

Attachment B

**CITY OF MISSION
DEVELOPMENT PERMIT DP22-127**

Issued to: 1244805 BC Ltd. Inc. No. BC 1244805
Paramveer Singh Tiwana
Amarjeet Singh Sekhon

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1244805 BC Ltd. Inc. No. BC 1244805
Preet Dhillon
PO Box 712 Station A
Abbotsford BC V2T 6Z8

Paramveer Singh Tiwana
30611 Sandpiper Drive
Abbotsford BC V2T 1R1

Amarjeet Singh Sekhon
Preet Kawal Singh Dhillon
32109 Pineview Avenue
Mission BC V2T 1R1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: 9107 Cedar Street
Parcel Identifier: 009-261-834
Legal Description: Lot "A" Section 32 Township 17 NWD Plan 10182

Address: 9111 Cedar Street
Parcel Identifier: 009-261-869
Legal Description: Lot "B" Section 32 Township 17 NWD 10182

Address: 9099 Cedar Street
Parcel Identifier: 011 301 774
Legal Description: Lot 3 Except Parcel "D" (Reference Plan 16429); Section 32, Township 17 NWD Plan 9442

3. The above property has been designated as **Development Permit Area B Multi-unit Residential** in the Official Community Plan.

The said lands are zoned Multi-unit Townhouse One Zone (MT1) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Section 704 MT1 Zone D 1. – Setbacks				
			Required	Proposed
1.	Rear (west lot line)	Building 5	7.5 m (24.6 ft)	6.69 m (21.9 ft)
2.	Interior (north lot line)	Building 5	7.5 m (24.6)	4.5 m (14.4 ft)
3.	Interior (north lot line)	Building 6	7.5 m (24.6)	4.9 m (16.0 ft)
4.	Interior (north lot line)	Building 7	7.5 m (24.6)	5.3 m (17.3 ft)
5.	Interior (north lot line)	Building 8	7.5 m (24.6)	5.5 m (18.0 ft)
6.	Interior (north lot line)	Building 9	7.5 m (24.6)	5.9 m (19.3 ft)
7.	Interior (north lot line)	Building 10	7.5 m (24.6)	4.2 m (13.7 ft)

Section 704 MT1 Zone G 1. – Building Height				
			Required	Proposed
1.	Building 8		12 m (39.4 ft)	12.2 m (40.1 ft)
2.	Building 9		12 m (39.4 ft)	12.1 m (39.7 ft)
3.	Amenity Building		11.5 (37.3 ft)	11.9 m (39.1 ft)

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1			
L – Residential			
Category		Required	Proposed
1.	Permitted side yard parking	0 stalls	1 stall in west rear yard 6 stalls in east side yard 1 stall in the south side yard.

Building design, siting and landscaping plans to be as shown on Drawings Numbered A – 0.0 to A – 0.3, A – 1.1 to A – 1.4, A - 3.1 to A – 3.18 inclusive, and landscape drawing L-0, L-1, L-1A, L-1B) which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

(a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered A-3.1 to A – 3.18 inclusive, prepared by Trio Architecture Inc. (hereinafter referred to as “the plans”), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

(b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.

(c) Parking and siting thereof shall substantially conform to the plans.

(d) The following standards for landscaping are imposed:

(i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number drawing L-0, L-1, L-1A, L-1B prepared by C. Kavolinas & Associates Inc.

(ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.

5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this

requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

- (a) An Irrevocable Letter of Credit in the amount of \$197,209 for the purpose of:
- (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
- (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

- 6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
- 7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
- 8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
- 9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

MAYOR

CORPORATE OFFICER

Development Permit DP22-127

Document2

SCHEDULE A



NUMBER	DESCRIPTION
A-00	COVER SHEET
A-01	DRAWING INDEX
A-02	PERSPECTIVE VIEW # 1 & 2
A-03	PERSPECTIVE VIEW # 3 & 4
A-04	PERSPECTIVE VIEW # 5 & 6
A-05	SECTION #1 - ELEVATION
A-06	SECTION #2 - ELEVATION
A-07	SECTION #3 - ELEVATION
A-08	SECTION #4 - ELEVATION
A-09	SECTION #5 - ELEVATION
A-10	SECTION #6 - ELEVATION
A-11	SECTION #7 - ELEVATION
A-12	SECTION #8 - ELEVATION
A-13	SECTION #9 - ELEVATION
A-14	SECTION #10 - ELEVATION
A-15	SECTION #11 - ELEVATION
A-16	SECTION #12 - ELEVATION
A-17	SECTION #13 - ELEVATION
A-18	SECTION #14 - ELEVATION
A-19	SECTION #15 - ELEVATION
A-20	SECTION #16 - ELEVATION
A-21	SECTION #17 - ELEVATION
A-22	SECTION #18 - ELEVATION
A-23	SECTION #19 - ELEVATION
A-24	SECTION #20 - ELEVATION
A-25	SECTION #21 - ELEVATION
A-26	SECTION #22 - ELEVATION
A-27	SECTION #23 - ELEVATION
A-28	SECTION #24 - ELEVATION
A-29	SECTION #25 - ELEVATION
A-30	SECTION #26 - ELEVATION
A-31	SECTION #27 - ELEVATION
A-32	SECTION #28 - ELEVATION
A-33	SECTION #29 - ELEVATION
A-34	SECTION #30 - ELEVATION
A-35	SECTION #31 - ELEVATION
A-36	SECTION #32 - ELEVATION
A-37	SECTION #33 - ELEVATION
A-38	SECTION #34 - ELEVATION
A-39	SECTION #35 - ELEVATION
A-40	SECTION #36 - ELEVATION
A-41	SECTION #37 - ELEVATION
A-42	SECTION #38 - ELEVATION
A-43	SECTION #39 - ELEVATION
A-44	SECTION #40 - ELEVATION
A-45	SECTION #41 - ELEVATION
A-46	SECTION #42 - ELEVATION
A-47	SECTION #43 - ELEVATION
A-48	SECTION #44 - ELEVATION
A-49	SECTION #45 - ELEVATION
A-50	SECTION #46 - ELEVATION
A-51	SECTION #47 - ELEVATION
A-52	SECTION #48 - ELEVATION
A-53	SECTION #49 - ELEVATION
A-54	SECTION #50 - ELEVATION
A-55	SECTION #51 - ELEVATION
A-56	SECTION #52 - ELEVATION
A-57	SECTION #53 - ELEVATION
A-58	SECTION #54 - ELEVATION
A-59	SECTION #55 - ELEVATION
A-60	SECTION #56 - ELEVATION
A-61	SECTION #57 - ELEVATION
A-62	SECTION #58 - ELEVATION
A-63	SECTION #59 - ELEVATION
A-64	SECTION #60 - ELEVATION
A-65	SECTION #61 - ELEVATION
A-66	SECTION #62 - ELEVATION
A-67	SECTION #63 - ELEVATION
A-68	SECTION #64 - ELEVATION
A-69	SECTION #65 - ELEVATION
A-70	SECTION #66 - ELEVATION
A-71	SECTION #67 - ELEVATION
A-72	SECTION #68 - ELEVATION
A-73	SECTION #69 - ELEVATION
A-74	SECTION #70 - ELEVATION
A-75	SECTION #71 - ELEVATION
A-76	SECTION #72 - ELEVATION
A-77	SECTION #73 - ELEVATION
A-78	SECTION #74 - ELEVATION
A-79	SECTION #75 - ELEVATION
A-80	SECTION #76 - ELEVATION
A-81	SECTION #77 - ELEVATION
A-82	SECTION #78 - ELEVATION
A-83	SECTION #79 - ELEVATION
A-84	SECTION #80 - ELEVATION
A-85	SECTION #81 - ELEVATION
A-86	SECTION #82 - ELEVATION
A-87	SECTION #83 - ELEVATION
A-88	SECTION #84 - ELEVATION
A-89	SECTION #85 - ELEVATION
A-90	SECTION #86 - ELEVATION
A-91	SECTION #87 - ELEVATION
A-92	SECTION #88 - ELEVATION
A-93	SECTION #89 - ELEVATION
A-94	SECTION #90 - ELEVATION
A-95	SECTION #91 - ELEVATION
A-96	SECTION #92 - ELEVATION
A-97	SECTION #93 - ELEVATION
A-98	SECTION #94 - ELEVATION
A-99	SECTION #95 - ELEVATION
A-100	SECTION #96 - ELEVATION

DATE: 08/01/2024

PROJECT: 9099, 9107 & 9111 CEDAR STREET

CLIENT: CTRIO

SCALE: 1/8" = 1'-0"

PROJECT NO: 22-127

DATE: 08/01/2024

PROJECT: 9099, 9107 & 9111 CEDAR STREET

CLIENT: CTRIO

SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT

PERSPECTIVES VIEWS 1 & 2

TRIO Architecture Inc.

400-333-3333

400-333-3333

400-333-3333

PROJECT NO: 22-127

DATE: 08/01/2024

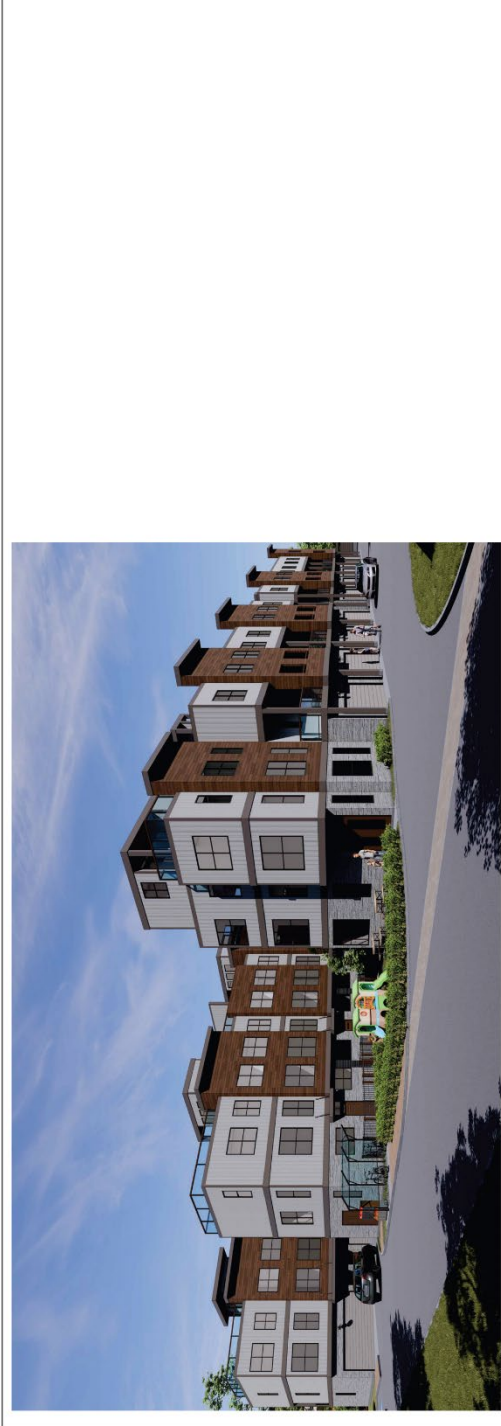
PROJECT: 9099, 9107 & 9111 CEDAR STREET

CLIENT: CTRIO

SCALE: 1/8" = 1'-0"

VIEW 1

SCALE: 1/8" = 1'-0"

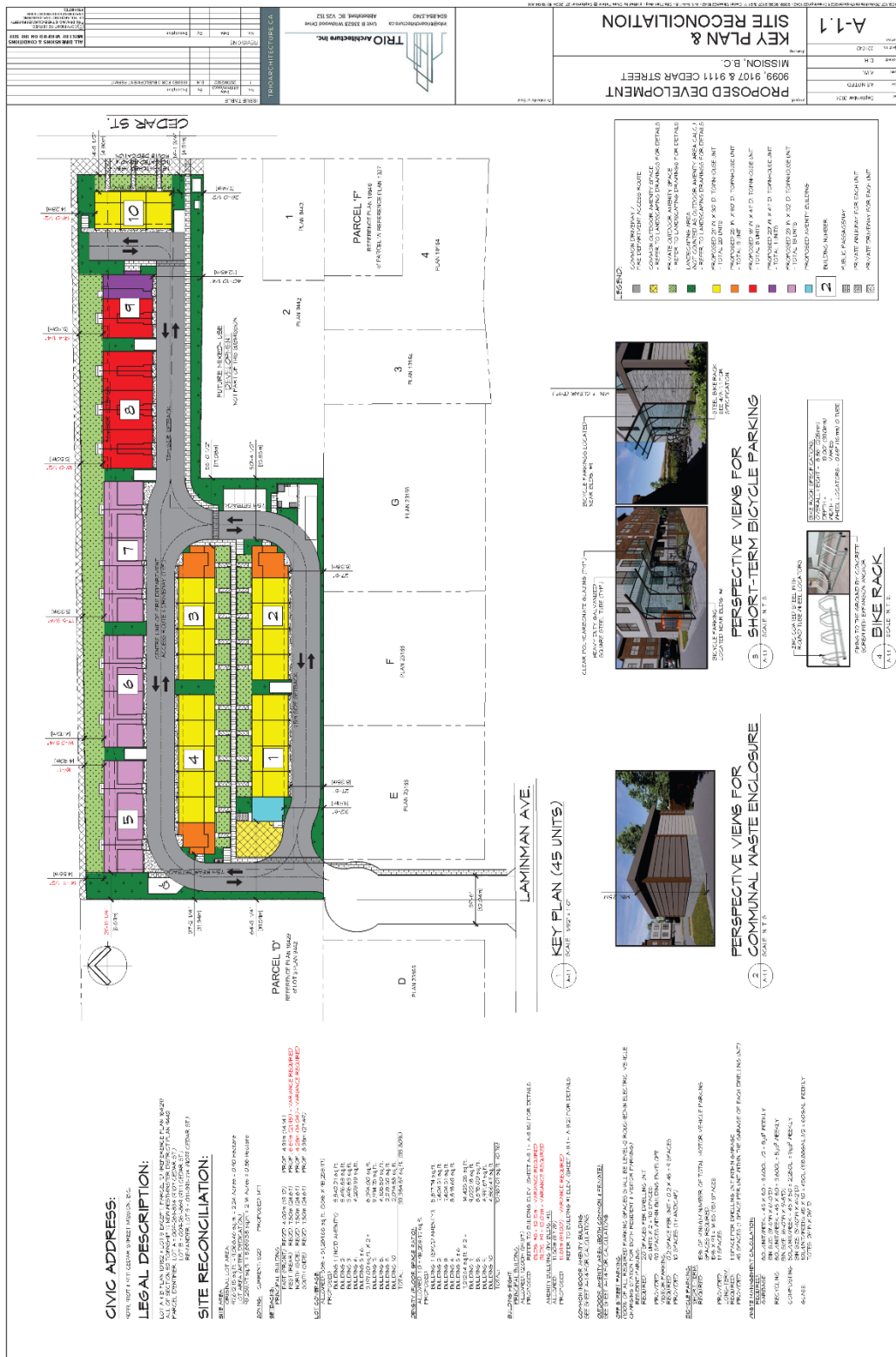


VIEW 2

SCALE: 1/8" = 1'-0"



















FRONT ELEVATION

Side Elevation

Dimensions:

- Overall Height: 11.5' (3.50m)
- Overall Width: 35.5' (10.89m)
- Roof Pitch: 12/12
- Foundation: 1.5' (0.46m)
- Ground Level: 0.0' (0.00m)
- First Floor: 10.0' (3.05m)
- Second Floor: 11.5' (3.50m)

Materials:

- Exterior Wall: Siding
- Roof: Asphalt Shingles
- Foundation: Concrete
- Ground Level: Gravel

Notes:

- 1. All dimensions are in feet and inches.
- 2. All materials are to be installed in accordance with manufacturer's instructions.
- 3. All work is to be completed in accordance with the building code.



[illegible]



[illegible]

The figure contains three main architectural drawings for Building #5:

- Front Elevation (Top):** A detailed elevation of the building's front facade. It shows a four-story structure with a flat roof. The facade features a mix of materials: light-colored horizontal siding on the upper floors, dark brown vertical siding on the lower floors, and large windows. A central entrance is highlighted. The drawing includes a title block with the text "BUILDING #5 - FRONT ELEVATION" and a scale of "1/8\" = 1'-0\"".
- Rear Elevation (Bottom):** A detailed elevation of the building's rear facade. It shows a similar four-story structure with a flat roof. The facade features a mix of materials: light-colored horizontal siding on the upper floors, dark brown vertical siding on the lower floors, and large windows. A central entrance is highlighted. The drawing includes a title block with the text "BUILDING #5 - REAR ELEVATION" and a scale of "1/8\" = 1'-0\"".
- Section (Middle):** A cross-section of the building, showing the internal structure and floor levels. It includes a title block with the text "SECTION" and a scale of "1/8\" = 1'-0\"".

The drawings are oriented horizontally on the page. The front elevation is at the top, the rear elevation is at the bottom, and the section is in the middle. The title blocks for each drawing are located to the right of the respective drawing.

[illegible]



The figure contains three architectural drawings of Building #6:

- Floor Plan:** Shows the layout of the building with various rooms and dimensions. Key areas include:
 - FLAT ROOF #1 (50'0" x 25'0" = 1250.00 sq ft)
 - FLAT ROOF #2 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #3 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #4 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #5 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #6 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #7 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #8 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #9 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #10 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #11 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #12 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #13 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #14 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #15 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #16 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #17 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #18 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #19 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #20 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #21 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #22 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #23 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #24 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #25 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #26 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #27 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #28 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #29 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #30 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #31 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #32 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #33 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #34 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #35 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #36 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #37 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #38 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #39 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #40 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #41 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #42 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #43 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #44 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #45 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #46 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #47 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #48 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #49 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #50 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #51 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #52 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #53 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #54 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #55 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #56 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #57 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #58 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #59 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #60 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #61 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #62 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #63 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #64 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #65 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #66 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #67 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #68 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #69 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #70 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #71 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #72 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #73 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #74 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #75 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #76 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #77 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #78 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #79 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #80 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #81 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #82 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #83 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #84 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #85 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #86 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #87 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #88 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #89 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #90 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #91 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #92 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #93 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #94 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #95 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #96 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #97 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #98 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #99 (50'0" x 25'0" = 1250.00 sq ft)
 - ROOF #100 (50'0" x 25'0" = 1250.00 sq ft)
- Left Elevation:** Shows the building's profile from the left. It features a flat roof, a central entrance, and a large window. The elevation is labeled "BUILDING #6 - LEFT ELEVATION" with a scale of 1/8" = 1'-0".
- Right Elevation:** Shows the building's profile from the right. It features a flat roof, a central entrance, and a large window. The elevation is labeled "BUILDING #6 - RIGHT ELEVATION" with a scale of 1/8" = 1'-0".



[illegible]



[illegible]



BUILDING #10 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

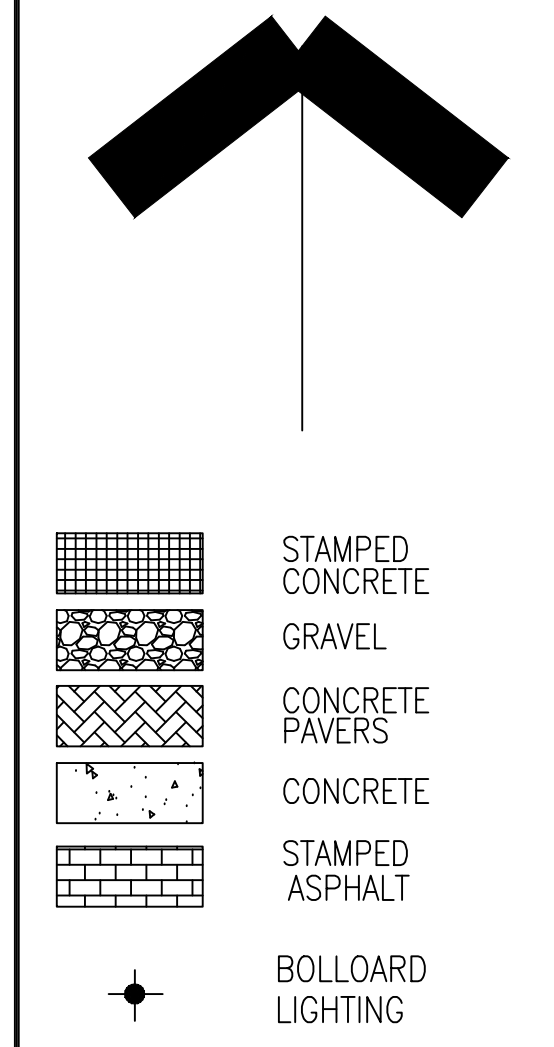
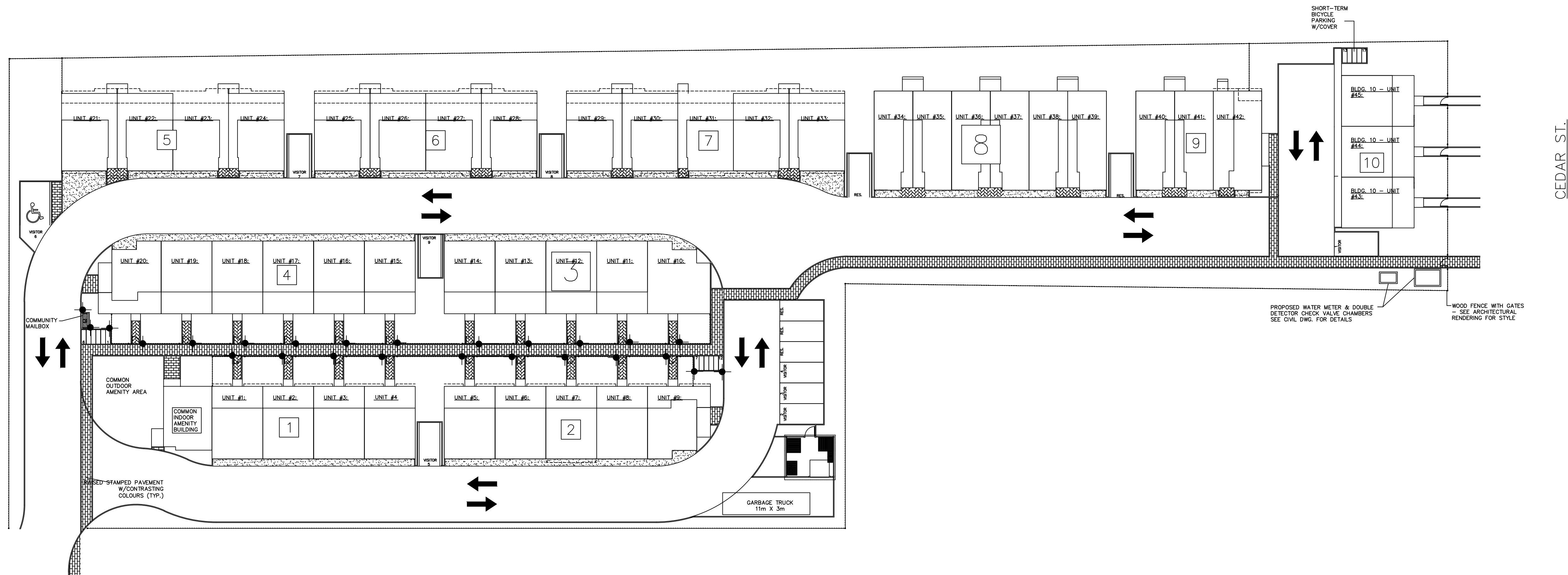
BUILDING #10 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING #10 - LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING #10 - RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

Material Callouts:
 - BRICK
 - WOOD SIDING
 - LIGHT PANELS
 - VINYL WINDOW
 - STONE OTHER
 - STONE CENTER
 - BRICK
 - WOOD SIDING
 - LIGHT PANELS
 - VINYL WINDOW
 - STONE OTHER
 - STONE CENTER

Dimensions:
 - 11' 0" HIGH
 - 30' 0" WIDE
 - 11' 0" HIGH
 - 30' 0" WIDE
 - 11' 0" HIGH
 - 30' 0" WIDE
 - 11' 0" HIGH
 - 30' 0" WIDE



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

PAPAS CONSTRUCTION
c/o D & D DESIGN INC.
ATTENTION: DARREN HALL
UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C. V2S 1S2
604-

TITLE

PLAN VIEW

HARDSCAPE/LIGHTING
50 UNIT
TOWNHOUSE DEVELOPMENT
9009 9107 9111 CEDAR STREET
MISSION, B.C.

SCALE 1:300	DATE FEB/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-0



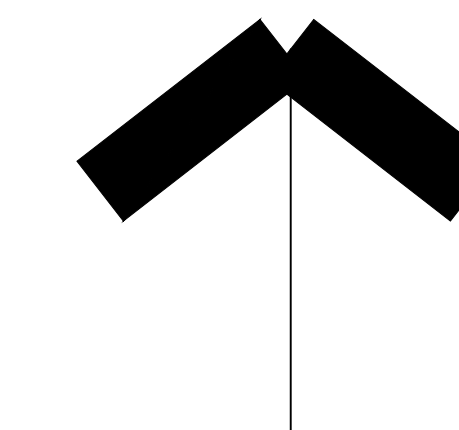
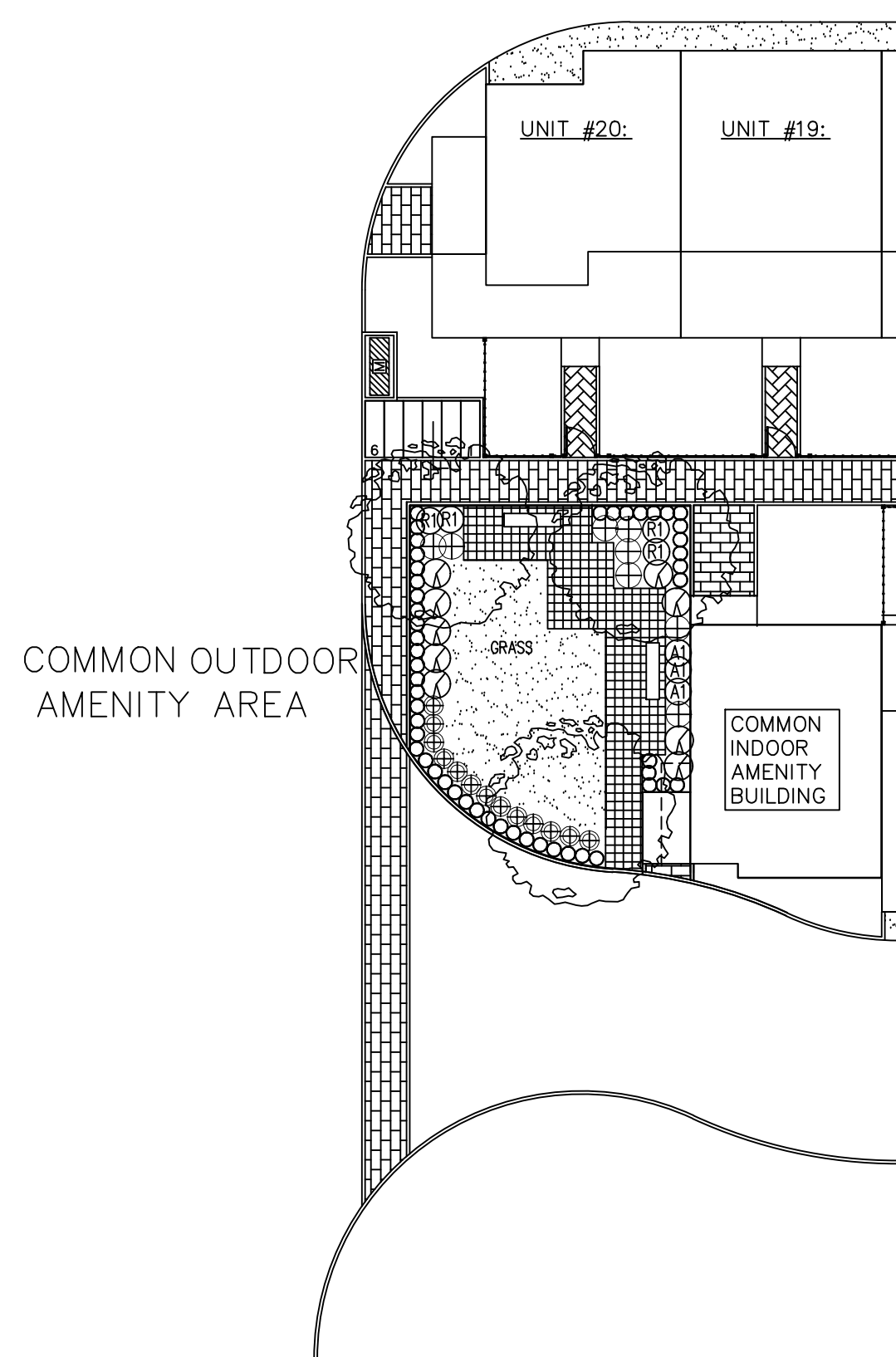
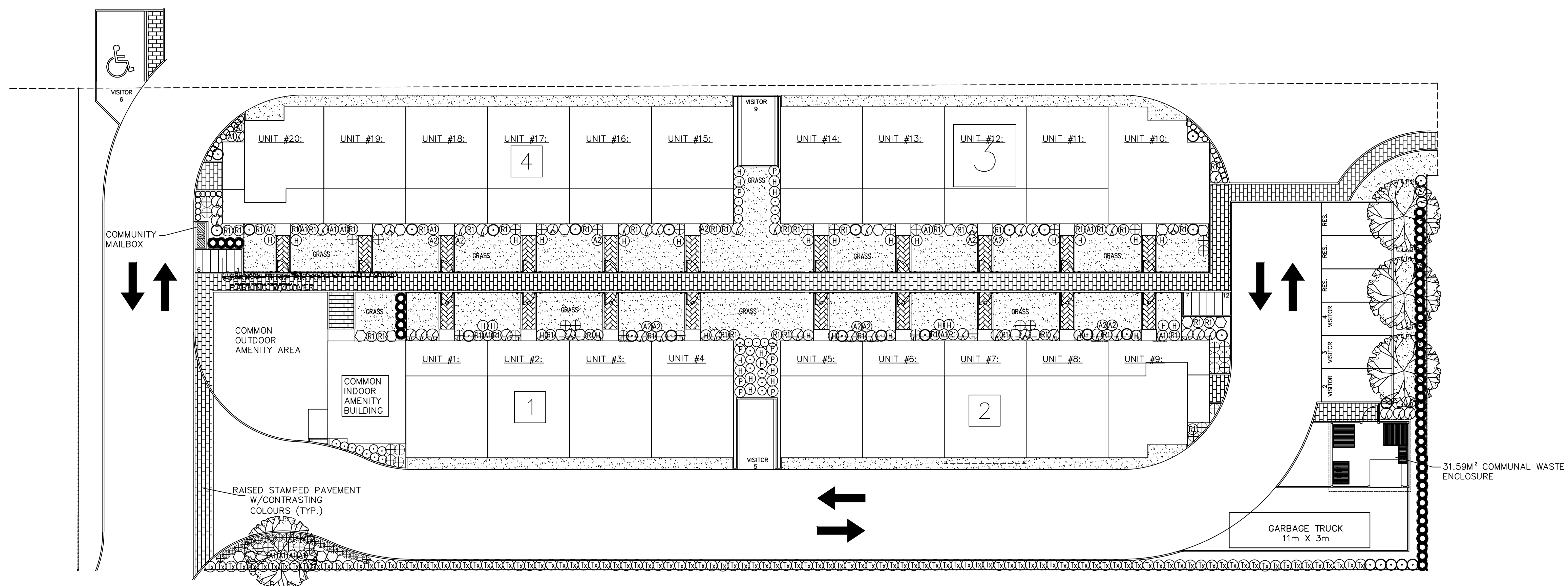
BOLLARD LIGHTING



4' HIGH FRONT YARD FENCE



6' HIGH PERIMETER FENCE



- STAMPED CONCRETE
- GRAVEL
- CONCRETE PAVERS
- CONCRETE
- STAMPED ASPHALT

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT

PAPAS CONSTRUCTION
c/o D & D DESIGN INC.
ATTENTION: DARREN HALL
UNIT B
33623 WILLOW DRIVE
ABBOTSFORD, B.C. V2S 1S2
604-

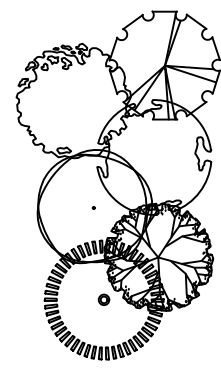
TITLE

PLAN VIEW

LANDSCAPE PLAN
50 UNIT
TOWNHOUSE DEVELOPMENT
9009 9107 9111 CEDAR STREET
MISSION, B.C.

SCALE	1:200	DATE	FEB/25
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

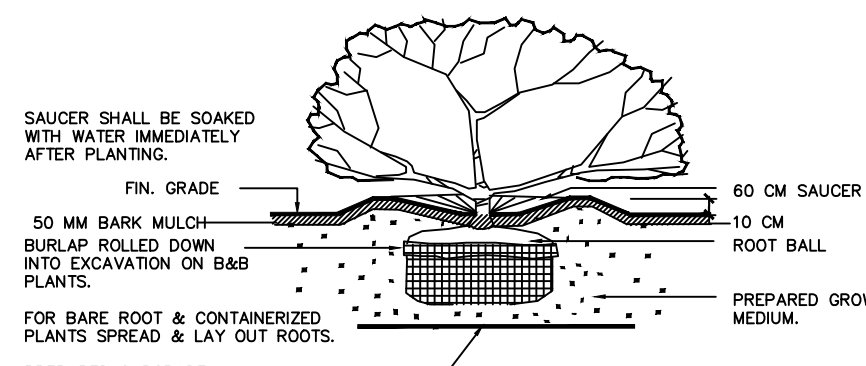
PRINTED	JOB No.
	DRAWING No.
	L-1A

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUESRCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	5	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	10	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	11	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	6	3.00 METERS	AS SHOWN	B. & B.
	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	75	#3 POT	65 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	79	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	58	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	105	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	46	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	271	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	85	#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	15	#3 POT	90 CM. O.C.	
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	56	#3 POT	90 CM. O.C.	
	POTENTILLA FRUTICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	37	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	136	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	47	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	79	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	73	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	246	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	64	1.50 METERS	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	131	1.80 METERS	70 CM. O.C.	

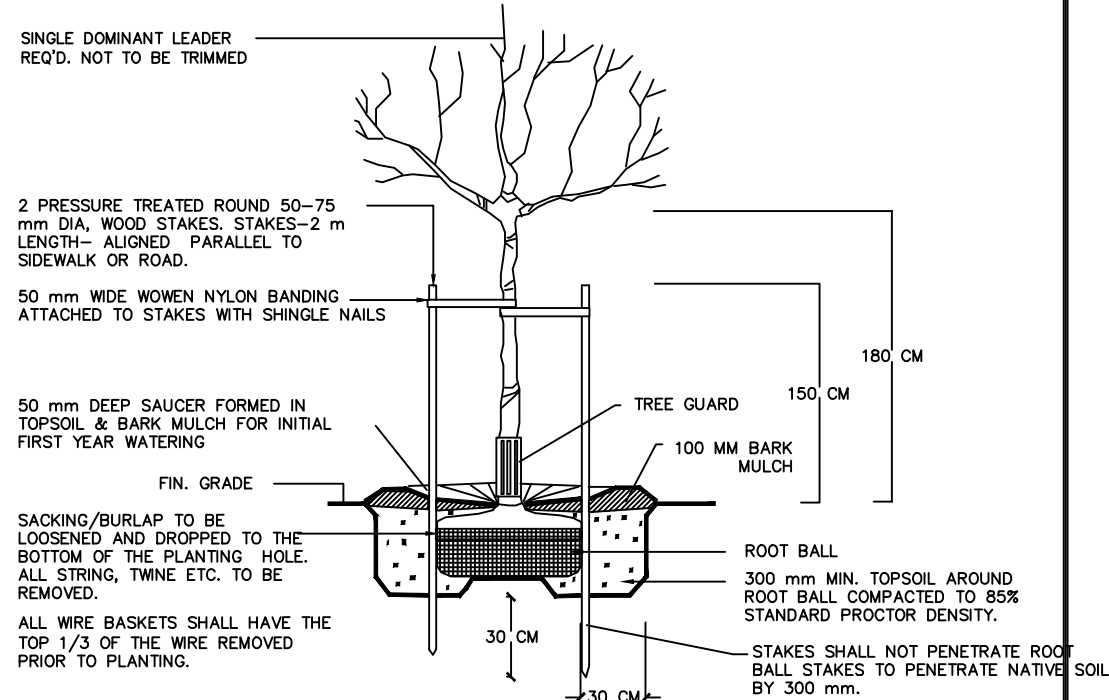
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA 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 FIVE 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 "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA "LANDSCAPE STANDARDS"
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

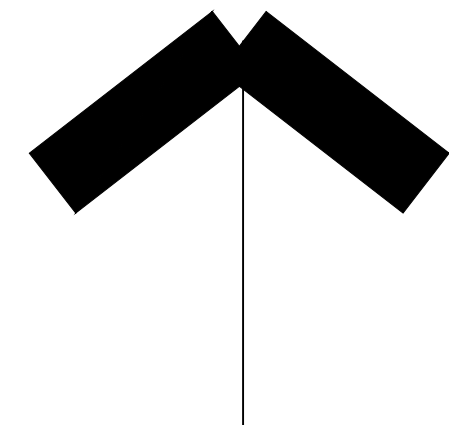
LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS 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.
- 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.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 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.
- 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.



PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION



N.T.S.

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

PAPAS CONSTRUCTION
c/o D & D DESIGN INC.
ATTENTION: DARREN HALL
UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C. V2S 1S2
604-

TITLE

PLAN VIEW

LANDSCAPE DETAILS
50 UNIT
TOWNHOUSE DEVELOPMENT
9009 9107 9111 CEDAR STREET
MISSION, B.C.

SCALE	N.T.S.	DATE	FEB/25
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1B



T 800-716-5505
F 877-280-9393
WWW.MAGLIN.COM
SALES@MAGLIN.COM

MLB450W

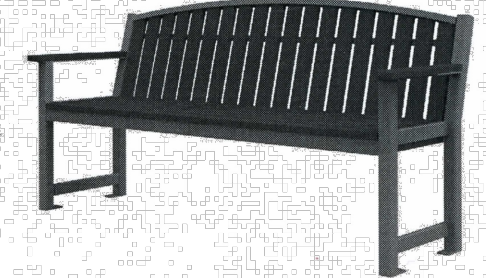
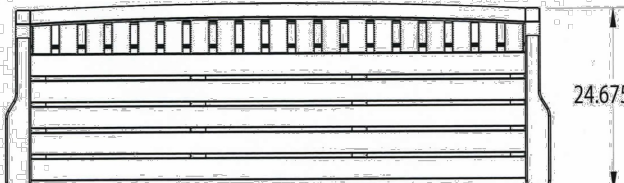
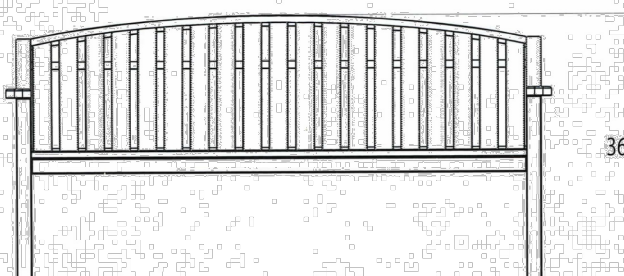
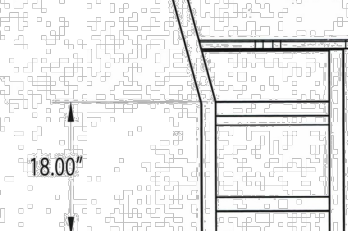
MATERIALS: Bench frame is made from H.S. steel tube and flat bar. The seat and back employ wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB450 Choose: -Ipe (MLB450W) -Recycled Plastic (MLB450R) -for Recycled Plastic select color -Powdercoat Color

COMPLEMENTARY PRODUCTS: -MLB400BW -MLWR400-20W -MLP400W

DIMENSIONS:
Height: 36.00" (91.44 cm)
Length: 70.00" (177.8 cm)
Depth: 24.875" (62.7 cm)
Seat: 18.00" (45.7 cm)
Weight: 151 lbs (68kg)

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to manufacturing improvements of our products. *MAGLIN is a registered trade mark of Maglin Site Furniture Inc.



T 800-716-5505
F 877-280-9393
WWW.MAGLIN.COM
SALES@MAGLIN.COM

MBR100 SERIES

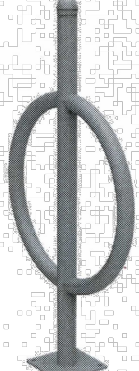
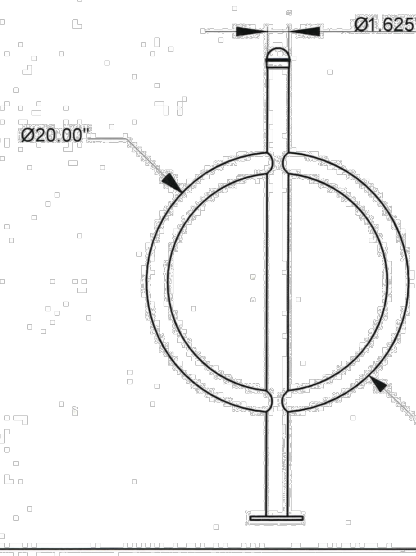
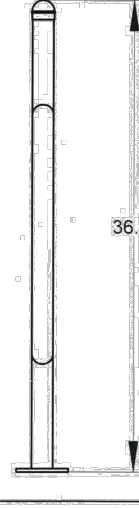
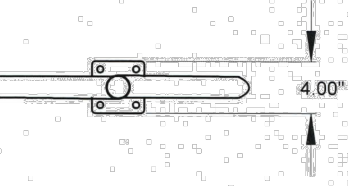
MATERIALS: The bike rack is constructed using H.S. steel tube and an aluminum top casting.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. An optional galvanized finish is also available.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

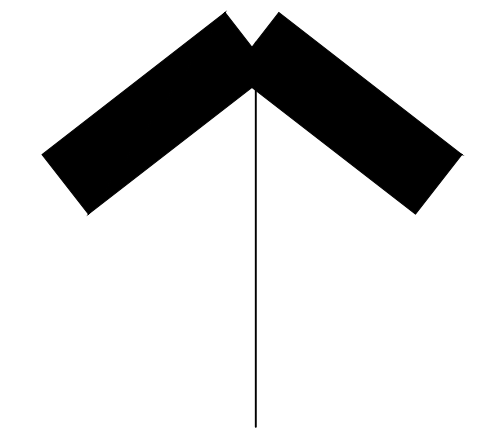
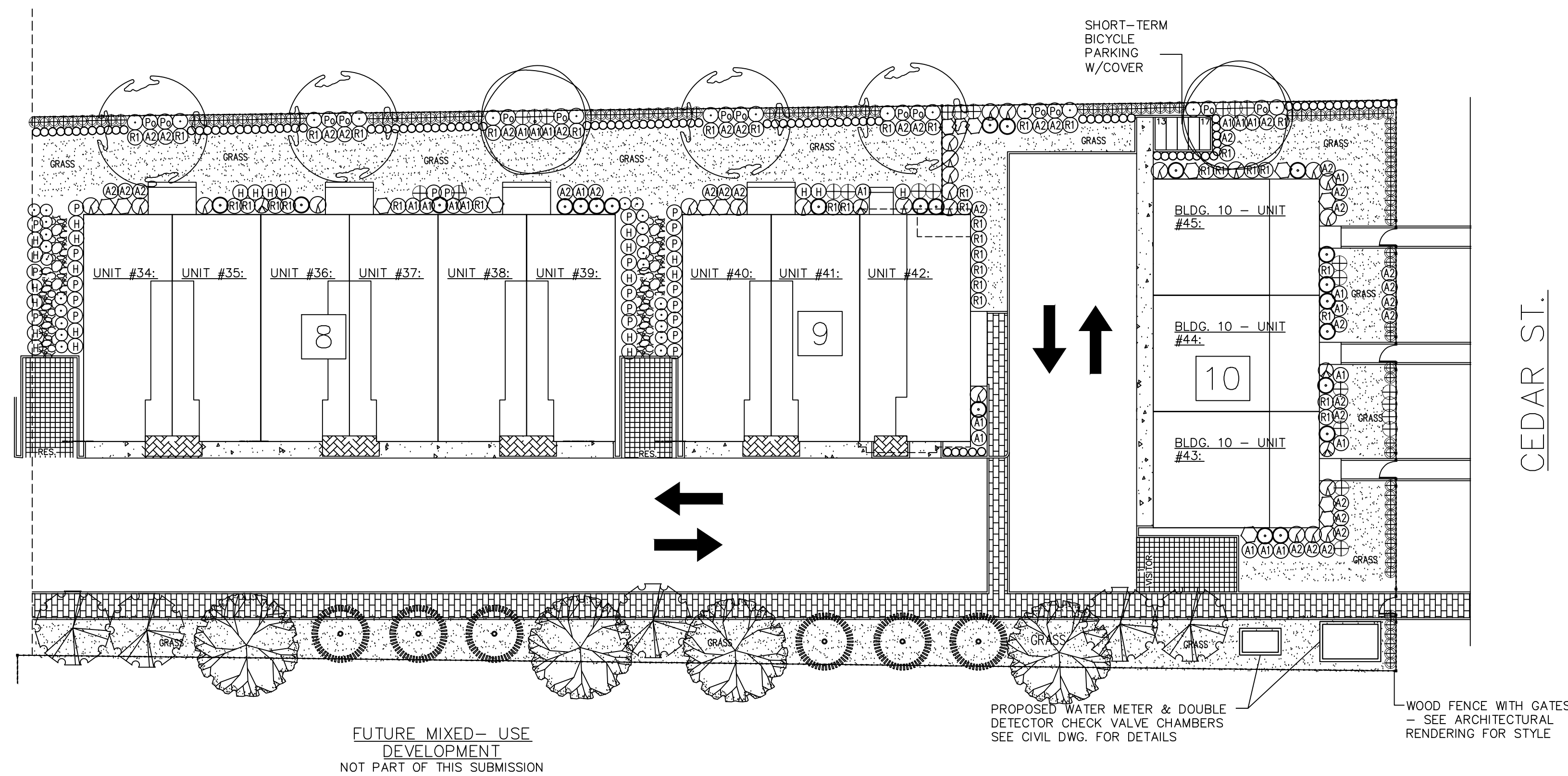
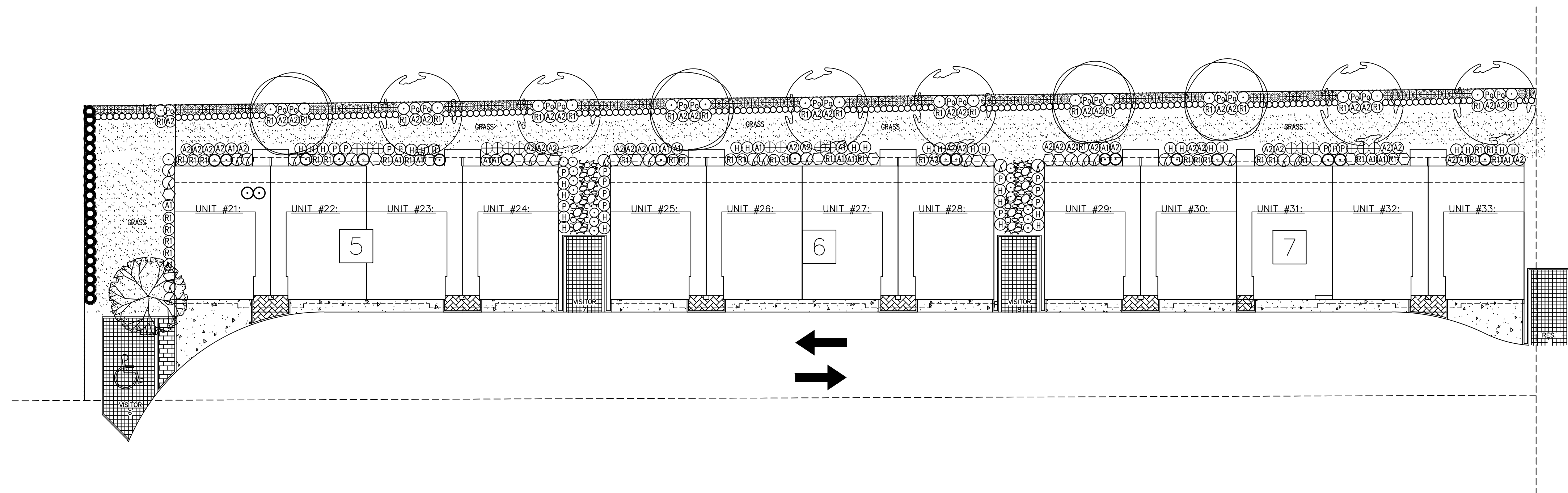
TO SPECIFY: Select: MBR100 Series Choose: -Powdercoat Color -Base Type -Direct Burial (MBR100-DB) -Surface Mount (MBR100-S) -Galvanized Finish -Direct Burial (MBR100-DB-G) -Surface Mount (MBR100-S-G)

DIMENSIONS:
Height: 36.00" (91.4 cm) Above Grade
18.00" (45.7 cm) Below Grade
Diameter: 20.00" (50.8 cm)
Weight: 17.0lbs (7.5kg)

***MBR100-S surface mount model shown**

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to manufacturing improvements of our products. *MAGLIN is a registered trade mark of Maglin Site Furniture Inc.



- STAMPED CONCRETE
- GRAVEL
- CONCRETE PAVERS
- CONCRETE
- STAMPED ASPHALT

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

PAPAS CONSTRUCTION
c/o D & D DESIGN INC.
ATTENTION: DARREN HALL
UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C. V2S 1S2
604--

TITLE

PLAN VIEW

LANDSCAPE PLAN
50 UNIT
TOWNHOUSE DEVELOPMENT
9009 9107 9111 CEDAR STREET
MISSION, B.C.

SCALE 1:200	DATE FEB/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1

ON-SITE LANDSCAPING			Prepared by: C. Kavolinas & Assoc. Inc.		
Security bond required for Building Permit			e: clark@kavolinas.ca		
Date: 23-Oct-24			Project Address: 9009, 9107, 9111 Cedar Street		
Townhouse Development			Mission, BC		
Item	Size	Unit	Qty	Unit Cost	Bonding
SOFT LANDSCAPE					
Trees:					
Coniferous Trees: Thuja Plicata	3.0m	each	6	400	2400
Decidious Trees: Quercus Robur 'Skinny Genes'	6cm	each	5	400	2000
Prunus Yedoensis 'Akebono'	6cm	each	3	400	1200
Cornus Florida 'Rubrum'	6cm	each	10	400	4000
Acer Palmatum 'Bloodgood'	6cm	each	6	400	2400
Acer Rubrum 'Bowhall'	6cm	each	11	400	4400
Shrubs: Sarcococca Hookerana Humilis	#3 pot	each	75	35	2625
Azalea Japonica 'Hino Crimson	#3 pot	each	79	35	2765
Azalea Northern Lights 'Mandarin Lights'	#3 pot	each	58	35	2030
Azalea Japonica (Various)	#3 pot	each	105	35	3675
Abelia 'Edward Gowcher'	#3 pot	each	46	35	1610
Buxus Macrophylla 'Winter Gem'	#3 pot	each	271	35	9485
Hydrangea Macrophylla 'Nikko Blue'	#3 pot	each	86	35	3010
Vaccinium Ovatum	#3 pot	each	15	35	525
Spiraea x Bumalda 'Gold Flame'	#3 pot	each	56	35	1960
Potentilla Fruiticosa 'Pink Whisper'	#3 pot	each	37	35	1295
Medium Rhododendron (various)	#3 pot	each	136	35	4760
Polystichum Munitum	#3 pot	each	47	35	1645
Hosta (various)	#3 pot	each	79	35	2765
Syringa Vulgaris 'Michel Buchner'	#3 pot	each	73	35	2555
Prunus Laurocerasus 'Otto Luyken'	#3 pot	each	246	35	8610
Thuja Occidentalis 'Smaragd'	1.50m	each	64	45	2880
Thuja Occidentalis 'Smaragd'	1.80m	each	131	45	5895
Topsoil: Topsoil	Area	m ³	758	28	21224
SOFT LANDSCAPE -SUBTOTAL					95714
Item	Size	Unit	Qty	Unit Cost	Bonding
HARD LANDSCAPE					
4' high Fence	4' high	1m	56	65	3640
6' high Fence	6' high	1m	410	110	45100
HARD LANDSCAPE - SUB-TOTAL					48740
Item	Size	Unit	Qty	Unit Cost	Bonding
SITE FURNISHINGS					
Bollard Lights		each	38	850	32300
Amenity Maglin Benches		each	2	1200	2400
SITE FURNISHINGS -SUBTOTAL					34700
Soft Landscape					95714
Hard Landsca					48740
Site Furnishings					34700
SUB TOTAL					179154
10% contingency					18055
TOTAL					197209

This estimate is for bonding only. C. Kavolinas & Associates Inc. is not responsible for any discrepancies in construction costs.