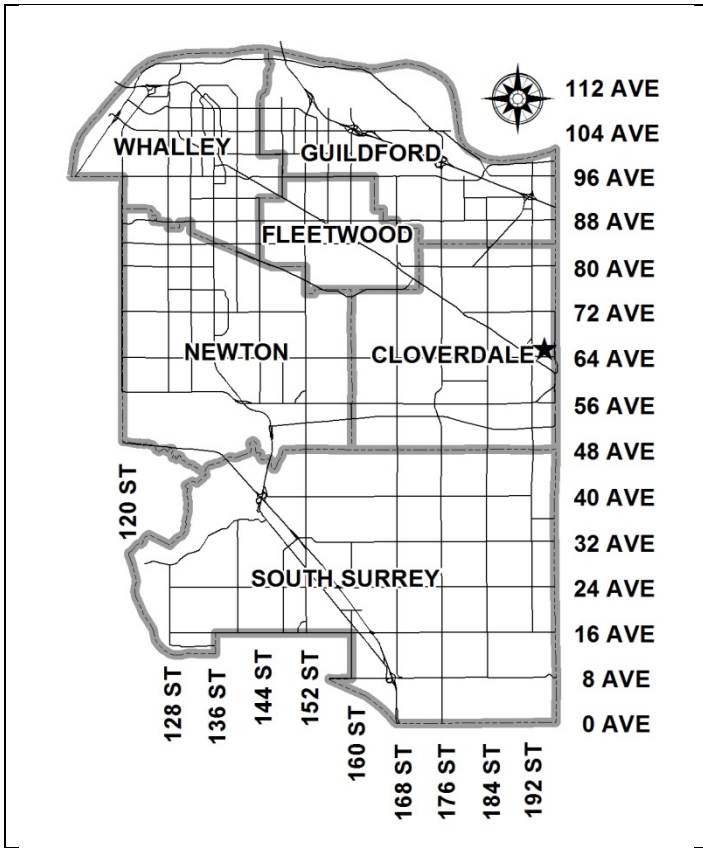


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0160-00

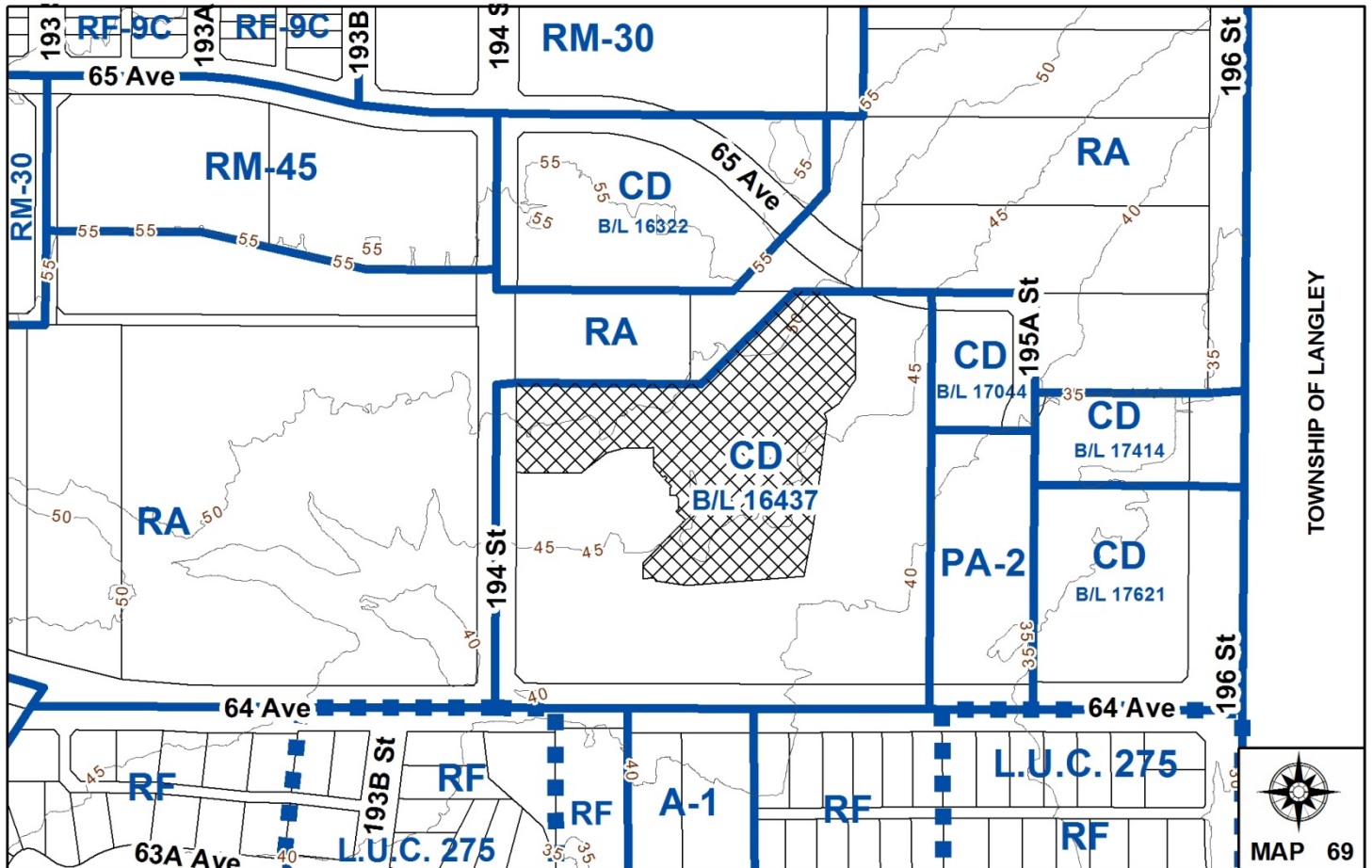
Planning Report Date: July 27, 2015



PROPOSAL:

- **Development Permit**
 to permit design revisions to Building No. 7 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton.

LOCATION: 6480 - 194 Street
OWNER: H. J. Property Investment Ltd.
ZONING: CD (By-law No. 16437)
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: 22-45 u.p.a. (High Density)



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP, and the regulations in CD By-law No. 16437, both given final adoption on April 28, 2008.
- Complies with the 22-45 u.p.a. (High Density) designation in the East Clayton NCP.
- The proposed design changes are still consistent with the architectural character of the development established under approved Development Permit No. 7908-0220-00.
- The proposed changes introduce a new unit type with an expansive southeast facing terrace.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0160-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no concerns with respect to the proposed Development Permit application.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: The Waterstone, an 8-phased, 4-storey apartment development. Phases 1 through 5 have been constructed, and construction of Phase 6 is nearly complete.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	City parkland	Public Open Space / Park	RA
East:	Phase 5 of The Waterstone development and multi-use pathway	22-45 u.p.a. (High Density) and Public Open Space / Park	CD (By-law No. 16437)
South:	Phases 1-6 of The Waterstone development	22-45 u.p.a. (High Density)	CD (By-law No. 16437)
West (across 194 Street):	Proposed parkland (to be conveyed and acquired) with townhouses proposed on southern portion (Application No. 7914-0311-00 at Third Reading)	Public Open Space / Park	RA

DEVELOPMENT CONSIDERATIONS

- The subject site, located near the northeast corner of 194 Street and 64 Avenue in East Clayton, is designated Multiple Residential in the Official Community Plan (OCP), 22-45 u.p.a. (High Density) in the East Clayton Neighbourhood Concept Plan (NCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 16437).
- The subject application applies to Phase 7 of The Waterstone, an 8-phased, 4-storey apartment development on a 4.12-hectare (10.2-ac.) site.
- Phase 7 consists of one, 4-storey building, in the northern-most portion of the site.
- The subject site was rezoned to its current CD Zone (By-law No. 16437) under Application No. 7905-0136-00. The Rezoning By-law for Application No. 7905-0136-00 was granted Final Adoption on April 28, 2008. CD By-law No. 16437 permits a maximum of 487 apartment units within eight, 4-storey buildings and a separate amenity building. As part of the original application, a general Development Permit was proposed for the overall development, with a separate Development Permit for the detailed design of Building Nos. 1 through 3 (Phases 1 through 3) and the amenity building under Application No. 7905-0136-01.
- Subsequently, Development Permit Application No. 7908-0220-00 was submitted to establish detailed design for proposed Building Nos. 4 through 8, which corresponds with Phases 4 through 8, with Phase 9 accommodating a stormwater pond at the southeast corner of the site. The general siting of the proposed buildings were to remain as identified under Application No. 7905-0136-00. Buildings No. 1 through 5 have since been constructed, and construction of Building No. 6 is nearly complete.
- Design changes to Building No. 6 were made under Development Permit No. 7912-0347-00, which was approved by Council on March 11, 2013.
- The developer, HJ Properties, has now submitted a Development Permit application to make design changes to proposed Building No. 7 (Phase 7).
- The number of units in proposed Building No. 7 is increased from 55 to 57. CD By-law No. 16437 permits a maximum of 487 units for the entire development. With the proposed two-unit increase in Building No. 7, a total of 481 units are proposed in the overall project, and thus complies with the zoning.
- The net floor area ratio (FAR) of the site is 1.07, which is within the maximum 1.1 FAR permitted in CD By-law No. 16437, but is higher than the 0.99 net FAR in Development Permit No. 7908-0220-00.
- Proposed Building No. 7 consists of 1- and 2-bedroom units, some with and without dens. The unit sizes range from 57 square metres (618 sq. ft.) to 133 square metres (1,432 sq. ft.). One studio guest suite is proposed on the ground level, which constitutes some of the proposed indoor amenity space.
- A total of 99 parking spaces are required (11 visitor and 88 resident parking spaces). 113 parking spaces are proposed, which includes 13 visitor parking spaces and 100 resident parking spaces. Two parking spaces for persons with disabilities are provided.

- Vehicle circulation is unchanged for the site. Access is provided from 194 Street and an internal loop road provides access to underground and surface parking.
- Bicycle parking will be provided in a combination of individual bicycle lockers located along the wall of some of the underground parking spaces, and in bicycle storage rooms. 1.2 bicycle parking spaces per unit are required, for a total of 68 spaces for Building No. 7. Including the bicycle storage rooms, over 70 bicycle parking spaces are proposed, which exceeds the By-law requirement.
- The amount of indoor and outdoor amenity space remains unchanged. Based on a total of 481 units, 1,443 square metres (15,532 sq. ft.) of indoor and 1,443 square metres (15,532 sq. ft.) of outdoor amenity space is required. The applicant proposes 1,665 square metres (17,900 sq. ft.) of indoor amenity space and 5,020 square metres (54,000 sq. ft.) of outdoor amenity space. This exceeds the minimum amount required in the by-law. The indoor amenity building has already been constructed.

DESIGN PROPOSAL AND REVIEW

- The footprint of proposed Building No. 7 generally remains in the same location as previously approved Development Permit (DP) No. 7908-0220-00.
- The architectural character and building materials are consistent with the already-constructed buildings within the development. Proposed materials include vinyl and hardi-siding, stone veneer as an accent, and asphalt roof shingles.
- A corner tower element is proposed in the northeast corner of the building, similar to DP. No. 7908-0220-00, and matches other corner tower elements on already-constructed buildings in the development.
- The most significant design changes between Development Permit No. 7908-0220-00 and the proposed Development Permit are noted below:
 - New unit designs, including the addition of 2-storey top floor units, with an expansive southeast facing rooftop terrace;
 - 1.5 levels instead of one level of underground parking is provided;
 - A slight increase in the building height from approximately 15.4 metres (51 ft.) to 16 metres (52 ft.);
 - The primary pedestrian entry is at the second floor via a bridge; and
 - The building steps downward by one storey towards the southeast.
- A new internal pedestrian path between proposed Building Nos. 7 and 8 will connect the development to the greenbelt to the north.

ADVISORY DESIGN PANEL

- The Advisory Design Panel (ADP) was not required to review the design amendments. Planning staff reviewed the proposed amendments to Building No. 7 and have found them acceptable.

PRE-NOTIFICATION

- A development proposal sign was installed on the site and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Development Permit No. 7915-0160-00 (Proposed DP)
Appendix III.	Site Plan and Building Elevation from Development Permit No. 7908-0220-00 (Existing DP)

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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KD 7/23/15 10:11 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maciej Dembek
 Barnett Dembek Architects Inc.
 Address: 7536 - 130 Street, Unit 135
 Surrey, BC V3W 1H8

 Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Address: 6480 - 194 Street

- (b) Civic Address: 6480 - 194 Street
 Owner: H J Property Investment Ltd
 PID: 027-527-166
 Lot 1 Section 15 Township 8 New Westminster District Plan BCP36411 Except Phases One,
 Two, Three, Four And Five Strata Plan BCS3648

3. Summary of Actions for City Clerk's Office

- (a) Approval, issuance and execution of Development Permit No. 7915-0160-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16437)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4.4 ha / 10.86 ac.
Road Widening area		0.11 ha/ 0.28 ac.
Park dedication		0.16 ha/ 0.4 ac.
Net Total		4.13 ha/ 10.18 ac.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	28.7%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		51.7%
SETBACKS (in metres)		
Front (194 Street)	7.5 m.	> 7.5 m.
Rear (east)	7.5 m.	18.8 m.
Side (north)	5.6 m.	6.7 m.
Side flanking street (64 Ave.)	7.5 m.	> 7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal (Building No. 7)	17.2 m.	16 m.
Accessory	5.2 m.	NA
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		14
Two Bedroom		43
Three Bedroom +		0
Total		57
FLOOR AREA: Residential (entire site)	48,343 sq. m.	44,000 sq. m.
FLOOR AREA: Commercial		
Retail	0	0
Office	0	0
Total	0	0
FLOOR AREA: Industrial	0	0
FLOOR AREA: Institutional	0	0
TOTAL BUILDING FLOOR AREA (entire site)	48,343 sq. m.	44,000 sq. m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	NA	
# of units/ha /# units/acre (net)	NA	
FAR (gross)	NA	1.0
FAR (net)	1.1	1.07
AMENITY SPACE (area in square metres)		
Indoor (total 481 units)	1,443 sq. m.	1,665 sq. m.
Outdoor (total 481 units)	1,443 sq. m.	5,020 sq. m.
PARKING (number of stalls for Building No. 7 only)		
Commercial	NA	NA
Industrial	NA	NA
Residential	88	100
Residential Visitors	11	13
Institutional	NA	NA
Total Number of Parking Spaces	99	113
Number of disabled stalls	1	2
Number of small cars	25	12
Tandem Parking Spaces: Number / % of Total Number of Units		0
<u>Size of Tandem Parking Spaces</u> <u>width/length</u>		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0160-00

Issued To: H J PROPERTY INVESTMENT LTD
("the Owner")

Address of Owner: 12395 - Horseshoe Way, Floor 2
Richmond, BC V7A 4X6

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-527-166
Lot 1 Section 15 Township 8 New Westminster District Plan BCP36411 Except Phases One, Two, Three, Four And Six Strata Plan BCS3648

6470 - 194 Street
(aka 6480,6490 - 194 Street)

(the "Land")

3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7915-0160-00 (A) through to and including 7915-0160-00 (M) (the "Drawings") which are attached hereto and form part of this development permit.
6. (a) The landscaping shall conform to drawings numbered 7915-0160-00 (N) through to and including 7915-0160-00 (Q) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for Phase VII of this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$90,865.58

(the "Security")

- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 7. Minor changes to the Drawings and Landscaping that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
- 8. This development permit supercedes Development Permit Nos. 7905-0136-00, 7908-0220-00 and 7912-0147-00 for Phase 7 only.
- 9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)

MACIEL DEMBEL

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Development Permit for Phase 7

DEVELOPMENT DATA

LEGAL DESCRIPTION: LOT 186.18 TO 188.80 (PHASE 1) AND EXCEPT PLAN 85238-10 PHASES 1 TO 6

ZONING: CD BY-LAW (S457)
SITE AREA: 478,500 S.F. 10.96 AC. 546,114 S.F. 12.57 AC.
GROSS DEVELOPMENT: 17,200 S.F. 0.39 AC. 69,000 S.F. 1.58 AC.
ROAD PAVEMENT: 12,292 S.F. 0.28 AC. 214,114 S.F. 4.91 AC.
NET: 493,609 S.F. 11.31 AC. 4,129,114 S.F. 94.41 AC.

SITE COVERAGE: 30%
ALLOWED: 21,450 S.F. 0.49 AC.
PROVIDED: 20,708 (LOT 107) 14 S.F.

DENSITY: 49 U.P.A. 1 PHA. NET AREA + PARK
PROPOSED: 44.24 U.P.A. 10433 PHA.
NET + PARK: 45.46 U.P.A. 12338 PHA.
NET: 45.26 U.P.A. 9986 PHA.

ALLOWED: 4,600 S.F. 0.10 AC.
PROVIDED: 4,600 S.F. 0.10 AC.

MINIMUM: 17,200 S.F. 0.39 AC.
INDICATED: 17,200 S.F. 0.39 AC.

TOTAL: 6784 S.F. 0.15 AC.
ALLOWED: 5407 S.F. 0.12 AC.

NET: 7.8 m NORTHWEST 84.2 m SOUTH

BUILDING HEIGHT: 2m
ALLOWED: 2m
PROVIDED: BUILDING #7

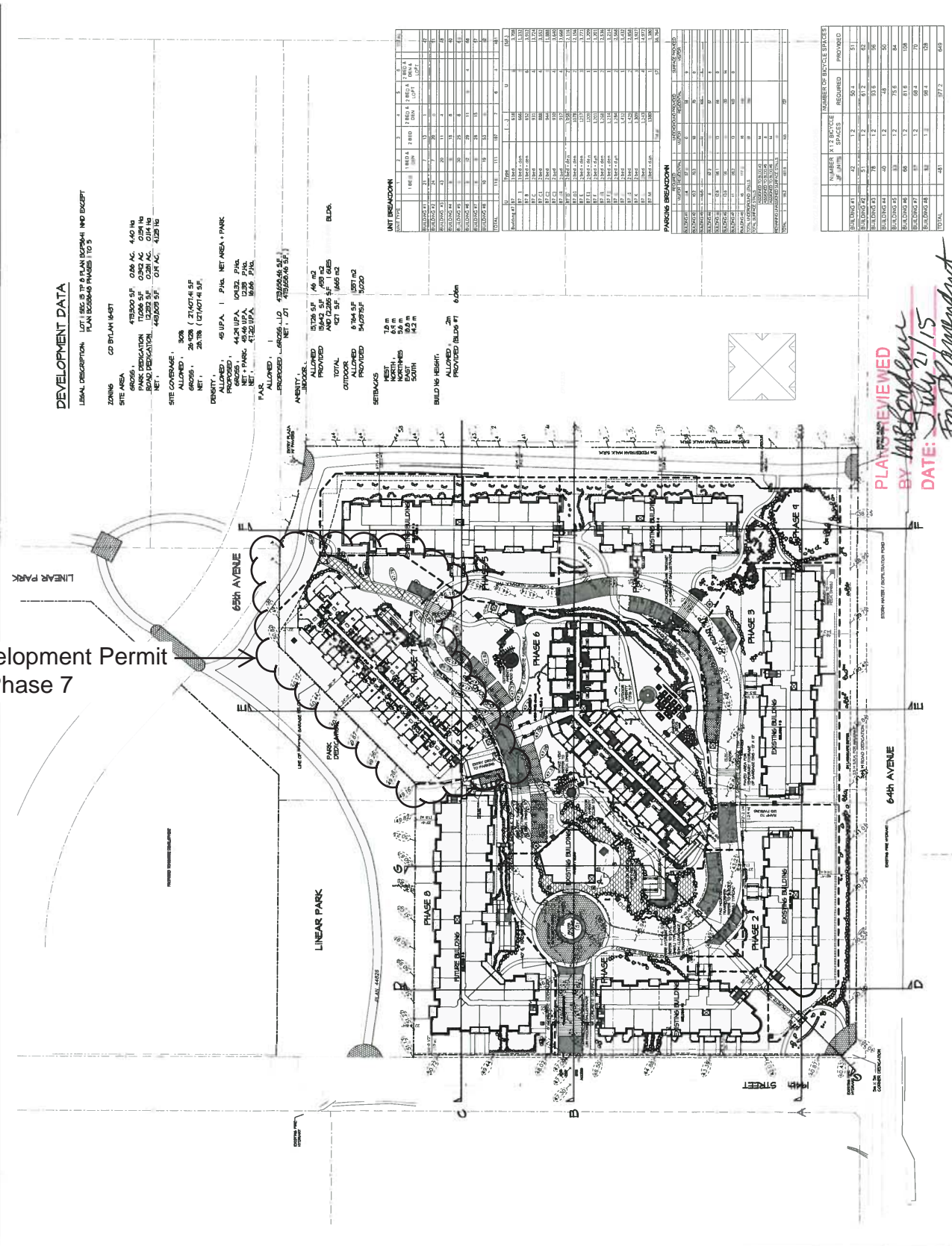
BLDG. 76 #2 5129 S.F. 0.12 AC.
PROVIDED AND 12,292 S.F. 0.28 AC.
TOTAL: 6784 S.F. 0.15 AC.
ALLOWED: 5407 S.F. 0.12 AC.

SEPARATORS: 7.8 m NORTHWEST 84.2 m SOUTH

BLDG. 76 #2 5129 S.F. 0.12 AC.
PROVIDED AND 12,292 S.F. 0.28 AC.
TOTAL: 6784 S.F. 0.15 AC.
ALLOWED: 5407 S.F. 0.12 AC.

UNIT BREAKDOWN: 1000 1800 2400 3000 3600 4200 4800 5400 6000 6600 7200 7800 8400 9000 9600 10200 10800 11400 12000 12600 13200 13800 14400 15000 15600 16200 16800 17400 18000 18600 19200 19800 20400 21000 21600 22200 22800 23400 24000 24600 25200 25800 26400 27000 27600 28200 28800 29400 30000

PARKING BREAKDOWN: 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000



PLANS REVIEWED BY: [Signature] DATE: July 21/15 FOR Amendment

Administrative header containing project information, client details (H.I. PROPERTY INVESTMENTS LTD.), and a grid of checkboxes for various permit and plan requirements.

PROVIDING ALL INFORMATION ON THIS SITE PLAN IS THE PROPERTY OF BERNEK DESIGN INC. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR CHECKING THE RECORDS AT ALL TIMES.

NO.	REVISION	DATE



Project: _____

Client: H.L. PROPERTY INVESTMENTS LTD.

Project: "MASTERSHOP" BUILDING NO. 7

Address: 6450 - 44th STREET

Project No: 7915-0160-00 (B)

