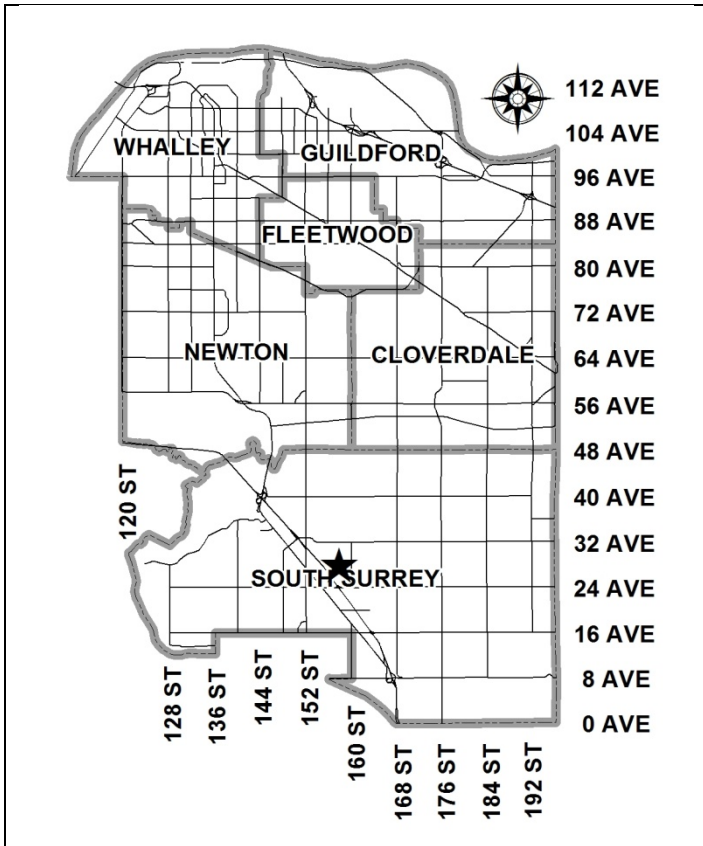


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0002-00

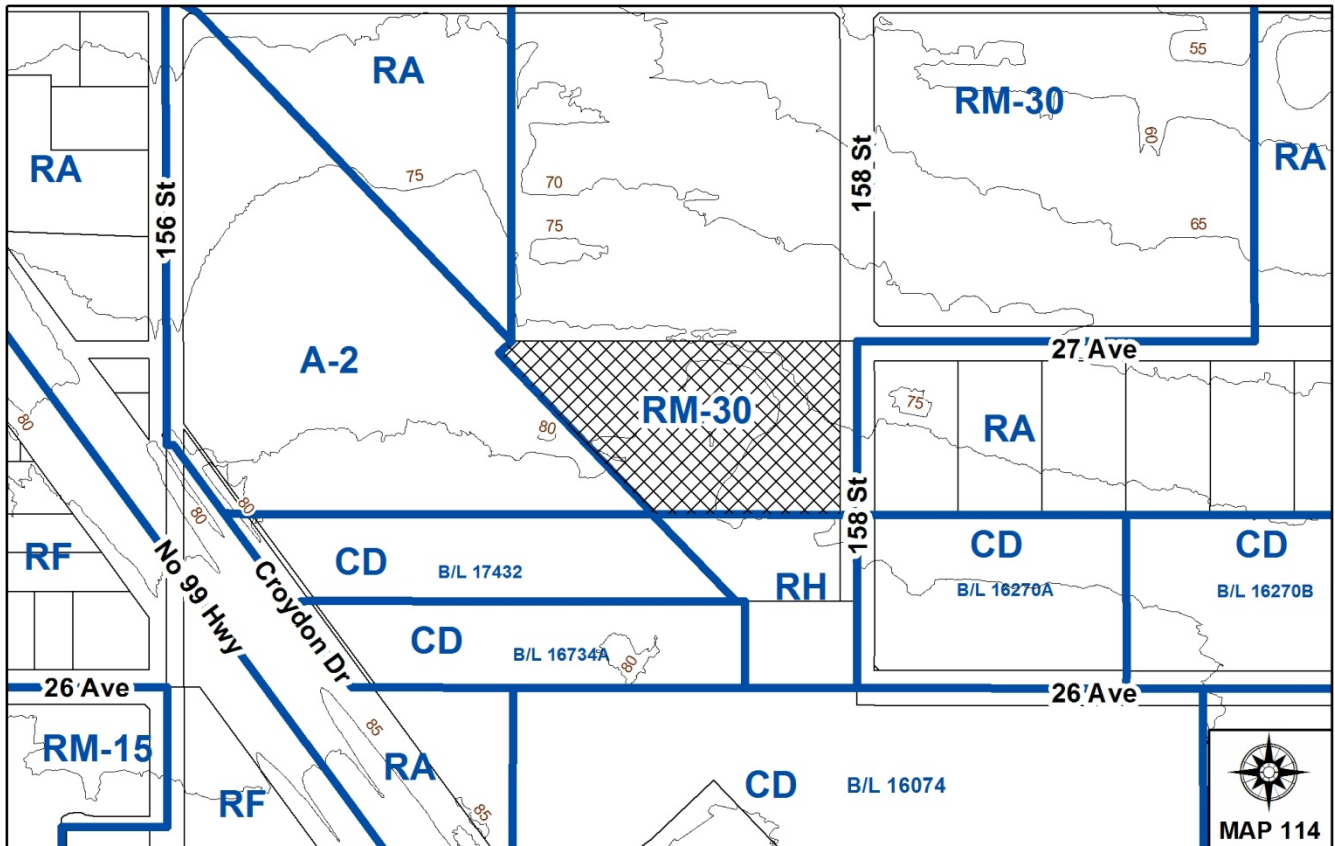
Planning Report Date: February 18, 2013



PROPOSAL:

- **Development Permit Amendment** in order to permit design changes to the exterior façade and internal layout of 65 townhouse units.

LOCATION: 2687 - 158 Street
OWNER: o871985 B.C. Ltd.
ZONING: RM-30
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Medium-High Density (20-30 upa)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A Development Permit was issued on the proposed development in July, 2012. Due to market changes, the applicant is proposing amendments to the Development Permit (No. 7910-0247-00).
- The proposed changes to the exterior façade are considered positive and generally improve the overall townhouse design by ultimately providing a more suitable building form for this part of Morgan Heights.
- The Development Permit Amendment is limited to changes that affect the exterior building façade and interior layout of each townhouse unit. No changes are proposed which impact the number of dwelling units achieved, proposed location of townhouse buildings, driveway access, internal drive aisles or pedestrian circulation.
- The applicant is proposing to increase the amount of indoor amenity space originally provided under File No. 7910-0247-00 thereby satisfying the minimum requirement in the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0002-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) input and approval from B.C. Hydro;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	The Parks, Recreation and Culture Department supports the 10 metre (33 ft.) wide pedestrian walkway beneath the B.C. Hydro corridor and 8 metre (26 ft.) wide pedestrian walkway on the north lot line. The applicant is required to construct the northern walkway which should extend to 158 Street. All right-of-way legal documents for public passage must ensure the future strata(s) are responsible for continued maintenance of the pedestrian walkways.
B.C. Hydro:	Applicant to provide detailed plans for proposed land-uses within the B.C. Hydro right-of-way that includes lighting, wiring as well as landscape plans. In addition, the applicant is required to submit an Electric Field Study report to B.C. Hydro for review and approval.
Fortis B.C.:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant townhouse project

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North:	Townhouse Development	Multi-family/ Medium-High Density (20 – 30 u.p.a.)	RM-30
East (Across 158 Street):	Vacant land	Suburban/ Medium-High Density (20 – 30 u.p.a.)	RA
South:	Single Family Residential Dwelling	Suburban and Industrial/ Medium-High Density (20 – 30 u.p.a.)	RH
West:	Excavation business, equipment storage and truck park facility	Suburban/Suburban Residential (5 acre), Landscape Buffer and Business Park/Light Industrial	A-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 2687 – 158 Street and presently designated "Townhouse" in the Official Community Plan (OCP), "Medium-High Density (20 – 30 u.p.a.)" in the Morgan Heights Neighbourhood Concept Plan (NCP) and currently zoned "Multiple Residential (30) Zone (RM-30)".
- The property was rezoned to RM-30 in July, 2012 under File No. 7910-0247-00. A Development Permit (DP) for a 65 unit-townhouse project and Development Variance Permit (DVP) to vary the minimum front yard setback from 7.5 metres (25 ft.) to 7 metres (23 ft.) as well as side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) were issued in connection with the rezoning.
- At the time, the applicant was proposing an overall density of 19 u.p.a. (47 u.p.ha.) and floor area ratio of 0.85 which complied with the RM-30 Zone. The townhouse development consisted of 35, 4-bedroom units and 30, 3-bedroom units in 11 townhouse buildings with an average floor area of 189 square metres (2,000 sq. ft.) per dwelling unit. A pedestrian walkway was proposed along the northern boundary of the subject property while a separate walkway (10 metres/33 ft. wide) was shown on the western boundary and located directly beneath the B.C. Hydro right-of-way.
- The building design included low-pitched and flat roofs, strong vertical expression, significant glazing as well as concrete panels and horizontal siding with stacked stone accents. A series of raised panel sections defined each unit and accentuated the articulation of the building façade.

