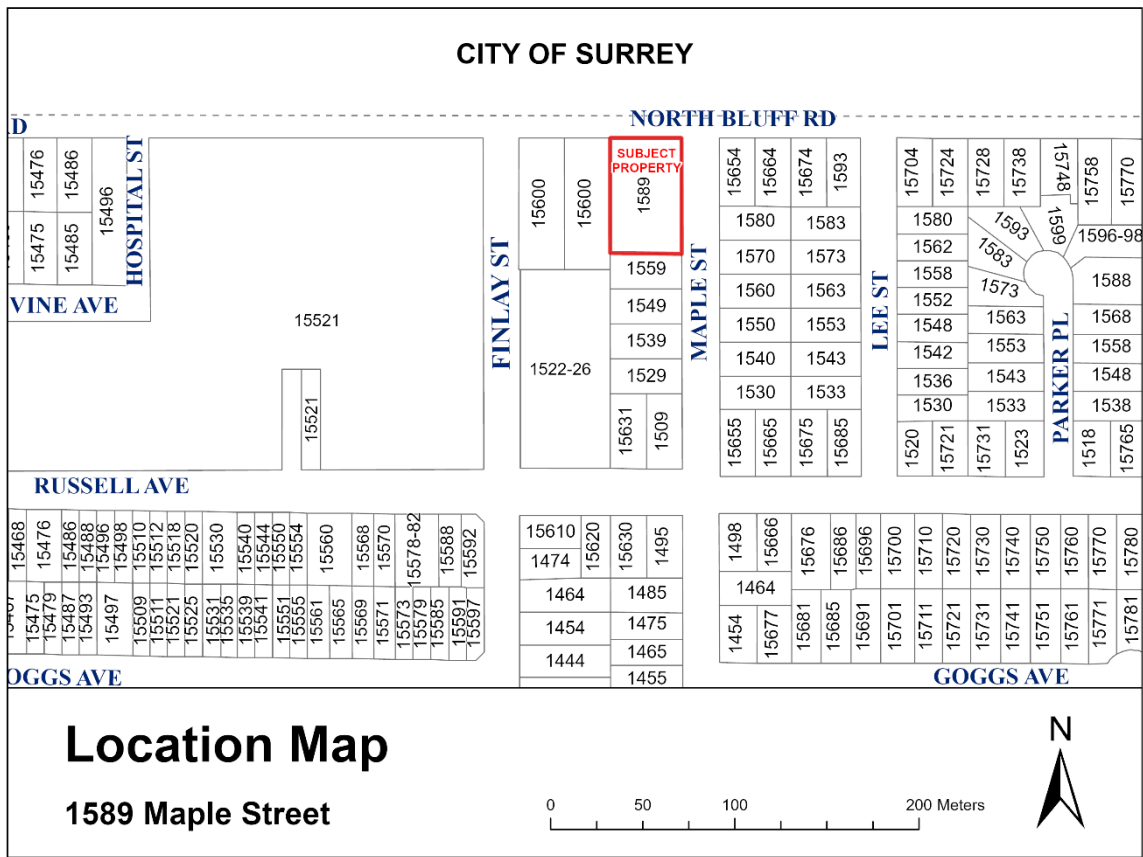


ATTACHMENT B

1589 Maple Street

(City File: 22-018)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Legal Survey
- Architectural Drawings and Renderings
- Arborist Report



TOPOGRAPHICAL SURVEY PLAN OF LOT 1
SECTION 11 TOWNSHIP 1
NWD PLAN EPP80367

PID : 030-401-861

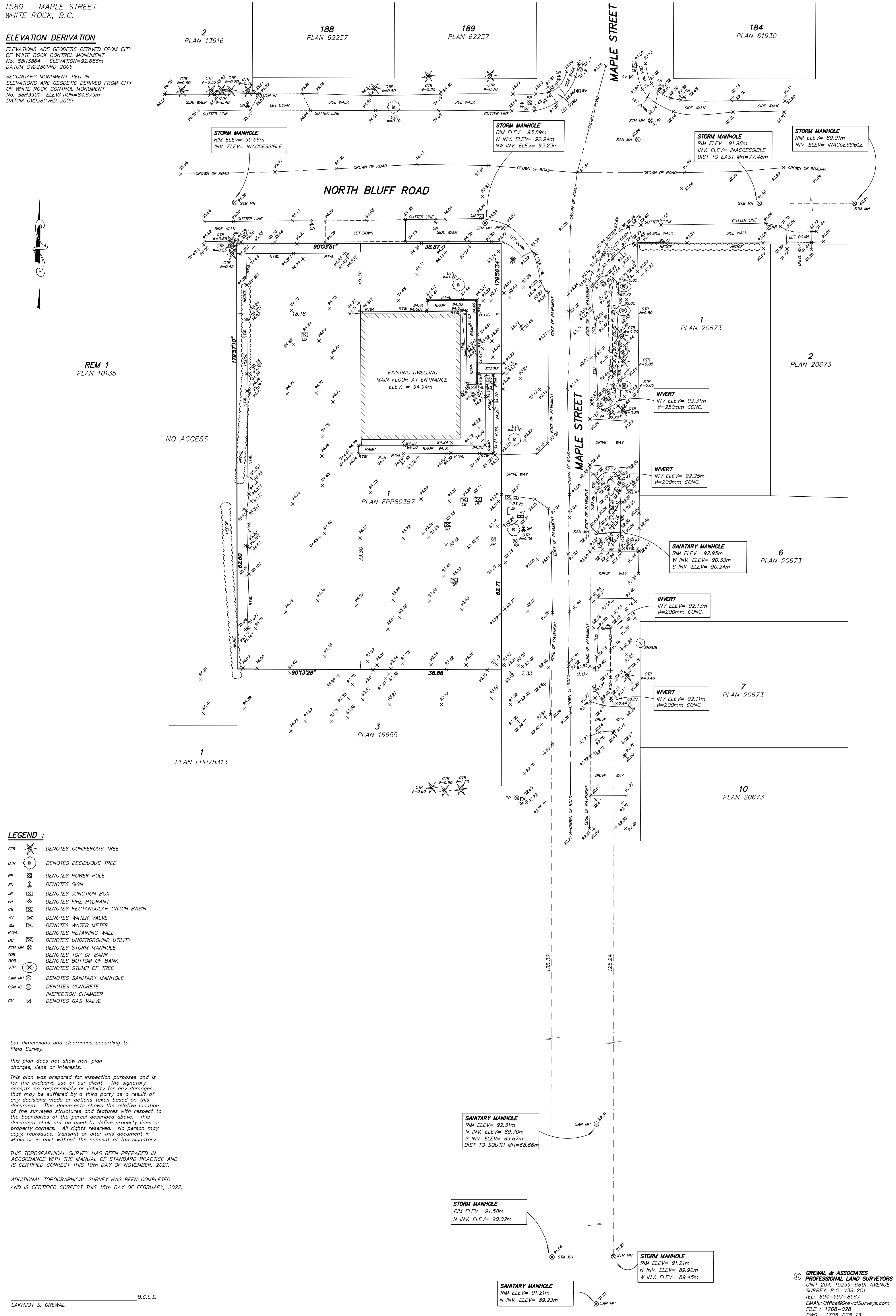
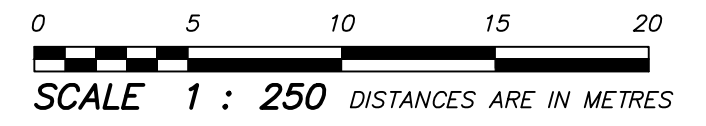
CIVIC ADDRESS :

1589 - MAPLE STREET
WHITE ROCK, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF WHITE ROCK CONTROL MONUMENT No. 88H3864 ELEVATION=92.686m DATUM CVD28GVRD 2005

SECONDARY MONUMENT TIED IN ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF WHITE ROCK CONTROL MONUMENT No. 88H3901 ELEVATION=84.679m DATUM CVD28GVRD 2005



LEGEND :

- CTR DENOTES CONIFEROUS TREE
- DTR DENOTES DECIDUOUS TREE
- PP DENOTES POWER POLE
- SN DENOTES SIGN
- JR DENOTES JUNCTION BOX
- FH DENOTES FIRE HYDRANT
- CR DENOTES RECTANGULAR CATCH BASIN
- WV DENOTES WATER VALVE
- WM DENOTES WATER METER
- RTWL DENOTES RETAINING WALL
- UU DENOTES UNDERGROUND UTILITY
- STM MH DENOTES STORM MANHOLE
- TOB DENOTES TOP OF BANK
- BOB DENOTES BOTTOM OF BANK
- STP DENOTES STUMP OF TREE
- SAN MH DENOTES SANITARY MANHOLE
- CON IC DENOTES CONCRETE INSPECTION CHAMBER
- GV DENOTES GAS VALVE

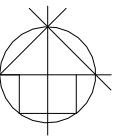
Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

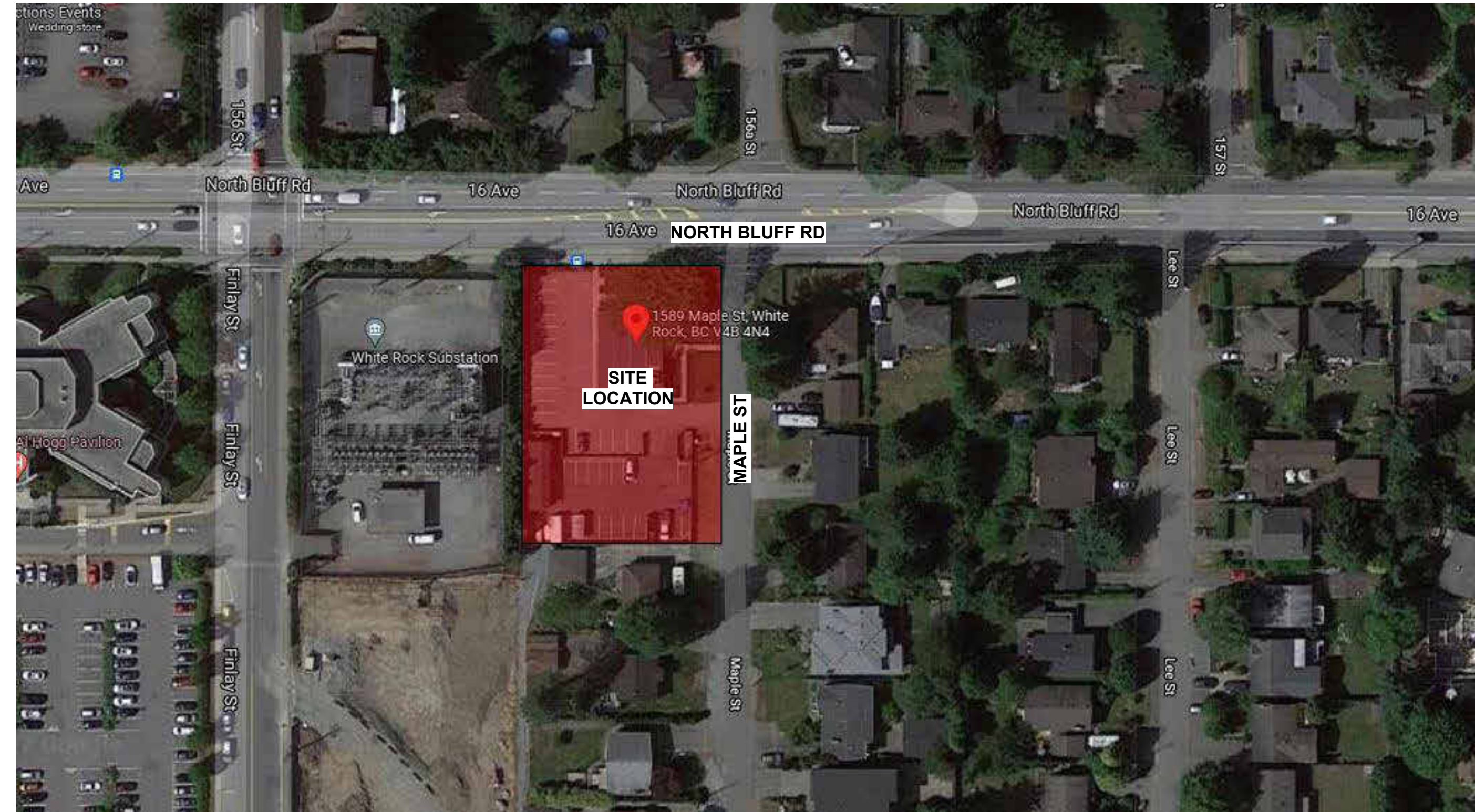
THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 19th DAY OF NOVEMBER, 2021.

ADDITIONAL TOPOGRAPHICAL SURVEY HAS BEEN COMPLETED AND IS CERTIFIED CORRECT THIS 15th DAY OF FEBRUARY, 2022.



MULTI FAMILY DEVELOPMENT

1589 MAPLE STREET, WHITE ROCK, BC



PROJECT INFO

LEGAL DESCRIPTION:

LOT 1 SECTION 11 TOWNSHIP 1 NWD PLAN
EPP80367

CIVIC ADDRESS:

1589 MAPLE STREET, WHITE ROCK, BC

ZONING INFORMATION:

ZONE:

EXISTING: RESIDENTAL
PROPOSED: CD

LOT AREA:

GROSS SITE AREA - 0.60 AC. / 2,436.52 SQM
NET SITE AREA(*) - 0.60 AC. / 2,436.52 SQM

PROJECT DIRECTORY

CLIENT:

OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET,
SURREY, BC
CONTACT: KANWAR DHAMRAIT
T: 604-355-6789
EMAIL:kanwar@oviedoproperties.com

ARCHITECTURAL:

DF ARCHITECTURE INC.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BC V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEY:

GREWAL&ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68TH AVENUE
SURREY, B.C. V3S 2C1
CONTACT: SONNY GILL
T 604-597-8567
office@grewalsurveys.com

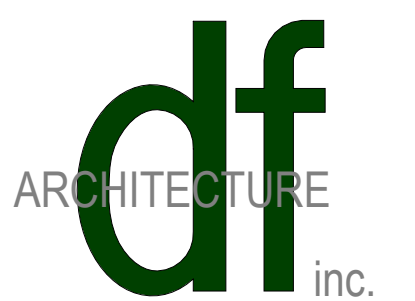
CIVIL:

HUB ENGINEERING INC.
SUITE 212, 12992 - 76 AVENUE,
SURREY, B.C. V3W 2V6
CONTACT: JAKUB CZOCH
T 604-572-4328
jakub@hub-inc.com

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER PAGE
	A-002	DEVELOPMENT DATA
	A-003	BASE PLAN
BUILDING & UNIT PLANS	A-100	SITE PLAN
	A-200	PARKING LEVEL 1
	A-200'	PARKING LEVEL 2
	A-201	FLOOR PLAN (LEVEL-1)
	A-202	FLOOR PLAN (LEVEL-2)
	A-203	FLOOR PLAN (LEVEL-3)
	A-204	FLOOR PLAN (LEVEL-4)
	A-205	FLOOR PLAN (LEVEL-5)
	A-206	FLOOR PLAN (LEVEL-6)
	A-207	FLOOR PLAN (LEVEL-3) Copy 1
	A-220	UNIT PLANS
	A-221	UNIT PLANS
	A-222	UNIT PLANS
	A-223	UNIT PLANS
	A-224	UNIT PLANS
	A-225	UNIT PLANS
	A-226	UNIT PLANS
ELEVATIONS & 3D VIEWS	A-301	ELEVATIONS
	A-350	3D VIEWS

REVISION	DESCRIPTION
2023-01-06	F REVISED INITIAL APP. SUBMISSION
2022-08-29	E REVISED INITIAL APP. SUBMISSION
2022-08-18	D REVISED INITIAL APP. SUBMISSION
2022-05-19	C INITIAL APPLICATION SUBMISSION
2022-02-23	B PRE APPLICATION SUBMISSION
2020-10-28	A PRELIMINARY LAYOUT



350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET, SURREY, BC

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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

COVER PAGE

DRAWING No.	A-001	F
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DEVELOPMENT DATA					
LEGAL DESCRIPTION					
Lot 1 Section 11 Township 1 NWD Plan EPP80367					
CIVIC ADDRESS					
1589 Maple Street, White Rock					
ZONING INFORMATION					
ZONE					
EXISTING	RESIDENTIAL				
PROPOSED	CD Based om RM-3				
LOT AREA					
GROSS SITE AREA		26,226.73 Sq.Ft.	2,436.52 Sq.Mt.	0.60 ac	0.24 ha
BUILDING HEIGHT					
PROPOSED	6 STOREYS				
SETBACK					
NORTH (From North Bluff Road)	12.46 ft		3.80 Mt.		
SOUTH (From Neighboring Lot)	19.68 ft		6.00 Mt.		
EAST (From Maple Street)	7.87 ft		2.40 Mt.		
WEST (From Neighboring Lot)	10.73 ft		3.27 Mt.		

GROSS BUILDABLE AREA		
LEVEL 1	10,093.44 Sq.Ft.	937.68 Sq.Mt.
LEVEL 2	11,792.80 Sq.Ft.	1,095.55 Sq.Mt.
LEVEL 3	11,952.05 Sq.Ft.	962.55 Sq.Mt.
LEVEL 4	11,937.98 Sq.Ft.	1,109.04 Sq.Mt.
LEVEL 5	11,060.52 Sq.Ft.	1,027.52 Sq.Mt.
LEVEL 6	10,759.93 Sq.Ft.	999.60 Sq.Mt.
INDOOR AMENITY	1,050.00 Sq.Ft.	97.55 Sq.Mt.
TOTAL BUILDABLE AREA (EXCLUDING INDOOR AMENITY)	66,546.72 Sq.Ft.	6,182.19 Sq.Mt.

FAR		
LEVEL 1	6,989.21 Sq.Ft.	649.30 Sq.Mt.
LEVEL 2	10,021.88 Sq.Ft.	931.03 Sq.Mt.
LEVEL 3	10,043.90 Sq.Ft.	933.08 Sq.Mt.
LEVEL 4	10,029.83 Sq.Ft.	931.77 Sq.Mt.
LEVEL 5	9,170.11 Sq.Ft.	851.90 Sq.Mt.
LEVEL 6	8,977.35 Sq.Ft.	834.00 Sq.Mt.
NET FLOOR AREA (EXCLUDING INDOOR AMENITY,COMMON STAIRWELLS,ELEVATOR SHAFTS,COMMON CORRIDORS)	55,232.28 Sq.Ft.	5,131.08 Sq.Mt.
PROPOSED FAR ON GROSS SITE AREA	2.11	

UNIT SCHEDULE										
UNIT TYPE		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL AREA	NO. OF UNITS	
UNIT A	1 BED RM.+1 BATH RM. +DEN	4	3	3	1	0	0	592.18 Sq.Ft.	11	13%
UNIT A1	1 BED RM.+1 BATH RM.	0	0	0	0	2	0	546.78 Sq.Ft.	2	2%
UNIT A2	1 BED RM.+1 BATH RM. +DEN	0	1	1	1	0	0	620.81 Sq.Ft.	3	4%
UNIT A3	1 BED RM.+1 BATH RM.	0	0	0	0	1	1	502.87 Sq.Ft.	2	2%
UNIT A4	1 BED RM.+1 BATH RM.	0	0	0	0	0	2	529.78 Sq.Ft.	2	2%
UNIT B	1 BED RM.+1 BATH RM.	1	3	3	3	0	0	508.33 Sq.Ft.	10	12%
UNIT B1	1 BED RM.+1 BATH RM.	0	1	0	0	0	0	519.10 Sq.Ft.	1	1%
UNIT B2	1 BED RM.+1 BATH RM.	0	0	1	1	0	0	537.76 Sq.Ft.	2	2%
UNIT C	3 BED RM.+ 2BATH RM.+DEN	1	0	0	0	0	0	1,162.27 Sq.Ft.	1	1%
UNIT D	2 BED RM.+ 2BATH RM.	2	1	1	1	0	0	853.22 Sq.Ft.	5	6%
UNIT D1	2 BED RM.+ 2BATH RM.	0	1	1	1	0	0	875.63 Sq.Ft.	3	4%
UNIT D2	2 BED RM.+ 2BATH RM.	0	0	0	0	2	2	794.88 Sq.Ft.	4	5%
UNIT E	STUDIO	0	1	1	1	0	0	364.30 Sq.Ft.	3	4%
UNIT E1	STUDIO	0	1	1	1	1	1	376.07 Sq.Ft.	5	6%
UNIT E2	STUDIO	0	0	0	1	0	0	359.51 Sq.Ft.	1	1%
UNIT F	1 BED RM.+1 BATH RM. +DEN	1	0	0	0	0	0	680.58 Sq.Ft.	1	1%
UNIT F1	1 BED RM.+1 BATH RM. +DEN	1	0	0	0	0	0	676.47 Sq.Ft.	1	1%
UNIT G	1 BED RM.+1 BATH RM. +DEN	0	1	1	1	0	0	658.04 Sq.Ft.	3	4%
UNIT H	2 BED RM.+ 2BATH RM.	0	1	1	1	1	0	853.22 Sq.Ft.	4	5%
UNIT H1	2 BED RM.+ 2BATH RM.	0	0	0	0	0	1	745.23 Sq.Ft.	1	1%
UNIT I	2 BED RM.+ 2BATH RM. +STUDY	0	0	0	0	2	0	787.28 Sq.Ft.	2	2%
UNIT I1	2 BED RM.+ 2BATH RM. +DEN	0	0	0	0	0	2	771.35 Sq.Ft.	2	2%
UNIT J	2 BED RM.+ 2BATH RM.	0	0	0	0	1	1	718.33 Sq.Ft.	2	2%
UNIT K	2 BED RM.+ 2BATH RM. +STUDY	0	1	1	1	1	1	806.00 Sq.Ft.	5	6%
UNIT K1	2 BED RM.+ 2BATH RM. +DEN	0	0	0	1	0	0	811.24 Sq.Ft.	1	1%
UNIT L	3 BED RM.+ 2BATH RM.+DEN	0	0	0	0	1	1	1,030.14 Sq.Ft.	2	40%
UNIT M	3 BED RM.+ 2BATH RM.+DEN	0	1	1	1	1	1	962.09 Sq.Ft.	5	6%
TOTAL NO. OF APARTMENT UNITS		10	16	16	16	13	13		84	
TOTAL RENTABLE/SELLABLE AREA								56,535.90 Sq.Ft.		
AS PER OCP 20% OF THE UNITS ARE PROPOSED AS AFFORDABLE RENTAL HOUSING (POLICY 8.7.1) AND THE REMAINING OF THE UNITS ARE PROPOSED AS MARKET STARTA										
TOTAL NUMBER OF STUDIOS									9	11%
TOTAL NUMBER OF 1 BEDROOM UNITS									38	45%
TOTAL NUMBER OF 2 BEDROOM UNITS									29	35%
TOTAL NUMBER OF 3 BEDROOM UNITS									8	10%

OFF STREET PARKING					
UNIT TYPE		NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
REQUIRED RESIDENTIAL PARKING		84	1.2	100.8	101
VISITOR PARKING		84	0.3	25.2	25
NO. OF PARKING REQUIRED(INCLUDING VISITOR PARKING)					126
NO. OF PARKING PROVIDED IN 2 LEVELS OF UNDER GROUND PARKING					125
NO. OF SMALL CAR STALLS PROVIDED				49	39%
NO. OF ACCESSIBLE STALLS PROVIDED				3	2%
EV STALLS:1 OF EVERY 10(14 STALLS) OFF STREET PARKING SPACES ARE PROPOSED WITH LEVEL 2 ENERGIZED OUTLET.1 OF EVERY 10(14 STALLS) OFF STREET PARKING SPACES ARE PROPOSED WITH ROUGHED-IN-EV CHARGING.					

BICYCLE SPACES					
REQ. BICYCLE SPACES		REQUIRED	SAY	PROVIDED	
CLASS 1		1 SPACE PER UNIT	84	93	In the first level of u/g parkade
CLASS 2		0.2 SPACE PER UNIT	17	17	Provided beside lobby entrance

STORAGE LOCKER	
22 Storage Lockers provided in the second level of underground parking	

Amenity Space			
Required Amenity Space	6.0 SQM Per UNIT	504.00 Sq.M.	5,423.04 Sq.Ft.
Provided Amenity Space		577.66 Sq.M.	6,155.53 Sq.Ft.
OUTDOOR AMENITY A-ON GRADE		288.62 Sq.M.	3,106.72 Sq.Ft.
OUTDOOR AMENITY B-ON ROOF		191.49 Sq.M.	2,061.22 Sq.Ft.
INDOOR AMENITY -ON 1ST FLOOR		97.55 Sq.M.	1,050.00 Sq.Ft.

2023-01-06	T	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
2022-08-18	D	REVISED INITIAL APP. SUBMISSION
2022-05-19	C	INITIAL APPLICATION SUBMISSION
2022-02-23	B	PRE APPLICATION SUBMISSION
2020-10-26	A	PRELIMINARY LAYOUT



350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)264-5194 F (604)264-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET, SURREY, BC

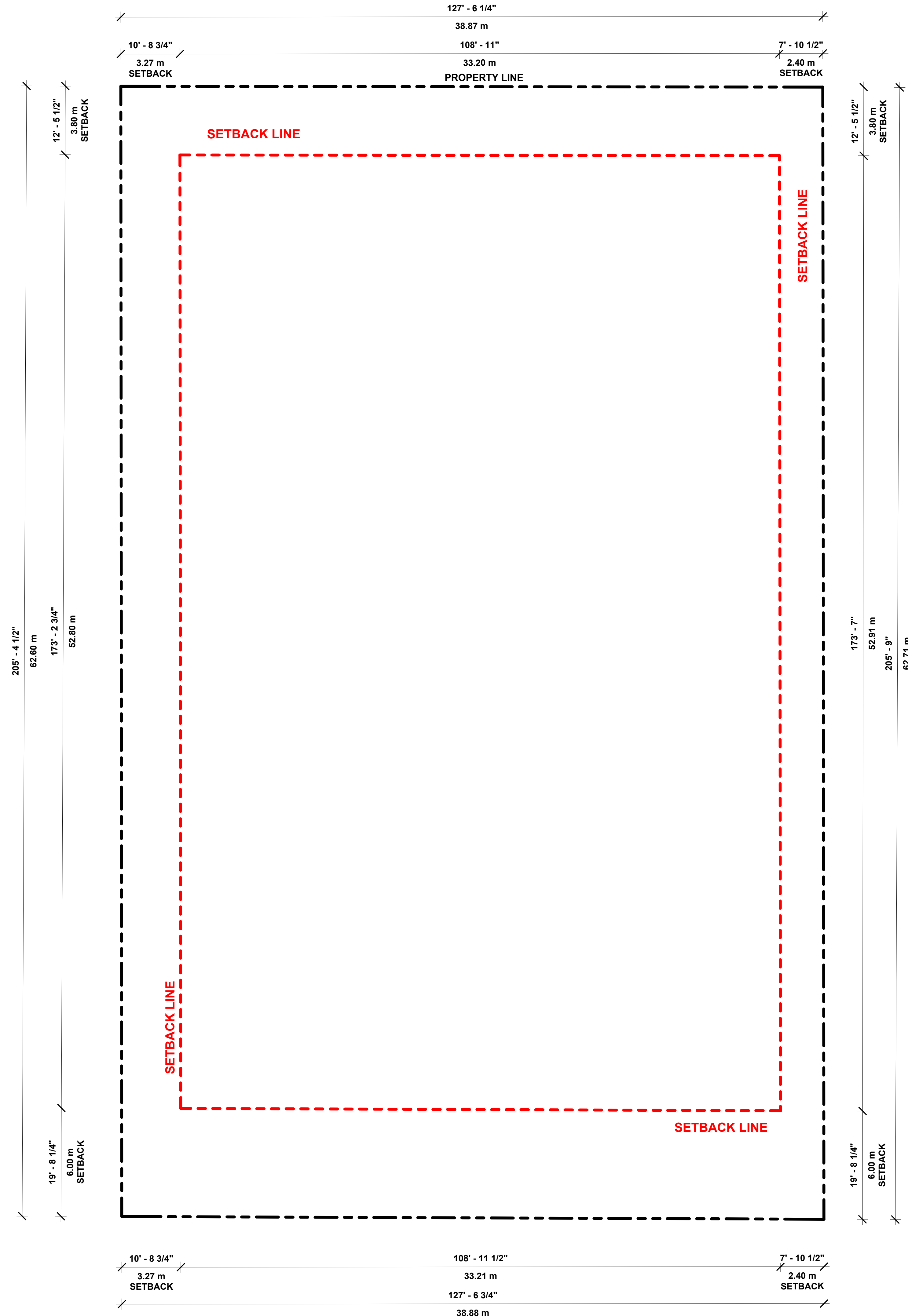
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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

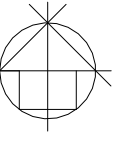
DEVELOPMENT DATA

DRAWING No.	A-002	F
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NEIGHBORING LOT
15600 NORTH BLUFF ROAD



NOTES:



2023-01-06	T	REVISED INITIAL APP SUBMISSION
2022-08-29	E	REVISED INITIAL APP SUBMISSION
2022-08-18	D	REVISED INITIAL APP SUBMISSION
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SCALE:	3/32" = 1'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

BASE PLAN

1 BASE PLAN
 A-003 3/32" = 1'-0"

DRAWING No.	A-003	F
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NOTES:



REVISION	DATE	DESCRIPTION
2023-01-06	F	REVISED INITIAL APP SUBMISSION
2022-08-29	E	REVISED INITIAL APP SUBMISSION
2022-08-18	D	REVISED INITIAL APP SUBMISSION
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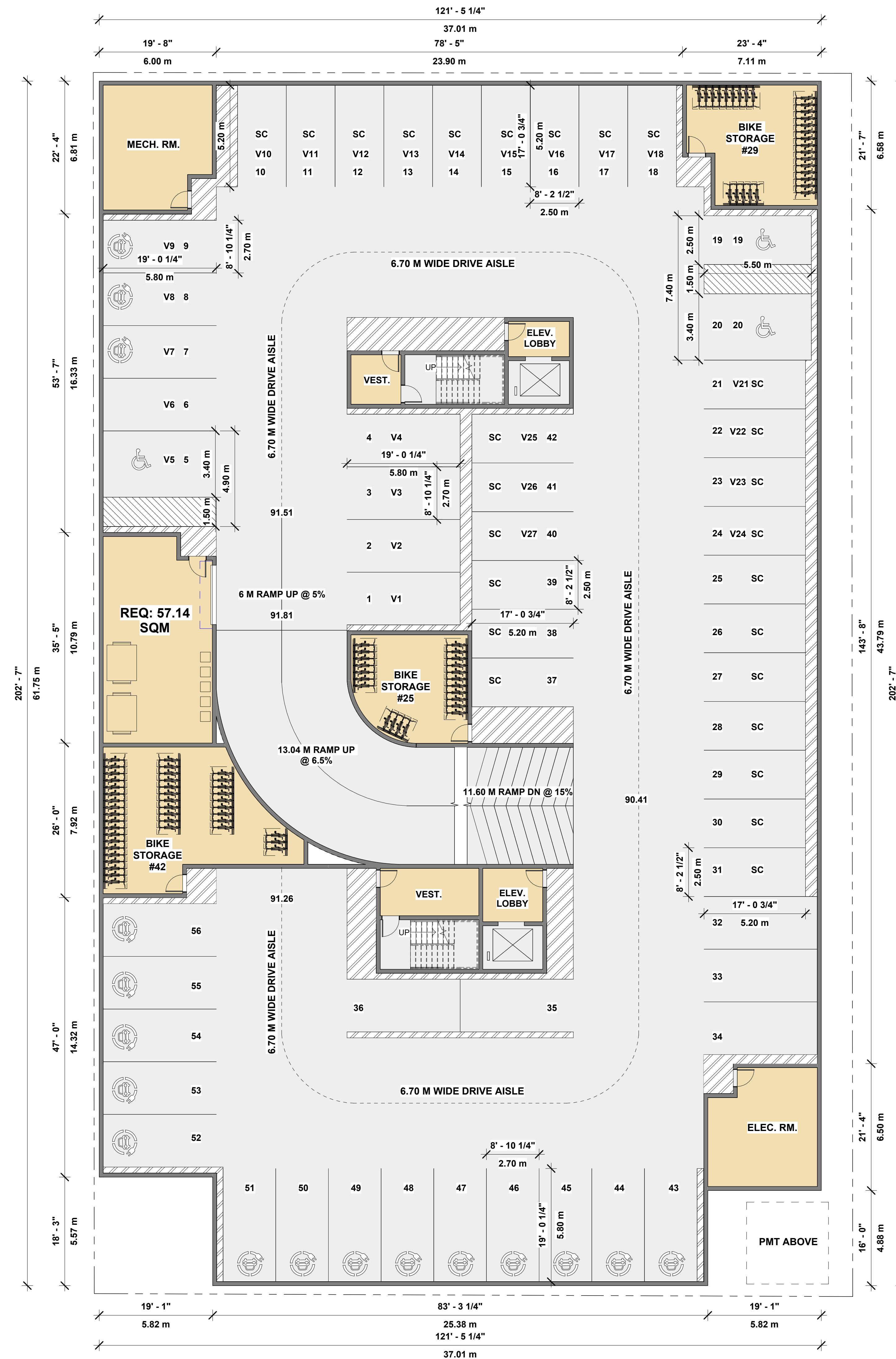
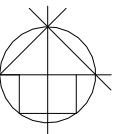
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SCALE:	3/32" = 1'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

