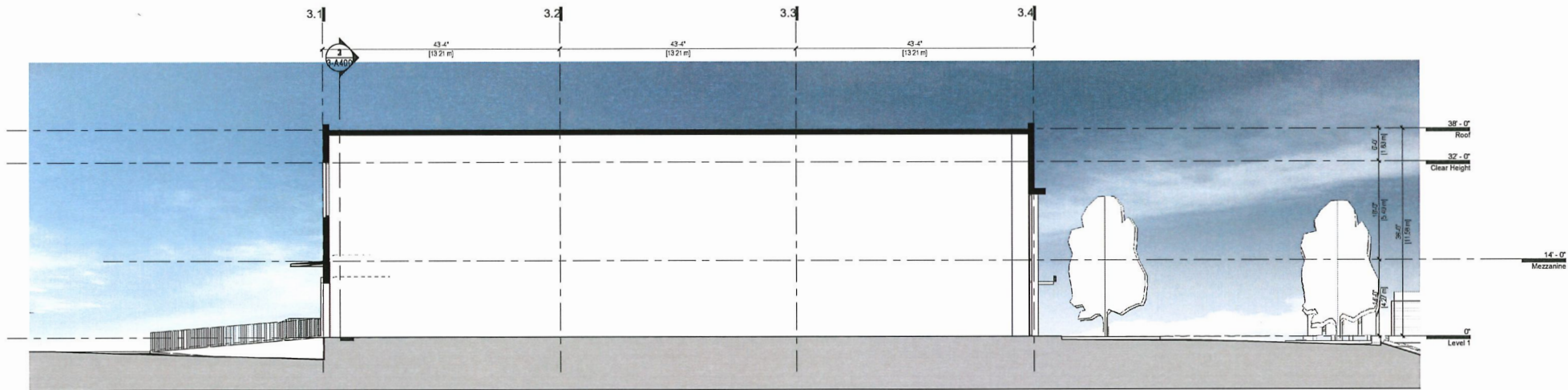
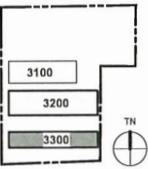


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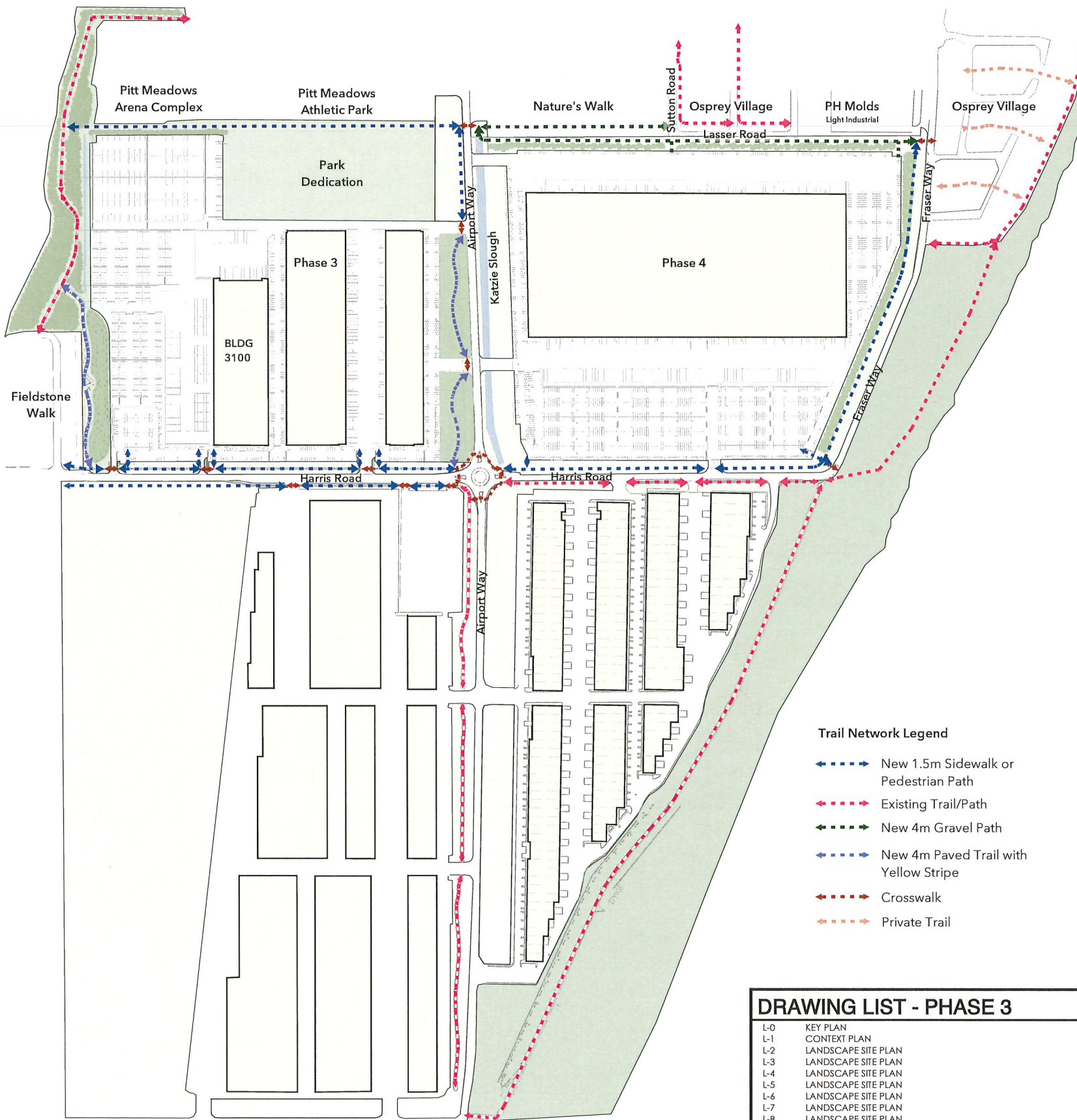
PHASE 3



① **Building Section @ GL 3B**
 1" = 10'-0"

2	2020-10-02	Re-issued for Development Permit
1	2020-05-06	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	As indicated	DATE 2020 Oct 02 DRAWN: LM
PROJECT NUMBER		18083
FILE PATH		Plot Date: 2020-10-02 14:42:37

TKA+D
 ARCHITECTURE + DESIGN INC
 19265 Airport Way,
 Pitt Meadows
**GEBC - PH3 Build to
 Suit - Building 3300**
 Building Sections
 PLOT DATE: 01/10/2020 10:42:37
3-A401



Trail Network Legend

- New 1.5m Sidewalk or Pedestrian Path
- Existing Trail/Path
- New 4m Gravel Path
- New 4m Paved Trail with Yellow Stripe
- Crosswalk
- Private Trail

DRAWING LIST - PHASE 3

- L-0 KEY PLAN
- L-1 CONTEXT PLAN
- L-2 LANDSCAPE SITE PLAN
- L-3 LANDSCAPE SITE PLAN
- L-4 LANDSCAPE SITE PLAN
- L-5 LANDSCAPE SITE PLAN
- L-6 LANDSCAPE SITE PLAN
- L-7 LANDSCAPE SITE PLAN
- L-8 LANDSCAPE SITE PLAN
- L-9 LANDSCAPE SITE PLAN
- L-10 LANDSCAPE SITE PLAN
- L-11 LANDSCAPE SITE PLAN
- L-12 LANDSCAPE SITE PLAN
- L-13 SECTIONS
- L-14 SECTIONS
- L-15 SECTIONS
- L-16 DETAILS
- L-17 DETAILS

Material Legend

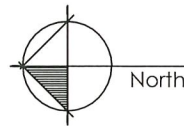
Detail	Key	Material	Description
(id-07) L-14	P1	Asphalt path	4m Wide with Yellow Stripe Down Centre
(id-09) L-14	P2	Gravel Pathway	
(id-10) L-14		Structural Soil	Supplemental growing medium providing each tree with 10 cubic meters
(id-04) L-14		Hydroseed	Wildflower Mix by Premier Pacific Seed or approved equivalent
(id-04) L-14		Hydroseed	Native Grass Seed Mix by Premier Pacific Seed or approved equivalent
(id-03) L-14		Sod Lawn (Offsite)	On 6" of Growing Medium
(id-02) L-14		Shrubs / Planting beds	On 18" of Growing Medium
(id-01) L-17		Wayfinding Signage	Sign Plate By Others
(id-04) L-14		Landscape Boulders	Size Varies
(id-08) L-14		Picnic Table	MTB-0210-00023 Maglin 200 Picnic Table anchored to 4" thick concrete pad.
(id-02) L-17		Bench - with back	MLB870-W Maglin 870 Bench with Back anchored to 4" thick concrete pad.
(id-02) L-17		Litter and Recycle Bin	LXRC1503-48-MS Maglin Lexicon Trash Bin anchored to 4" thick concrete pad.
(id-01) L-17		Bike Rack	MBR-2300-00001 Maglin Bike Rack anchored to 4" thick concrete pad.
		Pole Light	Conceptual layout to be coordinated with electrical. Model TBD

On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size/Space
	3	Acer circinatum	Vine maple	2.5m ht (multi)
	129	Acer rubrum 'Bowhall'	Bowhall red maple	7cm cal. (col)
	3	Acer platanoides 'Princeton Gold'	Princeton gold norway maple	7cm (multi)
	59	Acer rubrum 'Sun Valley'	Sun valley red maple	7cm cal. B+B
	11	Acer macrophyllum	Big leaf maple	8cm cal. B+B
	51	Acer truncatum	Shantung maple	7cm cal. B+B
	142	Quercus palustris 'Green Pillar'	Green pillar pin oak	7cm cal. B+B
	42	Populus trembling 'Prairie Gold'	Prairie gold trembling aspen	5cm cal. B+B
	28	Pseudotsuga menziesii	Douglas fir	3m ht B+B
	30	Picea sitchensis	Sitka spruce	2m ht B+B
	3	Picea omorika	Serbian spruce	3m Ht B+B
	10	Styrax japonicus	Japanese snowbell	5cm cal. B+B
	17	Thuja pilcata	Western red cedar	2m ht B+B
	41	Tsuga heterophylla	Western hemlock	2.5m ht B+B
Sym/Qty		Botanical Name	Common Name	Size/Space/Comments
	3635	Arctostaphylos-uva-ursi	Kinnikinnick, Bearberry	4" pot/12" o.c.
	1190	Symphoricarpos albus	Snowberry	#2 pot/30" o.c.
	2972	Cornus sericea 'Kelsey'	Dward red-osier dogwood	#2 pot/30" o.c.
	430	Oemleria cerasiformis	Indian plum	#2 pot/36" o.c.
	821	Rosa nutkana	Nootka rose	#2 pot/36" o.c.
	677	Vaccinium ovatum	Evergreen huckleberry	#2 pot/36" o.c.
	216	Calluna vulgaris	Scotch heather	#2 pot/30" o.c.
	376	Euonymus fortunei 'Emerald Gaiety'	Fortune's spindle	#2 pot/36" o.c.
	100	Lavandula angustifolia 'Hidcote'	Lavender	#2 pot/30" o.c.
	1133	Lonicera pileata	Box-leaved honeysuckle	#2 pot/30" o.c.
	804	Pachysandra terminalis	Japanese spruge	#1 pot/12" o.c.
	503	Potentilla fruticosa	Shrubby cinquefoil	#2 pot/36" o.c.
	46	Stipia tenuissima	Mexican feather grass	#2 pot/ 30"
	903	Taxus x Meida 'Hilli' *Male Only*	Yew hedge	#2 pot/24" o.c.
	1259	Viburnum davidii	David's viburnum	#2 pot/24" o.c.

