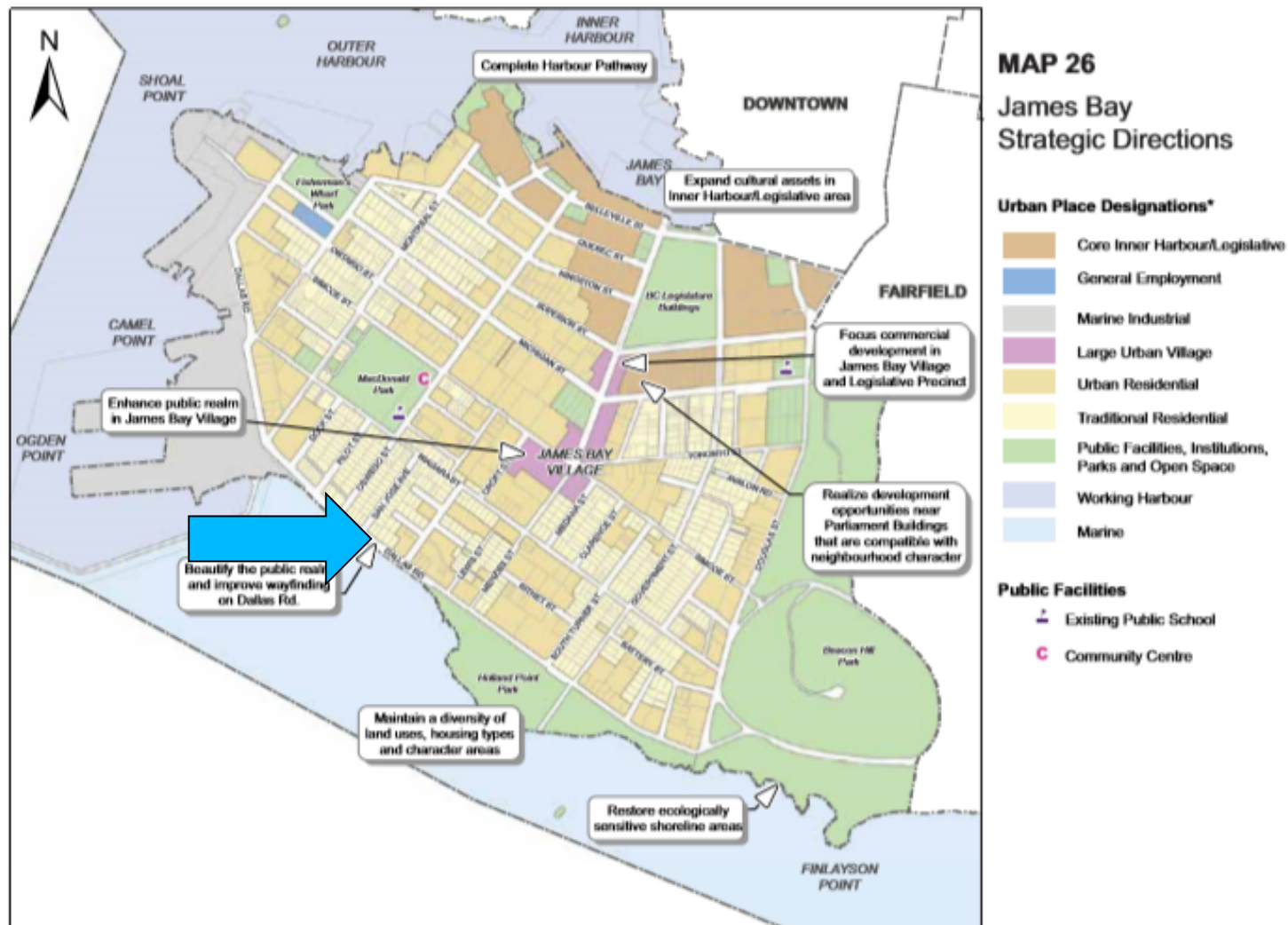

Rezoning and
Development Permit
Application
for
334 Dallas Road

Subject property



Official Community Plan



Dallas Road



Dallas Road



Subject Property

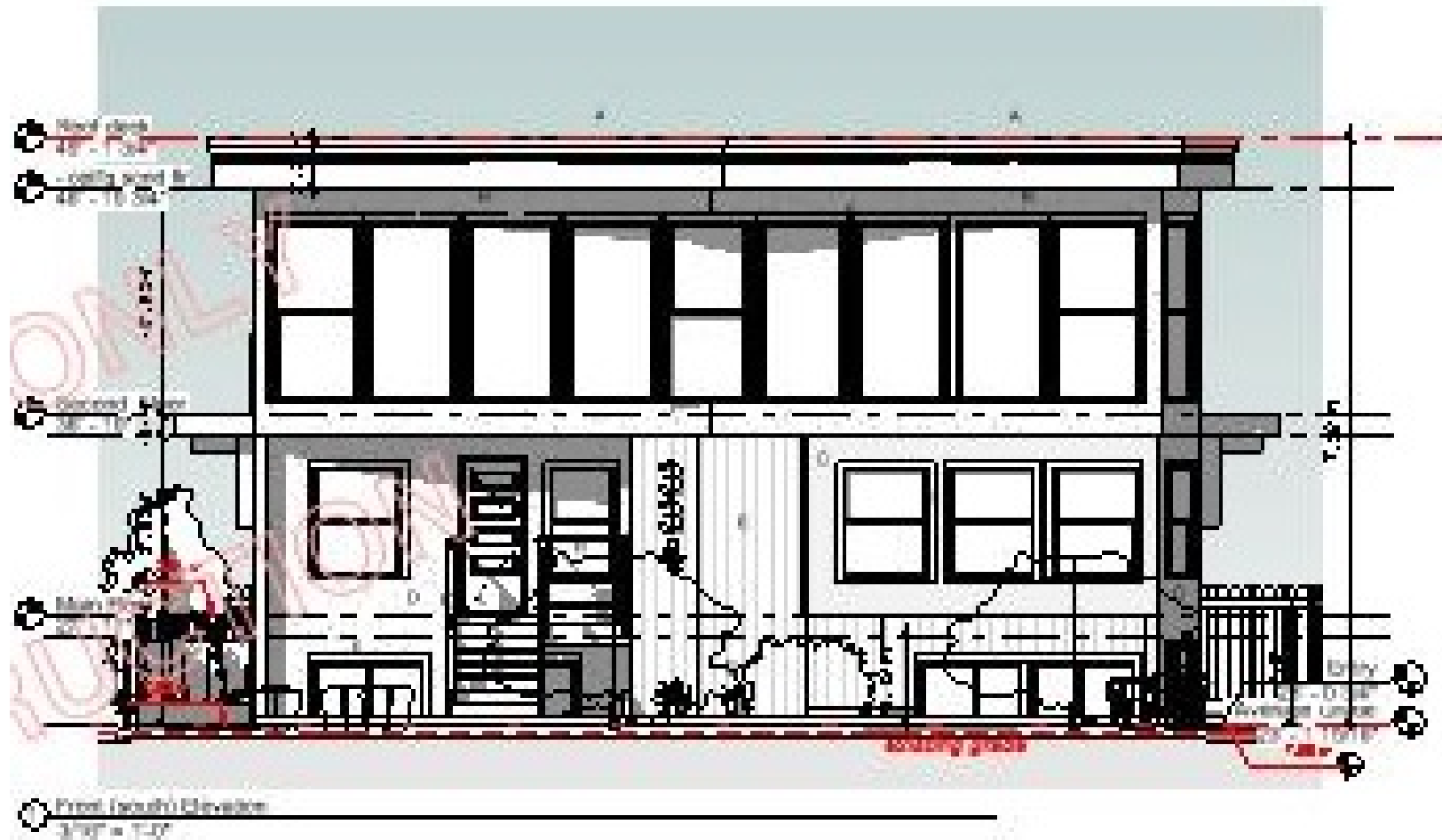


Dallas Road – Streetscape

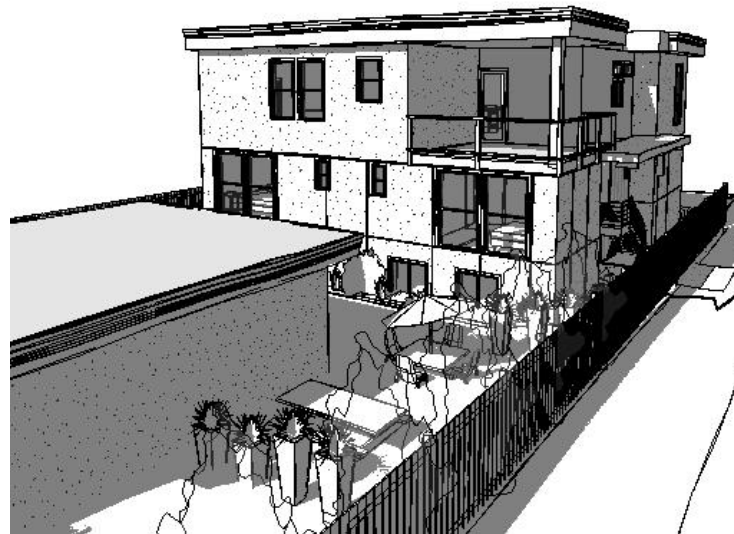


Streetscape





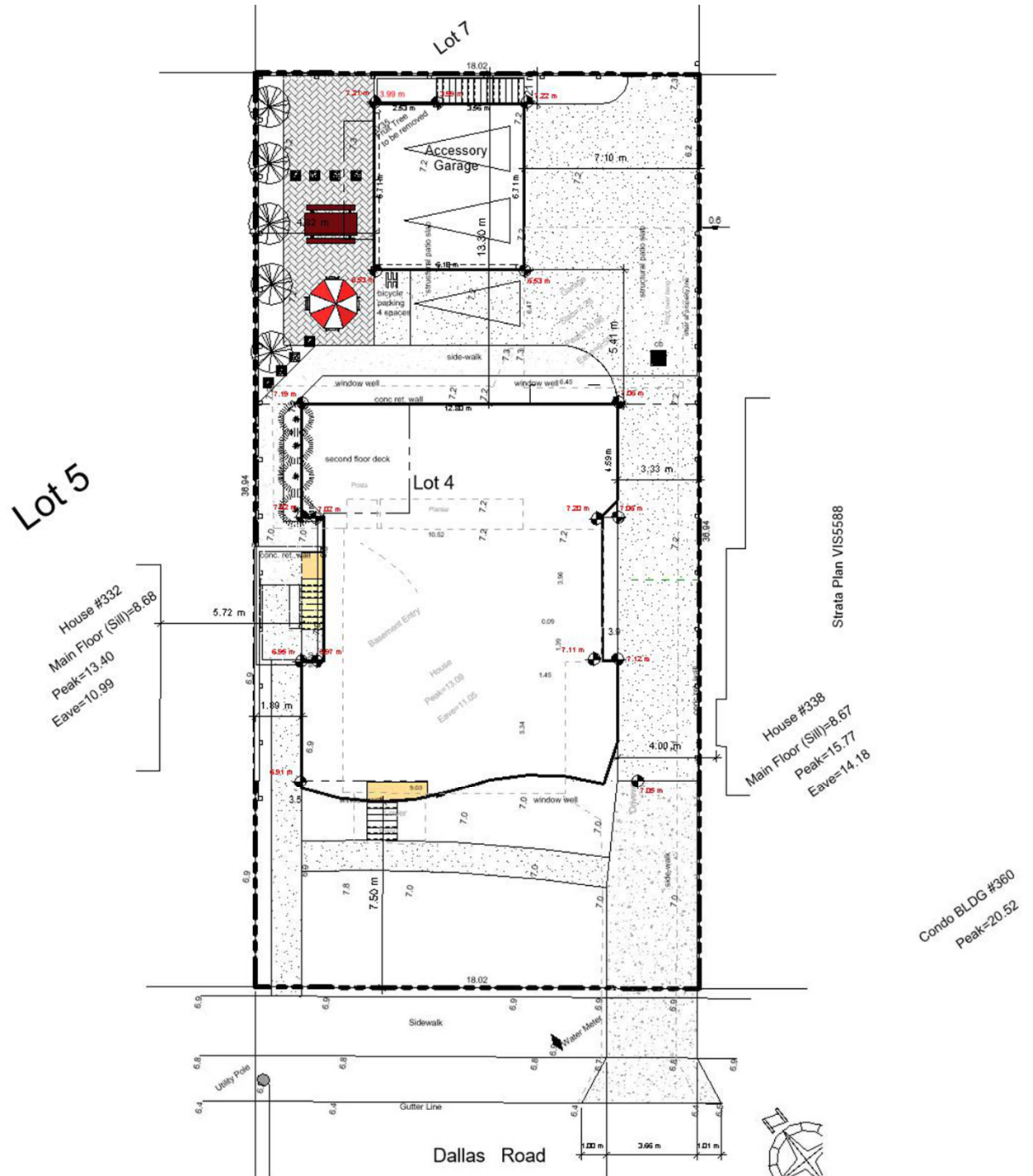
Renderings



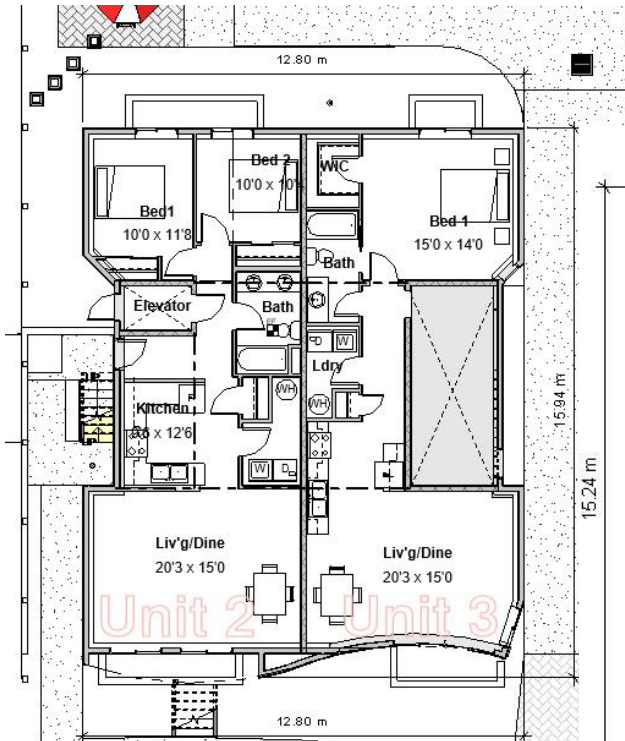
Dallas Road



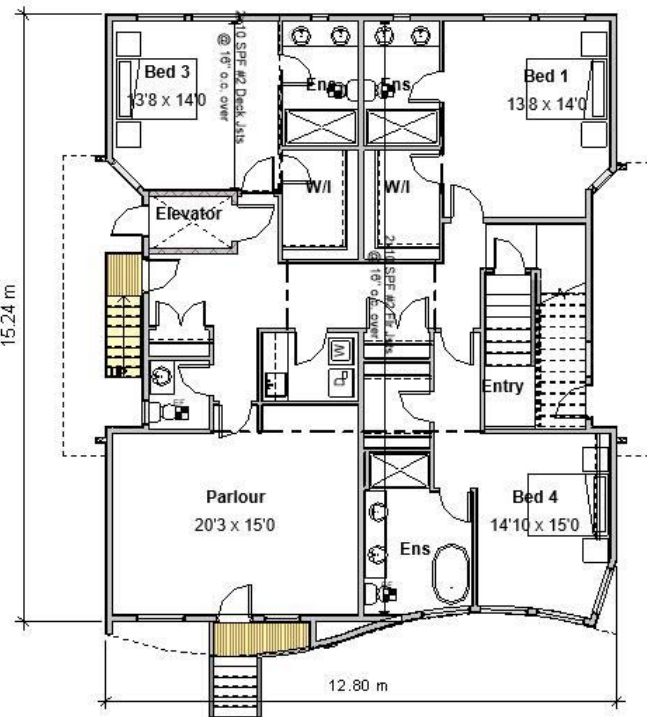
Site Plan



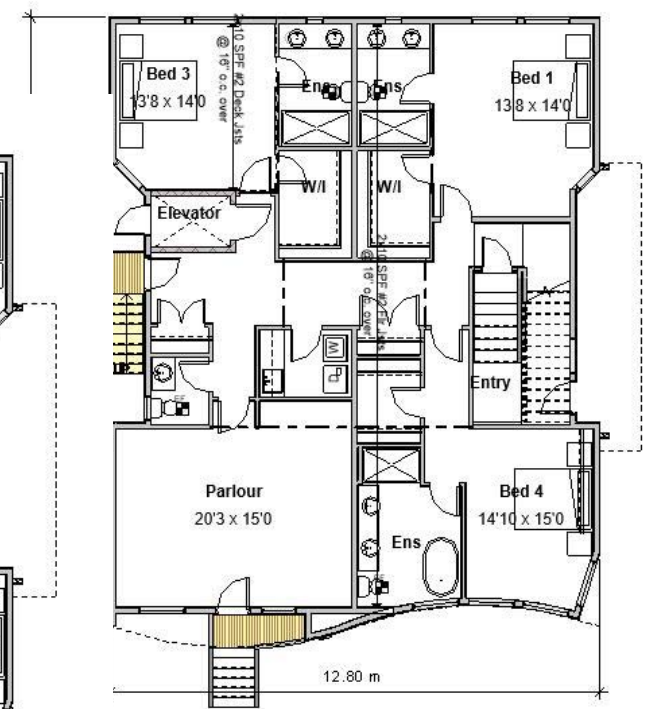
Basement



Main



Second



Shadow Study



Winter Equinox 8 am



Winter Equinox Noon



Winter Equinox 4 pm



Spring/Fall Equinox 8 am



Spring/Fall Equinox Noon



Spring/Fall Equinox 4pm



Summer Equinox 8 am



Summer Equinox Noon



Summer Equinox 4pm

Landscape plan

PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAMES	COMMON NAMES	SIZE
TREES				
Pc	7	Prunus Cerasifera	Cherry Plum	2.0 cm cal.
SHRUBS & PERENNIALS				
Bs	52	Buxus Sempervirens	Common Boxwood	#2 Pot
Ln	6	Lavandula Munroana	English Lavender	#1 Pot
Rd	5	Rhodo Variety	Rhododendron	#5 Pot
VINES & GROUND COVER				
Hv	4	Hoba Variety	Hoba	#1 Pot

NOTES

1. Plant material, insulation and maintenance to conform to BCSLA/BCLNA standard (current edition).
2. All growing medium to comply to BCSLA/BCLNA standard designation "1P - Level-1 Well Groomed Areas."
3. All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
4. Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCLNA Standard (current edition) and BASC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation seasonally. Limit watering times between 11:00pm and 6:00am. Irrigation to be designed to water different areas of the landscape based on watering needs. Irrigation design to be sensitive to slope factors of site.
5. Fencing to be built as shown on plan; Replacement of fencing where existing is in poor condition. Max height not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain on cedar fencing.

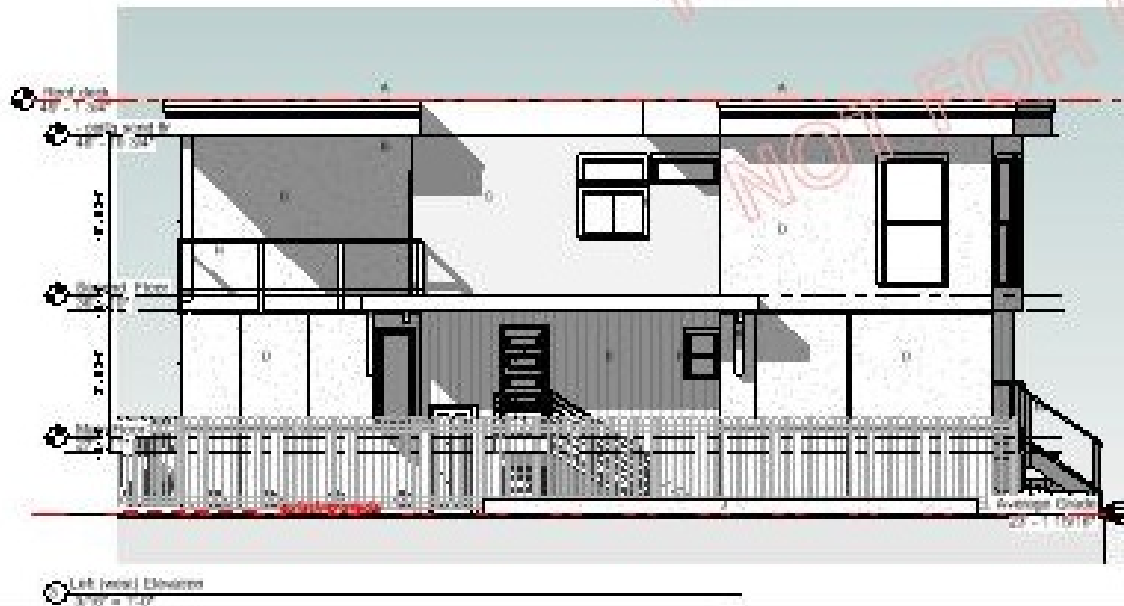
LEGEND	
SOFTSCAPE	
	Planting Area
HARDSCAPE	
	Concrete
	Concrete unit paving, charcoal/shadow, all sizes



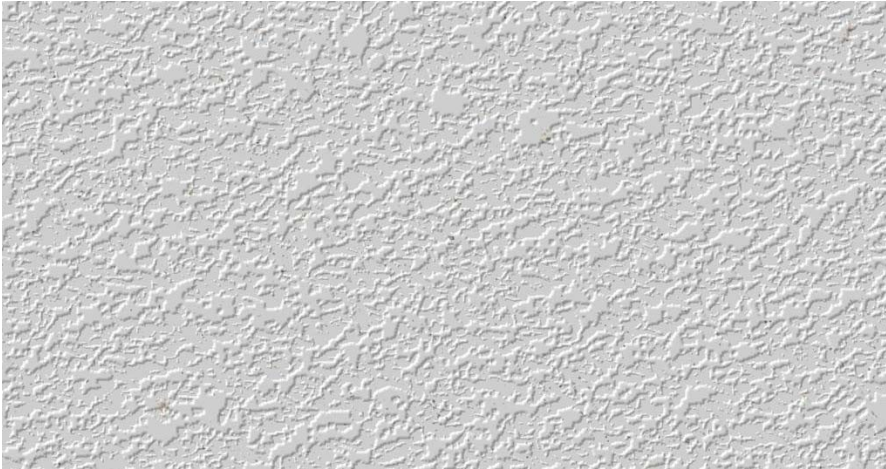
rear elevation



side elevations

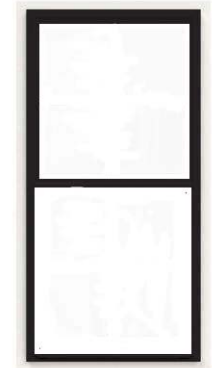


Colour Board



Black windows,
gutters and fascias

Stucco Siding
Offwhite



Galvalume silver



Grey lap cedar siding



Grey Ledgestone
cultured rock

Dallas Road



Dallas Road

