

3460 KALYK AVENUE, BURNABY, BC

JUBILEE MULTI-GENERATIONAL HOUSING SOCIETY

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TREE MANAGEMENT PLANS

T-01 Existing Trees Management Plan 1:125

MATERIALS LEGEND		LIGHTING LEGEND		
GRAPHIC KEY	DESCRIPTION	KEY	GRAPHIC	DESCRIPTION
	SHRUB PLANTING Drought tolerant plant material	L-0		Area Light, 7'-9" (3m) Above FFE, Typ. (Confirm w/ Arch./Civil)
	LAWN AREA Sodded lawn	L-1		Soffit-Mounted Downlight, Typ. (Confirm w/ Arch./ID)
	RESILIENT PLAY SURFACE Rubberized system	L-2		Wall-Mounted Downlight, 7'-0" Above FFE, Typ. (Confirm w/ Arch./ID)
	NATURAL PLAY SURFACE Fiber woodchip buildup	L-3		Bollard Light, 3'-0" (.9m) Above FFE, Typ.
	CAST IN PLACE CONCRETE Broom finished w/ cuts & exp.jts	L-4		Step-Lights, 18" Above FFE, Typ.
	PUBLIC REALM PAVING Special paving at GL entries	L-5		Staked Spot-Light, In Grade, Typ.
	SPECIAL PAVING Special paving at amenities	L-6		Rope Lights, Fixed to Furnishing
	RIVER ROCK Or crushed granite surfacing	L-7		Catenary Lighting, Fixed to Canopy &/or Posts
	SEATING Built-in ipe wood seating			
	FURNISHING Illustrative Only (by Strata)			
	VEHICULAR BOLLARDS Maglin 500 Series Bollard			

General Notes	1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted. 2. Refer to electrical drawings for all final landscape lighting layout and specifications. 3. Refer to architectural and mechanical drawings for all drain locations and rim elevations. 4. All work to meet or exceed standards found in the Canadian Landscape Standard (C.L.S.) or project specs.
Irrigation Notes	1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IABC Standards, complete with Rain Sensor. 2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines. 3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost. 4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas. 5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval. 6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost. 7. Lawns shall be irrigated on separate zones from planted areas. 8. Controller is located in primary mechanical room of Phase 1, accessible for maintenance by strata. Future phases of irrigation shall be tied into this centralized control system. 9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule. 10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system. 11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing. 12. All piping shall be class 200. 13. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc., require threaded joints. 14. Provide sleeves under all hard surfaces and as required through walls. 15. Solenoid valves shall be first quality, compatible with the controller selected. 16. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
Planting Notes	1. All plants / planting to be per Canadian Landscape Standard (C.L.S.). 2. Plant selection subject to availability at the time of planting. 3. Contractor shall source specified plant material and only offer area of search has been exhausted will substitutions be considered. 4. All trees to be staked in accordance with CLS best practices. 5. All plants to be sourced from nurseries certified free of P. ramorum. 6. Plant sizes and related container classes are specified according to the CLS current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the CLS. 7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
Soil Preparation and Placement Notes	1. All growing medium placed on project to meet or exceed Candian Landscape Standards latest edition. 2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. 3. Submittals shall be made at least seven (7) days before 4. Contractor shall not reuse or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in a manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions. 5. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
Product and Material Notes	1. All materials to be as specified or pre-approved equivalent. 2. All material and products to be installed per manufacturer's specifications.

PLANTING OVERALL					*NOTE: TEMPORARY LAWN (SEE A015A) & ALL PLANTING, INSTALLED DURING PHASE 1
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
Existing Trees (To Remain) To be protected during site Varies					
Trees					
ACc	2	Abies concolor 'Candicans'	Candicans White Fir	3.0m ht., B&B	
AC	2	Acer circinatum 'Pacific Fire'	PF Vine Maple	2.5m ht., B&B, Multi-stem	
AP	10	Acer palmatum 'Green'	Green Japanese Maple	2.5m ht., B&B, Multi-stem	
APc	6	Acer plantanoides 'Columnare'	Columnar Norway Maple	6cm cal, B&B	
ALst	1	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	6cm cal, B&B	
HM	2	Hamelianis x intermedia 'Arnold's Promise'	AP Witch Hazel	6cm cal, B&B, Specimen	
PO	2	Picea omorika 'Bruns'	Serbian Spruce	3.0m ht., B&B	
PP	2	Pinus ponderosa	Ponderosa Pine	3.0m ht., B&B	
PR	6	Prunus x 'Snow Goose'	Snowgoose Cherry	6cm cal, B&B	
PM	1	Pseudotsuga menziesii	Douglas Fir	6cm cal, B&B, Specimen	
Shrubs					
+	395	Taxus x media 'Hicksii' (MALE ONLY)	Yew Hedge (MALE)	4' ht., B&B, RB-to-RB	
x	906	Buxus mic. 'Green Beauty'	Japanese Boxwood	#1 pot, 12" o.c.	
Aj	14	Acuba japonica	Japanese Laurel	#3 pot, 60" o.c.	
Cs	10	Cornus sanguinea 'Midwinter Fire'	Blood-twiggied Dogwood	#2 pot, 36" o.c.	
Ef	30	Eunymous fortunei 'Emerald n'Gold'	Wintercreeper	#2 pot, 30" o.c.	
Eu	14	Euphorbia characias subsp. wulfenii	Mediterranean Spurge	#1 pot 18" o.c.	
Fa	54	Fatsia japonica	Japanese Aralia	#2 pot, 36" o.c.	
Hy	6	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	#3 pot, 60" o.c.	
Lo	144	Lonicera pileata 'Moss Green'	Privet Honeysuckle	#2 pot, 36" o.c.	
Ma	72	Mahonia aquifolium	Oregon Grape Holly	#3 cal, 48" o.c.	
Pm	20	Pinus mugo 'Carstens'	Dwarf Mountain Pine	#2 pot, 30" o.c.	
RD	13	Rhododendron 'Daviesii'	Davie's Rhodo	#3 pot, 60" o.c.	
Sc	44	Sarcococca hookeriana var 'Humilis'	Sweet Box	#1 pot, 30" o.c.	
Vd	47	Viburnum davidii	David Viburnum	#3 pot, 60" o.c.	
Perennials, Grasses & Groundcovers					
Ag	15	Agapanthus africanus 'Big Blue'	Blue Lily of the Nile	#2 pot, 12" o.c.	
As	70	Asitibe japonica 'Deutschland'	Hybrid Japonica	#2 pot, 18" o.c.	
Bs	10	Blechnum spicant	Deer Fern	#2 pot, 18" o.c.	
Cb	31	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot, 24" o.c.	
Ch	18	Cotoneaster horizontalis	Rock Cotoneaster	#2 pot, 48" o.c.	
De	5	Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	#1 pot, 24" o.c.	
Ec	30	Echinacea purpurea 'Magnus'	Coneflower Magnus	#2 pot, 36" o.c.	
Ha	166	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot, 24" o.c.	
Ho	161	Hosta 'Victoria'	Plantain Lily	#2 pot, 24" o.c.	
Jh	36	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#2 pot, 48" o.c.	
La	13	Lavandula angustifolia 'Hidcote Blue'	Blue English Lavender	#2 pot, 48" o.c.	
Mt	102	Mateuccia struthiopteris	Ostrich Fern	#2 pot, 36" o.c.	
Mi	6	Miscanthus sinensis 'Gracillmus'	Maiden Grass	#3 pot, 60" o.c.	
Pa	442	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	4' pot, 12" o.c.	
Po	151	Polystichum minimum	Western Sword Fern	#1 pot 18" o.c.	
Ru	22	Rudbeckia hirta	Black Eyed Susan	#1 pot, 24" o.c.	
Sa	45	Salix purpurea 'Nana'	Dwarf Basket Willow	#2 pot, 30" o.c.	
OFF-SITE SPECIFIC COMB (TO BE DETERMINED C.O.B.)					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
Trees					
KALYK AVE:					
ST1	2	Street Tree to be prescribed by CoB Engineering/Parks		7cm cal, B&B	
ST1	5	Street Tree to be prescribed by CoB Engineering/Parks		7cm cal, B&B	
LANE:					
AC	1	Acer circinatum 'Pacific Fire'	PF Vine Maple	2.5m ht., B&B, Multi-stem	
AP	1	Acer plantanoides 'Columnare'	Columnar Norway Maple	6cm cal, B&B	
PO	4	Picea omorika	Serbian Spruce	3.0m ht., B&B, Multi-stem	
CANADA WAY:					
ST2	5	Street Tree to be prescribed by CoB Engineering/Parks		7cm cal, B&B	
Shrubs, Perennials & Grasses					
As	30	Asitibe japonica 'Deutschland'	Hybrid Japonica	#2 pot, 18" o.c.	
Jh	31	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#2 pot, 48" o.c.	
Ho	58	Hosta 'Captain Kirk'	Plantain Lily	#2 pot, 24" o.c.	
Hy	3	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	#3 pot, 60" o.c.	
Mt	32	Mateuccia struthiopteris	Ostrich Fern	#2 pot, 36" o.c.	
Pm	16	Pinus mugo 'Carstens'	Dwarf Mountain Pine	#2 pot, 30" o.c.	
RD	8	Rhododendron 'Daviesii'	Davie's Rhodo	#3 pot, 60" o.c.	
SA	18	Salix purpurea 'Nana'	Dwarf Basket Willow	#2 pot, 30" o.c.	

