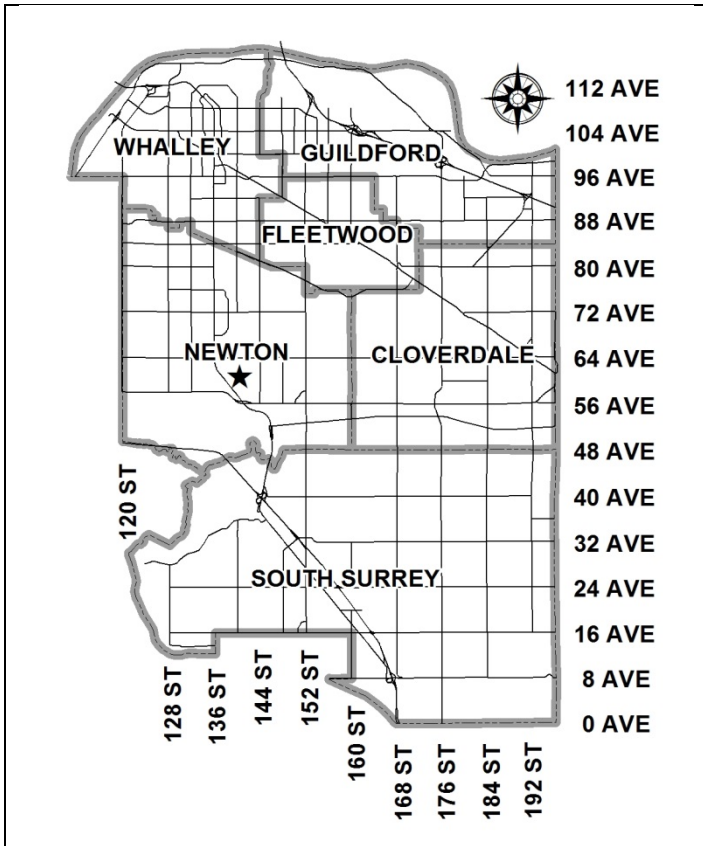


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0221-00

Planning Report Date: October 20, 2015



PROPOSAL:

- **Development Permit**
to permit an 89 unit townhouse development

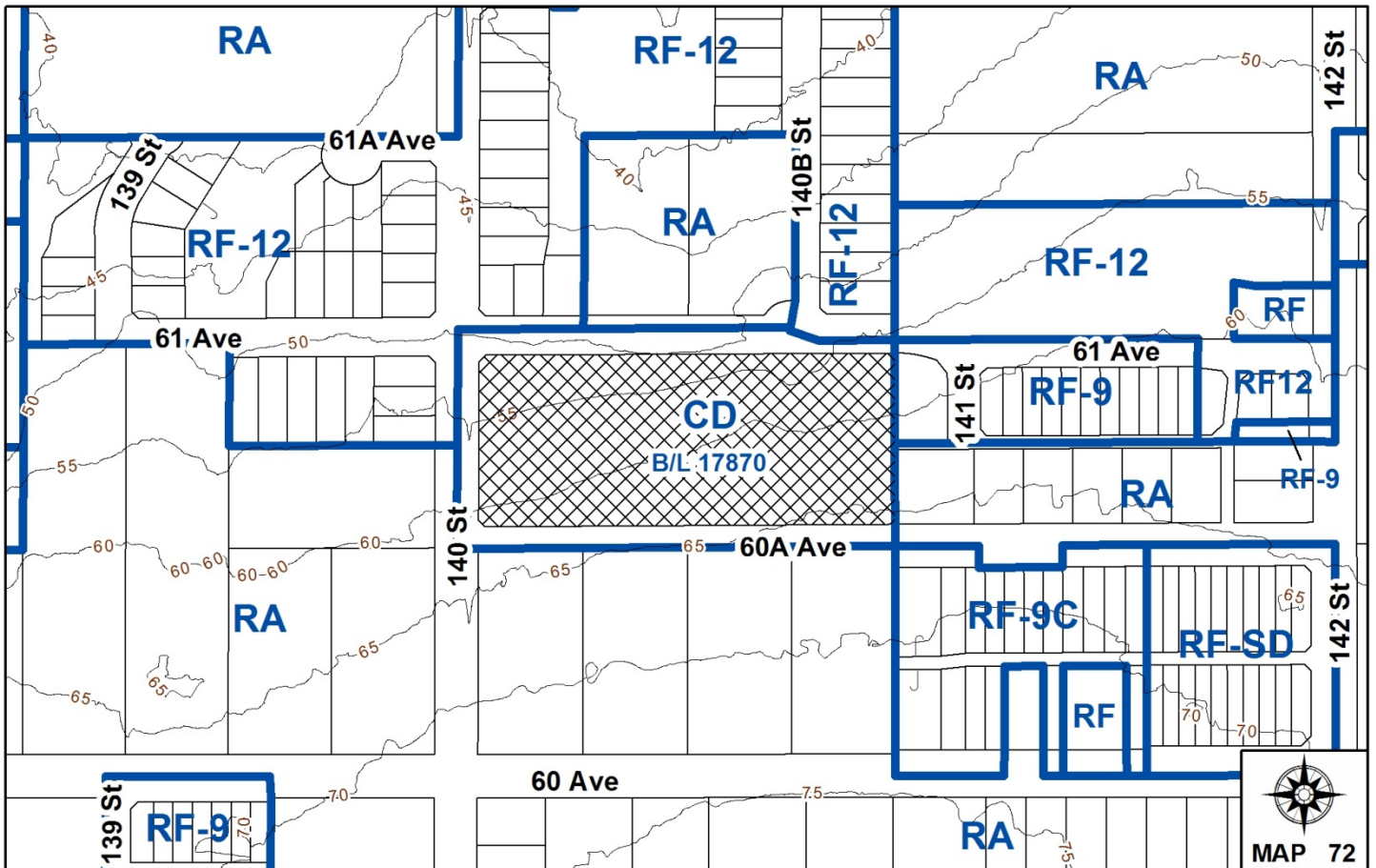
LOCATION: 14057 - 60A Avenue and
14058 - 61 Avenue

OWNER: Hayer Builders Group (Summit
Townhomes) Ltd

ZONING: CD (By-law No. 17870)

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (25 upa max)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit
- Approval to reduce indoor amenity space

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP), the South Newton Neighbourhood Concept (NCP) Plan and the CD Zone adopted for the site.
- The number of units has been reduced from 93 in previous proposals to 89 , and the FAR is also reduced to comply with the maximum permitted in the RM-30 zone.
- The project will make efficient use of a difficult sloped, hillside site by using a comprehensive approach to grading and development.
- The project will ensure the relocation, planting and enhancement of the yellow coded watercourse and riparian area on the site as per the registered Statutory right-of-way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0221-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 267 square metres (2,873 square feet) to 81 square metres (872 square feet).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) the applicant adequately address the impact of reduced indoor amenity space;
 - (e) discharge of the registered covenants requiring development in the lands to meet the BUILT GREEN® Gold standard and to install a comprehensive storm water management system on-site; and
 - (f) registration of a revised Section 219 Restrictive Covenant/SROW over the on-site riparian area incorporating a rain garden feature.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Parks, Recreation & Culture:

Parks requests that the applicant ensure the end units facing the Hydro ROW apply CPTED principles such as clear site lines, active rooms and windows to provide surveillance over the future park area.

SITE CHARACTERISTICS

Existing Land Use: The site has been cleared in preparation for development

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 61 Avenue):	Combination of residences on one acre large lots and small lots	Urban/Single Family Residential Flex 6 to 14.5 upa/ Creeks and Riparian Setbacks	RA/RF-12
East:	Hydro Corridor/City Greenbelt	Urban/ Utility R/W/Greenway/ Single Family Residential Flex 6 to 14.5 upa	RA/RF-9
South:	Residences/ Proposed duplex and rowhouse development (7914-0164-00) at Third Reading.	Urban/ Single Family Residential Flex 6 to 14.5 upa	RA
West (Across 140 Street)	Residential homes	Urban/ Single Family Residential Flex 6 to 14.5 upa	RA/RF-12

DEVELOPMENT CONSIDERATIONS/BACKGROUND

- Development application 7915-0221-00 is the third application the City has received on this site.
- On July 29, 2013, Council reviewed and approved development application 7911-0247-00. That application re-designated the site in the South Newton NCP from "Single Family Residential Flex 6 to 14.5" to "Townhouse 25 upa max" and rezoned the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to permit the development of 93 townhomes with underground parking. A Development Permit was also issued to regulate the form and character of the townhomes.
- The CD zone for the site (By-law No. 17870) was based on the Multiple Residential (RM-30) Zone, but provided for a higher than normal density (a FAR of 1.02) given the site's proposed underground parking structure, proximity to King George Boulevard (a future frequent transit service corridor) and the fact the project made efficient use of a difficult site with a substantive grade change.
- In lieu of the additional density, the applicant provided the City with a voluntary cash contribution of \$93,000 (\$ 1,000 per unit) to assist in park acquisition. The application also involved relocating and enhancing the riparian area of a yellow coded watercourse on-site in exchange for a reduced setback.
- Under application 7911-0247-00 most of the off-site works and services were either completed or well underway. Despite this, in August 2014, the applicant came forward with another

development permit application for the site. The cost of providing an underground parking structure had proven too expensive and was no longer economically viable.

- On November 3, 2014 Council approved a second DP for the site (application 7914-0245-00). The new application provided for 93 townhouse units and a relocated and enhanced on-site watercourse/riparian corridor, but featured surface parking stalls throughout the site.
- The application continued to conform with the NCP and CD zone; however, in lieu of the fact the project's FAR of 0.925 was still relatively high (in comparison with the RM-30 zone and other approved developments in Newton), the applicant volunteered to build the project to a BUILT GREEN® Gold standard and to implement a comprehensive, on-site sustainable storm water management plan.
- To this end, two covenants were registered against title to ensure the project would achieve a level of environmental performance that would set the bar for subsequent applications wishing to achieve higher density in the area.
- Through application 7914-0245-00, a Development Variance Permit (DVP) was also granted to vary the CD zone provision requiring all required resident and visitor parking spaces to be provided as underground parking.

Current Proposal

- The present development application (7915-0221-00) has been submitted by a new agent on behalf of a potential new owner. If approved, it will replace Development Permit No. 7914-0245-00.
- The new DP application will provide for 89 townhouse units, with side-by-side surface parking, as well as the relocated and enhanced on-site watercourse riparian corridor.
- The proposal will continue to conform to the both OCP and the South Newton NCP designations and the CD By-law. However, in keeping with the lower number of townhouse units, the overall density of the project will decrease. Consequently, the project's proposed lot coverage and FAR are closer to that typically sought under the RM-30 zone.
- As can be seen from the table below, the 89 unit project will have an overall density of 58 units per hectare (24 units per acre) and lot coverage of 42%. The site FAR, at 0.896 is in keeping with the maximum permitted under the RM-30 zone.

Density	RM-30	CD Zone	# 7915-0221-00
#units per hectare (u.p.h.)	75	62	58
# units per acre (u.p.a.)	30	25	23.5
Floor Area Ratio	0.90	1.02	0.896
Lot Coverage	45%	68%	42%

- As a result of this decrease, and the fact that no additional density is being sought over what is normally permitted under the RM-30 zone, staff support the applicant's request to discharge the two covenants on title, required under DP application 7914-0245-00.

- As noted above, the two covenants requiring the developer to construct to BUILT GREEN® Gold standards and install the comprehensive storm water management system on the site, were registered on title to ensure the project would achieve a higher level of environmental performance which would set the bar for subsequent applications wishing to achieve higher densities in the area.
- The project will continue to meet the setbacks and height provisions required under the CD By-law and supply an adequate amount of outdoor amenity area. The applicant is however asking for a relaxation of the required amount of on-site indoor amenity space. Further details on the variance are noted below.

PRE-NOTIFICATION

- On August 13, 2015 development signs were erected on the site. To date, the Planning Department has not received any objections to the new application.

DESIGN PROPOSAL AND REVIEW

Site Design and Layout

- The new DP for the site will continue to provide four linear rows of townhouse clusters oriented on an east-west basis, clustered around two separate internal drive aisles. The upper drive aisle serving buildings 1 to 8 will be accessed via 60 A Avenue, while the lower drive aisle serving buildings 9 to 21 will be accessed from 61 Avenue.
- As per the previous proposal the site will continue to make use of retaining walls to effectively grade, terrace and divide the upper and lower portions of the site on the hillside slope. However, the site has been redesigned so that the grades and the heights of the retaining walls between the two portions of the site have been decreased.
- In the typical scenario, the elevation difference between the upper and lower tiers of the site will measure an average of 1.67 metres (5.5 ft.) and will be treated and finished by one retaining wall. In the worst case scenario, between buildings 7 and 10, a double retaining wall measuring a combined height of 4 metres (13 ft.) will be required to retain and terrace the steeply sloping site.
- The site will be comprised of 21 buildings in all containing 89 three bedroom units ranging in size from 160 – 185 m² (1,722- 2,000 ft²). Collectively, a mix of 3-storey townhouse clusters will front 61 Avenue. Of the nine townhouse buildings facing 61 Avenue, six of the buildings will be duplexes or side by side townhouses, while three of the buildings will be triplexes, containing three units each. Along 60 Avenue four 2 –storey clusters, each containing six townhouse units, are proposed.
- All of the townhouse units on-site will provide two enclosed side-by-side parking stalls. Nineteen visitor stalls will also be provided on site for a total of 197 on-site parking spaces, which will meet the By-law requirements.

- The project will utilize west-coast contemporary design with large expanses of glass. Each home will be enhanced with balconies, shed roofs and defined gate entryways. Private roof decks are also proposed for each unit, which will highlight surrounding views of the North Shore Mountains.
- Street facing facades will include glazed entry doors and large windows to provide eyes on the street and animate the pedestrian realm. Care has also been taken to ensure the east and west elevations of the townhomes are designed with windows to provide surveillance on 140 Street and the BC Hydro right-of-way.
- The exterior materials of the project will include horizontal vinyl siding, cement board panels and stone accents. The townhomes will be finished in two neutral colour schemes using palettes of white, cream, light gray, dark gray and black.
- All of the townhouses will be treated with bone coloured horizontal siding, light neutral stone veneers and charcoal asphalt shingle and finished in contrasting combinations of grey and white painted hardi- panel.

Outdoor and Indoor Amenity Areas

- Both the outdoor and indoor amenity areas for the complex will be centrally located on site.
- The development will provide 312 m² (3,358 ft²) of outdoor amenity area, which exceeds the Zoning By-law requirement by 45 m² (480 ft²). The outdoor area will include a playground and landscaped seating area, treated with decorative paving on the upper portion of the site, which will be linked by a bridge structure to the outdoor roof deck and garden proposed on top of the indoor amenity building.
- The indoor amenity building, situated on the lower portion of the site, will be a one level structure measuring 81 m² (872 ft²) in area and will be comprised of a large meeting area equipped with two washrooms and a communal kitchen. The landscaped rooftop garden atop of the amenity building, and the connection to the upper outdoor amenity area, will be accessed by a series of external stairs.
- Through the DP application, the applicant is seeking to vary the required amount of indoor amenity area from 267 m² (2,873 ft²) to 81 m² (872 ft²).
- The applicant has asked for the variance in lieu of the fact that the previous DP application on the site sought to vary the required indoor amenity space by 50%. While the current application is seeking to provide 30% of the required amount, the applicant believes the area provided on site is more useable and will meet the needs of residents.
- In lieu of the variance, the applicant will be required to make a cash-in-lieu contribution to the City for the deficient in the indoor amenity area.

Landscaping

- The landscaping plan for the site calls for 164 new trees to be planted on-site. The majority of these trees (135) will be planted along the north, south and east sides of the project and along the bioswale and retaining walls located between the upper and lower tiers of the project.

- The planting near the bioswale and the retaining walls on the site will provide green space and screening between the upper and lower level units and patio areas fronting each other.
- The remaining 29 trees will be planted within the riparian area within the SROW on the site. Collectively the trees will include a variety of maples, dogwoods, Japanese snowbells, pine and spruce trees.
- Soft landscaping including shrubs, grasses and groundcover will also be planted throughout the site at both the entrances and perimeters of townhouse clusters and along pathways and common areas throughout the development.
- The site's existing Section 219 Restrictive Covenant/SROW will also be amended to reintroduce a rain garden feature into the planted riparian area. The feature was previously removed under application 7914-0245-00 when it became redundant with the introduction of the comprehensive storm water management system. It is now being reinstated as the covenant requiring the installation of an on-site stormwater management system will be removed.

TREES

- On July 23, 2013, the City approved an arborist report for the site, prepared by Michael Mills, under development application 7911-0247-00. That report recommended the 44 mature on-site trees identified on site be removed due to site grading and servicing issues. In August 2013, tree cutting permits were issued and the site was cleared. The site is consequently now devoid of trees.
- A total of 85 replacement trees will still be required to compensate for the trees removed; the new landscaping plan for the site will provide for 135 new trees. A contribution to the City's Green fund will therefore not be required.

SUSTAINABLE DEVELOPMENT CHECKLIST

On September 24, 2015, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning)
2. Density & Diversity (B1-B7)	• The project density is in keeping with the CD By-law.
3. Ecology & Stewardship (C1-C4)	• The project will incorporate will a protected enhanced riparian corridor, low impact development standards and a bioswale.

4. Sustainable Transport & Mobility (D1-D2)	• None
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

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	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17570

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	3.78 acres	3.78 acres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	68%	42.3
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	9.0 m	10.4 m
Rear	3.0 m	3.3 m
Side #1 (N,S,E, or W)	4.0 m	4.0 m
Side #2 (N,S,E, or W)	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	11.74 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	93	89
Total		
FLOOR AREA: Residential	-	14,988.21 m ²
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total		
FLOOR AREA: Industrial	-	-
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	-	14,988.21

**** If the development site consists of more than one lot, lot dimensions pertain to the entire site.***

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	61 u.p.h/25 u.p.a.	58 u.p.h./23.5 u.p.a.
FAR (gross)		
FAR (net)	1.02	0.896
AMENITY SPACE (area in square metres)	-	
Indoor	267 m ²	81.8 m ²
Outdoor	267 m ²	312 m ²
PARKING (number of stalls)		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	178	178
Residential Visitors	17	19
Institutional	-	-
Total Number of Parking Spaces	203	197
Number of disabled stalls	2	2
Number of small cars	-	-
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	-	-

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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STREET VIEW - 61 AVENUE (NORTH)

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 CITY OF SURREY FILE NO
 7915-0221-00

2015-03-21	RE-ISSUED FOR DP
2015-08-02	REVISIONS PER C of 8 COMMENTS
2015-07-08	ISSUED FOR DP
REVISIONS	
CONSULTANT	

CLIENT
 HAYVER BUILDERS GROUP

PROJECT
 'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
 1687 60A AVENUE
 SURREY, BC

DRAWING TITLE
 RENDER IMAGE

DATE	2015.07.08	FILE NO
DWN	CH	1507
CHK		

SCALE
 SHEET NO
 DP-0.0

APPENDIX II



STREET VIEW - 60A AVENUE (SOUTH)

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CITY OF SURREY FILE NO.
 7915-0221-05

2015-06-21	ISSUED FOR DP
2015-06-22	REVISIONS PER C of S COMMENTS
2015-07-08	ISSUED FOR DP

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CLIENT
HAYER BUILDERS GROUP

PROJECT
'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
 1487 60A AVENUE
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RENDER IMAGE

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DRAWN	CH	1507
CHECK	CH	

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 SHEET NO.
DP-0.0b

COLOUR SCHEME A

(BUILDINGS 1, 3, 5, 7, 9, 11, 14, 16, 18, & 20)

ROOFING
TIMBERLINE HD (or equivalent)
ASPHALT SHINGLES
COLOUR: CHARCOAL



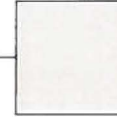
HORIZONTAL VINYL SIDING
MITTEN VINYL
OREGON PRIDE - STRATUS



STONE VENEER
ELDORADO STONE
HANTUCKET STACKED STONE



PAINTED HARDIE PANEL
BENJAMIN MOORE:
'WHITE DOWN' - CC-50



PAINTED TRIMS
BENJAMIN MOORE:
'BLACK IRON' - 2120-20



* GUTTERS, DOWNSPOUTS, & RAILINGS
TO MATCH TRIM COLOUR
* WINDOW FRAME: BLACK

PAINTED HARDIE PANEL
BENJAMIN MOORE:
'ESCAPMENT' - CC-518



COLOUR SCHEME B

(BUILDINGS 2, 4, 6, 8, 10, 12, 13, 15, 17, 19, & 21)

ROOFING
TIMBERLINE HD (or equivalent)
ASPHALT SHINGLES
COLOUR: CHARCOAL



HORIZONTAL VINYL SIDING
MITTEN VINYL
OREGON PRIDE - BONE



STONE VENEER
ELDORADO STONE
HANTUCKET STACKED STONE



PAINTED HARDIE PANEL
BENJAMIN MOORE:
'ESCAPMENT' - CC-518

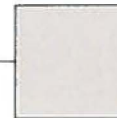


PAINTED TRIMS
BENJAMIN MOORE:
'BLACK IRON' - 2120-20



* GUTTERS, DOWNSPOUTS, & RAILINGS
TO MATCH TRIM COLOUR
* WINDOW FRAME: BLACK

PAINTED HARDIE PANEL
BENJAMIN MOORE:
'BARREN PLAIN' - 2111-80



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CITY OF SURREY FILE NO
7915-0221-00

2015-08-21	RE-ISSUED FOR GP
2018-08-02	REVISIONS PER C of B COMMENTS
2015-07-08	ISSUED FOR GP

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HAYER BUILDERS
GROUP

PROJECT
'SUMMIT AT PANORAMA
HEIGHTS'

PROPOSED TOWNHOUSE
DEVELOPMENT
1687 86A AVENUE
SURREY, BC

DRAWING TITLE

COLOUR SCHEME

DATE: 2018.07.06 FILE NO
DWN AL
ENL CH **1507**

REAL
SHEET NO

DP-0.0c

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OVERALL NORTH STREETScape - 61 AVE
SCALE: N.T.S.



ENLARGED NORTH STREETScape - 61 AVE
SCALE: N.T.S.



ENLARGED NORTH STREETScape - 61 AVE
SCALE: N.T.S.

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CITY OF SURREY FILE NO.
7915-021-00

2015-08-21 RE-ISSUED FOR
DP

2015-09-02 REVISIONS PER
C of 8 COMMENTS

2015-09-08 ISSUED FOR DP

REVISIONS
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**HAYER BUILDERS
GROUP**

PROJECT
**'SUMMIT AT PANORAMA
HEIGHTS'**

PROPOSED TOWNHOUSE
DEVELOPMENT
1487 66A AVENUE
SURREY, BC

DRAWING TITLE
**NORTH
STREETSCAPE**

DATE 2015.07.06 FILE NO.
DWN AL
CHK CH **1507**

SEAL
SHEET NO
DP-0.0d

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OVERALL SOUTH STREETScape - 60A AVE
SCALE: N.T.S.



ENLARGED SOUTH STREETScape - 60A AVE
SCALE: N.T.S.



ENLARGED SOUTH STREETScape - 60A AVE
SCALE: N.T.S.

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CITY OF SURREY FILE NO.
7915-0221-00

2015-09-21	RE-ISSUED FOR DP
2015-09-22	REVISIONS PER C of 8 COMMENTS
2015-07-08	ISSUED FOR DP
REVISIONS CONSULTANT	

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PROJECT
'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
14817 60A AVENUE
SURREY, BC

DRAWING TITLE
SOUTH STREETScape

DATE	2015.07.08	FILE NO.
DWN	AL	1507
CHK	CH	

SCALE
SHEET NO.
DP-0.0e

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PHOTO COURTESY OF HAYES BUILDERS GROUP



WEST STREETSCAPE - 140TH STREET
SCALE: N.T.S.



EAST STREETSCAPE - HYDRO R.O.W.
SCALE: N.T.S.

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CITY OF SURREY FILE NO.:
7918-0221-00

2.	2018.05.21	REV. ISSUED FOR DP
1.	2018.02.02	REVISIONS PER C of S COMMENTS
1.	2018.07.08	ISSUED FOR DP

REVISIONS
CONSULTANT

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HAYES BUILDERS GROUP

PROJECT
"SUMMIT AT PANORAMA HEIGHTS"

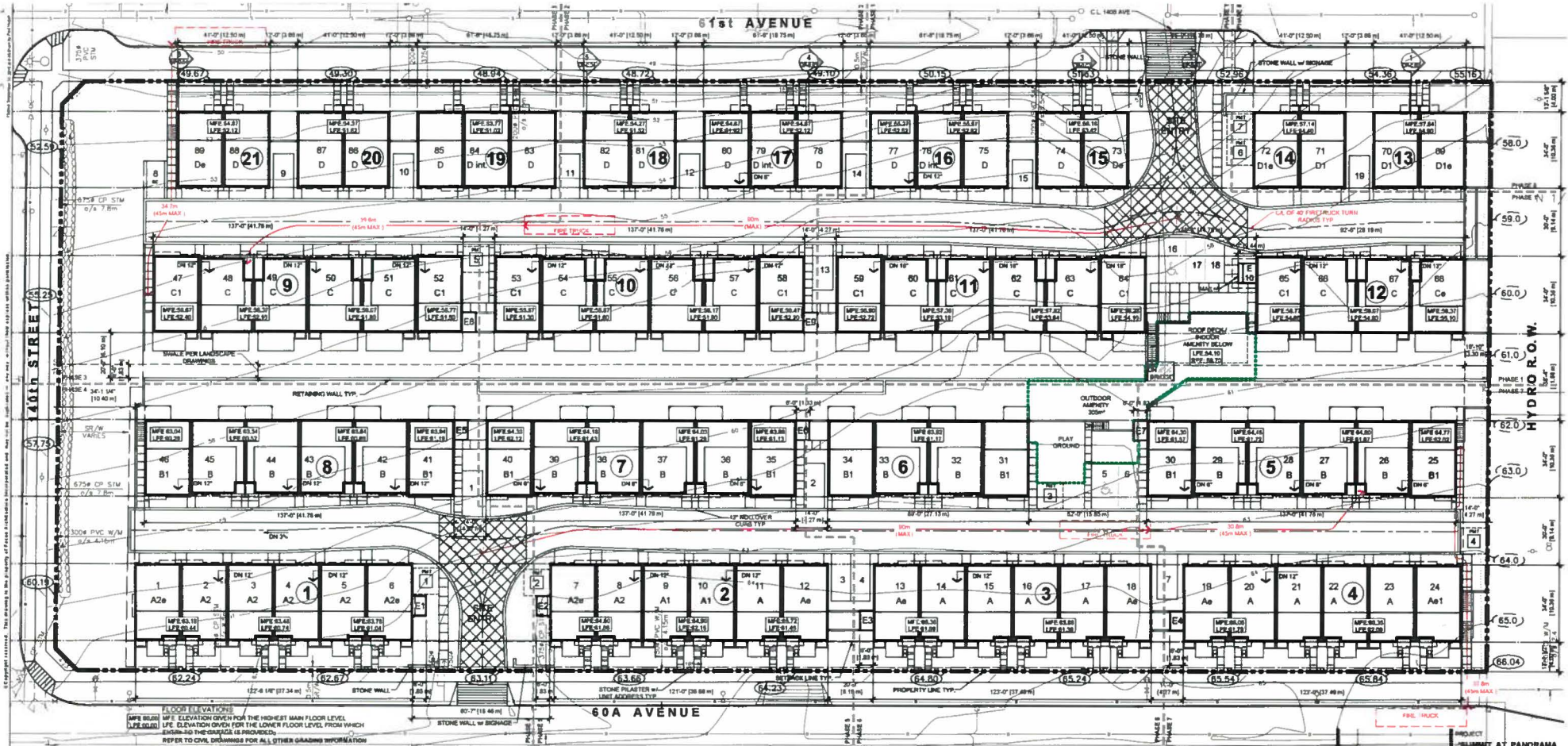
PROPOSED TOWNHOUSE DEVELOPMENT
14027 154A AVENUE
SURREY, BC

DRAWING TITLE
WEST & EAST STREETSCAPES

DATE 2018.07.26 FILE NO.
DWG. AL 1507
CHK. CH

SEAL
SHEET NO.

DP-0.0f



FLOOR ELEVATIONS
 MPE 60.00 MFL ELEVATION GIVEN FOR THE HIGHEST MAIN FLOOR LEVEL
 LPE 60.00 MFL ELEVATION GIVEN FOR THE LOWER FLOOR LEVEL FROM WHICH
 BEGINNING THE CHANGE IS INDICATED
 REFER TO CIVIL DRAWINGS FOR ALL OTHER GRADING INFORMATION



LOT COVERAGE SUMMARY

BUILDING	# OF UNITS	LOT COVERAGE
1	8	448 m ² 414.75%
2	8	448 m ² 414.76%
3	8	448 m ² 414.76%
4	8	448 m ² 414.76%
5	8	448 m ² 414.76%
6	8	448 m ² 414.76%
7	8	448 m ² 414.76%
8	8	448 m ² 414.76%
9	8	448 m ² 414.76%
10	8	448 m ² 414.76%
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13	8	448 m ² 414.76%
14	8	448 m ² 414.76%
15	8	448 m ² 414.76%
16	8	448 m ² 414.76%
17	8	448 m ² 414.76%
18	8	448 m ² 414.76%
19	8	448 m ² 414.76%
20	8	448 m ² 414.76%
21	8	448 m ² 414.76%
TOTAL	88	88 448 m ² 8 414.76%

UNIT DATA AND FLOOR AREA SUMMARY

UNIT TYPE	COUNT	GARAGE	LOWER	BASIN	UPPER	UNIT LIVING AREAS	SITE TOTALS	NOTE
A 3 BED	15	420 m ²	372 m ²	710 m ²	1,722 m ²	158.96 m ²	25,850.7 m ²	2,389.7 m ²
A1 3 1/2 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
A1 3 BHK	15	420 m ²	372 m ²	710 m ²	1,722 m ²	158.96 m ²	25,850.7 m ²	2,389.7 m ²
A1 2 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
A1 2 1/2 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
A1 2 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
A1 1 1/2 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
A1 1 BHK	8	240 m ²	216 m ²	426 m ²	1,080 m ²	118.56 m ²	17,888.8 m ²	1,749.8 m ²
TOTAL	88	3,360 m ²	3,024 m ²	6,048 m ²	14,112 m ²	1,332 m ²	181,331 m ²	14,868.1 m ²

FLOOR AREA FOR CALCULATING F.A.R.
 WHERE LOWER FLOOR LIVING SPACE IS MORE THAN 50% BELOW GRADE THESE FLOOR AREAS ARE DEEMED AS BASEMENTS AND ARE EXCLUDED FROM THE TOTAL FLOOR AREA AS PER CITY OF SURREY BY-LAW AREAS SHADDED IN TABLE ARE EXCLUDED FROM SITE TOTALS FOR F.A.R.

SITE RECONCILIATION

LEGAL DESCRIPTION:
 LOT 11 SECTION 8 TORONTO
 PLAN EPP31823 HMD
CIVIC ADDRESS:
 1487 60A AVE.
 1486 61 AVE.

ZONING INFORMATION:
 ZONE: CO (BY-LAW NO. 1707)
 LOT AREA: 164,724 m² / 11,320 m² / 2.74 ac / 1.82 ha

REQUIREMENT	REQUIRED	PROPOSED
VEGETATION (FRONT)	8.0m	10.0m
VEGETATION (EAST REAR)	3.0m	3.3m
VEGETATION (NORTH SIDE)	4.0m	4.0m
VEGETATION (SOUTH SIDE)	4.0m	4.0m
LOT DENSITY	PERMITTED: 80 UNITS (25.0 u/p) / 160 UNITS (50.0 u/p) / 130 UNITS (41.3 u/p)	PROPOSED: 88 UNITS (25.8 u/p) / 176 UNITS (52.8 u/p) / 138 UNITS (41.3 u/p)
FLOOR AREA RATIO	PERMITTED: 0.80 / 0.88 (17111.8 m ² / 11,320 m ² = 0.889)	PROPOSED: 0.88
LOT COVERAGE	PERMITTED: 60% / 62.3% (14774.4 m ² / 11,320 m ² = 0.823)	PROPOSED: 60%

BUILDING HEIGHT	PERMITTED	PROPOSED
PERMITTED	13.0 m	13.7 m (BUILDING 8)
AMPHITHEATRE	PERMITTED	13.0 m
OUTDOOR	PERMITTED	88 UNITS x 3m ² per unit = 264 m ² / 305 m ²
INDOOR	PERMITTED	88 UNITS x 3m ² per unit = 264 m ² / 61.8 m ² @ 4.8m/UNIT
PARKING	PERMITTED	RESIDENT: 88 UNITS x 2 CARS/BASMT + 176 CARS / 88 UNITS x 0.2 CARS/BASMT + 17.6 CARS
	PROPOSED	RESIDENT: 176 CARS IN GARAGES / VISITOR: 19 CARS INCLUDING 2 HIC

SITE PLAN

2018.09.21 RE-ISSUED FOR DP
 2018.09.02 REVISIONS PER C & S COMMENTS
 2018.07.08 ISSUED FOR DP

DATE: 2018.07.08
 DRAWN BY: PH
 CHECKED BY: CH

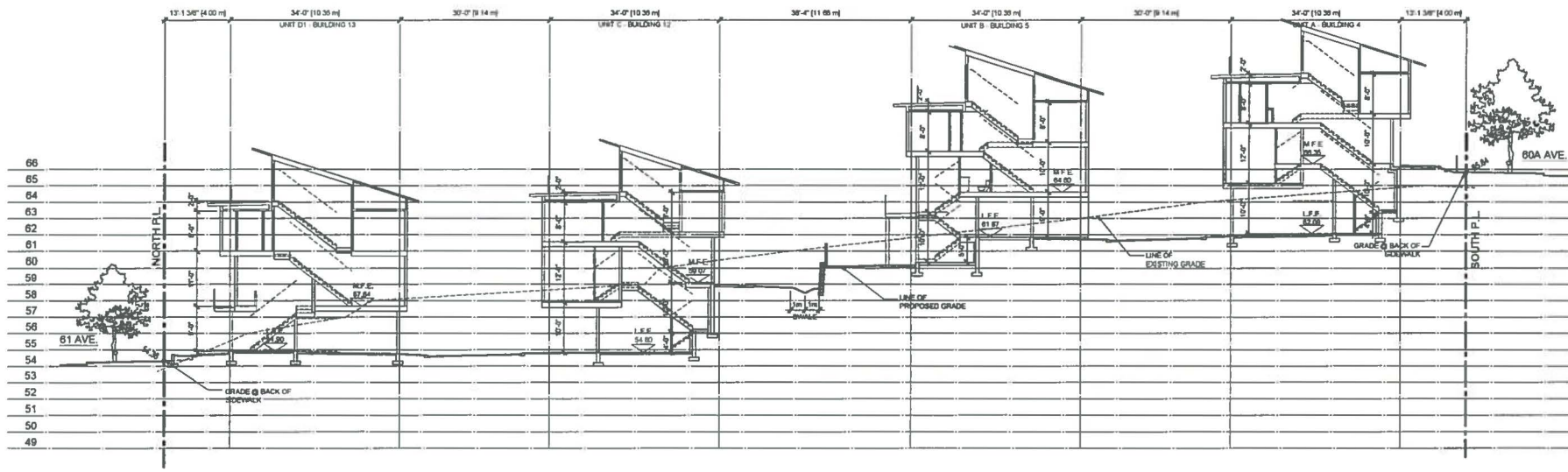
1507

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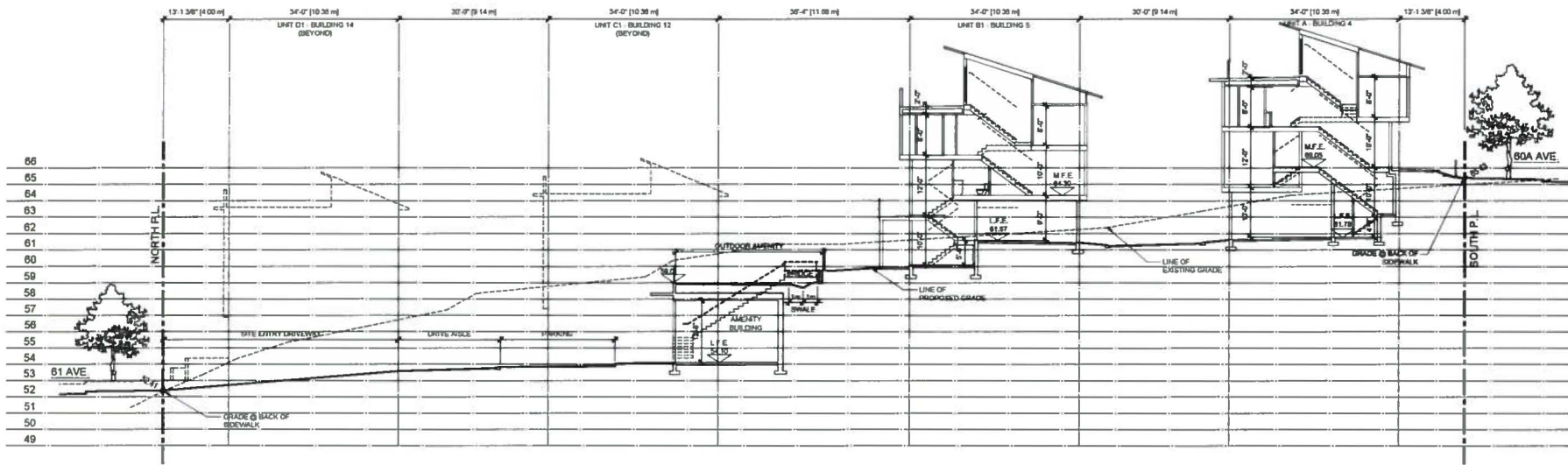
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SECTION 1
SCALE: 1"=10'-0"



SECTION 2
SCALE: 1"=10'-0"

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PROJECT
'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
1487 80A AVENUE
SURREY, BC

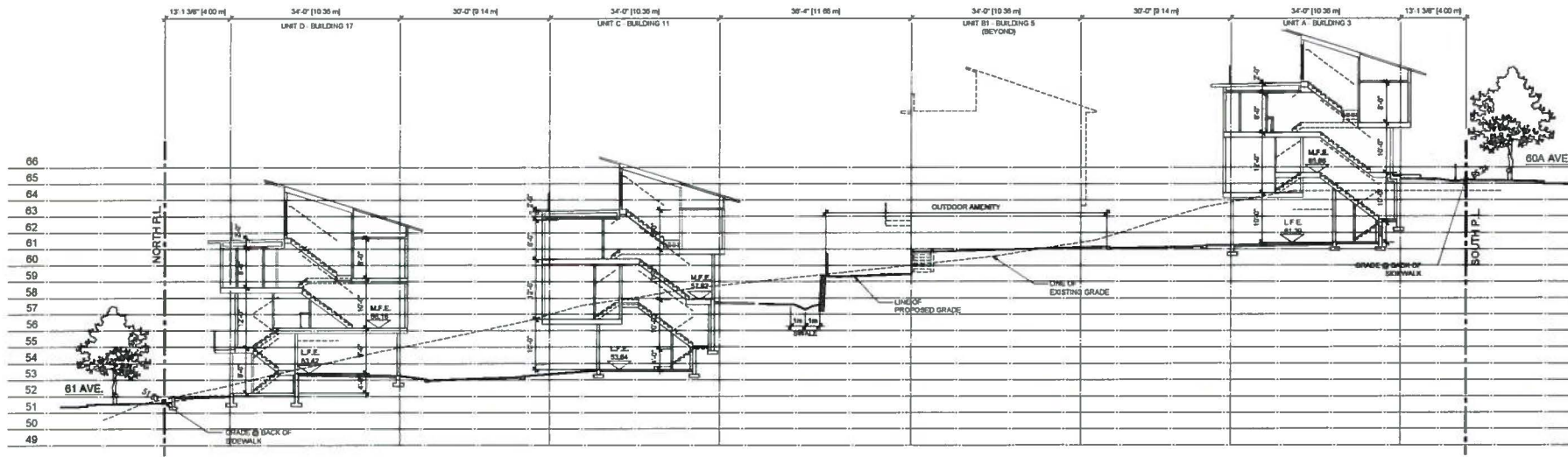
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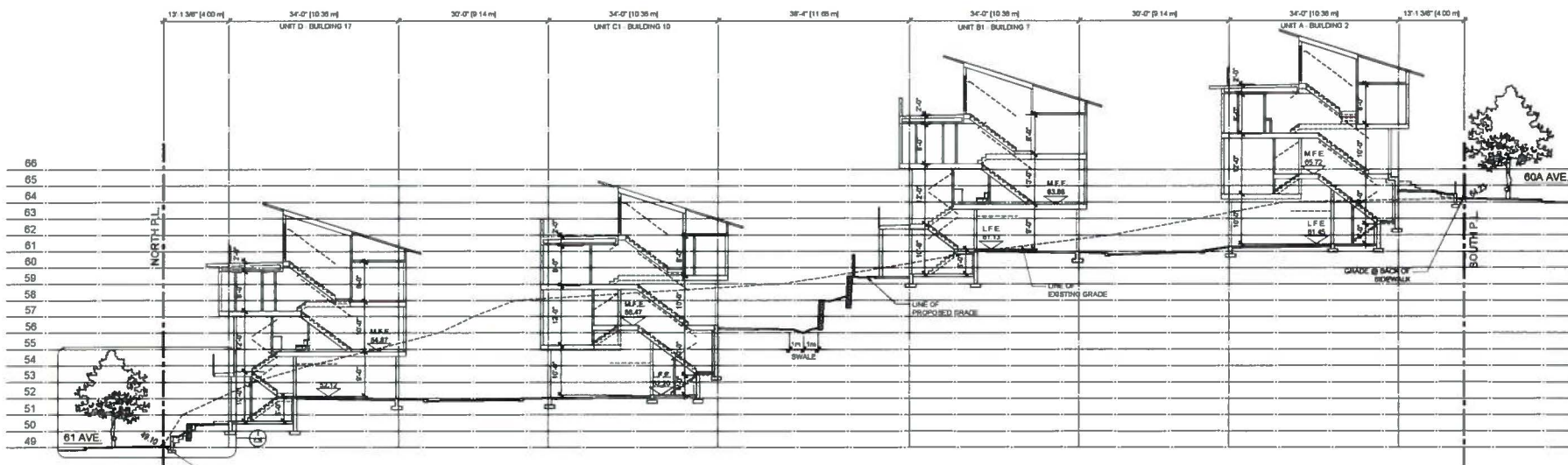
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2018 08 21 12:34:11 PM



SECTION 3
SCALE: 1"=10'-0"



SECTION 4
SCALE: 1"=10'-0"

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PROJECT
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PROPOSED TOWNHOUSE DEVELOPMENT
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 SURREY, BC

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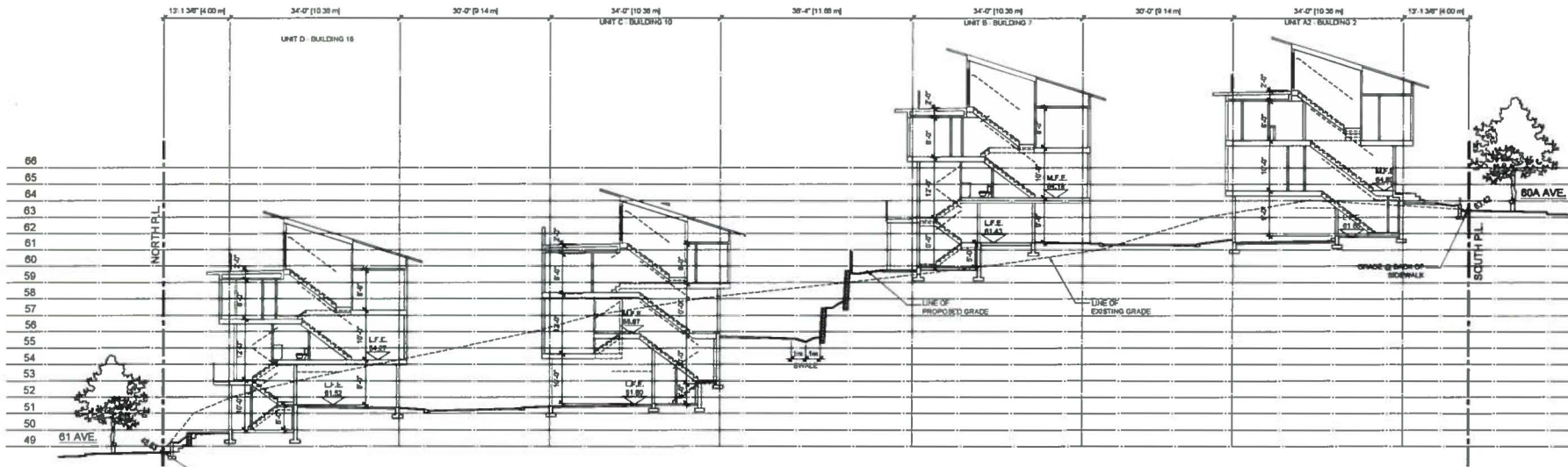
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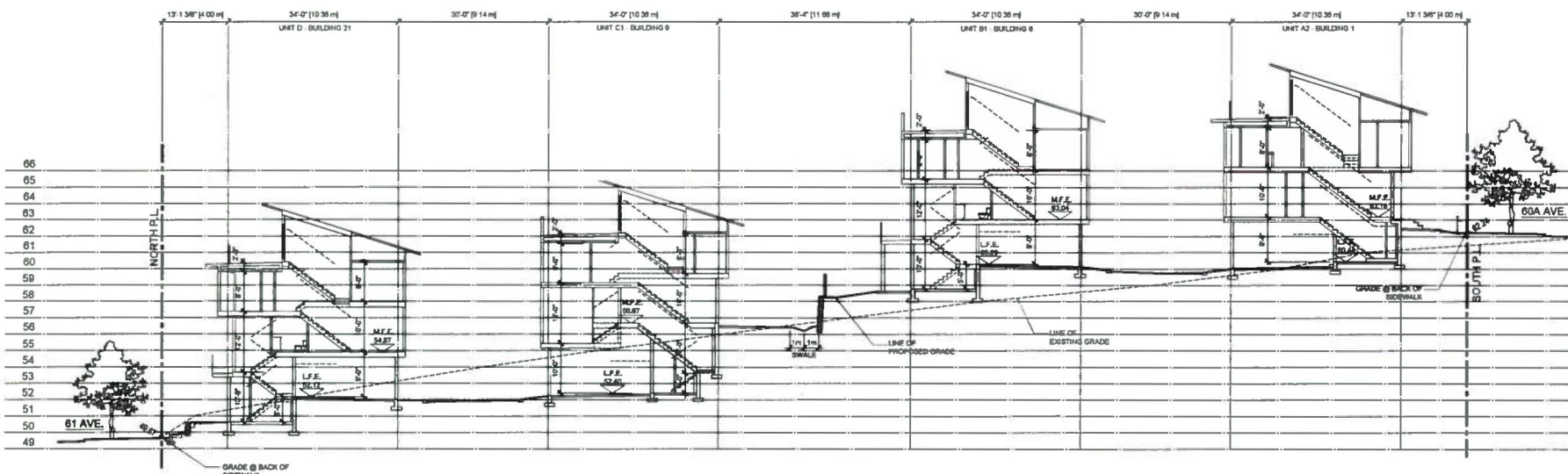
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SECTION 5
SCALE: 1"=10'-0"



SECTION 6
SCALE: 1"=10'-0"

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PROJECT
"SUMMIT AT PANORAMA HEIGHTS"

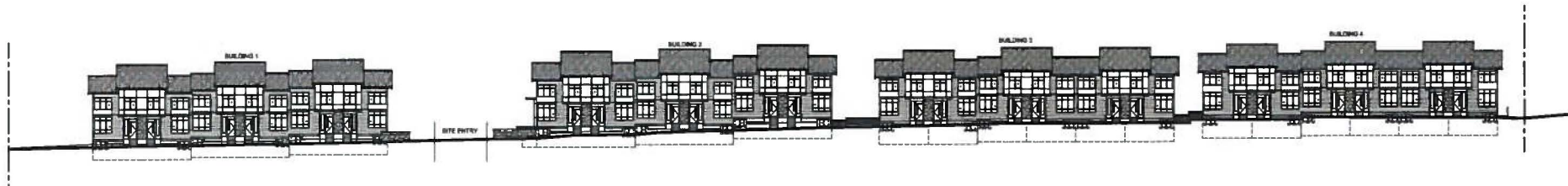
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UNITS 80A AND 80B
SURREY, BC

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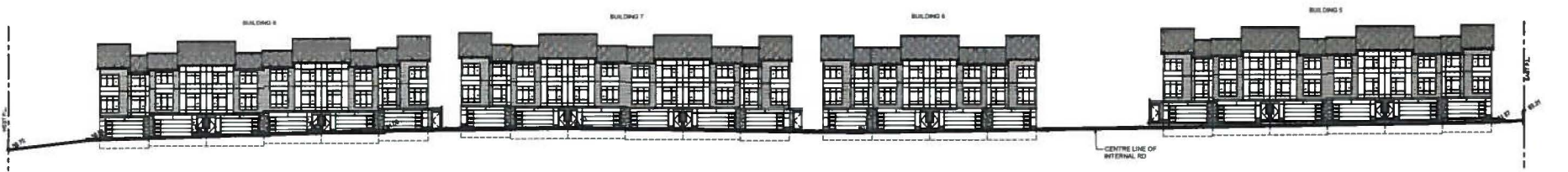
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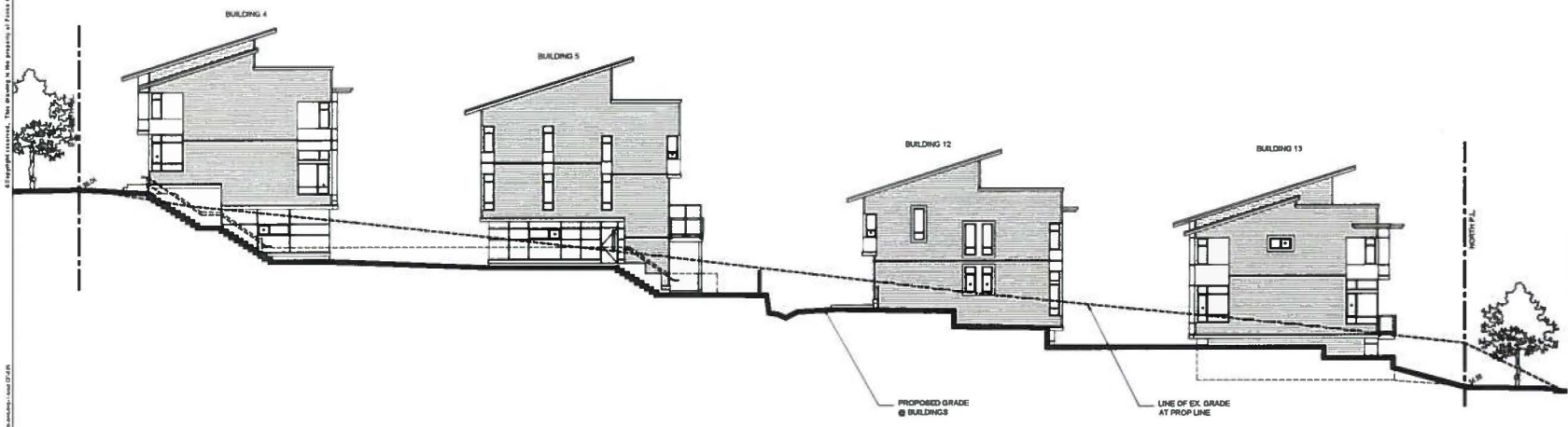
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SOUTH - 60A AVE
SCALE: 1"=20'-0"



SOUTH - INTERNAL RD
SCALE: 1"=20'-0"



EAST - HYDRO R.O.W.
SCALE: 1"=10'-0"

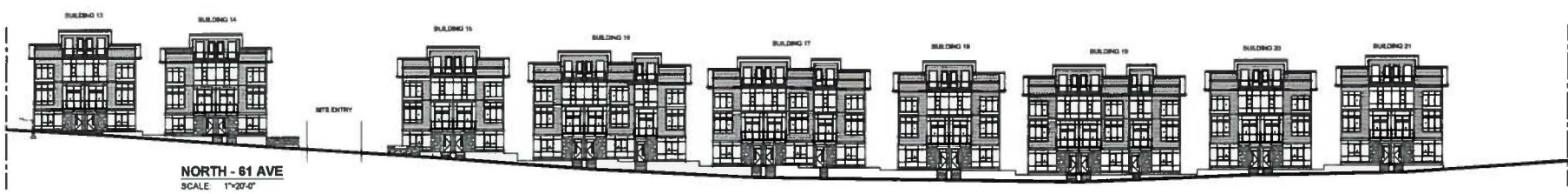
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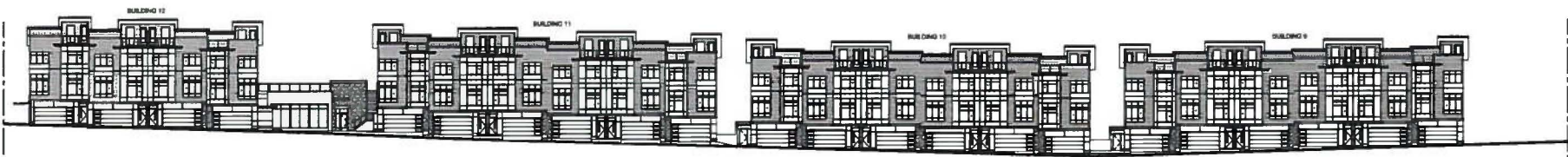
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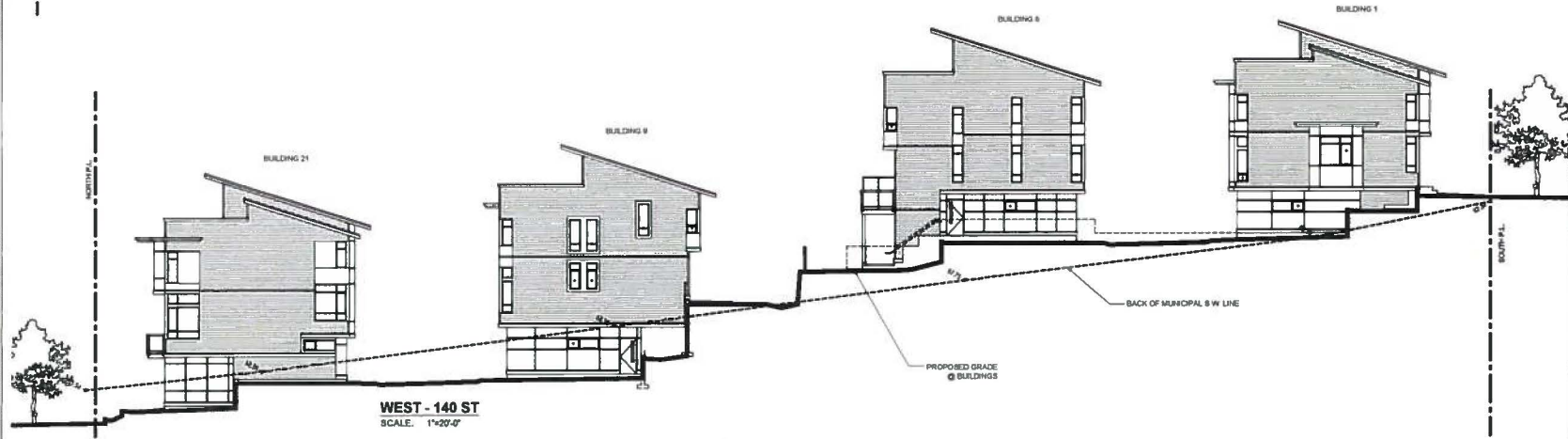
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SCALE: 1"=20'-0"



NORTH - INTERNAL RD
SCALE: 1"=20'-0"



NORTH - INTERNAL RD. (ENLARGED)
SCALE: 1"=10'-0"



WEST - 140 ST
SCALE: 1"=20'-0"

PROJECT: **'SUMMIT AT PANORAMA HEIGHTS'**
1487 MA AVE, SURREY, BC
MAYER BUILDERS GROUP
DRAWING TITLE: **STREETSCAPES**

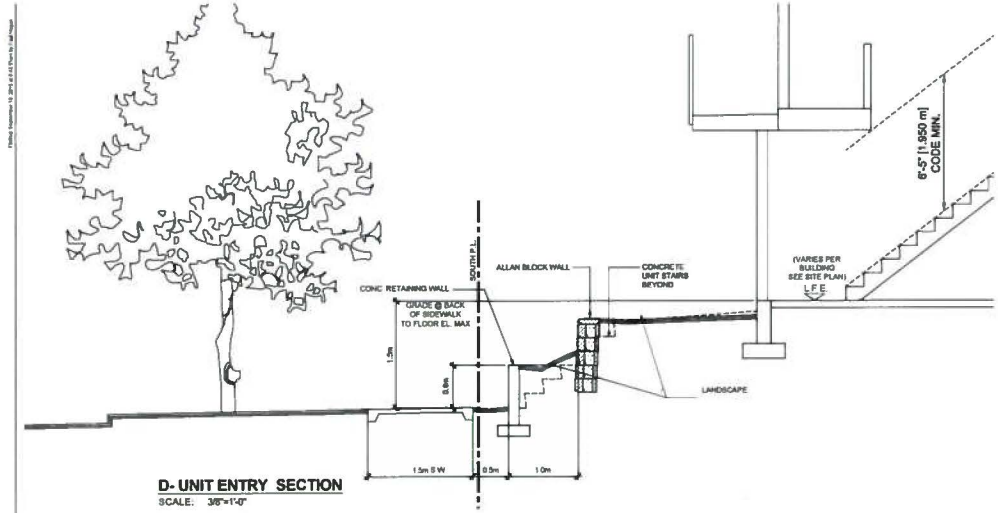
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D-UNIT ENTRY SECTION
SCALE: 3/8"=1'-0"

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PROJECT
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PROPOSED TOWNHOUSE DEVELOPMENT
1487 85A AVENUE
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DRAWING TITLE

SITE DETAILS

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DP-0.07

DATE: 2018.08.21

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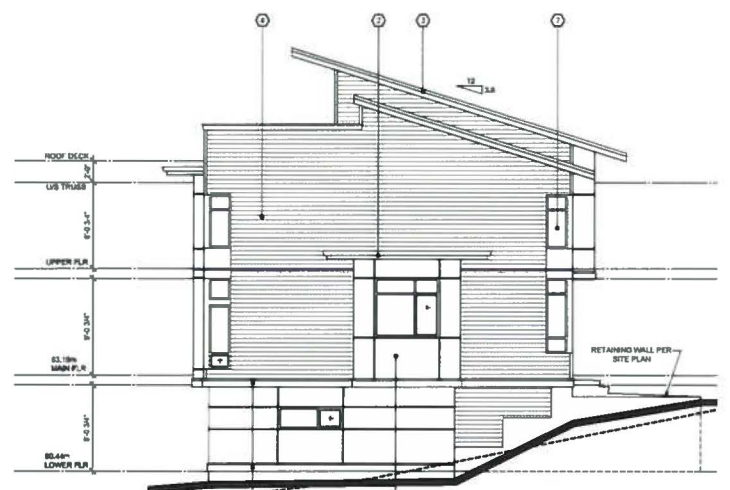
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1827 60A AVENUE
SURREY, BC

DRAWING TITLE
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| CHK | CR | |

SCALE: 3/16"=1'-0"

SHEET NO
DP-01.03



- ELEVATION MATERIALS LEGEND**
- ① ASPHALT SHINGLE ROOFING
 - ② PREFINISHED ALUMINUM GUTTER
 - ③ PAINTED WOOD FABRICA AND TRIMS
 - ④ HORIZONTAL VINYL SIDING
 - ⑤ PAINTED H2S HARDIE PANEL SIDING
 - ⑥ CLAY TURED STONE CLADDING
 - ⑦ VINYL FRAME WINDOW
 - ⑧ VINYL FRAME SLIDING PATIO DOOR
 - ⑨ PAINTED GARAGE DOOR
 - ⑩ STAINED WOOD (OR FIBREGLASS) EXTENSION DOOR
 - ⑪ PREFINISHED ALUMINUM AND GLASS QUARDRAC & PRIVACY SCREEN
 - ⑫ EXPOSED CONCRETE WALL

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PROJECT
'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
14801 85A AVENUE
SURREY, BC

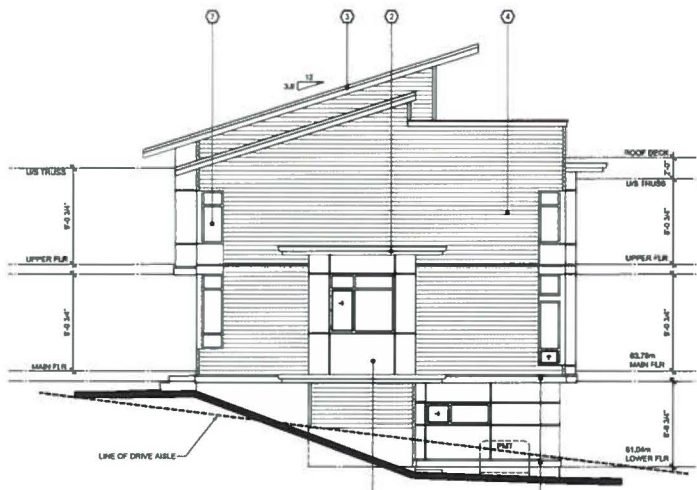
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DATE 2015.07.08 FILE NO
DWN PH
CHK CH **1507**

SEAL
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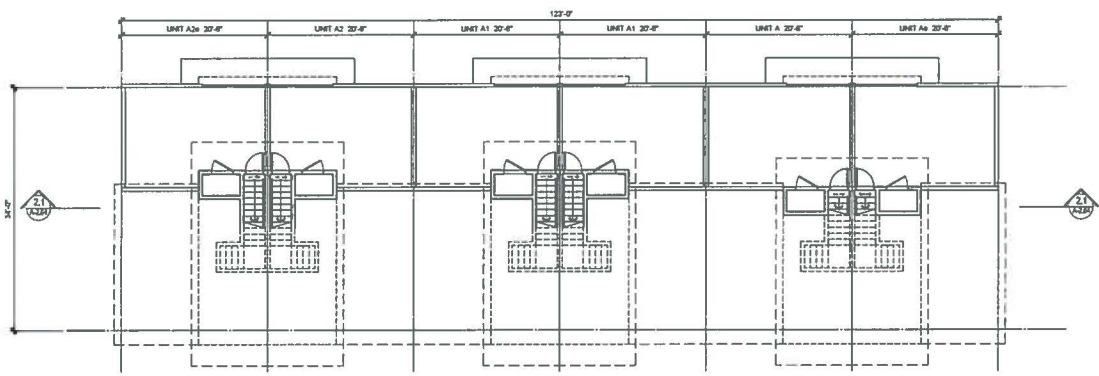
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ELEVATION MATERIALS LEGEND

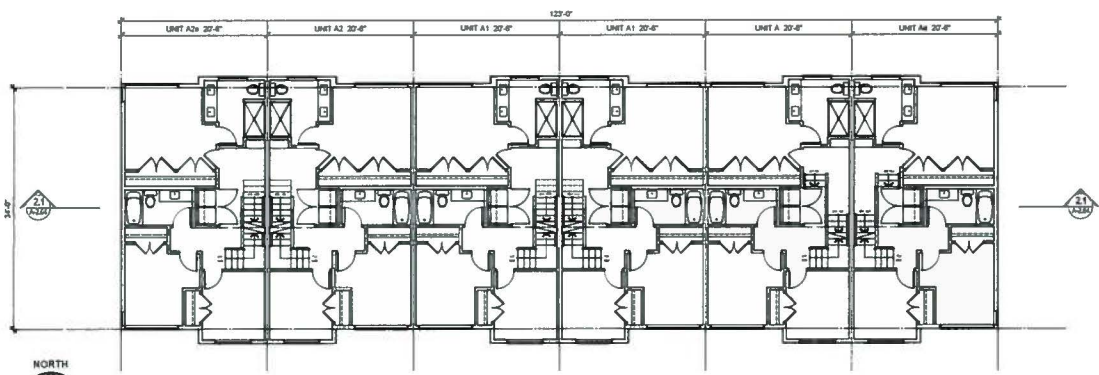
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- ⑤ PAINTED HD3 HARD PANEL SIDING
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- ⑦ VINYL FRAME WINDOW
- ⑧ VINYL FRAME SLIDING PATIO DOOR
- ⑨ PAINTED GARAGE DOOR
- ⑩ STAINED WOOD (OR FIBREGLASS) EXTERIOR DOOR
- ⑪ PREFINISHED ALUMINUM AND GLASS GUARDRAIL & PRIVACY SCREEN
- ⑫ EXPOSED CONCRETE WALL

Arch. Summit at Panorama Heights

Arch. Summit at Panorama Heights



ROOF DECK
SCALE: 1/8"=1'-0"



UPPER FLOOR
SCALE: 1/8"=1'-0"

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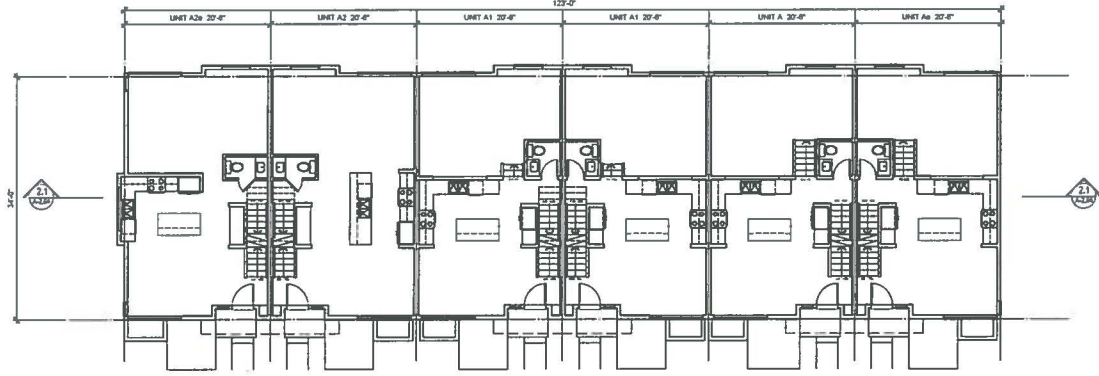
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1487 85A AVENUE
SURREY, BC

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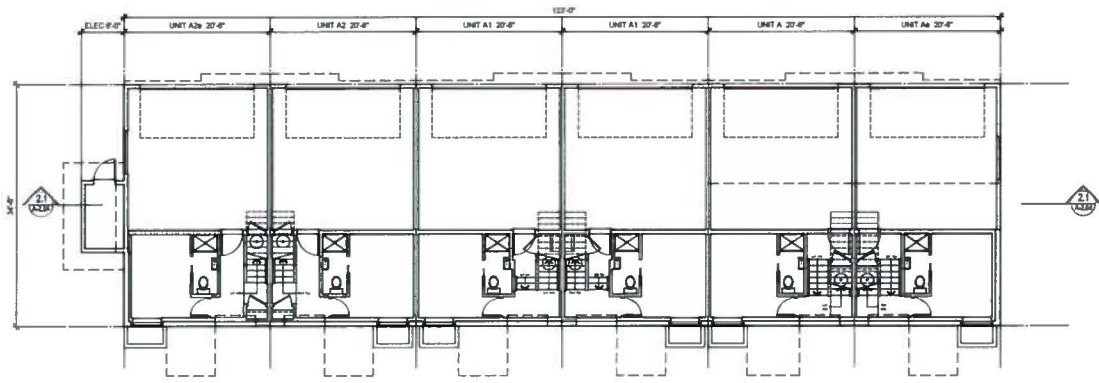
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MAIN FLOOR
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LOWER FLOOR
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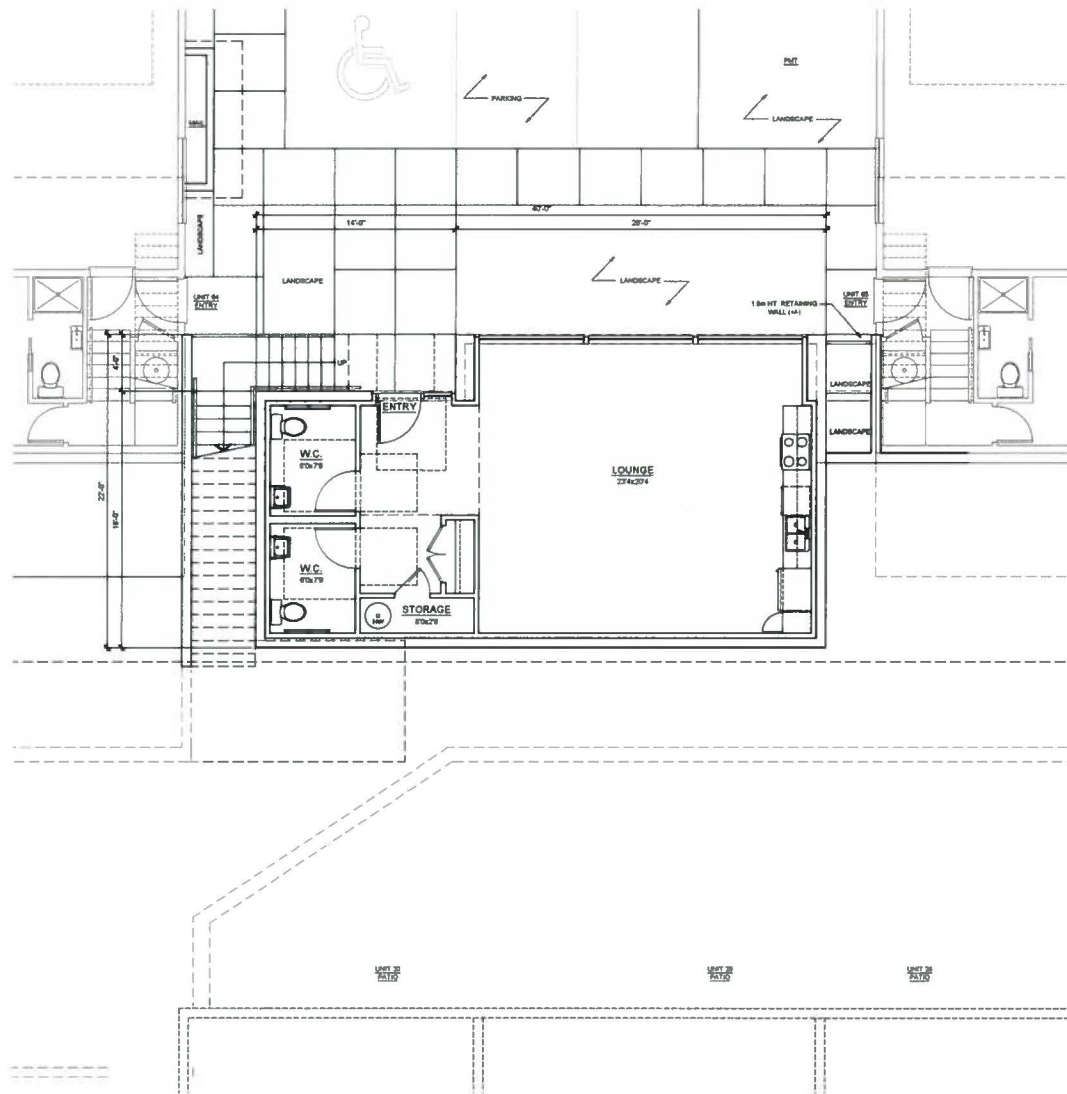
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NORTH
LOWER FLOOR
 SCALE 1/4" = 1'-0"
 AREA FOR #

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PROJECT
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PROPOSED TOWNHOUSE DEVELOPMENT
 1487 15th AVENUE
 SURREY, BC

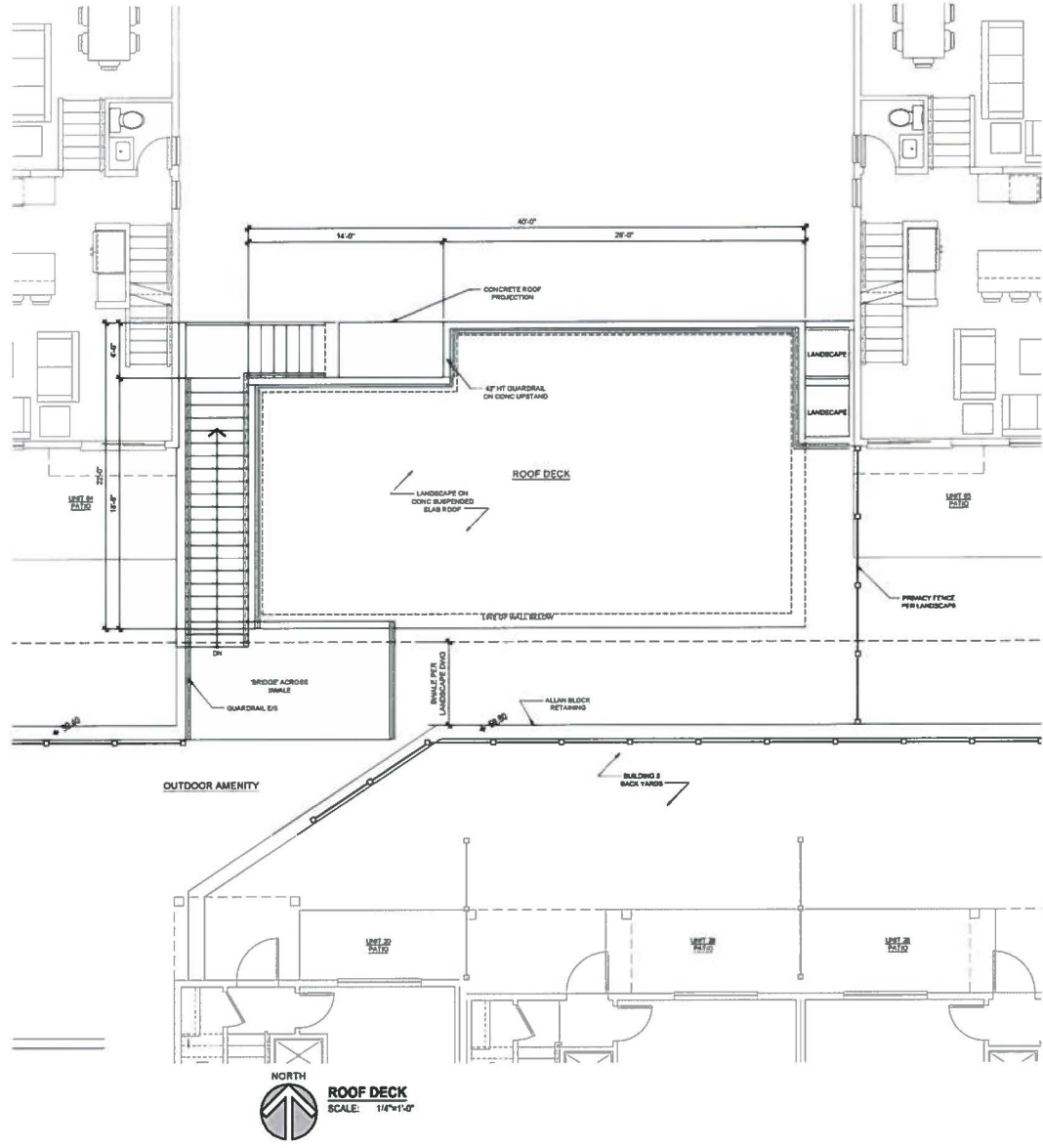
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NORTH
ROOF DECK
 SCALE: 1/4"=1'-0"

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PROJECT
 'SUMMIT AT PANORAMA HEIGHTS'

PROPOSED TOWNHOUSE DEVELOPMENT
 1457 8th AVENUE
 SURREY, BC

DRAWING TITLE

AMENITY BUILDING PLAN

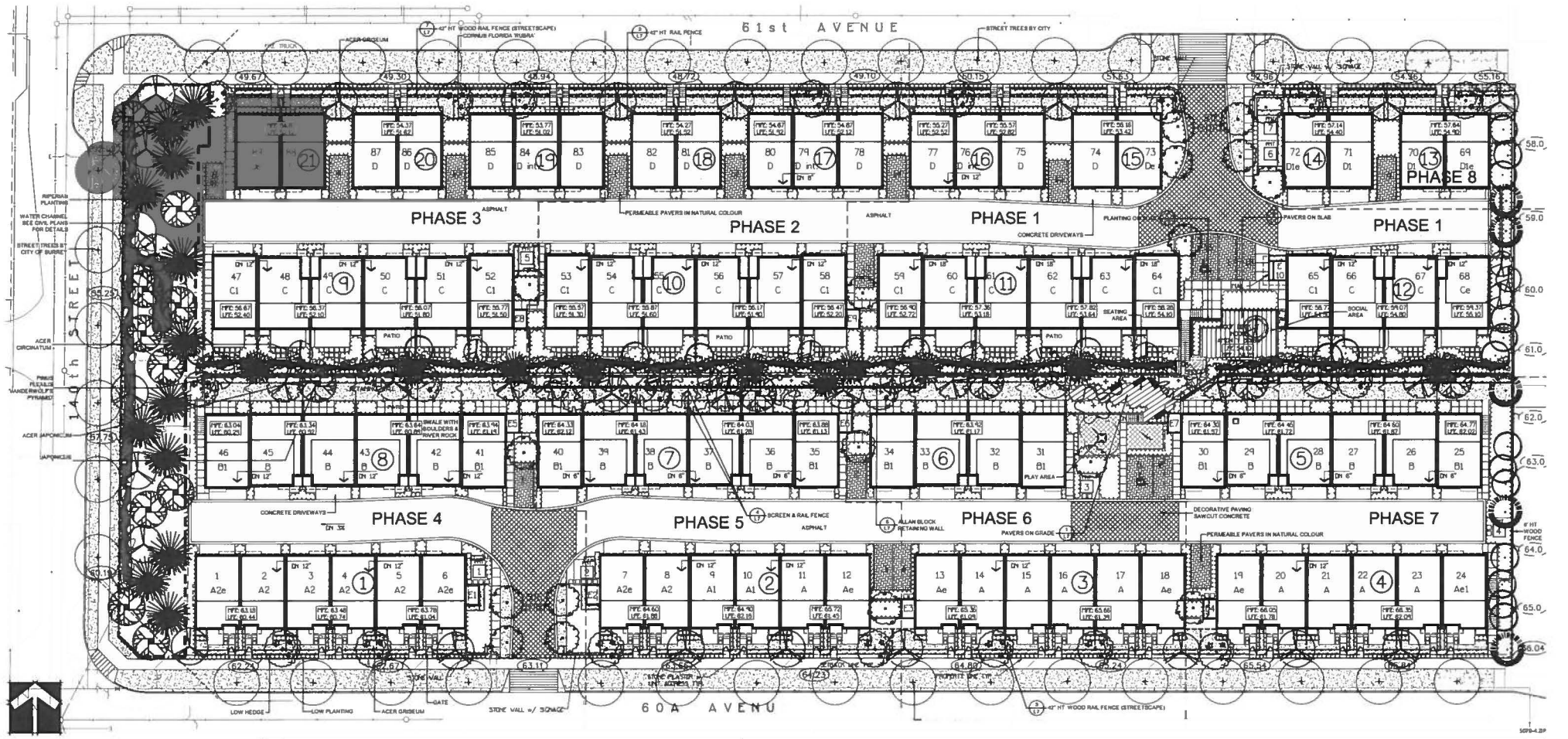
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| DATE | 2015-08-21 | FILE NO |
| DWG CHK | PH CH | 1507 |

SEAL
 SHEET NO
DP-22.11

| PLANT SCHEDULE | TOTAL TREES | COMMON NAME | PLANTED SIZE / REMARKS |
|----------------|------------------------------------|-----------------------------------|----------------------------|
| 21 | ACER CIRCINATUM | VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP |
| 17 | ACER CIRCINATUM PACIFIC FINE | RED-BARK VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP |
| 17 | ACER ORIBELM | PAPERBARK MAPLE | 85M GAL, 1.8M STD. BAB |
| 7 | ACER JAPONICUM | FULLMOON MAPLE | 2.5M HT. BAB |
| 18 | ACER RUBRUM SCARLET BENTHOL | SCARLET BIGHTHOL MAPLE | 85M GAL, 2.5M HT. BAB |
| 30 | CORNUS FLORIDA RUBRA | PINK FLOWERING DOGWOOD | 2.5M HT. BAB |
| 30 | QUERCUS T. NIGRA S. TALLA | HALKA HONEY LOCUST | 85M GAL, 2.5M HT. BAB |
| 5 | PICEA OMORPA | SCOTCH SPRUCE | 2.5M HT. BAB |
| 22 | PRINUS FLOIDUS VANDERHOF'S PYRAMID | VANDERHOF'S PYRAMID LIMEBARK PINE | 2.5M HT. BAB |
| 2 | STYRAX JAPONICUS PINK CHISEL | PINK FLOWERING JAPANESE SNOWBELL | 85M GAL, 1.8M STD. BAB |

| PLANT SCHEDULE | TOTAL TREES | COMMON NAME | PLANTED SIZE / REMARKS |
|----------------|------------------------------|----------------------------------|------------------------|
| 2 | STYRAX JAPONICUS PINK CHISEL | PINK FLOWERING JAPANESE SNOWBELL | 85M GAL, 1.8M STD. BAB |
| 18 | STYRAX JAPONICUS SNOWBELL | SNOWBELL JAPANESE SNOWBELL | 3M BAB |
| 5 | STYRAX JAPONICUS PINK CHISEL | SNOWBELL JAPANESE SNOWBELL | 85M GAL, 1.8M STD. BAB |

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAL. 81 STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DETAIL 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 HARBOR 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 BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



HT
PROJECT
HAYER BUILDERS GROUP

RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS

14057 60A AVENUE
SURREY, BC

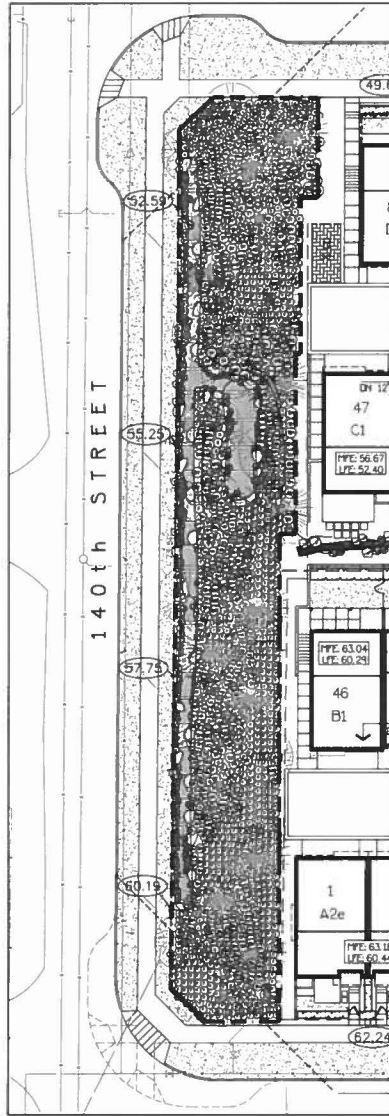
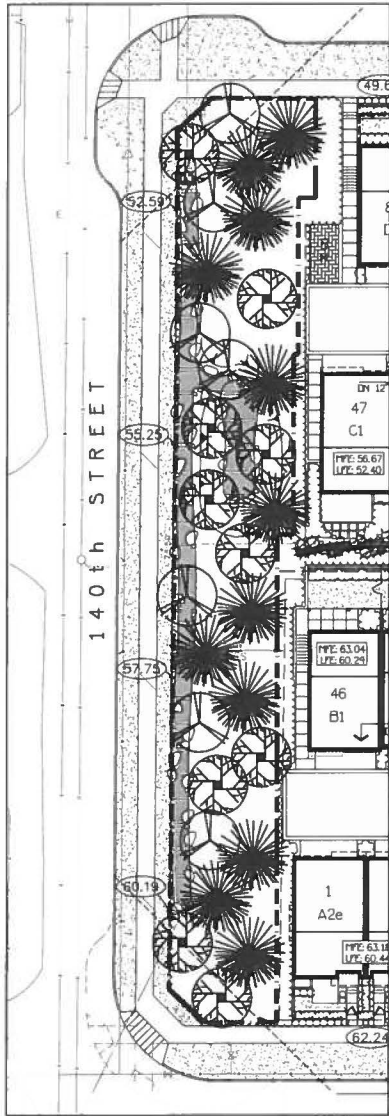
DATE: 15 JUN 10
SCALE: 1"=20'-0"
DRAWN:
DESIGN:
CHECK: MCT

OVERALL LANDSCAPE
TREE PLAN

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| NO | DATE | REVISION DESCRIPTION | DR |
|----|-----------|----------------------|----|
| 1 | 15 JUN 10 | NEW SITE PLAN | DO |
| 2 | 15 JUN 10 | NEW SITE PLAN | DO |
| 3 | 15 JUN 10 | NEW SITE PLAN | DO |

DRAWING NUMBER
L1 OF 7
PMG PROJECT NUMBER
15-070



| PLANT SCHEDULE | | | | PHS PROJECT NUMBER: 15-070 |
|----------------|-----|---|---------------------------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SEE / REMARKS |
| TR | 7 | ACER ORBICUM | PAPERBARK MAPLE | 6CM CAL, 1 BM STD, DAB |
| TR | 12 | PRUNUS PENSILVANA 'VANDERWOLFF'S PYRAMID' | VANDERWOLFF'S PYRAMIDAL LIMEBARK PINE | 24 HT DAB |
| TR | 10 | STYRAX JAPONICUS 'SHOWCOHE' | SNOWGONE JAPANESE BIRDWELL | 34 EAB |
| SP | 3 | CORNUS SERICEA | RED OMBEL DOGWOOD | #3 POT 60CM |
| SP | 103 | MORONGIA ADULFOLIA | OREGON GRAPE | #2 POT 60CM |
| SP | 1 | PRUNUS LAUROCERASUS 'ZABELIANA' | ZABELER LAUREL | #2 POT 60CM |
| SP | 88 | RIBES SANGUINEUM | RED FLOWERING CURRANT | #2 POT 60CM |
| SP | 301 | SALIX INTEGRA HOOPERIANA | HOOPER'S WILLOW | #2 POT 42CM |
| SP | 29 | SPRAEA DOUGLASSII | DOUGLAS SPREA | #2 POT 49CM |
| SP | 110 | SYMPHORICARPOS ALBUS | SHOWBERRY | #3 POT |
| GR | 82 | FESTUCA IDAHOENSIS | IDAHO FESCUE | #1 POT |
| GR | 130 | JUNCUS EFFRUSUS | COMMON RUSH | #1 POT |
| DC | 8 | ASARUM CALDATUM | B C WILD GINGER | #1 POT 30CM |
| DC | 203 | DAKLE PTERIS SWALLOWTAIL | SALAL | #1 POT |
| DC | 687 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CALA 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 MAINLAND 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 BC LANDSCAPE STANDARD. * DETERMINATION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE NURSERY.



pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604 294-0011 f. 604 294-0222

HAYER BUILDERS GROUP

| NO | DATE | REVISION DESCRIPTION | DR |
|----|-----------|----------------------|----|
| 1 | 15 SEP 15 | NEW SITE PLAN | DS |
| 2 | 15 SEP 15 | NEW SITE PLAN | DS |
| 3 | 15 SEP 15 | NEW SITE PLAN | DS |

RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS

14057 60A AVENUE
SURREY, BC

RIPIARIAN
LANDSCAPE PLAN

DATE: 15.AUG.02
SCALE: 1/8"=1'-0"
DRAWN:
DESIGN:
CHKD: MCT

DRAWING NUMBER

L2

OF 7

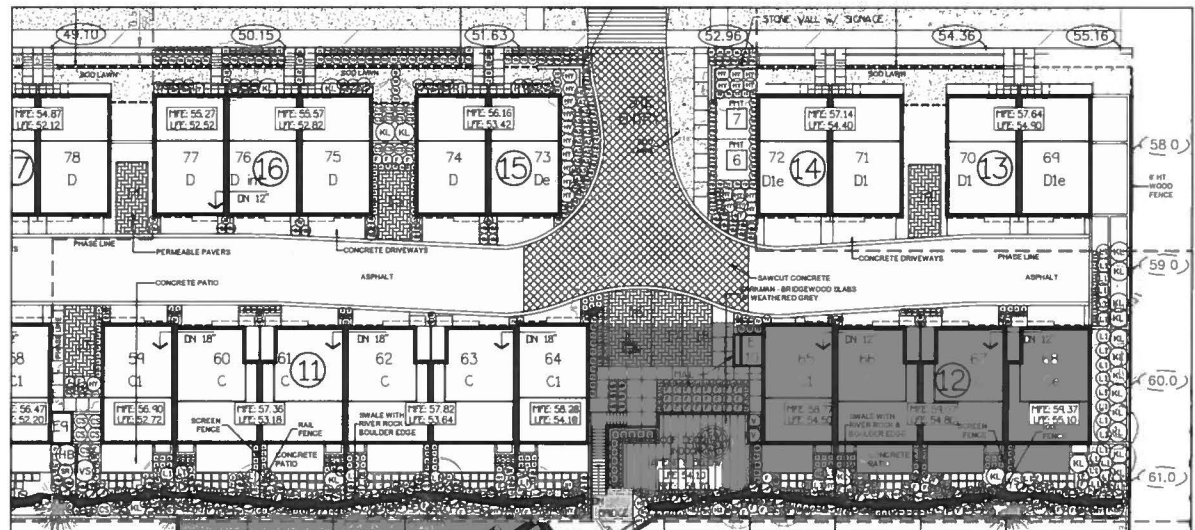
PHS PROJECT NUMBER

15-070

15070-L2P

| PLANT SCHEDULE PHASE 1 | | | | PHO PROJECT NUMBER: 15-079 | |
|------------------------|-----------|--|------------------------------------|---------------------------------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | |
| TREES | 7 | ACER ORCINATUM | VINE MAPLE | 2 5M HT. BAB, 3 STEM CLUMP | |
| | 1 | ACER ORCINATUM 'PACIFIC PRIN' | RED-BARK VINE MAPLE | 2 5M HT. BAB, 3 STEM CLUMP | |
| | 1 | ACER ORCINATUM | PAPERBARK MAPLE | 8CM CAL, 1 5M STD. BAB | |
| | 8 | ACER RUFOLM 'SCARLET SENTINEL' | SCARLET SENTINEL MAPLE | 8CM CAL, 1 5M HT. BAB | |
| | 2 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2 5M HT. BAB | |
| | 1 | PNCEA OADRICA | SERBIAN SPRUCE | 2 5M HT. BAB | |
| | 4 | PHILUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LUMBER PINE | 2M HT. BAB | |
| | 1 | STYRACIA RETICULATA 'NORTON'S ICE' | DOORY BUCK JAPANESE TREE LILAC | 8CM CAL, 1 5M STD. BAB | |
| | SHRUBS | 18 | AZALEA JAPONICA 'PURPLE SPLENDOR' | AZALEA, RED-VIOLET | #2 POT 30CM |
| | | 18 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | #2 POT 30CM #3 POT 40CM |
| 18 | | CORNUS ALBA 'VESELEBRING' | KESSELRING DOGWOOD | #2 POT 30CM | |
| 1 | | HYDRANGEA PANICULATA 'BIG BEN' | ROSE OF SHARON | #3 POT 30CM | |
| 21 | | HYDRANGEA PANICULATA 'BIG BEN' | BIG BEN HYDRANGEA PINK TO MAGENTA | #3 POT 30CM | |
| 22 | | KALAMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | #3 POT 30CM | |
| 2 | | RHOODOENDRON 'LEAS CAEMEZ' | RHOODOENDRON APPROX. E. MAY | #3 POT 30CM | |
| 1 | | SAMBUCUS HORNIA 'SUNSHINE LACE' | BLACK LACE ELDERBERRY | #3 POT 30CM | |
| 33 | | SIBIRICA JAPONICA 'RUBELLA' | RUBELLA SIGMMA | #2 POT 30CM | |
| 102 | | TAXUS X MEDIA 'HICKSII' | HICKY YEW | 1 2M BAB | |
| GRASSES | 10 | FESTUCA OVINA 'DOLUCA' | BLUE FESCUE | #1 POT | |
| | 46 | HAKOCHIEDRA MACRA 'HURED VAREGATA' | VAREGATED JAPANESE FOREST GRASS | #1 POT | |
| | 11 | HELICTOTRICHON BELMOPHYRIS | BLUE DAT GRASS | #1 POT | |
| | 46 | JANCUUS EFFUSUS | COMMON RUSH | #1 POT | |
| | 108 | LULIDIA NIVEA | SNOWY WOOD RUSH | #1 POT | |
| | 30 | PENNETETUM ALPESTRUCODES | FOUNTAIN GRASS | #1 POT | |
| | PERENNIAL | 53 | BERGEMIA CRASSIPOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT |
| | | 10 | HEMEROCALLIS | DAYLILY COLOUR MIX | #1 POT 1-2 FAN |
| | | 19 | HORTIA BLUE ANGEL | HORTIA LARGE, BLUE | #1 POT 1 EYE |
| | | 5 | HORTIA 'VIBRANT BLUE' | HORTIA, BLUE-GREEN LEAVES | #1 POT 1 EYE |
| 17 | | HORTIA LINDULATA 'ALDO-MARGHATA' | WAYT LEAF HORTIA, WHITE VAREGATED | #1 POT 1 EYE | |
| OC | | 118 | ASARUM CALDUTUM | B.C. WILD GINGER | #1 POT 30CM |
| | | 88 | CYRTOMIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT 30CM |
| | | 38 | FRAGARIA CHLODENIS | BEACH STRAWBERRY | 9CM POT |
| | | 31 | LONICERA PILEATA | PRIVET HONEYSUCKLE | #1 POT 30CM |
| | | 15 | MAHONIA REPENS | MAHONIA | #1 POT 30CM |
| | 88 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT 30CM | |
| | 15 | LYCOPodium | LYCOPodium | #2 POT 30CM | |

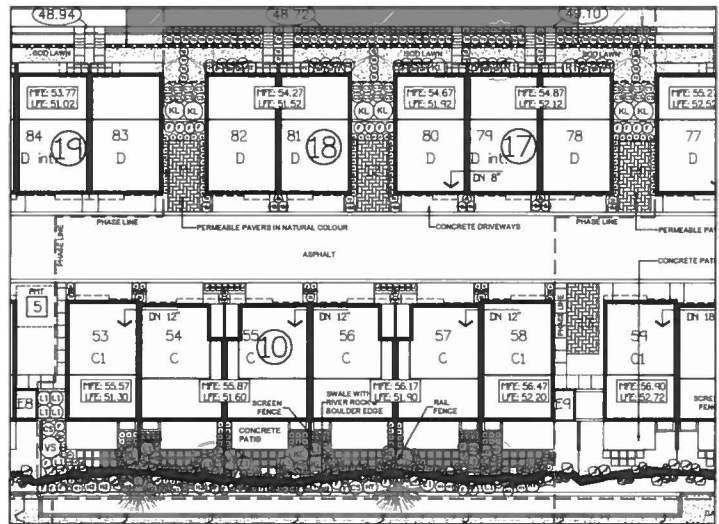
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CSA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND 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 LANDSCAPE STANDARD DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



PHASE 1

| PLANT SCHEDULE PHASE 2 | | | | PHO PROJECT NUMBER: 15-079 | |
|------------------------|-----------|--|------------------------------------|-----------------------------------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | |
| TREES | 2 | ACER ORCINATUM | VINE MAPLE | 2 5M HT. BAB, 3 STEM CLUMP | |
| | 1 | ACER ORCINATUM 'PACIF C FIRE' | RED-BARK VINE MAPLE | 2 5M HT. BAB, 3 STEM CLUMP | |
| | 1 | ACER ORCINATUM | PAPERBARK MAPLE | 8CM CAL, 1 5M STD. BAB | |
| | 1 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2 5M HT. BAB | |
| | 2 | PHILUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LUMBER PINE | 2M HT. BAB | |
| | SHRUBS | 18 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | #2 POT 30CM #3 POT 40CM |
| | | 28 | CORNUS ALBA 'VESELEBRING' | KESSELRING DOGWOOD | #2 POT 30CM |
| | | 1 | HYDRANGEA PANICULATA 'BIG BEN' | BIG BEN HYDRANGEA PINK TO MAGENTA | #3 POT 30CM |
| | | 11 | KALAMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | #3 POT 30CM |
| | | 2 | RHOODOENDRON 'LEAS CAEMEZ' | RHOODOENDRON APPROX. E. MAY | #3 POT 30CM |
| 11 | | SIBIRICA JAPONICA 'RUBELLA' | RUBELLA SIGMMA | #2 POT 30CM | |
| 88 | | TAXUS X MEDIA 'HICKSII' | HICKY YEW | 1 2M BAB | |
| 2 | | VIBURNUM P. 'SUMMER SNOWFLAKE' | SUMMER SNOWFLAKE VIBURNUM | #3 POT 30CM | |
| GRASSES | | 56 | FESTUCA OVINA 'DOLUCA' | BLUE FESCUE | #1 POT |
| | | 10 | HAKOCHIEDRA MACRA 'ALRUD VAREGATA' | VAREGATED JAPANESE FOREST GRASS | #1 POT |
| | 13 | JANCUUS EFFUSUS | COMMON RUSH | #1 POT | |
| | 53 | LULIDIA NIVEA | SNOWY WOOD RUSH | #1 POT | |
| | PERENNIAL | 20 | BERGEMIA CRASSIPOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT |
| | | 8 | HEMEROCALLIS | DAYLILY COLOUR MIX | #1 POT 1-2 FAN |
| | | 11 | HORTIA BLUE ANGEL | HORTIA LARGE, BLUE | #1 POT 1 EYE |
| | | 10 | HORTIA 'VIBRANT BLUE' | HORTIA, BLUE-GREEN LEAVES | #1 POT 1 EYE |
| | | 5 | HORTIA LINDULATA 'ALDO-MARGHATA' | WAYT LEAF HORTIA, WHITE VAREGATED | #1 POT 1 EYE |
| | | OC | 114 | ASARUM CALDUTUM | B.C. WILD GINGER |
| 88 | | | CYRTOMIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT 30CM |
| 15 | | | LONICERA PILEATA | PRIVET HONEYSUCKLE | #1 POT 30CM |
| 15 | | | MAHONIA REPENS | MAHONIA | #1 POT 30CM |
| 27 | | | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT 30CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CSA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED 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 MAINLAND 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 LANDSCAPE STANDARD DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



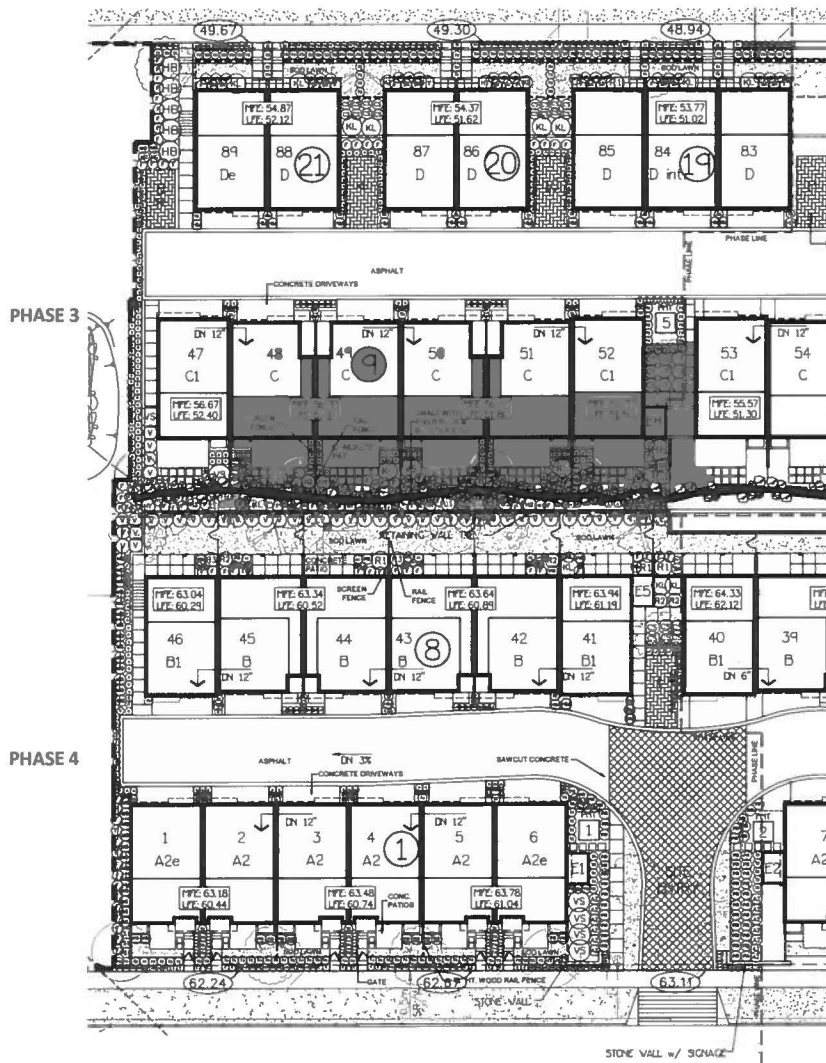
PHASE 2



| | | | |
|---|-----------|----------------------|-----|
| CLIENT | _____ | | |
| PROJECT | _____ | | |
| RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS | _____ | | |
| 14057 60A AVENUE
SURREY, BC | _____ | | |
| DATE | _____ | | |
| REVISION DESCRIPTION | _____ | | |
| NO. | DATE | REVISION DESCRIPTION | DR. |
| 1 | 15 SEP 24 | NEW USE PLAN | DC |
| 2 | 15 SEP 24 | NEW USE PLAN | DC |
| 3 | 15 SEP 24 | NEW USE PLAN | MM |

| | | | |
|--------------------|---|---------------|-------------------------------|
| PROJECT | RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS | DATE | 15 JUN 10 |
| SCALE | 1/8"=1'-0" | DRAWING TITLE | LANDSCAPE PLAN - PHASES 1 & 2 |
| DRAWING NUMBER | L3 | DESIGN | MM |
| PHO PROJECT NUMBER | 15-070 | CHWD | MCY |

