

757 SCHOOL ROAD MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT

CLIENT:
QIRUI ENTERPRISES LTD.
WEIGANG MAO

LANDSCAPE DRAWING INDEX PERMIT

Sheet No. Sheet Name
L5.3 DETAILS

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LANDSCAPE ARCHITECT:
ENNS GAUTHIER LANDSCAPE ARCHITECTS


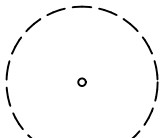
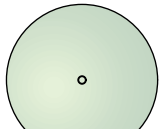
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GENERAL TREE PROTECTION FENCING TYP NOTES:

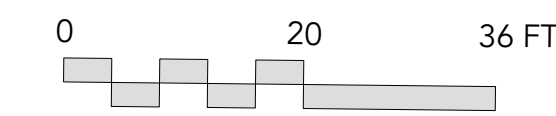
- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
- POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
- PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
- FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
- A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
- HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
- IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
- THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
- EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
- DO NOT CUT MAIN LATERAL ROOTS;
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
- PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
- PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
- REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
	EXISTING TREE TO BE REMOVED Refer to Arborist Report
	EXISTING TREE TO BE RETAINED Refer to Arborist Report



1 TREE MANAGEMENT PLAN
Scale: 1/16" = 1'-0"

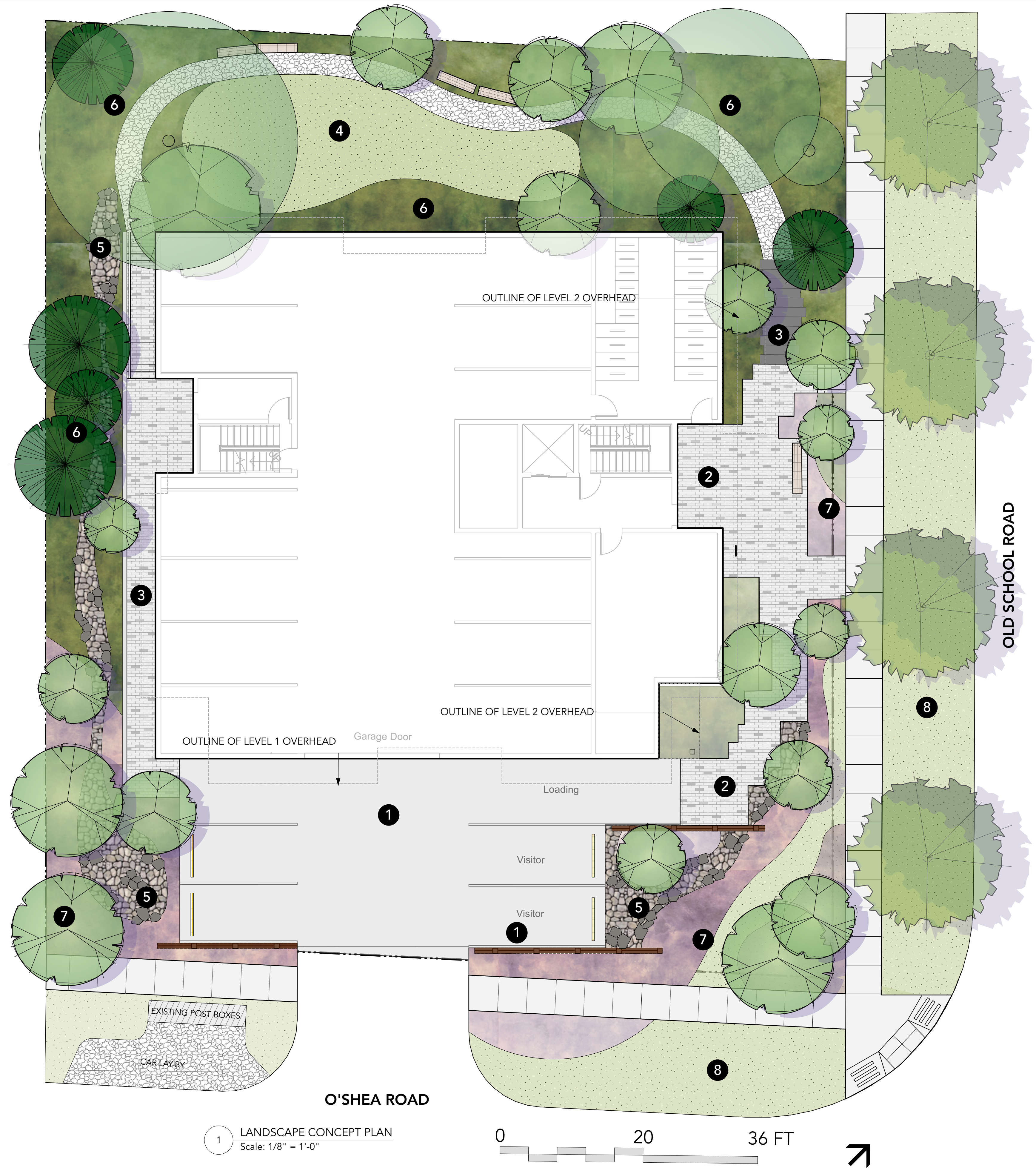


DESIGN RATIONALE

THE OVERALL DESIGN INTENT FOR THE EXTERIOR SPACES OF THE SITE AIMS TO USE LOCAL, HARDY MATERIALS AND PLANTS THAT ARE SUITED FOR THE SUNSHINE COAST, AND REFLECT THE AREA'S COASTAL/WATERFRONT/BEACH HABITAT THEMATICS. THE PROPOSED LANDSCAPE TREATMENT COMBINES FOUNDATION PLANTING BEDS OF NATIVE SHRUBS AND TREES, ACCENTED WITH PERENNIALS AND GRASSES, AND AUGMENTED WITH VISIBLE SWATHS OF RAIN GARDENS AND BEACH-THEMED ECO-AREAS. A SIMPLE PALETTE OF PAVING MATERIALS MAKE UP THE ENTRY WALK AND SURROUNDING PATHWAY SYSTEM, ALONG WITH VERTICAL SCREENS FOR PRIVACY. A SIMPLE GARDEN AND LAWN AREA WITH SEATING IN THE NORTH YARD OFFERS A RELAXING OUTDOOR AMENITY FOR RESIDENTS TO GATHER AND PLAY.

KEY ITEMS

- 1 SURFACE PARKING WITH VERTICAL SCREENS FOR PRIVACY
- 2 ENTRY WALK TO LOBBY WITH SEATING+FEATURE PAVING
- 3 ACCESS PATH AND STAIRS TO COMMON GREEN SPACE
- 4 OPEN LAWN AREA WITH PERIMETER SEATING+GRAVEL PATH
- 5 RAIN GARDENS/ SUNSHINE COAST BEATH THEMATIC;ROCK BALLAST,BOULDERS+GROUNDCOVERS
- 6 LANDSCAPE BEDS WITH NATIVE SHRUBS AND TREES
- 7 ACCENT PLANTING:PERENNIALS+ORNAMENTAL GRASSES
- 8 STREETScape/BLVDS: TOWN OF GIBSONS STANDARD PAVING,TREES+LAWN TREATMENT



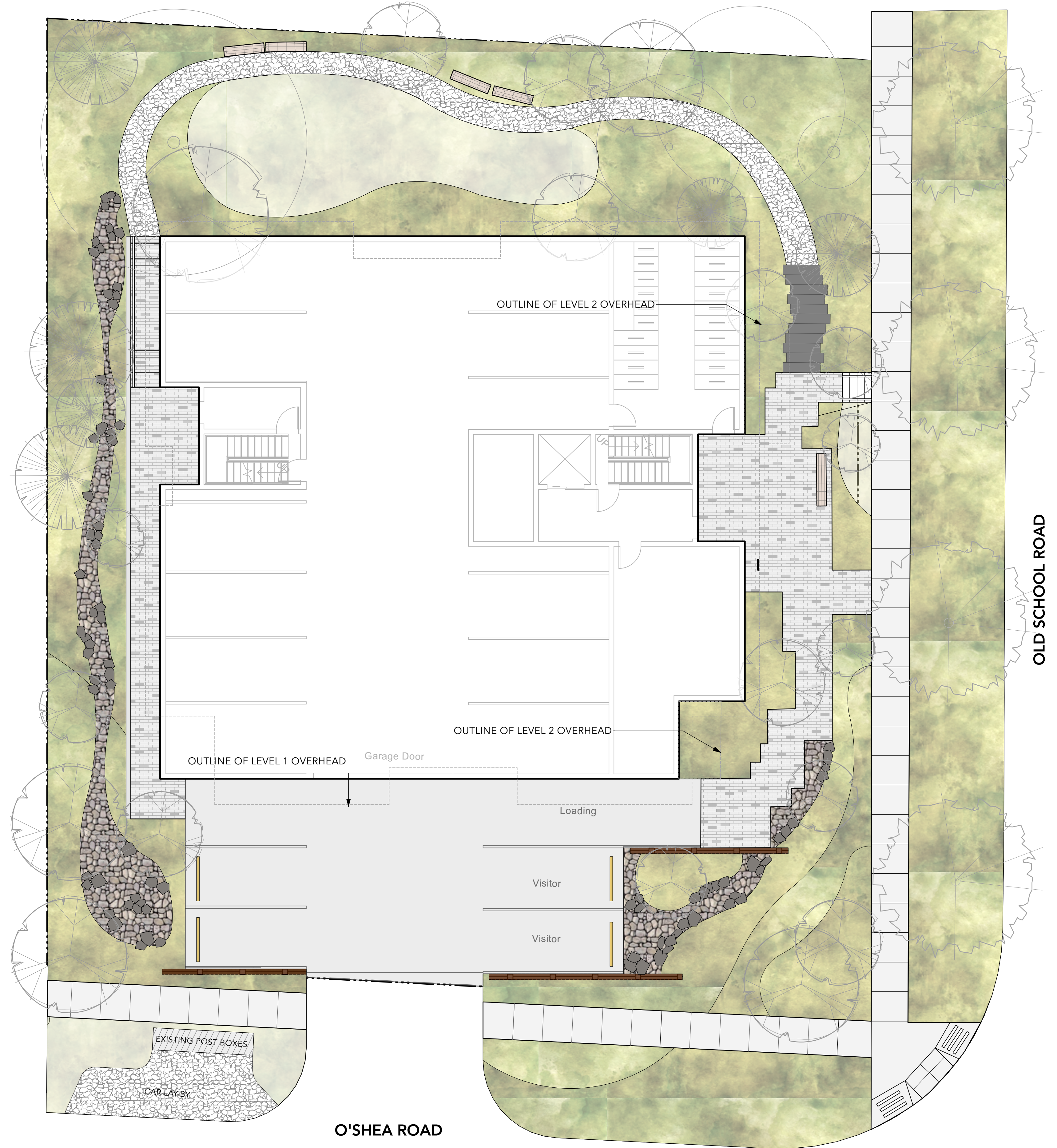
1 LANDSCAPE CONCEPT PLAN
Scale: 1/8" = 1'-0"

