KYLE AND CLARKE

Issued for Development Permit

PLACEMAKER COMMUNITIES // CLIENT

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LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

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LANDSCAPE DRAWING INDEX PERMIT

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GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. 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.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. 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.
7. 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.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CONSULTANT TEAM AND OWNER.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
14. ALL WORKS ON CITY OF PORT MOODY PROPERTY TO BE AS PER THE CITY OF PORT MOODY STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
A	Issued for Preliminary Landscape Concept Package	21-08-13
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued For Development Permit	22-08-29

Project Info

21070

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
GBL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

COVER SHEET

L0.0

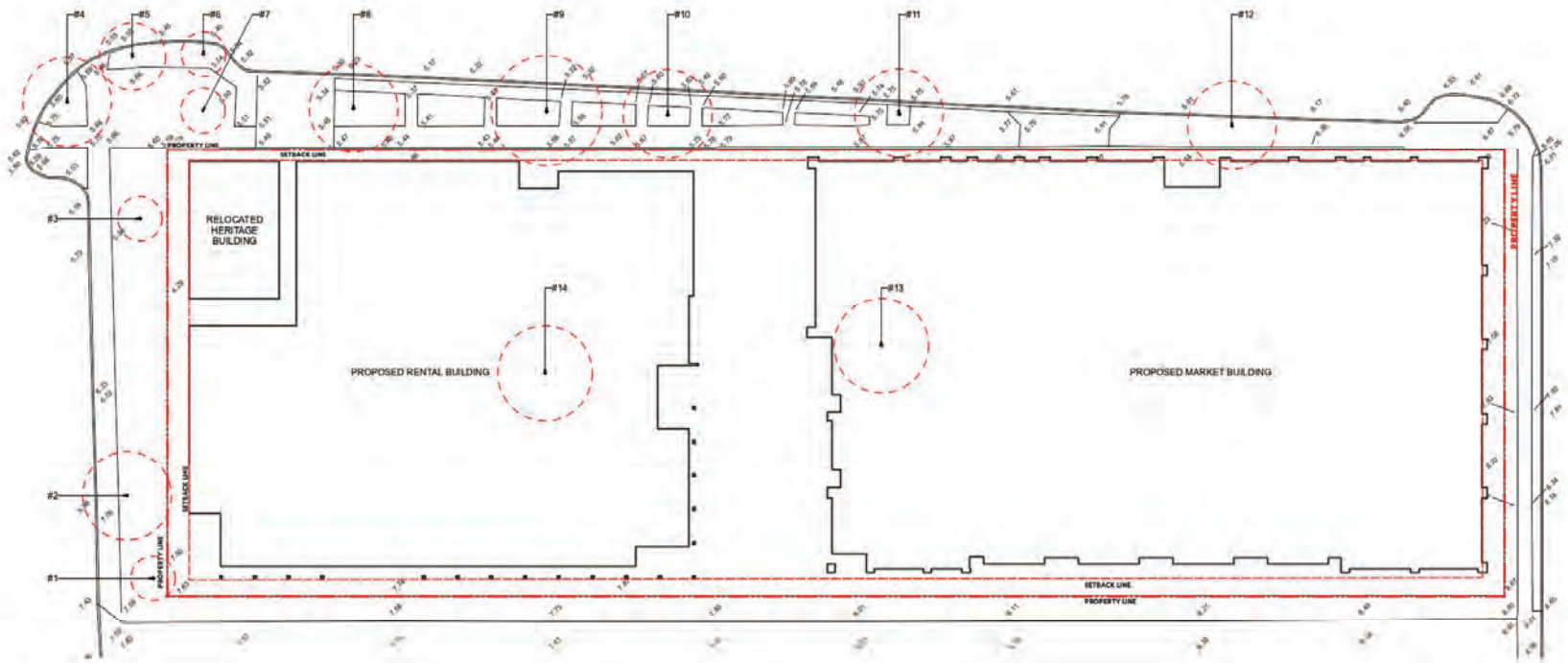
Rev. 4 (of Rev.)

GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. 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:
5. PLACE STANDARD SAFETY ORANGE 'SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE.
6. 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.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. 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.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. 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.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
17. 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.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
19. DO NOT CUT MAIN LATERAL ROOTS.
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. 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;
22. PROTECTION OF EXPOSED ROOTS. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
24. A. PROVIDE TEMPORARY EARTH COVER, MAINTAIN MOISTURE.
    B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
    C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
•	EXISTING TREE TO BE REMOVED. Refer to Arborist Report



1 TREE MANAGEMENT PLAN
Scale: 1:200

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
A	Issued for Preliminary Landscape Concept Package	21-08-13
B	Issued for Preliminary Landscape Concept Package	21-09-24
C	Issued for Development Permit	22-12-14
D	Issued for Development Permit	22-08-29

Project Info

21075

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By:	Checked By:
JD	Checked

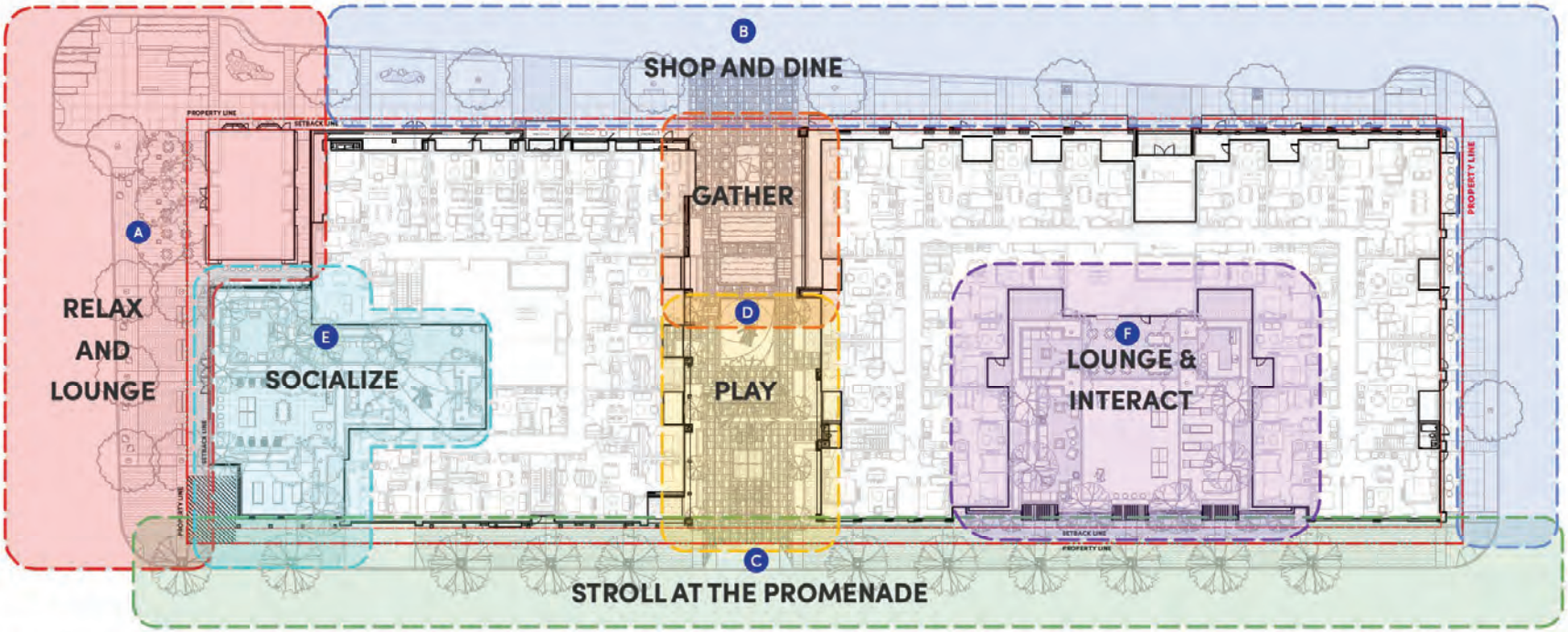
TREE MANAGEMENT PLAN

L0.1

Rev. 0

KEY LEGEND

- A HERITAGE BUILDING NODE AND QUEENS STREET PLAZA FRONTAGE
- B CLARKE AND KYLE STREET RETAIL FRONTAGES
- C SPRING STREET PROMENADE
- D PEDESTRIAN MEWS
- E RENTAL BUILDING AMENITY DECK
- F MARKET BUILDING AMENITY DECK



1 PROGRAM DIAGRAM
Scale: 1:200

0 5 10 15 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued For Development Permit	22-08-25

Project Info

2125

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALlAchitects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JU
Checked By: Checked

PROGRAM DIAGRAM

L0.2

Rev. 0

DESIGN RATIONALE

GROUND-LEVEL:

The overall design intent for the public realm aims to create a series of activated and welcoming places that respond to the building uses and adjacent site amenities. The proposed paving, benches, and tree placement along the retail frontages of Clarke and Kyle Streets create a consistent pattern of materials that help unify these streetscapes and tie into the building character. Spring Street, a converted lane with "High Street" aspirations, sees a more refined palette of materials, with feature paving, tree grates, and entry points to both the Heritage building corner and the mid-block public mews. The mid-block connector, or public mews, is an activated corridor with lobby entrances, retail spaces, and work-live units along its perimeter. As such, it is programmed for social gatherings, people watching, and kid play, with the south portion doubling as a commercial loading bay and/or 4-square courts. On the west edge of the site, adjacent to the current Queens St Plaza, is the Queen's St. retail frontage and Heritage Building court, with distinct social gathering spaces, furnishings, and feature paving that reflect the building scales of each. The Historic Building relocation in particular will function as the social "heart" of the site, situated at the intersection of the future Spring Street Promenade, the Queen St. Retail streetscape, the future refurbished Queen St. Plaza, and a few steps away from the Public Mews. All in all, the 2400 Clarke Street Block aims to create a significant placemaking node that will become a positive addition to the surrounding neighbourhood.

UPPER-LEVEL:

The intent of each building's communal amenity decks is to provide spatially effective programs that cater to various activities and users. The amenities include social spaces, games, lounge areas, dining, and urban gardening areas where residents and visitors can enjoy intimate settings or more larger group activities. Notably, seating opportunities proposed along the amenity deck perimeters allow for "eyes on the street" to the streetscapes and plaza spaces below.

KEY LEGEND

A CLARKE STREET RETAIL FRONTAGE

1. BOULEVARD PLANTING AND STREET TREES
2. STREET PARKING 'HOUSE-WALKS' AND BANDING
3. SIDEWALK PAVING (SCORED CONCRETE)
4. FEATURE LOBBY ENTRY PAVING

B KYLE STREET FRONTAGE

5. SIDEWALK WITH COLOURED CONCRETE BANDING
6. PLANTED BOULEVARD
7. NEW STREET TREES

C SPRING STREET FRONTAGE ("HIGH STREET")

8. FEATURE PROMENADE PAVING WITH ACCENT BANDS
9. TREE GRATES AND NEW STREET TREES
10. MEWS GATEWAY WITH FEATURE PAVING AND BOLLARDS

D CENTRAL MEWS COURTYARD

11. STAGE/DECK WITH PUBLIC ART - PUBLIC NODE
12. PERENNIAL BED WITH BENCH SEATING AND MOVEABLE TABLES
13. FEATURE TREE WITH SEAT DECK FOR SEATING AND TABLES
14. PP RUBBER SURFACE PLAYGROUND
15. LOADING AREA / FOUR SQUARE PLAY WITH REMOVABLE BOLLARDS
16. FEATURE MEWS UNIT PAVING

E P.BURNS & CO. BUTCHER SHOP HERITAGE BOSQUE

17. FEATURE PAVING WITH HERITAGE THEMATICS
18. FLOWERING TREE BOSQUE WITH CAFE-STYLE TABLES
19. INTERPRETIVE SIGNAGE / STORYTELLING

F QUEENS STREET RETAIL FRONTAGE

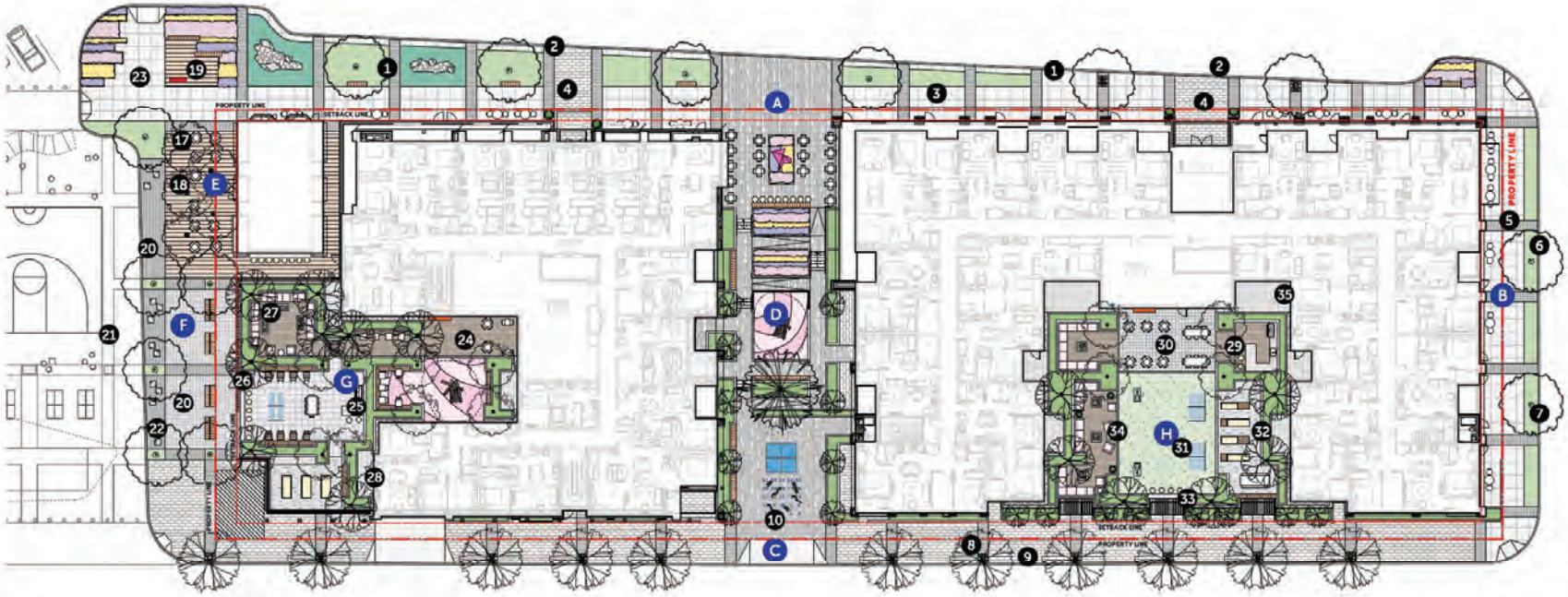
20. STREET TREES WITH SEATING
21. QUEEN STREET PLAZA-THEMED PAVING
22. PERIMETER BENCHES
23. CORNER FEATURE PERENNIAL PLANTING, SEATING AND SIGNAGE

G WEST BUILDING AMENITY

24. ENTRY COURT
25. BBQ AND OUTDOOR DINING AREA
26. LOOKOUT BAR TABLES & CHAIRS TO QUEEN STREET PLAZA
27. LOUNGE AREA WITH FIRE PITS
28. PRIVATE PATIOS AND PAIVACY SCREEN PLANTERS

H EAST BUILDING AMENITY

29. BBQ AND OUTDOOR DINING AREA
30. LOUNGE AREA WITH MOVABLE TABLES AND CHAIRS
31. FLEX LAWN WITH TABLE TENNIS
32. URBAN AGRICULTURAL PLANTERS
33. LOOKOUT BAR TABLE OVER SPRING STREET PROMENANDE
34. LOUNGE AREA WITH FIRE PITS
35. PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS



1 OVERALL LANDSCAPE PLAN
Scale: 1:200

0 5 10 15 m

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LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	22-08-25

