

Albert Street Residential Development

Landscape Set: RE-ISSUED FOR RZ/DP

December 24th, 2021

LANDSCAPE DRAWING LIST

- L0.0 COVER SHEET
- L0.1 TREE MANAGEMENT PLAN
- L1.0 LAYOUT & MATERIALS - LEVEL 1
- L1.01 LAYOUT & MATERIALS - LEVEL 1 P&P
- L1.02 LAYOUT & MATERIALS - LEVEL 2
- L1.1 LAYOUT & MATERIALS - ROOF
- L1.2 ENLARGEMENT - COURTYARD LAYOUT
- L1.3 ENLARGEMENT - COMMERCIAL & P1
- L1.4 ENLARGEMENT - BUILDING 1 ROOF
- L1.5 ENLARGEMENT - BUILDING 2 ROOF
- L1.6 ENLARGEMENT - BUILDING 3 ROOF
- L2.0 GRADING PLAN - LEVEL 1
- L3.0 PLANT MATERIALS
- L4.0 DETAILS - SOFTSCAPE
- L5.1 DETAILS - HARDSCAPE
- L5.2 DETAILS - FENCES & WALLS
- L5.3 DETAILS - PLAY AREA
- L5.4 DETAILS - FURNISHINGS
- L5.5 DETAILS - PLANTERS

OFFSITE

- OSL1.0 LANDSCAPE OFFSITE - SAINT JOHNS STREET
- OSL1.1 LANDSCAPE OFFSITE - ALBERT STREET

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES, AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SELECTION AND LAYOUT OF ALL SITE WORKS (INCLUDING, BUT NOT LIMITED TO: HARDSCAPES, SITE FURNITURE, GROWING MEDIA, TREES, AND PLANTING) IS TO BE APPROVED BY THE CITY OF VANCOUVER PRIOR TO MATERIAL ACQUISITION AND STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SIDEWALK LOCATION AND BOULEVARD DESIGN TO BE DETERMINED BY THE GENERAL MANAGER OF ENGINEERING SERVICES PRIOR TO BUILDING OCCUPANCY.

THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-673-7773 FOR DETAILS.

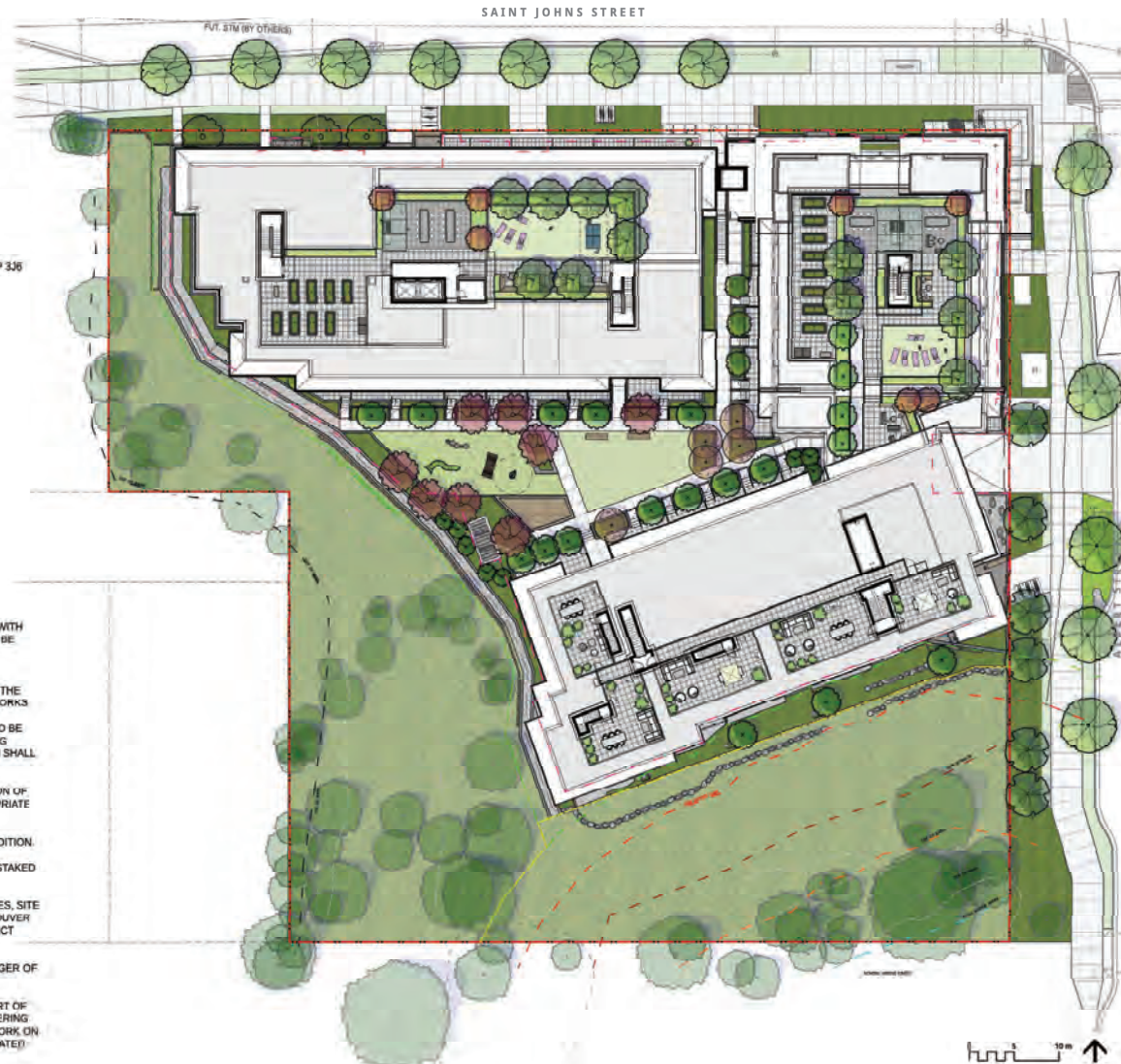
PROJECT TEAM

OWNER/DEVELOPER

MARCON ALBERT (GP) LTD.
5645-199th Street, Langley, BC V3A 1H9
604.530.5646

ARCHITECT

SHIFT ARCHITECTURE INC.
200-100 W 3 Street, North Vancouver, BC V7P 3J6
604.988.7501



7	RE-ISSUED FOR RZ/DP	21-12-24
6	RE-ISSUED FOR RZ/DP	21-11-06
5	ISSUED FOR RZ/DP REVISED	21-08-12
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1	ISSUED FOR RZ/DP	19-09-08

REVISIONS

HUE

2025 Saint Johns Street
Port Moody, BC

Scale: 1:250

Drawn: MR

Reviewed: KL

Project No. 06-653

COVER SHEET & DRAWING LIST

L0.0

CONNECT LANDSCAPE ARCHITECTURE INC.
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2025 Saint Johns Street
Port Moody, BC

Scale:	1:200
Drawn:	MR
Reviewed:	KL
Project No.	06-653

TREE MANAGEMENT

L0.1

TREE RETENTION / REMOVAL LEGEND

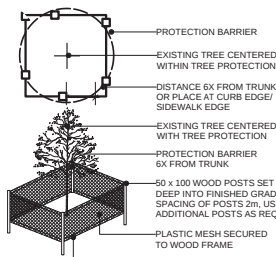
EXISTING TREE TO BE REMOVED
TO BE CONFIRMED PER ARBORIST ON-SITE
WITH CITY OF PORT MOODY ARBORIST PRIOR
TO REMOVAL



EXISTING TREE TO BE RETAINED

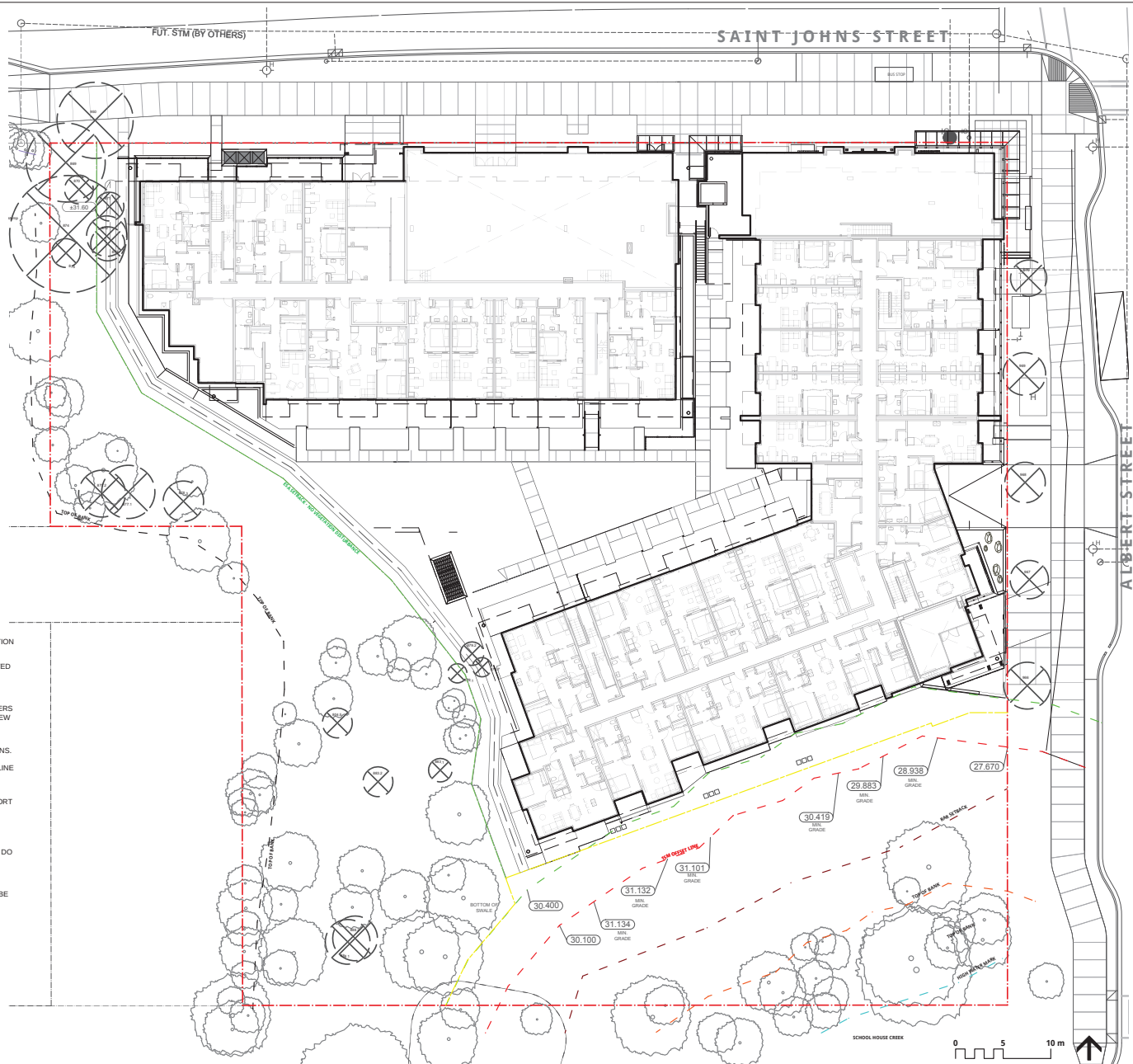


TREE PROTECTION FENCING
TREE PROTECTION FENCING TO BE INSTALLED
PER CITY OF PORT MOODY STANDARDS AND
INSPECTED BY ARBORIST PRIOR TO
CONSTRUCTION ACTIVITY



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY.
2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF PORT MOODY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF PORT MOODY TREE PROTECTION BY-LAWS.
7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.
10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION".
12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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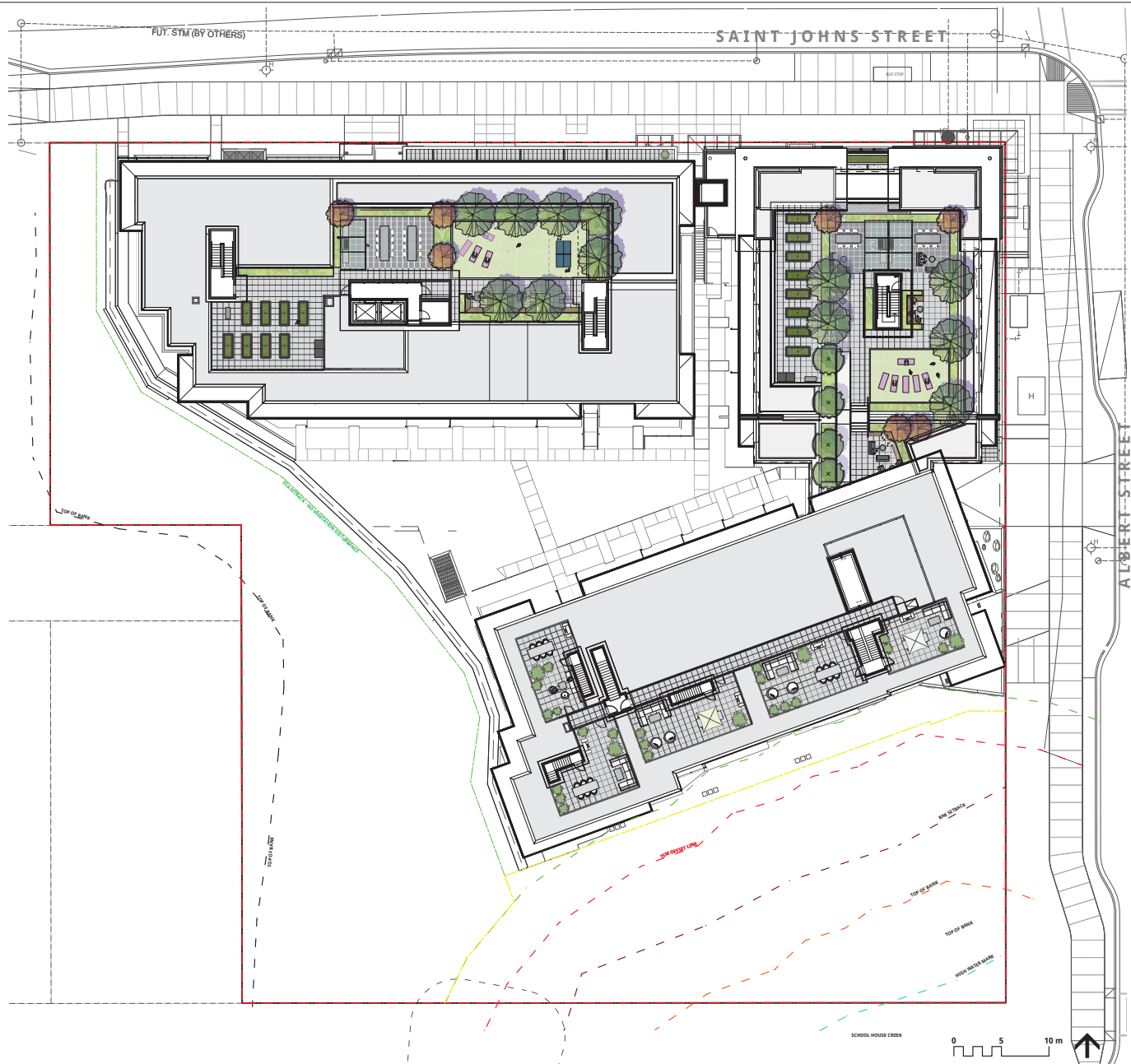
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LAYOUT & MATERIALS
ROOF

L1.1

LAYOUT & MATERIAL LEGEND

CIP CONCRETE PER PLANS & DETAILS	
PATIO SLAB PAVING NATURAL GREY	
PATIO SLAB PAVING CHARCOAL	
GRAVEL SURFACE PER PLANS & DETAILS	
SYNTHETIC TURF PER PLANS AND DETAILS	
PROPOSED PLANTING IN METAL PLANTER PER PLANS & DETAILS	
BBQ & COUNTER PER PLANS & DETAILS	
GLASS CANOPY STRUCTURE REFER TO ARCHITECTS	
OUTDOOR FURNITURE LOCATION PER PLAN PER MARCON/INTERIORS	
CUSTOM WOOD BENCH PER PLANS & DETAILS	
FIRE TABLE WITH GAS CONNECTION	
TIMBER GARDEN PLANTER PER PLANS & DETAILS	
COMPOST & WORK TABLE LOCATION PER PLAN PER MARCON/INTERIORS	

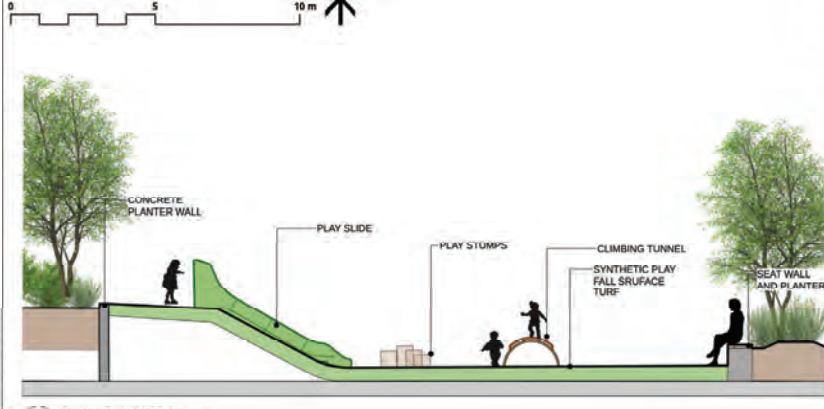




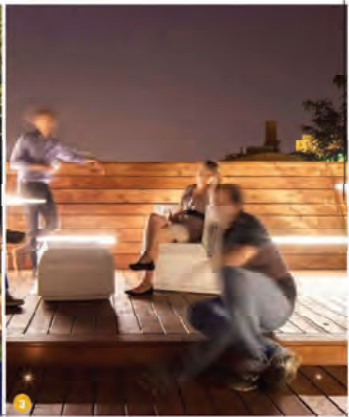
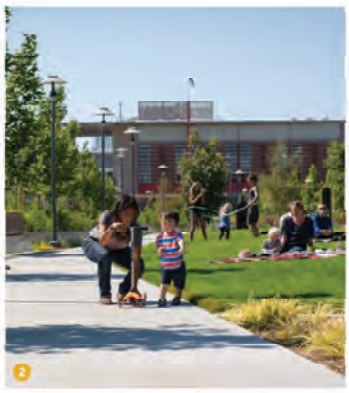
BUILDING 2

BUILDING 3

- 1. PRIVATE PATIO SCREENING
- 2. MULTI FUNCTIONAL SYNTHETIC LAWN
- 3. RAISED WOOD DECK
- 4. CLIMBING SLOPE AND SLIDE
- 5. NATURE PLAY ELEMENTS
- 6. PRIVATE PATIO
- 7. PLAYGROUND GRASS SAFETY SURFACE



A PLAY AREA SECTION
Scale: 1:50



2309 HERRICK ST. VANCOUVER BC, V6H 2V1
1-604-681-3303 F-604-681-3307
www.connectla.ca

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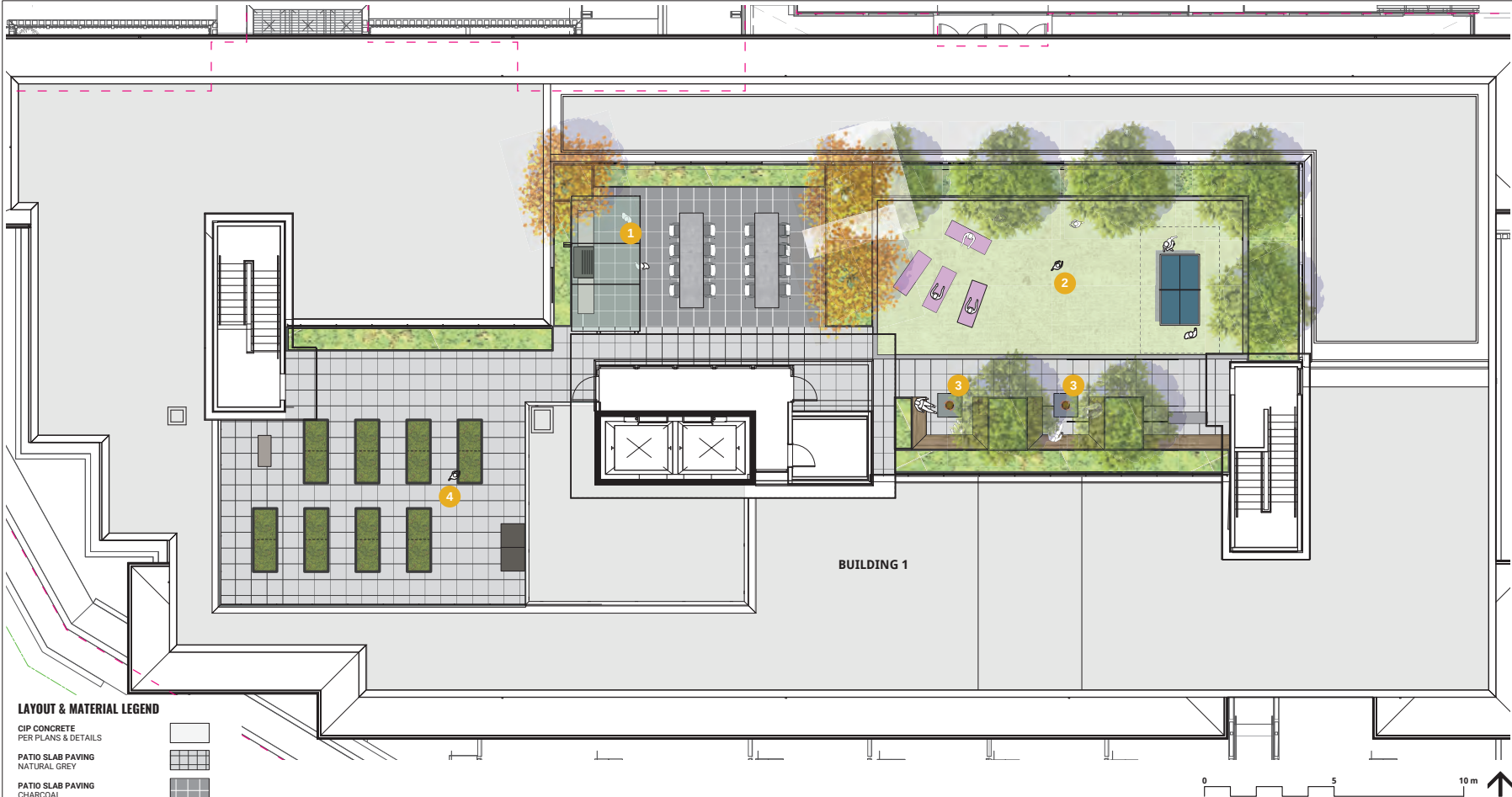
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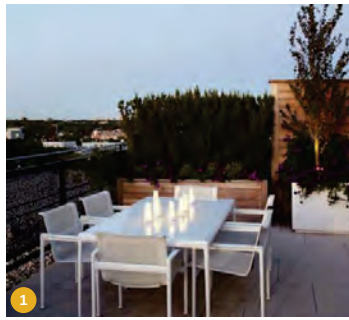
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ENLARGEMENT
COURTYARD LAYOUT



LAYOUT & MATERIAL LEGEND

- CIP CONCRETE
PER PLANS & DETAILS
 - PATIO SLAB PAVING
NATURAL GREY
 - PATIO SLAB PAVING
CHARCOAL
 - GRAVEL SURFACE
PER PLANS & DETAILS
 - SYNTHETIC TURF
PER PLANS AND DETAILS
 - PROPOSED PLANTING
IN METAL PLANTER
PER PLANS & DETAILS
 - BBQ & COUNTER
LOCATION PER PLAN
PER MARCON/INTERIORS
 - GLASS CANOPY STRUCTURE
REFER TO ARCHITECTS
 - OUTDOOR FURNITURE
LOCATION PER PLAN
PER MARCON/INTERIORS
 - CUSTOM WOOD BENCH
PER PLANS & DETAILS
 - FIRE TABLE
WITH GAS CONNECTION
 - TIMBER GARDEN PLANTER
PER PLANS & DETAILS
 - COMPOST & WORK TABLE
LOCATION PER PLAN
PER MARCON/INTERIORS
- 1. DINING & KITCHEN
 - 2. ACTIVE FLEX SPACE
 - 3. LOUNGE AREA
 - 4. FOOD GARDEN



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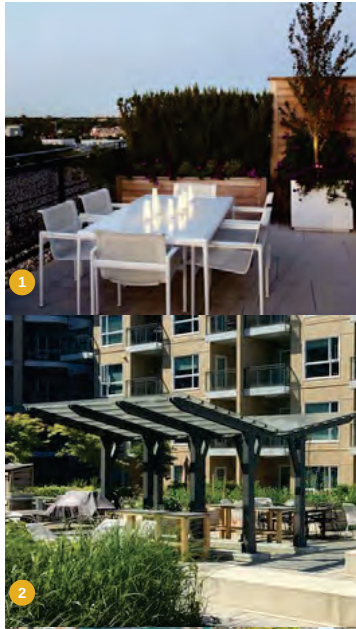
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ENLARGEMENT
ROOF BUILDING 1

LAYOUT & MATERIAL LEGEND

- CIP CONCRETE
PER PLANS & DETAILS
- PATIO SLAB PAVING
NATURAL GREY
- PATIO SLAB PAVING
CHARCOAL
- GRAVEL SURFACE
PER PLANS & DETAILS
- SYNTHETIC TURF
PER PLANS & DETAILS
- PROPOSED PLANTING
IN METAL PLANTER
PER PLANS & DETAILS
- BBO & COUNTER
PER PLANS & DETAILS
- GLASS CANOPY STRUCTURE
REFER TO ARCHITECTS
- OUTDOOR FURNITURE
LOCATION PER PLAN
PER MARCON/INTERIORS
- CUSTOM WOOD BENCH
PER PLANS & DETAILS
- FIRE TABLE
WITH GAS CONNECTION
- TIMBER GARDEN PLANTER
PER PLANS & DETAILS
- COMPOST & WORK TABLE
LOCATION PER PLAN
PER MARCON/INTERIORS

- 1. DINING AREA
- 2. OUTDOOR KITCHEN
- 3. LOUNGE AREA
- 4. FOOD GARDEN
- 5. SEATING AREA AND PLANTERS
- 6. AMENITY LAWN



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REVISIONS

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ENLARGEMENT ROOF BUILDING 2

L1.5

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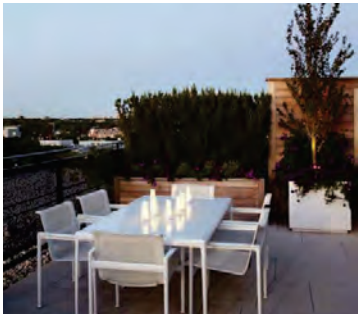
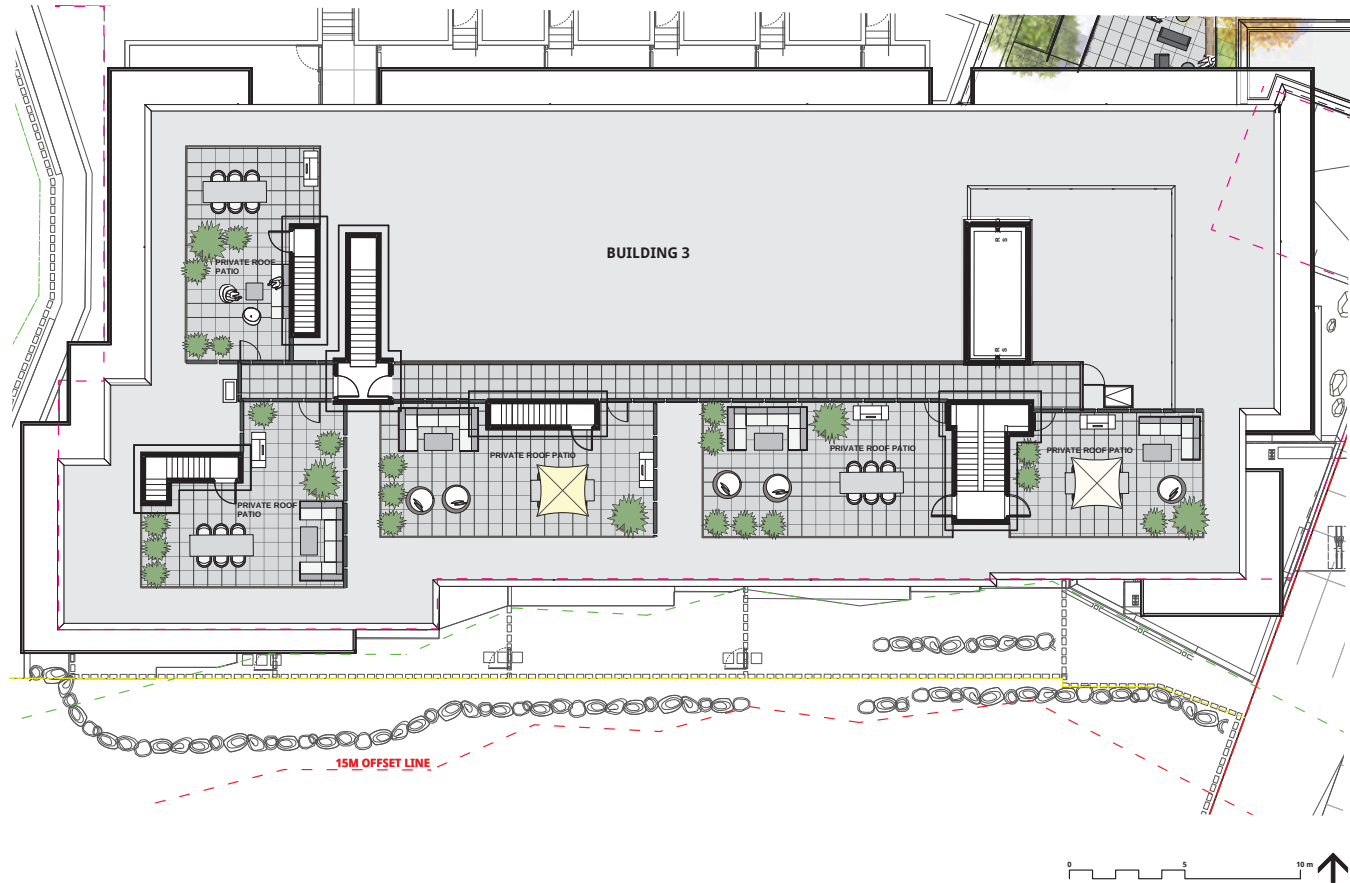
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ENLARGEMENT ROOF BUILDING 3

L1.6

LAYOUT & MATERIAL LEGEND

- PATIO SLAB PAVING
NATURAL GREY
- METAL PRIVACY SCREEN
AND GATE
PER PLANS & DETAILS
- GUARDRAIL
REFER TO ARCHITECTURE
- POTTED PLANTERS
BY PATIO OWNER
- BBQ BY PATIO OWNER
- FURNITURE BY PATIO OWNER
- PATIO TABLE BY PATIO OWNER





NATIVE & EVERGREEN LAYERS



Acer griseum
Paperbark Maple



Iris tenax
Oregon Iris



Rosa gymnocarpa
Baldhip Rose



Taxus x media 'Hicksii'
Hick's Yew



ENVIRONMENTALLY SENSITIVE AREA NATIVE PLANTINGS



Amelanchier alnifolia
Saskatoon Berry



Arctostaphylos uva-ursi
Kinnikinnick



Acer circinatum
Vine Maple



Polystichum Munitum
Western Sword Fern

PLANTING NOTE

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL TREE LOCATIONS TO BE STAKED OUT / FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL TREE AREAS TO BE MULCHED WITH 50MM OF MEDIUM FINE MULCH, LESS THAN 50MM DIAMETER.
5. STREETScape DESIGN TO MEET CITY OF PORT MOODY STANDARDS. CITY TO CONFIRM TREE SPECIES AND SIZES PRIOR TO INSTALLATION.

NOTE: ALL PLANTING AREAS TO HAVE MINIMUM 450MM SOIL DEPTH TO MEET STORMWATER MANAGEMENT PLAN RECOMMENDATIONS FOR ABSORBANT LANDSCAPE

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
19	*Acer circinatum	Vine Maple	3m Multi-steml.	as shown
7	Acer shirasawanum 'Aureum'	Golden Full Moon Maple	3m Multi-steml.,	as shown
8	Cercis canadensis 'Forest Pansy'	Eastern Redbud	7cm cal., B&B	as shown
3	Fraxinus pennsylvanica 'Prairie Spire'	Prairie Spire Ash	6cm cal., B&B	as shown
1	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	6cm cal., B&B	as shown
5	Acer griseum	Paperbark Maple	6cm cal., B&B	as shown
8	Picea omorika	Serbian Spruce	3M height, B&B	as shown
12	Styrax japonicus	Japanese Snowbell tree	6cm cal., B&B	as shown
3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B	as shown
	Street Tree Per City of Port Moody	See offsite drawings	8cm cal., B&B	as shown
SHRUBS				
	*Amelanchier alnifolia	Saskatoon Berry	#2 pot	42" o.c
	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#5 pot	18" o.c
	*Cornus stolonifera	Red Osier Dogwood	#5 pot	36" o.c
	Cotoneaster dammerii	Little-Leaf Cotoneaster	#2 pot	24" o.c
	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
	*Physocarpus capitatus	Pacific Ninebark	#2 pot	36" o.c
	*Polystichum munitum	Western Sword Fern	#2 pot	24" o.c
	*Rhododendron macrophyllum	Pacific Rhododendron	#5 pot	36" o.c
	*Rosa gymnocarpa	Baldhip Rose	#2 pot	36" o.c
	Sarcococca hookerana humilis	Himalayan Sweet Box	#2 pot	24" o.c
	Skimmia japonica	Japanese Skimmia	#3 pot	24" o.c
	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c
	*Symphoricarpos albus	Common Snowberry	#2 pot	24" o.c
	Taxus X Media 'Hicksii'	Hick's Yew - 1.5M height	#3 pot	20" o.c
GROUND COVERS AND VINES				
	*Arctostaphylos uva-ursi	Kinnikinnick	4"(10cm) pot	15" o.c
	*Fragaria chiloensis	Beach Strawberry	4"(10cm) pot	15" o.c
	50/50mix			
	*Oxalis oreganum	Redwood Spurge	4"(10cm) pot	15" o.c
	Pachysandra terminalis	Japanese Spurge	4"(10cm) pot	15" o.c
GRASSES, PERENNIALS, BULBS, AND ANNUALS				
	*Achillea millefolium	Yarrow	#1 pot	18" o.c
	*Dicentra formosa	Bleeding Heart	#1 pot	18" o.c
	Oregon Iris	Oregon Iris	#1 pot	18" o.c
ENVIRONMENTAL SENSITIVE AREA				
SEE ENVIRONMENTAL PLANTING PLAN BY KEYSTONE ENVIRONMENTAL				
OFFSITE RAIN GARDENS				
	*Cornus sericea 'Kelsey'	Dwarf Red Twig Dogwood	#1 pot	24" o.c
	*Carex pendula	Pendulous Sedge	4" (10cm) pot	18" o.c
	*Iris tenax	Tough leaf Iris	#1 pot	18" o.c
	*Mahonia repens	Creeping Oregon Grape	#1 pot	18" o.c

* Indicates native species

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4	ISSUED FOR RZ/DP REVISED	21-06-08
3	RE-ISSUED FOR RZ/DP	21-03-18
2	RE-ISSUED FOR RZ/DP	20-10-08
1	ISSUED FOR RZ/DP	19-09-06

REVISIONS

HUE

2025 Saint Johns Street
Port Moody, BC

Scale:	N/A
Drawn:	MR
Reviewed:	KL
Project No.	06-653

LANDSCAPE MATERIALS