GENERAL LAYOUT + MATERIALS NOTES:

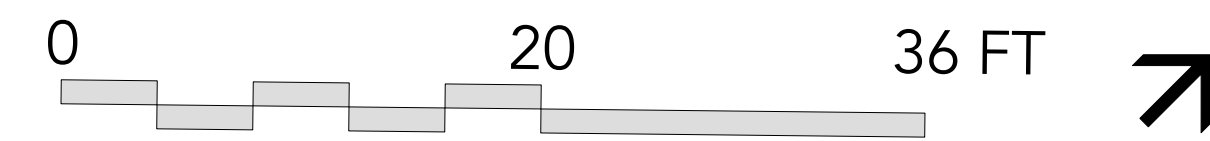
1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND

SYMBOL	DETAIL	DESCRIPTION
	1 L5.1	PAVING TYPE 1 PRE-CAST UNIT PAVERS, 5" x 9", TEXADA BY ABBOTSFORD CONCRETE SUPPLY
	2 L5.1	PAVING TYPE 2 GRAVEL PATH: 6" DEPTH ON FILTER CLOTH
	3 L5.1	PAVING TYPE 3 BROOM FINISHED CONCRETE, ToG STANDARDS
	5 L5.2	RAIN GARDEN RIVER ROCK: 6" DEPTH WITH POCKET PLANTING +BOULDER CLUSTERS
	3 L5.2	SEATING TYPE 1 FREE STANDING WOOD BENCHES BY LANDSCAPEFORMS
	2 L5.2	BIKE RACK ZOE BIKE RACK BY SHOLTO DESGN STUDIO
	5 L5.1	STAIRS TYPE 2: BASALT STONE BASALT STONE SLAB STEPS: 4" THICK, LENGTH VARIES
	1 L5.2	LANDSCAPE FENCE CEDAR-SALT WOOD FENCE/SCREEN WITH CONCRETE FOOTINGS
	2 L5.3	SODDED LAWN 12" SOIL DEPTH
		PLANTING BEDS 36" SOIL DEPTH FOR TREES; 24" SOIL DEPTH FOR SHRUBS
	4 L5.1	STAIRS TYPE 1: CIP CONCRETE STAIRS WITH HANDRAIL
		CIP CONCRETE WALLS 6" THICK HEIGHT VARIES



1 LANDSCAPE MATERIAL+LAYOUT PLAN
Scale: 1/8" = 1'-0"

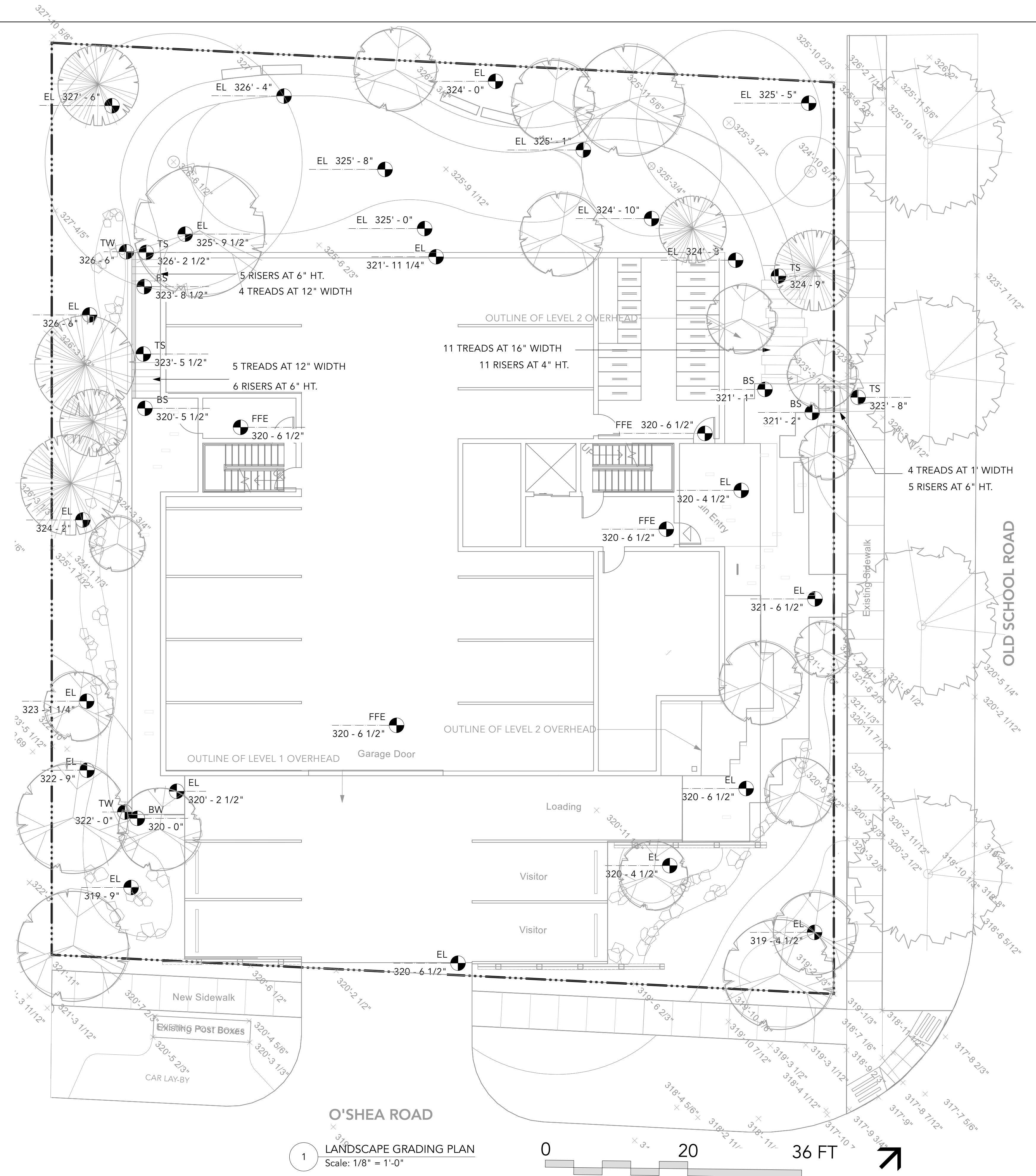


GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0'-0"	PROPOSED ELEVATION
TW 0'-0"	TOP OF WALL ELEVATION
BW 0'-0"	BOTTOM OF WALL ELEVATION
TS 0'-0"	TOP OF STAIRS ELEVATION
BS 0'-0"	BOTTOM OF STAIRS ELEVATION
TF 0'-0"	TOP OF FENCE ELEVATION
TB 0'-0"	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION
X 0.00	EXISTING ELEVATION (AS PER SURVEY)



1 LANDSCAPE GRADING PLAN
Scale: 1/8" = 1'-0"



C Reissued For Development Permit 2021-03-09
B Issued For Development Permit 2020-11-23

757 School Road Multi-Family House
757 School Road
Gibsons, BC

Qirui Enterprises LTD.
20134
Issued For
Sep 26, 2020

L1.2
LANDSCAPE GRADING PLAN

GENERAL LIGHTING NOTES:

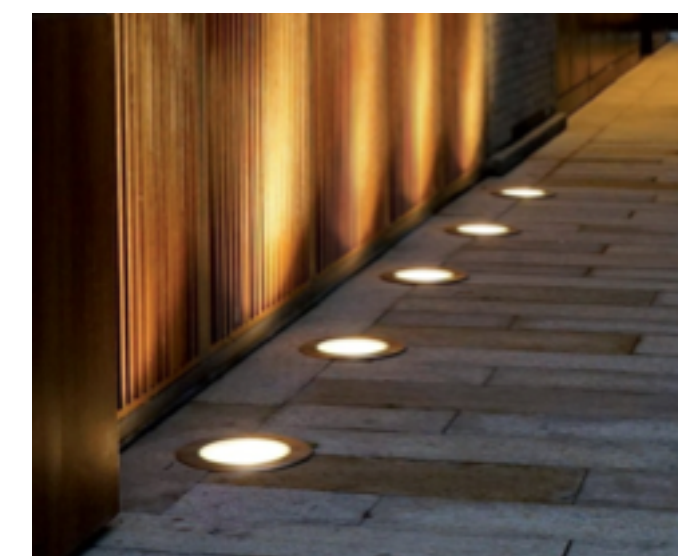
1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARIES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIP LINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

LIGHTING LEGEND

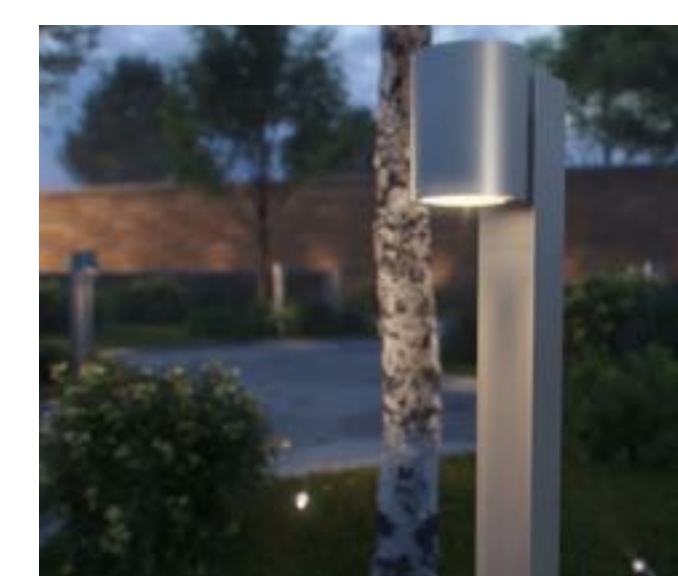
SYMBOL	TYPE	DESCRIPTION	MAKE
	Tree Uplight	LIGHT TYPE A Denali Floodlight - LM79 Aluminum finish	BK Lighting
	Recessed Light	LIGHT TYPE B L360	MP Lighting
	Bollard	LIGHT TYPE C L900	MP Lighting
	Wall Inset	LIGHT TYPE D Recessed Wall - White Tempered Glass #22 052	Bega Lighting



