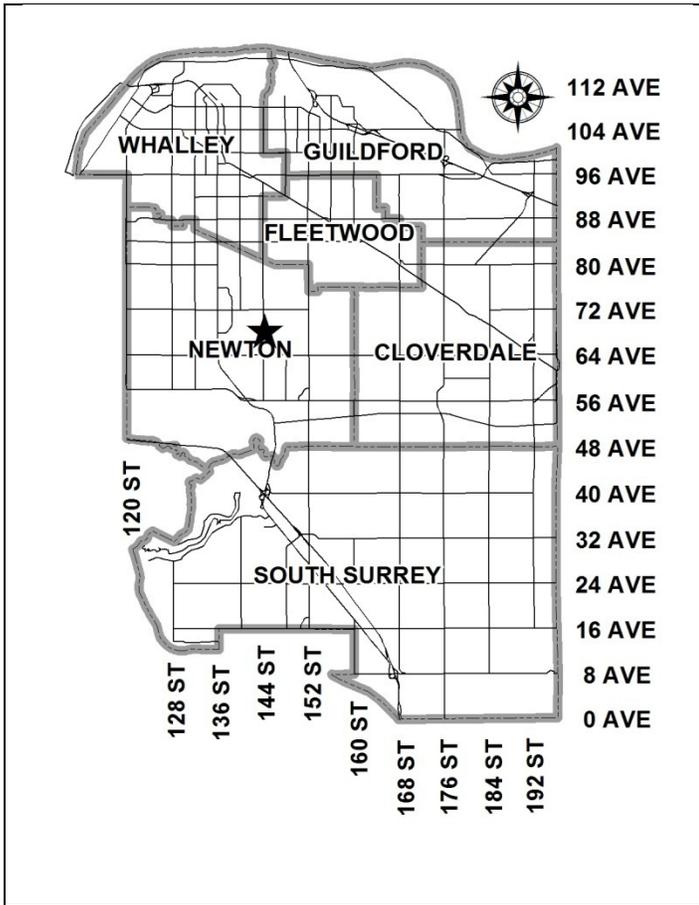


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0114-00

Planning Report Date: July 25, 2011

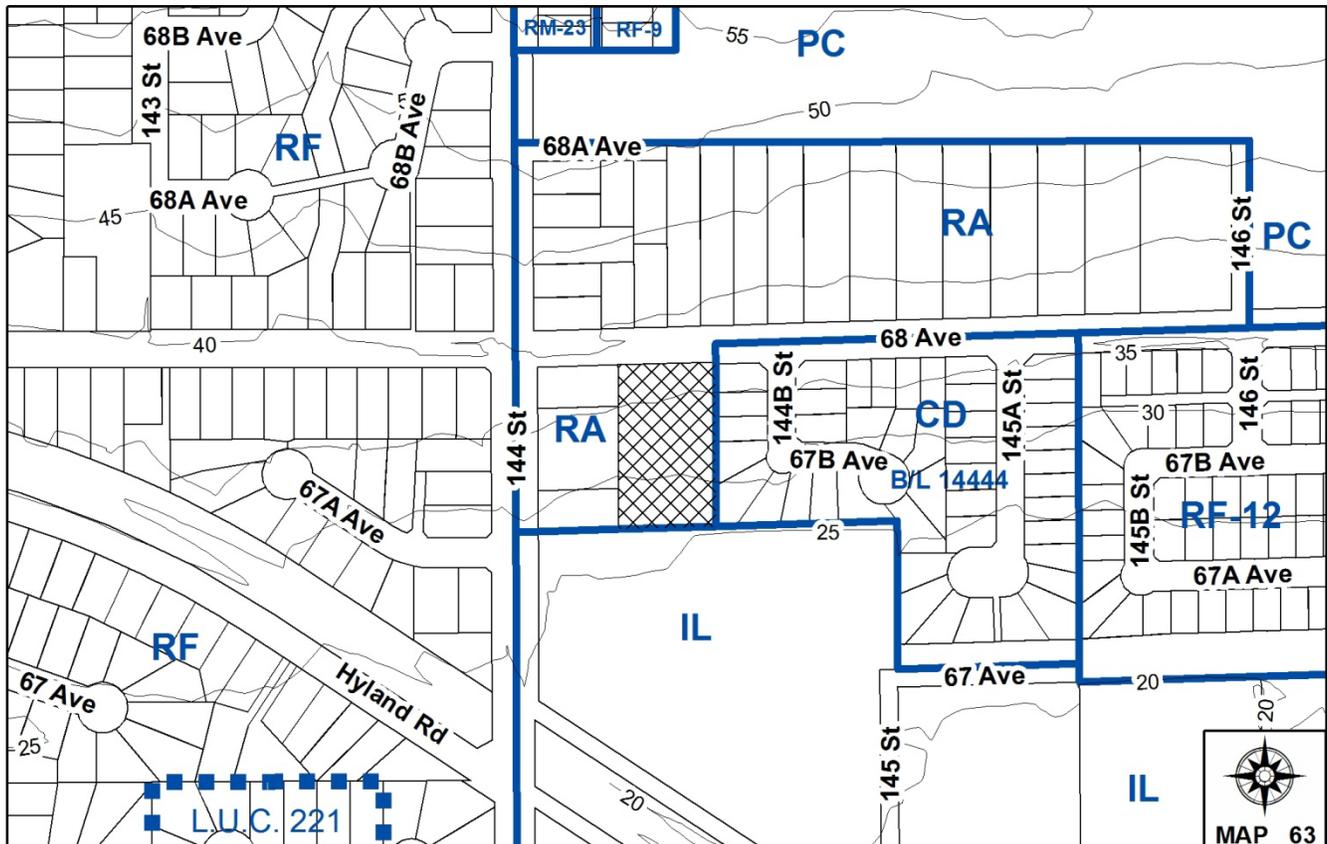


PROPOSAL:

- **NCP Amendment** from Townhouse (max 15 upa) to Townhouse (max 20 upa)
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of **20** townhouse units.

LOCATION: 1444 - 68 Avenue
OWNER: o824082 BC Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: RM-15



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an NCP amendment from Townhouses (max 15 upa) to Townhouses (max 20 upa).
- The applicant is seeking to eliminate the indoor amenity space.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the east. Lands to the north and west are designated Townhouses (15 upa max) in the East Newton South Neighbourhood Community Plan (NCP). Further, the lands to the south are zoned Light Impact Industrial Zone and the current use is a School District No. 36 office and works yard.
- The proposed building form is consistent with the East Newton South NCP.
- Applicant has demonstrated an acceptable development concept for the lands to the west.
- No objections were received through the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000), to Comprehensive Development Zone (CD), (By-law No. 12000), and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0114-00 generally in accordance with the attached drawings.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering;
 - (b) submission of a road dedication plan for the required 1.942 metre dedication along 68th Avenue to the satisfaction of the Approving Officer;
 - (c) the establishment of an access easement granting access in favour of lands to the west when the lands are developed;
 - (d) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (h) the applicant adequately addresses the impact of no indoor amenity space.
5. Council pass a resolution to amend the East Newton South Neighbourhood Community Plan to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	Projected number of students from this development: 3 Elementary students at George Vanier Elementary School 2 Secondary students at Frank Hurt Secondary School It is anticipated that building occupancy will occur in March 2013. (Appendix IV)
Parks, Recreation & Culture:	No objection.
Surrey Fire Services	No concerns with the proposed development. Driveway slope and turnarounds are satisfactory.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 th Avenue):	Single Family Residential Dwellings	Urban/Townhouses (max 15 upa)	RA
East:	Single Family Residential Dwellings	Urban/Low Density Compact Housing (max 10 upa)	Comprehensive Development Zone (B/L 14444)
South:	School District No. 36 Office and Works Yard	Industrial/General Industrial (Newton Local Area Plan)	IL
West :	Single Family Residential Dwellings	Urban/Townhouses (max 15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the west, north and east.
- The proposal includes significantly more outdoor amenity space than is required by the zoning bylaw, approximately 4 times the amount that is required.

- The sloped configuration of the site is such that the visual impact of the increase in density is not apparent from 64th Avenue or 144th Street. The setback and spacing of the duplex units along the east property boundary line minimizes the impact of the transition in density between the proposed development and the existing single family dwellings.
- Future development of the lands to the west will likely have a similar density as demonstrated on the applicant's site plan.
- The property is bordered by Light Impact Industrial (IL) zoned lands to the south.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject property located at 14444 - 68 Avenue is 0.476 hectare (1.176 acres) in area and is currently a vacant lot. The property slopes quite steeply from 68th Avenue toward the south.
- The property is designated Townhouse (max 15 upa) in the East Newton South Neighbourhood Concept Plan and is zoned RA, One-Acre Residential. There are single family residential dwellings to the west and north (across 68th Avenue) zoned RA and designated Townhouse (maximum 15 upa) in the East Newton South NCP. Single family residential dwellings exist to the east and are zoned CD, which allows for compact housing, maximum 10 upa (subdivision approved July 2002). A School District #36 office and works yard, zoned IL, Light Impact Industrial abuts the property to the south.

The Proposal

- The applicant is proposing an NCP amendment from 15 upa maximum to 20 upa maximum and to rezone the property to CD Zone based on RM-15 to allow for 20 townhouse units.
- The proposed townhouses are 3 storey, 3 bedroom units. They are a maximum 11 metres (36 feet) high.
- Two interior tandem parking spaces within a garage will be provided for each townhouse unit. No exterior parking is provided on site except for 4 visitor stalls including 1 handicapped parking stall.

Proposed CD Zone

- The applicant is proposing a CD Zone based on the RM-15 Zone to accommodate the townhouse development.

- The following is a table outlining the differences between RM-15 Zone and the proposed CD Zone:

	RM- 15 Zone	Proposed CD Zone
Density	FAR 0.50 Unit density maximum of 37 uph (max 15 upa)	Proposed FAR 0.8 Unit density maximum 42 uph (17 upa)
Lot Coverage	Maximum lot coverage 39%	Coverage is limited to a maximum of 35 %
Minimum Setbacks	All lot lines 7.5 m (25 feet)	Proposed setbacks North - 3.5 m (11.5 ft) East - 7.5 m (25 ft) South - 3.0 m (10 ft) West - 3.5 m (11.5 ft)

- The proposed reduced setbacks are acceptable given the surrounding uses and future potential uses.
 - The proposed building setback (3.5 metres) along the north property boundary is acceptable as the property drops sharply from 68th Avenue; with the steep slope the reduced setback will allow the 6 townhouse units facing onto the street to have a greater presence on 68th Avenue than would occur otherwise.
 - The proposed building setback along the south property boundary was reduced to 3.0 metres at staff request. The lands to the south are zoned IL, Light Impact Industrial Zone, (the current use is office and works yard for School District No. 36). The reduced setback allows for greater outdoor amenity area on the site and for the townhouse units on the east side to be located further to the south away from the steep entrance driveway from 68th Avenue.
 - The proposed building setback along the west side of the property is 6.0 metres for the southerly 4 townhouse units. Townhouse development is anticipated on lands to the west and this is a generally accepted standard for townhouse development. The townhouse unit at the north facing onto 68th Avenue (Unit #6) has a proposed setback of 3.5 metres along the west property boundary. Future townhouse development directly to the west of Unit #6 (on the adjacent lands) is likely to be north/south oriented also facing onto 68th Avenue, so that a 3.5 metres side yard setback is acceptable.
- The proposed FAR includes the area of the garage, consistent with the FAR calculation for the RM-15 Zone.
- Building height is consistent with the RM-15 zone, i.e., 11 metres (36 feet).
- All other provisions are generally consistent with the RM-15 Zone.

Access

- Access to the site is limited due to the steepness of the site and will be provided from 68th Avenue at the northeast corner of the property. The applicant has worked very closely with Surrey Fire Services Department to satisfy any concerns about the steepness of the grades for fire truck

access. A 2.1 metre high retaining wall is required at the northeast corner of the property to accommodate the driveway.

- The Engineering Department requires that the subject development provide an access easement for any future townhouse development on the three properties abutting the subject property to the west. This is required as property consolidation of the three lots to the west would front onto 144 Street and 68th Avenue. Access from 144 Street would not be permitted as it is an arterial road and access from 68th Avenue would be too close to the intersection of 144th and 68th to adequately satisfy safety concerns for access and egress for the site.

Amenity Space

- The Zoning By-law requires 60 square metres (646 square feet) of outdoor amenity space be provided for this project. The applicant has provided 243 square metres (2616 square feet) of outdoor amenity space, approximately four times the amount required.
- The Zoning By-law requires that indoor amenity space for this project be provided. The applicant is not proposing any indoor amenity space, and instead will provide cash-in-lieu in compliance with City policy.
- The elimination of indoor amenity space is acceptable given that only 20 townhouse units are proposed.

Trees Retention and Landscaping

- The applicant has provided an arborist assessment from Mike Fadum and Associates. There are a total of 118 protected trees on the subject site and 111 protected trees are proposed for removal and 7 trees are proposed to be retained. The trees proposed for removal are either within the building envelopes or roadway, or are in poor condition.

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder / Black Cottonwood	40	0	40
Paper Birch	1	0	1
Douglas-fir	9	0	9
Western Redcedar	48	7	41
Cherry	3	0	3
Indigenous Cherry	1	0	1
Grand Fir	1	0	1
Walnut	1	0	1
Bigleaf Maple	4	0	4
Falsecypress	9	0	9
Purple Leaf Plum	1	0	1
Total	118	7	111

- The applicant is proposing to plant 84 trees on the site and 182 replacement trees are required. The applicant will be required to contribute to the Green City Fund in lieu of replacement trees.

- The proposed landscaping plans indicate appropriate landscaping with a mix of shrubs, trees and open lawn areas. The proposed hydro kiosk is to be effectively screened with a 1.1 metre (42 inch) fence along three sides.
- The outdoor amenity space provides for a combination of both active and passive use for children and adults.
- An aluminum picket fence with gates for the units fronting 68th Avenue is proposed. A 1.2 metre (6 feet) high wooden fence is proposed for the remainder of the site perimeter.
- The City Landscape Architect has reviewed the Landscape Plan and has provided detailed comments outlining required revisions.

Design Proposal and Review

- The proposed project consists of 20 three bedroom townhouse units arranged as 8 two unit buildings and one four unit building. The units are designed with above ground basements and two storeys above the garage.
- The proposed design provides for street orientation for the six units facing onto 68th Avenue. These units facing onto 68th Avenue each have an individual staircase and sidewalk providing access to the street with a front door and building façade oriented toward the street.
- The applicant is proposing 2 car tandem parking and no outdoor parking for the individual units. Four visitor parking spaces are provided in accordance with the parking requirements for RM-15 zone.
- The townhouse units will have horizontal vinyl siding, with "redwood" red, blue, grey, "forest" green colours along with gray cedar shake siding and slate coloured asphalt shingle roofs. The units have four-sided roofs generally with gables above the garages and on side and rear elevations.

Sustainability Features

- The applicant has indicated that the following sustainability design features will be included in the buildings and site landscaping:
 - Exterior lighting will be specified to be night sky friendly.
 - Landscaping has been designed without need for an irrigation system. Many native species have been specified for reduced water consumption.
 - Interior lighting and appliances will be specified for reduced electrical consumption.
 - Low flow plumbing fixtures will be used in all units.

Advisory Design Panel

- This application was not referred to the Advisory Design Panel in accordance with procedural requirements in the OCP. However, the design of the proposed townhouse development has been reviewed by the City Architect and found to be generally satisfactory.

