

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0160-00

Planning Report Date: July 27, 2015

PROPOSAL:

Development Permit

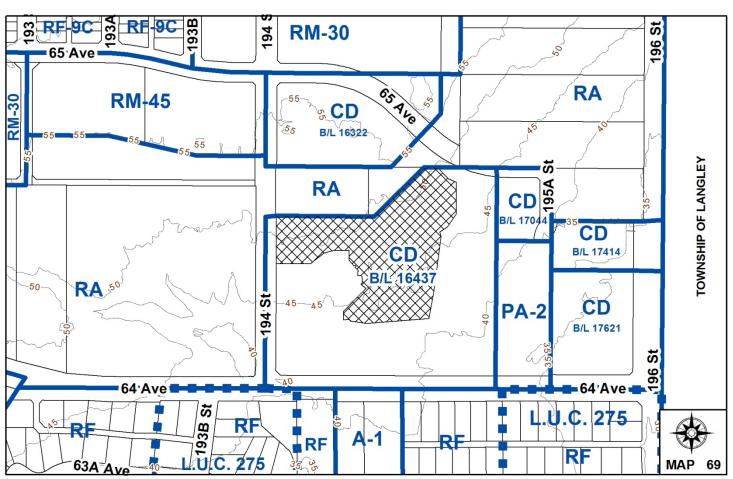
to permit design revisions to Building No. 7 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton.

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	22-45 u.p.a. (High	CD (By-law
	development and multi-use	Density) and Public	No. 16437)
	pathway	Open Space / Park	
South:	Phases 1-6 of The	22-45 u.p.a. (High	CD (By-law
	Waterstone development	Density)	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 alreadyconstructed 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;
 - o 1.5 levels instead of one level of underground parking is provided;
 - O A slight increase in the building height from approximately 15.4 metres (51 ft.) to 16 metres (52 ft.);
 - o The primary pedestrian entry is at the second floor via a bridge; and
 - o 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

ID/da

\\file-serverı\net-data\csdc\generate\areaprod\save\17070344080.doc KD 7/23/15 10:11 AM

<u>Information for City Clerk</u>

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

ı. (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		o.16 ha/ o.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) Accessory	17.2 m. 5.2 m.	16 m. NA
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		0
Two Bedroom		14
Three Bedroom +		43 o
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		o
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

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.
- The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
- 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").

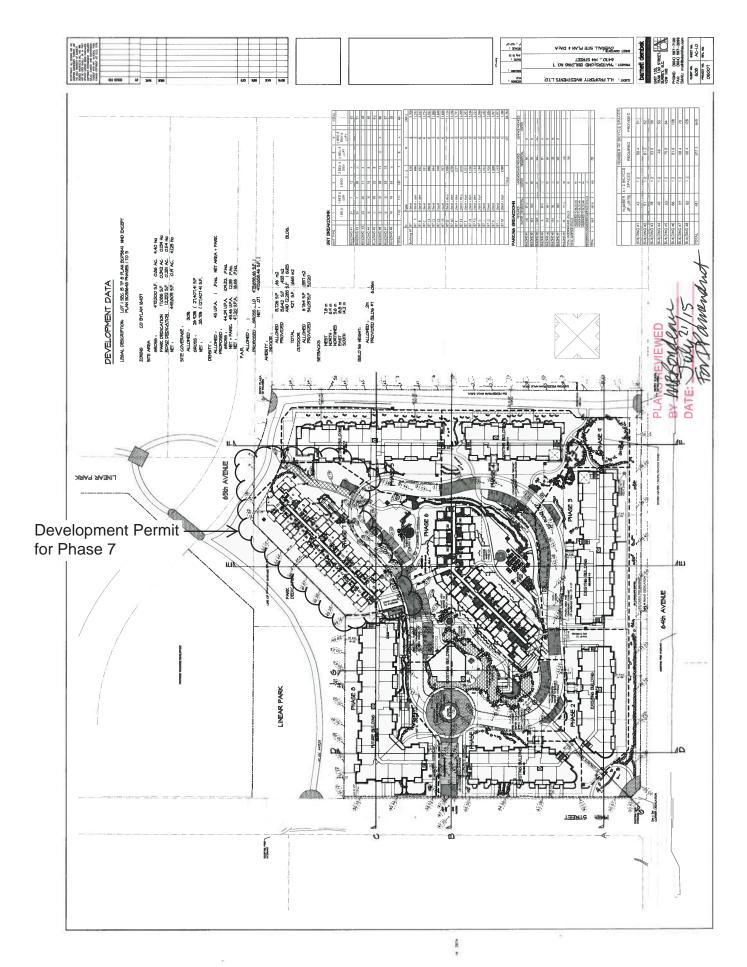
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for Phase VII of this development, security is to be submitted to ensure satisfactory completion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

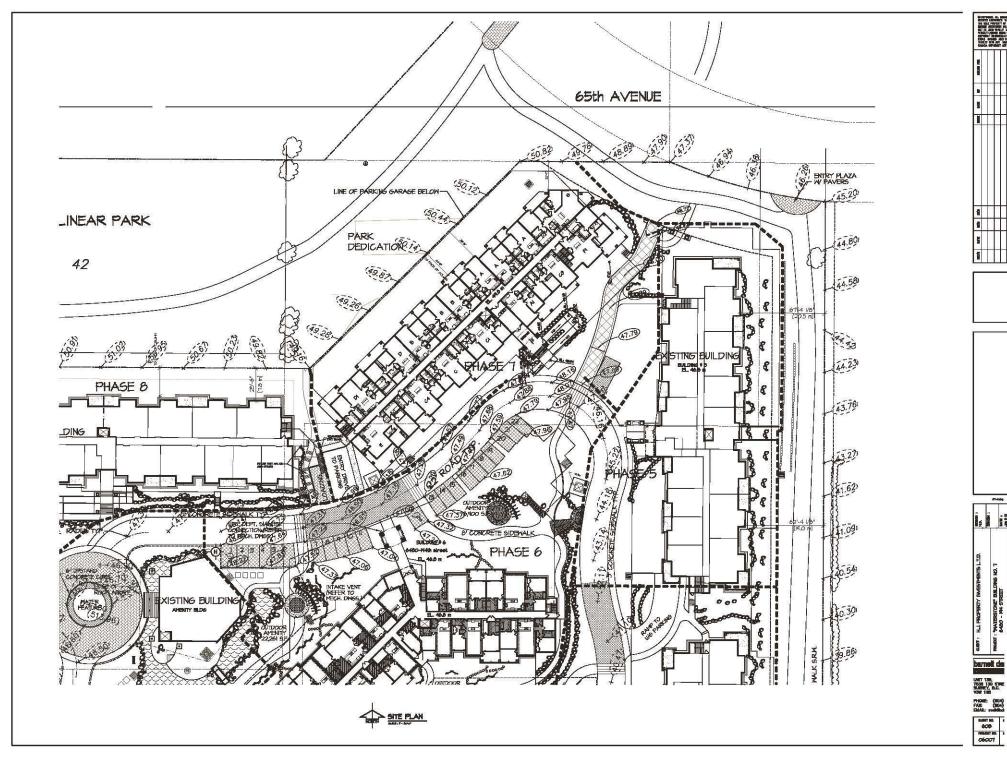
An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$90,865.58

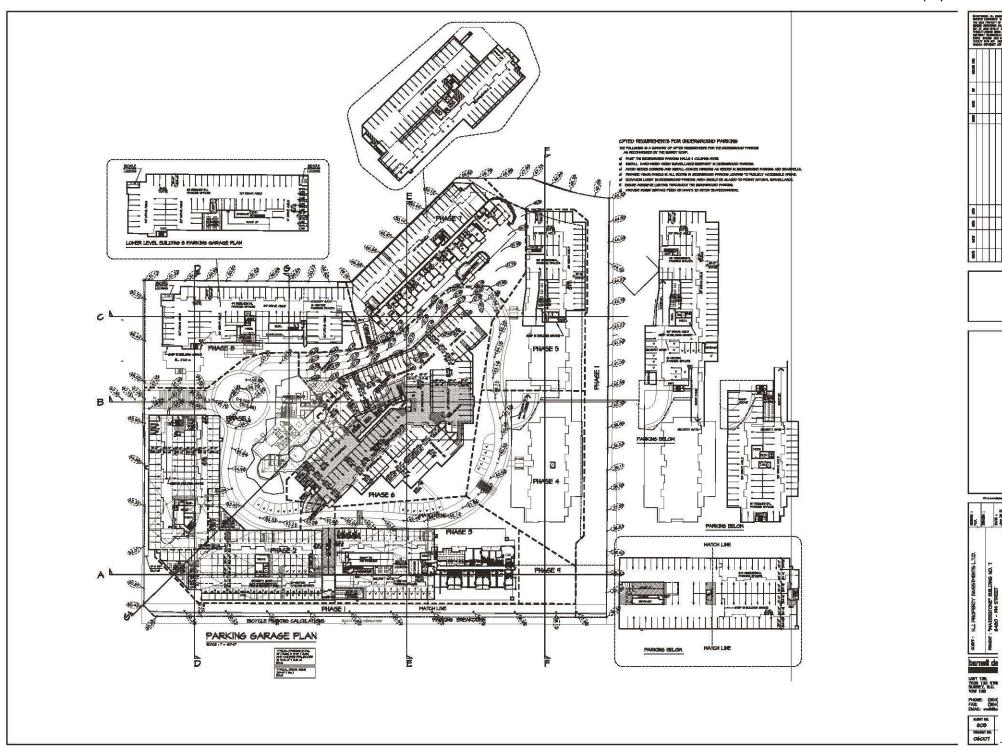
(the "Security")

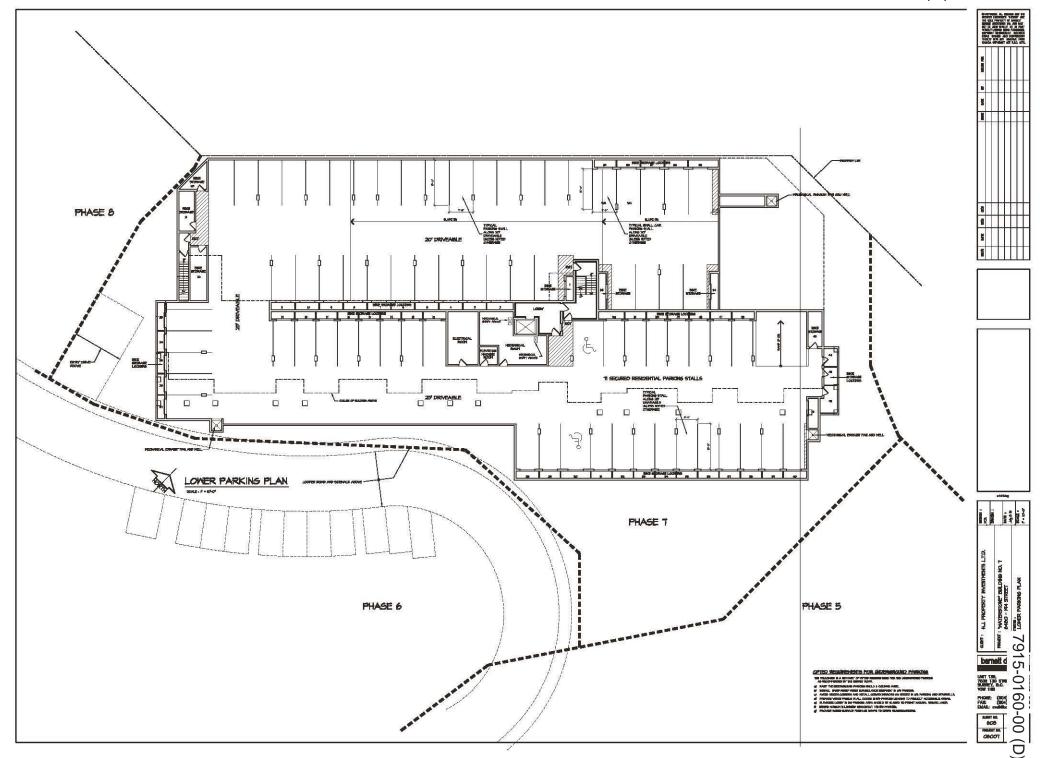
- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion 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 per	ermit.
	IORIZING RESOLUTION PASSED BY THE CO D THIS DAY OF , 20 .	DUNCIL, THE DAY OF , 20 .
		Mayor – Linda Hepner
		Mayor – Linda nepher
		City Clerk – Jane Sullivan
OTHE THE T	ONSIDERATION OF COUNCIL'S APPROVAL OF GOOD AND VALUABLE CONSIDERATION FERMS AND CONDITIONS OF THIS DEVELOW WE HAVE READ AND UNDERSTOOD IT.	N, I/WE THE UNDERSIGNED AGREED TO
		M. Leach
	7) (Authorized Agent: (Signature)
		MAUEJ DEMBELL Name: (Please Print)
OR		
		Owner: (Signature)
		Name: (Please Print)
\\file-serve	en\net-data\csdc\generate\areaprod\save\19903668073.doc 4 PM	

