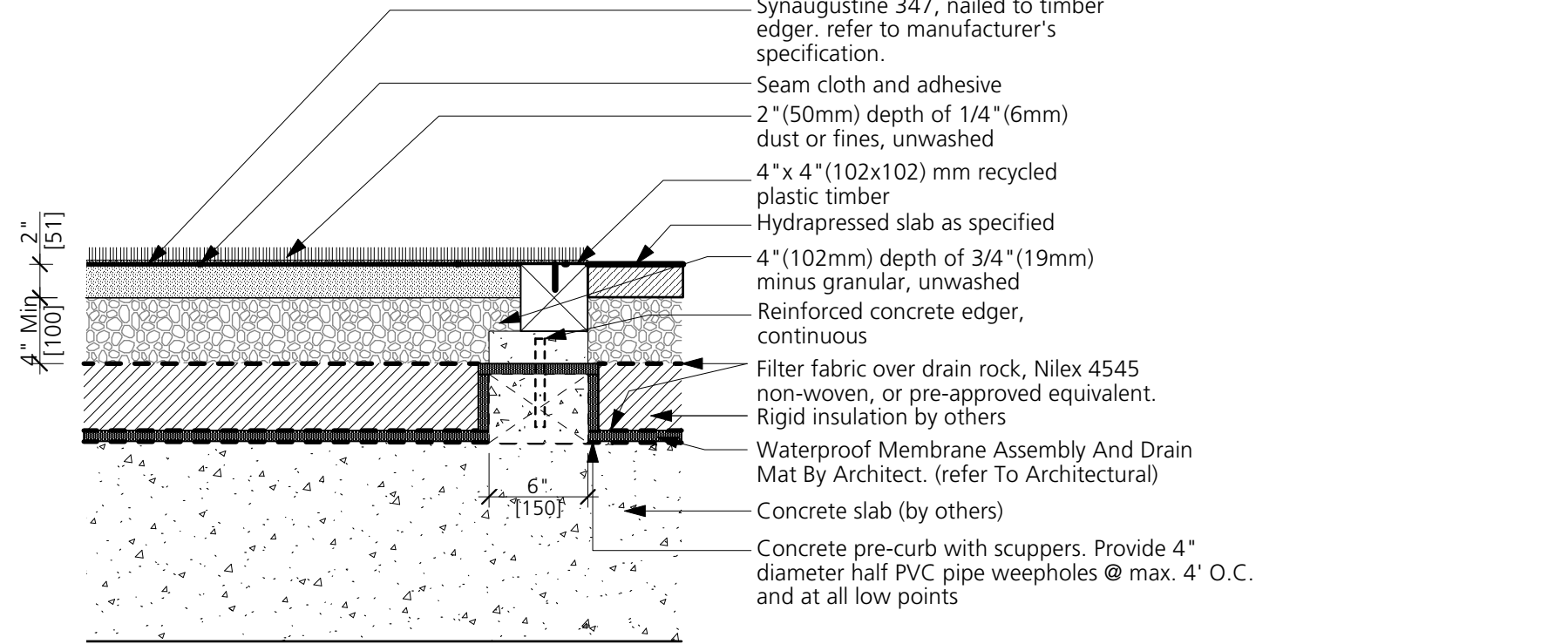


TOP COATED LAYER TO BE POURED AS ONE CONSISTENT SURFACE WITH NO SEAMS IN EACH COLOUR FIELD

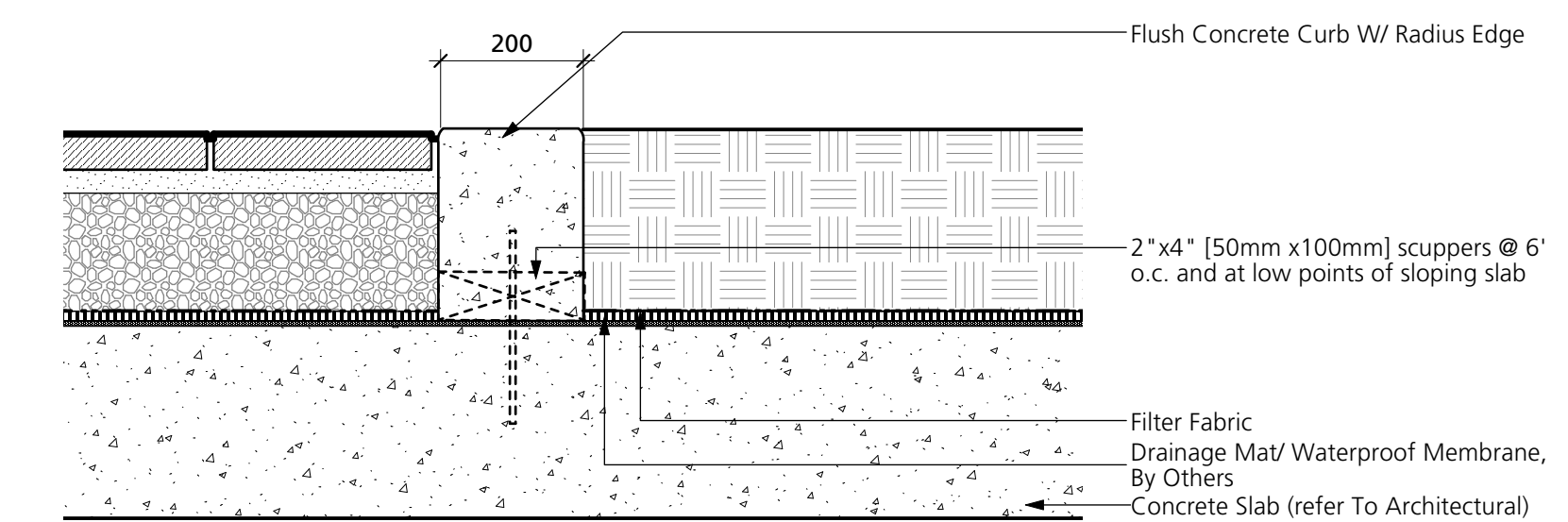
5
L6.0
P.I.P. RUBBER SURFACING (FITNESS) AND FLUSH CONCRETE CURB
1:10

SYNAugustine 347
Available at SYNLawm (www.synlawm.com)
Address: 8207 Swenson Way, Delta, BC, V4G 1J5
Tel: 778-999-6492

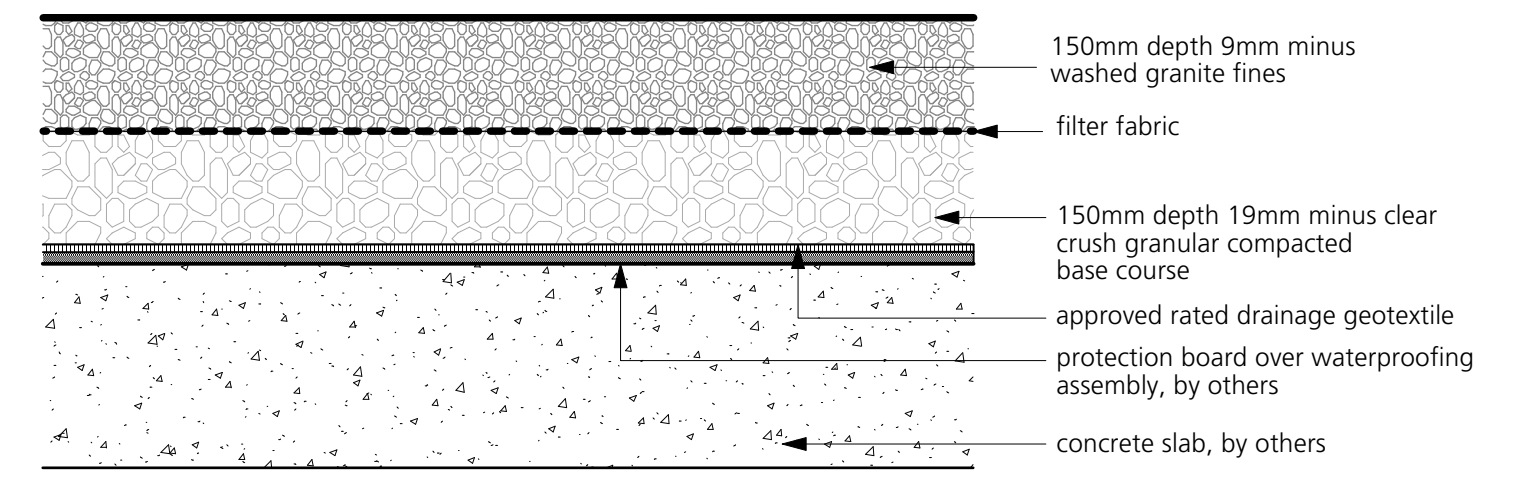
Note: refer to Landscape Architect and SYNLawm representative for final grading requirements/approval.



6
L6.0
ARTIFICIAL TURF
1:10

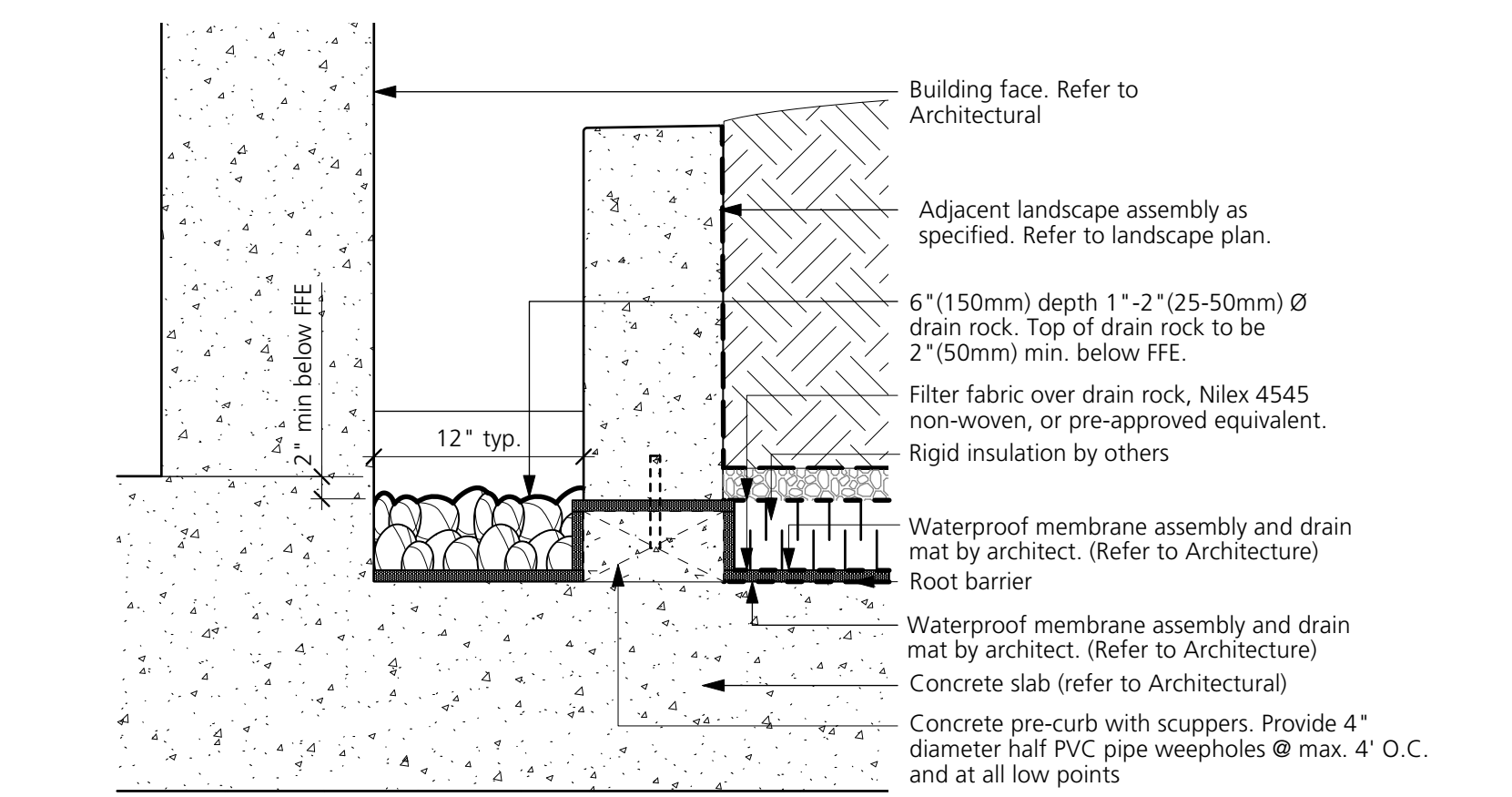


7
L6.0
FLUSH CONCRETE CURB
1:10

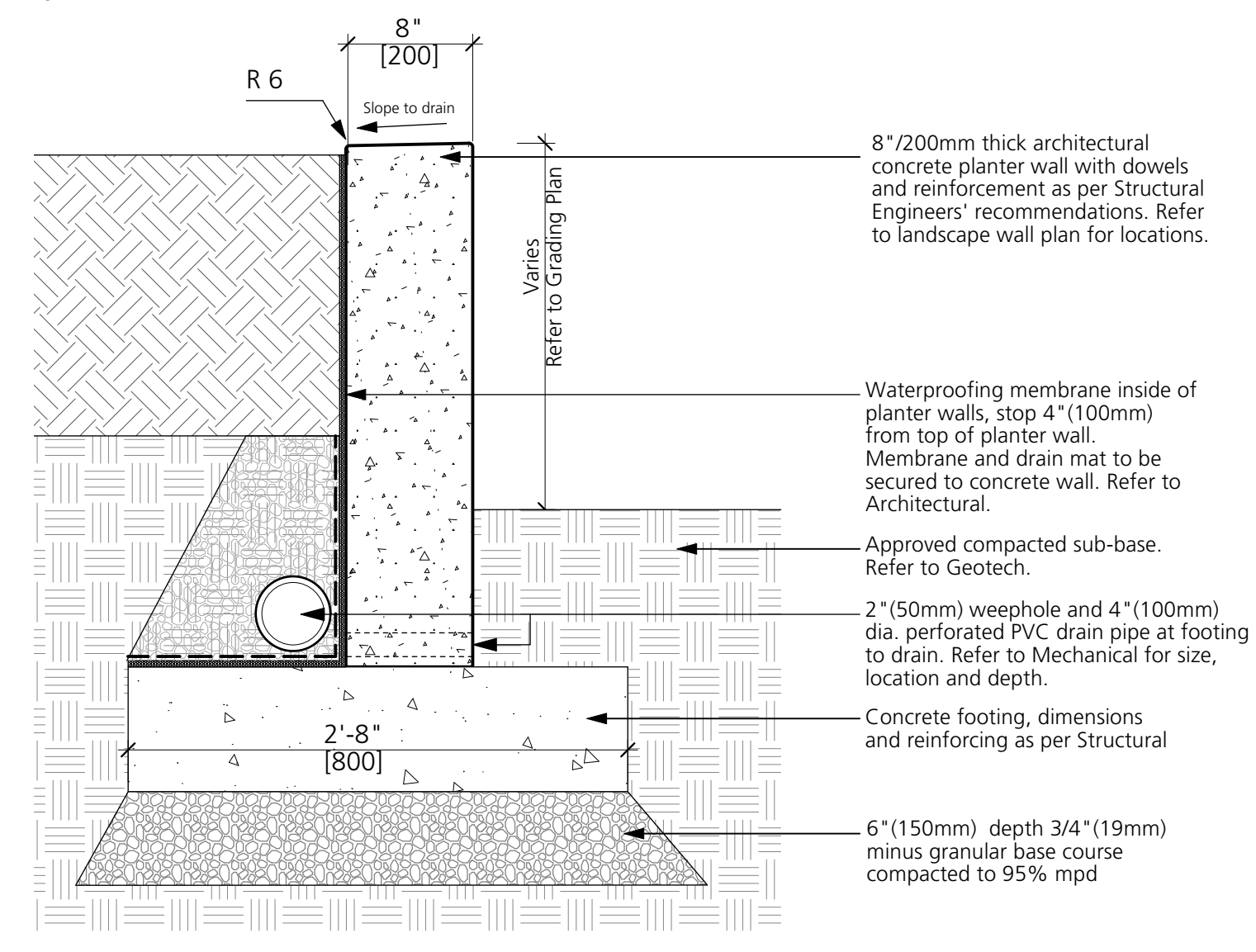


8
L6.0
GRANULAR MAINTENANCE PATH
1:10

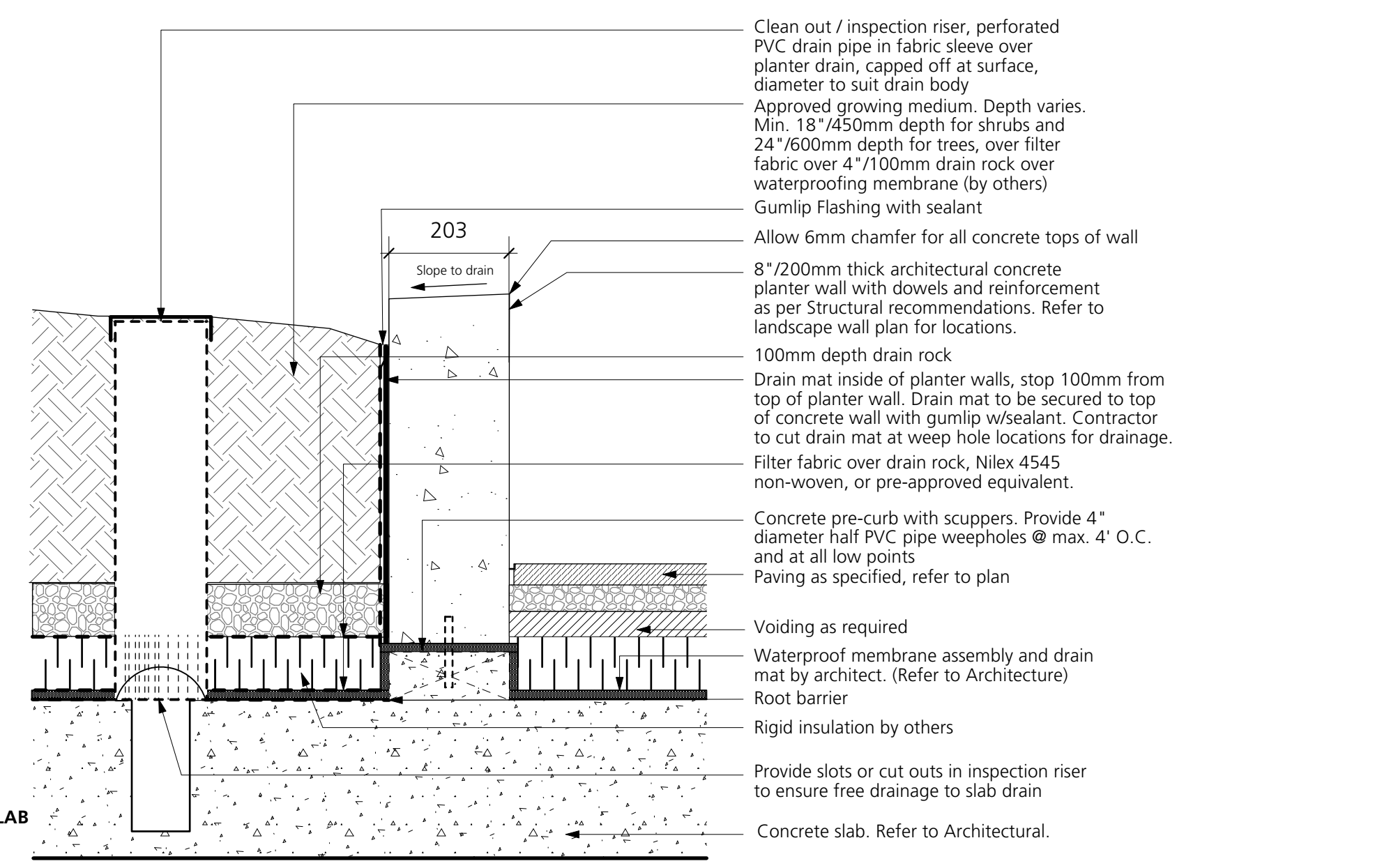
Note:
Contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.



9
L6.0
GRAVEL STRIP
1:10



10
L6.0
CIP CONCRETE PLANTER WALL
1:10



B) ON-SLAB

No.	Description	Date
1	Issued for SPOD	2022/01/21
2	Re-issued for SPOD	2022/02/09
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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

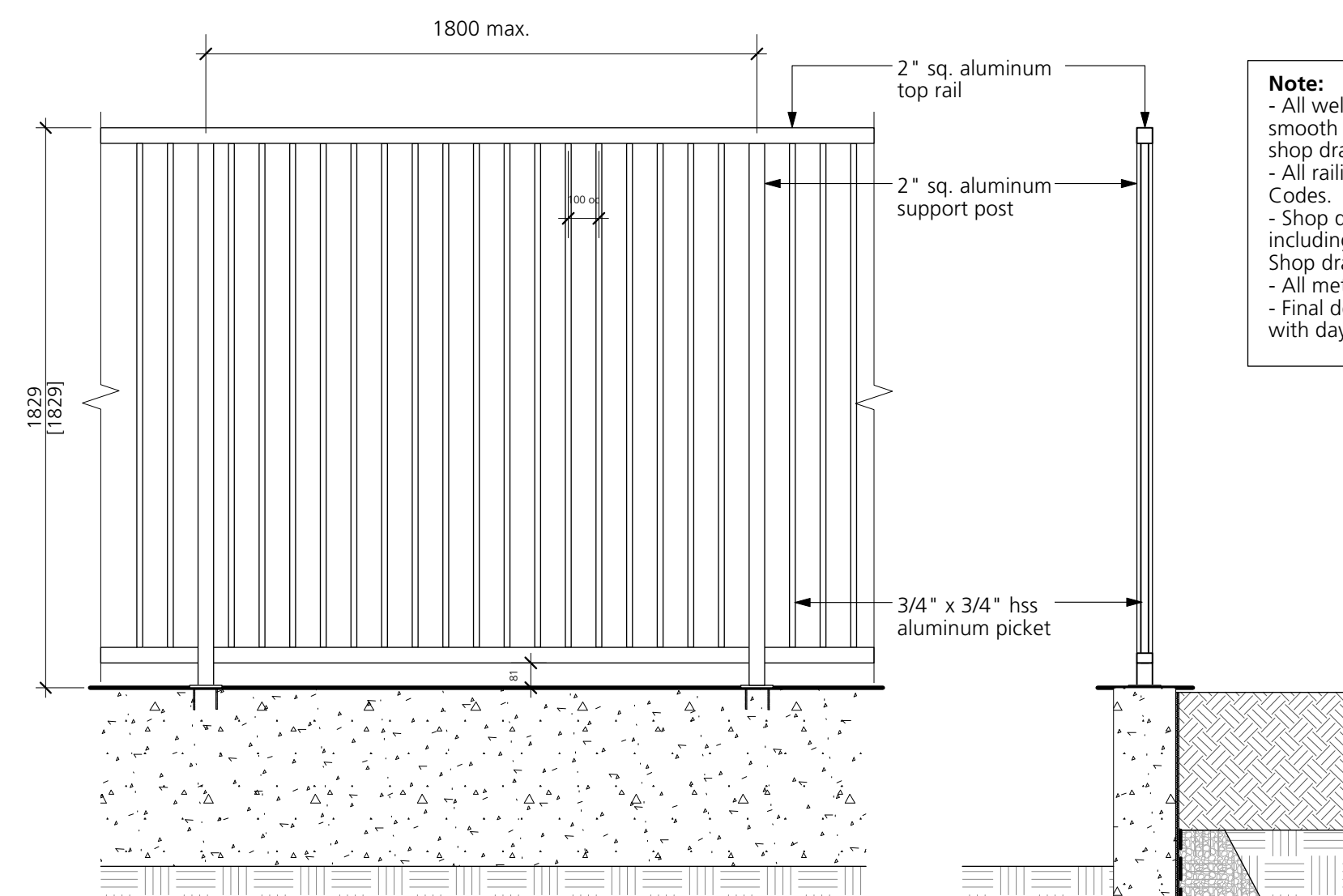
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Client: **BCGEU**

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

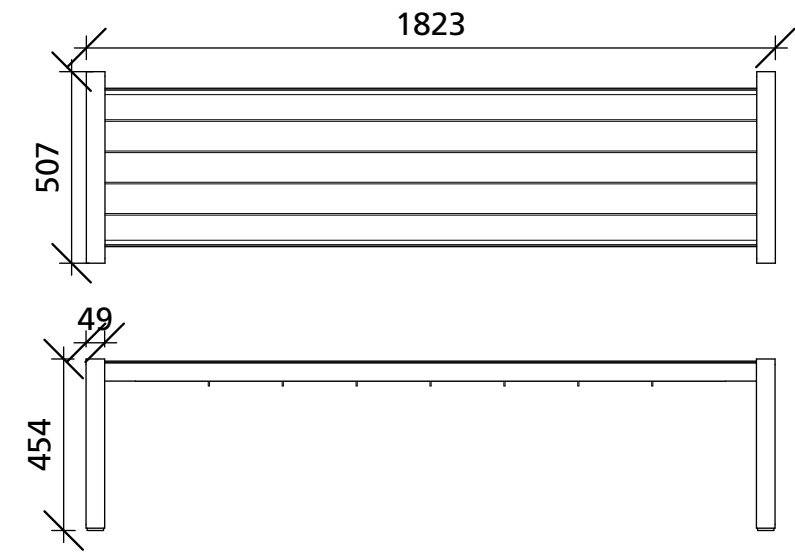
Drawing Title:
Landscape Details

Project North: _____ Drawn By: **SJ**
Checked By: **JP**
Scale: _____ Job No.: _____
As Shown 21-012
Sheet No.:



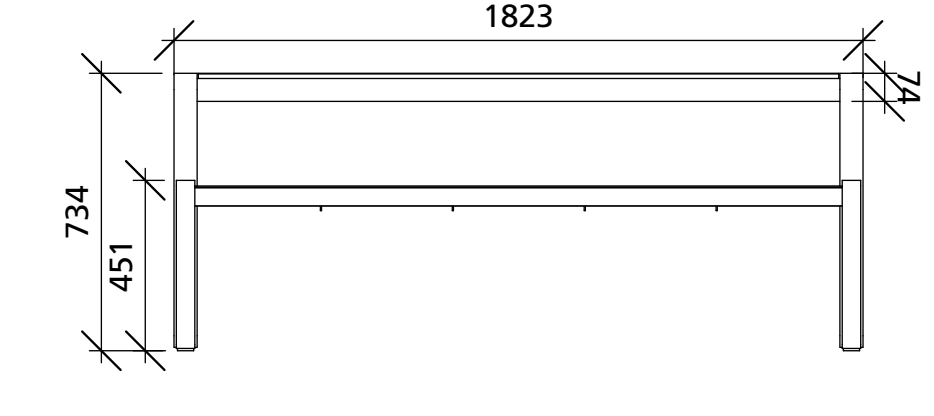
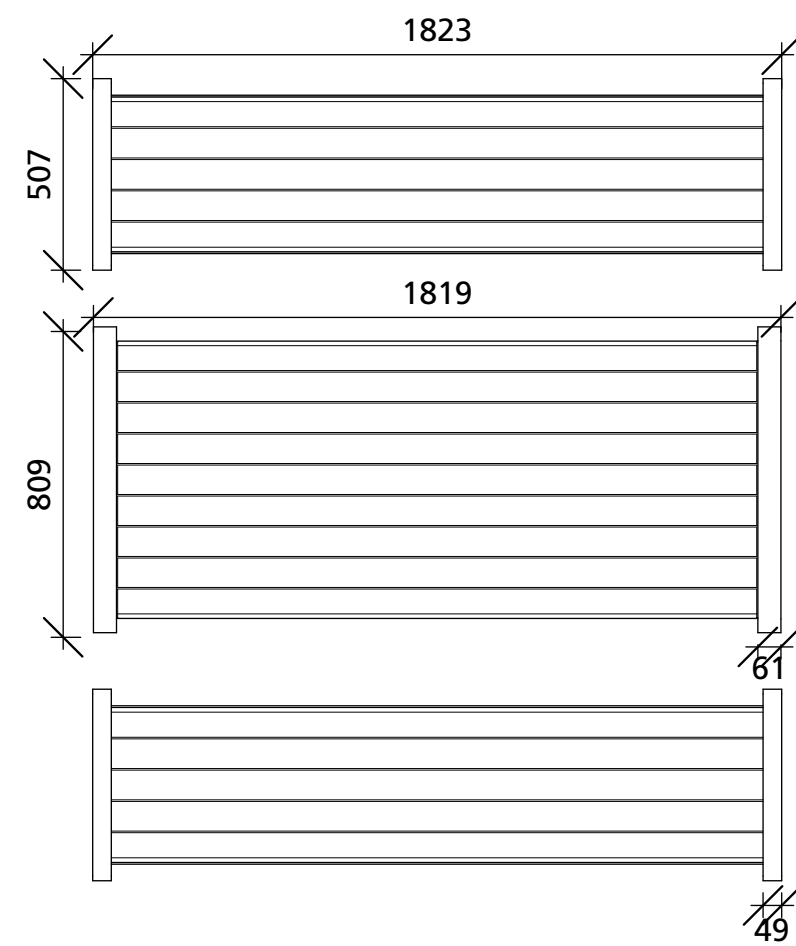
Note:
- All welds to be continuous along joints and ground smooth prior to shop priming and powder coating. Shop drawings to be provided for approval.
- All railings and guardrails to meet current Building Codes.
- Shop drawings required for all metal components, including but not limited to, gates, handrails and fences. Shop drawings to show all connection details.
- All metal components to have black powdercoat finish
- Final design of fence to be determined in coordination with daycare operator

Model: Lexicon Straight Bench w/Flat Steel Leg
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel and Ipe wood
Contact: www.maglin.com
Quantity: 10
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications



12 L6.1 BACKLESS BENCH NTS

Model: Lexicon 6' Height Table w/Flat Steel Legs and Benches
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel and Ipe wood
Contact: www.maglin.com
Quantity: 8
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications

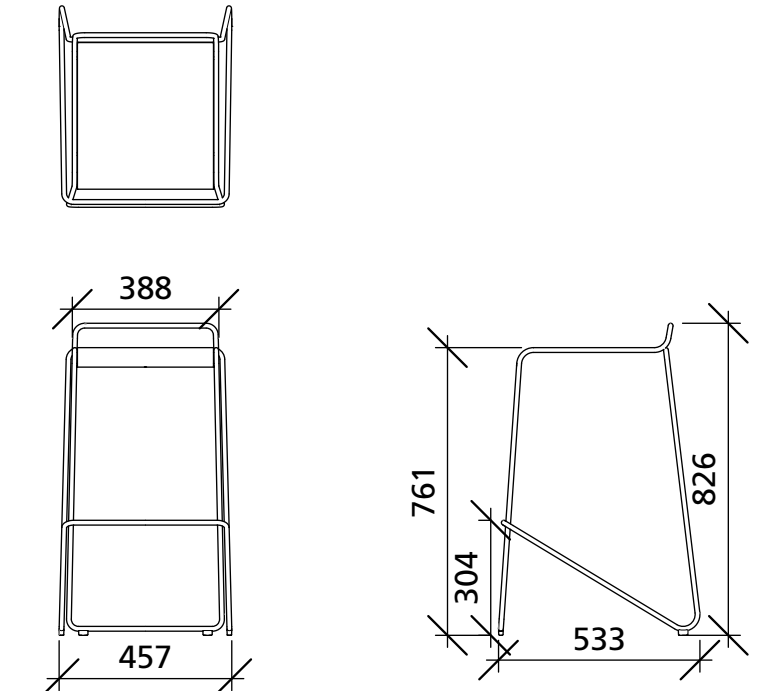
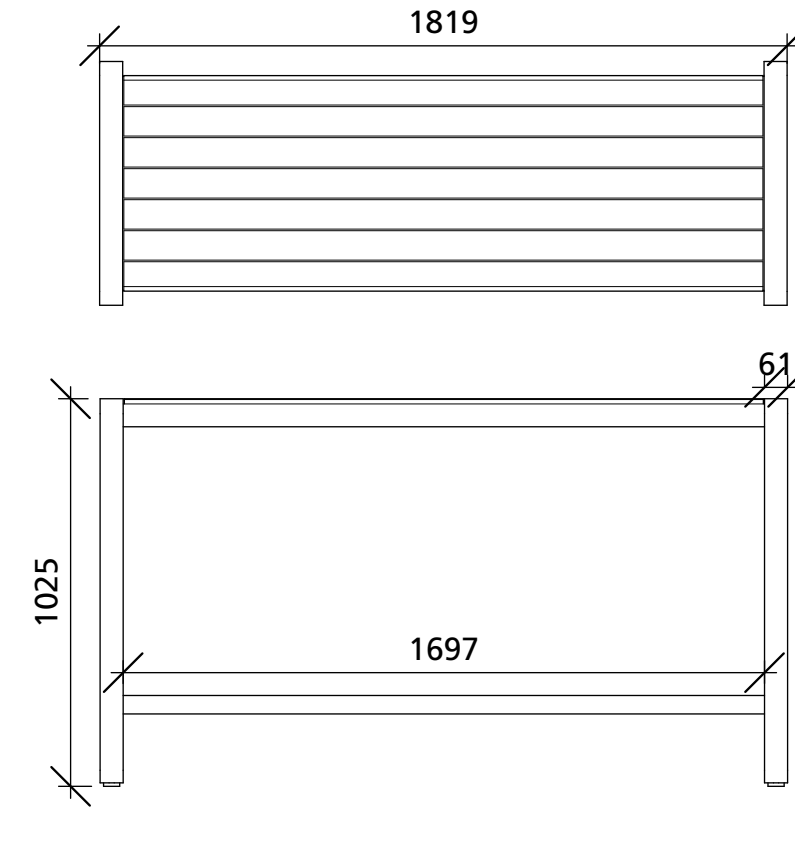


13 L6.1 PICNIC TABLE NTS

11 L6.1 METAL PICKET FENCE - DAYCARE 1:20

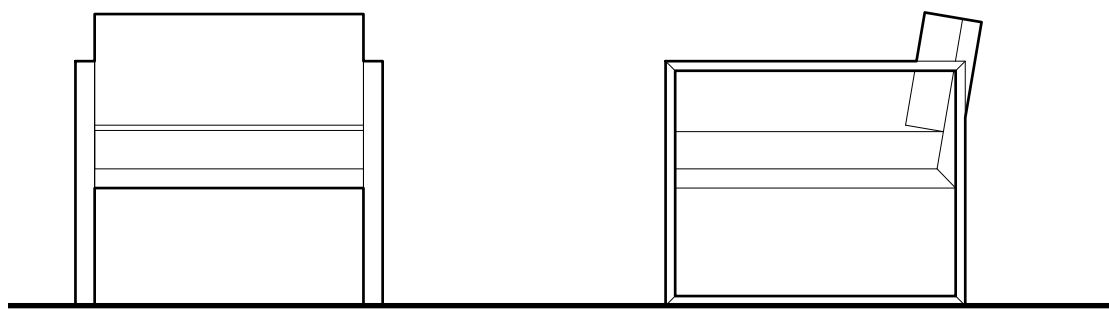
Model: Lexicon 6' Bar Height Table w/Flat Steel Leg
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel and Ipe wood
Contact: www.maglin.com
Quantity: 4
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications

Model: Kontur Bar Height Stool
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel
Contact: www.maglin.com
Quantity: 8



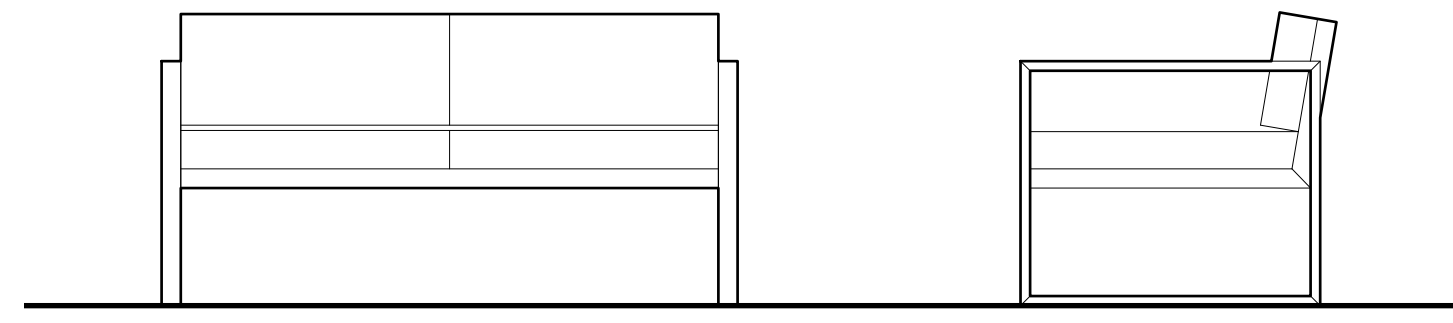
14 L6.1 HIGHTOP WORK TABLE & BAR HEIGHT STOOL NTS

Dodeka Premise Chair
Qty: 2
Material: Powder Coated Aluminum
Finish: TBD
Note:
- Refer to plan for arrangement and locations
- Bench to be surface mounted
- Shop drawings for benches to be provided from Dodeka, or approved alternate, and to be approved by Landscape Architect.
- Confirm amount of down payment required to start shop drawings/fabrication process
Dodeka
Website: www.dodeka.ca
Address: District of Metchosin, Victoria, BC



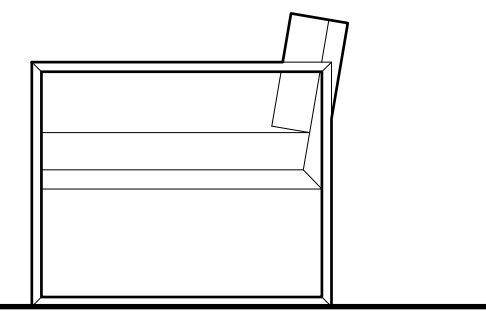
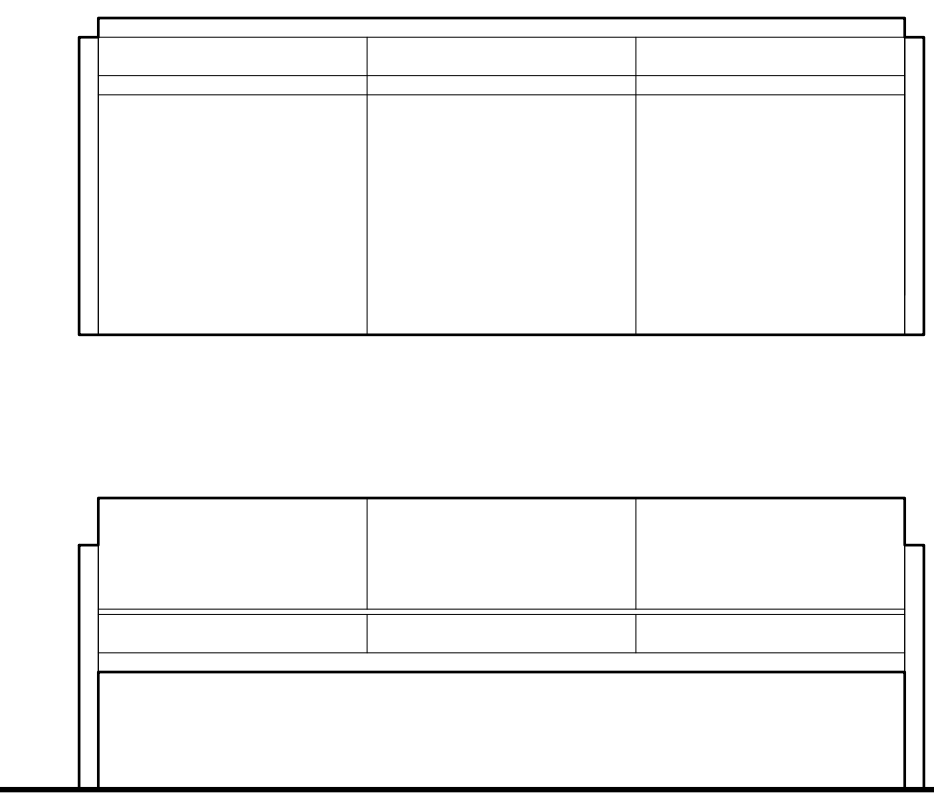
15 L6.1 LOUNGE CHAIR 1:20

Dodeka Premise Love Seat
Qty: 4
Material: Powder Coated Aluminum
Finish: TBD
Note:
- Refer to plan for arrangement and locations
- Bench to be surface mounted
- Shop drawings for benches to be provided from Dodeka, or approved alternate, and to be approved by Landscape Architect.
- Confirm amount of down payment required to start shop drawings/fabrication process
Dodeka
Website: www.dodeka.ca
Address: District of Metchosin, Victoria, BC



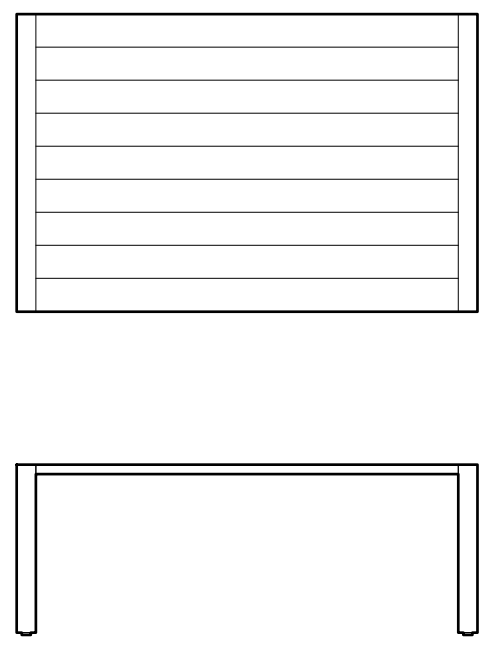
16 L6.1 LOUNGE LOVE SEAT 1:20

Dodeka Premise Couch
Qty: 8
Material: Powder Coated Aluminum
Finish: TBD
Note:
- Refer to plan for arrangement and locations
- Bench to be surface mounted
- Shop drawings for benches to be provided from Dodeka, or approved alternate, and to be approved by Landscape Architect.
- Confirm amount of down payment required to start shop drawings/fabrication process
Dodeka
Website: www.dodeka.ca
Address: District of Metchosin, Victoria, BC

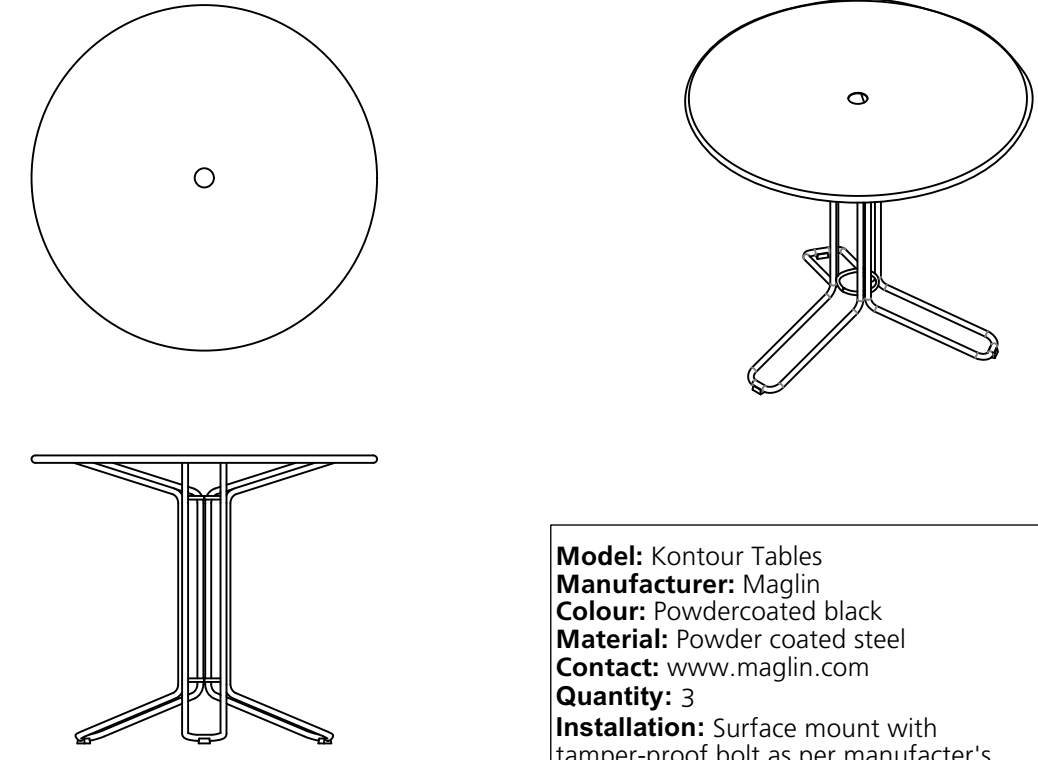


17 L6.1 LOUNGE COUCH 1:20

Dodeka Premise Coffee Table
Qty: 6
Material: Powder Coated Aluminum
Finish: TBD
Note:
- Refer to plan for arrangement and locations
- Table to be surface mounted
- Shop drawings for benches to be provided from Dodeka, or approved alternate, and to be approved by Landscape Architect.
- Confirm amount of down payment required to start shop drawings/fabrication process
Dodeka
Website: www.dodeka.ca
Address: District of Metchosin, Victoria, BC



18 L6.1 COFFEE TABLE 1:20



Model: Kontour Tables
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel
Contact: www.maglin.com
Quantity: 3
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications

19 L6.1 CAFÉ STYLE TABLE 1:20

Issues No.	Description	Date
1	Issued for SPOD	2022/01/21
2	Re-issued for SPOD	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 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 Ave, Burnaby, BC

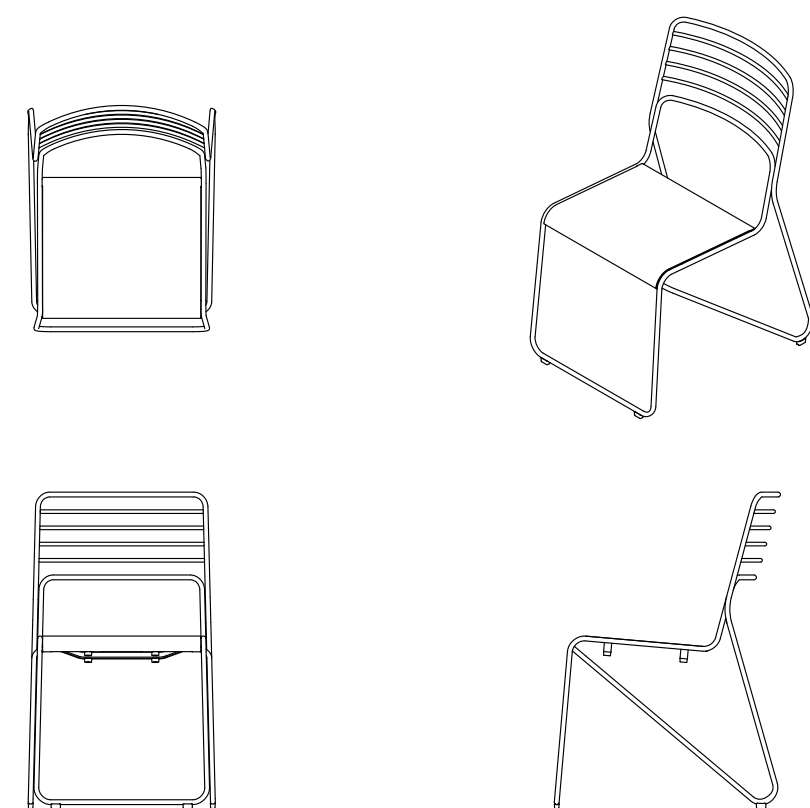
Drawing Title: **Landscape Details**

Project North: _____ Drawn By: **SJ**
Checked By: **JP**

Scale: **As Shown** Job No.: **21-012**

Sheet No.: _____

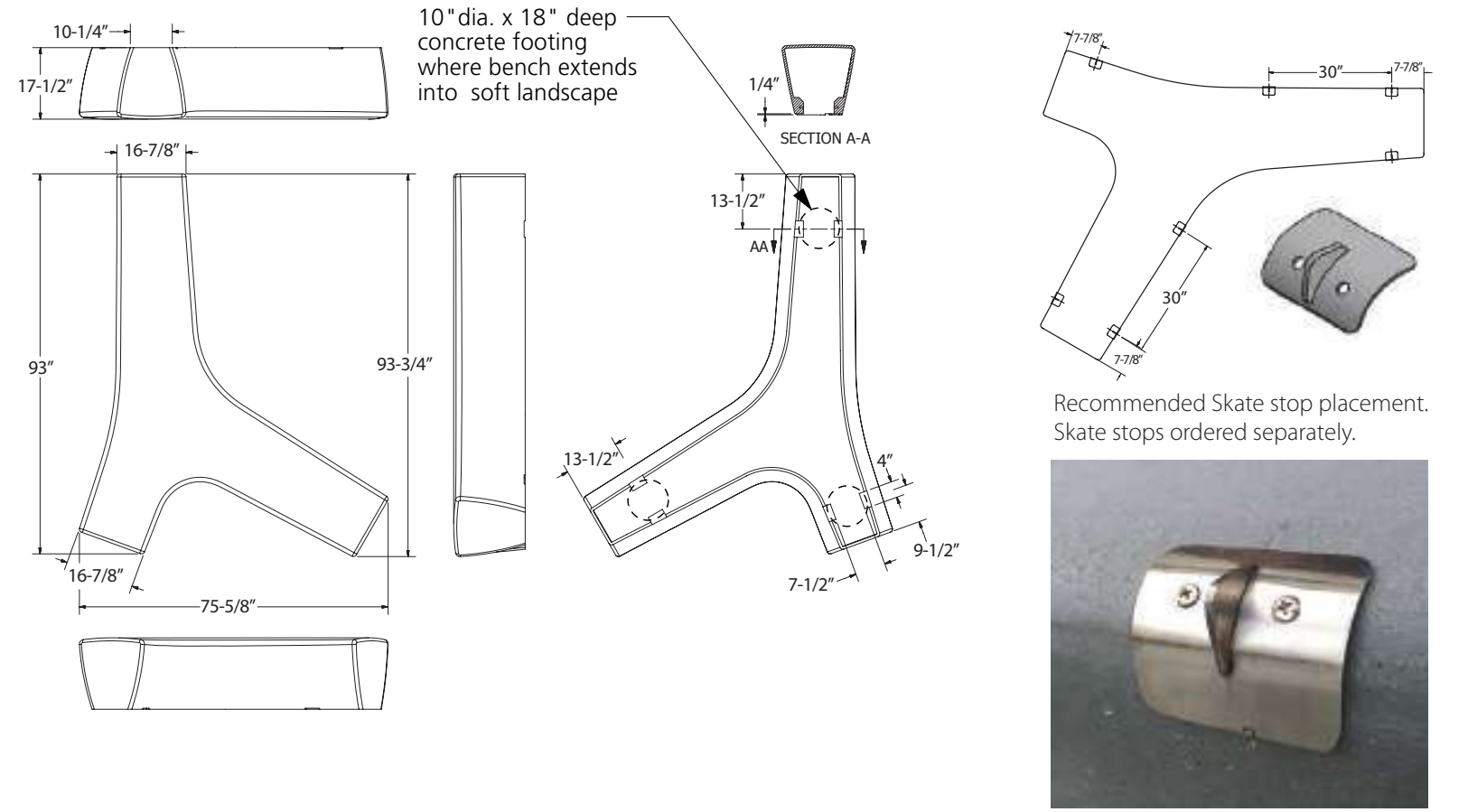
Issues	No.	Description	Date
	1	Issued for SPOD	2022/01/21
	2	Re-issued for SPOD	2022/02/10
	3	Issued for PPA	2022/04/29
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	6	Re-issued for SPOD	2023/06/12
	7	Issued for Amended Development Plan	2023/07/07
	8	Re-issued for Amended Development Plan	2023/07/31



Model: Kontour Chairs
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel
Contact: www.maglin.com
Quantity: 12
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications

20 CAFÉ STYLE SEATING
L6.2 1:20

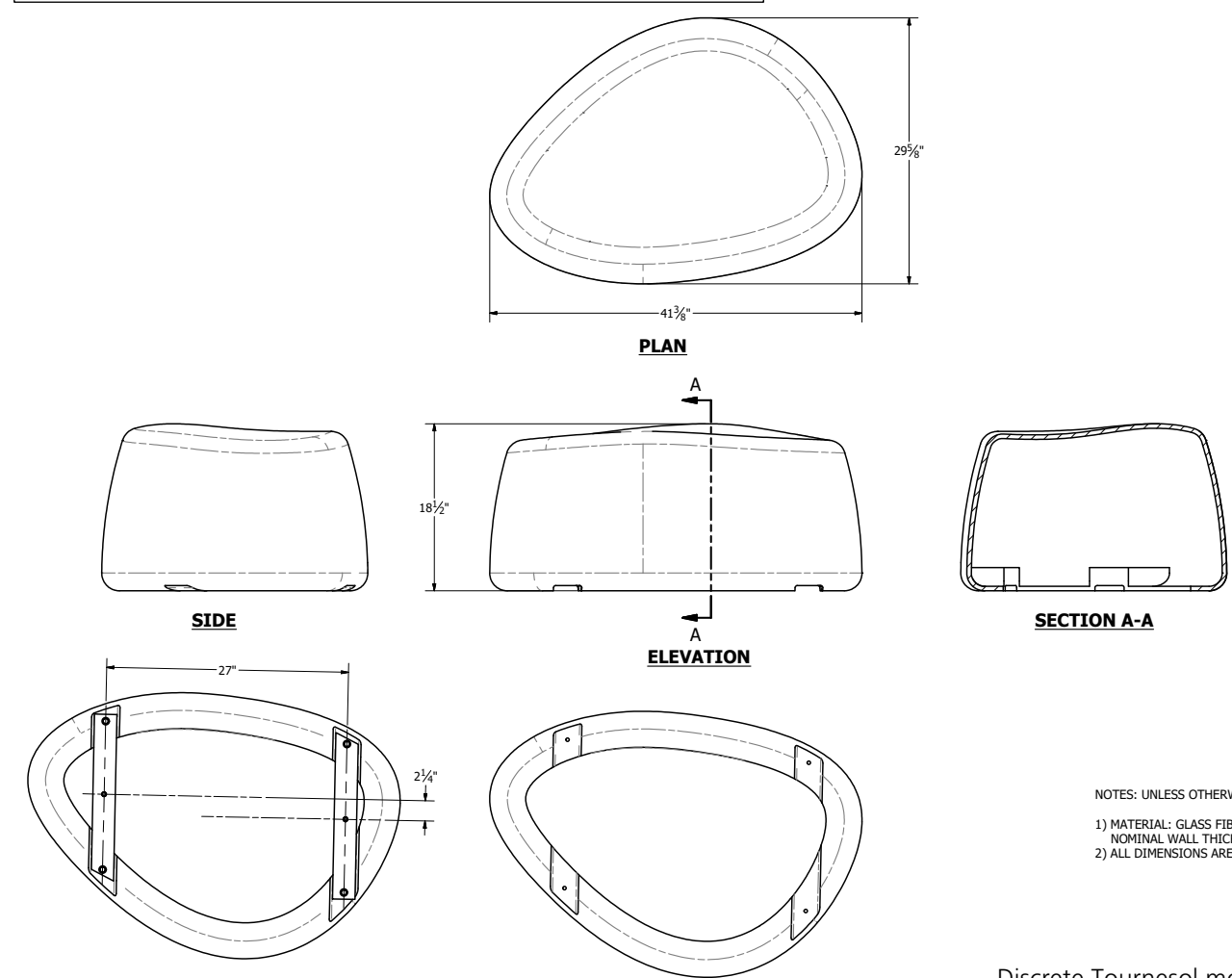
Twig Bench Specifications



Model: Twig Bench
Manufacturer: Tournesol
Colour: Shadow
Material: Lightweight GFRC Concrete. Sand Blast Shark Finish.
Contact: tournesol.com
Installation: Discrete surface mount with tamper proof bolts as per manufacturer's specifications
Quantity: 11

21 TWIG BENCH
L6.2 NTS

Model: Pebble Stool
Manufacturer: Tournesol
Colour: Shadow
Material: Lightweight GFRC Concrete. Sand Blast Shark Finish.
Contact: tournesol.com
Installation: Discrete surface mount with tamper proof bolt as per manufacturer's specifications
Quantity: 15



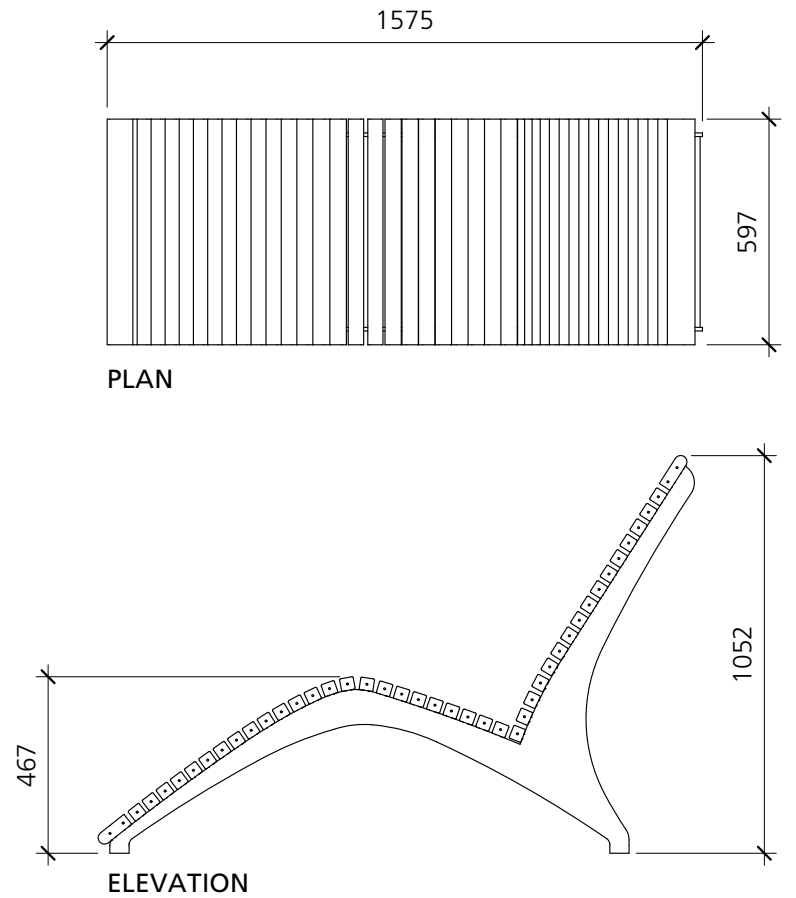
NOTES: UNLESS OTHERWISE SPECIFIED
1) MATERIAL: GLASS FIBER REINFORCED CONCRETE (GFRC)
NORMAL WALL THICKNESS: 2\"/>

Discrete Tournesol mounting bracket, use epoxy or chemical anchor to attach to footing as per manufacturer's specifications

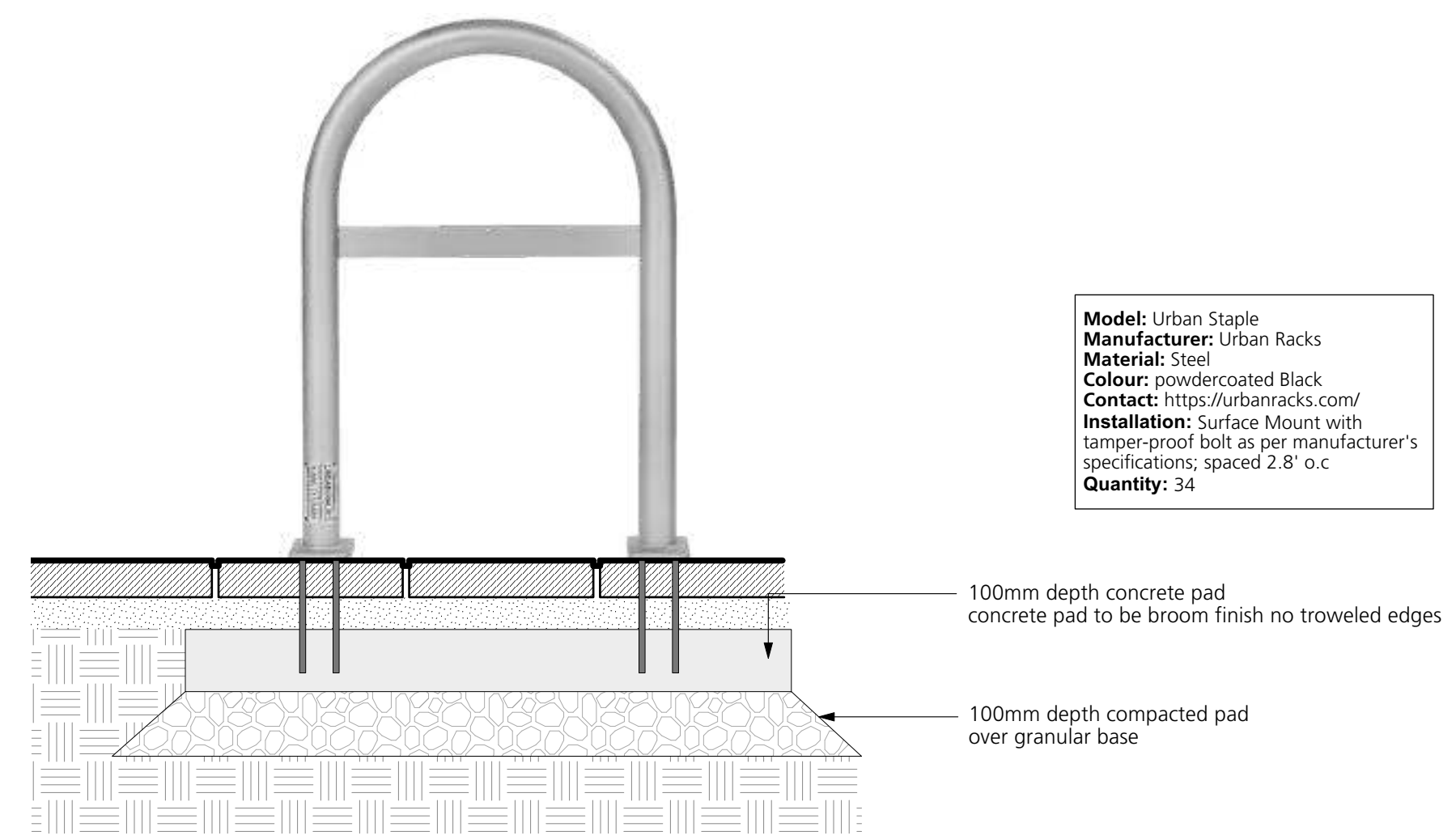
22 PEBBLE STOOL
L6.2 NTS



Maglin Chaise Lounge
Model: MCL720-W
Qty: 4
Material: Ipe wood and steel
Finishes: Provide Maglin standard finishes for both ipe wood and steel. Steel to be powdercoat Gunmetal (gloss finish).
Installation: Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.
Available from **Maglin Site Furnitures**
Website: www.maglin.com
Tel: (885) 904-0330 (Jennifer Fancy)



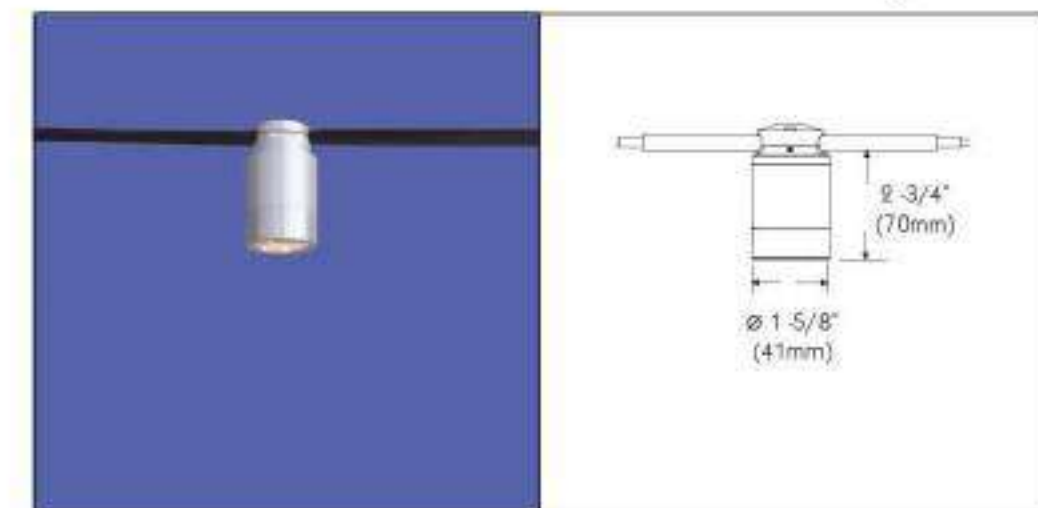
23 CHAISE LOUNGE
L6.2 NTS



Model: Urban Staple
Manufacturer: Urban Racks
Material: Steel
Colour: powdercoated Black
Contact: https://urbanracks.com/
Installation: Surface Mount with tamper-proof bolt as per manufacturer's specifications; spaced 2.8' o.c
Quantity: 34

24 BIKE RACK
L6.2 NTS

Exton - Kore-EX5 LED Cable Mount Downlight



Kore-EX5 LED, Cable Mount Downlight, Aluminum/Black (EX5-K-C-15/24/35-DL-AL/BLK)
Kore-EX5 LED Downlight that fits "snug" to Exton Powerspan Cable. Features a 27K, 5W LED source with an integral current controller for 24V DC operation. Contact factory for 24K. All systems must be powered by a Tegan Lighting driver. Remote Power Supply; refer to Power Supplies for options. Available with 15°, 24° or 35° beam pattern. Flush, Integral two (2) Media Holder. Image shown with Black Hexel Louver; Order Media separately. Available in anodized Aluminum (AL) or Black (BLK) finish.

CATENERY LIGHT

25 CATENERY LIGHTING
L6.2 NTS

NOVA POLE NSSA4

4" Straight Square Aluminum

NSSA Type A
(2" x 2" Anchor Bolts)
Default Base Plate Option

NSSA Type A2
(1" x 2" Anchor Bolts)
Refer to Base Plate in options column on create page

- If supplied, the festoon box is installed at 5m height, notify Nova Pole if different mounting height is required.
- Hand hole ring mounting height is 12" to centre and comes with (2"x5") hand hole cover.
- Wind speeds (mph) in the table denote (1) maximum wind gust speed at the project site (i.e. gust factor included).
- Maximum EPR rating includes (fastened) and supporting arm(s) and is for standard pole installation on concrete base/footings.
- All poles are supplied with nut covers, shims and top plastic cap.
- Pole design based on AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals.
- Contact Sales Team for custom sizes and/or applications.
- Specific information and details may be subject to change without notice.
- Please see Warranty and Terms & Conditions.

Call Us Today! 1.866.874.8889 novapole.com

CATENERY LIGHTING POST

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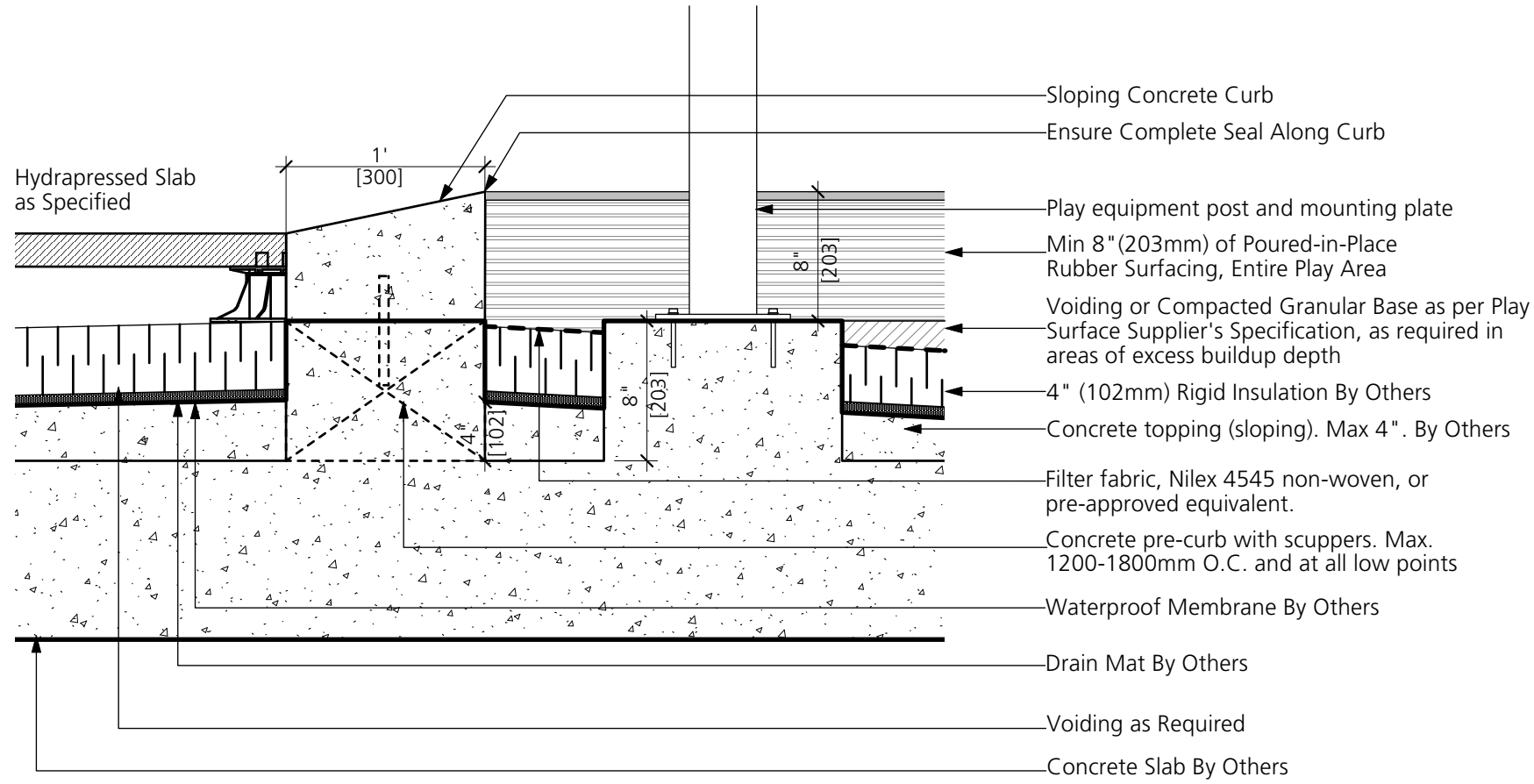
Client: **BCGEU**

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

Drawing Title:
Landscape Details

Project North: _____ Drawn By: SJ
Checked By: JP
Scale: As Shown Job No.: 21-012
Sheet No.:

Notes:
 - Provide precurbs to securely surface mount play equipment to structural slab
 - Contractor to confirm precurb layout matches equipment mounting points and required minimum precurb sizes



26A L6.3 P.I.P. RUBBER SURFACING (PLAY) AND CONCRETE CURB 1:10



ROPE AND LOG

Intended user age: 5-12

QUANTITY: 1

CSA Z614

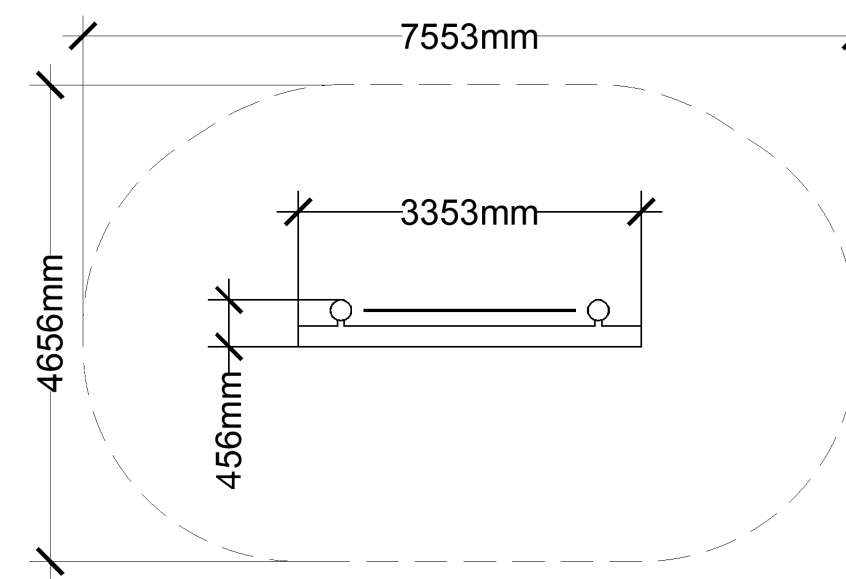
PRODUCT INFORMATION

The Rope and Log is a simple balancing, natural playground element. Children can imagine traversing a river or tightrope walking in a circus. The Rope and Log Post and Rope play element will increase core strength as children practice 'balancing' while holding onto a flexible rope.



Maximum height: 3 m
 Fall height: 510 mm
 Area of Safety Surfacing: 30.5 m²

The highest designated play surface and space required are according to CSA Z614. A buffer is included in the fall zone to account for fabrication and material variations.
 Resilient safety surfacing is required within the fall zone of equipment.
 If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



NOTCHED PLAY POST

Intended user age: 5-12

QUANTITY: 3

CSA Z614

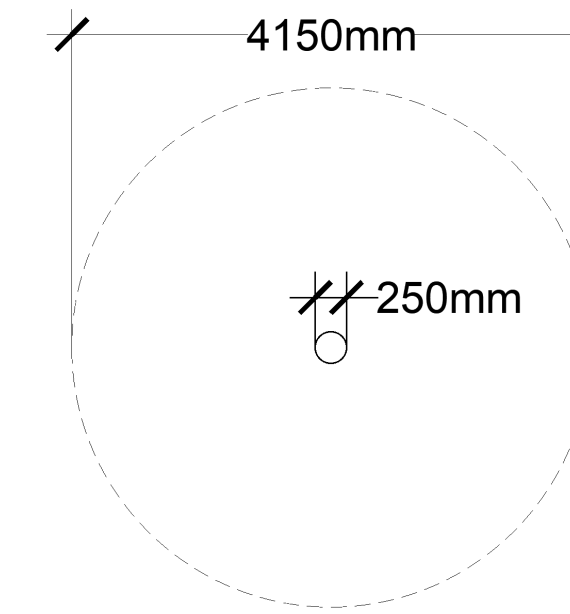
PRODUCT INFORMATION

Balance between two posts to climb as high as you can, then jump or climb back down! Notched Play Posts are available in two heights, 2.4m and 3m above surfacing. They work well alongside other Log play elements and can be used in combination to create circuits of adventure play. Notched Play Posts are a simple climbing feature and best when used in multiples!



Maximum height: 3 m
 Maximum fall height: 1.8 m
 Area of Safety Surfacing: 13.5 m²

The highest designated play surface and space required are according to CSA Z614. A buffer is included in the fall zone to account for fabrication and material variations.
 Resilient safety surfacing is required within the fall zone of equipment.
 If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



JUNIOR CRITTER - SONGBIRD

Intended user age: 4+

QUANTITY: 1

ASTM F1487

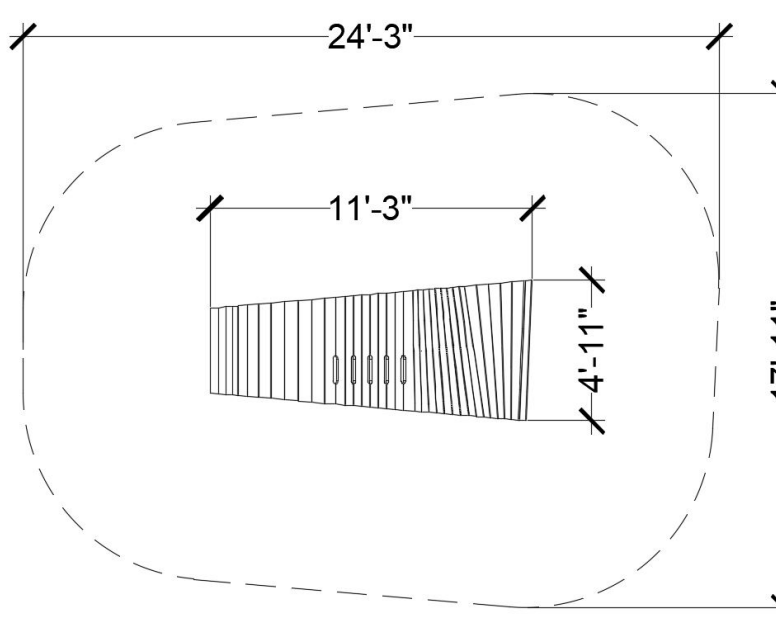
PRODUCT INFORMATION

The Songbird is a whimsical and familiar form. At six feet high, it is so much larger than life, yet inviting and playful as a playground centerpiece. In plan view, the bird's shape tapers from tail to head, and the tail twists adding personality. The Songbird creates beautiful opportunities for social play as well as climbing for the more adventurous thrill seeker.



Maximum height: 5'11"
 Fall height: 5'11"
 Area of Safety Surfacing: 373 ft²
 User Capacity: 7

The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the fall zone to account for fabrication and material variations.
 Resilient safety surfacing is required within the fall zone of equipment.
 If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



JUNIOR CRITTER - HEDGEHOG

Intended user age: 4+

QUANTITY: 1

CSA Z614

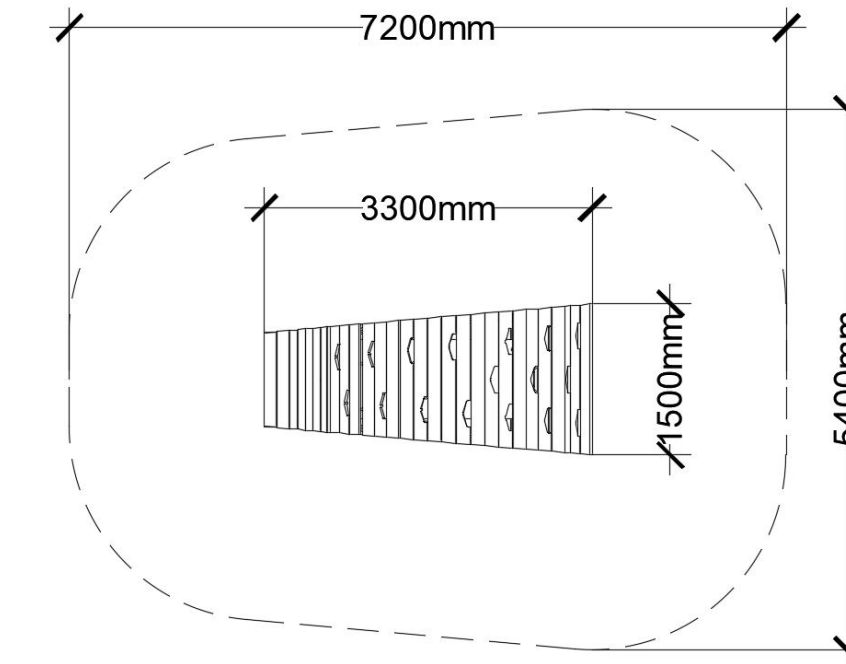
PRODUCT INFORMATION

The Hedgehog shape is the perfect exterior for climbing. Stepped cladding and cut-outs create natural handholds and resting spots for children as they scale the exterior. The cut-outs also make fun shapes inside when the sunlight shines through. Children may slide down the front and jump off the nose!



Maximum height: 1.8 m
 Fall height: 1.8 m
 Area of Safety Surfacing: 33.7 m²
 User Capacity: 8

The highest designated play surface and space required are according to CSA Z614. A buffer is included in the fall zone to account for fabrication and material variations.
 Resilient safety surfacing is required within the fall zone of equipment.
 If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



Issues No.	Description	Date
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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



Perry + Associates
 Landscape Architecture
 Site Planning
 112 East Broadway
 Vancouver, BC V5T 1V9
 T: 604.738.4118
 perryandassociates.ca

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Client: **BCGEU**

Project Title:
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 Palm Ave, Burnaby, BC

Drawing Title:
Landscape Details

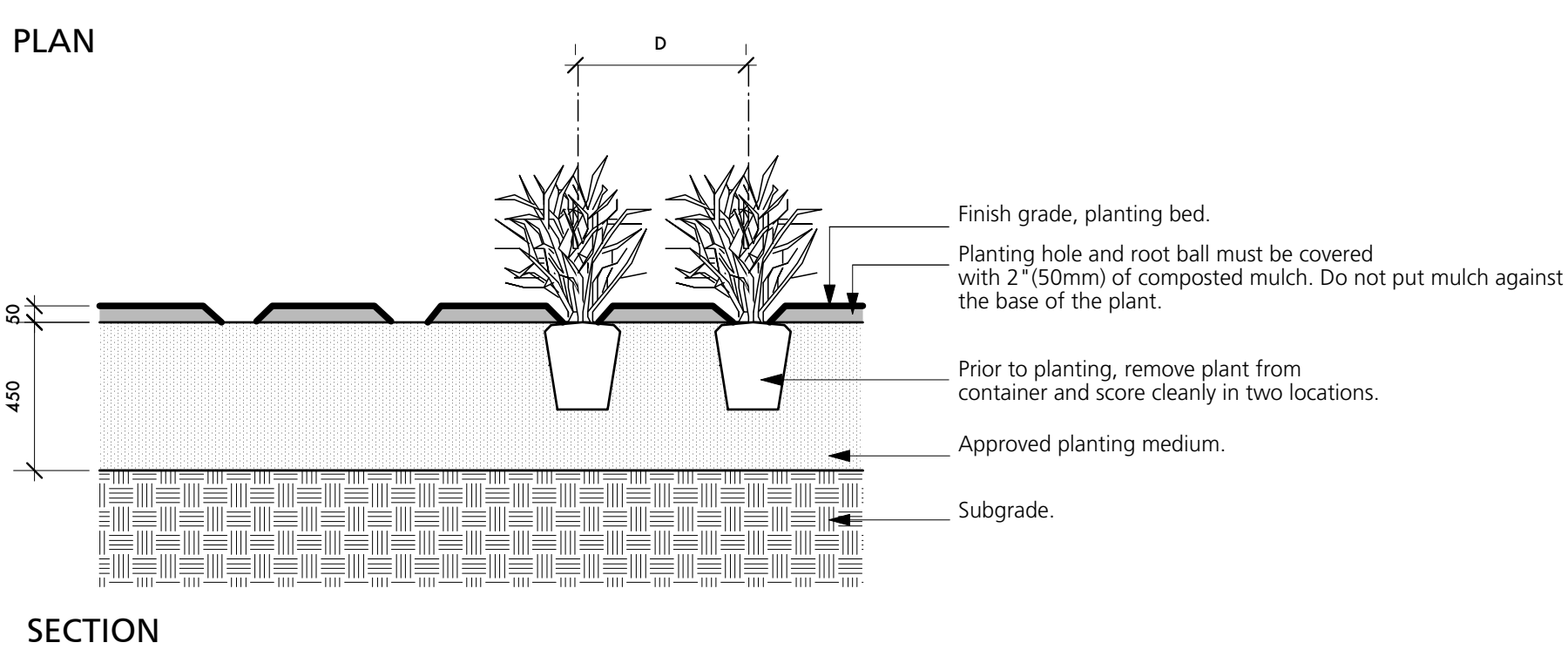
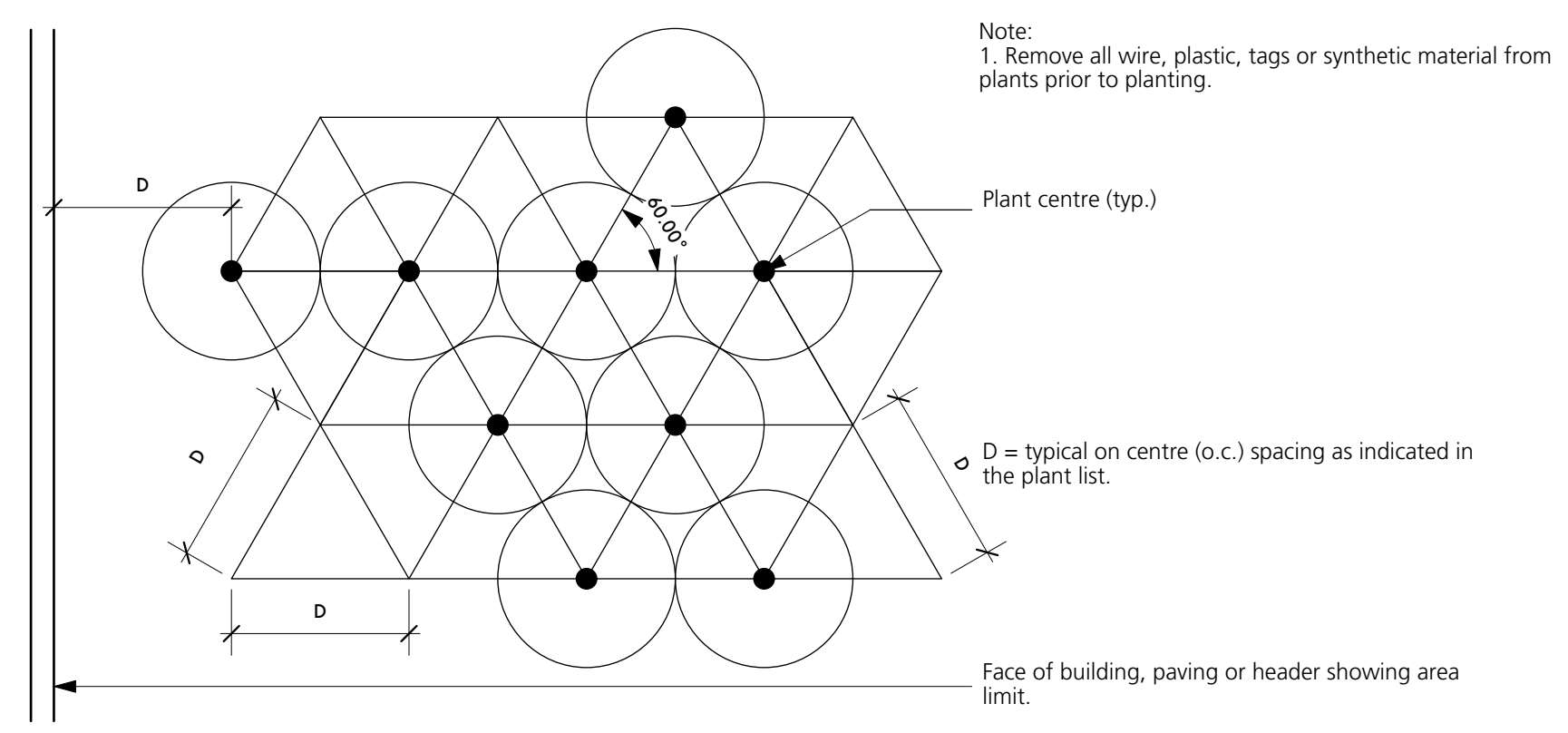
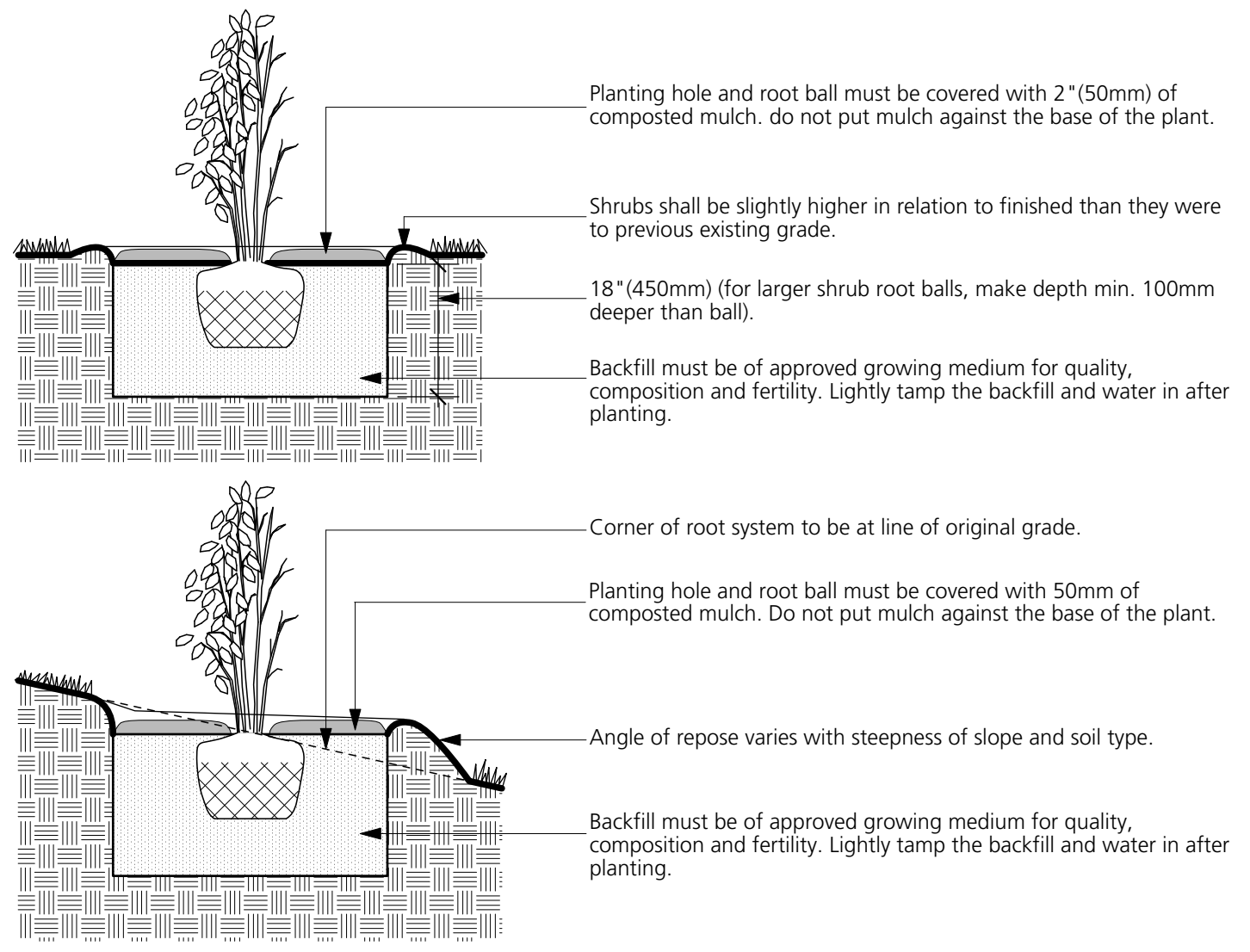
Project North: Drawn By: **SJ**
 Checked By: **JP**

Scale: **As Shown** Job No.: **21-012**

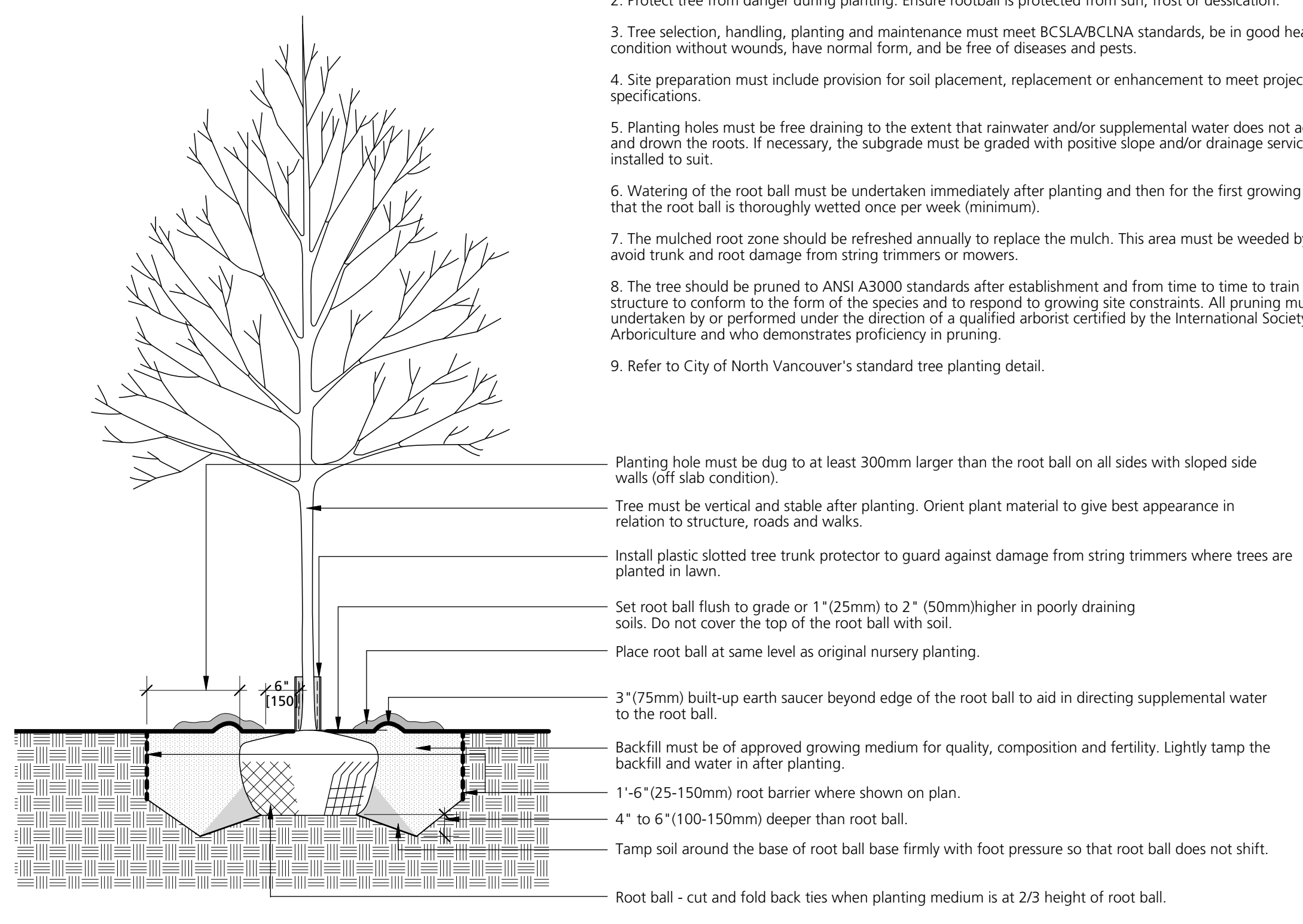
Sheet No.:

Minimum medium growing depth:
-Sodded Lawn: 12" (300mm)
-Shrubs and perennials: 18" (450mm)
-Trees: 3'(900mm)

- Note:
1. Min. root spread to be in accordance with "Canadian standards for nursery stock."
 2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. Prune all damaged, diseased, or weak limbs and roots.
 3. Clearly prune all damaged root ends.
 4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
 5. Do not allow roots to dry out during installation process.
 6. Soak roots in water overnight before planting.



- NOTES:
1. Do not cut leader.
 2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or desiccation.
 3. Tree selection, handling, planting and maintenance must meet BCSLA/BCLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
 4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
 5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
 6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
 7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
 8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.
 9. Refer to City of North Vancouver's standard tree planting detail.



Issues No.	Description	Date
1	Issued for SPOD	2022/01/21
2	Re-issued for SPOD	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 SPOD	2023/06/12
7	Issued for Amended Development Plan	2023/07/07
8	Re-issued for Amended Development Plan	2023/07/31

27 SHRUB PLANTING
L6.4 NTS

28 TREE PLANTING
L6.4 NTS

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Client: **BCGEU**

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

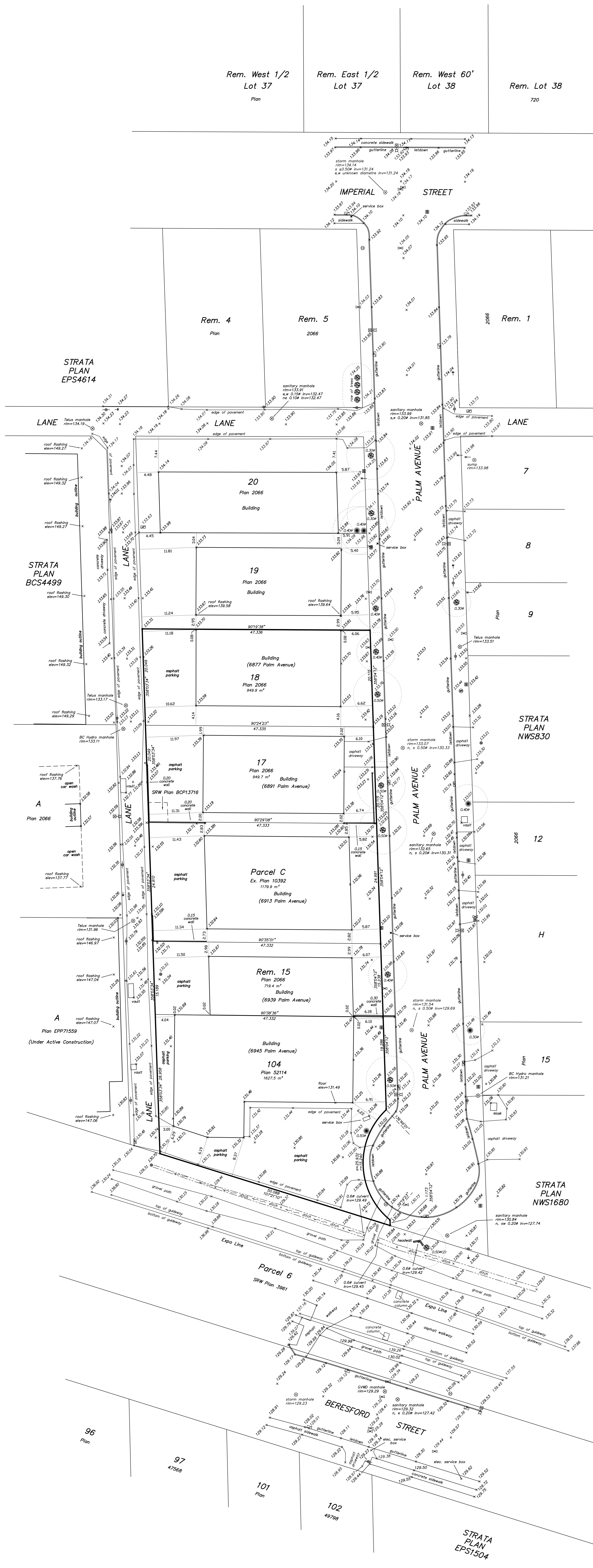
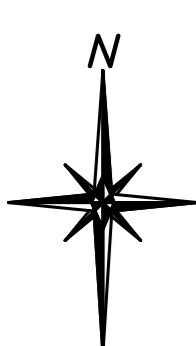
Drawing Title:
Landscape Details

Project North: Drawn By: **SJ**
Checked By: **JP**
Scale: **As Shown** Job No.: **21-012**
Sheet No.:

**TOPOGRAPHICAL PLAN OF
LOTS 17 AND 18, PLAN 2066,
PARCEL C (EXPLANATORY PLAN 10392), LOTS 15 AND 16, PLAN 2066,
LOT 15, EXCEPT EXPLANATORY PLAN 10392, PLAN 2066,
AND LOT 104, PLAN 52114,
ALL OF BLOCKS 4 AND 5, DISTRICT LOT 98, GROUP 1,
NEW WESTMINSTER DISTRICT**

SCALE: 1:250
All distances are in metres

PARCEL IDENTIFIERS AND CIVIC ADDRESSES		
ALL IN BURMIST, BRITISH COLUMBIA		
LOT NUMBER	PARCEL IDENTIFIER	CIVIC ADDRESS
18	002-245-299	6877 Palm Avenue
17	003-297-349	6881 Palm Avenue
Parcel C	012-450-524	6913 Palm Avenue
Rem. 15	002-440-644	6939 Palm Avenue
104	002-632-885	6945 Palm Avenue



- LEGEND**
- Spot Elevation
 - Elevation of Top of Wall
 - Coniferous Tree
 - Deciduous Tree
 - ⊙ Water Meter
 - Cleanout Lid
 - Power Pole
 - ⊠ Water Valve
 - ⊙ Fire Hydrant
 - Anchor
 - ⊠ Gas Valve
 - ⊠ Lamp Standard
 - ⊠ Catch Basin

Elevations are Geodetic, shown in metres, derived from Control Monument 421. Elevation = 123.482 metres Datum: C1928/BCAD2015.

Lot dimensions are based on ground survey.

This plan has been rotated, shifted, and scaled to UTM grid bearings and distances.

Offsets shown are not to be used to define property lines. This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorised use of this plan.

Additional topographic survey of road completed on February 26, 2021.

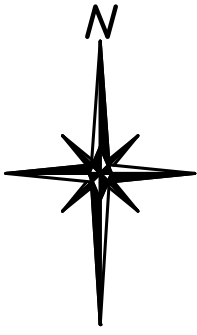
CERTIFIED CORRECT
this 23rd day of April, 2020.

CHARGES ON TITLE	
CHARGE NO.	NATURE
BW460079	SRW

APPROVE
PROFESSIONAL LAND SURVEYING INC.
202 1120 WESTWOOD STREET
COQUITLAM, B.C. V3B 7G8
TEL: (604) 484-5199
FAX: (604) 464-5539
FILE NUMBER: 76408-1

**PROPOSED SUBDIVISION PLAN OF,
 LOTS 17 AND 18, PLAN 2066,
 PARCEL C (EXPLANATORY PLAN 10392), LOTS 15 AND 16, PLAN 2066,
 LOT 15, EXCEPT: EXPLANATORY PLAN 10392, PLAN 2066,
 AND LOT 104, PLAN 52114,
 ALL OF BLOCKS 4 AND 5, DISTRICT LOT 98, GROUP 1,
 NEW WESTMINSTER DISTRICT**

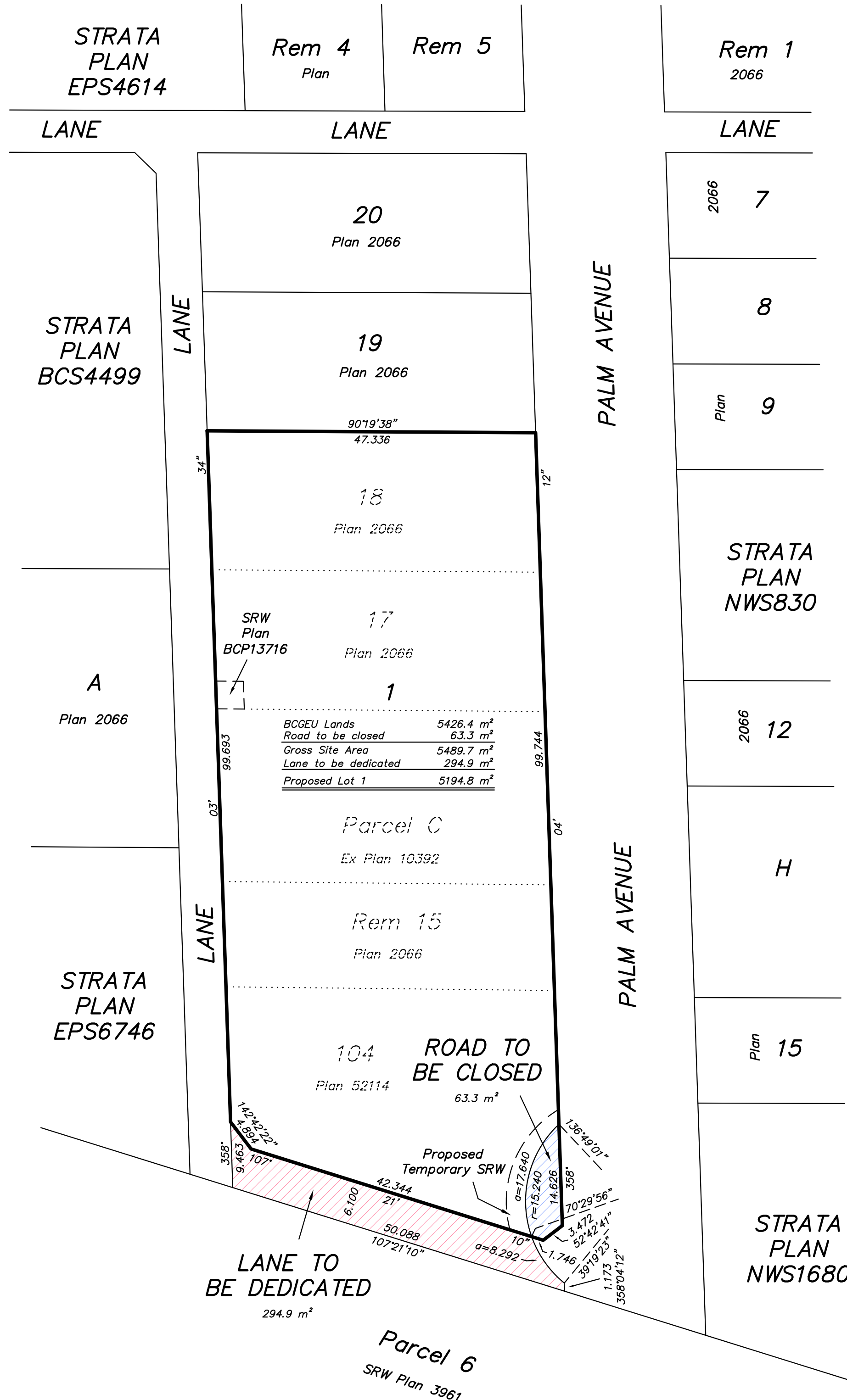
PARCEL IDENTIFIERS AND CIVIC ADDRESSES ALL IN BURNABY, BRITISH COLUMBIA		
LOT NUMBER	PARCEL IDENTIFIER	CIVIC ADDRESS
18	002-245-299	6877 Palm Avenue
17	003-297-349	6891 Palm Avenue
Parcel C	012-450-324	6913 Palm Avenue
Rem. 15	002-440-644	6939 Palm Avenue
104	002-632-985	6945 Palm Avenue



SCALE: 1:500



All distances are in metres



BCGEU Lands	5426.4 m ²
Road to be closed	63.3 m ²
Gross Site Area	5489.7 m ²
Lane to be dedicated	294.9 m ²
Proposed Lot 1	5194.8 m ²

NOTES:

Lot dimensions are based on ground survey.

This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

Plan Prepared: January 20th, 2022

CHARGES ON TITLE	
CHARGE NO.	NATURE
BW460078	SRW

PAPOVE
 PROFESSIONAL LAND SURVEYING INC.
 202 - 1120 WESTWOOD STREET
 COQUITLAM, B.C., V3B 7K8
 TEL : (604) 464-5199
 FAX : (604) 464-6509

FILE NUMBER : 7648C-1