

Attachment 1

Applicant Submission Package

KEARY TOWNHOMES

337 & 339 KEARY ST, NEW WESTMINSTER

NEW WESTMINSTER DESIGN PANEL

JANUARY 11, 2022



DESIGN RATIONALE

Sapperton Heights Holdings Inc. is proposing to redevelop 2 lots along Keary Street, which currently contain two older single-family homes, with a 9-unit townhouse project. The proposed townhouse units are all of three-bedroom configuration.

PROJECT DESCRIPTION AND DESIGN RATIONALE

The 9-townhomes will be contained in two buildings. One building will front Keary Street and one will sit behind a central drive aisle/courtyard.

Buildings facing Keary Street will be 2.5 storey's in height, while the units behind will be 3 storey's above grade. All units will have private and usable outdoor space. Along the Keary frontage is a landscaped front yard that incorporates a classic 'stoop' condition that activates the street condition, puts eyes on the street and provides a buffer from traffic. The rear town homes have generous elevated decks on the rear that connect directly from the main level living space.

SITE CONSTRAINTS

It is our understanding the intent of the RT Townhouse Rowhouse guideline has to do with the perception of scale and sensitive integration into existing single-family neighbourhoods. The requirement of having 0.75 FSR above grade and 0.15 below grading ensures the impact of the built form to the surrounding single family homes is minimized, as the units are substantially pushed into the ground.

There are several constraints unique to this site that make meeting these requirements challenging: Because the site is without access from a lane on the north, vehicle access must come directly off Keary Street. Due to the size and scale of the site an underground parkade is not economically feasible, therefore we must utilize slab on grade construction. With this type of construction the elevation of the lower floor level is tied directly to the elevation of the garages, which are in turn set by the elevation of the central drive aisle. Driveway grades have been designed to a minimum elevation so the buildings can sit as low as possible on the site while meeting the Overland flow path requirement. We are thereby limited in our ability to sink the units further into the site, which precludes us from qualifying our lower level as 'basement' as per the CNW definition. We are therefore request that we proceed with the application under a CD zone and have more of our allowable FSR 'above grade'.

In an effort to meet the intent of the RT guidelines we have manipulated the built form so as to minimize the impact to the single family homes to the east and west. 3 storey units are located on the west 'high' side of the site, pushed down as low as possible and buried into the high side of the site The resultant elevation on the west property line is a 2 storey elevation. As the site falls dramatically to the east, we introduced a 2 storey unit on south-east corner, to present a similar 2 storey elevation and successfully transition to the single family home to the east.

FORM + CHARACTER

(a) Building Materials

- We've proposed an elevated material palette that is residential in character (Walls: Brick / horizontal siding, cementitious panels. Roof: Asphalt Shingle. Windows: Vinyl. Soffits: Natural Wood).
- Exposed concrete to be concealed with landscaping.

(b) BUILDING COLOURS

- Proposed colours reflect a common palette of muted grey and white exterior, with accented front doors and windows.

(c) COMPATIBLE ELEVATIONS AND TRANSITIONS

- All building faces visible from adjacent streets have been designed to compliment the existing elevations of adjacent properties.
- All homes are ground oriented with individual front entries that are clearly defined.
- Front facing doors along Keary will contribute to the enhancement and increased activity along this street.

(d) FACADES

- Each unit is clearly legible and delineated as a private home providing articulation across the main elevation.

(e) ROOF LINES

- Proposed roof lines are complimentary to existing character nature of the neighbourhood.

(f) NATURAL SYSTEMS

- All units have large and operational windows at fronts and backs of homes which will allow for improved internal ventilation and natural light penetration. Where possible, windows were also included on sides of building to further increase the light and air circulation.

(g) PARKING AREAS

- Private off-street parking is provided in private at-grade garages accessed from a central driveway.
- Visitor parking area will be clearly marked as visitor parking.

(h) UTILITY AND GARBAGE AREAS

- Garbage/Recycling containers will be provided in a designated screened enclosure
- Individual hot water utility rooms will be inside each home;

NEIGHBOURHOOD CHARACTER

- The proposed design offers a gentle, yet defined transition from the adjacent residential lot and complements the surrounding community amenities
- The proposed design echoes the existing materials and character of the neighbourhood;
- The ratio of windows/doors to solid wall is compatible with existing buildings in the neighbourhood;
- Lighting features will include porch lights, lights in private outdoor areas and path lighting.

LANDSCAPING

- All areas not covered by hard surface will be landscaped;
- Landscaping will reflect local planting species;
- Landscaping will be used to enhance separation of public and private spaces.

LIVABILITY

- The buildings have been designed to minimize shadow impacts on adjacent sites with use of gable roof forms which allow light to filter through between gables roofs;
- Light penetration has been maximized by offering large and operational windows along front and rear of units and providing side windows where possible;
- All units will contain a private front yard and a private rear deck
- Bicycle storage will be provided inside private garages.

ENVIRONMENTAL

The immediate environmental benefit this project offers, will be the replacement of two existing houses that have extremely poor energy performance.

As mentioned, the site is close to major public transportation routes. This minimizes the need for dependency on cars and encourages walking to a wide range of essential amenities. Landscaping has been designed to allow for the retention of storm water on site to redistribute to local ground water or to compliment landscape irrigation. Light pollution is minimal because the development is compact.

AFFORDABILITY

Multiple families can be accommodated in three-bedroom townhomes at a price which is significantly lower than buying single family homes in the area. 9 families have the opportunity to own where currently only two families can be accommodated. Multi-family developments also help reduce the cost of living by splitting the costs of maintaining the land and buildings.

CPTED

Crime prevention has been accommodated with well-lit open side yards and spaces. Yards are open and landscaped with low vegetation to minimize opportunities to be undetected by residents. Another strength of this proposal, is its close proximity to shops and services. This includes, major public transit, close proximity to shopping, close proximity to public services, including the Hospital, Police, Ambulance, Fire services, Elementary and High Schools, and City Hall.

VARIANCES

Due to the lack of rear lane access we have no choice but to provide vehicle access/driveway off Keary Street and access units through a central drive aisle. This creates significant spatial constraints on the site and we would request relaxations in the following areas:

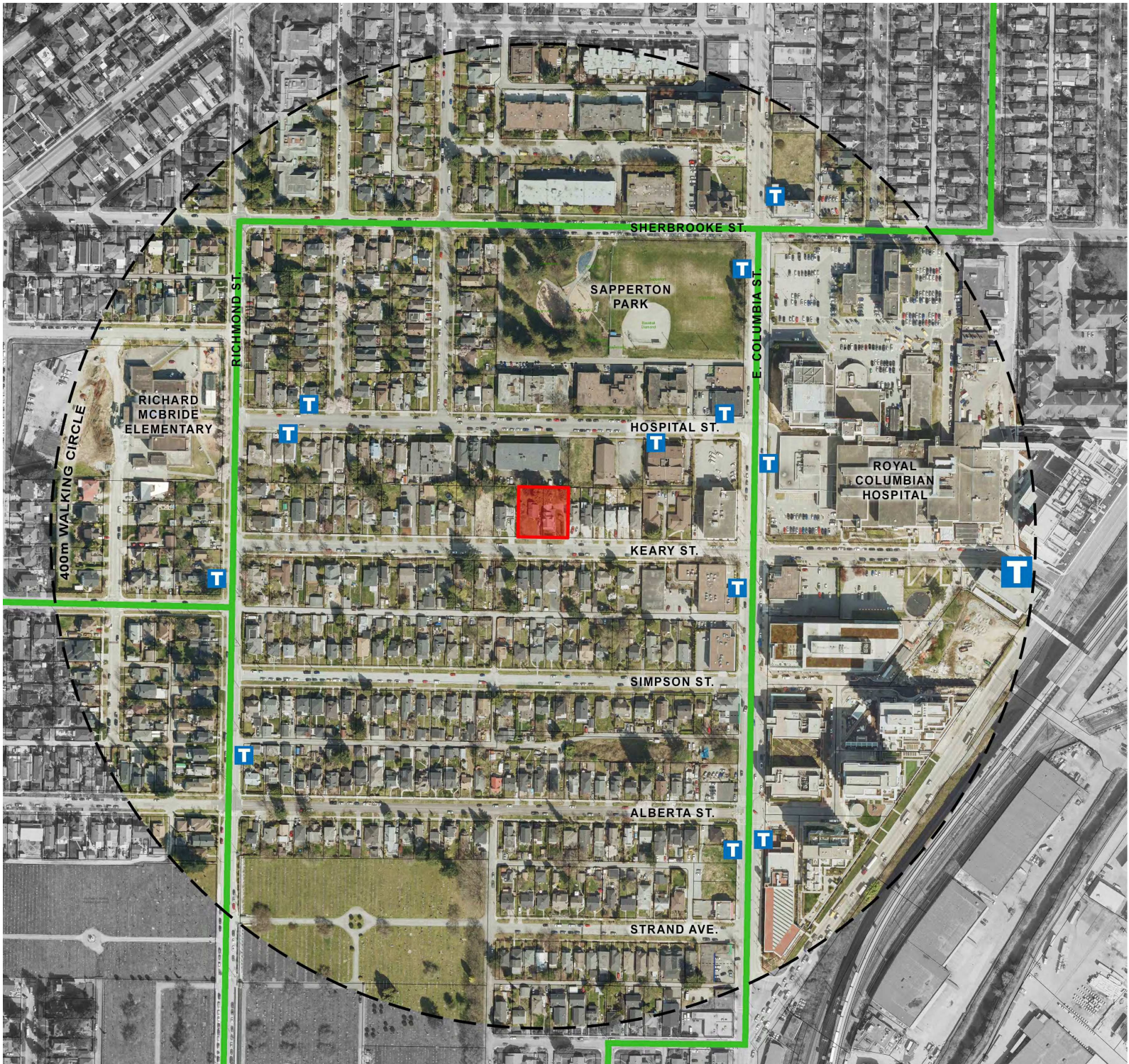
- Height envelope on the west property line of approx. 3'-10.5".
- Rear yard setback.

FAMILY-FRIENDLY HOUSING POLICY

The project seeks to provide a variety of townhouse sizes including (9) three bedroom townhomes. The townhomes will feature exclusive outdoor space at grade, spacious decks, both juliette and walk out balconies. The complex will encircle a central drive aisle which will double as a communal social area/courtyard.

SITE CHARACTERISTICS

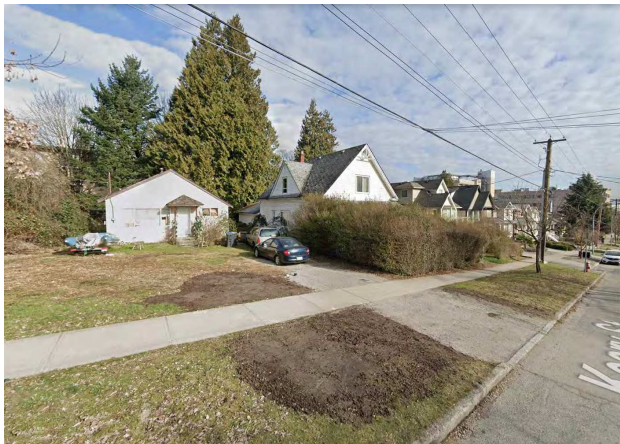
The site sits between Richmond Street to the west and East Columbia to the east, with an 11.7 ft fall in grade to the east. Access to the site is from Keary St only (there is no lane access) Two single family homes currently occupy the lots. of which were assessed to have little heritage value and approved for demolition by the Heritage Advisory Committee.



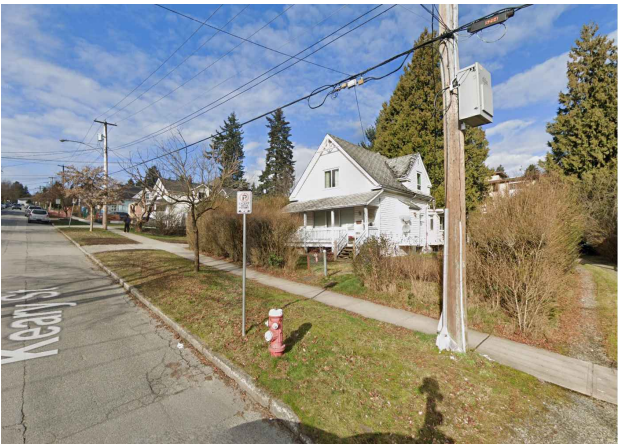
SUBJECT SITE
 T SKYTRAIN
 T BUS STOPS
 400m WALKING CIRCLE (5 MINUTES)
 BIKE ROUTES

