Corporation of the City of
NEW WESTMINSTER

Attachment 4

Select Architectural and Landscape Drawings

CONSULTANTS:

ARCHITECTURAL:

BILLARD ARCHITECTURE INC.
#701 - 625 5th Avenue
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LANDSCAPE:

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SURVEY:

COASTLINE LAND SURVEYING LTD.
18-1506 EAGLE MOUNTAIN DRIVE
COQUITLAM, BC, V3E 3J4
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ENERGY CONSULTANT:

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Port Coquitlam, BC V3C 0A4
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CONTACT: Mehran Saraie
NRCAN #: 58A3
EMAIL: nehal.patel@cadaconsultants.com

CARIBOO STREET

NEW WESTMINSTER, B.C.

ARCHITECTURAL:

A0.00	COVER SHEET AND LIST OF DRAWINGS
A0.10	PROJECT INFORMATION
A0.11	SITE CONTEXT - FIRE HYDRANT LOCATIONS
A0.12	SITE CONTEXT - VIEWS
A0.13	CONTEXT ELEVATIONS
A0.14	SITE PLAN - ADJACENT BUILDINGS
A1.00	SITE PLAN
A2.10	MAIN FLOOR PLAN
A2.20	SECOND FLOOR PLAN
A2.30	THIRD FLOOR PLAN
A2.40	FOURTH FLOOR PLAN
A2.50	FIFTH FLOOR PLAN
A2.60	ROOF PLAN
A3.01	ELEVATION - NORTH
A3.02	ELEVATION - EAST
A3.03	ELEVATION - SOUTH
A3.04	ELEVATION - WEST
A4.01	BUILDING SECTION A-A
A4.02	BUILDING SECTION B-B
A8.01	SHADOW STUDY

LANDSCAPE:

L1	LANDSCAPE SITE PLAN
L2	TREE MANAGEMENT PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE LIGHTING PLAN
L5.1	LANDSCAPE DETAILS AND SPECIFICATIONS
L5.2	LANDSCAPE DETAILS AND SPECIFICATIONS

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SEAL

PROJECT

CARIBOO STREET

1321 CARIBOO STREET

NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATIONS AND THE COAST SALISH PEOPLES

SHEET TITLE

COVER SHEET & LIST OF DRAWINGS

SCALE: -

DRAWN BY: SD/NH/RGB

CHECKED BY: RB

SHEET NO. A0.00

PROJECT NO: FILE: 19BA14

AREAS	GROSS AREA (INCLUDING CORE AND CIRCULATION)		RESIDENTIAL GROSS AREA		SERVICE AREAS (ELEC/MECH/GARBAGE)		BIKE / SCOOTER ROOMS/UNIT STORAGE		OPEN SPACES (PATIOS AND BALCONIES)		ADAPTABLE DWELLING		AMENITY	
FLOOR	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	2282.43	212.04	1250.38	116.16	0.00	0.00	638.52	59.32	747.67	69.46	0.00	0.00	0.00	0.00
2	3687.67	342.58	2733.51	253.94	383.98	35.67	0.00	0.00	202.30	18.79	1377.91	128.01	0.00	0.00
3	3687.67	342.58	2679.07	248.89	0.00	0.00	383.98	35.67	199.70	18.55	1858.14	172.62	0.00	0.00
4	3500.17	325.17	2891.63	268.63	0.00	0.00	0.00	0.00	202.47	18.81	2069.25	192.23	0.00	0.00
5	3111.62	289.07	1794.23	166.68	0.00	0.00	0.00	0.00	242.66	22.54	0.00	0.00	718.56	66.75
TOTAL	**16269.56**	**1511.44**	**11348.82**	**1054.30**	**383.98**	**35.67**	**1022.50**	**94.99**	**1594.80**	**148.16**	**5305.30**	**492.86**	**719.82**	**66.75**

TOTAL NUMBER OF UNITS	15	
UNIT MIX	# OF UNITS	% BREAKDOWN
STUDIO	1	7%
1 BEDROOM	5	33%
2 BEDROOM	6	40%
3 BEDROOM	3	20%
TOTAL	15	100%

FSR		
FLOOR AREAS	SQ FT	SQ M
GROSS AREA	16269.56	1511.44
FSR EXCLUSIONS	1527.78	141.93
TOTAL	14741.78	1369.51
FSR	1.69	1.69

FSR EXEMPTION BREAKDOWN		
EXCLUSION TYPE	SQ FT	SQ M
AMENITY	719.82	0.00
BIKE STORAGE	638.52	59.32
ADAPTABLE UNITS	169.44	15.74
TOTAL	1527.78	59.32

SITE & ZONING INFO		
SITE AREA	SQ FT	SQ M
	8716.00	809.72
EXISTING ZONE	RM-2	
LOT COVERAGE	SQ FT	SQ M
FOOTPRINT	2282.43	212.04
% COVERAGE	26.19%	26.19%

HEIGHT		
	ALLOWED	PROPOSED
BUILDING	45 ft (13.72 M)	44.83 ft (13.67 M)

SETBACKS			
	REQUIRED	PROPOSED	REFERENCE
FRONT (CARIBOO ST.)	20 FT	2.43M (8 FT)	Density Bonus Setback
REAR	20 FT	6.1 M (20 FT)	Density Bonus Setback
SIDE.(14TH ST.)	20 FT	4.57M (15 FT)	Density Bonus Setback
SIDE	20 FT	6.1 M (20 FT)	Density Bonus Setback

ADAPTABLE DWELLING UNITS EXCLUSION			
1 BEDROOM	7	1.85 SM (19.90 SF)	139.30
2 BEDROOM	1	2.80 SM (30.14 SF)	30.14
ADP	8	53%	169.44

150.8.7
PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
RESIDENTIAL STUDIO/1 BED/2 BED/3 BED	1.0 /UNIT	15	15	150.8.7 (a)
VISITOR	0.1/UNIT	15	2	150.8.7 (c)
*ACCESSIBLE	1 FOR EVERY 15 SPACES		1	150.72
LOADING CLASS A	N/A	N/A	N/A	160.3
TOTAL RESIDENTIAL STALLS REQUIRED			**17**	**STALLS REQUIRED**
TOTAL (WITH 53% REDUCTION)**			**8**	**PROPOSED**
			1	ACCESSIBLE

*FOR EVERY 15 SPACES, 1 MUST BE ACCESSIBLE
**APPLIED REDUCTIONS ARE BASED ON CLOSED PROXIMITY TO A FREQUENT TRANSIT NETWORK , CAR SHARE PROVISIONS, SECURE BIKE STORAGE, EV PARKING REDUCTIONS.

150.8.7
PARKING RESIDENTIAL BREAKDOWN

REQUIRED PARKING (NEW WESTMINSTER)		UNITS	PROPOSED	REFERENCE
COMPACT	2.44M X 4.57M	30% MAX.	2	150.8.7(a)
STANDARD	2.74M X 5.33M		6	150.72
CAR SHARE	2.74M X 5.33M		0	150.74
*ACCESSIBLE	3.90M X 5.50M		1	150.72
TOTAL			**8**	**STALLS PROPOSED**

BICYCLE PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
BICYCLE PARKING REQUIRED	1.25 / UNIT	15	19	155.5
BICYCLE LOCKERS (MIN. 20%)			4	155.5 (g)
VERTICAL STALLS (MAX 50%)			9	155.5(f)
TOTAL			**19**	**STALLS REQUIRED**

BICYCLE PARKING BREAKDOWN (NEW WESTMINSTER)		PROPOSED	REFERENCE
BICYCLE LOCKERS (MIN. 20%)	0.6 M x 1.8 M	5	155.5
LONG TERM WALL HUNG	0.6 M x 1.0 M	9	155.5
HORIZONTAL	0.6 M x 1.8 M	7	
SHORT-TERM	0.6 M x 1.8 M	3	155.6
TOTAL		**24**	**STALLS PROPOSED**

*OF THE 7 HORIZONTAL STALLS, 2 ARE FOR OVERSIZED BIKES

FLOOR	AREA	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	ADAPTABLE UNITS
1	**TOWNHOUSE**				
	TH-1	437.41	40.64		
	TH-2	426.29	39.60		
	DWELLING UNIT				
	UNIT 101	386.68	35.92	STUDIO	
	FLOOR TOTAL	**1250.38**	**116.16**		**0**

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	ADAPTABLE UNITS
2	201	820.93	76.26	2	ADAPTABLE
	202	556.98	51.74	1	ADAPTABLE
# OF UNITS	**2**	**1377.91**	**128.01**		**2**
	TOWNHOUSE				
	TH-1	721.07	66.99	2	
	TH-2	634.53	58.95	3	
	TOWNHOUSE TOTAL	**1147.36**	**106.59**		
	FLOOR TOTAL	**2733.51**	**253.94**		**2**

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	ADAPTABLE UNITS
3	301	820.93	76.26	2	
	302	556.98	51.74	1	ADAPTABLE
	303	505.25	46.94	1	ADAPTABLE
	304	795.91	73.94	2	ADAPTABLE
# OF UNITS	**4**	**2679.07**	**248.89**		**3**

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	ADAPTABLE UNITS
4	401	822.38	76.40	2	
	402	559.36	51.96	1	ADAPTABLE
	403	546.74	50.79	1	ADAPTABLE
	404	963.15	89.48	3	ADAPTABLE
# OF UNITS	**4**	**2891.63**	**268.63**		**3**

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	ADAPTABLE UNITS
5	501	822.38	76.40	2	
	502	971.85	90.28	3	
# OF UNITS	**2**	**1794.23**	**166.68**		**0**

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SEAL

PROJECT

CARIBOO STREET

1321 CARIBOO STREET

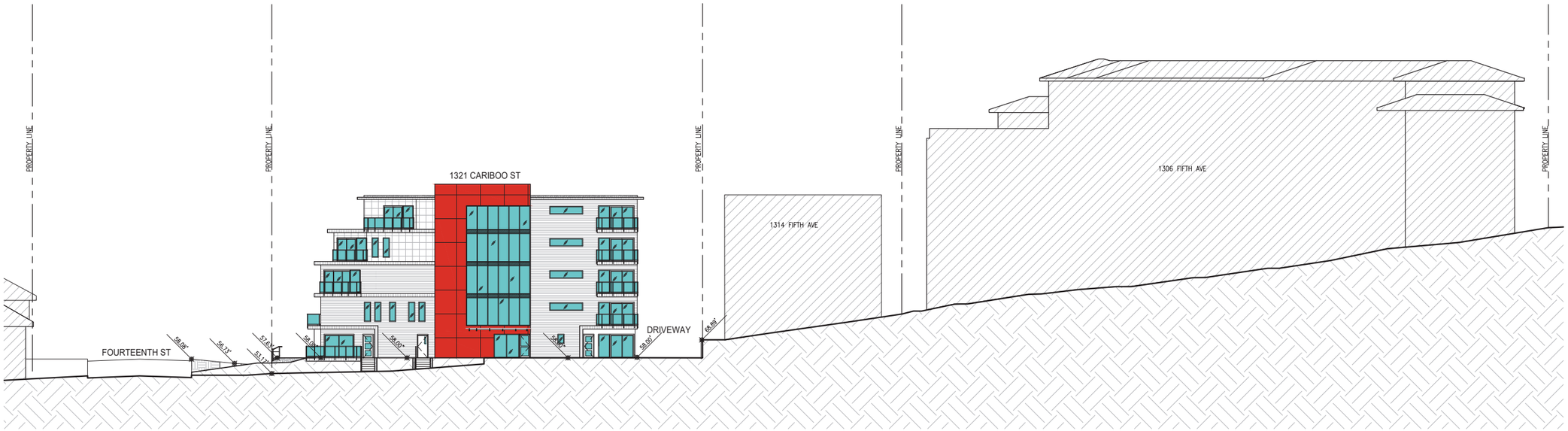
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATIONS AND THE COAST SALISH PEOPLES

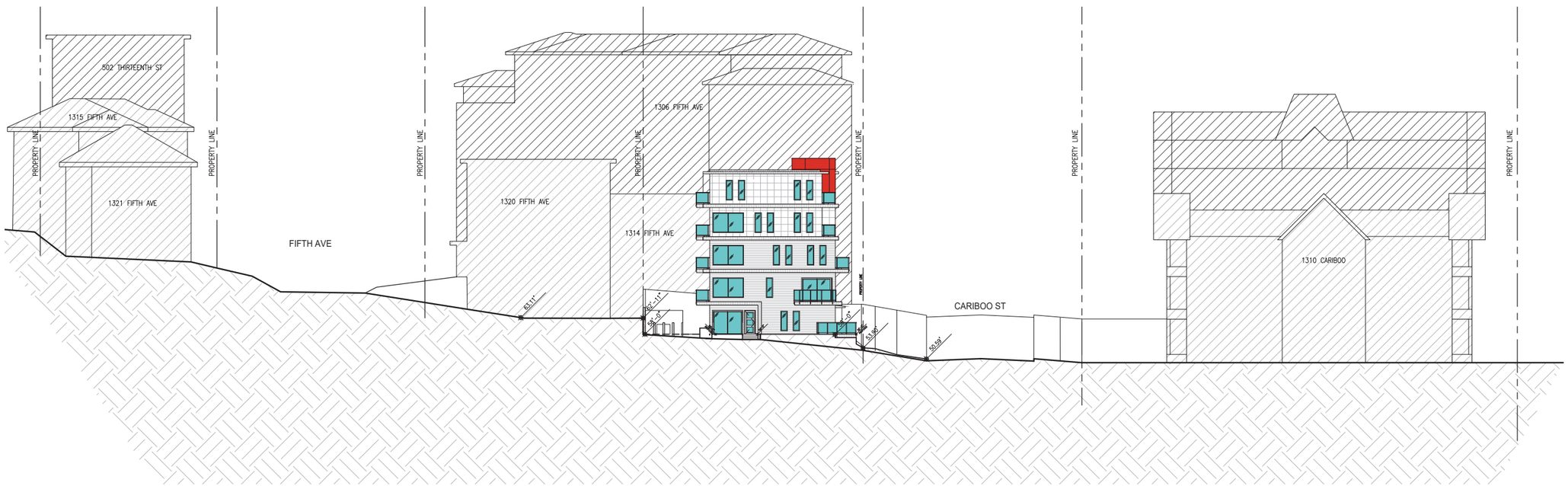
SHEET TITLE

PROJECT INFORMATION

SCALE: AS NOTED
DRAWN BY: SD/NH/RGB
CHECKED BY: RB
SHEET NO. A0.10
PROJECT NO: FILE: 19BA14



1 / A0.14 CONTEXT ELEVATION -SOUTH (CARIBOO ST)
1/16"=1'-0"



2 / A0.14 CONTEXT ELEVATION - WEST (FOURTEENTH ST)
1/16"=1'-0"

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SHEET TITLE

CONTEXT ELEVATIONS EAST & NORTH

SCALE: 1/16"=1'-0"
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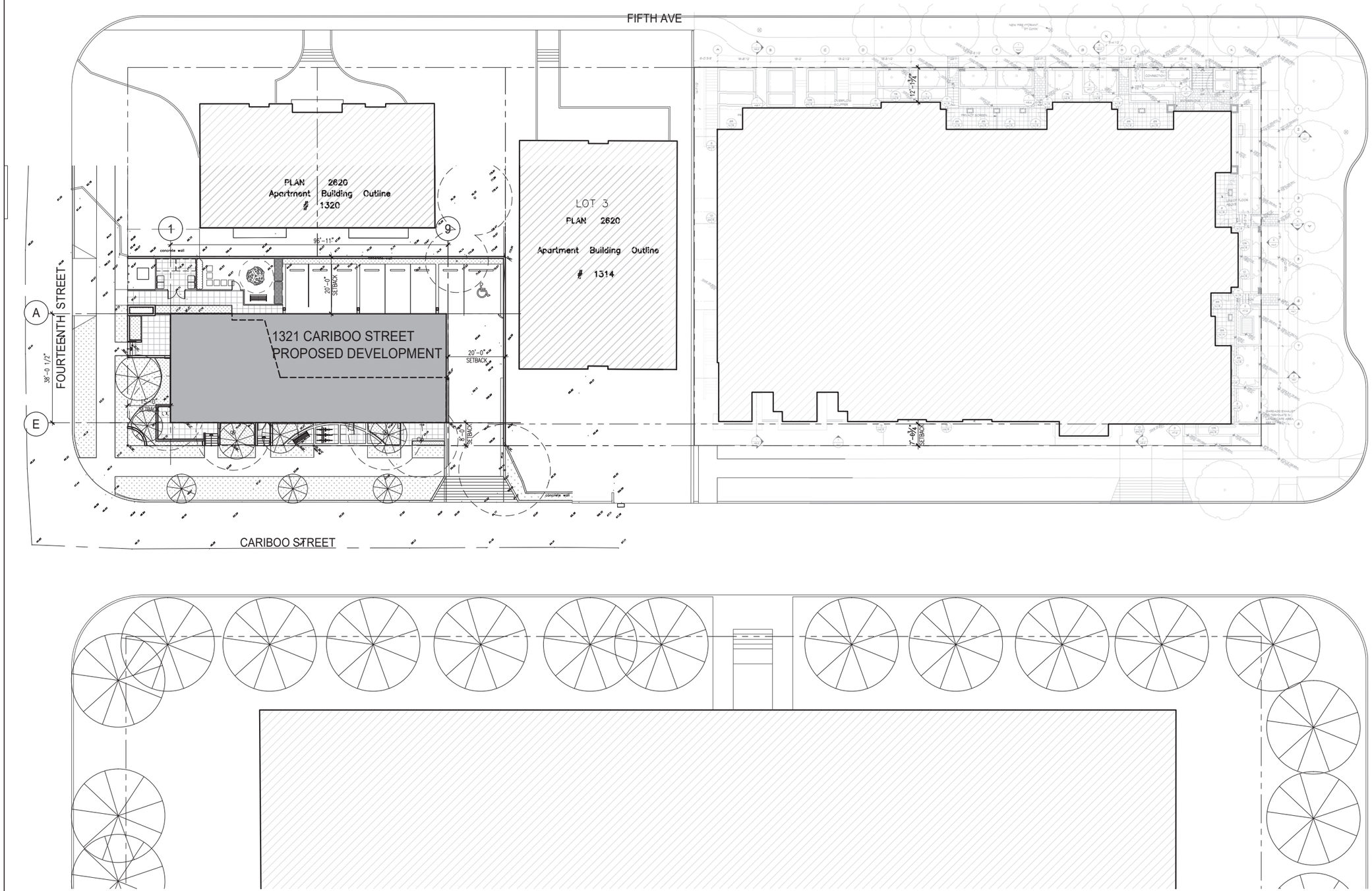
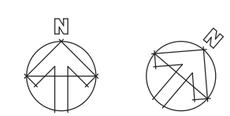
CHECKED BY: RB
SHEET NO. A0.13
PROJECT NO: FILE: 19BA14



1 A0.15 SITE PLAN- ADJACENT BUILDINGS
1/16"=1'-0"



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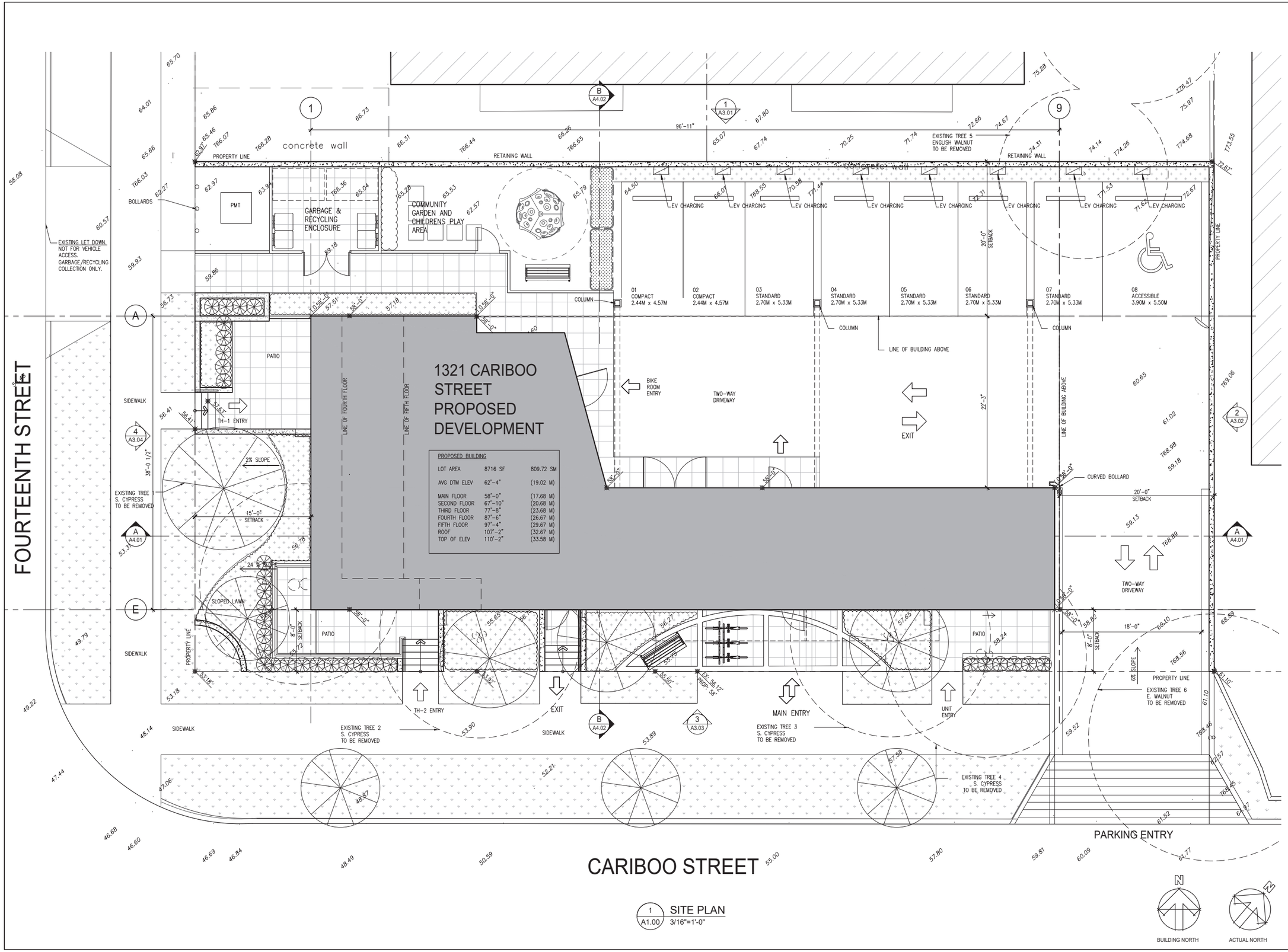
SHEET TITLE

SITE PLAN - ADJACENT BUILDINGS

SCALE: 1/16"=1'-0"
DRAWN BY: SD/NH/RGB
CHECKED BY: RB
SHEET NO. A0.14
PROJECT NO: FILE: 19BA14



1 A1.00 SITE PLAN
3/16"=1'-0"

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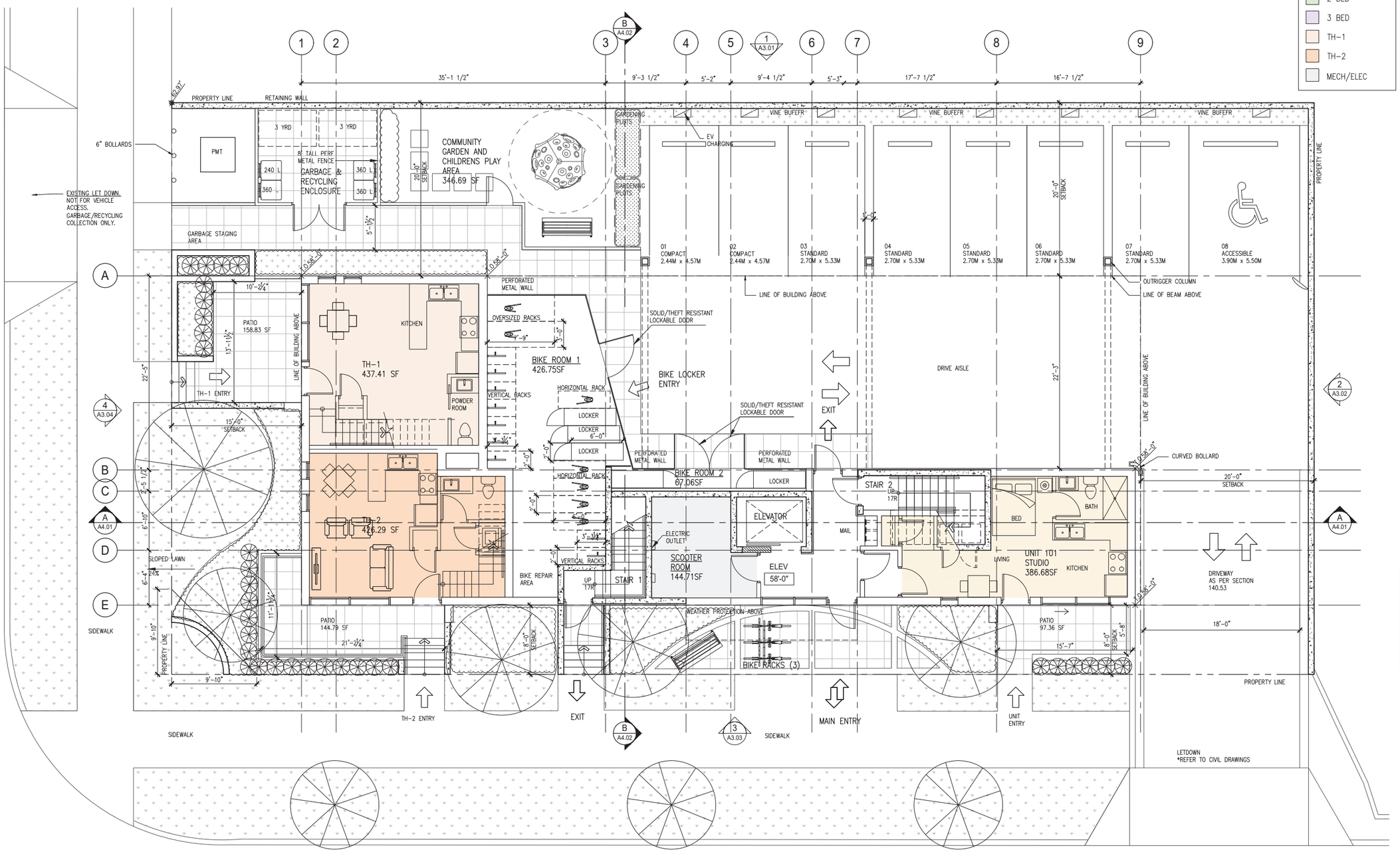
SITE PLAN

SCALE: 3/16"=1'-0"
DRAWN BY: SD/NH/RGB
CHECKED BY: RB
SHEET NO. A1.00
PROJECT NO: FILE: 19BA14



1 A2.10 MAIN FLOOR PLAN
3/16"=1'-0"

WASTE AREA INFROMATION (RESIDENTIAL):

Bin Type:	No. Of Bins:	Size of Bins	Footprint of 1 Bin(SQM)	Collection Service:
Recyclable Materials	3	360 L	0.56	City
Food Scrap	1	240 L	0.43	
Garbage Bin	1	3 YRD	1.96	
Carboard Bin	1	3 YRD	1.96	

BUILDING NORTH

ACTUAL NORTH

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- TH-1
- TH-2
- MECH/ELEC

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SHEET TITLE

MAIN FLOOR PLAN

SCALE: 3/16"=1'-0"

SHEET NO. A2.10

DRAWN BY: SD/NH/RGB

CHECKED BY: RB

PROJECT NO: FILE: 19BA14

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1 A3.01 NORTH ELEVATION
3/16"=1'-0"

EXTERIOR FINISHES:

1. COMPOSITE PANEL – WHITE
2. COMPOSITE PANEL –RED
3. HORIZONTAL CEDAR SIDING
4. VERTICAL CLEAR FINISH DARK BROWN CEDAR
5. TEMPERED CLEAR GLASS GUARD
6. PERFORATED METAL
7. EXPOSED CONCRETE(ROOFTOP)

NO.	DATE	REVISION
7	2022.05.25	ISSUED FOR DP REV 7
6	2022.05.13	ISSUED FOR DP REV 6
5	13.04.2022	ISSUED FOR DESIGN PANEL
4	15.02.2022	DEVELOPMENT PERMIT REV 5
3	17.11.2021	ISSUED FOR REVIEW
2	29.06.2021	ISSUED FOR REZONING/DP
1	18.09.2020	ISSUED FOR REZONING

DESIGN CONSULTANT

Billard Architecture

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(604) 619-0529

info@billardarchitecture.ca
www.billardarchitecture.ca

SEAL

PROJECT

CARIBOO STREET

1321 CARIBOO STREET

NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATIONS AND THE COAST SALISH PEOPLES

SHEET TITLE

ELEVATION - NORTH

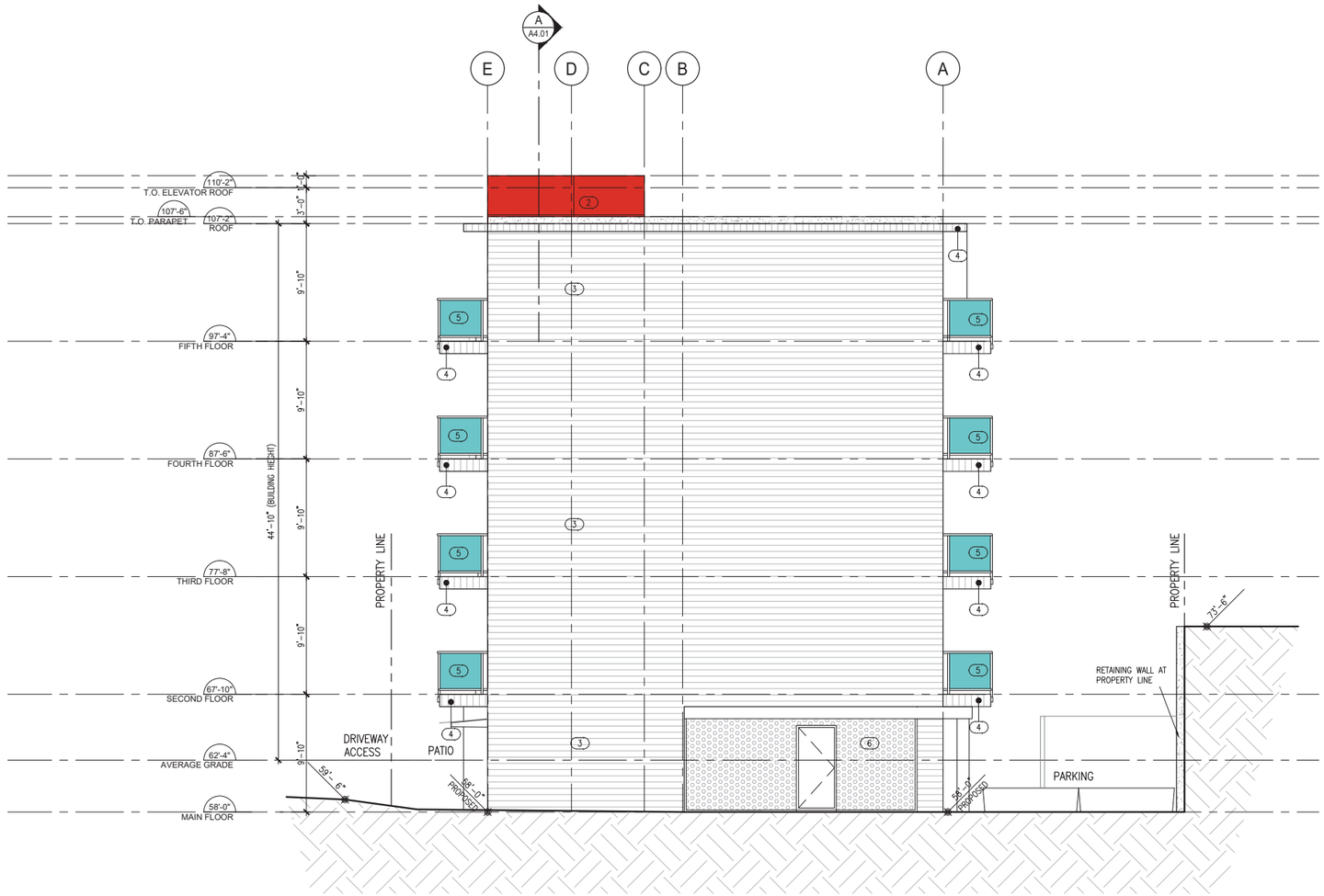
SCALE: 3/16"=1'-0"

DRAWN BY: SD/NH/RGB

CHECKED BY: RB

SHEET NO. A3.01

PROJECT NO: FILE: 19BA14



2 A3.02 EAST ELEVATION
3/16"=1'-0"

EXTERIOR FINISHES:

1. COMPOSITE PANEL – WHITE
2. COMPOSITE PANEL –RED
3. HORIZONTAL CEDAR SIDING
4. VERTICAL CLEAR FINISH DARK BROWN CEDAR
5. TEMPERED CLEAR GLASS GUARD
6. PERFORATED METAL
7. EXPOSED CONCRETE(ROOFTOP)

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NEW WESTMINSTER, BC

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SHEET TITLE

ELEVATION - EAST

SCALE: 3/16"=1'-0"

DRAWN BY: SD/NH/RGB

CHECKED BY: RB

SHEET NO. A3.02

PROJECT NO: FILE: 19BA14

3
A3.03
SOUTH ELEVATION
3/16"=1'-0"

EXTERIOR FINISHES:

1. COMPOSITE PANEL – WHITE
2. COMPOSITE PANEL –RED
3. HORIZONTAL CEDAR SIDING
4. VERTICAL CLEAR FINISH DARK BROWN CEDAR
5. TEMPERED CLEAR GLASS GUARD
6. PERFORATED METAL
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NEW WESTMINSTER, BC

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SHEET TITLE

ELEVATION - SOUTH

SCALE: 3/16"=1'-0"

DRAWN BY: SD/NH/RGB

CHECKED BY: RB

SHEET NO. A3.03

PROJECT NO: FILE: 19BA14

4 A3.04 WEST ELEVATION
3/16"=1'-0"

EXTERIOR FINISHES:

1. COMPOSITE PANEL – WHITE
2. COMPOSITE PANEL –RED
3. HORIZONTAL CEDAR SIDING
4. VERTICAL CLEAR FINISH DARK BROWN CEDAR
5. TEMPERED CLEAR GLASS GUARD
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SHEET TITLE

ELEVATION - WEST

SCALE: 3/16"=1'-0"

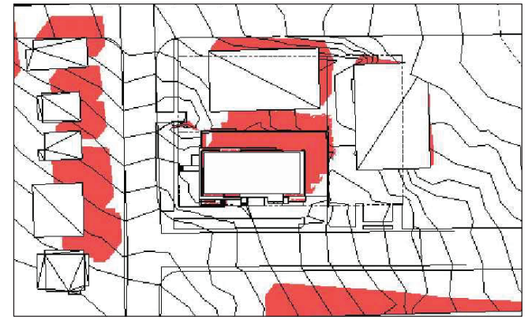
DRAWN BY: SD/NH/RGB

CHECKED BY: RB

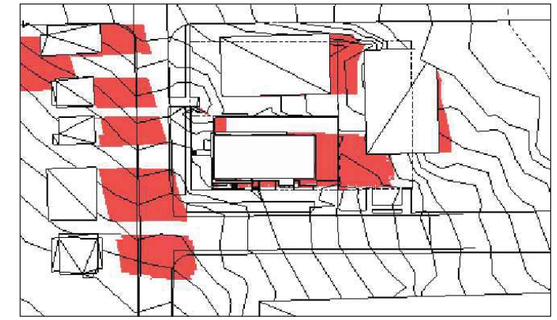
SHEET NO. A3.04

PROJECT NO: FILE: 19BA14

1 A8.01 FALL EQUINOX 9.00 AM
NTS

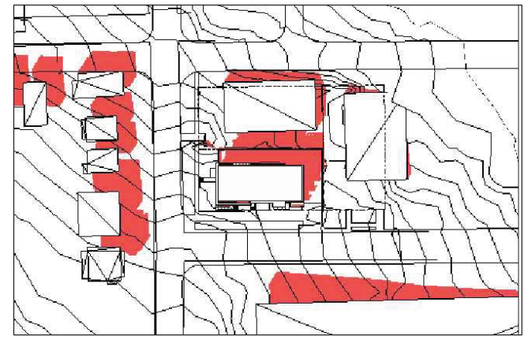


2 A8.01 FALL EQUINOX- 12.00 PM
NTS

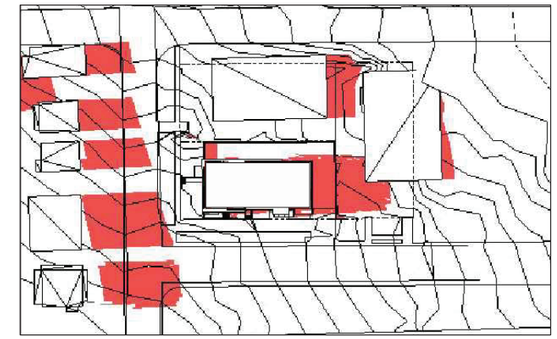


3 A8.01 FALL EQUINOX-15.00 PM
NTS

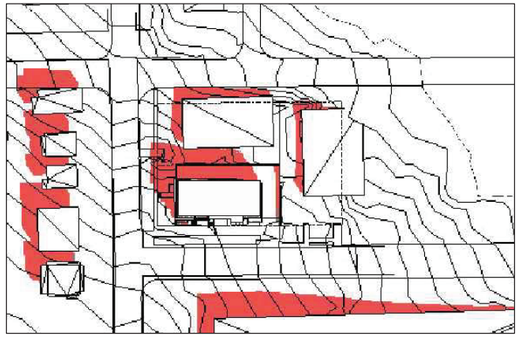
4 A8.01 SPRING EQUINOX-9.00 AM
NTS



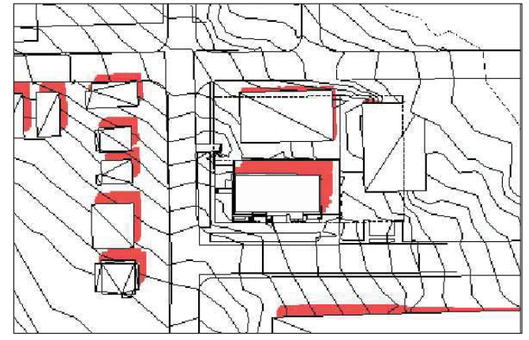
5 A8.01 SPRING EQUINOX-12.00 PM
NTS



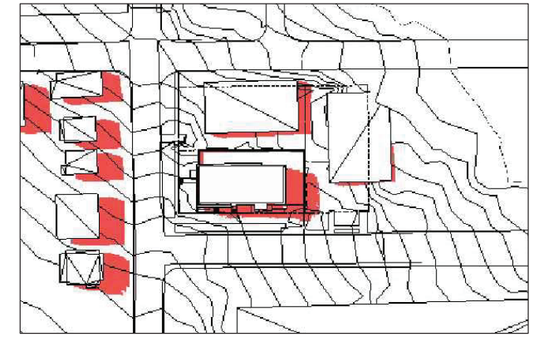
6 A8.01 SPRING EQUINOX-3.00 PM
NTS



7 A8.01 SUMMER SOLSTICE-9.00 AM
NTS



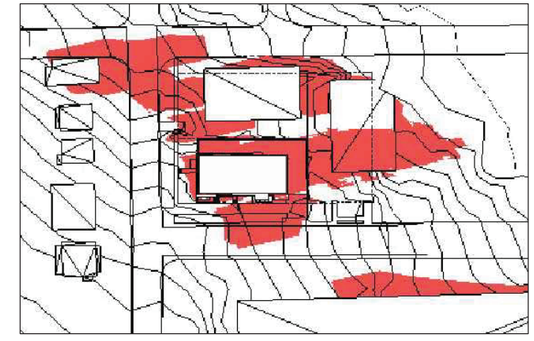
8 A8.01 SUMMER SOLSTICE 12.00 PM
NTS



9 A8.01 SUMMER SOLSTICE 3.00 PM
NTS

10 A8.01 WINTER SOLSTICE 9.00 AM
NTS

11 A8.01 WINTER SOLSTICE 12.00 PM
NTS



12 A8.01 WINTER SOLSTICE 3.00 PM
NTS

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SEAL

PROJECT

CARIBOO STREET

1321 CARIBOO STREET

NEW WESTMINSTER, BC

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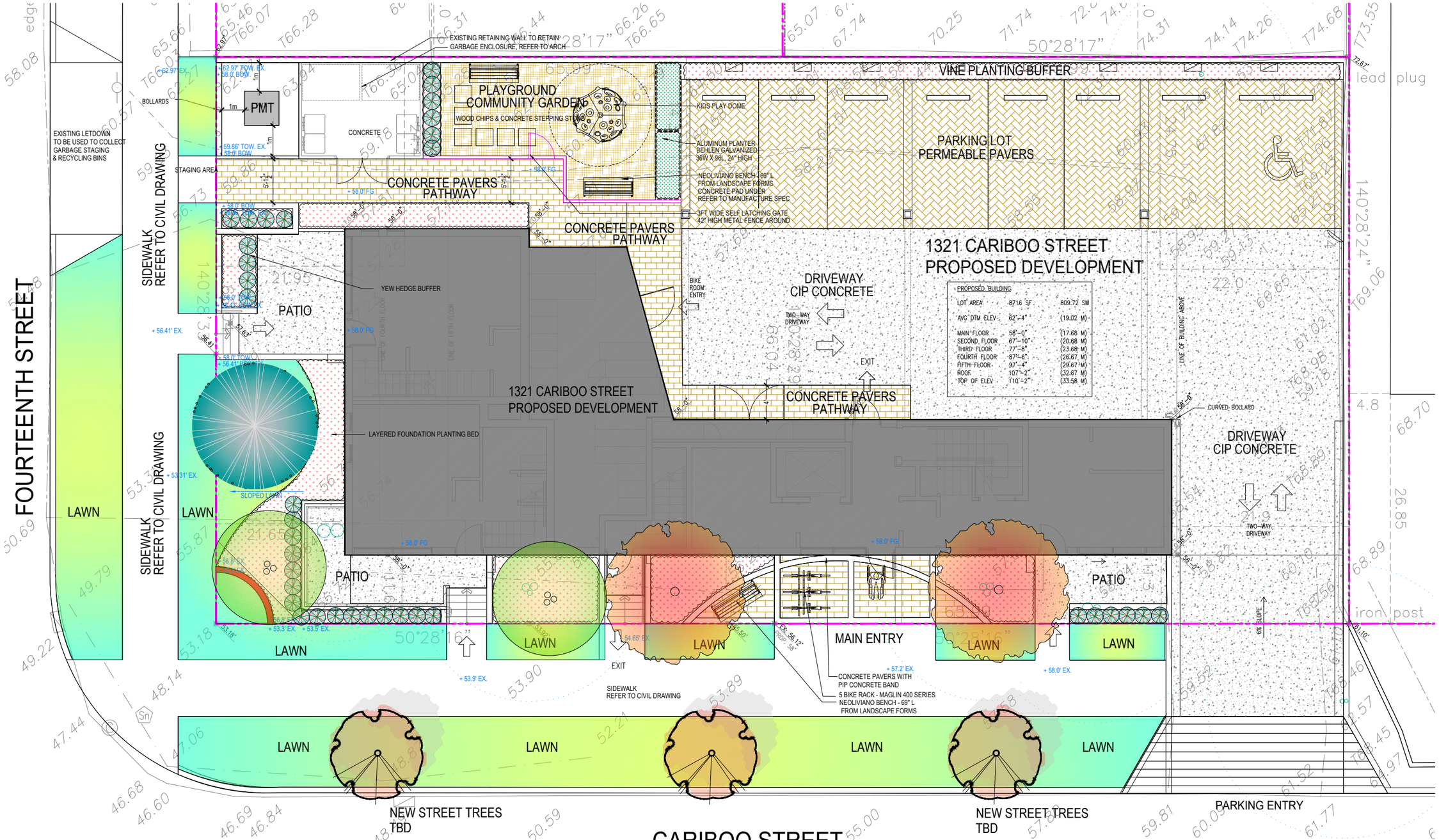
SHEET TITLE

SHADOW STUDY

SCALE: 3/16"=1'-0"
DRAWN BY: SD/NH/RGB
CHECKED BY: RB
SHEET NO. A8.01
PROJECT NO: FILE: 19BA14



1 LANDSCAPE SITE PLAN

SCALE 3 / 16" = 1' - 0"

LEGEND:

- SODDED LANW
- PLANTING
- WOOD CHIPS
- PERMEABLE PAVERS ABBOTSFORD CONCRETE AQUA PAVE - STANDARD SIZE: 8 3/4"(L) x 4 5/16"(W) x 3 1/8"(THICK) COLOR: NATURAL, HERRIBONE PATTERN
- CONCRETE PAVER ABBOTSFORD CONCRETE - METROPOLITAN TYPE 1(15 3/4" X 7 7/8" X 3 15/16") TYPE 2(7 7/8" X 7 7/8" X 3 15/16") COLOR: NATURAL&CHARCOAL MIX, RUNNING BOND PATTERN
- CIP CONCRETE
- EXISTING TREE TO REMOVE
- EXISTING TREE TO RETAIN WITH TREE PROTECTION FENCE
- AGRICULTURE PLANTER BEHLEN GALVANIZED 36W X 96L, 24" HIGH
- NEW STREET TREES
- NEW HEDGE
- NEOLIVIANO BENCH - 69" L FROM LANDSCAPE FORMS
- 5 BIKE RACK MAGLIN 400 SERIES

Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive"For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

ISSUES	DATE
8	
7	
6 ISSUED FOR DP R3	2022.05.26
5 ISSUED FOR DESIGN PANEL MEETING	2022.04.14
4 ISSUED FOR DP R2	2022.02.07
3 ISSUED FOR DP R1	2021.06.23
2 ISSUED FOR DP	2020.09.01
1 ISSUED FOR CITY REVIEW	2020.06.26

PROJECT NUMBER	LF19
DRAWN BY	LX/ LZ
CHECKED BY	LX
DATE CHECKED	

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604-338-5035

PROJECT

1321 CARIBOO ST.

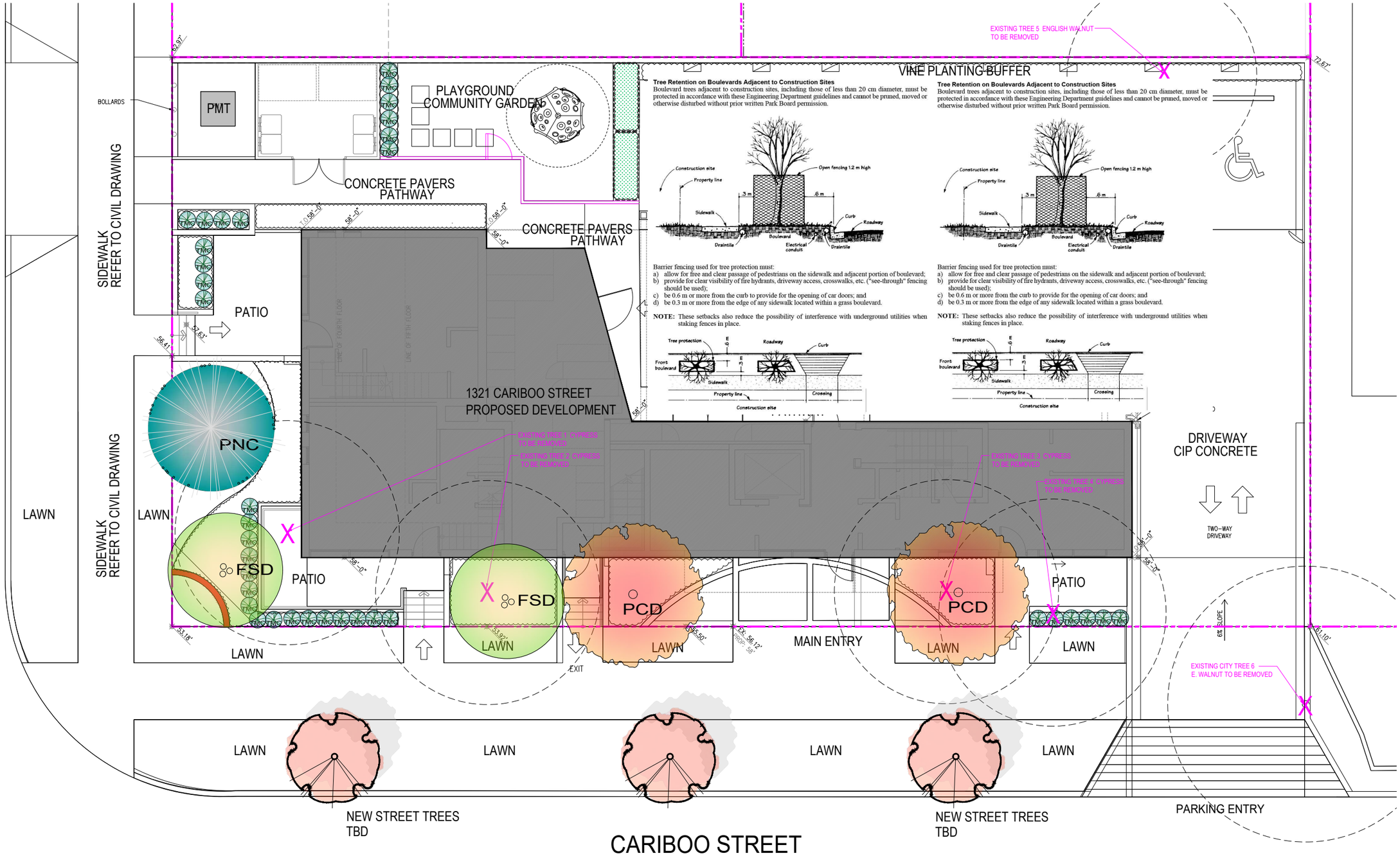
NEW WESTMINSTER. BC

DRAWING TITLE

LANDSCAPE SITE PLAN

DRAWING No.

L1



Tree Retention on Boulevards Adjacent to Construction Sites
Boulevard trees adjacent to construction sites, including those of less than 20 cm diameter, must be protected in accordance with these Engineering Department guidelines and cannot be pruned, moved or otherwise disturbed without prior written Park Board permission.

Barrier fencing used for tree protection must:
a) allow for free and clear passage of pedestrians on the sidewalk and adjacent portion of boulevard;
b) provide for clear visibility of fire hydrants, driveway access, crosswalks, etc. ("see-through" fencing should be used);
c) be 0.6 m or more from the curb to provide for the opening of car doors; and
d) be 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

NOTE: These setbacks also reduce the possibility of interference with underground utilities when staking fences in place.

Tree Retention on Boulevards Adjacent to Construction Sites
Boulevard trees adjacent to construction sites, including those of less than 20 cm diameter, must be protected in accordance with these Engineering Department guidelines and cannot be pruned, moved or otherwise disturbed without prior written Park Board permission.

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d) be 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

NOTE: These setbacks also reduce the possibility of interference with underground utilities when staking fences in place.

