

GLADE REGIONAL PARK GLADE, BC

DEVELOPMENT PERMIT

LANDSCAPE PLAN - OPTION B

DRAWING LIST:

A100 EXISTING SITE PLAN
L1.0 LANDSCAPE SITE PLAN
L1.1 PLANT SCHEDULE
L1.2 LANDSCAPE DETAILS
L1.3 UNIT PRICE SCHEDULE

2024.02.22



**REGIONAL DISTRICT OF
CENTRAL KOOTENAY**

Box 590
202 Lakeside Drive
Nelson, BC V1L 5R4



ARCHITECT

Cover Architectural Collaborative Inc.
Joanie Madore
T: 250.354.4445
E: joanie@coverac.ca

LARCH LANDSCAPE ARCHITECTURE

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



CONSULTANTS

CLIENT

REVISIONS

Number	Description	Date

GLADE REGIONAL PARK

ADDRESS

PROJECT #

21056

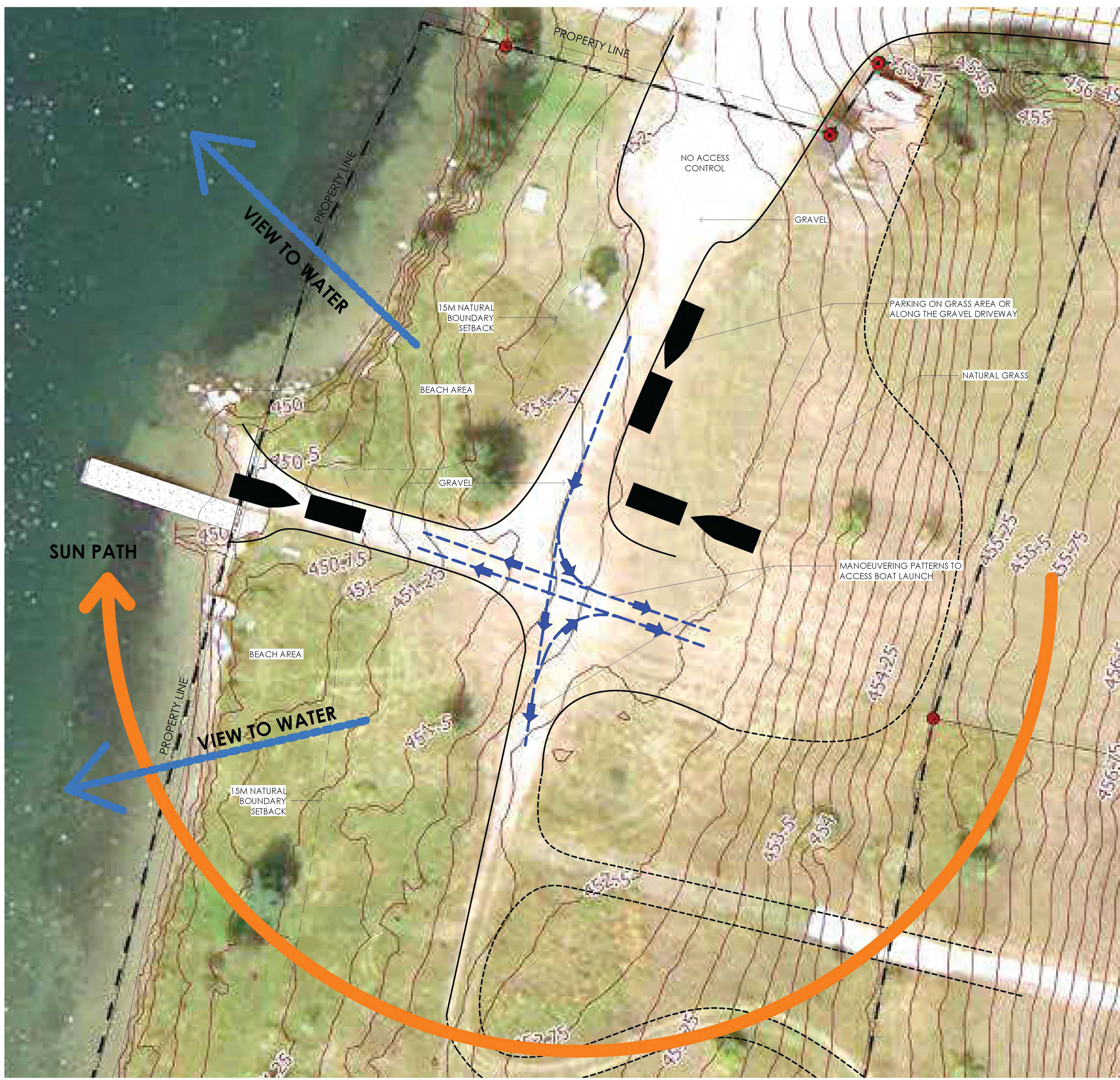
DATE

2023.01.25

SHEET

SITE PLAN - EXISTING

A100



1 SITE PLAN - EXISTING
 1 : 200

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 2023.01.25 14:42:37 PM

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PARKING NOTE
26 PARKING SPACES TOTAL OR 9 TRUCK AND TRAILER STALLS + 17 REGULAR PARKING STALLS INCLUDING 1 ACCESSIBLE STALL

- LEGEND**
- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
 - PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
 - PROPOSED BUILDING - REFER TO ARCHITECTURAL
 - PROPOSED GRAVEL PAVING APPROX. AREA: 2,275m² (24,500R²)
 - PROPOSED BARRIER FREE PATHWAY APPROX. AREA: 115m² (1,240R²)
 - PROPOSED LANDSCAPE OR ANGULAR ROCK MULCH 75mm (3" DEPTH) WITH FIBER GEOTEXTILE FABRIC APPROX. AREA: 65m² (700R²)
 - PROPOSED RECLAMATION SEED MIX AND 150mm TOPSOIL APPROX. AREA: 450m² (4,840 R²)
 - PROPOSED CEDAR POST AND RAIL FENCE APPROX. LENGTH: 60 L.M. (200 L.N. FT)
 - PROPOSED NATURAL STONE RETAINING WALL 400 - 1,000mm HEIGHT, WALLS HIGHER THAN 1.0m BY STRUCTURAL ENGINEER APPROX. LENGTH: 100 L.M. (330 L.N. FT)
 - LOCAL STONE FEATURE BOULDERS (20) APPROX. 500mm HT x 1500mm L x 500mm W QTY: 4
 - PROPOSED BACKED BENCH QTY: 4

- GENERAL NOTES:**
- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL 1-800-474-8888.
 - ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF NELSON LANDSCAPE BYLAW NO.3274, RDCK CONSTRUCTION STANDARDS, AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCD) REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ON SITE, INCLUDING SWEEPING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
 - THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
 - ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
 - CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

- PLANTING NOTES:**
- REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION L1.1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
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 - TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
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 - INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.
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- LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:
- NOT LESS THAN 1% ORGANIC MATERIAL.
 - PH VALUE RANGING FROM 5.9 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 MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 80% 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 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

LANDSCAPE WATER NOTES:

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PROJECT:
**GLADE REGIONAL PARK
LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651



ARCHITECT:

96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563

LANDSCAPE ARCHITECTURE | AUTHENTIC MOUNTAIN DESIGN
GOLDEN, BC 250.938.7337



NOTE: ORIGINAL SIZE ARCH D (24x36")

0 2.0 6.0 10.0m
NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22

NOT FOR CONSTRUCTION

REVISIONS:	NO.	DESCRIPTION.	DATE.	BY.
	1.	INTERNAL TEAM REVIEW	2022-06-24	JJ
	2.	CLIENT REVIEW	2022-07-06	JJ
	3.	DEVELOPMENT PERMIT	2023-02-06	JJ
	4.	DEVELOPMENT PERMIT - OPTION B	2024-02-22	JJ


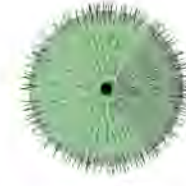
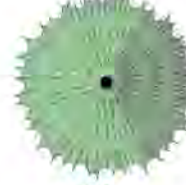






DESIGNED BY: JJ


DRAWING TITLE:
**OPTION B
LANDSCAPE PLAN**

L-1.0b

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	LAR SIB	Larix sibirica / Siberian Larch	-		2.0m HT.	1
	PIN PON	Pinus ponderosa / Ponderosa Pine	-		2.0m HT.	4
	PIN MOU	Pinus uncinata / Mountain Pine	-		1.5m HT.	6
	POP TRE	Populus tremuloides / Trembling Aspen	N/A	75mm		9
	POP ABN	Populus x 'Assiniboine' / Assiniboine Poplar	-	75mm		5
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			QTY
SHRUBS						
	AME SER	Amelanchier alnifolia / Saskatoon	#2 CONT.			6
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.			3
	COR MID	Cornus sanguinea 'Midwinter Fire' / Midwinter Fire Bloodtwig Dogwood	#2 CONT.			1
	PIN CO2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#5 CONT.			1

 **PROPOSED NATIVE RECLAMATION SEED MIX**

ALL DISTURBED EXPOSED SOILS TO BE HYDROSEEDED WITH THE FOLLOWING RESTORATION SEED MIX:
 25% BLUEBUNCH WHEATGRASS
 25% ROUGH FESCUE
 25% JUNE GRASS
 25% SLENDER WHEATGRASS

TO BE SEED AT 50KG/HECTARE

LEGEND

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PROJECT:
GLADE REGIONAL PARK LANDSCAPE PLAN

LOCATION:
 1049 DIVISION ROAD,
 GLADE, BC

LEGAL DESCRIPTION:
 SUBLOT 7, DISTRICT LOT 1239,
 KOOTENAY DISTRICT, PLAN X56,
 REFERENCE PLAN 436651

CONTEXT MAP:



ARCHITECT:



96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
 T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563



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STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
 HALF SIZE SET IF PLOTTED ON 11x17 SIZE SHEET

0 2.0 6.0 10.0m
 NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

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3. DEVELOPMENT PERMIT			2023-02-06	JJ
4. DEVELOPMENT PERMIT - OPTION B			2024-02-22	JJ

DESIGNED BY: JJ

DRAWING TITLE:
PLANT SCHEDULE

L-1.1

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1 INFO KIOSK
L1.2 N.T.S.



2 SPLIT CEDAR FENCE
L1.2 N.T.S.



3 ACCESSIBLE PATH
L1.2 N.T.S.



4 PROPOSED WASHROOM
L1.2 N.T.S.

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DESIGNED BY: JJ

DRAWING TITLE:
**LANDSCAPE PRECEDENTS/
PARK STANDARDS**

L-1.2

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GLADE REGIONAL PARK
Unit Price Schedule - Option B



22-Feb-24

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00 MOBILIZATION + DEMOBILIZATION						
1.01	Mobilization, Demobilization	1	ALLOW		Includes contractor mobilization and demobilization	
SUBTOTAL MOBILIZATION + DEMOBILIZATION--						
2.00 SITE WORK						
2.01	Construct New Precast Washroom	1	EA		Construct new pre-cast concrete washroom.	
2.02	Construct Gravel Parking Lot	2275	SQ.M		Gravel parking lot construction includes subgrade preparation, S&I of: granular base course installation 150mm depth 20mm road crush compacted to 98% S.P.D, 150mm subgrade compacted to 98% S.P.D.	
2.03	Construct Barrier Free Pathway/Trails	100	SQ.M		Supply and install crushed stone walkway to 150mm depth. Includes grading, sub-base preparation, installation of Typar weed barrier fabric, and compaction to 98% S.P.D. Option to go to asphalt paving if in budget.	
2.04	Information Signage	1	EA		Install owner supplied information kiosk signage	
2.05	New Garbage/Recycling Receptacles	2	EA		Supply and install Haul-All garbage/recycling receptacles	
2.06	New Accessible Picnic Tables	4	EA		Supply and install accessible picnic table per RDCK specifications	
2.07	New Backed Benches	4	EA		Supply and install backed benches per RDCK specifications	
2.08	Feature Boulders	20	EA		Local stone boulders as approved by Landscape Architect . Feature boulder selection and final placement to be in coordination with Landscape Architect. Approximately 600mm H x 1000mm L x 500mm W	
2.09	Retaining Wall	100	L.M.		Per Geotechnical/Civil	
2.10	Bike Rack	1	EA		Supply and install bike racks.	
2.11	Split Cedar Fence	60	LM		Supply and install split cedar post and rail fence per RDCK standard.	
2.12	Deciduous Trees	14	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.13	Coniferous Trees	11	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.14	Shrubs	8	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.15	Mulch	100	SQ.M		Flat river rock mulch including landscape fabric underlay.	
2.16	Native Seed Mix and Topsoil	325	SQ.M		Allowance for topsoil placement to 150mm depth to estimate 425 sq.m, hydroseeding of native seed mix per RDCK standard.	
SUBTOTAL SITE WORK--						
ESTIMATED TOTAL						

Notes:

- This is a preliminary opinion of probable costs, not a guaranteed cost figure.
- This cost estimate is based on detailed design plans 2024-02-22.
- 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.

LEGEND

- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
- PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
- PROPOSED BUILDING - REFER TO ARCHITECTURAL
- PROPOSED GRAVEL PAVING
APPROX. AREA: 2,275m² (24,500R²)
- PROPOSED BARRIER FREE PATHWAY
APPROX. AREA: 92m² (990R²)
- PROPOSED WOOD OR ANGULAR ROCK MULCH
75mm (3" DEPTH) WITH FIBER GEOTEXTILE FABRIC
APPROX. AREA: 160m² (1725R²)
- PROPOSED RECLAMATION SEED MIX AND
150mm TOPSOIL APPROX. AREA: 350m² (3,770 R²)
- PROPOSED CEDAR POST AND RAIL FENCE
APPROX. LENGTH: 60 L.M. (200 LIN. FT)
- PROPOSED NATURAL STONE RETAINING WALL
400 - 1,000mm HEIGHT. WALLS HIGHER THAN 1.0m BY
STRUCTURAL ENGINEER
APPROX. LENGTH: 120 L.M. (390 LIN. FT)
- LOCAL STONE FEATURE BOULDERS (18)
APPROX. 500mm HT x 1500mm L x 500mm W
- PROPOSED BACKED BENCH
QTY: 4

GENERAL NOTES:

- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL 1-800-474-8888.
- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF NELSON LANDSCAPE BYLAW NO 3274, RDCK CONSTRUCTION STANDARDS, AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ON SITE, INCLUDING WEEPING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
- THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
- ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
- CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

PLANTING NOTES:

- REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION L.1.1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.
- TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
- PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
- SUPPLY 75mm OF NATURAL COLOUR CEDAR BARK MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
- INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.
- TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

TOPSOIL NOTES:

- GROWING MEDIUM FOR ALL TREE, SHRUB, FORBS AND FLOWER BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.
 - GROWING MEDIUM SHOULD BE CERTIFIED TO ITS ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON-COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEIOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.
- LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:
- NOT LESS THAN 8% ORGANIC MATERIAL
 - PH VALUE RANGING FROM 5.9 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 MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 80% 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 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

LANDSCAPE WATER NOTES:

- TREES WILL NOT BE PERMANENTLY IRRIGATED. AREAS OF NEW PLANTING WILL BE HAND WATERED BY THE CONTRACTOR FOR A MINIMUM 2 YEAR ESTABLISHMENT PERIOD. WATER TRUCKS WILL ALLOW FOR REGULAR HAND WATERING DURING THE ESTABLISHMENT PERIOD.

PROJECT:

**GLADE REGIONAL PARK
LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651

CONTEXT MAP:



ARCHITECT:



96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563

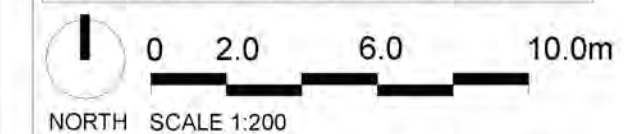


GOLDEN, BC 250.938.7337

STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17" SIZE SHEET



NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1.	INTERNAL TEAM REVIEW	2022-06-24	JJ
2.	CLIENT REVIEW	2022-07-06	JJ
3.	DEVELOPMENT PERMIT	2023-02-06	JJ
4.	DEVELOPMENT PERMIT - OPTION B	2024-02-22	JJ

DESIGNED BY: JJ

DRAWING TITLE :

UNIT PRICE SCHEDULE

L-1.3