General Notes

- Planting Notes**
- All plants / planting to be per Canadian Landscape Standard.
 - Plant selection subject to availability at the time of planting.
 - Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
 - All trees to be staked in accordance with Canadian Landscape Standards.
 - All plants to be sourced from nurseries certified free of P. ramorum.
 - Plant sizes and related container classes are specified according to the Canada Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the Canadian Landscape Standard.
 - All offsite trees to have minimum 15 cubic meters of growing medium unless otherwise specified.
- Soil Preparation and Placement Notes**
- All growing medium placed on project to meet or exceed BCNTA and Canada Landscape Standards latest edition.
 - Submit soil fertility analysis for an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
 - Submittals shall be made at least seven (7) days prior placement.
 - Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Irrigation Notes (Design-Build System)**
- Irrigation to be provided for all 'Soft Landscape Areas' (unless otherwise specified) shown on the drawing.
 - All 'Soft Landscape Areas' are to be irrigated with high efficiency design build irrigation system to IABC Standards, c/w rain sensor unless otherwise specified.
 - All irrigation valve boxes equipped with quick-couplers.
 - Layout of the system and installation shall be to trade standards for projects of this scale and type, to provide for uniform complete "head to head" coverage of all lawn and planted areas within the area as designated on the drawings.
 - Record Drawings: Submit with the operating and maintenance manuals, a reproducible copy of the as-built condition of the system.
 - Instruct a designated representative of the Owner in the complete operating and maintenance procedures for that system, including winterizing the system for the first time with the designated representative observing.
- NOTES: Sleeving @ roadways to use schedule 40 cast iron sleeving.**
- Quality Assurance**
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
 - All irrigation work shall be done by an experienced and competent irrigation contractor having the facilities and personnel adequate for the work specified. Minimum standard to IABC.



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102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

Golden Ears Industrial Park
Phase 3
Pitt Meadows, BC

Drawn by: TB/AB

Checked by: PK

Date: Apr 30, 2019

Scale: NTS

Drawing Title:

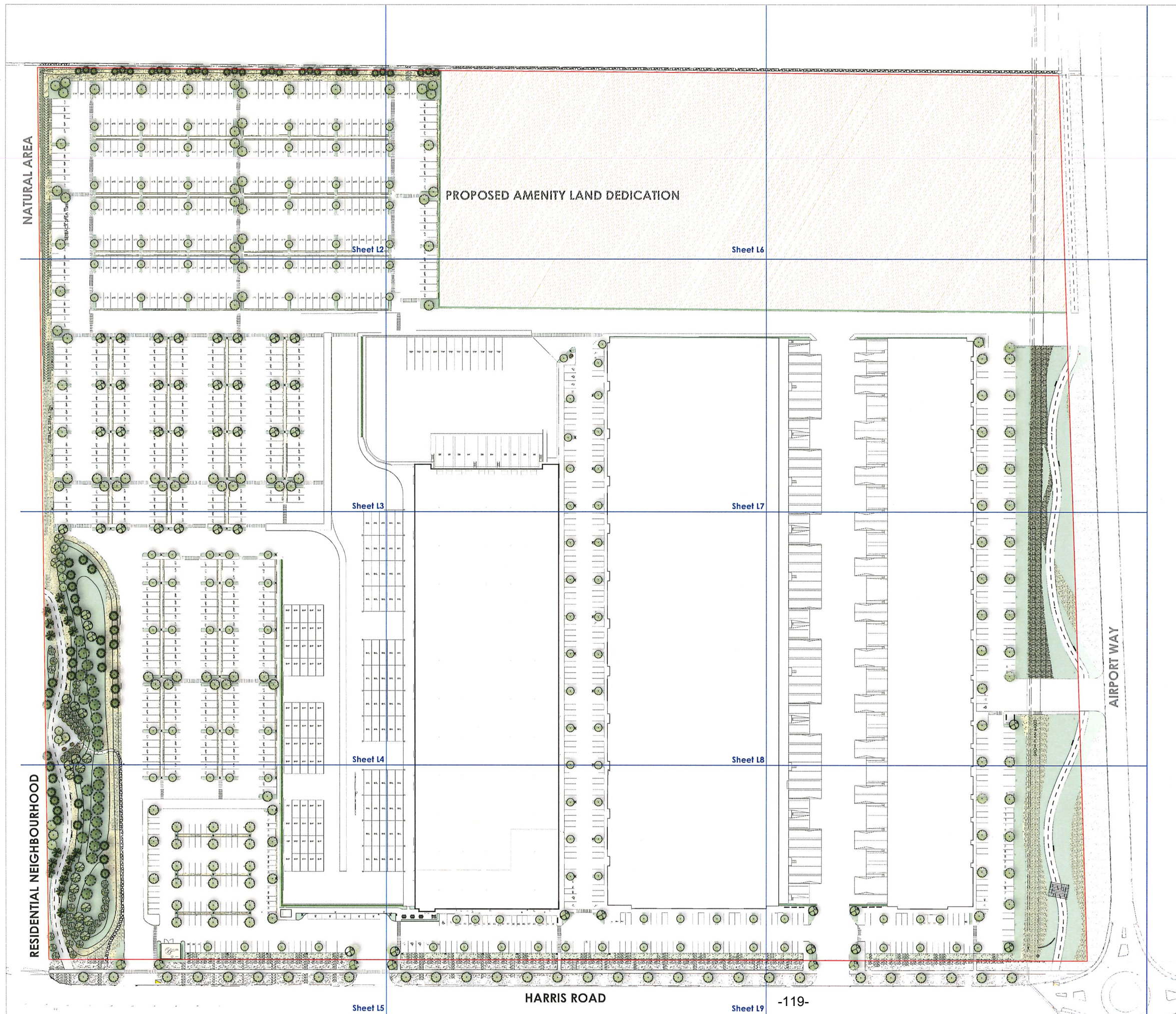
KEY PLAN

Project No.:

18088

Sheet No.:

L-0



North

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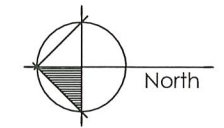
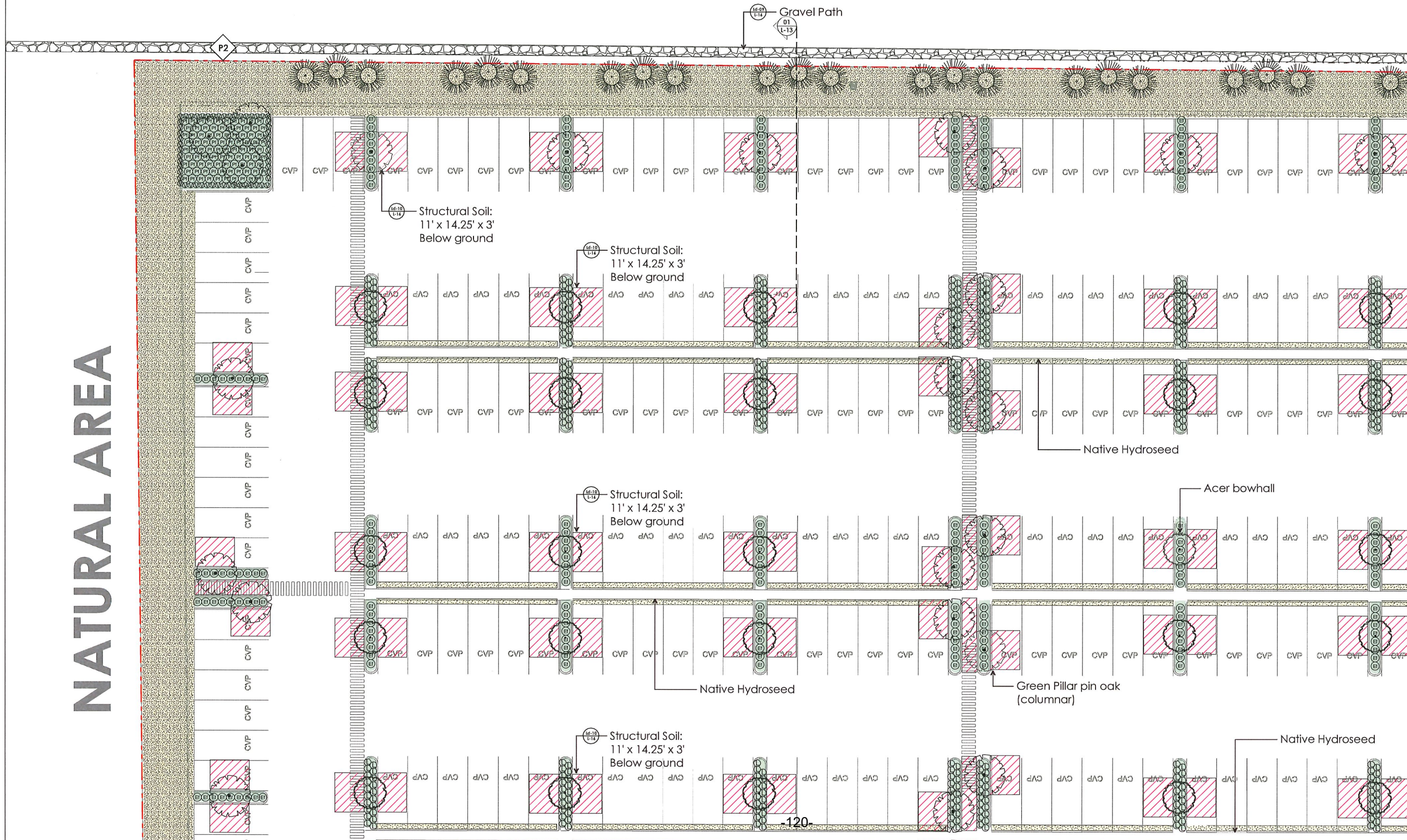
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Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dk.bc.ca

Project:
**Golden Ears Industrial Park
Phase 3
Building 3100
Pitt Meadows, BC**

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CONTEXT PLAN

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18088
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NATURAL AREA



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Project:

