



sheet schedule

SD0.01	COVER PAGE	SD1.04	DESIGN RATIONALE	SD1.39	NEIGHBOURHOOD AERIAL	SD3.08	5TH LEVEL PLAN
SD0.02	CONTEXT PLAN	SD1.05	STREETSCAPES	SD1.40	MATERIAL BOARD	SD3.09	6TH LEVEL PLAN
SD0.03	NEIGHBOURHOOD PLAN	SD1.20	SITE PLAN	SD3.01	P3 LEVEL PLAN	SD3.10	ROOF LEVEL PLAN
SD0.04	CONTEXT MASSING	SD1.21	SITE SECTIONS	SD3.02	P2 LEVEL PLAN	SD4.01	BUILDING ELEVATIONS
SD0.05	NEIGHBOURHOOD CONTEXT	SD1.30	SHADOW STUDY	SD3.03	P1 LEVEL PLAN	SD4.02	BUILDING ELEVATIONS
SD0.06	TRANSIT ROUTES	SD1.35	FRONT PERSPECTIVE	SD3.04	1ST LEVEL PLAN	SD4.03	PERSPECTIVE ELEVATIONS
SD0.07	PEDESTRIAN/CYCLE ROUTES	SD1.36	ENTRY PERSPECTIVE	SD3.05	2ND LEVEL PLAN	SD4.04	PERSPECTIVE ELEVATIONS
SD1.01	PROJECT DATA	SD1.37	STREETSCAPE PERSPECTIVE	SD3.06	3RD LEVEL PLAN	SD7.01	SITE CODE PLAN
SD1.03	PRECEDENT IMAGES	SD1.38	OUTDOOR AMENITY	SD3.07	4TH LEVEL PLAN	SD7.02	SITE LAYOUT PLAN

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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

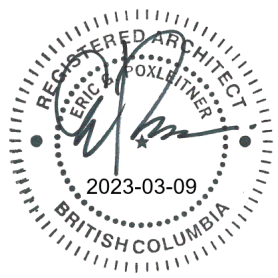
COVER PAGE

SCALE: N.T.S.

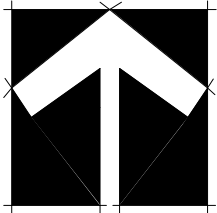
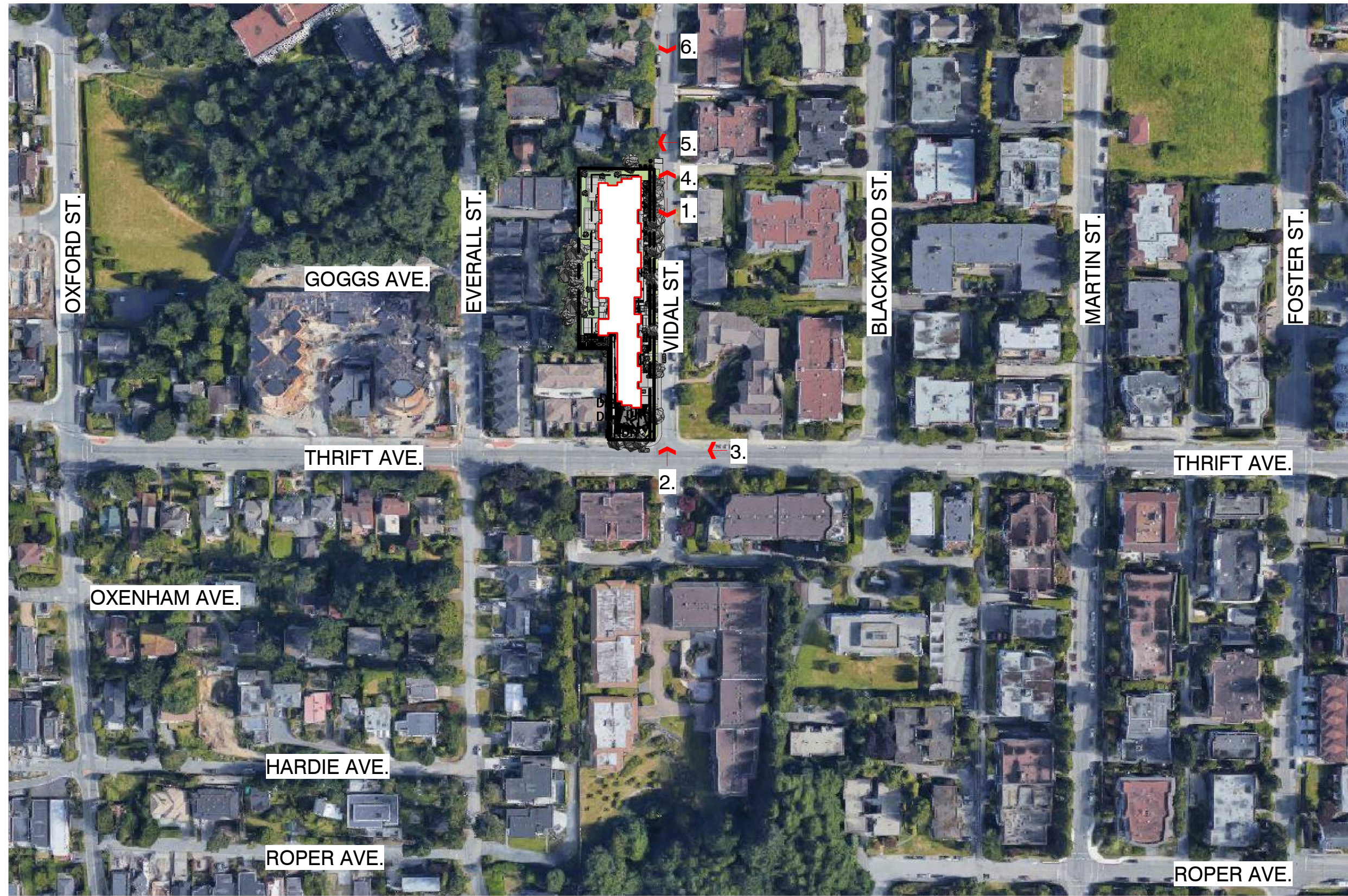
RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

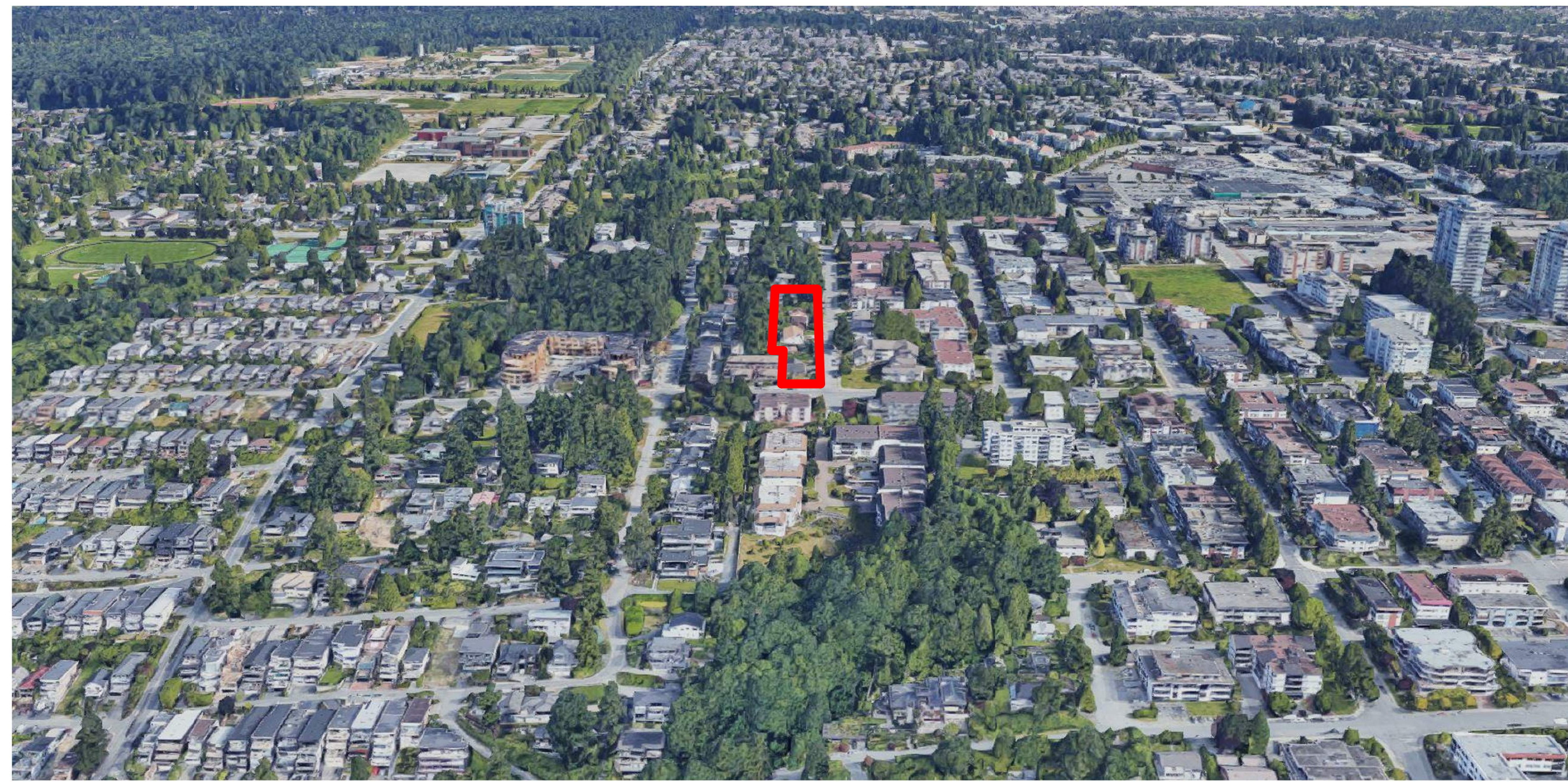
PROJECT NUMBER: 17-170



SD0.01



context plan



aerial view looking north



vidal st. - looking south 1.



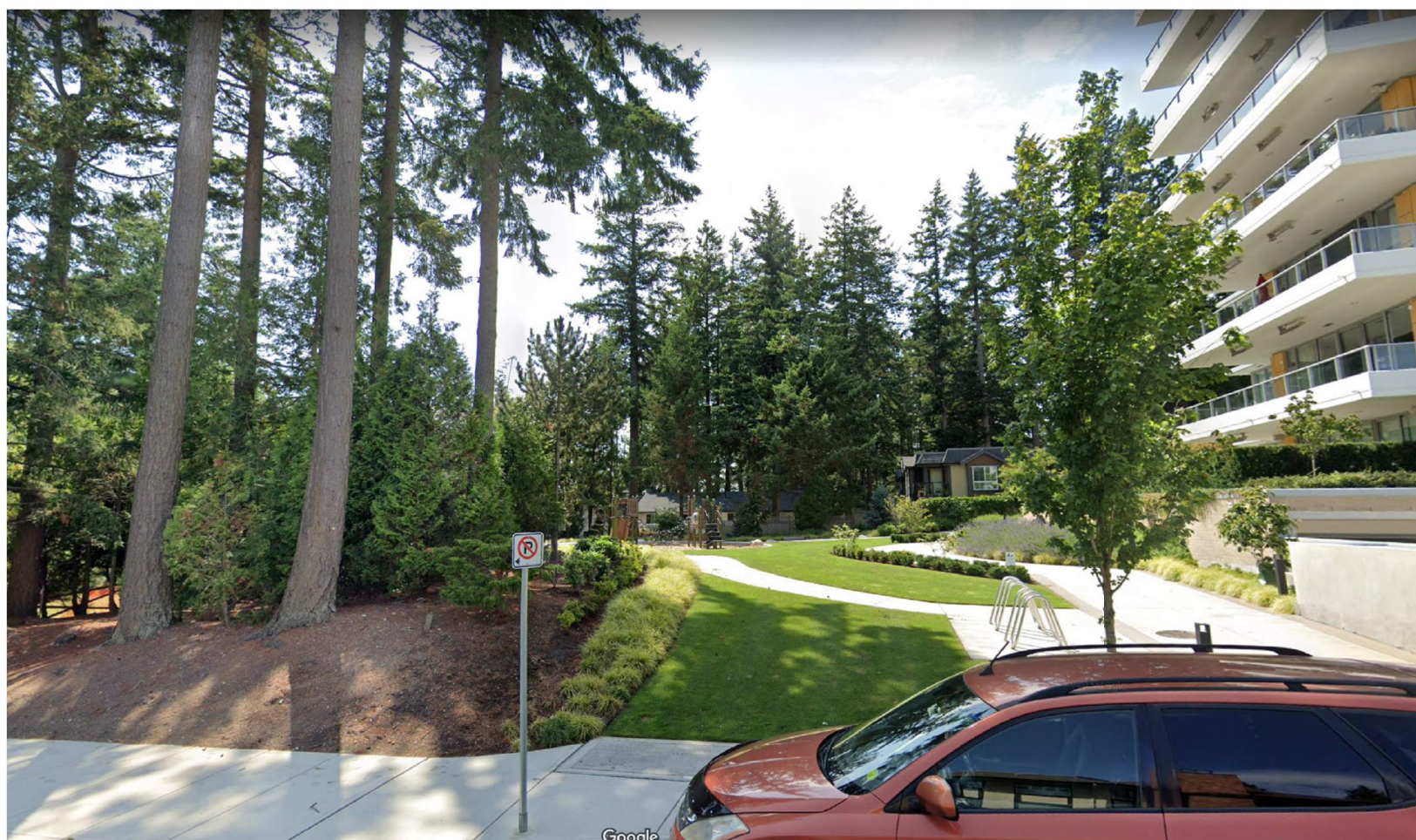
vidal st. - looking north west 2.



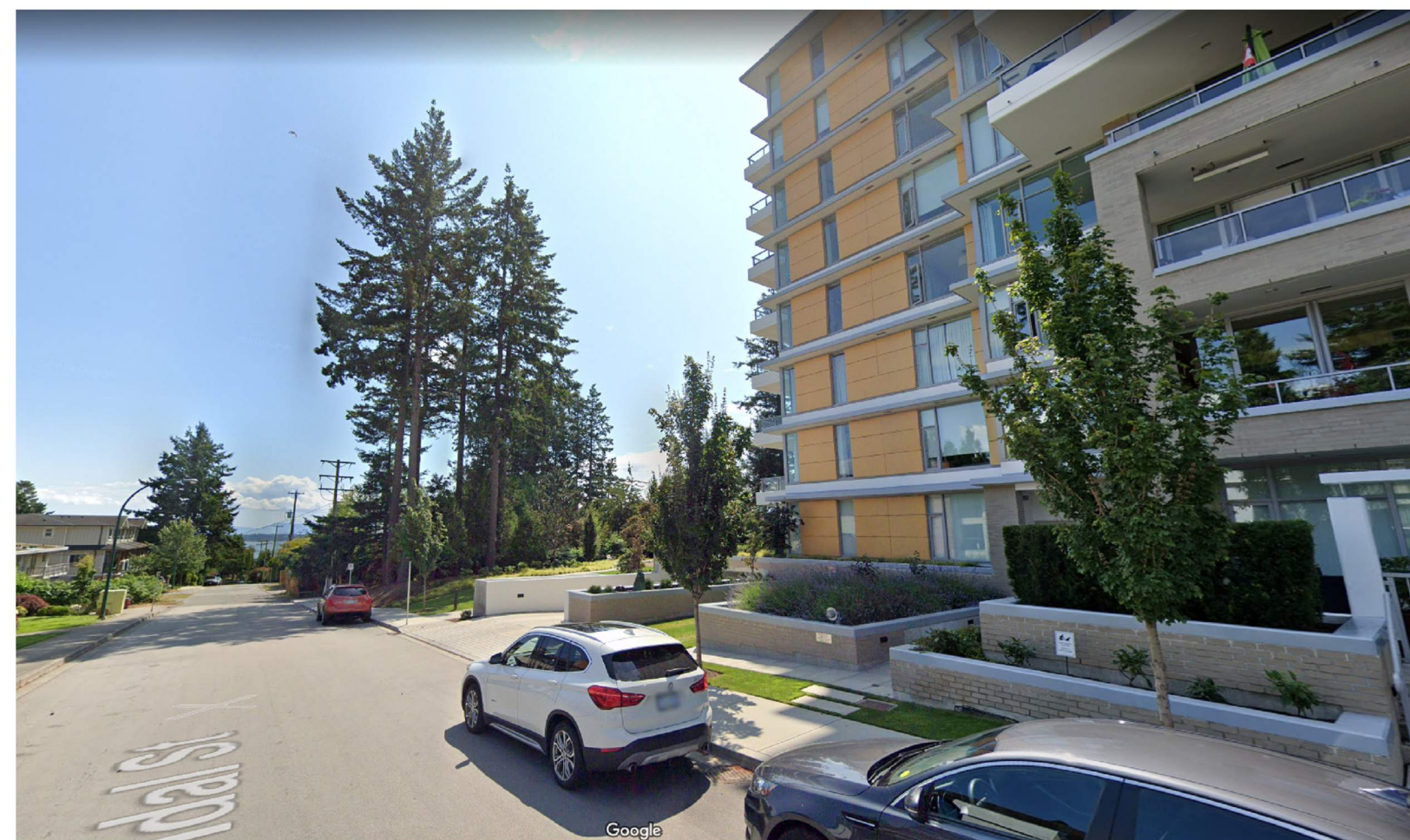
thrift ave. - looking west 3.



vidal st. - looking north 4.



vidal st. - looking west (park) 5.



vidal st. - looking south (park) 6.



SEMAIAHMOO TOWN CENTRE MASTER PLAN (POTENTIAL CONSTRUCTION IN SURREY)



1454 OXFORD ST. (POTENTIAL CONSTRUCTION)



1484 MARTIN ST. (CONTINUING CONSTRUCTION)



1588 JOHNSTON ST. (CONTINUING CONSTRUCTION)



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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

CONTEXT MASSING

SCALE: N.T.S.



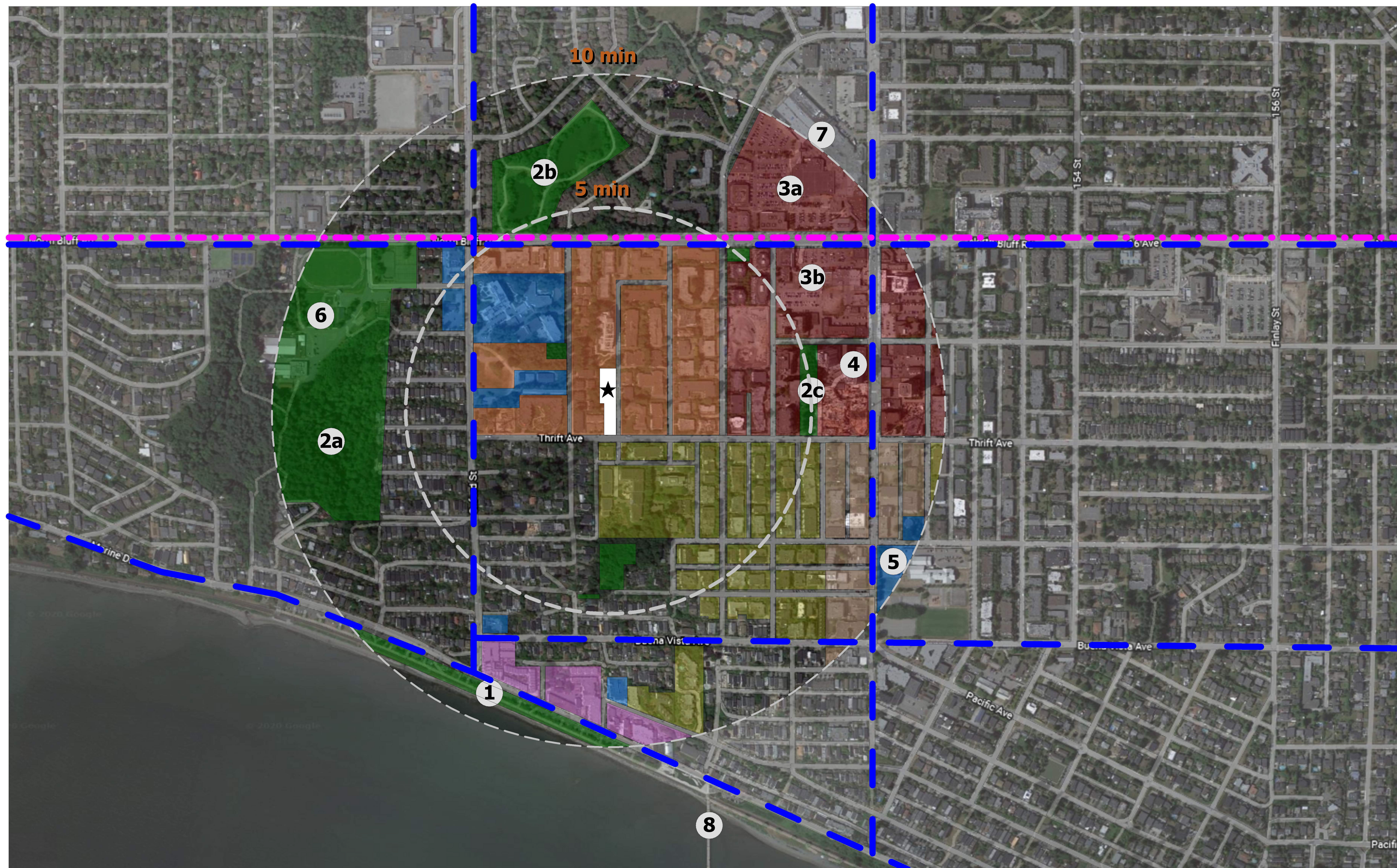
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23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD0.04

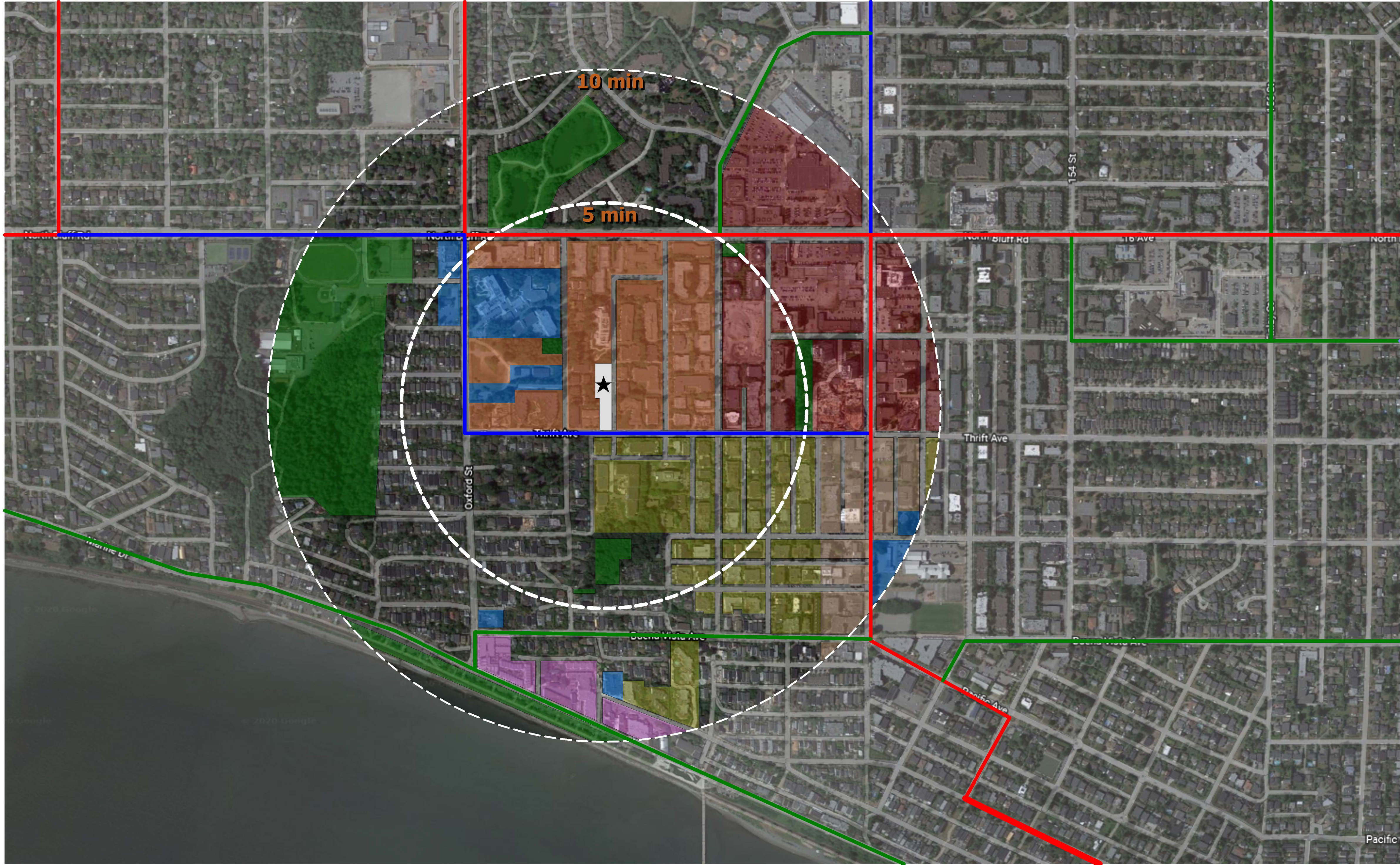


- ★ PROJECT SITE
- TOWN CENTRE
- TOWN CENTRE TRANSITION
- URBAN NEIGHBOURHOOD
- LOWER TOWN CENTRE
- WATERFRONT VILLAGE
- OPEN SPACE & RECREATION
- INSTITUTIONAL

- 1 WHITE ROCK PROMENADE
- 2 PARKS
 - a. RUTH JOHNSON PARK
 - b. SOUTHMERE VILLAGE PARK
 - c. BRYANT PARK
- 3 GROCERY STORE
 - a. SAVE-ON-FOODS
 - b. NATURE'S FARE MARKETS
- 4 WHITE ROCK COMMUNITY CENTRE
- 5 WHITE ROCK ELEMENTARY SCHOOL
- 6 CENTENNIAL PARK & ARENA
- 7 SEMIAHMOO SHOPPING CENTRE
- 8 WHITE ROCK PIER

MAJOR / ARTERIAL ROUTES

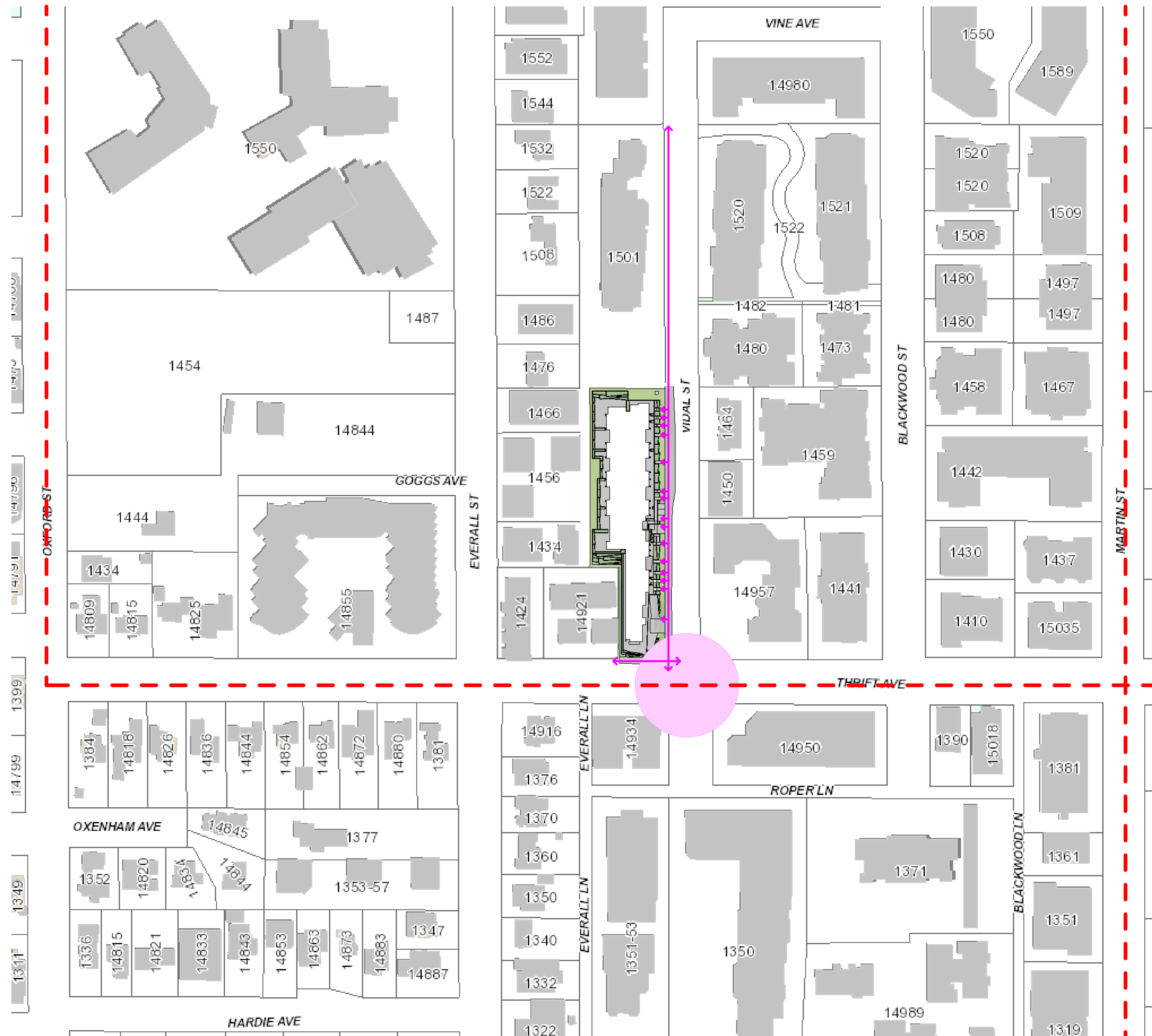
WHITE ROCK / SURREY BORDER



- ★ PROJECT SITE
- TOWN CENTRE
- TOWN CENTRE TRANSITION
- URBAN NEIGHBOURHOOD
- LOWER TOWN CENTRE
- WATERFRONT VILLAGE
- OPEN SPACE & RECREATION
- INSTITUTIONAL

BUS ROUTE FREQUENCY

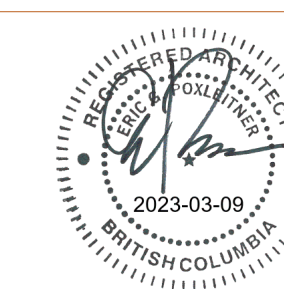
- LESS THAN 15 MINUTES
- 15 MINUTES
- MORE THAN 30 MINUTES



Public sidewalks are proposed at street and lane frontages.

Ground-Oriented units fronting street, with associated planting, elevated patios, and base-of-building facade materials, provides for a pleasant pedestrian environmental.

- BICYCLE LANE
- SAFE PEDESTRIAN ROUTES
- CROSSING IMPROVEMENTS



0.1. project data

PROJECT:	VIDAL STREET (RESIDENTIAL APARTMENT BUILDING)
EXISTING ZONING:	RS-1, RT-1, CD
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	VIDAL STREET, WHITE ROCK, B.C.
LEGAL DESCRIPTION :	LOT 1 PLAN EPP46879, LOT 8 PLAN 13684, AND STRATA PLAN NWS2236, ALL OF SEC 10 TP 1 NWD
VARIANCES APPLIED FOR:	PARKING REDUCTION OF 22.5% FROM 204 STALLS TO 158 STALLS (REFER TO TRAFFIC REPORT FROM BINNIE FOR PARKING REDUCTION RATIONALE)
BYLAW EXEMPTIONS:	
MAXIMUM BUILDING HEIGHT:	
MINIMUM BUILDING ELEVATION:	
SITE AREA:	41,714 S.F. (3,875.4 S.M.) (0.958 ACRES)
BUILDING AREA:	16,517 S.F.
FAR :	102,015 S.F. (GROSS FLOOR AREA) / 41,714 S.F. = 2.45
LOT COVERAGE:	16,517 S.F. / 41,714 S.F. = 39.6%
BUILDING HEIGHT:	123.08m - 96.66m = 26.42m (T.O. ROOF ELEV. - OVERALL AVERAGE NATURAL GRADE = BLDG. HEIGHT)
AVERAGE NATURAL GRADE:	NORTH: 100.25M, EAST: 97.14M, SOUTH: 92.25M, WEST: 96.99M OVERALL: 96.66M
EFFICIENCY:	85,327 S.F. / 102,015 S.F. = 83.6%
RESIDENTIAL FLOOR AREA:	85,327 S.F.
CIRCULATION AREA:	14,762 S.F.
NOTE: 1. NI = NOT INCLUDED IN TOTALS 2. INC = INCLUDING	

NOTE: "GRADE, AVERAGE NATURAL" MEANS THE AVERAGE THAT IS DETERMINED BY MEASURING AT THE MIDPOINTS OF THE WALLS OF THE FOUR SIDES OF THE BUILDING OR STRUCTURE.

0.2. building floor area summary

LEVEL	AREA
P3 LEVEL	25864 SF
P2 LEVEL	28648 SF
P1 LEVEL	21572 SF
	76084 SF
GROSS FLOOR AREA	
P1 LEVEL	1474 SF
1st LEVEL	16426 SF
2nd LEVEL	16160 SF
3rd LEVEL	16405 SF
4th LEVEL	16405 SF
5th LEVEL	16405 SF
6th LEVEL	16405 SF
T/O ROOF	815 SF
	100498 SF
INDOOR AMENITY	
P1 LEVEL	1517 SF
	1517 SF
OUTDOOR AMENITY	
T/O ROOF	12672 SF
	12672 SF

NOTE: "GROSS FLOOR AREA" MEANS THE SUM TOTAL OF FLOOR AREAS OF EACH STOREY IN A BUILDING, INCLUSIVE OF EXTERIOR WALLS. GROSS FLOOR AREA SHALL EXCLUDE COMMUNITY AMENITY SPACE.

0.3. circulation area summary

UNIT	AREA	COUNT	LEVEL	TYPE	TOTAL AREA
COMMON AREA	288 SF	1	P1 LEVEL	CIRCULATION	288 SF
COMMON AREA	1186 SF	1	P1 LEVEL	CIRCULATION	1,186 SF
COMMON AREA	2632 SF	1	1st LEVEL	CIRCULATION	2,632 SF
COMMON AREA	2097 SF	1	2nd LEVEL	CIRCULATION	2,097 SF
COMMON AREA	1979 SF	1	3rd LEVEL	CIRCULATION	1,979 SF
COMMON AREA	1979 SF	1	4th LEVEL	CIRCULATION	1,979 SF
COMMON AREA	1979 SF	1	5th LEVEL	CIRCULATION	1,979 SF
COMMON AREA	1979 SF	1	6th LEVEL	CIRCULATION	1,979 SF
COMMON AREA	218 SF	2	T/O ROOF	CIRCULATION	436 SF
COMMON AREA	379 SF	1	T/O ROOF	CIRCULATION	379 SF
COMMON AREA: 11					14,934 SF

0.4. unit floor area summary

UNIT	UNIT AREA	COUNT	LEVEL	TYPE	TOTAL UNIT AREA
UNIT A	323 SF	2	1st LEVEL	STUDIO	645 SF
UNIT A	323 SF	2	2nd LEVEL	STUDIO	645 SF
UNIT A	323 SF	2	3rd LEVEL	STUDIO	646 SF
UNIT A	323 SF	2	4th LEVEL	STUDIO	646 SF
UNIT A	323 SF	2	5th LEVEL	STUDIO	646 SF
UNIT A	323 SF	2	6th LEVEL	STUDIO	646 SF
UNIT A: 12					3,874 SF
UNIT A2	377 SF	1	3rd LEVEL	STUDIO	377 SF
UNIT A2	377 SF	1	4th LEVEL	STUDIO	377 SF
UNIT A2	377 SF	1	5th LEVEL	STUDIO	377 SF
UNIT A2	377 SF	1	6th LEVEL	STUDIO	377 SF
UNIT A2: 4					1,507 SF
UNIT A3	404 SF	1	1st LEVEL	STUDIO	404 SF
UNIT A3: 1					404 SF
UNIT B	460 SF	4	1st LEVEL	1 BEDROOM	1,841 SF
UNIT B	460 SF	4	2nd LEVEL	1 BEDROOM	1,841 SF
UNIT B	460 SF	4	3rd LEVEL	1 BEDROOM	1,840 SF
UNIT B	460 SF	4	4th LEVEL	1 BEDROOM	1,840 SF
UNIT B	460 SF	4	5th LEVEL	1 BEDROOM	1,840 SF
UNIT B	460 SF	4	6th LEVEL	1 BEDROOM	1,840 SF
UNIT B: 24					11,044 SF
UNIT B1.1	453 SF	2	1st LEVEL	1 BEDROOM	906 SF
UNIT B1.1	453 SF	2	2nd LEVEL	1 BEDROOM	906 SF
UNIT B1.1	453 SF	3	3rd LEVEL	1 BEDROOM	1,359 SF
UNIT B1.1	453 SF	3	4th LEVEL	1 BEDROOM	1,359 SF
UNIT B1.1	453 SF	3	5th LEVEL	1 BEDROOM	1,359 SF
UNIT B1.1	453 SF	3	6th LEVEL	1 BEDROOM	1,359 SF
UNIT B1.1: 16					7,247 SF
UNIT B2	483 SF	2	1st LEVEL	1 BEDROOM	966 SF
UNIT B2	483 SF	1	2nd LEVEL	1 BEDROOM	483 SF
UNIT B2: 3					1,450 SF
UNIT B3	573 SF	1	2nd LEVEL	1 BEDROOM	573 SF
UNIT B3: 1					573 SF
UNIT B4	519 SF	1	1st LEVEL	1 BEDROOM	519 SF
UNIT B4	519 SF	1	2nd LEVEL	1 BEDROOM	519 SF
UNIT B4	519 SF	1	3rd LEVEL	1 BEDROOM	519 SF
UNIT B4	519 SF	1	4th LEVEL	1 BEDROOM	519 SF
UNIT B4	519 SF	1	5th LEVEL	1 BEDROOM	519 SF
UNIT B4	519 SF	1	6th LEVEL	1 BEDROOM	519 SF
UNIT B4: 6					3,116 SF
UNIT B4.1	486 SF	1	1st LEVEL	1 BEDROOM	486 SF
UNIT B4.1	486 SF	1	2nd LEVEL	1 BEDROOM	486 SF
UNIT B4.1	486 SF	1	3rd LEVEL	1 BEDROOM	486 SF
UNIT B4.1	486 SF	1	4th LEVEL	1 BEDROOM	486 SF
UNIT B4.1	486 SF	1	5th LEVEL	1 BEDROOM	486 SF
UNIT B4.1	486 SF	1	6th LEVEL	1 BEDROOM	486 SF
UNIT B4.1: 6					2,913 SF
UNIT B5	569 SF	1	1st LEVEL	1 BEDROOM	569 SF
UNIT B5	569 SF	1	2nd LEVEL	1 BEDROOM	569 SF
UNIT B5	569 SF	1	3rd LEVEL	1 BEDROOM	569 SF
UNIT B5	569 SF	1	4th LEVEL	1 BEDROOM	569 SF
UNIT B5	569 SF	1	5th LEVEL	1 BEDROOM	569 SF
UNIT B5	569 SF	1	6th LEVEL	1 BEDROOM	569 SF
UNIT B5: 6					3,414 SF
UNIT C	745 SF	1	1st LEVEL	2 BEDROOM	745 SF
UNIT C	745 SF	1	2nd LEVEL	2 BEDROOM	745 SF
UNIT C	745 SF	1	3rd LEVEL	2 BEDROOM	745 SF
UNIT C	745 SF	1	4th LEVEL	2 BEDROOM	745 SF
UNIT C	745 SF	1	5th LEVEL	2 BEDROOM	745 SF
UNIT C	745 SF	1	6th LEVEL	2 BEDROOM	745 SF
UNIT C: 6					4,467 SF

0.4. unit floor area summary

UNIT	UNIT AREA	COUNT	LEVEL	TYPE	TOTAL UNIT AREA
UNIT C2	783 SF	1	1st LEVEL	2 BEDROOM	783 SF
UNIT C2	783 SF	1	2nd LEVEL	2 BEDROOM	783 SF
UNIT C2	783 SF	1	3rd LEVEL	2 BEDROOM	783 SF
UNIT C2	783 SF	1	4th LEVEL	2 BEDROOM	783 SF
UNIT C2	783 SF	1	5th LEVEL	2 BEDROOM	783 SF
UNIT C2	783 SF	1	6th LEVEL	2 BEDROOM	783 SF
UNIT C2: 6					4,697 SF
UNIT C3	794 SF	1	1st LEVEL	2 BEDROOM	794 SF
UNIT C3	794 SF	1	2nd LEVEL	2 BEDROOM	794 SF
UNIT C3	794 SF	1	3rd LEVEL	2 BEDROOM	794 SF
UNIT C3	794 SF	1	4th LEVEL	2 BEDROOM	794 SF
UNIT C3	794 SF	1	5th LEVEL	2 BEDROOM	794 SF
UNIT C3	794 SF	1	6th LEVEL	2 BEDROOM	794 SF
UNIT C3: 6					4,765 SF
UNIT C4	584 SF	1	2nd LEVEL	2 BEDROOM	584 SF
UNIT C4	584 SF	1	3rd LEVEL	2 BEDROOM	584 SF
UNIT C4	592 SF	1	3rd LEVEL	2 BEDROOM	592 SF
UNIT C4	584 SF	1	4th LEVEL	2 BEDROOM	584 SF
UNIT C4	592 SF	1	4th LEVEL	2 BEDROOM	592 SF
UNIT C4	584 SF	1	5th LEVEL	2 BEDROOM	584 SF
UNIT C4	592 SF	1	5th LEVEL	2 BEDROOM	592 SF
UNIT C4	584 SF	1	6th LEVEL	2 BEDROOM	584 SF
UNIT C4	592 SF	1	6th LEVEL	2 BEDROOM	592 SF
UNIT C4: 9					5,291 SF
UNIT D	1046 SF	1	1st LEVEL	3 BEDROOM	1,046 SF
UNIT D	1051 SF	1	1st LEVEL	3 BEDROOM	1,051 SF
UNIT D	1046 SF	1	2nd LEVEL	3 BEDROOM	1,046 SF
UNIT D	1051 SF	1	2nd LEVEL	3 BEDROOM	1,051 SF
UNIT D	1046 SF	1	3rd LEVEL	3 BEDROOM	1,046 SF
UNIT D	1047 SF	1	3rd LEVEL	3 BEDROOM	1,047 SF
UNIT D	1046 SF	1	4th LEVEL	3 BEDROOM	1,046 SF
UNIT D	1047 SF	1	4th LEVEL	3 BEDROOM	1,047 SF
UNIT D	1046 SF	1	5th LEVEL	3 BEDROOM	1,046 SF
UNIT D	1047 SF	1	5th LEVEL	3 BEDROOM	1,047 SF
UNIT D	1046 SF	1	6th LEVEL	3 BEDROOM	1,046 SF
UNIT D	1047 SF	1	6th LEVEL	3 BEDROOM	1,047 SF
UNIT D: 12					12,569 SF
UNIT D2	978 SF	1	1st LEVEL	3 BEDROOM	978 SF
UNIT D2	978 SF	1	2nd LEVEL	3 BEDROOM	978 SF
UNIT D2	978 SF	1	3rd LEVEL	3 BEDROOM	978 SF
UNIT D2	978 SF	1	4th LEVEL	3 BEDROOM	978 SF
UNIT D2	978 SF	1	5th LEVEL	3 BEDROOM	978 SF
UNIT D2	978 SF	1	6th LEVEL	3 BEDROOM	978 SF
UNIT D2: 6					5,871 SF
UNIT D3	882 SF	1	1st LEVEL	3 BEDROOM	882 SF
UNIT D3	882 SF	1	2nd LEVEL	3 BEDROOM	882 SF
UNIT D3	882 SF	1	3rd LEVEL	3 BEDROOM	882 SF
UNIT D3	882 SF	1	4th LEVEL	3 BEDROOM	882 SF
UNIT D3	882 SF	1	5th LEVEL	3 BEDROOM	882 SF
UNIT D3	882 SF	1	6th LEVEL	3 BEDROOM	882 SF
UNIT D3: 6					5,295 SF
UNIT D4	1110 SF	1	1st LEVEL	3 BEDROOM	1,110 SF
UNIT D4	1110 SF	1	2nd LEVEL	3 BEDROOM	1,110 SF
UNIT D4	1110 SF	1	3rd LEVEL	3 BEDROOM	1,110 SF
UNIT D4	1110 SF	1	4th LEVEL	3 BEDROOM	1,110 SF
UNIT D4	1110 SF	1	5th LEVEL	3 BEDROOM	1,110 SF
UNIT D4	1110 SF	1	6th LEVEL	3 BEDROOM	1,110 SF
UNIT D4: 6					6,658 SF
UNIT TOTALS: 136					85,154 SF

0.5. parking

REQUIRED (BYLAW REQUIREMENT)				TOTALS
	UNITS	FACTOR	TOTAL	
DWELLING UNIT	136	*1.2	163	
VISITOR	136	*0.3	41	
BARRIER FREE (DWELLING UNITS)	163 STALLS	2 VAN / 2 STANDARD		
BARRIER FREE (VISITOR)	41 STALLS	1 VAN-ACCESSIBLE		
TOTAL STALLS			204	204 REQUIRED
ELECTRIC STALLS	204 STALLS	*0.1	21	21 EV
TOTAL STALLS (AFTER PROPOSED REDUCTION)	204 STALLS	*0.770	157	157 PROPOSED
OFF STREET LOADING				1 REQUIRED
PROVIDED	SMALL CAR	BARRIER FREE	EV	TOTAL
TENANT (P1 FLOOR)	5	1 VAN-ACCESSIBLE	0	17
TENANT (P2 FLOOR)	17	1 VAN-ACCESSIBLE	17	39
TENANT (P3 FLOOR)	19	1 VAN/1 STANDARD	0	60
VISITOR (P1 FLOOR)	9	0	0	18
VISITOR (P2 FLOOR)	8	1 VAN-ACCESSIBLE	4	23 (INC. 2 CO-OP)
TOTAL STALLS	58	5	21	157 PROVIDED
OFF STREET LOADING				1 PROVIDED
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL	
BIKE STALLS CLASS I	136	*1	136	
BIKE STALLS CLASS II	136	*0.2	27	
TOTAL STALLS			163	163 REQUIRED
BIKE PARKING PROVIDED				
BIKE STALLS CLASS I	(12.5% ADDITIONAL STALLS)		153	
BIKE STALLS CLASS II	(11.1% ADDITIONAL STALLS)		30	
TOTAL STALLS	(12.2% ADDITIONAL STALLS)		183	183 PROVIDED
NOTE 1: NI = NOT INCLUDED IN TOTALS				

0.6. unit count

RESIDENTIAL	UNIT #	UNIT %
1 BED	62	46%
2 BED	27	20%
3 BED	12	9%
3 BED (ADAPTABLE)	18	13%
STUDIO	17	13%
UNIT TOTALS: 136		

NOTES:
• NO CURRENT STEP CODE REQUIREMENTS FOR CITY OF WHITE ROCK
• INTENT FOR PROPOSED CONSTRUCTION TO MEET STEP 2 EQUIVALENCY
• WOOD FRAME THERMAL PERFORMANCE BETTER THAN STEEL OR CONCRETE
• DEVELOPER IS AWARE OF THE IMPORTANCE OF ENERGY EFFICIENCY IN THE CURRENT MARKET



VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

PROJECT DATA

SCALE: N.T.S.

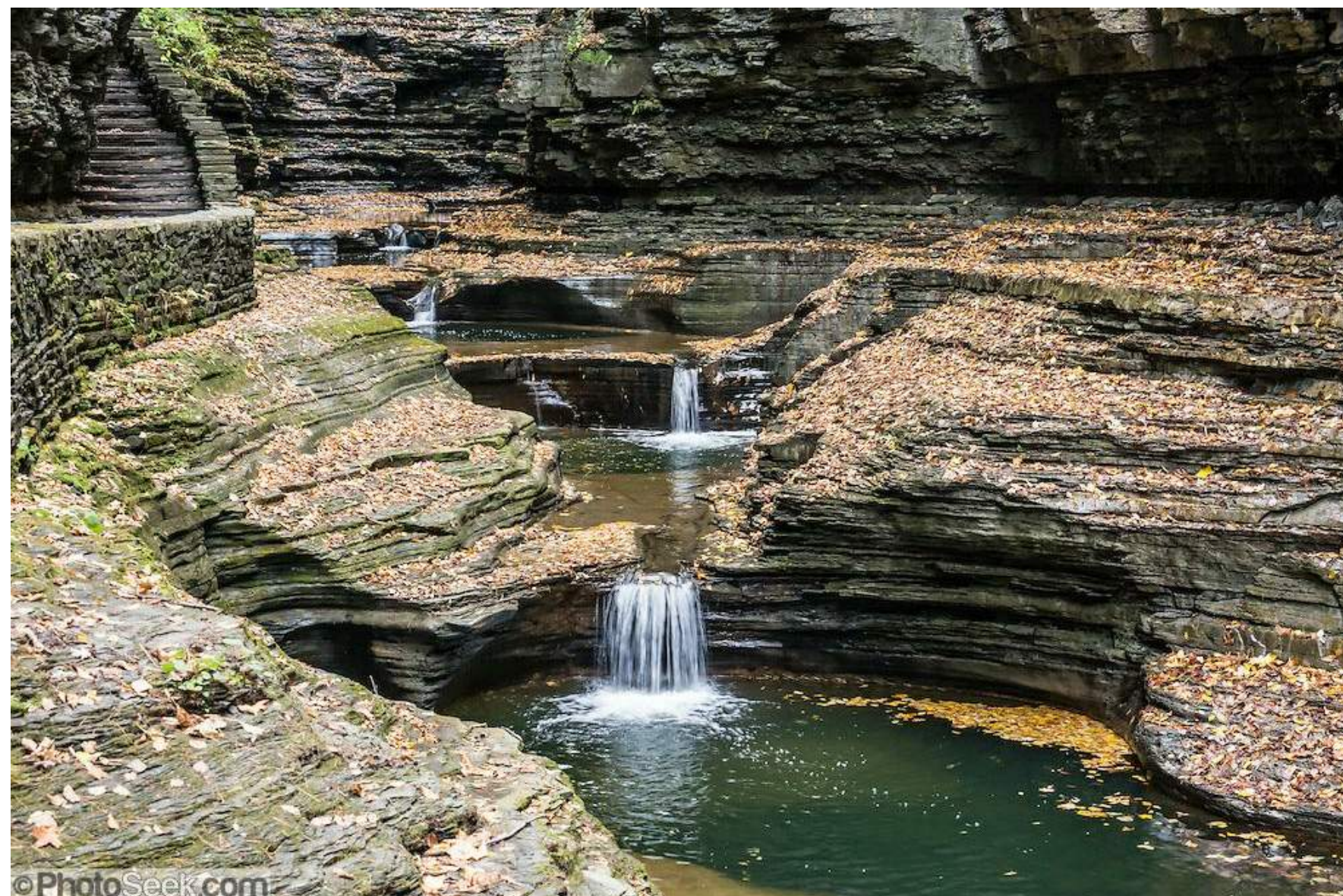
RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD1.01



design rationale

This proposed development is an 136-unit multi-family residential six-storey wood frame development on 3 levels of concrete parkade on a sloping site toward the south along Vidal Street.

The *siting and massing* of the building is designed to allow natural daylight and visibility throughout the development with enhanced south-facing view opportunities towards the waterfront by means of exterior decks oriented and extended out from the façade for both individual residents as well as collective amenity spaces. The building is stepped up from the south and south-east corner toward the north with offset decks creating a sense of sedimentary-like stepped natural cliffs projecting out from a hillside with tiered planters of stone and concrete along the east façade at the ground-oriented suites leading toward the main entrance providing an intimate pedestrian experience along the sloping Vidal Street. Raised projections at the roof level accommodate balcony coverage but are minimized to maintain human scale experience along the street faces as well as to maintain views from the neighboring development toward the north.

The *exterior treatment* generally consists of traditionally natural materials combined with a modern contemporary reference of massing and finishes at entries and street fronts. This treatment is in keeping with the theme of other buildings located throughout the area and will enrich the neighborhood and set a new design standard for future development in the area. Exterior materials include wood trim, columns and beams, flat panel siding with contrasting exposed aluminum reveal trims, natural stone veneer along the ground plane with wood features, metal panel projecting features and dark flat stone panels at entries and stepped up roof projections. The stepped exterior treatments give variation in colour, materials and tones, providing balance, interest, and a sense of human scale to the façade and at the street level.

The colour palette expresses a “west coast modernist” design theme, using natural earth tones which will blend seamlessly into the neighborhood and will also enhance diversity between each building, thus encouraging identity throughout the development. The roof is typically flat with stepped up roof features at entries and raised feature corner elements.

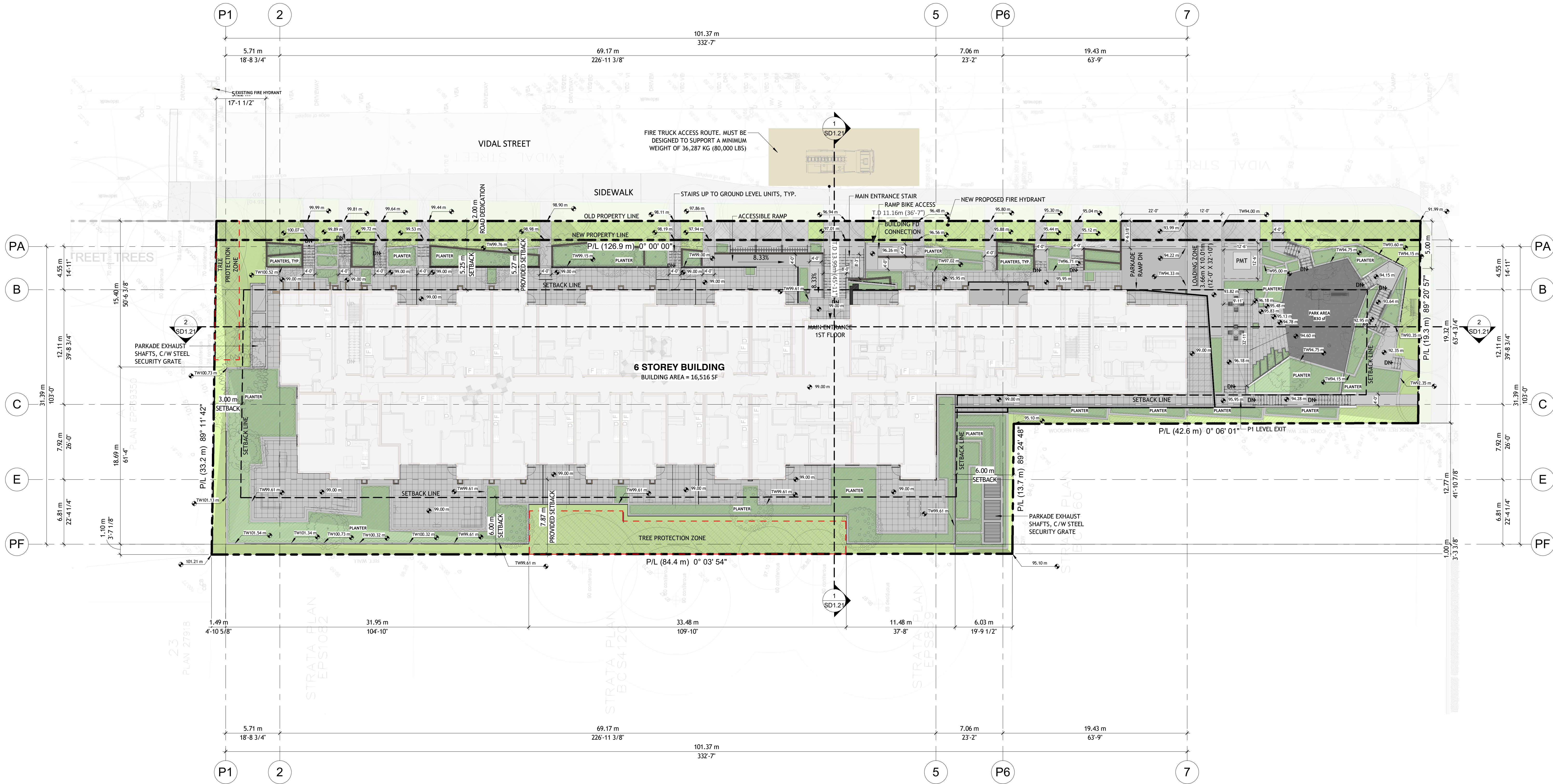
Each ground floor unit facing Vidal Street has an individual sidewalk that connects to the municipal sidewalk, with stepped entries and planters that define each private entry point, giving a residential feel to the streetscape. Stairs and tiered planters are provided to differentiate between the semi-private and public spaces, and ample planting will limit the visibility of any exposed walls.

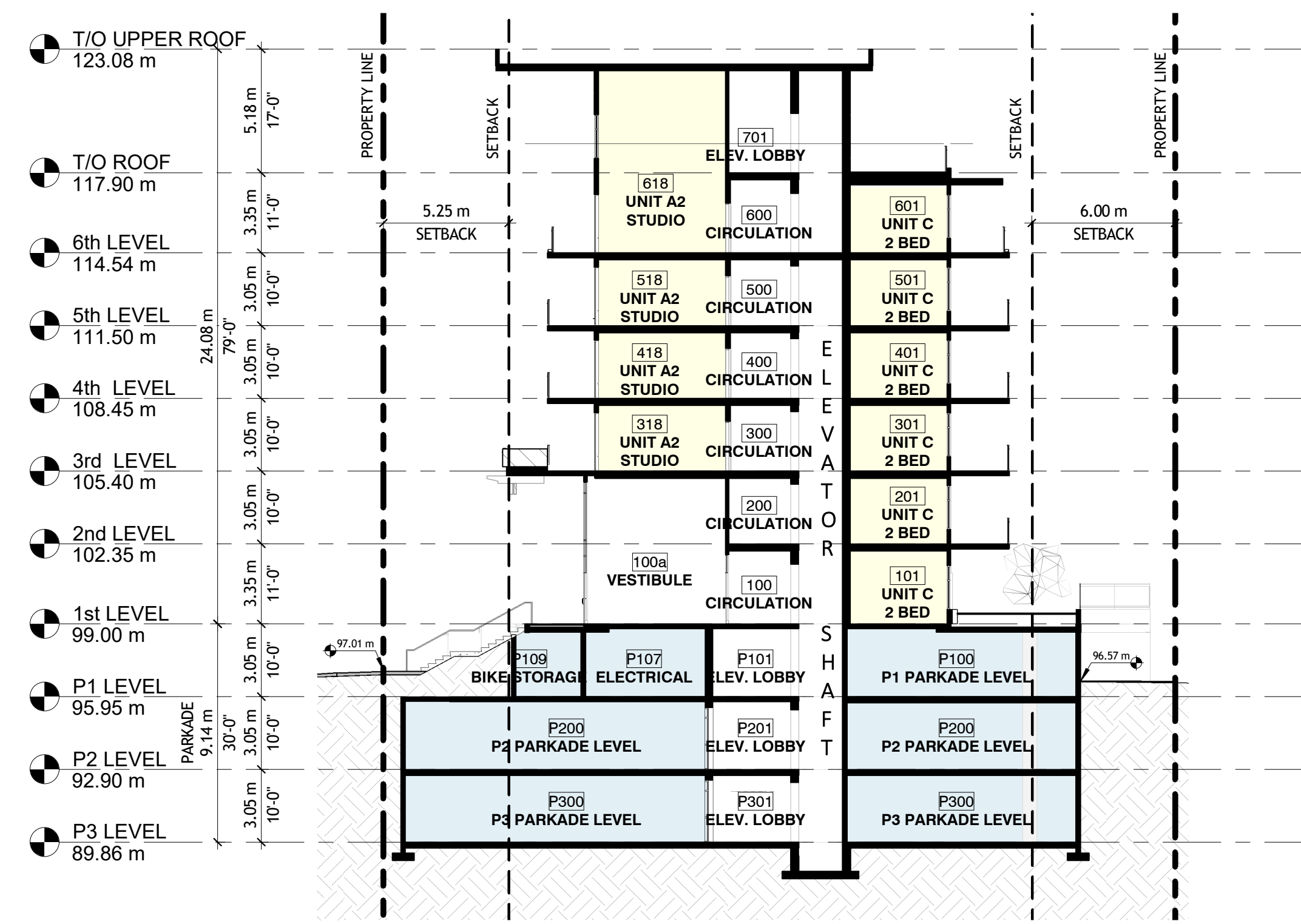
Other features of this development include high quality landscape elements such as large roof-top amenity spaces, electric vehicle charging stalls for both residents and visitors, on-site property management offices, ample storage lockers for residents and tiered planters and vegetated areas.

Environmental sustainability is addressed within the development by the provision of bike racks and bike storage, charging stations for electric vehicles, light pollution reduction by means of dark sky compliant exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, renewable based wood building materials and heat island effect reduction by minimizing surface parking and maximizing density. Rainwater runoff will also be dealt with via a stormwater detention tank located on site.

Crime prevention through Environmental Design Principles (CPTED) have been incorporated into the design by means of natural surveillance throughout the perimeter and parkade levels by means of clear viewing lines from the residential units and balconies, elimination of all potential dark areas and accesses/exits, clearly defined main entrances, security camera system plus key fobs at all secured access points, and secure and fully accessible parking.

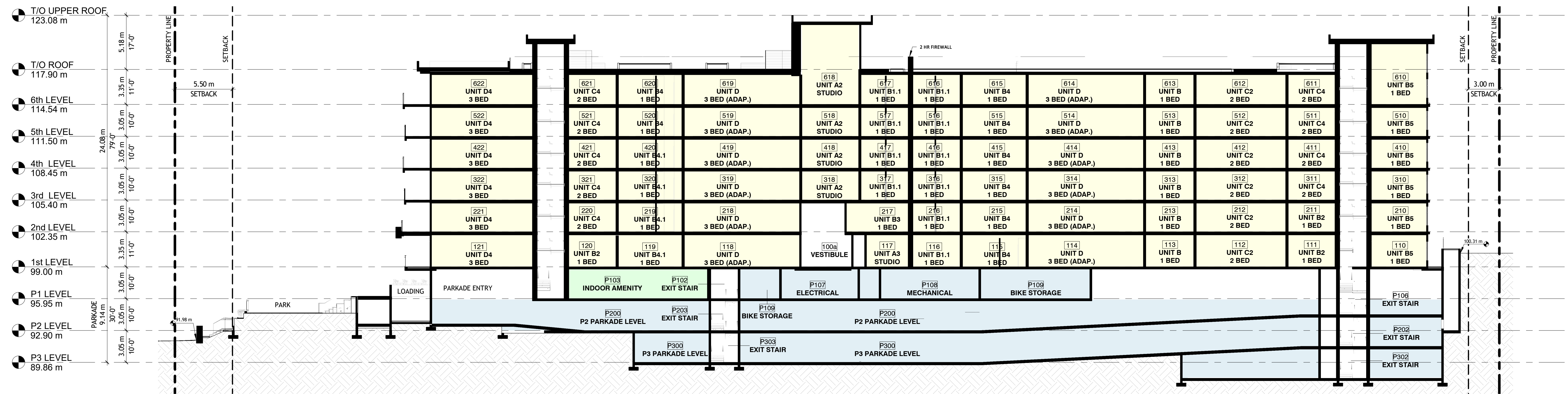






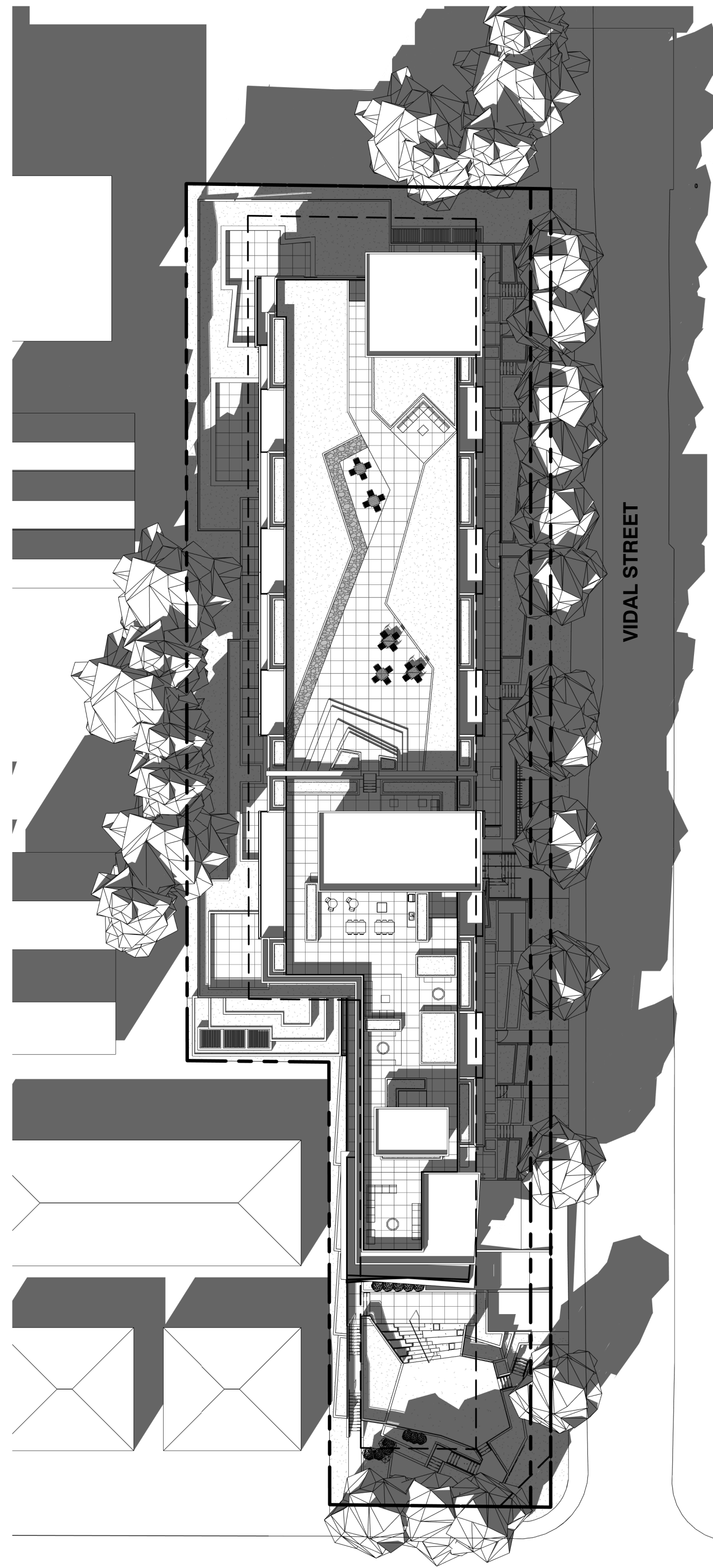
site section a

1/16" = 1'-0"

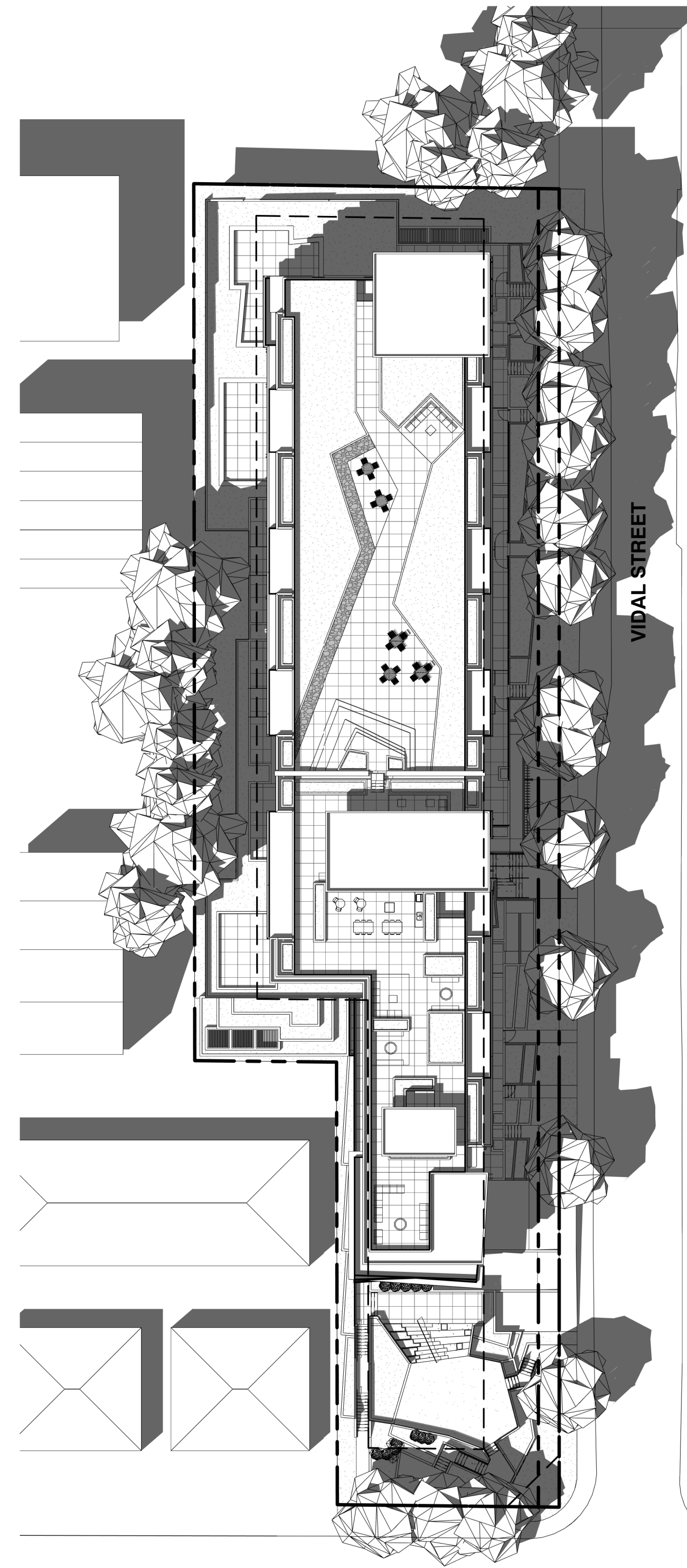


site section b

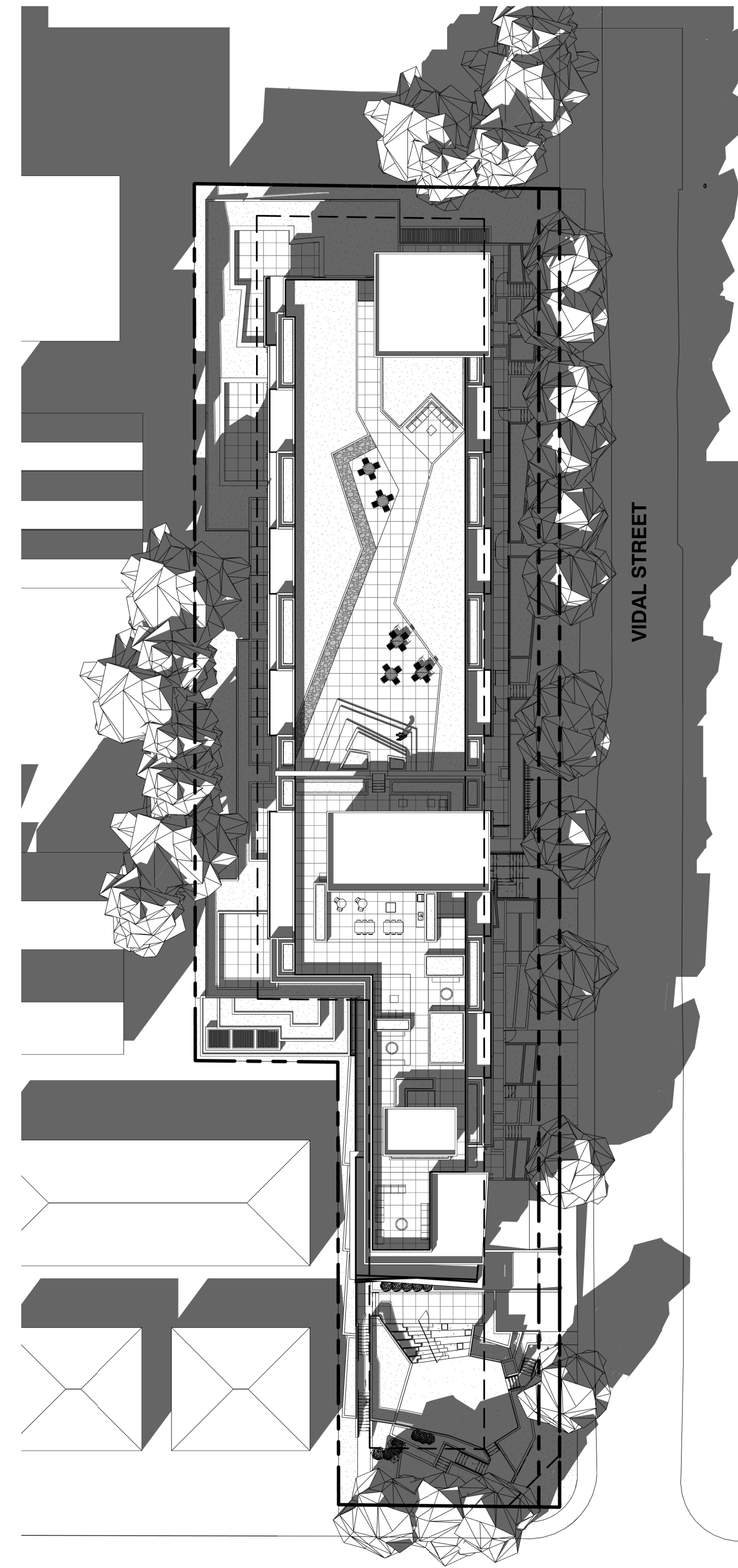
1/16" = 1'-0"



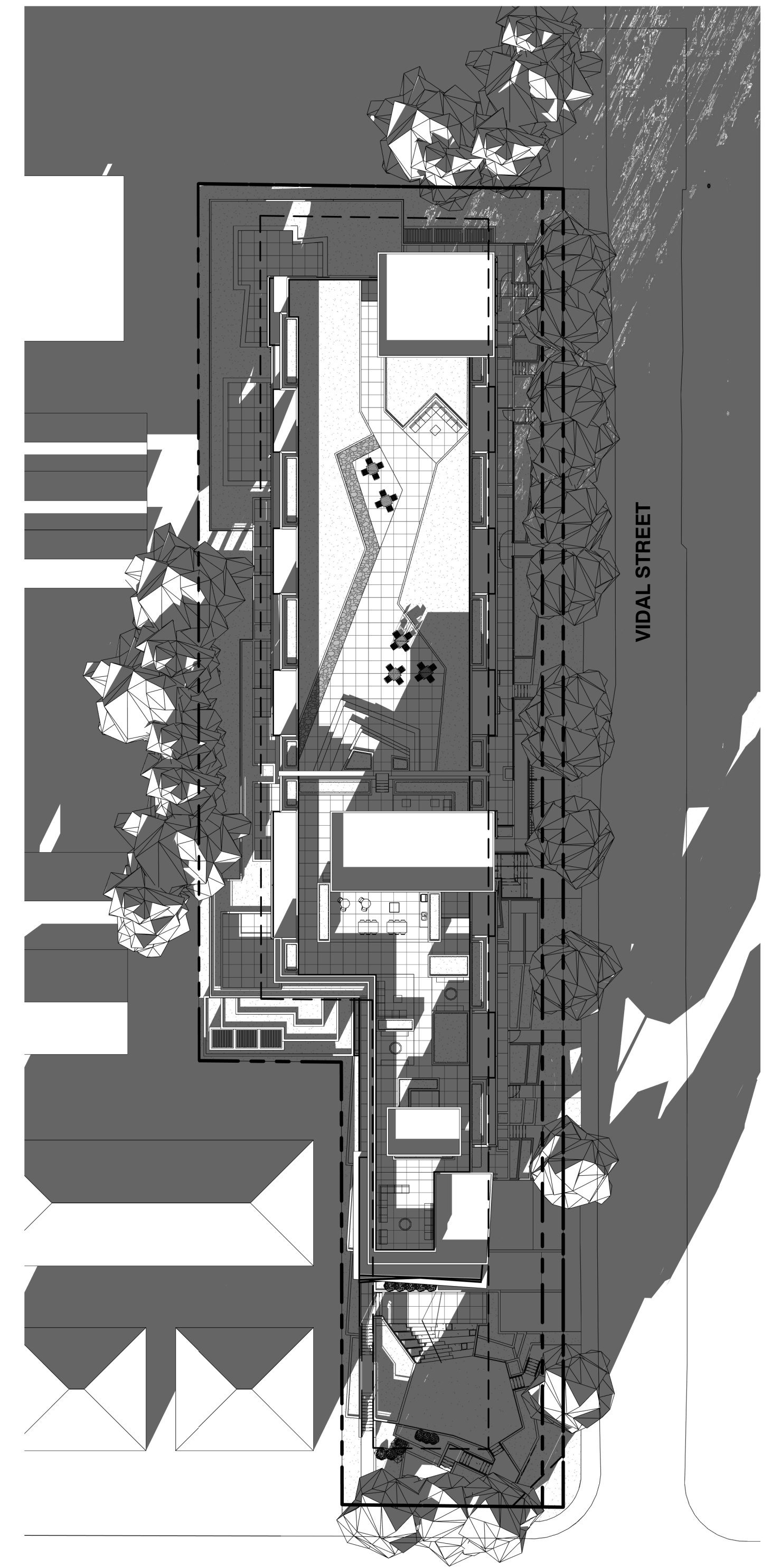
THRIFT AVENUE



THRIFT AVENUE



THRIFT AVENUE



THRIFT AVENUE

march 21 - 3pm

1/32" = 1'-0"

june 21 - 3pm

1/32" = 1'-0"

september 21 - 3pm

1/32" = 1'-0"

december 21 - 2pm

1/32" = 1'-0"



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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

SHADOW STUDY

SCALE: 1/32" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD1.30





keystonearch.ca

VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

ENTRY PERSPECTIVE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD1.36



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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

STREETSCAPE PERSPECTIVE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD1.37



roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



roof deck - green roof & plaza



ground level greenspace - street view



ground level greenspace - aerial view



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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

NEIGHBOURHOOD AERIAL

SCALE: N.T.S.

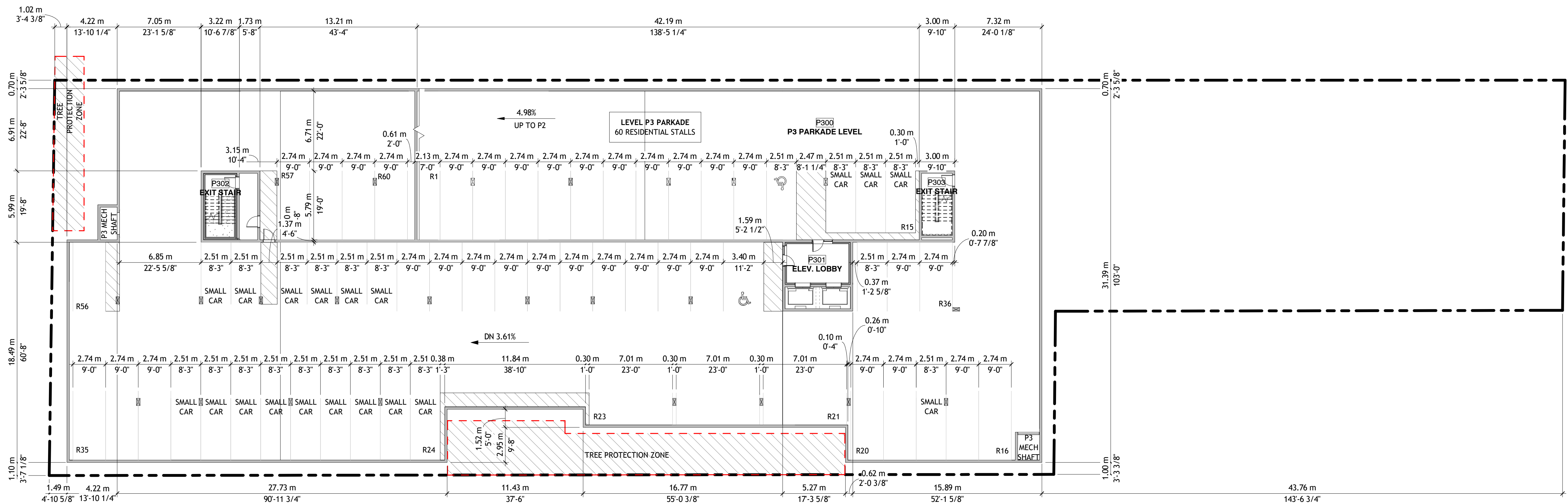
RE-ISSUED FOR DEVELOPMENT PERMIT

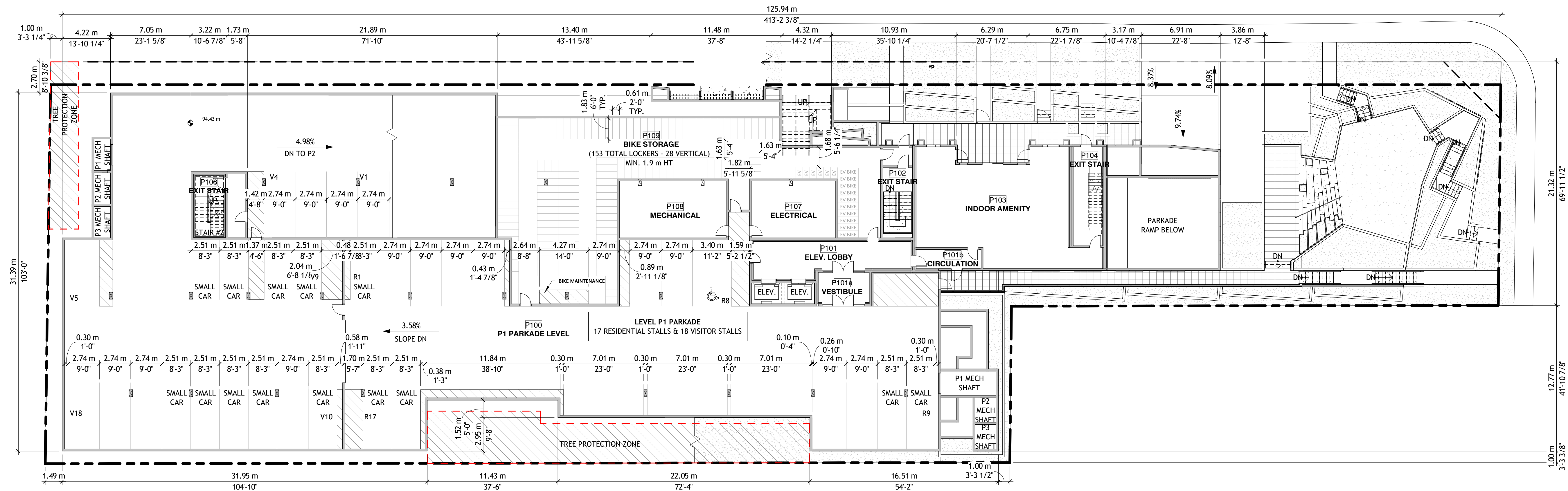
23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD1.39





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VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

P1 LEVEL PLAN

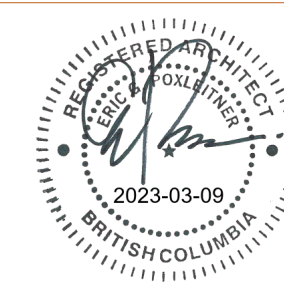
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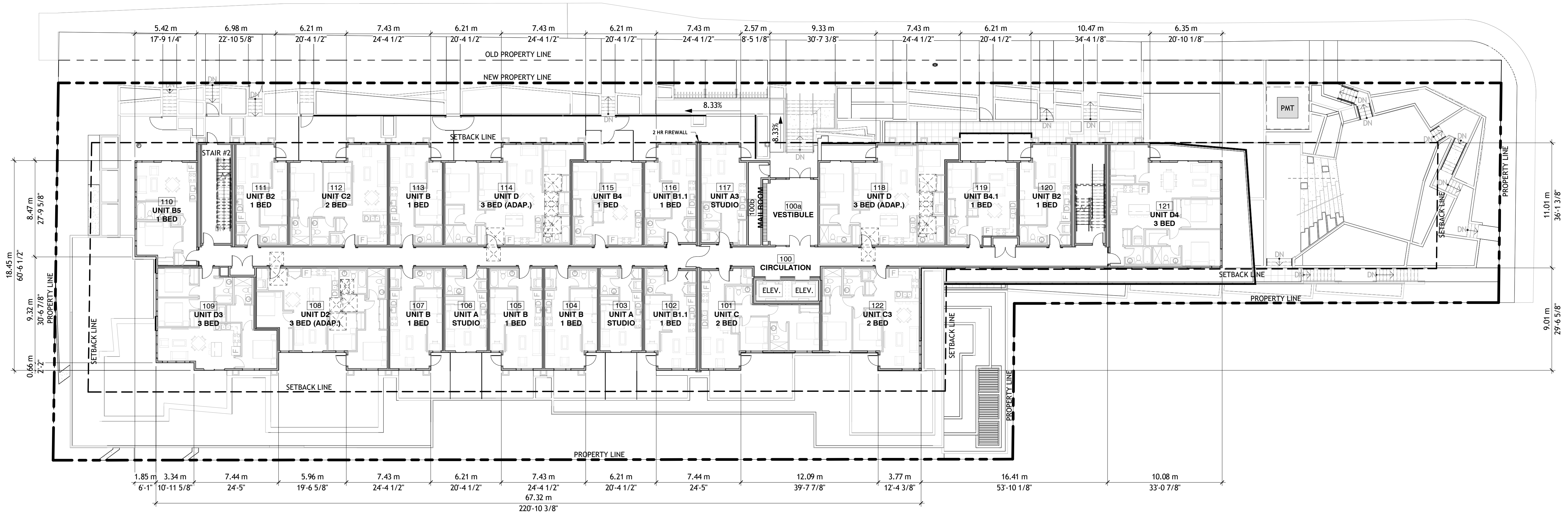
RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



SD3.03



keystonearch.ca

VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

1ST LEVEL PLAN

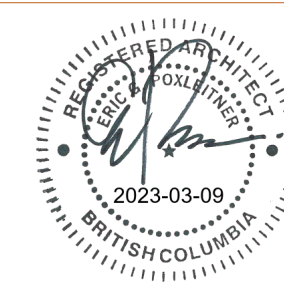
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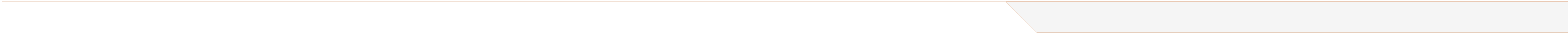
RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

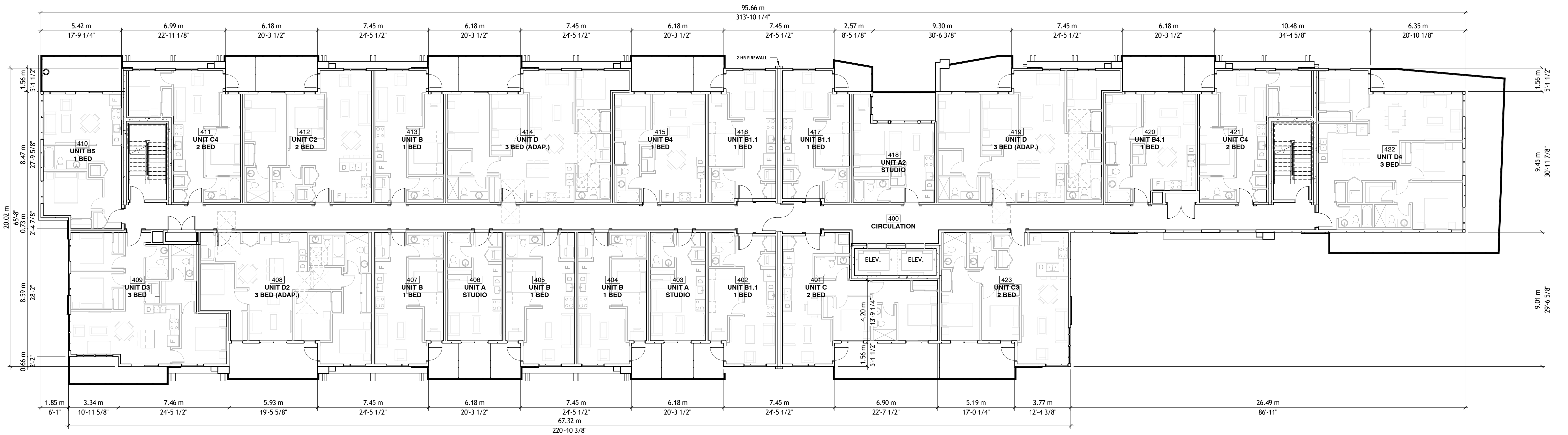
PROJECT NUMBER: 17-170

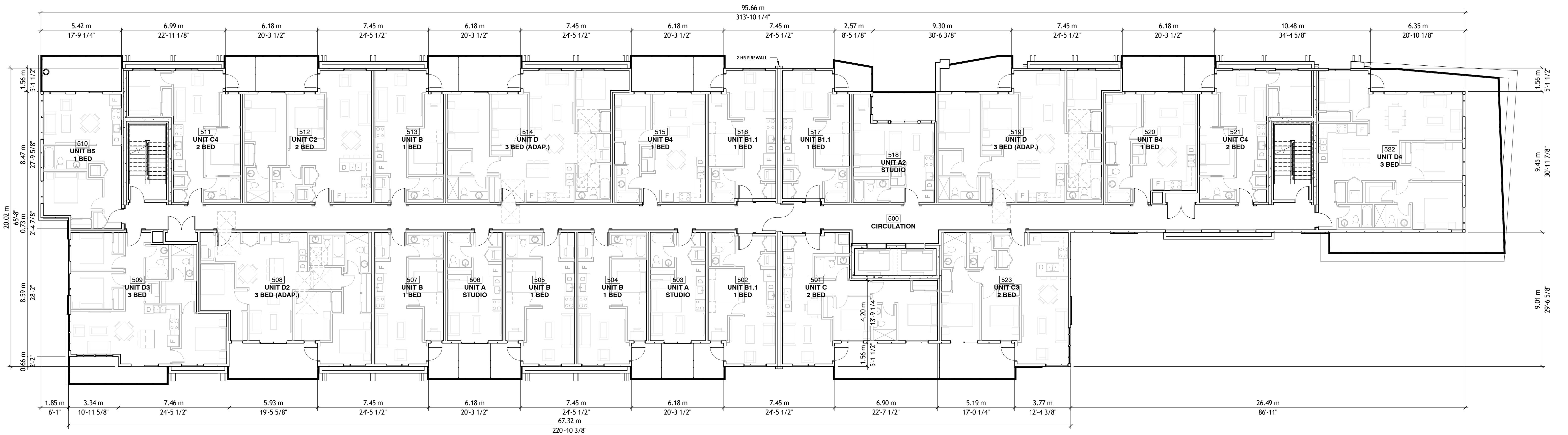


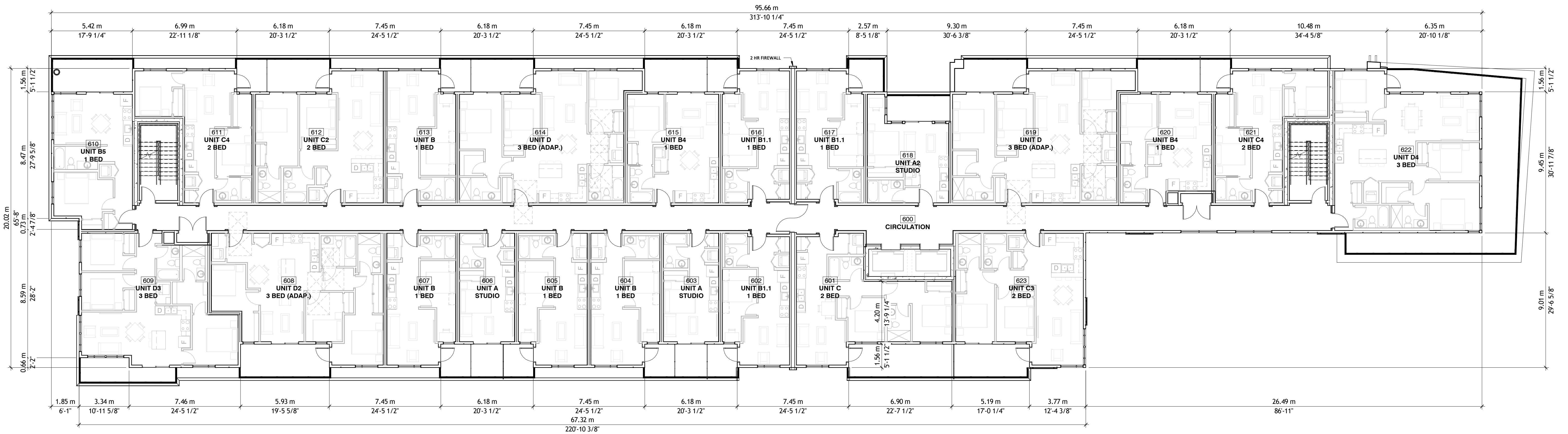
SD3.04

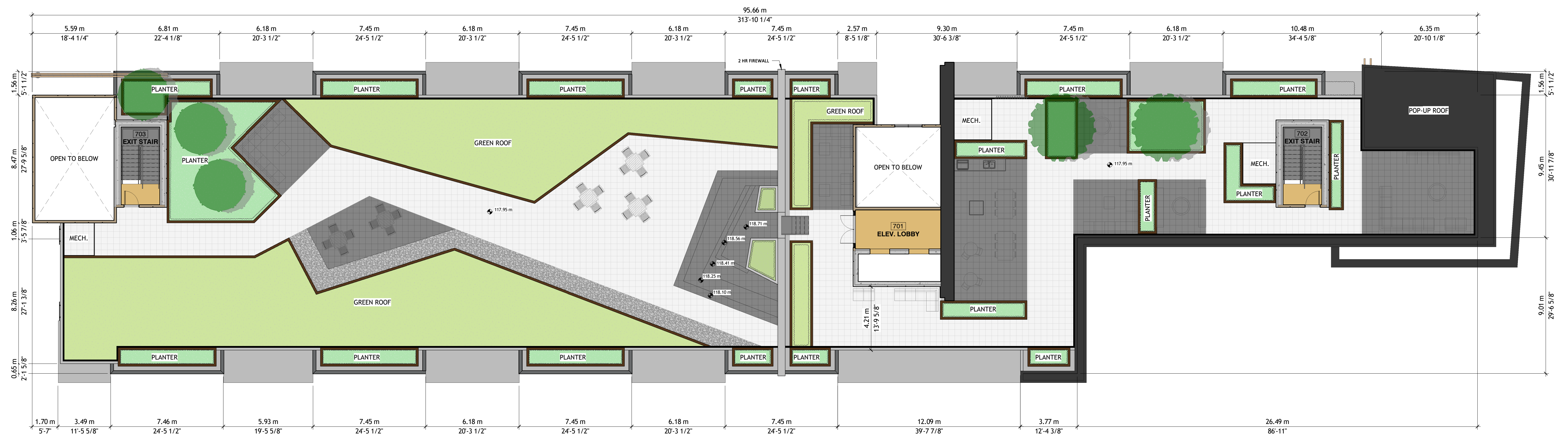












VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

ROOF LEVEL PLAN

SCALE: $3/32" = 1'-0"$



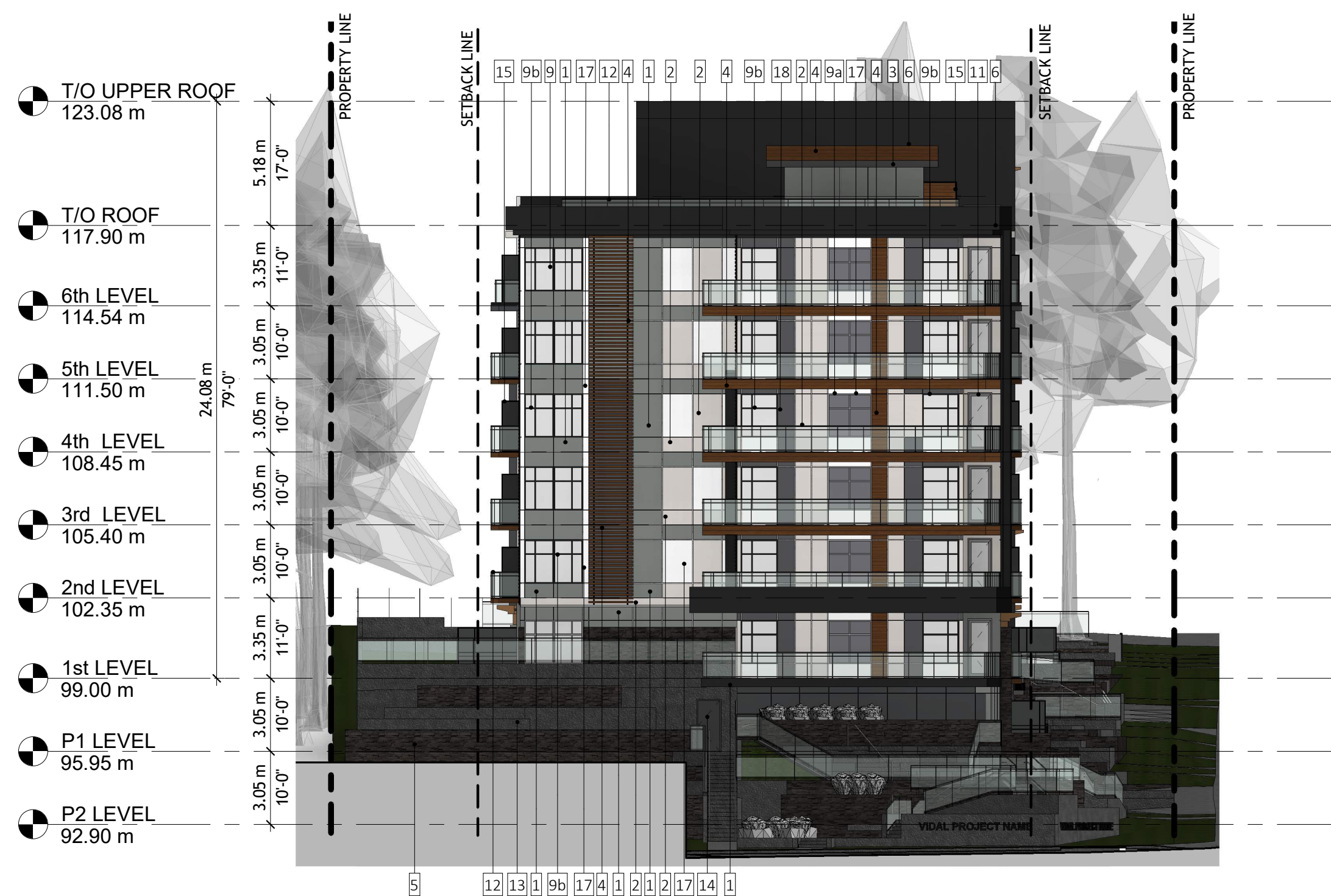
RE-ISSUED FOR DEVELOPMENT PERMIT

23-03-08 REVISION #:

PROJECT NUMBER: 17-170



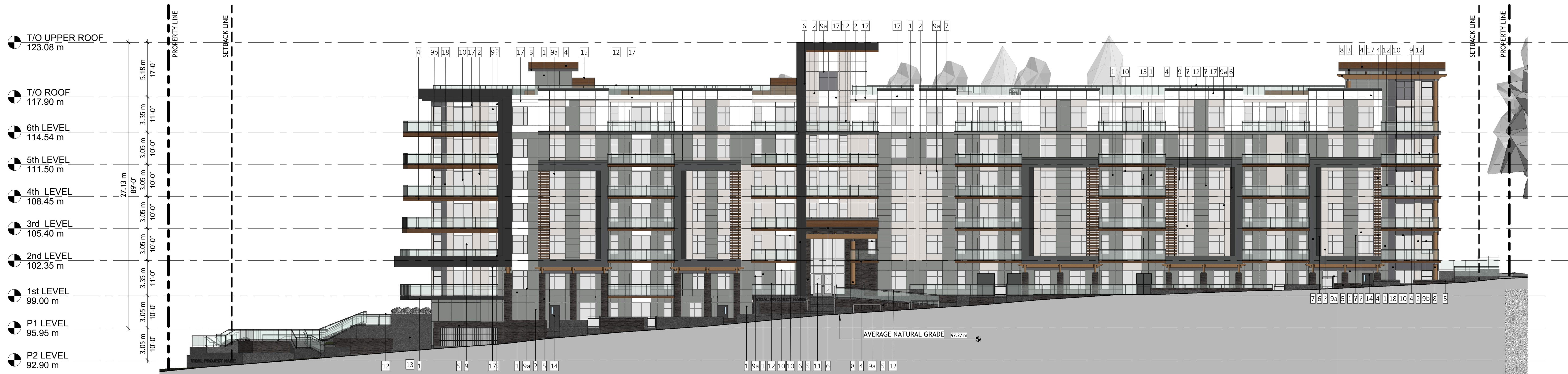
SD3.10



MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: PEARL GRAY (REVEAL COLOUR: VSM BONE WHITE)
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - 'LONGBOARD': COLOUR: DARK NATIONAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEDGESTONE'
6	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CLASSIC BLACK'
7	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CHARCOAL'
8	STAINED COMBED FACE LUMBER: - COLOUR: 'CEDAR'
9	WINDOW ALUMINUM: - COLOUR: (a) 'CLEAR ANNOIDIZED' (b) 'DARK GRAY'
10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOIDIZED'
11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOIDIZED'
12	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
13	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
14	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'GRAY'
15	PRIVACY SCREEN: - FRAME COLOUR: 'BLACK'
16	NATURAL STONE VENEER: - 'STONE PANEL', COLOUR: 'HEARTHSTONE - BLACK RUNDLE'
17	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: ARCTIC WHITE (REVEAL COLOUR: VSM POLAR WHITE)
18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: ANCHOR BLACK (REVEAL COLOUR: VSM BLACK)

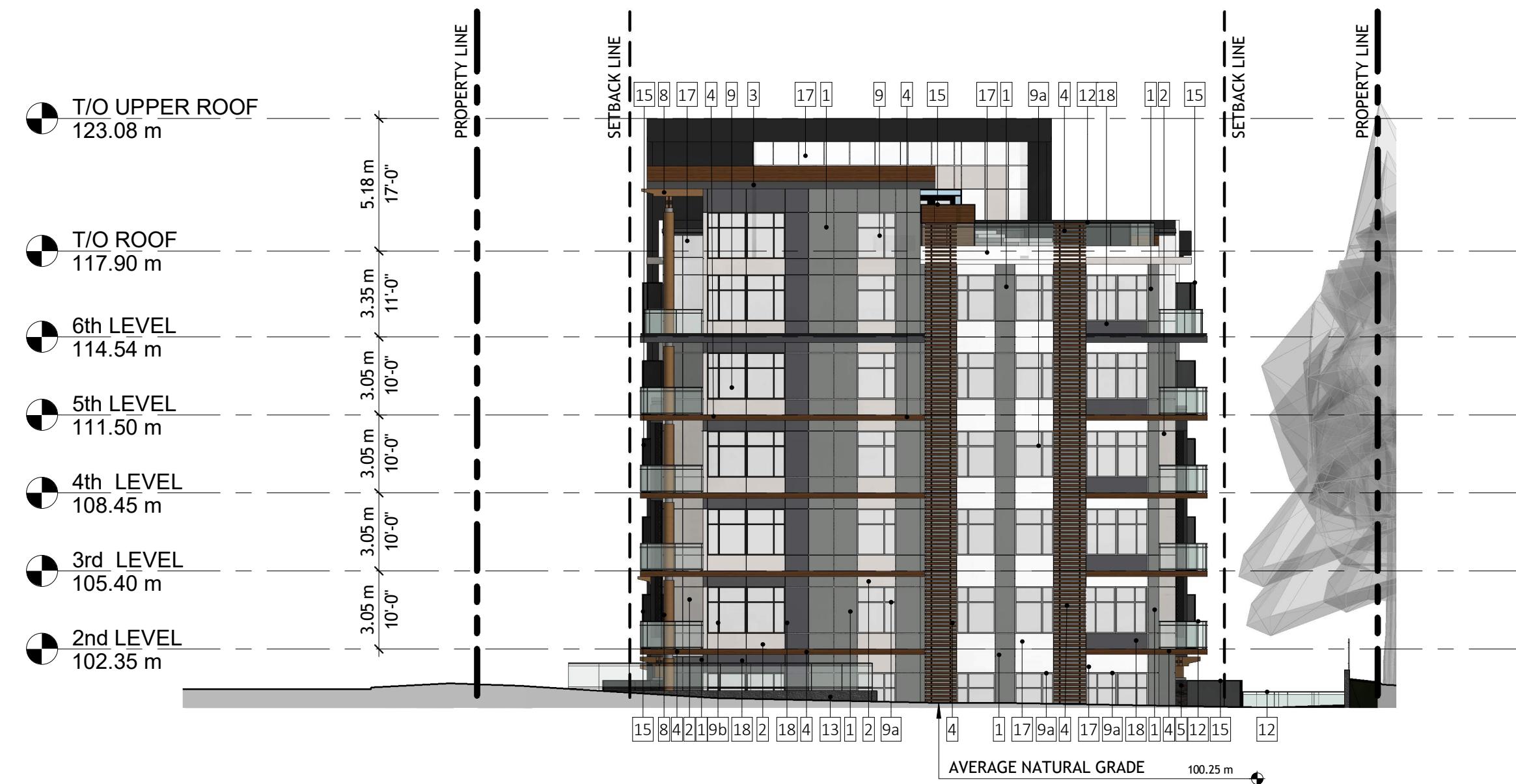
south elevation (facing Thrift Ave.)

1/16" = 1'-0"



east elevation (facing Vidal St.)

1/16" = 1'-0"



north elevation (facing highrise)

1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: PEARL GRAY (REVEAL COLOUR: VSM BONE WHITE)
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - 'LONGBOARD': COLOUR: DARK NATIONAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEDGESTONE'
6	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CLASSIC BLACK'
7	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CHARCOAL'
8	STAINED COMBED FACE LUMBER: - COLOUR: 'CEDAR'
9	WINDOW ALUMINUM: - COLOUR: (a) 'CLEAR ANNODIZED' (b) 'DARK GRAY'
10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNODIZED'
11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNODIZED'
12	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
13	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
14	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'GRAY'
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18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - 'JAMES HARDIE': COLOUR: ANCHOR BLACK (REVEAL COLOUR: VSM BLACK)



west elevation (facing townhouses)

1/16" = 1'-0"



east perspective elevation



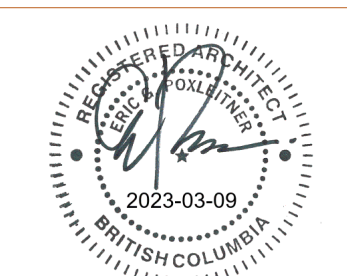
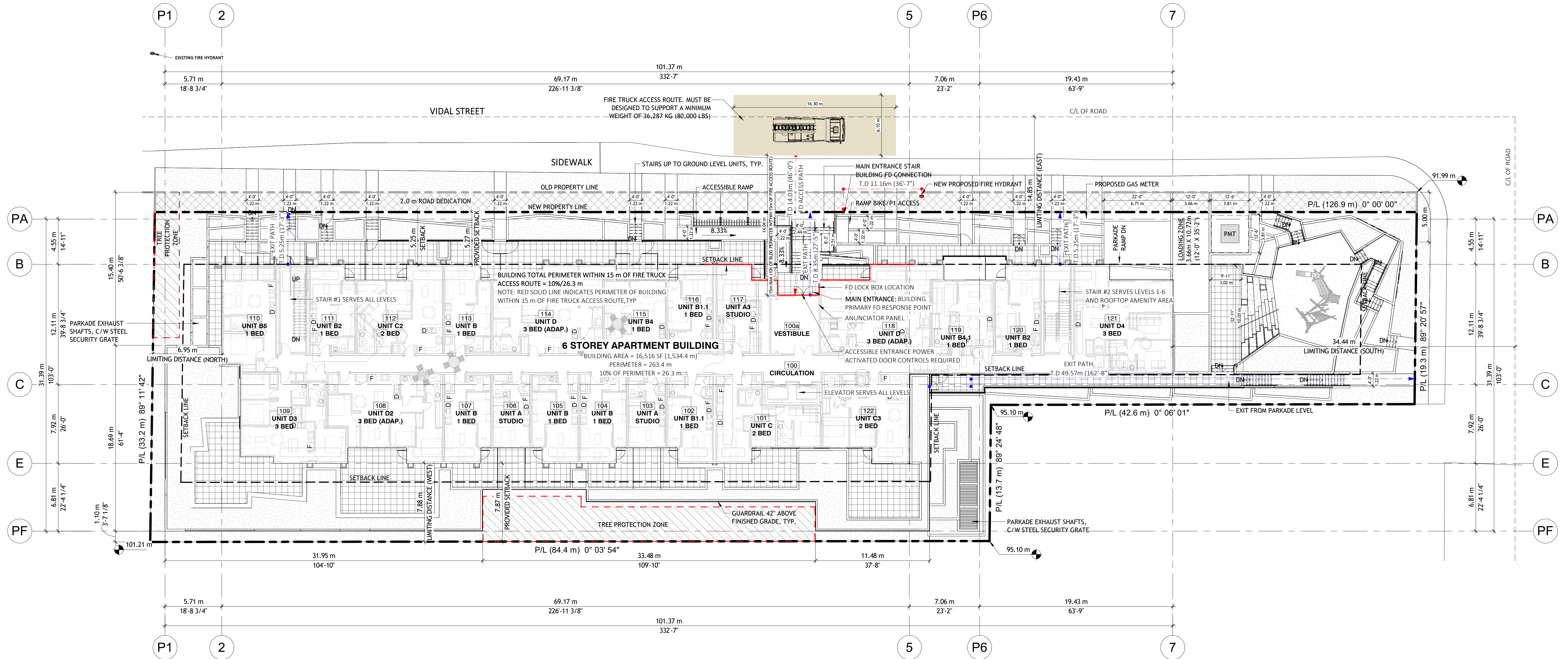
west perspective elevation

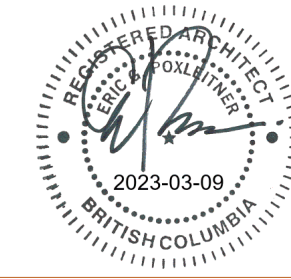
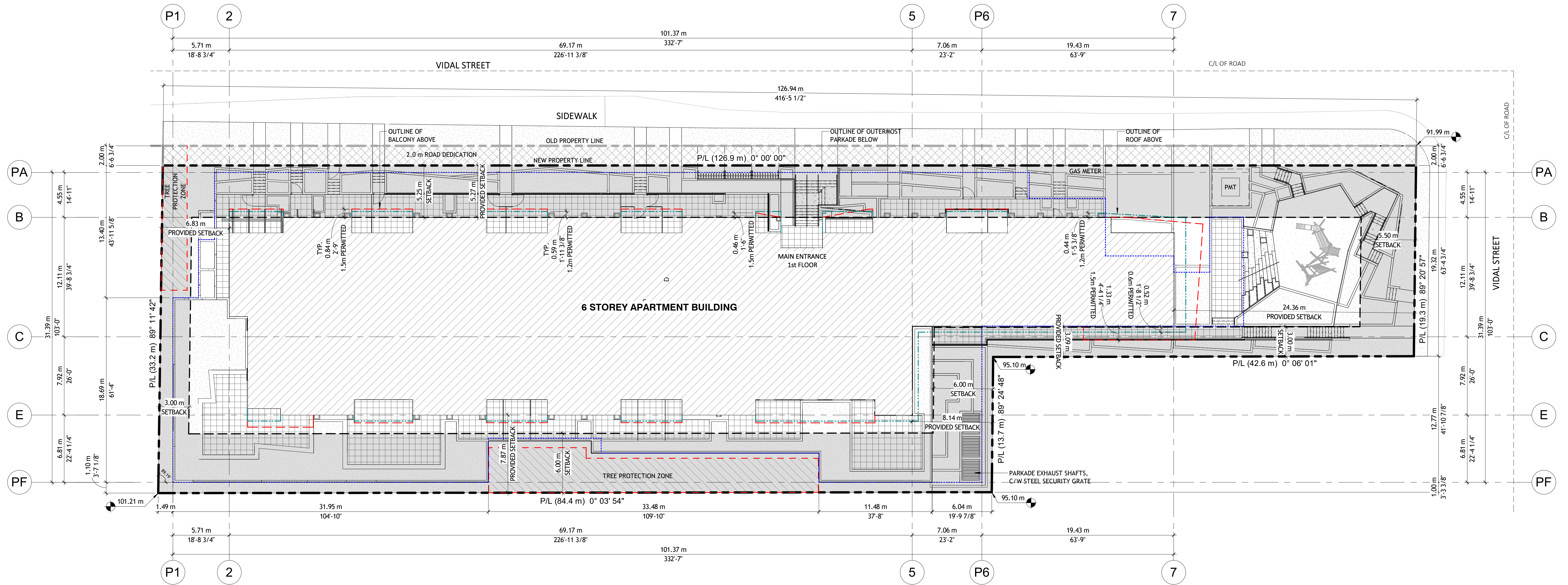


south perspective elevation



north perspective elevation





Issued for Development Permit



Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02A	LANDSCAPE PLAN - LEVEL P1 & P2
L-02B	LANDSCAPE PLAN - MAIN FLOOR
L-02C	LANDSCAPE PLAN - LEVEL 6 ROOFTOP
L-03	GRADING PLAN
L-05A	PLANTING PLAN P1 & P2
L-05B	PLANTING PLAN - MAIN
L-05C	PLANTING PLAN 6TH FLOOR
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

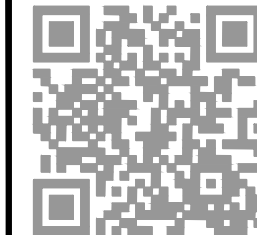
LOT 1 PLAN EPP46879, LOT 8 PLAN 13684, AND STRATA PLAN NWS2236, ALL
OF SEC 10 TP 1 NWD



13	SS	Issued for DP	March 08, 2023
12	SH	Issued for Planning Review	May 31, 2022
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4	SH	Issued for DP	June 25, 2020
3	SH	Issued for DP	March 6, 2020
2	SH	Issued for DP	May 24, 2019
1	JW	Issued for DP Review	Nov 16, 2018
No.	By:	Description	Date

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Drawn: DV FW	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RECONCILING OF PPA/PA/PP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



Drawing Title:
COVER SHEET

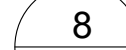


VDZ Project #:
DP2018-59

Drawing #: **L-01**



KEY	REF.	DESCRIPTION
	 7 LD-01	HYDRAPRESSED SLAB Pattern: Running Bond Colour: Natural Manufacturer: Abbotsoford Concrete or approved equal
	 7 LD-01	HYDRAPRESSED SLAB Pattern: Stacked Bond Colour: Charcoal Manufacturer: Abbotsoford Concrete or approved equal

KEY	REF.	DESCRIPTION
		GLASS RAILING

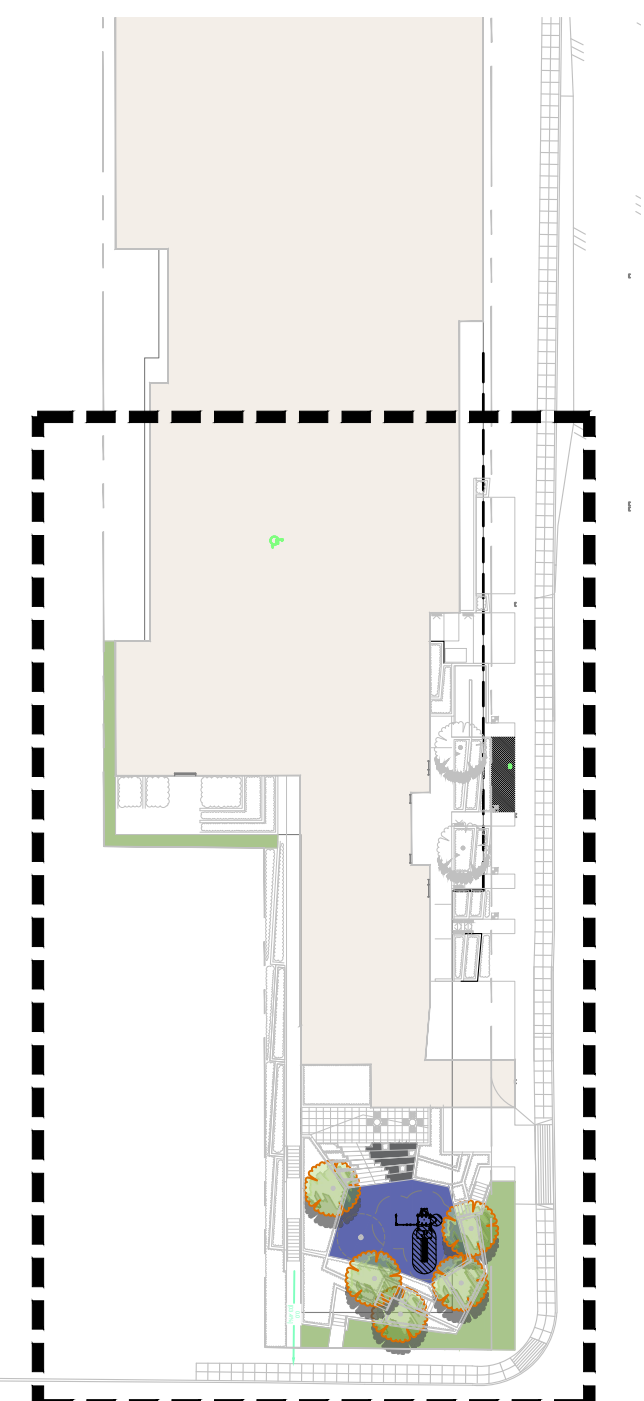
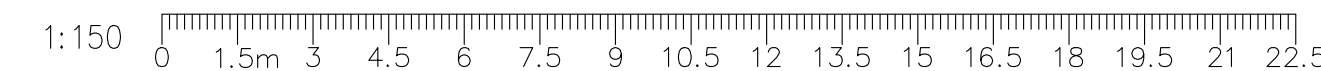
KEY	REF.	DESCRIPTION
		SHRUB PLANTING

KEY	REF.	DESCRIPTION
		UPLIGHT by Electrical
		RECESSED WALL/STEP LIGHT by Electrical
		PATH LIGHT by Electrical

NOTES:

1. LANDSCAPE LIGHTING PLAN PROVIDES LIGHT LOCATION AND REFERENCE IMAGE TO COORDINATE WITH ELECTRICAL ONLY. FOR FINAL FIXTURE, QUANTITY, COLOUR TEMPERATURE, BULB AND CONDUIT INFORMATION, REFER TO ELECTRICAL DRAWINGS.

KEY (COLOUR CODE)	DESCRIPTION
	P2 LEVEL
	P1 LEVEL
	LEVEL 1



13	SS	Issued for DP	March 08, 2023
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No.	By:	Description	Date

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

Vidal Street Development

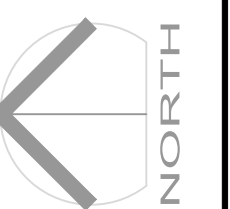
Location:

Vidal Street & Thrift Ave,
White Rock, BC

Drawn: DV	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REWORKING OF PAPER/PLASTIC DRAWINGS MUST NOT BE PRICED FOR TENDER/CONSTRUCTION.



Drawing title:
LANDSCAPE PLAN - LEVEL P1 & P2

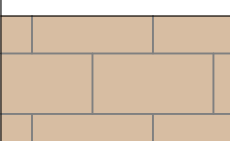
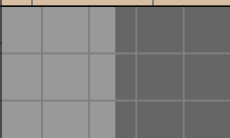


VDZ Project #:
DP2018-59

Drawing #:
L-02A

Z:\PROJECTS\DEVELOPMENT PERMIT\DP2018-59 VIDAL STREET\DWGS\DWG L-02B LANDSCAPE PLAN - MAIN FLOOR.DWG

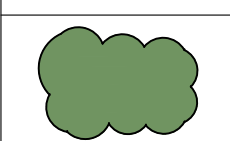
HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 LD-01	HYDRAPRESSED SLAB Pattern: Running Bond Colour: Natural Manufacturer: Abbotsford Concrete or approved equal
	7 LD-01	HYDRAPRESSED SLAB Pattern: Stacked Bond Colour: Charcoal & Natural Manufacturer: Abbotsford Concrete or approved equal

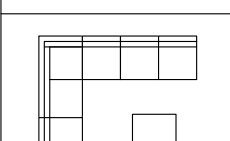
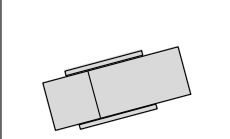
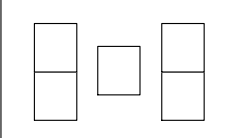
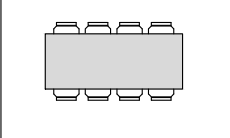
FENCING

KEY	REF.	DESCRIPTION
		PATIO DIVIDER, Refer to Arch.
	8 LD-02	GLASS RAILING

SOFTSCAPE MATERIALS

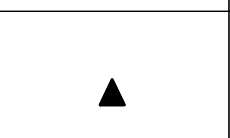
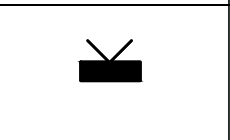
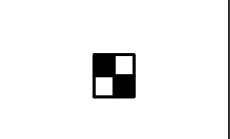
KEY	REF.	DESCRIPTION
	2,3 LD-01	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

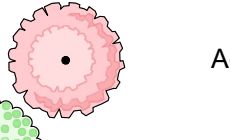
KEY	REF.	DESCRIPTION
	7 LD-02	LOUNGE SEATING
	4 LD-02	SUN DECK CHAIR
	7 LD-02	LOUNGE SEATING
	3 LD-03	DINING TABLE

NOTES:
1. Sidewalks are to be reconstructed from curb to property line at the applicants expense

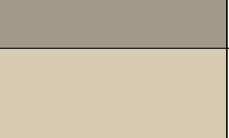
LEGEND

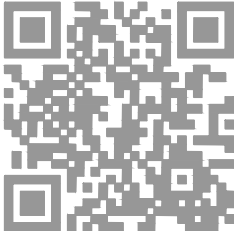
KEY	REF.	DESCRIPTION
		UPLIGHT by Electrical
		RECESSED WALL/STEP LIGHT by Electrical
		PATH LIGHT by Electrical

PLANT SCHEDULE ON-SITE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B & B	6cm cal.	7
	Cornus x 'Rutdan' / Celestial Dogwood	B & B	6cm cal.	8
	Fagus sylvatica 'Dawyc' / Dawyc Beech	B & B	6cm cal.	6
	Parrotia persica 'Vanessa' / Persian Parrotia	B & B	3.0m ht	1
	Picea abies 'Rubra Spicata' / Red Tipped Norway Spruce	B & B	3.0m ht	2

BUILDING LEVELS

KEY (COLOUR CODE)	DESCRIPTION
	P2 LEVEL
	P1 LEVEL
	LEVEL 1



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1	JW	Issued for DP Review	Nov 16, 2018
No.	By:	Description	Date

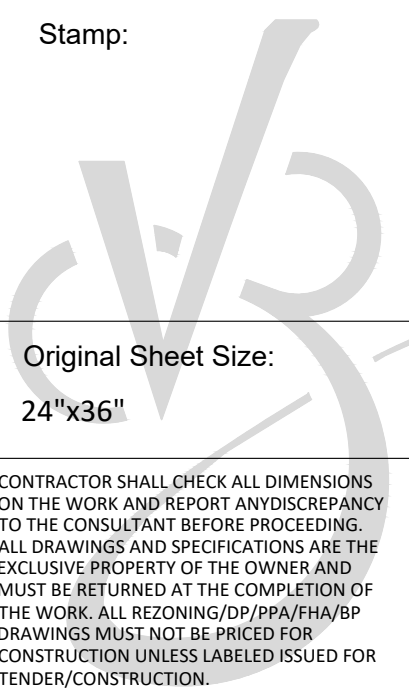
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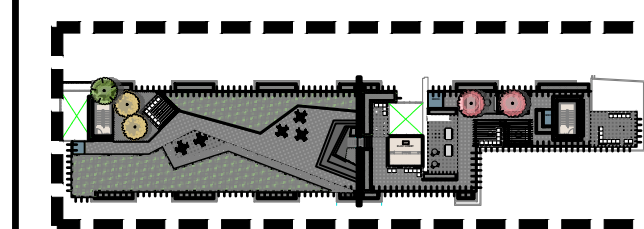
1	AD	Review and Coordination	March 5, 2020
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Vidal Street Development

Location:
Vidal Street & Thrift Ave,
White Rock, BC

Drawn: DV	Stamp: 
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HABP DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



HARDSCAPE MATERIALS

FENCING

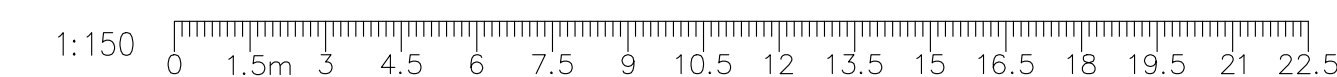
SOFTSCAPE MATERIALS

SITE FURNISHINGS/LIGHTING

1 SECTION 1 - STEPPED DECK THROUGH FIREWALL
Scale 1:50



TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B & B	6cm cal.	2
	Cornus x 'Rutdan' / Celestial Dogwood	B & B	6cm cal.	1
	Parrotia persica 'Vanessa' / Persian Parrotia	B & B	3.0m ht	2



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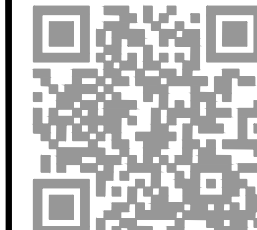
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In Progress

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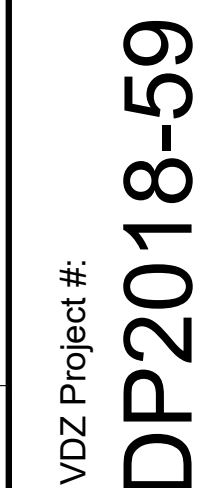
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1	JW	Issued for DP Review	Nov 16, 2018
No.	By:	Description	Date

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Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing title: GRADING PLAN



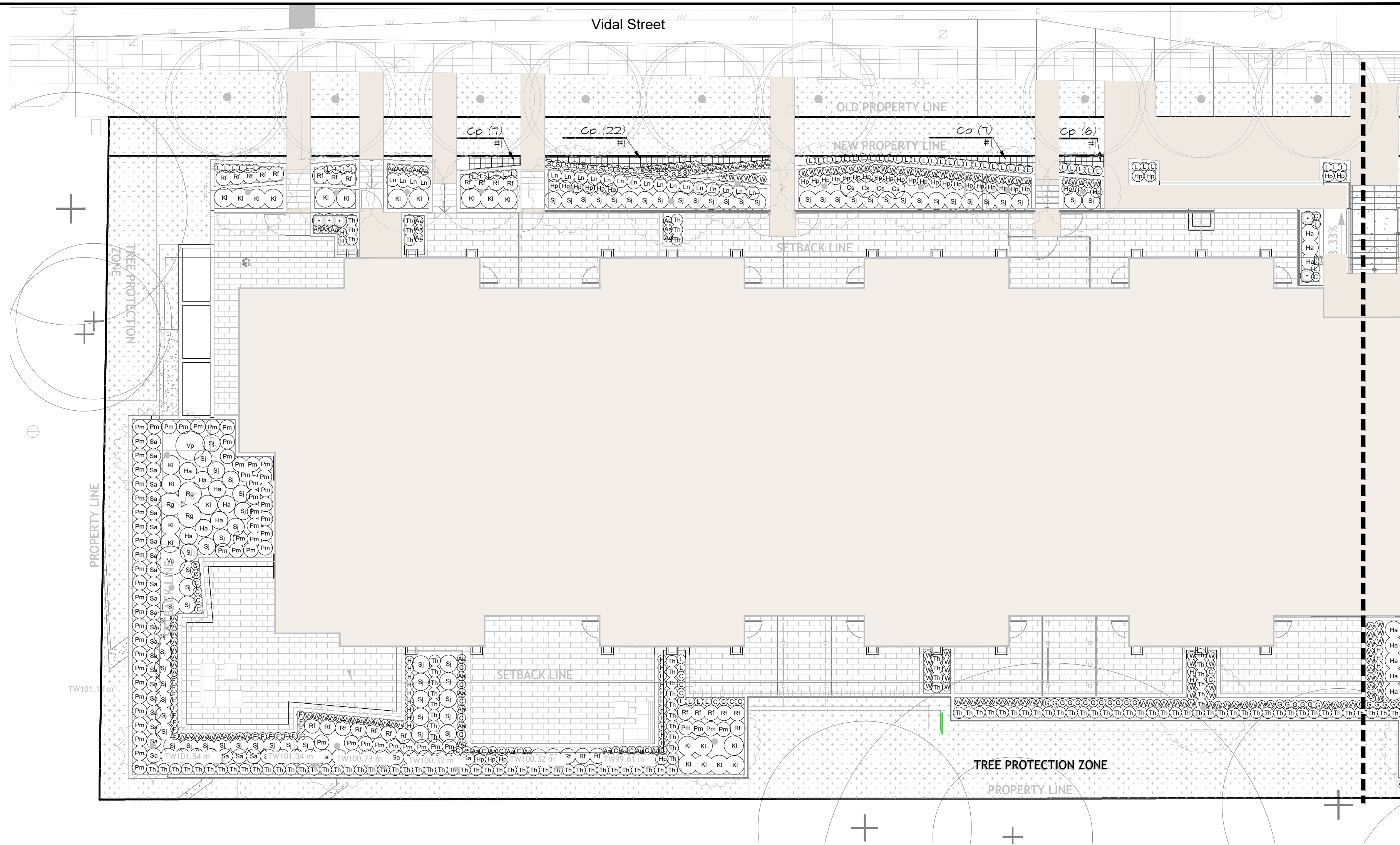
VDZ Project #:

Drawing #:

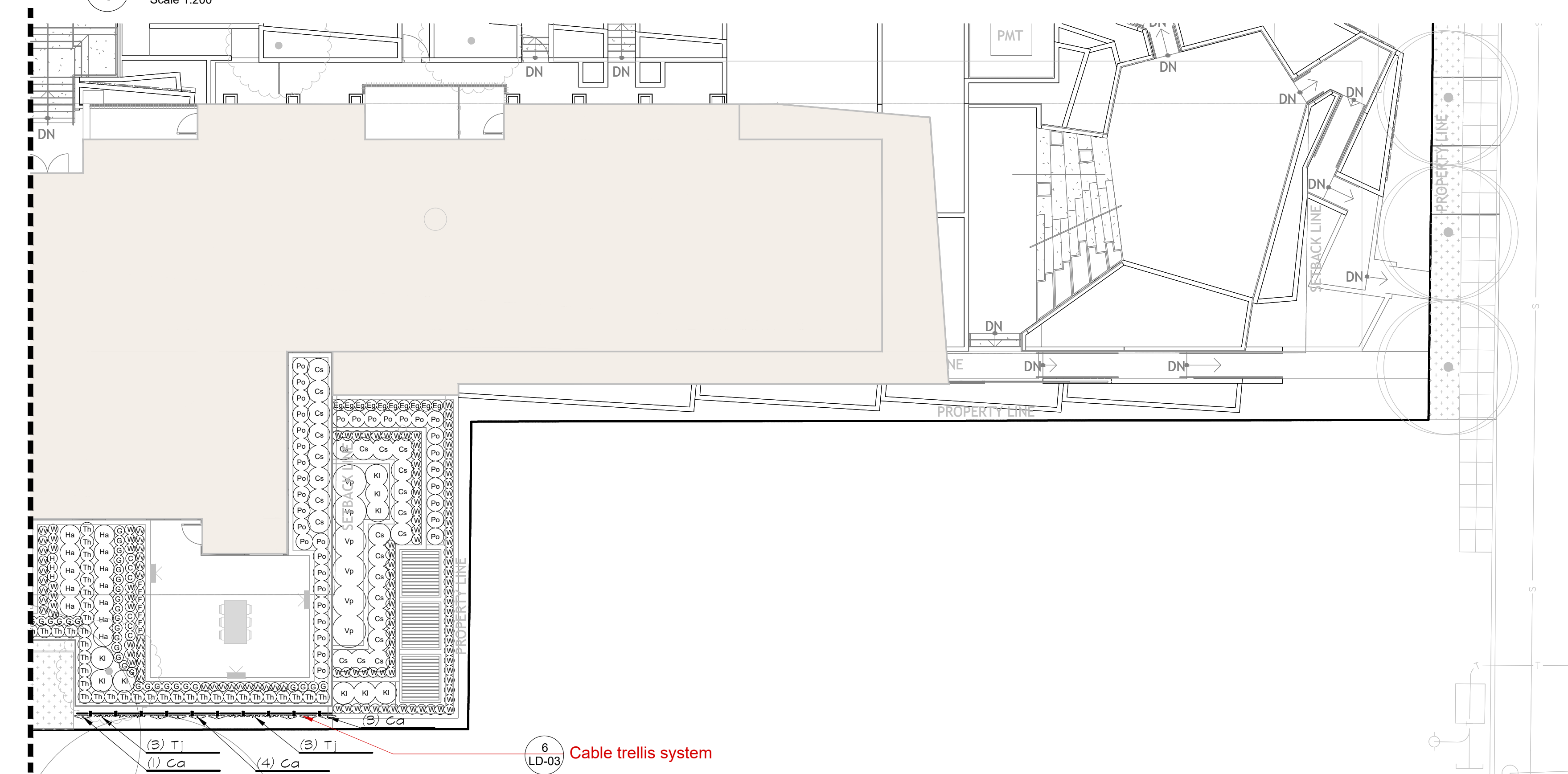
Drawing #: **L-03**

PROJECT'S/DEVELOPMENT PERMIT/ACTIVE/DP2018-59 VIDAL STREET/DWG/SHEETS/IL-05A PLANTING PLAN P1 & P2.DWG

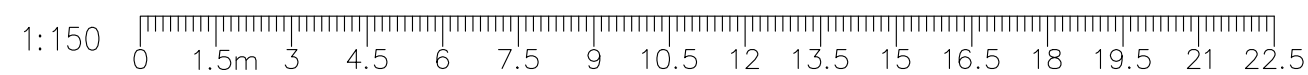
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cs	Cistus Corbarienesis "Graywood Pink" / Pink Rockrose	#2	1m	29
Eg	Eumyos japonicus 'Greenspire' / Greenspire Upright Euonymus	#3	0.5m	10
G	Gaultheria shallon / Salal	#2	0.45m	51
Hp	Hebe pinguifolia 'Sutherlandii' / Pagei Hebe	#2	0.6m	45
Ha	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	#3	0.3m	22
Kl	Kalmia latifolia 'Sarah' / Red Mountain Laurel	#3	1m	32
Ln	Lonicera nitida 'Red Tips' / Red Tips Box Honeysuckle	#3	0.7m	20
Po	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	#2	0.75m	35
Rf	Rhus glabra / Smooth Sumac	#2	1.2m	3
Rg	Rosa Flower Carpet 'White' / White Carpet Rose	#3	0.8m	30
Sj	Skimmia japonica 'Kew White' / Kew White Skimmia	#3	0.3m	71
Sa	Symphoricarpos albus / Common White Snowberry	#2	0.75m	45
Tx	Taxus x media 'Hilli' / Hill's Yew	1.2m ht.	0.6m	154
Vv	Vaccinium vitis-idaea / Lingonberry	#2	0.4m	94
Vp	Viburnum plicatum 'Popcorn' / Popcorn Japanese Snowball	#3	1.5m	8
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
P	Panicum virgatum 'Rubrum' / Red Switch Grass	#1	0.7m	5
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Aa	Astilbe x arendsi 'Snowdrift' / Snowdrift Astilbe	#1	0.45m	45
W	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1	0.45m	157
C	Ceropepis verticillata 'Moonbeam' / Threadleaf Ceroepris	#1	0.45m	37
H	Fragaria x ananassa 'Tolent' / Tolem Strawberry	#1	0.4m	26
H	Hosla x 'August Moon' / Plantain Lily	#1	0.45m	27
L	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1	0.45m	61
S	Liatris spicata 'Florian White' / Florian White Spike Gayfeather	#1	0.45m	18
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ca	Clematis armandi / Evergreen Clematis	#1	0.75m	8
Tj	Trachelospermum jasminoides / Confederate Jasmine	#1	0.75m	6
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Pm	Polystichum munitum / Western Sword Fern	#2	0.75m	65
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Ceanothus gloriosus 'Point Reyes' / Creeping Ceanothus	#1	50mm	42



Scale 1:200



Scale 1:200



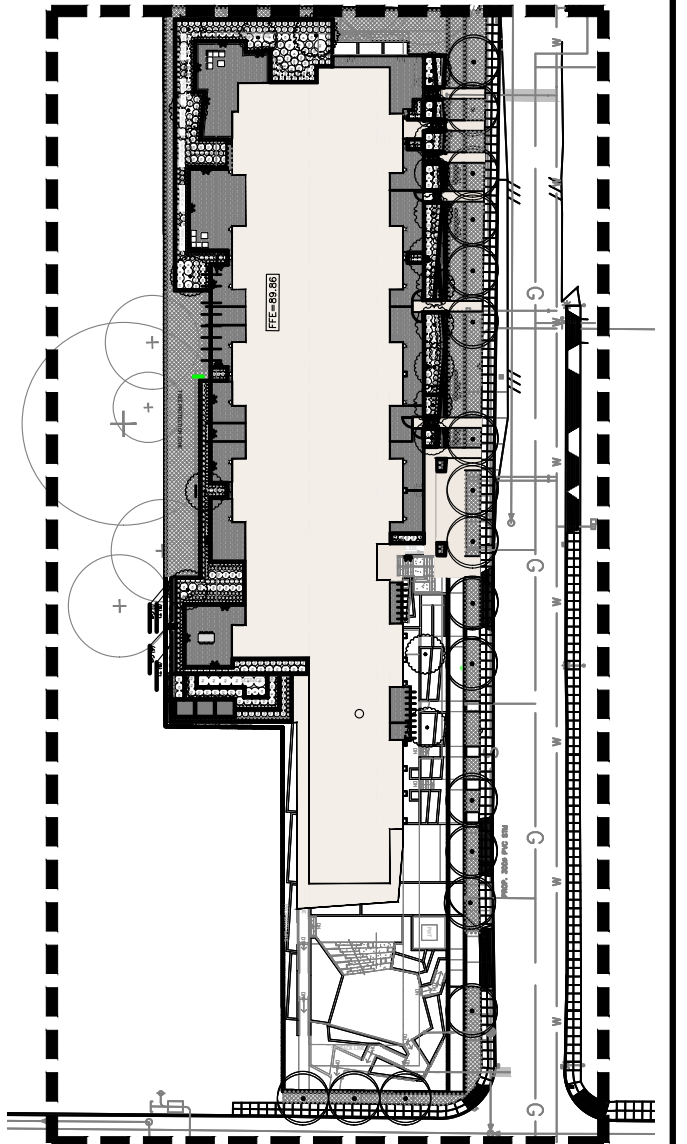
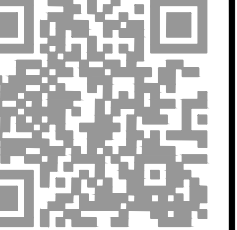
PLANTING NOTES

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BC LNA OR BC SLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
3. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
4. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - a. SHRUBS: 450MM
 - b. SOD: 150MM
 - c. TREE PITS: 1000MM WITH 300MM BELOW ROOT BALL.
6. 50MM MINUS FRESH BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS TO A DEPTH OF 50-75MM

IRRIGATION NOTES

1. ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE IRRIGATION PLANS PRIOR TO INSTALLATION.

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No.	By:	Description	Date

Project:

Vidal Street Development

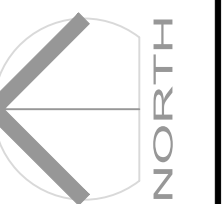
Location:

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White Rock, BC

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Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing file.

Drawing title:
PLANTING PLAN - MAIN FLOOR

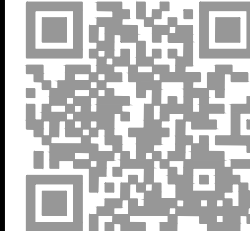


VDZ Project #:

DP2018-59

Drawing #:

Drawing #:
L-05B

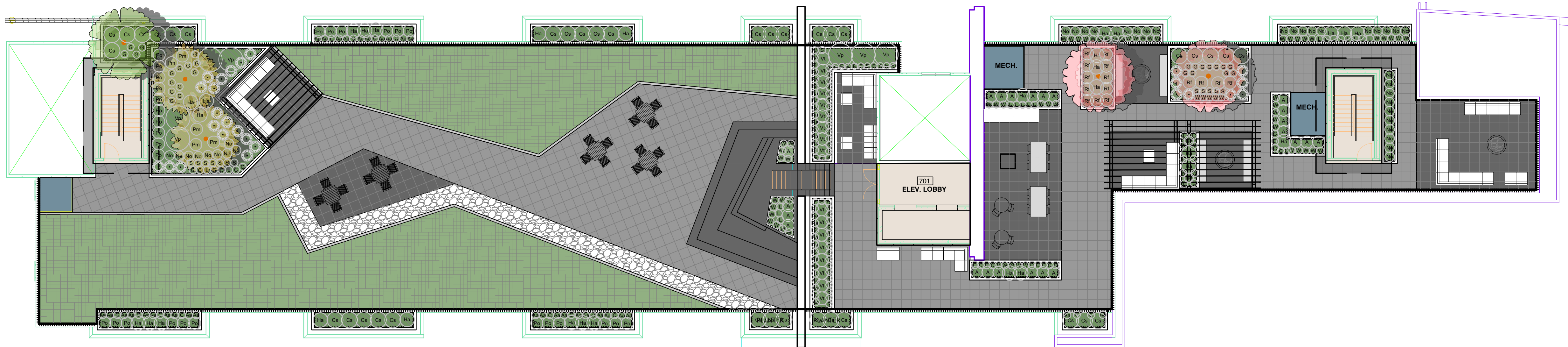


PLANTING NOTES

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - SHRUBS: 450MM
 - SOD: 150MM
 - TREE PITS: 1000MM WITH 300MM BELOW ROOT BALL
- 50MM MINUS FRESH BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS TO A DEPTH OF 50-75MM

IRRIGATION NOTES

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IIABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE IRRIGATION PLANS PRIOR TO INSTALLATION.



1 6TH FLOOR PLANTING PLAN

Scale 1:150

PLANT SCHEDULE 6TH FLOOR

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cs	Cistus Corbarienses "Graywood Pink" / Pink Rockrose	#2	1m	37
G	Gaultheria shallon / Salal	#2	0,45m	26
Ha	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	#3	0,9m	30
No	Nandina domestica `Seika` / Obsession™ Heavenly Bamboo	#1	0,6m	39
Po	Prunus laurocerasus `Otto Luyken` / Otto Luyken English Laurel	#2	0,75m	28
Rf	Rosa Flower Carpet "White" / White Carpet Rose	#3	0,8m	15
Vt	Vaccinium x `Top Hat` / Blueberry	#2	0,8m	17
Vp	Viburnum plicatum `Popcorn` / Popcorn Japanese Snowball	#3	1,5m	7
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Agrostis nebulosa / Cloud Grass	#1	0,75m	23
P	Panicum virgatum `Rubrum` / Red Switch Grass	#1	0,7m	26
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Aa	Astilbe x arendsii `Snowdrift` / Snowdrift Astilbe	#1	0,45m	55
W	Bergenia cordifolia `Bressingham White` / Heartleaf Bergenia	#1	0,45m	63
C	Coreopsis verticillata `Moonbeam` / Threadleaf Coreopsis	#1	0,45m	35
F	Fragaria x ananassa `Totem` / Totem Strawberry	#1	0,4m	46
L	Leucanthemum x superbum `Snowcap` / Snowcap Shasta Daisy	#1	0,45m	24
S	Liatris spicata `Floristan White` / Floristan White Spike Gayfeather	#1	0,45m	23
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Pm	Polystichum munitum / Western Sword Fern	#2	0,75m	5

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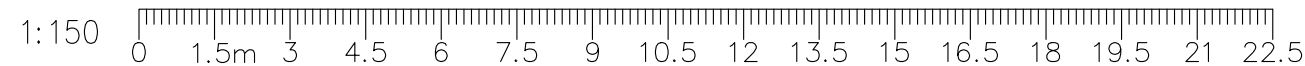
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Vidal Street Development

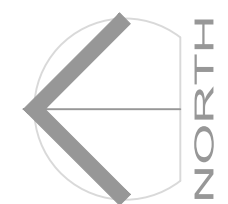
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Drawing Title:

PLANTING PLAN LEVEL 6

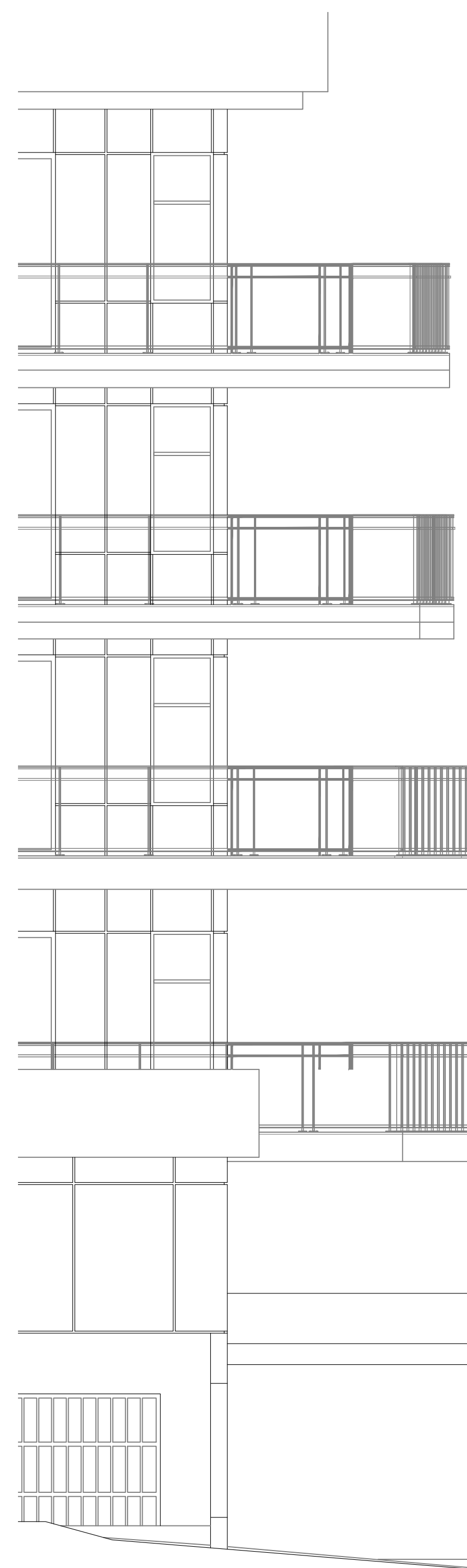


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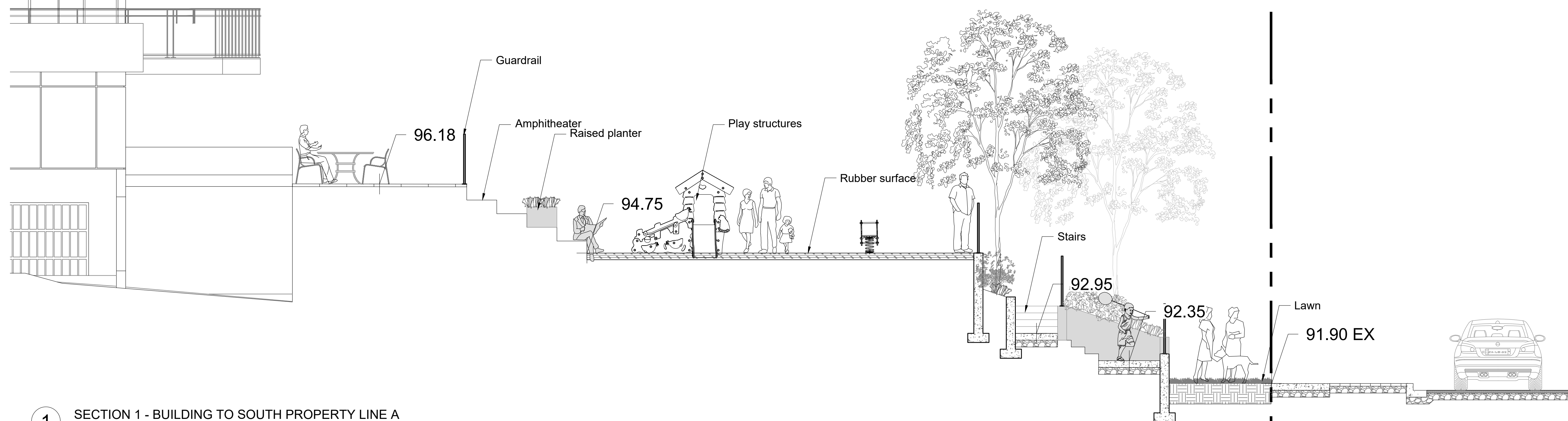
DP2018-59

Drawing #:

L-05C



1 SECTION 1 - BUILDING TO SOUTH PROPERTY LINE A
Scale 1:50



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Project:

Vidal Street Development

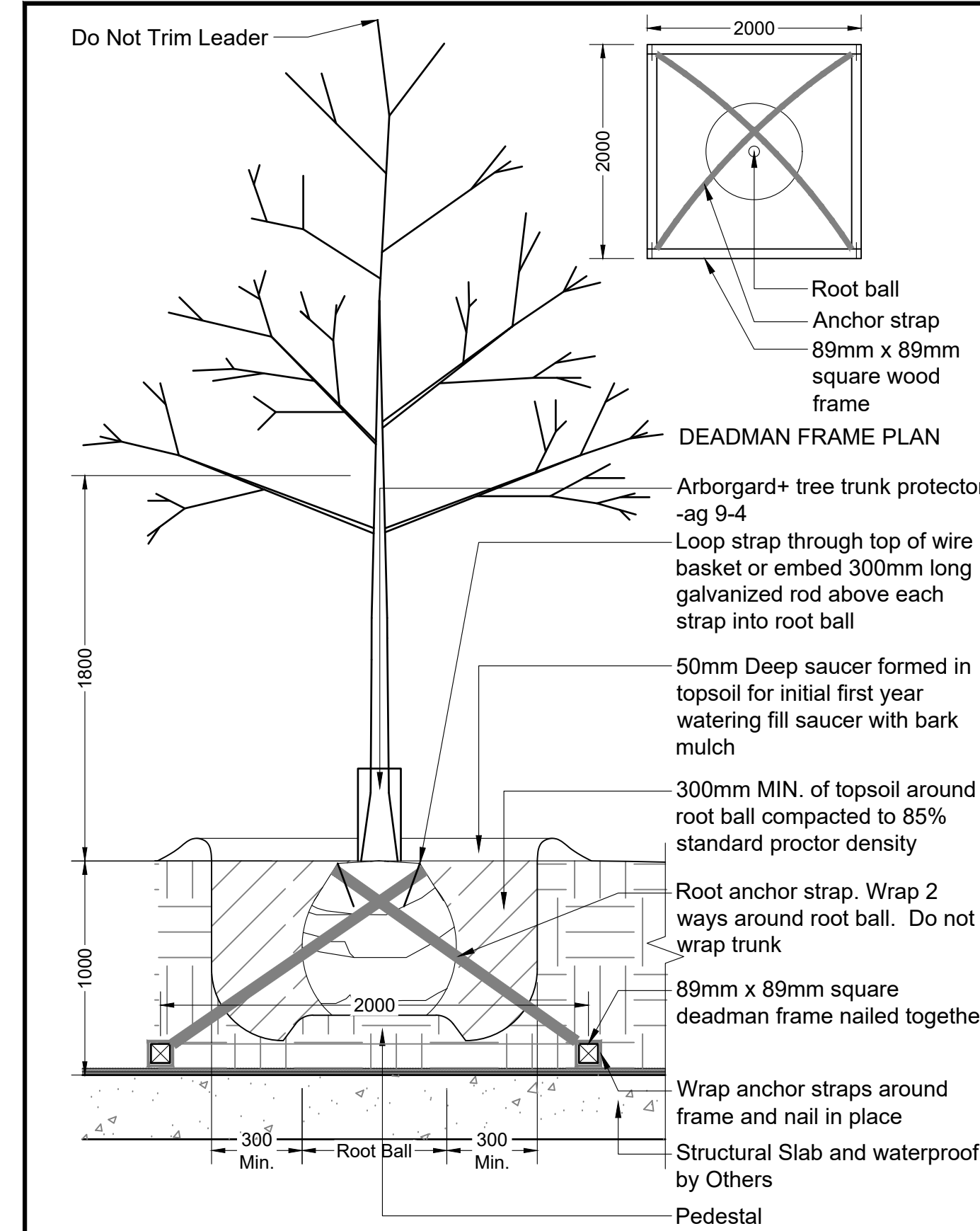
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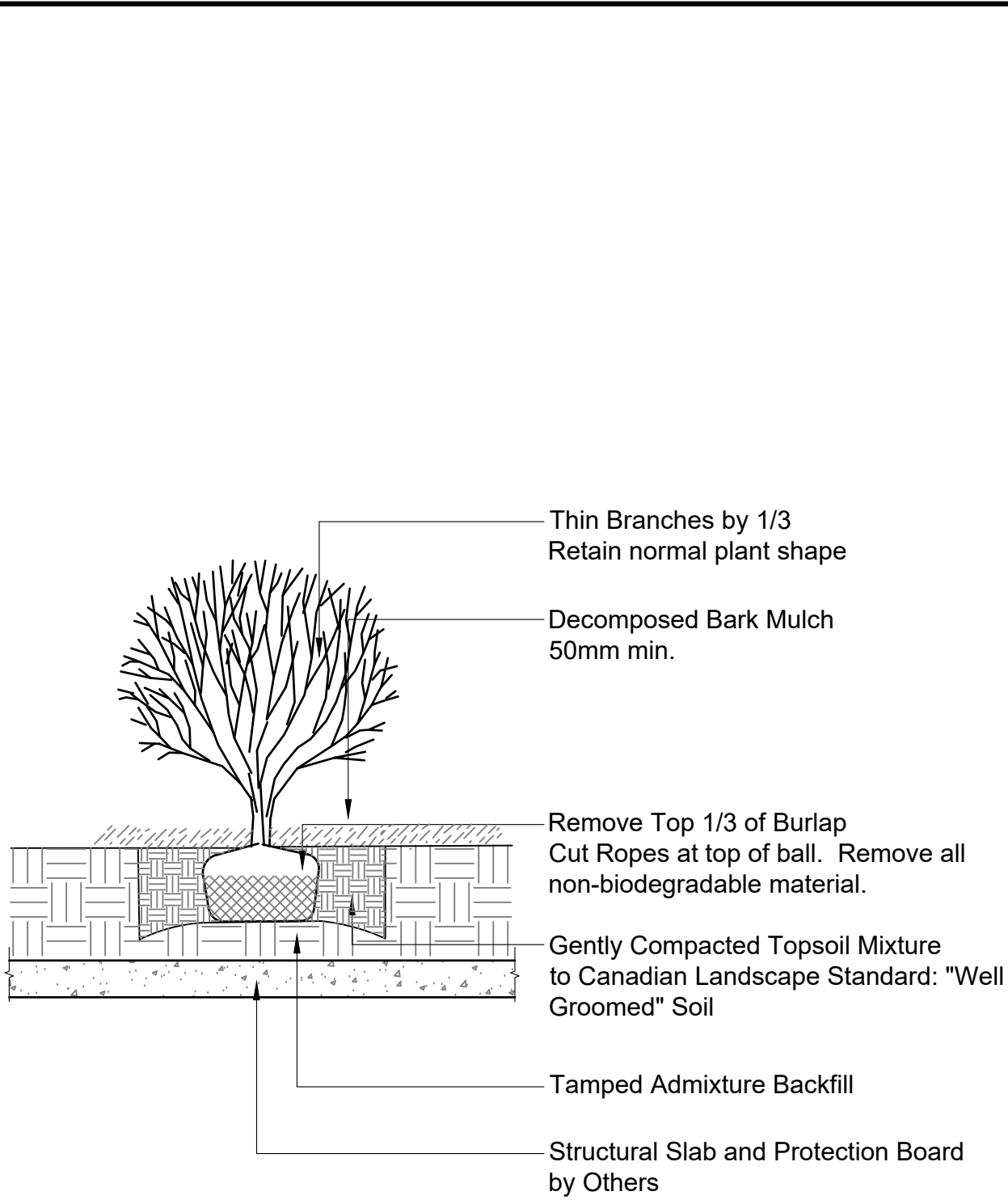
Drawing #:
LS-01



- NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem unless specified otherwise.

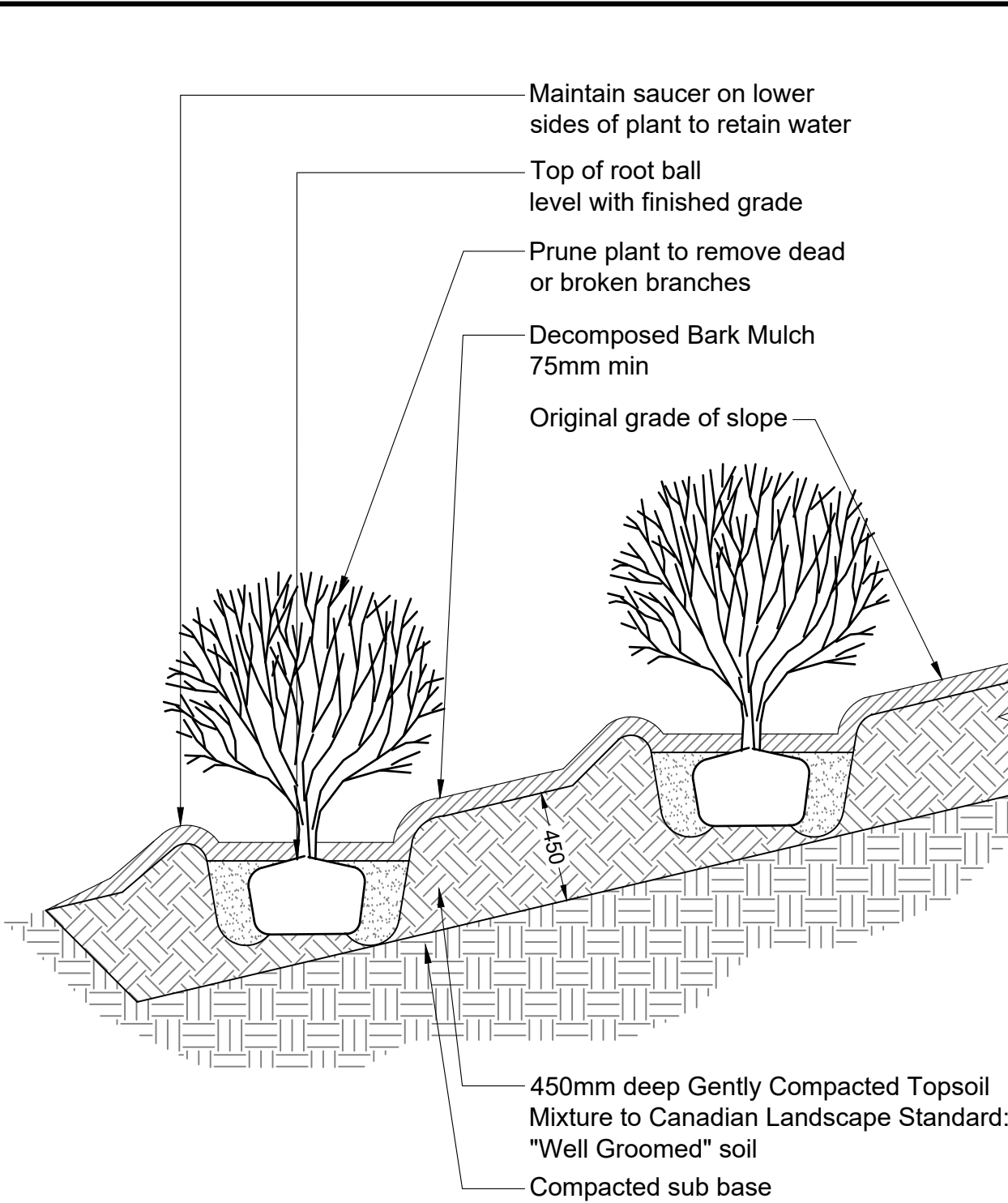
1 TREE ON STRUCTURAL SLAB

Scale 1:30



2 SHRUB ON STRUCTURAL SLAB

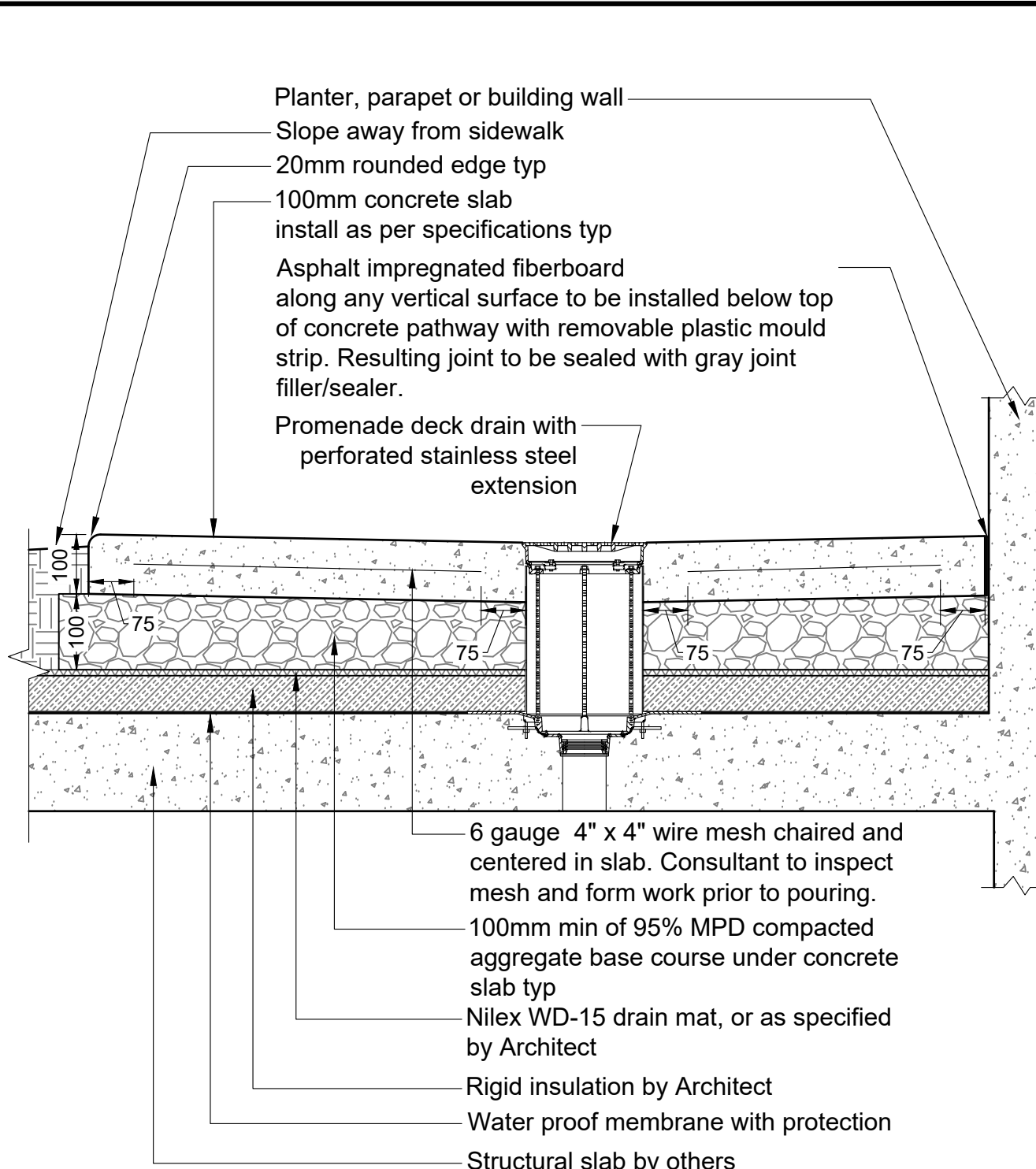
Scale 1:25



- NOTES:
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucers diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

3 SHRUB PLANTING

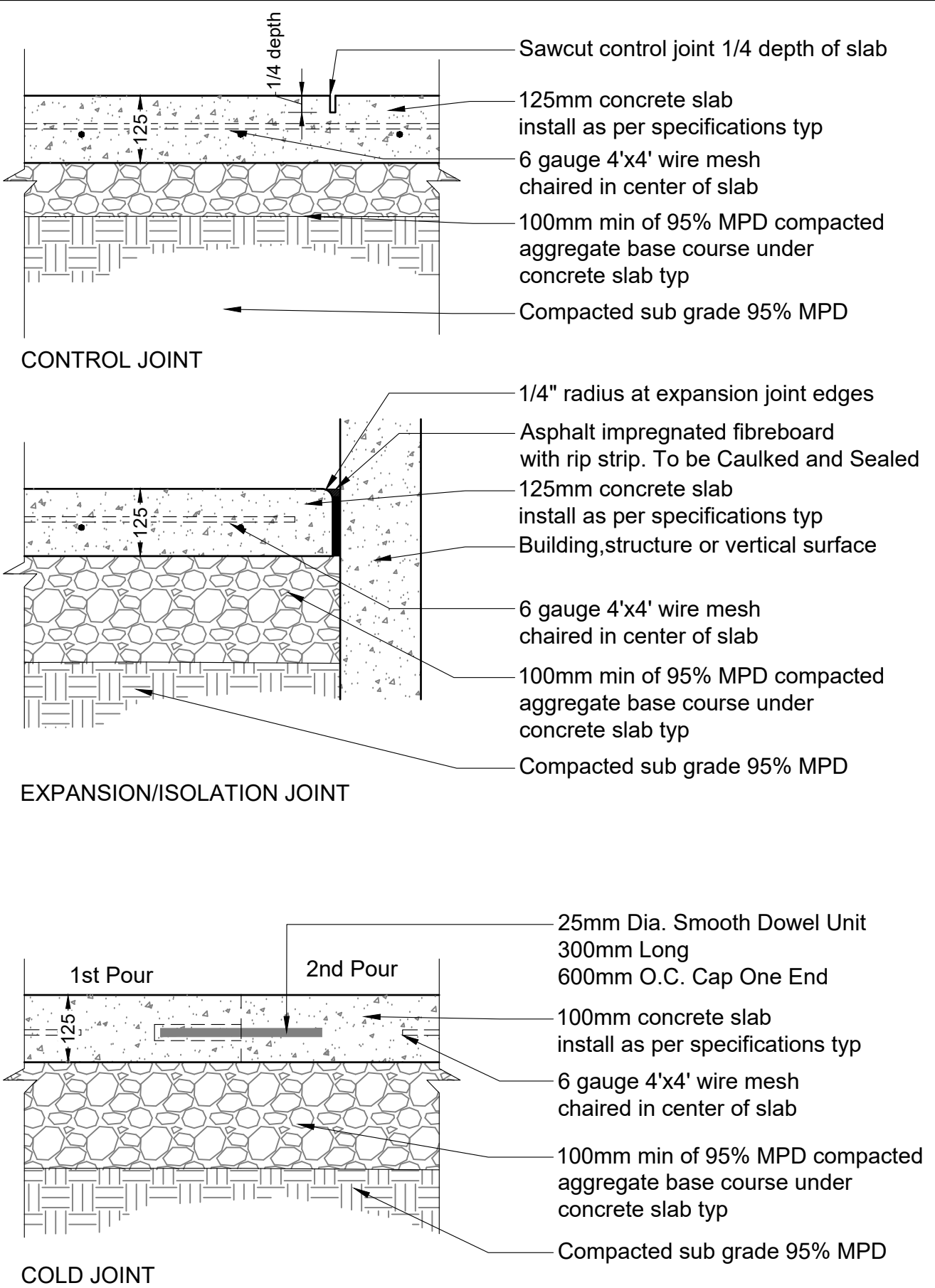
Scale 1:25



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.

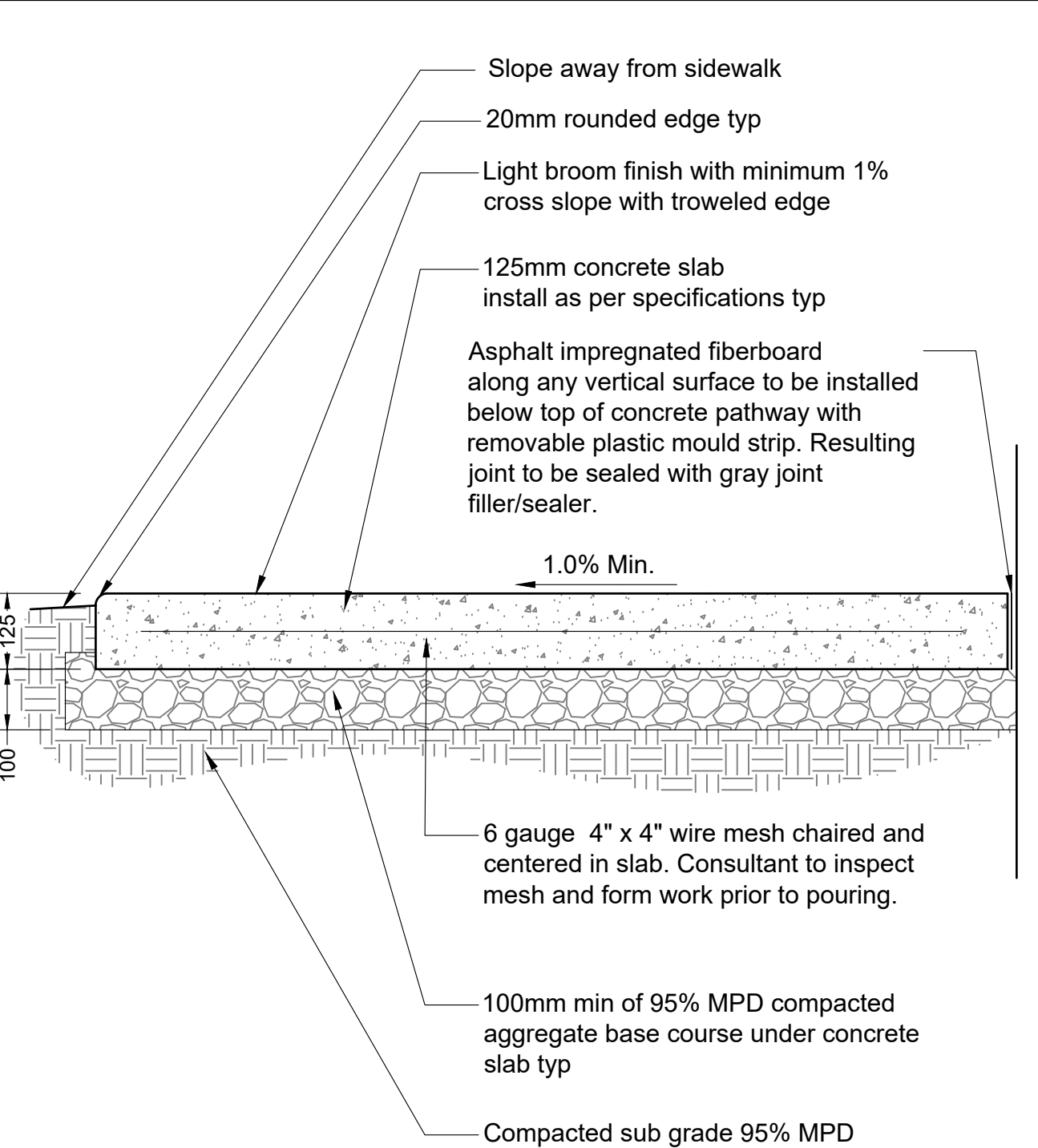
4 CONCRETE SLAB ON STRUCTURAL SLAB

Scale 1:10



5 CONCRETE JOINTS

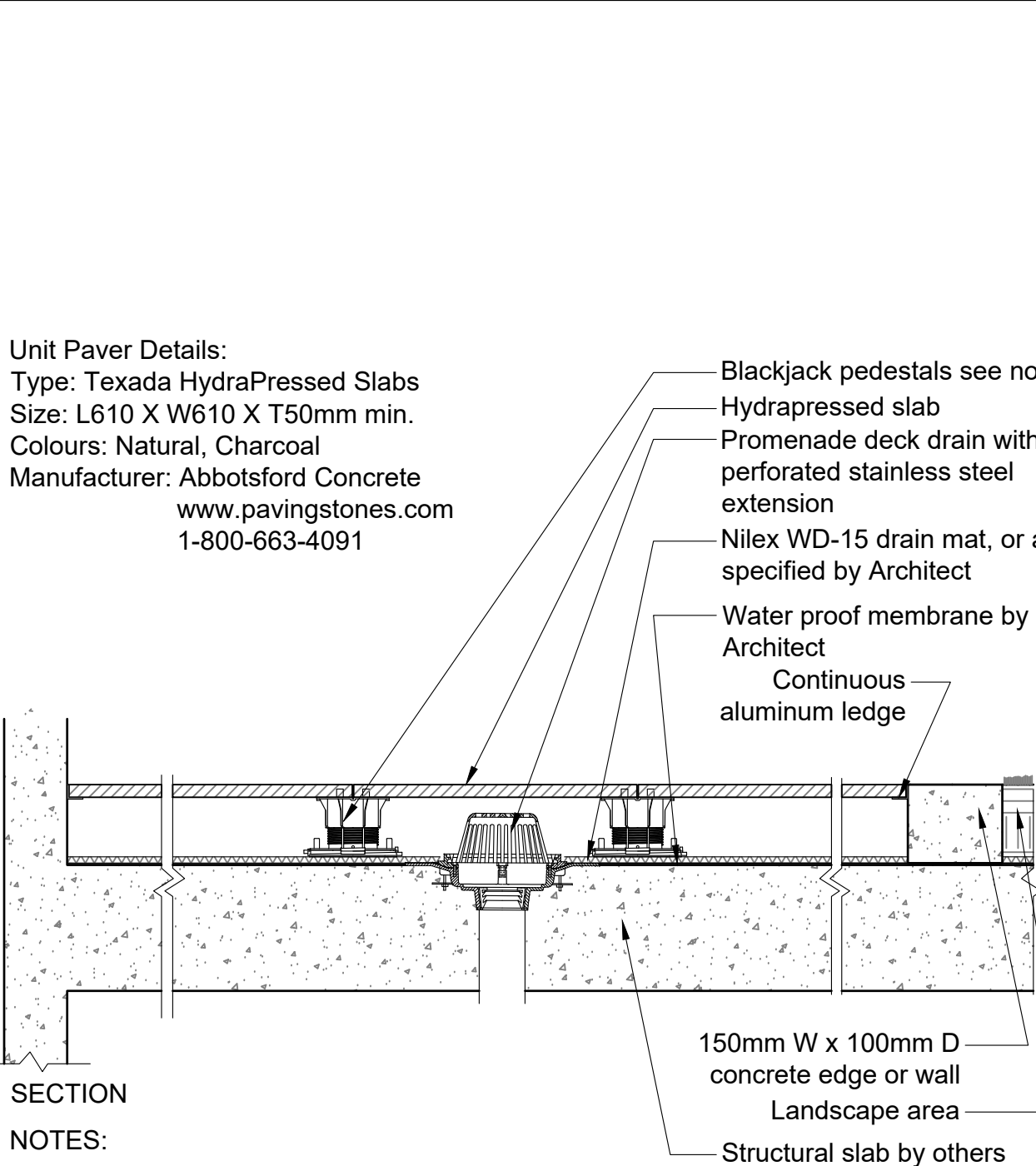
Scale 1:10



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

6 CONCRETE SLAB ON GRADE

Scale 1:10



- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

7 HYDRAPRESSED SLAB ON STRUCTURAL SLAB

Scale 1:10



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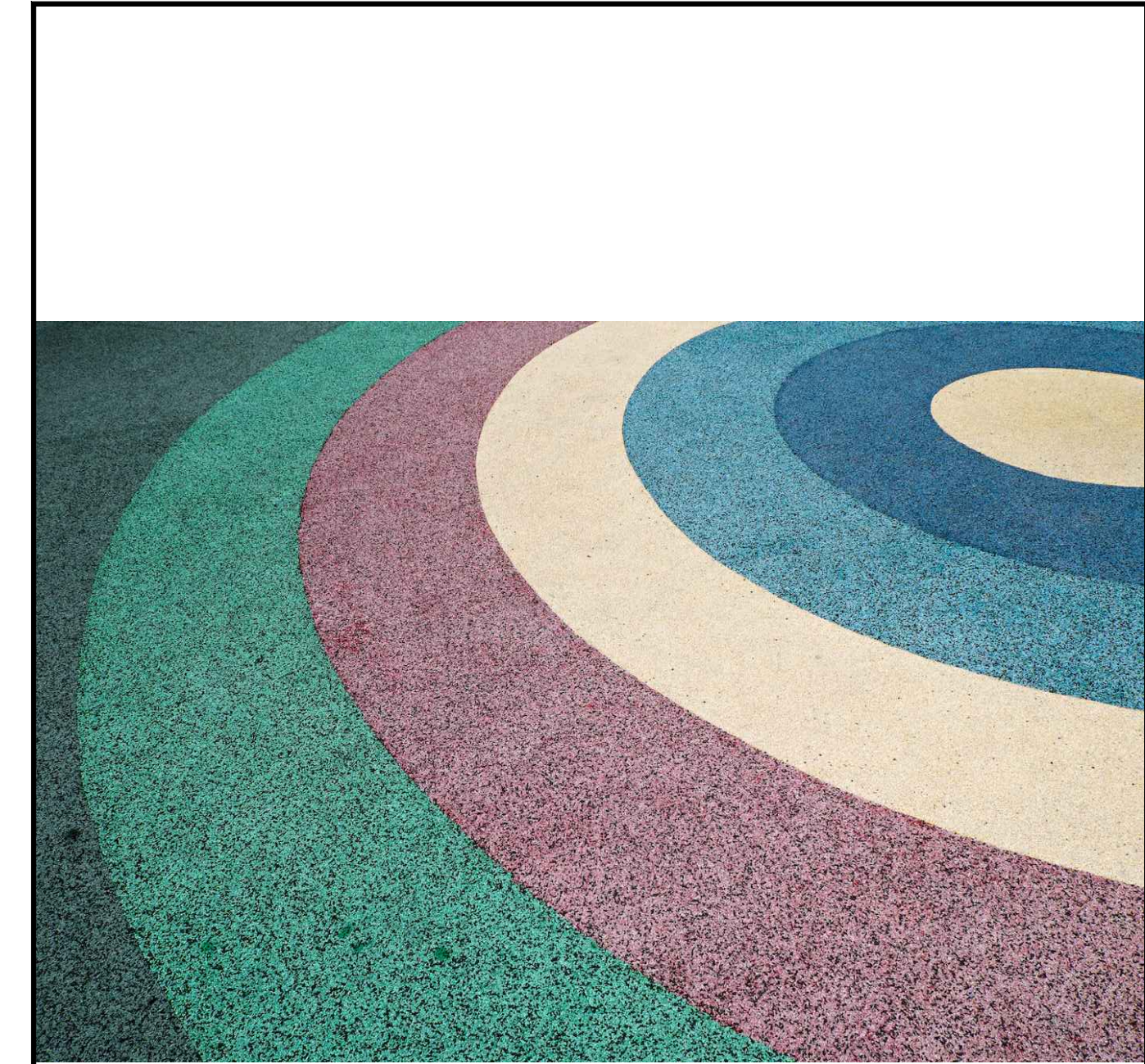
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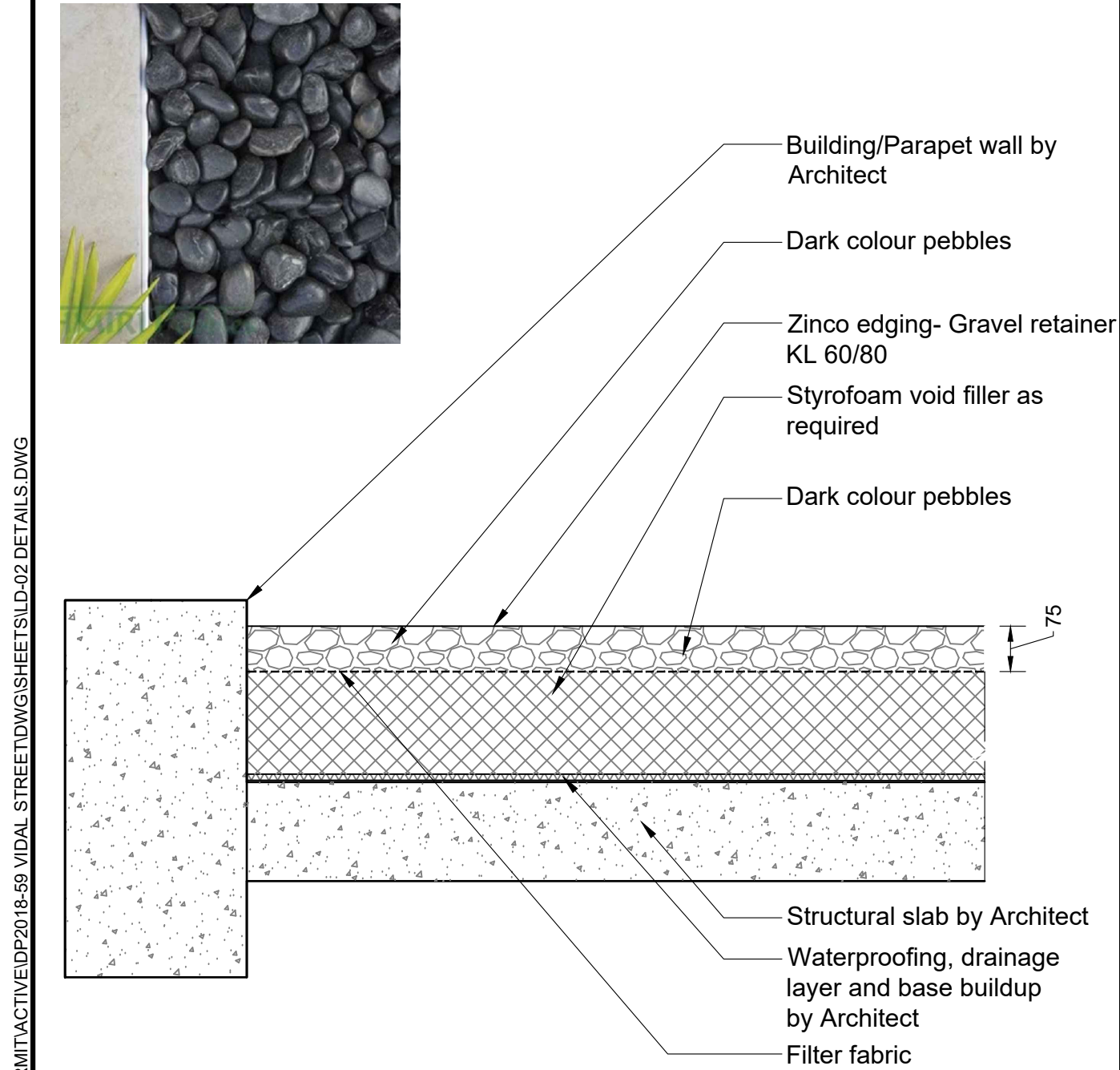


Precedent Image

1 RUBBER PLAY SURFACE
Scale NTS

DARK COLOUR PEBBLES
Product: Charcoal Pebbles (770610)
Size: 20-30mm
Manufacturer: Northwest Landscape Supply

Note: or approved substitute



5 PEBBLES
Scale 1:25



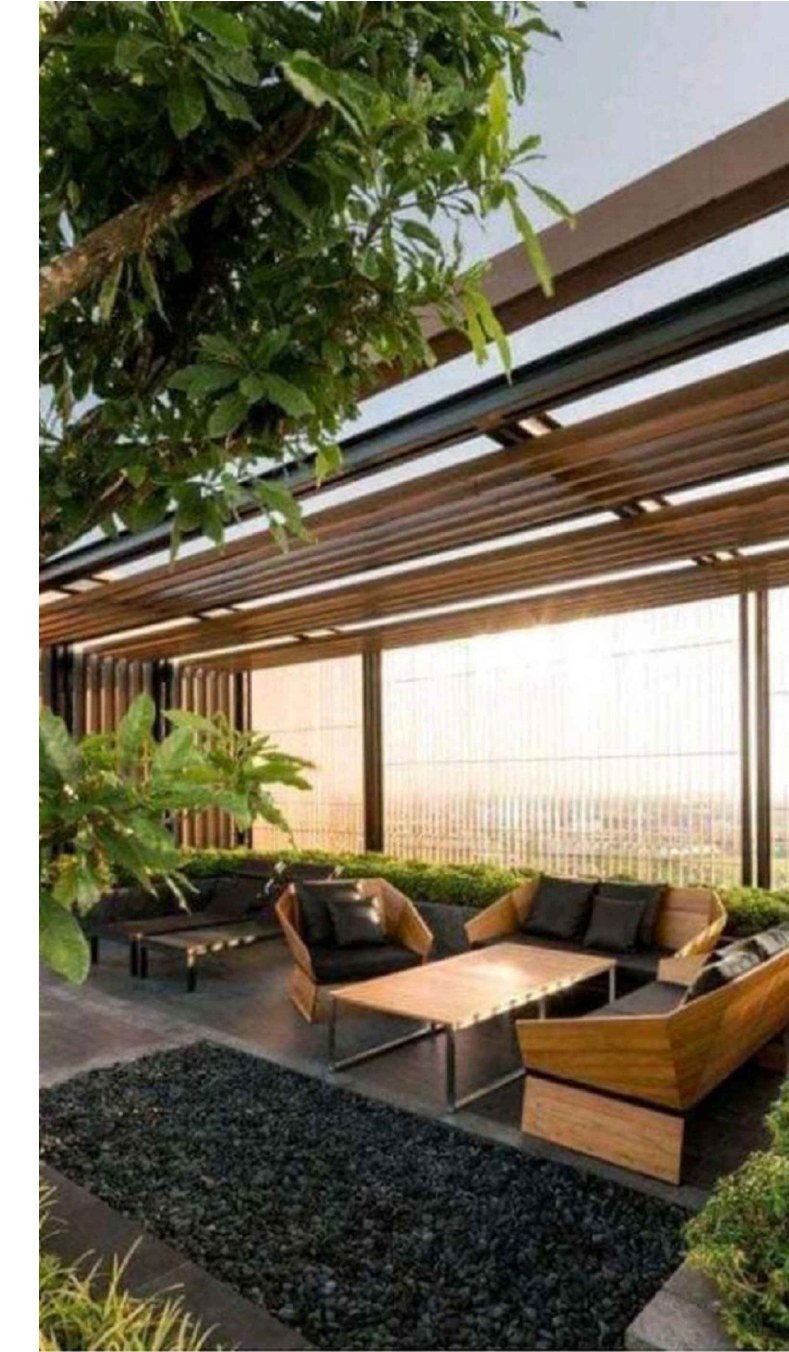
Precedent Image
Supplier: Kodama
Product: Zome Lounger Sun Shade

2 LOUNGER SUN SHADE
Scale NTS



Precedent Image
Manufacturer: Gemstone Masonry & Landscape Supply Ltd.
Custom Natural Gas Fire Table
Or approved Equal

6 FIRE PIT
Scale NTS



Precedent Image
Shop Drawings to be submitted to Landscape Architect for Approval

3 TRELLIS
Scale NTS



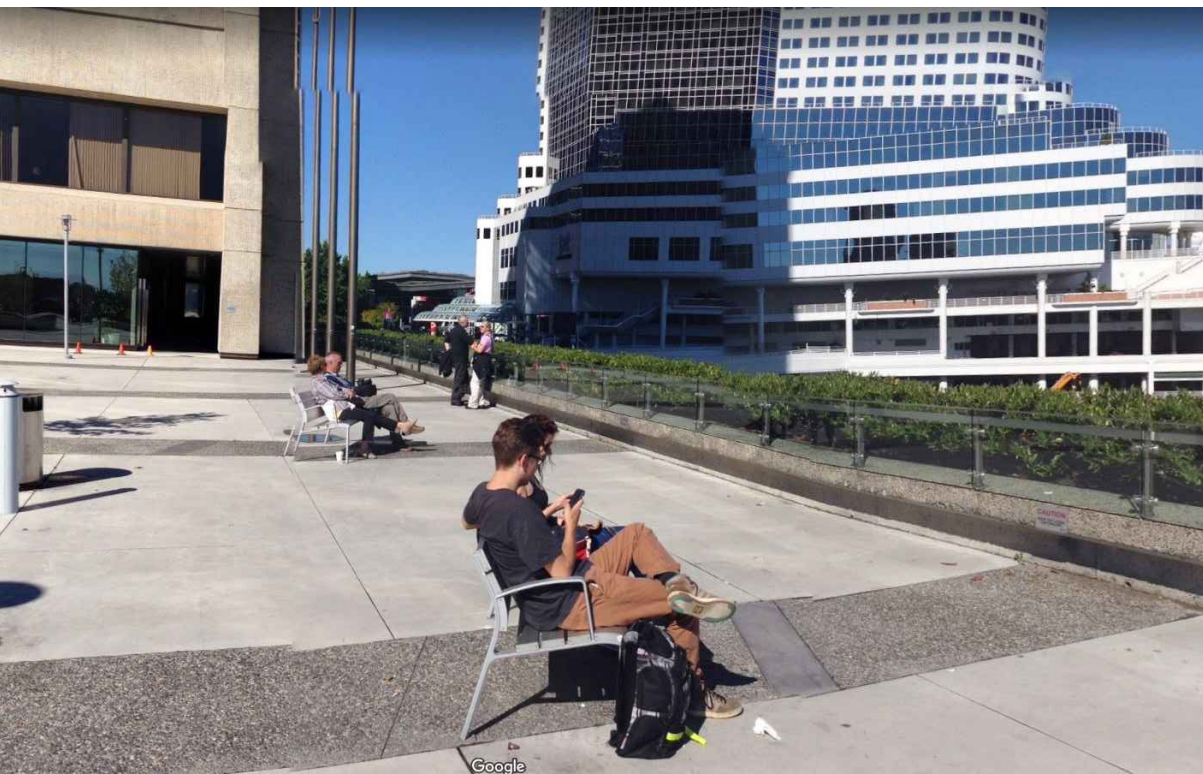
Precedent Image

7 LOUNGE
Scale NTS



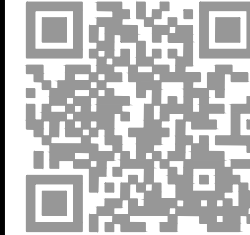
Precedent Image
Or approved Equal

4 SUNDECK CHAIR
Scale NTS



Precedent Image

8 GLASS RAILING
Scale NTS



13	SS	Issued for DP	March 08, 2023
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2	SH	Issued for DP	May 24, 2019
1	JW	Issued for DP Review	Nov 16, 2018
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Vidal Street Development
Location:
Vidal Street & Thrift Ave,
White Rock, BC

Drawn: FW	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/HP DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



1 SEAT WALL
Scale NTS



Precedent Image

2 BAR HEIGHT TABLE
Scale NTS



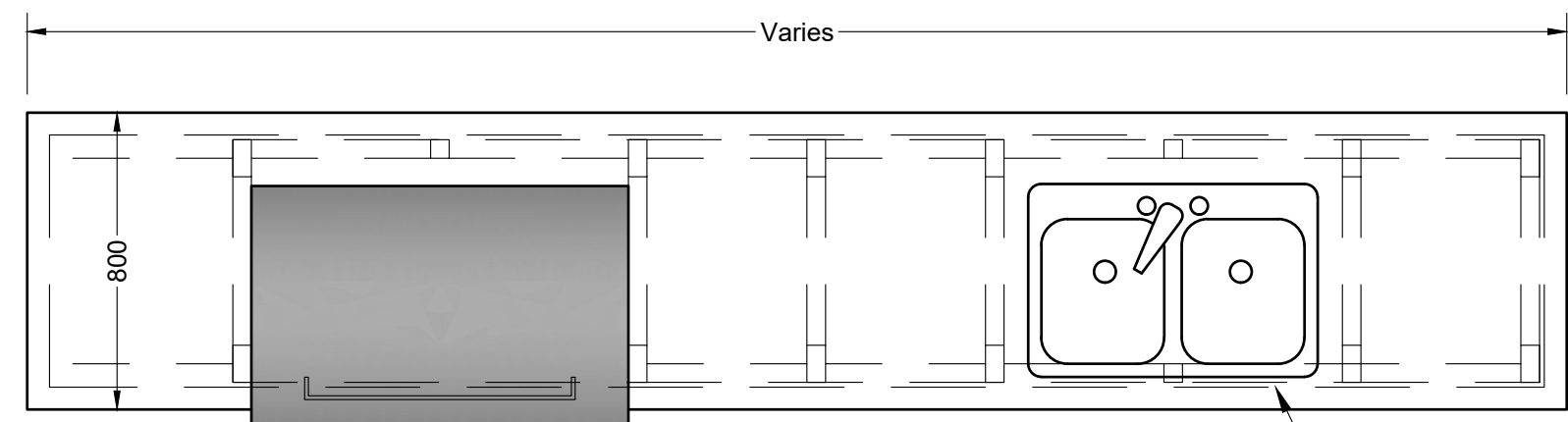
Manufacturer: Landscape Forms or approved equals
Model: Morrison 30" tall
Colour: Silver w/ wood inserts

3 DINING TABLE
Scale NTS

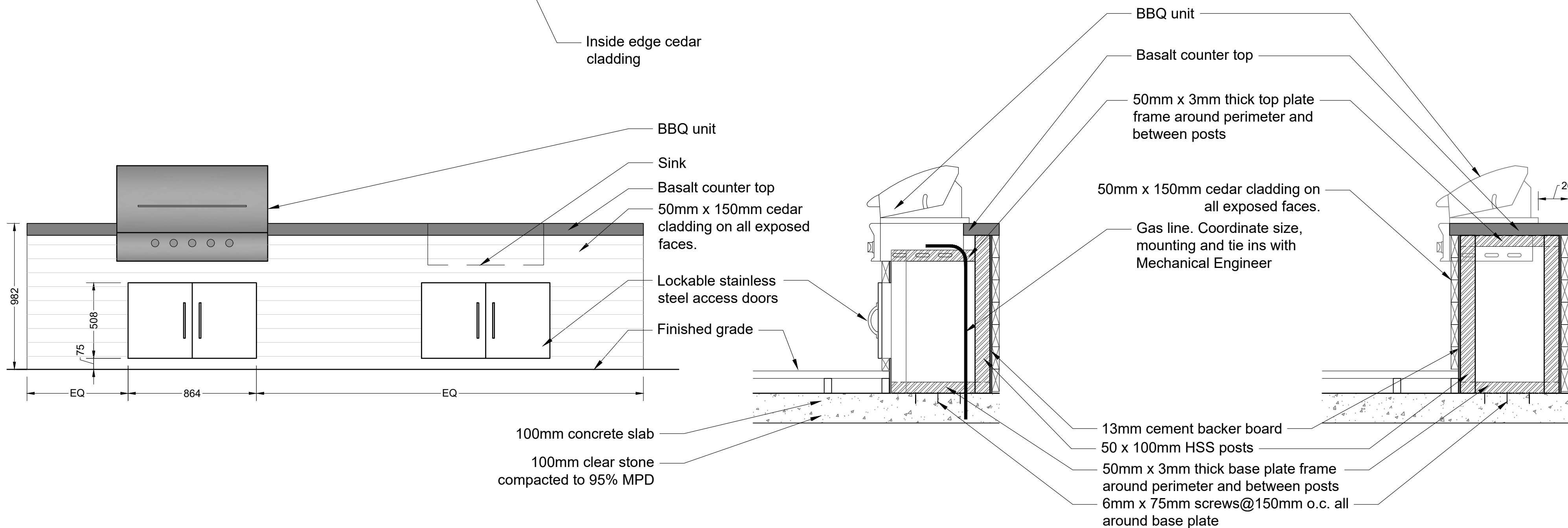


Manufacturer: Landscape Forms or approved equals
Model: Chipman 30" dining w/ armless chairs
Colour: Silver

4 TABLE & CHAIRS
Scale NTS



- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
 2. Contractor to submit shop drawings for approval.
 3. BBQ grill to be installed per manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model Fire Magic Auroa A79oi, or approved equal.



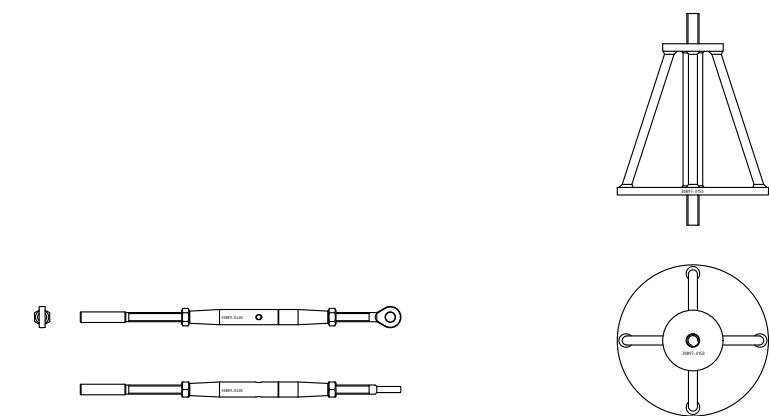
5 OUTDOOR KITCHEN & BBQ
Scale 1:20



Wall anchor with internal thread
Model # 30803-1000-02

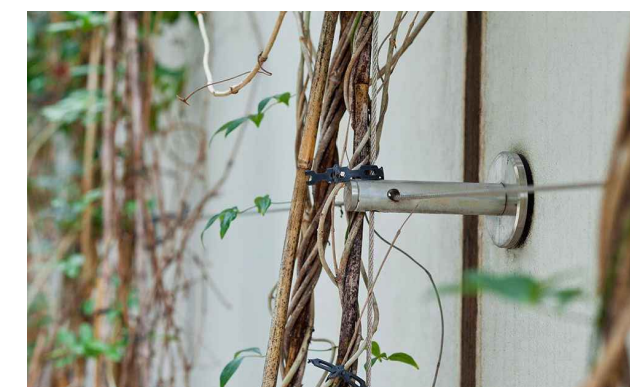


Swaged eye end with 4mm cable
Model # 30880-0400



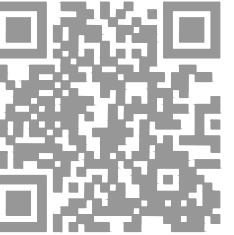
Turn Buckle with eye end swaged
Model # 30889-0400

Spacer basket for flat mounting surface
Model # 30897-0100



Manufacturer: Jakob Rope Systems
Supplier: Architek (604-861-9446)

6 CABLE TRELLIS SYSTEM
Scale NTS



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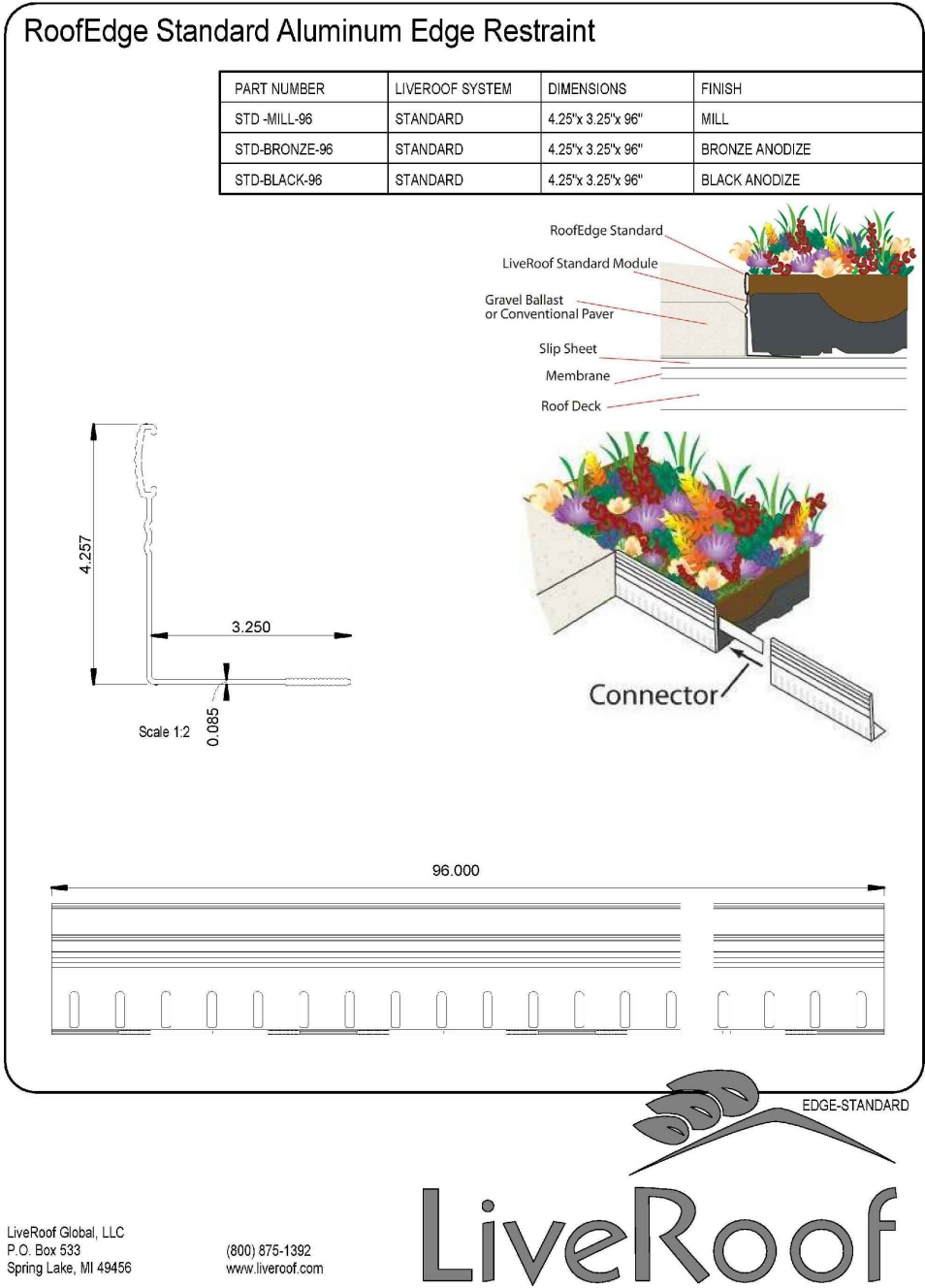
Project:
Vidal Street Development

Location:
Vidal Street & Thrift Ave,
White Rock, BC

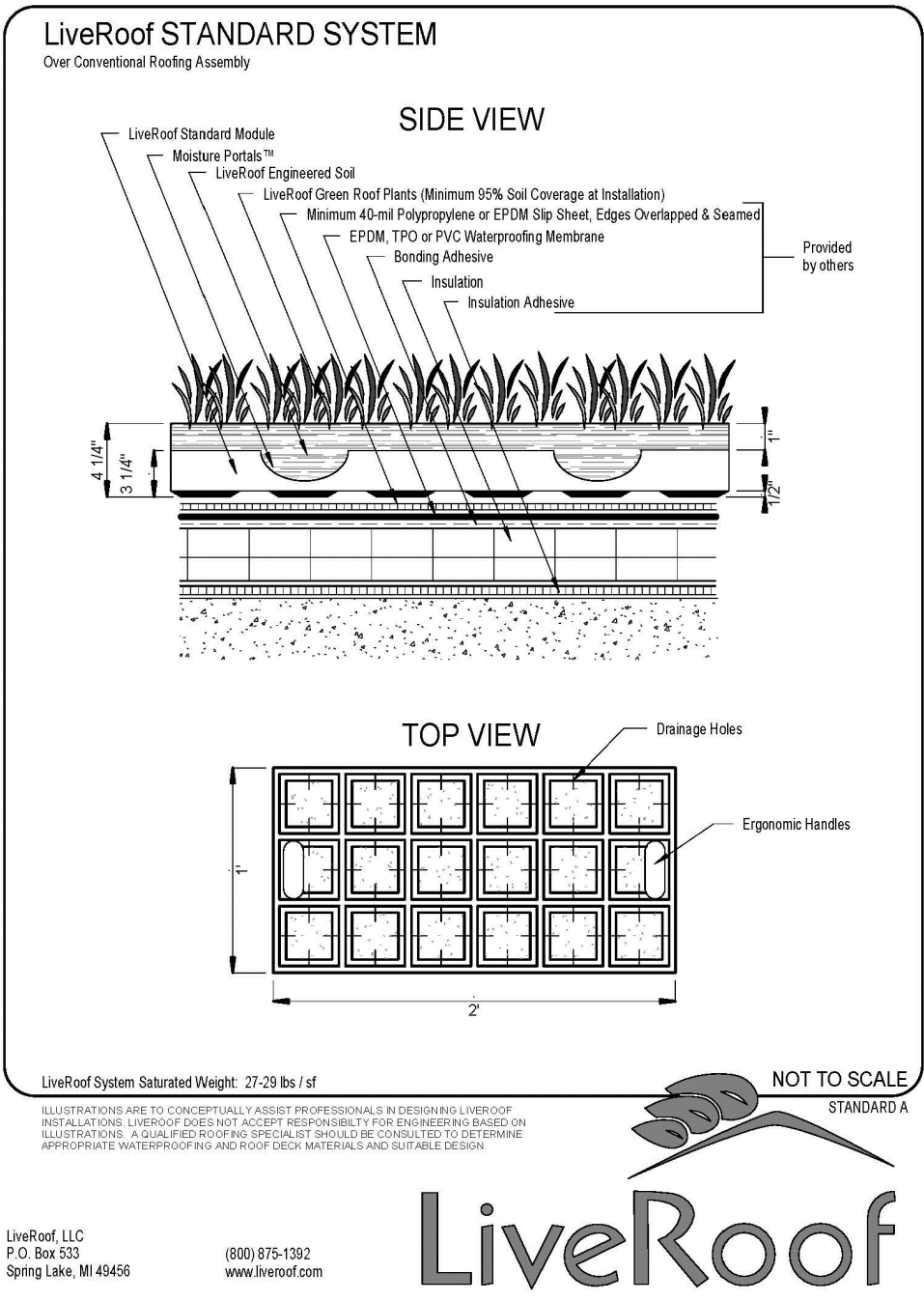
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Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
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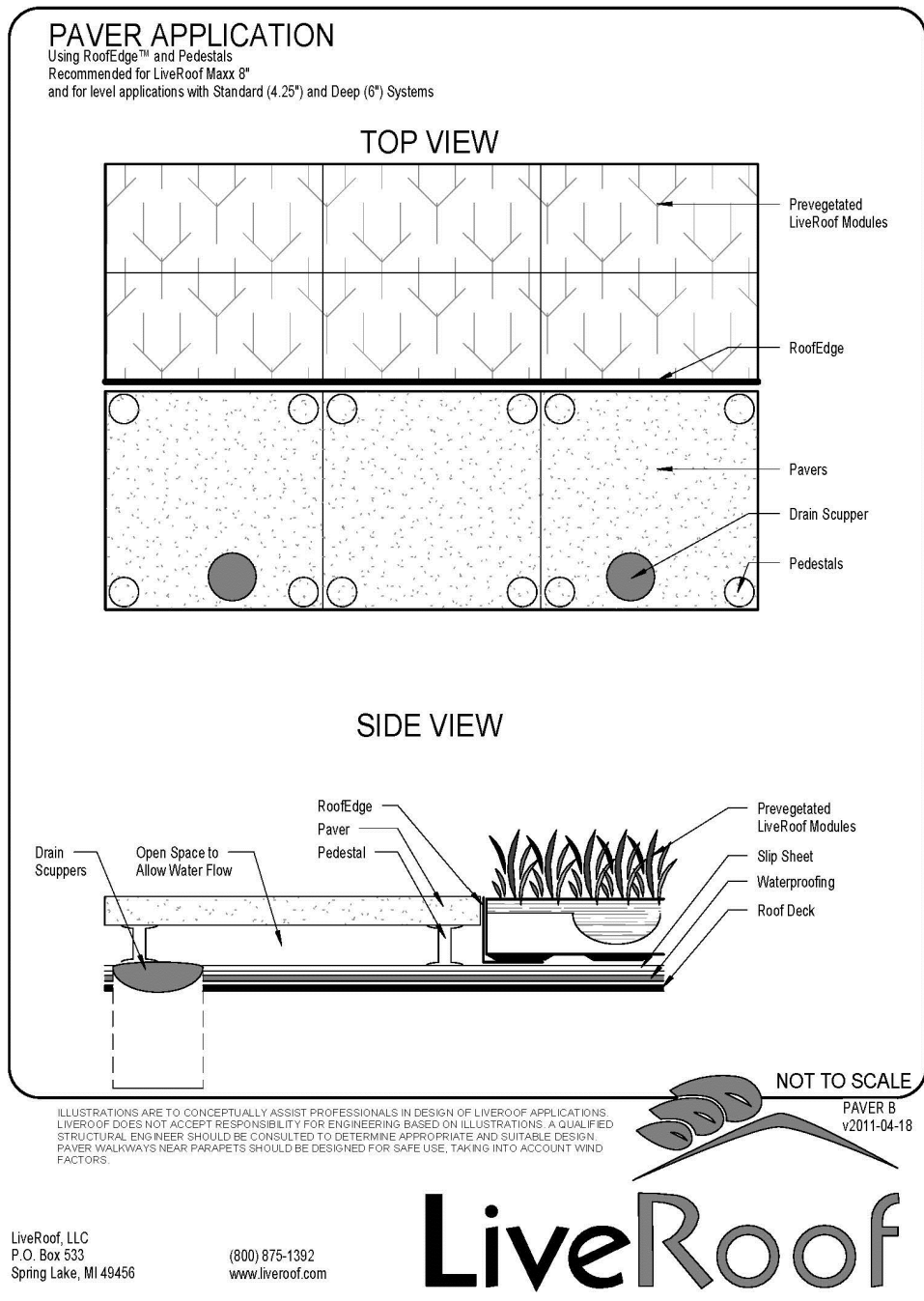
Precedent Image



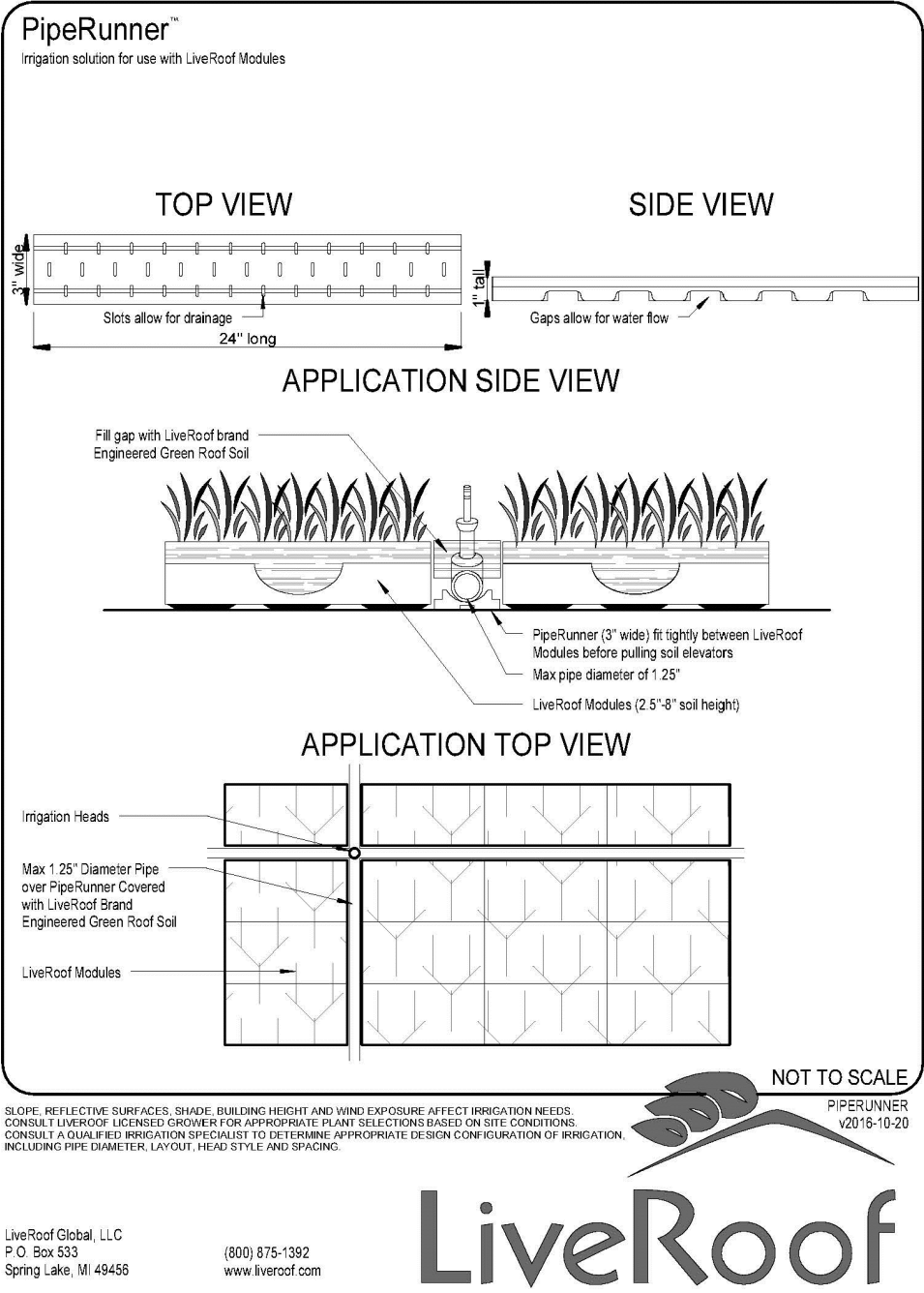
2 ROOFEDGE STANDARD ALUMINUM EDGE RESTRAINT
Scale NTS



3 LIVEROOF STANDARD SYSTEM
Scale NTS



4 PAVER APPLICATION
Scale NTS



5 PIPE RUNNER IRRIGATION
Scale NTS



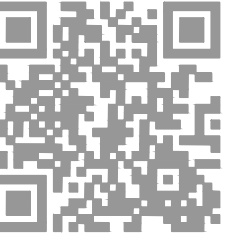
Precedent Image

6 PLAY STRUCTURE
Scale NTS



Precedent Image

7 PLAY SPINNER
Scale NTS



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Location:	Vidal Street & Thrift Ave, White Rock, BC

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