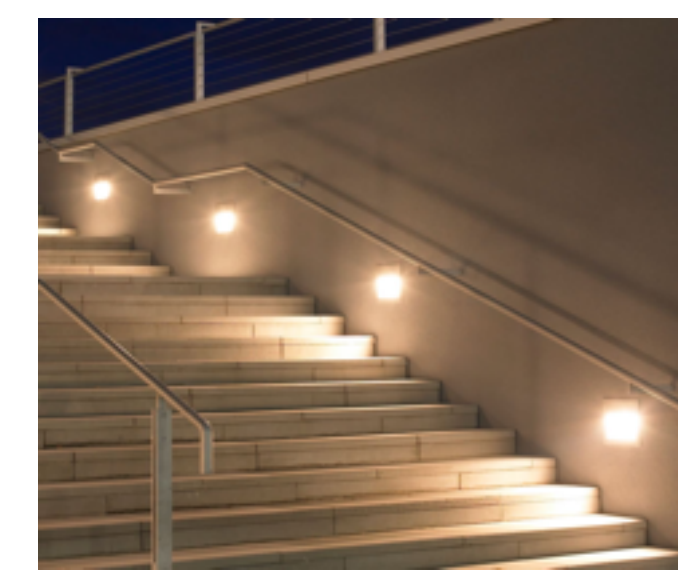
LIGHT TYPE A



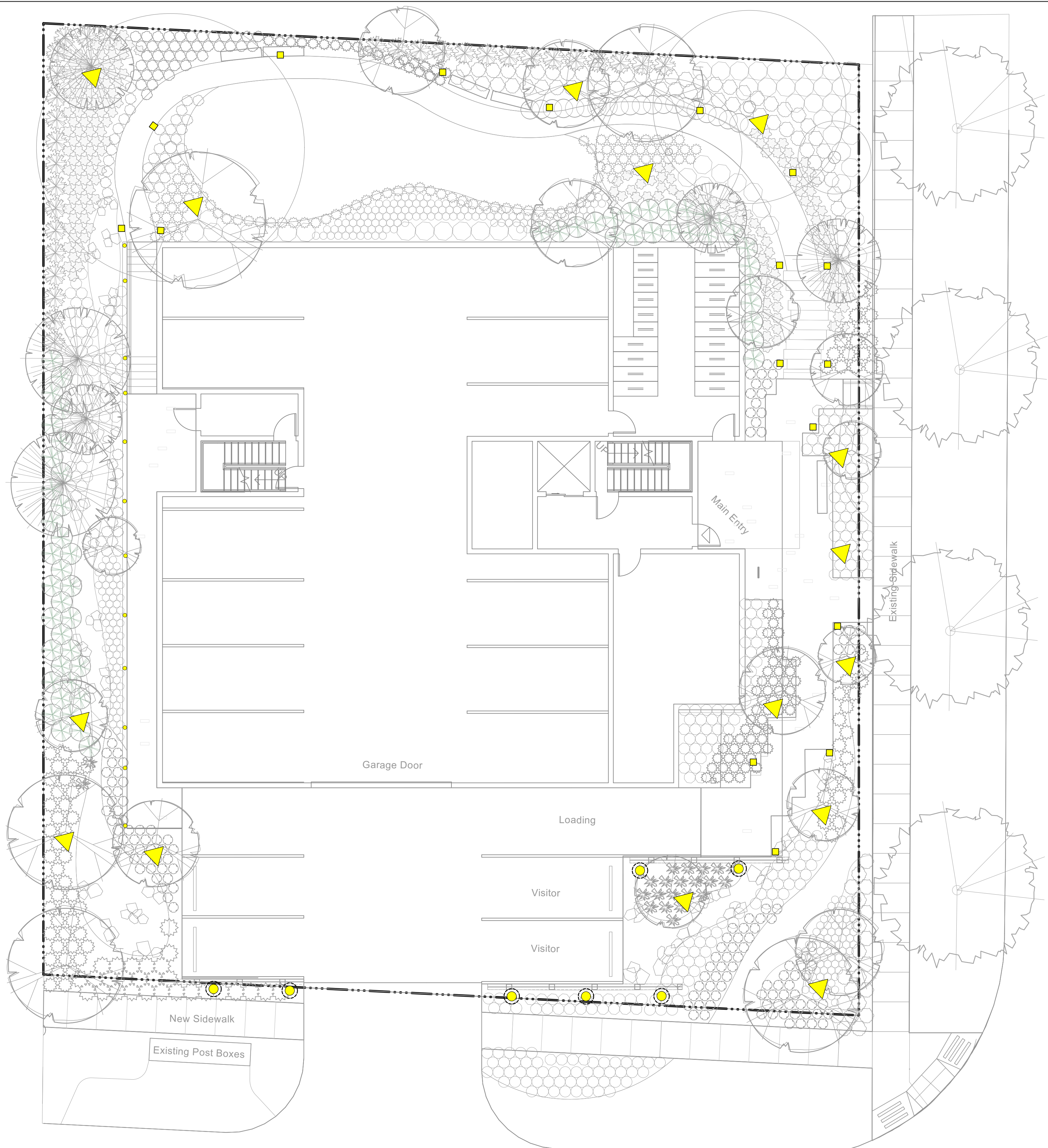
LIGHT TYPE B



LIGHT TYPE C



LIGHT TYPE D



1 LIGHTING SCHEMATIC PLAN
Scale: 1/8" = 1'-0"

0 20 36 FT



C Reissued For Development Permit 2021-03-09
B Issued For Development Permit 2020-11-23

757 School Road Multi-Family House
757 School Road
Gibsons, BC

Qirui Enterprises LTD.
20134
Issued For
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L2.0
LIGHTING SCHEMATIC PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	3	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal.	13'0"	B&B
	1	<i>Quercus rubra</i>	Red Oak	10cm. cal.	20'0"	B&B
	5	<i>Platanus acerifolia</i>	London Plane Tree	9cm cal.	25'0"	B&B
	2	<i>Malus x Fusca</i>	Pacific Crab Apple	6cm cal.	15'0"	
	4	<i>Acer palmatum 'Sango-kaku'</i>	Coral Bark Japanese Maple	5cm cal.	8'0"	B&B
	3	<i>Acer palmatum</i>	Japanese Maple	6cm cal.	16'0"	
	2	<i>Acer griseum</i>	Paperbark Maple	6cm cal.	10'0"	B&B
	4	<i>Acer circinatum</i>	Vine Maple	5cm cal.	11'0"	B&B
CONIFERS:						
	2	<i>Thuja plicata</i>	Western Red Cedar	3-5m. ht.	As Shown	B&B
	2	<i>Pinus monticola</i>	Western White Pine	3m. ht.	As Shown	B&B
	2	<i>Pinus contorta var. contorta</i>	Shore Pine	2m. ht.	As Shown	B&B
SHRUBS:						
	21	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 Pot	1'6" o.c.	
	31	<i>Taxus x media 'Hicksii'</i>	Hick's Yew	1.25m. ht.	3'0" o.c.	
	85	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spirea	#2 Pot	2'0" o.c.	
	41	<i>Sarcococca ruscifolia</i>	Fragrant Sweetbox	#2 Pot	1'6" o.c.	
	217	<i>Gaultheria shallon</i>	Salal	#1 Pot	1'0" o.c.	
	59	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Bush	#2 Pot	2'6" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	49	<i>Brunnera macrophylla</i>	Siberian Bugloss	#1 Pot	1'6" o.c.	
	28	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Foerster's Feather Reed Grass	#2 pot	2'0" o.c.	
	94	<i>Carex elata 'Aurea'</i>	Bowles Golden Sedge	#1 Pot	1'6" o.c.	
	49	<i>Euphorbia characias subsp. wulfenii</i>	Spurge	#1 Pot	1'6" o.c.	
	80	<i>Festuca 'Idahoensis'</i>	Idaho Fescue	#1 Pot	1'6" o.c.	
	69	<i>Iris versicolor</i>	Harlequin Blueflag	#2 Pot	12" o.c.	
	49	<i>Juncus patens</i>	Soft Common Rush	#2 Pot	1'6" o.c.	
	78	<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Maiden Grass	#2 Pot	2'0" o.c.	
	22	<i>Nassella tenuissima</i>	Mexican feathergrass	#1 Pot	2'0" o.c.	
	115	<i>Nepeta</i>	Catmint	#1 Pot	1'6" o.c.	
	194	<i>Polystichum munitium</i>	Western sword fern	#2 Pot	1'6" o.c.	
	178	<i>Rosa nutkana</i>	Nootka Rose	#2 Pot	---	
	136	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop		1'6" o.c.	

