

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0265-00

Planning Report Date: January 24, 2011

PROPOSAL:

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of approximately 144 three-storey townhouse units with variances to setbacks, parking and signage.

LOCATION:

Portions of 19407, 19501 – 68 Avenue and 194A Street/ 19495 – 68 Avenue

OWNER:

City of Surrey et al.

ZONING:

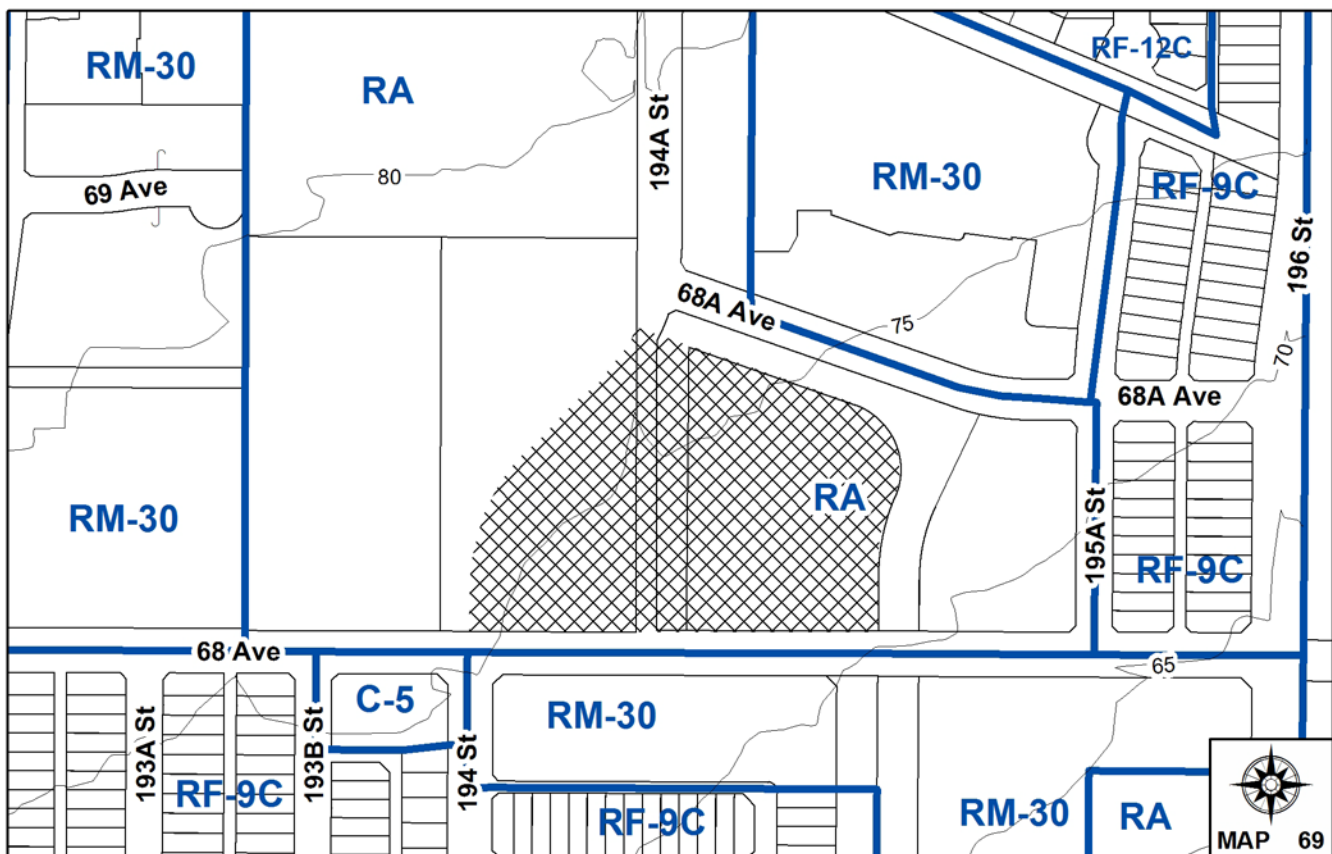
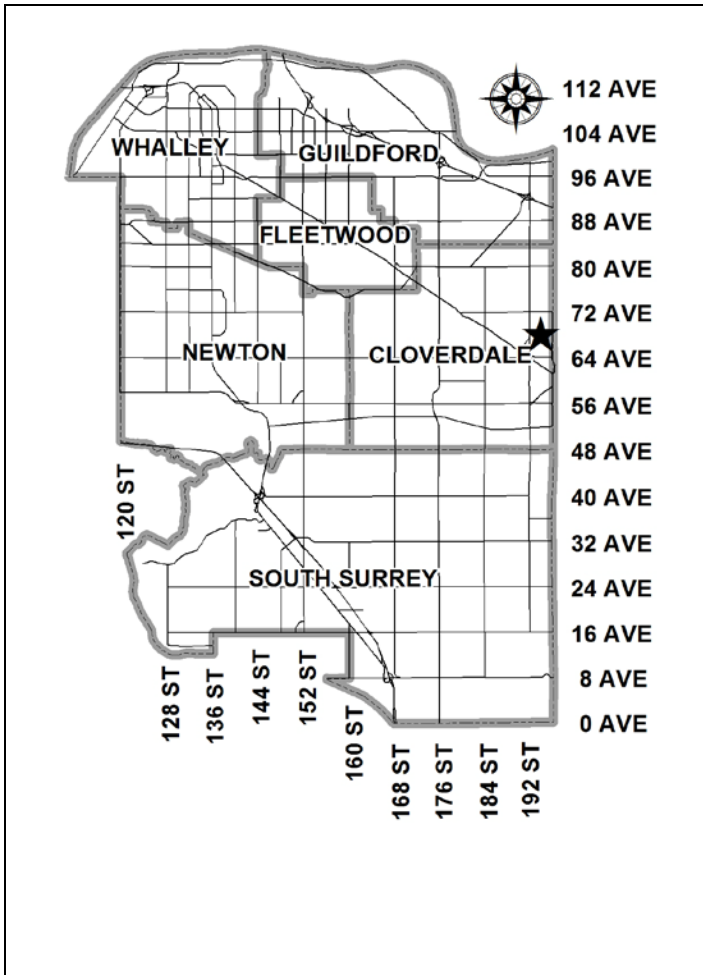
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Medium-High Density (15-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of setbacks.
- Seeking relaxation of enclosed tandem parking and parking setback requirements.
- Seeking relaxation of the Sign By-law to allow one additional free-standing sign on the property.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of East Clayton.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Neighbourhood Concept Plan (NCP).
- The additional free-standing sign allows for identification signage to be located beside each driveway on 194 Street and 68 Avenue.

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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 432 square metres (4,650 sq.ft.) to 407 square metres (4,381 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7910-0265-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7910-0265-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) along all lot lines to the building face, and 4.0 metres (13 ft.) for roof overhangs, bay or boxed windows, hutches, eaves, balconies and columns;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone for proposed Building No. 10 from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to the building face, and to 2.4 metres (7.9 ft.) for roof overhangs, and bay or boxed windows;
 - (c) to vary the setback requirements in Part 4 General Provisions of Zoning By-law No. 12000 to allow four (4) risers to encroach into the setback along all lot lines;
 - (e) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 66 of the 288 residential parking spaces;
 - (f) to vary the parking requirements of the RM-30 Zone to permit one (1) visitor parking space to be located within the east side-yard setback; and
 - (g) to vary the Sign By-law to increase the maximum number of free-standing identification signs from one (1) to two (2).
5. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) completion of the road closure and acquisition of a portion of 194A Street with the Realty Services Division;
- (g) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (h) the applicant adequately address the impact of reduced indoor amenity space.

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:**

23 Elementary students at Hazelmere Elementary School
 12 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant should provide cash-in-lieu for the construction of the sidewalk connections to the greenway. The existing curb let down on 68A Avenue should be replaced with a proper barrier curb by the applicant. The proposed sidewalk along the greenway should be entirely on private property.

At the land clearing stage, the applicant should install permanent hard fencing at the property line bordering the proposed park and coordinate the removal of hazardous trees with Parks staff.

SITE CHARACTERISTICS

Existing Land Use: The western portion is City-owned vacant, cleared land and the eastern portion is treed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68A Avenue):	Townhouse development and parkland (greenway).	Medium-High Density (15-25 upa) and Public Open Space/Park	RM-30 and RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Detention pond.	Storm Water Pond	RA
South (Across 68 Avenue):	Townhouse developments and parkland.	Medium-High Density (15-25 upa), Public Open Space/Park	RM-30 and RA
West (Across constructed yet to be dedicated 194 Street):	Detention pond and parkland.	Storm Water Pond, School/Park	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located in East Clayton and consists of primarily one property located at 19495 – 68 Avenue and portions of City-owned properties located at 19407 and 19501 – 68 Avenue. The application also includes the closure and consolidation of a portion of 194A Street.
- The site is approximately 2.1 hectares (5.3 acres) in size. All the properties comprising the subject site are zoned One-Acre Residential (RA), designated Urban in the Official Community Plan (OCP), and Medium-High Density 15-25 units per acre in the East Clayton Neighbourhood Concept Plan (NCP). The site slopes towards 68 Avenue with the property located at 19495 – 68 Avenue heavily treed.
- The applicant is proposing to rezone the subject site from "One-Acre Residential" (RA) to "Multiple Residential 30" (RM-30) to allow the development of 144, three-storey townhouse units to be completed in six (6) phases.
- The proposed unit density of the development is 67 units per hectare (27 units per acre), with a floor area ratio (FAR) of 0.69. The proposed unit density is slightly above the 63 units per hectare (25 upa) designation in the East Clayton NCP for the subject site. However, the proposed unit density is below the 75 units per hectare (30 upa) permitted in the RM-30 Zone and the proposed FAR of 0.69 is under the maximum FAR of 0.9 in the RM-30 Zone.
- The development proposes 407 square metres (4,381 sq. ft.) of indoor amenity space within a separate building. The proposed indoor amenity space is 25 square metres (269 sq. ft.) less than the required 432 square metres (4,650 sq. ft.) required under the Zoning By-law (based on 3 square metres/32 sq. ft. per dwelling unit). The applicant will be providing cash-in-lieu for the eight (8) unit deficiency in indoor amenity space, in accordance with City Policy No. 0.48.
- The indoor amenity space will be provided in a centrally located two-storey building facing the driveway entrance on 68 Avenue and will be incorporated as part of Phase I of the development.
- The development proposes 508 square metres (5,468 sq. ft.) of outdoor amenity space, which exceeds the minimum 432 square metres (4,650 sq. ft.) required under the Zoning By-law (based on 3 square metres/32 sq. ft. per dwelling unit). The proposed outdoor amenity space is to be located immediately northeast of the indoor amenity building and will incorporate a children's play area, bench seating and walking paths. Securities for landscaping within the amenity areas will be required prior to the issuance of the Phase I building permit.

- The proposed development includes 288 resident parking stalls and twenty-nine (29) visitor parking stalls, which complies with the requirements of the Surrey Zoning By-law. The proposed visitor parking stalls will be dispersed throughout the development site, with one stall to be located within the east side yard setback which requires a variance to the parking requirements of the RM-30 Zone (see By-law Variance section).
- Resident parking stalls will be provided in sixteen (16) double, sixty-six (66) single, and sixty-two (62) tandem garages attached to the units. A variance is required to allow outside tandem parking spaces for the 66 single car garages (see By-law Variance section).

Landscaping and Tree Replacement

- An arborist report prepared by Norman Hol, Certified Arborist, for Arbortech Consulting Ltd. was submitted by the applicant.
- Forty (40) deciduous trees were identified within the site. It is proposed that all 40 trees be removed (Appendix VI).
- According to the arborist report, the treed area of the site (19495-68 Avenue) is covered with a remnant pioneer deciduous forest stand. The majority of the trees are below bylaw size. The review found that all the trees were in advanced stages of decline, many being dead, and a majority of the trees in a dying state of health. This is due to soil hydrology changes related to the history of disturbance and build-out of surrounding lands, affecting the ability of the trees to collect adequate water and nutrients.
- As the proposal is a moderately dense multiple residential development, the arborist is recommending that none of the trees be kept on the site, but that replacement trees be planted.

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Red alder	37	0	37
Black cottonwood	3	0	3
TOTAL	40	0	40

- Based on these numbers, forty (40) replacement trees are required at a 1:1 ratio. There are 266 replacement trees proposed within the site.
- Due to a sighting of nesting birds within the stand of trees on 19495-68 Avenue by a neighbouring resident, the applicant submitted a raptor survey by Rolf Sickmuller of Envirowest Consultants Ltd. The report identified five (5) unoccupied bird nests on the property at the time of survey. The nests are larger than those associated with passerine bird species, but smaller than those associated with large raptors such as bald eagles or Great Blue Heron. The nests were likely constructed by smaller raptors such as red-tailed hawk, Coopers hawk, or sharp-shinned hawk, or by crows.
- The report recommends that any removal of nests, nest trees, and adjacent vegetation should occur prior to February 15 or after September 1 to preclude possible contravention of Section 34 of the Wildlife Act that prohibits the disturbance of active nests. Any clearing of vegetation between

these dates will require completion of additional nest surveys to determine if existing nests are active, and if new nests have been established.

PRE-NOTIFICATION

Pre-notification letters were sent on November 8, 2010 and staff received six (6) telephone calls from neighbouring residents with the following comments:

- The owner of a local laundromat inquired if the development is proposing any new commercial units within the townhouse development.

(The proposed development is for 144 townhouse units and not a mixed-use development. The RM-30 Zone does not permit any commercial or retail units. However certain types of home-based businesses may be permitted in any residential zone under the Zoning By-law.)

- The residents were concerned with the loss of parkland, overcrowding of park spaces in the neighbourhood due to the density of the development and the lack of outdoor recreational facilities in the neighbourhood.

(The applicant is proposing a townhouse development that complies with the existing designation of Medium-High Density 15-25 units per acre in the East Clayton Neighbourhood Concept Plan.

The development will include portions of existing City-owned land. However, the NCP has identified these portions of City property for future residential development. The existing parkland to the west of 194 Street will remain.

The applicant is providing indoor and outdoor amenity areas that will provide areas for recreation, fitness and social uses within the development. When the development is completed, the multi-use pathway to the north and east of the site will be constructed, providing additional connections to existing multi-use pathways in the area and open space for the use of surrounding residents)

- The residents were concerned with the impacts to parking and traffic in the area.

(The applicant is providing 288 resident and 29 visitor parking spaces as required under the Zoning By-law. In addition, there is an additional outside parking space for 78 units with enclosed tandem parking garages on the apron behind the garage.

There are two driveway accesses for the development to assist in the movement of vehicular traffic through the site. The main driveway will be from 68 Avenue with a secondary driveway from 194 Street. This will assist in the movement of residents and visitors to and from the site.)

- The residents were concerned that the development will have a negative impact on trees and existing wildlife that live in the wooded area at 19495-68 Avenue. Hawks nests have been sighted on the property as well as a Great Blue Heron around the detention pond to the east.

(The applicant conducted a Raptor Survey and found five (5) nests. The consultant recommends that any removal of nests, nest trees, and adjacent vegetation should occur

prior to February 15 or after September 1 to preclude possible contravention of Section 34 of the Wildlife Act that prohibits the disturbance of active nests. Any clearing of vegetation between February 15 or after September 1 will require completion of additional nest surveys to determine if existing nests are active, and if new nests have been established. The City has reviewed the report and is satisfied with the findings.

The arborist report submitted by the applicant indicates that the stand of trees at 19495-68 Avenue are in declining health with many dead or in a state of dying and not suitable to be retained. The applicant is providing 266 replacement trees, 226 more than required under the Tree Protection By-law. In addition the applicant will be providing additional landscaping and fencing that will enhance the streetscape along 194 Street, 68 Avenue and the multi-use pathway.)

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 132 two-bedroom units and 12 three-bedroom units in twenty (20) buildings. The townhouse units are 3-storeys in height, with private balconies for each unit.
- To provide a more urban interface for the townhouse development, more than half of the units have street entrances from 194 Street, 68 Avenue and the future multi-use pathway. Access to individual parking garages for all the units will be from the internal roadway.
- The site proposes two driveway access points; the main driveway entrance will be from 68 Avenue and a secondary driveway entrance will be from 194 Street. The vehicular access points will be defined with decorative paving.
- The developer will be required to provide cash-in-lieu to contribute to the construction of the connections on City land to the multi-use pathway from the private sidewalk, along the north and east property lines.
- The primary building materials and colours include pre-finished horizontal vinyl siding in beige and brown, vertical board and batten detailing painted cream, and painted hardie-board shingles in 4-alternating accent colours of green and yellow. The detailing, including wood brackets, fascia boards, horizontal bands, corner boards and window trim are painted white. Balcony guard rails and entry trellis are dark grey or black. The windows and trim are white vinyl. Unit entry doors both front and back, along with the garage door are brown. The roof will be clad in black asphalt shingles.
- The proposed two-storey amenity building is centrally located within the site facing the driveway on 68 Avenue. The main floor consists of a multi-purpose room, kitchen, television lounge, mail room and a large outdoor deck and barbequing area, while the lower floor incorporates an exercise room and open gym area.
- The outdoor amenity area is proposed to the immediate north and northeast of the indoor amenity building. The proposed outdoor amenity will include a children's play area, bench seating and walking paths.

- Low fencing with groundcover planting and trees are proposed to frame the ground floor entrances and patios for each unit and to provide for privacy. Trees and shrubs will be provided in small islands in between most of the residential parking stalls to provide landscaping along the internal road.
- Visitor parking stalls located within the east side yard will be screened with hedging and coniferous trees to further screen the stalls from the multi-use pathway.
- The applicant was unable to relocate the existing Hydro and Telus kiosks in front of the development near the proposed driveway entrance on 68 Avenue. To ensure that the kiosks on 68 Avenue are less obtrusive along the street frontage, the kiosks will be wrapped with a decorative image in keeping with the character of the development and surrounding neighbourhood. Other kiosks proposed throughout the development will be screened with hedging and low shrubbery.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory. The applicant has agreed to complete a number of minor items prior to consideration of Final Adoption, in particular, the submission of a final landscaping plan and cost estimate.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face, and 4.0 metres (13 ft.) for roof overhangs, bay or boxed windows, hatches, eaves, balconies and columns along all lot lines.

Applicant's Reasons:

- The proposed setback variances will create a more pedestrian-oriented streetscape along 68 Avenue, 194 Street and the multi-use pathway adjacent to the site in accordance the East Clayton Neighbourhood Concept Plan.
- The proposed variance to the building setback allows for the majority of townhouse units to have front entries from the street to create a pedestrian-friendly street interface.

Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan, which recommends setbacks for townhomes to be a minimum of 3.5 metres (11.5 ft.) from the property line and ground-oriented unit entries facing the street in order to create a pedestrian-oriented urban environment.
- The proposed townhouse units fronting 194 Street, 68 Avenue and the multi-use pathway will have direct pedestrian connections to the street, in keeping with the objectives of the East Clayton Neighbourhood Concept Plan.

- The varying roof overhangs and stepped building face provide interest and variety to the proposed townhouse buildings and streetscapes particularly along 194 Street and 68 Avenue.
- Staff support this variance.

(b) Requested Variance:

- To reduce the minimum east side yard setback of the RM-30 Zone for proposed Building No. 10 from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to the building face, and to 2.4 metres (7.9 ft.) for roof overhangs, and bay or boxed windows.

Applicant's Reasons:

- To achieve the 4.7-metre (15 ft.) setback to the building face for townhouse units facing 194 Street, the townhouse units along 68 Avenue were shifted to the east. As a result, the east side of proposed Building No. 10 encroaches into the east side yard setback of the property.

Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan, which recommends setbacks for townhomes to be a minimum of 3.5 metres (11.5 ft.) from the property line to create a pedestrian-oriented urban environment.
- The reduced side yard setback for proposed Building No. 10 will also enhance the concept of "eyes on the street" to allow residents to monitor the adjacent multi-use pathway.
- Staff support the variance.

(c) Requested Variance:

- To vary the setback requirements in Part 4 General Provisions of Zoning By-law No. 12000 to allow four (4) risers to encroach into the building setback area from all lot lines.

Applicant's Reasons:

- The additional riser is necessary to address the sloping grade of the site and omit the use of retaining walls.
- The first two (2) risers are located close to the property line leading to an extended landing and then to the last two (2) risers leading to the front door of the townhouse units. This facilitates an urban streetscape for the townhouse unit front entries facing 194 Street, 68 Avenue and the multi-use pathway.

Staff Comments:

- The Zoning By-law permits three (3) risers to encroach into the building setback area.
- The one (1) additional riser is required to address the grade issues on the subject site.

- By breaking up the risers with an extended landing, the front yards of the proposed townhouse units will be protected as private spaces. By bringing the first two (2) risers close to the property line, the front entries of the proposed townhouse units will create a strong street presence in keeping with the objectives of the East Clayton NCP.
- Staff support the variance.

(d) Requested Variance:

- To vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 66 of the 288 residential parking spaces.

Applicant's Reasons:

- The majority of the units have both tandem parking spaces inside the garage, however in order to provide a variety of smaller more affordable unit types, some units have one exterior parking space, behind the garage.

Staff Comments:

- The RM-30 Zone requires that both tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.
- The applicant is proposing one outside tandem parking space for 66 of the 288 residential parking spaces, which is 23% of the total residential parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted.
- Due to the narrow design of these particular units, tandem parking is the only option available.
- The configuration of the development with units fronting 194 Street, 68 Avenue and the future multi-use pathway, ensures that the outdoor parking spaces will be well screened from the street. In addition, trees and shrubs will be planted in between the outdoor parking spaces for further screening.
- Staff support the variance.

(e) Requested Variance:

- To vary the parking requirements of the RM-30 Zone to permit one (1) visitor parking space to be located within the east side yard setback.

Applicant's Reasons:

- Visitors parking stalls have been provided throughout the development in locations convenient to residents and their visitors. Due to site constraints, one visitor parking stall will encroach into the east side yard setback.

- The encroaching visitor parking stall will be screened from the multi-use pathway by trees and hedging.

Staff Comments:

- The RM-30 Zone does not permit parking spaces within the building setback area.
- One (1) parking stall located in the northeast corner of the site beside proposed Building No. 8 is partially within the 4.7-metre (15 ft.) building setback. Due to site constraints, the visitor parking stall cannot be relocated outside of the 4.7-metre (15 ft.) setback.
- The visitor parking stalls along the east lot line will be screened by coniferous trees and hedging proposed in the landscaping plan, which should be sufficient in lessening the visibility of the stalls from the multi-use pathway.
- Staff support the variance.

(f) Requested Variance:

- To vary the Sign By-law to increase the maximum number of free-standing identification signs from one (1) to two (2).

Applicant's Reasons:

- The variance for an additional free-standing sign will allow for identification signage to be located beside each driveway entry on 194 Street and 68 Avenue. The size and density of the development requires two driveway entrances to the site.

Staff Comments:

- The Sign By-law permits only one identification sign permit per lot for properties zoned RM-30.
- There are two driveway accesses for the townhouse development to facilitate vehicular traffic through the site. The main access will be from 68 Avenue and a secondary driveway access will be from 194 Street. A free-standing sign beside each of the driveway access locations will assist in directing residents and visitors to the driveway entrances to the townhouse development.
- The design of the proposed signage complements the overall design of the townhouse development and will be placed at a minimum of 2.3 metres (7.5 ft.) from the property line. The proposed free-standing identification signs comply with all other provisions in the Sign By-law.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7910-0265-00

Original Signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	≥10,000 m ²	21,470 m ²
LOT COVERAGE (in % of net lot area)	45%	33%
Buildings & Structures		29%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		
SETBACKS (in metres)		
South:	7.5 m.	4.7 m/4.0 m roof overhangs /4 risers
North:	7.5 m.	4.7 m/4.0 overhangs /4 risers
West:	7.5 m.	4.7 m/4.0 m roof overhangs /4 risers
East:	7.5 m.	4.7 m/4.0 roof overhangs/4 risers
Proposed Building No. 10	7.5 m.	3.2 m/2.4m roof overhangs
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory	11 m	11 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		132
Three Bedroom +		12
Total		144
FLOOR AREA: Residential		14,886 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	19,323 m ²	14,886 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

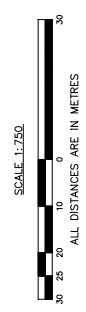
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	7.5 uph/30 upa	67 uph/27 upa
FAR (gross)		
FAR (net)	0.90	0.69
AMENITY SPACE (area in square metres)		
Indoor	432 m ²	407 m ²
Outdoor	432 m ²	508 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	288	288
Residential Visitors	29	29
Institutional		
Total Number of Parking Spaces	317	317
Number of disabled stalls		
Number of small cars		3
Tandem Parking Spaces: Number / % of Total Number of Units		256/88%
Size of Tandem Parking Spaces width/length		3.2 m - 4.6 m 6.4 m - 12.7 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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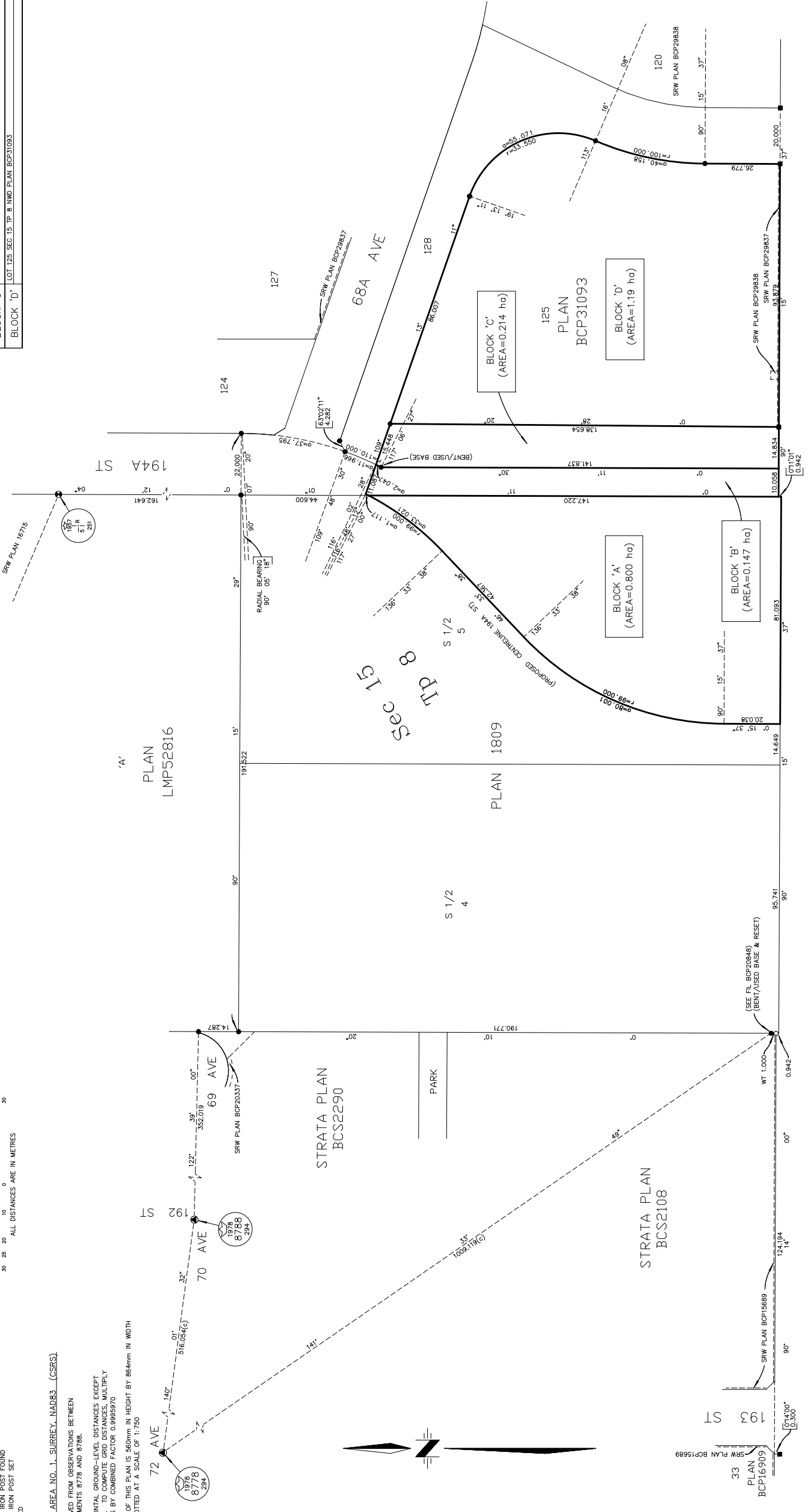
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____ OVER PART SOUTH HALF LOT 5 PLAN 1809,
 PART LOT 128 PLAN BCP31093, LOT 125 PLAN BCP31093, PART ROAD DEDICATED BY PLAN 1809, AND PART ROAD DEDICATED BY PLAN BCP31093,
 ALL OF SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT.
 B.C.G.S. 92G-017

LEGEND
 ● DENOTES CONTROL MONUMENT FOUND
 ○ DENOTES STANDARD CAPPED POST FOUND
 ○ DENOTES STANDARD LEAD PLUG FOUND
 ○ DENOTES STANDARD IRON POST FOUND
 ○ DENOTES STANDARD IRON POST SET
 (C) DENOTES CALCULATED
 WT DENOTES WITNESS

BLOCK	BOOK OF REFERENCE	DESCRIPTION	AREA
BLOCK 'A'	PART SOUTH HALF LOT 5 SEC. 15 TP. 8 NWD PLAN 1809		0.800 ha
BLOCK 'B'	PART ROAD DEDICATED BY NWD PLAN 1809		0.147 ha
BLOCK 'C'	PART LOT 128 SEC. 15 TP. 8 NWD PLAN BCP31093		0.214 ha
BLOCK 'D'	LOT 125 SEC. 15 TP. 8 NWD PLAN BCP31093		1.19 ha



INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS)
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 8778 AND 8788.
 THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES EXCEPT
 WHERE INDICATED OTHERWISE. HORIZONTAL DISTANCES DO NOT MULTIPLY
 GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.99996970
 THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 864mm IN WIDTH
 (D SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:750

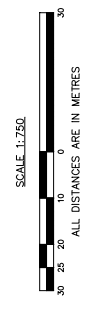


THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
 THIS 13th DAY OF JANUARY, 2011

PROPOSED SUBDIVISION PLAN OF LOT 2 PLAN BCP AND LOT 125 PLAN BCP31093
 BOTH OF SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
 B.C.G.S. 92G.017

- LEGEND**
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES STANDARD CAPPED POST FOUND
 - DENOTES STANDARD LEAD PLUG FOUND
 - DENOTES LEAD PLUG SET
 - DENOTES STANDARD IRON POST FOUND
 - DENOTES STANDARD IRON POST SET
 - DENOTES UNLOCATED
 - WT DENOTES WITNESS

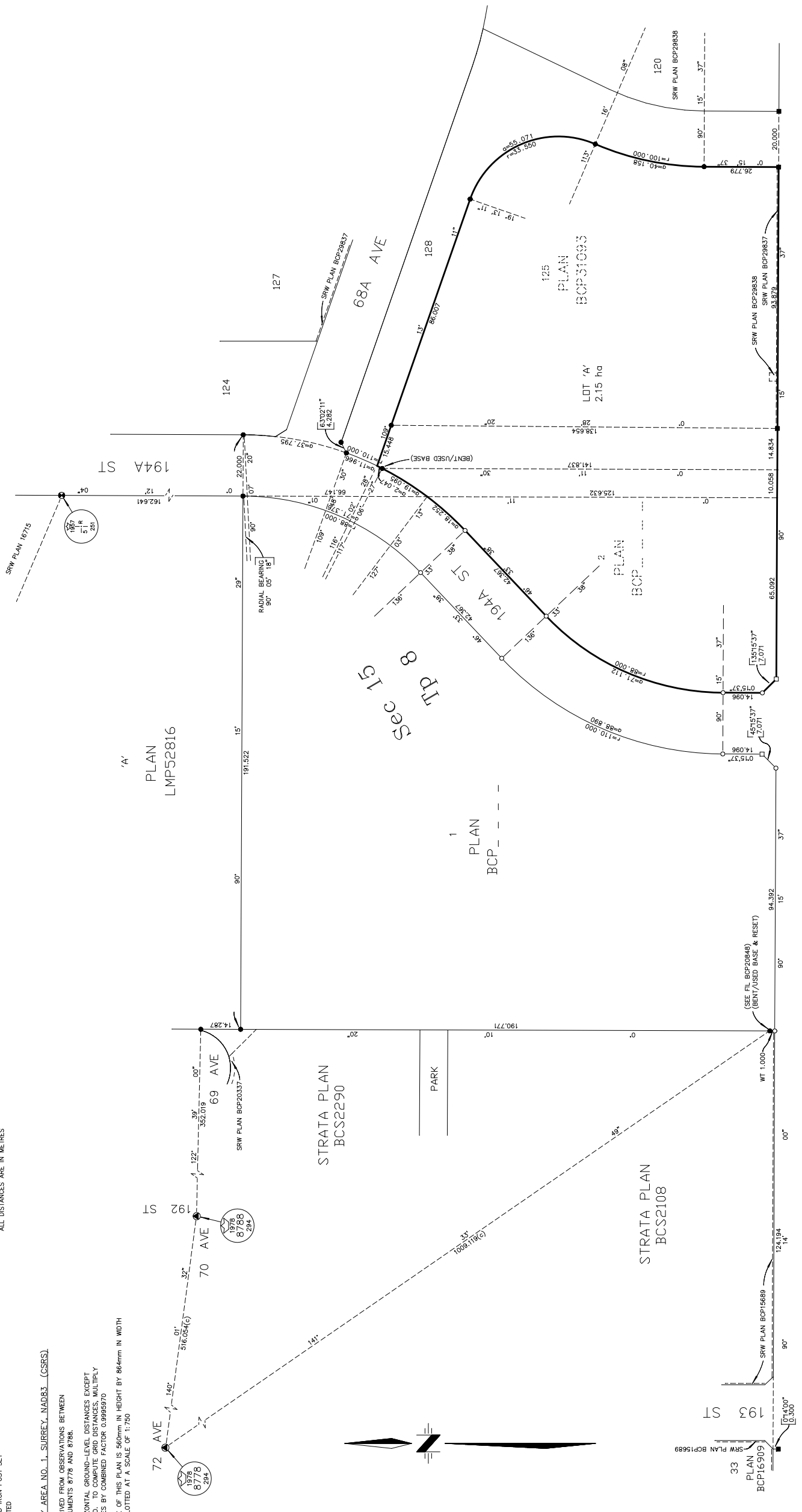


INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83, (CSRS).

