

PROPOSED RESIDENTIAL DEVELOPMENT

2222 CLARKE STREET,
PORT MOODY,
BRITISH COLUMBIA

PROJECT DIRECTORY

CLIENT:
1156038 BC LTD.
7495 WHELEN CT
BURNABY, BC V5E 1X4
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SURVEYING LTD.**
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SHEET LIST

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NOTES:

	R	
2021-01-10	C	REV'D: DP APPLICATION
2020-09-30	F	REVISED / CIVIL REQ.
2020-08-11	E	REVISED / COMMENTS
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PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

CLIENT:
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7495 WHELEN CT,
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CHECKED: JA	
SCALE:	
JOB NO.: PM-001	
DATE: 12 JULY 2018	

SHEET TITLE:

COVER SHEET

DRAWING NO.:	
A-001	G

PROJECT DATA			
CIVIC ADDRESS :	2222 CLARKE STREET, PORT MOODY, BC		
LEGAL DESCRIPTION :	LOT 40 BLOCK 2 DL 202 GP 1 NWD		
LOT INFO			
TOTAL LOT AREA	8714.8 SQFT	809.6 SQM	
DEDICATIONS			
N/A		0.0 SQM	
NET AREA	8714.8 SQFT	809.6 SQM	
ZONING			
EXISTING		OCP	
PROPOSED		CD	
NCP		MOODY CENTRE	
OCP		MULTI-FAMILY RESIDENTIAL	
SETBACKS			
	ALLOWED	PROPOSED	
NORTH	3.0 M	2M + 3M	
SOUTH	4.0 M	4.0 M	
EAST - BLDG 1	2.0 M	3.05 M	
EAST - BLDG 2	2.0 M	2.0 M	
WEST - BLDG 1	2.0 M	2.0 M	
WEST - BLDG 2	2.0 M	2.0 M	
HEIGHT			
PROPOSED	3 STOREYS		
SITE COVERAGE			
PROPOSED	3829.5 SQFT	355.8 SQM	43.9%
FAR CALCULATIONS			
GROSS FLOOR AREA (EXCLUDING PARKING)			
LEVEL	BLDG 1	BLDG 2	AREA
1	1930.92 SQFT	1898.60 SQFT	3829.5 SQFT
2	1891.83 SQFT	1852.36 SQFT	3744.2 SQFT
3	2010.59 SQFT	1925.17 SQFT	3935.8 SQFT
TOTAL		11509.5 SQFT	1069.3 SQM
FAR PROPOSED		1.32	

UNIT SCHEDULE					
	UNIT TYPE	NO. OF BR's	LEVEL 1	LEVEL 2	LEVEL 3
BUILDING 1	101 (ACCESSIBLE)	2	856.11 SQFT		
	102 (ACCESSIBLE)	2	873.48 SQFT		
	201	2 + DEN	72.24 SQFT	626.54 SQFT	660.63 SQFT
	202	2 + DEN	72.24 SQFT	640.61 SQFT	649.55 SQFT
BUILDING 2	203	2 + DEN	57.39 SQFT	624.68 SQFT	661.50 SQFT
	103	1	621.17 SQFT		
	104	1	554.88 SQFT		
	105	3	540.04 SQFT	551.13 SQFT	510.00 SQFT
	204	2 + DEN	57.25 SQFT	655.43 SQFT	721.04 SQFT
	205	2 + DEN	57.25 SQFT	657.05 SQFT	690.83 SQFT
TOTAL 10 UNITS			3762.06 SQFT	3755.44 SQFT	3893.55 SQFT
OFF STREET PARKING					
	UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
	1-BEDROOM	2	1	2	2
	2- BEDROOM	7	1.5	10.5	11
	3- BEDROOM	1	2	2	2
	VISITORS CAR PARK	10	0.2	2	2
TOTAL NO. OF PARKING REQUIRED					17
PARKING SPACES AT PARKADE LEVEL					17
NO. OF PARKING PROVIDED					17
ROUGHED - ELECTRIC VEHICLE CHARGING INFRASTRUCTURE					100%
CAR SHARING					0%
	BICYCLE SPACES	NO. OF UNITS	BICYCLE PER DWELLING	NO. OF BICYCLES	SAY
	LONG TERM - REQUIRED	10	2	20	22
	LONG TERM - PROVIDED			22	
	SHORT TERM - REQUIRED & PROVIDED			6	

AMENITY CALCULATION			
	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	10	53.82	538.2 SQFT
PROVIDED			
AT GRADE			796.4 SQFT
TOTAL			796.4 SQFT

NOTES:

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1	2021-01-10	REV. DP APPLICATION
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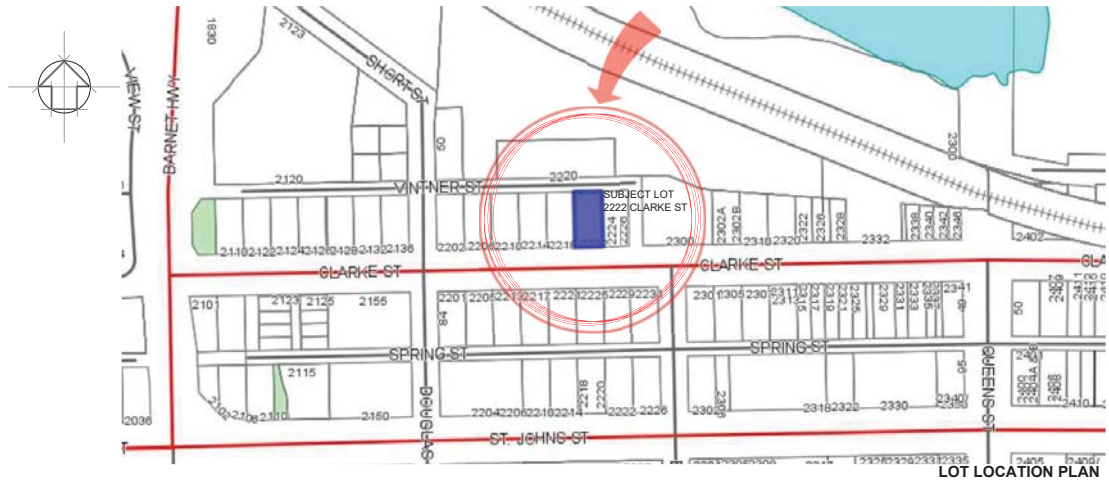
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PROJECT DATA

DRAWING NO.:	
A-002	G



LOT LOCATION PLAN

NOTES:



REAR @ 2226 / HERITAGE



REAR @ 2224



REAR @ 2222



FRONT @ 2226 / HERITAGE



REAR @ 2218



REAR @ 2224 & 2222



FRONT @ 2222



FRONT @ 2224 / HERITAGE

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SITE PICTURES

DRAWING NO.:
A-003 G

NOTES:



LOT LOCATION PLAN



1 CLARKE STREET VIEW

H	
G	
F	
E	
D	
C	
B	
A	
SECTION	



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SITE LOCATION

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A-004	G

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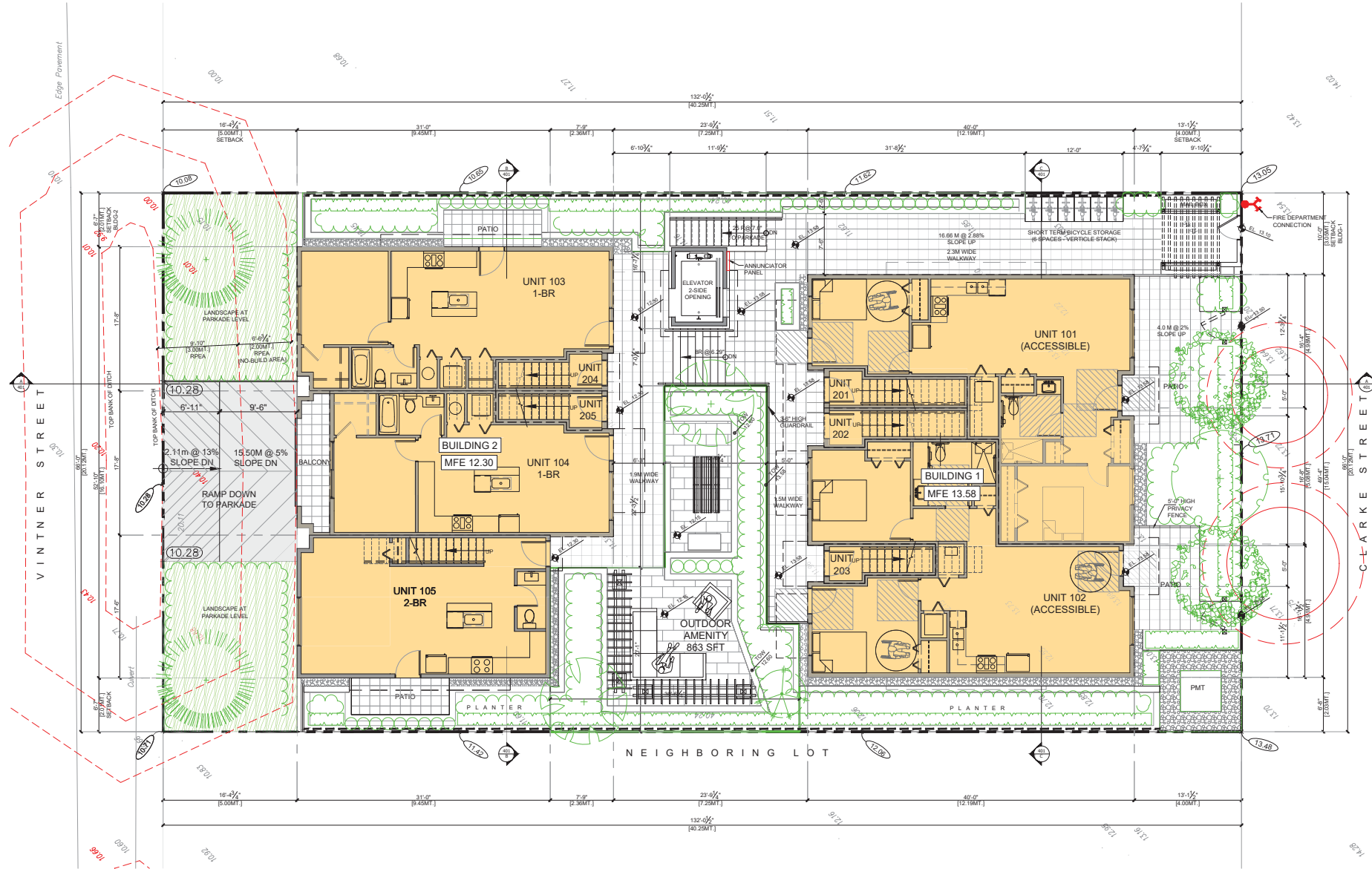
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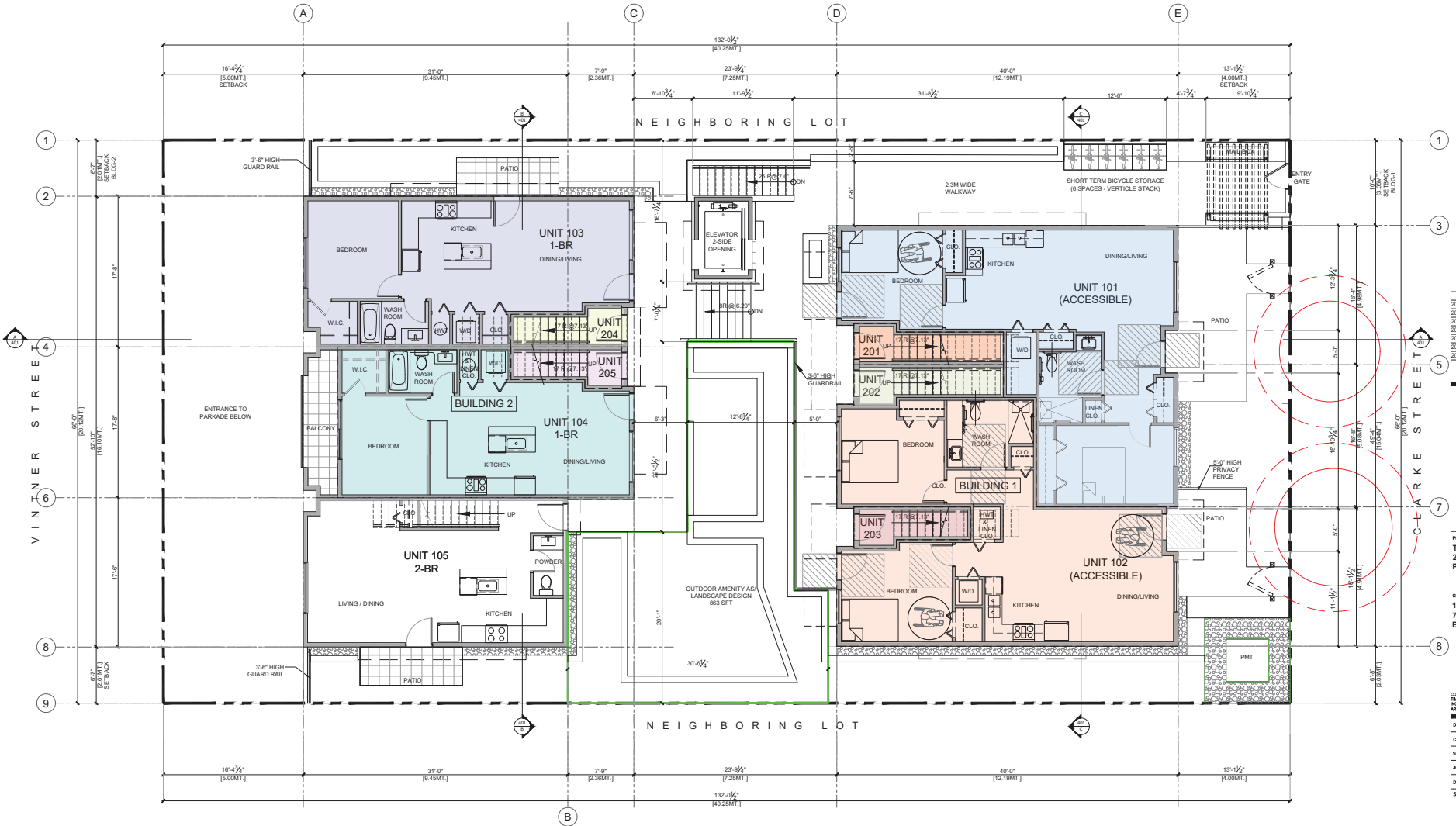
SITE PLAN