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Phase 3
Pitt Meadows, BC**

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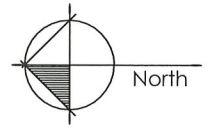
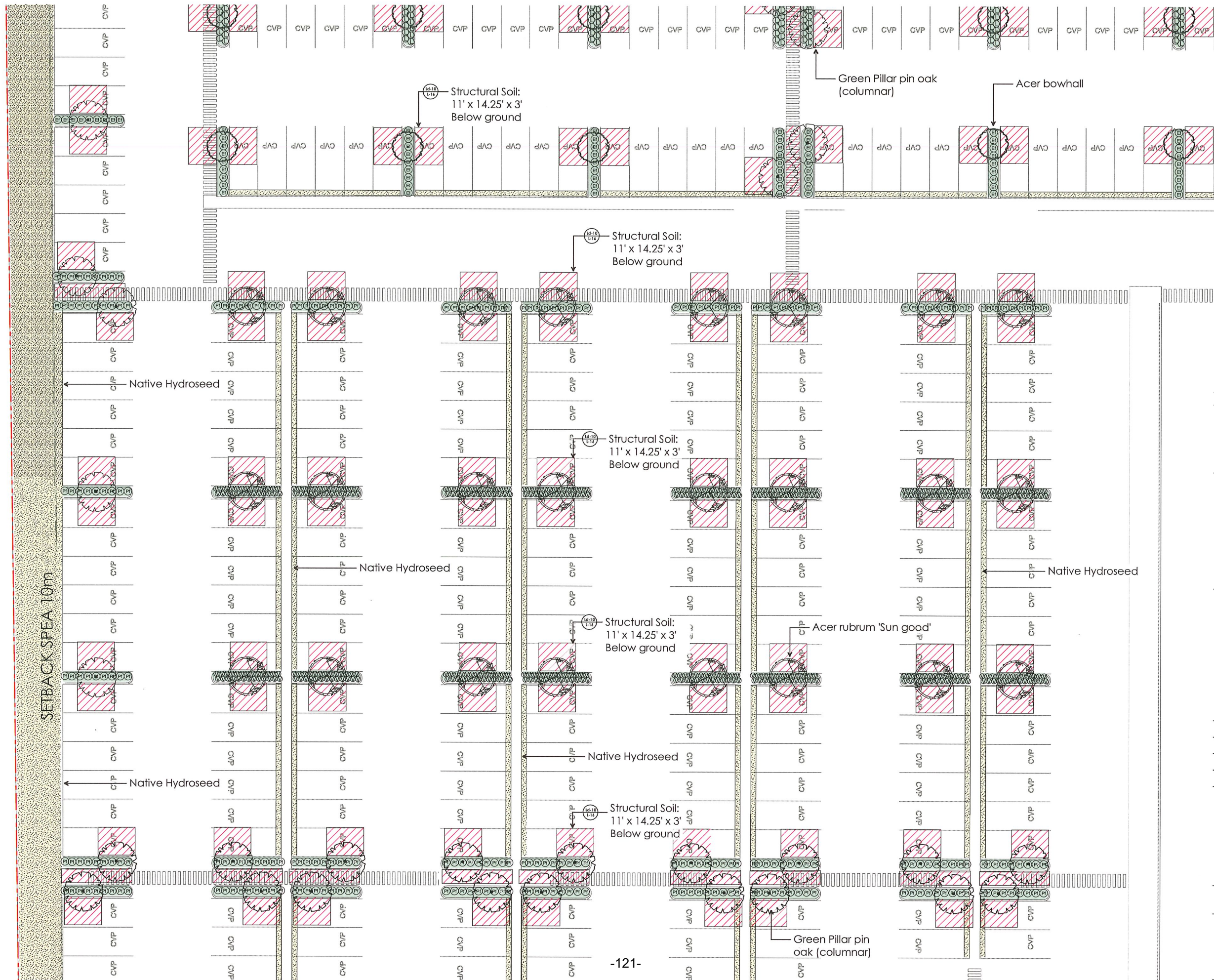
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LANDSCAPE SITE PLAN

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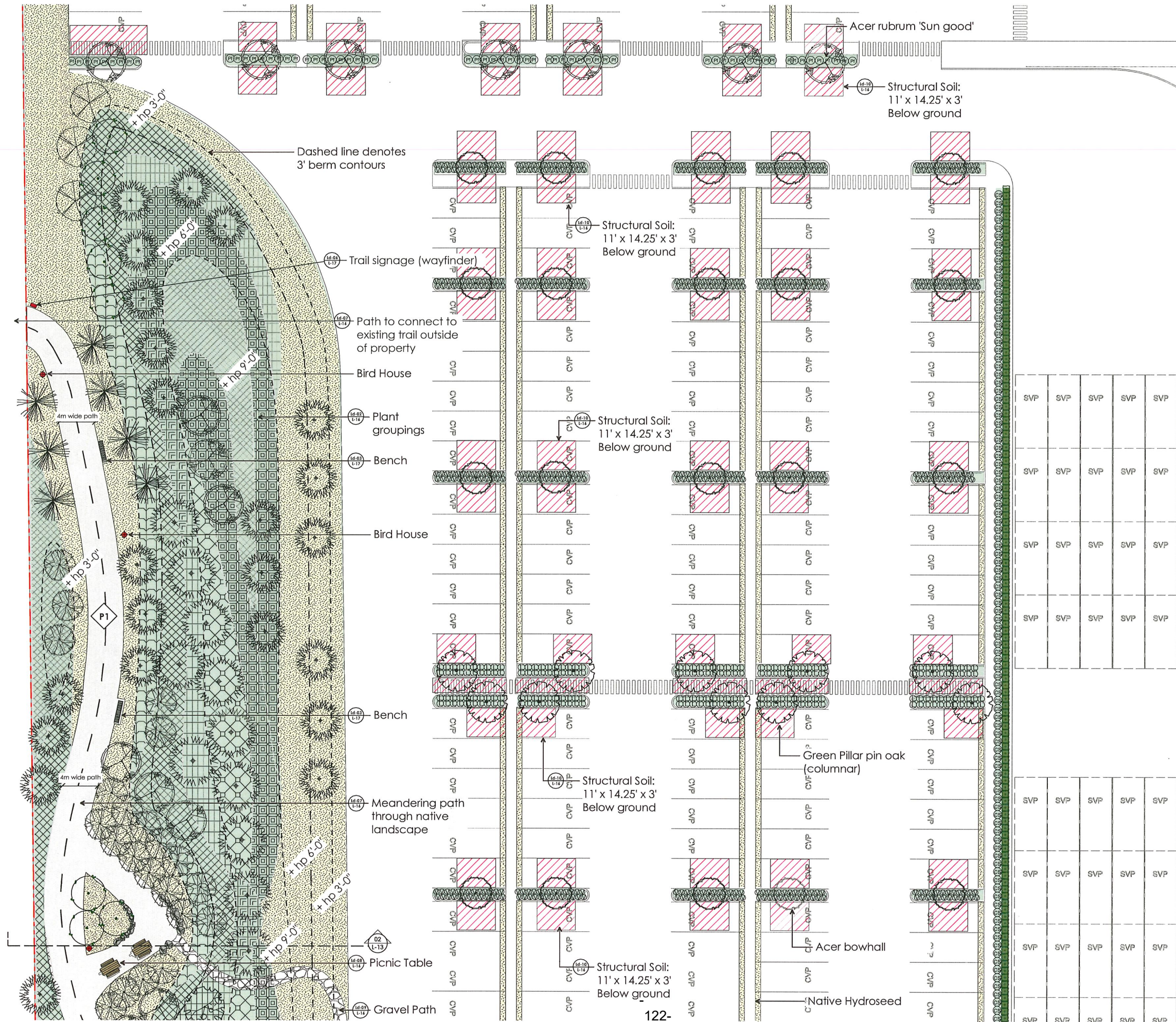
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102 - 1637 West 5th Avenue
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t: 604 684 4611
f: 604 684 0577
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Phase 3
Pitt Meadows, BC**

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Pitt Meadows, BC**

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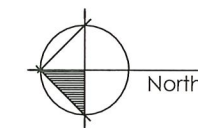
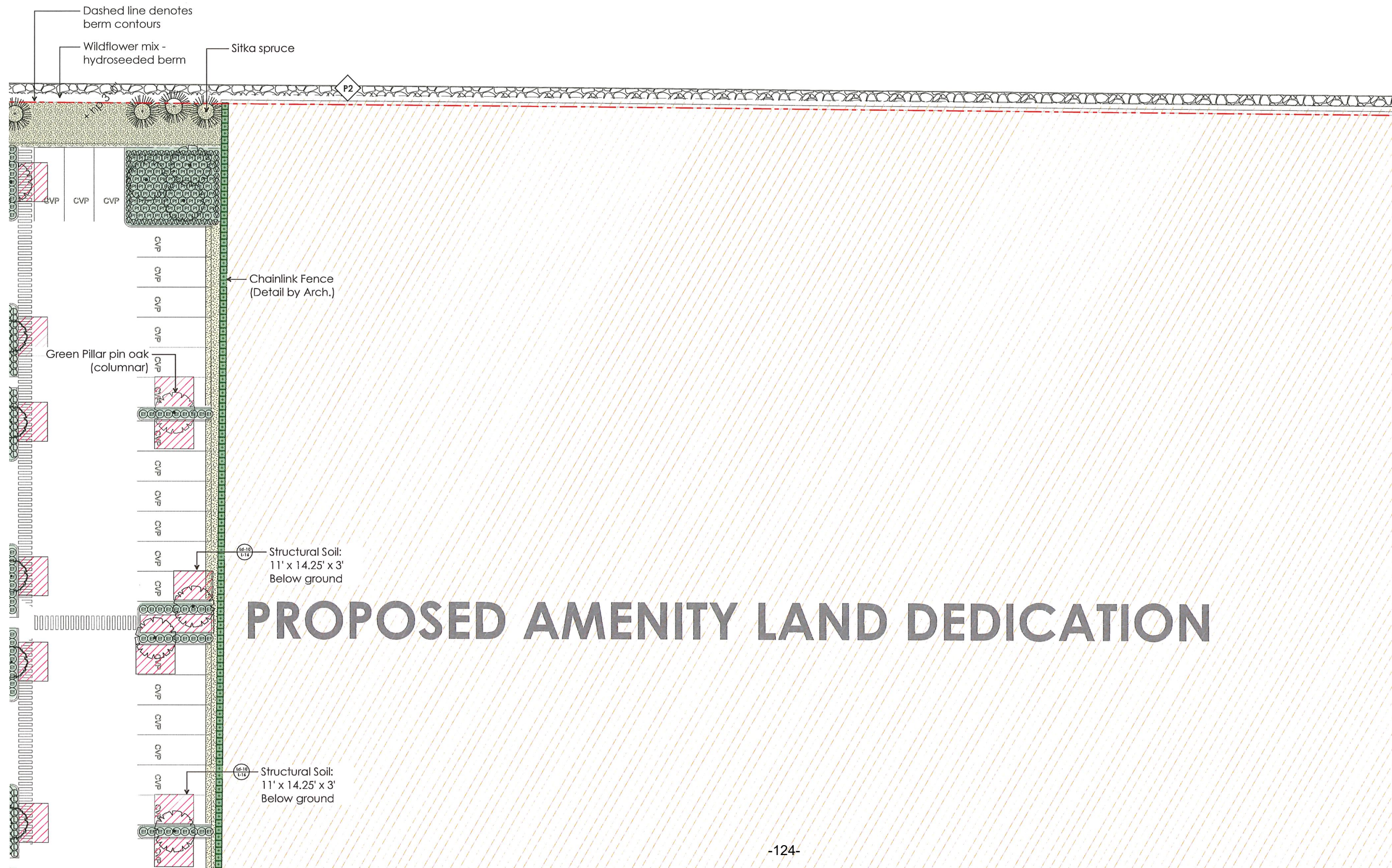
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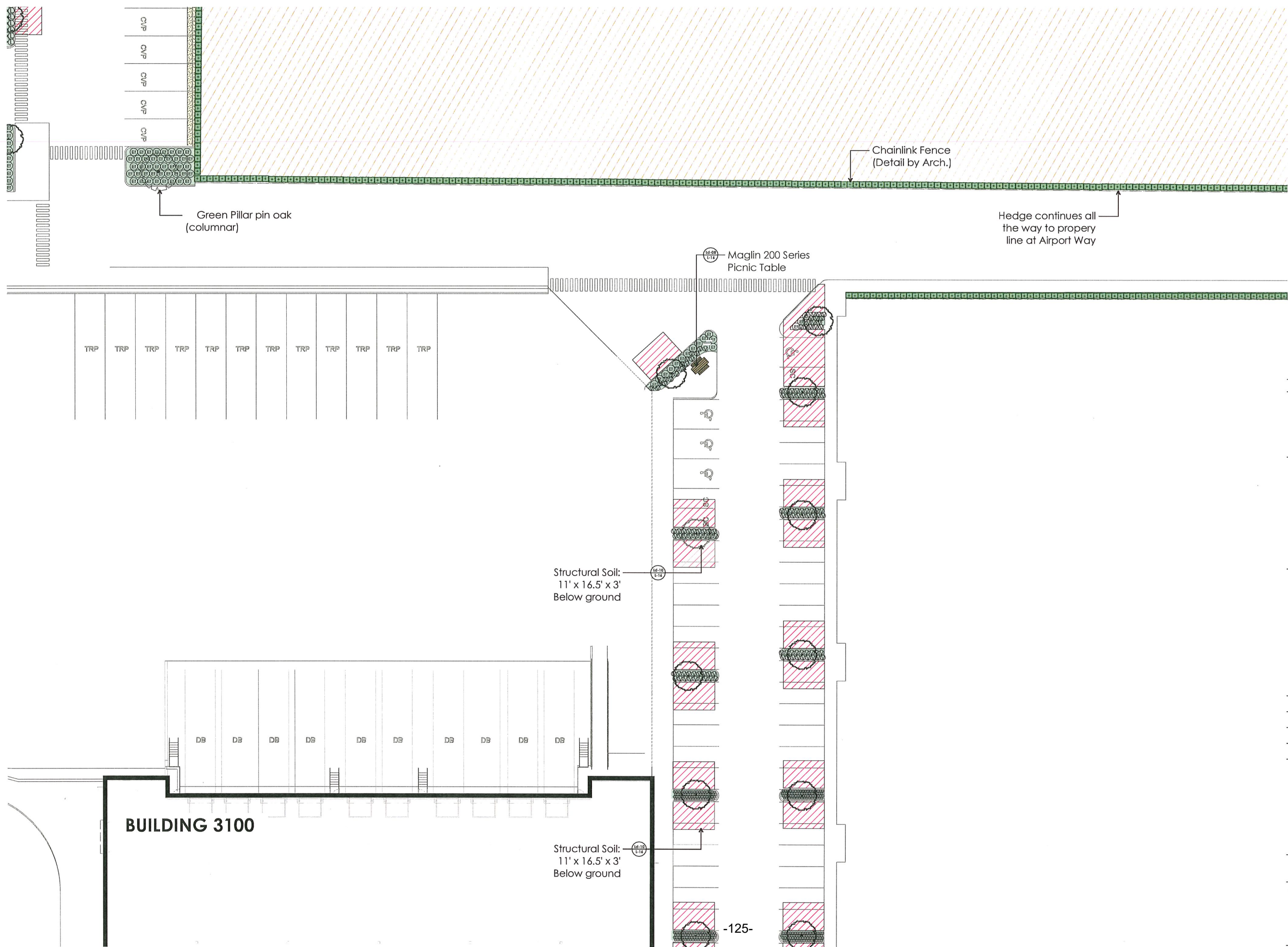
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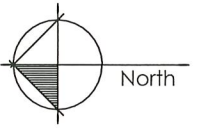
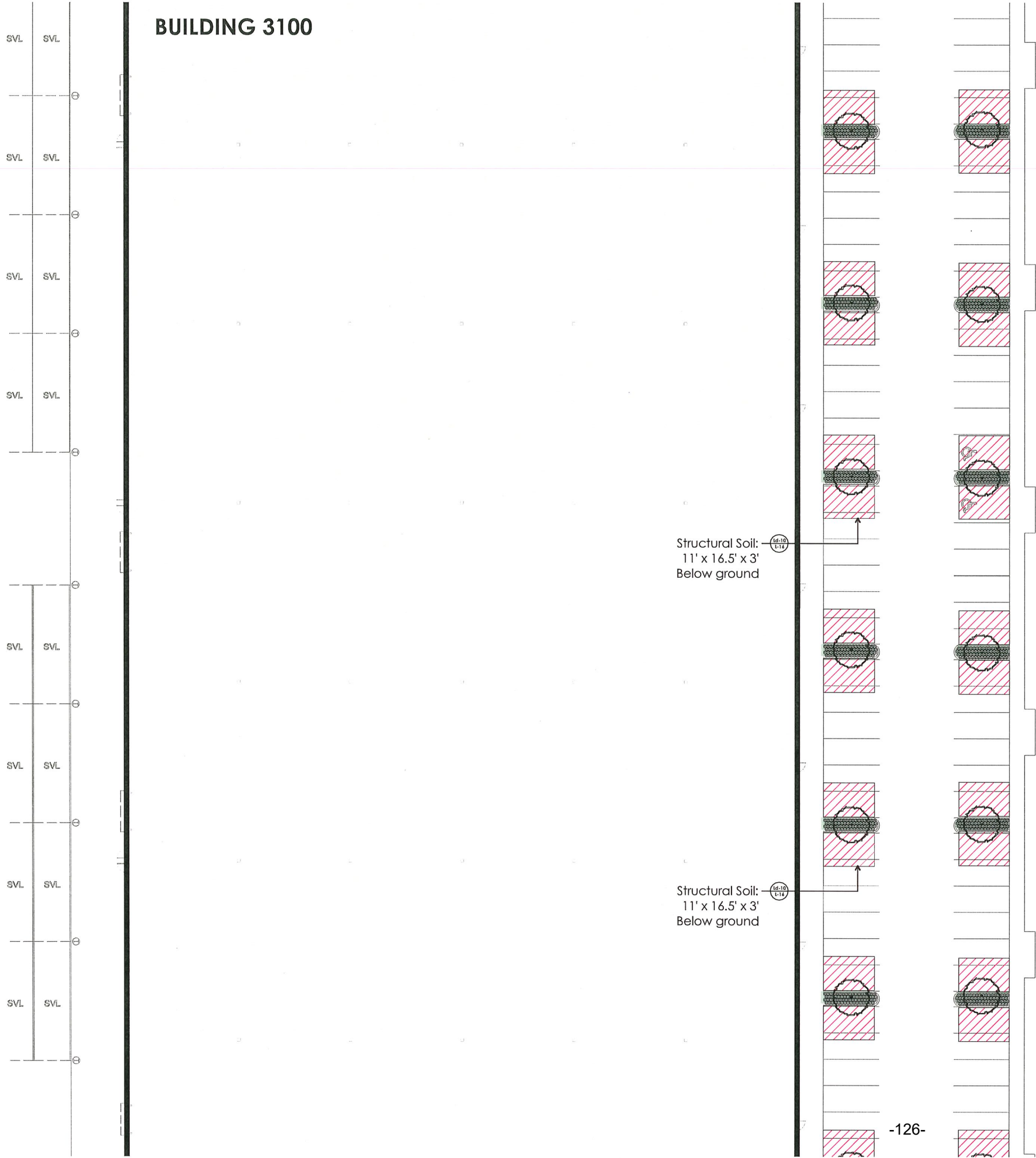
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BUILDING 3100