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8778 AND 8788.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.99995970

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 864mm IN WIDTH. (D SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:750



68 AVE

THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
 THIS 23rd DAY OF DECEMBER, 2010

CITY OF SURREY
 SURVEY SECTION
 14245 - 56 AVE.
 SURREY, B.C. V3X 3A2
 TEL: (604) 591-8633
 FAX: (604) 591-8693

SCOTT E. NETHERTON

B.C.L.S.

S28688_prelim_2.dwg

DEVELOPMENT PERMIT APPLICATION

(REVISIONS: JANUARY 12, 2011)

CIVIC ADDRESS: 10404 & 10495 66TH AVENUE, SURREY B.C.
 LEGAL ADDRESS: LT 5 SEC 15 TWP 8 PLANS 1609 NWD & BCP31093 NWD



FRONT ELEVATION

THE GROVE

MULTI-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT

CONSULTANT TEAM

ARCHITECT - MAIN CONTACT
ROBERT COCCOZZI ARCHITECTURE INC.
 200-2339 COLUMBIA STREET
 VANCOUVER, BC V5Y 3Y3
 CONTACT: SHANNON SEEFELDT
 T: 604.687-4741
 F: 604.687-4641
 email: shannon@coccozziarchitecture.com

CODE CONSULTANT

CIVIL
 19495 66TH AVENUE, SURREY LT 5 SEC 15 TWP 8 PL BCP31093 NWD
 19407 66TH AVENUE, SURREY PORTION OF LT 5 SEC 15 TWP 8 PL 1609 NWD
 MULTIPLE RESIDENTIAL 30 ZONE RM-30M

PROJECT STATISTICS

REDEVELOPMENT PROPOSAL FOR PROPERTIES LOCATED AT:
 LEGAL
 19495 66TH AVENUE, SURREY LT 5 SEC 15 TWP 8 PL BCP31093 NWD
 19407 66TH AVENUE, SURREY PORTION OF LT 5 SEC 15 TWP 8 PL 1609 NWD
 MULTIPLE RESIDENTIAL 30 ZONE RM-30M
 MAXIMUM DENSITY:
 ALLOWED: SITE AREA: 231,063.5 SF (5.3 ACRES) x 247 ACRES: MAX FAR = 0.90 & MAX UPA = 30
 PROPOSED: FAR (160,270.5/231,063.5) = 0.69 FAR AND 27.16 UPA (144 UNITS)
 LOT COVERAGE: ALLOWED: 45% PROPOSED: 32% (73,661 SF)
 SETBACKS:
 REQUIRED: 7.5 M FROM ALL LOT LINES
 PROPOSED: 4.7 M NORTH AND EAST (FRONTING GREENWAY)
 4.7 M WEST (FRONTING 66TH STREET)
 4.7 M SOUTH (FRONTING 66TH AVENUE)
 BUILDING HEIGHT:
 PRINCIPAL BUILDING HEIGHT: ALLOWED: 13M PROPOSED: 13M
 AMENITY BUILDING HEIGHT: ALLOWED: 11M PROPOSED: 11M
 OUTDOOR AMENITY SPACE: REQUIRED: 3 M²/UNIT = 432 M² PROVIDED: 506 M²
 INDOOR AMENITY SPACE: REQUIRED: 3 M²/UNIT = 432 M² PROVIDED: 407 M²
 UNIT AREA BREAKDOWN:
 UNIT A: 1,007.9 SF
 UNIT A-END: 1,021.4 SF
 UNIT B: 1,004.9 SF
 UNIT B-1: 1,031.5 SF
 UNIT C: 1,096.6 SF
 UNIT C-END: 1,101 SF
 UNIT D: 1,205.6 SF
 UNIT D-END: 1,210 SF
 UNIT E: 1,251.2 SF
 UNIT E-1: 1,306.9 SF
 UNIT E-1 BAY: 1,263.9 SF
 UNIT E-2: 1,277.4 SF
 UNIT E-3: 1,264.3 SF
 UNIT E-4: 1,264.3 SF

ENVELOPE

LANDSCAPE
SHARP & DIAMOND LANDSCAPE
 602-1401 WEST BROADWAY
 VANCOUVER, B.C. V6H 1H6
 CONTACT: DAVID STOKYD
 T: 604.681-3303
 F: 604.681-3307
 email: david@sharpdiamond.ca

STRUCTURAL

GEOTECHNICAL

MECHANICAL

CIVIL
HY-ENGINEERING LTD.
 200-9126-152ND STREET
 SURREY, BC V3R 4E7
 CONTACT: RICHARD BROOKS
 T: 604.593-1616
 F: 604.593-1737
 email: rbrooks@hyengineering.com

VICINITY MAP



DRAWING LIST

ARCHITECTURAL DRAWINGS	SCALE
A00 COVER SHEET	NTS
A100 SITE PLAN	1:400
A200 BUILDING 1 PLANS	1:100
A201 BUILDING 2 PLANS	1:100
A202 BUILDING 3 PLANS	1:100
A203 BUILDING 4 & 5 PLANS	1:100
A204 BUILDING 6 & 7 PLANS	1:100
A205 BUILDING 8 & 9 PLANS	1:100
A206 BUILDING 10 PLANS	1:100
A207 BUILDING 11 PLANS	1:100
A208 BUILDING 12 PLANS	1:100
A209 BUILDING 13 PLANS	1:100
A210 BUILDING 14 PLANS	1:100
A211 BUILDING 15 PLANS	1:100
A212 BUILDING 16 PLANS	1:100
A213 BUILDING 17 PLANS	1:100
A214 BUILDING 18 PLANS	1:100
A215 BUILDING 19 PLANS	1:100
A216 BUILDING 20 PLANS	1:100
A217 BUILDING 21 PLANS	1:100
A218 BUILDING 22 PLANS	1:100
A219 BUILDING 23 PLANS	1:100
A220 BUILDING 24 PLANS	1:100
A221 BUILDING 25 PLANS	1:100
A222 BUILDING 26 PLANS	1:100

A400 BUILDING 1 ELEVATIONS	1:100
A401 BUILDING 2 ELEVATIONS	1:100
A402 BUILDING 3 ELEVATIONS	1:100
A403 BUILDING 4 & 5 ELEVATIONS	1:100
A404 BUILDING 6 ELEVATIONS	1:100
A405 BUILDING 7 ELEVATIONS	1:100
A406 BUILDING 8 ELEVATIONS	1:100
A407 BUILDING 9 ELEVATIONS	1:100
A408 BUILDING 10 ELEVATIONS	1:100
A409 BUILDING 11 ELEVATIONS	1:100
A410 BUILDING 12 ELEVATIONS	1:100
A411 BUILDING 13 ELEVATIONS	1:100
A412 BUILDING 14 ELEVATIONS	1:100
A413 BUILDING 15 ELEVATIONS	1:100
A414 BUILDING 16 ELEVATIONS	1:100
A415 BUILDING 17 ELEVATIONS	1:100
A416 BUILDING 18 ELEVATIONS	1:100
A417 BUILDING 19 ELEVATIONS	1:100
A418 BUILDING 20 ELEVATIONS	1:100
A500 AMENITY PLANS	1:100
A501 AMENITY ELEVATIONS	1:100

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REVISION:	DATE:	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:
201010	201010	SCALE FOR DEVELOPMENT PERMIT
210320	210320	CP REVISIONS
101110	101110	CP REVISIONS
201110	201110	CP REVISIONS
120111	120111	CP REVISIONS



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THE GROVE
 66th Ave. & 194th St.
 Surrey, BC

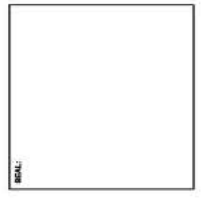
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SHEET TITLE:	COVER SHEET	

REVISION NO.:	-
SHEET NO.:	AO.0

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DATE	DESCRIPTION
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21/03/2010	CP REVISIONS
10/11/10	CP REVISIONS
20/11/10	CP REVISIONS
20/11/10	CP REVISIONS



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THE GROVE
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 Surrey, BC

DRAWN: S.S.L.M.	CHECKED BY: RC
SCALE: 1:400	PROJECT NO.: RCOA-179
SHEET TITLE: SITE PLAN	

REVISION NO.: -	SHEET NO.: A1.00
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NOTE: COMPLETION OF ALL ROAD ACCESS POINTS AND INTERNAL ROADS ARE INCLUDED AS PART OF PHASE 1 CONSTRUCTION.

1 SITE PLAN
 A1.00 SCALE: 1:400

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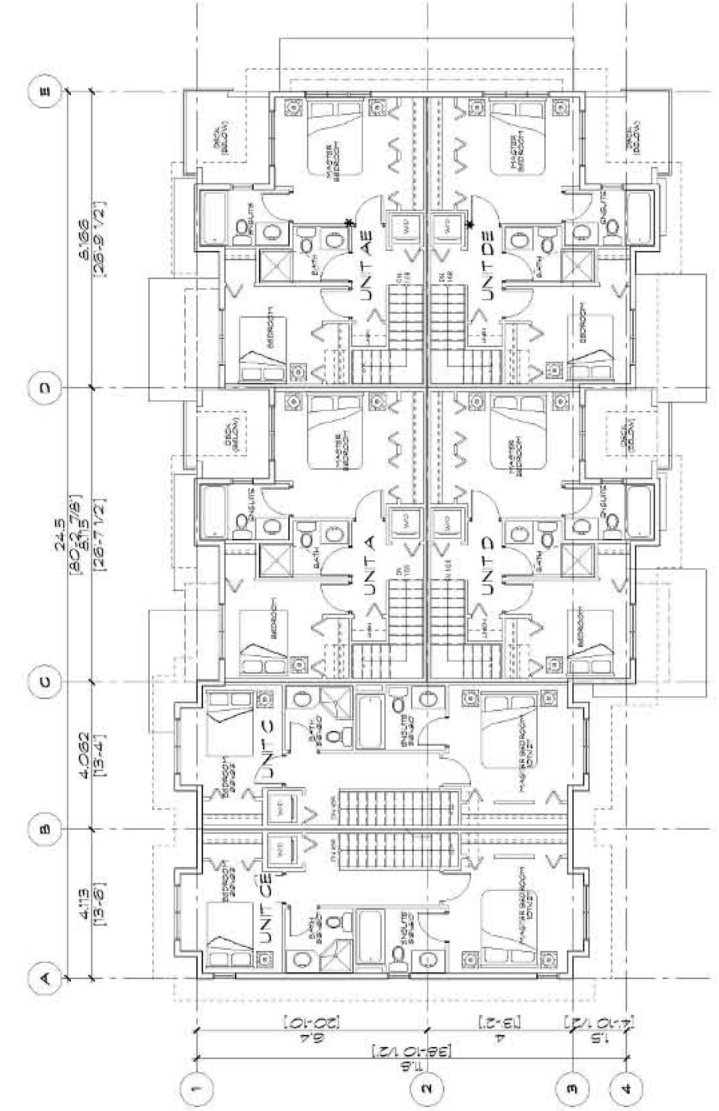
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120211		CP REVISIONS

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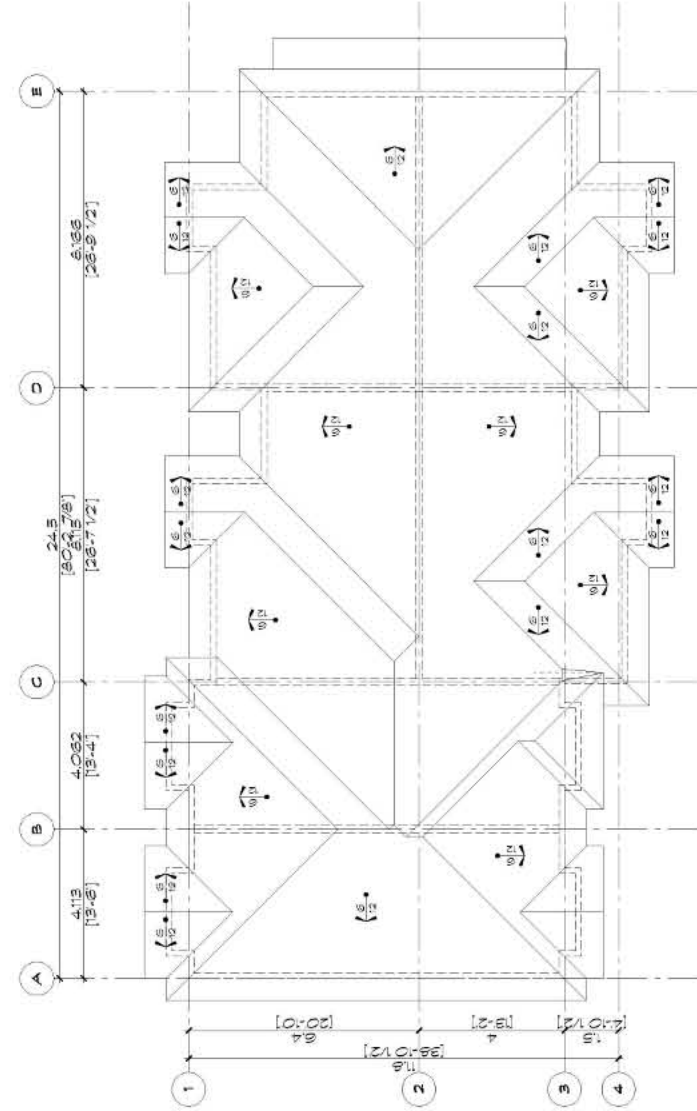
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PROJECT:
THE GROVE
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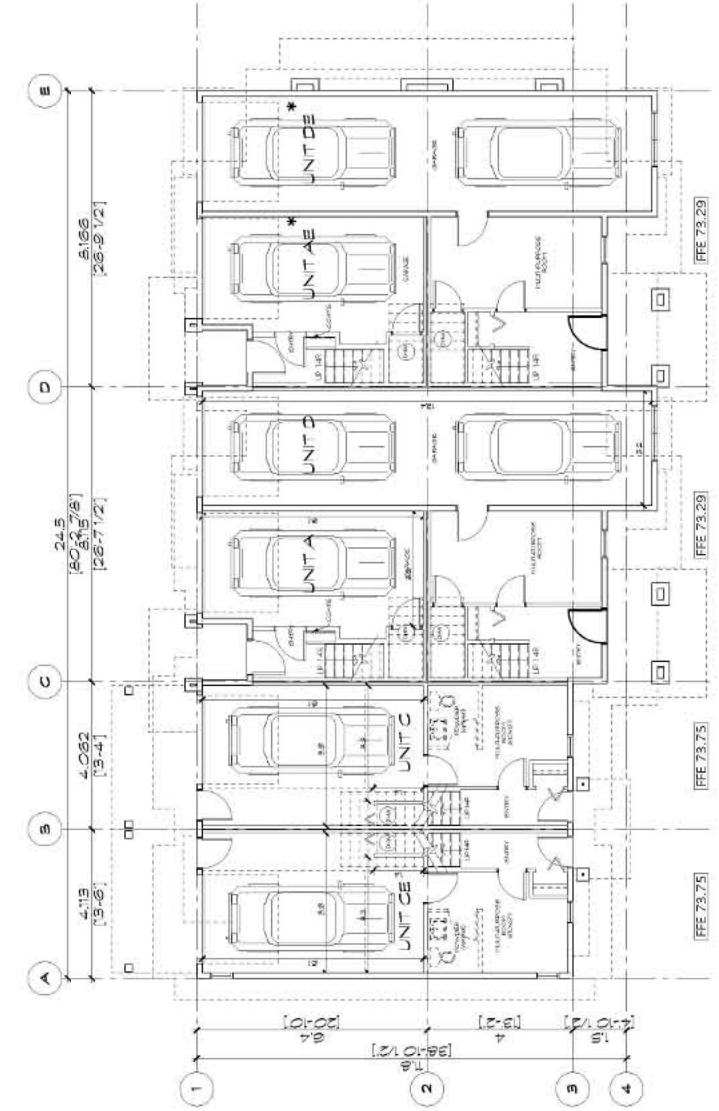
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REVISION NO.: -	SHEET NO.: A2.00



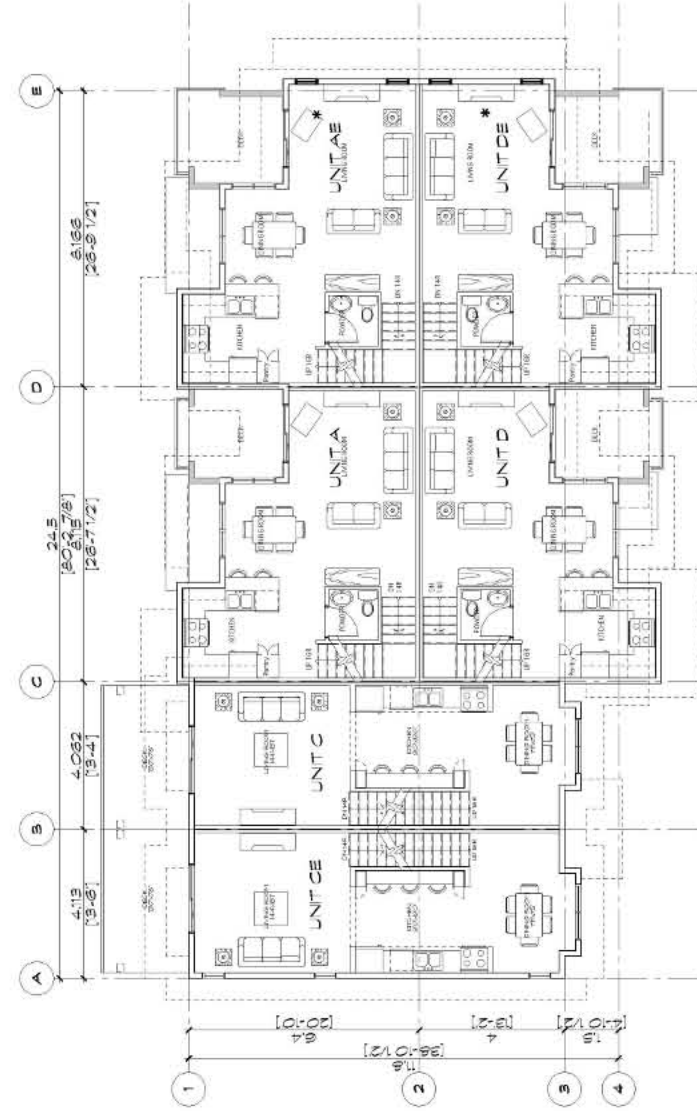
3 UPPER FLOOR PLAN
 A2.00 SCALE: 1/100



4 ROOF PLAN
 A2.00 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.00 SCALE: 1/100



2 MAIN FLOOR PLAN
 A2.00 SCALE: 1/100



KEY PLAN

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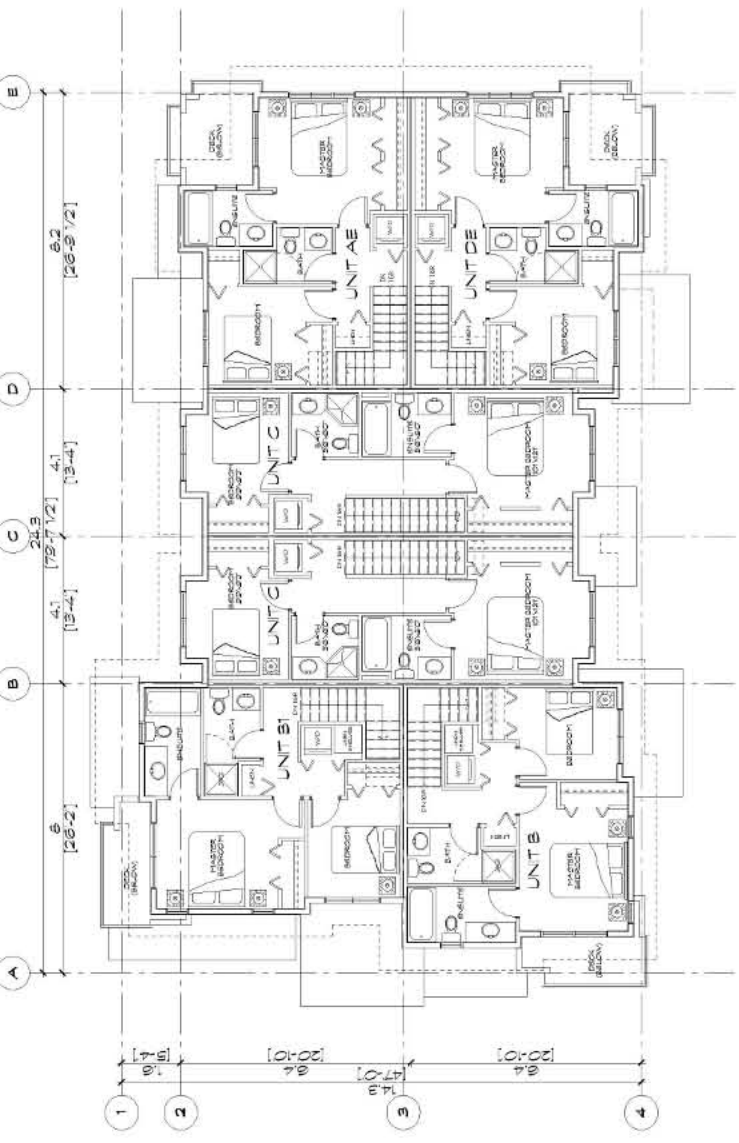
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SCALE: _____

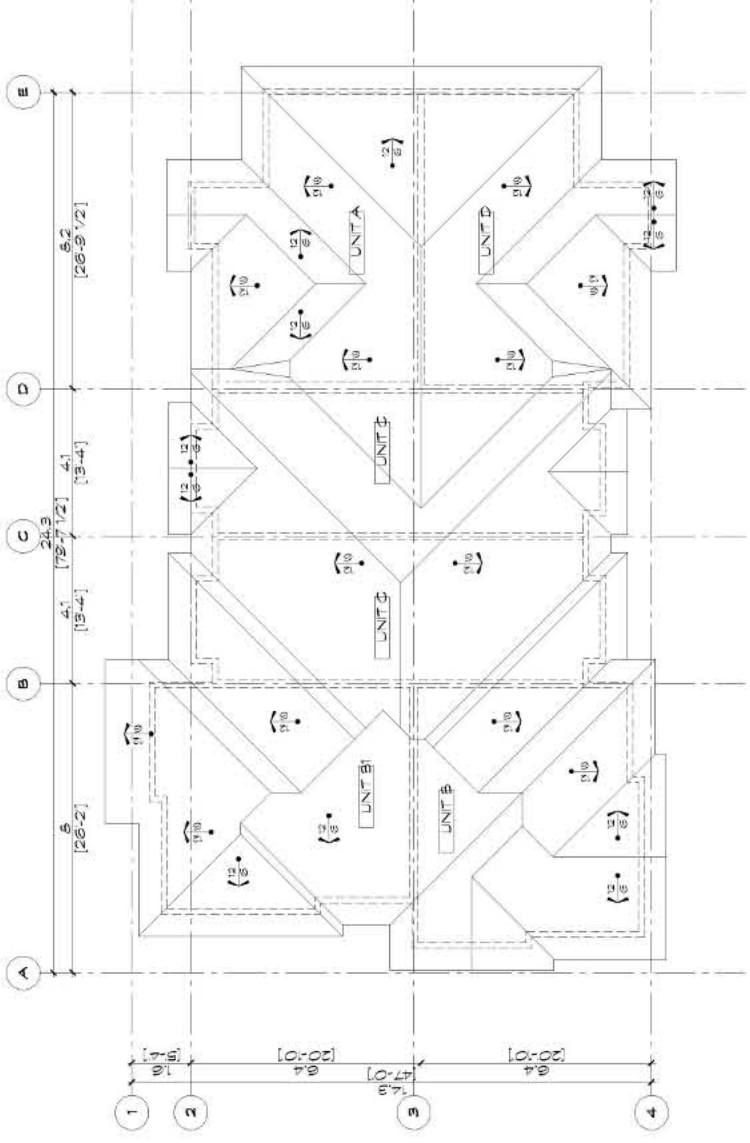
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PROJECT:
THE GROVE
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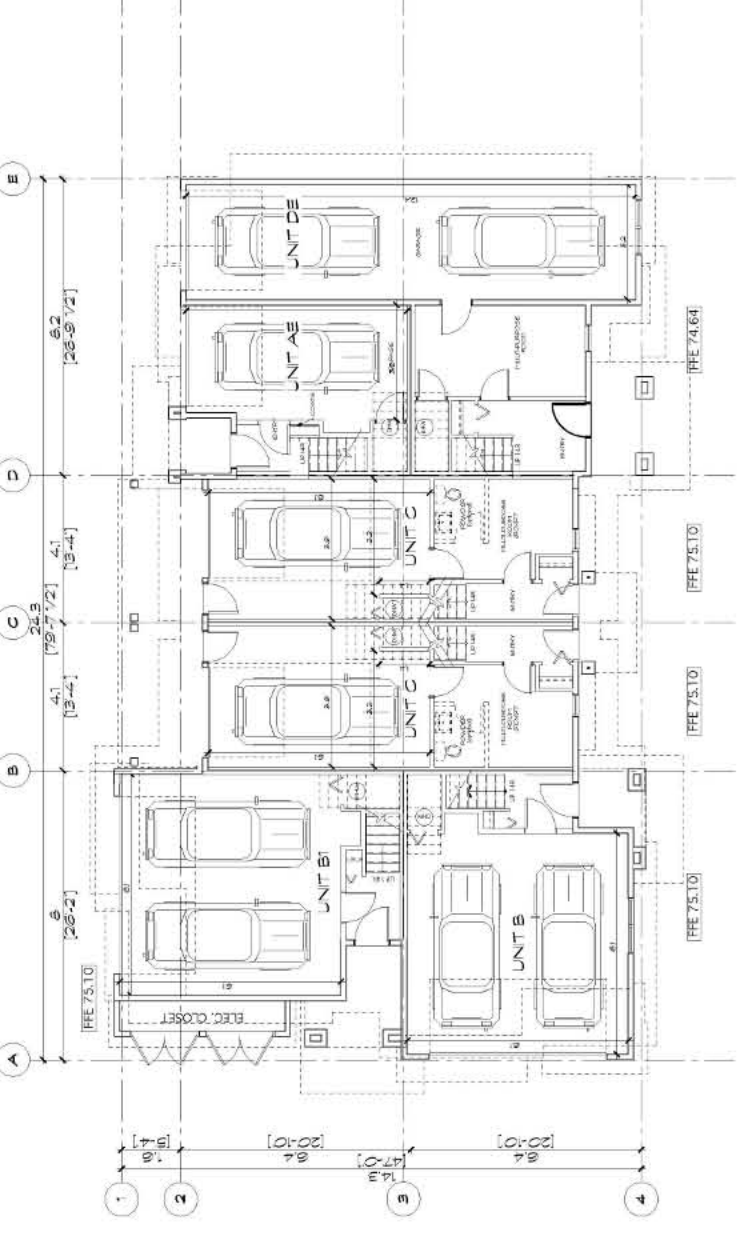
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REVISION NO.: -	SHEET NO.: A2.01