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PLANT SCHEDULE PHASE 3 P10 PROJECT NUMBER: 18-078

| KEY | CITY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REBAR/BS |
|-----|------|-------------------------------------|---------------------------------|----------------------------|
| 2 | | ACER ORCHINIFOLIUM | VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP |
| 2 | | ACER ORCHINIFOLIUM 'PACIFIC FIRE' | RED-BARK VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP |
| 1 | | ACER ORSEBOLI | PAPERBARK MAPLE | 6CM CAL, 1.8M STD. BAB |
| 1 | | ACER RUBRUM 'SCARLET SENTINEL' | SCARLET SENTINEL MAPLE | 6CM CAL, 2.5M HT. BAB |
| 3 | | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2.5M HT. BAB |
| 2 | | SYRINGA RETICULATA 'VIOLET SAUCER' | VANDERHOUT'S PRINCEALBA LILAC | 2.5M HT. BAB |
| 2 | | SYRINGA RETICULATA 'VIOLET SAUCER' | VANDERHOUT'S PRINCEALBA LILAC | 6CM CAL, 1.8M STD. BAB |
| 14 | | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | 42 POT 25CM #3 POT 40CM |
| 25 | | CORNUS ALBA 'KESSLERHOFF' | KESSLERHOFF DOGWOOD | 42 POT 50CM |
| 6 | | HEBISCUS BYRACIUS | ROSE OF SHARON | 42 POT 50CM |
| 4 | | HYDRANGEA PANICULATA 'TRIO BEND' | BIG BEND HYDRANGEA | 42 POT 60CM |
| 11 | | KALMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | 42 POT 50CM |
| 4 | | MAHONIA AQUIFOLIUM | OREGON GRAPE | 42 POT 40CM |
| 3 | | RHOODOCHORON 'LENA CAHOE' | RHOODOCHORON APRICOT & MAY | 42 POT 50CM |
| 1 | | SAMBUCUS NIGRA 'BLACK LACE' | BLACK LACE ELDERBERRY | 42 POT 60CM |
| 24 | | SHIBBANA JAPONICA 'RUBELLA' | RUBELLA SHIBBANA | 42 POT 30CM |
| 113 | | TAXUS X MEDIA 'YUKON' | HICK'S YEW | 1.2M STD. |
| 4 | | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 42 POT 60CM |
| 3 | | VIBURNUM P. 'SUMMER SNOWFLAKE' | SUMMER SNOWFLAKE VIBURNUM | 42 POT 60CM |
| 71 | | FESTUCA OVINA 'DLAUKA' | BLUE FESCUE | #1 POT |
| 16 | | HARDOE CHLOA MACRA 'AUREO VAREGATA' | VAREGATED JAPANESE FOREST GRASS | #1 POT |
| 20 | | IRIS SUCCEA | COMMON IRIS | #1 POT |
| 62 | | LIZULA HYPERBORICA | SNOWY WOOD RUSH | #1 POT |
| 48 | | BERGEMIA CRASSIFOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT |
| 12 | | HOSTA 'BLUE ANGEL' | HOSTA, LARGE, BLUE | #1 POT, 1 EYE |
| 5 | | HOSTA 'VIRIDICANT BLUE' | HOSTA, BLUE GREEN LEAVES | #1 POT, 1 EYE |
| 18 | | HOSTA UNDULATA 'ALBA-MARGHATA' | WAVYLEAF HOSTA, WHITE VAREGATED | #1 POT, 1 EYE |
| 108 | | ABAXIN CALDUTANUM | B.C. WILD GINGER | #1 POT 30CM |
| 24 | | CYRTODIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT 25CM |
| 85 | | GAULTHERIA SHALLOON | SALAL | #1 POT |
| 7 | | LONGICERA PLEATA | PROVET HONEYBUCKLE | #1 POT 30CM |
| 18 | | MAHONIA REPENS | MAHONIA | #1 POT 30CM |
| 55 | | POLYSTICHUM MUNITANUM | WESTERN SWORD FERN | #1 POT 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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 MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO SHIPPING AND 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 BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE PHASE 4 P10 PROJECT NUMBER: 18-078

| KEY | CITY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REBAR/BS |
|-----|------|--|---------------------------------|-------------------------|
| 3 | | ACER ORSEBOLI | PAPERBARK MAPLE | 6CM CAL, 1.8M STD. BAB |
| 7 | | ACER JAPONICUM | FULLMOON MAPLE | 2.5M HT. BAB |
| 1 | | ACER RUBRUM 'SCARLET SENTINEL' | SCARLET SENTINEL MAPLE | 6CM CAL, 2.5M HT. BAB |
| 3 | | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2.5M HT. BAB |
| 1 | | STYRALX JAPONICUS 'SNOWCONE' | SNOWCONE JAPANESE SHOWBELL | 3M BAB |
| 13 | | AZALEA JAPONICA 'PURPLE BLENDOUT' | AZALEA, RED-VIOLET | 42 POT 25CM |
| 14 | | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | 42 POT 25CM #3 POT 40CM |
| 6 | | CORNUS ALBA 'KESSLERHOFF' | KESSLERHOFF DOGWOOD | 42 POT 50CM |
| 3 | | KALMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | 42 POT 50CM |
| 28 | | MAHONIA AQUIFOLIUM | OREGON GRAPE | 42 POT 40CM |
| 66 | | PRUNUS LAUROCESTRIBUS 'SUDHUT VERMION' | MT. VERMION LAUREL | 42 POT 50CM |
| 2 | | RHOODOCHORON 'ADZURRO' | RHOODOCHORON, PURPLE | 42 POT 50CM |
| 4 | | RHOODOCHORON 'CHRISTMAS CHEER' | RHOODOCHORON, BUSHY PINK | 42 POT 50CM |
| 3 | | RHOODOCHORON 'LENA CAHOE' | RHOODOCHORON, APRICOT & MAY | 42 POT 50CM |
| 1 | | SHIBBANA JAPONICA 'RUBELLA' | RUBELLA SHIBBANA | 42 POT 30CM |
| 3 | | SPRINGEA X BUNALDA 'GOLDFLAME' | GOLDFLAME SPRINGEA | 42 POT 40CM |
| 62 | | TAXUS X MEDIA 'YUKON' | HICK'S YEW | 1.2M STD. |
| 42 | | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 42 POT 60CM |
| 1 | | VIBURNUM P. 'SUMMER SNOWFLAKE' | SUMMER SNOWFLAKE VIBURNUM | 42 POT 60CM |
| 8 | | HARDOE CHLOA MACRA 'AUREO VAREGATA' | VAREGATED JAPANESE FOREST GRASS | #1 POT |
| 79 | | HELICTOTRICHON BEMPERVIRENS | BLUE GRASS | #1 POT |
| 28 | | LIZULA HYPERBORICA | SNOWY WOOD RUSH | #1 POT |
| 29 | | BERGEMIA CRASSIFOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT |
| 18 | | HOSTA UNDULATA 'ALBA-MARGHATA' | WAVYLEAF HOSTA, WHITE VAREGATED | #1 POT, 1 EYE |
| 18 | | HEPETA X FAABERII 'DROPHNATE' | BLUE CATPAINT | 15CM POT |
| 30 | | ABAXIN CALDUTANUM | B.C. WILD GINGER | #1 POT 30CM |
| 8 | | CYRTODIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT 25CM |
| 36 | | GAULTHERIA SHALLOON | SALAL | #1 POT |
| 1 | | LONGICERA PLEATA | PROVET HONEYBUCKLE | #1 POT 30CM |
| 33 | | POLYSTICHUM MUNITANUM | WESTERN SWORD FERN | #1 POT 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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 MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO SHIPPING AND 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 BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



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HT
PROJECT
HAYER BUILDERS GROUP

| NO | DATE | REVISION DESCRIPTION | DR |
|----|----------|----------------------|----|
| 1 | 15.07.18 | NEW SITE PLAN | LD |
| 2 | 15.07.18 | NEW SITE PLAN | LD |
| 3 | 15.09.18 | NEW SITE PLAN | MD |

PROJECT
**RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS**

14057 60A AVENUE
SURREY, BC

SEAL
DRAWING TITLE

**LANDSCAPE
PLAN - PHASES 3 & 4**

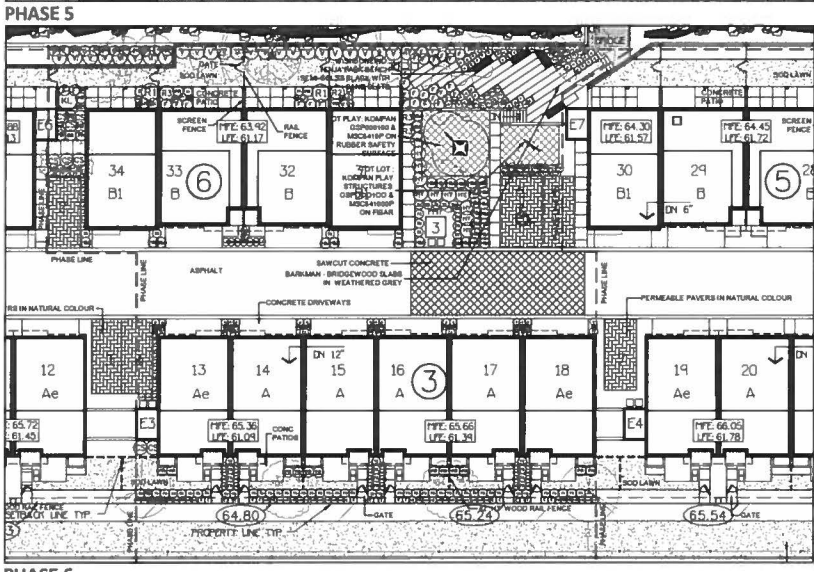
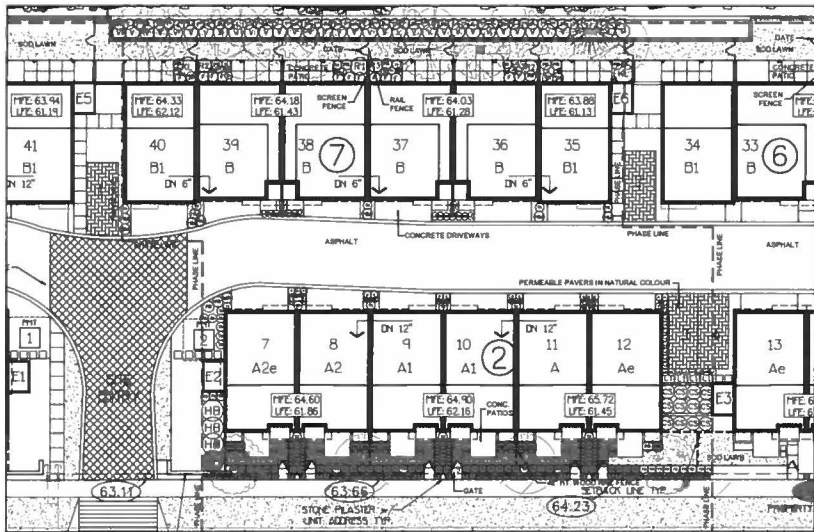
DATE
SCALE
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DESIGN
CHECK
DRAWING NUMBER

L4

15078-DP

OF 7

P10 PROJECT NUMBER: 18-078



| PLANT SCHEDULE PHASE 5 | | | P&G PROJECT NUMBER: 15-879 | |
|------------------------|--|--------------------------------------|-----------------------------|------------------------|
| REV | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| 4 | ACER CIRCHUTUM 'PACIFIC FIRE' | RED-BARK VINE MAPLE | 2 5/8 HT. BAB, 3 STEM CLUMP | |
| 4 | ACER ORBICUM | PAPERBARK MAPLE | 8CM CAL., 1 5/8 STD. BAB | |
| 2 | ACER JAPONICUM | FULLMOON MAPLE | 2 5/8 HT. BAB | |
| 1 | ACER RUBRUM 'SCARLET SENTINEL' | SCARLET SENTINEL MAPLE | 8CM CAL., 2 5/8 HT. BAB | |
| 3 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2 5/8 HT. BAB | |
| 3 | GLADIOLUS 'HERNANDEZ VALKA' | HALKA HONEY LOCUST | 8CM CAL., 2 5/8 HT. BAB | |
| 1 | PHABUS FLOREOLA 'VANDERHOFF'S PYRAMID' | VANDERHOFF'S PYRAMIDAL LIMEBARK PINE | 2 5/8 HT. BAB | |
| 1 | STYRAX JAPONICUS 'SHOWYONE' | SHOWYONE JAPANESE SNOOWOOD | 3/4 BAB | |
| 1 | STYRAX RETICULATA 'IVORY BLK' | IVORY BLK JAPANESE TREE LILAC | 8CM CAL., 1 5/8 STD. BAB | |
| 14 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #2 POT, 25CM #3 POT, 40CM | |
| 12 | CORNUS ALBA 'VESELSBERGII' | KESELBERG DOGWOOD | #2 POT, 50CM | |
| 4 | HEBESUS BYRACIUS | ROSE OF SHARON | #2 POT, 50CM | |
| 2 | KALAMIA LATIFOLIA 'SARAH' | MT. VERMONT LAUREL | #2 POT, 50CM | |
| 22 | PRUNUS LAUROCEA 'MOUNT VERNON' | MT. VERMONT LAUREL | #2 POT, 30CM | |
| 1 | RHOODOXANDRUM 'ALDRIPY' | RHOODOXANDRUM, PURPLE | #3 POT, 50CM | |
| 2 | RHOODOXANDRUM 'CHRISTMAS CHEER' | RHOODOXANDRUM, BLUE-PINK | #3 POT, 50CM | |
| 1 | RHOODOXANDRUM 'LEAFS CAMEO' | RHOODOXANDRUM, APPROOT E. MAY | #3 POT, 50CM | |
| 3 | SABOTIA JAPONICA 'TRIBELLA' | RUBELLA SAGINAW | #2 POT, 30CM | |
| 83 | TAXUS S. MEDIA 'HOOPER' | HOOPE'S YEW | 1 2 1/2 BAB | |
| 34 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | #3 POT, 60CM | |
| 8 | HAKONECHLOA MACRA 'AURORE VARIEGATA' | VARIEGATED JAPANESE FOREST GRASS | #1 POT | |
| 70 | HELICTOTRICHON SEMPERVERENS | BLUE OAT GRASS | #1 POT | |
| 27 | LUZULA NIVEA | SNOWY WOOD RUSH | #1 POT | |
| 24 | BERGEMIA CRASSIFOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT | |
| 4 | HOSTA UNDOULATA 'ALDO-MARINATA' | WAYF. LEAF HOSTA, WHITE VARIEGATED | #3 POT, 1 EYE | |
| 18 | HEPETA x FAABENH 'DROPPHORE' | BLUE CATMINT | 15CM POT | |
| 14 | ABUAM CAUDATUM | B.C. WILD GINGER | #1 POT, 30CM | |
| 7 | CYRTOMIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT, 25CM | |
| 4 | LONGICERA PLEATA | PIVOT HONEYSUCKLE | #1 POT, 25CM | |
| 2 | MARHMA REPENS | MARHMA | #1 POT, 30CM | |
| 85 | POLYSTECHUM MARSURIUM | WESTERN SWORD FERN | #1 POT, 25CM | |

| PLANT SCHEDULE PHASE 6 | | | P&G PROJECT NUMBER: 15-879 | |
|------------------------|--------------------------------------|-------------------------------------|-----------------------------|------------------------|
| REV | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| 2 | ACER CIRCHUTUM 'PACIFIC FIRE' | RED-BARK VINE MAPLE | 2 5/8 HT. BAB, 3 STEM CLUMP | |
| 3 | ACER ORBICUM | PAPERBARK MAPLE | 8CM CAL., 1 5/8 STD. BAB | |
| 1 | ACER JAPONICUM | FULLMOON MAPLE | 2 5/8 HT. BAB | |
| 3 | ACER RUBRUM 'SCARLET SENTINEL' | SCARLET SENTINEL MAPLE | 8CM CAL., 2 5/8 HT. BAB | |
| 3 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2 5/8 HT. BAB | |
| 2 | STYRAX JAPONICUS 'PINK CRISPE' | PINK FLOWERING JAPANESE SNOOWOOD | 8CM CAL., 1 5/8 STD. BAB | |
| 1 | STYRAX JAPONICUS 'SHOWYONE' | SHOWYONE JAPANESE SNOOWOOD | 3/4 BAB | |
| 1 | STYRAX RETICULATA 'IVORY BLK' | IVORY BLK JAPANESE TREE LILAC | 8CM CAL., 1 5/8 STD. BAB | |
| 7 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #2 POT, 25CM #3 POT, 40CM | |
| 8 | CORNUS ALBA 'VESELSBERGII' | KESELBERG DOGWOOD | #2 POT, 50CM | |
| 12 | HYDRANGEA PANICULATA '300 BIRD' | 300 BIRD HYDRANGEA, PINK TO MAGENTA | #3 POT, 60CM | |
| 1 | KALAMIA LATIFOLIA 'SARAH' | MT. VERMONT LAUREL | #2 POT, 50CM | |
| 22 | PRUNUS LAUROCEA 'MOUNT VERNON' | MT. VERMONT LAUREL | #2 POT, 30CM | |
| 3 | RHOODOXANDRUM 'ALDRIPY' | RHOODOXANDRUM, PURPLE | #3 POT, 50CM | |
| 1 | RHOODOXANDRUM 'CHRISTMAS CHEER' | RHOODOXANDRUM, BLUE-PINK | #3 POT, 50CM | |
| 2 | RHOODOXANDRUM 'LEAFS CAMEO' | RHOODOXANDRUM, APPROOT E. MAY | #3 POT, 50CM | |
| 2 | SABOTIA JAPONICA 'TRIBELLA' | RUBELLA SAGINAW | #2 POT, 30CM | |
| 83 | TAXUS S. MEDIA 'HOOPER' | HOOPE'S YEW | 1 2 1/2 BAB | |
| 24 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | #3 POT, 60CM | |
| 8 | HAKONECHLOA MACRA 'AURORE VARIEGATA' | VARIEGATED JAPANESE FOREST GRASS | #1 POT | |
| 85 | HELICTOTRICHON SEMPERVERENS | BLUE OAT GRASS | #1 POT | |
| 36 | LUZULA NIVEA | SNOWY WOOD RUSH | #1 POT | |
| 8 | POLYSTECHUM ALPECELLOIDES | FOUNTAIN GRASS | #1 POT | |
| 39 | BERGEMIA CRASSIFOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT | |
| 4 | HOSTA UNDOULATA 'ALDO-MARINATA' | WAYF. LEAF HOSTA, WHITE VARIEGATED | #3 POT, 1 EYE | |
| 18 | HEPETA x FAABENH 'DROPPHORE' | BLUE CATMINT | 15CM POT | |
| 38 | ABUAM CAUDATUM | B.C. WILD GINGER | #1 POT, 30CM | |
| 32 | CYRTOMIUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | #1 POT, 25CM | |
| 12 | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 8CM POT | |
| 47 | POLYSTECHUM MARSURIUM | WESTERN SWORD FERN | #1 POT, 25CM | |



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CLIENT
HAYER BUILDERS GROUP

PROJECT
**RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS**

14057 60A AVENUE
SURREY, BC

SEAL

DRAWING TITLE

**LANDSCAPE
PLAN - PHASES 5 & 6**

DATE: 15.JUN.19
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHECK: MCT
DRAWING NUMBER

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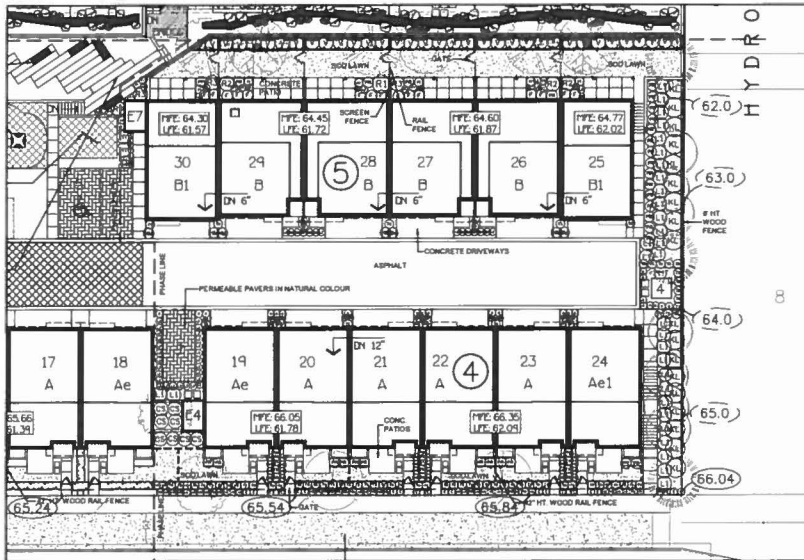
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| 1 | 15.5.17.21 | NEW W&P PLAN | DC |
| 2 | 15.5.17.14 | NEW W&P PLAN | DC |
| 3 | 15.5.16.21 | NEW W&P PLAN | MM |

P&G PROJECT NUMBER

L5

15078-L2P

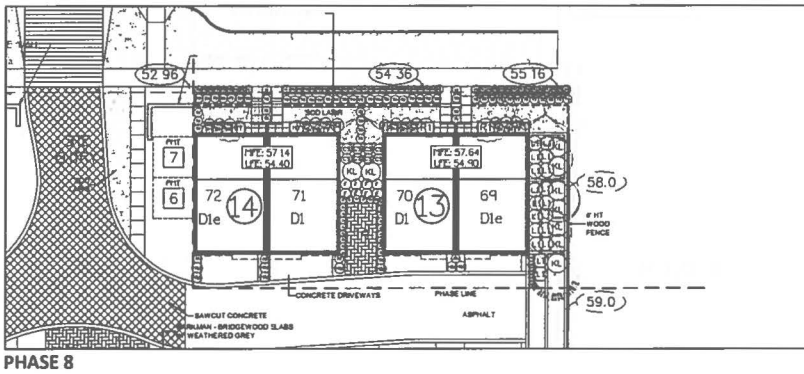
15-079



PHASE 7

| PLANT SCHEDULE PHASE 7 | | | | PHO PROJECT NUMBER: 15-070 | |
|------------------------|---------|-----------------------------------|-----------------------------------|---------------------------------|-------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | |
| TREES | 7 | ACER GINCHALM | VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP | |
| | 3 | ACER ORBICULUM | PAPERBARK MAPLE | 8CM CAL, 1.5M STD. BAB | |
| | 2 | ACER JAPONICUM | FLAMEBARK MAPLE | 2.5M HT. BAB | |
| | 1 | ACER RUBRUM 'SCARLET SENTINEL' | SCARLET BENTNEEL MAPLE | 8CM CAL, 2.5M HT. BAB | |
| | 2 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2.5M HT. BAB | |
| | 3 | PICEA OMBRIKA | SEBRAN SPRUCE | 2.5M HT. BAB | |
| | 2 | STYRAX JAPONICUS 'SHOWYONE' | SHOWYONE JAPANESE SHOWBELL | 3M BAB | |
| SHRUBS | 14 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | 22 POT 25CM x 3 POT 40CM | |
| | 2 | CORNUS ALBA 'VEEBAE/RINGI' | KEESBURN DOGWOOD | 22 POT 8CM | |
| | 2 | HYDRANGEA PANICULATA 'BO BEY' | BO BEY HYDRANGEA PINK TO MAGENTA | 22 POT 8CM | |
| | 18 | KALAMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | 22 POT 30CM | |
| | 22 | PRUNUS LAURICEDRUS 'MOUNT VERNON' | MT. VERNON LAUREL | 22 POT 30CM | |
| | 4 | RHOODOENDRON 'AZURE' | RHOODOENDRON, PURPLE | 22 POT 50CM | |
| | 3 | RHOODOENDRON 'CHRISTMAS CHECK' | RHOODOENDRON, BLOSSOM PINK | 22 POT 50CM | |
| | 1 | RHOODOENDRON 'LEAF CADEZ' | RHOODOENDRON, APRICOT, E. MAY | 22 POT 50CM | |
| | 24 | TAXUS MEDIA 'HICKSE' | HICK'S YEW | 1.2M BAB | |
| | 24 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 22 POT 8CM | |
| | GRASSES | 7 | HAKONECHLOA MACRA 'AUREA VARIATA' | VARIATED JAPANESE FOREST GRASS | 21 POT |
| | | 20 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 21 POT |
| | | 20 | LULIA AVEA | SNOWY WOOD RUSH | 21 POT |
| | | 1 | PENNESETUM ALDOPEUROIDES | FOUNTAIN GRASS | 21 POT |
| 20 | | BERGEMIA CRASSIFOLIA | HEARTLEAF BERGEMIA, ROSE PINK | 15CM POT | |
| 8 | | HOSTA UNDULATA 'ALBO-MARGINATA' | WAVY LEAF HOSTA, WHITE VARIATED | 21 POT 1 EYE | |
| 30 | | NEPETA 'FAASBEH 'DROPIKAR' | BLUE CATMINT | 15CM POT | |
| DC | | 23 | ABUTILON CAUDATUM | B.C. WILD GINGER | 21 POT 30CM |
| | | 18 | CYRTIDARUM FORTUNEI | FORTUNE'S COLD HARDY HOLLY FERN | 21 POT 25CM |
| | | 8 | PRACHA STRAHLBERGII | BEACH STRAHLBERGII | 21 POT 25CM |
| | 31 | LONICERA PILEATA | PRIVET HONEYBUCKLE | 21 POT 25CM | |
| | 18 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 21 POT 25CM | |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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 MAINLAND 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 BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



PHASE 8

| PLANT SCHEDULE PHASE 8 | | | | PHO PROJECT NUMBER: 15-070 | | |
|------------------------|---------|-------------------------------|-----------------------------------|---------------------------------|--------------------------|--------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | | |
| TREES | 3 | ACER GINCHALM | VINE MAPLE | 2.5M HT. BAB, 3 STEM CLUMP | | |
| | 2 | ACER ORBICULUM | PAPERBARK MAPLE | 8CM CAL, 1.5M STD. BAB | | |
| | 1 | CORNUS FLORIDA 'RUBRA' | PINK FLOWERING DOGWOOD | 2.5M HT. BAB | | |
| SHRUBS | 1 | PICEA OMBRIKA | SEBRAN SPRUCE | 2.5M HT. BAB | | |
| | 8 | CORNUS ALBA 'VEEBAE/RINGI' | KEESBURN DOGWOOD | 22 POT 8CM | | |
| | 2 | HYDRANGEA PANICULATA 'BO BEY' | BO BEY HYDRANGEA PINK TO MAGENTA | 22 POT 8CM | | |
| | 9 | KALAMA LATIFOLIA 'SARAH' | MOUNTAIN LAUREL | 22 POT 30CM | | |
| | 2 | RHOODOENDRON 'LEAF CADEZ' | RHOODOENDRON, APRICOT, E. MAY | 22 POT 50CM | | |
| | 8 | SKIMMIA JAPONICA 'RUBELLA' | RUBELLA SKIMMIA | 22 POT 30CM | | |
| | 24 | TAXUS MEDIA 'HICKSE' | HICK'S YEW | 1.2M BAB | | |
| | GRASSES | 56 | FESTUCA OVINA 'OLAUCA' | BLUE FESCUE | 21 POT | |
| | | 8 | HAKONECHLOA MACRA 'AUREA VARIATA' | VARIATED JAPANESE FOREST GRASS | 21 POT | |
| | | 5 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 21 POT | |
| | | PERENNIAL | 2 | HOSTA 'BLUE ANGEL' | HOSTA, LARGE, BLUE | 21 POT 1 EYE |
| | | | 1 | HOSTA 'FRAGRANT BLUE' | HOSTA, BLUE-GREEN LEAVES | 21 POT 1 EYE |
| | 7 | | HOSTA UNDULATA 'ALBO-MARGINATA' | WAVY LEAF HOSTA, WHITE VARIATED | 21 POT 1 EYE | |
| | DC | 23 | ABUTILON CAUDATUM | B.C. WILD GINGER | 21 POT 30CM | |
| 18 | | LONICERA PILEATA | PRIVET HONEYBUCKLE | 21 POT 25CM | | |
| 12 | | MANDARIN PEPPER | MANDARIN | 21 POT 30CM | | |
| 12 | | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 21 POT 25CM | | |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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 MAINLAND 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 BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



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CLIENT

HAYER BUILDERS GROUP

PROJECT

RESIDENTIAL DEVELOPMENT
SUMMIT AT PANORAMA HEIGHTS

SCALE

DRAWING TITLE

LANDSCAPE
PLAN - PHASES 7 & 8

DATE

15 JAN 30

SCALE

1/8" = 1'-0"

DRAWN

MM

DESIGN

MM

CHECK

MCT

DRAWING NUMBER

L6

1509-4-2P

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| NO | DATE | REVISION DESCRIPTION | DR |
|----|-----------|----------------------|----|
| 1 | 15 SEP 24 | REVISED PLAN | MM |
| 2 | 15 SEP 24 | REVISED PLAN | MM |
| 3 | 15 JAN 30 | REVISED PLAN | MM |

14057 60A AVENUE
SURREY, BC

PHO PROJECT NUMBER

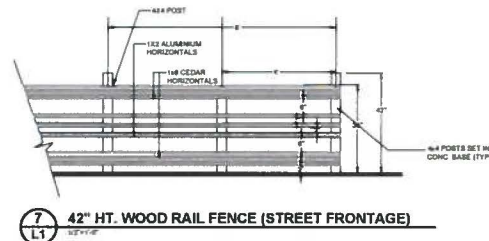
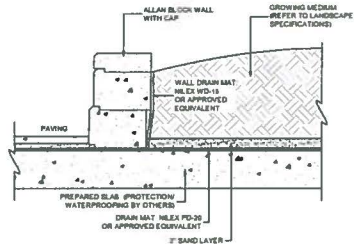
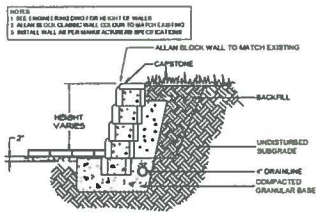
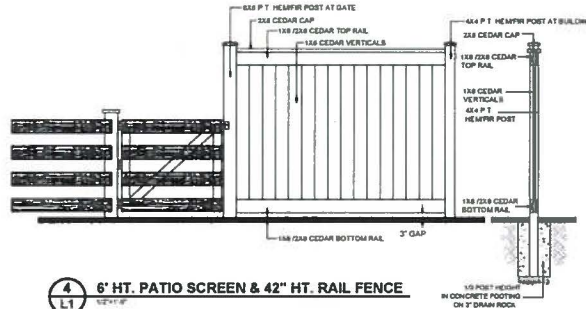
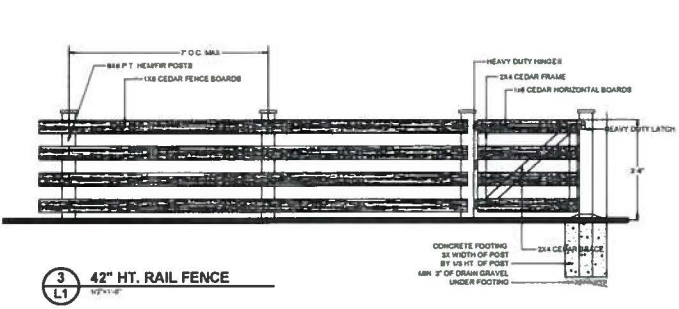
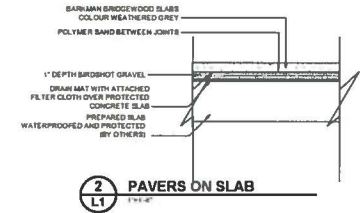
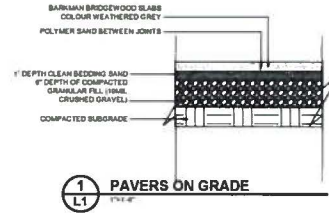
15-070



BARKMAN CONCRETE - BRIDGEWOOD



WISHBONE IND. - TENJA BENCH



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 1 | 23.09.24 | REVISE PLAN | DD |
| 2 | 23.09.24 | REVISE PLAN | DD |
| 3 | 23.09.24 | REVISE PLAN | MM |



INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: October 13, 2015 **PROJECT FILE:** 7815-0221-00

RE: Engineering Requirements
Location: 14057 - 60A Avenue

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Completion and acceptance of City projects 7811-0247-00 and 7814-0245-00.

A Servicing Agreement is not required prior to Building Permit.

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Rémi Dubé, P.Eng.
Development Services Manager

LR

NOTE: Detailed Land Development Engineering Review available on file