Project Info

2425

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

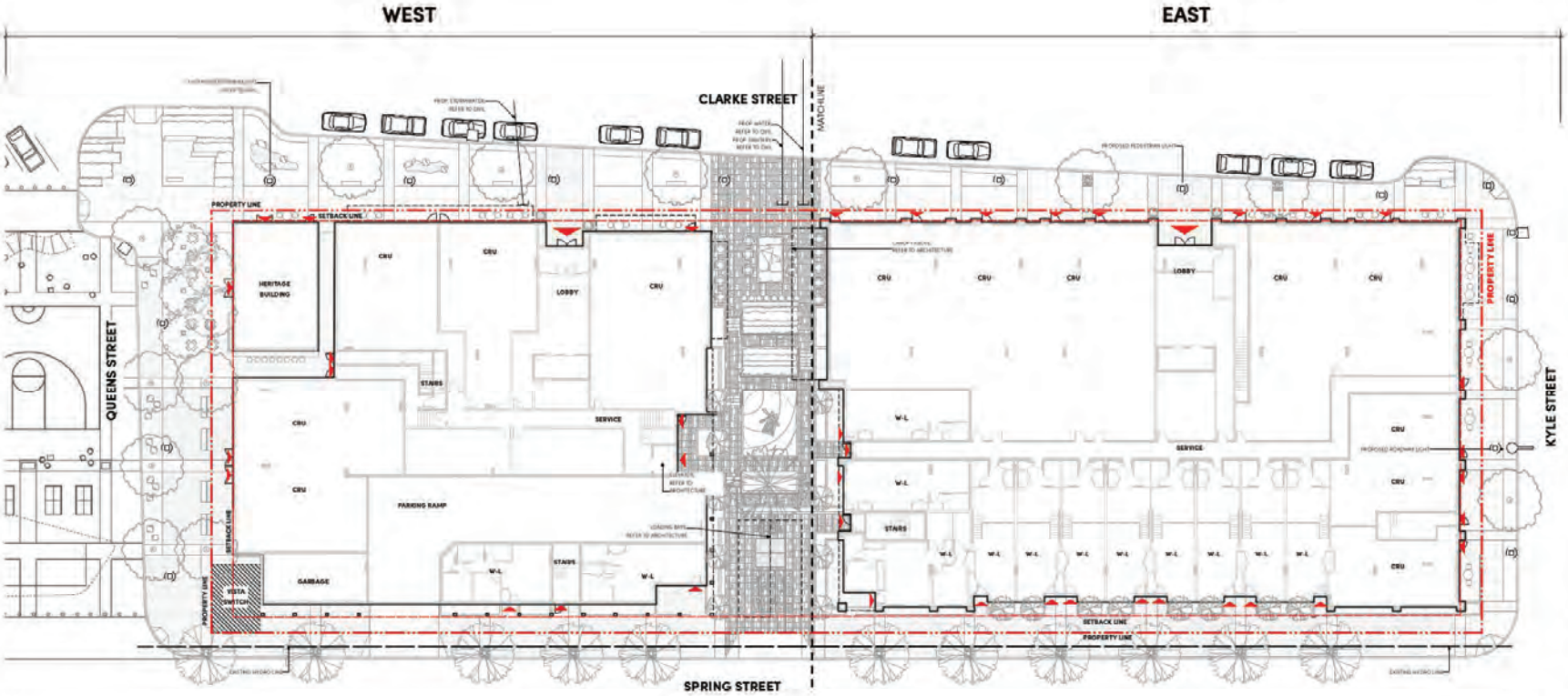
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

OVERALL LANDSCAPE PLAN

L0.3

Rev. 0



1 GROUND LEVEL LANDSCAPE KEY PLAN
Scale: 1:200

0 5 10 15 m

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Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued For Development Permit	22-08-23

Project Info

2325

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Westpointe Communities

Architect
GBL Architects

Landscape Architect
LOCI Landscape Architecture & Urban Design

Drawn By: JJ
Checked By: Checked

GROUND LEVEL LANDSCAPE KEY PLAN

L0.4

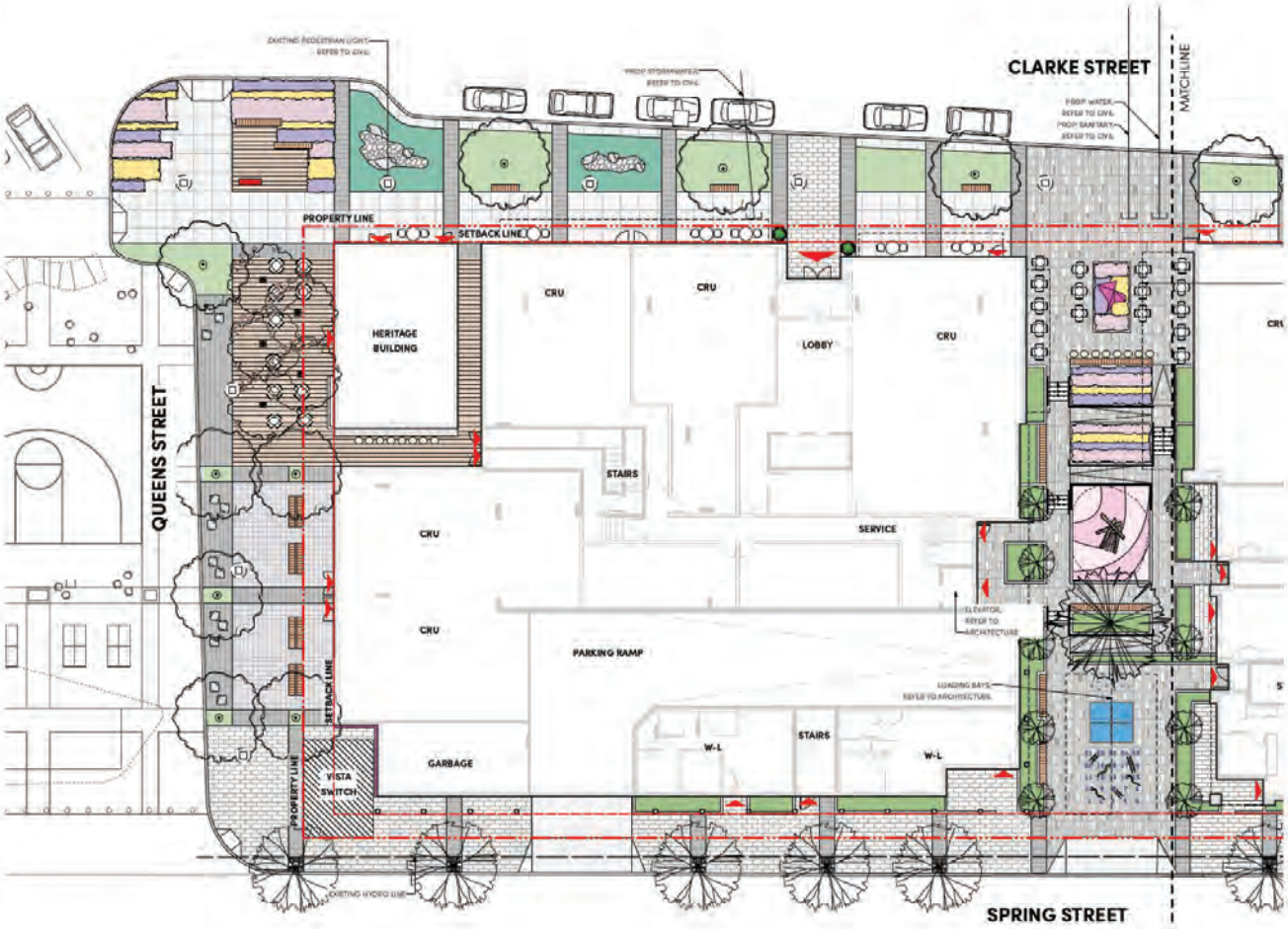
Rev. 0

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 - GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	**PAVING TYPE 1: PAVING SLABS** Concrete Paving Slabs, Broadway Plank Vehicular Rated, 24" x 12" x 4"	1 L5.0, 2 L5.0
	P2	**PAVING TYPE 2: FEATURE PAVING** TechoBloc Blu 80 Polished Commercial, or approved alternative, Size Varies	3 L5.0, 4 L5.0
	P3	**PAVING TYPE 3: CONCRETE SIDEWALK** CIP Concrete as per City of Port Moody Standards	5 L5.0, 6 L5.0
	P4	**PAVING TYPE 4: CONCRETE BANDING** Scored Concrete Banding, Charcoal Coloured	5 L5.0, 6 L5.0
	P5	**PAVING TYPE 5: FAUX WOOD PAVERS** Belgard Noon Pavers, Honey Colour, Or Approved Alternative	1 L5.1, 2 L5.1
	P6	**PAVING TYPE 6: CONCRETE UNIT PAVERS** Pre-Cast Concrete Unit Pavers 18" x 18" x 2"	3 L5.1, 5 L5.1
	P7	**PAVING TYPE 7: PLAYGROUND SURFACE** RIP Rubber Play Surface, By Landsafe or Approved Alternative	
	P8	**PAVING TYPE 8: PRIVATE PATIO PAVERS** Porcelain Pavers, Shale Grey 12" x 12"	
	L1	**PLANTING TYPE 1: BOULEVARD PLANTING** 24" Min. Soil Depth for Shrubs, 36" for Trees	3 L5.4, 1 L5.4
	L2	**PLANTING TYPE 2: FEATURE PLANTING** Feature Planting Bed 24" Min. Soil Depth	5 L5.4, 1 L5.4
	L3	**PLANTING TYPE 3: RAIN GARDEN** 24" Min. Soil Depth for Shrubs, 36" for Trees	
	L4	**PLANTING TYPE 4: RAISED PLANTER** Min. 24" Soil Depth for Shrubs Min. 36" Soil Depth for Trees	6 L5.4
	S1	**SEATING TYPE 1: BENCH** Wood Top Bench Product TBD	1 L5.3
	S2	**SEATING TYPE 2: MOVABLE TABLES AND CHAIRS** By Owner	
		FEATURE ENTRY SIGNAGE Concrete Base with Architectural Finish	
		TREE GRATE Inset Metal Tree Grate, Product TBD	
		MOVABLE PLANTER POTS By Owner	
		PUBLIC ART Sculpture and Mural By Owner	
		PLAYGROUND FEATURE By Owner	
		FOURSQUARE/SNAKES AND LADDERS By Owner	
		SOIL CELL AREA BELOW Min. Depth 914mm	
		PEDESTRIAN LIGHT Refer to Civil	



1 GROUND LEVEL MATERIALS AND LAYOUT PLAN - WEST
Scale: 1:150

0 5 10 15 m

KEY PLAN

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	7-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	01-08-25

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client

Placemaker

Commercial Lead

Architect

DEL Architects

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By: JD

Checked By: Checked

GROUND LEVEL MATERIALS + LAYOUT PLAN-WEST

L1.0

Rev. 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.
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MATERIALS LEGEND - GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
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	P6	**PAVING TYPE 6: CONCRETE UNIT PAVERS** Pre-Cast Concrete Unit Pavers 18" x 18" x 2"	3/L5.1 5/L5.1
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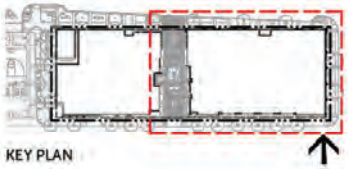
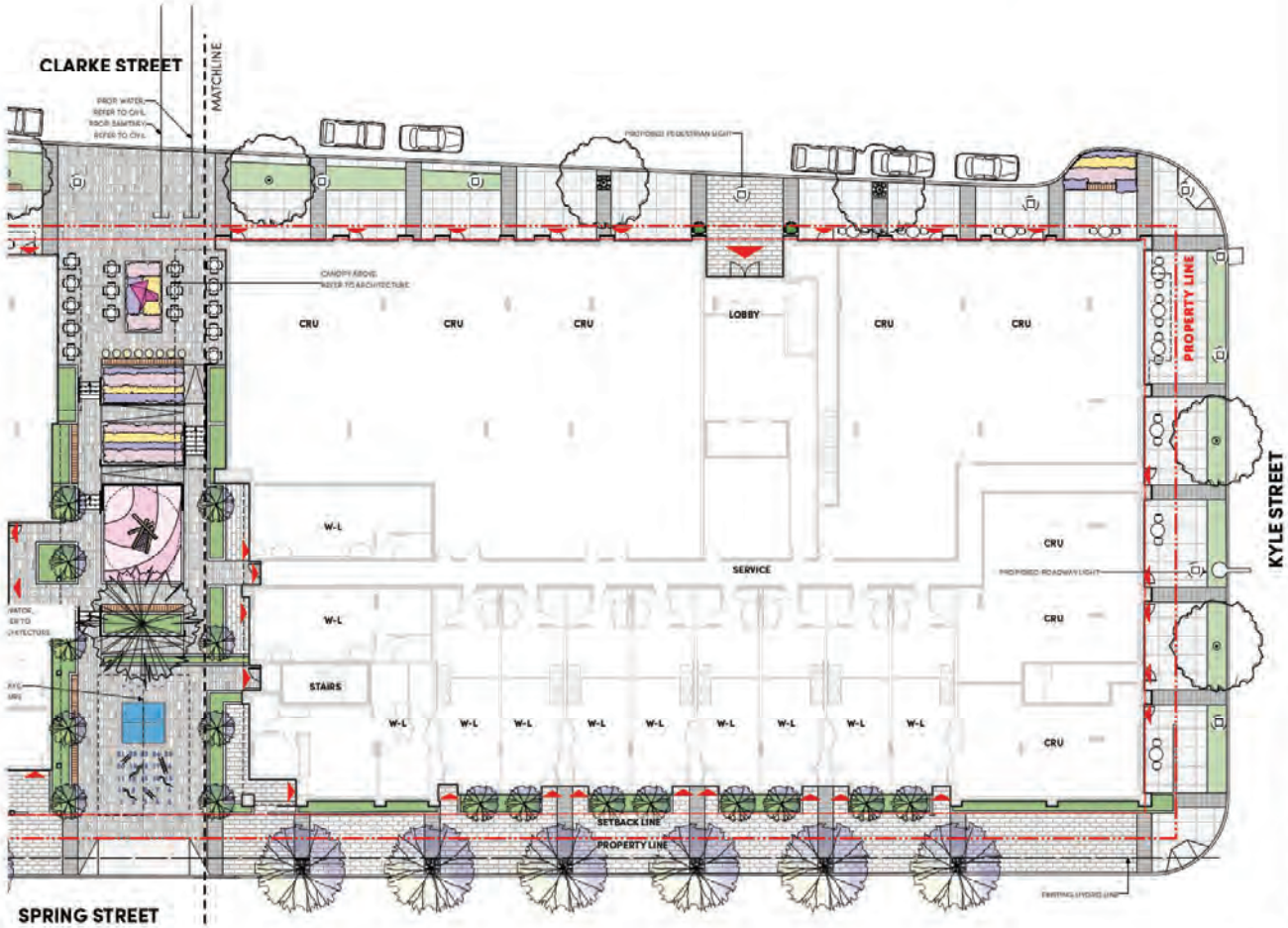
		MOVABLE PLANTER POTS By Owner	
		PUBLIC ART Sculpture and Mural By Owner	
		PLAYGROUND FEATURE By Owner	
		FOURSQUARE/SNAKES AND LADDERS By Owner	
		SOIL CELL AREA BELOW Min. Depth 914mm	
		PEDESTRIAN LIGHT Refer to Civil	





1 GROUND LEVEL MATERIALS AND LAYOUT PLAN - EAST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	7-08-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	01-08-25

Project Info
2425
Kyle and Clarke
Mixed-Use Development

Project Team
Client
Placemaker
Commercial Inc.
Architect
DEL Architects
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL
MATERIALS + LAYOUT
PLAN - EAST

L1.1

Rev. A 14-08-24

GENERAL GRADING NOTES:

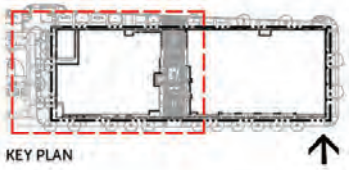
1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE 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 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.

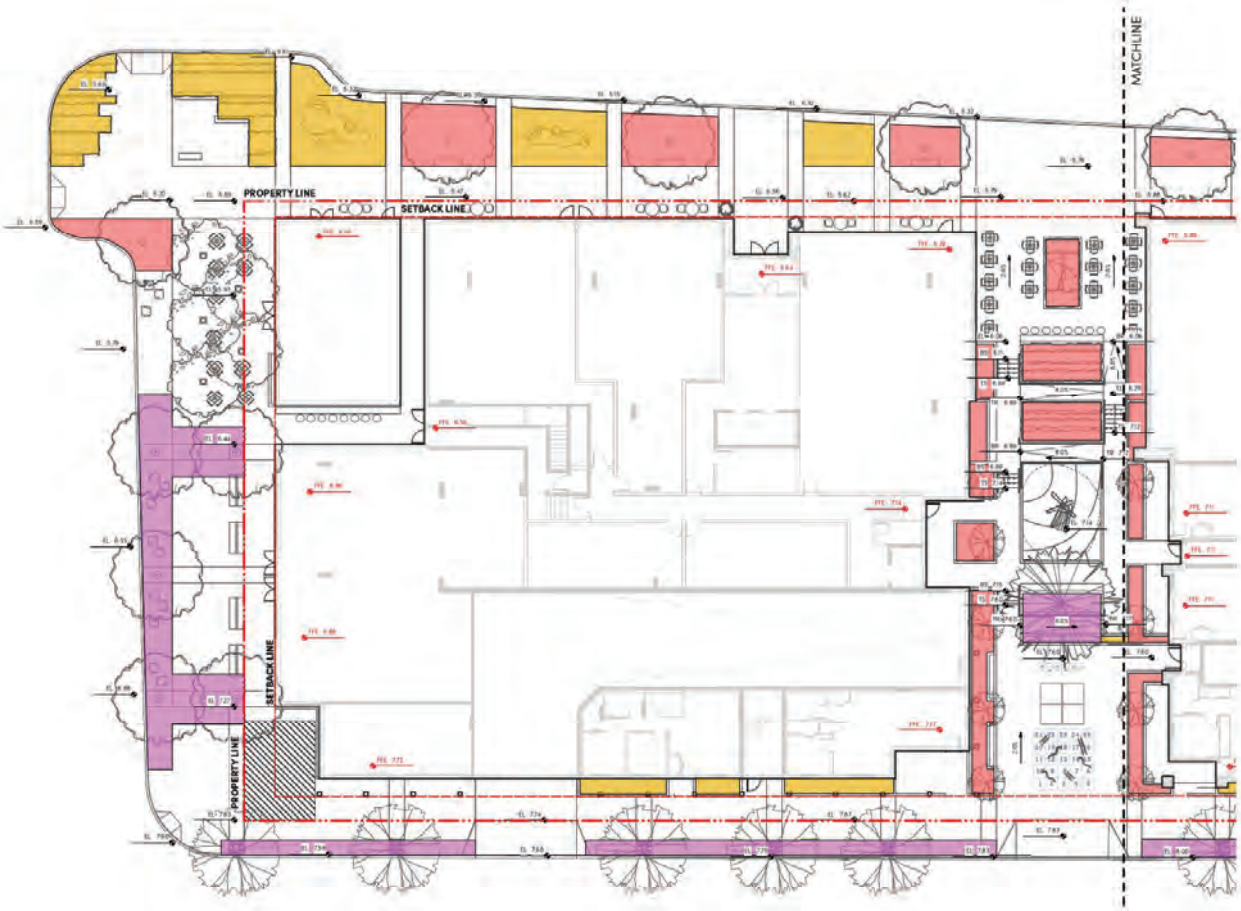
GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0.00	FINISHED FLOOR ELEVATIONS BY ARCHITECTURE
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

PLANTING DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING DEPTH Min. 50mm Mulch, Min. 610mm Growing Medium, Min. 100mm Drainage
	TREE PLANTING DEPTH Min. 50mm Mulch, Min. 914mm Growing Medium, Min. 100mm Drainage
	SOIL CELL AREA Min. 914mm Growing Medium Below Paving and Base Layers.





1 GROUND LEVEL GRADING PLAN - WEST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE / URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-14
D	Issued For Development Permit	23-09-29

Project Info

2325

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL GRADING PLAN - WEST

L1.2

Rev. 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.
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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.
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GRADING LEGEND

SYMBOL	DESCRIPTION
FFE 0.00	FINISHED FLOOR ELEVATIONS BY ARCHITECTURE
EL 0.00	PROPOSED ELEVATION
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TF 0.00	TOP OF FENCE ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

PLANTING DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING DEPTH Min. 50mm Mulch, Min. 610mm Growing Medium, Min. 100mm Drainage
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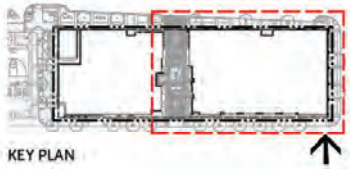
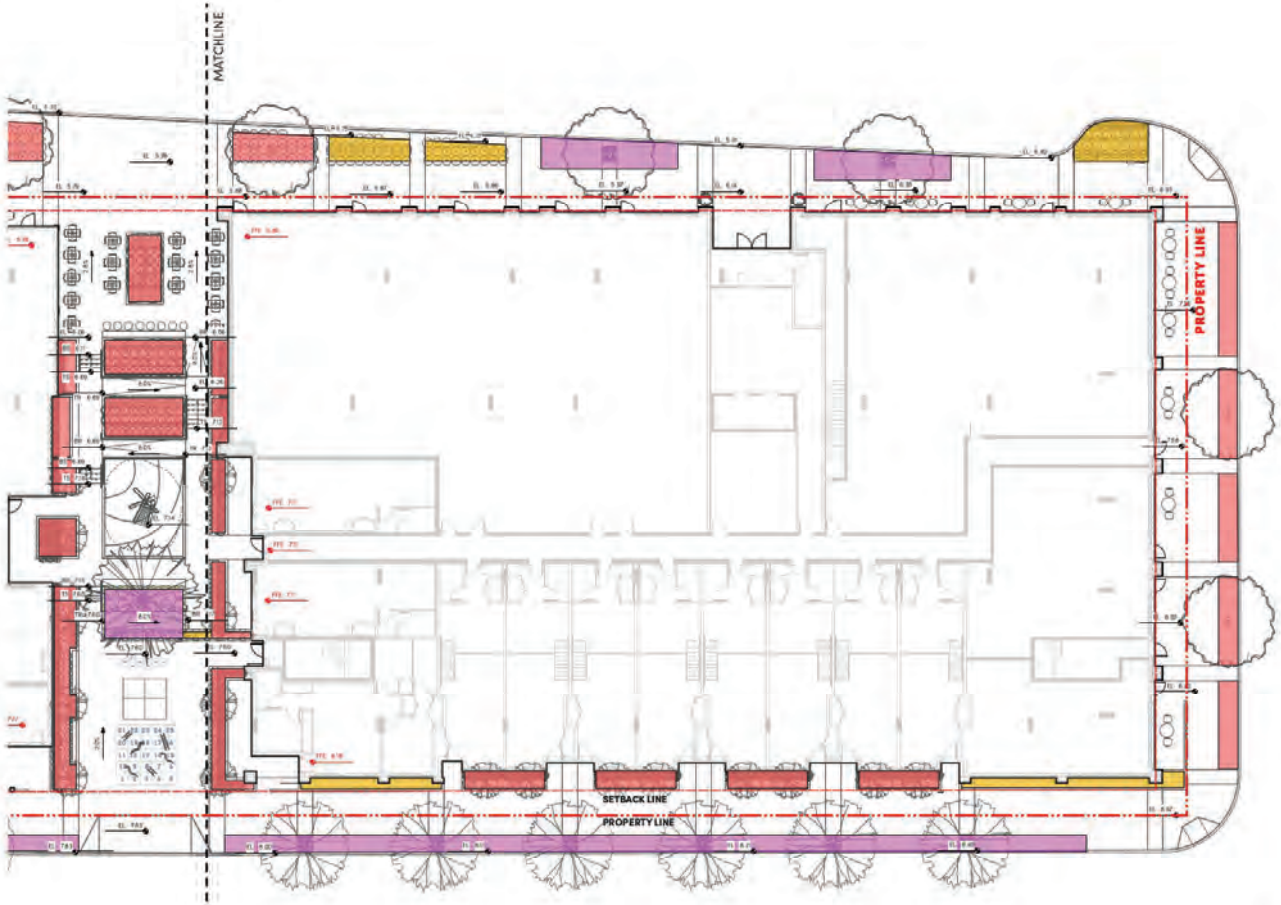


KEY PLAN



1 GROUND LEVEL GRADING PLAN - EAST
Scale: 1:150

0 5 10 15 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	22-08-25

Project Info

2325

Kyle and Clarke

Mixed-Use Development

Project Team

Client

Placemaker

Communities

Architect

DIALlechitecture

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By: JD

Checked By: Checked

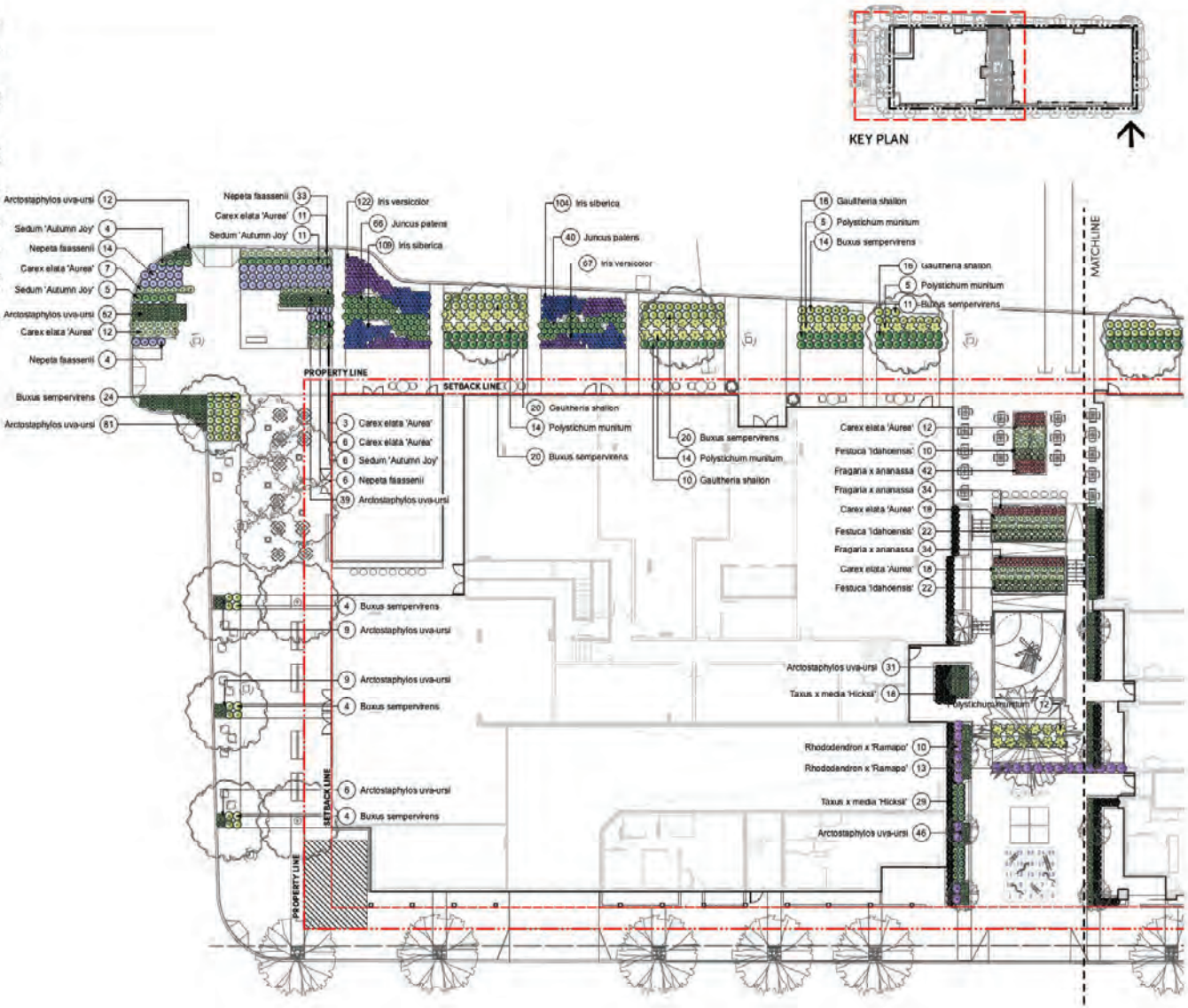
GROUND LEVEL GRADING PLAN - EAST

L1.3

Rev. A

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 PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 GROUND LEVEL PLANTING PLAN- WEST
Scale: 1:150

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	[illegible]
C	Issued for Development Permit	[illegible]
D	Issued for Development Permit	[illegible]

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL PLANTING PLAN - WEST

L1.4

Rev. 0

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.
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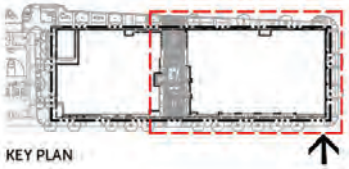
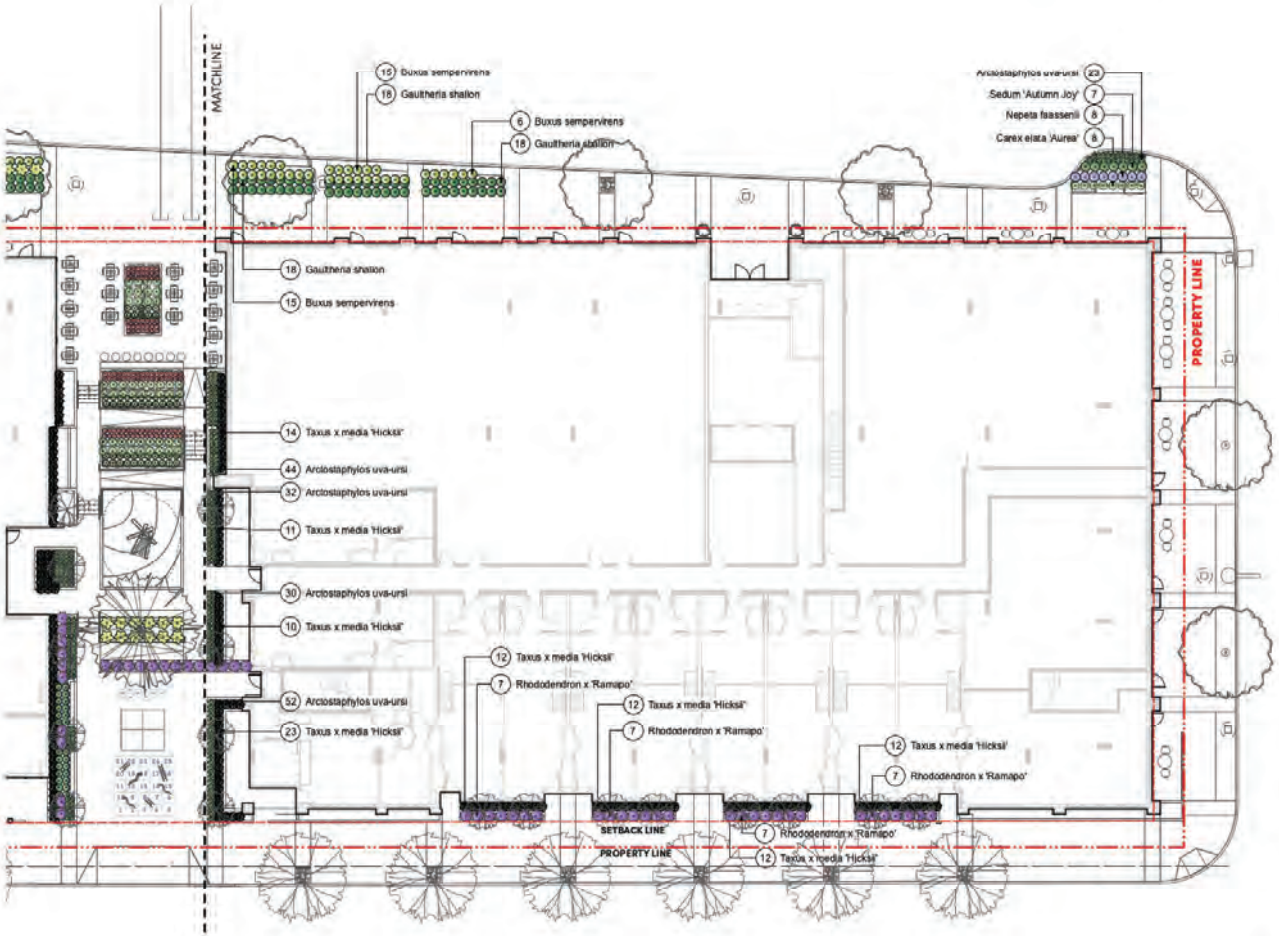


KEY PLAN



1 GROUND LEVEL PLANTING PLAN - EAST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	7-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	22-08-25

Project Info

2325

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL PLANTING PLAN - EAST

L1.5

Rev. A

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
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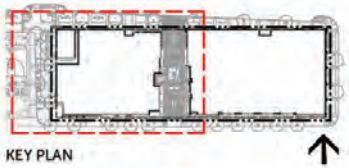
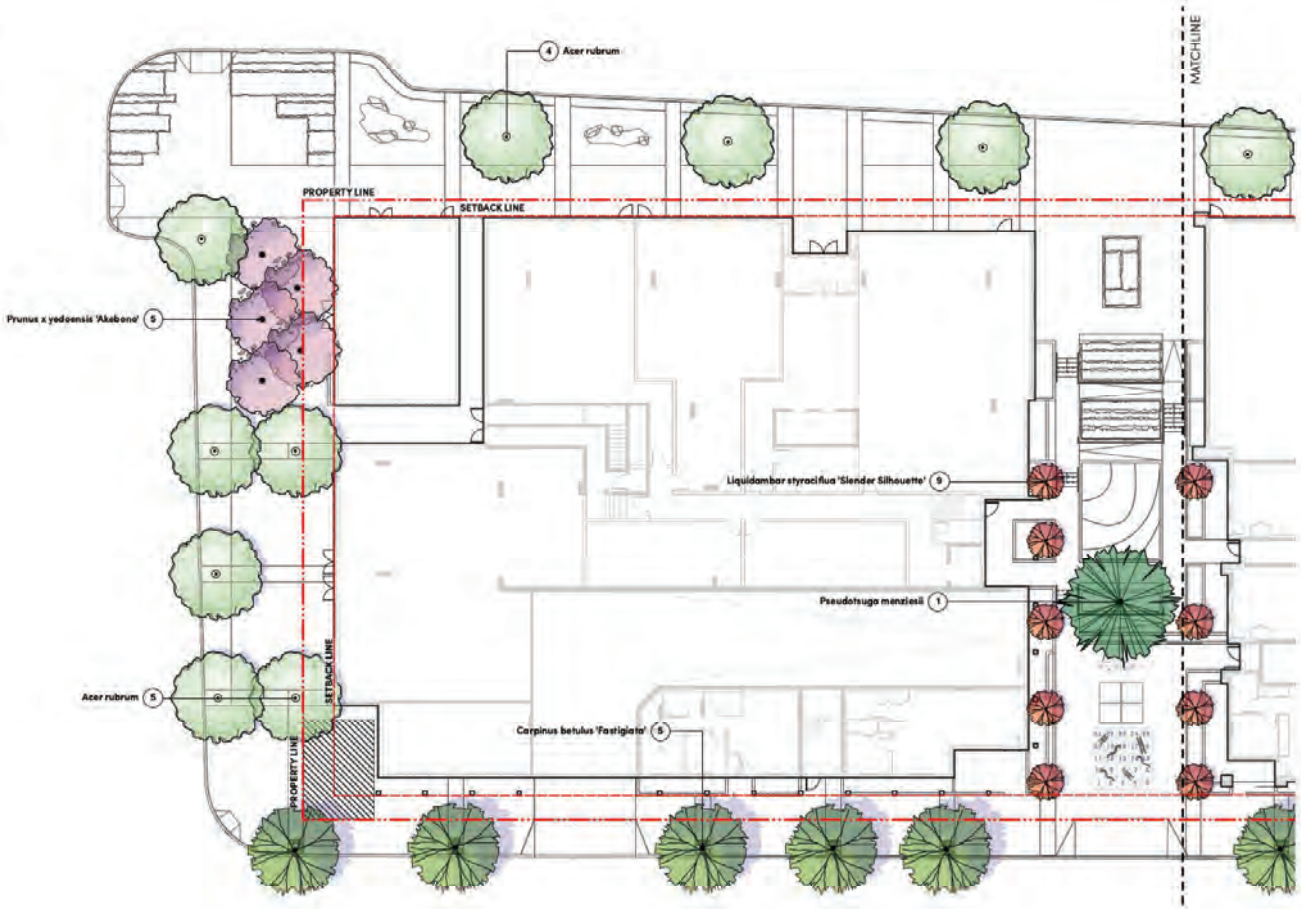
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION





1 GROUND LEVEL TREE PLANTING PLAN - WEST
Scale: 1:150

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	03-09-25

Project Info

21075

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL TREE PLANTING PLAN - WEST

L1.6

Rev. 0

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
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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.
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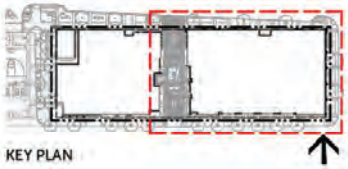
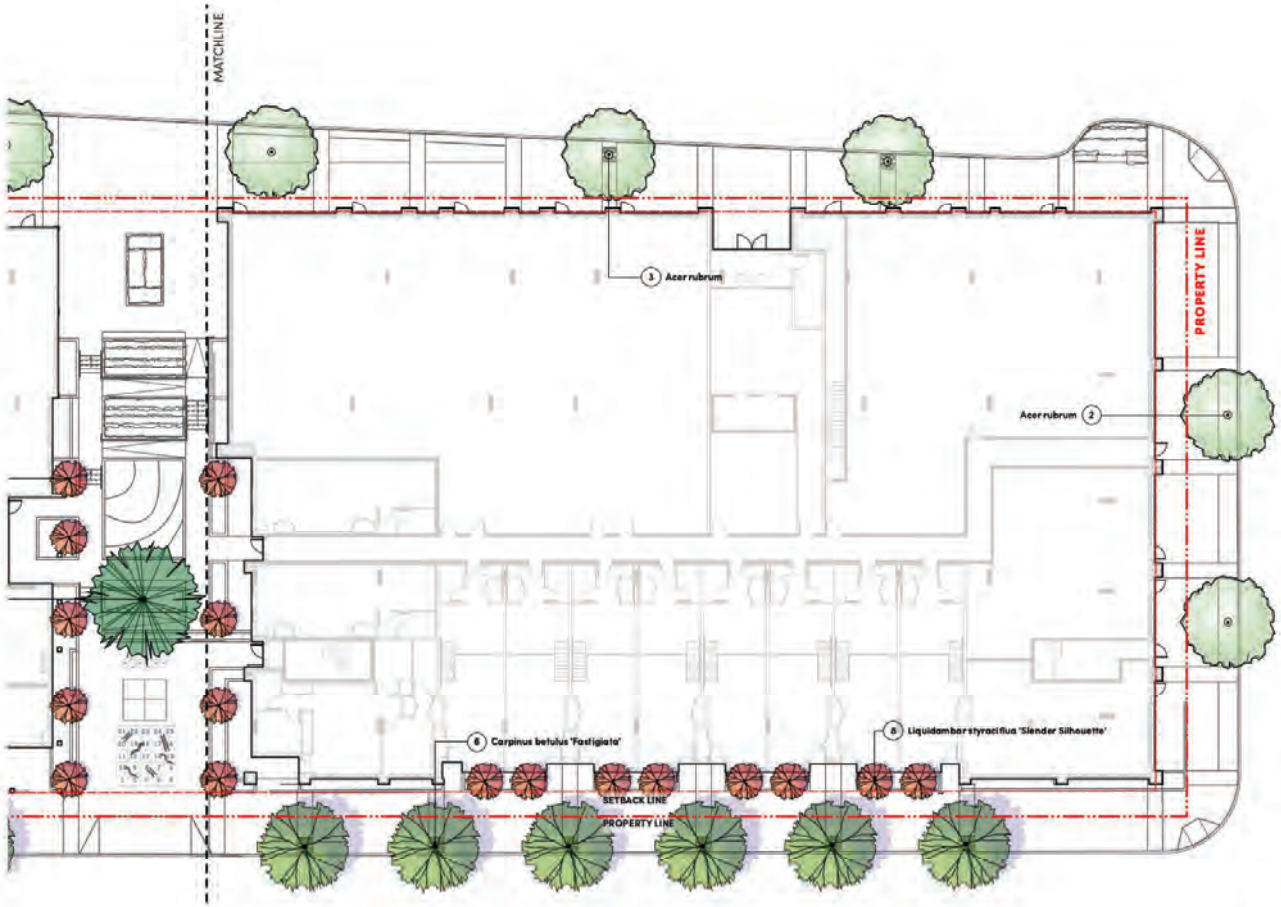


KEY PLAN



1 GROUND LEVEL TREE PLANTING PLAN - EAST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	03-09-25

Project Info

2325

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL TREE PLANTING PLAN - EAST

L1.7

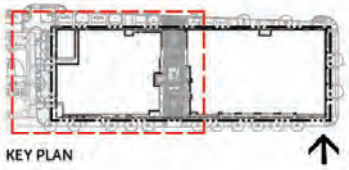
Rev. 0

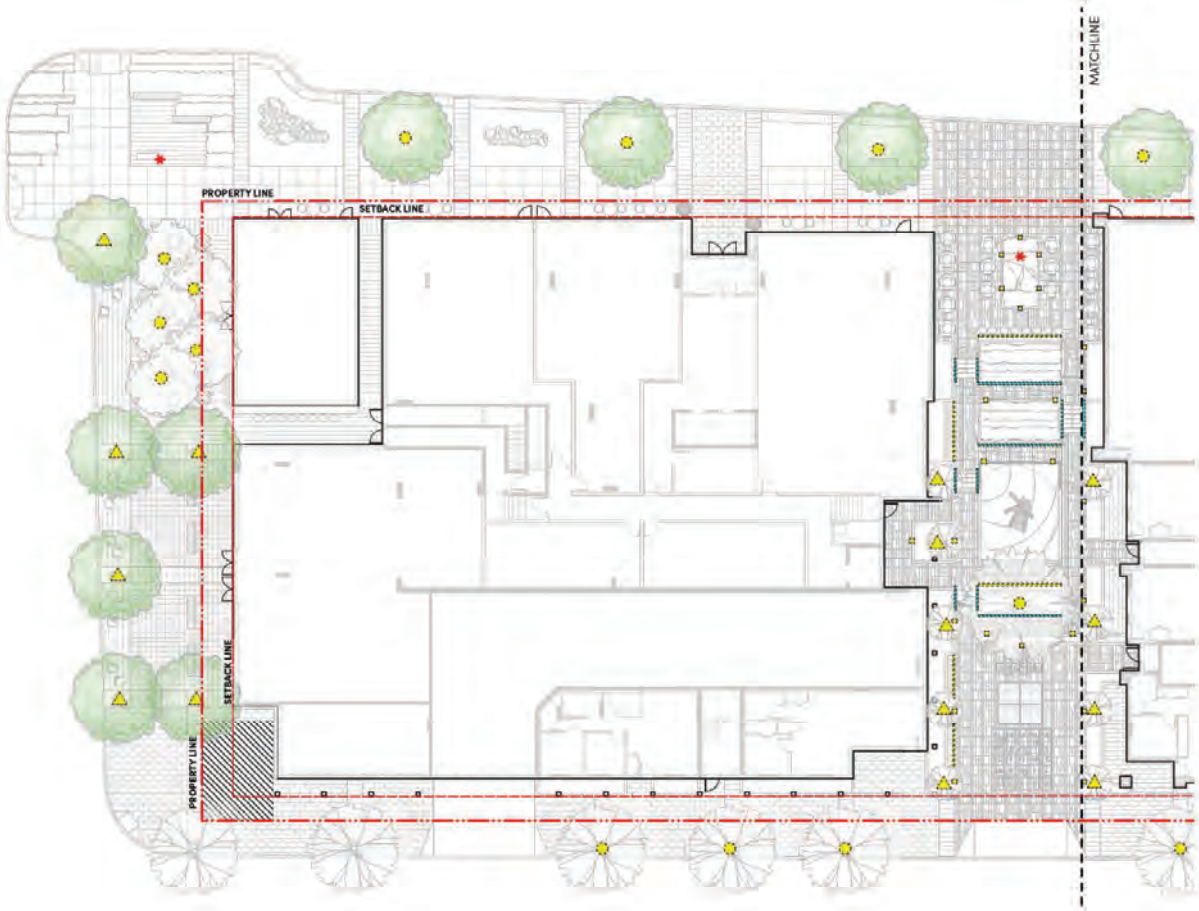
LIGHTING LEGEND

SYMBOL	DESCRIPTION
TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall - White Tempered Glass #22 052 by Bego Lighting or Approved Equivalent
TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light - Black Denali Flood Light by BK Lighting or Approved Equivalent
TYPE 3	**LIGHT TYPE 3: STRING LIGHT** LED Twinkle Lights Product TBD
TYPE 4	**LIGHT TYPE 4: LED STRIP** Mounted Underneath Seatwall Overhang Orion Bell Beam Spread LED by Bruck or Approved Equivalent
TYPE 5	**LIGHT TYPE 5: HANDRAIL LED STRIP** Mounted In Handrail Above Steps and Ramps Wagner Architectural - Lumenrail or Approved Alternative
*	**STUBOUT LOCATION** Refer to Electrical

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 LUMINAIRES.
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 DRIPLINE 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.





1 GROUND LEVEL LIGHTING PLAN - WEST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE / URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	2-08-24
C	Issued for Development Permit	23-07-14
D	Issued For Development Permit	23-08-25

Project Info

2325

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Commercial Rez

Architect
DBL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

GROUND LEVEL LIGHTING PLAN - WEST

L1.8

Rev. 0 10/08/25

LIGHTING LEGEND

SYMBOL	DESCRIPTION
TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall - White Tempered Glass #22 052 by Bega Lighting or Approved Equivalent
TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light - Black Denali Flood Light by BK Lighting or Approved Equivalent
TYPE 3	**LIGHT TYPE 3: STRING LIGHT** LED Twinkle Lights Product TBD
TYPE 4	**LIGHT TYPE 4: LED STRIP** Mounted Underneath Seatwall Overhang Orion Bell Beam Spread LED by Bruck or Approved Equivalent
TYPE 5	**LIGHT TYPE 5: HANDRAIL LED STRIP** Mounted in Handrail Above Steps and Ramps Wagner Architectural - Lumenrail or Approved Alternative
*	**STUBOUT LOCATION** Refer to Electrical

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 LUMINAIRES.
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 DRIPLINE 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.
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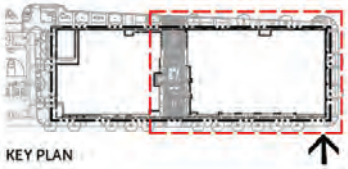
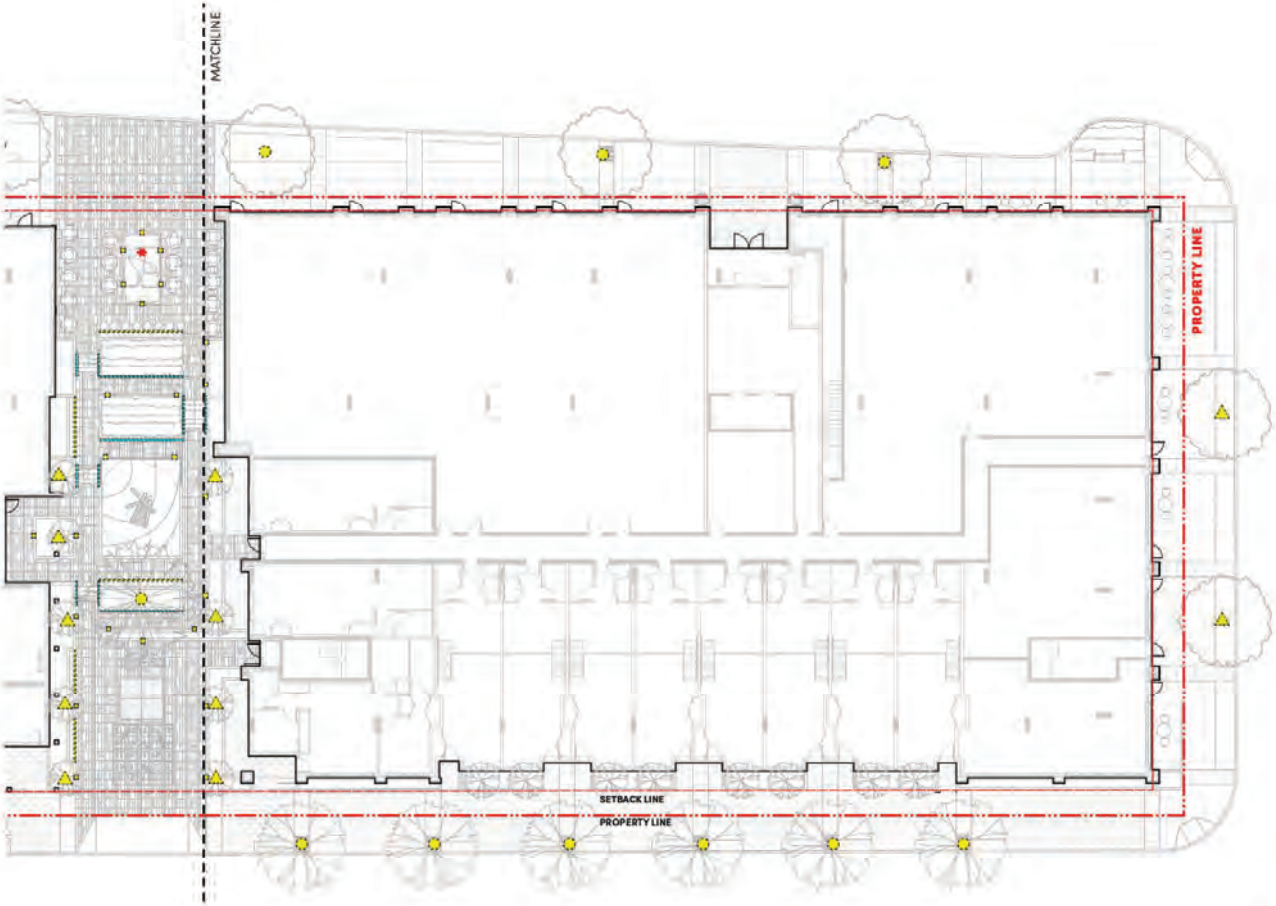
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.





1 GROUND LEVEL LIGHTING PLAN - EAST
Scale: 1:150

0 5 10 15 m

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-14
D	Issued For Development Permit	23-09-25

Project Info

2025

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

GROUND LEVEL LIGHTING PLAN - EAST

L1.9

Rev. A

HERITAGE BUILDING NODE & QUEENS STREET RETAIL FRONTAGE

TREE BOSQUE WITH PUBLIC SEATING

PUBLIC SEATING OPPORTUNITIES

INTERPRETATIVE/WAYFINDING SIGNAGE

CAFE-STYLE TABLES AND CHAIRS

CLARKE & KYLE STREETS RETAIL FRONTAGE

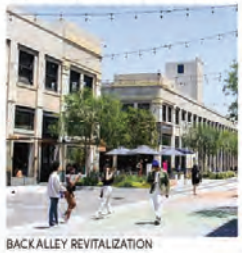
PEDESTRIAN-FRIENDLY DESIGN

CAFE SEATING WITH RAISED PLANTERS

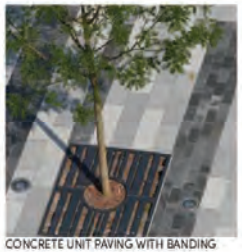
SCORED CONCRETE WITH BANDING

BOULEVARD PLANTING & STREET TREES

SPRING STREET PROMENADE


BACK ALLEY REVITALIZATION

DAY AND NIGHT MARKET OPPORTUNITIES


CONCRETE UNIT PAVING WITH BANDING

BOLLARDS FOR PEDESTRIAN SAFETY

PEDESTRIAN MEWS

PLAYGROUND EQUIPMENT

PUBLIC ART

CAFE-STYLE TABLES AND CHAIRS

FEATURE MEWS PAVING

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued For Development Permit	22-08-29

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client

Placemaker

Communities

Architect

DIALL Architects

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

GROUND LEVEL PRECEDENT IMAGES

L1.10

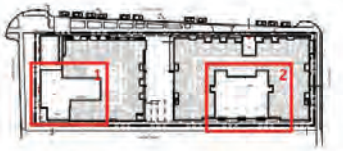
Rev. A

GENERAL LAYOUT + MATERIALS NOTES:

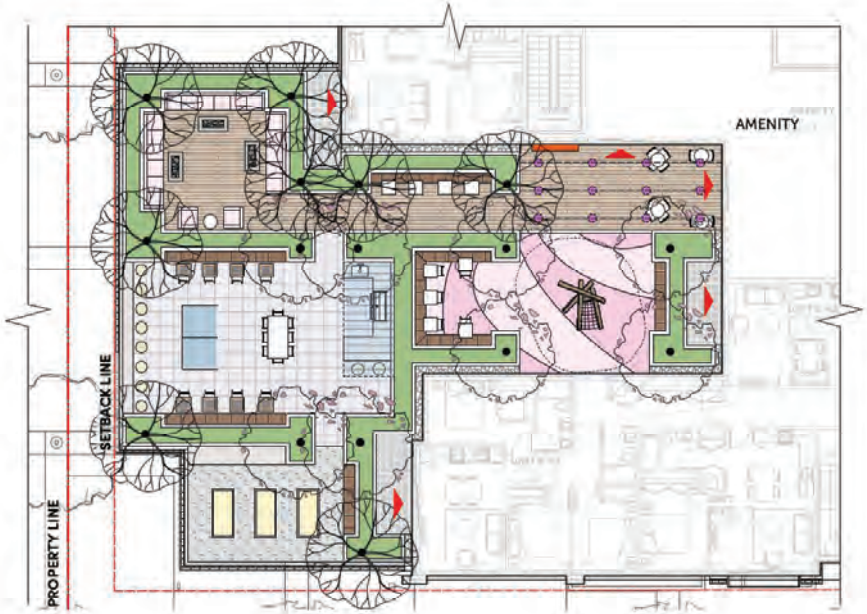
1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE 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 - LEVEL 2

SYMBOL	KEY	DESCRIPTION	DETAIL
	P5	**PAVING TYPE 5: FAUX WOOD DECK** Neon Porcelain Paver by Belgard 8" x 48" x 3/4"	2 / L5.1
	P6	**PAVING TYPE 6: CONCRETE UNIT PAVERS** Pre-Cast Concrete Unit Pavers 18" x 18" x 1"	5 / L5.1 5 / L5.1
	P7	**PAVING TYPE 7: PLAYGROUND SURFACE** PIP Rubber Play Surfacing By Playsafe or Approved Alternative	6 / L5.1
	P8	**PAVING TYPE 8: PATIO UNIT PAVERS** Porcelain Pavers, Shale Grey 12" x 12"	1 / L5.2
	P9	**PAVING TYPE 10: CRUSH GRAVEL** 2mm Gravel Fines/Crush	2 / L5.2
		ARTIFICIAL TURF Artificial Turf By Forever Lawn or Approved Alternative	3 / L5.2
	L4	**PLANTING TYPE 4: RAISED PLANTER** Min. 24" Soil Depth for Shrubs, 36" Min. Soil Depth for Trees	6 / L5.2
	L5	**PLANTING TYPE 5: URBAN AGRICULTURE PLANTER** Raised Metal Planter, Min 24" Soil Depth	
	S2	**SEATING TYPE 2: MOVABLE TABLES AND CHAIRS** By Owner	
	S3	**SEATING TYPE 3: COUCHES AND FIREPITS** By Owner	
	S4	**SEATING TYPE 4: BAR STOOL SEATING** By Owner	
		TABLE TENNIS Ping Pong Table by Sanderson Concrete	
		BBQ AND SINK By Owner	
		OVERHEAD CANOPY Product TBD/By Arch.	
		COMMUNITY BOARD By Owner	
		CATENARY LIGHTING By Owner	

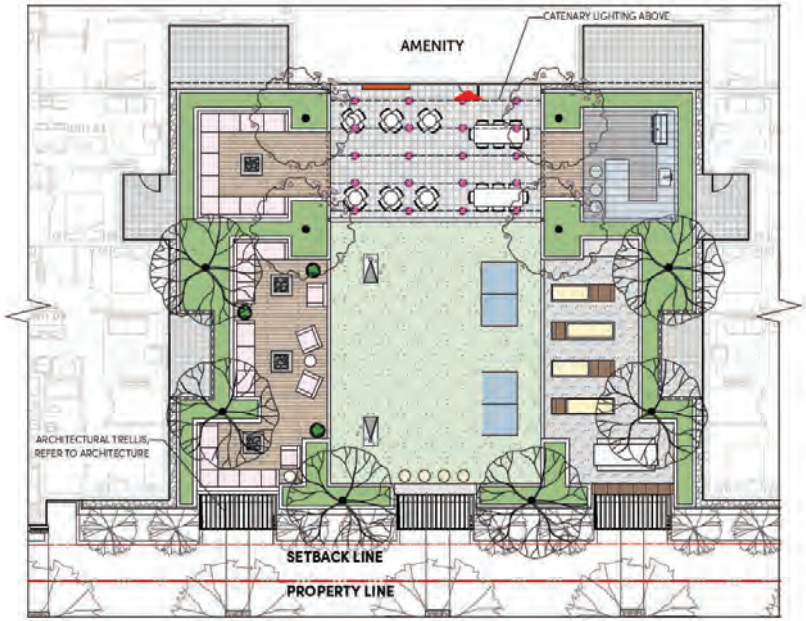


KEY PLAN



1 LEVEL 2 MATERIALS PLAN - RENTAL
Scale: 1:100

0 5 10 m



2 LEVEL 2 MATERIALS PLAN - MARKET
Scale: 1:100

0 5 10 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	[illegible]
C	Issued for Development Permit	[illegible]
D	Issued for Development Permit	[illegible]

Project Info

2325

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALL Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

LEVEL 2 MATERIALS + LAYOUT PLAN

L2.0

Rev. A [illegible]

GENERAL GRADING NOTES:

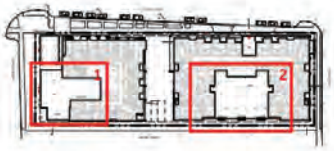
1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE 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 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 - LEVEL 2

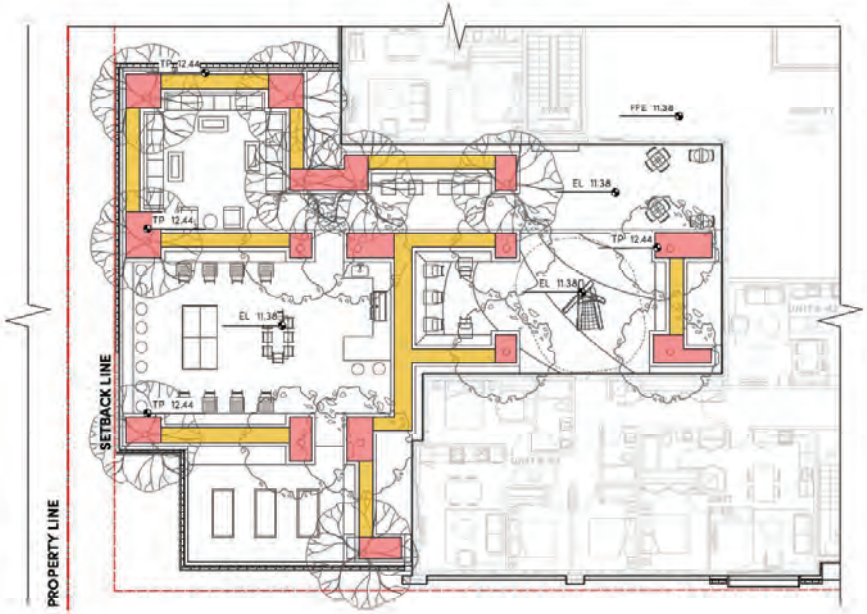
SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TB 0.00	TOP OF BENCH ELEVATION

PLANTING DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING DEPTH Min. 50mm Mulch, Min. 610mm Growing Medium, Min. 100mm Drainage
	TREE PLANTING DEPTH Min. 50mm Mulch, Min. 914mm Growing Medium, Min. 100mm Drainage



KEY PLAN



1 LEVEL 2 GRADING PLAN - RENTAL
Scale: 1:100

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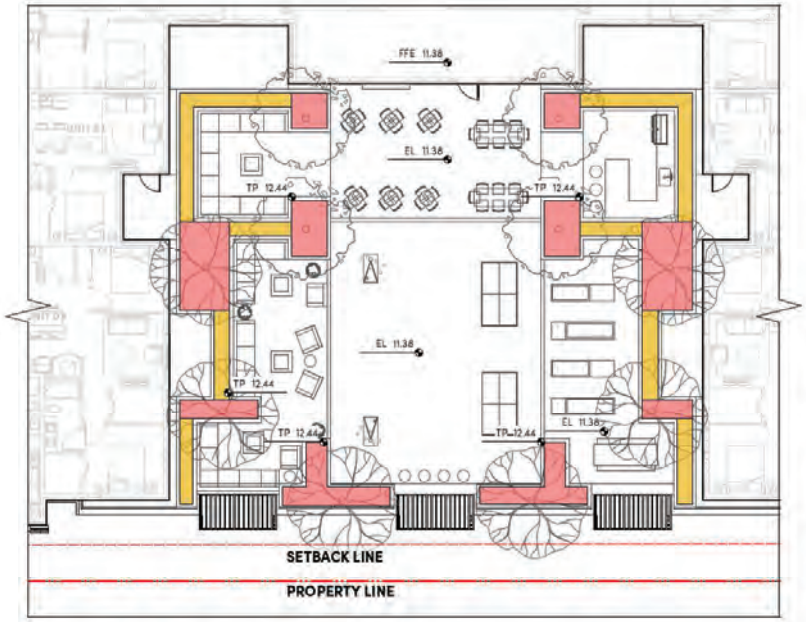


2 LEVEL 2 GRADING PLAN - MARKET
Scale: 1:100

0 5 10 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-24
D	Issued for Development Permit	22-08-22

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

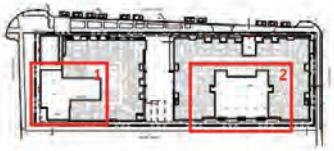
LEVEL 2 GRADING PLAN

L2.1

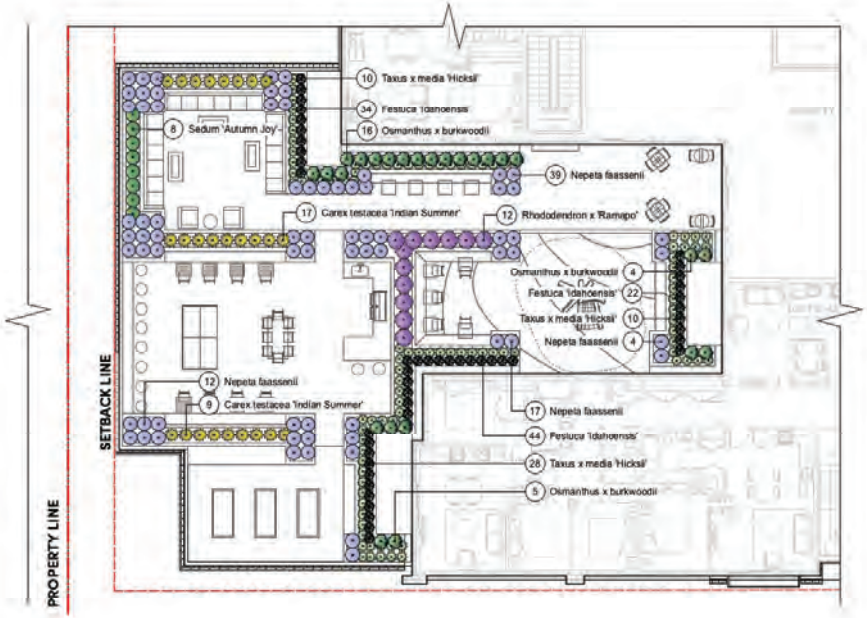
Rev. 0

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 PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

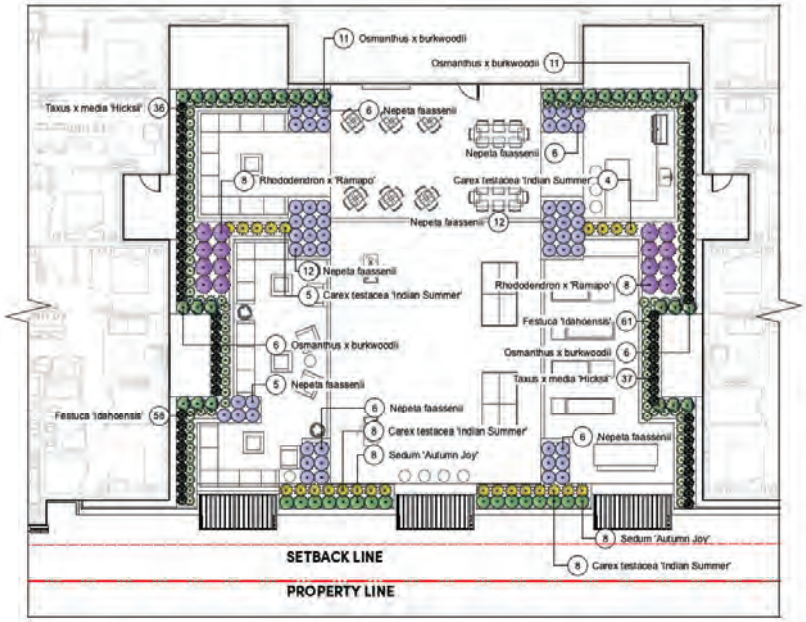


KEY PLAN



1 LEVEL 2 PLANTING PLAN - RENTAL
Scale: 1:100

0 5 10 m



2 LEVEL 2 PLANTING PLAN - MARKET
Scale: 1:100

0 5 10 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-06-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	05-08-25

Project Info

2425

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JD
Checked By: Checked

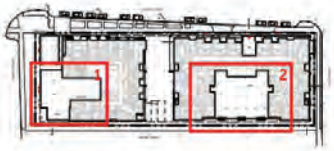
LEVEL 2 PLANTING PLAN

L2.2

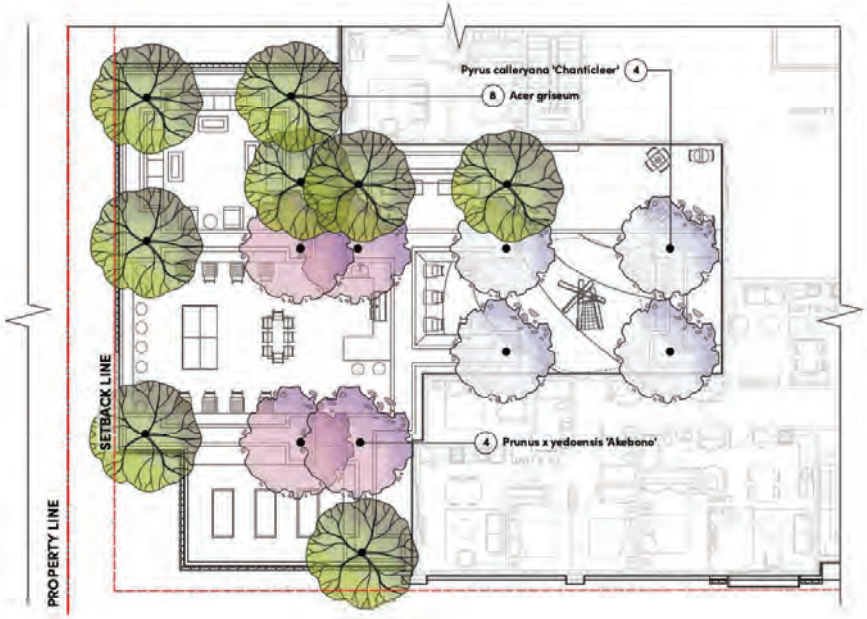
Rev. #

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 PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

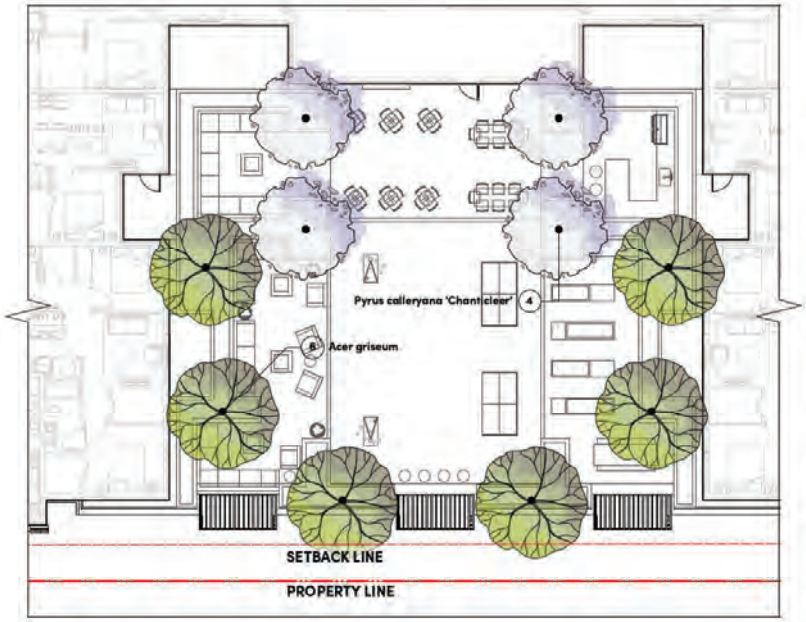


KEY PLAN



1 LEVEL 2 TREE PLANTING PLAN - RENTAL
Scale: 1:100

0 5 10 m



2 LEVEL 2 TREE PLANTING PLAN - MARKET
Scale: 1:100

0 5 10 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	7-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	03-08-25

Project Info

2325

Kyle and Clarke

Mixed-Use Development

Project Team

Client

Placemaker

Communities

Architect

DIALL Architecture

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By: JD

Checked By: Checked

LEVEL 2 TREE PLANTING PLAN

L2.3

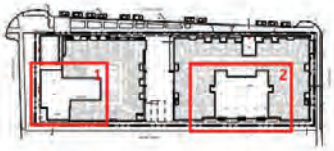
Rev. 0

LIGHTING LEGEND - LEVEL 2

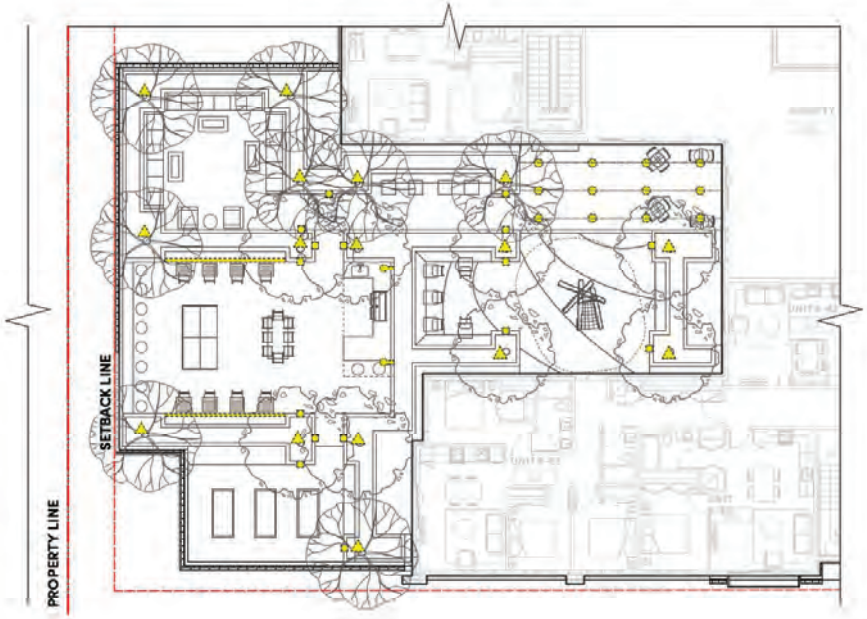
SYMBOL	DESCRIPTION
TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall - White Tempered Glass #22 052 by Bega Lighting or Approved Equivalent
TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light - Black Denali Flood Light by BK Lighting or Approved Equivalent
TYPE 3	**LIGHT TYPE 4: LED STRIP** Mounted Underneath Seatwall Overhang Orion Bell Beam Spread LED by Bruck or Approved Equivalen
TYPE 5	**LIGHT TYPE 5: WALL SCONCE** Surface Wall - Dual Narrow Beam #66 519 by Bega Lighting or Approved Equivalent

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 LUMINAIRES
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 DRIPLINE 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

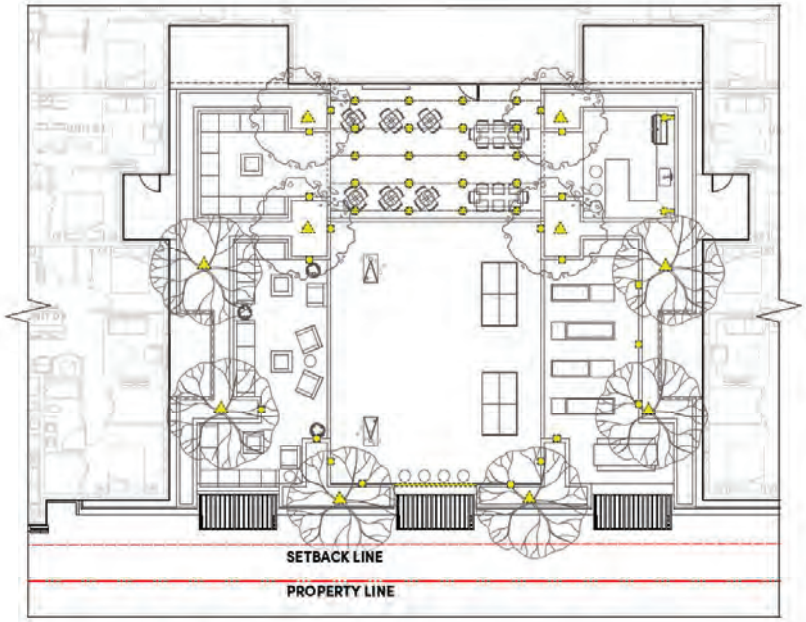


KEY PLAN



1 LEVEL 2 LIGHTING PLAN - RENTAL
Scale: 1:100

0 5 10 m



2 LEVEL 2 LIGHTING PLAN - MARKET
Scale: 1:100

0 5 10 m

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	03-09-25

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIALarchitects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By:	Checked By:
JD	Checked

LEVEL 2 LIGHTING PLAN

L2.4

Rev. 0

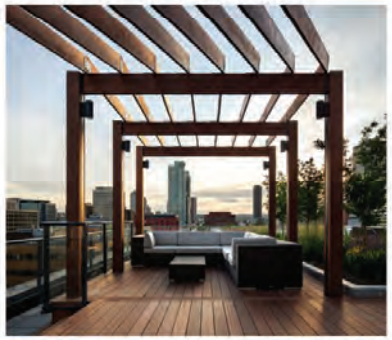
LEVEL 2 AMENITIES

FURNISHING AND FIREPIT

URBAN AGRICULTURE WITH INTEGRATED PLAY ELEMENTS

RAISED PLANTING BEDS WITH BENCH SEATING

BBQ AREA WITH RAISED PLANTERS AND FLEXIBLE LAWN SPACE



TRELLIS AND FAMILY-STYLED FURNISHING

RAISED PLANTERS WITH PRIVACY SCREENING

FLEXIBLE SEATING

PLAY ELEMENTS

MOVEABLE FURNITURE

BBQ AREA WITH SINK AND SEATING

HARVEST TABLE

CENTRAL FIREPIT AND FURNITURE

loci

LANDSCAPE ARCHITECTURE | URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued For Development Permit	22-08-25

Project Info

21075

Kyle and Clarke

Mixed-Use Development

Project Team

Client
Placemaker
Communitified

Architect
GBL Architects

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

LEVEL 2 PRECEDENT IMAGES

L2.5

Rev. A revision

OVERALL PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	14	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B
	14	Acer rubrum	Red Maple, Swamp Maple	10cm cal.	As Shown	B&B
	11	Carpinus betulus 'Fastigiata'	'Fastigiata' European Hornbeam	10cm cal.	As Shown	B&B
	17	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal.	As Shown	B&B
	9	Prunus x yedoensis 'Akebono'	Daybreak Cherry	5cm cal.	As Shown	B&B
	8	Pyrus calleryana 'Chanticleer'	Flowering Pear	7cm cal.	As Shown	B&B
CONIFERS:						
	1	Pseudotsuga menziesii	Douglas Fir	4m ht.	As Shown	B&B
SHRUBS:						
	137	Buxus sempervirens	Common Boxwood	#3 Pot	610mm o.c.	
	116	Gaultheria shallon	Salal	#1 Pot	610mm o.c.	
	68	Osmanthus x burkwoodii	Burkwood's Sweet Olive	#2 Pot	610mm o.c.	
	79	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#3 Pot	762mm o.c.	
	296	Taxus x media 'Hicksii'	Hick's Yew	#3 Pot	457mm o.c.	
	28	Vaccinium ovatum	Evergreen Huckleberry	#3 Pot	457mm o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	466	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	#1 Pot	305mm o.c.	
	95	Carex elata 'Aurea'	Bowles Golden Sedge	#2 pot	610mm o.c.	
	51	Carex festacea 'Indian Summer'	Prairie Fire Sedge	#2 pot	610mm o.c.	
	273	Festuca 'Idahoensis'	Idaho fescue	#1 pot	457mm o.c.	
	110	Fragaria x ananassa	Strawberry	#1 pot	305mm o.c.	
	213	Iris siberica	Siberian Iris	#1 Pot	305mm o.c.	
	189	Iris versicolor	Purple Iris	#1 Pot	305mm o.c.	
	106	Juncus patens	Soft Common Rush	#2 Pot	457mm o.c.	
	190	Nepeta faassenii	'Cat's Meow' Catmint	#1 Pot	610mm o.c.	
	57	Sedum 'Autumn joy'	Autumn Joy Stonecrop	#2 Pot	610mm 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.

TREES

Acer griseum
Paperbark Maple

Acer rubrum
Red Maple

Carpinus betulus 'fastigiata'
European Hornbeam

Liquidambar styraciflua 'Slender Silhouette'
Slender Silhouette Sweetgum

Prunus Yedoensis
Daybreak Cherry

Pyrus calleryana 'Chanticleer'
Callery Pear

Pseudotsuga menziesii
Douglas Fir

SHRUBS

Buxus sempervirens
European Boxwood

Gaultheria shallon
Salal

Osmanthus x burkwoodii
Burkwood's Sweet Olive

Rhododendron x Ramapo
Ramapo Rhododendron

Taxus x media 'Hicksii'
Hick's Yew

Vaccinium ovatum
Evergreen Huckleberry

PERENNIALS GRASSES GROUNDCOVER FERNS

Arctostaphylos uva-ursi
Kinnikinick

Carex elata 'Aurea'
Bowles' Golden Sedge

Carex festacea 'Prairie Fire'
Prarie Fire Sedge

Festuca idahoensis
Idaho Fescue

Fragaria x ananassa
Strawberry

Iris versicolor
Blue Flag Iris

Iris siberia
Siberian Iris

Juncus effusus
Common Rush

Nepeta mussinii
Eastern Catmint

Sedum 'Autumn joy'
Autumn Joy Stonecrop

loci
LANDSCAPE ARCHITECTURE | URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued for Development Permit	01-08-25

Project Info

21025

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

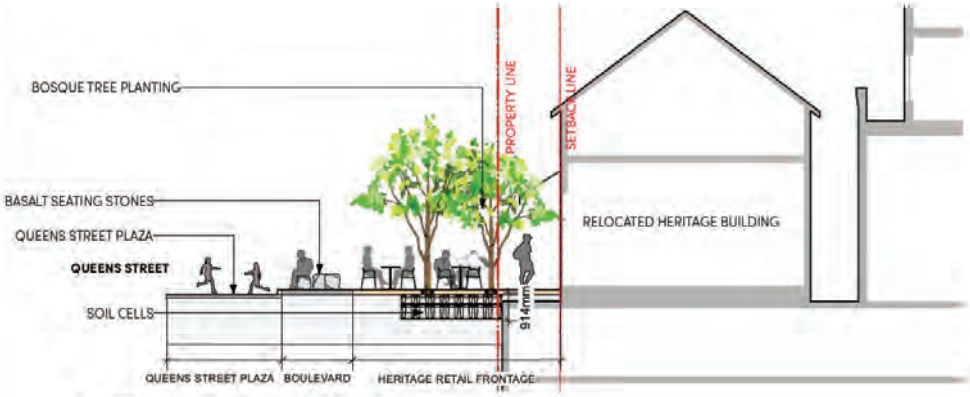
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

PLANT LIST + IMAGES

L3.0

Rev. A



1 SECTION 1: HERITAGE BUILDING FRONTAGE
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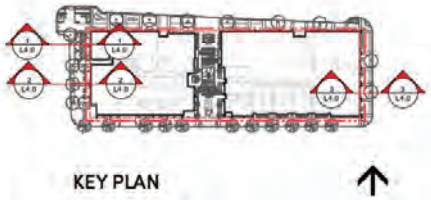
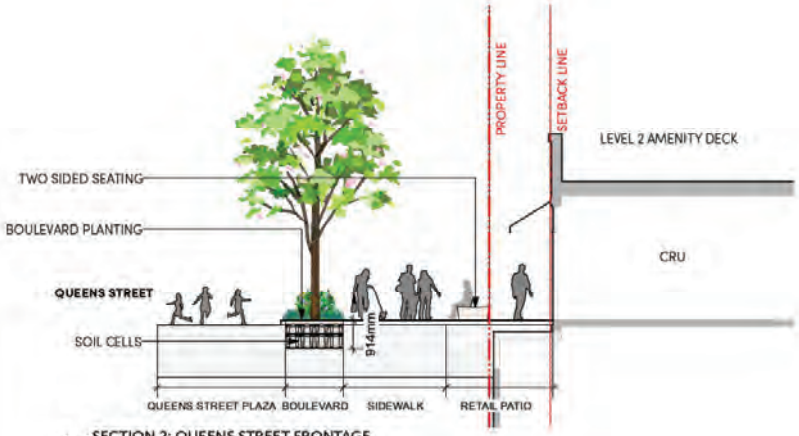
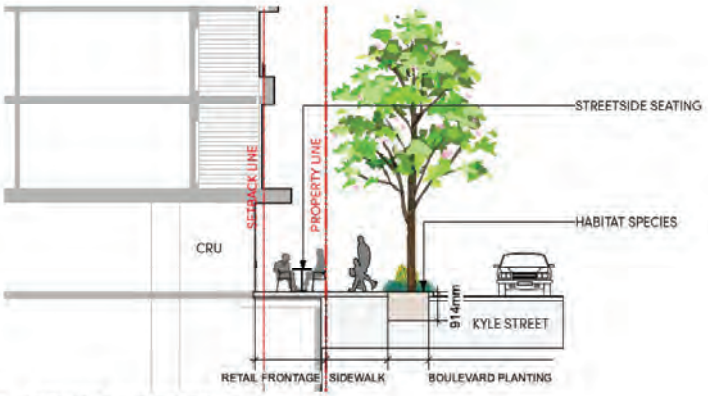




2 SECTION 2: QUEENS STREET FRONTAGE
Scale: 1:75



3 SECTION 3: KYLE STREET FRONTAGE
Scale: 1:75

loci

Project Status:

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-09-16
D	Issued For Development Permit	23-09-29

Project Info

2105

Kyle and Clarke

Mixed-Use Development

Project Team

Client

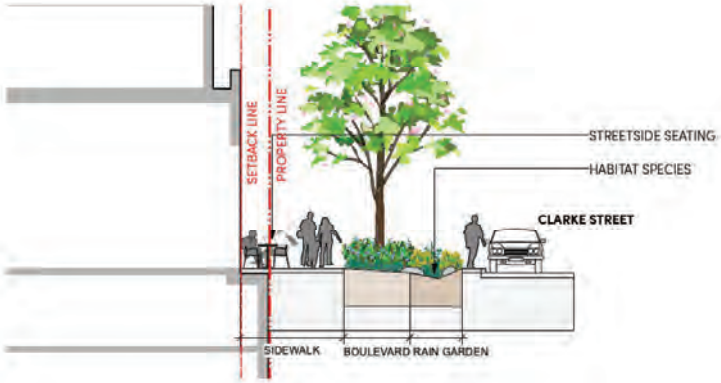
Architect

Landscape Architect

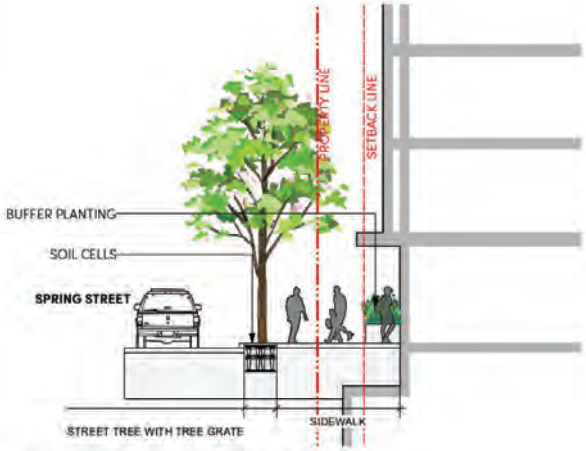
Drawn by: Checked by:

SECTIONS

L4.0



1 SECTION 4: HERITAGE BUILDING CLARKE FRONTAGE
Scale: 1:75



2 SECTION 5: SPRING STREET FRONTAGE
Scale: 1:75

loci

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-09-14
D	Issued For Development Permit	23-09-29

Project Info

2325

Kyle and Clarke

Mixed-Use Development

Project Team

Client

Placemaker

Communities

Architect

DIA Architects

Landscape Architect

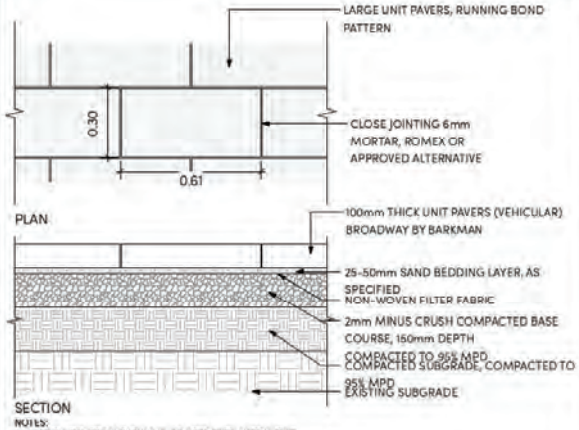
LOCI Landscape Architecture + Urban Design

Drawn By:	Checked By:
JU	Checked

SECTIONS

L4.1

Rev. 0



NOTES:
1. UNIT PAVERS FROM BARKMAN, OR APPROVED ALTERNATIVE
2. ALL PAVING AT JOHN STREET CROSSING TO USE TO ROMEX MORTAR JOINTS

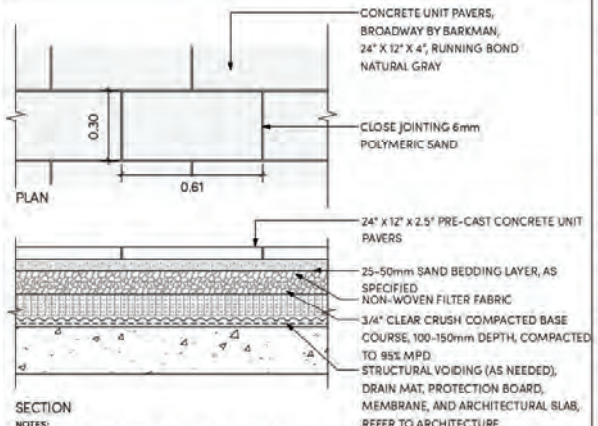
PRECEDENT IMAGE

SIZE:
24" x 12" x 4" (Vehicular Rated)

COLOR: 100% Distribution
NATURAL

PROVIDE MIN. 10'-0" x 10'-0" MOCK UP FOR REVIEW AND APPROVAL

1 PAVING TYPE 1: BROADWAY UNIT PAVERS ON GRADE
Scale: 1:10



NOTES:
1. UNIT PAVERS FROM BARKMAN, OR APPROVED ALTERNATIVE
2. ALL PAVING TO ON-SLAB TO USE POLYMERIC SAND JOINTS

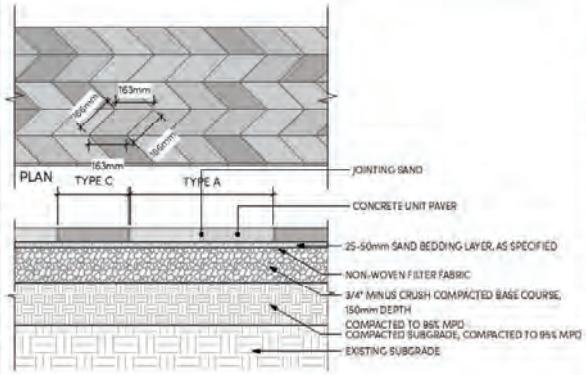
PRECEDENT IMAGE

SIZE:
24" x 12" x 2.5" (Pedestrian)

COLOR: 100% Distribution
NATURAL

PROVIDE MIN. 10'-0" x 10'-0" MOCK UP FOR REVIEW AND APPROVAL

2 PAVING TYPE 1: BROADWAY UNIT PAVERS ON SLAB
Scale: 1:10

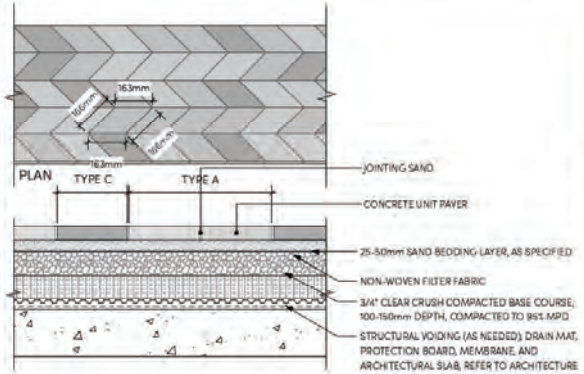


PRECEDENT IMAGE

UNIT COLOUR

COLOR TYPE A: GREYED NICKLE
COLOR TYPE B: SHALE GREY
COLOR TYPE C: CHARCOAL

3 PAVING TYPE 2: FEATURE PAVERS ON GRADE
Scale: 1:10

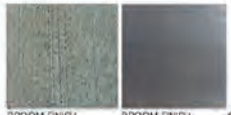


PRECEDENT IMAGE

UNIT COLOUR

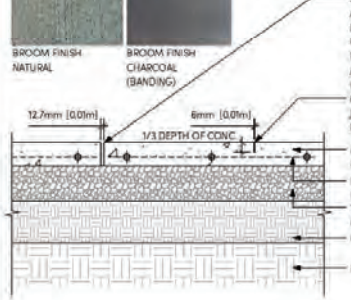
COLOR TYPE A: GREYED NICKLE
COLOR TYPE B: SHALE GREY
COLOR TYPE C: CHARCOAL

4 PAVING TYPE 2: FEATURE PAVERS ON SLAB
Scale: 1:10



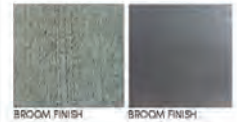
BROOM FINISH NATURAL

BROOM FINISH CHARCOAL (BANDING)



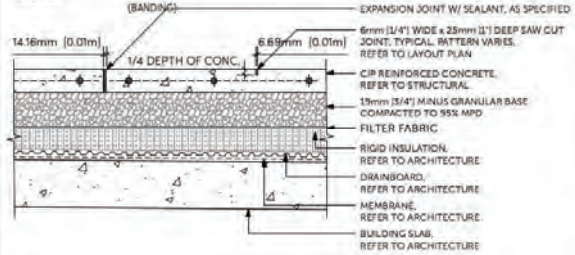
NOTES:
1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [200"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

5 PAVING TYPE 3: CIP CONCRETE ON GRADE
Scale: 1:10



BROOM FINISH NATURAL

BROOM FINISH CHARCOAL (BANDING)



NOTES:
1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [200"] 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

6 PAVING TYPE 3: CIP CONCRETE ON SLAB
Scale: 1:10

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	22-07-14
D	Issued for Development Permit	22-08-29

Project Info

21071

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DEL Architects

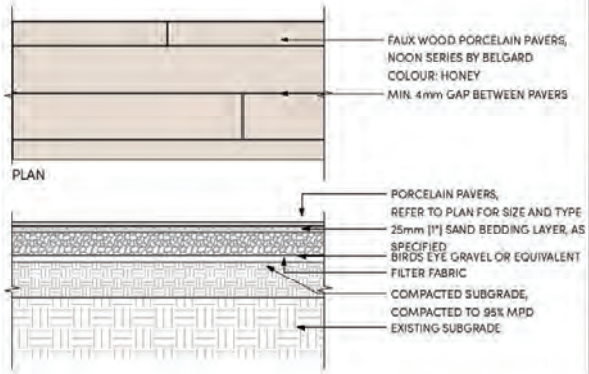
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JD	Checked

