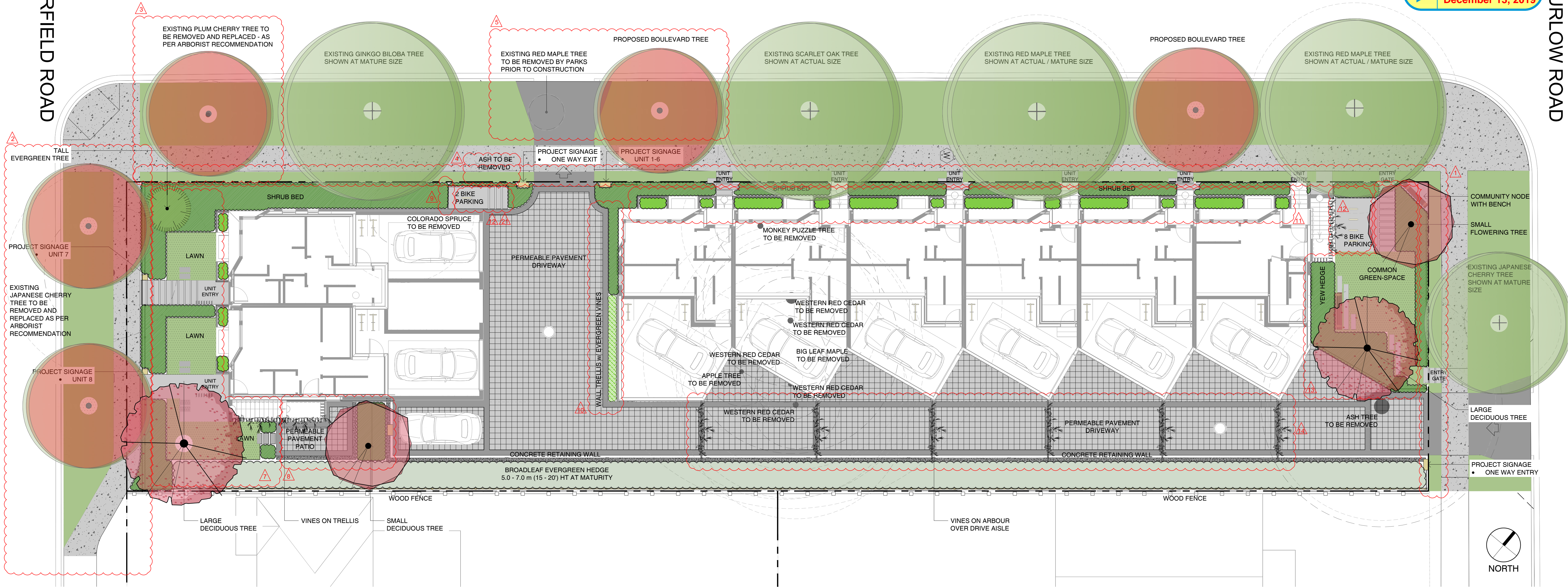


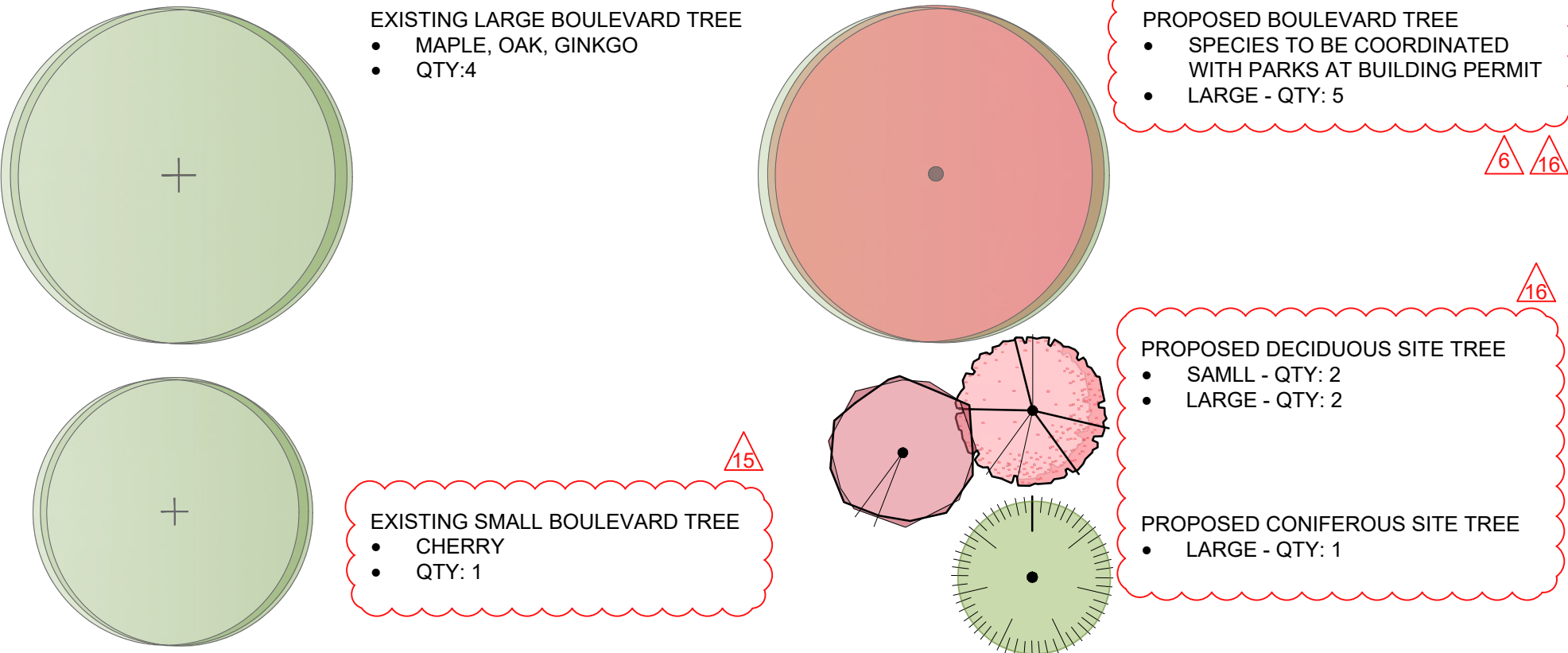
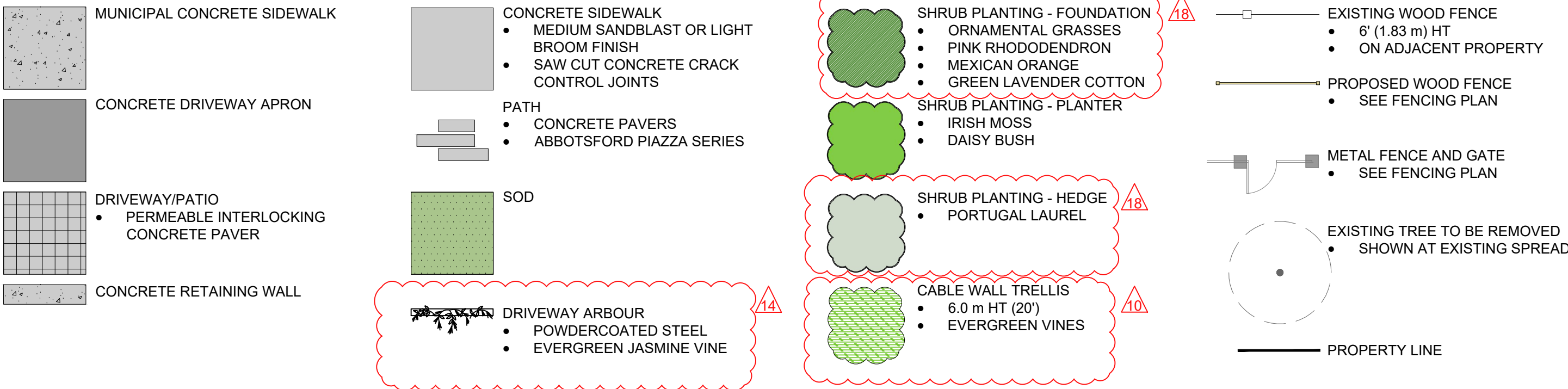
KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD



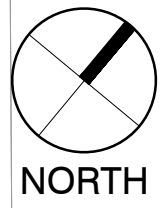
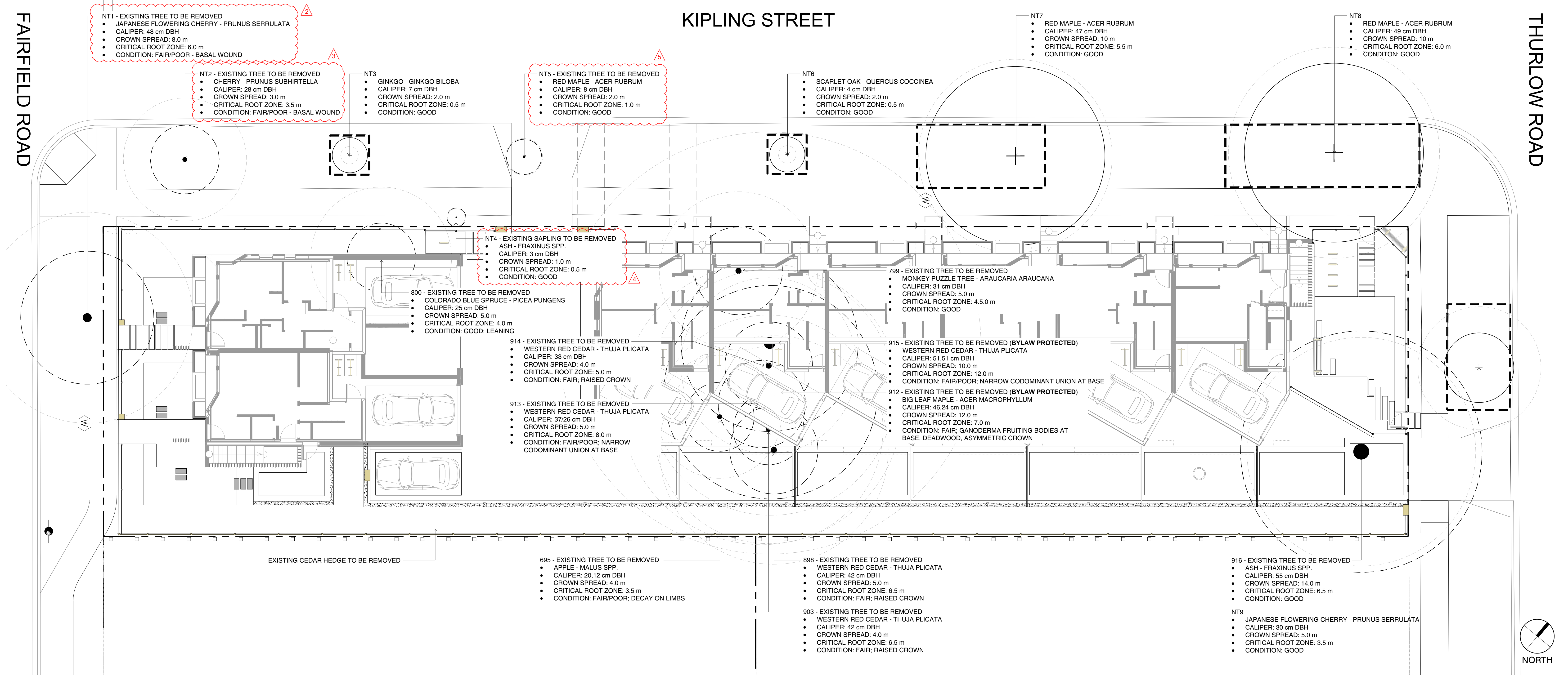
LEGEND



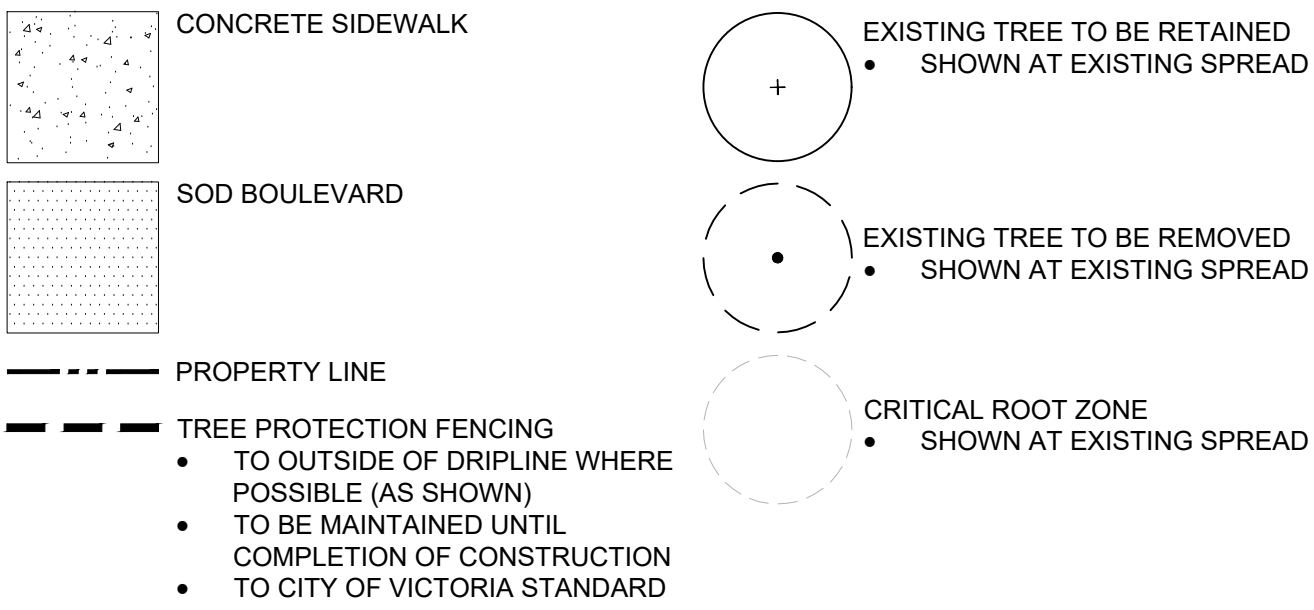
NOTES:  
• SMALL TREE = UNDER 8.0 m (25') HT  
• LARGE TREE = UP TO 15.0 m (50') HT

- REVISIONS 2019-10-25 and 2019-12-12
1. REMOVAL OF SHRUB PLANTING ON MUNICIPAL PROPERTY AND REPLACEMENT WITH SOD
  2. REVISED SIDEWALK AND BOULEVARD ON FAIRFIELD TO ACCOMMODATE NEW SRV, INCLUDING REMOVAL OF NT1 AND REPLACEMENT WITH TWO BOULEVARD TREES, REMOVAL OF COMMUNITY BENCH AND ASSOCIATED PAVING, RELOCATION OF PROJECT FENCING, AND DELETION OF BIKE PARKING
  3. REMOVAL OF NT2 AND REPLACEMENT WITH BOULEVARD TREE
  4. REMOVAL OF NT4
  5. REMOVAL OF NT5 BY PARKS PRIOR TO CONSTRUCTION AND REPLACEMENT WITH BOULEVARD TREE  
NOTE ADDED: BOULEVARD TREE SPECIES TO BE CO-ORDINATED WITH PARKS AT BUILDING PERMIT
  6. REVISE FRONT YARD LANDSCAPE AT UNITS 7 AND 8 TO INCLUDE LAWN AREAS, ONE LARGE SHADE TREE AND ONE CONIFEROUS TREE, AND STEP DOWN FENCING HT. REVISE LANDSCAPE AT UNIT 8 TO INCLUDE PERMEABLE PAVEMENT PATIO, SMALL SHADE TREE, FENCING AND SHRUB PLANTING
  7. ADDITIONAL FENCING TO ENCLOSE UNIT 7 LANDSCAPE FROM DRIVEWAY
  8. REMOVAL OF SIDEWALK AND UTILITY AREA ALONG WEST SIDE OF UNIT 6 AND REPLACEMENT WITH SHRUB PLANTING AND WIRE TRELLIS WITH EVERGREEN VINES ON BLANK PORTION OF WEST WALL
  9. ADJUSTMENT OF UNIT ENTRIES AND PLANTING AREAS
  10. RELOCATION AND ENLARGEMENT OF VISITOR BIKE PARKING AREA TO ACCOMMODATE 8 BICYCLES AND 2 BICYCLES
  11. REVISED PARK ENTRY AND ENHANCED SHRUB PLANTING AT COMMON AREA AND ADDITION OF ONE LARGE SHADE TREE
  12. METAL ARBOURS WITH EVERGREEN VINES OVER DRIVE AISLE
  13. INCREASE IN TOTAL NUMBER OF TREES TO BE REMOVED
  14. INCREASE IN TOTAL NUMBER OF TREES TO BE PLANTED
  15. DECREASE IN TOTAL NUMBER OF SHRUBS TO BE PLANTED
  16. CHANGE IN TREE AND SHRUB SPECIES
  17. ADDITION OF ROOFTOP DECKS
  18. ADDITION OF URBAN AGRICULTURE (ROOFTOP PLANTERS)
  19. ADDITIONAL BIKE PARKING AND SHRUBS REMOVED
  20. REVISED ROOFTOP ACCESS - EXTERIOR STAIR





LEGEND



EXISTING TREE QUANTITIES

- EXISTING TREES = 19
- LARGE DECIDUOUS SPECIES: 8
  - LARGE CONIFEROUS SPECIES: 7
  - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE REMOVED = 14
- LARGE DECIDUOUS SPECIES: 3
  - LARGE CONIFEROUS SPECIES: 7
  - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE RETAINED = 5
- LARGE DECIDUOUS SPECIES: 4
  - SMALL DECIDUOUS SPECIES: 1

- NOTES:
- ARBORIST REPORT RECOMMENDS REMOVAL AND REPLACEMENT OF NT1 AND NT2 DUE TO POOR CONDITION, AND NT4 DUE TO ITS UNSUITABLE LOCATION FOR LONG TERM RETENTION
  - SMALL TREE = UNDER 8.0 m (25') HT; LARGE TREE = UP TO 15.0 m (50') HT

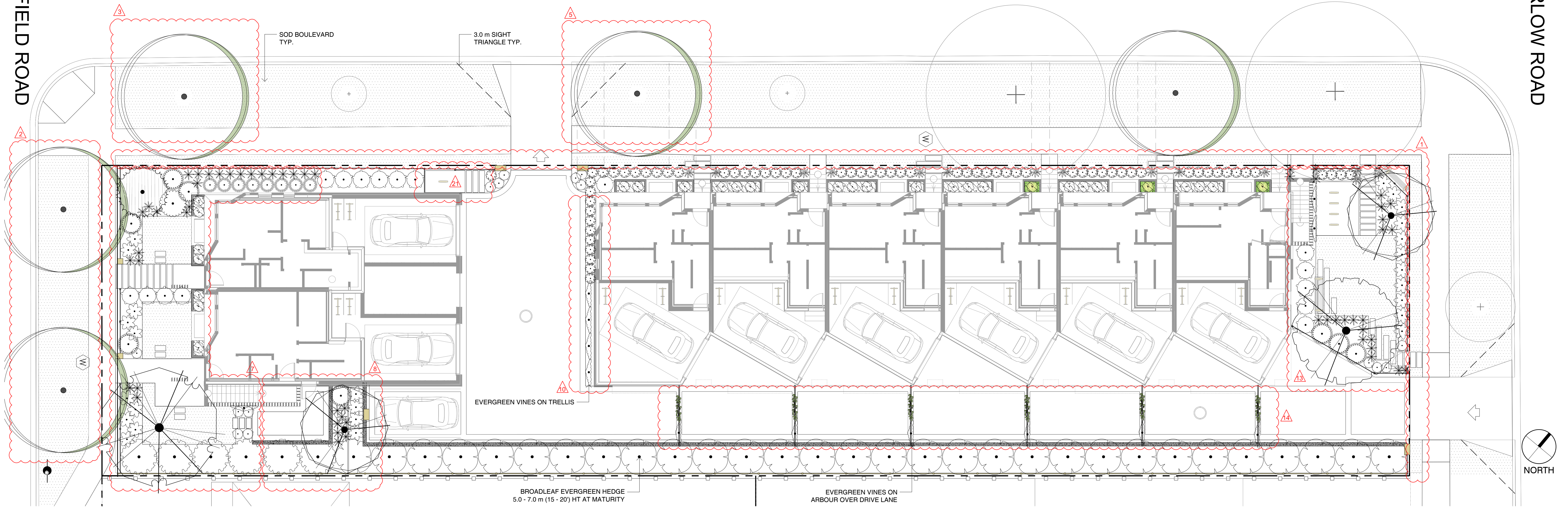
- REVISIONS 2019-10-25
- REMOVAL OF NT1 AS PER ARBORIST REPORT
  - REMOVAL OF NT2 AS PER ARBORIST REPORT
  - REMOVAL OF NT4 AS PER ARBORIST REPORT
  - REMOVAL OF NT5 BY PARKS PRIOR TO CONSTRUCTION
  - INCREASE IN TOTAL NUMBER OF TREES TO BE REMOVED



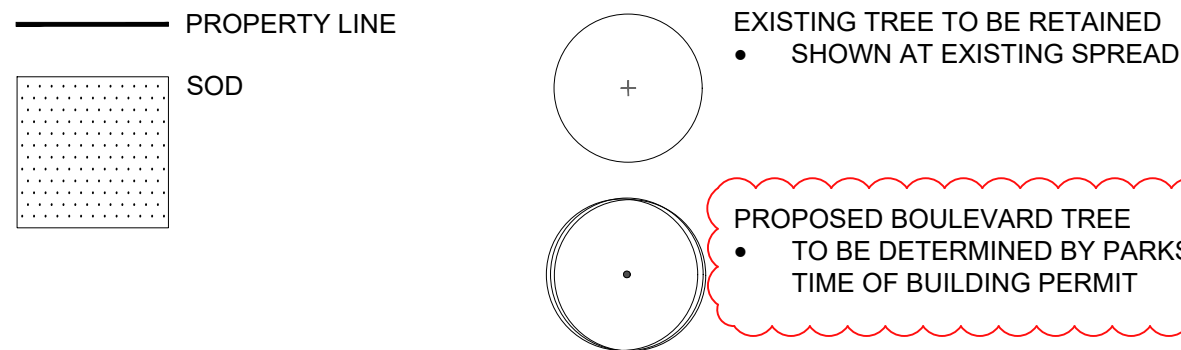
FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND



- NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
  2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IAABC STANDARDS.
  3. ALL PROPOSED BOULEVARD TREES TO HAVE 10m<sup>3</sup> MIN. GROWING MEDIUM.
  4. SMALL TREE = UNDER 8.0 m HT, LARGE TREE = UP TO 15.0 m HT.

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	1	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B@B	60 MM	LARGE TREE
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA FALSE CYPRESS	70 MM		LARGE TREE
	1	LIQUIDAMBAR STYRACIFLUA 'AURORA' / AURORA SWEET GUM	B@B	60 MM	LARGE TREE
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	B@B	50 MM	SMALL TREE

PLANT SCHEDULE - GROUND COVER

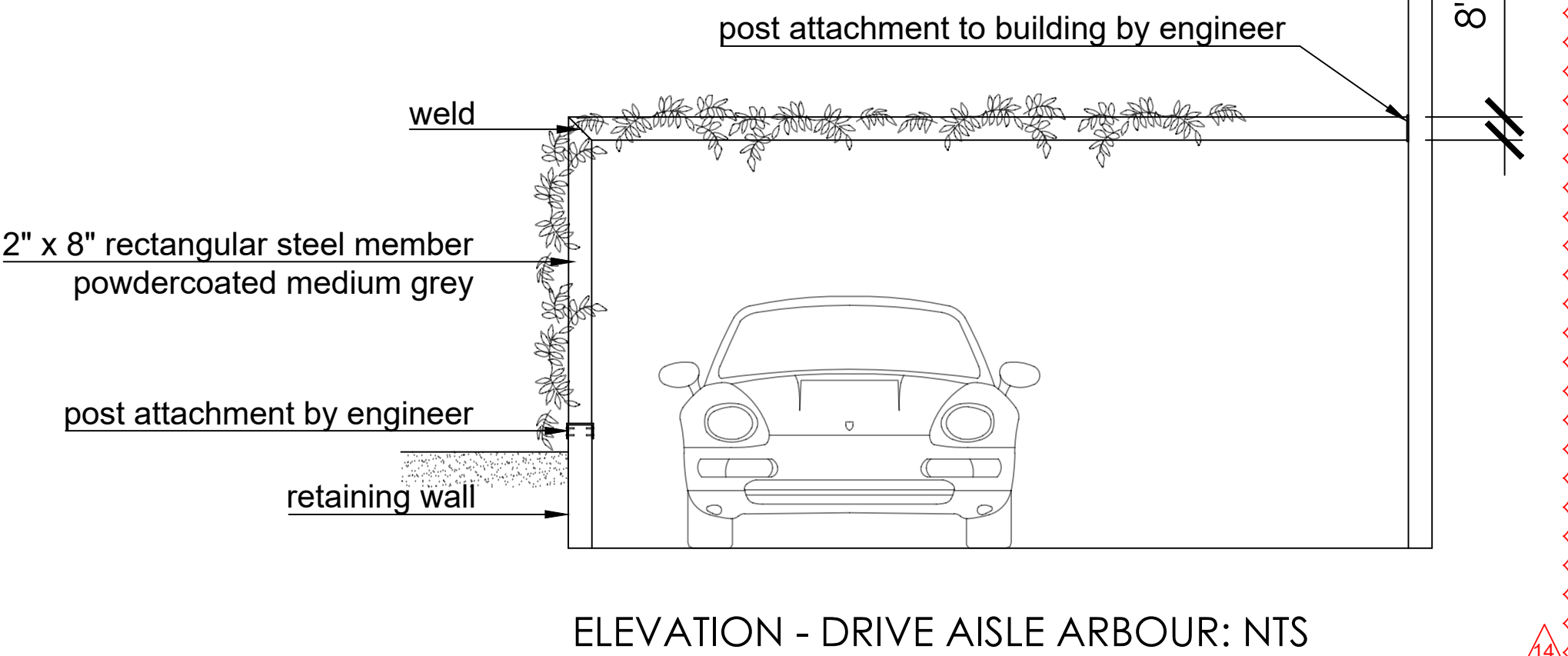
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	174	SAGINA SUBULATA / IRISH MOSS	PLUG	300mm	

REVISIONS 2019-10-25 and 2019-12-12

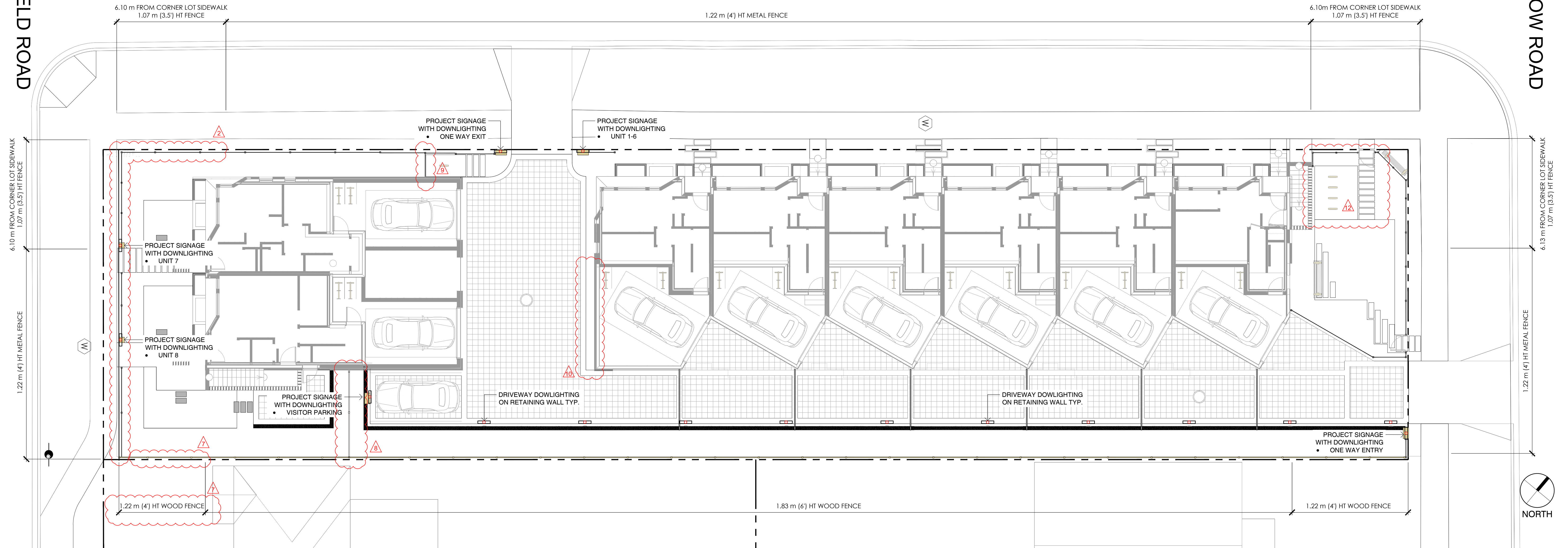
1. REMOVAL OF SHRUB PLANTING ON MUNICIPAL PROPERTY AND REPLACEMENT WITH SOD
2. REVISED SIDEWALK AND BOULEVARD ON FAIRFIELD INCLUDING REMOVAL OF NT1 AND REPLACEMENT WITH TWO BOULEVARD TREES
3. REMOVAL OF NT2 AND REPLACEMENT WITH BOULEVARD TREE
4. REMOVAL OF NT5 BY PARKS PRIOR TO CONSTRUCTION AND REPLACEMENT WITH BOULEVARD TREE
5. NOTE ADDED: BOULEVARD TREE SPECIES TO BE CO-ORDINATED WITH PARKS AT BUILDING PERMIT
6. REVISE FRONT YARD LANDSCAPE AT UNITS 7 AND 8 TO INCLUDE LAWN AREAS, ONE LARGE SHADE TREE AND ONE CONIFEROUS TREE
7. REVISE LANDSCAPE AT UNIT 8 TO INCLUDE PERMEABLE PAVER PATIO, SMALL SHADE TREE, FENCING AND SHRUB PLANTING
8. REMOVAL OF SIDEWALK AND UTILITY AREA ALONG WEST SIDE OF UNIT 6 AND REPLACEMENT WITH SHRUB PLANTING AND WIRE TRELLIS WITH EVERGREEN VINES ON BLANK PORTION OF WEST WALL
9. ENHANCED SHRUB PLANTING IN COMMON AREA AND ADDITION OF ONE LARGE SHADE TREE AND VINES ON TRELLIS
10. METAL ARBOURS WITH EVERGREEN VINES OVER DRIVE AISLE
11. INCREASE IN TOTAL NUMBER OF TREES TO BE PLANTED
12. DECREASE IN TOTAL NUMBER OF SHRUBS TO BE PLANTED
13. CHANGE IN TREE AND SHRUB SPECIES
14. ADDITIONAL BIKE PARKING AND SHRUBS REMOVED

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	30	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.60m
	56	CAREX TESTACEA / CAREX	#1 CONT	0.60m
	6	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	2m
	13	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.50m
	15	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	#1 CONT	0.60m
	8	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#1 CONT	0.80m
	8	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	#2 CONT	1.20m
	14	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	#1 CONT	0.60m
	30	PRUNUS LUSITANICA / PORTUGAL LAUREL	#5 CONT	2m
	1	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.50m
	65	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.60m
	25	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.90m
	16	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#3 CONT	1m







FENCING CHARACTER IMAGE



DOWNLIGHTING CHARACTER IMAGES

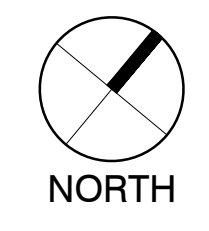
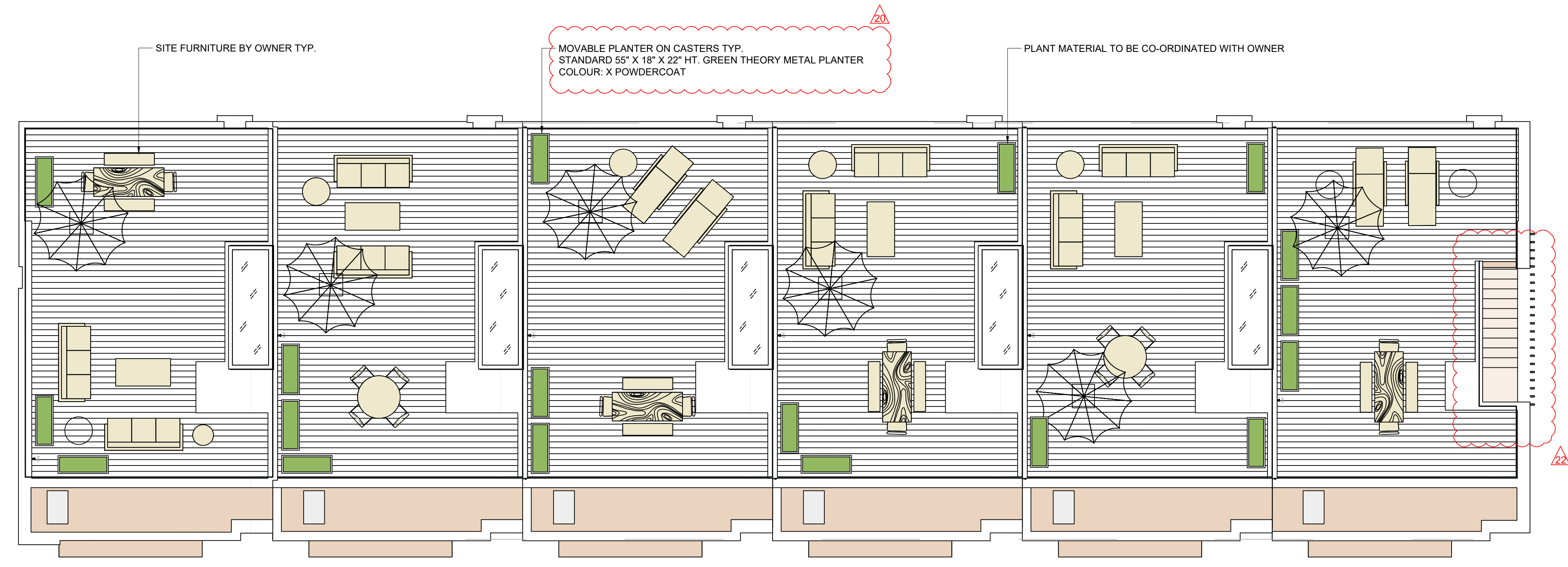
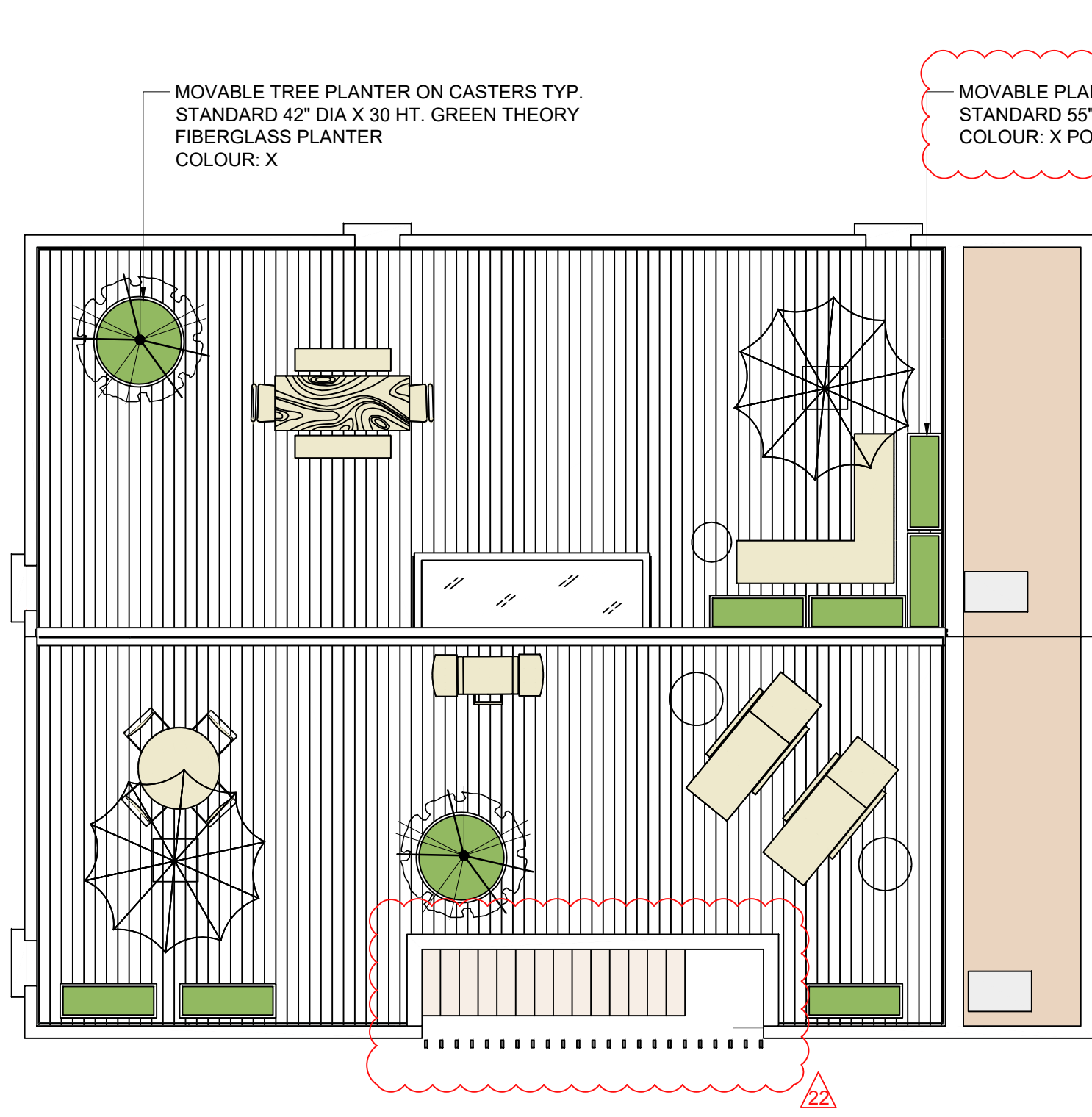


TRELLIS CHARACTER IMAGE AND DETAIL

REVISIONS 2019-10-25 and 2019-12-12

- 2 REVISED SIDEWALK AND BOULEVARD ON FAIRFIELD TO ACCOMMODATE NEW SRW, INCLUDING RELOCATION OF PROJECT FENCING
- 7 STEP DOWN FENCE HT. BETWEEN PARCEL'S FRONT BOUNDARY AND FRONT BUILDING LINE (FRONT YARD)
- 8 REVISE LANDSCAPE AT UNIT 8 TO INCLUDE PERMEABLE PAVER PATIO AND FENCING
- 9 ADDITIONAL FENCING TO ENCLOSE UNIT 7 LANDSCAPE FROM DRIVEWAY
- 10 WIRE TRELLIS WITH EVERGREEN VINES ON BLANK PORTION OF WEST WALL
- 12 ENLARGEMENT OF VISITOR BIKE PARKING AREA TO ACCOMMODATE 8 BICYCLES WITH REVISED FENCING





ROOFTOP TREES IN PLANTERS



RECTANGULAR PLANTERS

REVISIONS 2019-10-25 and 2019-12-12  
19 ADDITION OF ROOFTOP DECKS  
20 ADDITION OF URBAN AGRICULTURE (ROOFTOP PLANTERS)  
22 REVISED EXTERIOR STAIRS