PRE-NOTIFICATION

Pre-notification letters were sent on July 14, 2009. No objections or concerns were received through the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Site Plan, Building Elevations, Landscape Plans
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Plan
Appendix VII	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SG/kms

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DEVELOPMENT DATA SHEET

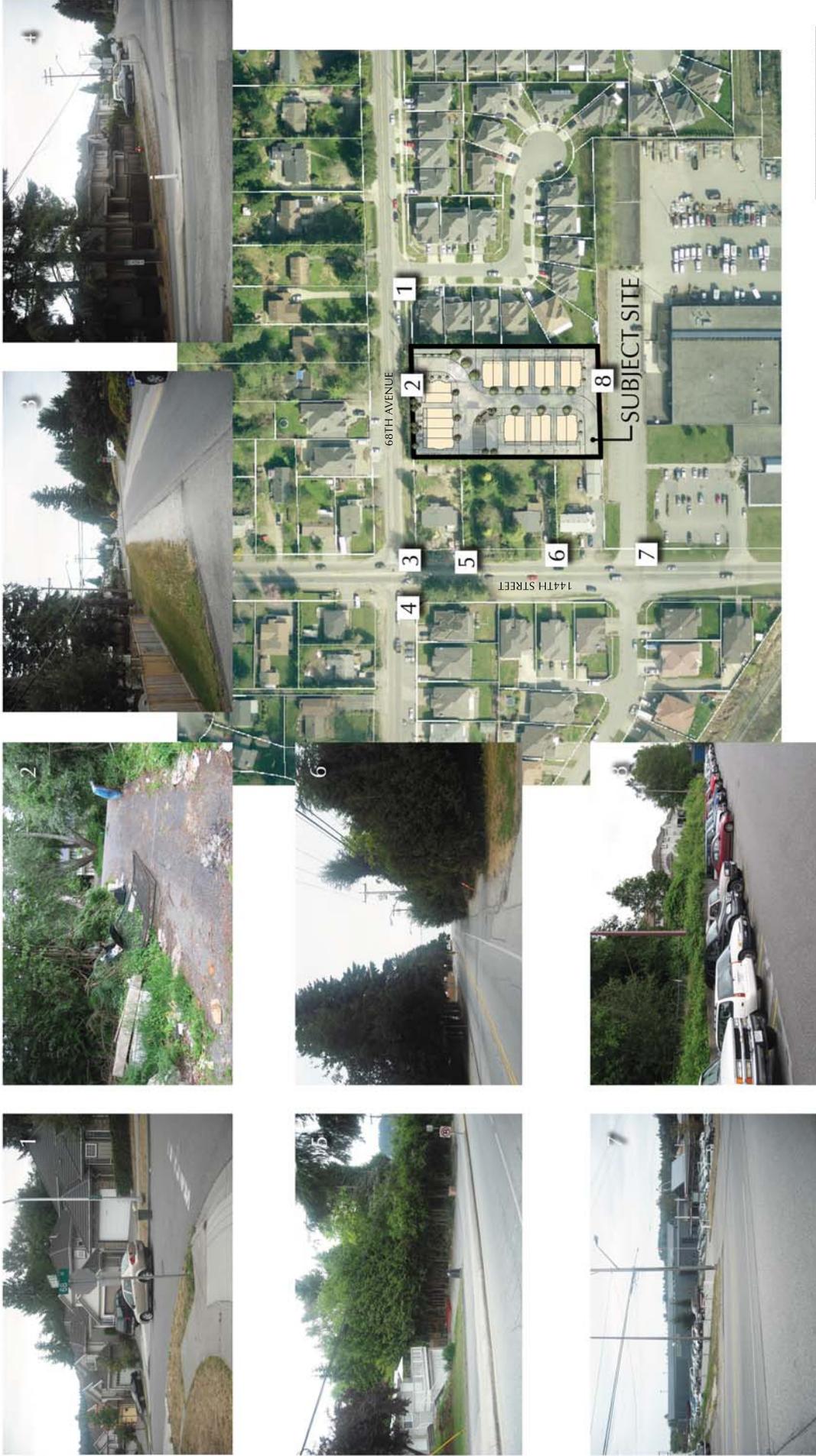
Proposed/Existing Zoning: CD/RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4762 sq m
Road Widening area		
Undevelopable area		
Net Total		4762 sq m
LOT COVERAGE (in % of net lot area)	30%	30.3%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	7.5	3.83
Rear (South)	7.5	3.0
Side #1 (East)	7.5	7.5
Side #2 (West)	7.5	3.5 & 6.0
BUILDING HEIGHT (in metres/storeys)	11 m	11 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		20
Total		
FLOOR AREA: Residential		3694 sq m 37,961 sq ft
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3694 sq m 37,961 sq ft

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	37 uph/15upa	42 uph/17 upa
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.776
AMENITY SPACE (area in square metres)		
Indoor		Cash-in-lieu
Outdoor		243 sq m 2616 sq ft
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		40
Residential Visitors		
Institutional		
Total Number of Parking Spaces		44
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number 100% of Total Number of Units		40
Size of Tandem Parking Spaces width/length		10.5 ft x 40.5 ft Garage size

APPENDIX II



NO.	DATE	DESCRIPTION
1	2011	INITIAL SITE PLAN
2	2012	REVISIONS TO SITE PLAN
3	2013	REVISIONS TO SITE PLAN
4	2014	REVISIONS TO SITE PLAN
5	2015	REVISIONS TO SITE PLAN
6	2016	REVISIONS TO SITE PLAN
7	2017	REVISIONS TO SITE PLAN
8	2018	REVISIONS TO SITE PLAN



0813 A0.1

CONTEXT PLAN
SCALE: N/A

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA



SYNOPSIS

ZONING: BA
EXISTING: CD 16.6 (A) PLANS / 1,202.7 ACRES
CIVIC ADDRESS: 14444 - 68TH AVENUE, SURREY B.C.
LEGAL DESCRIPTION: LOT 1 EXCEPT PART SUBDIVIDED BY PLAN 24-78, SECTION 15 TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 2363
SITE AREA: 4,862 sq.m. (1,202.7 acres)
CROSS SITE AREA: 0.4607 ha (1,130.80 acres)
NET SITE AREA (EXCL. ROAD DEDICATION): 4,792.14 sq.m. (1,170.80 acres)

SITE COVERAGE (INCLUDING DECKS)

PROPOSED	EXISTING
1,442.42 sq.m. (4,792.31 sq.ft.)	0.00 (0.00 sq.m.)
BUILDING 1	114.43 sq.m.
BUILDING 2	1,023.57 sq.m.
BUILDING 3	1,623.57 sq.m.
BUILDING 4	1,500.79 sq.m.
BUILDING 5	1,424.27 sq.m.
BUILDING 6	1,484.84 sq.m.
BUILDING 7	1,563.57 sq.m.
BUILDING 8	1,494.84 sq.m.
BUILDING 9	1,338.80 sq.m.
TOTAL	11,442.42 sq.m.

INDIVIDUAL BUILDING-FLOOR-AREA (INCLUDING DECKS, PATIOS, INCLUDING GARAGE)

BUILDING	FLOOR	AREA	TOTAL AREA
BUILDING 1	ENTR. FLOOR	1,202.7 SF	1,202.7 SF
BUILDING 1	MAIN FLOOR	1,202.7 SF	2,405.4 SF
BUILDING 1	UPPER FLOOR	1,202.7 SF	3,608.1 SF
BUILDING 2	ENTR. FLOOR	1,023.57 SF	1,023.57 SF
BUILDING 2	MAIN FLOOR	1,023.57 SF	2,047.14 SF
BUILDING 2	UPPER FLOOR	1,023.57 SF	3,070.71 SF
BUILDING 3	ENTR. FLOOR	1,623.57 SF	1,623.57 SF
BUILDING 3	MAIN FLOOR	1,623.57 SF	3,247.14 SF
BUILDING 3	UPPER FLOOR	1,623.57 SF	4,870.71 SF
BUILDING 4	ENTR. FLOOR	1,500.79 SF	1,500.79 SF
BUILDING 4	MAIN FLOOR	1,500.79 SF	3,001.58 SF
BUILDING 4	UPPER FLOOR	1,500.79 SF	4,502.37 SF
BUILDING 5	ENTR. FLOOR	1,424.27 SF	1,424.27 SF
BUILDING 5	MAIN FLOOR	1,424.27 SF	2,848.54 SF
BUILDING 5	UPPER FLOOR	1,424.27 SF	4,272.81 SF
BUILDING 6	ENTR. FLOOR	1,484.84 SF	1,484.84 SF
BUILDING 6	MAIN FLOOR	1,484.84 SF	2,969.68 SF
BUILDING 6	UPPER FLOOR	1,484.84 SF	4,454.52 SF
BUILDING 7	ENTR. FLOOR	1,563.57 SF	1,563.57 SF
BUILDING 7	MAIN FLOOR	1,563.57 SF	3,127.14 SF
BUILDING 7	UPPER FLOOR	1,563.57 SF	4,690.71 SF
BUILDING 8	ENTR. FLOOR	1,494.84 SF	1,494.84 SF
BUILDING 8	MAIN FLOOR	1,494.84 SF	2,989.68 SF
BUILDING 8	UPPER FLOOR	1,494.84 SF	4,484.52 SF
BUILDING 9	ENTR. FLOOR	1,338.80 SF	1,338.80 SF
BUILDING 9	MAIN FLOOR	1,338.80 SF	2,677.60 SF
BUILDING 9	UPPER FLOOR	1,338.80 SF	4,016.40 SF
TOTAL	ENTR. FLOOR	14,442.42 SF	14,442.42 SF
TOTAL	MAIN FLOOR	14,442.42 SF	28,884.84 SF
TOTAL	UPPER FLOOR	14,442.42 SF	43,327.26 SF

BUILDING CALCULATIONS (NOT INCLUDING DECKS, PATIOS, INCLUDING GARAGE)

BUILDING	FLOOR	AREA	TOTAL AREA
BUILDING 1	ENTR. FLOOR	1,202.7 SF	1,202.7 SF
BUILDING 1	MAIN FLOOR	1,202.7 SF	2,405.4 SF
BUILDING 1	UPPER FLOOR	1,202.7 SF	3,608.1 SF
BUILDING 2	ENTR. FLOOR	1,023.57 SF	1,023.57 SF
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TOTAL	UPPER FLOOR	14,442.42 SF	43,327.26 SF

DENSITY (UNIT PER HECTARE)

20 UNITS / 0.4607 HA = 43.43 UNITS/HA

FLOOR AREA RATIO

3,608.1 SF / 0.4607 HA = 7,831.93 SF/HA

PARKING REQUIREMENTS

40 CARS
 RESIDENTIAL
 44 CARS
 TOTAL

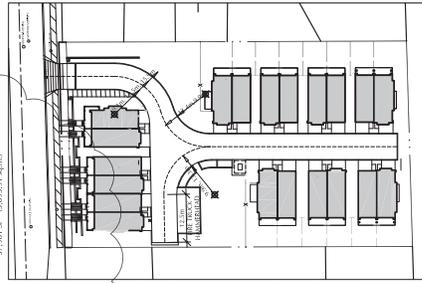
OUTDOOR AMENITY

3,000 SF (346.84 SQ. M.)

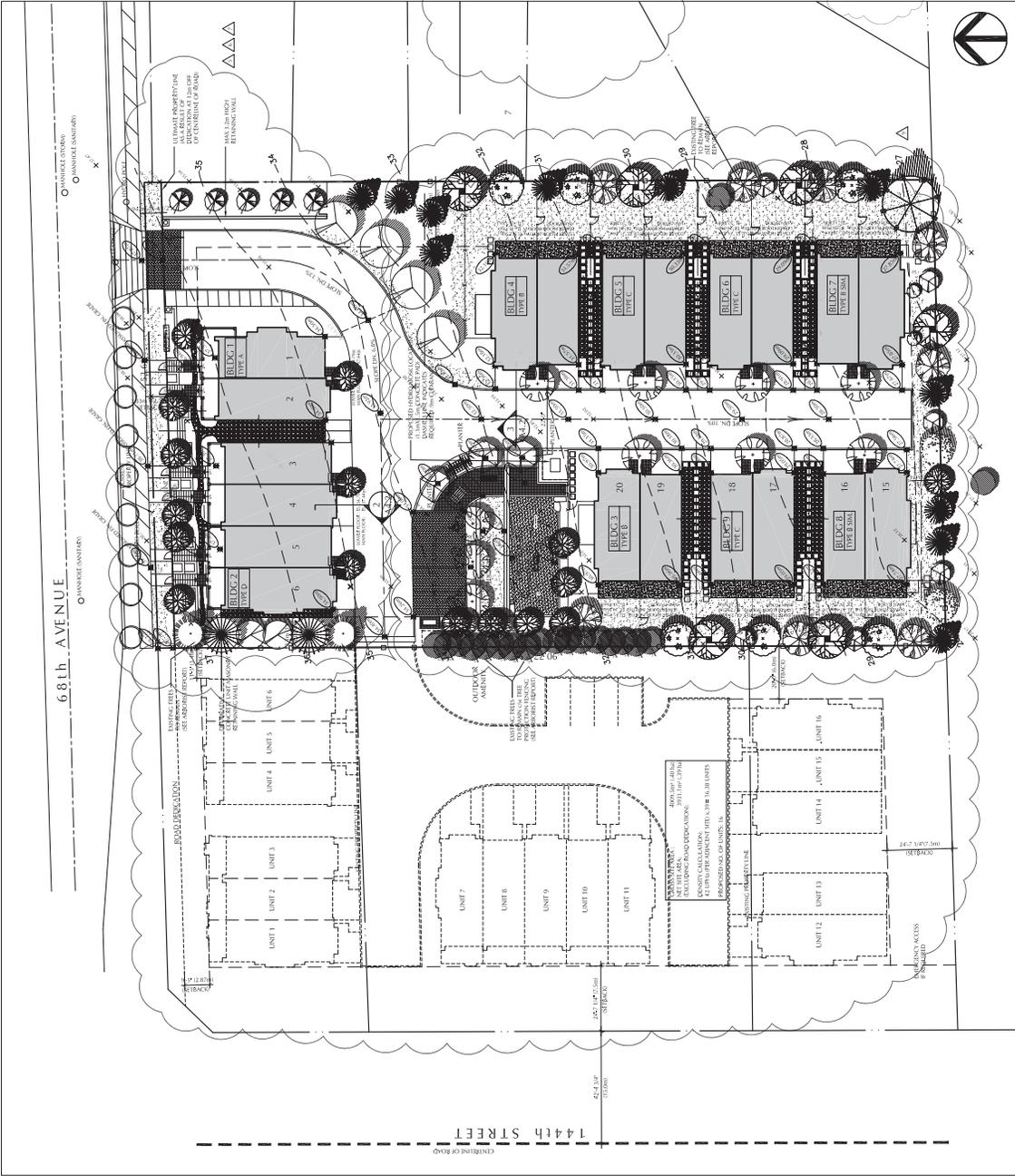
SETBACKS

FRONT 11.5 M (37.75 FT.)
 SOUTH 3.0 M (9.84 FT.)
 EAST 7.5 M (24.61 FT.)
 WEST 6.0 M (19.69 FT.)
 REAR 3.0 M (9.84 FT.)
 SIDE 3.0 M (9.84 FT.)

FIRE TRUCK ACCESS PLAN



NO.	DATE	DESCRIPTION	BY
1	NOV 15 2011	ISSUE FOR PERMITTING	RM
2	NOV 15 2011	ISSUE FOR PERMITTING	RM
3	NOV 15 2011	ISSUE FOR PERMITTING	RM
4	NOV 15 2011	ISSUE FOR PERMITTING	RM
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64	NOV 15 2011	ISSUE FOR PERMITTING	RM
65	NOV 15 2011	ISSUE FOR PERMITTING	RM
66	NOV 15 2011	ISSUE FOR PERMITTING	RM
67	NOV 15 2011	ISSUE FOR PERMITTING	RM
68	NOV 15 2011	ISSUE FOR PERMITTING	RM
69	NOV 15 2011	ISSUE FOR PERMITTING	RM
70	NOV 15 2011	ISSUE FOR PERMITTING	RM
71	NOV 15 2011	ISSUE FOR PERMITTING	RM
72	NOV 15 2011	ISSUE FOR PERMITTING	RM
73	NOV 15 2011	ISSUE FOR PERMITTING	RM
74	NOV 15 2011	ISSUE FOR PERMITTING	RM
75	NOV 15 2011	ISSUE FOR PERMITTING	RM
76	NOV 15 2011	ISSUE FOR PERMITTING	RM
77	NOV 15 2011	ISSUE FOR PERMITTING	RM
78	NOV 15 2011	ISSUE FOR PERMITTING	RM
79	NOV 15 2011	ISSUE FOR PERMITTING	RM
80	NOV 15 2011	ISSUE FOR PERMITTING	RM
81	NOV 15 2011	ISSUE FOR PERMITTING	RM
82	NOV 15 2011	ISSUE FOR PERMITTING	RM
83	NOV 15 2011	ISSUE FOR PERMITTING	RM
84	NOV 15 2011	ISSUE FOR PERMITTING	RM
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87	NOV 15 2011	ISSUE FOR PERMITTING	RM
88	NOV 15 2011	ISSUE FOR PERMITTING	RM
89	NOV 15 2011	ISSUE FOR PERMITTING	RM
90	NOV 15 2011	ISSUE FOR PERMITTING	RM
91	NOV 15 2011	ISSUE FOR PERMITTING	RM
92	NOV 15 2011	ISSUE FOR PERMITTING	RM
93	NOV 15 2011	ISSUE FOR PERMITTING	RM
94	NOV 15 2011	ISSUE FOR PERMITTING	RM
95	NOV 15 2011	ISSUE FOR PERMITTING	RM
96	NOV 15 2011	ISSUE FOR PERMITTING	RM
97	NOV 15 2011	ISSUE FOR PERMITTING	RM
98	NOV 15 2011	ISSUE FOR PERMITTING	RM
99	NOV 15 2011	ISSUE FOR PERMITTING	RM
100	NOV 15 2011	ISSUE FOR PERMITTING	RM



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

SITE PLAN

0813

SCALE: 1"=20'

A1.1

JUNE 07, 2010



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1 HORIZONTAL VINYL SIDING
- VYTEC REDWOOD



2 CEDAR SHAKE SIDING
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



3 WOOD WINDOW / DOOR TRIM
- BENJAMIN MOORE 2122-70
SNOW WHITE



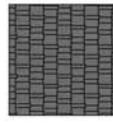
4 PRE-FINISHED ALUMINUM GUTTER
- BENJAMIN MOORE 2120-20
BLACK IRON



5 VINYL WINDOW FRAMES
- WHITE



6 ASPHALT ROOF SHINGLES
- IKO CAMBRIDGE
NW HARVARD SLATE



7 EXTERIOR DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



8 OVERHEAD GARAGE DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



9 DOUBLE GLAZED WINDOWS
- CLEAR



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

COLOUR BOARD

0813

A1.2

SCALE: 1"=20'

JUNE 07, 2010

REV	DATE	DESCRIPTION	BY
3	JUNE 17, 2011	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
4	NOV. 04, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
3	OCT. 13, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL



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1 HORIZONTAL VINYL SIDING
- VYTEC LAKESHORE BLUE



4 PRE-FINISHED ALUMINUM GUTTER
- BENJAMIN MOORE 2120-20
BLACK IRON



7 EXTERIOR DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



2 CEDAR SHAKE SIDING
- BENJAMIN MORE HC-169
CONVENTRY GRAY



5 VINYL WINDOW FRAMES
- WHITE



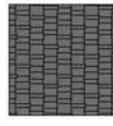
8 OVERHEAD GARAGE DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



3 WOOD WINDOW / DOOR TRIM
- BENJAMIN MOORE 2122-70
SNOW WHITE



6 ASPHALT ROOF SHINGLES
- IKO CAMBRIDGE
NW HARVARD SLATE



9 DOUBLE GLAZED WINDOWS
- CLEAR



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

COLOUR BOARD

0813

A1.3

SCALE: 1"=20'

JUNE 07, 2010

REV	DATE	DESCRIPTION	BY
3	JUNE 17, 2011	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
4	NOV. 04, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
3	OCT. 13, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL



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1 HORIZONTAL VYNIL SIDING
- VYTEC CASTLE STONE



4 PRE-FINISHED ALUMINUM GUTTER
- BENJAMIN MOORE 2120-20
BLACK IRON



7 EXTERIOR DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



2 CEDAR SHAKE SIDING
- BENJAMIN MORE HC-169
CONVENTRY GRAY



5 VINYL WINDOW FRAMES
- WHITE



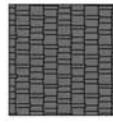
8 OVERHEAD GARAGE DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



3 WOOD WINDOW / DOOR TRIM
- BENJAMIN MOORE 2122-70
SNOW WHITE



6 ASPHALT ROOF SHINGLES
- IKO CAMBRIDGE
NW HARVARD SLATE



9 DOUBLE GLAZED WINDOWS
- CLEAR



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

COLOUR BOARD

0813

A1.4

SCALE: 1"=20'

JUNE 07, 2010

REV	DATE	DESCRIPTION	ML	BY
3	JUNE 17, 2011	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	ML	
4	NOV. 04, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	ML	
3	OCT. 13, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	ML	



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1 HORIZONTAL VINYL SIDING
- VYTEC FOREST



2 CEDAR SHAKE SIDING
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



3 WOOD WINDOW / DOOR TRIM
- BENJAMIN MOORE 2122-70
SNOW WHITE



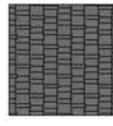
4 PRE-FINISHED ALUMINUM GUTTER
- BLACK IRON



5 VINYL WINDOW FRAMES
- WHITE



6 ASPHALT ROOF SHINGLES
- IKO CAMBRIDGE
NW HARVARD SLATE



7 EXTERIOR DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



8 OVERHEAD GARAGE DOORS
- BENJAMIN MOORE HC-169
CONVENTRY GRAY



9 DOUBLE GLAZED WINDOWS
- CLEAR



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

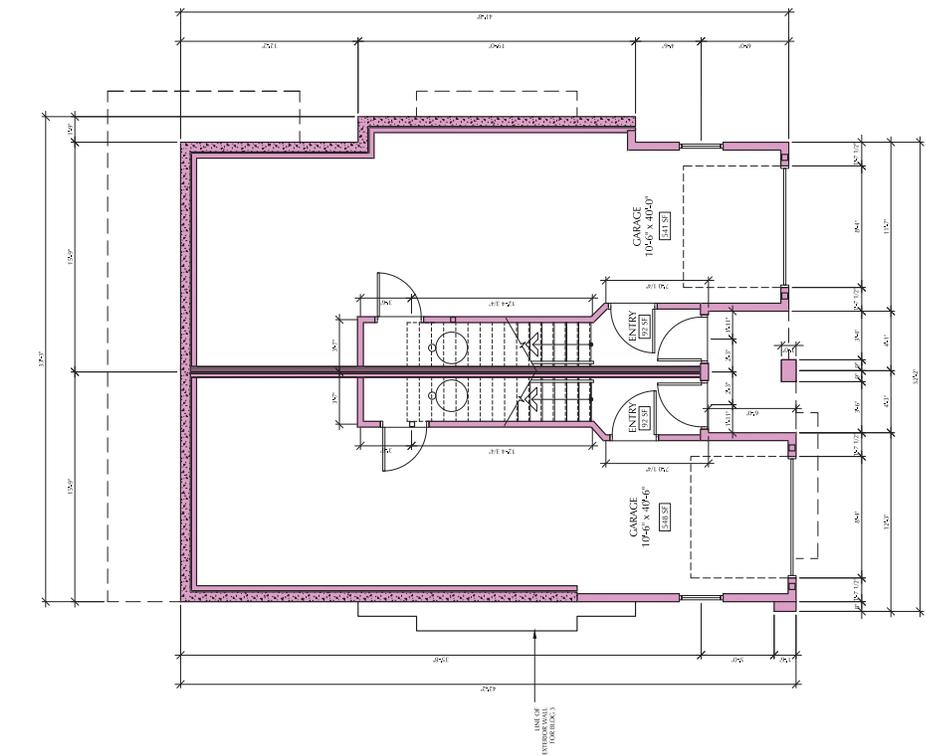
COLOUR BOARD

0813

A1.5

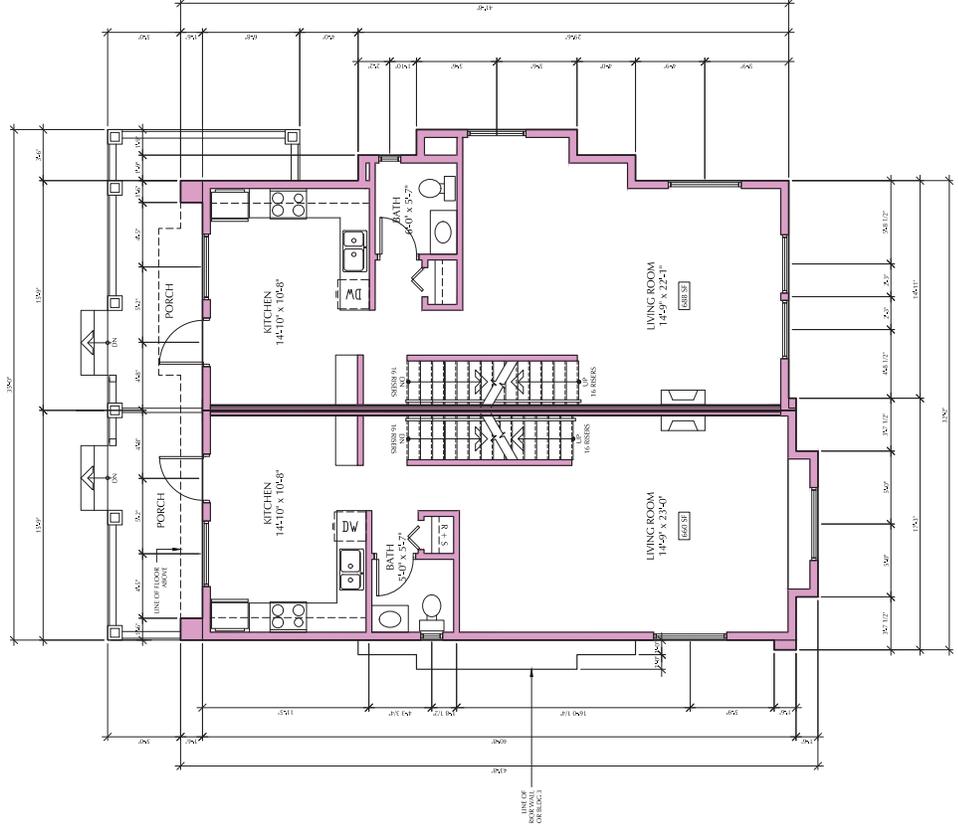
JUNE 07, 2010

REV	DATE	DESCRIPTION	BY
3	JUNE 17, 2011	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
4	NOV. 04, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL
3	OCT. 13, 2010	RE ISSUED FOR REZONING AND DP APPLICATION TO CITY OF SURREY	NL



LOWER FLOOR PLAN AREA CALCULATIONS
 GROSS LOWER FLOOR AREA
 $546 \text{ SF} + 92 \text{ SF} + 92 \text{ SF} + 574 \text{ SF} = 1,306 \text{ SF}$
 $(50.91 \text{ SM} + 8.55 \text{ SM} + 8.55 \text{ SM} + 53.33 \text{ SM} = 121.33 \text{ SM})$

1 LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"

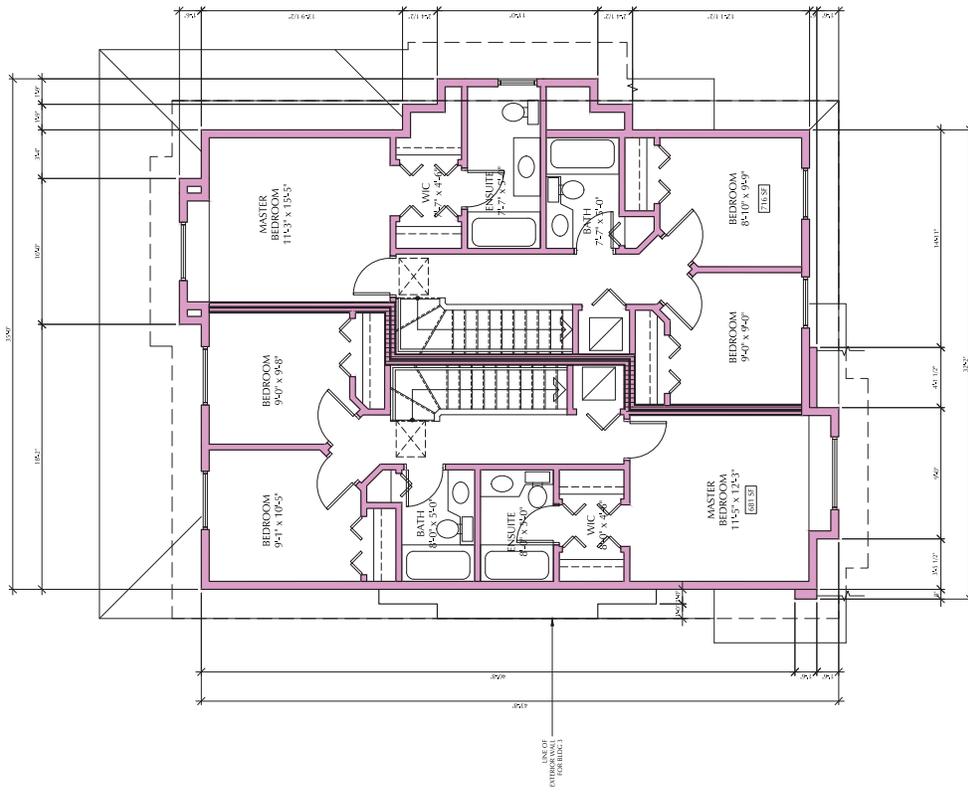


MAIN FLOOR PLAN AREA CALCULATIONS
 GROSS MAIN FLOOR AREA
 $660 \text{ SF} + 688 \text{ SF} = 1,348 \text{ SF}$
 $(61.32 \text{ SM} + 63.92 \text{ SM} = 125.23 \text{ SM})$

2 MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"

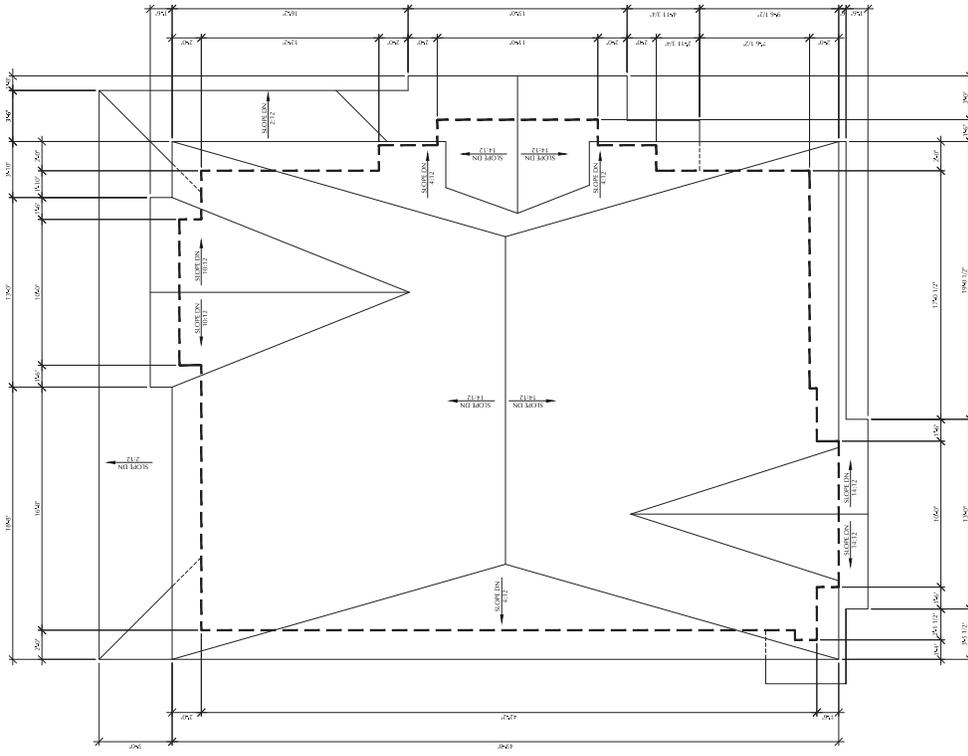
9	JAN 27 2011	PRELIMINARY FLOOR PLAN	DM
8	NOV 04 2010	REVISION TO FLOOR PLAN	DM
7	OCT 17 2010	REVISION TO FLOOR PLAN	DM
6	SEP 03 2010	FINAL FLOOR PLAN	DM
5	AUG 09 2010	FINAL FLOOR PLAN	DM
4	JULY 20 2010	FINAL FLOOR PLAN	DM
3	JUN 24 2010	FINAL FLOOR PLAN	DM
2	MAY 14 2010	FINAL FLOOR PLAN	DM
1	APR 08 2010	FINAL FLOOR PLAN	DM
DM	DATE	DESCRIPTION	BY





UPPER FLOOR PLAN AREA CALCULATIONS
 GROSS UPPER FLOOR AREA 681 SF + 716 SF = 1,397 SF
 (63.27 SM + 6.52 SM = 129.79 SM)

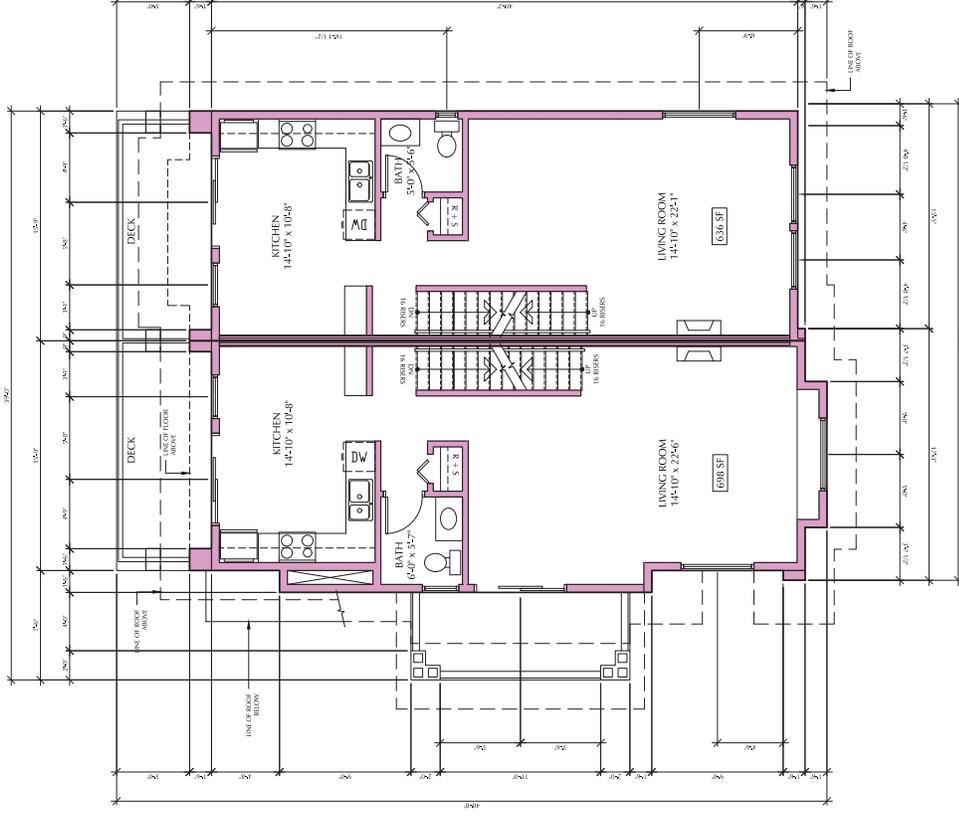
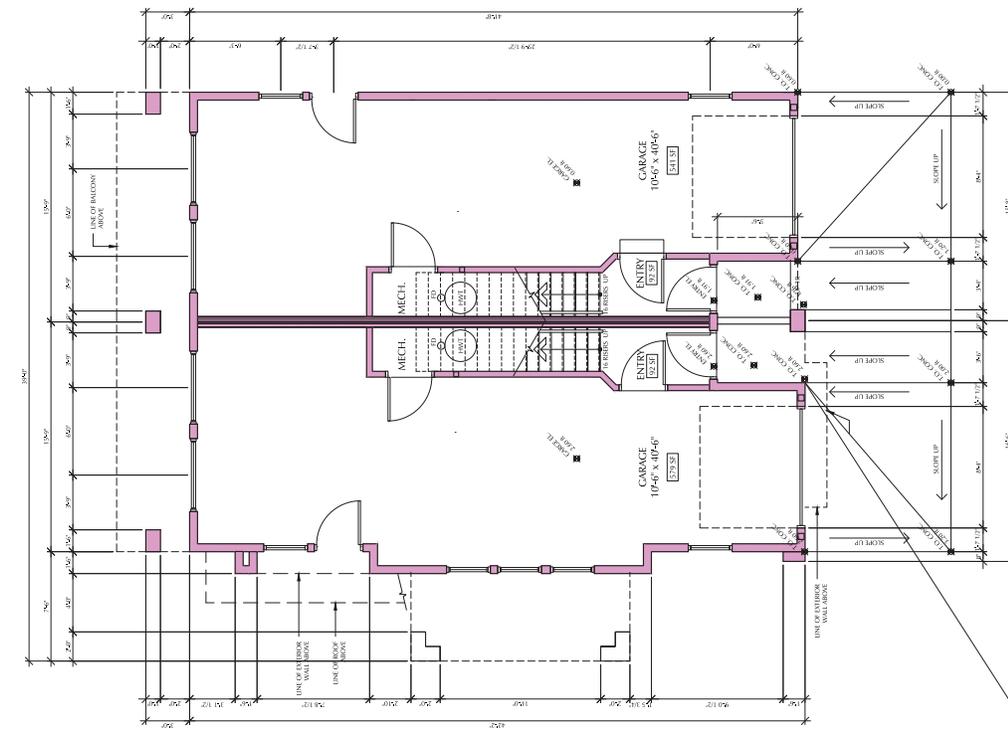
1 UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 ROOF PLAN
 SCALE: 1/4" = 1'-0"

3	JAN 17 2011	PERMISSION TO CONSTRUCT	06
4	MAY 04 2010	PERMISSION TO CONSTRUCT	06
5	OCT 17 2010	PERMISSION TO CONSTRUCT	06
6	NOV 03 2010	PERMISSION TO CONSTRUCT	06
7	NOV 03 2010	PERMISSION TO CONSTRUCT	06
8	NOV 03 2010	PERMISSION TO CONSTRUCT	06
9	NOV 03 2010	PERMISSION TO CONSTRUCT	06
10	NOV 03 2010	PERMISSION TO CONSTRUCT	06
11	NOV 03 2010	PERMISSION TO CONSTRUCT	06
12	NOV 03 2010	PERMISSION TO CONSTRUCT	06
13	NOV 03 2010	PERMISSION TO CONSTRUCT	06
14	NOV 03 2010	PERMISSION TO CONSTRUCT	06
15	NOV 03 2010	PERMISSION TO CONSTRUCT	06
16	NOV 03 2010	PERMISSION TO CONSTRUCT	06
17	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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19	NOV 03 2010	PERMISSION TO CONSTRUCT	06
20	NOV 03 2010	PERMISSION TO CONSTRUCT	06
21	NOV 03 2010	PERMISSION TO CONSTRUCT	06
22	NOV 03 2010	PERMISSION TO CONSTRUCT	06
23	NOV 03 2010	PERMISSION TO CONSTRUCT	06
24	NOV 03 2010	PERMISSION TO CONSTRUCT	06
25	NOV 03 2010	PERMISSION TO CONSTRUCT	06
26	NOV 03 2010	PERMISSION TO CONSTRUCT	06
27	NOV 03 2010	PERMISSION TO CONSTRUCT	06
28	NOV 03 2010	PERMISSION TO CONSTRUCT	06
29	NOV 03 2010	PERMISSION TO CONSTRUCT	06
30	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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34	NOV 03 2010	PERMISSION TO CONSTRUCT	06
35	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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43	NOV 03 2010	PERMISSION TO CONSTRUCT	06
44	NOV 03 2010	PERMISSION TO CONSTRUCT	06
45	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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47	NOV 03 2010	PERMISSION TO CONSTRUCT	06
48	NOV 03 2010	PERMISSION TO CONSTRUCT	06
49	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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51	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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54	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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58	NOV 03 2010	PERMISSION TO CONSTRUCT	06
59	NOV 03 2010	PERMISSION TO CONSTRUCT	06
60	NOV 03 2010	PERMISSION TO CONSTRUCT	06
61	NOV 03 2010	PERMISSION TO CONSTRUCT	06
62	NOV 03 2010	PERMISSION TO CONSTRUCT	06
63	NOV 03 2010	PERMISSION TO CONSTRUCT	06
64	NOV 03 2010	PERMISSION TO CONSTRUCT	06
65	NOV 03 2010	PERMISSION TO CONSTRUCT	06
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95	NOV 03 2010	PERMISSION TO CONSTRUCT	06
96	NOV 03 2010	PERMISSION TO CONSTRUCT	06
97	NOV 03 2010	PERMISSION TO CONSTRUCT	06
98	NOV 03 2010	PERMISSION TO CONSTRUCT	06
99	NOV 03 2010	PERMISSION TO CONSTRUCT	06
100	NOV 03 2010	PERMISSION TO CONSTRUCT	06





NO.	DATE	DESCRIPTION	BY
1	04/11/2010	PRELIMINARY FLOOR PLAN	AK
2	04/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
3	04/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
4	04/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
5	04/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK



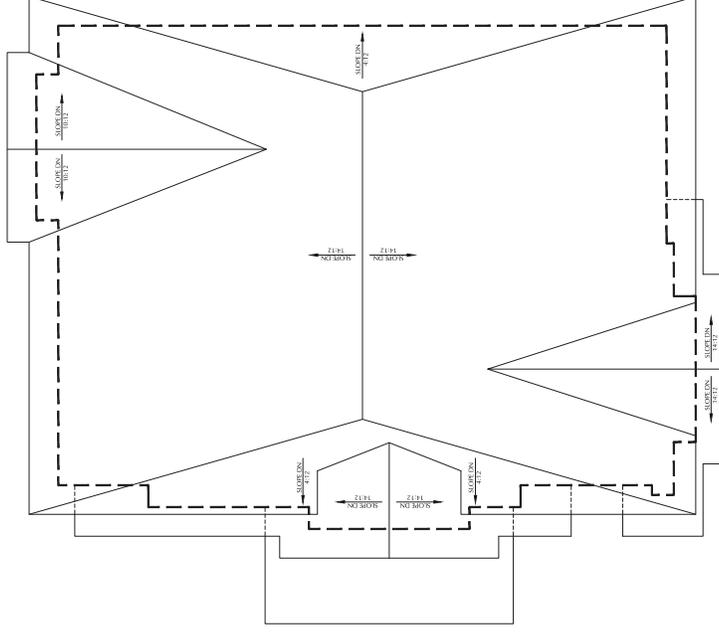
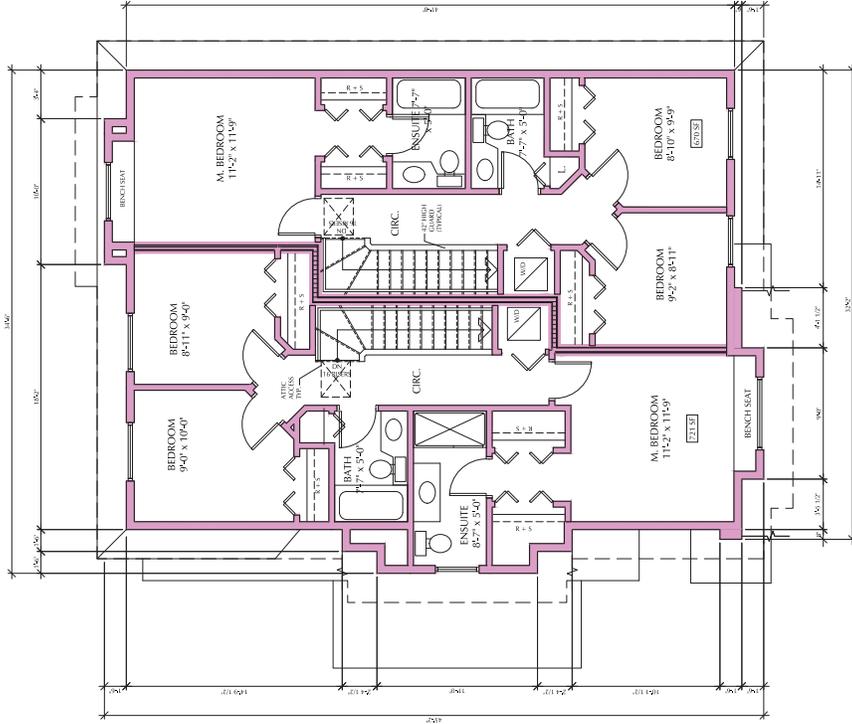
A2.3

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C. BUILDING 4/TYPE B FLOOR PLANS (BLDG 3,7,8 SIM.) 0813

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

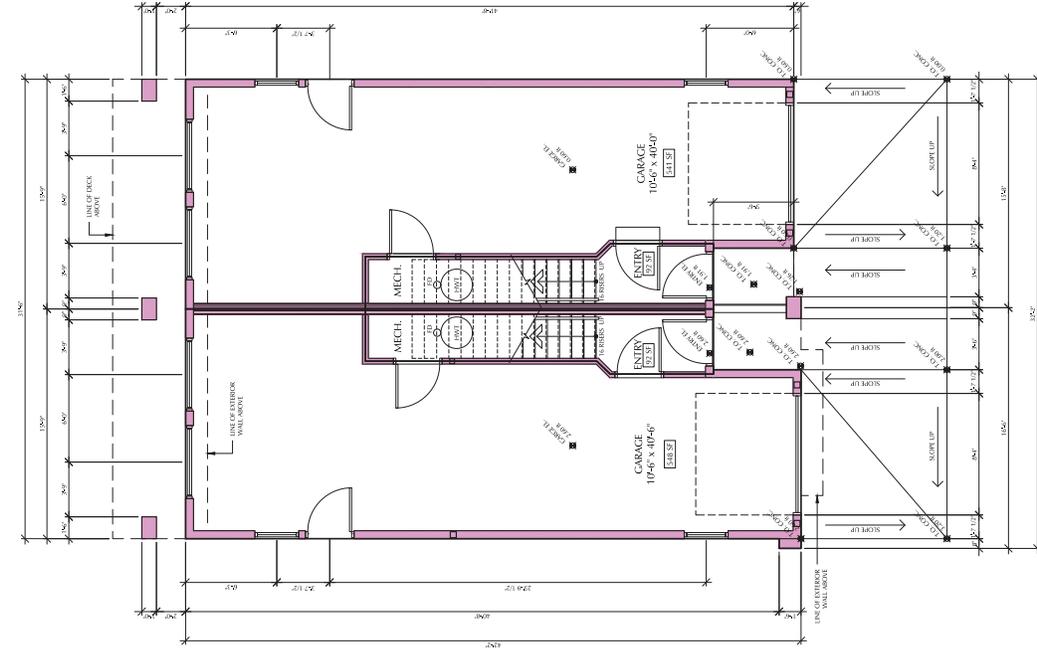
1/4" = 1'-0"

JULY 05 2010

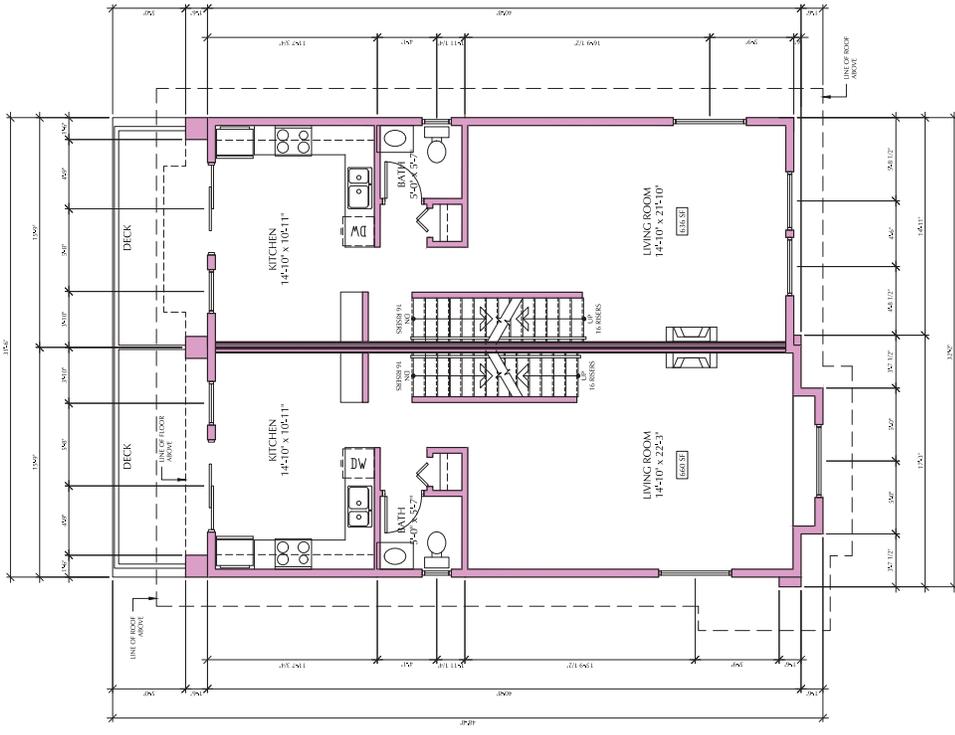


5	JAN 17 2011	REVISION TO CONTRACT	06
4	MAY 04 2010	REVISION TO CONTRACT	05
3	OCT 17 2009	REVISION TO CONTRACT	04
2	SEP 03 2009	ISSUE FOR PERMITTING	03
1	MAY 09 2009	ISSUE FOR PERMITTING	02
0	DATE	DESCRIPTION	01





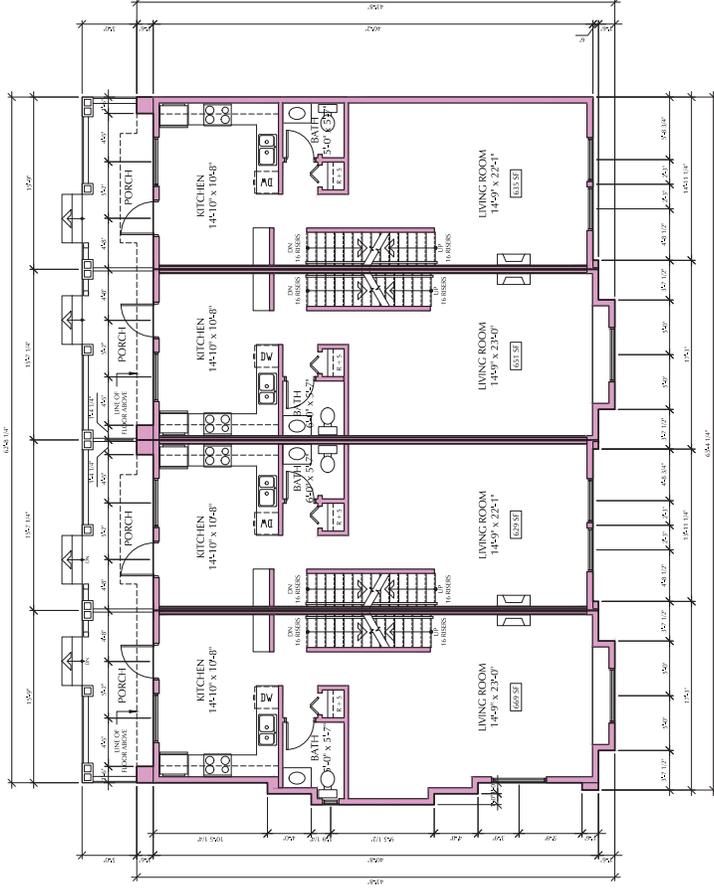
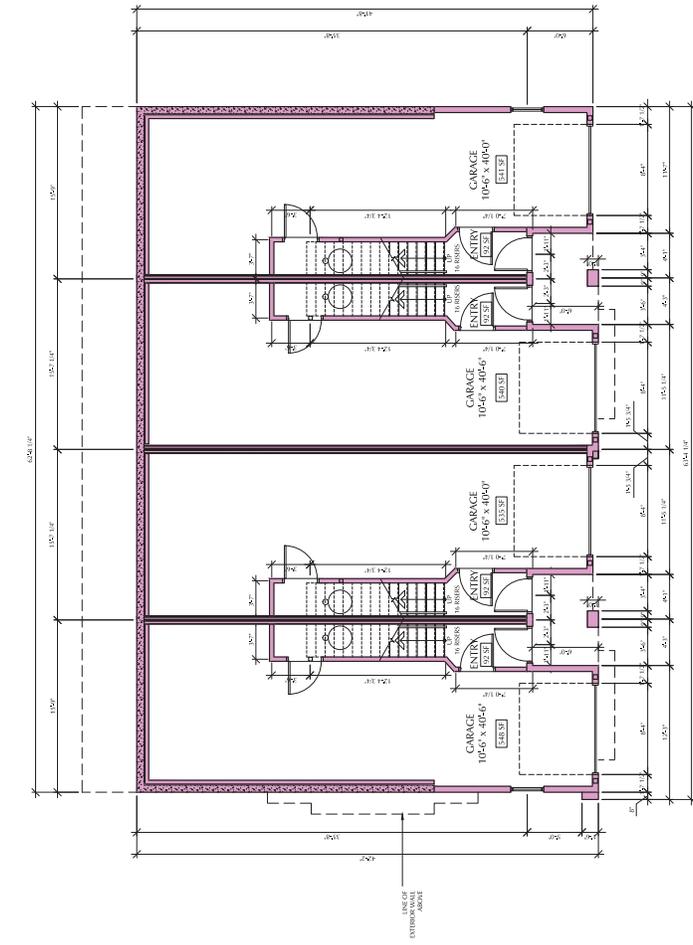
1 LOWER FLOOR PLAN
 LOWER FLOOR PLAN AREA CALCULATIONS
 GROSS LOWER FLOOR AREA
 $548 \text{ SF} + 92 \text{ SF} + 92 \text{ SF} + 541 \text{ SF} = 1,273 \text{ SF}$
 $(50.91 \text{ SM} + 8.55 \text{ SM} + 8.55 \text{ SM} + 50.26 \text{ SM} = 118.27 \text{ SM})$
 SCALE: 1/4" = 1'-0"



2 MAIN FLOOR PLAN
 MAIN FLOOR PLAN AREA CALCULATIONS
 GROSS MAIN FLOOR AREA
 $666 \text{ SF} + 616 \text{ SF} = 1,282 \text{ SF}$
 $(61.32 \text{ SM} + 59.09 \text{ SM} = 120.40 \text{ SM})$
 SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	10/11/2010	PRELIMINARY FLOOR PLAN	AK
2	10/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
3	10/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
4	10/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
5	10/11/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK





RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

BUILDING 2/TYPED FLOOR PLANS

0813

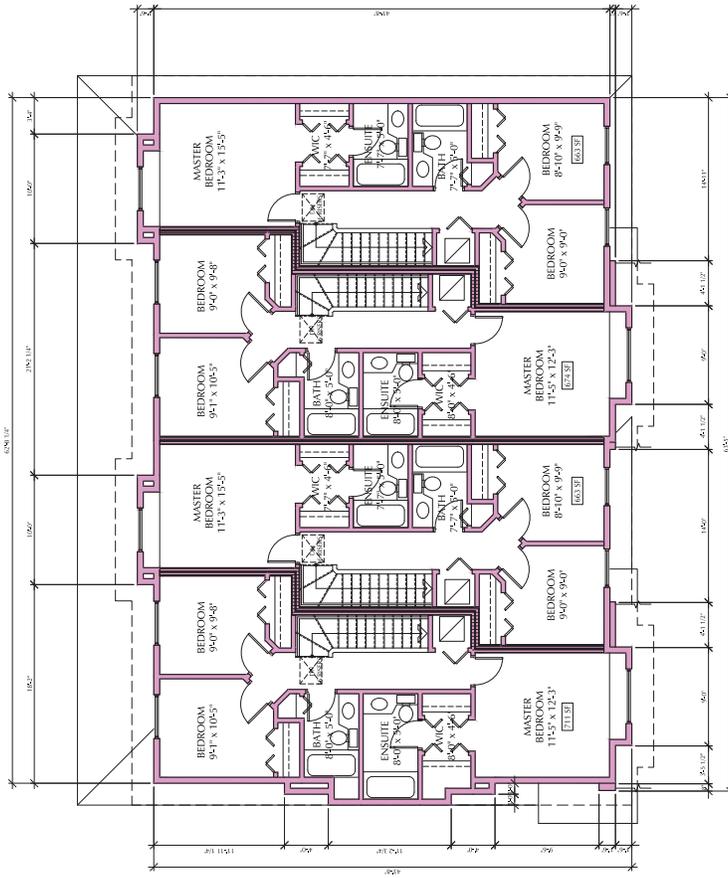
A2.7

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

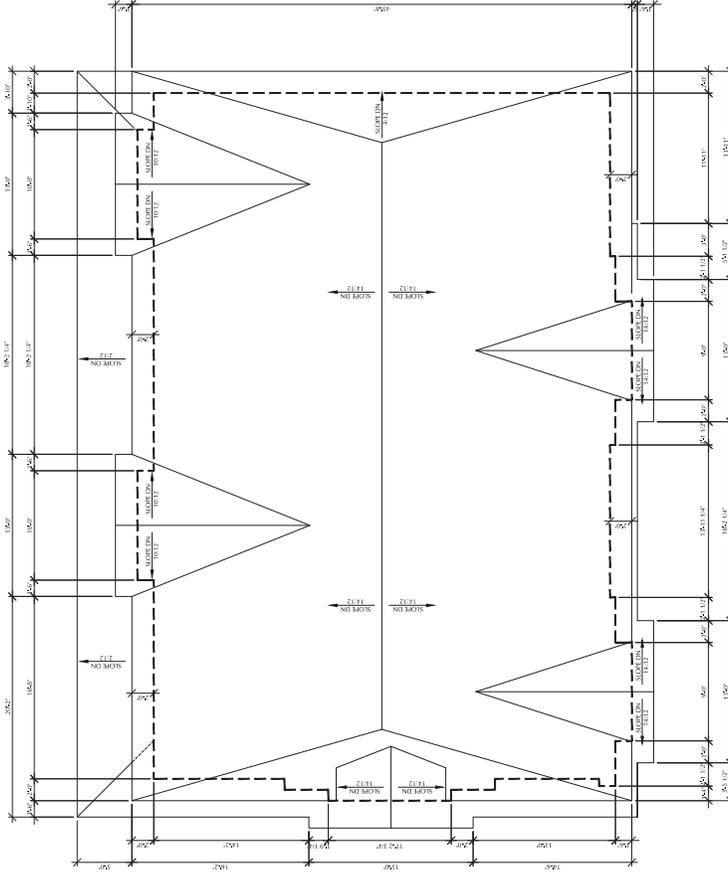
3/16" = 1'-0"

JULY 05, 2010

NO.	DATE	DESCRIPTION	BY
1	07/05/2010	PRELIMINARY FLOOR PLAN	AK
2	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
3	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
4	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
5	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
6	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
7	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
8	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
9	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK
10	07/13/2010	REVISIONS TO PRELIMINARY FLOOR PLAN	AK



1 UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"



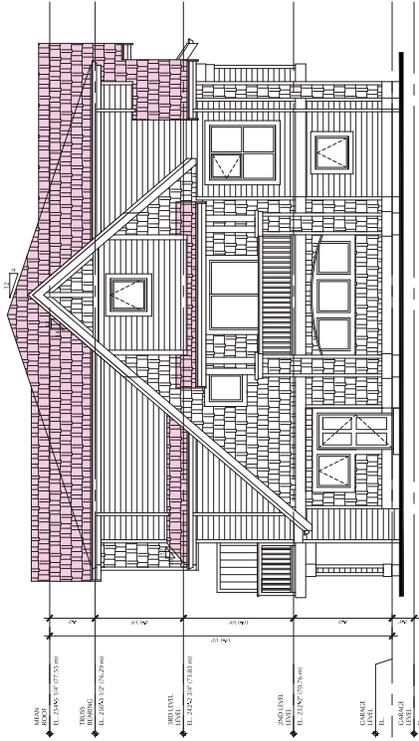
2 ROOF PLAN
SCALE: 3/16"=1'-0"



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

0813 A2.8
JULY 19, 2010

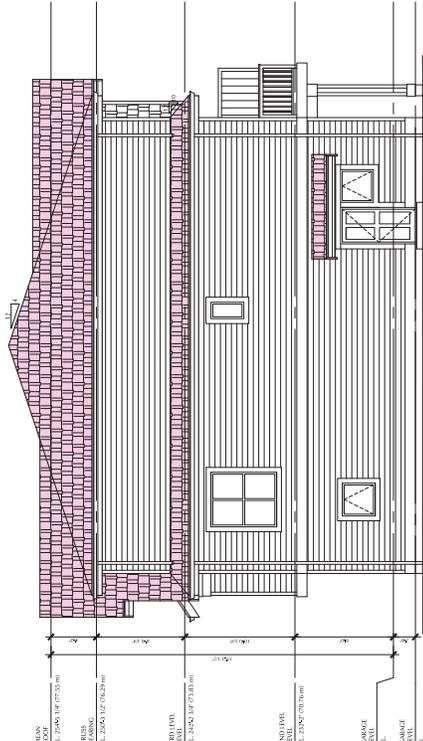
5	JUNE 17, 2010	REVISION TO CONCEPT PLAN	AM
4	MAY 04, 2010	REVISION TO CONCEPT PLAN	AM
3	OCT 17, 2009	REVISION TO CONCEPT PLAN	AM
2	SEPT 03, 2009	FINAL CONCEPT PLAN	AM
1	MAY 09, 2009	PRELIMINARY CONCEPT PLAN	AM
0	DATE	DESCRIPTION	BY



1 NORTH ELEVATION BLDG 4 (BLDG 3 NORTH ELEV. SIM. / BLDG 7,8 SOUTH ELEV. SIM.)
 A3.2 SCALE: 3/16"=1'-0"



2 WEST ELEVATION BLDG 4 (BLDG 7 WEST ELEV. SIM. / BLDG 3,8 EAST ELEV. SIM.)
 A3.2 SCALE: 3/16"=1'-0"



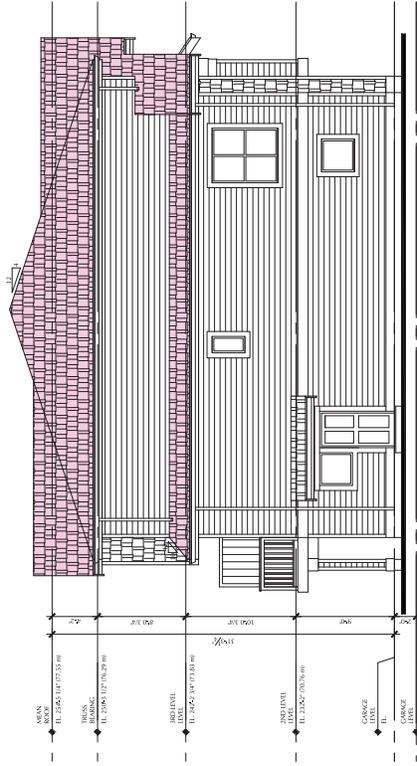
3 SOUTH ELEVATION BLDG 4 (BLDG 3 SOUTH ELEV. SIM. / BLDG 7,8 NORTH ELEV. SIM.)
 A3.2 SCALE: 3/16"=1'-0"



4 EAST ELEVATION BLDG 4 (BLDG 7 EAST ELEV. SIM. / BLDG 3,8 WEST ELEV. SIM.)
 A3.2 SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION
5	10/17/2010	REVISION FOR REGULATORY AND/OR
4	10/07/2010	REVISION FOR REGULATORY AND/OR
3	10/07/2010	REVISION FOR REGULATORY AND/OR
2	10/07/2010	REVISION FOR REGULATORY AND/OR
1	10/07/2010	ISSUE FOR REGULATORY REVIEW
		DATE OF SUBMITTAL

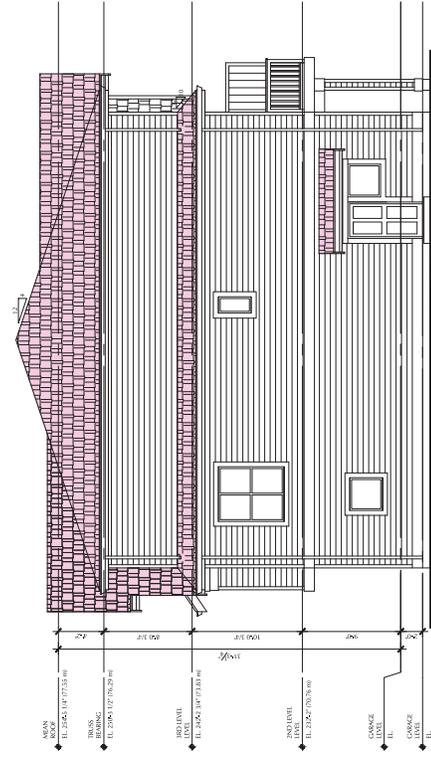




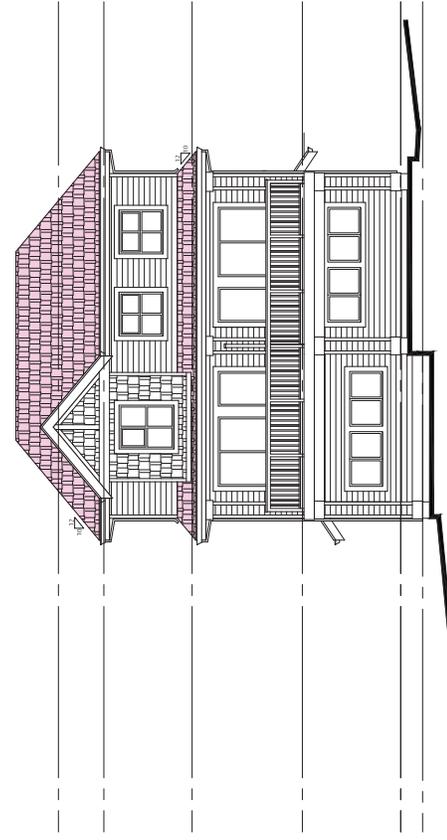
1 NORTH ELEVATION BLDG 5 (BLDG 6,9 SIM.)
A3.3 SCALE: 3/16"=1'-0"



2 FRONT ELEVATION BLDG 5 (BLDG 6,9 SIM.)
A3.3 SCALE: 3/16"=1'-0"



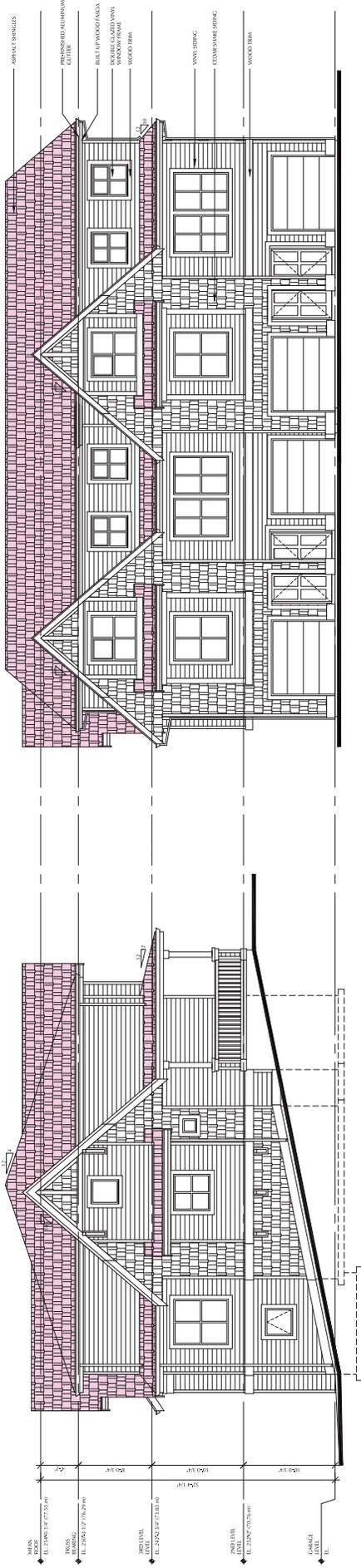
3 SOUTH ELEVATION BLDG 5 (BLDG 6,9 SIM.)
A3.3 SCALE: 3/16"=1'-0"



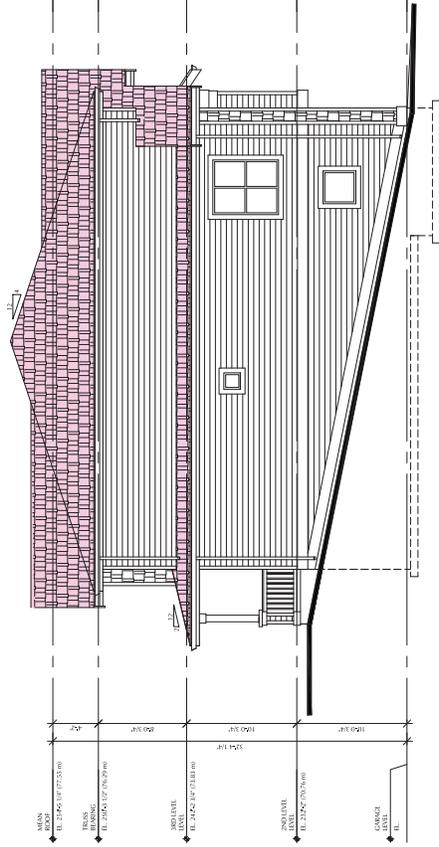
4 REAR ELEVATION BLDG 5 (BLDG 6,9 SIM.)
A3.3 SCALE: 3/16"=1'-0"

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4	1607 08 2010	REVISION FOR REGULATORY WADSW	96L
3	1607 13 2010	REVISION FOR REGULATORY WADSW	96L
2	1607 03 2010	SCALE FOR REGULATIONS AND TOP	96L
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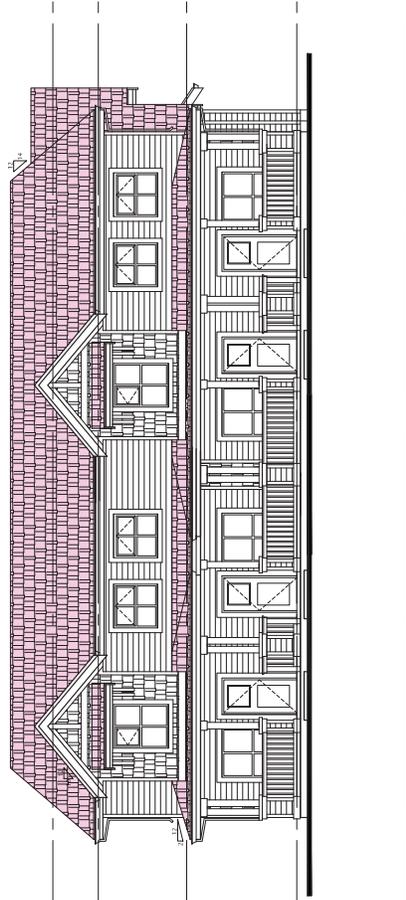




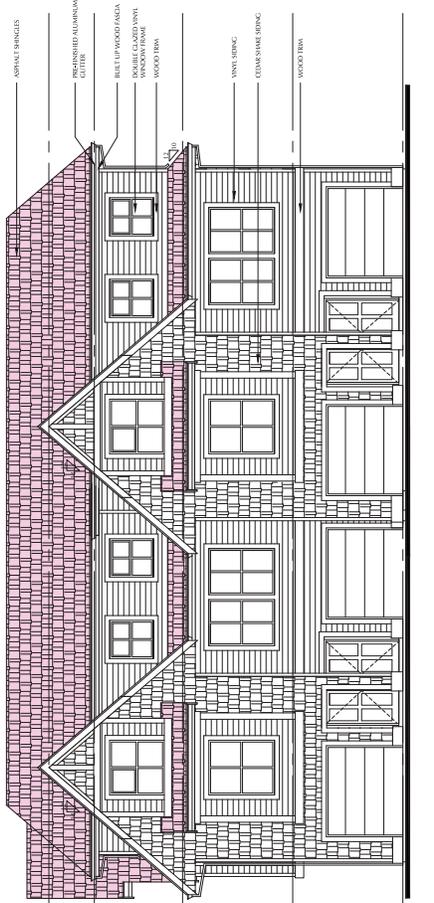
1 WEST ELEVATION BLDG. 2
A3.4 SCALE: 3/16"=1'-0"



3 EAST ELEVATION BLDG. 2
A3.4 SCALE: 3/16"=1'-0"



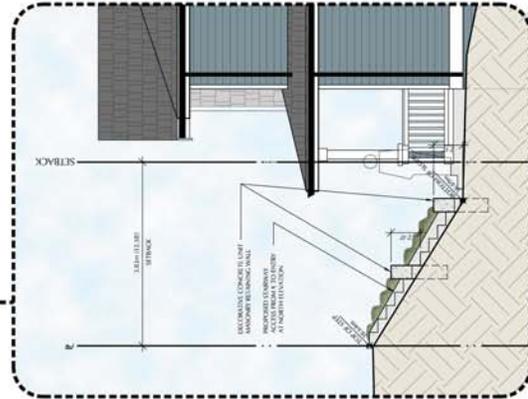
4 NORTH ELEVATION BLDG. 2
A3.4 SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION BLDG. 2
A3.4 SCALE: 3/16"=1'-0"

5	1604 17 2010	REVISION FOR REVISIONS, WADSWORTH	AK
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3	1604 13 2010	REVISION FOR REVISIONS, WADSWORTH	AK
2	1604 03 2010	FINAL FOR PERMITTING AND CONSTRUCTION	AK
1	14 10 2010	ISSUED FOR PERMITTING REVIEW	AK
REV	DATE	DESCRIPTION	BY





3	8/24/17	REVISION FOR RELATIONSHIP	AK
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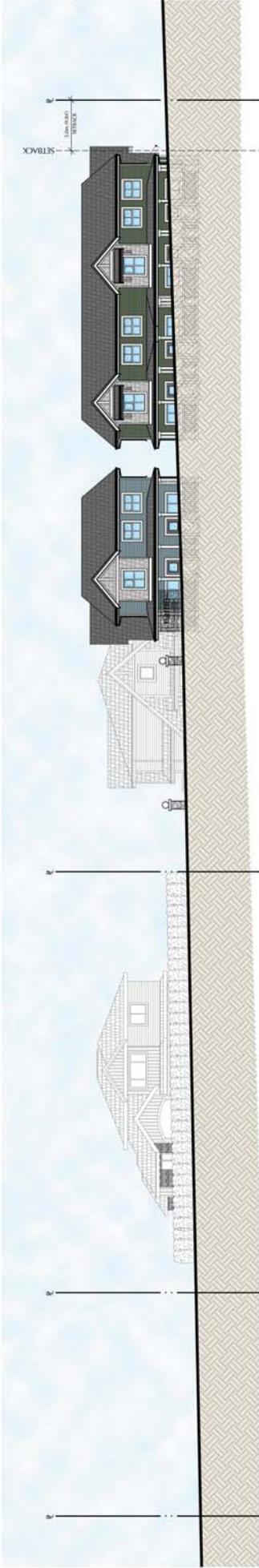
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SITE SECTION

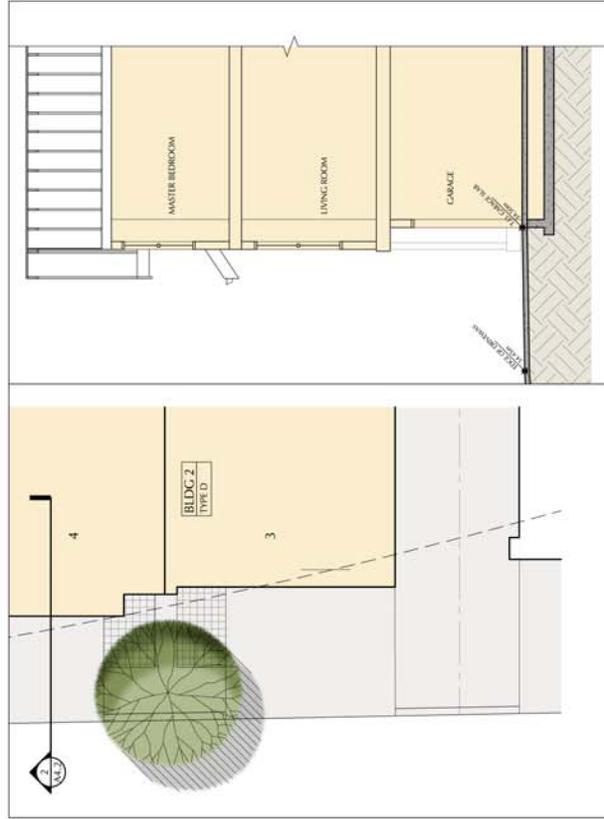
RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

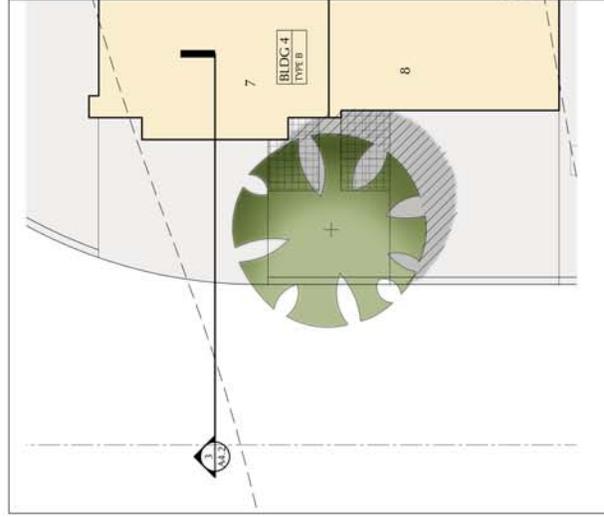
3/16"=1'-0"



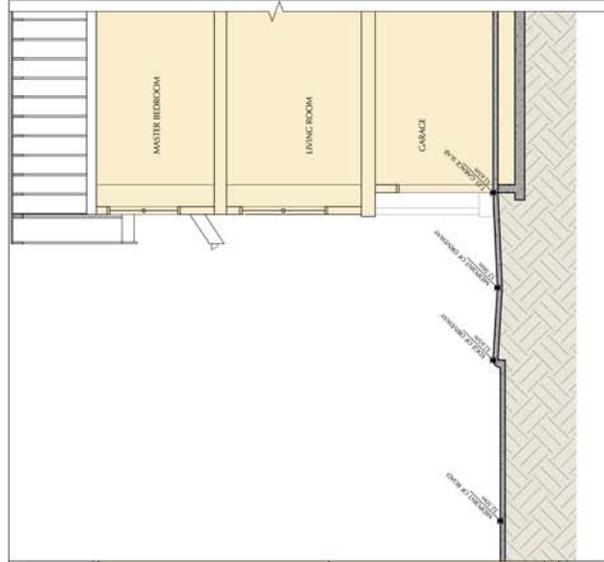
1 STREET ELEVATION ALONG 68TH AVENUE
A4.2 SCALE: 1/8"=1'-0"



2 SITE SECTION
A4.2 SCALE: 1/8"=1'-0"



3 SITE SECTION
A4.2 SCALE: 1/8"=1'-0"



NO.	DATE	DESCRIPTION
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3	06/15/2011	REVISED DEVELOPMENT PLAN
4	07/10/2011	REVISED DEVELOPMENT PLAN
5	08/15/2011	REVISED DEVELOPMENT PLAN
6	09/10/2011	REVISED DEVELOPMENT PLAN
7	10/15/2011	REVISED DEVELOPMENT PLAN
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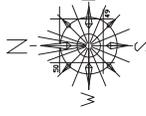


RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C. SITE SECTION
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

0813 A4.2
JULY 05 2010

3/16"=1'-0"

