

ISSUED FOR DP_R1

GORDON & LAWSON 1459 GORDON DR **KELOWNA, BC** V1Y 3G3

ARCHITECTURAL

DP0.00 COVER SHEET DP1.00 SITE SURVEY (BY OTHERS) DP1.01 PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS DP1.02 SITE PLAN DP2.00 FLOOR PLANS DP2.01 FLOOR PLANS

- DP2.02 FLOOR PLANS DP3.00 BUILDING ELEVATION DP3.01 BUILDING ELEVATION
- DP4.00 BUILDING SECTION

<u>CIVIL</u>

C1.01 SITE PLAN

LANDSCAPE

LDP1.01 LANDSCAPE PLAN - ON SITE LDP1.02 LANDSCAPE PLAN - OFF SITE LDP2 LANDSCAPE PLAN - ROOFTOP LDP3 LANDSCAPE PLAN - WATER CONSERVATION LDP4 LANDSCAPE DETAILS



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ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

2 1	ISSUED FOR DP_R1 ISSUED FOR DP	2023-04-11 2023-03-10
NO.	ISSUE/ REVISION	DATE

PROJECT NO.	DRAWN	CHECKED
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DRAWING NO.		REVISION NO.

DP0.00



SITE PLAN OF LOT 7, 8, 9, 10 AND 11 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN 14393

CLIENT: GORDON LAWSON JV

PID: 004-771-842 (LOT 7) 003-589-757 (LOT 8) 009-026-029 (LOT 9) 009-026-053 (LOT 10) 009-026-088 (LOT 11)

CIVIC ADDRESSES:

1459 GORDON DRIVE (LOT 7) 1467 GORDON DRIVE (LOT 8) 1104 AND 1110 LAWSON AVENUE (LOT 9) 1120 AND 1130 LAWSON AVENUE (LOT 10) 1488 ASPEN COURT (LOT 11)

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS) VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET STATION BC_KELOWNA)

FIELD SURVEY COMPLETED: DECEMBER 16, 2022

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

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Fi	le: 2201824	R0 D	ate: 2023-01-05		

Checked by: CMD

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Drafted by: EC







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SITE SURVEY (BY OTHERS)

1459 GORDON DR KELOWNA, BC V1Y 3G3 TITLE

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1 ISSUED FOR DP

2023-04-11 2023-03-10

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SITE SURVEY (BY OTHERS)

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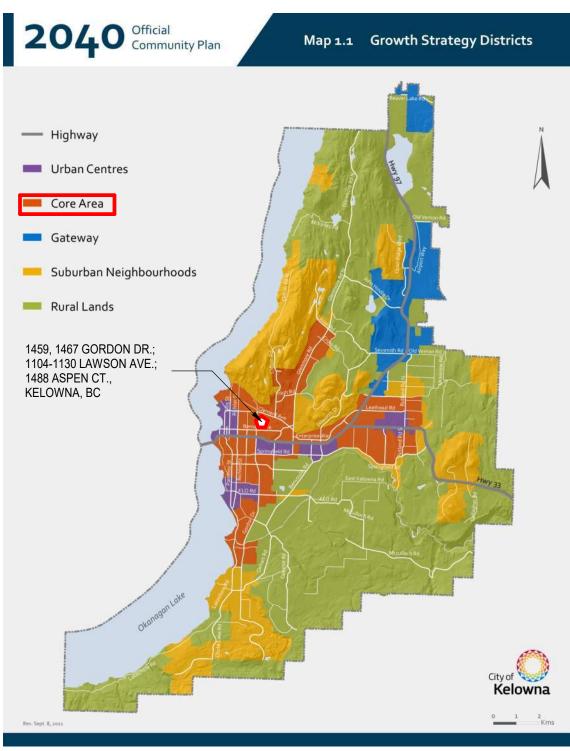




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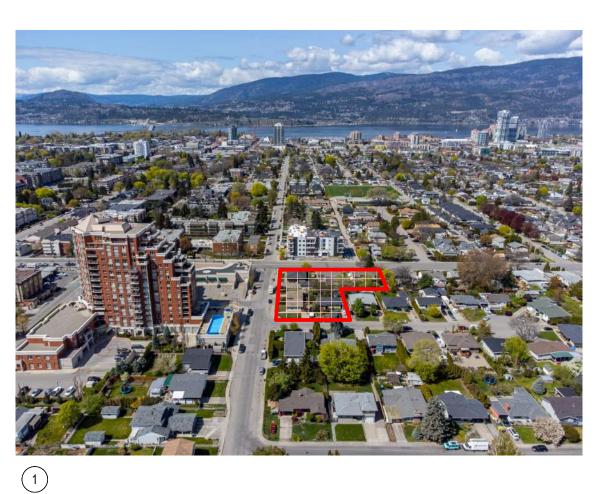
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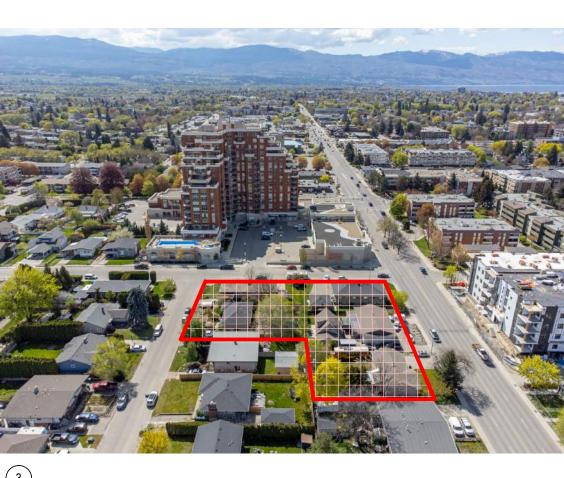
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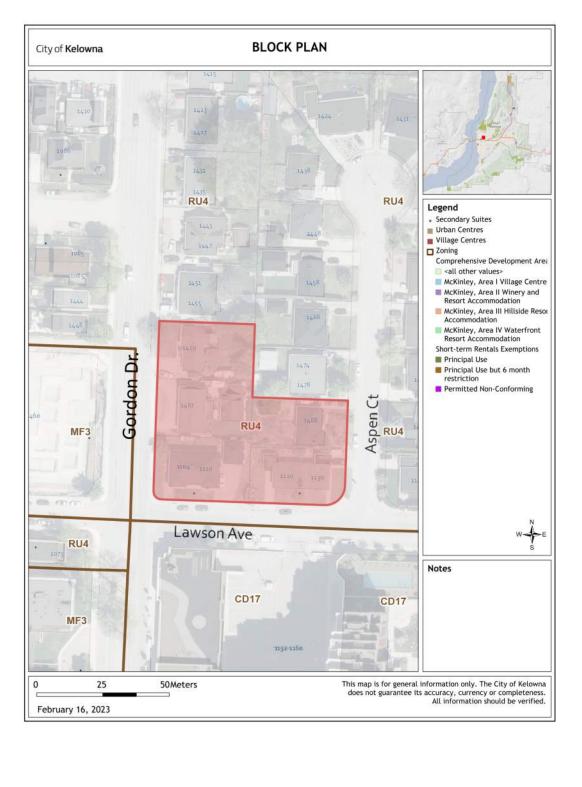


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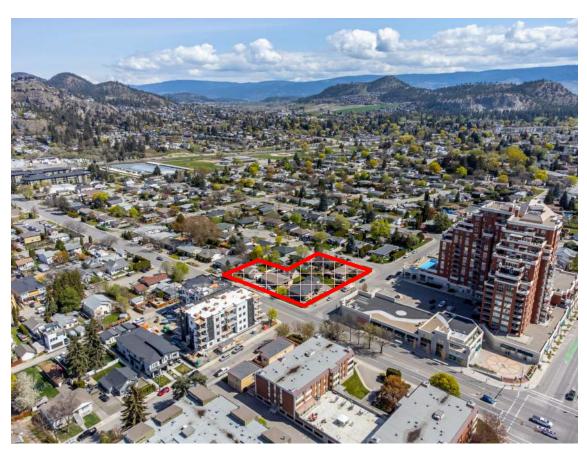








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HPG Development Ltd. OWNER: ZEIDLER ARCHITECTURE DP APPLICANT: 1459, 1467 GORDON DR.; 1104-1130 LAWSON AVE.; 1488 ASPEN CT., KELOWNA, BC MUNICIPAL ADDRESS: LOT 7,8,9,10,11; PLAN KAP14393 LEGAL ADDRESS: BEFORE ROAD DEDICATION: 3,977 $\,$ m² / 42,808 ft² AFTER ROAD DEDICATION: $\,$ 3,634 m² / 39,116 ft² PARCEL AREA: LANDUSE BYLAW: BYLAW NO.: 12375 RU4 ZONING (EXISTING): ZONING (PROPOSED): **GENERAL DESCRIPTION: PRINCIPAL USE / FLOOR** RESIDENTIAL UNIT TYPE BREAKDOWN:



BYLAW REVIEW								
BYLAW SECTION:	REQUIREMENT:	PROVIDED:						
BUILDING SETBACKS:	FRONT: 3.0m FOR GROUND ORIENTED < 1.2M ABOVE GRADE	FRONT: 2.0m FOR GROUND ORIENTED > 1.2M ABOVE GRADE FLANKING SIDE YARD: 3.0m (2.0M FOR GROUND ORIENTED) SIDE YARD: 3.0m STEPBACK: 3.0m 5 STOREY AND ABOVE (FROM G.O. SET BACK) SITE COVERAGE BUILDING: 64% SITE COVERAGE AND IMPERMEABLE SURFACES: 81%						
FLOOR AREA RATIO (F.A.R.):	1.8 BASE (5 STORY AND ABOVE) 0.30 BONUS FOR RENTAL DESIGNATION 0.25 IS 80% OF PARKING IS UNDERGROUND SITE AREA: 3,977 M ² \pm (INCLUDING ROAD DEDICATION) 3,634 M ² \pm (EXCLUDING ROAD DEDICATION) MAX FAR: 3,977 X 2.35 = 9,345.95 m ² 3,634 X 2.35 = 8,539.9 m ²	HEIGHT: 6 STORY PROPOSED BUILDING: GROSS NET MAIN FLOOR: 1470 _891 2ND FLOOR: 1818 1607 3RD FLOOR: 1818 1607 4TH FLOOR: 1818 1607 5TH FLOOR: 1818 1607 6TH FLOOR: 1818 1607 6TH FLOOR: 1088 _885 TOTAL: 9,766.19 8,156.87 FAR = NET/SITE AREA 2.06 (INCLUDING ROAD DEDICATION) 2.25 (EXCLUDING ROAD DEDICATION) 2.25 (EXCLUDING ROAD DEDICATION)						
AMENITY SPACE:	7.5M² PER STUDIO 8 X 7.5 = 60 15M² PER 1 BED 80 X 15 = 1,200 25M² PER 2 BED 46 X 25 = 1,050 TOTAL REQUIRED: = 2,310m² 4.0M² PER UNIT REQUIRED TO BE COMMON 130 X 4 = 520m²	$\begin{array}{llllllllllllllllllllllllllllllllllll$						
PARKING REGULATIONS:	BREAKDOWN BY UNIT: STUDIO: 0.9 STALL/UNIT x 8 = 07.20 STALLS 1 BEDROOM 1.0 STALL/UNIT x 80 = 80.00 STALLS TH (2BD) 1.1 STALLS/UNIT x 6 = 06.60 STALLS 2 BEDROOM 1.1 STALLS/UNIT x 36 = 39.60 STALLS VISITOR 0.14 STALL/UNIT x 130 = 18.20 STALLS STALLS REQUIRED: = 151.6 STALLSPARKING REDUCTIONS: REDUCTION FOR RENTAL DESIGNATION = 10% -15 STALLS BIKE INCENTIVE -05 STALLS CAR SHARE (2X5 PER STALL) -10 STALLS TOTAL REDUCTIONS: = 121 STALLS	PARKING PROPOSED: SURFACE: 24 STALLS BELOW GRADE: 97 STALLS TOTAL: 121 STALLS RATIO OF SMALL CAR STALLS = 50% SMALL CAR STALL COUNT = 54 TOTAL CAR STALL COUNT = 121 54 / 121 = 45% MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES: 100-150 REQUIRES 4 BF STALLS AND 1 VAN STALL						
BICYCLE PARKING	BASE REQUIREMENTS 0.75 SPACES/UNIT X 130 = 97.5 INCENTIVE REQUIREMENTS STUDIO & 1BED: 1.25 SPACES/UNIT X 88 = 110 1.5 PER 2BED: 1.50 SPACES/UNIT X 42 = 63 TOTAL: = 173	BIKE STALLSUNDERGROUND (LONG TERM)= 173SURFACE (SHORT TERM)= 6TOTAL:=179						

PROJECT INFORMATION

MF3R - MULTI FAMILY - RENTAL DESIGNATION 6 STOREY WOOD-FRAME MULTI-FAMILY BUILDING STUDIO: 8 (6.2%) 1 BEDROOM: 80 (61.5%)

TH (2 BED): 6 (4.6%) 2 BEDROOM: 36 (27.7%) TOTAL: 130

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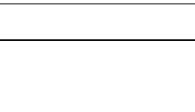
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PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

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Author

V1Y 3G3 TITLE

PROJECT NO.

DRAWING NO.

DP1.01

222-114

PROJECT ADDRESS 1459 GORDON DR KELOWNA, BC

PROJECT INFORMATION

OWNER: DP APPLICANT: MUNICIPAL ADDRESS: LEGAL ADDRESS: PARCEL AREA:

LANDUSE BYLAW: ZONING (EXISTING): ZONING (PROPOSED): **GENERAL DESCRIPTION: PRINCIPAL USE / FLOOR** UNIT TYPE BREAKDOWN:

HPG Development Ltd. ZEIDLER ARCHITECTURE 1459, 1467 GORDON DR.; 1104-1130 LAWSON AVE.; 1488 ASPEN CT., KELOWNA, BC LOT 7,8,9,10,11; PLAN KAP14393 BEFORE ROAD DEDICATION: 3,977 m² / 42,808 ft² AFTER ROAD DEDICATION: 3,634 m² / 39,116 ft² BYLAW NO.: 12375 RU4 MF3R - MULTI FAMILY - RENTAL DESIGNATION

6 STOREY WOOD-FRAME MULTI-FAMILY BUILDING RESIDENTIAL STUDIO:8(6.2%)1 BEDROOM:80(61.5%) STUDIO:

TH (2 BED): 6 (4.6%) 2 BEDROOM: 36 (27.7%) TOTAL: 130

EXISTING BACK OF CURB EXISTING LIP OF GUTTER -

CONCRETE WALK, TYP. -

HATCH INDICATES EXISTING BUILDING TO BE REMOVED, TYP.

EXISTING STREET LIGHT



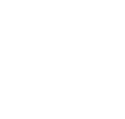
CONCRETE WALK, TYP.

CONCRETE WALK, TYP.

EXISTING STREET SIGN -

EXISTING STREET LIGHT

HATCH INDICATES EXISTING BUILDING TO BE REMOVED, TYP.







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SITE PLAN

1459 GORDON DR KELOWNA, BC V1Y 3G3

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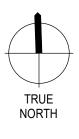
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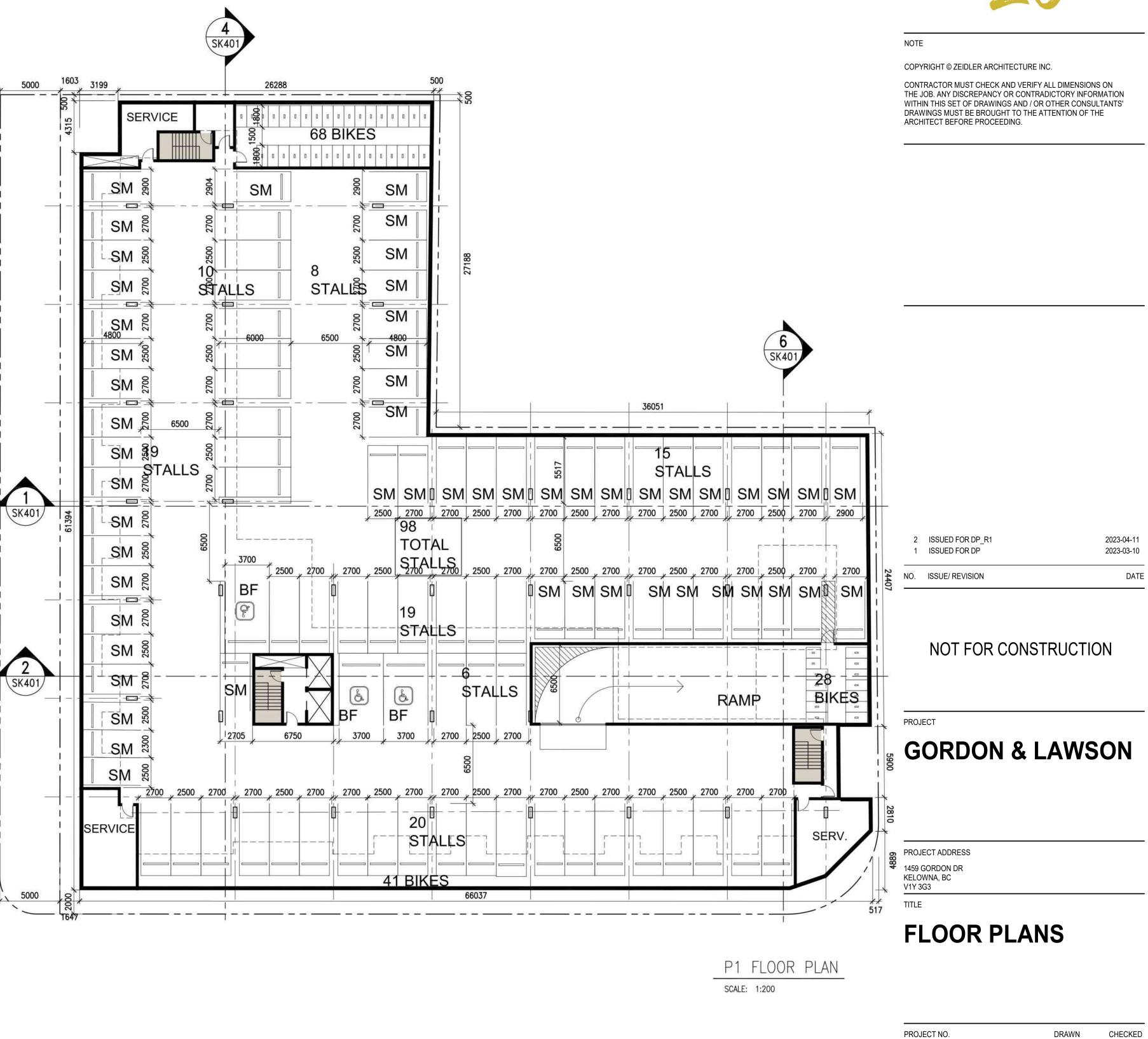


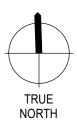


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GROUND FLOOR PLAN SCALE: 1:200