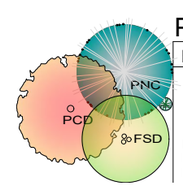
1 TREE MANAGEMENT PLAN
SCALE 3 / 16" = 1' - 0"

X EXISTING TREE TO REMOVE

EXISTING TREE TO RETAIN WITH TREE PROTECTION FENCE

NEW STREET TREES

TMC TMC NEW HEDGE



PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
		HEDGES		
TMC **	36	TAXUS MEDIA"HM EDDIE"	EDDIE YEW	5FT HT. 18" O.C. B&B
		TREES		
PNC	1	PINUS NIGRA	AUSTRIAN PINE	3.0M HT. B & B
PCD	2	PISTACIA CHINENSIS	CHINESE PISTACHE	1.25 M HT. B & B
FSD	2	FAGUS SYLVATICA DAWYCK GOLD	BEECH DAWYCK GOLD	5M HT. B & B

8		
7		
6	ISSUED FOR DP R3	2022.05.26
5	ISSUED FOR DESIGN PANEL MEETING	2022.04.14
4	ISSUED FOR DP R2	2022.02.07
3	ISSUED FOR DP R1	2021.06.23
2	ISSUED FOR DP	2020.09.01
1	ISSUED FOR CITY REVIEW	2020.06.26
ISSUES		DATE

PROJECT NUMBER	LF19
DRAWN BY	LX/ LZ
CHECKED BY	LX
DATE CHECKED	

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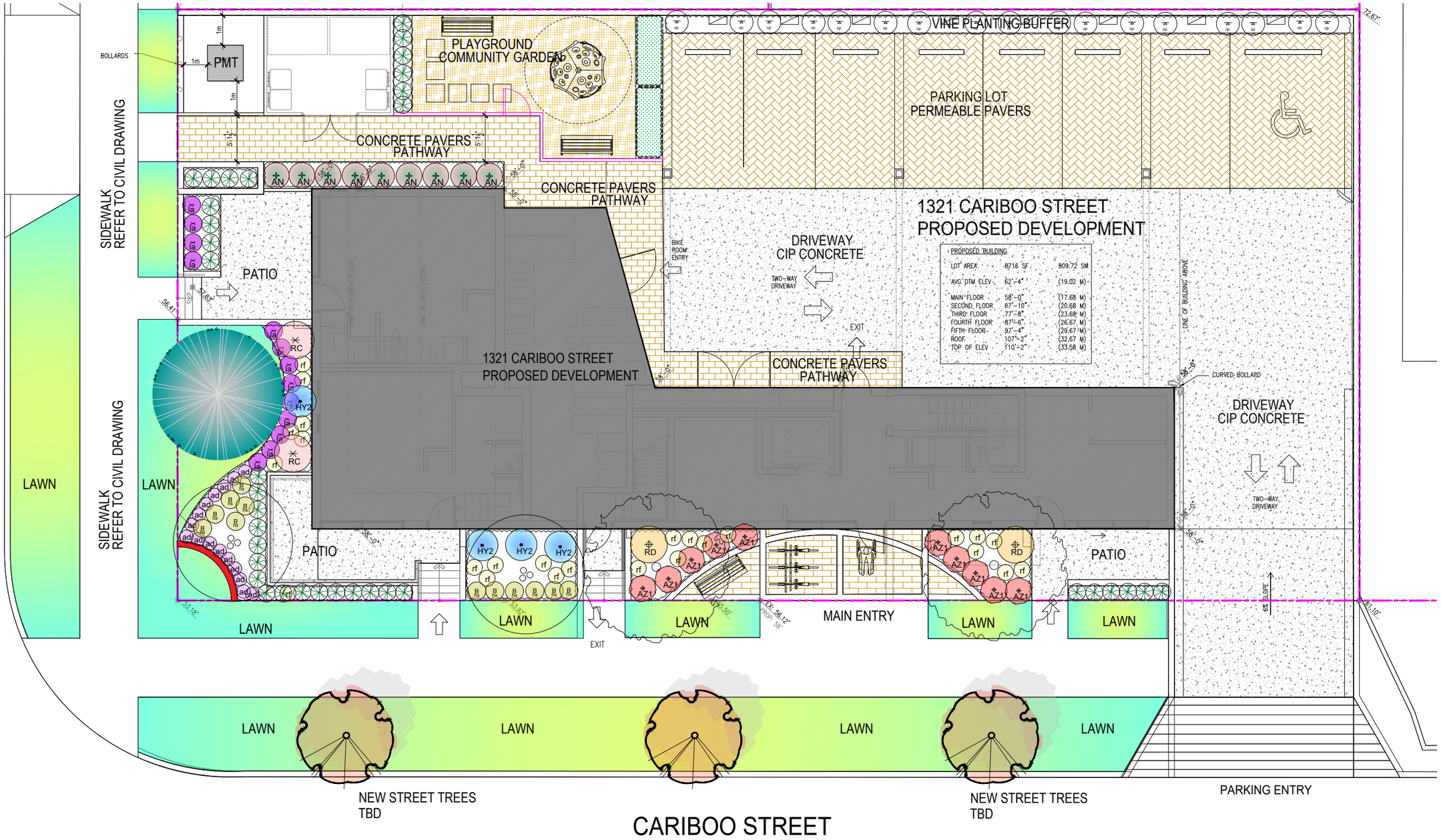
604-338-5035

PROJECT
1321 CARIBOO ST.
NEW WESTMINSTER. BC

DRAWING TITLE
TREE MANAGEMENT PLAN

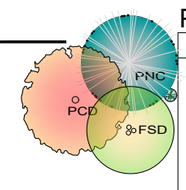
DRAWING No.
L2



PROPOSED BUILDING		
LOT AREA	8716 SF	809.72 SM
AVG DTM ELEV	62'-4"	(19.02 M)
MAIN FLOOR	58'-0"	(17.68 M)
SECOND FLOOR	67'-10"	(20.68 M)
THIRD FLOOR	77'-8"	(23.68 M)
FOURTH FLOOR	87½'-6"	(26.67 M)
FIFTH FLOOR	97'-4"	(29.67 M)
ROOF	107½'-2"	(32.67 M)
TOP OF ELEV	110'-2"	(33.58 M)

1 LANDSCAPE PLANTING PLAN

SCALE 3 / 16" = 1' - 0"



NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   - A. GROUND COVERS: 300MM (12")
   - B. SHRUBS: 450MM (18")
   - C. TREE PITS: 1000MM (36") WITH 300MM(12")BELOW ROOT BALL
5. 1"MINUS COMPOSTED MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS - DEPTH 2".
6. SOD SHALL BE #1 PREMIUM GRADE RESIDENTIAL GRASS MIXTURE GROWN IN TOPOIL MEDIUM. NO MESH.
7. HIGH EFFICIENCY IRRIGATION SYSTEM REQUIRED - (AUTOMATIC).
8. ALL TREES SHALL BE REVIEWED BY LANDSCAPE ARCHITECT AT NURSERY BEFORE DELIVERING TO SITE.

PLANT LIST:

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		HEDGES		
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		TREES		
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PCD	2	PISTACIA CHINENSIS	CHINESE PISTACHE	1.25 M HT. B & B
FSD	2	FAGUS SYLVATICA DAWYCK GOLD	BEECH DAWYCK GOLD	5M HT. B & B
		SHRUBS & GROUNDCOVERS		
AZ1 **	10	GIRAD'S FUCHSIA AZALEA	HINO CRIMSON AZALEA	#2 @ 2'-6" O.C.
AN **	9	ARBUTUS UNEDO COMPACTED	COMPACT STRAWBERRY BUSH	#2 @ 2'-6" O.C.
HY2 **	4	HYDRANGEA MACROPHYLLA "MONMAR"	HYDRANGEA (REPEAT BLOOMER)	#2 @ 4' O.C.
RC **	2	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO.(WHITE PINK)	#2 @ 3'-6" O.C.
RD **	2	RHODODENDRON HONEY BUTTER	RHODO. SPS (ORANGE PINK)	#2 @ 4' O.C.
la **	13	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
		PERENNIALS & GRASS & VINE		
rf **	25	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1 POT @ 18" O.C.
hx	12	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#1 POT @ 30CM O.C.
ad	16	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS	#1 POT @ 30CM O.C.
cp	17	CLEMATIS 'THE PRESIDENT'	'THE PRESIDENT' CLEMATIS	#3 STAKE TO SCREEN

** BIRD FRIENDLY PLANTS

ISSUES		DATE
8		
7		
6	ISSUED FOR DP R3	2022.05.26
5	ISSUED FOR DESIGN PANEL MEETING	2022.04.14
4	ISSUED FOR DP R2	2022.02.07
3	ISSUED FOR DP R1	2021.06.23
2	ISSUED FOR DP	2020.09.01
1	ISSUED FOR CITY REVIEW	2020.06.26

PROJECT NUMBER	LF19
DRAWN BY	LX/ LZ
CHECKED BY	LX
DATE CHECKED	

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PROJECT

1321 CARIBOO ST.

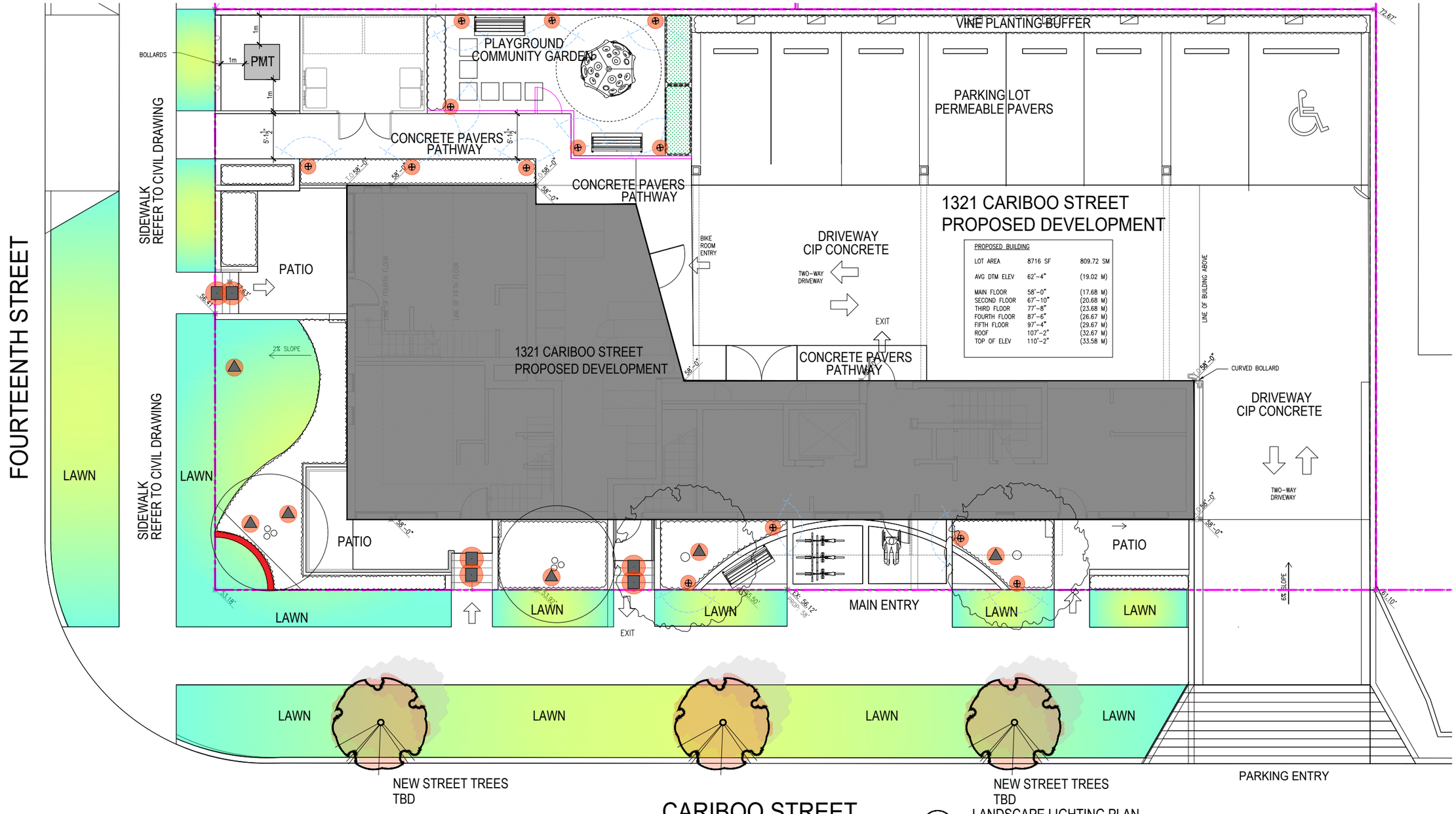
NEW WESTMINSTER. BC

DRAWING TITLE

LANDSCAPE PLANTING PLAN

DRAWING No.

L3



LANDSCAPE LIGHTING PLAN (1)

SCALE 3 / 16" = 1' - 0"

LIGHTING NOTES:

1. ALL FIXTURES AND OTHER PRODUCTS TO BE CSA APPROVED. ALL WIRES TO FIXTURES TO BE BURIED TO MEET CSA AND BUILDING CODE. ALL 12V WIRES TO BE BURIED MIN. 18" BELOW GRADE.
2. INSTALL WITH CAREFUL ATTENTION TO PREVENT CORROSION, USING APPROPRIATE PRODUCTS AND METHODS AS REQUIRED.
3. LAYOUT OF FIXTURES IS SCHEMATIC ONLY. ACTUAL POSITION OF EACH LIGHT TO BE VERIFIED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT.
5. AFTER FORMWORK FOR ALL VISIBLE CONCRETE WORKS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ON SITE TO REVIEW ANY WALL LIGHTS POSITION, BEFORE POURING THE CONCRETE WORKS.
6. EACH FIXTURE TO HAVE MIN. 6'-0" EXTRA WIRE TO ALLOW RELOCATION.
7. ALL EXTERIOR LIGHTS TO BE ON PHOTOELECTRIC CELL AND TIMER WITH MANUAL OVERRIDE WATTAGE FOR INDIVIDUAL LIGHTS TO BE VERIFIED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT.
8. DOWNLIGHTS TO BE MOUNTED WITH STAINLESS STEEL SCREWS FOR ALL TREE BRANCHES OVER 4" DIAMETER EXPANDABLE STRAPS OR ALTERNATE PRE-APPROVED BY LANDSCAPE ARCHITECT EVERYTHING ELSE AND MAIN TRUNK. ALL OTHER FIXTURES TO BE MOVABLE STAKES.
9. POSITION OF BAFFLES ON INDIVIDUAL LIGHT FIXTURES TO BE DETERMINED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT.
10. COLOUR OF FIXTURES TO BE APPROVED BY LANDSCAPE ARCHITECT.
11. WIRES TO BE MIN. OF 12 / 2 WITH A HEAVY CSA APPROVED JACKET.
12. RUN WIRE IN THE "HUB" METHOD, WITH EACH FIXTURE ON ITS OWN SEPARATE RUN FROM THE HUB POINT. ALLOW MIN. 6' EXTRA WIRE PER FIXTURE FOR PROPER AIMING AND ADJUSTMENT AS THE LANDSCAPE MATTERS.
13. CONNECTORS TO BE OF THE MARRETTE TYPE, WITH ANTI-CORROSION (NOALOX, DIELECTRIC GREASE) FILLING MARRETTE TO COVER ALL THE BARE COPPER INSIDE CONNECTOR. TO INSURE PROPER CONNECTIONS WITH MARRETTES, TUG ALL WIRES ENTERING MARRETTE INDIVIDUALLY SO THAT THEY ARE PROPERLY BOUND TOGETHER IN THE MARRETTE.
14. IF USING A STANDARD MARRRETTE, IT SHALL BE WRAPPED WITH BLACK TAPE COVERING THE MARRETTE AND 2 INCH DOWN THE WIRE JACKET. A COMMERCIALLY PRODUCED DIRECT BURY MARRETTE IS ALSO APPROVED FOR USE.
15. A PRESS TOGETHER CONNECTOR IS UNACCEPTABLE IN A DIRECT BURY SITUATION. IT SHALL ONLY BE USED IN A DECK SITUATION WHERE THE MARRETTE METHOD WOULD BE TO VISIBLE.
16. TRANSFORMERS TO BE USED FOR 12V LANDSCAPE LIGHTING SHALL HAVE A STAINLESS STEEL CASING, A TRI-TAP 12-VOLT SIDE WHICH INCLUDES 11V,12V & 13V TAPS, AND RE-SEATABLE (BREAKER TYPE) SECONDARY PROTECTION BUILT INTO THE TRANSFORMER.
17. ALL TRANSFORMER AND ELECTRIC PULL STATION LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXECUTION ON SITE.

LIGHTING LEGEND

**LIGHTING IMAGES ARE NOT LIGHTING SPECIFICATION

ACCENT UPLIGHT

PATH LIGHT
短柱灯

STEP LIGHT

LIGHTING SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURE	SPECIFICATIONS
▲	6	ACCENT UPLIGHT	KITCHLER	16151 AZT27, 35 DEGREE FLOOD, 2700K WARM WHITE, ARCHITECTURAL BRONZE FINISH 200LUMEN, 35 DEGREE FLOOD
⊕	13	PATH LIGHT	KITCHLER	LED PIERCED DOME 15857 AZT, 2700K WARM WHITE, ARCHITECTURAL BRONZE FINISH 12V LED PATH/SPREAD
■	6	STEP LIGHT	LUMENSTAR	LS-RT05HV-RH-3K, 100-120V, 2W, WARM WHITE 3000L, BLACK

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DRAWING TITLE

LANDSCAPE LIGHTING PLAN

DRAWING No.

L4