DESIGN PROPOSAL AND REVIEW

Access and Pedestrian Circulation

- The current layout maintains a single vehicle access point from 158 Street at the southwest corner of the subject property which provides shared access with the adjacent parcel at 2638 – 158 Street. A reciprocal access easement was previously secured under File No. 7910-0247-00.
- The applicant will construct the 10 metre (33 ft.) wide pedestrian walkway proposed along the western boundary of the subject property beneath the B.C. Hydro corridor, in accordance with the Morgan Heights NCP. The walkway will provide a continuous linkage from the townhouse development to surrounding commercial buildings in Grandview Corners and Morgan Crossing.
- An east-west pedestrian connection is proposed within an existing statutory right-of-way along the northern boundary of the subject property. The pedestrian walkway will be a shared right-of-way, the northern half of which was secured through the “Kalenden” townhouse development at 2729 – 158 Street (File No. 7906-0289-00).
- The individual units fronting 158 Street (i.e. Building 10 and Building 11) will obtain direct access from the street while the remaining townhouse units will obtain access from internal drive aisles.

Design, Form and Character of Proposed Townhomes

- The proposed townhouse development will remain at 65 units but will no longer contain any 4-bedroom units. Instead all units will be 3-bedroom located in eleven 3-storey buildings with an average gross floor area of 228 square metres (2,454 sq. ft.) per dwelling unit.
- All units have double garages, located side-by-side, for a total of 130 spaces. In addition, 13 visitor stalls are provided for a total of 143 parking spaces on-site thereby satisfying the zoning by-law.
- The townhouse buildings along the western boundary of the subject property continue to be oriented to ensure the units front onto and active rooms face toward the pedestrian walkway. The townhouse buildings are setback a minimum of 8.5 metres (28 ft.) of which 4 metres (13 ft.) is located within the existing statutory right-of-way. The 4.5 metre (15 ft.) setback from the pedestrian walkway matches the setback on the adjacent Kalenden project at 2729 – 158 Street (File No. 7906-0289-00).
- A 15 metre (49 ft.) building setback is currently maintained along the western boundary of the subject property located adjacent to the B.C. Hydro corridor. A minimum setback of 5 metres (16 ft.) is proposed adjacent to the statutory right-of-way for the pedestrian walkway. In order to reduce the impact of potential electric field induction, B.C. Hydro suggested the applicant avoid placing the townhouse buildings parallel to the transmission corridor which effectively prevents the units fronting onto or active rooms facing toward the walkway. In exchange, the applicant proposes that natural surveillance of public spaces be achieved by placing the indoor amenity building and outdoor amenity space directly beside the pedestrian walkway, as per the original DP design (File No. 7910-0247-00).

- The exterior design changes reflect a modern building form with moderate-pitched roofs and extensive glazing as well as a mixture of vertical and horizontal cedar panels with hardie panel and vertical ledgestone accents. The buildings include a uniform colour scheme of dark stained cedar with white/red hardie panel accents that provide greater variation in the building façade.
- The applicant further proposes to modify the internal layout to provide a greater variety of floor plans and larger overall floor area for each dwelling unit which appeal to potential homebuyers.
- The applicant is proposing to increase the amount of indoor amenity space originally provided under DP No. 7910-0247-00 thereby satisfying the minimum requirement in the Zoning By-law.
- The exterior design changes and revised interior layout are considered positive improvements and should enhance the appearance and marketability of each townhouse unit according to a recent market analysis prepared for the applicant. No changes are proposed which impact the number of dwelling units, proposed location of townhouse buildings, driveway access, internal drive aisles or pedestrian circulation approved under the original DP (File No. 7910-0247-00).

Proposed Landscaping and Indoor/Outdoor Amenity Space

- The applicant proposes to install significant landscaping which includes 159 replacement trees as well as flowering shrubs, substantial groundcover and grassed areas to soften the hardscapes, delineate walkways, demarcate driveway entrances as well as define the transition between the public realm and semi-private spaces.
- The outdoor amenity space is roughly 279 square metres (3,003 sq. ft.) and designed to integrate the pedestrian walkway on the western boundary as well as provide options for people using the common kitchen and party room in the amenity building to utilize outdoor patios. A mix of low shrubs, open fencing and widely spaced trees are proposed to separate the public walkway from the semi-private amenity space thereby providing a sense of security and natural surveillance.
- The applicant proposes roughly 218 square metres (2,346 sq. ft.) of indoor amenity space which exceeds the minimum requirement under Zoning By-law No. 12000. The amenity building will include a variety of program elements including a fitness room, meeting room and guest-suite for out-of-town visitors. As a result, the applicant is no longer required to provide cash-in-lieu of indoor amenity space as previously indicated in the original proposal (File No. 7910-0247-00).

PRE-NOTIFICATION

The Development Proposal Sign was installed on-site on February 5, 2013. However, staff did not receive any phone calls or e-mails from adjacent property owners about the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 5, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The townhouse development is consistent with the multi-family designation in the OCP and medium-high density (20 – 30 u.p.a.) designation in the Morgan Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes roughly 30 square metres (323 sq. ft.) of community “public” garden space for future townhouse owners.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The townhouse development includes several public walkways and pedestrian-specific lighting which allows for increased connectivity.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal includes pedestrian-specific lighting for public walkways. The townhouse development provides indoor amenity and outdoor amenity space with a variety of programming for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant has consulted end-user groups in the planning process.

ADVISORY DESIGN PANEL

The development application was not referred to the Advisory Design Panel (ADP) for review. The proposed exterior changes and landscape plans were reviewed by City staff and deemed acceptable.

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. Site Plan, Building Elevation Drawings and Landscape Plans

INFORMATION AVAILABLE ON FILE

- Electric Field Study by Paul Wong International Inc. (dated March 8, 2012)
- Complete Set of Architectural and Landscape Plans prepared by Wilson Chang Architect Inc. and PMG Landscape Architects respectively, dated January 16, 2013 and January 10, 2013.

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DA 2/14/13 12:44 PM

Information for City Clerk

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

1. (a) Agent: Name: Wilson Chang
 Wilson Chang Architect Inc.
 Address: 288 - West 8th Avenue
 Vancouver, B.C. V5Y 1N5
 Tel: 604-630-9488

2. Properties involved in the Application
 - (a) Civic Address: 2687 – 158 Street

 - (b) Civic Address: 2687 – 158 Street
 Owner: 0871985 B.C. Ltd.
 Director Information:
 Sikander Basraon

 Officer Information as at January 22, 2012
 No officer information
 PID: 028-925-289
 Lot B Section 23 Township 1 New Westminster District Plan BCP51208

3. Summary of Actions for City Clerk's Office
 - (a) Remove Notice of Development Permit No. 7910-0247-00 from title.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	15,739 m ²
Road Widening area	N/A	
Undevelopable area	N/A	1,319 m ²
Net Total	N/A	14,421 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	45 ⁰ %	34 ⁰ %
SETBACKS (in metres)		
Front	7 m.	7 m.
Rear	7.5 m.	15 m.
Side #1 (N)	6.7 m.	8.5 m.
Side #2 (S)	6.7 m.	6.7 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10.38 m.
Amenity	11 m.	9 m.
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	
One Bed	N/A	
Two Bedroom	N/A	
Three Bedroom +	101 units	65 units
Total	101 units	65 units
FLOOR AREA: Residential	N/A	14,929 m ²
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	14,929 m ²

** 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)	75 u.p.ha./30 u.p.a.	47 u.p.ha./19 u.p.a.
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.9	0.858
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)		
Indoor	195 m ²	218.8 m ²
Outdoor	195 m ²	278.7 m ²
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	130	130
Residential Visitors	13	13
Institutional	N/A	N/A
Total Number of Parking Spaces	143	143
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Number of Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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65 TOWNHOUSE UNITS +1 AMENITY AT 2687 158TH STREET, SURREY, BC

PHASE 1-DRAWING SHEET(BLDG#1,#2,#10,#11. AMENITY BUILDING)

PROJECT DATA	A001
FIRE TRUCK ACCESS PLAN	A100
CONSTRUCTION PHASING/SITE PLAN	A101
BUILDING PLAN - #1 & #2 1ST & 2ND FL	A102
BUILDING PLAN - #1 & #2 3RD FL & ROOF	A102-1
BUILDING PLAN - #10 1ST & 2ND FL	A110
BUILDING PLAN - #10 3RD FL & ROOF	A110-1
BUILDING PLAN - #11 1ST & 2ND FL	A111
BUILDING PLAN - #11 3RD FL & ROOF	A111-1
UNIT PLAN TYPE A1-A	A201
UNIT PLAN TYPE A1-A-SECTION/DOOR, WINDOW SCHEDULES	A201-1
UNIT PLAN TYPE A1-B	A202
UNIT PLAN TYPE A1-B-SECTION/DOOR, WINDOW SCHEDULES	A202-1
UNIT PLAN TYPE B1	A205
UNIT PLAN TYPE B1-SECTION/DOOR, WINDOW SCHEDULES	A205-1
UNIT PLAN TYPE B2-A	A206
UNIT PLAN TYPE B2-A-SECTION/DOOR, WINDOW SCHEDULES	A206-1
UNIT PLAN TYPE B2-B	A207
UNIT PLAN TYPE B2-B-SECTION/DOOR, WINDOW SCHEDULES	A207-1
UNIT PLAN TYPE B2-C	A208
UNIT PLAN TYPE B2-C-SECTION/DOOR, WINDOW SCHEDULES	A208-1
UNIT PLAN TYPE C1-A	A212
UNIT PLAN TYPE C1-A-SECTION/DOOR, WINDOW SCHEDULES	A212-1
UNIT PLAN TYPE C1-B	A213
UNIT PLAN TYPE C1-B-SECTION/DOOR, WINDOW SCHEDULES	A213-1
AMENITY BUILDING FLOOR PLANS	A214
AMENITY BUILDING ROOF PLAN/SECTION/SCHEDULES	A214-1
BUILDING PLAN - #1 ELEVATIONS	A301
BUILDING PLAN - #2 ELEVATIONS	A302
BUILDING PLAN - #10 ELEVATIONS	A310
BUILDING PLAN - #11 ELEVATIONS	A311
AMENITY BUILDING ELEVATIONS	A312

- APPLICABLE BUILDING CODE: BCBC 2006
- Energy Efficiency to conform to the prescriptive insulation requirements of BCBC 2006, Div. 8, Part 10, Table 10.2.1.1.A

ARCHITECTURAL:

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 E: WCHANG@HYPERTEXTS.COM
 PRINCIPAL IN CHARGE:
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 LUCKY GREWAL

LANDSCAPE

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 PATRICIA CAMPELL

CIVIL ENGINEER

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CODE

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ELECTRICAL

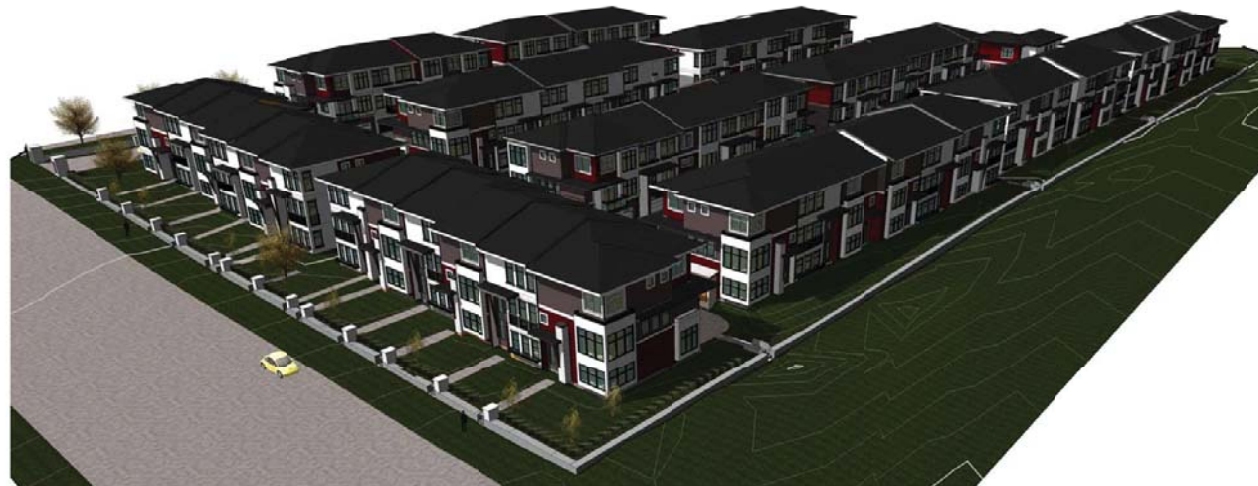
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FROM <http://cosmos.surrey.ca/Geocortex/ExternalWebViewer.aspx?Site=City%20Map>



PROJECT DATA

PROJECT WORK
 NEW 65 TOWNHOUSE DEVELOPMENT PER RM 30

CIVIC ADDRESS

2687 158TH ST, SURREY BC

LEGAL DESCRIPTION

Lot 6, Section 23, Township 1 NVD Plan BCP 51208

LOT AREA

TOTAL SITE AREA - INCLUDING ROW AREAS: 169,417 SF = 3.889ac

TOTAL SITE AREA - EXCLUDING ROW AREAS: 155,224 SF = 3.563ac

DENSITY

MAX LPA: 30

TOTAL ALLOWABLE UNITS: 101.34

MAX FAR: 0.9

PROPOSED FAR

- INCLUDING ROW AREAS: 0.786

- EXCLUDING ROW AREAS: 0.958

SETBACKS:

PROPOSED: 3.0M (4.5M FROM ROW BOUNDARY)

NORTH: 7.0M

EAST ALONG 158TH: 4.5M

SOUTH: 4.5M

WEST: 15.0M (5M FROM ROW BOUNDARY)

BUILDING HEIGHT (MAX)

PROPOSED: 10.38m (34'-11")

FLOOR AREA:

TYPE A1-A : 11 X 2,222.76 SF = 24,450.36 SF

TYPE A1-B : 15 X 2,192.31 SF = 32,884.65 SF

TYPE A2-A : 5 X 2,197.58 SF = 10,987.90 SF

TYPE A2-B : 4 X 2,216.76 SF = 8,867.04 SF

TYPE B1 : 10 X 1,763.58 SF = 17,635.80 SF

TYPE B2-A : 11 X 2,056.75 SF = 22,624.25 SF

TYPE B2-B : 11 X 2,056.75 SF = 22,624.25 SF

TYPE B2-C : 5 X 2,098.41 SF = 10,492.05 SF

TYPE B2-D : 11 X 2,006.98 SF = 22,076.78 SF

TYPE B3 : 12 X 1,738.53 SF = 20,862.36 SF

TYPE B4 : 2 X 2,098.41 SF = 4,196.82 SF

TYPE C1-A : 4 X 1,804.33 SF = 7,217.32 SF

TYPE C1-B : 4 X 1,793.42 SF = 7,173.68 SF

TOTAL : 65 UNITS = 133,176.3 SF

AMENITY SPACE

INDOOR: 2395.71 SF

OUTDOOR: APPROX. 3000 SF

PARKING

RESIDENTIAL: 130 (2 PER UNIT, ALL DOUBLE GARAGE)

VISITOR: 13

Wilson Chang

Architect Inc.
 malbc

288 West 8th Ave
 Vancouver, BC V5Y 1N5

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CONSULTANT

PROJECT TITLE

65 TOWNHOUSE UNITS + 1 AMENITY

2687 158TH ST, SURREY BC

PROJECT NO: WH10

NO.	DATE	REMARKS
A	May 7, 2012	ISSUED FOR CP REVIEW
B	June 6, 2012	ISSUED FOR CP REVIEW
C	August 2012	ISSUED FOR REVIEW
D	Oct 9, 2012	ISSUED FOR REVIEW
E	Oct 30, 2012	ISSUED FOR REVIEW
F	Nov 13, 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR DP
H	Dec 12, 2012	REISSUED FOR CP REVIEW
J	Jan 16, 2013	REISSUED FOR CP REVIEW

REV PLAN:

DRAWING TITLE

PROJECT DATA

PROJECT NO: WH10

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

DATE: 01/16/13

CHECKED: WC

DRAWING NO:

A001

Appendix II

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PROJECT TITLE
**65 TOWNHOUSE UNITS +
 1 AMENITY**
**2687 158TH ST,
 SURREY BC**

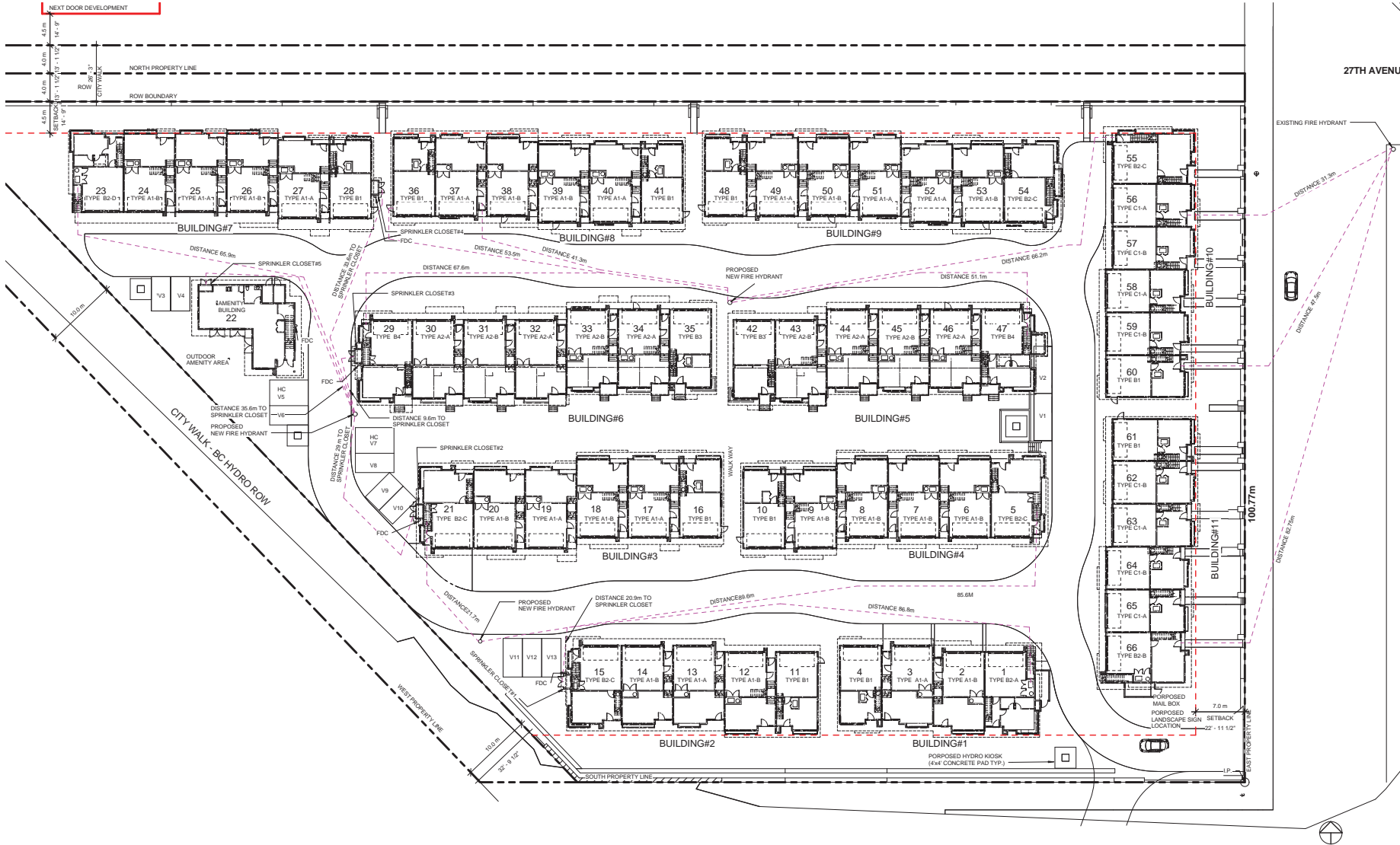
PROJECT NO: W1103

NO.	DATE	REMARKS
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B	JANU 2012	ISSUED FOR CP REVIEW
C	JULY 2012	ISSUED FOR REVIEW
D	OCT 2012	ISSUED FOR REVIEW
E	OCT 2012	ISSUED FOR REVIEW
F	MAR 2012	ISSUED FOR CP REVIEW
G	DEC 4, 2012	ISSUED FOR DP
H	DEC 12, 2012	ISSUED FOR CP REVIEW
J	MAR 18, 2013	ISSUED FOR CP REVIEW

REV PLAN:

DRAWING TITLE
FIRE TRUCK ACCESS PLAN

PROJECT NO: W1103
SCALE: 1:200
DATE: 12/2012
CHECKED: WC
DRAWING NO:



LEGEND:
 FDC-FIRE DEPARTMENT CONNECTION

PROJECT TIE-IN POINT:
 IRON PINS DENOTED.
 INTERSECTION OF SOUTH AND EAST PROPERTY LINE
 GRID 'A' IS 22'-0" NORTH OF IRON PIN.
 GRID 'A' IS PERPENDICULAR TO EAST PROPERTY LINE

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CONSULTANT

PROJECT TITLE
**65 TOWNHOUSE UNITS +
 1 AMENITY**
 2687 158TH ST,
 SURREY BC

PROJECT NO. W1102

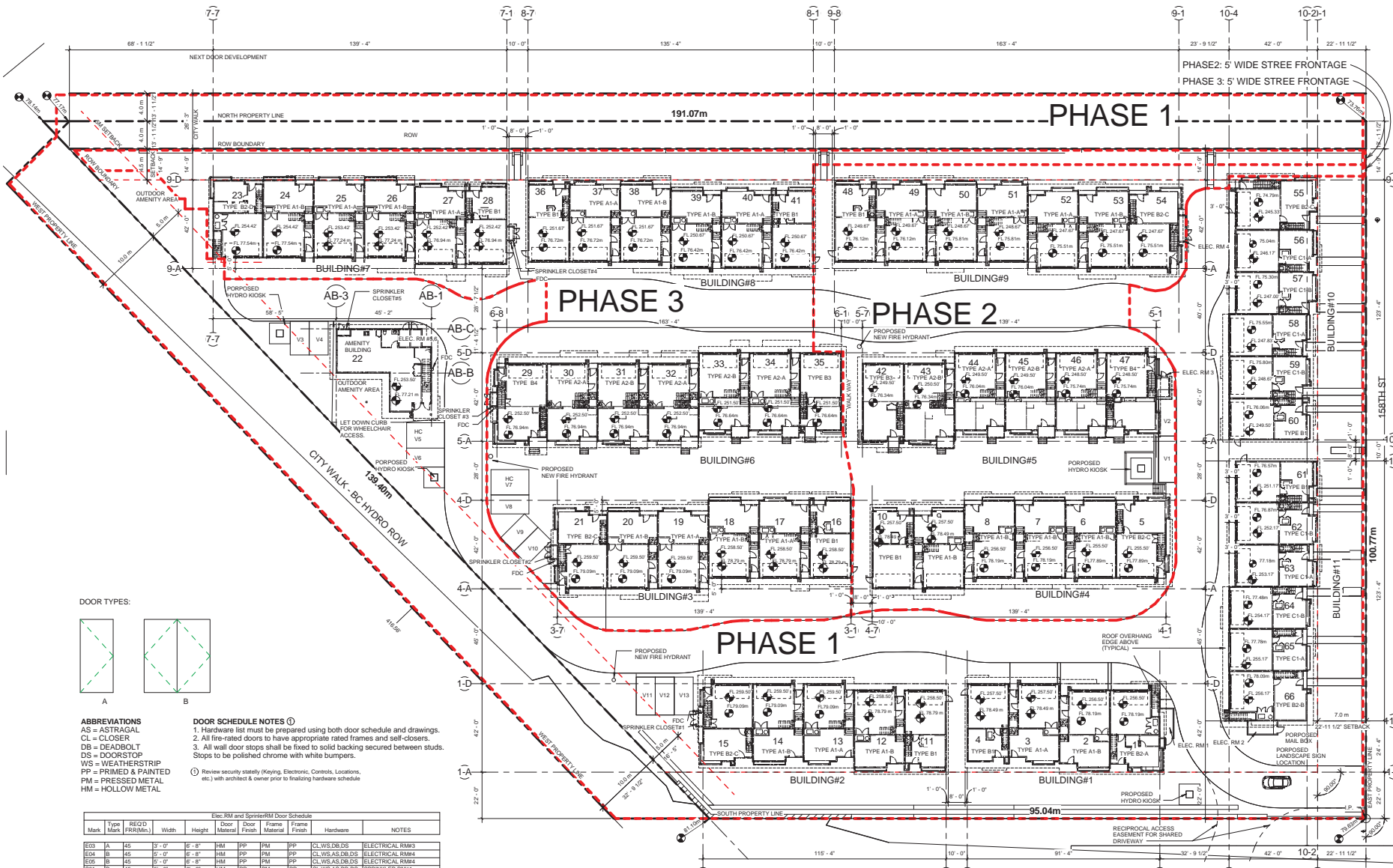
NO.	DATE	REVISIONS
A	May 17, 2012	ISSUED FOR CP REVIEW
B	June 6, 2012	ISSUED FOR CP REVIEW
C	August 20, 2012	ISSUED FOR REVIEW
D	Oct 10, 2012	ISSUED FOR REVIEW
E	Oct 30, 2012	ISSUED FOR REVIEW
F	Nov 13, 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR CP
H	Dec 12, 2012	ISSUED FOR CP REVIEW
I	Jan 18, 2013	ISSUED FOR CP REVIEW

KEY PLAN

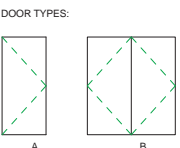
DRAWING TITLE
CONSTRUCTION PHASING/SITE PLAN

PROJECT NO. W1102
 SCALE: AS SHOWN
 CHECKED: WC
 DRAWING NO.

A101



1 SITE PLAN
 1:250



ABBREVIATIONS
 AS = ASTRAGAL
 CL = CLOSER
 DB = DEADBOLT
 DS = DOORSTOP
 WS = WEATHERSTRIP
 PP = PRIMED & PAINTED
 PM = PRESSED METAL
 HM = HOLLOW METAL

- DOOR SCHEDULE NOTES
- Hardware list must be prepared using both door schedule and drawings.
 - All fire-rated doors to have appropriate rated frames and self-closers.
 - All wall door stops shall be fixed to solid backing secured between studs. Stops to be polished chrome with white bumpers.
- Review security statety (Keying, Electronic, Controls, Locations, etc.) with architect & owner prior to finalizing hardware schedule

Mark	Type	REG'D	Width	Height	1 Door	Frame	Frame	Hardware	NOTES
		FRR(Min.)			Material	Material	Material		
E03 A	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,DS,DB,AS	ELECTRICAL RM#3
E04 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DB,DS	ELECTRICAL RM#4
E05 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DB,DS	ELECTRICAL RM#4
S01 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DS,DS	SPRINKLER RM#1
S02 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DB,DS	SPRINKLER RM#2
S03 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DB,DS	SPRINKLER RM#3
S04 B	45	5'-0"	6'-8"	HM	PP	PP	PP	CL,WS,AS,DB,DS	SPRINKLER RM#4

NOTE: DOOR MARK SEE BUILDING PLAN



④ NORTH ELEVATION 1 OF 2
3/32" = 1'-0"



⑤ NORTH ELEVATION 2 OF 2
3/32" = 1'-0"



② EAST ELEVATION
3/32" = 1'-0"

- MATERIAL LEGEND :**
1. CEDAR (DARK STAIN / HORIZONTAL)
 2. CEDAR (DARK STAIN / VERTICAL)
 3. HARDIE PANEL (ARCTIC WHITE)
 4. HARDIE PANEL (COUNTRYLANE RED)
 5. LEDGESTONE
 6. ASPHALT SHINGLE (DARK)
 7. DARK GRAY
 8. TRIM (WHITE)
 9. TRIM (DARK)
 10. DIMENSIONAL LUMBER (DARK STAIN)
 11. QUADRIL GLASS
 12. GUARDRAIL METAL
- ALL WINDOWS ARE VINYL WINDOWS WITH BLACK FRAME

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CONSULTANT

PROJECT TITLE

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

2687 158TH ST

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION
2	MAR. 01, 2012	ISSUED FOR DP SUBMISSION
3	MAR. 20, 2012	ISSUED FOR REVIEW
4	APR. 18, 2012	ISSUED FOR STRUCTURAL

KEY PLAN

DRAWING TITLE
**PHASE - NORTH & EAST
ELEVATIONS**

PROJECT NO. W1102
SCALE: AS SHOWN
CHECKED: WC
DRAWING NO.

A313



EAST P.L.

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



NORTH P.L.

SOUTH P.L.

2 WEST ELEVATION
3/32" = 1'-0"

- MATERIAL LEGEND:**
1. CEDAR (DARK STAIN / HORIZONTAL)
 2. CEDAR (DARK STAIN / VERTICAL)
 3. HARDIE PANEL (ARCTIC WHITE)
 4. HARDIE PANEL (COUNTRYLANE RED)
 5. LEDGESTONE
 6. ASPHALT SHINGLE (DARK)
 7. DARK GREY
 8. TRIM (WHITE)
 9. TRIM (DARK)
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PROJECT NO. W1102

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2	MAR. 01, 2012	ISSUED FOR DP SUBMISSION
3	MAR. 20, 2012	ISSUED FOR REVIEW
4	APR. 18, 2012	ISSUED FOR STRUCTURAL

KEY PLAN

DRAWING TITLE
**PHASE - SOUTH & WEST
ELEVATIONS**

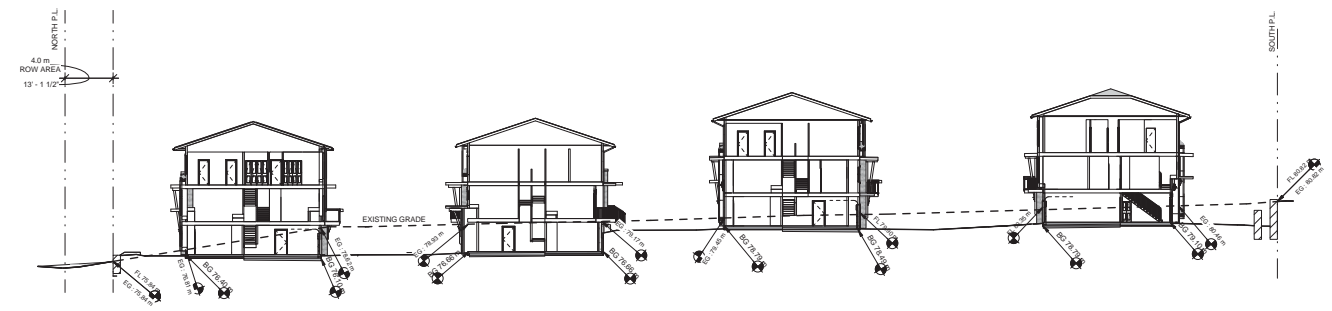
PROJECT NO. W1102
SCALE: AS SHOWN
DATE: 04/18/2012
CHECKED: WC

DRAWING NO.

A314



① Section 1
1/16" = 1'-0"



② Section 2
1/16" = 1'-0"



③ Section 3
1/16" = 1'-0"

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PROJECT TITLE
65 TOWNHOUSE UNITS + 1 AMENITY

2687 158TH ST

PROJECT NO. W1102

NO.	DATE	REMARKS
A	May 7, 2012	ISSUED FOR CP REVIEW
B	JANU 2012	ISSUED FOR CP REVIEW
C	JULY 2012	ISSUED FOR REVIEW
D	OCT 2012	ISSUED FOR REVIEW
E	OCT 2012	ISSUED FOR REVIEW
F	NOV 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR DP

KEY PLAN

DRAWING TITLE
SITE SECTIONS

PROJECT NO. W1102
SCALE: 1/16" = 1'-0"
DRAWN: JZ
CHECKED: WC

DRAWING NO.

A400



3D View - Main entrance



3D View - Types C - front

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2687 158TH ST

PROJECT NO. W1102

NO.	DATE	REMARKS
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B	JUNE 6, 2012	ISSUED FOR CP REVIEW
C	JULY 2, 2012	ISSUED FOR REVIEW
D	OCT 9, 2012	ISSUED FOR REVIEW
E	OCT 9, 2012	ISSUED FOR REVIEW
F	NOV 21, 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR DP

REV PLAN

DRAWING TITLE
3D VIEWS A

PROJECT NO. W1102
 SCALE: 1/8" = 1'-0"
 CHECKED: WC
 DRAWING NO.

A800



① 3D View - north east corner



② 3D View - Types A - back

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UNITS +
1 AMENITY**

2687 158TH ST

PROJECT NO. W1102

NO.	DATE	REMARKS
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B	JUNE 6, 2012	ISSUED FOR CP REVIEW
C	JULY 2, 2012	ISSUED FOR REVIEW
D	OCT 9, 2012	ISSUED FOR REVIEW
E	OCT 9, 2012	ISSUED FOR REVIEW
F	NOV 21, 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR DP

REV PLAN

DRAWING TITLE
3D VIEWS B

PROJECT NO. W1102
SCALE: 1/8" = 1'-0"
CHECKED: VC

DRAWING NO.

A801



3D View - Types A - front



3D View - Types B - 2



3D View - Types B - 1

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PROJECT TITLE
65 TOWNHOUSE UNITS + 1 AMENITY

2687 158TH ST

PROJECT NO. W1102

NO.	DATE	REMARKS
A	May 7, 2012	ISSUED FOR CP REVIEW
B	June 6, 2012	ISSUED FOR CP REVIEW
C	August 2012	ISSUED FOR REVIEW
D	Oct 9, 2012	ISSUED FOR REVIEW
E	Oct 18, 2012	ISSUED FOR REVIEW
F	Nov 21, 2012	ISSUED FOR CP REVIEW
G	Dec 4, 2012	ISSUED FOR DP

REV PLAN

DRAWING TITLE
3D VIEWS C

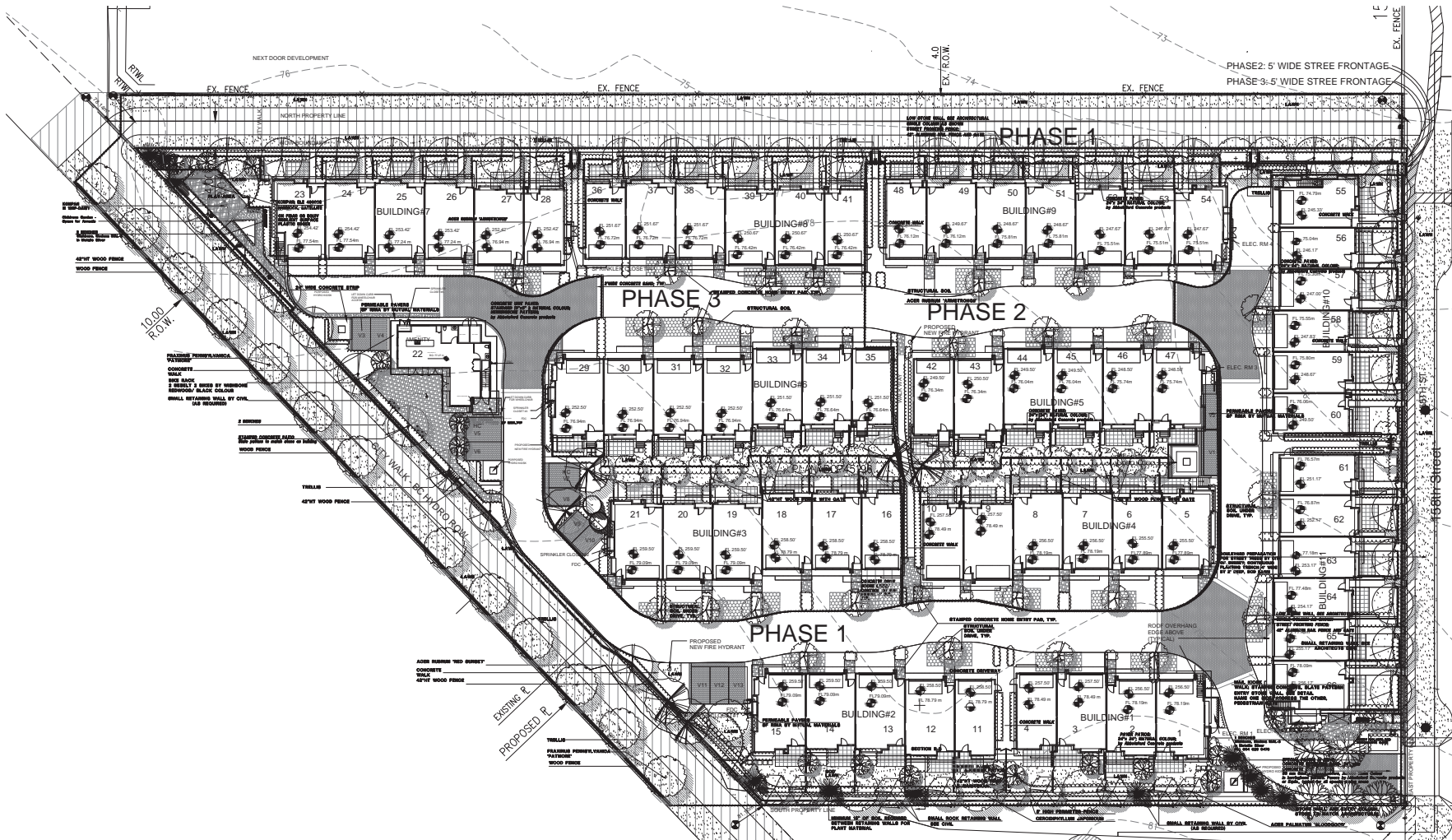
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DRAWING NO.

A802

SEAL:



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100	SLAB	ISSUE FOR SP-Phase	CD



PMG JOB NUMBER: 11-051			
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			
10	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3M HT, B4B, UPRIGHT FORM
26	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; 2M STD; B4B
6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL; 1.8M STD; B4B
12	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6 CM CAL; B4B
2	CHAMAECYPARIS O BOULEVARD	BOULEVARD CYPRESS, TOPIARY	3 HT; POM POM SHAPE
4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	3M HT, B4B
13	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	6CM CAL; B4B
6	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B4B
11	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	3M HT; B4B
40	PICEA OMORICA	SERBIAN SPRUCE	3M HT; B4B
5	FRUNIS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8 CM CAL; SPECIMEN B4B
11	STRAX JAPONICUS 'ROSEA'	JAPANESE SNOWBELL	6 CM CAL; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

CLIENT: GPT188 BC LTD
Hi-Mark Projects Ltd.

PROJECT:
65 Townhouse Units + 1Amenity
2687-158th Street

WITH WILSON CHANG ARCHITECT INC.
Survey File No: 7910-0247-00

DRAWING TITLE:
LANDSCAPE PLAN

DATE: NOV.17.11 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: DD
DESIGN: DD
CHKD: HCM

L1
OF 7

SEAL:

PLANT SCHEDULE - Phase 1

BY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10	ACER PALMATUM ELDOODOP*	JAPANESE MAPLE	3M HI, B&B, UPRIGHT FORM
1	ACER RUBRA 'NORONDI'	COLOURADO MAPLE	4CM CAL, 2M STD, B&B
4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL, 1.5M STD, B&B
1	CERCIDIPHYLLUM JAPONICUM	FOREST PANICLE REDBUD	6 CM CAL, B&B
B	FRAXINUS PENSYLVANICA PATENS*	PANICLED GREEN ASH	4CM CAL, B&B
2	LIGUSTRUM STRYCNIFOLIUM NORFOLKIANUM	NORFOLK ISLAND CEDAR	4CM CAL, 2M STD, B&B
D	MAKNOIA KORONIS STELLATA 'PINK STAR'	PINK STAR MAHONIA	3M HI, B&B
4	PECUA QUERCUS	SEABIRD QUERCUS	3M HI, B&B
3	PRUNUS YEDONENSIS 'NICEBOUR'	DAYBROOK CHERRY	4 CM CAL, SPECIEN B&B
H	STYRAX JAPONICA 'ROSEA'	JAPANESE SWEVIBELL	4 CM CAL, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

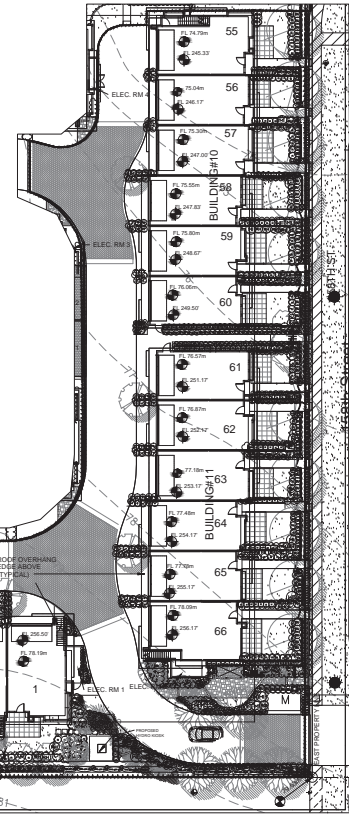
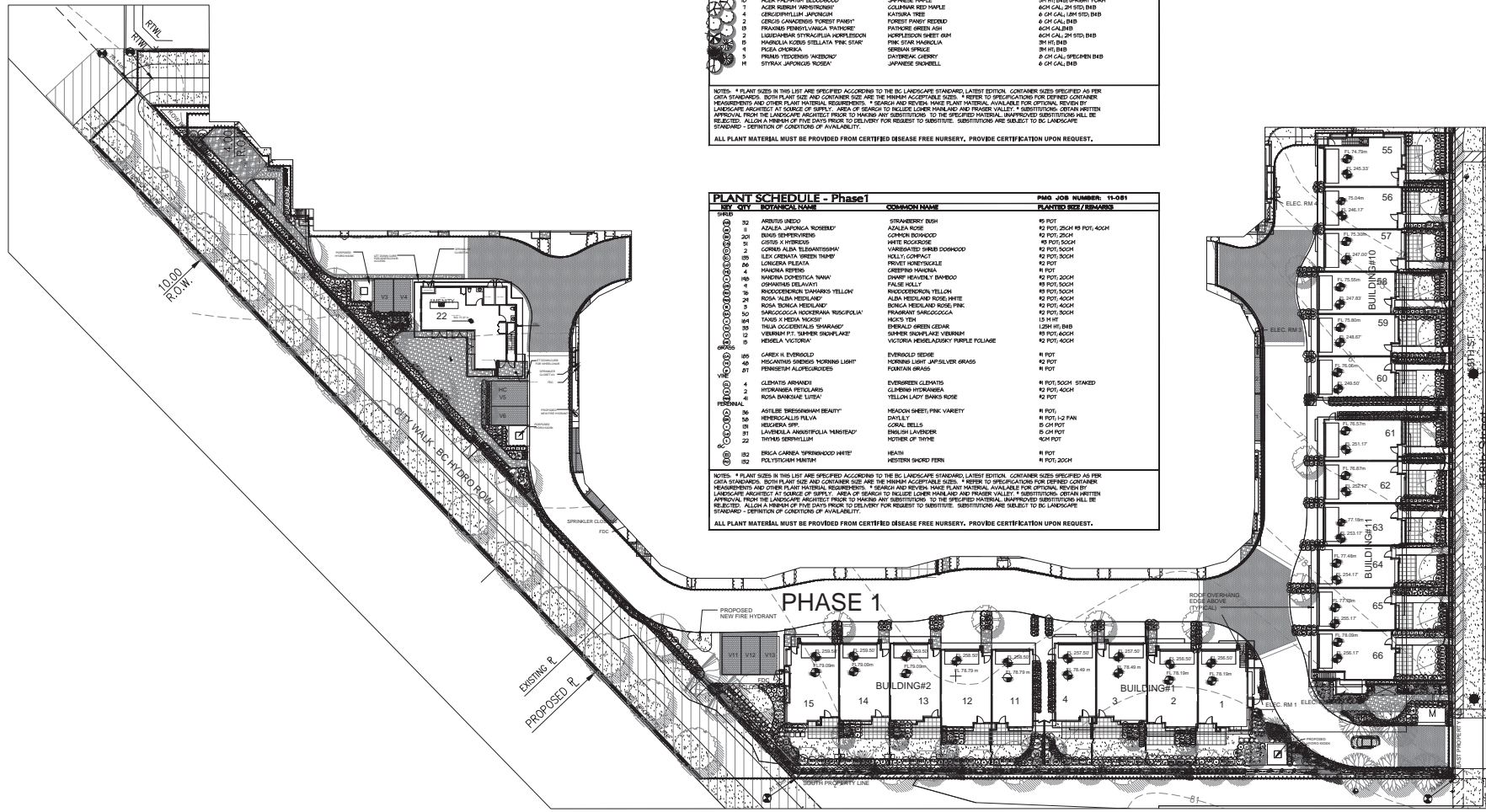
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE - Phase 1

BY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
32	ARISTIDA SIBIRO	STRAWBERRY BUSH	15 POT
1	AZALEA JAPONICA ROSEAE*	AZALEA ROSE	15 POT, 2CM HI POT, 4CM HI
203	BONIA RETRENSE*	COMMON BOWDOCK	WHITE ROSEAROSE
5	CORIS X HYBRIDUS	VARIETIES: GEMMA DORRHOOD	15 POT, 3CM HI
1	CORIS X HYBRIDUS	VARIETIES: GEMMA DORRHOOD	15 POT, 3CM HI
1	LEIK OBLIATA 'GREEN TRUMP'	KELLY COMPACT	15 POT, 3CM HI
1	LONICERA FLEURA	PROLET KARYOPHYLLA	15 POT
4	MANCINA REPENS	GREYFORD MANCINA	15 POT
1	MANCINA REPENS	SHARP SEVEN-LEAF SANDWICH	15 POT, 2CM HI
4	OPUNTIA DELAVAYI	FALSE HOLLY	15 POT, 3CM HI
1	PROSCYRTERIA SANDWICHII 'YELLOW'	PROSCYRTERIA YELLOW	15 POT, 3CM HI
24	ROSA 'ALBA MEDLAND'	ALBA MEDLAND ROSE WHITE	15 POT, 4CM HI
1	ROSA 'BONICA MEDLAND'	BONICA MEDLAND ROSE PINK	15 POT, 4CM HI
1	SARGOLLOCCA HOOKERIANA 'RUSCOPOLIA'	PROBART SARGOLLOCCA	15 POT, 3CM HI
1	TABAC X MEDIA 'NICEBOUR'	HEALTHY FOLI	15 HI, B
1	VERBENA 'IT' 'SANDER SNOEFLAKE'	SANDER SNOEFLAKE VERBENA	15 HI, B&B
1	VERBENA 'IT' 'SANDER SNOEFLAKE'	VERBENA	15 POT, 4CM HI
1	VERBENA 'IT' 'SANDER SNOEFLAKE'	VICTORIA REBEL/ADRIAN PURPLE POLIAGE	15 POT, 4CM HI
35	CAREX H. EVERGOLD	EVERGOLD SEDGE	15 POT
46	HECANTHUS SPENSIS MORNING LIGHT	MORNING LIGHT JAP/SILVER GRASS	15 POT
1	HECANTHUS SPENSIS MORNING LIGHT	FORBAIN GRASS	15 POT
4	GLEMATIS ARWANDI	EVERGREEN GLEMATIS	15 POT, 3CM HI, STAKED
2	HYDRANGEA PETIOLARIS	GLEMENS HYDRANGEA	15 POT, 4CM HI
2	HYDRANGEA PETIOLARIS	TELLON LADY SANDS ROSE	15 POT
36	ASTILEBE 'BRESGANNHAM BEAUTY'	HEADON SHEET, PINK VARIETY	15 POT
35	HEBERGALLIS FLVA	DALEY	15 POT, 1-2 PAN
35	HEBERGALLIS FLVA	COBALT BELLS	15 CH POT
31	LAURENOLA ANGIOPOLIA 'MANTREAC'	ENGLISH LAVENDER	15 CH POT
32	RYNOS SERRIFOLIUM	NORFOLK OF YONNE	15 CH POT
32	BESICA CANBIA 'SPRINGWOOD WHITE'	HEATH	15 POT
32	POLYSTICHUM MERTENSII	WESTERN SWORD FERN	15 POT, 2CM HI

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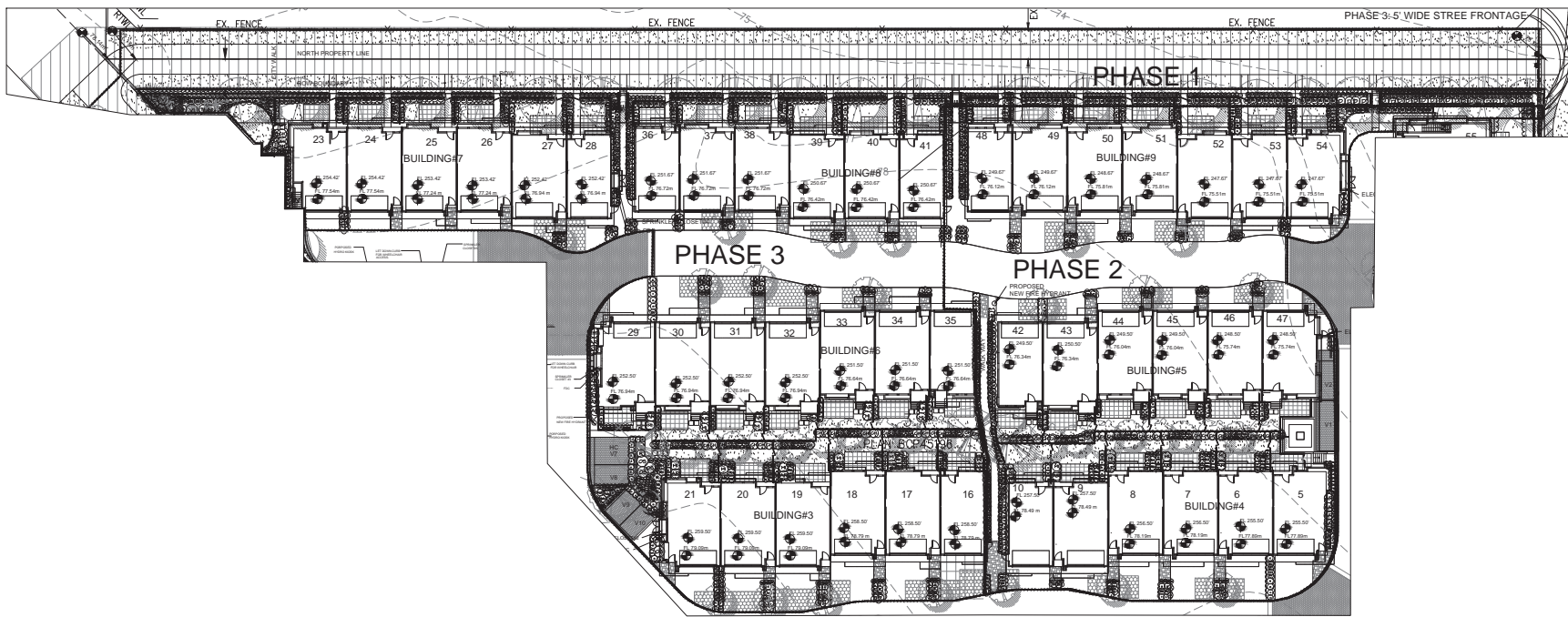


NO.	DATE	REVISION DESCRIPTION	DR.
10	01.24.19	ISSUE FOR BP Phase	DD
11	02.04.19	REVISION	DD
12	02.04.19	NEW FIRE HYDRANT	DD
13	02.04.19	NEW FIRE HYDRANT LOCATION	DD
14	02.04.19	UPDATED AVENUE BUILDING PLAN	DD
15	02.04.19	UPDATED AVENUE BUILDING PLAN	DD
16	02.04.19	ISSUE FOR BP Phase	DD
17	02.04.19	NEW SITE PLAN	DD
18	02.04.19	NEW SITE PLAN	DD
19	02.04.19	NEW SITE PLAN FOR BP	DD
20	02.04.19	PHASE LINES CHANGED	DD
21	02.04.19	NEW CIVIL PLAN	DD
22	02.04.19	AS PER CITY COMMENTS	DD
23	02.04.19	NEW SITE PLAN	DD
24	02.04.19	NEW SITE PLAN CITY COMMENTS	DD
25	02.04.19	NEW SITE PLAN	DD
26	02.04.19	NEW SITE PLAN	DD
27	02.04.19	NEW SITE PLAN	DD

CLIENT: GP71881 BC LTD
Hi-Mark Projects Ltd.

PROJECT: **65 Townhouse Units + 1Amenity**
2687-158th Street

WITH WILSON CHANG ARCHITECT INC.
Survey File No: 7910-0247-00
DRAWING TITLE: **SHRUB PLAN Phase 1**
DATE: NOV 17 11
SCALE: 1"=20'-0"
DRAWN: DD
DESIGN: DD
CHKD: PDM
DRAWING NUMBER: **L2**
OF 7



SCALE:



M	BLAND	ISSUE FOR BP Phase	CD
N	BLAND	REVISION	CD
O	BLAND	NEW SITE PLAN / DRAWING FROM CIVIL	CD
P	BLAND	NEW FIRE HYDRANT LOCATION	CD
Q	BLAND	UPDATED AVENUE BUILDING PLAN	CD
R	BLAND	UPDATED AVENUE BUILDING PLAN	CD
S	BLAND	ISSUE FOR BP Phase	CD
T	BLAND	NEW SITE PLAN	CD
U	BLAND	NEW SITE PLAN	CD
V	BLAND	NEW SITE PLAN FOR BP	CD
W	BLAND	PHASE LINES CHANGED	CD
X	BLAND	REVISION PLAN	CD
Y	BLAND	AS PER CITY COMMENTS	CD
Z	BLAND	NEW SITE PLAN	CD
AA	BLAND	NEW SITE PLAN CITY COMMENTS	CD
AB	BLAND	NEW SITE PLAN	CD
AC	BLAND	NEW SITE PLAN	CD
AD	BLAND	NEW SITE PLAN	CD
AE	BLAND	NEW SITE PLAN	CD
AF	BLAND	NEW SITE PLAN	CD
AG	BLAND	NEW SITE PLAN	CD
AH	BLAND	REVISION DESCRIPTION	CD

CLIENT: 65 TOWNHOUSE UNITS + 1 AMENITY
2687-158TH STREET

Hi-Mark Projects Ltd.

PROJECT: 65 Townhouse Units + 1 Amenity
2687-158th Street

WITH WILSON CHANG ARCHITECT INC.
Survey File No: 1910-0247-00
DRAWING TITLE:

SHRUB PLANT Phase 2 & 3

DATE: NOV 21 11
SCALE: 1"=20'-0"
DRAWN: DD
DESIGN: DD
CHKD: FSM

PMG PROJECT NUMBER: 11-081

PLANT SCHEDULE - Phase3				PMG JOB NUMBER: 11-081
REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BERMASS
10	ACER PALMATA	BLOODROCK	JAPANESE MAPLE	3H HT, B&B UPRIGHT FORM
11	ACER RUBRUM	ARHSTRONHII	COLUMBIAN RED MAPLE	6CM CAL, 2H STD, B&B
12	ACER RUBRUM	VARIEGATUM	KATYDIA TREE	6 CM CAL, 2H STD, B&B
13	CORNUS CANADENSIS	FOREST PANSY	FOREST PANSY REDBUD	6 CM CAL, B&B
14	CORNUS FLORIDA	RUBRY	CORNUS FLORENZA RUBRY	3H HT, B&B
15	LIQUIDAMBAR STRYACIFLUA	HORRIBLESON	HORRIBLESON SHEET 60H	6CM CAL, 2H STD, B&B
16	MANGLIA KOBUS	STELLATA	PINK SPARK MANGROVE	3H HT, B&B
17	PIZZA	CHOROKA	GERMAN SPRUCE	6 CM CAL, B&B
18	PRUNUS TENDRONS	ROSEBUD	DAWSONIA CHERRY	6 CM CAL, B&B
19	STRYACIA JAPONICA	ROSEA	JAPANESE SIKKIDEE	6 CM CAL, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

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PLANT SCHEDULE - Phase2				PMG JOB NUMBER: 11-081
REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BERMASS
10	ACER RUBRUM	ARHSTRONHII	COLUMBIAN RED MAPLE	6CM CAL, 2H STD, B&B
11	CORNUS CANADENSIS	FOREST PANSY	FOREST PANSY REDBUD	6 CM CAL, B&B
12	CORNUS FLORIDA	RUBRY	CORNUS FLORENZA RUBRY	3H HT, B&B
13	LIQUIDAMBAR STRYACIFLUA	HORRIBLESON	HORRIBLESON SHEET 60H	6CM CAL, 2H STD, B&B

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PLANT SCHEDULE - Phase3				PMG JOB NUMBER: 11-081
REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BERMASS
21	ARUNDO DONAX	STRAWBERRY BUSH	STRAWBERRY BUSH	10 POT
22	BUNIA SPERPERVIRENS	COMMON BOXWOOD	COMMON BOXWOOD	10 POT, 25CM
23	CORNUS TERNATA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
24	CORNUS ALBA	TELEBARISSIMA	VARIEGATED SHRUB DOORWOOD	10 POT, 25CM
25	CORNUS ALBA	VERUCA	HEAVENLY BAMBPOO	10 POT, 25CM
26	LEUCOCORONIA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
27	MANDARIN DOMESTICA	COPRACIA	COPRACIA HEAVENLY BAMBPOO	10 POT, 25CM
28	MANDARIN DOMESTICA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
29	OPUNTIA DELAVAYI	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
30	PHLOX	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
31	ROSA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
32	ROSA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
33	ROSA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
34	VERONICA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
35	CAREX	EVERBOLD	EVERBOLD SEDGE	10 POT
36	MISCANTHUS	EVERBOLD	EVERBOLD SEDGE	10 POT
37	PENSTEMON	EVERBOLD	EVERBOLD SEDGE	10 POT
38	GLADIOLUS	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM, STAKED
39	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
40	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
41	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
42	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
43	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
44	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
45	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
46	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
47	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
48	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
49	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
50	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
51	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
52	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
53	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM
54	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT, 25CM

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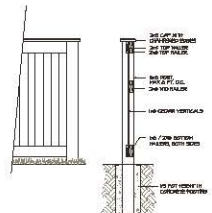
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PLANT SCHEDULE - Phase2				PMG JOB NUMBER: 11-081
REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BERMASS
10	ARUNDO DONAX	STRAWBERRY BUSH	STRAWBERRY BUSH	10 POT
11	BUNIA SPERPERVIRENS	COMMON BOXWOOD	COMMON BOXWOOD	10 POT, 25CM
12	CORNUS TERNATA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
13	CORNUS ALBA	TELEBARISSIMA	VARIEGATED SHRUB DOORWOOD	10 POT, 25CM
14	CORNUS ALBA	VERUCA	HEAVENLY BAMBPOO	10 POT, 25CM
15	LEUCOCORONIA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
16	MANDARIN DOMESTICA	COPRACIA	COPRACIA HEAVENLY BAMBPOO	10 POT, 25CM
17	MANDARIN DOMESTICA	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
18	OPUNTIA DELAVAYI	HEAVENLY BAMBPOO	HEAVENLY BAMBPOO	10 POT, 25CM
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49	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT
50	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT
51	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT
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53	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT
54	HEBE	EVERBOLD	EVERBOLD SEDGE	10 POT

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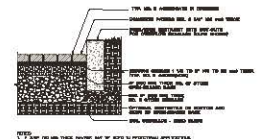
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SCALE:



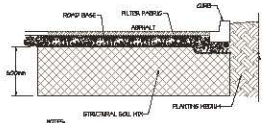
- NOTES:**
1. ALL FENCES PERMITTED TO 65A UNIMPAVED AREAS ARE 2' HIGH.
 2. ALL OTHER FENCES TO BE 4' HIGH TO CONFORM TO 65A UNIMPAVED AREAS.
 3. ALL FENCES MUST BE SET BACK FROM THE CURB OR SIDEWALK.
 4. ALL FENCES MUST BE SET BACK FROM THE STREET OR SIDEWALK.
 5. ALL FENCES MUST BE SET BACK FROM THE STREET OR SIDEWALK.
 6. ALL FENCES MUST BE SET BACK FROM THE STREET OR SIDEWALK.

2'-0" HEIGHT WOOD FENCE



- NOTES:**
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 6. ALL FENCES MUST BE SET BACK FROM THE STREET OR SIDEWALK.

8'-0" RIMMA PERMEABLE DRIVEWAY

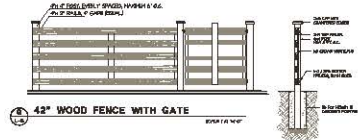


NOTES:

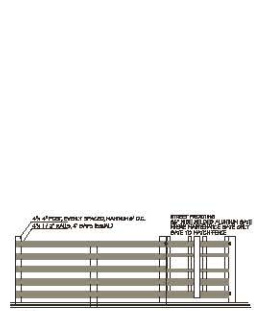
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STRUCTURAL SOIL SECTION

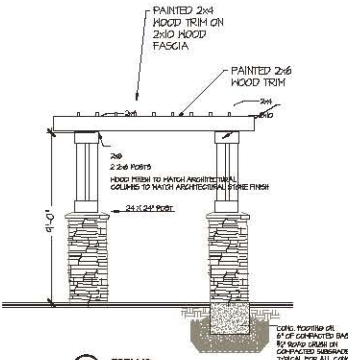
- NOTES FOR ALL FENCES:**
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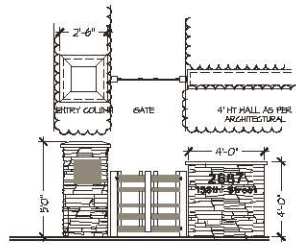
42" WOOD FENCE WITH GATE



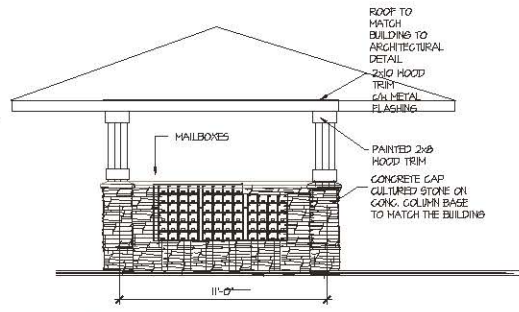
42" ALUMINUM RAIL FENCE WITH GATE



TRELLIS



ENTRY COLUMN, GATE AND HIGH BLACK COLOUR AND 4' HT. WALL



MAIL KIOSK

NO.	DATE	REVISION DESCRIPTION	DR.
1	07/18/18	REVISED	CP
2	08/14/18	REVISED	CP
3	08/14/18	REVISED	CP
4	08/14/18	REVISED	CP
5	08/14/18	REVISED	CP
6	08/14/18	REVISED	CP
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90	08/14/18	REVISED	CP
91	08/14/18	REVISED	CP
92	08/14/18	REVISED	CP
93	08/14/18	REVISED	CP
94	08/14/18	REVISED	CP
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97	08/14/18	REVISED	CP
98	08/14/18	REVISED	CP
99	08/14/18	REVISED	CP
100	08/14/18	REVISED	CP

CLIENT: 071888 BC LTD.
Hi-Mark Projects Ltd.

PROJECT:
65 Townhouse Units + 1Amenity
2687-158th Street

WITH WILSON CHANG ARCHITECT INC.
Survey File No: 7910-0247-00
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: NOV.17.11
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHKD: PCM
DRAWING NUMBER:
L5
OF 7