

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7916-0302-00

Planning Report Date: July 25, 2016

#### PROPOSAL:

#### • Development Permit

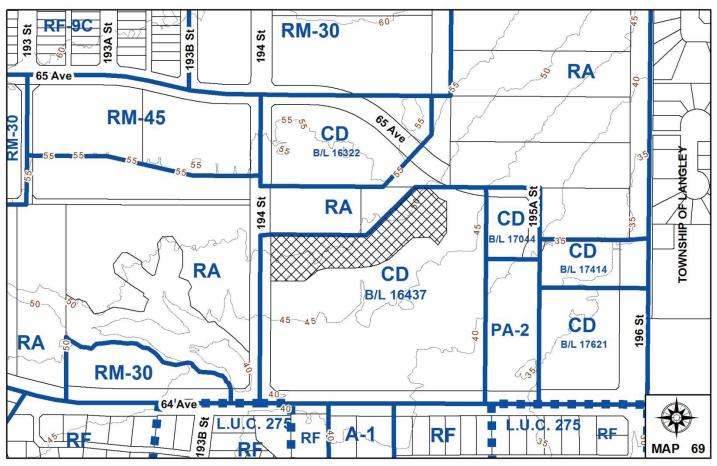
to permit design revisions to Building No. 8 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton

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 /<br>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<br>Density) and Public<br>Open Space / Park | CD (By-law No. 16437) |
| South:                    | Phases 1-6 of the<br>Waterstone<br>development  | 22-45 u.p.a. (High<br>Density)                                 | CD (By-law No. 16437) |
| West (Across 194 Street): | City parkland   | Public Open Space /<br>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

# <u>Information for City Clerk</u>

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

ı. (a) Agent: Name: Maciej Dembek

Barnett Dembek Architects Inc.

Address: 7536 - 130 Street, Unit 135

Surrey, BC V<sub>3</sub>W <sub>1</sub>H8

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 /<br>Maximum Allowed | Proposed          |
|-------------------------------------|---------------------------------------|-------------------|
| LOT AREA* (in square metres)        |                                       |                   |
| Gross Total                         |                                       | 4.4 ha / 10.86 ac |
| Road Widening area                  |                                       | o.11 ha/ o.28 ac  |
| Undevelopable area                  |                                       | 0.16 ha/ 0.4 ac.  |
| Net Total                           |                                       | o.16 ha/ o.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 /<br>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<br>width/length              |                                       | N/A          |

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

#### **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

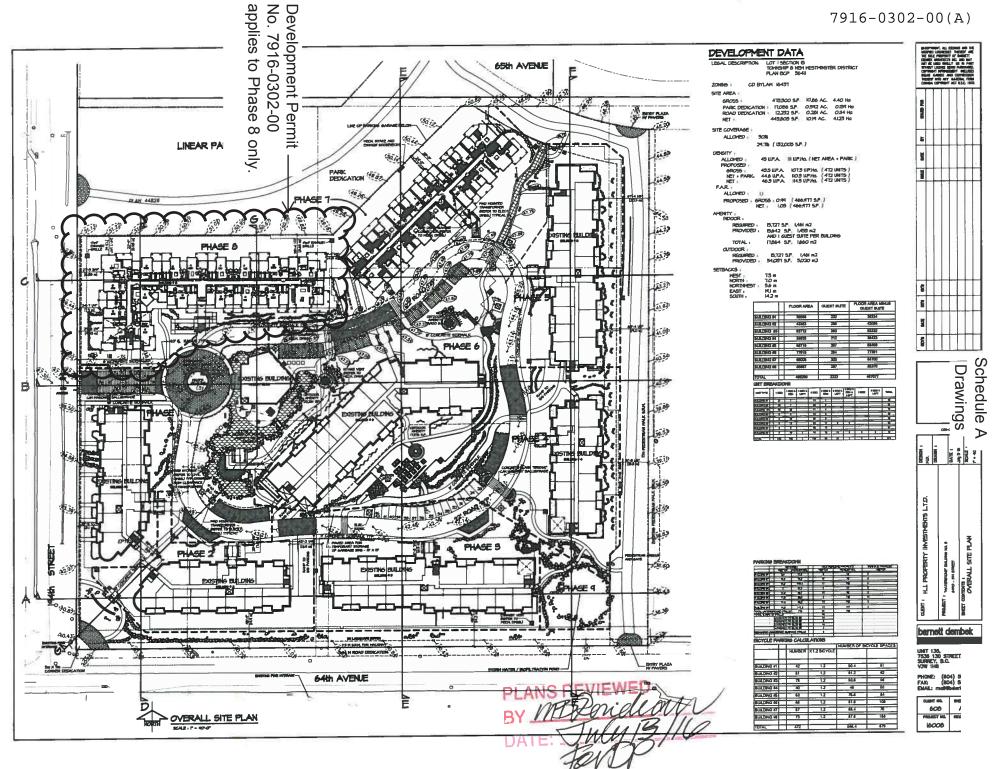
6490 - 194 Street

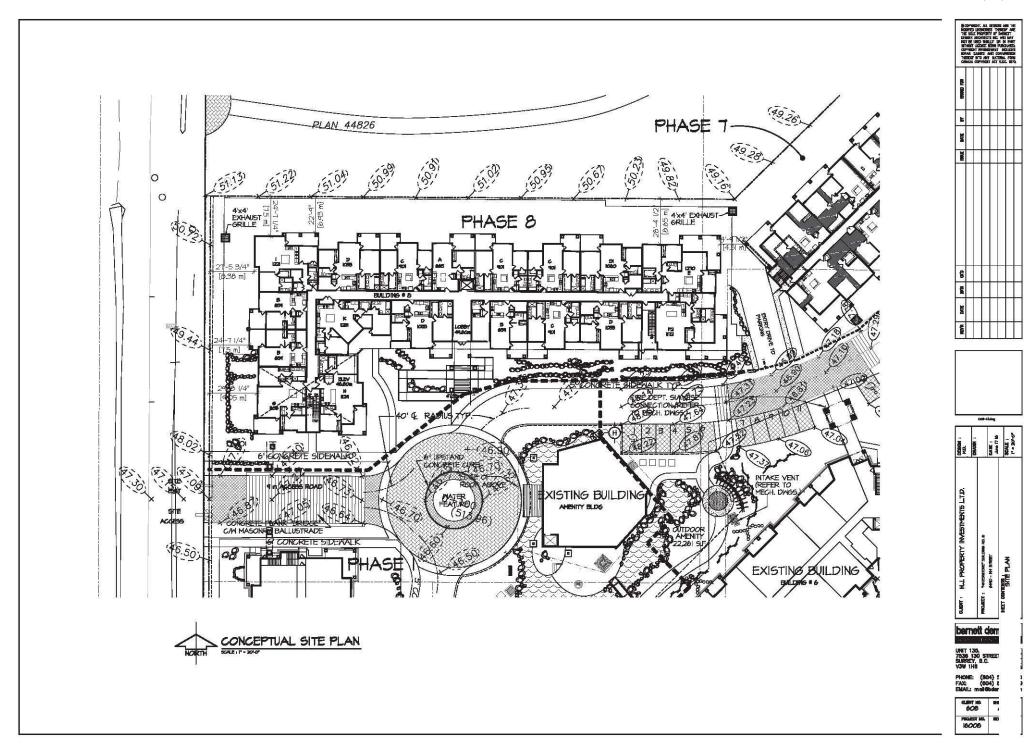
(the "Land")

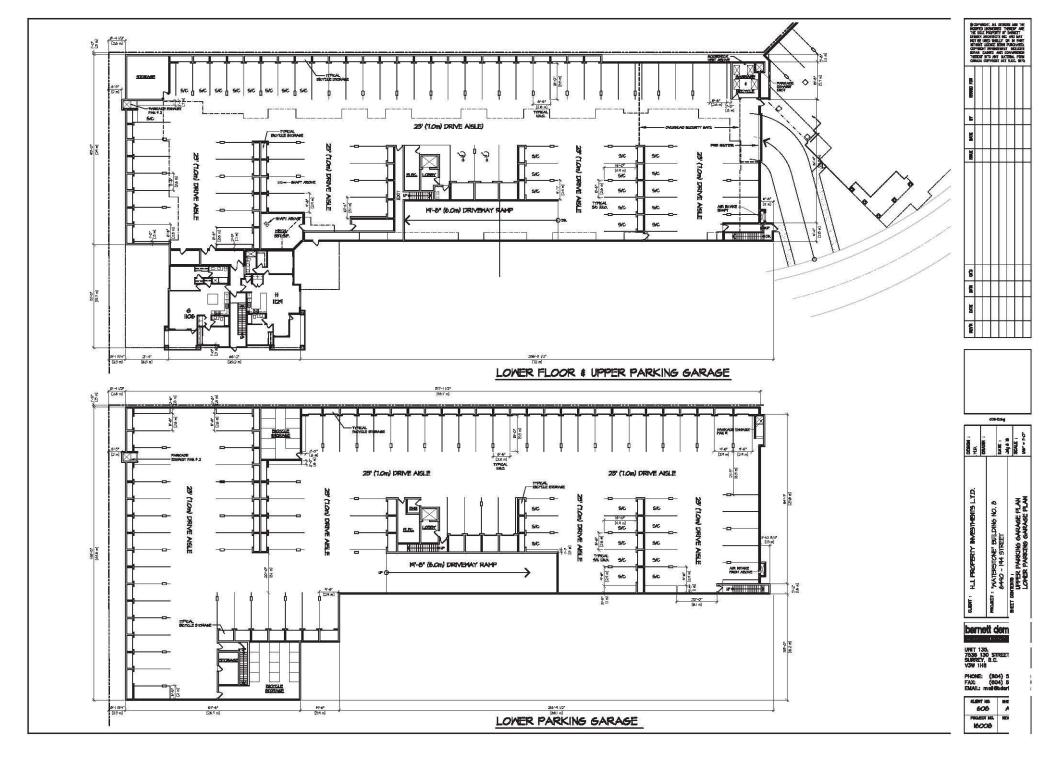
- 3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
- 4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
- 5. The character 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").

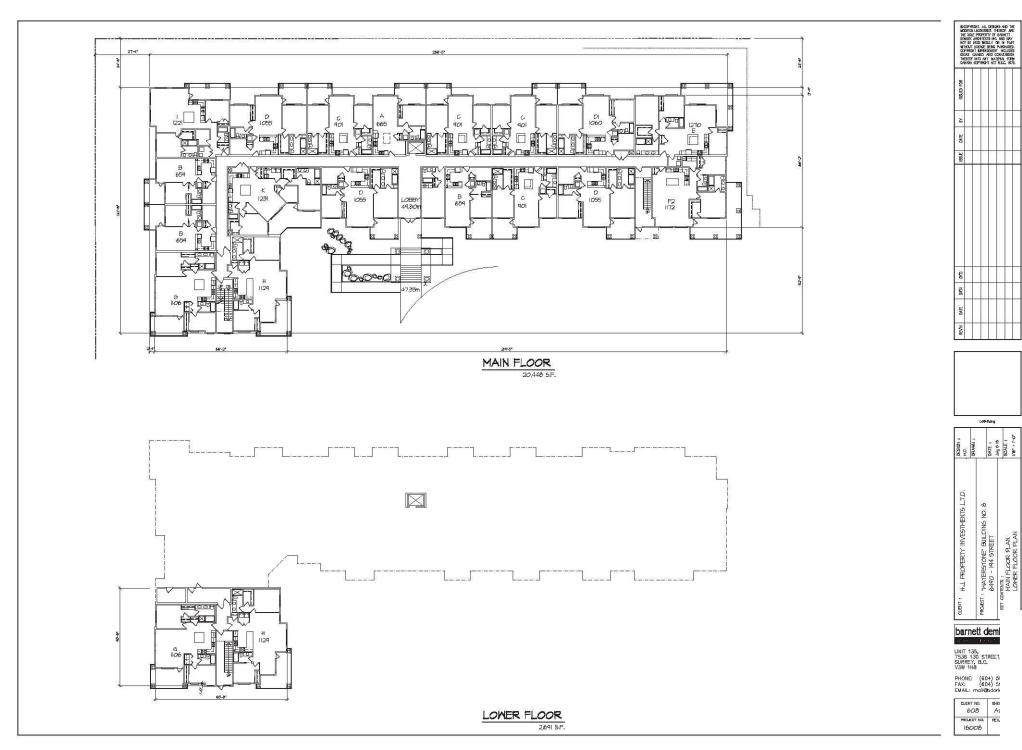
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of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

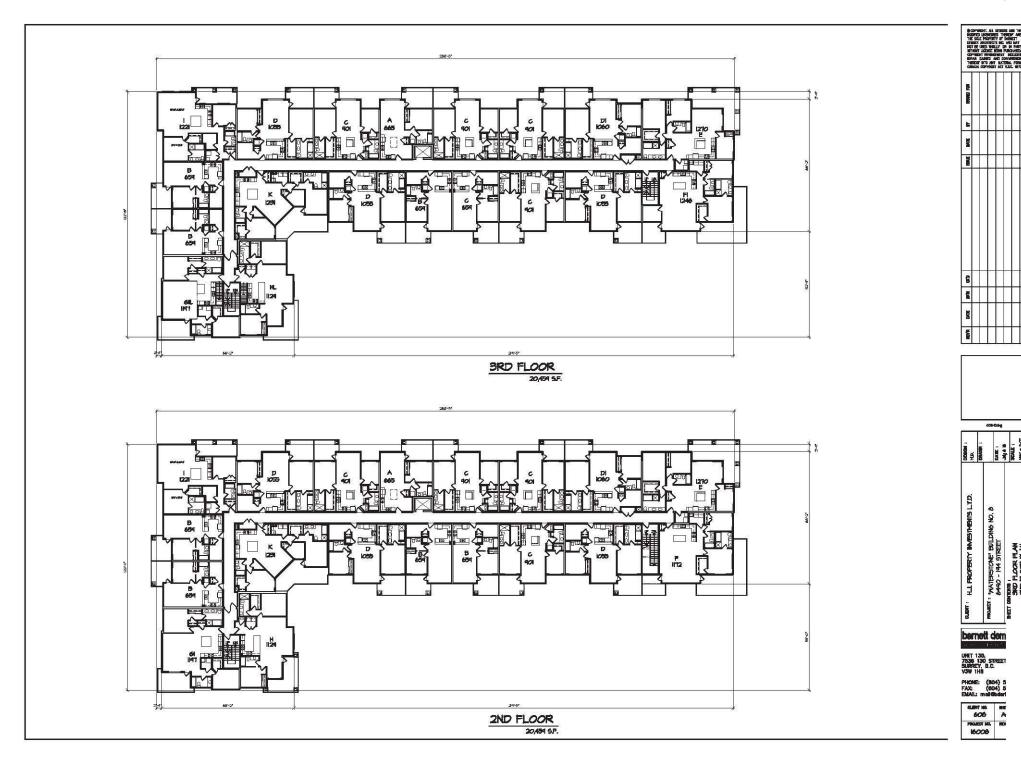
| <ol> <li>This development permit is not a building per</li> </ol>  | rmit.                              |
|--|------------------------------------|
| AUTHORIZING RESOLUTION PASSED BY THE CO<br>ISSUED THIS DAY OF , 20 .   | UNCIL, THE DAY OF , 20 .           |
|  | Mayor Linda Honnor                 |
|  | Mayor - Linda Hepner               |
|  |                                    |
|  | City Clerk – Jane Sullivan         |
| IN CONSIDERATION OF COUNCIL'S APPROVAL O<br>OTHER GOOD AND VALUABLE CONSIDERATION<br>THE TERMS AND CONDITIONS OF THIS DEVELO<br>THAT WE HAVE READ AND UNDERSTOOD IT. | I, I/WE THE UNDERSIGNED AGREED TO  |
|  | M. Decelos                         |
|  | Authorized Agent: (Signature)      |
|  | MACIEL DENBER Name: (Please Print) |
| OR   |                                    |
|  | Owner: (Signature)                 |
|  |                                    |
|  | Name: (Please Print)               |

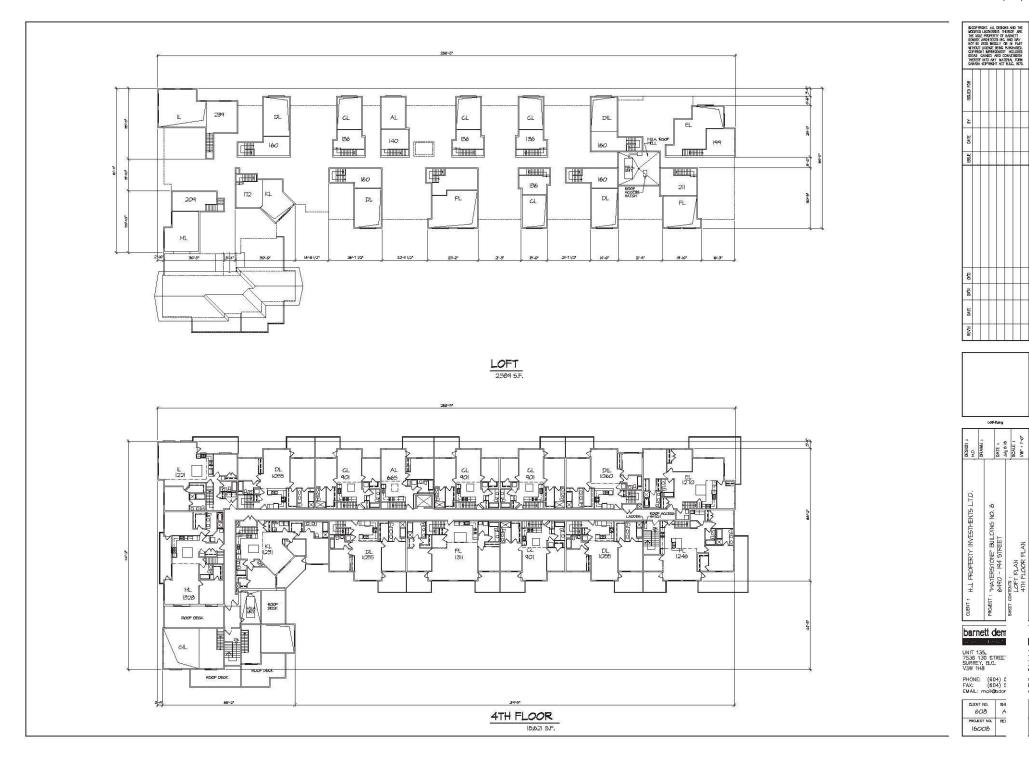


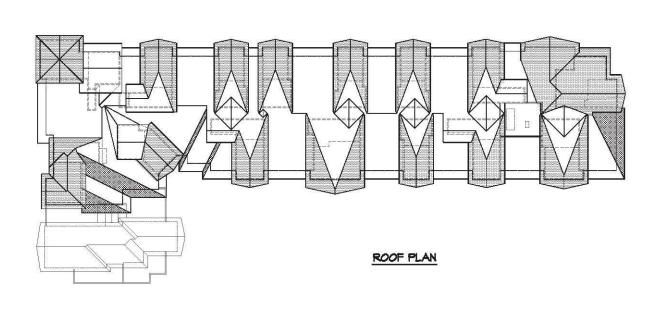












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| OPERON :                   | DRAMBI | 32                                   | DATE:             |                | SCALE :   |
| ALD HAPPERY INFOMENTS LTD. |        | PROPERTY: WATERSTONE' BUILDING NO. 8 | 6440 - 144 STREET | ACT CONTENTS . | ROOF PLAN |

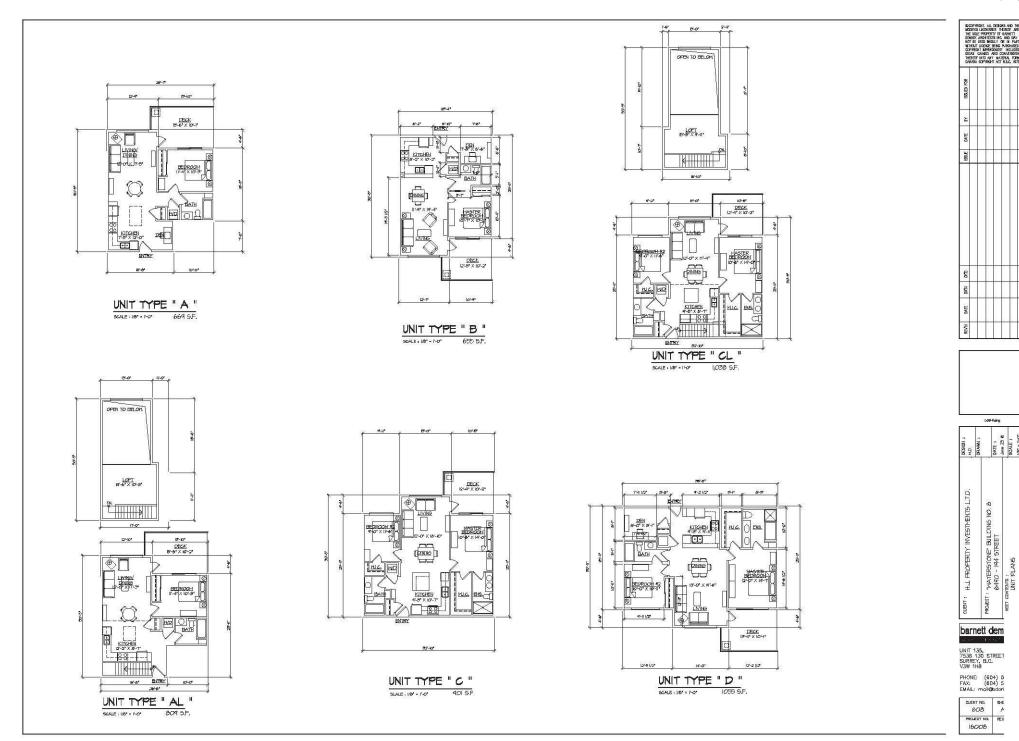
UNIT 135, 7336 130 STREET SURREY, B.C. VSW 1HB

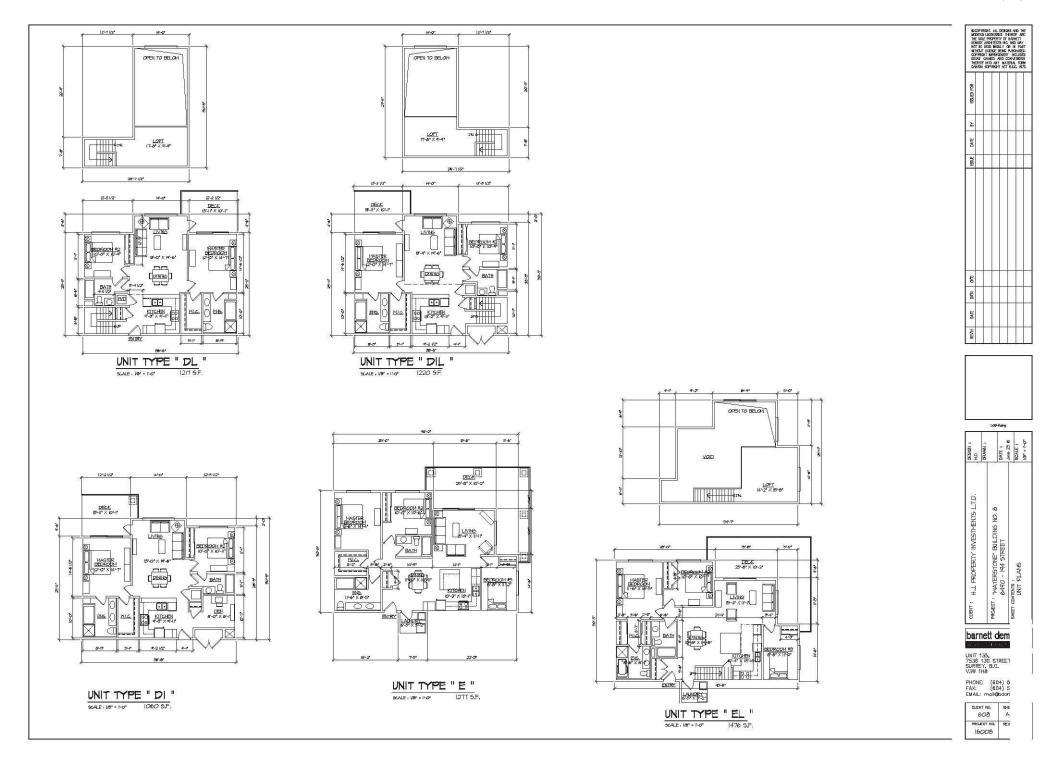
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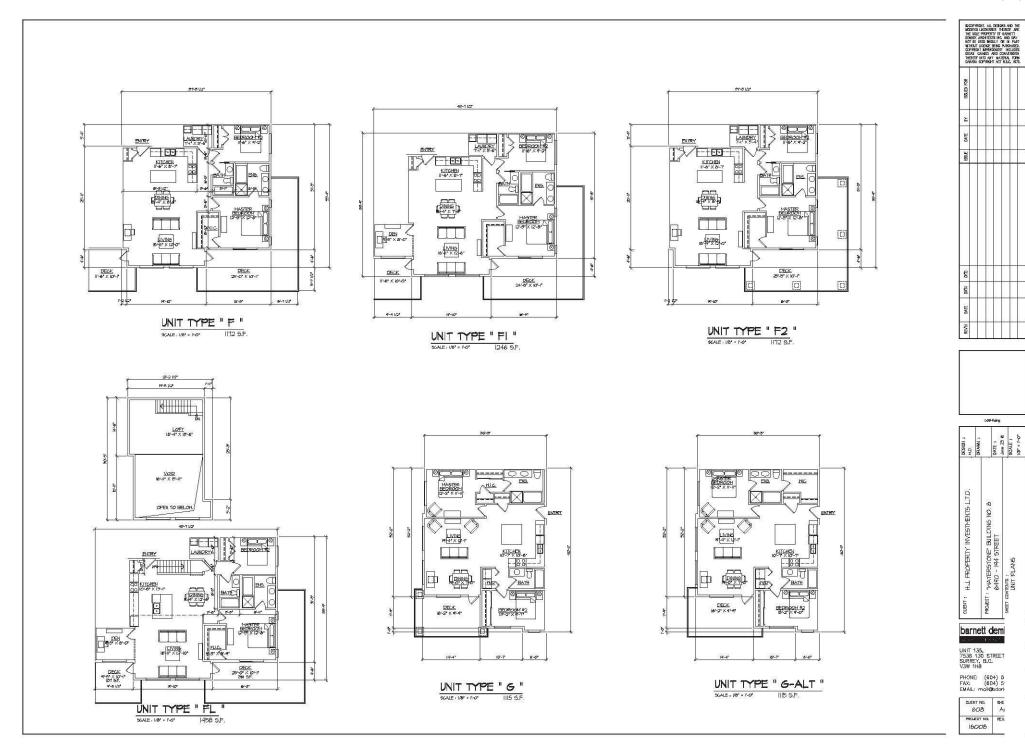
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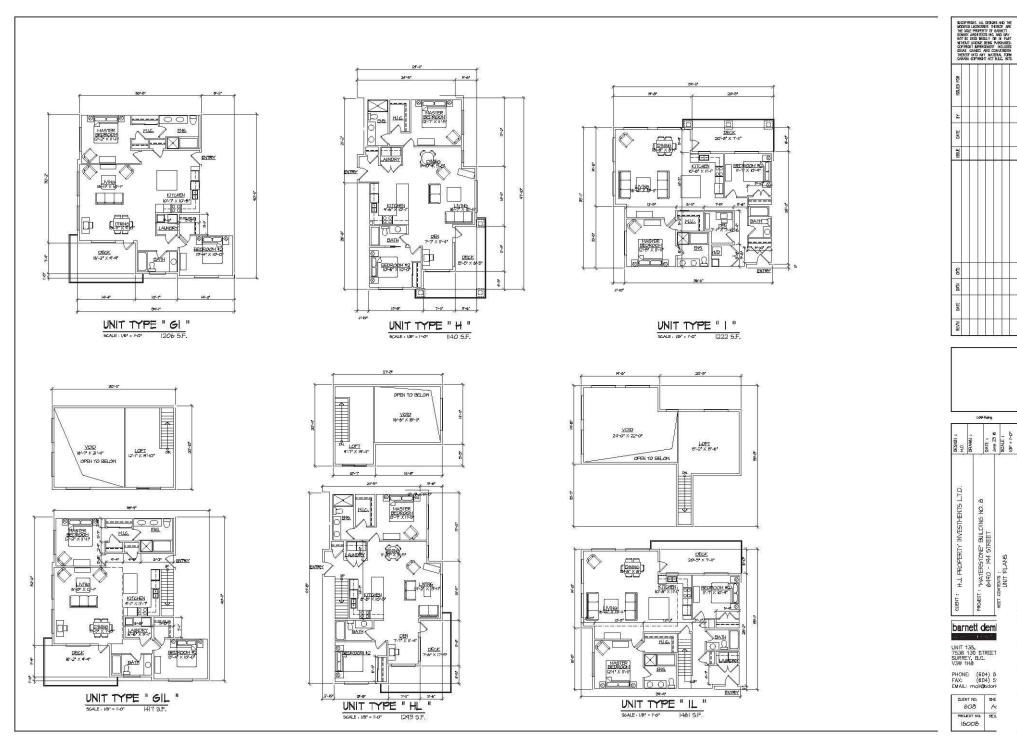


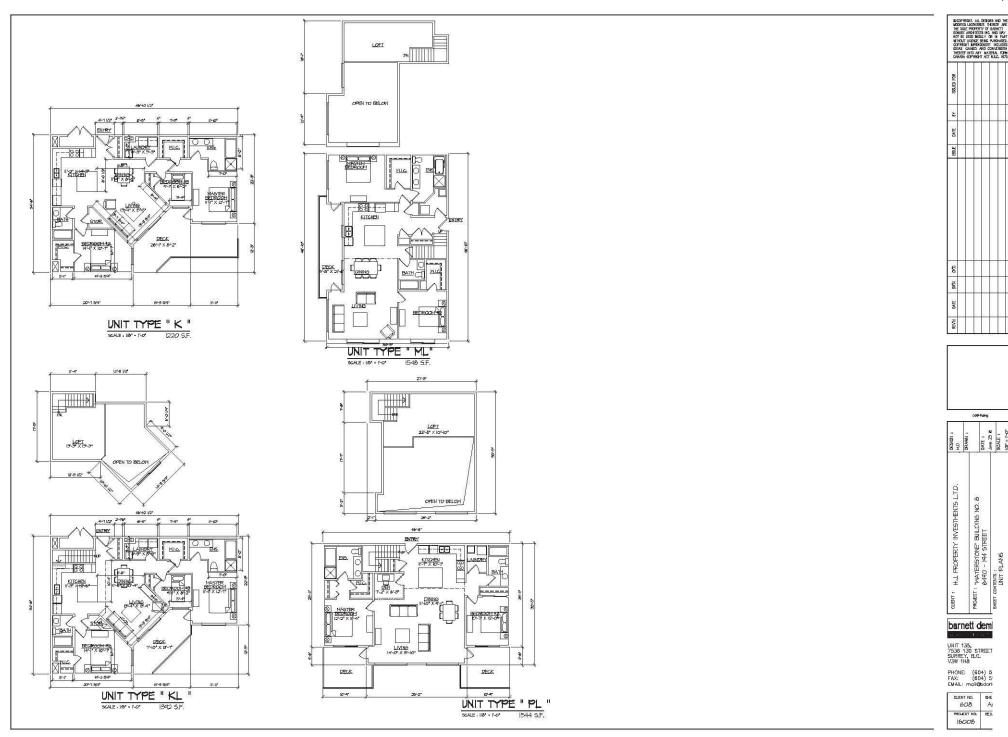




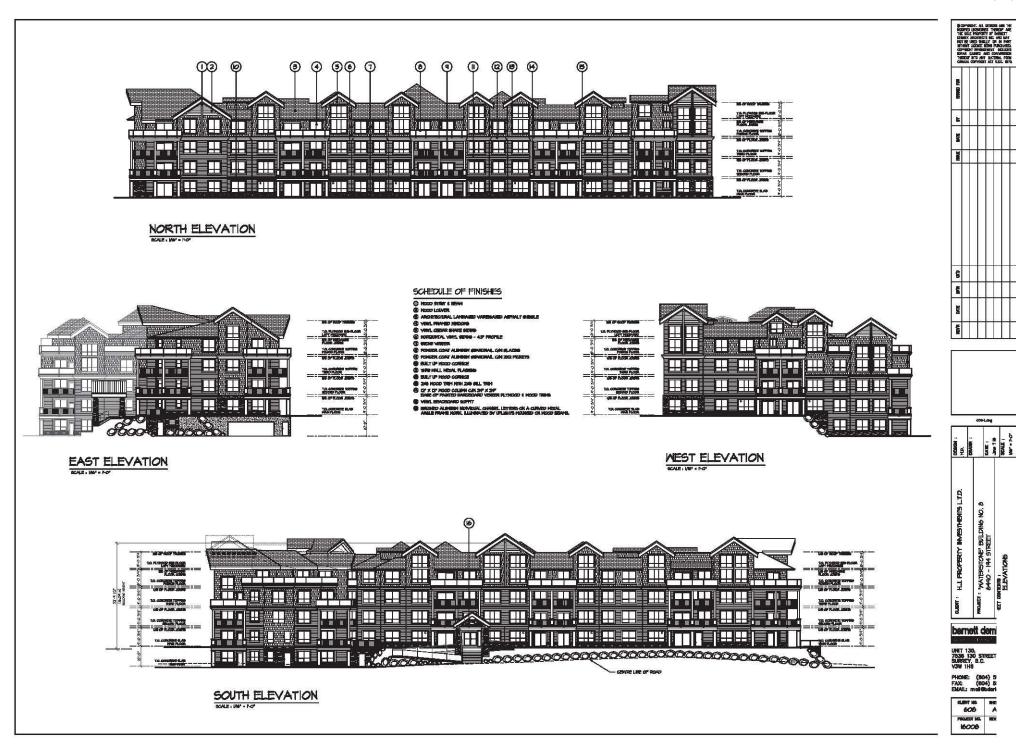
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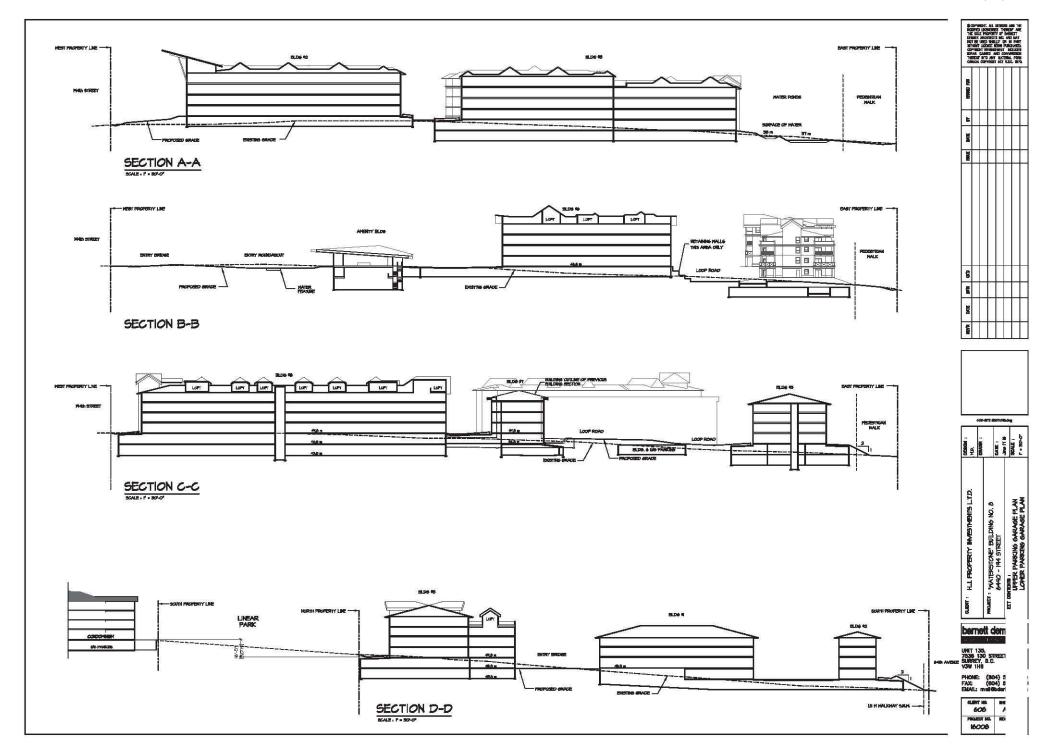
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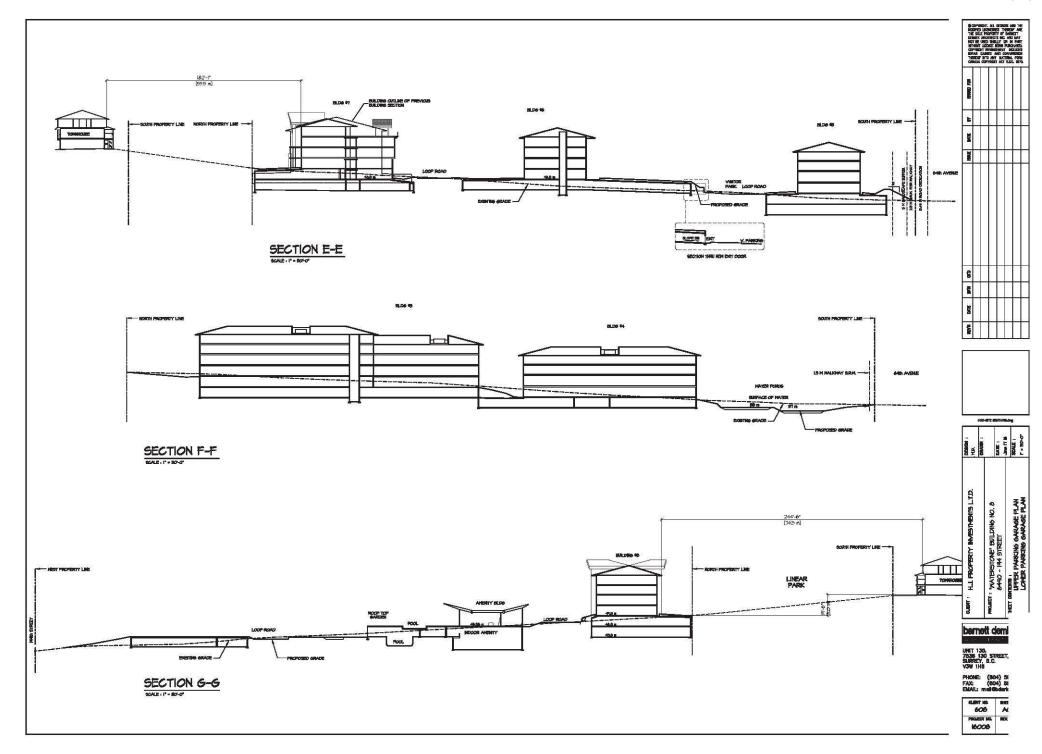


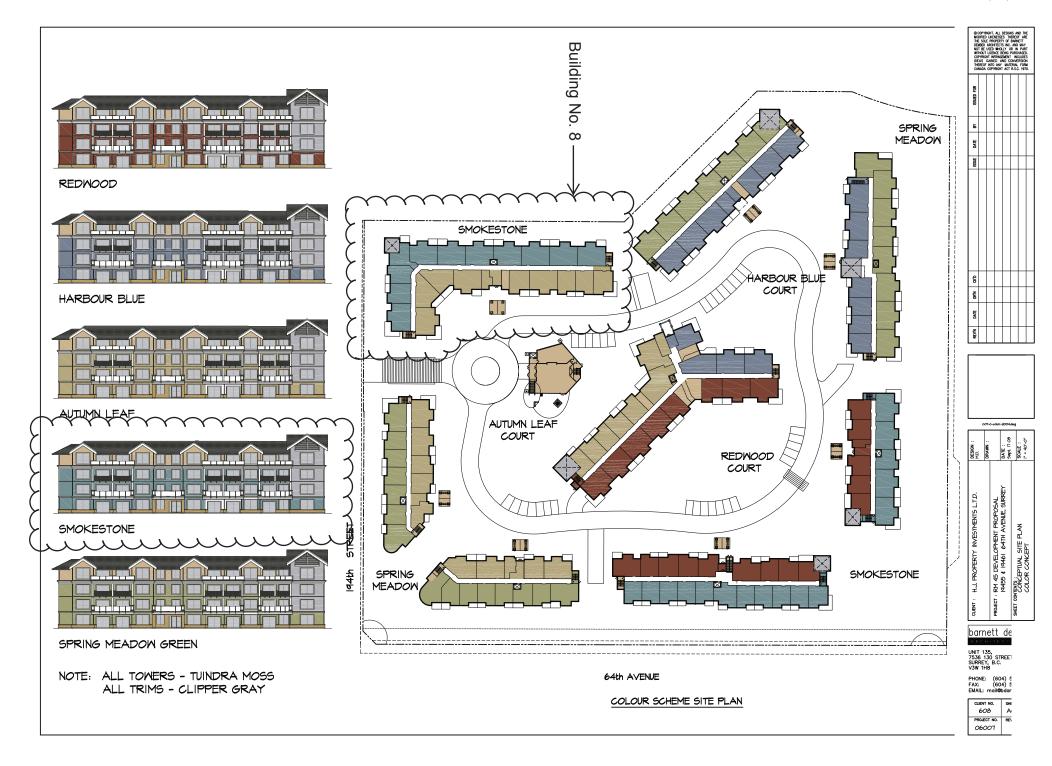


"WATERSTONE" BUILDING 6440 - 144 STREET



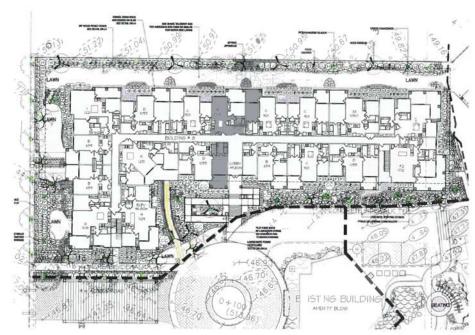














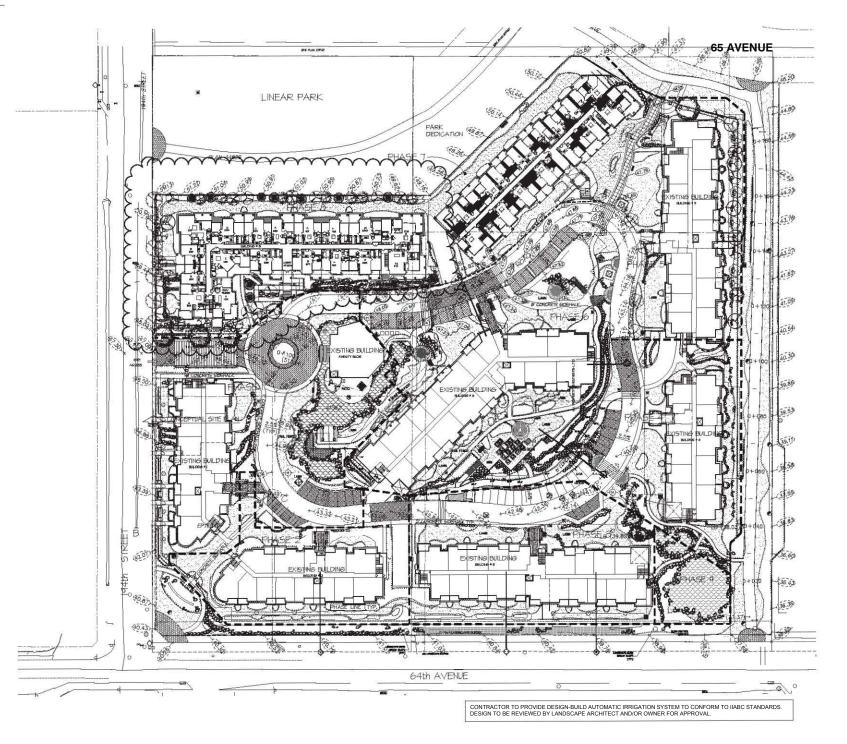
Plans checked by E.L. & John Planning & Development, City of Surrey

Date July 12, 2016 Acceptable

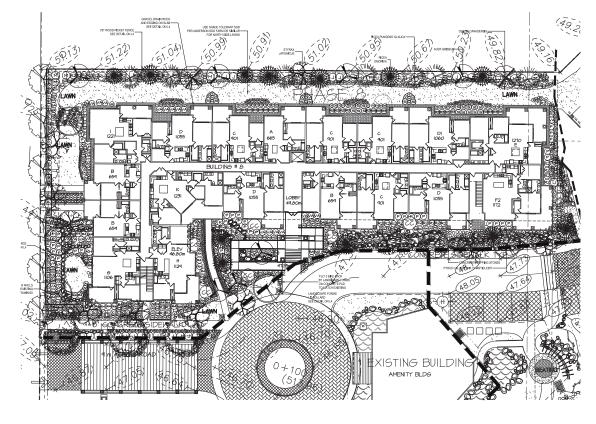
☐ Not Acceptable

Ravisions accapted as per previously approved plans 08.0220

S. Monte.
S. Mon WATERSTONE BUILDING 8 6470-194 STREET SLABELY, BC SLABELY XOR NO: 7915-0160-0 SHRUB PLAN BUILDING 8







| PLAN         | IT S | CHEDULE BUILDING 8 O                    | NLY                               | DMG JOB NUMBER: 07029   |
|--------------|------|---|-----------------------------------|-------------------------|
|              | QTY  | BOTANICAL NAME                          | COMMON NAME                       | PLANTED SIZE / REMARKS  |
| IREE         |      |   |                                   |                         |
| Ha           | 7    | ACER GRISEUM                            | PAPERBARK MAPLE                   | 6CM CAL; 1.8M STD; B&B  |
| <i>1</i> (1) | 6    | CERCIDIPHYLLUM JAPONICUM                | KATSURA TREE                      | 8CM CAL; 1.8M STD; B&B  |
| سده          | 2    | CERCIS CANADENSIS                       | EASTERN REDBUD                    | 6CM CAL; B&B            |
|              | 12   | PICEA OMORIKA                           | SERBIAN SPRUCE                    | 3.0M HT; B&B            |
| Carrier.     | 7    | PICEA PUNGENS 'GLAUCA'                  | COLORADO BLUE SPRUCE              | 2.5M HT; B&B            |
| "A)          | 6    | PYRUS CALLERYANA 'CHANTICLEER'          | CHANTICLEER PEAR                  | 6CM CAL; 1.5M STD; B&B  |
| 70           | 3    | QUERCUS COCCINEA                        | SCARLET OAK                       | 10CM CAL; 1.8M STD; B&B |
| $\otimes$    | 11   | STYRAX JAPONICUS                        | JAPANESE SNOWBELL                 | 6CM CAL; B&B            |
| A2           | 146  | AZALEA WHITE LIGHTS'                    | DECIDUOUS AZALEA; WHITE           | #2 POT                  |
| J            | 36   | CORNUS SERICEA                          | RED OSIER DOGWOOD                 | #2 POT; 6' OC.          |
| CC           | 6    | COTINUS COGGYGRIA 'ROYAL PURPLE'        | PURPLE SMOKE BUSH                 | 1.5M B&B                |
| U            | 54   | EUPHORBIA POLYCHROMA                    | SPURGE                            | #1 POT                  |
| IC           | 56   | ILEX CRENATA 'GREEN THUMB'              | HOLLY; COMPACT                    | #2 POT; 30CM            |
| M            | 17   | MAHONIA AQUIFOLIUM                      | OREGON GRAPE HOLLY                | #2 POT; 60CM            |
| Р            | 59   | PIERIS JAPONICA 'TEMPLE BELLS'          | TEMPLE BELLS PIERIS               | #2 POT: 60CM            |
| R1           | 3    | RHODODENDRON 'COTTON CANDY'             | RHODODENDRON                      | #3 POT                  |
| R4           | 70   | RHODODENDRON 'LODER'S WHITE'            | RHODODENDRON (WHITE)              | #2 POT                  |
| R2           | 82   | RHODODENDRON 'PURPLE SPLENDOR'          | RHODODENDRON; DARK PURPLE; L. MAY | #3 POT; 50CM            |
| RH           | 5    | RHUS AROMATICA                          | FRAGRANT SUMAC                    | #2 POT; 6' OC           |
| R3           | 24   | RHUS AROMATICA                          | FRAGRANT SUMAC                    | #3 POT                  |
| S1           | 27   | RIBES SANGUINEUM                        | RED FLOWERING CURRANT             | #3 POT: 80CM            |
| Y1           | 39   | SARCOCOCCA HOOKERANA 'RUSCIFOLIA'       | FRAGRANT SWEETBOX                 | #3 POT: 30CM            |
| SA           | 27   | SPIRAEA X BUMALDA 'GOLDFLAME'           | GOLDFLAME SPIREA                  | #2 POT: 40CM            |
| TX           | 36   | TAXUS BACCATA                           | ENGLISH YEW                       | 1.2M B&B                |
| v            | 182  | VIBURNUM DAVIDII                        | DAVID'S VIBURNUM                  | #2 POT                  |
| VA           | 56   | VIBURNUM X CARLCEPHALUM                 | VIBURNUM                          | #2 POT: 4' OC           |
| PERENN       | IIAL |   |                                   |                         |
| н            | 30   | HOSTA FORTUNEII VARIEGATA 'AUREO-MARGII | NATA'GOLD VARIEGATED HOSTA        | #1 POT; 1 EYE           |
| la           | 39   | LAVENDULA ANGUSTIFOLIA                  | ENGLISH LAVENDER                  | #1 POT                  |
| M2           | 24   | MISCANTHUS SINENSIS 'GRACILLIMUS'       | MAIDEN GRASS                      | #1 POT                  |
| GC           |      |   |                                   |                         |
| A            | 178  | ARCTOSTAPHYLOS UVA-URSI                 | KINNIKINNICK                      | #1 POT; 20CM            |
| co           | 91   | COTONEASTER DAMMERII                    | BEARBERRY COTONEASTER             | #1 POT; 25CM            |
| F            | 285  | ERICA CARNEA 'SPRINGWOOD PINK'          | HEATH                             | #1 POT                  |

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

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L:

RCEL IDENTIFIER: 006-160-581 OT 40 SECTION 15 TOWNSHIP 8 OW WESTMINSTER DISTRICT

PARCEL IDENTIFIER: 006-160-603 LOT-41 EXCEPT: PART SUBDIVIDED BY PLAN 44826, SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 41562

PARCEL IDENTIFIER: 011-236-361 LOT 1 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12335); SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 7371

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

PARCEL IDENTIFIER: 0/2-657-760
PARCEL "A" (EXPLANATORY
PLAN 16941) LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2468

| 33 16.JUL  | 06 SLDG 8 RE-ISSUED FOR DP          | RA. |
|------------|-------------------------------------|-----|
| 32 16.JUN  | 02 BLDG 8 ISSUED FOR DP             | BA  |
| 31 15.060  | 18 BLDG 7 ISSUED FOR 9.P.           | RA  |
| 30 15 AUG  | 27 REV. PER NEW EAST ACCESS PATH    | BA. |
| 29 15.335. | 18 REV. PER CITY COMMENTS           | RA. |
| 28 15.JUL  | 07 REV. BUILDING 7 - DP AMENDMENT   | RA. |
| 27 15.569  | 24 REV. PER NEW SITE PLAN           | RA  |
| 26 15.1AN  | 29 REV. BOULDER RETAINING WALL      | RA  |
| 25 14.0CT  | 21 IFC CLARIFICATION                | BA. |
| 24 14.OCT  | 10 ISSUED FOR CONSTRUCTION          | RA. |
| 23 14.559. | 30 REV. PER NEW SITE PLAN           | RA. |
| 22 14.APR  | 23 PMT RELOCATION/NEW SITE PLAN     | RA. |
| 21 54.MAR  | 11 REV. WALKWAY AREA WEST OF BLDG 6 | RA  |
| 20 14.558  | 13 ISSUED FOR PRICING               | BA  |
| 19 13.NOV  | DG ADD LANDSCAPE SCREEN NORTH ENTRY | BA. |
| 18 13.500. | 12 ISSUED FOR 8P - BUILDING 6       | RA. |
| 17 13.AUG  | 20 BLDG G-REV PER NEW SITE PLAN     | NT  |
| 16 13.AUG  | 09 BLDG 6 - REV PER NEW SITE PLAN   | NT  |
| 15 13.AUG  | 02 BLDG 6 - REV PER NEW SITE PLAN   | BA. |
| 14 13.EUN  | 25 BLDG 6 - REV. PER NEW SITE PLAN  | BA. |
| 13 13.MAR  | 04 REV AS PER CITY COMMENTS         | NT  |
| 12 13.FER  | 13 REV AS PER CITY COMMENTS         | NT  |
| 11 12.060  |                                     | NT  |
| 10 10.0CT  | DS BUILDING 4/5 IFC                 | BA. |
| 9 10.88    | 20 REV SPEC SOIL DEPTH ON GRADE     | 84  |
| 8 20.MAI   | L3 BLDGS 4/5 ISSUED FOR BP          | BA. |
| 7 10.JAN   | 12 BEV PER NEW MECH PLAN            | BA. |
| 6 09.060   | 11 ADD PHASE 4 DETENTION POND       | BA. |
| 5 09.NOV   | 12 REV PER NEW BLDG 4.5.6.          | RA. |
| 4 09.FEB.  |                                     | PR  |
| 3 08.050   | 11 SPECIFICATION REVISIONS          | 12  |
| 2 08.0CT   |                                     | 12  |
| 1 08.SEP.  |                                     | KR. |
| NO. DA     | TE REVISION DESCRIPTION             | DR  |
|            |                                     |     |

CL

PROJEC1

WATERSTONE BUILDING 8

6470-194 STREET SURREY, BC SURREY JOB NO: 7915-0150 00

DRAWING TIT

SHRUB PL: BUILDING

DATE: 16.JNO SCALE: 1/6\*#1\*O\* DRAWN: BA DESIGN: BA

PMG PROJECT NUMBER

PARCEI, IDENTIFIEE: 611-296-8 LOT 1 EECEPT: PARCEL. "A" (IEELANATCRY FLAN 12319); SECTION 15 TOWNSIEP 8 165W WISTINGSTOR DESIGN FLAN

| 22 | 36 JUN 01 | BUILDING 8 DP SUBMISSION         |     |
|----|-----------|----------------------------------|-----|
| 31 | 15.DEC.18 | BLDG 7 ISSUED FOR B.P.           |     |
| 30 | 15.AUG.27 | REV. PER NEW EAST ACCESS PATH    |     |
| 29 | 15.JUL.18 | REV. PER CITY COMMENTS           | _   |
| 28 | 15.JUL.07 | REV. BUILDING 7 - DP AMENDMENT   |     |
| 27 | 15.FEB.24 | REV. PER NEW SITE PLAN           |     |
| 26 | 15.1AN 29 | REV. BOULDER RETAINING WALL      |     |
| z  | 14.0CT.21 | IFC CLARIFICATION                |     |
| 24 | 14.0CT.10 | ISSUED FOR CONSTRUCTION          |     |
| 23 | 14.SEP.10 | REV. PER NEW SITE PLAN           |     |
| 22 | 54.APR.23 | PMT RELOCATION/NEW SITE PLAN     |     |
| 21 | 54.MAR.11 | REV. WALKWAY AREA WEST OF BLDG 6 |     |
| 20 | 14.559.13 | ISSUED FOR PRICING               |     |
| 19 | 13.NOV.06 | ADD LANDSCAPE SCREEN NORTH ENTRY |     |
| 18 | 13.559.12 | ISSUED FOR RP - BUILDING 6       |     |
| 17 | 13.AUG.20 | BLDG 6- REV PER NEW SITE PLAN    |     |
| 16 | 13.AUG.09 | BLDG 6 - REV PER NEW SITE PLAN   |     |
| 15 | 13.AUG.02 | BLDG 6 - REV PER NEW SITE PLAN   |     |
| 14 | 13.JUN.25 | BLDG 6 - REV. PER NEW SITE PLAN  | _   |
| 13 | 13.MAR.04 | REV AS PER CITY COMMENTS         |     |
| 12 | 13.FER.13 | REV AS PER CITY COMMENTS         |     |
| 11 | 12.05C.06 | REV AS PER REVISED BLDG 6        |     |
| 10 | 10.0CT.05 | BUILDING 4/5 IFC                 |     |
| 9  | 10.JUL.20 | REV SPEC SOIL DEPTH ON GRADE     | - 6 |
| 8  | 20 MAR.3  | BLDGS 4/5 ISSUED FOR BP          |     |
| 2  | 10.JAN.12 | REV PER NEW MECH PLAN            |     |
| 6  | 09.DEC 11 | ADD PHASE 4 DETENTION POND       |     |
| 5  | 09.NOV.12 | REV PER NEW BLDG 4.5.6.          |     |
| 4  | 09.758.04 | REV VENT LOCATIONS BLD 1 SI      |     |
| 3  | 08.05C.11 | SPECIFICATION REVISIONS          |     |
| 2  | 08.0CT.24 | SITE PLAN REVISIONS              |     |

WATERSTONE **BUILDING 8** 

6470-194 STREET SURREY JOB NO: 7915-0160-00

LANDSCAPE SPECIFICATION

DATE: M. LKC SCALE: NTS DRAWN: 64

DESIGN: 54 CHKD: 54

PART THREE BOFT LAMBRICADE DEVELOPMENT - CONT

ither. At the Kim of Turke provide accepted chart of all congesses of the six propined including make, todiffer, water the, Stoped when requi

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

D HIST RILLING LANDSCAPE ON STRUCTURES

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All: The digital relative, the Landau Annual Annual

. Verify that drainer understeelien asterial is consisted but all of understeeling beginning see's Contact Landscope Scribbed for instructions if not in also.

5. Cover druke rack jor alternative should drainful apartled on drawing destatal with filter Carrie Lapping (\* (Salma) at all signes. Mit dis approvals of crobings syntem prior to plants a prior to plant a plant a prior to plant a pl

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Distinction is statistically the inspections of substantial constalling in this progress about application, and of the parent or period, there should be three without during the Quant. Making the Quant.

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A form for the following. It is designed to the control of the con

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5. Publishment I was Construct to E.C. Landerson Standard Sarriag 19. Table 1. Halabasana Land "Malker"

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 Federal is George with Fact Two of this bit. Last scape Standard Formatitions and rates as regard by sell faithing.

3. Related Stretards and Indicate R.C. I universe Stretard Tables within First Born Lake, R.C. Peel Hite Control Art.

3 Provide daza sud at all through-slab droft iscalizes . Des 300ns nin, da, PVEP per fillet vit à drais reci: sidess, specific (noving lette) show

L. hotel data and products a skinse shall of A Wheeler alternate short drahif smaller band date for the power specific transfer.

ALL At the firm of Tender provide according to that of all conguencies of the six project ALZ Fortilizer.

ALZ Rough force if a soil analysis is available, couply all threading.

ALZ Laws inferre interacting its specural, comply with soil analysis recommendations.

J. According passars the questions of each of the activities to be charged into the test wither by near or by a commenty accepted explained mass calibrather delaws massared in. The massared was been been been delayed in the best with a law by this or the companion where you have not been delayed in the contract of the contract of

.11 - Clair belon starry self-rely seer the centers of the area to be beginnessed. Head applicable into provides application and exhibiting gross areas to from self-res surfaces .11 Class up: Baston all schools and other dates resulting from conden operations from the job atts.

13. Rédecance hagin subhorace includes eller modes and melancia til dage eller Sacherité Casacides es un'ell anadecia Tit Cheer, Re-med el hi de la commentation de l

32. Acceptance of the though Exame invest. Proper generation of all specified post opticing the reasposability of the Lockscap Controller. The great shall be reasonably be of virtual to 44 Lockscap (interference in the first post of the controller to the contro

Greater Hecker: Comply with Section 221, Growing Redux. Prior to avoiding request an imposition of the first head grade, and depth and condition of grading are time by the Lambaums (withfirst).

A Set Supply: Contains to all confillate of E.C. Landscope D'andréi, Section 8, E.C. Situatand for Turingrass Soci.

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(LSSE) Laws, AL artes met of on Artesings as bomis urban
deschopent of our including histograph graph

4 Line: The line shall be as defined in Section 323, Philorides. Apply at raises recommended in required will heat. Refer to Section 3.4 for notices

3 Fertilizer: Infan to Section 22.2 Nationia. Apply specified fertilizer at rates about in the required said text. Apply with a mediantial spreadure. Callingto into growing reduced library orbit to mindre. Shall represent the mindre.

J. Publishmen: Degin unintersect insolutely after sadding and outline for ill days after Substantial Completion and unit insepted by the Owner. Protect suited seen from Engage with an internal value of the Engage with an internal control of the ID-Taxabath from some both the Deven. Without in obtain medicary constraint or of Time Internal Completion.

.11 Assignment Land Access The forf shall be requestedly add exist Making with an apparent dead upon as have upon and what he requested from of seeds this BLL Landscape Stander, Section 15 Rehindered Landscape Stander, Section 15 Rehindered Landscape Stander, Section 15 Rehindered Landscape Standers At contract Paris Michigan Standard Landscape Landscape

PLANTE AND PLANTING

2. Obtain approval of Landscape Architect for logical analyse parallel of planting polar to consume country of planting operations

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Al Reniew of the source of copping and/or collect his point does not present advanced rejection of way or all plurities about all the about

Assistably
 Rest of sweet hiddes the Lower Martined and Finder Value, Rather in Florir Scheldule for any schedule of ansatz.
 Supplyment of the assistability of the specific plant satisfic within 35 days of the sweet of its Contract.

down grets.

13. Place all regulated species in the lack time as shown on the landscape drawings. Firstly Landscape destinant if conflicting rade or and . L1 Division of gives giveling landian will only be allowed effor review of the proposed deviation by the Landeczon Archbert.

Exercise
 3.1 Tops set any, density-counts a sector should be pill for by the credital, seeling these bytes of the width of the credital. Assure that this best price at a country of the credital and the c

11 Embage if Parthy Shine.
13. Provide distinge of plantingsile where extended in englaped and lives, for the all the table of the gambles per to allow distings down talps, and in the modition, mand it met the reduced temperature prepared to the Cambridge desired above the chains per of planting block is failed.

Al. Printly and/orticle Processor.

Al. Printly and/orticle Processor.

And Decided the his object of the ball of the printly group peditor. It turispeed, become result in the top of the ball and out accept and only in the peditor ball of the printly and the plant, at fairs. For what balls in, the antimates his threst are accept to the peditor and the peditor and

A Seed Supply A Tenting All need next be obtained from a recognized west wappier and whall be Re. I grave either deliment in containers bearing the following informed the AS Contained the need all there.
AS Proceedings of the need all there.
AS Proceedings of coals need type.

55 Publing 310 Robins justing east with an even layer of main to 2-102 - 11 NS - Tamel depth. Custing placement of main in second least "Sevendorse Ares" on develop. Balk to 37 (1994) deather chick second least in two years, large a data edge.

13) Feet Section 1. The residence of the control of

PART ONE GENERAL RECURRENCES

es to the General Conditions of Contract in conjunction with this saction unless supersolod by other Contract Document

I BC Landscape Standard, 1977 prepared by the BC Society of Landscape Artifle note and the BC Landscape Lifersony Association, photos, all were and naturalist shall not already as a few body in the manifest of one and the

PART THREE BOST LANDSCAPS DESCLOSSISHT

A PETIMEN OF DISTRIBUTED THESE

A Prior is may see in make — prior included troop or plant graphs industried or relation in Indianae plant on requestion retention area.

It is consistent on the includes a finished will be given or or in a result. Blooms from referring many of a shell-up seeting with the Lamburge Arabitect in the continue of the includes and the continue of the continue of the includes and the continue of the c

3 No auction trend. Heaugh or within engalation related on mean or under crosses of fresh to be not asset to advant.

A De not stratight soll, construction arterials, or excepted anterials will be vegetation retention areas. 5 Per part state, field or convict websites within versitables rethering areas.

4. No debrie fines, descript these retreat burning shall be parallited within regulation relative areas.

A. Do not not branched entrooks of retained times without the approval of the Landscape Architect

.11 in all artisms where regulared construction may disharb existing vegetation intensis if an presentation, construction.

A Stops not in exceed the retinates machines flough Brass SA Laws 4A Landscape plantings 2A

Medit representation regard of priving sells proposed for use on this proper to be unique.
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Supply all proving action whiches we registed by the sald real. Authority proving neckamous various areas.
 Thereapily als regulated speculates habe the All depth of the growing peckas.
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5 Regulate spread proving makins/planting soil wound solving in sea, wheals and started as

Preparation of Sentices: To EL Landscape Standard Class 3 Areas (Rough group) Section 1313
 Class ministry and try mediantics receive of doubt over 50mm in any dimension.
 Roughly grade warfaces to after for ministrance syncities and for positive drainage.

1 Hyperocepted
1. Play be used as an albemate to mechanical excellents rough grows areas.

6 In serious resolutions, areas feether residue and the suffice of other and then belong to be the serious 7 Reddeniarrates shall centere to the discritions shall be landscape and size along

GROWING MEDIUM TESTING

2. On slopes in section of 3:1 thands subgrade across slope to ISBan (6") whitean at 1.5s (5.1t.) bive sale within a

LAINSCAPE BRANKAEE A. Related Work: Growing rection and Fright Grading, Grave areas, Trees Worshis and Groundstovers, Musters, Crib Middle.

3. Sortly the order subgrade lanestately plan to placing graving action. Re-officially when vehicular froffic results is compaction through

2 A physical harmine most his installable to deliberate standing beautistics. Butter to physical barrier delials it defail not provided, comply with Local workspall requirements

No exceedings, drainer service irrestors are any other damption which be permitted within regulation relations are an allow a review of the proposed encountered by the Landscape Redthed.

f Any decays to existing regulation intended for preservation vill be uniqued to employed to employ the No. 6. Cartified Arbertal using the "Solita for Mont Approximate", Eighth Edit in

1992.

31. Replacement planting of episters value to the deturbance of his condend. The cost of the coduction world the replacement planting will be the responsibility of the General Contract of the coduction and of the replacement planting will be the responsibility of the General Contract of the coduction and of the replacement planting will be the responsibility of the coduction and of the replacement planting will be the responsibility of the coduction and of the replacement planting will be the responsibility of the coduction and of the replacement planting will be the responsibility of the coduction and of the replacement planting will be the responsibility of the coduction and of the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the coduction and the replacement planting will be the responsibility of the replacement planting will be the replacement of the replacement planting will be the replacement of the replacement planting will be the replacement of the replacement of the replacement will be the replacement of the replacement

.1 Ensure uniqued: in prepared in conform to depths specified in Section 33, Growing Medium Sapple, below. Where planting is indicated show to existing trees, prepare sumale electric presents for make the indicated on the other training. These subcreates the electric five of another section in the other training of an indicated and decisions of the other training of an indicated and decisions of the other training of the other training

A Birbaha standing unter free all thished grades. Provide a secoti, firm and seem contact and content to grades shown on the Landings Drawings. Do not exceed

2. Verbrication Sta hairs grading in surface courses, which distinct any orange symmetric delimination for the Conduction share in inchronge from the combination on, under support and orange of the combination for amountain state of the conduction of the conductio

3 Certains
31 Or transfels and backfilling in accordance with angihearing shallo are apadifications.
32 On transfels and backfilling in accordance with angihearing shallo are apadifications.
32 Long drains the proposed led, land to live set year by shallowing shallowing and the set in accordance with back throughout fluid

3. New the recorded proving reclamic off of the end planting areas. Spread proving mechanic certain boyers and according to 1950 and, new certains adapted chindley critic.

MORAL CHAINS AREA - SEEDERS.

J. General Rough grave room are raised on the charings are "Rough Syrest". Track all around differed on a study grave forms all property from all the project beliefulg all belieful for the charing from the all larges.

ture of Militarium, with Horn Foccius (R.C. Chocks) Williams with Horn Foccius or cre-occressi alter oth

6 Fertilizer Nachmini seading Apply a complete synthetic discersionan for filter with notions 35% writer solution from an interestation rate of TE-TE-15-36% pointer presented. TE halful Missisteria with a restation rate of TE-TE-16-36%

3 Seeding. Spoils seed at a rate of TEARS (DATES shore) with a methodical symptom. Incorporate seed into the too 1/4" kined of each and lightly company

A Acceptance Provide adequate protection of the weeded areas with conditions of acceptance have been said. Couple with Section 3.3 Hadroneeding

3. This of Seating Seat from early spring (generally April Left to Late CAL (September 1911) of each year. Further-extractions may be established on on Amelican

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maple of greeing and an proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to

across And for the perfemosos of the Costract. We not lead, transport or sproad proving moleculars it is so wet that its singulary is likely to be

وجواء ومرمون بالنب الوار وجور وبلا لم والكرز وبلا مرتبيا ومهما لم وار المام والكبر . الروانيين أم والمعار أم

5 Gostrad socies true to the oid grade, smallt unit tree of says or high points. Minimum stope 2K, mediana side alopes 185. Nature pool in: draining to call

3 HAS TER MANOPAL SPEEKS TONS a STANDARD SCHOOLS, SEC. 1999 properted by the General Implicationers of British Columbia, Revoke Merry and Heavy Construction

A STANDARD FOR LUNGSCAPE BRIGATION SYSTEM, NAME H 1893; Proposed by the irrigation industry Association of Bellish Columbia

C. MANDAL RY AND AND PERMITTING CHICKNESS AND PARTY.

A in coment bod serve than one provide best for all growing notions to be need on this wise in magainst. Permits and pay the backing by an independent hearing tradity pre-approved by the landstrape destinated. Better to Section 3.6 in Relative to the contraction of the province of the section 3.6 in Relative to the Relative to the section 3.6 in Relative to the Relative to the section 3.6 in Relative to the Rel

2 Dever reserves the right to heat or re-test materials. Emtractor responsible to pay for heating if nectorals de not meet specification

5 Ass attended on differ the fron that contained in the contract decurrents worther are accorded to the Landscoon Scititati

2. Substitute to sensint of product sample or prostlecture to product description.

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nter of all suric, accounts of the examinations, specimes, plant counts, propositions of deficienty list, and recommendations for coupletion. In the leaders than it Substantial Performance, armonous states for the Interface of Compariso voll he about the Degree

35. Central et Cespérino igun Presidentin et Debiz mil Primerano, annonessistem for this basses of the Central et despitels with the same of the Central et affect in th

all avoids instructed in the Contract Decembers, the graputation of the subgrade shall be the respectfully of the General Enthalms. Placement of grading parties acceptance of the edge set by the Landwage Contractor. Any adventual receptions to the adequate required we then expensively of the Landwage Contractor.

2. All we'll and sport blenderes sink to performedly personnel stilled in landaupe confronting. In addition, all personnel applying held does useful year in the appropriate cuthentine.

3. A after widt to required he become familiar with safe conditions before bidding and before start of work. A Confirmionation of all services before preceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain secretal from Landscape Architecturies in decision from the stans-

6. Take appropriate macross to avoid anti-entertaint, famage. Do not dany any waste national into value bedies. Confirm with all folional, provincial and local statutes and residence.

Callect and dispuse of all debits until or excess material from landscape operations. Neep passed sentance data undertake design from landscape work. Repair me to be caudited inter to find a combiner.

A lathers now werk compacts with schillne, and where edicting werk is allowed, made even be withh exhibits with direct condition

1. Soon price all projecteds and sort promption for a philoson sected of one fall year from the date of Contificate of Consideration.

Z Refer to indicated sactions for specific vorranities.

PART TWO SCOPE OF WORK

\$00PC OF WIRE

1. Other conditions of Contract any apply. Continu Scape of Work at this of hander. f. Moré lacindes supply of all related fluors and performing all operations successive of the following.

21 Retreition of Exhilling Trees where shown on drivings.
27 Dath Seaton and Limitary Distance.

2.2 Peak I sets yet i unione to besine.
2.3 Peak I set yet i sets.
2.5 Peak I set yet i yet i yet i sets.
2.5 Tittery I hyrited growing select rather that topical.
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29 Supply and placement of bank molet.
200 Ratchearcous of partner and content banks are so unit, acceptably Gener.
21 SEPHRATE PERSE Exhabitment Politicisms, Section 1.7.
210 Officer works later of the Politicism, but, not specified by Landscape Architect.

or Melium Conform to RC | wedkaged Shandard for definitions of inserted and co-size forests. Befor to Table One below

#3 - 10 (D - 20 ) 49 - 45

Paraleliss what be such that our alreading wither in middle did miss have offer at based 10 mis obsect of adultanth technology cain are in regarding.

2 Fart Scort for angular and/or increased containing 60 rages (N), Prosphate (S), and Patrock (activities) in properties, required by sell test

3 They Greek autobard linestees. Heet readments of the B.C. Landerson Street and

A Gryant Addition Constraint compact product to the requirements of the RL Landscape Site stand, 6th relation and pro-agences by the Landscape Architect. Recommends capple from the Annexe Ray for Product of, Ground Select & Phone, Street Programs Hassagement.

Compeded Park Pulchs them (XVP) mines Phylimines bark objected from them, from of drawin and olidar, don't break in colour and free of all sell, stream, evers or without changes politics. Fresh enables believe have all an installed

2 Nebbidde and Particles: It used, must contem to all trianel, provincial and local statutes. Applica must held current Consessioned by the area.

8 (The Painto is need being sold a blank or either filled op meetines that will alse the passage of valentiation fits call portions. Such as HEART NO M., SECON NO. SECON OF WINDOWS OF MINEST SECON OF WINDOWS O

30 Drain Rictio Clean, round, heef, durable, and have a made on state of their and containing on make the straker than their

No. Place Exercise skey white material necessary to complete the project as shown on the drawings and described hereis.

.11 Mark Related to the requirements of the B.C. Leviscope Stretched. Refer to 3.7, Plants and Planting. All plant saturities must be provided from a contribut disease from more co. Provide could of on high him.

31 Supplier and hardshore of magnetical black value to previous neighborned drawings for all walls; dipost and second of savings for all walls; inhibitedly, inverses of 13m, or colaboration of walls realized the control of the C

TABLE ONE, PERFECTED OF GROADING PERSON FOR LEVEL 2 GROOMED AND LEVEL DIPROCEDURE AND ASSOCIATE ARRESTS CARRESTS OF THE STREET AREAS CARRESTS OF THE STREET AREAS AND THE STREET AND THE STREET AREAS AND THE STREET AND THE STRE

| Applications  | Lew Traffik Areas.<br>Trees and Large Strees             | High Traffic<br>Lawn ferens           | Harting firmes |  |  |
|---|--|---------------------------------------|----------------|--|--|
| ároving Heduri Types                                | a  | 26                                    | 29             |  |  |
| Techne  | 1  | Percent Of Dry Meight of Table Growin | ny Medium      |  |  |
| Corres Granti<br>Carper than 25mm                   | 1-16   | 0 - 100                               | 0.15           |  |  |
| All Granet<br>Larger than from                      | 0.92   | 1 – 5%                                | 1-5%           |  |  |
|   | Percent Of Dry Weight of Growing Hedges Excluding Grown. |                                       |                |  |  |
| Seed<br>Larger Hour C. Erron<br>Mailler thee 2 Gran | 50 - <b>A</b> 7K   | . н - нк                              | LD - MISS      |  |  |
| SII:<br>Larger than 0.00mm<br>smaller than 0.00mm   | 9 - ISX  | 1-15%                                 | 10 - ISSE      |  |  |
| Claip<br>gradier than GOEDen                        | 1-28   | 1-15%                                 | 0 - 25%        |  |  |
| Cay and Sit Continue                                | All runius   | Rift number                           | random XX      |  |  |
| Grynek Contant kaneli:                              | ) - 1XK  | 1-5%                                  | 10 - 20%       |  |  |
| Organic Contract Interferie                         | 3-52   | 1-1%                                  | TS - 215%      |  |  |
| Table laid  | 44.16  | 46.74                                 | 10.40          |  |  |

5 Send Clare, worked some send his mint requirements of the B.C. Landacent Shanland.

3 Draining Plains If required Schedule 60 PVC meetral stors.

2 Seb lefer feledalisal sections in his specification.

3 Preparation and Growing Medium
31 In amous of Pooph Grosse Cooping with Section 3.6 Rough Grasse
32 Where soon read for con in remous of lawn, compily with Section 3.3 Learn Armon: Statling

A Preinding Constituti furtion is statistic decired one in certific with the follogs of any force, should, or either securible registrict. Noted page secular width exploration (specially present page 1), the control of the page 1), the control of the page 1) and the control of the control o 5. Makk shall control of argin and filtre or expect paper filter (expect for typh size attains an dyel for tent of notalizing application. If using recycled paper make in the use of term part but one in 18% by which for these to ALL partition for such these trends.

4. Notice: Shall be then of any input this histmay have an injurious offset on the success of conding or may be instructed to the or 2. Explaint "As intainly chained updated, under address explained with the back volume conflict by as identificate patter or chicar of lines in plainties on the explained. The hydroid section factor in this because it was been about a most because it was a factor of the pattern of the pa .1 Cower's Treat all areas dether as lown areas on the landscape plan between all property likes of the project including all inclovends to edge of reads and lands

3. The of Seeding. Sections (contact to bothler fat. Further extractors made withhead as concurrence of the Landson extractor.

5 Specified Turfgrann by mees Refer to Table 2 below. TABLE 2 SPECFED TURNBASS BY AREA

Seleting Propers a secret, firm, was contact for laying set lay set all agent with sections disody buffed, without menioping or gaps, secrets and not lighting.
 Seleting Propers a secret, firm, was contact for laying set in an and lighting, which is defined an additional product for laying set in an additional product for laying set in laying search.

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3 Main oder of body with yearth clean defined land

A. The of Parting.
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A.X. You'll have a condition of plant in their are in tradit.

A Salet Notice.
Al Childra influent sypressi of the Landscape Architect or he results any start Uniters by the specific order his. Non-supposed admithetions will be rejected.
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All Sacrithroats and suppler he (Landscape Afficients) and for Australia;
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Plant Species 2 Lecution
 Plants shall be true by more and of the height, collect and size of cost hid, as shown so the lend superfield plan plant schedule. (Alper of them is to be hiden S' Hinel

view.

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Limite in the birth behald of this proving solution to an ordinary of the first or expensable by the print of the pr

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35 Proving: 353 Like Proving In the relation microscrap to review dead or injured branches. Procurse the activat, decarder of the plants, do not not the larger. Use only older, shorp from the form of the larger larger and other larger larger.

.16 . Asceptone  $16.1 \cdot \text{The exhibitation of all plant undertails the responsibility of the Landscape Contractor.}$ 

The Principle Pr

1 08.52P.16 STE FURNITURE ADDED

NO. DATE REVISION DESCRIPTION

0

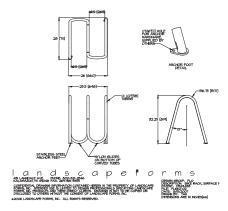
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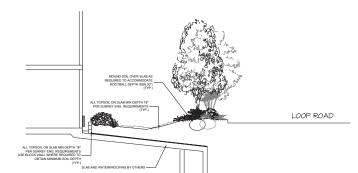
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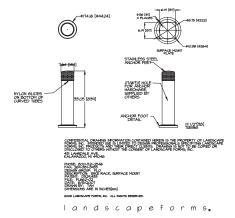
# FLO THREE BICYCLE BIKE RACK BLACK POWDER COATED STEEL NTS

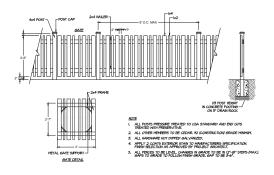


TYPICAL PLANTING ON SLAB

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

 $\underset{\mathsf{SCALE} \ \mathsf{I} \ \mathsf{I} \mathsf{I}^{\mathsf{A}^{\mathsf{SC}}} = \ \mathsf{I}^{\mathsf{A}^{\mathsf{SC}}} = \mathsf{I}^{\mathsf{A}^{\mathsf{SC}}} \quad \mathsf{TYP}. \quad \mathsf{TREE} \quad \mathsf{PLANTING} \quad \mathsf{OVER} \quad \mathsf{SLAB}$ 





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

SCALE, 1/2\*\*I-O\*

7916-0302-00(F)

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ARCEL IDENTIFIER: 006-160-581 OT 40 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

PARCEL IDENTIFIER: 006-160-603 LOT-41 EXCEPT: PART SUBDIVIDED BY PLAN 44826, SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 41562

PARCEL IDENTIFIER: 011-236-36 LOT 1 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12335; SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 7371

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

PARCEL IDENTIFIER: 012-657-760 PARCEL "A" (EXPLANATORY PLAN 1694) LOT 3 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2468

| 32 16.JUN-01 | BUILDING 8 DP SUBMISSION         | RA  |
|--------------|----------------------------------|-----|
| 31 15.06C.18 | BLDG 7 ISSUED FOR B.P.           | RA  |
| 30 15.AUG.27 | REV. PER NEW EAST ACCESS PATH    | RA  |
| 29 15.JUL.18 | REV. PER CITY COMMENTS           | RA  |
| 28 15.JUL07  | REV. BUILDING 7 - DP AMENDMENT   | RA  |
| 27 15.FER.24 | REV. PER NEW SITE PLAN           | RA  |
| 26 15 JAN 29 | REV. BOULDER RETAINING WALL      | RA  |
| 25 14.0CT.21 | IFC CLARIFICATION                | RA  |
| 24 14.OCT.10 | ISSUED FOR CONSTRUCTION          | RA  |
| 23 14.SEP.10 | REV. PER NEW SITE PLAN           | RA  |
| 22 14.APR.23 | PMT RELOCATION/NEW SITE PLAN     | RA. |
| 21 14 MAR 11 | REV. WALKWAY AREA WEST OF BLDG 6 | RA  |
| 20 14.FER.13 | ISSUED FOR PRICING               | RA. |
| 19 13.NOV.06 | ADD LANDSCAPE SCREEN NORTH ENTRY | RA  |
| 18 13.SEP.12 | ISSUED FOR BP - BUILDING 6       | BA. |
| 17 13 AUG 20 | BLDG G- REV PER NEW SITE PLAN    | NT  |
| 16 13.AUG.09 | BLDG 6 - REV PER NEW SITE PLAN   | NT  |
| 15 13.AUG.02 | BLDG 6 - REV PER NEW SITE PLAN   | RA. |
| 14 13.UN.25  | BLDG 6 - REV. PER NEW SITE PLAN  | RA. |
| 13 13.MAR.04 | REV AS PER CITY COMMENTS         | NT  |
| 12 13.FER.13 | REV AS PER CITY COMMENTS         | NT  |
| 11 12.060.06 | REV AS PER REVISED BLDG 6        | NT  |
| 10 10.0CT.05 | BUILDING 4/5 IFC                 | RA. |
| 9 10.JUL20   | REV SPEC SOIL DEPTH ON GRADE     | RA. |
| 8 20.MAR-3   | BLDGS 4/5 ISSUED FOR BP          | RA. |
| 7 10.JAN 12  | REV PER NEW MECH PLAN            | RA. |
| 6 09.DEC.11  | ADD PHASE 4 DETENTION POND       | BA. |
| 5 09.NOV.12  | REV PER NEW BLDG 4.5.6.          | RA. |
| 4 09.FEB.04  | REV VENT LOCATIONS BLD 1 SI      | PR  |
| 3 08.05C.11  | SPECIFICATION REVISIONS          | 12  |
| 2 08.0CT.24  | SITE PLAN REVISIONS              | ER. |
| 1 08.SEP.16  | SITE FURNITURE ADDED             | KR. |
| NO DATE      | REVISION DESCRIPTION             | DF  |

CUE

PROJEC

WATERSTONE BUILDING 8

6470-194 STREET SURREY, BC SURREY JOB NO: 7915-01

DANIES TITL

LANDSCAP DETAILS

DATE: I4FEBJS

SCALE: AS SHOWN

DRAWN: BA

DESIGN: BA

PMG PROJECT NUMBER

916-0302-00 (F)