CONTEXT PLAN - SITE PHOTOS

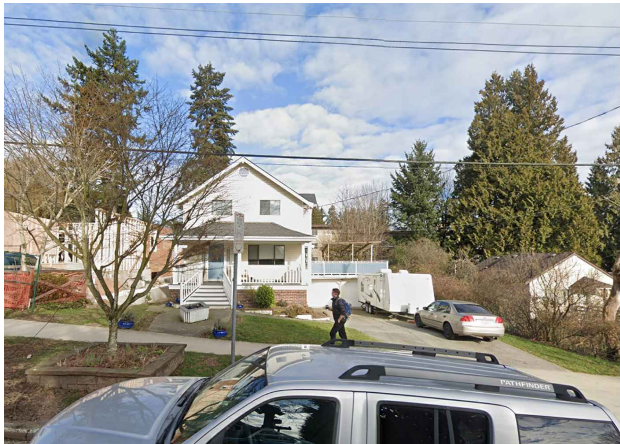
KEARY TOWNHOMES



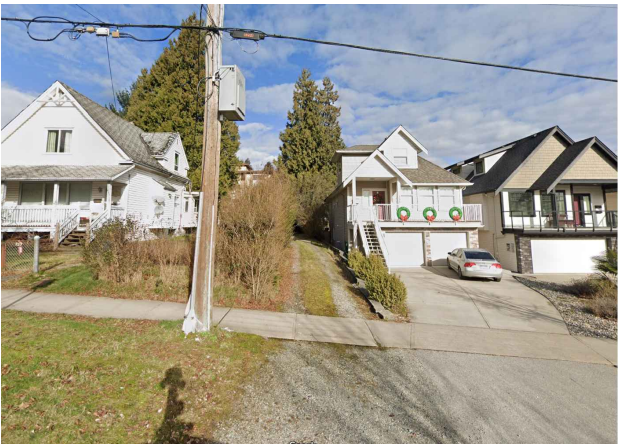
1 VIEW FROM SOUTH WEST ACROSS SITE



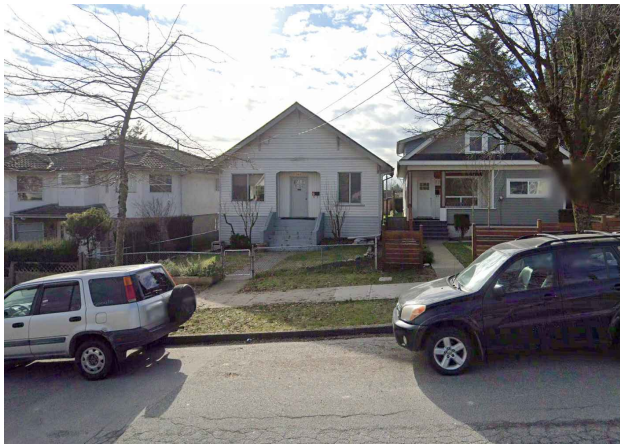
2 VIEW FROM SOUTH EAST ACROSS SITE



3 NEIGHBOUR TO THE WEST - 345 KEARY



4 NEIGHBOUR TO THE EAST - 333 KEARY



5 VIEW SOUTH FROM SITE - 340 KEARY



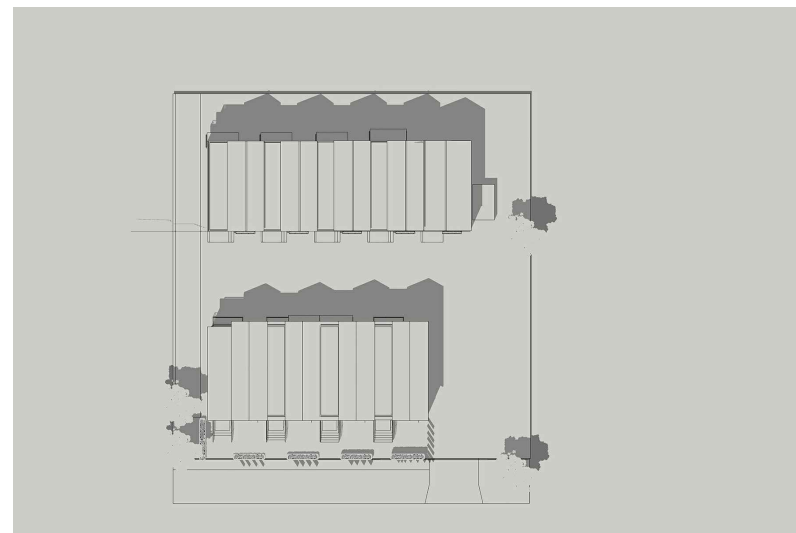
KEY PLAN

JANUARY 11, 2022
 337 & 339 KEARY STREET, NEW WESTMINSTER

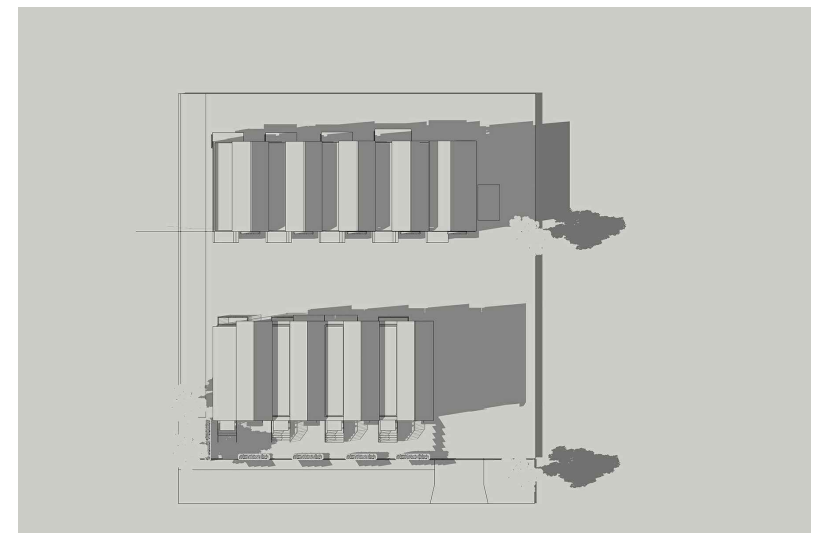
JUNE 21st



10:00 AM



1:00 PM

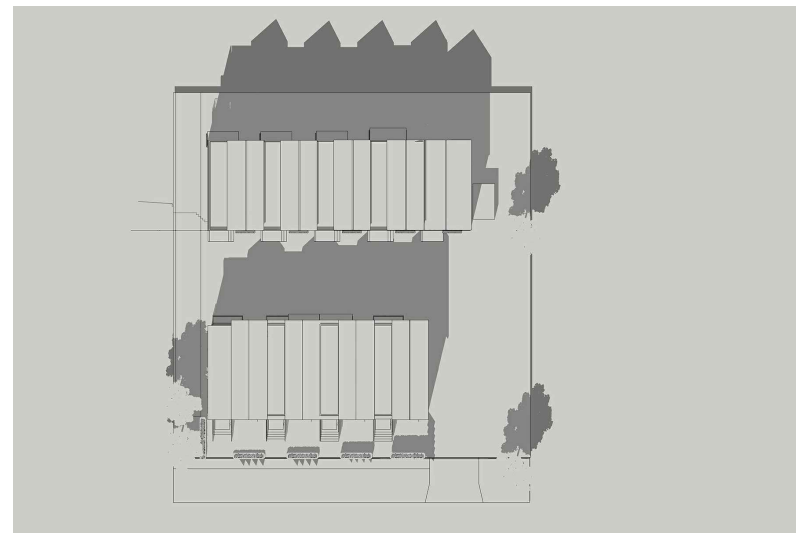


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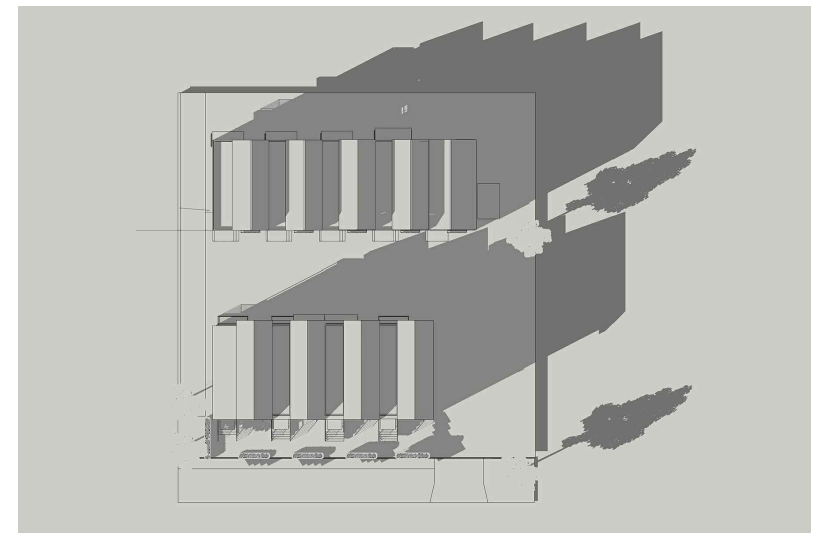
MARCH /
SEPT. 21st



10:00 AM

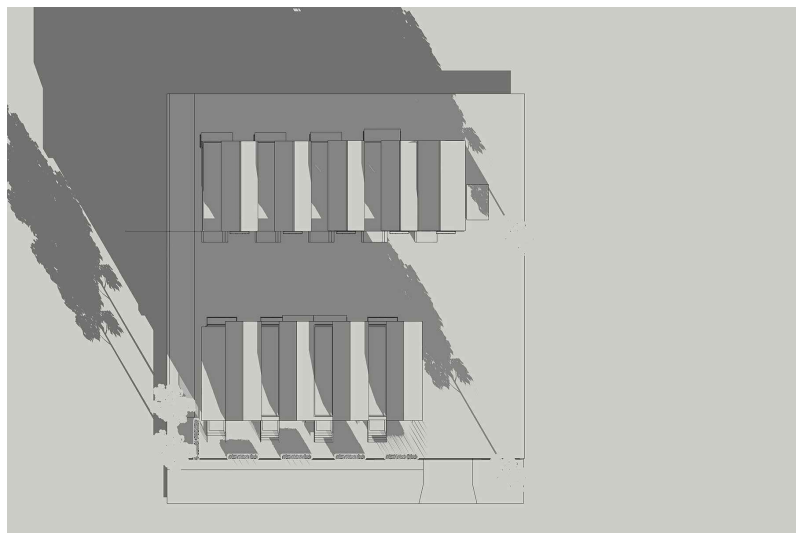


1:00 PM



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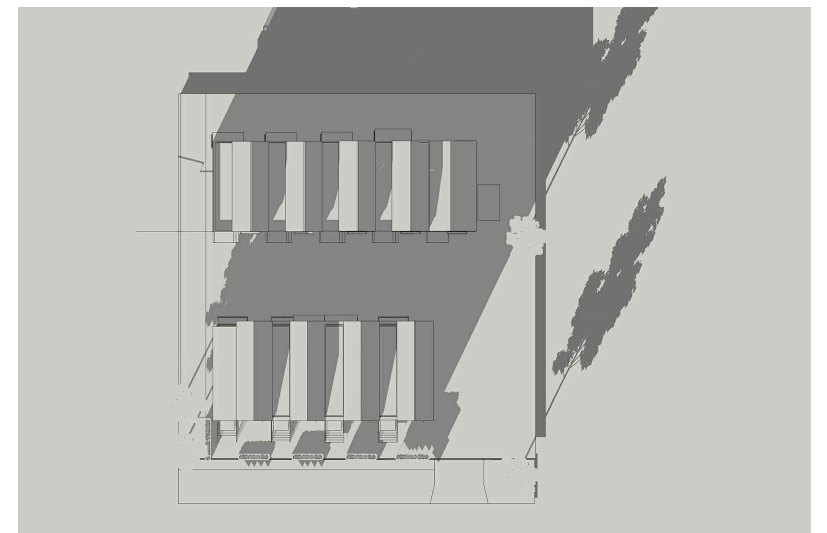
DEC. 21st



10:00 AM



12:00 PM



2:00 PM

NEW WESTMINSTER DESIGN PANEL

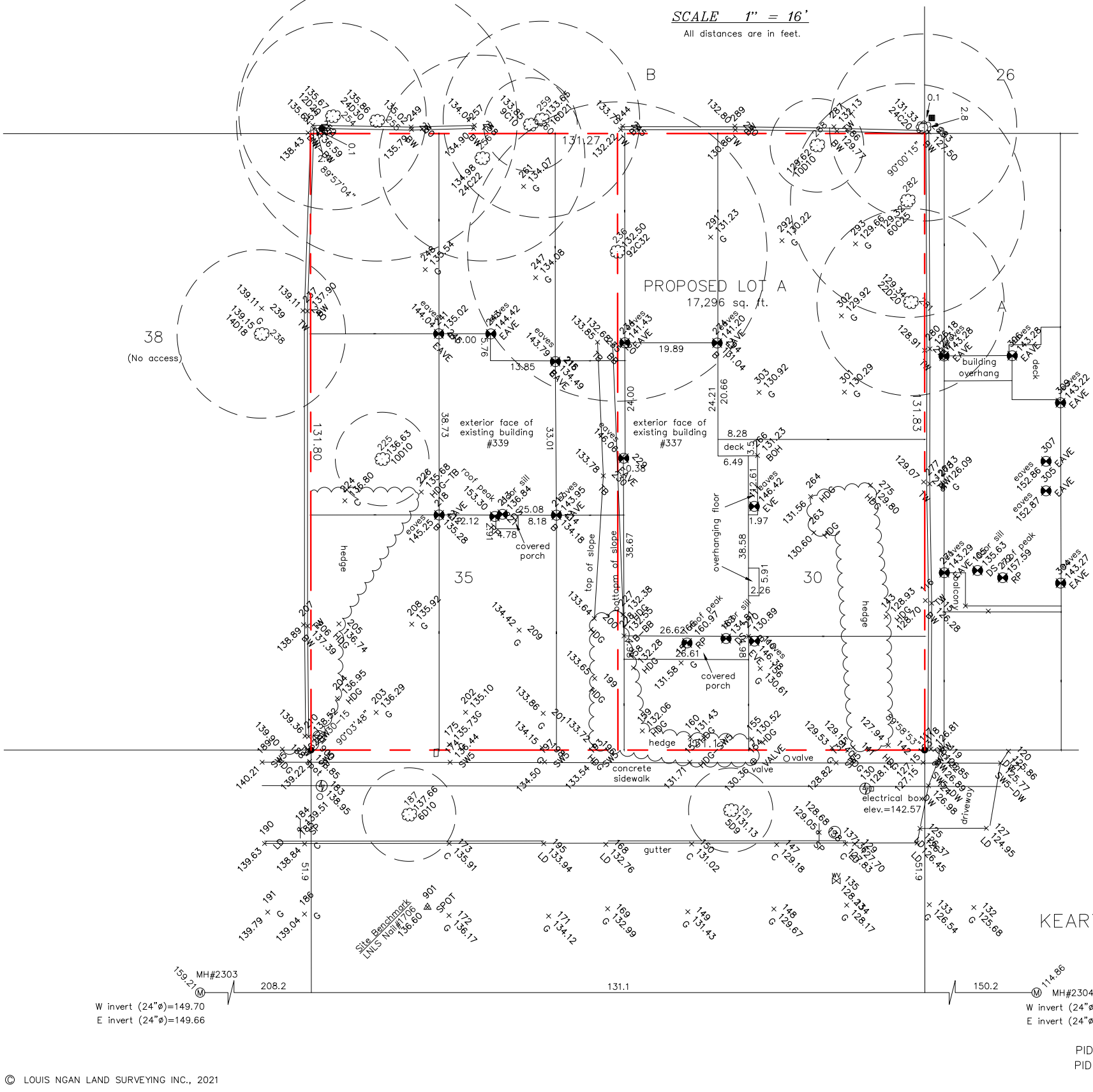
SHADOW STUDY
KEARY TOWNHOMES

JANUARY 11, 2022
337 & 339 KEARY STREET, NEW WESTMINSTER

GRIMWOOD
ARCHITECTURE

SURVEY PLAN OF PROPOSED LOT A
CURRENTLY LOTS 30 AND 35, BOTH OF LOTS 8 AND 9
SUBURBAN BLOCK 3, NEW WESTMINSTER DISTRICT, PLAN 2620

SCALE 1" = 16'
All distances are in feet.



NOTES:

- Lot dimensions are derived from field survey.
 - Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument 6002 situated at the intersection of Richmond Street and Keary Street. Elevation = 208.90 feet.
 - For elevation control, use control monument or site benchmark only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
 - All trees and stumps shown as required by municipal bylaws.
 - All elevations along curb lines are gutter levels.
 - All dimensions are to exterior faces unless otherwise noted.
 - Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post (IP).
■ denotes lead plug (LP).
⊕ denotes hydro pole.
☆ denotes lamp standard.
tw denotes top of wall.
bw denotes bottom of wall.
Ⓜ denotes manhole
⊗ denotes water valve
⊙ denotes hydrant
⊖ denotes sign post
⊗ denotes tree.
8C10 denotes drip line radius (feet)
C=coniferous
D=deciduous
diameter (inches)
8-10 denotes tree stump.
8-10 height (inches)
diameter (inches)

CIVIC ADDRESS

337-339 KEARY STREET
NEW WESTMINSTER, B.C.

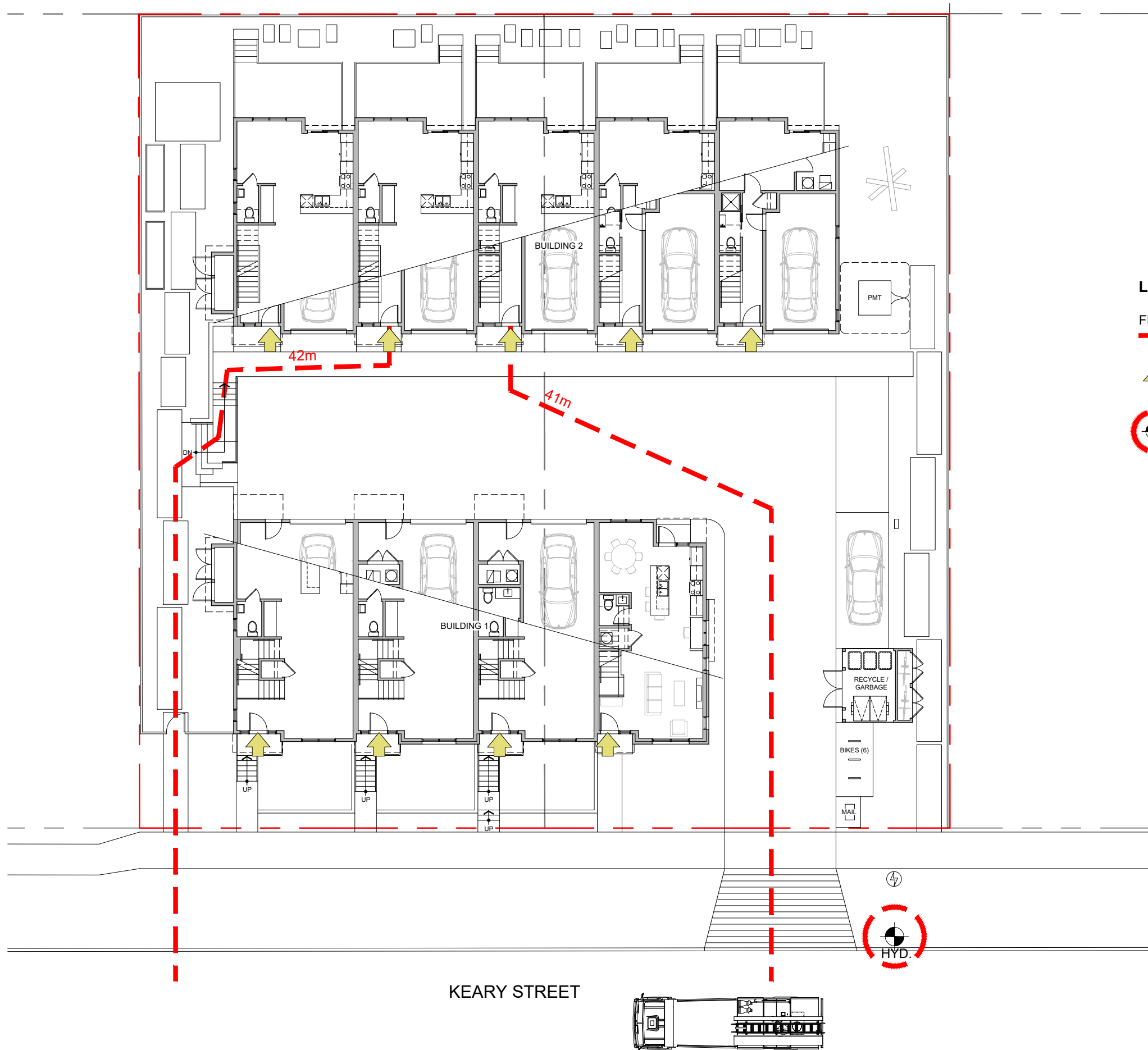
ZONING: RS-1

INSPECTED & CERTIFIED CORRECT.
DATED THIS 22ND DAY OF JUNE, 2021
CERTIFIED CORRECT.
DATED THIS 6TH DAY OF JUNE, 2017

IVAN NGAN B.C.L.S.

LNLS	METRO VANCOUVER LAND SURVEYORS
	1528 KINGSWAY, VANCOUVER, B.C., V5N 2R9
	T 604.327.1535 WEB WWW.LNLS.CA

PID: 013-148-354(LOT30)
PID: 001-059-696(LOT35)
FILE: 17872_02TP



LEGEND

FIREFIGHTER PATH OF TRAVEL
45m MAX. TRAVEL DISTANCE FROM VEHICLE TO UNIT ENTRY

UNIT ENTRY

HYDRANT RELOCATED HYDRANT LOCATION

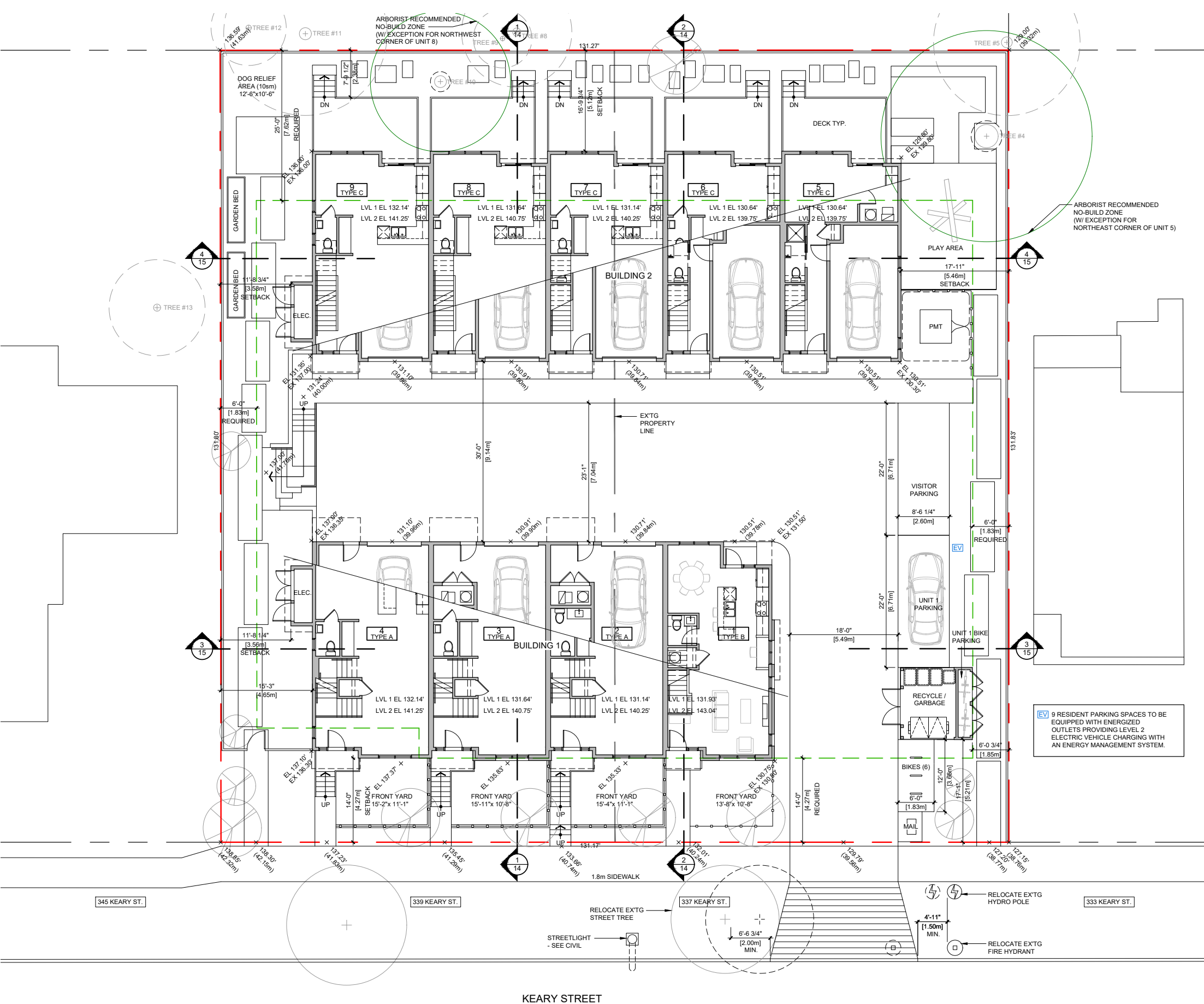
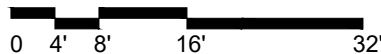
FIRE DEPARTMENT ACCESS
KEARY TOWNHOMES



JANUARY 11, 2022

337 & 339 KEARY STREET, NEW WESTMINSTER

SITE PLAN
KEARY TOWNHOMES



PROJECT STATISTICS

CIVIC ADDRESS:	337 & 339 KEARY STREET, NEW WESTMINSTER, BC	
LEGAL DESCRIPTION:	LOTS 30 AND 35, BOTH OF LOTS 8 AND 9 SUBURBAN BLOCK 3, NWD, PLAN 2620	
ZONING:	PROPOSED: CD - BASED ON RT (INFILL TOWNHOUSE AND ROWHOUSE RESIDENTIAL DISTRICTS) EXISTING: RS-1	
LOT AREA:	1,606.9sm (17,296sf)	
LOT COVERAGE:	ALLOWED N/A	PROPOSED 36.6% (6,328sf)
BUILDING FLOOR AREA: (EXCL. GARAGES):	N/A N/A	1,621.1sm (17,449.4sf) 1,413.0sm (15,209.4sf)
FSR: (EXCL. GARAGES):	N/A N/A	1.01 0.88
BUILDING SETBACKS:	ALLOWED	PROPOSED
NORTH:	7.62m (25.0ft)	5.12m (16.8ft)
EAST:	1.83m (6.0ft)	5.46m (17.9ft)
WEST:	1.83m (6.0ft)	3.56m (11.7ft)
SOUTH (KEARY ST):	4.27m (14.0ft)	4.27m (14.0ft)
SOUTH (END UNIT):	5.79m (19.0ft)	4.27m (14.0ft)
BUILDING HEIGHT:	ALLOWED	PROPOSED
BUILDING 1:	10.67m (35.0ft)	10.34m (33.9ft)
BUILDING 2:	10.67m (35.0ft)	10.48m (34.4ft)
PARKING:	REQUIRED	PROPOSED
3+ BED (1.0/ UNIT)	9 (1.0 x 9)	9
VISITOR (0.1/ UNIT)	1 (0.1 x 9)	1
TOTAL PARKING	10	10
EV (ENERGIZED LEVEL 2 OUTLET)	9	9
BICYCLE PARKING:	REQUIRED	PROPOSED
LONG TERM (1.25/ UNIT)	12 (1.25 x 9)	12
SHORT TERM	6	6
RECYCLING:	3 - 360L / 12 UNITS	3 - 360L BINS
FOOD SCRAPS:	1 - 240L / 49 UNITS	1 - 240L BIN
GARBAGE:	1 - 240L / 2 UNITS	1 - 3 CUBIC YARD BIN

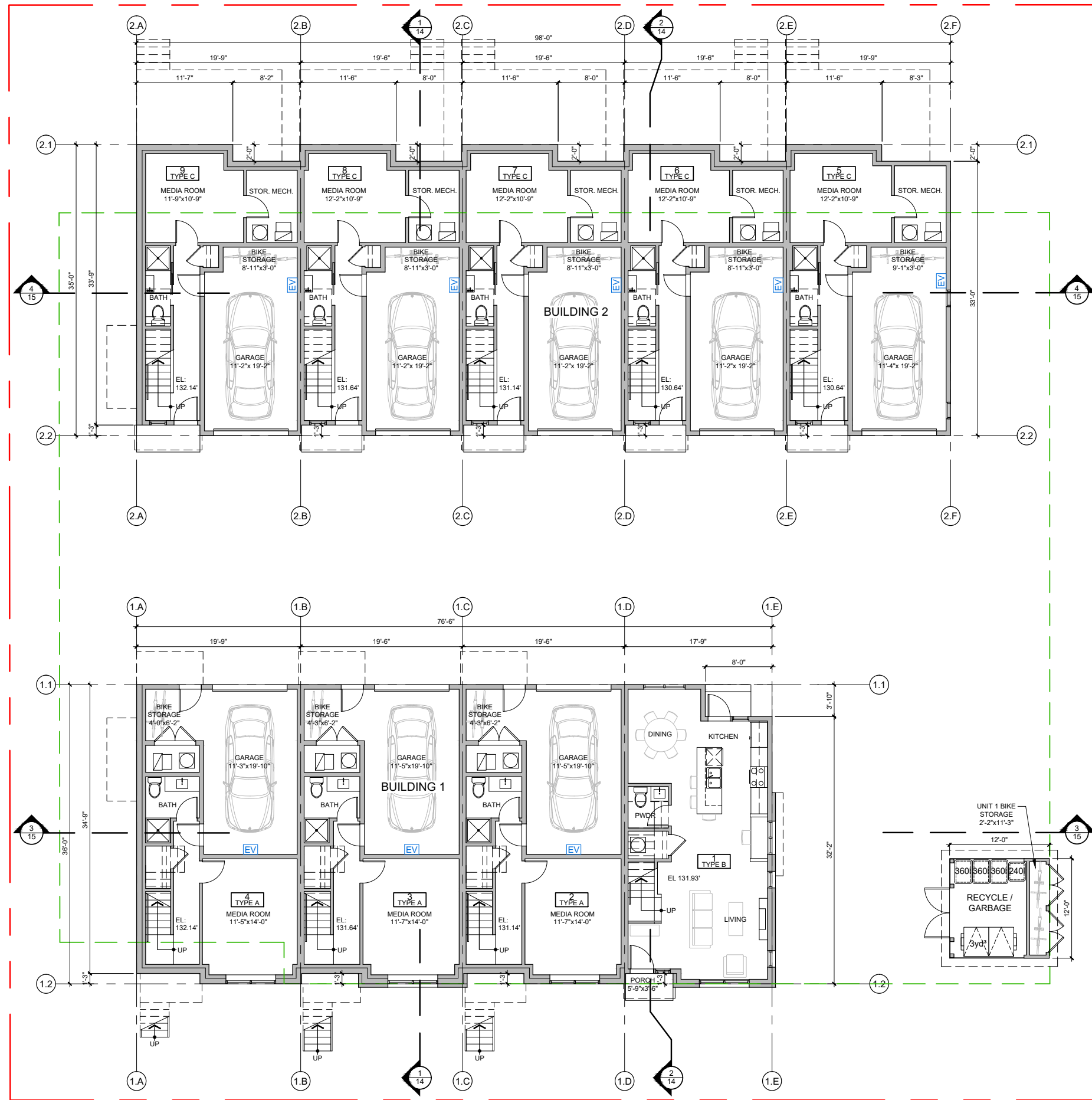
FLOOR AREA CALCULATIONS:

UNITS	LOWER FLOOR AREA	GARAGE AREA	MAIN FLOOR AREA	UPPER FLOOR AREA	UNIT AREA INCL. GARAGE	UNIT AREA EXCL. GARAGE
BUILDING 1						
1	600.4		638.4		1,238.8sf	1,238.8sf
2	692.9	302.3	678.4	712.6	2,083.9sf	1,781.6sf
3	692.9	302.3	678.4	708.3	2,079.6sf	1,777.3sf
4	701.6	301.8	686.6	716.9	2,105.1sf	1,803.3sf
BUILDING 2						
5	665.7	271.2	665.7	671.8	2,003.2sf	1,732.0sf
6	657.6	265.6	657.6	663.5	1,978.7sf	1,713.1sf
7	657.6	265.6	657.6	663.5	1,978.7sf	1,713.1sf
8	657.6	265.6	657.6	663.5	1,978.7sf	1,713.1sf
9	665.5	265.6	665.5	671.7	2,002.7sf	1,737.1sf
TOTAL:	5,991.8sf	2,240.0sf	5,985.8sf	5,471.8sf	17,449.4sf	15,209.4sf

JANUARY 11, 2022

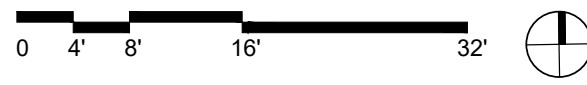
337 & 339 KEARY STREET, NEW WESTMINSTER

GRIMWOOD
ARCHITECTURE

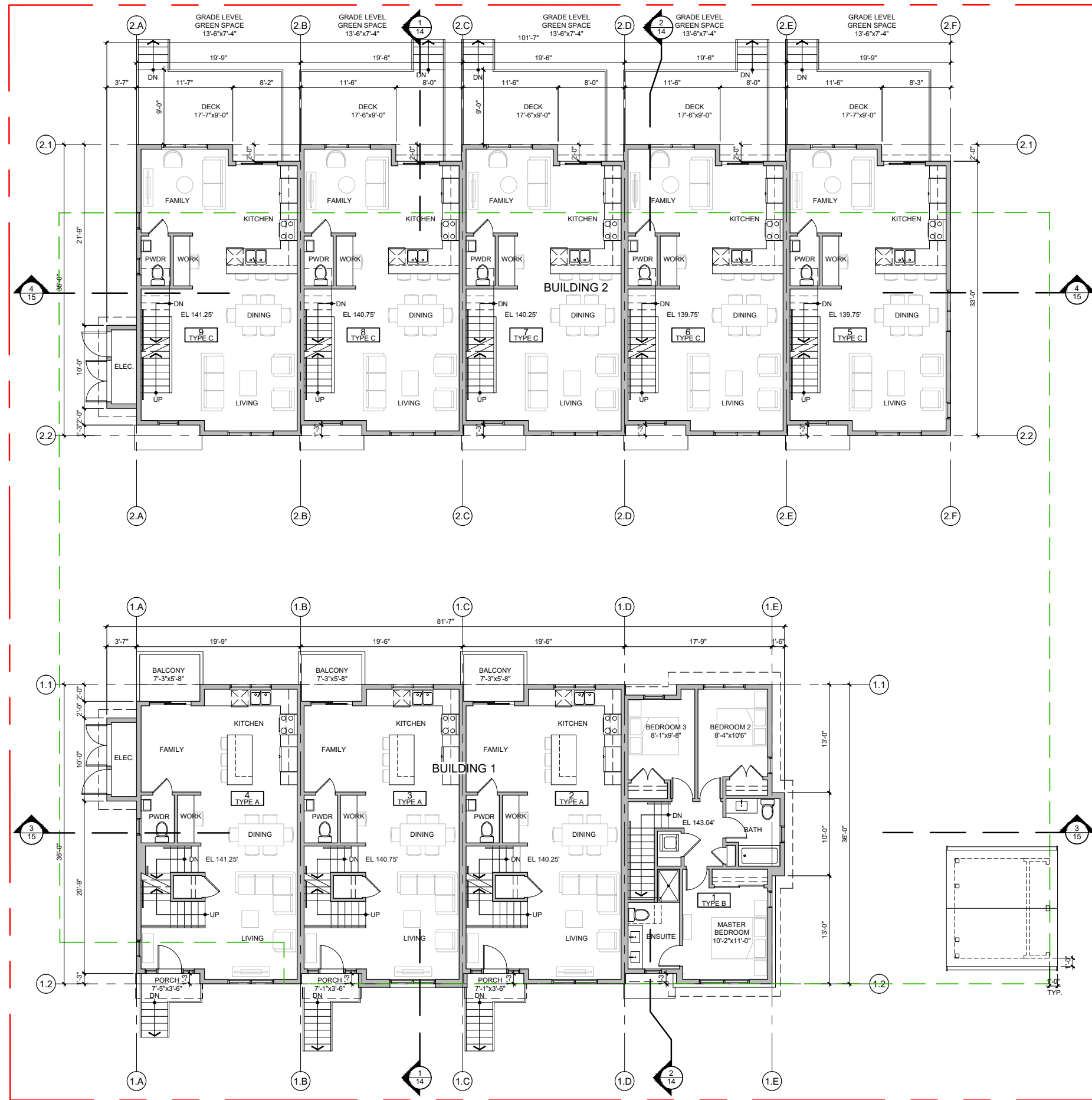


EV 9 RESIDENT PARKING SPACES TO BE EQUIPPED WITH ENERGIZED OUTLETS PROVIDING LEVEL 2 ELECTRIC VEHICLE CHARGING WITH AN ENERGY MANAGEMENT SYSTEM.

LOWER LEVEL FLOOR PLANS
KEARY TOWNHOMES



JANUARY 11, 2022
337 & 339 KEARY STREET, NEW WESTMINSTER

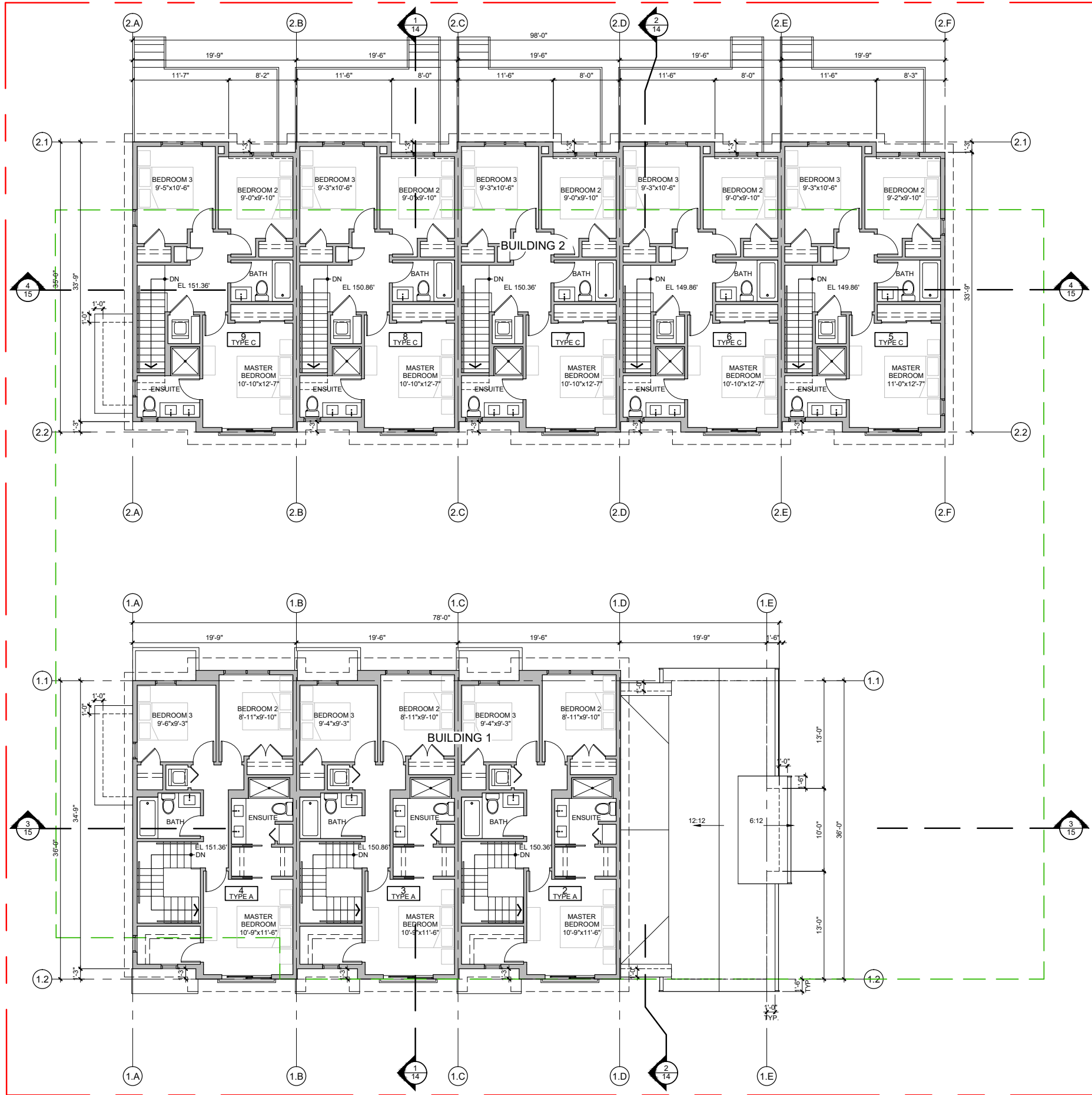


MAIN LEVEL FLOOR PLANS
KEARY TOWNHOMES



JANUARY 11, 2022
337 & 339 KEARY STREET, NEW WESTMINSTER

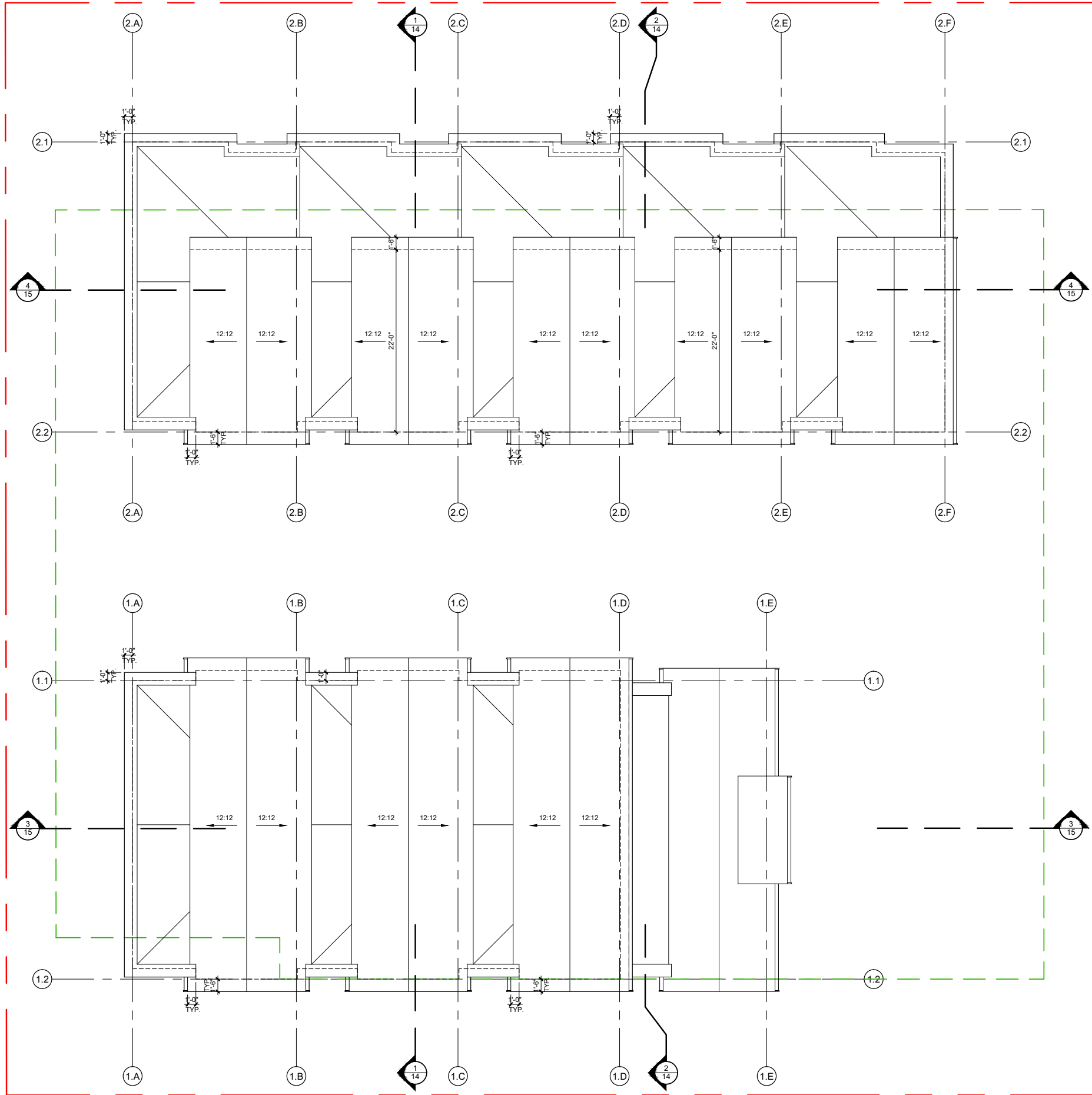
UPPER LEVEL FLOOR PLANS
KEARY TOWNHOMES



JANUARY 11, 2022

337 & 339 KEARY STREET, NEW WESTMINSTER

ROOF PLANS
KEARY TOWNHOMES



0 4' 8' 16' 32'



JANUARY 11, 2022

337 & 339 KEARY STREET, NEW WESTMINSTER

GRIMWOOD
ARCHITECTURE



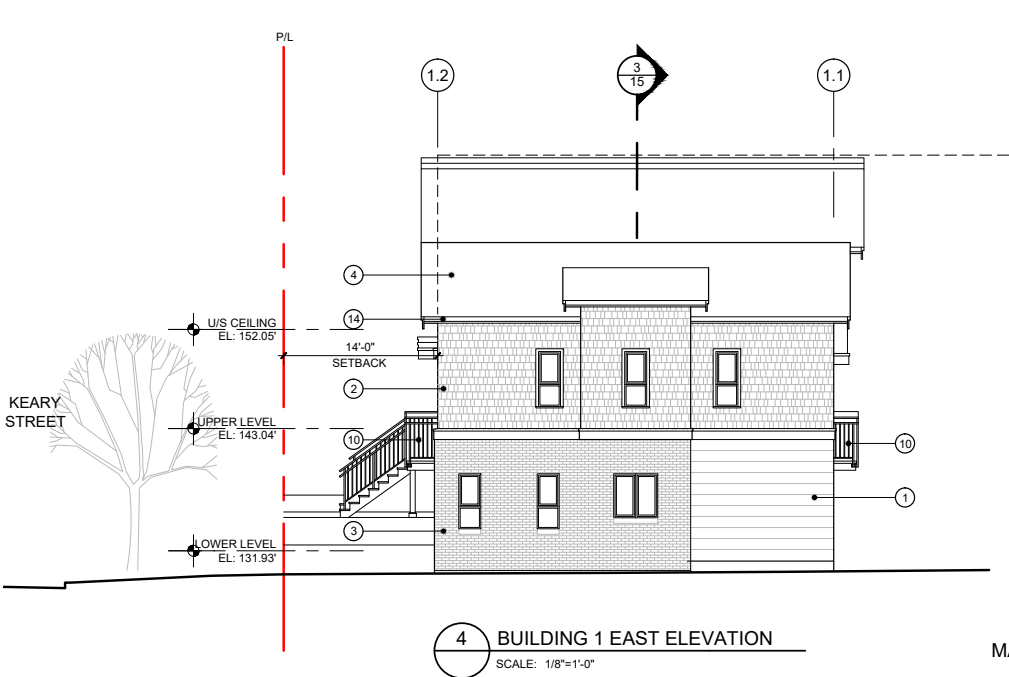
KEARY STREETSCAPE
KEARY TOWNHOMES

JANUARY 11, 2022
337 & 339 KEARY STREET, NEW WESTMINSTER

BUILDING 1 ELEVATIONS
KEARY TOWNHOMES

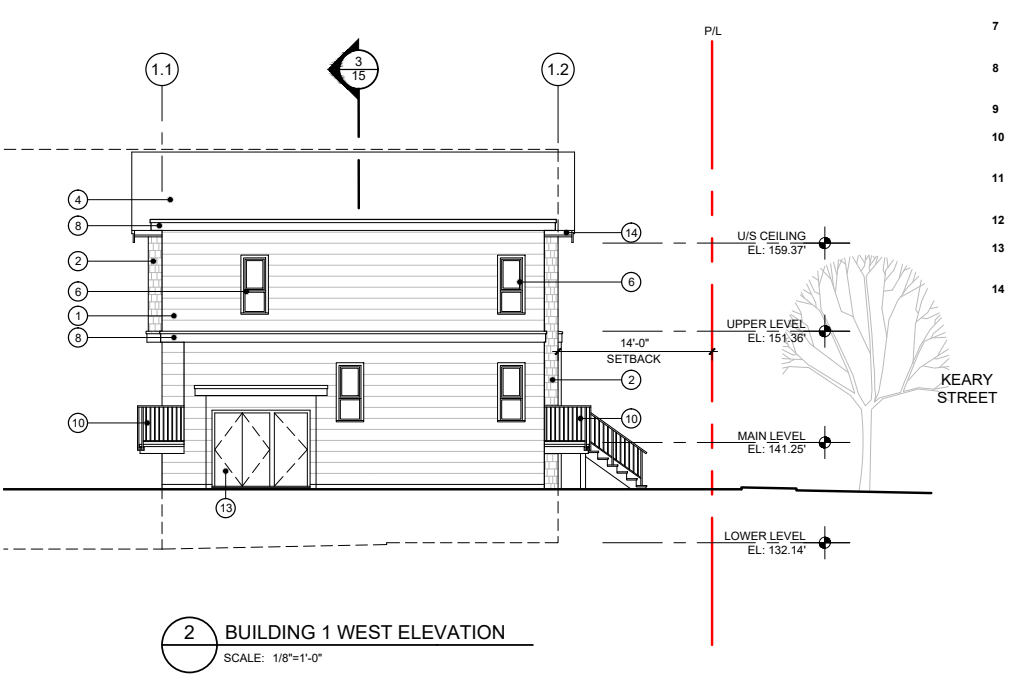
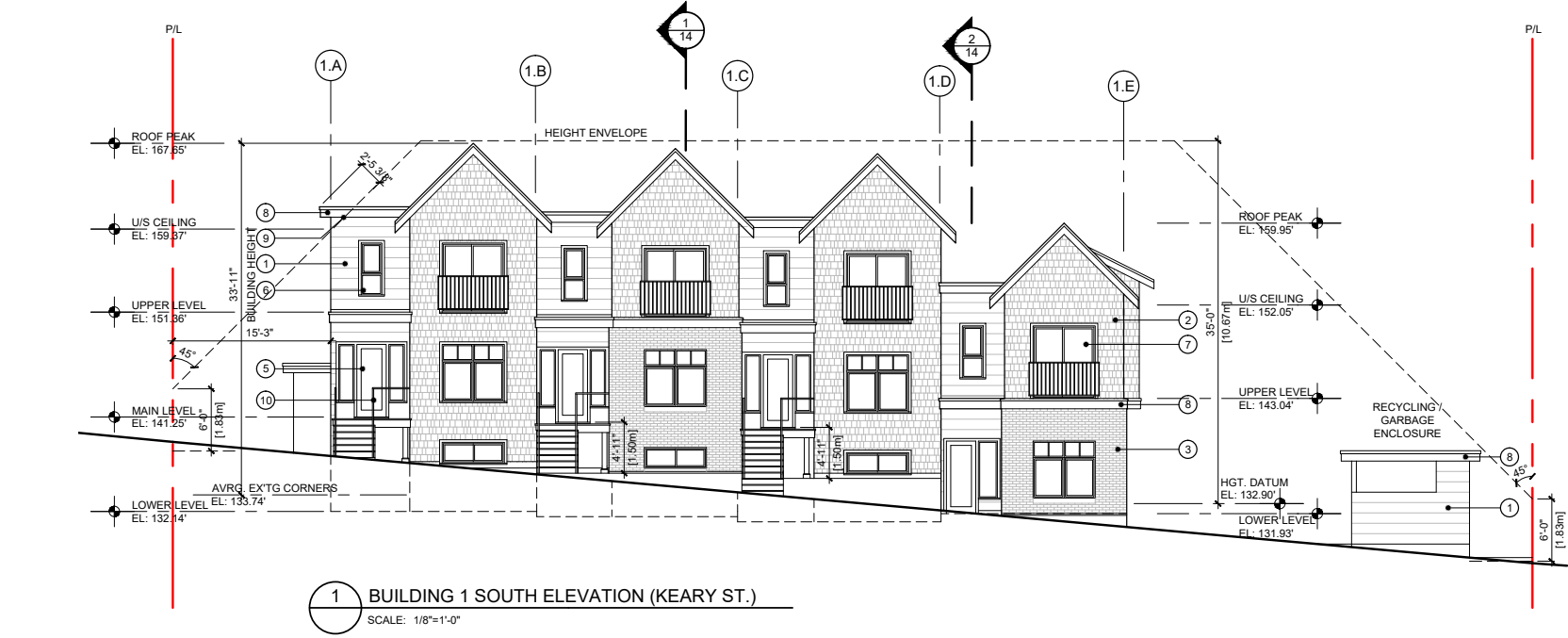
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GRIMWOOD
ARCHITECTURE



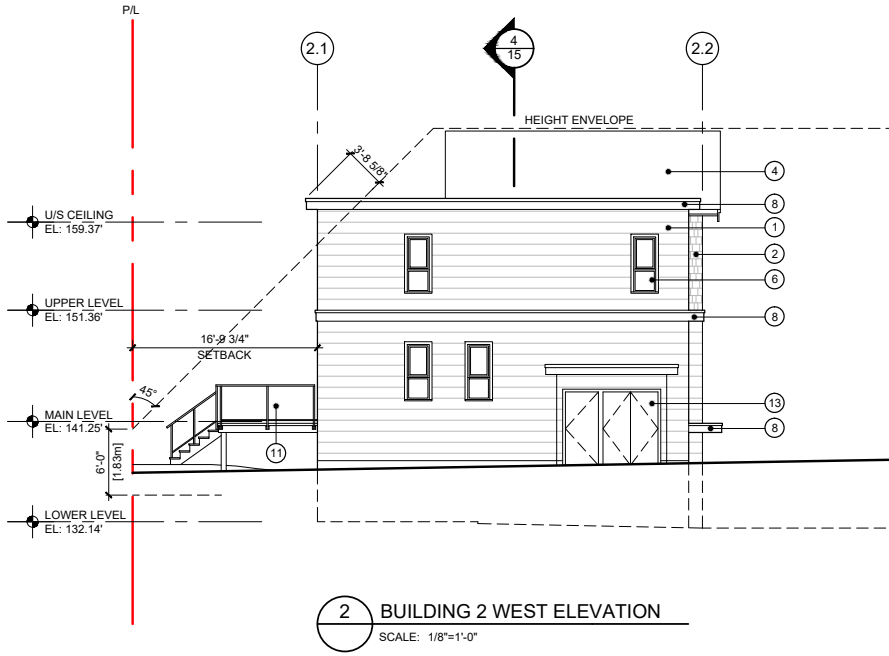
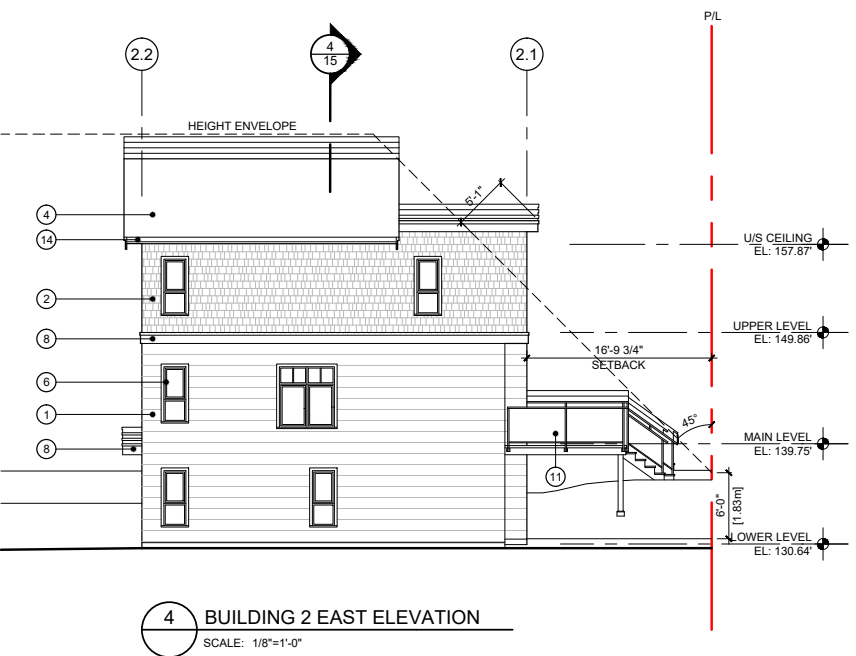
MATERIAL KEY

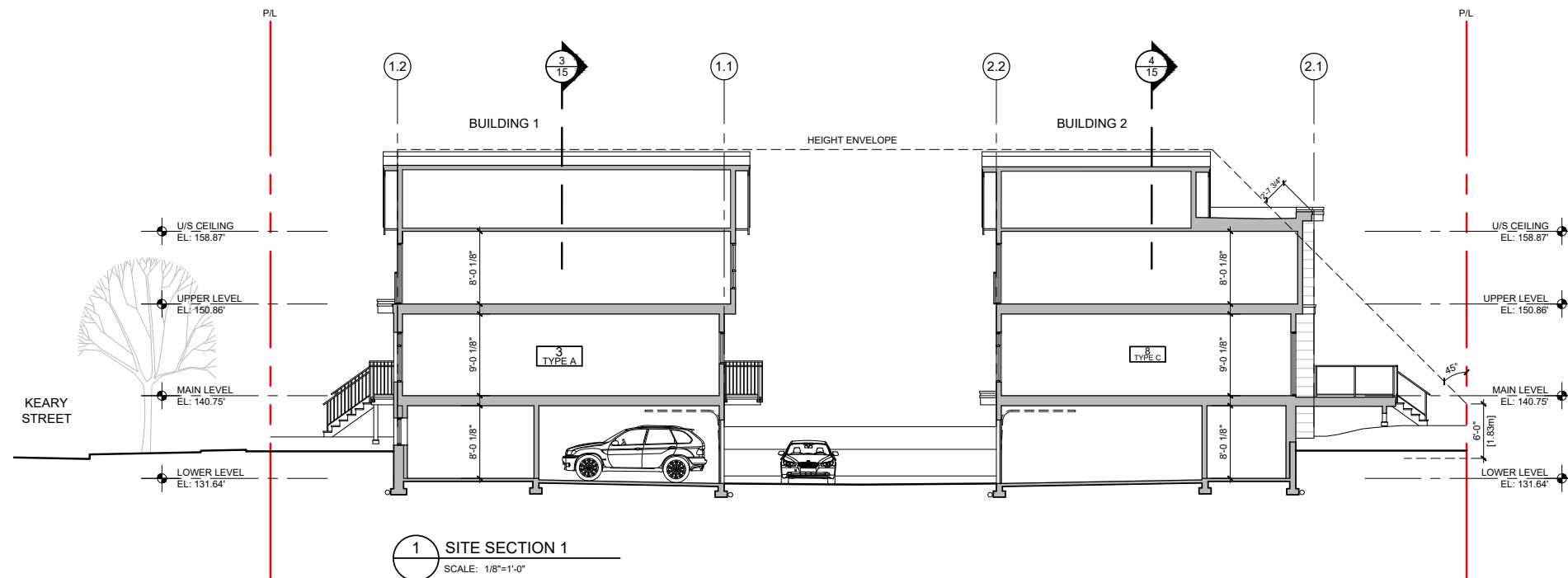
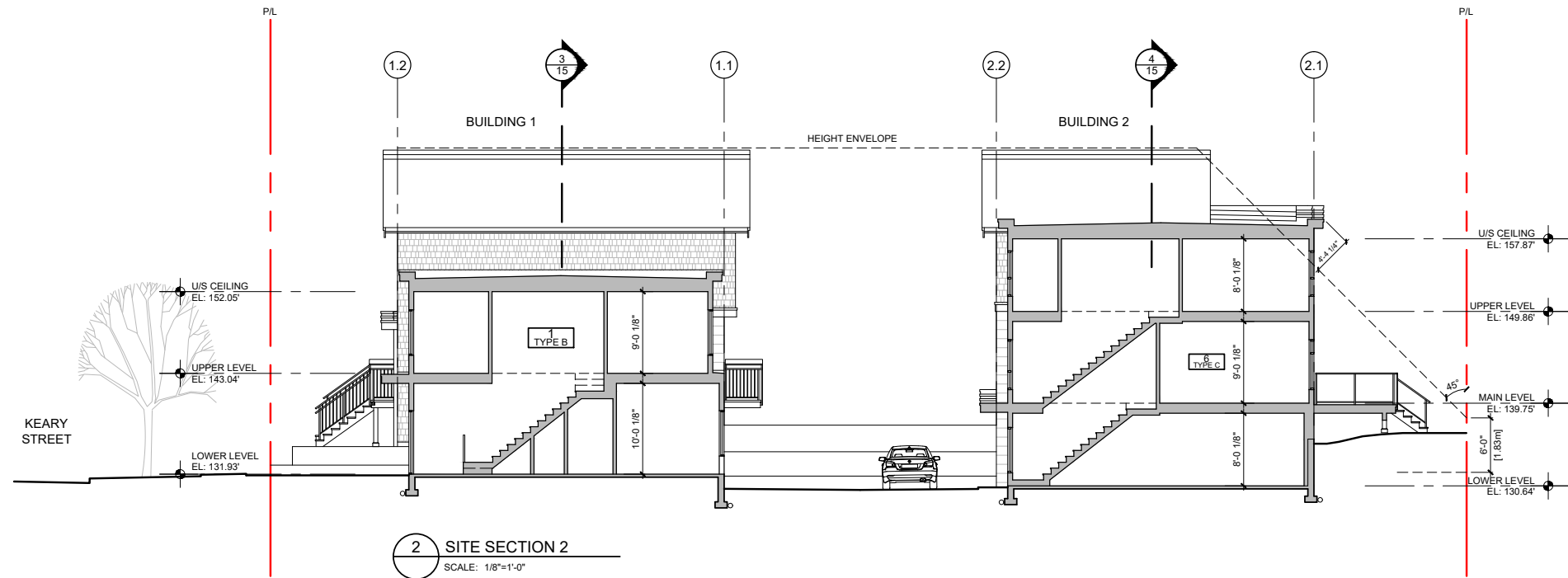
- 1 FIBER CEMENT BOARD HORIZONTAL SIDING - DARK GREY (8" EXPOSURE)
- 2 FIBER CEMENT BOARD SHINGLES - WHITE
- 3 BRICK VENEER - GREY
- 4 ASPHALT ROOF SHINGLES - CHARCOAL
- 5 FIBREGLASS ENTRY DOOR - DARK GREY
- 6 DOUBLE-GLAZED VINYL FRAMED WINDOWS W/ WOOD TRIM - DARK GREY
- 7 DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS W/ WOOD TRIM - DARK GREY
- 8 WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS - DARK GREY
- 9 WOOD SOFFIT - CLEAR STAIN
- 10 PREFINISHED METAL VERTICAL PICKET GUARDRAIL - BLACK
- 11 PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS - BLACK
- 12 PREFINISHED OVERHEAD GARAGE DOOR - LIGHT GREY
- 13 PAINTED METAL DOOR IN METAL FRAME AT ELECTRICAL ROOM - DARK GREY
- 14 PREFINISHED ALUMINUM GUTTERS & RAINWATER LEADERS - COLOUR TO MATCH FIELD COLOUR

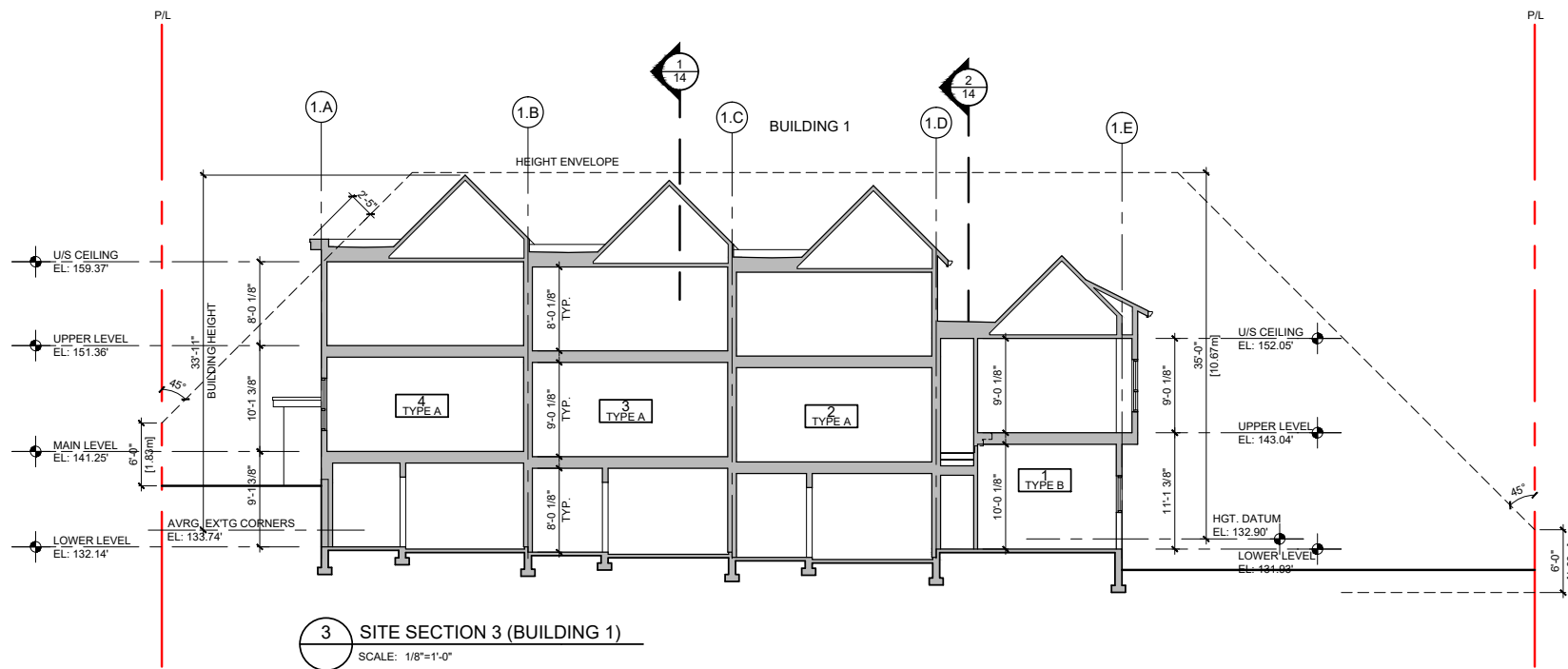
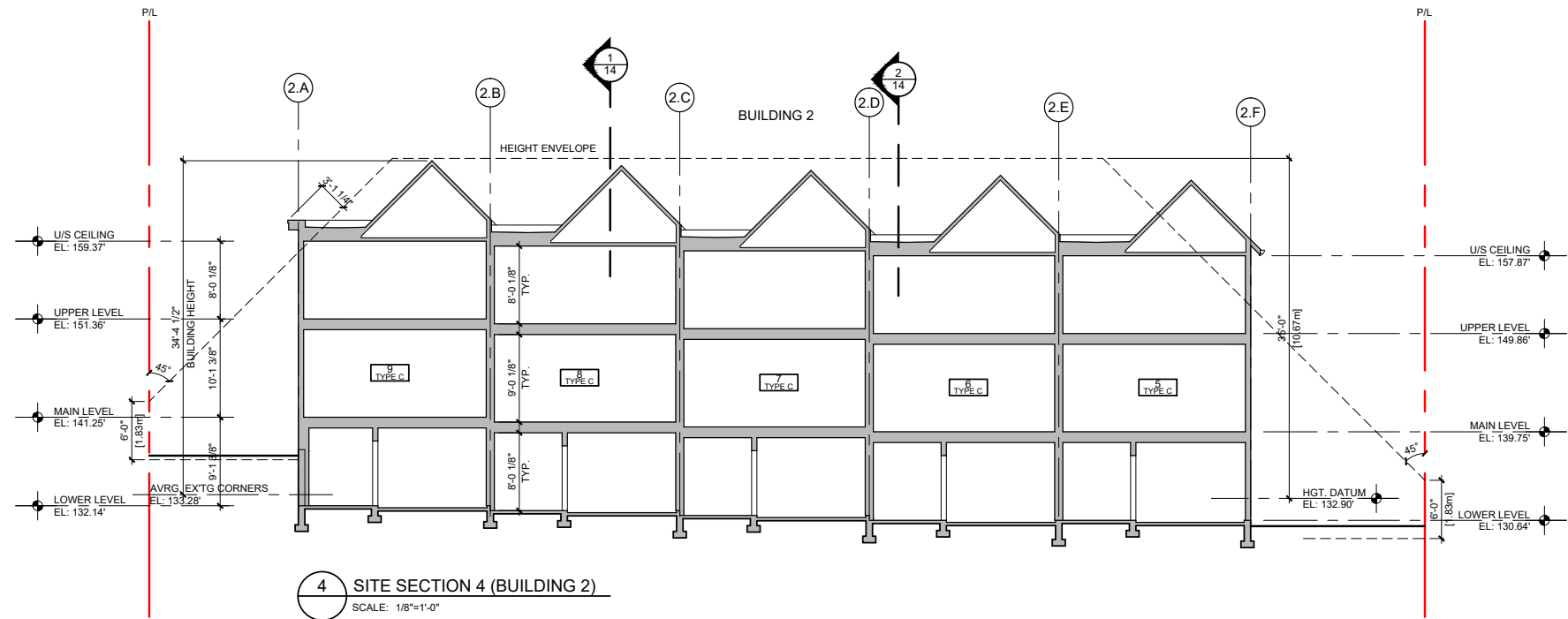


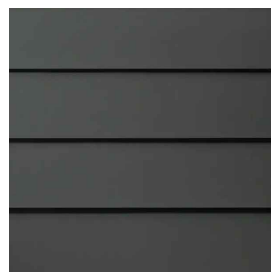
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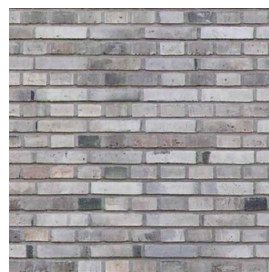




① FIBER CEMENT BOARD
HORIZONTAL SIDING - DARK
GREY (8" EXPOSURE)



② FIBER CEMENT BOARD
SHINGLES - WHITE



③ BRICK VENEER - GREY



④ ASPHALT ROOF SHINGLES
- CHARCOAL



⑤ FIBREGLOSS ENTRY DOOR
- DARK GREY



⑥ DOUBLE-GLAZED VINYL
FRAMED WINDOWS
- DARK GREY



⑦ DOUBLE-GLAZED VINYL
FRAMED SLIDING DOORS
- DARK GREY



⑧ WOOD FASCIAS, WOOD
TRIMS, WOOD BARGEBOARDS
- DARK GREY



⑨ WOOD SOFFIT - CLEAR STAIN



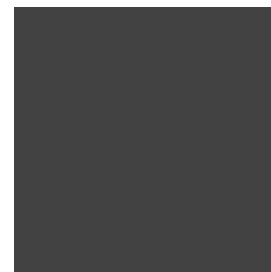
⑩ PREFINISHED METAL
VERTICAL PICKET GUARDRAIL
- BLACK



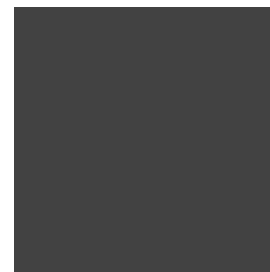
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GUARDRAIL W/ SAFETY GLASS
- BLACK



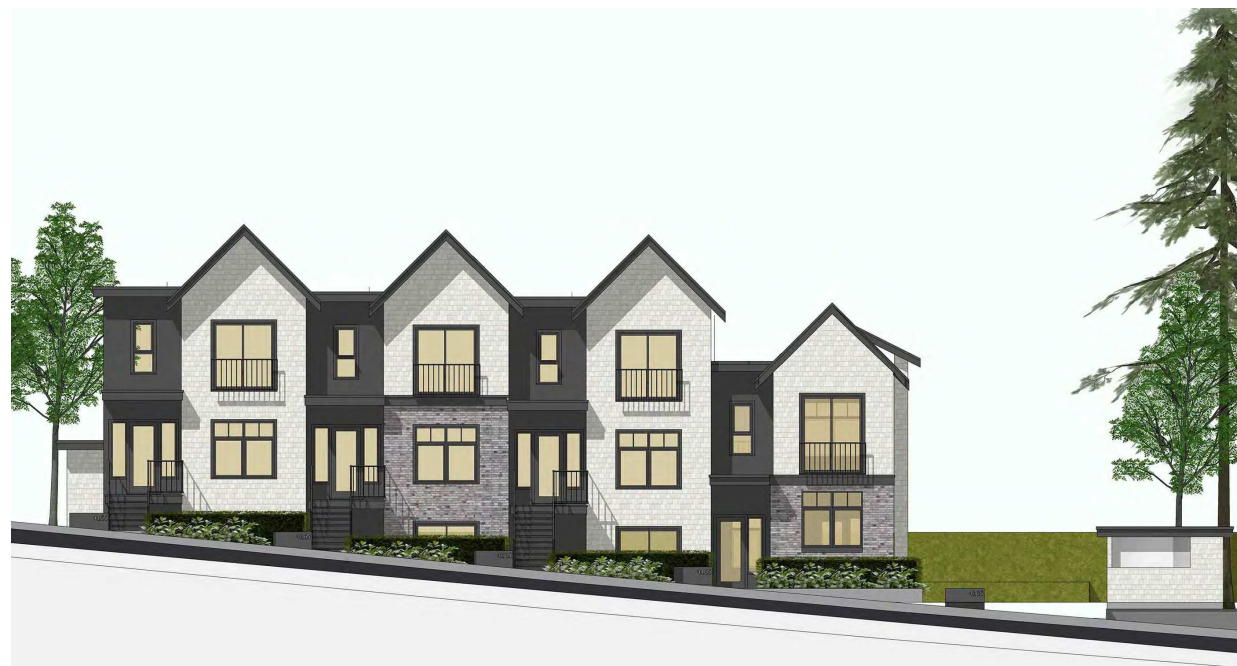
⑫ PREFINISHED OVERHEAD
GARAGE DOOR
- LIGHT GREY



⑬ PAINTED METAL DOOR IN
METAL FRAME AT ELECTRICAL
ROOM - DARK GREY



⑭ PREFINISHED ALUMINUM
GUTTERS & RAINWATER
LEADERS - COLOUR TO
MATCH FIELD COLOUR



BUILDING 1 SOUTH ELEVATION



BUILDING 1 NORTH ELEVATION



BUILDING 2 SOUTH ELEVATION



BUILDING 2 NORTH ELEVATION



BUILDING 1 FROM SOUTHWEST



BUILDING 1 FROM SOUTHEAST



BUILDING 1 FROM NORTHEAST



BUILDING 2 FROM SOUTHEAST

KEARY TOWNHOUSE

ISSUED FOR RESUBMISSION, DEVELOPMENT PERMIT

CLIENT:

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ARCHITECTS:

GRIMWOOD ARCHITECTURE

THOMAS GRIMWOOD
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604.565.3142

LANDSCAPE ARCHITECT:

G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	LAYOUT & MATERIALS PLAN_ENLARGMENT
L1.2	SECTIONS
L1.3	SECTIONS
L2.0	ENLARGMENT & SECTIONS
L2.1	ENLARGMENT & SECTIONS
L2.2	ENLARGMENT & SECTIONS
L3.0	ENLARGMENT & SECTIONS
L4.0	GRADING PLAN
L5.0	PLANTING PLAN
L5.1	PLANT LIST
L5.2	PLANT IMAGES

TREE MANAGEMENT PLAN

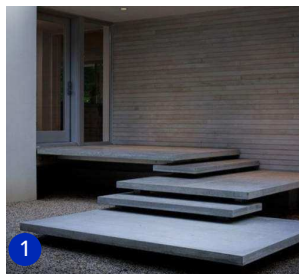
SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
	EXISTING TREE TO BE REMOVED Refer to Arborist Report
	EXISTING TREE TO BE RETAINED Refer to Arborist Report
	SHRUB TO BE REMOVED

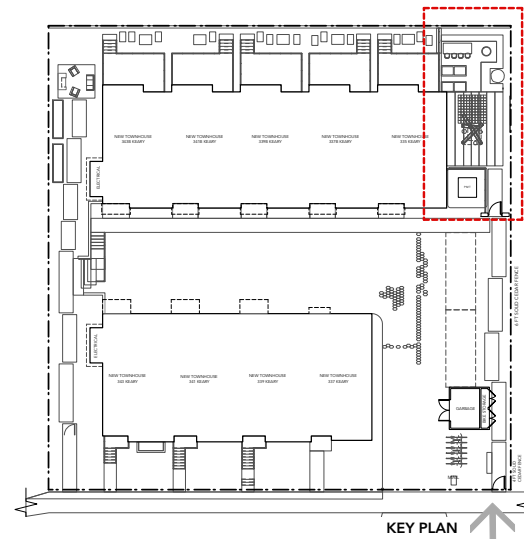
Tree No.	Botanical Name	Common Name	DBH (cm)	Height (m)	Recommendations
# 2	Fraxinus sp.	Ash	11	6	Relocate
# 3	Prunus sp.	Plum	73 comb.	6	Remove
# 4	Thuja plicata	Western red cedar	115	17	Retain
#5	Thuja plicata	Western red cedar	53	14	Remove
#6	Ilex sp.	Holly	24 combined	4	Remove
#7	Thuja plicata	Western red cedar	160 est.	20	Remove
#8	Acer macrophyllum	Big leaf maple	41	12	Retain
#9	Thuja plicata	Western red cedar	23	6	Retain
#10	Pseudotsuga menziesii	Douglas fir	58	12	Retain
#11	Acer macrophyllum	Big leaf maple	61	10	Retain
#12	Ficus sp.	Fig	28	5	Retain
#13	Prunus sp.	Cherry	36	8	Retain
#14	Pyrus sp.	Pear	25	5	Remove
# 15	Ligustrum sp.	Privet hedge		2	Remove



MATERIALS LEGEND

SYMBOL	DESCRIPTION		
	PAVING TYPE 1: DRIVEWAY PAVING Techno-Bloc Hexa 100, Beige Cream and Greyed Nickel 3 15/16" x 9" x 15 3/16"		HARVEST TABLE
	PAVING TYPE 2: PAVING SLABS Texada Natural Slabs		SITE FURNISHING Custom Metal Frame Outdoor Seating
	PAVING TYPE 3 Landsafe Rubber Safety Surfacing By Marathon Surfaces		HEAVY TIMBER BENCH
	CHECKERS PAVING PATTERN Landsafe Rubber Safety Surfacing By Marathon Surfaces		LOG PLAY STRUCTURE
	CONCRETE SIDEWALK Finished as per CoV current standards		LOG STEPPER 8" ht., By Landscape Structures
	PAVING TYPE 5: ENGINEERED WOOD DECKING Resysta		FIRE PIT
	PLANTING TYPE 1 Sodded Area		GUARDRAIL
	PLANTING TYPE 2 Pet Relief Lawn		FENCE
	URBAN AGRICULTURE PLANTERS Powdercoated steel		WOOD STAIRS
			EXISTING TREES TO REMAIN
			PROPOSED TREES Refer to Planting Plan





MATERIALS LEGEND

SYMBOL

DESCRIPTION



PAVING TYPE 2: PAVING SLABS
Texada Natural Slabs



PAVING TYPE 3
Landsafe Rubber Safety Surfacing
By Marathon Surfaces



CHECKERS PAVING PATTERN
Landsafe Rubber Safety Surfacing
By Marathon Surfaces



PAVING TYPE 5: ENGINEERED WOOD DECKING
Resysta



PLANTING TYPE 1
Sodded Area



URBAN AGRICULTURE PLANTERS
Powdercoated steel



HARVEST TABLE



SITE FURNISHING
Custom Metal Frame Outdoor Seating



HEAVY TIMBER BENCH



LOG PLAY STRUCTURE



LOG STEPPER
8" ht., By Landscape Structures



FIRE PIT



GUARDRAIL



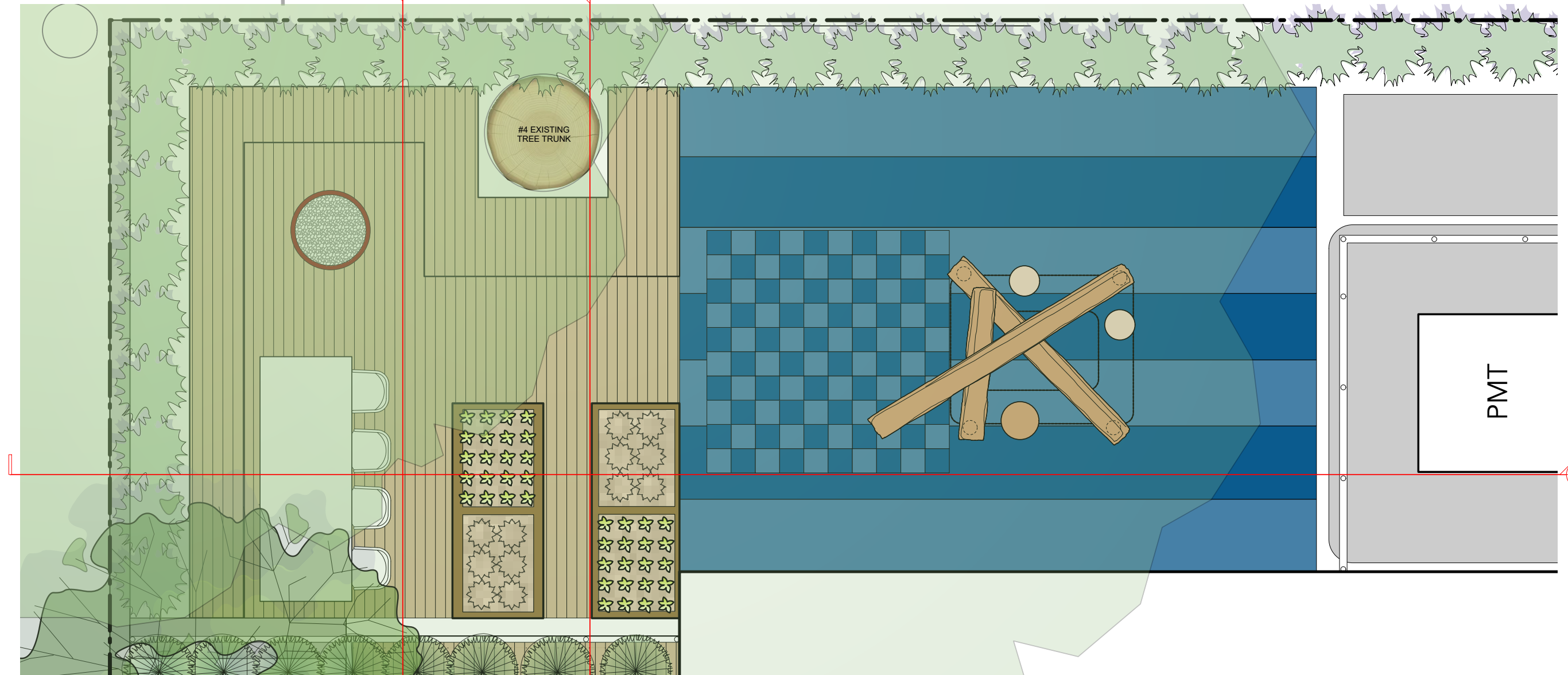
FENCE



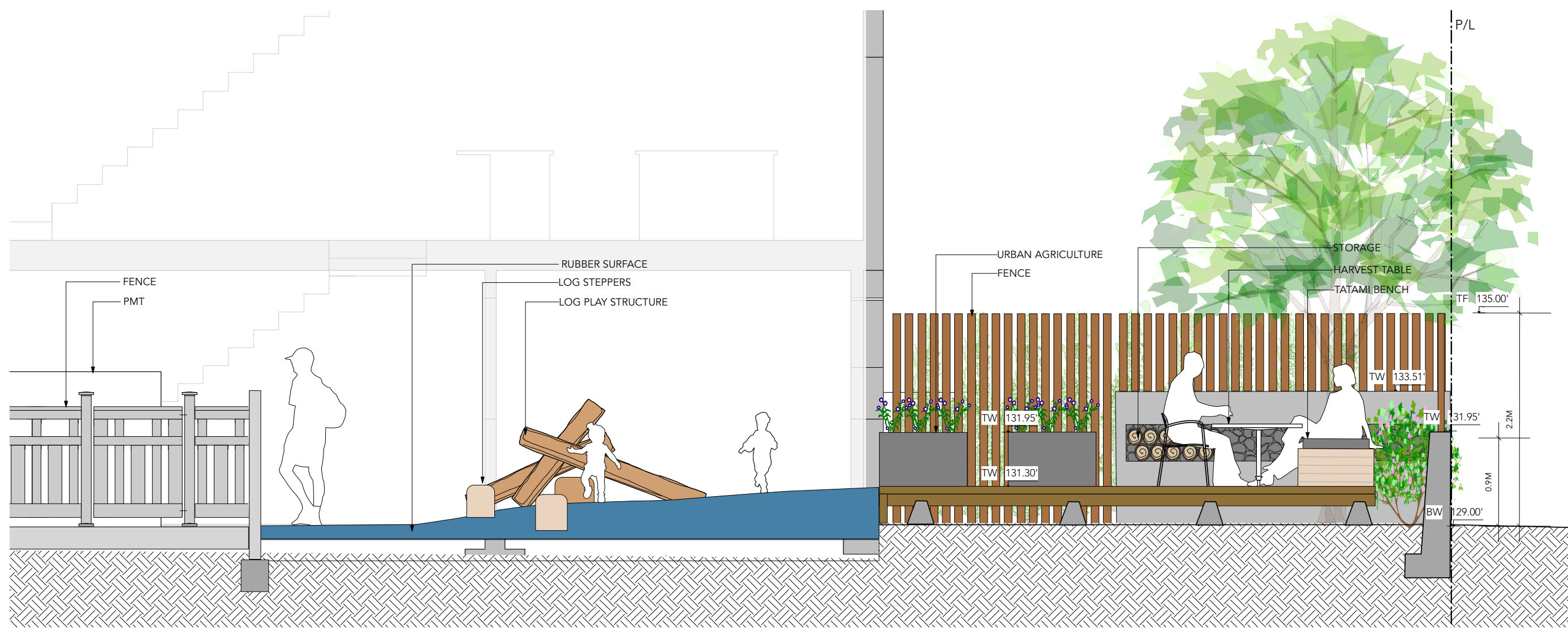
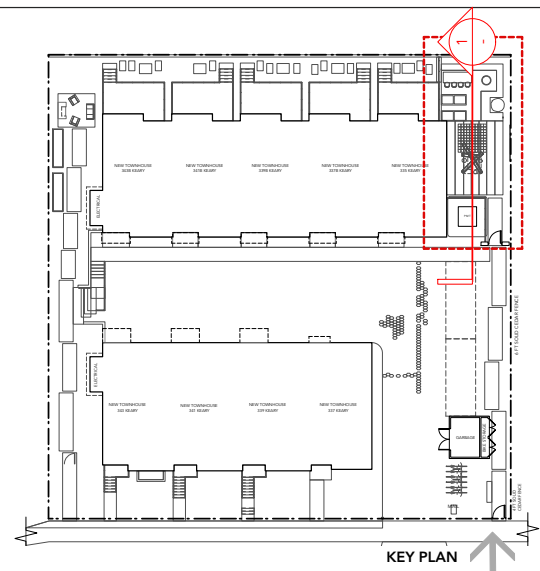
EXISTING TREES TO REMAIN



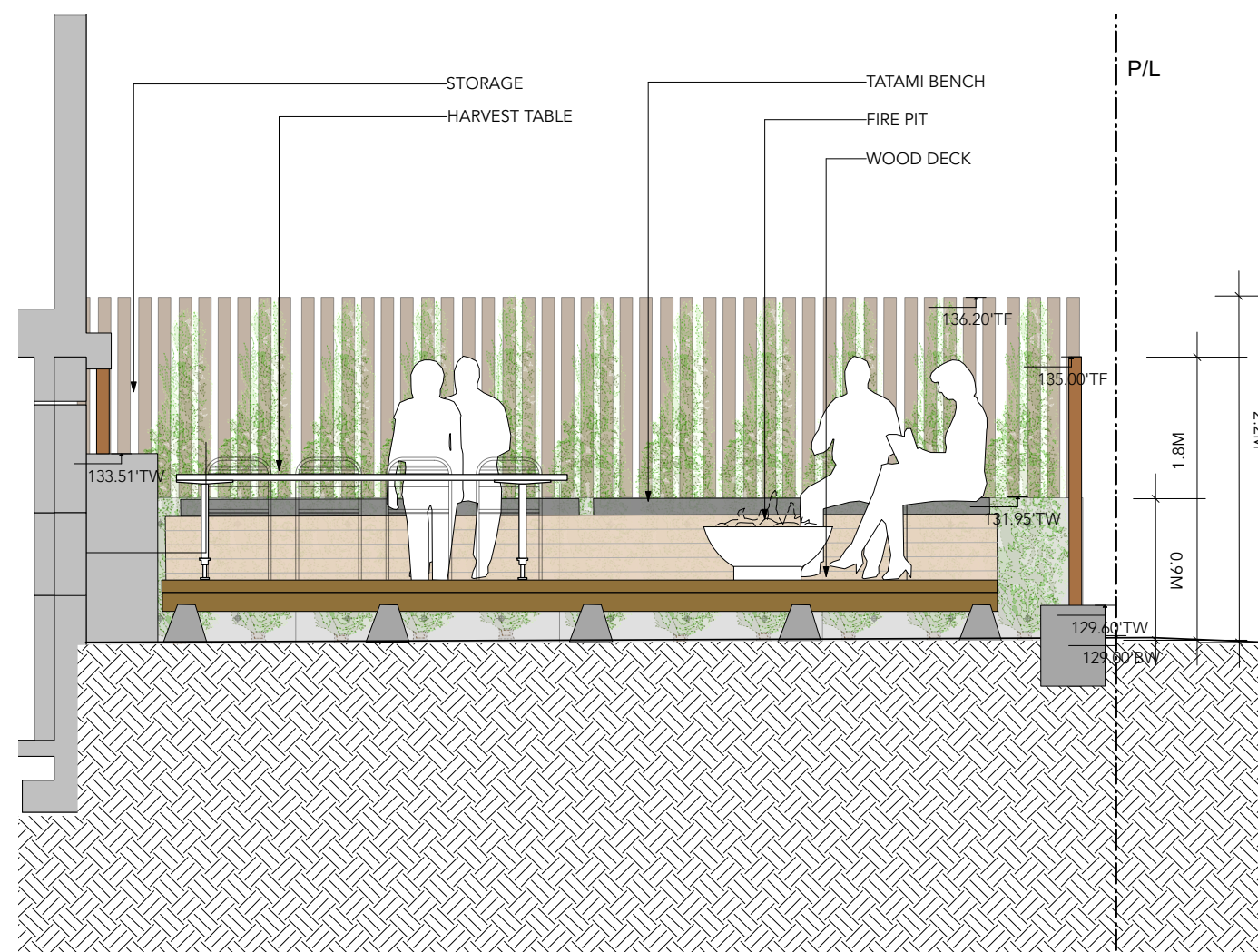
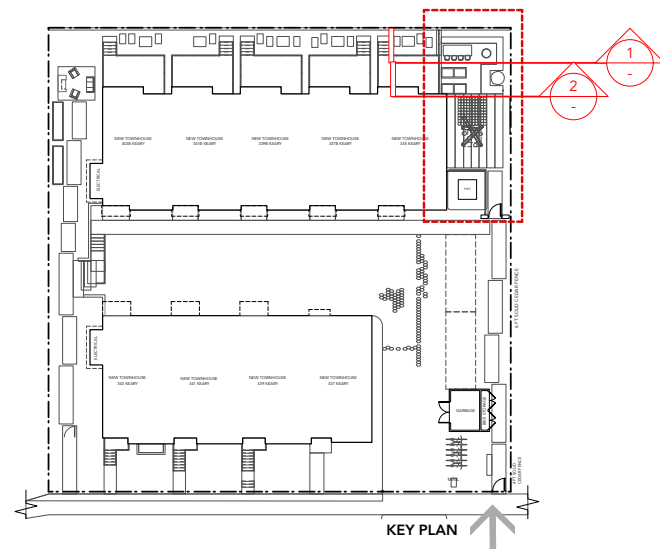
PROPOSED TREES
Refer to Planting Plan



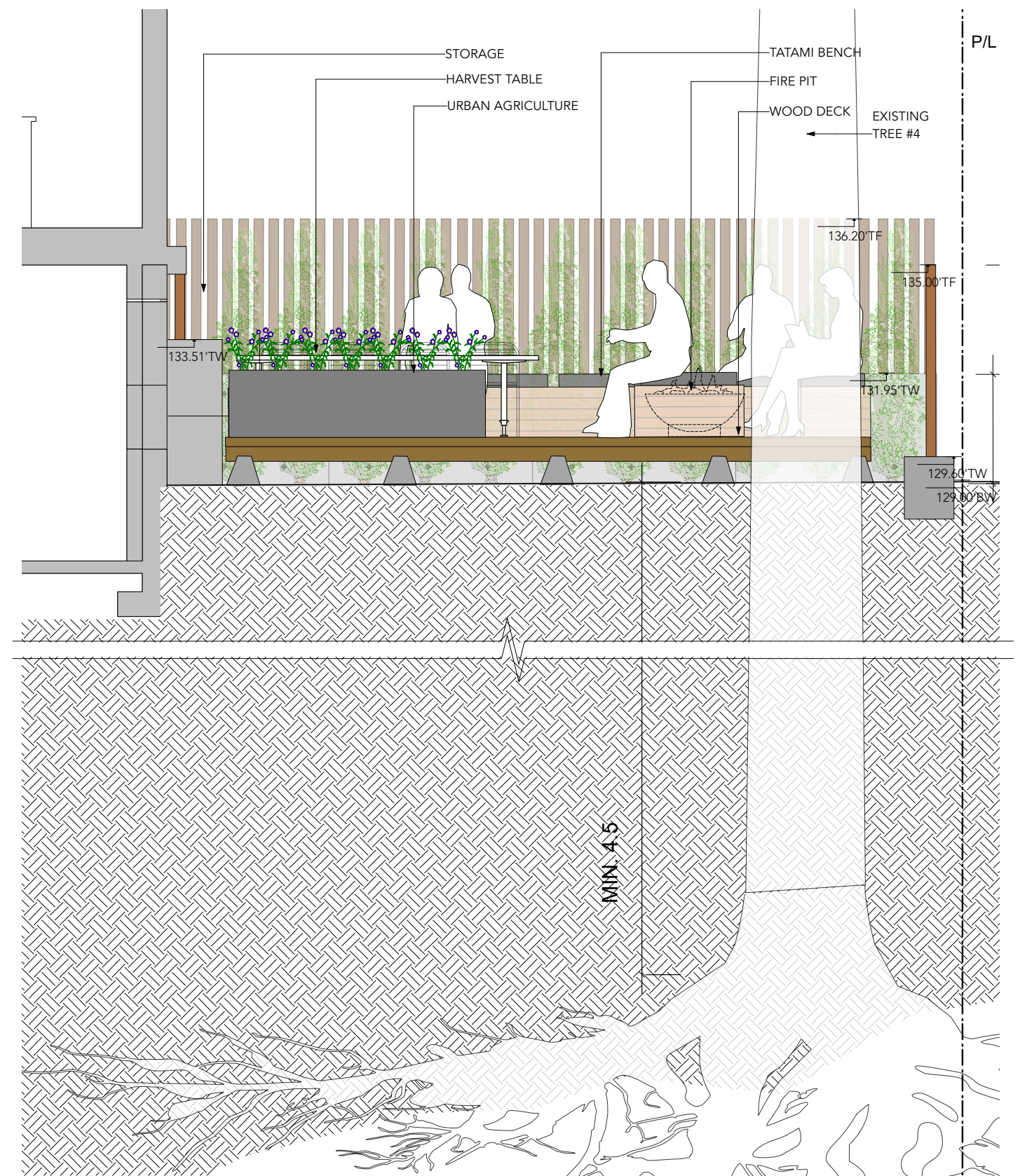
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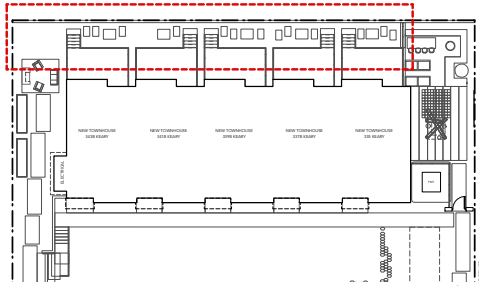
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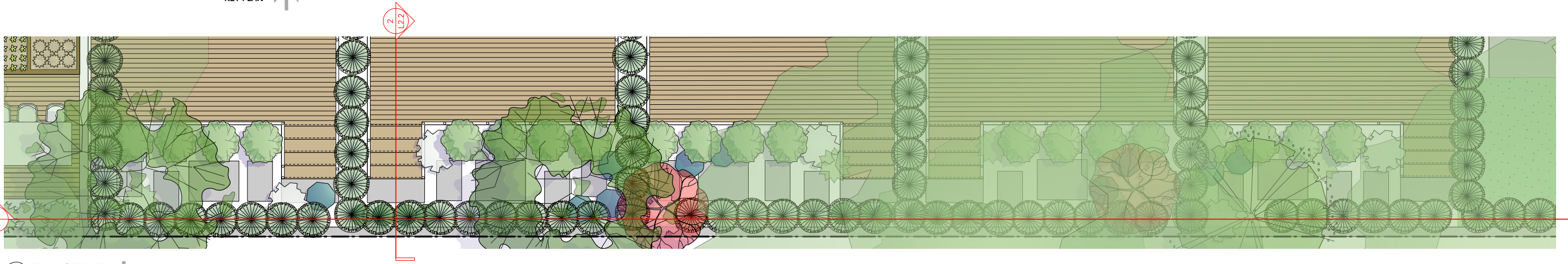
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2 SECTION
Scale: 1:20



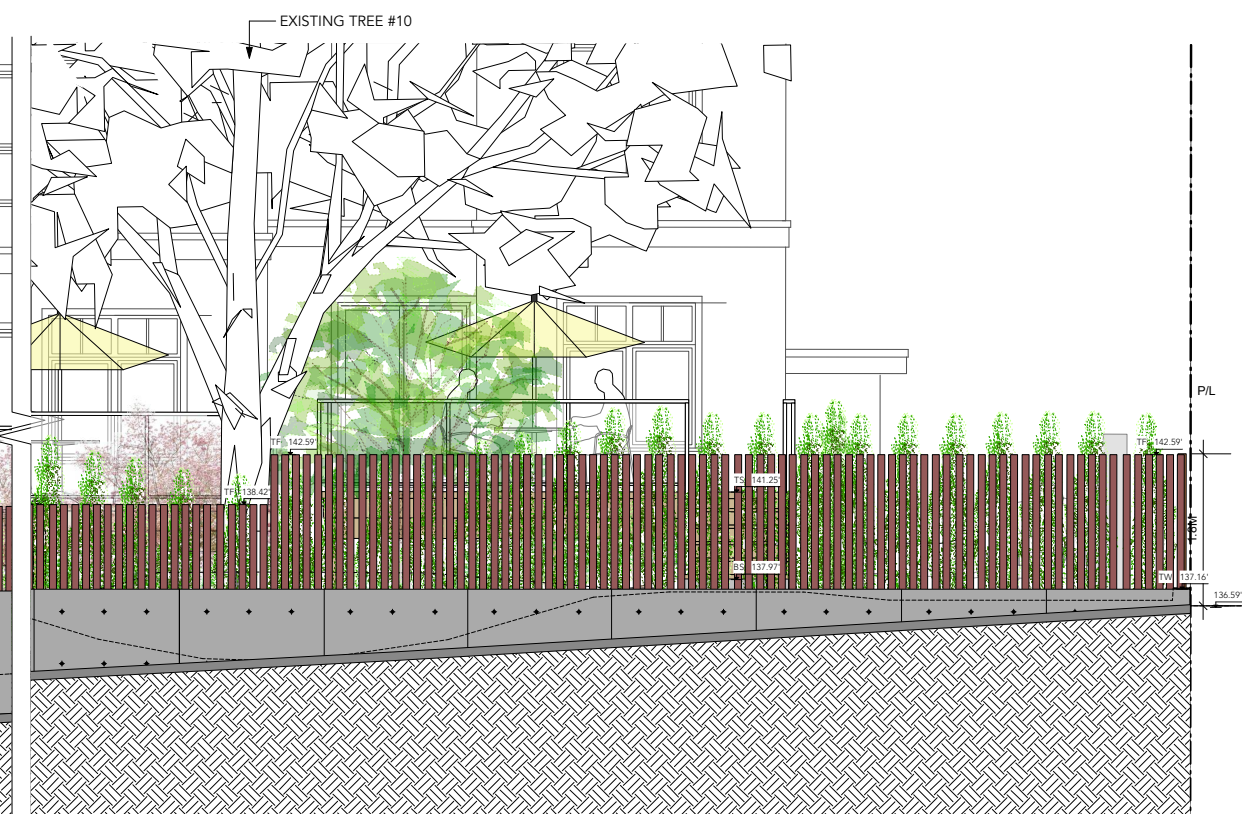
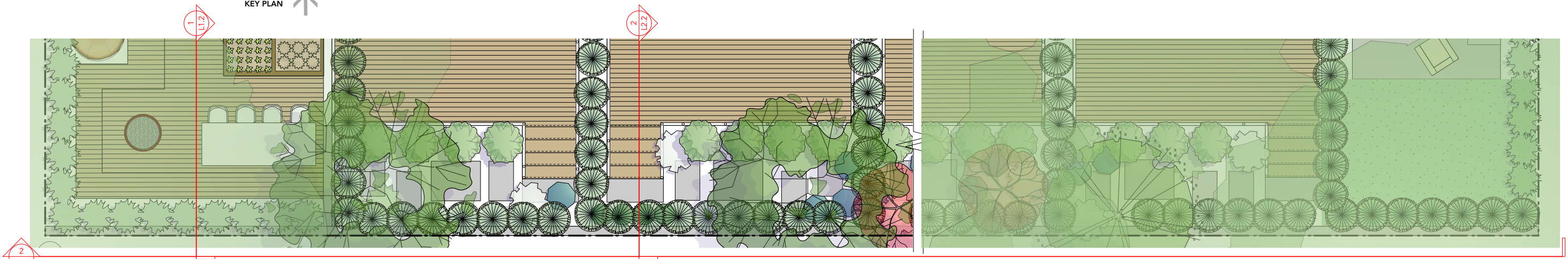
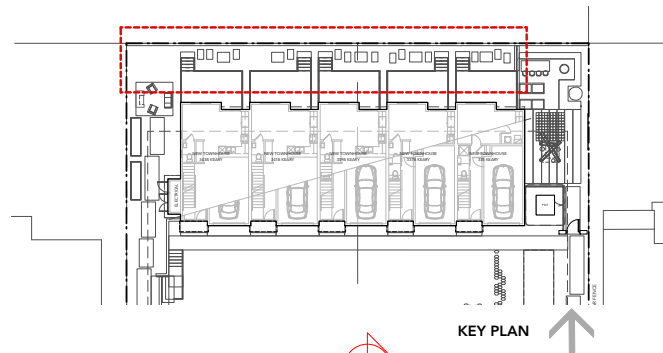
KEY PLAN

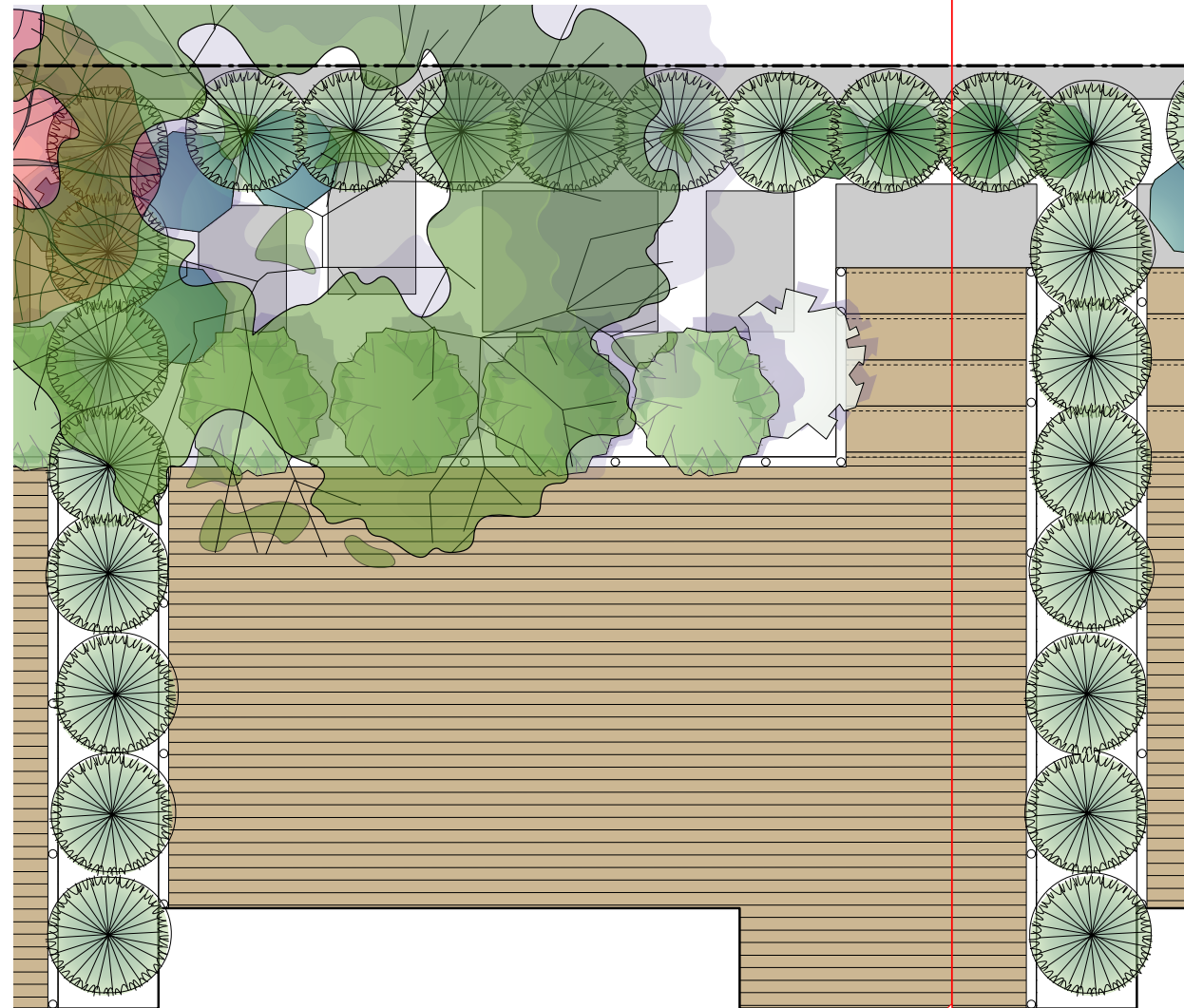
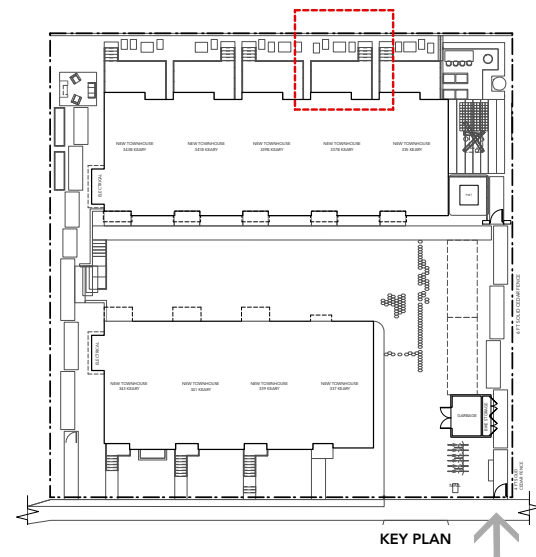


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2 SECTION
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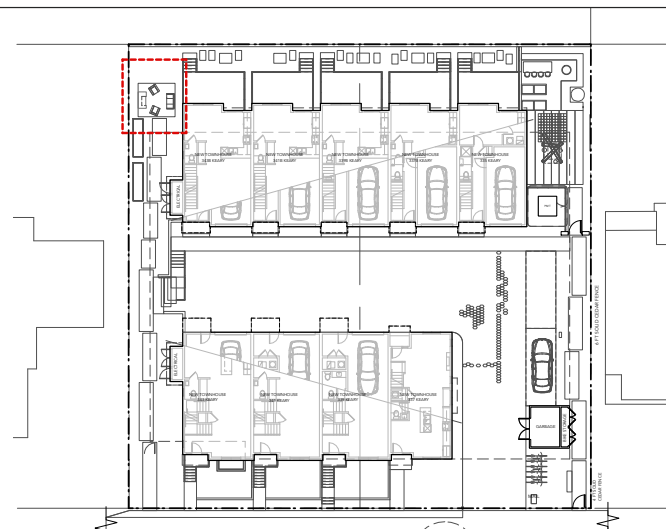




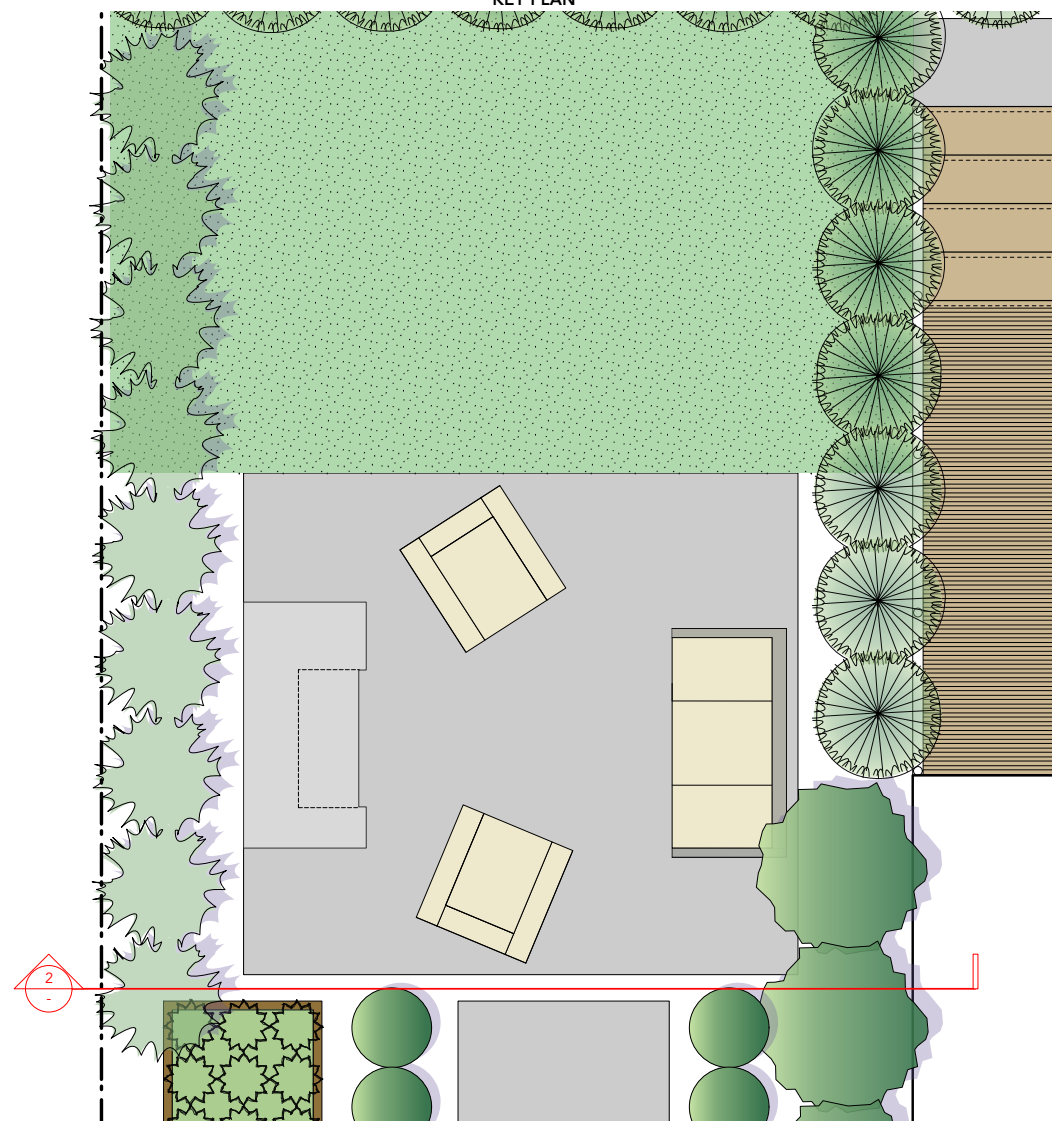
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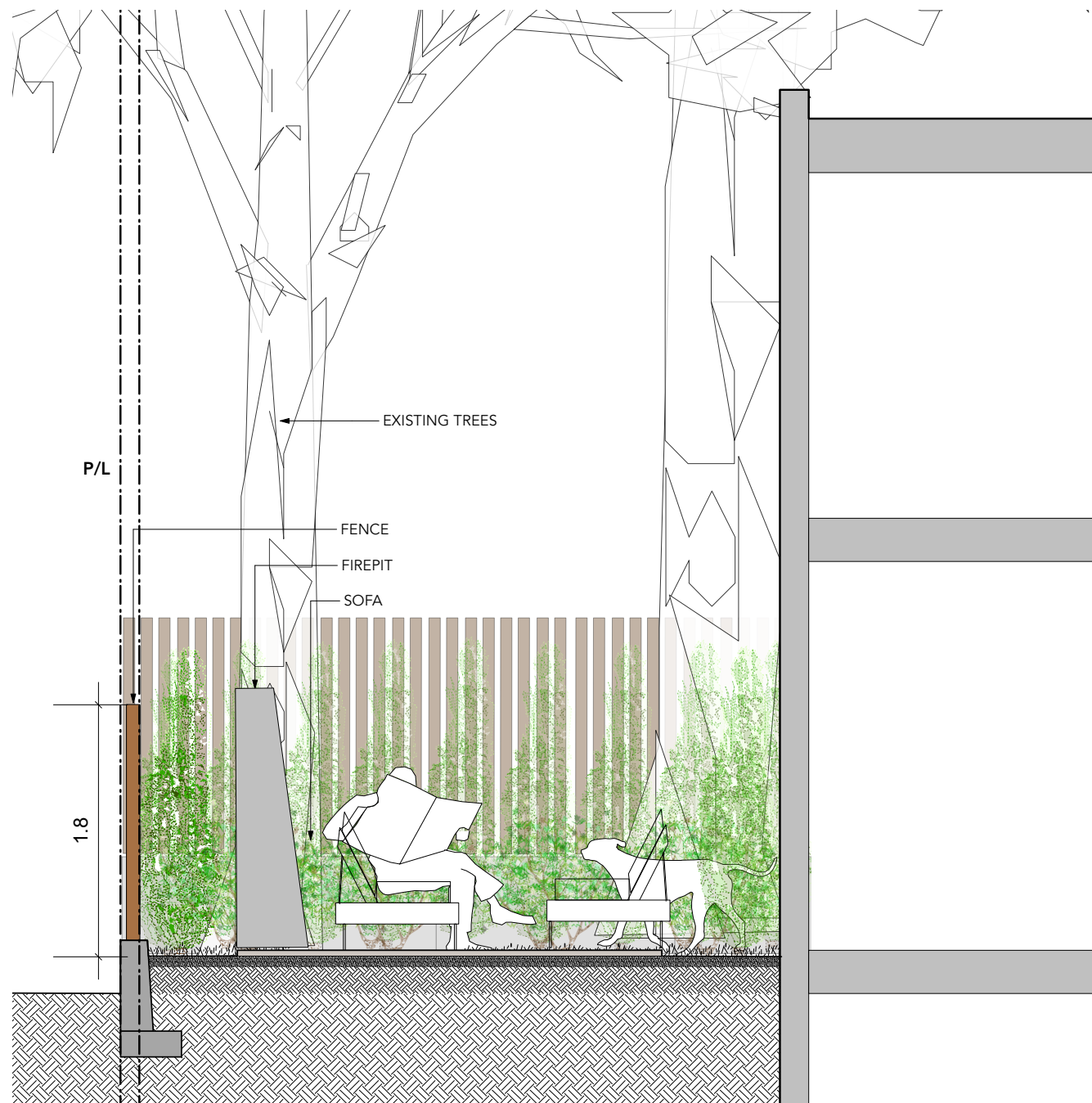
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KEY PLAN



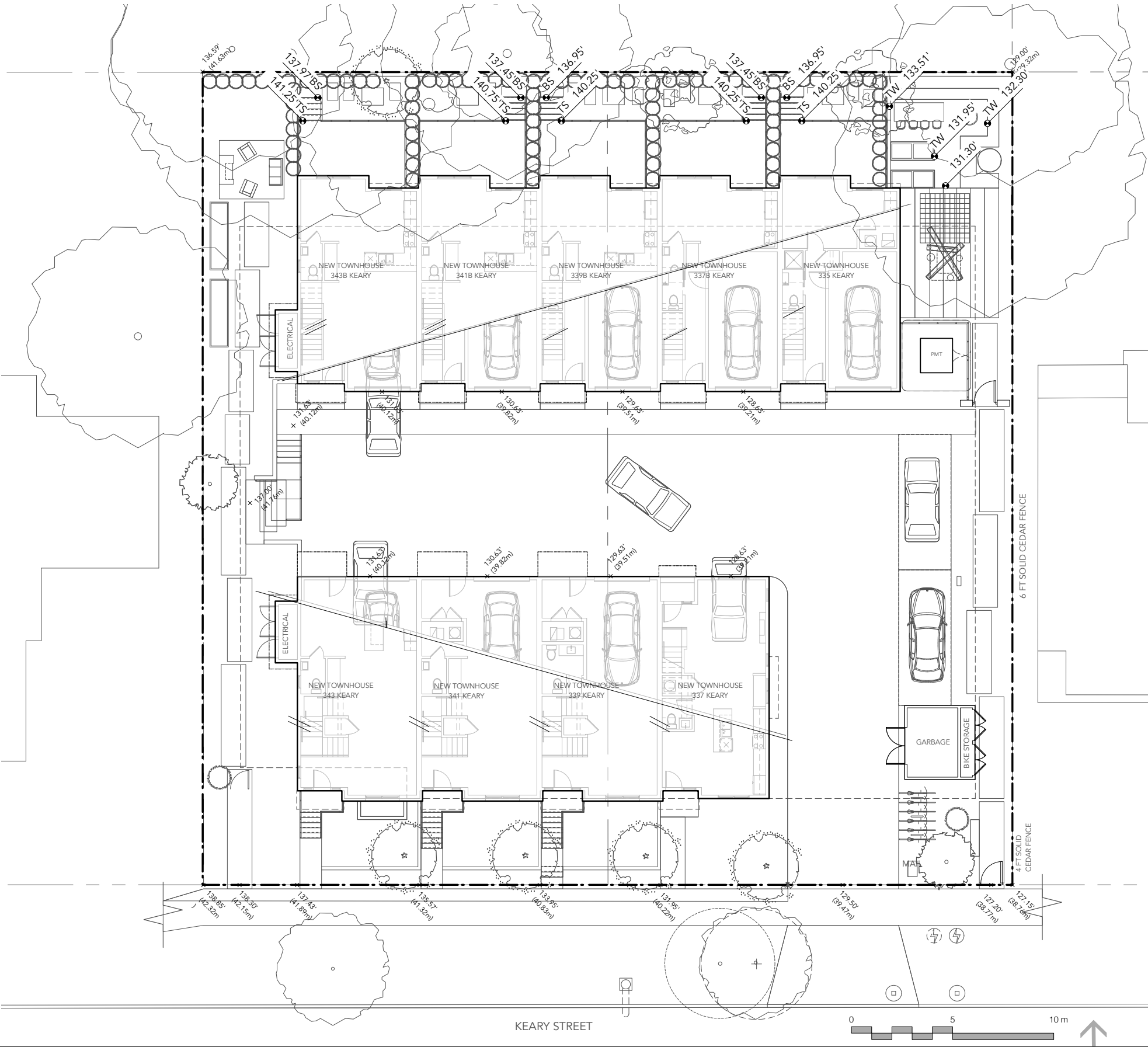
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2 SECTION
Scale: 1:20

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, 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.



PLANT LIST

Symbol	Quantity	Latin Name	Common Name
CONIFERS:			
	90	Cupressus sempervirens	Mediterranean cypress
	2	Chamaecyparis nootkatensis 'Strict weeping'	Strict Weeping Alaska cedar
DECIDUOUS TREES:			
	5	Stewartia pseudocamellia	Japanese Stewartia
	2	Parrotia persica	Persian Ironwood
	2	Fagus sylvatica 'Dawyc'	Fastigate Beech
	2	Cornus kousa 'Satomi'	Pink Japanese Dogwood
SHRUBS:			
	7	Viburnum edule	Highbush Cranberry
	113	Taxus x media 'Hicksii'	Hick's Yew
	7	Rosa Floribunda 'Iceberg'	Iceberg Rose
	15	Rhododendron viscosum	Swamp Azalea
	20	Rhododendron menziesii	False Azalea
	4	Physocarpus opulifolius 'Monlo'	Diablo Ninebark
	26	Maianthemum racemosa	False Solomon's Seal
	79	Gaultheria shallon	Salal
	2	Cotinus coggygia 'Royal Purple'	Royal Purple Smoke Tree
	12	Buxus sempervirens	Common Boxwood
	10	Berberis thunbergii f. atropurpurea	Purple Japanese Barberry
PERENNIALS, GRASSES, GROUNDCOVER:			
	347	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick
	144	Athyrium niponicum 'Pictum'	Japanese Painted Fern
	55	Blechnum spicant	Deer Fern
	59	Carex buchananii	Fox Red Curly Sedge
	93	Convallaria majalis	Lily-Of-The-Valley
	17	Euphorbia characias subsp. wulfenii	Spurge
	11	Hosta sieboldiana 'Elegans'	Blue Leaf Hosta
	34	Lupinus 'Russel Hybrids'	Dwarf Lupine
	11	Oxalis oregana	Rewood Sorrel
	11	Polystichum munitum	Western sword fern
	7	Stipa tenuissima	Mexican Feather Grass

MATERIALS LEGEND

SYMBOL	DESCRIPTION		
	EXISTING TREES TO REMAIN		PLANTING TYPE 1 Sodded Area
	PROPOSED TREES Refer to Planting Plan		PLANTING TYPE 2 Pet Relief Lawn



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
CONIFERS:						
	90	Cupressus sempervirens	Mediterranean cypress	6' Height, Min	As Shown	
	2	Chamaecyparis nootkatensis 'Strict weeping'	Strict Weeping Alaska cedar	3m ht.	As Shown	
DECIDUOUS TREES:						
	5	Stewartia pseudocamellia	Japanese Stewartia	4cm cal.	As Shown	B&B Specimen
	2	Parrotia persica	Persian Ironwood	7cm cal.	As Shown	B&B Specimen. Columnar/upright form.
	2	Fagus sylvatica 'Dawyck'	Fastigate Beech	7cm cal.	As Shown	B&B Specimen
	2	Cornus kousa 'Satomi'	Pink Japanese Dogwood	6cm cal.	As Shown	B&B Specimen. Min. 3.0m Ht.
SHRUBS:						
	7	Viburnum edule	Highbush Cranberry	#5 Pot	0.91 'o.c.	
	113	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	0.65 'o.c.	
	7	Rosa Floribunda 'Iceberg'	Iceberg Rose	#2 Pot	0.91 'o.c.	
	15	Rhododendron viscosum	Swamp Azalea	#2 Pot	0.91 'o.c.	Specimen.
	20	Rhododendron menziesii	False Azalea	#3 Pot	0.91 'o.c.	Specimen.
	4	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	#3 Pot	1.22 'o.c.	
	26	Maianthemum racemosa	False Solomon's Seal	#1 Pot	0.76 'o.c.	
	79	Gaultheria shallon	Salal	#1 Pot	0.46 'o.c.	
	2	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	#5 Pot	0.9 'o.c.	Specimen.
	12	Buxus sempervirens	Common Boxwood	#3 Pot	0.91 'o.c.	
	10	Berberis thunbergii f. atropurpurea	Purple Japanese Barberry	#1 Pot	0.61 'o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	347	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 Pot	0.3 'o.c.	
	144	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	0.3 'o.c.	
	55	Blechnum spicant	Deer Fern	#2 Pot	0.61 'o.c.	
	59	Carex buchananii	Fox Red Curly Sedge	#2 pot	0.61 'o.c.	
	93	Convallaria majalis	Lily-Of-The-Valley	#1 Pot	0.3 'o.c.	
	17	Euphorbia characias subsp. wulfenii	Spurge	#1 Pot	0.61 'o.c.	
	11	Hosta sieboldiana 'Elegans'	Blue Leaf Hosta	#1 Pot	0.61 'o.c.	
	34	Lupinus 'Russel Hybrids'	Dwarf Lupine	#1 Pot	0.65 'o.c.	
	11	Oxalis oregana	Rewood Sorrel	#1 Pot	0.46 'o.c.	
	11	Polystichum munitum	Western sword fern	#3 Pot	0.91 'o.c.	
	7	Stipa tenuissima	Mexican Feather Grass	#2 pot	0.76 '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.

PLANT IMAGES

TREES



Cupressus sempervirens
Mediterranean cypress



Chamaecyparis nootkatensis 'Jubilee'
Narrow Alaska Cedar



Cornus kousa
Kousa Dogwood



Fagus sylvatica 'Dawyck Purple'
European Beech



Parrotia Persica
Persian Ironwood



Stewartia pseudocamellia
Japanese Stewartia

SHRUBS



Viburnum edule
Highbush Cranberry



Taxus x media 'Hicksii'
Hick's Yew



Rosa Floribunda 'Iceberg'
Iceberg Rose



Rhododendron viscosum
Swamp Azalea



Rhododendron menziesii
False Azalea



Physocarpus opulifolius 'Monlo'
Diablo Ninebark



Gautheria shallon
Salal



Cotinus coggygria 'Royal Purple'
Royal Purple Smoke Tree



Buxus Sempervirens 'Winter Gem'
Dwarf Boxwood



Berberis thunbergii f. atropurpurea
Purple Japanese Barberry



Maianthemum racemosa
False Solomon's seal

PERENNIALS,
GRASSES,
GROUNDCOVER



Arctostaphylos uva-ursi
Akebono Yoshino Cherry



Athyrium nipponicum 'Pictum'
Japanese Painted fern



Blechnum spicant
Deer Fern



Carex buchananii
Fox Red Curly Sedge



Euphorbia characias subs. wulfenii
Mediterranean Spurge



Hosta sieboldiana 'Elegans'
Blue Leaf Hosta



Polystichum munitum
Western Sword Fern



Stipa tenuissima
Mexican Feather Grass



Lupinus 'Russel Hybrids'
Dwarf Lupine



Convallaria majalis
Lily of the valley



Oxalis oregana
Rewood Sorrel