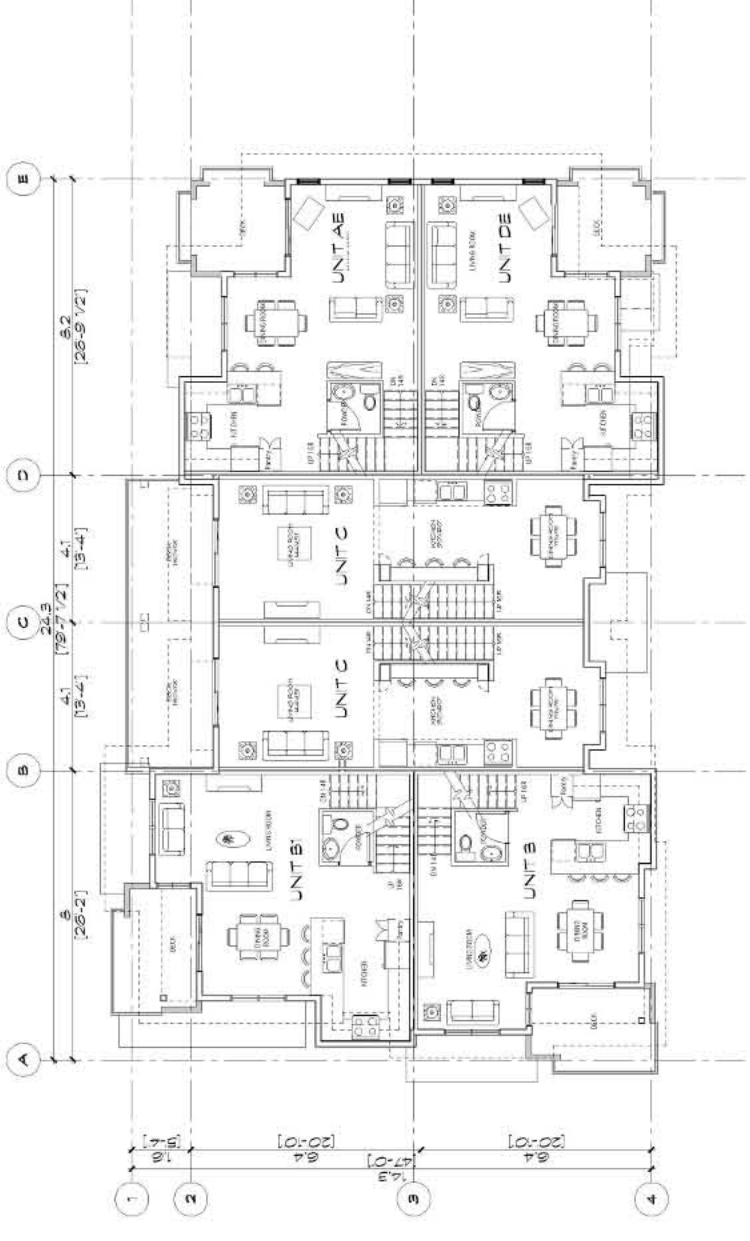
3 UPPER FLOOR PLAN
 A2.01 SCALE: 1/100



4 ROOF PLAN
 A2.01 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.01 SCALE: 1/100



2 MAIN FLOOR PLAN
 A2.01 SCALE: 1/100

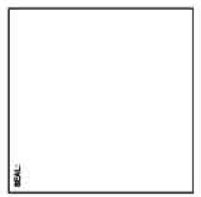


KEY PLAN

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2012.10	ISSUE FOR DEVELOPMENT PERMIT
2013.03	CP REVISIONS
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2013.01	CP REVISIONS

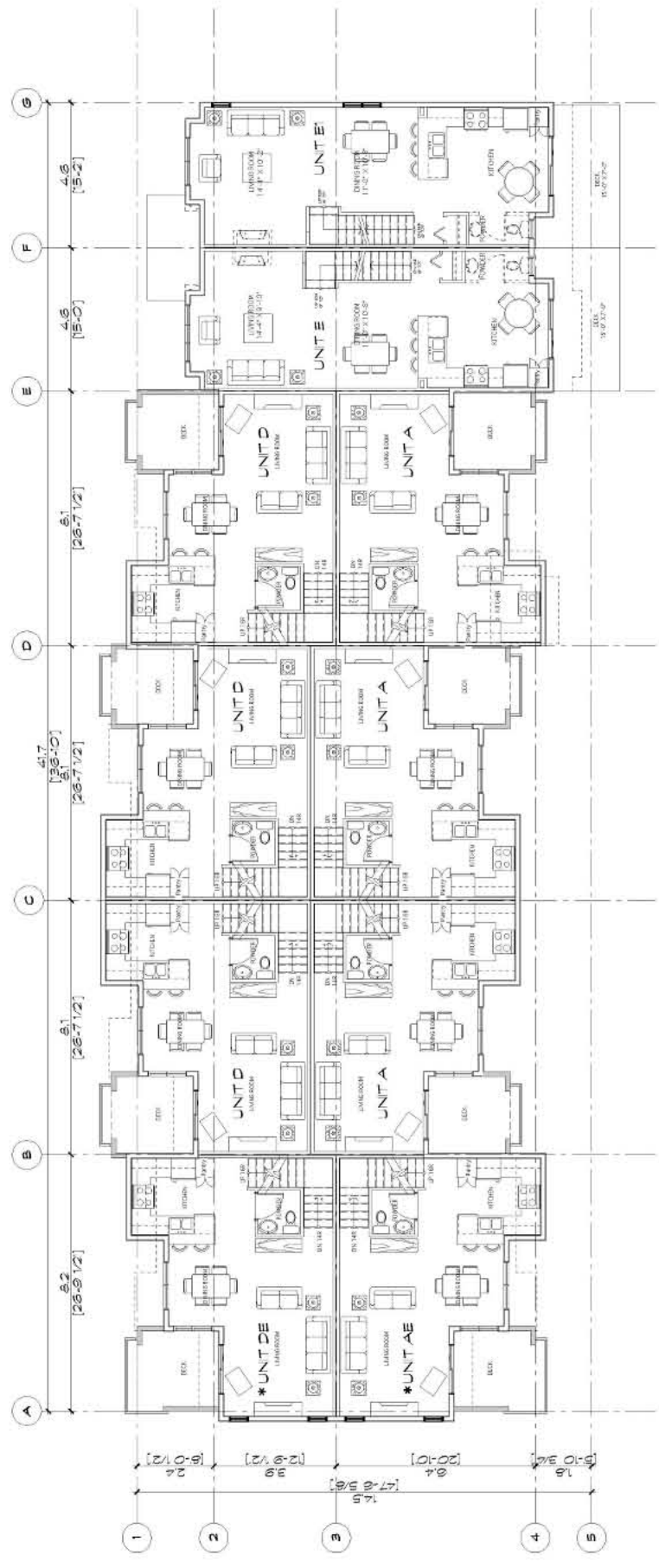
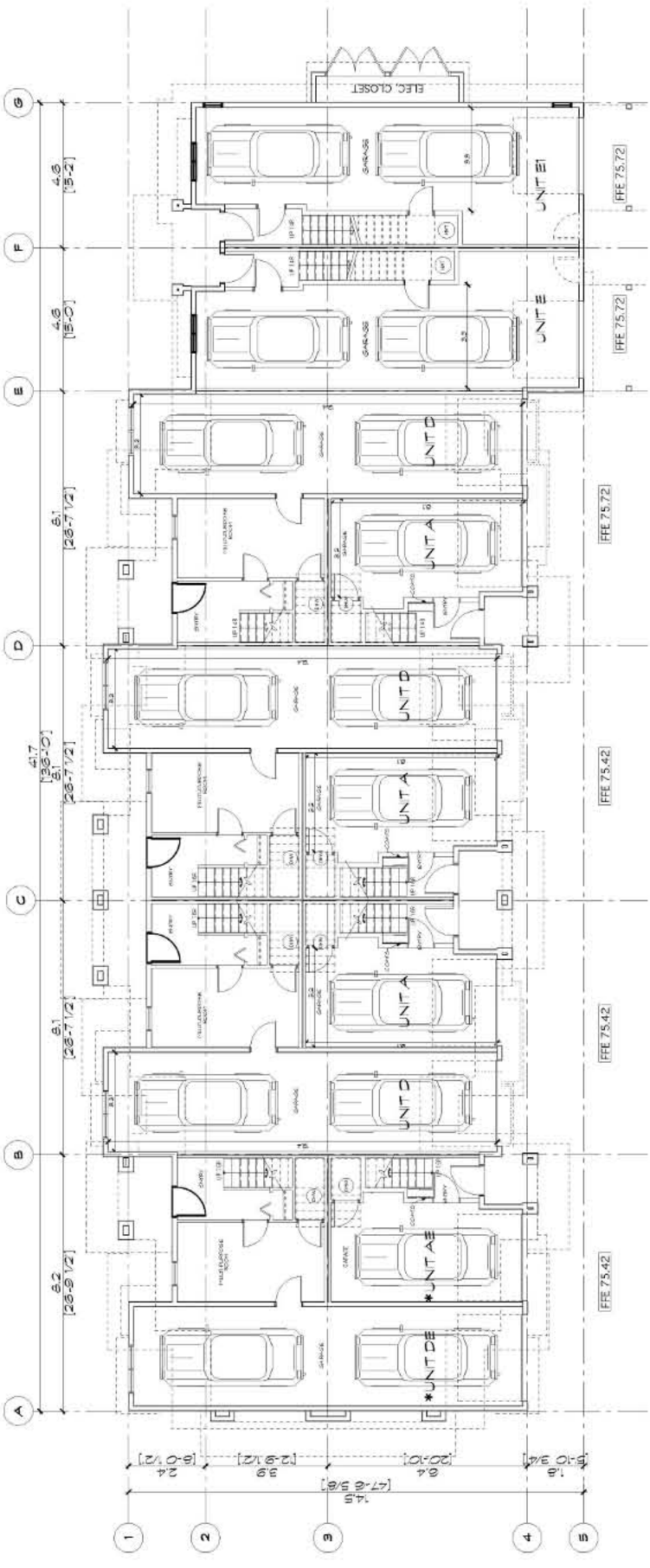


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PROJECT:
THE GROVE
 68th Ave. & 124th St.
 Surrey, BC

DRAWN: SS/LM	CHECKED BY: RC
SCALE: 1/100	PROJECT NO.: RCA-179
SHEET TITLE: BUILDING 3 PLANS	

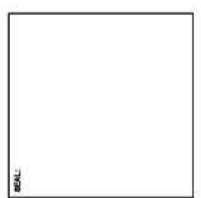
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DATE:	DESCRIPTION:
2010.10	ISSUE FOR DEVELOPMENT PERMIT
2011.03	CP REVISIONS
2011.03	CP REVISIONS
12.2011	CP REVISIONS

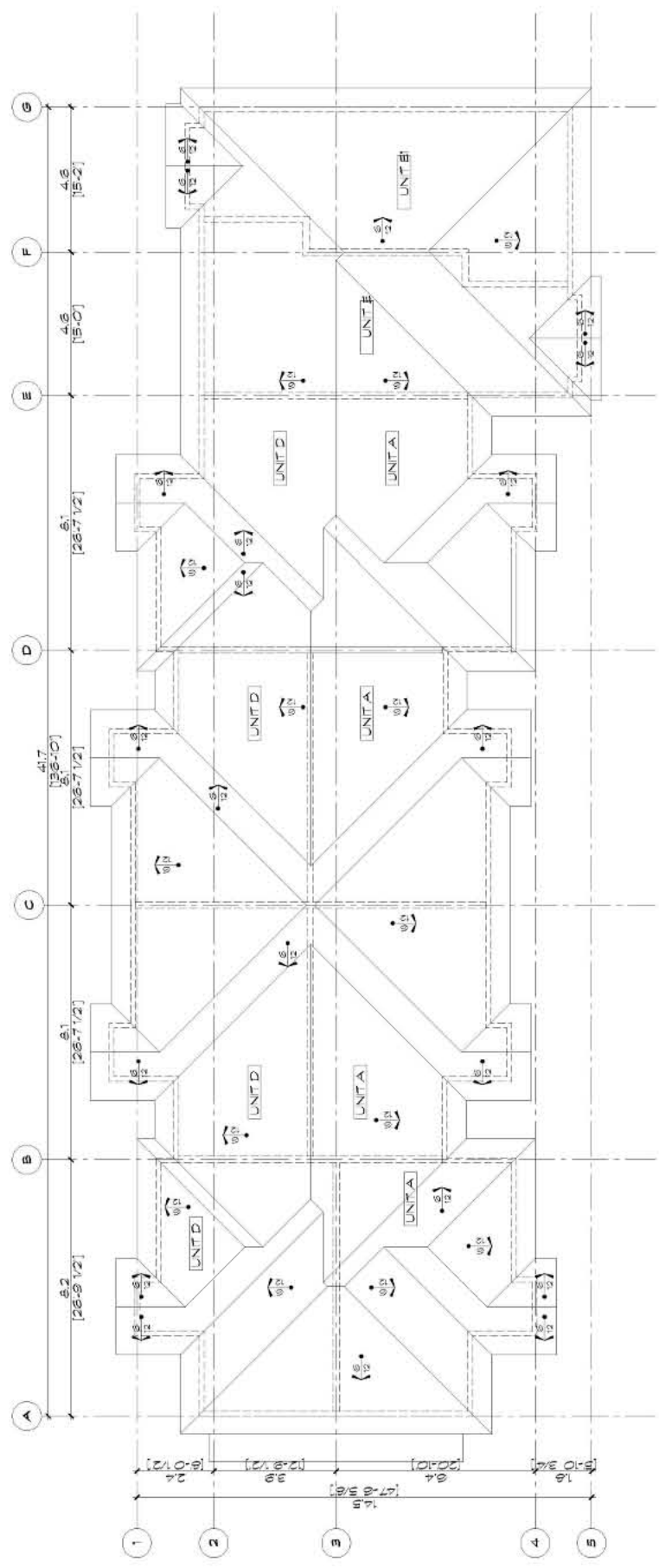
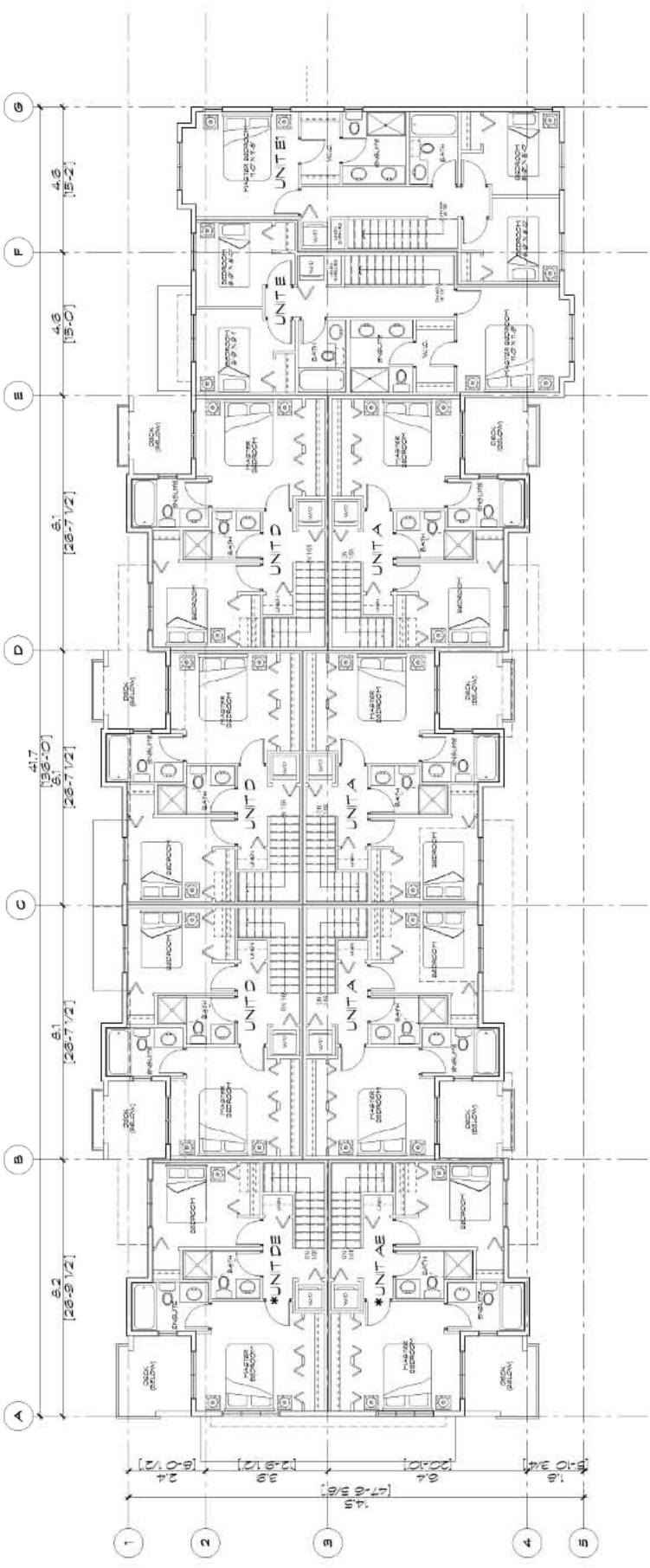


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THE GROVE
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 Surrey, BC

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SCALE: 1/100	PROJECT NO.: RCOA-179
SHEET TITLE: BUILDING 3 PLANS	

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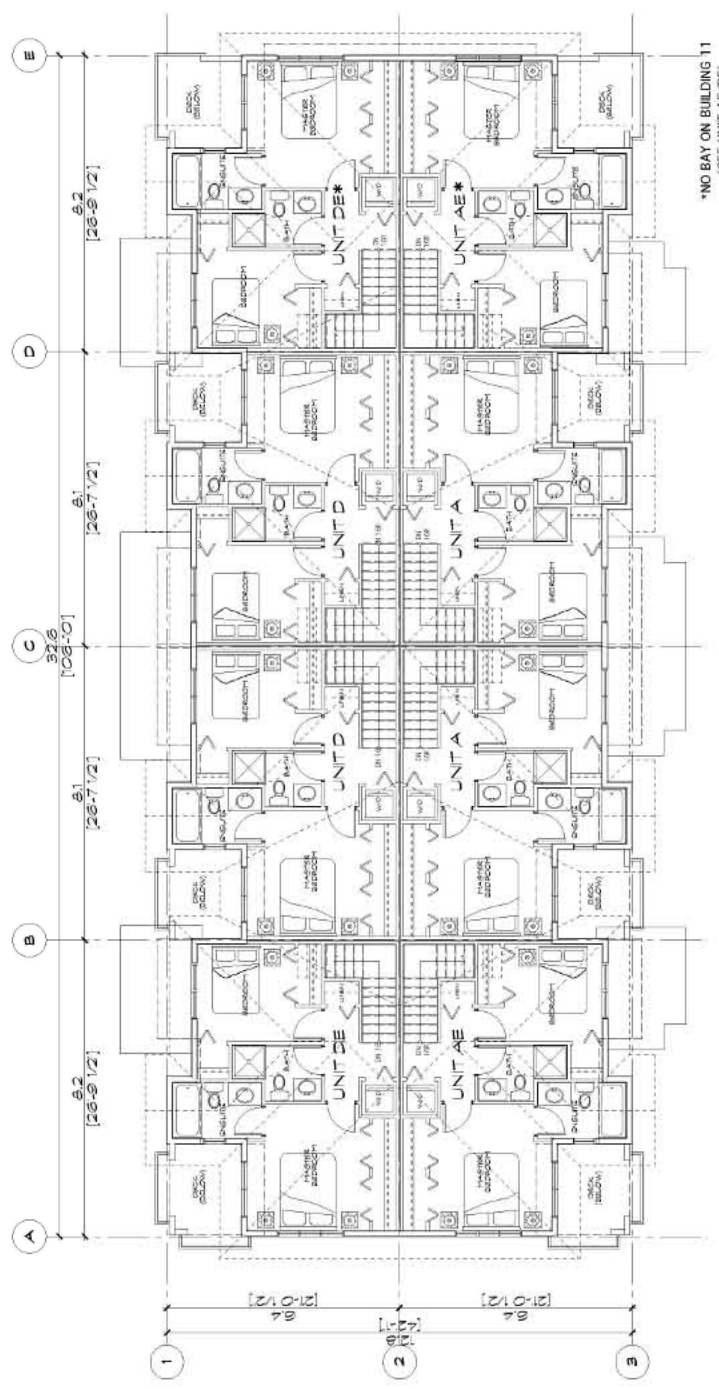
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 03/11/10
 03/11/10
 03/11/10
 12/27/11

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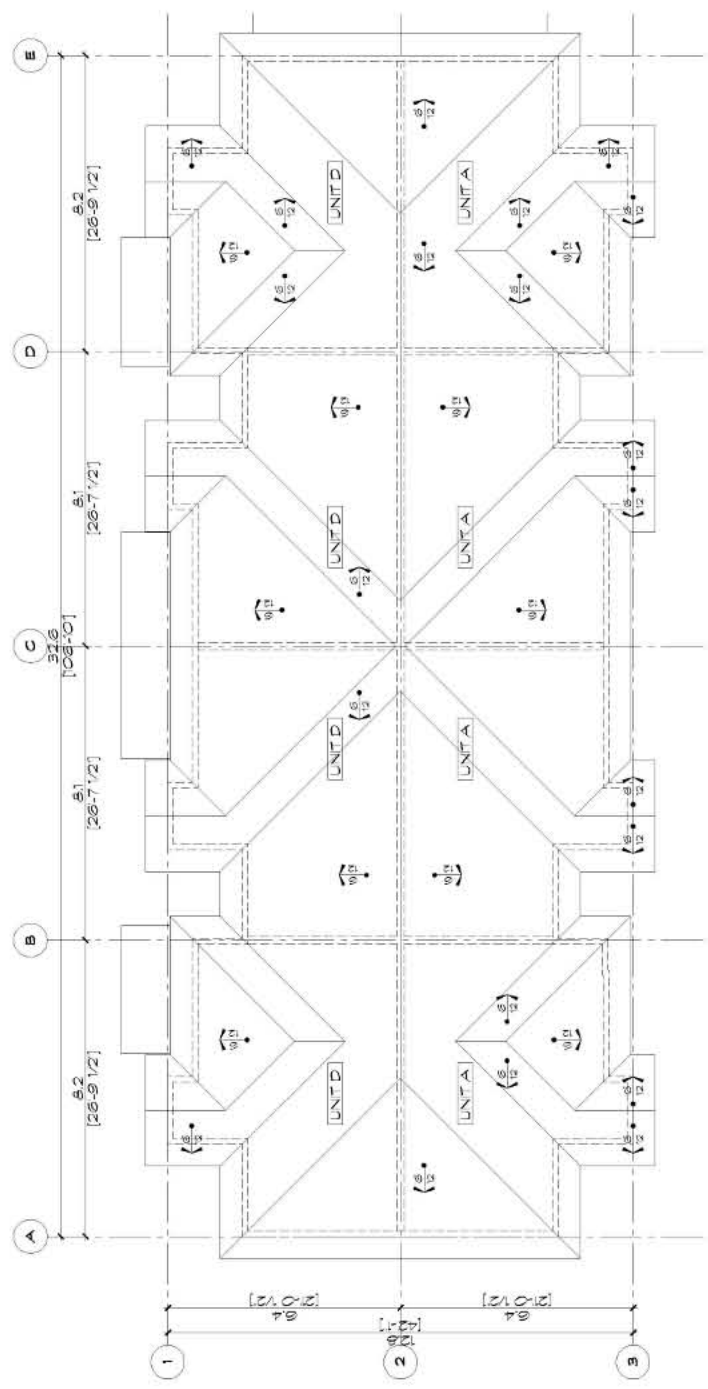
PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

OWNER:	55-111	CHECKED BY:	BC
SCALE:	1:100	PROJECT NO.:	RCA-179
SHEET TITLE:	BUILDING 4 & 11 PLANS		

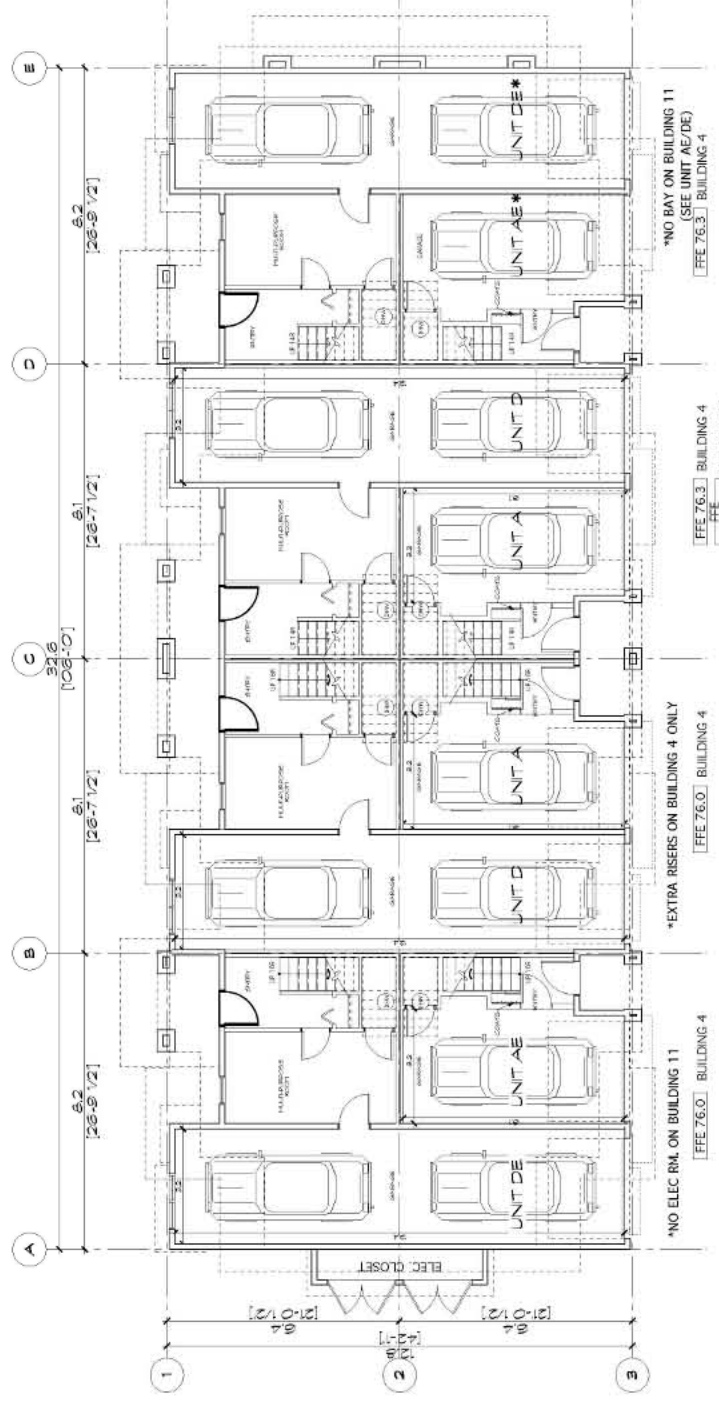
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REVISION NO.:	-



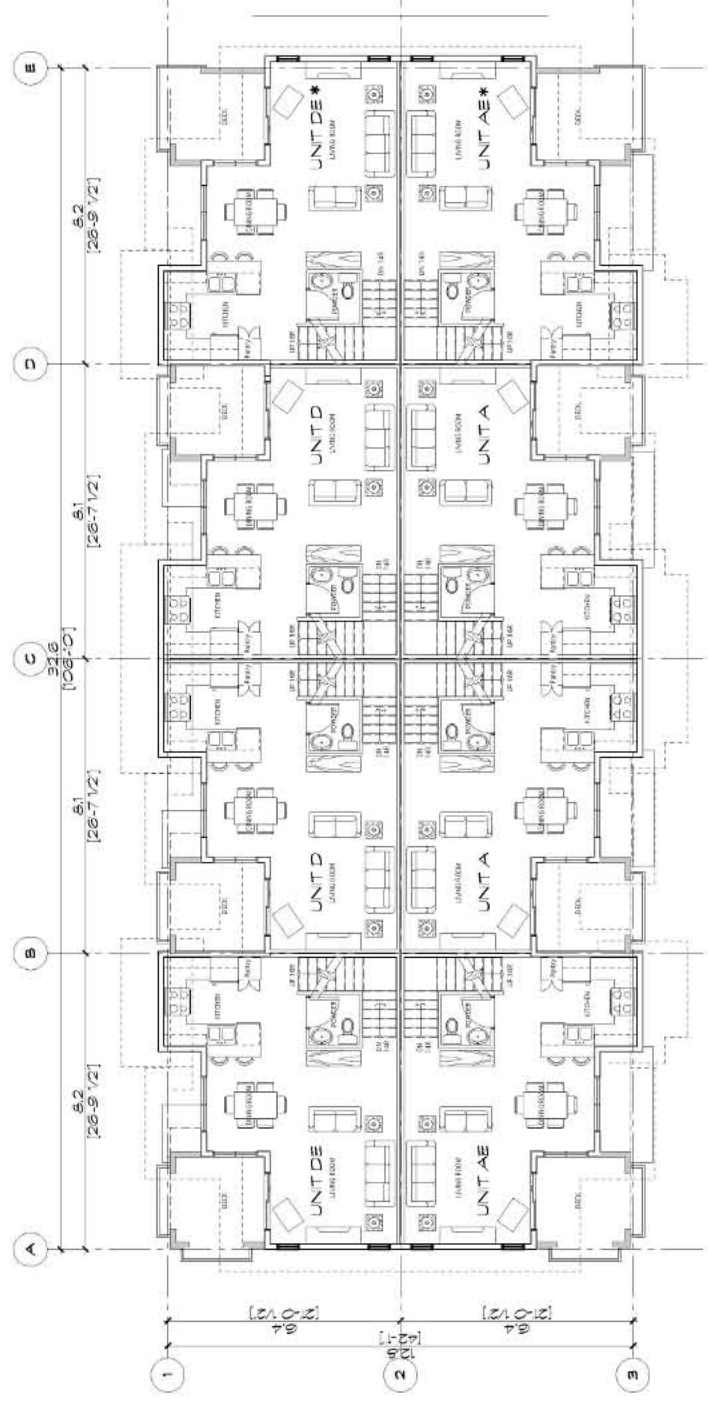
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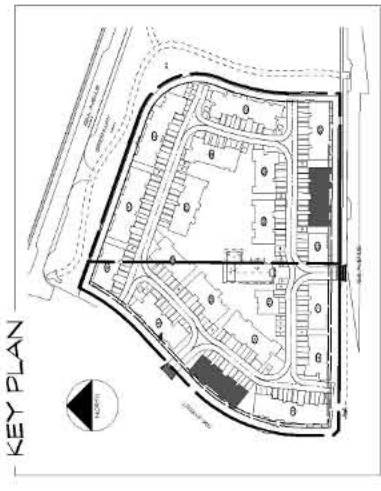
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1 GROUND FLOOR PLAN
 A2.04 SCALE: 1:100



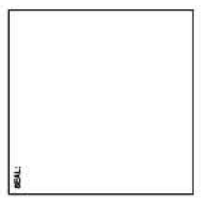
2 MAIN FLOOR PLAN
 A2.04 SCALE: 1:100



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08/11/10		CP REVISIONS
03/11/10		CP REVISIONS
12/01/10		CP REVISIONS

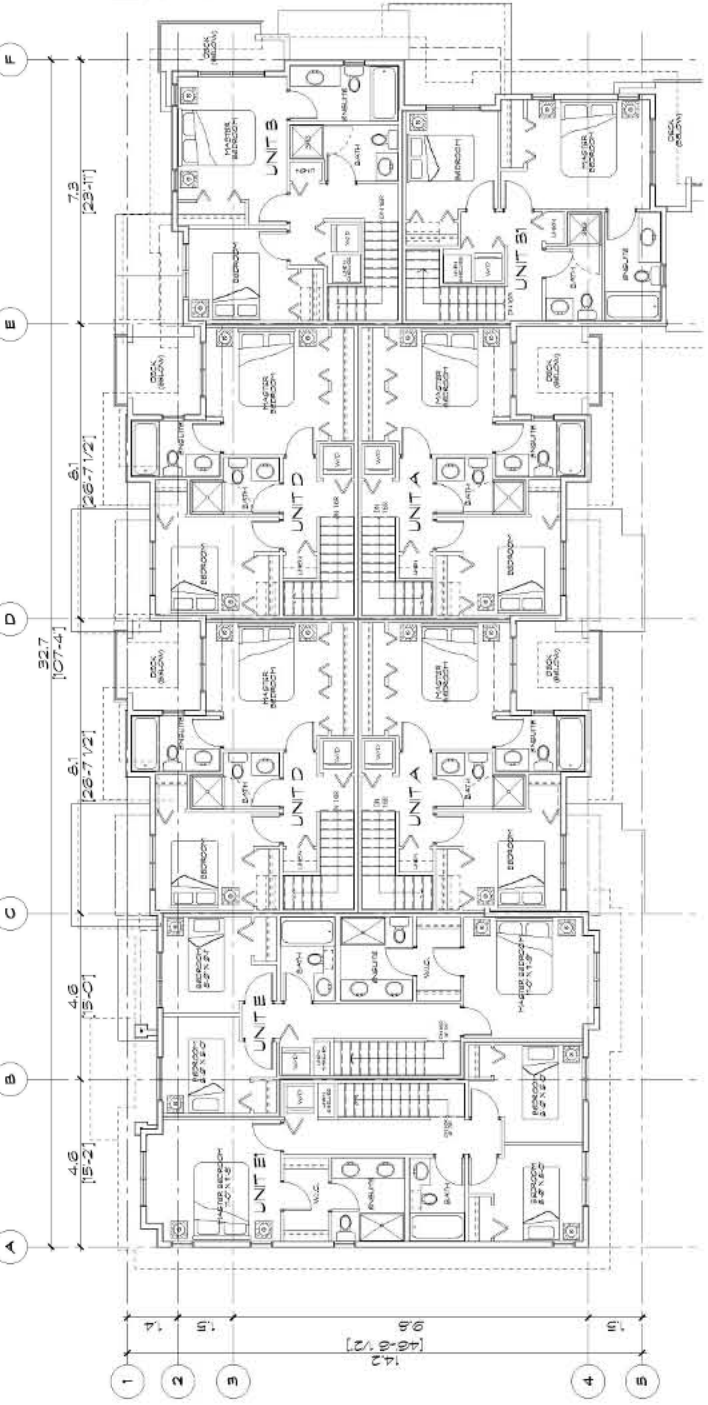


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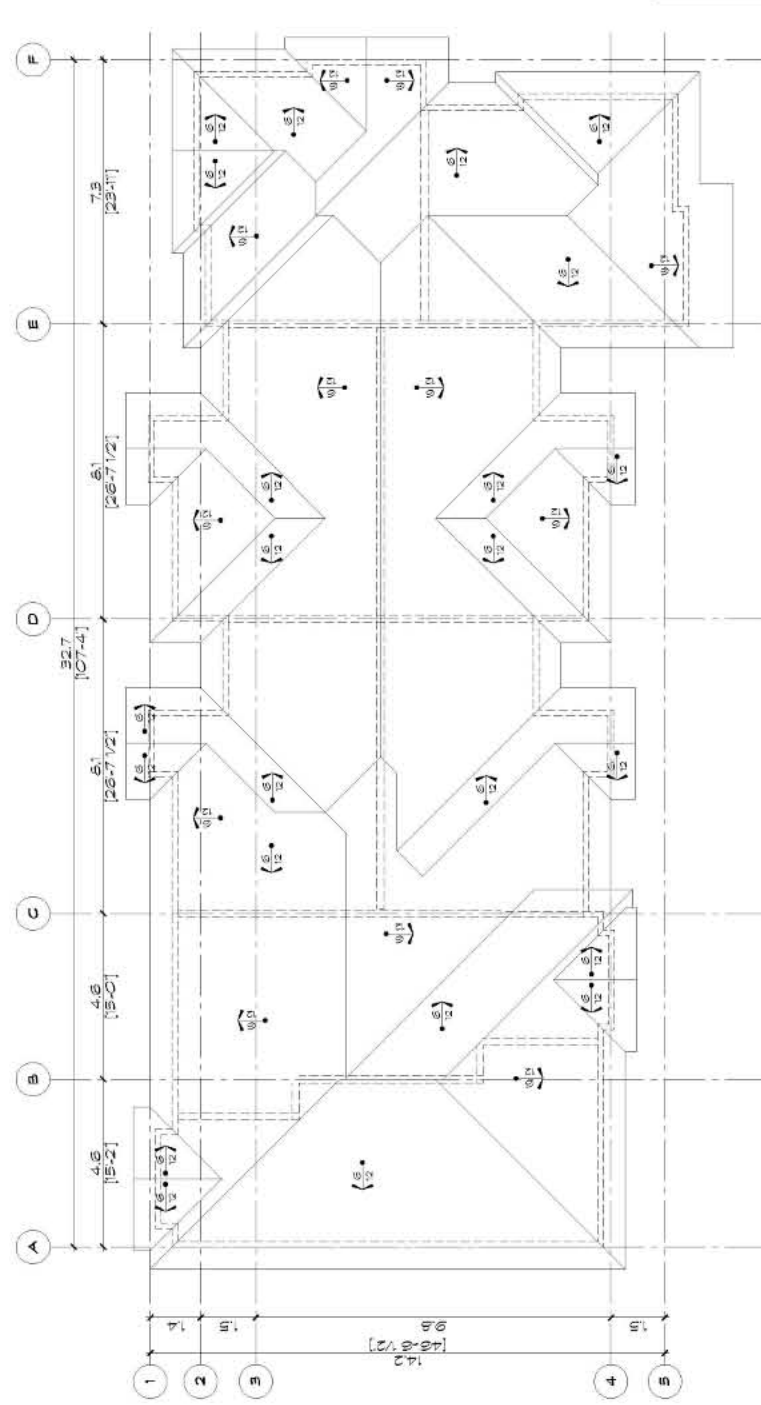
PROJECT
THE GROVE
 65th Ave. & 124th St.
 Surrey, BC

DRAWN: SS/LMT	DESIGNED BY: RC
SCALE: 1/100	PROJECT NO.: RCA-179
SHEET TITLE: BUILDING 5 PLANS	

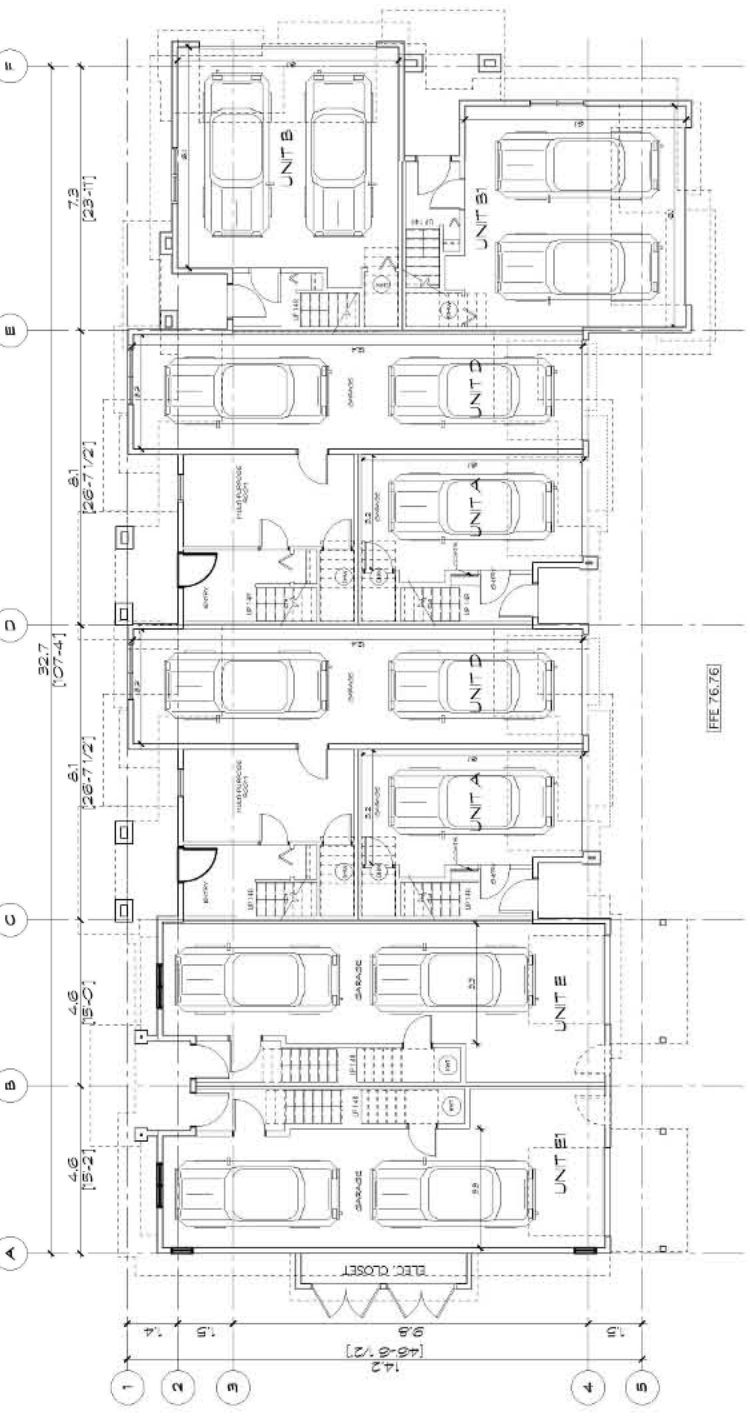
REVISION NO.: -	SHEET NO.: A2.05
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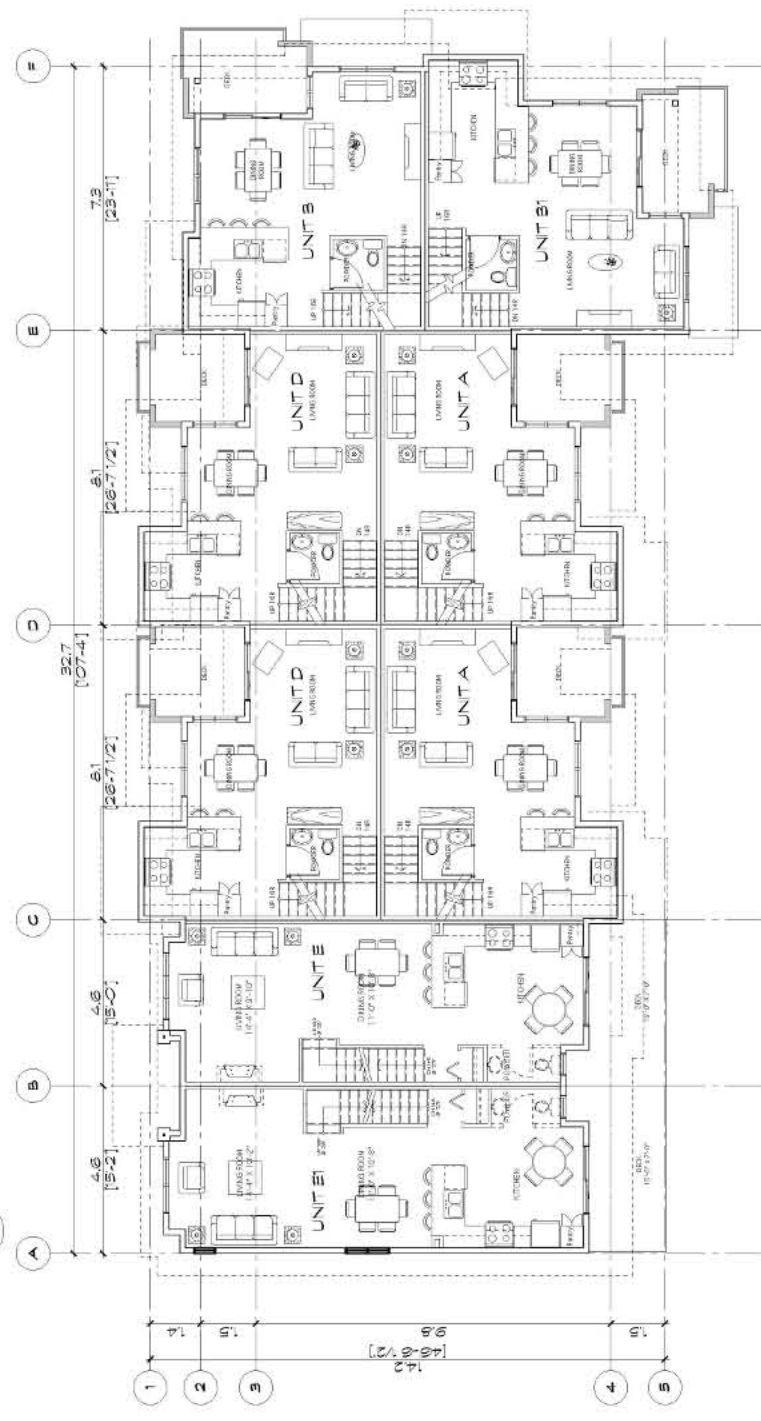
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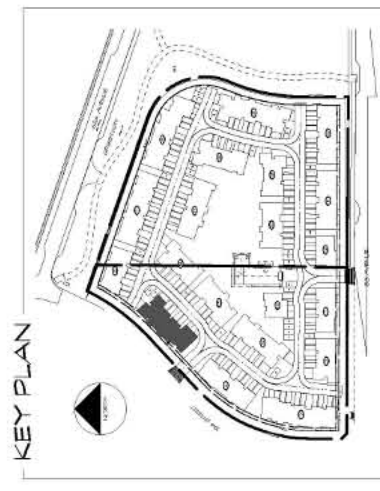
4 ROOF PLAN
 A2.05 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.05 SCALE: 1/100



2 MAIN FLOOR PLAN
 A2.05 SCALE: 1/100



KEY PLAN

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NO.	DESCRIPTION

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DATE:	DESCRIPTION:
2010.10	ISSUE FOR DEVELOPMENT PERMIT
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03.11.10	CP REVISIONS
12.27.11	CP REVISIONS

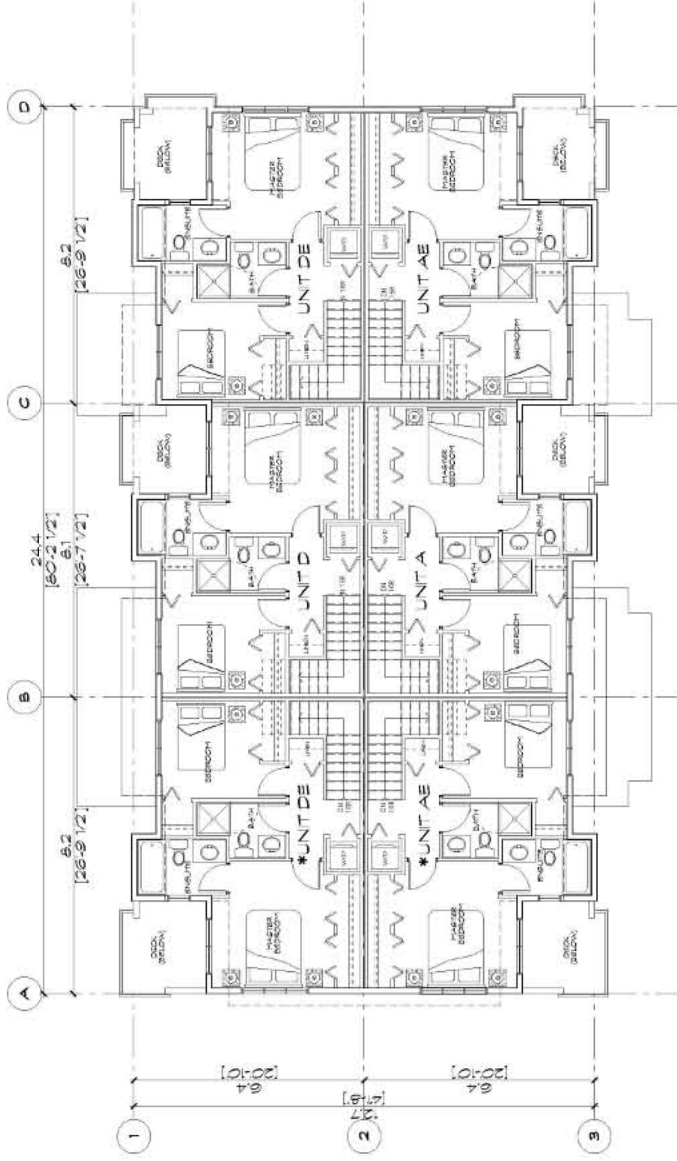
SCALE: 1:100

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 200 - 2339 Columbia Street
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 Canada V5Y 3Y3
 Tel: (604) 687-4741
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 admin@ciccozziarchitecture.com

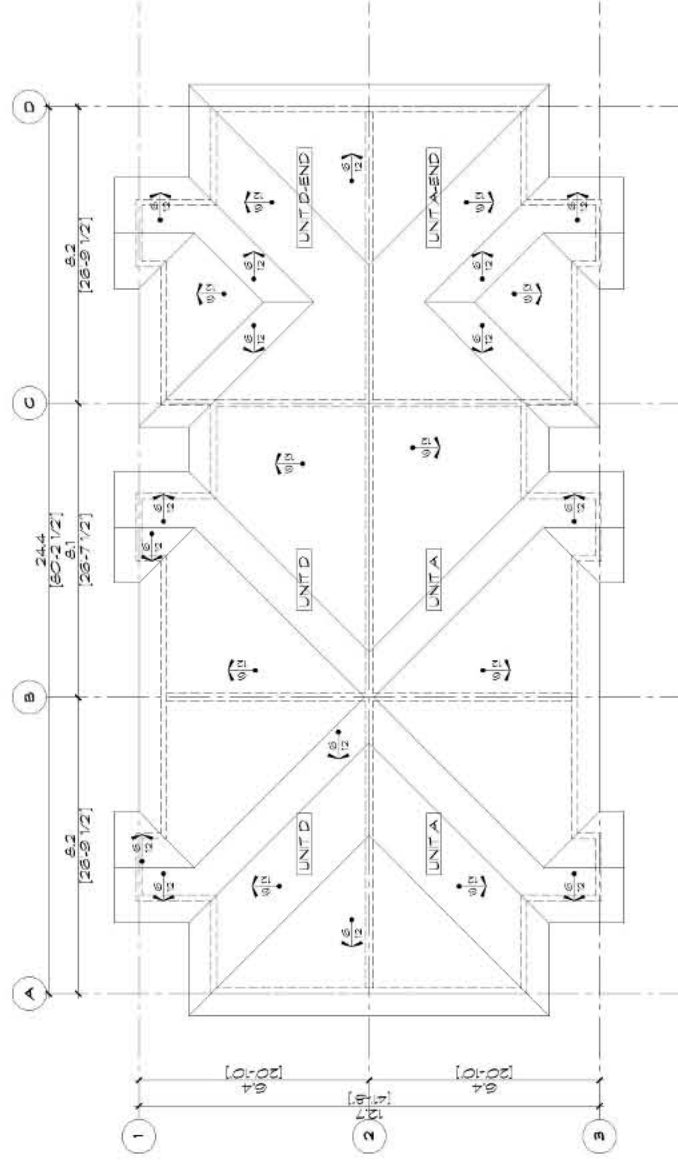
PROJECT: **THE GROVE**
 65th Ave. & 194th St.
 Surrey, BC

DRAWN: SSP/EP	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 6 PLANS	

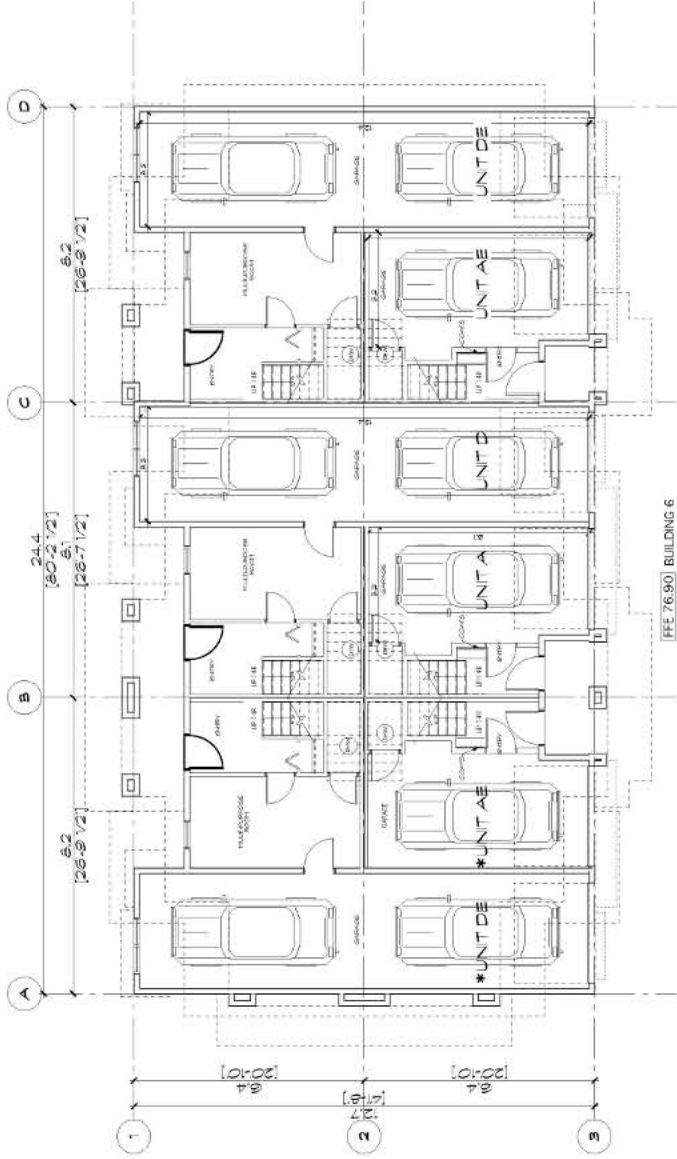
REVISION NO.: -	SHEET NO.: A2.06
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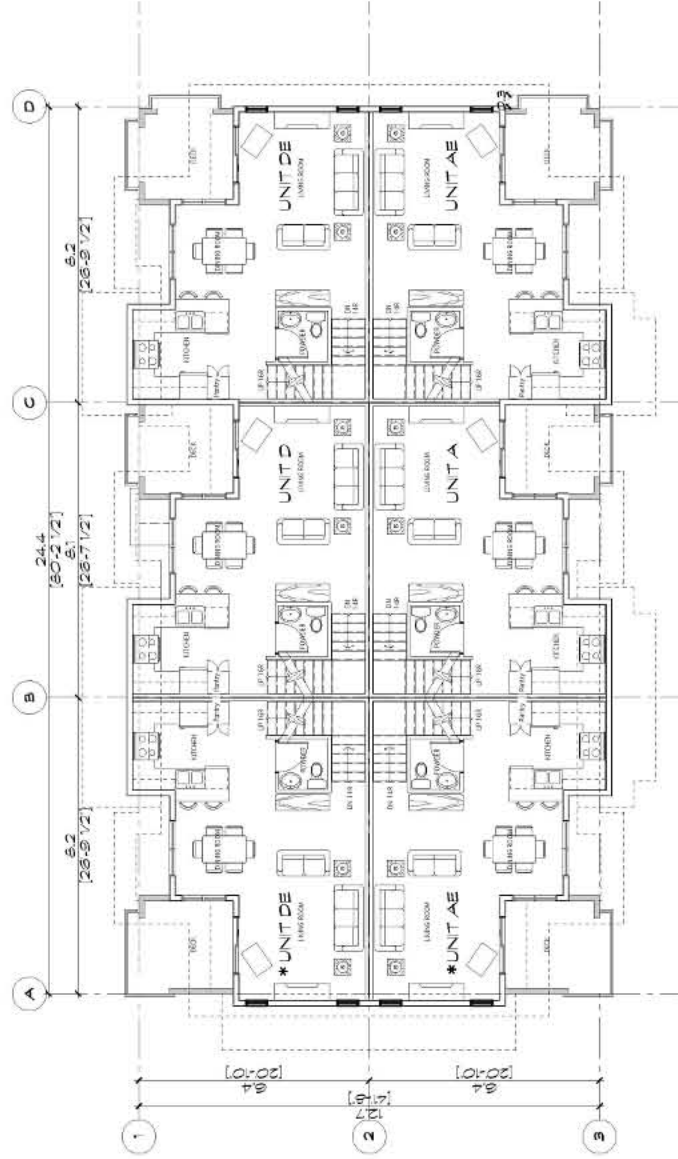
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 A2.06 SCALE: 1:100



2 ROOF PLAN
 A2.06 SCALE: 1:100



1 GROUND FLOOR PLAN
 A2.06 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.06 SCALE: 1:100



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REV.	DATE	DESCRIPTION

ISSUE:	DATE:	DESCRIPTION:
2010/0	2010/0	SCALE FOR DEVELOPMENT PERMIT
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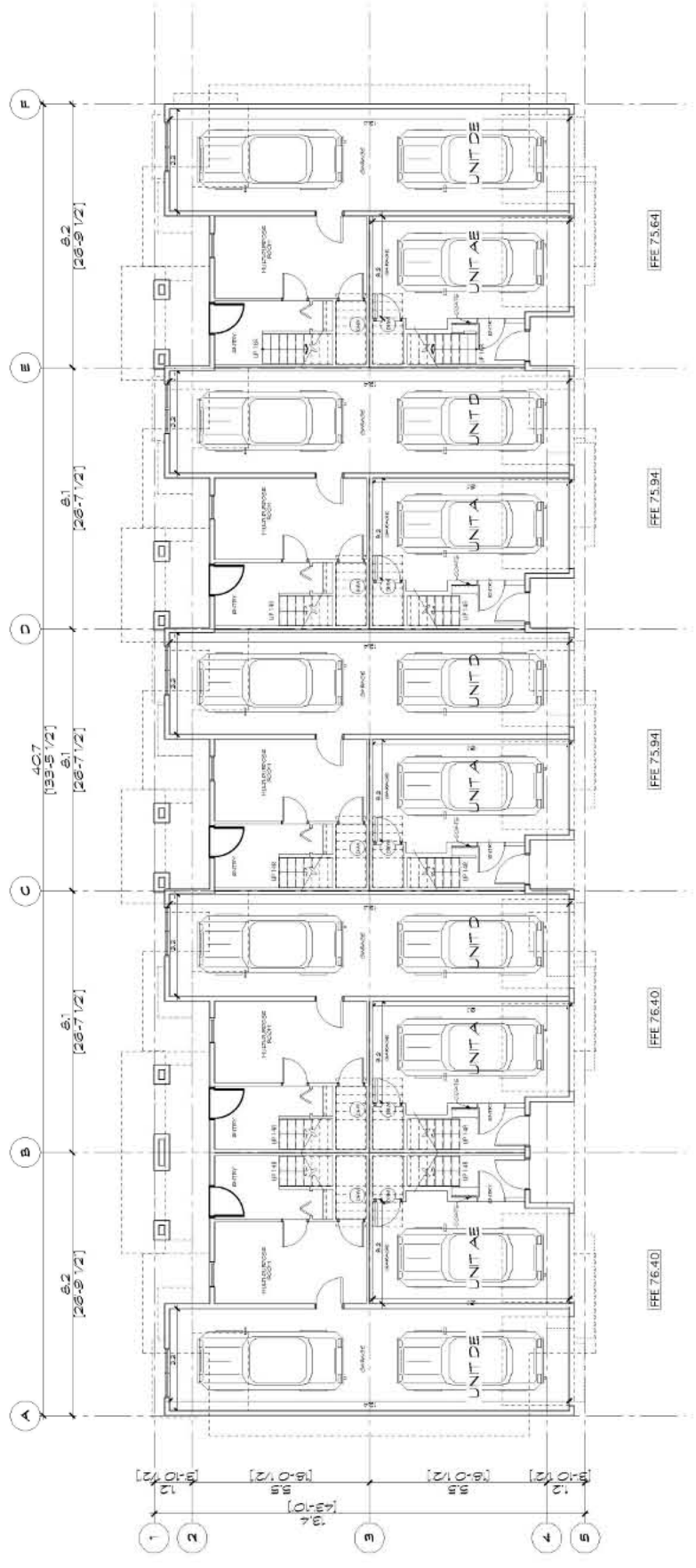
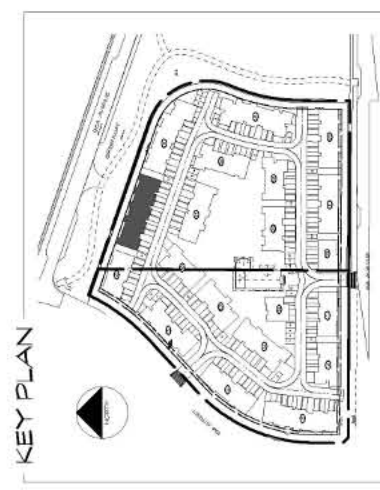
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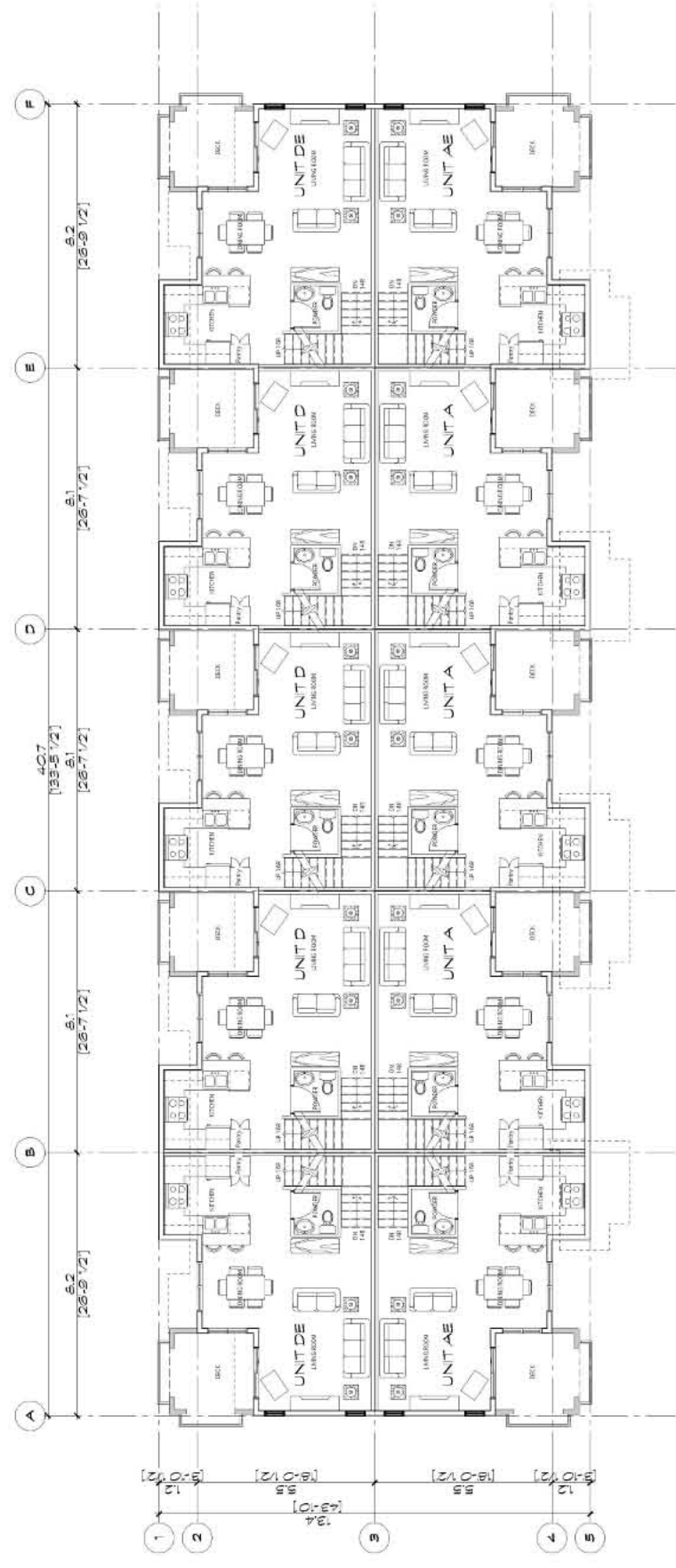
PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

DRAWN: S.S.L.M	CHECKED BY: RC
SCALE: 1/100	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 7 PLANS	

REVISION NO.: -	SHEET NO.: A2.07
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1 GROUND FLOOR PLAN
 A2.07 SCALE: 1/100

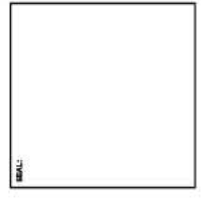


2 MAIN FLOOR PLAN
 A2.07 SCALE: 1/100

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NO.	DESCRIPTION

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2010.10	ISSUE FOR DEVELOPMENT PERMIT
08/11/10	DIP REVISIONS
03/11/10	DIP REVISIONS
12/07/11	DIP REVISIONS

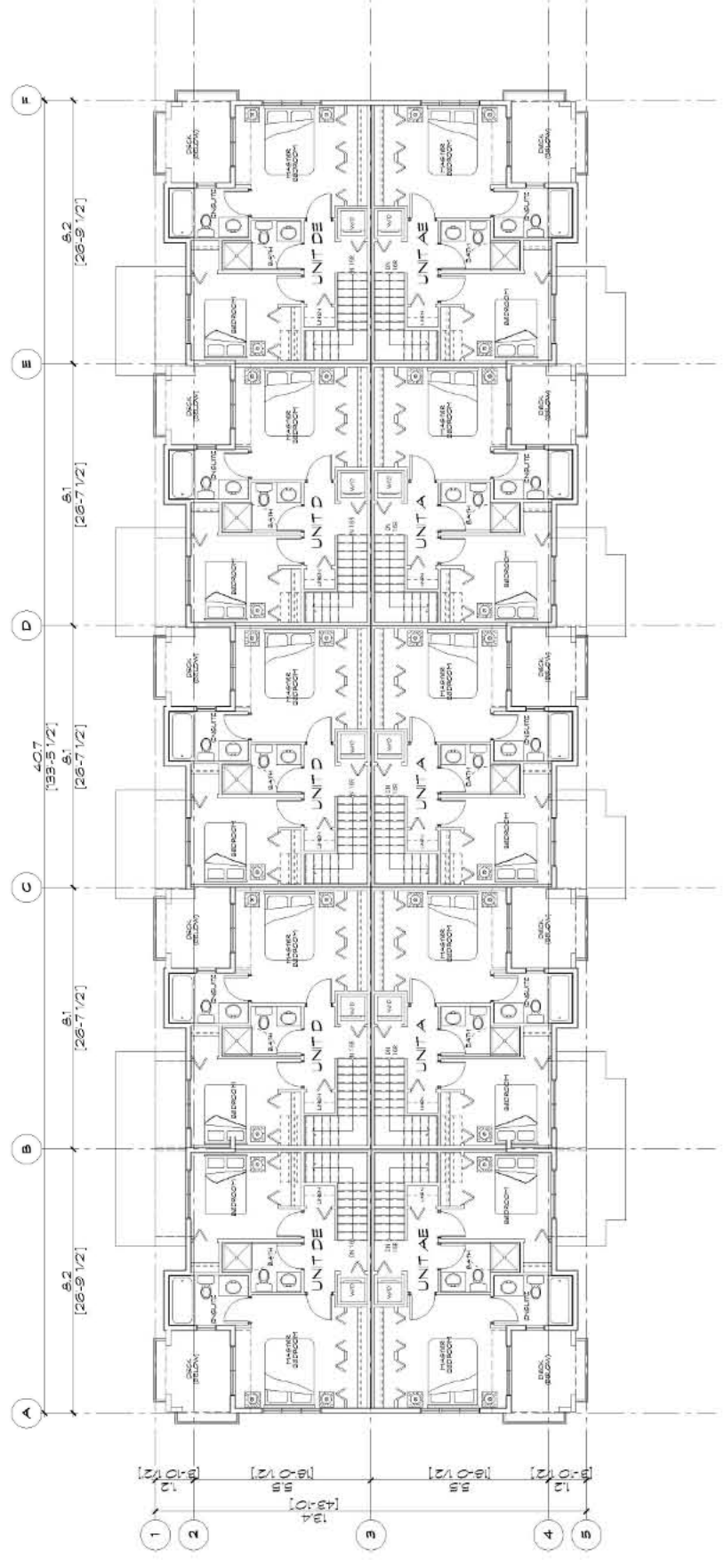
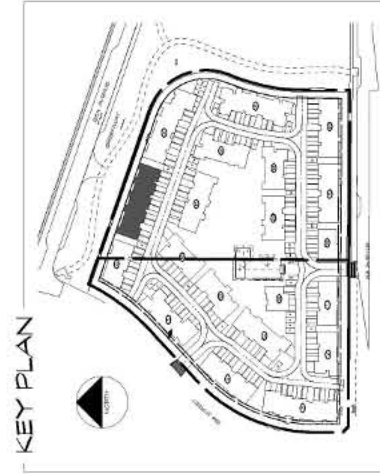


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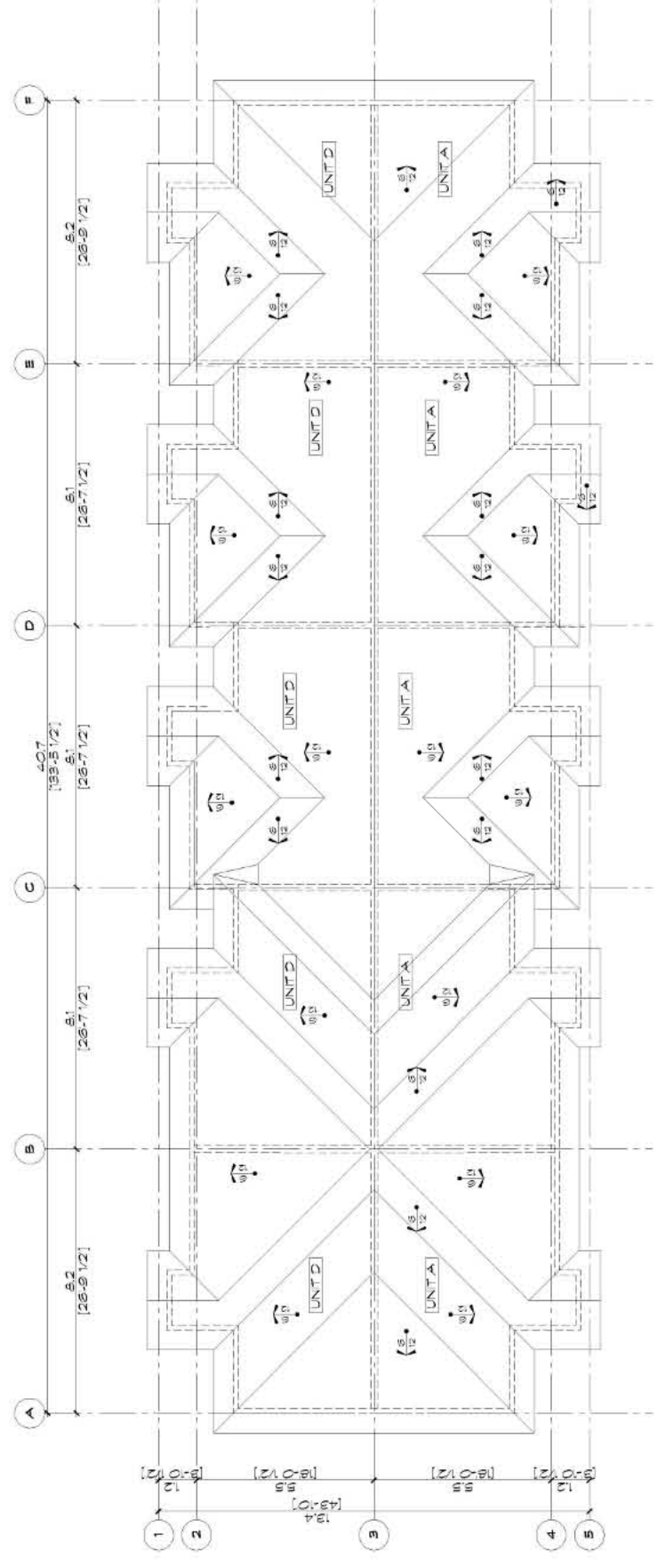
THE GROVE
 68th Ave. & 194th St.
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DRAWN: SS/CH	DESIGNED BY: RC
SCALE: 1/100	PROJECT NO.: RCA/178
SHEET TITLE: BUILDING 7 PLANS	

REVISION NO.: -	SHEET NO.: A2.08
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3 UPPER FLOOR PLAN
 A2.08 SCALE: 1/100



4 ROOF PLAN
 A2.08 SCALE: 1/100

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NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2010.10	ISSUE FOR DEVELOPMENT PERMIT
09.11.10	CP REVISIONS
30.11.10	CP REVISIONS
12.01.11	CP REVISIONS

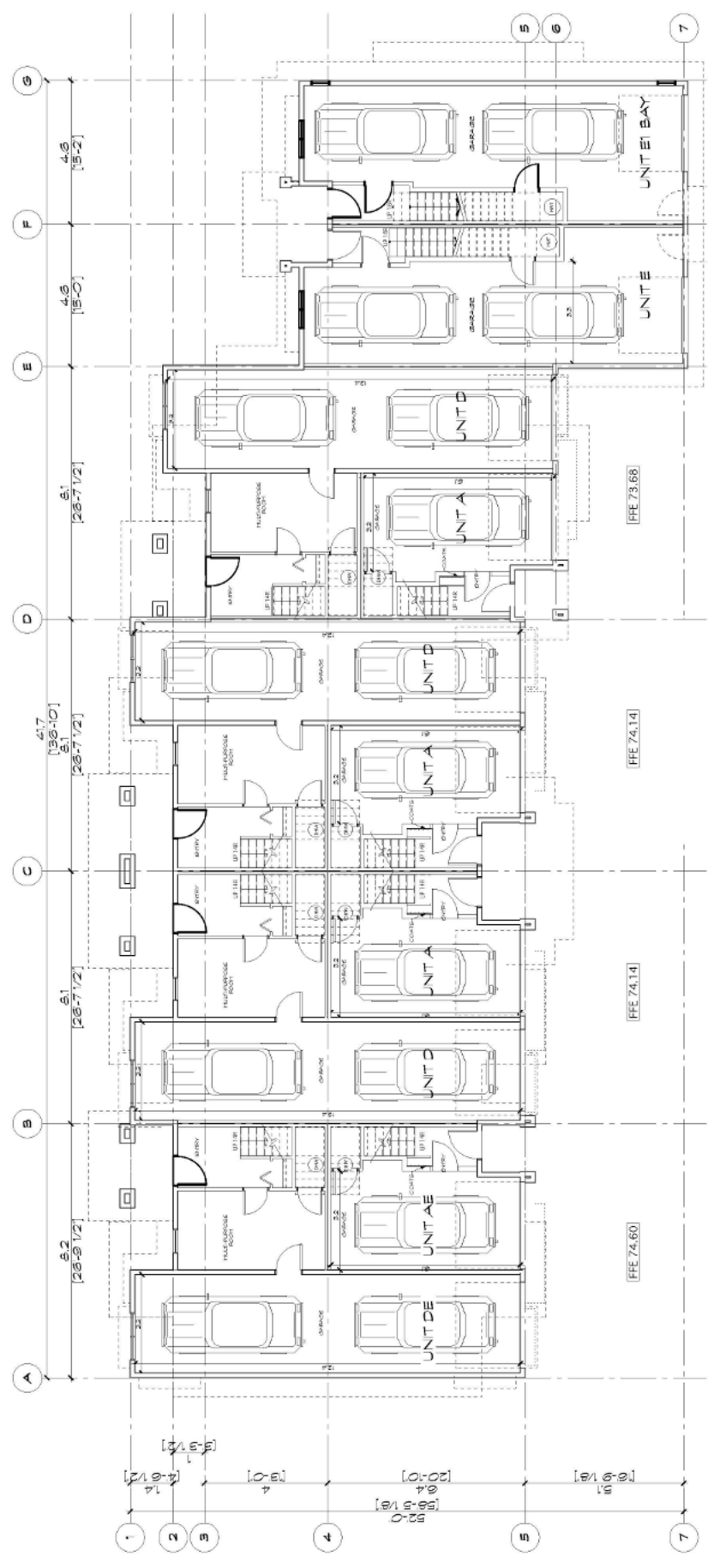
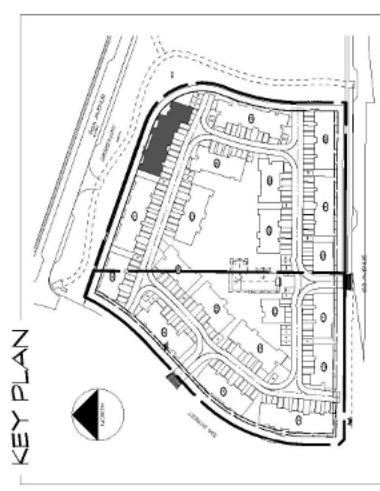


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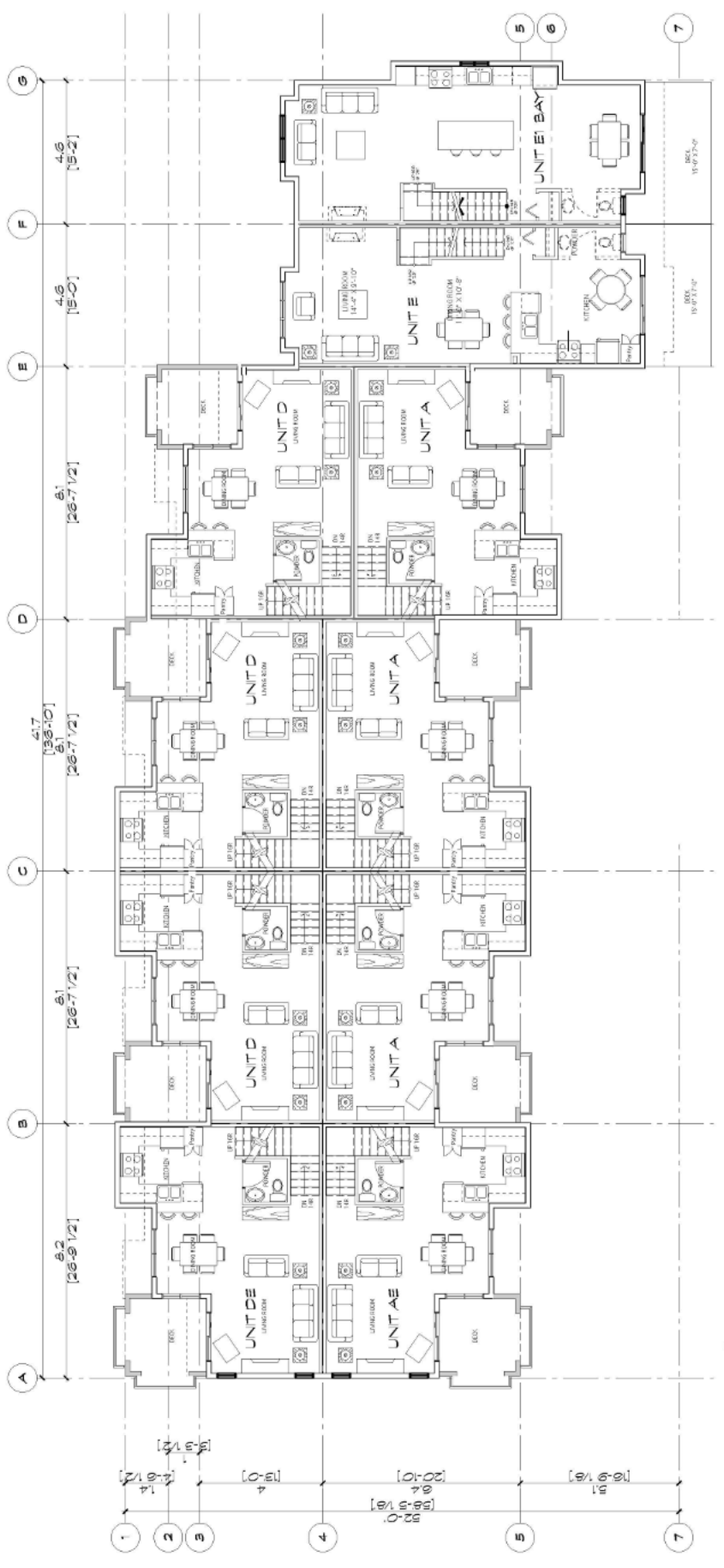
PROJECT
THE GROVE
 68th Ave. & 124th St.
 Surrey, BC

DRAWN: SS/SP	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: RC-A179
SHEET TITLE BUILDING 8 PLANS	

REVISION NO.: -	SHEET NO.: A2.09
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1 GROUND FLOOR PLAN
 A2.09 SCALE: 1:100

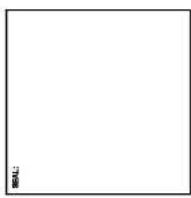


2 MAIN FLOOR PLAN
 A2.09 SCALE: 1:100

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NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
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08/11/10	DP REVISIONS
03/11/10	DP REVISIONS
12/21/11	DP REVISIONS



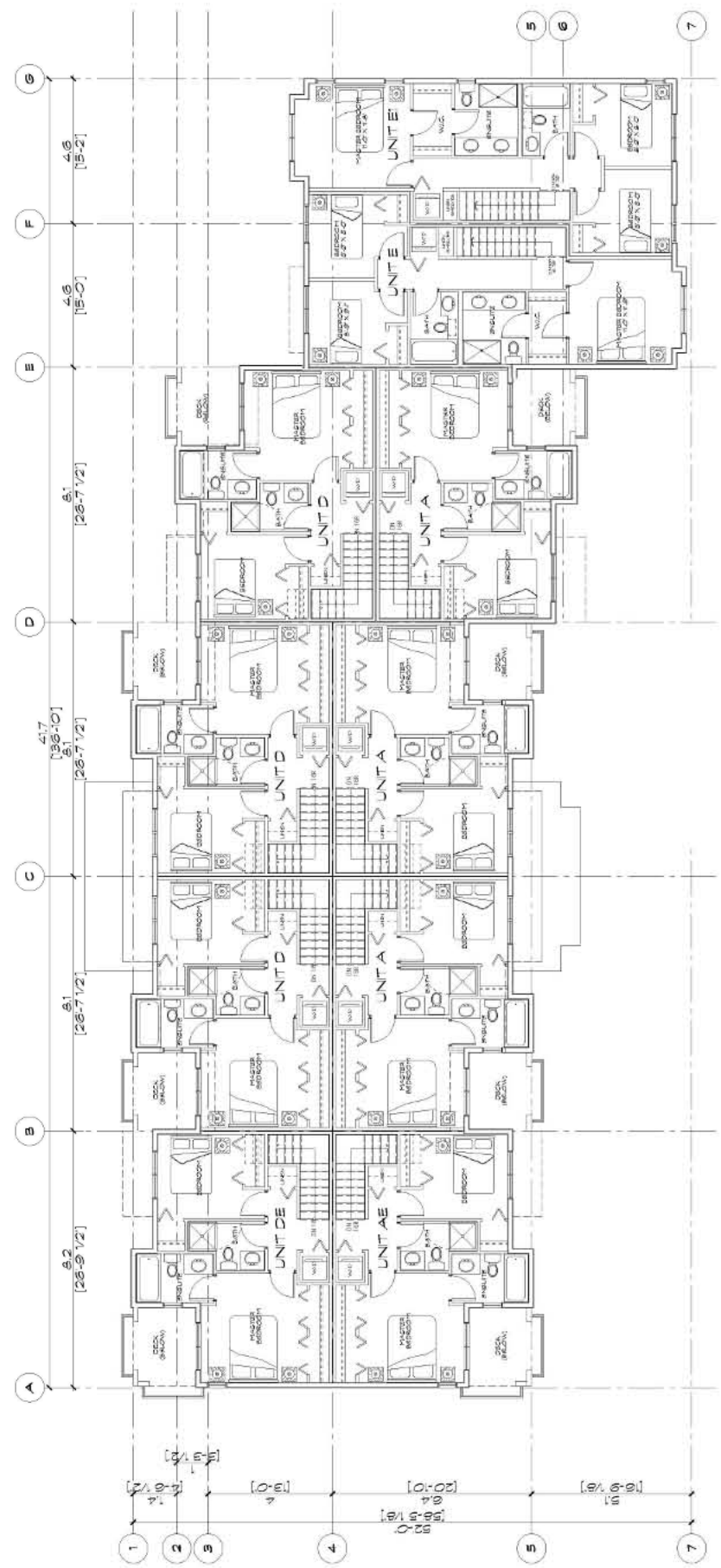
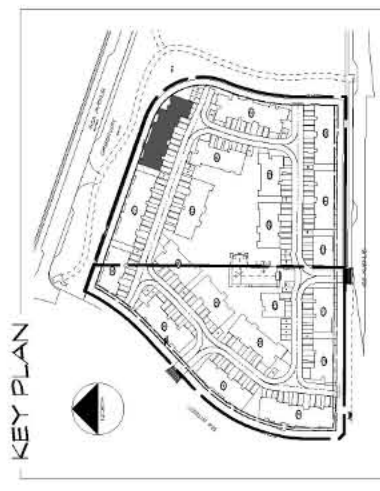
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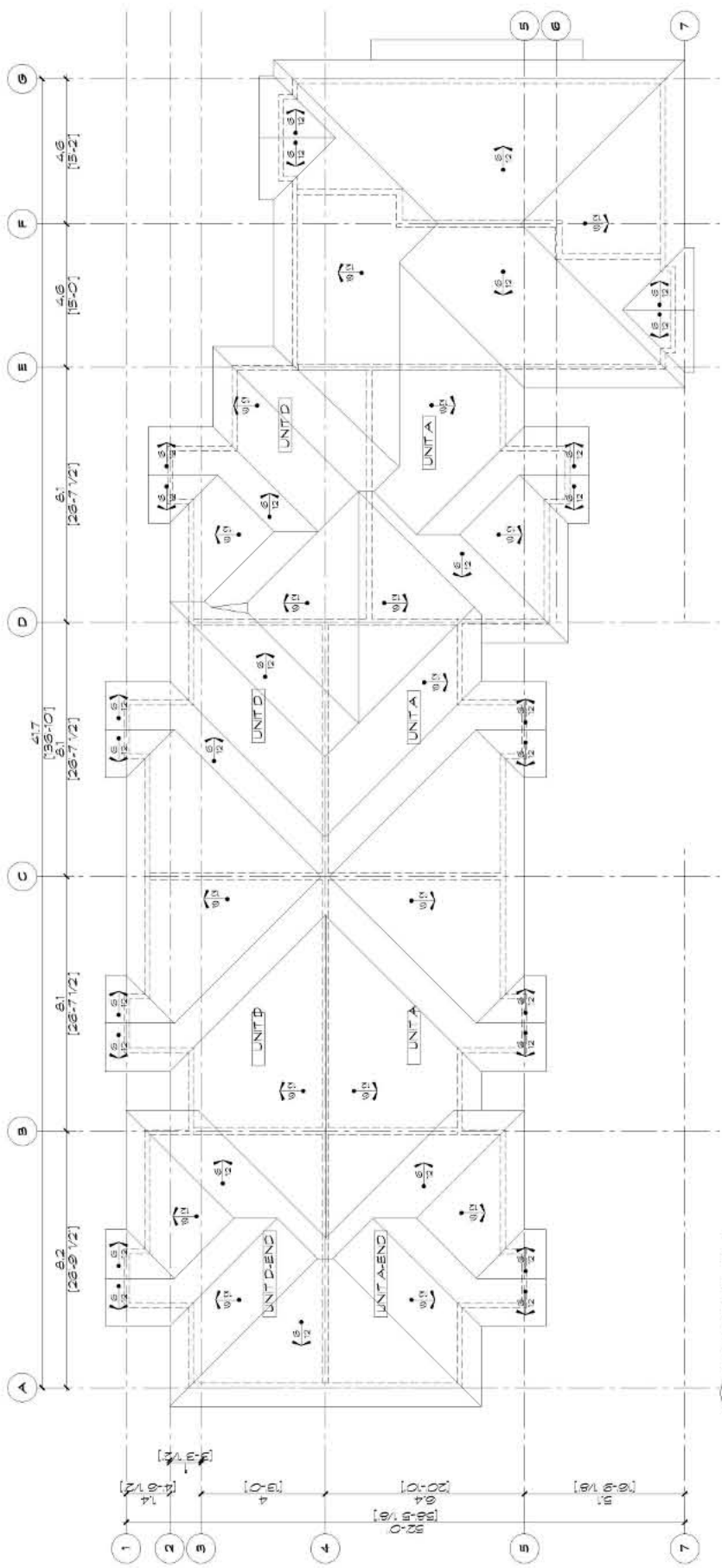
PROJECT: THE GROVE
 65th Ave. & 104th St.
 Surrey, BC

DRAWN BY: SS/LM	DRAWN BY: RC
SCALE: 1/100	PROJECT NO.: RCA-179
SHEET TITLE: BUILDING 8 PLANS	

REVISION NO.: -	SHEET NO.: A2.10
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1 UPPER FLOOR PLAN
 A2.10 SCALE: 1/100



2 ROOF PLAN
 A2.10 SCALE: 1/100

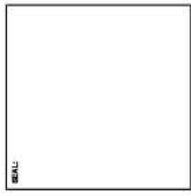
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ISSUE:

DATE	DESCRIPTION
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2011.02	CP REVISIONS
2011.02	CP REVISIONS
2011.01	CP REVISIONS



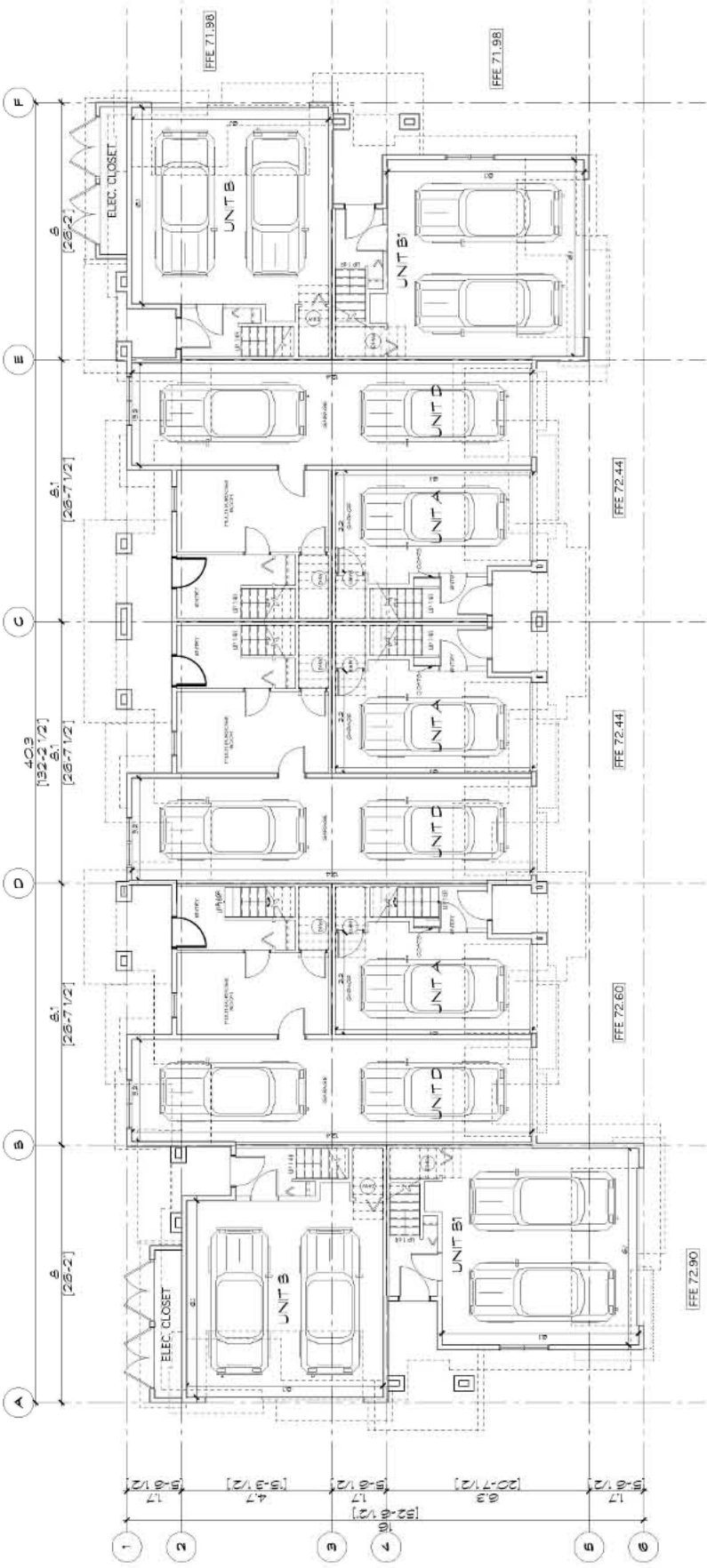
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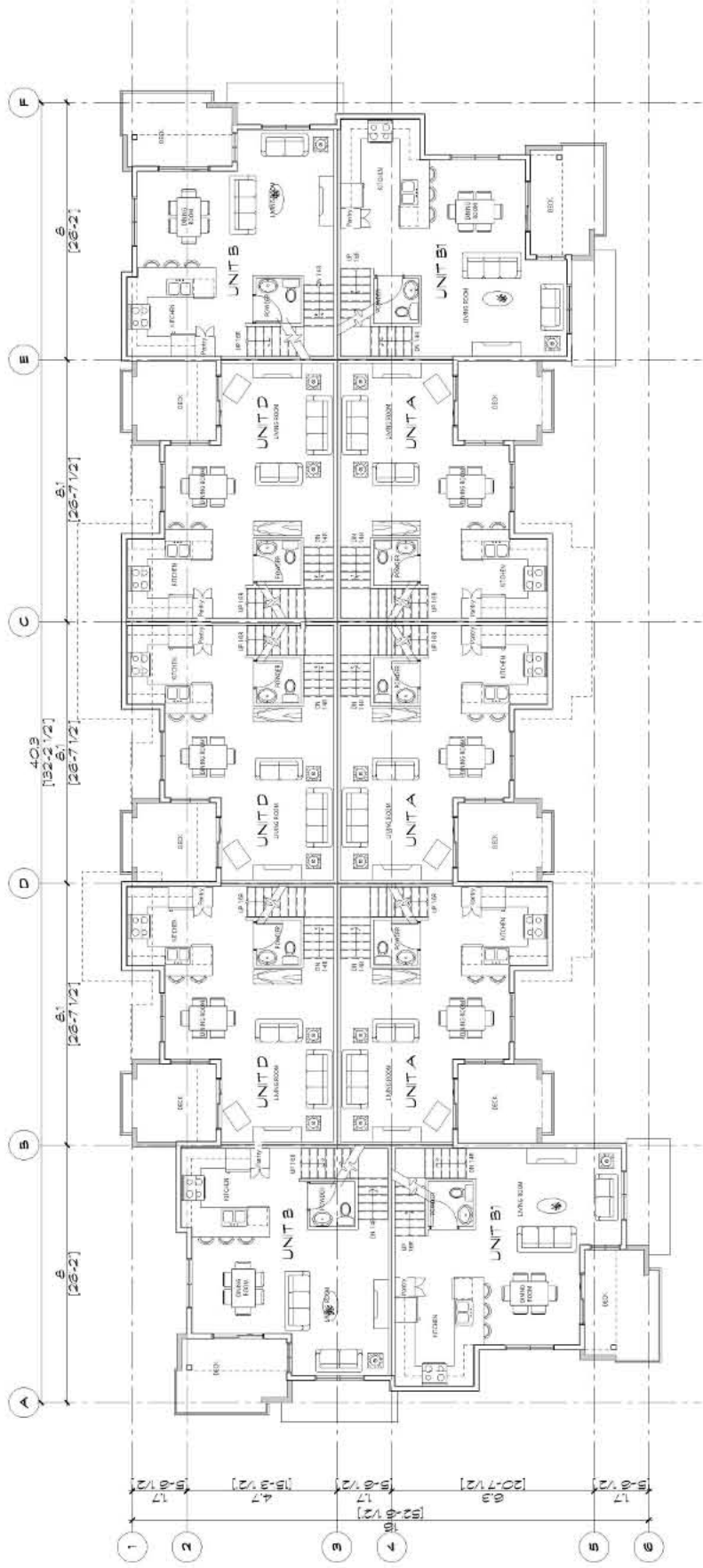
PROJECT
THE GROVE
 65th Ave. & 104th St.
 Surrey, BC

DRAWN	SS/LM	ORDERED BY:	RC
SCALE	1:100	PROJECT NO.:	SCA179
DATE FILED	BUILDING 9 PLANS		

REVISION NO.:	-	RESET NO.:	A2.11
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1 GROUND FLOOR PLAN
 A2.11 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.11 SCALE: 1:100

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REVISION:	
NO.	DATE / DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
201010	ISSUE FOR DEVELOPMENT PERMIT
081110	DP REVISIONS
091110	DP REVISIONS
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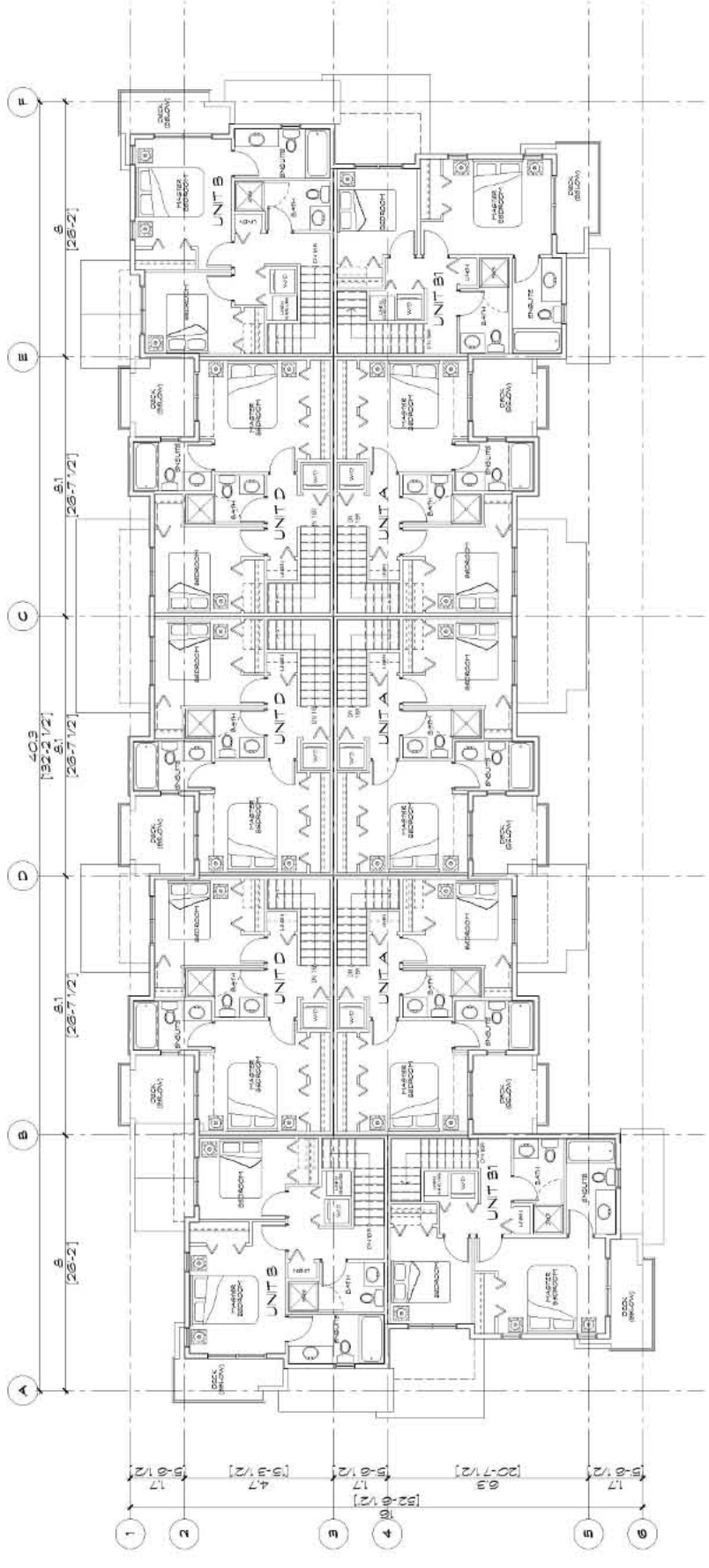
REVISION NO.	DESCRIPTION

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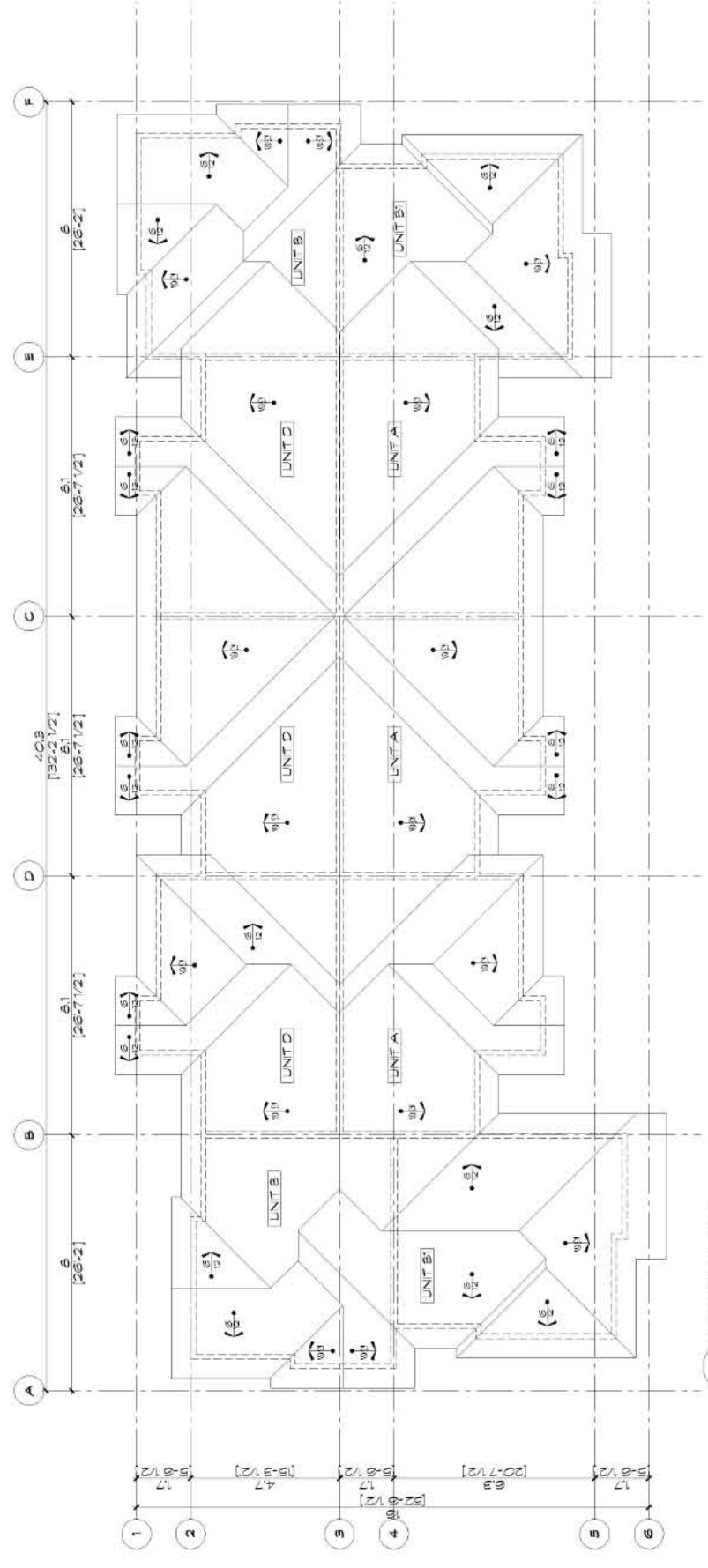
PROJECT
THE GROVE
 66th Ave. & 124th St.
 Surrey, BC

DRAWN	SCALE	CHECKED BY
SSJ/M	1:100	BC
PROJECT NO.: RCA-179		
SHEET TITLE: BUILDING 9 PLANS		

REVISION NO.	SHEET NO.
-	A2.12



1 UPPER FLOOR PLAN
 SCALE: 1/100



2 ROOF PLAN
 SCALE: 1/100

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NO.	DATE	DESCRIPTION

ISSUE:
 DATE: 22.01.10
 DESCRIPTION: ISSUE FOR DEVELOPMENT PERMIT
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 30.11.10 CP REVISIONS
 12.01.11 CP REVISIONS

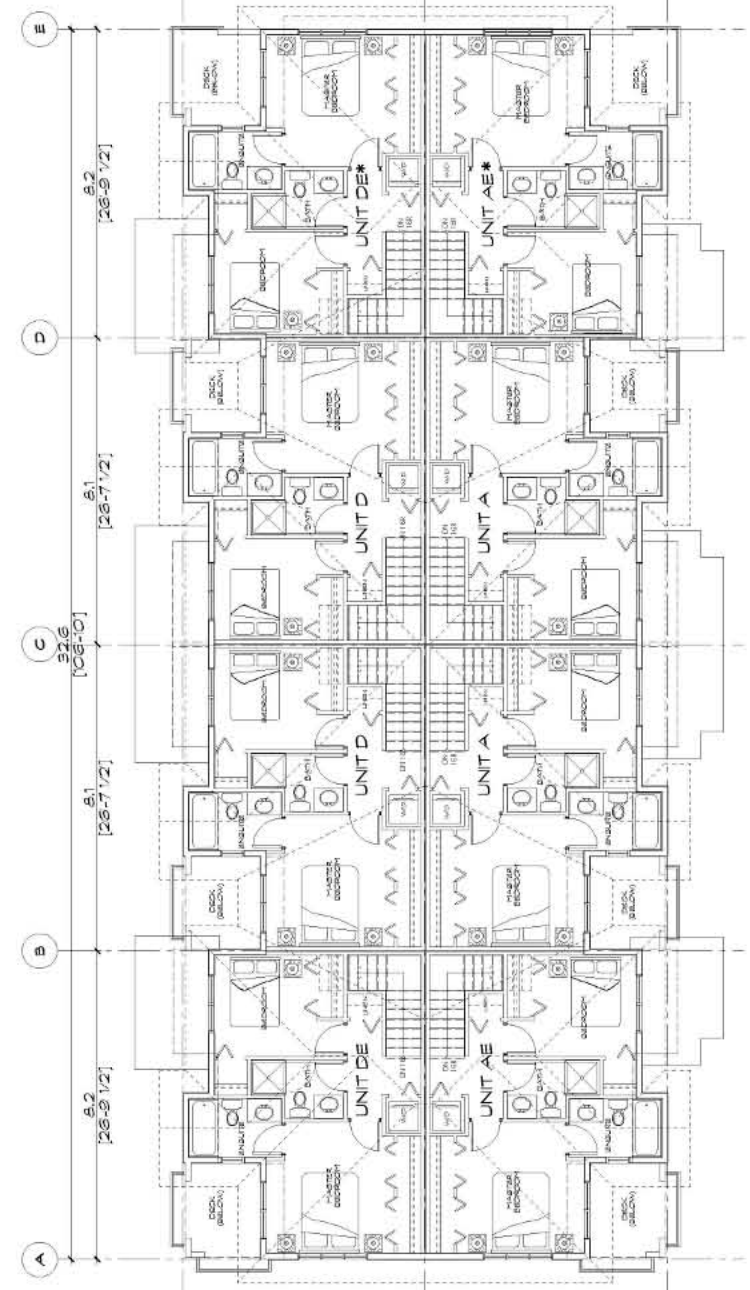
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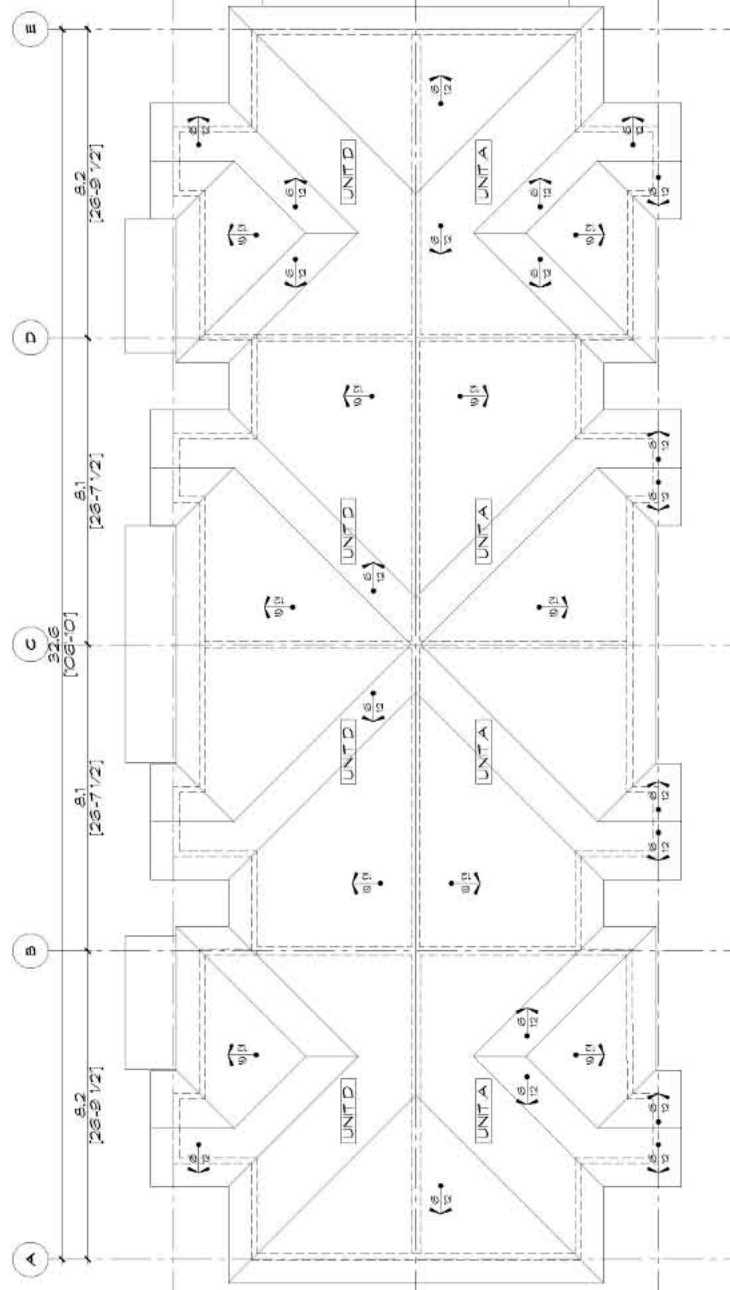
PROJECT:
THE GROVE
 65th Ave. & 194th St.
 Surrey, BC

DRAWN: B.S./E.P.	CHECKED BY: R.C.
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SHEET TITLE: BUILDING 10 PLANS	

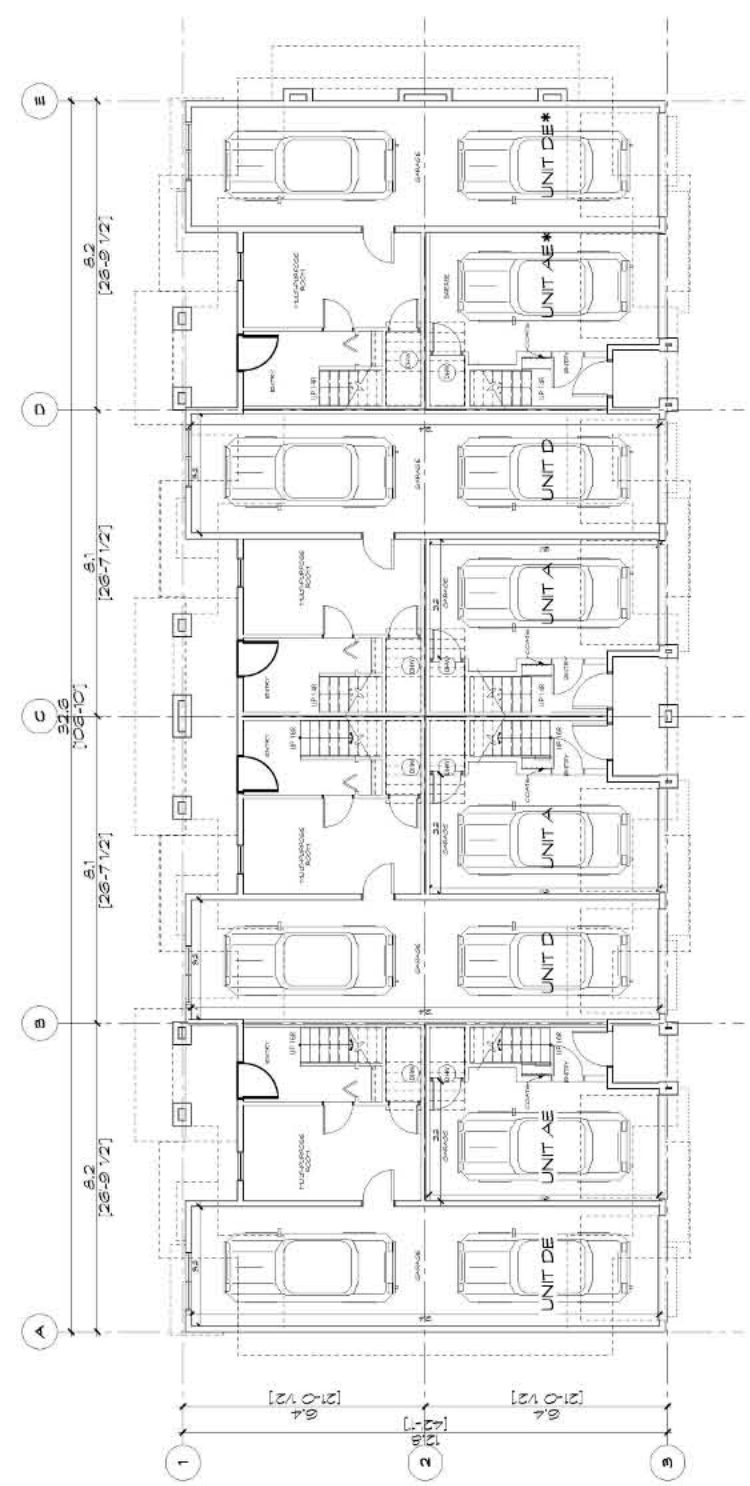
REVISION NO.: -
 SHEET NO.: A2.13



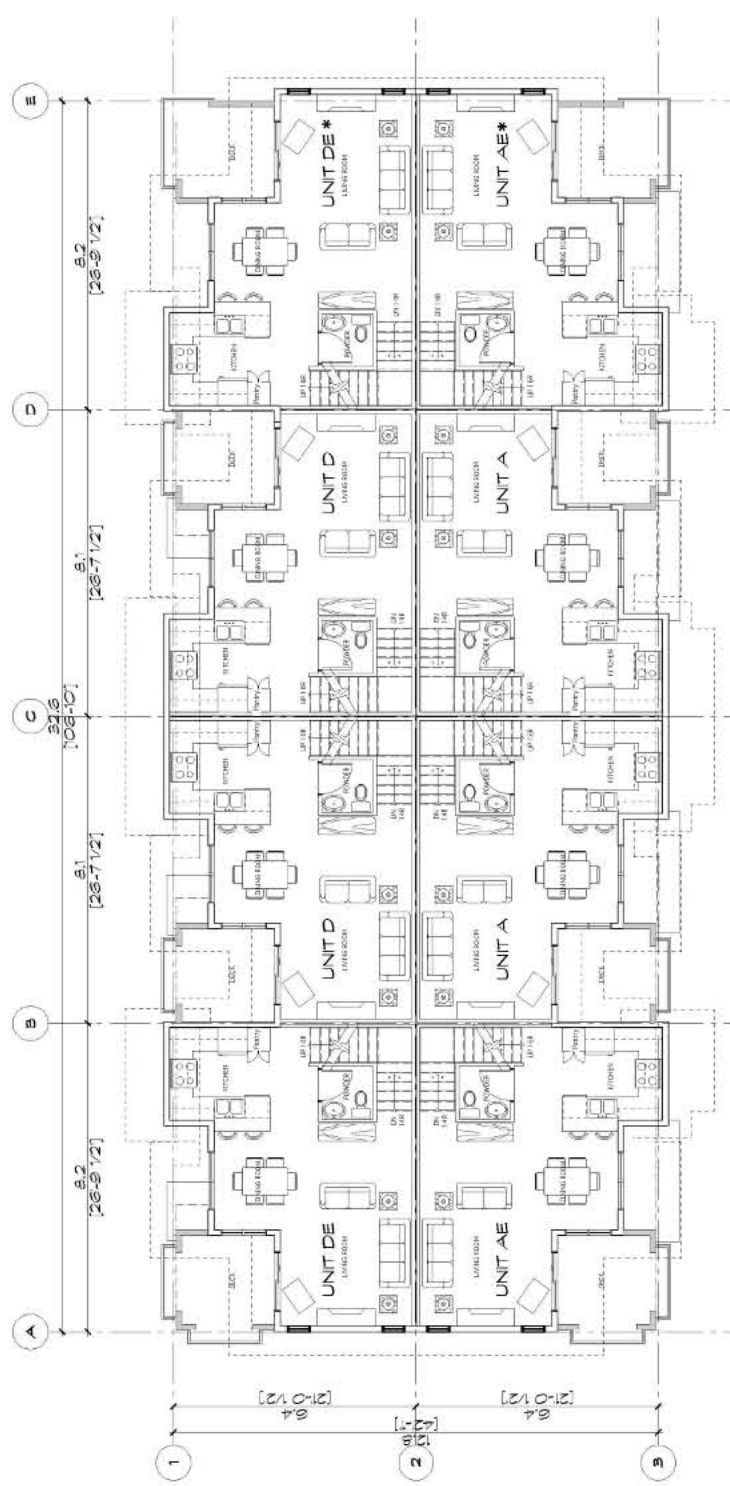
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 A2.13 SCALE: 1:100



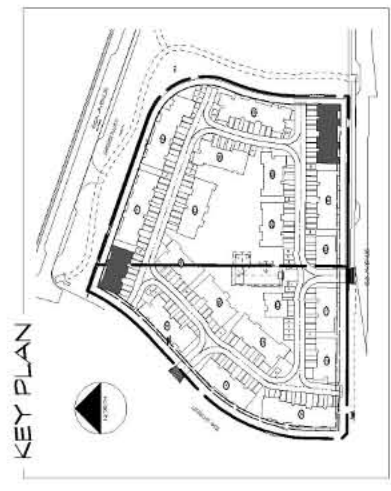
4 ROOF PLAN
 A2.13 SCALE: 1:100



1 GROUND FLOOR PLAN
 A2.13 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.13 SCALE: 1:100



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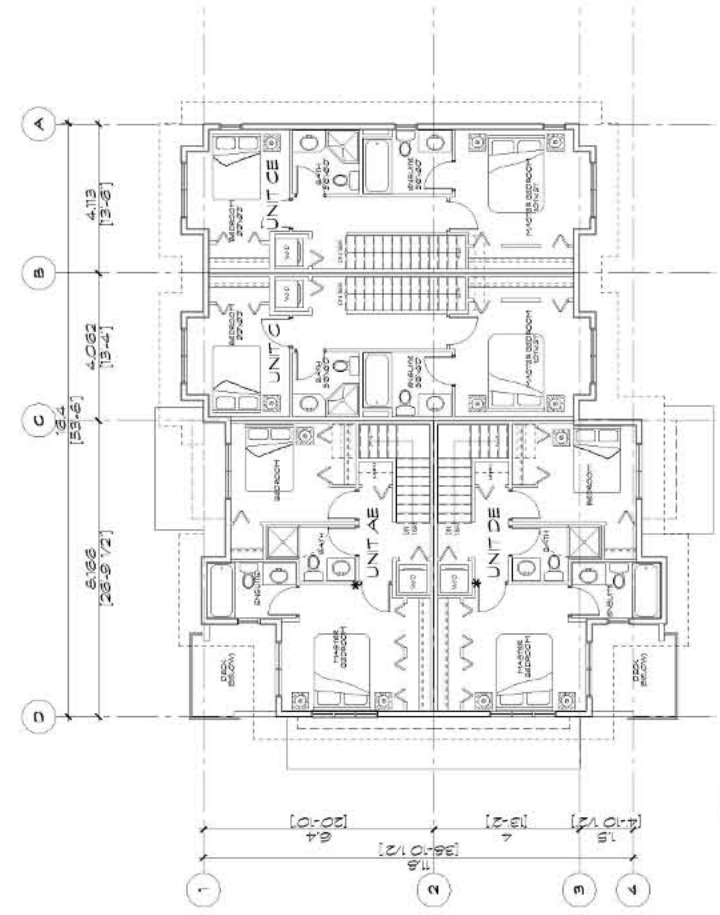
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DATE	DESCRIPTION
201010	ISSUE FOR DEVELOPMENT PERMIT
031110	CP REVISIONS
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NO.	DESCRIPTION