HARDSCAPE DETAILS

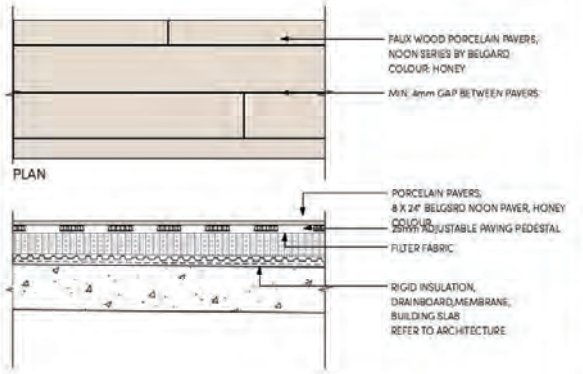
L5.0

Rev. A revision



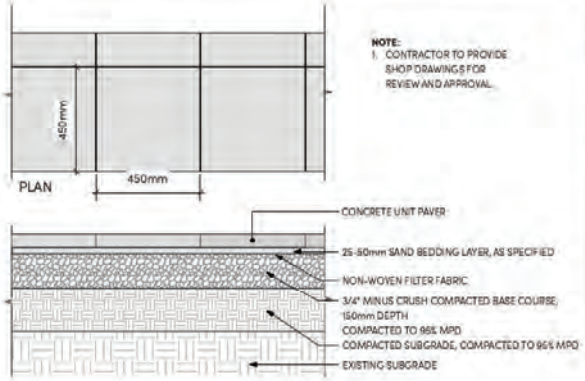
PRECEDENT IMAGE

1 PAVING TYPE 5: FAUX WOOD PAVERS ON GRADE
Scale: 1:10

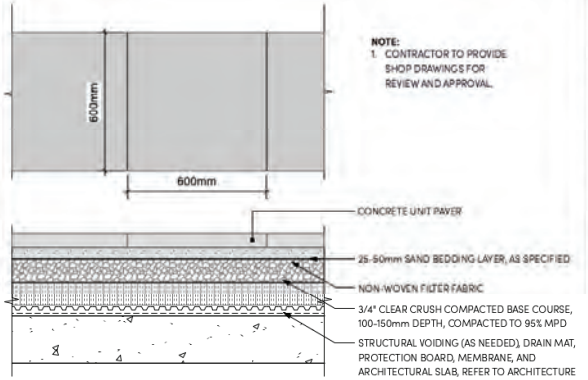


PRECEDENT IMAGE

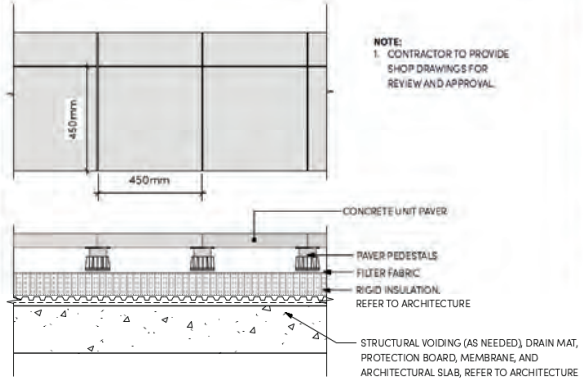
2 PAVING TYPE 5: FAUX WOOD PAVERS ON SLAB
Scale: 1:10



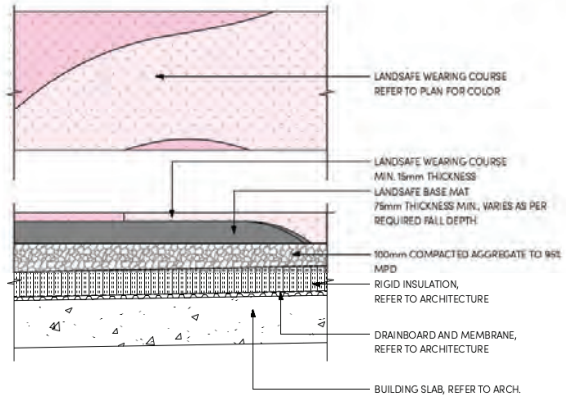
3 PAVING TYPE 6: CONCRETE UNIT PAVERS ON GRADE
Scale: 1:10



4 PAVING TYPE 6: PRECAST CONCRETE UNIT PAVERS - ON SLAB
Scale: 1:10



5 PAVING TYPE 6: PRECAST CONCRETE UNIT PAVERS ON SLAB
Scale: 1:10



6 PAVING TYPE 7: PIP RUBBER PLAY SURFACE
Scale: 1:10

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	21-08-24
C	Issued for Development Permit	23-09-24
D	Issued For Development Permit	01-08-25

Project Info

21075

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
GBL Architects

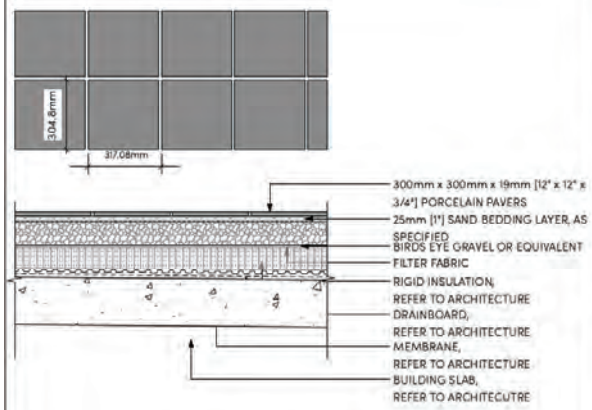
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By:	Checked By:
AJ	Checked

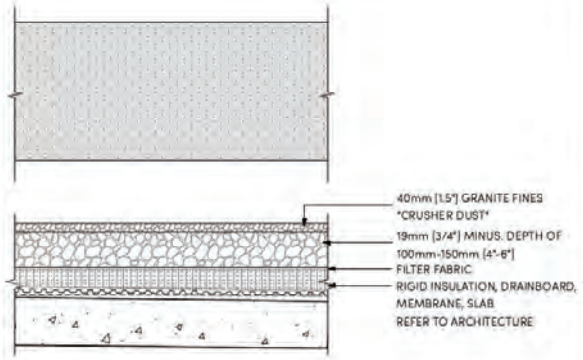
HARDSCAPE DETAILS

L5.1

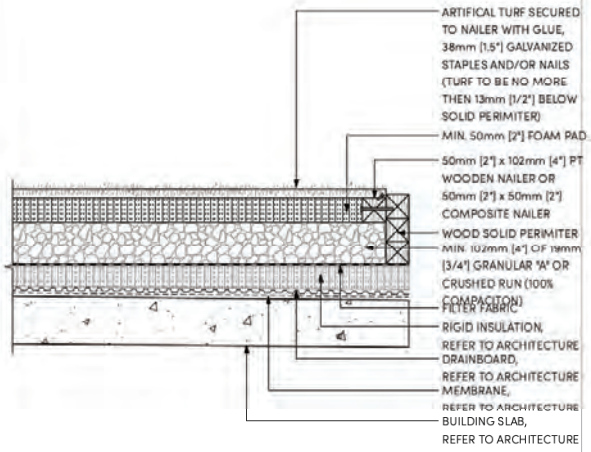
Rev. 0



1 PAVING TYPE 8: PRIVATE PATIO PAVERS ON SLAB
Scale: 1:10



2 PAVING TYPE 9: CRUSH GRAVEL
Scale: 1:10



3 ARTIFICIAL TURF LAWN
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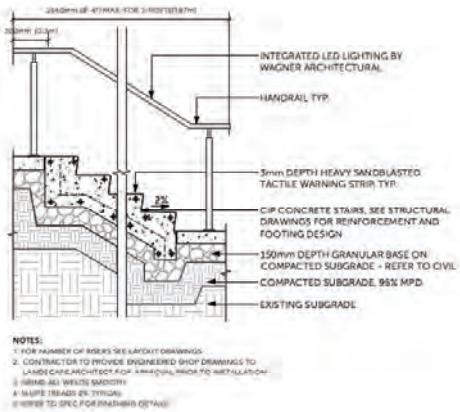
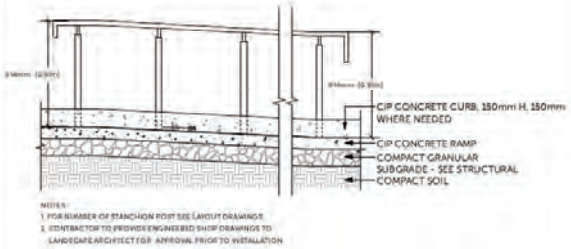


4 STAIRS AND HANDRAIL, TYP.
Scale: 1:20



5 RAMP, TYP.
Scale: 1:20

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LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp

Issue

No.	Description	Date
B	Issued for Preliminary Landscape Concept Package	[illegible]
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D	Issued for Development Permit	[illegible]

Project Info

Kyle and Clarke
Mixed-Use Development

Project Team

Client
Placemaker
Communities

Architect
DIS Architects

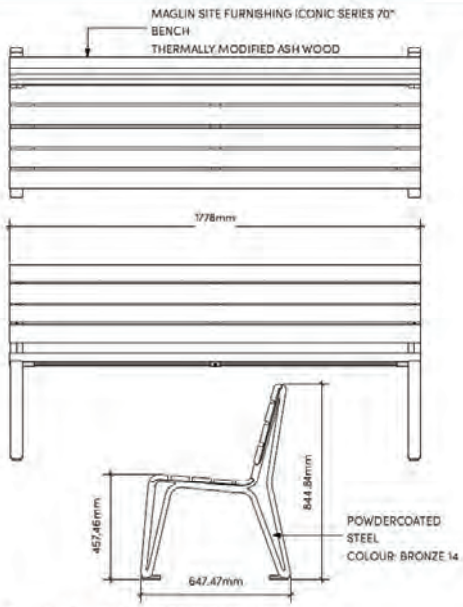
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By:	Checked By:
JD	Checked

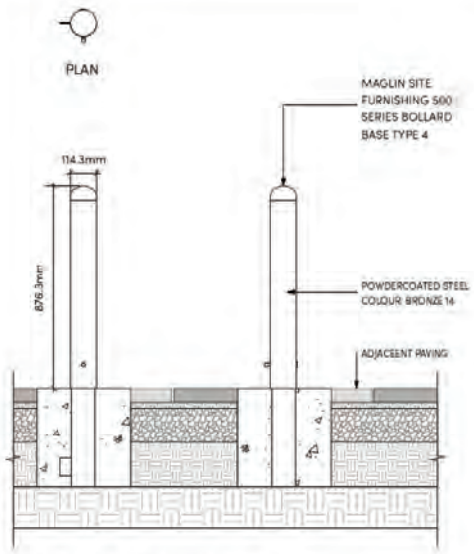
HARDSCAPE DETAILS

L5.2

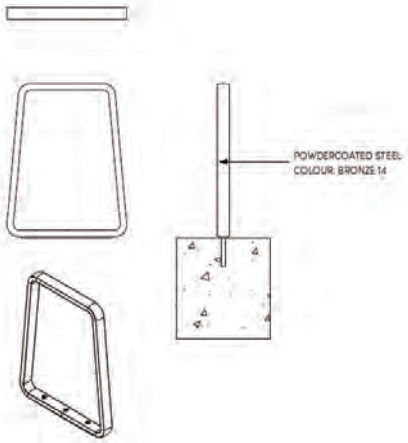
Rev. A



1 BENCH: MAGLIN ICONIC SERIES
Scale: 1:10



2 BOLLARD: MAGLIN 500 SERIES
Scale: 1:10



3 BIKE RACK: MAGLIN ICONIC SERIES
Scale: 1:10

loci

Project Stamp

Issue

No	Description	Date
B	Issued for Preliminary Landscape Concept Proposal	[illegible]
C	Issued for Development Permit	[illegible]
D	Issued for Development Permit	[illegible]

Project Info

Kyle and Clarke

Project Team

Client
Placemaker
Communities

Architect
DBL Architects

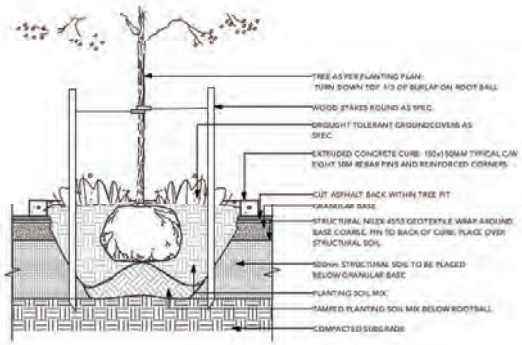
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JV	Checked

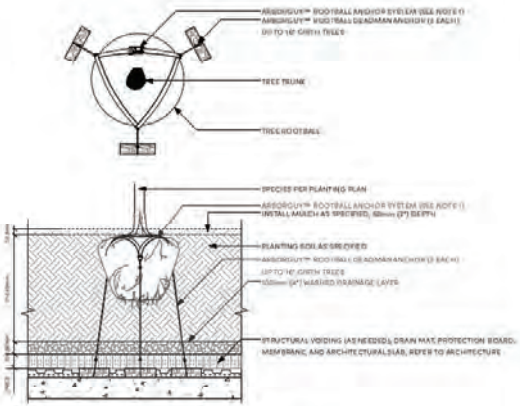
FURNISHING DETAILS

L5.3

Rev. 0



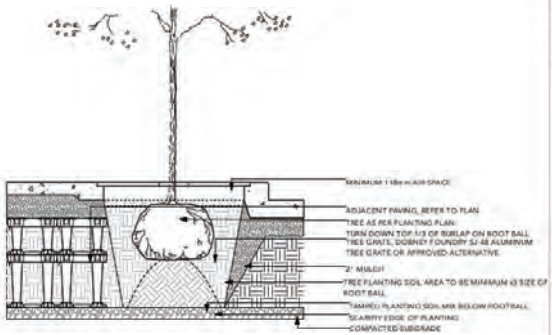
1 TREE PLANTING ON GRADE, TYP.
Scale: 1:20



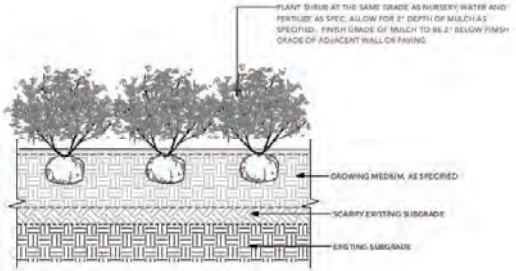
NOTE

1. ROOTBALL ANCHOR SHALL BE ARBORGUY™ ROOTBALL ANCHOR SYSTEM WITH DEADMAN TYPE ANCHOR AS AVAILABLE FROM GREENBLUE URBAN (866-282-2743)

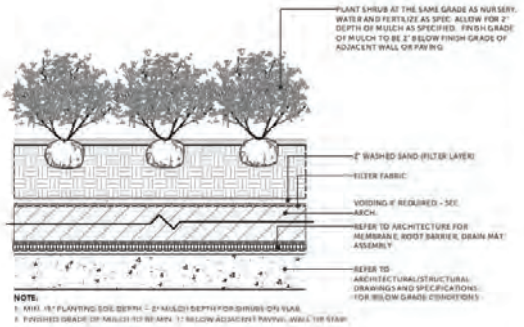
2 TREE PLANTING ON SLAB, TYP.
Scale: 1:20



3 TREE GRATE WITH SOIL CELLS, TYP.
Scale: 1:20



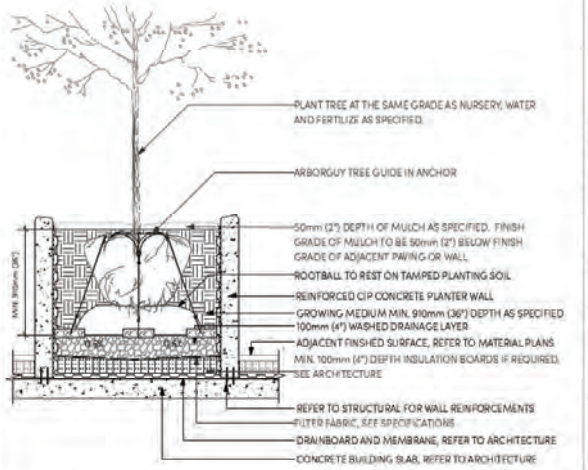
4 SHRUB PLANTING ON GRADE, TYP.
Scale: 1:20



NOTE:

1. MIN. 18" PLANTING SOIL DEPTH - 2" MULCH DEPTH FOR SHRUBS ON SLAB.
2. FINISHED GRADE OF MULCH TO BE MIN. 1" BELOW ADJACENT PAVING, WALL OR STAIR

5 SHRUB PLANTING ON SLAB, TYP.
Scale: 1:20



6 CONCRETE PLANTER ON SLAB, TYP.
Scale: 1:20

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Stamp:

Issue

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Drawn By:	Checked By:
JD	GHodak

SOFTSCAPE DETAILS

L5.4

Rev. 0