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

PLANT IMAGES

TREES

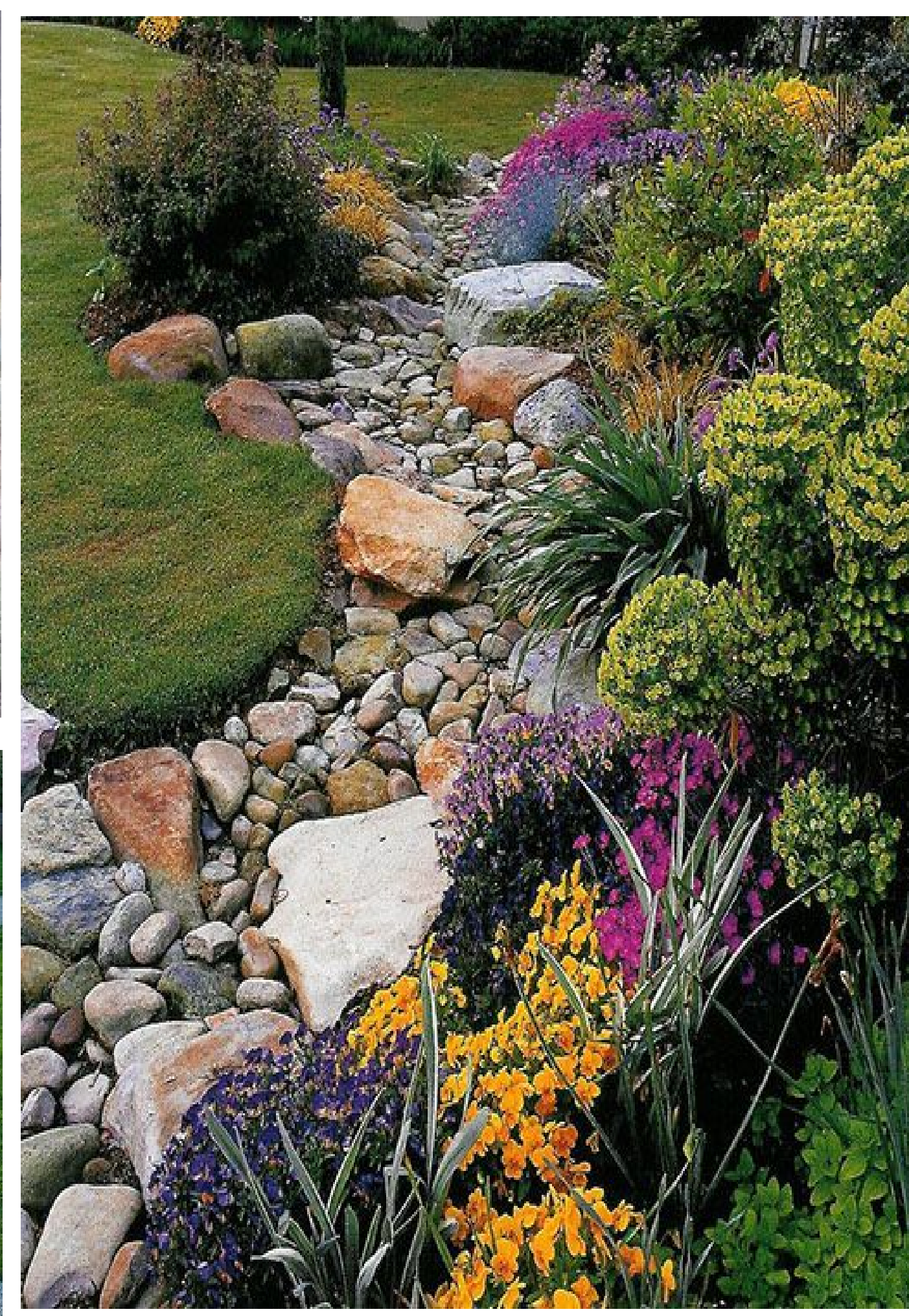
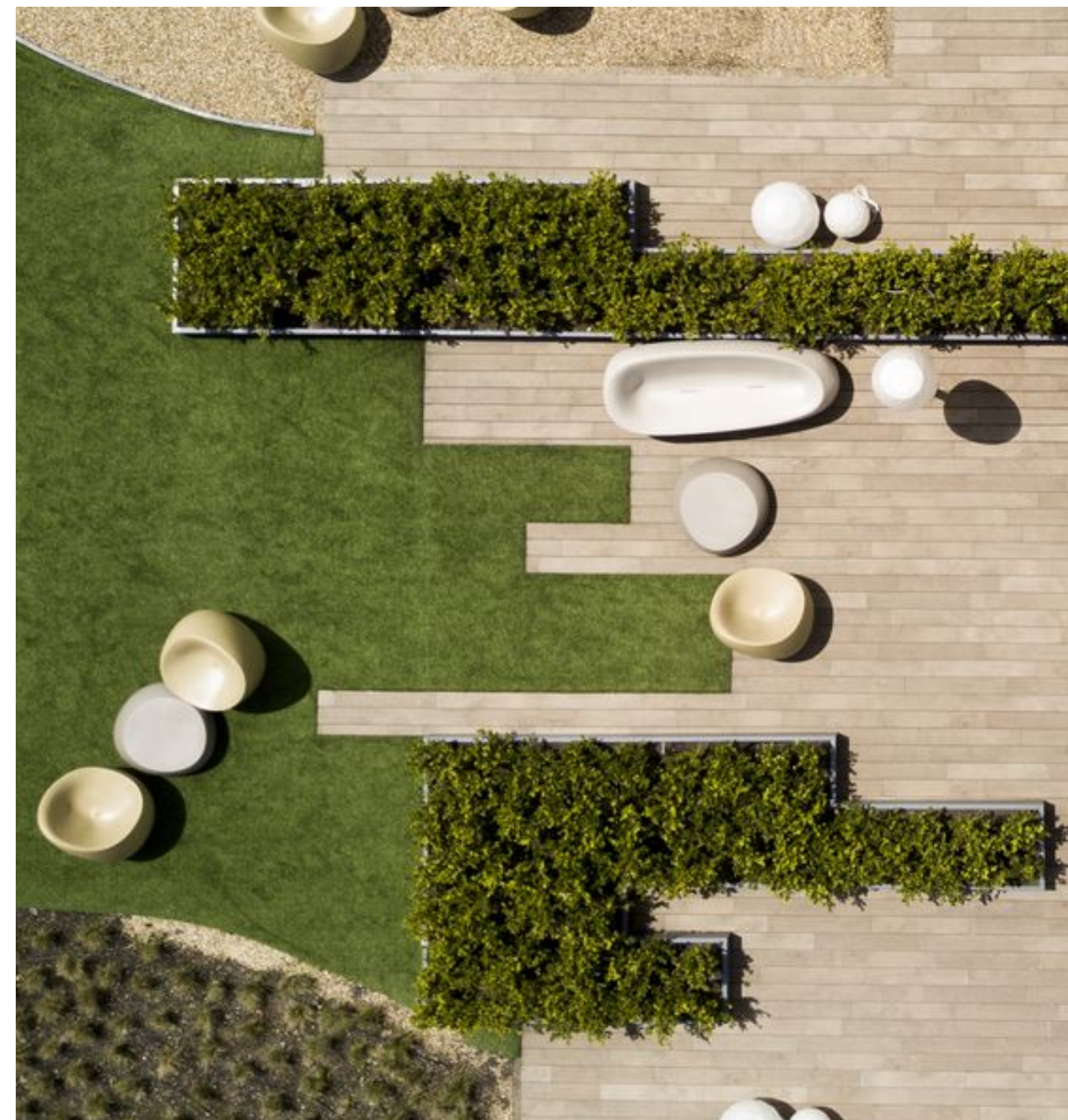


SHRUBS



ORNAMENTAL GRASSES, PERENNIALS, FERNS, AND RAINGARDENS





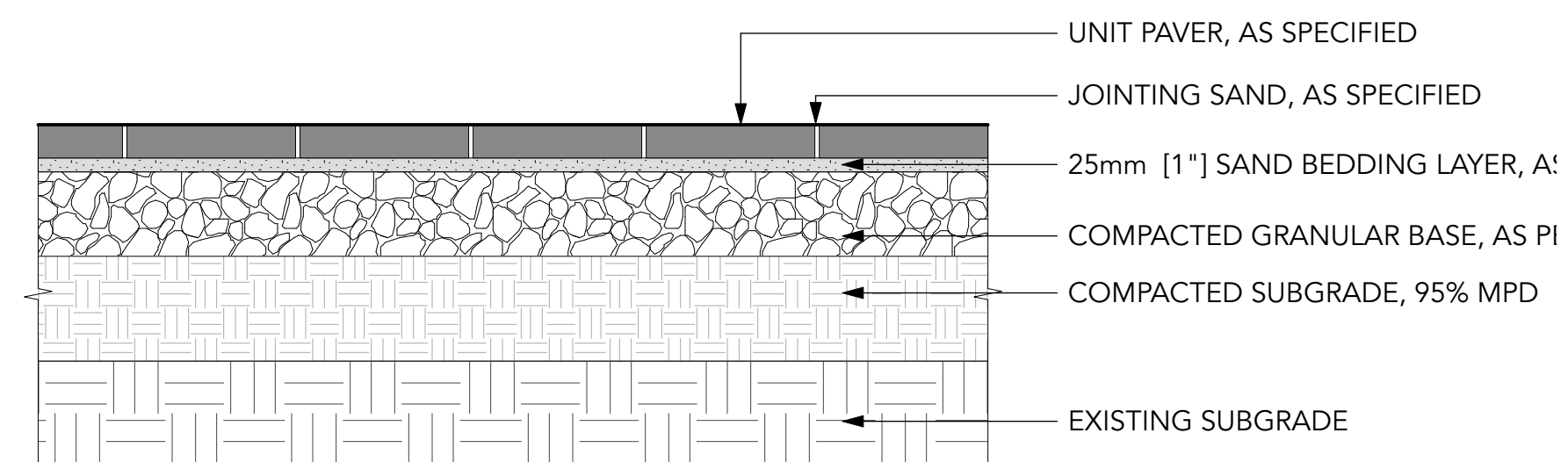
loci **Lodge.**

C Reissued For Development Permit 2021-03-09
 B Issued For Development Permit 2020-11-23

757 School Road Multi-Family House
 757 School Road
 Gibsons, BC

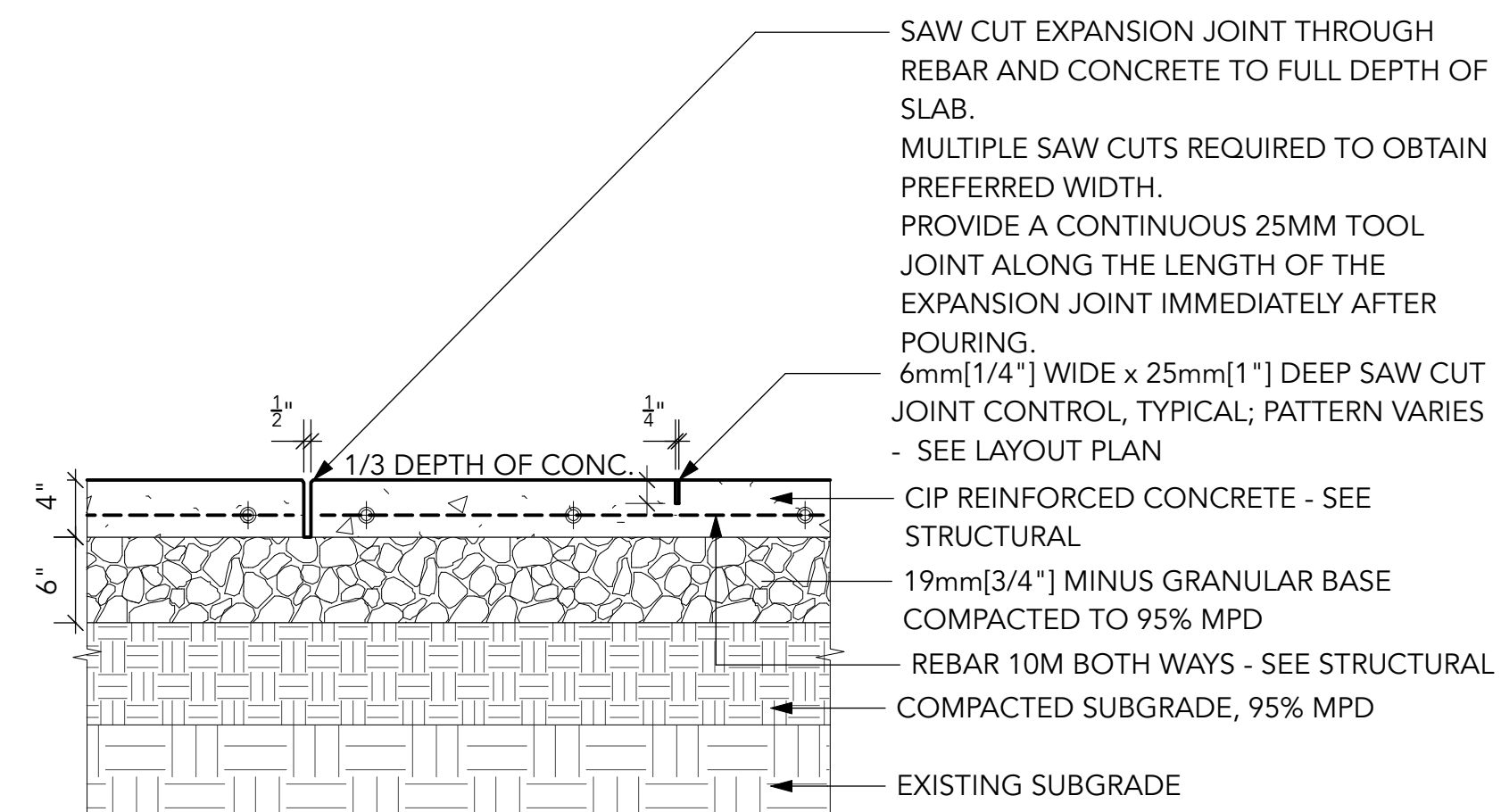
Qirui Enterprises LTD.
 20134
 Issued For
 Sep 26, 2020

L4.0
 LANDSCAPE PRECEDENT IMAGES



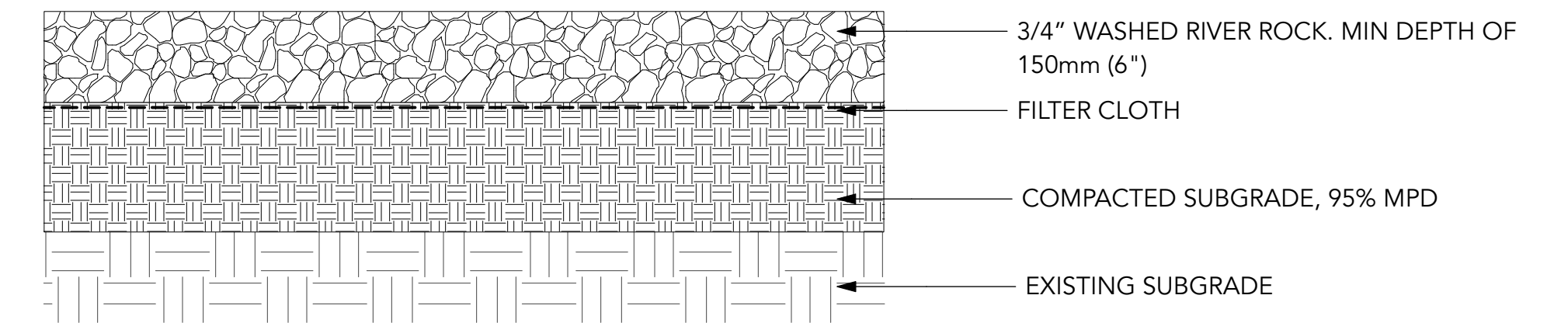
NOTES:
1. FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.

1 PAVING TYPE 1: PRECAST UNIT PAVING TYP.
Scale: 1" = 1'-0"

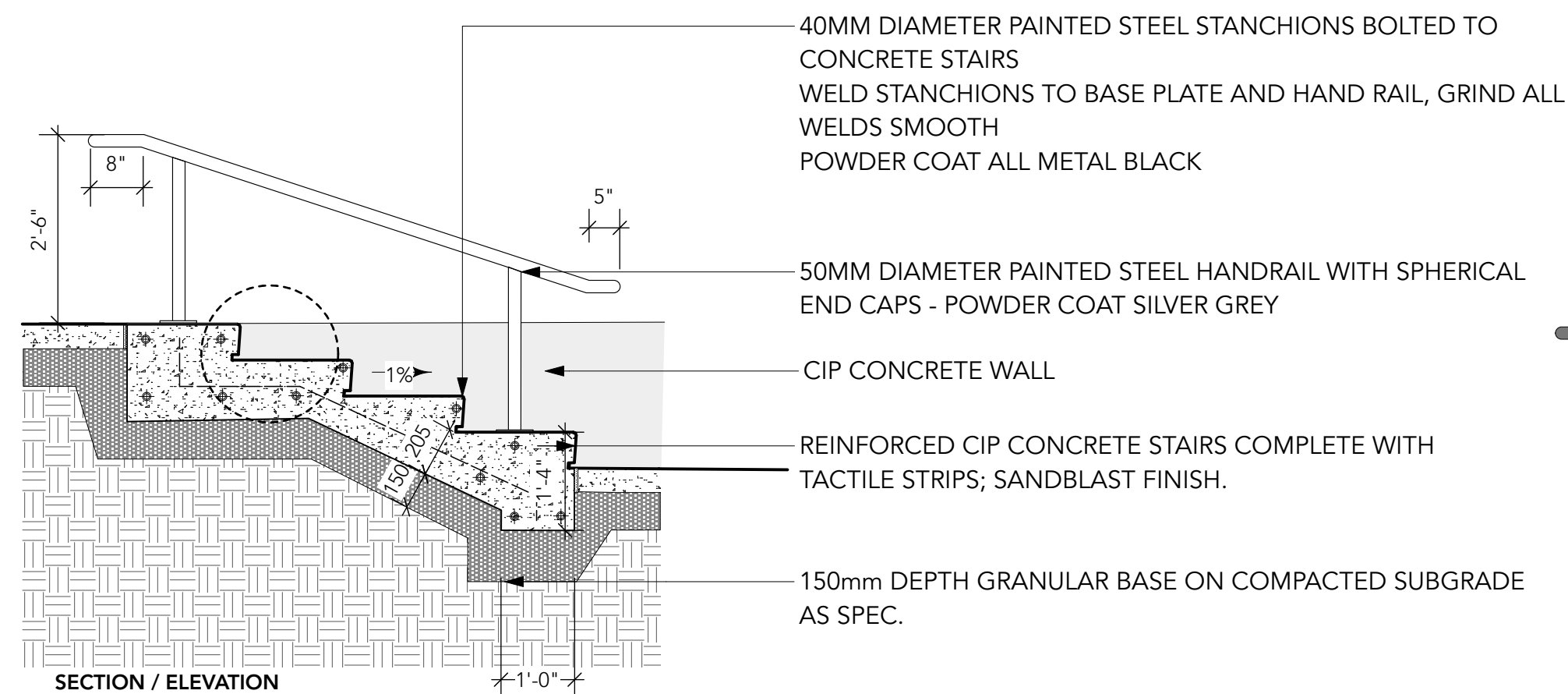


NOTES:
1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

2 PAVING TYPE 2: CIP CONCRETE PAVING TYP.
Scale: 1" = 1'-0"

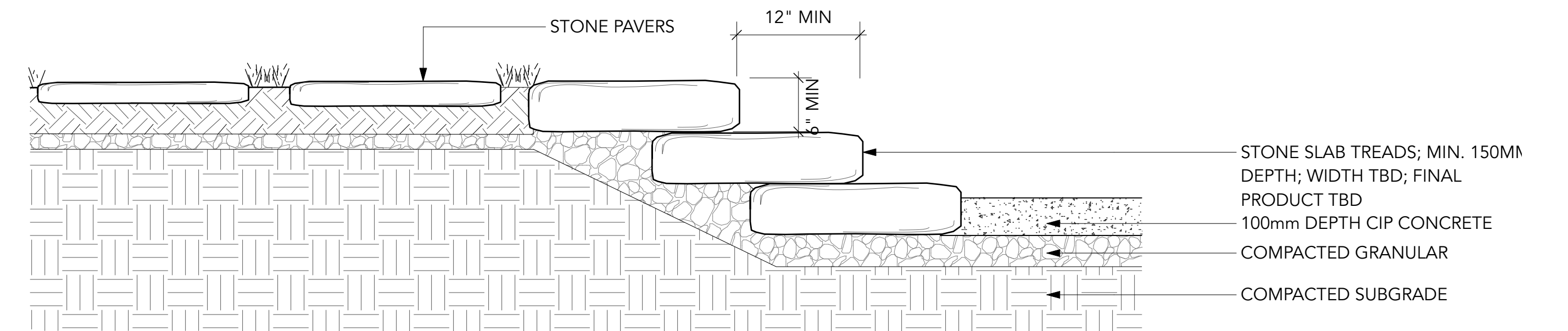
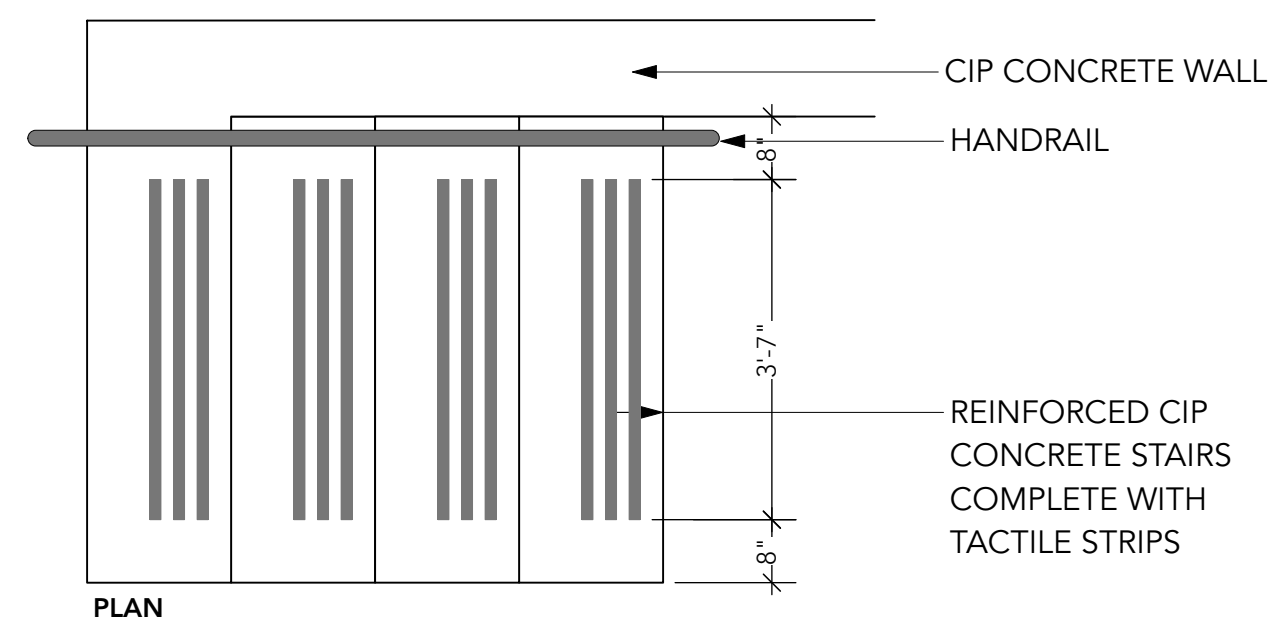


3 PAVING TYPE 3: GRAVEL PATH TYP.
Scale: 1" = 1'-0"

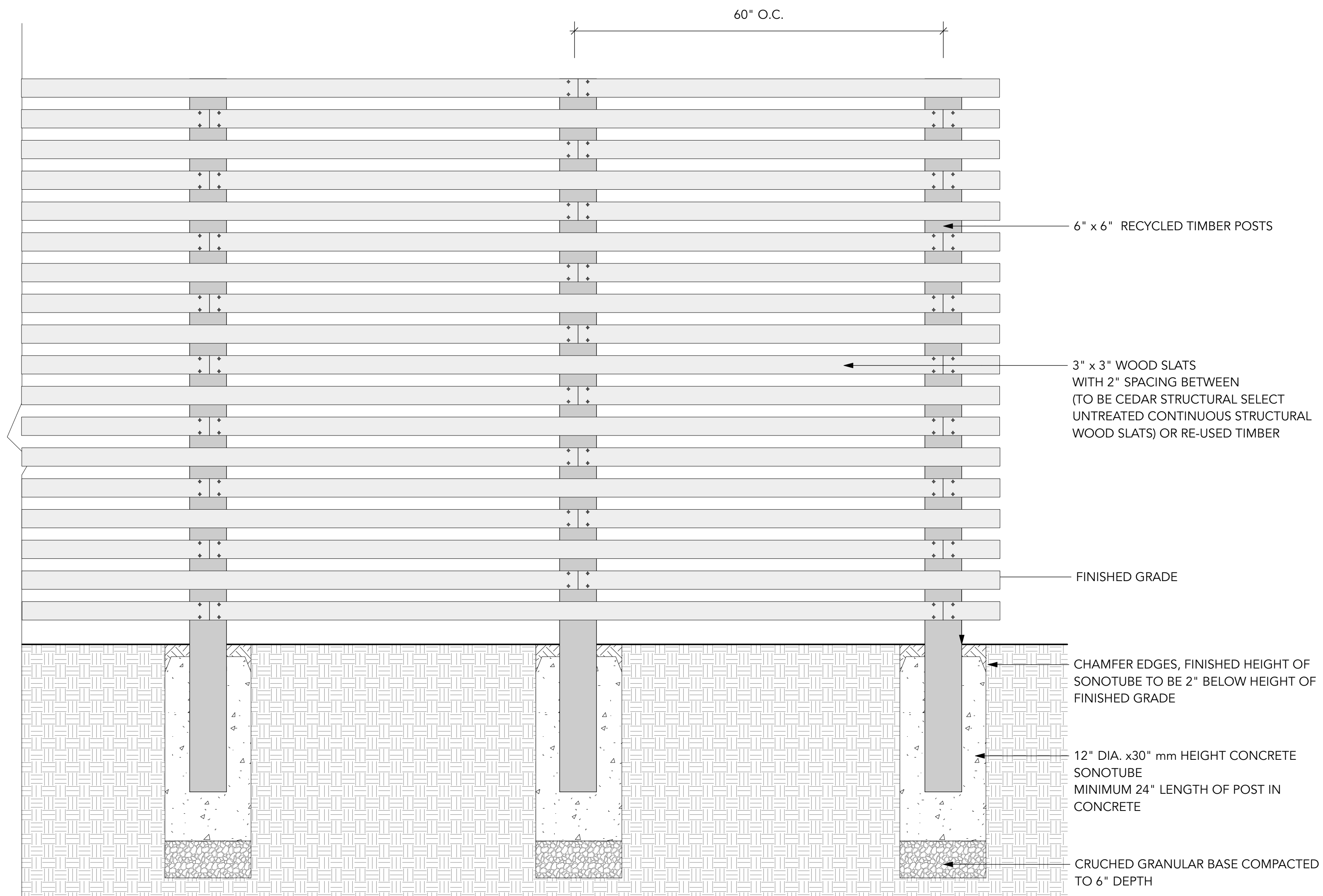


NOTES:
1. FOR NUMBER OF RISERS SEE LAYOUT DRAWINGS
2. REFER TO TYPICAL DETAILS ON STRUCTURAL DRAWINGS
3. GRIND ALL WELDS SMOOTH
4. SLOPE TREADS 1% TYPICAL

4 STAIRS TYPE 1: CIP CONCRETE STAIRS WITH HANDRAIL
Scale: 1/2" = 1'-0"



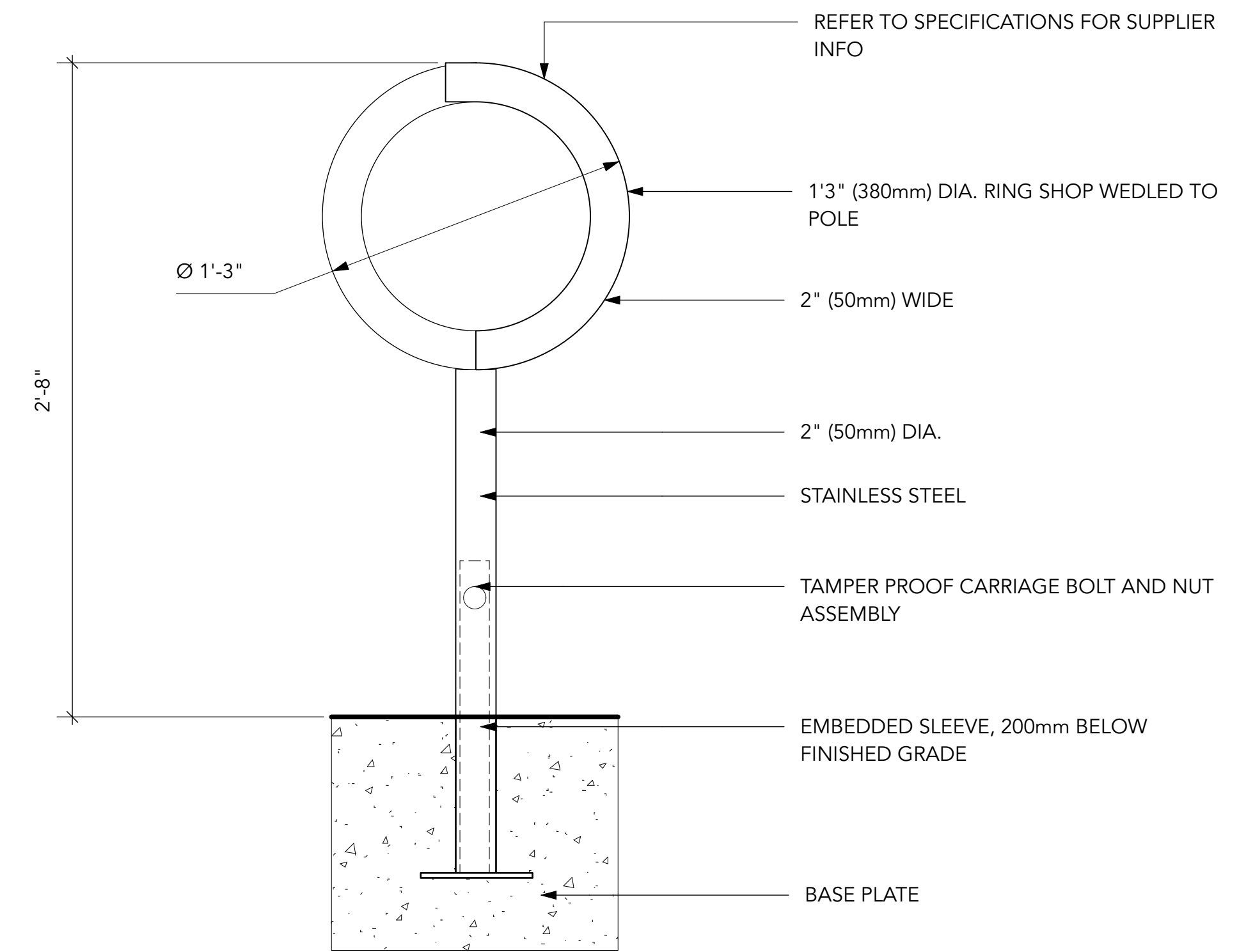
5 STAIRS TYPE 2: BASALT STONE SLAB STEPS TYP.
Scale: 1" = 1'-0"



