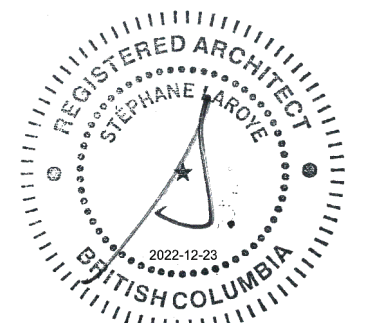


THE HEIGHTS PRINCE GEORGE



200 - 19 East 5th Avenue, Vancouver, BC V5T 1G7
T 604-558-6955 info@slaarchitect.com slaarchitect.com



SEAL

Exhibit "A"
Application No. DP100832
Date: February 6, 2023
Page: 1 of 12



DESIGN RATIONALE

The location of the building was chosen through careful analysis and investigation of the site. The site itself contains a unique and challenging terrain dropping beyond 10m from Ospika to Tyner. An area with a relatively minimal slope was identified along the NW property line along Ospika Blvd. The footprint placement was further refined through a more precise local analysis of the slopes. The development area is limited to the footprints of the building and the surface parking lot with the rest of the site being either left undisturbed or reforested post-construction.

The orientation of the building provides excellent solar orientation for passive heat gain and daylighting to the project and amenity spaces. The main amenity space opens to the south with a green landscape buffer that provides a gentle separation from the surface parking lot. Additionally, the four storey height and lowered ground floor elevation will create a modest volume that will create a strong street presence while respecting the proximity to the residential properties to the north.

The design for the residence is following a traditional U-shape corridor building layout. This allows the volume to create an enclosed, private courtyard that will host the main landscape amenity space with a promenade for the residents, scattered seating areas and a covered barbecue area. The main entrance to the building features a large canopy that will not only provide some sheltered space by the entrance but also a "port-cochère" for pick up and drop off of the residents. On the upper floors the building will feature residential units with lounge areas located centrally and conveniently close to the two elevator cores.

Connectivity from the site to the City road network is from a single driveway on Ospika Boulevard South, in order to create a sufficient flow of visitors/cars through the site and to not unnecessarily disrupt the street line of Ospika.

PROJECT TEAM

DEVELOPER
THE HUB COLLECTION
CONTACT: ASHLEY DE GREY OSBORN (MANAGING PARTNER)
604-356-5452 T
ASHLEY@THEHUBCOLLECTION.CA

PROJECT MANAGER
V-SQUARED CONSULTING LTD.
MARIUS VELDTMAN (MANAGING PARTNER)
780-918-2550
MARIUS@V2CONSULT.CA

ARCHITECT
STEPHANIE LAROYE ARCHITECT INC.
200-19 EAST 5TH AVENUE
VANCOUVER, BC V5T 1G7
STEPHANIE LAROYE, PRINCIPAL
STEPHANIE@SLAARCHITECT.COM
604-558-6955 T

LANDSCAPE
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203-1300 1ST AVENUE
PRINCE GEORGE, BC V2L 2Y3
LAURELIN SVISDAHL
250-563-6158
LAURELIN@LSLA-LANDARCH.COM

INTERIOR DESIGN
DESIGNFARM INC
2100 BLOOR STREET WEST, SUITE 6-353
TORONTO, ON M6S 5A5
IRKA DYCZOK
416-617-6867
STUDIO@DESIGNFARMINC.CA

CIVIL
L&M ENGINEERING
1210 FOURTH AVENUE
PRINCE GEORGE, BC V2L 3J4
TERRY FJELLSTROM
250-562-1977 X124
TFJELLSTROM@LMENGINEERING.BC.CA

GEOTECHNICAL
ECORA ENGINEERING & RESOURCE GROUP LTD.
300-638 SMITHE ST.,
VANCOUVER BC, V6B 1E3
DAN BURTON
DAN.BURTON@ECORA.CA
604-309-5140

ZONING SUMMARY

LEGAL ADDRESS:
LT 147 DL 2003 PL 26774 (PARCEL ID 005850355)

CIVIC ADDRESS: 4500 OSPIKA BOULEVARD, PRINCE GEORGE, BC
ZONING: RMS: MULTIPLE RESIDENTIAL
ZONING USE: CONGREGATE HOUSING
ALLOWED BUILDING HEIGHT: 15M ABOVE BUILDING GRADE (706.5 M)
GROSS L3: 2,398 m²
PROPOSED BUILDING HEIGHT: 15.3M (4 STOREYS (13.8M ABOVE BLDG.GRADE))
SITE AREA: 22,834.32 SQ.M
PROPOSED NUMBER OF UNITS: 118 (18 ACCESSIBLE UNITS)
ALLOWED UNIT DENSITY UNDER RM-5: 125 PER HECTARE (285 UNITS)
PROPOSED UNIT DENSITY: 50.4 PER HECTARE
MAX SITE COVERAGE: 55%
PROPOSED SITE COVERAGE: 11.2%
FRONT YARD SETBACK: 4.5M
MIN. EXTERIOR/INTERIOR SIDE YARD SETBACK: 3.0M
AVERAGE BUILDING GRADE ALONG OSPIKA BLVD: 691.5M (SEE A1.01 FOR CALCULATION)

PROPOSED GROSS BUILDING AREA: 9,754 SQ.M
PROPOSED NET BUILDING AREA: 6,755 SQ.M

CODE SUMMARY

MAJOR OCCUPANCY: C (RESIDENTIAL)
BUILDING AREA: 2,562.4 SM
BUILDING HEIGHT: 4 STOREYS
OCCUPANT LOAD: L1 - 36 (RES.) + 10 (OFFICE)
L2 - 82 (RES.)
L3 - 82 (RES.)
L4 - 82 (RES.)
TOTAL: 292

STREETS FACING (3.2.2.10): 1
3.2.2.50: GROUP C UP TO 6 STOREYS SPRINKLERED:
BUILDING AREA NOT MORE THAN 2250 SM
COMBUSTIBLE/NONCOMBUSTIBLE
FLOOR AND SUPPORTING STRUCTURE FRR 1HR
ROOF AND SUPPORTING STRUCTURE FRR 1HR

NOTE: BUILDING DIVIDED WITH FIREWALL @ GL G (NORTH WING ALONG OSPIKA BLVD ONLY); BUILDING AREA WEST OF GL G - 1998.7 SQM; BUILDING AREA EAST OF GL G - 563.7 SQM

SPRINKLERED: YES NFPA 12-2013

AREAS

GROSS BUILDING AREA	
Name	Area
Gross L1	2,559 m ²
Gross L2	2,398 m ²
Gross L3	2,398 m ²
Gross L4	2,398 m ²
	9,754 m ²

NET AREA	
Level	Area
LEVEL 1	948 m ²
LEVEL 2	1,936 m ²
LEVEL 3	1,936 m ²
LEVEL 4	1,936 m ²
	6,755 m ²

Unit Count		
Level	Unit Type	Count
LEVEL 1	1 Bed	13
LEVEL 1	1 Bed A	1
LEVEL 1	2 Bed	2
LEVEL 2	1 Bed	14
LEVEL 2	1 Bed A	4
LEVEL 2	2 Bed	5
LEVEL 2	2 Bed A	2
LEVEL 2	studio	9
LEVEL 3	1 Bed	14
LEVEL 3	1 Bed A	4
LEVEL 3	2 Bed	5
LEVEL 3	2 Bed A	2
LEVEL 3	studio	9
LEVEL 4	1 Bed	14
LEVEL 4	1 Bed A	4
LEVEL 4	2 Bed	5
LEVEL 4	2 Bed A	2
LEVEL 4	studio	9
Grand total:		118

Note: Units marked with "A" to be accessible

PARKING

PARKING REQUIREMENTS (CONGREGATE HOUSING)
1 PER 2 EMPLOYEES = 5 STALLS REQUIRED
1 PER 2 SLEEPING UNITS = 118/2 = 59 STALLS REQ'D
TOTAL REQUIRED: = 64 STALLS

SURFACE PARKING LANDSCAPE ALLOWANCE:
0.4 SQ.M PER STALL 25.6 SQ.M REQUIRED,
70 SQ.M PROVIDED

BICYCLE

BICYCLE PARKING REQUIREMENTS
CLASS I
5% OF REQ'D PARKING STALLS = 4 STALLS
CLASS II
5/ BUILDING = 5 STALLS

PARKING TOTALS	
Type	Provided
RESIDENTIAL	
ACCESSIBLE STALL	2
REGULAR STALL	61
SMALL CAR STALL	2
VISITOR	
REGULAR STALL	5
Grand total:	70

BICYCLE PARKING SUMMARY	
Type	Count
Bicycle Stall (Class I)	4
Bicycle Stall (Class II)	6
Grand total:	10

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
COVER SHEET

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

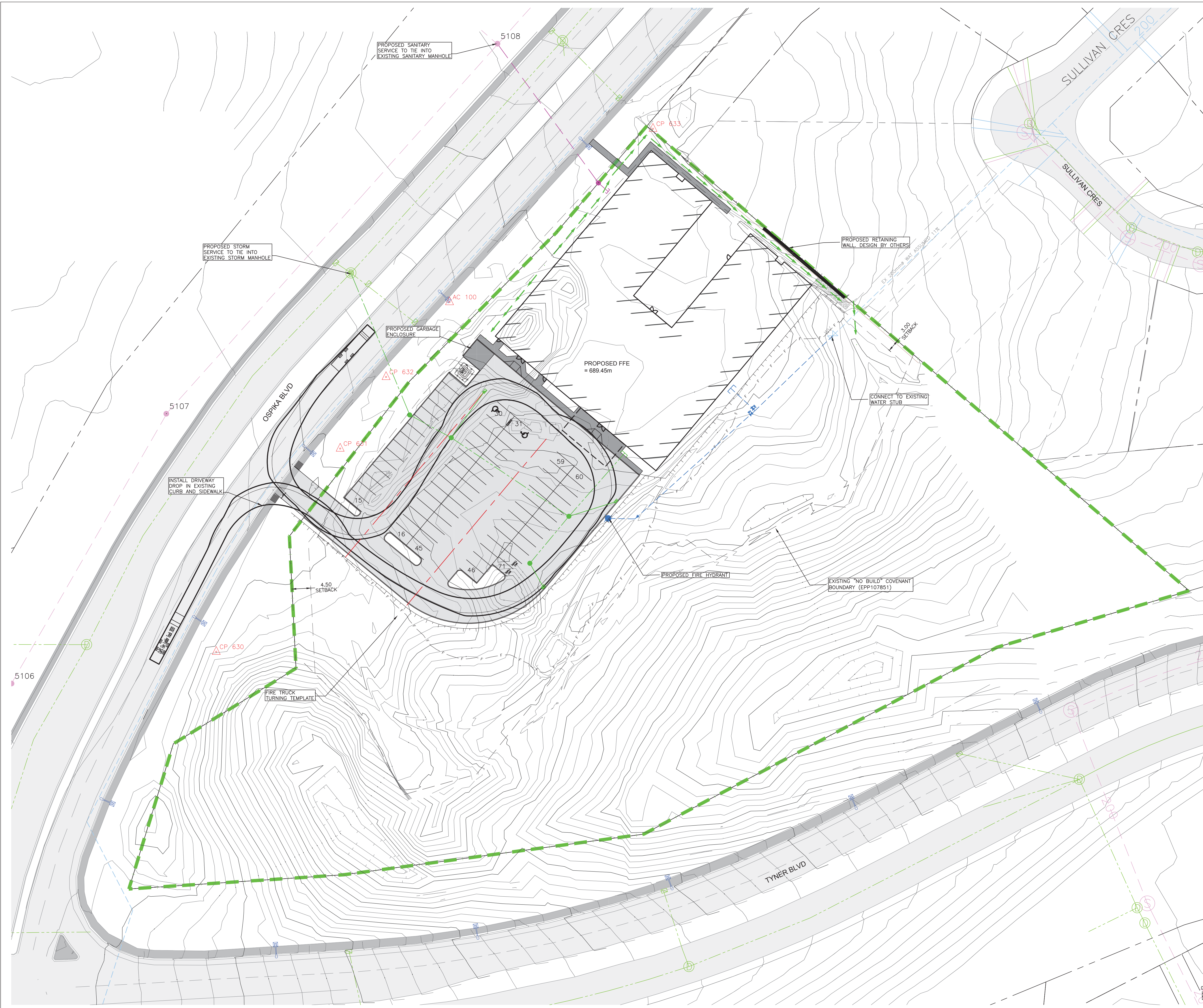
A0.00



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RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022



LEGEND

EXISTING

- EX TEST PIT & GRILL HOLE
- EX BENCHMARK & SURVEY HUBS
- EX IP's & ISM's
- EX LEGAL LINE
- EX LEGAL R.O.W. & EASEMENT
- EX SANITARY & MANHOLE
- EX SANITARY FORCE MAIN
- EX STORM & MANHOLE
- EX SINGLE & DOUBLE CATCHBASIN w/ CR LEADS
- EX CATCHBASIN MANHOLE
- EX CULVERT
- EX FIRE HYDRANT & VALVE ASSEMBLY
- EX WATERMARK & VALVE
- EX BLOW-OFF ASSEMBLY
- EX CURB STOP
- EX ROAD & SIDEWALK
- EX ROAD SIGN(S)
- EX SHOULDER
- EX TOP OF SLOPE
- EX TOE OF SLOPE
- EX DITCH or SWALE
- EX FENCE
- EX OVERHEAD LINES
- EX UNDERGROUND LINES
- EX POWER POLE & ANCHOR
- EX GAS MAIN

PROPOSED

- PR LEGAL LINE
- PR LEGAL R.O.W. & EASEMENT
- PR SANITARY & MANHOLE
- PR STORM & MANHOLE
- PR SINGLE & DOUBLE CATCHBASIN w/ CR LEADS
- PR CATCHBASIN MANHOLE
- PR CULVERT
- PR DITCH or SWALE
- PR FIRE HYDRANT & VALVE ASSEMBLY
- PR WATERMARK & VALVE
- PR GRAVEL SHOULDER
- PR ASPHALT
- PR CURB & SIDEWALK
- PR ROAD SIGN(S)



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 T 604-558-6955 info@slaarchitect.com slaarchitect.com



1210 FOURTH AVENUE
 PRINCE GEORGE, B.C.
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 TEL. (250) 562-1977
 FAX (250) 562-1967



Exhibit "A"
 Application No. DP100832
 Date: February 6, 2023
 Page: 2 of 12

No.	Description	Date
2	REVISED DEVELOPMENT PERMIT	19/12/22
1	ISSUED FOR 30% DESIGN	19/12/22

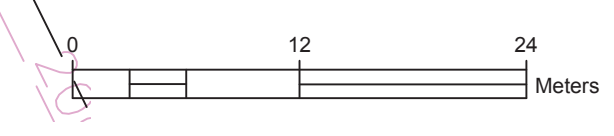
PROJECT
 The Heights Seniors Residence
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 OVERALL SITE PLAN

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DRAWN	DATE
KP	JUNE 2022
SCALE	REVIEWED
1 : 400	TAF

1732-04 PROJECT NO
C002

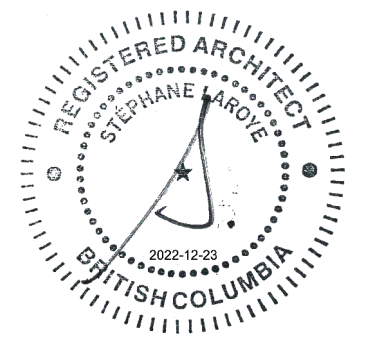


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ISSUED FOR COORDINATION 05 AUGUST 2022



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T 604-558-6955 info@slaarchitect.com slaarchitect.com



SEAL

Average Grade along Ospika
(Building Grade): 691.5m
(see below for calculation)

name	length	start gr.	end gr.	median	(Median (A-B) x Length (A-B)) + (Median (B-C) x Length (B-C)) + ... (Median (L-M) x Length (L-M)) Length (A-B) + Length (B-C) + ... + Length (L-M)
A-B	10.9m	692.5m	693.5m	693.0m	= 691.5 m
B-C	11.6m	693.5m	693.4m	693.4m	
C-D	13.1m	693.4m	692.1m	692.7m	
D-E	24.4m	692.1m	692.4m	692.2m	
E-F	33.9m	692.4m	692.2m	692.3m	
F-G	18.8m	692.2m	692.0m	692.1m	
G-H	20.9m	692.0m	691.5m	691.8m	
H-I	10.2m	691.5m	691.3m	691.4m	
I-J	29.4m	691.3m	690.7m	691.0m	
J-K	17.7m	690.7m	689.8m	690.2m	
K-L	12.1m	689.8m	689.5m	689.6m	
L-M	21.3m	689.5m	689.1m	689.2m	

Note: For site grades/slopes/elevations/interventions refer to Civil and Landscape drawings.

For all information on retaining walls refer to Civil drawings.

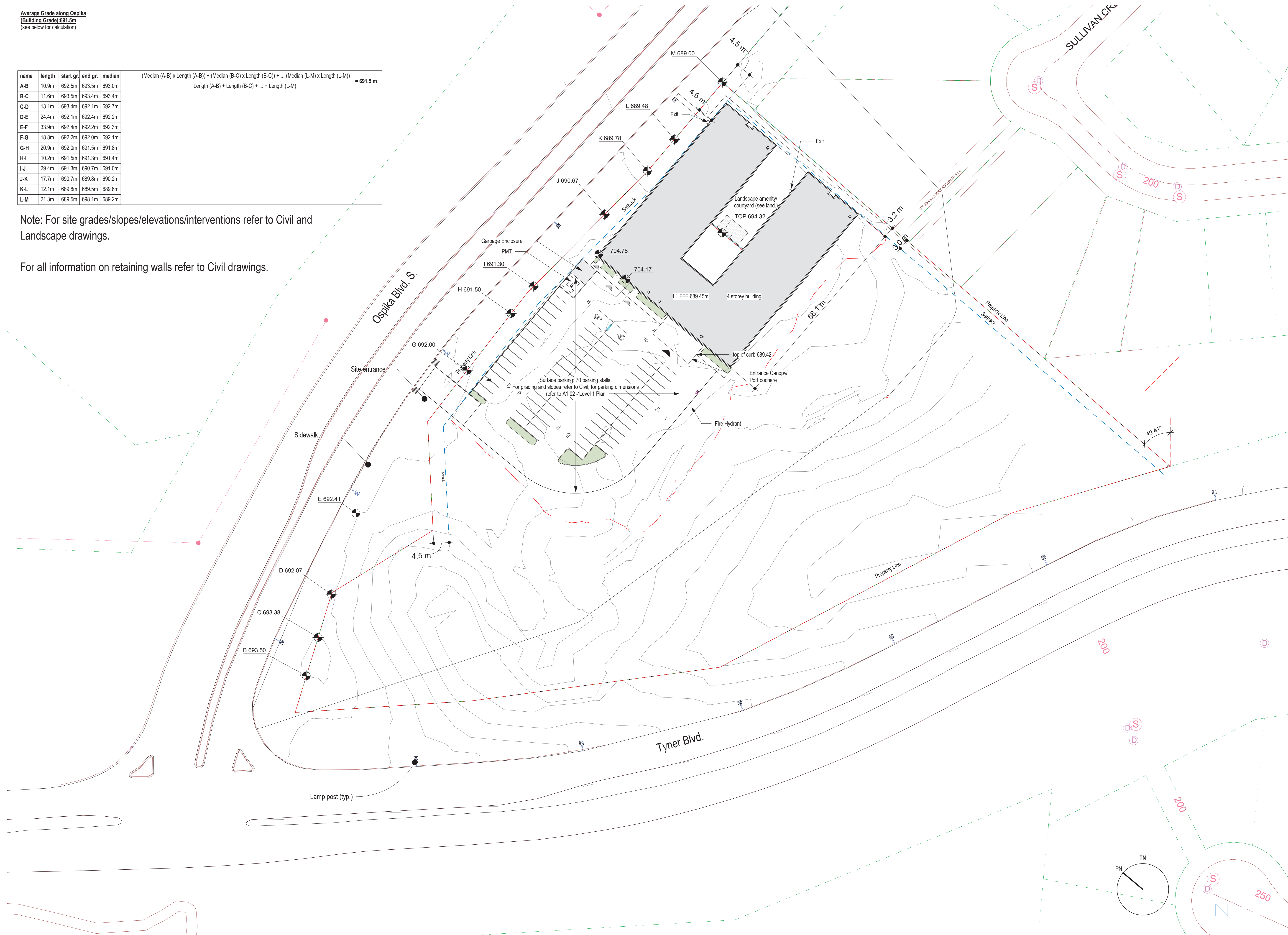


Exhibit "A"
Application No. DP100832
Date: February 6, 2023
Page: 3 of 12

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

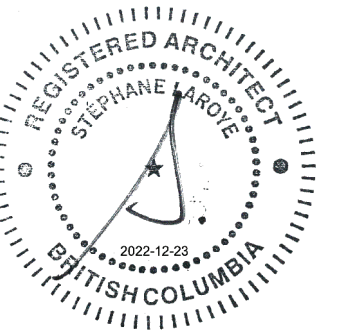
DRAWING
 SITE PLAN

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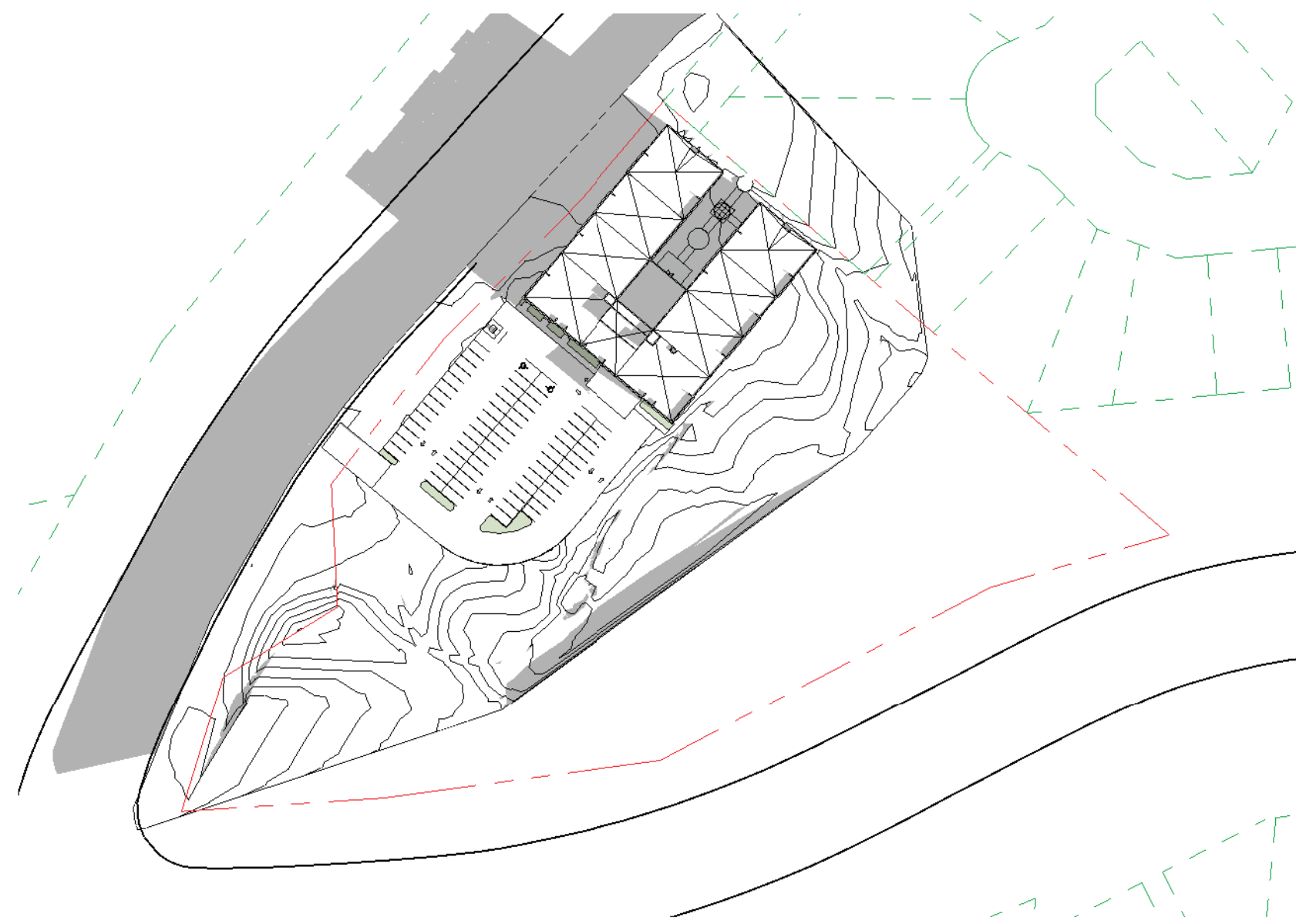
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SLA	JUNE 2022
SCALE	REVIEWED
1 : 500	SLA
2213	PROJECT NO

A0.01

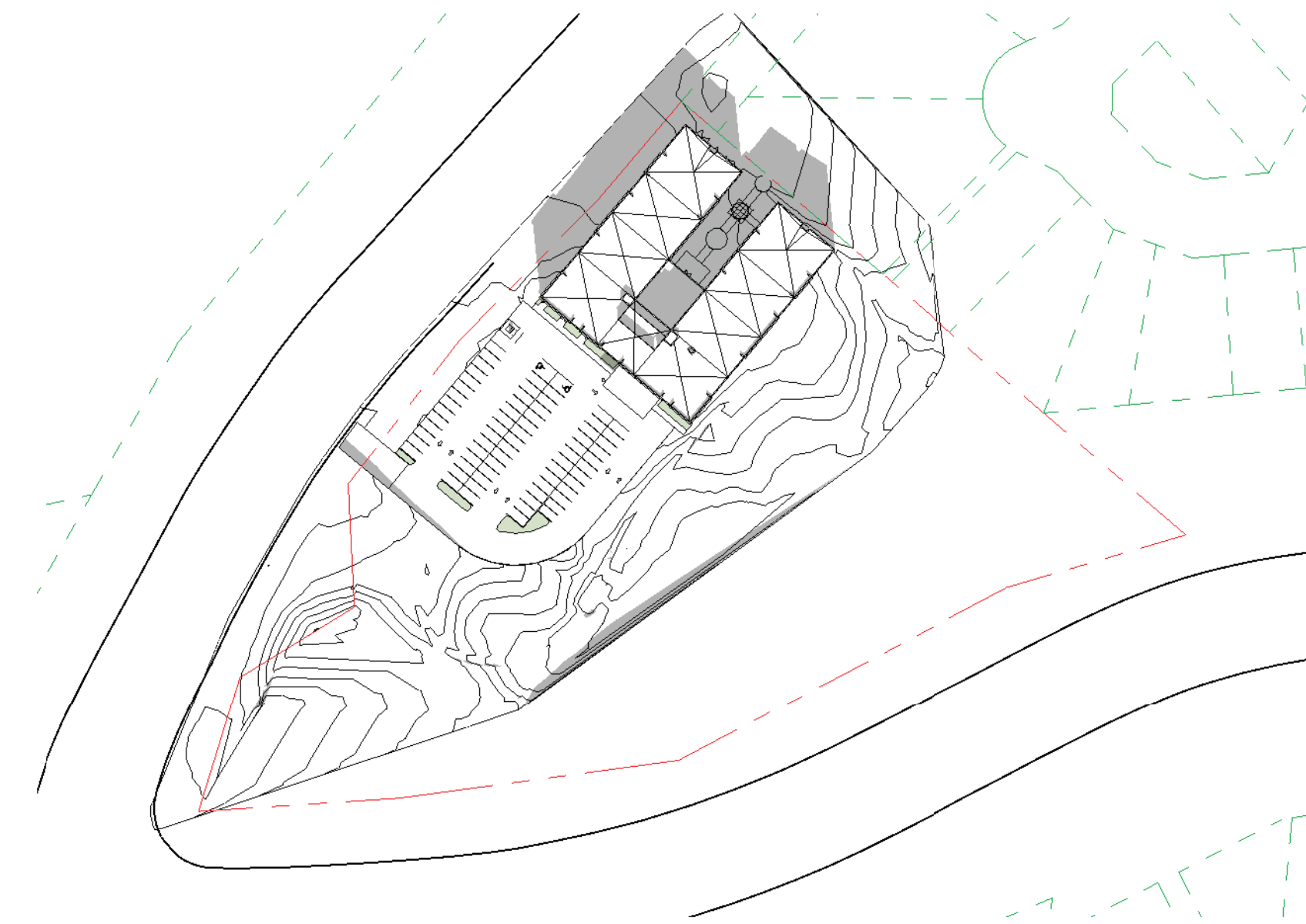
RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022



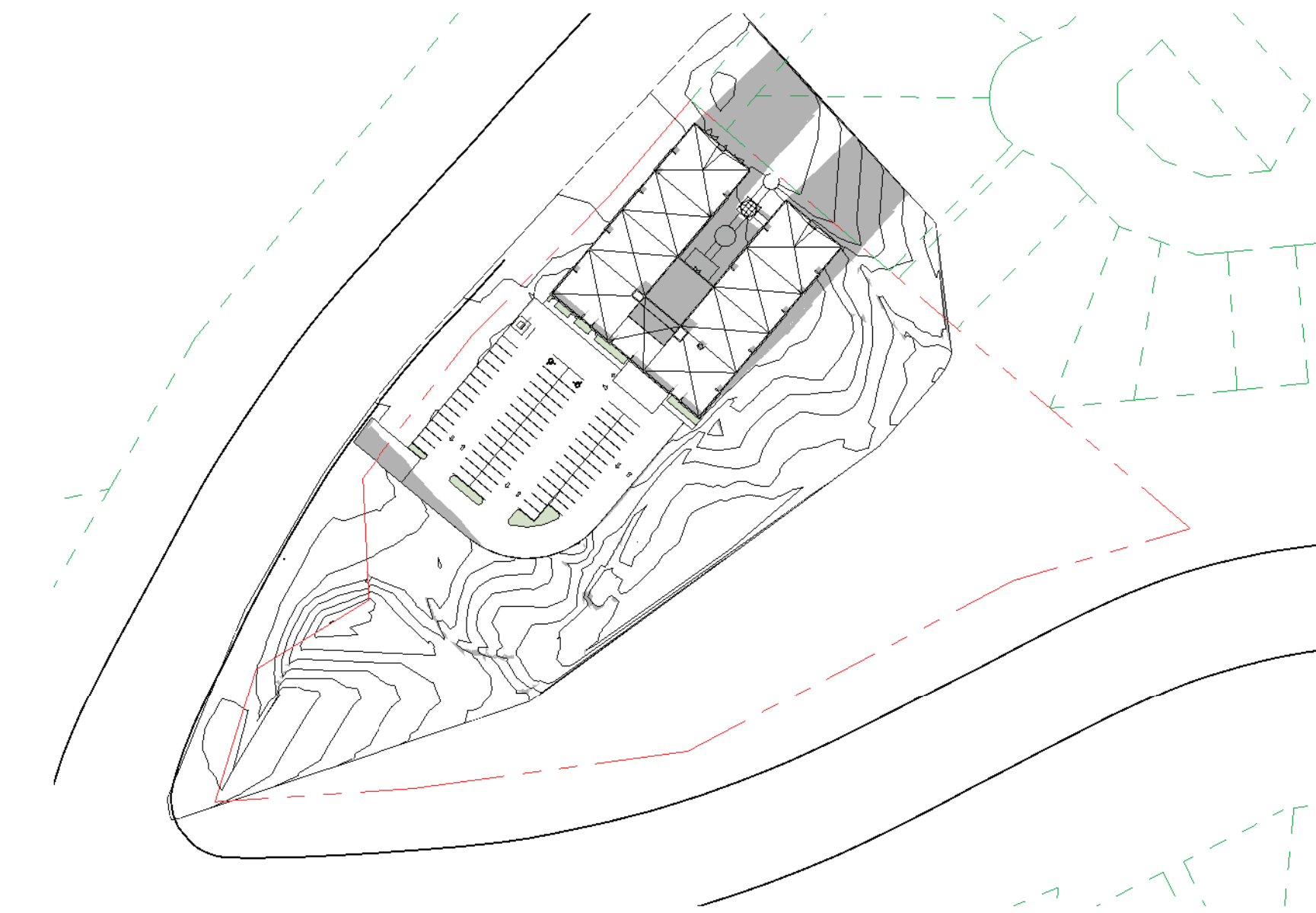
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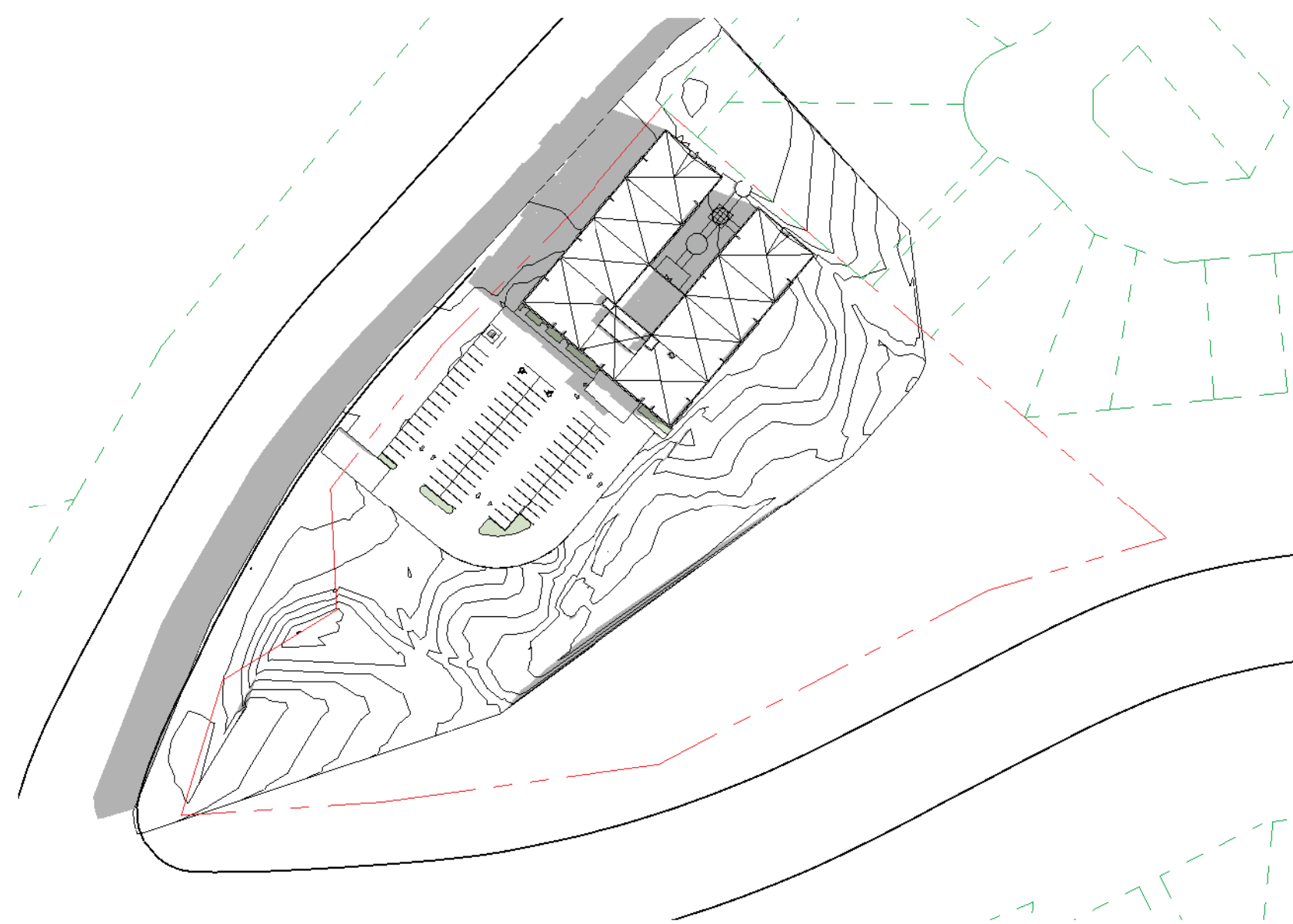
1 - Mar / Sept 21 - 9am
1: 1500



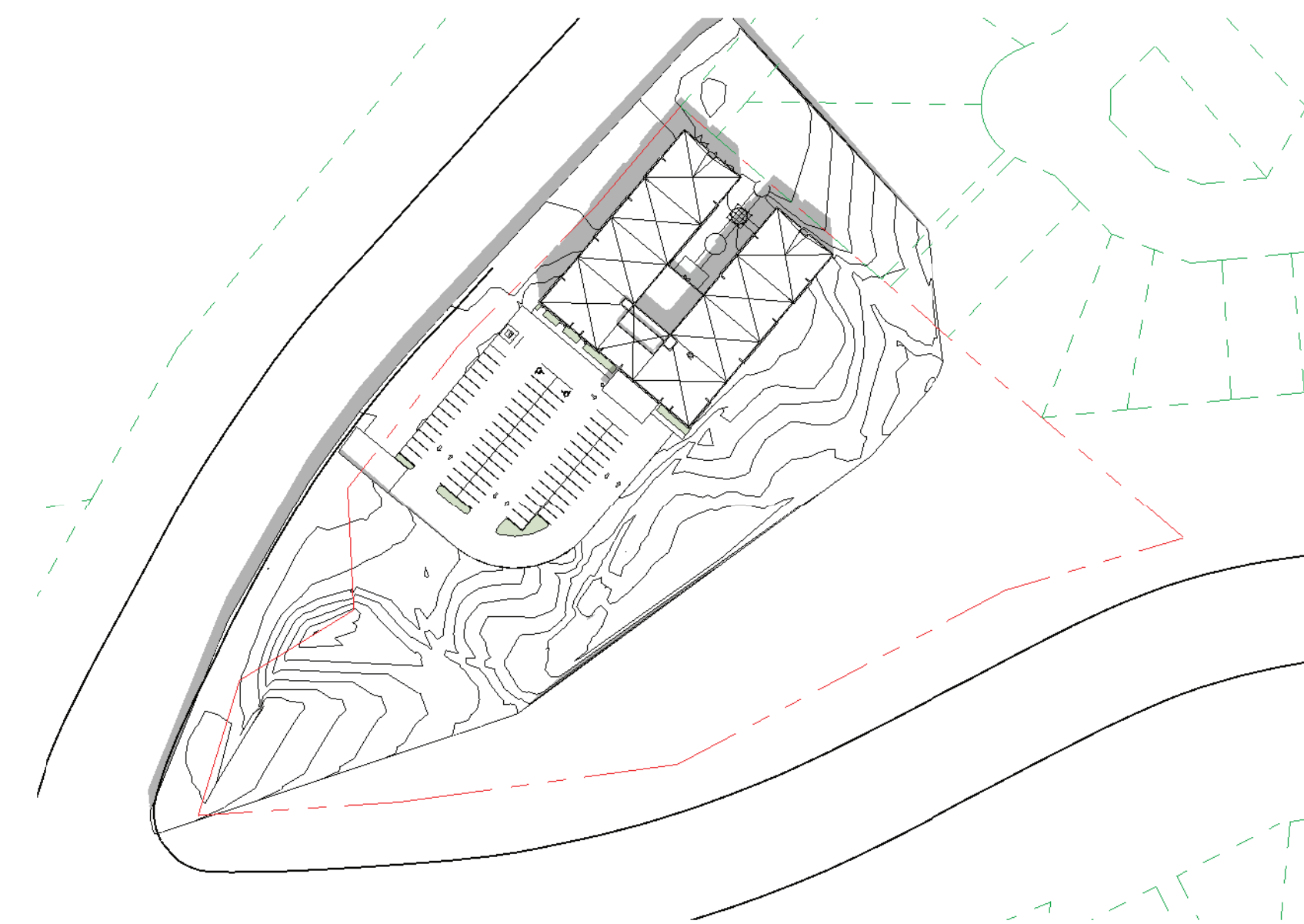
2 - Mar / Sept 21 - 12pm
1: 1500



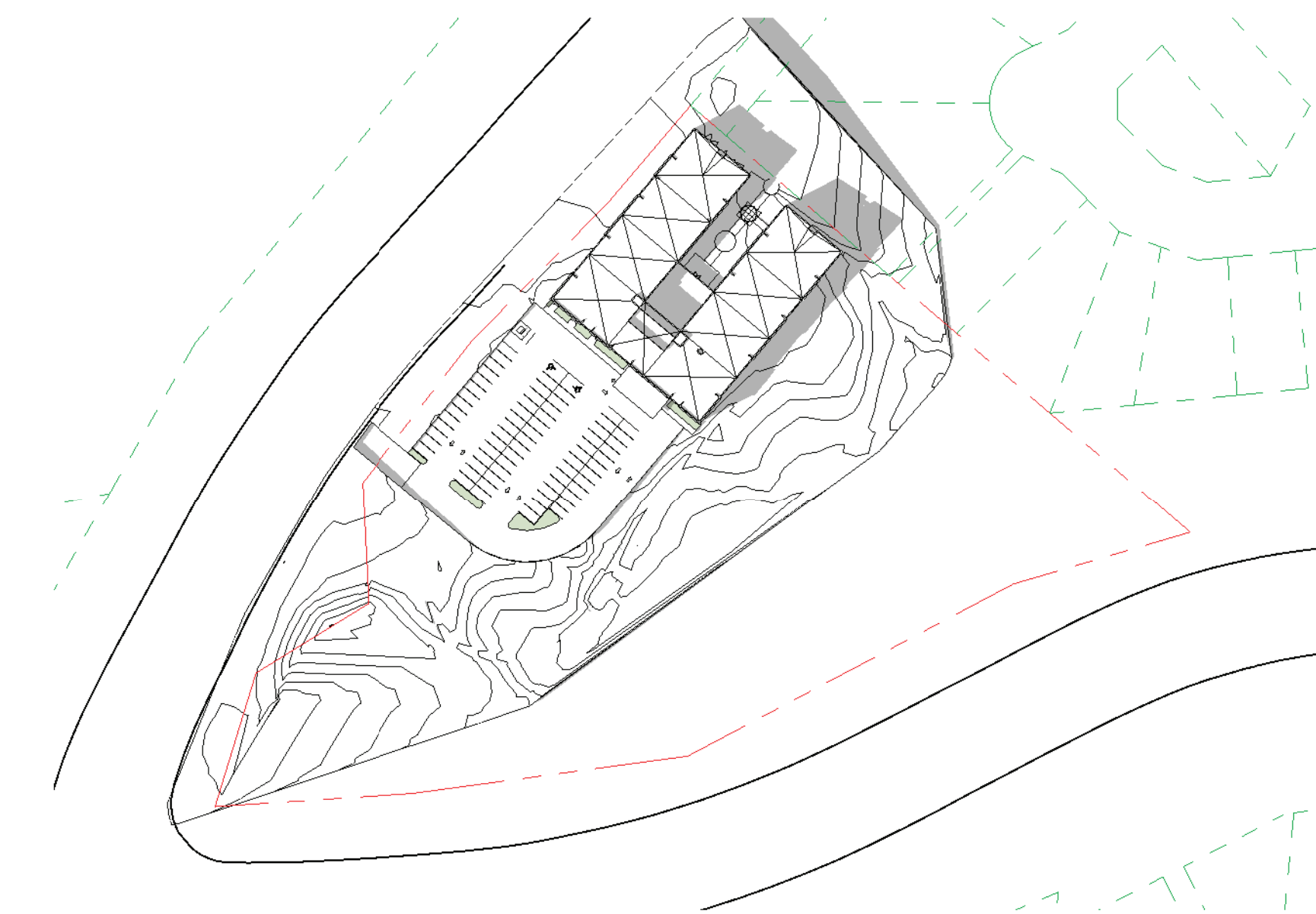
3 - Mar / Sept 21 - 3pm
1: 1500



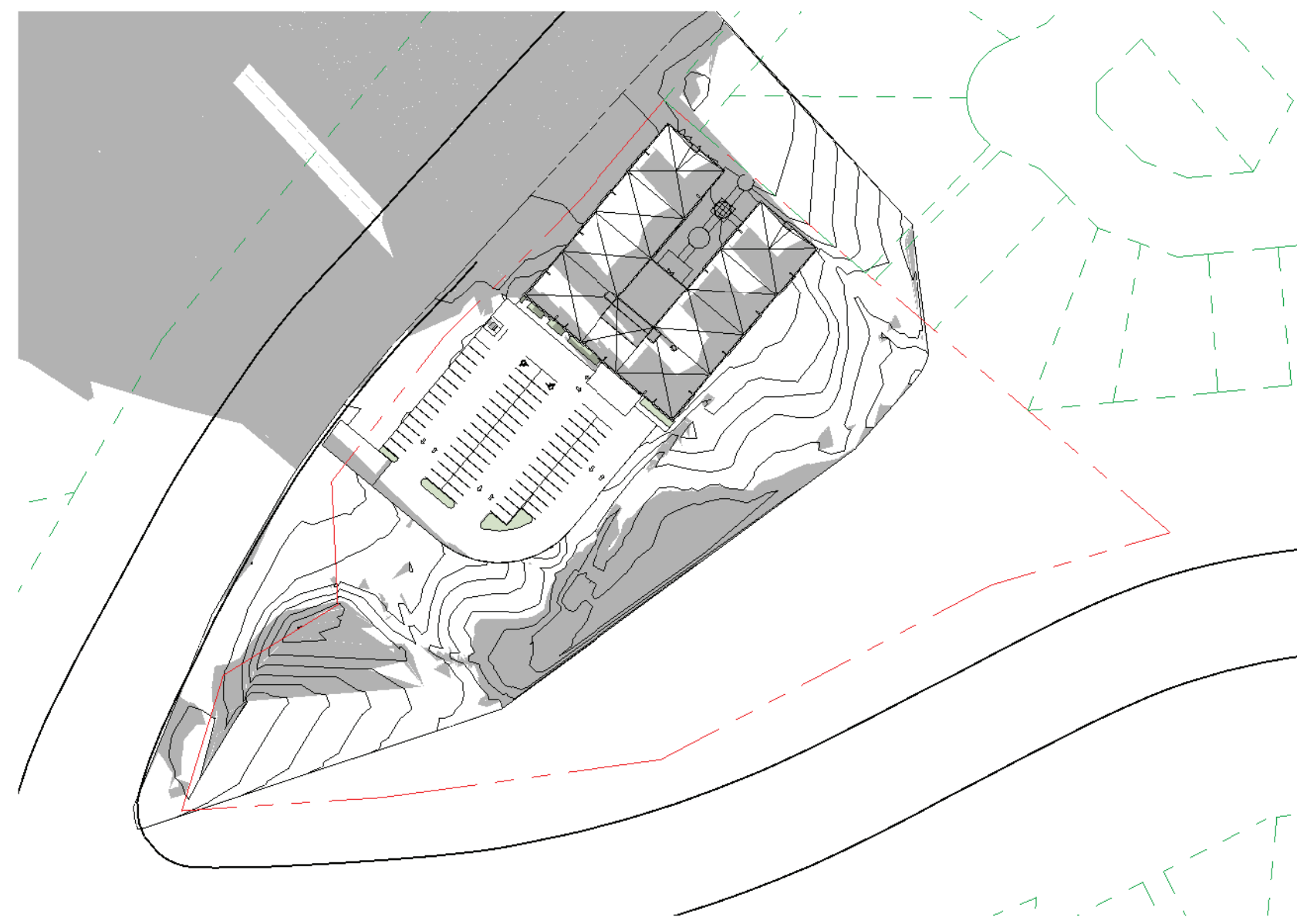
4 - June 21 - 9am
1: 1500



5 - June 21 - 12pm
1: 1500



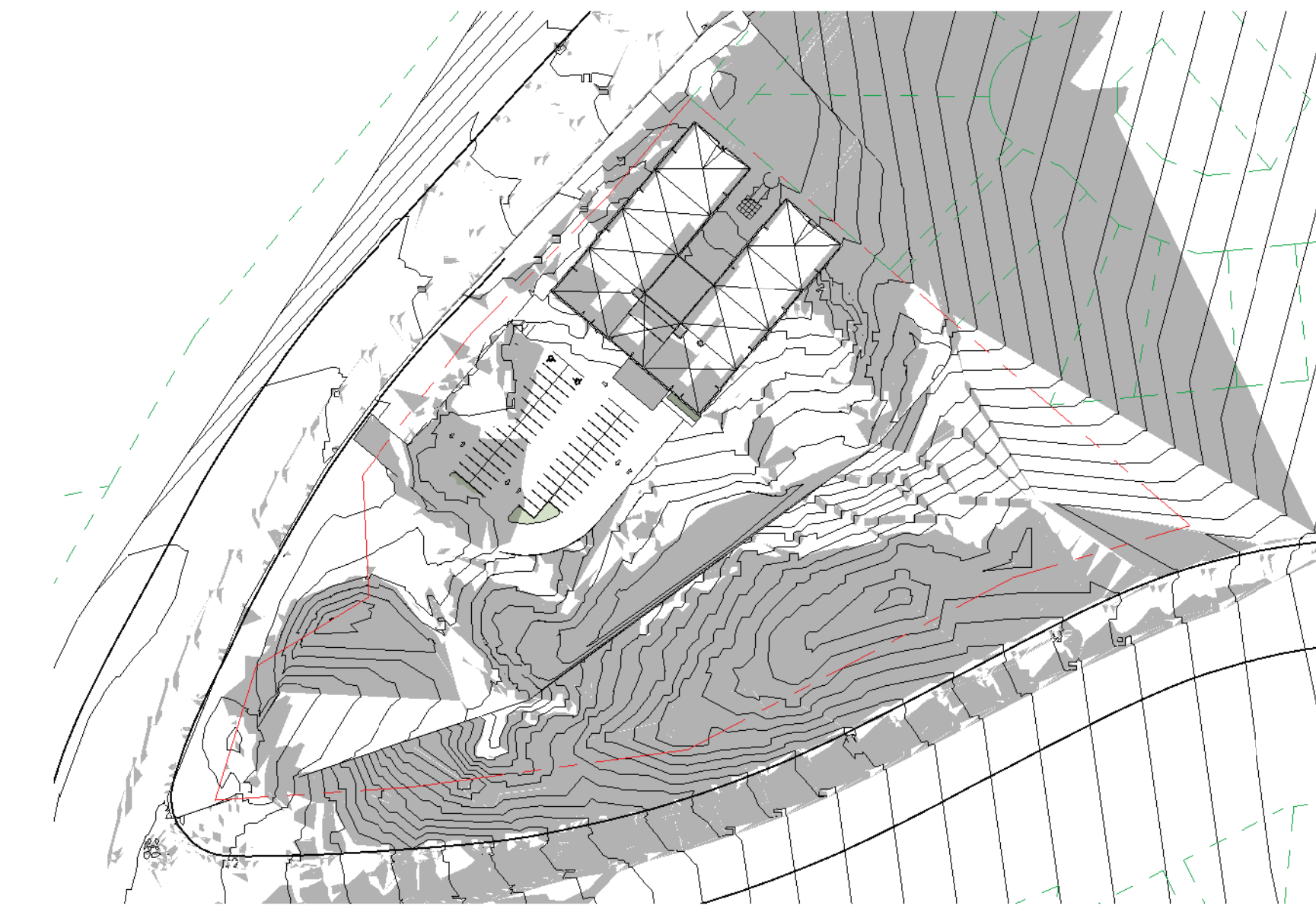
6 - June 21 - 3pm
1: 1500



7 - Dec 21 - 9am
1: 1500



8 - Dec 21 - 12pm
1: 1500



9 - Dec 21 - 3pm
1: 1500

Note: shading produced majorly by topography itself.

Exhibit "A"
Application No. DP100832
Date: February 6, 2023
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No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 SHADOW STUDIES

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SLA	JUNE 2022
SCALE	REVIEWED
1: 1500	SLA
2213	PROJECT NO

A0.02

RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022





1. Looking East at Main entrance



2. Looking North-East at Main entrance



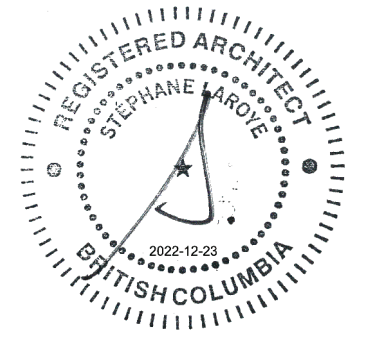
3. Looking North in the courtyard



4. Aerial view



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SEAL

Exhibit "A"
Application No. DP100832
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Page: 5 of 12

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
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DRAWING
ARTISTIC RENDERS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
	SLA
2213	PROJECT NO

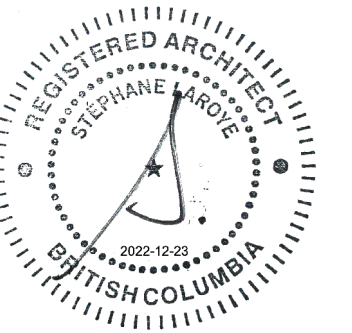
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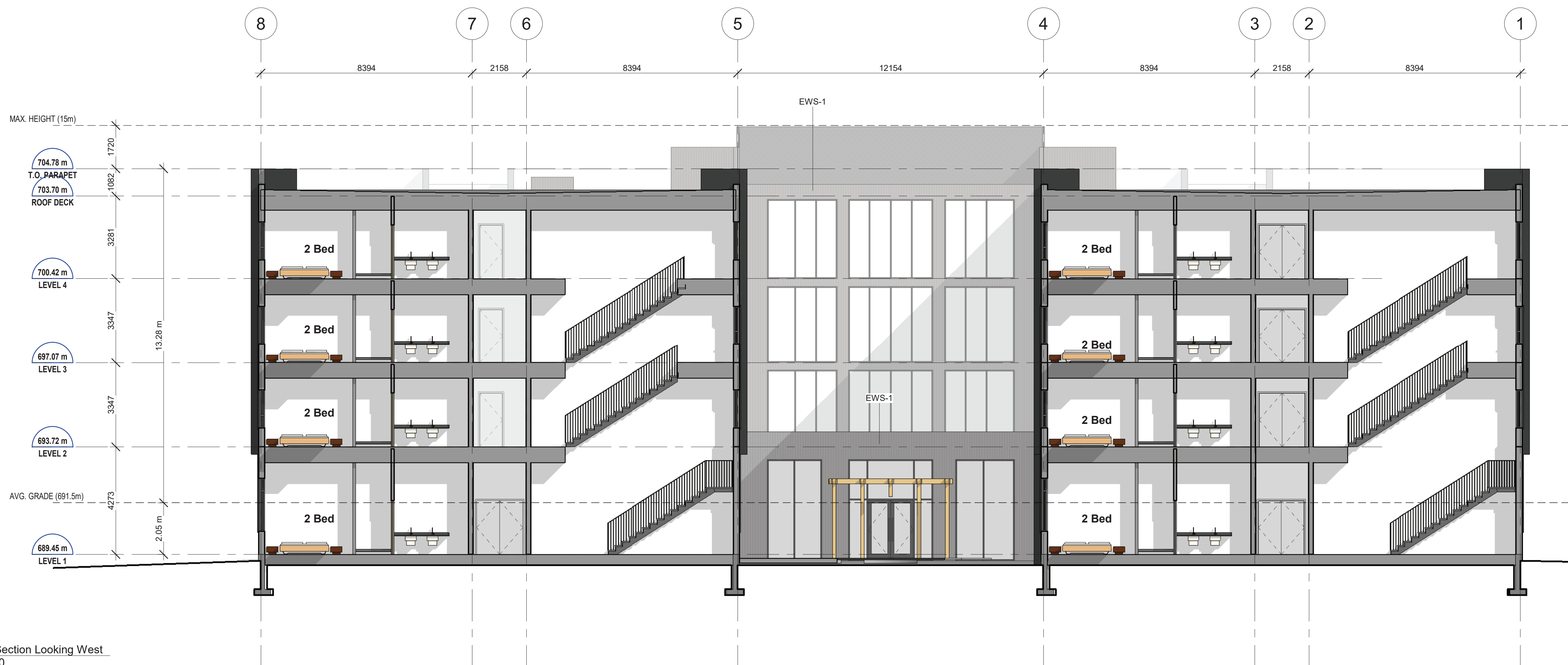
SEAL

Materials Legend:
EWS-1 Engineered Wood Siding (Light Grey, Vertical)
EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
FCP-1 Fiber Cement Panel (Sand)
MTL-1 Black Sheet Metal
S-1 Wood Print Siding (to match entry canopy wood)



1 Courtyard Section 1 - Looking North
1 : 100

Exhibit "A"
Application No. DP100832
Date: February 6, 2023
Page: 6 of 12



2 Stair Section Looking West
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
BUILDING SECTIONS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

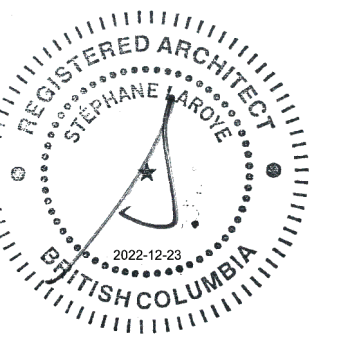
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RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022

Materials Legend:
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 EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
 EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
 FCP-1 Fiber Cement Panel (Sand)
 MTL-1 Black Sheet Metal
 S-1 Wood Print Siding (to match entry canopy wood)



1 Courtyard Section 2 - Looking South
1 : 100



SEAL

Exhibit "A"
 Application No. DP100832
 Date: February 6, 2023
 Page: 7 of 12

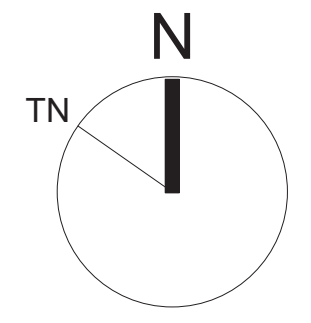
No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 Building Sections

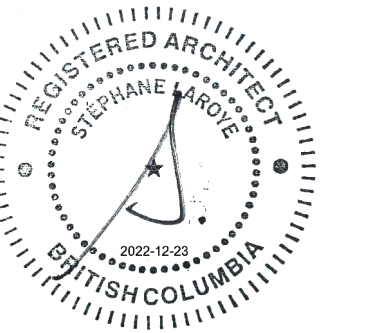
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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO



A2.02

RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022



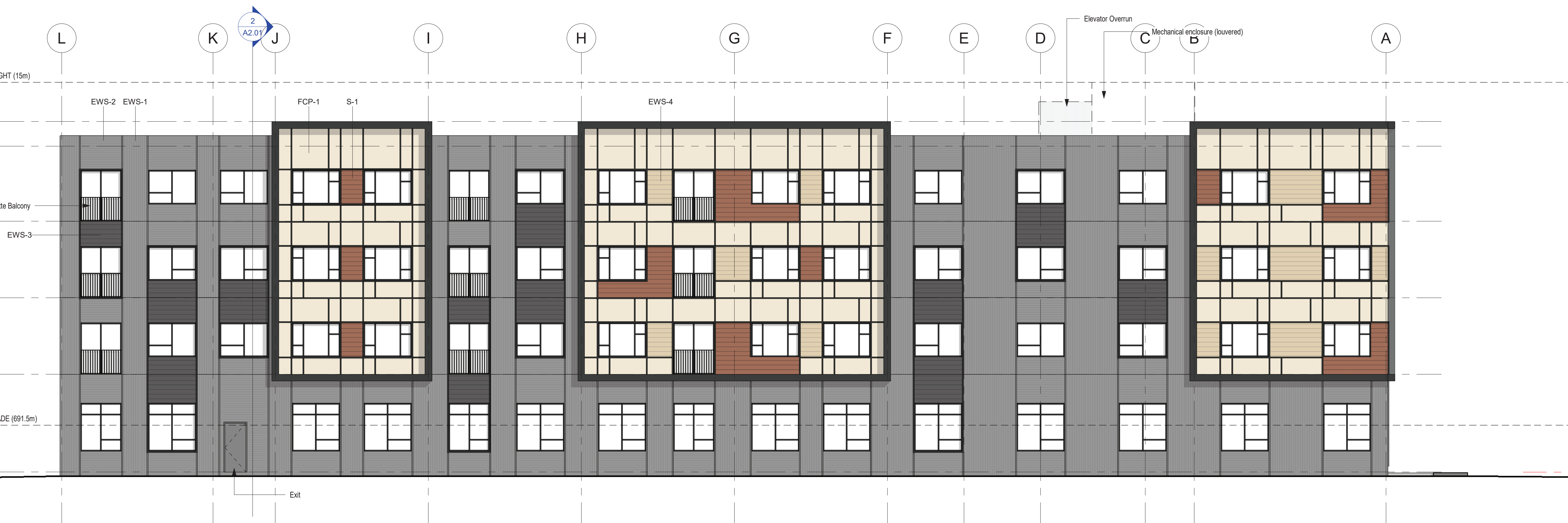
SEAL

Materials Legend:
EWS-1 Engineered Wood Siding (Light Grey, Vertical)
EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
FCP-1 Fiber Cement Panel (Sand)
MTL-1 Black Sheet Metal
S-1 Wood Print Siding (to match entry canopy wood)



1 West Elevation
1 : 100

Exhibit "A"
Application No. DP100832
Date: February 6, 2023
Page: 8 of 12



2 North Elevation
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

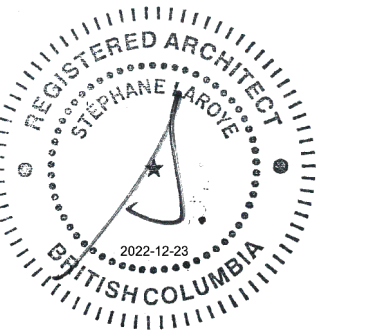
DRAWING
ELEVATIONS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

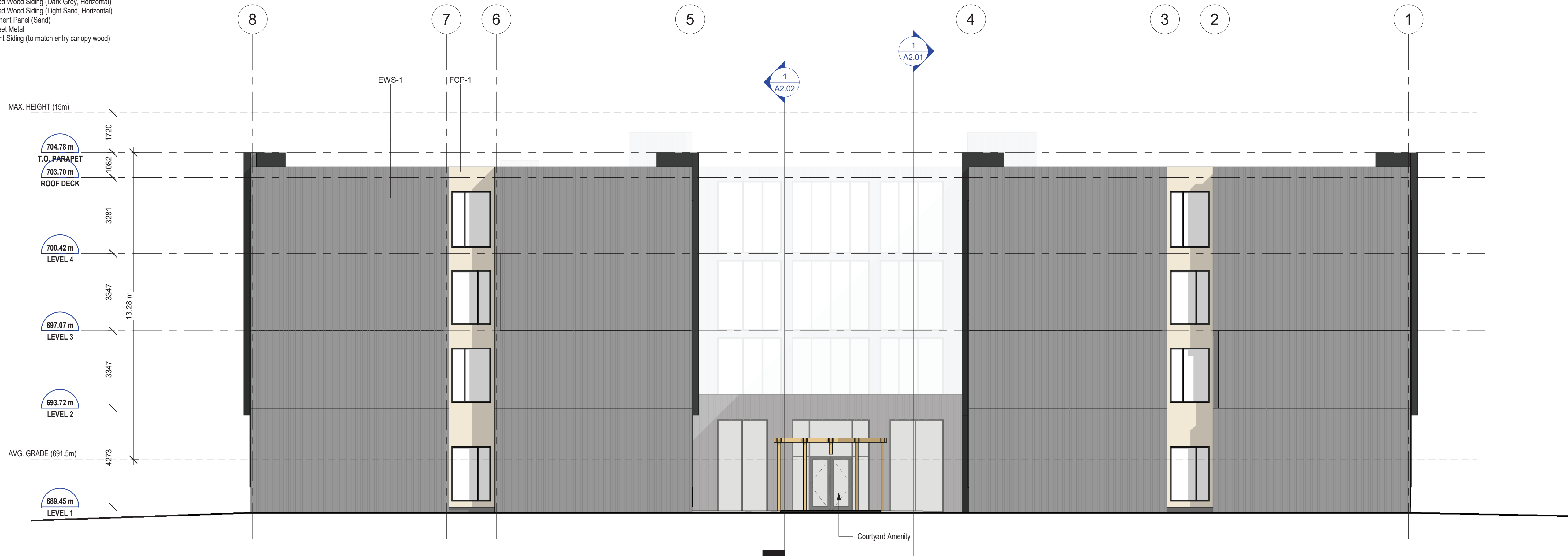
A3.01

RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022



SEAL

Materials Legend:
EWS-1 Engineered Wood Siding (Light Grey, Vertical)
EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
FCP-1 Fiber Cement Panel (Sand)
MTL-1 Black Sheet Metal
S-1 Wood Print Siding (to match entry canopy wood)



1 East Elevation
1 : 100

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2 South Elevation
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
ELEVATIONS