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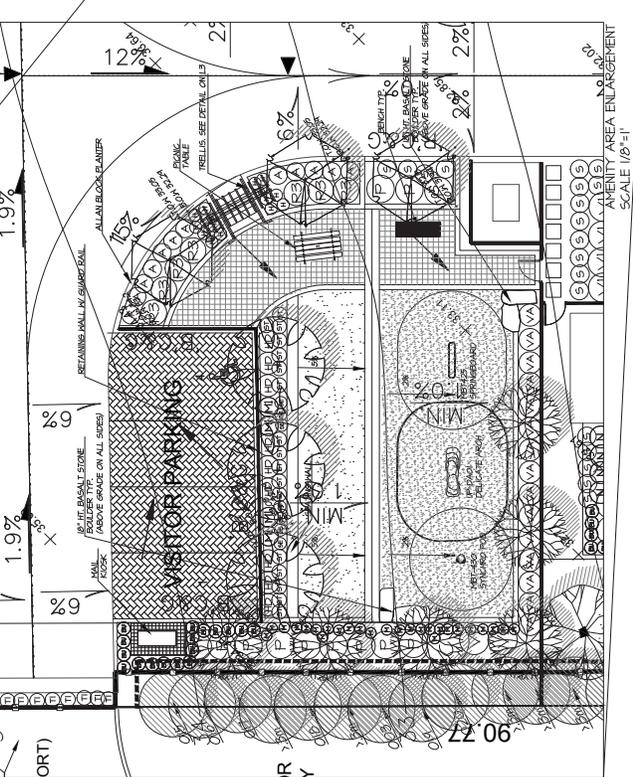
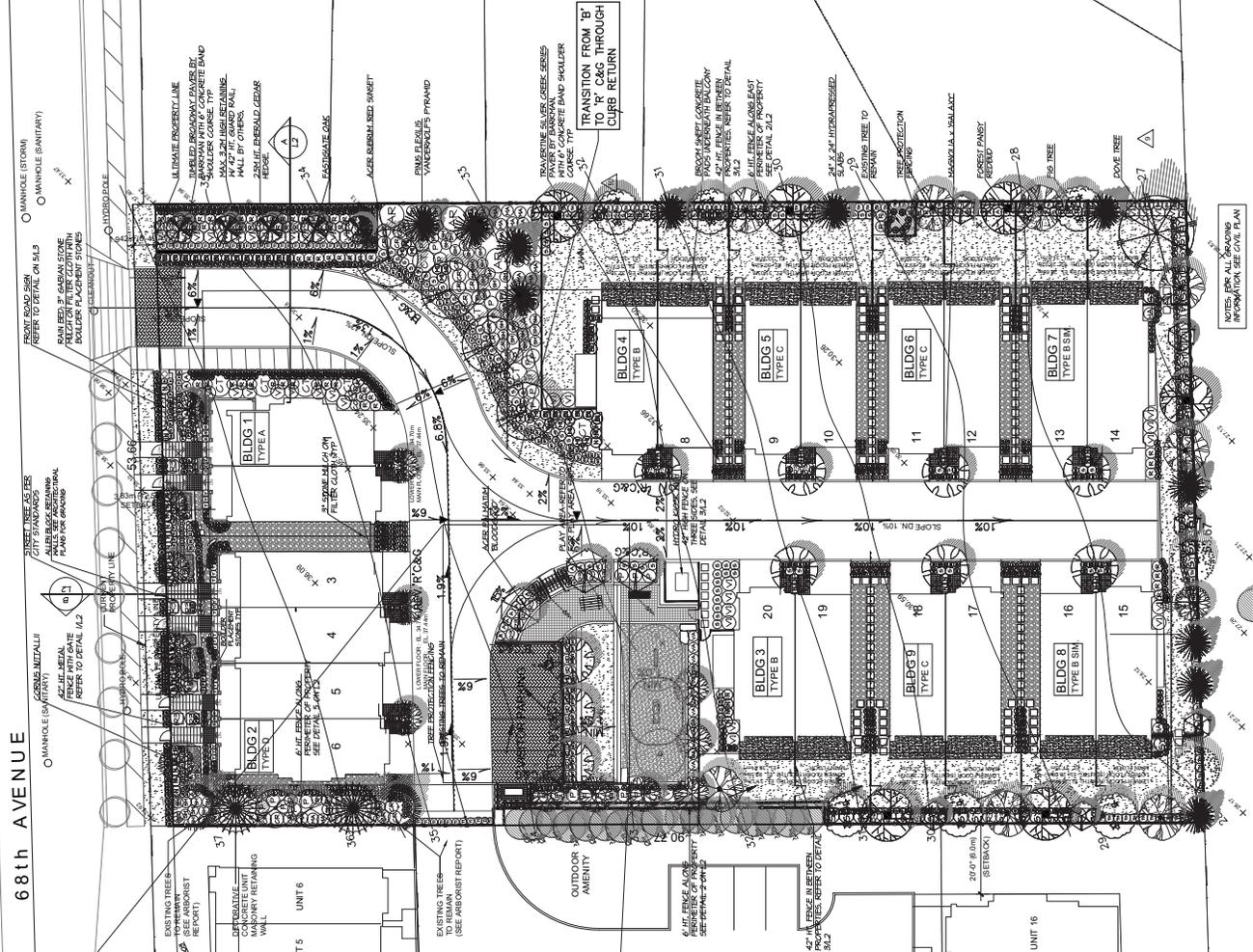
A branch of
 J.D. Mitchell & Associates Ltd.
 1111 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: (604) 681-3822 Fax: (604) 681-3823

PROJECT:
10 DUPLEX UNITS
14444 - 68TH AVE.
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

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DRAWN:	BR	CHECK:	DM
DATE:		DRAWING NUMBER:	L1

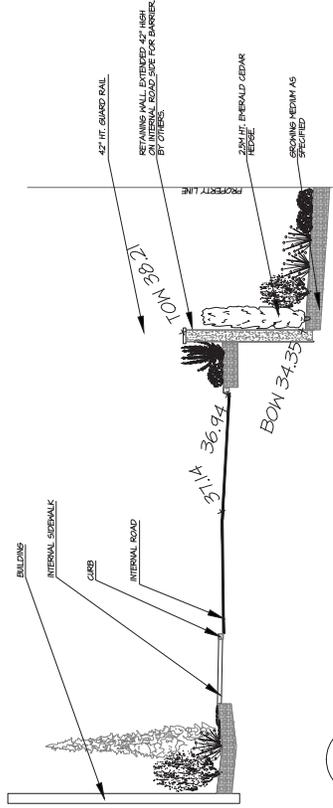
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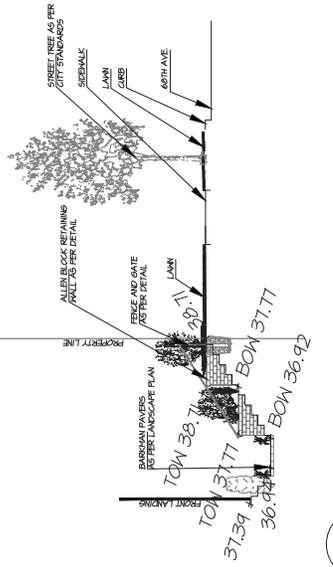
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NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER REQUIREMENTS AND OTHER PLANT MATERIAL SUBSTITUTIONS. ** EACH AND EVERY PLANT MATERIAL AVAILABLE FOR THE PROJECT SHALL BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. *** PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. **** PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. ***** PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. ***** PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING.

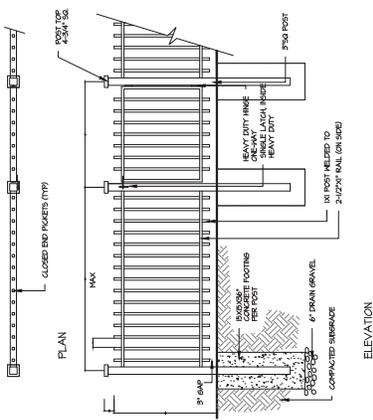
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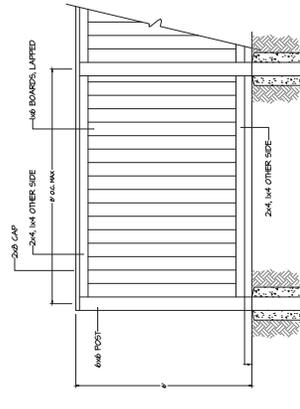
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SCALE: 3/16" = 1'-0"
NOTE: FOR ALL GRADING INFORMATION, PLEASE REFER TO CIVIL PLAN.



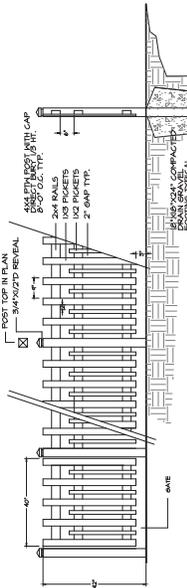
B SECTION FROM 68TH AVE. TO ENTRY
SCALE: 3/16" = 1'-0"
NOTE: FOR ALL GRADING INFORMATION, PLEASE REFER TO CIVIL PLAN.



1 42" STREET FRONTAGE FENCE
SCALE: 1/2" = 1'-0"
NOTES:
1. ALL WOOD SHALL BE STAINED WITH 2 COATS EXTERIOR STAIN.
2. ALL PICKETS SHALL BE 1/2" THICK AND 42" HIGH.
3. POWER COAT RETAIL PER OVERSIGHT APPROVAL.



2 6' HEIGHT PERIMETER FENCE
SCALE: 1/2" = 1'-0"
NOTES:
1. ALL WOOD SHALL BE STAINED WITH 2 COATS EXTERIOR STAIN.
2. ALL PICKETS SHALL BE 1/2" THICK AND 42" HIGH.
3. POWER COAT RETAIL PER OVERSIGHT APPROVAL.



3 42" HT. PICKET FENCE
SCALE: 1/2" = 1'-0"
NOTES:
1. ALL WOOD SHALL BE STAINED WITH 2 COATS EXTERIOR STAIN.
2. ALL PICKETS SHALL BE 1/2" THICK AND 42" HIGH.
3. POWER COAT RETAIL PER OVERSIGHT APPROVAL.

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DMG
landscape architects
A Subsidiary of
J.D. Mitchell & Associates Ltd.
1000 West 10th Street
Vancouver, BC V6H 2Y6
Ph: (604) 275-3942, Fax: (604) 275-3943

PROJECT:
10 DUPLEX UNITS
14444 - 68TH AVE.
SURREY, BC

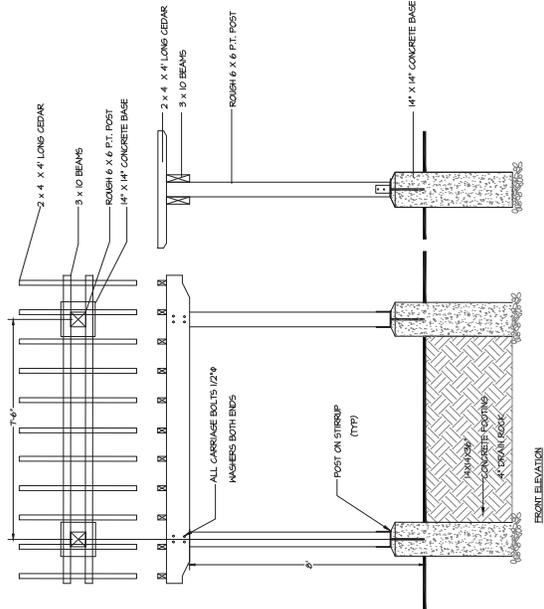
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DETAILS
PLAN

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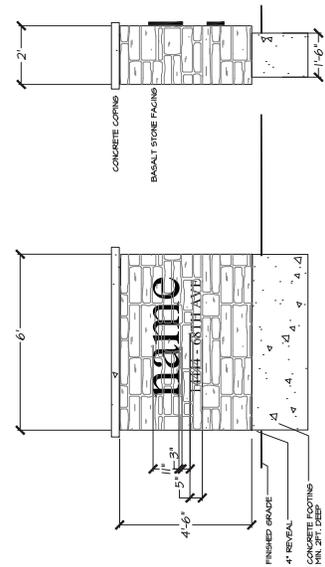
L2

OF 5
10-132

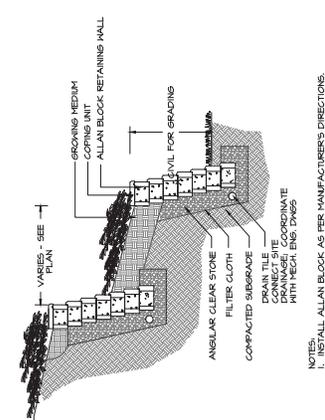
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4 TRELLIS
L3 SCALE: 1/2" = 1'-0"



5 SIGNAGE
L3 SCALE: 1/2" = 1'-0"



6 ALLEN BLOCK RETAINING WALL
L3 SCALE: 3/8" = 1'-0"

NOTES:
1. INSTALL ALLEN BLOCK AS PER MANUFACTURER'S DIRECTIONS.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS IN SPECIFICATION.

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4	11/16/20	POSTING SIZES REVISED	BH
5	11/16/20	REV. SITE PLAN	BH
6	11/16/20	REV. ANGLE IRON	BH
7	11/16/20	REV. ANGLE IRON	BH
8	11/16/20	REV. ANGLE IRON	BH
9	11/16/20	REV. ANGLE IRON	BH
10	11/16/20	REV. ANGLE IRON	BH
11	11/16/20	REV. ANGLE IRON	BH
12	11/16/20	REV. ANGLE IRON	BH
13	11/16/20	REV. ANGLE IRON	BH
14	11/16/20	REV. ANGLE IRON	BH
15	11/16/20	REV. ANGLE IRON	BH
16	11/16/20	REV. ANGLE IRON	BH
17	11/16/20	REV. ANGLE IRON	BH
18	11/16/20	REV. ANGLE IRON	BH
19	11/16/20	REV. ANGLE IRON	BH
20	11/16/20	REV. ANGLE IRON	BH

DMG
landscape architects
A Partnership of
P. J.D. Mitchell & Associates Ltd.
P. J.D. Mitchell & Associates Ltd.
1000 West Beaver Creek Road
Richmond Hill, Ontario L4B 1P2
Tel: (905) 709-8822
Fax: (905) 709-8823

PROJECT:
10 DUPLEX UNITS
14444 - 68TH AVE.
SURREY, BC

DRAWING TITLE:
DETAILS

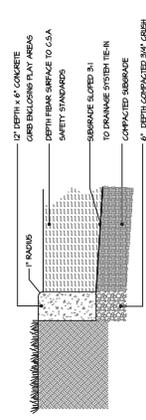
DATE:	10/26/22	DRAWING NUMBER:	
SCALE:	AS NOTED		
DRAWN:	BH		
DESIGN:	BH		
CHECKED:	DM		
DMG PROJECT NUMBER:			

L3

OF 5
10-132

10-132-022P

7 PLAY AREA SURFACING
L3 SCALE: 1/2" = 1'-0"





INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 11, 2011** PROJECT FILE: **7809-0114-00**

RE: **Engineering Requirements
Location: 14444 68 Ave.**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 68 Avenue.

Works and Services

- Construct south side of 68 Avenue to a Major Collector road standard.
- Confirm that the downstream storm drainage system has adequate capacity for the proposed development.
- Construct storm drainage system for the proposed development.
- Provide sustainable drainage features to promote infiltration.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit

Bob Ambardar, P.Eng.
Development Project Engineer

IK1

LAND DEVELOPMENT ENGINEERING REVIEW

File 7809-0114-00, Map #063

Background

The applicant is proposing to rezone one (1) RA Lot into one (1) CD Lot (based on RM-15 Zone), and an NCP Amendment to increase the proposed townhouse density in the East Newton South NCP from 15 UPA to 16.6 UPA, and a development permit to permit the development of approximately 20 townhouse units. This review is based on the attached site layout prepared by Ankenman Associates Architects Inc., dated June 17, 2011.

The development site is located within the East Newton South Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- 1.942 metres on 68 Avenue.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

These Works are required as a condition of this Rezone.

Transportation/Traffic Management

The following road works are required on existing roads fronting the site:

- Construct south side of 68 Avenue to the Major Collector standard. The applicant will be responsible for construction of the Through Local road standard (5.5-metre wide pavement, curb and gutter, 1.8 metre wide sidewalk, and street lights) and the City will complete to the ultimate standard by funding the additional pavement to the ultimate 7.0-metre width plus incremental cost to upgrade to the Major Collector standard pavement structure and street lighting;

The proposed access to 68 Avenue is acceptable. The driveway must be designed to the SSD-R.42 standard and must incorporate a 6.0 metre long landing area, at a maximum grade of 5%, from the property line into the site. The driveway is to be constructed with standard letdown; no paving stones will be allowed within the road allowance.