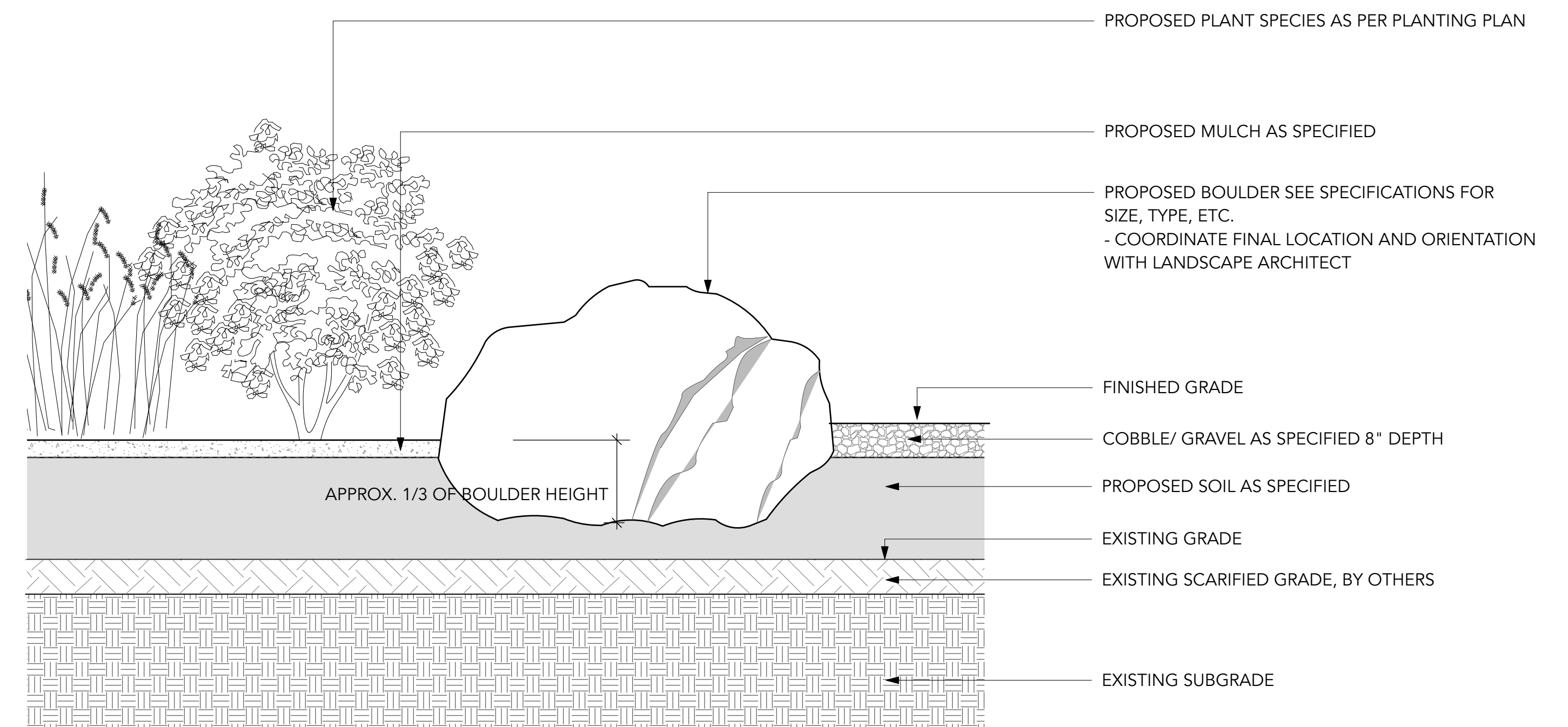
1 CEDAR SLAT LANDSCAPE SCREEN
Scale: 1" = 1'-0"



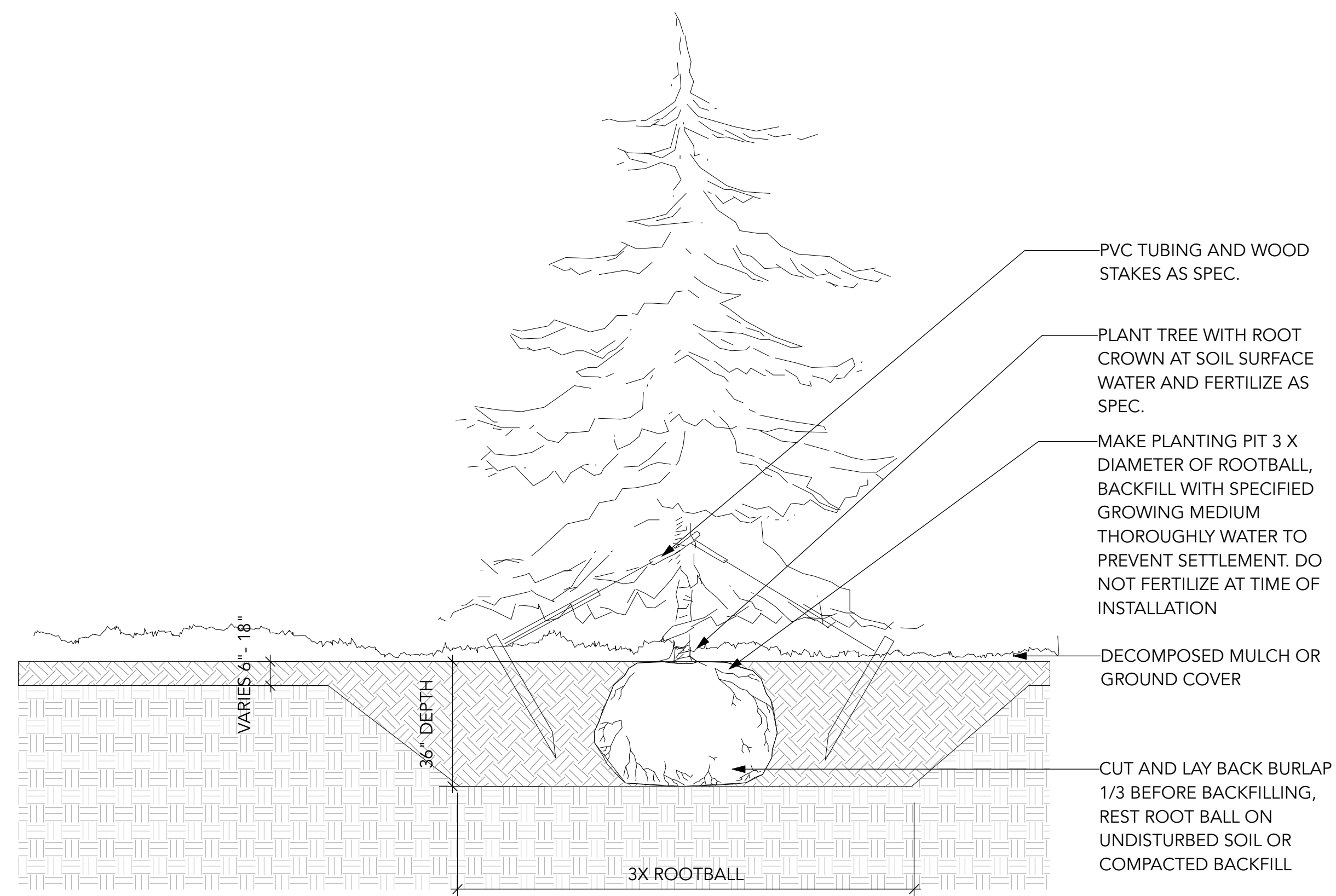
3 SEATING TYPE 1: FREE STAND WOOD BENCH BY LANDSCAPEFORMS
Scale: 1" = 1'-0"



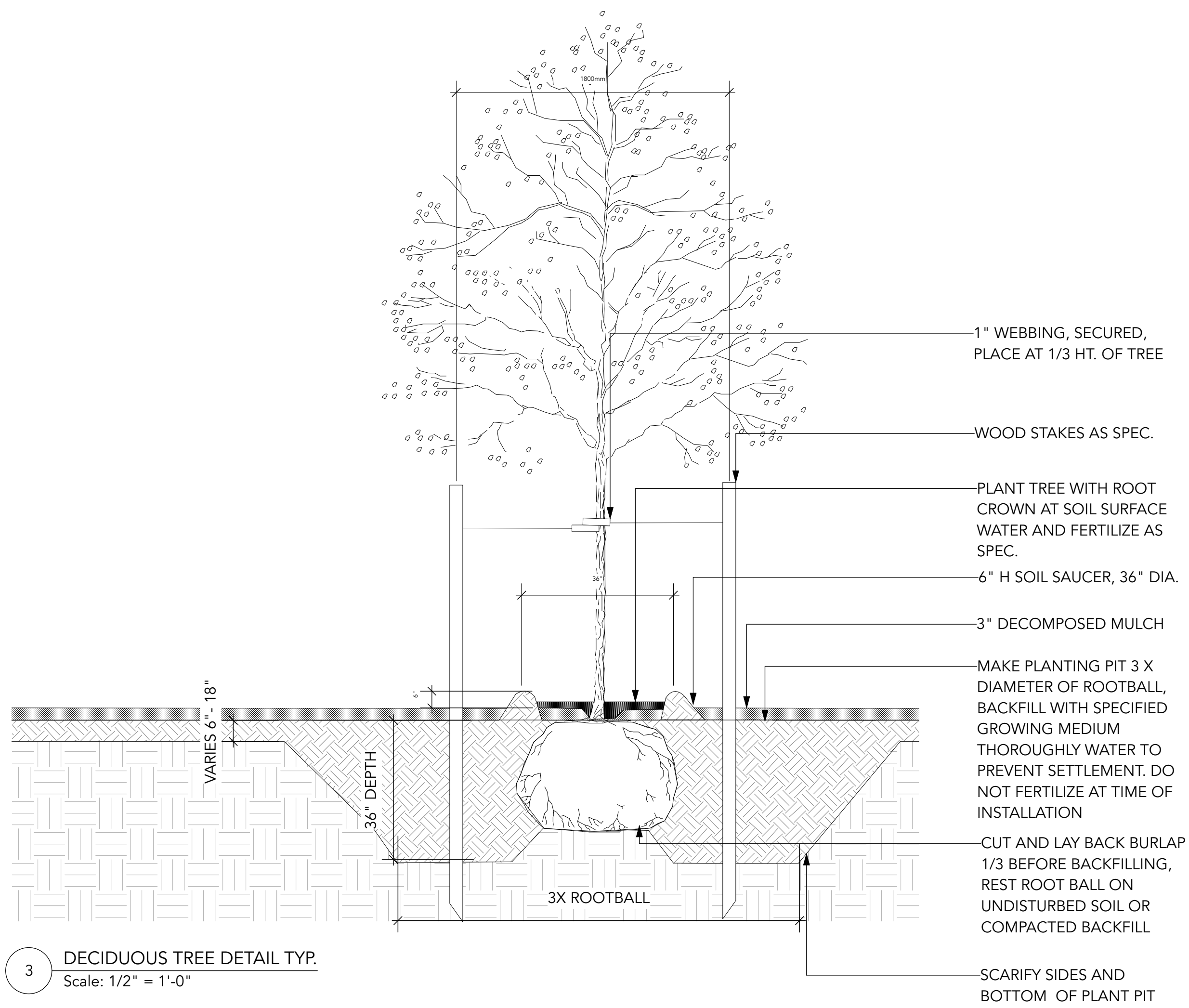
2 CLASS B BIKE RACK BY SHOLTO
Scale: 2" = 1'-0"



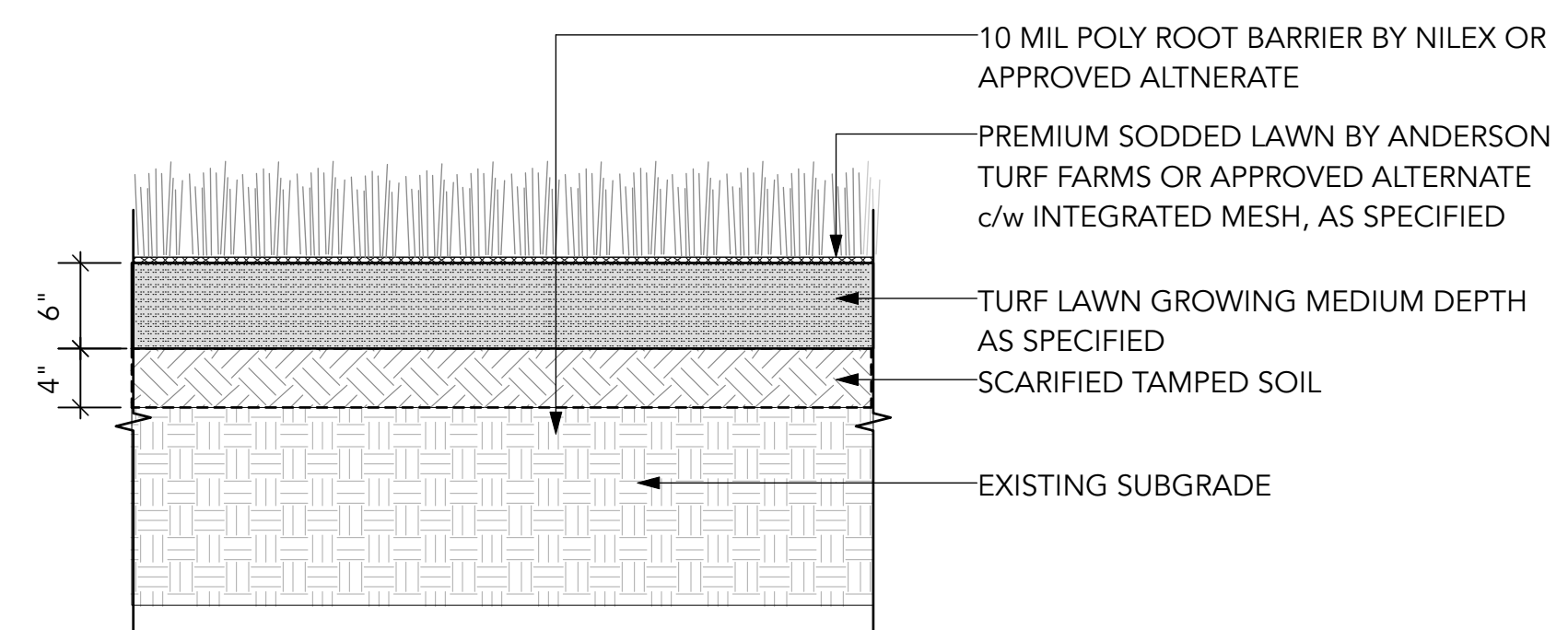
4 BOULDER/RIVER ROCK DETAIL TYP.
Scale: 1" = 1'-0"



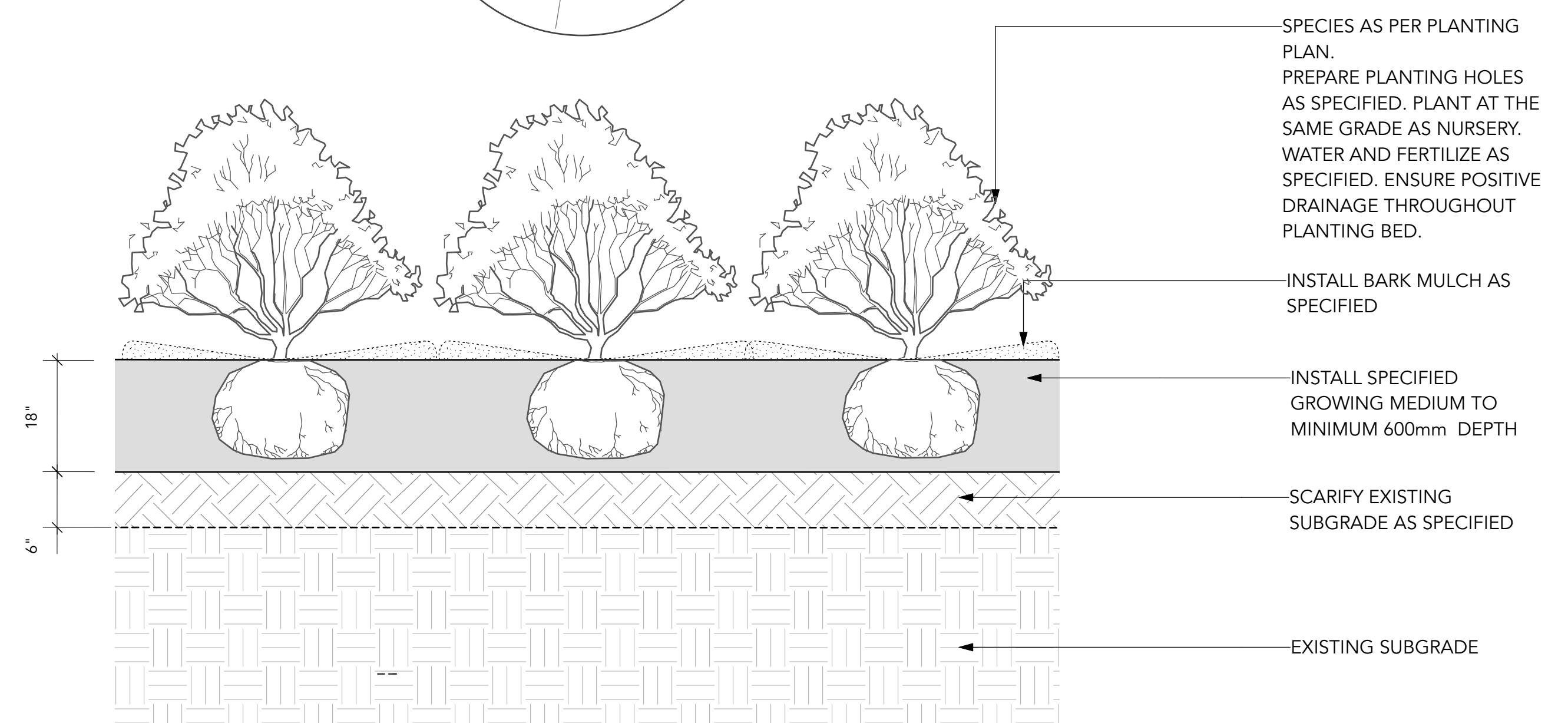
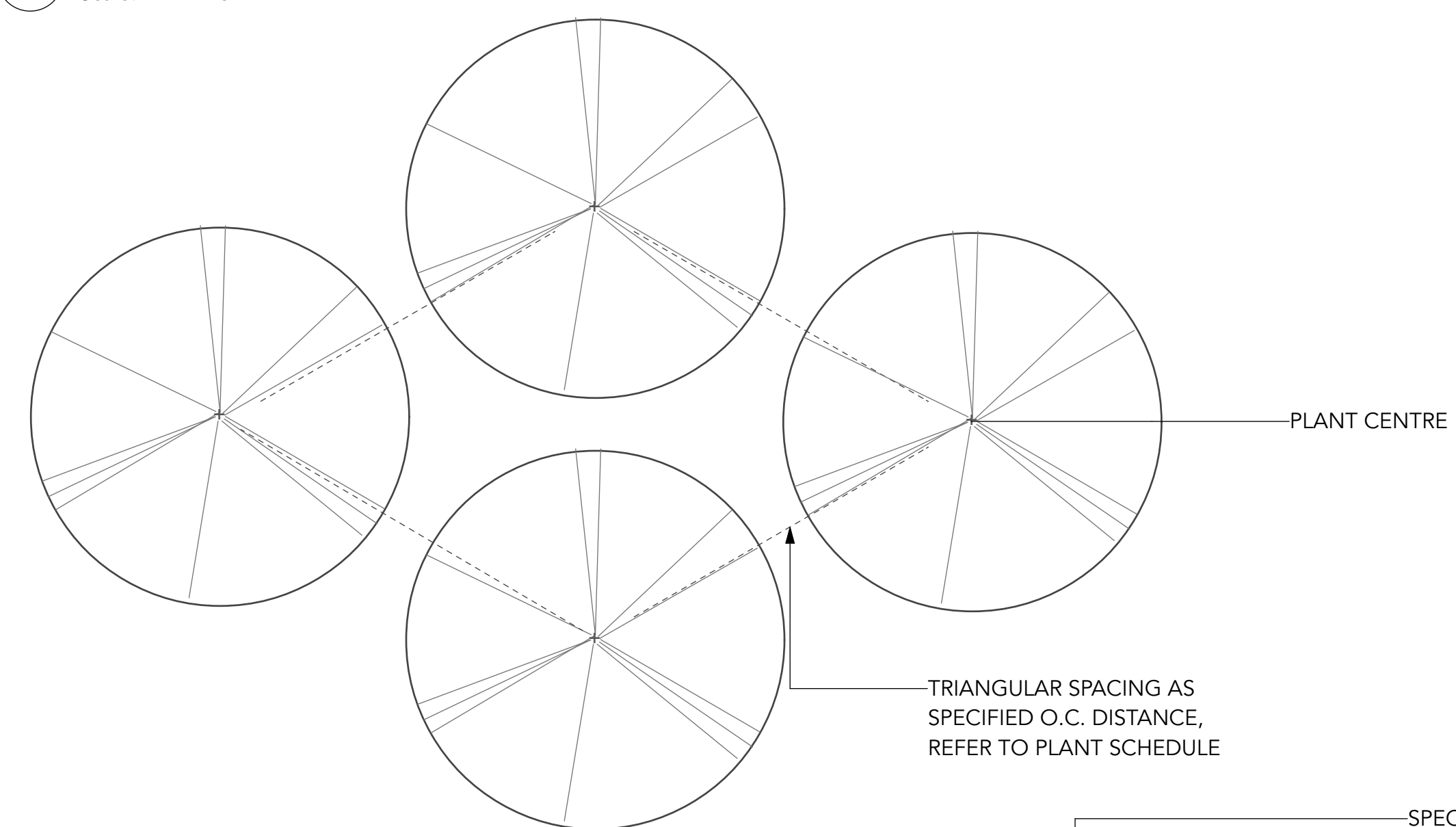
1 CONIFER TREE PLANTING DETAIL TYP.
Scale: 1/2" = 1'-0"



3 DECIDUOUS TREE DETAIL TYP.
Scale: 1/2" = 1'-0"



2 SODDED LAWN DETAIL TYP.
Scale: 1" = 1'-0"



4 SHRUB PLANTING DETAIL TYP.
Scale: 1" = 1'-0"