

DEVELOPMENT PERMIT NO. 2024 – 10

This Development Permit is issued to:

1301233 B.C. LTD.
231 - 255 NEWPORT DRIVE
PORT MOODY, BC
V3H 5C7

1. This Development Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.
2. This Permit supplements, but does not replace, relevant provincial and federal regulations and statutes.
3. This permit applies to the lands within the District of Sechelt described below:

Parcel Identifier: 015-471-675

Legal Description: BLOCK 12 DISTRICT LOT 1471 PLAN 3660

Addressed as: 5981 Shoal Way

4. The Property is located in a designated Development Permit Area:
 - a) Development Permit Area #7 – Multiple Family Residential
5. This Development Permit applies to following works on the Property:
 - a) Construction of 28-unit townhouses in 6 separate buildings
 - b) Construction of an internal strata road accessed from Links Street
 - c) Installation of landscape improvements (trees, shrubs, plants, groundcover)
 - d) Installation of rainwater harvesting infrastructure to be used for the purpose of on-site irrigation for landscaping.

CONDITIONS OF ISSUANCE

1. Prior to issuance of this permit, the following must be completed within six (6) months by April 02, 2025, then this Development Permit shall lapse.
 - (a) Registration of a section 219 covenant for the purposes of rainwater harvesting and retention on the subject property to be used for on-site landscape irrigation purposes and stormwater mitigation.

- (b) A detailed technical schematic and letter for the on-site rainwater harvesting component, that will be used for on-site landscape irrigation purposes, be submitted by a qualified engineer to the District.
- (c) Registration of a section 219 covenant and easement as applicable to secure the construction of and access to any amenity space and pathways between Proposed Lot 1 and Proposed Lot 2 or any other lots created through subdivision of the Subject Parent Parcel described as Block 12 District Lot 1471 Plan 3660 to be shared by all future residents.

CONDITIONS OF PERMIT

1. The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Permit and any plans and specifications attached to this Development Permit shall form part of this Development Permit:
 - a) Attachment 1, which contains the drawings titled Shoal Townhouses and labelled as sheets A00 to A05.1, prepared by Mara + Natha Architecture dated September 13, 2024;
 - b) Attachment 2, which contains the landscape plans and drawings for Shoal Way Townhomes and labelled as sheets L- 1 to L-4, prepared by KM Civil Consultants Ltd., dated September 09, 2024;
 - a. All species should be drought tolerant and adhere to Fire Smart guidelines.
 - b. Groundcover cannot be grass, and must be one or more of the following:
 - i. Trifolium repens var. Pipolina (Microclover)
 - ii. Antennaria rosea (Pussytoes)
 - iii. Actostaphylos uva-ursi (Kinnickinnick)
 - iv. Lonicera spp. (Honeysuckle)
 - v. Sedum spp. (Stonecrop)
2. Appropriate erosion and sediment control measures must be installed as per Erosion and Sediment Control best practices, and Field Review Report #1 submitted to the District within four weeks of the date of issuance of this development permit.
3. Sensitive operations involving land alteration/excavation are confined to periods of dry weather with minimal traffic and appropriate equipment that will create the least disturbance.
4. Any retaining systems (regardless of height) that are needed for the proposed development must have a detailed design prepared by a qualified professional engineer and approved by the District based on the EGBC Retaining Wall Design Professional Practice Guidelines (Version 1.1 – February

25, 2020) and must include the signed Retaining Wall Assurance Statement. Retaining Structures that exceed 1.2 m or have a horizontal to vertical setback of less than 2H to 1V with a cumulative height greater than 1.2m require a Building Permit complete with Sealed design and Letters of Assurance from qualified professional engineers with expertise in Geotechnical design and Structural design.

5. Provide a security bond in the amount of \$158,725.87 in the form of a bank draft or certified cheque. This security bond will be held to ensure that the works have been satisfactorily completed according to the plans and specifications in Attachments 1 – 2, noted in condition 1 above.

Partial releases of the security bond will be considered upon completion of the works at the following key stages, upon submission of the following reports, approved by the District:

- (a) 25% of the security bond may be released after the two following reports have been submitted:
 - i. Field review report #1 prepared and signed by the qualified engineering professional confirming that appropriate erosion and sediment control measures are installed. This report is to be submitted; at least four weeks prior to the start of any development activities.
 - ii. Field review report #2 prepared and signed by the qualified environmental professional confirming that appropriate tree protection measures are installed. This report is to be submitted; at least four weeks prior to the start of any development activities.
- (b) 50% of the security bond may be released after Final Report #1 and #2 have been submitted.
 - i. Final Report #1 – Final Review: Prepared and signed by the qualified engineering professional immediately following completion of all land alteration works confirming that all works have been done in accordance with the requirements of this permit.
 - ii. Final Report #2 – Final Review: Prepared and signed by the qualified environmental professional immediately following completion of all planting and landscape work confirming that all works have been done in accordance with the requirements of this permit.
- (c) The remaining 25% of the security bond will be released upon submission of:
 - i. Final report prepared and signed by the qualified environmental professional after 2 years post-installation of the planted materials as approved in the Landscape Plan contained in Attachment 3 and Condition 1(c)(a – d), confirming at least 80% survival rate of the planted materials.

6. If construction for the development permitted by this Permit does not substantially commence within twenty-four months of the date of issuance, this Permit shall lapse.
7. Notice of this permit shall be filed at the BC Land Title and Survey Authority under the authority of Section 503 of the Local Government Act and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.

THIS DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT.

Authorizing Resolution of Council:

Resolution No:

Date of Resolution:

Date of Issue:

Authorizing Signature:

X

Andrew Allen

Director of Planning & Development

- Attachment – 1
- Attachment – 2

5981 SHOAL WAY, SECHELT, BC

LOT ONE - DEVELOPMENT PERMIT RM1 WITH AMENDMENT #580-02,2022

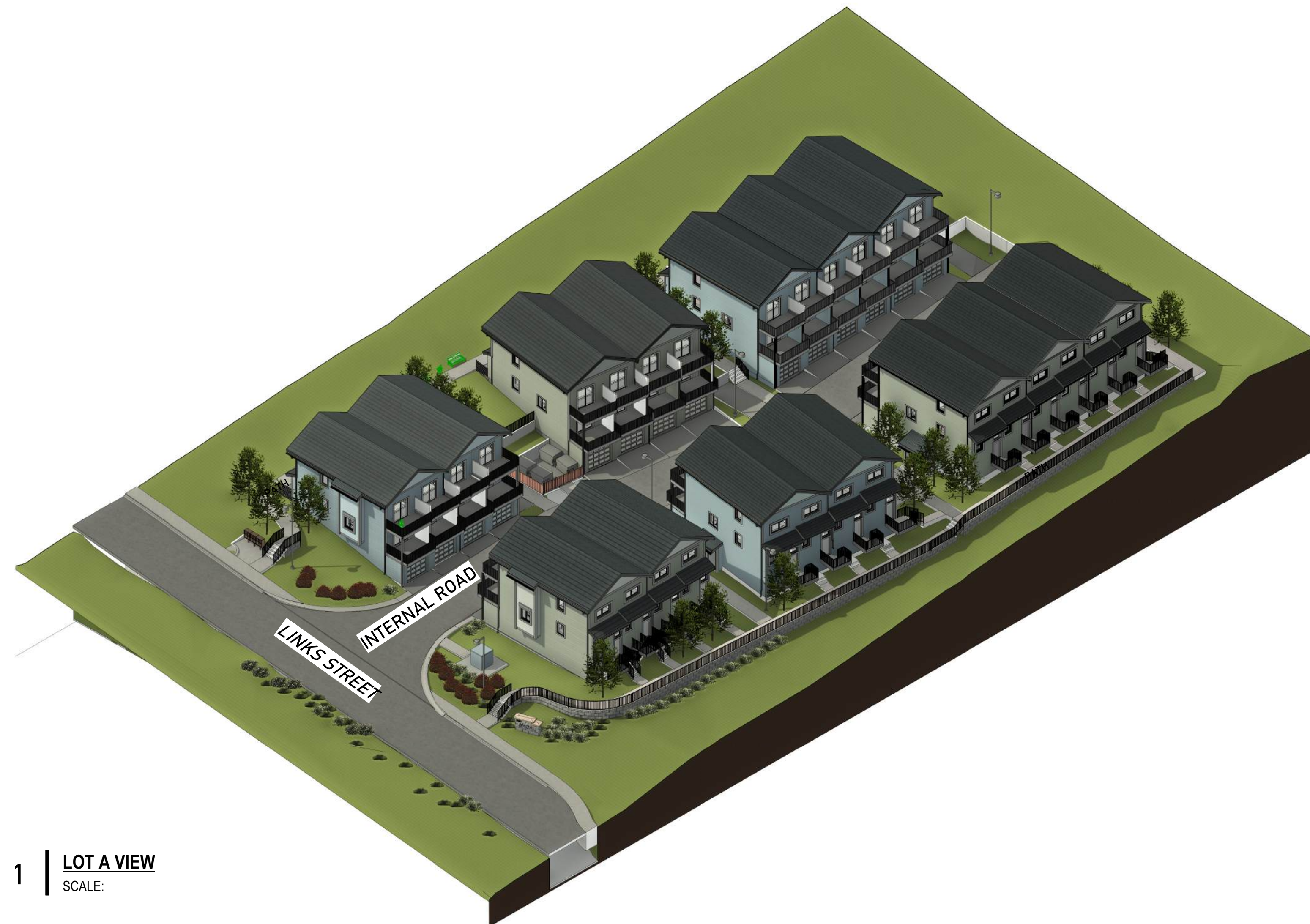
BLOCK 12, PLAN VAP3660, DISTRICT LOT 1471, GROUP 1
NEW WESTMINSTER LAND DISTRICT
PID 015-471-675

PROJECT CONTACTS

PLANNING AND DESIGN CITYSTATE CONSULTING GROUP Aidan Shirley (778) 707-3659 e-mail: aidan@citystate.ca	CIVIL ENGINEERING GWAI ENGINEERING Josh Bartley (250) 590-1200 e-mail: jbartley@gwaieng.com
ARCHITECTURE MARA+NATHA ARCHITECTURE LTD. Rob Lee (604) 970-8413 e-mail: rob@mararch.com	TRANSPORTATION ENGINEER CREATIVE TRANSPORTATION SOLUTIONS Jan Voss (604) 936-6190 Email: jvoss@cts-bc.com
LANDSCAPING KD PLANNING & DESIGN Jessica Thiessen (778) 808-3738 e-mail: jessicat@krahm.com	ARBORIST BEECHWOOD LANDSCAPE SERVICES Austin Peterson (604) 614-3517 E-mail: austin.peterson@beechwoodconsultingarborists.ca
SURVEY BENNETT LAND SURVEYING Javier Siu (604) 816-6660 e-mail: javier@bennettsurveys.com	ELECTRICAL ENGINEER - ON SITE KD ELECTRICAL Ken Thomas (604) 853-8831 E-mail: kent@krahm.com
GEOTECHNICAL ENGINEERING EVERTEK ENGINEERING Larry Deng (604) 776-0228 e-mail: larry.deng@evertekengineering.com	ELECTRICAL ENGINEER - OFF SITE PBX ENGINEERING Alberto Cantero (604) 408-7222 E-mail: alberto.cantero@pbxeng.com

SHEET LIST

NO.	SHEET NAME
A	DEVELOPMENT PHASE 1 PLAN AND STATISTICS
A01	SUBDIVISION PLAN
A01.1	LOT A SITE PLAN
A01.2	LOT A SITE SECTIONS
A02.1	BUILDING A1 FLOOR PLANS
A02.2	BUILDING A1 FLOOR AND ROOF PLAN
A02.3	BUILDING A2 FLOOR PLANS
A02.4	BUILDING A2 FLOOR AND ROOF PLAN
A02.5	BUILDING A3 FLOOR PLANS
A02.6	BUILDING A3 FLOOR AND ROOF PLANS
A02.7	BUILDING A4 FLOOR PLANS
A02.8	BUILDING A4 FLOOR AND ROOF PLAN
A02.9	BUILDING A5 FLOOR PLANS
A02.10	BUILDING A5 FLOOR AND ROOF PLAN
A02.11	BUILDING A6 FLOOR PLANS
A02.12	BUILDING A6 FLOOR AND ROOF PLAN
A03.1	BUILDING A1 ELEVATIONS
A03.2	BUILDING A2 ELEVATIONS
A03.3	BUILDING A3 ELEVATIONS
A03.4	BUILDING A4 ELEVATIONS
A03.5	BUILDING A5 ELEVATIONS
A03.6	BUILDING A5 ELEVATIONS
A03.7	BUILDING A6 ELEVATIONS
A03.8	BUILDING A6 ELEVATIONS
A04	MATERIALS AND FINISHES
A05	3D VIEWS / STREETScape
A05.1	RENDERS



1 | LOT A VIEW
SCALE:

LOT 1 PROJECT STATISTICS

		OVERVIEW					
CIVIC ADDRESS(ES)		5981 SHOAL WAY, SECHELT, BC					
ZONING		RM1 (with site-specific regulations)					
EXISTING LOT AREA (GROSS)	2.01 ha	20,121.7 m ²	216,588.0 m ²				
MINUS: LINKS STREET DEDICATION	-0.10 ha	-974.2 m ²	-10,486.0 m ²				
EXISTING LOT AREA (NET)	1.91 ha	19,147.5 m ²	206,102.0 m ²				
PROPOSED LOT "A" AREA (GROSS)	0.52 ha	5,165.9 m ²	55,404.9 m ²				
MINUS: LINKS STREET DEDICATION	-0.06 ha	-562.6 m ²	-6,056.2 m ²				
PROPOSED LOT "A" AREA (NET)	0.46 ha	4,603.2 m ²	49,348.7 m ²				
PROPOSED LOT "B" AREA (GROSS)	1.50 ha	14,955.8 m ²	160,983.3 m ²				
MINUS: LINKS STREET DEDICATION	-0.04 ha	-411.6 m ²	-4,430.4 m ²				
PROPOSED LOT "B" AREA (NET)	1.45 ha	14,544.2 m ²	156,552.9 m ²				
	PERMITTED		PROPOSED	NOTES			
UNITS PER HECTARE (UPH)	58		54	- Based on proposed gross Lot "A" Area.			
UNIT COUNT	30		28	- Based on UPH & proposed gross Lot "A" Area.			
FLOOR AREA RATIO (FAR)	1.40		0.58	- Based on proposed net Lot "A" Area.			
GROSS FLOOR AREA (GFA)	-	6,444.5 m ²	49,368.3 m ²	2,447.5 m ²	28,497.5 m ² Based on FAR & proposed net Lot "A" Area.		
LOT COVERAGE	40%	1,841.3 m ²	19,819.5 m ²	37%	1,722.9 m ² Based on proposed net Lot "A" Area.		
IMPERMEABLE COVERAGE				1,722.9 m ²	18,545.1 m ²		
BUILDINGS				819.3 m ²	8,818.9 m ²		
ROAD, PARKING, DRIVEWAYS				817.0 m ²	8,794.1 m ²		
WALKWAYS, AMENITIES				89.7 m ²	965.5 m ²		
PORCHES, STAIRS							
TOTAL			75%	3,448.9 m ²	37,123.7 m ²		
LOT "A" ANALYSIS							
	PERMITTED		PROPOSED				
FRONT SETBACK	5.0 m	BUILDING A1	BUILDING A2	BUILDING A3	BUILDING A4		
SIDE YARD SETBACK (WEST)	1.5 m	4.2 m	27.1 m	4.5 m	30.5 m		
SIDE YARD SETBACK (EAST)	1.5 m	36.5 m	11.4 m	34.0 m	6.3 m		
REAR SETBACK	5.0 m	60.3 m	58.6 m	34.7 m	38.8 m		
BUILDING HEIGHT	14.0 m	8.1 m	9.7 m	8.1 m	10.7 m		
OFF-STREET PARKING SPACES	REQUIRED	PROPOSED	BICYCLE STALLS	REQUIRED	PROPOSED		
RESIDENT STALLS	2.0 PER UNIT	56	56	LONG TERM	1.0 PER UNIT		
SMALL STALLS	20% MAX.	11	0	HORIZONTAL	60% MIN.		
VISITOR STALLS	0.2 PER UNIT	6	6	VERTICAL	40% MAX.		
				SHORT TERM	1.0 PER 5 UNITS		
					6		
BUILDING A1 (NON-STACKED TOWNHOUSES)							
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL BUILDING		
1ST FLR. AREA	613.3 m ²	613.3 m ²	613.3 m ²	613.3 m ²	2,453.0 m ²		
2ND FLR. AREA	539.7 m ²	521.5 m ²	521.5 m ²	521.5 m ²	2,104.2 m ²		
3RD FLR. AREA	514.7 m ²	496.5 m ²	496.5 m ²	496.5 m ²	2,004.2 m ²		
PORCH AREA	47.6 m ²	47.6 m ²	47.6 m ²	47.6 m ²	182.4 m ²		
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	812.0 m ²		
TOTAL FLOOR AREA (m ²)	1,918.3 m ²	1,881.9 m ²	1,881.9 m ²	1,881.9 m ²	7,567.4 m ²		
TOTAL FLOOR AREA (m ²)	98.0 m ²	94.6 m ²	94.6 m ²	94.6 m ²	381.7 m ²		
BUILDING A2 (NON-STACKED TOWNHOUSES)							
	UNIT 15	UNIT 16	UNIT 17	UNIT 18	TOTAL BUILDING		
1ST FLR. AREA	613.3 m ²	613.3 m ²	613.3 m ²	613.3 m ²	2,453.0 m ²		
2ND FLR. AREA	539.7 m ²	521.5 m ²	521.5 m ²	521.5 m ²	2,104.2 m ²		
3RD FLR. AREA	514.7 m ²	496.5 m ²	496.5 m ²	496.5 m ²	2,004.2 m ²		
PORCH AREA	47.6 m ²	47.6 m ²	47.6 m ²	47.6 m ²	182.4 m ²		
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	812.0 m ²		
TOTAL FLOOR AREA (m ²)	1,918.3 m ²	1,881.9 m ²	1,881.9 m ²	1,881.9 m ²	7,567.4 m ²		
TOTAL FLOOR AREA (m ²)	98.0 m ²	94.6 m ²	94.6 m ²	94.6 m ²	381.7 m ²		
BUILDING A3 (NON-STACKED TOWNHOUSES)							
	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOTAL BUILDING		
1ST FLR. AREA	613.3 m ²	613.3 m ²	613.3 m ²	613.3 m ²	2,453.0 m ²		
2ND FLR. AREA	539.7 m ²	521.5 m ²	521.5 m ²	521.5 m ²	2,104.2 m ²		
3RD FLR. AREA	514.7 m ²	496.5 m ²	496.5 m ²	496.5 m ²	2,004.2 m ²		
PORCH AREA	47.6 m ²	47.6 m ²	47.6 m ²	47.6 m ²	182.4 m ²		
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	812.0 m ²		
TOTAL FLOOR AREA (m ²)	1,918.3 m ²	1,881.9 m ²	1,881.9 m ²	1,881.9 m ²	7,567.4 m ²		
TOTAL FLOOR AREA (m ²)	98.0 m ²	94.6 m ²	94.6 m ²	94.6 m ²	381.7 m ²		
BUILDING A4 (NON-STACKED TOWNHOUSES)							
	UNIT 19	UNIT 20	UNIT 21	UNIT 22	TOTAL BUILDING		
1ST FLR. AREA	613.3 m ²	613.3 m ²	613.3 m ²	613.3 m ²	2,453.0 m ²		
2ND FLR. AREA	539.7 m ²	521.5 m ²	521.5 m ²	521.5 m ²	2,104.2 m ²		
3RD FLR. AREA	514.7 m ²	496.5 m ²	496.5 m ²	496.5 m ²	2,004.2 m ²		
PORCH AREA	47.6 m ²	47.6 m ²	47.6 m ²	47.6 m ²	182.4 m ²		
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	812.0 m ²		
TOTAL FLOOR AREA (m ²)	1,918.3 m ²	1,881.9 m ²	1,881.9 m ²	1,881.9 m ²	7,567.4 m ²		
TOTAL FLOOR AREA (m ²)	98.0 m ²	94.6 m ²	94.6 m ²	94.6 m ²	381.7 m ²		
BUILDING A5 (NON-STACKED TOWNHOUSES)							
	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	TOTAL BUILDING
1ST FLR. AREA	609.2 m ²	609.2 m ²	609.2 m ²	609.2 m ²	609.2 m ²	609.2 m ²	3,655.2 m ²
2ND FLR. AREA	518.2 m ²	518.2 m ²	518.2 m ²	518.2 m ²	518.2 m ²	518.2 m ²	3,109.2 m ²
3RD FLR. AREA	493.2 m ²	493.2 m ²	493.2 m ²	493.2 m ²	493.2 m ²	493.2 m ²	2,959.2 m ²
PORCH AREA	53.2 m ²	53.2 m ²	53.2 m ²	53.2 m ²	53.2 m ²	53.2 m ²	318.8 m ²
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	1,212.0 m ²
TOTAL FLOOR AREA (m ²)	1,914.6 m ²	1,914.6 m ²	1,914.6 m ²	1,914.6 m ²	1,914.6 m ²	1,914.6 m ²	11,827.8 m ²
TOTAL FLOOR AREA (m ²)	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	563.8 m ²
BUILDING A6 (NON-STACKED TOWNHOUSES)							
	UNIT 23	UNIT 24	UNIT 25	UNIT 26	UNIT 27	TOTAL BUILDING	
1ST FLR. AREA	613.4 m ²	609.2 m ²	609.2 m ²	609.2 m ²	609.2 m ²	3,659.4 m ²	
2ND FLR. AREA	518.2 m ²	518.2 m ²	518.2 m ²	518.2 m ²	518.2 m ²	3,109.2 m ²	
3RD FLR. AREA	493.2 m ²	493.2 m ²	493.2 m ²	493.2 m ²	493.2 m ²	2,959.2 m ²	
PORCH AREA	35.2 m ²	32.0 m ²	32.0 m ²	32.0 m ²	32.0 m ²	163.2 m ²	
BALCONY AREA	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	203.0 m ²	1,212.0 m ²	
TOTAL FLOOR AREA (m ²)	1,011.4 m ²	1,011.4 m ²	1,011.4 m ²	1,011.4 m ²	1,011.4 m ²	6,068.4 m ²	
TOTAL FLOOR AREA (m ²)	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	94.0 m ²	563.8 m ²	
	TOTAL						
TOTAL LOT "A" GFA (m ²)						28,497.6 m ²	
TOTAL LOT "A" GFA (m ²)						2,647.5 m ²	

Attachment 1

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SHOALTOWNHOUSES

5981 SHOAL WAY

COVER SHEET AND SITE INFORMATION

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	

A00
Scale AS NOTED

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LEGAL DESCRIPTION:

CIVIC ADDRESS: 5981 SHOAL WAY, SECHELT, BC, V7Z 0R1

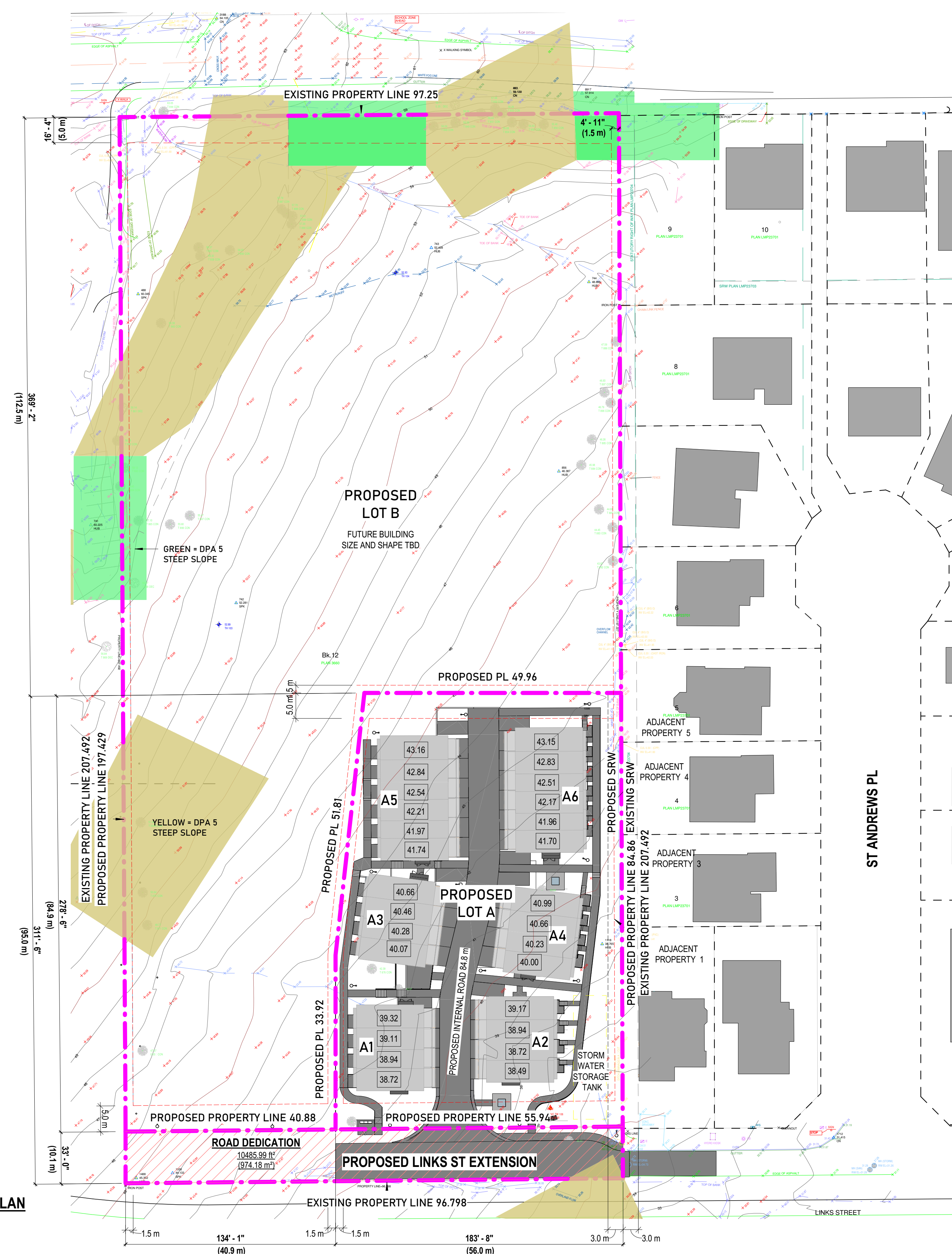
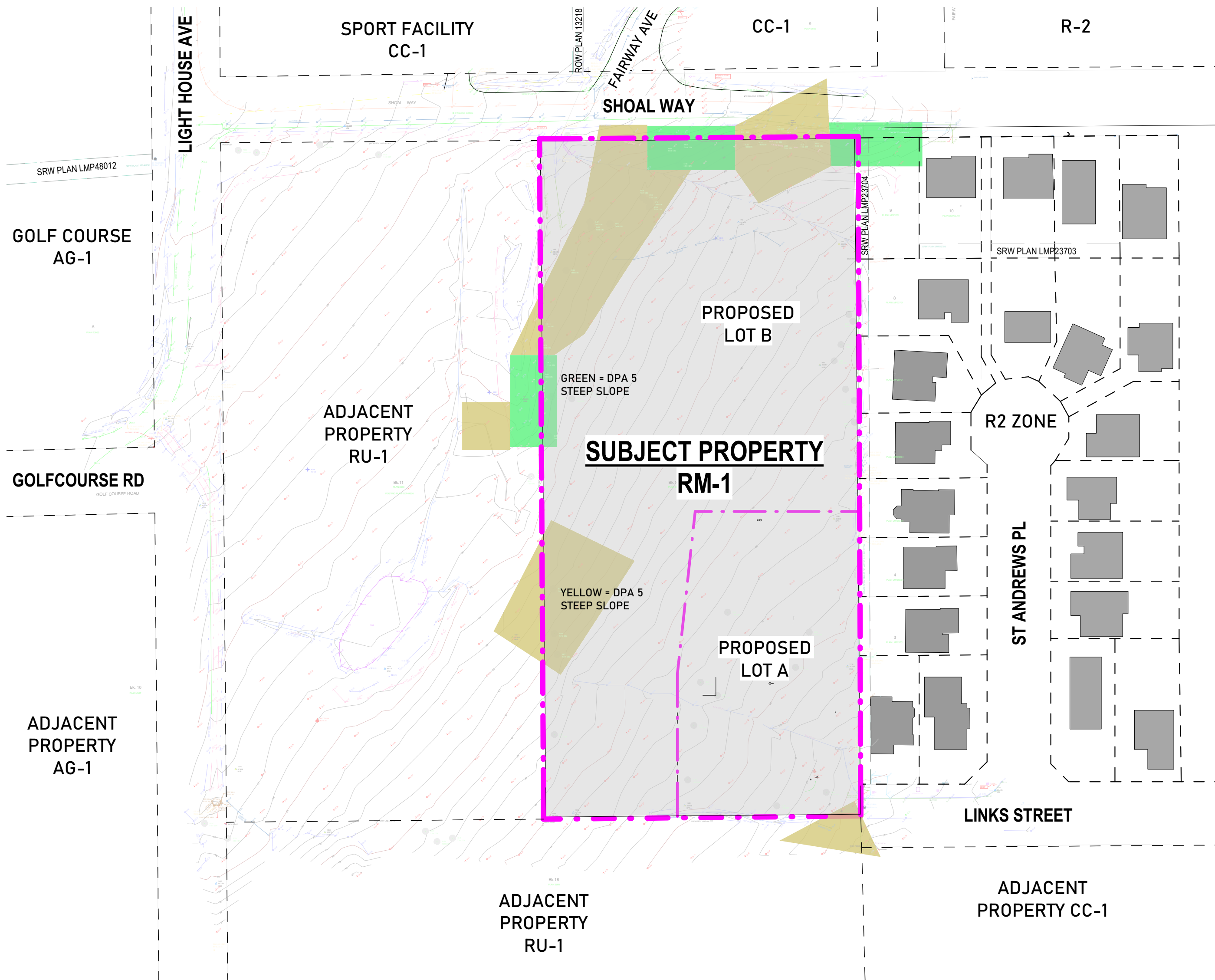
BLOCK 12, PLAN VAP3660, DISTRICT LOT 1471, GROUP 1
 NEW WESTMINSTER LAND DISTRICT
 PID 015-471-675

LOT INFORMATION:

LOT AREA: 20,121.7 m²

PROPOSED LOT 1 AREA: 5,131.4 m² (including 562.18 m² ROAD DEDICATION)

PROPOSED LOT 2 AREA: 14,990.3 m²



Mara + Natha
 ARCHITECTURE

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 Phone: 778-355-5399
 Email: info@citystate.ca

SHOALTOWNHOUSES

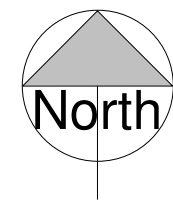
5981 SHOAL WAY

SUBDIVISION PLAN

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	RL

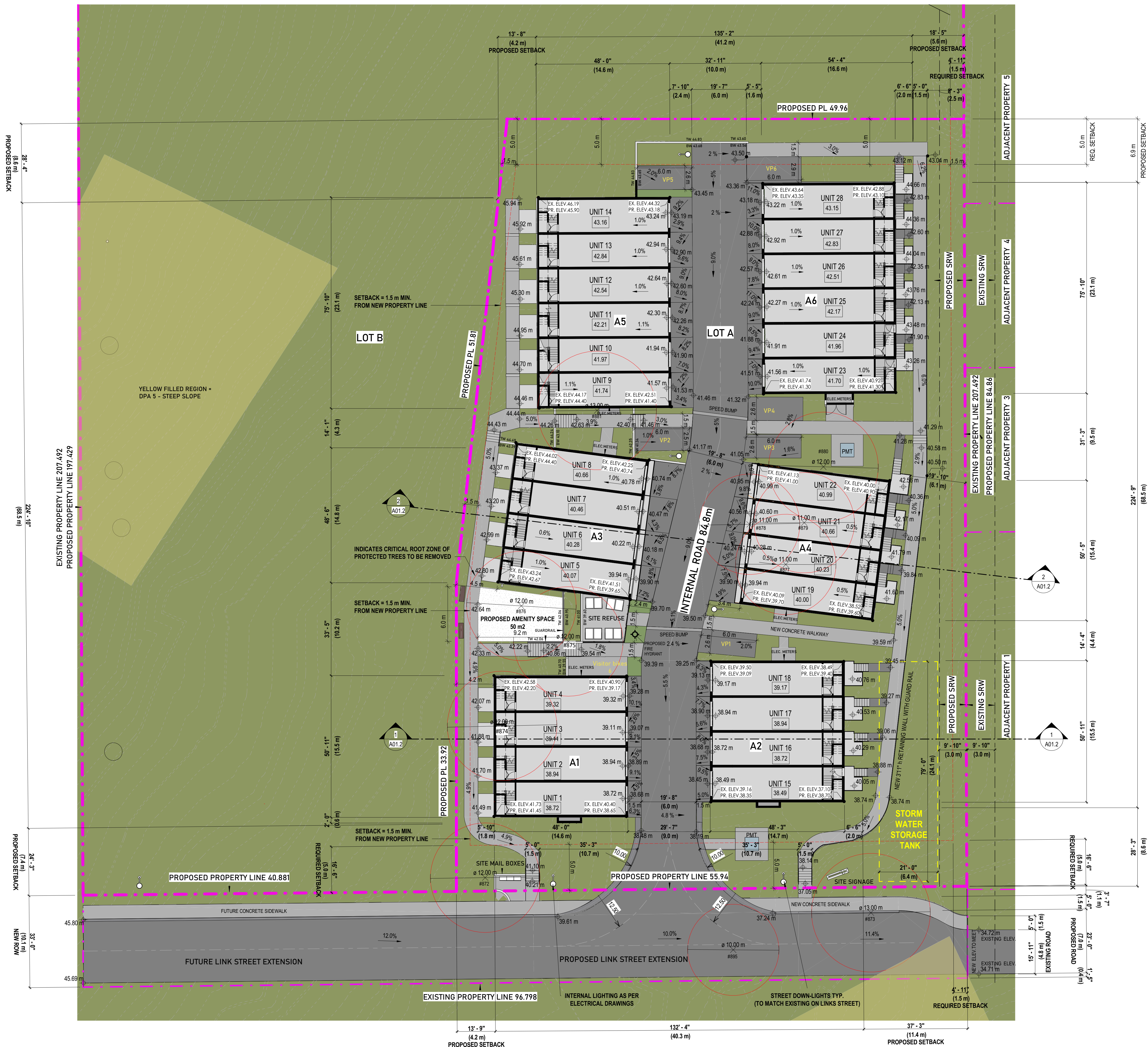
A01

Scale AS NOTED



LEGEND:

SRW - STATUTORY RIGHT OF WAY



1 SITE PLAN - LOT 1

SCALE: 1:200

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SHOALTOWNHOUSES

5981 SHOAL WAY

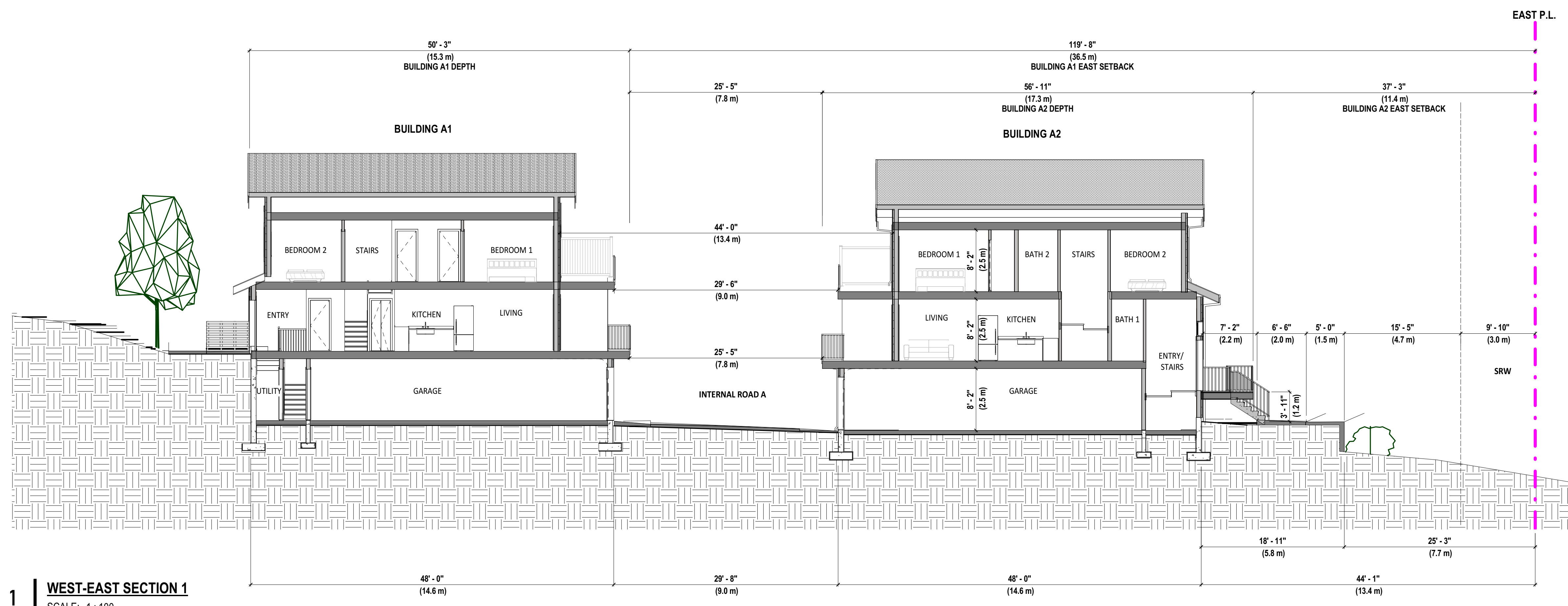
LOT A SITE PLAN

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	SB

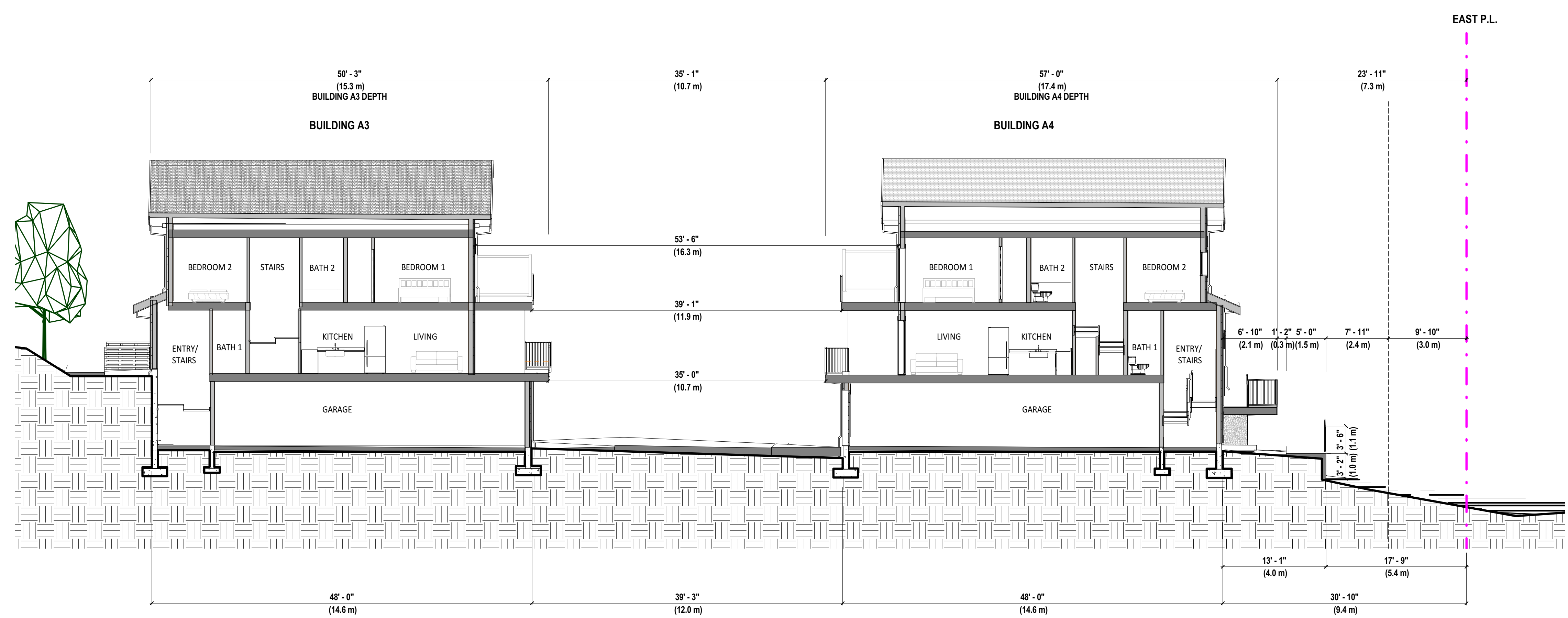
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Scale AS NOTED

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1 | **WEST-EAST SECTION 1**
SCALE: 1 : 100



2 | **WEST-EAST SECTION 2**
SCALE: 1 : 100



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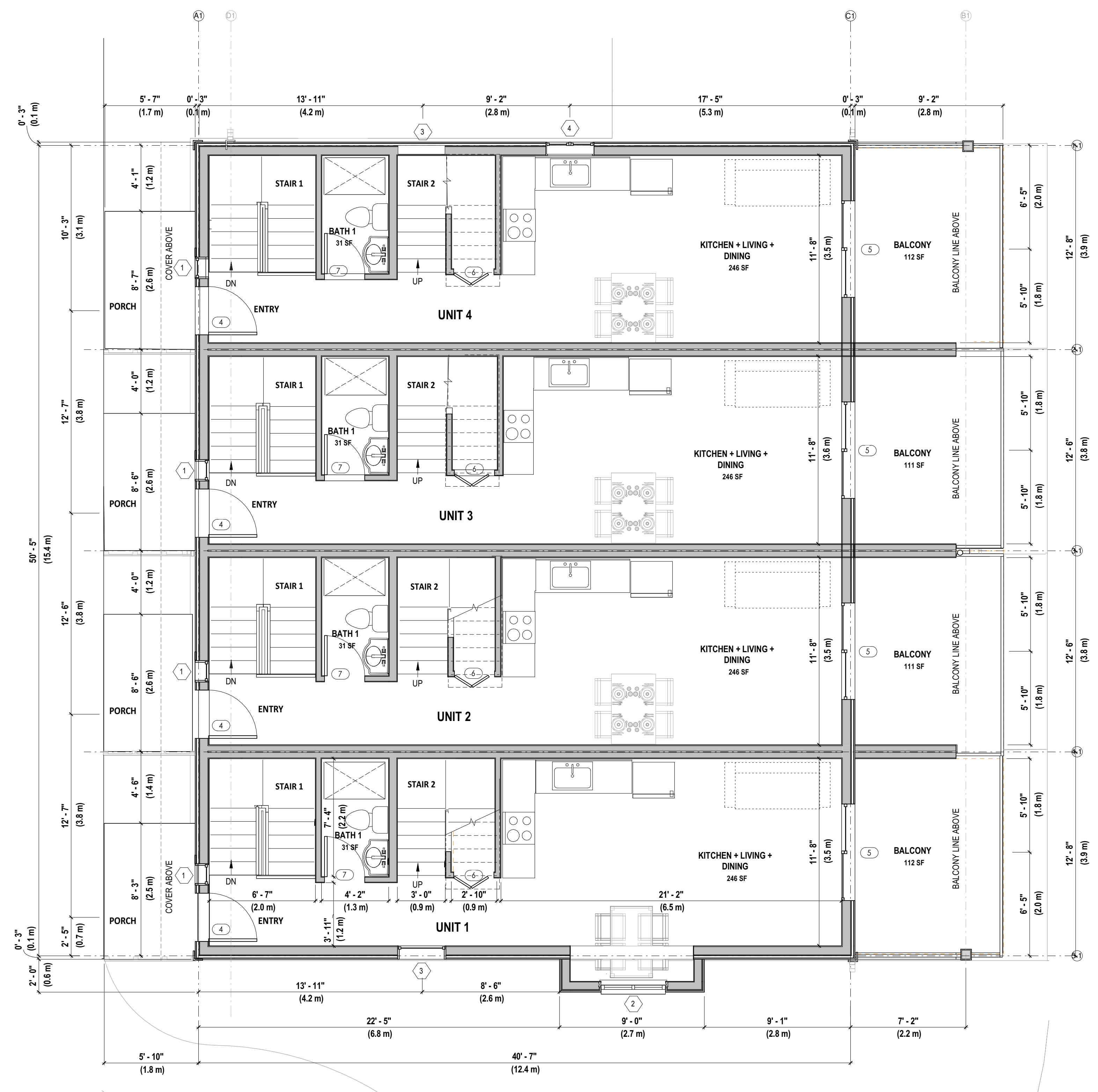
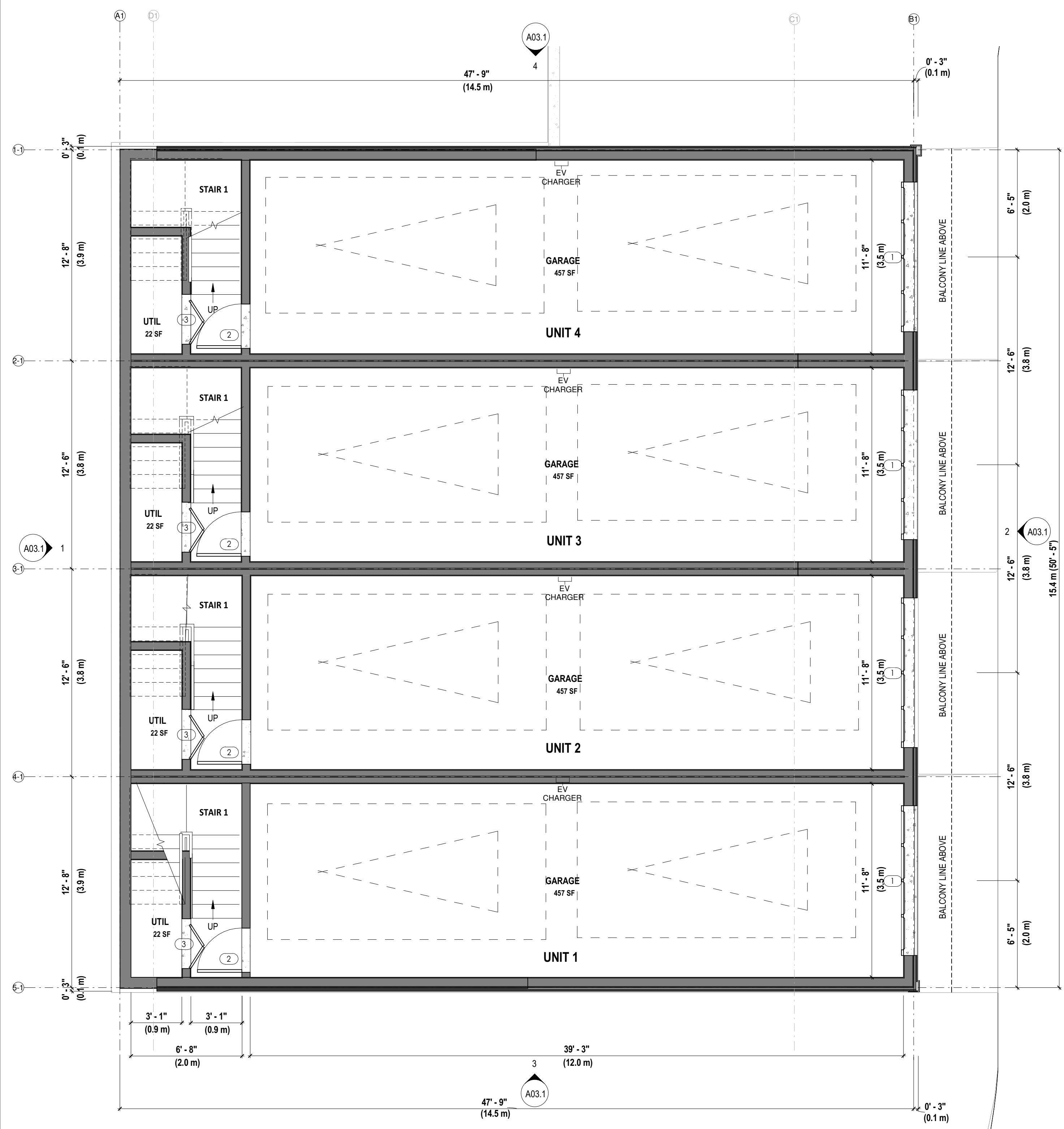
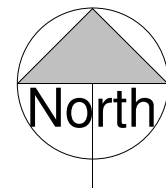
SHOALTOWNHOUSES

5981 SHOAL WAY

LOT A SITE SECTIONS

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	SB

A01.2
 Scale AS NOTED



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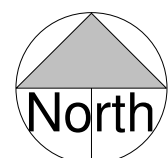
5981 SHOAL WAY

BUILDING A1 FLOOR PLANS

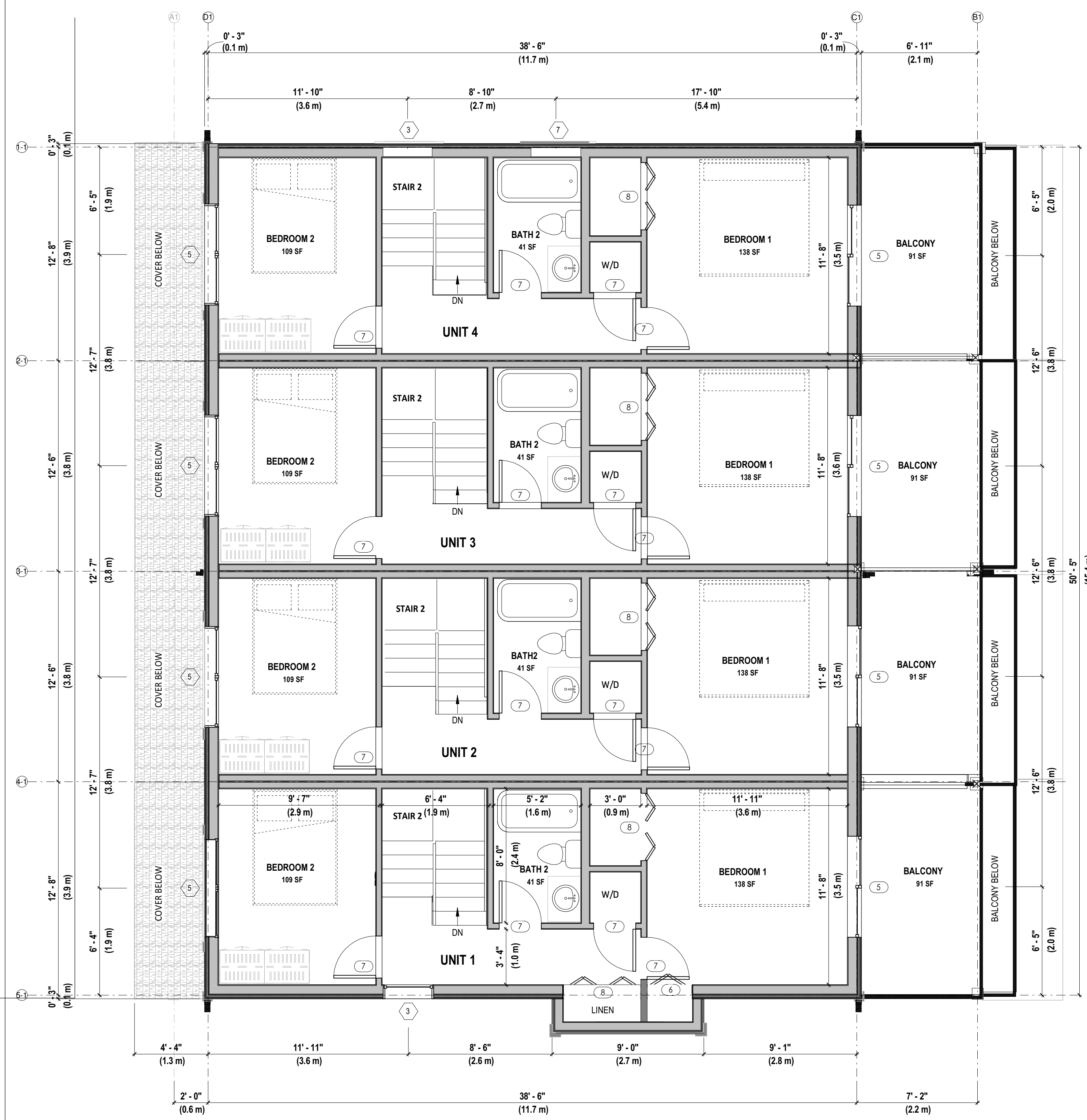
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Date	SEP 13, 2024
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Checked by	SB

A02.1

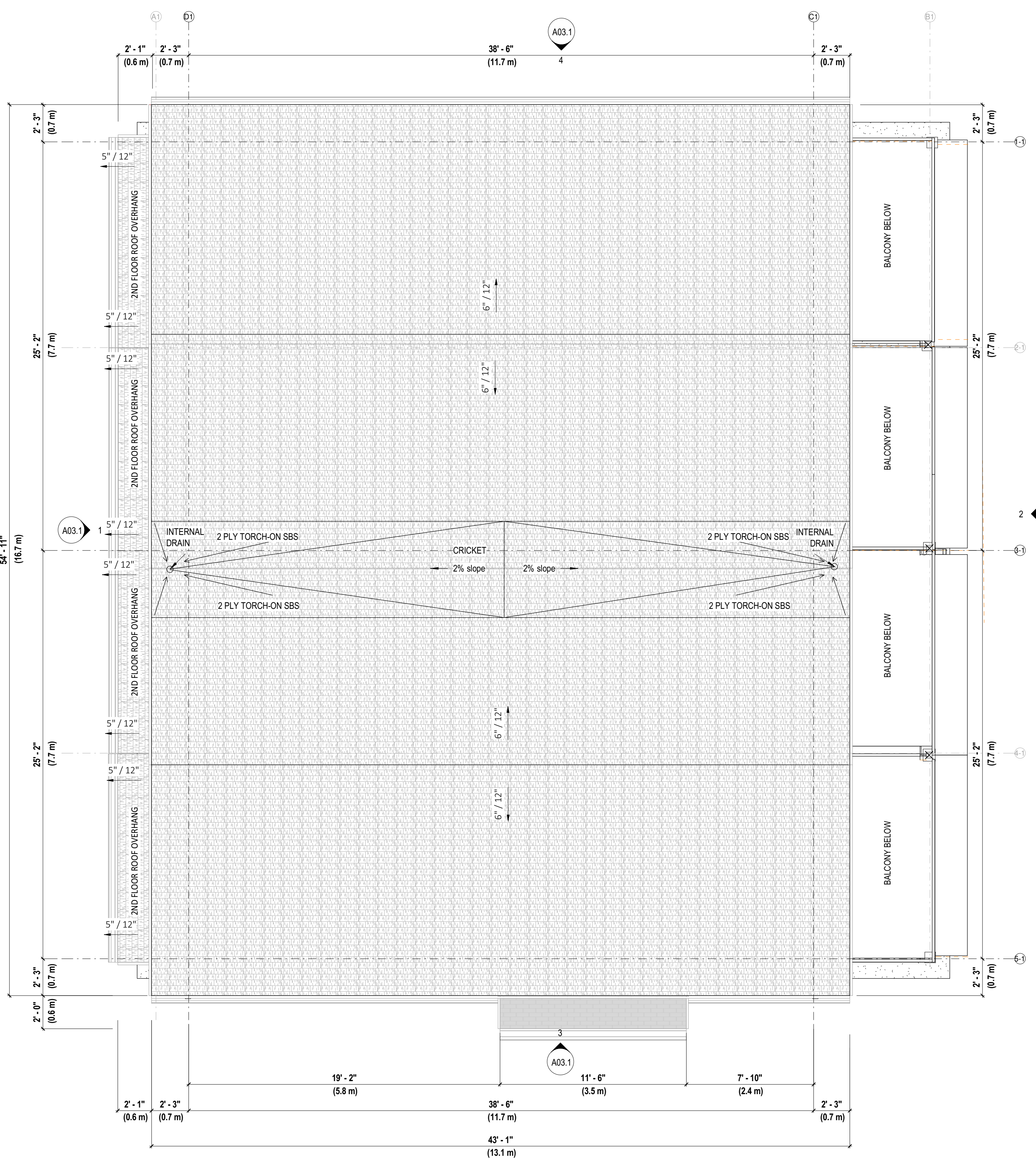
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1 BLDG A1 3RD FLOOR PLAN
 SCALE: 1 : 50 TOTAL AREA 2004.2 SQ FT (184.5m²)



2 BUILDING A1 ROOF PLAN
 SCALE: 1 : 50

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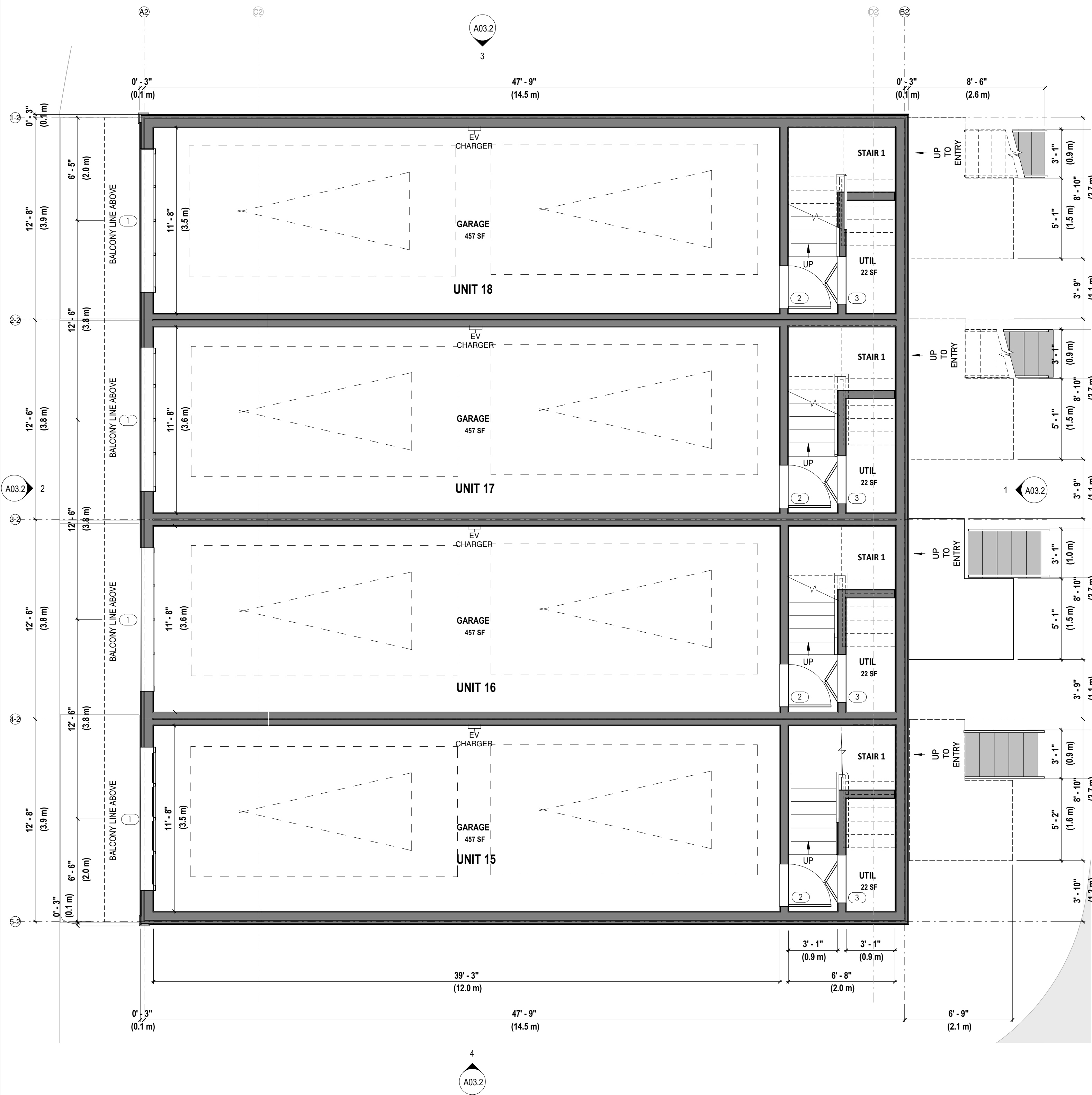
SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A1 FLOOR AND ROOF PLAN	
Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV / AW
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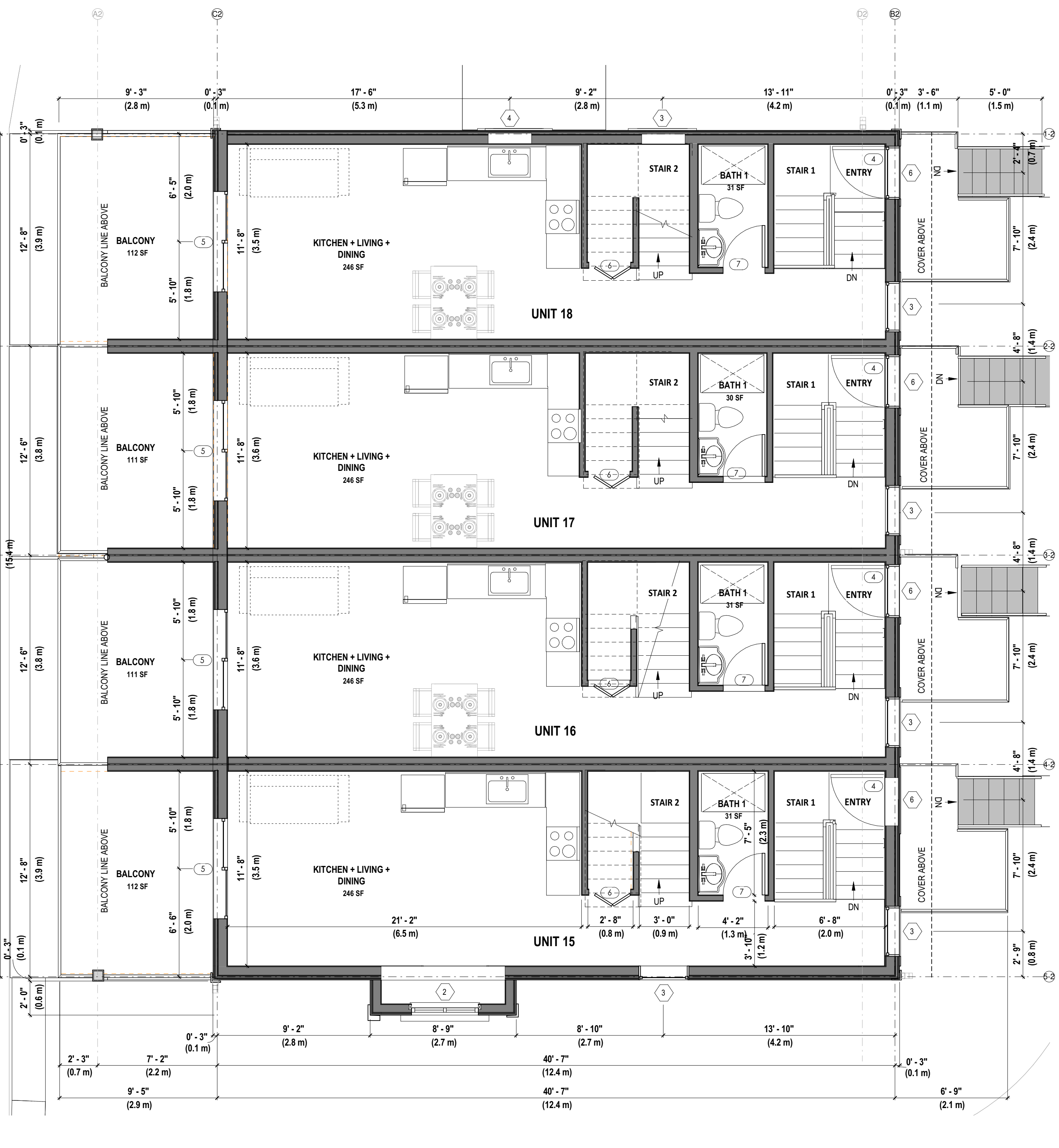
A02.2

Scale AS NOTED



8 BUILDING A2 GROUND FLOOR PLAN

SCALE: 1:50 TOTAL AREA 2453 SQ FT (227.9m²)



9 BUILDING A2 2ND FLOOR PLAN

SCALE: 1:50 TOTAL AREA 2104.2 SQ FT (193.8m²)

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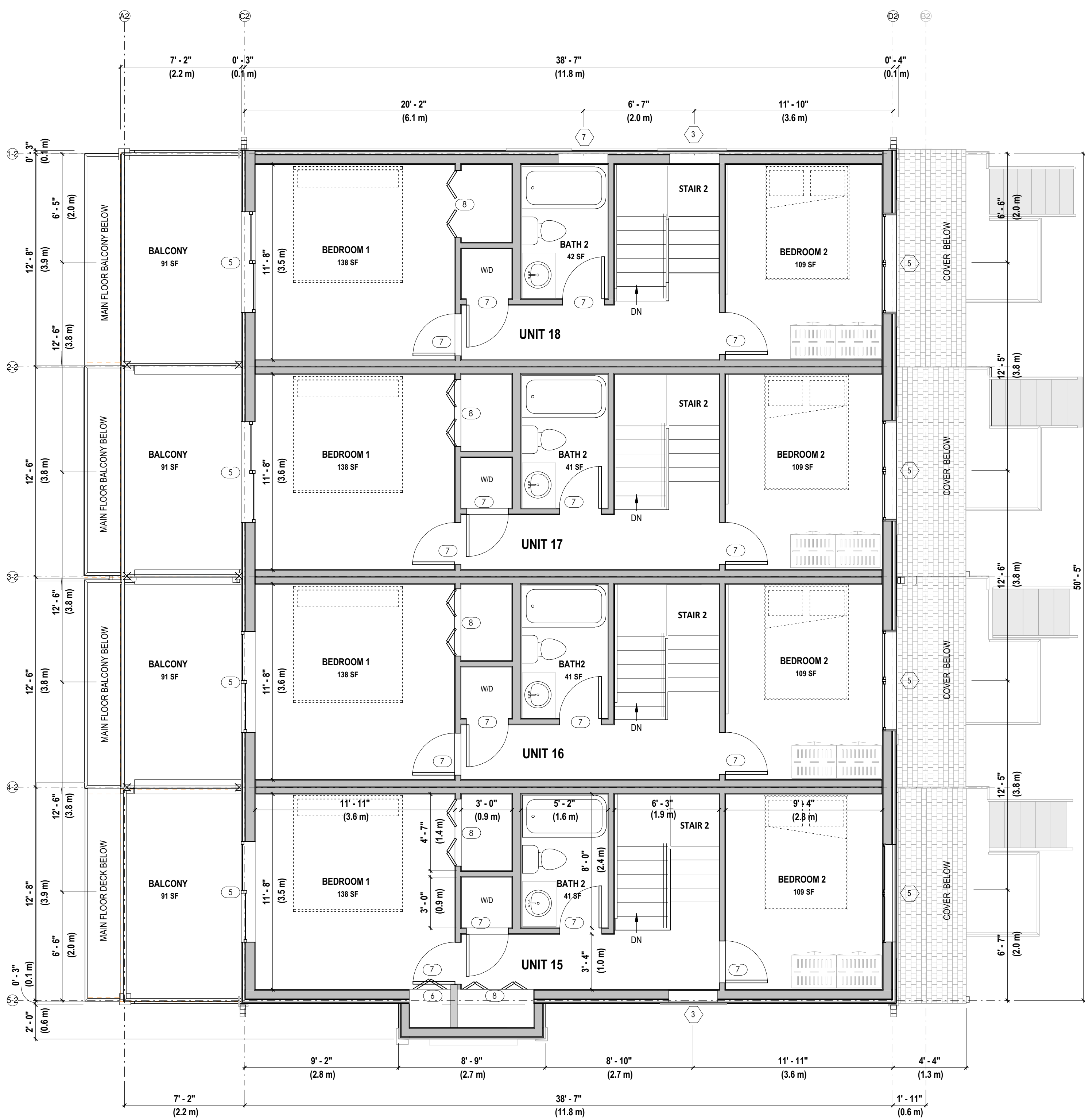
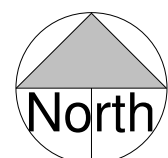
5981 SHOAL WAY

BUILDING A2 FLOOR PLANS

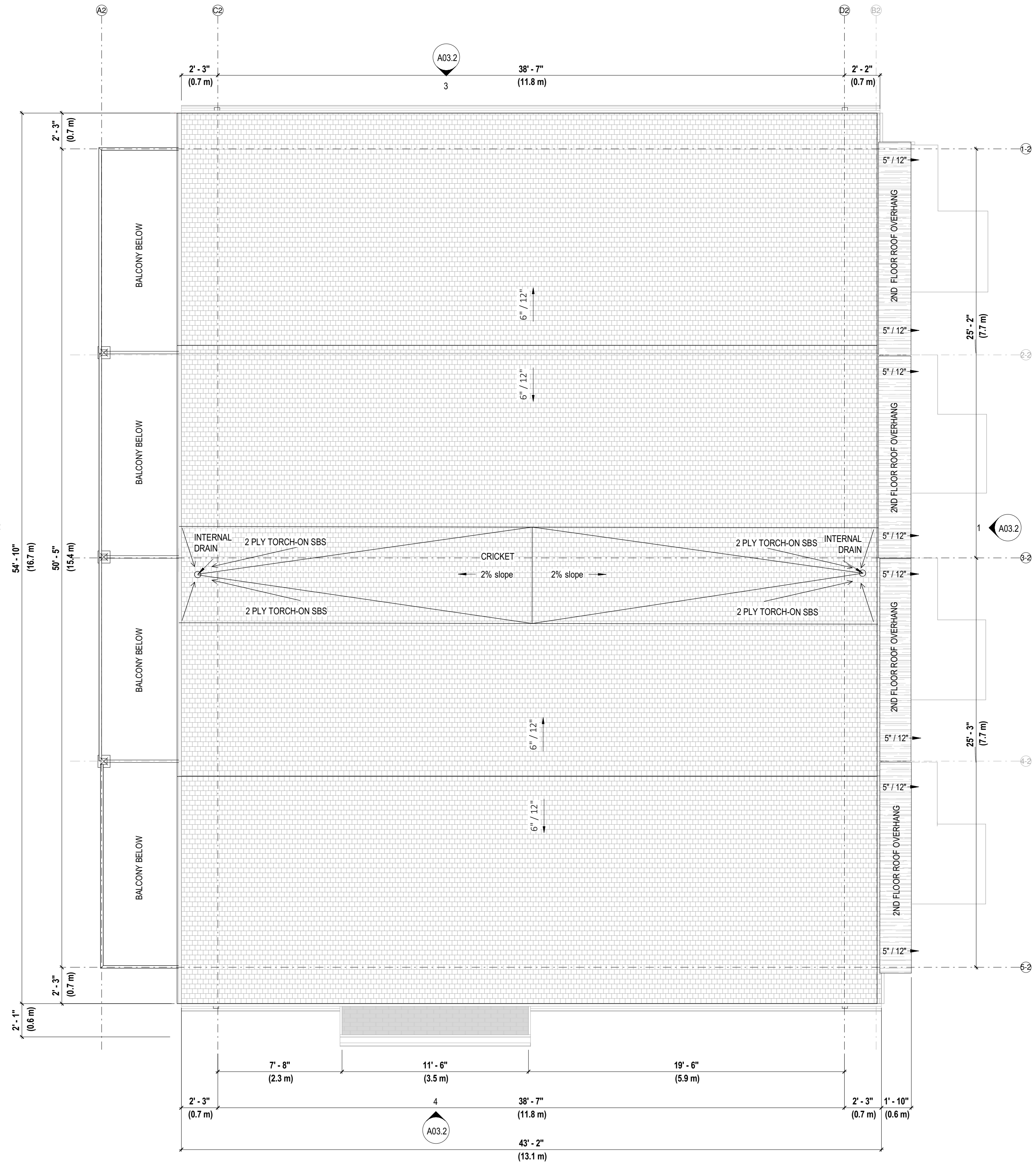
Project number	5981SHOAL
Date	SEP 13, 2024
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A02.3

Scale AS NOTED



1 BUILDING A2 3RD FLOOR PLAN
 SCALE: 1 : 50 TOTAL AREA 2004.2 SQ FT (184.5m2)



2 BUILDING A2, A4 ROOF PLAN
 SCALE: 1 : 50

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5981 SHOAL WAY

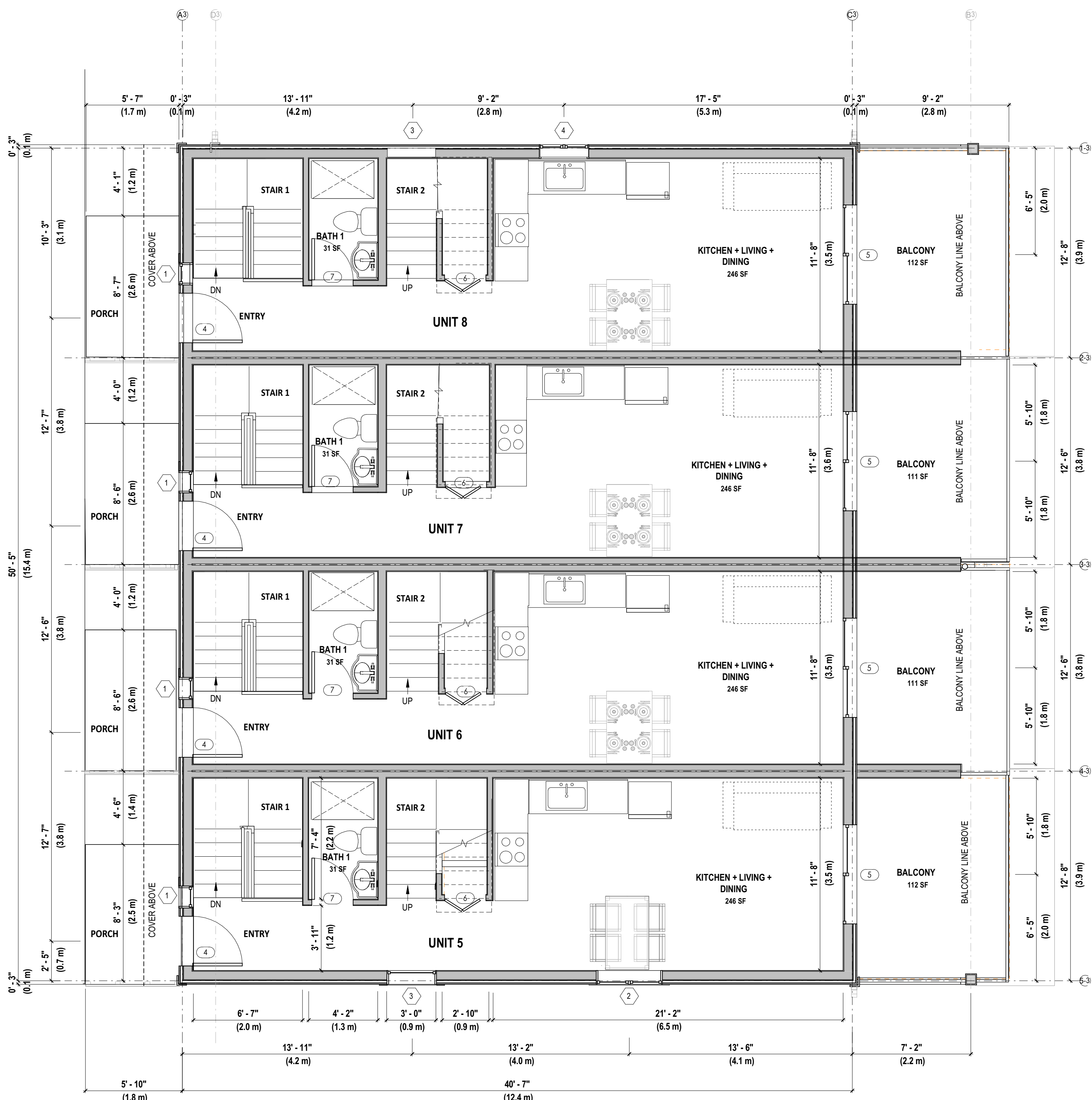
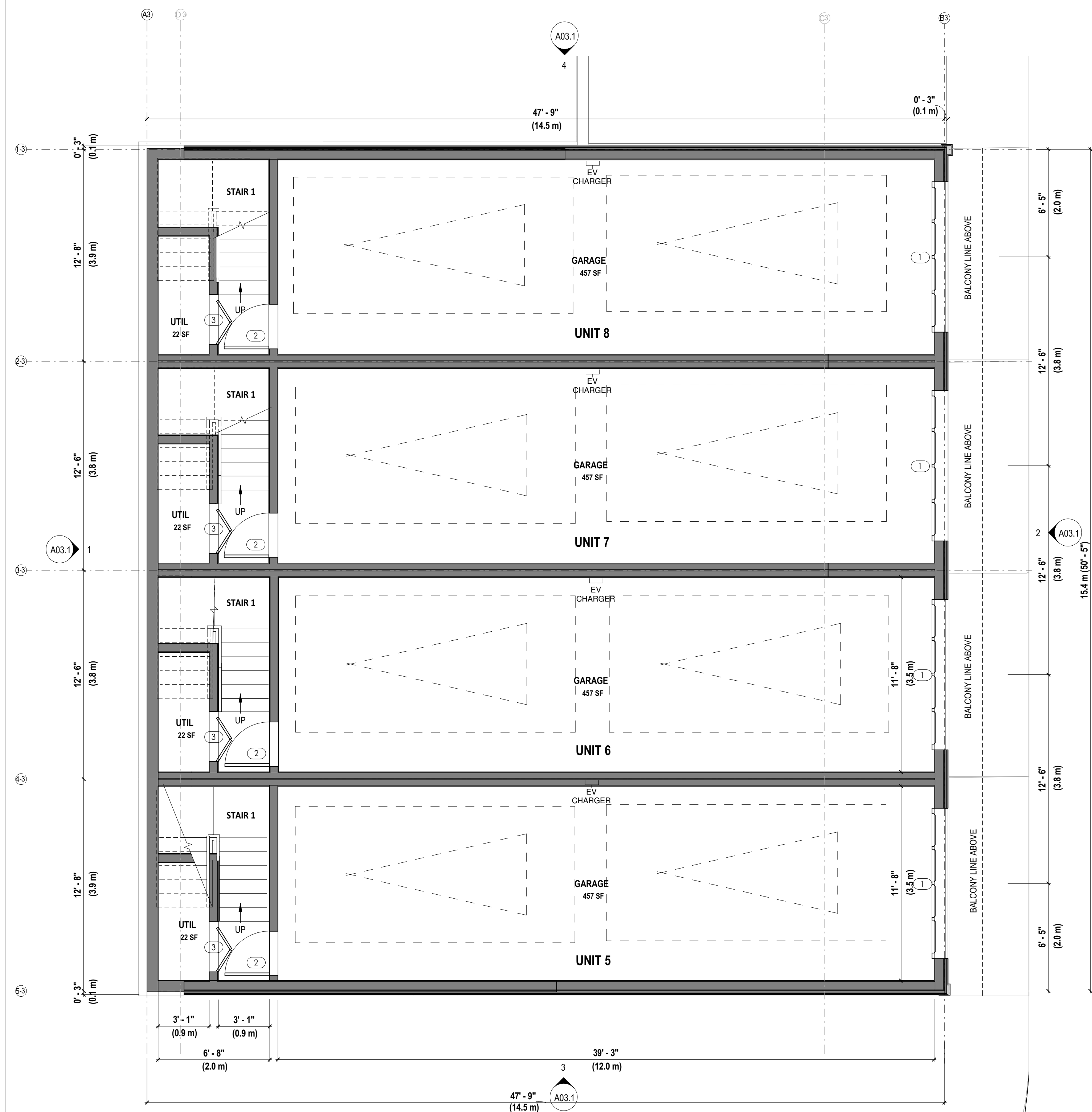
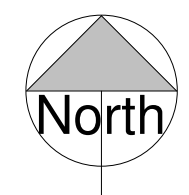
BUILDING A2 FLOOR AND ROOF PLAN

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A02.4

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5981 SHOAL WAY

BUILDING A3 FLOOR PLANS

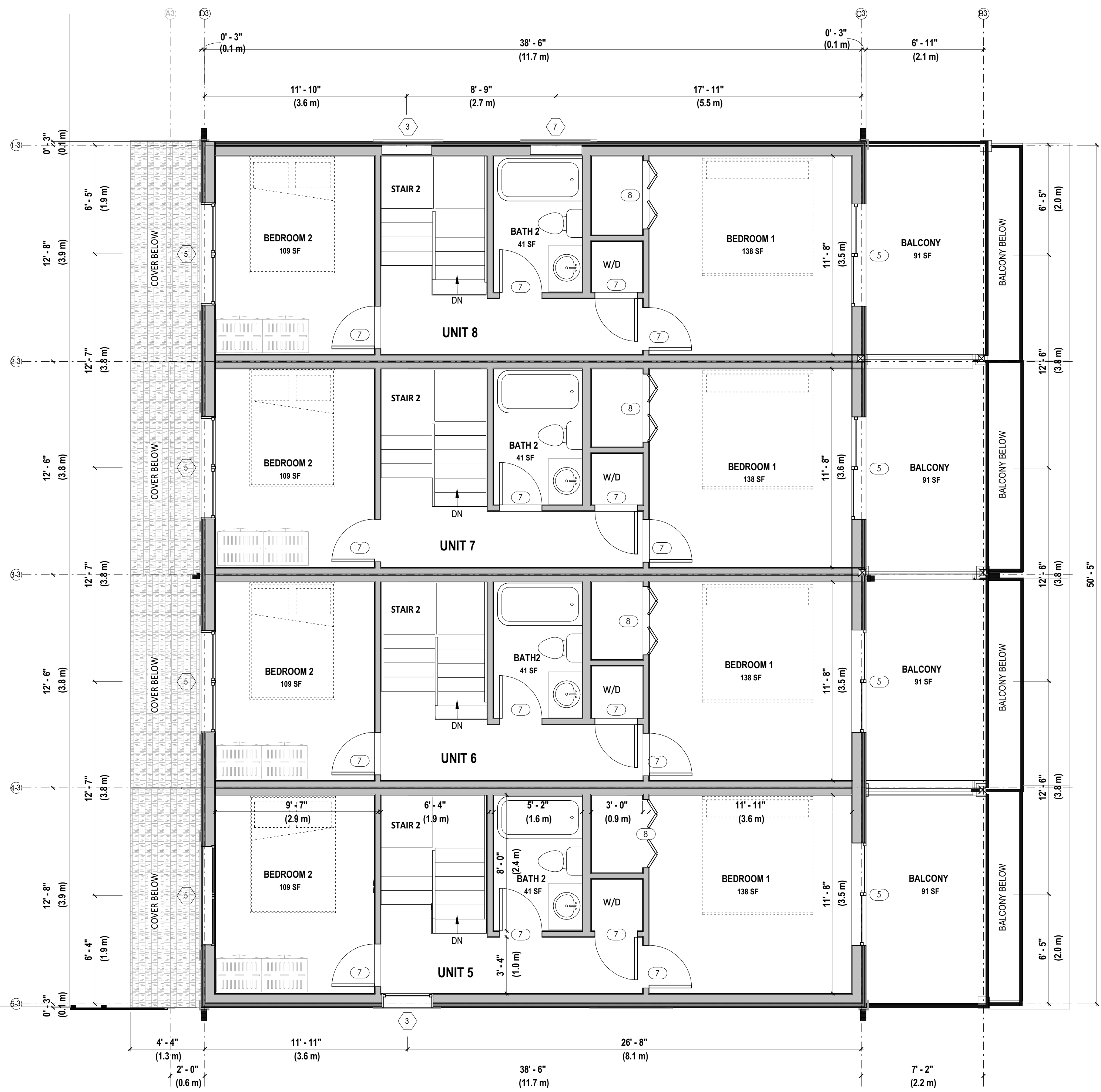
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A02.5

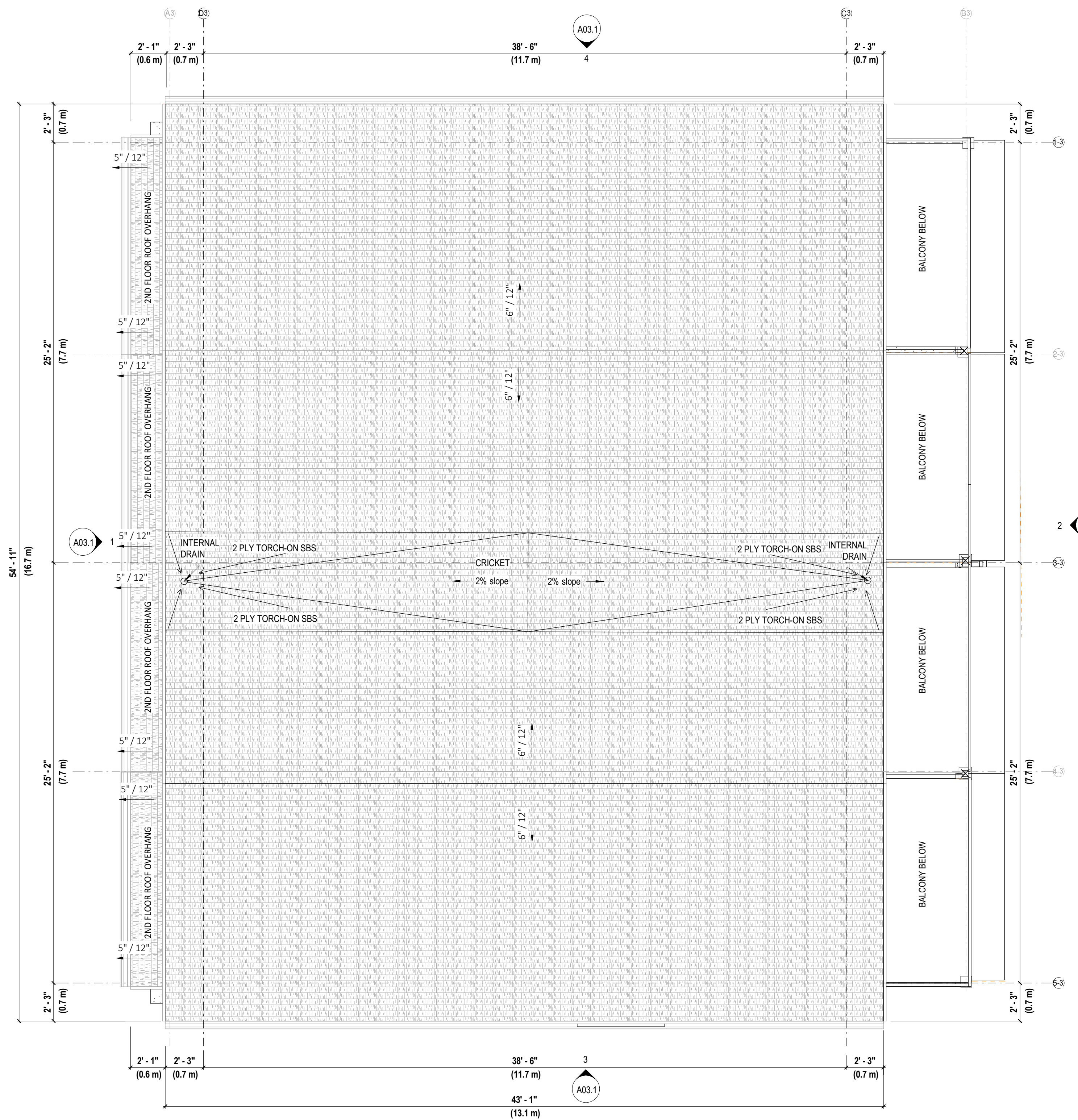
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1 | BLDG A3 3RD FLOOR PLAN
 SCALE: 1 : 50 TOTAL AREA 1986 SQ FT (184.5m2)



2 | BUILDING A3 ROOF PLAN
 SCALE: 1 : 50



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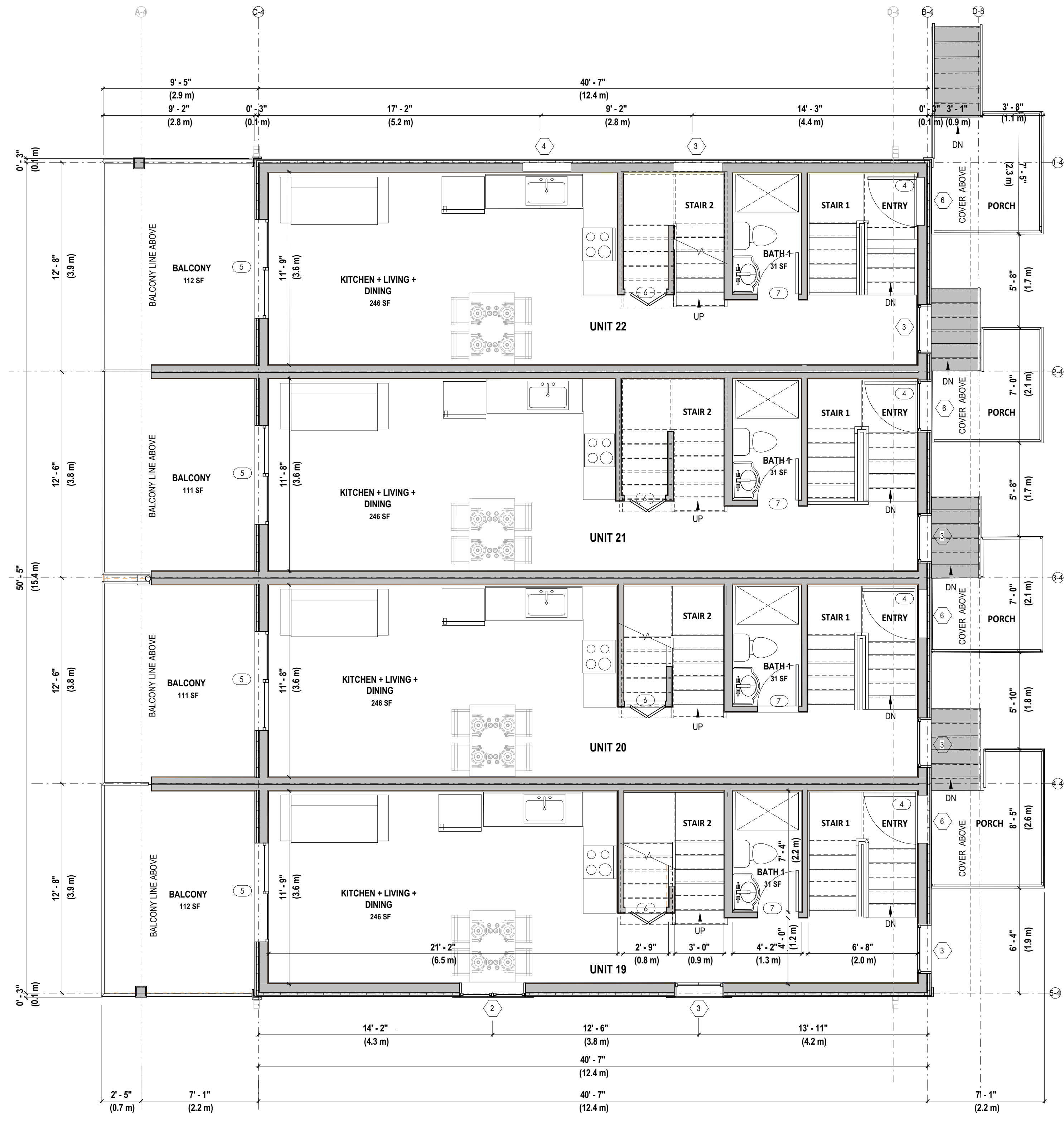
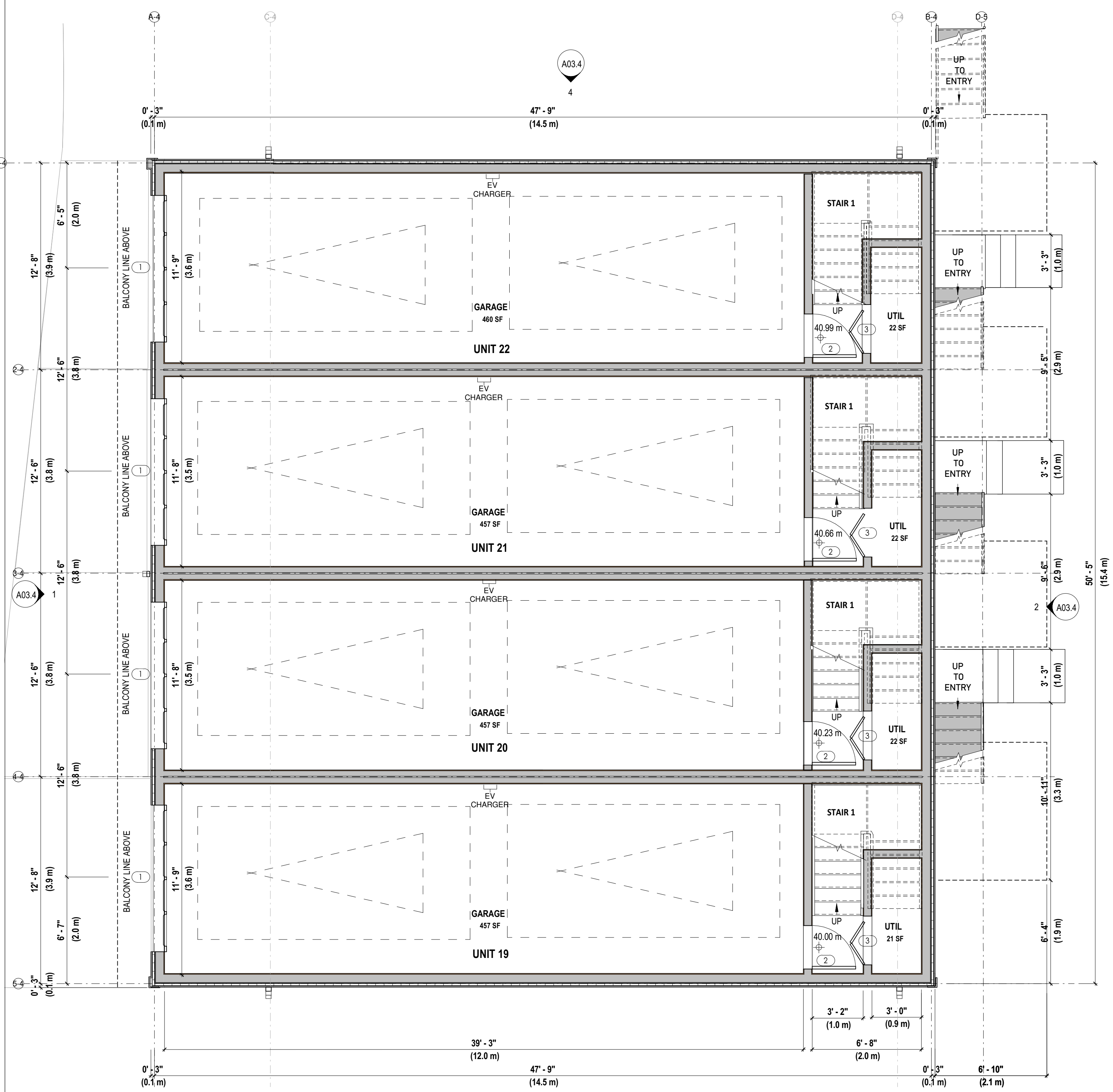
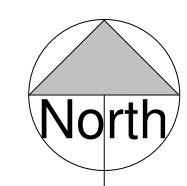
BUILDING A3 FLOOR AND ROOF PLANS

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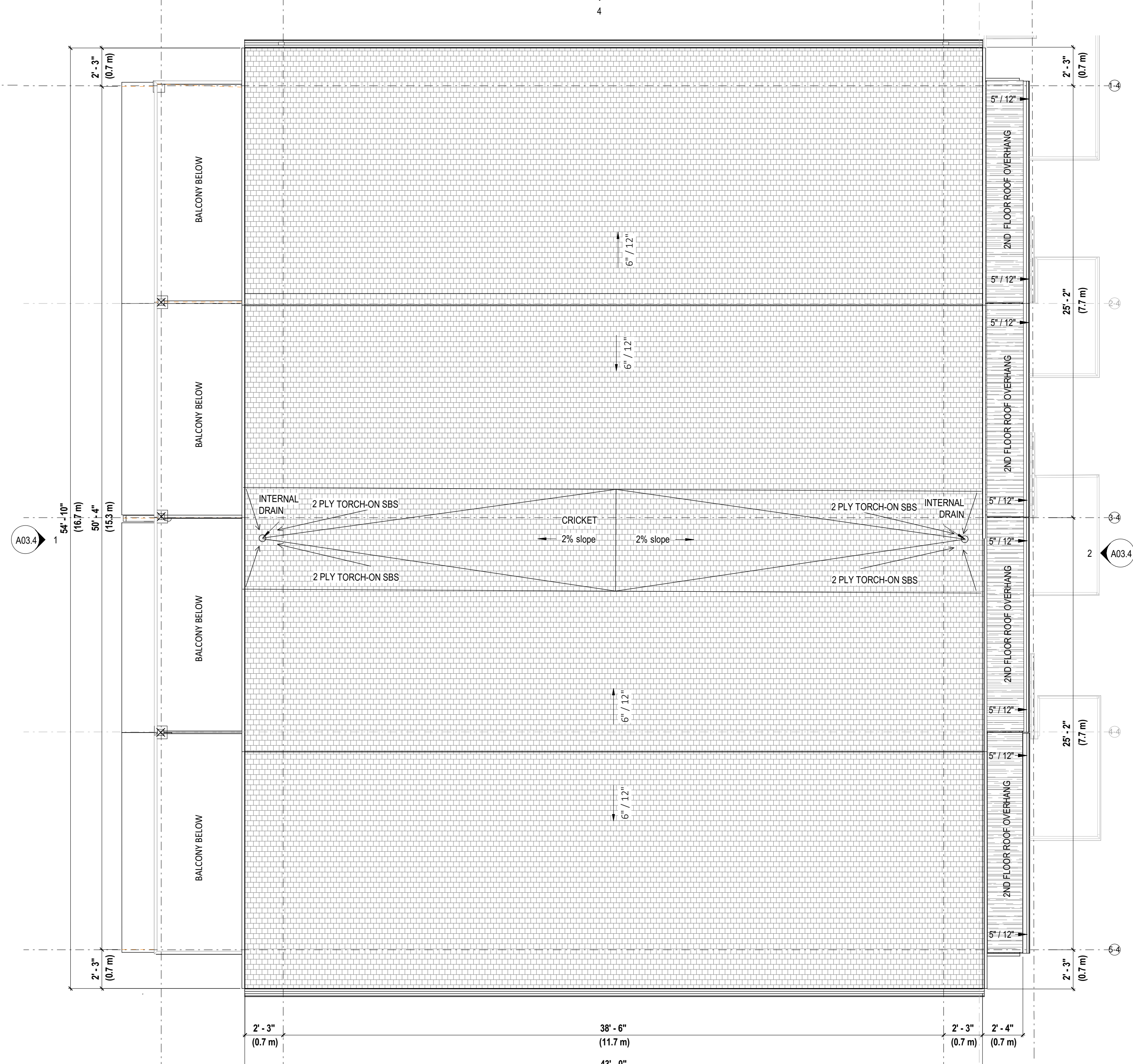
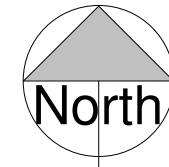
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BUILDING A4 FLOOR PLANS

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5981 SHOAL WAY

1 BUILDING A4 3RD FLOOR
 SCALE: 1 : 50 TOTAL AREA 1986 SQ FT (184.5m²)

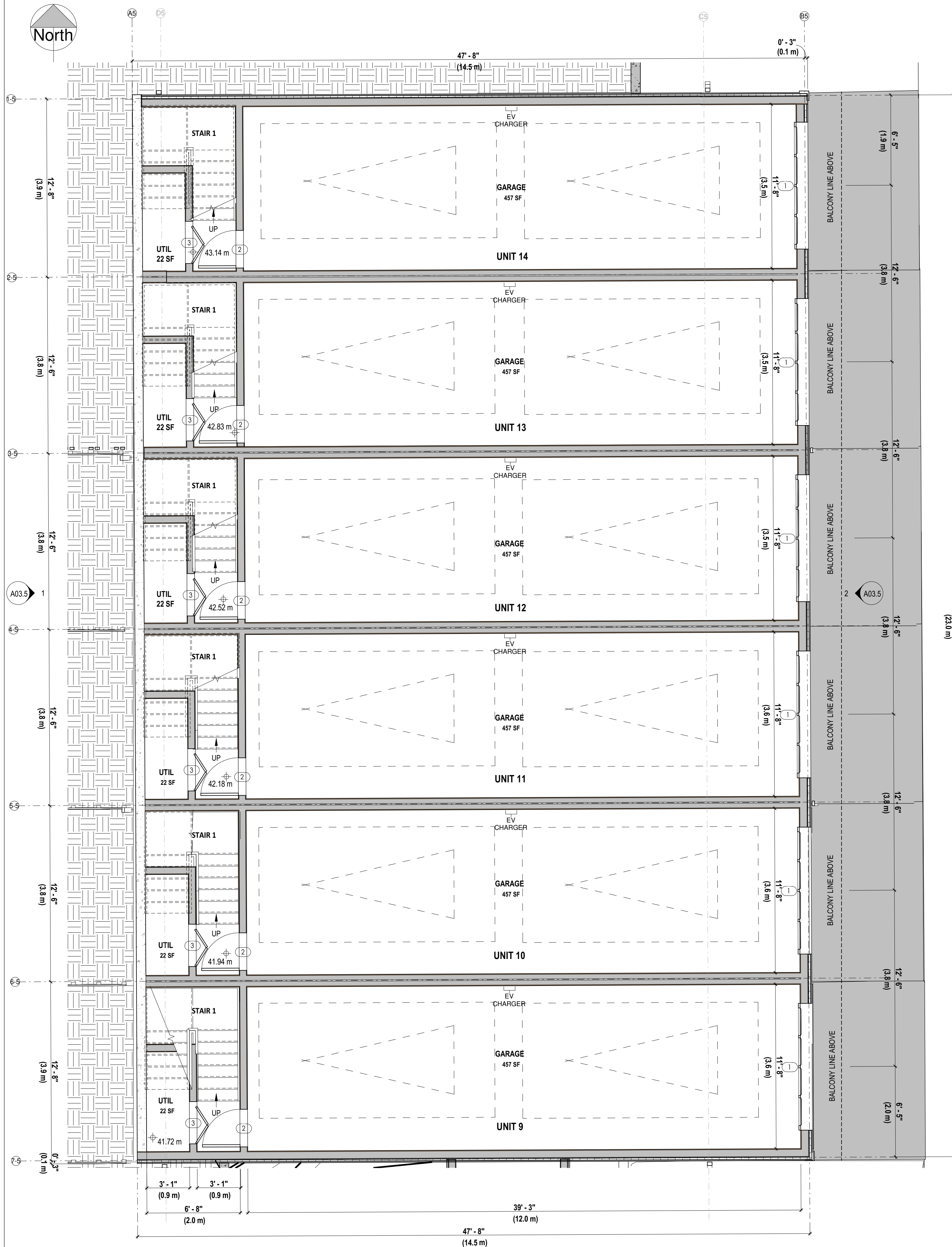
2 BUILDING A4 ROOF
 SCALE: 1 : 50

BUILDING A4 FLOOR AND ROOF PLAN

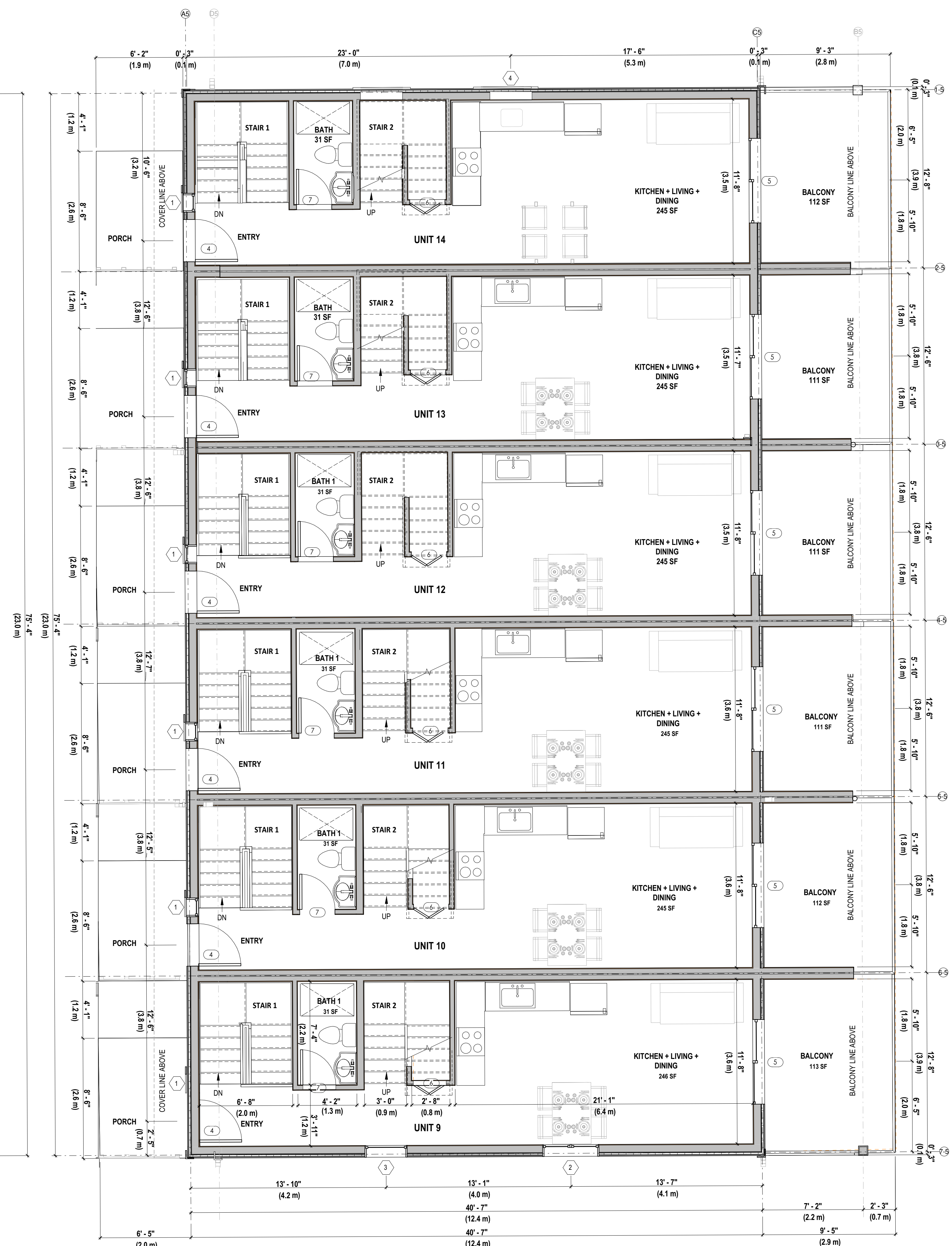
Project number	5981SHOAL
Date	SEP 13, 2024
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Checked by	SB

A02.8

Scale AS NOTED



1 BUILDING A5 GROUND FLOOR
SCALE: 1 : 50 TOTAL AREA 3655 SQ FT (339.6m²)



2 BUILDING A5 2ND FLOOR
SCALE: 1 : 50 TOTAL AREA 3109 SQ FT (288.8m²)

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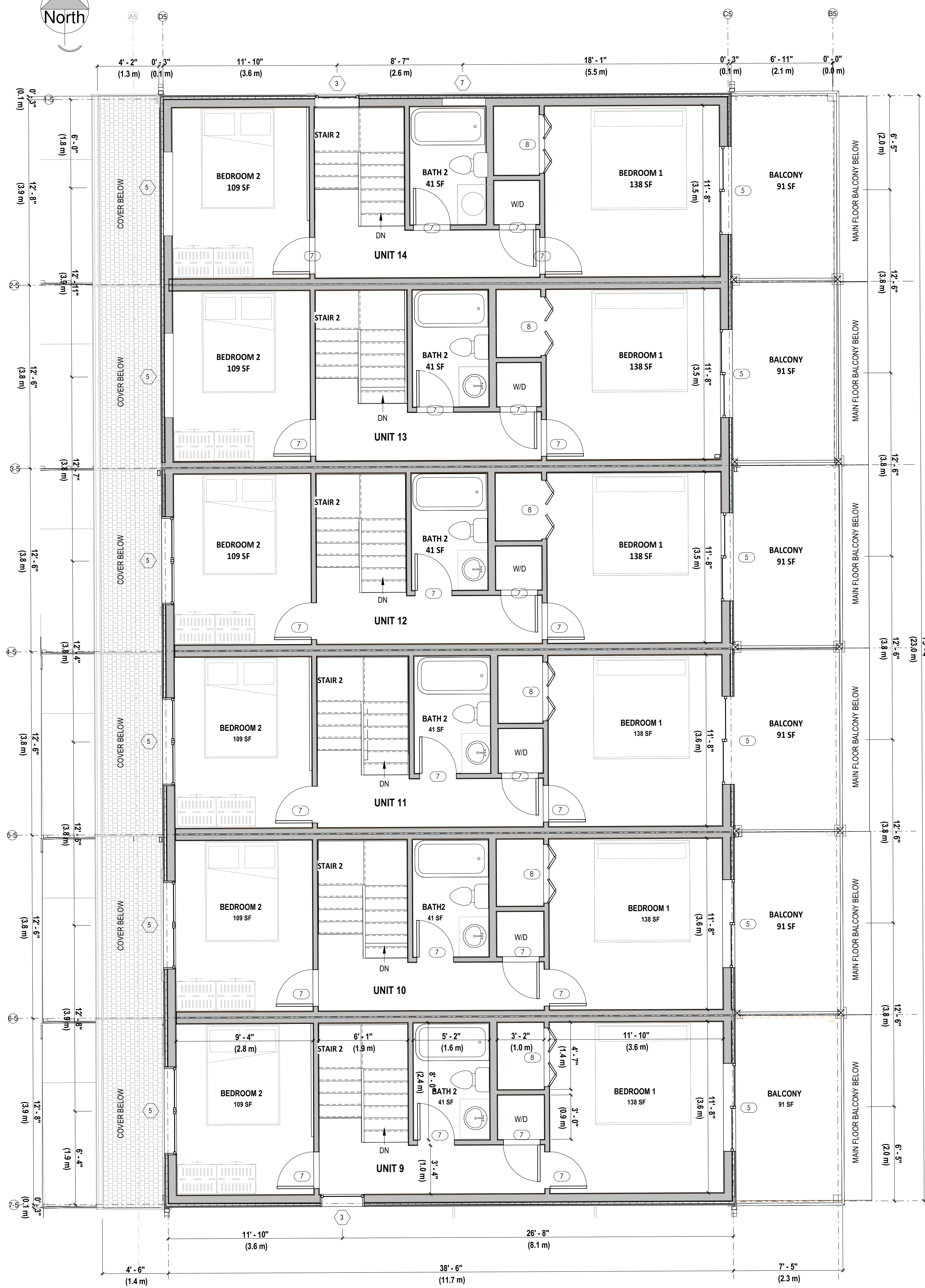
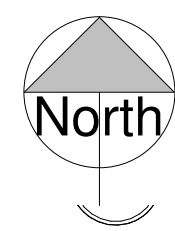
5981 SHOAL WAY

BUILDING A5 FLOOR PLANS

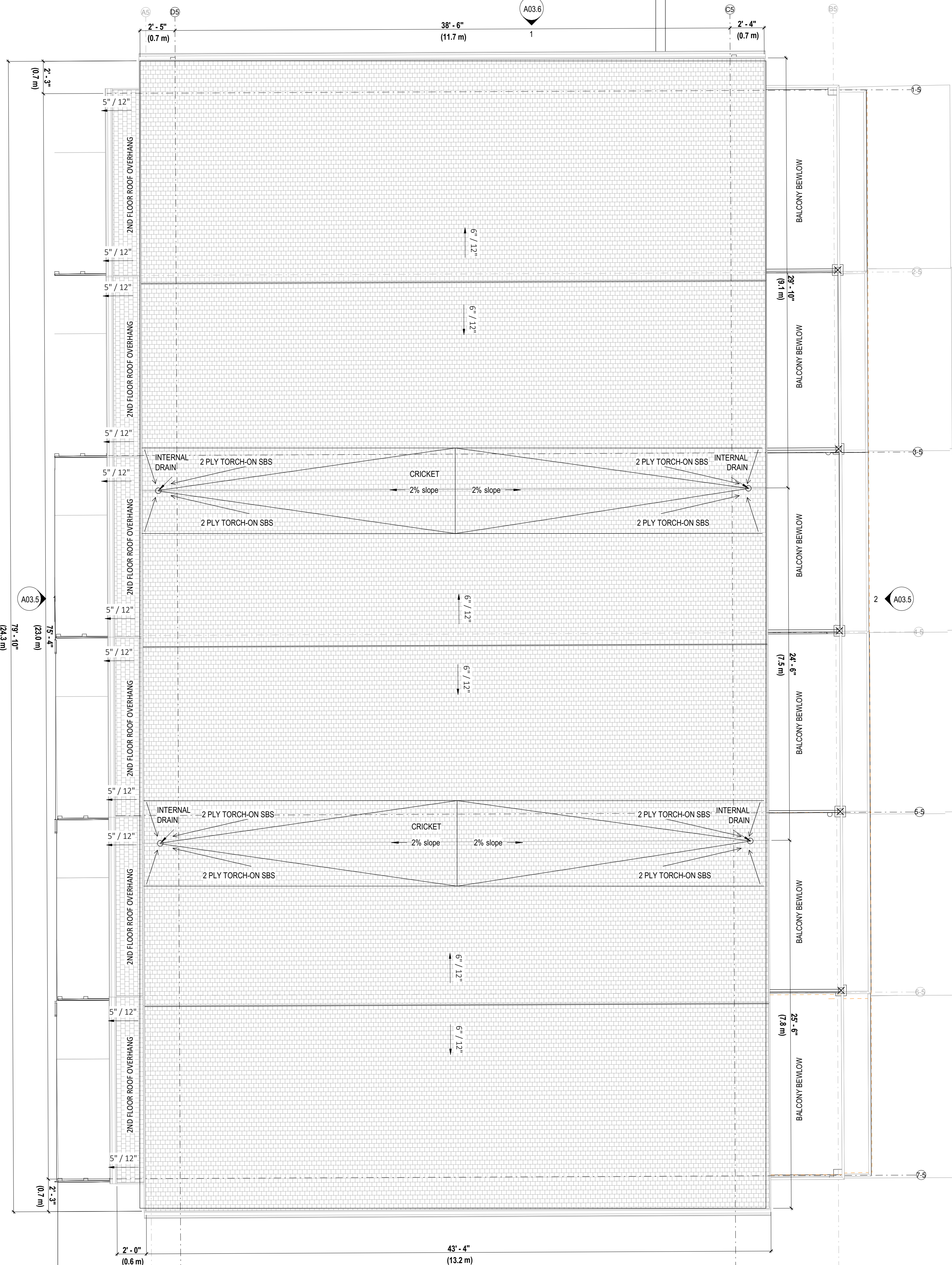
Project number	5981SHOAL
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A02.9

Scale AS NOTED



1 | BUILDING A5 3RD FLOOR
SCALE: TOTAL AREA 2959 SQ FT (274.9m²)



2 | BUILDING A5 ROOF
SCALE: 1 : 50

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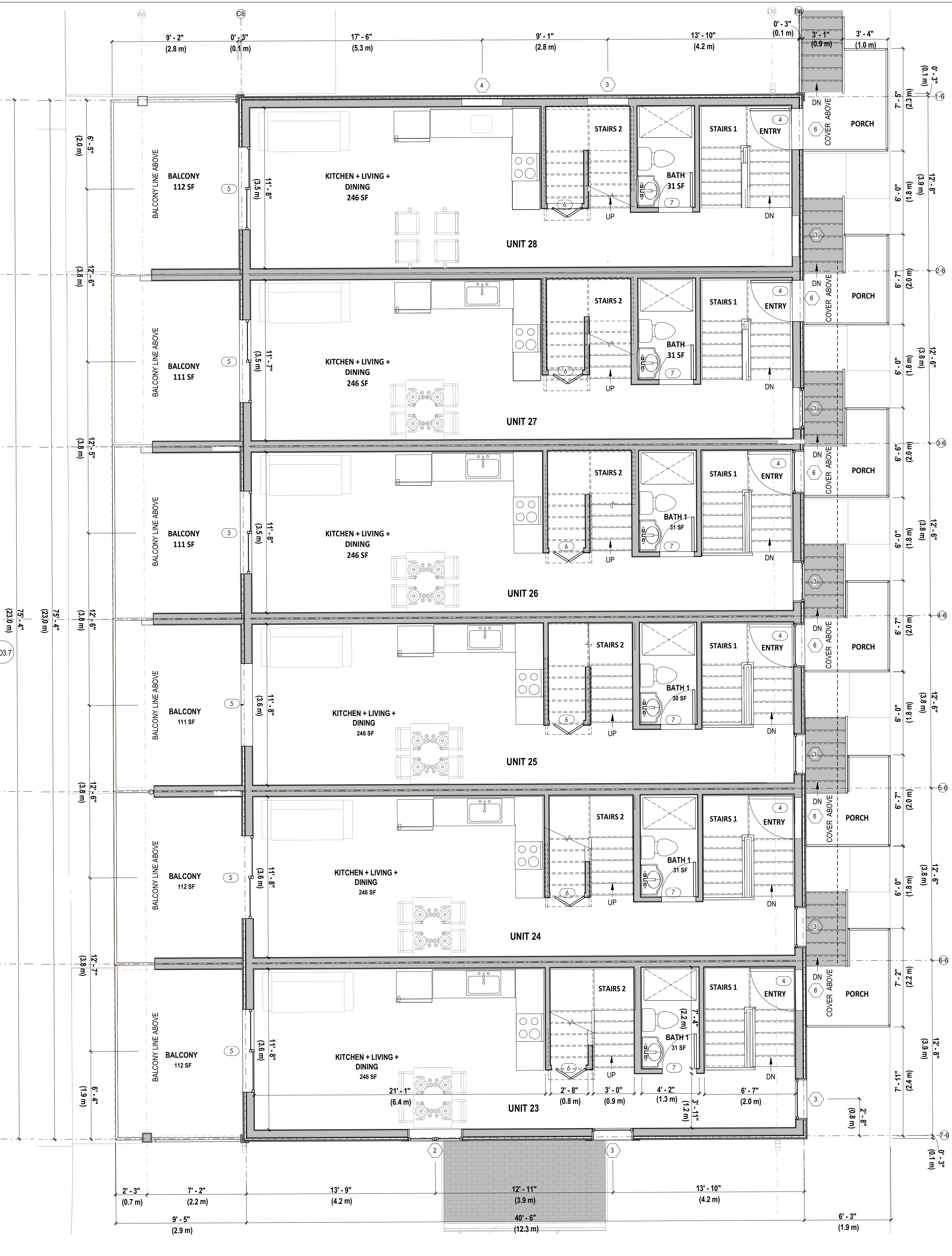
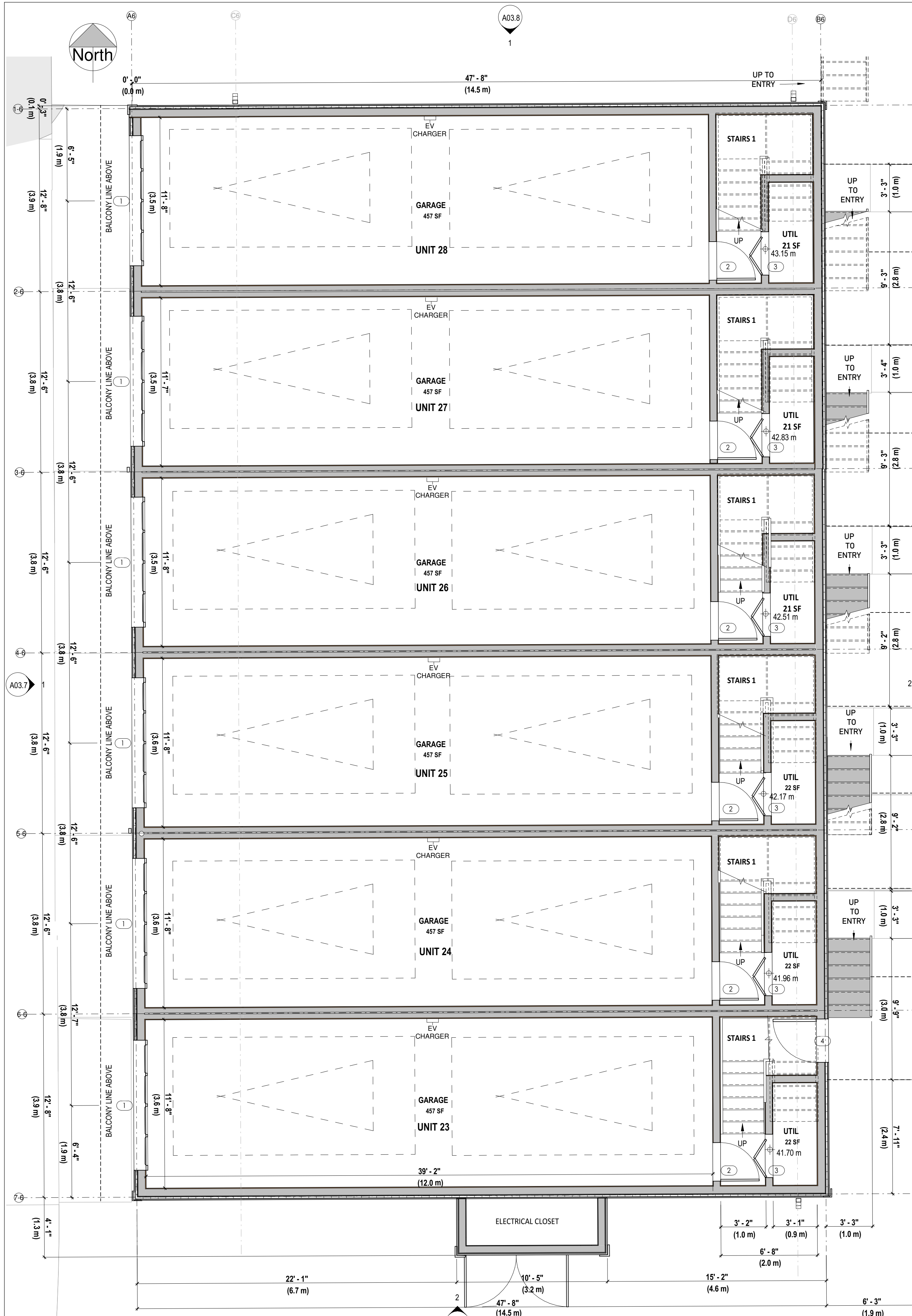
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5981 SHOAL WAY

BUILDING A5 FLOOR AND ROOF PLAN

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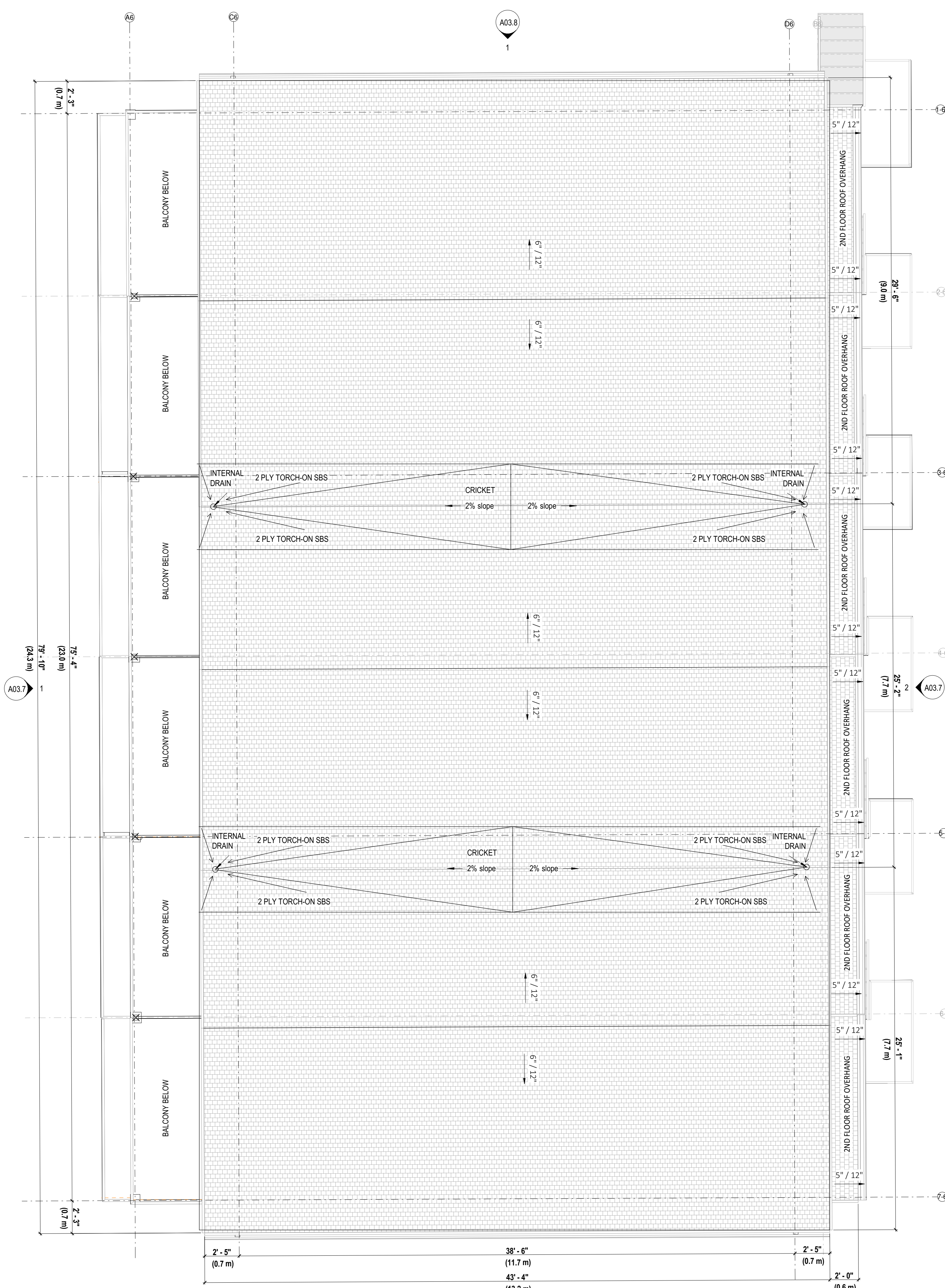
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BUILDING A6 FLOOR PLANS

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BUILDING A6 FLOOR AND ROOF PLAN

Project number: 5981SHOAL
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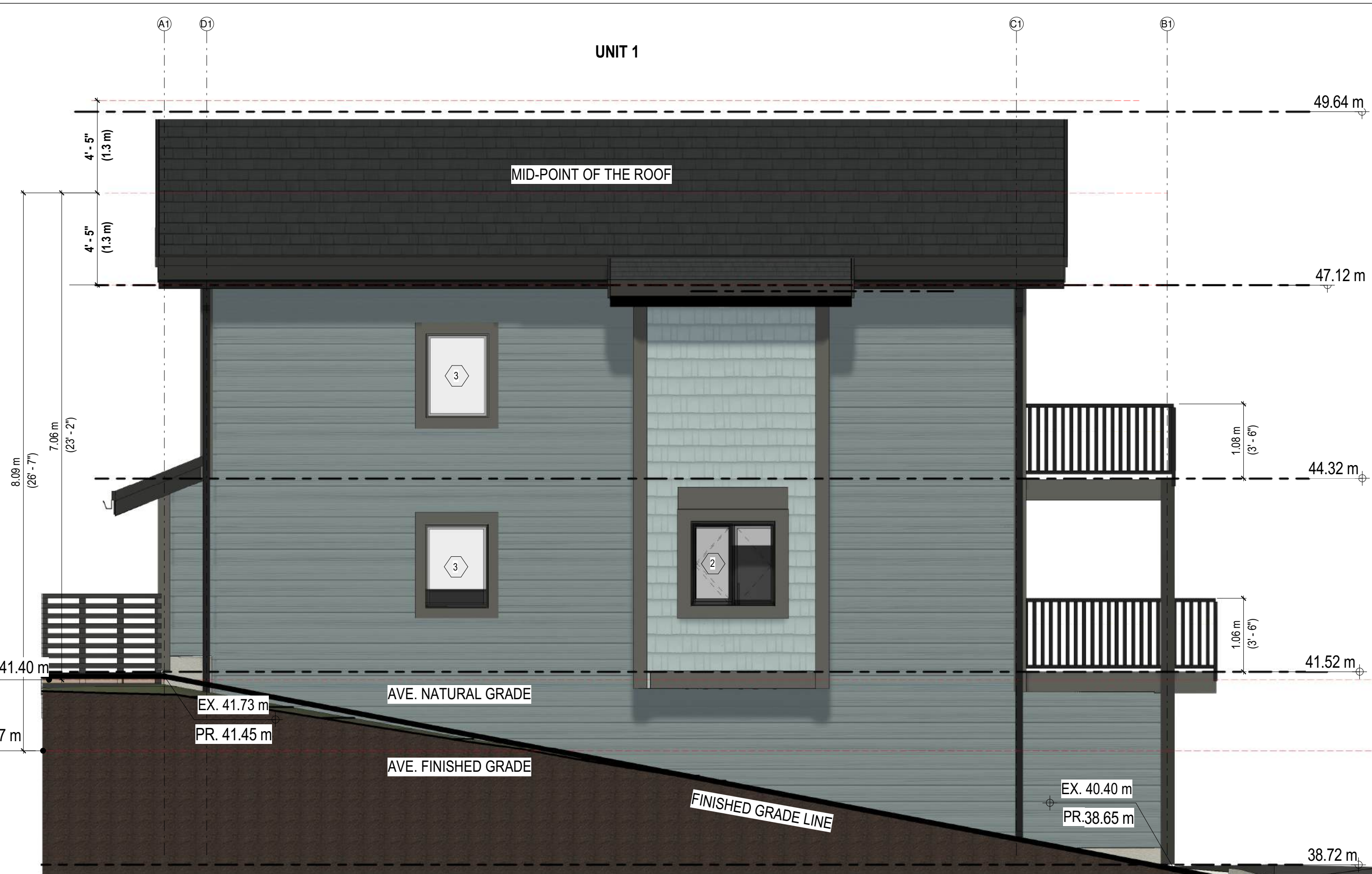
A02.12

Scale: AS NOTED



1 | **BLDG A1 ELEV - WEST**
SCALE: 1:50

2 | **BLDG A1 ELEV - EAST**
SCALE: 1:50



3 | **BLDG A1 ELEV - SOUTH**
SCALE: 1:50

4 | **BLDG A1 ELEV - NORTH**
SCALE: 1:50



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5981 SHOAL WAY

BUILDING A1 ELEVATIONS
Project number: 5981SHOAL
Date: SEP 13, 2024
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A03.1
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1 | **BLDG A2 ELEV - EAST**
SCALE: 1:50

2 | **BLDG A2 ELEV - WEST**
SCALE: 1:50



3 | **BLDG A2 ELEV - SOUTH**
SCALE: 1:50

4 | **BLDG A2 ELEV - NORTH**
SCALE: 1:50



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5981 SHOAL WAY

BUILDING A2 ELEVATIONS

Project number: 5981SHOAL
Date: SEP 13, 2024
Drawn by: YV
Checked by: SB

A03.2

Scale: AS NOTED

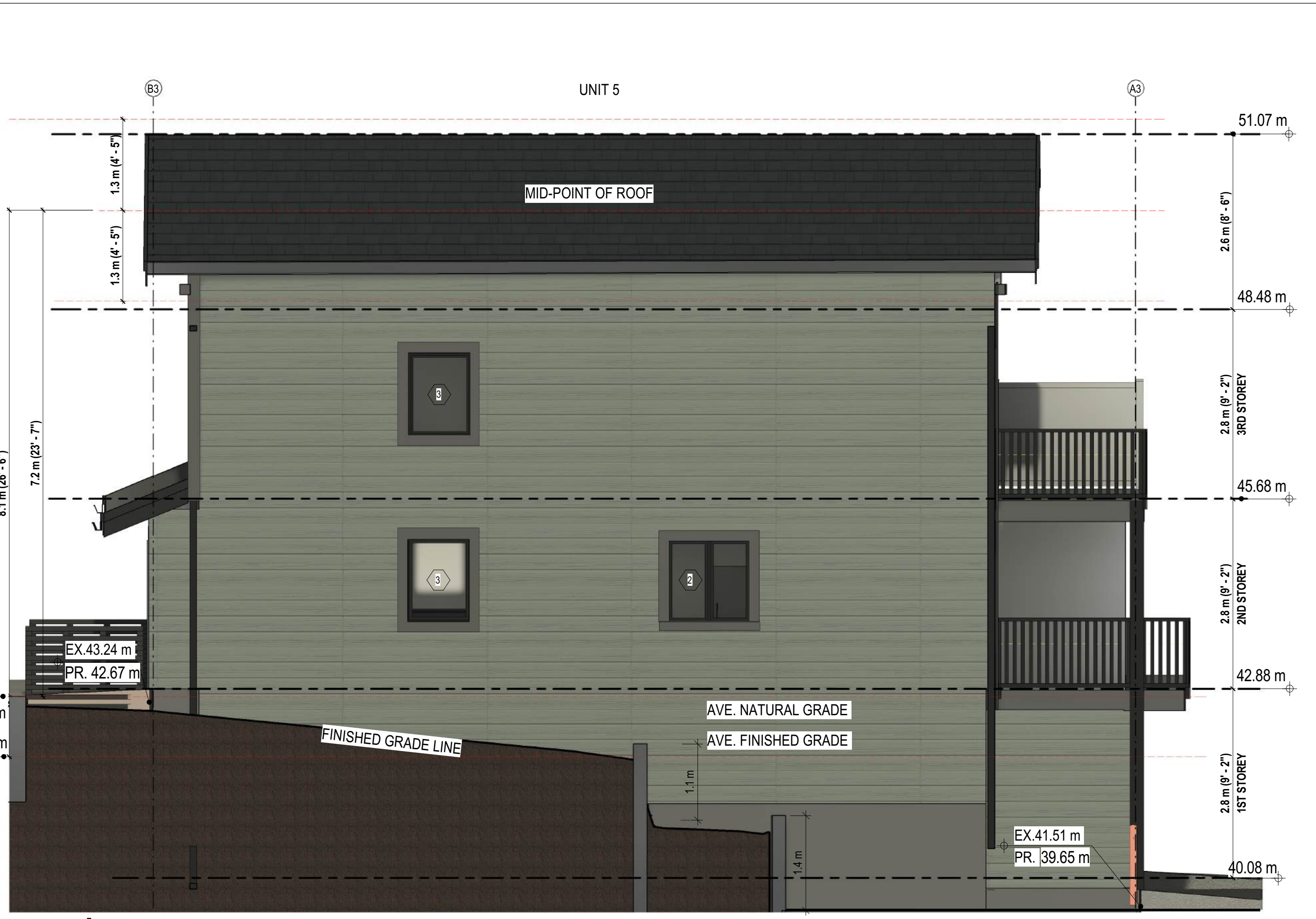
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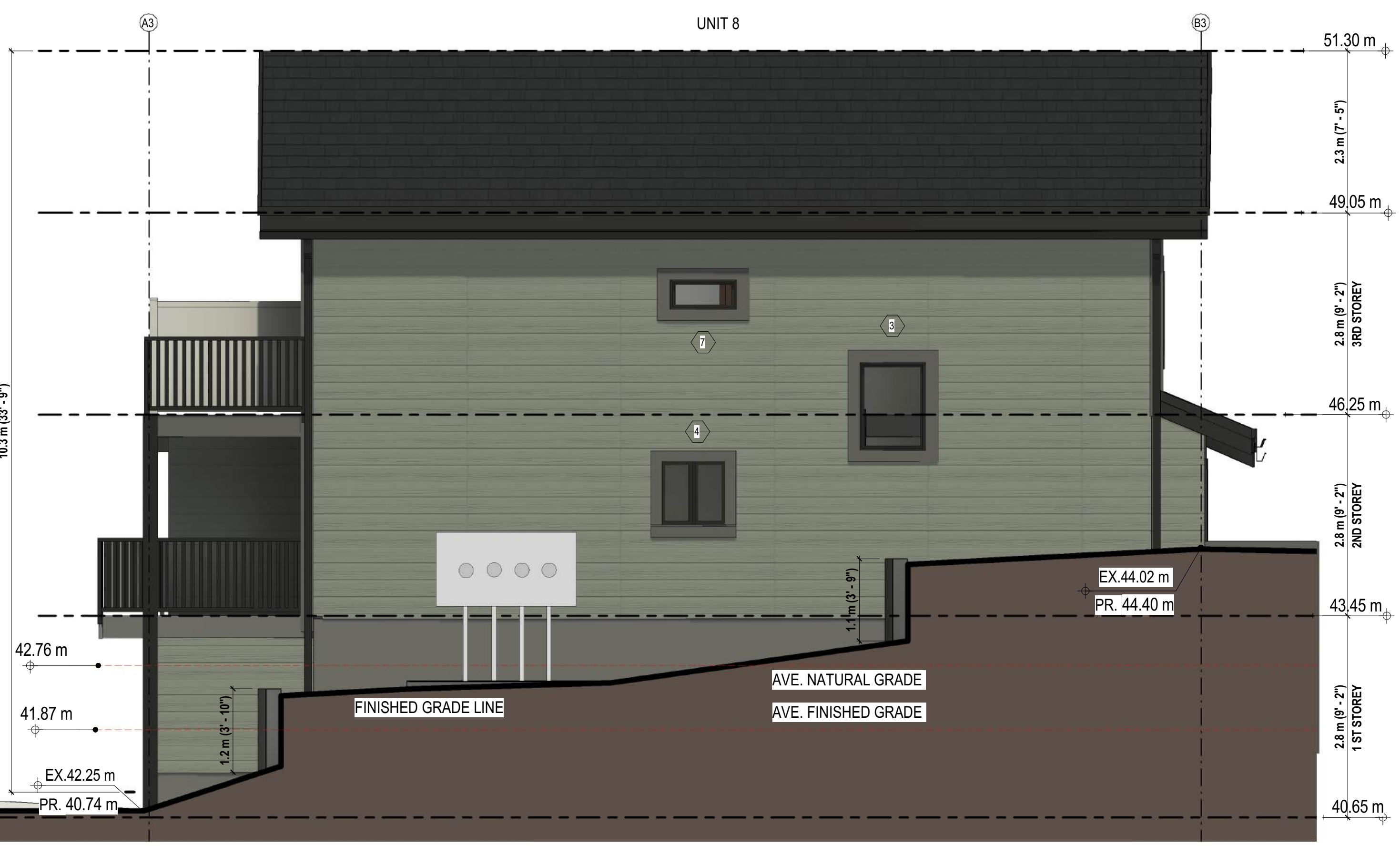
1 | **BLDG A3 ELEV - WEST**
SCALE: 1:50

2 | **BLDG A3 ELEV - EAST**
SCALE: 1:50



3 | **BLDG A3 ELEV - SOUTH**
SCALE: 1:50

4 | **BLDG A3 ELEV - NORTH**
SCALE: 1:50



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SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A3 ELEVATIONS

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	SB

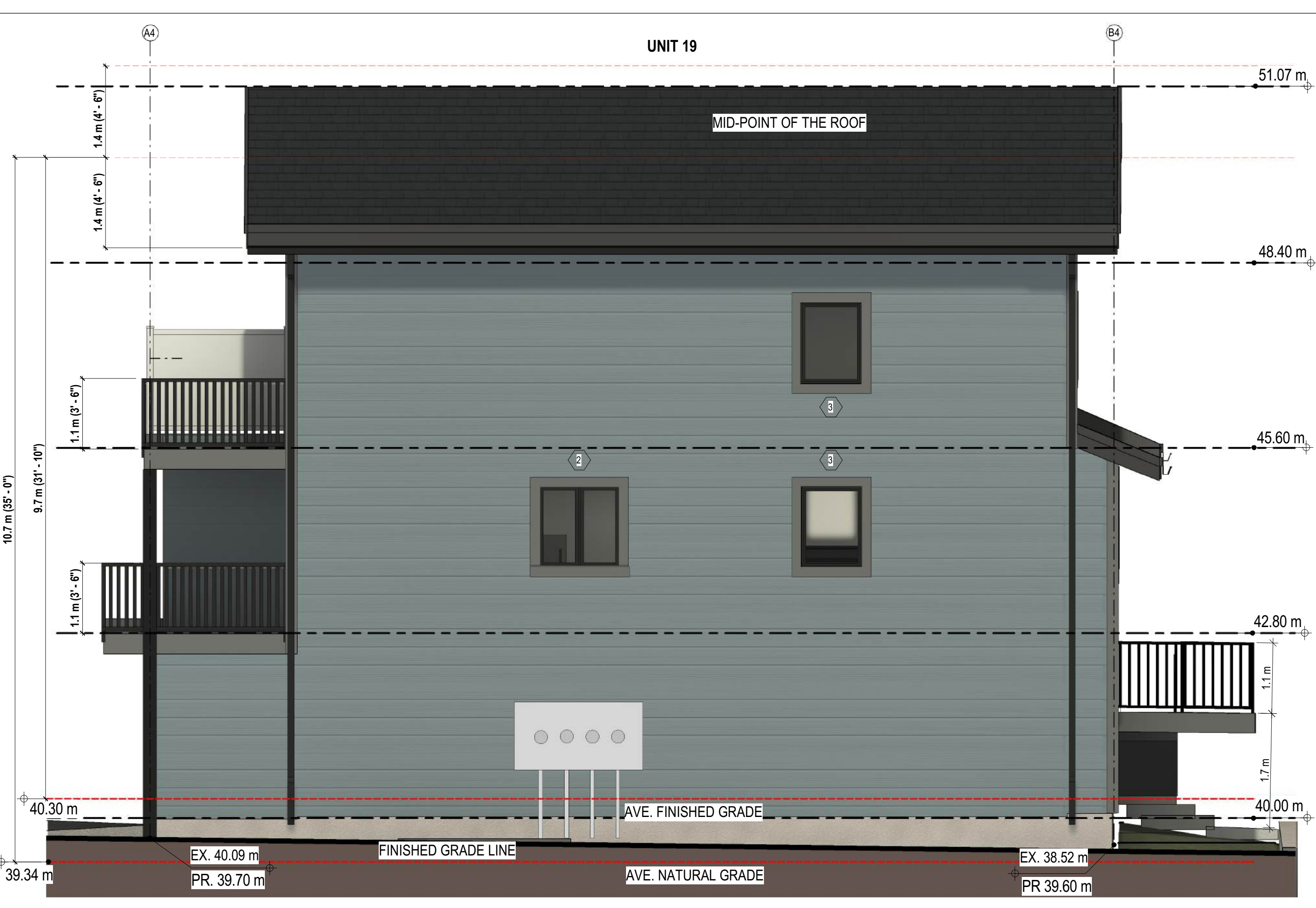
A03.3

Scale AS NOTED



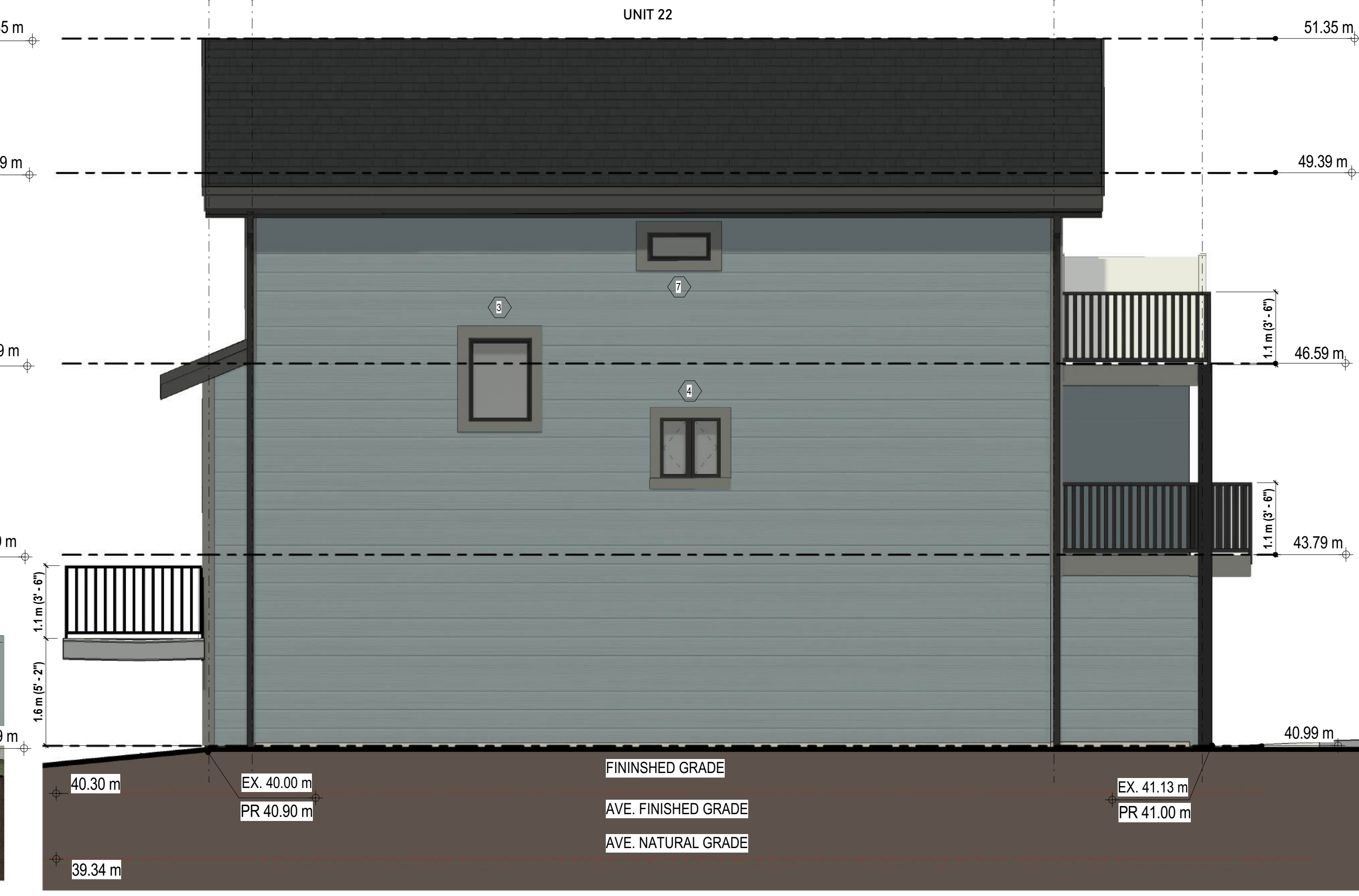
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2 BLDG A4 ELEV - EAST
SCALE: 1:50



3 BLDG A4 ELEV - SOUTH
SCALE: 1:50

4 BLDG A4 ELEV - NORTH
SCALE: 1:50



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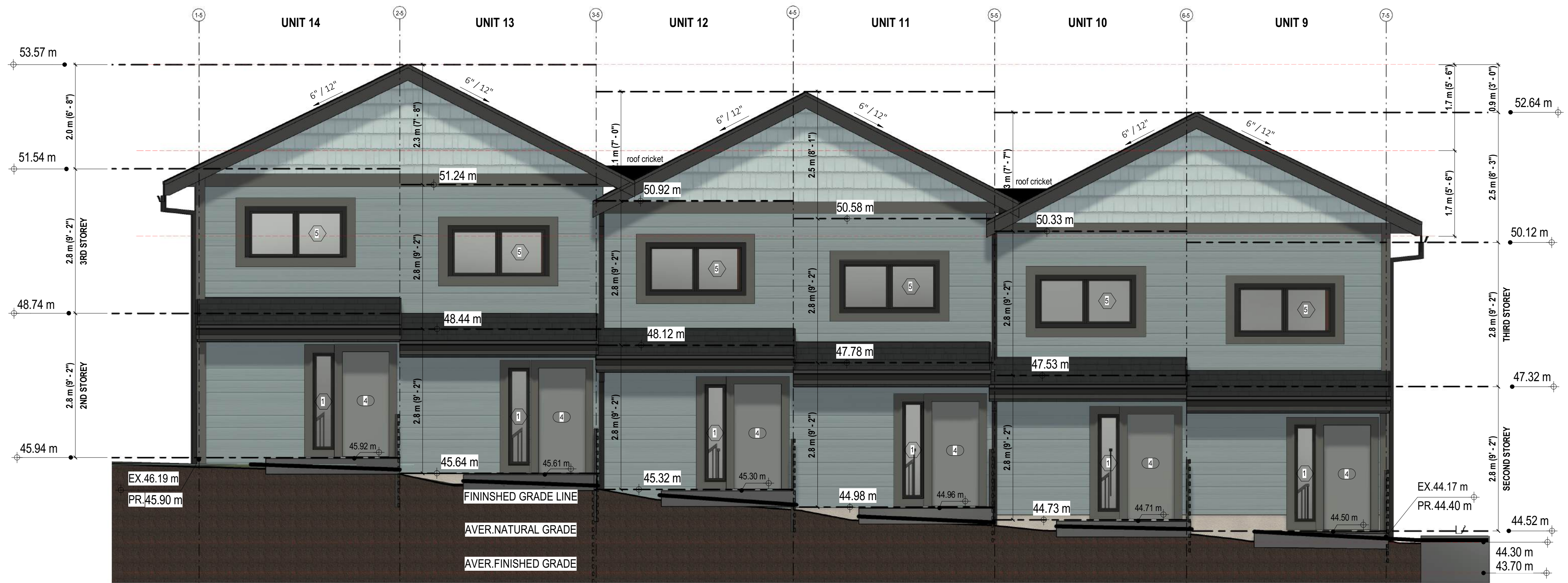
SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A4 ELEVATIONS

Project number: 5981SHOAL
Date: SEP 13, 2024
Drawn by: YV
Checked by: SB

A03.4
Scale: AS NOTED



1 | **BLDG A5 ELEV - WEST**
SCALE: 1:50

2 | **BLDG A5 ELEV - EAST**
SCALE: 1:50



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SHOALTOWNHOUSES

5981 SHOAL WAY

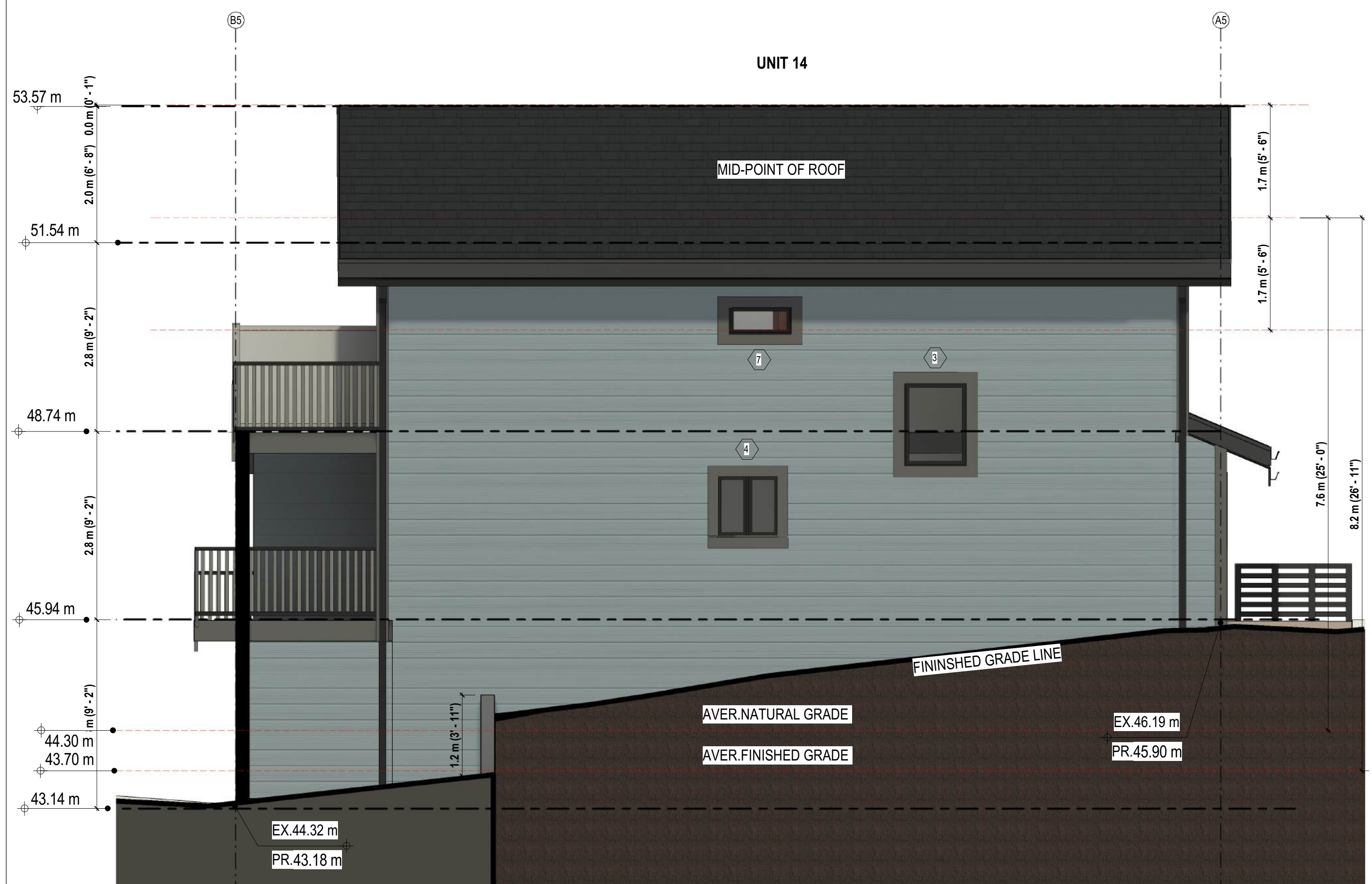
BUILDING A5 ELEVATIONS

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	SB

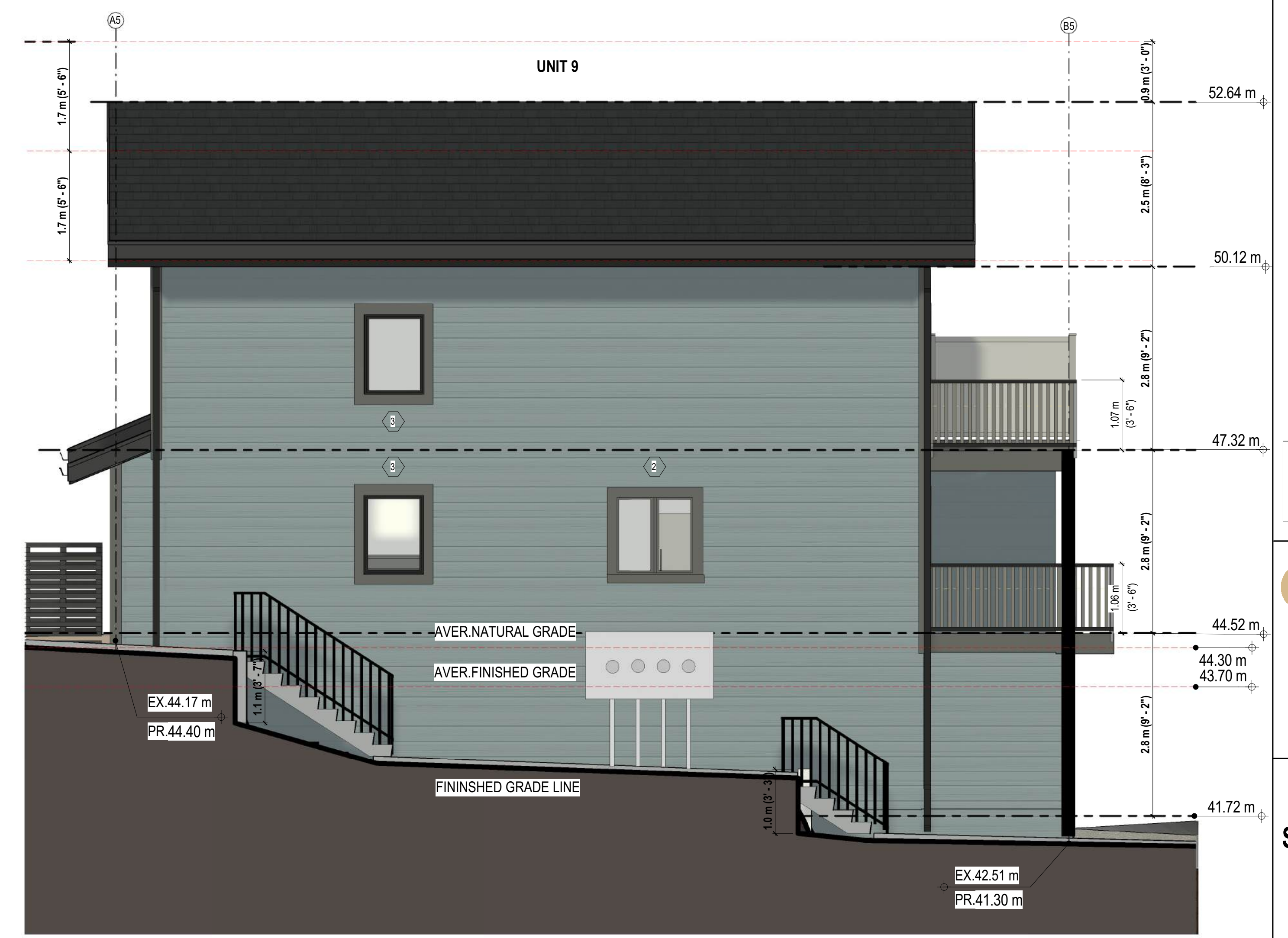
A03.5

Scale AS NOTED

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1 | **BLDG A5 ELEV - NORTH**
 SCALE: 1:50



2 | **BLDG A5 ELEV - SOUTH**
 SCALE: 1:50



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SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A5 ELEVATIONS

Project number	5981SHOAL
Date	SEP 13, 2024
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A03.6
 Scale AS NOTED

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SHOALTOWNHOUSES
 5981 SHOAL WAY

BUILDING A6 ELEVATIONS
 Project number: 5981SHOAL
 Date: SEP 13, 2024
 Drawn by: YV
 Checked by: SB
A03.7
 Scale: AS NOTED

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1 | **BLDG A6 ELEV - NORTH**
 SCALE: 1:50



2 | **BLDG A6 ELEV - SOUTH**
 SCALE: 1:50



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SHOALTOWNHOUSES

5981 SHOAL WAY

BUILDING A6 ELEVATIONS

Project number	5981SHOAL
Date	SEP 13, 2024
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Checked by	SB

A03.8

Scale AS NOTED

BUILDINGS 2,3,6



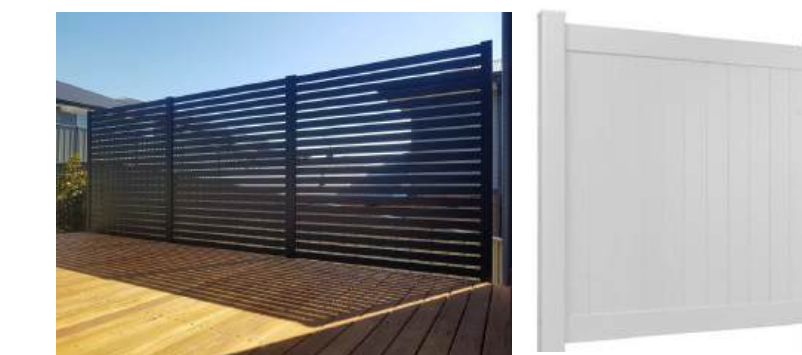
REAR



FRONT

FINISHES / MATERIALS

- 1.a 8 1/4" WIDE PROFILE LAP SIDING
PAINTED HARDIE PLANK
WOOD TEXTURE
COLOUR AS SHOWN OR SIMILAR
- 1.b 8 1/4" WIDE PROFILE LAP SIDING
PAINTED HARDIE PLANK
WOOD TEXTURE
COLOUR AS SHOWN OR SIMILAR
- 2.a ACCENTS (SIDING)
PAINTED HARDIESHINGLE PANEL SIDING
STRAIGHT EDGE WOOD TEXTURE
@GABLE ROOFS AND EXPOSED BAY WINDOWS SIDES
- 2.b ACCENTS (SIDING)
PAINTED HARDIESHINGLE PANEL SIDING
STRAIGHT EDGE WOOD TEXTURE
@GABLE ROOFS AND EXPOSED BAY WINDOWS SIDES
- 3. TRIM (TYPICAL)
MEDIUM GREY PAINTED COMBED WOOD
WINDOWS/DOORS - 6"
BELLY BEND AND CORNER BOARD - 8"
FASCIA/RAKE BOARD - 10"
- 4. WINDOWS/DOORS (TYPICAL)
BLACK PVC
- 5. ENTRY DOORS TO BE INSULATED
FIBREGLASS ON PVC FRAME
COLOUR AS TRIMS OR SIMILAR
- 6. GARAGE DOORS TO BE INSULATED
PAINTED STEEL
THERMO-CRAFT T-16 SABLE GREY
- 7. ROOFING
FIBREGLASS BASED ARCHHITECTURAL
ASPHALT SHINGLE
CHARCOAL
SOFFITS
WHITE VINYL, VENTED 4"
@BALCONY SOFFITS AND
ENTRIES/GARAGES COVER
GUTTERS AND DOWNSPOUTS
BLACK METAL
- 8. RAILING
BLACK METAL
- 9. PRIVACY SCREENS
PORCHES 42" HORIZONTAL SLATTED METAL
PLANKS WITH GAP, DARK GREY
BALCONIES 60" SOLID VINYL PANEL,
TRIM COLOUR OR SIMILAR



BUILDINGS 1,4,5



REAR



FRONT

DOOR SCHEDULE								
TAG	TYPE	DESCRIPTION	COUNT	LOCATION	LEVEL	WIDTH	HEIGHT	COMMENTS
1	Overhead	Insulated steel door	28	Garage	FIRST STOREY	2.74 m	2.13 m	
2	Swing	Solid Self Closing/Air Tight	28	From garage to unit	FIRST STOREY	0.81 m	2.03 m	
3	Bi-Fold	2Panel	28	Utility Room	FIRST STOREY	0.91 m	2.03 m	
4	Swing Exterior	Solid Single Panel	28	Entry Door	SECOND STOREY	0.91 m	2.03 m	
5	Sliding	Exterior 2Panel Glass Door	56	Balconies	SECOND/THIRD STOREY	1.83 m	2.08 m	
6	Bi-Fold	2Panel	30	Understair Closet/Linen Closet	SECOND/THIRD STOREY	0.76 m	2.03 m	
7	Swing	Hollow Single Panel	140	Bathrooms/Bedrooms/Laundry	SECOND/THIRD STOREY	0.76 m	2.03 m	
8	Bi-Fold	4Panel	30	Bedrooms 1	THIRD STOREY	1.22 m	2.03 m	
Grand total: 368								

WINDOW SCHEDULE								
TAG	TYPE	DESCRIPTION	COUNT	LOCATION	LEVEL	WIDTH	HEIGHT	COMMENTS
1	Fixed		14	Units Entry Buildings A1, A3, A5	SECOND STOREY	0.41 m	1.88 m	
2	Sliding		6	Dining units 1,5,9,15,19,23	SECOND/THIRD STOREY	1.22 m	1.22 m	
3	Fixed		32	Entry hallway, Stairs	SECOND/THIRD STOREY	0.91 m	1.22 m	
4	Sliding		6	Kitchen units 4,8,14,18,22,28	SECOND STOREY	0.91 m	0.91 m	
5	Sliding		28	Bedroom 2	THIRD STOREY	1.83 m	0.91 m	
6	Fixed		14	Units Entry Buildings A2, A4, A6	SECOND STOREY	0.97 m	0.61 m	
7	Sliding		6	BATH 2, units 4,8,14,18,22,28	THIRD STOREY	0.91 m	0.41 m	
Grand total: 106								

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SHOALTOWNHOUSES

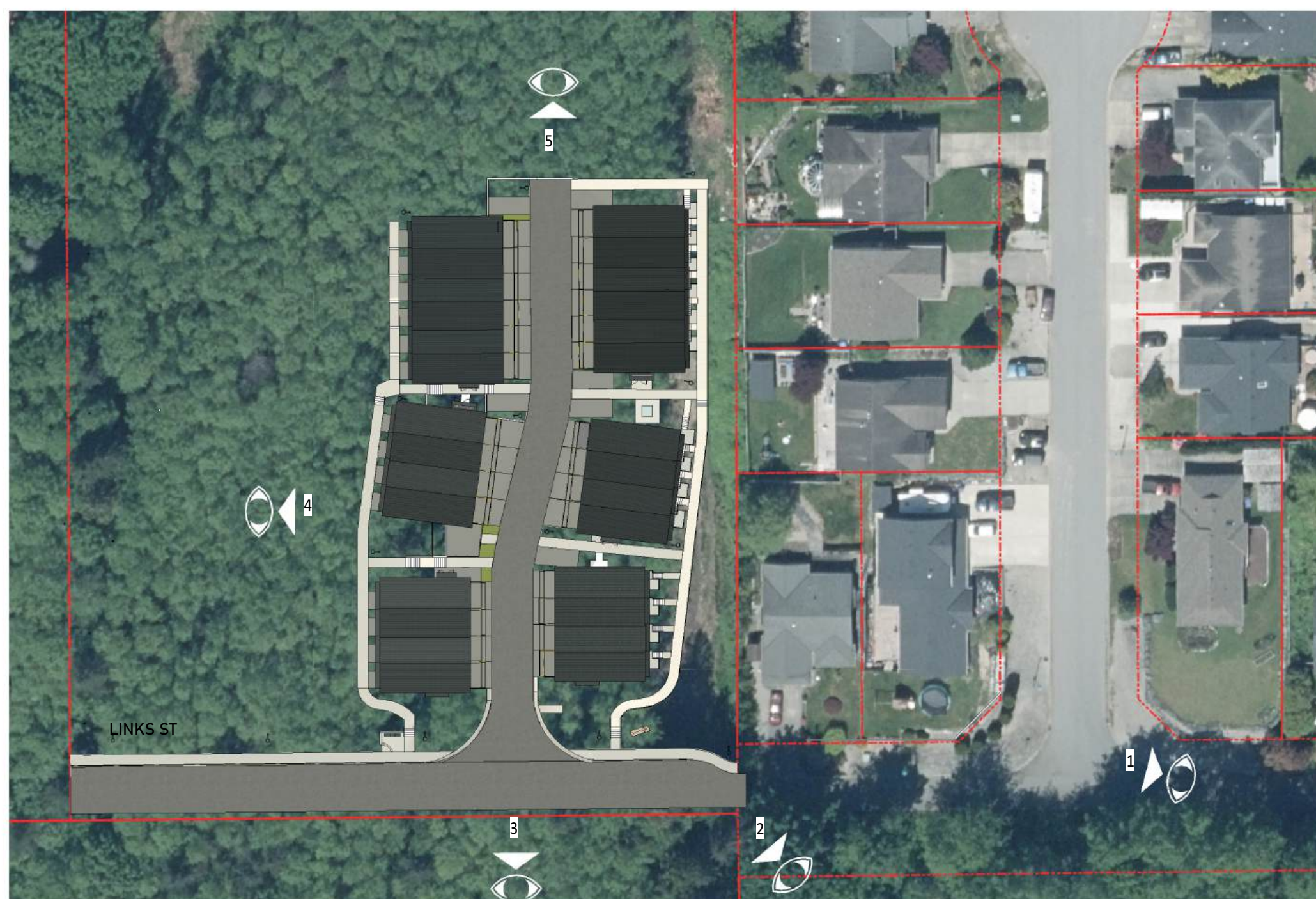
5981 SHOAL WAY

MATERIALS AND FINISHES

Project number: 5981SHOAL
Date: SEP 13, 2024
Drawn by: YV
Checked by: Checker

A04

Scale: AS NOTED



0 | **VIEWS KEY PLAN**
SCALE: 1 : 700



1 | **3D VIEW - FROM LINKS ST (SE CORNER OF LOT) @ ST. ANDREW'S PLACE**
SCALE:



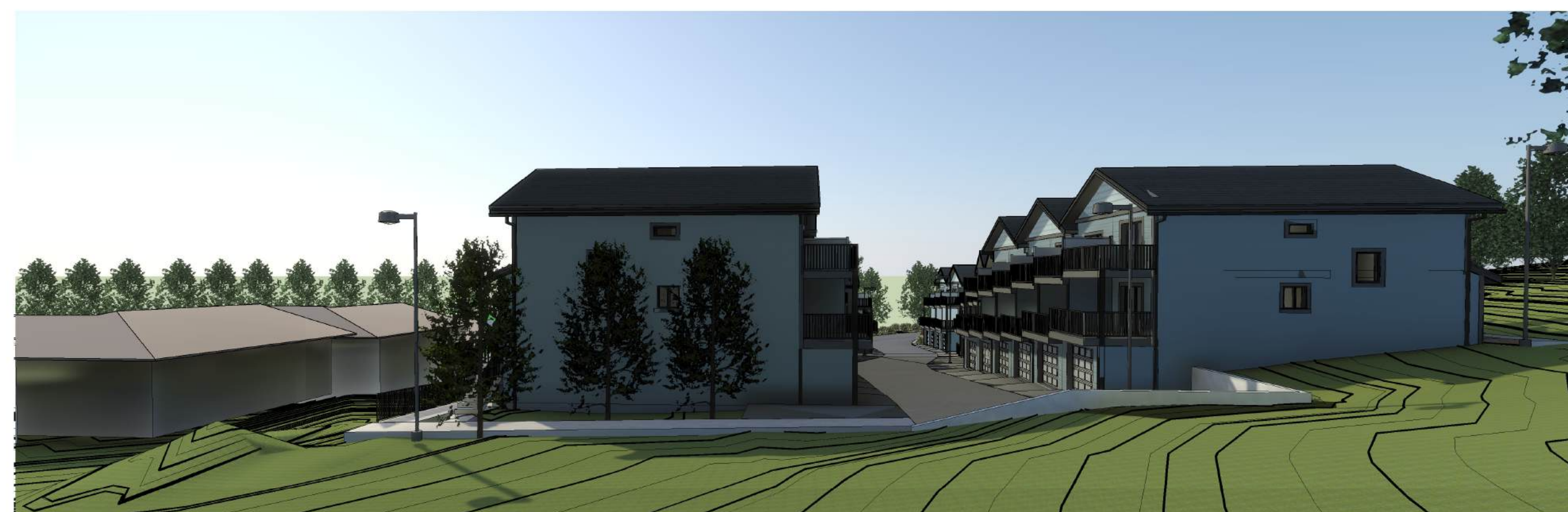
2 | **3D VIEW - VIEW FROM LINKS STREET @ ENTRY SIGNAGE**
SCALE:



3 | **3D VIEW - LOT A - FROM SOUTH**
SCALE:



4 | **3D VIEW - LOT A - FROM WEST**
SCALE:



5 | **3D VIEW - LOT A - FROM NORTH**
SCALE:

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SHOALTOWNHOUSES

5981 SHOAL WAY

3D VIEWS / STREETSCAPE

Project number	5981SHOAL
Date	SEP 13, 2024
Drawn by	YV
Checked by	SB

A05

Scale AS NOTED



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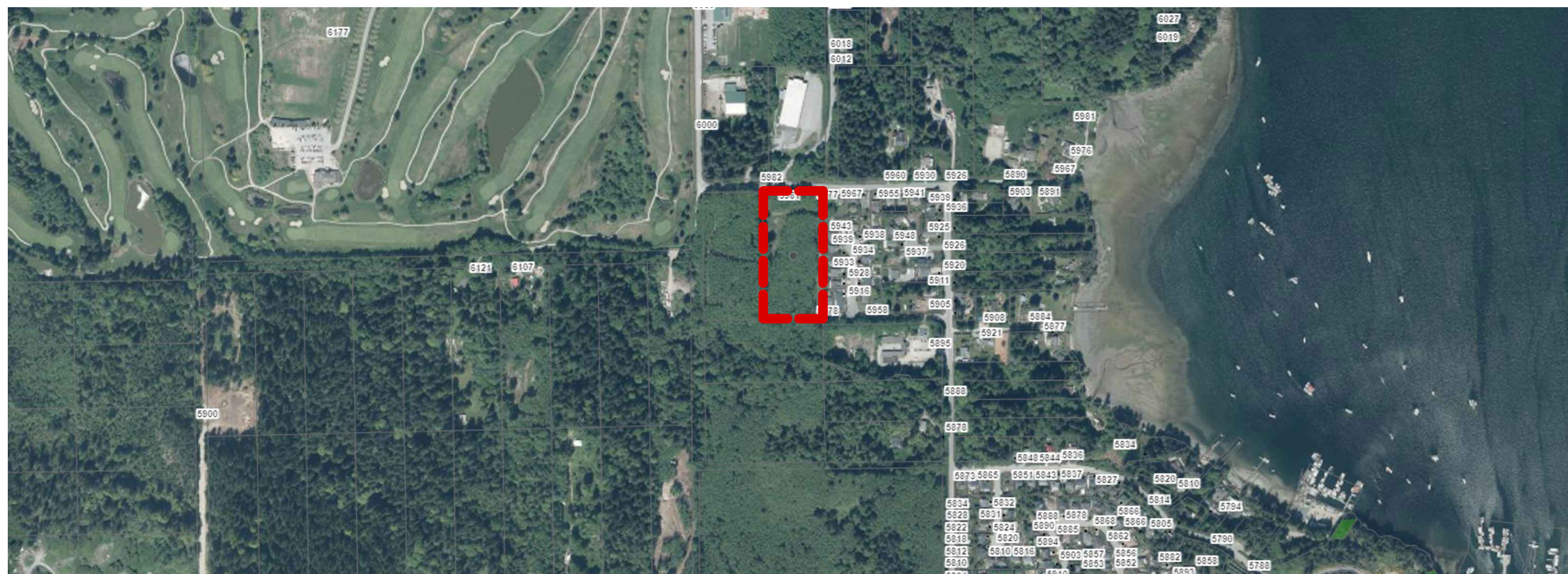
5981 SHOAL WAY

RENDERS

Project number 5981SHOAL
 Date SEP 13, 2024
 Drawn by YV
 Checked by SB

A05.1
 Scale AS NOTED

Attachment 2



1 SITE CONTEXT PLAN 1

N.T.S.



2 SITE CONTEXT PLAN 2

N.T.S.

SHOAL WAY

5981 SHOAL WAY | SECHelt | BC

LANDSCAPE PLANS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 1.5m NON-COMBUSTIBLE ZONE
- ⊗ EXISTING TREE TO BE REMOVED
- RECLAMATION SEED MIX
- MEADOW SEED MIX
- RIVER ROCK
- WILDFLOWER SEED MIX
- EXISTING FOREST
- PROPOSED PLAYGROUND
- CONCRETE PAVING
- BIKE RACK
- BENCH
- RETAINING WALL

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO. DATE: (y/m/d) DESCRIPTION:		
ISSUES & REVISIONS:		

SEAL:



PROJECT NAME:
SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
**5981 SHOAL WAY
 SECHULT, BC**

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	220595-L

DRAWING NO.: **L1**

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- MEADOW SEED MIX
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2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO. DATE: (y/m/d) DESCRIPTION:		
ISSUES & REVISIONS:		
SEAL:		



PROJECT NAME:
SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
**5981 SHOAL WAY
SECHelt, BC**

DRAWING TITLE:
ENLARGEMENT 1

SCALE: 1:100

DRAWN: AN

CHECKED: JT

PROJECT NO: 220595-L

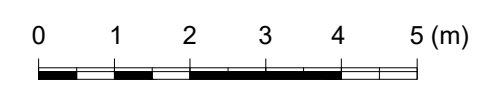
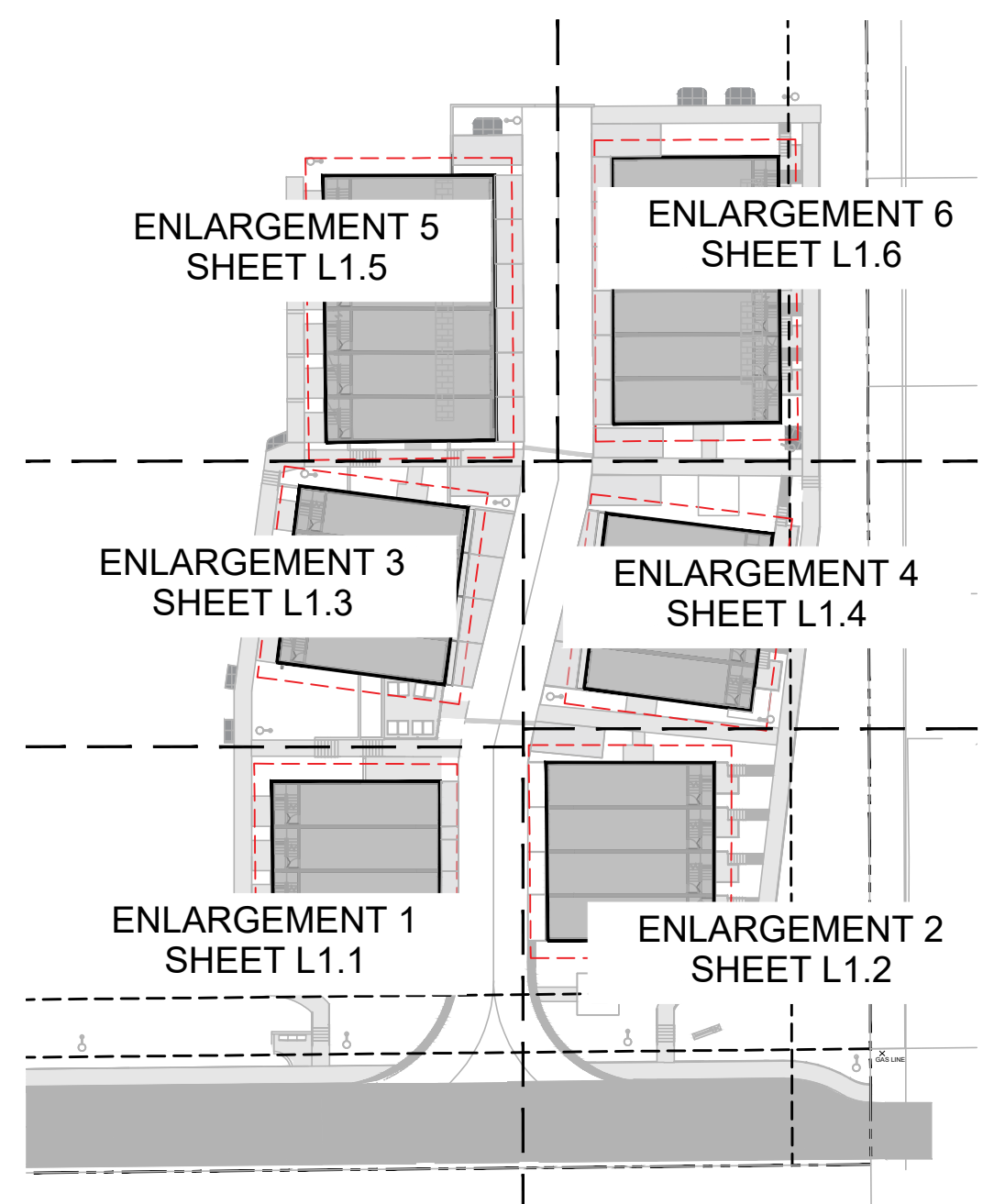
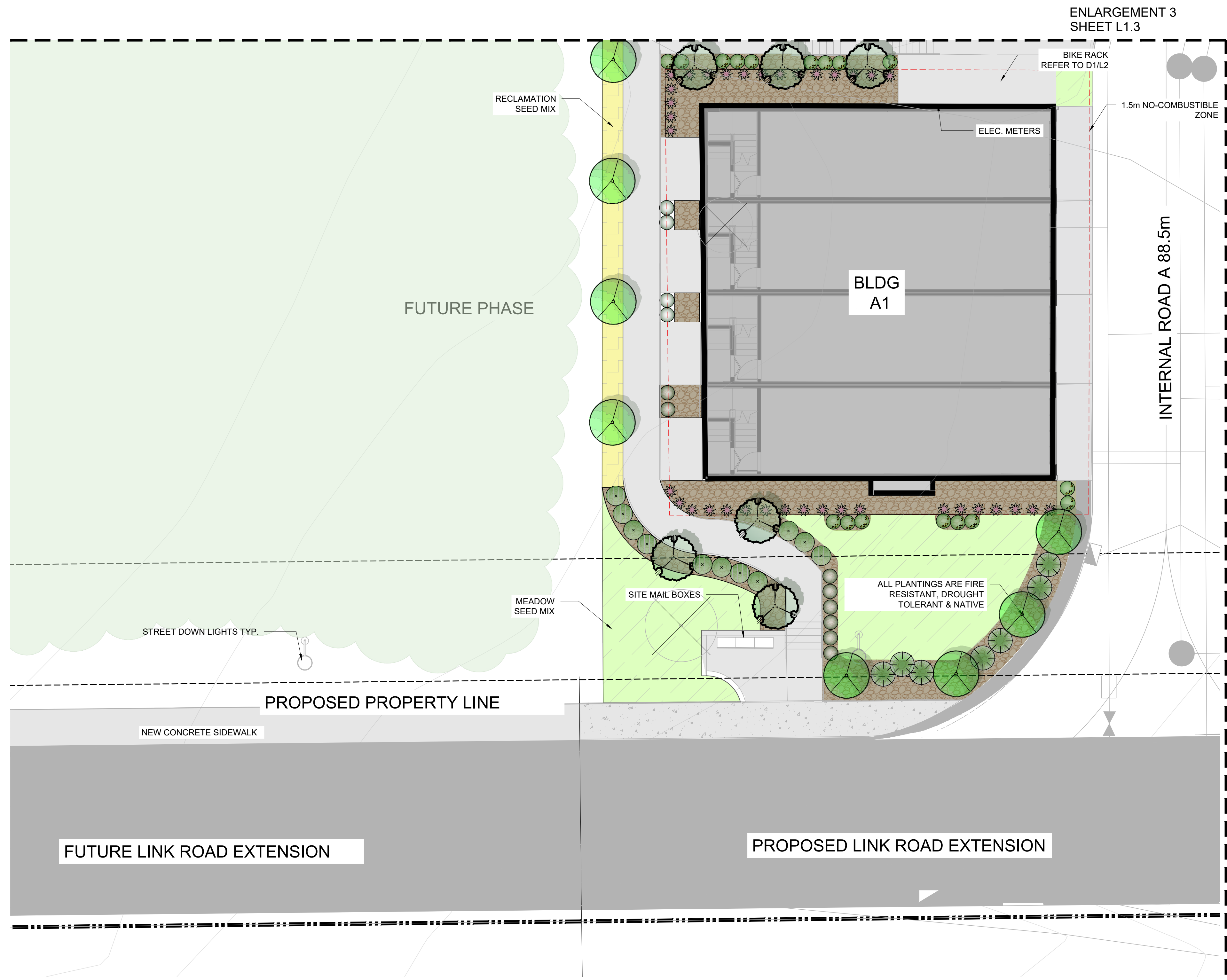
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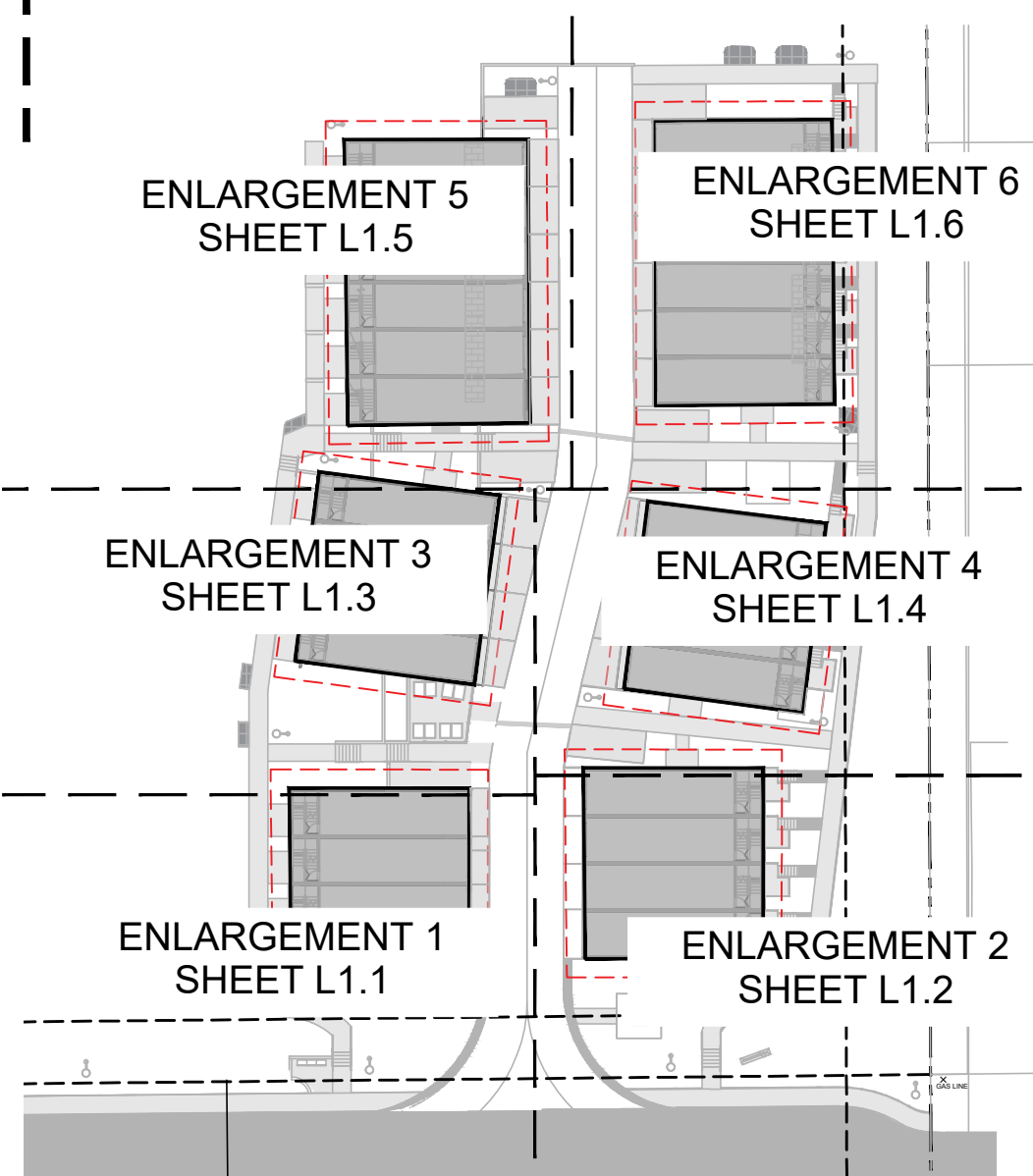
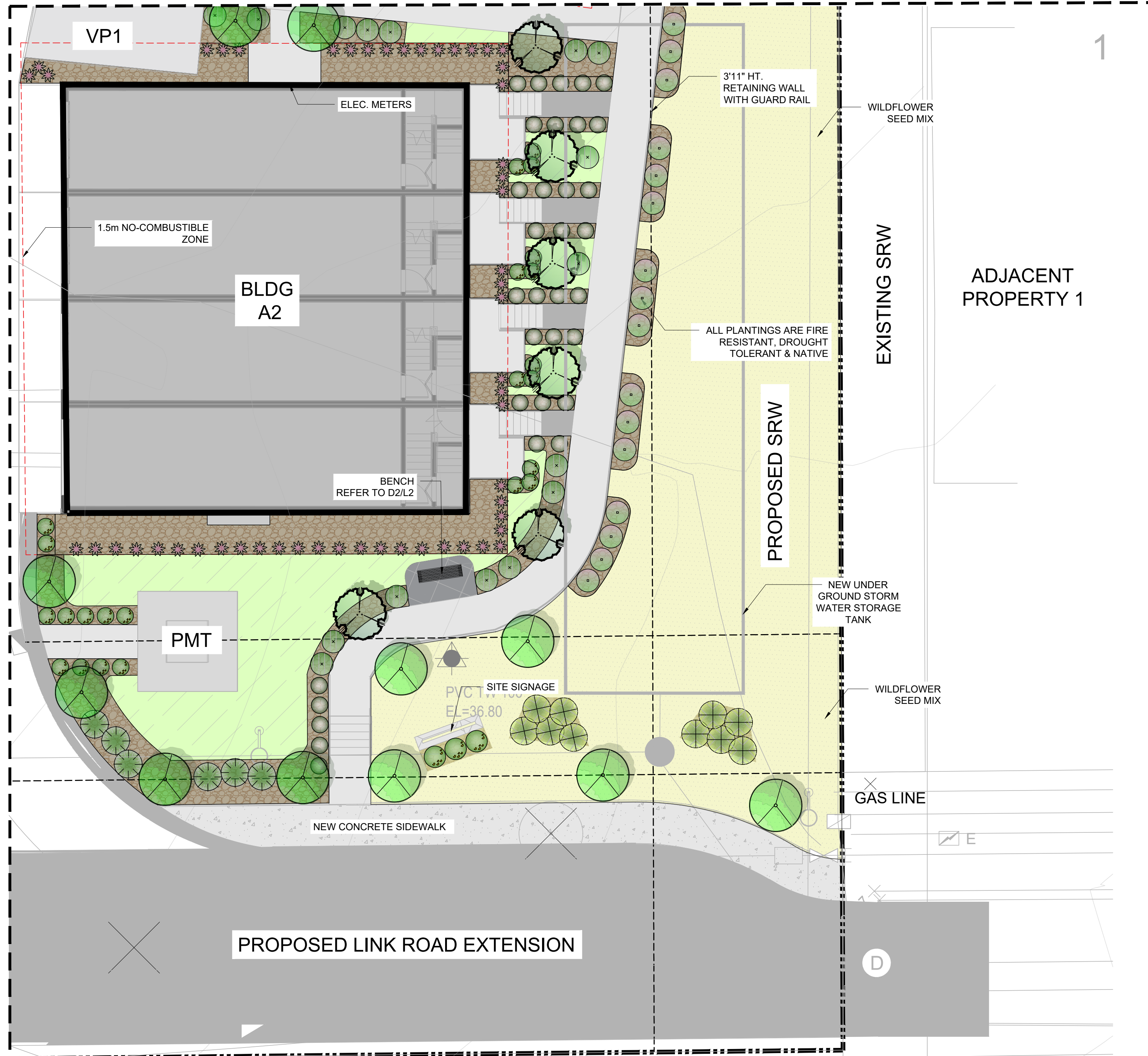
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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	24	<i>Acer glabrum</i> var. <i>douglasii</i>	Douglas Maple	6cm Cal.	As Shown	W.B.
	45	<i>Carpinus Betulus</i> 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
SHRUBS						
	67	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	40 cm Ht	As Shown	#5 Pot
	78	<i>Buxus sempervirens</i>	Common Boxwood	50 cm Ht	As Shown	#5 Pot
	13	<i>Physocarpus opulifolius</i> 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
	39	<i>Cornus sericea</i>	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
	10	<i>Rosa nutkana</i>	Nootka Rose	50 cm Ht	As Shown	#5 Pot
	55	<i>Ceanothus</i> 'Puget Blue'	California Lilac	50 cm Ht	As Shown	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	246	<i>Achillea millefolium</i> 'Paprika'	Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
	27	<i>Erigeron glaucus</i>	Beach Aster	1 Gallon	As Shown	Potted

Note: All plantings are fire resistant, drought tolerant and native





PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	24	Acer glabrum var. douglasii	Douglas Maple	6cm Cal.	As Shown	W.B.
	45	Carpinus Betulus 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
SHRUBS						
	67	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	40 cm Ht	As Shown	#5 Pot
	78	Buxus sempervirens	Common Boxwood	50 cm Ht	As Shown	#5 Pot
	13	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
	39	Cornus sericea	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
	10	Rosa nutkana	Nootka Rose	50 cm Ht	As Shown	#5 Pot
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	27	Erigeron glaucus	Beach Aster	1 Gallon	As Shown	Potted

Note: All plantings are fire resistant, drought tolerant and native

LEGEND

- PROPERTY LINE
- SETBACK LINE
- - - 1.5m NON-COMBUSTIBLE ZONE
-
 EXISTING TREE TO BE REMOVED
-
 RECLAMATION SEED MIX
-
 MEADOW SEED MIX
-
 RIVER ROCK
-
 WILDFLOWER SEED MIX
-
 EXISTING FOREST
-
 PROPOSED PLAYGROUND
-
 CONCRETE PAVING
-
 BIKE RACK
-
 BENCH
-
 RETAINING WALL

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1	23/04/24	ISSUED FOR REVIEW
NO.	DATE: (y/m/d)	DESCRIPTION:
ISSUES & REVISIONS:		

SEAL:



PROJECT NAME:
SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
**5981 SHOAL WAY
SECHTEL, BC**

DRAWING TITLE:
ENLARGEMENT 2

SCALE: 1:100

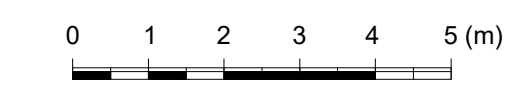
DRAWN: AN

CHECKED: JT

PROJECT NO: 220595-L

DRAWING NO:
L1.2

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- 1.5m NON-COMBUSTIBLE ZONE
- EXISTING TREE TO BE REMOVED
- RECLAMATION SEED MIX
- MEADOW SEED MIX
- RIVER ROCK
- WILDFLOWER SEED MIX
- EXISTING FOREST
- PROPOSED PLAYGROUND
- CONCRETE PAVING
- BIKE RACK
- BENCH
- RETAINING WALL

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO.	DATE: (y/m/d)	DESCRIPTION:

ISSUES & REVISIONS:

SEAL:

NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:

**5981 SHOAL WAY
SECHelt, BC**

DRAWING TITLE:

ENLARGEMENT 3

SCALE: 1:100

DRAWN: AN

CHECKED: JT

PROJECT NO: 220595-L

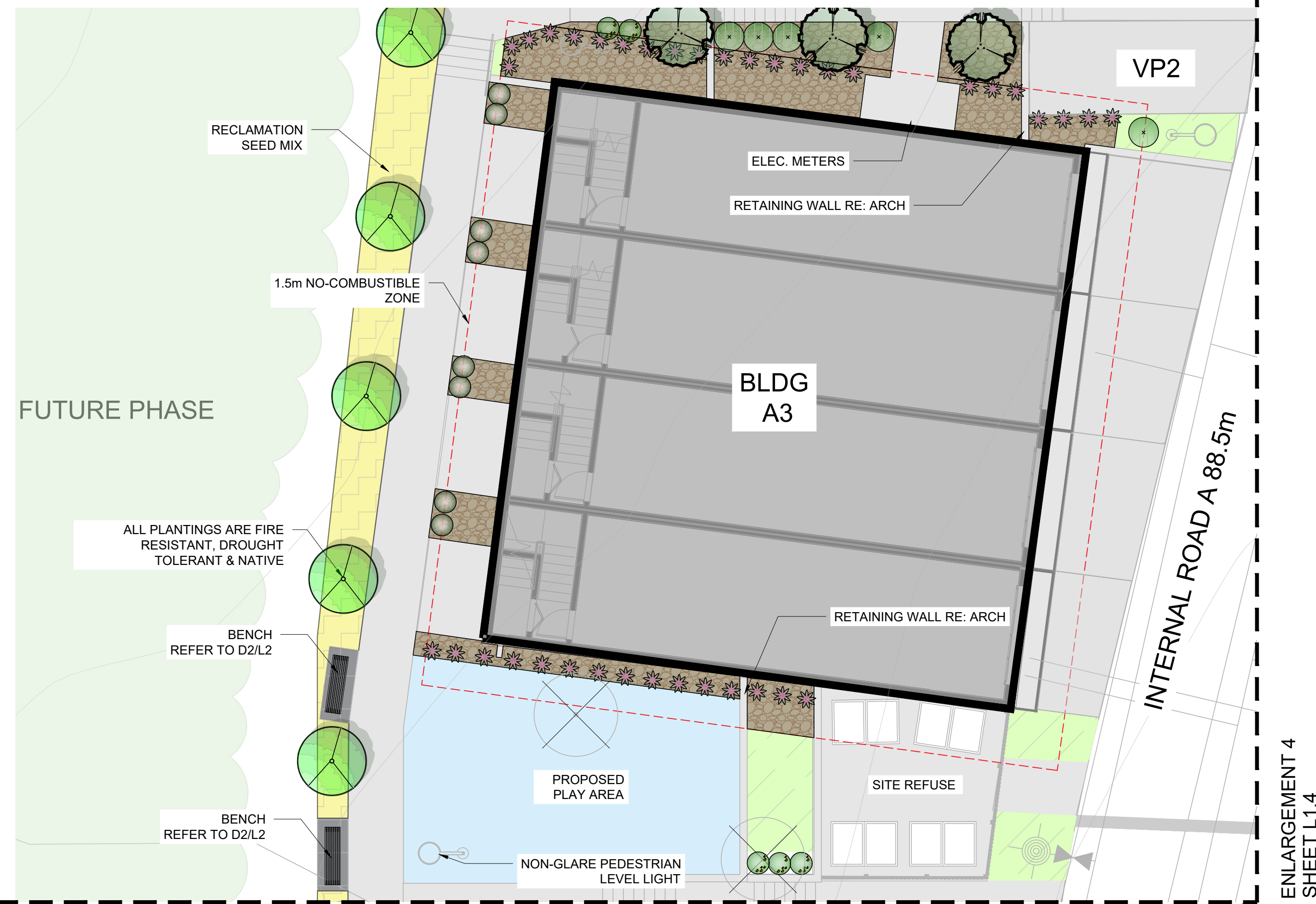
DRAWING NO:

L1.3

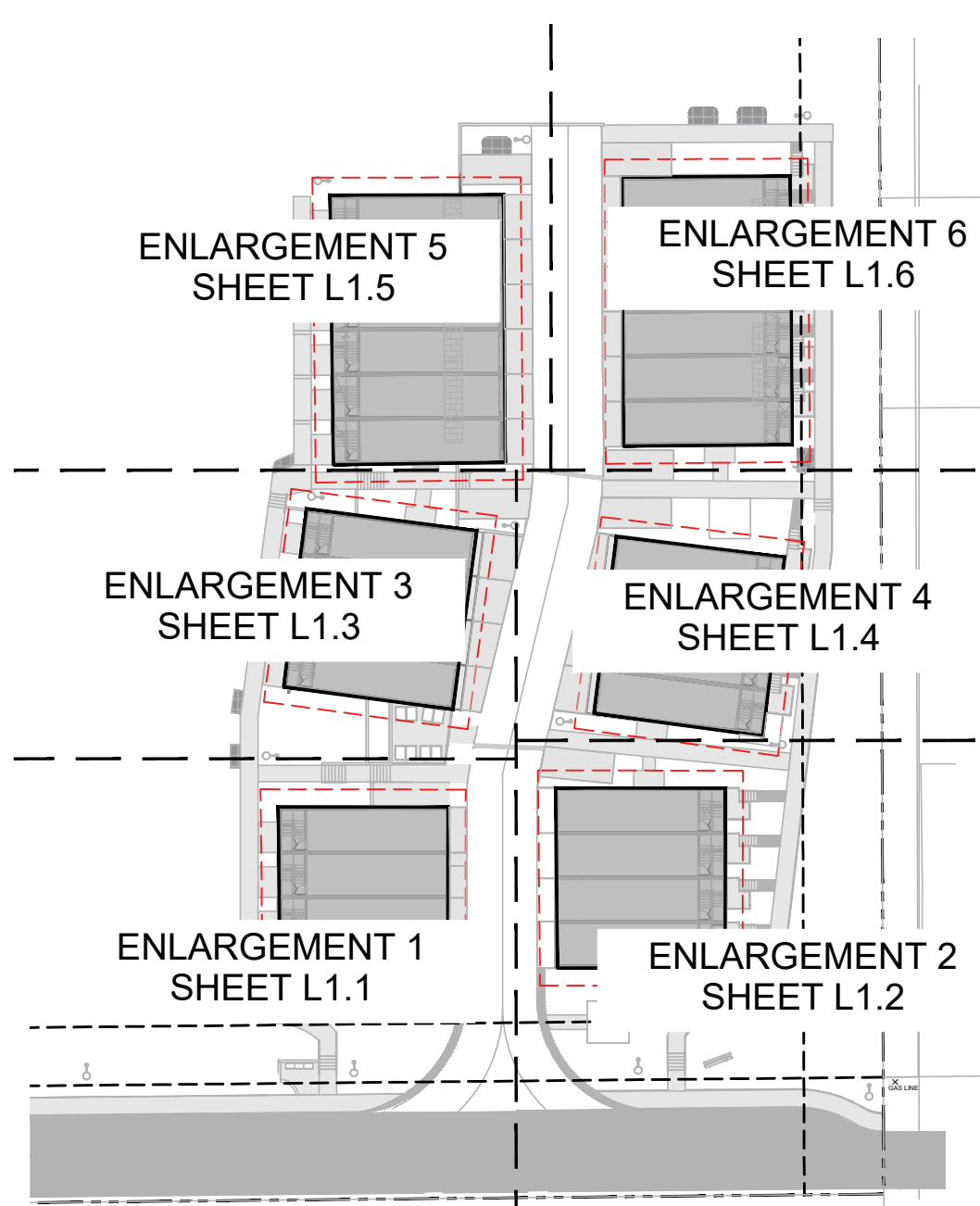
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PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	24	Acer glabrum var. douglasii	Douglas Maple	6cm Cal.	As Shown	W.B.
	45	Carpinus Betulus 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
SHRUBS						
	67	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	40 cm Ht	As Shown	#5 Pot
	78	Buxus sempervirens	Common Boxwood	50 cm Ht	As Shown	#5 Pot
	13	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	50 cm Ht	As Shown	#5 Pot
	39	Cornus sericea	Red Osier Dogwood	50 cm Ht	As Shown	#5 Pot
	10	Rosa nutkana	Nootka Rose	50 cm Ht	As Shown	#5 Pot
	55	Ceanothus 'Pugel Blue'	California Lilac	50 cm Ht	As Shown	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	246	Achillea millefolium 'Paprika'	Galaxy Paprika Yarrow	1 Gallon	As Shown	Potted
	27	Erigeron glaucus	Beach Aster	1 Gallon	As Shown	Potted

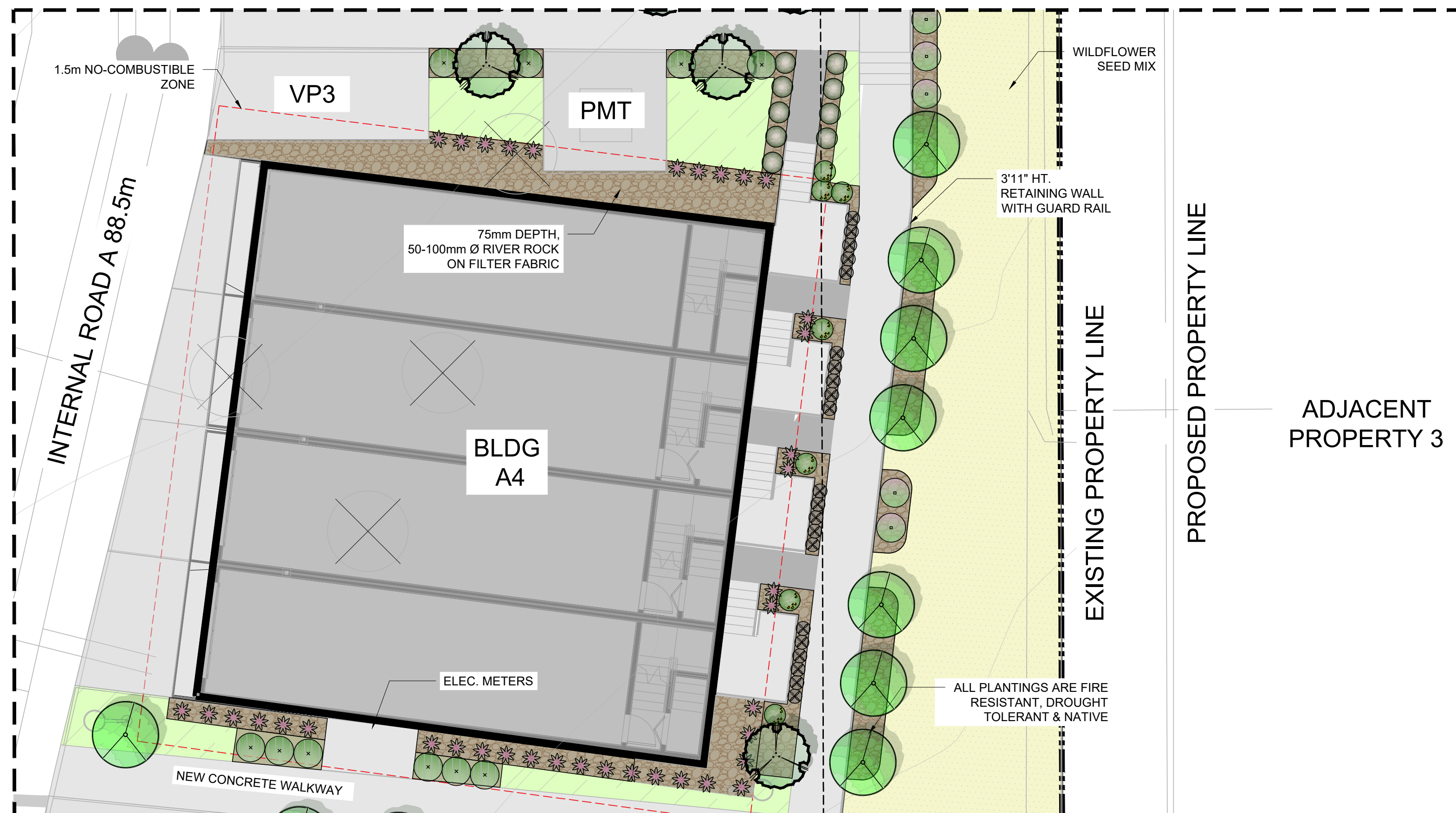
Note: All plantings are fire resistant, drought tolerant and native



ENLARGEMENT 1 SHEET L1.1



ENLARGEMENT 6
SHEET L1.6



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	24	<i>Acer glabrum</i> var. <i>douglasii</i>	Douglas Maple	6cm Cal.	As Shown	W.B.
	45	<i>Carpinus Betulus</i> 'Fastigiata'	European Hornbeam	6cm Cal.	As Shown	W.B.
SHRUBS						
	67	<i>Rhus aromatica</i> 'Gro-Low'	'Gro-Low Sumac'	40 cm HT	As Shown	#5 Pot
	78	<i>Buxus sempervirens</i>	Common Boxwood	50 cm HT	As Shown	#5 Pot
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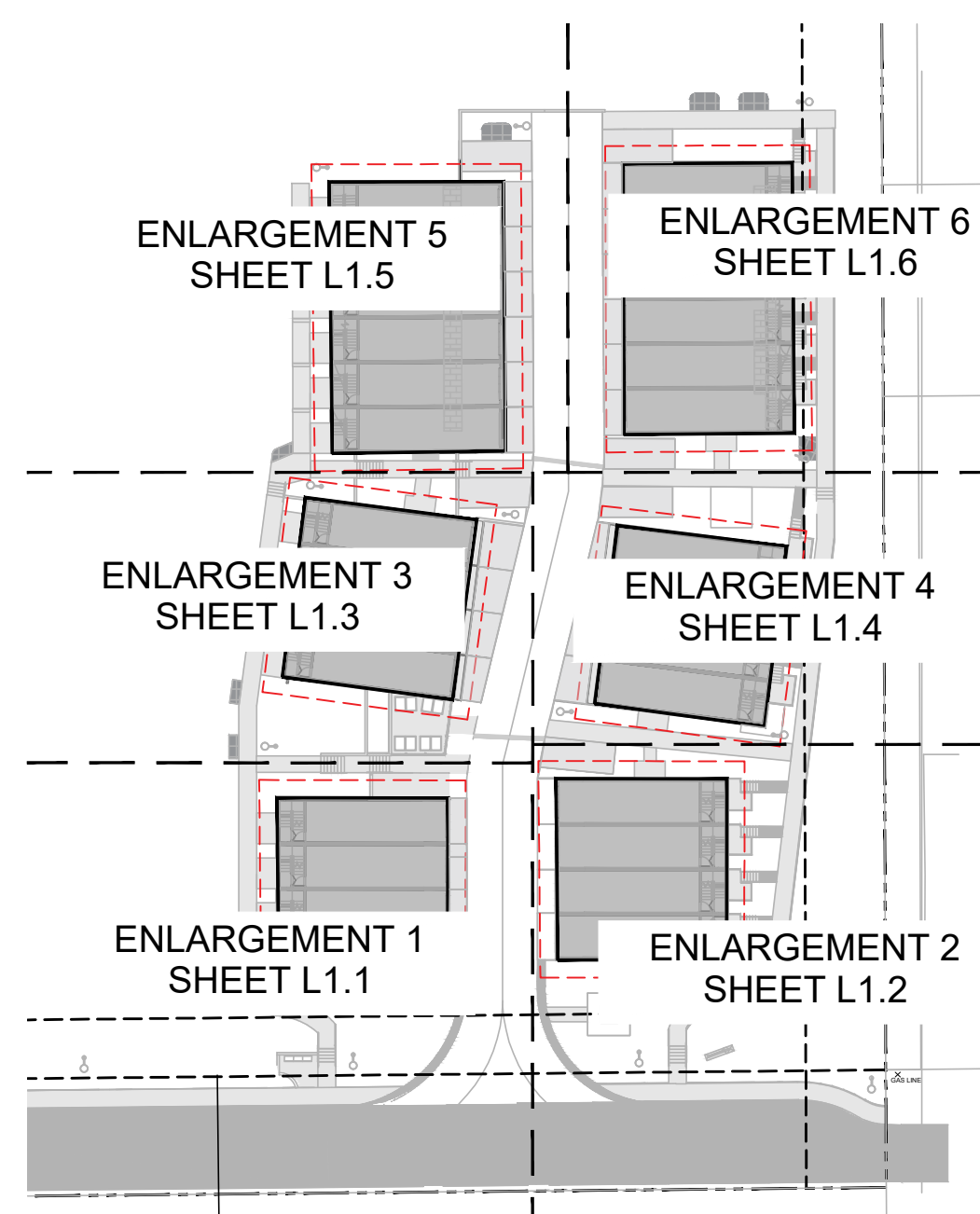
Note: All plantings are fire resistant, drought tolerant and native

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 1.5m NON-COMBUSTIBLE ZONE
- EXISTING TREE TO BE REMOVED
- RECLAMATION SEED MIX
- MEADOW SEED MIX
- RIVER ROCK
- WILDFLOWER SEED MIX
- EXISTING FOREST
- PROPOSED PLAYGROUND
- CONCRETE PAVING
- BIKE RACK
- BENCH
- RETAINING WALL

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ISSUES & REVISIONS:		
SEAL:		

ENLARGEMENT 2
SHEET L1.2



NORTH ARROW:



PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:

5981 SHOAL WAY SECHTEL, BC

DRAWING TITLE:

ENLARGEMENT 4

SCALE: 1:100

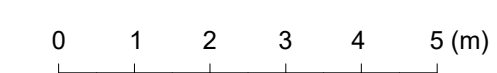
DRAWN: AN

CHECKED: JT

PROJECT NO: 220595-L

DRAWING NO:

L1.4



LEGEND

- PROPERTY LINE
- SETBACK LINE
- 1.5m NON-COMBUSTIBLE ZONE
- EXISTING TREE TO BE REMOVED
- RECLAMATION SEED MIX
- MEADOW SEED MIX
- RIVER ROCK
- WILDFLOWER SEED MIX
- EXISTING FOREST
- PROPOSED PLAYGROUND
- CONCRETE PAVING
- BIKE RACK
- BENCH
- RETAINING WALL

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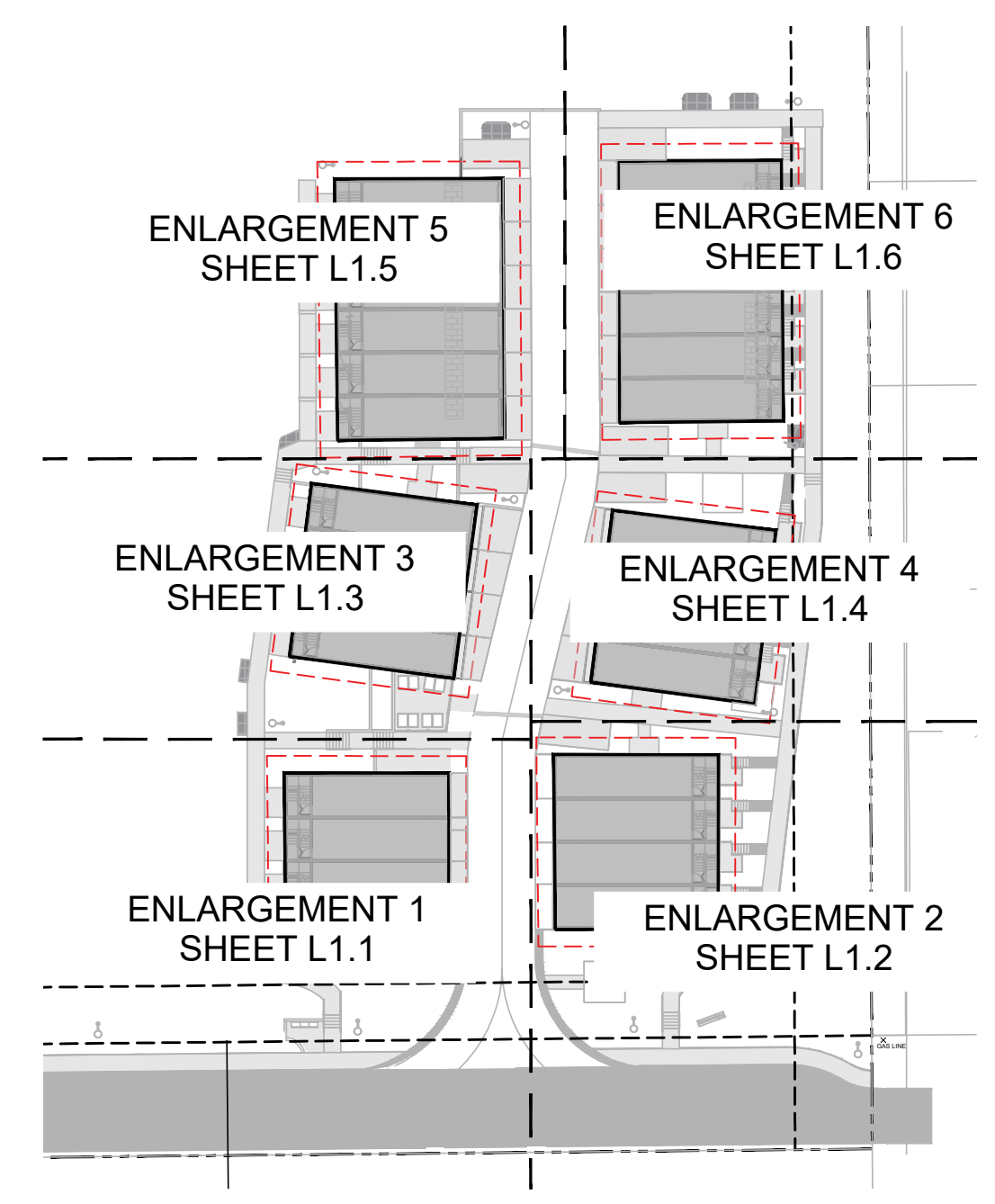
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Note: All plantings are fire resistant, drought tolerant and native



ENLARGEMENT 3
SHEET L1.3



PROJECT NAME:
SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
5981 SHOAL WAY SECHELT, BC

DRAWING TITLE:
ENLARGEMENT 5

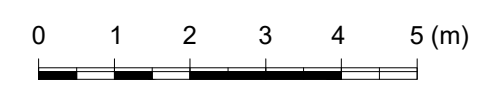
SCALE: 1:100

DRAWN: AN

CHECKED: JT

PROJECT NO: 220595-L

DRAWING NO:
L1.5



LEGEND

- PROPERTY LINE
- SETBACK LINE
- 1.5m NON-COMBUSTIBLE ZONE
- EXISTING TREE TO BE REMOVED
- RECLAMATION SEED MIX
- MEADOW SEED MIX
- RIVER ROCK
- WILDFLOWER SEED MIX
- EXISTING FOREST
- PROPOSED PLAYGROUND
- CONCRETE PAVING
- BIKE RACK
- BENCH
- RETAINING WALL

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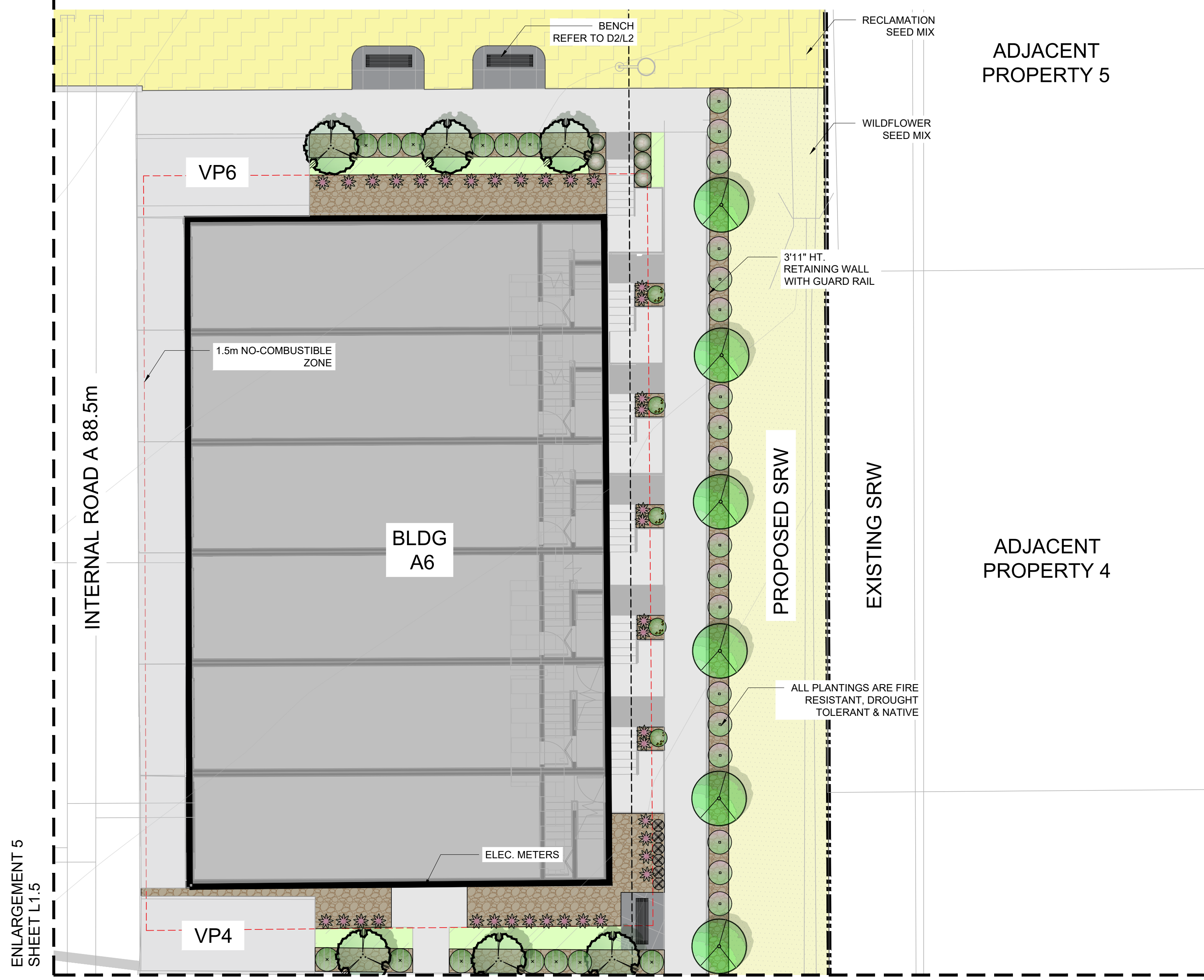
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SEAL:

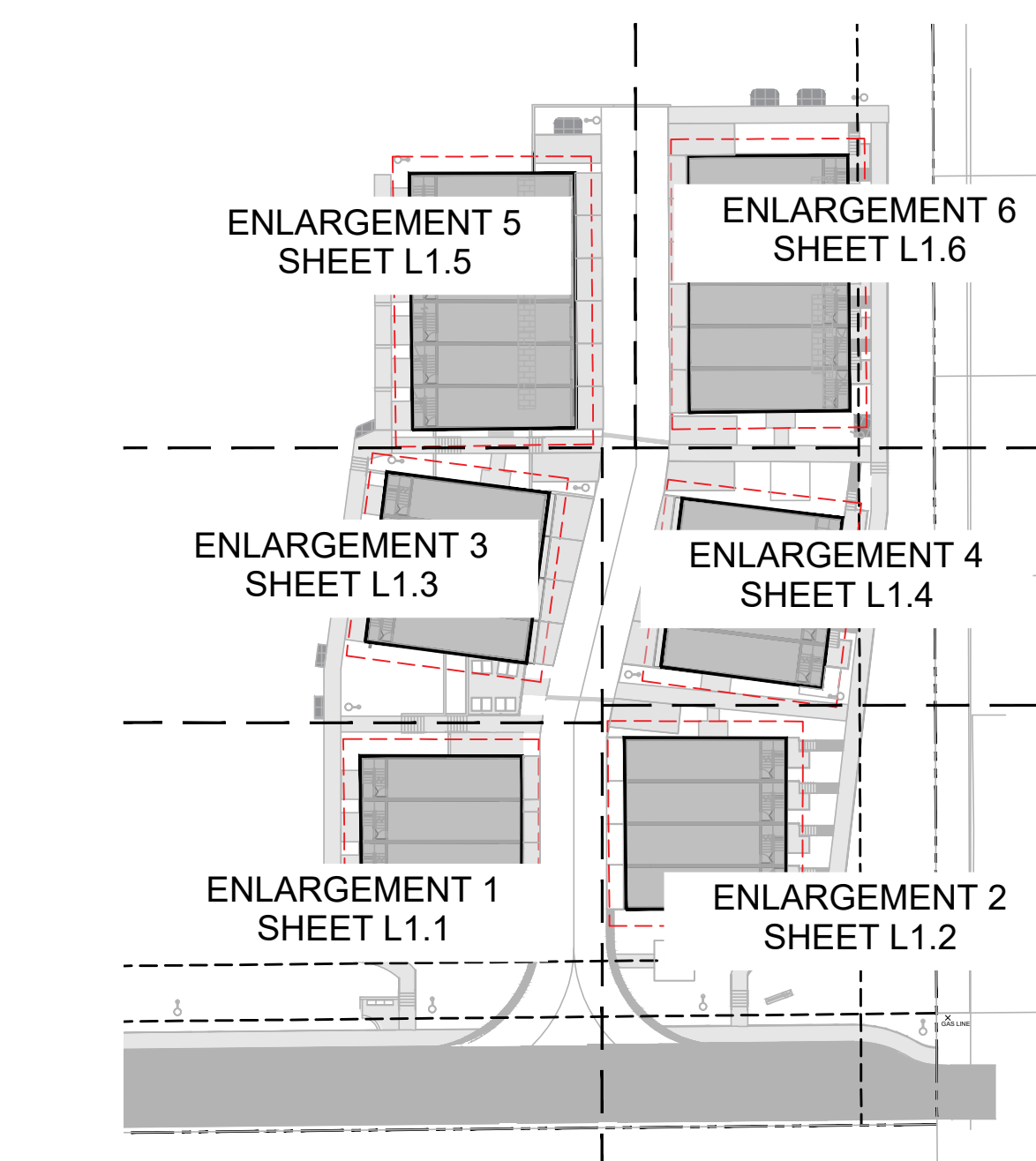
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Note: All plantings are fire resistant, drought tolerant and native



ENLARGEMENT 4 SHEET L1.4



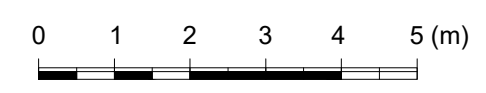
PROJECT NAME:
SHOAL WAY TOWNHOMES

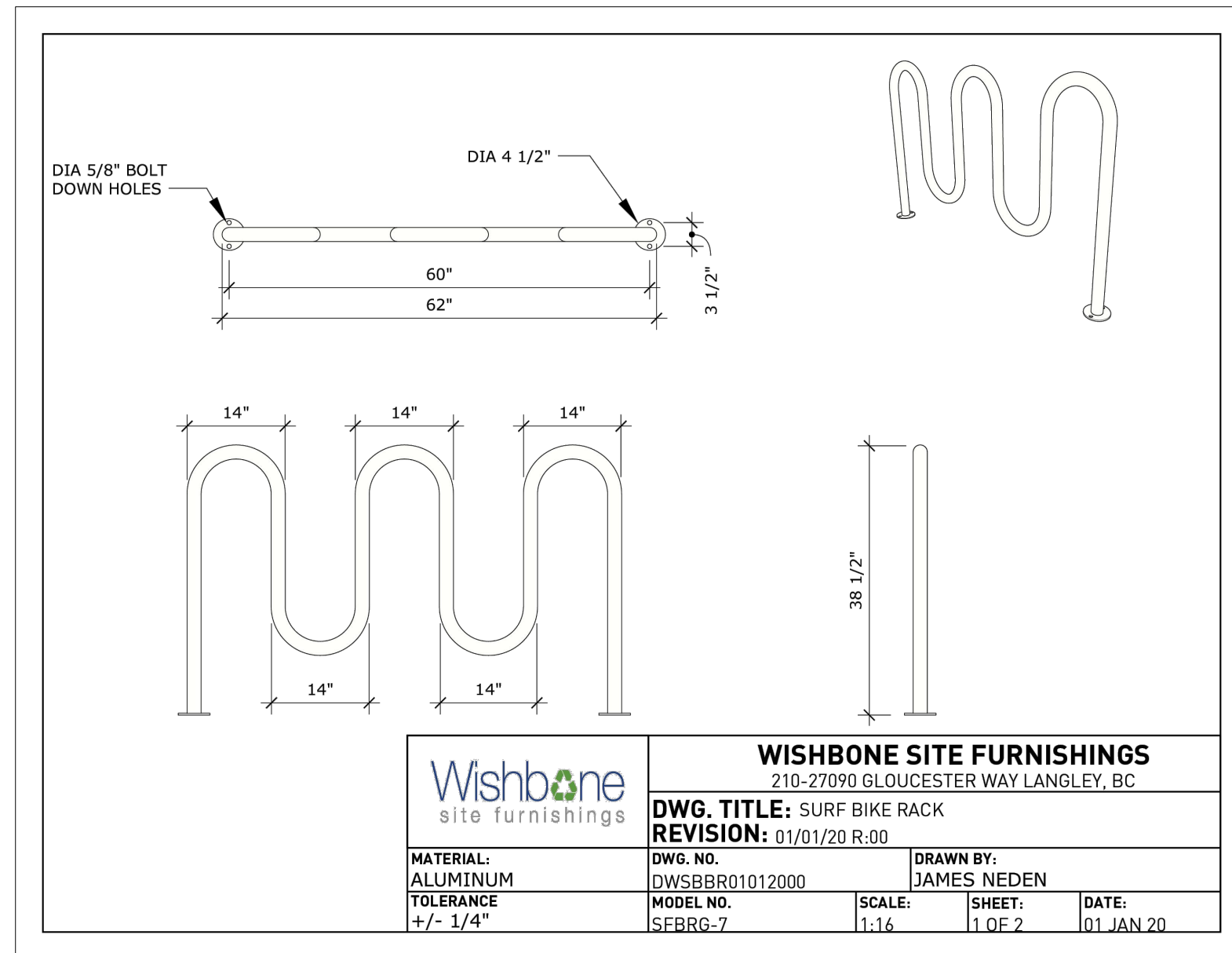
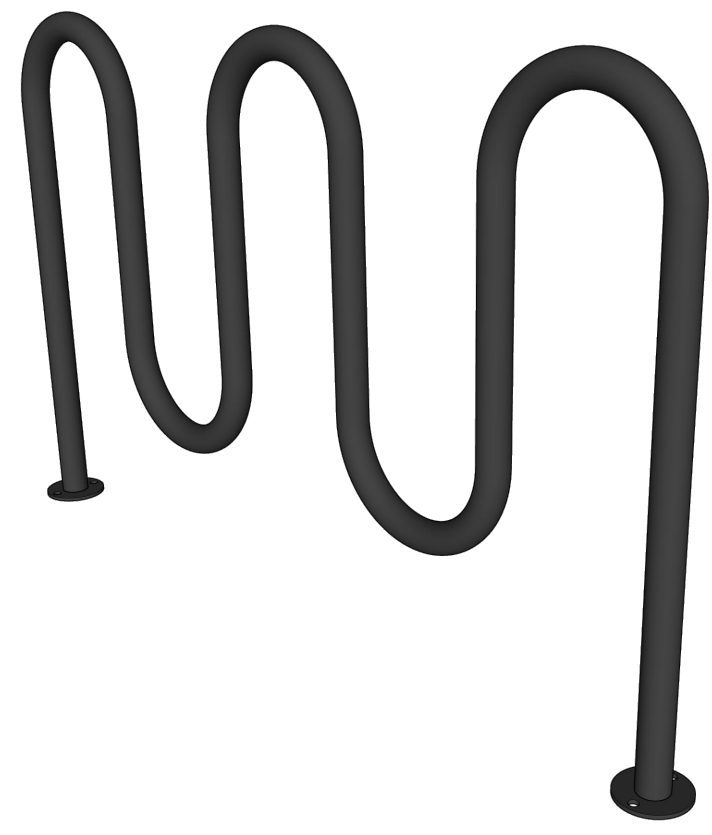
PROJECT ADDRESS:
5981 SHOAL WAY SECHELT, BC

DRAWING TITLE:
ENLARGEMENT 6

SCALE:	1:100
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	220595-L

DRAWING NO.: **L1.6**

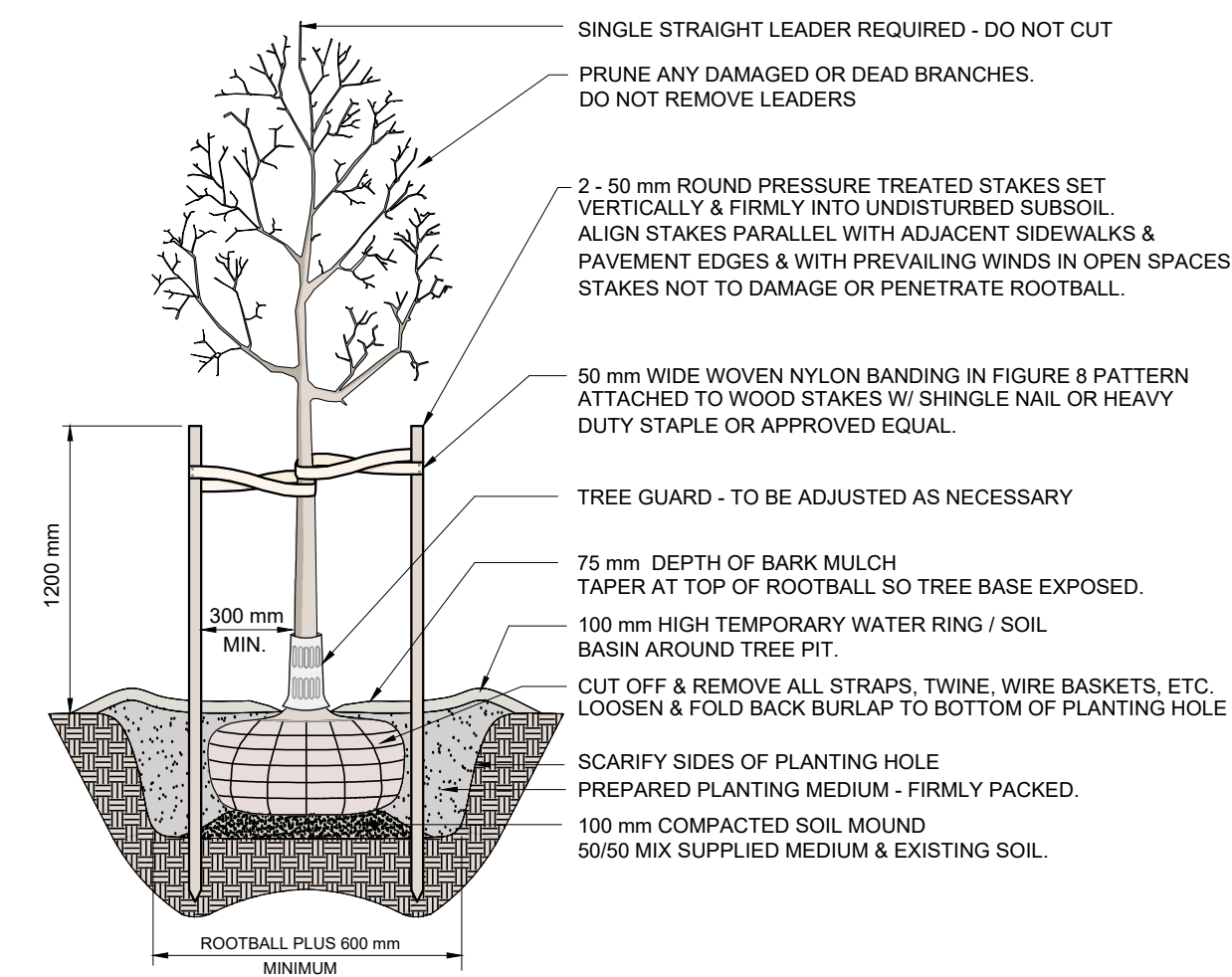




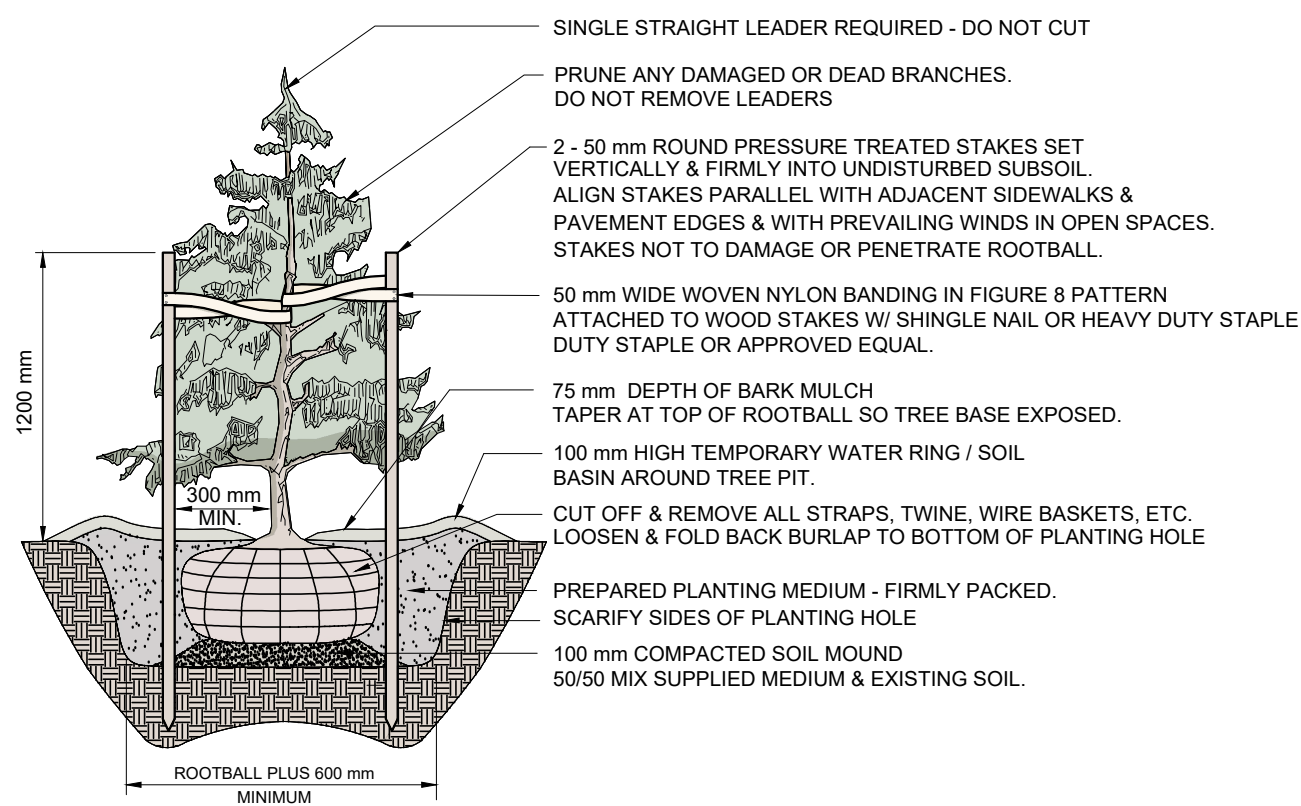
D1 BIKE RACK N.T.S.
QUANTITY: 1
OR APPROVED EQUAL



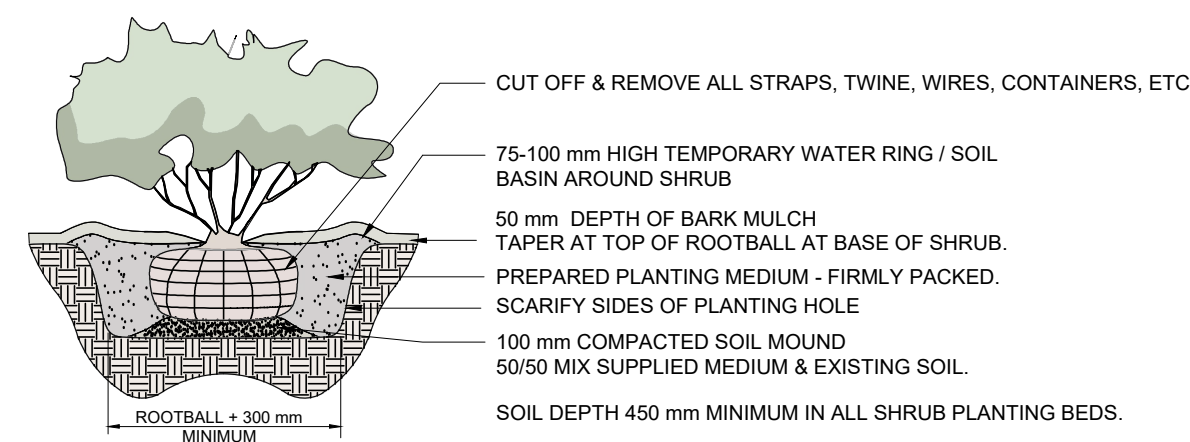
D2 BENCH N.T.S.
MAGLIN 2300 BACKED BENCH
MATERIAL: IPE WOOD
INSTALLATION: SURFACE MOUNT
QUANTITY: 8
1-800-716-5506
OR APPROVED EQUAL



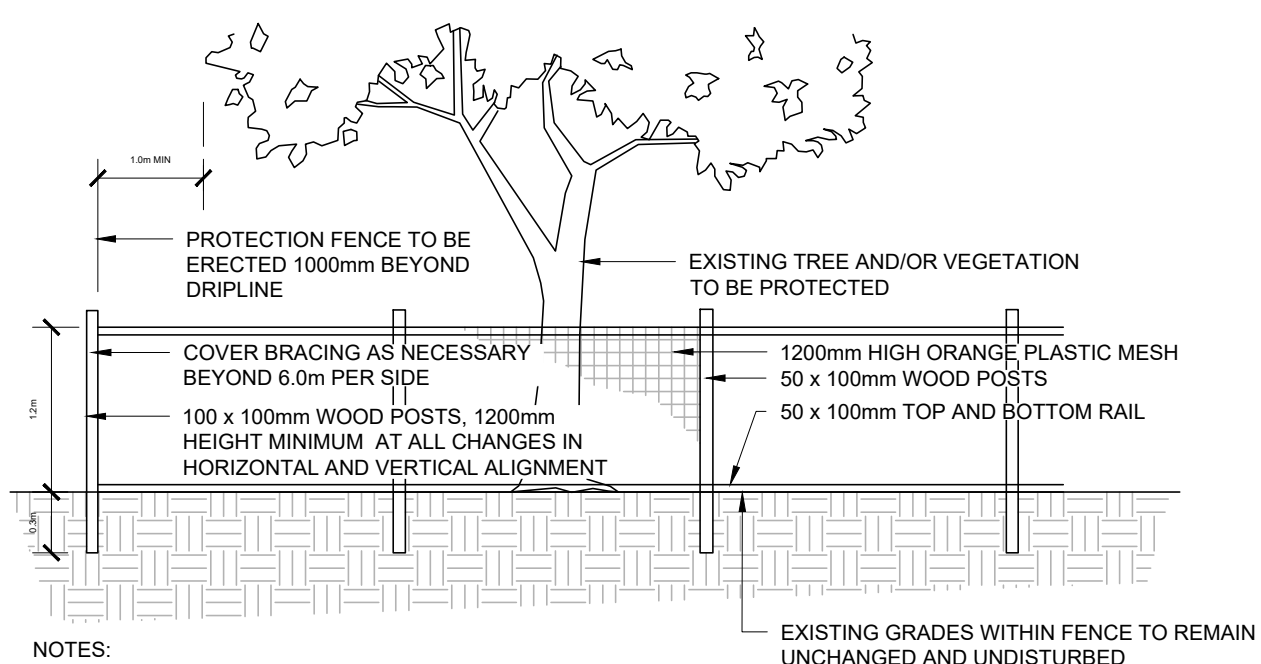
DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



- NOTES:
- ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
 - ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
 - UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
 - ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION DETAIL N.T.S.

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NO. DATE: (y/m/d) DESCRIPTION:
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SEAL:

NORTH ARROW:

PROJECT NAME:

SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
5981 SHOAL WAY SECHULT, BC

DRAWING TITLE:

DETAILS

SCALE:	AS NOTED
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	220595-L

DRAWING NO.:

L2

NOTES

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCT
- ION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

SODDING NOTES

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASSUSE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS.

SEEDING NOTES

- AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
- REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
- TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.
- TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
- SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
- SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
- CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
- MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:
PREMIER PACIFIC SEEDS COASTAL REVEGETATION MIX AT A SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

RECLAMATION SEED MIX

PLANTING AROUND EXISTING VEGETATION THAT IS TO BE RETAINED. THIS SEED MIX IS IDEAL FOR ESTABLISHMENT VEGETATION AND SLOPE STABILIZATION.

POSSIBLE SPECIES INCLUDE CREEPING RED FESCUE, PERENNIAL RYEGRASS, ANNUAL RYEGRASS, ORCHARDGRASS, RED TOP, TALL FESCUE, TIMOTHY, WHITE CLOVER, ALSIKE CLOVER AND SINGLE CUT RED CLOVER

MEADOW SEED MIX

MEADOW PLANTING IN AREAS ADJACENT TO WALKWAYS AND PARKING AREAS. A LOWER MAINTENANCE AND MORE ECOLOGICALLY MINDFUL ALTERNATIVE TO LAWNS.

POSSIBLE SPECIES INCLUDE BACHELOR BUTTON, RUSSELL LUPINE, BLANKETFLOWER, CALIFORNIA POPPY, WHITE YARROW AND CHASTA DAISY

WILDFLOWER SEED MIX

PLANTING IN WHERE THE UNDERGROUND STORM WATER MANAGEMENT IS. INTENDED TO PROVIDE SPECIES THAT HAVE LONGER FLOWERING PERIODS AND LOW GROWING CHARACTER.

POSSIBLE VARIETIES INCLUDE ANNUALS AND PERENNIALS

BIOSWALE SOIL SPECIFICATION

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm	
Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY(pH):	6.0-6.5

BOULDER NOTES

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

00 L = LARGE AT 1m L x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
00 M = MEDIUM AT 0.75m L x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
00 S = SMALL AT 0.6m L x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

NATURALIZED PLANTING

WILL FEATURE NATIVE AND DROUGHT TOLERANT SHRUBS AND GROUND COVER SPECIES.

POSSIBLE SPECIES INCLUDE MOCK ORANGE, SWEET GALE, PACIFIC RHODODENDRON, NOOTKA'S ROSE AND BEARBERRY

PLANT MAINTENANCE

- WATERING PROPERLY
- PRUNING CORRECTLY AND AS REQUIRED.
- FERTILIZING AT THE RIGHT TIME.
- ENSURING THAT THE TIP OF THE ROOT BALL IS FLUSH WITH THE GRADE. IF IT'S TOO DEEP, THE ROOTS CANNOT BREATHE. IF IT'S TOO SHALLOW, THE ROOTS WILL DRY OUT QUICKLY.
- PLACING MULCH SLIGHTLY AWAY FROM PLANT STEMS TO AVOID DAMAGE AND REDUCE THE RISK OF DISEASE.

GRASS MAINTENANCE

- KEEPING THE LAWN MOWED TO A MAXIMUM HEIGHT OF 10 CM.

3	24/09/09	ISSUED FOR DP
2	24/05/01	ISSUED FOR DP
1	23/04/24	ISSUED FOR REVIEW
NO.	DATE: (y/m/d)	DESCRIPTION:
ISSUES & REVISIONS:		

SEAL:

NORTH ARROW:

PROJECT NAME:

**SHOAL WAY
TOWNHOMES**

PROJECT ADDRESS:

**5981 SHOAL WAY
SECHLT, BC**

DRAWING TITLE:

NOTES

SCALE: **AS NOTED**

DRAWN: **AN**











CHECKED: **JT**

PROJECT NO: **220595-L**

DRAWING NO:

L3

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	<i>Acer glabrum</i> var. <i>douglasii</i>	Douglas Maple
	<i>Carpinus Betulus</i> 'Fastigiata'	European Hornbeam
SHRUBS		
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac*
	<i>Buxus sempervirens</i>	Common Boxwood
	<i>Physocarpus opulifolius</i> 'Jefam'	Amber Jubilee Ninebark
	<i>Cornus sericea</i>	Red Osier Dogwood
	<i>Rosa nutkana</i>	Nootka Rose
	<i>Ceanothus</i> 'Puget Blue'	California Lilac
PERENNIALS, GROUND COVERS, AND GRASSES		
	<i>Achillea millefolium</i> 'Paprika'	Galaxy Paprika Yarrow
	<i>Erigeron glaucus</i>	Beach Aster

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ISSUES & REVISIONS:		
SEAL:		

NORTH ARROW:

PROJECT NAME:
SHOAL WAY TOWNHOMES

PROJECT ADDRESS:
5981 SHOAL WAY SECHELT, BC

DRAWING TITLE:
PLANT LIST

SCALE:	AS NOTED
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	220595-L

DRAWING NO.: **L4**