

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2363**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot 16 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-931
(1485 Fir Street)

Lot 17 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-965
(1485 Fir Street)

Lot 18 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-981
(1485 Fir Street)

as shown on Schedule "1" attached hereto, from the 'RM-2 Medium Density Multi-Unit Residential Zone' to 'CD-64 Comprehensive Development Zone (1485 Fir Street).'

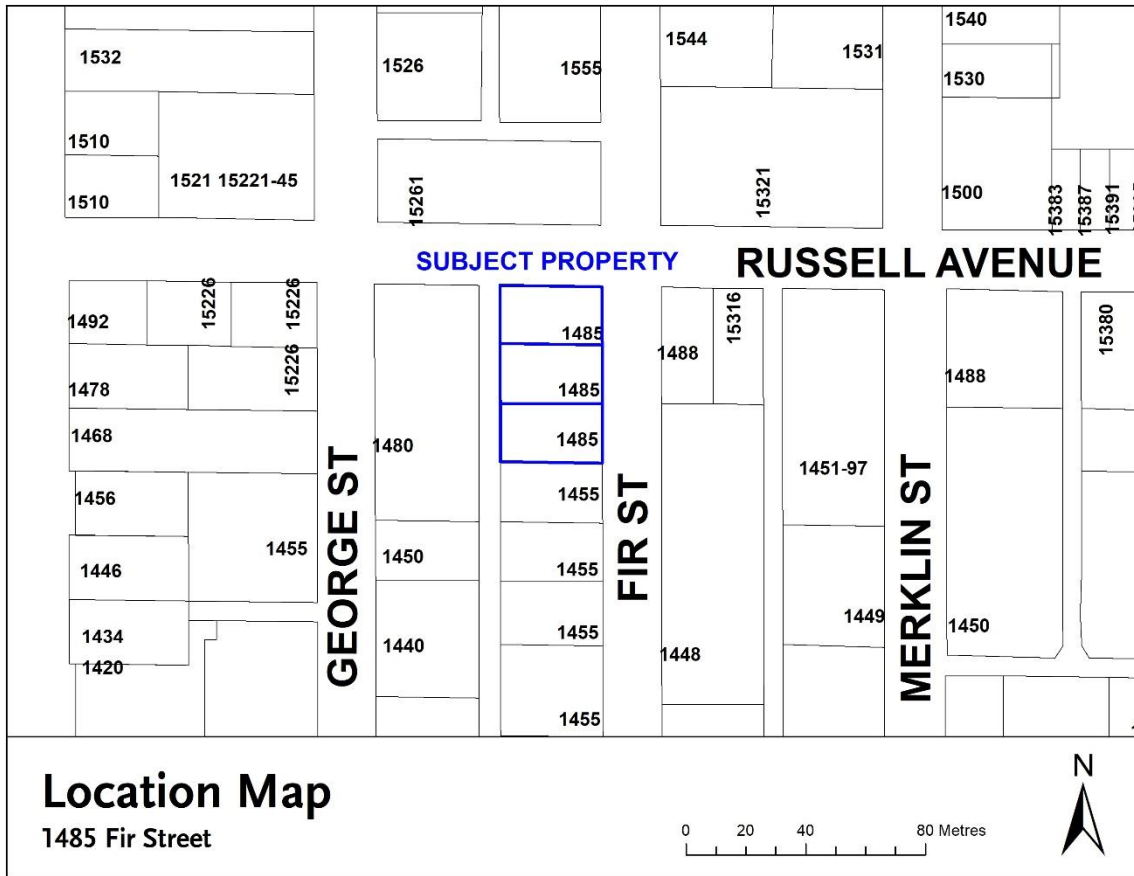
2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:
 - (1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.64 CD-64 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.64 CD-64 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363*".

RECEIVED FIRST READING on the	19 th	day of	October, 2020
RECEIVED SECOND READING on the	19 th	day of	October, 2020
PUBLIC HEARING held on the	18 th	day of	January, 2021
SECOND READING RESCINDED on the	26 th	day of	April, 2021
RECEIVED SECOND READING AS AMENDED on the	10 th	day of	May, 2021
PUBLIC HEARING held on the	5 th	day of	July, 2021
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,036 square metres, with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

- (1) *multi-unit residential use; and*
- (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

- (a) For *multi-unit residential uses*, *lot coverage* shall not exceed 49%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential floor area* shall not exceed 1.1 times the lot area, and maximum *gross floor area* shall not exceed 1.5 times the lot area.

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum *gross floor area* of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of *gross floor area* (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

5. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 129.2 metres geodetic; and
- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

6. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:
 - (i) Setback from north lot line = 5.05 metres

- (ii) Setback from south lot line = 5.25 metres
- (iii) Setback from west lot line = 3.08 metres
- (iv) Setback from east lot line = 3.47 metres

(b) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line.

7. Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of ninety-six (96) spaces shall be provided for residents of the *multi-unit residential use*;
- (b) A minimum of twenty-four (24) spaces shall be provided for visitors and marked as “visitor”;
- (c) A minimum of three (3) of the required one hundred and eight (108) spaces shall be provided as accessible parking spaces, shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the three accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other two spaces shall have a minimum width of 2.5 metres, provided that the three parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres; and
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

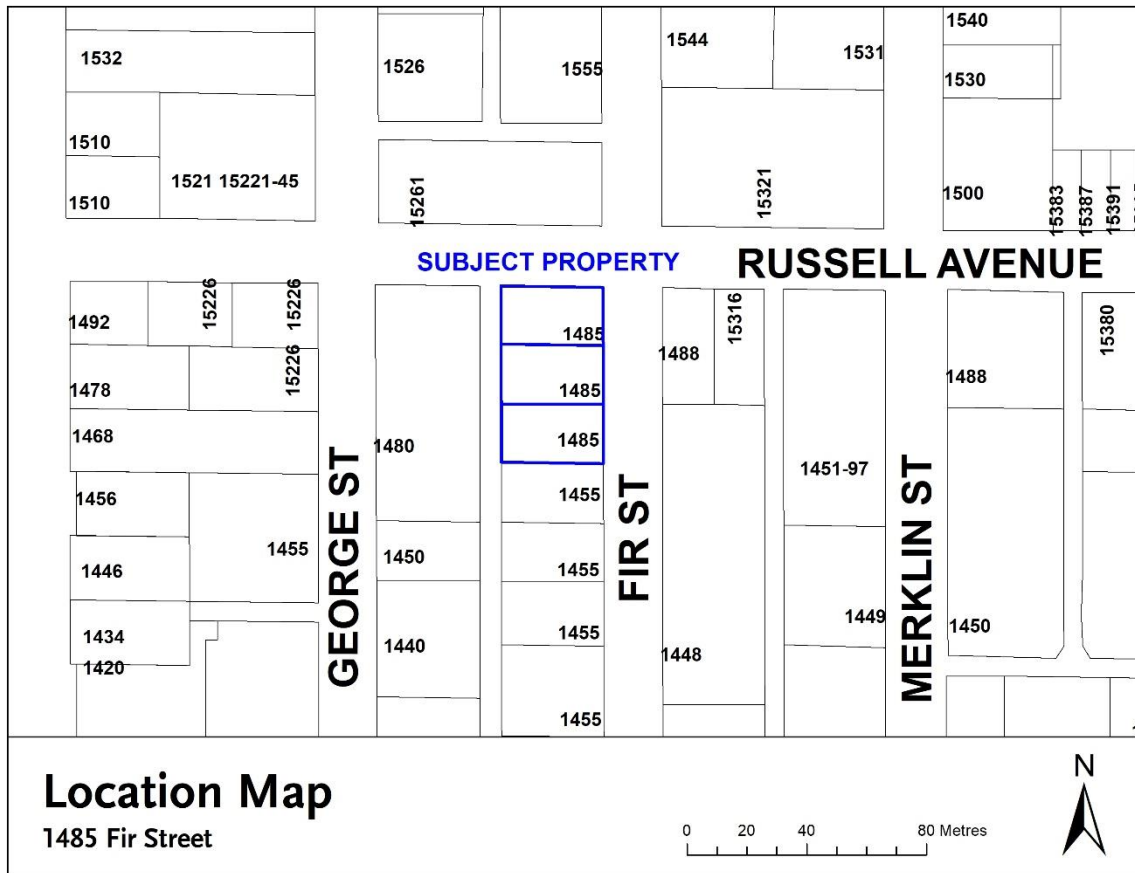
- (a) A minimum of 94 Class I spaces shall be provided; and
- (b) A minimum of 16 Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock



THIS DOCUMENT IS THE PROPERTY OF BILLIARD ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BILLIARD ARCHITECTURE INC.

THIS DOCUMENT IS THE PROPERTY OF BILLIARD ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BILLIARD ARCHITECTURE INC.

11	11.02.2022	ISSUE FOR PERM
10	11.02.2022	01 PERM
9	10.11.2021	ISSUE FOR PERM
8	10.11.2021	01 PERM
7	10.11.2021	ISSUE FOR PERM
6	10.11.2021	01 PERM
5	10.11.2021	ISSUE FOR PERM - REDRAWN
4	10.11.2021	ISSUE FOR PERM
3	10.11.2021	ISSUE FOR PERM
2	10.11.2021	ISSUE FOR PERM
1	10.11.2021	ISSUE FOR PERM

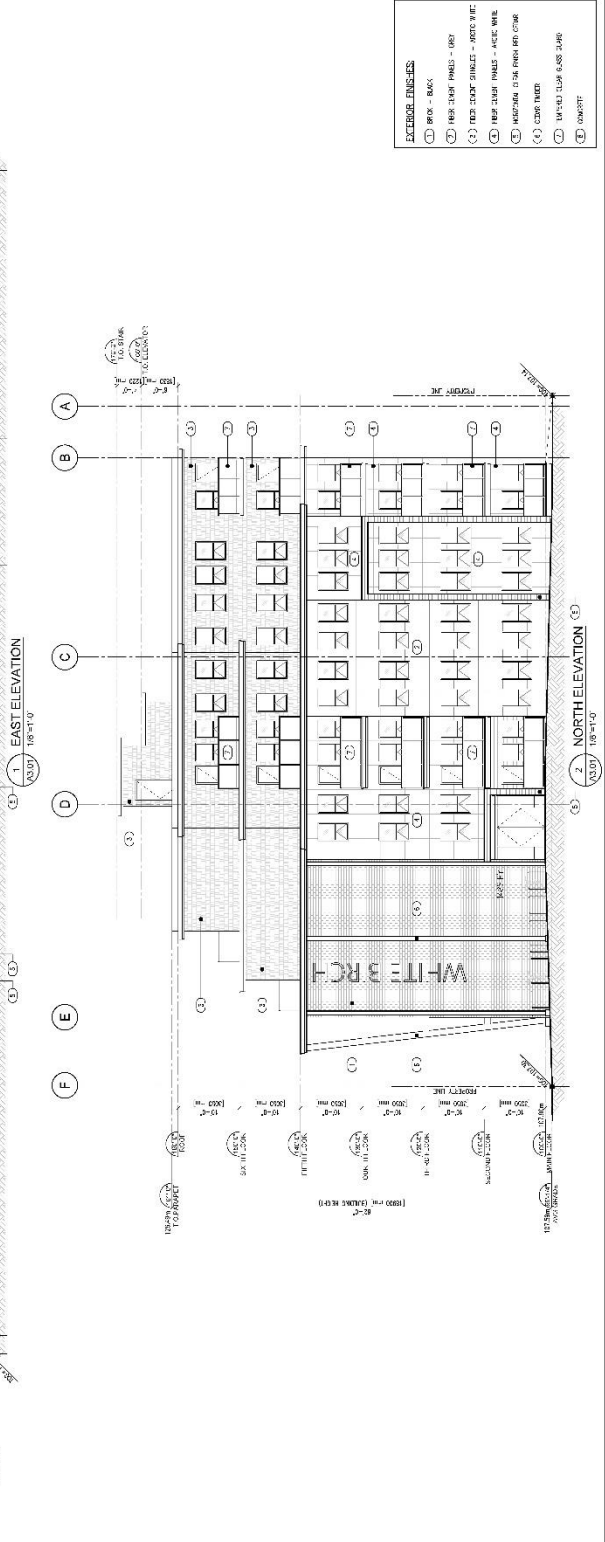
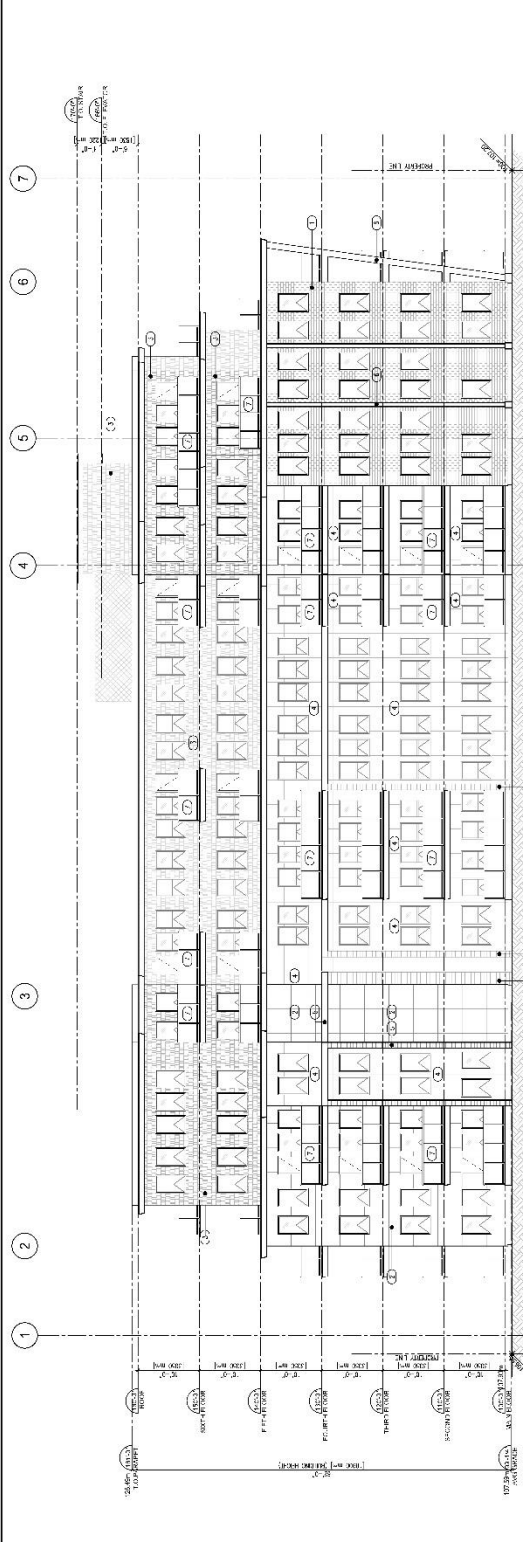
BA
Billard Architecture

4701 - 625 Park Avenue
New Westminster, B.C. Canada
V3M 1X4
(604) 679-0220
info@billardarchitecture.ca
www.billardarchitecture.ca

PROJECT: **WHITBIRCH APARTMENTS**
1405 HURSTVILLE
WHITROCK, BC

DATE: 11/01/2022
EAST & NORTH ELEVATIONS

SCALE: 1/8" = 1'-0"
DRAWN: [Name]
CHECKED: [Name]
DATE: 11/01/2022



- EXTERIOR FINISHES**
- (1) BRK - BRK
 - (2) HBR - HBR FINISHES - GRF
 - (3) TDR - TDR FINISHES - RED WHT
 - (4) HBR - HBR FINISHES - ACE WHT
 - (5) HBR - HBR FINISHES - ACE WHT
 - (6) CLR - CLR
 - (7) 1/2" x 1/2" CLR GLASS PANEL
 - (8) GRF - GRF

THIS DOCUMENT IS THE PROPERTY OF BILLIARD ARCHITECTURE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BILLIARD ARCHITECTURE INC. IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD BILLIARD ARCHITECTURE INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD BILLIARD ARCHITECTURE INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD BILLIARD ARCHITECTURE INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

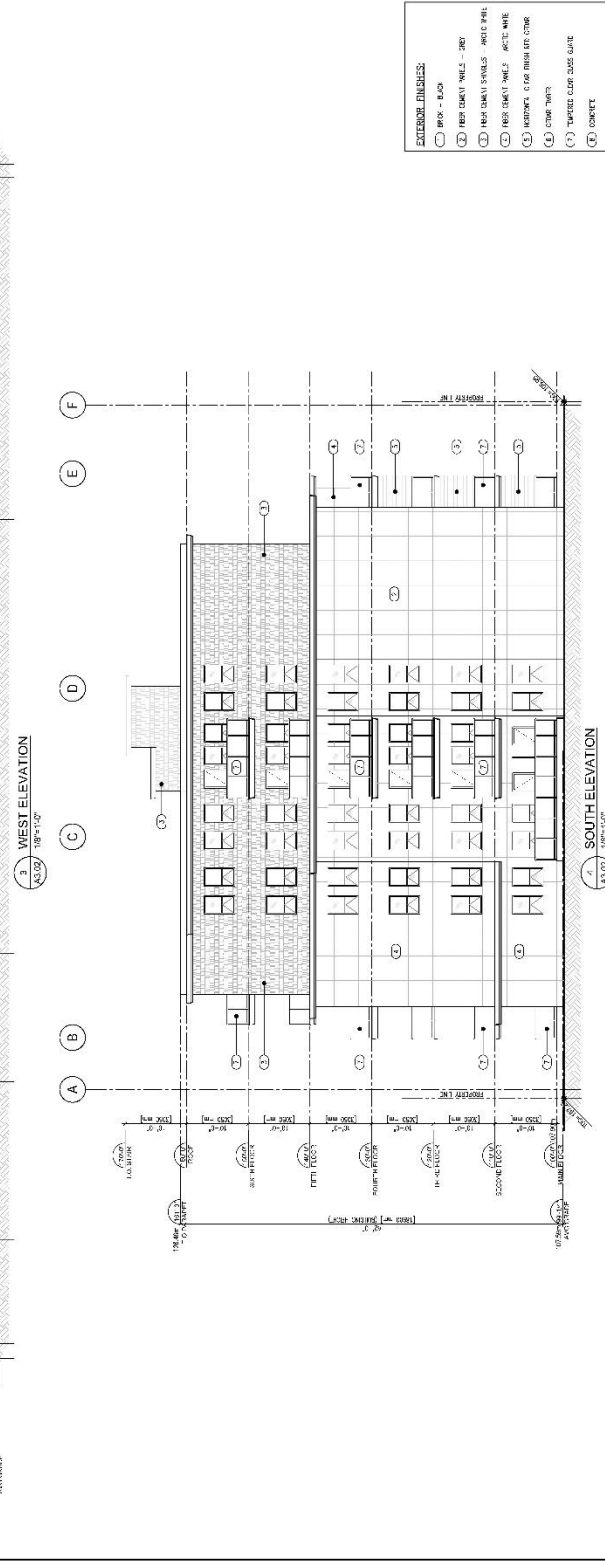
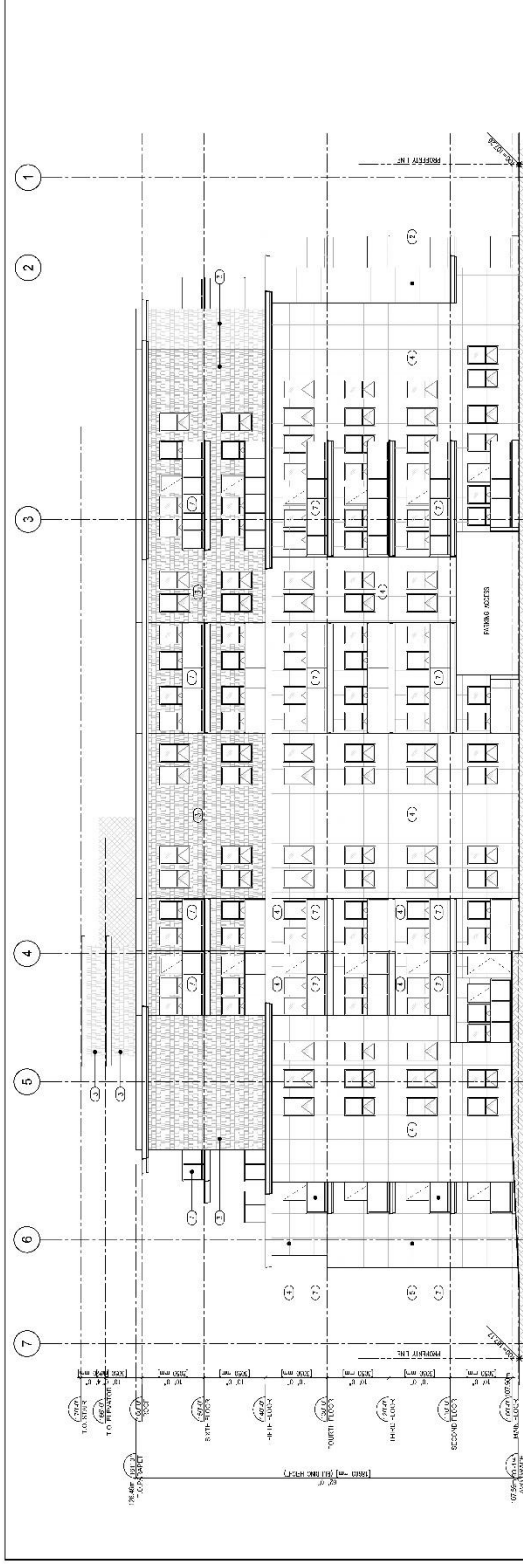
11	13.06.2022	ANSUL TOP OF ROOF
12	14.03.2022	DT REVIEW
13	25.11.2024	REVISION FOR IF 2025
14	05.08.2024	CLIP REVIEW
15	05.08.2024	CLIP REVIEW
16	12.02.2025	FINAL FORUM - 2025.02.18
17	14.07.2024	DT REVIEW - 2025.02.18
18	14.07.2024	REVISION FOR IF
19	28.03.2024	REVISION FOR IF
20	28.03.2024	REVISION FOR IF
21	28.03.2024	REVISION FOR IF
22	28.03.2024	REVISION FOR IF
23	28.03.2024	REVISION FOR IF
24	28.03.2024	REVISION FOR IF
25	28.03.2024	REVISION FOR IF
26	28.03.2024	REVISION FOR IF
27	28.03.2024	REVISION FOR IF
28	28.03.2024	REVISION FOR IF
29	28.03.2024	REVISION FOR IF
30	28.03.2024	REVISION FOR IF

Billard Architecture
 #701 - 525 Park Avenue
 New Westminster, B.C. Canada,
 V3M 1Y4
 (604) 679-0529
 info@billardarchitect.ca
 www.billardarchitecture.ca

WHITEBIRCH APARTMENTS
 1400 PARK STREET
 WHITEROCK, BC

WEST & SOUTH ELEVATIONS

A3.02



- EXTERIOR FINISHES:**
- (1) BRICK - BROWN
 - (2) BRICK - LIGHT TONES - 2807
 - (3) BRICK - LIGHT TONES - 2810
 - (4) BRICK - LIGHT TONES - 2811
 - (5) BRICK - LIGHT TONES - 2812
 - (6) BRICK - LIGHT TONES - 2813
 - (7) BRICK - LIGHT TONES - 2814
 - (8) BRICK - LIGHT TONES - 2815
 - (9) BRICK - LIGHT TONES - 2816
 - (10) BRICK - LIGHT TONES - 2817
 - (11) BRICK - LIGHT TONES - 2818
 - (12) BRICK - LIGHT TONES - 2819
 - (13) BRICK - LIGHT TONES - 2820
 - (14) BRICK - LIGHT TONES - 2821
 - (15) BRICK - LIGHT TONES - 2822
 - (16) BRICK - LIGHT TONES - 2823
 - (17) BRICK - LIGHT TONES - 2824
 - (18) BRICK - LIGHT TONES - 2825
 - (19) BRICK - LIGHT TONES - 2826
 - (20) BRICK - LIGHT TONES - 2827
 - (21) BRICK - LIGHT TONES - 2828
 - (22) BRICK - LIGHT TONES - 2829
 - (23) BRICK - LIGHT TONES - 2830
 - (24) BRICK - LIGHT TONES - 2831
 - (25) BRICK - LIGHT TONES - 2832
 - (26) BRICK - LIGHT TONES - 2833
 - (27) BRICK - LIGHT TONES - 2834
 - (28) BRICK - LIGHT TONES - 2835
 - (29) BRICK - LIGHT TONES - 2836
 - (30) BRICK - LIGHT TONES - 2837
 - (31) BRICK - LIGHT TONES - 2838
 - (32) BRICK - LIGHT TONES - 2839
 - (33) BRICK - LIGHT TONES - 2840
 - (34) BRICK - LIGHT TONES - 2841
 - (35) BRICK - LIGHT TONES - 2842
 - (36) BRICK - LIGHT TONES - 2843
 - (37) BRICK - LIGHT TONES - 2844
 - (38) BRICK - LIGHT TONES - 2845
 - (39) BRICK - LIGHT TONES - 2846
 - (40) BRICK - LIGHT TONES - 2847
 - (41) BRICK - LIGHT TONES - 2848
 - (42) BRICK - LIGHT TONES - 2849
 - (43) BRICK - LIGHT TONES - 2850
 - (44) BRICK - LIGHT TONES - 2851
 - (45) BRICK - LIGHT TONES - 2852
 - (46) BRICK - LIGHT TONES - 2853
 - (47) BRICK - LIGHT TONES - 2854
 - (48) BRICK - LIGHT TONES - 2855
 - (49) BRICK - LIGHT TONES - 2856
 - (50) BRICK - LIGHT TONES - 2857
 - (51) BRICK - LIGHT TONES - 2858
 - (52) BRICK - LIGHT TONES - 2859
 - (53) BRICK - LIGHT TONES - 2860
 - (54) BRICK - LIGHT TONES - 2861
 - (55) BRICK - LIGHT TONES - 2862
 - (56) BRICK - LIGHT TONES - 2863
 - (57) BRICK - LIGHT TONES - 2864
 - (58) BRICK - LIGHT TONES - 2865
 - (59) BRICK - LIGHT TONES - 2866
 - (60) BRICK - LIGHT TONES - 2867
 - (61) BRICK - LIGHT TONES - 2868
 - (62) BRICK - LIGHT TONES - 2869
 - (63) BRICK - LIGHT TONES - 2870
 - (64) BRICK - LIGHT TONES - 2871
 - (65) BRICK - LIGHT TONES - 2872
 - (66) BRICK - LIGHT TONES - 2873
 - (67) BRICK - LIGHT TONES - 2874
 - (68) BRICK - LIGHT TONES - 2875
 - (69) BRICK - LIGHT TONES - 2876
 - (70) BRICK - LIGHT TONES - 2877
 - (71) BRICK - LIGHT TONES - 2878
 - (72) BRICK - LIGHT TONES - 2879
 - (73) BRICK - LIGHT TONES - 2880
 - (74) BRICK - LIGHT TONES - 2881
 - (75) BRICK - LIGHT TONES - 2882
 - (76) BRICK - LIGHT TONES - 2883
 - (77) BRICK - LIGHT TONES - 2884
 - (78) BRICK - LIGHT TONES - 2885
 - (79) BRICK - LIGHT TONES - 2886
 - (80) BRICK - LIGHT TONES - 2887
 - (81) BRICK - LIGHT TONES - 2888
 - (82) BRICK - LIGHT TONES - 2889
 - (83) BRICK - LIGHT TONES - 2890
 - (84) BRICK - LIGHT TONES - 2891
 - (85) BRICK - LIGHT TONES - 2892
 - (86) BRICK - LIGHT TONES - 2893
 - (87) BRICK - LIGHT TONES - 2894
 - (88) BRICK - LIGHT TONES - 2895
 - (89) BRICK - LIGHT TONES - 2896
 - (90) BRICK - LIGHT TONES - 2897
 - (91) BRICK - LIGHT TONES - 2898
 - (92) BRICK - LIGHT TONES - 2899
 - (93) BRICK - LIGHT TONES - 2900
 - (94) BRICK - LIGHT TONES - 2901
 - (95) BRICK - LIGHT TONES - 2902
 - (96) BRICK - LIGHT TONES - 2903
 - (97) BRICK - LIGHT TONES - 2904
 - (98) BRICK - LIGHT TONES - 2905
 - (99) BRICK - LIGHT TONES - 2906
 - (100) BRICK - LIGHT TONES - 2907
 - (101) BRICK - LIGHT TONES - 2908
 - (102) BRICK - LIGHT TONES - 2909
 - (103) BRICK - LIGHT TONES - 2910
 - (104) BRICK - LIGHT TONES - 2911
 - (105) BRICK - LIGHT TONES - 2912
 - (106) BRICK - LIGHT TONES - 2913
 - (107) BRICK - LIGHT TONES - 2914
 - (108) BRICK - LIGHT TONES - 2915
 - (109) BRICK - LIGHT TONES - 2916
 - (110) BRICK - LIGHT TONES - 2917
 - (111) BRICK - LIGHT TONES - 2918
 - (112) BRICK - LIGHT TONES - 2919
 - (113) BRICK - LIGHT TONES - 2920
 - (114) BRICK - LIGHT TONES - 2921
 - (115) BRICK - LIGHT TONES - 2922
 - (116) BRICK - LIGHT TONES - 2923
 - (117) BRICK - LIGHT TONES - 2924
 - (118) BRICK - LIGHT TONES - 2925
 - (119) BRICK - LIGHT TONES - 2926
 - (120) BRICK - LIGHT TONES - 2927
 - (121) BRICK - LIGHT TONES - 2928
 - (122) BRICK - LIGHT TONES - 2929
 - (123) BRICK - LIGHT TONES - 2930
 - (124) BRICK - LIGHT TONES - 2931
 - (125) BRICK - LIGHT TONES - 2932
 - (126) BRICK - LIGHT TONES - 2933
 - (127) BRICK - LIGHT TONES - 2934
 - (128) BRICK - LIGHT TONES - 2935
 - (129) BRICK - LIGHT TONES - 2936
 - (130) BRICK - LIGHT TONES - 2937
 - (131) BRICK - LIGHT TONES - 2938
 - (132) BRICK - LIGHT TONES - 2939
 - (133) BRICK - LIGHT TONES - 2940
 - (134) BRICK - LIGHT TONES - 2941
 - (135) BRICK - LIGHT TONES - 2942
 - (136) BRICK - LIGHT TONES - 2943
 - (137) BRICK - LIGHT TONES - 2944
 - (138) BRICK - LIGHT TONES - 2945
 - (139) BRICK - LIGHT TONES - 2946
 - (140) BRICK - LIGHT TONES - 2947
 - (141) BRICK - LIGHT TONES - 2948
 - (142) BRICK - LIGHT TONES - 2949
 - (143) BRICK - LIGHT TONES - 2950
 - (144) BRICK - LIGHT TONES - 2951
 - (145) BRICK - LIGHT TONES - 2952
 - (146) BRICK - LIGHT TONES - 2953
 - (147) BRICK - LIGHT TONES - 2954
 - (148) BRICK - LIGHT TONES - 2955
 - (149) BRICK - LIGHT TONES - 2956
 - (150) BRICK - LIGHT TONES - 2957
 - (151) BRICK - LIGHT TONES - 2958
 - (152) BRICK - LIGHT TONES - 2959
 - (153) BRICK - LIGHT TONES - 2960
 - (154) BRICK - LIGHT TONES - 2961
 - (155) BRICK - LIGHT TONES - 2962
 - (156) BRICK - LIGHT TONES - 2963
 - (157) BRICK - LIGHT TONES - 2964
 - (158) BRICK - LIGHT TONES - 2965
 - (159) BRICK - LIGHT TONES - 2966
 - (160) BRICK - LIGHT TONES - 2967
 - (161) BRICK - LIGHT TONES - 2968
 - (162) BRICK - LIGHT TONES - 2969
 - (163) BRICK - LIGHT TONES - 2970
 - (164) BRICK - LIGHT TONES - 2971
 - (165) BRICK - LIGHT TONES - 2972
 - (166) BRICK - LIGHT TONES - 2973
 - (167) BRICK - LIGHT TONES - 2974
 - (168) BRICK - LIGHT TONES - 2975
 - (169) BRICK - LIGHT TONES - 2976
 - (170) BRICK - LIGHT TONES - 2977
 - (171) BRICK - LIGHT TONES - 2978
 - (172) BRICK - LIGHT TONES - 2979
 - (173) BRICK - LIGHT TONES - 2980
 - (174) BRICK - LIGHT TONES - 2981
 - (175) BRICK - LIGHT TONES - 2982
 - (176) BRICK - LIGHT TONES - 2983
 - (177) BRICK - LIGHT TONES - 2984
 - (178) BRICK - LIGHT TONES - 2985
 - (179) BRICK - LIGHT TONES - 2986
 - (180) BRICK - LIGHT TONES - 2987
 - (181) BRICK - LIGHT TONES - 2988
 - (182) BRICK - LIGHT TONES - 2989
 - (183) BRICK - LIGHT TONES - 2990
 - (184) BRICK - LIGHT TONES - 2991
 - (185) BRICK - LIGHT TONES - 2992
 - (186) BRICK - LIGHT TONES - 2993
 - (187) BRICK - LIGHT TONES - 2994
 - (188) BRICK - LIGHT TONES - 2995
 - (189) BRICK - LIGHT TONES - 2996
 - (190) BRICK - LIGHT TONES - 2997
 - (191) BRICK - LIGHT TONES - 2998
 - (192) BRICK - LIGHT TONES - 2999
 - (193) BRICK - LIGHT TONES - 3000

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

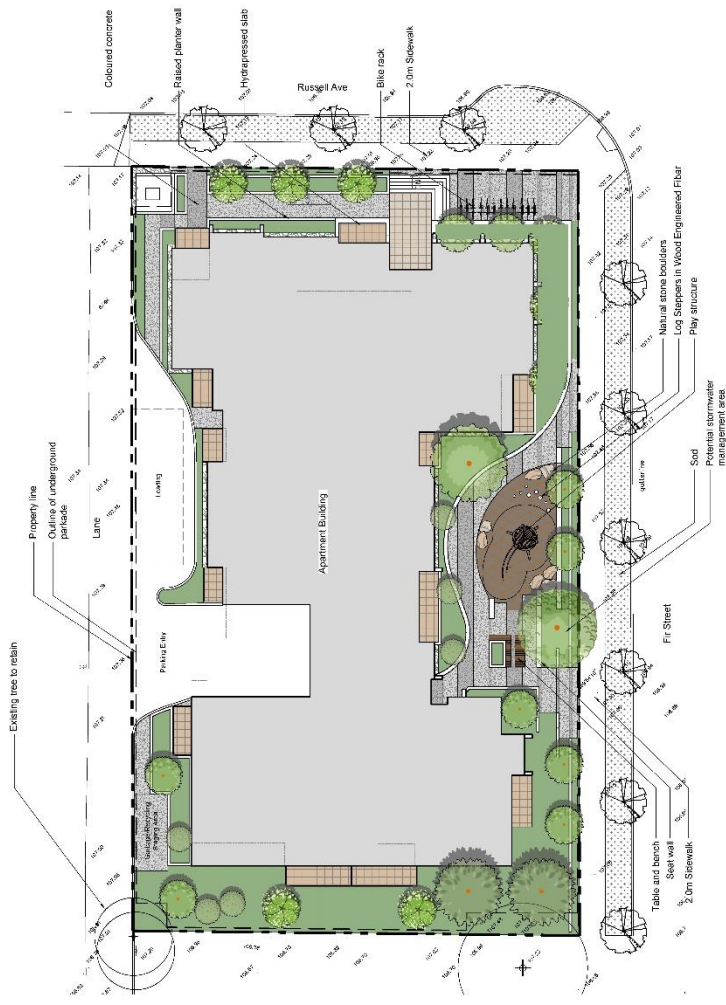
Project: 1485 Fir Street
 Location: 1485 Fir Street (Southwest), White Rock, BC
 Drawing Title: LANDSCAPE SITE PLAN
 Drawing # L-02
 DP2019-57

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	COLORADO GRANITE
	2	TRAVERTINE
	3	GRANITE
	4	GRANITE

SOFTSCAPE MATERIALS

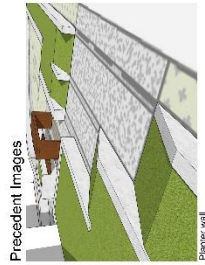
KEY	REF.	DESCRIPTION
	1	EXISTING TREE
	2	PLANTING
	3	PLANTING
	4	PLANTING
	5	PLANTING
	6	PLANTING



1 SITE AND TREE PLAN
 SCALE 1:100

TREE SCHEDULE

TREES	BOTANICAL COMMON NAME	DBH	SIZE	QTY	REMARKS
	Acacia saligna / Black Wattle	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Alnus incana / Common Alder	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Crataegus monogyna / Hawthorn	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Quercus agrifolia / Live Oak	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Prunella lauro-coccinea / Sweetgum	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Quercus agrifolia / Live Oak	100	4.5m	1	Urban landscaping, sunny, low, dense tree
	Prunella lauro-coccinea / Sweetgum	100	4.5m	1	Urban landscaping, sunny, low, dense tree



Notes:
 1. Subsoils are to be investigated from utility property line (top) to the building's expense.

1110 0 1.5 3 4.5 7.5 10.5 13.5 16.5 19.5 22.5