



- ### LEGEND
- LIMIT OF DP-3A
 - PARK BOUNDARY
 - PROPERTY LINE
 - ROW
 - PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED SHRUB BEDS
 - SOD
 - PROPOSED SOD
 - STRUCTURE SOIL
 - PROPOSED BIKE RACKS (CLASS B)
 - PROPOSED BOLLARDS

PROJECT

OAKRIDGE
650 W 41st Avenue, Vancouver, BC V5Z 2M9

CLIENT

westbank QuadReal

KEY PLAN

ISSUED FOR DP-3A DESIGN DEVELOPMENT PROGRESS 15 AUG 2019

ISSUED FOR DP PROGRESS 24 JULY 2019

NO. DESCRIPTION DATE

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN METRIC.

PFS STUDIO
PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

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SEAL NORTH ARROW

DRAWING TITLE

OAKRIDGE REDEVELOPMENT

LANDSCAPE PLAN

STREETSCAPE - 41ST AVENUE

DRAWN AF/SS/QL CHECKED CM/CP

SCALE 1:100 DATE 12/17/18

GRAPHIC SCALE

PROJECT NO. 16049

BUILDING EX. OFFICE BLDG PHASE DP-3A

DRAWING AUTHOR L2.4 DRAWING NO. REV NO.

PLANT SCHEDULE

STREET LEVEL			
Key	Quantity	Botanical Name / Common Name	Description
Street Trees			
41st		41st AVENUE Street Trees	To meet CoV standards and requirements
QR	7	Quercus rubra/ Red Oak	8cm cal. wb. specimen
QP	7	Quercus palustris/ Pin Oak	8cm cal. wb. specimen
Grass			
Existing Building			
CAK	155	Calamagrostis x acutiflora 'karl forester' / Feather Reed Grass	#3 pot, 450mm o.c

STREET TREE NOTES:

FINAL SPACING, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 60mm CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 2.4m (8 FT) LONG AND 150mm (6 INCHES) IN DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SITE. TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.

PLEASE CONTACT: STREETS ENGINEERING (604.871.6131) TO CONFIRM TREE PLANTING LOCATIONS AND PARK BOARD (604.257.8567) FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS.