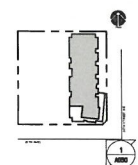


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NORTH ARROW



2 KEY PLAN
A00 / A13



1 RENDER - SOUTH EAST VIEW
A00 / A13

OWNER/CLIENT
**CROWNE PACIFIC
DEVELOPMENT CORP**

GENERAL NOTES

1 ISSUED FOR PERMIT / CLIENT PERMIT 241112
NO. ISSUE - YMD

SEAL:
REGISTERED ARCHITECT
DAMIB SCHAIZ MOORE
BRITISH COLUMBIA

CONSULTANT
2024-11-08



770 855-1455 | 1455 W. Georgia Street Vancouver, V6G 2Z4
101-1084 - 2532 Jackson Road Victoria, V8M 0J5
604.683.3323 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME
THE HUB

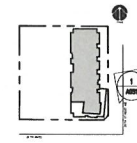
PROJECT ADDRESS
**861 & 421 24TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE
RENDERS


PROJECT NO: 24025 DRAWN BY: ER
SCALE: N.T.S. REVIEW BY: AE
DWG NO: A050

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NORTH ARROW



2 KEY PLAN
1051 / 413

OWNER/CLIENT:

CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES:

1 ISSUED FOR PERMIT (PERMIT NO. 2411712) NO. 1051 / 413



1141 850 - 1550 W. Georgia Street Vancouver, B.C. V6G 2G6
 415 - 2522 Jackson Road Victoria, B.C. V8H 4Z2
 250 - 419-3327 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 861 & 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

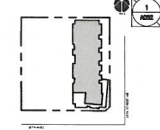
PROJECT NO: 24025 DRAWN BY: ER
 SCALE: N.T.S. REVIEW BY: AE
 DWG NO: **A051**



1 RENDER - EAST VIEW FROM 28TH STREET NE
 1051 / 413

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NORTH ARROW



2 KEY PLAN
AKB KLS

OWNER/CLIENT:



GENERAL NOTES:

1 ISSUED FOR DEVELOPMENT PERMIT 24011152
NO. ISSUED 11/11/24 YIMD



360-550-1550 W. Georgia Street Vancouver, V6G 2Z4
1188 - 3212 Jackson Road Victoria, V8B 2J5
604-679-3929 | office@iwa-arb.ca | www.iwa.ca

PROJECT NAME:
THE HUB

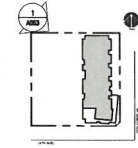
PROJECT ADDRESS:
801 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: N.T.S. REVIEW BY: AE
DWG NO: **A052**



1 RENDER - NORTH EAST VIEW
AKB KLS



2 KEY PLAN
AND 813

1 RENDER - NORTH WEST VIEW
AND 813

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OWNER/CLIENT:



GENERAL NOTES:

1 ISSUED FOR DEVELOPMENT PERMIT 2411112
NO. ISSUE DATE Y.M.D

SEAL
REGISTERED ARCHITECT
LAWSON ECHALZ-ANGULO
BC
BRITISH COLUMBIA
CONSULTANT 2024-11-08



2150 850 - 1550 W. Georgia Street Vancouver, V6G 2Z6
410 154 - 2212 JACKSON ROAD VICTORIA, V8B 6H6
604 683 3333 | OFFICE@WA-ARCH.CA | WA-ARCH.CA

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

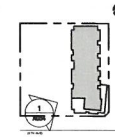
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SCALE: N.T.S. REVIEW BY: AE

DWG NO. **A053**

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES

Table with 10 columns and 10 rows, currently empty.

1 ISSUED FOR PERMIT/PERMIT PERMIT 2024/11/12
NO. ISSUED: YMD
SEAL



CONSULTANT: 2024-11-08



1111 850 - 1560 W. Georgia Street Vancouver, V6G 2Z6
1111 854 - 2212 Jackson Road Victoria, V8M 1Z2
604 885 3528 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

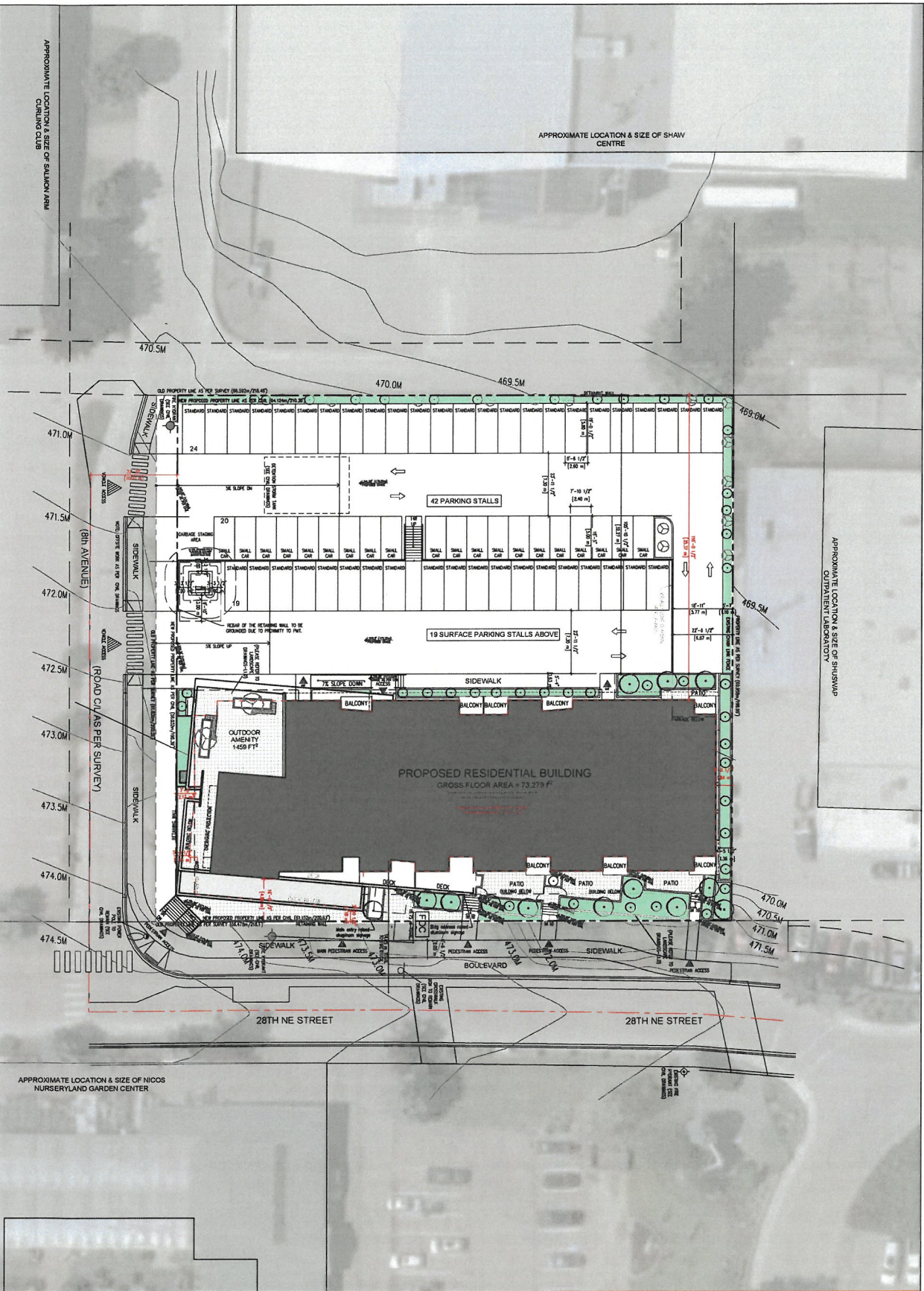
PROJECT NO.: 24025 DRAWN BY: ER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A054**



1 RENDER - SOUTH WEST VIEW

2 KEY PLAN

1 SITE PLAN
DATE: 08-11-14



CONSULTANTS:
 CONSULTANT: **DAVID HANCOCK ARCHITECTS**
 REGISTERED ARCHITECT
 NO. 11589 (PRACTICE NUMBER) / 11589 (INDIVIDUAL NUMBER)
 11589 (INDIVIDUAL NUMBER)
 2024-11-08

PROJECT ADDRESS:
 861 & 28TH STREET NE
 SALMON ARM, B.C.

PROJECT NAME:
THE HUB

PROJECT NO.: 2025
DRAWING NO.: A100

SCALE: 1/8" = 1'-0"
REVISION: BR / AE

GENERAL NOTES:

ONSERVICENT:
CROWNE PACIFIC DEVELOPMENT CORP.

TRUE

CONSULTANT'S SEAL:
 CONSULTANT'S SEAL: **DAVID HANCOCK ARCHITECTS**
 REGISTERED ARCHITECT
 NO. 11589 (PRACTICE NUMBER) / 11589 (INDIVIDUAL NUMBER)
 11589 (INDIVIDUAL NUMBER)
 2024-11-08

PROJECT ADDRESS:
 861 & 28TH STREET NE
 SALMON ARM, B.C.

PROJECT NAME:
THE HUB

PROJECT NO.: 2025
DRAWING NO.: A100

SCALE: 1/8" = 1'-0"
REVISION: BR / AE

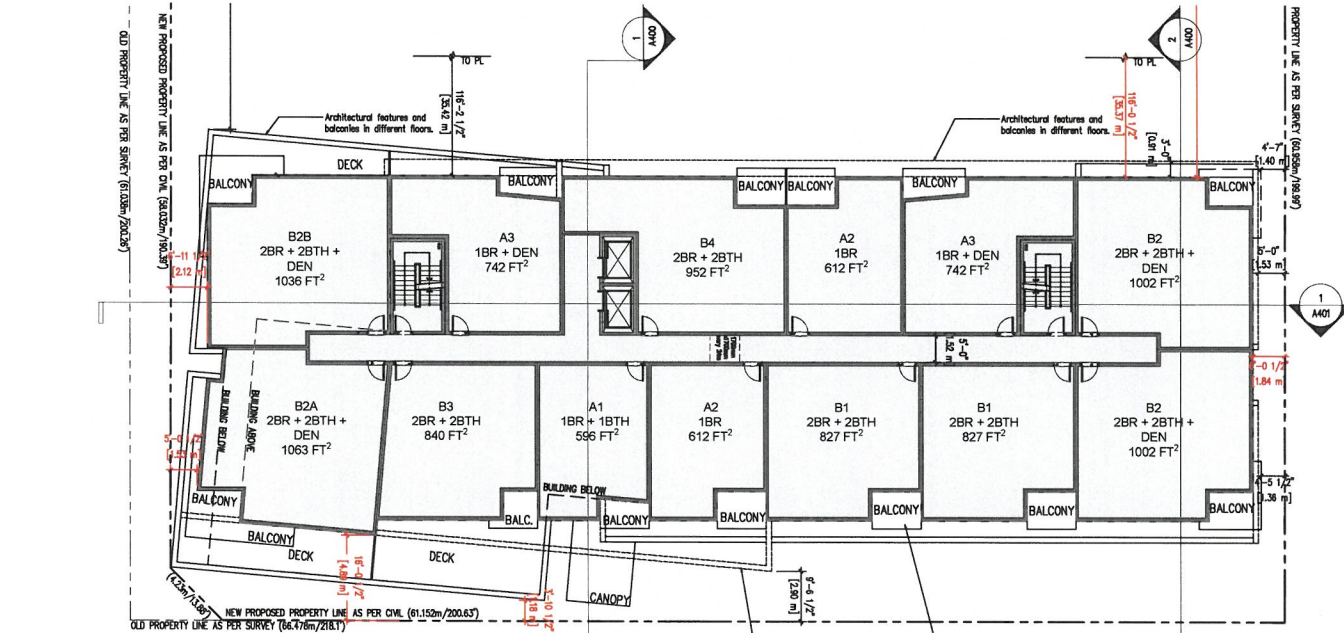
GENERAL NOTES:

ONSERVICENT:
CROWNE PACIFIC DEVELOPMENT CORP.

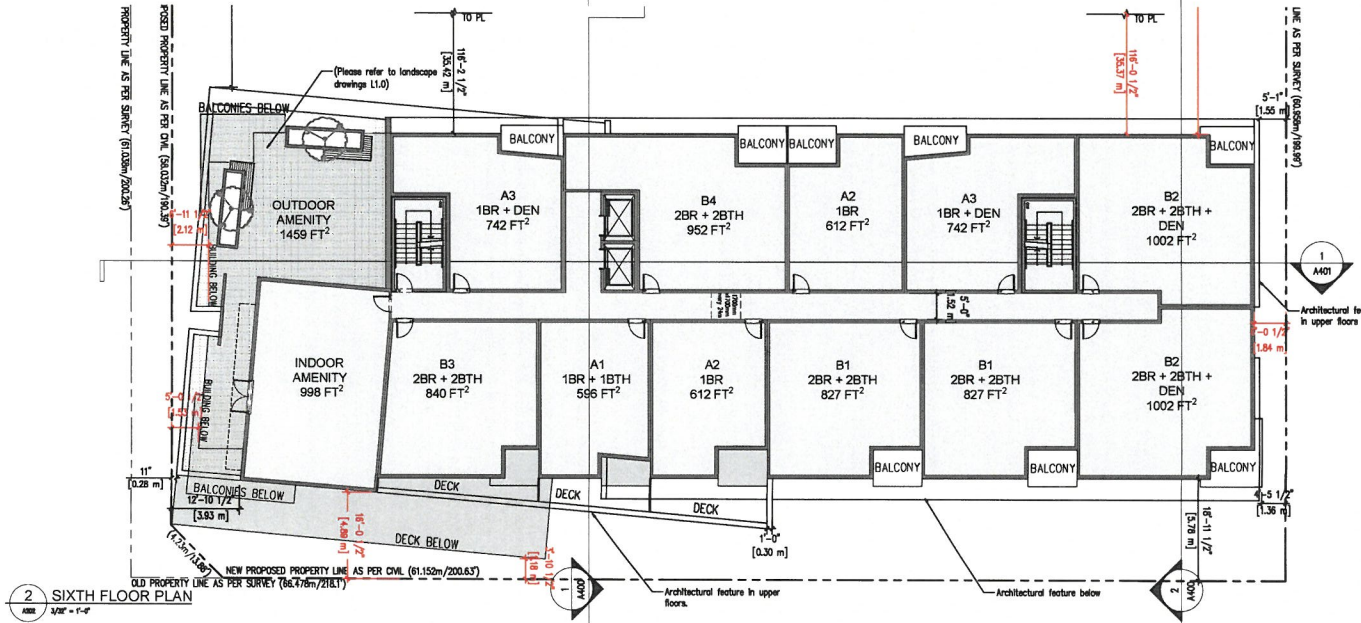
TRUE

CONSULTANT'S SEAL:
 CONSULTANT'S SEAL: **DAVID HANCOCK ARCHITECTS**
 REGISTERED ARCHITECT
 NO. 11589 (PRACTICE NUMBER) / 11589 (INDIVIDUAL NUMBER)
 11589 (INDIVIDUAL NUMBER)
 2024-11-08





1 SECOND TO FIFTH FLOOR PLANS
 A/E 3/2024 - 1'-0"



2 SIXTH FLOOR PLAN
 A/E 3/2024 - 1'-0"

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OWNER/CLIENT



GENERAL NOTES

NO.	REVISION	DATE

1 ISSUED FOR PERMITS/INVEST PERMIT 24/11/24
 NO. ISSUE: 1
 SEAL



CONSULTANT:

WA ARCHITECTS

1100 850 - 1550 W. Georgia Street Vancouver, V6G 2Z6
 1100 850 - 2212 KENNEDY ROAD VICTORIA, V8W 3J2
 604.683.3521 OFFICE@WA-ARCH.CA WA-ARCH.CA

PROJECT NAME:
THE HUB

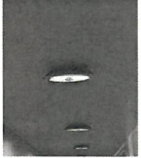
PROJECT ADDRESS:
 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
FLOOR PLANS

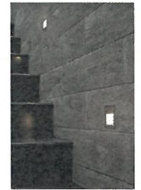
PROJECT NO: 24025 DRAWN BY: ER
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DWG NO: **A202**



LED EXTERIOR PARKING LOT POLE LIGHTING EXAMPLE



LED EXTERIOR SURFACE MOUNTED CEILING LIGHTING EXAMPLE



LED EXTERIOR STEP LIGHTING EXAMPLE

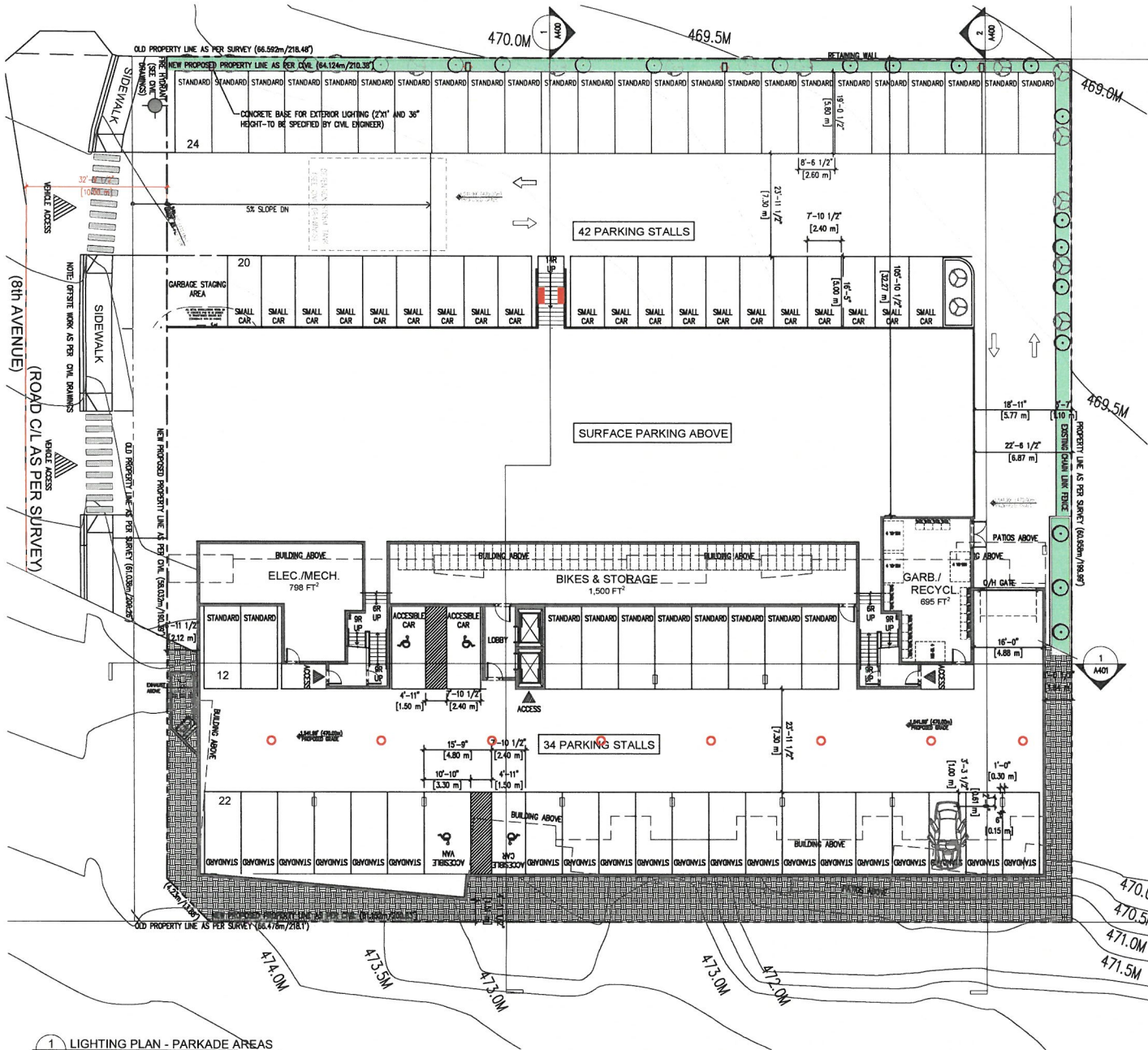
NOTE: SAMPLE IMAGES OF LIGHT FIXTURES NOT INTENDED TO BE REPRESENTATIVE OF PROPOSED ARCHITECTURAL FINISHES.

LIGHTING LEGEND

- LED EXTERIOR POLE LIGHTING - HIGH LEVEL, DOWNWARD FACED TO ILLUMINATE OUTSIDE PARKING AREAS
- LED EXTERIOR STEP LIGHTING EXAMPLE TO ILLUMINATE WALKWAY AREAS
- LED EXTERIOR SURFACE MOUNTED CEILING LIGHTING - DOWNWARD FACED TO ILLUMINATE DOWNWARD PARKING AREAS

NOTES

1. DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED AND DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED AND DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED.
2. LIGHT FIXTURES ARE TO BE DOWNWARD FACED AND DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED.
3. LIGHT FIXTURES ARE TO BE DOWNWARD FACED AND DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED.
4. LIGHT FIXTURES ARE TO BE DOWNWARD FACED AND DOWNWARD FACED LIGHTING FIXTURES ARE TO BE DOWNWARD FACED.



1 LIGHTING PLAN - PARKADE AREAS
3/16" = 1'-0"

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP.

GENERAL NOTES:

1 ISSUED FOR PERMIT (DATE) PERMIT: 20171071
NO. ISSUED FOR PERMIT: 777 YMD
SEAL
IWA ARCHITECTS
REGISTERED ARCHITECT
BRITISH COLUMBIA
CONSULTANT
2024-11-08

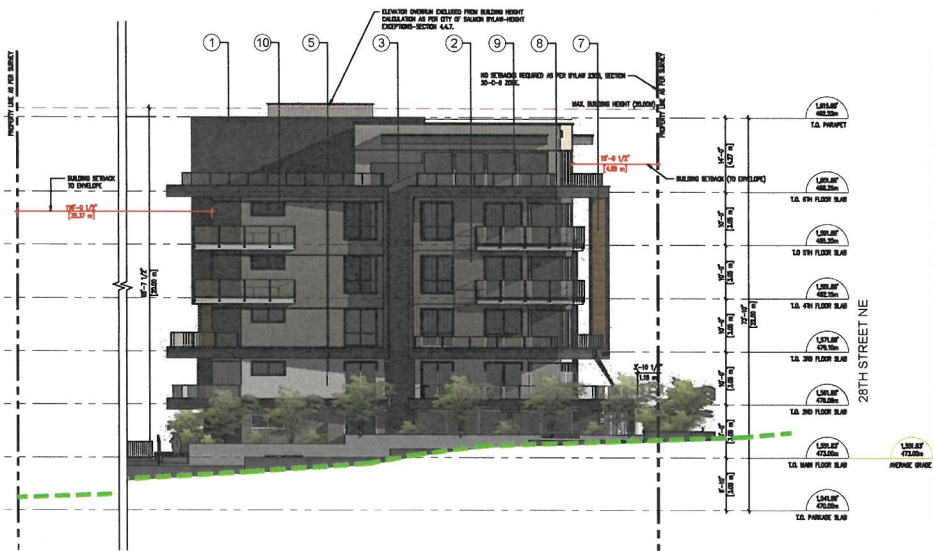


PROJECT NAME:
THE HUB

PROJECT ADDRESS:
881 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
LIGHTING PLAN-PARKADE AREAS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: 3/16" = 1'-0" REVIEW BY: AE
DWG NO: **A290**



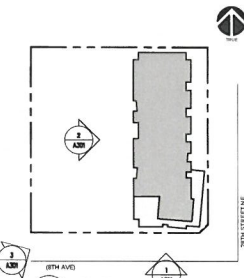
1 SOUTH ELEVATION
ASB / 3/20" = 1'-0"



3 SOUTH-WEST VIEW
ASB



2 WEST ELEVATION
ASB / 3/20" = 1'-0"



4 KEYPLAN
S1.S

- LEGEND OF FINISHES
- 1 CEILINGBOARD BOARD - DARK GREY
 - 2 CEILINGBOARD BOARD - LIGHT BROWN
 - 3 CEILINGBOARD BOARD - BROWN
 - 4 CEILINGBOARD BOARD - HEAVY BROWN
 - 5 METAL BOARD - WHITE
 - 6 METAL BOARD - LIGHT BROWN
 - 7 VINYL SIDING/SPRIT - WOOD
 - 8 ALUMINUM FINISH QUERENEL DARK GREY - WHITE GLASS/BROWN BROWN GLASS
 - 9 CEILINGBOARD BOARD - WHITE
 - 10 VINYL SIDING - WHITE
 - 11 ALUMINUM SIDING
 - 12 VISUALLY LIGHT GROUTING

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

1 ISSUED FOR PERMITMENT PERMIT 2411112
NO. ISSUE: 1 YMD
SEAL:
REGISTERED ARCHITECT
LAWD ECHAZH MOOR
BRITISH COLUMBIA
CONSULTANT: 2024-11-08



1155 - 1525 W Georgia Street Vancouver, V6G 2Z6
TEL: 604 - 272-1222 FACSIMILE: 604-272-1225
TEL: 604-683-3321 OFFICE@IWA-ARCH.CA | IWA-ARCH.CA

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: REVIEW BY: AE
DWG NO: A301



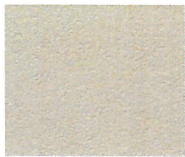
LEGEND OF FINISHES

- ① — CEMENTITIOUS - DARK GREY
- ② — CEMENTITIOUS - LIGHT BROWN
- ③ — CEMENTITIOUS - BROWN
- ④ — CEMENTITIOUS - MEDIUM BROWN
- ⑤ — METAL SIDING - WHITE
- ⑥ — METAL SIDING - LIGHT BROWN
- ⑦ — VINYL SIDING/SOFFTIT - WOOD
- ⑧ — ALUMINUM FRAMED GUARDRAIL DARK GRAY - WHITE GLAZING MEDIUM BROWN G
- ⑨ — EXTERIOR DOOR - WHITE
- ⑩ — VINYL WINDOW - WHITE
- ⑪ — ALUMINUM SIGNAGE (DESIGNED BY OTHERS)
- ⑫ — VISUALLY LIGHT GUARDRAIL

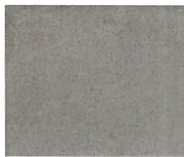
① RENDER
A350 / N.T.S.



① — CEMENTITIOUS - DARK GREY



② — CEMENTITIOUS - LIGHT BROWN



③ — CEMENTITIOUS - BROWN



④ — CEMENTITIOUS - MEDIUM BROWN



⑤ — METAL SIDING - WHITE



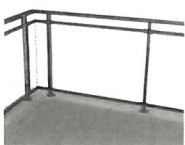
⑥ — METAL SIDING - LIGHT BROWN



⑦ — VINYL SIDING/SOFFTIT - WOOD



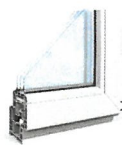
⑪ — ALUMINUM SIGNAGE TO BE DESIGNED BY OTHERS



⑧ — ALUMINUM FRAMED GUARDRAIL DARK GRAY - WHITE GLAZING MEDIUM BROWN G



⑨ — EXTERIOR DOOR - WHITE



⑩ — VINYL WINDOW - WHITE



⑪ — ALUMINUM SIGNAGE TO BE DESIGNED BY OTHERS



⑫ — VISUALLY LIGHT GUARDRAIL (AT PARADE RECORDING WALL)

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1 ISSUED FOR DEVELOPMENT PERMIT 2024/11/12
NO. ISSUED FOR PERMIT 2024/11/12



IWA
ARCHITECTS

PH: 655-1555 W. Georgia Street Vancouver, V6G 2Z6
100-108 - 2512 Jackson Road Victoria, V8B 2Z5
604.655.7521 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME
THE HUB

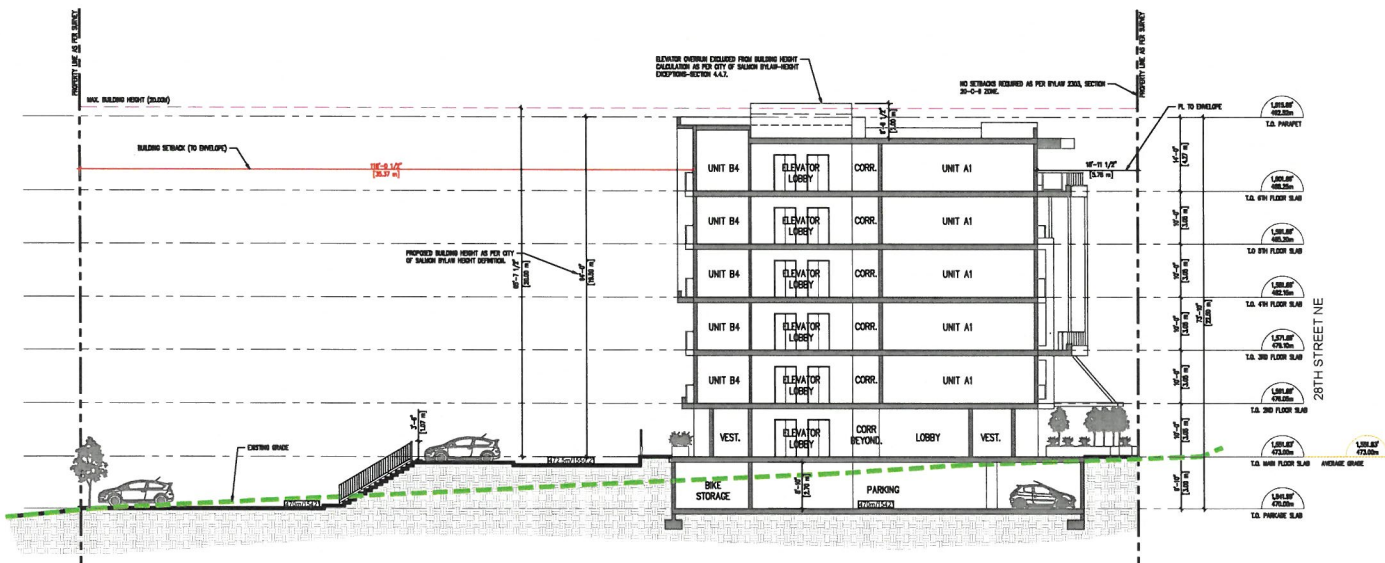
PROJECT ADDRESS
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE
MATERIAL BOARD

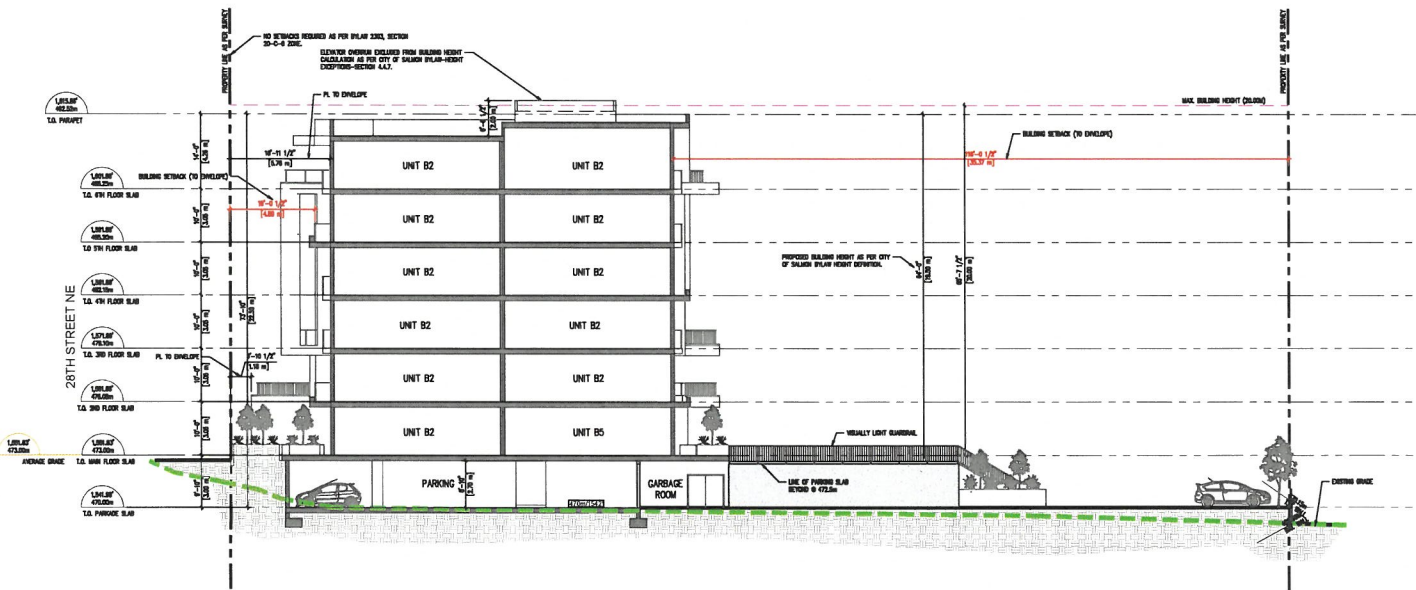
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SCALE: N.T.S. REVIEW BY: AE

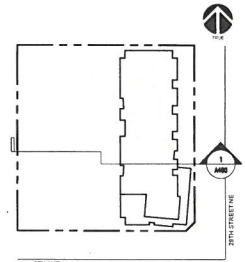
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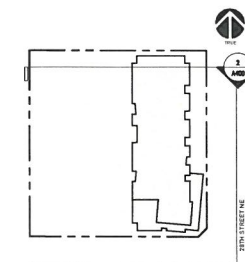
1 SECTION 1
REF. 8226 3/20" = 1'-0"



2 SECTION 2
REF. 8226 3/20" = 1'-0"



3 KEY PLAN
N 1/4" = 1'-0"



4 KEY PLAN
N 1/4" = 1'-0"

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NORTH ARROW:

OWNER/CLIENT:



CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

1 ISSUED FOR PERMITS (PERMIT 2411117)

NO. 55515-01-01-0001

SEAL: REGISTERED ARCHITECT



CONSULTANT: IWA ARCHITECTS
2024-11-08

IWA ARCHITECTS

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
SECTIONS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: 3/20" = 1'-0" REVIEW BY: AE
DWG NO: **A400**

THE HUB MIXED-USE DEVELOPMENT

SALMON ARM, B.C.

LANDSCAPE PLAN

ISSUED FOR: **DEVELOPMENT PERMIT**

DRAWING LIST:

LANDSCAPE PRECEDENTS

L1.0 LANDSCAPE PLAN

L1.1 PLANT SCHEDULE

L1.2 COST ESTIMATE + LANDSCAPE DETAILS

2024.11.08

SALMON ARM
SMALL CITY, BIG IDEAS


CROWNE PACIFIC
DEVELOPMENT CORP

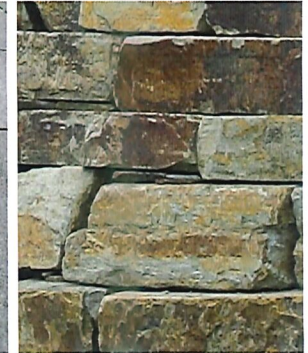
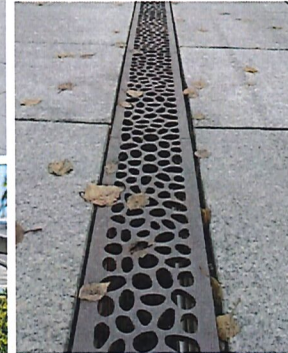
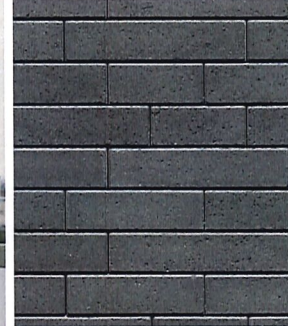
IWA
ARCHITECTS

LARCH LANDSCAPE ARCHITECTURE

Box 1738
Golden, BC V0A 1H0
T: 250.938.7337
E: larchlandscapearchitecture@gmail.com
www.larchlandscapearchitecture.com



LANDSCAPE PRECEDENT IMAGES



SALMON ARM
SMALL CITY, BIG IDEAS


CROWNE PACIFIC
DEVELOPMENT CORP

IWA
ARCHITECTS


LARCH
LANDSCAPE ARCHITECTURE

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- LEGEND**
- PROPERTY LINE
 - 470.0 EXISTING CONTOUR PER SURVEY
 - EXISTING ELEVATION PER SURVEY
 - 470.25 PROPOSED ELEVATION PER CIVIL
 - EXISTING VEGETATION TO REMAIN PER SURVEY - PROTECT IN PLACE
 - PROPOSED BUILDING PER ARCHITECTURAL
 - PROPOSED NON-FLAMMABLE LANDSCAPE MULCH 75mm (3" DEPTH) WITH GEOTEXTILE FABRIC APPROX. AREA: 256sq
 - PROPOSED PERMEABLE CONCRETE PAVING STONES - QTY: 146sq
 - LOCAL STONE FEATURE BOULDERS APPROX. 500mm HT x 1000mm L x 500mm W

- GENERAL NOTES:**
1. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL: 1-800-474-6886.
 2. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF SALMON ARM LANDSCAPE PLAN AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCCO) REQUIREMENTS.
 3. CONTRACTOR SHALL VERIFY ETC CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
 5. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ON-SITE, INCLUDING WEARING FILE DOWN/OUT LOCATION PRIOR TO HARDSCAPE INSTALLATION.
 6. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 7. THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
 8. ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 9. CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
 10. CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

- PLANTING NOTES:**
1. REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
 2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.
 3. TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
 4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GROWER SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
 5. SUPPLY 75mm OF NATURAL COLOUR NON-FLAMMABLE MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
 6. INSTALL 100mm MIN. DEPTH TOPSOIL IN AREAS TO BE 500 OR 0R-655 SEED.

- FIRESMART BC NOTES:**
1. THE PROPOSED LANDSCAPE PLAN ADHERES TO THE CURRENT EDITION OF THE FIRESMART GUIDE TO LANDSCAPING BC.
 2. THE PROPOSED LANDSCAPE PLAN USES PRIMARILY NATIVE SPECIES AND CULTIVAR SPECIES THAT ARE WELL ADAPTED TO THE SALMON ARM CLIMATE.
 3. FROM BUILDING EDGE TO 1.5m ESTABLISHES A NON-COMBUSTIBLE ZONE PER FIRESMART GUIDELINES.
 4. ZONE 1 - UP TO 10m FROM BUILDING EDGE, NO CONIFEROUS TREES OR SHRUBS WITH HIGH COMBUSTIBILITY HAVE BEEN PROPOSED.
 5. EXISTING CONIFERS TO REMAIN ARE TO BE PRUNED TO A HEIGHT OF 2.0m.
 6. OBTAIN A MINIMUM OF 3.0 METRES BETWEEN CROWNS OF EXISTING CONIFEROUS TREES. THE TIPS OF THE BRANCHES OF A MATURE CONIFEROUS TREE ARE NO CLOSER THAN 3 METRES TO THE TIPS OF THE BRANCHES OF ANOTHER CONIFEROUS TREE.
 7. PROPOSED LANDSCAPE MULCH WILL BE NON-COMBUSTIBLE.

- IRRIGATION NOTES:**
1. GENERAL
 - TREES, SHRUBS, GRASSES, AND PERENNIALS WILL REQUIRE IRRIGATION SYSTEM TO BE TENDERED AS DESIGN BUILD TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO AWARD.
 - PERMANENT HIGH EFFICIENCY SPRINKLER (FOR OPEN LAWN AREAS) AND DRIPLINE IRRIGATION (FOR ESTABLISHED PLANTING BED AREAS) ARE ENHANCED TO ENSURE THE HIGHEST WATER CONSERVATION MEASURES ARE ACHIEVED.
 - WATERING PROVISIONS IN ACCORDANCE WITH CITY OF SALMON ARM WATER SYSTEM RATES AND REGULATIONS.

PROJECT:
THE HUB MIXED-USE DEVELOPMENT

LOCATION:
 831 28TH STREET NE
 SALMON ARM, BC

CONTEXT MAP:

CLIENT:

ARCHITECT:

LANDSCAPE ARCHITECT:

 LARCH LANDSCAPE ARCHITECTS (P.A.S.C./L.A.S.C./L.A.C.P.A.)
 GOLDEN, BC 350.938.7337

STAMP:

ORIGINAL SHEET SIZE ARCH D 24X36

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-11-08

NOT FOR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY CONCEPT		2024-08-20	WA
2.	DRAFT DEVELOPMENT PERMIT		2024-10-25	JJ
3.	INTERIM COORDINATION		2024-11-01	JJ
4.	DEVELOPMENT PERMIT		2024-11-08	JJ

DESIGNED BY: JJ

DRAWING TITLE:
LANDSCAPE PLAN

L-1.0

*Any reuse, modification, or alteration of this document and the data and design incorporated herein is at the sole risk of the party doing so. Accuracy of survey & information is not guaranteed. Accuracy of design is not guaranteed. Accuracy of information is not guaranteed. Accuracy of information is not guaranteed.

PLANT SCHEDULE THE HUB WITHIN PL

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	ACE GRI	Acer griseum / Paperbark Maple	-	60mm		2
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	-	50mm		6
	ACE BRD	Acer rubrum 'Dowhal' / Dowhal Red Maple	-	60mm		1
	BET FAR	Betula papyrifera 'Fargo' TM / Dakota Pinnacle Asian White Birch	-	50mm		11
	PN SYL	Pinus sylvestris / Scotch Pine	-	2.0m HT.		1
	PN VVO	Pinus sylvestris 'Pumila' / Dwarf Scotch Pine	-	1.0m HT.		2
	POP ERE	Populus tremula 'Erecta' / European Columnar Aspen	-	2.5m HT.		6
	QUE EDH	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	-	2.5m HT.		6
	SYR NO	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	-	60mm		6
SHRUBS						
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.			76
	CAR KOA	Carex dolichostachya 'Kaga-nishiki' / Gold Fountain Sedge	#2 CONT.			37
	COR MID	Cornus sanguinea 'Midwinter Fire' / Midwinter Fire Bloodwing Dogwood	#2 CONT.			22
	DES BRO	Deschampsia cespitosa 'Bronzeschleier' / Tufted Hair Grass	#2 CONT.			116
	ECH P49	Echinacea x 'Purple Emperor' / Purple Emperor Coneflower	#1 CONT.			38
	EYO COM	Eonymus alatus 'Compactus' / Compact Burning Bush	#5 CONT.			2
	LAV MLN	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 CONT.			8
	PAN PR2	Panicum virgatum 'Prairie Fire' / Prairie Fire Switch Grass	#2 CONT.			5
	PER ATR	Perovskia atriplicifolia / Russian Sage	#2 CONT.			48
	PHY LIT	Physocarpus opulifolius 'Tiny Wine' / Dwarf Nivebark	#2 CONT.			10
	PHY J10	Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Nivebark	#2 CONT.			28
	PN CO2	Pinus mugo 'Compactus' / Dwarf Mugo Pine	#5 CONT.			3
	PN SLO	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	#5 CONT.			1
	RHO EJN	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#2 CONT.			5
	SAL CAR	Salvia nemorosa 'Caradonna' / Caradonna Perennial Salvia	#1 CONT.			15

NOTE:
 BULEVARD LANDSCAPE OUTSIDE PROPERTY LINE SHOWN FOR CONTEXT. THE CITY OF SALMON ARM TO ADVISE REGARDING THEIR EXISTING STREETSCAPE PLAN VS LARCH PROVIDED DESIGN STREETSCAPE DESIGN AS PART OF DEVELOPMENT. ANY COST OUTSIDE OF DEVELOPMENT BOUNDARY HAS NOT BEEN CAPTURED IN COST ESTIMATE.

- FIRESMART BC NOTES:**
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 4. ZONE 1 - UP TO 10m FROM BUILDING EDGE, NO CONIFEROUS TREES OR SHRUBS WITH HIGH COMBUSTIBILITY HAVE BEEN PROPOSED.
 5. EXISTING CONIFERS TO REMAIN ARE TO BE PRUNED TO A HEIGHT OF 2.0m.
 6. BUSHES A MINIMUM OF 3.0 METRES BETWEEN BRANCHES OF EXISTING CONIFEROUS TREES, THE TIPS OF THE BRANCHES OR A MATURE CONIFEROUS TREE ARE NO CLOSER THAN 3 METRES TO THE TIPS OF THE BRANCHES OF ANOTHER CONIFEROUS TREE.
 7. PROPOSED LANDSCAPE MULCH WILL BE NON-COMBUSTIBLE.

- IRRIGATION NOTES:**
1. GENERAL
 - TREES, SHRUBS, GRASSES, AND PERENNIALS WILL REQUIRE IRRIGATION SYSTEM TO BE TENDERED AS DESIGN BUILD TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO AWARD.
 - PERMANENT HIGH EFFICIENCY SPRINKLER FOR OPEN LAWN AREAS AND DRIPLINE IRRIGATION FOR ESTABLISHED PLANTING BED AREAS ARE ENVISIONED TO ENSURE THE HIGHEST WATER CONSERVATION MEASURES ARE ACHIEVED
 - WATERING PROVISIONS IN ACCORDANCE WITH CITY OF SALMON ARM WATER SYSTEM RATES AND REGULATIONS.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR PER SURVEY
- EXISTING ELEVATION PER SURVEY
- PROPOSED ELEVATION PER CIVIL
- EXISTING VEGETATION TO REMAIN PER SURVEY - PROTECT IN PLACE
- PROPOSED BUILDING PER ARCHITECTURAL
- PROPOSED NON-FLAMMABLE LANDSCAPE MULCH 75mm LT' DEPTH WITH GEOTEXTILE FABRIC APPROX. AREA: 35sqm
- PROPOSED PERMEABLE CONCRETE PAVING STONES - QTY: 140sq
- LOCAL STONE FEATURE BOLDERS APPROX 200mm HT x 1000mm L x 500mm W

- GENERAL NOTES:**
1. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES. BC ONE CALL 1-800-474-8886
 2. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF SALMON ARM LANDSCAPE MULCH AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO) REQUIREMENTS.
 3. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
 5. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ON SITE. INCLUDES VERIFYING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
 6. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 7. THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
 8. ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 9. CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRASSES AND PROVIDE A SMOOTH TRANSITION.
 10. CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

- PLANTING NOTES:**
1. REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
 2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.
 3. TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
 4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADE ASSOCIATION SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
 5. SUPPLY 75mm OF NATURAL COLOUR NON-FLAMMABLE MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
 6. INSTALL 100mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEEDS.
 7. TREES AND SHRUBS TO BE GUARANTEED FOR MIN. 1 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTORS EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

- TOPSOIL NOTES:**
1. GROWING MEDIUM FOR ALL TREE, SHRUB, AND PERENNIAL BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2K.
 2. GROWING MEDIUM SHOULD BE CERTIFIED TO ITS ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIAL, INVASIVE OR NOxious PLANTS, NON-COMPOSTED WOOD, WOOD WASTE, NICKEL PESTS, PLANT PATHOGENS, ORGANIC CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTENSIVE MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

- SOIL NOTES:**
- NATURAL, FERTILE, FRABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:
 - NOT LESS THAN 9% ORGANIC MATERIAL
 - PH VALUE RANGING FROM 5 TO 7.0
 - NON-TOXIC TO PLANT GROWTH
 - E C - SALINITY READING NOT EXCEEDING 1.5
 - SOIL TEXTURE: LOAM SOIL AS DEFINED BY CANADIAN SYSTEM OF SOIL CLASSIFICATION
 - PEAT MORE DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 10% ORGANIC MATTER BY MASS. PH VALUE BETWEEN 4.5 AND 6.0.
 - SITE: PREPARED GROWING MEDIUM: SPREAD 30 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 100 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

PROJECT:
 THE HUB
 MIXED-USE DEVELOPMENT

LOCATION:
 #51 28TH STREET NE
 SALMON ARM, BC

CONTEXT MAP:

CLIENT:

ARCHITECT:

LANDSCAPE ARCHITECT:

STAMP:

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-11-08

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY CONCEPT	2024-08-20	WA
2.	DRAFT DEVELOPMENT PERMIT	2024-10-25	JJ
3.	INTERNAL COORDINATION	2024-11-01	JJ
4.	DEVELOPMENT PERMIT	2024-11-08	JJ

DESIGNED BY: JJ

DRAWING TITLE:
 PLANT SCHEDULE

L-1.1

*All prices, quantities, or dimensions of the documents and the items and details incorporated herein are the sole responsibility of the professional preparing or issuing the documents. The professional shall be responsible for the accuracy and completeness of the information provided in the documents. The professional shall be responsible for the accuracy and completeness of the information provided in the documents.



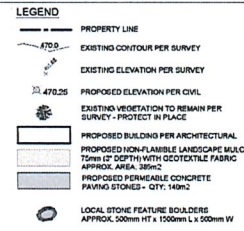
THE HUB - MIXED-USE HOUSING - LANDSCAPE PLAN
Preliminary Estimate of Probable Costs

08-Nov-24

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$	
1.00 HARDSCAPE + SITE FURNISHINGS							
1.01	Concrete Paving		N/A	SQ.M	N/A	Architectural concrete paving with rebar or wire mesh. Sawcut control joints per contract documents - Included in Architectural/Civil scope for costing purposes.	N/A
1.02	Permeable Concrete Paving Stones	140		SQ.M	\$250	Permeable concrete pavers per contract documents or approved equivalent by Landscape Architect. Includes Supply, installation, base preparation, compaction, and polymeric sand.	\$35,000
1.03	Feature Boulders	7		EA	\$250	Local stone boulders - selection and final placement to be in coordination with Landscape Architect. Approximately 600mm H x 1200mm L x 500mm W	\$1,750
1.04	Bike Racks	6		EA	\$1,200	Supply and install 6 Maglin SC Bike Racks or approved equivalent and 2 - 400 series racks.	\$7,200
1.05	Landscape Planters - Non Architectural	9		EA	\$350	Supply and install steel planters per contract documents.	\$3,150
1.06	Common Amenity Space Furnishings	1		ALLOW	N/A	Site furnishings per Architectural budget.	N/A
1.07	Benches	9		EA	N/A	Site furnishings per Architectural budget.	N/A
SUBTOTAL HARDSCAPE + SITE FURNISHINGS--						\$47,100	
2.00 SOFTSCAPE							
2.01	Deciduous Trees	38		EA	\$650	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$24,700
2.02	Coniferous Trees	3		EA	\$550	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$1,650
2.03	Shrubs	71		EA	\$65	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$4,615
2.04	Native and Ornamental Grass Specimen Plantings	233		EA	\$35	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$8,155
2.05	Perennial Species	104		EA	\$30	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$3,120
2.06	Landscape Mulch	385		SQ.M	\$12	Course natural colour landscape mulch, flat river rock mulch, or angular charcoal rock mulch including TYPAR landscape fabric underlay.	\$4,620
2.07	Planting Medium	235		CU.M	\$30	Includes supply and installation of 300-600mm topsoil for all tree and shrub beds per specifications.	\$7,050
2.08	Irrigation	1		ALLOW	\$15,000	Micro or Drip-line Irrigation System. Design Build by contractor to be reviewed and approved by Landscape Architect. Tie into existing irrigation system	\$15,000
SUBTOTAL SOFTSCAPE--						\$68,910	
ESTIMATED TOTAL						\$116,010	

Notes:

- This is a preliminary opinion of probable costs, not a guaranteed cost figure.
- This cost estimate is based on development permit landscape design plans 2024-11-08.
- Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
- All costs include supply and installation unless otherwise noted.
- All costs are exclusive of GST.



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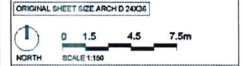
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- LOAM: NATURAL, FERTILE, FRABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:
 - NOT LESS THAN 6% ORGANIC MATERIAL
 - PH VALUE RANGING FROM 5 TO 7.0
 - NON-TOXIC TO PLANT GROWTH
 - E.C. - SALINITY READING NOT EXCEEDING 1.0
 - SOIL TEXTURE: LOAM SOIL, AS DEFINED BY CANADIAN SYSTEM OF SOIL CLASSIFICATION.
- PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELUSTRY AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 8% ORGANIC MATTER BY MASS, PH VALUE BETWEEN 4.5 AND 6.0.
- SITE: PREPARED GROWING MEDIUM SPREAD 50 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 100 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.



ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-11-08

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	3.	INTERNAL COORDINATION	2024-11-01	JJ
	4.	DEVELOPMENT PERMIT	2024-11-05	JJ

DESIGNED BY: JJ

DRAWING TITLE:
COST ESTIMATE + LANDSCAPE DETAILS

L-1.2