SITE PLAN

DRAWING No.	A-100	F
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NOTES:



1 PARKING LVL 1
A-200 1" = 10'-0"

REVISION	DATE	DESCRIPTION
2023-01-06	F	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
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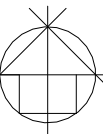
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CHECKED:	NN
SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

PARKING LEVEL 1

DRAWING No.	A-200	F
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NOTES:



1 Level 1
A-201 1" = 10'-0"

2023-01-06	F	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
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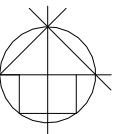
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CHECKED: NN
SCALE: 1" = 10'-0"
JOB NO.: WTR- 001
DATE: AUG 2022
SHEET TITLE:

FLOOR PLAN (LEVEL-1)

DRAWING No. **A-201** **F**

NOTES:



1 Level 2
A-202 1" = 10'-0"

2023-01-06	F	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
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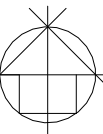
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DRAWN:	SA
CHECKED:	NN
SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

FLOOR PLAN (LEVEL-2)

DRAWING No.	A-202	F
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NOTES:



1 Level 3
A-203 1" = 10'-0"

2023-01-06	F	REVISED INITIAL APP SUBMISSION
2022-08-29	E	REVISED INITIAL APP SUBMISSION
2022-08-18	D	REVISED INITIAL APP SUBMISSION
2022-05-19	C	INITIAL APPLICATION SUBMISSION
2022-02-23	B	PRE APPLICATION SUBMISSION
2020-10-28	A	PRELIMINARY LAYOUT



350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIDO PROPERTIES LTD.
101/102, 8310- 130 STREET, SURREY, BC

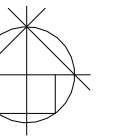
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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

FLOOR PLAN (LEVEL-3)

DRAWING No.	A-203	F
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NOTES:



1 Level 4
A-204 1" = 10'-0"

REVISION	DATE	DESCRIPTION
A	2020-10-28	PRELIMINARY LAYOUT
B	2022-02-23	PRE APPLICATION SUBMISSION
C	2022-05-19	INITIAL APPLICATION SUBMISSION
D	2022-08-18	REVISED INITIAL APP. SUBMISSION
E	2022-08-29	REVISED INITIAL APP. SUBMISSION
F	2023-01-06	REVISED INITIAL APP. SUBMISSION



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SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

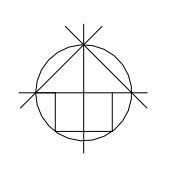
FLOOR PLAN (LEVEL-4)

DRAWING No.	A-204	F
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1 Level 5
A-205 1" = 10'-0"

NOTES:



REVISION	DATE	DESCRIPTION
2023-01-06	F	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
2022-08-18	D	REVISED INITIAL APP. SUBMISSION
2022-05-19	C	INITIAL APPLICATION SUBMISSION
2022-02-23	B	PRE APPLICATION SUBMISSION
2020-10-28	A	PRELIMINARY LAYOUT



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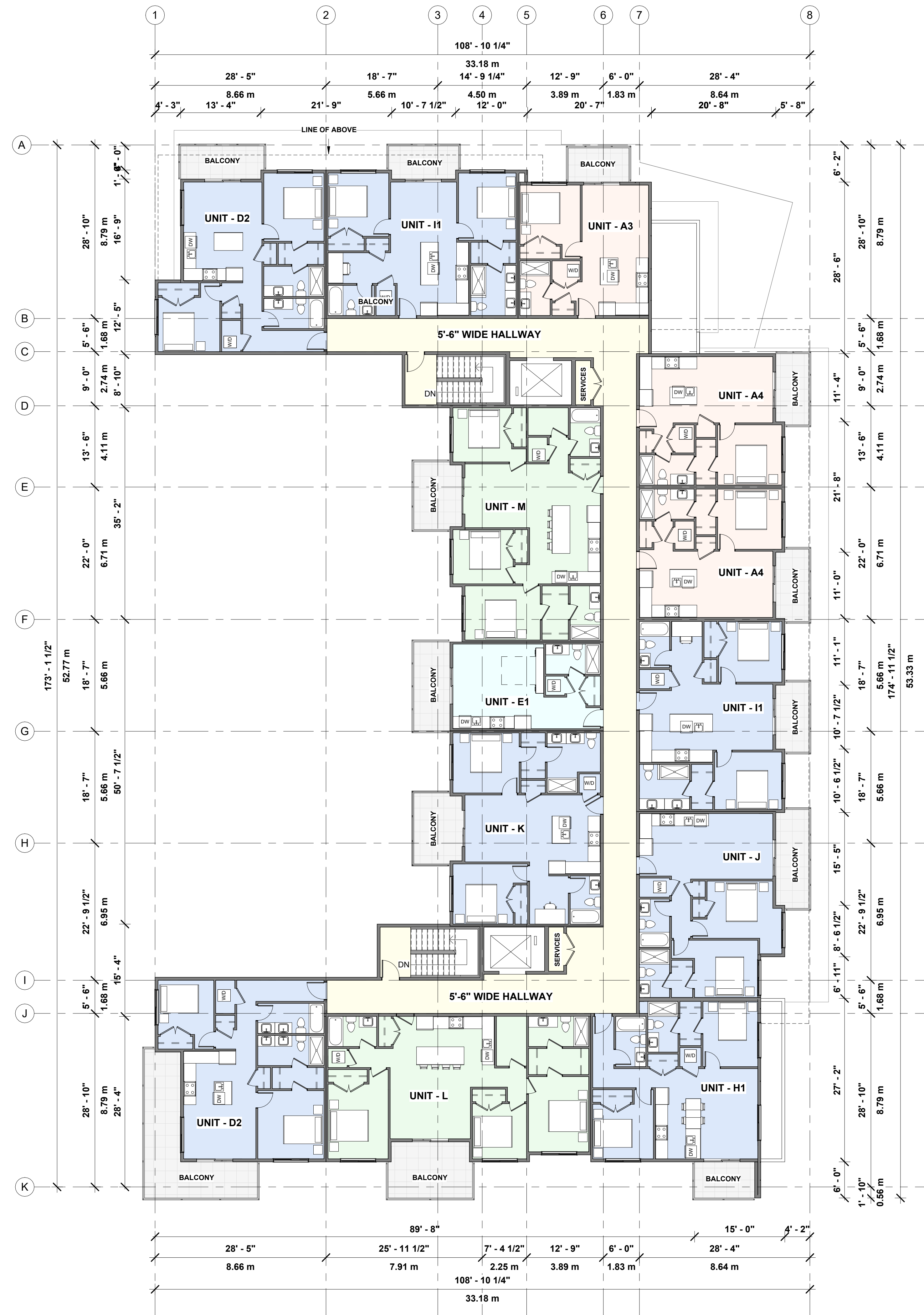
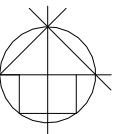
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SCALE: 1" = 10'-0"
JOB NO.: WTR-001
DATE: AUG 2022
SHEET TITLE:

FLOOR PLAN (LEVEL-5)

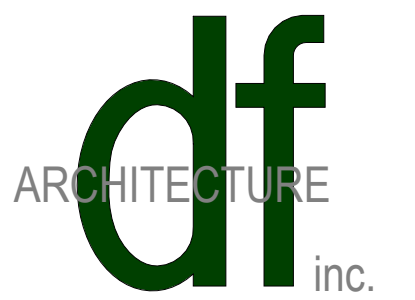
DRAWING No. **A-205** **F**

NOTES:



1 Level 6
A-206 1" = 10'-0"

2023-01-06	F	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
2022-08-18	D	REVISED INITIAL APP. SUBMISSION
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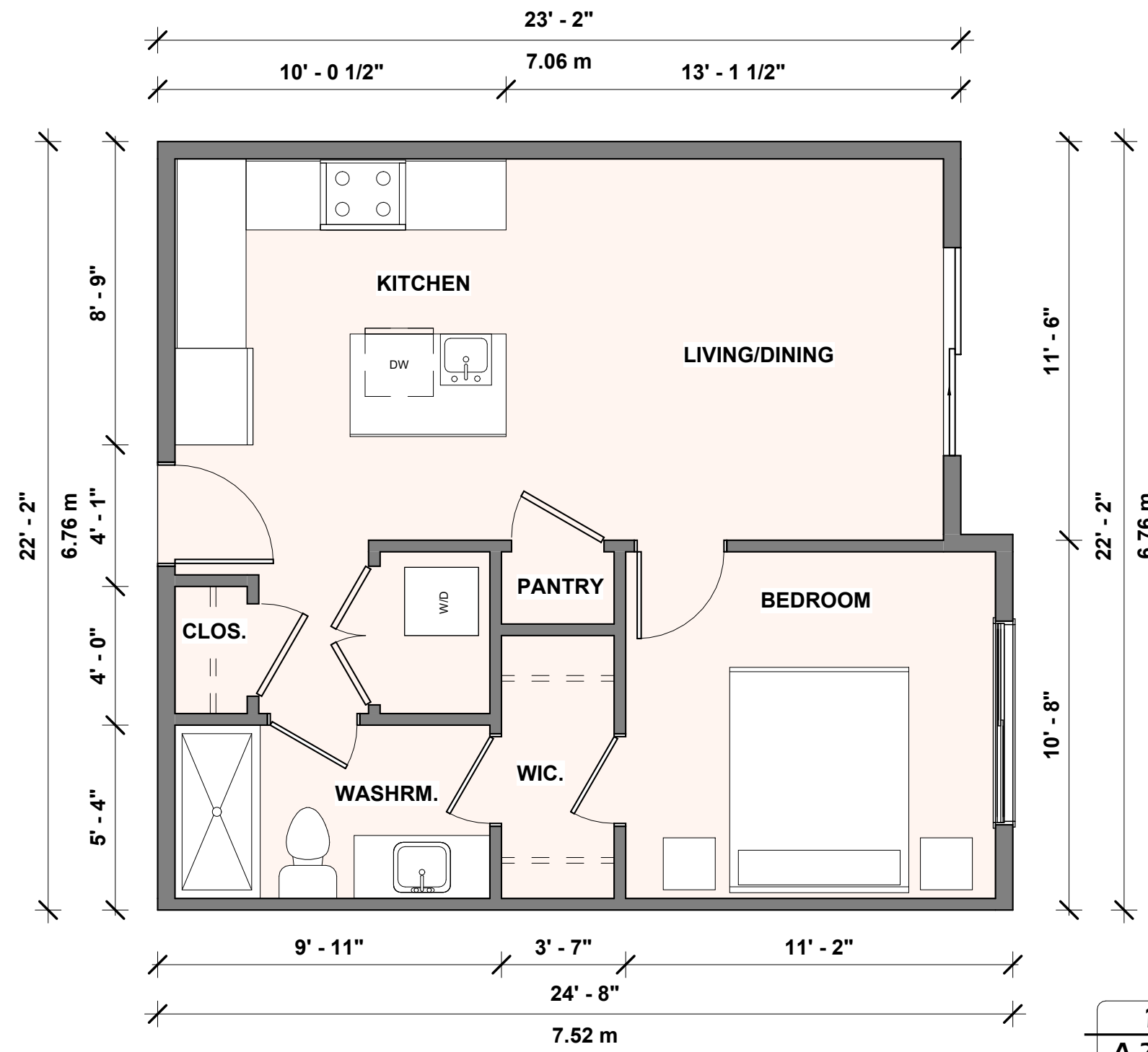
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SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

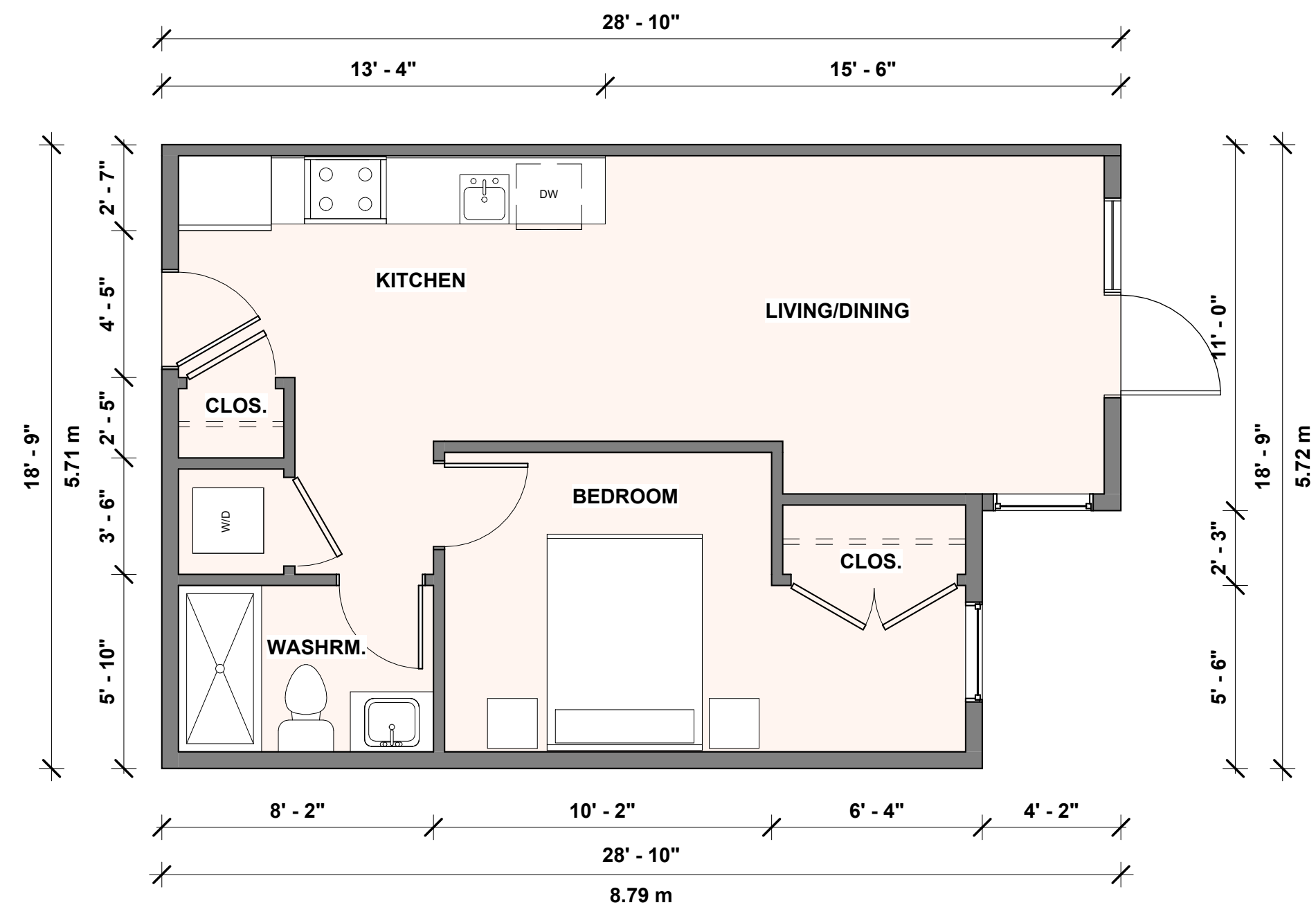
FLOOR PLAN (LEVEL-6)

DRAWING No.	A-206	F
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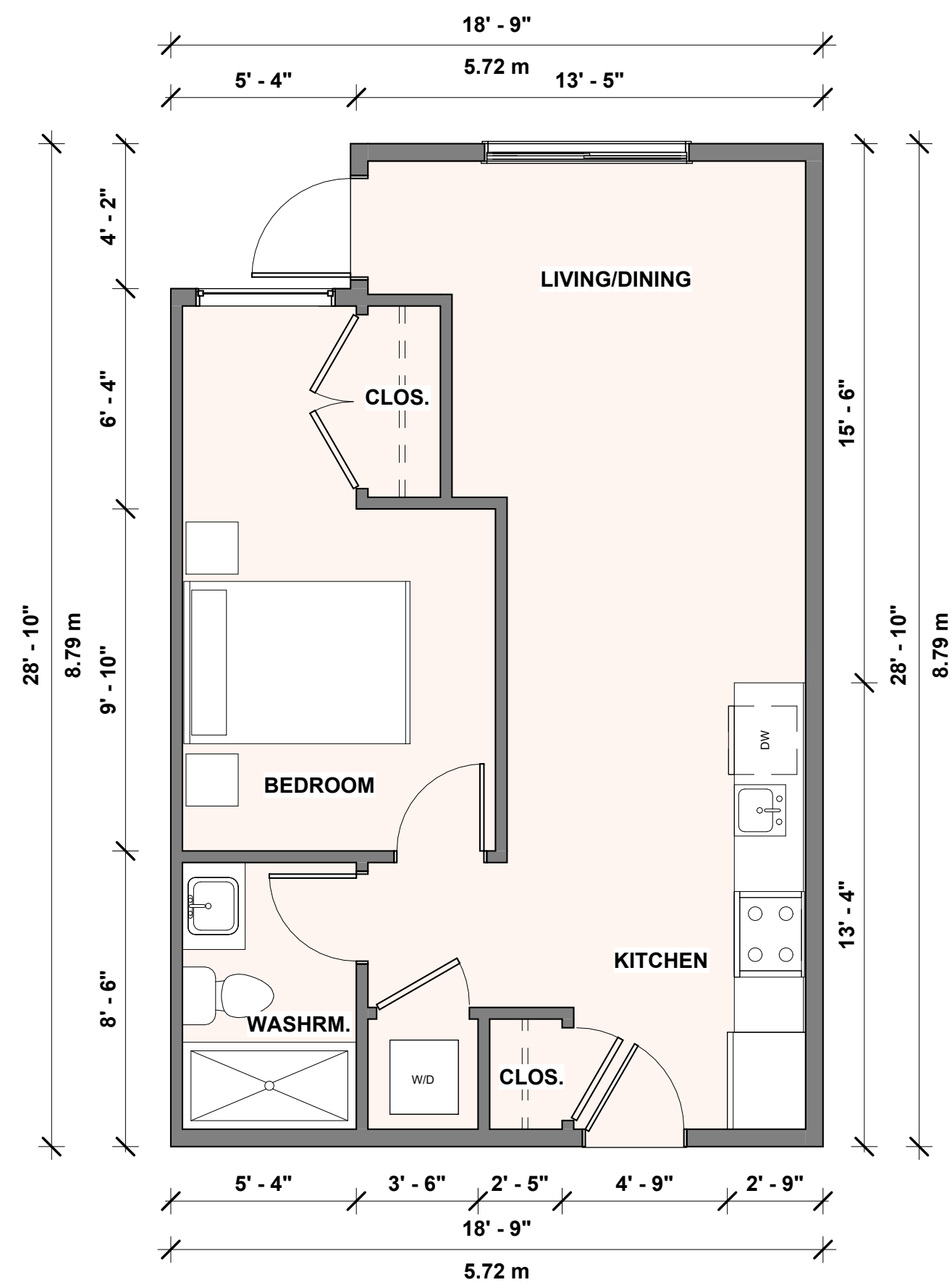
1 UNIT PLAN - A4
A-221 1/4" = 1'-0"

FLOOR AREA: 529.78 SQFT
49.22 SQM



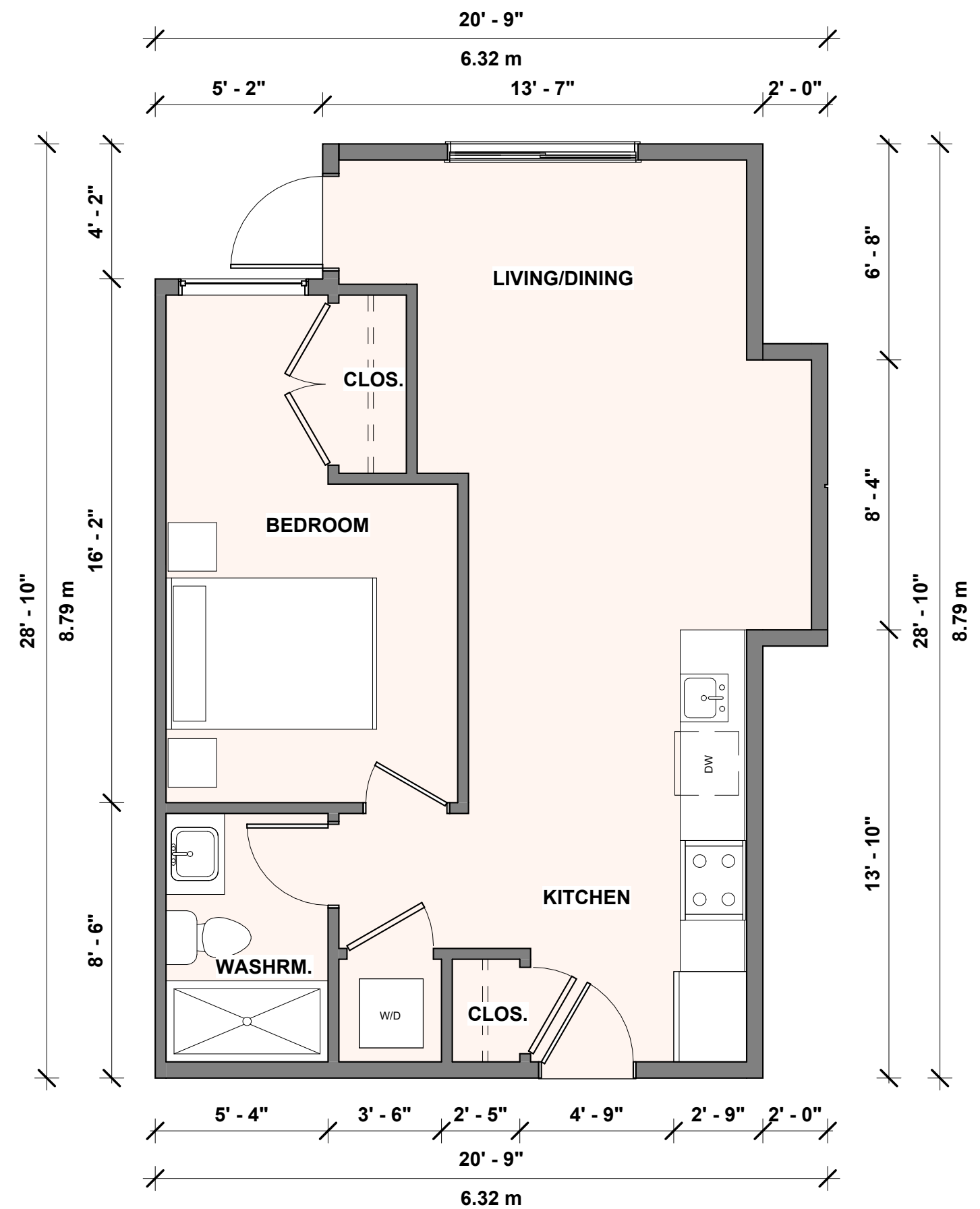
2 UNIT PLAN - B
A-221 1/4" = 1'-0"

FLOOR AREA: 508.33 SQFT
47.22 SQM



3 UNIT PLAN - B1
A-221 1/4" = 1'-0"

FLOOR AREA: 519.10 SQFT
48.22 SQM



4 UNIT PLAN - B2
A-221 1/4" = 1'-0"

FLOOR AREA: 537.76 SQFT
49.95 SQM

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SCALE:	1/4" = 1'-0"
JOB NO.:	WTR- 001
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SHEET TITLE:	

UNIT PLANS

NOTES:

2023-01-06	T	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION
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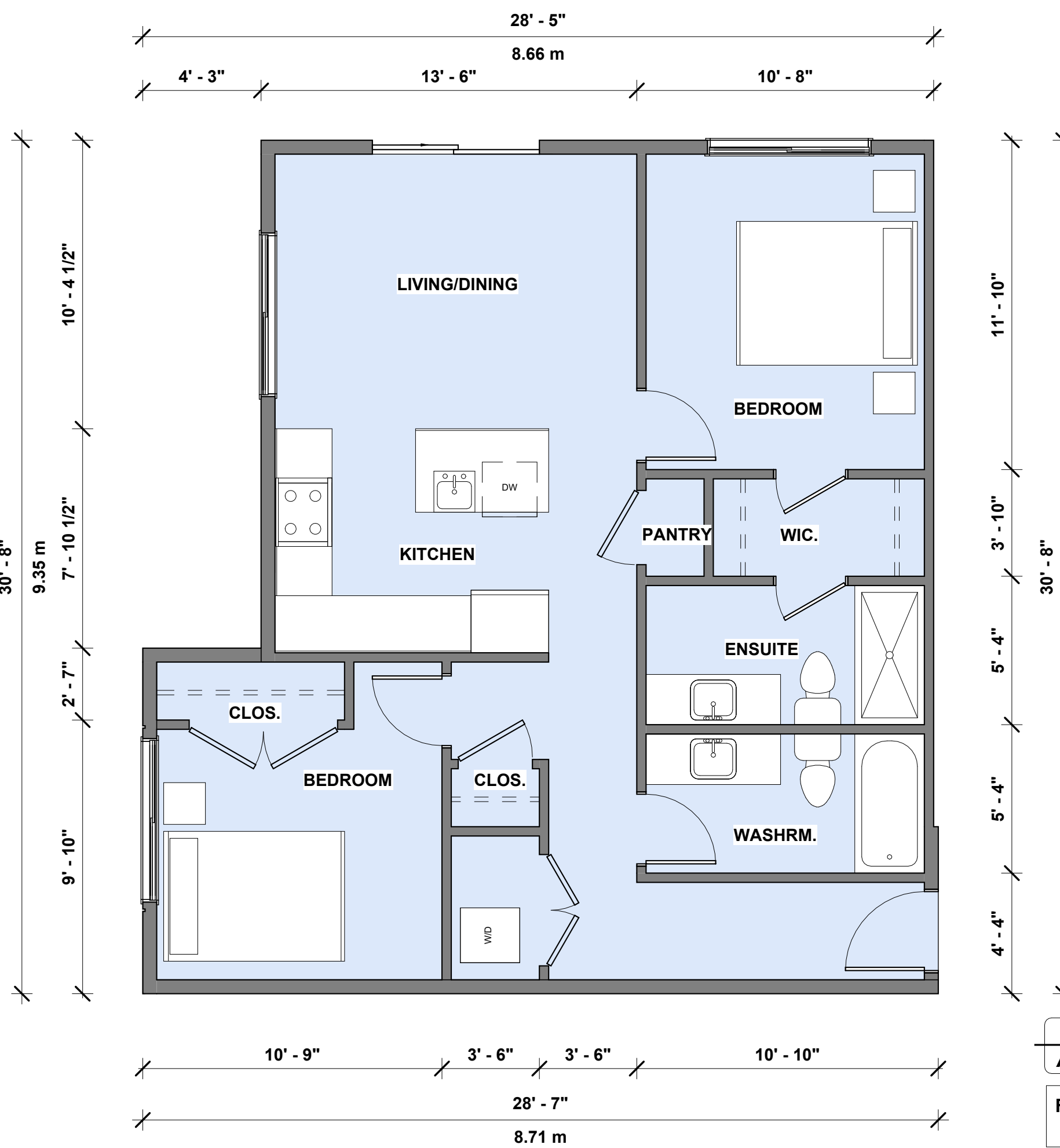
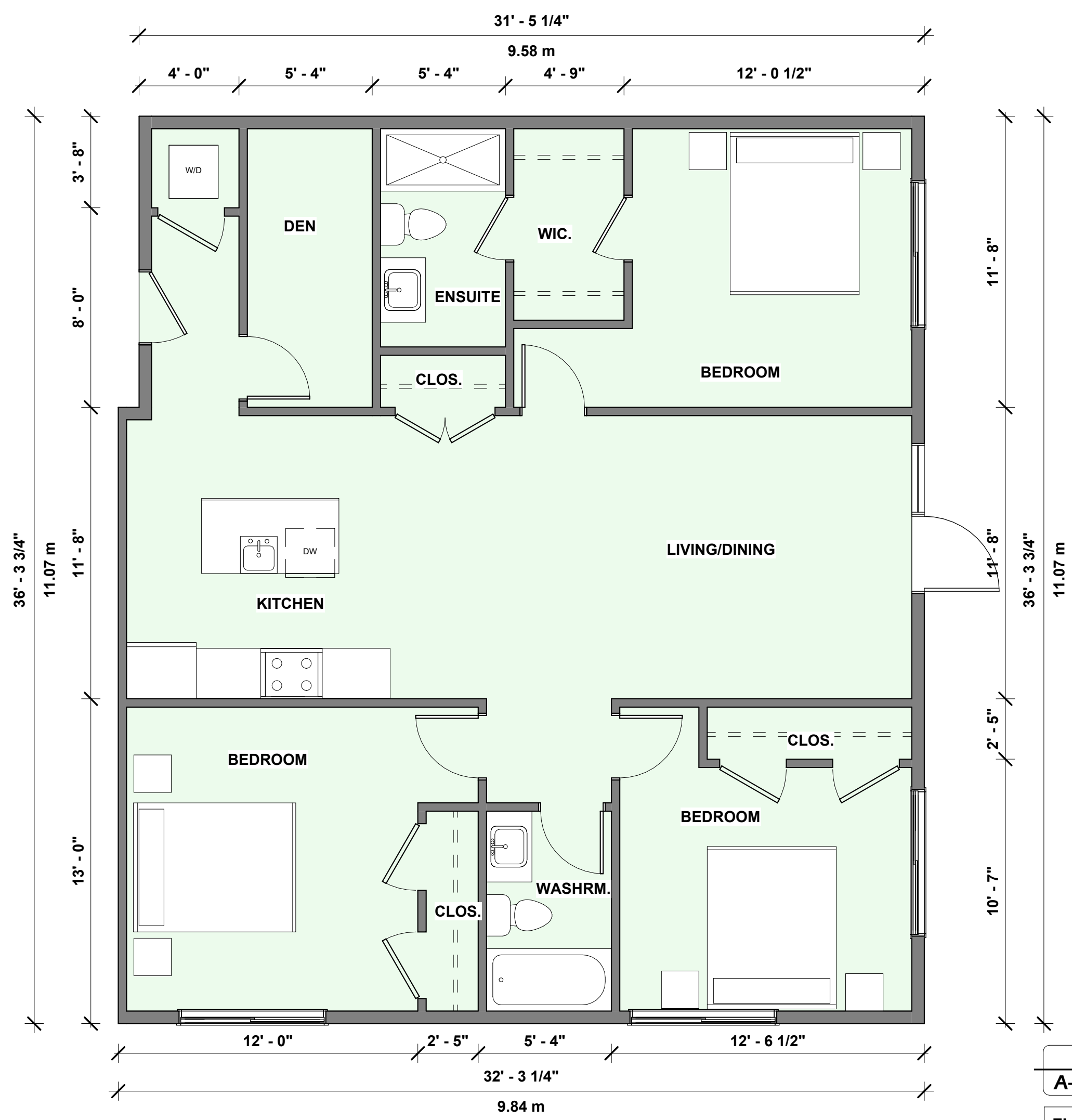
CLIENT:
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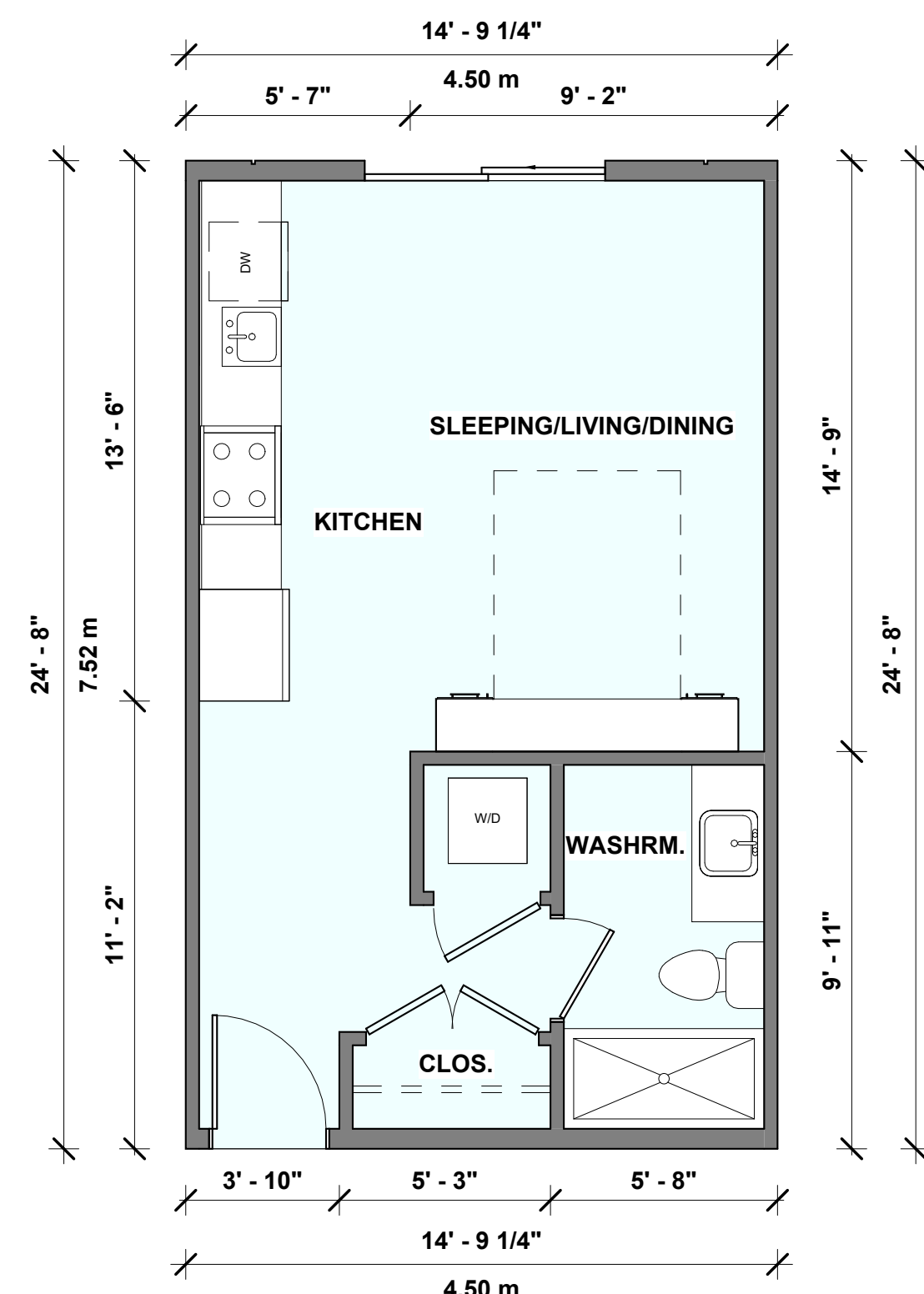
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 SHEET TITLE:

UNIT PLANS

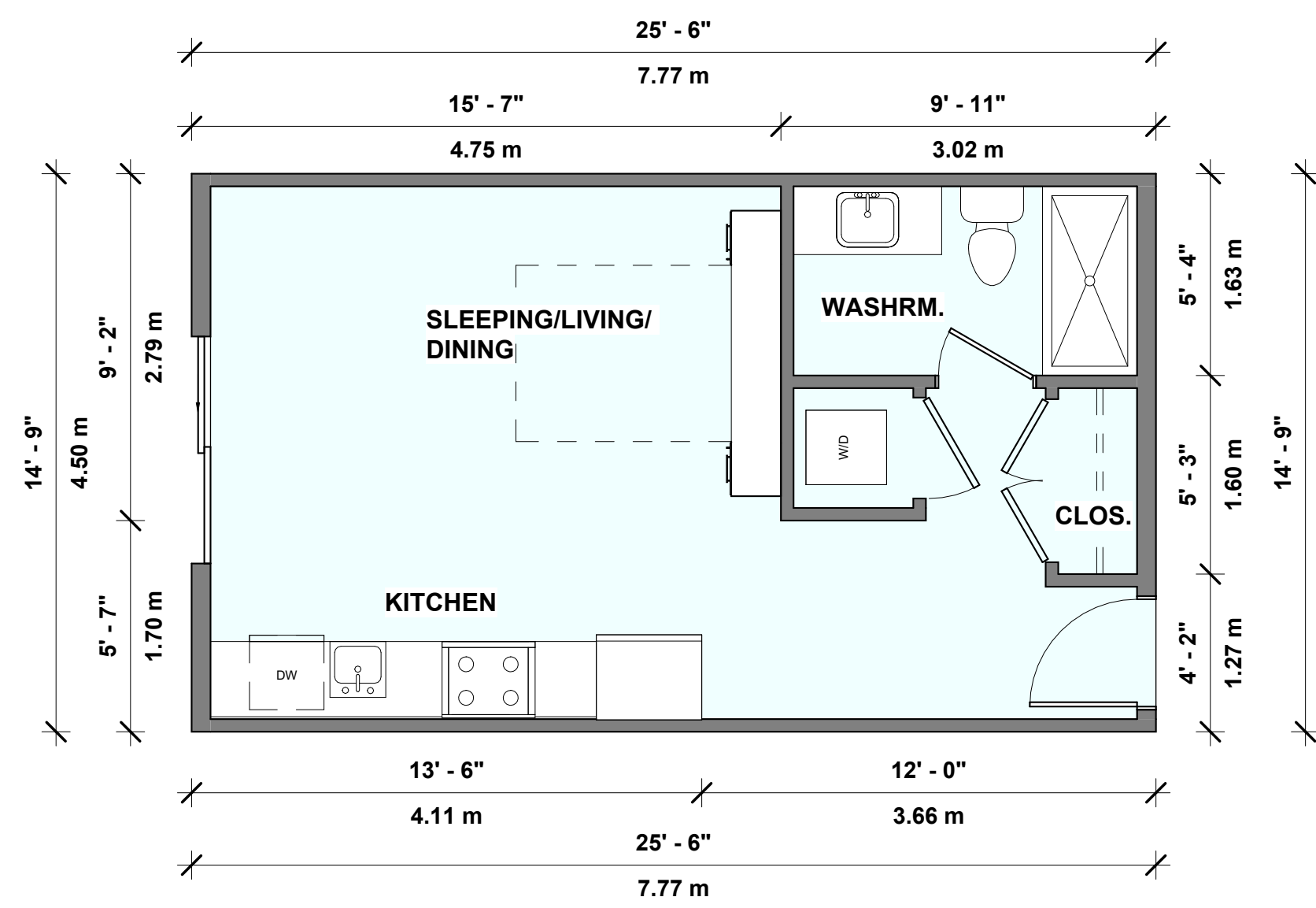
DRAWING No. **A-222** **F**





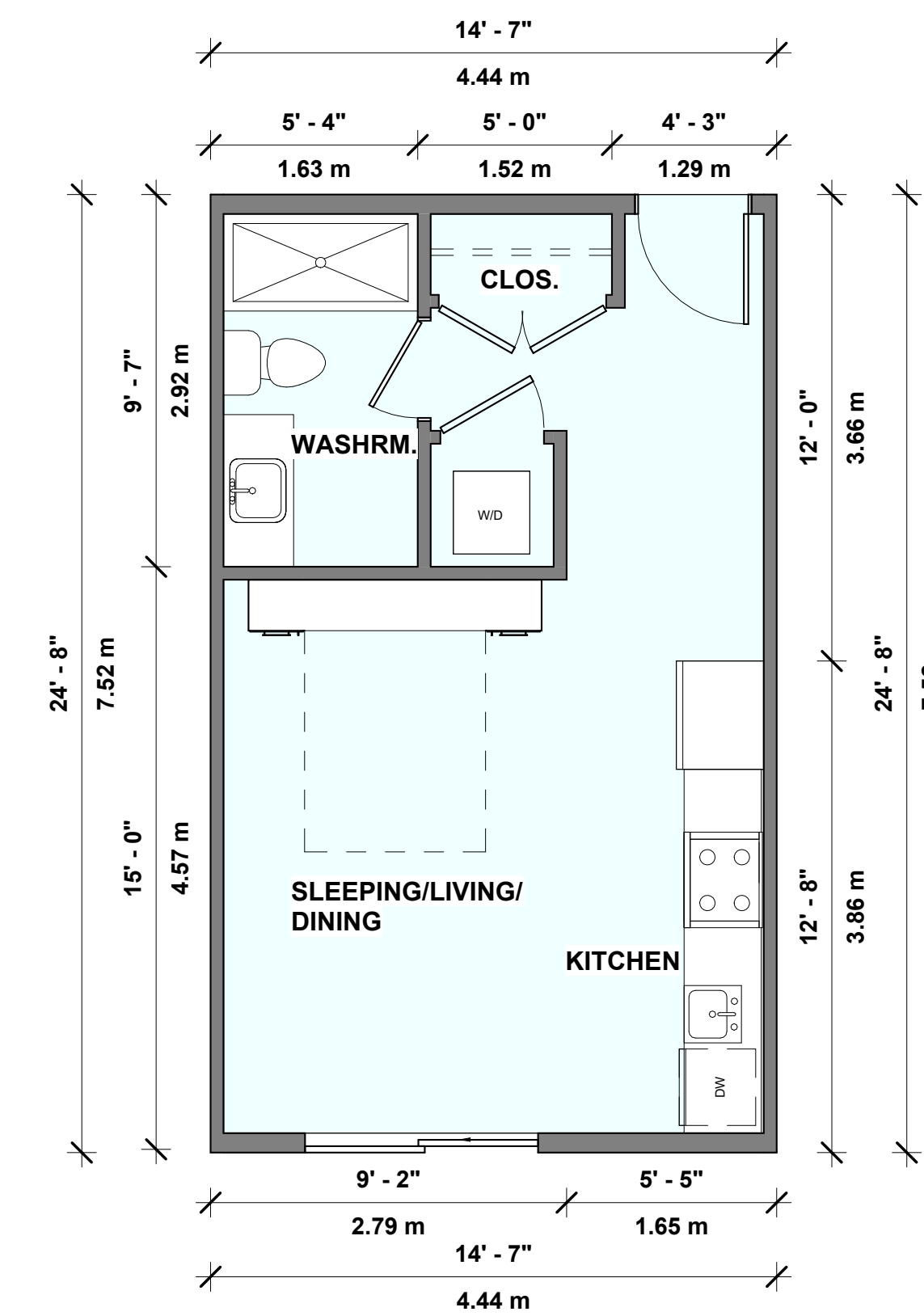
1 UNIT PLAN - E
A-223 1/4" = 1'-0"

FLOOR AREA: 364.30 SQFT
33.84 SQM



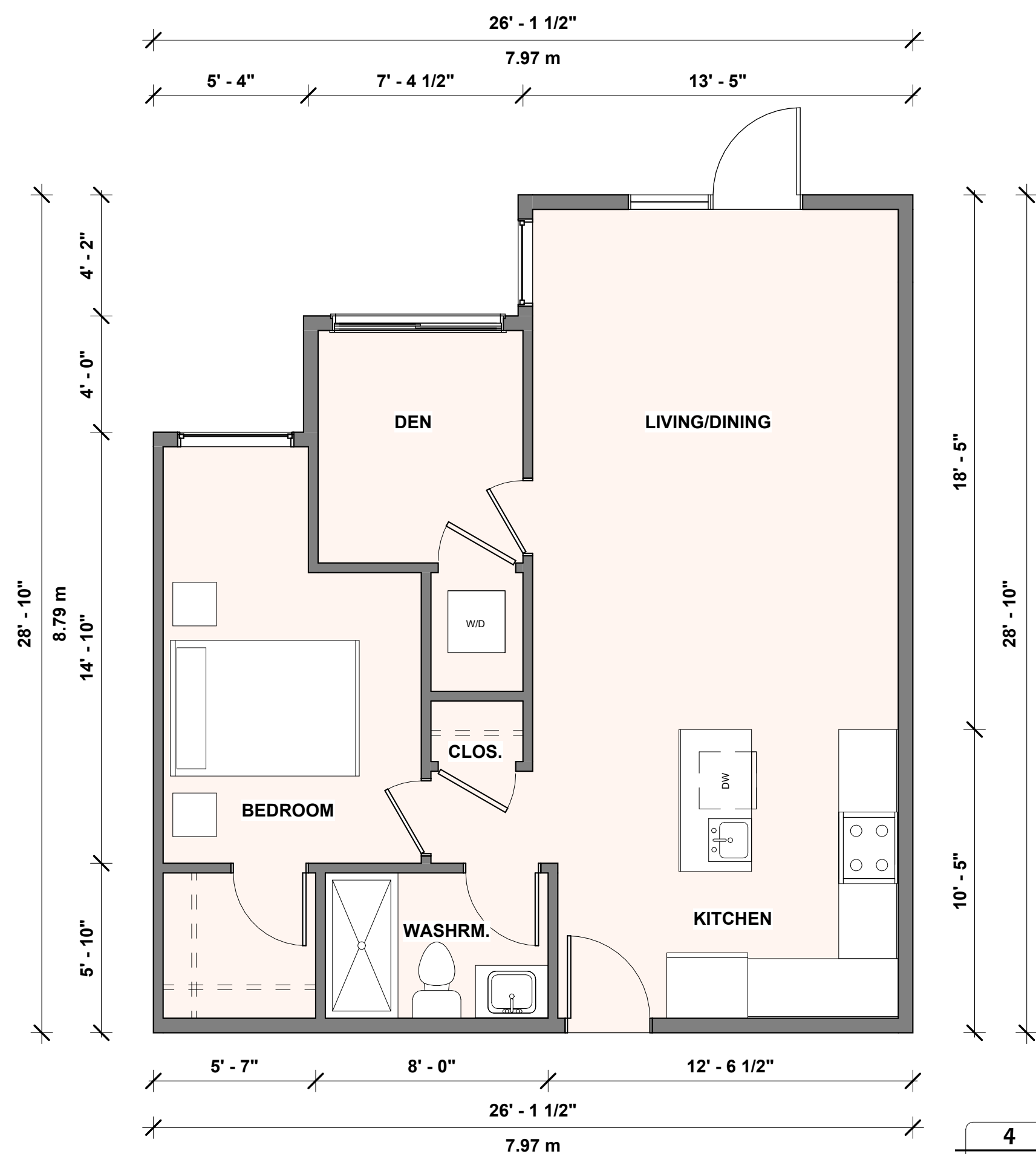
2 UNIT PLAN - E1
A-223 1/4" = 1'-0"

FLOOR AREA: 376.07 SQFT
34.94 SQM



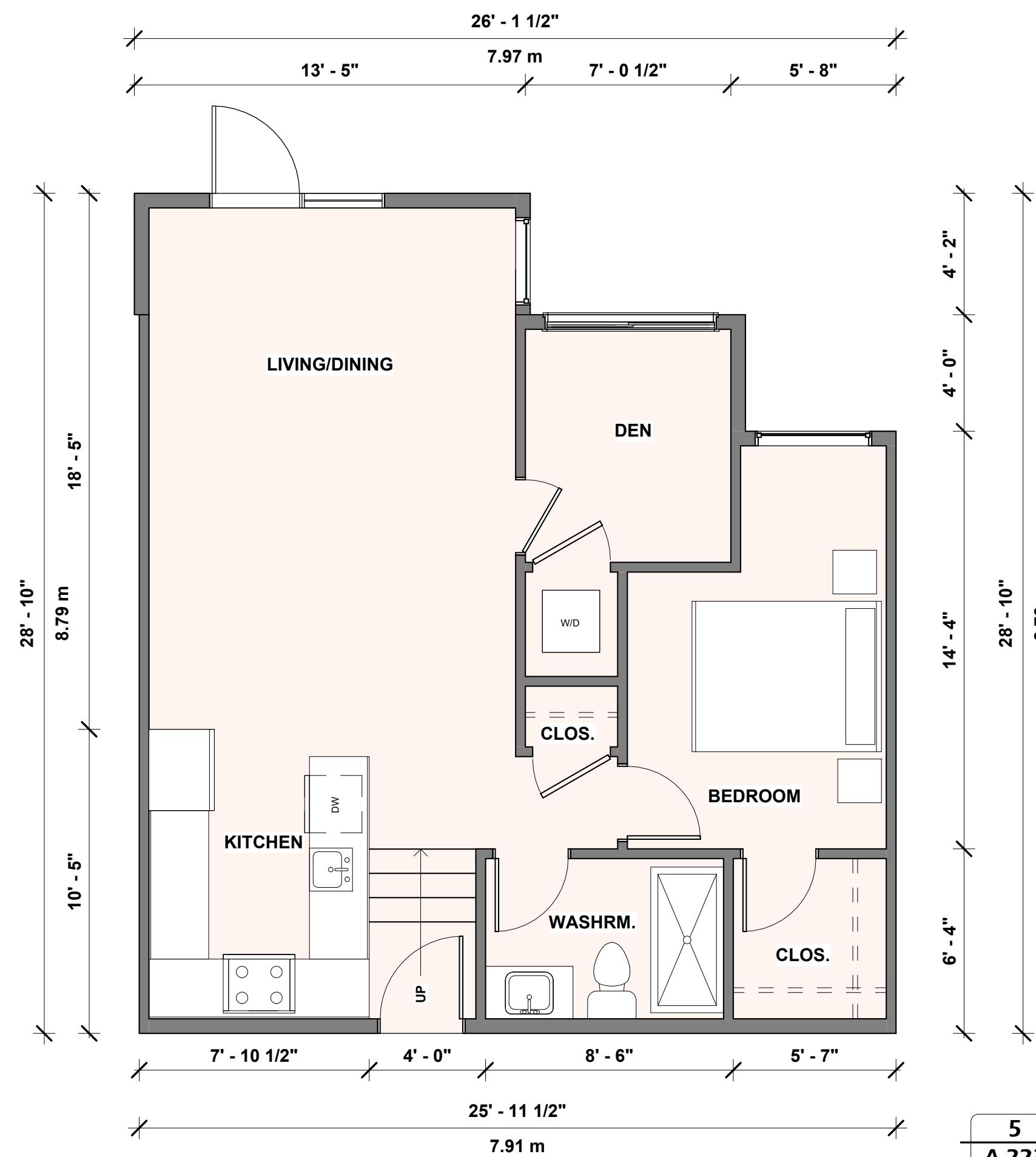
3 UNIT PLAN - E2
A-223 1/4" = 1'-0"

FLOOR AREA: 359.51 SQFT
33.40 SQM



4 UNIT PLAN - F
A-223 1/4" = 1'-0"

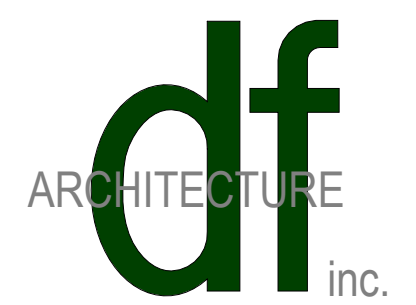
FLOOR AREA: 680.58 SQFT
63.22 SQM



5 UNIT PLAN - F1
A-223 1/4" = 1'-0"

FLOOR AREA: 676.47 SQFT
62.84 SQM

REVISION	DATE	DESCRIPTION
2023-01-06	T	REVISED INITIAL APP. SUBMISSION
2022-08-29	S	REVISED INITIAL APP. SUBMISSION
2022-08-18	D	REVISED INITIAL APP. SUBMISSION
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2020-10-28	A	PRELIMINARY LAYOUT



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1589 MAPLE STREET, WHITE ROCK, BC

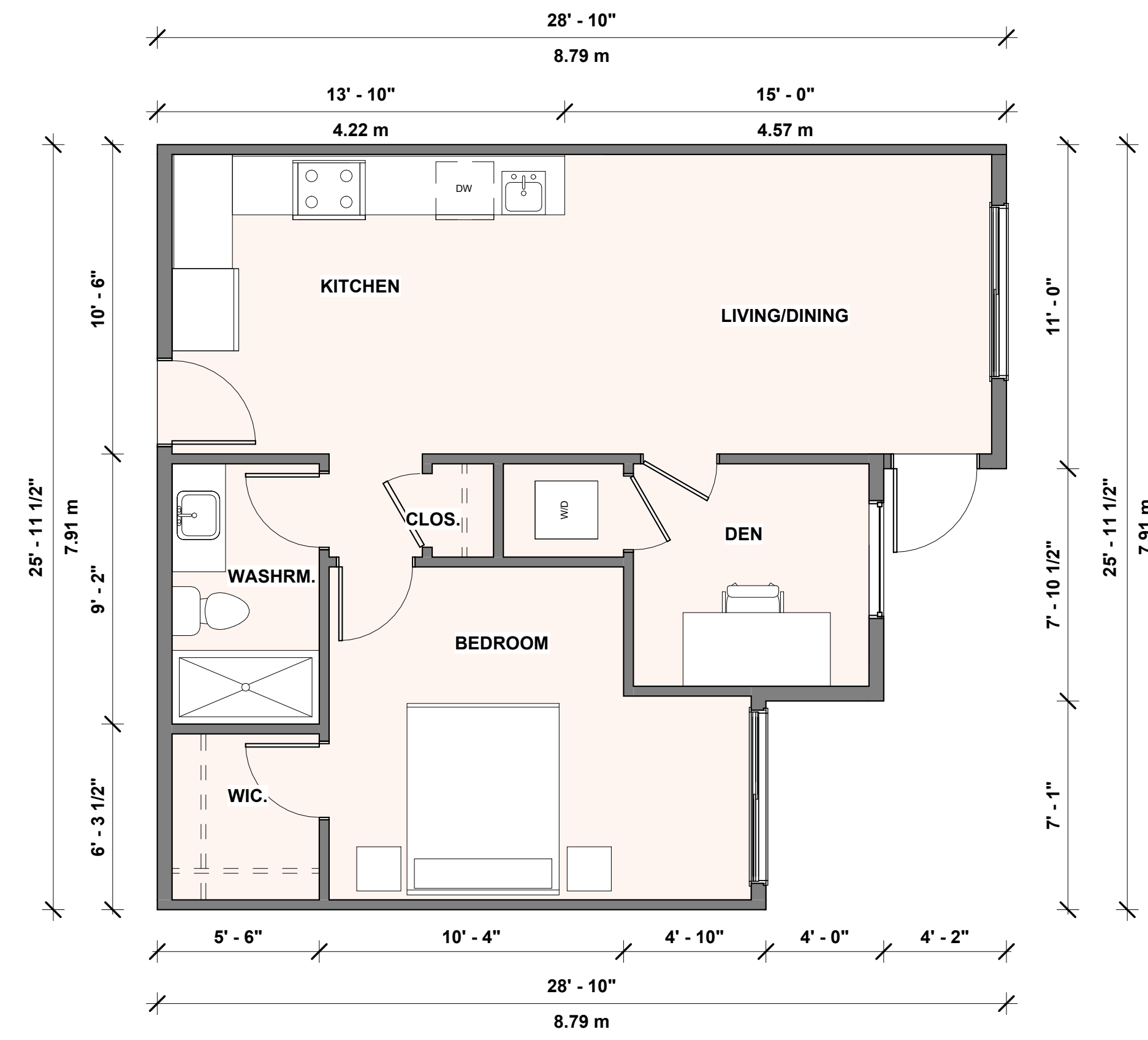
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SCALE: 1/4" = 1'-0"
JOB NO.: WTR- 001
DATE: AUG 2022
SHEET TITLE:

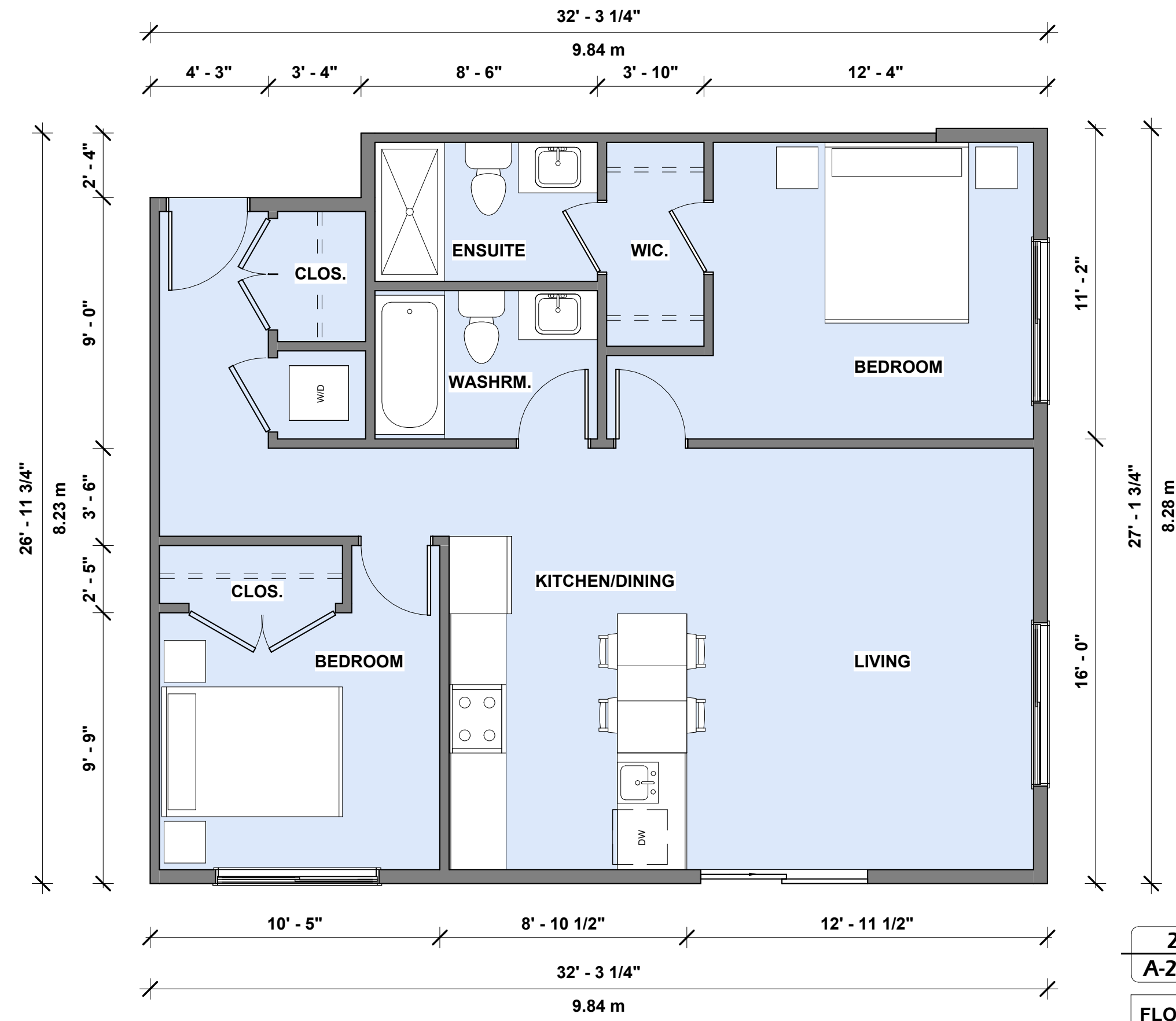
UNIT PLANS

DRAWING No. **A-223** **F**



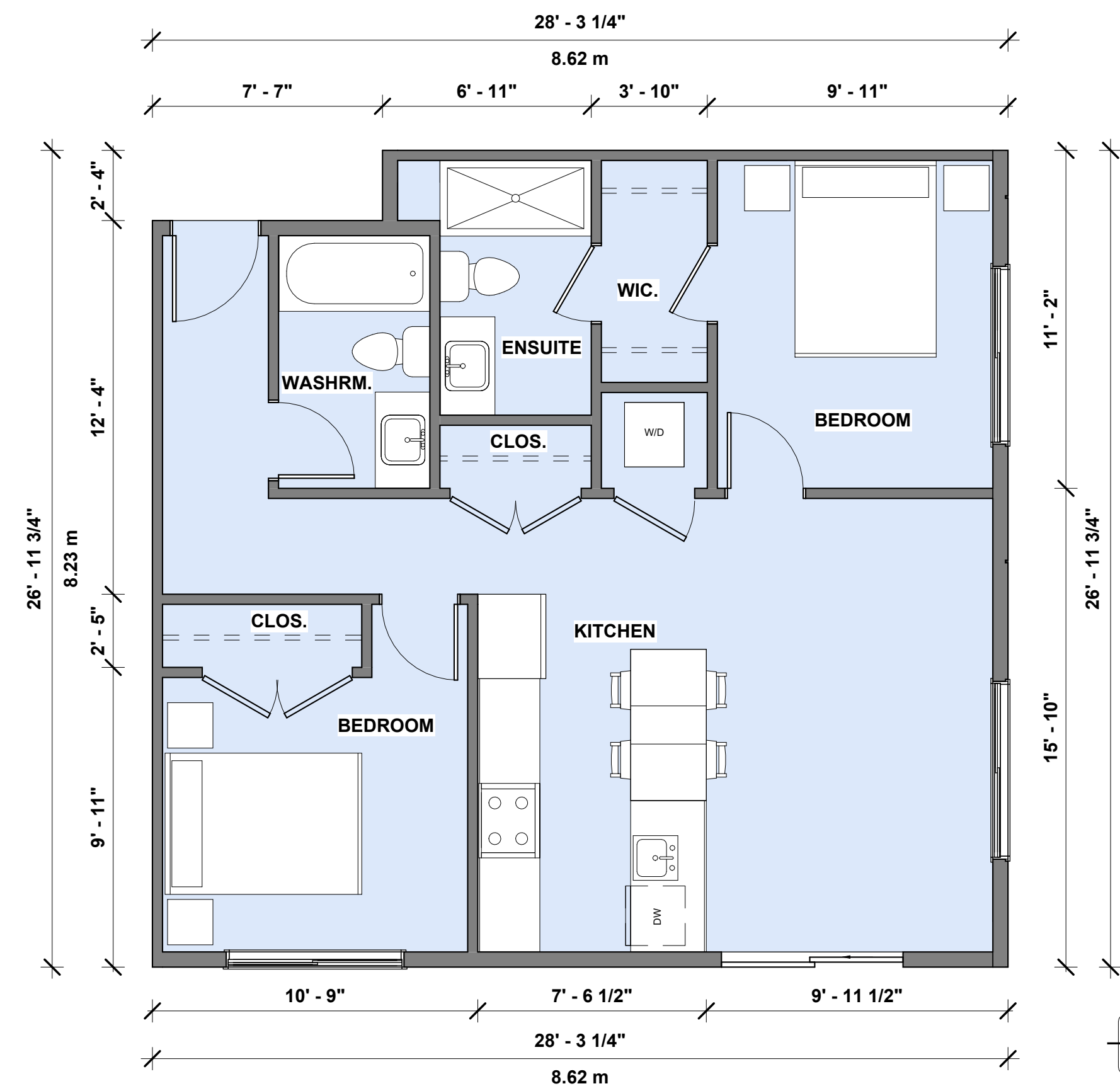
1 UNIT PLAN - G
A-224 1/4" = 1'-0"

FLOOR AREA: 658.04 SQFT
61.13 SQM



2 UNIT PLAN - H
A-224 1/4" = 1'-0"

FLOOR AREA: 853.22 SQFT
79.26 SQM



3 UNIT PLAN - H1
A-224 1/4" = 1'-0"

FLOOR AREA: 745.23 SQFT
69.23 SQM



4 UNIT PLAN - I
A-224 1/4" = 1'-0"

FLOOR AREA: 787.28 SQFT
73.13 SQM

REVISION	DATE	DESCRIPTION
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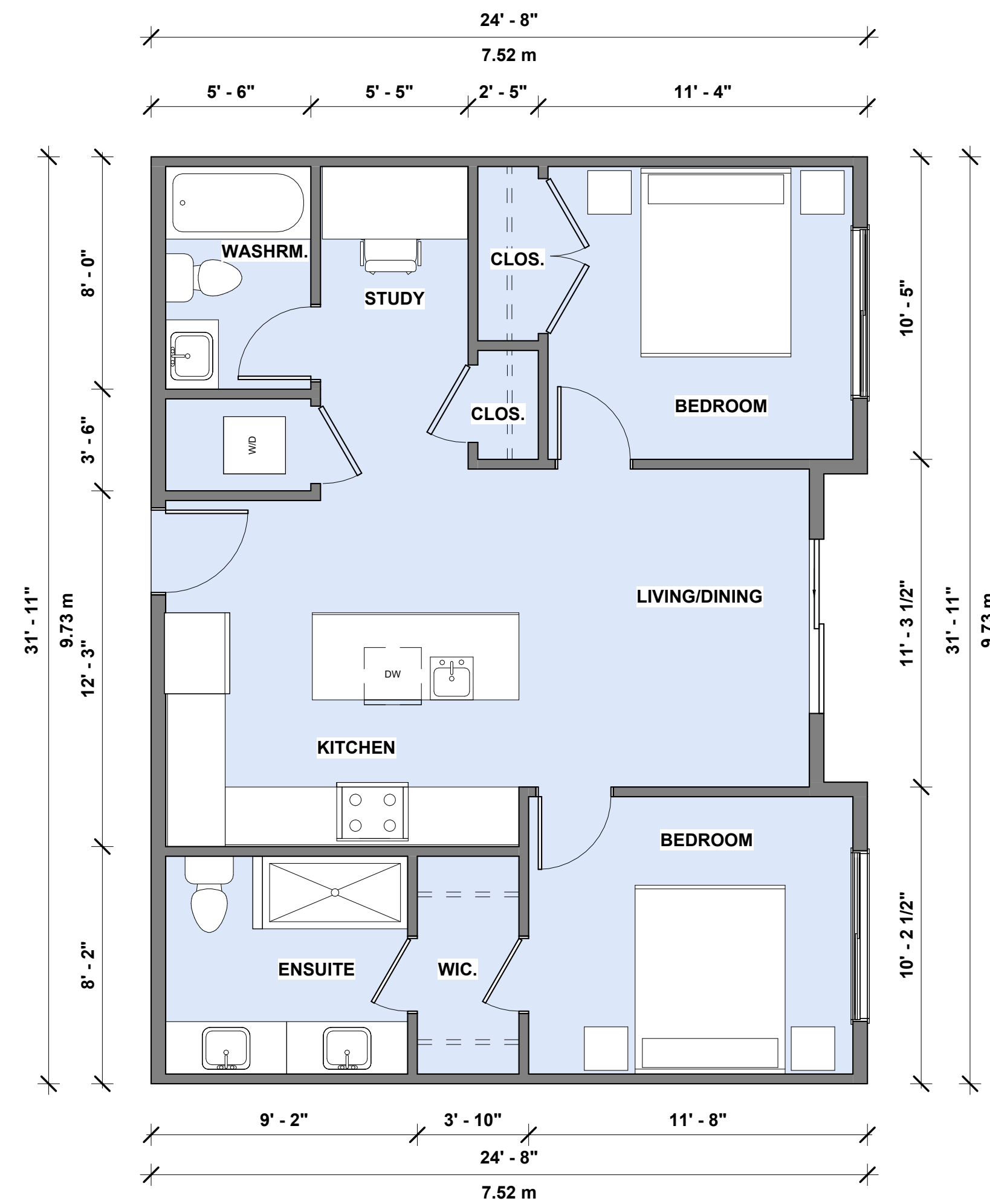
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SCALE: 1/4" = 1'-0"
JOB NO.: WTR- 001
DATE: AUG 2022
SHEET TITLE:

UNIT PLANS

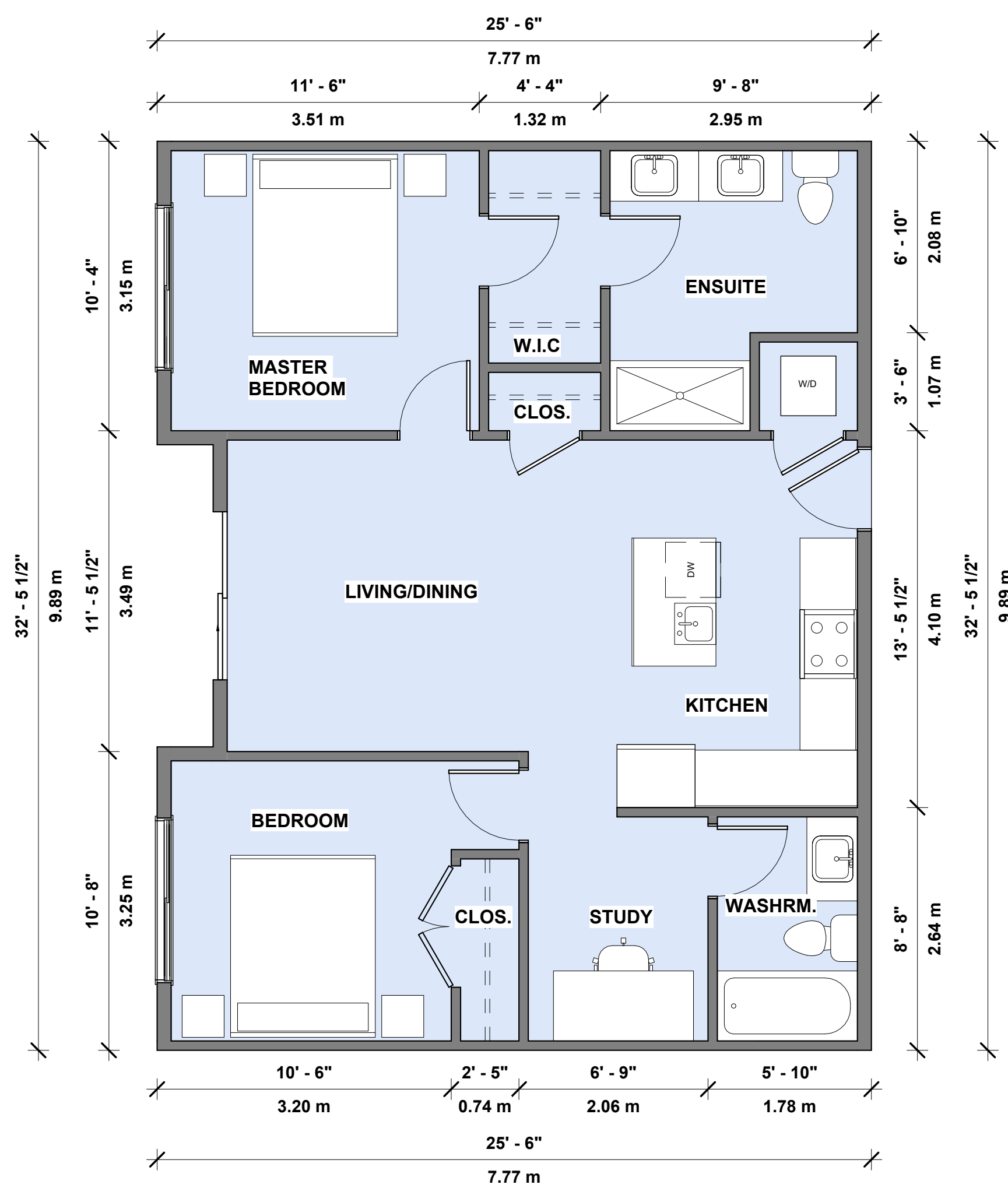
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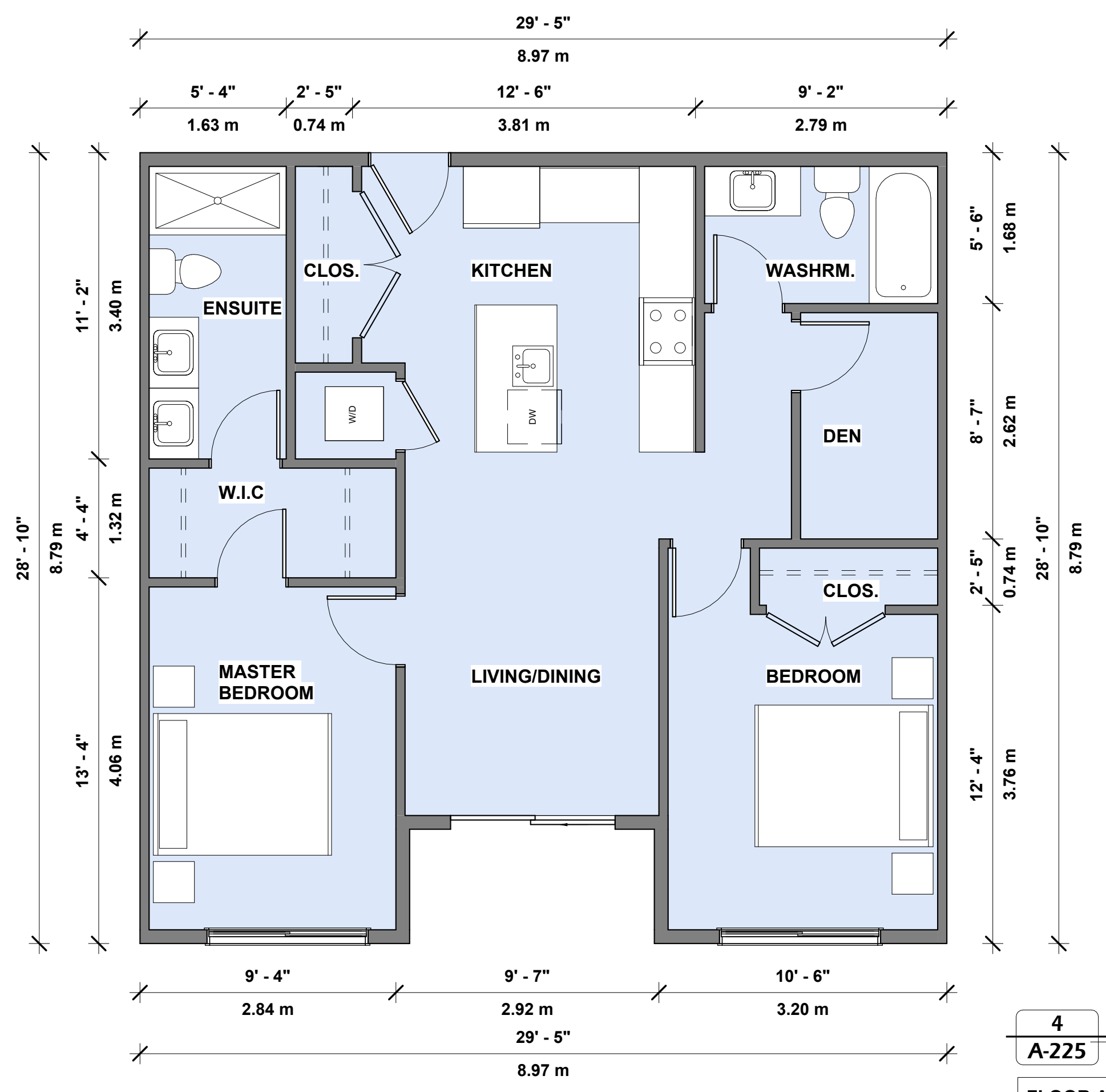
1 UNIT PLAN - I1
 A-225 1/4" = 1'-0"
 FLOOR AREA: 771.35 SQFT / 71.65 SQM



2 UNIT PLAN - J
 A-225 1/4" = 1'-0"
 FLOOR AREA: 718.33 SQFT / 66.73 SQM



3 UNIT PLAN - K
 A-225 1/4" = 1'-0"
 FLOOR AREA: 806.00 SQFT / 74.38 SQM



4 UNIT PLAN - K1
 A-225 1/4" = 1'-0"
 FLOOR AREA: 811.24 SQFT / 75.36 SQM

REVISION	DATE	DESCRIPTION
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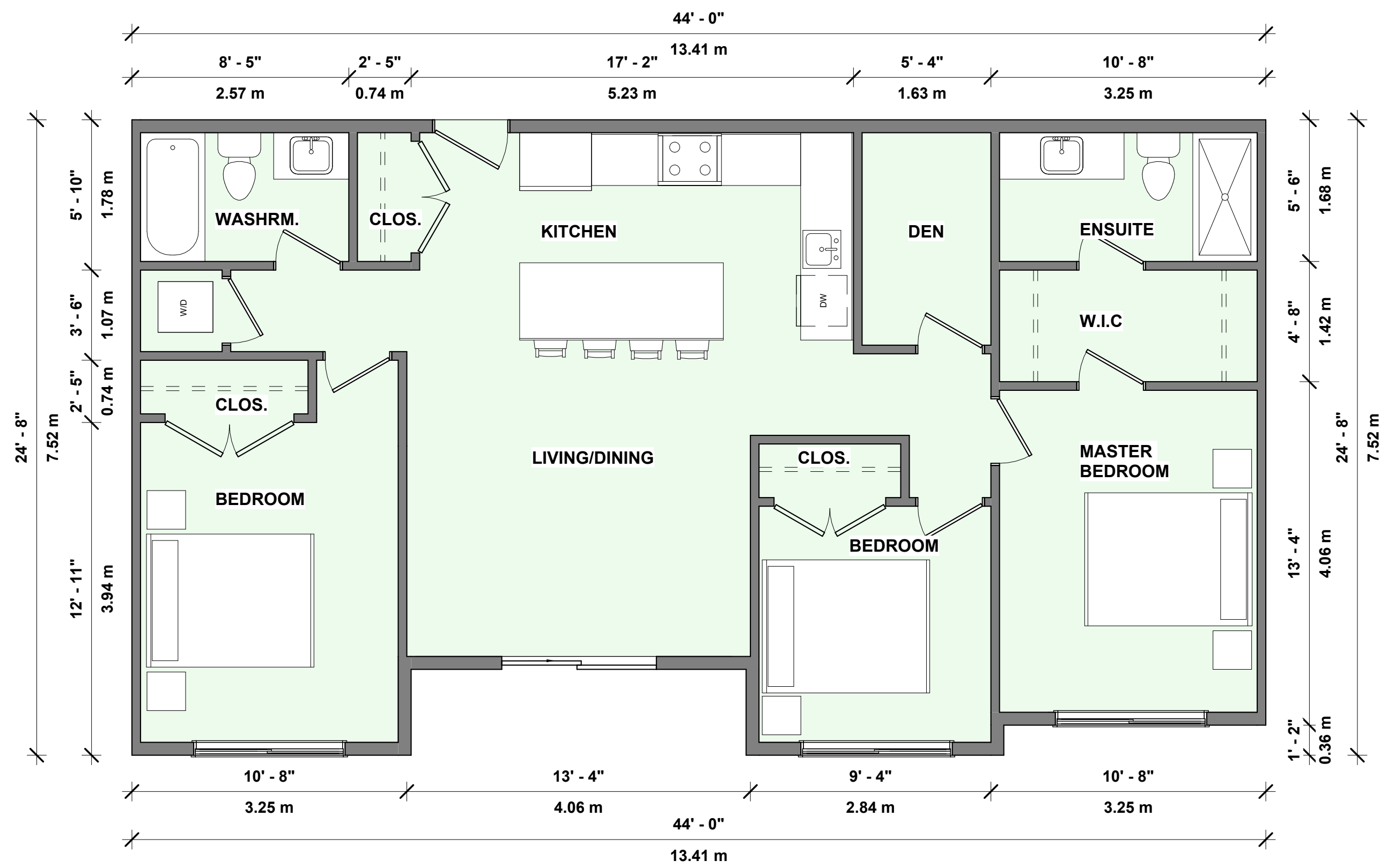
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SHEET TITLE:	

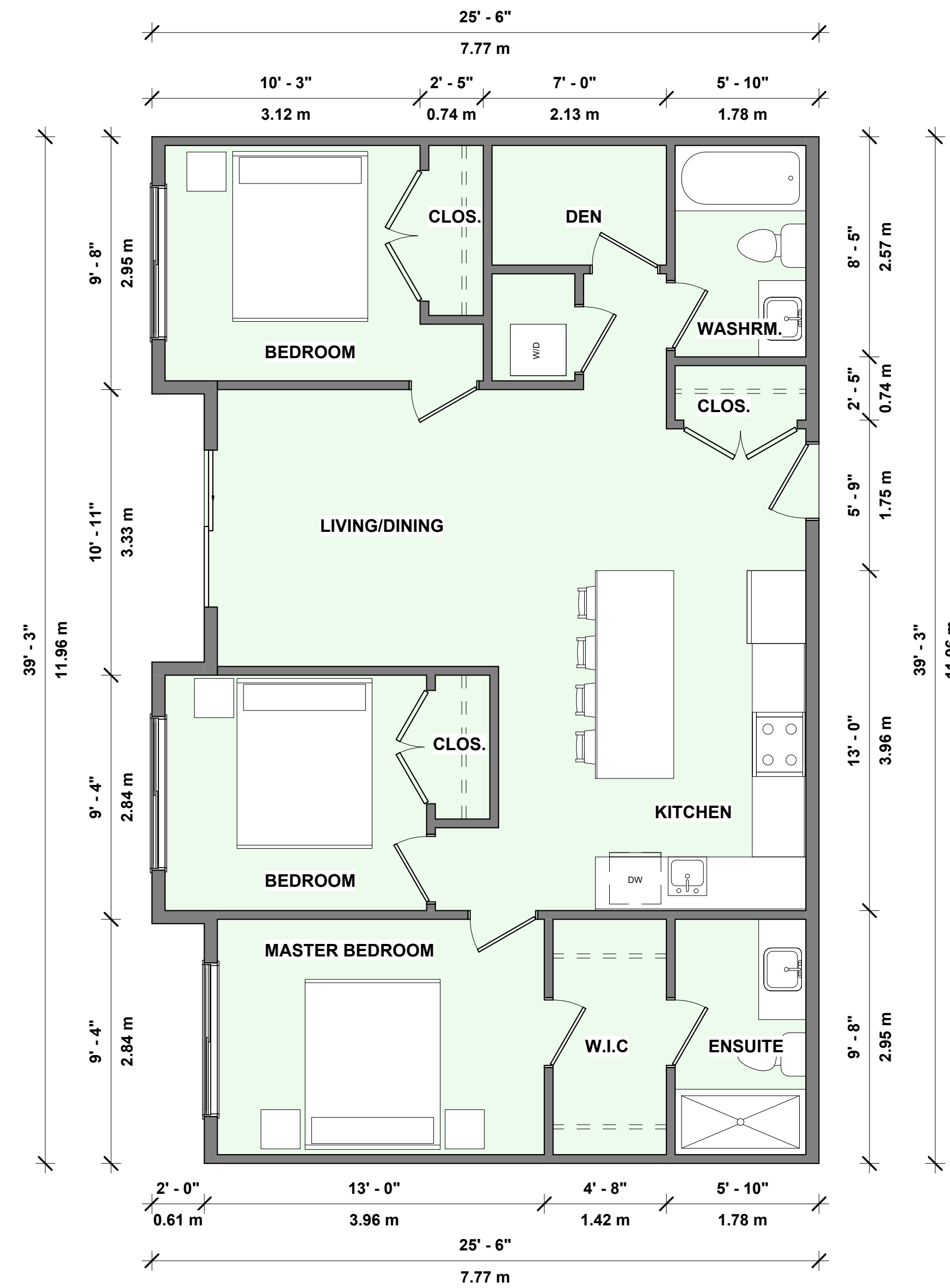
UNIT PLANS

DRAWING No.	A-225	F
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1 UNIT PLAN - L
A-226 1/4" = 1'-0"

FLOOR AREA: 1030.14 SQFT
95.70 SQM



2 UNIT PLAN - M
A-226 1/4" = 1'-0"

FLOOR AREA: 962.09 SQFT
89.39 SQM

2023-01-06	F	REVISED INITIAL APP SUBMISSION
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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

UNIT PLANS

DRAWING No.	A-226	F
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NOTES:



2 EAST ELEVATION
A-301 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
2023-01-06	T	REVISED INITIAL APP. SUBMISSION
2022-08-29	S	REVISED INITIAL APP. SUBMISSION
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CHECKED:	NN
SCALE:	As indicated
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	



1 NORTH ELEVATION
A-301 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: JH 0593 CRISP WHITE - REVEAL COLOR MATCHED 2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: JH 0593 CRISP WHITE 3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7660 EARL GREY - REVEAL COLOR MATCHED 4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7660 EARL GREY 5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: BM 1603 GRAPHITE - REVEAL COLOR MATCHED 6. BRICK - MUTUAL MATERIAL COLOR: COAL CREEK 7. ALUCOBOND AXCENT - BLACK METALLIC 70047 8. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: AL 13 - SD347 COBALT 9. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK 10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK 11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT(*) 12. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR | <ul style="list-style-type: none"> 13. SOFFIT - WOODTONE RUSTIC SERIES PROFILE COLOR : SUMMER WHEAT 14. ARCHITECTURAL FINISH CONCRETE 15. GLASS AWINING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS 16. FLASHINGS COLOR TO MATCH: JH 0593 CRISP WHITE 17. FLASHINGS CONCRET CAPPING 18. FLASHINGS COLOR TO MATCH: BM 1603 GRAPHITE 19. FLASHINGS COLOR TO MATCH: SW 7660 EARL GREY 20. SPANDREL PANEL COLOR TO MATCH : CRISP PEAR #2 3500 - ICD COATINGS 21. FLASHINGS COLOR TO MATCH: BRICK 22. TRELLIS OVER DRIVEWAY ENTRANCE - LONGBOARD - LIGHT NATIONAL WALNUT 23. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINIUM MULLION |
|--|---|

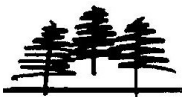
ELEVATIONS

ATTACHMENT B

**Tree Evaluation Report for:
1589 Maple Street
White Rock, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



**Date: October 11, 2017
Revised: April 5, 2022**

1.0 INTRODUCTION

We attended the site on October 6, 2017, January 2018 and March 29, 2022 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 1589 Maple Street, White Rock, BC. The development site consists of one consolidated lot (formerly three) located at the southwest corner of the North Bluff Road and Maple Street intersection. The site is currently being used as a temporary sales center for a nearby development. The proposal includes a multistory residential building with underground parking. A plan showing the proposed building footprint, lot lines, parking and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of 1589 Maple Street (WROMS, April 2020).



2.0 FINDINGS

The onsite tree resource includes one mature red oak (*Quercus rubra*) and two recently planted boulevard trees flanking Maple Street. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended root protection zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the root protection zone. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring

and implementation of mitigating works, such as watering, mulching, etc., is essential for success.



5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Best efforts have been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

On behalf of Mike Fadum and Associates Ltd.

Peter Mennel BSc
ISA Certified Arborist PN-5611A
TRAQ



Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	CRZ (m)	Recommendation
3304	Red Oak (<i>Quercus rubra</i>)	98	M	M	65	Crown raised ~5m above ground level. Hydro pruned with epicormic growth. Some dead scaffolds. 132.0m dripline Tree conflicts with construction.	7.0	Remove.
5000	Cherry (<i>Prunus sp.</i>)	~12/12/8	M	MP	25	Phototrophic crown. Severe cavity on a smaller stem. Thin crown. 3.0m dripline. Not surveyed. Tree conflicts with construction.	2.25	Remove to accommodate construction. Applicant to confirm ownership prior to removal and provide permission from registered owner(s) if tree is shared or offsite.
C1	Japanese Snowbell (<i>Styrax japonicus</i>)	7	MG	MG	NA	1.25m DL. Open grown symmetrical canopy.	1.5	Retain.
C2	Japanese Snowbell (<i>Styrax japonicus</i>)	4	MG	M	NA	0.5m DL. Open grown symmetrical canopy. Expected to be significantly impacted by entrance construction and not suitable long-term location.	1.5	Remove to accommodate construction.
C3	Falsecypress (<i>Chamaecyparis sp</i>)	39	M	G	100	Pruned for overhead utility line clearance. Pistol butt base. Sweep to northwest. Codominant at 1.75m. 4.0m DL. Expected to be significantly impacted by excavation.	3.0	Remove to accommodate construction.



Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	CRZ (m)	Recommendation
OS1	Falsecypress (<i>Chamaecyparis sp</i>)	19	M	G	90	Narrow canopy. Topped previously. 3.0m DL. Expected to be significantly impacted by excavation.	2.0	Remove to accommodate construction.
OS2	Falsecypress (<i>Chamaecyparis sp</i>)	32/9	M	G	80	Stick nest at 1/2 in codominant crotch. 3.5m DL. Expected to be significantly impacted by excavation.	3.0	Remove to accommodate construction.
Hedge1	Emerald Cedar (<i>Thuja occidentalis</i> 'Smaragd') X6	14-32	M	MG	75	6 plants with DBH's > 20cm. Many other < 20cm DBH. 8-9m Tall. Foliage only in the upper 1/2 of the crown on the West side. Flagging. Minor snow damage. 1.25m dripline. Conflicts with construction.	1.5	Remove to accommodate construction.
OS Hedge	Emerald Cedar (<i>Thuja occidentalis</i> 'Smaragd') X6	14-32	M	MG	75	6 plants with DBH's > 20cm. Many other < 20cm DBH. 8-9m Tall. Foliage only in the upper 1/2 of the crown on the West side. Flagging. Minor snow damage. 1.25m dripline. Expected to be significantly impacted by excavation.	1.5	Remove to accommodate construction.
ADDITIONAL RECOMMENDATIONS								
<ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. Permission from the registered owner(s) is required prior to the removal of all offsite and shared trees regardless of their size. 								

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary 'C' refers to trees on City property.



Date: April 1, 2022

Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Page 3 of 2





Figure 1. 3304.



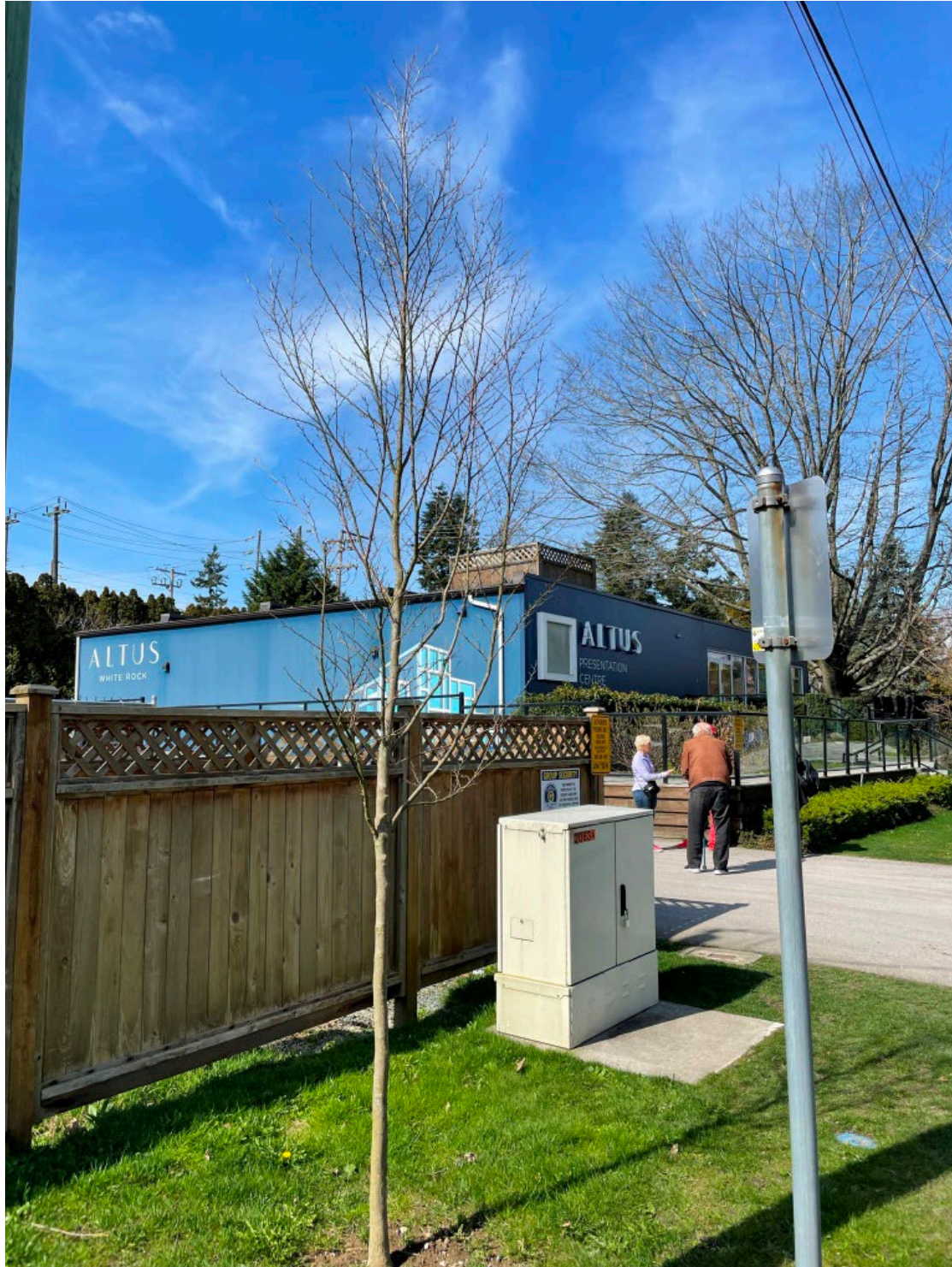


Figure 2. C2.





Figure 3. C1.





Figure 4. C3 and OS1 and OS2 (left to right).





Figure 5. Hedge1





Figure 6. 5000.



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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1589 MAPLE STREET
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR29/22	MK	UPDATED SURVEY SITE & KEY PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. THIS IS ONLY A CONCEPT.



SHEET TITLE

T2 - TREE RETENTION PLAN PROPOSED BUILDING

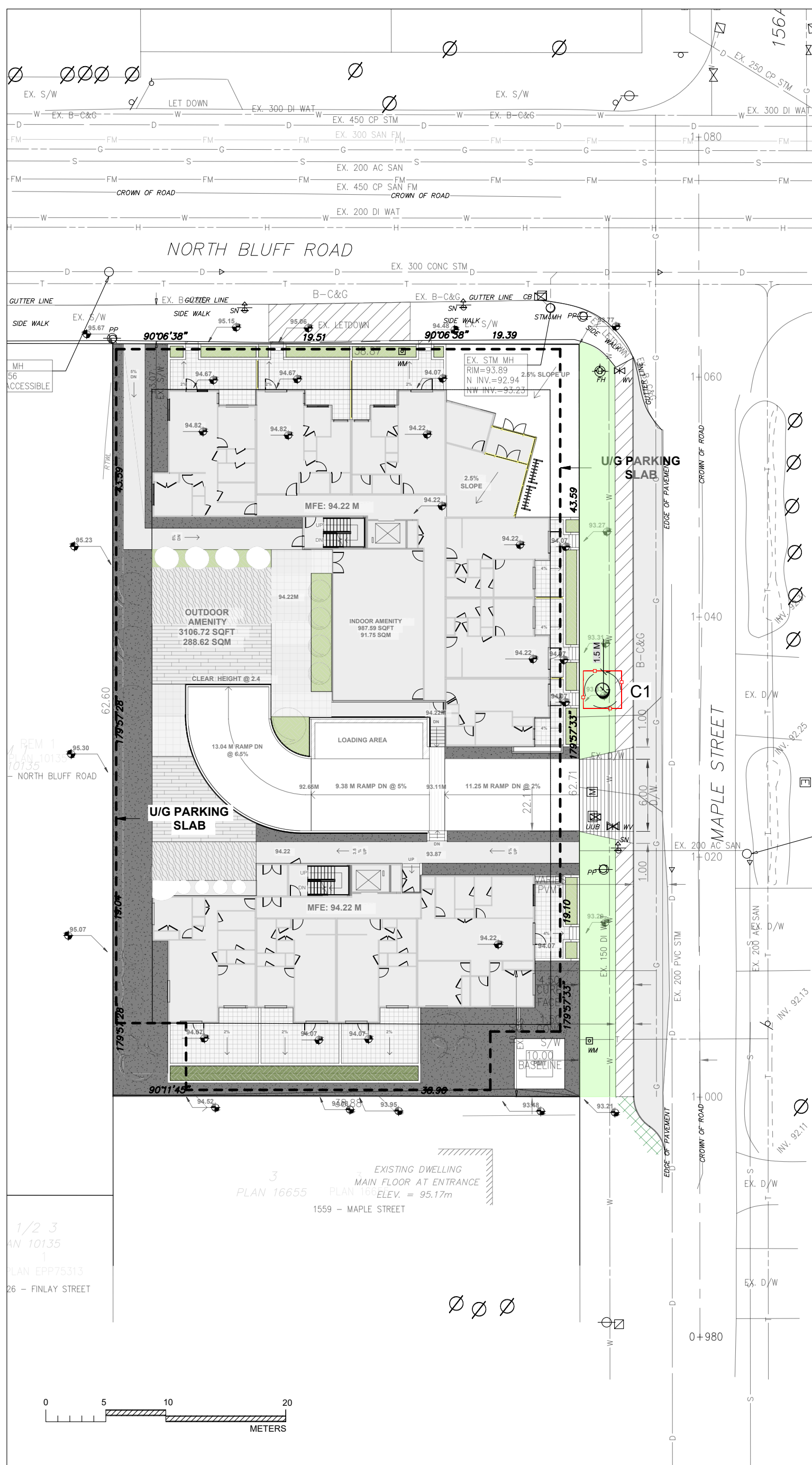
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DRAWN
MK

SCALE
AS SHOWN

DATE
JANUARY 17, 2022

T-2
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- TREE DRIPLINE