07	Jul 11, 2024	Issued for Amended Development
06	Aug 31, 2023	Issued for 3rd Reading
05	Jul 11, 2023	Issued for Design Development
04	Jun 15, 2022	Re-Issued for RZ
03	Apr 21, 2022	Response to Comments
02	Nov 29, 2021	Issued for RZ
01	Jul 27, 2020	Issued for SD

no.: | date: | item:



Project:

**AMENDED DEVELOPMENT
PLAN - CASCADE
GARDENS SENIOR
COMMUNITY**

3460 Kalyk Avenue, Burnaby

Drawn by: JBT

Checked by: DXC

Date Modified: Aug 24, 2023

Scale: NTS

Drawing Title:

Landscape Coversheet - Legends & Notes

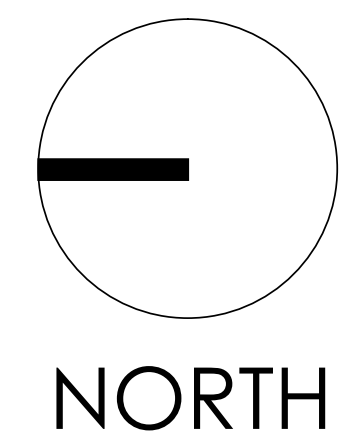
City Project No.: DP xx-xxxxxxxxx DKL No.: 20006

Sheet No.:

L-0.0

Any excavation required for underground utilities within the CRZ of tree #324 shall be coordinated with and monitored by the consulting arborist. Excavation shall be done by hand, hydro-vac or air-spade. Refer to Arborist Report and T-01

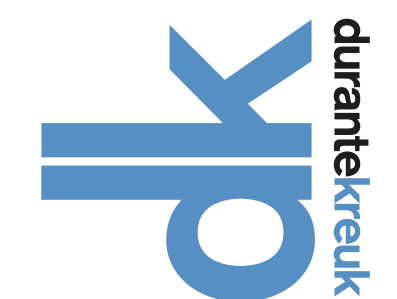
The guardrail detail Ld-02/L3.5 is the preferred installation along the Loading Lane. After a one-year study post-occupancy, The Developer retains the right to provide additional vehicular protection (Addition A) once traffic patterns are established on site to supplement vehicular safety in loading and to avoid continuous damage to metal guardrail. This fencing will not visible from Kalyk Avenue and should not be considered a significant change to form/character of the site.



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AMENDED DEVELOPMENT PLAN - CASCADE GARDENS SENIOR COMMUNITY

3460 Kalyk Avenue, Burnaby

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Date Modified: Aug 24, 2023

Scale: 1:125

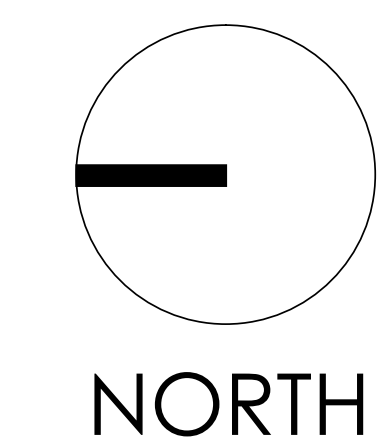
Drawing Title:

Landscape Combined Ground Levels Plan

City Project No.:
DP xx-xxxxxxx

DKL No.:
20006

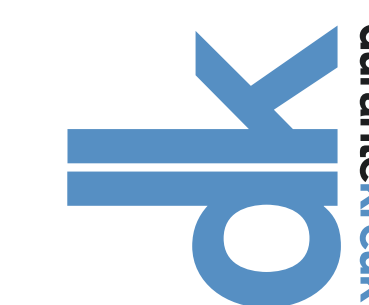
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Drawing Title:

Landscape Planting Plan

City Project No.:
DP XX-XXXXXXXXXX

DKL No.:
20006

Sheet No.:

L-2.1