

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7911-0298-00

Planning Report Date: May 28, 2012

PROPOSAL:

Development Permit

in order to permit the development of two restaurants with a combined floor area of 536 square metres (5,800 sq.ft) within the Morgan Crossing Lifestyle Centre

LOCATION: 15715 Croydon Drive

OWNER: Morgan Crossing Properties Ltd.

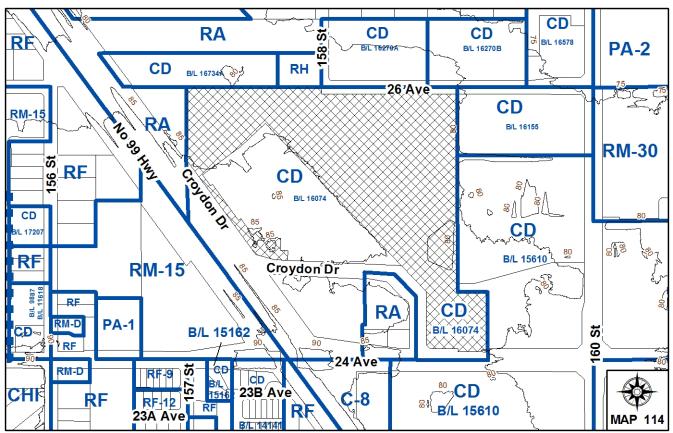
Inc. No. BC0742937

ZONING: CD (By-law No. 16074)

OCP DESIGNATION: Commercial

LAP DESIGNATION: Mixed Commercial Residential

Land Uses



RECOMMENDATION SUMMARY

• Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None.

RATIONALE OF RECOMMENDATION

- The proposed restaurant designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The exterior materials used are high quality and compatible with those of the surrounding buildings in Morgan Crossing.
- The perimeter of the buildings will be landscaping with a combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.
- The proposed fascia signage for the restaurants complies with the signage guidelines established for the Morgan Crossing Development and with the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7911-0298-00 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 requirements for this site were

addressed under the rezoning application (No. 7906-0137-00), therefore, there are no engineering requirements for this

Development Permit (Appendix III).

Fire Department No concerns.

SITE CHARACTERISTICS

Existing Land Use: Morgan Crossing Lifestyle Centre

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 26 Avenue):	Office building under construction, single family dwelling and townhouses.	Industrial, Suburban and Multiple Residential/ Business Park Light Industrial and 20-30 upa Medium-High Density	CD (By-law No. 16734A), RA, CD (By-law No. 16270A) and CD (By-law No. 16270B)
East:	Home Depot store, other commercial businesses and apartment building.	Commercial and Multiple Residential/ Commercial and High Density Residential (30- 60 upa)	CD (By-law No. 15610) and CD (By-law No. 16155)
South (Across 24 Avenue):	Wal-Mart store and other commercial businesses.	Commercial/Commercial	CD (By-law No. 15610)
West:	Vacant land. Under development application number 7906-0472-00 (proposed gas station and retail commercial) Pre-Council.	Suburban/Commercial	RA

DEVELOPMENT CONSIDERATIONS

Morgan Crossing Lifestyle Centre

- The subject application involves the Morgan Crossing Lifestyle Centre which is a large (18.6 acre/7.5 hectare) mixed use development located on the northeast corner of 24 Avenue and Highway 99. The Morgan Creek Lifestyle Village features a mixed-use development comprising 40,028 m² (430,872 sq.ft.) of commercial space and a total of 457 apartment units for a total gross floor area of ±84,530 m² (909,800 sq.ft.) The rezoning, OCP Amendment and Generalized Development Permit for the site were approved by Council in 2007.
- The approved generalized Development Permit (No. 7906-0137-00) which establishes the form and character of the development including an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings and landscaping details for the Morgan Crossing development. All subsequent development approvals for all phases of Morgan Crossing are intended to be evaluated based on compliance with the generalized Development Permit.

Phase 1 Detailed Development Permit (7906-0137-01)

• On June 26, 2007, Council approved and issued Development Permit 7906-0137-01 for Phase 1 of the Morgan Crossing development. This includes the attached multi-building complex (Buildings K,L,M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. Phase 1 comprises 11,732 square metres (126,286 sq.ft.) of commercial retail space and a total of 189 residential units.

Phase 2 Detailed Development Permit (7907-0223-00)

• On September 10, 2007, Council approved and issued Development Permit No. 7907-0223-00 for Phase 2 of the Morgan Crossing development. This consists of six (6) mixed-use buildings flanking Croydon Drive and the proposed main street of the Morgan Crossing lifestyle village centre (Buildings CDEFGH). Phase 2 comprises 15,808 sq.m. (170,061 sq.ft.) of commercial retail space and 25,391 sq.m. (273,315 sq.ft.) of residential floor area with a total of 268 dwelling units.

Phase 3 Detailed Development Permit (7907-0394-00)

• On February 25, 2008, Council approved and issued Development Permit No. 7907-0394-00 for Phase 3 of the Morgan Crossing Development. This consists of a two-storey retail building (Building AB) located at the northwest corner of the site. Phase 3 comprises 5,889 sq.m. (63,390 sq.ft.) of commercial retail space with no residential component.

Phase 4 Detailed Development Permit (7908-0242-00)

• On October 20, 2008, Council approved and issued Development Permit No. 7908-0242-00) for Phase 4 of the Morgan Crossing Development. This consists of a 2,554 square metre. (27,492 sq.ft.) retail building (Building J; Best Buy) on the southwest corner of the

site, on the south side of Croydon Drive (15760 Croydon Drive), and detailed designs for the public realm.

Phase 5 Detailed Development Permit (7910-0096-00)

• On June 7, 2010, Council approved and issued Development Permit No. 7910-0096-00 for Phase 5 of the Morgan Crossing Development. This consists of a 516 square metre (5,550 sq.ft.) free-standing restaurant building (White Spot) on the southeast corner of the site fronting Croydon Drive and 24 Avenue.

Subject Proposal

- The applicant now proposed Phase 6 of the Morgan Crossing Development which includes two restaurants (Shanti and Famoso Pizza) with a combined floor area of 536 square meters (5,800 sq.ft.) on the southeast corner of the site. The two building are proposed to be adjoined to the White Spot building. A Development Permit is proposed to regulate the form and character of these two restaurant buildings.
- The two restaurant buildings are sited in accordance with the Council approved generalized Development Permit (No. 7906-0137-00).
- The overall floor area ratio and lot coverage including the proposed restaurants still meets the maximum 1.21 FAR and 60% lot coverage permitted on this portion of the site (Block A) under the CD Zone (By-law No. 16074). All proposed building setbacks also comply with the minimum setbacks prescribed in the CD Zone (By-law No. 16074).
- The proposed building height is 10 metres (32 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the CD Zone.

Parking

• Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, the proposed restaurants require 54 onsite parking stalls. This parking is met within the adjacent surface parking area already constructed. In addition, under the CD Zone (By-law No. 16074), the maximum number of surface parking spaces shall not exceed a total of 3 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. All additional parking spaces must be provided in a structure or underground. Although no structured or underground parking is proposed on this portion of the site, the proposed development still meets this requirement through underground parking provided under the previously constructed mixed commercial/residential buildings on the remainder of the site.

Access and Site Circulation

• The main transportation and access elements, including signalizations and road improvements along Croydon Drive, 24 Avenue, 26 Avenue and 160 Street have been secured under the rezoning application for Morgan Crossing. The proposal conforms to the overall transportation pattern established for Morgan Crossing under the original rezoning application and generalized Development Permit. The main vehicular entry to this portion of the site is from Croydon Drive. Access to 24 Avenue is not permitted at this location.

• The proposed restaurant buildings are well served with a series of pedestrian linkages, in keeping with the village concept of Morgan Crossing.

Architectural, Building Design and Public Realm

- The proposed restaurant designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The two restaurant buildings will be adjoined to each other and to the existing White
 Spot restaurant building creating the appearance of one long building. As such, the
 restaurant buildings are designed to be compatible with each other, and with the White
 Spot building, while at the same time still expressing their own unique character
 inspired by the type of food they offer.
- The Shanti restaurant, which will offer Indian cuisine, takes inspiration from the rich culture of India. Shimmering "SolaRay" siding and ornate tile work are utilized to capture the colour and shimmer of traditional Indian fabrics and mosaics. The building also features open windows boxes.
- The Famoso restaurant, which will offer Italian cuisine, takes inspiration from the pizzeria
 of Naples, where wood-fired ovens form the focus to casual, almost rustic restaurants. An
 arched doorway, metal chimney, and brick accents reference the exterior features that
 would typically be found in these traditional pizzeria restaurants.
- The existing white Spot restaurant building has a distinctive West Coast character, with cultured stone, and heavy timber elements.
- While architecturally unique, the three buildings are harmonized through the design of the roof line, landscaping, and street furnishings. The material selection is consistent in quality and compatible in character to other buildings within the Morgan Crossing Lifestyle Centre.
- Both restaurants feature an outdoor patio area. The Shanti patio is framed by a decorative precast concrete fence. The Famoso patio is framed by a glass fence. The fences are at the same height.
- The loading area for the proposed restaurants is built into the Famoso restaurant building, and will be closed by a metal door which can be opened when there are deliveries.

Signage

• The proposed fascia signage for the restaurant complies with the signage guidelines established for the Morgan Crossing Development. Two (2) fascia l signs are proposed for each restaurant, one on the northeast elevation and one on the southwest elevation. The signage will consist of halo-lit channel letters. The proposed fascia signs comply with the Sign By-law.

Landscaping

• The majority of the landscaping has already been installed on this site but new landscaping around the building will feature a combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.

<u>Crime Prevention Through Environmental Design (CPTED)</u>

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the restaurant buildings:
 - The adjacent parking areas and pedestrian linkages are already well lit though a combination of pole lights and pedestrian scale bollard lighting and the new buildings will have decorative lighting on all sides;
 - o The buildings have been designed to minimize recesses and hidden areas; and
 - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

ADP Meeting Dates: January 26, 2012 and May 3, 2012

• All ADP recommendations have been addressed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	ADP Comments
Appendix V	Development Permit No. 7911-0298-00

INFORMATION AVAILABLE ON FILE

• Complete Set of Architectural and Landscape Plans prepared by MCM Partnership Architects, Bricault Design, and PMG Landscape Architects, respectively, dated April 10, 2012.

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

RG/kms

<u>Information for City Clerk</u>

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

1. (a) Agent: Name: Art Phillips

Larco Investments Ltd.

Address: #3rd 100 Park Royal South

West Vancouver BC V7T 1A2

Tel: 604-925-8218 Fax: 604-925-2739

2. Properties involved in the Application

(a) Civic Address: 15715 Croydon Drive

(b) Civic Address: 15715 Croydon Drive

Owner: Morgan Crossing Properties Ltd. Inc. No. BC0742937

PID: 027-169-782

Lot 1 Section 23 Township 1 New Westminster District Plan BCP31949 Except: Firstly; Part Dedicated Road on Plan BCP31950 Secondly; Part Subdivided by Air Space Plan BCP42891

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16074)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total (Entire Site)		64,446 m2
The rotal (Zinere Site)		°7,77° ···-
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	
Total Site Coverage	0070	
SETBACKS (in metres) (Subject buildings)		
North	10 M	> 10 M
South	6 m	6 m
East	10 M	> 10 M
West		
West	3 m	3 m
BUILDING HEIGHT (in metres/storeys) (Subject		
buildings)		
Principal	20 M	10 M
Accessory	20 111	10 111
recessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
Total		
FLOOR AREA: Residential		
PLOOR AREA. Residential		
ELOOP APEA. Commercial (Subject buildings)		
FLOOR AREA: Commercial (Subject buildings) Retail		
Office		 2
Total		536 m²
ELOOD ADEA. Industrial		
FLOOR AREA: Industrial		
FLOOD ADEA I C'CC 1		
FLOOR AREA: Institutional		
TOTAL BLUI DING FLOOD AREA (C.1.)		(2
TOTAL BUILDING FLOOR AREA (Subject		536 m²
buildings)		

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net) (Entire Site)	1.21	1.21
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls) (for Subject Buildings)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces (for Subject Buildings	54	54
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Ī	Heritage Site	NO	Tree Survey/Assessment Provided	NO
	Trefftage Site	110	Tree barvej/rissessificite froviaca	110

PROJECT DESCRIPTION

ARCHITECTURAL DRAWINGS

COVER PAGE

CONTEXT PLAN FAMOSO PIZZA & SHANTI SITE PLAN

FAMOSO PIZZA FLOOR PLAN OVERALL ELEVATIONS DP03 DP06 DP06 DP06 DP07 DP08 1.00 2.00 FAMOSO PIZZA ELEVATIONS SHANTI ELEVATIONS PERSPECTIVE VIEWS PERSPECTIVE VIEWS SHANTI FLOOR PLAN

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LANDSCAPE DRAWINGS

PADS 3 & 4 LANDSCAPE PLAN PADS 3 & 4 LANDSCAPE PLAN LANDSCAPE DETAILS

PROJECT DIRECTORY

MORGAN CROSSING PROPERTIES LTD. THIRD FLOOR, 100 PARK ROYAL WEST VANCOUVER, BC V7T 1A2

CONSULTANTS

LANDSCAPE ARCHITECTS SUITE C100, 4185 STILL CREEK DRIVE BURNABY, BC VSC 6G8 TELEPHONE: 604-524-3834

BUILDING INFORMATION:

BUILDING ADDRESS PAD 3 - 15865 CROYDON DRIVE, SURREY, BC PAD 4 - 15869 CROYDON DRIVE, SURREY, BC LEGAL DESCRIPTION: LOT 1, SECTION 23, TOWNSHIP 1, N W.D., PLAN BCP 31949

PROJECT DATA:

ARCHITECT 1 (FAMOSO) MUSSON CATTELL MACKEY PARTNERSHIP 1600 - TWO BENTALL CENTRE

SSS BURRARD STREET BOX 264

HORIZON ENGINEERING INC 200-92 LONSDALE AVENUE NORTH VANCOUVER, BC V7M 2EIS

VANCOUVER, BC V7X 1M9

TELEPHONE: 604-687-2990

TELEPHONE: 604-990-0546

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ARCHITECT 2 (SHUAITI)

BRICAULT DESIGN 407 W. CORDOVA STREET VANCOUVER, BC V68 1ES TELEPHONE: 604-739-9730

APLIN & MARTIN CONSULTANTS LTD. 201-12448 - EDND AVENUE SURREY, BC V3W 3E9 TELEPHONE: 604-697-9056



LOCATION PLAN

ISSUED FOR ADP SUBMISSION, APRIL 10, 2012

ARCHITECTURAL



PAD 3 - FAMOSO PIZZA

PAD 4 - SHANTI

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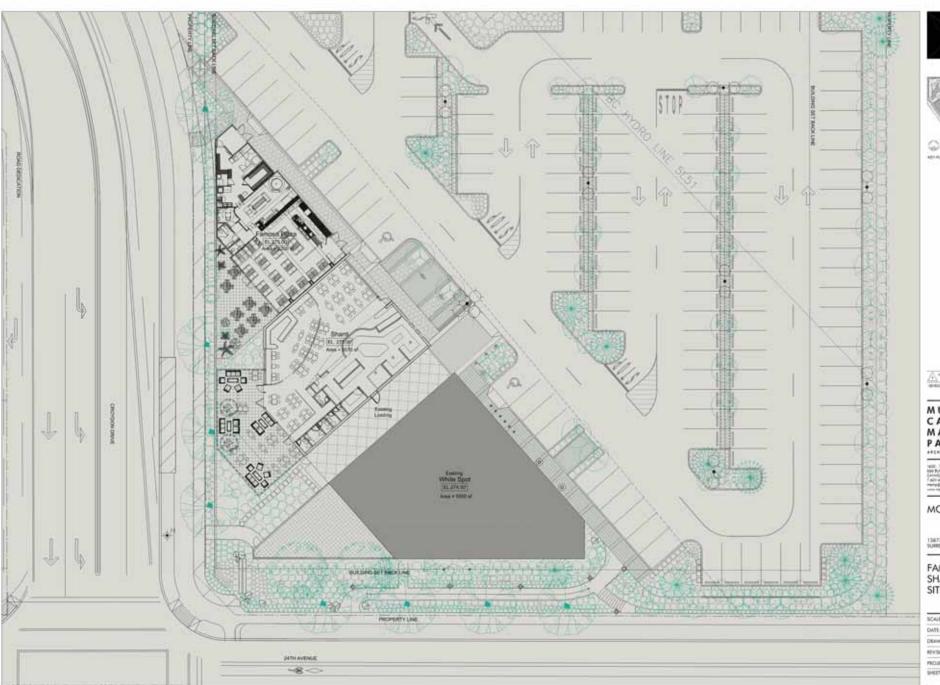
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FAMOSO PIZZA & SHANTI SITE PLAN

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OVERALL NORTH-EAST ELEVATIONS



OVERALL SOUTH-WEST ELEVATIONS

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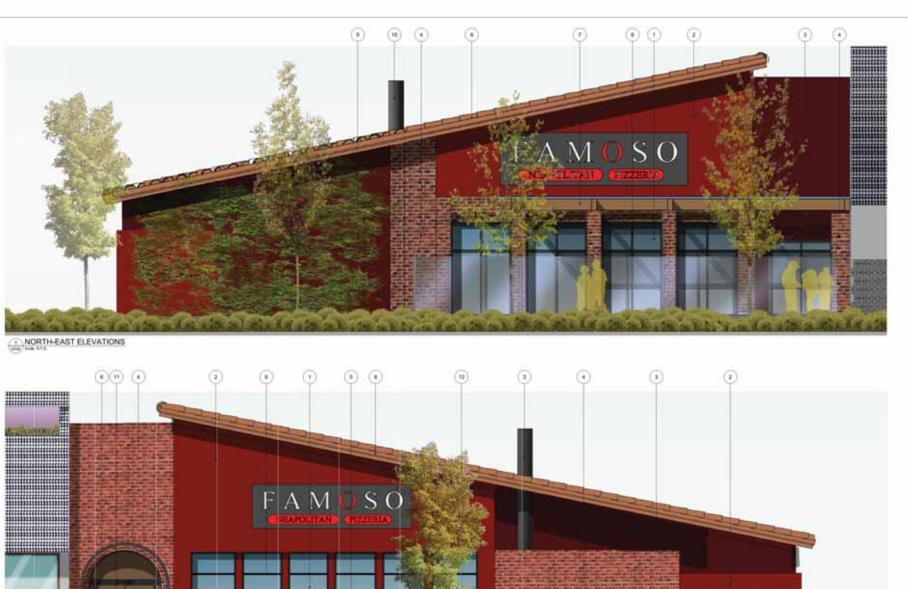
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OVERALL ELEVATIONS

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SOUTH-WEST ELEVATIONS

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 3. ERS 2A "ALLEPRO"

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 5. COMMET CURS

 8. WINDOWDOOR FRANES DARK

 DESYCHARCOLL CONTINE.

 7. GLALAMHEANEY TIMBER

 CANOPY STRUCTURS

 8. TERACOTTA ROOF TILE.

 10. GRIEN SCRIEN

 10. BLACK PAINTED METAL.

 11. SOLID WEOD DOOR

- 11 SOLID WOOD DOOR -STANEDLAQUERED FINISH 12 PRECAST CONG. WINDOW SILL.

NOTE: ALL SIGNAGE TO COMPLY WITH MORGAN CROSSING BIGNAGE DESIGN GUIDELINES.

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MATERIALS LEGEND

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SHANTI **ELEVATIONS**

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SITE PERSPECTIVE VIEW SOUTH





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PERSPECTIVE FROM INTERSECTION



PERSPECTIVE FROM CROYDON





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PERSPECTIVE VIEWS

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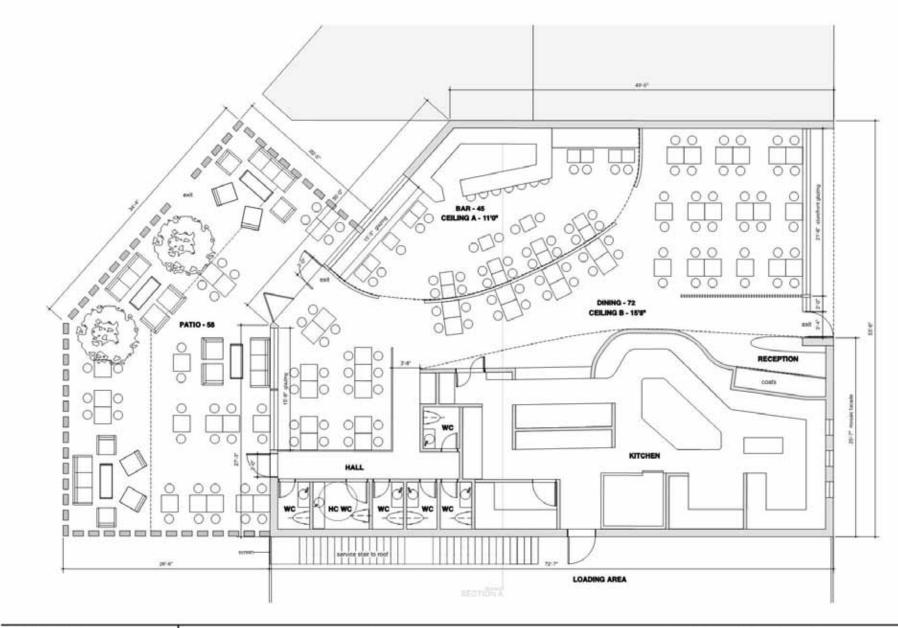
Shanti at Morgan Crossing

South Surrey, BC

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- Perspectives
- Precedents
- Precedents



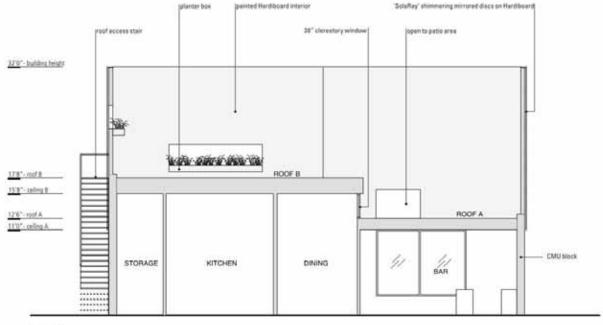


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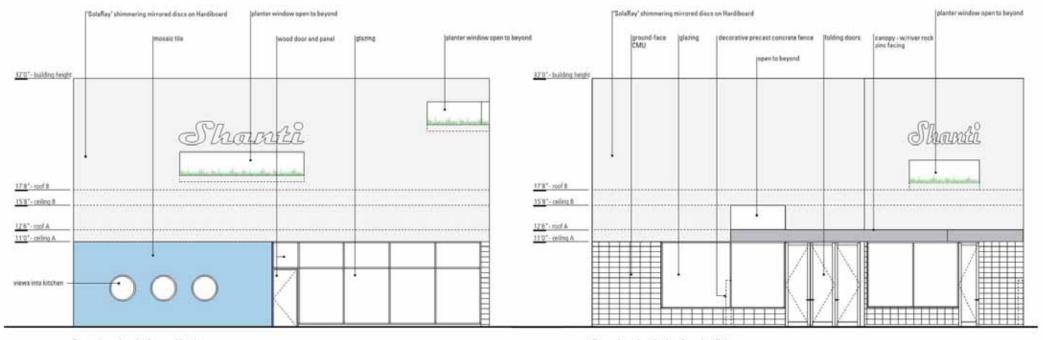
FLOOR PLAN (1/8" = 1'0")

bricault design

407 w. cordove st. vancouver bc V6B 1E5 p 604 737 9730 1 604 676 3072 www.bricault.ca

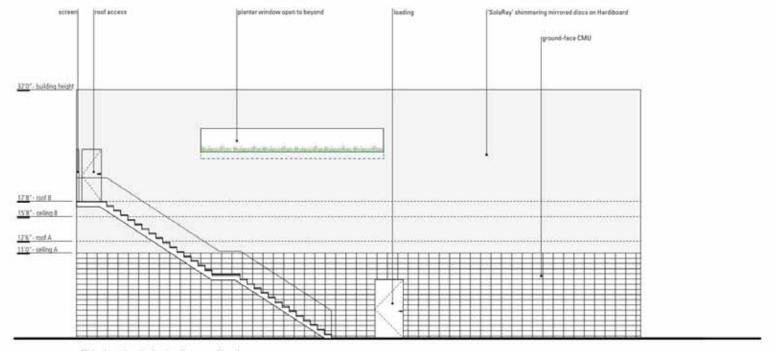


Section A



Front elevation, facing parking lot

Rear elevation, facing Croydon Drive



Side elevation, facing loading area (lane)



Front elevation



Back elevation



Entry detail



Patio



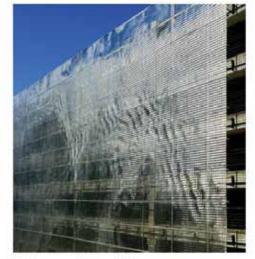












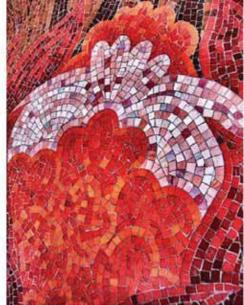
Parking garage, Charlotte, NC



Transit station, San Francisco, CA

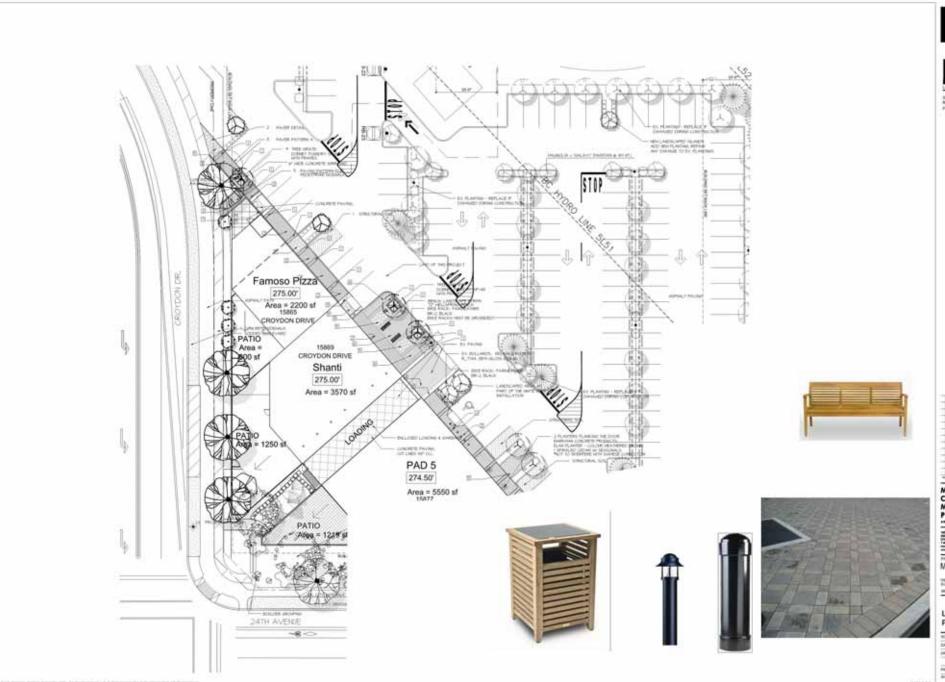






Durgiana Temple/Silver Temple, Amritsar, India Traditional Indian fabrics and mosaics (front facade)

Indian inspired mosaic (front facade)



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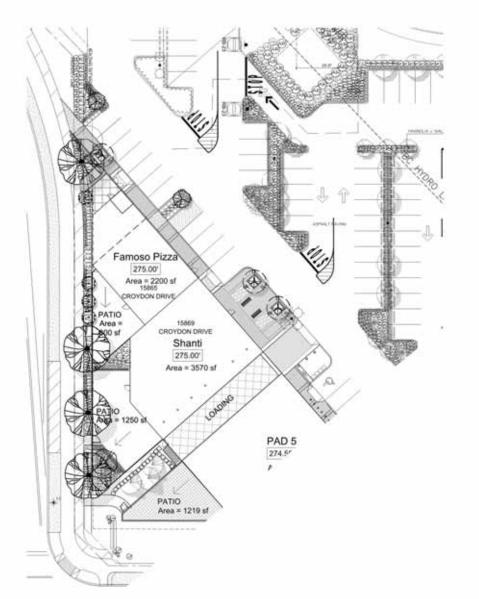
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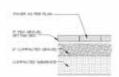


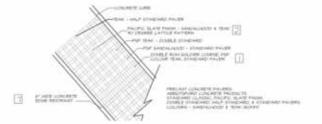
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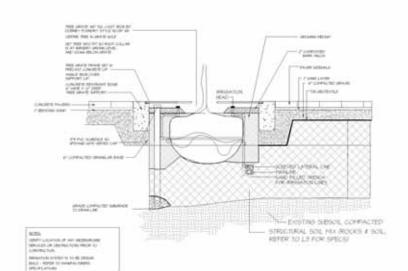
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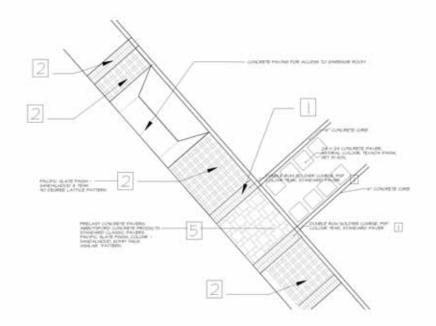












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APPENDIX III INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

April 30, 2012

PROJECT FILE:

7811-0298-00

RE:

Engineering Requirements (Commercial/Industrial)

Location: 15715 Croydon Dr

DEVELOPMENT PERMIT

A Servicing Agreement is not required for the proposed Development Permit as all fronting works were completed under separate applications; mostly o6-0137-00. Any driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. If required, City crews will do the installation of the water service once payment has been made and a work order has been issued.

Rémi Dubé, P.Eng.

Development Services Manager

HB

2. <u>5:00 PM</u>

APPENDIX IV

File No.:

7911-0298-00

New or Resubmit:

New

Description:

Two restaurants in Morgan Crossing

Address:

15865 & 15869 – Croydon Drive (Morgan Crossing) David Sheppard, Morgan Crossing Properties Ltd

Developer: Architect:

Musson Cattell Mackey Partnership, and

Bricault Design

Landscape Architect:

Marlene Messer, DMG Landscape Architects

Planner:

Ron Gill

Urban Design Planner:

Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- This site is in Morgan Crossing development; the overall site is almost complete.
- This segment is in the area at the south east.
- White Spot is adjacent to the site and its form and character are along the lines
 of the Morgan Crossing, but this proposal is quite different, does not respond
 to the context.
- Applicant is asked to explain the rationale for the form and character; panel is asked to comment.

The City Architect presented an overview of the project description:

- Context includes White Spot and the rest of Morgan Crossing which all have a
 palette of similar materials. This project has quite a different form and
 character inspired by a traditional one storey commercial street with
 individual, unique building expressions.
- Other concern with Shanti is the durability of the SolarRay reflective material and how it will perform in this climate.
- Applicant and ADP are asked to talk about form and character rationale and durability of cladding material.
- Appreciate the unique quality and iconic approach but wondering about the actual execution of it.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- John Moorcroft, MCMP Architects are designers for Famoso and master planning for the 3 restaurants.
- Marc Bricault is designer for Shanti. Shanti will be operated by Vikram Vij.
- Also have Marlene Messer from DMG, Art Philips from Larco Investments Ltd., and Karen Donald from Morgan Crossing.
- Looked at this from a viewpoint that this area of Morgan Crossing is just retail
 pads. Retail-only use is not typical of Morgan Crossing, which has residential
 above.
- These 3 sites are different from the rest of Morgan Crossing, but add to the uniqueness and urban feel. Consistency can be achieved with landscape and street furnishings.

- Famoso materials are like Morgan Crossing hardi siding, stucco and brick features to the arches. Put window into Famoso to view wood fire oven. Both restaurants have large patios to sidewalk with nice landscaping around them.
- Garbage area is now enclosed.
- Shanti's patio fence is now a nice aluminum lattice that has a durability of material and animation a nice Indian feel to it.

The **Landscape Architect** reviewed the landscape plans and highlighted the following:

- The two buildings continue the theme of landscape, street trees, paving
 patterns, site furnishings. Uses a similar landscape treatment along road edge
 and can elaborate landscaping as for White Spot.
- Planted bioswales already existing on site.

In response to questions the following information was provided by the **Project Architect**:

- SolarRay material is durable enough to handle this climate. Has been used in Chicago in a Target store sign. It references the small mirrors used in Indian fabric.
- There is not anything in the way of continuous weather protection in this area.
- There is an existing loading zone shared by White Spot and Shanti. The door is flush with the exterior wall.
- Both buildings are wood frame structures.
- Sustainability Checklist was part of the development permit application (landscapes, bioswales program in place).
- Mechanical system not yet determined. Shanti has solar hot water panels on roof.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Two restaurants in Morgan Crossing

15865 & 15869 - Croydon Drive (Morgan Crossing) File No. **7911-0298-00**

It was

Moved by N. Baldwin Seconded by B. Shigetomi That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Advisory Design Panel.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Needs integrated street landscape referencing the vocabulary of Morgan Crossing as a whole, while allowing individual expression.
- Consider separating Famoso from Shanti to create a breezeway connection from front to back.
- Set back loading door and use colour on door to separate.

This is a very exposed site and a gateway to Morgan Crossing. White Spot is very good architecturally and requires an appropriate response.

Form and Character

- General:
 - Consider the composition of the three buildings as two bookends with a jewel in the middle.
 - Consider a single shell building with two frontage expressions. This is a very common approach in generic commercial retail developments.
 - Need some element on street edge to represent the shopping centre.
 - There are a lot of detailing and material issues which require a full presentation including a sample board.
 - Front facades are two dimensional.
 - Would like to see a breezeway connecting rear patios with sidewalk and surface parking side. This would also allow the building expressions to wrap.
 - Building facades need to provide weather protection and more fenestration.
 - Tie two forms together with additional accents in front and colour.
 - Patio windows and door tie into aesthetic of Famoso, similar in approach as Shanti.
 - Tie patio enclosures with aesthetics.

Famoso:

- As a group, the buildings are a poorly balanced composition with Famoso the weaker element.
- Needs to be more animated and tied together with the garbage enclosure.
- o Bring in more glass to make more inviting.
- o Apply Shanti character to Famoso; facade too flat.
- Articulate to avoid flatness of elevation.
- o Make bigger with integrated or sloped roof line to offset weight of White
- o Reconsider 'fake' widows.

Shanti:

- o Architecture of Shanti is playful and proportionate.
- Look at carrying mosaic tile across by loading bay.
- Floating surface is a detailing minefield and no detail has been provided.

Landscaping

- Separation of patios connect to create a village. Create a special break between decks to animate and bring it all together.
- Question buffering between patios. An opportunity for wonderful restaurant rows and creating more interest and animation.
- Utilize the wider sidewalk section as a place with more seating, interest, congregation. Consider richer planting framing an "outdoor room" to receive restaurant patrons before or after their restaurant patronage.
- Use permeable pavers.

Project is unique from RCMP perspective.

- Happy with development of Morgan Crossing and with White Spot and sidewalk structure and practices for any restaurants with regards to theft.
- Issue with roof access stairs should be halfway from interior.

Accessibility

- Shanti provide barrier free seating.
- Hall in front of barrier free washroom must be accessible.

Sustainability

- Solar panels on Shanti is good, suggest using it on Famoso.
- Like the permeable paving and bio swales.
- Suggest having tenants utilize heat recovery as there is a source and load.
- Make sure energy efficiency is front and centre during design as these are high energy use occupancies.
- Promote rain capture and permeable pavers.
- Permeable pavers at outdoor patios.
- Famoso lighting seems excessive. Perhaps distribute more across elevations.

The Project Architect made the following comments on the Statement of Review:

- There used to be a walkway between two buildings but Planning suggested that the two building be combined.
- Can consider more setbacks at the building face.
- Walkway between buildings is not appropriate.
- Will take all other comments into consideration.

3. <u>6:00 PM</u>

File No.: 7911-0236-00

New or Resubmit: New Last Submission Date: N/A

Description: 3-Storey Building (Office/Retail)
Address: 10172/10182 152 A Street

Address: 10173/10183 152A Street

Developer: West Coast Hay Management Ltd.

Developer: West Coast Hay Management Ltd. c/o Yoon Sang Ik

Architect Mathew Cheng Architect Inc.

Mathew Cheng

Landscape Architect: DMG Landscape Architects

Planner: Marlene Messer Shawn Low

Urban Design Planner: Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Project is located one block over from 152 Street, the "Main Street" of Guildford on 152A Street. 103 Street will be a future road.
- Guildford Town Centre mall is located on the west side of 152nd.
- Currently, there is no specific town centre plan for Guildford.

2. 5:45 PM (5:30 PM)

File No.: 7911-0298-00
New or Resubmit: Resubmit

Last Submission Date: Resubmit

Resubmit

January 26, 2012

Description:

Address:

DP for Two restaurants (Shanti and Famoso Pizza)

Address: 15865 & 15869 - Croydon Drive (Morgan Crossing)
Developer: David Sheppard, Morgan Crossing Properties Ltd

John Moorcroft, Musson Cattell Mackey Partnership

and Bricault Design

Landscape Architect: PMG Landscape Architects

Planner: Ron Gill Urban Design Planner: Hernan Bello

The City Architect presented an overview of the previous ADP recommendation: direction was to look at how the end on the building is terminated. A revised streetscape was done. The panel is asked to comment on the response to the previous Statement of Review. The Panel's comments on the previous submission indicated that the White Spot building quality is highly articulated and this quality of design and the angled roof should be reflected in the Famoso Pizza building. The Panel considered that the design of the Shanti Restaurant was okay.

The Project Architect noted the main criticism was with the Famoso. Three areas:

- i. Façade was very much a single plane
- ii. Lack of glazing on front &
- iii. Design should be stronger to match White Spot and be a book end to the Shanti.

Changes include:

- A lot more glazing is provided at the front and have gone to a sloping clay tile roof.
- Articulation of the façade.
- Materials are simplified, brick, stucco.
- Strong adobe rust and rust brown colours.
- Garbage enclosure now captured under the roof and open for ventilation. Flue to brick oven is expressed.
- Considered one large patio but wanted to keep patios separate and distinct by landscaping.
- No changes to the landscaping; it continues White Spot and Morgan Crossing style along Croydon and along parking lot side, same theme, paving and street furniture.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Two restaurants (Shanti and Famoso Pizza)
15865 & 15869 - Croydon Drive (Morgan Crossing)
File No. 7911-0298-00

It was

Moved by B. Shigetomi Seconded by T. Wolf

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and Revise and resubmit to the Planning staff.

<u>Carried</u>

STATEMENT OF REVIEW COMMENTS

Context

- Complied with the ADP's requirements and is adequate.
- All in the right direction.
- Careful with cover for patio.

Form and Character

- Revised design addresses the comments from last design. Famoso revisions more compatible with White Spot. Commend applicant on changes.
- Consider solid door (front entry). Consider more "traditional" wood door for the main entry.
- Like the building form (Famoso). It keeps with the Italian pizza theme.
- Garbage enclosure door looks out of place. Look at how the door could be made to suit the rest of the façade, i.e., historical/Italian theme. Consider "blending in" the refuse enclosure with the rest of the building.
- Character to emphasize the more monochromatic brick colour as show on perspectives and avoid high contrast.
- Consider same fenestration treatment for the north elevation as is shown on the south; provide vertical "columns" between windows
- Consider canopy over patio in same architectural treatment (brick support columns) as provided on south façade.
- Recommend infilling at area above oven dark recessed area does not add interest to elevation.
- Express oven form on exterior.

Landscaping

Landscape appropriate and well done.

Sustainability

- Comments on sustainability remain the same and should be carried out in detailed design.
- No comments applicant addressed concerns.

CITY OF SURREY

(the "City")

APPENDIX V

DEVELOPMENT PERMIT

NO.: 7911-0298-00

Issued To: MORGAN CROSSING PROPERTIES LTD., INC. NO. BC0742937

("the Owner")

Address of Owner: 3rd Floor, 100 Park Royal South

West Vancouver, BC

V7T 1A2

- 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: 027-169-782

Lot 1 Section 23 Township 1 New Westminster District Plan BCP31949 Except: Firstly Part Dedicated Road on Plan BCP31950 Secondly; Part Subdivided by Air Space Plan BCP 42891

15715 Croydon Drive

(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, 1996, No. 12900, as amended.
- The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0298-00 (A) through to and including 7911-0298-00 (S) (the "Drawings") which are attached hereto and form part of this development permit.

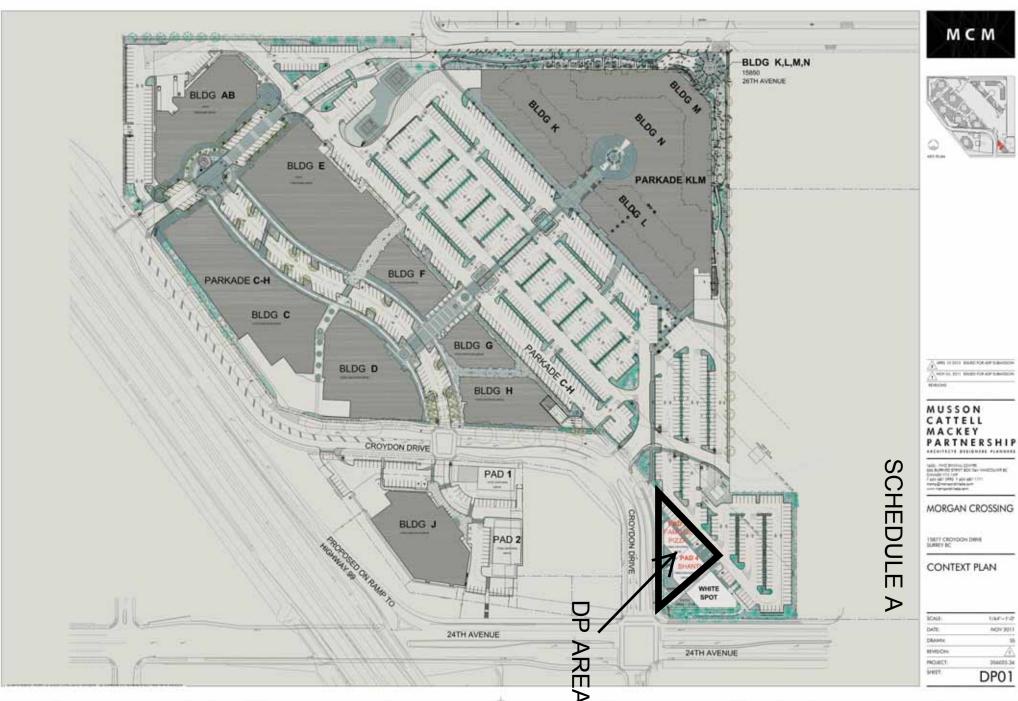
- 6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
- 7. (a) The landscaping shall conform to drawings numbered 7911-0298-00 (O) through to and including 7911-0298-00 (S) (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 \$34,936.44

(the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 8. This development permit supplements/amends Development Permit No(s). 7906-0137-00, 7908-0242-00, 7910-0016-00 and 7910-0096-00
- 9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 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.
AUTI ISSUI	HORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 . ED THIS DAY OF , 20 .
	Mayor – Dianne L. Watts
IN CO	City Clerk - Jane Sullivan
THET	NSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND R GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO ERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE WE HAVE READ AND UNDERSTOOD IT.
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	Owner: (Signature)
	Name: (Please Print)





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PROJECT DESCRIPTION

ARCHITECTURAL DRAWINGS

COVER PAGE

CONTEXT PLAN FAMOSO PIZZA & SHANTI SITE PLAN

FAMOSO PIZZA FLOOR PLAN OVERALL ELEVATIONS DP03 DP06 DP06 DP06 DP07 DP08 1.00 2.00 FAMOSO PIZZA ELEVATIONS SHANTI ELEVATIONS

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LANDSCAPE DRAWINGS

PADS 3 & 4 LANDSCAPE PLAN PADS 3 & 4 LANDSCAPE PLAN LANDSCAPE DETAILS

PROJECT DIRECTORY

MORGAN CROSSING PROPERTIES LTD. THIRD FLOOR, 100 PARK ROYAL WEST VANCOUVER, BC V7T 1A2

CONSULTANTS

LANDSCAPE ARCHITECTS SUITE C100, 4185 STILL CREEK DRIVE BURNABY, BC VSC 6G8 TELEPHONE: 604-524-3834

BUILDING INFORMATION:

BUILDING ADDRESS PAD 3 - 15865 CROYDON DRIVE, SURREY, BC PAD 4 - 15869 CROYDON DRIVE, SURREY, BC LEGAL DESCRIPTION: LOT 1, SECTION 23, TOWNSHIP 1, N W.D., PLAN 9CP 31949

PROJECT DATA:

ARCHITECT 1 (FAMOSO) MUSSON CATTELL MACKEY PARTNERSHIP 1600 - TWO BENTALL CENTRE

SSS BURRARD STREET BOX 264

HORIZON ENGINEERING INC 200-92 LONSDALE AVENUE NORTH VANCOUVER, BC V7M 2EIS

VANCOUVER, BC V7X 1M9

TELEPHONE: 604-687-2990

TELEPHONE: 604-990-0546

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ARCHITECT 2 (SHUNTI)

BRICAULT DESIGN 407 W. CORDOVA STREET VANCOUVER, BC V68 1ES TELEPHONE: 604-739-9730

APLIN & MARTIN CONSULTANTS LTD. 201-12448 - EDND AVENUE SURREY, BC V3W 3E9 TELEPHONE: 604-697-9056



ISSUED FOR ADP SUBMISSION, APRIL 10, 2012

ARCHITECTURAL



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PAD 4 - SHANTI

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7911-0298-00





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15877 CROYDON DRIVE SURREY BC

PERSPECTIVE VIEWS

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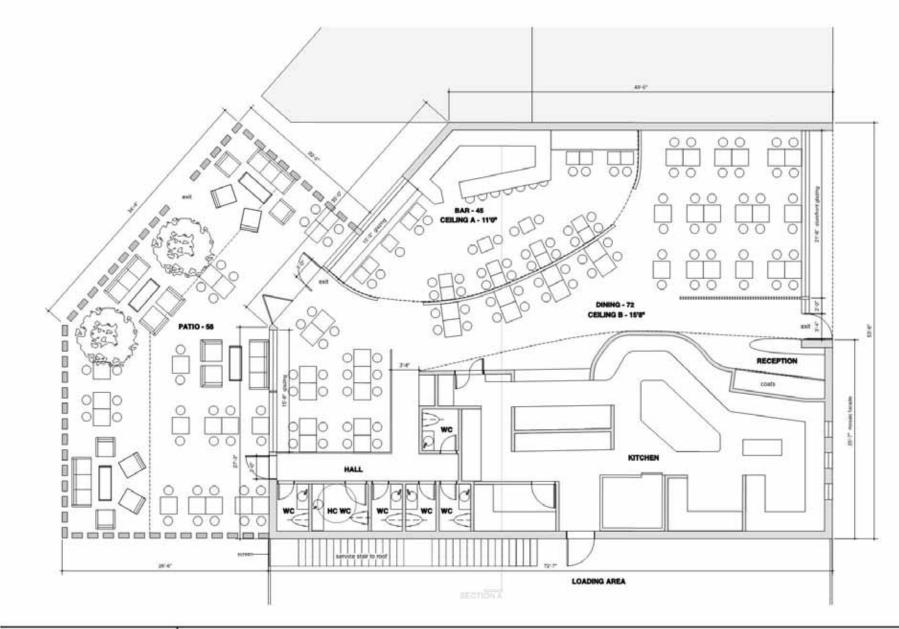
Shanti at Morgan Crossing

South Surrey, BC

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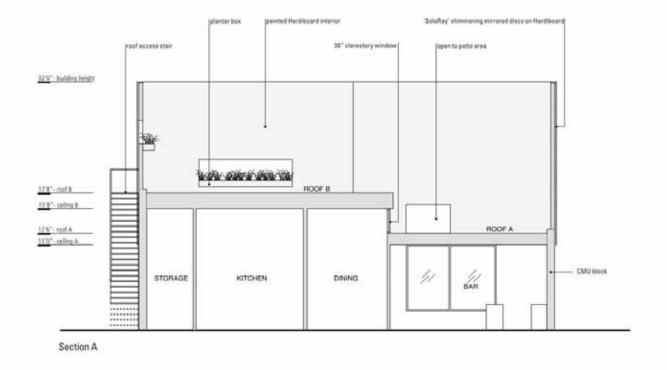


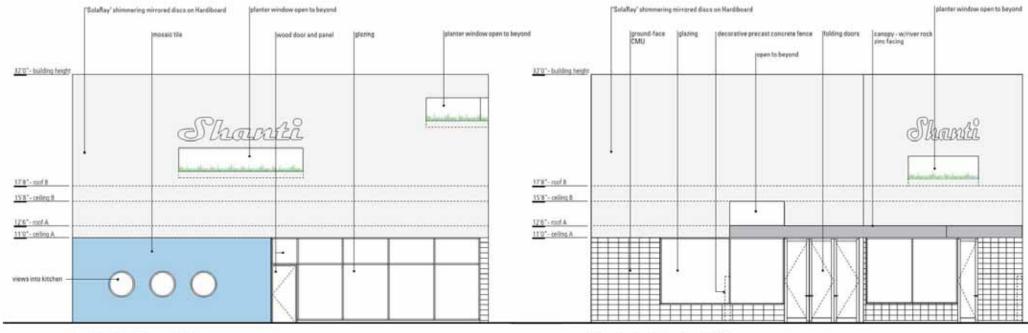
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FLOOR PLAN (1/8" = 1'0")

bricault design

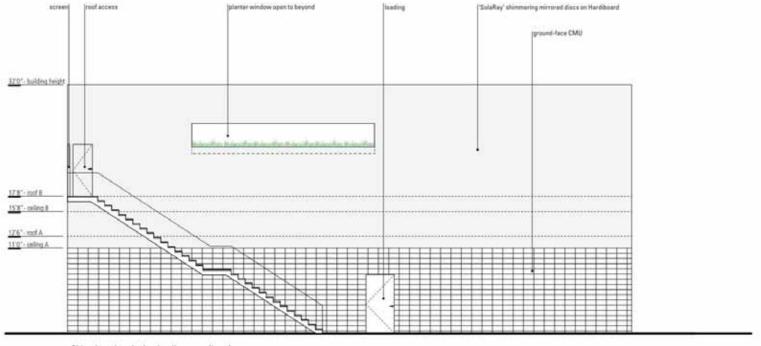
407 w. cerdove st. vancouver bc V6B 1E5 p 604 737 9730 1 604 676 3072 www.bricault.ca





Front elevation, facing parking lot

Rear elevation, facing Croydon Drive



Side elevation, facing loading area (lane)



Front elevation



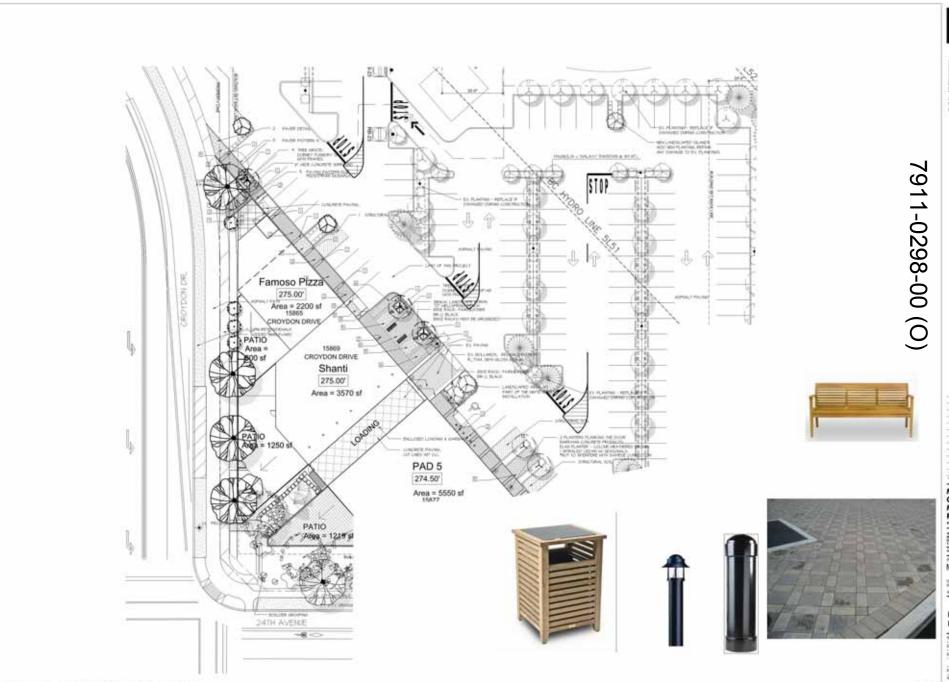
Back elevation



Entry detail



Patio







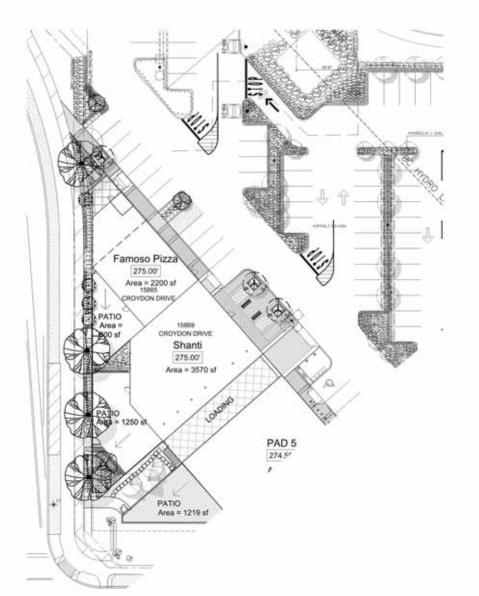
MUSSON CATTELL MACKEY PARTNERSHIP

MORGAN CROSSING

LANDSCAPE PLAN

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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE PREE NUMBERY. PROVIDE CERTIFICATION UPON REQUEST,

** TREES ARE NOT TO SE PLANTED WITHIN 2H 0/67 OF THE BALDING.

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MUSSON CATTELL MACKEY PARTNERSHIP

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MORGAN CROSSING

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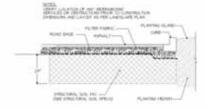
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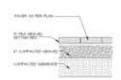
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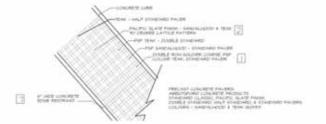


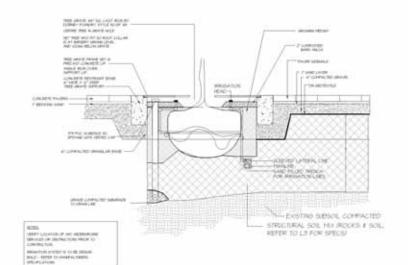
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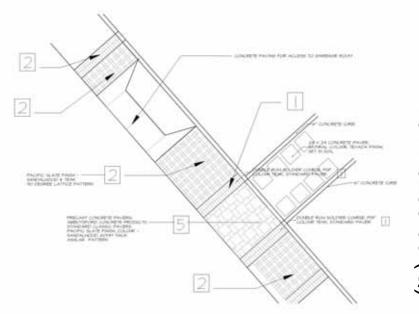












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DETAILS

BOALE VANCOU DATE: 1297-29 meet L-3

ART ONE GENERAL REQUIREMENTS 1 CCDC Doc 2 2008 Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents. 2 B.C. Landscape Standand, Thi Editing 2006 prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Norsery Association, jointly, All work and materials shall neet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruct. 3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, DEC. 1996 prepared by the Consulting Engineers of British Columbia, Readbuilders and Heavy Construction Association, and the Municipal Engineers Striction A STANDARD FOR LANDSCAPE BRIGATION SYSTEM, 2008 Prepared by the Irrigation Industry Association of British Columbia 5 HUNCPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED. 2 TESTING .1 A current feet once than one methal test for all growing medium to be used on this sits is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results in Landscape Architect for review and approved prior to placement. Refer to Socilie 5.4 Grown Medium Testing for provided prior to placement. Refer to Socilie 5.4 Grown Medium Testing for provided prior to placement. Refer to Socilie 5.4 Grown Medium Testing for provided prior to placement. Refer to Socilie 5.4 Grown Medium Testing for provided prior to placement. 2 Owner reserves the night to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification. .1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect. 2 Submittals to consist of product sample or manufacturer's product description. SITE REVIEW STERVEY. 1. Under the terms of the Landacque Acciditor's Controls with the Govern and wave the Landacque Acciditate is the designated reviewer, the Landacque Acciditate and designated reviewer, the Landacque Acciditate and designated and the Landacque Acciditate and designated and the Landacque Acciditate and the Landacque Acciditate and the Landacque Acciditate and manager requirements. 12 Start by SIH Meeling, Landscape Contract lif separately At the start of work with Owner's Representative, Ste Superintendent and Landscape Contractor; a meeting is be held to review expected work and to worlly the acceptability of the subgrade and general site conditions to the Landscape Contractor; Provide areason medium text results. for this mention; 3.7 Propriet Sir Visite: Teachers malerials and worknesseds an excessory through the course of this work. Review of different aspects of the work may be dead with any rough as its Such demonstrating handles filed party, finish finishing, develop these—easily, public, finish public princips and through princips late to a recommendation of the work may be dead with the course of the work may be dead with the course of the work may be dead with the course of the work may be dead of the course of the work may be dead of the work may be de Public part of the control of the co .1 Usies otherwise instructed in the Centract Documents, the preparation of the subgrade shall be the responsibility of the General Centractor. Placement of growing modi constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contract 2. All work and superinference shall be performed by personnel skilled in Landscape contracting. In addition, all personnel applying herbicides and/or periodes shall hold corrent license issued by the appropriate authorities. 3 A site visit is required to become familiar with site conditions before bidding and before start of work. A. Confirm location of all services before proceeding with any work. 5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans. 5. Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes an outdelines. .B. Where new work connects with existing, and where existing work is aftered, make good to match existing undisturbed condition. .1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion. 2 Parler to individual sections for specific variables. PART TWO SCOPE OF WORK 1 SCOPE OF WORK .1 Other conditions of Contract may apply. Confirm Scope of Work at time of hender. 2. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following: 21 Refertion of Earling Frees where oldered on disordings. 22 Frein Fording and Leutriceap Primary. 23 Frein Fording and Leutriceap Primary. 24 Frein Fording Free Fording Fre 2.79 Supply are parcenent or sure much. 2.19 Shahnenance of planted and seeded/sudded areas until accepted by Owner 2.11 STARARTE PRICE Establishment Maintenance, Section 3.11 2.12 Other work: Work other than this list, not specified by Landscape Architet 1 Graving Medium Conform to RC Landscape Standard for definitions of insported and on-site topsoil. Refer to Table One below

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lavn Areas	Planting Areas and Planters	
Growing Medium Types	a	29	29	
Texture		Percent Of Dry Weight of Total Grow	ing Hedium	
Coarse Gravel: Larger than 25mm	0 - t%	0 - 1%	0 - 1%	
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%	
	Percent Of Dry Weight of Growing Medium Excluding Gravel			
Sand Larger than 0.05mm snaller than 2.0mm	50 - 80%	10 - 90X	40 - 80%	
Sigh larger than 0.002mm snaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%	
Clay: snaller than 8.002mm	0 - 25%	0 - 15%	0 - 25X	
Clay and Silt Combined	nasinun 35X	necinum 15%	nexinun 35%	
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%	
Organic Content Enterior):	3 - 5%	3 - 5%	15 - 26%	
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	45-65	
Drainage:	Percolation shall be such that no stands	n water is visible 60 ninutes after at least	2 18 minutes of moderate to heavy rain or irrigation	

- 3 Line Ground agricultural linestone. Meet requirements of the B.C. Landscape Standard.
- A. Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Reco suppliers: The Answer Surdon Products, Frazer Estimated Sols & Fibre. Stream Drosnics Management.
- 5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.
- 6. Composted Bark Mulch: 18nm (3/8") minus Fir/Henfack bark chips and fines, free of chanks and sticks, dark brown in colour and free of all sell, stones, roots or other entraneous matter. Fresh orange in colour bark will be rejected.
- J. Herbicines and Pesticides: If used, must centere to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the most
- 8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MPAF) 140 ML, GEOLON HAS CR ARRCO 6545 or alternate product pre-approved by the Landacape Architect)
- .9 Drainage Piping if required Schedule 40 PVC nominal sizes.
- .TI. Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material mat be provided from a marsery. Provide proof of certification.
- .3 Supplier and installers of separated block valids to provide engineered drawings for all valids signed and scalard drawings for all valids, individually, it excess of 12th, erconditionalism of valids collectively in excess of 12th, installations must be reviewed and signed off by Certified Professional Engineer; indicate cost of engineering pervices in Tender price.
- .% Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

J	PART THREE SOFT LANDSCAPE DEVELOPMENT	10
1	3.1 RETENTION OF ENGINED TREES 3. Prive to any work us six the - prefect inclinidual trees or plant groupings indicated as retained on tandscape plants as a septration retention areas. 3.1 In some intracters the Landscape Architect will larg trees or areas to remain. Elecutor referrior areas at a start-up meeting with the Landscape Architect.	16
ı	 In some instances the Lendscape Architect will tag trees or areas to remain. Discuss tree referrition areas at a start-up meeting with the Landscape Architect. A physical berrier must be installed to delineate clearing boundaries. Refer to physical berrier data. If defail not provided, comply with local municipal requirements. 	Ш
ı	2. A physical parmer must be installed to claimable clearing boundaries. Nation to physical barrier detail. If detail not provided, conjuy with local manicipal requirements. 3. No natchine travel through or within vegetation retention areas or under crowns of frees to be retained is allowed.	II
ı	A Do not stockpile sell, construction materials, or excavated materials within vegetation retention areas.	II
ı	.5 Do not park, fuel or service vehicles within vegetation retention areas.	II
ı	.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation refertion areas.	Ш
1	 No excavalions, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect. 	II
ı	.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.	II
ı	 Any damage to existing vegetation intended for preservation will be subject to evaluation by an LSA. Certified Arberist using the "Guide for Plant Appraisal", Eighth Edition, 1992. 	II
1	31. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the personist responsible for the disturbance.	II
ı	.18 In municipalities with specific free refertion/replacement bylows ensure compliance to bylows.	II
1	.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.	II
I	12 GAIACS	11
ı	Essure subgrade is prepared to conform to depths specified in Section 35, Growing Medium Supply, below. Where planting is indicated class to existing treas, prepare suitable planting posies's for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.	Ш
ı	2 On slapes in excess of 31 freech subgrade across slope to 150nm W1 minimum at 15m IS ft.l intervals minimum.	II
ı	3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.	Ш
ı	3. Eliminale standing water free all finished grades. Provide a smooth, fire and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.	Ш
ı	5 Construct swakes true to line and grade, smooth and free of sags or high points. Hinimum slope ZX, maximum side slopes WX. Assure positive drainage to collection points.	Ш
ı	.6 Slage not to exceed the following maximums Rough Grass 31, Lawn 41, Landscape plantings 21.	Ш
ı	.7 Finished sol/maich alexation at building to comply with manicipal requirements.	Ш
ı	.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sad, plants or mulch.	Ш
1	33 LANDSCAPE DRAINAGE 1. Related Work: Growing medium and Finish Grading, Grass areas, Trees Strubs and Groundcovers, Planters, Crib Walls.	Ш
ı	2 Mork included: Site finish grading and surface drainage, installation of any drainage systems detailed on landscape plans. Nate: Catch basins shown on landscape plans for	Ш
ı	coordination only, control scape of uses price to tall. 2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work. 3.2 Subtrainies wout landstool of all existing utilities and structures and undercovand utilities only to commencine work which may not be located on drawings and conduct work.	Ш
ı	3. Note hadded. See this grades as better to design, including of any design system child on instruction that (in the size when on indicating plans for contributions, again, meaning when yet with the off of the designs, their in explaintly designs of the contribution of the contribution of the children of the chil	I
ı	3. Conceive 3.10 in herebridge and Sacriffreign in considerary with engineering partials and apportunities. 3.11 (a) in the index of partial p	II
ı	32 Cay draws on propared see, rice in line and gross with inner's sales in receipt supplies consider an each page is in contact, minutes innegation to length. 33 Connected laving size all cutter and proceed in unstream direction.	Ш
ı	3.4 Lay perforated pipes with perforations of 8pm and 6pm positions. 3.5 Make joints tight in accordance with manufacturer's directions.	Ш
ı	3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer. 3.7 Nater waterlight connections to oxisting drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.	Ш
ı	39 Surround and cover pipe with drain rock in uniform Stem Layers to various depths as shown in details, minimum 190ms. 310 Cover drain rock with non-waven filter circh law all address and seases minimum Stems.	Ш
1	tength security of part a fail of the process of persons devices. 3. Nat part of the process of the process of the part of th	Ш
ı	3.15 Protect substants From took show ourning into Malinon. 3.4 GROWING MEDIAN TESTING	H
4	13. School Programmatives usagles of priving seedaar proposed for use on this project to an independent Internatives. Provide test results to Landscape Architect prior to priors. [Cell Treads to National.] 13. Privilla representatives usagles usagles usagles (30, day and experies.) 13. Author) Filted a questioned face or supplem regards for this specified press. 13. Author) Filted a questioned face or supplem regards for this specified press. 3. National face of projection of these confidence of the commendation for required and amendments.	Ш
4	.1.1 Physical properties, % content of greed, sand, slift, clay and organics1.2 Acidity PH and quantities of line or sulphur required to bring within specified range.	Ш
ı		Ш
ı	35 GROWIS MEDIAM SUPPLY AND PLACHENT 3. Supply all grewing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.	II
ı	2 Supply all proving medium administrates as pressived by the soil lest. Amended proving medium must meet the specification for proving medium as defined in Table the for the	11
ı	various levels. 2.1 Thereophy nix required amendments into the full depth of the growing medium. 2.2 Special intex may be required for various situations. Refer to drawing notes for instructions.	II
I	22 Special nices may be required for various situations. Refer to drawing rates for instructions. 3 Place the amended growing nedium in all grass and planting areas. Spread growing nedium in uniform layers not exceeding 6° (55nm), over unfrazen subgrade free of	Ш
I	standing water.	II
ı	Minimum depths of growing medium placed and conspected to 88%: A.1 On-grade:	11
I	.4.11 Soulch and solded lates. — 4" (Missel A.12 More parties which is prescribed with a great parties or 5" (Missel A.13 More parties which is greated with a greated and the parties of greated and the parties	11
1	A.13 Grandcover only areas, if defined on plan	11
I	sub- con- 2.1 Importure — F Other 2.2 Importure res. — F Other 2.3 Importure res. — F Other 2.4 Importure res. — F Other 2.5 Importu	11
1	A.22 Grandcover areas. 12" (100m) A.23 Levn virtout automatic irrigation 12" (1900m)	11
I	A.2.4 Shrub & groundcover areas. ST (Bildme) A.2.5 Trees and specimen shrubus. ST (Dildme) over columns and/or edge of slab (verify column locations on-site for tree locations.) A.2.6 Death organization of the 20 (States) area (Bildme) over columns and/or edge of slab (verify column locations on-site for tree locations.)	11
I		П
I	5. Hanually spread growing medium/planting soil around existing trees, shrubs and obstacles.	П
	 In perineter seeded grass areas, feether growing medium out to nothing at edges and blend into existing grades. Finished grades shall conform to the elevations shown on landscape and site plans. 	11
		łl
	36.430cH GASS-MEA - SEEMS 1 Tong-till Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all properly lines of the project including all bouleverities agin of roads and lines.	П
I		П
1	2 Proporation of Software, To R.C. Landscape Standard Class S. Arrace Rough grass) Section 7.113 22 Clase residing sell by Robington assess of deprins one-Sffm in any deprins one-standard and control of the Software Software Control of the Control of the Software Contr	11
1	3 Time of Seeding: Seed from early spring IgenBrailz, April 1st I to late fall. (September 15th) of each year. Further extensions may be abtained on concurrence of the Landscape Architect.	11
	A. Seed Supply & Tealing: All seed must be obtained from a recoglised seed supplier and shall be No. 1 grass minture delivered in containers bearing the following information	П
ı	Seed Supply 2 Testing. All seed must be obtained from a recoglibed used supplier and shall be No. 1 grass mixture delivered in containers bearing the fellowing information. All Analysis of the seed mixture AP recreating of each seed Type	Ш
1	5 Seed Micture All varieties shall be rated as strong performers in the Pacific Northwest allibracy subject to client approval.	П

Seed Michine All varieties shall be rated as strong performers in the Facific Northwest 200 age subject to client approval.
THIS Creeping helf rescue
THIS Creeping helf rescue
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THIS CREEPING THIS CREEP cture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue of sce-o

6 Fertilizer: Mechanical seeding Apply a complete synthetic slow-rolease fertilizer with maximum 35% water soluble nitrogen and a formitation ratio of 18-18-19-50% sulphus urea coated, 112 injuha/1888a/core) using a mechanical spreader.

7 Seeding. Apply seed at a rate of 109/H (1900s) /acrel with a mechanical spreader. Incorporate seed into the top 1/4" (familiar soil and lightly con 8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding

3 Preparation and Growing Medium:
31 In areas of Rough Grass Compty with Section 3.6 Rough Grass.
32 Where appared for use in areas of laws, compty with Section 3.8 Lawn Areas Sodding.

Prefection: Ensure that fertilizer in solution does not come in centact with the folloge of any tirees, shrubs, or other assospible vegetation. Do not spray seed or match or objects one supected to year years. Prefect existing site equipment, nonform, landscapin, reference points, nonments, markers and structures from damage. Where containation occurs, receive seeding surprise statistication of and years asyproved by the subscape Architect Landscape in the superior statistication of any open superior spot years.

5. Much shall consist of ringin wood fibre or recycled paper fibre designed for hydrautic seeding and dyed for ease of monitoring application. It using recycled paper for wood fibre substitute use 195% by weight), Conform to B.C. Landscape Shandard for much requirements.

.6 Water: Shall be free of any inputities that may have an injurious effect on the success of seeding or may be harnful to the environment

J. Equipment. Use industry standard hydroutic seeder/mischer equipment with the trank volume certified by an identification plate or striker affixed in plain view on the equipment. The hydroutic seeder/mischer shall be capable of sufficient agit train to nice the natherly into a homogenous stury and in anisitian the sturry in a homogenous stafe until it is agained. The discharge quarter and on excess shall be capable of againfying the medicinal sufferance and the discharge quarter and on excess shall be capable of againfying the medicinal sufferance.

THREE SOFT LANDSCAPE DEVELOPMENT - CONT

Application Rose of Stay Part (15) Starkers!
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! Fertilizer: !.1 Rough Grass: If a soil analysis is available, conply with results. !.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

Accurately measure the quantities of each of the naterials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume assuments. The naterials shall be added to the tank whall it is being filled with valor, in the following sequency; seed, fortilizer. Thereogity mis into a homogeneous sturry for charging, and to water or when material to the minture. Do not loses sturry in the tank for oner than front it is burn.

Distribute sturry uniformly over the surface of the area to be hydroseeded. Blend application into previous appli

Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

Note the poly and returns intendingly after seeing and cuttien for 61 pays 410 - Southerlik Coupletin and will scouplet by the own. As used in these works when promises that Coupletin and will scouplet by the own. As used in these works are seen as seen as the couplet will pass and in the own of the couplet will pass and in the own of the couplet will pass and in the own of the Coupletin and the couplet will pass and in the couplet will be coupleted and the couplet will pass and the couplet will pass and the couplet below the couplet will pass and the couplet the couplet will pass and the couplet the couplet will be coupleted and the couplete will be coupleted and the couplete will be coupleted and the co

Accept sees of the Brogh Goss. Accept sees of the Gosse o

Growing Medium: Comply with Section 2.21, Growing Medium: Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by stocke Architect.

Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

5 Specified Turfgrass by area: Refer to Table 2 below.							
TABLE 2 S	BLE 2 SPECIFIED TURFGRASS BY AREA						
Area	Description	Quality Grade	Major Species				
CLASS 1	Lave, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade				
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same				
CLASS 3	Rough Grass	see hydroseeding					
SPECIAL							

Line: The line shall be as defined in Section 2.2.3. Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil fest. Apply with a mechanical spreader. Cultivate into growing ion 48 hours prior to sociding. Apply separately from line.

Sadding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely buthed, without everlapping or gaps, smooth and even with adjuning as and roll lightly. Mater to obtain maisture penetration of 3° to 4° 10 – Nool. Comply with requirements of BC Landucage Standard Section 8, BC Standard for Turfgrass.

lainterance: Begin mainterance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Gwner. Protect sadded Ganage with benanzery wire or hvine fences complete with signage until lawn in taken over by the Gwner. Matter to obtain moisture generation of 3° to 4° 17-35c. a danage with heapeurs view or havine fences complete with signage well laun in Islans over by the Chance, Maler has obtain another potentialise of \$2.00 \text{-100} at 1 \text

Acceptance of Laws Areas: The turt shall be reasonably well established, with no apparent deed sparts or bare sparts and shall be reasonably free of weeds the St. dascape Standard, Section 19 Maintenance Leve 2 (Apparence). We behinded is mecessary for weel removal unless other conditions of contract forbid their use. After this bare cut all built bits, a vess mertile the conditions does that the conditions does not like before one the Decision.

- Obtain approval of Landscape Architect for Lavout and preparation of planting prior to conservement of planting operations.
- Hake edge of beds with smooth clean defined lines.

Time of Planting:

Real trees, strubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to pre-secrectful adaptation of plants to their new location.

State A part of the Control is the regiments of the EL Leadure State of the Other Adds seated by a whole Part States or the All part and Leadure States and the Control is the Control in the Control in

Availability. Area of search includes the Lower Mainland and Fraser Valley. Refer ho Plant Schedule for any extension of area. Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

Substitution:

Okah written approved of the Landscape Architect prior or naking any substitutions to the specified material. Mon-approved substitutions will be rejected.

Allow animam of 5 days prior to deletery for request to substitution.

Substitutions are substitution for Substitution (Confirms of Assistability).

Flant Species & Location

Flants shall be true to name and of the height, coliper and size of root ball as shown on the landscape/size plan plant schedule. Coliper of trees is to be taken 6" (IScal) Flant all specified species in the legality as shown on the landscape drawings. Neithy Landscape Architect if centifying rock or undergroup. untered. Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

Execution
Trees and large shrubs-Discover a source shaped tree gift to the depth of the northall and to at least huice the width of the roothall. Assure that finished grade is at ingridul grade the tree was grown at.

Draining of Planting Index
Provide creaged systeming pils where required is on sloped conditions, break out the side of the planting pil to allow draining down slope, and in flat conditions, naved use the colded side reported sizer. Mostly the Landscape Architect where the drainings of glanting basis is liabled.

Platring and Fertilizing Procedures:

Plate all trees and shroke with the roots placed in their natural growing poolines. If buriapped, issues around the top of the ball and cut way or field under. Do not pull

Alton motive that it Certailar resource containers without injuring the restitution. After settled in place, cut histo. For wire backets, cip and remove top three roots of

Fillite planting holes by getify firming the growing section around the root system in 6" (Scall layers. Settle the sell with water. Add soil as required to meet fiscish. Leave on a resids. When 27.9 of the logical has been placed, pool for filter or a recommended by the required oal feel at the specified raise. Settle placed is placed explant if a selling recognition of the recognition of the specified raise. Settle placed is placed explant if a selling recognition of the recognition of the specified raise.

1. Solding of 19 miles were supermised by energial representation 2.0 is less in the set of the state of 19 miles. The set of the state of 19 miles is less than 19 miles of 19 miles in the set of 19 miles. The set of 19 miles is less than 19 miles is less than 19 miles in the set of 19 miles in 19 miles i

38. Proving:
3.3. Limb group (a Bit distribution occusary to remove deed or injured branches. Preserve the natural character of the plants, do not on the leader. Use edg clean, sharp-tests. Pulse of a cust seen and cust for branch collar leaving no shots. Shape affected areas so as not for reliab vater. Resove damaged material.

.55 Mulching .51 Mulch all planting areas with an even layer of mulch to 2-V2 - 3" IBS - "Somil depth. Confirm placement of mulch in areas labeled "Groundover Area" on drawings. Mulch a .51 Mulch disabeter circle around trees in laws areas, Lerne a clean edge.

3.1 det Efficience — compare de la compare d

3. Next Version.

3. Next Version.

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

3.1. For digard balled, this Labelage Architecture to the pile in cited the Current's requestedly for earlier greate passes (f. 8 his spine, last developed and the control of the Current's requestedly for earlier greatest cuttle of the central reply belower of the Current's formation of the Current's greatest cuttle cuttle

10 INSTALLING LANDSCAPE ON STRUCTURES

Verify that drawage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

Coordinate work with construction-of glanters and planter drainage.
 Verify that planter drains are in place and-positive drainage to roof drains is present prior to placing any drain rook or soil.

Provide clean out at all through-slab drain locations. Use \$100ms pin, dia PVC Pipe filled with drain rock unless specific drawing detail shown.

Install drain rock evenly to a minimum depth of 4" (1900mn)or alternate sheet drainif specified. Install sheet drain as per manufacturer's recomme Cover drain rock for alternate sheet drain it specified on drawing details) with filter fabric lapping 6-155mel at all edges. Obtain approval of drainage system prior to placing growing nedion.

6 Place an even layer of 25 - 50nm clean washed pump sand over filter fabric.

7. Piace graving nedum to depths specified in Section 35 share for sarious surface Irrestnents. Refer to Drawing details for any light veight filler-reaging to alter grade. Use Styrtfores block over drain rook shaped to gravide assorth surface Irrestline at edges. Butt each piace lightly tegether and cover with filter fairst to private Last from pigging deservats.

3. International of "nationalment" anticensor in Improving national course, installing plant anticipated for nationally provided finise to serve increases the length of macross of the guidence, there of the guidence, there could be guidence the course of the guidence the course of the guidence the course of the guidence that the gu

2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion

3 Related Standards and Legislation: B.C. Landscape Standard, Latest edition; Fertilizer Code, B.C. Posticide Control Act

A. She floring, in addition in the impactions at substantial considering, at that progress for section, and at the under the period, there should be three other reviews arising that the surface at leaded by the Centractive and a delegated representation of this desire. Please as lappose and reporting procedures and south to the desired reviews form.

5. Scheduling: Prepare a schedule of anticipated visits and subsit to designated representative at start-up. Maintenance operations shall be carried out predominately during the graving season between March fat and Movember 38th, however visits at other tines of the year may be required.

Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

7 Materials Couply with Part Two of this specification. 3.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

13. Tell times - fine replacement of the EL Charlours Describer Ferministen sentime in respecting on the time of the sent of t

5 One has the challenges of the companion between or other windows in the contract that the companion of the

the west popularities haves.

35 Positioning Autorities have a service of the position of the

depth of Norm, IV-1, and recover cores.
A.7: Repairs: Re-grade, re-seed or re-sed when necessary to restore denaged or failing grass areas. Hatch the grass varieties in the surrounding area. Re-sed, if required, throughout the graving season. Re-sed between April 51 and April 50th or between September 1st and September 15th. Protect re-seeded areas and keep mobil will the first

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MFN. 7911-0298-00 LANDSCAPE SPECIFICATIONS PAD 3 & 4 SCALE:

DATE: 10.JUNE.14

15865 & 15869 CROYDON DR., SURREY, B.C.

MUSSON CATTELL

MACKEY PARTNERSHIP

MORGAN CROSSING

DRAWN: MM PROJECT: DMG 10-046 SHEET: LWS-SPEC

BUT DISJUTS DESERVED CONDEDTY OF MESSAW CATTELL MACKEY PARTNERSHIP. HISE OF DEDONNETTON CONHESTED WITHOUT DRIVE WORTHEN DED

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Suite C100 - 4185 Still Creek Drive

Burnaby, British Columbia, V5C 6G9 p: 604 294-0011; f: 604 294-0022

PART ONE - GENERAL

The Structural Sell operification is provided as an instrument of service and remains the property of DMS landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without it premission of DMS and packages Architects.

- .1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sole grade.
- 2. It is to intent that the shortch cost an interest will provide the secoursy test bearing obsection(to, for tight last hard surface prints; seens white allowing and promiting the devicescent of the revenils. The long terms gain in the promitine of healthy, long treat frees white revisions the potential negative aspirations of large scale revol development. As Retire to develop for inclination and development and the revision of the revis

.4. All other related work as described in the drawings and/or this specification.

13 RELATED WORK

- Section (210), Landscape Inequirements
 Section (2810, Irrigation System
 Section (2830, Irrigation System
 Section (2933, Sodding (Seeding)
 Section (2946, Planting Trees, Shrubs, and Groundcover

- A RELATED MASTER MUNICIPAL SPECIFICATIONS Centractor lo report all centificts with crit enjoyeering to Landscape Architect
 Section 02210, Sie Gording
 Section 02221, Sie Gording
 Section 02223, Capazilag, Tencolong, and Bachfilling
 Section 02225, Aggregates and Granular Materials
 Section 02234, Subarturvoris
 Section 02234, Stantowards
 Section 02234, Shambea and Calchi Basins

- .1 BCSLA/BCLNA Landscape Standard (most current edition)
- .2 Canadian System of Soil Classification

6 QUALITY ASSURANCE

- 3. All chirchical sol asteriol scan in street free placing sold by forea source agreed by the Consolitate and all sinists materials, segregate to the site and be of sinister and from a single source. Seep part or supplying any anisoth in the suit, inches the Consolitated of proposed cours and provides output or adaptic source sharp recognized relating agency agreeved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written fore as talk out in 213 of this section.
- 2. All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to site shall be set similar nature and from a single source. If days prior is supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of a majorist source and provide a copy of a c
- exture:
 Gravel, sand and fines content each as a % of dry weight nineral
 Organic material content as a percentage of dry weight.

- Urganic material current as a processing or or program
 Acidity (pit)
 Salirity in milinihos/cm at 25 degrees C.
 Basic fertility (total nitrogen available K, Ca, Mg, P.)
 Recommendation for incorporation of necessary amend
- 3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.
- A. Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications
- 5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.
- 4. Confirm connection of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Findinger
- J. Aggregate Test:
 3.1 Provide source and siene designation of intended aggregate material prior to ordering.
 3.2 At the Landscape Architect's discretion, materials may be releasted. Confractor in responsible for costs of testing if sample does meet specification and for correction of
- any deficiency.

 3.3 Submit 25kk sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

- minioum 2 days prior to mixing samples.

 ### Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

7 SCHEDULINS

- .1. Obtain appreval from Consultant of schedule % days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil initiate is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.
- Schedule to include.
 If the for conneconant of proparation of structural sell at source.
 shoping dates.
 shoping dates.
 If the shop is the sho

- .3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.
- .4 Complete work to ensure tree planting will occur under optimum conditions
- 5 Do not handle or place structural soil mix in rain.

- .1 Start up neeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.
- 2 Co-ordinate site neeting with Consultant at the following lines
 2.1 drainage installation and connection
 2.2 irrigation installation
 2.3 insing of structural soft installation
 2.4 installation of structural soil installation
 2.5 soft grade preparation and layout.
 2.5 soft grade preparation and layout.
 2.6 installation of frees

- 3. Where naturals are installed in phases, it is the contractors respectfully to inform the Consultant of critical installation times for each phase as noted in Section 182.

Provide 2 kg samples of all naterials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 13.2 and 13.3.

10 PRODUCT HANDLING

- .1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition
- 2 Supply and handle dolonite line, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

- For structural soil propored at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the programation of structural soil.
- .2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials
- 3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with targadin of material approved by the Consultant units such line as materials installed.
- 4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment quidelines

PART TWO - PRODUCTS

GROWING MEDIUM

- TABLE ONE
- 3. TAREL TOR:
 3. Provide all growing medium required to complete the work.
 3.2 Comply with the requirements of Table 1, below
 3.2 Comply with the requirements of Table 1, below
 3.0 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the oxygenic matter in the soil.

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2nm - less than 75mm	
Sand-greater than 0.05nm - less than 2nm	navinum 60%
Sitt: greater than 0.002 mm – less than 0.05 mm	navinum 35%
Clay: less than 0.002mm	nasimun 5X
Clay and Sitt Combined	nazince 40%
ACDITY (Ph):	60 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cn/hr) in place.	3.0
SALINITY: Saturated extract conductivity shall not exceed:	3.0 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (%)	8% - 12%

- .1 Clean inert stone of high angularity is preferred over washed gravel.
- .2 Stone dimension aspect ratio should approach 111 with a maximum of 211 length width depth.
- .3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock
- 4. Appreciate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 15 and 18
- 5. Aggregate quality. Material shall be sound hand, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would not be a distanced on the substances.

3 SOIL STABILIZER

.1 A non-hoose organic binder.
Product: Stabilizer, The Natural Solution as available from Sport Turf Inc. Tel: 1604 850-7857.

4 GRANULAR BASE .1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials

.1 Refer to architectural drawings

Non Moven filter fabric shall be installed as a separation layer directly above the compacted structural soil ninture. Do not install fabric until adequate compaction of the structural soil insture has been confirmed.

- Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:

 crack Tessies Strength ASTM-0-4632 MM SM
 Testies Etergetin ASTM-0-4632 MM

- Flow Rate ASTM-D-4491 6110 L/min/m
- 3 Fabric shall be Amoco 4545 or approved equivalent

PART THREE - EXECUTION

- 1 Excavate sub grade to establish tree git / trench as indicated on contract drawings. Place the structural soil under the gaving adjacent to the glanting gits. NOT in the
- arming in memovers.

 Areas designated as structural soil tree pits for street free planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, bobis, root branches, took materials, building naterials and other detectivus naterials to the approval of the civil engineer.

PREPARATION OF EXISTING GRADE

- Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed
- 2. Except in himsels believed Specification Specification Specification (Specification allowing for design depth and width of shortward sale into.

 2. Seept in SySTM design (See Passe) to be in treated and in delabels for demonstrate

 2. Ceapter in SySTM defined Protect (See Passe) and Specification (See Passe) and Specification (See Passe)

 3. Support devices that slike page and led in the finished grades and for lowed the subserface drain lines as indicated on the risk exploration (See Passe).

- 4. Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postgoned until after the installation of the mixture.
- .5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings

S SUB DRAINS

- sources.

 1. In this first projection of Marie Principles Specification, befor In Section 1996, Waterwrise, Section 1977, Storn Severs, and Section 1977, Handsday and Catch Basins.

 1. Confidence of Confidence of

3.4 IRRIGATION

- To install for requirements of Section 12819, irrigation System. Refer also to Irrigation Drawings.

 11. Install irrigation seal-lines in Coverbraidow with Installation of the structural coil. Confron Insing at start-up meeting.

 12. Co-ordinate all contract irrigation work with either coil engineering and drahage on-site

 13. Confron Installation of Irrigation Connections with coil engineer.

- S MOONG STRUCTURAL SOIL MATERIAL Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the store.

- Sese Ratio of Neterials
 4 on order of approprie time section 22
 125 canetro of developed feature section 21
 24 section 21
 24 of Stallation section 23
 34 water servering 23
 34 water servering 24
 The anount of water required will vary according to moisture present in growing medium.
- Combine the store, growing nection and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean patable water while mixing to ordinate 0.5 delines conduct.

6 MDONG

- .1 Do not OVER MDX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.
- 2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

PART THREE - EXECUTION (cont)

- .1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the materia
- All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipme
- 3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

3.7 PLACEMENT

- .1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture
- Structural seal shall be secist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or parament.
- .3 Place Stone mixture in 300nm lifts through entire area of structural soil mixture.
- A Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil enginee
- 5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil Refer to Quality Assurance, section 1.5
- .6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grad
- 7. Installation of structural soil in the location of the tree is not recommended. Varieus techniques such as reinferced wood boxes, steed boxes, large diameter PVC pps, etc. have been exployed to allow for such to be installed at the tree location with the compacted structural sed surrounding the hele. At the time of tree installation, the sand is recovered and geomy engload as per Section 12 added to surround the cere ball.

3.8 INSTALLATION OF FILTER FARRIC

- .1 After approval of structural soil mixture consection, install Filter Fahric
- 2 Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.

9.9 GRANULAR BASE MATERIAL

- .1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.
- 2 Connect granular have to 95% Modified Proctor Denvity Connection must be consistent with other surrounding granular have materials
- .3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3 to PROTECTION

- 2 All damage will be required at the expense of the installation contractor.

3.11 TREE PLANTING

- 2 Re compact all material below root ball to priginal specified density to prevent settling of the root ball in the hole.
- 3 Ensure tree is planted in the exact centre of the specified planting station straight and true
- Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic roof ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk
- .5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material

3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been com-

.6 Place 50nm depth composted fir/hem bank mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings

3 13 ACCEPTANCE

1. Consultant shall inspect structural sed "in place" and determine acceptance of material, and finish grading prior to paying 2. Finish grade shall be to within 15em of proposed grades within 3.0m of any adjacent fixed elevation and to within 15em of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site. 2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.



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CATTELL MACKEY PARTNERSHIP - N. V.

MUSSON

MORGAN CROSSING 15865 & 15869 CROYDON DR., SURREY, B.C.

MFN. 7911-0298-00 STRUCTURAL SOIL SPECIFICATIONS

SCALE: DATE: 10.JUNE.14 DRAWN: MM

PAD 3 & 4

PROJECT: DMG 10-046 SHEETWS-SS -SPEC