A **reciprocal access easement** with the adjacent properties to the west (6750, 6762, and 6786 148 Street) will be required to ensure that adequate access is provided for these developments.

Drainage/Environmental

The subject site is located within the Hyland Creek Drainage Catchment Area. The East Newton South NCP storm drainage analysis indicates that the site is to drain into the existing community detention pond (Detention Facility #1 of the NCP) at 145 Street/67 Avenue via an easement on the neighbouring properties to the east. The applicant will be required to confirm that the subject site is **party to the existing private easement** and that the downstream system has adequate capacity to service the proposed development.

Alternatively the site can be drained west into the 144 Street storm drainage system; with provisions of onsite storm water mitigation measures to control the flows from the site. In this case, the applicant will be required to provide onsite detention or a combination of detention and exfiltration system to maintain the existing runoff from the site. A **restrictive covenant** must be registered on title for the interim on-site detention. The applicant will also be required to obtain a **drainage easement** over the property at 6750 - 144 Street.

The following City storm drainage facilities are located in the vicinity to the site:

- 750mm storm sewer on 68 Avenue;
- 600mm storm sewer on 144 Street;
- 200/250mm storm sewer on a private easement located east of the subject site; and
- Detention pond located at 145 Street and 67 Avenue.

The following storm drainage facilities are required:

- Provide storm water calculation from the site to the community detention pond (or to the culvert at the BC Hydro SRW and 144 Street if draining to west) to confirm that the downstream storm drainage system has adequate capacity for the proposed development.
- Construct storm drainage system to service the proposed development.
- Provide sustainable drainage features to promote infiltration, i.e. topsoil, permeable paving etc.
- Provide adequately sized service connection, complete with inspection chamber.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

A sediment control plan must be developed in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices to manage soil erosion and sedimentation **during the off-site land development servicing**.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law 2006, No. 16138, from the Engineering Department, **prior to issuance of the Building Permit**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

- 300 mm water main on 68 Avenue.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

An adequately sized, metered service connection must be provided to service the proposed development.

The existing 19mm service connection is to be abandoned by the City at the Developer's cost.

Through normal processing by the Planning and Development Department - Building Division, the on-site fire protection requirements will be reviewed at building permit application stage and may require additional improvements to the building to meet the B.C. Building Code.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200 mm sewer on 68 Avenue

This existing sanitary sewer system has adequate capacity to service the proposed development.

An adequately sized service connection, complete with inspection chamber, must be provided for the proposed development. A Restrictive Covenant must be registered on title for pumped servicing.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication, and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- A reciprocal access easement with the adjacent properties to the west (6750, 6762 and 6786 148 Street) to ensure that adequate access is provided for these developments.
- Restrictive Covenant for the pumped sanitary servicing.
- Restrictive Covenant for the interim on-site detention, if required.
- Off site drainage easement, if required.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

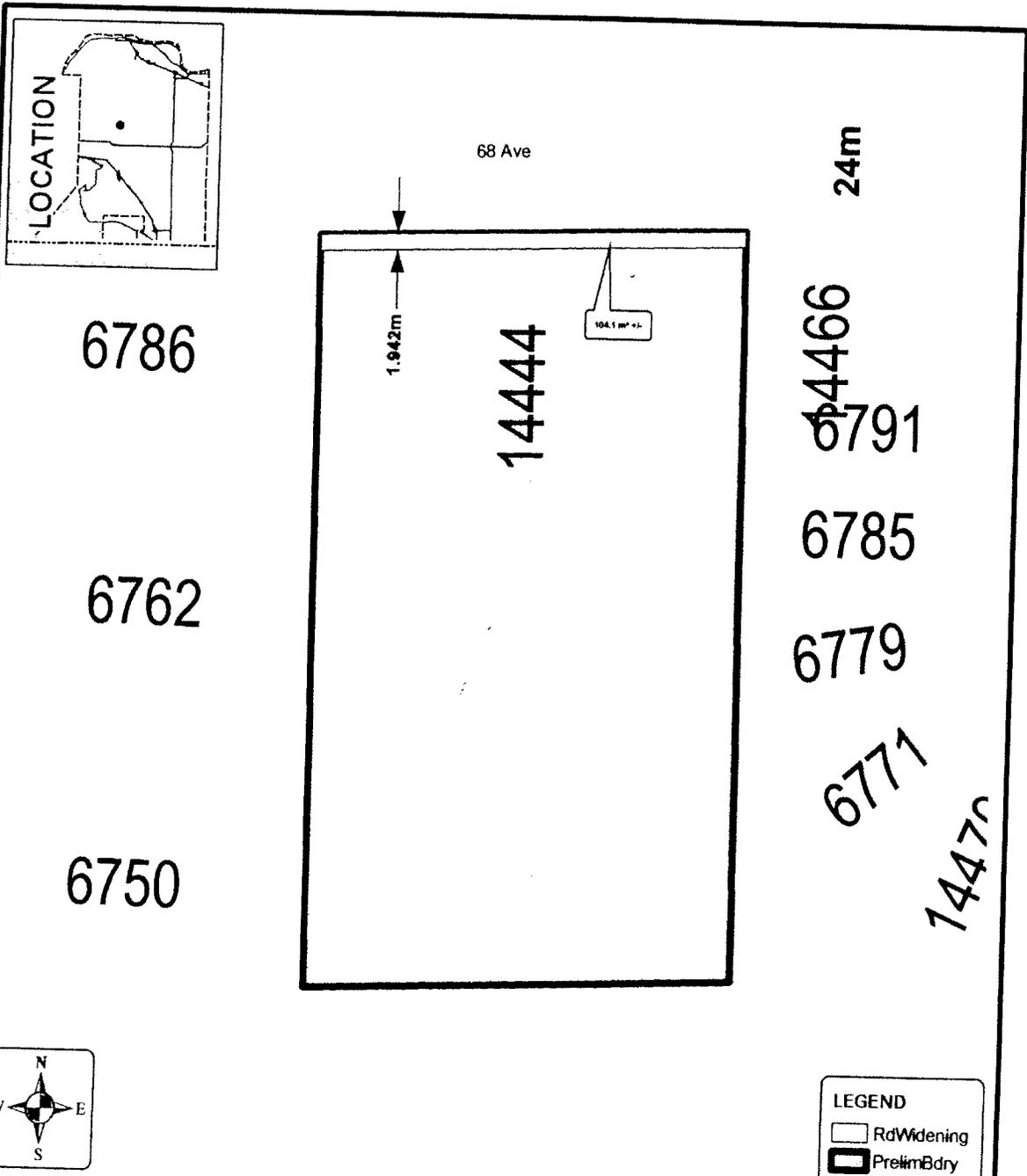
Financial

A processing fee of \$ 9,542.40 (HST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

- Sanitary Connection Fee (SDR at \$2,200.00 per connection for one connection provided under 7803-0164-00);

An application fee of \$420.00 (HST included) is required for administration of the ESC Permit process.



Produced by SURVEY Section: 05-17-2011 Jinder D



SUBJECT PROPERTY
14444 68th Avenue
PROJECT: 7809-0114-00

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office



SCHOOL DISTRICT #36 (SURREY)

October 4, 2010
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7909 0114 00

SUMMARY

The proposed 20 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2009 Enrolment/School Capacity

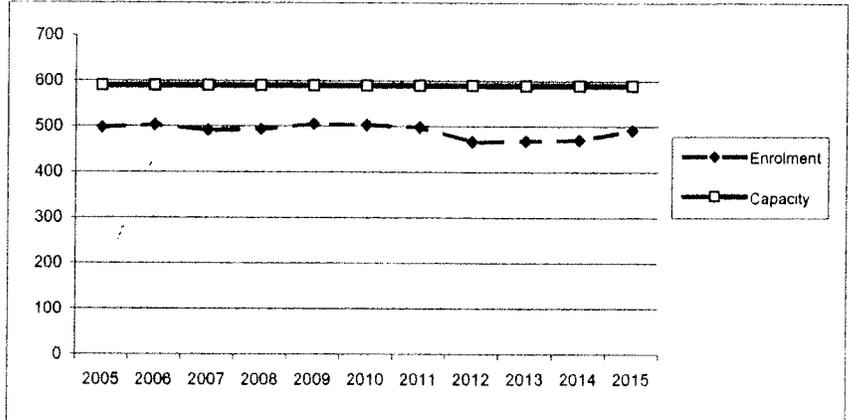
Georges Vanier Elementary	
Enrolment (K/1-7):	62 K + 443
Capacity (K/1-7):	40 K + 550
Frank Hurt Secondary	
Enrolment (8-12):	1220
Capacity (8-12):	1250

School Enrolment Projections and Planning Update:

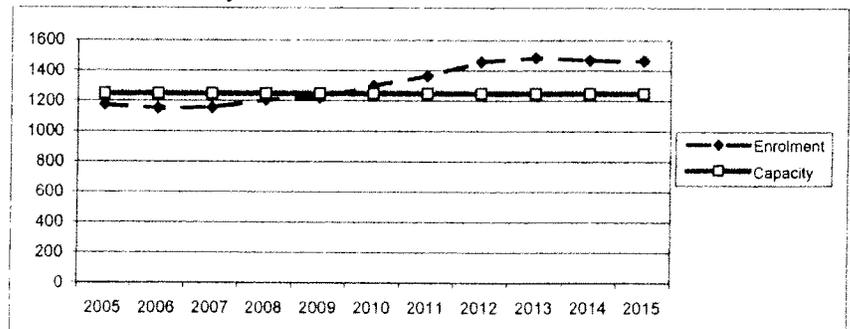
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will have positive impact on these projections. Capacity in the table below is adjusted for the inclusion of full day Kindergarten and a "Strongstart" program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150.

Georges Vanier Elementary



Frank Hurt Secondary



APPENDIX V

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 09-0114-00
Project Location: 14444 - 68 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Mix of native and non native coniferous and deciduous species with three poorly maintained hedgerows along the west, north and eastern perimeters. A Closed canopy stand of alder and cottonwood are found in the south west corner.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A)	118
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	111
Number of Protected Trees to be retained (A-C)	(D)	7
Number of Replacement Trees required (40 alder and cottonwood X 1 and 71 others X 2)	(E)	182
Number of Replacement Trees proposed	(F)	84
Number of Replacement Trees in deficit (E-F)	(G)	98
Total number of Prot. and Rep. Trees on site (D+F)	(H)	91
Number of lots proposed in the project	N/A	(I)
Average number of Trees per Lot	(H/I)	N/A (J)

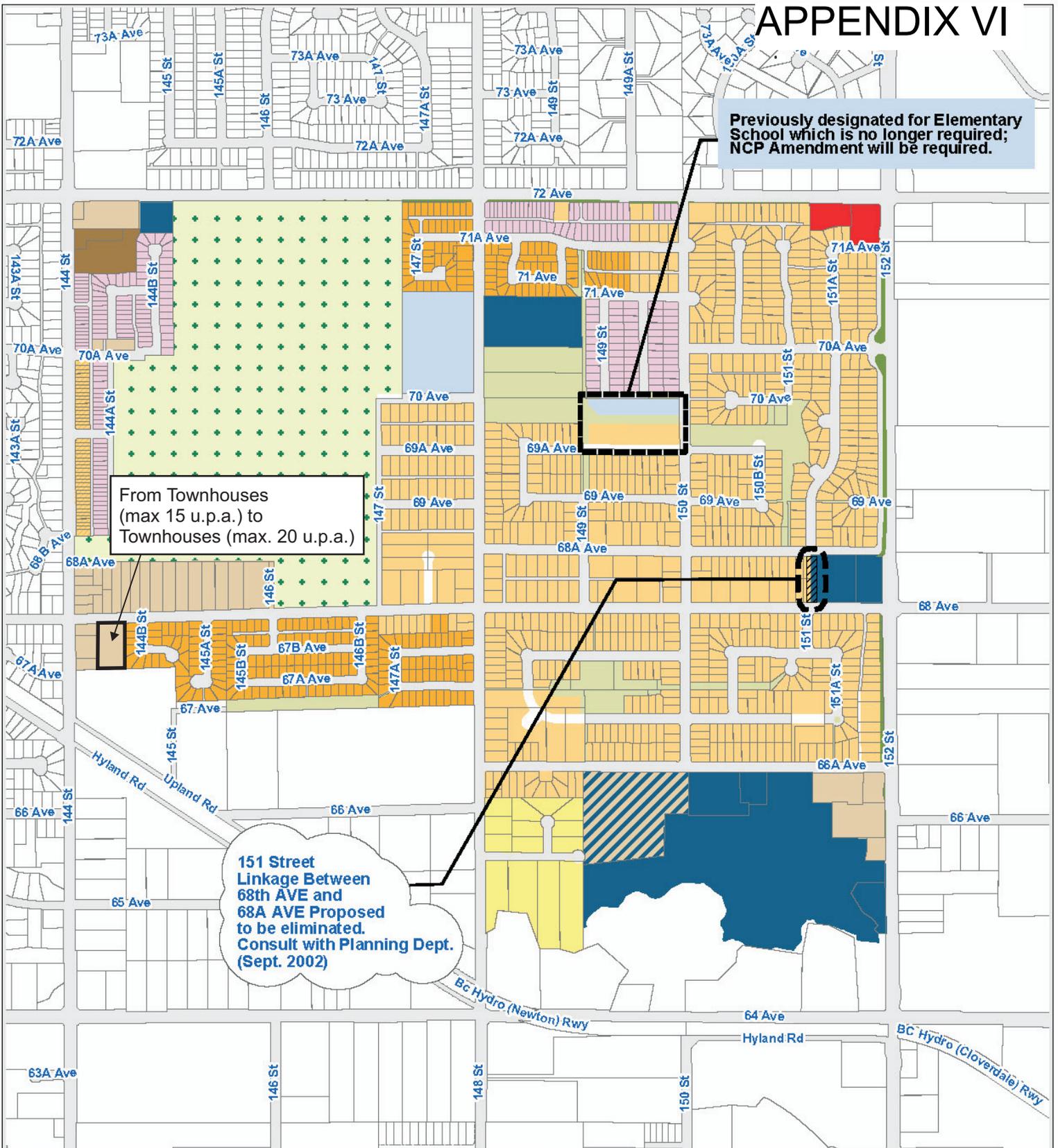
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan prepared by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: June 30, 2011

APPENDIX VI



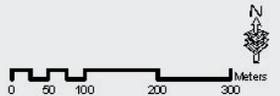
Previously designated for Elementary School which is no longer required; NCP Amendment will be required.

From Townhouses (max 15 u.p.a.) to Townhouses (max. 20 u.p.a.)

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

- HALF ACRE SINGLE FAMILY RESIDENTIAL
- URBAN SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY SMALL LOTS
- SEMI-DETACHED
- LOW DENSITY COMPACT HOUSING (max. 10 upa)
- TOWNHOUSES (max. 15 upa)
- MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)

- INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
- INSTITUTIONAL / TOWNHOUSES
- NEIGHBOURHOOD / LOCAL COMMERCIAL
- ELEMENTARY SCHOOL
- PARKS AND OPEN SPACE
- CEMETERY
- LANDSCAPE BUFFER STRIPS



EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended June 26, 2007; July 26, 2010

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-779-491

Lot 1 Except: Part Subdivided by Plan 21478, Section 15 Township 2 New Westminster District Plan 2563

14444 - 68 Avenue

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonusing is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Ground-oriented *multiple unit residential buildings*.
2. *Child care centres* provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 square feet] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 0.8; and
 (b) The *unit density* shall not exceed 42.0 *dwelling units* per hectare [17.0 upa].
3. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, no. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*.
4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 35 %.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (West)</i>	<i>Side Yard (East)</i>
<i>Principal and Accessory Buildings and Structures</i>		3.5 m (11.5 ft)	3.0 m (10 ft)	3.5 m (11.5 ft)	7.5 (25 ft)

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures:
 - (a) Indoor Amenity Space buildings: The height shall not exceed 11 metres [36 feet]; and
 - (b) Other Accessory buildings and structures: The height shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4500 sq. m. [1.11 acre]	48 metres [157 ft.]	84 metres [276 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK