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www.pemberton.ca

**VILLAGE OF PEMBERTON
Development Permit #013**

Issued to: **Sunstone Ridge Developments Ltd.**
File No: **2018-DPA-013**

(Registered owner according to Land Title Office, hereinafter referred to as the "Permittee")

Address: **14185 Rio Place
Surrey, BC. V3S 0L2**

- 1) This Development Permit applies to and only to those lands within the Village of Pemberton, Province of British Columbia, legally described as:

Parcel Identifier: 030-329-655

Legal Description: Lot 5, District Lot 211, Lillooet Plan District, Plan EPP72101

Civic Address: Not yet assigned.

as shown in the Subject Property Map attached as **Schedule A**.

- 2) This Development Permit No. 013 is issued pursuant to the authority of the Village of Pemberton *Official Community Plan Bylaw No. 654, 2011*, as amended and, except as varied in this permit, in conformity with all Village of Pemberton bylaws, as amended, and shall not be in any way varied except as so identified in this Permit.

The Permit relates to Form and Character of Development as per Development Permit Area No. 6 – Multi-family and/or Commercial Development.

- 3) Whereas the applicant has made application to develop fifty-two (52), townhouse units in nine buildings, on the said lands, the following terms and conditions of this Development Permit shall apply to said land:
 - a) Dimensions and Siting of Buildings and Structures of the Land
All buildings and structures to be constructed on the said lands shall be in substantial compliance with the drawings prepared by Urban West Architecture Inc dated 6th of June 2018 attached to and forming a part of this Permit as **Schedule B**:

A000	Project Information + Drawing List
A001	Project Images
A002	Project Images
A002a	Project Images
A003	Architectural Finishes + Materials
A004	Site Context
A005	Site Plan + Project Data
A006	Long Site Sections + Project Data
A007	Site Cross Sections
A008	Streetscape Elevations
A009	Site Survey
A100	Uphill Sixplex Building Plans
A101	Uphill Sixplex Roof Plan
A102	Downhill Sixplex Building Plans
A103	Downhill Sixplex Roof Plan
A104	Downhill Fourplex Building Plan
A105	Downhill Fourplex Roof Plan
A200	Uphill Sixplex Elevations
A201	Uphill Sixplex Elevations
A202	Downhill Sixplex Elevations
A203	Downhill Sixplex Elevations
A204	Downhill Fourplex Elevations
A205	Downhill Fourplex Elevations
A300	Long Building Section @ Patio
A301	Uphill Sixplex Cross Sections
A302	Downhill Sixplex Cross Sections
A400	Uphill Sixplex –‘A’ Unit Plans
A401	Uphill Sixplex –‘B’ Unit Plans
A402	Downhill Six + Four Plex – ‘C’ Unit Plans
A403	Downhill Six + Four Plex – ‘D’ Unit Plans
A500	Accessory Building

approved by the Village Council on the 26th day of June 2018.

b) Use of the Land

The residential uses that will be permitted within the building will be contingent upon satisfying the applicable off-street parking requirements in the Village Zoning Bylaw No. 466, 2001, except as varied by this Development Permit.

c) On Site Landscaping

(i) All landscaping to be installed on the said lands shall be in substantial compliance with the Landscape Plans (L-1 to L-7 inclusive) and Quote prepared by Durante Kreuk Ltd, dated 11th May 2018, attached to and forming a part of this Permit as **Schedule C**;

(ii) All landscaped areas shall be provided with in-ground irrigation systems, the details of which shall be provided at the time of Building Permit.

- (iii) The Permittee shall be responsible for maintaining all the landscaping, in an orderly and responsible manner.
- 4) This Development Permit is issued subject to the Permittee providing security in the form of Cash, Bond or an Irrevocable Letter of Credit in the amount of \$337,536, which is equal to 120% of the estimated total cost of the required works (\$281,280) to secure provision of the on-site landscaping. The Letter of Credit shall be received before issuance of a Building Permit and kept in force until all the landscaping works are completed and installed to the satisfaction of the Village.
- 5) The Permittee shall complete all works and landscaping referenced in Item 3 (c) to the satisfaction of the Municipality within one (1) year from the date that the Permit has been issued. If the landscaping is not completed to the satisfaction of the Municipality within the required time the security deposit may be used to undertake the required landscaping. Extensions to the one (1) year time limit may be applied for in writing thirty (30) days prior to the expiry date. Once landscaping is installed, the Village will inspect and if satisfied, will release the bond with the exception of a ten percent (10%) hold back for one year to guarantee the survival of the plantings.
- 6) Pursuant to Section 490 of the Local Government Act, Council of the Village of Pemberton approved a variance to the *Zoning Bylaw 466, 2001* on the 26th day of June 2018 with respect to this development in the following manner:
 - a) Section 308 of *Zoning Bylaw No. 466, 2001*, has been varied to reduce the minimum number of visitor parking stalls from 13 to 7.
- 7) Servicing Agreements and Security deposit will be addressed by a separate subdivision application which will provide services to the development authorized by DPA013.
- 8) The Permittee shall complete the Development to the satisfaction of the Municipality within two (2) years from the date that Council authorized the issuance of the Permit. If the Permittee does not commence the Development permitted by the Permit within one (1) year from the date of the issuance of the Permit, this Permit shall lapse.
- 9) This Permit is not a Building Permit. While development on the lands described in 3) of this Permit is subject to the conditions and requirements set out in this Permit, this Permit does not authorize development or any construction. Council reserves the right at any time prior to issuance of a Building Permit to alter the permitted use, density or conditions of use that affects the Lands.
- 10) The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part hereof.

11) Notice of this Permit shall be filed in the Land Title Office at New Westminster under Section 503 of the *Local Government Act RS2015*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by the Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
the 26th day of June, 2018.

IN WITNESS THEREOF this Agreement has been executed under the seal of the Village of Pemberton, on the _____ day of _____, 2018.

The Corporate Seal of the Village of Pemberton
was here unto affixed in the presence of:

)
)
)
)
)
)
)

Mike Richman
Mayor

)
)
)
)
)
)
)

Nikki Gilmore
Chief Administrative Officer

STATEMENT OF INTENT

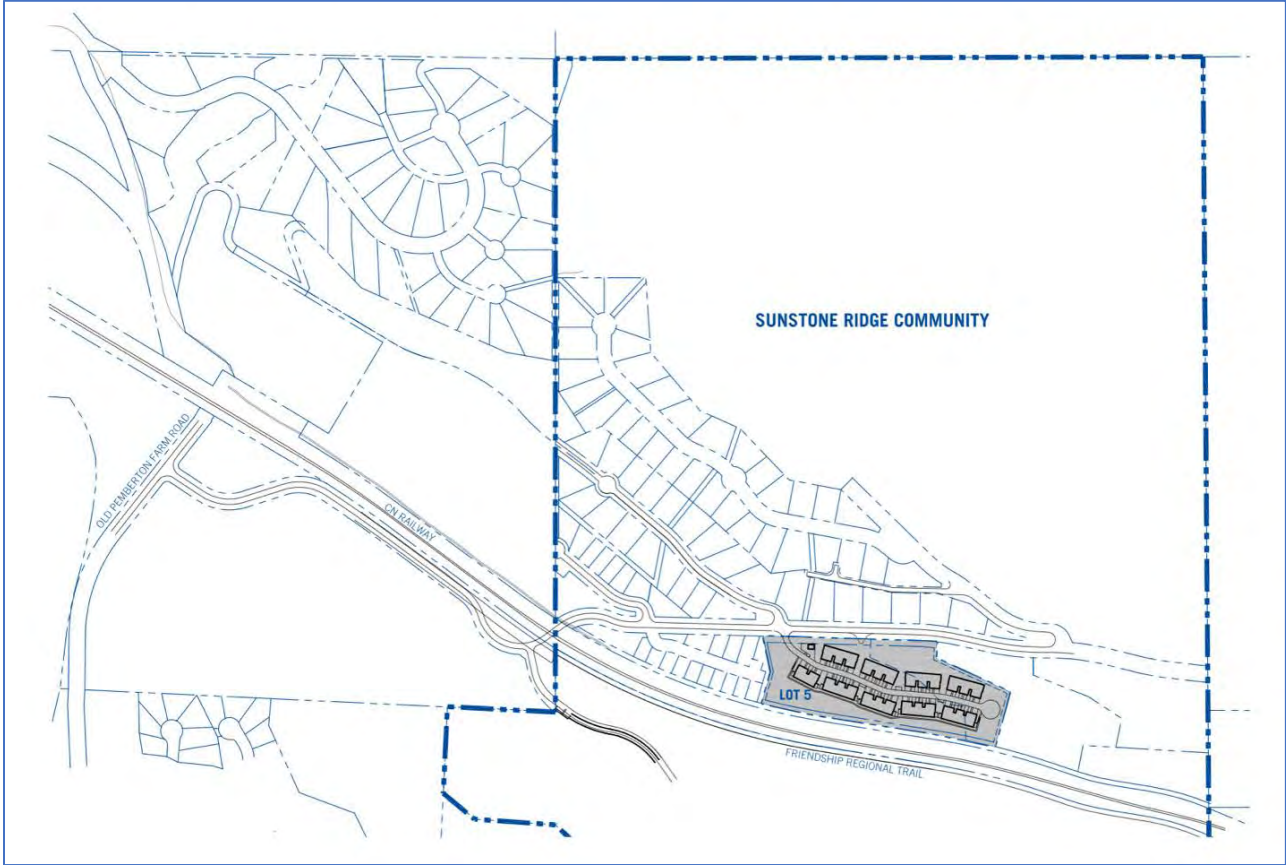
Vidorra Development Ltd having read and understood the terms and conditions of this Development Permit, hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under this Development Permit and in accordance with the Village Bylaws.

Sunstone Ridge Developments Ltd.

Date

Attached: Schedules A, B, and C

**SCHEDULE A
Location Map**



SCHEDULE B Architectural Drawings

PROJECT INFORMATION

PROJECT NAME 'ELEVATE AT SUNSTONE' TOWNHOUSES
CIVIC ADDRESS T.B.D. (SUNSTONE RIDGE LOT 5, PEMBERTON BC)
LEGAL ADDRESS PLAN EPP72101 DL 211 LLD, LOT 5
P.I.D. 030-329-655
ZONING RTA-1
SITE AREA 295 117.7 sf (27 417.3 sm / 2.74 ha)
PROPOSED USE RESIDENTIAL (PART 9, BCBC2012)
ACCESSORY USE GARBAGE + RECYCLING

GROSS BUILDING FLOOR AREA

BUILDING 1 14 102.0 sf (1 310.1 sm)
 BUILDING 2 14 102.0 sf (1 310.1 sm)
 BUILDING 3 14 102.0 sf (1 310.1 sm)
 BUILDING 4 14 102.0 sf (1 310.1 sm)
 BUILDING 5 14 119.2 sf (1 311.7 sm)
 BUILDING 6 14 119.2 sf (1 311.7 sm)
 BUILDING 7 14 119.2 sf (1 311.7 sm)
 BUILDING 8 14 119.2 sf (1 311.7 sm)
 BUILDING 9 9 772.8 sf (907.9 sm)
 ACCESS. BLDG 1 429.0 sf (39.9 sm)
TOTAL 123 086.6 sf (11 435.1 sm)

BUILDING LOT COVERAGE AREA

BUILDING 1 7 524.6 sf (699.1 sm)
 BUILDING 2 7 524.6 sf (699.1 sm)
 BUILDING 3 7 524.6 sf (699.1 sm)
 BUILDING 4 7 524.6 sf (699.1 sm)
 BUILDING 5 7 059.6 sf (655.9 sm)
 BUILDING 6 7 059.6 sf (655.9 sm)
 BUILDING 7 7 059.6 sf (655.9 sm)
 BUILDING 8 7 059.6 sf (655.9 sm)
 BUILDING 9 4 886.4 sf (454.0 sm)
 ACCESS. BLDG 1 429.0 sf (39.9 sm)
TOTAL 63 652.2 sf (5 913.5 sm)

	PERMITTED / REQUIRED	PROPOSED
LOT COVERAGE	40% (118 047.1 sf / 10 966.9 sm)	22% (63 652.2 sf / 5 913.5 sm)
SITE DENSITY	68 UNITS (25 UNITS / ha)	52 UNITS (19 UNITS / ha)
FLOOR AREA PER UNIT	3 229.2 sf (300 sm)	2 634.2 sf (244.7 sm) TYPE 'A' UNITS 2 208.4 sf (205.7 sm) TYPE 'B' UNITS 2 713.2 sf (252.1 sm) TYPE 'C' UNITS 2 173.6 sf (201.9 sm) TYPE 'D' UNITS
BUILDING HEIGHT	34.4' (10.5 m)	28.6' (8.71m) UPHILL BUILDINGS 26.8' (8.13m) DOWNHILL BUILDINGS
ACCESSORY BUILDING HEIGHT	15.1' (4.6m)	11.6' (3.4m)
RESIDENTIAL SETBACKS*	(PER SECTION 303.3)	
FRONT	24.6' (7.5 m)	29.17' (8.89m) BUILDING 1
REAR	16.4' (5.0 m)	48.25' (14.71m) BUILDING 7
INTERIOR LOT (WEST)	9.8' (3.0 m)	91.53' (27.90m) BUILDING 9
INTERIOR LOT (NORTH)	9.8' (3.0m)	17.14' (5.23m) BUILDING 4
INTERIOR LOT (EAST)	9.8' (3.0 m)	106.01' (32.30m) BUILDING 4
INTERIOR LOT (SOUTH)	9.8' (3.0 m)	104.54' (31.86m) BUILDING 5
*ONLY BUILDING NEAREST TO THE SPECIFIED SETBACK IS LISTED		
ACCESSORY BUILDING 1 SETBACKS*		
FRONT	24.6' (7.5 m)	28.98' (8.83m)
*ONLY NEAREST SETBACK IS LISTED		
PARKING	(PER SECTION 500) (SEE ADO5 FOR CALCULATION)	140
		7 109 TOTAL
4 ACCESSIBLE PARKING		1



'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC

PROJECT TEAM

OWNER
SUNSTONE RIDGE DEVELOPMENTS
CONTACT: CAM MCIVOR
604.935.8565

CONTRACTOR
JBR CONSTRUCTION LTD.
300-8809 HEATHER ST
VANCOUVER, BC V6P 3T1
CONTACT: WARREN BARROW
778.919.6526

ARCHITECTURAL
URBAN WEST ARCHITECTURE INC.
857-622 WEST PENDER STREET
VANCOUVER, BC V6B 1T6
CONTACT: JUSTIN BENNETT
604.693.1332

DESIGNER + INTERIORS
FOUNDATION CONSULTING INC.
VANCOUVER, BC
CONTACT: ROGER KOODOO
604.597.1246

LANDSCAPE
DURANTE KRELUK LTD.
102, 1637 W 5TH AVE
VANCOUVER, BC V6J 1N5
CONTACT: PETER KRELUK
604.684.4611

STRUCTURAL
WHM STRUCTURAL ENGINEERS
2227 DOUGLAS RD
BURNABY, BC V5C 5A9
CONTACT: DAN WICKE
604.484.2859

CIVIL
KAMPS ENGINEERING
227-515 W PENDER ST
VANCOUVER, BC V6B 6H5
604.682.2020
CONTACT: MIKE KAMPS
604.682.2020

DRAWING LIST

ARCHITECTURAL

- A000 PROJECT INFORMATION + DRAWING LIST
- A001 PROJECT IMAGES
- A002 PROJECT IMAGES
- A002a ARCHITECTURAL FINISHES + MATERIALS
- A003
- A004 SITE CONTEXT
- A005 SITE PLAN + PROJECT DATA
- A006 LONG SITE SECTIONS + PROJECT DATA
- A007 SITE CROSS SECTIONS
- A008 STREETSCAPE ELEVATIONS
- A009 SITE SURVEY
- A100 UPHILL SIXPLEX BUILDING PLANS
- A101 UPHILL SIXPLEX ROOF PLAN
- A102 DOWNHILL SIXPLEX BUILDING PLANS
- A103 DOWNHILL SIXPLEX ROOF PLAN
- A104 DOWNHILL FOURPLEX BUILDING PLANS
- A105 DOWNHILL FOURPLEX ROOF PLAN
- A200 UPHILL SIXPLEX ELEVATIONS
- A201 UPHILL SIXPLEX ELEVATIONS
- A202 DOWNHILL SIXPLEX ELEVATIONS
- A203 DOWNHILL SIXPLEX ELEVATIONS
- A204 DOWNHILL FOURPLEX ELEVATIONS
- A205 DOWNHILL FOURPLEX ELEVATIONS
- A300 LONG BUILDING SECTION @ PATIO
- A301 UPHILL SIXPLEX CROSS SECTIONS
- A302 DOWNHILL SIXPLEX CROSS SECTIONS
- A400 UPHILL SIXPLEX - 'A' UNIT PLANS
- A401 UPHILL SIXPLEX - 'B' UNIT PLANS
- A402 DOWNHILL SIX + FOUR PLEX - 'C' UNIT PLANS
- A403 DOWNHILL SIX + FOUR PLEX - 'D' UNIT PLANS
- A500 ACCESSORY BUILDING

LANDSCAPE

- L-1 OVERALL SITE PLAN
- L-2 DETAIL SITE PLAN
- L-3 DETAIL PLANTING PLAN
- L-4 PLANTING PALETTE
- L-5 PLANTING PALETTE CONTINUED
- L-6 ILLUSTRATIVE SECTIONS
- L-7 PERSPECTIVE SKETCH

PROJECT SALEABLE DATA

NO.	DESCRIPTION	UNIT	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)
1	UPHILL SIXPLEX BUILDING PLANS	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
2	UPHILL SIXPLEX ROOF PLAN	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
3	DOWNHILL SIXPLEX BUILDING PLANS	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
4	DOWNHILL SIXPLEX ROOF PLAN	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
5	DOWNHILL FOURPLEX BUILDING PLANS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
6	DOWNHILL FOURPLEX ROOF PLAN	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
7	UPHILL SIXPLEX ELEVATIONS	1	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8
8	UPHILL SIXPLEX ELEVATIONS	1	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8	9 772.8
9	DOWNHILL SIXPLEX ELEVATIONS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
10	DOWNHILL SIXPLEX ELEVATIONS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
11	DOWNHILL FOURPLEX ELEVATIONS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
12	DOWNHILL FOURPLEX ELEVATIONS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
13	LONG BUILDING SECTION @ PATIO	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
14	UPHILL SIXPLEX CROSS SECTIONS	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
15	DOWNHILL SIXPLEX CROSS SECTIONS	1	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0	14 102.0
16	UPHILL SIXPLEX - 'A' UNIT PLANS	1	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6
17	UPHILL SIXPLEX - 'B' UNIT PLANS	1	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6	7 524.6
18	DOWNHILL SIX + FOUR PLEX - 'C' UNIT PLANS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
19	DOWNHILL SIX + FOUR PLEX - 'D' UNIT PLANS	1	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2	14 119.2
20	ACCESSORY BUILDING	1	429.0	429.0	429.0	429.0	429.0	429.0	429.0
TOTAL		1	4	52	93658.2				

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 800-666 WEST PENDER ST. 2822 PENDER STREET
VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
T. 604 693 1332 T. 250 893 7517

2018 06 06 ISSUED FOR DEVELOPMENT PERMIT
 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
 2018 04 04 ISSUED FOR REVIEW
 2018 03 29 ISSUED FOR REVIEW
 2018 02 21 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 5 SUNSTONE RIDGE, PEMBERTON BC
2018-000

A000

COVER SHEET &
PROJECT INFORMATION



1 STREETVIEW LOOKING AT UPHILL UNITS

A001 RT15



2 UPHILL PATIO VIEW LOOKING AT DOWNHILL UNITS

A001 RT15

UWA

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VANCOUVER 804-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-693-1332

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- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-08-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-06

A001

PROJECT IMAGES



1 VIEW OF UPHILL SIXPLEX BUILDING
A002 1/15



2 VIEW FROM UPHILL PATHO LOOKING SOUTH
A002 1/15

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 VICTORIA 2822 PHIDR STREET VICTORIA BC V8T 3Y3
 T. 604-603-1332 F. 250-903-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-08-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW



**'ELEVATE AT SUNSTONE'
TOWNHOUSES**

LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-06

A002

PROJECT IMAGES



1 VIEW OF ROCK WALL RETAINING + DOWNHILL SHELTERS - LOOKING EAST
A002a 1/15



2 VIEW OF ROCK WALL RETAINING + DOWNHILL SHELTERS - LOOKING NORTH
A002a 1/15

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2018-08-04 ISSUED FOR REVIEW
2018-03-29 ISSUED FOR REVIEW



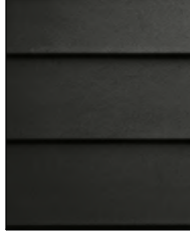
'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-02
A002a
PROJECT IMAGES



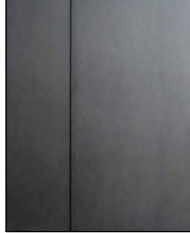
PROJECT IMAGE

CLADDING

CHARCOAL GREY HARDIE BOARD SIDING
HORIZONTAL + VERTICAL PRIMARY SIDING



CHARCOAL GREY HARDIE BOARD PANEL SIDING
FEATURE / INFILL SIDING ABOVE WINDOWS



NATURAL ARCHITECTURAL FINISH CONCRETE
ENTRY FOUNDATION WALLS



ROOFING

LIGHT GREY METAL ROOFING
STANDING SEAM

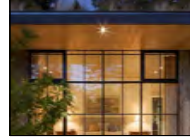


WOOD SOFFIT
NATURAL CEDAR



WINDOWS

BLACK CURTAIN WALL WINDOW SYSTEM
ANODIZED ALUMINUM FRAME



BLACK FRAME WINDOWS
VINYL FRAME



ARCHITECTURAL ACCENTS

BLACK METAL GUARDRAIL + WOOD DECKING
SIMPLE VERTICAL PICKET DESIGN



NATURAL HEAVY TIMBER
STAIR TREADS + STRUCTURAL SUPPORT



UWA

URBAN WEST ARCHITECTURE

VANCOUVER 805-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
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1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT

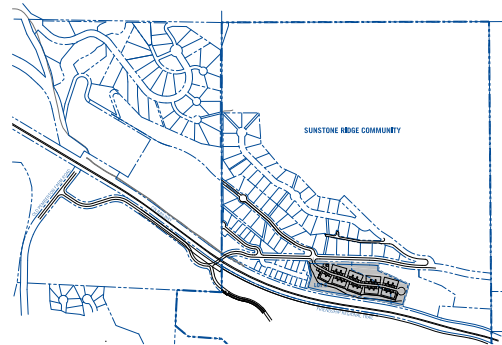


'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-06

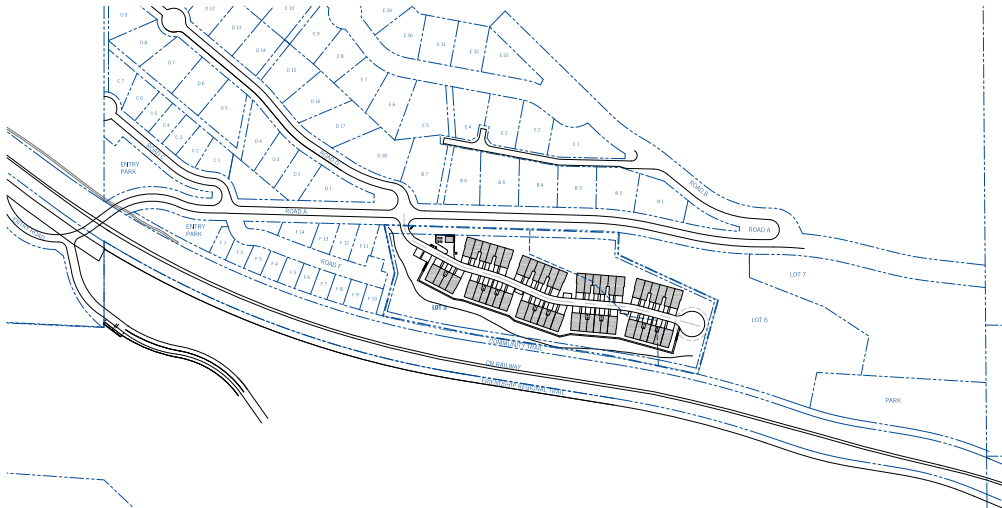
A003
ARCHITECTURAL FINISHES
+ MATERIALS



1 LOCATION MAP
A004 1/8" = 1' = 0"



2 LOCATION CONTEXT
A004 1/8" = 1' = 0"



3 COMMUNITY PLAN
A004 1/16" = 1' = 0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 804-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604.603.1332
 VICTORIA 2822 PIPER STREET VICTORIA BC V8T 3Y3 T. 250.863.7317

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- 2018 06 06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 08 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW










'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 5 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A004
 SITE CONTEXT



1 SITE PLAN
 A005 LOT 3 NSP

LEGEND - GENERAL NOTES

-  BUILDING FOOTPRINT @ GRADE
-  LOWER FLOOR
-  ROOF OUTLINE ABOVE
-  DECK OUTLINE ABOVE
-  PARKING STALL
-  PRIMARY ENTRANCE
-  UNIT NUMBER, UNIT PLAN TYPE

GENERAL NOTES

- SEE LANDSCAPE DESIGN FOR ALL HARBORCREEK, FENCING, RETAINMENT, TREE PRESERVATION, PLANTINGS, AND SITE LIGHTING.
- SEE CIVIL ENGINEERING FOR PARKING ROAD, SIDEWALK DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SINK MANAGEMENT, AND UTILITIES.

GROSS BUILDING AREA*

BLDG	TYPE	AREA (SQM)
B1	COMMERCIAL	1,234.56
B2	RESIDENTIAL	2,345.67
B3	RESIDENTIAL	3,456.78
B4	RESIDENTIAL	4,567.89
B5	RESIDENTIAL	5,678.90
B6	RESIDENTIAL	6,789.01

TOTAL PROPOSED LOT COVERAGE*

BLDG	TYPE	AREA (SQM)
B1	COMMERCIAL	1,234.56
B2	RESIDENTIAL	2,345.67
B3	RESIDENTIAL	3,456.78
B4	RESIDENTIAL	4,567.89
B5	RESIDENTIAL	5,678.90
B6	RESIDENTIAL	6,789.01

UNIT TYPES PER BUILDING

BLDG	TYPE	UNIT PLAN TYPE	NO. OF UNITS
B1	COMMERCIAL	COMMERCIAL	1
B2	RESIDENTIAL	1-BED	10
B2	RESIDENTIAL	2-BED	10
B3	RESIDENTIAL	1-BED	10
B3	RESIDENTIAL	2-BED	10
B4	RESIDENTIAL	1-BED	10
B4	RESIDENTIAL	2-BED	10
B5	RESIDENTIAL	1-BED	10
B5	RESIDENTIAL	2-BED	10
B6	RESIDENTIAL	1-BED	10
B6	RESIDENTIAL	2-BED	10

TOTAL UNIT SUMMARY

UNIT PLAN TYPE	NO. OF UNITS
COMMERCIAL	1
1-BED	60
2-BED	60

PARKING CALCULATION

RESIDENTIAL PARKING REQUIRED

- > 2-BEDROOMS = 34 (34 x 1.25) = 42.5
- > 1-BEDROOMS = 28 (28 x 2.1) = 58.8
- SUB-TOTAL = 42.5 + 58.8 = 101.3

VEHICLE PARKING REQUIRED

- NUMBER OF UNITS = 40 (20 x 2.0) = 13
- TOTAL PARKING REQUIRED = 106 + 13 = 119

ACCESSIBLE PARKING REQUIRED

- NUMBER OF RESIDENTIAL SPOTS @ 100
- ACCESSIBLE PARKING REQUIRED = 4

PROPOSED PARKING PER UNIT TYPE

UNIT TYPE	NO. OF SPOTS
1-BED	1
2-BED	2

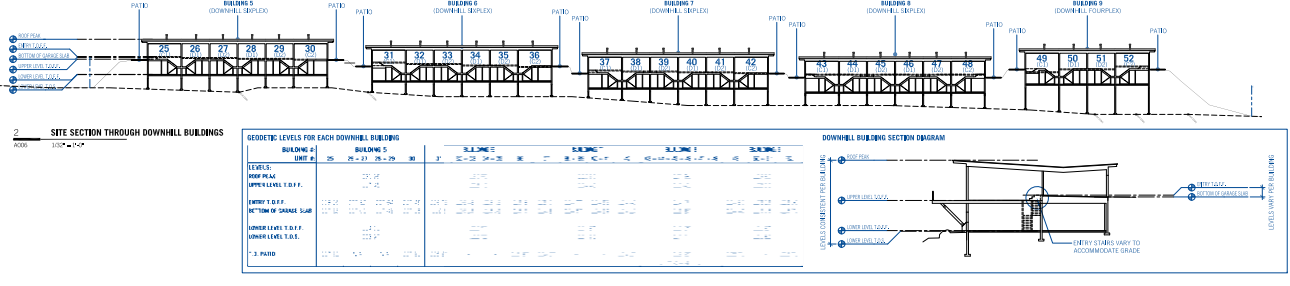
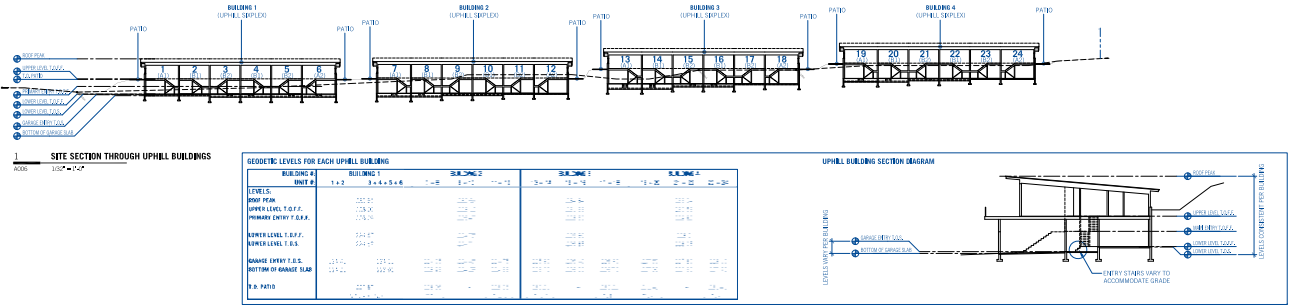
PROPOSED RESIDENTIAL PARKING

BLDG	TYPE	NO. OF SPOTS
B1	COMMERCIAL	1
B2	RESIDENTIAL	20
B3	RESIDENTIAL	20
B4	RESIDENTIAL	20
B5	RESIDENTIAL	20
B6	RESIDENTIAL	20

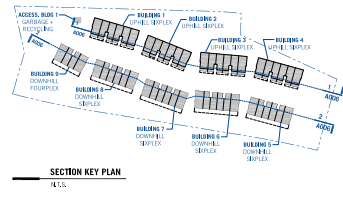
PROPOSED VEHICLE PARKING

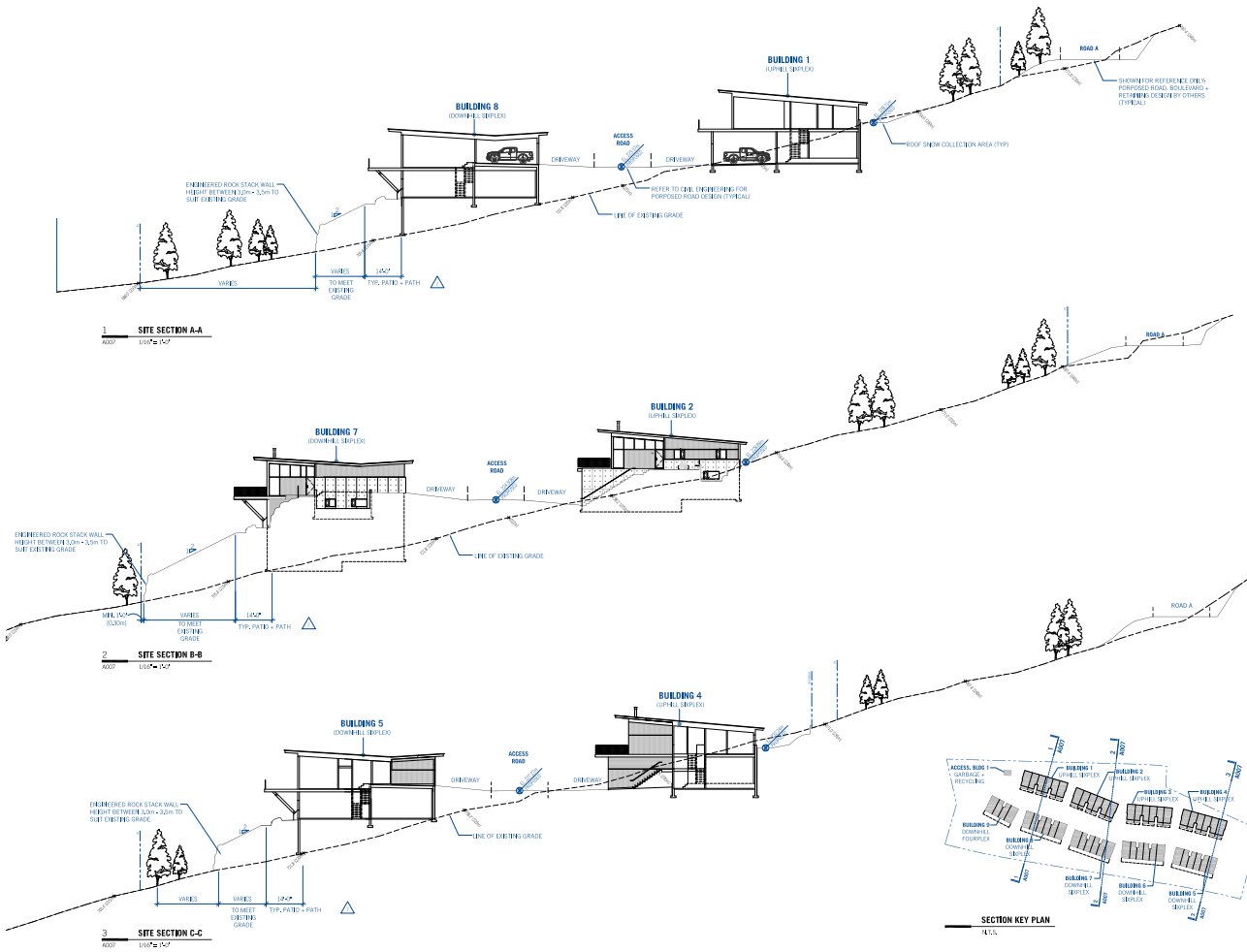
BLDG	TYPE	NO. OF SPOTS
B1	COMMERCIAL	1
B2	RESIDENTIAL	20
B3	RESIDENTIAL	20
B4	RESIDENTIAL	20
B5	RESIDENTIAL	20
B6	RESIDENTIAL	20

* SEE A100, A102, A104 + A500 FOR AREA CALCULATIONS



- SRINGNE LEGEND**
- A** MOVEMENT ZONE
 DEMARKATING SITE ENTRY, PROJECT
 NAME AND ADDRESS, REFER TO
 LANDSCAPE FOR DESIGN.
 - B** WAYFINDING ZONE
 CHECK THE TOWNHOUSE LAYOUT OF
 SITE ZONING, REFER TO LANDSCAPE FOR
 DESIGN.
 - C** SERVICE BUILDING ZONE
 INDICATING ACCESSORY BUILDING USE,
 NO PARKING ZONE.
 - D** TOWNHOUSE ADDRESSING
 SHOWS IDENTIFIED LOCATION OF UNIT
 NUMBERS, METAL NUMBERS (SEE
 TSS) ATTACHED AT BENEATH AND
 POSITIONED BELOW AND CENTER DOWN
 LIGHT.





URBAN WEST ARCHITECTURE

VANCOUVER 860-400 WEST PENDER ST. VICTORIA 3802 PAVOR STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604-603-1332 F: 250-680-7917

- 2 2018-05-07 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-03-05 ISSUED FOR REVIEW



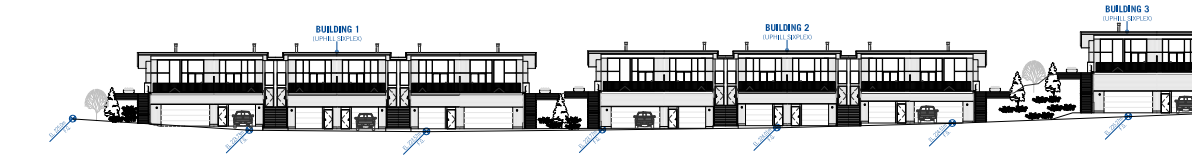
'ELEVATE AT STONESTONE'

TOWNHOUSES

LOT 8 STONESTONE RIDGE, PEMBERTON BC
 2018-04-05

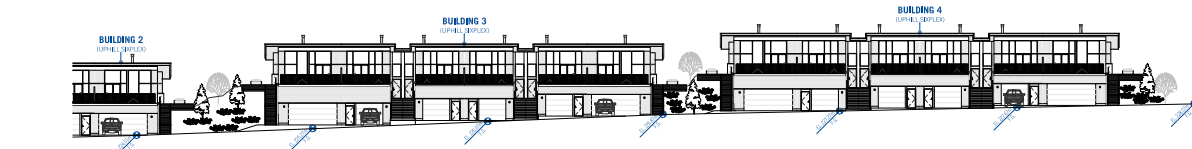
A007

SITE CROSS SECTIONS

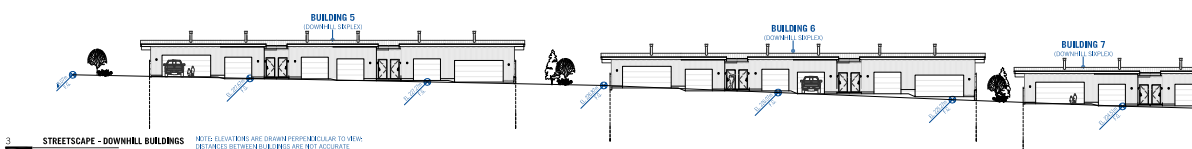


1 STREETSCAPE - UPHILL BUILDINGS
 A008 1:10" = 1/4" = 1/4"

NOTE: ELEVATIONS ARE DRAWN PERPENDICULAR TO VIEW.
 DISTANCES BETWEEN BUILDINGS ARE NOT ACCURATE.

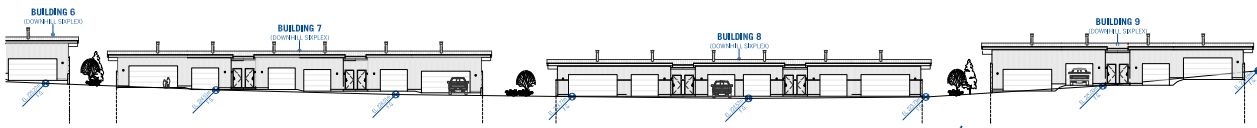


2 STREETSCAPE - UPHILL BUILDINGS
 A008 1:10" = 1/4" = 1/4"

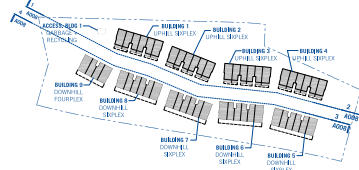


3 STREETSCAPE - DOWNHILL BUILDINGS
 A008 1:10" = 1/4" = 1/4"

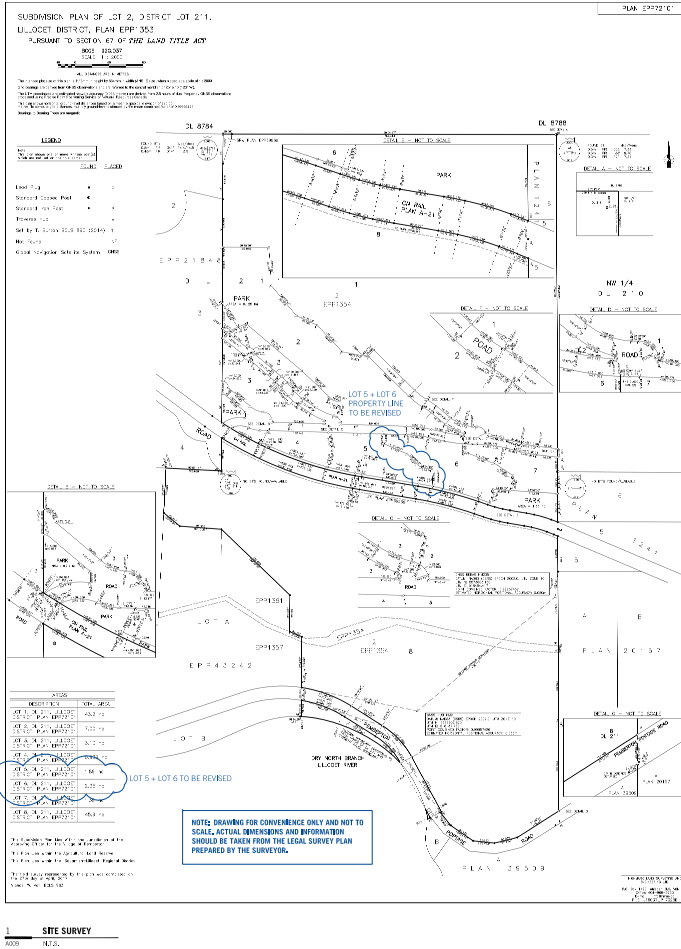
NOTE: ELEVATIONS ARE DRAWN PERPENDICULAR TO VIEW.
 DISTANCES BETWEEN BUILDINGS ARE NOT ACCURATE.



4 STREETSCAPE - DOWNHILL BUILDINGS
 A008 1:10" = 1/4" = 1/4"



SECTION KEY PLAN
 1/4" = 1/4"



UWA

URBAN WEST ARCHITECTURE

VANCOUVER 805-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 VICTORIA 2822 PRINCE STREET VICTORIA BC V8T 3Y3
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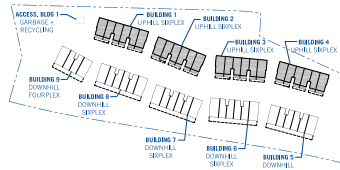
- 2018-06-06 FOR DEVELOPMENT PERMIT
- 1 2018-04-10 FOR DEVELOPMENT PERMIT
- 2018-08-04 FOR REVIEW
- 2018-03-29 FOR REVIEW



'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

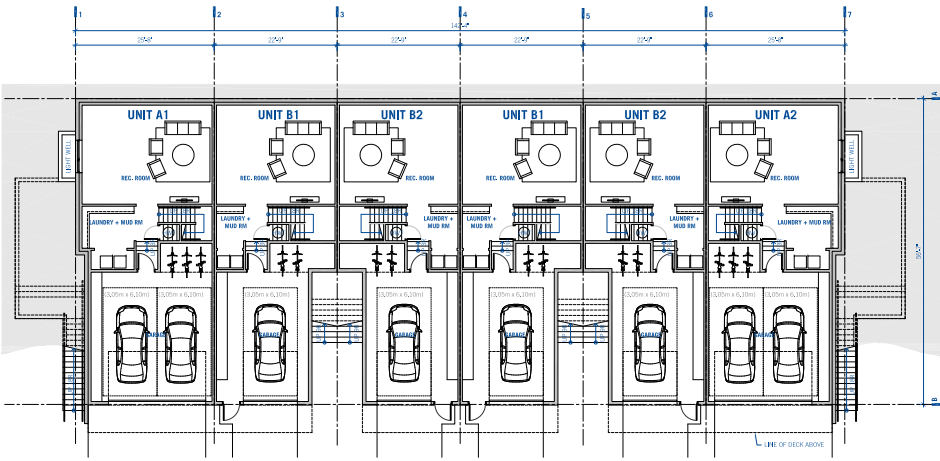
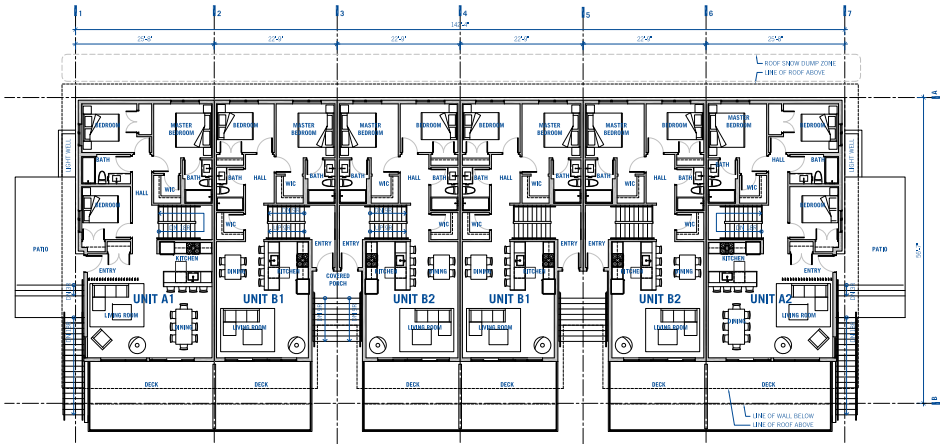
A009

SITE SURVEY



GROSS UNIT AREA*	
UNIT A1	1,234.56
UNIT B1	1,123.45
UNIT B2	1,345.67
UNIT A2	1,456.78
UPHILL SIXPLEX AREA PER BUILDING*	
Building 1	1,234.56
Building 2	1,123.45
Building 3	1,345.67
Building 4	1,456.78
Building 5	1,567.89
Building 6	1,678.90
Building 7	1,789.01
Building 8	1,890.12

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS



URBAN WEST ARCHITECTURE

VANCOUVER 864-402 WEST PENDER ST. 2822 PHOENIX STREET
 VICTORIA BC V8B 1T6 VICTORIA BC V8T 3Y3
 T. 250-903-1332 F. 250-903-7917

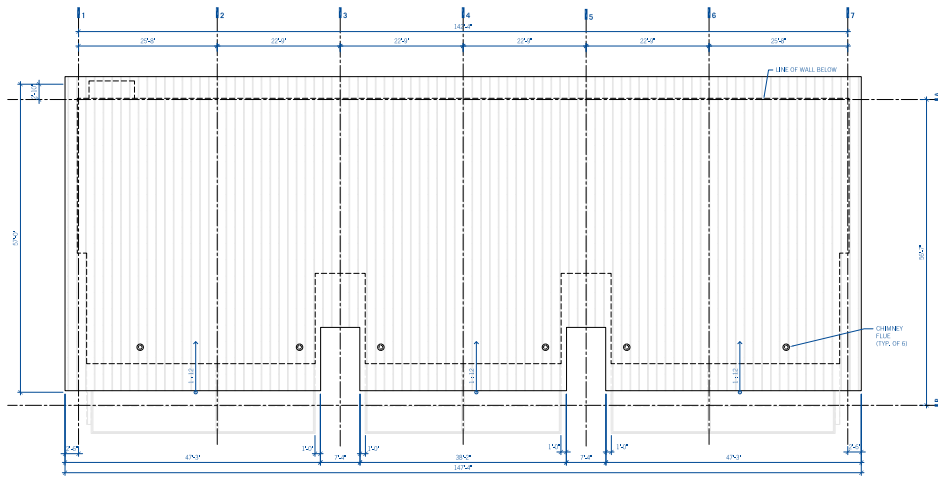
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- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW



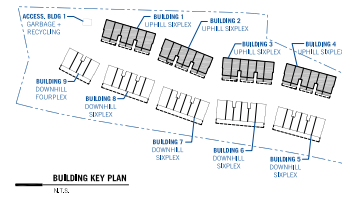
'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 V2H 6A2

A100

UPHILL SIXPLEX
 BUILDING PLANS



1 ROOF PLAN - UPHILL SDPLEX
 1/8" = 1'-0"



BUILDING KEY PLAN
 1/8" = 1'-0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
 T: 604-603-1332 F: 250-883-7517

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- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW
- NO:

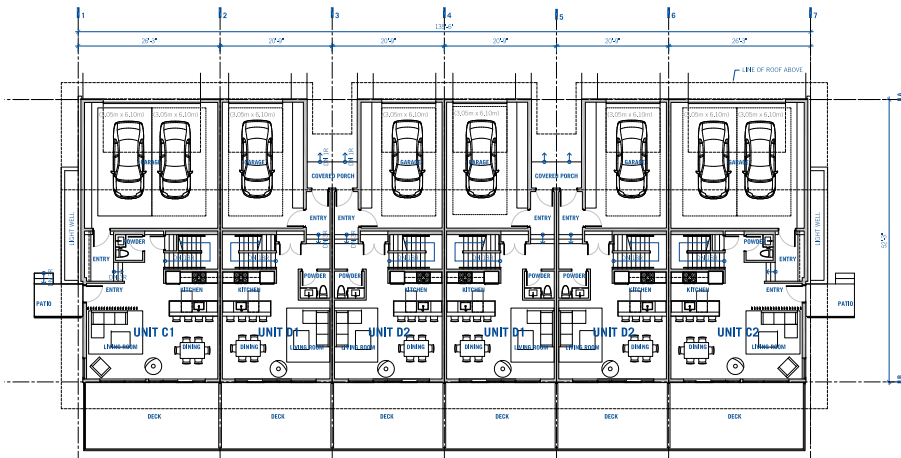


'ELEVATE AT SUNSTONE' TOWNHOUSES

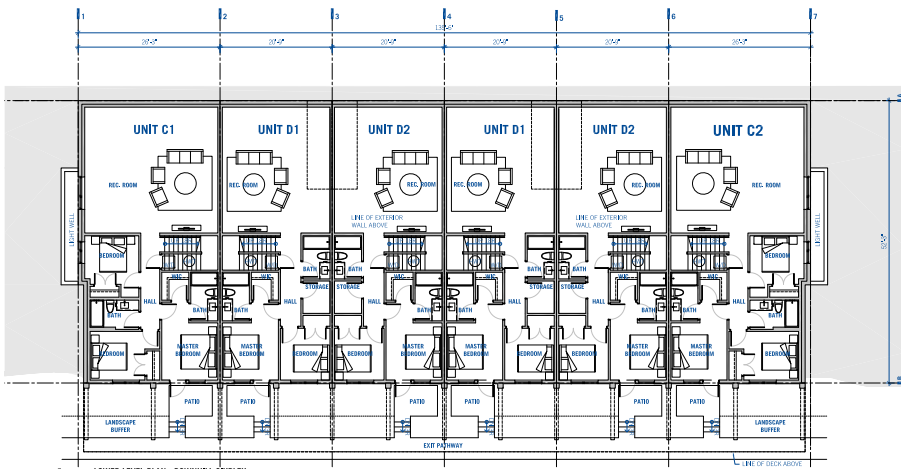
LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 V2B3K4C2

A101

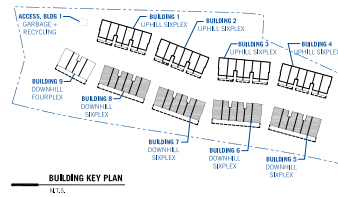
UPHILL SIXPLEX
 BUILDING PLANS



1 UPPER LEVEL PLAN - DOWNHILL SIXPLEX
R102 1:0" = 1/8"



2 LOWER LEVEL PLAN - DOWNHILL SIXPLEX
R102 1:0" = 1/8"



BUILDING KEY PLAN
R101

GROSS UNIT AREA*	
TYPE	AREA (SQ. FT.)
UNIT C1	1,150
UNIT D1	1,150
UNIT D2	1,150
UNIT C2	1,150
TOTAL	4,600

DOWNHILL SIXPLEX AREA PER BUILDING*	
BUILDING 1	4,600
BUILDING 2	2,300
BUILDING 3	2,300
BUILDING 4	2,300
BUILDING 5	2,300
BUILDING 6	2,300
BUILDING 7	2,300
BUILDING 8	4,600

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

URBAN WEST ARCHITECTURE

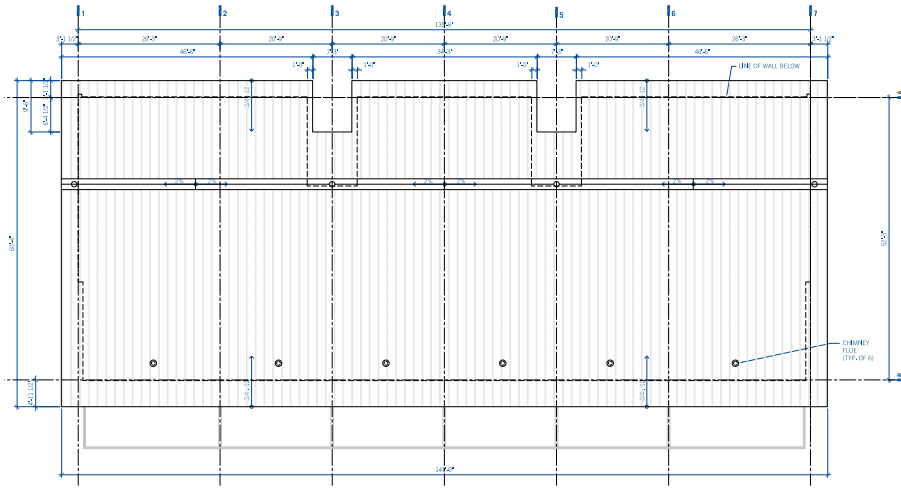
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 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
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- X 2018-02-22 ISSUED FOR REVIEW

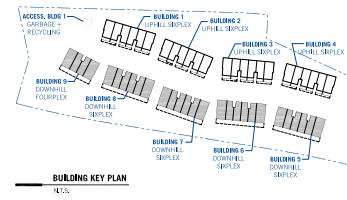


'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A102
 DOWNHILL SIXPLEX
 BUILDING PLANS



1 ROOF PLAN - DOWNHILL SIXPLEX
 1/8" = 1'-0"



BUILDING KEY PLAN
 1/8" = 1'-0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. WICACOUVER BC V6B 1T6 T. 604-683-1332
 VICTORIA 2822 PHIDR STREET VICTORIA BC V8T 3Y3 T. 250-883-7517

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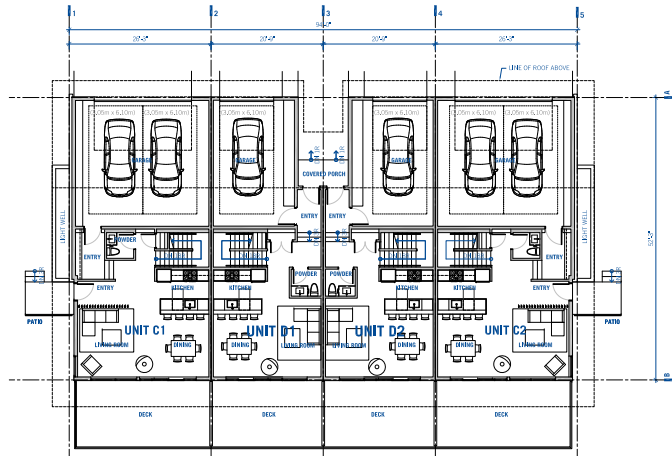
'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 V2B3A2C

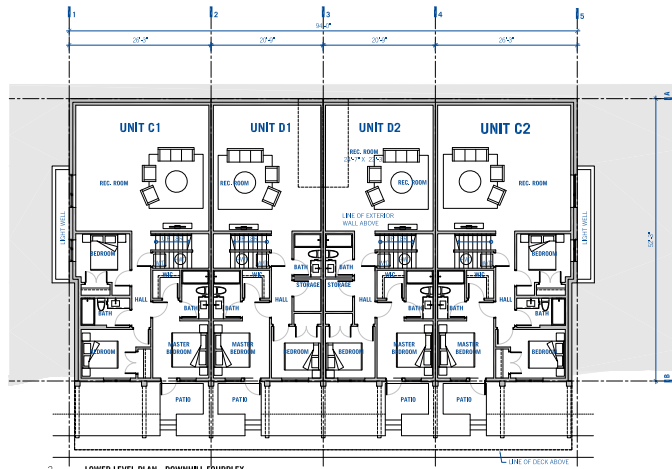
A103

DOWNHILL SIXPLEX
 BUILDING PLANS

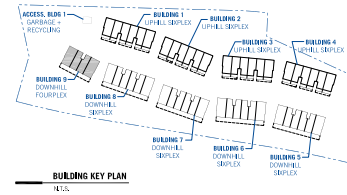
UWA



1 UPPER LEVEL PLAN - DOWNHILL FOURPLEX
R101 1:0" = 1/8"



2 LOWER LEVEL PLAN - DOWNHILL FOURPLEX
R101 1:0" = 1/8"



BUILDING KEY PLAN
R101

GROSS UNIT AREA*	
UNIT C1	1,171.00
UNIT D1	1,171.00
UNIT D2	1,171.00
UNIT C2	1,171.00
TOTAL	4,684.00

DOWNHILL FOURPLEX AREA PER BUILDING*	
BUILDING 1	1,171.00
BUILDING 2	1,171.00
BUILDING 3	1,171.00
BUILDING 4	1,171.00
BUILDING 5	1,171.00
BUILDING 6	1,171.00
BUILDING 7	1,171.00
TOTAL	8,368.00

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

URBAN WEST ARCHITECTURE

VANCOUVER: 860-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 VICTORIA: 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
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- 2018-03-29 ISSUED FOR REVIEW
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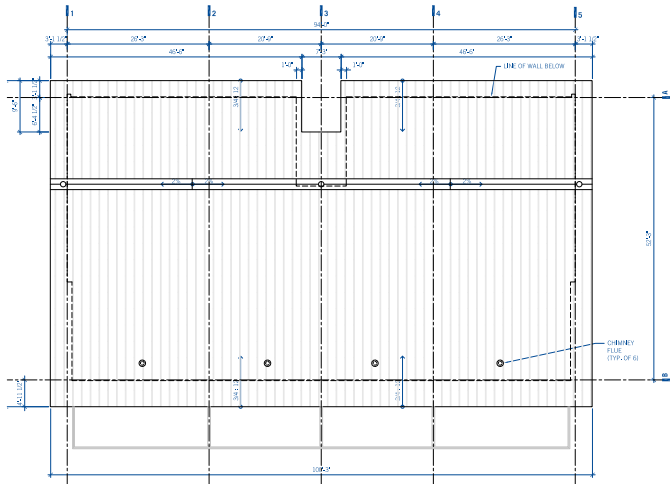


'ELEVATE AT SUNSTONE' TOWNHOUSES

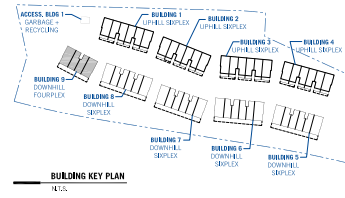
LOT 8 SUNSTONE RIDGE, PEMBERTON BC V2P5K6

A104

DOWNHILL FOURPLEX BUILDING PLANS



1 ROOF PLAN - DOWNHILL FOURPLEX
AS SHOWN 1/8" = 1'-0"



BUILDING KEY PLAN
1/8" = 1'-0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. WICACUVER BC V6B 1T6
VICTORIA 2822 PHIDR STREET VICTORIA BC V8T 3Y3
T: 250-860-1332 F: 250-860-7517

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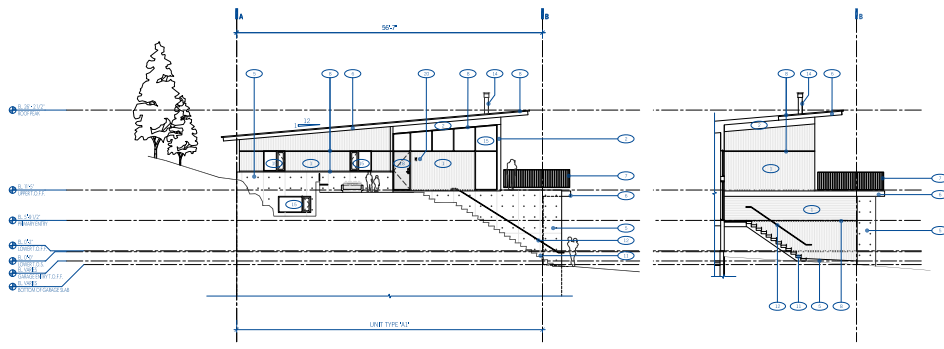


'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC
V2B4K6

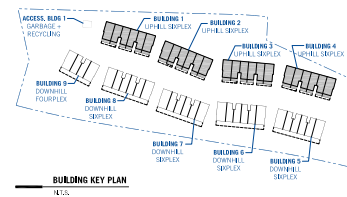
A105

DOWNHILL FOURPLEX
BUILDING PLANS



1 EAST ELEVATION - UPHILL SIXPLEX
A200 1/16" = 1/4"

2 EAST ELEVATION @ ENTRY - UPHILL SIXPLEX
A200 1/16" = 1/4"



BUILDING KEY PLAN
1/8" = 1/4"

EXTERIOR MATERIAL KEYNOTE

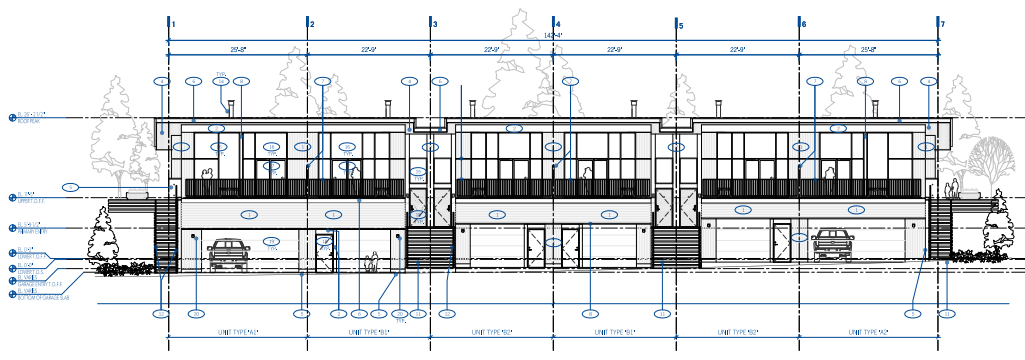
- WALL & CLADDING SYSTEMS (SAND + GROUT)
COLOR: CHARCOAL GREY
- WALL & CEILING PANEL SYSTEM
COLOR: CHARCOAL GREY
- ROOF DECK (CONCRETE) (SAND METAL SHEETS)
COLOR: LIGHT GREY
- WOOD (FRONT PORCH)
COLOR: NATURAL
- WOOD (FRONT PORCH) (FRAMING)
COLOR: NATURAL
- WOOD FASCIA
COLOR: CHARCOAL GREY
- ALUM. GUARDRAIL (FRONTING)
COLOR: GALVANNEZ
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (GLAZING)
COLOR: CHARCOAL
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
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- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY
- BRICK (FRONT PORCH) (FRAMING)
COLOR: NATURAL
COLOR: CHARCOAL GREY

URBAN WEST ARCHITECTURE

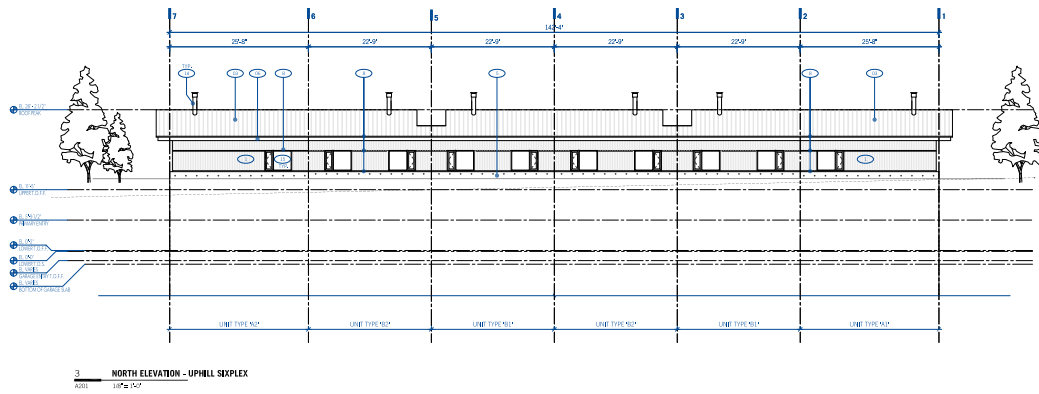
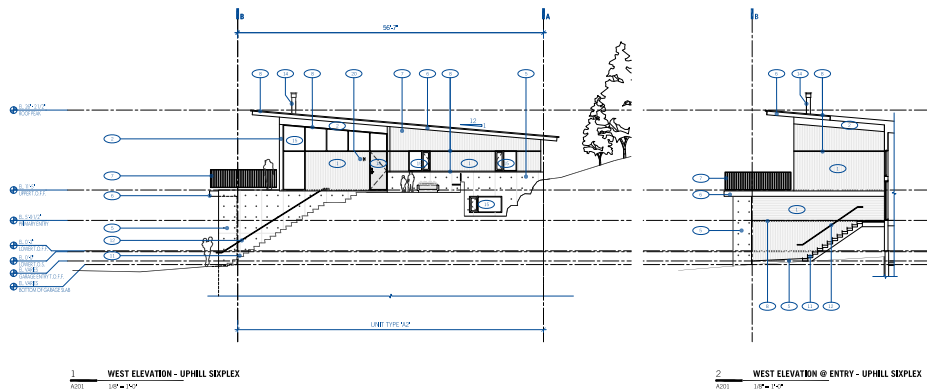
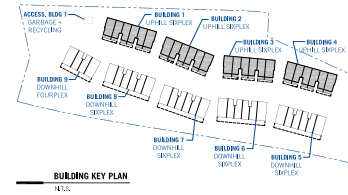
VANCOUVER 850-400 WEST PENDER ST. VICTORIA 2822 PENDER STREET
 VICTORIA BC V8B 1T6 VICTORIA BC V8T 3Y3
 T: 250-883-3332 F: 250-883-7917

2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
 I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
 2018-04-04 ISSUED FOR REVIEW
 2018-03-29 ISSUED FOR REVIEW
 X 2018-02-21 ISSUED FOR REVIEW
 N/A

'ELEVATE AT STONE'
 TOWNHOUSES
 LOT 8 STONESTONE RIDGE, PEMBERTON BC
 V2B5A2C
A200
 UPHILL SIXPLEX
 ELEVATIONS



3 SOUTH ELEVATION - UPHILL SIXPLEX
A200 1/16" = 1/4"



EXTERIOR MATERIAL KEYNOTE

- ① WALL TO ROOF: RIGID SYSTEM (SHED + GUTTER)
COLOR: CHARCOAL GREY
- ② WALL: RIBBED PANEL SYSTEM
COLOR: CHARCOAL GREY
- ③ ROOF: RIGID SYSTEM (SHED METAL SHEET)
COLOR: BRIGHT GREY
- ④ WOOD: OAK / OAK
COLOR: NATURAL
- ⑤ WALL: RIBBED PANEL SYSTEM (SHED)
COLOR: NATURAL
- ⑥ WOOD: FASCIA
COLOR: CHARCOAL GREY
- ⑦ WALL: GUARDRAIL / ZEBRA
COLOR: CALWAVE WHITE
- ⑧ FLOOR: METAL PLATING
COLOR: CHARCOAL
- ⑨ FLOOR: RIBBED PANEL SYSTEM
COLOR: METAL PLATING
- ⑩ FLOOR: METAL PLATING
COLOR: CHARCOAL
- ⑪ FLOOR: RIBBED PANEL SYSTEM
COLOR: METAL PLATING
- ⑫ FLOOR: METAL PLATING
COLOR: CHARCOAL
- ⑬ FLOOR: RIBBED PANEL SYSTEM
COLOR: NATURAL
- ⑭ WOOD: WOOD
COLOR: NATURAL
- ⑮ WALL: METAL PLATING SYSTEM
COLOR: CHARCOAL
- ⑯ WALL: METAL PLATING
COLOR: BRIGHT GREY
- ⑰ WALL: GUARDRAIL
COLOR: CHARCOAL GREY
- ⑱ CURB: METAL PLATING SYSTEM
COLOR: ANOXYDED ALUM.
- ⑲ WOOD: WOOD
COLOR: FB - NATURAL STAIN
- ⑳ WOOD: WOOD
COLOR: FB
- ⓫ WALL: OVERHEAD GARAGE DOOR
COLOR: CHARCOAL GREY
- ⓬ WALL: RIBBED PANEL SYSTEM
COLOR: CHARCOAL GREY

URBAN WEST ARCHITECTURE

VANCOUVER
850-400 WEST PENDER ST.
VANCOUVER BC V6B 1T6
T. 604.683.1332

VICTORIA
2822 PIPER STREET
VICTORIA BC V8T 3Y3
T. 250.860.7917

- I 2018.06.06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018.04.10 ISSUED FOR DEVELOPMENT PERMIT
- X 2018.04.04 ISSUED FOR REVIEW
- X 2018.03.29 ISSUED FOR REVIEW
- X 2018.02.21 ISSUED FOR REVIEW



'ELEVATE AT STONE'
TOWNHOUSES
LOT 8 STONESTONE RIDGE, PEMBERTON BC
V2H3A6

A201
UPHILL SIXPLEX
ELEVATIONS

UWA

EXTERIOR MATERIAL KEYNOTE

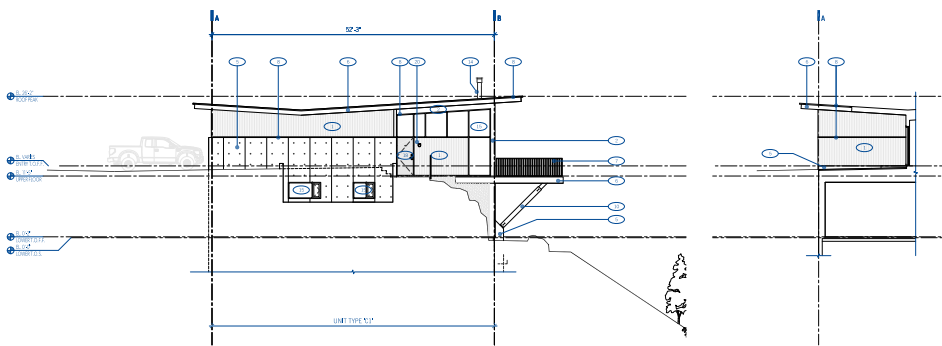
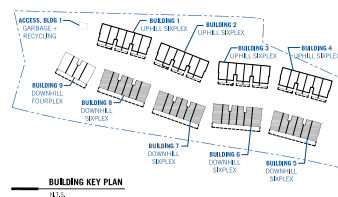
- WALL & CEILING - 18" INS SYSTEM (SAND + BATTERY)
COLOR: CHARCOAL GREY
- HARVE BUNGA PANEL SYSTEM
COLOR: CHARCOAL GREY
- ROOF - 18" INS CONTIGUOUS LEAK METAL SHEETING
COLOR: LIGHT GREY
- WOOD GRIP SYSTEM
COLOR: NATURAL
- ALUMINUM TRIM (CORNER) (18" x 18")
COLOR: NATURAL
- WOOD FASCIA
COLOR: CHARCOAL GREY
- ALUM. GUARDRAIL / ZINE BRG
COLOR: GALV. METAL
- FRONT METAL GLASSING
COLOR: CHARCOAL
- FRONT GLASSING / WINDOW
COLOR: MATCH COLORED
- FRONT FRAMES / SUPPORT
COLOR: NATURAL GREY
- FRONT HEAVY TRUSS / TRIM / BRG
COLOR: TRIP
- WOOD HANDRAIL
COLOR: NATURAL
- ALUM. TRIM (CORNER) (18" x 18")
COLOR: CHARCOAL
- FRONT GLASSING / WINDOW
COLOR: MATCH COLORED
- FRONT FRAMES / SUPPORT
COLOR: NATURAL GREY
- FRONT HEAVY TRUSS / TRIM / BRG
COLOR: TRIP
- FRONT METAL GLASSING
COLOR: MATCH COLORED
- FRONT FRAMES / SUPPORT
COLOR: NATURAL GREY
- FRONT HEAVY TRUSS / TRIM / BRG
COLOR: TRIP
- FRONT METAL GLASSING
COLOR: MATCH COLORED
- FRONT FRAMES / SUPPORT
COLOR: NATURAL GREY
- FRONT HEAVY TRUSS / TRIM / BRG
COLOR: TRIP

URBAN WEST ARCHITECTURE

VANCOUVER 860-402 WEST PENDER ST. 2822 PHOENIX STREET
 VICTORIA BC V8B 1T6 VICTORIA BC V8T 3Y3
 T. 250-883-1332

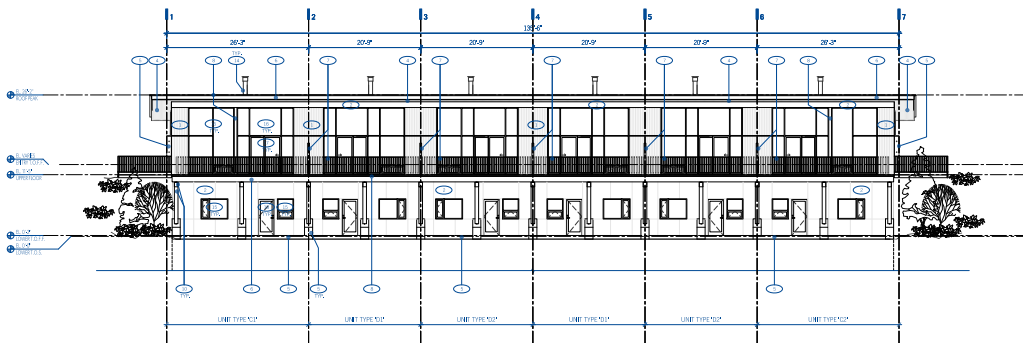
- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-21 ISSUED FOR REVIEW
- NI:

'ELEVATE AT STONE'
TOWNHOUSES
 LOT 8 STONESTONE RIDGE, PEMBERTON BC
 2018-04-06
A202
 DOWNHILL SIXPLEX
 ELEVATIONS

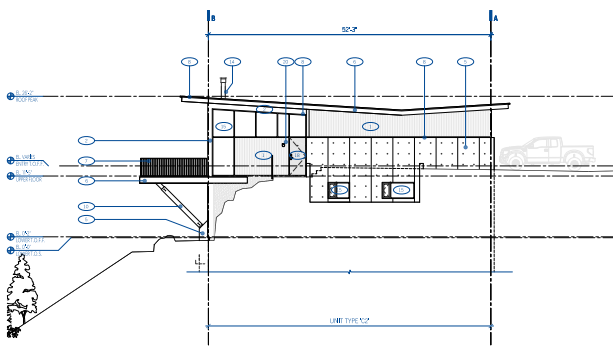


1 EAST ELEVATION - DOWNHILL SIXPLEX
 A202 1/8" = 1'-0"

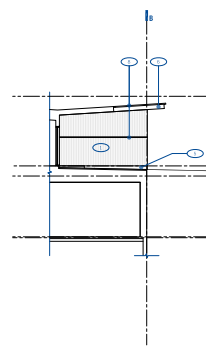
2 EAST ELEVATION @ ENTRY - DOWNHILL SIXPLEX
 A202 1/8" = 1'-0"



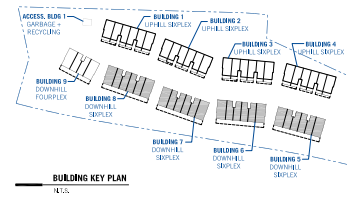
3 SOUTH ELEVATION - DOWNHILL SIXPLEX
 A202 1/8" = 1'-0"



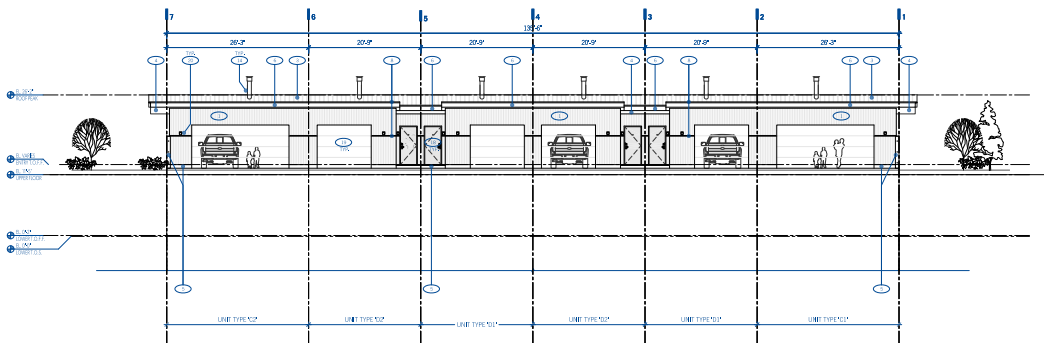
1 WEST ELEVATION - DOWNHILL SIXPLEX
A203 1/8" = 1'-0"



2 WEST ELEVATION @ ENTRY - DOWNHILL SIXPLEX
A203 1/8" = 1'-0"



BUILDING KEY PLAN
1/8" = 1'-0"



3 NORTH ELEVATION - DOWNHILL SIXPLEX
A203 1/8" = 1'-0"

UWA

EXTERIOR MATERIAL KEYNOTE

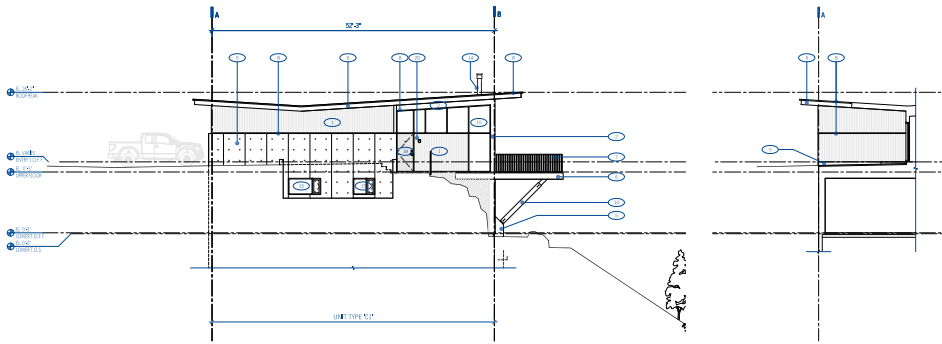
- ① HARDWARE (E.G. SYSTEMS) + BATTERY
COLOR: CHARCOAL GREY
- ② HARDWARE PANEL SYSTEM
COLOR: CHARCOAL GREY
- ③ ROOF (E.G. STAINLESS STEEL METAL SHEET)
COLOR: BRIGHT GREY
- ④ WOOD (E.G. CEDAR)
COLOR: NATURAL
- ⑤ WOOD (E.G. CEDAR) (E.G. 12x12)
COLOR: NATURAL
- ⑥ WOOD (E.G. CEDAR)
COLOR: CHARCOAL GREY
- ⑦ ALUM. GUARDRAIL (E.G. 12x12)
COLOR: GALV. METAL
- ⑧ BRICK (E.G. METAL GLAZING)
COLOR: CHARCOAL
- ⑨ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑩ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑪ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑫ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑬ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑭ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑮ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑯ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑰ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑱ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑲ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ⑳ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㉑ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㉒ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㉓ BRICK (E.G. METAL GLAZING)
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- ㉔ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㉕ BRICK (E.G. METAL GLAZING)
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- ㉖ BRICK (E.G. METAL GLAZING)
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COLOR: NATURAL
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COLOR: NATURAL
- ㊳ BRICK (E.G. METAL GLAZING)
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- ㊴ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㊵ BRICK (E.G. METAL GLAZING)
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- ㊸ BRICK (E.G. METAL GLAZING)
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- ㊺ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㊻ BRICK (E.G. METAL GLAZING)
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- ㊼ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㊽ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㊾ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL
- ㊿ BRICK (E.G. METAL GLAZING)
COLOR: NATURAL

URBAN WEST ARCHITECTURE

VANCOUVER 850-400 WEST PENDER ST. VICTORIA 2822 PHOENIX STREET
VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
T: 604-693-1332 F: 250-860-7917

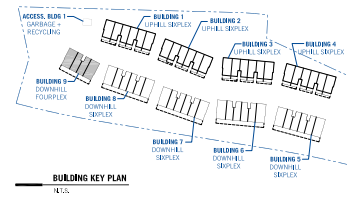
- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-21 ISSUED FOR REVIEW
- NO:

'ELEVATE AT STONE'
TOWNHOUSES
LOT 8 STONESTONE RIDGE, PEMBERTON BC
2018-04-06
A203
DOWNHILL SIXPLEX
ELEVATIONS

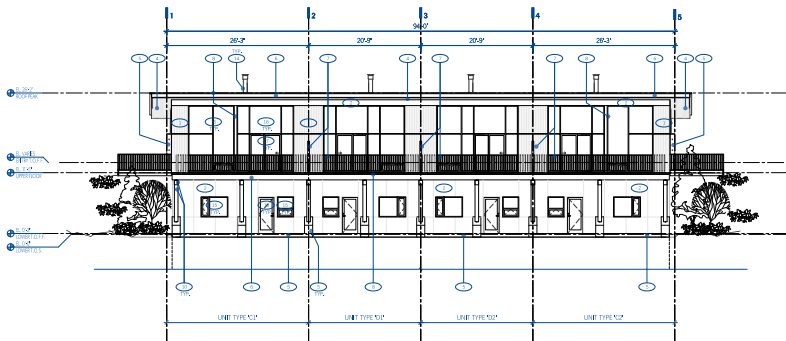


1 EAST ELEVATION - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"

2 EAST ELEVATION @ ENTRY - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"



BUILDING KEY PLAN
NUL



3 SOUTH ELEVATION - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"

UWA

EXTERIOR MATERIAL KEYNOTE

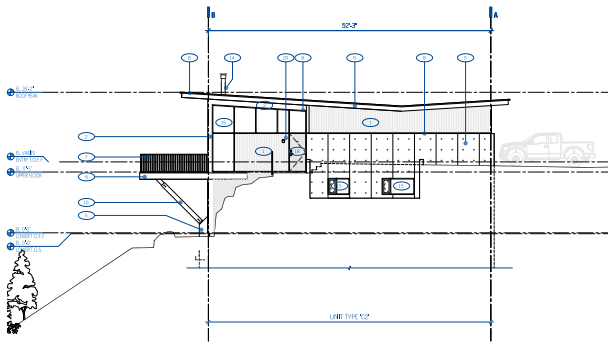
- HARDY BOARD - 1/2" SYSTEMS (SAND + GROUT)
COLOR: CHARCOAL GREY
- HARDY BOARD PANEL SYSTEM
COLOR: CHARCOAL GREY
- BRICK - HALF ROUND SLANT SEAM METAL SPURTS
COLOR: BRIGHT GREY
- WOOD - OAK - 1/2" x 4"
COLOR: NATURAL
- WOOD - RED CEDAR - 1/2" x 4"
COLOR: NATURAL
- WOOD - FASCIA
COLOR: CHARCOAL GREY
- ALUM. GUARDRAIL - FINISHING
COLOR: GALV. METAL
- BRICK - METAL SPURTS
COLOR: CHARCOAL
- BRICK - 1/2" x 4" x 8" x 16"
COLOR: MATCH CHARCOAL
- BRICK - 1/2" x 4" x 8" x 16"
COLOR: NATURAL CHAR
- BRICK - 1/2" x 4" x 8" x 16"
COLOR: NATURAL
- WOOD - 1/2" x 4" x 8" x 16"
COLOR: NATURAL
- ALUM. GUARDRAIL - FINISHING
COLOR: NATURAL
- METAL - 1/2" x 4" x 8" x 16"
COLOR: BRIGHT GREY
- METAL - 1/2" x 4" x 8" x 16"
COLOR: CHARCOAL GREY
- CURB - 1/2" x 4" x 8" x 16"
COLOR: ANODIZED ALUM.
- WOOD - 1/2" x 4" x 8" x 16"
COLOR: NATURAL STAIN
- BRICK - 1/2" x 4" x 8" x 16"
COLOR: RED
- ALUM. OVERHEAD GARAGE DOOR
COLOR: CHARCOAL GREY
- BRICK - 1/2" x 4" x 8" x 16"
COLOR: CHARCOAL GREY

URBAN WEST ARCHITECTURE

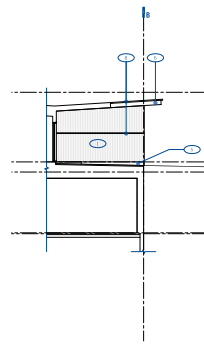
VANCOUVER 864-402 WEST PENDER ST. VICTORIA 2822 PHIDR STREET
VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
T: 604.603.1332 F: 250.960.7917

2018.06.06 ISSUED FOR DEVELOPMENT PERMIT
1 2018.04.10 ISSUED FOR DEVELOPMENT PERMIT
2018.04.04 ISSUED FOR REVIEW
X 2018.03.29 ISSUED FOR REVIEW
N/A

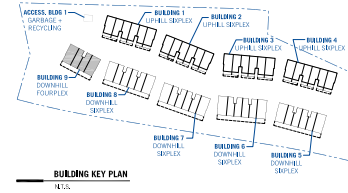
'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
V2B4K6
A204
DOWNHILL FOURPLEX
ELEVATIONS



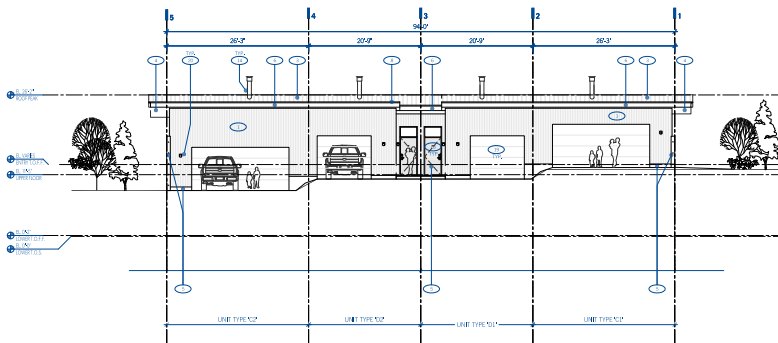
1 WEST ELEVATION - DOWNHILL FOURPLEX
A205 1/16" = 1'-0"



2 WEST ELEVATION @ ENTRY - DOWNHILL FOURPLEX
A205 1/16" = 1'-0"



BUILDING KEY PLAN
1/8" = 1'-0"



3 NORTH ELEVATION - DOWNHILL FOURPLEX
A205 1/16" = 1'-0"

UWA

EXTERIOR MATERIAL KEYNOTE

- 1. WOOD GRANT (PERMITS) + BATTERY
COLOR: CHARCOAL GREY
- 2. HARDY PANEL SYSTEM
COLOR: CHARCOAL GREY
- 3. WOOD GRANT (PERMITS) + BATTERY
COLOR: LIGHT GREY
- 4. WOOD GRANT (PERMITS)
COLOR: NATURAL
- 5. WOOD GRANT (PERMITS) + BATTERY
COLOR: NATURAL
- 6. WOOD GRANT
COLOR: CHARCOAL GREY
- 7. ALUM. GUARDRAIL (PERMITS)
COLOR: GALV. METE
- 8. PERMITS METAL GLASSING
COLOR: CHARCOAL
- 9. PERMITS GLASSING (PERMITS)
COLOR: MATTE CHARCOAL
- 10. HAZY PRISM GLASSING
COLOR: NATURAL FRAME
- 11. POLYURETHANE TRUSS CLIMB FRAME
COLOR: TRIP
- 12. WOOD GRANT (PERMITS)
COLOR: NATURAL
- 13. ALUM. FINISH (PERMITS)
COLOR: CHARCOAL
- 14. POLYURETHANE TRUSS CLIMB FRAME
COLOR: TRIP
- 15. WOOD GRANT
COLOR: CHARCOAL GREY
- 16. PERMITS METAL GLASSING SYSTEM
COLOR: ANODIZED ALUM.
- 17. WOOD GRANT (PERMITS)
COLOR: FB NATURAL STAIN
- 18. WOOD GRANT (PERMITS)
COLOR: TRIP
- 19. ALUM. OVERHEAD GARAGE DOOR
COLOR: CHARCOAL GREY
- 20. PERMITS METAL GLASSING SYSTEM
COLOR: CHARCOAL GREY

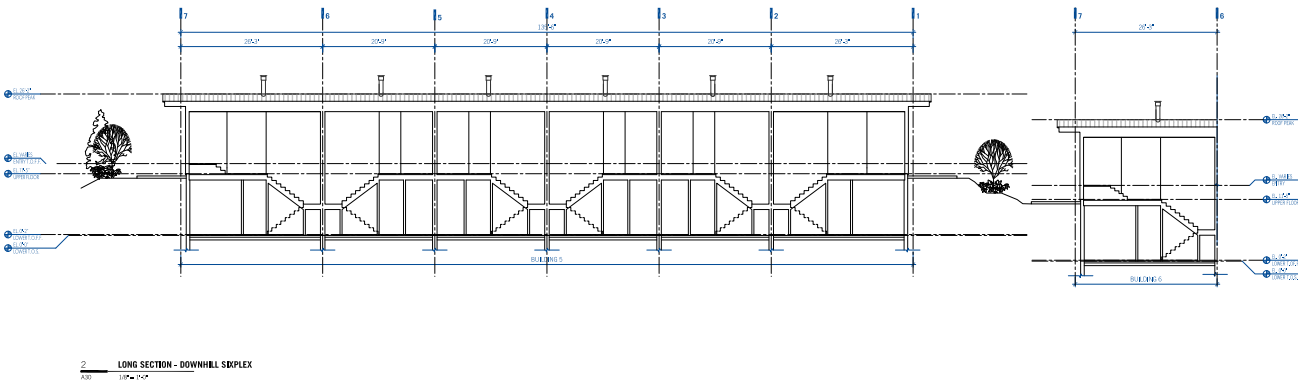
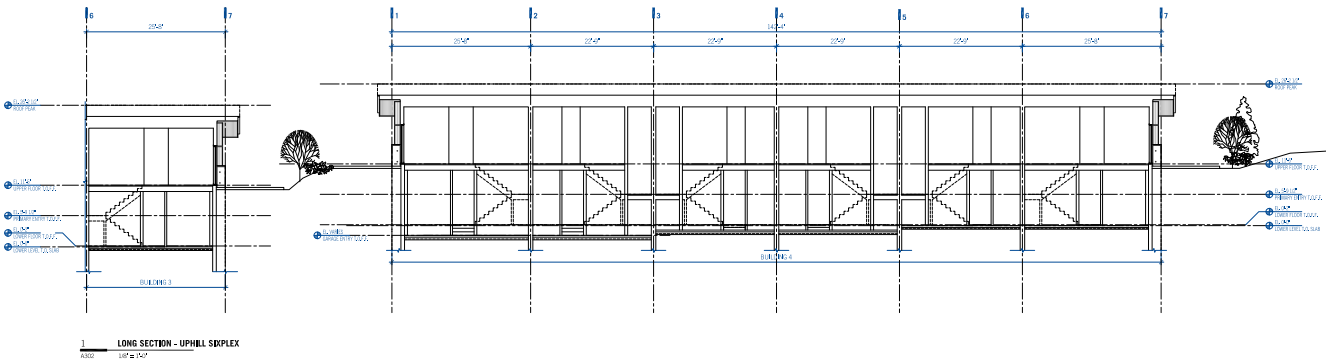
URBAN WEST ARCHITECTURE

VANCOUVER 866-402 WEST PENDER ST. 2882 PHOENIX STREET
VANCOUVER BC V6B 1T6 VICTORIA BC V8P 3Y3
T. 604.603.1332 F. 250.693.7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- X 2018-03-29 ISSUED FOR REVIEW
- NO



**'ELEVATE AT SUNSTONE'
TOWNHOUSES**
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
V2B6A9C
A205
DOWNHILL FOURPLEX
ELEVATIONS



URBAN WEST ARCHITECTURE

VANCOUVER 860-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-603-1332
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T. 250-860-7917

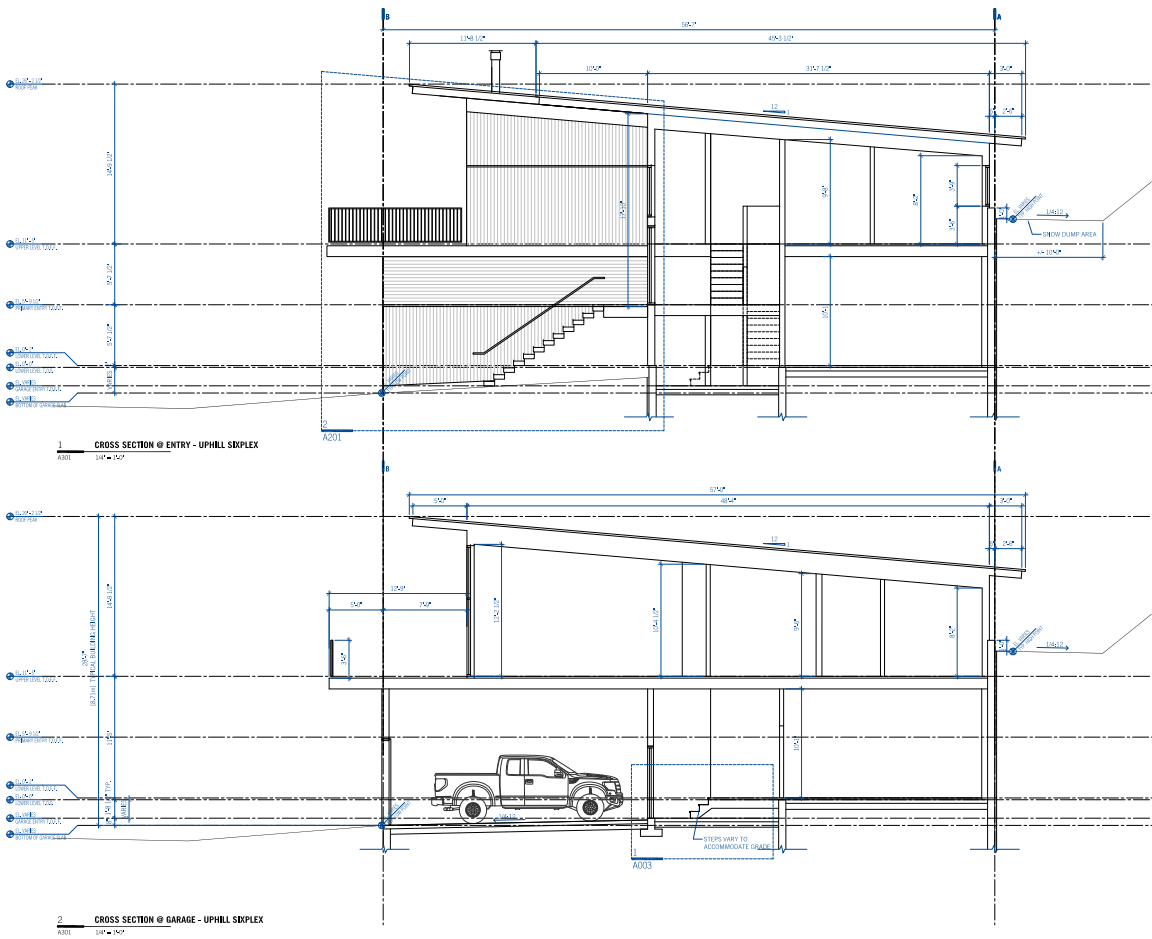
2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
 2018-08-04 ISSUED FOR REVIEW
 2018-03-29 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-05

A300

LONG BLDG SECTION
 UPHILL + DOWNHILL SIXPLEX



URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
 T. 250-883-7517

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-08-04 ISSUED FOR REVIEW
- X 2018-03-29 ISSUED FOR REVIEW
- NO:

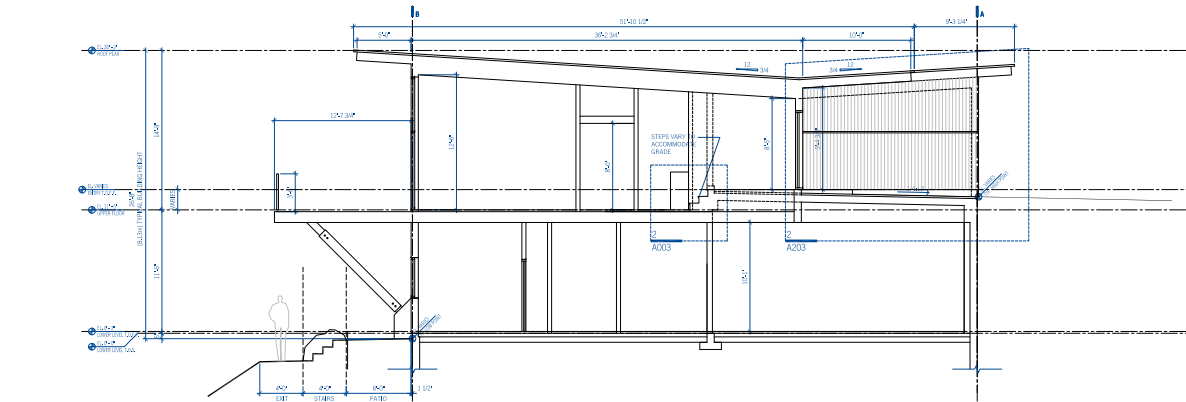


'ELEVATE AT SUNSTONE'
TOWNHOUSES

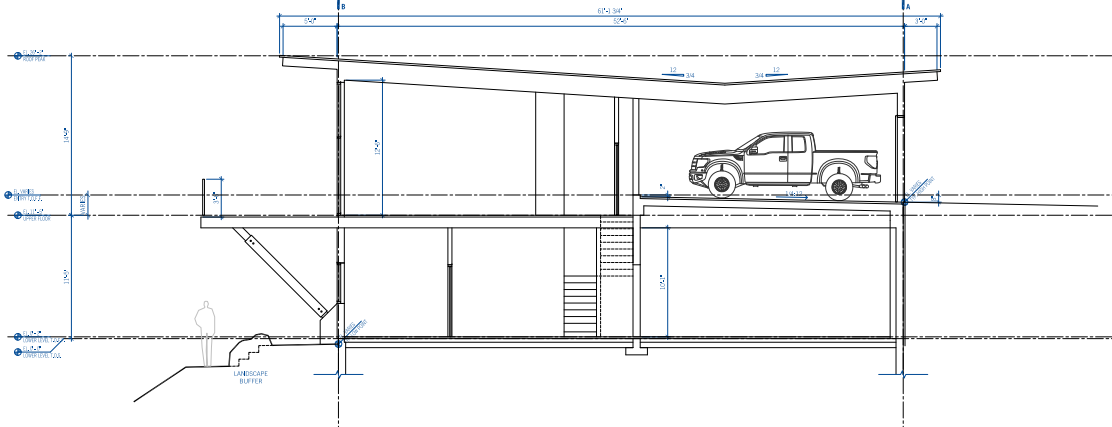
LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-06

A301

UPHILL SIXPLEX
 BUILDING SECTIONS



1 CROSS SECTION @ ENTRY - DOWNHILL SIX + FOURPLEX
A302 1/4" = 1'-0"



2 CROSS SECTION @ GARAGE - DOWNHILL SIX + FOURPLEX
A302 1/4" = 1'-0"

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. 2822 PHOENIX STREET
VICTORIA BC V8B 1T6 VICTORIA BC V8T 3Y3
T: 250-883-1332 F: 250-883-7917

2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
2018-04-04 ISSUED FOR REVIEW
2018-03-29 ISSUED FOR REVIEW
X 2018-02-21 ISSUED FOR REVIEW

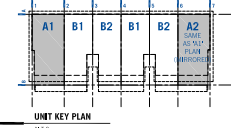
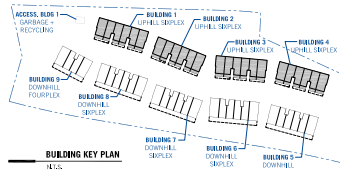
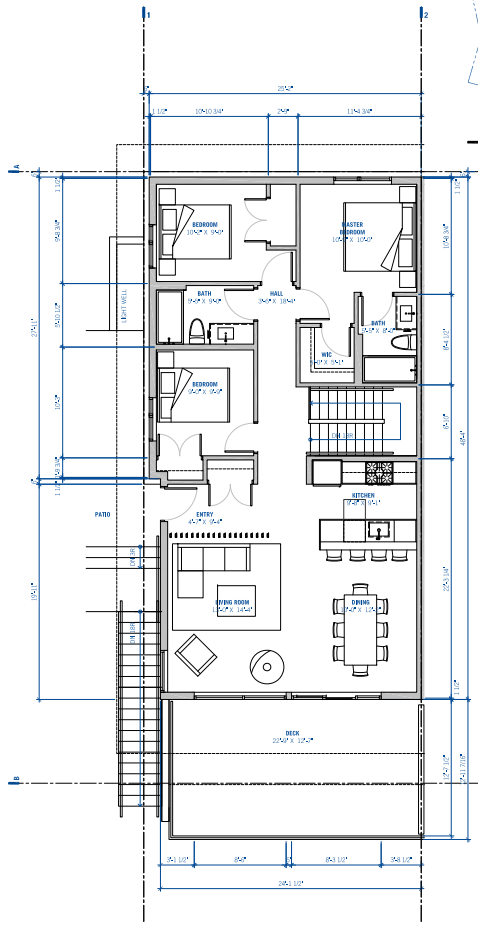
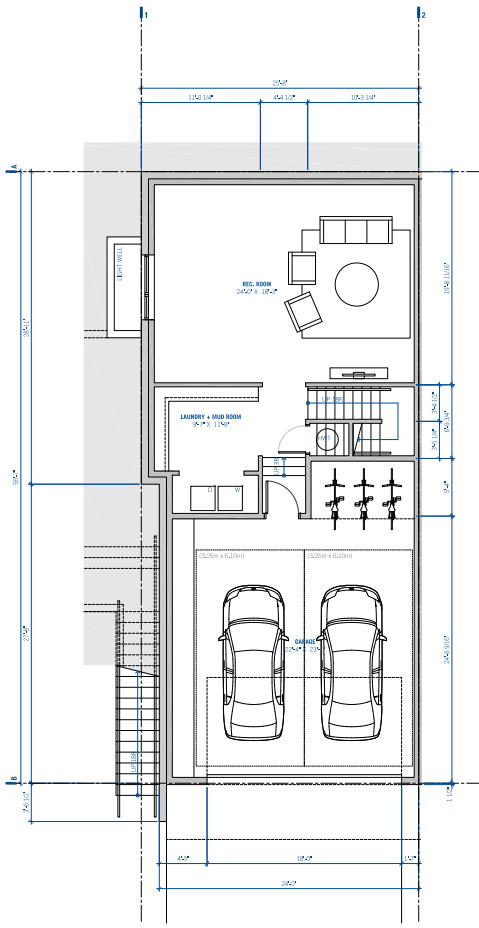


'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC
2018-04-06

A302

DOWNHILL SIX + FOURPLEX
BUILDING SECTIONS



URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-603-1332
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T. 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

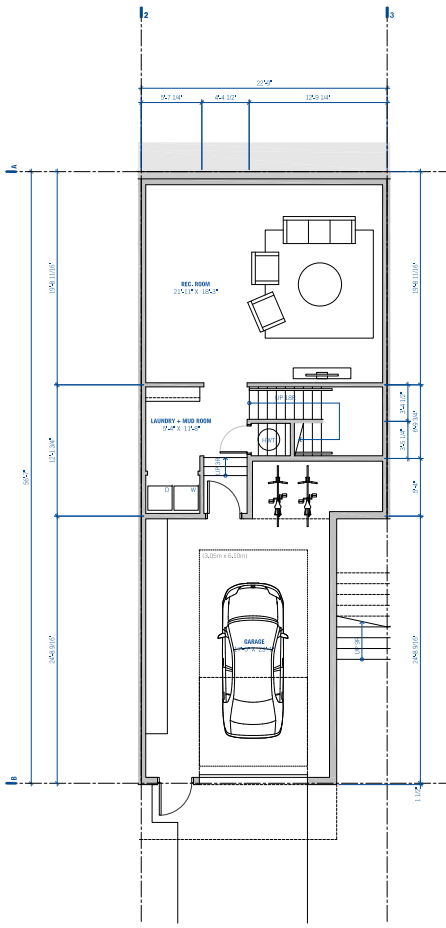


'ELEVATE AT SUNSTONE' TOWNHOUSES

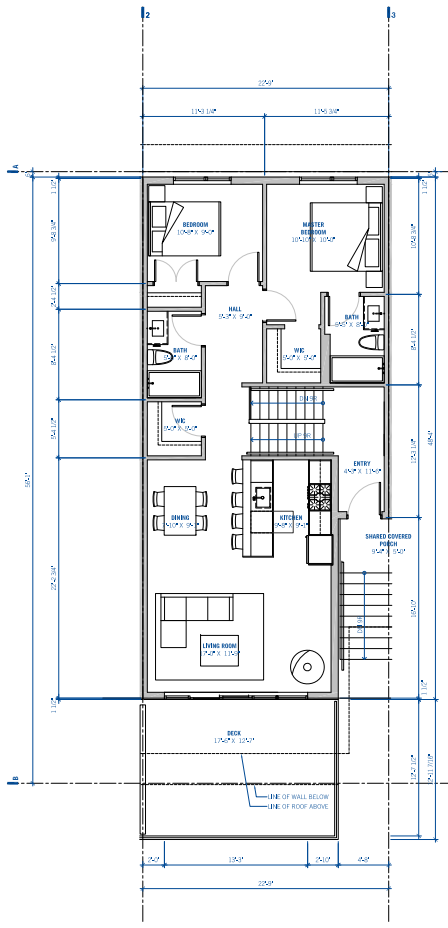
LOT 8 SUNSTONE RIDGE, PEMBERTON BC V2B 6A2

A400

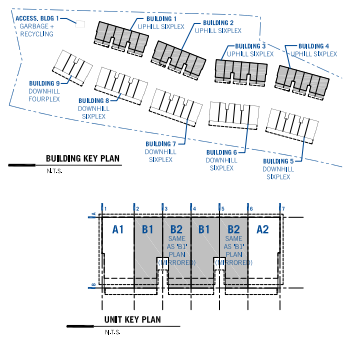
UPHILL SIXPLEX 'A' UNIT PLANS



1 LOWER LEVEL PLAN - UNIT TYPE B1
DATE: 1/4/2017



2 UPPER LEVEL PLAN - UNIT TYPE B1
DATE: 1/4/2017



URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T: 604-683-1332
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T: 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
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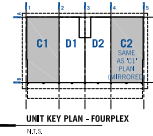
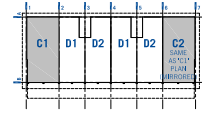
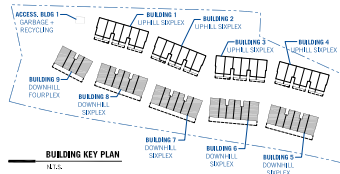
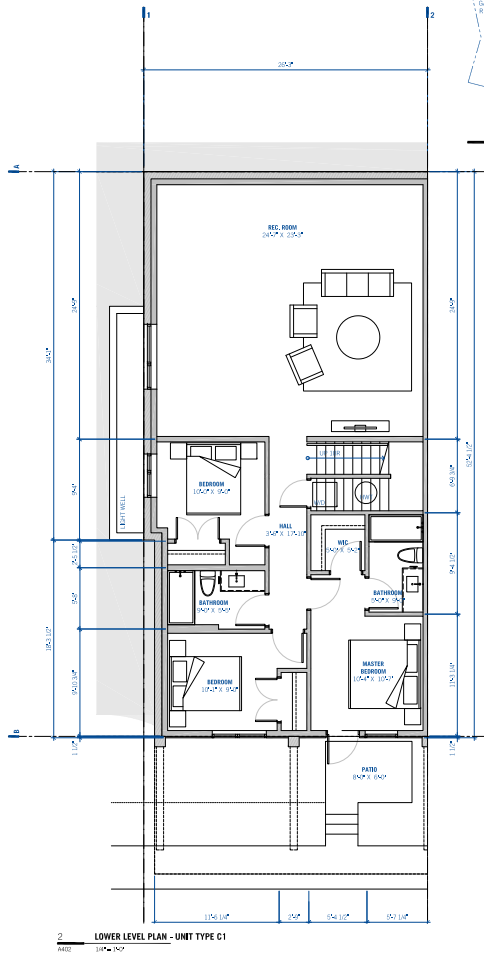
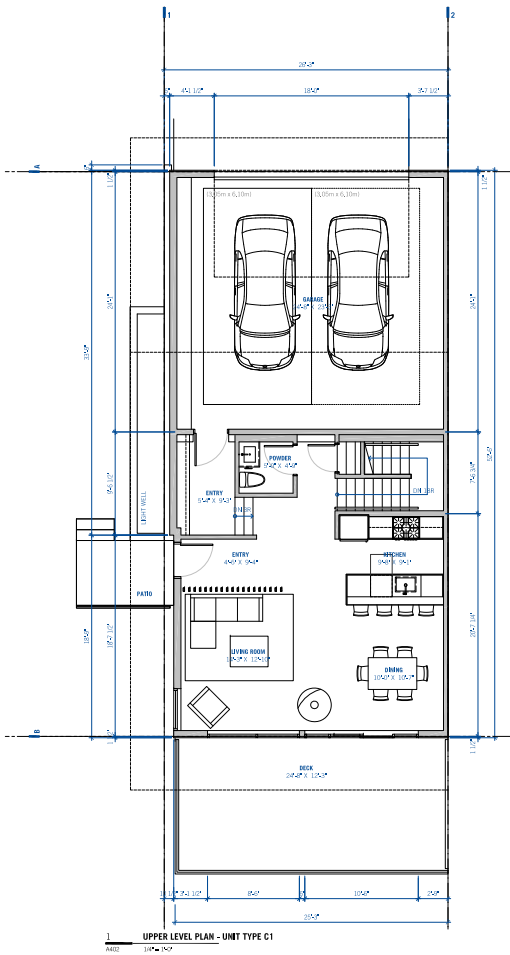


'ELEVATE AT STONESTONE'
TOWNHOUSES

LOT 8 STONESTONE RIDGE, PEMBERTON BC V2B 6A2

A401

UPHILL SIXPLEX
'B' UNIT PLANS



URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T: 604-603-1332
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T: 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

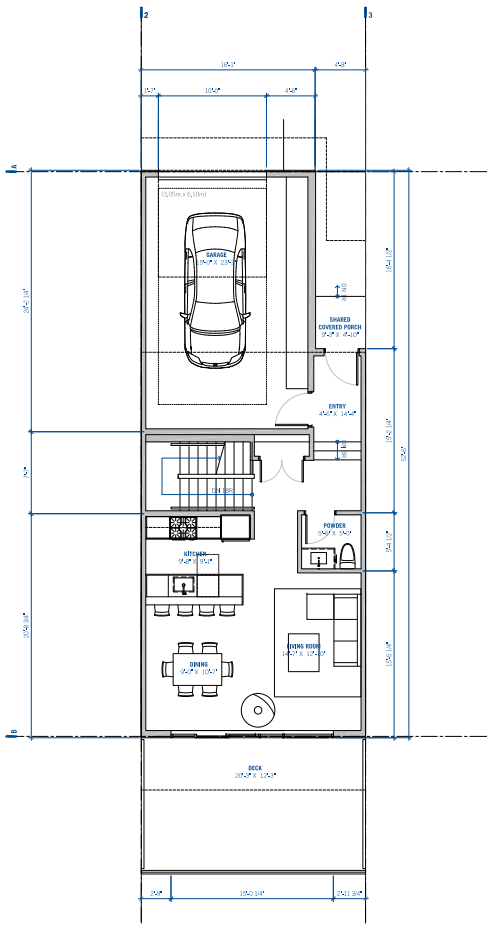


'ELEVATE AT SUNSTONE' TOWNHOUSES

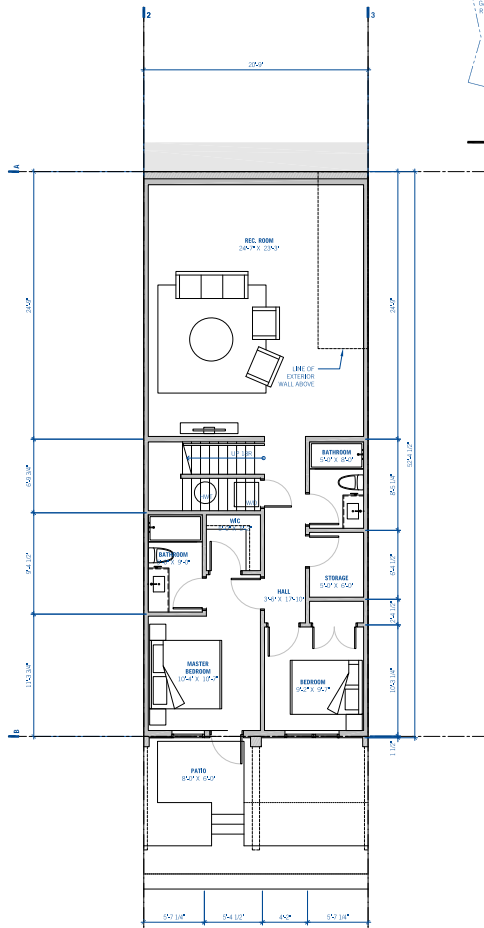
LOT 8 SUNSTONE RIDGE, PEMBERTON BC V2B 6A2

A402

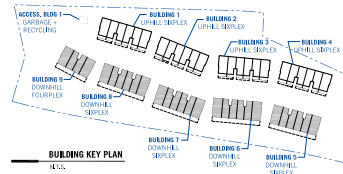
DOWNHILL SIX + FOURPLEX
 'C' UNIT PLANS



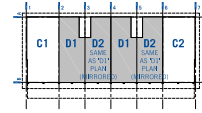
1 UPPER LEVEL PLAN - UNIT TYPE D1
11'0" x 12'0"



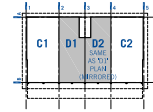
2 LOWER LEVEL PLAN - UNIT TYPE D1
11'0" x 12'0"



BUILDING KEY PLAN
11'0" x 12'0"



UNIT KEY PLAN - SIXPLEX
11'0" x 12'0"



UNIT KEY PLAN - FOURPLEX
11'0" x 12'0"

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VICTORIA
VICTORIA 3822 PHOENIX STREET VICTORIA BC V8T 3Y3
WAGLOUVER BC V8B 1T6 T: 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

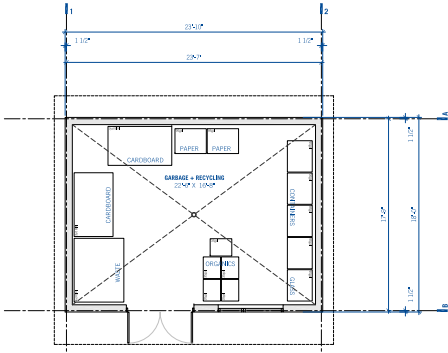


'ELEVATE AT SUNSTONE'
TOWNHOUSES

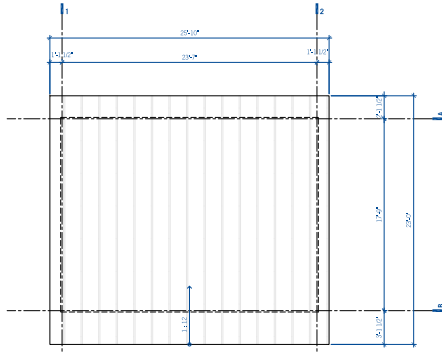
LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A403

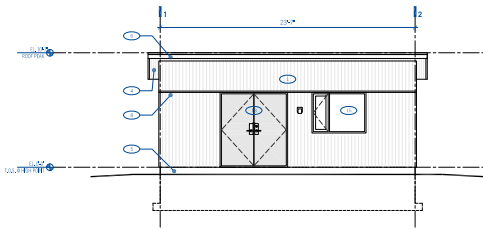
DOWNHILL SIX + FOURPLEX
 'D' UNIT PLANS



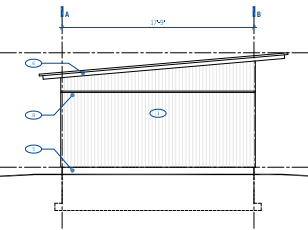
1 FLOOR PLAN
A500 1/4" = 1'-0"



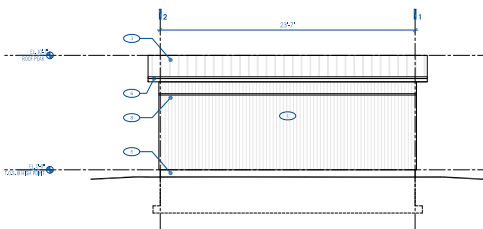
2 ROOF PLAN
A500 1/4" = 1'-0"



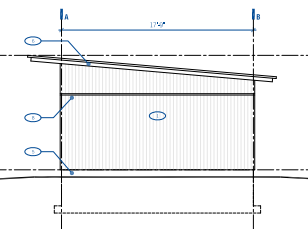
3 SOUTH ELEVATION
A500 1/4" = 1'-0"



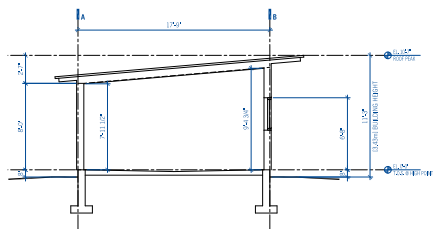
4 WEST ELEVATION
A500 1/4" = 1'-0"



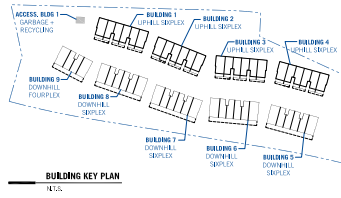
5 NORTH ELEVATION
A500 1/4" = 1'-0"



6 EAST ELEVATION
A500 1/4" = 1'-0"



7 CROSS SECTION
A500 1/4" = 1'-0"



BUILDING KEY PLAN
N.E.U.

GROSS BUILDING AREA*	
FLOOR AREA	212.00
ROOF AREA	174.00
GROSS BUILDING AREA	386.00

LOT COVERAGE*	
FLOOR AREA	212.00
ROOF AREA	174.00
GROSS BUILDING AREA	386.00

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS OR FOUNDATIONS

UWA

- EXTERIOR MATERIAL KEYNOTE**
- WALL: CONCRETE (BASIC SYSTEM/COATED + BATTERY)
 - COLOUR: CHARCOAL GREY
 - WALL: BUNDA PANEL SYSTEM
 - COLOUR: CHARCOAL GREY
 - ROOF: METAL CLADDING (SLATE METAL/SLOPE)
 - COLOUR: SPLIT GREY
 - WINDOW: METAL
 - COLOUR: NATURAL
 - WINDOW: METAL
 - COLOUR: NATURAL
 - WINDOW: METAL
 - COLOUR: NATURAL
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 - WINDOW: METAL
 - COLOUR: NATURAL
 - WINDOW: METAL
 - COLOUR: NATURAL

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. 2822 PENDER STREET
VICTORIA 3021 BAY STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604-693-1332 F: 250-963-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW
- N/A



**'ELEVATE AT STONESTONE'
TOWNHOUSES**

LOT 3 STONESTONE RIDGE, PEMBERTON BC
 V2H6A6C

A500

ACCESSORY BUILDING #1

Schedule C Landscape Drawings and Cost Estimate



NOTES

Cultural Notes
 1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
 2. Refer to electrical drawings for all final landscape lighting layout and specifications.
 3. Refer to architectural and mechanical drawings for all drain locations and elevations.

Soil Preparation and Placement Notes
 1. All growing medium placed on project to meet or exceed BCNA and B.C. Landscaping Standards.
 2. Submit soil analysis, by an approved independent soil testing laboratory for each type of growing medium being used on the project (N2O) to placement for nitrate and nitrogen.
 3. Clearly identify source and type for each. Reclaim or recycled land growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 liter physical sample.
 4. Substrate shall be made at least seven (7) days before.
 5. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
 6. Soil drainage shall be three (3) 4" diameter drain gravel lines from any all and clay as shown in detail.
 7. Final growing medium, except structural to required finish grades and minimum depths as detailed herein shown otherwise.

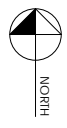
Planting Notes
 1. All plants / planting to be per BCNA and BCSLA standards.
 2. Plant selection subject to availability at the time of planting.
 3. Contractor shall source specified plant material and only after area of search has been exhausted will substitution be considered.
 4. All trees to be planted in accordance with BCNA standards.
 5. All plants to be sourced from nurseries certified level of B. minimum.
 6. Plant size and related container sizes are specified according to the B.C. Landscaping Standards content section. For container class #1 and smaller plant sizes shall be as shown in the plant list and the standard for all other plants, both plant size and container shall be as shown in the plant list. Specifically, when the plant list calls for #1 class containers, these shall be as defined in the BCNA (AND) Standard.
 7. All trees to have minimum 10 cubic metres of growing medium unless otherwise specified.

Product and Material Notes
 1. All materials to be as specified or pre-approved equivalent.
 2. All material and products to be installed per manufacturer's specifications.

LEGENDS

HARDSCAPE LEGEND		SOFTSCAPE LEGEND	
KEY	GRAPHIC DESCRIPTION	DETAIL KEY	DESCRIPTION
[Symbol]	TOP Concrete Paving Colour: Integral coloured Pattern: Saw-cut (as shown on L-1 Ground Plan)	[Symbol]	Groundcover (Sod or Pachyandra)
[Symbol]	Asphalt Paving Colour: Integral coloured	[Symbol]	Planting (Average #2 pots 40cm spacing)
[Symbol]	TRINICK "Sensor Concrete Unit Pavers" Colour: Copper Size: 20 x 40 x 7 cm Pattern: Staggered Burning Bond	[Symbol]	Planting (Average #3 pots 70cm spacing)
[Symbol]	Decorative Beer Rock Size: 10-20 cm Colour: Natural	[Symbol]	Hydroseeded Meadow Mix
[Symbol]	Decomposed Granite & Crushed Stone Fines Size: 1/2" minus Colour: Green/Brown/Tan	[Symbol]	Existing Planting
[Symbol]	Staked & Tension Monitored, 12" Stone Wall No. Verts: Inlet to 100W on Detail Plan & Sections	[Symbol]	Structural Sod (As Seasonal Snow Dump)

IRRIGATION LEGEND		TREE LEGEND	
KEY	GRAPHIC DESCRIPTION	DETAIL KEY	DESCRIPTION
[Symbol]	Large Retaining Boulders (Reclaimed/Stored During Excavation)	[Symbol]	Proposed Deciduous Trees 40m call/2.5m Ht. (Refer to L-4 Planting List)
[Symbol]	Step-Lights, 0.4m (18") Above FFE, Typ. See Electrical for further detail	[Symbol]	Proposed Coniferous Trees 30m Ht. (Refer to L-4 Planting List)
[Symbol]	Wall-Lights, 2.4m (8'-0") Above FFE, Typ. See Electrical/Architectural for further detail	[Symbol]	Existing Trees to Remain Undisturbed (Refer to Arbores Report)
[Symbol]	Street Lights See Electrical/Civil for further detail		



05
04
03
02 Jun 06, 2018 Revised For ADP Comments
01 Apr 10, 2018 Issued For Public DP Review
NO. DATE ITEM
Revisions:

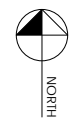


Project:
ELEVATE AT SUNSTONE
Lot 5 Sunstone Ridge,
Pemberton BC

Drawn by: JHT
Checked by: PK
Date: January 30, 2018

Scale: 1/32" = 1'-0"
Drawing Title:
**Landscape Concept
Overall Site Plan**

Project No.: **18004**
Sheet No.:



05
04
03
02 Jun 06, 2018 Revised Per ADP Comments
01 Apr 10, 2018 Issued for DP

NO. DATE ITEM
Revisions:



Project: ELEVATE AT SUNSTONE

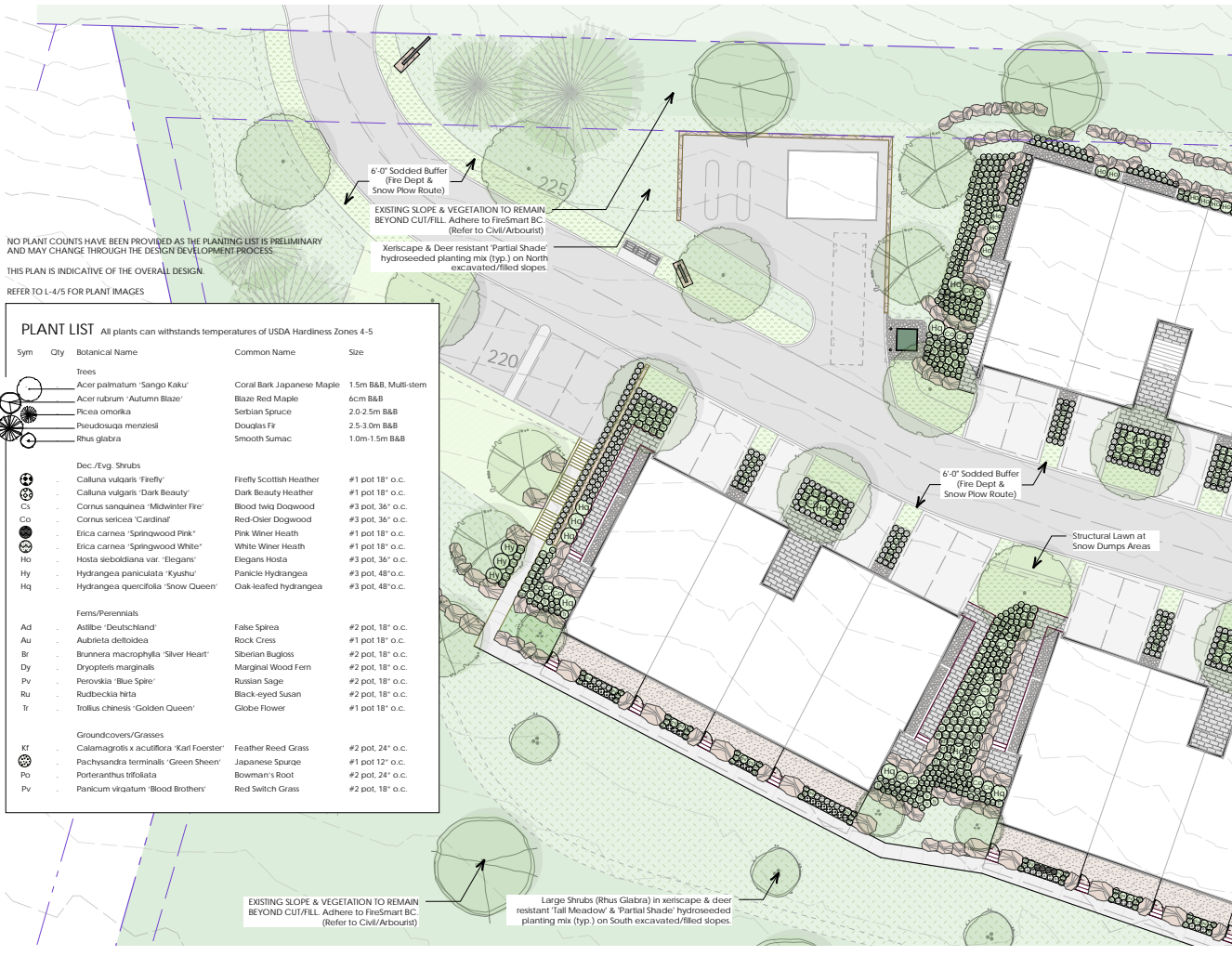
Lot 5 Sunstone Ridges, Pemberton BC

Drawn by: JRT
Checked by: PK
Date: January 30, 2018
Scale: 1/32" = 1'-0"

Drawing title: Landscape Concept Detail Site Plan

Project No.: 18004

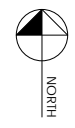
Sheet No.: L-2 of 6



NO PLANT COUNTS HAVE BEEN PROVIDED AS THE PLANTING LIST IS PRELIMINARY AND MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS.
 THIS PLAN IS INDICATIVE OF THE OVERALL DESIGN.
 REFER TO L-4/5 FOR PLANT IMAGES

PLANT LIST All plants can withstand temperatures of USDA Hardiness Zones 4-5

Sym	Qty	Botanical Name	Common Name	Size
Trees				
AK		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	1.5m B&B, Multi-stem
AK		Acer rubrum 'Autumn Blaze'	Blaze Red Maple	6cm B&B
AK		Picea omorika	Serbian Spruce	2.0-2.5m B&B
AK		Pseudotsuga menziesii	Douglas Fir	2.5-3.0m B&B
AK		Rhus glabra	Smooth Sumac	1.0m-1.5m B&B
Dec./Evg. Shrubs				
CS		Calluna vulgaris 'Firefly'	Firefly Scottish Heather	#1 pot 18" o.c.
CS		Calluna vulgaris 'Dark Beauty'	Dark Beauty Heather	#1 pot 18" o.c.
CS		Cornus sanguinea 'Midwinter Fire'	Black Ivory Dogwood	#3 pot, 36" o.c.
CS		Cornus sericea 'Cardinal'	Red-Osier Dogwood	#3 pot, 36" o.c.
CS		Erica carnea 'Springwood Pink'	Pink Winter Heath	#1 pot 18" o.c.
CS		Erica carnea 'Springwood White'	White Winter Heath	#1 pot 18" o.c.
CS		Hosta sieboldiana var. 'Elegans'	Elegans Hosta	#3 pot, 36" o.c.
CS		Hydrangea paniculata 'Kyushu'	Panicle Hydrangea	#3 pot, 48" o.c.
CS		Hydrangea quercifolia 'Snow Queen'	Oak-leaved hydrangea	#3 pot, 48" o.c.
Ferns/Perennials				
AD		Astilbe 'Deutschland'	False Spirea	#2 pot, 18" o.c.
AD		Aubrieta deltoidea	Rock Cross	#1 pot 18" o.c.
AD		Bumera macrophylla 'Silver Heart'	Siberian Bugloss	#2 pot, 18" o.c.
AD		Dryopteris marginalis	Marginal Wood Fern	#2 pot, 18" o.c.
AD		Pterocarya 'Blue Spire'	Russian Sage	#2 pot, 18" o.c.
AD		Rudbeckia hirta	Black-eyed Susan	#2 pot, 18" o.c.
AD		Trollius chinensis 'Golden Queen'	Globe Flower	#1 pot 18" o.c.
Groundcovers/Grasses				
AD		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot, 24" o.c.
AD		Pachysandra terminalis 'Green Sheen'	Japanese Spurge	#1 pot 12" o.c.
AD		Poteranthis trifoliata	Bowman's Root	#2 pot, 24" o.c.
AD		Panicum virgatum 'Blood Brothers'	Red Switch Grass	#2 pot, 18" o.c.



05
 04
 03
 02 Jun 06, 2018 Revised Per ADP Comments
 01 Apr 10, 2018 Issued for DP



Project: **ELEVATE AT SUNSTONE**
 Lot 5 Sunstone Ridges,
 Pemberton BC

Drawn by: JRT
 Checked by: PK
 Date: January 30, 2018
 Scale: 1/32" = 1'-0"

Drawing title:
**Landscape Concept
 Detail Planting Plan**

Project No.: **18004**

Sheet No.:
L-3 of 6

THE GENERAL RATIONALE OF THIS PALETTE IS TO:

- (A) RE-CREATE A 'MOUNTAIN LANDSCAPE' FEEL
NATIVE PLANTS WILL BE COMBINED INTO A HYDROSEED MIX THAT WILL COVER MUCH OF THE EXCAVATED SLOPE
THIS PLANTING PALETTE WILL BE USED TO CREATE LAYERED PLANTING AROUND TOWNHOME PATIOS & COMMON AREAS (ENTIRES/ PATHS/AMENITIES)
- (B) MEET TECHNICAL REQUIREMENTS OF A COLDER CLIMATE
ALL PLANTS CAN WITHSTAND TEMPERATURES OF ZONES 4-5. PEMBERTON RANGES FROM 6A-7B)
- (C) MAINTAIN SIGHTLINES FROM TOWNHOME UNITS
- (D) CREATE A DYNAMIC RANGE OF INTEREST THROUGH ALL SEASONS
- (E) PROVIDE HABITAT FOR WILDLIFE

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN

Trees & Groundcovers



Ficea omorika
Serbian Spruce



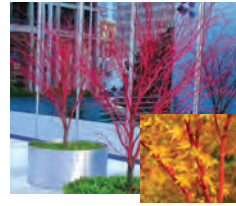
Pseudotsuga menziesii
Douglas Fir



Acer rubrum
Red Maple



Rhus Glabra
Smooth Sumac



Acer Palmatum 'Sango Kaku'
Coral Bark Japanese Maple

Deciduous Shrubs/Cover



Hydrangea paniculata 'Kyushu'
Panicle Hydrangea



Hydrangea quercifolia 'Snow Queen'
Oak-leaved hydrangea



Cornus sericea 'Cardinal'
Red-Twig Dogwood



Fachysandra terminalis
Japanese Spurge



Porteranthus trifoliata
Bowman's Root

Evergreen Shrubs/Ferns



Erica carnea 'Springwood Pink'
Springwood Pink Winter Heath



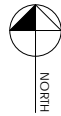
Erica carnea 'Springwood White'
Springwood White Winter Heath



Calluna vulgaris 'Firefly'
Scottish Heather 'Firefly'



Dryopteris marginalis
Marginal Wood Fern



05
04
03 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for GP

NO. DATE ITEM

Revisions:



Project:
ELEVATE AT SUNSTONE

Lot 5 Sunstone Ridges,
Pemberton BC

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: As Noted

Drawing Title:
Landscape Concept
Planting Palette

Project No.: 18004

Sheet No.:

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN

Perennials



Perovskia 'Blue Spire'
Russian Sage



Aubrieta deltoidea
Rock Cress



Rudbeckia fulgida 'Goldsturm'
Black-Eyed Susan

Perennials



Trollius chinensis 'Golden Queen'
Globe Flower



Astilbe 'Deutschland'
White Astilbe



Brunnera macrophylla 'Silver Heart'
Siberian Bugloss

Perennials/Grasses



Hosta sieboldiana var. 'Elegans'
Elegans Hosta

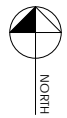


Panicum virgatum 'Northwind'
Tall Switchgrass



Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass

Mix #1 Partial Shade Xeriscape	
Aquilegia caerulea	Columbine, giant
Aquilegia vulgaris	Columbine, dwarf
Campanula carpatica	Tussock Bellflower
Chrysanthemum maximum	Shasta Daisy 'Alaska'
Clarkia elegans	Clarkia
Collinsia heterophylla	Chinese Houses
Coreopsis lanceolata	Lance Leaf Coreopsis
Cynoglossum amabile	Chinese Forget Me Not
Delphinium ajacis	Rocket Larkspur
Dianthus barbatus	Sweet William Pinks
Echinacea purpurea	Purple Coneflower
Eschscholzia californica	California Poppy
Gypsophila elegans	Baby's Breath
Iberis umbellata	Candytuft
Linaria maroccana	Spurred Snapdragon
Nemophila menziesii	Baby Blue Eyes
Papaver rhoeas	Corn Poppy
Viola tricolor	Johnny Jump-Ups
Mix #2 Tall Wildflower Mix	
Centaurea cyanus	Dwarf Cornflower
Cheiranthus allionii	Siberian Wallflower
Clarkia amoena	Dwarf Godetia
Coreopsis lanceolata	Lance-Leaf Coreopsis
Coreopsis tinctoria	Dwarf Plains Coreopsis
Cynoglossum amabile	Chinese Forget-Me-Not
Delphinium ajacis	Rocket Larkspur
Dimorphoteca aurantica	African Daisy
Eschscholzia californica	California Poppy
Gaillardia aristata	Blanketflower
Gypsophila elegans	Baby's Breath
Iberis umbellata	Candytuft
Linum grandiflorum rubrum	Scarlet Flax
Linum perenne	Blue Flax
Lobularia maritima	Sweet Alyssum
Papaver rhoeas	Corn Poppy
Ratibida columnifera	Prairie Coneflower
Rudbeckia hirta	Black-Eyed Susan
Silene armeria	Catchfly
Verbena tenuisecta	Moss Verbena



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04
03
02 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP



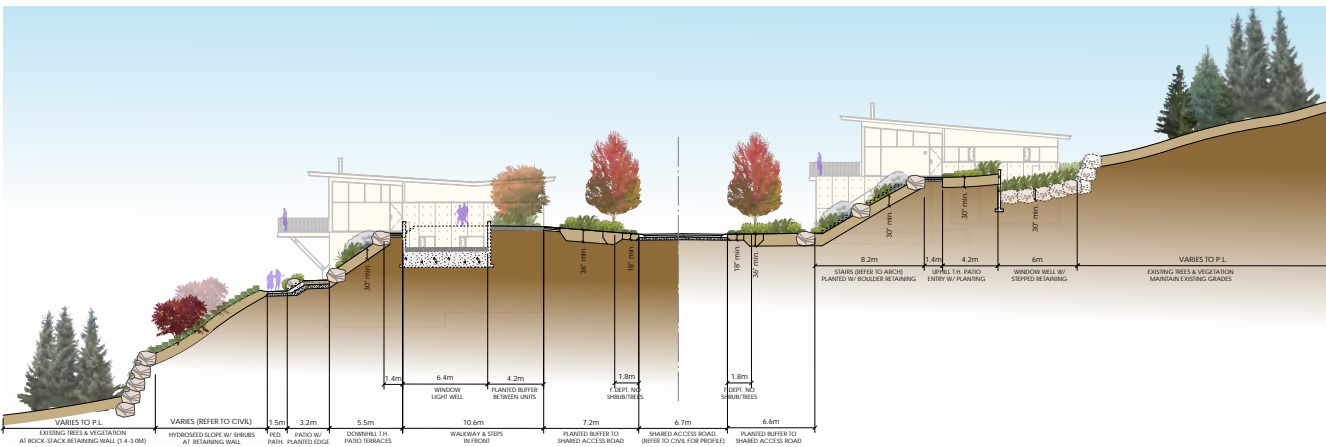
Project:
ELEVATE AT SUNSTONE

Lot 5 Sunstone Ridges,
Pemberton BC

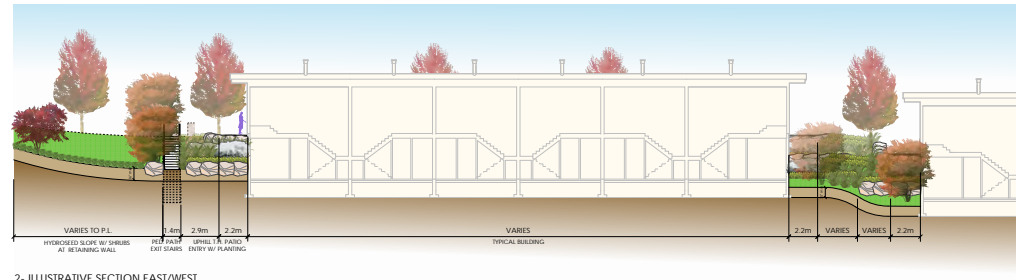
Drawn by: JBT
Checked by: PK
Date: January 30, 2018
Scale: As Noted

Drawing Title:
**Landscape Concept
Planting Palette Cont.**

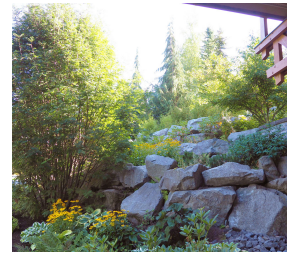
Project No.: 18004
Sheet No.:



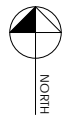
1- ILLUSTRATIVE SECTION NORTH/SOUTH



2- ILLUSTRATIVE SECTION EAST/WEST



THEMATIC ELEMENT - RETAINING WALL



05
04
03 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP

NO. DATE ITEM
Revisions:



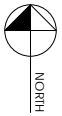
Project: **ELEVATE AT SUNSTONE**
 Lot 5 Sunstone Ridges,
 Pemberton BC

Drawn by: **JRT**
 Checked by: **PK**
 Date: **January 30, 2018**
 Scale: **1/8" = 1'-0"**

Drawing Title:
**Landscape Concept
 Illustrative Sections**

Project No.: **18004**

Sheet No.:



05
04
03
02 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP

NO. DATE ITEM

Revisions:



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Project:
ELEVATE AT SUNSTONE

Lot 5 Sunstone Ridges,
Pemberton BC

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/8" = 1'-0"

Drawing Title:
**Landscape Concept
Perspective Sketch**

Project No.: 18004

Sheet No.:

ELEVATE AT SUNSTONE	PROJECT NUMBER: 18009
Pemberton, BC	EST By: JBT
DATE: 31 May 2018	

PRELIMINARY BUDGET ESTIMATE

SOFT LANDSCAPE

Large Shade Trees (with Growing Medium 600mm)	each	\$500.00	33	\$16,500.00
Ornamental Shade Trees (with G.M. 600mm)	each	\$350.00	22	\$7,700.00
Mixed Planting (Shrubs/Perennials, #2 pot avg.)	m2	\$15.00	4,900	\$73,500.00
Growing Medium (450mm avg. depth)	m3	\$35.00	1,430	\$50,050.00
Hydroseeded Planting Mix	m2	\$4.00	2,520	\$10,080.00
Sodded Lawn (with G.M. 300mm)	m2	\$6.00	450	\$2,700.00
Structural Lawn (with 300mm base)	m2	\$10.00	325	\$3,250.00
Subtotal				\$163,780.00

HARD LANDSCAPE

Concrete Paving	m2	\$70.00	295	\$20,650.00
Concrete Stairs Formworks (~1m depth)	m3	\$300.00	15	\$4,500.00
Unit Concrete Pavers	m2	\$70.00	395	\$27,650.00
Stone Crush Gravel	m2	\$25.00	365	\$9,125.00
Decorative River Rock	m2	\$35.00	195	\$6,825.00
Subtotal				\$68,750.00

SITE FURNITURE

Entry Monument & Site Signage	allowance	\$5,000.00	1	\$5,000.00
Stone Feature Wall (with CIP footing)	lm	\$550.00	25	\$13,750.00
Boulders Installation (1,200 Boulders from Excav.)	allowance	\$30,000.00	1	\$30,000.00
Subtotal				\$48,750.00

SUB-TOTAL	\$281,280.00
GST (5%)	\$14,064.00
TOTAL	\$295,344.00

- 1 This budget estimate accounts of all landscape work within the property line only
- 2 This budget estimate represents our opinion of probable costs based on recent project experience.
- 3 Durante Kreuk Ltd. assumes no responsibility for correlation with bid and construction prices.
- 4 Cost include supply, delivery and installation of materials