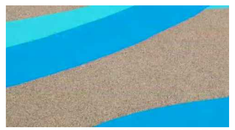




Aluminum Trellis with Perforated Decorative Canopy




Kompan Robinia Seesaw


Poured in Place Rubber Surfacing of Varying Colours


Cocowave Pendulum Swing

## GROUND FLOOR LANDSCAPE DESIGN INTENT:

The primary landscape areas for this project include the ground floor amenities and private patios, the mews path between the buildings, as well as the common roof decks for each building.

The south streetscape along West 27th Avenue features mature existing street trees retained in the lawn boulevard south of the existing sidewalk. Each building's lobby has a paver plaza entrance along this frontage. The ground floor units have private patios, with surrounding terraced landscape planters.

Each building has a common amenity area featuring a playground, lounge area and site furnishings. The west building has a hydrapressed slab plaza, complete with lounge chairs and picnic tables. The playground features Kompan Robinia equipment which is made from natural wood posts. The equipment offers play value through imaginative play, climbing, and cooperative social play with the see saw. The playground has poured rubber safety surfacing with bright colours in warm tones of red, orange, and yellow. The site furnishings will also be coordinated with these colours. Stepping up from the playground, there is a barbeque, perforated metal trellis, picnic tables and lounge furniture. This amenity area also has access to the central mews path which meanders between the buildings.

The east building amenity features a playground with an unconventional pendulum swing, which can be used by one or several kids at the same time. This playground also has bright coloured rubber surfacing in cool tones of blue and purple, which will be echoed with the site furnishings. A loop bench and hops are also included for sitting or climbing at the edge of the playground. A covered picnic table area and ping pong table are also proposed for the east amenity area.

Fifty five replacement trees are provided with the current plan and will include the appropriate soil volume. The plant palette provided shows the trees, shrubs, perennials, grasses and groundcovers that will be planted on site. Two additional street trees are also proposed along Ash Street, where a gap in the existing tree planting is located.

## PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 13 | ACER RUBRUM 'RED ROCKET' | RED ROCKET MAPLE | 6CM CAL; 1.2M STD; B&B |
| | 2 | FRAXINUS AMERICANA 'AUTUMN PURPLE' | AUTUMN PURPLE ASH | 6CM CAL; 1.2M STD; B&B |
| | 11 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR | 6CM CAL; 2M STD; B&B |
| | 13 | PICEA GLAUCA 'PENDULA' | WEEPING WHITE SPRUCE | 2.5M HT; B&B |
| | 42 | PRUNUS SERRULATA 'AMANOGAWA' | AMANOGAWA FLOWERING CHERRY | 6CM CAL; 1.2M STD; B&B |
| SHRUB | | | | |
| A1 | 61 | AZALEA JAPONICA 'GIRARD'S CRIMSON' | AZALEA; PURPLISH-RED | #3 POT; 40CM |
| CV | 26 | CHOISYA TERNATA | MEXICAN MOCK ORANGE | #3 POT; 50CM |
| E2 | 14 | EUONYMUS ALATA 'COMPACTUS' | COMPACT WINGED BURNING BUSH | #2 POT; 30CM |
| HB | 33 | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | BIGLEAF HYDRANGEA (BLUE) | #3 POT; 80CM |
| HT | 30 | HYDRANGEA MACROPHYLLA 'SISTER THERESA' | BIGLEAF HYDRANGEA; WHITE | #2 POT; 50CM |
| N | 145 | NANDINA DOMESTICA 'MOONBAY' | DWARF HEAVENLY BAMBOO | #3 POT; 50CM |
| P | 46 | PIERIS JAPONICA 'FOREST FLAME' | PIERIS; WHITE BLOOMS | #3 POT; 50CM |
| PL | 104 | PRUNUS LAUROCERASUS 'REYNVAANII' | RUSSIAN LAUREL | #3 POT; 60CM |
| RD | 40 | RHODODENDRON 'ANAH KRUSCHKE' | RHODODENDRON; BLUE | #3 POT; 50CM |
| RB | 65 | RHODODENDRON 'MRS. FURNIVAL' | RHODODENDRON; ROSE PINK; MAY | #3 POT; 50CM |
| SK | 103 | SKIMMIA JAPONICA (90% MALE) | JAPANESE SKIMMIA | #2 POT; 30CM |
| S1 | 97 | SPIRAEA JAPONICA 'LIMEMOUND' | DWARF LIGHT GREEN SPIREA | #3 POT 40CM |
| T | 224 | TAXUS X MEDIA 'HILLII' | HILLII YEW | 1.2M B&B |
| W | 31 | WEIGELA FLORIDA 'PURPUREA' | PURPLE WEIGELA | #3 POT; 60CM |
| GRASS | | | | |
| H2 | 55 | CAREX 'ICE DANCE' | FROSTED SEDGE | #1 POT |
| I | 208 | CAREX 'OSHIMENSIS EVERGOLD' | SILVER VARIEGATED SEDGE | #1 POT |
| I2 | 67 | IMPERATA CYLINDRICA 'RED BARON' | BLOOD GRASS | #1 POT |
| PERENNIAL | | | | |
| H1 | 14 | ASTILBE x ARENDSII 'RED SENTINEL' | FALSE SPIREA; RED | 15CM POT |
| HC | 221 | HEMEROCALLIS 'WHITE TEMPATION' | DAYLILY, WHITE | #1 POT; 20CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 26.AUG.08 | DP SUBMISSION | RK |
| 1 | 25.JUL.04 | PRELIMINARY CONCEPT REVISION | RK |

CLIENT:
zail properties
CICCOZZI ARCHITECTURE

PROJECT:

**WEST 27TH AND ASH RESIDENTIAL**

DRAWING TITLE:

**LANDSCAPE PLAN**

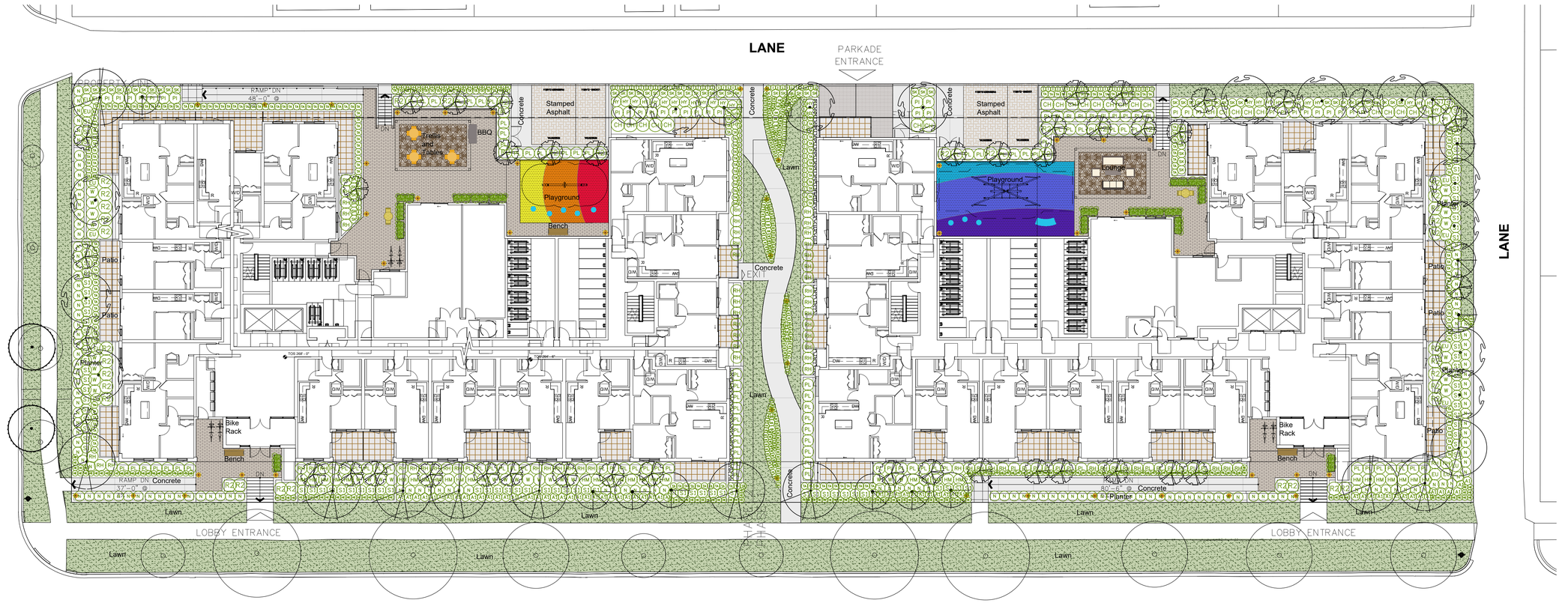
DATE: 25.MAY.13
SCALE: 1/16" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L1**

OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**




## PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
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| TREE | | | | |
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| | 11 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR | 6CM CAL; 2M STD; B&B |
| (N2) | 13 | PICEA GLAUCA 'PENDULA' | WEEPING WHITE SPRUCE | 2.5M HT; B&B |
| | 42 | PRUNUS SERRULATA 'AMANOGAWA' | AMANOGAWA FLOWERING CHERRY | 6CM CAL; 1.2M STD; B&B |
| SHRUB | | | | |
| (A1) | 61 | AZALEA JAPONICA 'GIRARD'S CRIMSON' | AZALEA; PURPLISH-RED | #3 POT; 40CM |
| (CH) | 26 | CHOISYA TERNATA | MEXICAN MOCK ORANGE | #3 POT; 50CM |
| (E) | 14 | EUONYMUS ALATA 'COMPACTUS' | COMPACT WINGED BURNING BUSH | #2 POT; 30CM |
| (HB) | 33 | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | BIGLEAF HYDRANGEA (BLUE) | #3 POT; 80CM |
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| (PL) | 104 | PRUNUS LAUROCERASUS 'REYNVAANII' | RUSSIAN LAUREL | #3 POT; 60CM |
| (RD) | 40 | RHODODENDRON 'ANAH KRUSCHKE' | RHODODENDRON; BLUE | #3 POT; 50CM |
| (RH) | 65 | RHODODENDRON 'MRS. FURNIVAL' | RHODODENDRON; ROSE PINK; MAY | #3 POT; 50CM |
| (SK) | 103 | SKIMMIA JAPONICA (90% MALE) | JAPANESE SKIMMIA | #2 POT; 30CM |
| (S1) | 97 | SPIRAEA JAPONICA 'LIMEMOUND' | DWARF LIGHT GREEN SPIREA | #3 POT 40CM |
| (TX) | 224 | TAXUS X MEDIA 'HILLII' | HILLII YEW | 1.2M B&B |
| (W) | 31 | WEIGELA FLORIDA 'PURPUREA' | PURPLE WEIGELA | #3 POT; 60CM |
| GRASS | | | | |
| (H) | 55 | CAREX 'ICE DANCE' | FROSTED SEDGE | #1 POT |
| (I) | 208 | CAREX 'OSHIMENSIS EVERGOLD' | SILVER VARIEGATED SEDGE | #1 POT |
| (O) | 67 | IMPERATA CYLINDRICA 'RED BARON' | BLOOD GRASS | #1 POT |
| PERENNIAL | | | | |
| (H) | 14 | ASTILBE x ARENDSII 'RED SENTINEL' | FALSE SPIREA; RED | 15CM POT |
| (HE) | 221 | HEMEROCALLIS 'WHITE TEMPATION' | DAYLILY, WHITE | #1 POT; 20CM |

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CLIENT:

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CICCOZZI ARCHITECTURE

PROJECT:

**WEST 27TH AND ASH RESIDENTIAL**

DRAWING TITLE:

**SHRUB PLAN**

DATE: 25.MAY.13
SCALE: 1/16" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L2**

OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**




## ROOF PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| SHRUB (MA) | 4 | SYRINGA PUBESCENS 'MISS KIM' | LILAC SHRUB ON STANDARD | #10 POT, 1M STD |
| GC (Ru) | 16 | RUBUS PENTALOBOUS | CREEPING RASPBERRY | #1 POT |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



Covered Trellis with Perforated Decorative Canopy





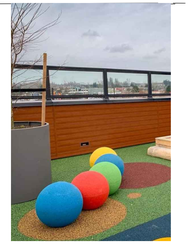
Hanging Lights and Ratana Kingsley Lounge Furniture





Lilac Shrub on Standard in Cube Planters





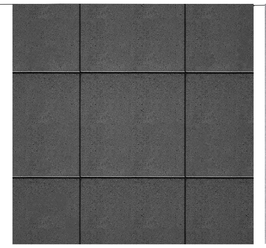
Rubber Ball

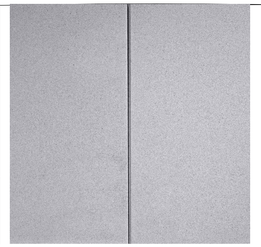


Kompan Loop Bench and Hops



Artificial Turf and Boulders for Free Play





Techo Bloc Industria Slabs - Onyx and Silver Granite

## ROOF DECK LANDSCAPE DESIGN INTENT:

The roof decks provide an outdoor amenity for residents or all ages. This space offers a high amount of play value and visual interest, including a picnic area, planter pots, lounge furniture, catenary lighting and an artificial turf playground with sculptural play pieces. Perimeter railings will provide safety and fall protection for the residents.

As these buildings are wood frame, the landscape design takes this into account and features equipment and furnishings that are relatively low in weight and have minimal drainage requirements. These elements are relatively simple to install and prevent the need for additional reinforcements or building penetration.

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|---|---|---|---|
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| 1 | 25.JUL.04 | PRELIMINARY CONCEPT REVISION | RK |

CLIENT:

zail properties
CICCOZZI ARCHITECTURE

PROJECT:

**WEST 27TH AND ASH RESIDENTIAL**

DRAWING TITLE:

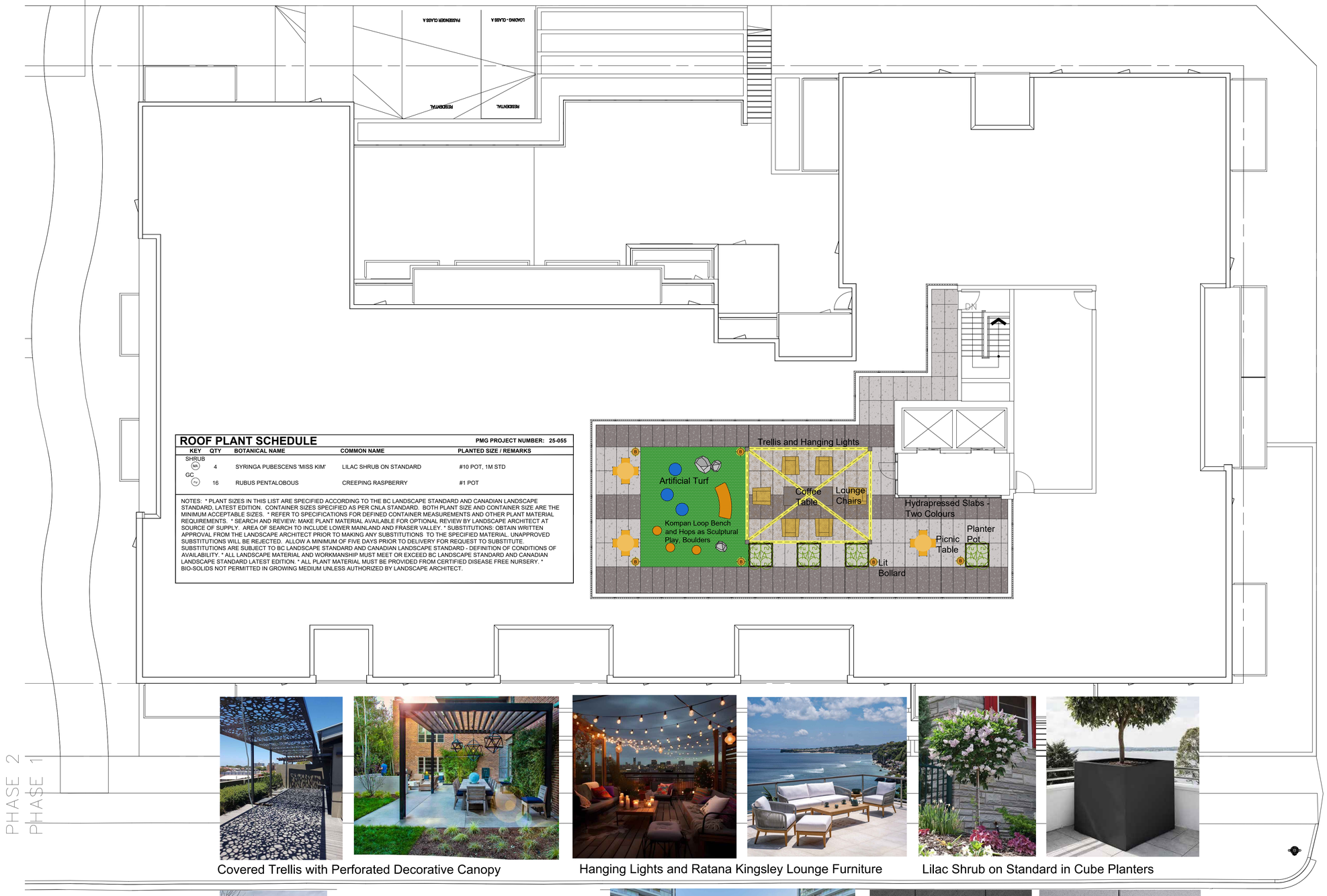
**WEST ROOF DECK LANDSCAPE PLAN**

DATE: 25.MAY.13
SCALE: 1/8" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L3**
OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**




## ROOF PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| SHRUB | | | | |
| MA | 4 | SYRINGA PUBESCENS 'MISS KIM' | LILAC SHRUB ON STANDARD | #10 POT, 1M STD |
| GC | | | | |
| Pe | 16 | RUBUS PENTALOBOUS | CREEPING RASPBERRY | #1 POT |

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Covered Trellis with Perforated Decorative Canopy





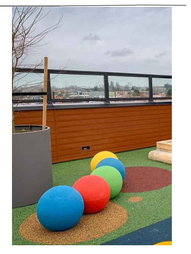
Hanging Lights and Ratana Kingsley Lounge Furniture





Lilac Shrub on Standard in Cube Planters





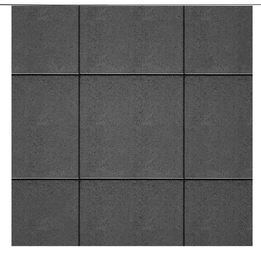
Rubber Ball



Kompan Loop Bench and Hops



Artificial Turf and Boulders for Free Play





Techo Bloc Industria Slabs - Onyx and Silver Granite

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PROJECT:

**WEST 27TH AND ASH RESIDENTIAL**

DRAWING TITLE:

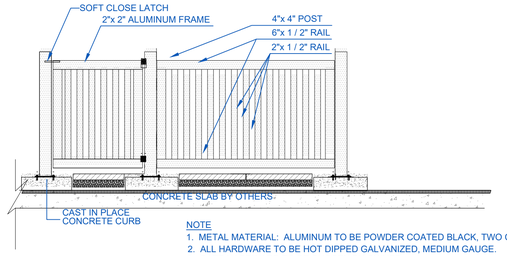
**EAST ROOF DECK LANDSCAPE PLAN**

DATE: 25.MAY.13
SCALE: 1/8" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L4** OF 5

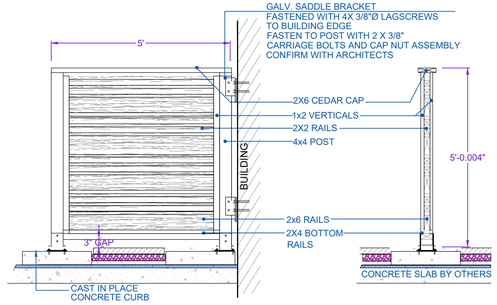
25055-3.ZIP

PMG PROJECT NUMBER: **25-055**



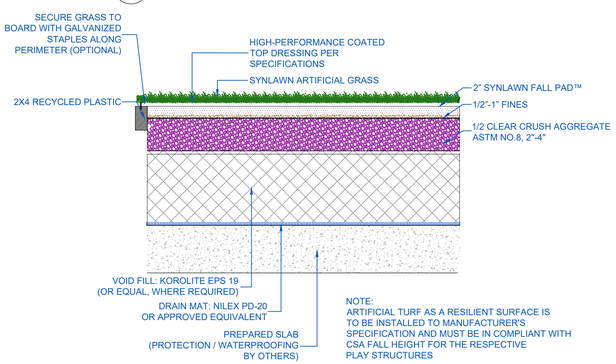

NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER.
   INSTALL PER MANUFACURER'S INSTRUCTIONS.

## 1 ALUMINUM PICKET FENCE ON SLAB
1/2" = 1'-0"

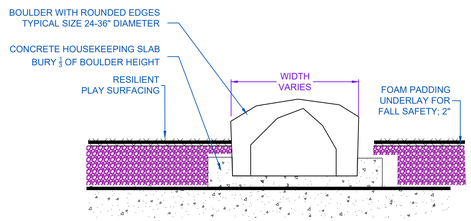



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

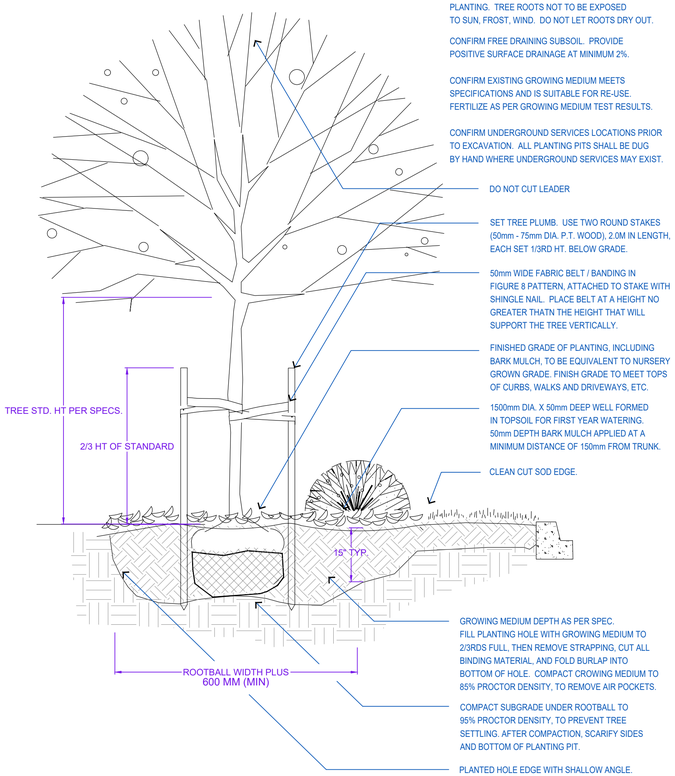
## 2 PATIO SCREEN ON SLAB
1/2" = 1'-0"



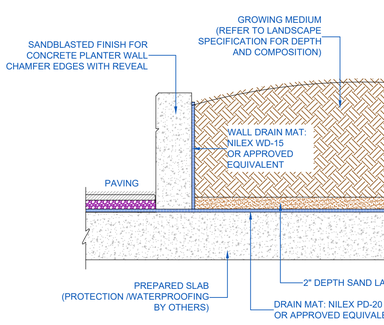

## 3 ARTIFICIAL TURF ON SLAB
1"=1'-0"



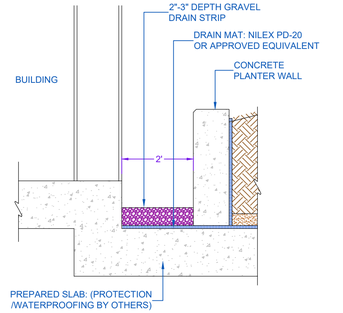

## 4 BOULDER ON SLAB
1/2" = 1'-0"



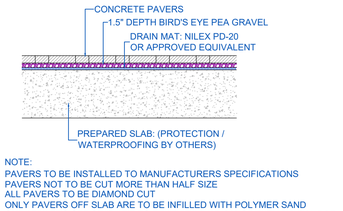

## 5 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"




## 6 PLANTER WALL ON SLAB
1/2" = 1'-0"

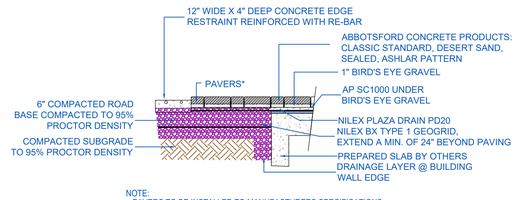



## 7 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



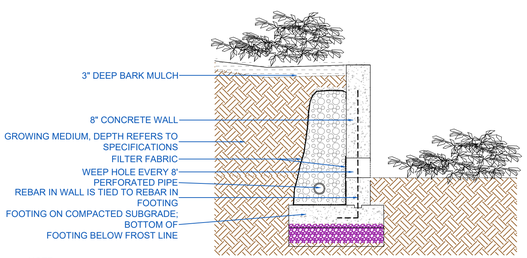

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

## 8 PAVERS OVER SLAB
1/2" = 1'-0"



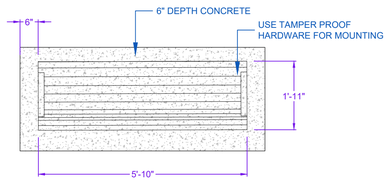

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
**ALL PAVERS FOR PEDESTRIAN AREAS TO BE 60MM THICK

## 9 PAVERS ON GRADE AND SLAB
N.T.S

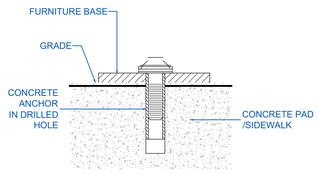



NOTE:
ALL RETAINING WALLS MUST BE ENGINEERED
FOR STONE VENEER, MECHANICAL TIE-INS SHOULD BE USED EVERY 16 IN. TO 18 IN. TO SECURE STONE TO WALL.

## 10 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"




## 11 BENCH ON CONCRETE PAD
1/2" = 1'-0"




NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

## 12 SITE FURNITURE MOUNTING
N.T.S

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SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 26.AUG.08 | DP SUBMISSION | RK |
| 1 | 25.JUL.04 | PRELIMINARY CONCEPT REVISION | RK |

CLIENT:
zail properties
CICCOZZI ARCHITECTURE

PROJECT:

**WEST 27TH AND ASH RESIDENTIAL**

DRAWING TITLE:

**LANDSCAPE DETAILS**

| | | |
|---|---|---|
| DATE: | 25.MAY.13 | DRAWING NUMBER: |
| SCALE: | AS NOTED | **L5** |
| DRAWN: | RK | |
| DESIGN: | RK | |
| CHK'D: | BA | **OF 5** |

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**