DRAWING NO.:	A-100	G
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1 SITE PLAN
3/16"=1'-0"



NOTES:



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1 MAIN FLOOR PLAN
3/16"=1'-0"

MAIN FLOOR PLAN

DRAWING NO.:	
A-102	G

NOTES:



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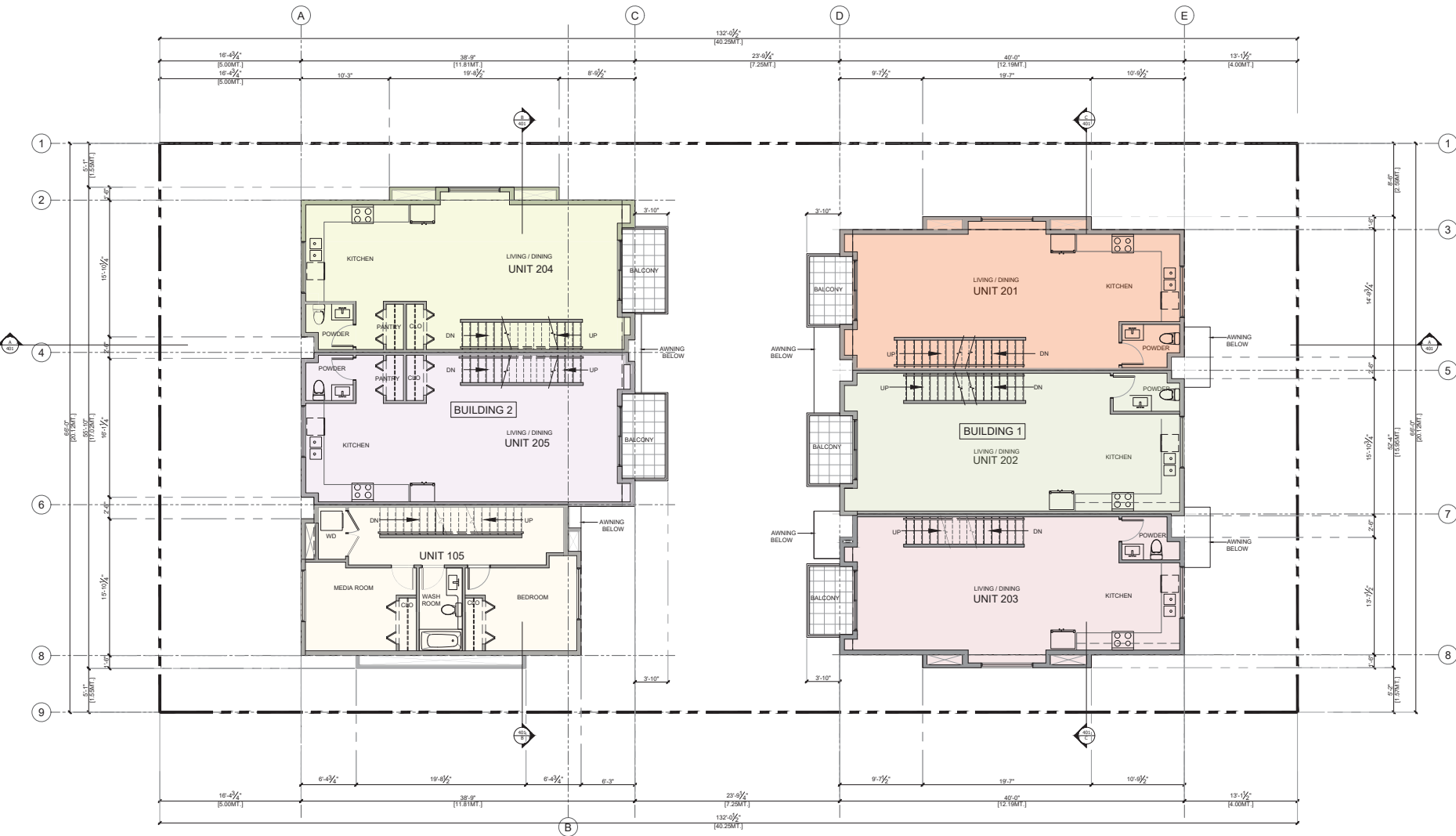
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SECOND FLOOR PLAN

DRAWING NO.:
A-103

G

1 SECOND FLOOR PLAN
3/16"=1'-0"



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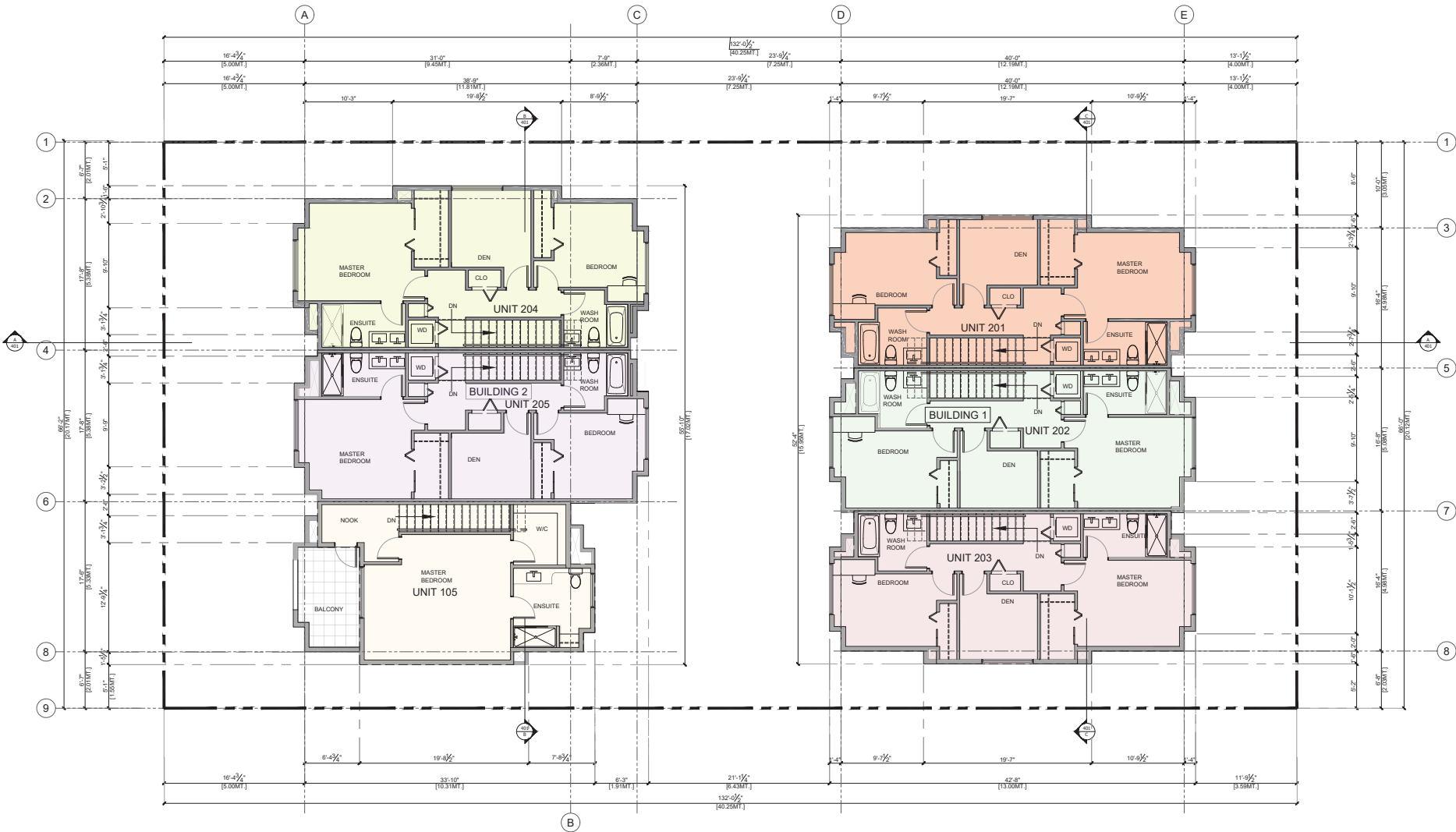
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THIRD FLOOR PLAN

DRAWING NO.:	A-104	G
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1 THIRD FLOOR PLAN
3/16"=1'-0"

NOTES:



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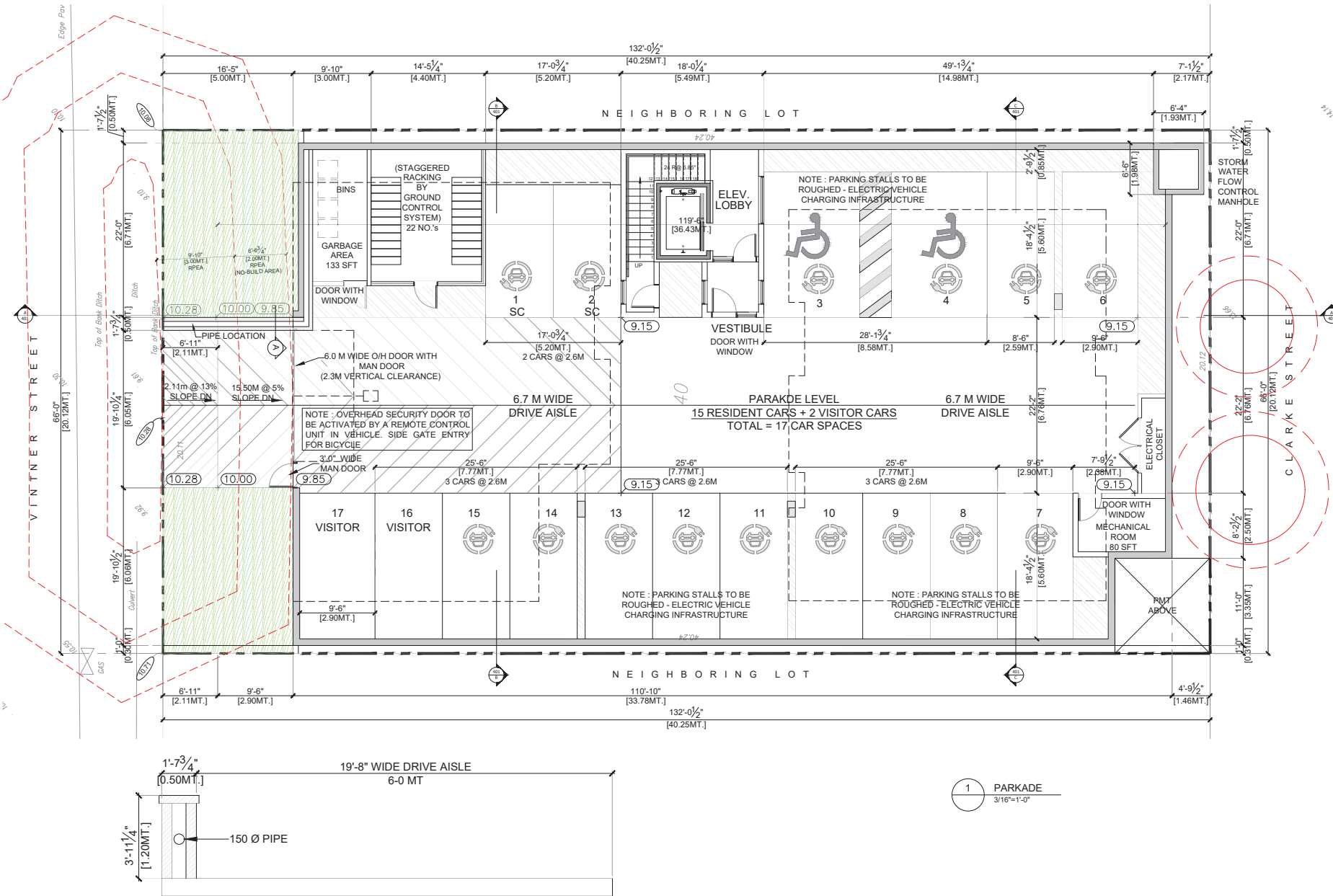
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PARKADE LEVEL

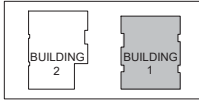
DRAWING NO.:	
A-101	G



1 SECTION A
1/2" = 1'-0"

1 PARKADE
3/16" = 1'-0"

NOTES:



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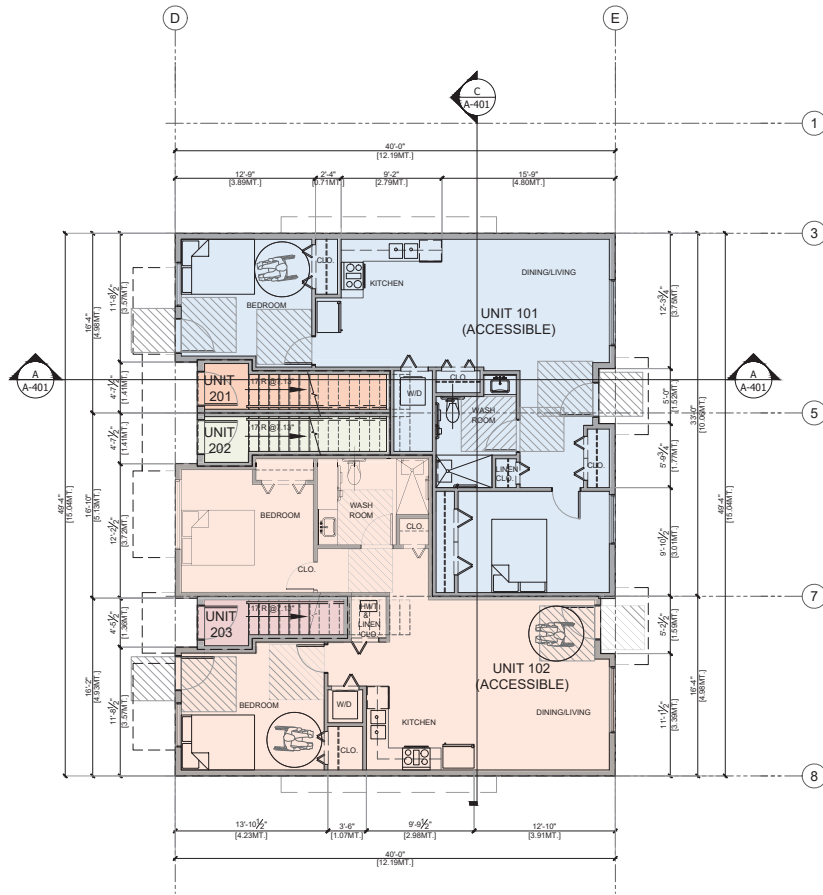
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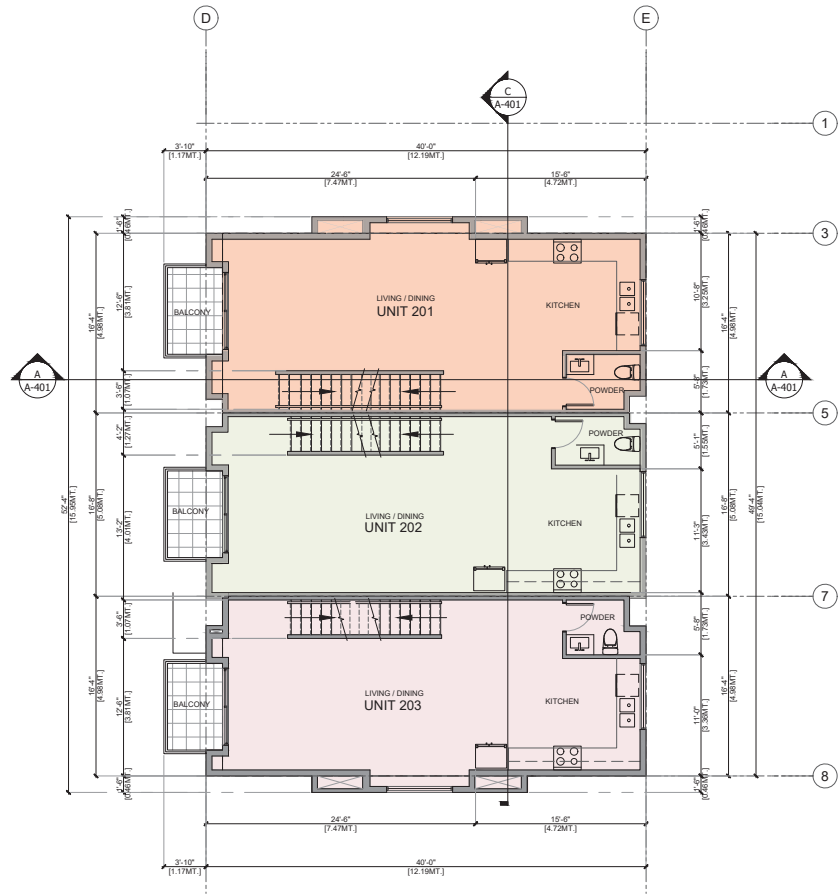
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SHEET TITLE:	

**BUILDING 1
FLOOR PLANS**

DRAWING NO.:	A-201	G
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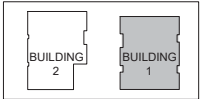


1 BUILDING 1 MAIN FLOOR
3/16"=1'-0"



2 BUILDING 1 SECOND FLOOR
3/16"=1'-0"

NOTES:



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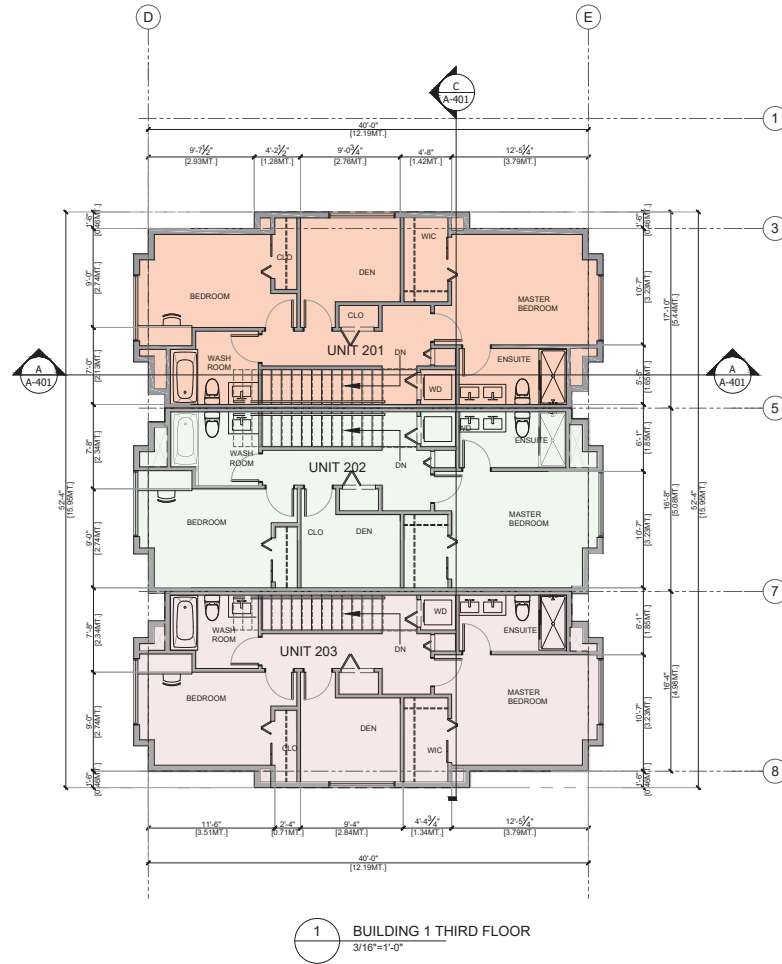
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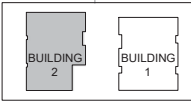
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**BUILDING 1
FLOOR PLANS**

DRAWING NO.:	A-202	G
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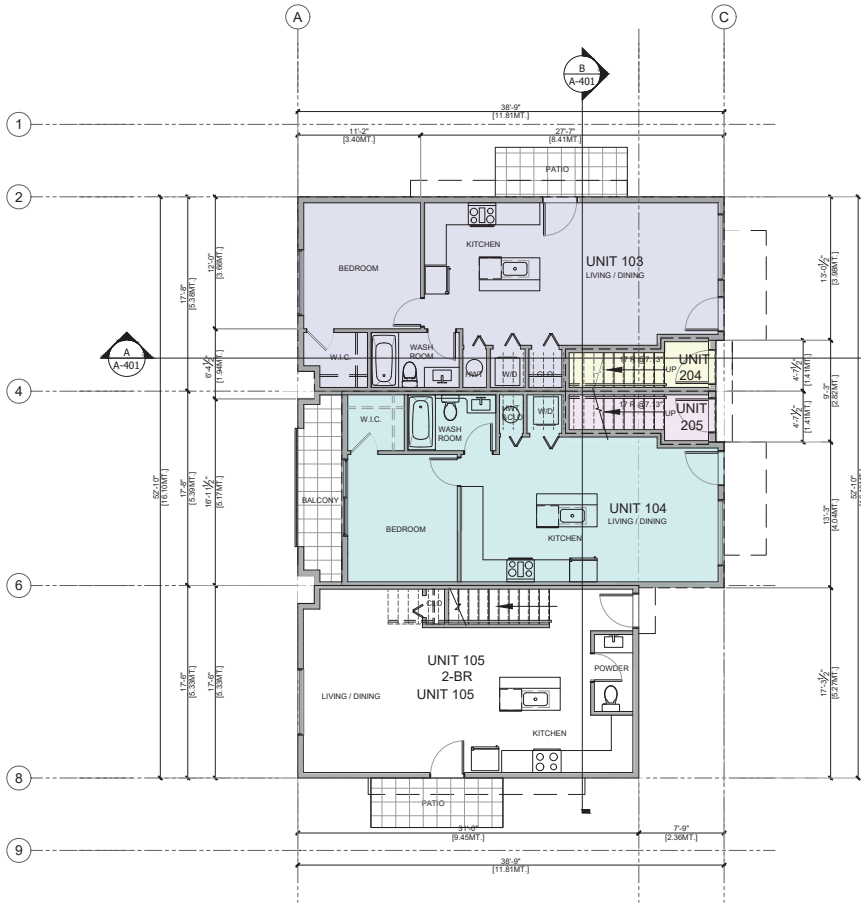
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TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

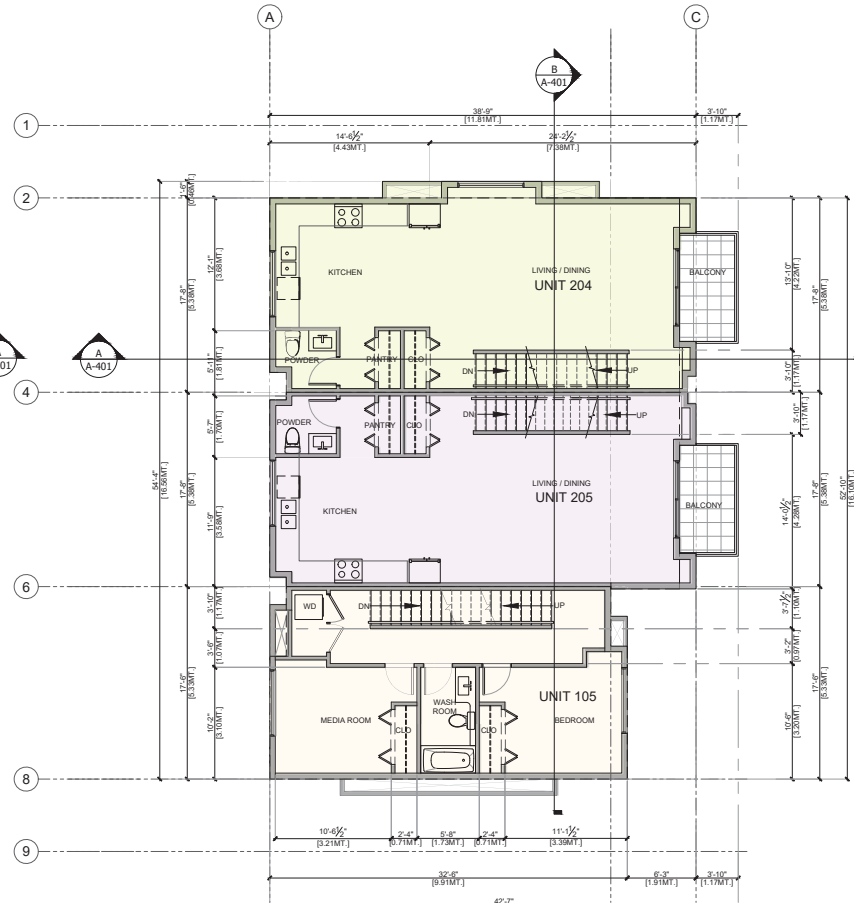
CLIENT:
1156038 B.C. LTD.
7495 WHELEN CT.
BURNABY, BC V5E 1X4

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DRAWN:	A.S.
CHECKED:	JA
SCALE:	3/16" = 1'-0"
JOB No.:	PM-001
DATE:	13 JULY 2018
SHEET TITLE:	



1 BUILDING 2 MAIN FLOOR
3/16"=1'-0"



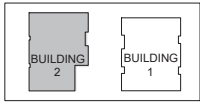
2 BUILDING 2 SECOND FLOOR
3/16"=1'-0"

BUILDING 2
FLOOR PLANS

DRAWING NO.:
A-203

G

NOTES:



KEY PLAN

REV.	DATE	DESCRIPTION
2021-01-10	C	REV'D. DP APPLICATION
2020-09-30	F	REVISED / CIVIL REQ.
2020-08-11	E	REVISED / COMMENTS
2020-03-30	D	RE-SUBMISSION / SECOND REVIEW
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2018-12-17	B	REVISED AS PER CITY COMMENTS
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PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

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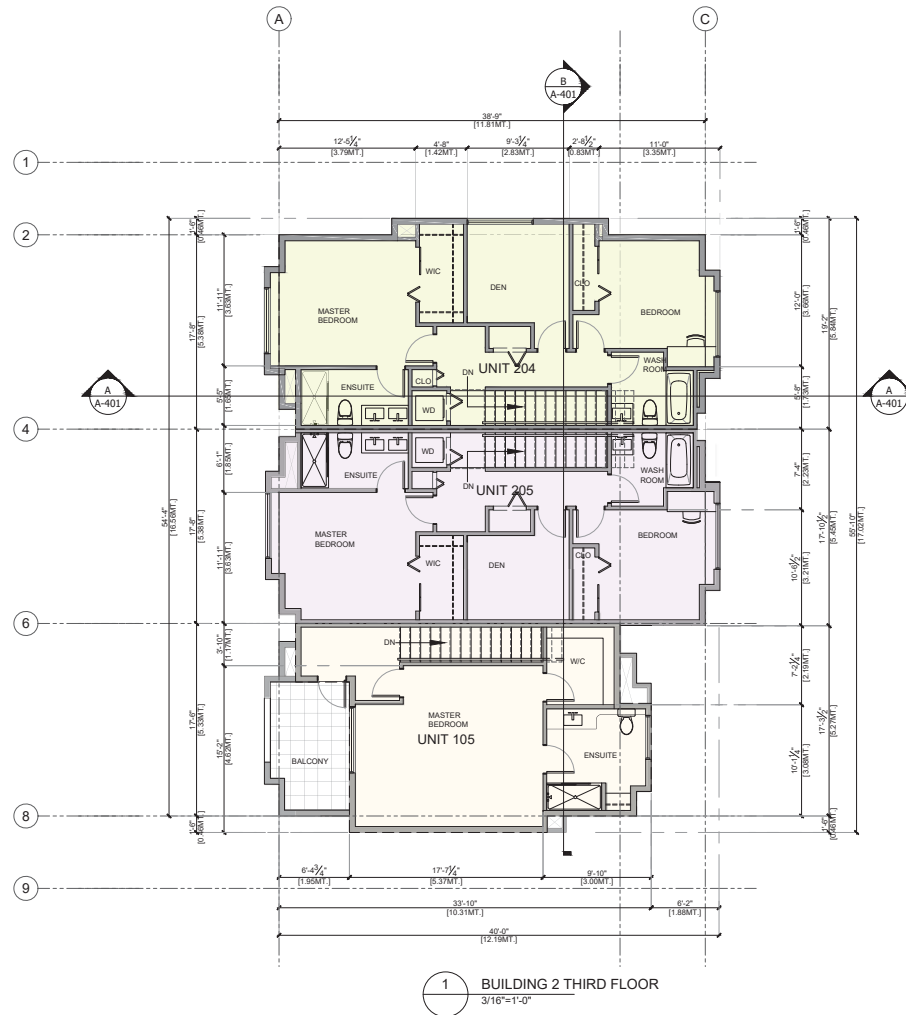
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SCALE:	3/16" = 1'-0"
JOB NO.:	PM-001
DATE:	13 JULY 2018
SHEET TITLE:	

**BUILDING 2
FLOOR PLANS**

DRAWING NO.:
A-204

G



1 BUILDING 2 THIRD FLOOR
3/16"=1'-0"



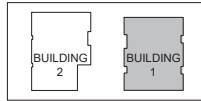
1 BLD 1: SOUTH ELEVATION (FROM CLARKE STREET)
SCALE: 3/16" = 1'-0"



2 BLD 1: NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- SCHEDULE OF FINISHES**
- ENDICOTT THIN BRICK
SIZE: 2-5/8"X 9-5/8"
COLOR: SIENNA IRON SPOT
 - HARDIE PANEL BOARD AND BATTEN,
COLOR: JAMES HARDIE SAIL CLOTH
 - JAMES HARDIE SIDING
COLOR: JAMES HARDIE ARCTIC WHITE
 - JAMES HARDIE SIDING
COLOR: JAMES HARDIE SAIL CLOTH
 - JAMES HARDIE SHINGLE SIDING
COLOR: ARCTIC WHITE
 - SOLID WOOD DOORS COLOR TO MATCH
JAMES HARDIE ARCTIC WHITE
 - TRIMS COLOR TO MATCH HARDIE COLOR
 - VINYL WINDOWS
COLOR: ARCTIC WHITE
 - POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
 - ASPHALT SHINGLE ROOF; IKO CAMBRIDGE
DUAL BLACK
 - 2" X 12" FASCIA COLOR TO MATCH ARCTIC
WHITE
 - POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
WITH SAFETY GLASS (TRANSPARENT)

NOTES:



KEY PLAN



DATE	BY	REVISION
2021-01-10	C	REV'D: DP APPLICATION
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2020-08-11	E	REVISED / COMMENTS
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2018-12-17	B	REVISED AS PER CITY COMMENTS
2018-07-19	A	DP APPLICATION SUBMISSION

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PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

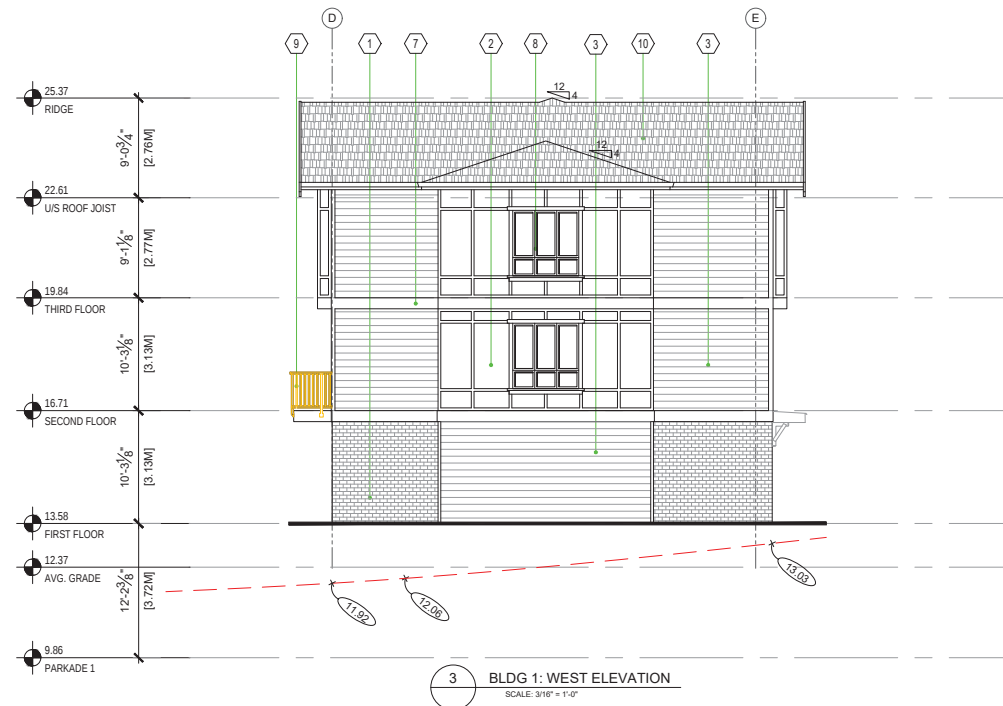
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CHECKED:	J.A.
SCALE:	3/16" = 1'-0"
JOB No.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

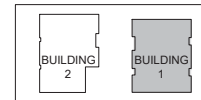
ELEVATION
BUILDING 1

DRAWING NO.:
A-304 G



- SCHEDULE OF FINISHES**
1. ENDICOTT THIN BRICK
SIZE: 2-5/8\"X 3-5/8\"
COLOR: SIENNA IRON SPOT
 2. HARDIE PANEL BOARD AND BATTEN
COLOR: JAMES HARDIE SAIL CLOTH
 3. JAMES HARDIE SIDING
COLOR: JAMES HARDIE ARCTIC WHITE
 4. JAMES HARDIE SIDING
COLOR: JAMES HARDIE SAIL CLOTH
 5. JAMES HARDIE SHINGLE SIDING
COLOR: ARCTIC WHITE
 6. SOLID WOOD DOORS COLOR TO MATCH
JAMES HARDIE ARCTIC WHITE
 7. TRIMS COLOR TO MATCH HARDIE COLOR
 8. VINYL WINDOWS
COLOR: ARCTIC WHITE
 9. POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
 10. ASPHALT SHINGLE ROOF; IKO CAMBRIDGE
DUAL BLACK
 11. 2\"X 12\" FASCIA COLOR TO MATCH ARCTIC
WHITE
 12. POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
WITH SAFETY GLASS (TRANSPARENT)

NOTES:



KEY PLAN



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PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

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DRAWN:	MS
CHECKED:	J.A.
SCALE:	3/16\" = 1'-0"
JOB No.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

ELEVATION
BUILDING 1

DRAWING NO.:

A-305

G





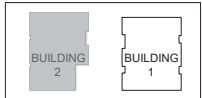
1 BLDG 2: NORTH ELEVATION (FROM VINTNER STREET)
SCALE: 3/16" = 1'-0"



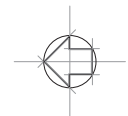
2 BLDG 2: SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES	
	1. ENDICOTT THIN BRICK SIZE: 2-5/8"X9-5/8" COLOR: SIENNA IRON SPOT
	2. HARDIE PANEL BOARD AND BATTEN COLOR: JAMES HARDIE SAIL CLOTH
	3. JAMES HARDIE SIDING COLOR: JAMES HARDIE ARCTIC WHITE
	4. JAMES HARDIE SIDING COLOR: JAMES HARDIE SAIL CLOTH
	5. JAMES HARDIE SHINGLE SIDING COLOR: ARCTIC WHITE
	6. SOLID WOOD DOORS COLOR TO MATCH JAMES HARDIE ARCTIC WHITE
	7. TRIMS COLOR TO MATCH HARDIE COLOR
	8. VINYL WINDOWS COLOR: ARCTIC WHITE
	9. POWDER COATED ALUMINUM RAILING COLOR: BENJAMIN MOORE GRAY 2120-10
	10. ASPHALT SHINGLE ROOF; IKO CAMBRIDGE DUAL BLACK
	11. 2" X 12" FASCIA COLOR TO MATCH ARCTIC WHITE
	12. POWDER COATED ALUMINUM RAILING COLOR: BENJAMIN MOORE GRAY 2120-10 WITH SAFETY GLASS (TRANSPARENT)

NOTES:



KEY PLAN



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PORT MOODY, BC V3H 1Y7

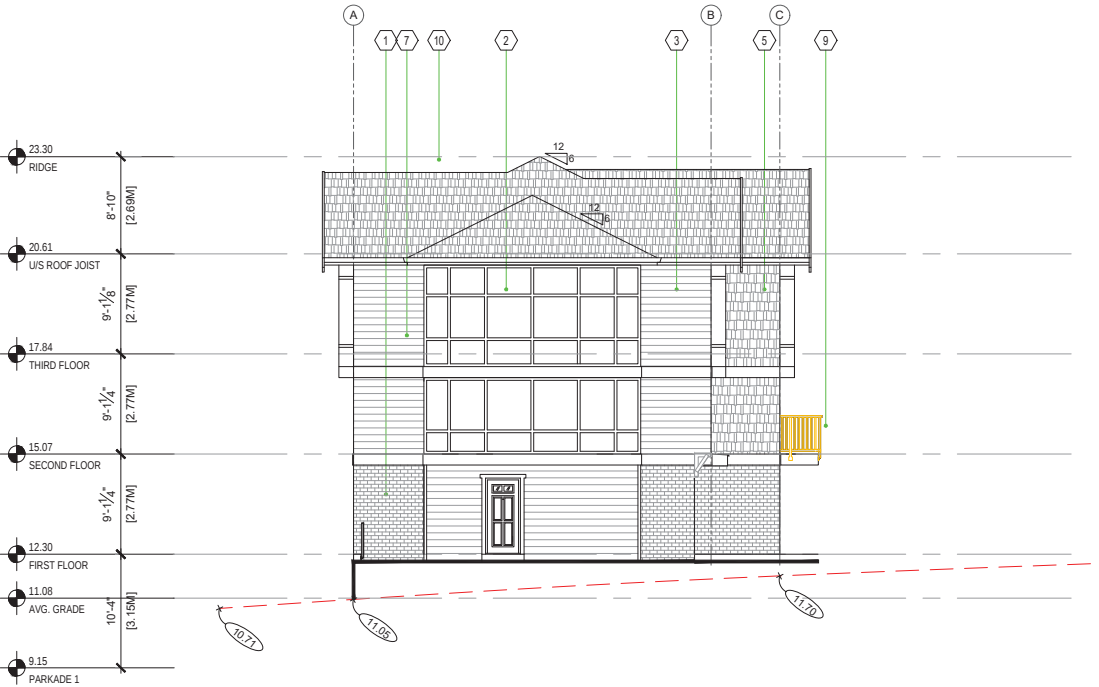
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CHECKED:	J.A.
SCALE:	3/16" = 1'-0"
JOB No.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

ELEVATION
BUILDING 2

DRAWING NO.:	A-306	G
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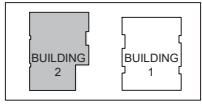
3 BLDG 2 : WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 BLDG 2 : EAST ELEVATION
SCALE: 3/16" = 1'-0"

- SCHEDULE OF FINISHES**
- ENDICOTT THIN BRICK
SIZE: 2-5/8"X 9-5/8"
COLOR: SIENNA IRON SPOT
 - HARDIE PANEL BOARD AND BATTEN
COLOR: JAMES HARDIE SAIL CLOTH
 - JAMES HARDIE SIDING
COLOR: JAMES HARDIE ARCTIC WHITE
 - JAMES HARDIE SIDING
COLOR: JAMES HARDIE SAIL CLOTH
 - JAMES HARDIE SHINGLE SIDING
COLOR: ARCTIC WHITE
 - SOLID WOOD DOORS COLOR TO MATCH
JAMES HARDIE ARCTIC WHITE
 - TRIMS COLOR TO MATCH HARDIE COLOR
 - VINYL WINDOWS
COLOR: ARCTIC WHITE
 - POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
 - ASPHALT SHINGLE ROOF; IKO CAMBRIDGE
DUAL BLACK
 - 2" X 12" FASCIA COLOR TO MATCH ARCTIC
WHITE
 - POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAY 2120-10
WITH SAFETY GLASS (TRANSPARENT)

NOTES:



KEY PLAN



DATE	REV.	DESCRIPTION
2021-01-10	H	REV. DP APPLICATION
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2020-08-11	F	REVISED / COMMENTS
2020-03-30	D	RE-SUBMISSION / SECOND REVIEW
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2018-12-17	B	REVISED AS PER CITY COMMENTS
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TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

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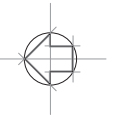
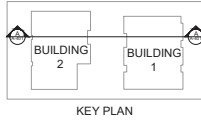
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CHECKED:	J.A.
SCALE:	3/16" = 1'-0"
JOB NO.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

ELEVATION
BUILDING 2

DRAWING NO.:	A-307	G
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NOTES:



DATE	BY	REVISION
2021-01-10	C	REV'D. DP APPLICATION
2020-09-30	F	REVISED / CIVIL REQ.
2020-08-11	E	REVISED / COMMENTS
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PROJECT:
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2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

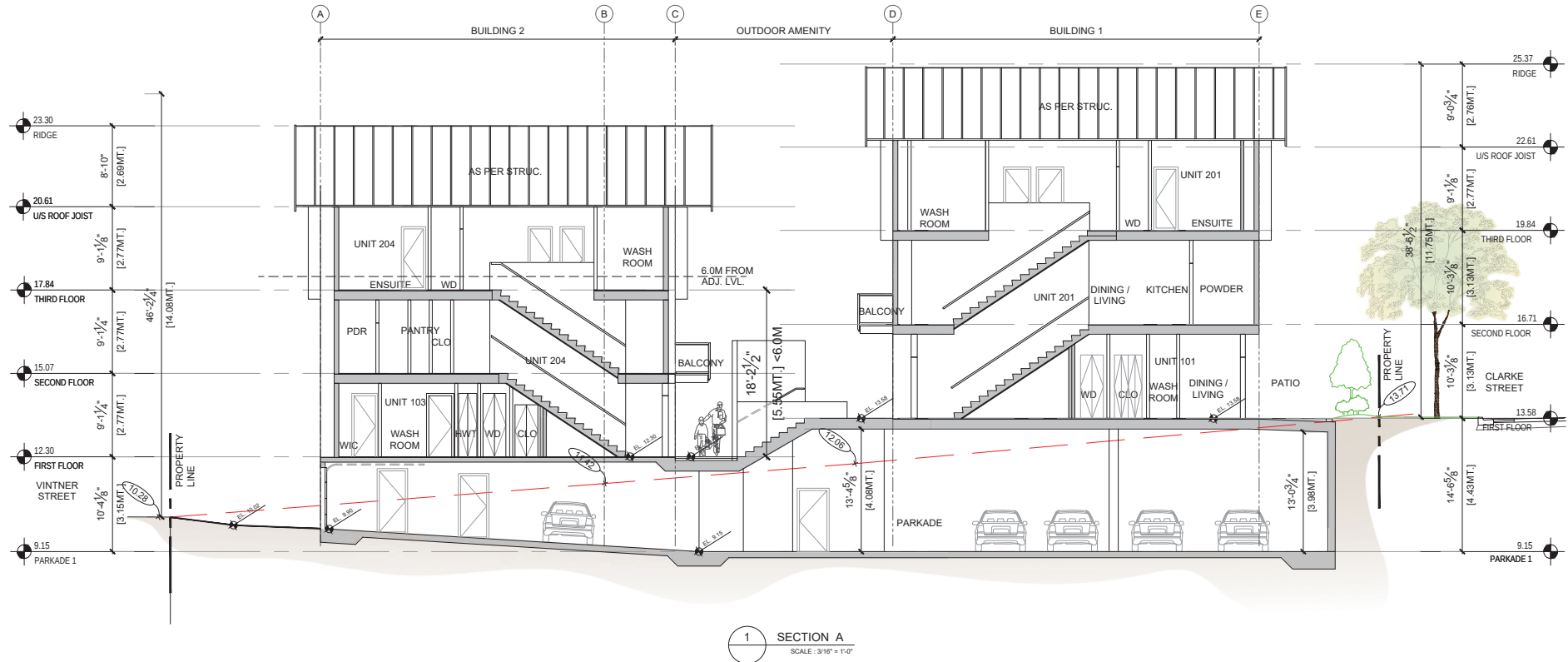
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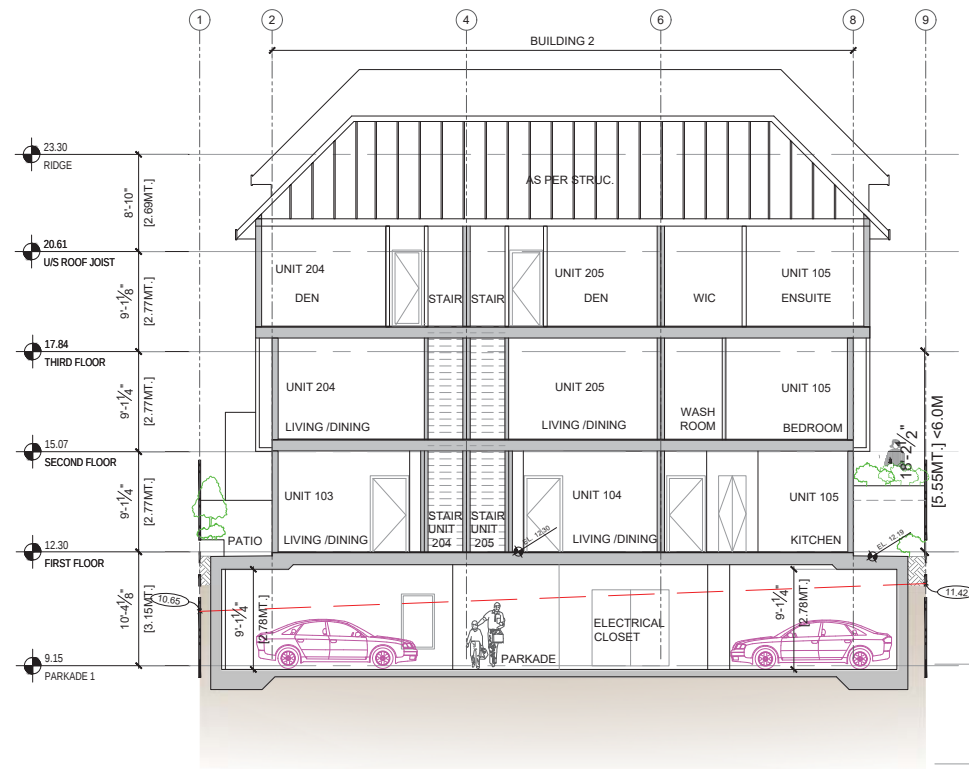
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SCALE:	3/16" = 1'-0"
JOB NO.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

SECTIONS

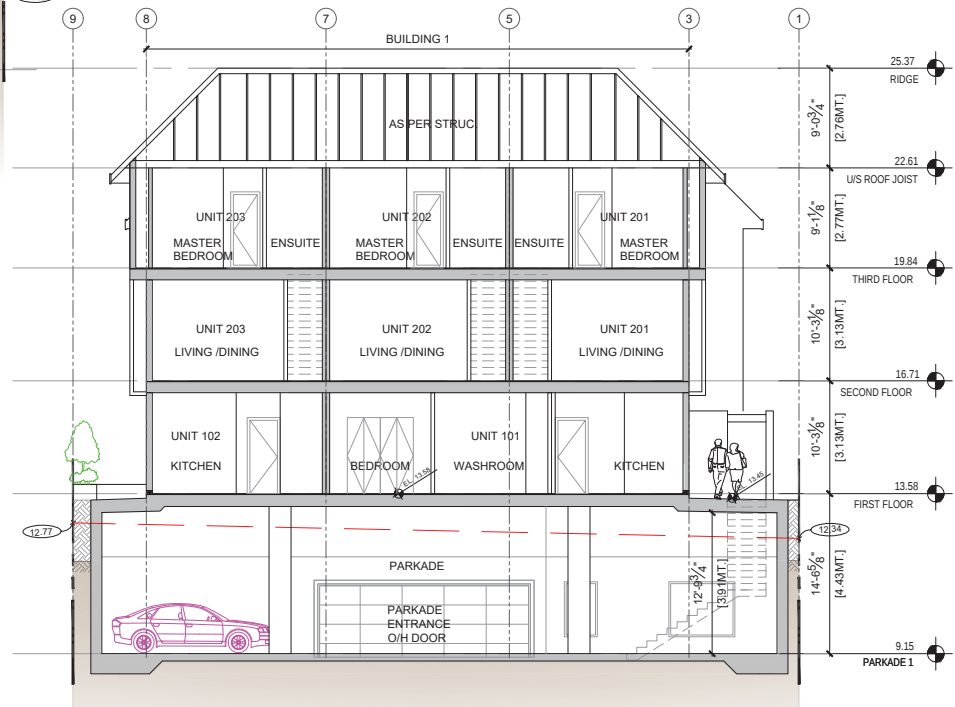
DRAWING NO.:	A-401	G
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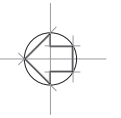
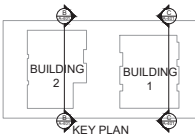


2 SECTION B
SCALE: 3/16" = 1'-0"

3 SECTION C
SCALE: 3/16" = 1'-0"



NOTES:



REVISION	DATE	BY	DESCRIPTION
2021-01-10	C	REVD. DP APPLICATION	
2020-09-30	F	REVISED / CIVIL REQ.	
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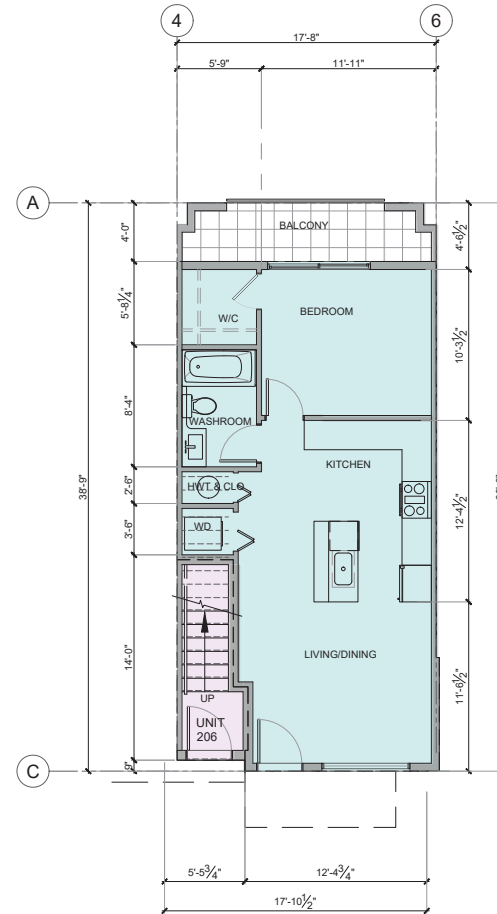
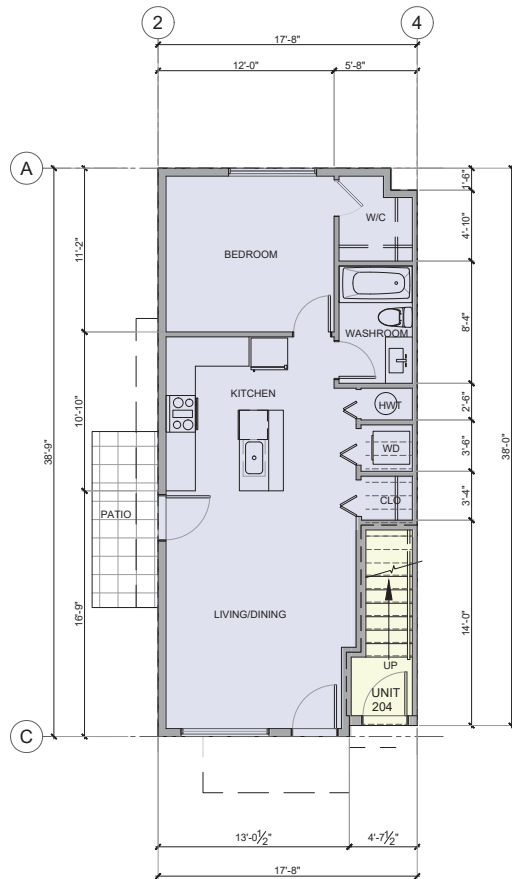
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SHEET TITLE:	

SECTIONS

DRAWING NO.:	A-402	G
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DATE	REVISION
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2020-09-30	F REVISED / CIVIL REG.
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2020-03-30	D RESUBMISSION / SECOND REVIEW
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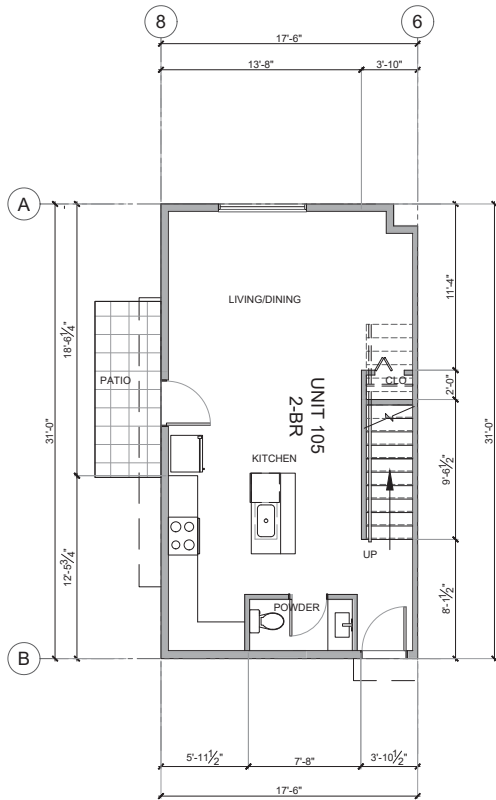
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CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB NO.:	PM-001
DATE:	13 JULY 2018
SHEET TITLE:	

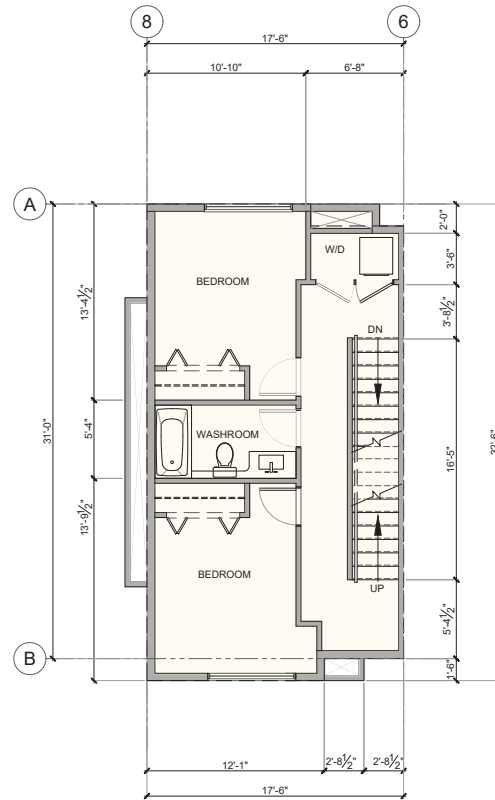
UNIT PLANS

DRAWING NO.:	A-502
G	

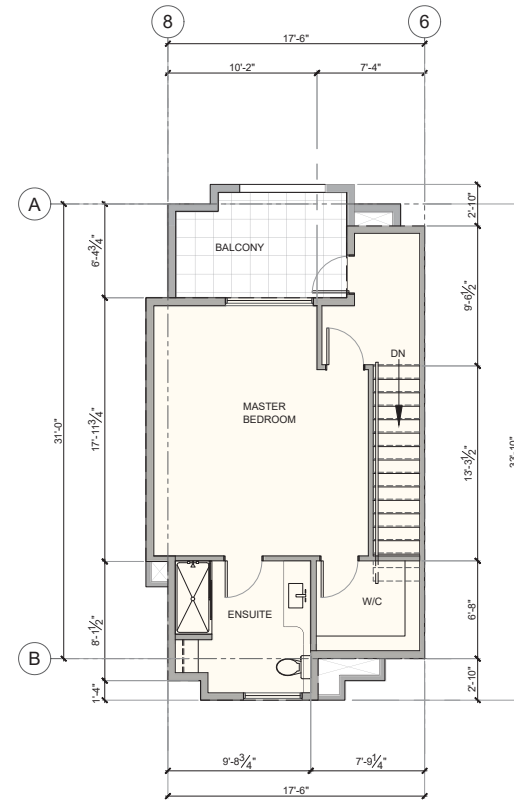
NOTES:



1 UNIT 106 - MAIN FLOOR
1/4"=1'-0"



2 UNIT 106 - 2nd FLOOR
1/4"=1'-0"



3 UNIT 106 - 3rd FLOOR
1/4"=1'-0"

DATE	DESCRIPTION
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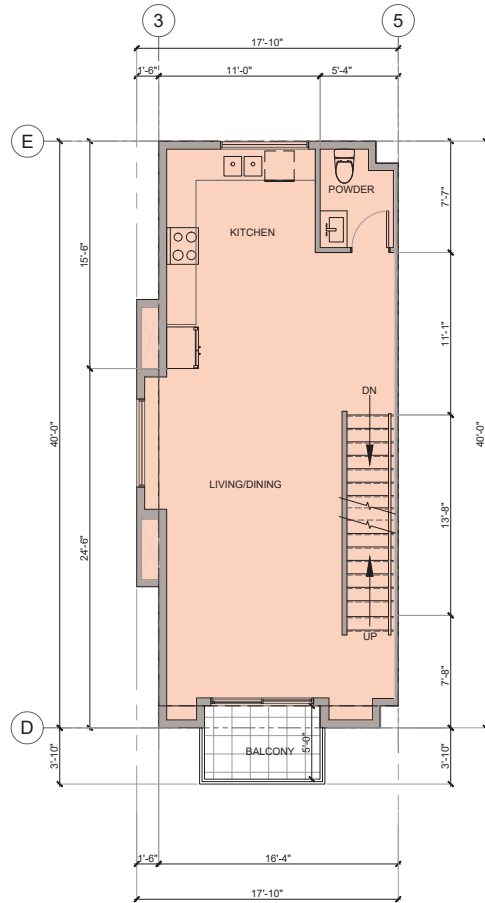
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CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB NO.:	PMH-001
DATE:	13 JULY 2018
SHEET TITLE:	

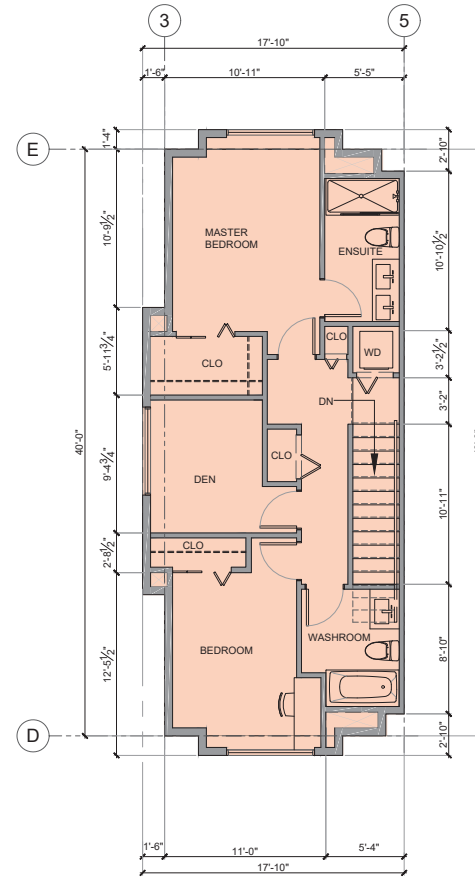
UNIT PLANS

DRAWING NO.:	A-503	G
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NOTES:



1 UNIT 201 - 2nd FLOOR
1/4"=1'-0"



2 UNIT 201 - 3rd FLOOR
1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION
2021-01-10	C	REVD.	DP APPLICATION
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2020-08-11	E	REVISED	COMMENTS
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2019-07-24	C	RE-SUBMISSION	FIRST REVIEW
2018-12-17	B	REVISED	AS PER CITY COMMENTS
2018-07-19	A	DP APPLICATION	SUBMISSION

df
ARCHITECTURE
INC.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z8
T (604) 284-5194 F (604) 284-5131
info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

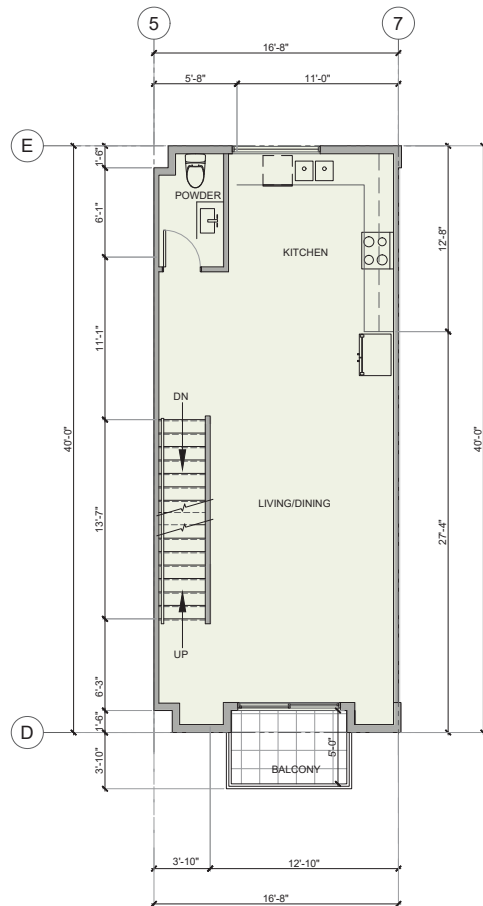
CLIENT:
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7495 WHELEN CT.
BURNABY, BC V5E 1X4

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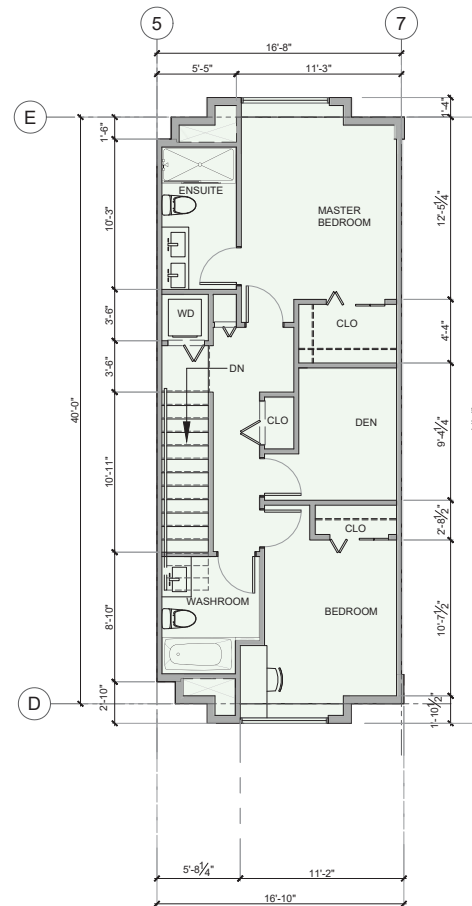
DRAWN:	A.S.
CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB NO.:	PMH-001
DATE:	13 JULY 2018
SHEET TITLE:	

UNIT PLANS

DRAWING NO.:	
A-504	G



1 UNIT 202 - 2nd FLOOR
1/4"=1'-0"



2 UNIT 202 - 3rd FLOOR
1/4"=1'-0"

NOTES:



REV.	DATE	DESCRIPTION
2021-01-10	C	REV. DP APPLICATION
2020-09-30	F	REVISED / CIVIL REG.
2020-08-11	E	REVISED / COMMENTS
2020-03-30	D	RE-SUBMISSION / SECOND REVIEW
2019-07-24	C	RE-SUBMISSION / FIRST REVIEW
2018-12-17	B	REVISED AS PER CITY COMMENTS
2018-07-19	A	DP APPLICATION SUBMISSION

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info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

CLIENT:
1156038 B.C. LTD.
7495 WHELEN CT.
BURNABY, BC V5E 1X4

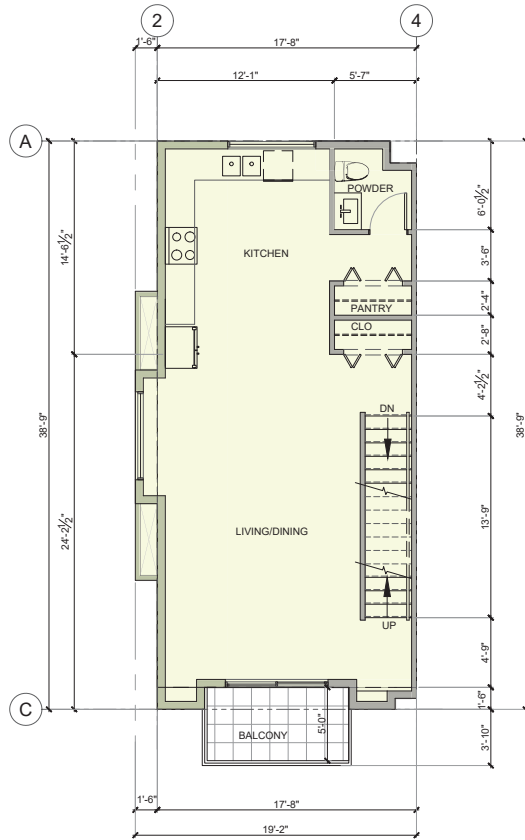
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DRAWN:	A.S.
CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB No.:	PM-001
DATE:	13 JULY 2018
SHEET TITLE:	

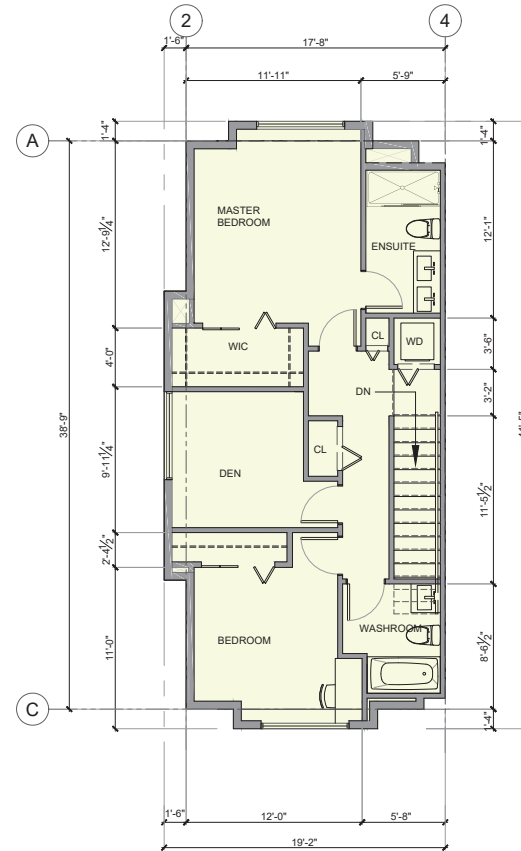
UNIT PLANS

DRAWING NO.:	
A-505	G

NOTES:



1 UNIT 204 - 2nd FLOOR
1/4"=1'-0"



2 UNIT 204 - 3rd FLOOR
1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION
2021-01-10	C	REV. DP APPLICATION	
2020-09-30	F	REVISED / CIVIL REG.	
2020-08-11	E	REVISED / COMMENTS	
2020-03-30	D	RE-SUBMISSION / SECOND REVIEW	
2019-07-24	C	RE-SUBMISSION / FIRST REVIEW	
2018-12-17	B	REVISED AS PER CITY COMMENTS	
2018-07-19	A	DP APPLICATION SUBMISSION	

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PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

CLIENT:
1156038 B.C. LTD.
7495 WHELEN CT.
BURNABY, BC V5E 1X4

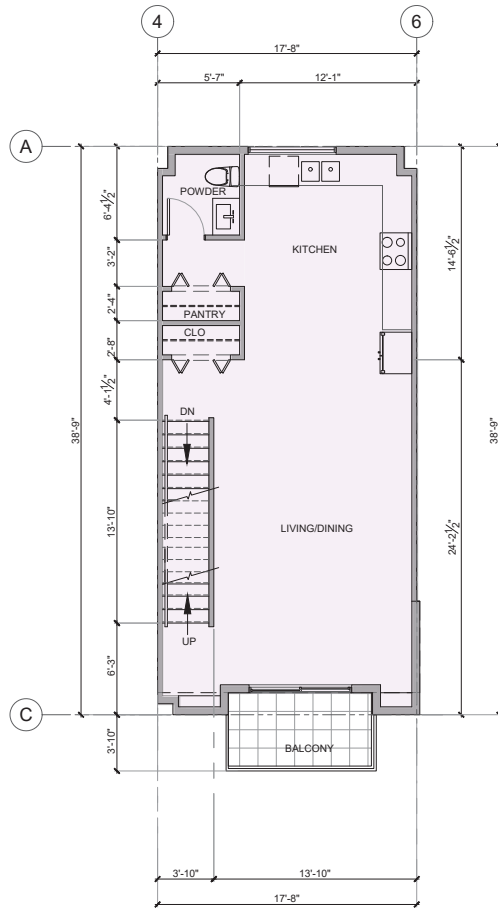
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CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB NO.:	PMH-001
DATE:	13 JULY 2018
SHEET TITLE:	

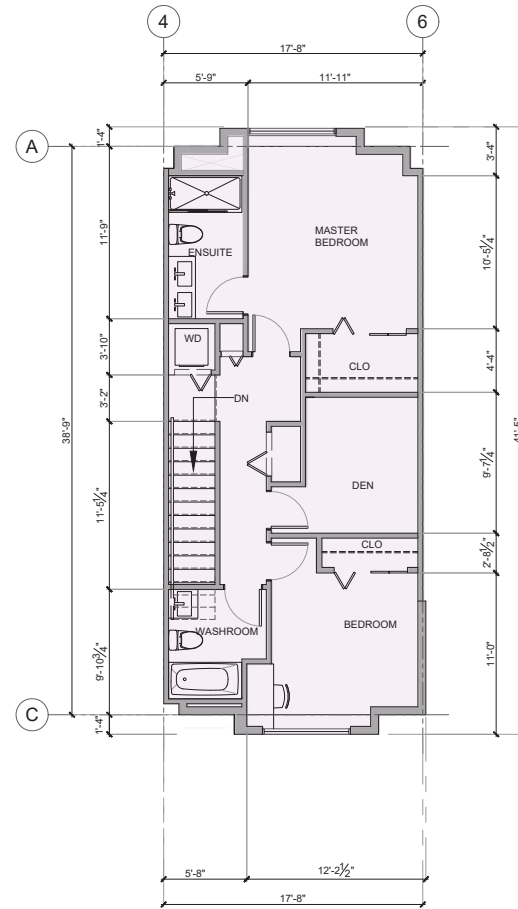
UNIT PLANS

DRAWING NO.:	
A-507	G

NOTES:



1 UNIT 205 - 2nd FLOOR
1/4"=1'-0"



2 UNIT 205 - 3rd FLOOR
1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION
2021-01-10	C	REVD. DP APPLICATION	
2020-09-30	F	REVISED / CIVIL REG.	
2020-08-11	E	REVISED / COMMENTS	
2020-03-30	D	RESUBMISSION / SECOND REVIEW	
2019-07-24	C	RESUBMISSION / FIRST REVIEW	
2018-12-17	B	REVISED AS PER CITY COMMENTS	
2018-07-19	A	DP APPLICATION SUBMISSION	

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CANADA V6V 3Z8
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info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

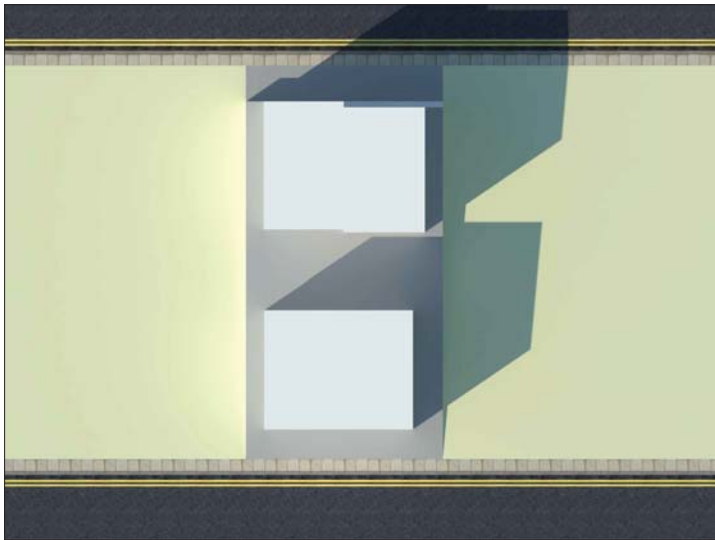
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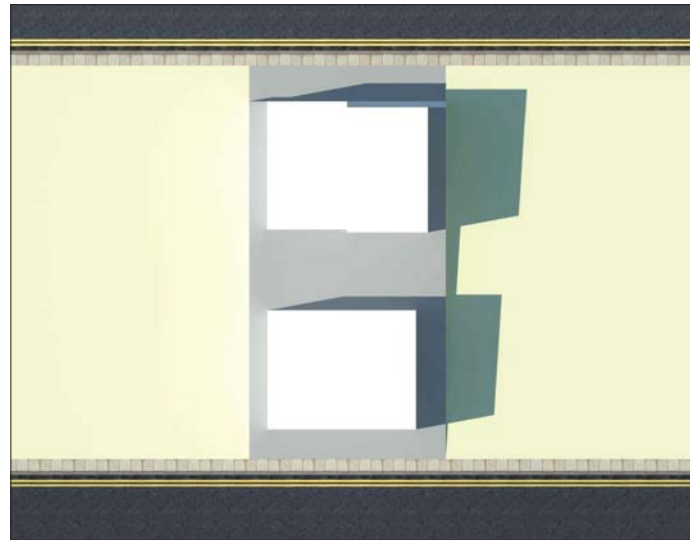
DRAWN:	A.S.
CHECKED:	J.A.
SCALE:	1/4" = 1'-0"
JOB NO.:	PM-001
DATE:	13 JULY 2018
SHEET TITLE:	

UNIT PLANS

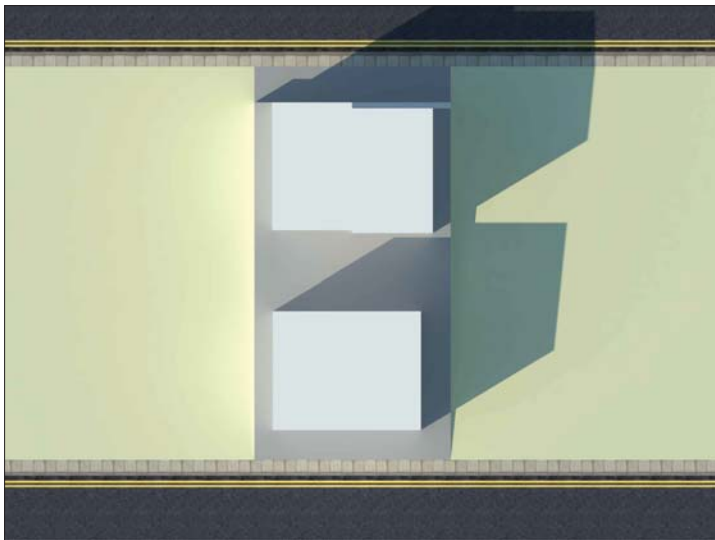
DRAWING NO.:	A-508	G
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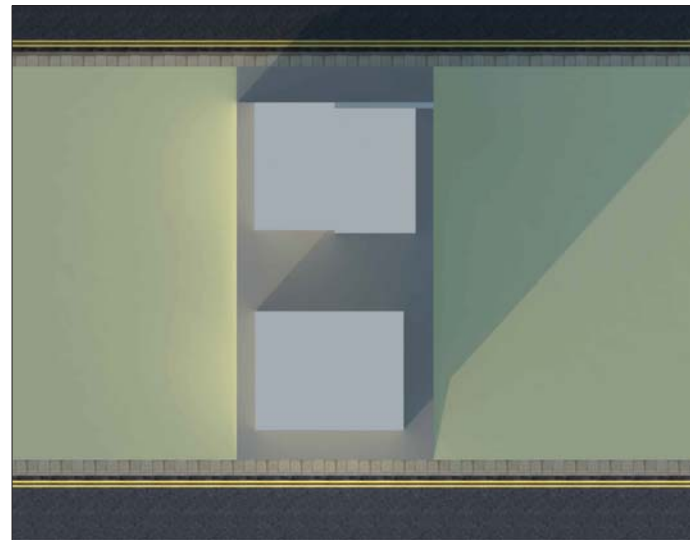
1 MARCH 21, 3.00 PM



2 JUNE 21, 3.00 PM

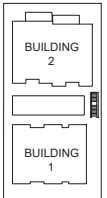


3 SEPTEMBER 21, 3.00 PM

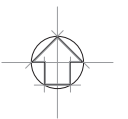


4 DEC 21, 3.00 PM

NOTES:



KEY PLAN



REV.	DATE	DESCRIPTION
2021-01-10	C	REV'D: DP APPLICATION
2020-09-30	F	REVISED / CIVIL REQ.
2020-08-11	E	REVISED / COMMENTS
2020-03-30	D	RE-SUBMISSION / SECOND REVIEW
2019-07-24	C	RE-SUBMISSION / FIRST REVIEW
2018-12-17	B	REVISED AS PER CITY COMMENTS
2018-07-19	A	DP APPLICATION SUBMISSION



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
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T (604) 284-5194 F (604) 284-5131
info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
2222, CLARKE STREET
PORT MOODY, BC V3H 1Y7

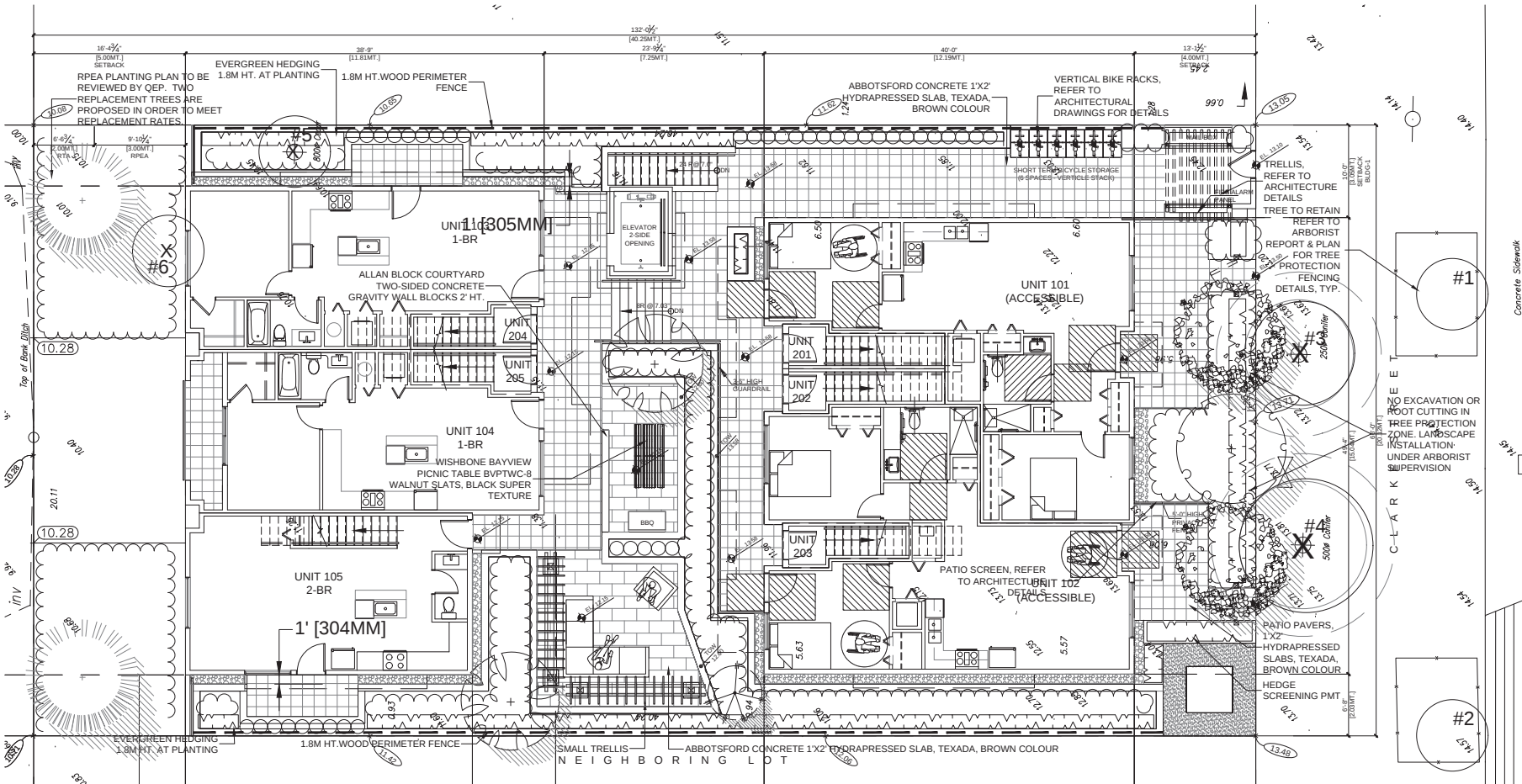
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DRAWN:	MS
CHECKED:	J.A.
SCALE:	3/4" = 1'-0"
JOB NO.:	POM-001
DATE:	12 JULY 2018
SHEET TITLE:	

SHADOW ANALYSIS

DRAWING NO.:	A-601
	G



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

SEAL:

Concrete Sidewalk

CLARK STREET

1	20 MAR 20	UPDATE PER NEW ARBORIST REPORT	CLD
2	20 MAR 20	UPDATE AREA PER CONCRETE	CLD
3	20 MAR 20	UPDATE BRICKWORK RENOVATIONS	CLD
4	20 FEB 20	UPDATE PER NEW SITE PLAN	CLD
5	18 JUN 19	UPDATE DRAIN STRIP DETAILS	CLD
6	18 JUN 19	UPDATE AND REDRAW	CLD
7	18 JUN 19	NEW SITE PLAN	CLD
8	18 JUN 19	DESIGN CONCEPT	CLD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
**10 UNIT TOWNHOUSE
DEVELOPMENT**
2222 CLARKE STREET
PORT MOODY

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 18.FEB.21 DRAWING NUMBER:
SCALE: 3/16" = 1'-0"
DRAWN: **L1**
DESIGN:
CHKD: PCM OF 4

18121-5.2P

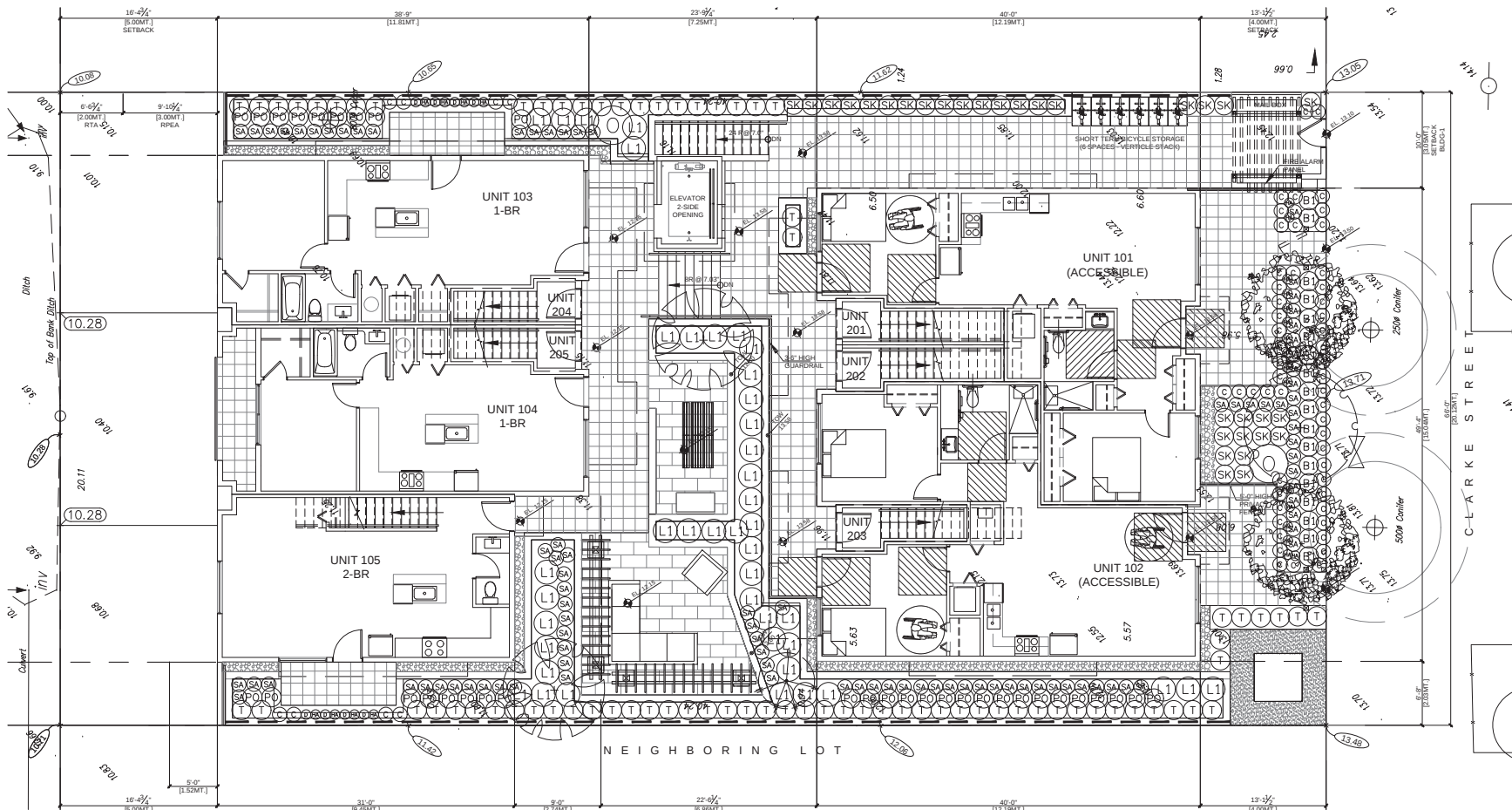
PMG PROJECT NUMBER:

18-121



PLANT SCHEDULE - MAIN LEVEL				PMG PROJECT NUMBER: 18-121	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER CIRCINATUM	VINE MAPLE	7CM CAL: B&B	
	2	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	7.0CM CAL: 2M STD: B&B	
	1	CORNUS KOUSA 'SATOMI'	PINK KOUZA DOGWOOD	7CM CAL: B&B	
	1	PICEA OMORICA 'BRUNUS PENDULA'	WEeping BRUNS SERBIAN SPRUCE	1.5M HT: B&B	
SHRUB	18	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT: 40CM	
	43	LONICERA PILEATA	BOXLEAF HONEY-SUCKLE	#2 POT: 30CM	
	2	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT: 30CM	
	93	SARCOCOCOA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT: 25CM	
	31	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT: 25CM	
	76	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.8M HT: B&B	
GRASS	61	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
PERENNIAL	24	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT	
GC	8	ATHYRIUM NIPONICUM PICTUM 'REGAL RED'	REGAL RED JAPANESE PAINTED FERN	#1 POT: 30CM	
	34	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 20CM	

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 CNA 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.



PLANT SCHEDULE - MAIN LEVEL				PMG PROJECT NUMBER: 18-121	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER CIRCINATUM	VINE MAPLE	7CM CAL: B&B	
	2	ACER RUBRUM 'ARMSTRONG'	COLLIMAR ARMSTRONG MAPLE	7.0CM CAL: 2M STD; B&B	
	2	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	7CM CAL: B&B	
	1	PICEA OMORIKI 'BRUNSI PENDULA'	WEeping BRUNS SERBIAN SPRUCE	1.5M HT: B&B	
SHRUB	18	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT: 40CM	
	18	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT: 30CM	
	2	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT: 50CM	
	93	SARCOCOCOA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT: 25CM	
	31	SKIMMIA REVESSIANA	DWARF SKIMMIA	#2 POT: 25CM	
	76	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.0M HT: B&B	
GRASS	61	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
PERENNIAL	24	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT	
GC	8	ATHYRIUM NIPONICUM PICTUM 'REGAL RED'	REGAL RED JAPANESE PAINTED FERN	#1 POT: 30CM	
	34	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 20CM	

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:

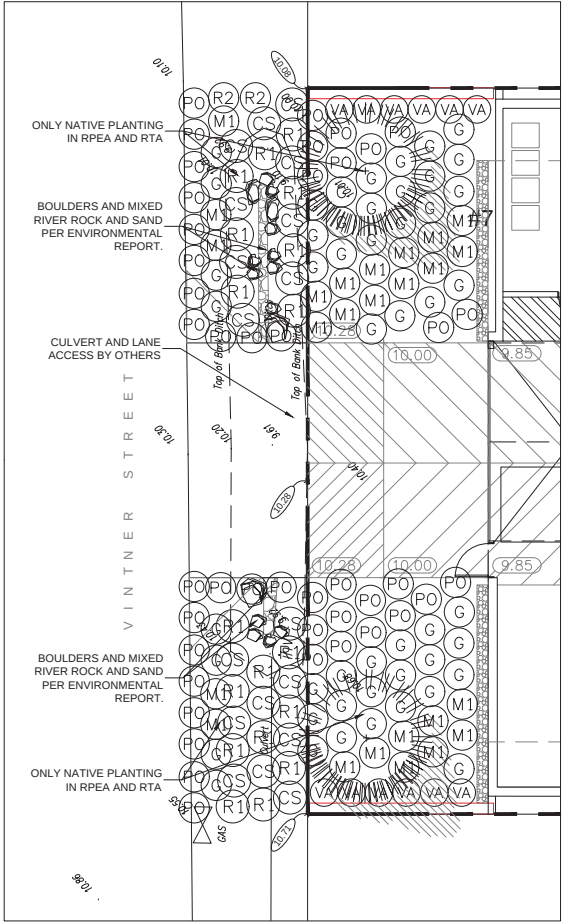
1	20 MAR 20	UPDATE PER NEW ADDRESS REPORT	CLD
2	20 MAR 19	UPDATE AREA PER COMMENTS	CLD
3	20 MAR 19	UPDATE BICYCLE STORAGE	CLD
4	20 FEB 20	UPDATE PER NEW SITE PLAN	CLD
5	10 JUN 20	UPDATE DRAIN STRIP DETAIL	CLD
6	10 MAR 21	UPDATE AND REDRAW	CLD
7	18 JUN 18	NEW SITE PLAN	CLD
8	18 JUN 18	DESIGN CONCEPT	CLD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

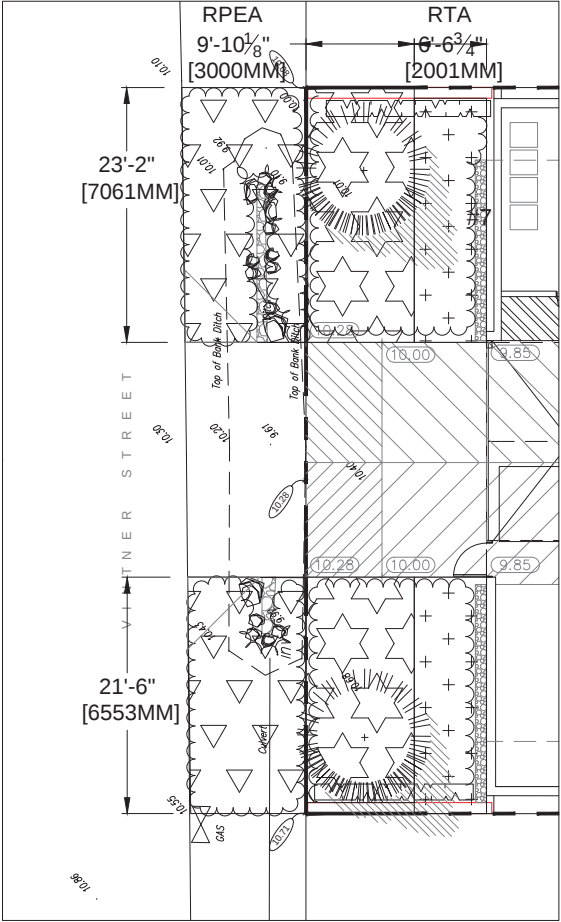
PROJECT:
**10 UNIT TOWNHOUSE
DEVELOPMENT**
**2222 CLARKE STREET
PORT MOODY**

DRAWING TITLE:
**SHRUB PLAN
MAIN LEVEL**

DATE: 18.FEB.21 DRAWING NUMBER:
SCALE: 3/16" = 1'-0"
DESIGN: **L2**
CHKD: PCM OF 4



LEGEND	
KEY	QTY
	DITCH RESTORATION PLANTING = 45.5M2
	RPEA PLANTING = 39.9M2
	RTA PLANTING = 26.8M2



ENVIRONMENTAL AREA PLANT SCHEDULE - OFFSITE ON LANE					PMG PROJECT NUMBER: 18-121
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	18	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 80CM	
	5	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM	
	18	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM	
	2	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM	
	8	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 100CM O.C.	
	22	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM	
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.					

PARKADE LEVEL PLANT SCHEDULE					PMG PROJECT NUMBER: 18-121
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	2	THUJA PLICATA	WESTERN RED CEDAR	1.5M HT; B&B	
	20	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM	
	12	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM	
	41	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 100CM O.C.	
	21	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM	
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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p. 604 294-0011 • f. 604 294-0022

SEAL:

8	20 MAR 20	UPDATE PER NEW ADDRESS REPORT	CLD
7	20 MAR 19	UPDATE RPEA PER COMMENTS	CLD
6	10 MAR 19	UPDATE SITE PLAN PER COMMENTS	CLD
5	20 FEB 20	UPDATE PER NEW SITE PLAN	CLD
4	10 JUN 17	UPDATE DRAIN STRIP DETAILS	CLD
3	10 MAR 17	UPDATE AND REDRAW	CLD
2	18 JUL 17	NEW SITE PLAN	CLD
1	18 JUN 18	DESIGN CONCEPT	CLD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

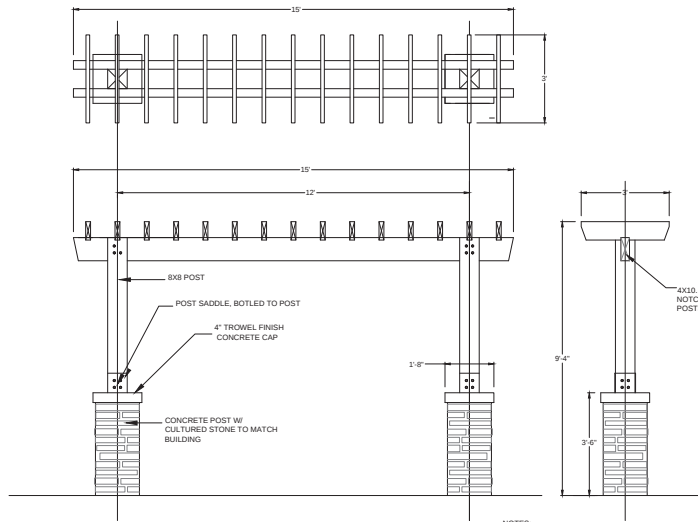
PROJECT:
**10 UNIT TOWNHOUSE
DEVELOPMENT**
**2222 CLARKE STREET
PORT MOODY**

DRAWING TITLE:
**ENVIRONMENTAL
AREA SHRUB PLAN**

DATE: 18.FEB.21 DRAWING NUMBER:
SCALE: 3/16" = 1'-0"
DRAWN:
DESIGN:
CHKD: PCM OF 4

PMG PROJECT NUMBER: 18-121

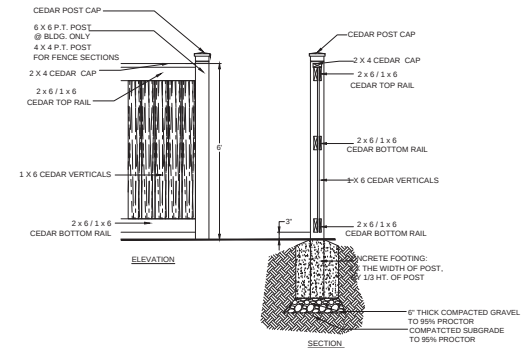
18121-5.DP



1 SMALL TRELLIS

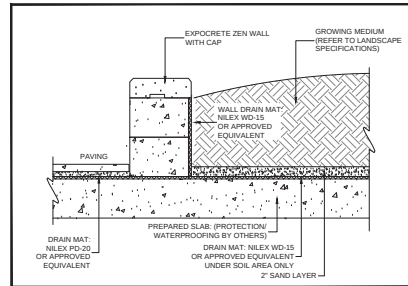
SCALE: 1/2\"=1'-0"

- NOTES:
1. ALL WOOD CEDAR.
 2. ALL HARDWARE HOT DIPPED GALVANIZED.
 3. HARDWARE TO BE HEAVY GAUGE.
 4. CULTURED STONE FINISH TO MATCH BUILDING.



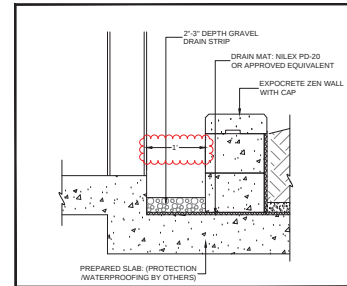
2 6' HT. PRIVACY FENCE - BETWEEN UNITS

SCALE: 1/2\"=1'-0"



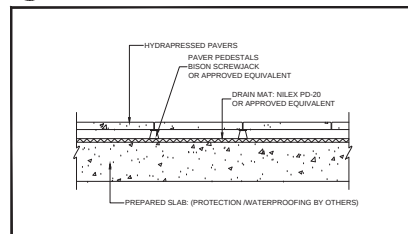
4 PLANTER WALL ON SLAB

SCALE: 1\"=1'-0"



3 DRAIN ROCK STRIP AT BUILDING ON SLAB

SCALE: 1\"=1'-0"



5 HYDRAPRESSED PAVERS ON SLAB

SCALE: 1\"=1'-0"

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pmg
LANDSCAPE
ARCHITECTS

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SEAL:

8	20 MAR 20	UPDATE PER NEW ARBORARY REPORT	CIS
7	20 MAR 19	UPDATE NILEX PER COMMENTS	CIS
6	30 MAR 20	UPDATE SPECIFIED KENOSHA	CIS
5	20 FEB 20	UPDATE PER NEW SITE PLAN	CIS
4	10 JUN 17	UPDATE DRAIN STRIP DETAILS	CIS
3	12 MAR 17	UPDATE AND REDRAW	CIS
2	18 JUL 17	NEW SITE PLAN	CI
1	18 JUN 18	DESIGN CONCEPT	CI
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
**10 UNIT TOWNHOUSE
DEVELOPMENT**
**2222 CLARKE STREET
PORT MOODY**

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 18.FEB.21 DRAWING NUMBER:

SCALE: 1:500

DRAWN:

DESIGN:

CHKD:

PCM

OF 4

PMG PROJECT NUMBER:

18-121

18121-5.ZIP

L4