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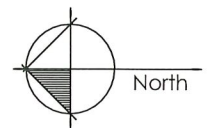
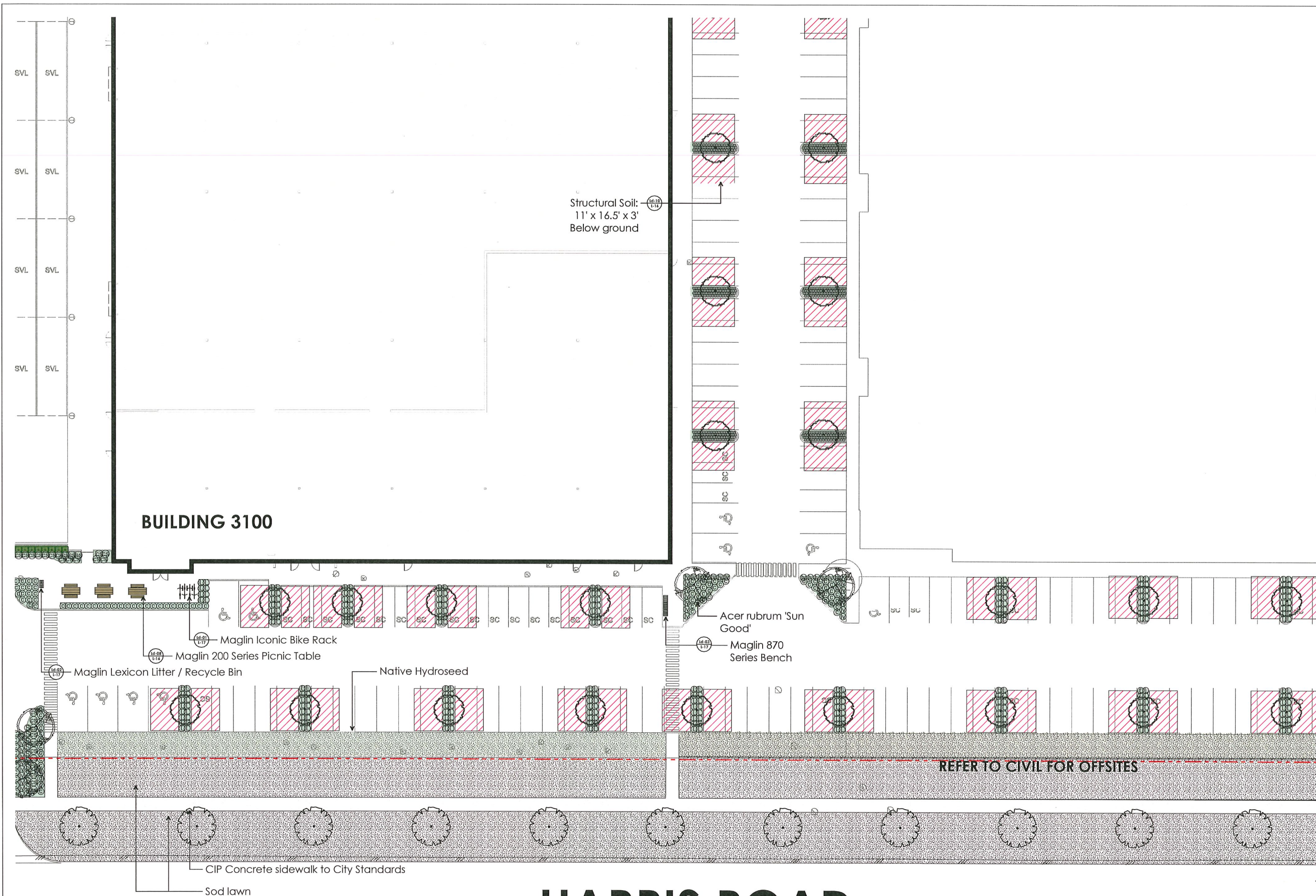
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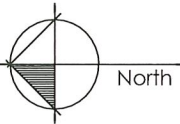
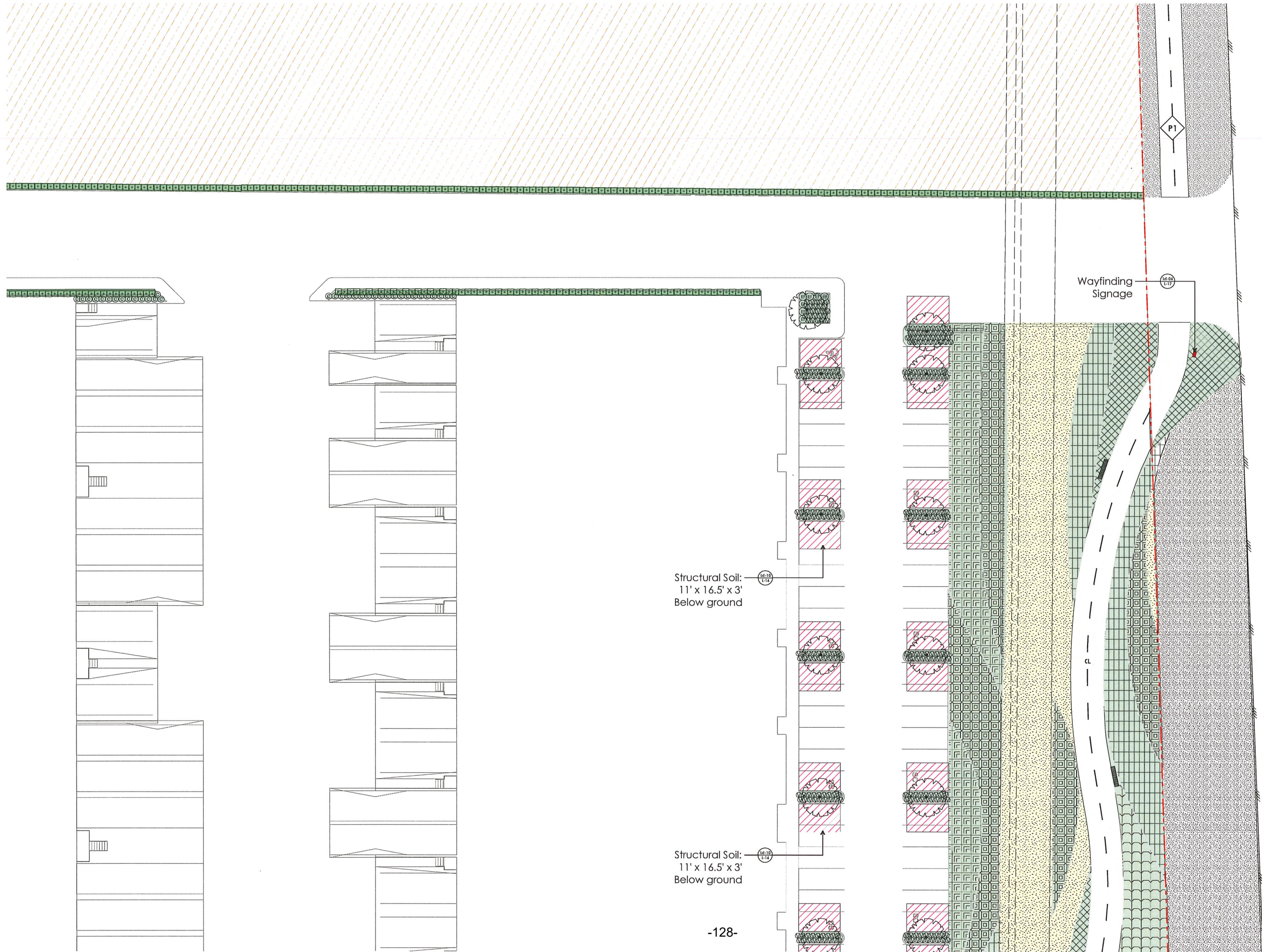
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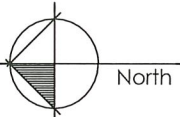
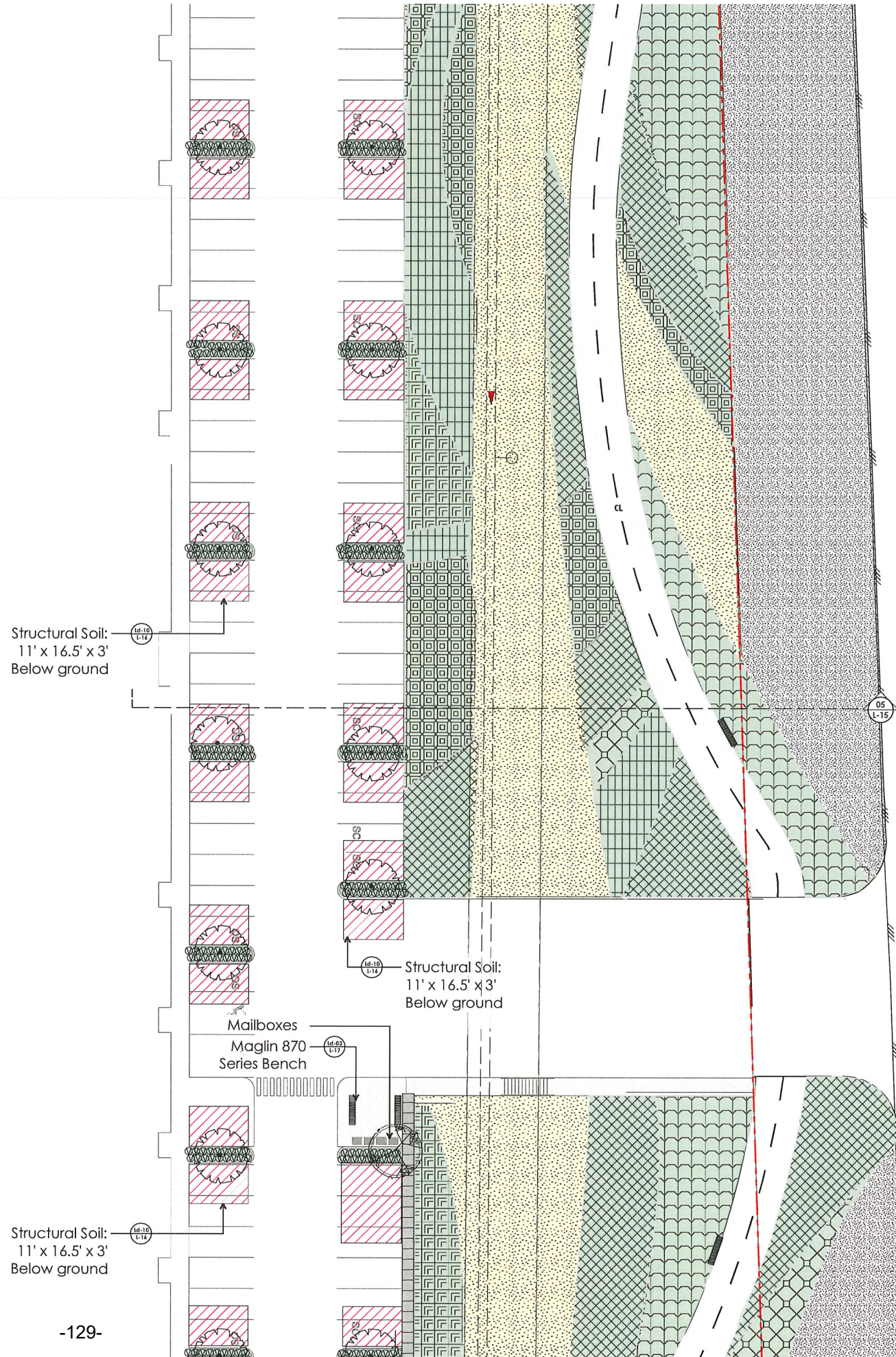
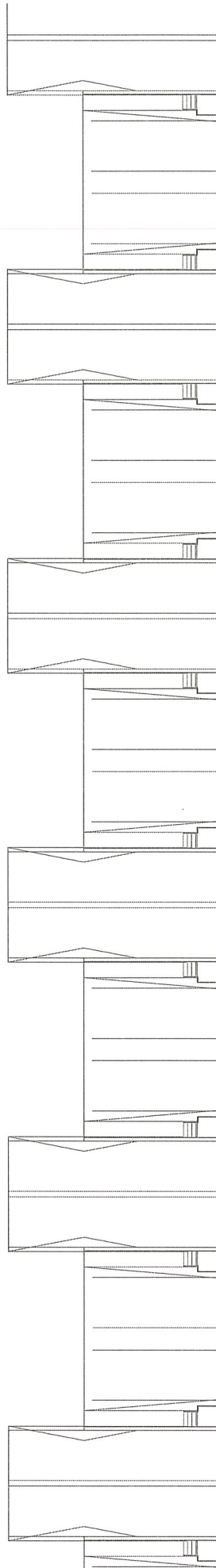
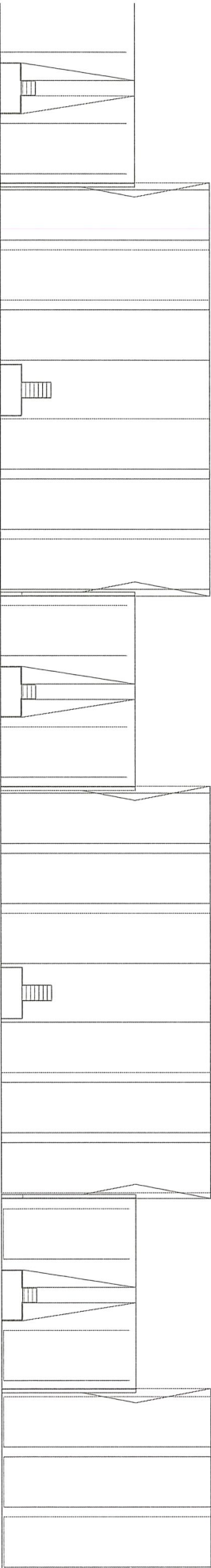
LANDSCAPE SITE PLAN

Project No.:

18088

Sheet No.:

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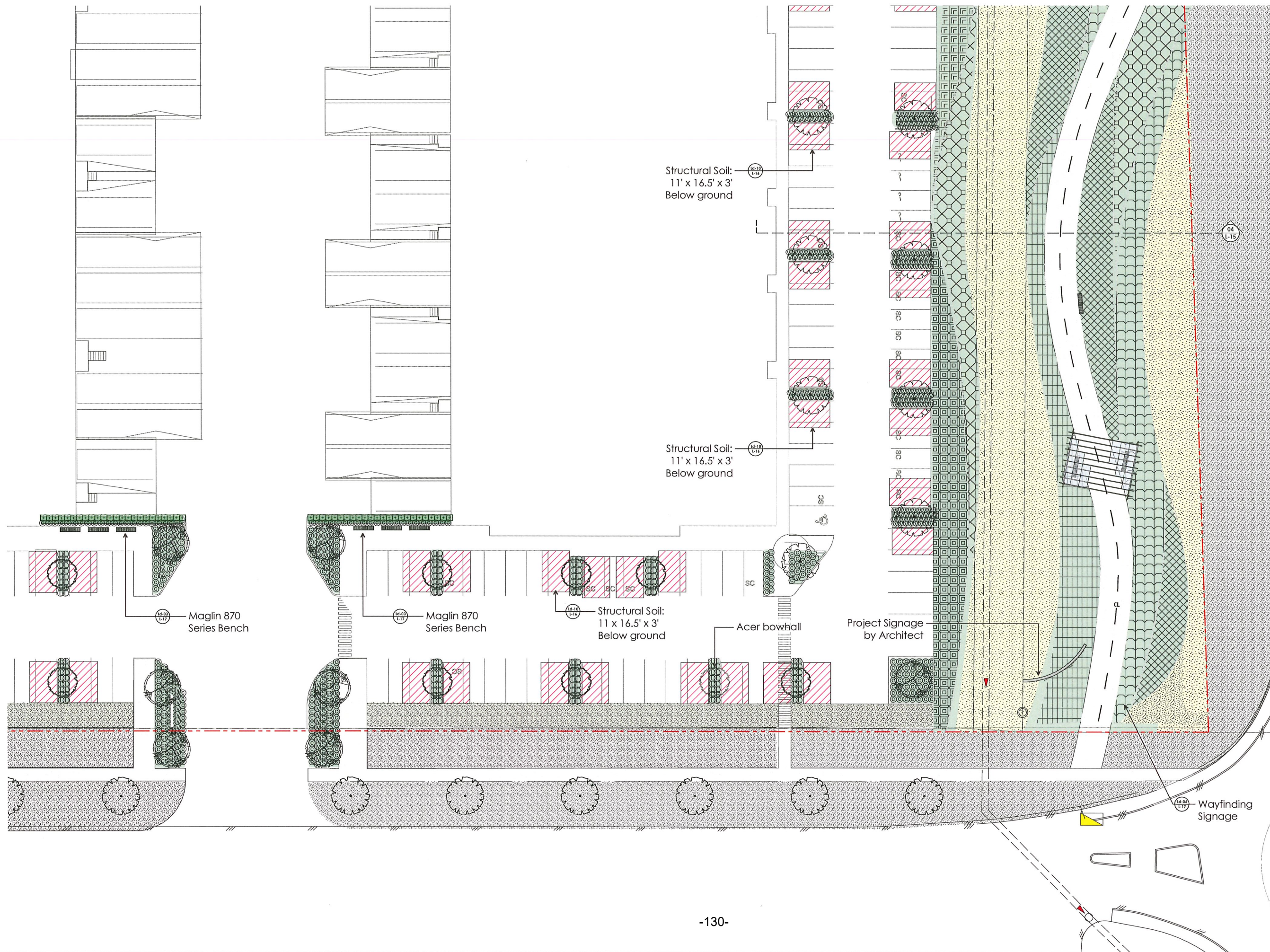
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LANDSCAPE SITE PLAN

Project No.:
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L-11



North

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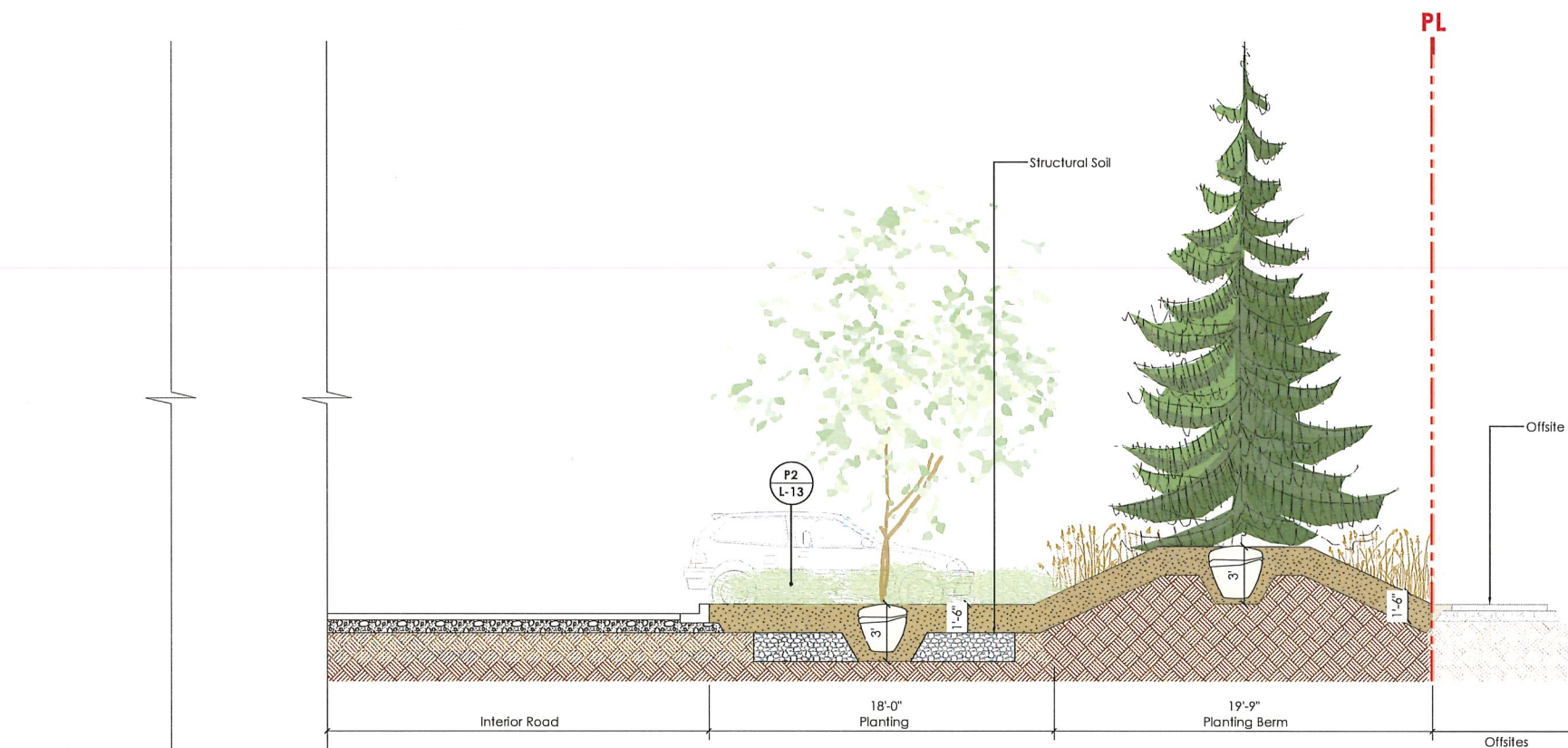
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Pitt Meadows, BC**

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LANDSCAPE SITE PLAN

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18088
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01 Section Looking North
L-2 1/4"=1'-0"



P1 L-13 Precedent Image: Grove of Trembling Aspen

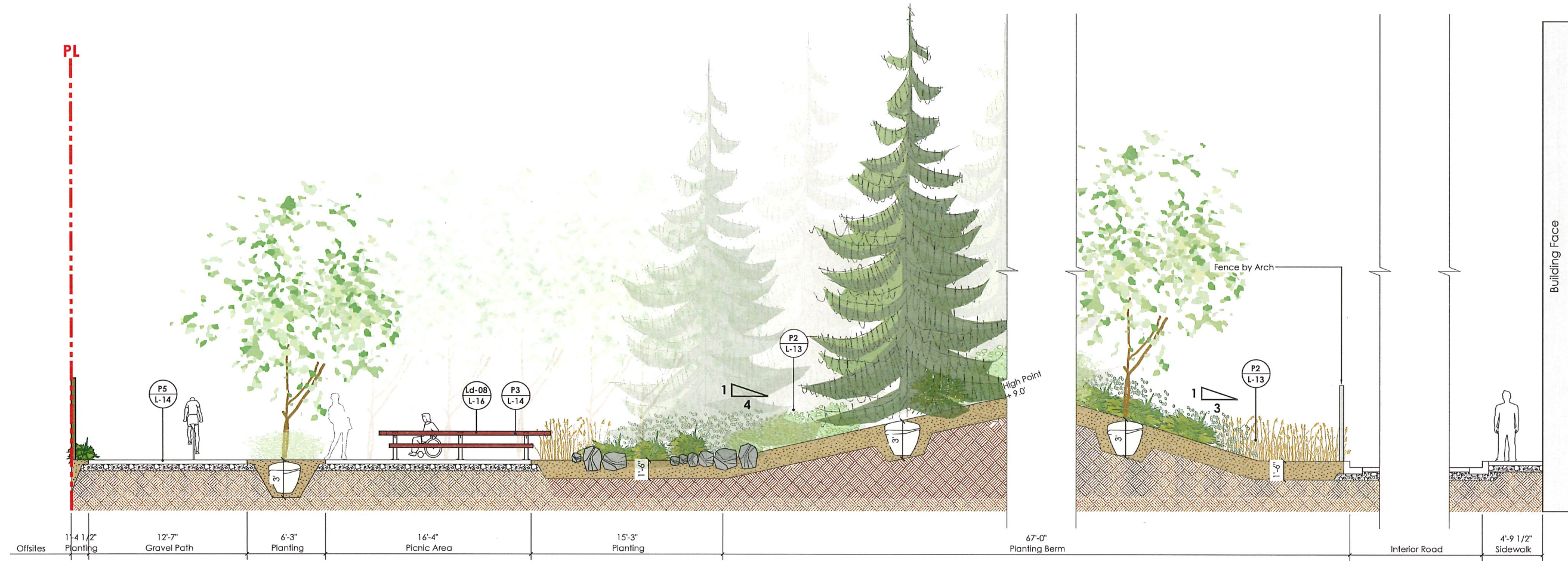


P2 L-13 Precedent Image: Planted Berm with Native Flowers and Tree Groupings

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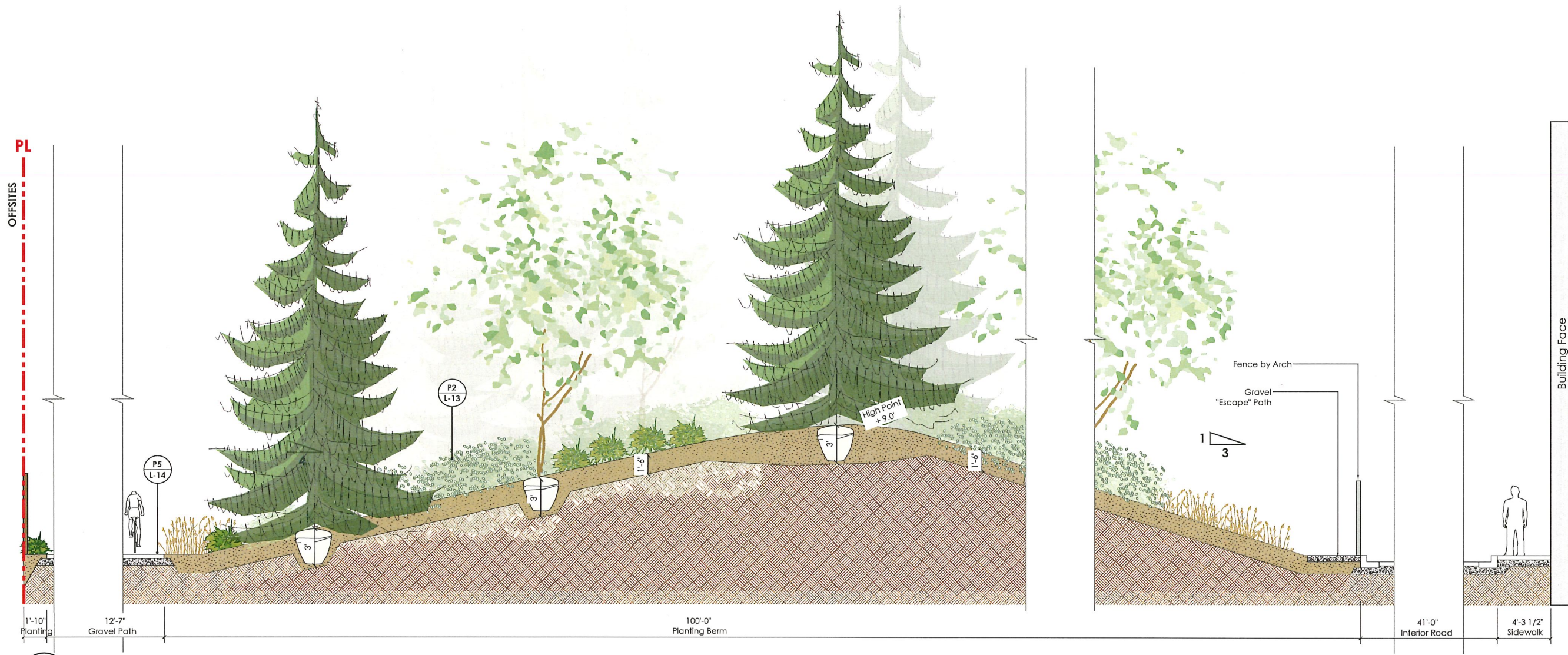
02 Section Looking North
L-4 1/4"=1'-0"

Project:
**Golden Ears Industrial Park
Phase 3, Pitt Meadows, BC**

Drawn by: ROC/TB
Checked by: AB
Date: Apr 29, 2019
Scale: As Shown
Drawing Title:

Landscape Sections

Project No.: 18088
Sheet No.:



03 North 35m Buffer Section

L-5 1/4"=1'-0"

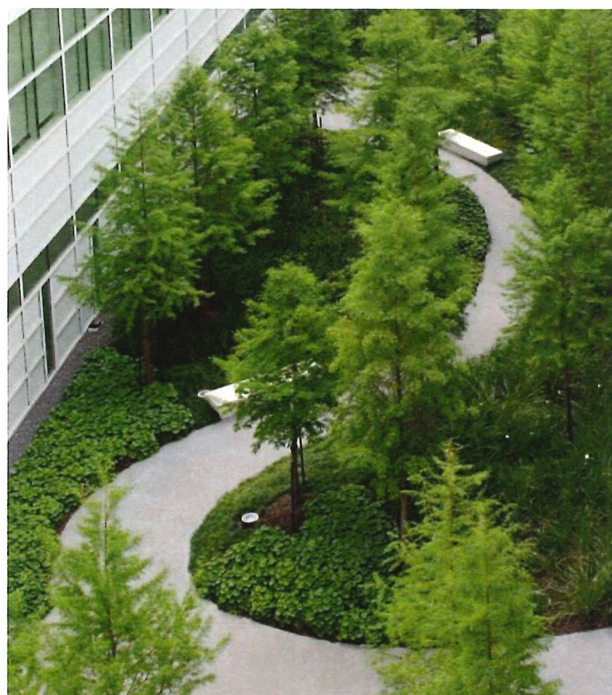
07	Oct 02, 2020	Re-issue for DP
06	June 15, 2020	Re-issue for ADP
05	May 06, 2020	Re-issue for DP
04	Dec 19, 2019	Re-issue for DP
03	Oct 30, 2019	Re-issue for DP
02	May 01, 2019	Issue for DP
01	Mar 25 2019	Issue for Client Review
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dk durante kreuk Durante Kreuk Ltd. 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 t: 604 684 4611 f: 604 684 0577 www.dkl.bc.ca		



Precedent Image: Picnic Areas with Custom Heavy Timbre Picnic Tables

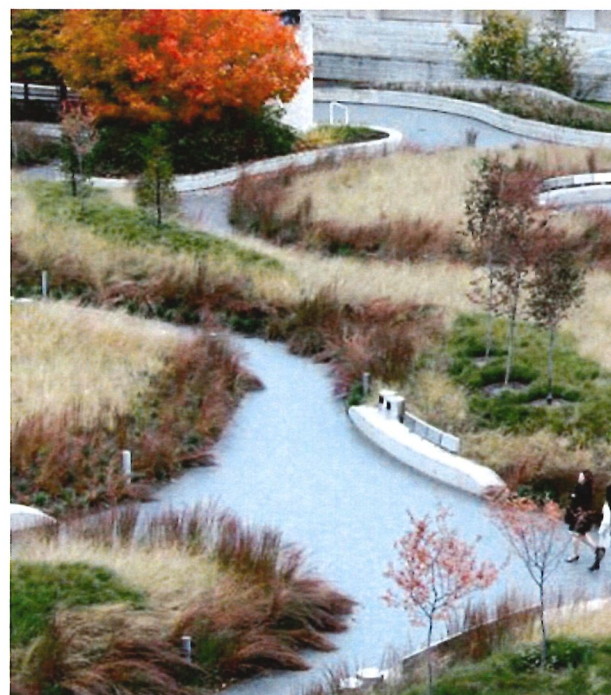


P4 L-14 Precedent Image: Picnic Areas with Custom Heavy Timbre Picnic Tables



132-

P5 L-14 Precedent Image: Meandering Path amongst planting and trees



P6 L-14 Precedent Image: Meandering Path amongst native grasslands

Project:
**Golden Ears Industrial Park
Phase 3, Pitt Meadows, BC**

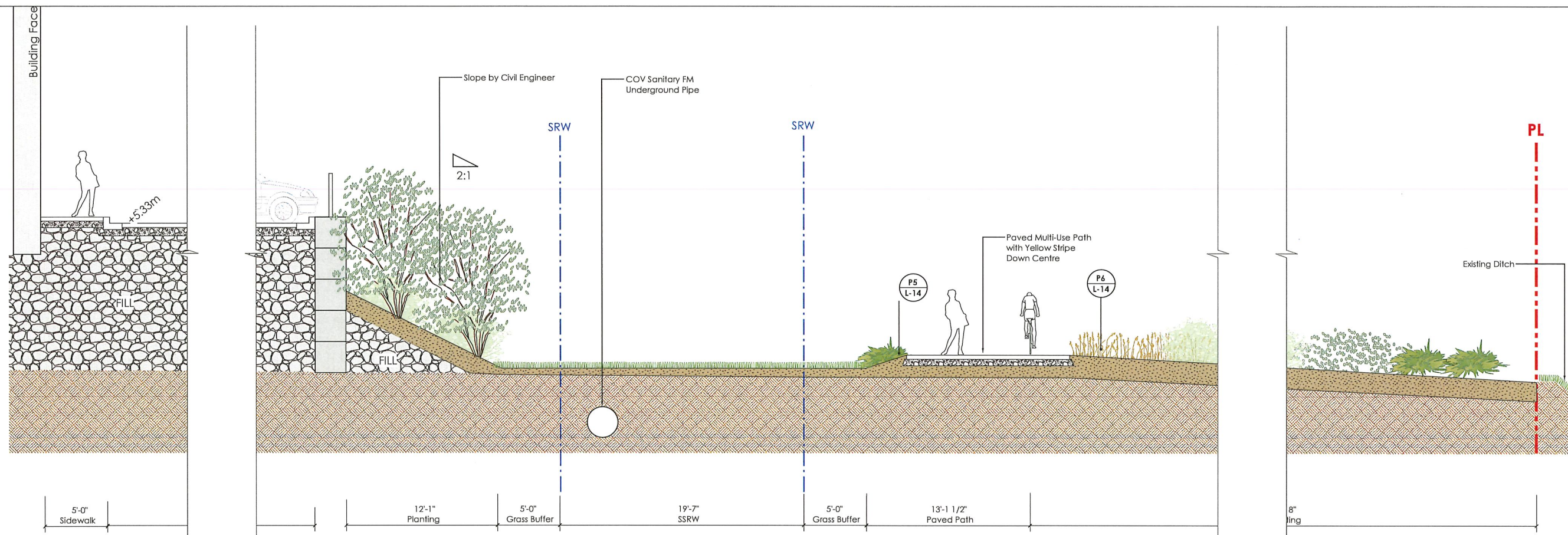
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Landscape Sections

Project No.:
18088

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L-14

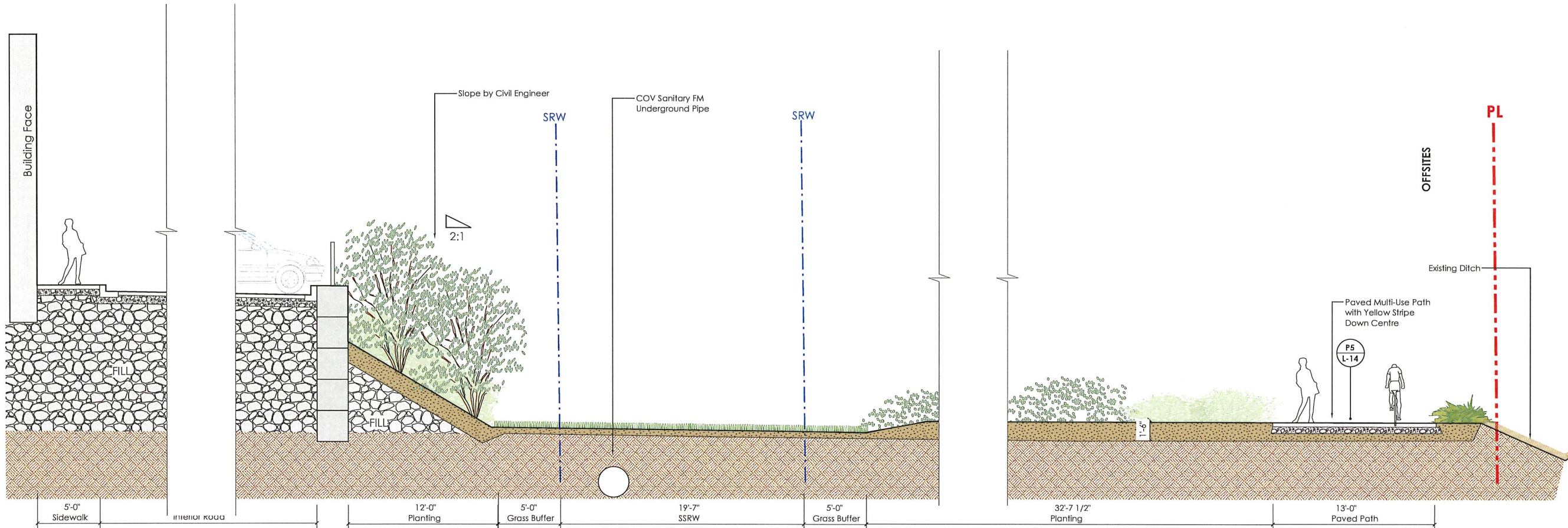


04 Section Through Southern Airport Way

L-12 1/4"=1'-0"

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05	May 04, 2020	Re-issue for DP
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05 Section Through Southern Airport Way

L-11 1/4"=1'-0"

Project:

**Golden Ears Industrial Park
Phase 3, Pitt Meadows, BC**

Drawn by: R/C/TB

Checked by: AB

Date: Apr 29, 2019

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Drawing Title:

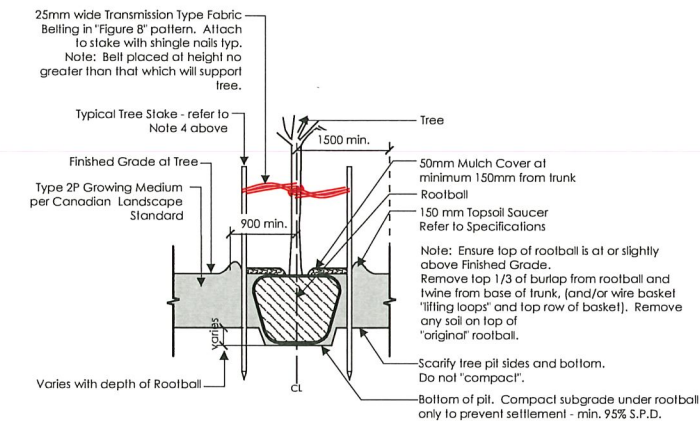
Landscape Sections

Project No.: 18088

Sheet No.:

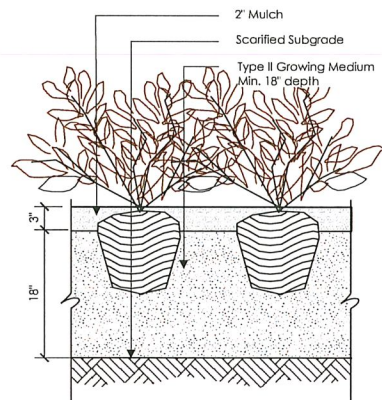
L-15

- General Notes:**
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 5. Provide min. 15 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



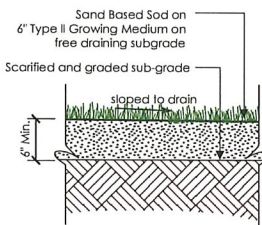
Depth of Growing Medium Total (mm)	Area (M ²)	Size of Surface Square	Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

Id-1 Typical Tree Planting
Scale: NTS



Id-2 Typical Shrub Planting on Grade
Scale: 1" = 1'-0"

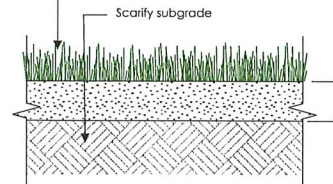
Sod other than that with a sand base and/or with mesh will be rejected, and the Specified sod re-installed at contractor's expense.



Id-3 Typical Sodded Lawn on Grade
Scale: 1" = 1'-0"

Hydroseeded on 8" screened growing medium on free drainage

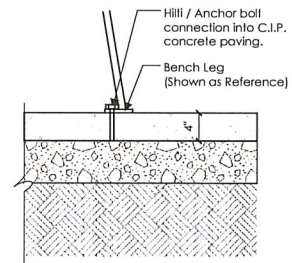
Refer to Plant List for mix composition.



Note: Seed mix from premier pacific seeds or approved equivalent.

Id-4 Hydroseeded on grade
Scale: 1" = 1'-0"

Note: Refer to Materials Legend for Specified Site Furnishings



Id-5 Site Furniture Anchoring Detail - On Grade
Scale: 1" = 1'-0"

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MTB-0210-00023

Legacy # MLPT210-S-PCS-UM-WCA



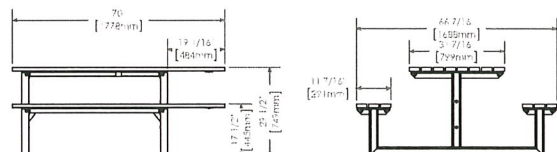
MATERIALS: Table frame is made from 3" x 2 3/8" structural L-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is High Density Paper Composite (HDPC) - Sandstone color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The Cluster Seating surface mount tables are delivered pre-assembled.

SPECIFICATION: Select MTB-0210-00023
Choose:
- Powdercoat Color

HEIGHT: 29.5" (74.9cm) LENGTH: 70" (177.8cm) WIDTH: 66.44" (168.8cm) WEIGHT: 432.82lbs (196.3kg)

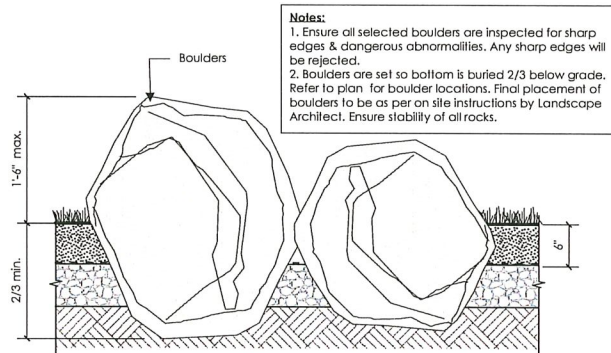


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Id-8 Table
NTS

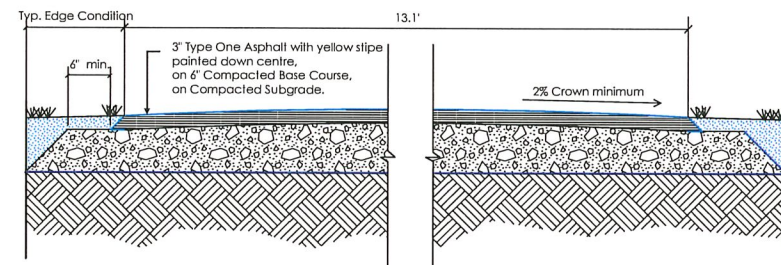
200 SERIES



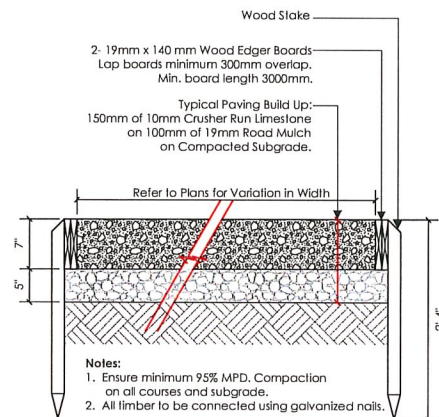
Id-6 Landscape Boulders
Scale: 1" = 1'-0"

Notes:

1. Ensure all selected boulders are inspected for sharp edges & dangerous abnormalities. Any sharp edges will be rejected.
2. Boulders are set so bottom is buried 2/3 below grade. Refer to plan for boulder locations. Final placement of boulders to be as per on site instructions by Landscape Architect. Ensure stability of all rocks.



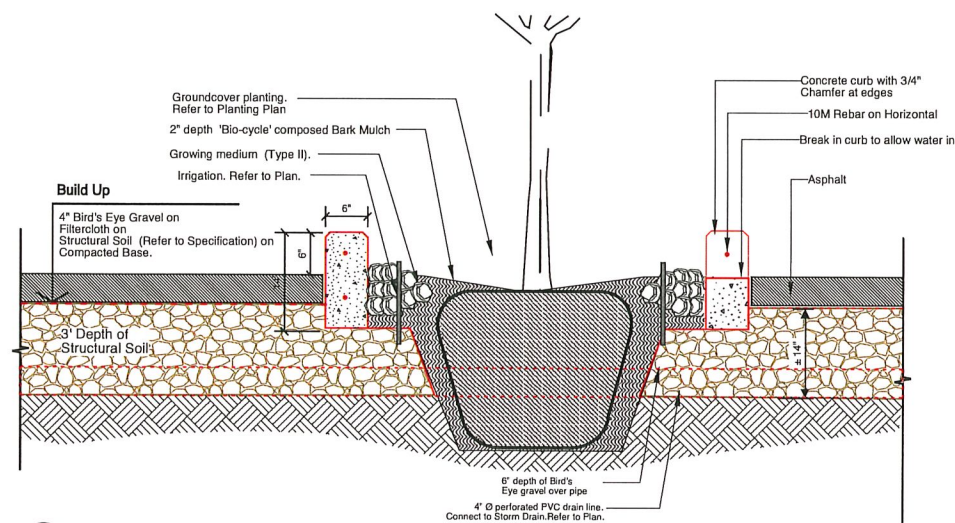
Id-7 Asphalt Pathway Detail
Scale: 1" = 1'-0"



Notes:

1. Ensure minimum 95% MPD. Compaction on all courses and subgrade.
2. All timber to be connected using galvanized nails.

Id-9 Typical Limestone Pathway Detail
Scale: 1/2" = 1'-0"



Id-10 Tree Pit with Structural Soil
Scale: 1" = 1'-0"

Project:

**Golden Ears Industrial Park
Phase 3, Pitt Meadows, BC**

Drawn by: ROC/TB

Checked by: AB

Date: Apr 29, 2019

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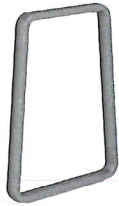
Landscape Details

Project No.:

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Sheet No.:

MBR-2300-00001



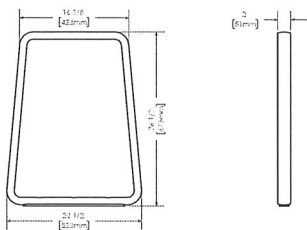
MATERIALS: The bike rack frame is made from solid cast aluminum. All brackets are made of steel. "Tempor resistant fasteners are stainless steel."

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings.

INSTALLATION: The bike rack is delivered in parts. Reference: INSTALL_MBR_2300-00001 PDF for more information.

TO SPECIFY: Select MBR-2300-00001
Choose:
- Powdercoat Color

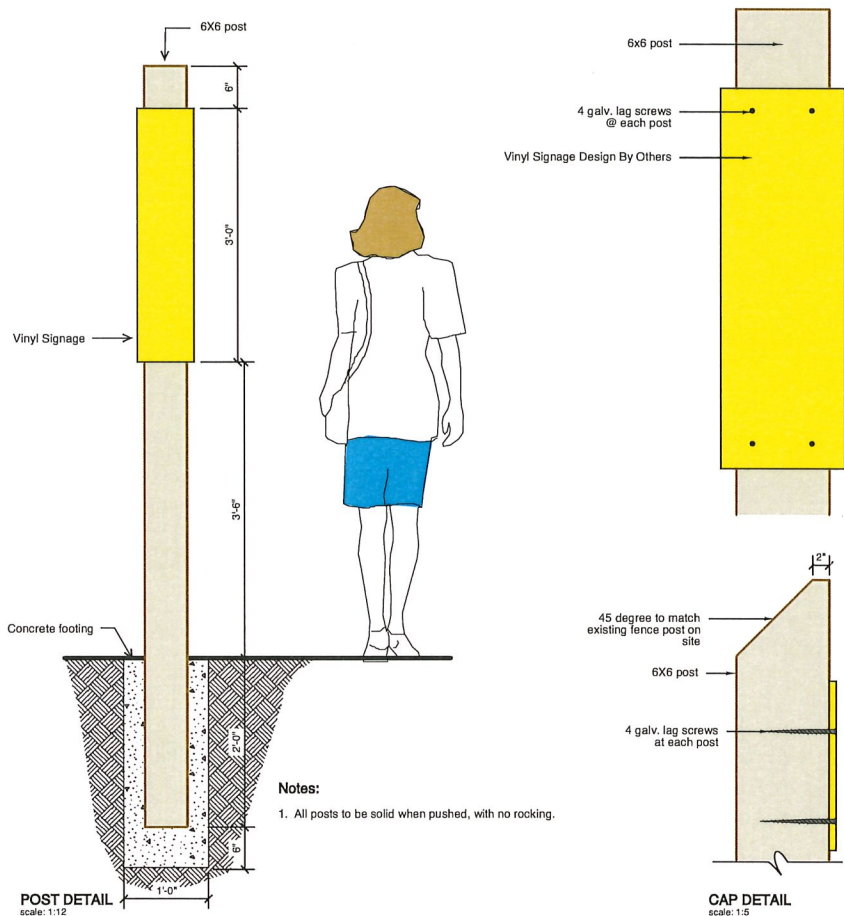
HEIGHT: 26 1/2" (67.3cm) LENGTH: 20 1/2" (52cm) WIDTH: 3" (5.1cm) WEIGHT: 18 lbs (8kg)



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F: 604.718.5509
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Ld-1 Bike Rack
NTS



Ld-4 Wayfinding Signage
NTS

LXRC1503-48-MS



MATERIALS: The recycle unit is constructed using a steel frame with laser cut and formed steel body panels. Three 16 gallon commercial grade plastic liners and standard metal lids are provided.

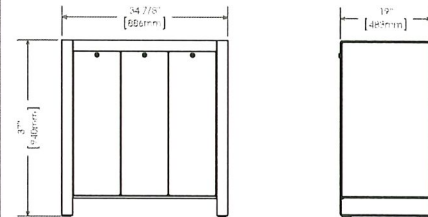
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The recycle unit is delivered pre-assembled. Holes (9/16") are provided in each mounting foot for securing to base.

TO SPECIFY: Select LXRC1503-48-MS
Choose:
- Powdercoat Color

FEATURES:
- Rodent Resistant
- Lockable Doors

OPTIONS:
- Plain Doors (LD) or Vinyl Graphics (VG)
- Vinyl graphics not recommended on Fine Textured powdercoat.
- Rain Shield (RS)
- Available in 1 and 2 stream configurations (LXRC1500, LXRC1502)



DIMENSIONS:
Height: 37" (94.0cm)
Length: 34.5" (88.0cm)
Depth: 19" (48.3cm)
Weight: 182.20 lbs (82.6kg)
Liner Capacity: 3 x 16 Gallons (3 x 61 Liters)

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Ld-2 Litter / Recycle
NTS

870 SERIES

MLB870-W

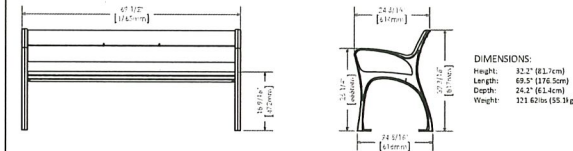


MATERIALS: Bench ends are made from solid cast aluminum. The seat employs ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (5/8") are provided in each foot for securing to base.

TO SPECIFY: Select MLB870-W
Choose:
- Powdercoat Color



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Ld-3 Bench
NTS

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Project:
**Golden Ears Industrial Park
Building 3100
Phase 3, Pitt Meadows, BC**

Drawn by: TB
Checked by: SV
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Landscape Details

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