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




Client:
Anthem Properties

Project Title:
**St. Johns Street
3121 St. Johns St., Port
Moody, BC**

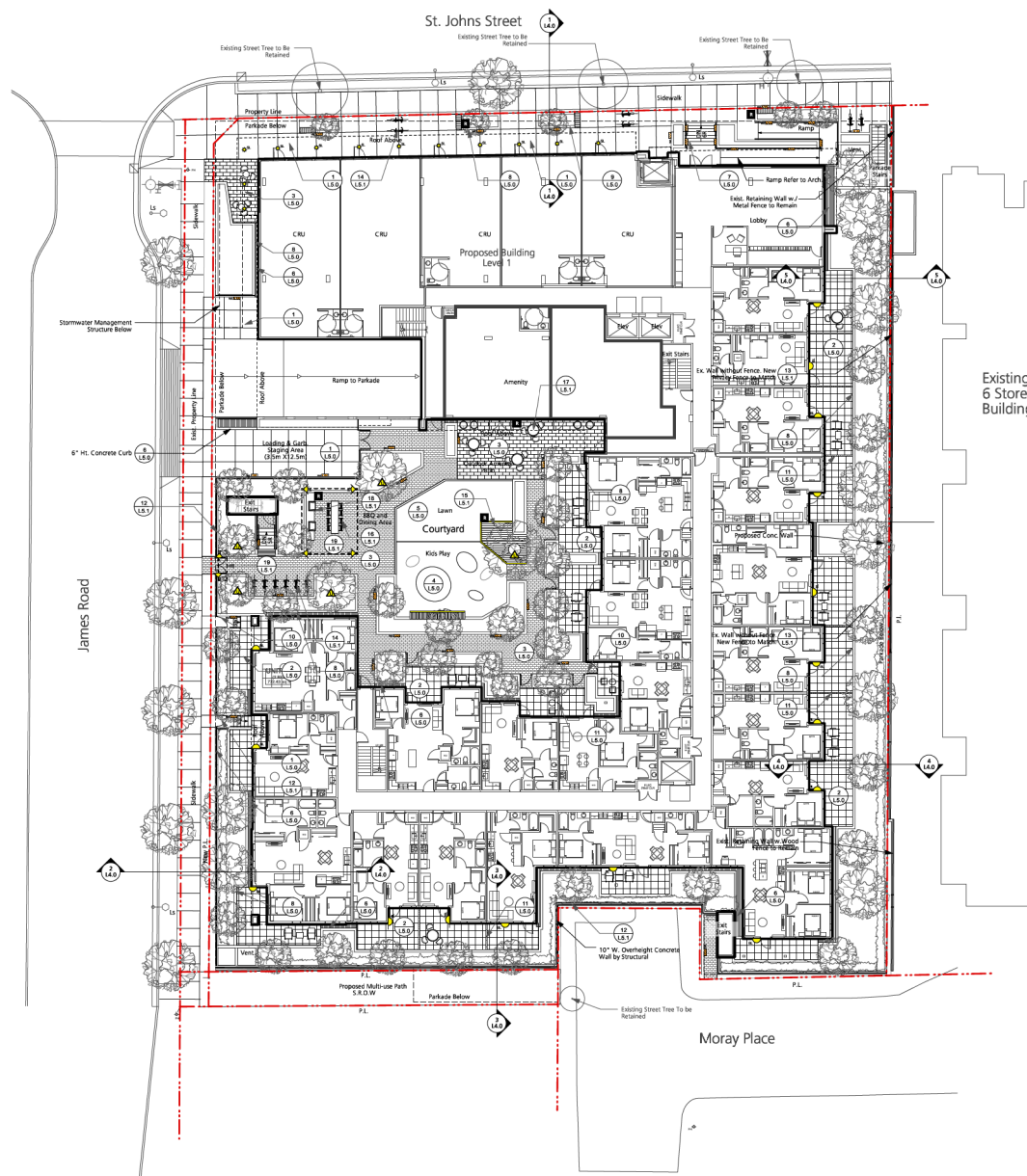
Drawing Title:
Landscape Plan

Project North: Drawn By: SJ
Checked By: MP
Scale: 1/16"=1'-0" Job No.: 21-074
Sheet No.:

Issues	Description	Date
No.		
1	Issued for R2/D2	2022/05/16

Detail Key					
	C.I.P. Concrete Paving		Custom Bench on Concrete Plinth		Movable Table And Chair
	Hydrapressed Slab		Custom Aluminum Gate		BBQ Station
	Concrete Unit Paving		Privacy Screen		Trellis
	Rubber Safety Surfacing		3'-6" Metal Fence/Guardrail		
	Artificial Turf		5' Metal Fence		
	Gravel Strip		Bike Rack		
	C.I.P. Concrete Stairs		Flex Use Wood Seating Deck		
	C.I.P. Concrete Planter Wall		Bar Table & Seating		

Lighting Legend	
Post Mounted Light	Electrical Receptor
Wall / Step Light	Soffit Light
Up Light	Building Light
LED Strip	



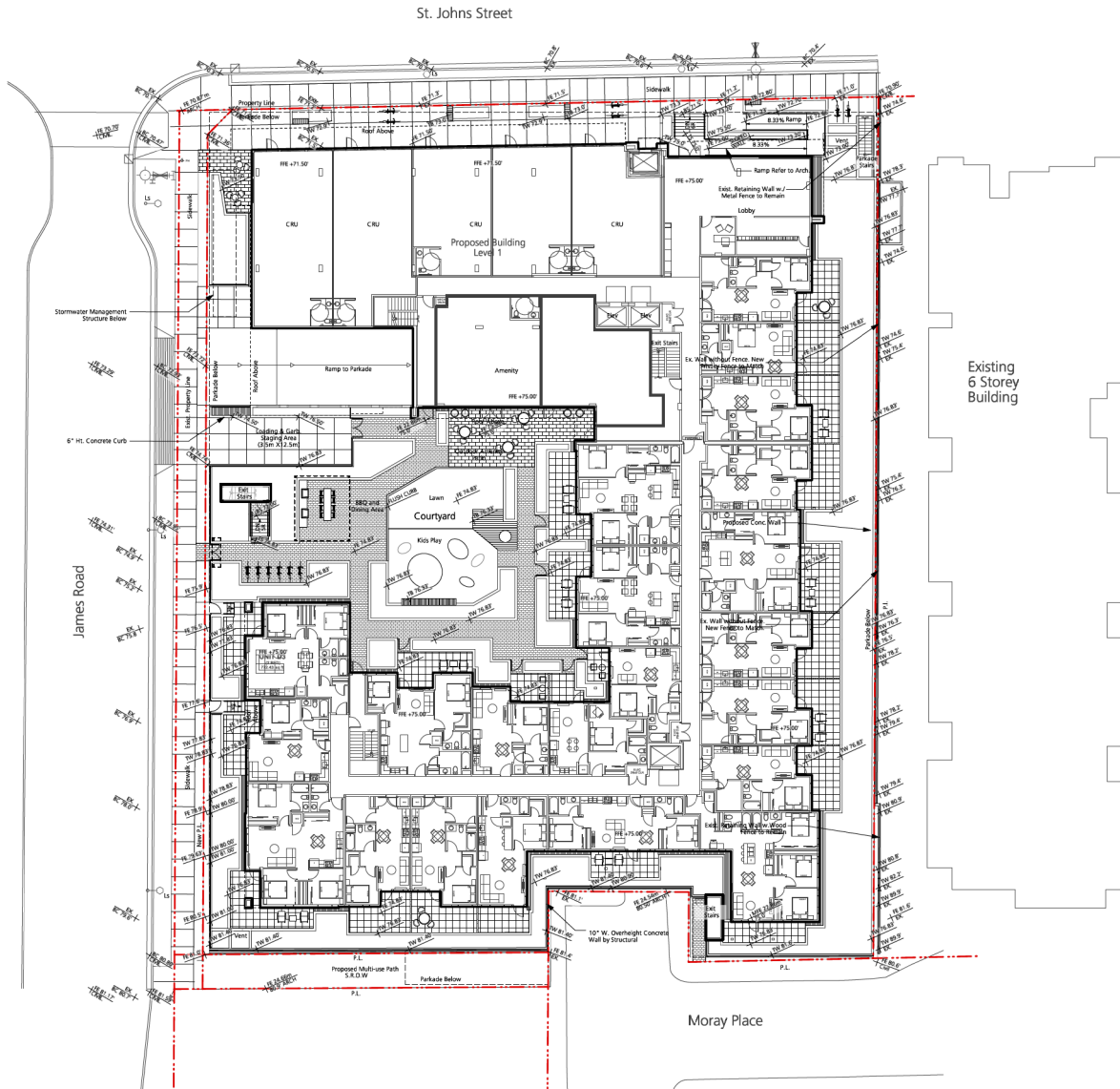
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Anthem Properties

Project Title:
**St. Johns Street
3121 St. Johns St., Port
Moody, BC**

Drawing Title:
**Landscape Key and
Lighting Plan**

Project North	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-074
Sheet No.:		



Grading Legend	
FFE +00.00	FINISH FLOOR ELEVATION
+FE 00.00	FINISH GRADE ELEVATION
+TS 00.00	TOP OF STAIRS ELEVATION
+BS 00.00	BOTTOM OF STAIRS ELEVATION
+TW 00.00	TOP OF WALL ELEVATION
+BW 00.00	BOTTOM OF WALL ELEVATION
+CIVIL 00.00	CIVIL FINISH GRADE ELEVATION
+EX 00.00	EXISTING SURVEY ELEVATION
+RIM 00.00	RIM ELEVATION FOR DRAINS

Grading Notes

- Slope all paver areas to area drains.
- All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center, maximum slope is 3:1.

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1	Issued for R2/DP	2022/05/16



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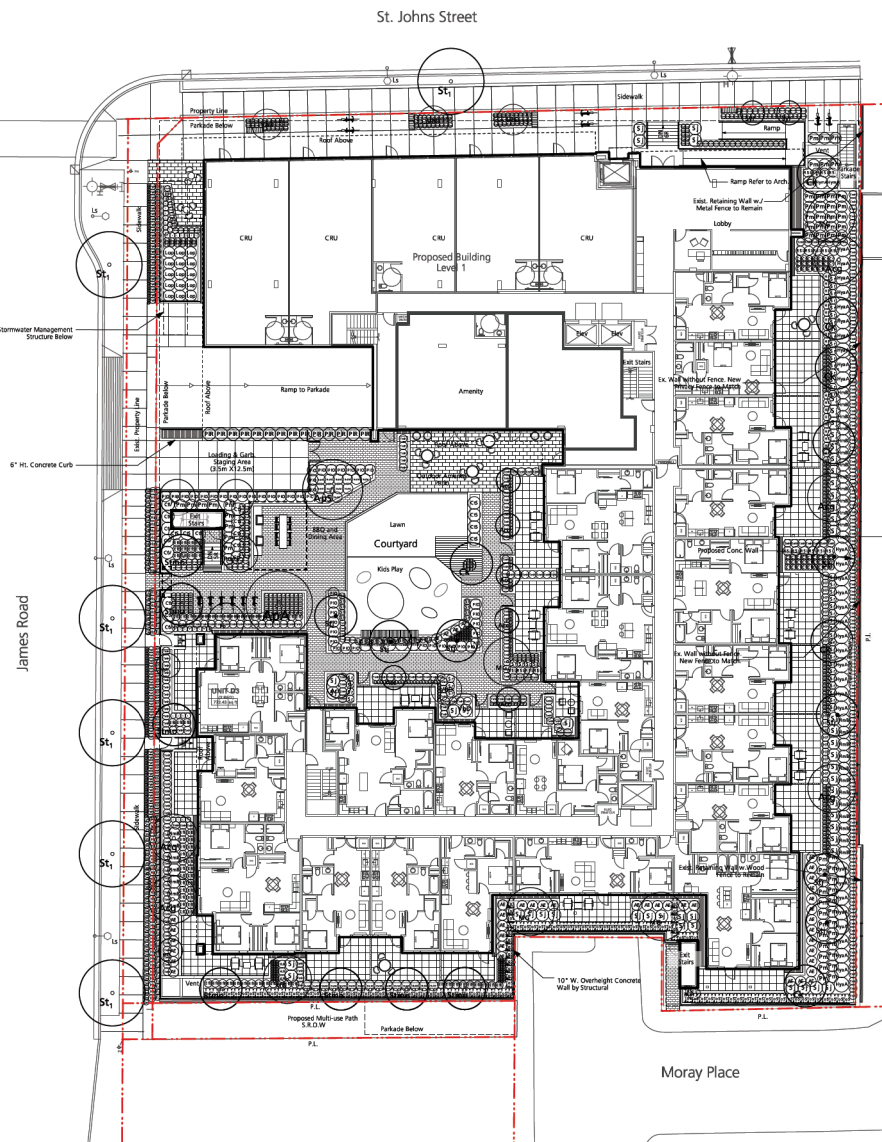
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Client:
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Project Title:
**St. Johns Street
3121 St. Johns St., Port
Moody, BC**

Drawing Title:
Landscape Grading Plan

Project North	Drawn By:	Checked By:
	SJ	MP
Scale:	Job No.:	
1/16"=1'-0"	21-074	
Sheet No.:		



Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acc	7	Acer circinatum	Vine Maple	3m ht. B&B	
Acc	5	Acer griseum	Paperbark Maple	6cm cal. WB	
Acc	1	Acer palmatum 'Atropurpureum'	Red-leaf Japanese Maple	6cm cal. 2.5m ht. WB	
Acc	1	Acer palmatum 'Sangoakaku'	Coral Bark Maple	6cm cal. 2.5m ht. WB	
CK	7	Cornus kousa	Kousa Dogwood	6cm cal. WB	
M&R	2	Magnolia 'stellata' 'Royal Star'	Royal Star Magnolia	3m ht. WB	
M&R	5	Magnolia x 'Galaxy'	Galaxy Magnolia	6cm cal. WB	Tree Form
Pa	4	Parrotia persica	Persian Ironwood	3m ht. B&B	
Stmo	7	Stewartia monadelphica	Tall Stewartia	6cm cal. WB	
St1	6	Street Tree 1	Street Tree 1	6cm cal. WB	T&C - Species Approval by City of Port Moody
St1	7	Styrax japonicus	Japanese Snowbell	6cm cal. 3m ht. WB	Single Trunk
Shrubs					
AE	41	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	
AE	43	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
AE	8	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 pot	
CS	12	Choisy ternata 'Sundance'	Sundance Mexican Orange	#3 pot	
EFE	79	Euonymus fortunei 'Emerald 'n Gold'	Emerald and Gold Wintercreeper	#3 pot	"groundcover"
HyAA	31	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HyAA	3	Hydrangea macrophylla 'Amethyst'	Amethyst Bigleaf Hydrangea	#5 pot	
HyAB	37	Hydrangea macrophylla 'Blue Bird'	Blue Bird Hydrangea	#5 pot	
Leop	15	Leucisora pilosa	Prickly Honeysuckle	#3 pot	
N&M	28	Nandina domestica 'Moon Bay'	Heavenly Bamboo	#3 pot	
PRO	45	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
PR	14	Prunus laurocerasus 'Reynoldsii'	Russian Laurel	#3 pot	Hedge
RSL	19	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#2 pot	
Sh	23	Sarcococca hookeriana var. humilis	Owarf Sweet Box	#2 pot	
Sh	48	Sarcococca hutchinsii	Fragrant Sarcococca	#3 pot	
SL	31	Skimmia japonica	Japanese Skimmia	#3 pot	
Syr	2	Syringa reticulata	Japanese Lilac	1.8m ht. B&B	Multi-stem tree shape
T&H	278	Taxus x media 'Hicksii'	Yew Hedge	6' ht.	Hedge
Top	109	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6' ht. B&B	Hedge
V&D	5	Viburnum x bodnantense 'Dawn'	Dawn Bodnantense Viburnum	#7 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses					
Cl	47	Carex flacca	Blue Creeping Sedge	#1 pot	
Com	174	Carex monnifolia 'Ice Dance'	Variegated Japanese Sedge	#1 pot	
CoE	82	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Ep	78	Echinacea purpurea	Purple Coneflower	#1 pot	
H	48	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
H	147	Helleborus	Hellebore	#1 pot	
HemS	46	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
HA	3	Hosta 'August Moon'	August Moon Hosta	#1 pot	
HF	40	Hosta 'Fortunei Albomarginata'	Hosta	#1 pot	
L	35	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
Op	213	Ophiopogon planifolius 'Nigrescens'	Black Mondo Grass	#1 pot	Groundcover
PL	88	Pachysandra terminalis	Japanese Spurge	#1 pot	
PAH	52	Pennisetum alopecuroides 'Mameli'	Hamelin Fountain Grass	#1 pot	
Ph	40	Polystichum munitum	Western Sword Fern	#1 pot	
Rh	52	Rudbeckia hirta	Black-eyed Susan	#1 pot	
Total	2110				


PLANTING NOTES

- Offsite Tree Species Selection To Be Confirmed By Port Moody Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper. And Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 feet Long And 18 inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion.
- All planting and landscape installation to meet or exceed the BCSLA/BCINA - CSLA landscape standards.
- As a minimal acceptable standard:
 - Sizes on the plant list shall be considered minimum sizes
 - Root balls to be free of pernicious weeds
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- All plant material shall be approved at the nursery by the project landscape architect.
- The contractor shall supply all plant materials shown on all drawings.
- No container grown stock will be accepted if it is root bound. All root wiggling material made of synthetic or plastics shall be removed at time of planting.
- Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- The landscape contractor shall refer to the contract specifications for additional requirements.
- All soil to be unmetted and grown on sand.
- Plant Search area to include BC, WA, OR & CA.
- Imported growing medium to be free from all mushroom / fungi growth
- Ensure 300mm depth soil in all shrub zones.
- Contractor is responsible to obtain and be familiar with the relevant project specifications.

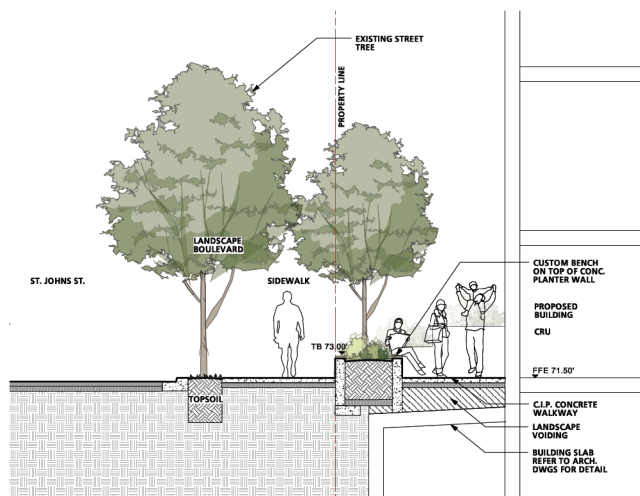
Note:
Provide Irrigation for All Planting Areas.

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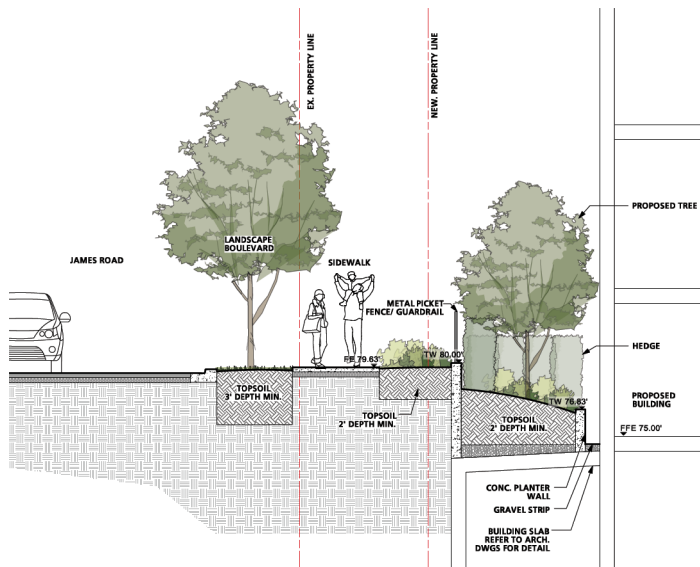
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Client:
Anthem PropertiesProject Title:
**St. Johns Street
3121 St. Johns St., Port
Moody, BC**Drawing Title:
Landscape Planting PlanProject North:  Drawn By: **SJ**
Checked By: **MP**
Scale: **1/16" = 1'-0"** Job No.: **21-074**
Sheet No.: **21-074**

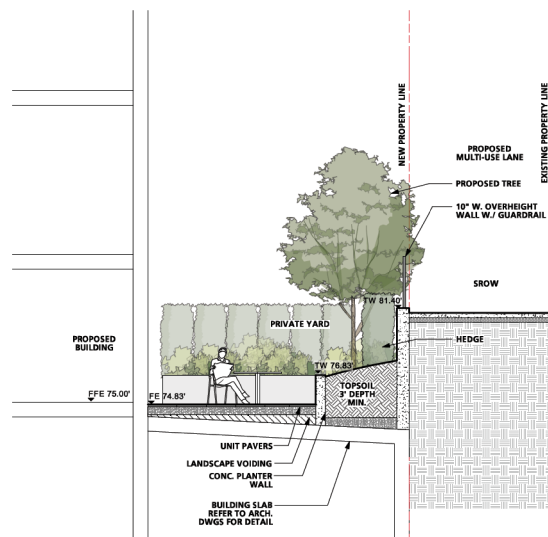
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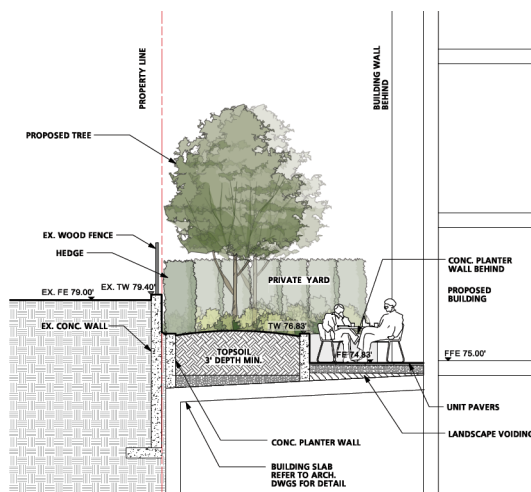
1 SECTION THROUGH STREET JOHNS ST. TO CRU
1/4"=1'-0"



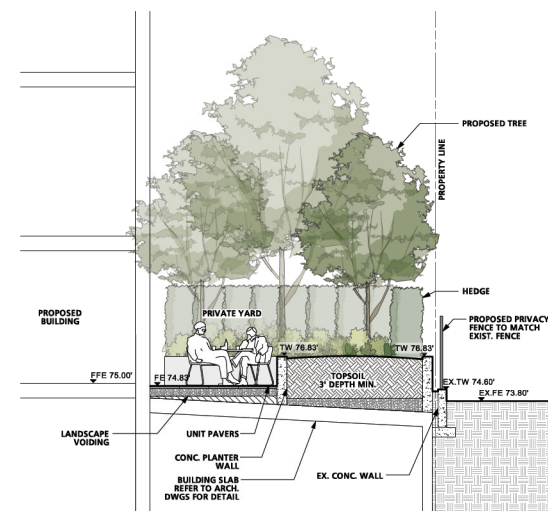
2 SECTION THROUGH JAMES ROAD TO BUILDING
1/4"=1'-0"



3 SECTION THROUGH SOUTH OF THE BUILDING
1/4"=1'-0"



4 SECTION THROUGH SOUTHEAST OF THE BUILDING
1/4"=1'-0"



5 SECTION THROUGH NORTHEAST OF THE BUILDING
1/4"=1'-0"



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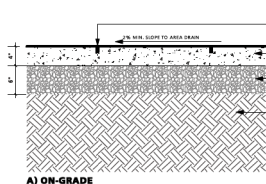
Project Title:
**St. Johns Street
3121 St. Johns St., Port
Moody, BC**

Drawing Title:
Landscape Sections

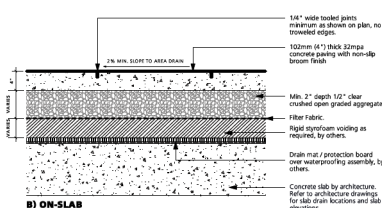
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-074
Sheet No.:		

Issues	Description	Date
1	Issued for A2/DP	2023/05/16

Note: provide expansion joints @ 9m o.c.

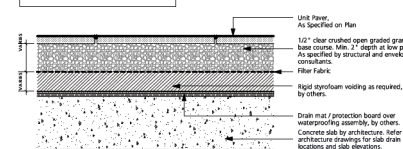


1 CIP Concrete Paving
1"=1'-0"



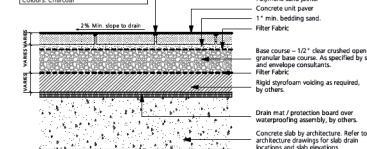
B) ON-SLAB

Abbottford Terra Hydrapressed Slab Paver:
4' x 24' x 2" Channel

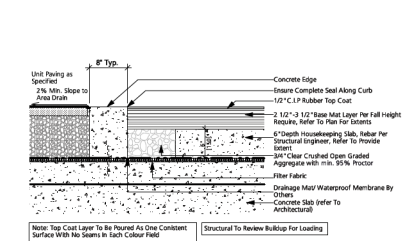


2 Hydrapressed Slab
1"=1'-0"

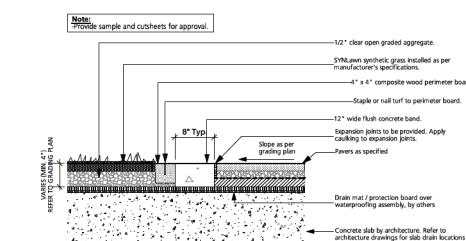
BAREMAN BOARDWAY 65MM
Concrete
Dimensions: 5'12 x 2'9/16"
Forming board:
Colour: Light
Amenity Pallet:
Dimensions: 12 x 24 x 2'9/16"
Forming board:
Colour: Charcoal



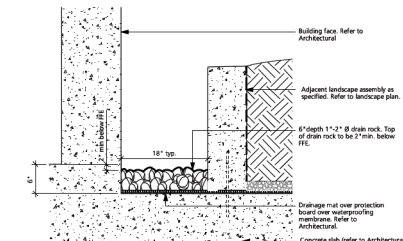
3 Concrete Unit Paving
1"=1'-0"



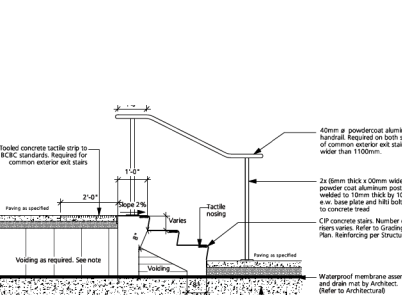
4 P.I.P. Rubber Safety Surfacing
1"=1'-0"



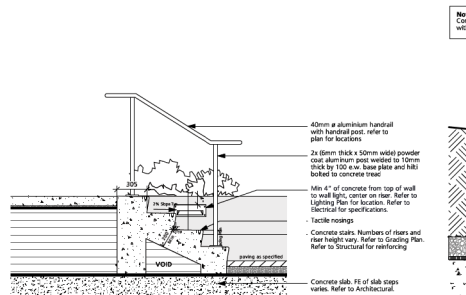
5 Roof SYNLaw
1"=1'-0"



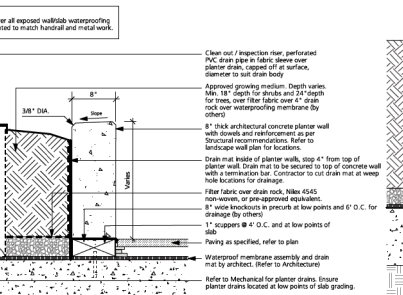
6 Gravel Strip
1"=1'-0"



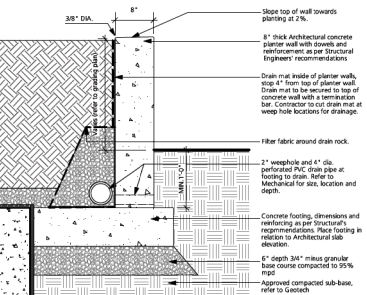
A) AMENITY STAIRS C/W HANDRAILS (TYP.)



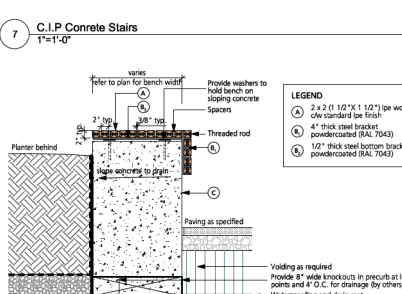
B) PRIVATE PATIO STAIRS C/W HANDRAILS (TYP.)



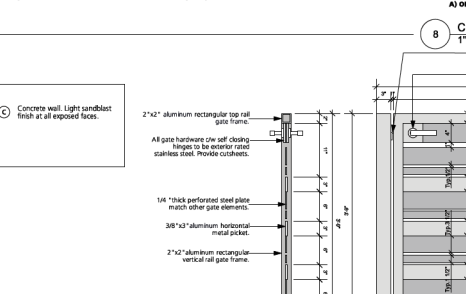
A) ON-SLAB



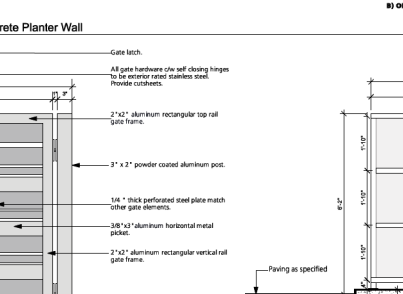
B) ON-GRADE



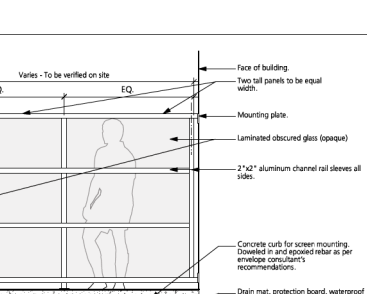
7 C.I.P. Concrete Stairs
1"=1'-0"



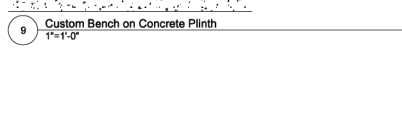
8 CIP Concrete Planter Wall
1"=1'-0"



9 Custom Bench on Concrete Plinth
1"=1'-0"



10 Custom Aluminum Gate
1"=1'-0"



11 Privacy Screen
1/2"=1'-0"



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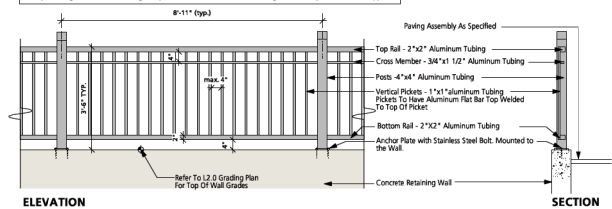
Project Title:
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3121 St. Johns St., Port
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Drawing Title:
Landscape Details

Project North	Drawn By:	SJ
	Checked By:	JM
Scale:	Job No.:	21-074
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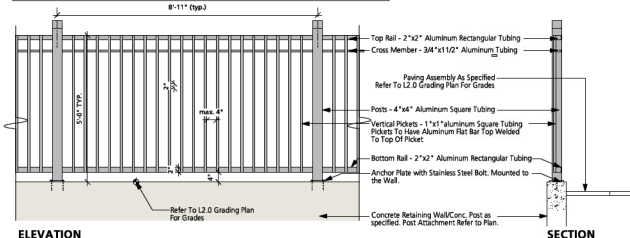
Issues	Description	Date
1	Issued for RFP	2023/05/16

Note:
All Metal To Have Powdercoat Finish To Match Architecture. All Welds To Be Ground Smooth.
Shop Drawings And Structural Design Required, Contractor To Submit Drawings To Landscape Architect For Approval.



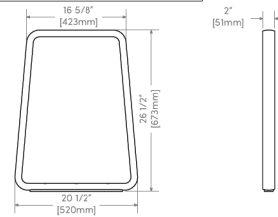
12 3'-6" Ht. Metal Fence/ Guardrail
1/2" = 1'-0"

Note:
All Metal To Have Powdercoat Finish To Match Architecture. All Welds To Be Ground Smooth.
Shop Drawings And Structural Design Required, Contractor To Submit Drawings To Landscape Architect For Approval.



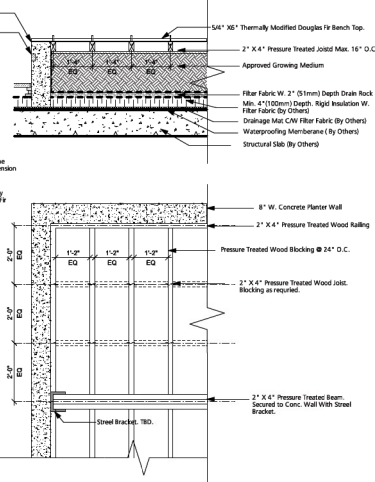
13 5' Ht. Metal Fence
1/2" = 1'-0"

Model: Iconic Bike Rack
Manufacturer: Maglin
Colour: Gunmetal
Material: Powdercoated Metal
Contact: maglin.com
Installation: Mount as per manufacturer's specifications
Quantity: 12



14 Bike Rack
1/2" = 1'-0"

Note:
- Joints cuts to be sealed with appropriate non-toxic exterior rated preservative.
- All deck boards to be c/w UV protection sealant, per city code or approved supplier.
- Contractor to provide product of their choice for landscape architect to review and record.
- Utilize galvanized exterior rated hardware for joint connections.
- Provide sample of wood for LA approval.
Thermally Modified Wood available at: Scottswood
Website: www.scottswood.ca
Tel: (604) 922-8997



15 Flex-use Seating Deck
1/2" = 1'-0"

Model: Chigreen Stool
Manufacturer: Landscape Forms
Colour: Stormcloud
Material: Powdercoated Metal
Size: 19" x 22" x 35"
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 8

Model: Go Outdoor Table
Manufacturer: Landscape Forms
Colour: Stormcloud
Material: Powdercoated Metal
Size: Standing Height: 30" x 114" x 40.5"
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 1

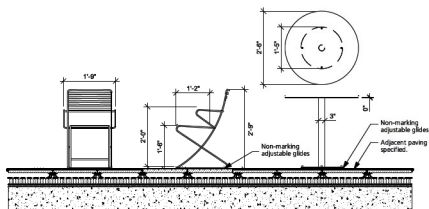


PRECEDENT IMAGE

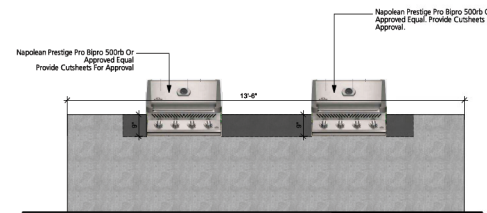
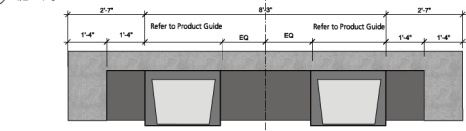
16 Bar Seating
NTS

Product: Movable Chair
Model: Parc Centre Chair, with Arms
Dimensions: 33 x 59 x 584mm
(13' x 22' x 33")
Manufacturer: Landscape Forms
(www.landscapiforms.com)
Quantity: 12

Product: Movable Table
Model: Parc Centre Table, 762mm(30") Round
Dimensions: 762mm x 762mm (30" x 30")
Manufacturer: Landscape Forms
(www.landscapiforms.com)
Quantity: 3



17 Movable Table & Chairs
1/2" = 1'-0"



ELEVATION

Note:
- Mechanical To Provide Gas Stub
- All Elements To Conform To BC Building Code
- Provide Shop Drawings For Approval Showing All Wall + Component Dimensions/ Locations
- Refer To Specs For Product Installation And Curbcuts

18 BBQ Station at Rooftop Amenity
1/2" = 1'-0"



PRECEDENT IMAGE



PRECEDENT IMAGE

19 Trellis
NTS



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LANDSCAPE SPACE AND SITE FURNITURE



Custom Seating Deck w/ Feature Tree Planting



Flex-use Artificial Turf



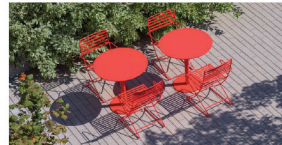
KIDS PLAY AREA



Covered BBQ and Dining Area



Bar Table



Moveable Table & Chairs



Bike Racks

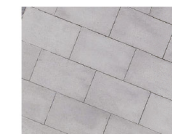


Custom Wood Seating

PAVING



C.I.P. Concrete Paving

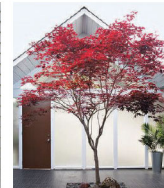


Unit Paving

PLANT MATERIAL



Feature Trees



Evergreen Hedges



Feature Shrubs



Perennials & Groundcovers