Unit No: _____

Date: _____

Scale: _____

Phone: (504) _____

Fax: (504) _____

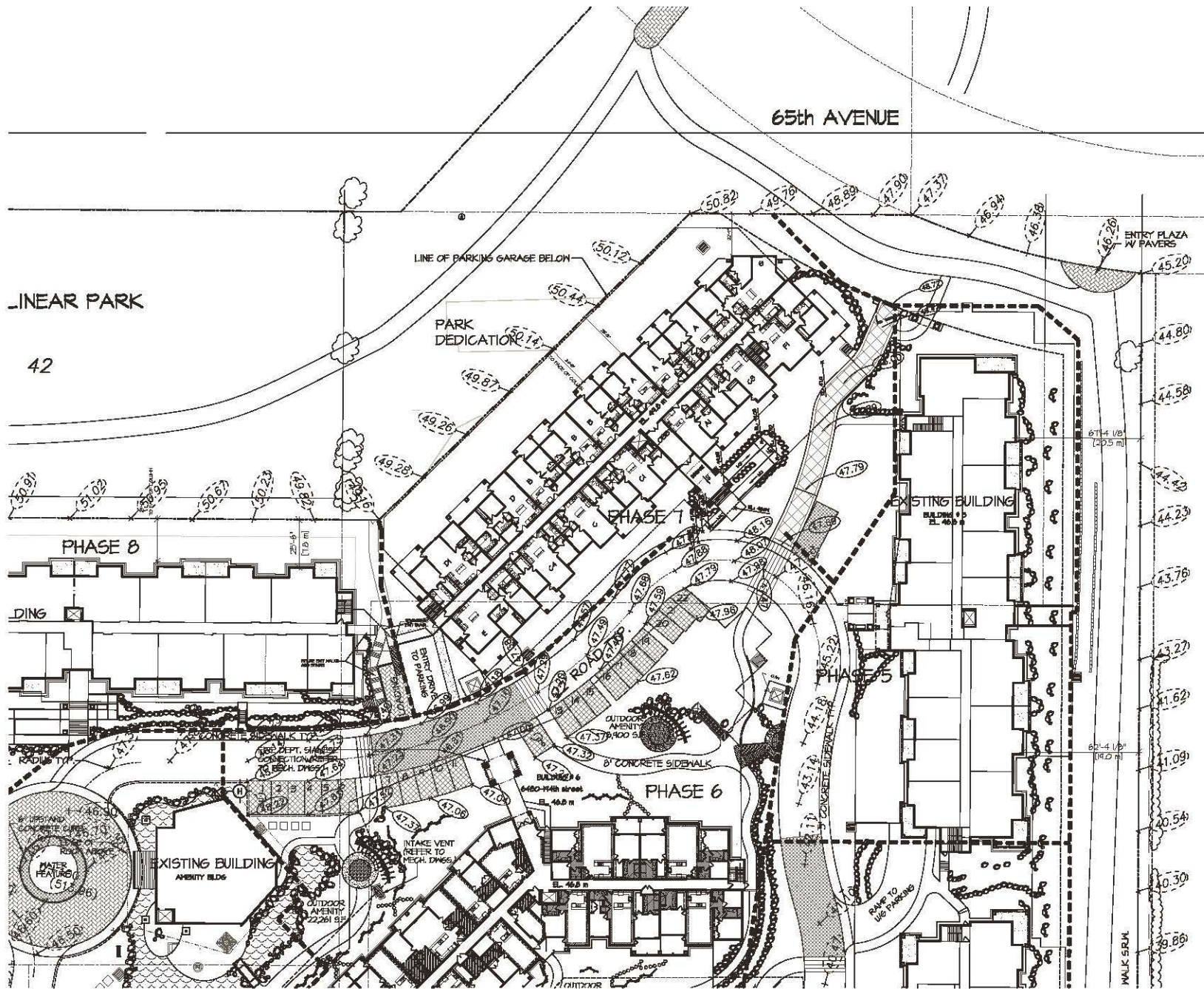
Email: _____

Unit No: 600

Project No: 08001

Sheet No: 1

Scale: _____



LINEAR PARK

42

65th AVENUE

ENTRY PLAZA W/ PAVERS

LINE OF PARKING GARAGE BELOW

PARK DEDICATION

PHASE 7

EXISTING BUILDING BUILDING # 3

PHASE 8

DING

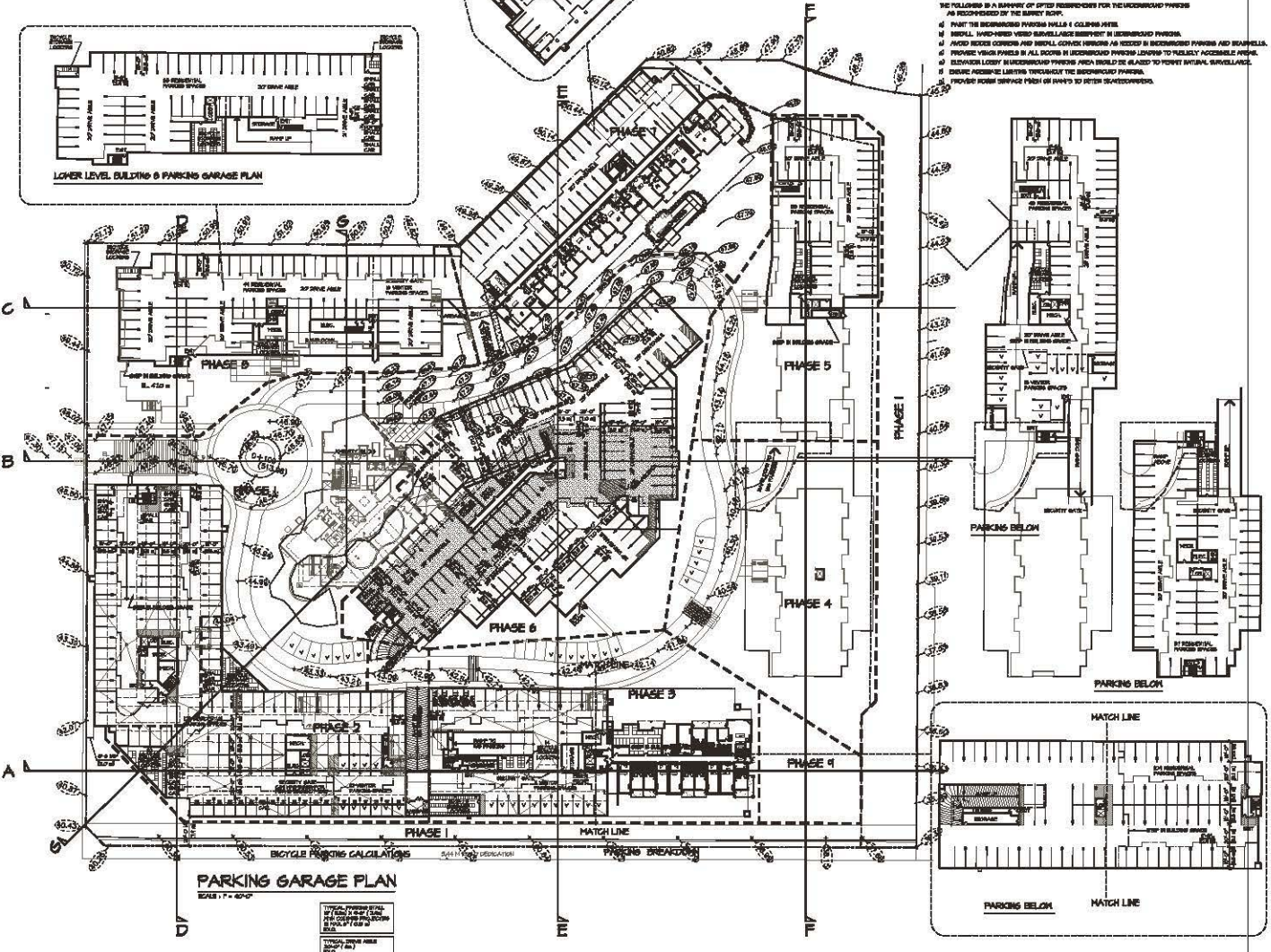
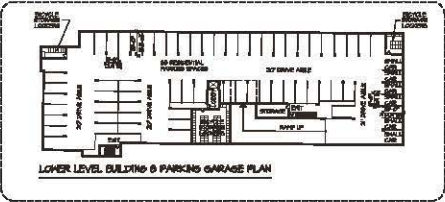
PHASE 6

PHASE 5

EXISTING BUILDING AVENUE BLDG

SITE PLAN

L. BERNEK DESIGN INC. 7915-0160-00 (B)



CITIED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CITIED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECORDED BY THE BUREAU OF RECORDS:

1. PAINT THE UNDERGROUND PARKING WALLS 4 COLORS MAX.
2. INSTALL HAND-HELD VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
3. PROVIDE ACCESS CORRIDORS AND ESCAPE ROUTES THROUGHOUT THE UNDERGROUND PARKING AND STAIRWELLS.
4. PROVIDE VISION PANELS IN ALL ROOMS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
5. ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
6. DESIGN FIREWORKS LAMPING THROUGHOUT THE UNDERGROUND PARKING.
7. PROVIDE ROBOT SERVICE FROM PHASE 6 TO OTHER SECTORS.

PARKING GARAGE PLAN
SCALE: 1/4" = 1'-0"

THIS PLAN IS THE PROPERTY OF
BERNELL INVESTMENTS LTD.
NO PART OF THIS PLAN IS TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION
IN WRITING FROM BERNELL
INVESTMENTS LTD.

NO.	DATE	REVISION

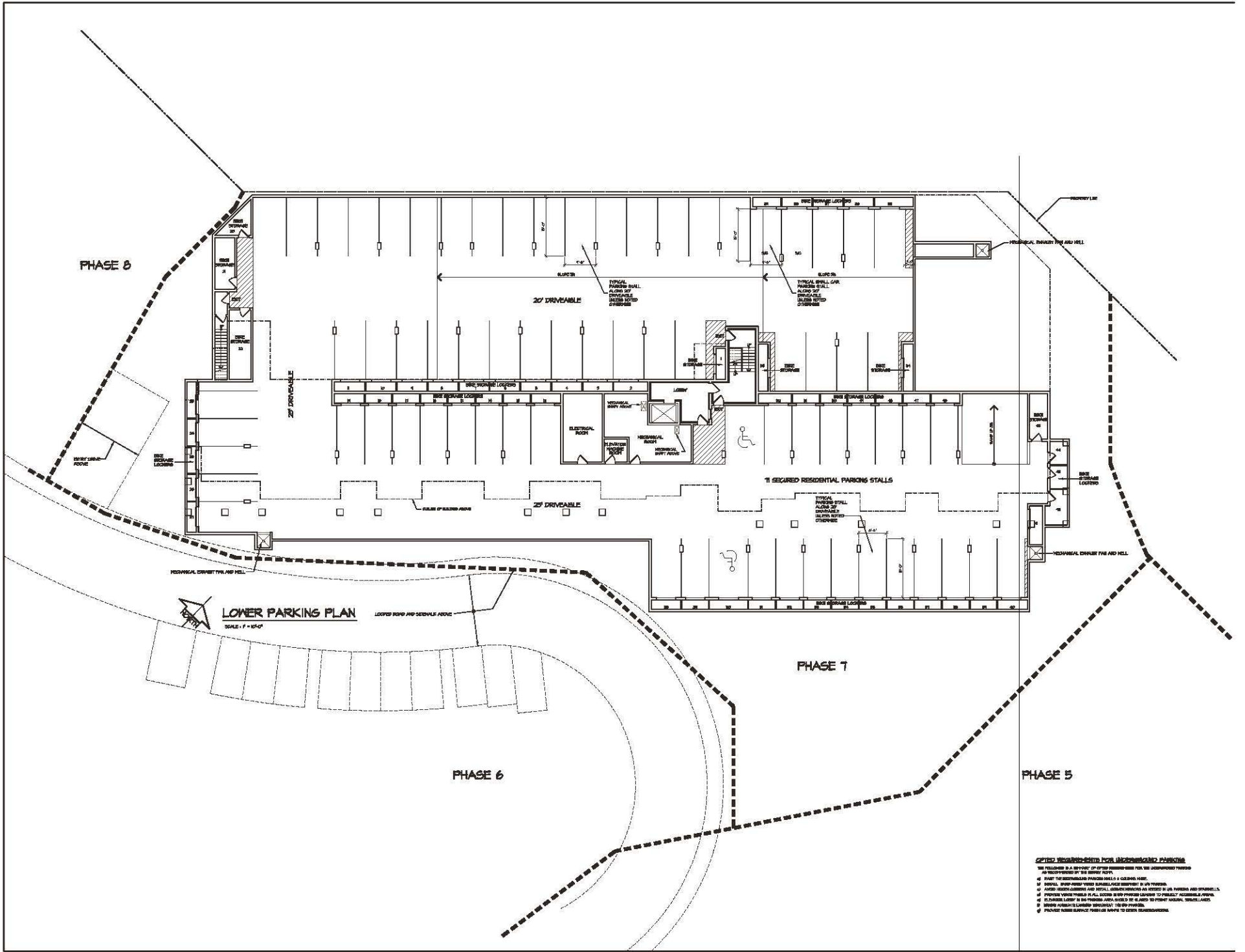
DATE: 11/11/2023	TIME: 10:00 AM
PROJECT: 7915-0160-00	FILE: 7915-0160-00

CLIENT: H.L. PROPERTY INVESTMENTS LTD.
PROJECT: "MAYFLOWER" BUILDING NO. 7
6450 - 95 STREET
VANCOUVER, B.C.
V6P 4C7

bernell de
UNIT 130,
7915-0160-00
ZIMMERMAN BLDG.
VANCOUVER, B.C.
V6P 4C7

PHONE: (604) 681-8888
FAX: (604) 681-8888
EMAIL: info@bernell.com

CLIENT NO:
000
PROJECT NO:
08007



CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

NO.	DATE	BY	CHKD

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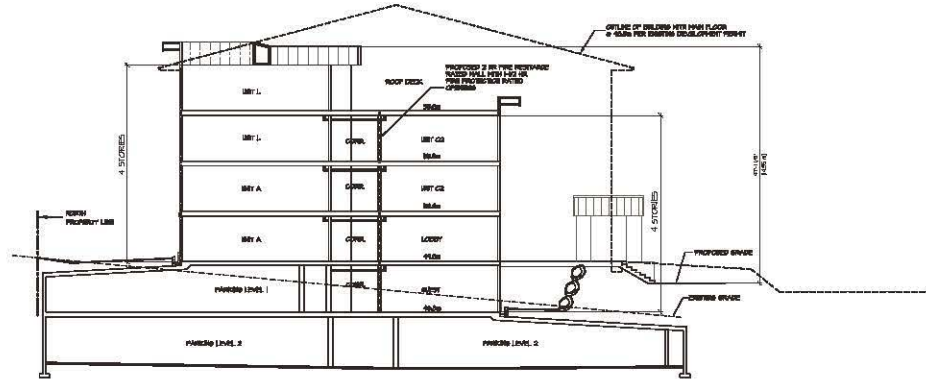
CLIENT: ALL PROPERTY INVESTMENTS LTD.
 PROJECT: MULTIFAMILY RESIDENTIAL BUILDING NO. 1
 6400 - 144 STREET
 DENVER, COLORADO 80231

barrett d

UNIT 130
 7/20/2023
 7/20/2023
 7/20/2023

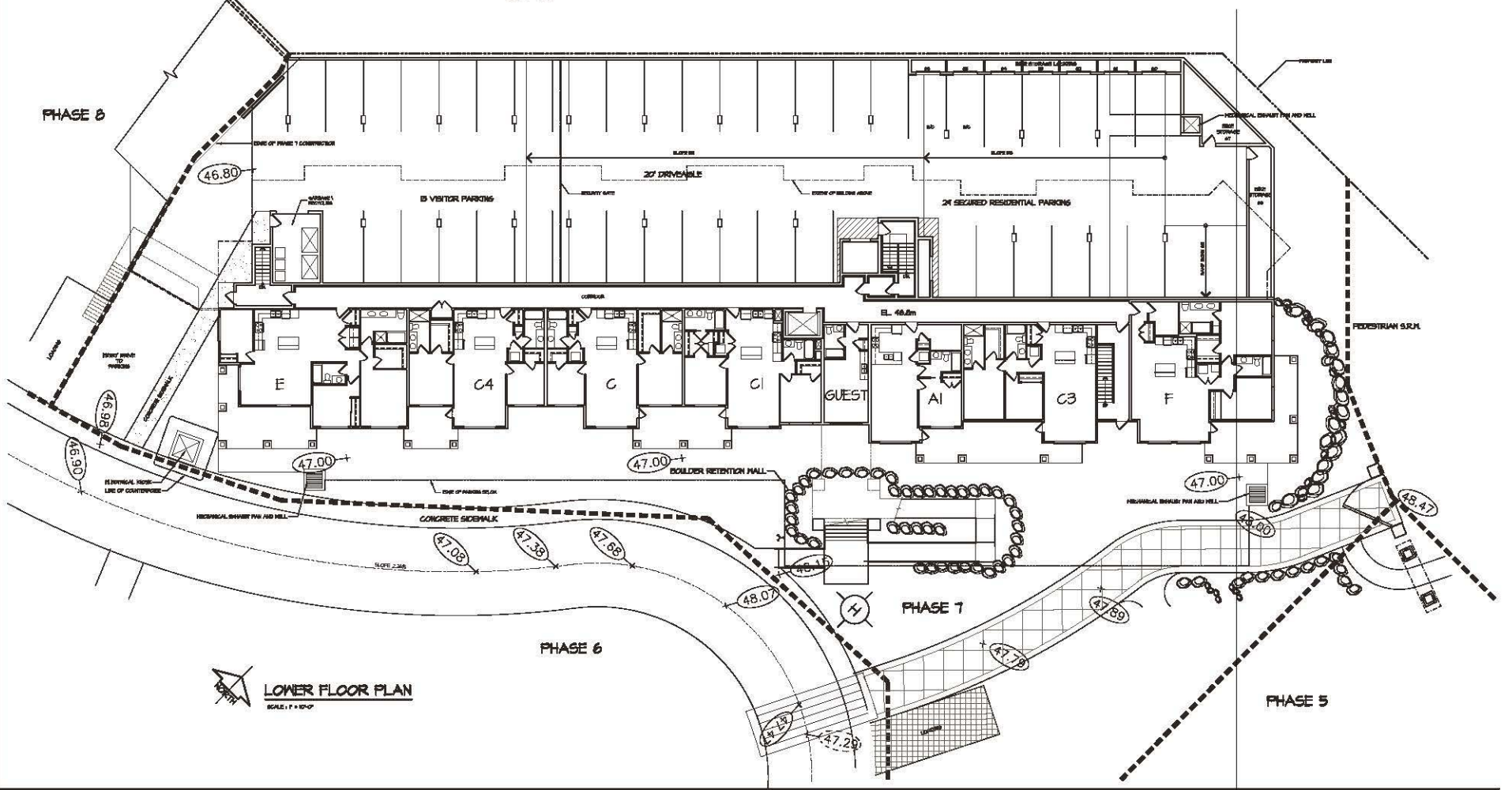
CLIENT NO: 600
 PROJECT NO: 08007

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.



SECTION A-A - THRU ENTRY

SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

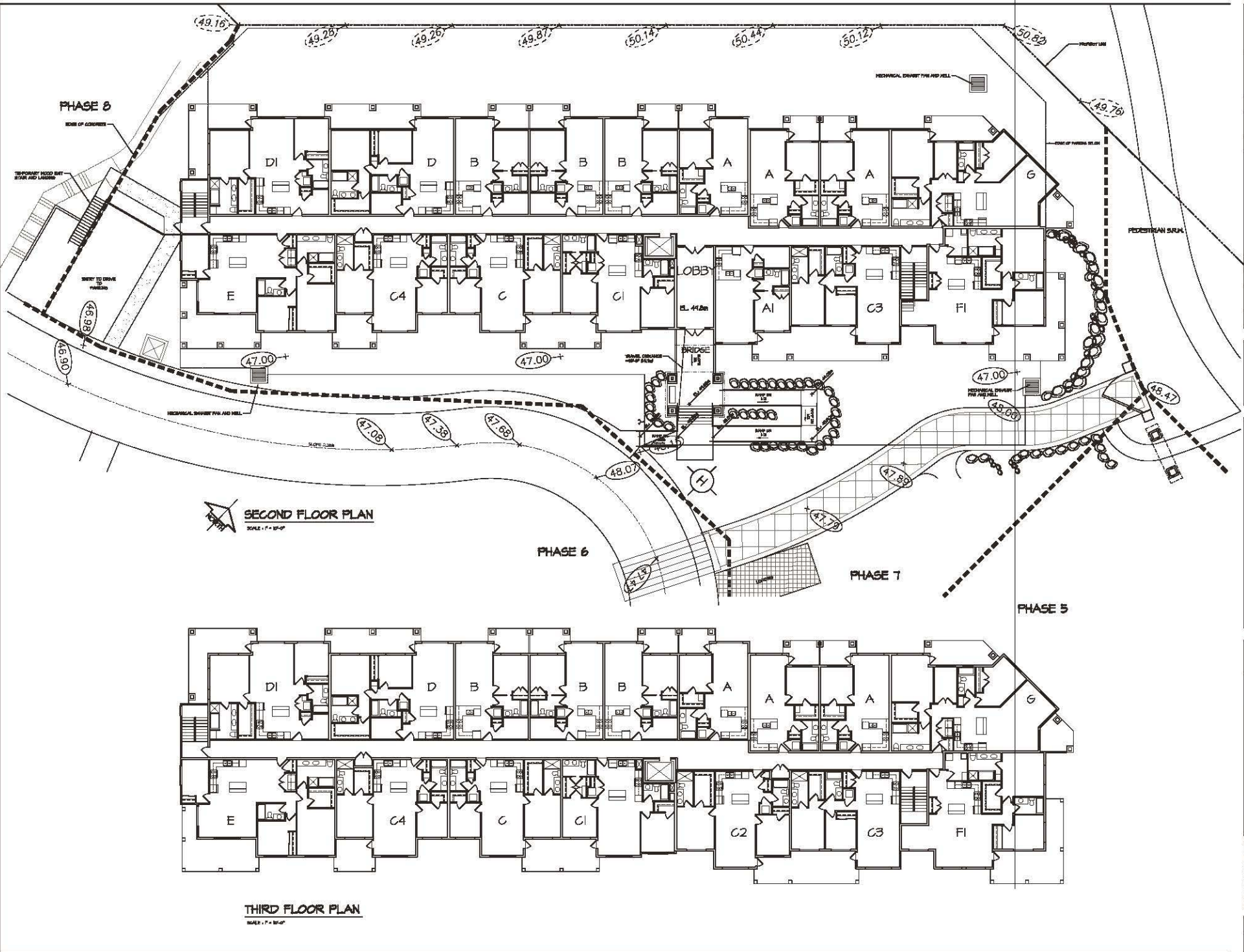


NO.	DATE	REVISION

CLIENT: ALL PROPERTY INVESTMENTS LTD.
 PROJECT: MULTIFAMILY RESIDENTIAL BUILDING NO. 1
 6440 - 144 STREET
 PHASE 7 - 1ST FLOOR PLAN
 7915-0160-00 (E)

bernett
 UNIT 1300
 1100 WEST 17TH
 VANCOUVER, B.C.
 V6V 1Y8
 PHONE: (604) 684-1111
 FAX: (604) 684-1112
 EMAIL: info@bernett.com

SHEET NO. 608
 PROJECT NO. 7915-0160-00



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

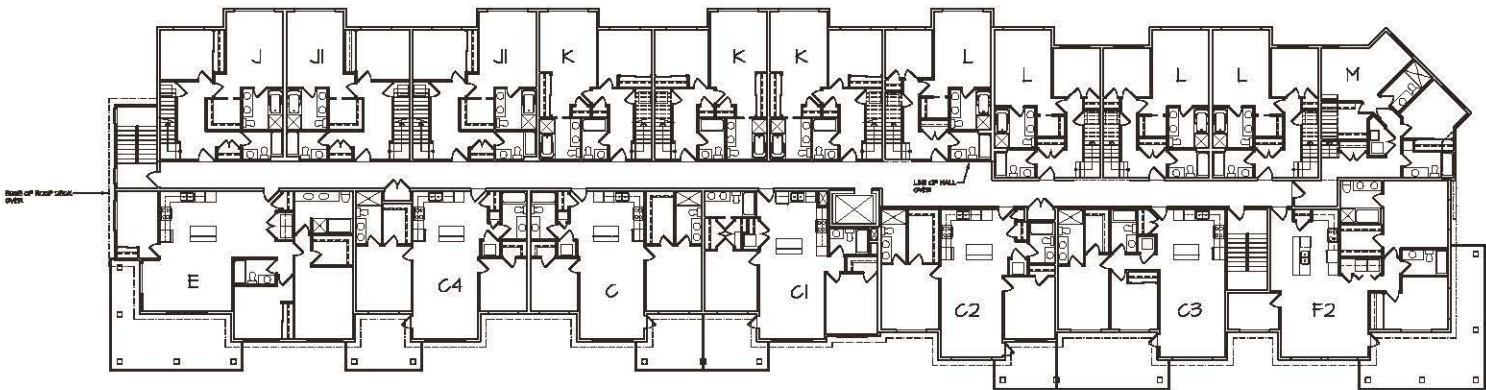
NO.	DATE	DESCRIPTION

PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	

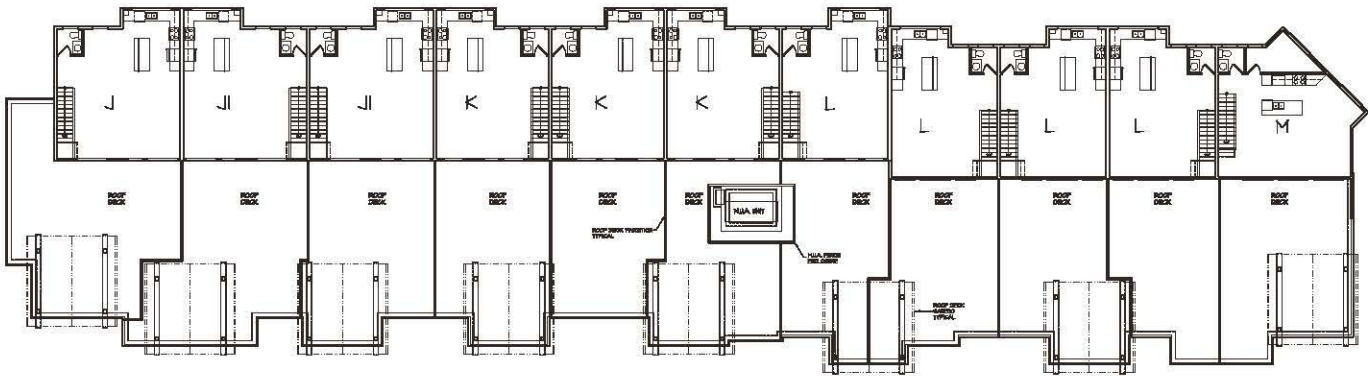
CLIENT	ALL PROPERTY INVESTMENTS LTD.
PROJECT	MALDEN PROPERTY DEVELOPMENT NO. 1
ADDRESS	6400 - 145 STREET
DATE	
SCALE	

UNIT NO.	
FLOOR	
VIEW NO.	

CLIENT NO.	600
PROJECT NO.	08001

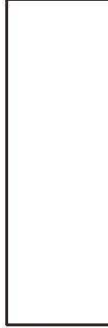


FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

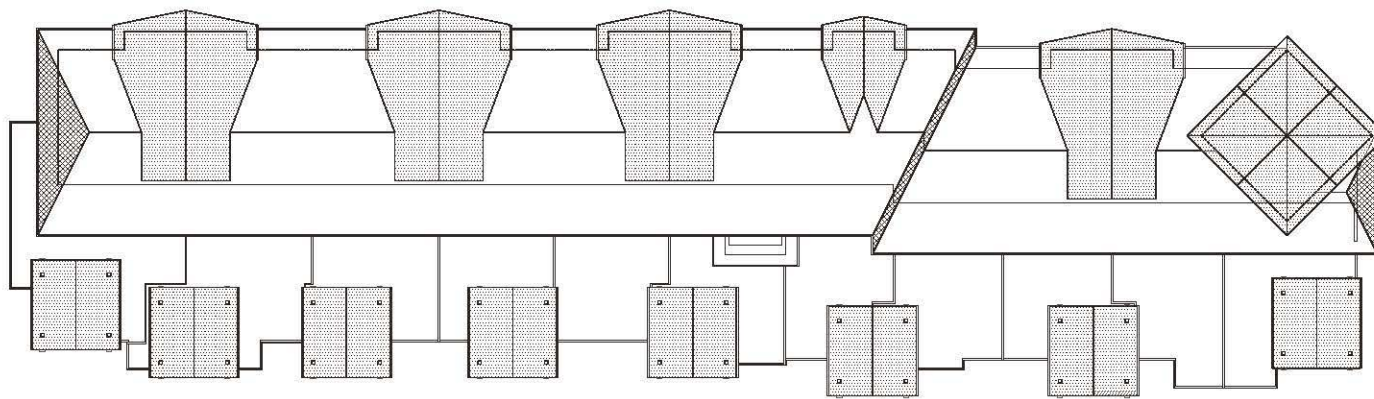


FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

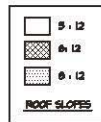
NO.	REVISION	DATE	BY	CHKD.



ALL PROPERTY INVESTMENTS LTD.
 PROJECT: MALDEN COLLEGE BUILDING NO. 1
 4400 - 104 STREET
 7915-0160-00 (G)
 UNIT 100
 7915 104 STREET
 ZEDLEY, B.C.
 V0W 1T01
 PHONE: (604) 884-1111
 FAX: (604) 884-1112
 EMAIL: info@bernett.ca
 BERNETT.ca
 600
 PROJECT NO. 7915-0160-00 (G)



ROOF PLAN
SCALE: 1/4" = 1'-0"



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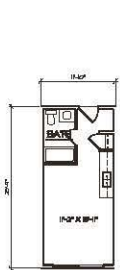
NO.	DATE	DESCRIPTION



CLIENT: H.L. PROPERTY INVESTMENTS LTD.
 PROJECT: MAXIMIZING OPPORTUNITY NO. 1
 6400 - 104 STREET
 7915-0160-00 (H)
ROOF PLAN

bernett de
 UNIT 130,
 7915 104 STREET
 VANCOUVER, B.C.
 V6W 1Y6
 PHONE: (604) 275-8844
 FAX: (604) 275-8844
 EMAIL: info@bernettde.com

CLIENT NO: 600
 PROJECT NO: 1
 SHEET NO: 08007



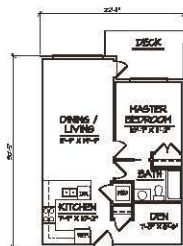
GUEST SUITE
300 SF.



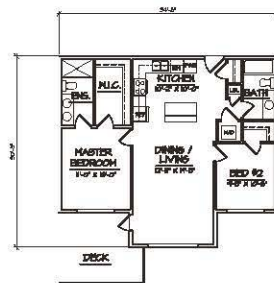
UNIT A 1 BED
688 SF.



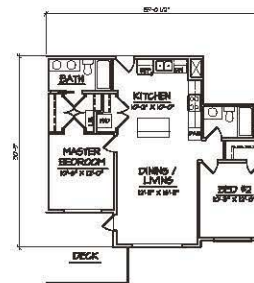
UNIT AI 1 BED 4 DEN
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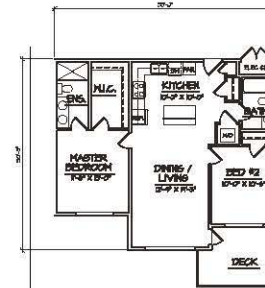
UNIT B 1 BED 4 DEN
602 SF.



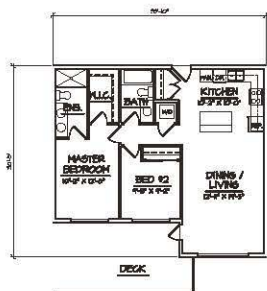
UNIT C 2 BED
491 SF.



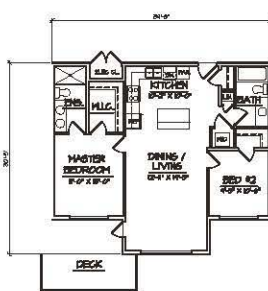
UNIT C1 2 BED
494 SF.



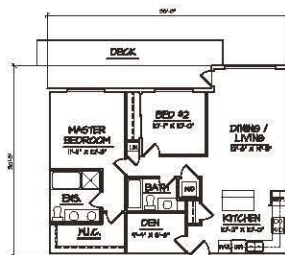
UNIT C2 2 BED
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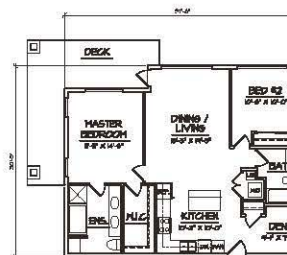
UNIT C3 2 BED
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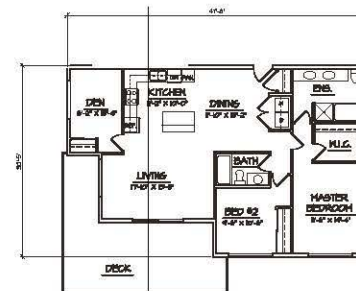
UNIT C4 2 BED
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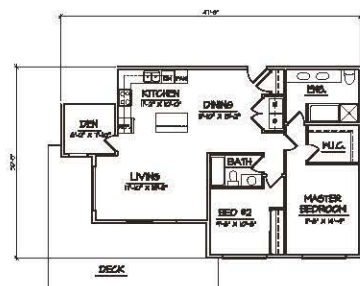
UNIT D 2 BED 4 DEN
1058 SF.



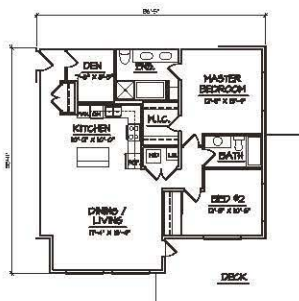
UNIT D1 2 BED 4 DEN
1078 SF.



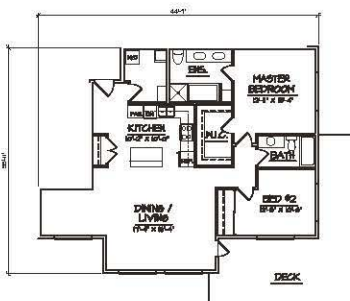
UNIT E 2 BED 4 DEN
1387 SF.



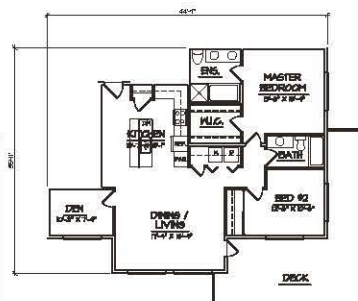
UNIT E1 2 BED 4 DEN
1204 SF.



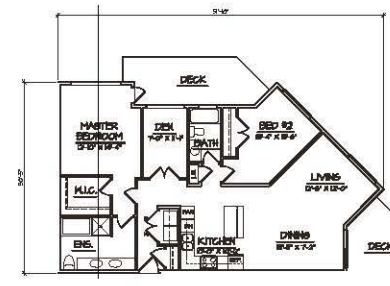
UNIT F 2 BED 4 DEN
1201 SF.



UNIT F1 2 BED 4 DEN
1242 SF.



UNIT F2 2 BED 4 DEN
1190 SF.



UNIT G 2 BED 4 DEN
1284 SF.

UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ALL PROPERTY INVESTMENTS LTD.
 UNIT 1306,
 2000 1300 ST. W.,
 VANCOUVER, B.C. V6L 1Y9
 TEL: 604-271-1111
 FAX: 604-271-1112
 EMAIL: info@allpi.com
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 7915-0160-00 (I)

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UNIT NO.	
FLOOR	
AREA	
PERMITS	
STATUS	
DATE	
REVISION	
BY	
DATE	
REVISION	
BY	
DATE	



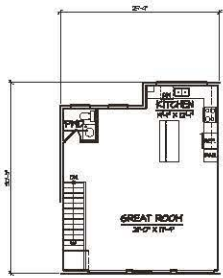
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NO.	
DATE	
BY	
REVISION	

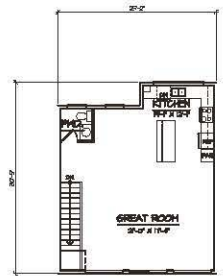
CLIENT: H.L. PROPERTY INVESTMENTS LTD.
 PROJECT: HILTON GARDENS BUILDING NO. 1
 ADDRESS: 7915-0160-00 (J)
 DRAWING: 7915-0160-00 (J)

bernett de
 UNIT 130,
 7915-0160-00 (J)
 ZONING: B.C.
 VOW 1181
 PHONE: (604) 440-0000
 FAX: (604) 440-0000
 EMAIL: info@bernett.com

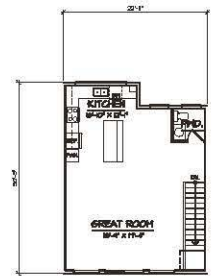
CLIENT NO: 600
 PROJECT NO: 7915-0160-00 (J)
 DRAWING NO: 0000



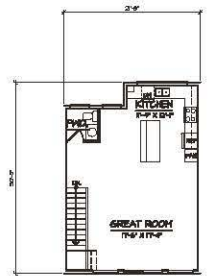
UNIT J UPPER



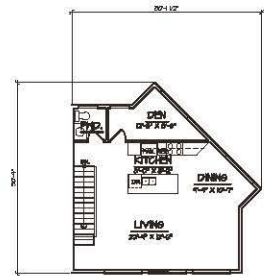
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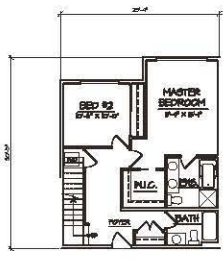
UNIT K UPPER



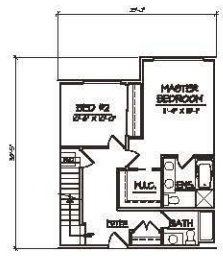
UNIT L UPPER



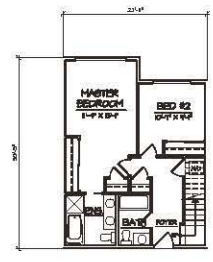
UNIT M UPPER



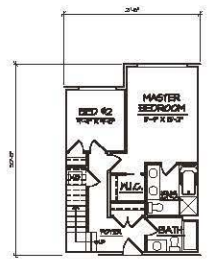
UNIT J 2 BED 1482 SF.



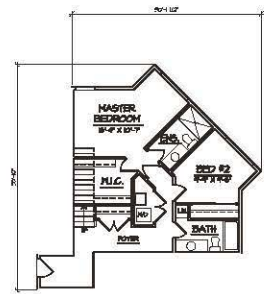
UNIT JI 2 BED 1424 SF.



UNIT K 2 BED 1304 SF.



UNIT L 2 BED 1248 SF.



UNIT M 2 BED & DEN 1488 SF.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE OF FINISHES

- ① WOOD SHUNT & BEAM
- ② WOOD LOUVER
- ③ ARCHITECTURAL LAMINATED VARIEGATED ASPHALT SHINGLE
- ④ VINYL FRAMED WINDOWS
- ⑤ VINYL CEDAR SHAKE SIDING
- ⑥ HORIZONTAL HARDI SIDING - 4 1/2" PROFILE
- ⑦ STONE VENEER
- ⑧ POWDER COAT ALUMINUM GUARDRAIL, GM GLAZING
- ⑨ POWDER COAT ALUMINUM GUARDRAIL, GM 2X2 PICKETS
- ⑩ BUILT UP WOOD GORNINGE
- ⑪ THRU WALL METAL FLASHING
- ⑫ BUILT UP WOOD GORNINGE
- ⑬ 2X6 WOOD TRIM WITH 2X6 SILL TRIM
- ⑭ 12" X 12" WOOD COLUMN GM 2" X 2"
- ⑮ BASE OF PAINTED HARDBOARD VENEER FLYWOOD & WOOD TRIMS
- ⑯ VINYL BEADBOARD SOFFIT
- ⑰ BRUSHED ALUMINUM INDIVIDUAL CHANNEL LETTERS ON A CURVED METAL ANGLE FRAME WORK, ILLUMINATED BY UPLIGHTS MOUNTED ON WOOD BEAMS.
- ⑱ 1X4 WOOD TRIM ON PAINTED FLYWOOD FASCIA BOARD



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



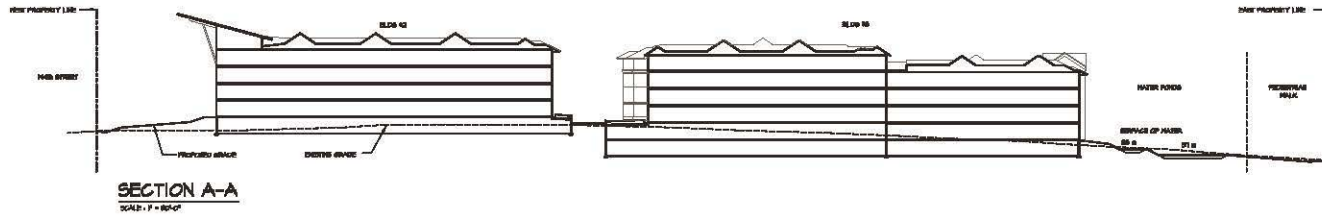
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



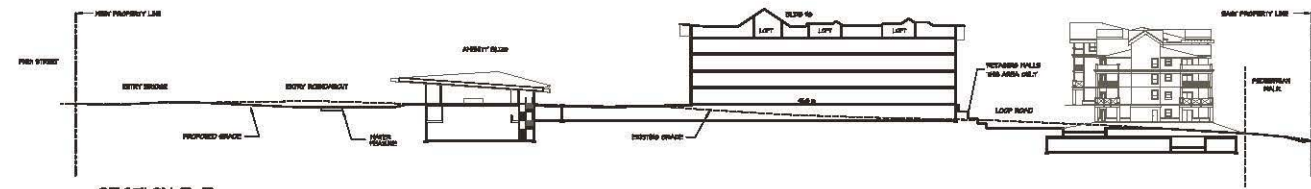
REAR ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

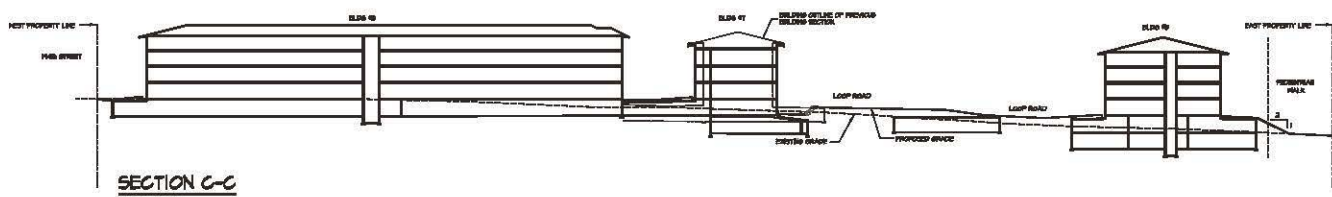
SHEET NO. 1
 UNIT 130
 7915-0160-00 (K)
 UNIT 130
 7915-0160-00 (K)
 UNIT 130
 7915-0160-00 (K)



SECTION A-A
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"



SECTION C-C
SCALE: 1/8" = 1'-0"

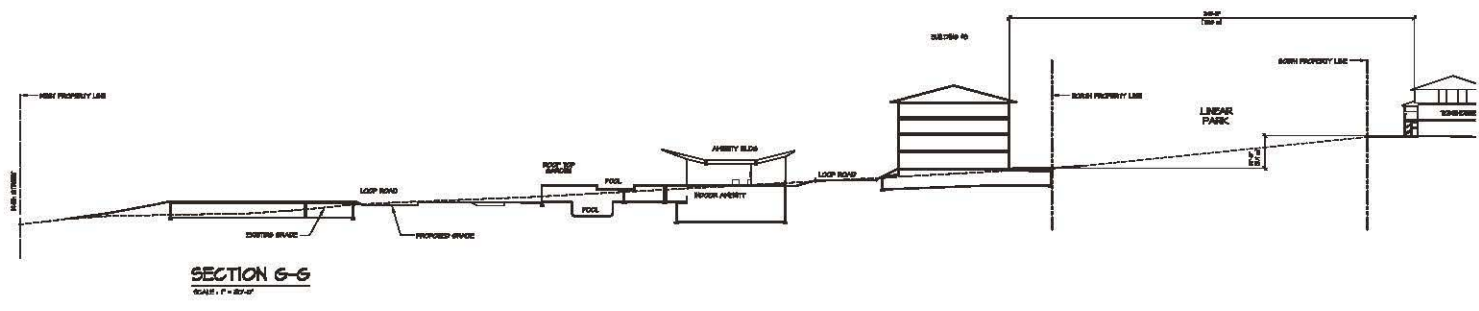
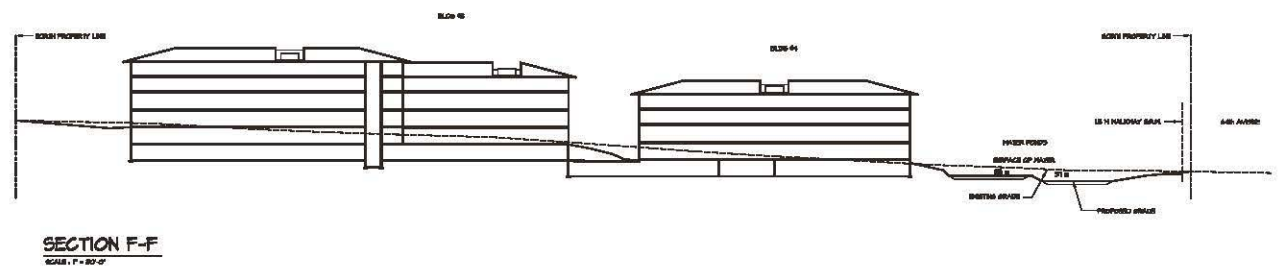
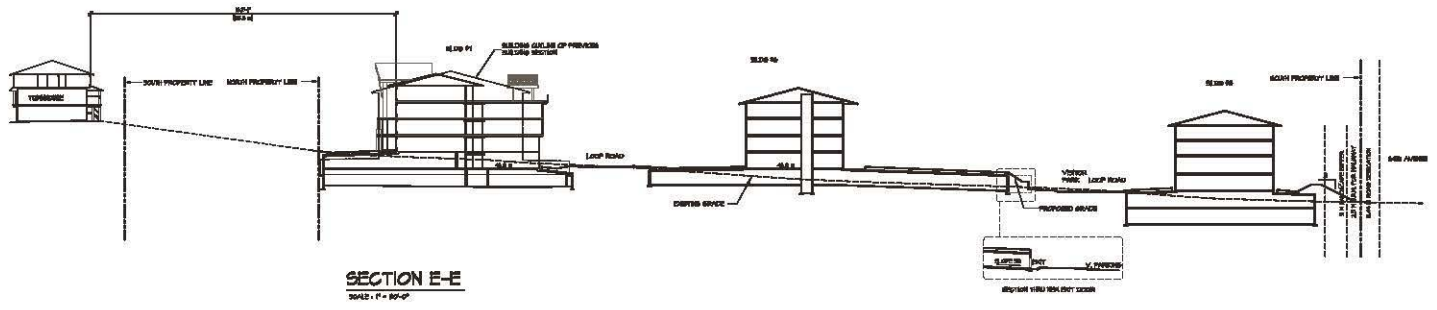
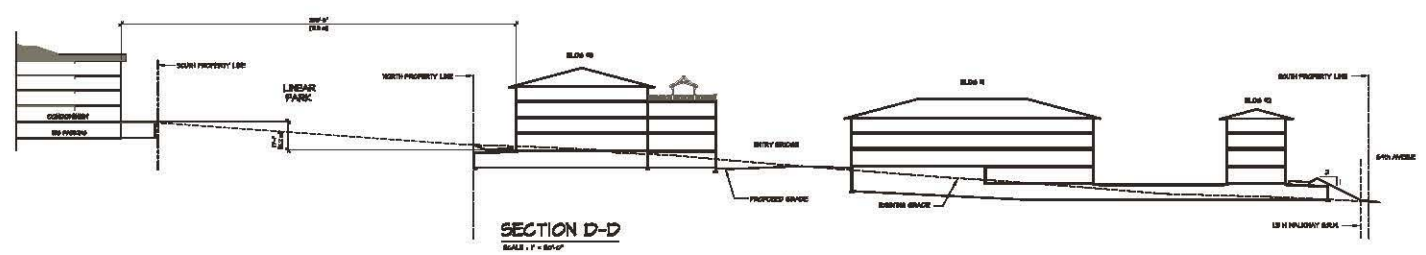
NO.	DATE	BY	CHKD.	DESCRIPTION



SHEET NO. 1
 PROJECT: H.J. PROPERTY INVESTMENTS, LTD.
 NAME: "MAYFLOWER" BUILDING NO. 7
 ADDRESS: 6450 - 14th STREET
 DATE: 1/15/2010
 SCALE: 1/8" = 1'-0"

berrett de
 UNIT 130,
 7915 14th Street
 Calgary, A.B.
 V2M 1T8
 PHONE: (403) 243-1111
 FAX: (403) 243-1112
 EMAIL: info@berrett.com

SHEET NO.
 000
 PROJECT NO.
 08007



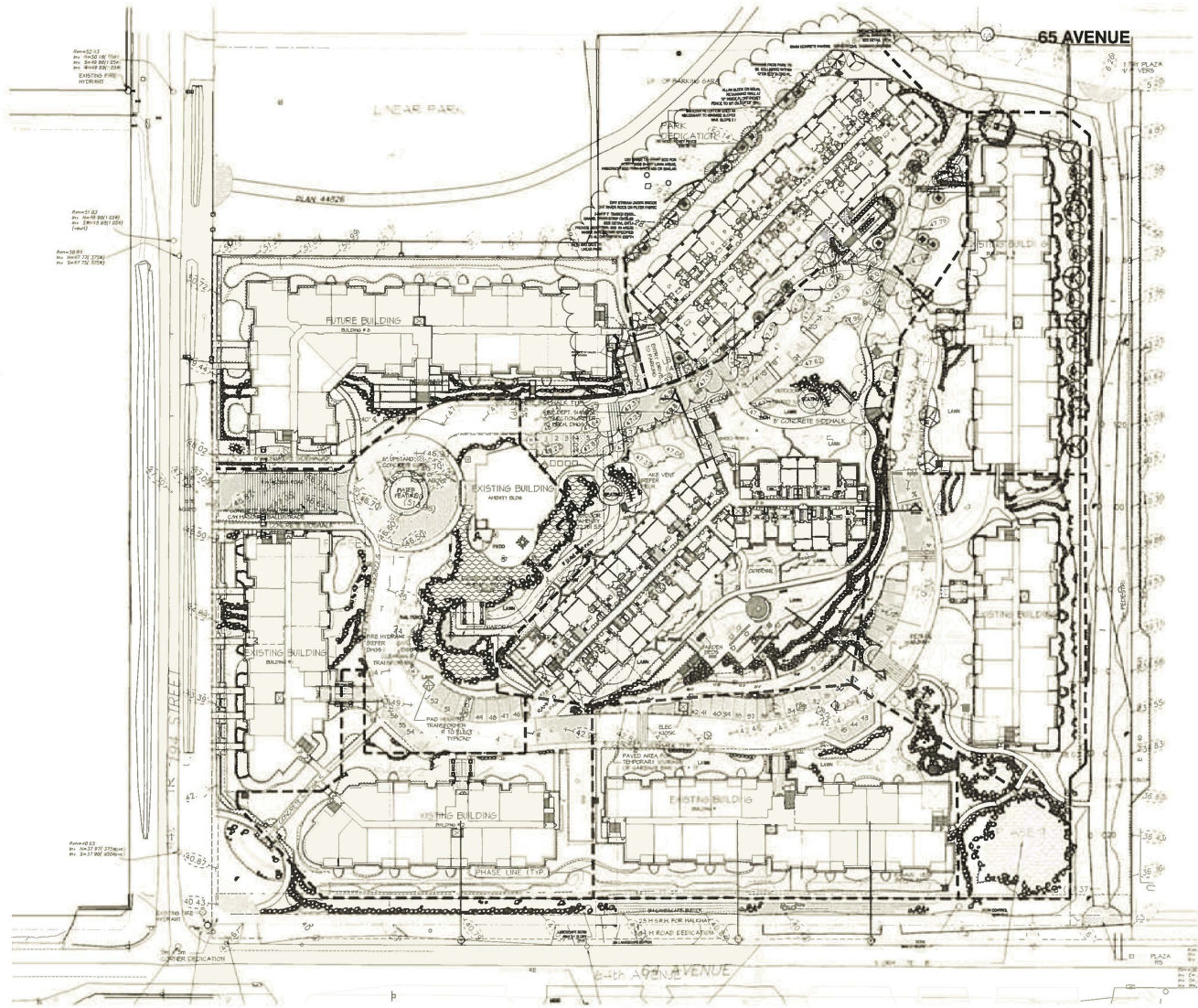
CONTINGENT UPON APPROVAL BY THE CITY OF DENVER AND THE CITY ENGINEER. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BRIDGE AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BRIDGE AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BRIDGE.

DATE	NOV 20 2014
BY	JK
CHK	JK
APP	JK
DATE	
BY	
CHK	
APP	
DATE	
BY	
CHK	
APP	

SECTION 7915-0160-00 (M)

CLIENT: H.J. PROSPECT INVESTMENTS, L.P.
PROJECT: MANHATTAN PARK BUILDING NO. 7
 6450 S. STREET
 DENVER, CO 80229
PHONE: (303) 693-1100
FAX: (303) 693-1100
EMAIL: info@bjm.com

CLIENT NO: 000
PROJECT NO: 08007



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pmg
 LANDSCAPE ARCHITECTS
 Suite 1100 - 4185 Oak Creek Drive
 Richmond, BC V6X 2G9
 P: 604-274-0011 F: 604-274-0022

Plans checked by
 Planning & Development, City of Surrey

Date 21 July 2015
 Acceptable Not Acceptable

PARCEL IDENTIFIER: 006-1108-01
 LOT #6 SECTION 15 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT
 PLAN 41562

PARCEL IDENTIFIER: 006-1108-08
 LOT #1 EXCEPT PART
 SUBDIVIDED BY PLAN 41468
 SECTION 15 TOWNSHIP 8 NEW
 WESTMINSTER DISTRICT PLAN
 41562

PARCEL IDENTIFIER: 011-254-061
 LOT 2 EXCEPT PARCELS 14
 DEVELOPED BY PLAN 41111
 SECTION 15 TOWNSHIP 8 NEW
 WESTMINSTER DISTRICT PLAN
 713

PARCEL IDENTIFIER: 011-254-108
 LOT 2 SECTION 15 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT
 PLAN 713

PARCEL IDENTIFIER: 011-254-109
 PARCELS 14 EXCEPT PART
 PLAN 41111 LOT 2 SECTION 15
 TOWNSHIP 8 NEW WESTMINSTER
 DISTRICT PLAN 713

NO.	DATE	DESCRIPTION	BY
01	12/01/14	REV. 10/13/14 (REVISED)	BA
02	12/01/14	REV. 10/13/14 (REVISED)	BA
03	12/01/14	REV. 10/13/14 (REVISED)	BA
04	12/01/14	REV. 10/13/14 (REVISED)	BA
05	12/01/14	REV. 10/13/14 (REVISED)	BA
06	12/01/14	REV. 10/13/14 (REVISED)	BA
07	12/01/14	REV. 10/13/14 (REVISED)	BA
08	12/01/14	REV. 10/13/14 (REVISED)	BA
09	12/01/14	REV. 10/13/14 (REVISED)	BA
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12	12/01/14	REV. 10/13/14 (REVISED)	BA
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14	12/01/14	REV. 10/13/14 (REVISED)	BA
15	12/01/14	REV. 10/13/14 (REVISED)	BA
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71	12/01/14	REV. 10/13/14 (REVISED)	BA
72	12/01/14	REV. 10/13/14 (REVISED)	BA
73	12/01/14	REV. 10/13/14 (REVISED)	BA
74	12/01/14	REV. 10/13/14 (REVISED)	BA
75	12/01/14	REV. 10/13/14 (REVISED)	BA
76	12/01/14	REV. 10/13/14 (REVISED)	BA
77	12/01/14	REV. 10/13/14 (REVISED)	BA
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79	12/01/14	REV. 10/13/14 (REVISED)	BA
80	12/01/14	REV. 10/13/14 (REVISED)	BA
81	12/01/14	REV. 10/13/14 (REVISED)	BA
82	12/01/14	REV. 10/13/14 (REVISED)	BA
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84	12/01/14	REV. 10/13/14 (REVISED)	BA
85	12/01/14	REV. 10/13/14 (REVISED)	BA
86	12/01/14	REV. 10/13/14 (REVISED)	BA
87	12/01/14	REV. 10/13/14 (REVISED)	BA
88	12/01/14	REV. 10/13/14 (REVISED)	BA
89	12/01/14	REV. 10/13/14 (REVISED)	BA
90	12/01/14	REV. 10/13/14 (REVISED)	BA
91	12/01/14	REV. 10/13/14 (REVISED)	BA
92	12/01/14	REV. 10/13/14 (REVISED)	BA
93	12/01/14	REV. 10/13/14 (REVISED)	BA
94	12/01/14	REV. 10/13/14 (REVISED)	BA
95	12/01/14	REV. 10/13/14 (REVISED)	BA
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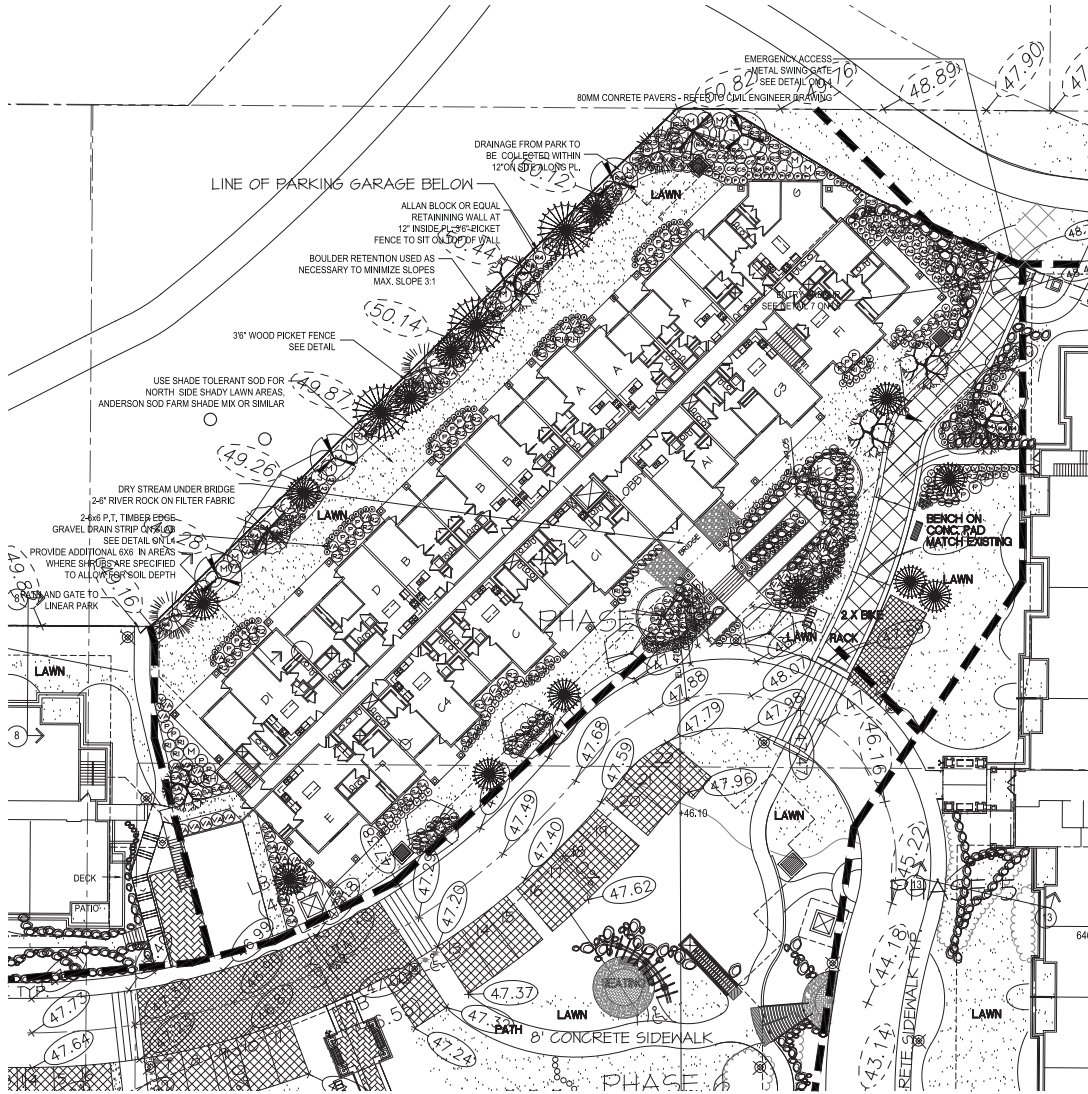
PROJECT
**WATERSTONE
 BUILDING 7**
 6470-194 STREET
 SURREY, BC
 SURREY JOB NO: 7905-0138-00

DRAWING TITLE
**OVERALL
 LANDSCAPE PLAN**

DATE: **11/25/15** DRAWING NUMBER:
 SCALE: **1/8"=1'-0"**
 DESIGNER: **BA** CLIENT: **L1**
 CHECKED: **BA** OF 4

PROJ-00-BUILD-01 PROJ-PROJECT NUMBER: 07-025

SEAL:



PLANT SCHEDULE - BUILDING 7 ONLY

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER GRISEUM	PAPERBARK MAPLE	60M CAL; 1.8M STD; BAB
	2	CERISUS JAPONICUS	EASTERN DOGWOOD	60M CAL; BAB
	1	CORNIUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	20H FT; BUSH FORM; BAB
	4	GLENETSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	80M CAL; 1.8M STD; BAB
	16	FICIA OROBORA	SERRIAL SPRUCE	3.0M HT; BAB
	4	FICIA PUNGENS 'GLAUCIA'	COLORADO BLUE SPRUCE	2.5M HT; BAB
	3	PHYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	60M CAL; 1.5M STD; BAB
	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	60M CAL; BAB
SHRUB	A2	ADALEA WHITE LIGHTS	DECIDUOUS ADALEA WHITE	42 POT; 9 OC
	J	CORNIUS SERICEA	RED OSIER DOGWOOD	42 POT; 50CM
	CS	CORNIUS STOLONIFERA	RED OSIER DOGWOOD	42 POT; 50CM
	CA	CORNIUS AVELLANA 'CONTORTA'	CORRIDORIAN WITCH-HAZEL	42 POT; 60CM
	CC	COTNUS COGOGYRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	1.5M BAB
	U	EUPHORBIA POLYCHROMA	SPURGE	41 POT
	H8	HIBISCUS SYRIACUS	ROSE OF SHARON	43 POT; 50CM
	M	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	42 POT; 60CM
	P	PIERIS JAPONICA 'TEMPLE BELLS'	TEMPLE BELLS PIERIS	42 POT; 60CM
	R1	RHODODENDRON 'COTTON CANDY'	RHODODENDRON	43 POT
	R4	RHODODENDRON 'LODER'S WHITE'	RHODODENDRON (WHITE)	42 POT
	R2	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON (PURPLE)	42 POT; 30CM
	RH	RHUS AROMATICA	FRAGRANT SUMAC	42 POT; 6 OC
	R3	RHUS AROMATICA 'GRO-LOW'	GRO-LOW DWARF SUMAC	42 POT; 6 OC
	RO2	ROSA 'FUSCHIA MIDSUMMER'	FUSCHIA MIDSUMMER ROSE	42 POT
	SA	SPIRAEA X BURNALDA 'GOLDFLAME'	GOLDFLAME SPIREA	42 POT; 40CM
	TX	TAXUS BACCATA FASTIGIATA	ENGLISH YEW	1.2M BAB
	V	VIBURNUM DAVIDI	DAVID'S VIBURNUM	42 POT
	VA	VIBURNUM X CARLECEPHALUM	VIBURNUM	42 POT; 4 OC
PERENNIAL	M2	MISCANTHUS SINENSIS 'GRACILIMIS'	MAIDEN GRASS	41 POT
GC	A	ANCTOSTAPHYLOS UVA-URSI	KAMMANNICK	41 POT; 20CM
	E	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH	41 POT
	F	POLYSTICHUM MUNITUM	WESTERN SWOARD FERN	41 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER IBCA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLBOROUGH AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO IBC LANDSCAPE STANDARD'S DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED IBC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

CONTRACTOR TO PROVIDE DESIGN-BUILD AUTOMATIC IRRIGATION SYSTEM TO CONFORM TO IABC STANDARDS. DESIGN TO BE REVIEWED BY LANDSCAPE ARCHITECT AND/OR OWNER FOR APPROVAL.

PARCEL IDENTIFIER: 006-160-581
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 41502

PARCEL IDENTIFIER: 006-160-463
LOT 41 EXISTING PART
SUBDIVIDED BY PLAN 44243;
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
41562

PARCEL IDENTIFIER: 011-236-361
LOT 1 EXISTING PART
EXPLANATORY PLAN 42335;
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 011-236-388
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7371

PARCEL IDENTIFIER: 012-657-769
PARCEL 14 EXPLANATORY
PLAN 10441 LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 248

NO.	DATE	REVISION DESCRIPTION	DR.
01	15-03-07	REV. BUILDING 7 GP AMENDMENT	BA
02	15-03-24	REV. NEW SITE PLAN	BA
03	15-04-29	REV. BOUNDARY REQUIREMENTS	BA
04	15-05-21	REV. CLARIFICATION	BA
05	15-05-21	REVISED SITE PLAN	BA
06	15-05-21	REV. NEW SITE PLAN	BA
07	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
08	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
09	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
10	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
11	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
12	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
13	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
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98	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
99	15-05-21	REV. BOUNDARY REQUIREMENTS	BA
100	15-05-21	REV. BOUNDARY REQUIREMENTS	BA

CLIENT:

PROJECT:
WATERSTONE BUILDING 7
6480-194 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-C

DRAWING TITLE:
SHRUB PLANT BUILDING 7
DATE: 05/01/2019 DRAWING
SCALE: 1/8"=1'-0"
DRAWN: BA
DESIGN: BA
CHKD: BA

PMG PROJECT NUMBER:

7915-0160-00 (O)



Suite C100 - 4185 Old Creek Drive Burnaby, British Columbia, V5G 6C9 P: 604-294-0011 F: 604-294-2022

SCALE:

PROJECT:

DRAWN BY:

DESIGN NO.:

CHECK:

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L1, L2, and L3 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L4, L5, and L6 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L7, L8, and L9 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L10, L11, and L12 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L13, L14, and L15 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L16, L17, and L18 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L19, L20, and L21 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L22, L23, and L24 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L25, L26, and L27 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L28, L29, and L30 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L31, L32, and L33 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L34, L35, and L36 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L37, L38, and L39 plan reviews.

Table with 3 columns: Date, Description, and Checked/Approved. Includes entries for L40, L41, and L42 plan reviews.

PART ONE GENERAL REQUIREMENTS

1.1. RESPONSIBILITIES
1.2. GENERAL NOTES
1.3. MATERIALS
1.4. PROTECTION
1.5. ACCESS
1.6. TRAFFIC
1.7. UTILITIES
1.8. LIGHTING
1.9. WATER
1.10. AIR QUALITY

PART TWO SOFT LANDSCAPE DEVELOPMENT

1.1. RETENTION OF EXISTING FEATURES
1.2. GRASS PLANTING
1.3. PLANTING
1.4. TREES
1.5. SHRUBS AND BUSHES
1.6. TREES TO BE MAINTAINED
1.7. TREE REMOVAL
1.8. TREES TO BE REPLANTED
1.9. TREES TO BE PLANTED

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT.

1.10. PLANTING - SPECIFICATIONS
1.11. PLANTING - INSTALLATION
1.12. PLANTING - MAINTENANCE
1.13. PLANTING - REMOVAL
1.14. PLANTING - REPLACEMENT
1.15. PLANTING - PROTECTION

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT.

1.16. PLANTING - MAINTENANCE (CONT.)
1.17. PLANTING - REMOVAL (CONT.)
1.18. PLANTING - REPLACEMENT (CONT.)
1.19. PLANTING - PROTECTION (CONT.)
1.20. PLANTING - SPECIFICATIONS (CONT.)
1.21. PLANTING - INSTALLATION (CONT.)

PART TWO SCOPE OF WORK

2.1. SCOPE OF WORK
2.2. PRELIMINARY WORK
2.3. UTILITIES
2.4. LIGHTING
2.5. WATER
2.6. AIR QUALITY
2.7. TRAFFIC
2.8. ACCESS
2.9. PROTECTION

PART TWO SOFT LANDSCAPE DEVELOPMENT - CONT.

1.22. PLANTING - MAINTENANCE (CONT.)
1.23. PLANTING - REMOVAL (CONT.)
1.24. PLANTING - REPLACEMENT (CONT.)
1.25. PLANTING - PROTECTION (CONT.)
1.26. PLANTING - SPECIFICATIONS (CONT.)
1.27. PLANTING - INSTALLATION (CONT.)

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT.

1.28. PLANTING - MAINTENANCE (CONT.)
1.29. PLANTING - REMOVAL (CONT.)
1.30. PLANTING - REPLACEMENT (CONT.)
1.31. PLANTING - PROTECTION (CONT.)
1.32. PLANTING - SPECIFICATIONS (CONT.)
1.33. PLANTING - INSTALLATION (CONT.)

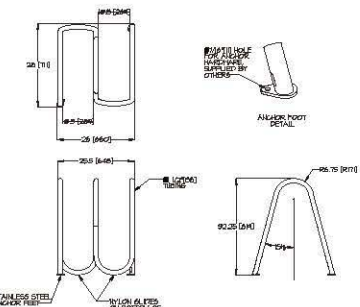
PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT.

1.34. PLANTING - MAINTENANCE (CONT.)
1.35. PLANTING - REMOVAL (CONT.)
1.36. PLANTING - REPLACEMENT (CONT.)
1.37. PLANTING - PROTECTION (CONT.)
1.38. PLANTING - SPECIFICATIONS (CONT.)
1.39. PLANTING - INSTALLATION (CONT.)

7915-0160-00 (P)

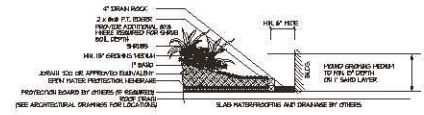
LANDSCAPE SPECIFICATION

SCALE:

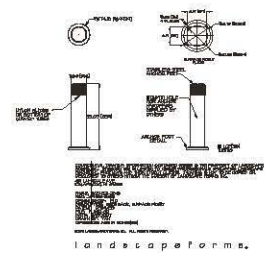


landscapeforms
LANDSCAPE ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 2E6
TEL: 604-263-0011 FAX: 604-263-0012
WWW.LANDSCAPEFORMS.COM

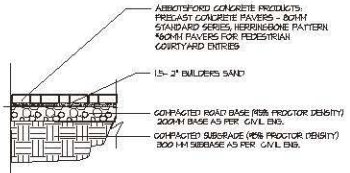
FLO THREE BICYCLE BIKE RACK
BLACK POWDER COATED STEEL NTS



TYPICAL PLANTING ON SLAB
SCALE: 1/4" = 1'-0"



landscapeforms.



DECORATIVE PAVING
VISITOR PARKING STALLS 3/8" x 1'-0"

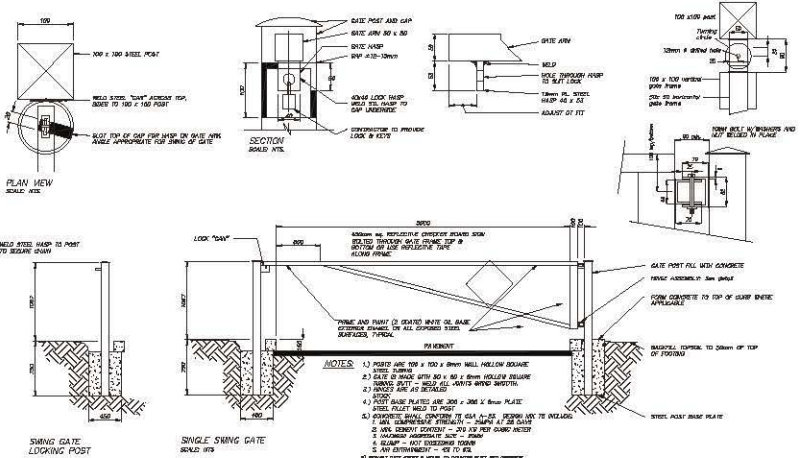
PARCEL IDENTIFIER: 906-180-01
LOT 48 SECTION 15 TOWNSHIP 9
NEW WESTMINSTER DISTRICT
PLAN 41502

PARCEL IDENTIFIER: 906-180-002
LOT 41 EXCEPT PART
RESERVED BY PLAN 4081
SECTION 15 TOWNSHIP 9 NEW
WESTMINSTER DISTRICT PLAN
41502

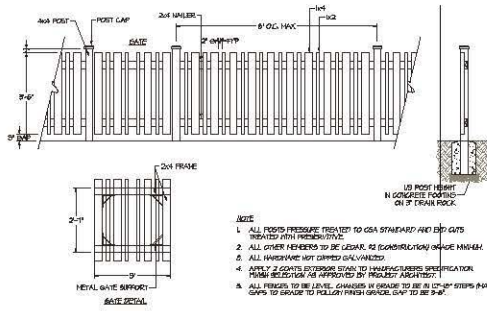
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LOT 3 SECTION 15 TOWNSHIP 9
NEW WESTMINSTER DISTRICT
PLAN 41502

PARCEL IDENTIFIER: 911-024-002
LOT 3 SECTION 15 TOWNSHIP 9
NEW WESTMINSTER DISTRICT
PLAN 41502

PARCEL IDENTIFIER: 911-024-003
LOT 3 SECTION 15 TOWNSHIP 9
NEW WESTMINSTER DISTRICT
PLAN 41502



EMERGENCY ACCESS SWING GATE
NTS



42" HEIGHT PICKET FENCE & GATE
ALONG 194TH ST. AND 64TH AVE. SCALE: 1/2" = 1'-0"

- NOTE**
- ALL PICKET FENCE PREPARED TO CSA STANDARD AND EPP GATE PREPARED WITH PREVIEW FIVE.
 - ALL GATES REFERRED TO BE CLEAR. 25 CONSTRUCTION CRANE MINIMUM.
 - ALL HARDWARE NOT GALVANIZED.
 - APPLY 2 COATS EXTERIOR PAINT TO MANUFACTURERS SPECIFICATION FROM SECTION 48 APPROVED BY PROJECT ARCHITECT.
 - ALL PICKETS TO BE LEVEL. CHANGES IN GRADE TO BE AT 12" OR STEPS PAULI. GAPS TO BE FILLED WITH POLYURETHANE GRANULAR GROUT TO BE PAINT.

24	15-03-07	REV. BUILDING 7-CIP AMENDMENT	BA
27	15-02-24	REV. PICK NEW SITE PLAN	BA
28	15-04-24	REV. SIGNAGE POSITIONING PLAN	BA
29	14-02-23	REV. UTILIZATION	BA
30	15-02-23	REV. SIGN POSITIONING	BA
31	14-02-23	REV. SIGN POSITIONING	BA
32	14-02-23	REV. SIGN POSITIONING	BA
33	14-02-23	REV. SIGN POSITIONING	BA
34	14-02-23	REV. SIGN POSITIONING	BA
35	14-02-23	REV. SIGN POSITIONING	BA
36	14-02-23	REV. SIGN POSITIONING	BA
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48	14-02-23	REV. SIGN POSITIONING	BA
49	14-02-23	REV. SIGN POSITIONING	BA
50	14-02-23	REV. SIGN POSITIONING	BA
51	14-02-23	REV. SIGN POSITIONING	BA
52	14-02-23	REV. SIGN POSITIONING	BA
53	14-02-23	REV. SIGN POSITIONING	BA
54	14-02-23	REV. SIGN POSITIONING	BA
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56	14-02-23	REV. SIGN POSITIONING	BA
57	14-02-23	REV. SIGN POSITIONING	BA
58	14-02-23	REV. SIGN POSITIONING	BA
59	14-02-23	REV. SIGN POSITIONING	BA
60	14-02-23	REV. SIGN POSITIONING	BA
61	14-02-23	REV. SIGN POSITIONING	BA
62	14-02-23	REV. SIGN POSITIONING	BA
63	14-02-23	REV. SIGN POSITIONING	BA
64	14-02-23	REV. SIGN POSITIONING	BA
65	14-02-23	REV. SIGN POSITIONING	BA
66	14-02-23	REV. SIGN POSITIONING	BA
67	14-02-23	REV. SIGN POSITIONING	BA
68	14-02-23	REV. SIGN POSITIONING	BA
69	14-02-23	REV. SIGN POSITIONING	BA
70	14-02-23	REV. SIGN POSITIONING	BA
71	14-02-23	REV. SIGN POSITIONING	BA
72	14-02-23	REV. SIGN POSITIONING	BA
73	14-02-23	REV. SIGN POSITIONING	BA
74	14-02-23	REV. SIGN POSITIONING	BA
75	14-02-23	REV. SIGN POSITIONING	BA
76	14-02-23	REV. SIGN POSITIONING	BA
77	14-02-23	REV. SIGN POSITIONING	BA
78	14-02-23	REV. SIGN POSITIONING	BA
79	14-02-23	REV. SIGN POSITIONING	BA
80	14-02-23	REV. SIGN POSITIONING	BA
81	14-02-23	REV. SIGN POSITIONING	BA
82	14-02-23	REV. SIGN POSITIONING	BA
83	14-02-23	REV. SIGN POSITIONING	BA
84	14-02-23	REV. SIGN POSITIONING	BA
85	14-02-23	REV. SIGN POSITIONING	BA
86	14-02-23	REV. SIGN POSITIONING	BA
87	14-02-23	REV. SIGN POSITIONING	BA
88	14-02-23	REV. SIGN POSITIONING	BA
89	14-02-23	REV. SIGN POSITIONING	BA
90	14-02-23	REV. SIGN POSITIONING	BA
91	14-02-23	REV. SIGN POSITIONING	BA
92	14-02-23	REV. SIGN POSITIONING	BA
93	14-02-23	REV. SIGN POSITIONING	BA
94	14-02-23	REV. SIGN POSITIONING	BA
95	14-02-23	REV. SIGN POSITIONING	BA
96	14-02-23	REV. SIGN POSITIONING	BA
97	14-02-23	REV. SIGN POSITIONING	BA
98	14-02-23	REV. SIGN POSITIONING	BA
99	14-02-23	REV. SIGN POSITIONING	BA
100	14-02-23	REV. SIGN POSITIONING	BA

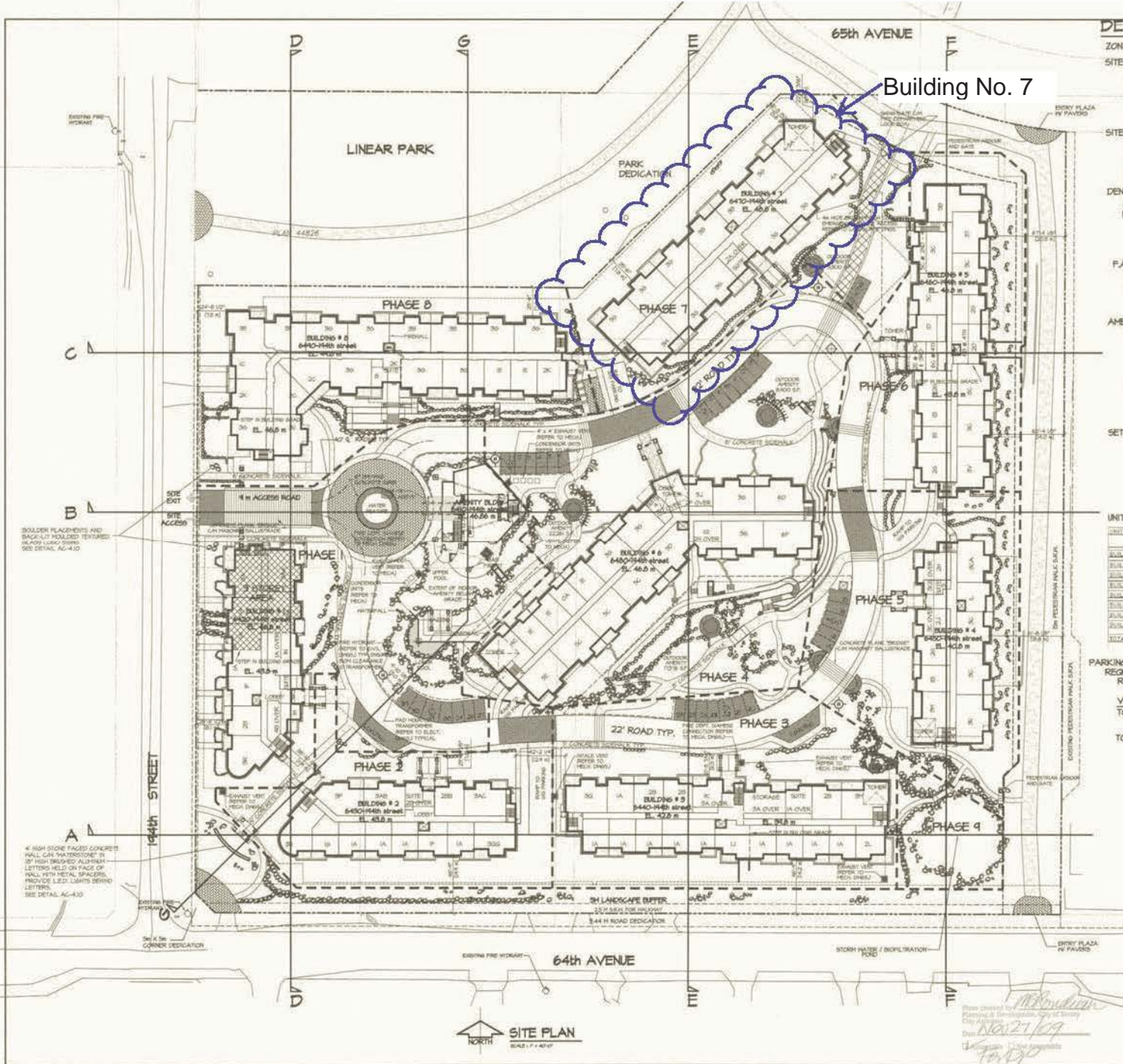
PROJECT:
WATERSTONE BUILDING 7
6480-194 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-00

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 4/28/23 DRAWING NUMBER: L4

DRAWN: JM
DESIGN: JM
CHKD: JM

7915-0160-00 (Q)



DEVELOPMENT DATA

ZONING: CD BASED ON RM-45

SITE AREA:
 GROSS: 479,300 S.F. 10.86 AC. 4.40 Ha
 PARK DEDICATION: 17,066 S.F. 0.382 AC. 0.141 Ha
 ROAD DEDICATION: 12,252 S.F. 0.281 AC. 0.114 Ha
 NET: 449,982 S.F. 10.19 AC. 4.123 Ha

SITE COVERAGE:
 ALLOWED: 30%
 GROSS: 25.0% (110,767 S.F.)
 NET: 26.0% (110,767 S.F.)

DENSITY:
 ALLOWED: 45 U.P.A. III U.P.Ha. (NET AREA + PARK)
 GROSS: 44.0 U.P.A. 10.7 U.P.Ha. (487 UNITS)
 NET + PARK: 46.0 U.P.A. 13.6 U.P.Ha. (487 UNITS)
 NET: 47.0 U.P.A. 11.1 U.P.Ha. (487 UNITS)

F.A.R.:
 ALLOWED: 1.1
 PROPOSED: GROSS: 0.93 (44,530 S.F.)
 NET: 0.91 (44,530 S.F.)

AMENITY:
 INDOOR:
 REQUIRED: 15,127 S.F. 1,461 m²
 PROVIDED: 15,642 S.F. 1,459 m²
 AND 1 GUEST SUITE PER BUILDING
 TOTAL: 16,403 S.F. (1,710 m²)
 OUTDOOR, NET: 1,05 (467,485 S.F.)
 REQUIRED: 15,127 S.F. 1,461 m²
 PROVIDED: 54,075 S.F. 5,020 m²

SETBACKS:
 WEST: 7.0 m
 NORTH: 6.1 m
 NORTHWEST: 3.6 m
 EAST: 10.0 m
 SOUTH: 14.2 m
 012.2.35

UNIT BREAKDOWN

UNIT TYPE	1	2	3	4	5	TOTAL
BUILDING 1	21	7	11	1	1	41
BUILDING 2	15	7	18	8	1	59
BUILDING 3	43	20	11	4	1	89
BUILDING 4	8	12	8	8	1	47
BUILDING 5	0	22	24	9	1	56
BUILDING 6	1	21	39	11	1	74
BUILDING 7	0	0	49	4	1	54
BUILDING 8	0	21	31	0	1	53
TOTAL	88	131	223	50	8	499

PARKING:
 REQUIRED:
 RESIDENTIAL: 15 SPACES x 206 (1 BED UNITS) = 267.0
 15 SPACES x 281 (2 BED UNITS) = 421.5
 VISITOR: 487 UNITS x 0.2 = 97.4
 TOTAL REQUIRED PARKING SPACES = 786

TOTAL PROVIDED PARKING SPACES = 787

PARKING BREAKDOWN

BUILDING #	TOTAL SPACES		
	REQUIRED	PROVIDED	DIFFERENCE
BUILDING #1	84	474	5
BUILDING #2	50	50	0
BUILDING #3	138	138	0
BUILDING #4	8	27	19
BUILDING #5	12	11	-1
BUILDING #6	35	187	152
BUILDING #7	11	11	0
BUILDING #8	16	118	102
LANDSCAPE SURFACE STORAGE		7	
TOTAL	36	100	64

BICYCLE PARKING CALCULATIONS

BUILDING #	NUMBER OF UNITS	NUMBER OF BICYCLE SPACES	
		REQUIRED	PROVIDED
BUILDING #1	41	12	12
BUILDING #2	59	18	18
BUILDING #3	89	27	27
BUILDING #4	47	14	14
BUILDING #5	56	17	17
BUILDING #6	74	22	22
BUILDING #7	54	16	16
BUILDING #8	53	16	16
TOTAL	497	142	142

NO.	DATE	BY	CHKD.

NO.	DATE	BY	CHKD.

NO.	DATE	BY	CHKD.

CLIENT: H.I. PROPERTY INVESTMENTS LTD.
 PROJECT: RM-45 DEVELOPMENT PROPOSAL
 640 - 640 - 144th ST. SURREY
 SHEET: CONCEPT SITE PLAN

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 PHONE: (604) 597-7100
 FAX: (604) 597-7100
 EMAIL: info@barnett.com

CLIENT NO.	SHEET #
600	AC-1
PROJECT NO.	REV. NO.
06007	



EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① HOOD STRUT & BEAM
- ② HOOD LOUVER
- ③ ARCHITECTURAL LAMINATED VARI-GATED ASPHALT SHINGLE
- ④ VINYL FRAMED WINDOWS
- ⑤ VINYL CEDAR SHAKE SIDING
- ⑥ HORIZONTAL VINYL SIDING - 4.5" PROFILE
- ⑦ STONE VENEER
- ⑧ POWDER COAT ALUMINUM GUARDRAIL, 6" H BLAZING
- ⑨ POWDER COAT ALUMINUM GUARDRAIL 6" H 2 1/2" PICKETS
- ⑩ BUILT UP HOOD CORNICE
- ⑪ THRU WALL METAL FLASHING
- ⑫ BUILT UP HOOD CORNICE
- ⑬ 2x6 HOOD TRIM WITH 2x6 SILL TRIM
- ⑭ 12" X 12" HOOD COLUMN 6" H 24" X 24" BASE OF PAINTED HARDBOARD VENEER PLYWOOD & HOOD TRIMS
- ⑮ VINYL BEADBOARD SOFFIT
- ⑯ BRUSHED ALUMINUM REVERSIBLE CHANNEL LETTERS ON A CURVED METAL ANGLE FRAME MOUNT, ILLUMINATED BY SPLIGHTS MOUNTED ON HOOD BEAMS.
- ⑰ 1x4 HOOD TRIM ON PAINTED PLYWOOD FASCIA BOARD



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

DESCRIBING ALL WORK AND THE
REQUIRED MATERIALS THEREOF ARE
THE SOLE PROPERTY OF BARNETT
DANKER ARCHITECTS INC. AND MAY
NOT BE USED WITHOUT OUR WRITTEN
CONSENT. LETTERS SEND PURCHASED
COPYRIGHT INFRINGEMENTS WILL BE
LEGAL ACTION AND CONVERSION
PENALTIES WILL BE ENFORCED. FOR
OWNER CONSPIRE NOT B.S.C. 1975

REV	DATE	BY	CHKD BY

AC-4.7.dwg

CLIENT: H.L. PROPERTY INVESTMENTS L.T.D.
DRAWN: [blank]
DATE: [blank]
SCALE: 3/32" = 1'-0"

PROJECT: BH 40 DEVELOPMENT PROPOSAL
6410 - 6490 - 144th ST., SURREY
SHEET CONTAINS: ELEVATIONS
BUILDINGS #1

barnett danker
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-danker.com

CLIENT NO.	CLIENT NO.
606	AC-4.7
PROJECT NO.	REV. NO.
06007	