

8804 OSLER STREET
DEVELOPMENT PROPOSAL
VANCOUVER, BC

VIRTUAL OPEN HOUSE

MAY 31- JUNE 20, 2021



PROJECT TEAM



Developer
5731 No.3 Road
Richmond, BC V6X 2C9



Energy Consultant
300 4595 Canada Way,
Burnaby, BC V5G 1J9



Development Manager
106 8889 Laurel Street
Vancouver, BC V6P 3V9



Civil Engineer
9030 King George Blvd,
Surrey, BC V3V 7Y3



Architect
200 1014 Homer St,
Vancouver, BC V6B 2W9



Arborist
1541 W 75th Ave,
Vancouver, BC V6P 5G5



Landscape Architect
680-C Leg in Boot Square
Vancouver, BC V5Z 4B4



Geotechnical Engineer
1779 W 75th Ave,
Vancouver, BC V6P 3T1



Structural Engineering
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Transportation
1550 1050 W Pender St,
Vancouver, BC V6E 3S7



Mechanical & Electrical Engineering
201 5489 Byrne Road
Burnaby, BC V5J 3J1

REZONING INTENT

Rezoning Intent

This application proposes to rezone the site at 8804 Osler Street from MC-1 to CD-1 zone. The proposal is to demolish the existing 2 storey commercial office and retail building with surface parking lot, and develop the site with a 6-storey mixed-use building with 5 storeys of condominium residential units located above one level of commercial uses at grade.

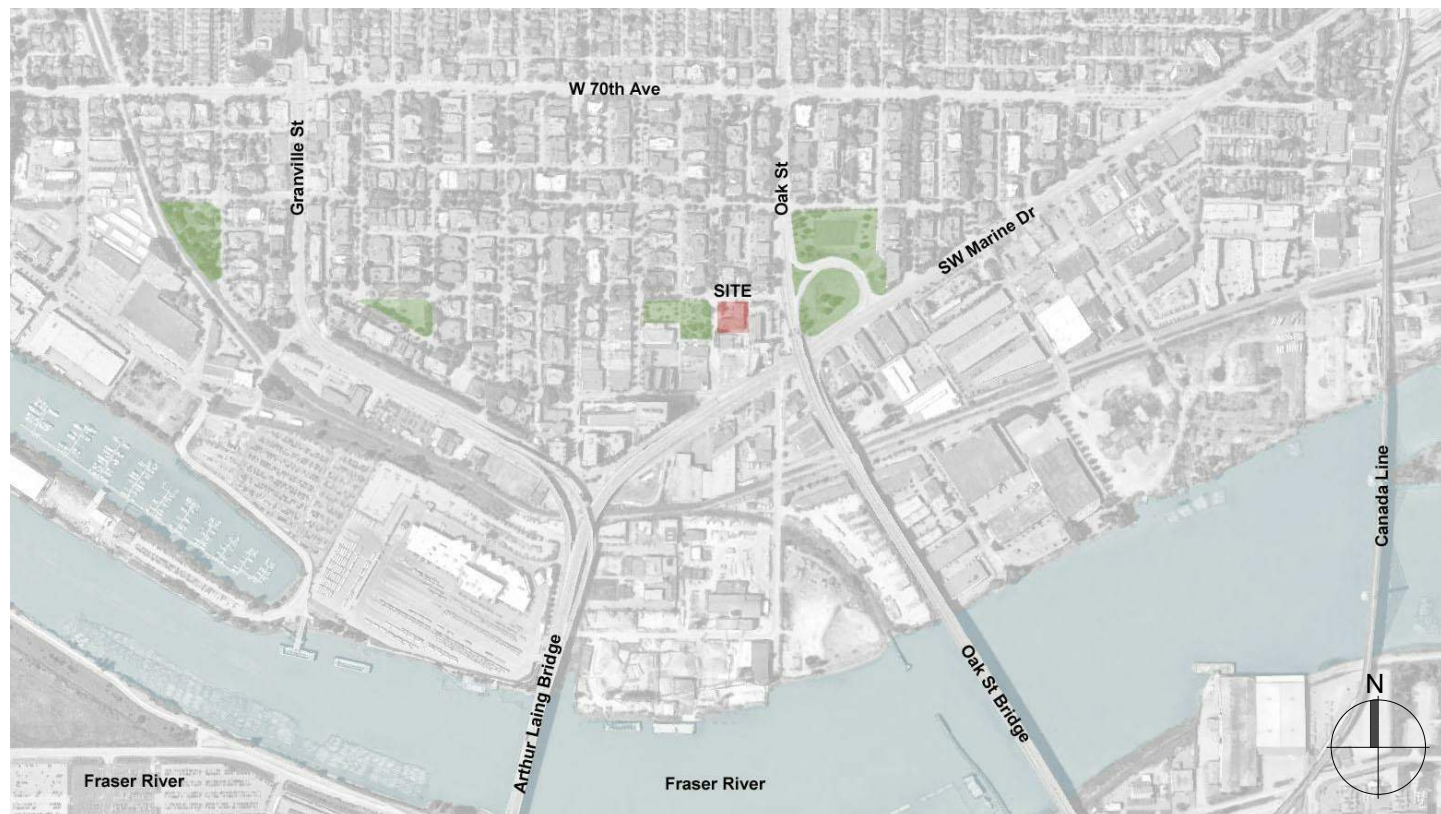
Rezoning Proposal

- The proposal is to construct a 6 storey mixed-use building with commercial space (choice of use), loading bay and residential lobby located on the first level, and condominium residential units located on the upper floors 2-6; with two levels of underground parking.

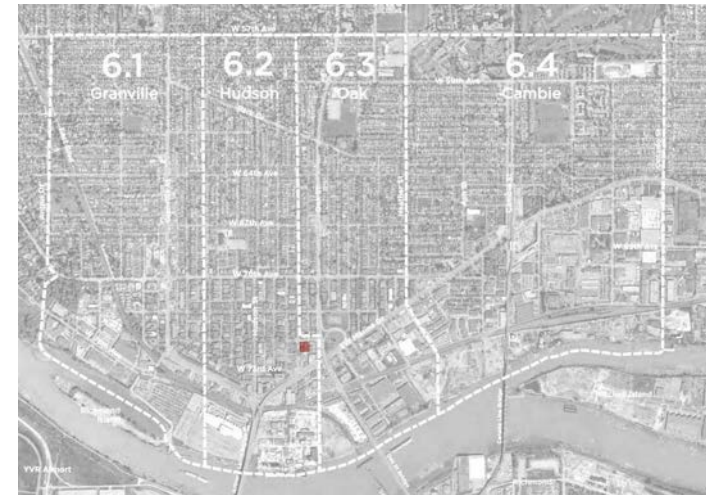
- The ground level has been designed as flexible commercial space suitable for a variety of uses with access off both Osler and 72nd Streets, and access to loading and below grade parking from the lane.
- Pedestrian access from the parking garage for commercial visitors is via a stair and elevator conveniently located off Osler Street adjacent to the commercial units.
- The building has been designed with the majority of units being larger 2 and 3 bedroom units suitable for families. All units will have private open balconies and/or roof terraces.
- A residential amenity space (social room and fitness) is located at level two, with access to a shared south facing outdoor garden and child play space.
- Top level residential units have access to private rooftop terraces.
- We are proposing an increase in density to 3.05 FSR which maximizes the amount of commercial space available at grade.

Rezoning Context

- The site is located within the Hudson area of the Marpole Community. It is currently improved with a 2-storey commercial building with surface parking lot at the corner of West 72nd Street and Osler. The site slopes from a high elevation along 72nd down towards the south.
- Across the street to the north are a series of ageing 3 and 4 storey wood frame residential buildings.
- Immediately east across the lane is the 4 storey Coast Vancouver Airport Hotel with its surface parking lot, with the lobby located off Marine Drive.
- To the south is a vacant lot currently used as a parking lot; and further south of that is 3-storey commercial office building fronting Osler
- To the west across Osler Street is Ebisu community park
- The City's vision for redevelopment in the area surrounding Ebisu Park is for 'Apartments with choice of use at grade (up to 6 storeys)' according to the Marpole Community Plan



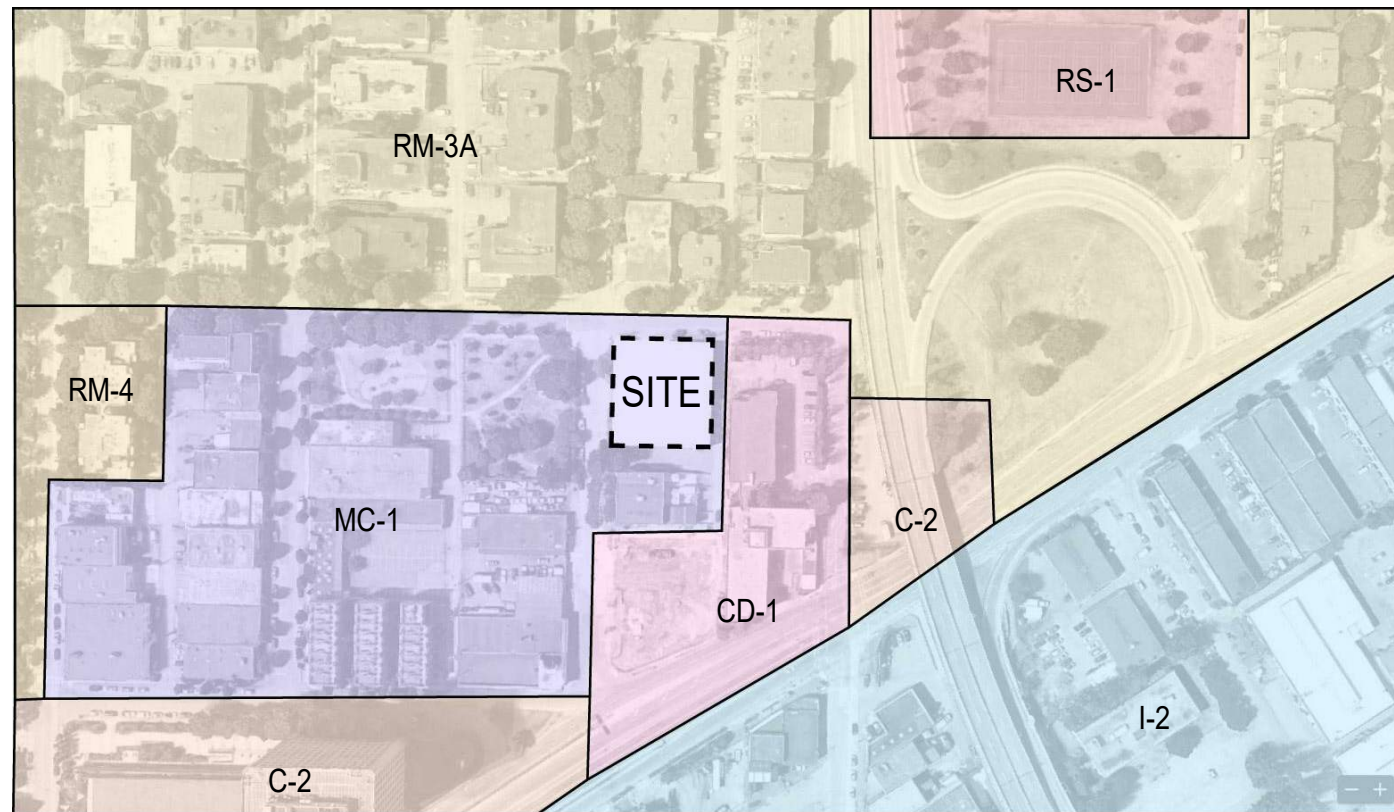
REZONING RATIONALE



Applicable Plans, Policies & Guidelines

The following plans, policies and guidelines have informed and guided the proposal.

- Marpole Community Plan:
- The building is designed to adhere to the required building massing, setbacks and height guidelines identified in the Community Plan.
- Green Building Policy for Rezoning: We will be pursuing a Low Emissions Green Building- LEED Gold pathway for this project.
- High Density Housing with Children Guidelines
- City of Vancouver Zoning and Development By-law
- Housing Vancouver Strategy
- Family Room: Housing Mix Policy for Rezoning Projects
- High-Density Housing for Families with Children Guidelines



General Urban Planning and Design Policy Context

The site is zoned as an MC-1 Industrial District, where compatible commercial, residential and industrial uses are permitted.

The site is located within Zone 6.2 of the Marpole Community Plan Excerpt, which is designated as 'Hudson' in the plan, where mixed-use mid-rise buildings with retail on the street level are envisioned.

REZONING RATIONALE

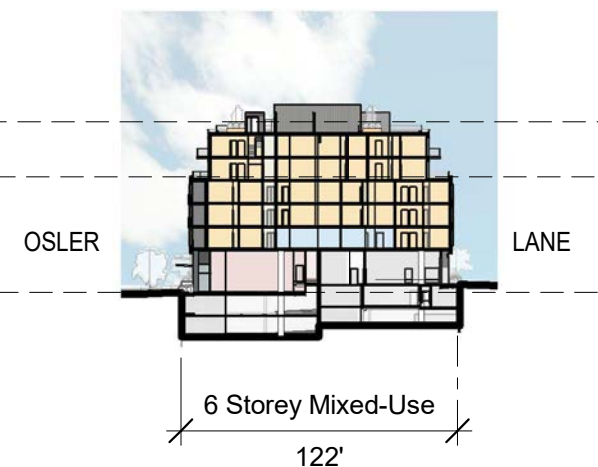
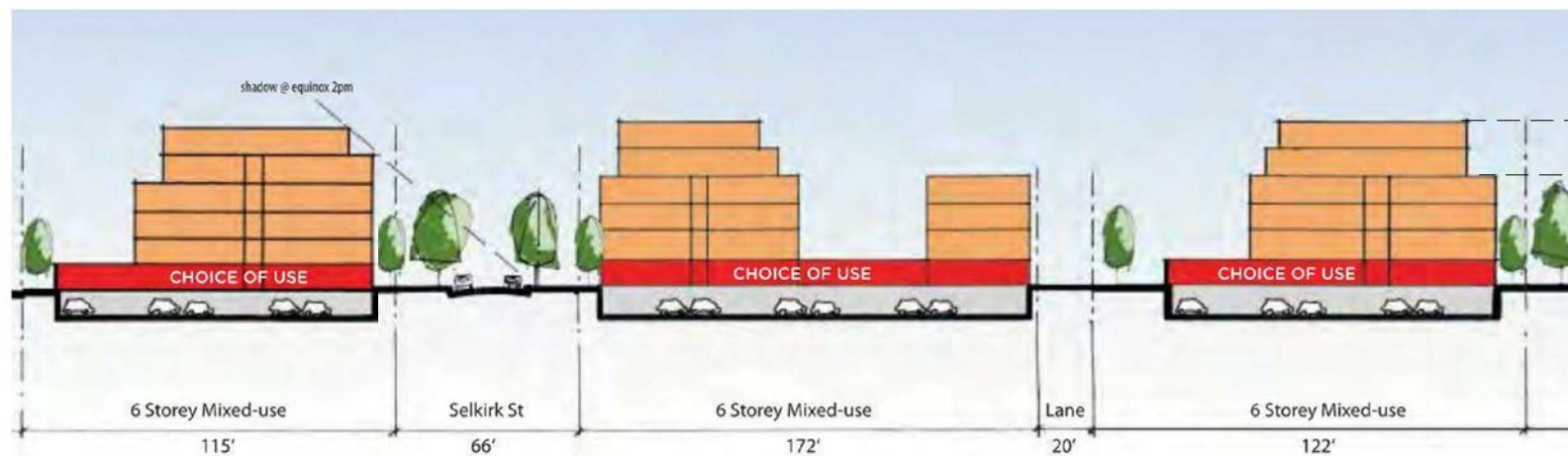
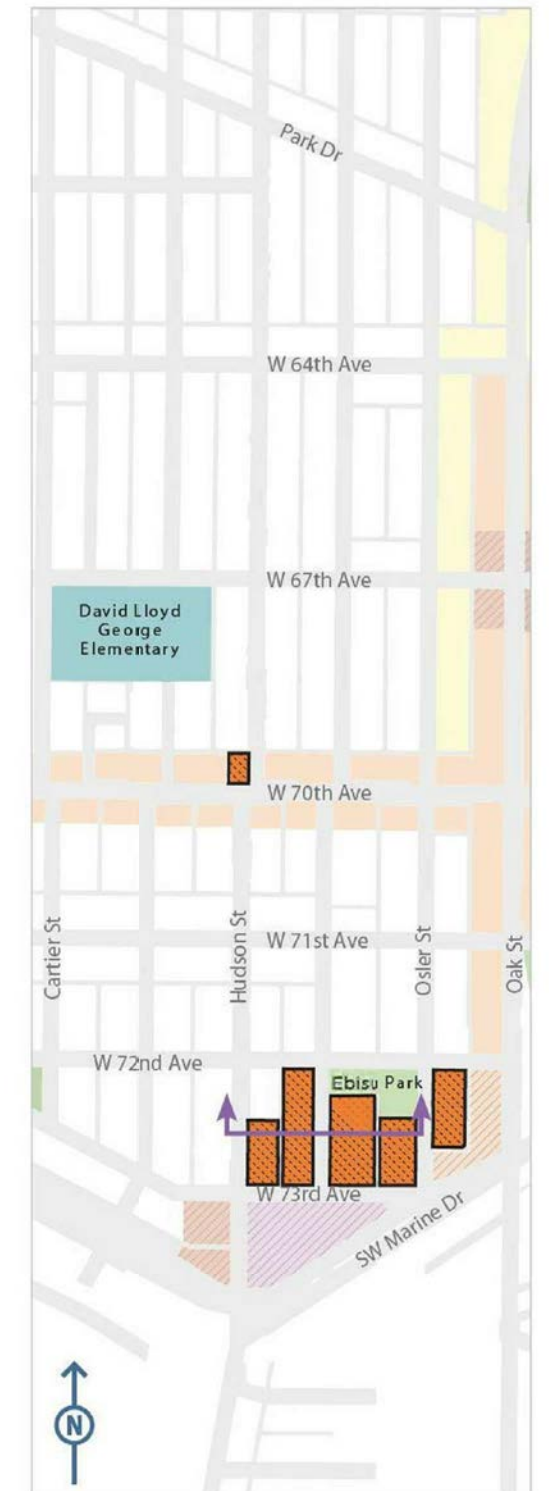
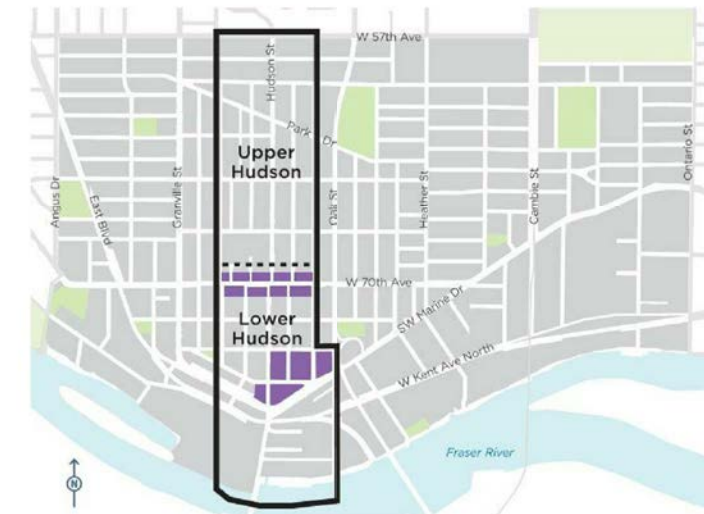
Public Benefits

- The project will provide 38 units of residential housing units in Marpole, and provide commercial space that will support and enhance the City's vision for this area as a mixed-use community service node.
- The proposed development will contribute to an expanding variety of existing businesses and services that respond to the needs of the changing community, and encourage new businesses for the neighbourhood.
- An enhanced landscaped public realm will strengthen the pedestrians' relationship with Ebisu Park, by eliminating the existing surface parking lot.
- The development does not displace any existing residents.

Urban Design Analysis

Building Setbacks

- The rezoning proposes a front yard easement along Osler and 72nd of 18'-0", plus an additional 2'-0" setback that together provide for an expanded public realm, with increased sidewalk width and area for additional planting. Required stairs to address the slope along Osler, as well as landscaping are situated within this setback.
- An enhanced lane setback of 4'-0" provides area for a planting strip between the lobby and lanes
- As per City guidelines there is no setback allowed along the south property line at levels 1-4, in order to provide the required continuous street-wall fronting Osler Street.



PROJECT DATA

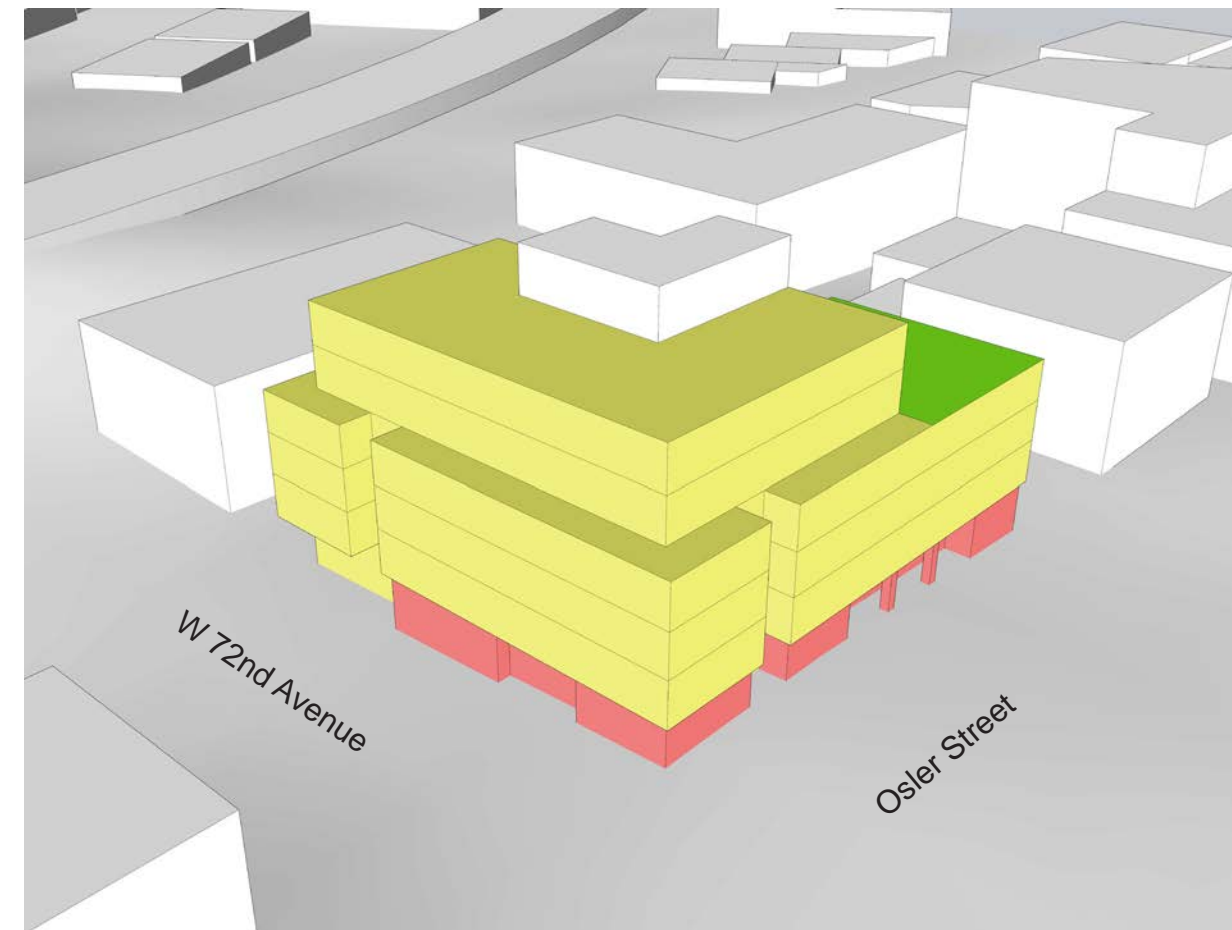
Site Area: 1499.8sm (16143sf)
Proposed FSR Area: 4569sm (49182sf)
Proposed FSR: 3.05

Commercial Area: 678sm (7301sf)
Residential Area: 3890.9sm (41882sf)

Proposed Zoning: CD-1

Unit Count: 38
Bicycle Parking Provided: 88
Vehicle Parking Provided: 59

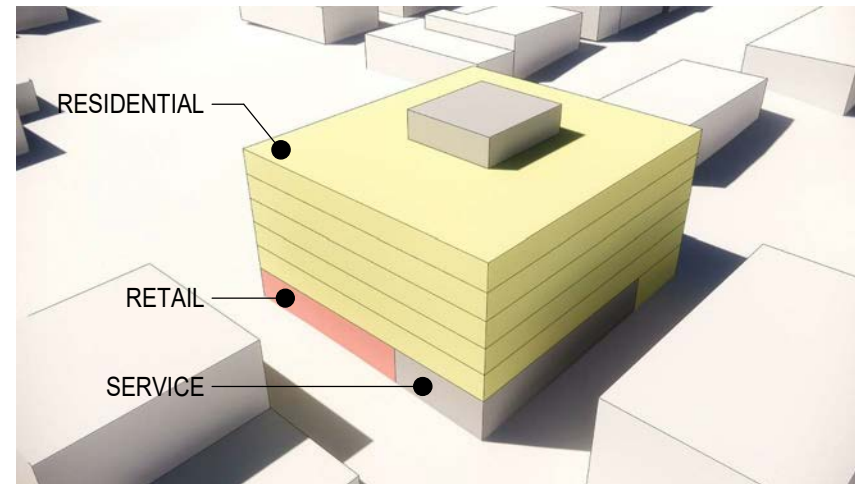
Number of Storeys: 6
Building Height: 24.39m (80'-0")



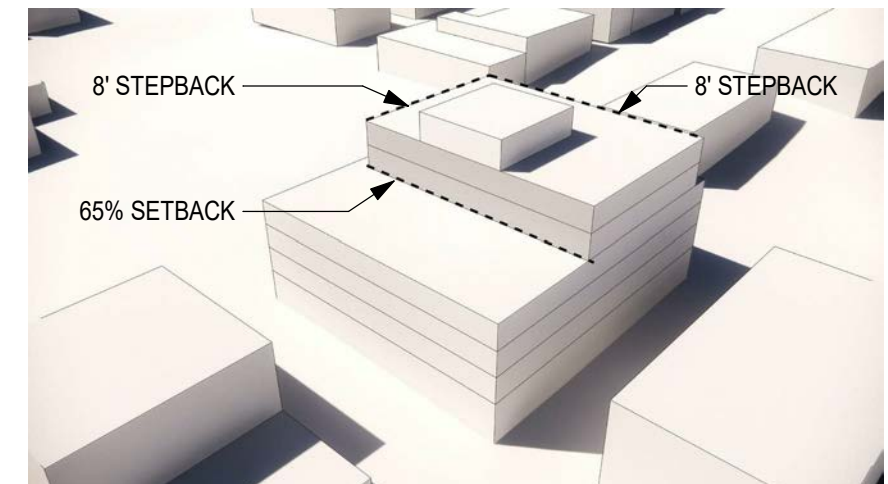
DESIGN RATIONALE

Design Response: Form and Massing

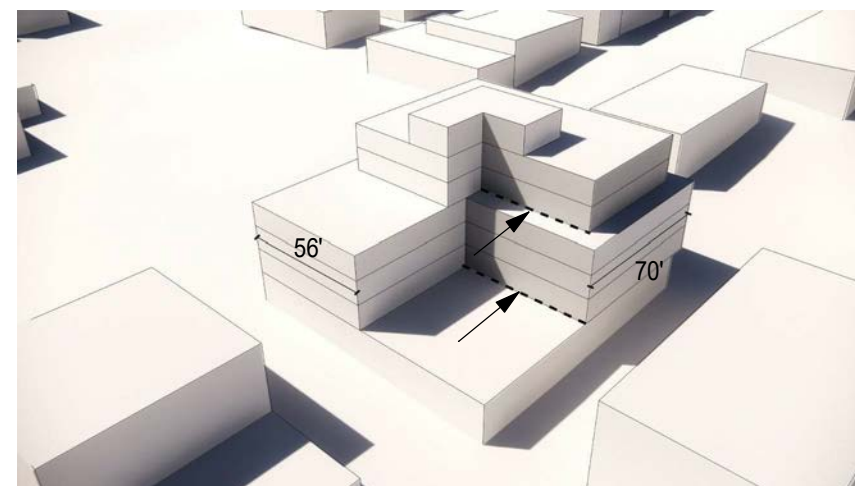
- The overall form and massing is directly influenced by the City of Vancouver Marpole Community Plan guidelines. These stipulate that there be a setback at levels 5 and 6, from the lower 4 levels below, with the intent being to lessen the apparent building mass.
- The proposed massing response maximizes daylight into the residential units with living areas enjoying windows on two sides, while providing recessed balconies at the lower floors for greater privacy. This contrasts with the visually lighter cantilevered balconies at penthouse level 6.
- A recessed commercial arcade along Osler provides easy access from the sloping sidewalk; while allowing the two commercial units to be at the same elevation, with flexibility in accommodating tenants of varying sizes.
- A cantilever of the building mass above the residential lobby provides for a recessed, intimate entry off 72nd Avenue with an area for outdoor seating.
- The overall stepping of the building form provides abundant rooftop areas for private outdoor living and shared amenity spaces. These include:
 - Level 2: Common BBQ terrace with trellis structure and outdoor seating located immediately outside the amenity and fitness rooms; child play space, and private residential terraces.
 - Level 5: Common outdoor terrace with raised garden plots; private residential terraces
 - Level 7 – Roof: Privately accessible roof terraces for the use of level 6 residents



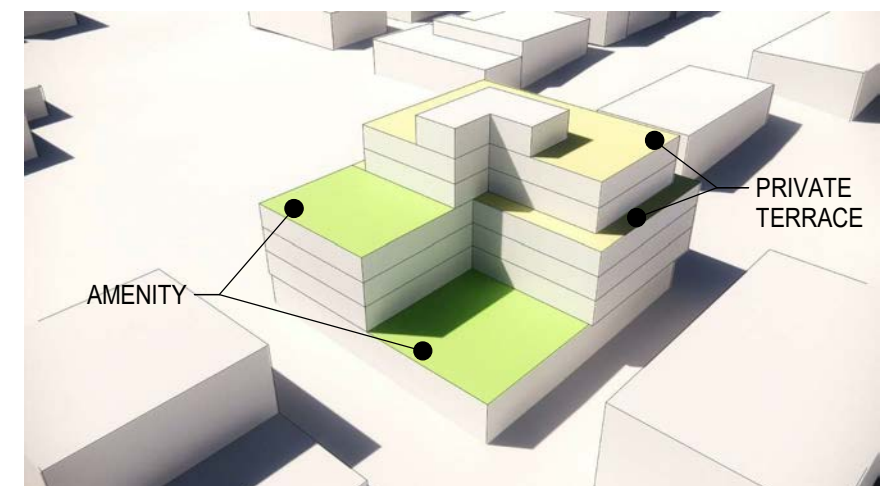
1 - STOREY EXTRUSION



2 - APPLY SETBACKS



3) OPTIMIZE

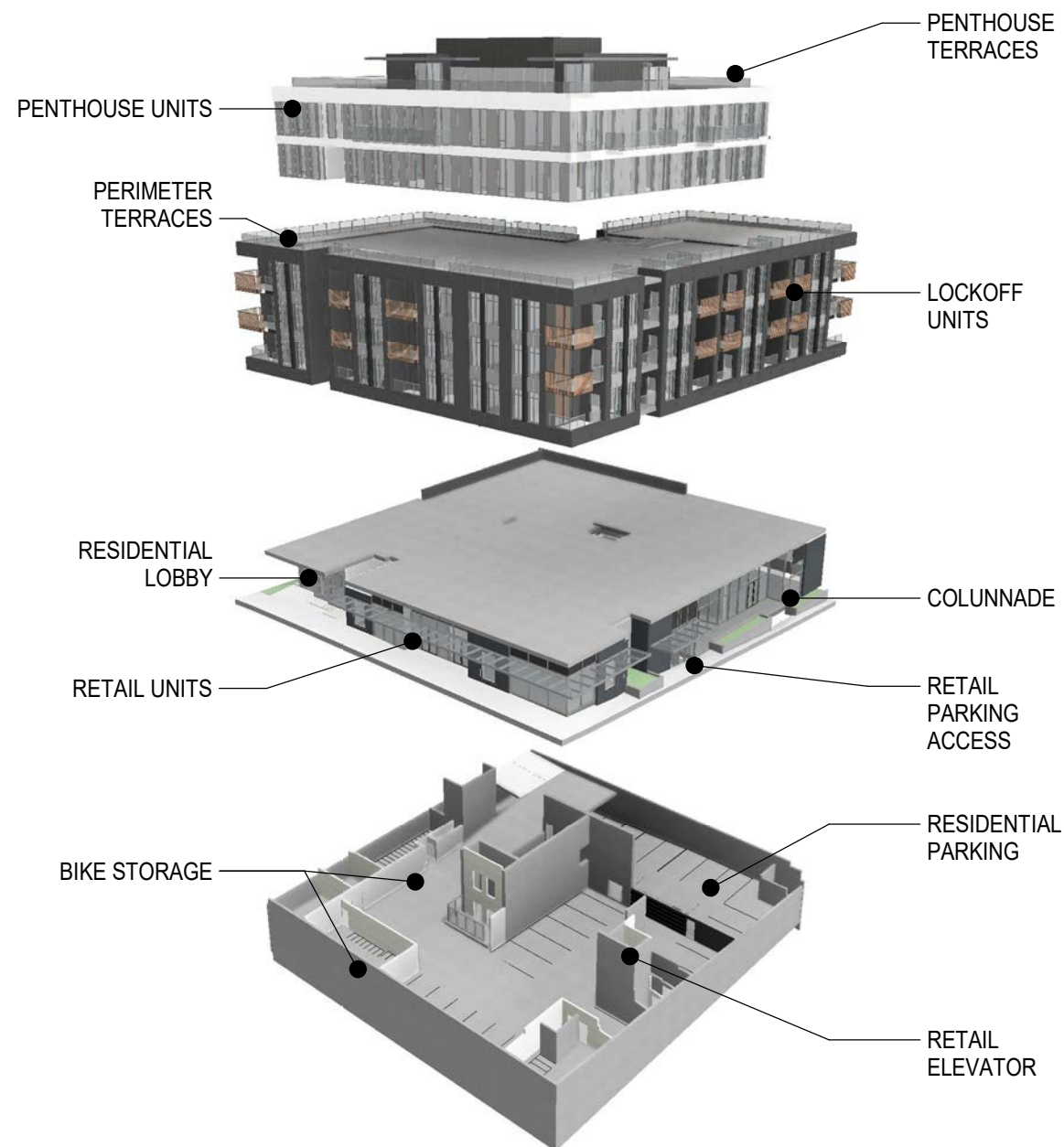


4 - TERRACES

DESIGN RATIONALE

Architectural Design Rationale: Program

- The building program is clearly divided into three components:
- Below grade Parking and Service spaces
- At grade Commercial; Garbage/recycling and loading; and Residential Lobby spaces
- Residential units and amenity spaces from levels 2-6



VIEW FROM NE



VIEW FROM NW

DESIGN RATIONALE

Colours and Materials and Character

- A contemporary character is proposed through the use of high quality materials and finishes.
- The ground level commercial podium is defined by its use of a dark charcoal brick cladding that contrasts the expansive commercial glazing and glass canopies.
- Grey metal panel cladding is used at levels 2-4 together with off-white accent panels below windows, emphasizing the vertical proportion and pattern of the aluminum window wall system.
- Charcoal metal bands further accentuate the verticality of the façade, while rust coloured accents are used to define building corner features and architectural details.
- The top two floors are clad in white metal panels to contrast the lower floors and create a visually lighter top to the building.
- Metal trellis frames with wood slat inserts add warmth and provide shade to outdoor seating areas at the various terrace levels.

Level 5 Stepback
Upper floors are stepped back to increase the solar exposure at street level. The offset also provides ample perimeter terrace space for the adjacent units.

Spacious Balconies
Balconies project at the prominent corners of the building to provide interest and character to the architecture.

Covered Entry
A large cantilever signifies the residential lobby and helps activate the lane.



Private Roof Terraces
Private terraces utilize the building's highest roof to deliver breathtaking views for the penthouse suites.

Public Realm: Columnade and Patios
The retail facade steps back in several locations to provide areas for outdoor seating and programming.

Shared Outdoor Spaces: Views and Habitable Roofs
Shared residential amenity terraces offer access to views of the Fraser River as well as opportunities for growing vegetables.

Materiality: Street Wall
Panelized façade language, emphasizing verticality and continuous street wall along Osler Street.

Outdoor & Indoor Amenity
Indoor amenities have direct access to a large shared south-facing roof terrace.



Private Roof Terraces
Private terraces utilize the building's highest roof to deliver breathtaking views for the penthouse suites.

Public Realm: Laneway Activation
The residential lobby and terraces provide 'eyes on the street' and offer potential laneway access.

Loading Access
Parking Access

SUSTAINABILITY MEASURES

Environmental Sustainability

The proposed development pursues the objectives outlined in the 'Green Buildings Policy for Rezonings' through an enhanced commitment to a comprehensive approach, towards providing a comfortable and healthy indoor environment.

Energy Performance

- This project aims to comply with the Green Building Policy for Rezonings, which has absolute targets for Total Energy Demand Intensity (TEDI), Total Energy Use Intensity (TEUI) and Greenhouse Gas Intensity (GHGI).
- The compliance path of Buildings Connected to a City Recognized Low Carbon Energy System will be followed in order to claim the credits for building energy performance.
- An Energy Modelling Compliance Report has been provided by JRS Engineering as part of this application.

Integrated Rainwater Management + Green Infrastructure

- A preliminary Rainwater Management Plan by Cltiwest Consulting Ltd. has been provided with this application.
- In addition to roof planters, strategies proposed include absorbent landscaping, a rainwater detention tank and flow control device, and mechanical treatment to limit the development's impact on the City's storm system.

Transportation

- The proposed development will increase the number of residential housing units in Marpole and provide commercial space within a 10-minute walk to existing bus transit along both Oak Street to the east and Marine Drive to the south.
- The proposed rezoning eliminates existing at-grade surface parking. Vehicle and loading access is now situated off the service lane allowing for a contiguous landscaped public realm that will enhance the pedestrian walking experience.
- Secured residential and commercial bicycle parking is located below grade, while short term bicycle stalls are conveniently located adjacent to both the residential lobby and commercial units.

Landscaping

The Landscape Design for the proposed mixed use development is intended to esthetically enhance the overall project site and compliment the residential building. The site landscape has been designed with a variety of trees, shrubs and groundcovers to support biodiversity and bird friendly environment. The level 2 residential amenity space has been designed to accommodate group gathering/dinning/passive sitting/viewing/socialization and opportunities for children's play. The terraced planting edge has been designed as the visual buffer to support privacy and a garden appeal to the outdoor amenity space. The rooftop amenity space on level 5 and 6 has been designed to accommodate urban gardening and passive sitting/viewing. The commercial component comprises decorative concrete paving with exposed aggregate band pattern to enhance the streetscape; custom benches along the extended sidewalk as a benefit to the public realm. Street trees have been provided in the lawn boulevard as per the city standard. The landscape design supports CPTED principals.

Economic Sustainability

The additional residents to this neighbourhood will increase support for existing businesses and encourage new business development, while increasing the City's tax base. The added residents and businesses will contribute to the streetscape with increased vibrancy. The project in the short term will generate jobs during construction, increasing the use of local services.

Social Sustainability

- This mixed-use development with its housing and commercial units will benefit the surrounding neighbourhood; attracting a mix of residents including singles, couples and families with children.
- There are relatively few residential units in the building creating increased opportunities to meet other residents.
- Various fully accessible indoor and outdoor amenity spaces are provided for use by residents: including a fitness facility, party room/ lounge, and meeting room; as well as outdoor play, BBQ and gardening area; all offering opportunities for interaction and building a sense of community.

PHOTOS & EXISTING STREETScape



1 - EXISTING SITE



8 - 8888 OSLER (UNDER CONSTRUCTION)



2 - ADJACENT SOUTHERN BUILDING



7 - EBISU PARK



2 - ADJACENT EASTERN BUILDING



4 - VIEW OF LANE

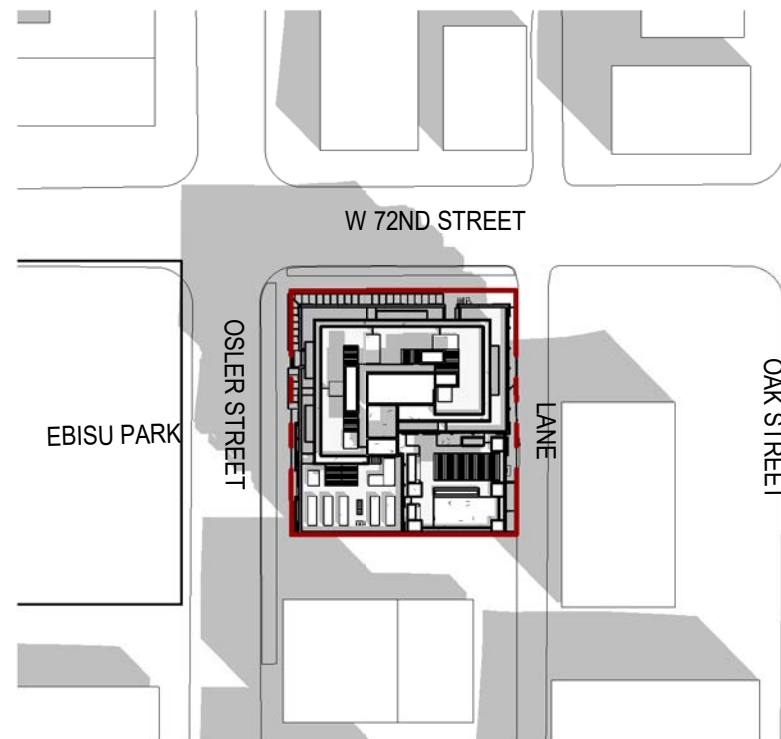


5 - NE VIEW ACROSS STREET

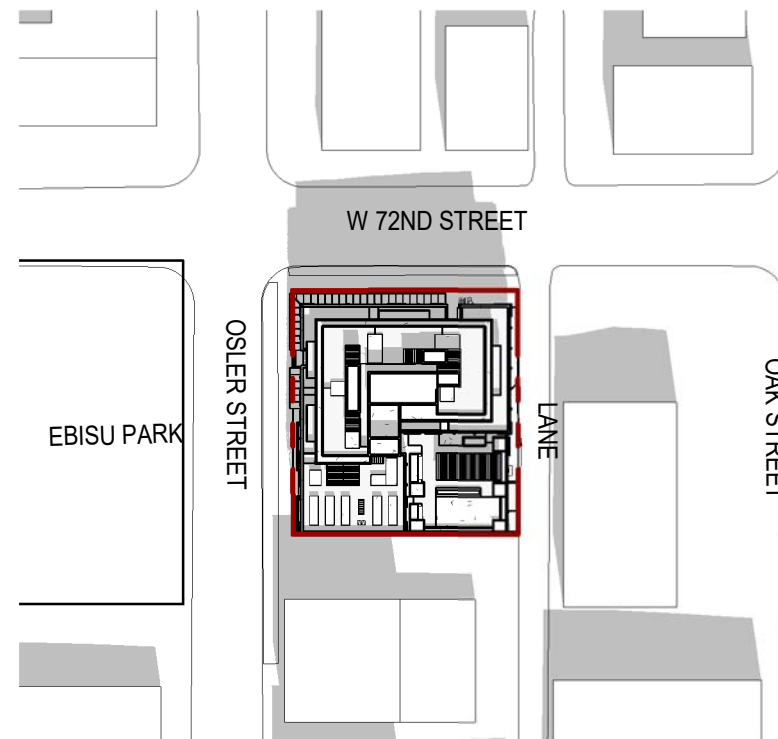


6 - NW VIEW ACROSS STREET

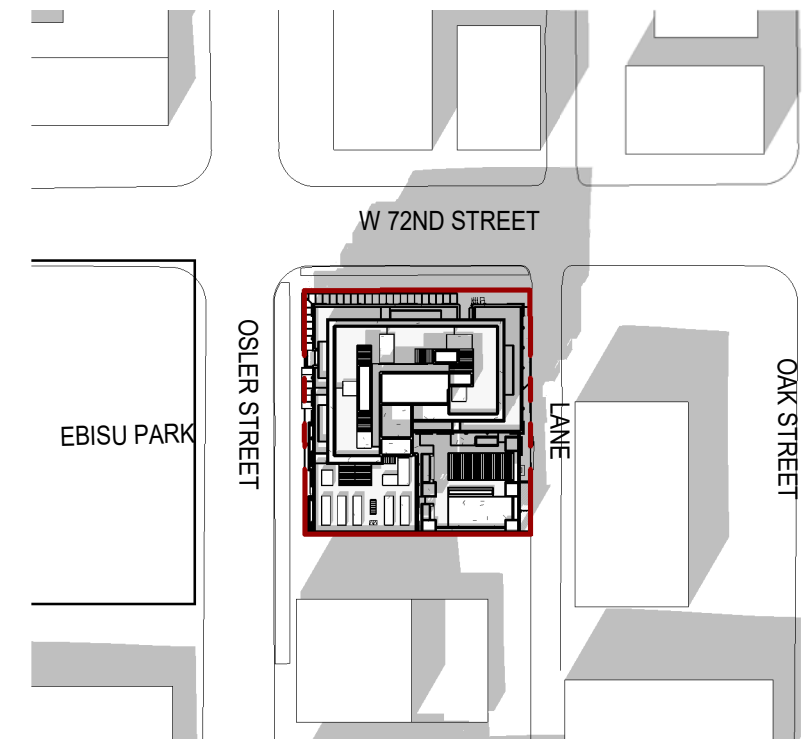
SHADOW DIAGRAMS



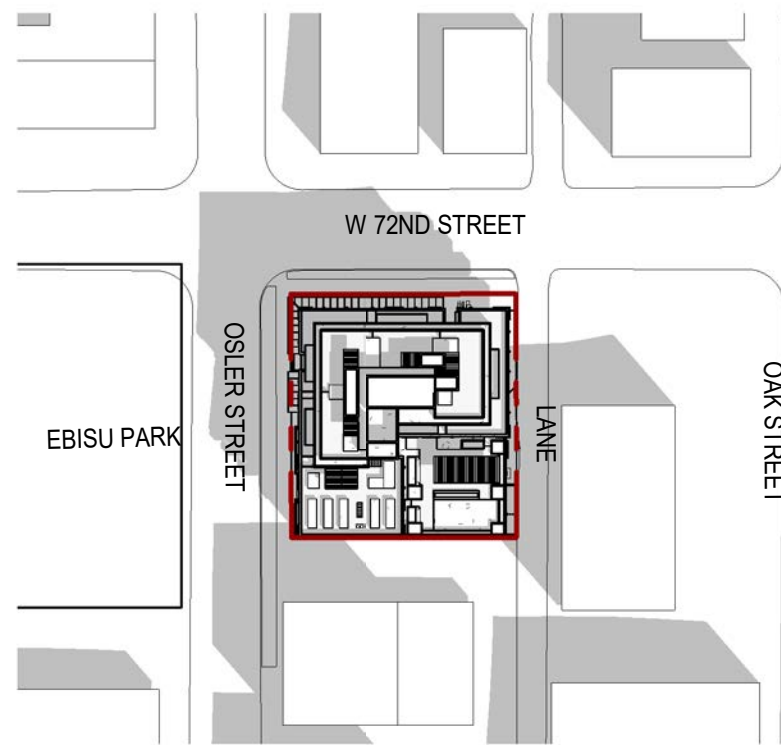
MARCH 21 10AM



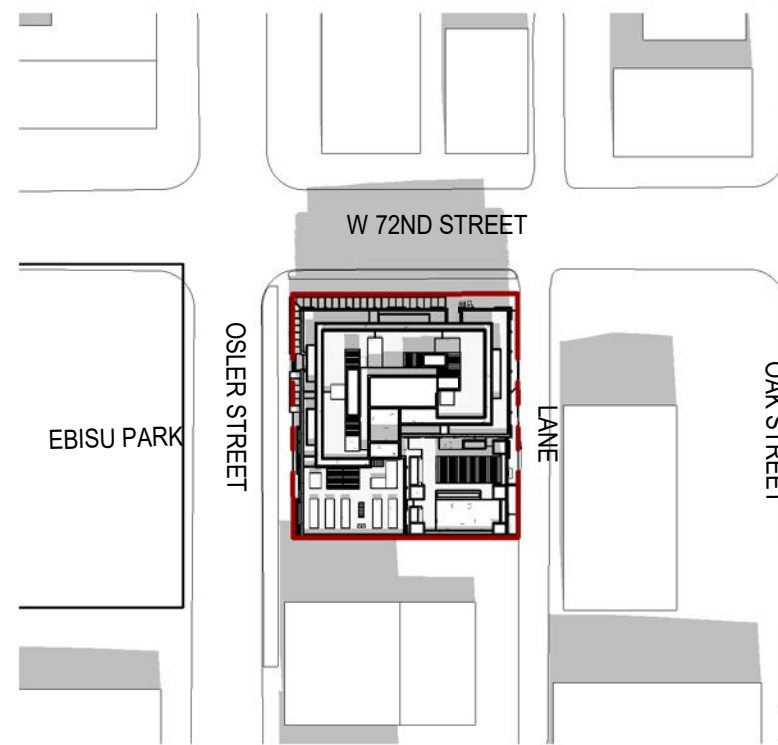
MARCH 21 12PM



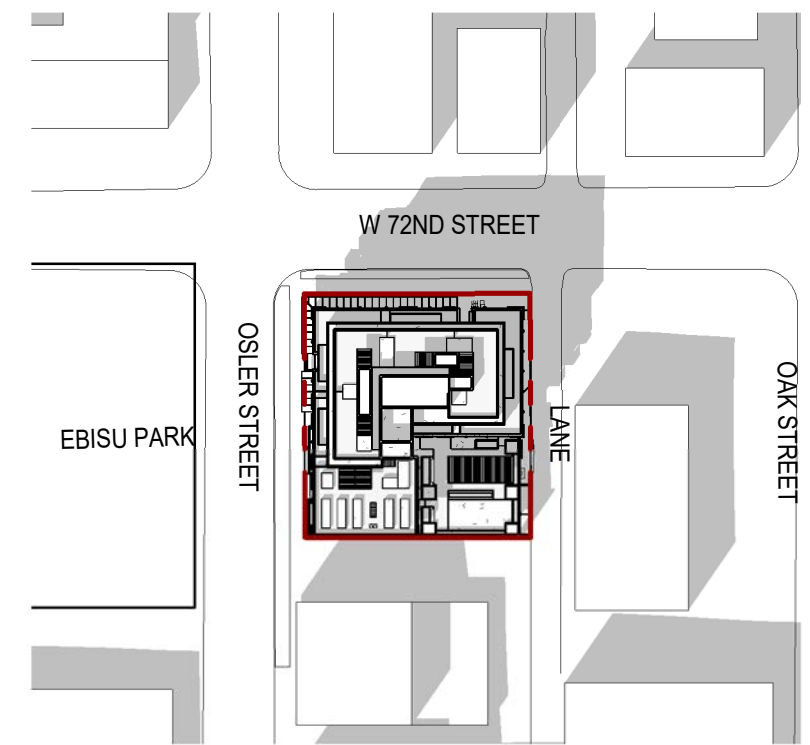
MARCH 21 2PM



SEPTEMBER 21 10AM



SEPTEMBER 21 12PM

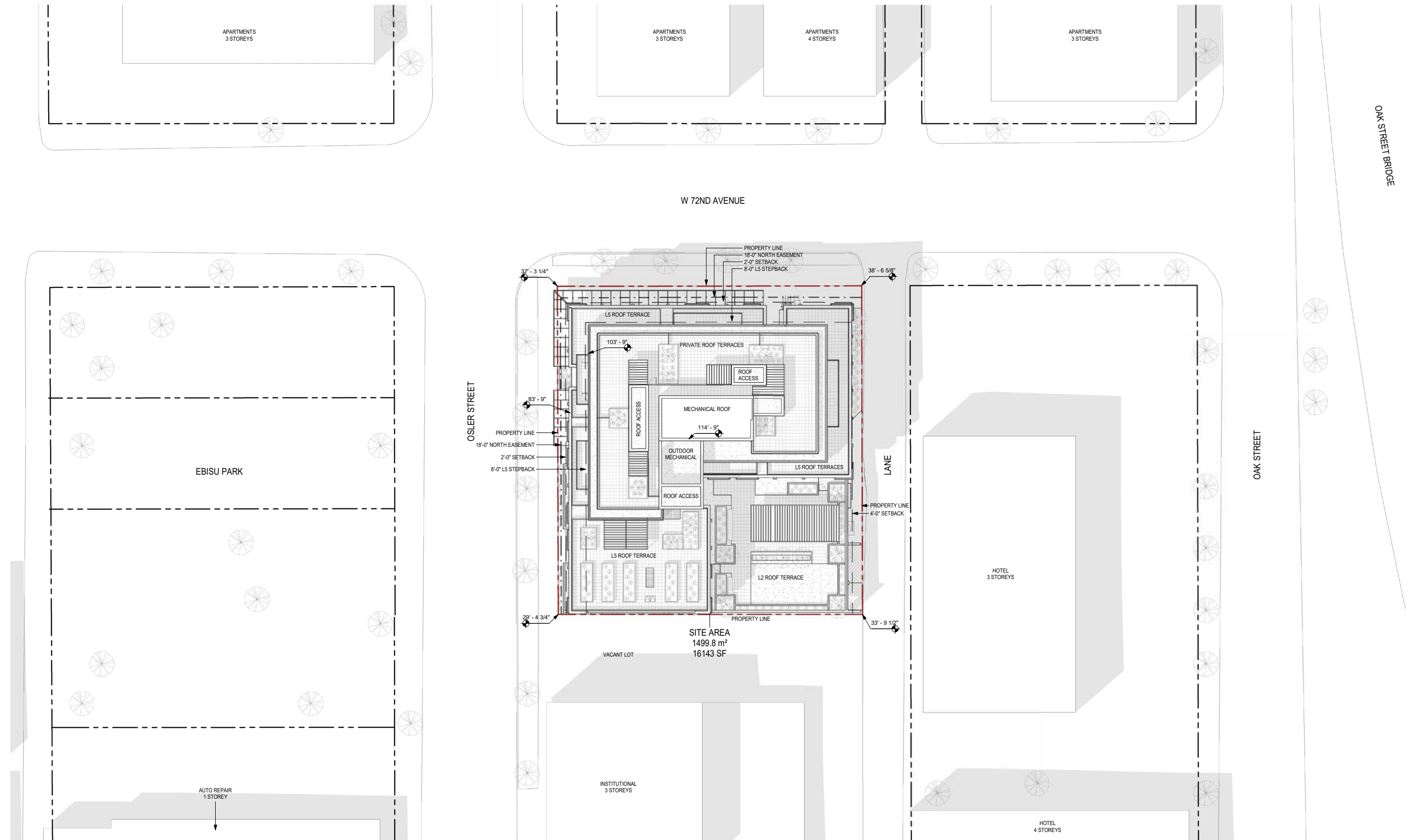


SEPTEMBER 21 2PM

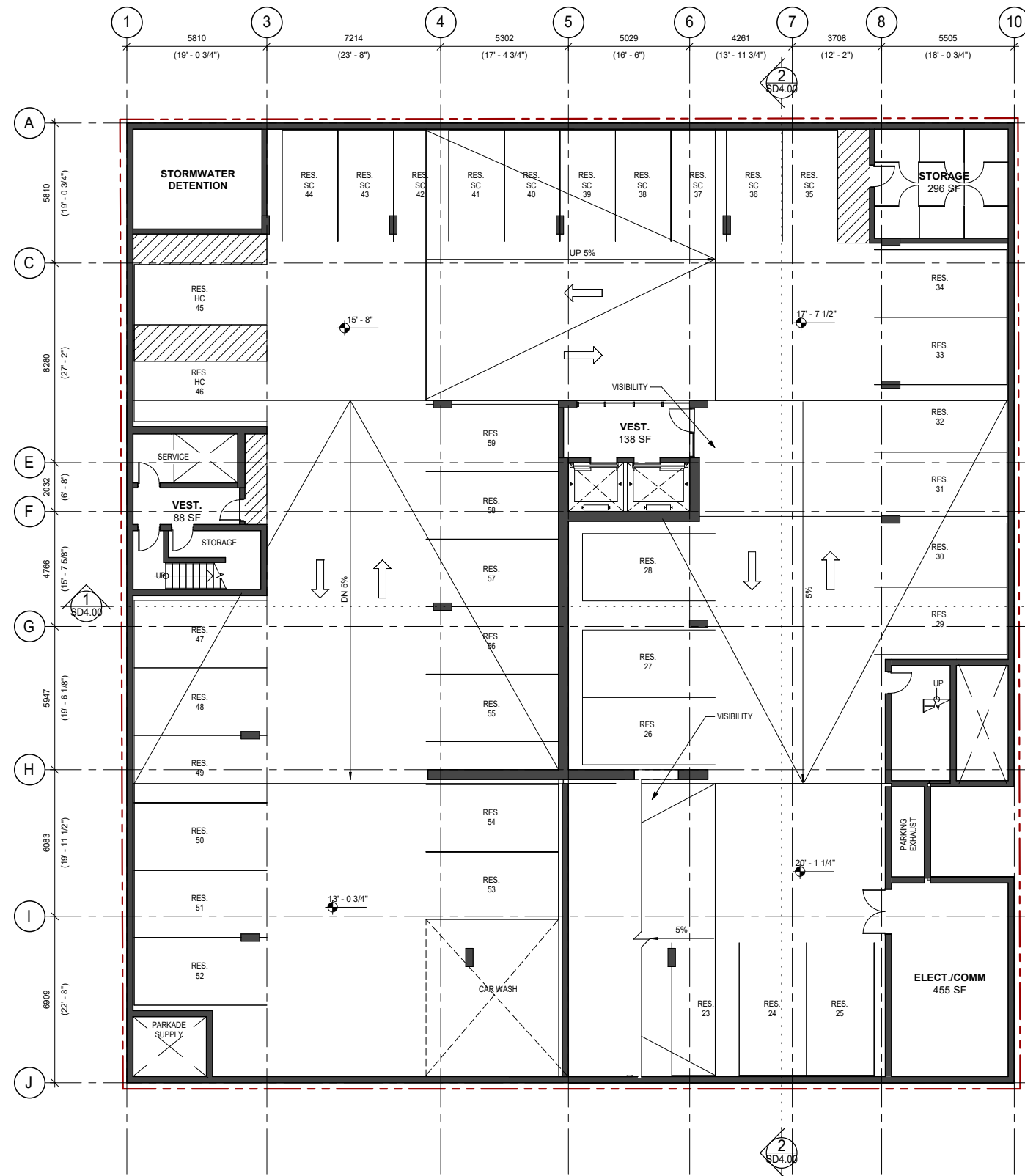
CONTEXT PLAN



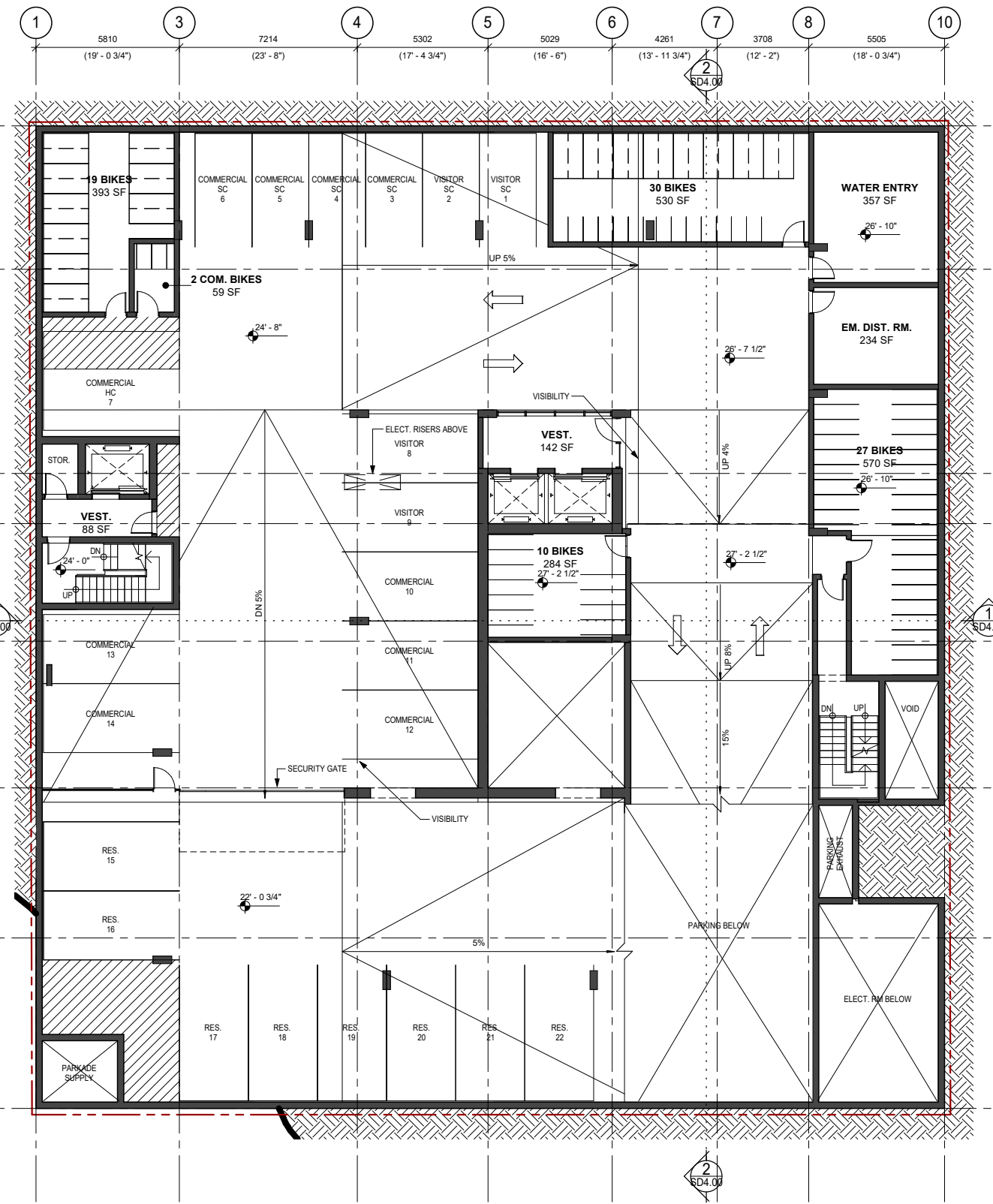
SITE PLAN



P2 & P1 FLOOR PLANS

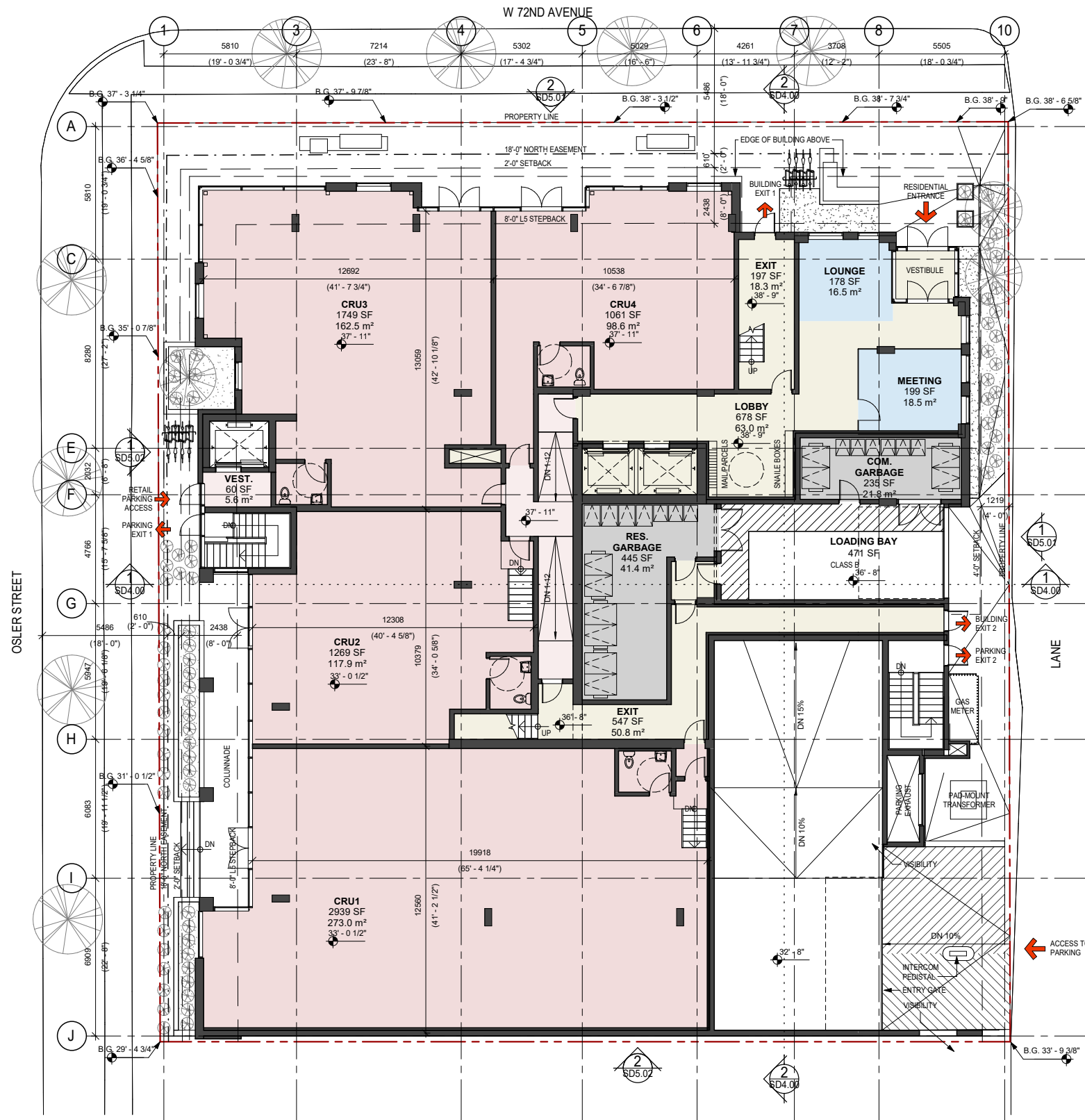


P2 FLOOR PLAN



P1 FLOOR PLAN

L1 FLOOR PLAN



LEVEL 1 FLOOR PLAN

L2 - 4 FLOOR PLANS

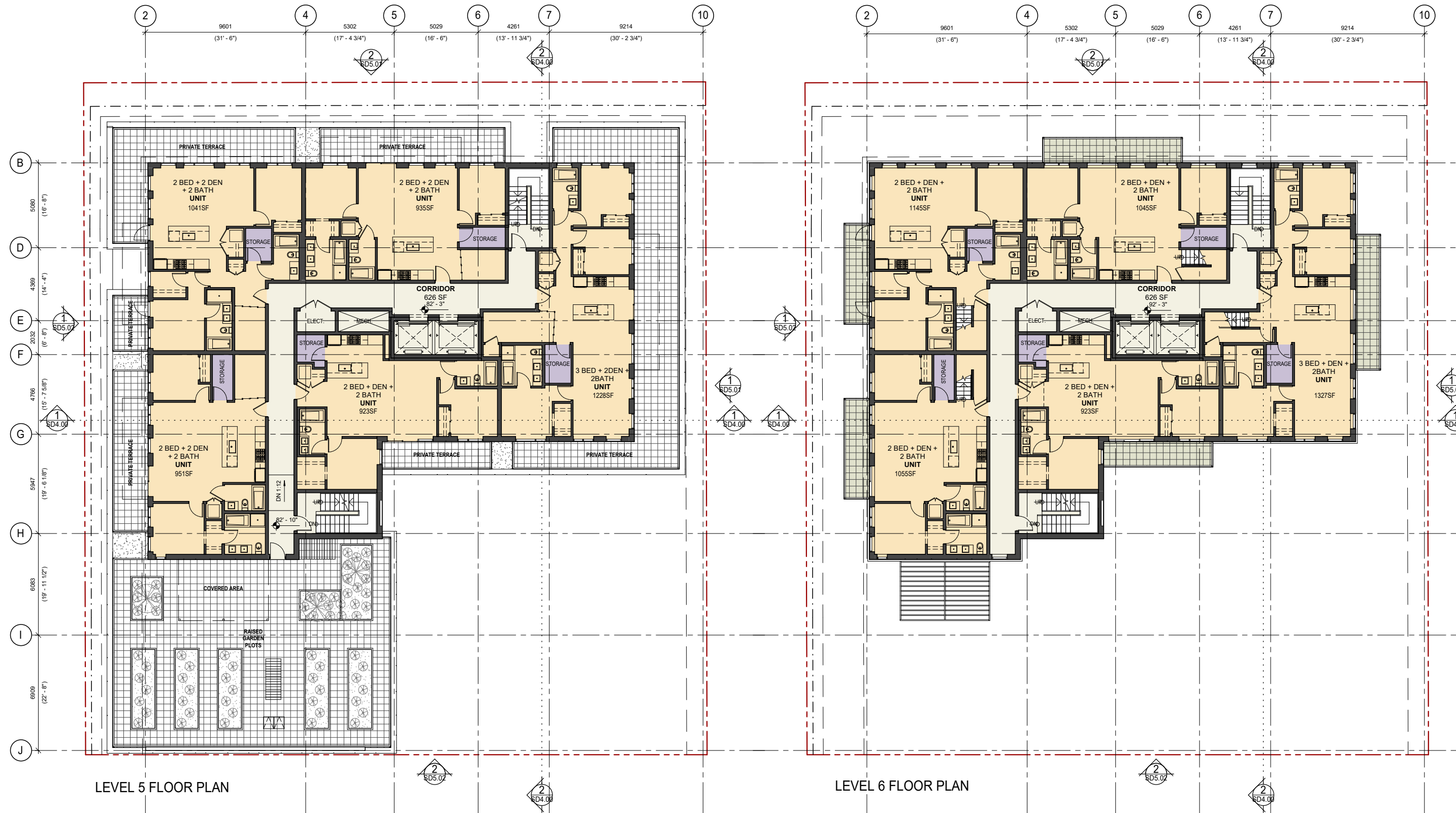


LEVEL 2 FLOOR PLAN

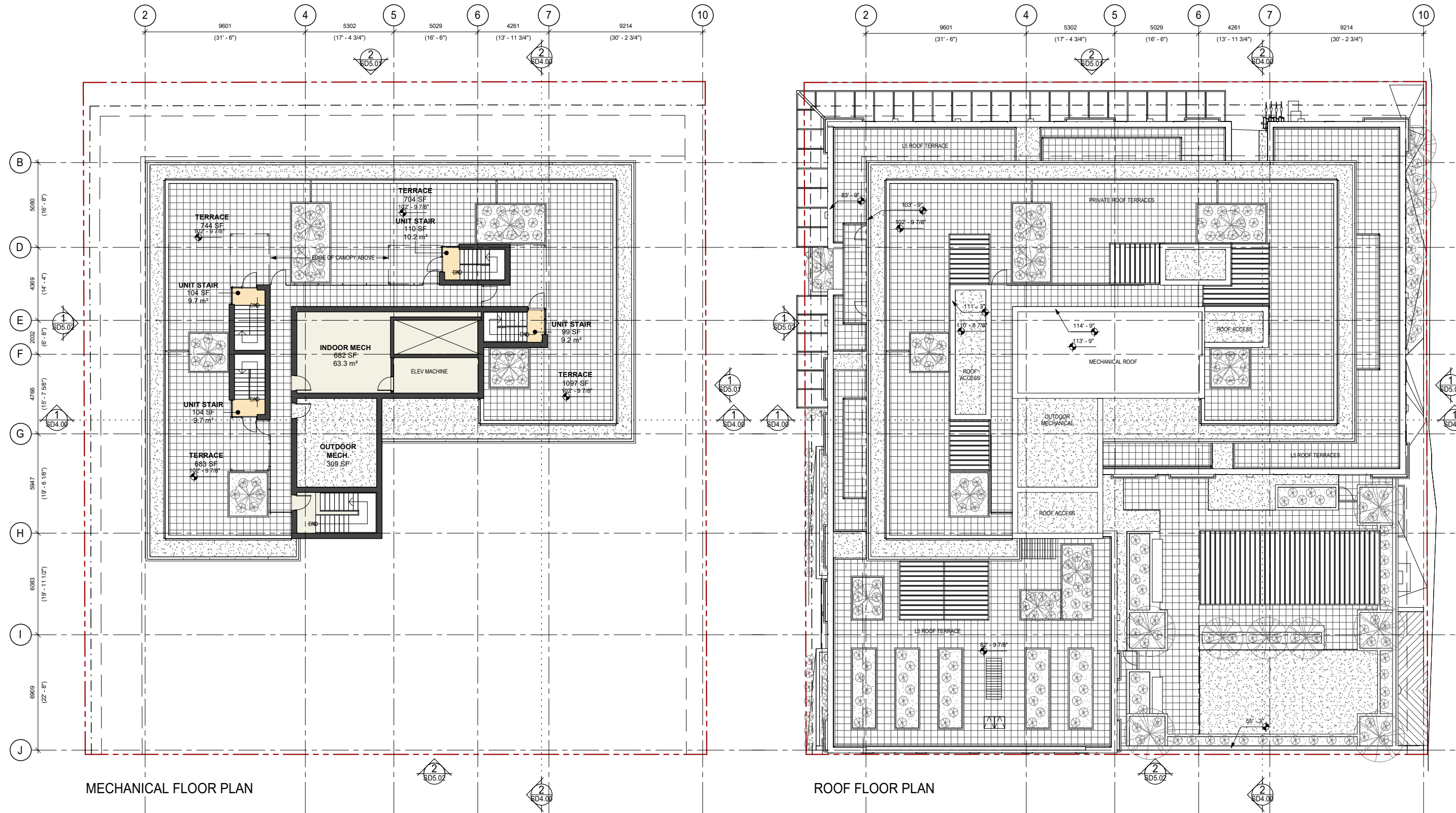


LEVEL 3 & 4 FLOOR PLAN

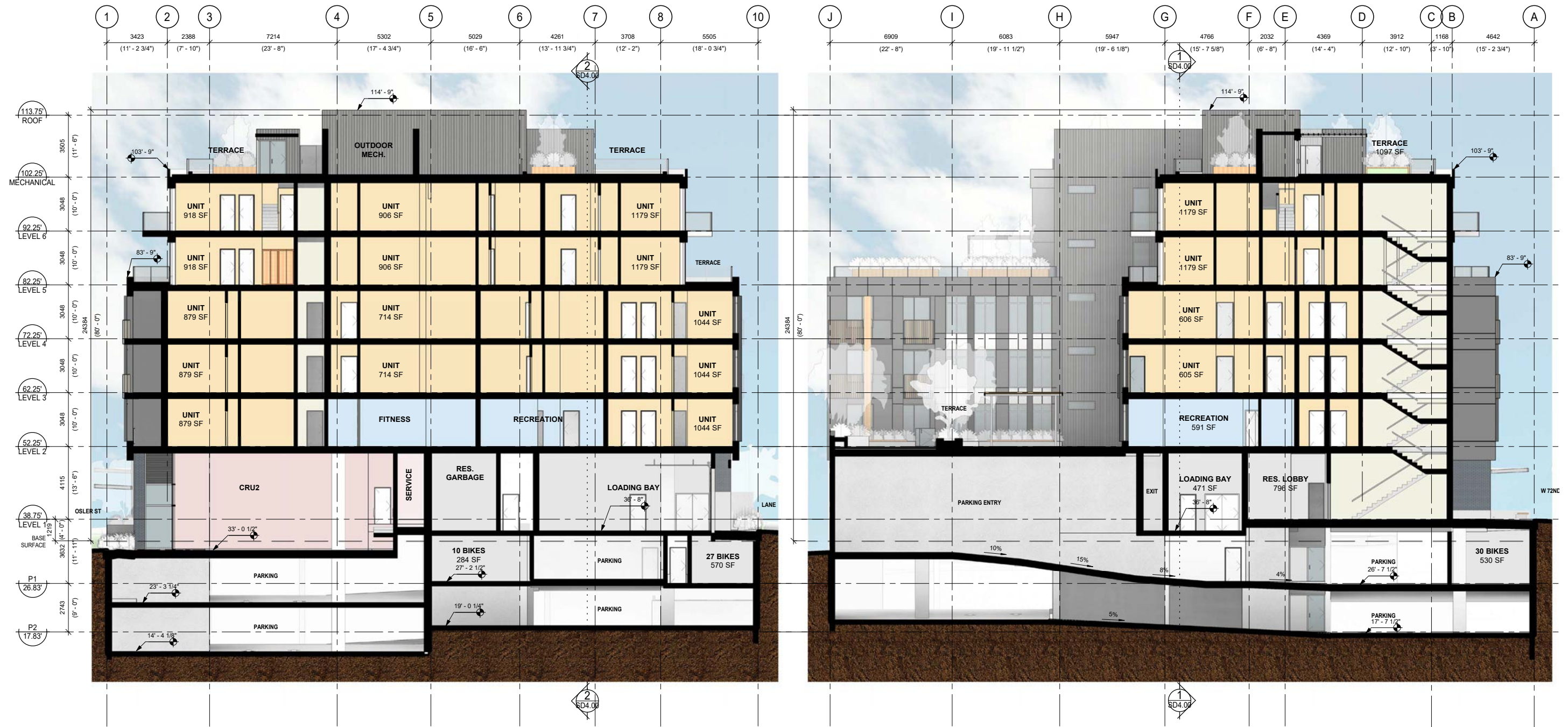
L5 & 6 FLOOR PLANS



MECHANICAL & ROOF FLOOR PLANS



BUILDING SECTIONS



BUILDING SECTION E/W

BUILDING SECTION N/S

EAST & NORTH ELEVATIONS

- | | |
|--|---|
| A METAL PANEL
A1 - DARK
A2 - LIGHT GREY
A3 - OFF-WHITE
A4 - DARK GREY | F GLAZING
F1 - PUNCHED WINDOW
F2 - CURTAIN WALL
F3 - GLASS GUARD
F4 - FROSTED PRIVACY SCREEN |
| B BRICK CLADDING
B1 - DARK BLUE/GREY | G CURTAIN WALL FRAME
G1 - SILVER |
| C CORRUGATED METAL
C1 - MEDIUM GREY | H PUNCHED WINDOW FRAME
H1 - SILVER
H2 - DARK GREY |
| D WOOD FINISH
D1 - WOOD VENEER | I CANOPY
I1 - SILVER |
| E CONCRETE
E1 - EXPOSED CONCRETE | J LOUVERS
J1 - DARK GREY |

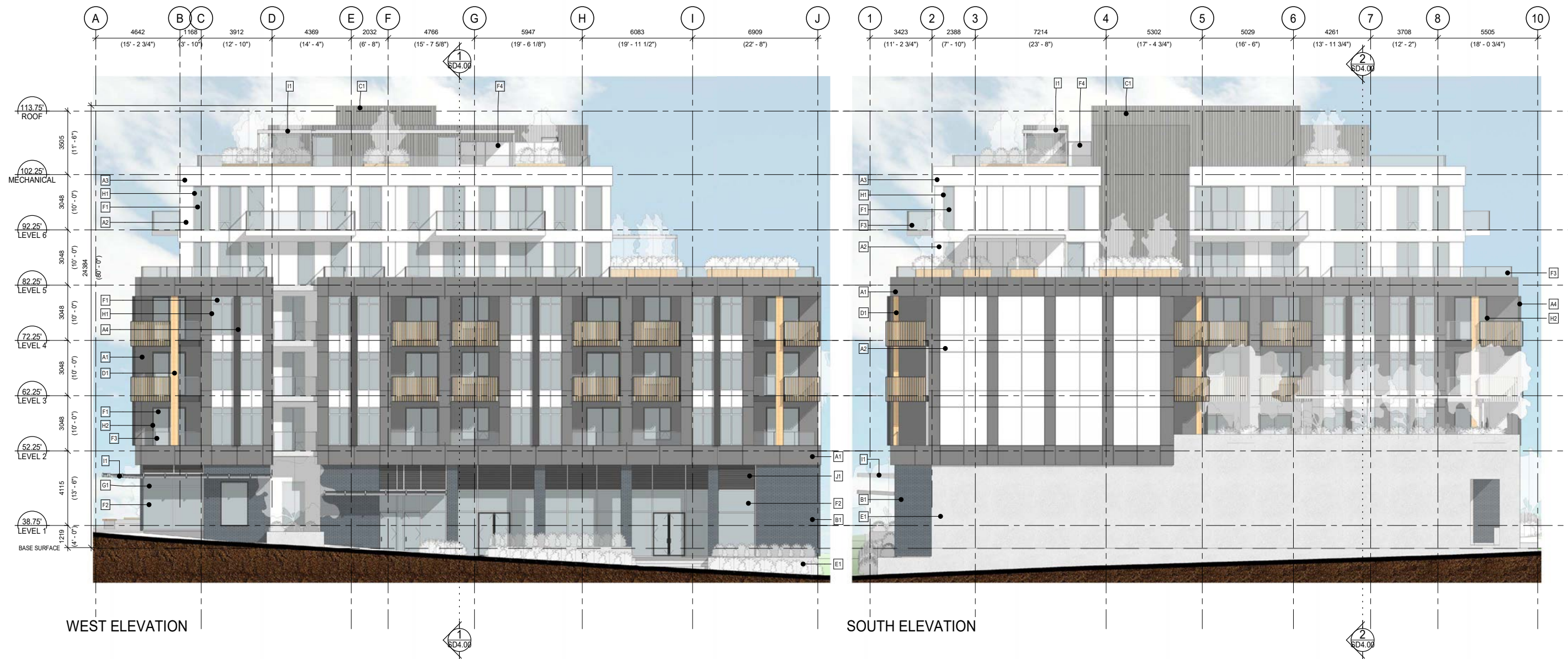


EAST ELEVATION

NORTH ELEVATION

WEST & SOUTH ELEVATIONS

- | | |
|--|---|
| A METAL PANEL
A1 - DARK
A2 - LIGHT GREY
A3 - OFF-WHITE
A4 - DARK GREY | F GLAZING
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H1 - SILVER
H2 - DARK GREY |
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D1 - WOOD VENEER | I CANOPY
I1 - SILVER |
| E CONCRETE
E1 - EXPOSED CONCRETE | J LOUVERS
J1 - DARK GREY |



PERSPECTIVES



VIEW FROM NW



VIEW FROM NE

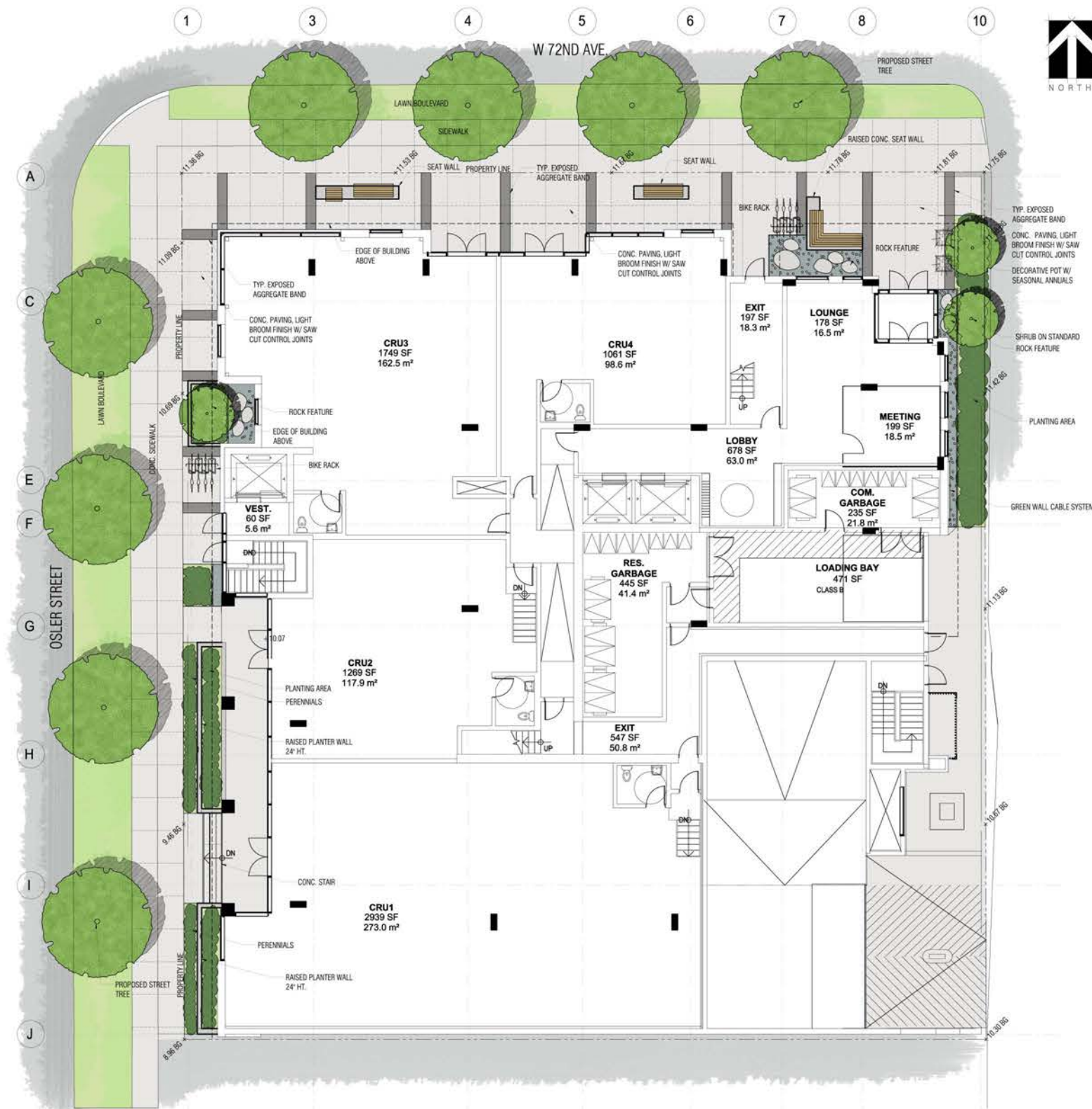


VIEW FROM SW



VIEW FROM SE






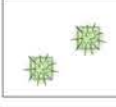

GROUND LEVEL LANDSCAPE PLAN



GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. ENGINEERED LIGHT WEIGHT SOIL IS REQUIRED FOR THE ENTIRE ROOF DECK AREA. LIGHT WEIGHT SOIL TO BE TERRALITE EXTENSIVE (70% PUMICE) OR APPROVED EQUIVALENT. TERRALITE EXTENSIVE LIGHT WEIGHT SOIL IS AVAILABLE FROM VERATEC, PH: 604-607-3002
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
 B. GROUND COVERS: 12" (300MM)
 C. SHRUBS: 18" (450MM)
 D. TREE PITS: 36" (900MM) WITH 12" (300MM) BELOW FOOT BALL
6. LAWN AREAS SHALL BE SOICED WITH #1 PREMIUM RESIDENTIAL SOG.
7. ALL TOP SOIL TO BE COMPACTED TO 80%-85% MODIFIED PROCTOR DENSITY. 3 RANDOM LOCATIONS SHALL BE TESTED ON THE SITE. ALL TESTING COSTS TO BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. COORDINATE TESTING AND LOCATIONS WITH LANDSCAPE ARCHITECT. PROVIDE TEN DAYS NOTICE TO LANDSCAPE ARCHITECT FOR ALL TESTING.
8. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
9. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
10. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - STREET LEVEL
 CAST IN PLACE CONCRETE BROOM FINISH W/ SAW CUT CONTROL JOINT. TYPICAL 18" WIDE EXPOSED AGGREGATE BAND AS SHOWN.
 - PATIOS AND ROOF LEVEL
 • PRIVATE PATIO AREAS: 24"x24" HYDRAPRESSED CONCRETE SLAB, NEW YORK STONE SERIES, COLOR: CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, PH: 1-800-663-4091
 • SERVICE OR COMMON ACCESS: TEXADA 24"x24" CONC. PAVERS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, PH: 1-800-663-4091
11. GRANULAR BALLAST ON ROOF, 1" DIA. WASHED RIVER ROCK TO DEPTH OF 3 INCHES.
12. ROCK AND BOULDER MATERIALS
 ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM THE SITE. DO NOT USE STRAIGHT, JAGGED OR SPLIT FACED STONE FOR FINAL SURFACE AREA (VISIBLE VIEW SIDE), THEY WILL BE REJECTED. BOULDERS TO BE EMBEDDED INTO GRADE. DO NOT REST ON SURFACE.

LEGEND:

-  PROPOSED DECIDUOUS TREE
-  LAWN
-  SHRUB PLANTING
-  UNIT PAVING
-  ROCK FEATURE
-  DECORATIVE PLANTERS (26' HT.)
-  GARDEN PLOT & WORK TABLE / TOOL BOX

1 GROUND LEVEL - LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LEVEL 2 LANDSCAPE PLAN



GENERAL LANDSCAPE NOTES:

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3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. ENGINEERED LIGHT WEIGHT SOIL IS REQUIRED FOR THE ENTIRE ROOF DECK AREA. LIGHT WEIGHT SOIL TO BE TERRALITE EXTENSIVE (70% PLUMIC) OR APPROVED EQUIVALENT. TERRALITE EXTENSIVE LIGHT WEIGHT SOIL IS AVAILABLE FROM VERATED, PH: 604-607-3002
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (900MM) WITH 12" (300MM) BELOW ROOT BALL
6. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOO.
7. ALL TOP SOIL TO BE COMPACTED TO 80%-85% MODIFIED PROCTOR DENSITY. 3 RANDOM LOCATIONS SHALL BE TESTED ON THE SITE. ALL TESTING COSTS TO BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. COORDINATE TESTING AND LOCATIONS WITH LANDSCAPE ARCHITECT. PROVIDE TEN DAYS NOTICE TO LANDSCAPE ARCHITECT FOR ALL TESTING.
8. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
9. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
10. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - STREET LEVEL: CAST IN PLACE CONCRETE BROOM FINISH W/ SAW CUT CONTROL JOINT. TYPICAL 18" WIDE EXPOSED AGGREGATE BAND AS SHOWN.
 - PATIOS AND ROOF LEVEL:
 - PRIVATE PATIO AREAS: 24"x24" HYDRAPRESSED CONCRETE SLAB, NEW YORK STONE SERIES. COLOR: CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. PH: 1-800-663-4091
 - SERVICE OR COMMON ACCESS: TEXADA 24"x24" CONC. PAVERS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. PH: 1-800-663-4091
11. GRANULAR BALLAST ON ROOF: 1" DIA. WASHED RIVER ROCK TO DEPTH OF 3 INCHES.
12. ROCK AND BOULDER MATERIALS ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM THE SITE. DO NOT USE STRAIGHT, JAGGED OR SPLIT FACED STONE FOR FINAL SURFACE AREA (VISIBLE VIEW SIDE), THEY WILL BE REJECTED. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.

LEGEND:

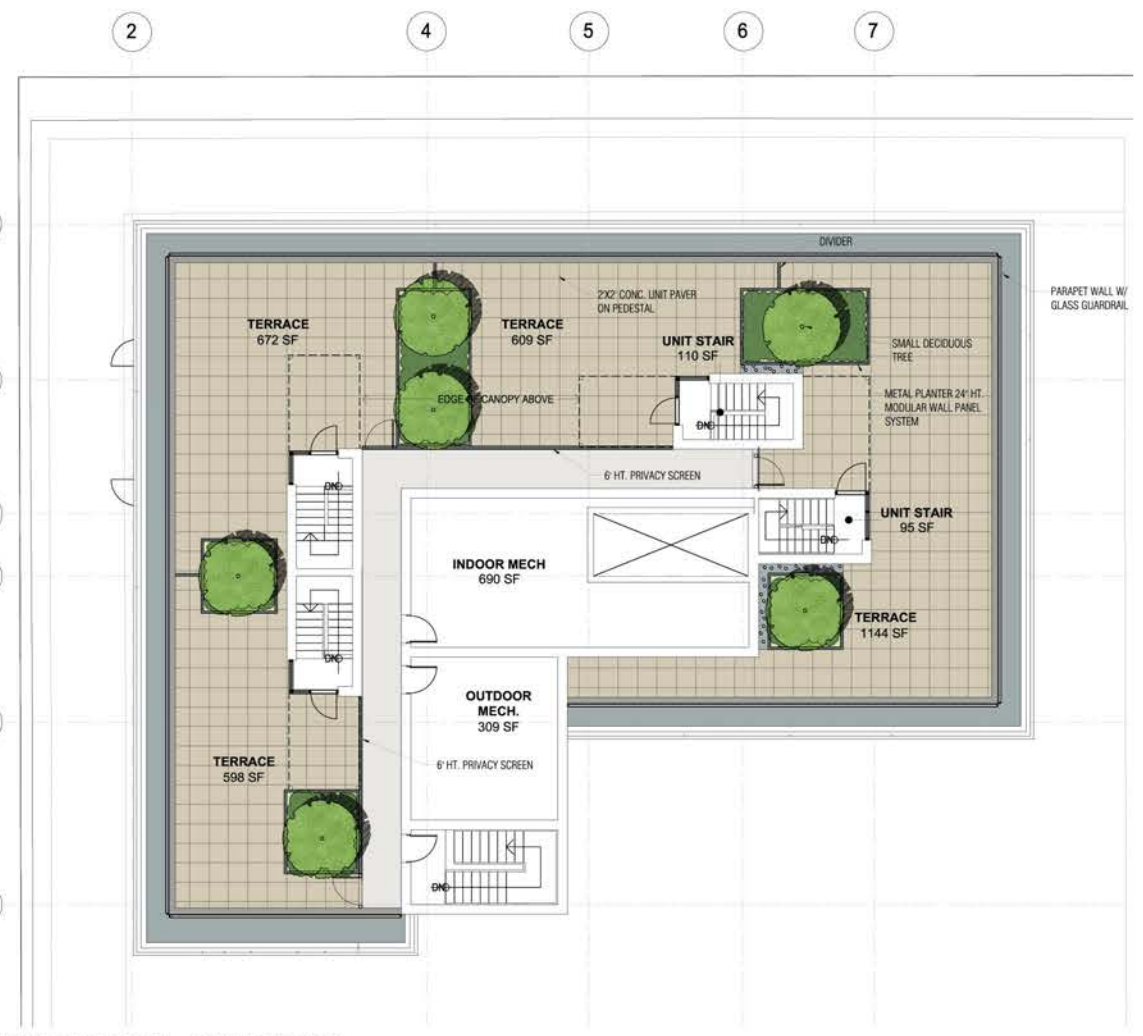


1 LEVEL 2 OUTDOOR AMENITY - LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LEVEL 5 & 6 ROOF DECK LANDSCAPE PLAN



1 LEVEL 5 ROOF DECK GARDEN - LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL 6 ROOF DECK - LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. ENGINEERED LIGHT WEIGHT SOIL IS REQUIRED FOR THE ENTIRE ROOF DECK AREA. LIGHT WEIGHT SOIL TO BE TERRALITE EXTENSIVE (70% PUMICE) OR APPROVED EQUIVALENT. TERRALITE EXTENSIVE LIGHT WEIGHT SOIL IS AVAILABLE FROM VERATEC, PH: 604-607-3002.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
B. GROUND COVERS: 12" (300MM)
C. SHRUBS: 18" (450MM)
D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
6. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD.
7. ALL TOP SOIL TO BE COMPACTED TO 80%-85% MODIFIED PROCTOR DENSITY. 3 RANDOM LOCATIONS SHALL BE TESTED ON THE SITE. ALL TESTING COSTS TO BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. COORDINATE TESTING AND LOCATIONS WITH LANDSCAPE ARCHITECT. PROVIDE TEN DAYS NOTICE TO LANDSCAPE ARCHITECT FOR ALL TESTING.
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10. PAVING TYPES AND MATERIALS AS FOLLOWS:
- STREET LEVEL:
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• PRIVATE PATIO AREAS: 24"x24" HYDRAPRESSED CONCRETE SLAB, NEW YORK STONE SERIES, COLOR: CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, PH: 1-800-663-4091
• SERVICE OR COMMON ACCESS: TEXADA 24"x24" CONC. PAVERS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, PH: 1-800-663-4091
11. GRANULAR BALLAST ON ROOF, 1" DIA. WASHED RIVER ROCK TO DEPTH OF 3 INCHES.
12. ROCK AND BOULDER MATERIALS
ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM THE SITE. DO NOT USE STRAIGHT, JAGGED OR SPLIT FACED STONE FOR FINAL SURFACE AREA (VISIBLE VIEW SIDE). THEY WILL BE REJECTED. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.

LEGEND:

	PROPOSED DECIDUOUS TREE		ROCK FEATURE
	LAWN		DECORATIVE PLANTERS (26" HT.)
	SHRUB PLANTING		GARDEN PLOT & WORK TABLE / TOOL BOX
	UNIT PAVING		