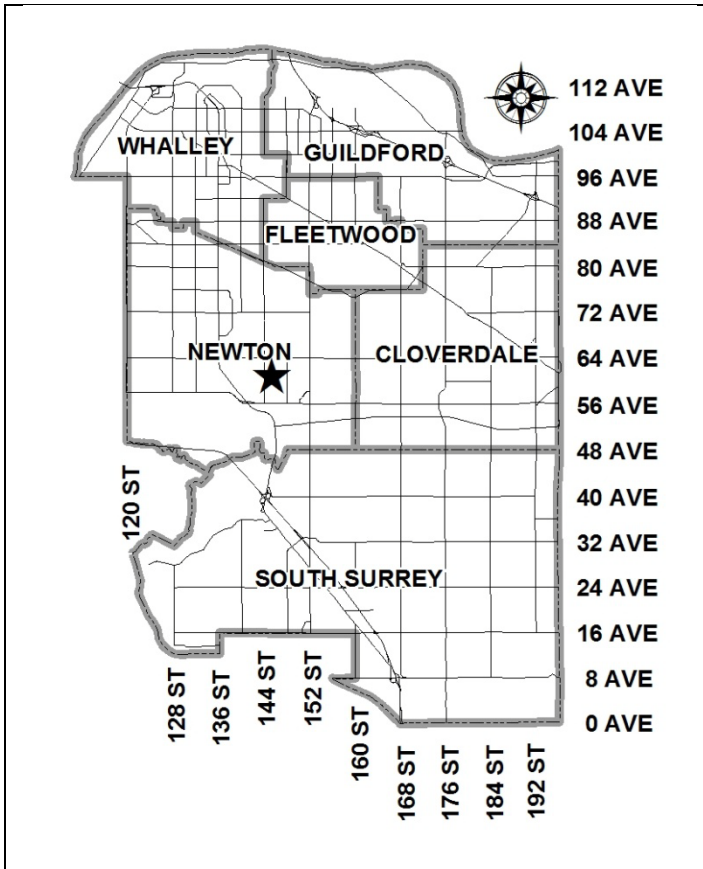


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0062-00

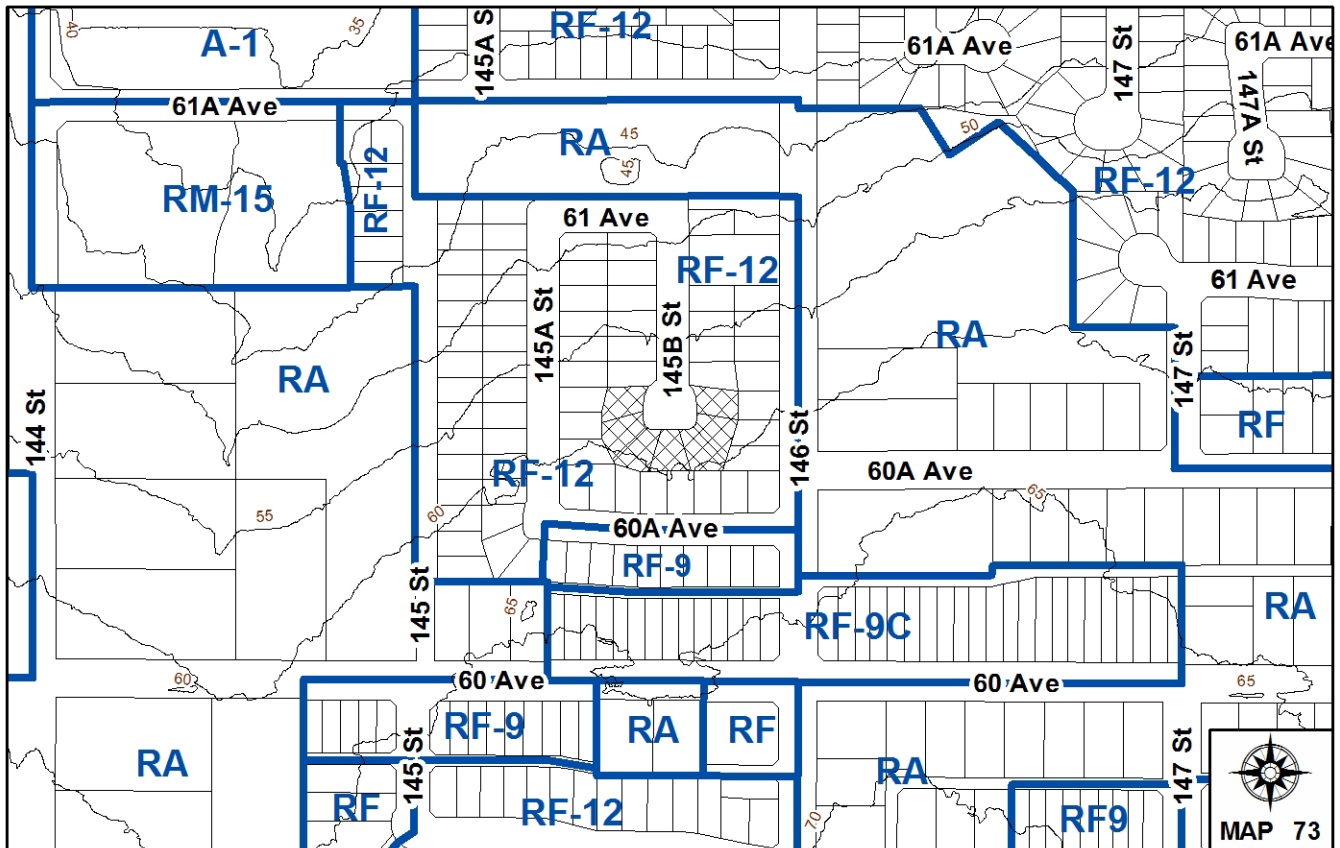
Planning Report Date: April 2, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to vary setbacks for houses on seven (7) small single family lots.

LOCATION: 6077, 6071, 6069, 6066, 6070, 6072, and 6076 - 145B Street
OWNER: 0736222 BC Ltd., Inc. No. 736222
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential Flex 6-14.5



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to front and rear yard setbacks.

RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the main floor of each of the proposed houses.
- Design guidelines will be registered on the title of the lots to reduce the potential impact of the relaxed rear yard setback.
- Landscaping treatments will be provided along the rear of the lots to reduce the potential impact of the relaxed rear yard setback.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0062-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 78, 79, 80, 81, 82, 83 and 84; and
 - (b) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 78, 79, 80, 82, 83 and 84.
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscaping treatments, including hedging and trellises, to the satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant for Design Control.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant small single family lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North, South, East and West:	Single family dwellings on small lots (Development Application No. 7904-0046-00)	Single Family Residential Flex 6-14.5	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject site comprises seven (7) RF-12 lots in the South Newton Neighbourhood Concept Plan (NCP) area, located on the 145B Street cul-de-sac bulb at 60th Avenue.

- The immediate surrounding area has been developed with new single family houses. The subject lots do not contain any existing houses. The lots were created as part of a 98-lot subdivision development in 2007 (approved under Development Application No. 7904-0046-00).