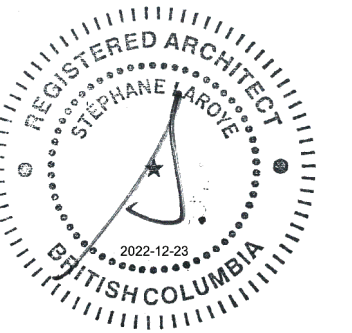
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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

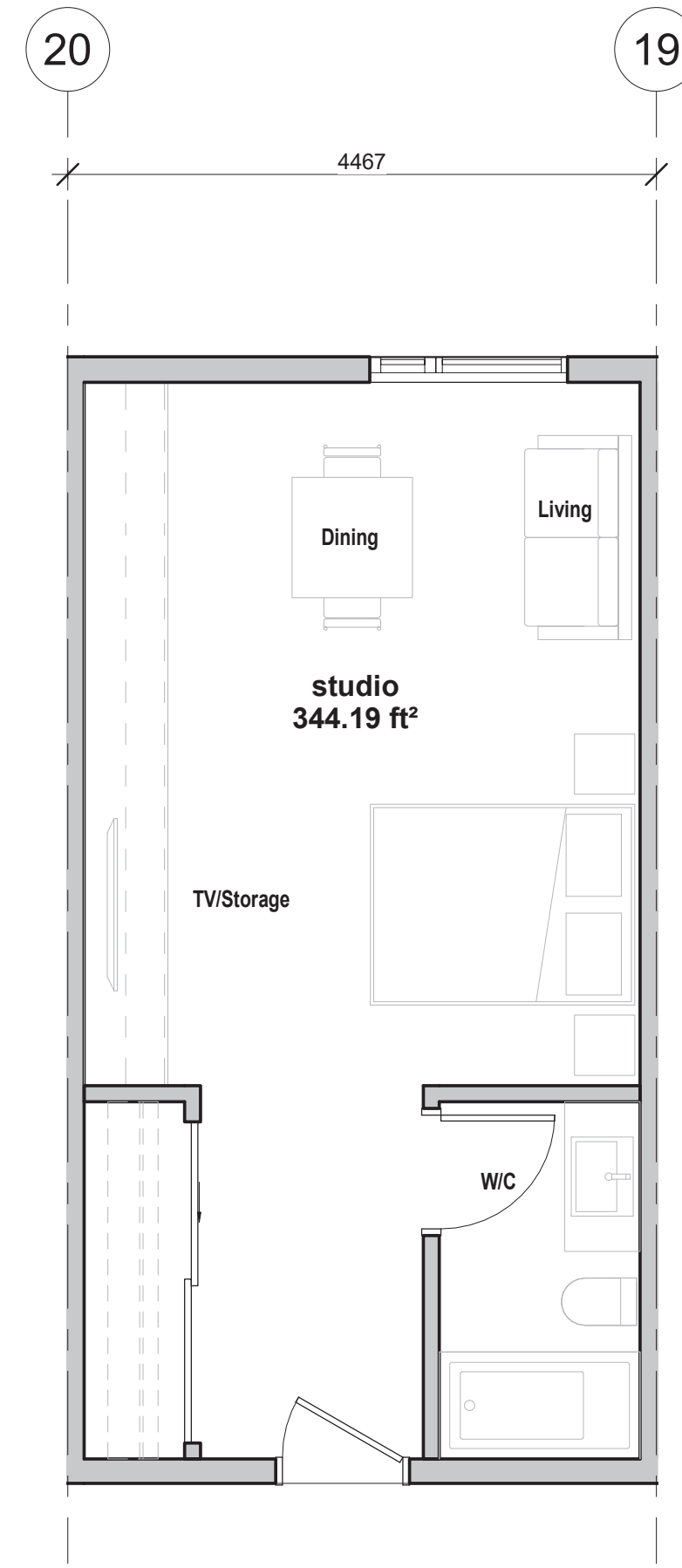
A3.02

RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022

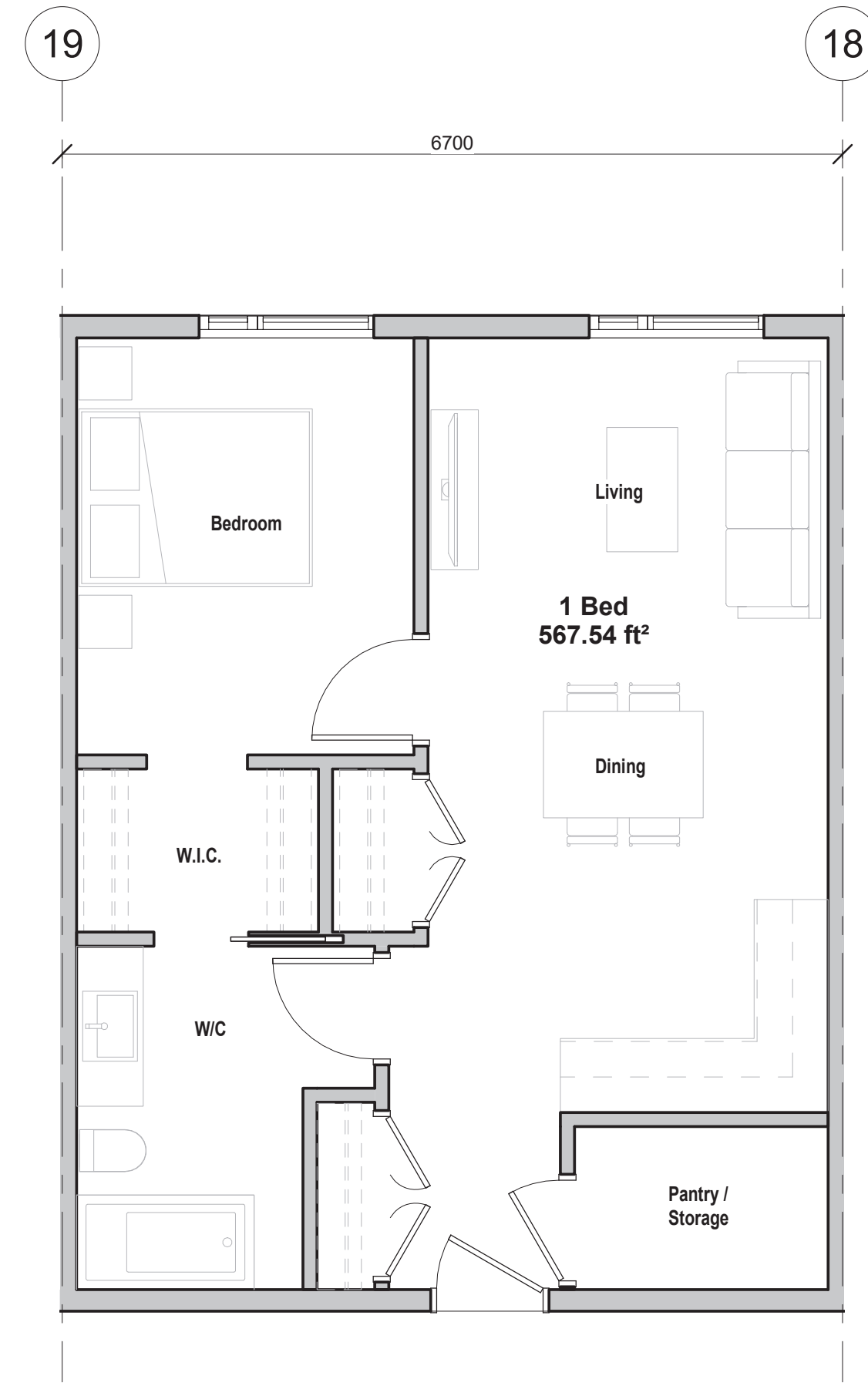




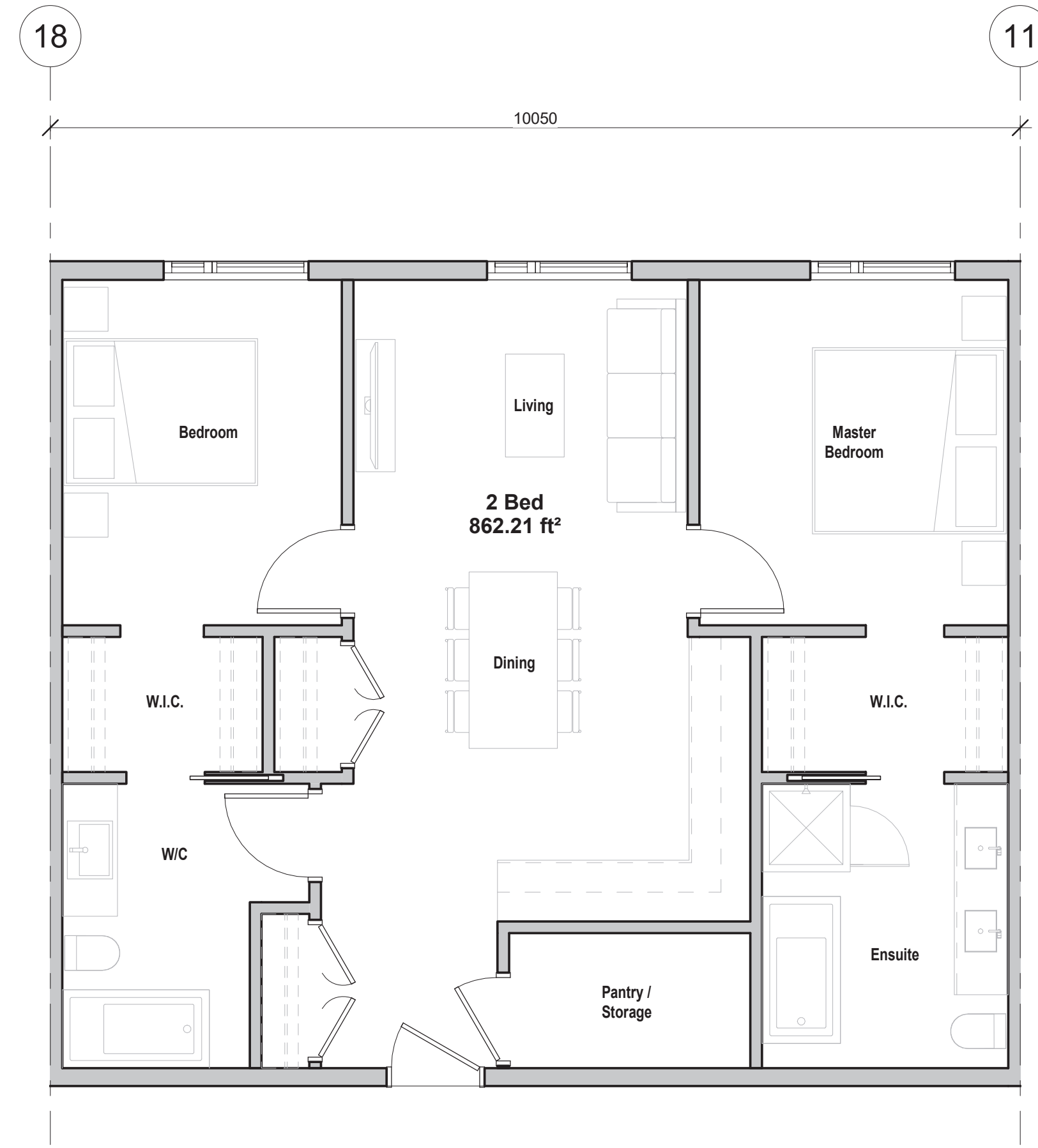
SEAL



1 Studio Unit
1 : 50



2 1 Bedroom Unit
1 : 50



3 2 Bedroom Unit
1 : 50

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No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 UNIT PLANS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 50	SLA

2213 PROJECT NO

A7.01

RE-ISSUED FOR DEVELOPMENT PERMIT 23 DECEMBER 2022



LEGEND

- PROPERTY LINES
- CS BRUSH FINISH CONCRETE WALKWAYS - REFER TO CIVIL ENG DWGS
- DECORATIVE PAVING SURFACES TINTED CONCRETE OR UNIT PAVERS TBD
- DRAIN ROCK 100 MM DEPTH 2" DIM WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC CW PT 2x4 WOOD EDGER.
- SEEDED LAWN GRASS AREA (SEED MIX 1) ON 150 MM DEPTH APPROVED GROWING MEDIUM
- BOULEVARD LAWN (OUTSIDE OF PROPERTY LINE). SEEDED GRASS (SEED MIX 1) ON 150 MM DEPTH APPROVED GROWING MEDIUM
- NATIVE SEED GRASS PERENNIAL MIX (SEED MIX 2) ON 150 MM DEPTH APPROVED GROWING MEDIUM AND SPOT PLANTING TREES AND SHRUBS
- PLANTING BED CW 60 MM DEPTH FIR BARK MULCH ON FILTER FABRIC ON APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS & 700 MM MIN FOR TREES
- PT WOOD EDGER
- BB BENDER BOARD PLASTIC EDGING OR SIMILAR
- BENCH CW BACKRESTS SKYLINE CURVED & STRAIGHT BENCHES BY WISHBONE SITE FURN. OR APPROVED EQUIV.
- WOOD PERGOLA FEATURE CW RAISED 4x4 STACKED CEDAR VEGETABLE PLANTER - 700 MM HT.
- PROPOSED RETAINING WALL. SEE CIVIL DWGS. FOR MORE INFORMATION.
- 900 MM - 1200 MM DIA. ROUNDISH BOULDERS (AS LOCALLY AVAILABLE), SET 1/3 - 1/2 BELOW GRADE.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
Aa	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	1.5m ht WB
AM	Acer ginnala	Amur Maple	7	6cm Cal.
B	Betula papyrifera	Paper Birch	7	6cm Cal.
LP	Pinus contorta latifolia	Lodgepole Pine	5	2m
Ub	Ulmus americana 'Brandon'	Brandon Elm	4	6cm Cal.
SHRUBS				
AbN	Abies balsamea 'Nana'	Dwarf Balsam Fir	106	#2pot
CaK	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	56	#2pot
CaF	Cornus sericea 'Farrow'	Dwarf Arcti Fire Dogwood	28	#2pot
CaB	S Cornus alba Bailhalo	Ivory Halo Dogwood	54	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	12	#2pot
jh	Juniperus horizontalis 'Effusa'	Native Creeping Juniper	10	#2pot
Lg	Ledum groenlandicum	Labrador Tea	5	#2pot
Pmp	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	7	#2pot
SS	Rhus Glabra	Smooth Sumac	111	#2pot
Sb	Symphoricarpos albus	Snowberry	18	#2pot
Sbg	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	16	#2pot
ORNAMENTAL GRASSES & GROUNDCOVER				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	27	#1pot
Dc	Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	46	#1pot
PERENNIALS/GROUNDCOVERS				
bb	Heuchera micrantha 'Bressingham Bronze'	Bressingham Bronze Croal Bells	24	#1pot
Mf	Adiantum pedatum	Maidenhair Fern	36	#1pot
Hg	Hosta 'Guacamole'	Guacamole Hosta	32	#1pot
m	Malanthemum dialatum	False Lily-of-the-Valley	26	#1pot
sr	Smilacina racemosa	False Solomon's Seal	12	#1pot

RECOMMENDED SEED MIX BLENDS

SEED MIX #1 - LOW MAINTENANCE MIX
 SUPPLIER: Pacific Premier Seeds

15% Quatro Sheeps Fescue
 15% Eureka II Hard Fescue
 10% Chantilly Creeping Red Fescue
 20% Creeping Red Fescue
 20% Windward Chewings Fescue
 20% LS2300 Perennial Ryegrass

SEED MIX #2 - Rainier Supreme Forestland Mix - MOT
 SUPPLIER: Pacific Premier Seeds

32% Intermediate Wheatgrass
 20% Rambler Alfalfa
 15% Perennial Ryegrass
 15% Annual Ryegrass
 10% Hard Fescue
 5% White Dutch Clover
 2% Canada Bluegrass
 1% Red Top

LANDSCAPE ZONING REQUIREMENTS FOR RM2

OPEN SPACE REQUIREMENTS
 1 TREE FOR EACH 25 M2 AND ONE SHRUB FOR EACH 15 M2 OF REQUIRED YARDS IN NON-INDUSTRIAL DISTRICTS:

REQUIRED YARD* = 961 M²
 TOTAL TREES REQUIRED = 49
 TOTAL SHRUBS REQUIRED = 81

TOTAL PROPOSED TREES = 29**
TOTAL SHRUBS PROPOSED = 692

* REQUIRED YARD SETBACK AREA CALCULATION IS BASED ON PROPOSED DEVELOPMENT AREA ALONG PROPERTY EDGES
 **PROPERTY HAS AN EXTENSIVE AREA OF MATURE FOREST WHICH WILL BE RETAINED, WHICH FAR EXCEEDS THE QUANTITY REQUIREMENTS FOR TREES



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Project
THE HEIGHTS
 Prince George
 4500 Ospika Blvd. S
 Prince George, BC

Sheet Title
Landscape Planting Plan

Date August 8, 2022
 Scale 1:250 METERS
 Drawn By LS / SD
 Project No.

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Drawing No.

L 1



SITE FURNITURE



CEDAR WOOD STACKED PLANTERS FOR GARDENING
 (or approved similar construction)



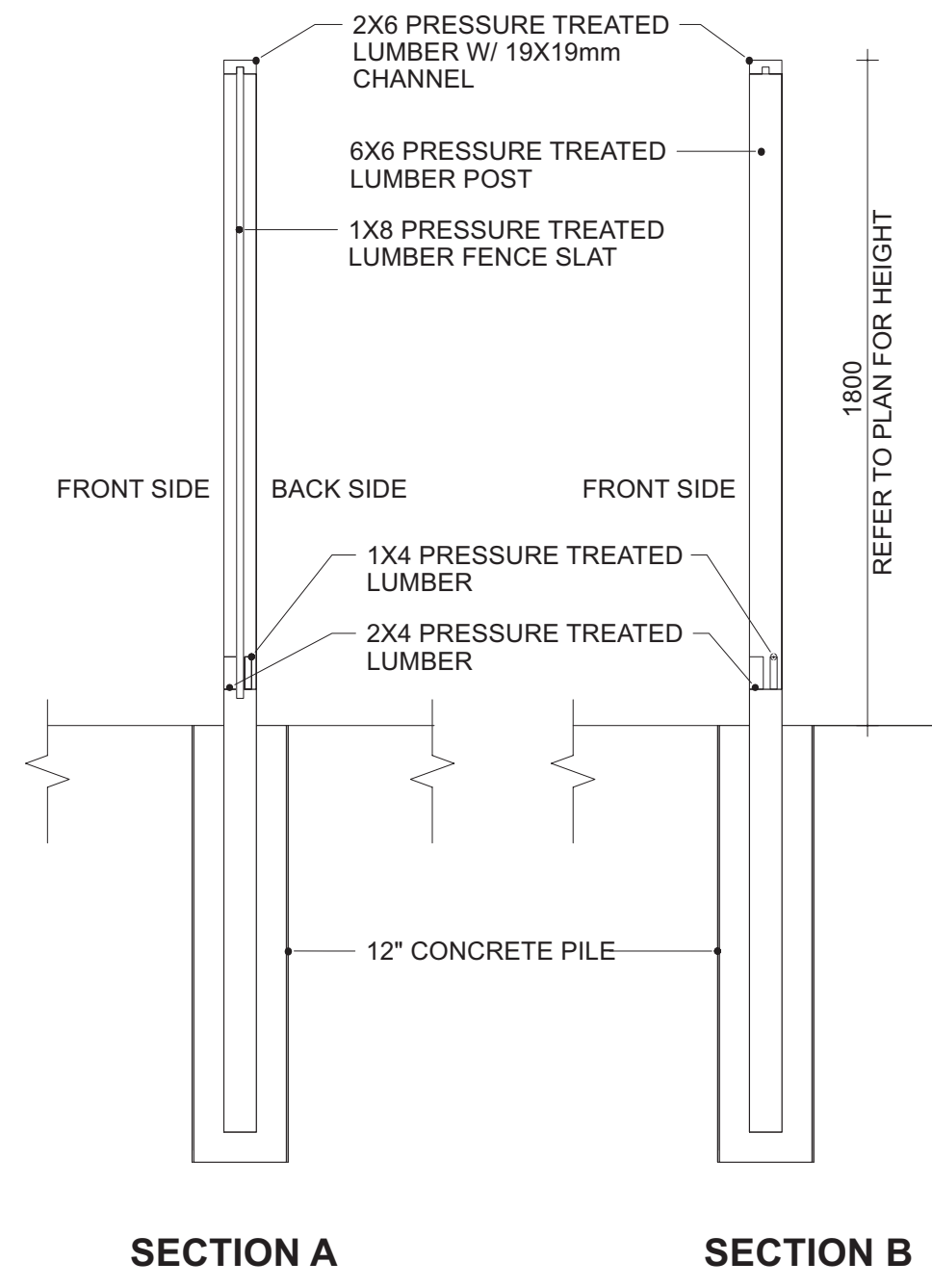
Skyline Curved & Straight Park Bench cw Backrests
 Model Number: SLCB-6 & SLB-6
 Wishbone Site Furnishings Ltd
 (or approved equiv)

PROJECT SITE FEATURE

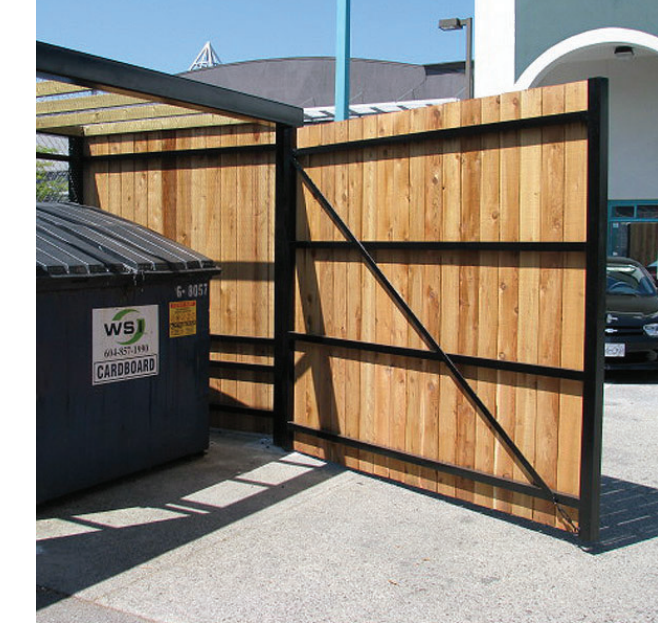


PERGOLA TRELLIS
 Precedent Images for Reference

1. PLANT MATERIAL AND CONSTRUCTION METHODS WORK AND MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS.
2. REFER TO CIVIL ENG. DWGS FOR SITE GRADING AND DRAINAGE AND ENSURE THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

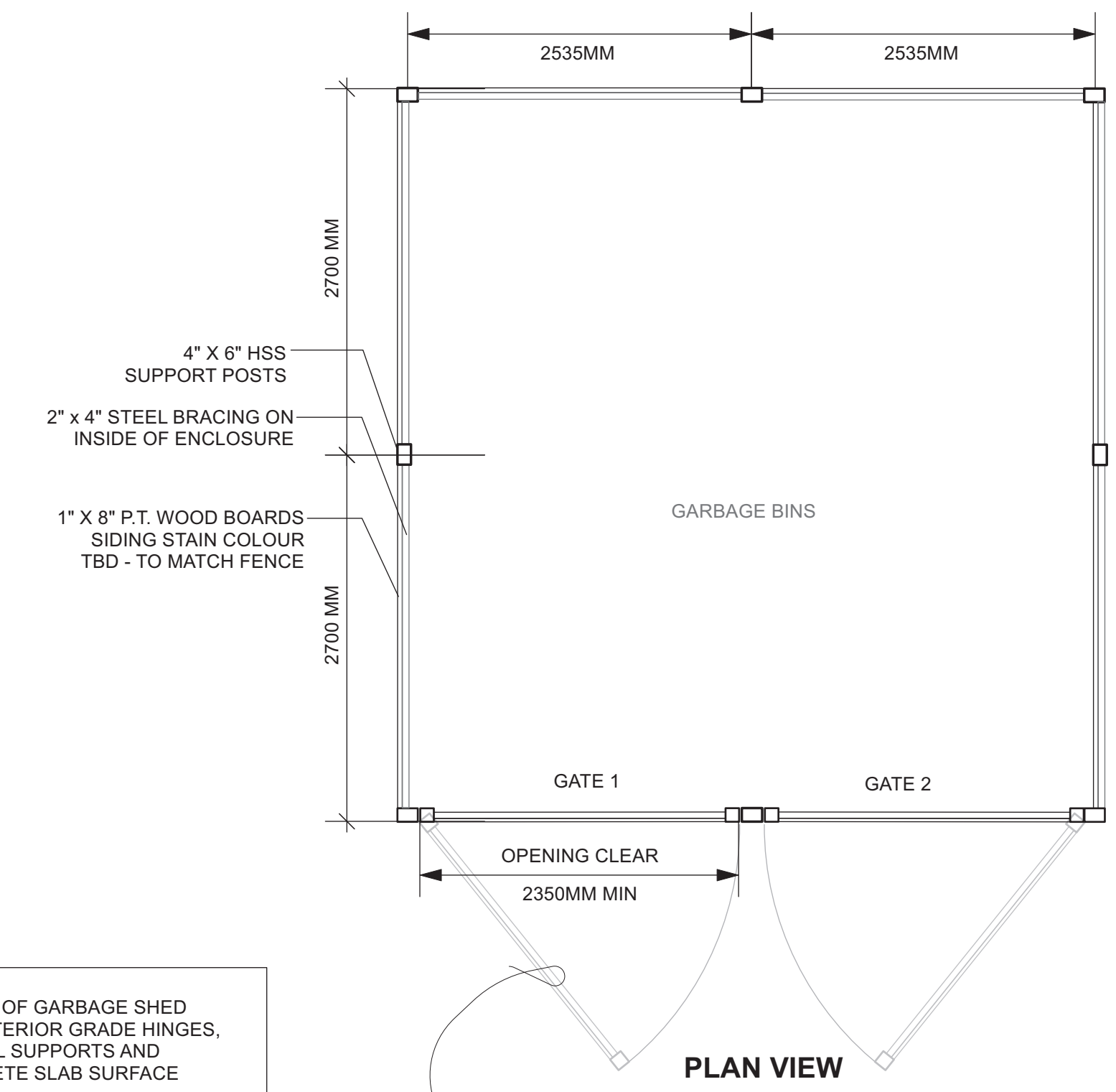


PRECEDENT IMAGES
SOURCE: NIKLS "One CALL" Property Services

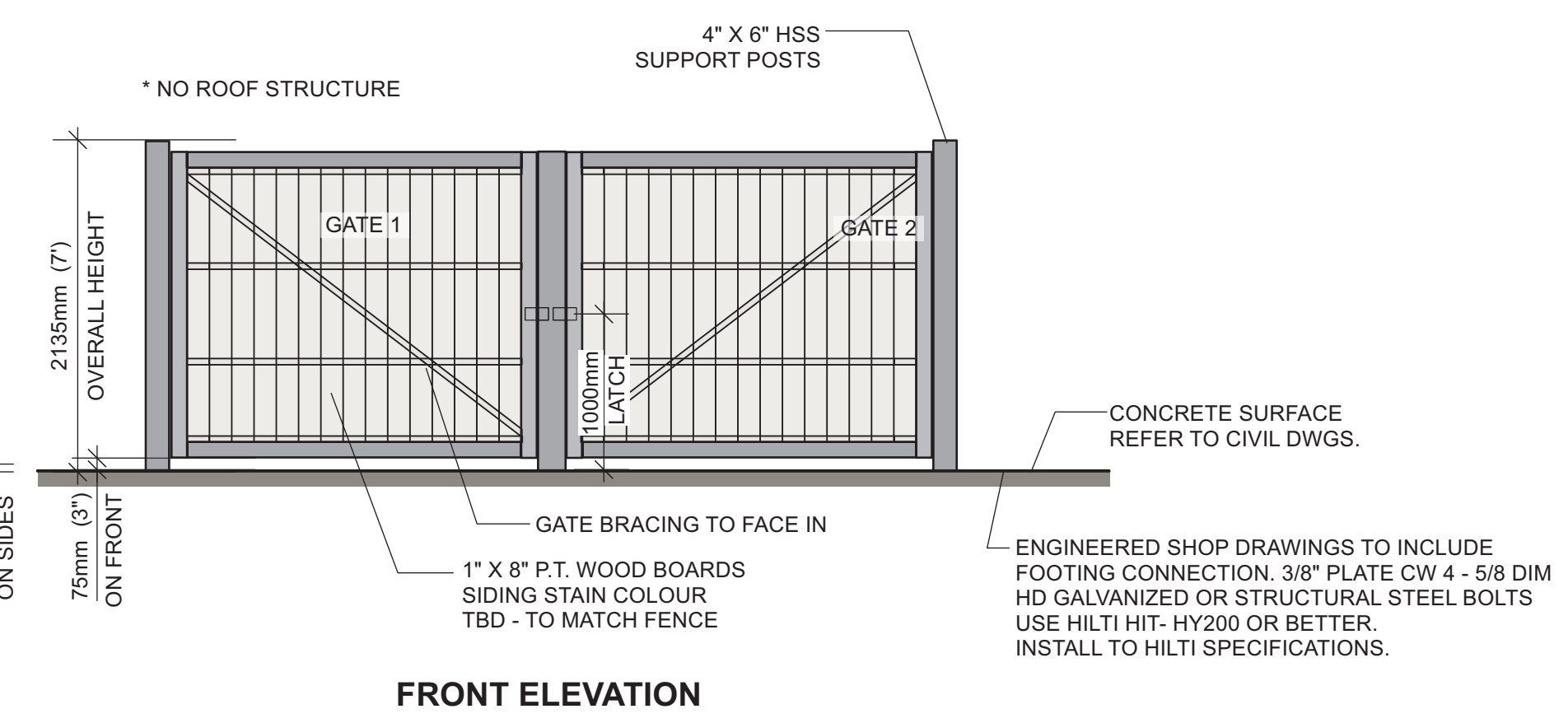
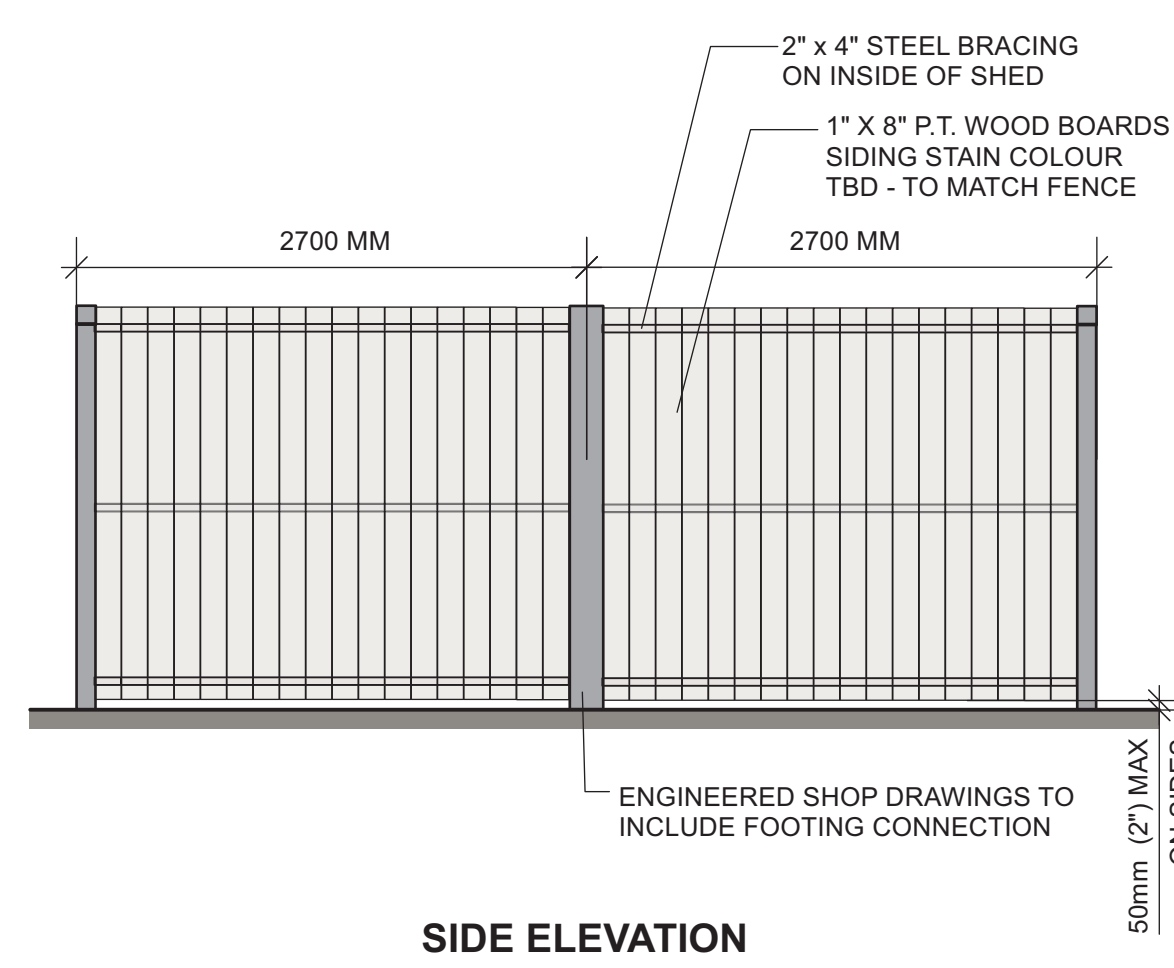
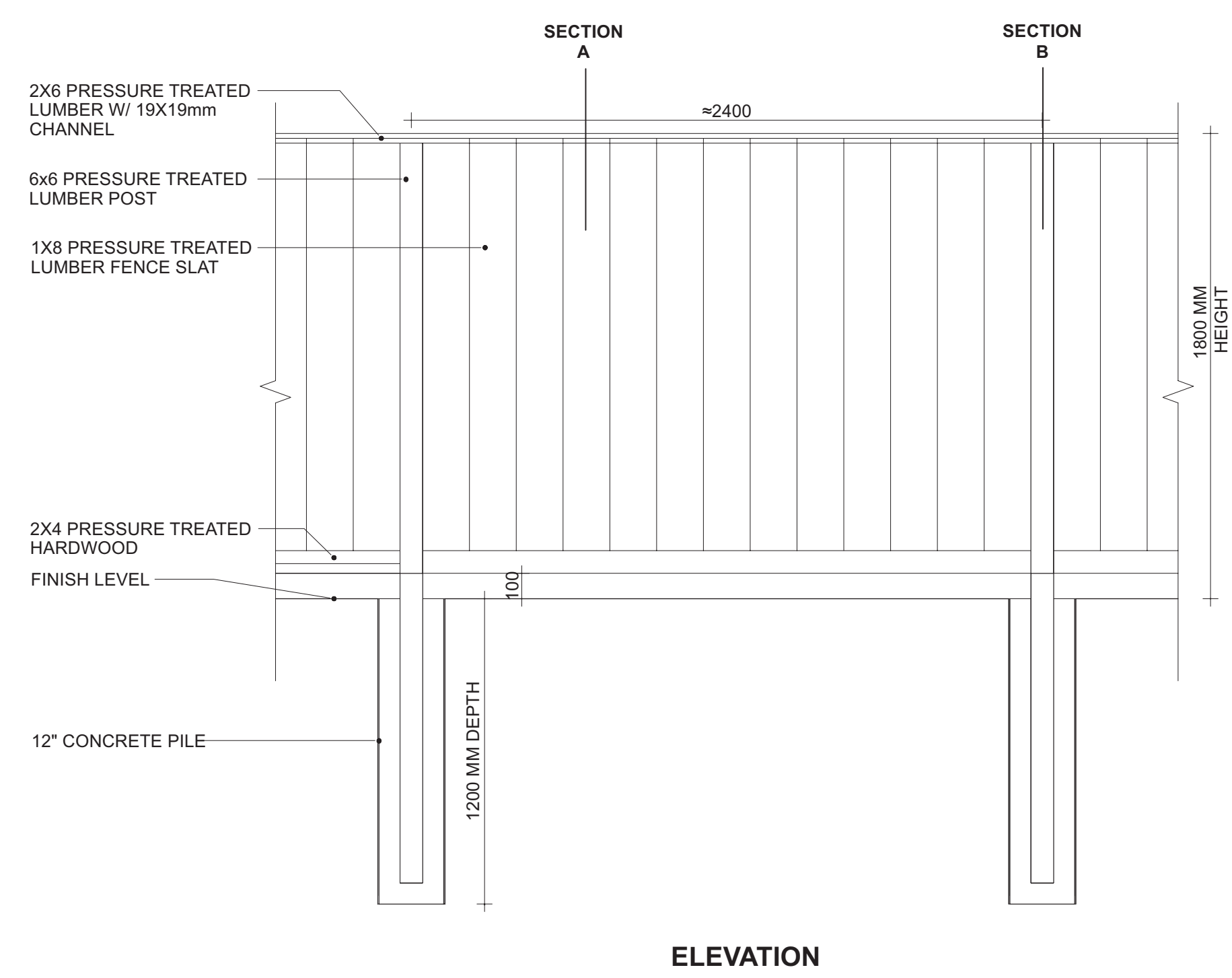


CONTRACTOR IS TO SUPPLY ENGINEERED SHOP DRAWINGS OF GARBAGE SHED DETAILS TO INCLUDE WALLS & GATES WITH HEAVY DUTY EXTERIOR GRADE HINGES, ASSOCIATED FASTENERS & LATCHING DEVICE, SIZING OF ALL SUPPORTS AND BRACING, BASE PLATE MOUNTING ATTACHMENT TO CONCRETE SLAB SURFACE FOR APPROVAL PRIOR TO INSTALLATION.

- WELDING TO CISC
- ALL EXPOSED STEEL DEBUR, APOXY SHOP PRIME AND PAINT BLACK
- 1/4" THICK HSS STEEL AS SKETCHED OR APPROVED



2 GATE DOORS - CONSTRUCTED WITH SQUARE 4"x 4" HSS POSTS CW WITH HORIZONTAL & DIAGONAL CROSS BRACING AS REQUIRED, FACED WITH VERTICAL PRESSURE TREATED WOOD BOARD SIDING. (WOOD STAINED TO COMPLEMENT BUILDING)



A WOOD PRIVACY FENCE (TYP) DETAIL 1:20 m

B GARBAGE ENCLOSURE DETAIL NTS

Date	Revisions	By
Aug18/22	Not Used	LS/SS
Nov 14/22	Not Used	LS/SS
Jan. 9 /23	RE-ISSUE FOR DP	LS/SS

LAZZARIN SVISDAHL
LANDSCAPE ARCHITECTS
202-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

Exhibit "A"
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Page: 12 of 12

Project
THE HEIGHTS
Prince George
4500 Ospika Blvd. S
Prince George, BC

Sheet Title
Landscape Details

Date August 8, 2022
Scale AS NOTED
Drawn By LS / SD
Project No.

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Drawing No.
L 2