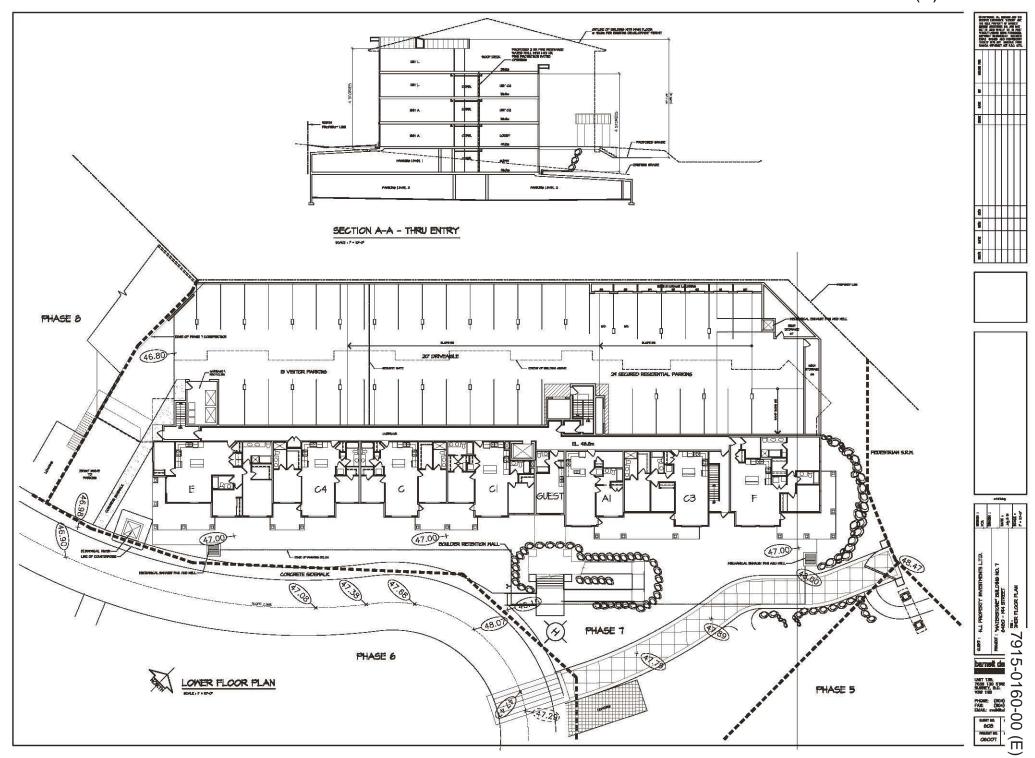




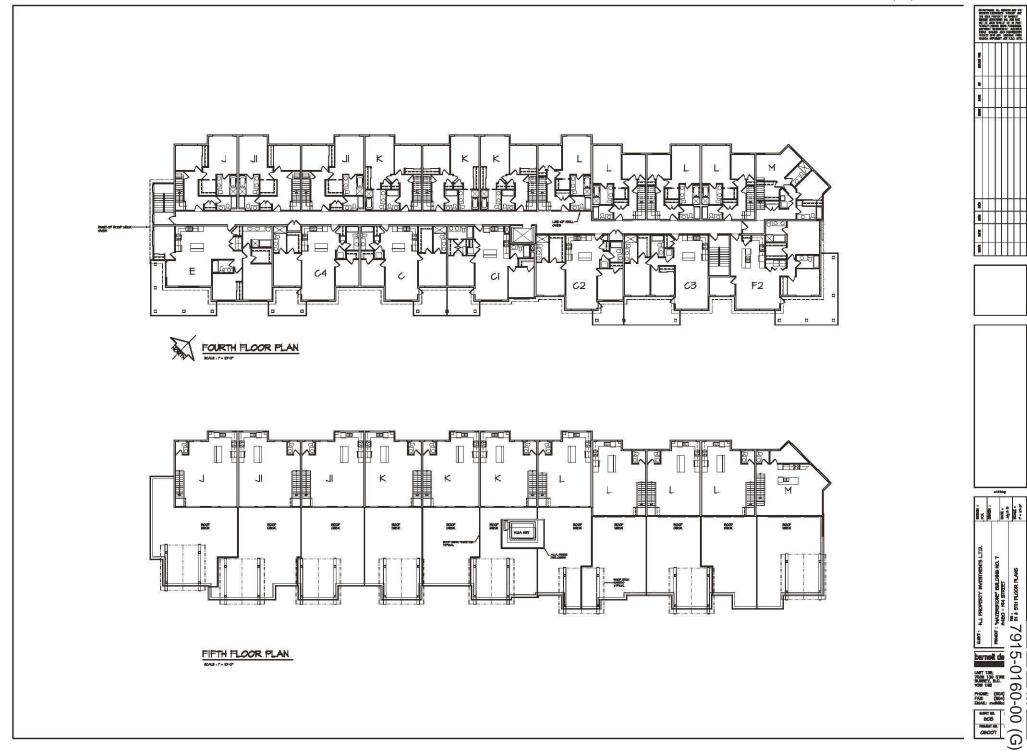


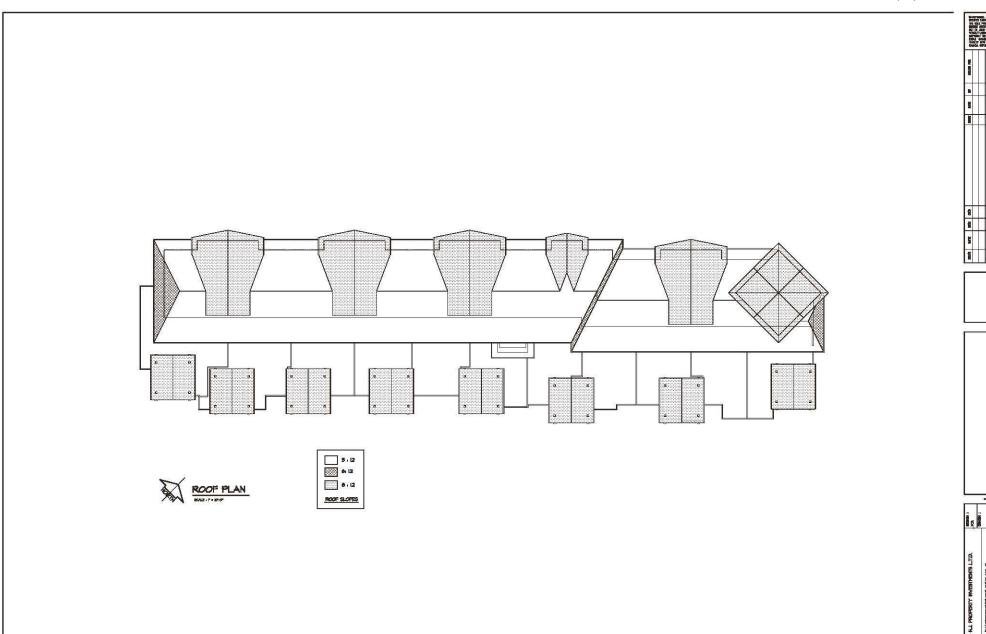


7915-0160-00 (E)



7915-0160-00 (F) (49.16) 19.76 PHASE 8 **C3** 47.00-+ SECOND FLOOR PLAN PHASE 6 PHASE 7 PHASE 5 | 2 | F | 5 | 6 | 7 | 9 | 1 | 5 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | C2 **C3** THIRD FLOOR PLAN

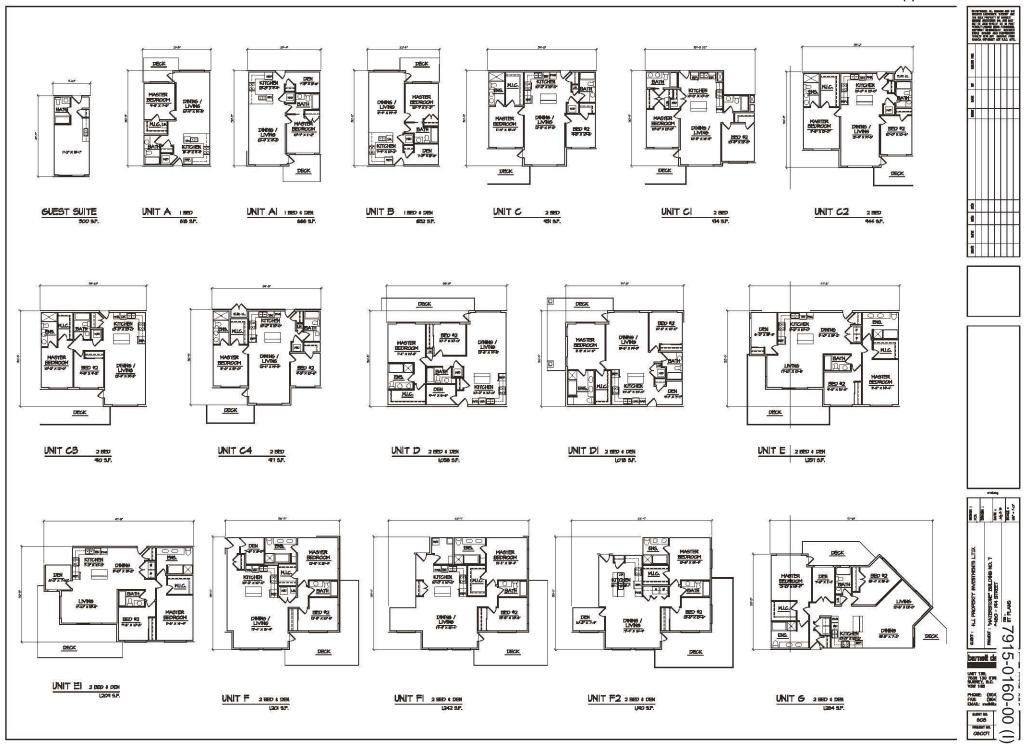


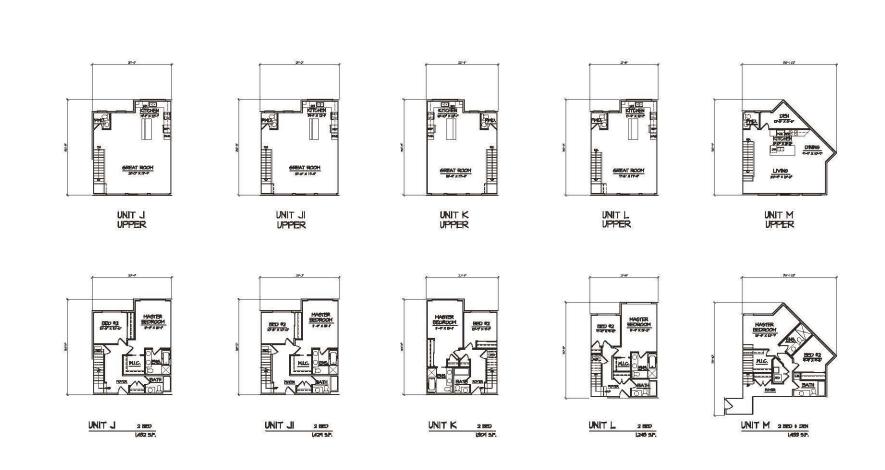




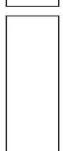






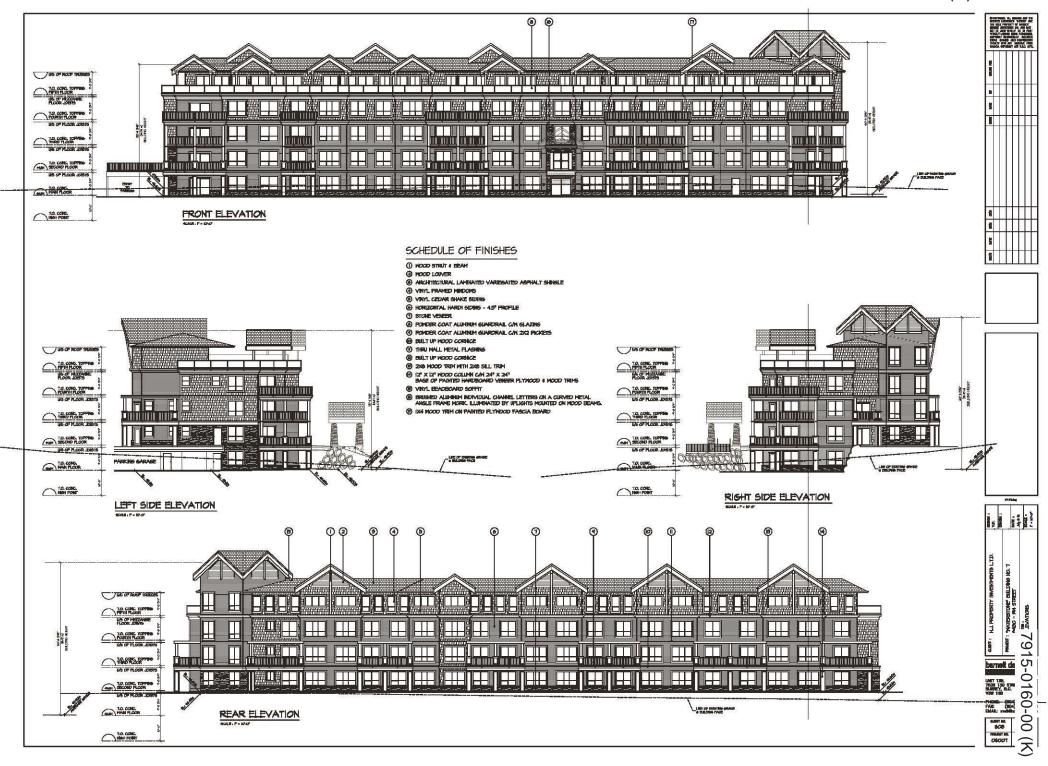


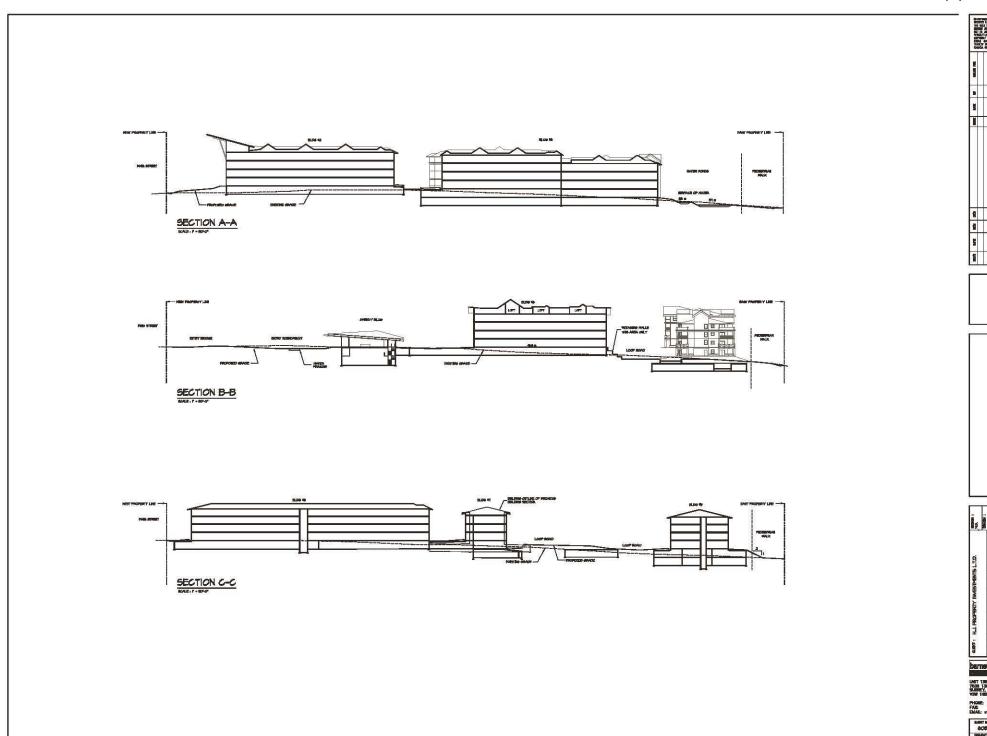


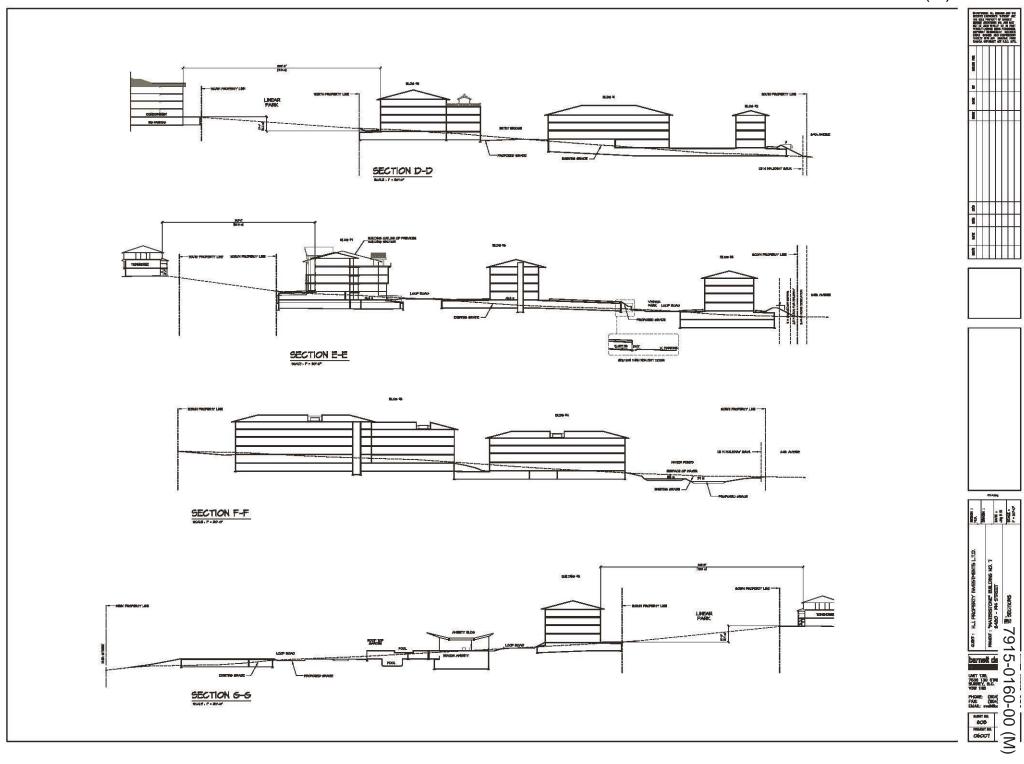


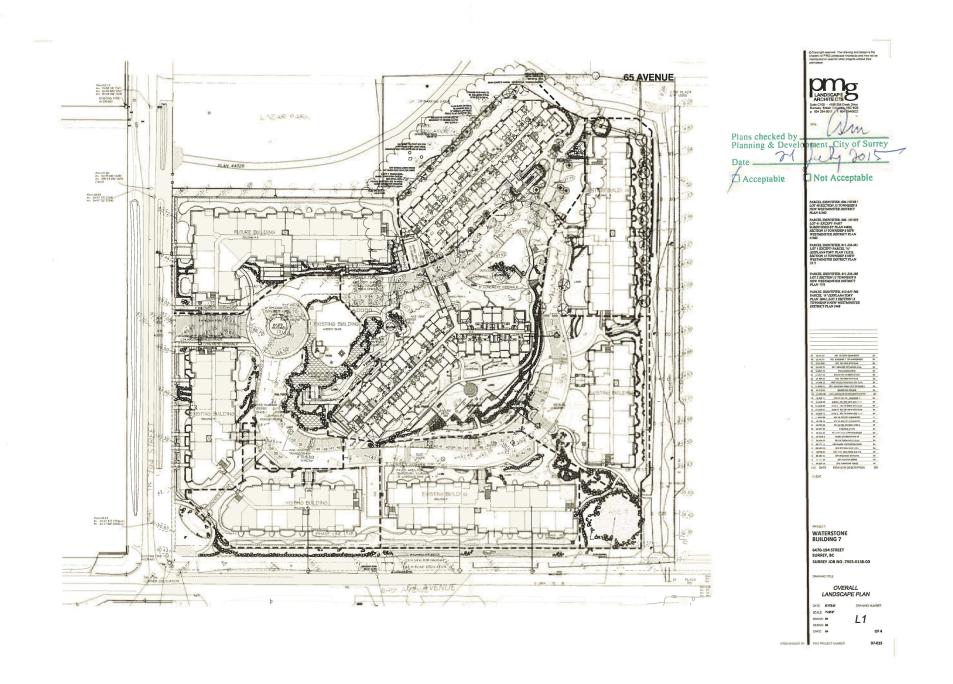




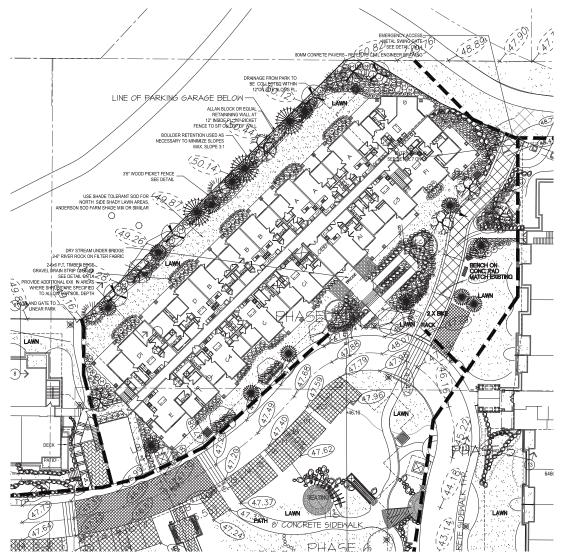








7915-0160-00 (O)



PLANT SCHEDULE - BUILDING 7 ONLY			DMG JOB NUMBER: 07-02	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
IREE				
$\sim \omega$	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
\sim \sim	2	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; B&B
AD ALL	1	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2M HT; BUSH FORM; B&B
W (2)	4	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	8CM CAL; 1.8M STD; B&B
\sim	16	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT; B&B
200	4	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	2.5M HT; B&B
27) ****	3	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
∨,4 8,	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; B&B
SHRUB				
A2	75	AZALEA WHITE LIGHTS'	DECIDUOUS AZALEA: WHITE	#2 POT
J	23	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT: 6' OC.
CS	23	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT: 50CM
CA	3	CORYLUS AVELLANA 'CONTORTA'	CORKSCREW WITCHHAZEL	#3 POT: 60CM
cc	1	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	1.5M B&B
U	146	EUPHORBIA POLYCHROMA	SPURGE	#1 POT
HS	2	HIBISCUS SYRIACUS	ROSE OF SHARON	#3 POT: 50CM
M	17	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT: 60CM
P	22	PIERIS JAPONICA 'TEMPLE BELLS'	TEMPLE BELLS PIERIS	#2 POT: 60CM
R1	7	RHODODENDRON 'COTTON CANDY'	RHODODENDRON	#3 POT
R4	28	RHODODENDRON 'LODER'S WHITE'	RHODODENDRON (WHITE)	#2 POT
R2	54	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON: DARK PURPLE: L. MAY	#3 POT: 50CM
RH	7	RHUS AROMATICA	FRAGRANT SUMAC	#2 POT: 6' OC
R3	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW DWARF SUMAC	#2 POT: 6' OC
RO2	71	ROSA 'FLISCHIA MEIDII AND'	FUSCHIA MEIDII AND ROSE	#2 POT
SA	55	SPIRAFA X BUMALDA 'GOLDELAME'	GOLDELAME SPIREA	#2 POT: 40CM
TX	13	TAXUS BACCATA FASTIGIATA	ENGLISH YEW	1 2M BAB
V	41	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VA	58	VIBURNUM X CARLCEPHALUM	VIBURNUM	#2 POT: 4' OC
PERENN	IAL			
M2	88	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#1 POT
GC				•
Δ.	29	ARCTOSTAPHYLOS LIVA-LIRSI	KINNIKINNICK	#1 POT: 20CM
F	8	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH	#1 POT
F	57	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

WEITE - "AUT DEZE IN THE LET THE SPECIFIC ACCORDING TO THE BELLINGCIDE STANDARD LATEST EXTRO. CONTAINED DEZE SPECIFICA A FRE CARLA STANDARDS OF DIT HAN TO SEA ON DOWNARD SEZ LATE IN THE MEMBAR ACCEPTIBLE DEZE. "MERFE TO REPORTATIONES FOR DEPENDED CONTAINES MEASUREMENTS AND OTHER PLANT MATERIAL RECORDINGMENTS. "SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW IN MEASUREMENTS AND OTHER PLANT MATERIAL RECORDINGMENTS." SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW IN MEASUREMENT AND OTHER PLANT MATERIAL RECORDINGMENTS. "SEARCH AND REVIEW TO THE SERVICE MEMBARS." LAMPHONE DESERVED WITH REJECTES. ALLOYA AMMARAND FOR EACH PROVE TO DELIVERY FOR RECORDS TO BIRESTITUTE, SERSTITUTIONS AND BURBLETTO TO BE LAMPHONE STANDARDS STATES TOTHON ALL PLANT MEMBARS. MATERIAL REPORTS FOR ACCEPTION AND PLANT MEMBARS. AND AND ADMINISTRATION OF THE PLANT MATERIAL REPORTS AND ADMINISTRATION OF THE PLANT MATERIAL PROVIDED AND ADMINISTRATION OF THE PLANT MATERIAL AND ADMINISTRATION OF THE PLANT MATERIAL ADMINISTRATION O

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



PARCEL IDENTIFIER: 006-160-61 LOT 41 EXCEPT: PART SUBDIVIDED BY PLAN 44826, SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 41562

PARCEL IDENTIFIER: 012-657-760 PARCEL "A" (EXPLANATORY PLAN 16941) LOT 3 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2468

_			
28	15.JUL.07	REV. BUILDING 7 - DP AMENDMENT	84
27	15,559,24	REV. PER NEW SITE PLAN	84
26	15.JAN 29	REV. BOULDER RETAINING WALL	84
z	14.0CT.21	IFC CLARIFICATION	2,4
24	14.0CT.10	ISSUED FOR CONSTRUCTION	84
22	14.SEP.10	REV. PER NEW SITE PLAN	84
22	14.APR.23	PMT RELOCATION/NEW SITE PLAN	84
21	14.MAR.11	REV. WALKWAY AREA WEST OF BLDG 6	2,4
20	14,559,13	ISSUED FOR PRICING	84
19	13.NOV.06	ADD LANDSCAPE SCREEN NORTH ENTRY	9.4
18	13.SEP.12	ISSUED FOR BP - BUILDING 6	24
12	13.AUG.20	BLDG G- REV PER NEW SITE PLAN	10
16	13.AUG.09	BLDG 6 - REV PER NEW SITE PLAN	N
15	13.AUG.02	BLDG 6 - REV PER NEW SITE PLAN	2,4
u	13.JUN 25	BLDG 6 - REV, PER NEW STE PLAN	84
12	13.MAR.01	REV AS PER CITY COMMENTS	M
12	13.FER.13	REV AS PER CITY COMMENTS	N
11	12.060.06	REV AS PER REVISED BLDG 6	M
10	10.0CT.05	BUILDING 4/5 IFC	9.6
9	10,101,20	REV SPEC SOIL DEPTH ON GRADE	24
2	20.MAR.3	BLDGS 4/5 ISSUED FOR BP	24
2	10.14N.12	REV PER NEW MECH PLAN	84
6	09.06C.11	ADD PHASE 4 DETENTION POND	2,4
5	09.NOV.12	REV PER NEW BLDG 4.5.6.	84
4	09.558.04	REVIVENT LOCATIONS BLD 1 SI	29
3	08.060.11	SPECIFICATION REVISIONS	13
2	08.0CT.24	SITE PLAN REVISIONS	13
-	ne cco 16	SITE DIRNITHES ADDED	12

WATERSTONE

BUILDING 7 6480-194 STREET

SURREY JOB NO: 7905-0138-0

15-0160-00 (O) SHRUB PLAN **BUILDING 7**

9

SCALE: 1/6"=1"-0" DRAWN: BA DESIGN: BA

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

TO THIST ALLING LANDSCAPE ON STRICT USES

ESTABLISHMENT HOWITENAKE Provide a meanate with the Initial section

The Landaugh devillers in the second of the Part - Rights. Differ to women and the second of the Rights and Rights an

2. Conclusion with with controlling of planters and planter draftings.
25. Werfy that planter drafts are in plant and position draftings to even from the present poles to plante are draftings.

3. Maintenance Perford: Provide as intercence of installed Lauriscoping for 12 events in Louisy autobranial completion

5. Mathematical and Construct H.C. Landroom Durched Carther V. Table 1. Editionary Land Works.

Philambic Comply with Part: Pice of this specification.
 Fortilisans: To this requirements of the I.C. Landiscape Standard, Fernadations and nature, an expense by self-trailing.

3. Octobril Streetwise and Exchange R.C. Landson Streetwise Labora military Fortillary Code, R.C. Bertinian Control Art.

. 6 he half drain made events the a minimum death of 6° 1000 maker alternate sheet drain if specified, lasted sheet drain as per monates

3 Provide data out of all through-dail-draft locations, the 300ns who do, PVC Plos filled with draft make strong strong country drawing intal above

35. For all personners, the indexest deather recent like right is schedic destated a required like in some years grained and schedule and peach is a lattered in some three schedulers grained as the schedulers grained and peach is a lattered in some three schedulers grained as the schedulers grained gr

3. Cover draft in the alternate inheritation in qualified an abusing standard with titler charte tapping of "(Nover) at all stigues, bland approval of drahage new an prior to deliver an experimental standard and s

3. Place growing medical to deplice operation in Section 3.5 shape for particup particup from the Property of the Property of the particup particup

1. Inher: The intent of "subdiscious" and recover is to provide efficiant continued in their plant plant of the artificial provide in the inheritant inheritant in the inheritant inhe

5. Rif Riction in selffers to the operation of adular this conjustes in this groupers than application, self of the exist first partners partial, there should be first when review a daily this transition of another indicated and a designate in proceedable of the Owner. In Indian a legions and reporting procedures and submit in the contraction of the

1. Feel Med hill deliberate:
11. Water go begin the day sign asset, some rap special classes seen by the Day solvens Aged to and say The presence by the Day solvens Aged to the Day State of the

1) Near Conference Counter Print I Trans of Land Heart Print I Print I

4 days for the followed:
3. Many for the followed:
3. Many for the followed:
3. Many for the followed in the followed

The Configuration Security and Configuration Security Configuration

5 Adverding Program a wheelder of artificial production and sudged to distinguished may association of bitar-hup. Maintenance operations what he can read out pro-tice or well as some between Hards for an illustrated With Inspector shall not of the foreign by common her required.

PARCEL DESTETES: 805-160-6 LOT 41 EXCEPT: PART RESULTED BY FLAN 44504, SECTION 13 TOWNSELF 6 HEW WINTERSTER, DESTRICT FLAN

15.758.24 REV. PER NEW S 15.14N.29 REV. BOULDER RETA 20 14 FER 13 ISSUED FOR PRIONG BA 19 13 NOV.06 ADD LANDSCAPE SCREEN NORTH ENTRY BA 14 13.33N.25 BLDG 6-86V, PER NEW SITE PLAN
13 12.44NR.04

WATERSTONE **BUILDING 7**

6480-194 STREET SURREY JOB NO: 7905-0138-00

9

O

0

™

0-00

SPECIFICATION

DESIGN: MA

PART THREE SOFT LANDSCAPE DEVELOPMENT

PART ONE GENERAL REQUIREMENTS

C. MITRIAN ON YOR THE DISTRIBUTE CONTENTIONS THE CHICK WALLE.

2 Submitteds to sensint of artifact sensite or assurfacturer's product description.

3 is also stall to required he become familiar with also conditions before bloding and before start of work

Makes now work connects with exhibite, and where existing work its afforced make good by winter relatives undedunded condition

1 Guarantee all major big and workspanishs for a piglinary seried of one fight our from the date of Confidence of Considerate.

1. Graning Medius Conform to BC Lumbuope Standard for deficitions of important and co-other toposis. Badar to Tobia data take

0.5%

10-25%

3 - 2%

III Drain Hodo Clase, reand, heart, durable, and home a maximum size of Mann and containing on makerial smaller from Man. 31 Mart Related To the requirements of the S.C. Landscape Standard. Refer to 2.9, Plants and Planting. All plant auditoid, must be provided from constitution movers. Provide court of conflictions.

34. Placetimeness step within material microscory to complete the project as shown on the directory and described barels.

3 Line Ground agricultural linestress. First requirements of the B.C. Landscape Streeters.

5 Sent: Corp. scatted purp used to meet requirements of the B.E. Landon on Street and

3 Graininge Philing If receptive Schedule 40 PVC meeted stores.

2 God Rafer to Indiates sections in this specification.

2 Farifician: An Angunic and for interprise companied containing fillerages (M), Prospinite (S), and Polium (activities () in proportions respired by sell facilities

A Street Additive Constitution post product to the registered of the ELLandscape States*, Although with either and pro-approach by the Landscape int Mark. Recommended assettings the Advance Series Products Products From Products Products (Products Series Products Recommended).

Competited Bark Plates (SIM) store (SIM) store Primaries bark clips and those, from of chanks and clicks, dark breas to observ and there of all only closers, next or other advances with the primaries and the primaries of the primaries.

2 Debición ou Periójic: Hi used, moi contra fo al fatiral, provinci del local abilitas. Applina sual hold comost Tomass Issued by this appropriate authorities in

3. Fither Paletic is not blookey obbishables it or other Thinking protections that allow the passage of valve bud not the cell porticle. (Such as MEAR NO III, GEOLOGIA)
Off AMODISMS or efferently protect pre-payment is the Luminous Northern's

33 Spepter and heatstane or surgested black voids by provide anythround drawings for all scales digred and sealed drawings for all voids, included the continuous of the continuous of the last digress of the last digress and be not invested and signed of the Confidence on the last any bitted and of anythround any other continuous and the continuous and the confidence of the Confidence on the continuous and the confidence of the Confidence on the Confidence

THREE RIME: PERFERTES OF GROWING MEDIUM FROM LEVIL 2 SECONDS AND LEVEL 2 MODERNIE WHILE CONDUCTOR STORY OF THE STORY OF TH

Trees and Large Street

A Confirmition of all version before proceeding with any work.

2 byento infilitial sactives for specific variables

C. Nort includes suggly of all related lines, and performing all operations, security and the following

21 Retailor of Exhibit Trees where storm as disologs.
22 Fieth Breding and Lumbagas training.
23 Supply and planner of greeing sedies.
24 Testing of inparted greeing mades as safe of the topast,
25 Supply and temperation of adultions to most requirements.

PART TWO SCOPE OF WORK

Coarse Grossi Larger than 25mm AU Grassi Larger than 25mm

Larger than 0.000ms smaller than 0.00ms

Con and Silv Continued

SUBHITIALS

litters of Contract in contamilian with into section subescious supercreted in other Contract Decement

2 B.C. Lentungs Standard, 1977 prepared by the B.C. Sedisty of Landarays Andrheds sed the B.C. Landarays & Remary Association, jubility All week and nationists shall nee absorber to an extraction that the B.C. Landarays Standardschious experienced by hist specification or an elevated by Landarays Architecture.

3 MACTER MUNCHAL OPTERCH TWISE & STAILBARD CET MILE, CEC. 1996 progrand by the Consulting Engineers of Petitabic Assaults, Bowds Shern and Honey Construction Assaults in self the Residual Engineers Selfston.

2 Desir recovers the right to test or re-test extensis. Contractor responsible to pay for testing if not while 40 est over specification

product a differive from that combined is the contract decements want be one-accessed by the Landscore & chiles

This PATE IN THE STATE OF THE S

al runing) regiments. U. Start Vy Air Berling, Lunisuppelation of the paralel of the what of such with Game's Department in Special established Leatherps Contractor, a mostly b to In the threads unperful with with the Princip and the independent of the superior and the Condition of the Lunisuppelation for the state of the Lunisuppelation of the superior and the second state of the Condition of the second state of the Condition of the second state of the Condition of the State of

25. Learn and exceptions upon the decrement is substantial representation for the control of experience of the second of the control of th

3. Unless otherwise traducted in the Central's Bosonachs, the preparation of the calegrade shall be the respectfully of the Several Centrality. Placement of greateg section contributes except may of the subgreate by the Lumbrage Centrality. Any adjances is contributed in the adjacets required one their expensionally of the Lumbrage Centrality.

2. (II) we's and agent brenchers shall be performed by prosumed sabiled in lambscape contracting. It addition, all personnel applying hardeldow and/or positiones ashall be discovered laters to based by the appropriate sometimes.

5. This appropriate recurring to avoid well-removable damage. On not dusty any words reducted into valver bedge. On form with all federal, provincial and local strictures and delibers.

Collect and dispase of all debris unifor excess and crist from landscape operations. Neep pared serious citizs and requir descape rebuiling from landscapes work. Negative to be considered order to find accordance.

as works.

The proposed 3 is the first to because a make the service state by an executory level; this care and the work, before it defines to price if the each any in-sectly after a special first to be an execution of the each and the section of the each and the section of the each and the

fried to all as we're accusating of a k-salcoff rition, chieffers, plant counts, properations of Artificiany list, and recommendations for completion. Hope the destroition of Selectural Performance, a recommendation the five Escapes of the Cartificate of Committee will be a side to the Excep-

D-1%

4-55

4-15%

of bry Weight of Growing He

0.70

1-5%

45-80%

10 - 25%

0 - 25%

B - 204

At RETEMBOR OF DISTRICTURES

At her part on the product indicate three or plant or agains inducted at relation of institucing plant or regulation referrior areas.

A first lawny seed on the produce Analysis all log fraction were the results. Hence the confidence were all a plant-up secting with the Landaugue Analysis and the confidence of the confidenc

2. A physical bomber encir be installar to delineate cleaning benefation. Table to physical bomber detail. If detail not provided, comply with local mar-

A Da not at adoptic coll, carefrolden autorials, or excessive exteriols within regetation retentiles areas.

5 Po set park, feet or service valvies within expenditor relation areas.

4. No delete files, dearles thus or track burstes shall be parelited within year

2. No executions, distinct persist i receives are any other disruption which be persisted within vegetation rebustion was without a review of the proposal encountered in the Landstone Fedicial.

Any damage is entirely regulation inherent for preservation vill be entired in evaluation by an USA. Certified Arbeitst using the "Guile for Man's Appraisan", Eighth Editi 1992.
31. Replacement planting of equivalent make to the defundence wis herequired. The cost of the evaluation and of the replacement planting will be the responsibility of the deserved Control Control and or the personal responsibility for the deserved Control Control and or the personal responsibility of the

21. In all address where copiered construction may disharb existing regulation inherited for preservation, contact Landscape furthering for region in compensational landscape further for region prior to compensational landscape further for region prior to compensation.

MADEN.

J. Ernare subgrade in propured to conform to depths specified in Section 33, Graving Median Supple, below. After a planting is infinited close to calcium brace, propure suffishe similar position for nester his beloaded on the planting plan. Hope subgrade to elimants free sharding uniter and curriers to the soft grading and drainings plan.

On alogon in excess of \$11 ments subgrade across slope to 150 are \$1" (whitese of 1.5 a \$5 10.) Warnels of slaves 3 South the enths subgradular reducing plan to placing grading matter. Re-old halfs above vehicular traffic results in compaction during the Desire that all planting processors providing conducted after that is connection to finished angles.

