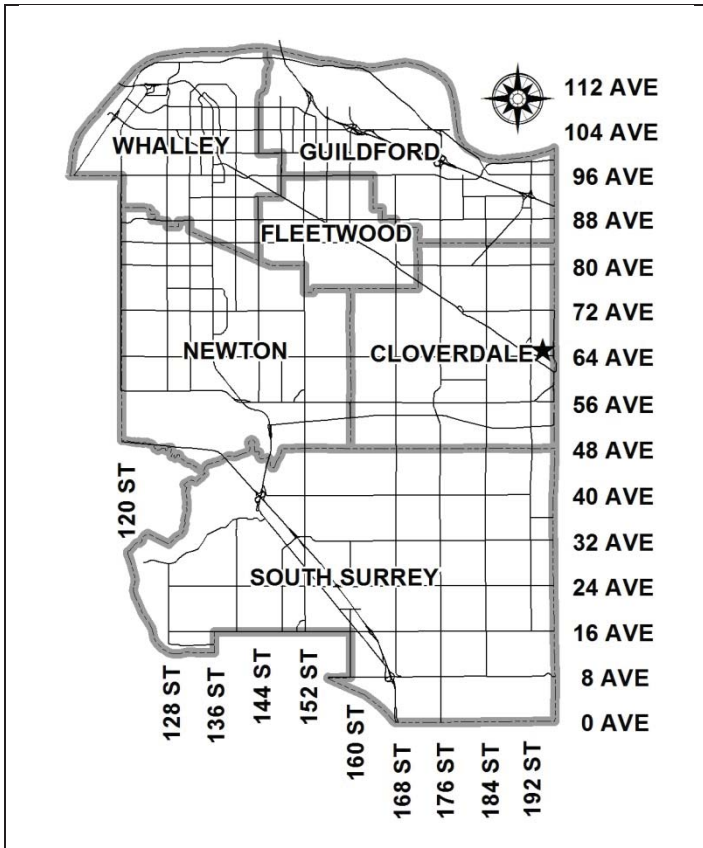


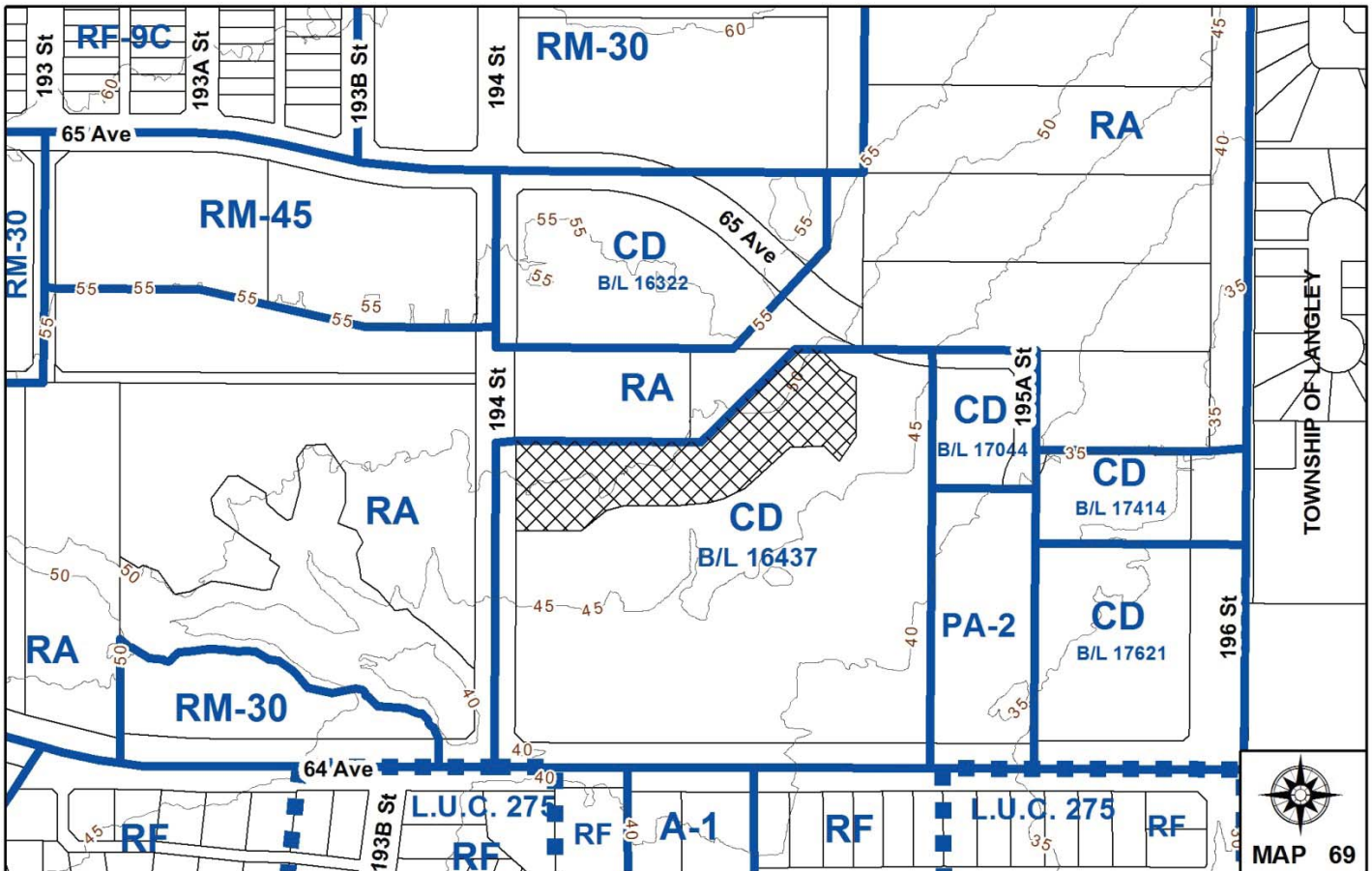
Planning Report Date: July 25, 2016



PROPOSAL:

- **Development Permit**
 to permit design revisions to Building No. 8 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton

LOCATION: 6490 - 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 granted final adoption by Council 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 top floor unit type with double height ceilings and a loft.
- The proposed number of dwelling units in Building No. 8 has been reduced from 81 to 73. In total the Waterstone development will have 472 dwelling units, which is 15 fewer than the 487 dwelling units permitted in CD By-law No. 16437.
- The overall footprint and building height of proposed Building No. 8 generally remains the same as shown in the original Development Permit No. 7908-0220-00.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7916-0302-00 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 objection to the proposed Development Permit.

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 6 have been constructed, and construction of Phase 7 has begun.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	City parkland	Public Open Space / Park	RA
East:	Phases 5 and 7 (7 is under construction) of the Waterstone development, and multi-use pathway	22-45 u.p.a. (High Density) and Public Open Space / Park	CD (By-law No. 16437)
South:	Phases 1-6 of the Waterstone development	22-45 u.p.a. (High Density)	CD (By-law No. 16437)
West (Across 194 Street):	City parkland	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 8 of The Waterstone, the final phase of an 8-phased, 4-storey apartment development on a 4.12-hectare (10.2-ac.) site.
- Phase 8 consists of one, 4-storey building, in the northwestern-most portion of the Waterstone 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. The general siting of the proposed buildings were to remain as identified under Application No. 7905-0136-00. Buildings No. 1 through 6 have since been constructed, and construction of Building No. 7 has commenced.
- Design changes to Building No. 7 were made under Development Permit No. 7915-0160-00, which was approved by Council on July 27, 2015.
- The developer, HJ Properties, has now submitted a Development Permit application to make design changes to proposed Building No. 8 (Phase 8), the final residential building of the Waterstone development.
- The number of units in proposed Building No. 8 is reduced from 81 to 73. CD By-law No. 16437 permits a maximum of 487 units for the entire development. With the proposed eight-unit decrease in Building No. 8, and after slight modifications to unit counts in previous phases, a total of 472 units are proposed in the overall project, and thus complies with the maximum allowable units in CD By-law No. 16437.
- The net floor area ratio (FAR) of the site is 1.05, 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. 8 consists of 1-, 2- and 3-bedroom units, some with and without dens. The top floor units have a double height ceiling with a loft. The unit sizes range from 61 square metres (655 sq. ft.) to 144 square metres (1,550 sq. ft.).
- The proposed building height is 15.8 metres (52 ft.). A maximum height of 17.2 metres (56 ft.) is permitted.

- A total of 132 parking spaces (15 visitor and 117 resident parking spaces) are required for Building No. 8, and 162 parking spaces are proposed, which includes 15 visitor parking spaces and 147 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 a private 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 most of the underground parking spaces, and in bicycle storage rooms. 1.2 bicycle parking spaces per unit are required, for a total of 88 spaces for Building No. 8. Including the bicycle storage rooms, over 145 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 472 units, 1,416 square metres (15,241 sq. ft.) of indoor and 1,416 square metres (15,241 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 CD By-law No. 16437. The indoor amenity building has already been constructed and consists of a theatre room, gym, indoor pool, kitchen, washrooms, and open seating areas.

DESIGN PROPOSAL AND REVIEW

- The footprint of proposed Building No. 8 generally remains in the same location as previously approved under Development Permit (DP) No. 7908-0220-00.
- The architectural character and building materials are consistent with the already constructed buildings within the development. Proposed materials include vinyl and hardi-siding, stone veneer as an accent, and asphalt roof shingles.
- The most significant design change between DP No. 7908-0220-00 and the proposed DP is the new loft units on the top floor, which causes a minor change to the elevations. The loft units are distinguished by roof dormers.
- The overall proposed landscaping will generally remain unchanged compared to DP No. 7908-0220-00.
- Under DP No. 7915-0160-00, a new internal pedestrian path was proposed between Building Nos. 7 and 8 to connect the development to the greenbelt to the north. Due to Building Code considerations, and a modification to the underground parking entry between Building Nos. 7 and 8, the pedestrian path is no longer proposed.

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. 8 and 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. 7916-0302-00
Appendix III.	Site Plan and Building Elevation from Development Permit No. 7908-0220-00 (Existing DP)

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

Information for City Clerk

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

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

 Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Address: 6490 - 194 Street

- (b) Civic Address: 6490 - 194 Street
 Owner: H.J. Property Investment Ltd.
 PID: 027-527-166
 Lot 1 Section 15 Township 8 Plan Bcp36411 New Westminster District Except Plan Bcs3648
 Phases 1 To 6.

3. Summary of Actions for City Clerk's Office

- (a) Approval, issuance and execution of Development Permit No. 7916-0302-00

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
Undevelopable area		0.16 ha/ 0.4 ac.
Net Total		0.16 ha/ 0.4 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.	> 7.5 m.
Side (north)	5.6 m.	5.6 m.
Side flanking street (64 Ave.)	7.5 m	> 7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	17.2 m.	15.8 m.
Accessory	5.2 m.	NA
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		14
Two Bedroom		51
Three Bedroom +		8
Total		73
FLOOR AREA: Residential	48,343 sq. m.	44,000 sq. m.
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	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)	N/A	
# of units/ha /# units/acre (net)	N/A	
FAR (gross)	N/A	1.0
FAR (net)	1.1	1.05
AMENITY SPACE (area in square metres)		
Indoor	1,443 sq. m.	1,665 sq. m
Outdoor	1,443 sq. m.	5,020 sq. m.
PARKING (number of stalls Building No. 8 only)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential	117	147
Residential Visitors	15	15
Institutional	N/A	N/A
Total Number of Parking Spaces	132	162
Number of disabled stalls	1	2
Number of small cars	46	35
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		N/A

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

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0302-00

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 Plan BCP36411 New Westminster District Except Plan BCS3648 Phases
1 To 6

6490 - 194 Street

(the "Land")

3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7916-0302-00 (A) through to and including 7916-0302-00 (Q) (the "Drawings") which are attached hereto and form part of this development permit.
6. (a) The landscaping shall conform to drawings numbered 7916-0302-00 (A) through to and including 7916-0302-00 (F) (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 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 \$112,497.00

- (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, and structures on the Land, may be permitted subject to the approval of the City.
- 8. This development permit supersedes Development Permit Nos. 7905-0136-00, 7908-0220--00 and 7912-0347-00 for Phase 8 only
- 9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. This development permit is not a building permit.

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

Mayor - Linda Hepner

City Clerk - Jane Sullivan

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



Authorized Agent: (Signature)

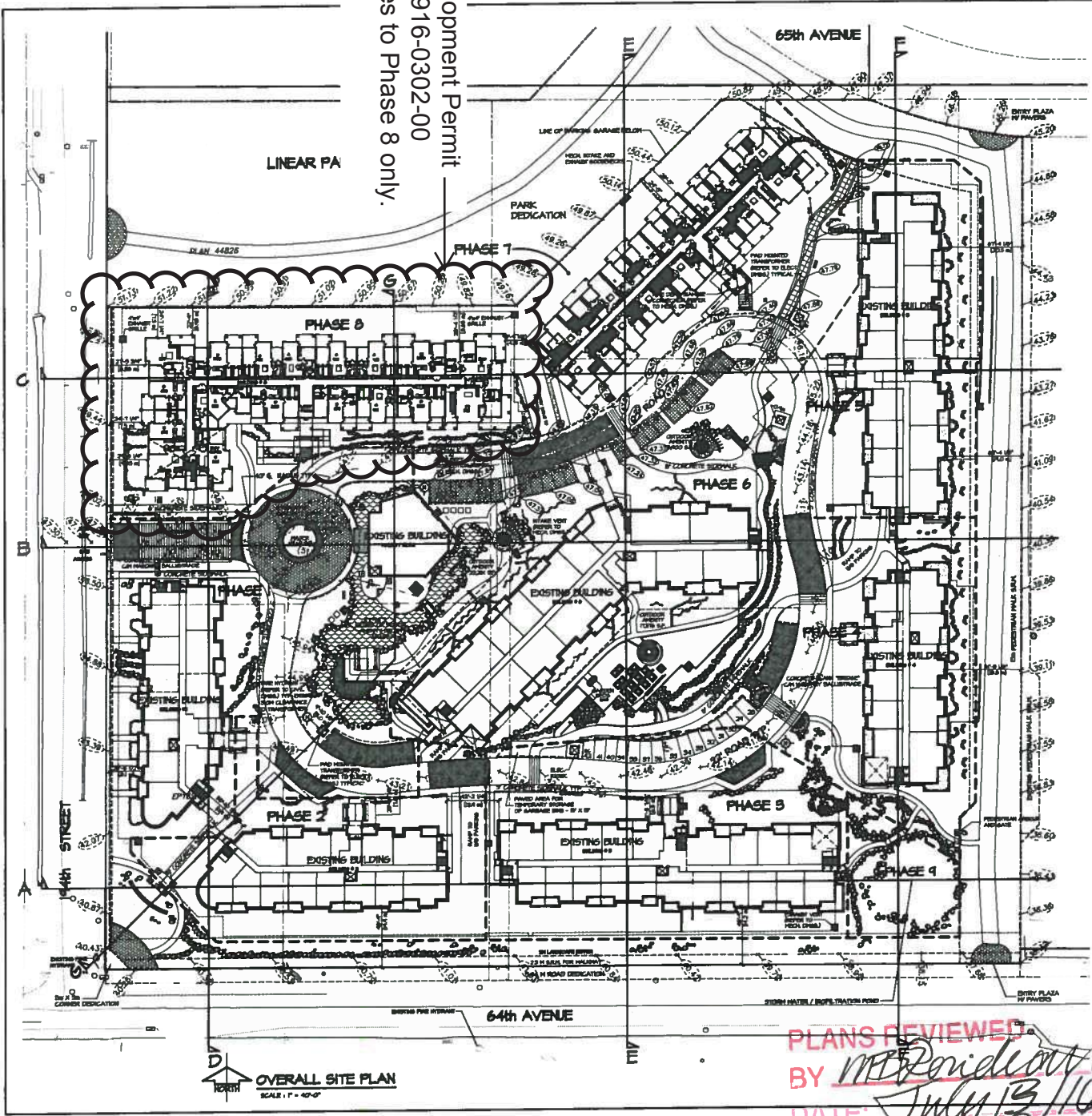
MACIEL DENBER
Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Development Permit
No. 7916-0302-00
applies to Phase 8 only.



DEVELOPMENT DATA
LEGAL DESCRIPTION: LOT 1 SECTION 15
TOWNSHIP 6 NEM WEST-HESTER DISTRICT
PLAN BCP 36-111

ZONING: CD BYLAW 16431

SITE AREA:
GROSS: 479,300 S.F. 10.86 AC. 4.40 Ha
PARK DEDICATION: 17,000 S.F. 0.39 AC. 0.16 Ha
ROAD DEDICATION: 12,332 S.F. 0.28 AC. 0.14 Ha
NET: 449,968 S.F. 10.14 AC. 4.12 Ha

SITE COVERAGE:
ALLOWED: 30%
24.7% (152,009 S.F.)

DENSITY:
ALLOWED: 45 U.P.A. (U.P.A. / NET AREA + PARK)
PROPOSED: 45.5 U.P.A. 107.5 U.P.A. (472 UNITS)
GROSS: 44.8 U.P.A. 103 U.P.A. (472 UNITS)
NET + PARK: 46.5 U.P.A. 114.5 U.P.A. (472 UNITS)

F.A.R.:
ALLOWED: 0.9
PROPOSED: GROSS 0.91 (466,871 S.F.)
NET: 1.05 (466,871 S.F.)

AMENITY:
INDOOR:
REQUIRED: 15,727 S.F. 1,461 m2
PROVIDED: 15,642 S.F. 1,450 m2
AND 1 GUEST SUITE PER BUILDING
TOTAL: 17,564 S.F. 1,640 m2
OUTDOOR:
REQUIRED: 15,727 S.F. 1,461 m2
PROVIDED: 34,071 S.F. 3,150 m2

SETBACKS:
WEST: 7.5 m
NORTH: 7.0 m
NORTHWEST: 5.6 m
EAST: 14.1 m
SOUTH: 14.2 m

BUILDING #	FLOOR AREA	GUEST SUITE	FLOOR AREA MINUS GUEST SUITE
BUILDING 01	3856	237	3619
BUILDING 02	4203	285	3918
BUILDING 03	4970	363	4607
BUILDING 04	3608	213	3395
BUILDING 05	4570	297	4273
BUILDING 06	7215	354	6861
BUILDING 07	6935	335	6600
BUILDING 08	8597	297	8300
TOTAL	48626	2222	46404

UNIT BREAKDOWN

UNIT #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
UNIT 01																
UNIT 02																
UNIT 03																
UNIT 04																
UNIT 05																
UNIT 06																
UNIT 07																
UNIT 08																
UNIT 09																
UNIT 10																
UNIT 11																
UNIT 12																
UNIT 13																
UNIT 14																
UNIT 15																
UNIT 16																

PARKING BREAKDOWN

	VEHICLE	BICYCLE	TOTAL
PHASE 1	50	10	60
PHASE 2	75	15	90
PHASE 3	100	20	120
PHASE 4	125	25	150
PHASE 5	150	30	180
PHASE 6	175	35	210
PHASE 7	200	40	240
PHASE 8	225	45	270
PHASE 9	250	50	300
TOTAL	1300	260	1560

BICYCLE PARKING CALCULATIONS

	NUMBER	NUMBER OF BICYCLE SPACES		
BUILDING 01	22	13	53	51
BUILDING 02	31	12	61	42
BUILDING 03	76	12	63	64
BUILDING 04	40	12	48	50
BUILDING 05	63	12	75	64
BUILDING 06	48	12	60	108
BUILDING 07	87	12	99	70
BUILDING 08	75	12	87	114
TOTAL	522	126	648	679

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REV.	DATE	BY	DESCRIPTION

Schedule A
Drawings

CLIENT: I.L.L. PROPERTY INVESTMENTS LTD.
PROJECT: WATERLOO SQUARE 10.9 AC. - 111 STREET
SHEET CONTENTS: OVERALL SITE PLAN

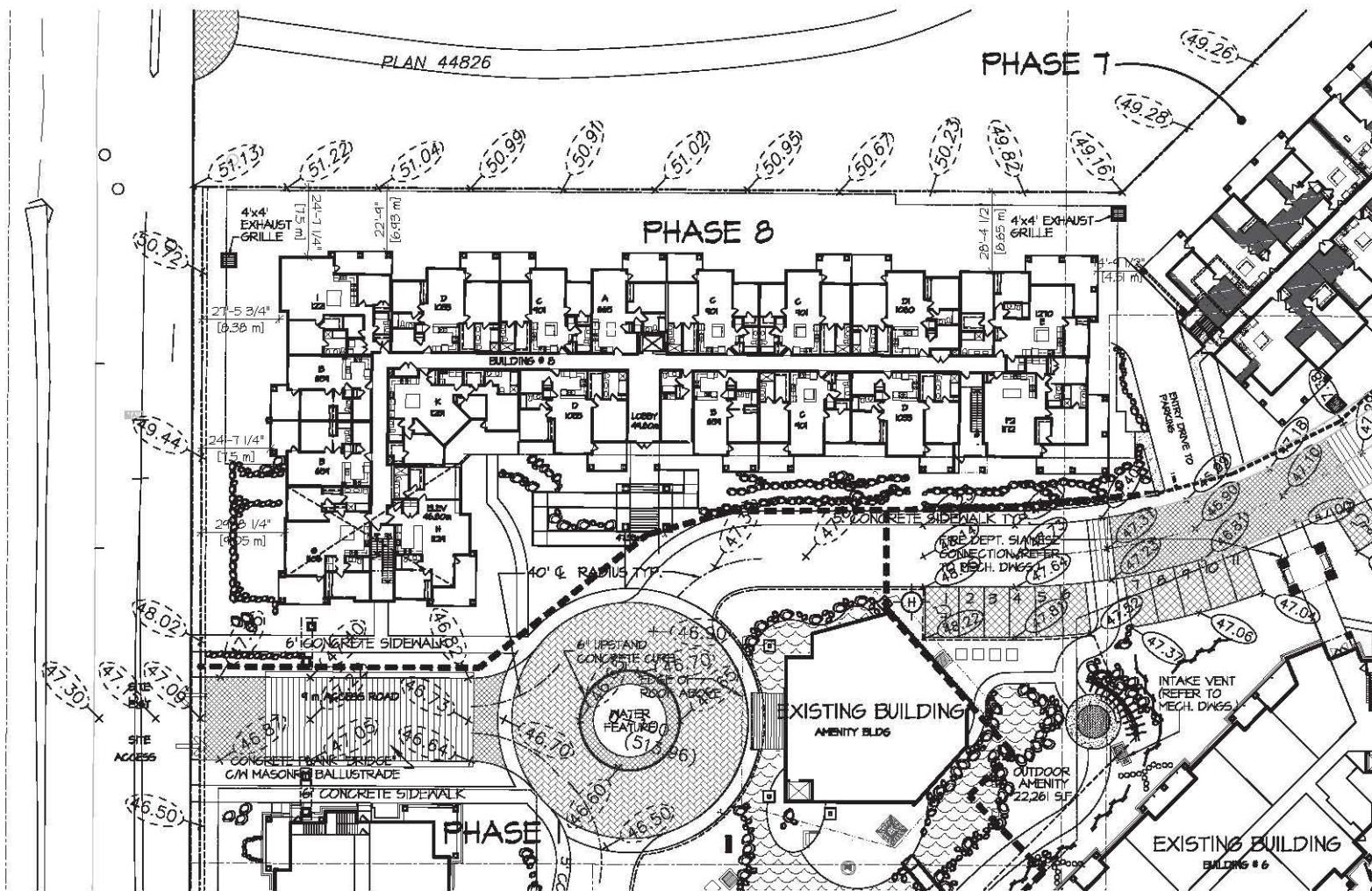
NO.	DATE	SCALE

barnett danker
UNIT 130, 7830 130 STREET, SURREY, B.C. V0W 1H5
PHONE: (604) 873-7333
FAX: (604) 873-7334
EMAIL: info@barnett-danker.com

CLIENT NO.	DWG. NO.
600	16006

PLANS REVIEWED BY *M. D. ...* DATE: *July 13/16*

GEOMETRIC: ALL DIMENSIONS ARE THE SHOWN UNLESS OTHERWISE NOTED AND THE SHOWN DIMENSIONS SHALL BE THE GOVERNING DIMENSIONS. ALL DIMENSIONS SHALL BE SHOWN IN FEET AND INCHES UNLESS OTHERWISE NOTED. DIMENSIONS IN METERS SHALL BE SHOWN IN PARENTHESES. DIMENSIONS IN METERS SHALL BE SHOWN IN PARENTHESES. DIMENSIONS IN METERS SHALL BE SHOWN IN PARENTHESES. DIMENSIONS IN METERS SHALL BE SHOWN IN PARENTHESES. DIMENSIONS IN METERS SHALL BE SHOWN IN PARENTHESES.



NORTH
CONCEPTUAL SITE PLAN
 SCALE: 1" = 20'-0"

NO.	DATE	BY	CHK	APP	REV

CAD: Clearing

CUSTOMER:	PROJECT:	DATE:	SCALE:
KALI PROPERTY INVESTMENTS LTD.	INVESTMENT BUILDING NO. 6	JUNE 17/16	1" = 20'-0"
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PROJECT: 1 - INVESTMENT BUILDING NO. 6		SHEET: 1	

barrett dem

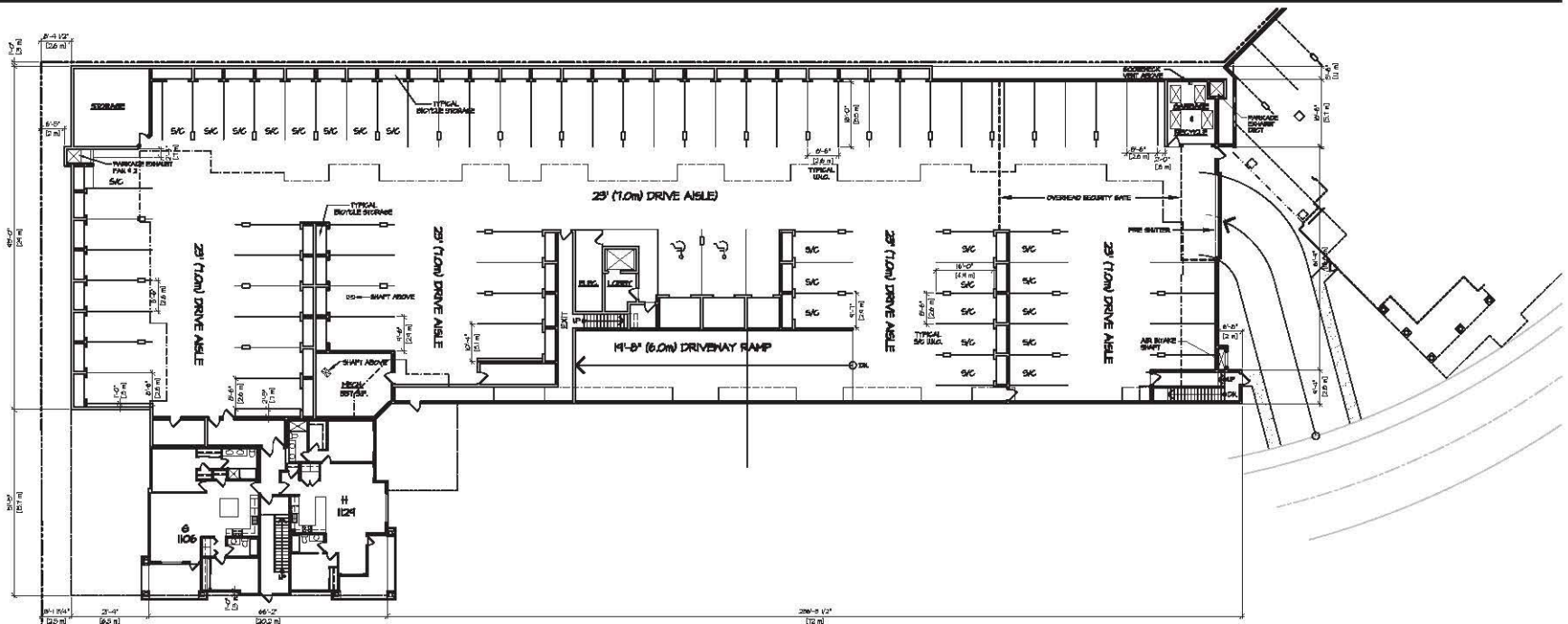
UNIT 135,
 7836 130 STREET
 SURREY, B.C.
 V3W 1H6

PHONE: (604) 8
 FAX: (604) 8
 EMAIL: mal@bdr

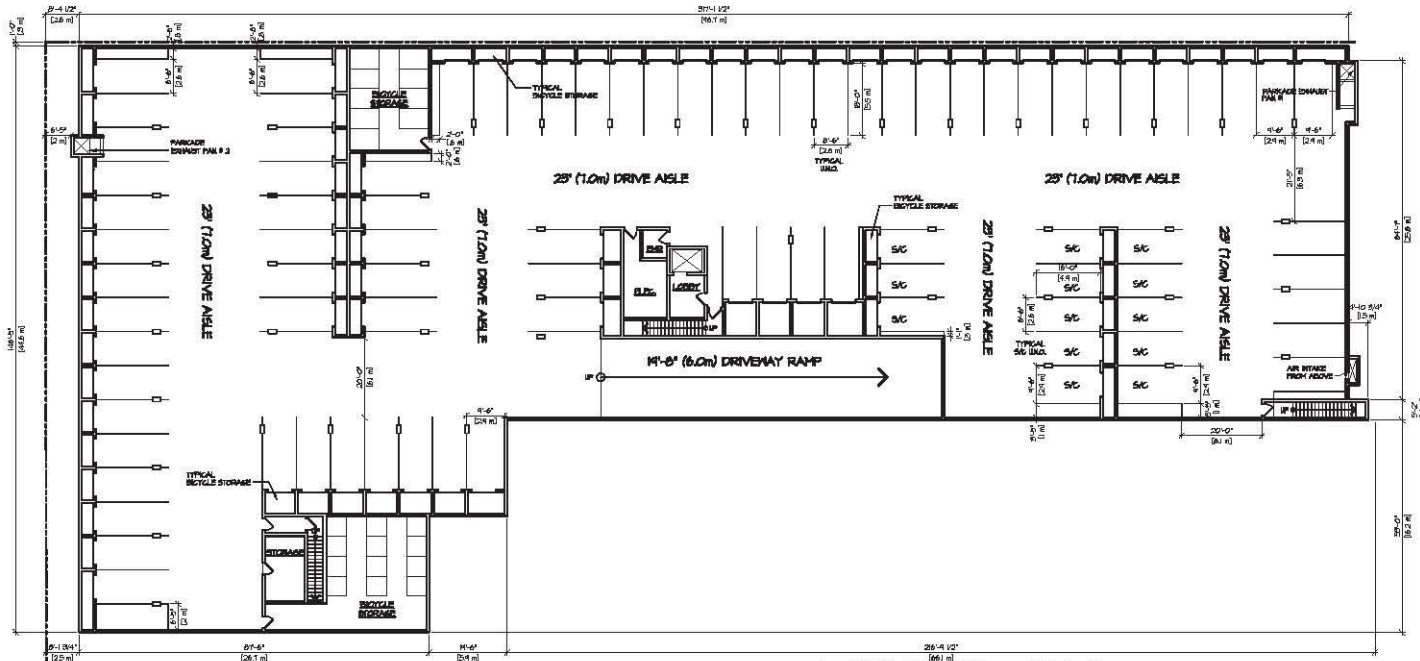
CLIENT NO: 608
 PROJECT NO: 16008

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REV#	DATE	BY	CHKD	DESCRIPTION



LOWER FLOOR & UPPER PARKING GARAGE



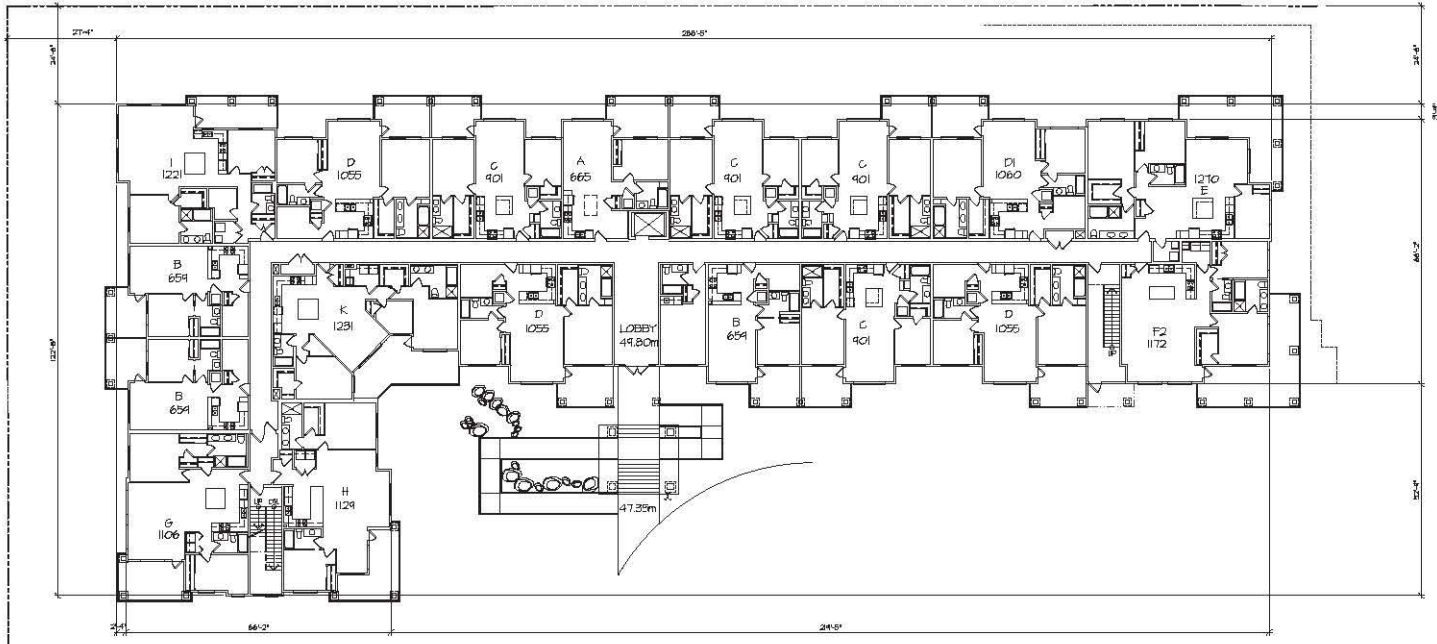
LOWER PARKING GARAGE

CAD: JLD
 DRAWN: JLD
 DATE: 04/08
 SCALE: 1/4" = 1'-0"
 SHEET: 60B

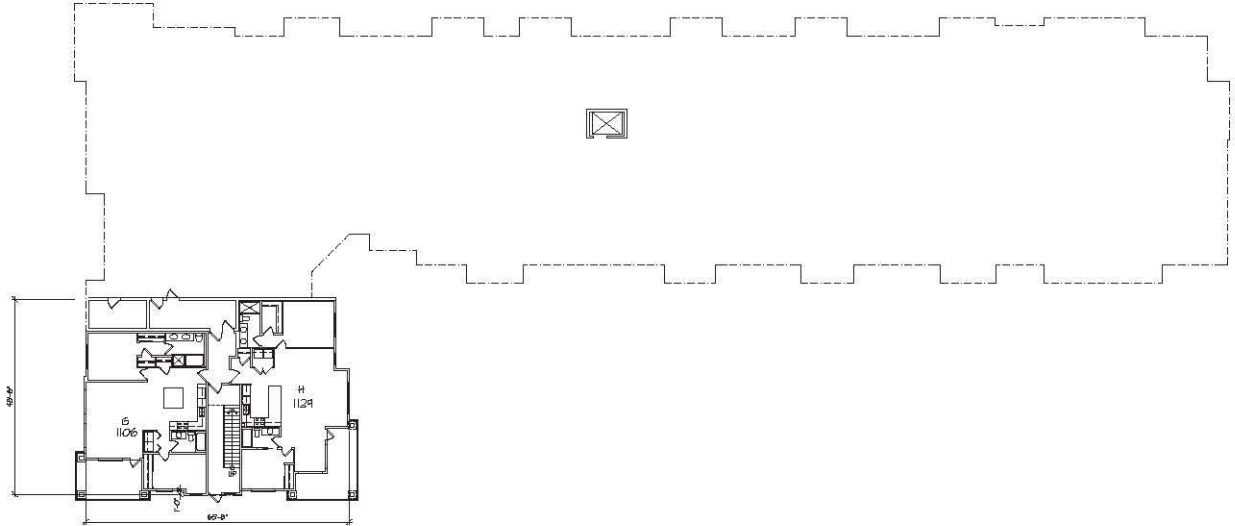
CLIENT: H.L. PROPERTY INVESTMENTS L.T.D.
 PROJECT: WATERSTONE BUILDING NO. 8
 6440 - 144 STREET
 VICTORIA, B.C. V8W 2E8
 SHEET CONTENTS:
 UPPER PARKING GARAGE PLAN
 LOWER PARKING GARAGE PLAN

bermott design inc.
 7538 130 STREET
 SURREY, B.C. V3W 1H8
 PHONE: (604) 5
 FAX: (604) 5
 EMAIL: mail@bermott.com

CLIENT NO: 60B
 SHEET: A
 PROJECT NO: 1600B



MAIN FLOOR
20,440 S.F.



LOWER FLOOR
2,691 S.F.

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 UNITS THEREOF ARE THE PROPERTY OF
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 HEREOF SHALL BE REPRODUCED OR
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 ALL RIGHTS RESERVED.

NO.	DATE	ISSUE	BY	ISSUED FOR

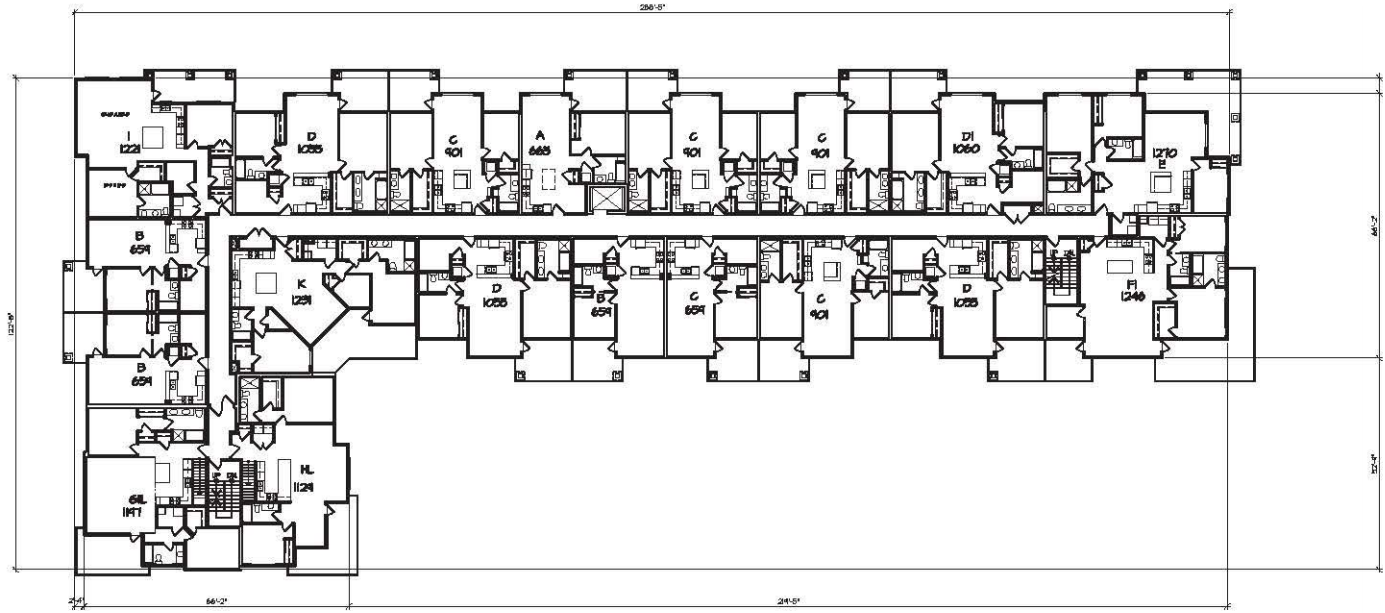
DESIGN: H.J. PROPERTY INVESTMENTS, LTD.	
NO.	DATE
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2	14/08/16
DRAWN: A.J. B.	
SCALE: 1/8" = 1'-0"	
CLIENT: H.J. PROPERTY INVESTMENTS, LTD.	
PROJECT: "WATERSTONE" BUILDING NO. 8	
SITE ADDRESS: 6490 - 144 STREET	
SHEET: 1 OF 2	
DRAWING: MAIN FLOOR PLAN	
LOWER FLOOR PLAN	

barnett demco

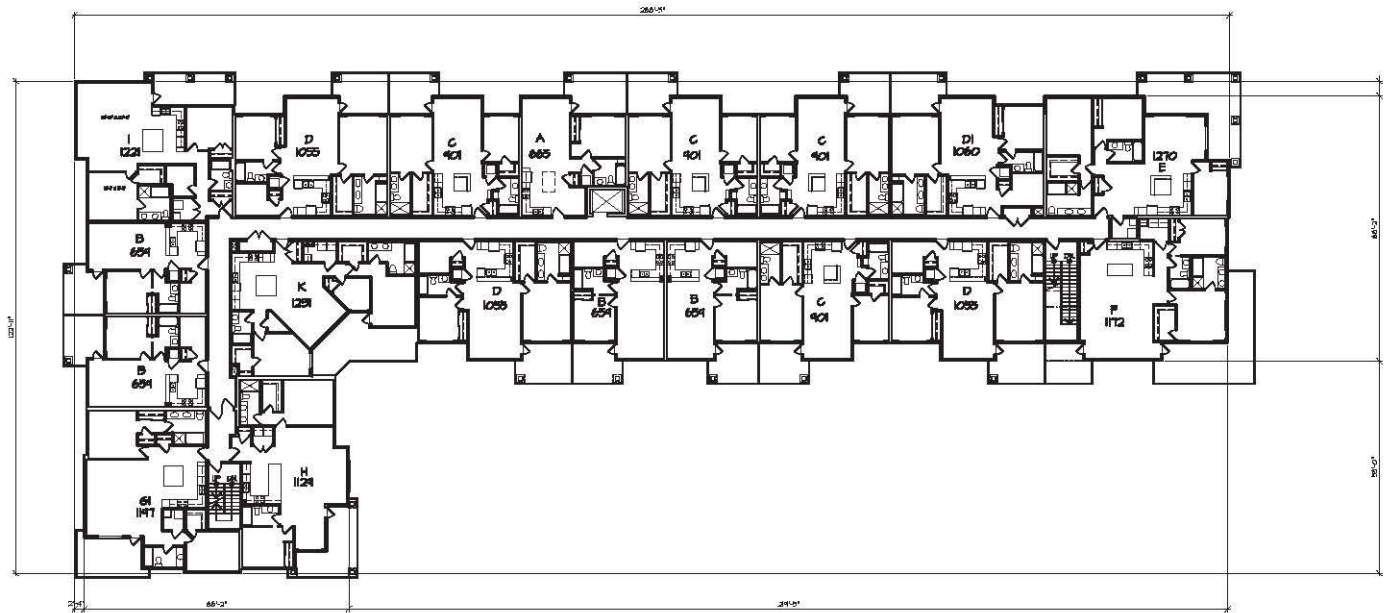
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 51
 FAX: (604) 51
 EMAIL: mot@barnett.com

CLIENT NO.	SHEET
608	A1
PROJECT NO.	REV.
16008	



3RD FLOOR
20,424 S.F.



2ND FLOOR
20,424 S.F.

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 OTHER COPYRIGHT ACT 53.12, 53.13

DATE	BY	CHKD	DATE	BY	CHKD



CLIENT :	H.L. PROPERTY INVESTMENTS L. TD.
PROJECT :	'MATERSTONE' BUILDING NO. 2
DATE :	14/08/18
SCALE :	1/8" = 1'-0"
DRAWN :	
CHECKED :	

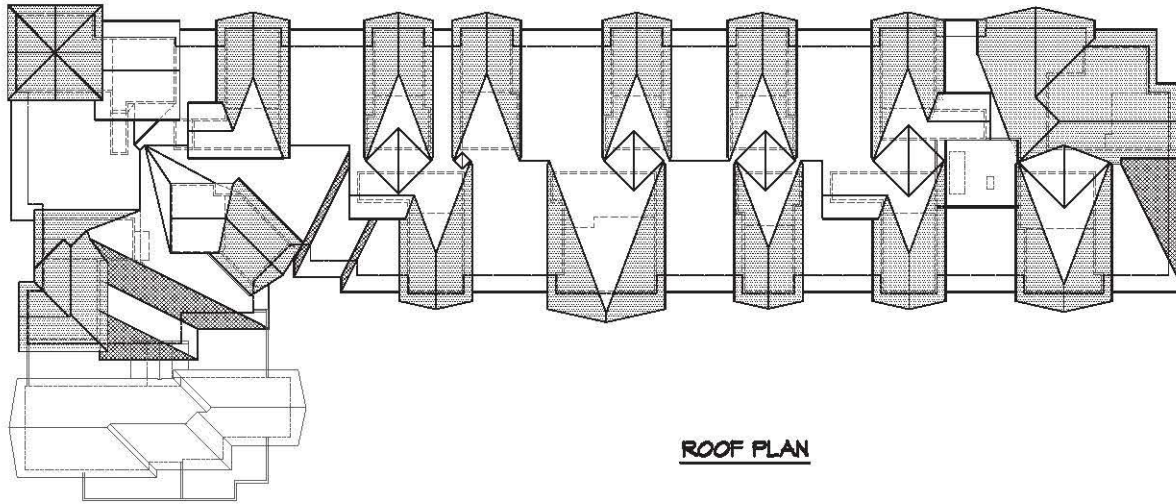
barnett clark
 ARCHITECTS INC.

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

PHONE: (604) 5
 FAX: (604) 5
 EMAIL: mal@barnettclark.com

CLIENT NO.	REV
608	A
16008	REV

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ROOF PLAN

REV#	DATE	BY	CHKD	APP#	DESCRIPTION



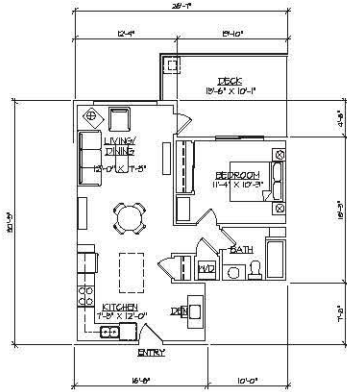
03-03-20

CLIENT :	H.I. PROPERTY INVESTMENTS L.T.D.
PROJECT :	'MATERSTONE' BUILDING NO. 2
ADDRESS :	6440 - 144 STREET
DATE :	24.08.15
SCALE :	1/8" = 1'-0"
BY :	
CHKD :	
APPD :	

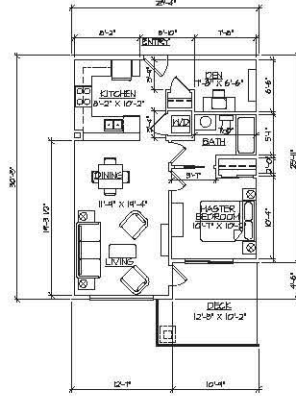
barnett denby

7336 130 STREET
SURREY, B.C.
V3W 1H8
PHONE: (604) 5
FAX: (604) 5
EMAIL: mail@denby.com

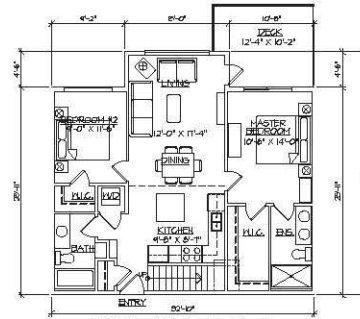
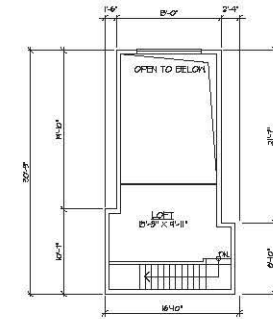
CLIENT NO.	REV
608	A
PROJECT NO.	REV
16008	



UNIT TYPE " A "
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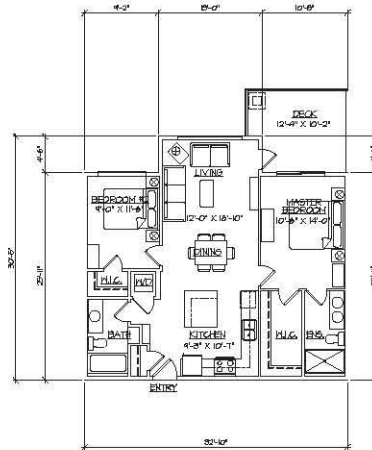
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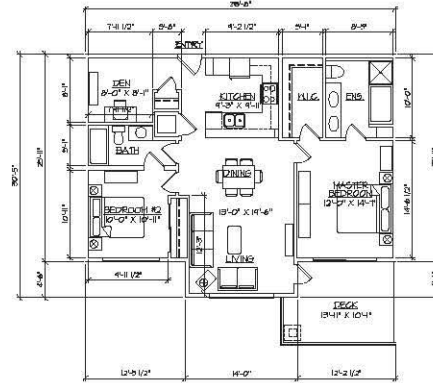
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UNIT TYPE " AL "
SCALE : 1/8" = 1'-0" 809 S.F.



UNIT TYPE " C "
SCALE : 1/8" = 1'-0" 401 S.F.



UNIT TYPE " D "
SCALE : 1/8" = 1'-0" 1066 S.F.

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ISSUE NO.	DATE	BY	ISSUED FOR

REV	DATE	BY	DESCRIPTION

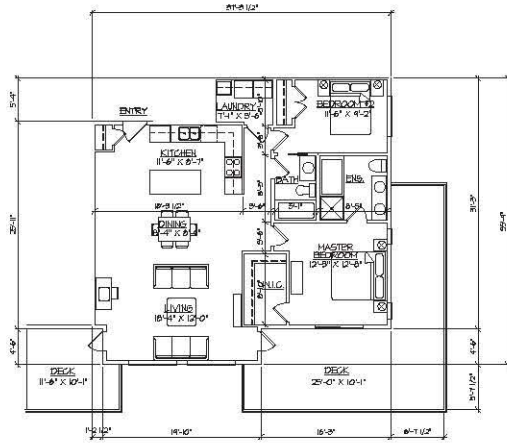
CLIENT : H.J. PROPERTY INVESTMENTS LTD.
PROJECT : "MATERSTONE" BUILDING NO. 8
 6490 - 144 STREET
MEET CONTRACTOR : UNIT PLANS

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

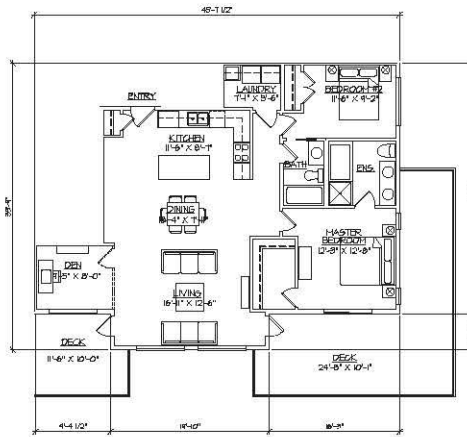
PHONE: (604) 5
 FAX: (604) 5
 EMAIL: mtd@barnett.com

CLIENT NO.	SHE
608	A
PROJECT NO.	REV
16008	

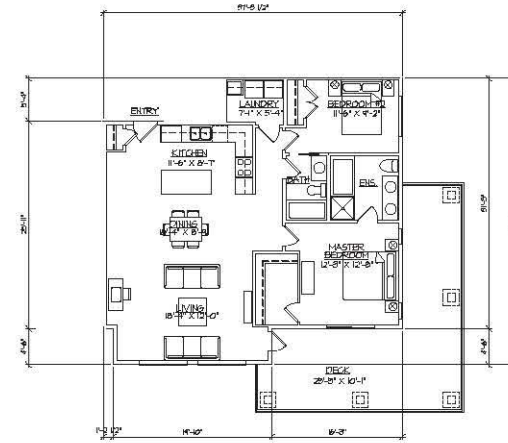
DISCLAIMER: ALL DIMENSIONS AND THE UNITS THEREOF ARE THE PROPERTY OF BARNETT DESIGN ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF BARNETT DESIGN ARCHITECTS INC. WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION INCLUDES IDEAS, SKETCHES AND CONCEPTIONS HEREIN AND ALL MATERIAL FROM CANADA COPYRIGHT ACT R.S.C. 1970.



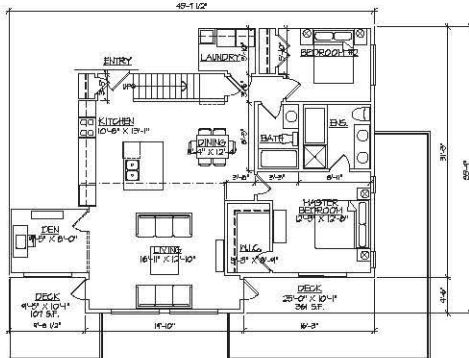
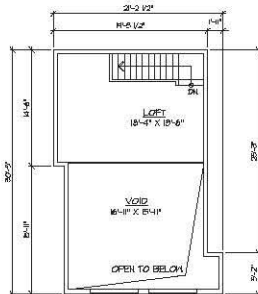
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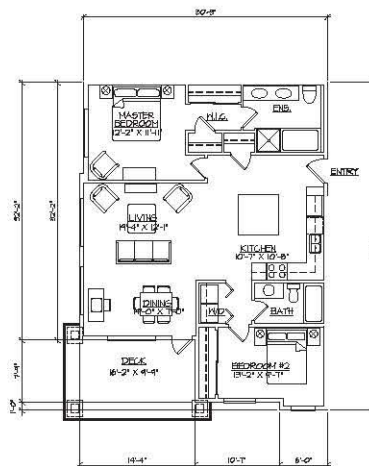
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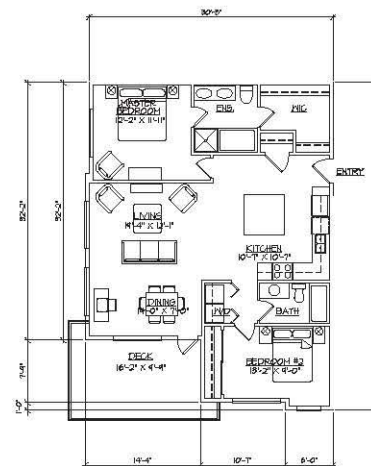
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UNIT TYPE " FL "
SCALE: 1/8" = 1'-0" 1458 S.F.



UNIT TYPE " G "
SCALE: 1/8" = 1'-0" 1115 S.F.



UNIT TYPE " G-ALT "
SCALE: 1/8" = 1'-0" 1115 S.F.