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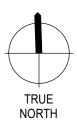
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LEVEL 3 FLOOR PLAN

SCALE: 1:200





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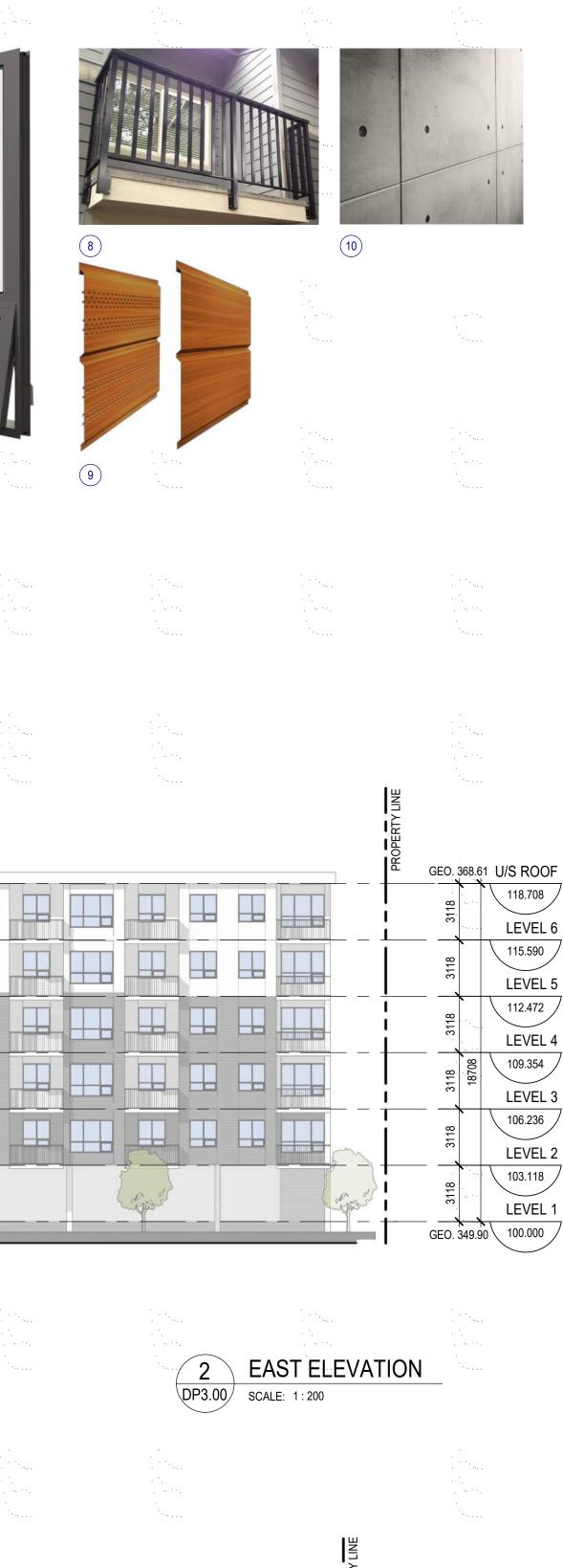
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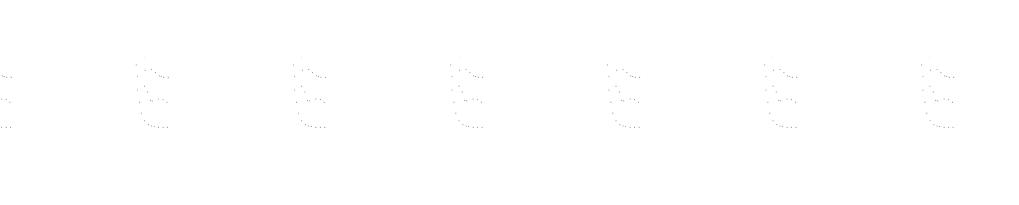






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CEMENTITIOUS PANEL CLADDING (HARDIE, IRON GREY, SMOOTH)		a a se			
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DOUBLE GLAZED VINYL WINDOW (WHITE OR BLACK EXTERIOR)					
METAL PICKET GUARDRAIL (BLACK OR WHITE POWDER COAT)					
ALUMINUM SOFFIT (WOOD APPEARANCE)	2.	· · · · · · · · · · · · · · · · · · ·	·	6 · · · · · · ·	
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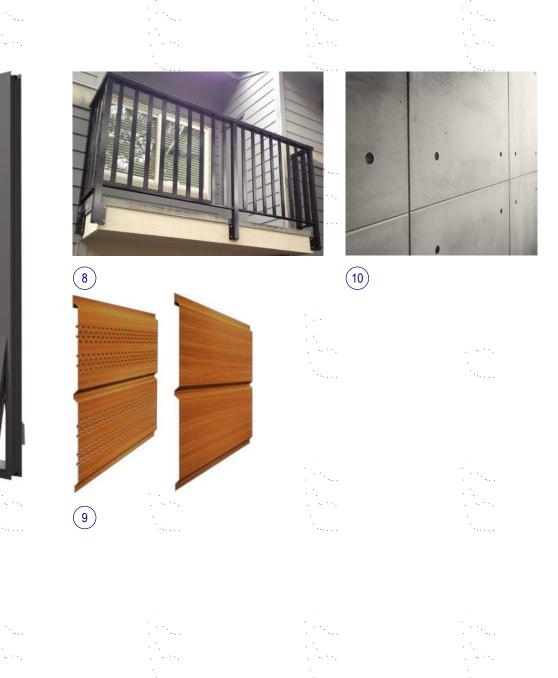
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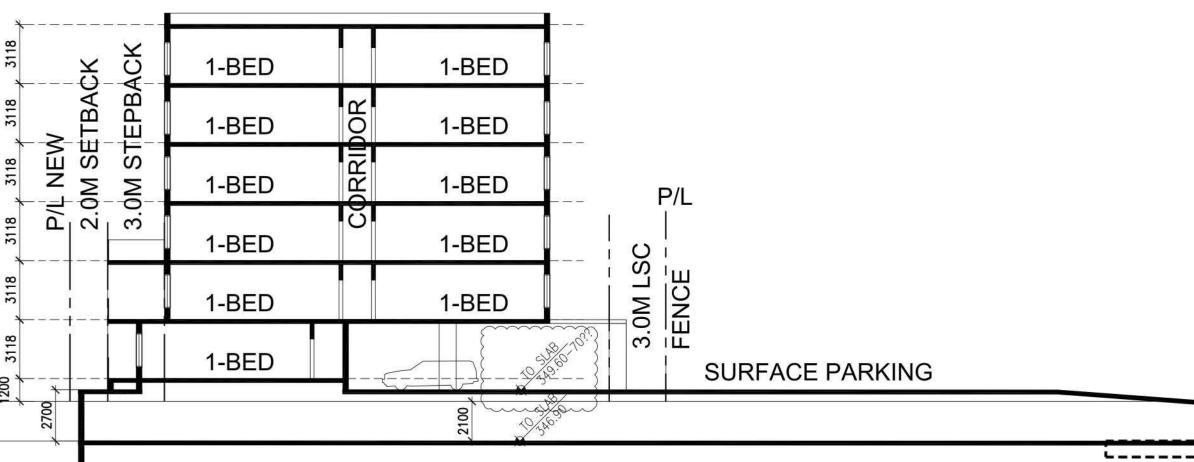
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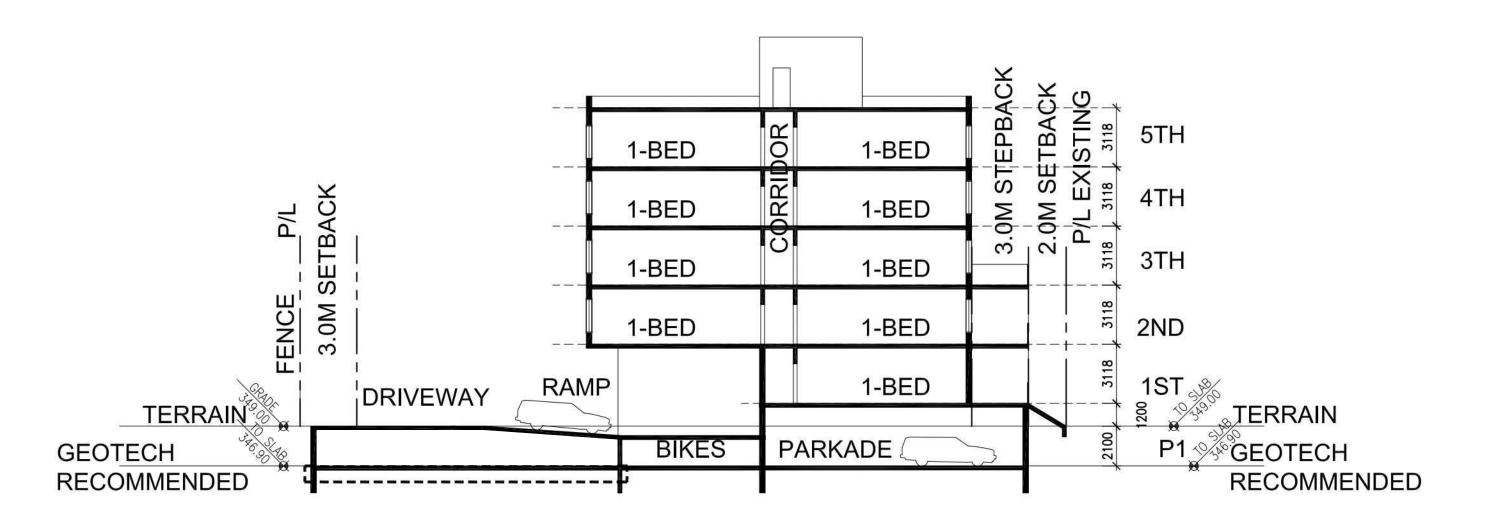
BUILDING SECTION - 4 3 DP4.00 NOT TO SCALE

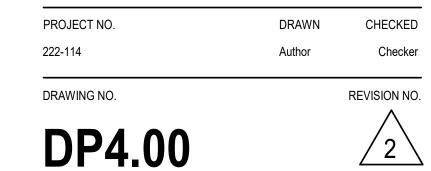




S P/L NEW 2.0M SETBACK 3.0M STEPBACK PATIO 1-BED OR 1-BED 2-BED 1-BED 1-BED 1-BED 2-BED RR. 1-BED 2-BED 1-BED 1-BED 1-BED 2-BED . З ATC 1-BED 2-BED 1-BED 1-BED 1-BED 2-BED 31 r ELE A ST 1-BED 2-BED 1-BED 1-BED 1-BED 2-BED 311 1-BED AMENITY 1 RAMP PARKADE *

2-BED 2-BED 1-BED 1-BED 1-BED 2-BED 1-BED 1-BED 2-BED 2-BED 1-BED 2-BED 1-BED 1-BED 1-BED 1-BED SETBACK 2-BED 2-BED 2-BED 1-BED 1-BED 1-BED 1-BED 1-BED P/L 2-BED 2-BED 1-BED 1-BED 1-BED 1-BED 1-BED 2-BED FENCE 3.0M S AIR 2-BED 2-BED 1-BED 1-BED 2-BED 1-BED 1-BED 1-BED CORRIDOR 2-BED PARKADE PARKADE





BUILDING SECTION

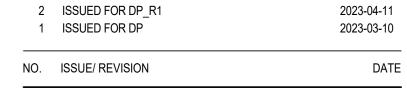
1459 GORDON DR KELOWNA, BC V1Y 3G3 TITLE

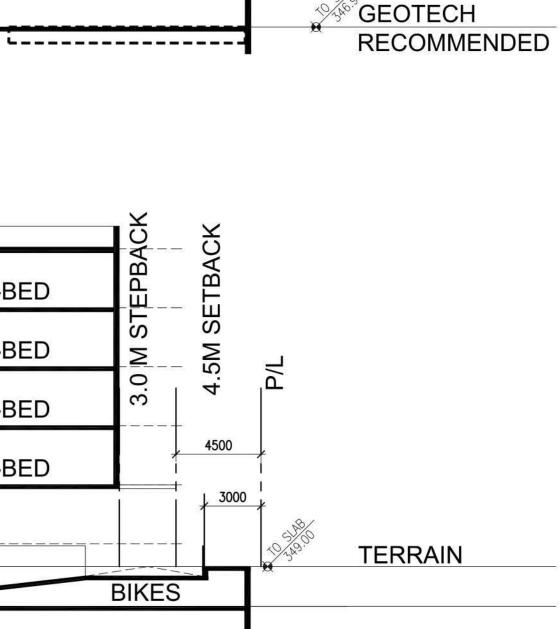
PROJECT ADDRESS

GORDON & LAWSON

PROJECT

NOT FOR CONSTRUCTION





TERRAIN

SETBACK

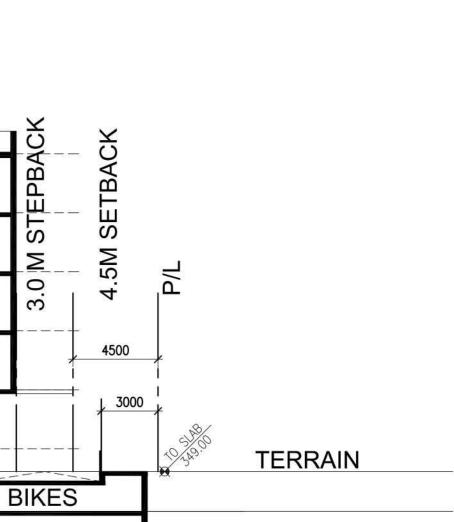
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3.0M STEPBACK 2.0M SETBACK P/L EXISTING 318 318 318 318 318

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RECOMMENDED

P1 See OTECH

31

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Zeidler Architecture

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NOTE

TROIKA MANAGEMENT CORP.

GORDON DR/LAWSON AVE - MULTI-FAMILY DEVELOPMENT

KELOWNA, BC

MARCH 10, 2023

LIST OF DRAWINGS

- LDP 1.1 : LANDSCAPE PLAN ON SITE
- LANDSCAPE PLAN OFF SITE LDP 1.2 :
- LDP 2 : LANDSCAPE PLAN - ROOFTOP
- LDP 3 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 4: LANDSCAPE DETAILS



ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING



ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

TROIKA MANAGEMENT CORP.



GORDON DR. & LAWSON AVE - MULTI-FAMILY DEVELOPMENT



TREE PLANTING

SHRUB PLANTING

SEA

LEGEND:





PROPERTY LINE



CONCRETE

GRAVEL MULCH

SHRUB PLANTING

LAWN AREA

ARTIFICIAL TURF

FENCE (REFER ARCHITECT)



BOTANICAL NAME COMMON NAME		SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACIN
Trees					
Acer palmatum 'Bloodgood'	'Bloodgood' Japanese Maple	6cm Cal	B&B	4.5 x 4.5m	4.5m o
Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Service Berry	6cm Cal	B&B	4.5 x 4.5m	4.5m o
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	15 x 15m	15m o/
Cercis canadensis	Eastern Redbud	6cm Cal	B&B	6 x 6m	6m o/
Magnolia stellata 'Royal Star'	Royal Star Magnolia	6cm Cal	B&B	6 x 4m	4m o/
Syringa reticulata	lvory Silk Tree Lilac	6cm Cal	B&B	7.5 x 4.5m	4.5m o
Shrubs/Perennials/Grasses					
Berberis thunbergii 'Sunsation'	Sunsation Barberry	#02	Potted	1.2 x 1.2m	1.2m o
Buxus 'Green Gem'	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m c
Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m c
Geranium sanguineum	Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m c
Hydrangea paniculata 'Dharma'	Dharma Pee Gee Hydrangea	#02	Potted	2.4m x 2.4m	2.4m c
Lavendula angustifolia 'Munstead'	Munstead Lavender	#01	Potted	0.6 x 0.75m	0.75m
Mahonia repens	Oregon Grape	#01	Potted	0.6 x 0.9m	1.5m c
Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.9m c
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.6 x 0.6m	0.6m c
Rosa 'Morden Blush'	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m c
Sambacus nigra 'Black Lace'	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m c
Spirea japonica 'Gold Mound'	Gold Mound Spirea	#02	Potted	0.9 x 1.2m	1.2m c
Syringa meyeri 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m c
Taxus media 'Tauntonii'	Tauntonii Yew	#02	Potted	1.2 x 1.5m	1.5m o

NOTES:

- 1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- 2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- 3. ALL PLANTING BEDS SHALL TO RECIEVE 50mm OF DECORATIVE ROCK MULCH UNLESS OTHERWISE NOTED.
- 4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- 5. SOIL DEPTH TO BE AS FOLLOWS: LAWN AREAS 150mm MIN SHRUB AREAS 300mm MIN TREES 1000mm MIN UNLESS OTHERWISE NOTED. 6. Cok TREE BYLAW REQUIREMENTS:
- 68.3M GORDON DR., 67.9M LAWSON AVE. & 40.5M ASPEN CRT.
- SETBACK EQUALS 176.7m : REQUIRES (18) TREES: (9) LARGE, (4) MEDIUM & (5) SMALL.
- 7. Cok Bylaw soil requirements for bylaw trees: LARGE TREES: 30m³. OR 25m³ SHARED
- MEDIUM TREES: 20m³ OR 18m³ SHARED
- SMALL TREES: 15m³ OR 12m³ SHARED

AL	NOR	RTH		ISSUED FOR :	
			0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10
	SCALE :	1:200	NO.	DESCRIPTION	DATE
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LANDSCAPE PLAN - ON SITE

LDP 1.1



ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

TROIKA MANAGEMENT CORP.

GORDON DR. & LAWSON AVE - MULTI-FAMILY DEVELOPMENT

LDP	1.2
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PROJECT NO.: 22072-100 DATE: 2022-21-12

NORTH **ISSUED FOR :** ISSUED FOR 2023-03-10 DEVELOPMENT PERMIT DATE 1 : 200 NO. DESCRIPTION

LANDSCAPE PLAN - OFF SITE

LAWN AREAS 150mm MIN SHRUB AREAS 300mm MIN TREES 1000mm MIN UNLESS OTHERWISE NOTED. 6. Cok TREE BYLAW REQUIREMENTS: 68.3M GORDON DR., 67.9M LAWSON AVE. & 40.5M ASPEN

(9) LARGE, (4) MEDIUM & (5) SMALL.

LARGE TREES: 30m³. OR 25m³ SHARED MEDIUM TREES: 20m³ OR 18m³ SHARED SMALL TREES: 15m³ OR 12m³ SHARED

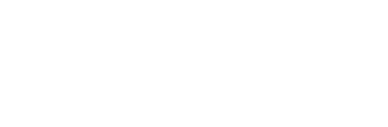
CRT.

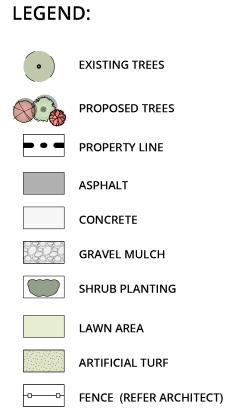
5. SOIL DEPTH TO BE AS FOLLOWS:

SETBACK EQUALS 176.7m : REQUIRES (18) TREES:

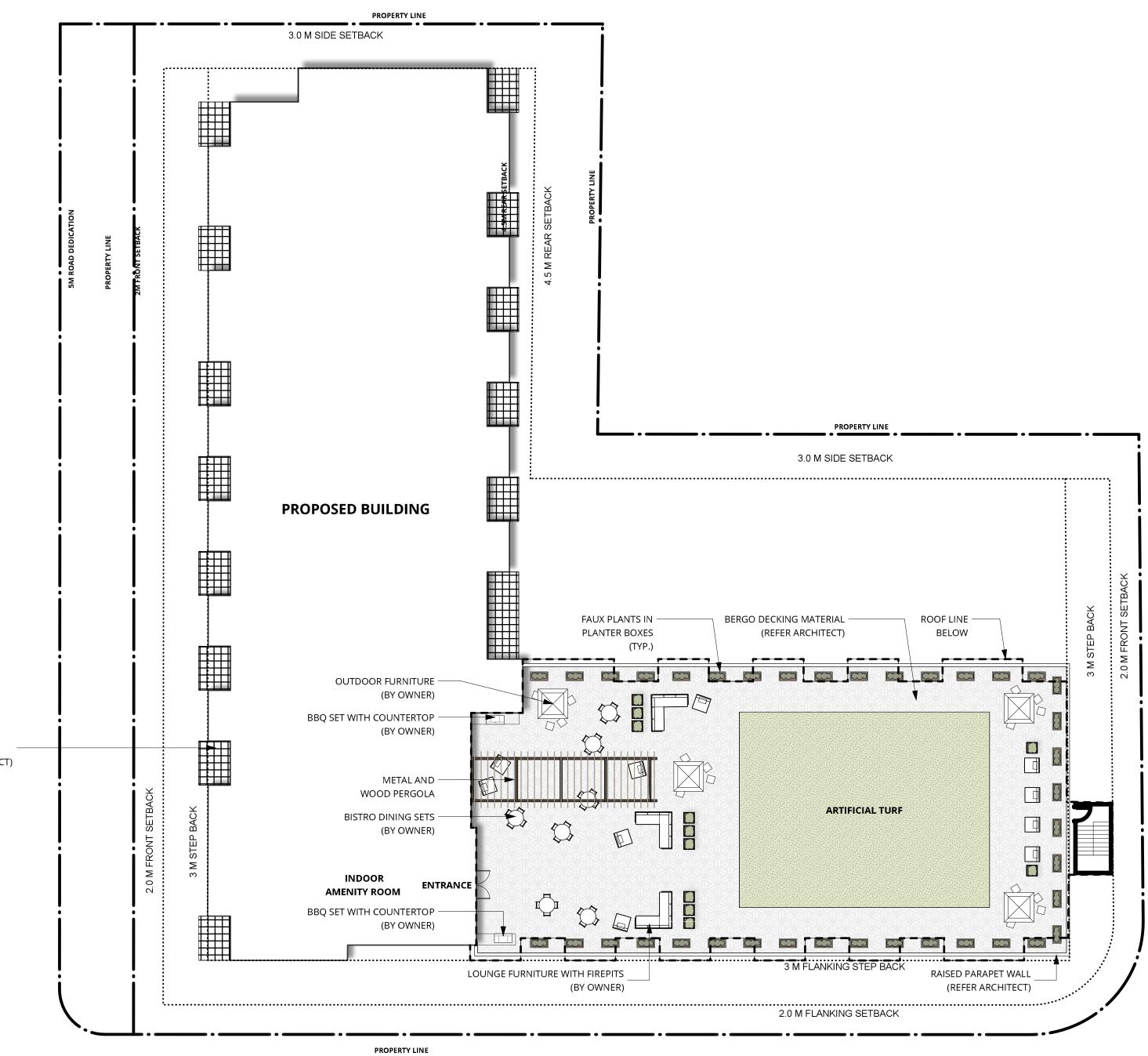
7. Cok Bylaw soil requirements for bylaw trees:

- EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- DECORATIVE ROCK MULCH UNLESS OTHERWISE NOTED. 4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN
- IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION). 3. ALL PLANTING BEDS SHALL TO RECIEVE 50mm OF
- 2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS
- IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT. SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT
- 1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT
- NOTES:





SEAL



PATIO (REFER ARCHITECT)

ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

TROIKA MANAGEMENT CORP.

GORDON DR. & LAWSON AVE - MULTI-FAMILY DEVELOPMENT



COURTYARD SPACE





OUTDOOR AMENITY



RAISED METAL PLANTER WALLS & ARTIFICIAL TURF

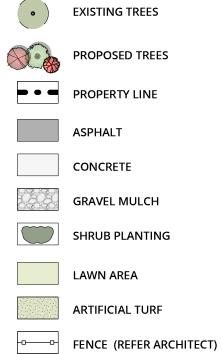




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- SMALL TREES: 15m³ OR 12m³ SHARED

LEGEND:



SEAL



NORTH

SCALE : 1:200

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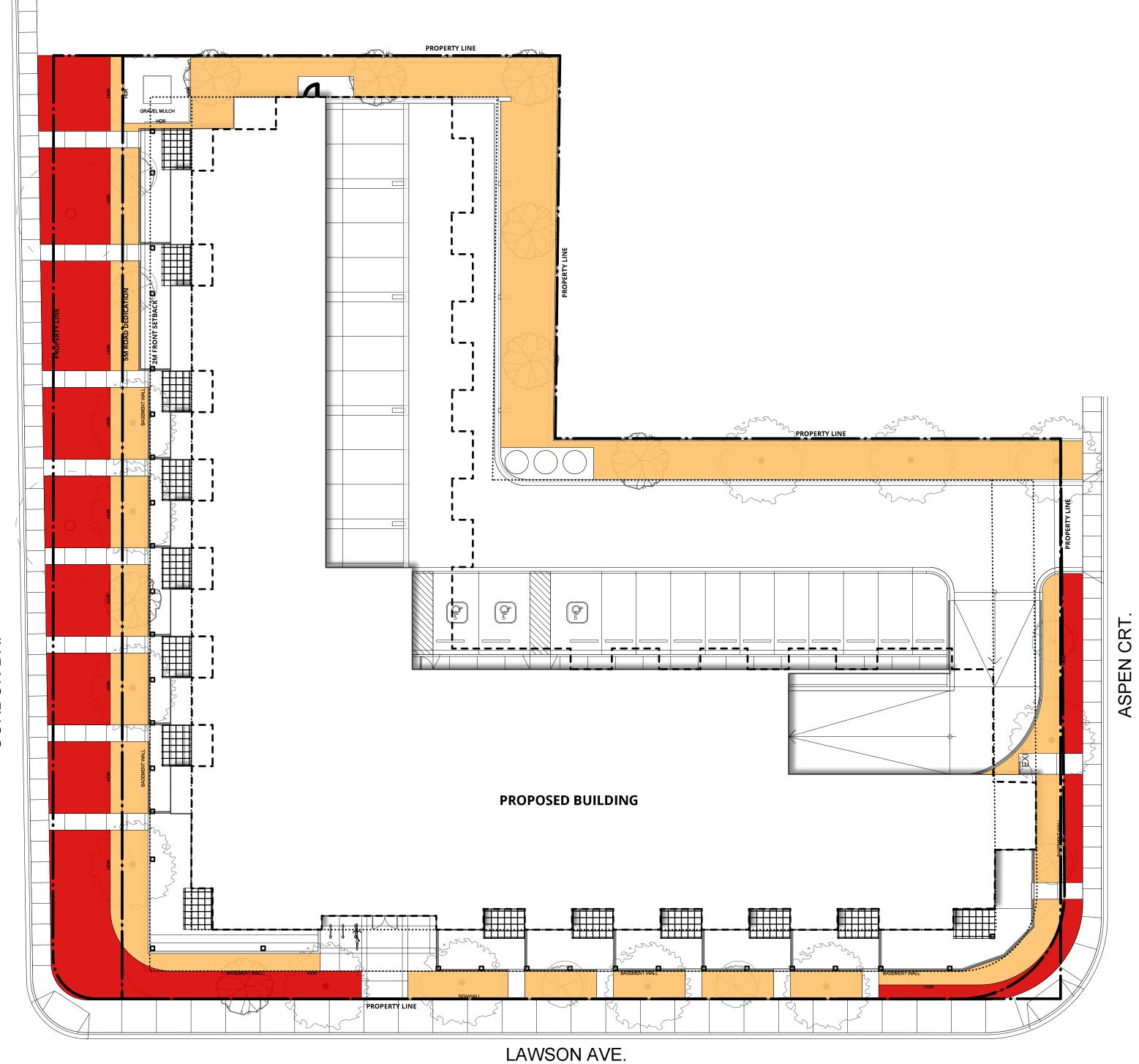
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DATE

2023-03-10

LANDSCAPE PLAN - ROOFTOP

LDP 2



ON DR. GORD



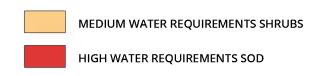
ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

TROIKA MANAGEMENT CORP.

GORDON DR/LAWSON AVE- MULTI-FAMILY DEVELOPMENT

SEAL

LEGEND:



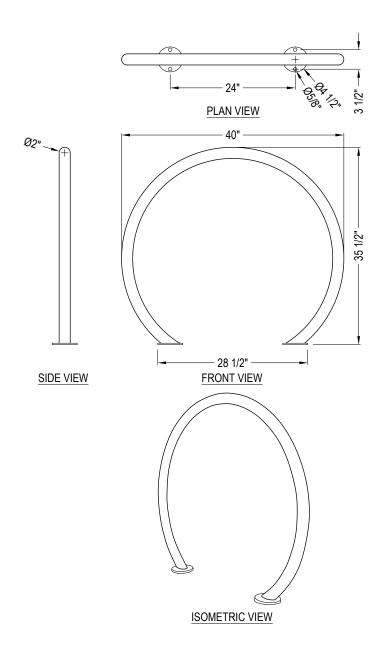
NOTES:

- 1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- 2. THE LANDSCAPE DESIGN INDICATEDHEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- 3. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- 4. PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- 5. ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH 6. AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

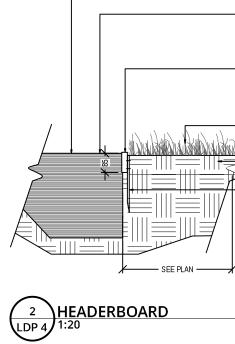
NORTH		ISSUED FOR :		1	LANDSCAPE PLAN - WATER
					CONSERVATION
					LDP 3
		0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10	
SCALE :	1 : 200	NO.	DESCRIPTION	DATE	PROJECT NO. : 22072-100 DATE : 2022-21-12

NOTES:

BIKE RACK TO BE LOOP 2 SPACE BIKE RACK MODEL NUMBER LBRP-1-SS (STAINLESS) COLOUR BLACK 1. INSTALL PER MANUFACTURER'S SPECIFICATION WITH TAMPER RESISTANT NUTS AVAILABLE FROM WISHBONE SITE FURNISHINGS 866 626 0476







- PLANTING AREA SEE PLAN

SPECIFICATIONS.

SPECIFICATIONS

- SOD LAWN AS SPECIFIED.

- SPECIFIED GROWING MEDIUM.

- TOP OF FINISHED GRADE FLUSH WITH ADJACENT SURFACE

[—] 85mmTH. x 30mmW x 6000mm L BENDA BOARD.

20mm MAX EXPOSURE AS PER MANUFACTURER'S

- PLASTIC STAKE @ 900mm O.C. AS PER MANUFACTURER'S

1 LDP 4 1:20

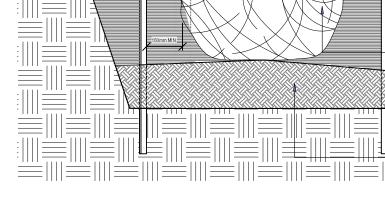


ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

GORDON DR/LAWSON AVE- MULTI-FAMILY DEVELOPMENT

TROIKA MANAGEMENT CORP.

3 LDP 4 1:20



— USE (2) 75 X 2000mm HGT. PRESSURE TREATED STAKES. POSITION STAKE OUTSIDE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. - GUYWIRE SYSTEM AS SPECIFIED – PLANT TREE WITH TRUNK FLARE AT FINISHED GRADE OF MULCH - 50mm SPECIFIED MULCH SPECIFIED GROWING MEDIUM

NOTES:

- DEPTH VARIES TO SUIT ROOTBALL SIZE - NATIVE SUBGRADE

- REMOVE WIRE BASKET

BASE OF TREE PIT TO BE COMPACTED TO STABILIZE TREE

1. DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.

> REMOVE BURLAP FROM TOP OF ROOT BALL COMPACT SOIL IN LIFTS WHEN BACKFILLING

NOTES: 1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT. 2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.