A. Elimbate standing water free all Chimbat grades. Predits a severtly first and som surface and conferts be grades, shown on the Landscape Gradings. On net was neclass and networking sold in the Chimbat grades.

5 Construct sources from to time and grade, someth and free of soon or high points. Minimum above 2%, regularing able alones 10%. Sower powering drainings in co

6 Steps not its exceed the fell many mades no flough Grass Ed. Laws 4-1, Lawsiage plantings 2-0.

Finished will insich electrion of building to comply with nunicipal register

LARESCAPE ORANIASE 3. Related Work: Groupspeedium and Phileh Grading, Grave areas, Trens Strade and Groundover v. Manters. Grib Walls.

 Vertilated in Site Prior grading and surface drainings. Include the of any chainings systems defined as Landscape plane, bette Calculosis Seam on Landscape plane for contribution only, confirm come of vertilating the last. conduction only, cardin cape of very per in NEL 401.

10. Conduction delivery in the case of the cape of the cape

 Distance
 Distance< mente laging pipe of waiter and proceed in upot reso direction.

The proceed in upot reso direction in the proceed in upot reso direction.

Life prices represent representations of sections.

On all all section in the fact hereign is a special representation to the section of the section of the section is a section of the se

Assure positive divisione.
 Bod fill remainder of franch as indicated.
 Product calabrains from floodution-during installability.

WANGHENUN TESTING

Seed convenient room

J. Seed or convenient required or special parties and into project to accomplish to a simple-point between projects between consists in the convenient and discount required to the convenient and the convenient required to the convenient and the convenient required to t

3 Next the needed proxing neckar is all great and playing press. Spread yearing neckar is uniform by we not scenaring in [65 me], over uniforms aboy as classing series.

140-150 — "F when (Sim)
141 * Typin I inn.
141 * Typin I inn.
150 * Ty

5 Hasselly opreed growing medium/planting and around existing in the, when he and abstratus.

d in projector would green areas. Smiller creates well as out to railful aid whose and blend late schiller grade

2 Polyhederadas shall certism to the darsities; shaw so landscope and sha sings.

MOUNT COMES AREA - SEEMES

If there is Dought you were many relief or the develope on "Dought Grows". Treat all severe defined on hoppy paper between all property Grows of the project including all before in the contract mode and large.

Preparation of Surfaces: Tell.C. Landscape Standard Class 3 femas (Rough grant) Section 7.113
 Class soleting and by mechanical access of debth over Silan in any disease in.
 Beautile or site surfaces to silver for an infrastructured and for confirmings.

3. The of Seating Seat from sorty spring (generally Agric Ital) to have not (September 1976) of each year. Further extended only he sittled on concurrence of anothers.

A Area Supply 4 limiting At accel must be obtained from a recognized west supplier and shall be fin. I grave uniture observed in antidaters bearing the following information At Localise of The accel actives:
At Proceeding of the shall also be also shall be a fine of the shal

MAX Local type
SCE Safety Personal Ripe
SCE Safety Register
SCE Safety Register
For Villations from the an entire of Nullimen's with Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration
For Villations from the or Anthrop of Nullimen's with Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration
For Villations from the original register (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or pre-appress alteration)
For Villations from the Original Real Focus (N.S. Doctor Villationers with Real Focus or Pre-appress alteration)
For Villation Focus (N.S. Doctor Villationers)
For Villationers
For Villation Focus (N.S. Doctor Villationers)
Fo

6 Peritors: Medicinal working Apply exceptate system's observance further with madison 35% water authoritizen and a formulation ratio of 18-18-18 - 54% under the second of 18-18-18 - 54% u 3. Seadon fools used at a rate of 1997H HIBIS (serial with a metaplical servator, increased and life the top 165* little of sell and little comparing

3. Acceptance Provide adequate protection of the second areas until worldfrom of acceptance have been met. Camply with Section 3.1 Hydrone educ.

1 MONOREZING

1 May be used as an element: to nechanical weeking in rough grown areas.

2. Hay not be used in areas of laws unless pre-appraised by the Lambcape Architect prior to bidding

3 Preparation and Growing Median:
31 In sense of Prosphiliness Comply with Section 14 Heaph Street
32 Vitims approved for see in prices of Section (see Section 32 Lean Arises: Society,

A Periodics Describer for Early beautien describe case in cered with the foliage of ery times, should, or other necessible regardable. Describing suidor which we object to depochable your gives. Period intrinsic the explanation, content page, reference paths, reserved, particular, and structures that describe which contributions content processes using a process page of the particular page of the pa

5. High shall consist of single and filter or recycled paper filter designed for hydroxic accessing and dyed for case of nonlineing agricultural if pring recycled paper material for most filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing and dyed for case of nonlineing agricultural filter accessing a filter ac

4. Matter: Shall be then of any inqualities that may have perinjerious effect on the success of expeller or may be barreful to the uniforms of

Equipment: Var industry when and include a conder? in deber explaned with the lark values conflicted by an identification plate or efficient in plane or efficient in plane. The hydroxide conflicted is a finite or efficient in the conflicted in the con

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

A Application forth
A Special Section (Application Section)

All Seaffices of English III Section (A Section)

County Manager (A) Manag

Motes:
A) the line of Tender provide acceptable clark of all conponents of the bit proposed industing suits, tradifier, suster size. Sixpac

ALL ferfices

ALL feetings

Authorized from it is not enterin in evolution county with results.

ALL heapy from it is not enterin in evolution county with results.

ALL here where trainered in to necessary county with and entering recommendations.

J. According seasons the quantities of such if the nationals is be thought into the test withor by many only a connecting accepted opplies of season distributed season in manufacture. The materials and in basical to the inter-chain is being this office without a strike, in the financing seasons, season, certificate. The weighty six table is been present stray. After scaling on the matter of the ordered in the relation, there will be suffered to the late of the rest in the Mills have.

38. Oktribute skery entiresty over the carbon of the carbon of the behaviored. Here applicable into product application and arbitrag grass mean to firm surface surface. II Cast up: Remove all extensis and either debric resulting from sunding operations, from the job with.

2. Held entace. Begin a sidnemuse introduley after receips and ordines for all days effect highwith Coapletine and suffix accepted by the flavor. To seed at three internals where generals in the field. Prieted benediate are from deman sidth humanny after the infer coaplete with type and if you even is higher one by the coaplete flavor. Size the intellect acceptable made the properties and offen the forest intended and their size systems good with great in believes by by the learn. It is the offense intended and their size systems good with great in believes by the bear. It is the offense intended and the system good with great in the great intended and the system good with the great intended and the system great and the great intended and the system great intended and the great intended and the system great intended and the great inten

33 Acceptance of the Bough Search Intelligence and a specification of all specified grows specified in the responsibility of the Lindscape Controvation. The grows shall be readed a facilities of a specified grows of the specif

1. Grantik: There's Ermon delikel as lawn areas on the landscape plan behavior all properly line of the project including all benissands to edge of resid and laws 2. Graving Medican Comply with Section 2.21, Growing Medican. Prior to analogy request an impaction of the finished grade, and duplic and condition of graving region by the fundamental conditions.

3. The of Seidon God from God fut to bothler bit. Farther exhaulted you be obtained as supporting of the Landscape Analytic

A Set Supply: Conform to all conditions of B.C. Landscope Standard, Section 8, B.C. Standard for Turbaras Sed.

5 Specifical Turfogram by areas Refer for Table 2 below.

TABLE I SPECFED THE GRASS BY ANEX. Arto Description

(LASE) Laws, 64 artes not of so-drowings as invents union
description to 3 has including brackment growing Major Species

Knatusko Star the saa, Frances far slade Grave - public parte, industrial and a chitational after flough Grave

4 Line: The time shall be as defined in Section 22-3, Potenties. Against native recommended a required set frost. Rather to Section 3A for without

3. Ferfilier: Defer to Section 222 Netcride. Apply specified for Niew at rates obsert in the regions of feet. Apply with a mediunical spreader. Collisate into proving medium of lower principe for the collising. Apply reparative from law.

A Socially Propers a second, flow, were sentime for longing and Lay and abegind with sections deadly defined, without sentingsing or goes, second and second for the Po-Thank, Configuration and the Landstone Standard Section 8. De Constant for Devinessa.

J. Philinemso. Degin uninformed handarity of the stelling and certime for fill days offer Salvited M. Completion and will decay be in the General Project social or comments of the Communication of t two composite frequency who or has forces complian with signage of their inches everyly in bases frained to add as socialize possibility of "Ti or "Ti-their art before a compliant or "Ti or "Ti-their art before and the control their discollar possibility of their discollar possibility of their artificial test does not be provided. Against or of their discollar possibility of their artificial test does not be of their or provided to control their artificial test does not be of their artificial test does not be of their or provided to control their artificial test does not be of their artificial te

31 Anaphron of Lana Areas. The bod shall be reasonably and contributed, with on upon and deal upon or have spells and which be reasonably free of weeds the D.C. Landscape Strateril, Earther Behalments Learn Explosured. Use the bibliod in necessary for used remoderations which contribute facilities of control facilities and control faciliti

2 Obtain approval of Landscape Architect for layout endproparation of planting point to commercement of planting operations 3 Make extra of heats with smooth clean defined laws

PLANTE (AD PLANTUS

A. The of Parting.
A.T. Part Institute and great losses only define profess that are no made for each sense to delimite by heat seather conditions when consonic conditions are firstly to mean a constant of plant in their resistants.

5 - Shadanib S. All plat saled shill colonia is the regiments of the D.C. Losbory Stakers, 1977 office, what accessed is drawing that All selects or this synChickle S.S. All plat shill colonia, is desire. There is an install, and is defined, I.C. Col. States for Contains from Trust for indica states of S.S. Date in Plant Socials for good; plant and one's service and deeply in the partners. S.T. Part charbel shill and the service is the same model to colonia and the year in 1 vil install is after darts.

4 Review 4 the source of supply unifier collection point form set proceed autocopout rejection of any at all planting about at the alte.

3. Azzidzīty.

3. Azzidzīty.

3. Mile of Saand-Indid Set the Lever-Ratized and Fraser Value, Reline is Plant Schelein for any attention of any 3. Supply proof of the azait of the Contract.

3. Supply proof of the azaitzbility of the specifies plant natural, within 36 days of the azait of the Contract. A Substitution

All Other utilities agreed of the Leadscape Artificial prior is reality any shortly those to the postflict ordered. Non-approved about a time will be rejected.

All John a retitute of 5 days per bit realists by for recent is substitute.

All Substitutions as subject in Kill Leadscape Tablestand Confirment Accessity.

J. Plant Species 2 Locative.
3.1 Plants shall be those to recease and of the height, collapse and days of cost hill as shall no the bands operate plan plant schedule. Collapse of freen he had to be fallen Sillians. above grads. .3.2 Plant all specified species in the Location as shown on the Landscape drawings. Britis Landscape Scottisch if certificities rock or underly

ances strend.

"E3. Obvision of gives planting location will only be allowed offer review of the proposed deviation by the Lundrops Architect. III Exceptiber
3.1 Press will large climbar because a space shaped free pit is the depth of the crefited, and he all least holes the width of the crefited. Jessee that fittibled grade is of the report poly the time voca grows as:

10 Ondage if Frentig Nate.
2.1 Preside dange of platfingsite where regards in on depth conditions, beach not the side of the platfingsite dataset of platfingsite where regards in on additions, much transfer that additional dataset becomes a first the Landscape driving of platfings blank business. A first the Landscape drivings of platfings blank business.

32 Planking and Fertilating Procedures.
32.1 First I firmed and contracted the horizontal procedure procedure. It is not procedure to the respect to the rest of the ball and cut surply or field index. The not public to the procedure to the rest of the ball and cut surply or field index. The notation is place, and finise. For some ballatine, city professions to primer insure of the procedure to the pro

6.

This is printed before by getting the greating when create the man system in it is filled before shell the said all his who. All the impact has been printed by the man of the said the said of the said all his specified of as experience in the said of the

35 Shaling of Trees: 331 Use feet 272° Shaling, unless opposed by punicipal reparements, Set states where 2 Pt. In Set. Beneficial strongly revited.
31.1 Leave the accordate vertical.

15. Providing 3.5. Their proving its this minimum necessary to review data for injuryal branches. Preserve the actions character will be placed, do not cut this laster. Use only dearn, sharp fairly. Make all that clean and cut for the largest material. State affected areas as as not for midal volve. Service stream natural.

55 Publishing SET Public Strategiers of the member of mode to Z-107 - 3" NS - Zenel depth. Confere placement of ratio in seess tabulat "Geometries Para" in cheelings, Makit is 27th (Making Library and Paras In Java Hessa, Libra a claim edge.

. It's Averghance.

It's I have establishment of all plant material is the responsibility of the Landscape Contractor.

The Part of the Principages

(I) Part of the Principages

(I) When principages

(I) When

3. Part durants.

19 Part dura

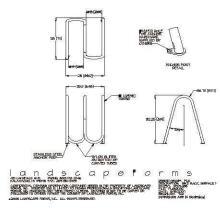
LANDSCAPE

DATE: CTIMAY.25 SCALE: NTS DRAWN: 54

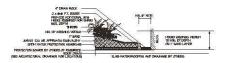
PMG PROJECT NUMBER

L3

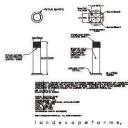
7915-0160-00 (Q)

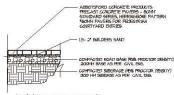


FLO THREE BICYCLE BIKE RACK BLACK POWDER COATED STEEL NTS

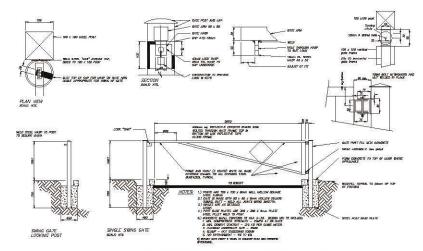


TYPICAL PLANTING ON SLAB





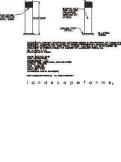
DECORATIVE PAVING VISITOR PARKING STALLS 3/97 . 1-0*



EMERGENCY ACCESS SWING GATE

42" HEIGHT PICKET FENCE & GATE ALONG 194TH ST. AND 64TH AVE.

ALL OTHER HENDERS TO BE LEDAR, 42 (CONSTRUCTION) ON ADE MINIST APPLY 2 COATS EXTERIOR STAIN TO HAMPACTURERS SPECIFICATION. A.J. FRAZIS TO BE LEVEL CHARGES IN SPACE TO SE IN UT-10" STEPS (FAX.) CAPS TO SPACE TO POLICY PINSH GRADE, GAP TO SE 9-8".





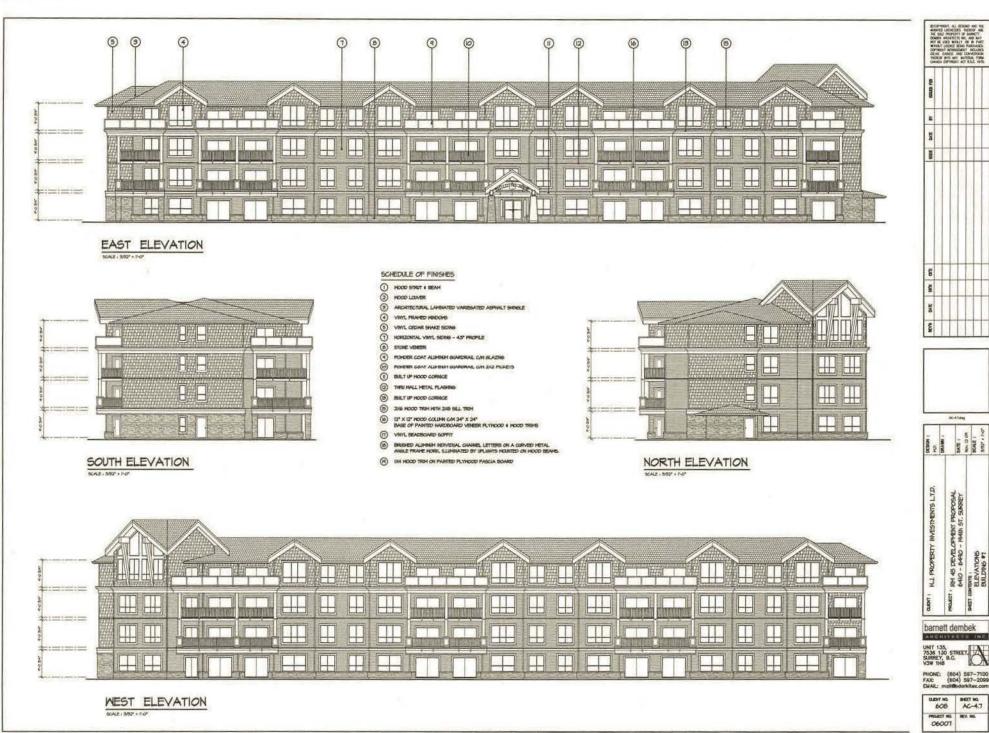
WATERSTONE BUILDING 7 6480-194 STREET SURREY JOB NO: 7905-0138-00

LANDSCAPE DETAILS

SCALE: AS SHOTH DRAWN: JIM DESIGN: AM

7915-01 ©0-00 (Q)

Building No. 7 Elevation from Development Permit No. 7908-0220-00 (Existing DP)



CALLON OF THE STATE OF THE ST. SERVEY
OF COMPANY
OF COM

AC-4.7

608

OBOOT