

**CITY OF MISSION
DEVELOPMENT PERMIT DP19-152**

Issued to: Baljinder S., Jaspal K., and Varinder S. Ubhi
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 2247 Windsor St., Abbotsford, BC V2T 6L8 and
32876 Tunbridge Ave., Mission, BC V4S 1A3

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: 32876 Tunbridge Avenue
Parcel Identifier: 006-848-869
Legal Description: Lot 3 Section 28 Township 17 New Westminster District Plan 33344
Except Plan BCP48864

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 (MT1) Zone pursuant to "City of Mission Zoning Bylaw 5949-2020" as amended.

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

- (a) Amend Section 704.D.1 to reduce the rear setback for the townhomes from 7.5 m to 6.1 m.
- (b) Amend Section 704.I.3 to permit parking stalls within setbacks.
- (c) Amend Section 109.D.1 to reduce the width of drive aisles from 7 m to 6 m.

See Schedule A for the site plan with these variances detailed.

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

Building design, siting and landscaping plans to be as shown on Drawings Numbered A-0.01 to D-A2.03 inclusive, and landscape drawing L-1 which are attached hereto and form part of this permit (Schedule B).

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-0.01 to D-A2.03 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 L-1 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 \$79,629 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.

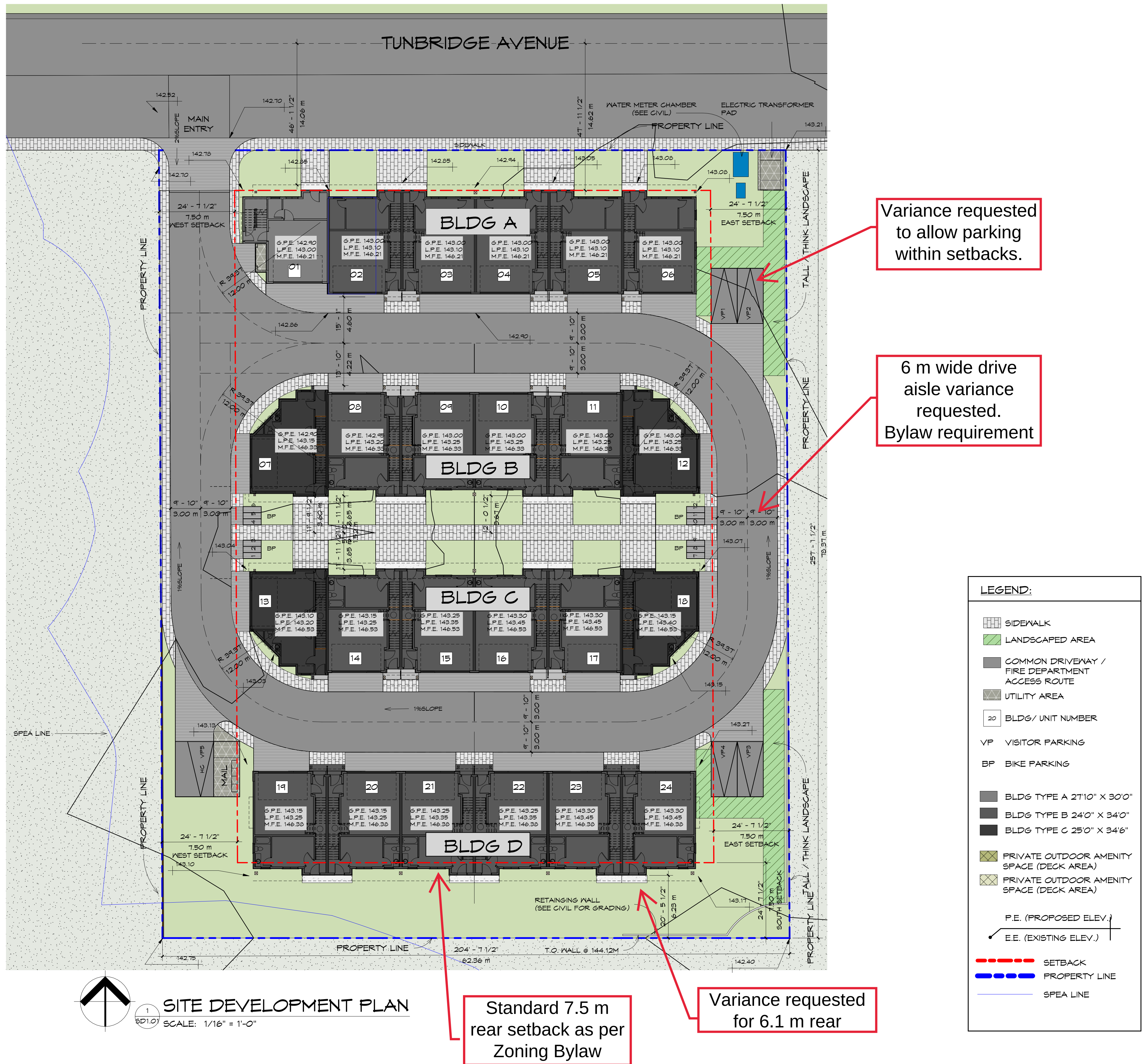
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction 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





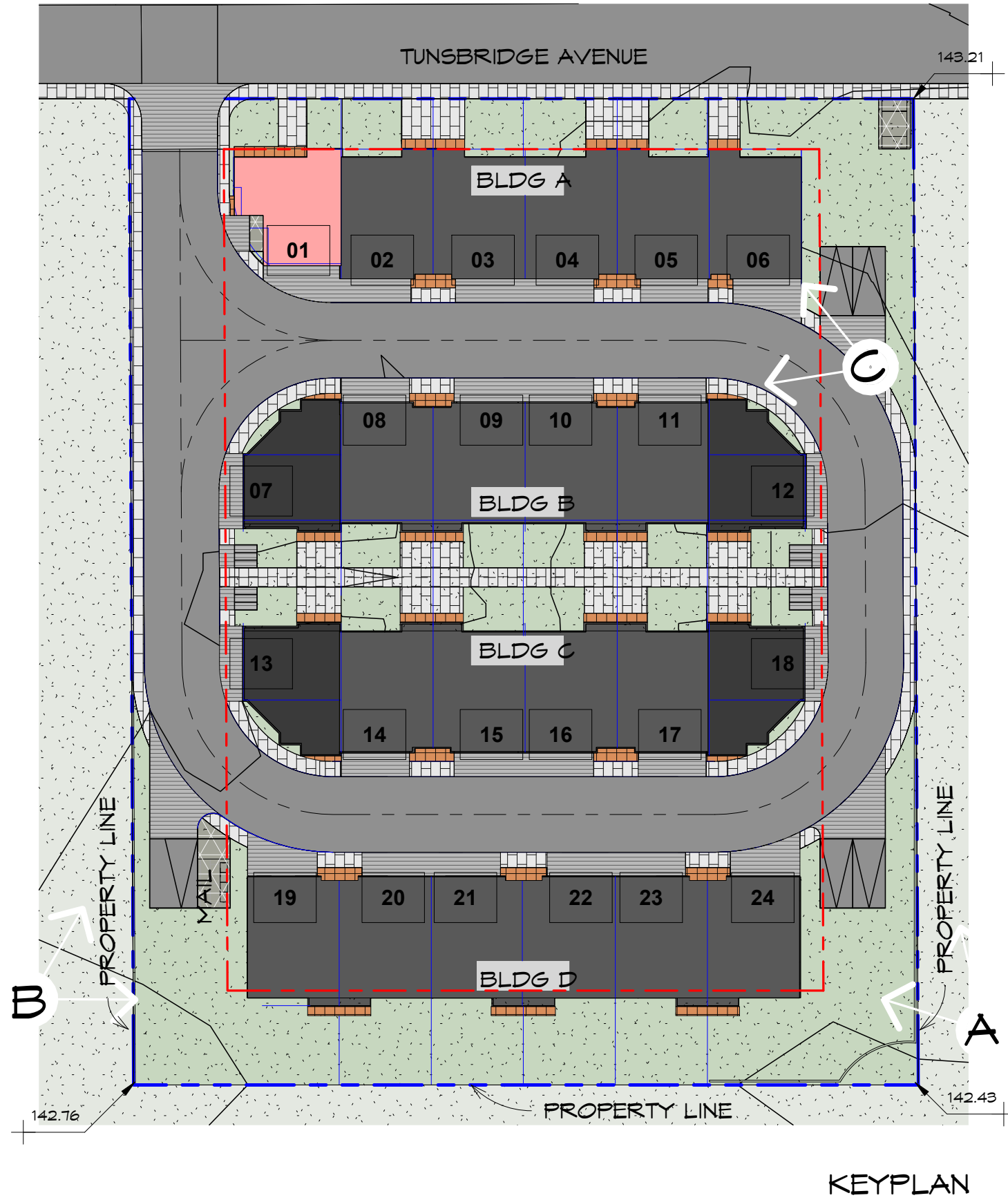
PROP. TOWNHOUSE DVLP.

32876 TUNBRIDGE AVENUE, MISSION, BC

ARCHITECT

TRIO ARCHITECTURE INC.
Contact: Darren Hall
33623 Wildwood Dr., Abbotsford, BC
V2S 1S2
p: 604-854-8175
email: darren.h@trioarchitecture.ca
website: www.trioarchitecture.ca

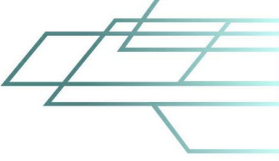
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2	16/07/2021	LB			RE-ISSUE FOR DEVELOPMENT PERMIT
3	16/07/2021	LB			RE-ISSUE FOR DEVELOPMENT PERMIT
4	30/09/2022	LB			RE-ISSUE FOR DEVELOPMENT PERMIT
5	10/07/2022	LB			RE-ISSUE FOR DEVELOPMENT PERMIT

REVISIONS		No.	Date	By	Description
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604.854.3740

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Abbotsford, BC V2S 1S2

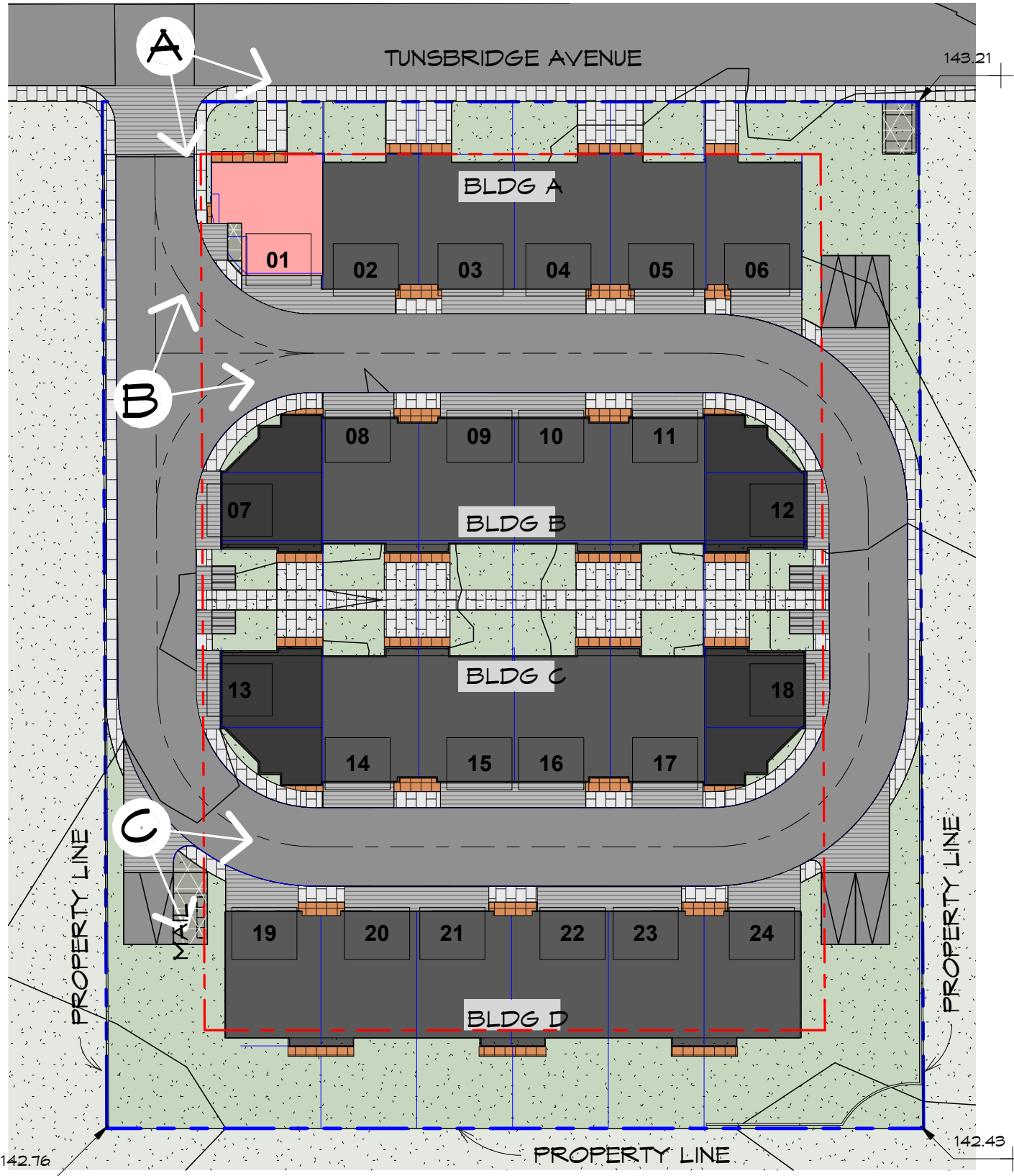
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32876 TUNBRIDGE AVENUE, MISSION, BC

drawing:PERSPECTIVE

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drawn:LB
checked:DH
project no.: 218104
sheet no.:A-0.01

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KEYPLAN

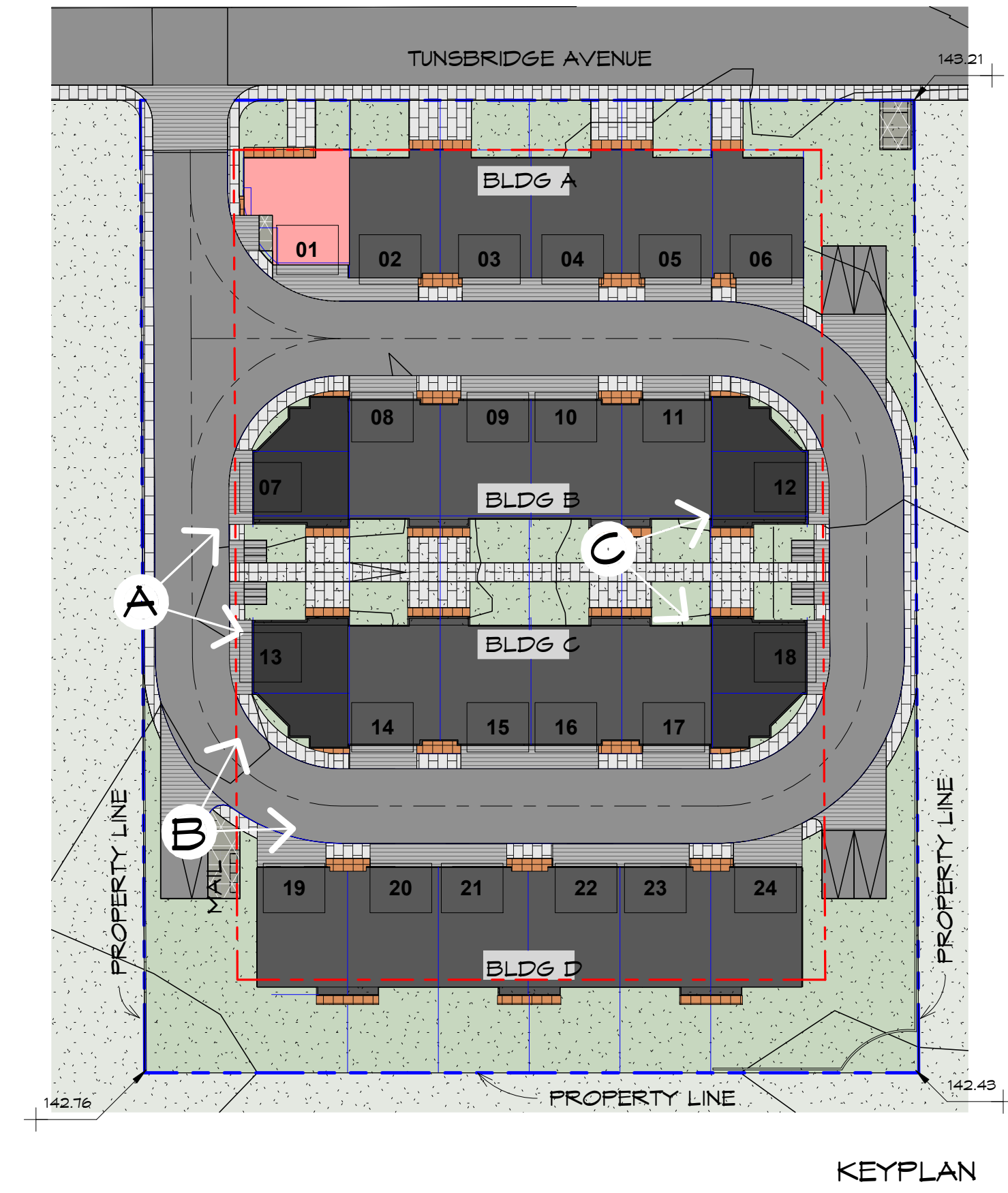
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drawn: LB		drawing: PERSPECTIVE			
checked: DH					
project no.: 218104					
sheet no.: A-0.02					
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2	18/07/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
3	18/07/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
4	30/09/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
5	10/07/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT

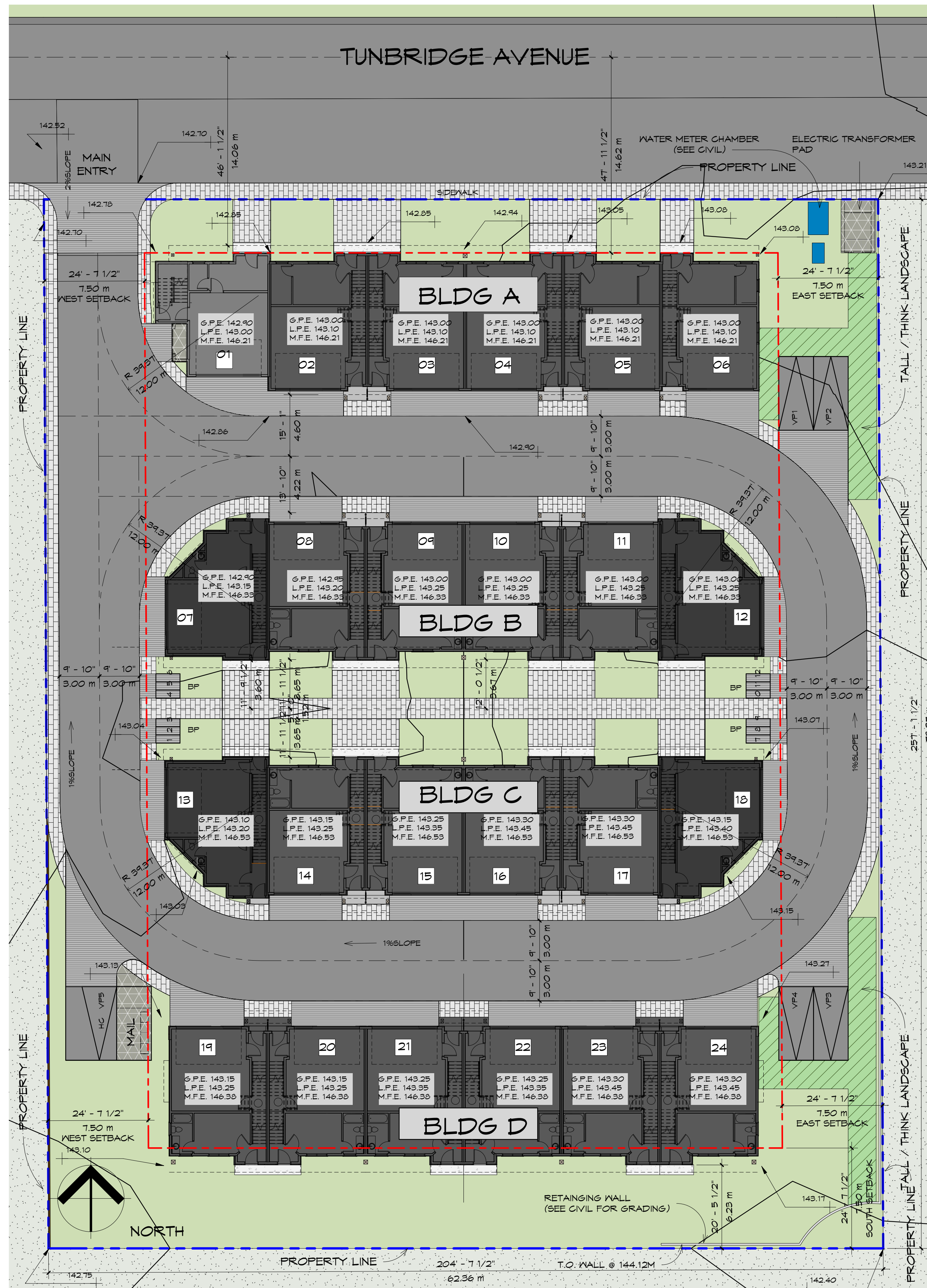
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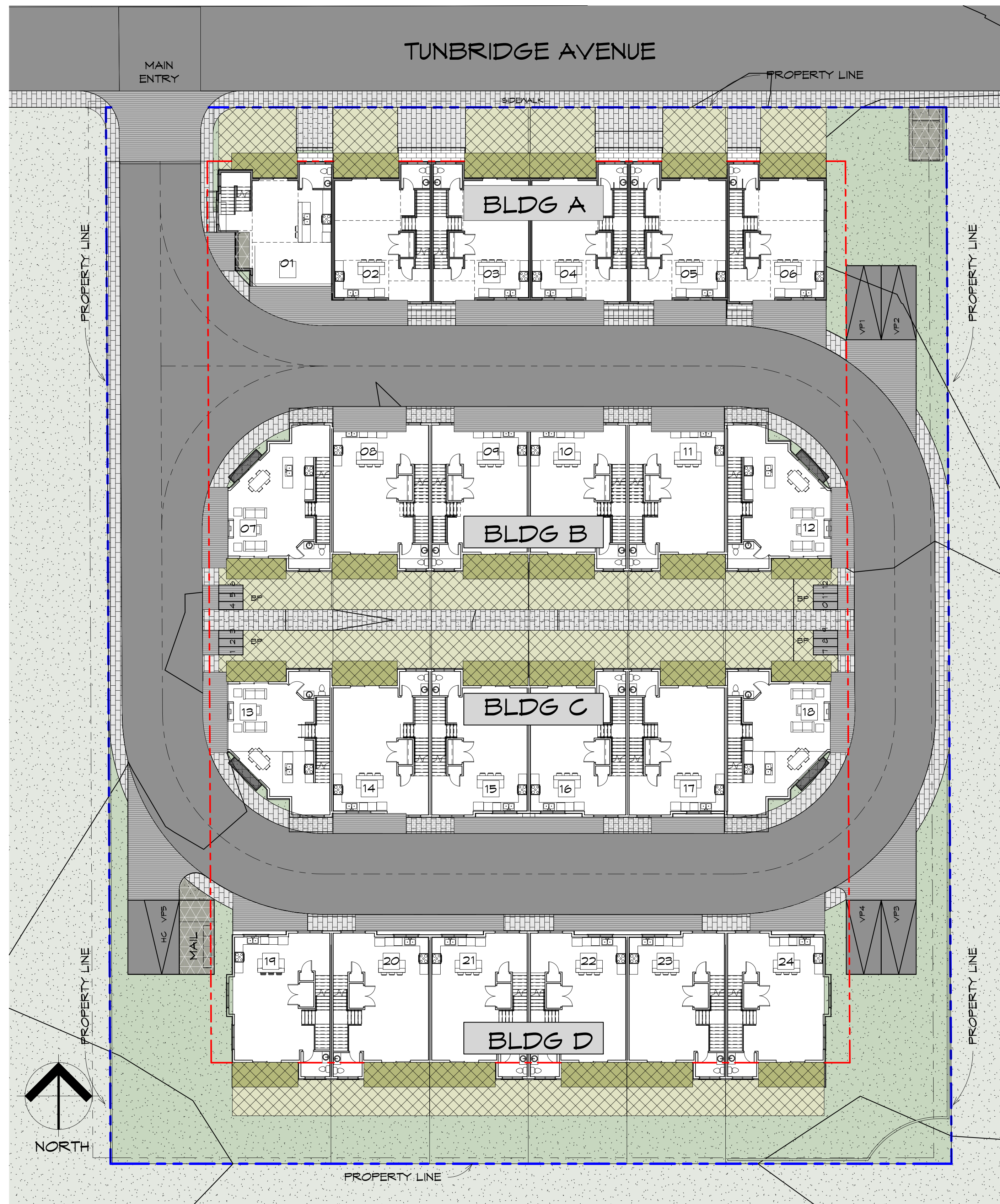


1 SITE DEVELOPMENT PLAN
SD1.01 SCALE: 1/16" = 1'-0"

SD1.0 SCALE: 1/16" = 1'-0"

PROJECT DATA				
PROJECT		PROPOSED TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS		32876 TUNBRIDGE AVENUE		
LEGAL DESCRIPTION		LOT 13 SEC 28 NWP 33344		
SITE AREA		DESCRIPTION	SQM	SF
		GROSS SITE	4,886.45	52,597.71
ZONING				
CURRENT		SUBURBAN ZONE (S20)		
PROPOSED		MULTI-UNIT TOWNHOUSE ZONE (MT1)		
LANDSCAPING AND OFF STREET PARKING				
PROPOSED NO. OF UNITS		24		
HEIGHT (MAXIMUM)				
DESCRIPTION		M	FT	NOTES
ALLOWED	PRINCIPAL BLDG	12.00	39.37	
PROPOSED	Building 01	11.57	37.95	
	Building 02	11.74	38.51	
	Building 03	11.77	38.61	
	Building 04	11.34	37.21	
	AVERAGE	11.60	38.07	
SITE AREA		DESCRIPTION	SQM	SF
		GROSS SITE	4,886.45	52,597.71
DESCRIPTION		AREA	UNIT	PERCENTAGE
SITE AREA		52,597.71	SF	
ALLOWED		28,928.74	SF	55%
PROPOSED	Building 01	4,547.18	SF	
	Building 02	4,553.64	SF	
	Building 03	4,553.64	SF	
	Building 04	4,622.00	SF	
	TOTAL	18,276.46	SF	35%
DENSITY				
DESCRIPTION		AREA	UNIT	RATIO
SITE AREA		52,597.71	SF	
ALLOWED GROSS FLOOR AREA		52,597.71	SF	1
PROPOSED GROSS FLOOR AREA	Building 01	11,412.76	SF	
	Building 02	11,816.08	SF	
	Building 03	11,816.08	SF	
	Building 04	11,993.00	SF	
	TOTAL FSR	47,037.92	SF	0.89
SETBACK				
	ALLOWED		PROPOSED	
	M	FT	M	FT
NORTH (FRONT SETBACK)	4.00	13.12	4.00	13.12
SOUTH (REAR SETBACK)- REQ VARIANCE	7.50	24.61	6.23	20.44
EAST (SIDE SETBACK)	7.50	24.61	7.50	24.61
WEST (SIDE SETBACK)	7.50	24.61	7.50	24.61
LANDSCAPING AND OFF STREET PARKING				
VISITOR PARKING (VP)				
REQUIRED	0.20 VISITOR PARKING SPACES FOR EACH DWELLING UNIT. ONE (1) NUMBER OF PARKING SPACES FOR PERSON WITH DISABILITY PER 10-50 REQUIRED			
	NO. OF UNITS		24.00	UNITS
	RATIO		0.20	SPACES/ DWELLING UNIT
	REQUIRED PARKING		4.80	SPACES
PROVIDED			5.00	SPACES
BIKE PARKING (BP)				
REQUIRED	15% OF THE TOTAL MIN. MOTOR VEHICLES SPACES			
	NO. OF PARKING REQ		53	PARKING SLOTS
	RATIO		0.15	SPACES/ DWELLING UNIT
	REQUIRED PARKING		8	SPACES
PROVIDED			12.00	BIKE SPACE

[illegible]



LEGEND:

-  SIDEWALK
-  LANDSCAPED AREA
-  COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
-  UTILITY AREA
-  20 BLDG/ UNIT NUMBER
- VP VISITOR PARKING
- BP BIKE PARKING
-  BLDG TYPE A 27'10" X 30'0"
-  BLDG TYPE B 24'0" X 34'0"
-  BLDG TYPE C 25'0" X 34'6"
-  PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
-  PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)

P.E. (PROPOSED ELEV.)

E.E. (EXISTING ELEV.)

--- SETBACK

--- PROPERTY LINE

OUTDOOR AMENITY							
BUILDING A	DESCRIPTION	UNIT 01	UNIT 02	UNIT 03	UNIT 04	UNIT 05	UNIT 06
	YARD	26.25	22.14	22.14	22.14	22.14	22.39
	DECK	7.99	8.92	8.92	8.92	8.92	9.01
	TOTAL	34.24	31.06	31.06	31.06	31.06	31.40
BUILDING B	DESCRIPTION	UNIT 07	UNIT 08	UNIT 09	UNIT 10	UNIT 11	UNIT 12
	YARD	21.94	23.87	23.87	23.87	23.87	21.94
	DECK	6.87	8.92	8.92	8.92	8.92	6.87
	TOTAL	28.81	32.79	32.79	32.79	32.79	28.81
BUILDING C	DESCRIPTION	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18
	YARD	21.94	23.87	23.87	23.87	23.87	21.94
	DECK	6.87	8.92	8.92	8.92	8.92	6.87
	TOTAL	28.81	32.79	32.79	32.79	32.79	28.81
BUILDING D	DESCRIPTION	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24
	YARD	22.66	22.66	22.66	22.66	22.66	22.66
	DECK	8.92	8.92	8.92	8.92	8.92	8.92
	TOTAL	31.57	31.57	31.57	31.57	31.57	31.57
AMENITY SPACE RECONCILIATION							
OUTDOOR AMENITY AREA							
REQUIRED	NO. OF UNITS		24.00	UNITS			
	RATIO		30.00	SQM/ UNIT			
	REQUIRED AREA		720.00	SQM			
PROVIDED			756.92	SQM			

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LB		LB		32876 TUNBRIDGE AVENUE, MISSION, BC		AMENITY SPACE RECONCILIATION		info@trioarchitecture.ca 604.854.3740		By		By	
DH		DH		218104		218104		Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2		Description		Description	
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2 NORTH ELEVATION (FRONT VIEW)
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION (REAR VIEW)
A-A2.02 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
3	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	8	
4	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY'	9	
5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

date: 07/07/21

scale: As indicated

drawn: LB

checked: DH

project no: 218104

sheet no:

project: PROP. TOWNHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing: BLDG. A - ELEVATION

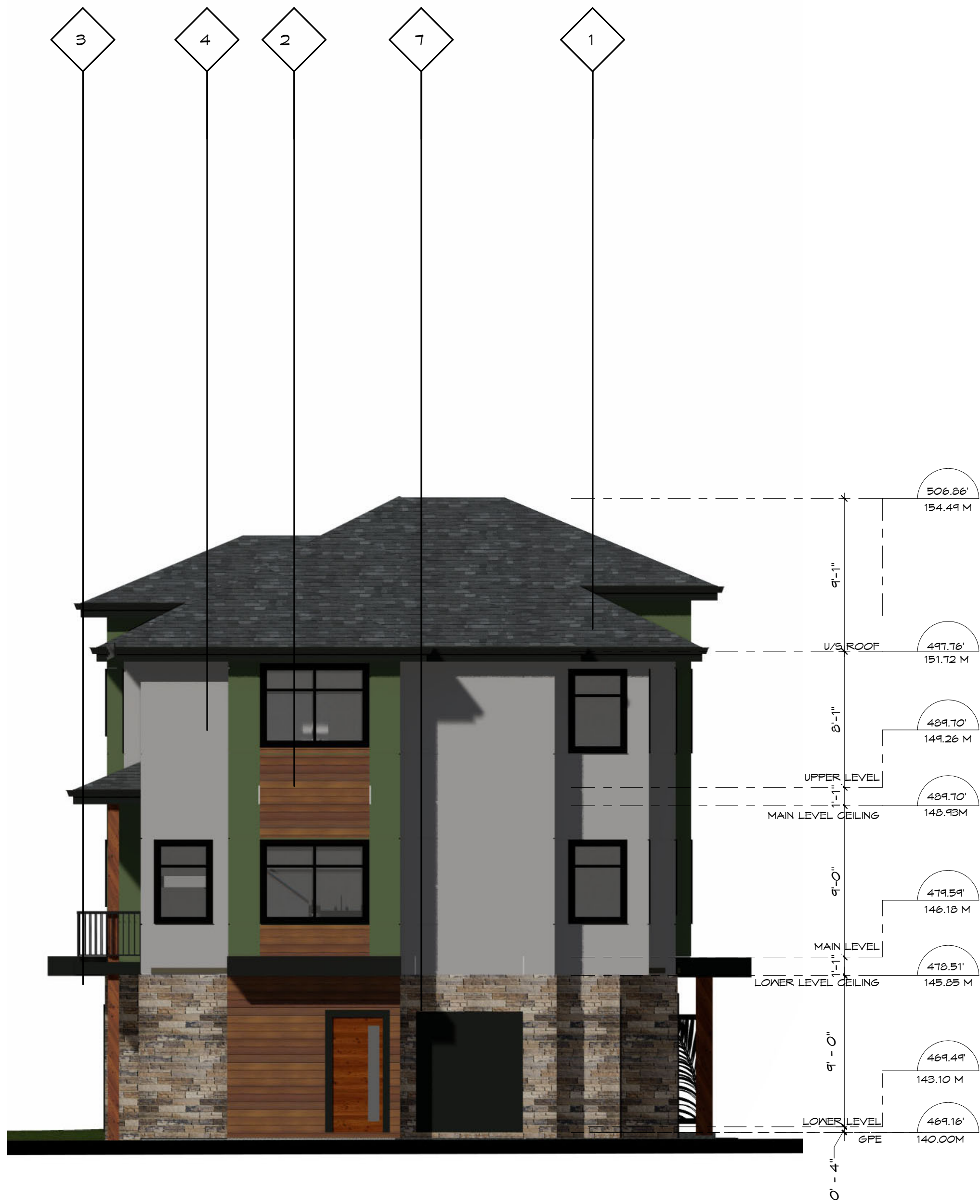
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Architectural Seal

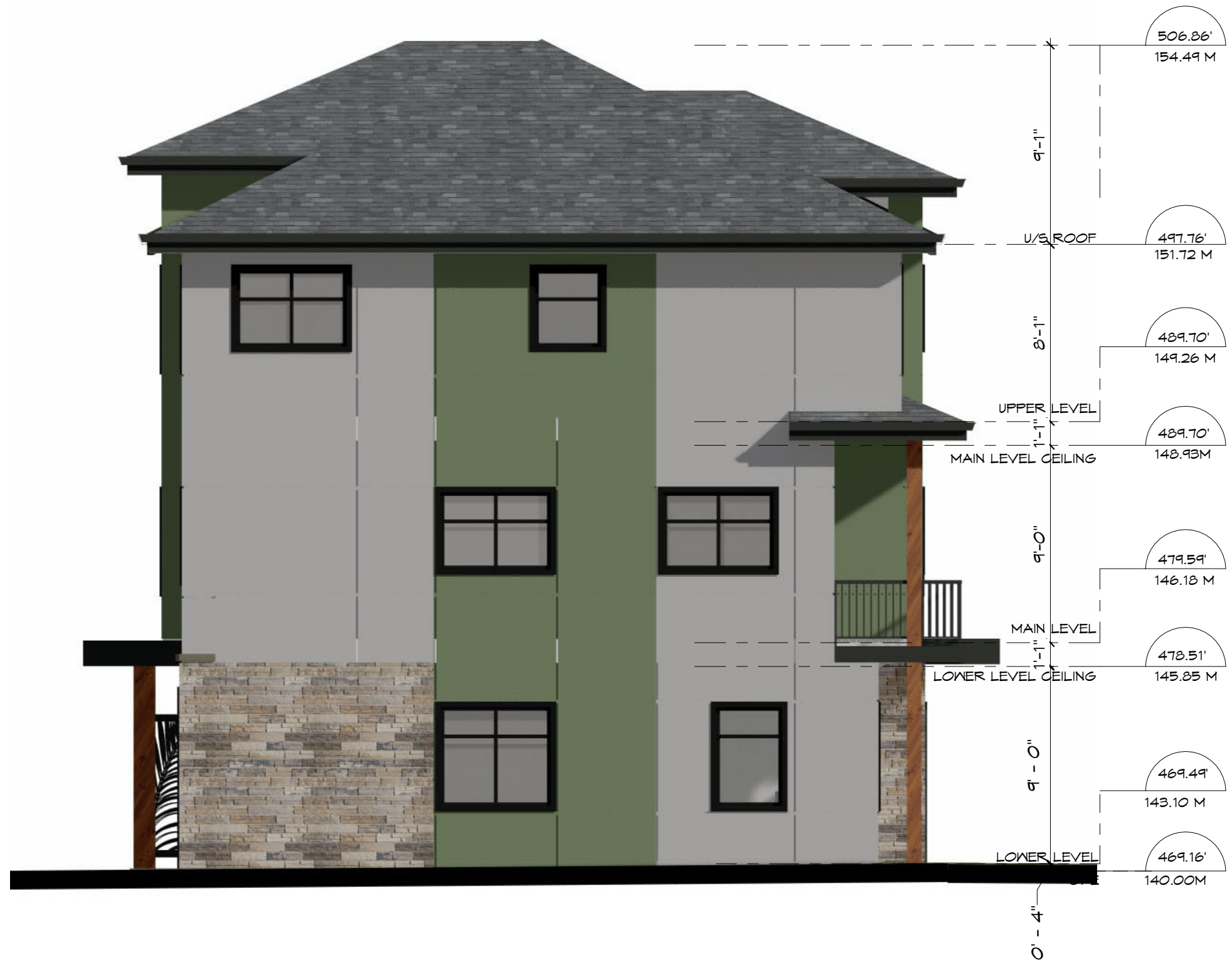
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ISSUE TABLE		REVISIONS	
No.	Date (dd/mm/yyyy)	No.	Date
1	18/10/2019		
2	10/12/2021		
3	10/12/2021		
4	28/06/2022		

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3 WEST ELEVATION (LEFT VIEW)
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (RIGHT VIEW)
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE
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Architectural Seal	project: PROP.TOWHOUSE DVLP. 32876 TUNBRIDGE AVENUE, MISSION BC	drawing: BLDG. A - ELEVATION	A-A2.03	project no. 218104	sheet no.	TRIO Architecture Inc. info@trioarchitecture.ca 604.854.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2											TRIOARCHITECTURE.CA	ISSUE TABLE				ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE			
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						4		25/06/2022		LB		RE-SUBMIT FOR DEVELOPMENT PERMIT													

BUILDING B



2 NORTH ELEVATION (FRONT VIEW)
B-A2.01 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
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32876 TUNBRIDGE AVENUE, MISSION BC

drawing: BLDG. B - ELEVATION
B-A2.01

Architectural Seal

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ISSUE TABLE	
No	Description
1	ISSUE FOR DEVELOPMENT PERMIT
2	ISSUE FOR DEVELOPMENT PERMIT
3	RE-ISSUE FOR DEVELOPMENT PERMIT
4	RE-ISSUE FOR DEVELOPMENT PERMIT

REVISIONS	
No	Description

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BUILDING B



2 SOUTH ELEVATION (REAR VIEW)
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MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE
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B-A2.02

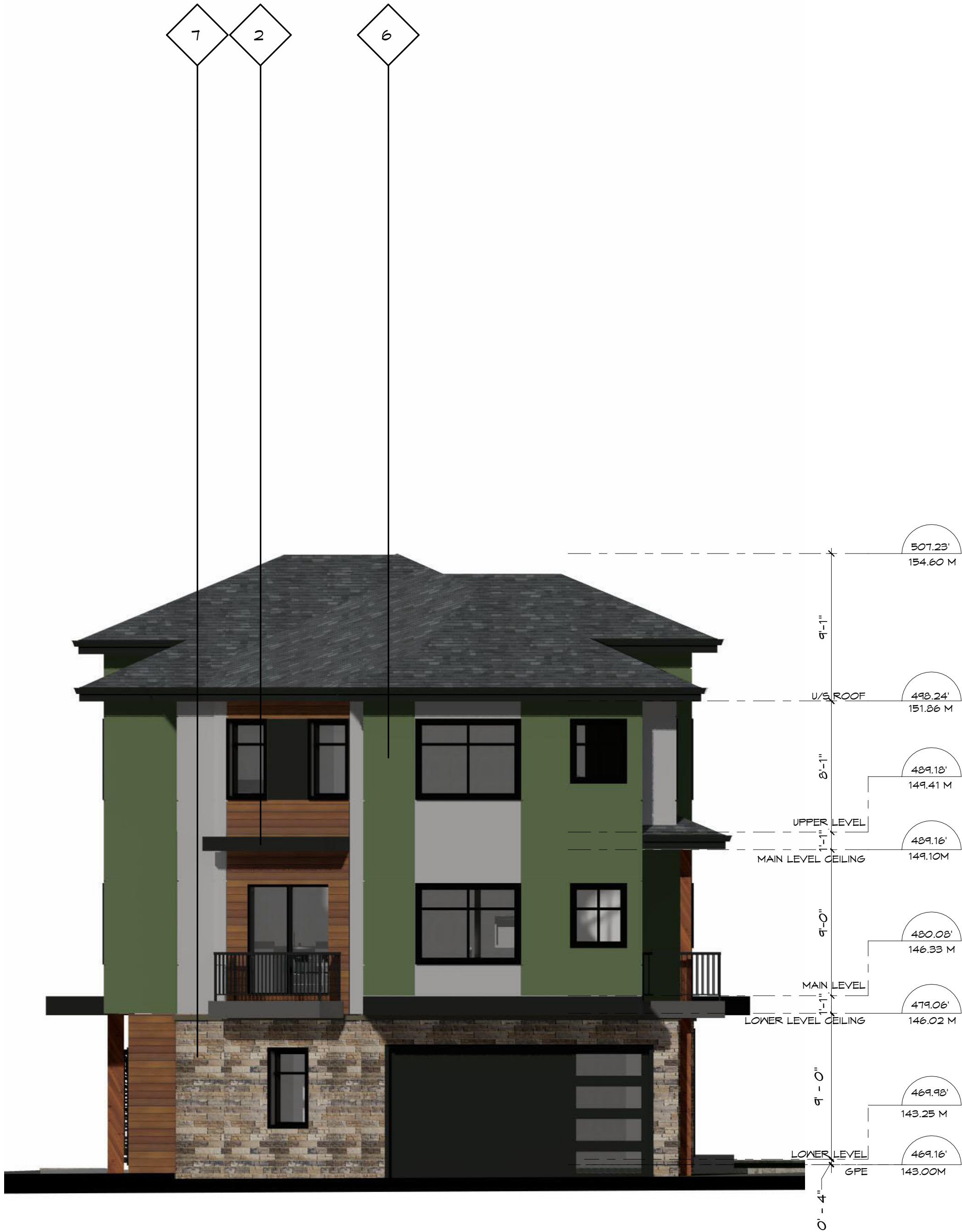
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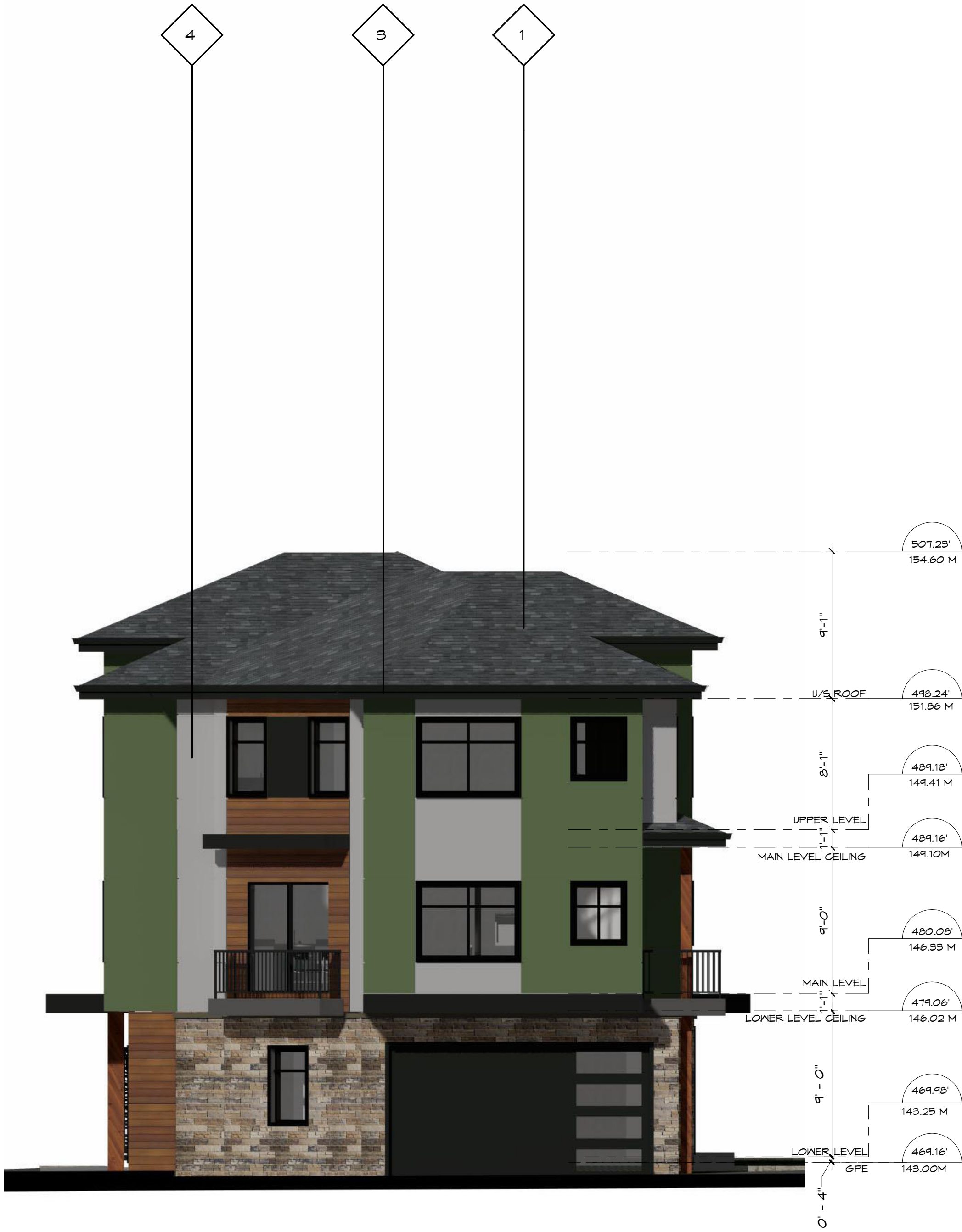
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4	24/06/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT	

Revisions	No	Date	By	Description
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BUILDING B



3
B-A2.03
WEST ELEVATION (LEFT VIEW)
SCALE: 3/16" = 1'-0"



2
B-A2.03
EAST ELEVATION (RIGHT VIEW)
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
3	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	8	
4	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY'	9	
5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

date: 07/07/21

scale: As indicated

drawn: LB

checked: DH

project no: 218104

sheet no:

project: PROP. TOWNHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing: BLDG. B - ELEVATION

B-A2.03

Architectural Seal

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TRIOARCHITECTURE.CA

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1	18/10/2019	LB	ISSUE FOR DEVELOPMENT PERMIT
2	10/12/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
3	10/12/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
4	24/06/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT

No.	Date	By	Description

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BUILDING C



2 SOUTH ELEVATION (FRONT VIEW)
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GRAY	6	MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
3	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	8	
4	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY'	9	
5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

date: 07/07/21

scale: As indicated

drawn: LB

checked: DH

project no: 218104

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drawing: BLDG. C - ELEVATION

C-A2.01

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1	18/10/2019	LB	ISSUE FOR DEVELOPMENT PERMIT
2	10/12/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
3	10/12/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
4	28/06/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT

REVISIONS

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BUILDING C



2 NORTH ELEVATION (REAR VIEW)
C-A2.02 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
3	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	8	
4	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY'	9	
5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

date: 07/07/21

scale: As indicated

drawn: LB

checked: DH

project no: 218104

sheet no:

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drawing: BLDG. C - ELEVATION

C-A2.02

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3	10/12/2021		
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MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
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4	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY'	9	
5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

C:\Users\User\ID&D DESIGN\Projects - 2018 Drawings\218104 - 32876 Turnbridge Ave Mission\218104-BLDG-C.rvt

BUILDING D



2 NORTH ELEVATION (FRONT VIEW)
D-A2.01 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
3	MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	8	
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5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

date: 07/07/21
scale: As indicated
drawn: LB
checked: DH
project no: 218104
sheet no:

project: PROP.TOWHOUSE DVLP,
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drawing: BLDG. D - ELEVATION

D-A2.01

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BUILDING D



2 SOUTH ELEVATION (REAR VIEW)
D-A2.02 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
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drawing: BLDG. D - ELEVATION

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3	10/12/2021	LB	RE-ISSUE FOR DEVELOPMENT PERMIT
4	24/06/2022	LB	RE-ISSUE FOR DEVELOPMENT PERMIT

REVISIONS

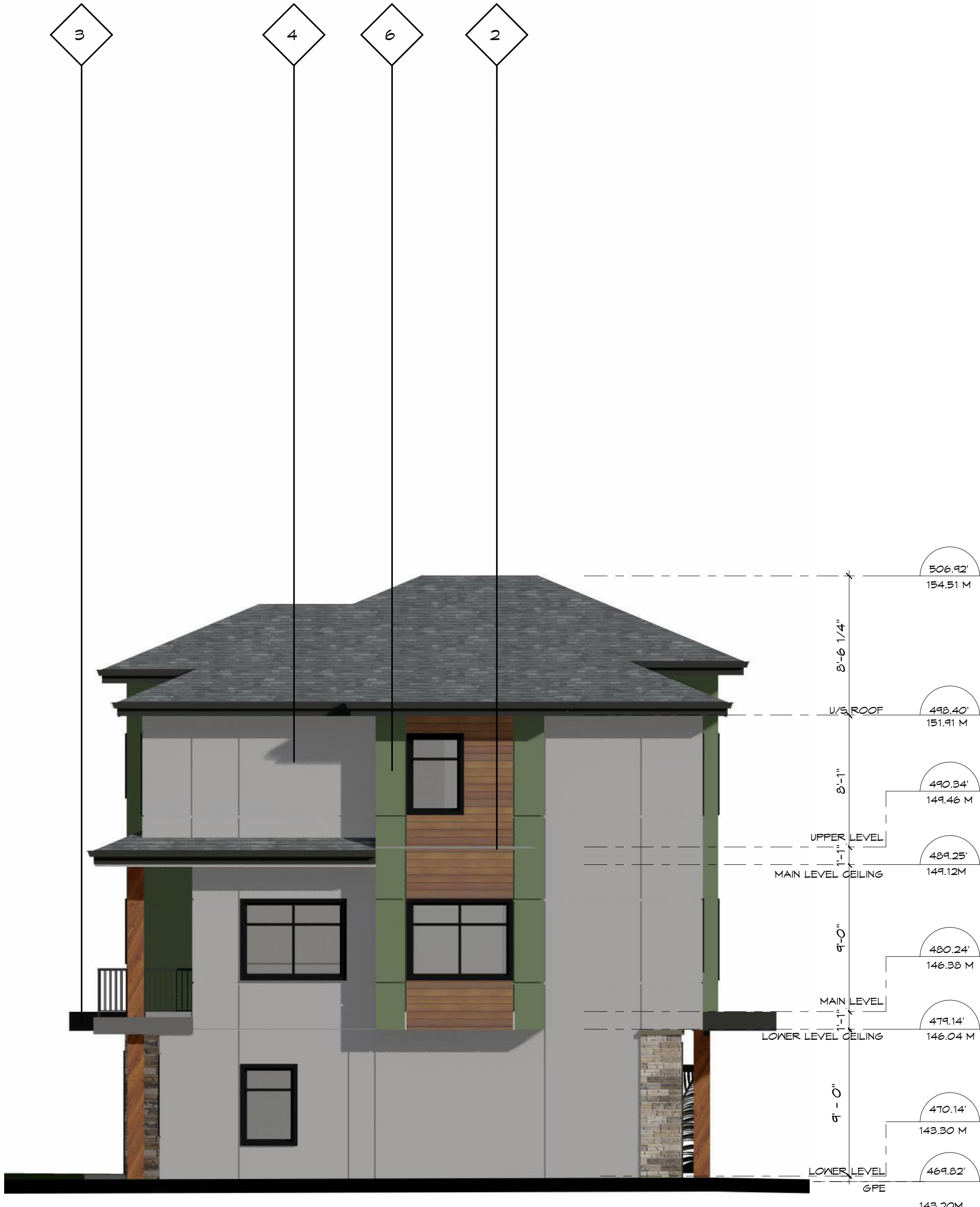
No.	Date	By	Description

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BUILDING D



3 WEST ELEVATION (LEFT VIEW)
D-A2.03 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (RIGHT VIEW)
D-A2.03 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND			
1	MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY	6	MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE
2	MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY	7	MATERIAL: STONE VENEER
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5	MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY	10	

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project no: 218104
sheet no:

project:
PROP. TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing:
BLDG. D - ELEVATION
D-A2.03

Architectural Seal

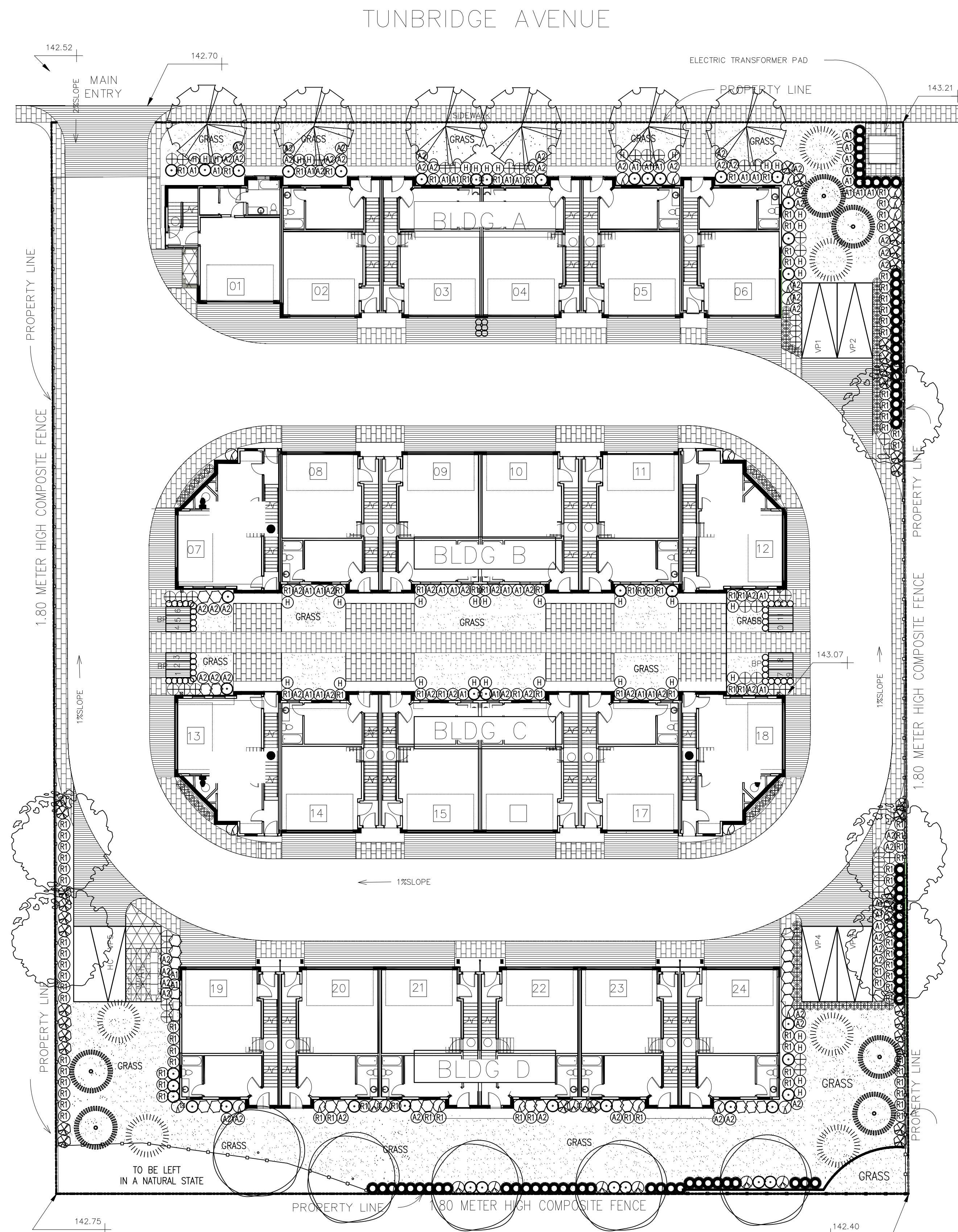
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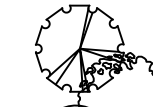
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ISSUE TABLE		REVISIONS	
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1	18/10/2019		
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Description		Description	
By		By	
LB	ISSUE FOR DEVELOPMENT PERMIT		
LB	RE-ISSUE FOR DEVELOPMENT PERMIT		
LB	RE-ISSUE FOR DEVELOPMENT PERMIT		
LB	RE-ISSUE FOR DEVELOPMENT PERMIT		

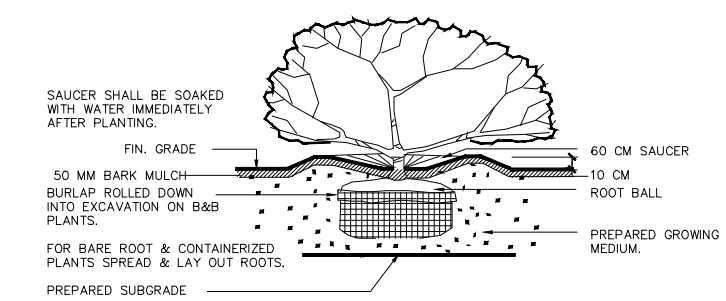
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		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	6	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	3.00 METERS	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6	3.00 METERS	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	6	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	48	#2 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	38	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	70	#3 POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	32	#3 POT	90 CM. O.C.	
⊕	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	63	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	43	#3 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	10	#2 POT	90 CM. O.C.	
⊕	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	38	#3 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	109	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	38	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	22	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	77	#3 POT	70 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	74	1.50 METERS	70 CM. O.C.	

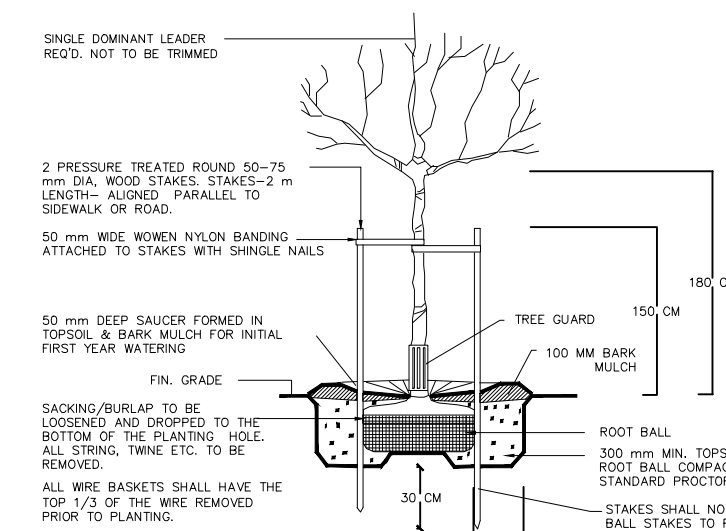
NOTES / GENERAL

- [illegible]



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION	N.T.S.
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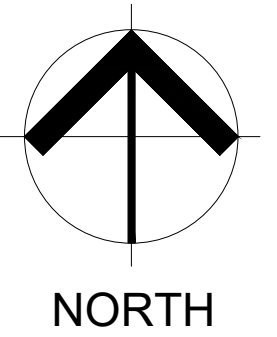


TREE PLANTING DETAIL

SECTION



1.80 METER HIGH
COMPOSITE FENCE



AUG/24	revised site plan	4
jun/22	revised site plan	3
feb/22	revised site plan	2
dec/21	revised site plan	1
DATE	REMARKS	NO.
REVISIONS		

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BCSLA CSLA
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V3G 3E8
PHONE (604) 857-2376

CLIENT

MR. DARREN HALL
D & D DESIGN
UNIT B
32876 WILDWOOD DRIVE
ABBOTSFORD, B.C.
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TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
32876 TUNBRIDGE AVENUE
ABBOTSFORD, B.C.

SCALE 1:150	DATE JUL/21
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. 