Current Proposal

- The applicant is requesting a Development Variance Permit to reduce the rear yard setbacks of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the full length of the rear building face for Lots 78, 79, 80, 81, 82, 83 and 84.
- The applicant is also requesting a Development Variance Permit to reduce the front yard setbacks of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for Lots 78, 79, 80, 82, 83 and 84.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the setback provisions of the RF-12 Zone, as follows:
 - Reduce the rear yard setbacks for the entire rear building face from 7.5m (25 ft.) 5.5 metres (18 ft.) for Lots 78, 79, 80, 81, 82, 83 and 84; and
 - Reduce the front yard setback from 6.0m (20 ft.) to 5.5m (18 ft.) for the garage for Lots 78, 79, 80, 82, 83 and 84.

Applicant's Reasons:

- The existing lots are of irregular shape and are located on the 145B cul-de-sac bulb. While they meet the minimum lot depth of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, there is a substantial discrepancy between the maximum permitted floor area and the floor area which can be achieved on these lots, as shown in the table below:

	Lot Size	Permitted Maximum House Size based on 0.70 FAR	Achievable Floor Area (no DVPs)	Achievable Floor Area (with DVPs)
Lot 78	336.3 sq.m. (3,620 sq.ft.)	235.41 sq.m. (2,533.93 sq.ft)	177.92 sq.m. (1,915.11 sq.ft)	216.44 sq.m. (2,329.74 sq.ft)
Lot 79	340.40 sq.m. (3,664 sq.ft.)	238.28 sq.m. (2,564.82 sq.ft)	183.57 sq.m. (1,975.95 sq.ft)	225.42 sq.m. (2,426.42 sq.ft)
Lot 80	342 sq.m. (3,681 sq.ft.)	235.41 sq.m. (2,533.93 sq.ft)	184.99 sq.m. (1,991.26 sq.ft)	222.97 sq.m. (2,400.07 sq.ft)

	Lot Size	Permitted Maximum House Size based on 0.70 FAR	Achievable Floor Area (no DVPs)	Achievable Floor Area (with DVPs)
Lot 81	342.08 sq.m. (3,682 sq.ft.)	239.96 sq.m. (2,582.91 sq.ft)	188.88 sq.m. (2,033.11 sq.ft)	216.44 sq.m. (2,329.74 sq.ft)
Lot 82	340.3 sq.m. (3,663 sq.ft.)	238.21 sq.m. (2,564.07 sq.ft)	176.07 sq.m. (1,895.16 sq.ft)	216.44 sq.m. (2,329.74 sq.ft)
Lot 83	322.3 sq.m. (3,469 sq.ft.)	225.61 sq.m. (2,428.44 sq.ft)	156.77 sq.m. (1,687.46)	195.74 sq.m. (2,106.93 sq.ft)
Lot 84	337.7 sq.m. (3,635 sq.ft.)	236.39 sq.m. (2,544.48 sq.ft)	200.19 sq.m. (2,154.78 sq.ft)	232.84 sq.m. (2,506.24 sq.ft)

- The variances are requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.

Staff Comments:

- The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback, with a permitted reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building, for Type II lots.
- The applicant is requesting a rear yard relaxation to 5.5 metres (18 ft.) for the entire rear building face for proposed Lots 78, 79, 80, 81, 82, 83 and 84.
- In order to reduce any potential impact as a result of the setback variance, a Design Control Restrictive Covenant will be registered on Lots 78-84 to ensure that the massing of the rear façades of the new homes will be sensitive to the neighbours on adjacent lots, as illustrated in Appendix III. The Design Control RC will ensure that on the rear façade:
 - The upper floor is set back from the lower floor by no less than 0.6 metres, for not less than 50% of the width of the rear façade. The roof structure over the projection will be of a common hip form, or will be of a common gable roof form articulated with wood wall shingles in the gable end, and with layered fascia at the gable end consisting of 1x4 trim over a 2 x 10 fascia (barge) board.
 - The roof structure located between the main floor and the upper floor shall be of a minimum 10:12 slope and will have a minimum 20 inch roof overhang. This roof structure will provide rear façade articulation, and will increase the setback of the massing of the second story on the rear façade.
 - A roof skirt at a minimum 10:12 slope will be situated at the intersection of the main floor and upper floor in all areas where the upper floor is not offset from the lower floor. This roof structure will have a minimum 20 inch roof overhang.
- The applicant is requesting a front yard relaxation to 5.5 metres (18 ft.) for the garage and driveway for proposed Lots 78, 79, 80, 82, 83 and 84. The remainder of the proposed dwelling will conform to the front yard setback provisions of the RF-12 Zone. The resulting driveway length is still sufficient to park a vehicle in front of the garage.

- A row of hedges will be installed along the rear of Lots 78-80 in order to buffer against the potential impact of the relaxed rear yard setback.
- A drainage easement exists along the rear of Lots 81-84, therefore landscaping cannot be installed on these lots. Instead, a trellis treatment will be installed along the rear fence of Lots 81-84 in order to reduce the potential impact of the relaxed rear yard setback.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Development Variance Permit No. 7911-0278-00
Appendix III.	Design Control on rear façades

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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. 3/29/12 10:09 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Tynan
 Tynan Consulting Ltd.
 Address: 13659 - 108 Avenue
 Surrey BC V3T 2K4

 Tel: 604-921-6912

2. Properties involved in the Application
 - (a) Civic Address: 6077, 6071, 6069, 6066, 6070, 6072, and 6076 - 145B Street

 - (b) Civic Address: 6077 - 145B Street
 Owner: 0736222 BC Ltd., Inc. No. 736222

 Director Information:
 Jaspreet Gill
 Jagdeep Kaur Gill

 Officer Information as at September 28, 2011
 Jaspreet Gill (President)
 Jagdeep Kaur Gill (Secretary)

 PID: 027-066-428
 Lot 78 Section 10 Township 2 New Westminster District Plan BCP29809

 - (c) Civic Address: 6071 - 145B Street
 Owner: 0736222 BC Ltd., Inc. No. 736222

 Director Information:
 Jaspreet Gill
 Jagdeep Kaur Gill

 Officer Information as at September 28, 2011
 Jaspreet Gill (President)
 Jagdeep Kaur Gill (Secretary)

 PID: 027-066-436
 Lot 79 Section 10 Township 2 New Westminster District Plan BCP29809

 - (d) Civic Address: 6069 - 145B Street
 Owner: 0736222 BC Ltd., Inc. No. 736222

 Director Information:
 Jaspreet Gill
 Jagdeep Kaur Gill

 Officer Information as at September 28, 2011
 Jaspreet Gill (President)
 Jagdeep Kaur Gill (Secretary)

 PID: 027-066-444
 Lot 80 Section 10 Township 2 New Westminster District Plan BCP29809

- (e) Civic Address: 6066 - 145B Street
Owner: 0736222 BC Ltd., Inc. No. 736222
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2011
Jaspreet Gill (President)
Jagdeep Kaur Gill (Secretary)

PID: 027-066-452
Lot 81 Section 10 Township 2 New Westminster District Plan BCP29809

- (f) Civic Address: 6070 - 145B Street
Owner: 0736222 BC Ltd., Inc. No. 736222
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2011
Jaspreet Gill (President)
Jagdeep Kaur Gill (Secretary)

PID: 027-066-461
Lot 82 Section 10 Township 2 New Westminster District Plan BCP29809

- (g) Civic Address: 6072 - 145B Street
Owner: 0736222 BC Ltd., Inc. No. 736222
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2011
Jaspreet Gill (President)
Jagdeep Kaur Gill (Secretary)

PID: 027-066-479
Lot 83 Section 10 Township 2 New Westminster District Plan BCP29809

- (h) Civic Address: 6076 - 145B Street
Owner: 0736222 BC Ltd., Inc. No. 736222
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2011
Jaspreet Gill (President)
Jagdeep Kaur Gill (Secretary)

PID: 027-066-487
Lot 84 Section 10 Township 2 New Westminster District Plan BCP29809

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0062-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0062-00

Issued To: 0736222 BC LTD

("the Owner")

Address of Owner: 102 - 15275 Croydon Dr
Surrey BC V3S 0Z5

1. This development variance 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 variance permit.
2. This development variance 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: 027-066-428
Lot 78 Section 10 Township 2 Plan BCP29809

6077 145B Street

Parcel Identifier: 027-066-436
Lot 79 Section 10 Township 2 Plan BCP29809

6071 145B Street

Parcel Identifier: 027-066-444
Lot 80 Section 10 Township 2 Plan BCP29809

6069 145B Street

Parcel Identifier: 027-066-452
Lot 81 Section 10 Township 2 Plan BCP29809

6066 145B Street

Parcel Identifier: 027-066-461
Lot 82 Section 10 Township 2 Plan BCP29809

6070 145B Street

Parcel Identifier: 027-066-479

Lot 83 Section 10 Township 2 Plan BCP29809

6072 145B Street

Parcel Identifier: 027-066-487

Lot 84 Section 10 Township 2 Plan BCP29809

6076 145B Street

(the "Land")

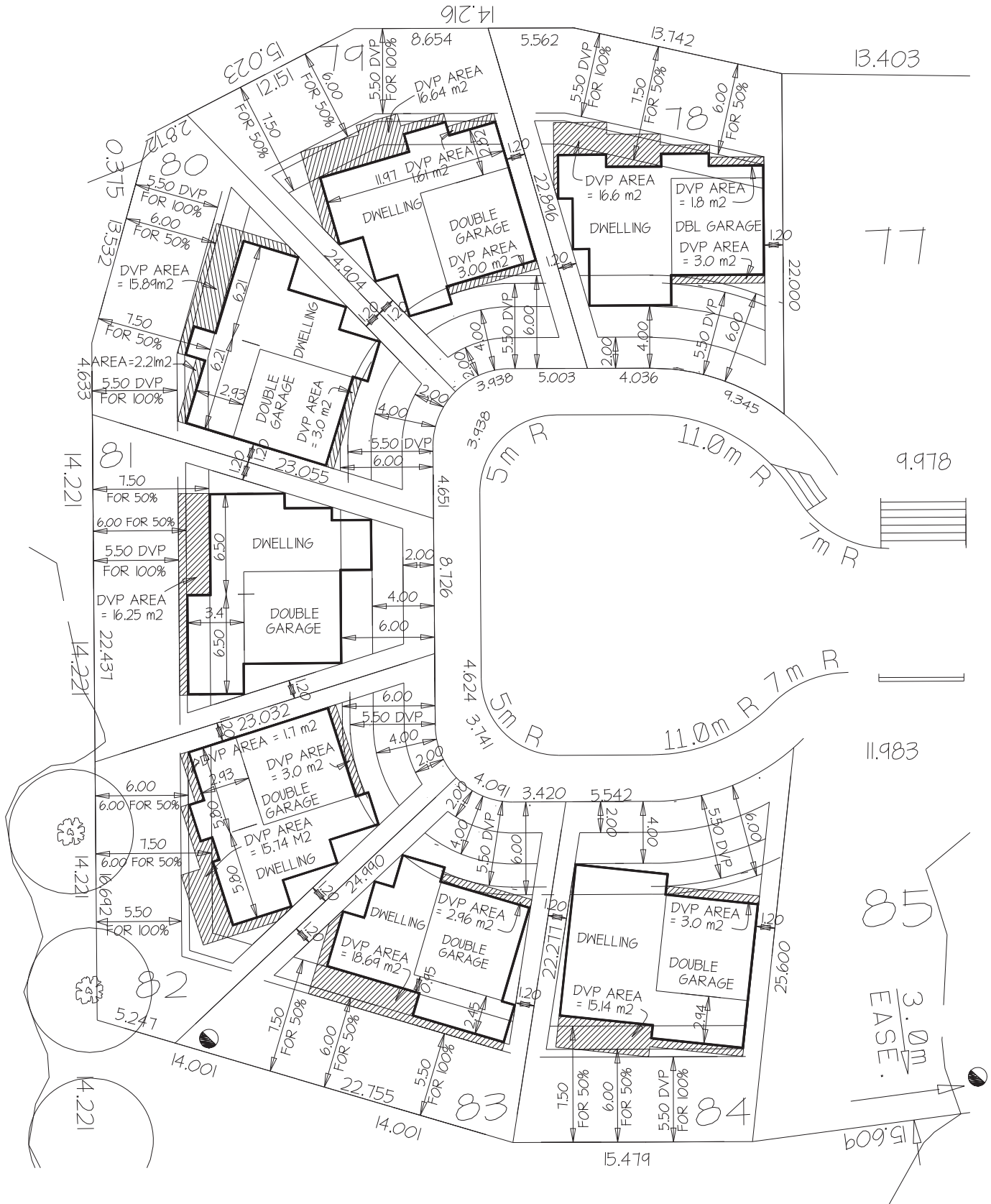
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 78, 79, 80, 81, 82, 83 and 84; and
 - (b) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for Lots 78, 79, 80, 82, 83 and 84.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The landscaping shall conform to drawings numbered L1 through to and including L2 (the "Landscaping").
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

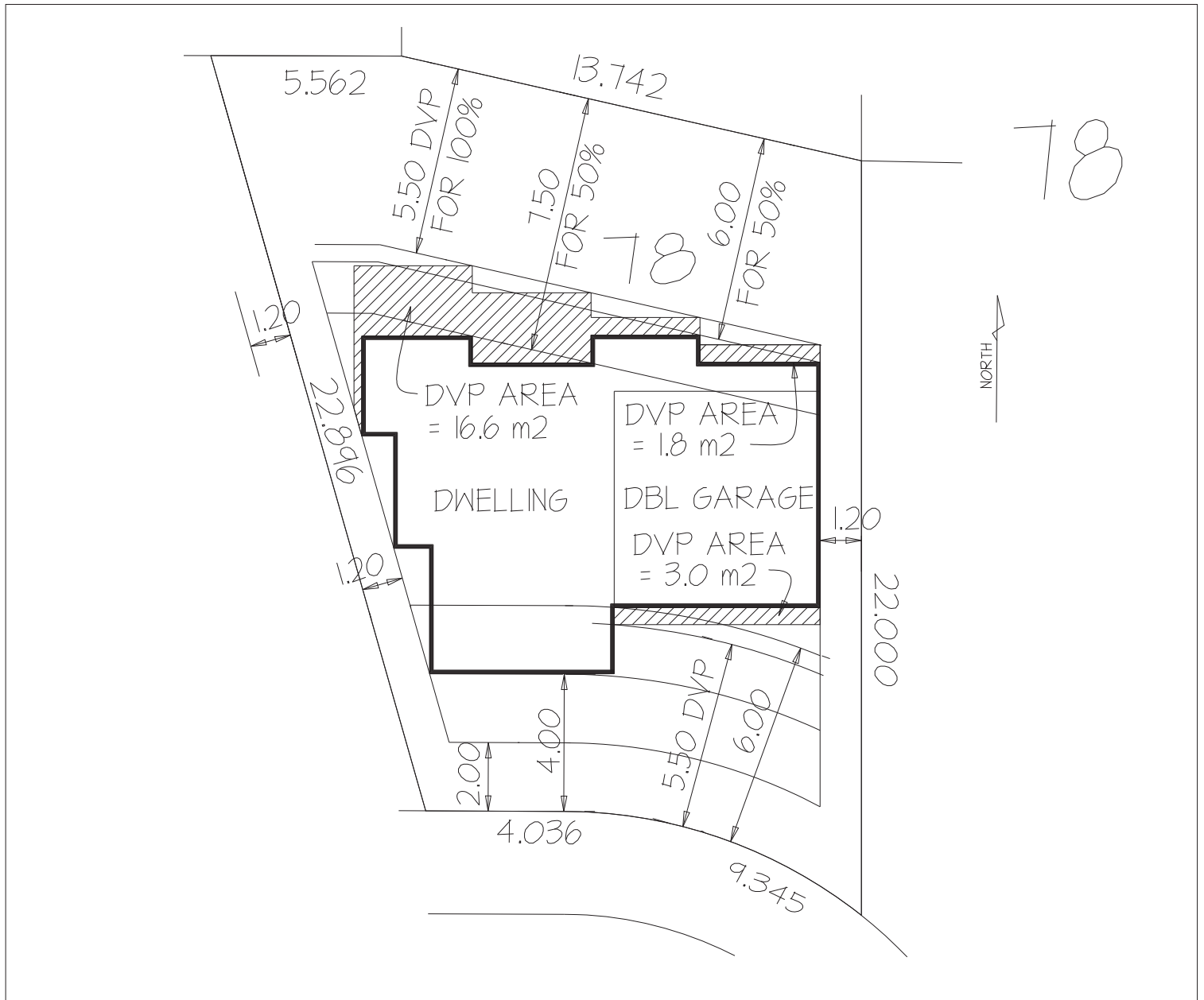
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

DVP PROPOSED: SURREY PROJECT 7904-0046-00:



DVP PROPOSED: SURREY PROJECT 7904-0046-00: LOT 78



LOT AREA = 336.3 m²

ZONE : RF-12

F.A.R. = 0.70

MAXIMUM FLOOR AREA
PERMITTED BY F.A.R.
= 235.41 m² (2534 SQ.FT.)

UPPER FLOOR SET BACK
20% FROM MAIN FLR AT FRONT

NOTE:
10 m² OPEN AREA ASSUMED

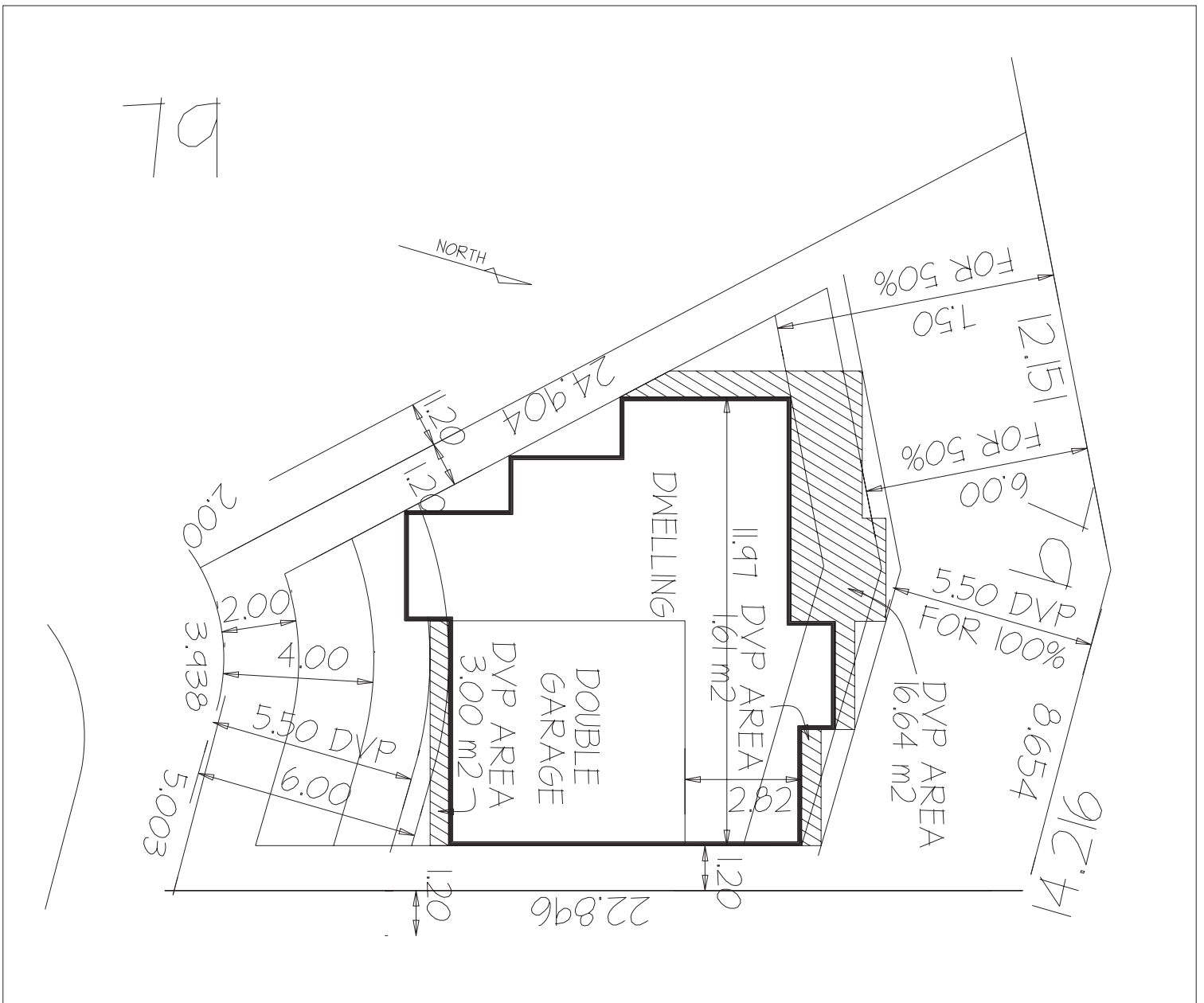
DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 104.4 m ²	MAIN FLOOR = 125.8 m ²
UPPER FLOOR = 73.52 m ²	UPPER FLOOR = 90.64 m ²
TOTAL = 177.92 m ² (1915 SQ.FT.)	TOTAL = 216.44 m ² (2330 SQ.FT.)
57.49 m ² (619 SQ.FT.) LESS THAN F.A.R. MAX.	19.0 m ² (204 SQ.FT.) LESS THAN F.A.R. MAX

DVP PROPOSED: SURREY PROJECT 7904-0046-00: LOT 79

79



LOT AREA = 340.4 m²
 ZONE : RF-12
 F.A.R. = 0.70

MAXIMUM FLOOR AREA PERMITTED BY F.A.R. = 238.28 m² (2565 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

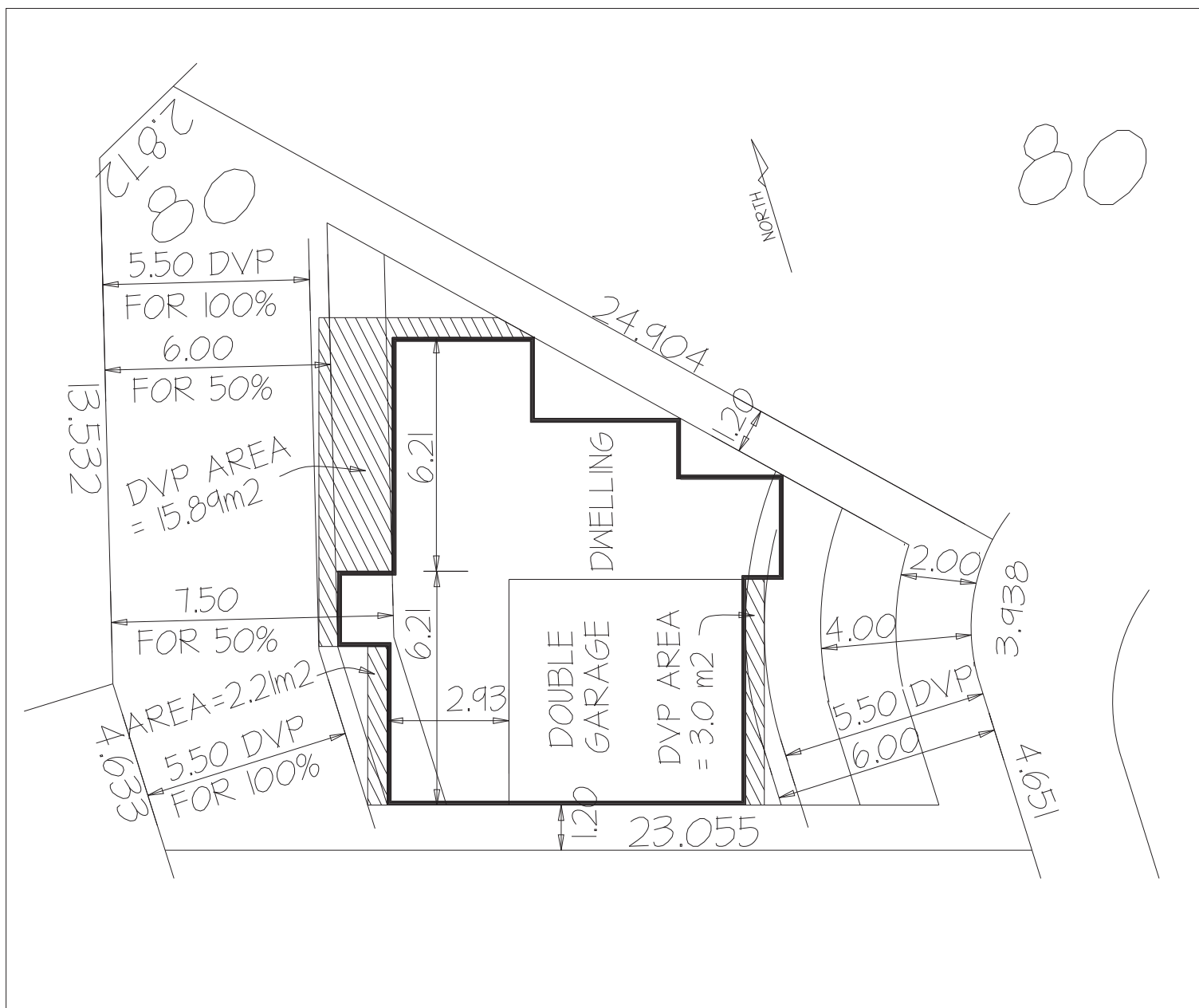
NOTE:
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 107.54 m ²	MAIN FLOOR = 128.79m ²
UPPER FLOOR = 76.03 m ²	UPPER FLOOR = 93.03 m ²
TOTAL = 183.57 m ²	TOTAL = 221.82 m ²
(1976 SQ.FT.)	(2388 SQ.FT.)
54.71 m ² (589 SQ.FT.)	16.46m ² (177 SQ.FT.) LESS
LESS THAN F.A.R. MAX.	THAN F.A.R. MAX

DVP PROPOSED: SURREY PROJECT 7904-0046-00: LOT 80



LOT AREA = 342.0 m²

ZONE : RF-12

F.A.R. = 0.70

MAXIMUM FLOOR AREA PERMITTED BY F.A.R.
= 239.40 m² (2577 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

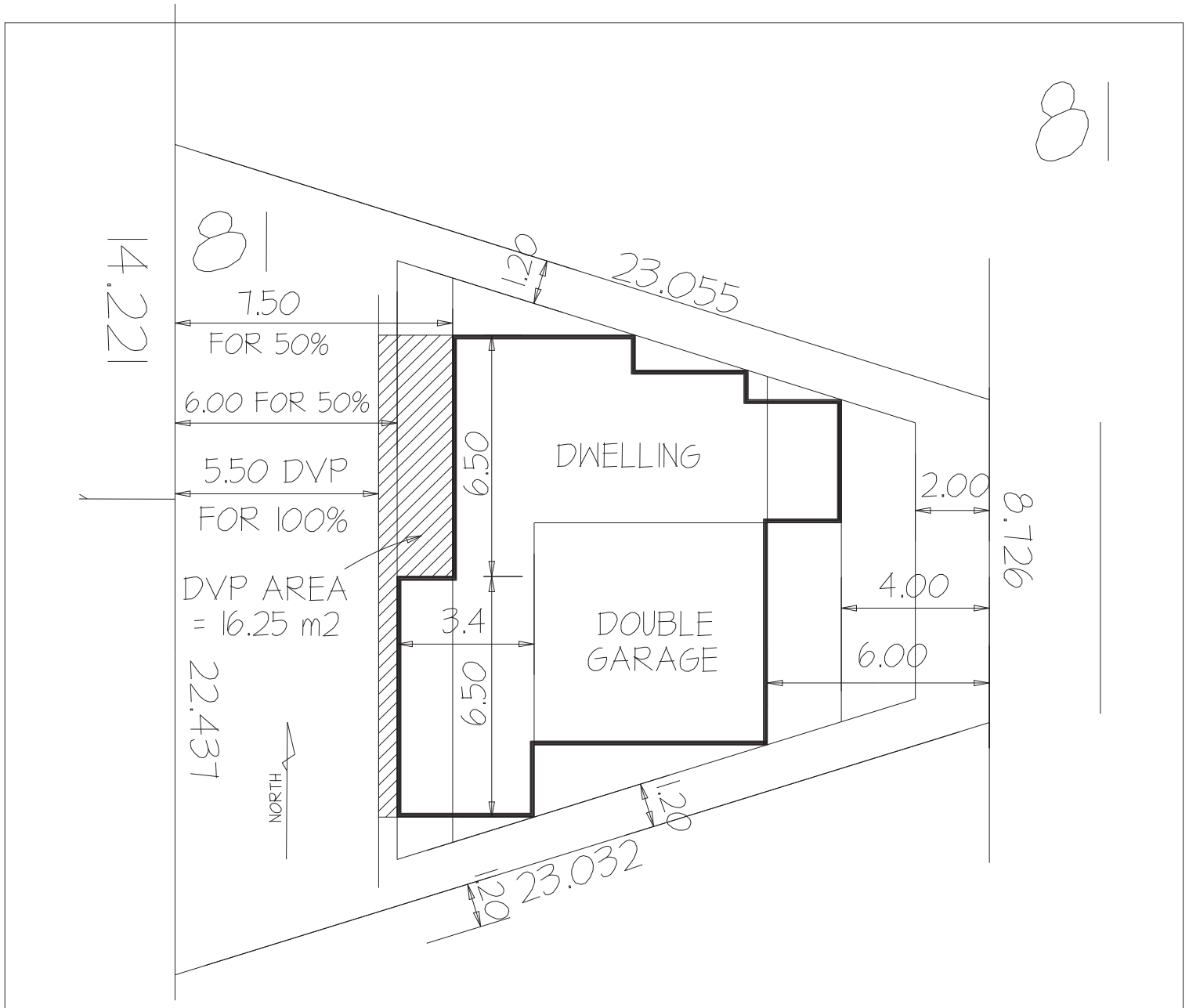
NOTE:
10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 108.33 m ²	MAIN FLOOR = 129.43m ²
UPPER FLOOR = 76.66 m ²	UPPER FLOOR = 93.54 m ²
TOTAL = 184.99 m ² (1991 SQ.FT.)	TOTAL = 222.97 m ² (2400 SQ.FT.)
54.41 m ² (586 SQ.FT.) LESS THAN F.A.R. MAX.	16.4m ² (177 SQ.FT.) LESS THAN F.A.R. MAX

DVP PROPOSED: SURREY PROJECT 7904-0046-00: LOT 81



LOT AREA = 342.8 m²
 ZONE : RF-12
 F.A.R. = 0.70

MAXIMUM FLOOR AREA PERMITTED BY F.A.R.
 = 239.96 m² (2583 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

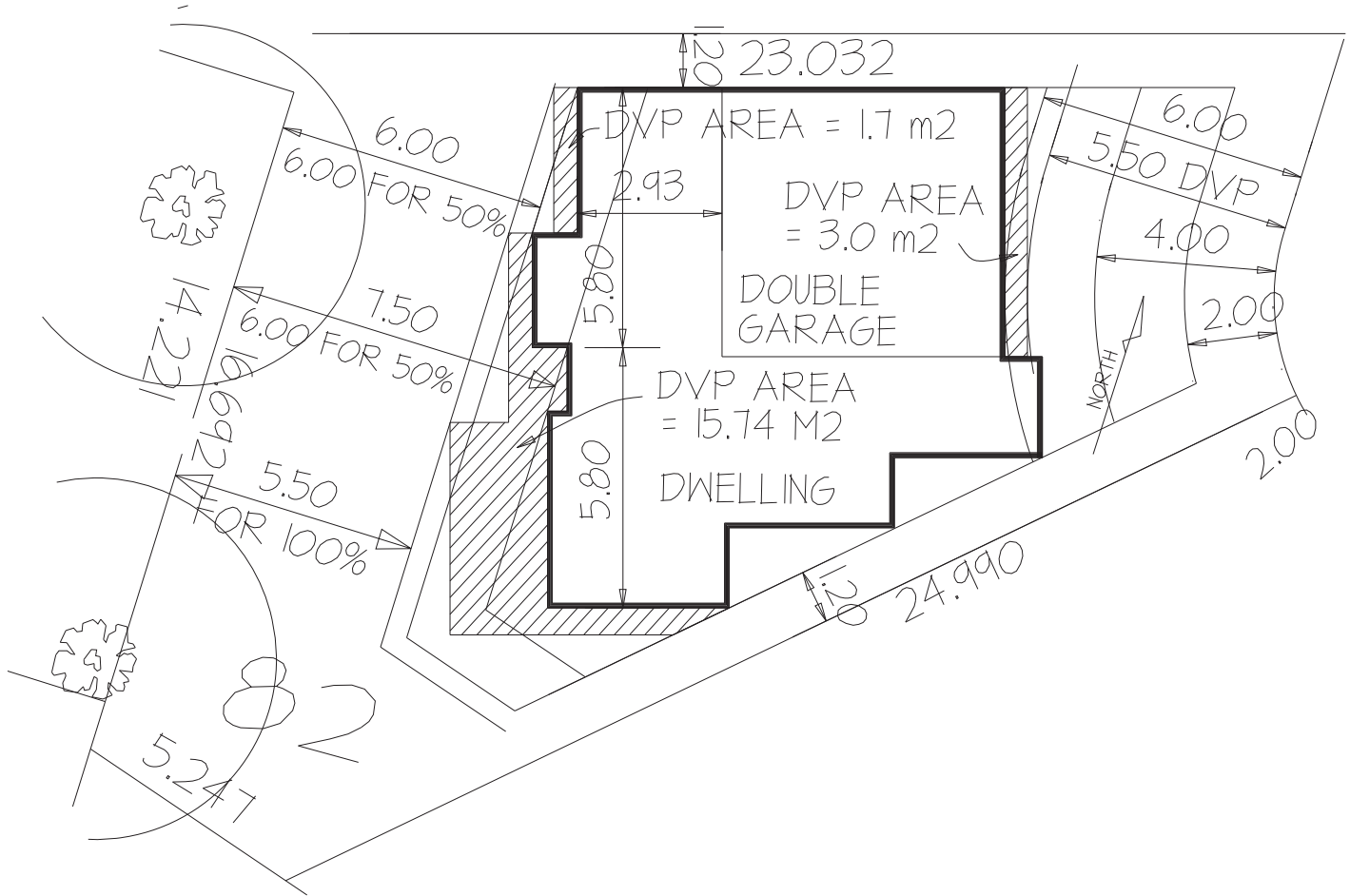
NOTE:
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 110.5 m ²	MAIN FLOOR = 126.74 m ²
UPPER FLOOR = 78.39 m ²	UPPER FLOOR = 91.39 m ²
TOTAL = 188.88 m ² (2033 SQ.FT.)	TOTAL = 218.13 m ² (2348 SQ.FT.)
51.08 m ² (550 SQ.FT.) LESS THAN F.A.R. MAX.	21.83m ² (235 SQ.FT.) LESS THAN F.A.R. MAX

82



LOT AREA = 340.3 m²
 ZONE : RF-12
 F.A.R. = 0.70

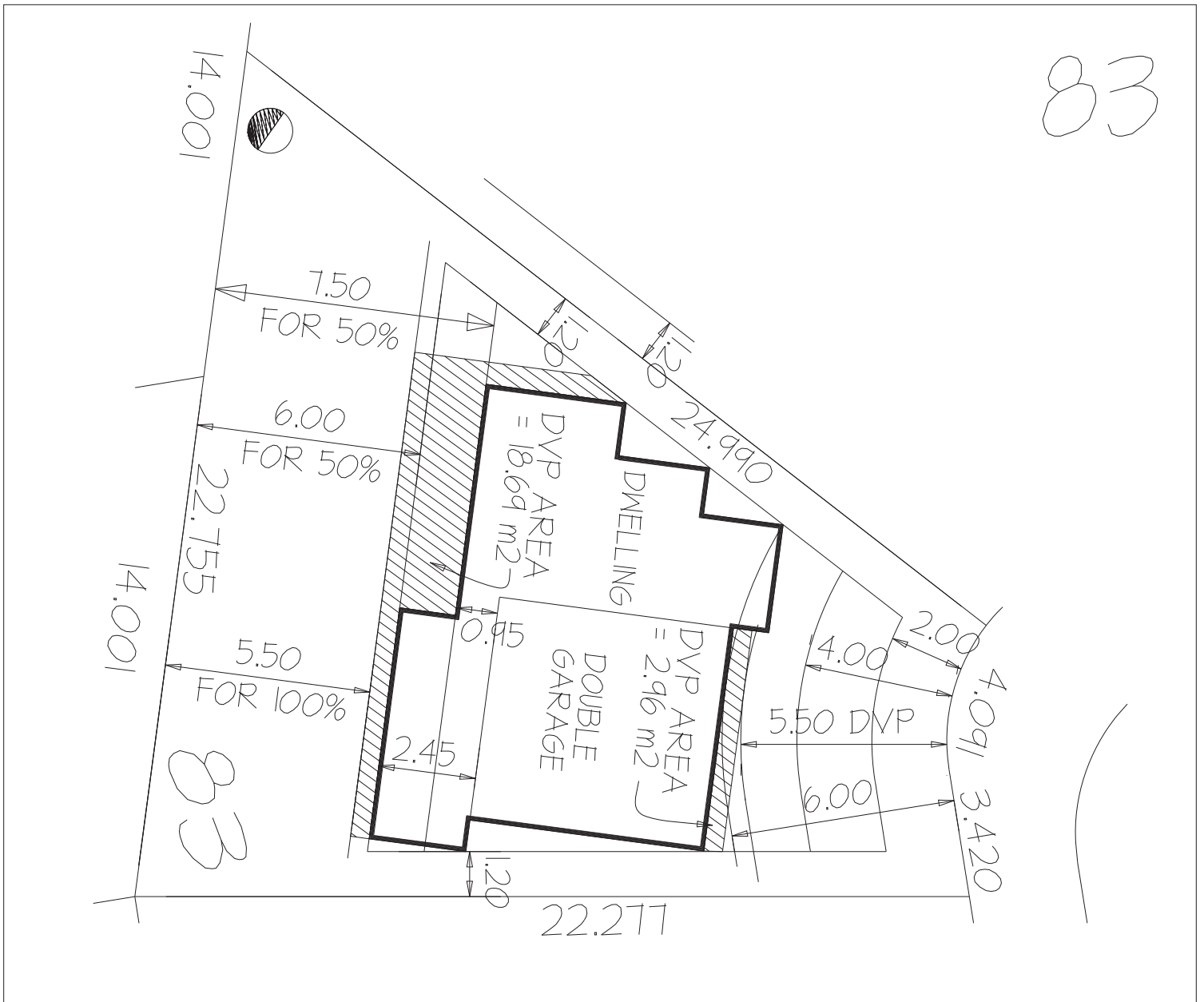
MAXIMUM FLOOR AREA PERMITTED BY F.A.R. = 238.21 m² (2564 SQ.FT.)
 UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

NOTE:
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 103.37 m ²	MAIN FLOOR = 123.81 m ²
UPPER FLOOR = 72.70 m ²	UPPER FLOOR = 89.05 m ²
TOTAL = 176.07 m ² (1895 SQ.FT.)	TOTAL = 212.86 m ² (2291 SQ.FT.)
62.14 m ² (669 SQ.FT.) LESS THAN F.A.R. MAX.	25.35m ² (273 SQ.FT.) LESS THAN F.A.R. MAX



LOT AREA = 322.3 m²
 ZONE : RF-12
 F.A.R. = 0.70

 MAXIMUM FLOOR AREA
 PERMITTED BY F.A.R.
 = 225.61 m² (2428 SQ.FT.)
 UPPER FLOOR SET BACK
 20% FROM MAIN FLR AT FRONT
 NOTE:
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 92.65 m ² UPPER FLOOR = 64.12 m ² TOTAL = 156.77 m ² (1687 SQ.FT.)	MAIN FLOOR = 114.3 m ² UPPER FLOOR = 81.44 m ² TOTAL = 195.74 m ² (2107 SQ.FT.)
68.84 m ² (741 SQ.FT.) LESS THAN F.A.R. MAX.	29.87m ² (322 SQ.FT.) LESS THAN F.A.R. MAX

DVP PROPOSED: SURREY PROJECT 7904-0046-00: LOT 84



LOT AREA = 331.7 m²
 ZONE : RF-12
 F.A.R. = 0.70

MAXIMUM FLOOR AREA PERMITTED BY F.A.R.
 = 236.69 m² (2544 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

NOTE:
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

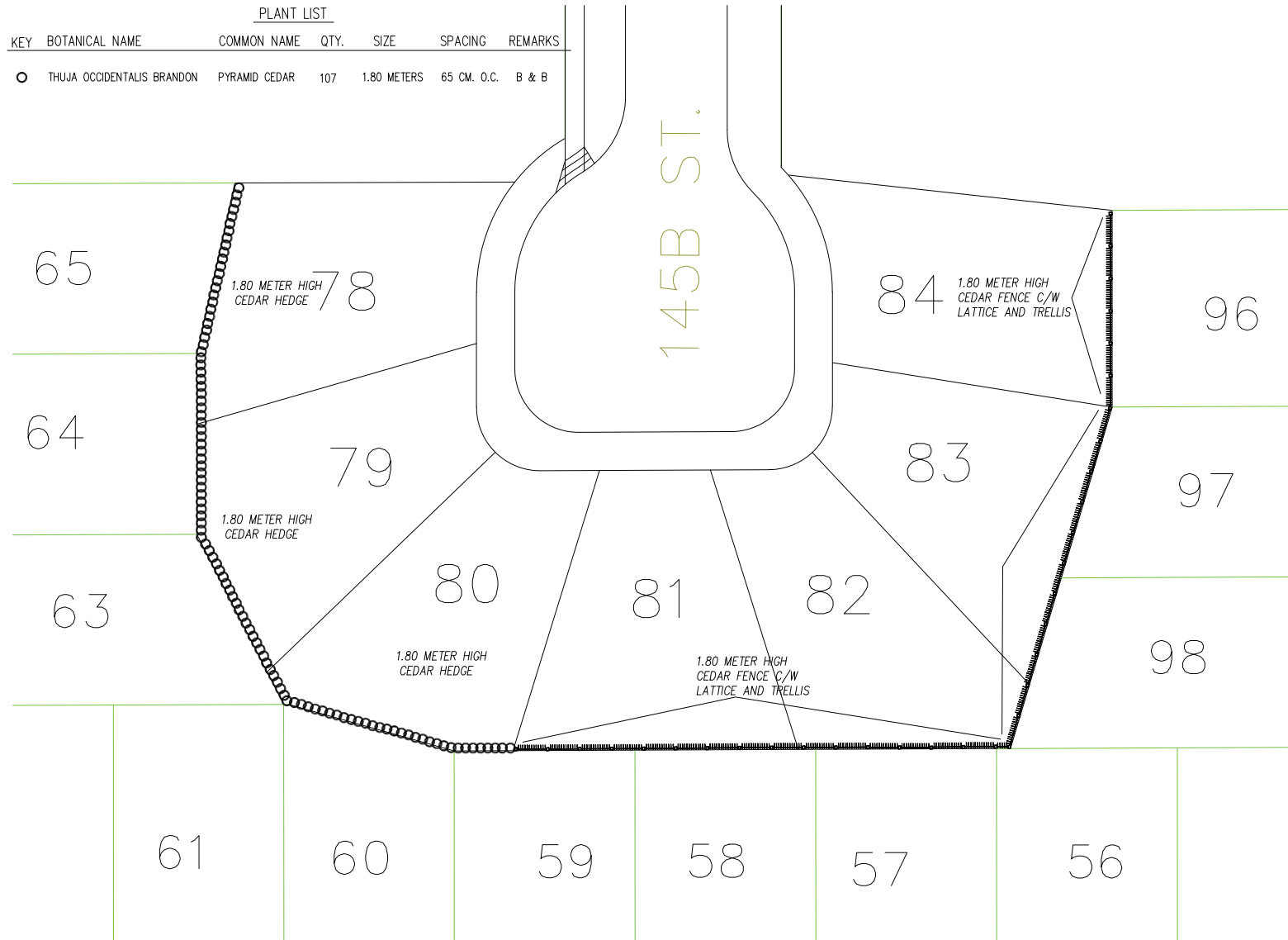
- 1) REDUCE REAR SETBACK TO 5.5 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

ACHIEVABLE NO DVP	WITH DVP
MAIN FLOOR = 116.77 m ²	MAIN FLOOR = 134.91 m ²
UPPER FLOOR = 83.42 m ²	UPPER FLOOR = 97.93 m ²
TOTAL = 200.19 m ² (2155 SQ.FT.)	TOTAL = 232.84 m ² (2506 SQ.FT.)
36.20 m ² (390 SQ.FT.) LESS THAN F.A.R. MAX.	3.55 (38 SQ.FT.) LESS THAN F.A.R. MAX



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	THUJA OCCIDENTALIS BRANDON	PYRAMID CEDAR	107	1.80 METERS	65 CM. O.C.	B & B



DATE	REVISIONS	NO.

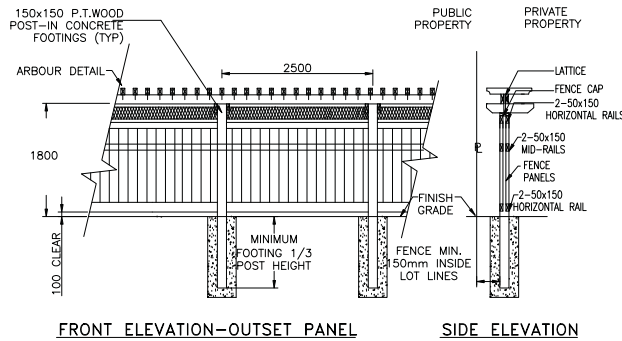
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONDUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. JAS GILL
 MARATHON HOMES LTD.
 SUITE #102
 15272 CROFTON DRIVE,
 SURREY, B.C.
 V3S 0S5
 PHONE (604) 850-0577

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 BUFFER/INTERFACE FOR DV
 LOTS 78 THRU 84
 146 STREET @ 65/61 AVENUES
 SURREY, B.C.

SCALE	1:150	DATE	MAR/12
DRAWN	DMW/D	DATE	
ENGL	DMW/D	DATE	
APPROV	AS BUILT	DATE	

PRINTED
 JOB NO.
 DRAWING NO.
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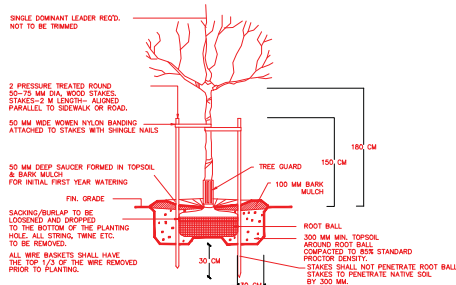


- NOTES:
- 1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH 300mm ϕ POST HOLE AND MINIMUM 100mm COVER OVER CONCRETE
 - 2) ARBOR FENCE PANEL TO BE FIXTED OR IN-SWING GATE TO HOME OWNER'S PREFERENCE
 - 3) REFER TO TLP 6 FENCE LAYOUT
 - 4) REFER TO TLP 32 WOOD NOTES

REAR YARD FENCE DETAIL

NOTES / GENERAL

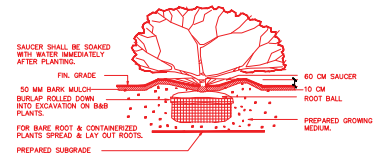
1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO B.C. LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT". AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST.
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA "LANDSCAPE STANDARDS"
2. Min. growing medium depths over prepared subgrade shall be:
 - Low areas 450 mm
 - Driv. cover areas 450 mm
 - Shrub areas 450 mm
 - Tree pits 300 mm around root ball.
3. Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications.
Processing and mixing of growing medium components shall be done off-site using a mechanized screening process.
Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
4. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl., woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects.
All planting beds shall receive min. 50 mm bark mulch.
5. Plant species and varieties may not be substituted without the approval of the Landscape Architect.
7. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified.
All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
8. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



TREE PLANTING DETAIL

SECTION

N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION

N.T.S.

DATE	REVISIONS	NO.
	REVISIONS	

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TITLE

PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
BUFFER/INTERFACE FOR DW

146 STREET & 60/61 AVENUES
SURREY, B.C.

SCALE	N.T.S.	DATE	MAR/12
DRAWN		CHKD	
ENL.		CHKD	
APPROV		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-2



REAR FACADE NO OFFSET



REAR FACADE WITH OFFSET
AND ROOF SKIRT