REV.	DATE	ISSUE	BY	ISSUED FOR

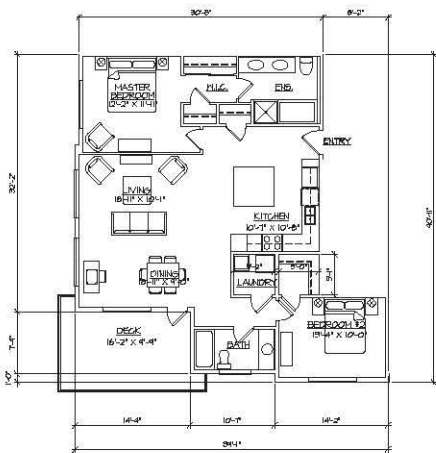
LOGGING

DESIGN NO.	DATE	SCALE

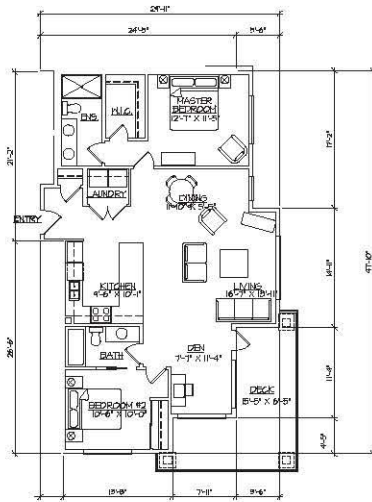
CLIENT : H.J. PROPERTY INVESTMENTS LTD.
PROJECT : "MATERSTONE" BUILDING NO. 8
ADDRESS : 6490 - 144 STREET
SHEET CONTAINS : UNIT PLANS

barnett dem
 UNIT 135,
 7536 130 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 5
 FAX: (604) 5
 EMAIL: mot@barnett.com

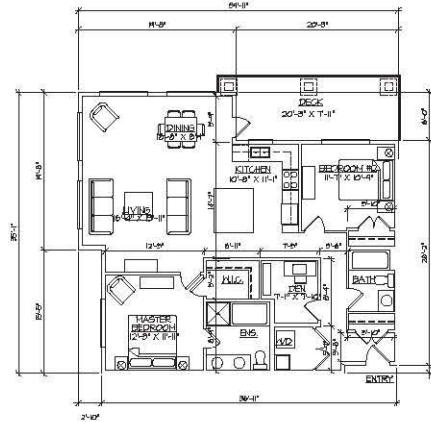
CLIENT NO.	SHE
602	A1
PROJECT NO.	REV.
1600B	



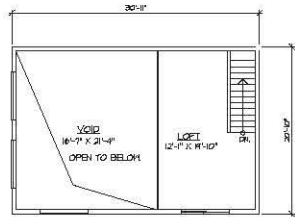
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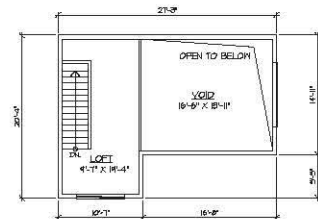
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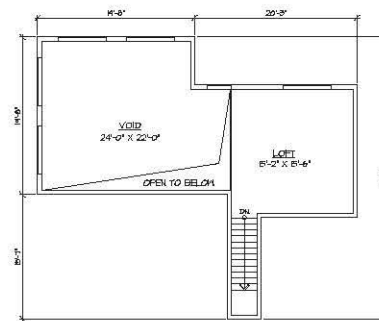
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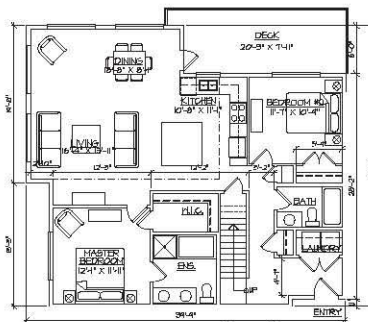
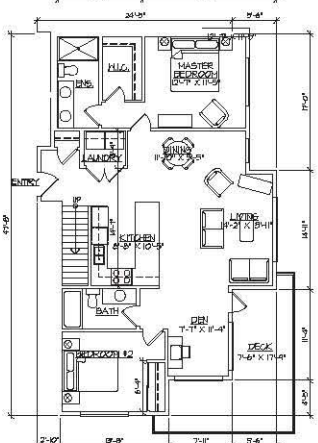
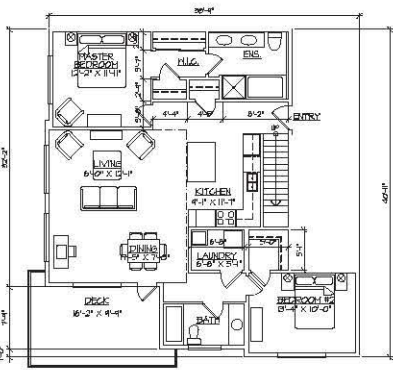
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UNIT TYPE " HL "
SCALE: 1/8" = 1'-0" 1248 S.F.



UNIT TYPE " IL "
SCALE: 1/8" = 1'-0" 1461 S.F.



ISSUED FOR:	
BY:	
DATE:	
ISSUE:	
DATE:	
DRAWN:	
DATE:	

DESIGN:	
DRAWN:	
DATE:	
SCALE:	

CLIENT: H.J. PROPERTY INVESTMENTS LTD.
 PROJECT: "MATERSTONE" BUILDING NO. 8
 6490 - 144 STREET
 UNIT PLANS

barnett dem
 UNIT 135,
 7536 130 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 5
 FAX: (604) 5
 EMAIL: mot@barnett.com
 CLIENT NO: 608
 PROJECT NO: 16008

SHEET NO:	608
SHEET:	At
REVISION:	

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NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

SCHEDULE OF FINISHES

- ① WOOD STUDS & BISH
- ② WOOD JOIST
- ③ ARCHITECTURAL LANBAND VARNISHED ASPHALT GRUBBLE
- ④ VINYL FRAMED WINDOWS
- ⑤ VINYL CEDAR SHIP SIDING
- ⑥ HORIZONTAL VINYL SIDING - 4 1/2" PROFILE
- ⑦ WOOD VENEER
- ⑧ PONDUR COAT ALUMINUM OPERATIONAL CM BLAZING
- ⑨ PONDUR COAT ALUMINUM OPERATIONAL CM SILE MICROTS
- ⑩ BUILT UP HOCKY CORRUG
- ⑪ WINE HULL METAL FLASHING
- ⑫ BUILT UP HOCKY CORRUG
- ⑬ 2x6 HOCKY TRIM PER 2x6 BELL TRIM
- ⑭ 2" X 12" WOOD COLUMN CM 2x4 X 2x8
- ⑮ BASE OF PAINTED HARDWARE VENEER PLYWOOD & HOCKY TRIM
- ⑯ VINYL ENCASEMENT ROOFIT
- ⑰ BUSHED ALUMINUM INDIVIDUAL CHANNEL (SETTED ON A GRINDED METAL ANGLE FRAME MORE, ILLUMINATED BY UPLIGHTS MOUNTED ON WOOD BEAMS).



SOUTH ELEVATION

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

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NO.	DATE	BY	CHKD.

CON-149

DESIGNER: "BD"	DRAWN: "BD"	DATE: June 1/16	SCALE: 1/4" = 1'-0"
CLIENT: H.L. PROPERTY INVESTMENTS L. LTD. PROJECT: "MATERSTONE" BUILDING NO. 2 6440 - 144 STREET			
BARNETT DEMERSON ARCHITECTURE INC. 2000 WEST 14TH STREET, V6A 1T1 VANCOUVER, B.C.			
PHONE: (604) 5 6000	FAX: (604) 5 16000	EMAIL: mail@barnett-demerson.com	
CLIENT NO: 606	REV: A	PROJECT NO: 16000	REV:



REDWOOD



HARBOUR BLUE



AUTUMN LEAF



SMOKESTONE



SPRING MEADOW GREEN

NOTE: ALL TOWERS - TUINDRA MOSS
ALL TRIMS - CLIPPER GRAY



64th AVENUE

COLOUR SCHEME SITE PLAN

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CANADA COPYRIGHT ACT R.S.C. 1970.

REV.	DATE	BY	ISSUE	FOR

DESIGN NO.	001-0-000-0004.dwg
CLIENT	H.L. PROPERTY INVESTMENTS LTD.
PROJECT	RN 45 DEVELOPMENT PROPOSAL 19455 & 19461 64TH AVENUE, SURREY
DATE	SEP 17 08
SCALE	1" = 40'-0"
SHEET CONTENTS: CONCEPTUAL SITE PLAN COLOR CONCEPT	

barnett de	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE:	(604) 5
FAX:	(604) 5
EMAIL:	mail@bador
CLIENT NO.	SH
608	A
PROJECT NO.	RE
06007	



CLIPPER GRAY



TUNDRA MOSS
Premium Color



SPRING MEADOW
Premium Color



AUTUMN LEAF
Premium Color



Mohave Pro-Fit Ledge stone



Sunset Cedar



SMOKESTONE



REDWOOD



HARBOUR



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

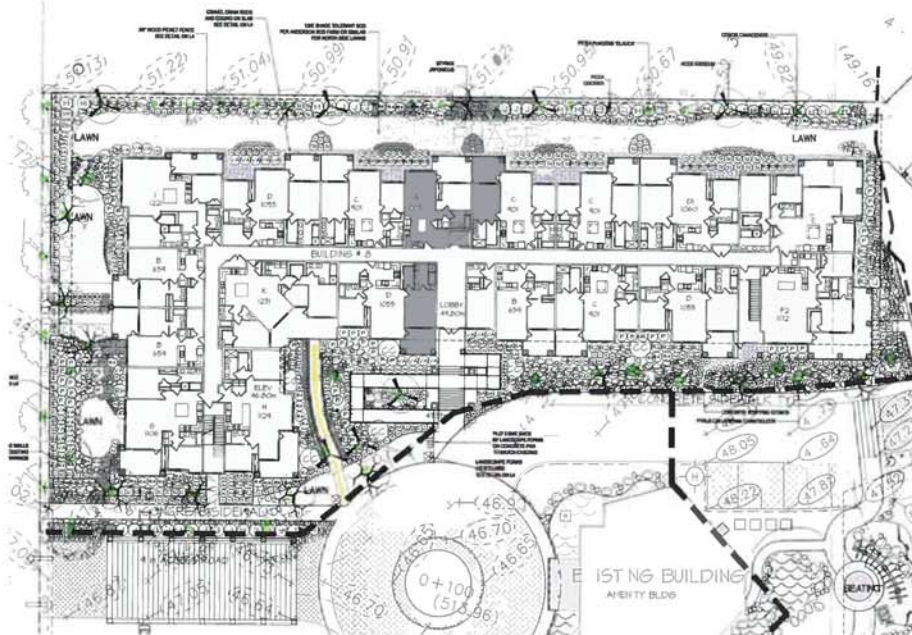
Plans checked by *Sally Stott*
 Planning & Development, City of Surrey
 Date July 12, 2016
 Acceptable
 Not Acceptable
Revision 09-0523 approved

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pmg
 LANDSCAPE ARCHITECTS
 Suite 2106 4150 88th Street
 Richmond, B.C. V6X 2C6
 Tel: 604-273-0511 Fax: 604-273-0512

PROJECT: WATERSTONE BUILDING B
 6470-134 STREET
 SURREY, BC
 SURREY JOB NO: 7916-0302-00

DATE: 08/08/16 DRAWING NUMBER: L1
 OF 4



PLANT SCHEDULE BUILDING B ONLY

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	1	ACEI CEDRUS	PURSHING WALNUT	800 CAL, 1 1/2 270 248	
2	1	CONIFERUS ARBOREUS	ARBOREAL YEW	800 CAL, 1 1/2 270 248	
3	1	QUERCUS ROBUR	EUROPEAN OAK	800 CAL, 800	
4	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
5	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
6	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
7	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
8	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
9	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
10	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
11	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
12	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
13	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
14	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
15	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
16	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
17	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
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19	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
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23	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
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31	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
32	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
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48	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
49	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	
50	1	QUERCUS ROBUR	EUROPEAN OAK	2 1/2 1/2 1/2	

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

Plans checked by *Emily L. Lantz*
 Planning & Development, City of Surrey
 Date *July 12, 2016*

Acceptable Not Acceptable

Revisions accepted as per personally approved plans 08-0220

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 LANDSCAPE ARCHITECTS
 Suite 108 4500 150 Street
 Surrey, British Columbia, V3C 6S8
 P: 604-276-8511 F: 604-276-8522

PROJECT
WATERSTONE BUILDING B
 6470-154 STREET
 SURREY, BC
 SURREY JOB NO: 7915-0160-00

DRAWING TITLE
SHRUB PLAN BUILDING B

DATE: 06/20/16 DRAWING NUMBER:
 SCALE: 1/8"=1'-0" **L2**
 DESIGN BY:
 CHECKED BY:
 DATE: 07/12/16 OF 4
 P.M.G. PROJECT NUMBER: 07-05

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Suite C100 - 4185 8th Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0011 F: 604-294-0022

SEAL:

PHASE IDENTIFIER: 066-108-00
LOT 41 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 4292

PHASE IDENTIFIER: 066-108-00
LOT 41 EXCEPT PART
REDEVELOPED BY PLAN AREA
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN 4162

PHASE IDENTIFIER: 01-024-00
LOT 1 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 7971

PHASE IDENTIFIER: 01-024-00
LOT 1 EXCEPT: PHASE 7A
CONCRETE SIDEWALK
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN 7971

PHASE IDENTIFIER: 01-024-00
LOT 3 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 3068

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
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98			
99			
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CLIENT:

PROJECT:
WATERSTONE
BUILDING 8
6470-194 STREET
SURREY, BC
SURREY JOB NO: 7915-0160-00

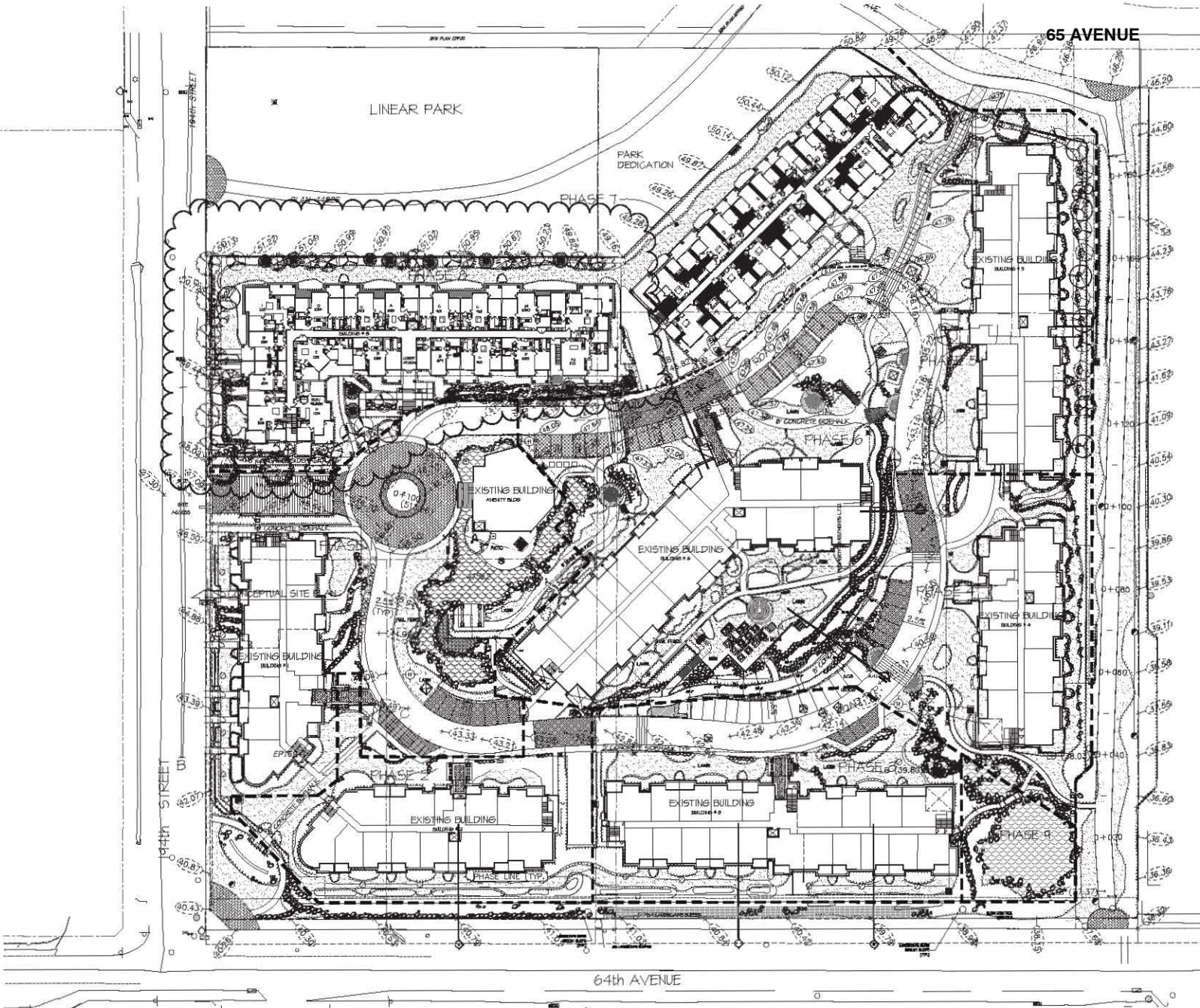
DRAWING TITLE:
**OVERALL
LANDSCAPE**

DATE: **1/26/21** DRAWING NUMBER:
SCALE: **1/8"=1'-0"**
DRAWN: **SA**
DESIGN: **SA**
CHKD: **SA**

PMG PROJECT NUMBER: 07-025

Landscaping

7916-0302-00(C)



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6P9
p. 604-294-0011 f. 604-294-0022

SCALE:

PARCEL IDENTIFIER: 006-160-881
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT 7
PLAN 41562

PARCEL IDENTIFIER: 006-160-063
LOT 1 EXCEPT PARK
SUBDIVIDED BY PLAN 44243,
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
41562

PARCEL IDENTIFIER: 011-236-363
LOT 3 EXCEPT PARCEL 7A
(EXPLANATORY PLAN 12335;
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
7771

PARCEL IDENTIFIER: 011-236-388
LOT 3 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7771

PARCEL IDENTIFIER: 012-657-760
PARCEL 7A EXPLANATORY
PLAN 10404 LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2468

15	16.04.06	BLDG 8 RE-DESIGN CONCEPT	DA
16	16.04.06	BLDG 8 DESIGN FOR DP	DA
17	16.04.06	BLDG 8 DESIGN FOR DP	DA
18	16.04.06	BLDG 8 DESIGN FOR DP	DA
19	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA
20	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA
21	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA
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98	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA
99	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA
100	16.04.27	REV. PER NEW EAST ACCESS DRIVE	DA

NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:
**WATERSTONE
BUILDING 8**
6470-194 STREET
SURREY, BC
SURREY JOB NO: 7915-0160

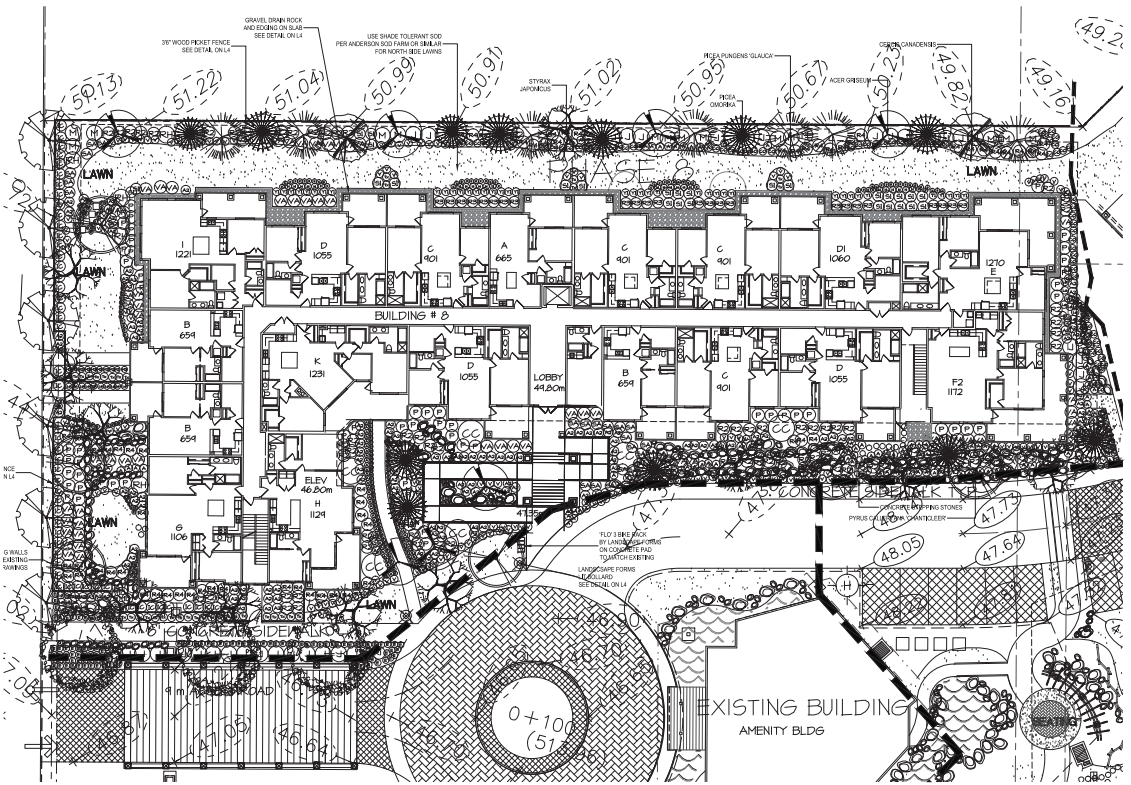
DRAWING TITLE:
**SHRUB PL.
BUILDING**
DATE: 16.10.20
SCALE: 1/8"=1'-0"
DRAWN: BA
DESIGN: BA
CHKD: BA

PMG PROJECT NUMBER:

PLANT SCHEDULE BUILDING 8 ONLY				PMG JOB NUMBER:	07025
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1	7	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B	
2	6	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	6CM CAL; 1.8M STD; B&B	
3	2	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; B&B	
4	2	PICEA OMORICA	SERBIAN SPRUCE	3.0M HT; B&B	
5	7	PICEA PUNGENS 'LAUCA'	COLORADO BLUE SPRUCE	2.5M HT; B&B	
6	6	PHYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.8M STD; B&B	
7	3	QUERCUS COCCINEA	SCARLET OAK	10CM CAL; 1.8M STD; B&B	
8	11	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; B&B	
SPICE					
A2	146	AZALEA 'WHITE LIGHTS'	DECIDUOUS AZALEA; WHITE	#2 POT	
J	36	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 6" OC.	
IC	6	COTINUS COGOCYRPA 'ROYAL PURPLE'	PURPLE SMOKY BUSH	1.5M B&B	
U	54	EUPHORBIA POLYCHROMA	SPURGE	#1 POT	
IC	96	ILEX CREMATA 'GREEN THUMB'	HOLLY; COMPACT	#2 POT; 30CM	
M	17	MAHONIA AQUIFOLIUM	OREGON GRAPE; HOLLY	#2 POT; 60CM	
P	59	PIERIS JAPONICA 'TEMPLE BELLS'	TEMPLE BELLS PIERIS	#2 POT; 60CM	
R1	3	RHODODENDRON 'COTTON CANDY'	RHODODENDRON	#3 POT	
R4	70	RHODODENDRON 'LOOKER'S WHITE'	RHODODENDRON (WHITE)	#2 POT	
R2	82	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON; DARK PURPLE; L. MAY	#3 POT; 50CM	
RW	6	RHUS AROMATICA	FRAGRANT SUMAC	#2 POT; 6" OC.	
R3	24	RHUS AROMATICA	FRAGRANT SUMAC	#3 POT	
S1	27	RIBES SANGUINUM	RED FLOWERING CURRANT	#3 POT; 80CM	
Y1	39	SARCOCODICA HOOGERIANA 'RUSCOLOIA'	FRAGRANT WREATH	#3 POT; 30CM	
SA	27	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM	
TX	36	TAXUS BACATA	ENGLISH YEW	1.2M B&B	
V	152	VIORNIUM DAVIDI	DAVID'S VIORNIUM	#2 POT	
VA	56	VIORNIUM X CARLCEPHALUM	VIORNIUM	#2 POT; 4" OC.	
PERENNIAL					
H	30	HOSTA FORTUNEI VARIETATA 'AUREO-MARGINATA'	GOLD VAREGATED HOSTA	#1 POT; 1 EYE	
la	39	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT	
M2	24	MISCANTHUS SINENSIS 'GRACILIMBUS'	MAIDEN GRASS	#1 POT	
GC					
A	178	ARCTOSTAPHYLOS UVA-URSI	MINNKINICK	#1 POT; 20CM	
CO	21	COTONEASTER DAMBERI	SEABERRY COTONEASTER	#1 POT; 25CM	
E	285	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH	#1 POT	

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'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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



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Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0111 F: 604-294-0222

SCALE:

PARCEL IDENTIFIER: 006-160-581
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 41562

PARCEL IDENTIFIER: 006-160-403
LOT 4 (EXCEPT PART)
SUBDIVIDED BY PLAN 4424,
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
41562

PARCEL IDENTIFIER: 011-236-381
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 011-236-388
LOT 3 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 012-657-769
PARCEL 54 (EXPLANATORY
PLAN 1044) LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 248

27	04.04.05	BUILDING 8 OF SUBDIVISION	DA
21	15.04.08	RECY. NEW NEW SITE PLAN	DA
30	15.04.07	REV. NEW NEW SITE PLAN	DA
22	02.04.06	REV. NEW NEW SITE PLAN	DA
28	05.04.07	REV. BUILDING 7 OF SUBDIVISION	DA
27	15.04.08	REV. NEW NEW SITE PLAN	DA
26	02.04.06	REV. BUILDING 7 PLAN 2335	DA
25	14.02.07	REV. CLARIFICATION	DA
16	05.04.05	REVISED CONSTRUCTION	DA
23	14.02.05	REV. NEW NEW SITE PLAN	DA
04	14.04.03	PRO. EXPLANATORY PLAN 1044	DA
02	14.04.03	REV. NEW NEW SITE PLAN	DA
05	14.02.05	REVISED CONSTRUCTION	DA
11	13.04.04	REV. NEW NEW SITE PLAN	DA
10	13.04.04	REV. NEW NEW SITE PLAN	DA
09	13.04.04	REV. NEW NEW SITE PLAN	DA
08	13.04.04	REV. NEW NEW SITE PLAN	DA
07	13.04.04	REV. NEW NEW SITE PLAN	DA
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03	13.04.04	REV. NEW NEW SITE PLAN	DA
02	13.04.04	REV. NEW NEW SITE PLAN	DA
01	13.04.04	REV. NEW NEW SITE PLAN	DA

NO. DATE REVISION DESCRIPTION DR.

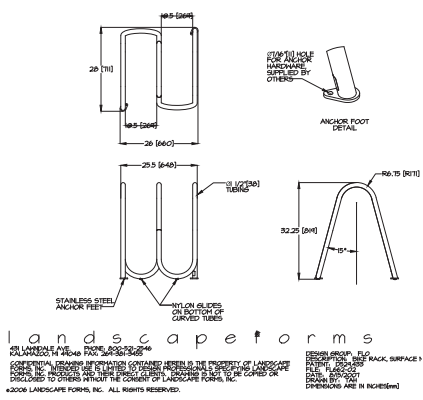
CLIENT:

PROJECT:
**WATERSTONE
BUILDING 8**
**6470-194 STREET
SURREY, BC
SURREY JOB NO: 7915-01**

DRAWING TITLE:
**LANDSCAPE
DETAILS**
DATE: **14 FEB 13** DR:
SCALE: **AS SHOWN**
DRAWN: **BA**
DESIGN: **BA**
CHKD: **BA**

PMG PROJECT NUMBER:

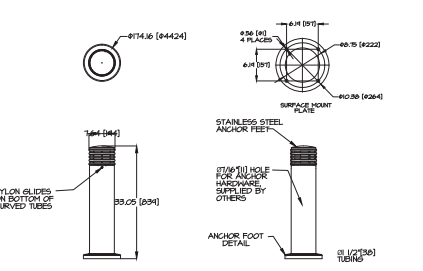
7916-0302-00 (F)



FLO THREE BICYCLE BIKE RACK
BLACK POWDER COATED STEEL NTS

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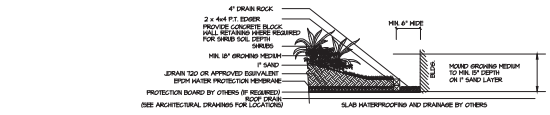


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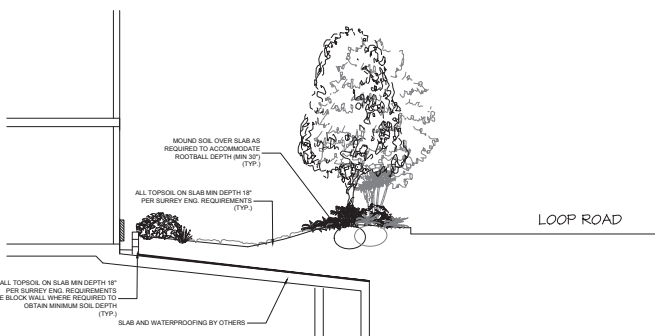
LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

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

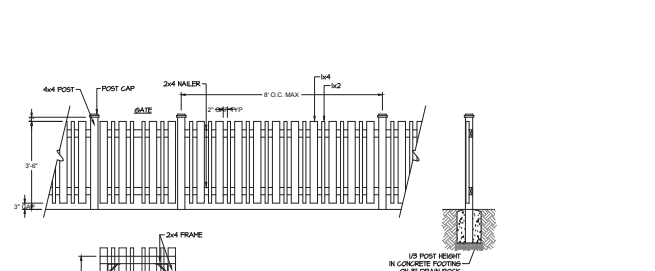
SCALE: 1/2" = 1'-0"



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



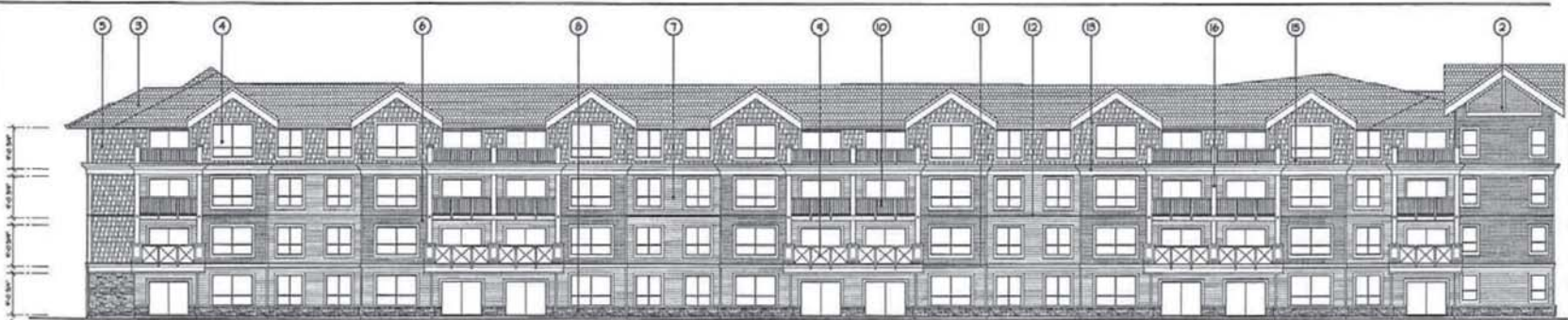
SECTION - TYP. TREE PLANTING OVER SLAB
SCALE: 1/4" = 1'-0"



- NOTE
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM).
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR GRAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL PICKETS TO BE LEVEL. CHAINERS IN GRADE TO BE 81 1/2" UP STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/8".

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

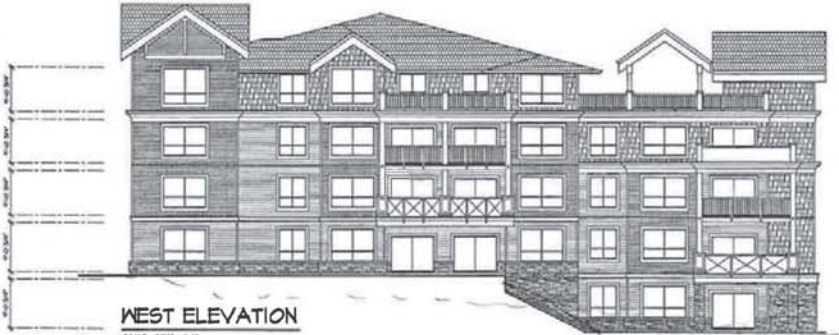
SCALE: 1/2" = 1'-0"



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

SCHEDULE OF FINISHES

- | | | | |
|---|--|------------------------------------|--|
| ① HOOD STRUT & BEAM | ④ HORIZONTAL VINYL SIDING - 3" PROFILE | ⑩ BUILT UP HOOD CORNICE | ⑬ 12" X 12" HOOD COLUMN CMH 24" X 24" BASE (P) |
| ② HOOD LAUVER | ⑤ HORIZONTAL VINYL SIDING - 4" PROFILE | ⑪ THRU WALL METAL FLASHING | ⑭ PAINTED HORIZONTAL VENEER PLYWOOD & HOOD TRIM |
| ③ ARCHITECTURAL LAMINATED UNHERRINGED ASPHALT SHINGLE | ⑥ STONE VENEER | ⑫ BUILT UP HOOD CORNICE | ⑮ VINYL REARDOORED ROOFING |
| ④ VINYL FRAMED WINDOWS | ⑦ POWDER COAT ALUMINUM GUARDRAIL CMH GLAZING | ⑬ BUILT UP HOOD CORNICE | ⑯ ENGRAVED ALUMINUM REVERSIBLE CORNELL LETTERS ON A CURVED METAL |
| ⑤ VINYL CEDAR SHAKE SIDING | ⑧ POWDER COAT ALUMINUM GUARDRAIL CMH 2X2 PICKETS | ⑭ 2X6 HOOD TRIM WITH 2X6 BALL TRIM | ⑰ ANGLE PEAVE FLOOR, ELEVATED BY PLANKS HIDDEN ON HOOD BEAMS |
| | | | ⑱ 2X4 HOOD TRIM ON PAINTED PLYWOOD FASCIA BOARD |



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



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



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

NO.	DATE	BY	CHKD.

NO. 1000

CLIENT: H.L. PROPERTY INVESTMENTS LTD.
PROJECT: RV 40 DEVELOPMENT PROPOSAL
6410 - 6410 - 14th ST. SURREY
SHEET CONTAINS: ELEVATIONS

barnett demb
ARCHITECTS LTD.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V2W 1R8
PHONE: (604) 887-7
FAX: (604) 897-2
EMAIL: mol@barkitac.com

CLIENT NO: 606
PROJECT NO: 06007
SHEET NO: AC-4
REV. NO: