

ATTACHMENT A - Draft Development Permit DP19-157

CITY OF MISSION DEVELOPMENT PERMIT DP19-157

Issued to: 1093086 B.C. Ltd.

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

Address: X

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: 32335 Fletcher Avenue

Parcel Identifier: 031-414-401

Legal Description: LOT 1 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN EPP96249

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.
4. The said lands are zoned Commercial Highway One (CH1) 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:
 - (a) Building design and siting to be as shown on drawings numbered A100 to A204 inclusive, dated July 21, 2021 from Mara + Natha Architecture Ltd, and
 - (b) Landscaping to be as shown on drawings numbered L1 to L5 inclusive, dated July 21, 2021 from PMG landscape Architects which are attached hereto and form part of this permit.
5. 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.
6.
 - (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 A100 to A204 and L1 to L5 inclusive, prepared by Mara + Natha Architecture Ltd and PMG Landscape Architects (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 L1 to L5 prepared by PMG Landscape Architects.
 - (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.

7. 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 \$[Click here to type Letter of Credit Amount] 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.
 - (d) 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.
 - (e) 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.
 - (f) 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.
8. 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.
9. 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.
10. 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.
11. This permit is not a building permit.

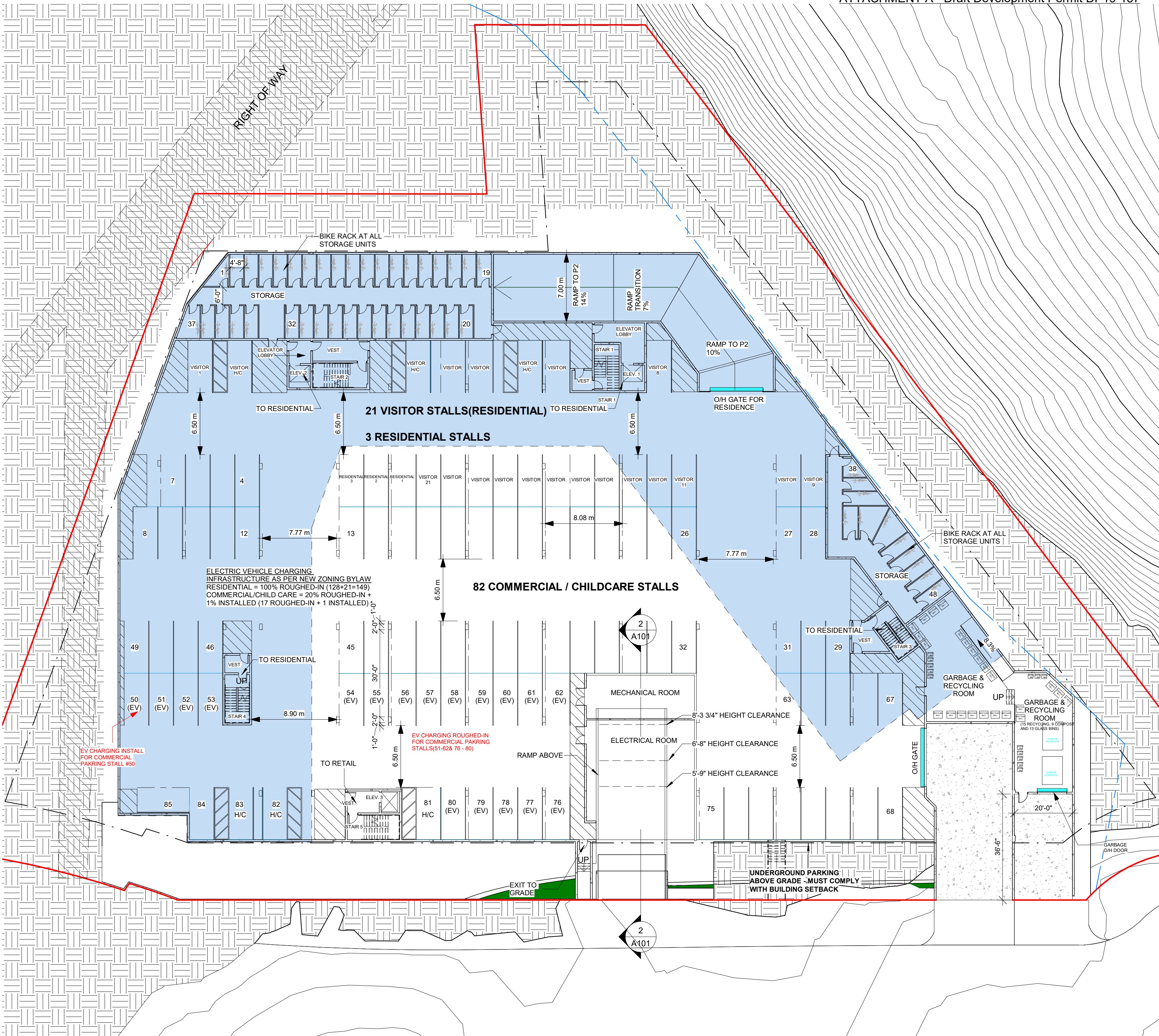
AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

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] .

Paul Horn
MAYOR

Jennifer Russell
CORPORATE OFFICER

Development Permit DP19-157

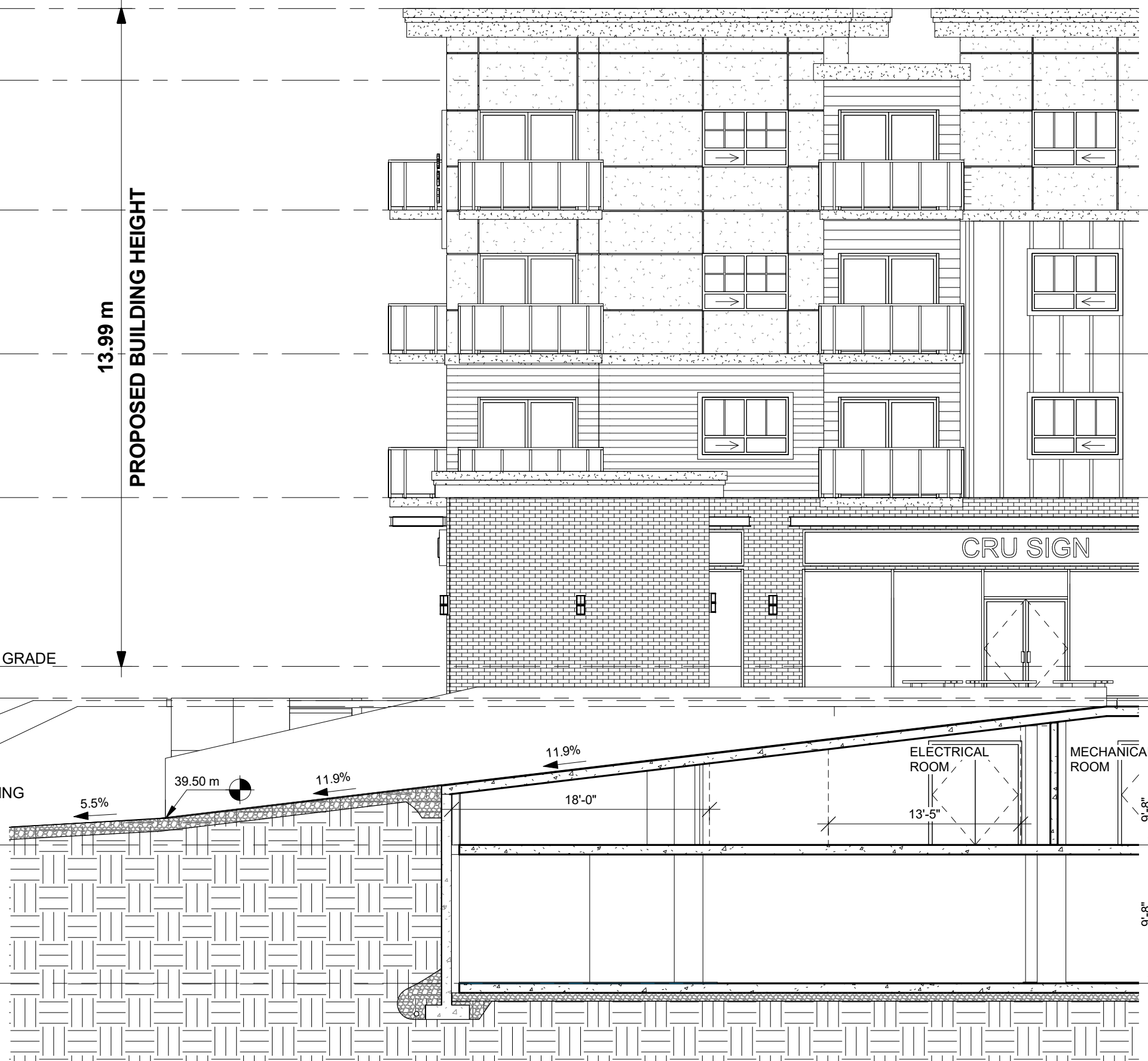


1 U/G P1
3/64" = 1'-0"

- T/O BUILDING 56.73 m
- ROOF JOIST 55.21 m
- 4TH FLOOR 52.45 m
- 3RD FLOOR 49.39 m
- 2ND FLOOR 46.33 m

PROPOSED BUILDING HEIGHT

- AVRG NATURAL GRADE 42.74 m
- MAIN FLOOR 42.06 m
- SIDEWALK 42.01 m
- SURFACE PARKING 41.89 m
- U/G P1 38.94 m
- U/G P2 36.00 m



2 SECTION THRU RAMP
1/8" = 1'-0"

Revision Schedule		
No	Description	Date
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14	ISSUED FOR DP REVISION 5	JULY 21 2021
13	ISSUED FOR DP REVISION 4 ⁴ / _Δ	JUNE 16 2021
12	ISSUED FOR DP REVISION 3 ³ / _Δ	MAY 18 2021
11	ISSUED FOR DP REVISION 2 ² / _Δ	MAR 10 2021
10	ISSUED FOR DP REVISION 1	AUG 29 2020
9	ISSUED FOR COORDINATION	JULY 12 2020
8	ISSUED FOR CITY REVIEW	FEB 07 2020
7	ISSUED FOR DP	NOV 04 2019
6	ISSUED FOR CLIENT	OCT 04 2019
5	ISSUED FOR CLIENT	SEP 18 2019
4	ISSUED FOR SITE PLAN COORDINATION	SEP 05 2019
3	ISSUED FOR CLIENT REVIEW UNIT PLANS	AUG 02 2019
2	ISSUED FOR CITY REVIEW 1	APR 13 2019
1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name

MISSION MIXED USE
DEVELOPMENT

Project Address

32305 HURD STREET
DISTRICT OF MISSION, B.C.

Sheet Name

U/G P1 PLAN

Sheet No.

A101

Project No.

20190402

Start of Project

APRIL, 2019

SIGN & SEAL

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

MARA + NATHA
ARCHITECTURE LTD.
285 - 9600 Cameron Street Burnaby B.C. V3J 7N3

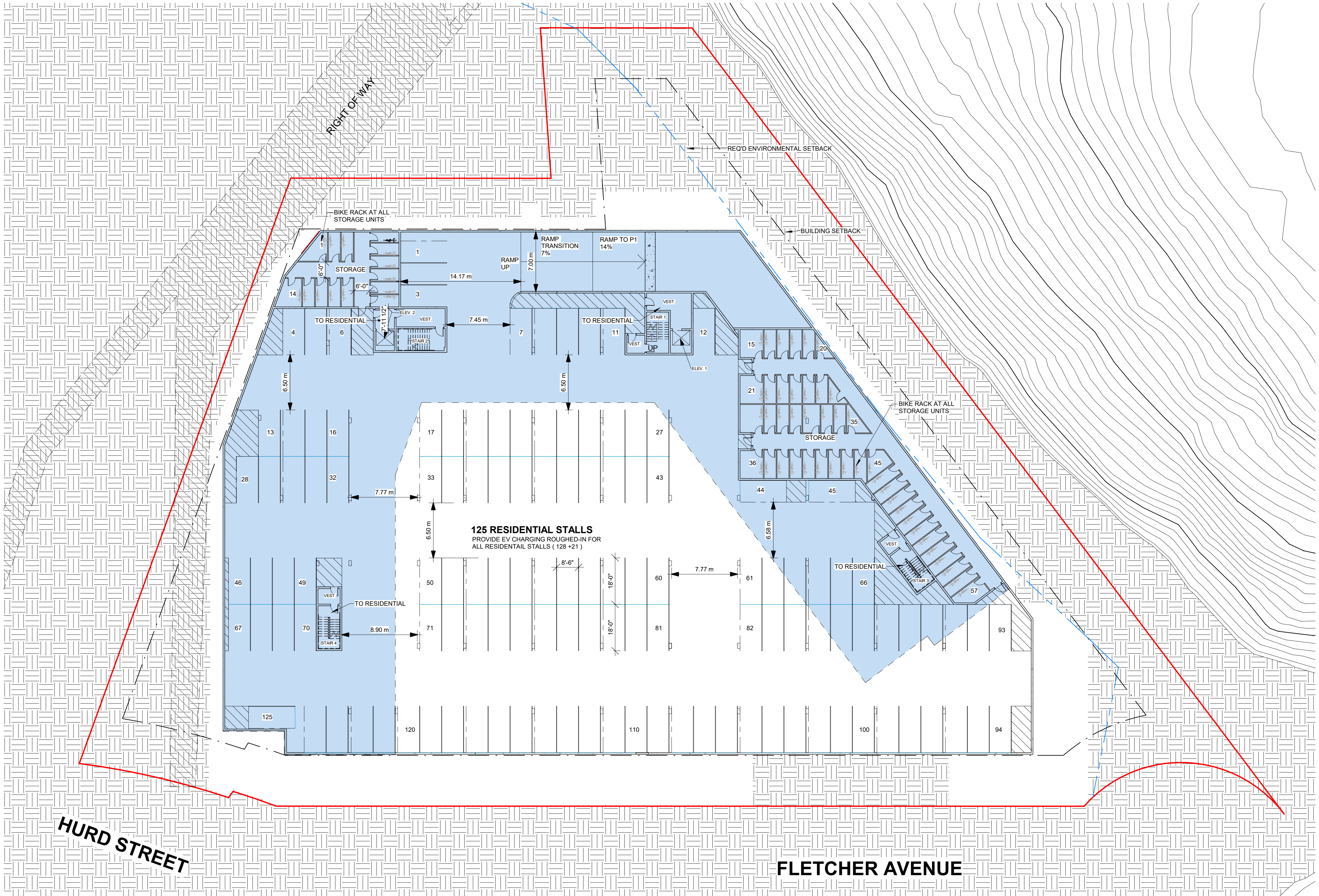
O: 604. 420-2233

C: 604. 970-8413

Email: rob@maraarch.com

Web: www.maraarch.com

AIBC, AAA, SAA



1 U/G P2
3/64" = 1'-0"

Revision Schedule		
No	Description	Date
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14	ISSUED FOR DP REVISION 5	JULY 21 2021
13	ISSUED FOR DP REVISION 4 ⁴ / ₄	JUNE 16 2021
12	ISSUED FOR DP REVISION 3	MAY 18 2021
11	ISSUED FOR DP REVISION 2 ² / ₂	MAR 10 2021
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4	ISSUED FOR SITE PLAN COORDINATION	SEP 05 2019
3	ISSUED FOR CLIENT REVIEW UNIT PLANS	AUG 02 2019
2	ISSUED FOR CITY REVIEW 1	APR 13 2019
1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name
MISSION MIXED USE DEVELOPMENT

Project Address
**32305 HURD STREET
DISTRICT OF MISSION, B.C.**

Sheet Name
U/G P2 PLAN

Sheet No.
A102

Project No.
20190402

Start of Project
APRIL, 2019

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MARA + NATHA ARCHITECTURE LTD.
285 - 9600 Cameron Street Burnaby B.C. V3J 7N3
O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com

Project Address

32305 HURD STREET
DISTRICT OF MISSION, B.C.

Sheet Name

UNIT GROSS AREA
PLAN

Sheet No. A103

Project No.	20190402
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Start of Project

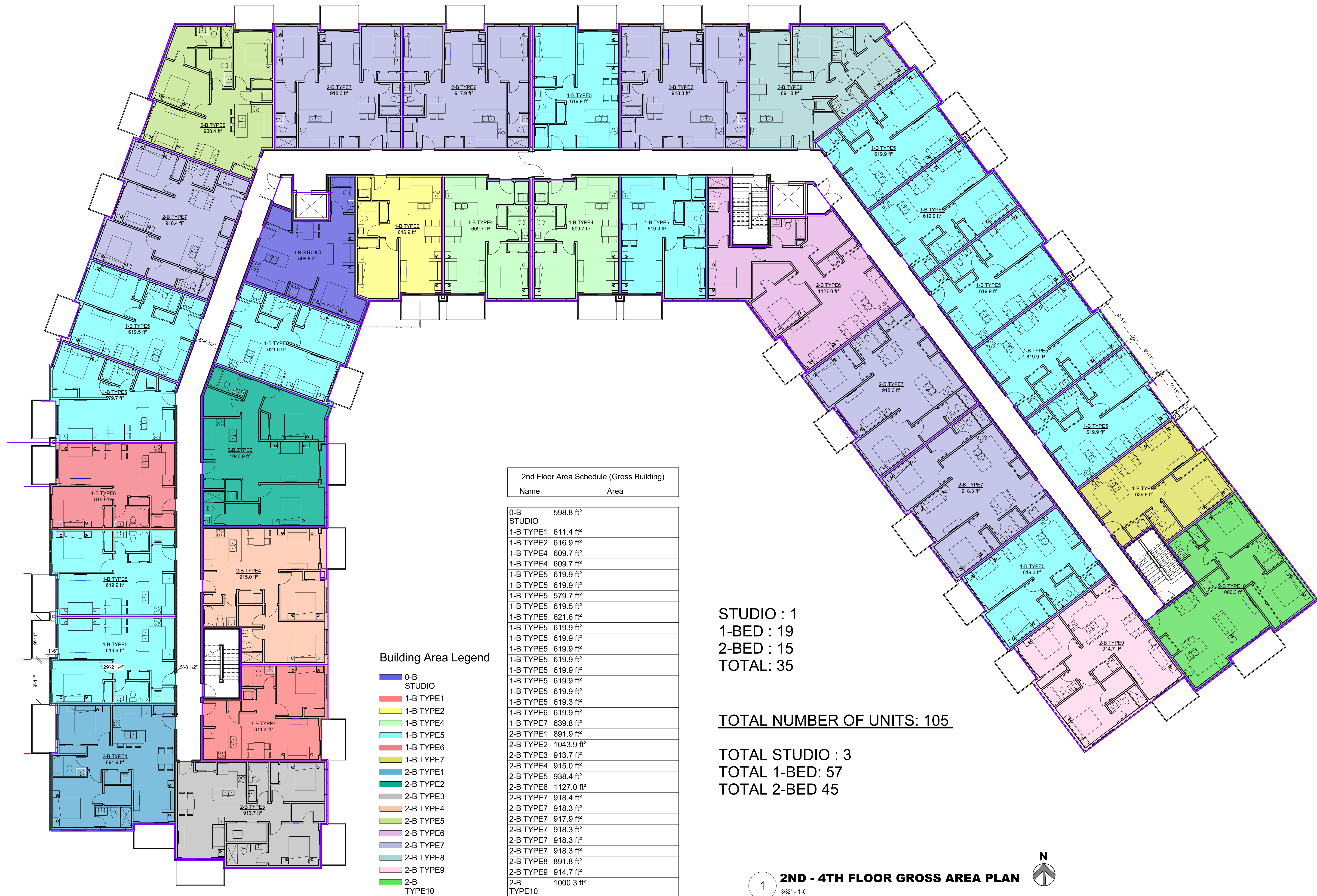
APRIL, 2019

SIGN & SEAL

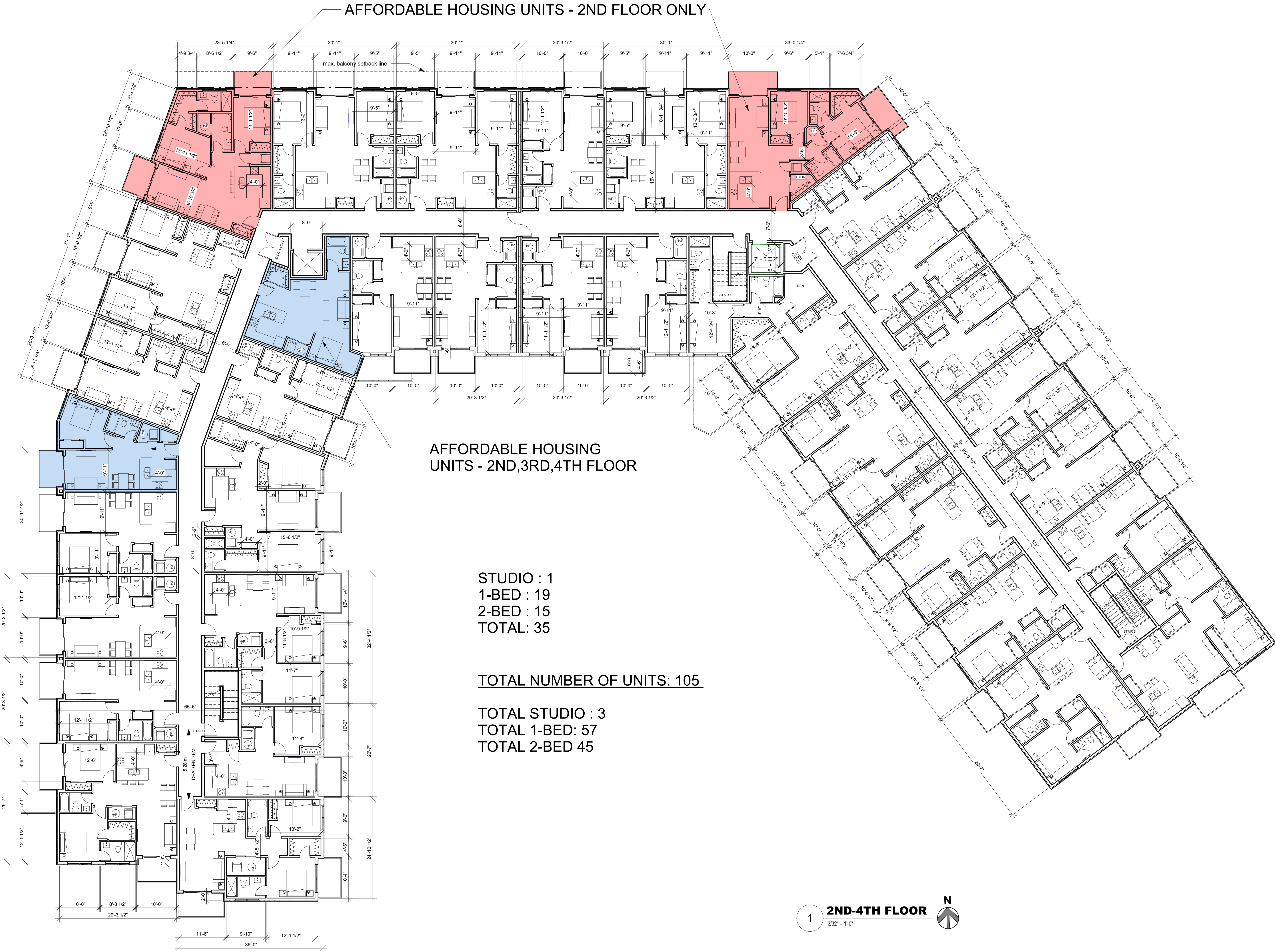
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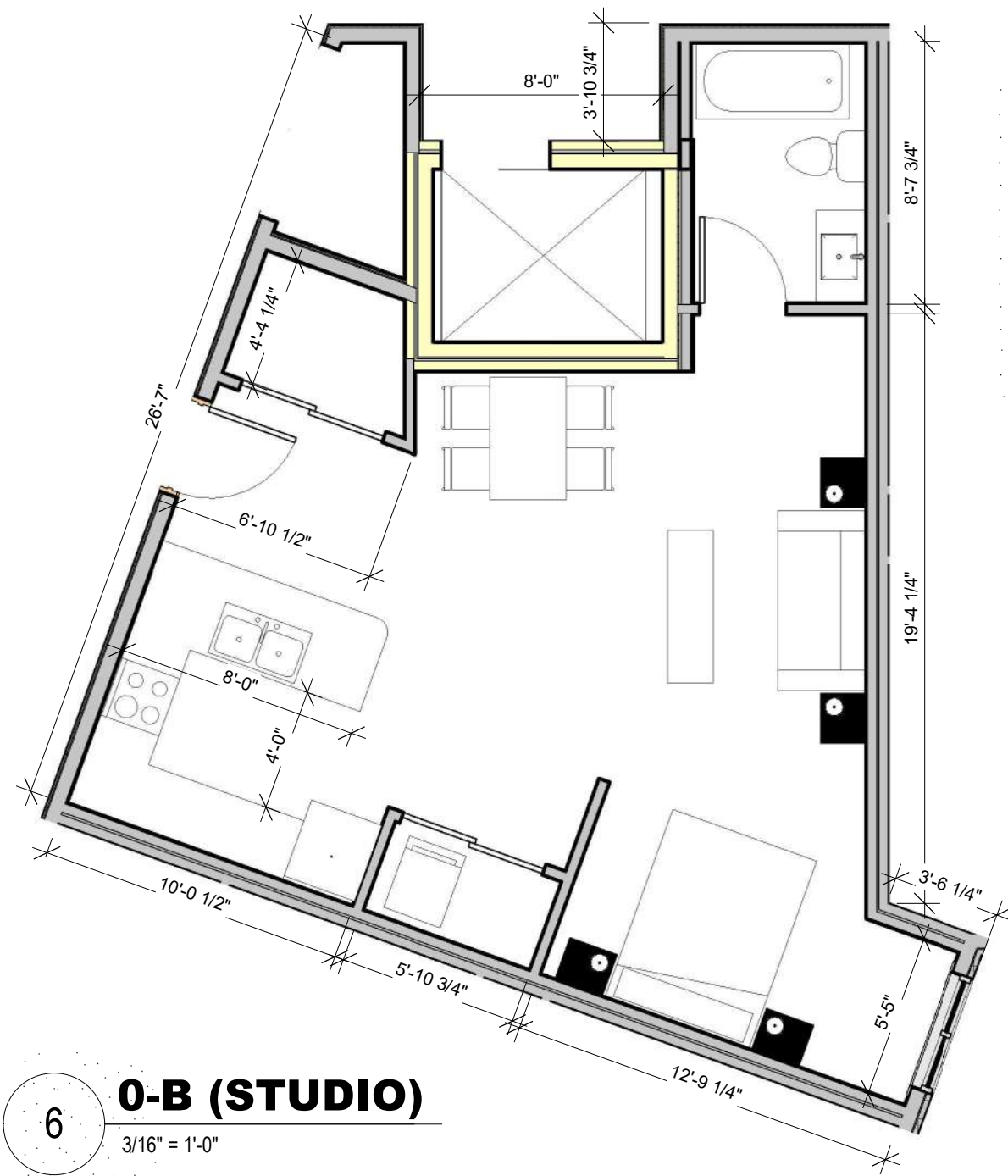
 **MARA + NATHA**
ARCHITECTURE LTD.
285 - 9600 Cameron Stree Burnaby B.C. V3J 7N3
O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com



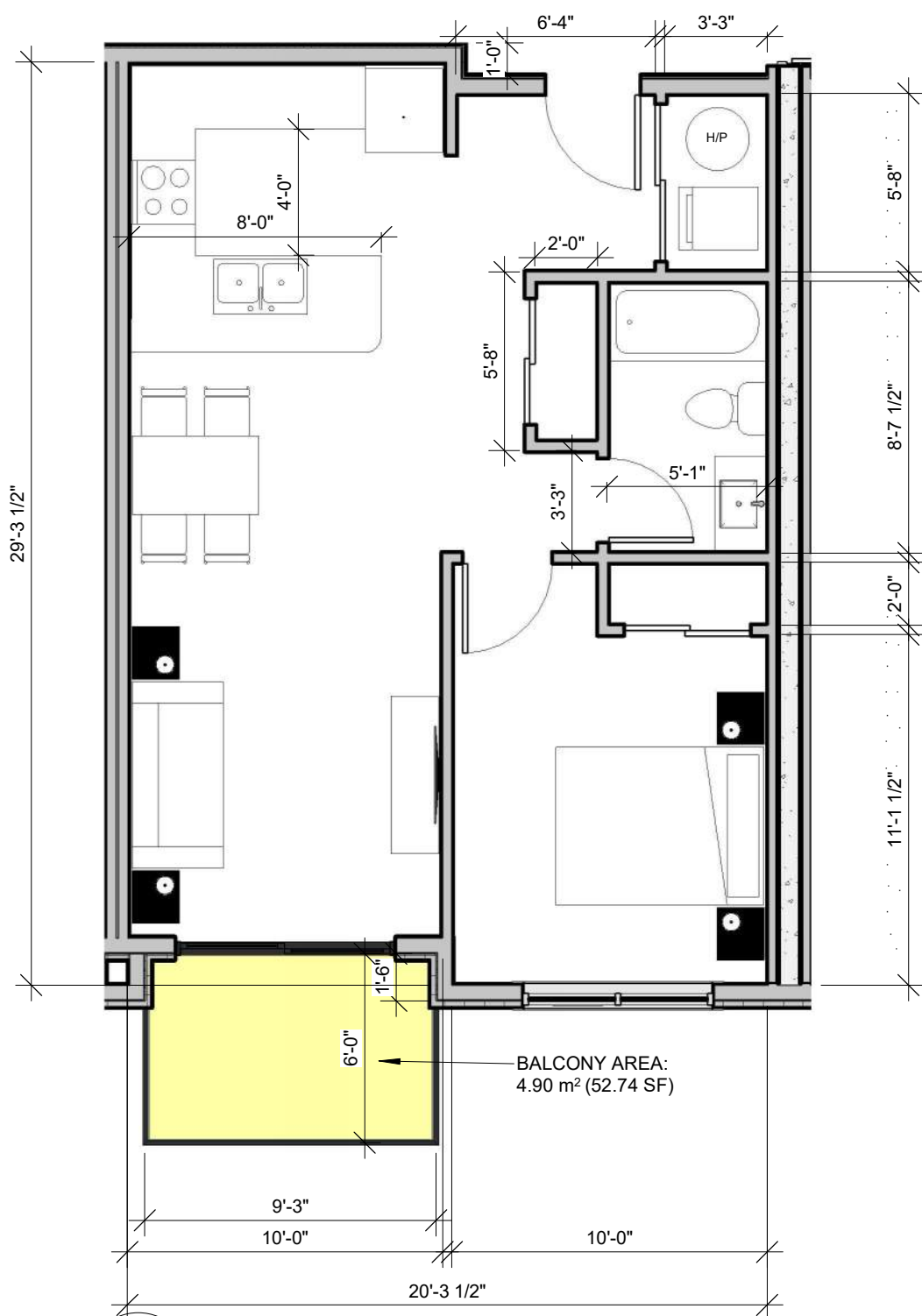
2ND - 4TH FLOOR GROSS AREA PLAN



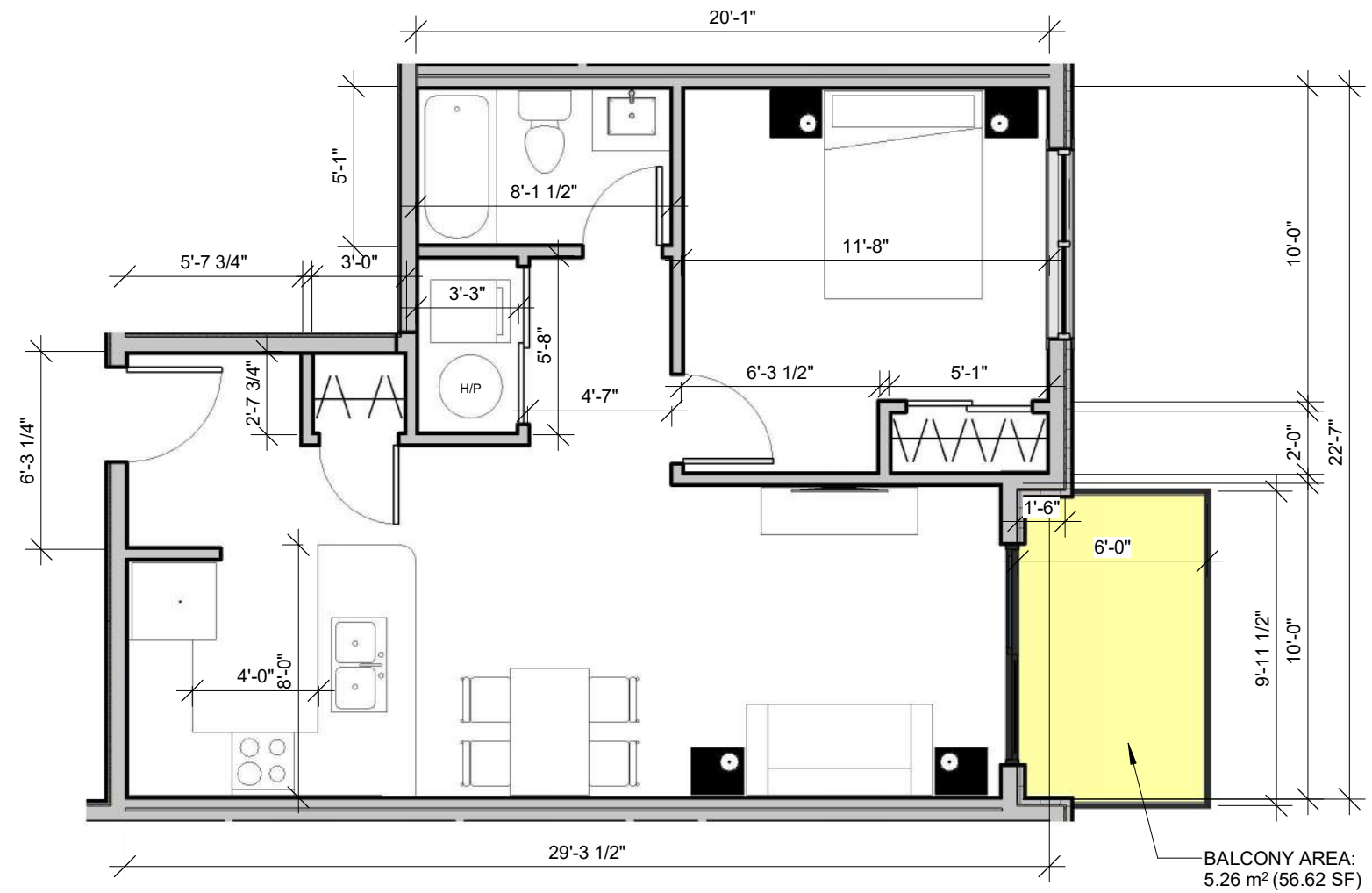
Revision Schdule		
No	Description	Date
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23		
22		
21		
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13	ISSUED FOR DP REVISION 4	JUNE 16 2021
12	ISSUED FOR DP REVISION 3	MAY 18 2021
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2	ISSUED FOR CITY REVIEW 1	APR 13 2019
1	ISSUED FOR CLIENT REVIEW	APR 12 2019
Project Name		
MISSION MIXED USE DEVELOPMENT		
Project Address		
32305 HURD STREET DISTRICT OF MISSION, B.C.		
Sheet Name		
2ND - 4TH FLOOR PLAN		
Sheet No.		
A104		
Project No.		
20190402		
Start of Project		
APRIL, 2019		
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AIBC, AAA, SAA		



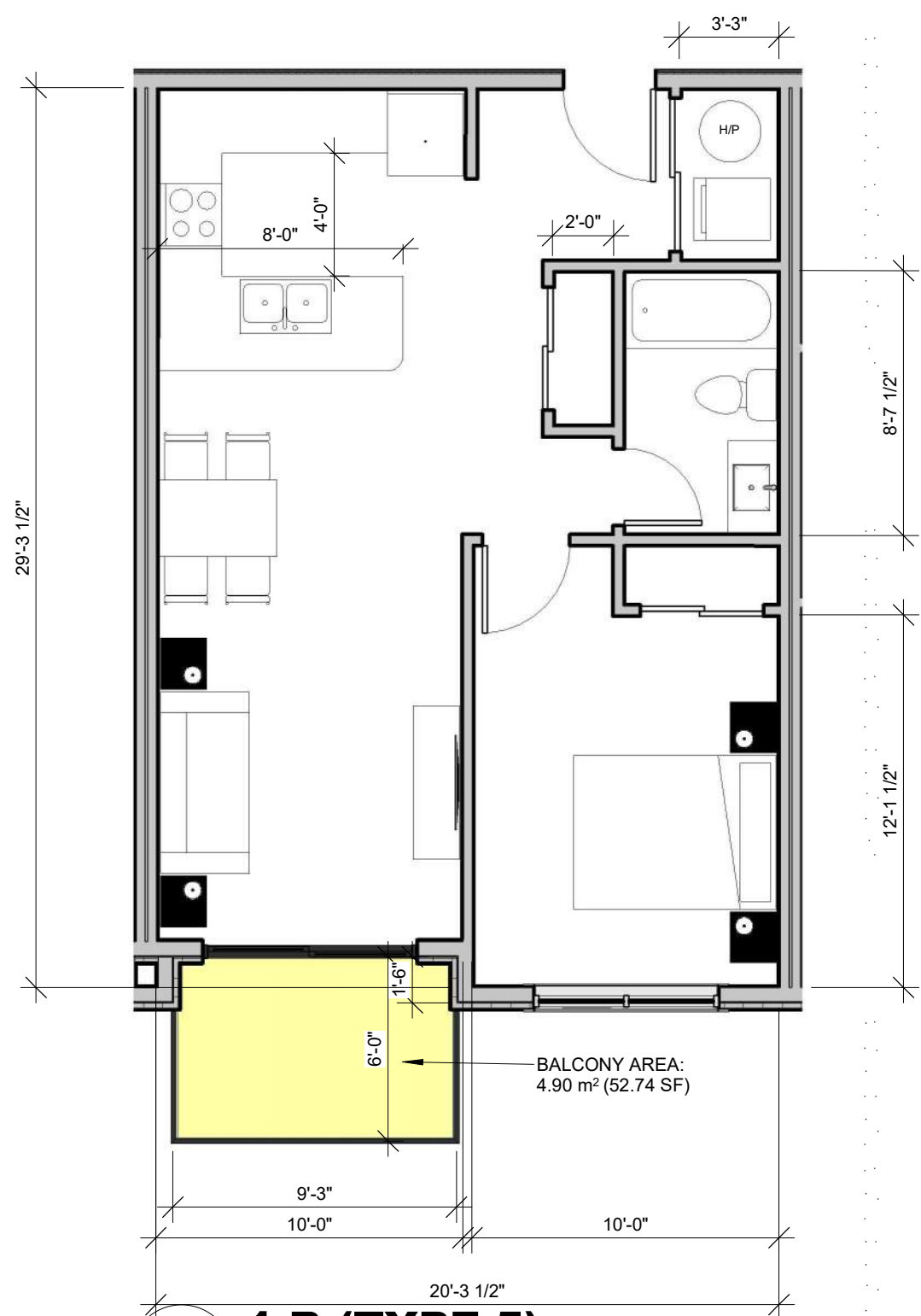
6 **0-B (STUDIO)**
3/16" = 1'-0"



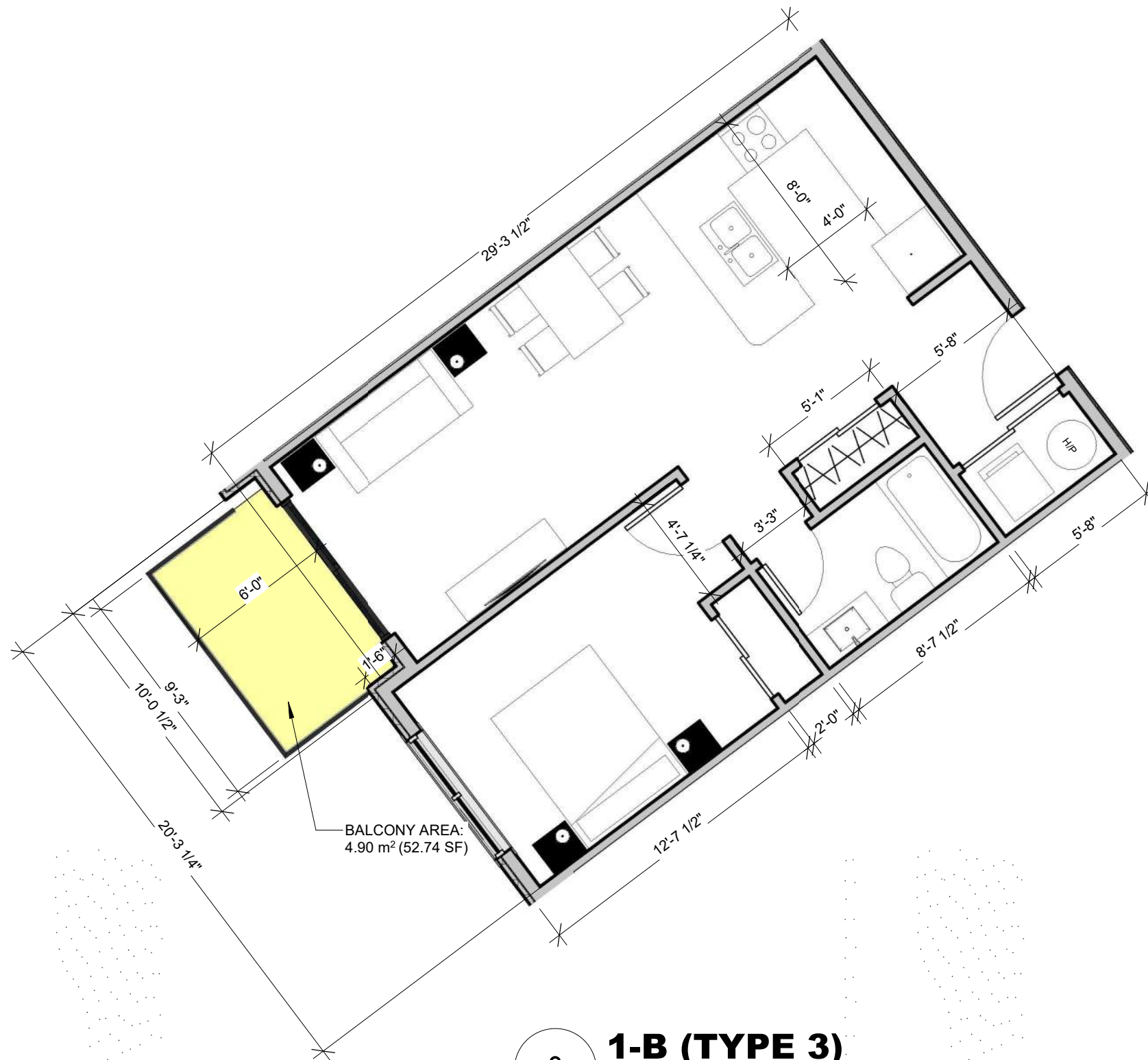
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3/16" = 1'-0"



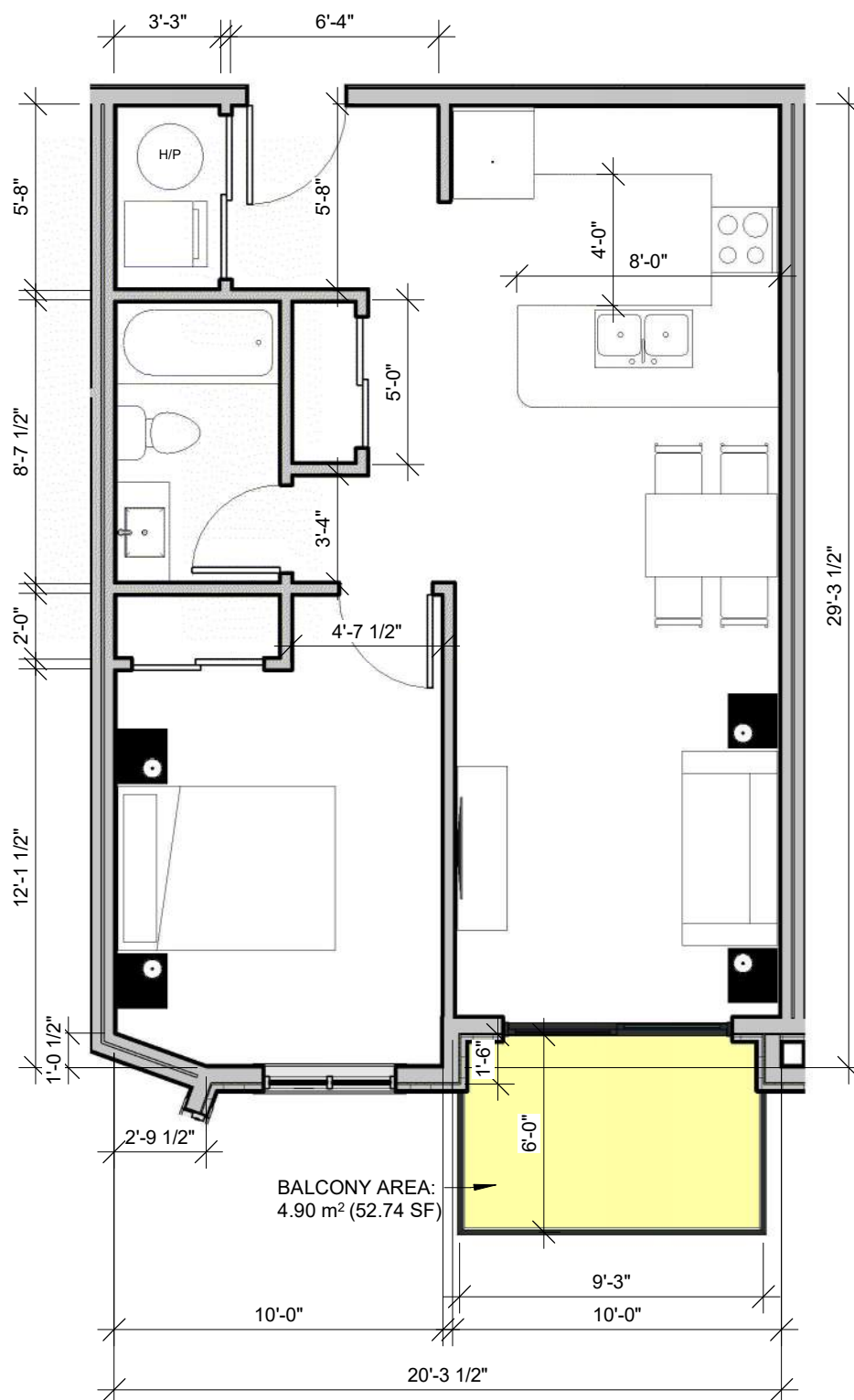
1 **1-B (TYPE 1)**
3/16" = 1'-0"



5 **1-B (TYPE 5)**
3/16" = 1'-0"



3 **1-B (TYPE 3)**
3/16" = 1'-0"



2 **1-B (TYPE 2)**
3/16" = 1'-0"

24		16		8	ISSUED FOR CITY REVIEW	FEB 07 2020
23		15		7	ISSUED FOR DP	NOV 04 2019
22		14	ISSUED FOR DP REVISION 5	6	ISSUED FOR CLIENT	OCT 04 2019
21		13	ISSUED FOR DP REVISION 4	5	ISSUED FOR CLIENT	SEP 18 2019
20		12	ISSUED FOR DP REVISION 3	4	ISSUED FOR SITE PLAN COORDINATION	SEP 05 2019
19		11	ISSUED FOR DP REVISION 2	3	ISSUED FOR CLIENT REVIEW UNIT PLANS	AUG 02 2019
18		10	ISSUED FOR DP REVISION 1	2	ISSUED FOR CITY REVIEW 1	APR 13 2019
17		9	ISSUED FOR COORDINATION	1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name
**MISSION MIXED USE
DEVELOPMENT**

Project Address
**32305 HURD STREET
DISTRICT OF
MISSION, B.C.**

Sheet Name
**RESIDENTIAL
TYPICAL FLOOR PLAN
ENLARGED (1-B)**

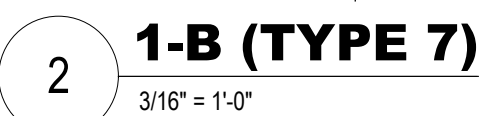
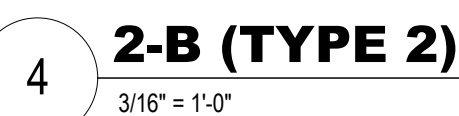
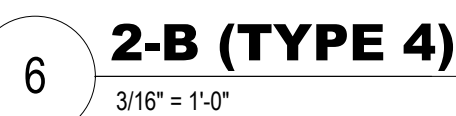
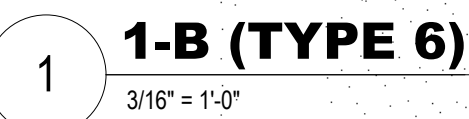
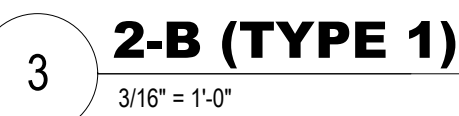
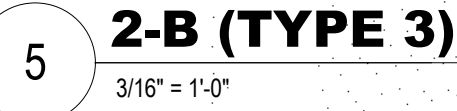
Sheet No.	A105
Project No.	20190402
Start of Project	APRIL, 2019

SIGN & SEAL

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18			10	ISSUED FOR DP REVISION 1	AUG 29 2020	2	ISSUED FOR CITY REVIEW 1	APR 13 2019
17			9	ISSUED FOR COORDINATION	JULY 12 2020	1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name

MISSION MIXED USE DEVELOPMENT

Project Address

32305 HURD STREET
DISTRICT OF
MISSION, B.C.

Sheet Name

RESIDENTIAL
TYPICAL FLOOR PLAN
ENLARGED (2-B)

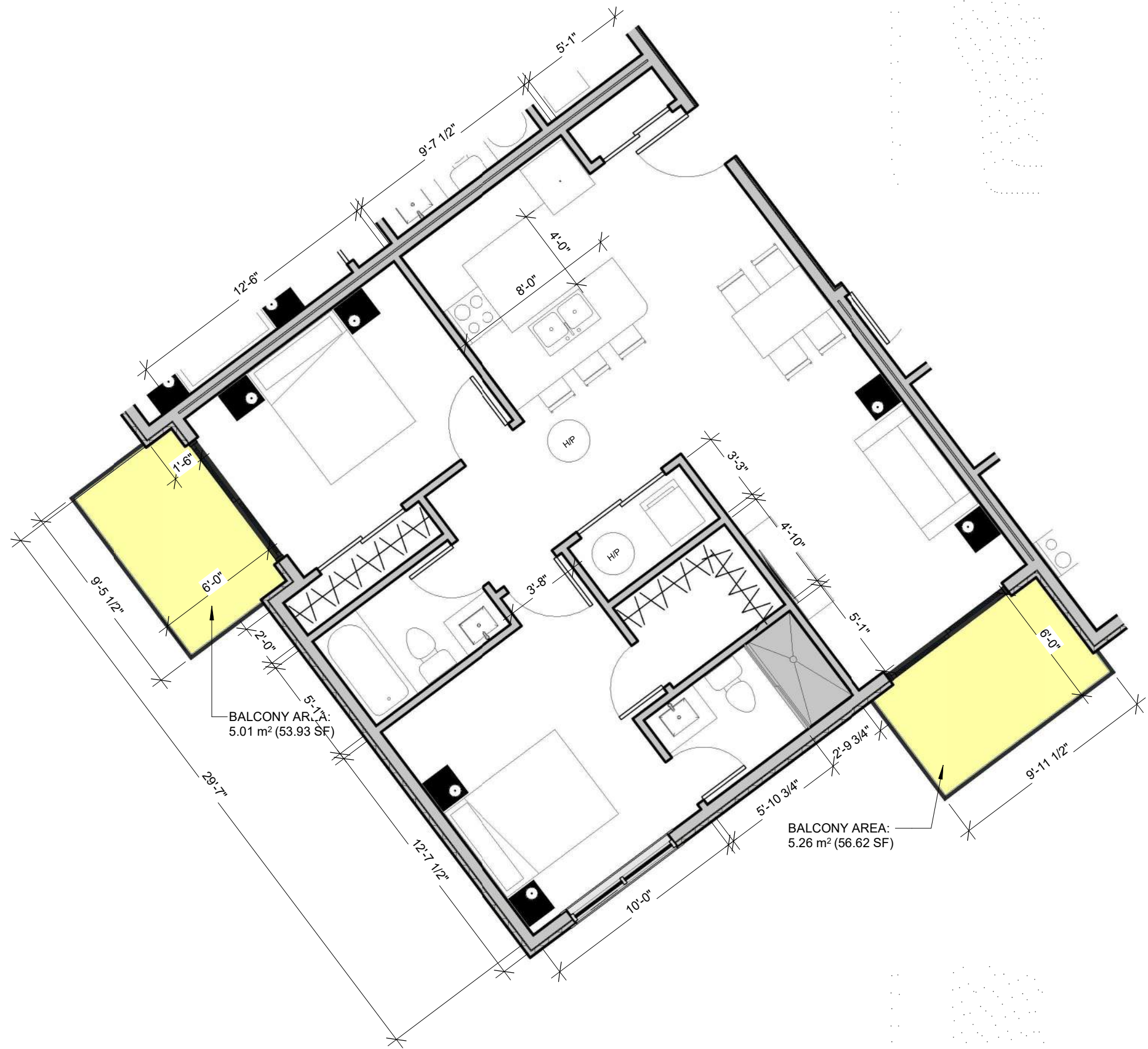
Sheet No.	A106
Project No.	20190402
Start of Project	APRIL, 2019

SIGN & SEAL

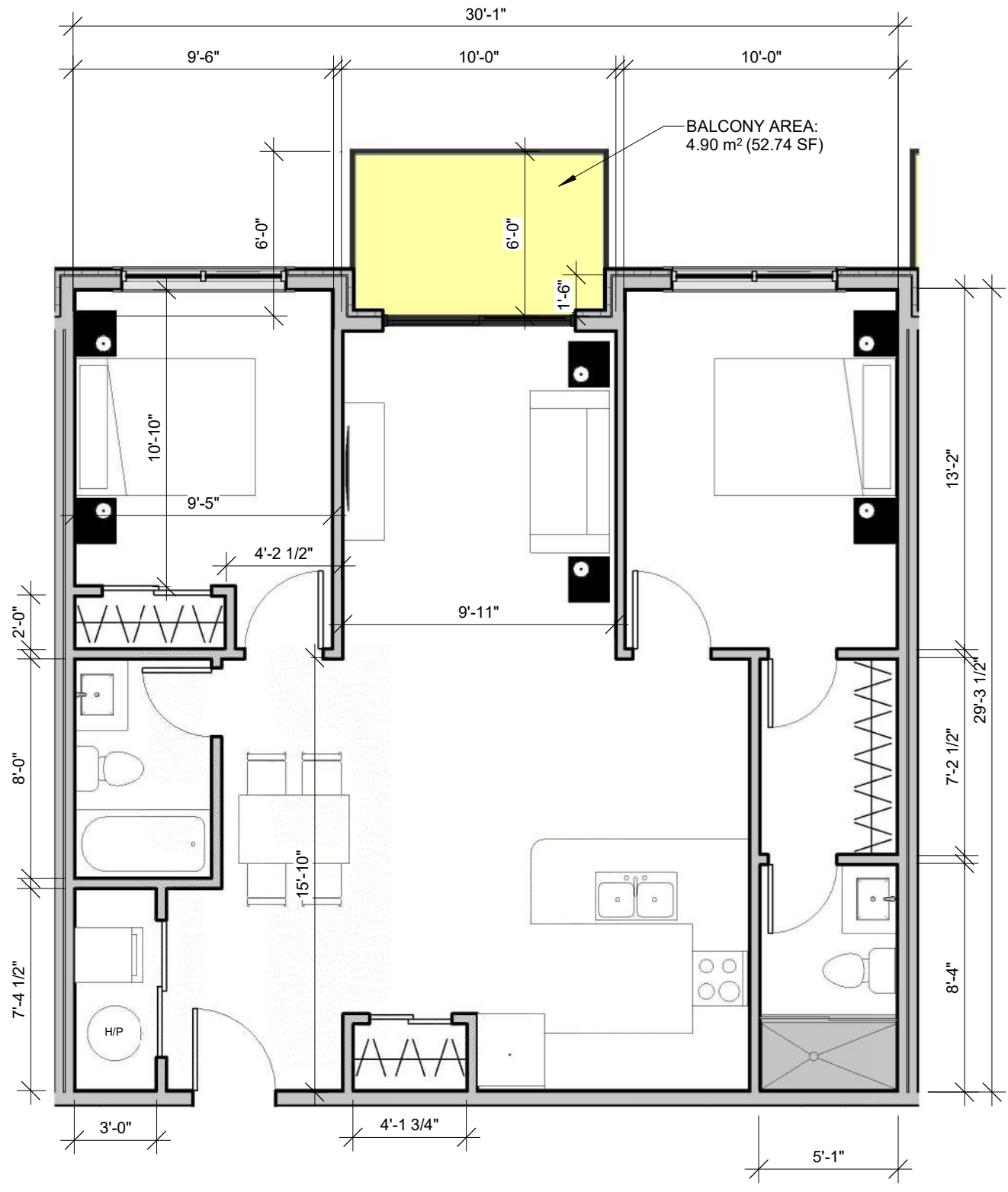
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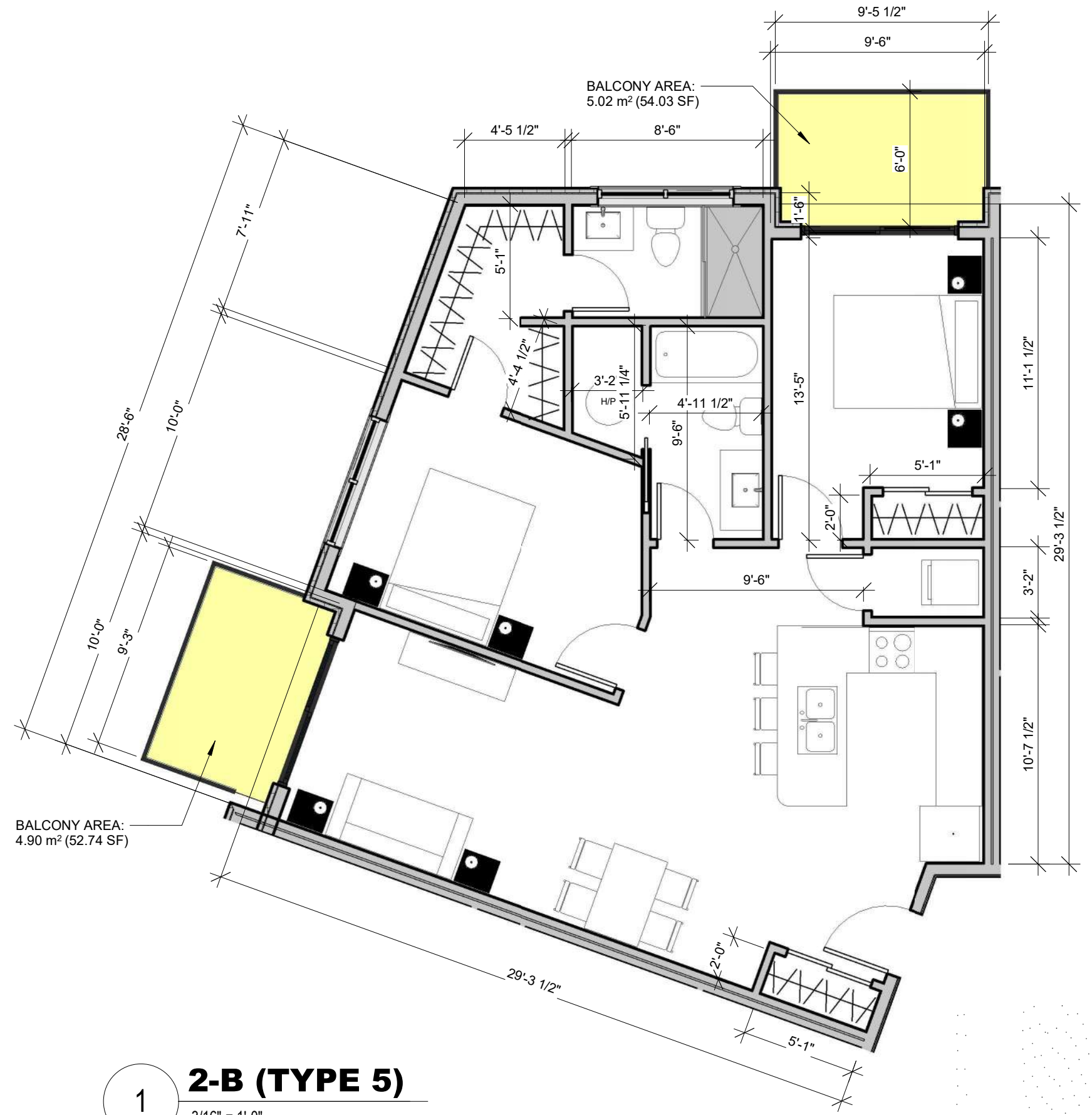
 **MARA + NATHA**
ARCHITECTURE LTD
285 - 9600 Cameron Stree Burnaby B.C. V3J 7N1
O: 604. 420-2233
C: 604. 970-8413
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Web: www.maraarch.com
AIBC, AAA, SAA



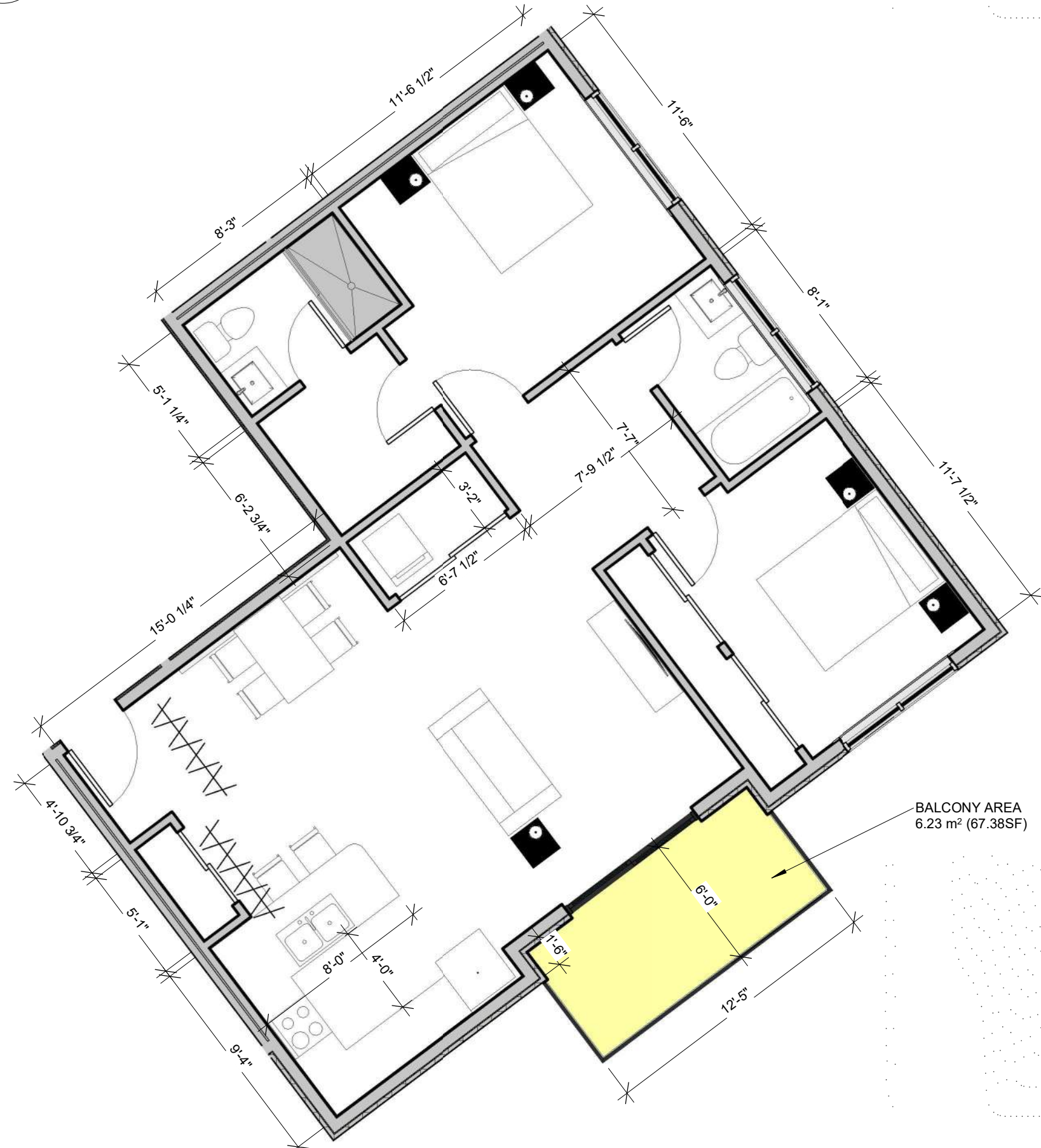
5 **2-B (TYPE 9)**
3/16" = 1'-0"



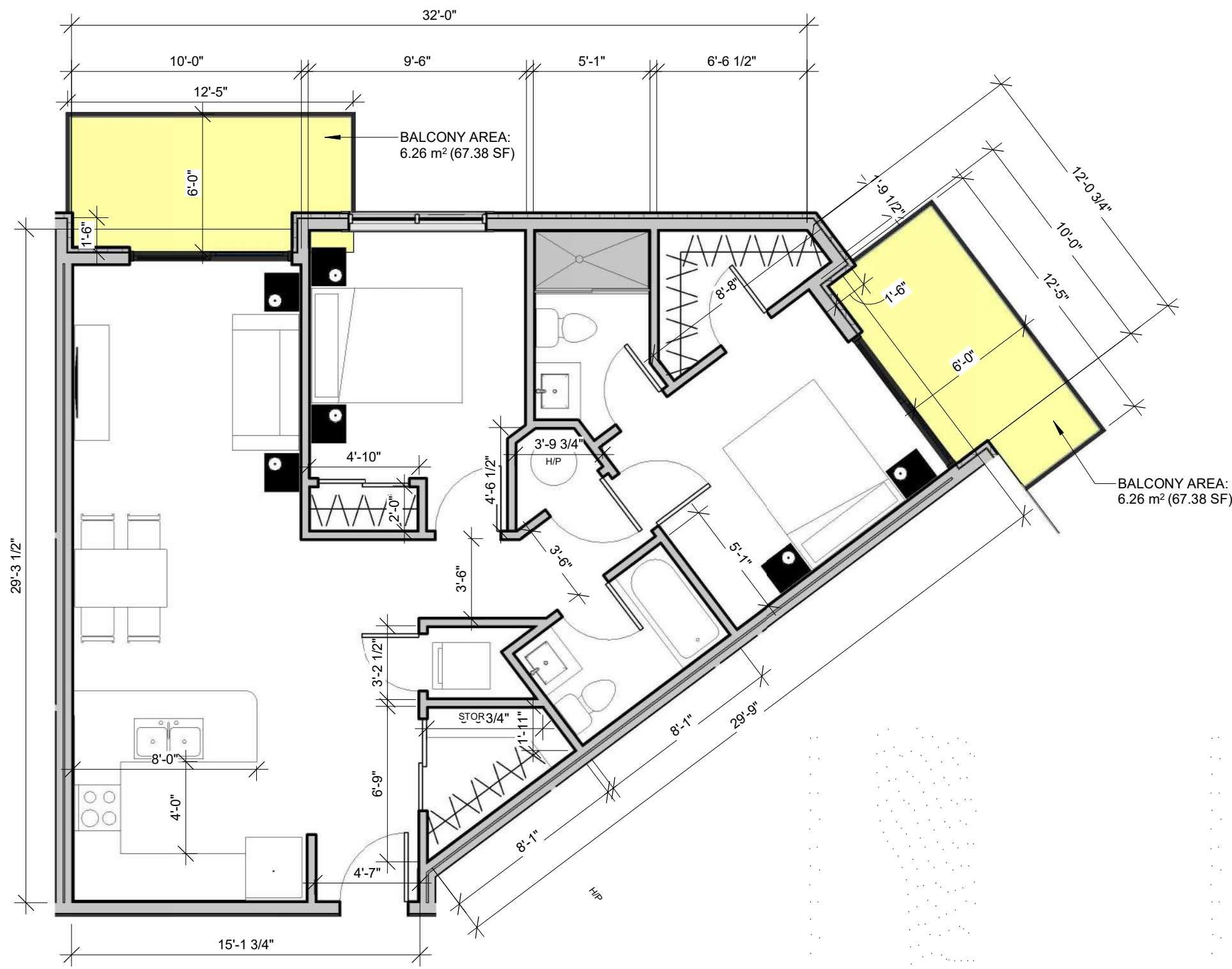
3 **2-B (TYPE 7)**
3/16" = 1'-0"



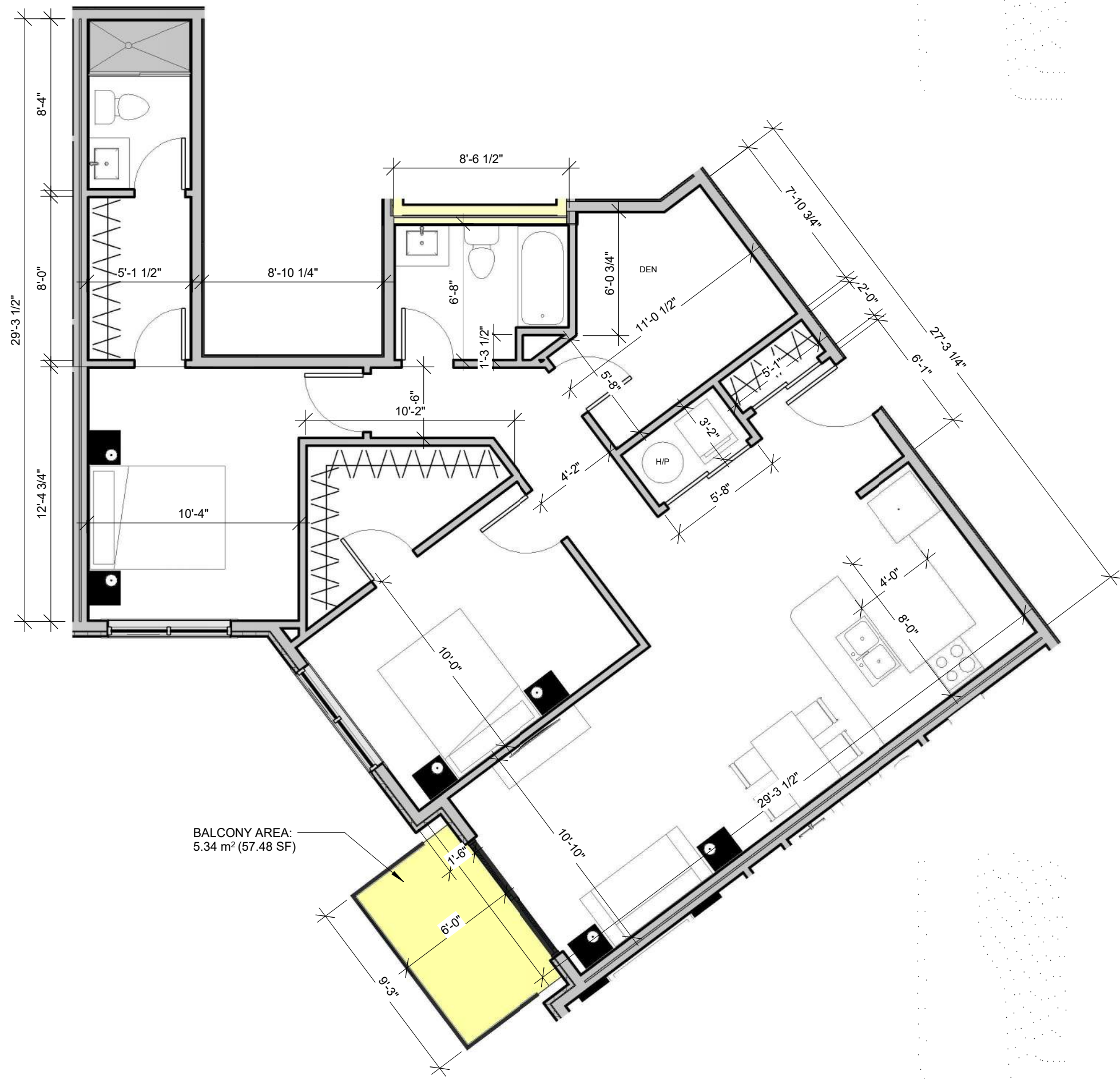
1 **2-B (TYPE 5)**
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6 **2-B (TYPE 10)**
3/16" = 1'-0"



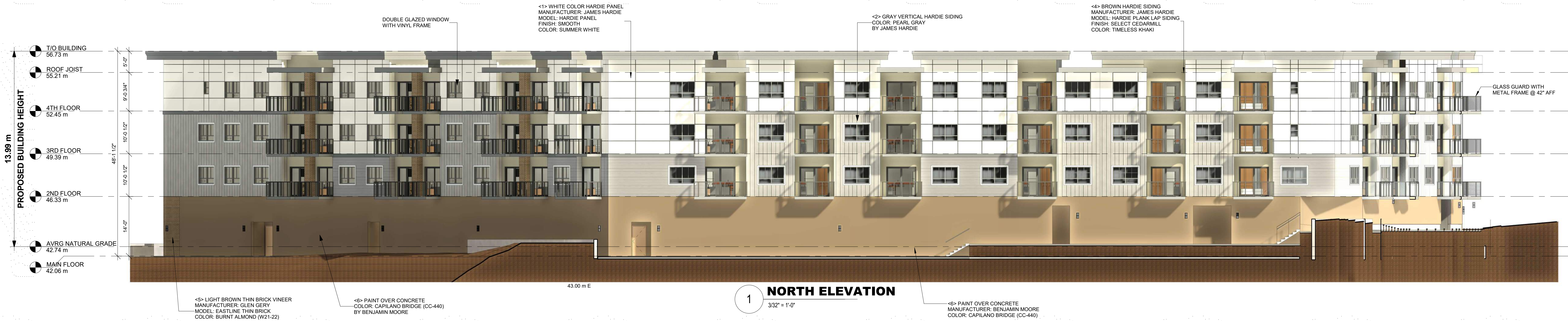
4 **2-B (TYPE 8)**
3/16" = 1'-0"



2 **2-B (TYPE 6)**
3/16" = 1'-0"

24		16		8	ISSUED FOR CITY REVIEW	FEB 07 2020
23		15		7	ISSUED FOR DP	NOV 04 2019
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18		10	ISSUED FOR DP REVISION 1	2	ISSUED FOR CITY REVIEW 1	APR 13 2019
17		9	ISSUED FOR COORDINATION	1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name	Project Address	Sheet Name	Sheet No.	Project No.	Start of Project	Project Name	Project Address	Sheet Name	Sheet No.	Project No.	Start of Project
MISSION MIXED USE DEVELOPMENT	32305 HURD STREET DISTRICT OF MISSION, B.C.	RESIDENTIAL TYPICAL FLOOR PLAN ENLARGED (2-B)	A107	20190402	APRIL, 2019	MISSION MIXED USE DEVELOPMENT	32305 HURD STREET DISTRICT OF MISSION, B.C.	RESIDENTIAL TYPICAL FLOOR PLAN ENLARGED (2-B)	A107	20190402	APRIL, 2019
						SIGN & SEAL					
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						MAR + NATHA ARCHITECTURE LTD. 285 - 9600 Cameron Street Burnaby B.C. V3J 7N3 O: 604. 420-2233 C: 604. 970-8413 Email: rob@maraarch.com Web: www.maraarch.com AIBC, AAA, SAA					



<1> WHITE COLOR HARDIE PANEL
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PANEL
FINISH: SMOOTH
COLOR: SUMMER WHITE



<2> GRAY VERTICAL HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PANEL VERTICAL SIDING
FINISH: SMOOTH
COLOR: PEARL GRAY



COLOR EXAMPLE

PATTERN EXAMPLE

<3> GRAY HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PLANK LAP SIDING
FINISH: SELECT CEDARMILL
COLOR: GRAY SLATE



<4> BROWN HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PLANK LAP SIDING
FINISH: SELECT CEDARMILL
COLOR: TIMELESS KHAKI



<5> LIGHT BROWN THIN BRICK VINEER
MANUFACTURER: GLEN GERY
MODEL: EASTLINE THIN BRICK
COLOR: BURNT ALMOND (W21-22)



<6> PAINT OVER CONCRETE
MANUFACTURER: BENJAMIN MOORE
COLOR: CAPILANO BRIDGE (CC-440)



EXTERIOR WALL SCONCE LIGHT FIXTURE
GALAXY 4 25-IN W 1-LIGHT BLACK MODERN/CONTEMPORARY
HARDWIRED STANDARD WALL SCONCE

ITEM#: 330012609 MFR#: 215661BK



24			16		8	ISSUED FOR CITY REVIEW	FEB 07 2020	
23			15		7	ISSUED FOR DP	NOV 04 2019	
22			14	ISSUED FOR DP REVISION 5	JULY 21 2021	6	ISSUED FOR CLIENT	OCT 04 2019
21			13	ISSUED FOR DP REVISION 4	JUNE 16 2021	5	ISSUED FOR CLIENT	SEP 18 2019
20			12	ISSUED FOR DP REVISION 3	MAY 18 2021	4	ISSUED FOR SITE PLAN COORDINATION	SEP 05 2019
19			11	ISSUED FOR DP REVISION 2	MAR 10 2021	3	ISSUED FOR CLIENT REVIEW UNIT PLANS	AUG 02 2019
18			10	ISSUED FOR DP REVISION 1	AUG 29 2020	2	ISSUED FOR CITY REVIEW 1	APR 13 2019
17			9	ISSUED FOR COORDINATION	JULY 12 2020	1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name
**MISSION MIXED USE
DEVELOPMENT**

Project Address
**32305 HURD STREET
DISTRICT OF
MISSION, B.C.**

Sheet Name
NORTH ELEVATION

Sheet No.
A201

Project No.
20190402

Start of Project
APRIL, 2019

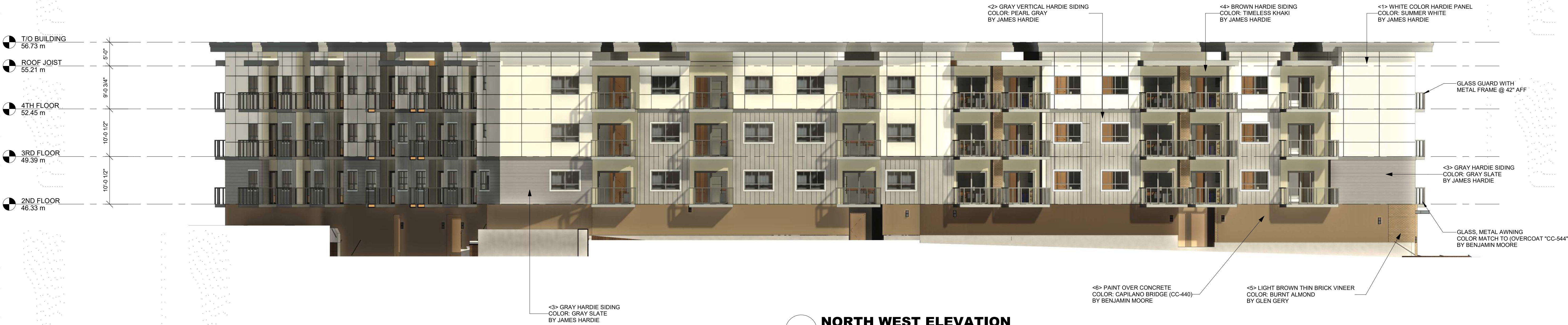
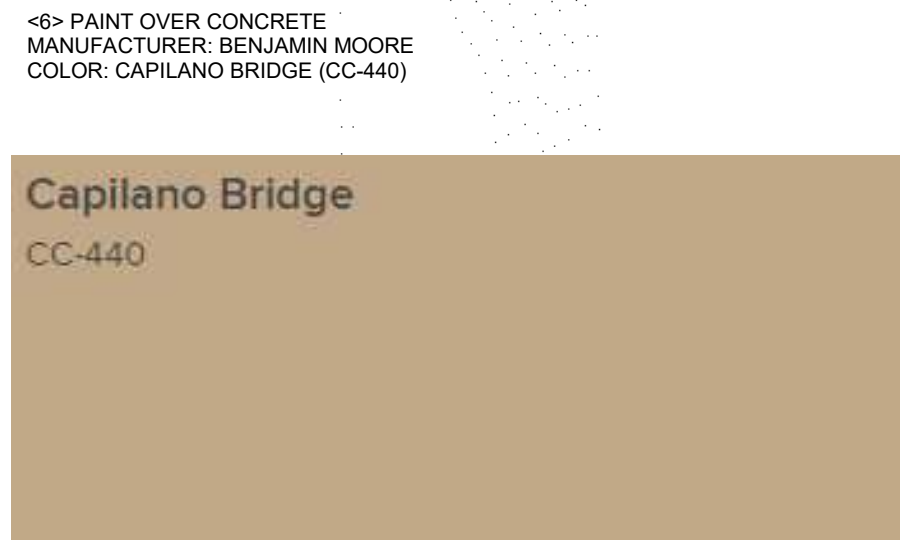
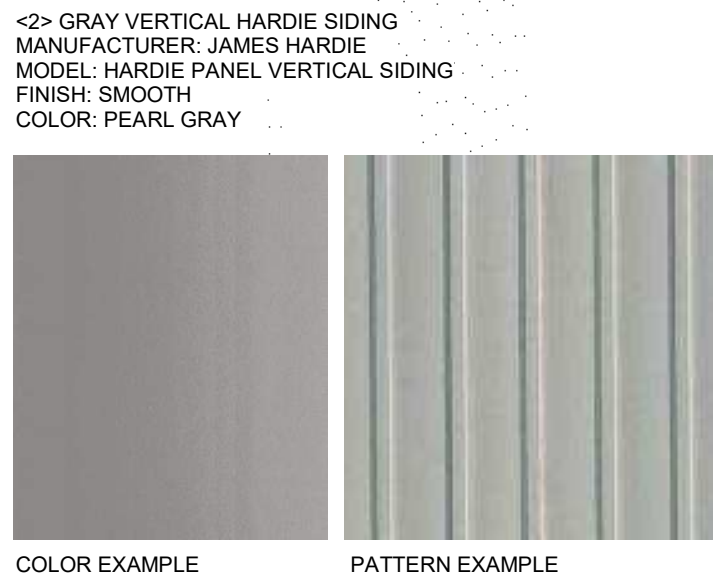
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285 - 9600 Cameron Stree Burnaby B.C. V3J 7N3
O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com
AIBC, AAA, SAA



1 **WEST ELEVATION**
1/8" = 1'-0"



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

24		16		8	ISSUED FOR CITY REVIEW	FEB 07 2020
23		15		7	ISSUED FOR DP	NOV 04 2019
22		14	ISSUED FOR DP REVISION 5	6	ISSUED FOR CLIENT	OCT 04 2019
21		13	ISSUED FOR DP REVISION 4	5	ISSUED FOR CLIENT	SEP 18 2019
20		12	ISSUED FOR DP REVISION 3	4	ISSUED FOR SITE PLAN COORDINATION	SEP 05 2019
19		11	ISSUED FOR DP REVISION 2	3	ISSUED FOR CLIENT REVIEW UNIT PLANS	AUG 02 2019
18		10	ISSUED FOR DP REVISION 1	2	ISSUED FOR CITY REVIEW 1	APR 13 2019
17		9	ISSUED FOR COORDINATION	1	ISSUED FOR CLIENT REVIEW	APR 12 2019

Project Name
**MISSION MIXED USE
DEVELOPMENT**

Project Address
**32305 HURD STREET
DISTRICT OF
MISSION, B.C.**

Sheet Name
**WEST ELEVATION &
NORTH WEST
ELEVATION**

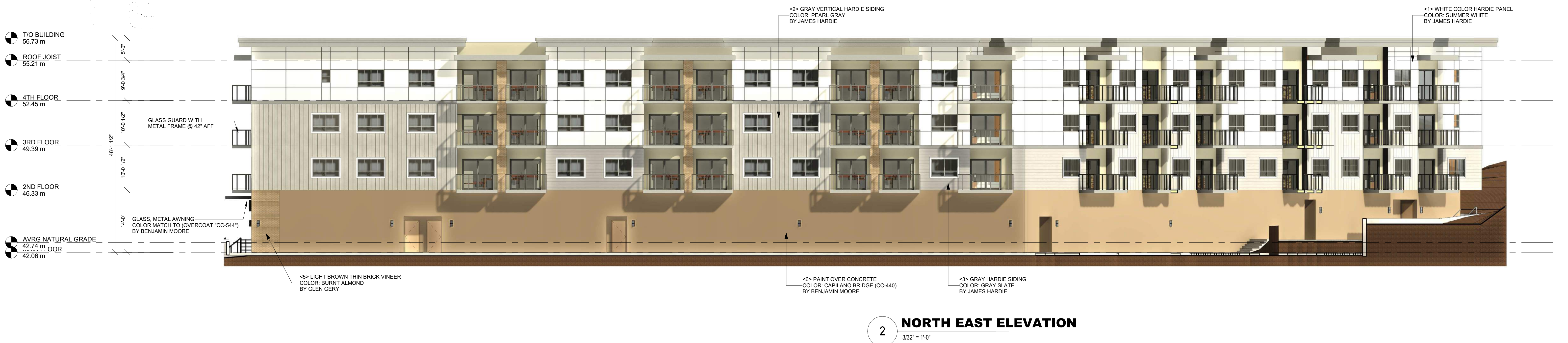
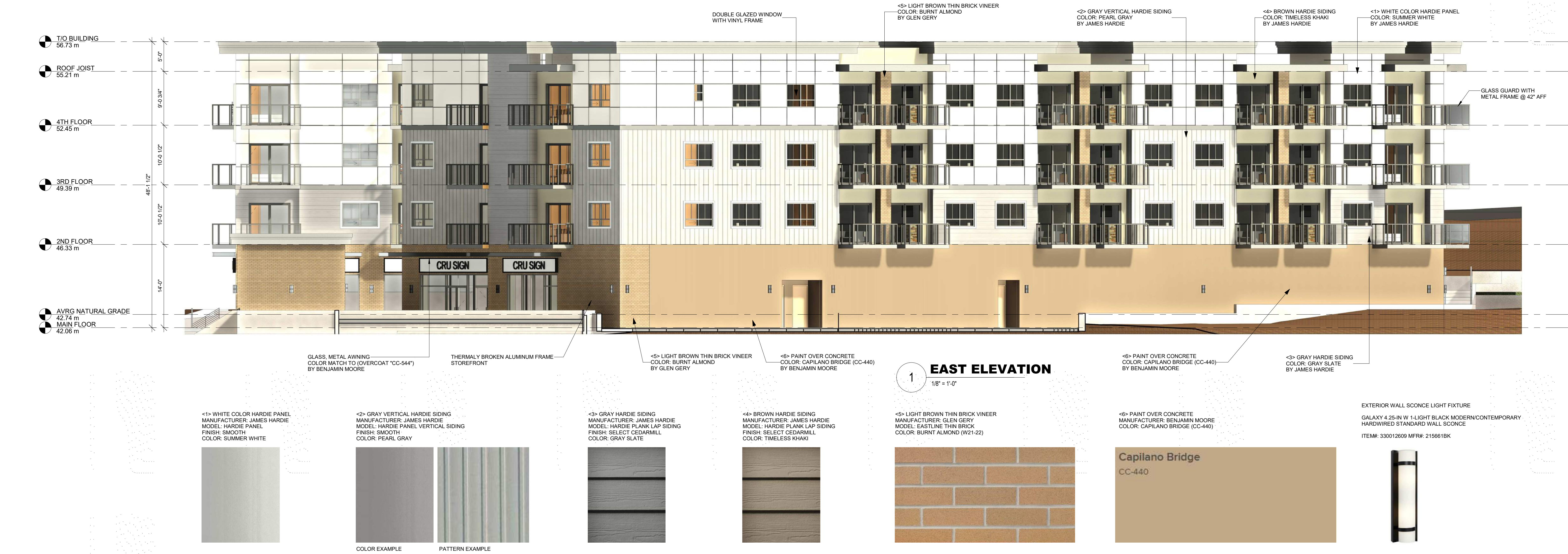
Sheet No.	A202
Project No.	20190402
Start of Project	APRIL, 2019

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AIBC, AAA, SAA



24																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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<1> WHITE COLOR HARDIE PANEL
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PANEL
FINISH: SMOOTH
COLOR: SUMMER WHITE



<2> GRAY VERTICAL HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PANEL VERTICAL SIDING
FINISH: SMOOTH
COLOR: PEARL GRAY



<3> GRAY HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PLANK LAP SIDING
FINISH: SELECT CEDARMILL
COLOR: GRAY SLATE



<4> BROWN HARDIE SIDING
MANUFACTURER: JAMES HARDIE
MODEL: HARDIE PLANK LAP SIDING
FINISH: SELECT CEDARMILL
COLOR: TIMELESS KHAKI



<5> LIGHT BROWN THIN BRICK VINEER
MANUFACTURER: GLEN GERY
MODEL: EASTLINE THIN BRICK
COLOR: BURNT ALMOND (W21-22)



<6> PAINT OVER CONCRETE
MANUFACTURER: BENJAMIN MOORE
COLOR: CAPILANO BRIDGE (CC-440)



EXTERIOR WALL SCONCE LIGHT FIXTURE

GALAXY 4.25-IN W 1-LIGHT BLACK MODERN/CONTEMPORARY
HARDWIRED STANDARD WALL SCONCE

ITEM#: 330012609 MFR#: 215661BK



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Project Name
**MISSION MIXED USE
DEVELOPMENT**

Project Address
**32305 HURD STREET
DISTRICT OF
MISSION, B.C.**

Sheet Name
**SOUTH ELEVATION &
SOUTH EAST
ELEVATION**

Sheet No.
A204

Project No.
20190402

Start of Project
APRIL, 2019

SIGN & SEAL

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p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

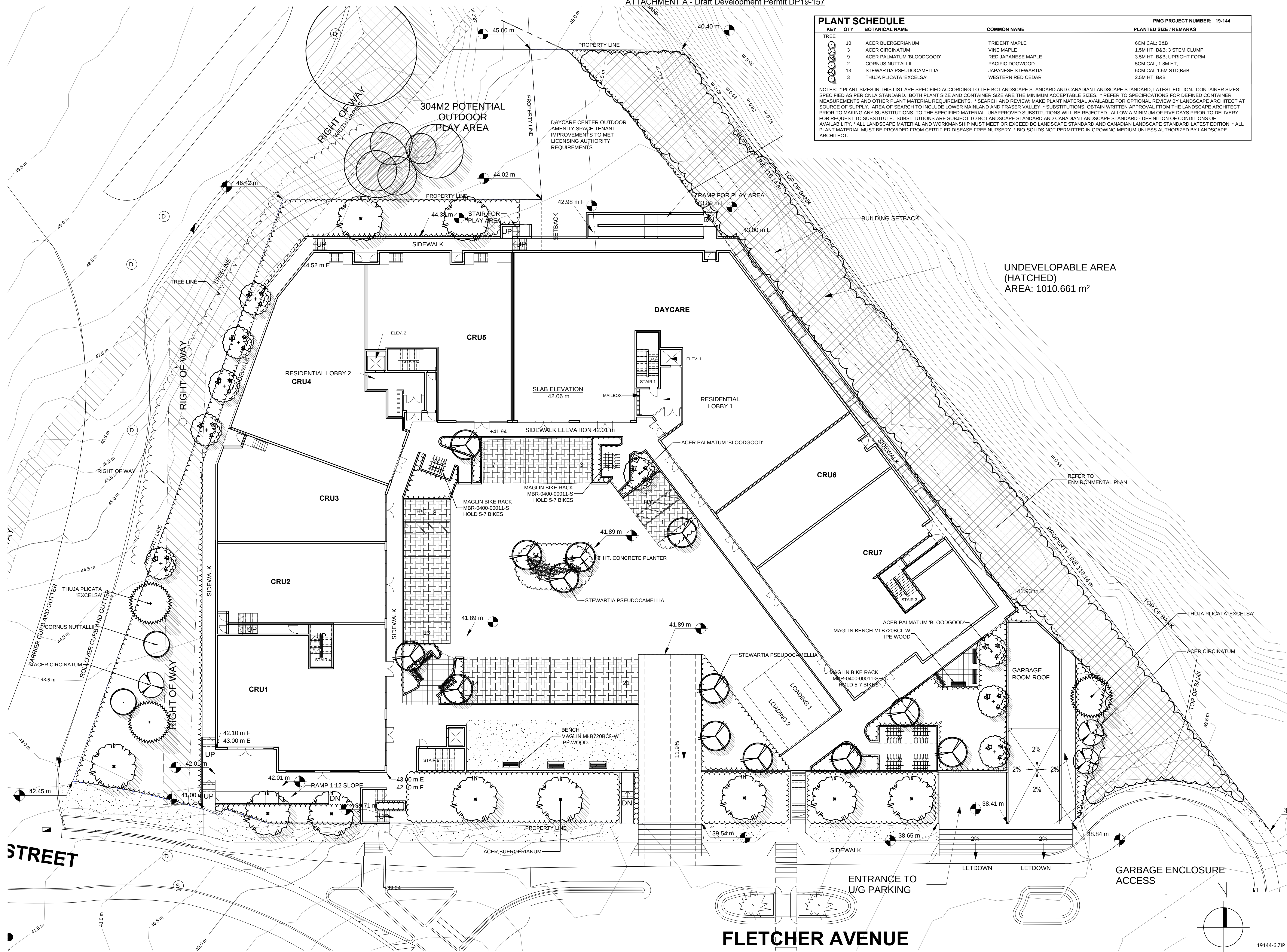
32305 HURD STREET
MISSION, BC

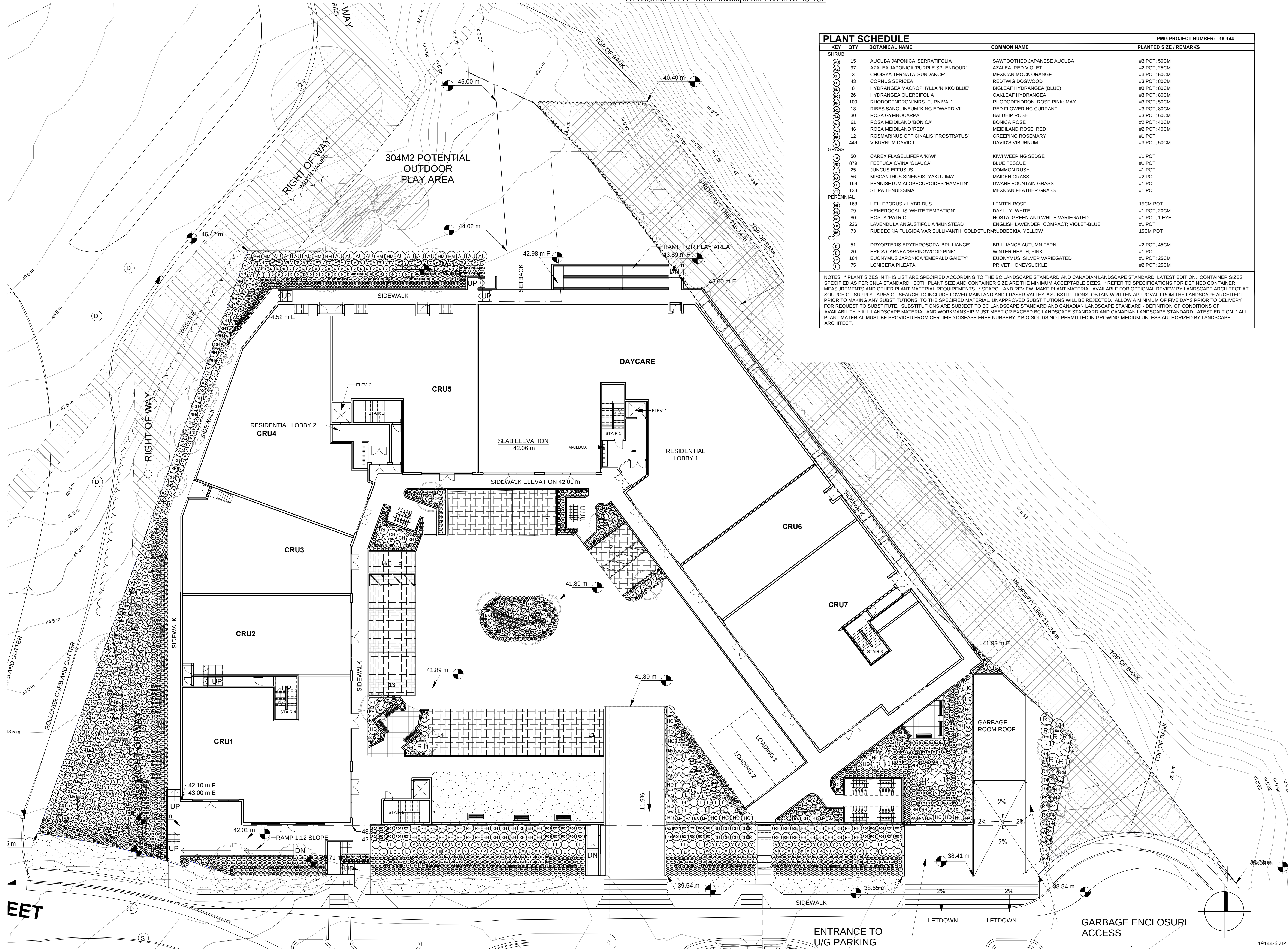
LANDSCAPE PLAN

L1

OF 5

19-144





PLANT SCHEDULE				PMG PROJECT NUMBER: 19-144
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	15	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
	97	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA, RED-VIOLET	#2 POT; 25CM
	3	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	43	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
	8	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
	26	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
	100	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
	13	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	#3 POT; 80CM
	30	ROSA GYMNOCARPA	BALDHIP ROSE	#3 POT; 60CM
	61	ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
	46	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED	#2 POT; 40CM
	12	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	#1 POT
	449	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
	50	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
	879	FESTUCA OVINA 'GLAUC'	BLUE FESCUE	#1 POT
GRASS	25	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
	56	MISCANTHUS SINENSIS 'YAKU JIMA'	MAIDEN GRASS	#2 POT
	169	PENNISETUM ALOPECUROIDES 'HAEMELI'	DWARF FOUNTAIN GRASS	#1 POT
	133	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
	168	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
PERENNIAL	79	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
	80	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	226	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
	73	RUDBECKIA FULGIDA VAR SULLIVANTII	GOLDSTURMRUDBECKIA; YELLOW	15CM POT
	51	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
GC	20	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
	164	EUONYMUS JAPONICA 'EMERALD GAITY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
	75	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

8	21.JUL.22	NEW SITE PLAN	RJ
7	21.MAR.09	NEW SITE PLAN	JH
6	20.AUG.17	NEW SITE PLAN	DO
5	20.JUL.30	TREE MNGT. PLAN; LIGHTING PLAN	MC
4	20.JUL.23	CITY COMMENTS	PC
3	19.NOV.04	ISSUED FOR DP	RJ
2	19.OCT.31	NEW SITE PLAN	RJ
1	19.SEP.23	NEW SITE PLAN	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

32305 HURD STREET
MISSION, BC

DRAWING TITLE:

SHRUB
PLAN

DATE: 19.SEP.12 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

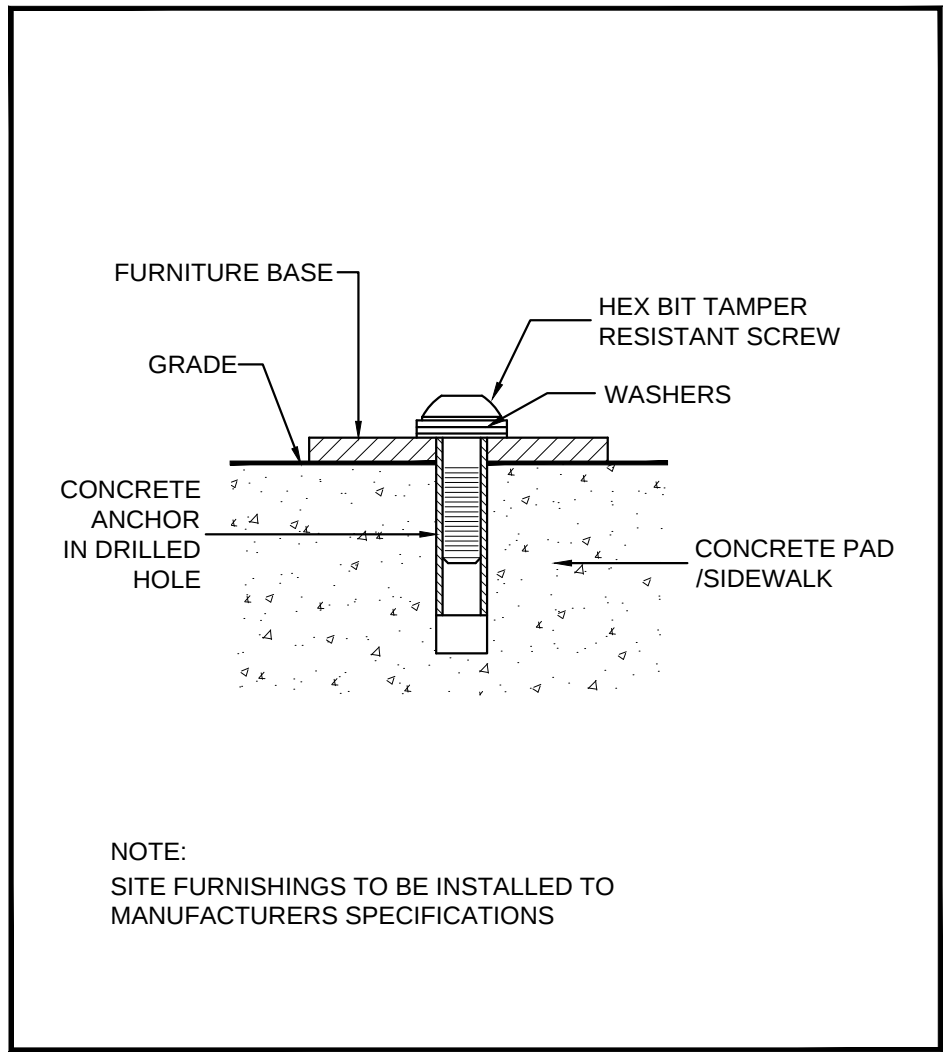
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OF 5

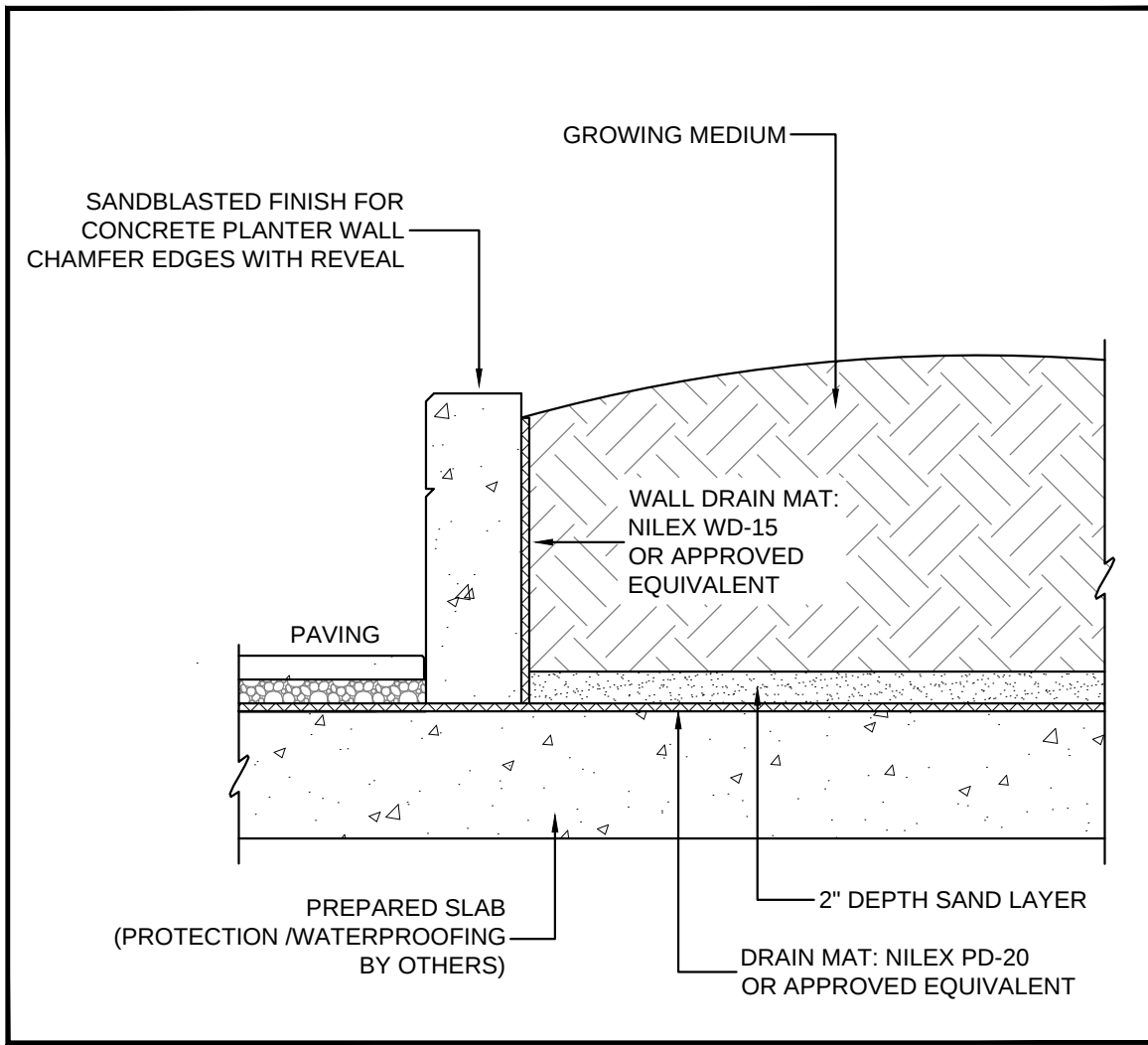
PMG PROJECT NUMBER:

19-144

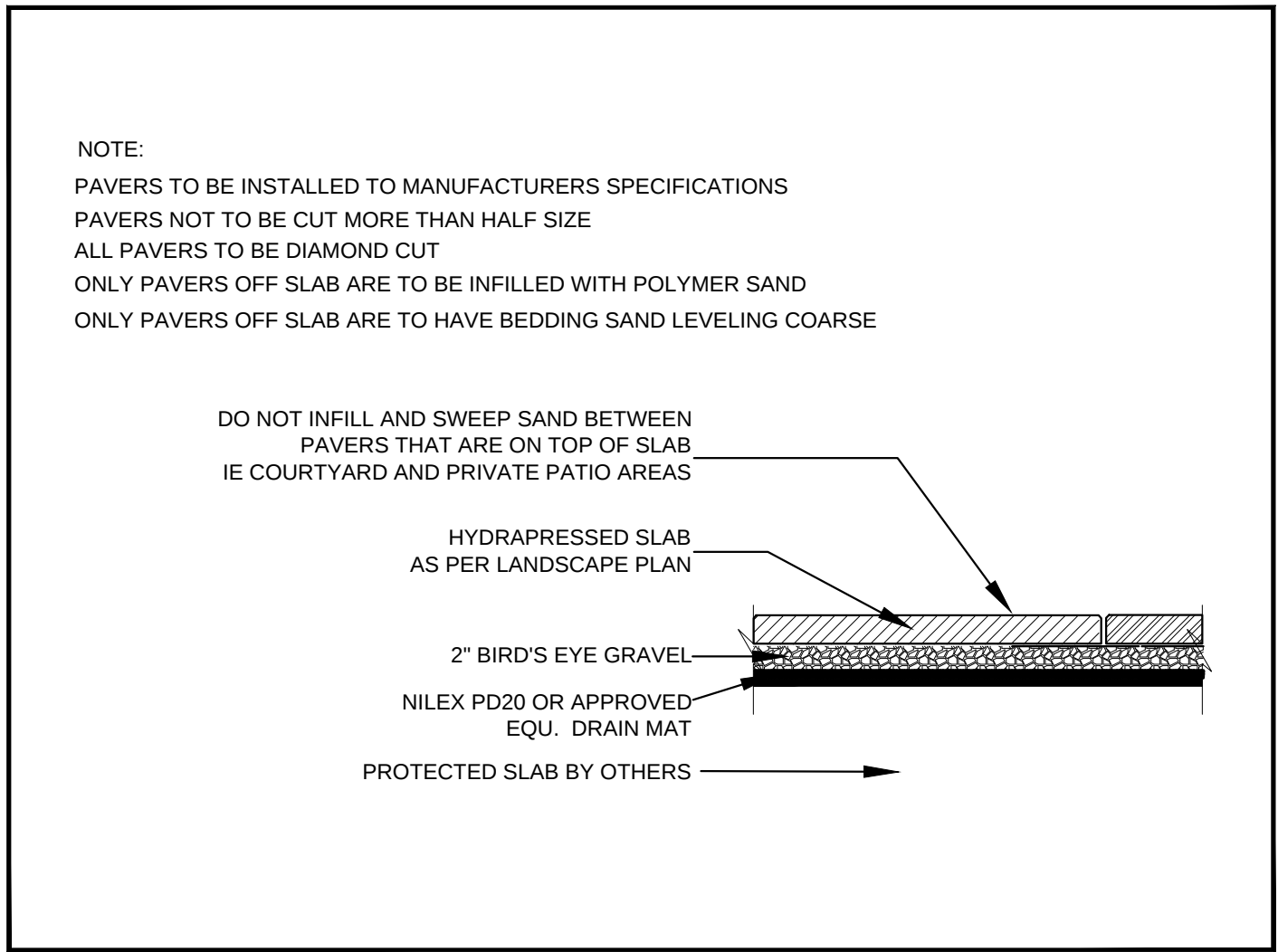
SEAL:



1 SITE FURNITURE MOUNTING
L3 N.T.S



2 PLANTER WALL ON SLAB
L3 1"=1'-0"



3 HYDRAPRESSED SLABS ON SLAB
L3 1"=1'-0"



MAGLIN BENCH



MAGLIN BIKE RACK



LANDSCAPE FORMS SKYLINE BOLLARD



LANDSCAPE FORMS RAMA LIGHT

8	21.JUL.22	NEW SITE PLAN	RJ
7	21.MAR.09	NEW SITE PLAN	JH
6	20.AUG.17	NEW SITE PLAN	DO
5	20.JUL.30	TREE MNGT. PLAN; LIGHTING PLAN	MC
4	20.JUL.23	CITY COMMENTS	PC
3	19.NOV.04	ISSUED FOR DP	RJ
2	19.OCT.31	NEW SITE PLAN	RJ
1	19.SEP.23	NEW SITE PLAN	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

32305 HURD STREET
MISSION, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 19.SEP.12 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

L3

OF 5



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

8	21.JUL.22	NEW SITE PLAN	RJ
7	21.MAR.09	NEW SITE PLAN	JH
6	20.AUG.17	NEW SITE PLAN	DO
5	20.JUL.30	TREE MNGT. PLAN; LIGHTING PLAN	MC
4	20.JUL.23	CITY COMMENTS	PC
3	19.NOV.04	ISSUED FOR DP	RJ
2	19.OCT.31	NEW SITE PLAN	RJ
1	19.SEP.23	NEW SITE PLAN	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

32305 HURD STREET
MISSION, BC

DRAWING TITLE:

TREE MANAGEMENT
PLAN

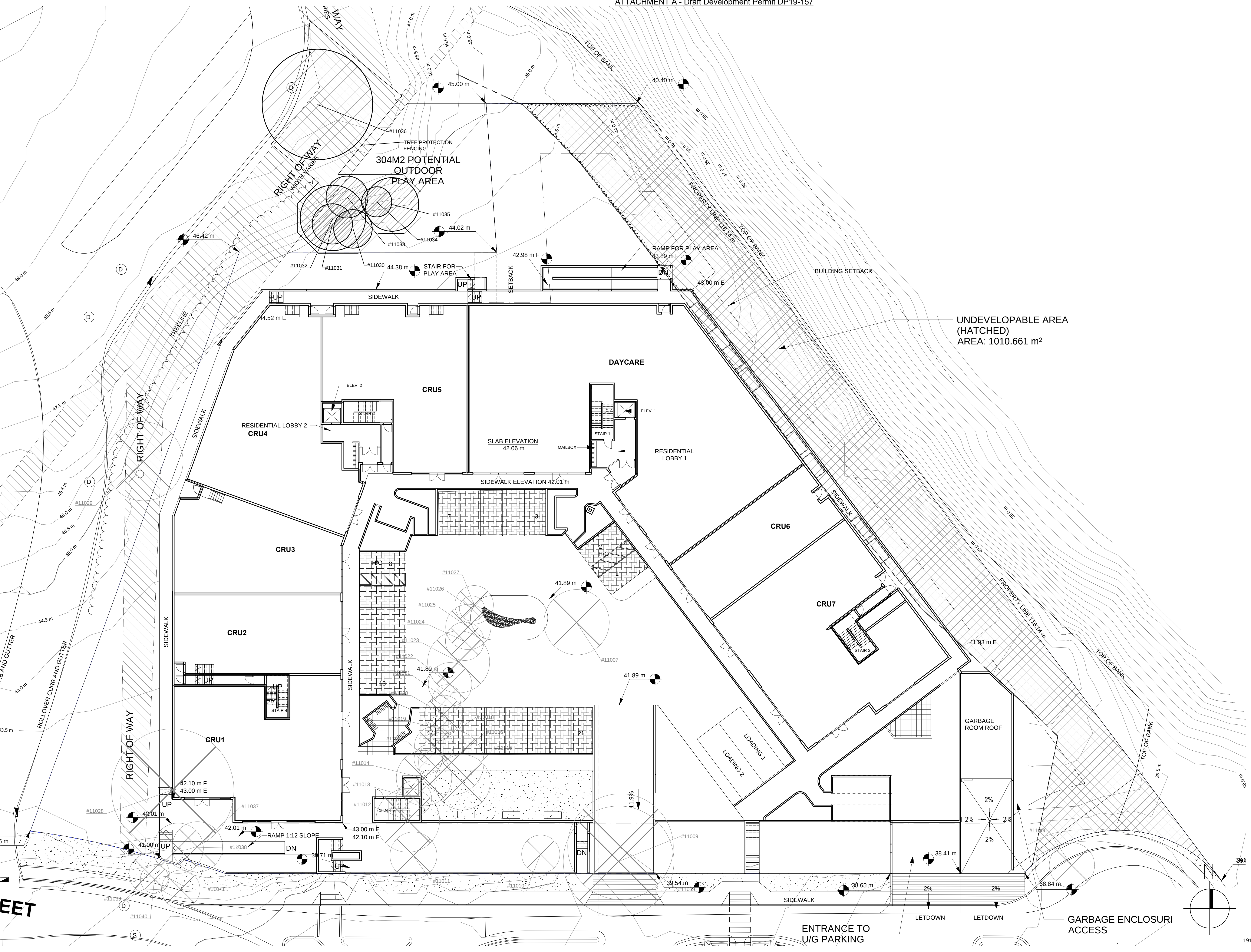
DATE: 19.SEP.12 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

L4

OF 5

PMG PROJECT NUMBER:

19-144



SEAL:

8	21.JUL.22	NEW SITE PLAN	RJ
7	21.MAR.09	NEW SITE PLAN	JH
6	20.AUG.17	NEW SITE PLAN	DO
5	20.JUL.30	TREE MNGT. PLAN; LIGHTING PLAN	MC
4	20.JUL.23	CITY COMMENTS	PC
3	19.NOV.04	ISSUED FOR DP	RJ
2	19.OCT.31	NEW SITE PLAN	RJ
1	19.SEP.23	NEW SITE PLAN	RJ

CLIENT:

PROJECT:

**32305 HURD STREET
MISSION, BC**

DRAWING TITLE:

LIGHTING PLAN

DATE: 19.SEP.12
SCALE: 1/16"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

DRAWING NUMBER:

L5

OF 5

PMG PROJECT NUMBER:

19-144

