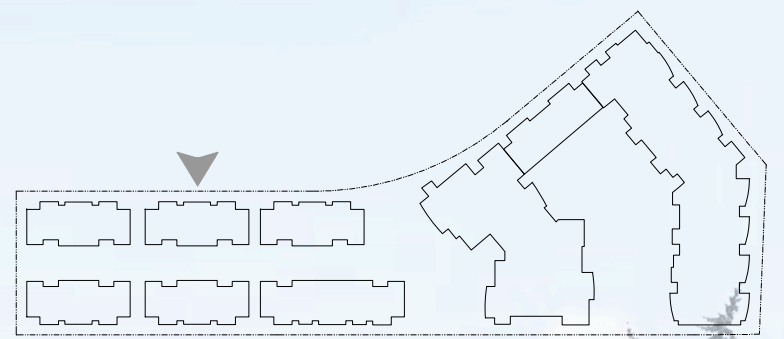


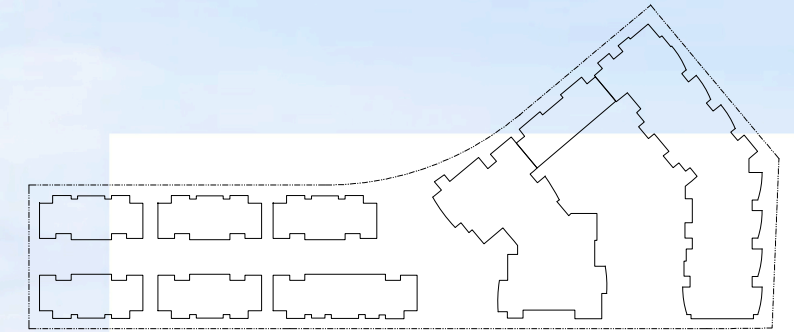
NORTH TOWNHOUSE ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
5. Window Wall Mullion (Charcoal Grey)
6. Window Wall w/ Metal Panel Clad Spandrel:
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
 - c. Accent Green - BM 2029-40 stem green
 - d. Accent Green - BM 2029-30 rosemary green
 - e. Accent Green - BM 2029-50 potpourri green
7. Curtainwall - (Charcoal Grey Frame)
8. Metal Panel
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
9. Brick - Manganese Ironspot Norman Format
10. Longboard Aluminum Cladding - wood grain colour "light cherry"
11. Longboard Floating Privacy Screen System - wood grain colour "light cherry"
12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard
13. Glass Canopy
14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure
15. Metal Louvered Enclosure for Mechanical Penthouse



SCHEMATIC ELEVATIONS

SOUTH TOWNHOUSE ELEVATION

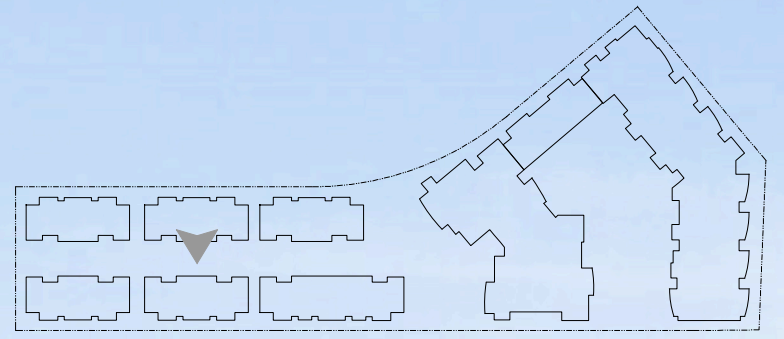


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15. Metal Louvered Enclosure for Mechanical Penthouse



NORTH COURTYARD TOWNHOUSE ELEVATION

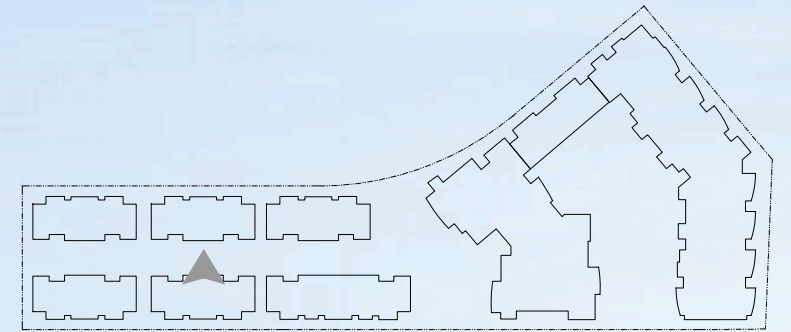
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SCHEMATIC ELEVATIONS

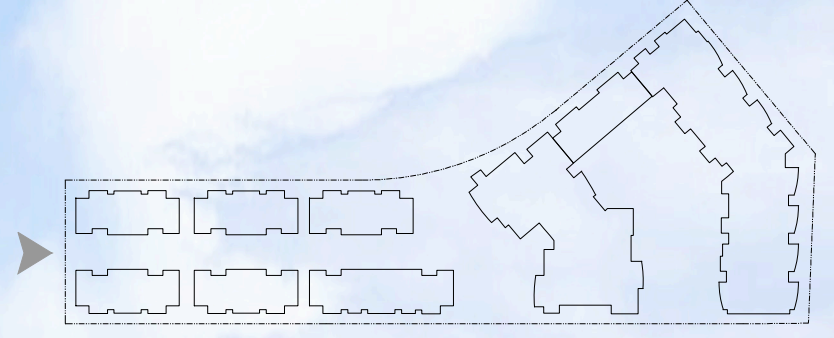
SOUTH TOWNHOUSE COURTYARD ELEVATION

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2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
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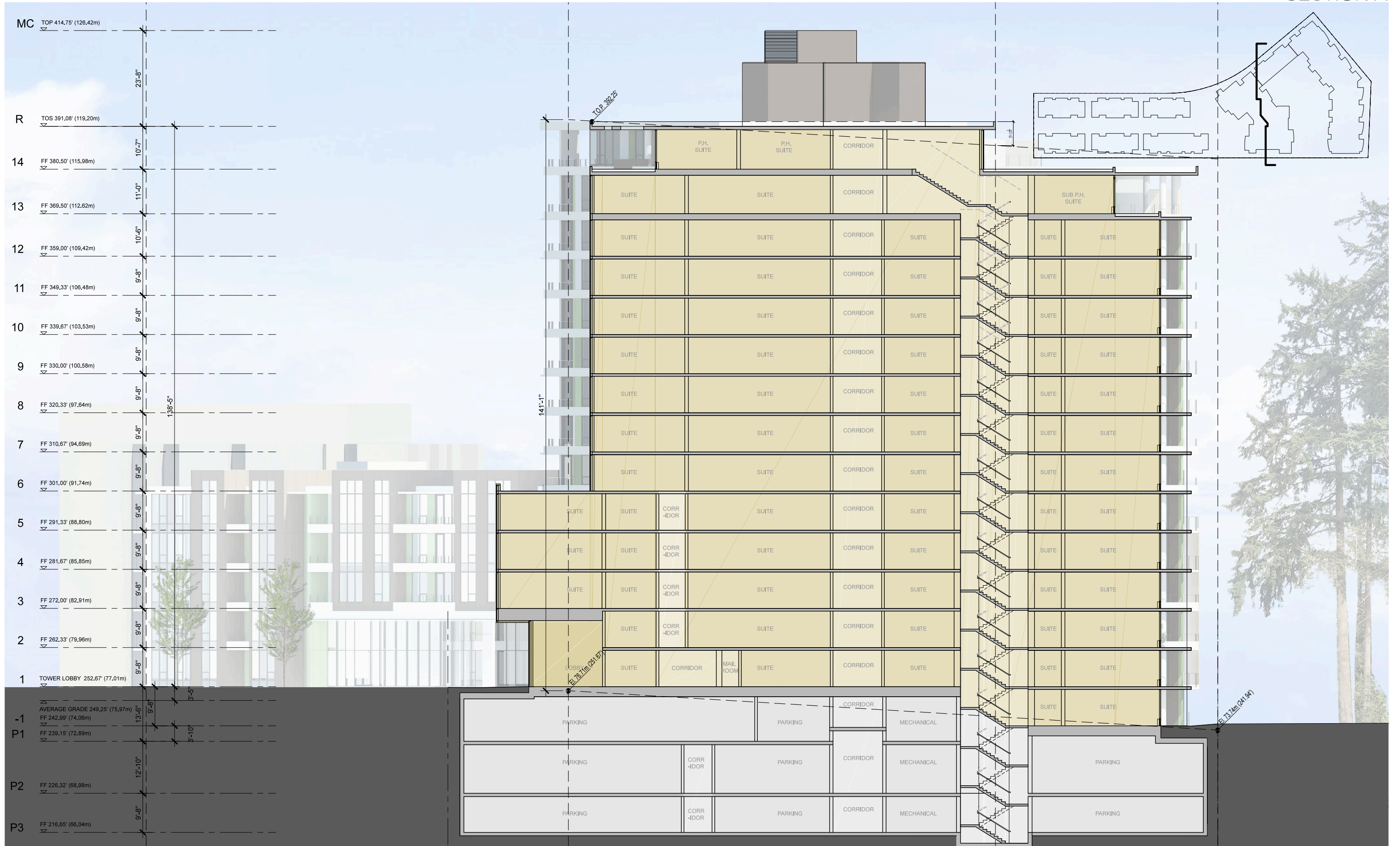


WEST TOWNHOUSE ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
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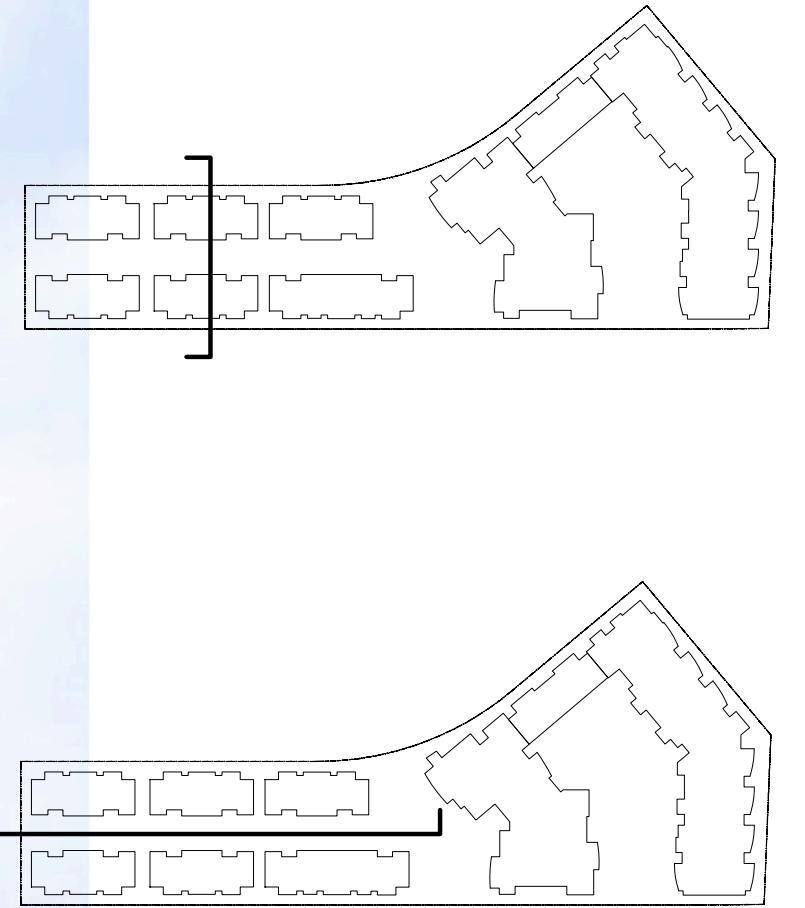
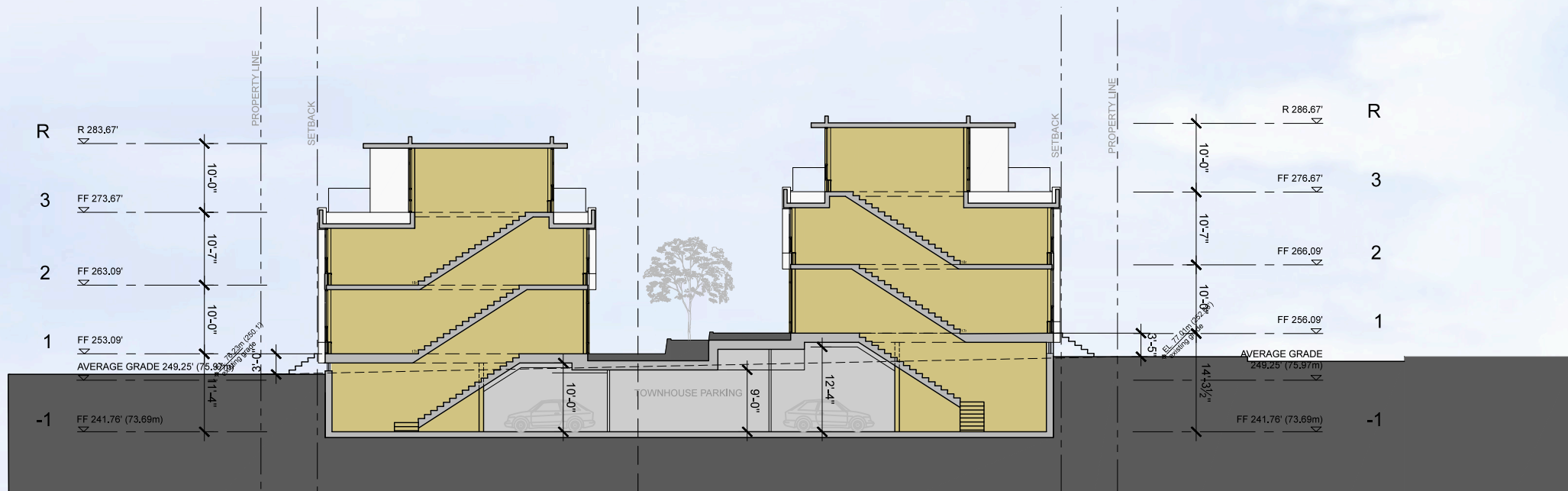


SCHEMATIC SECTION SECTION A



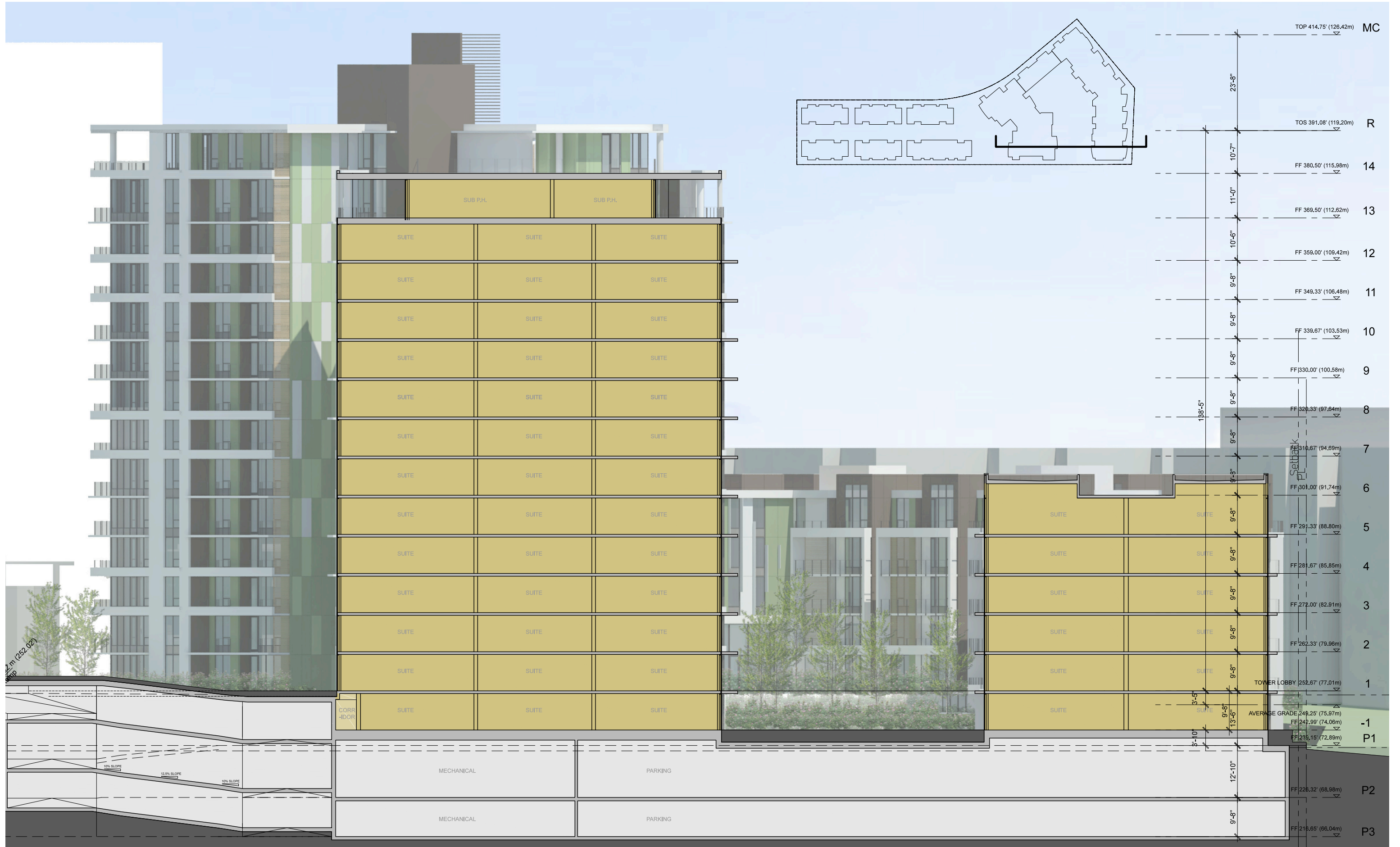
SCHEMATIC SECTIONS

TOWNHOUSE SECTIONS



SCHEMATIC SECTIONS

SECTION B



RESIDENCES AT NOBEL PARK

LANDSCAPE PLANS

PREPARED BY PWL PARTNERSHIP



PWL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West 41st Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
F 604.688.6112



RESIDENCES AT NOBEL PARK

CIVIC ADDRESS

3483, 3533, 3563 Ross Drive

LEGAL ADDRESS

Lot 7 & 8, District Lot 6494, Group 1,
New Westminster District, Plan EPP29484
Ross Drive and Webber Lane
South Campus
University of British Columbia

DRAWING CONTENTS

LDP 0.00	COVER SHEET
LDP 0.01	TREE MANAGEMENT PLAN
LDP 0.02	RENDERED PLAN
LDP 0.03	LIGHTING PLAN
LDP 1.01	MATERIALS PLAN
LDP 1.02	MATERIALS PLAN
LDP 3.01	PLANTING PLAN
LDP 3.02	PLANTING PLAN
LDP 6.01	DESIGN RATIONALE



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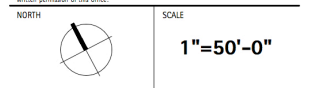
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	17-5-23	Issued for DP
2	17-6-1	Re-issued for DP
3	17-7-12	Re-issued for DP
4	17-7-19	Issued for DP Prior-To

PROJECT
RESIDENCES AT NOBEL PARK

ADDRESS
Civic Address: 3483, 3533, 3563 Ross Drive

DRAWING TITLE
COVER SHEET

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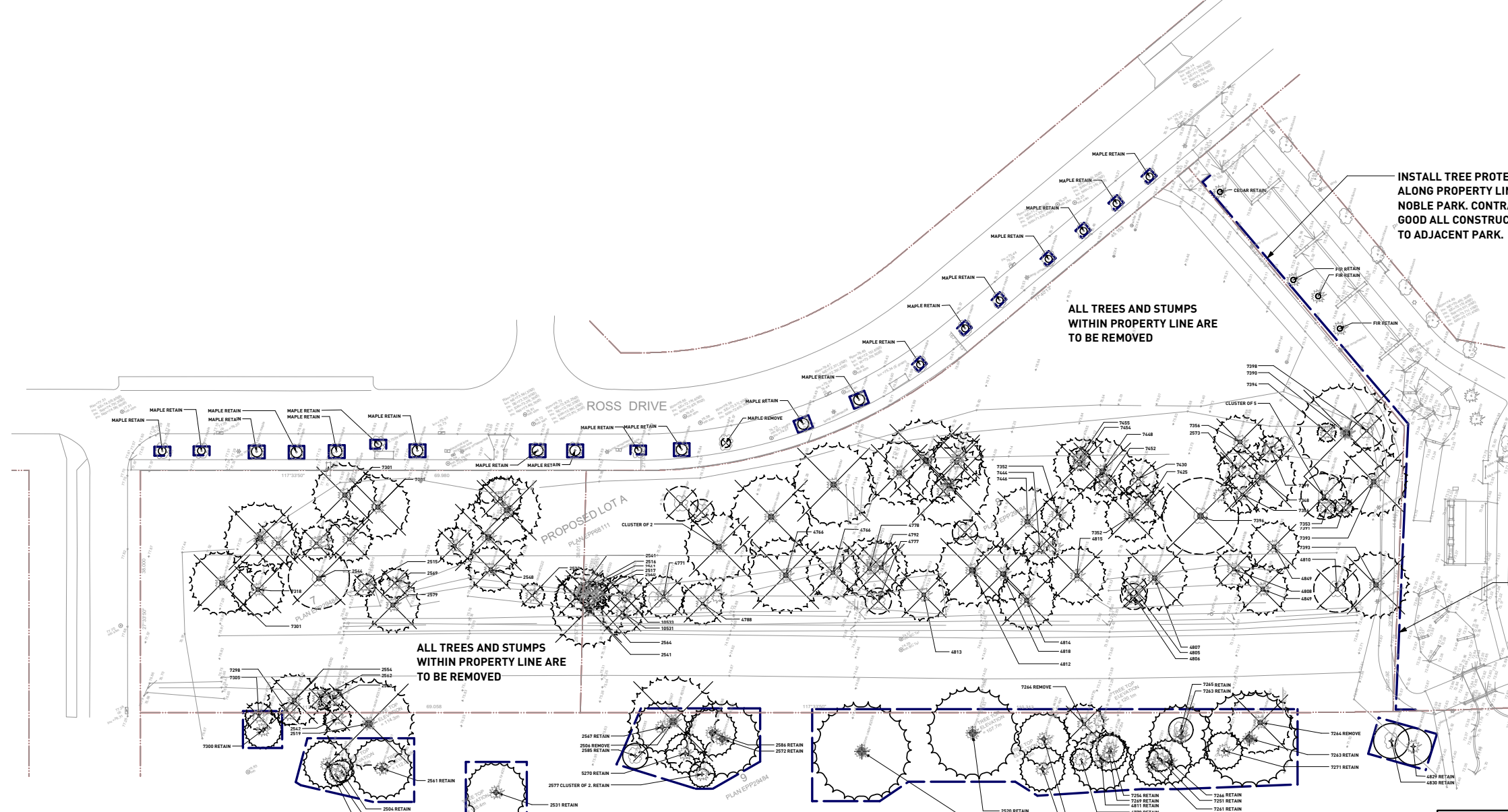


PROJECT NO.	16067
DATE	
FILE NAME	16067 Plan.vwx
PLOTTED	17-7-19
DRAWN	MT, JM
REVIEWED	BH

DRAWING
LDP 0.00

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TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

MUNICIPAL TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT A FIRE WITHIN THE DRIFLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5cm (2") WITHIN 1.0m, (3'-0") OF THE TRUNK AND BY NO MORE THAN 10cm (4"), FROM THAT POINT OUT TO THE DRIFLINE OF THE TREE.

TREE PROTECTION:

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE THE TREE MANAGEMENT PLAN
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE PROTECTION BARRIER:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2 x 4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.00m APART, AND FASTENED FIRMLY TO THE GROUND OR PLYWOOD NAILED TO 2 x 4 WOOD STAKES.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARBORIST.
- INFORM THE PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

BOULEVARD TREES:

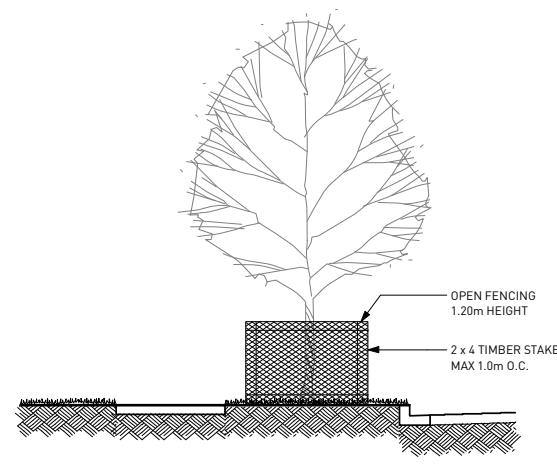
- ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 20cm (8") IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BOULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 60cm (24") FROM THE CURB AND 30cm (12") FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

TREE RETENTION CARE DURING CONSTRUCTION:

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT.
- ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING SAWS AND TOOLS.
- CONTRACTOR TO ADD A 10cm (4") LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETING THE TREE PROTECTION FENCING. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE I.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF IMPROPER CARE OR A FAILURE TO FOLLOW THE PROCEDURES OUTLINED HEREIN WILL BE SUBJECT TO REVIEW. THE VALUE OF DAMAGE WILL BE EVALUATED BASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS "GUIDE FOR PLANT APPRAISAL".

TREE MANAGEMENT LEGEND

	REMOVED CONIFEROUS TREE
	RETAINED CONIFEROUS TREE
	REMOVED DECIDUOUS TREE
	RETAINED DECIDUOUS TREE
	TREE PROTECTION FENCING



1 TREE PROTECTION BARRIER FENCING DETAIL
 NTS

PROJECT
RESIDENCES AT NOBEL PARK

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DRAWING TITLE
TREE MANAGEMENT PLAN

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NORTH

SCALE
1"=30'-0"

PROJECT NO.	16067
DATE	
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DRAWN	MT, JM
REVIEWED	BH
DRAWING	

LDP 0.01