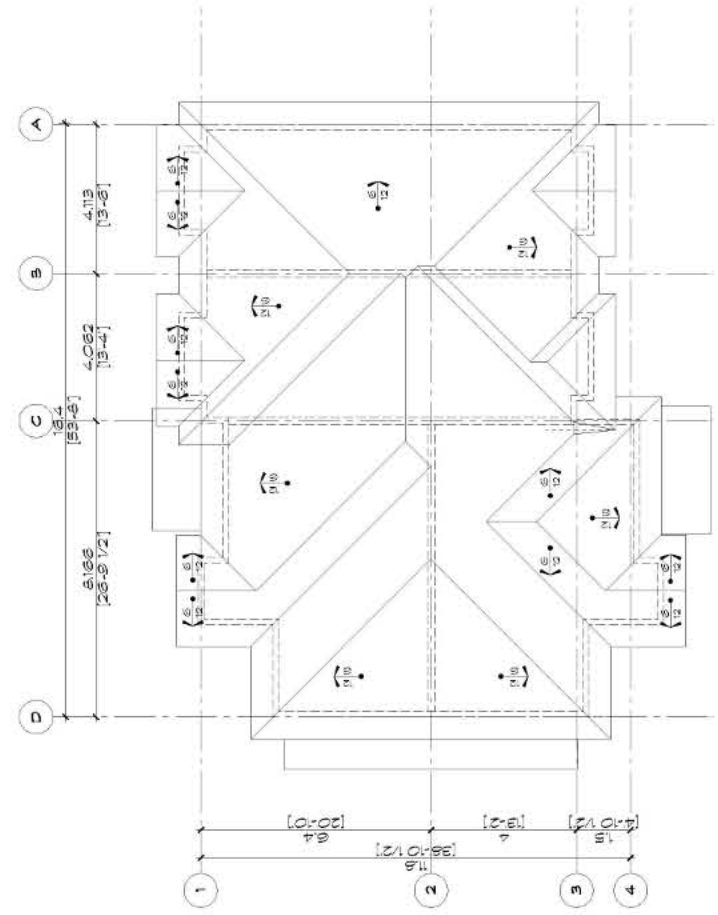
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PROJECT:
THE GROVE
 65th Ave. & 104th St.
 Surrey, BC

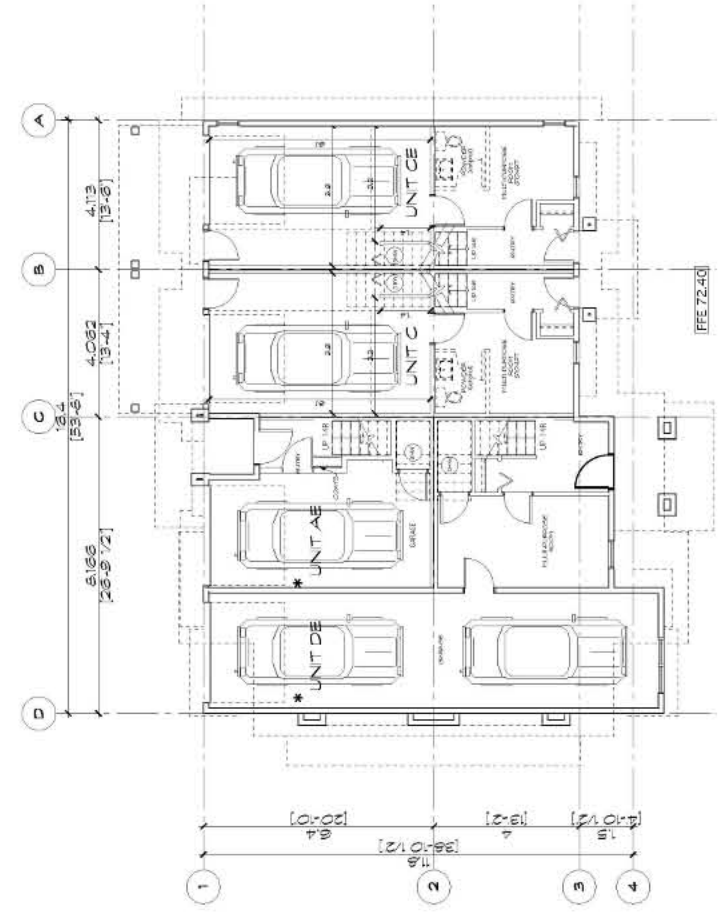
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REVISION NO.: -	SHEET NO.: A2.14



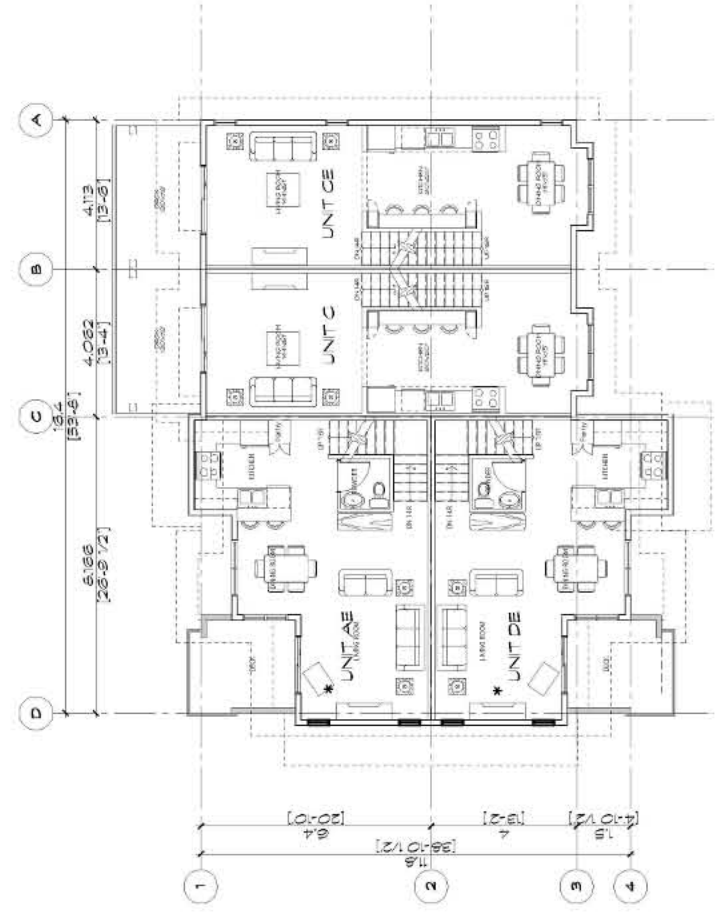
3 UPPER FLOOR PLAN
 A2.14 SCALE: 1/100



4 ROOF PLAN
 A2.14 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.14 SCALE: 1/100



2 MAIN FLOOR PLAN
 A2.14 SCALE: 1/100



KEY PLAN

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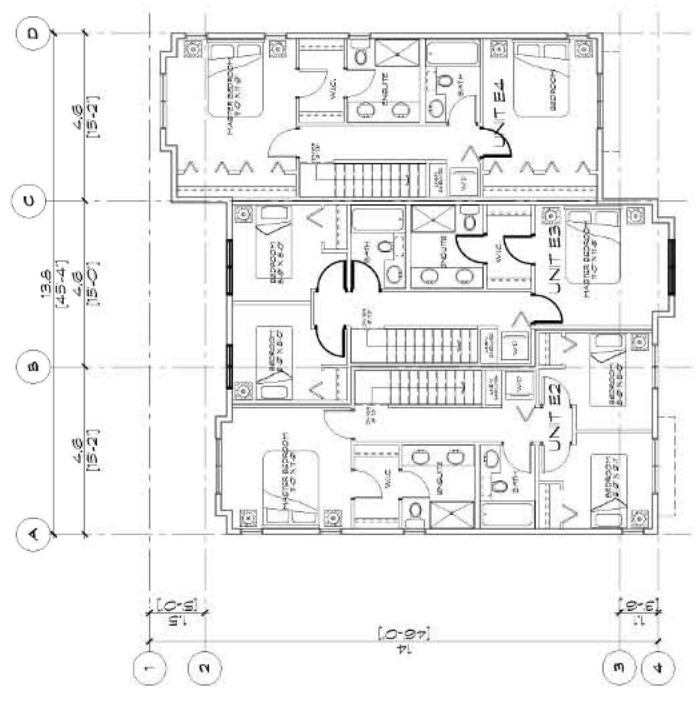
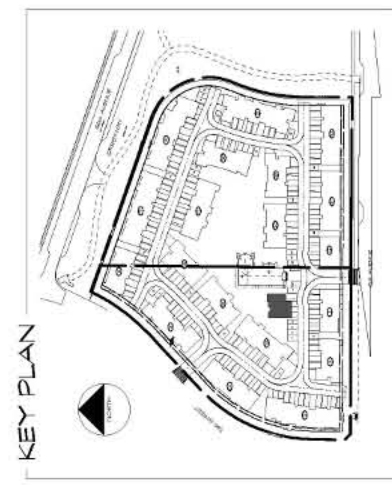
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2010.01.01	ISSUE FOR DEVELOPMENT PERMIT
27.10.2010	CP REVISIONS
09.11.10	CP REVISIONS
30.11.10	CP REVISIONS
12.01.11	CP REVISIONS



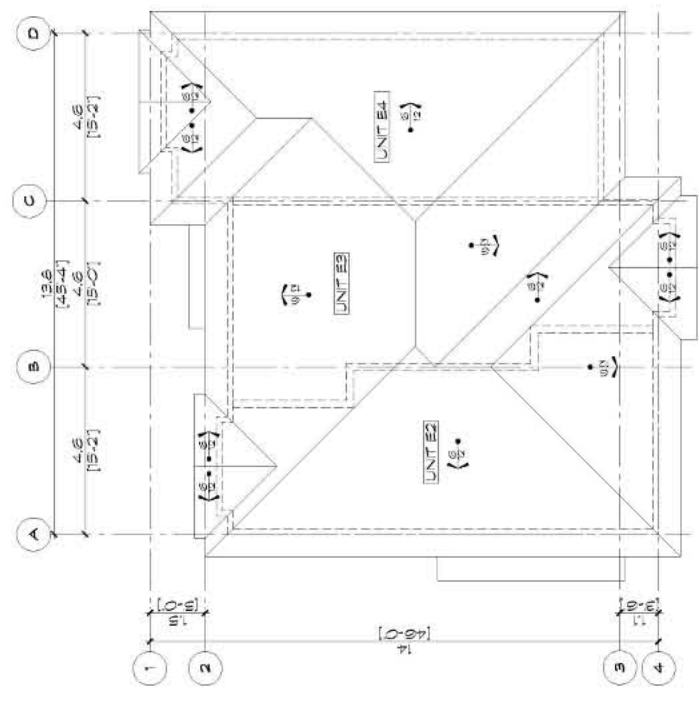
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 admin@cicozziarchitecture.com

PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

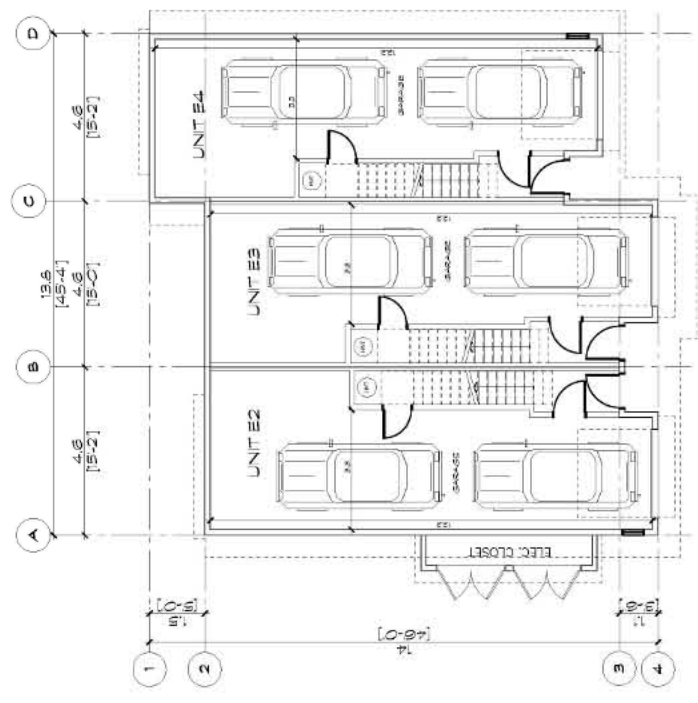
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REVISION NO.: -	SHEET NO.: A2.15



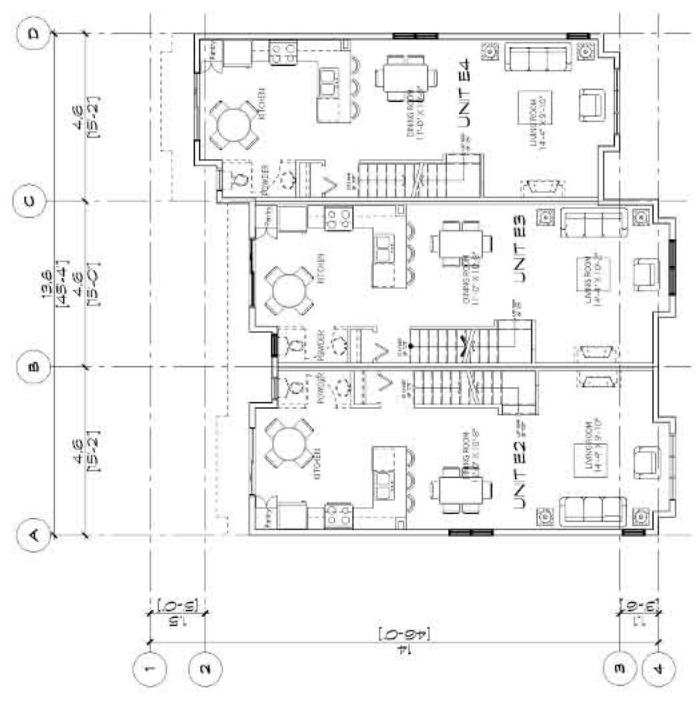
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 A2.15 SCALE: 1/8" = 1'-0"



4 ROOF PLAN
 A2.15 SCALE: 1:100



1 GROUND FLOOR PLAN
 A2.15 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.15 SCALE: 1:100

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NO.	DATE	DESCRIPTION

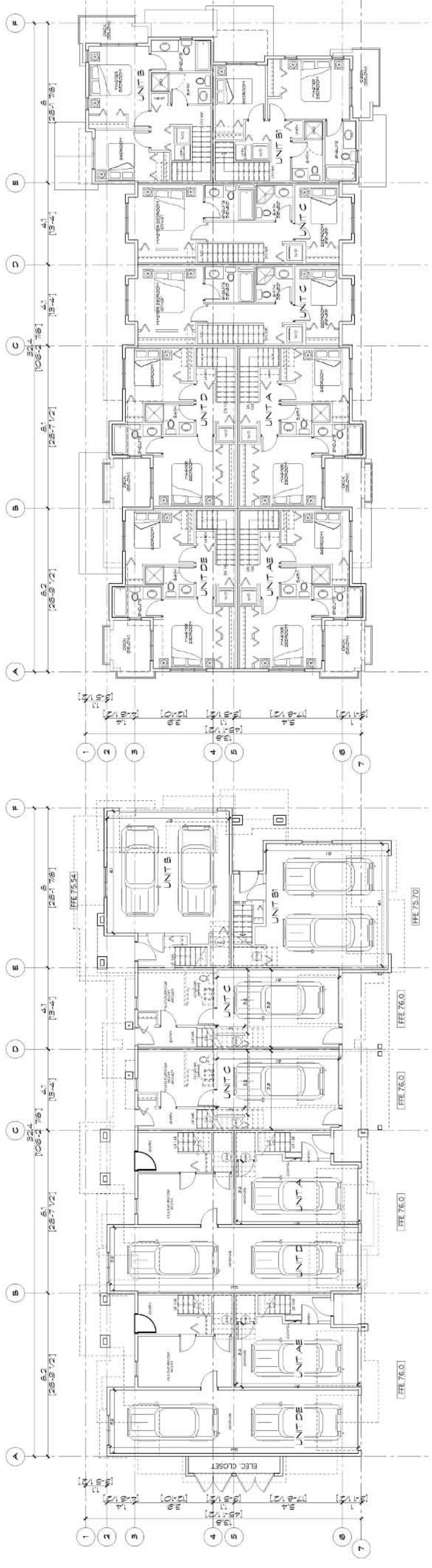
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REVISION:

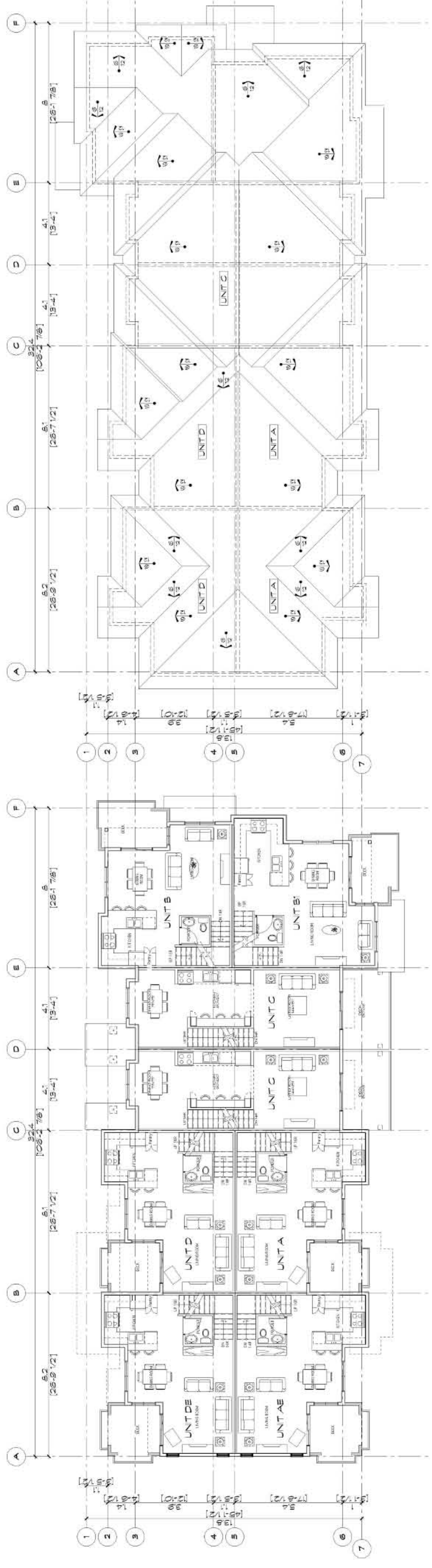
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THE GROVE
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 Surrey, BC

DRAWN: S.S.A.M.	CHECKED BY: RC
SCALE: 1/100	PROJECT NO: RCA-178
SHEET TITLE: BUILDING 14 PLANS	
REVISION NO: -	SHEET NO: A2.16



3 UPPER FLOOR PLAN
 A2.16 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.16 SCALE: 1/100

2 MAIN FLOOR PLAN
 A2.16 SCALE: 1/100

4 ROOF PLAN
 A2.16 SCALE: 1/100



KEY PLAN

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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2013/10	ISSUE FOR DEVELOPMENT PERMIT
02/11/13	02* REVISIONS
30/11/13	03* REVISIONS
12/01/14	04* REVISIONS

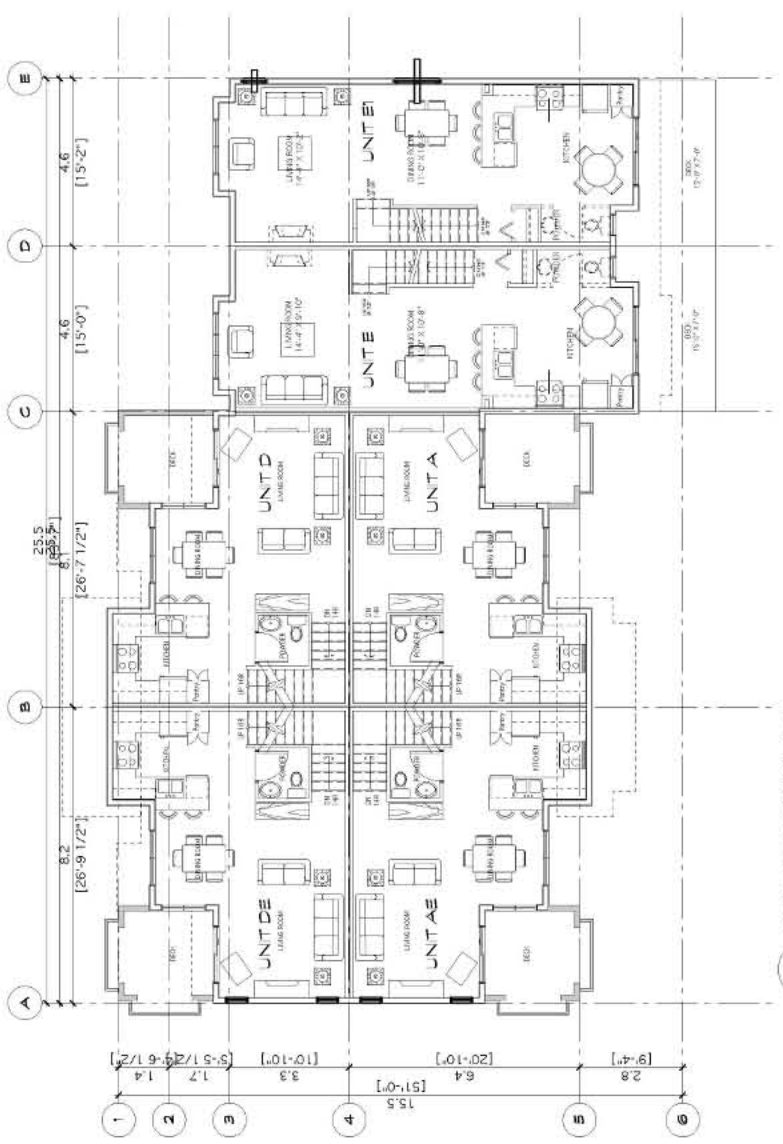
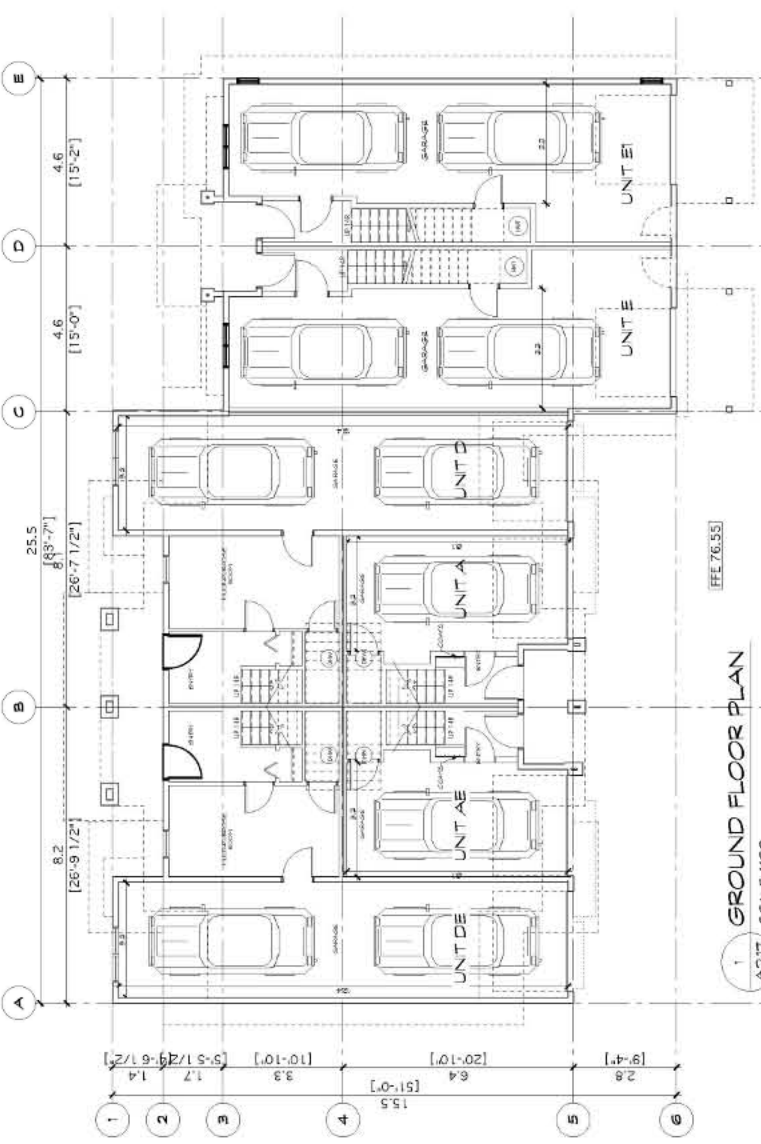
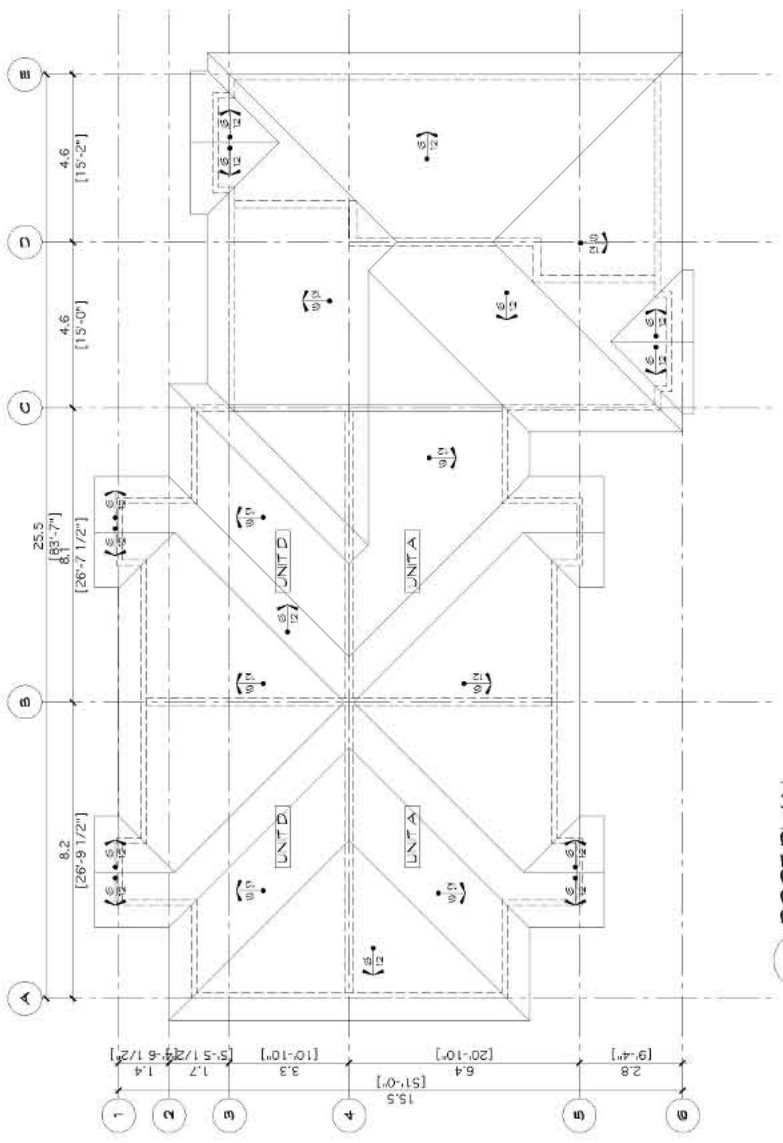
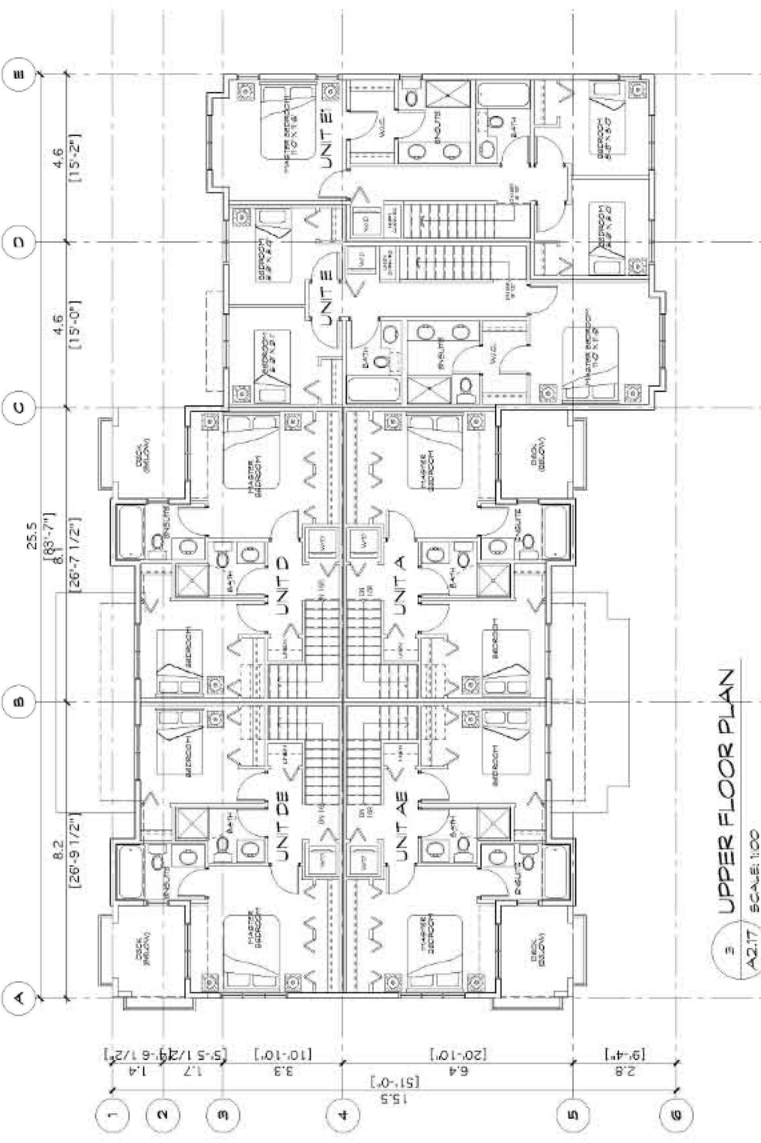
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 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@coccozziarchitecture.com

PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

DRAWN: SS, L, M	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA-179
SHEET TITLE: BUILDING 15 PLANS	

PROWING NO.: -	SHEET NO.: A2.17
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NO.	DATE	DESCRIPTION

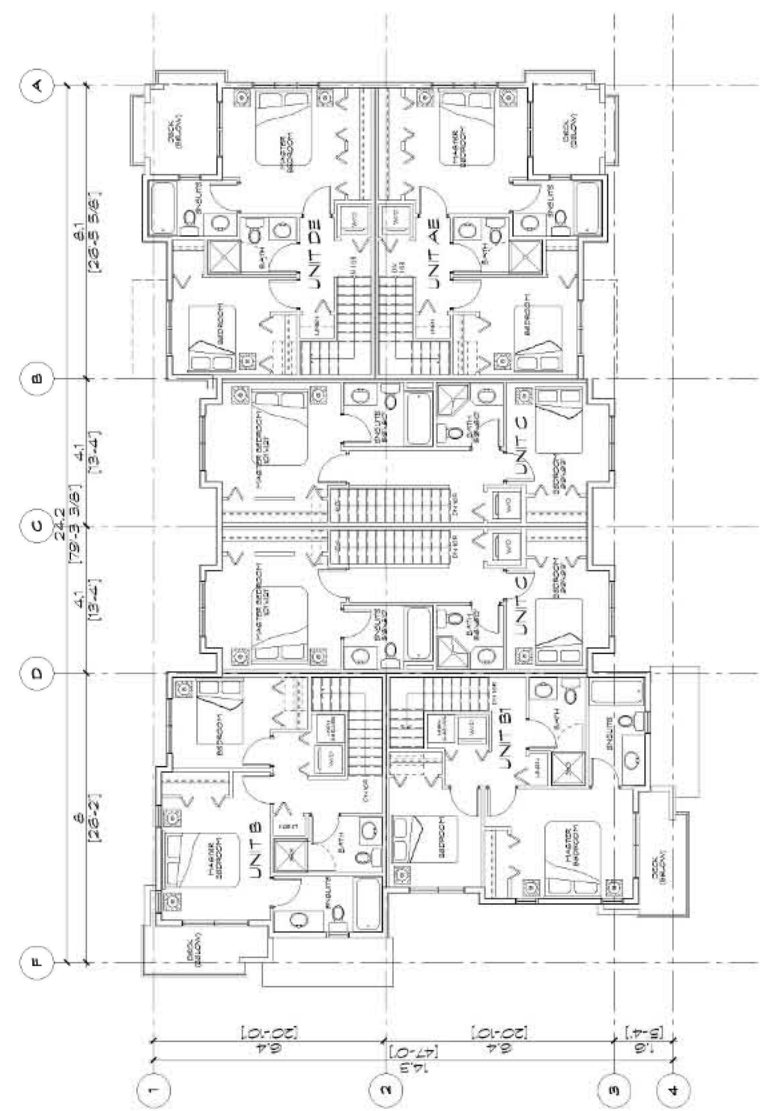
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2012.10.10	ISSUE FOR DEVELOPMENT PERMIT
2013.10.10	CP REVISIONS
2013.11.10	CP REVISIONS
2013.12.10	CP REVISIONS
2014.01.10	CP REVISIONS

NO.	DATE	DESCRIPTION

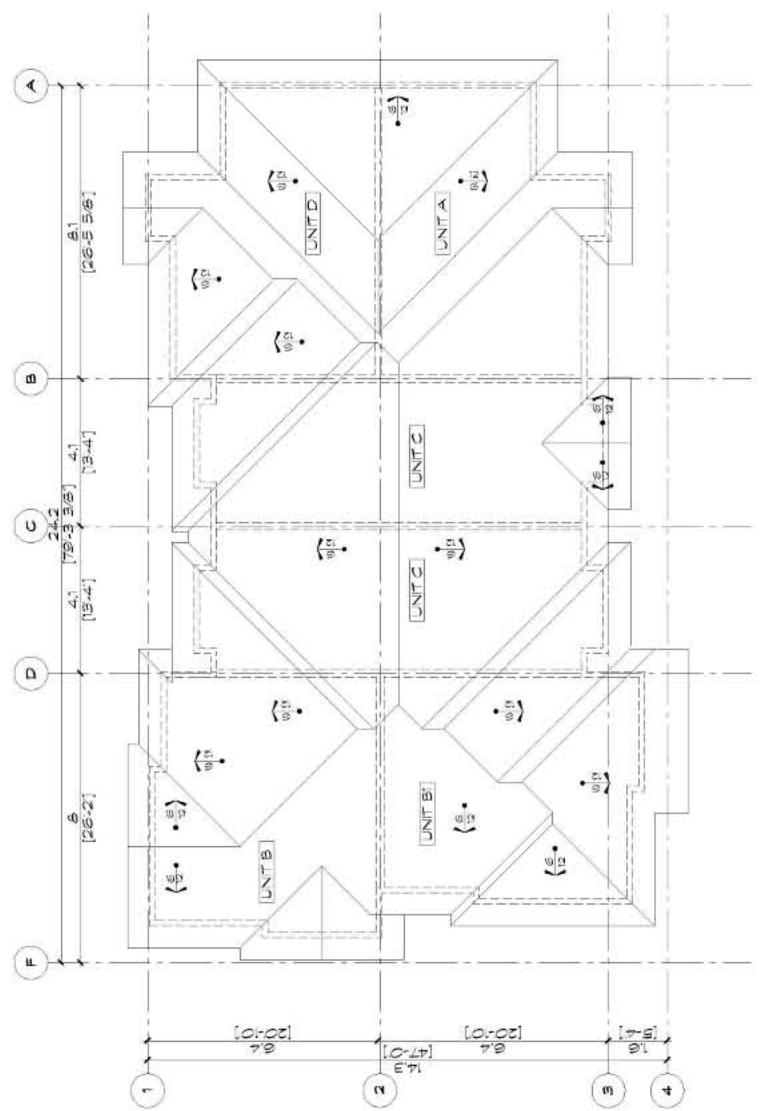
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PROJECT
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

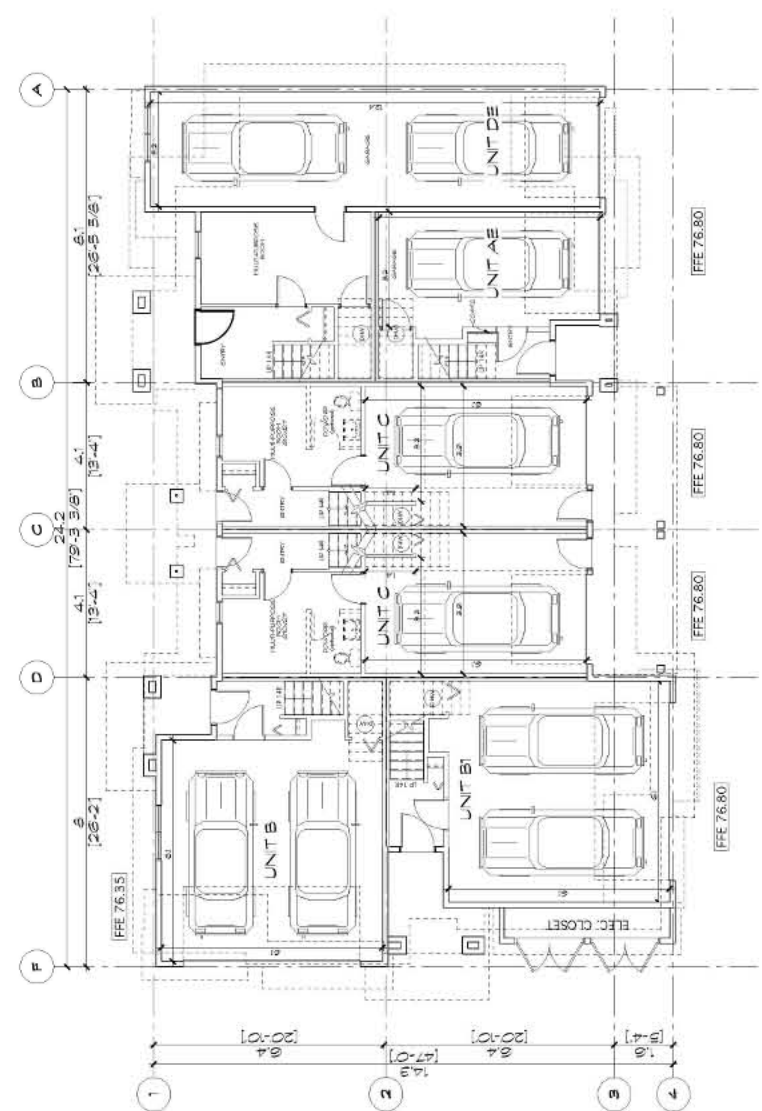
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SHEET TITLE:	BUILDING 16 PLANS
REVISION NO.: -	SHEET NO.: A2.18



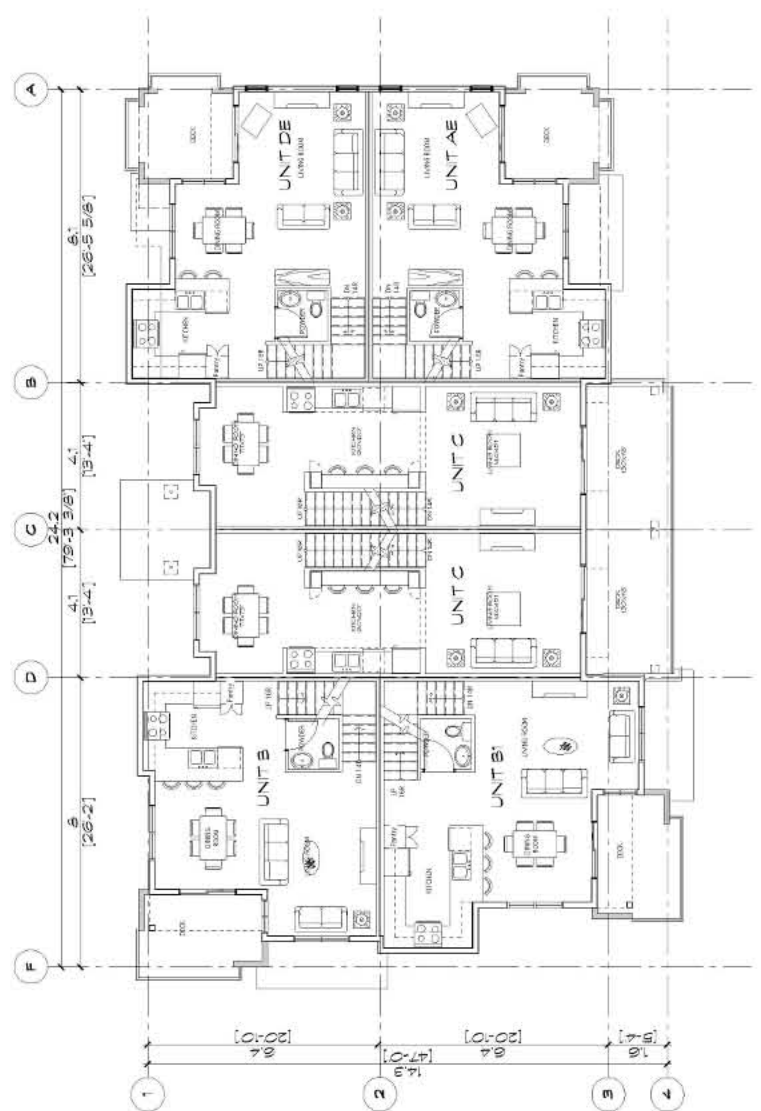
1 UPPER FLOOR PLAN
 A2.18 / SCALE: 1:100



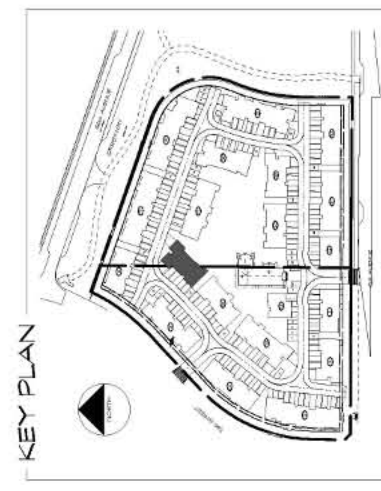
2 MAIN FLOOR PLAN
 A2.18 / SCALE: 1:100



3 GROUND FLOOR PLAN
 A2.18 / SCALE: 1:100



4 ROOF PLAN
 A2.18 / SCALE: 1:100

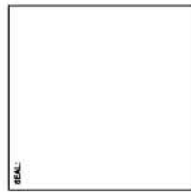


KEY PLAN

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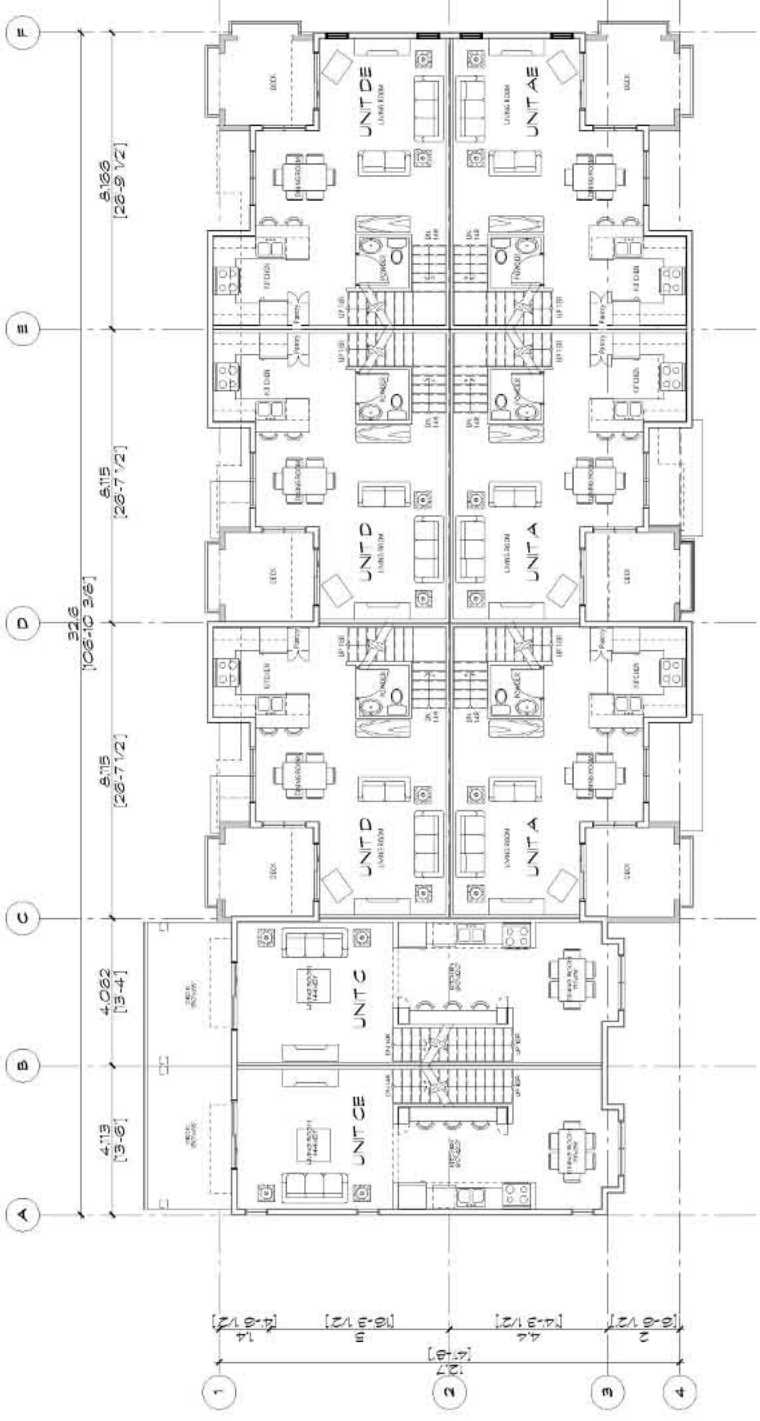
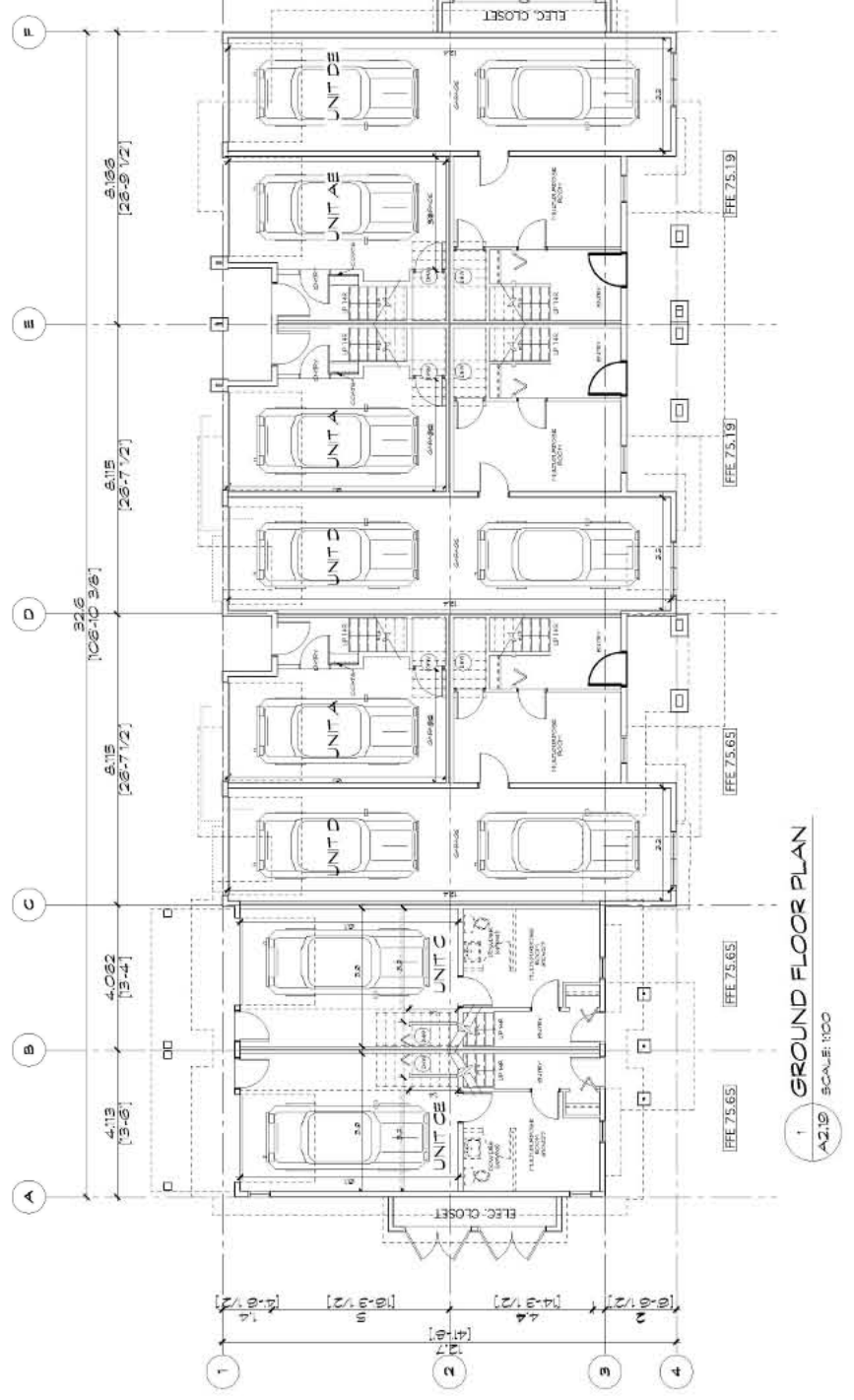
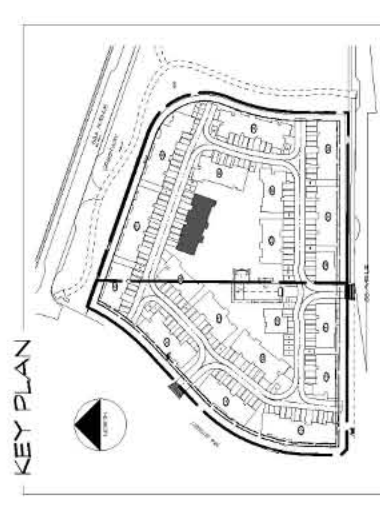
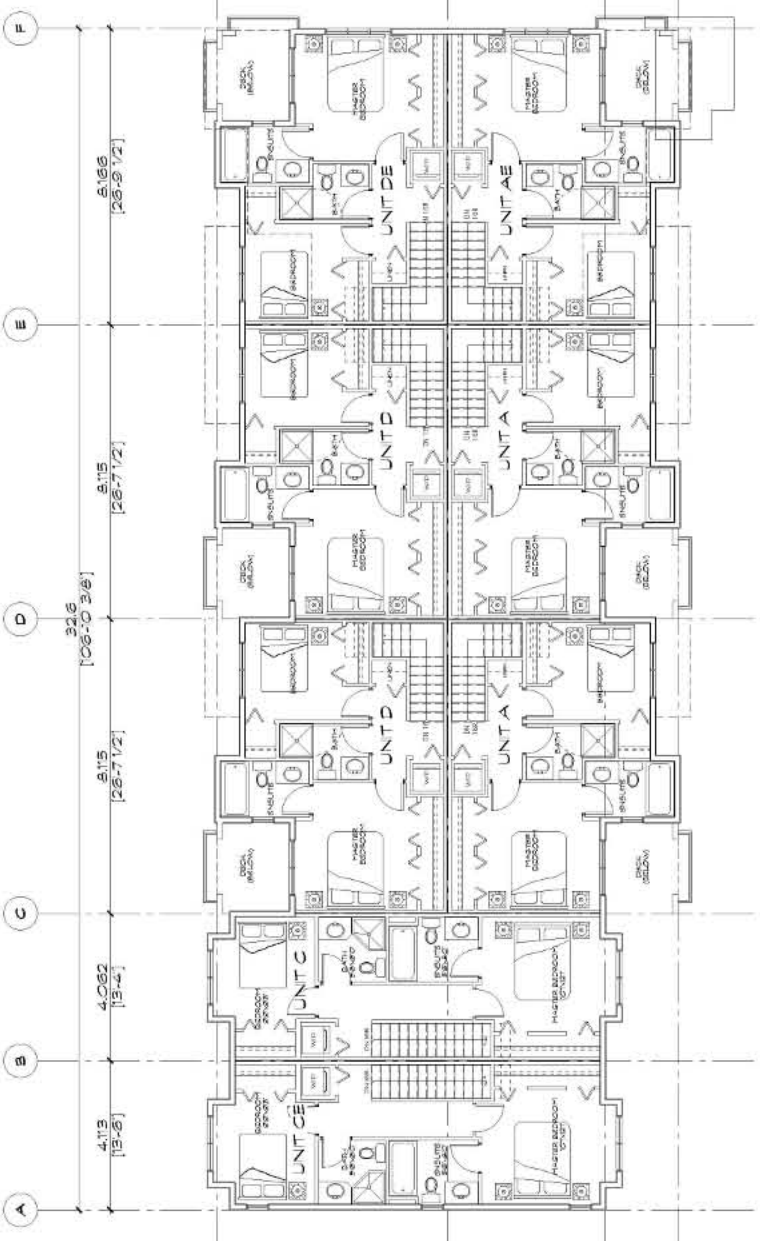
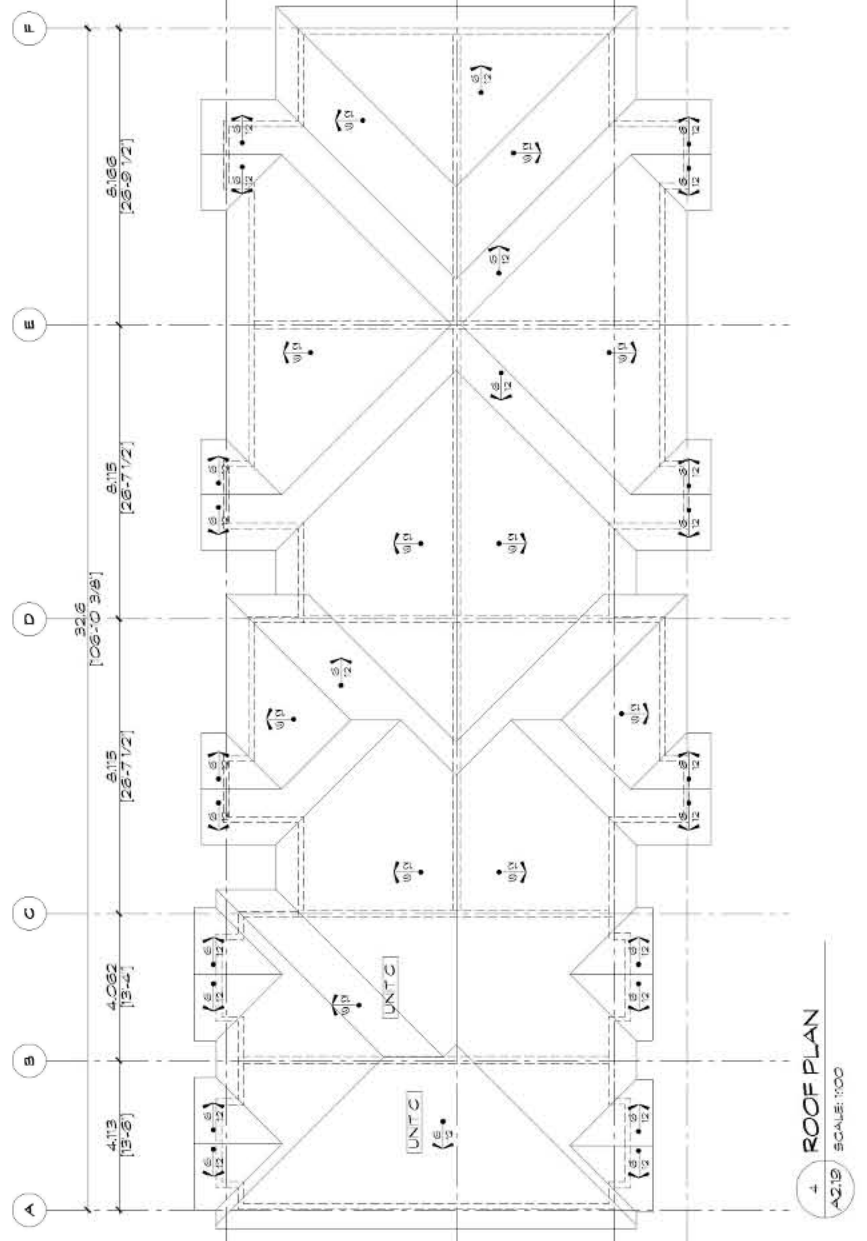
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2012/10		ISSUE FOR DEVELOPMENT PERMIT
2013/03		DP REVISIONS
2013/10		DP REVISIONS
2013/12		DP REVISIONS
12.01.11		DP REVISIONS



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THE GROVE
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 Surrey, BC

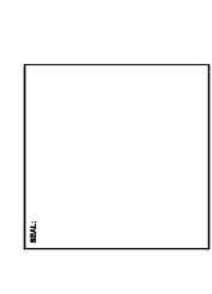
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SHEET TITLE:	BUILDING 17 PLANS		
REVISION NO.:	-	SHEET NO.:	A2.19



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NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
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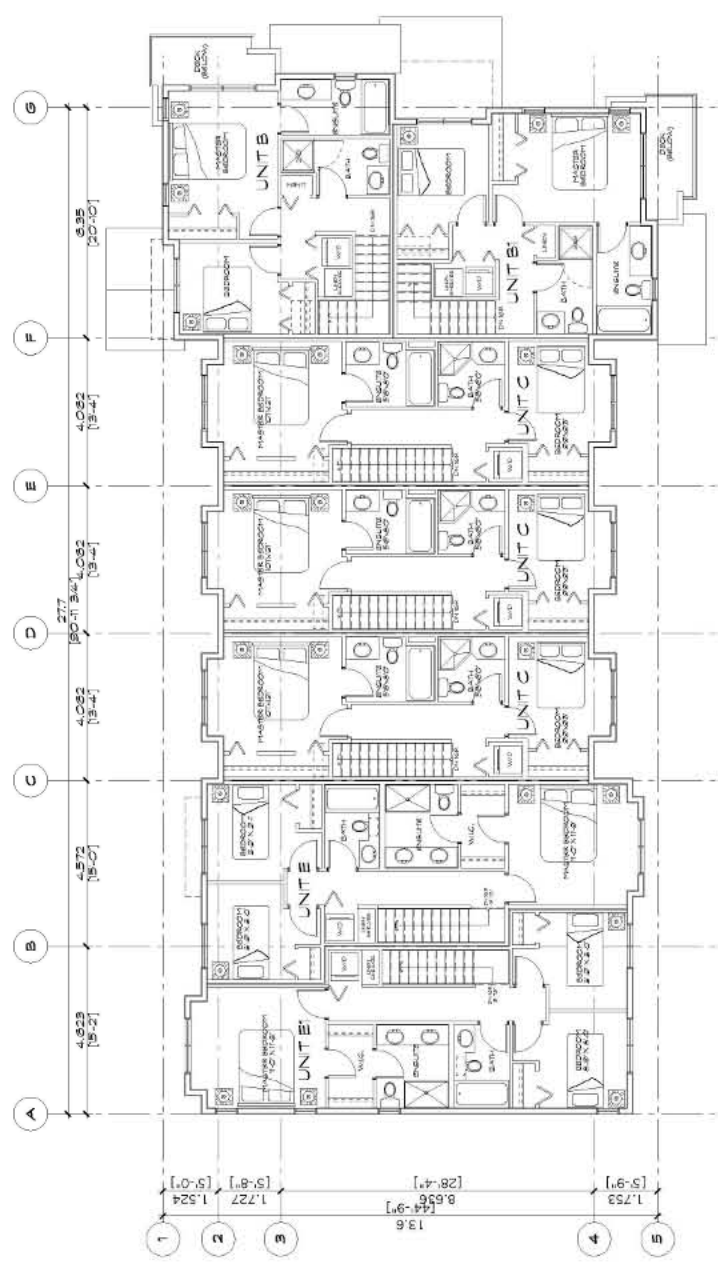


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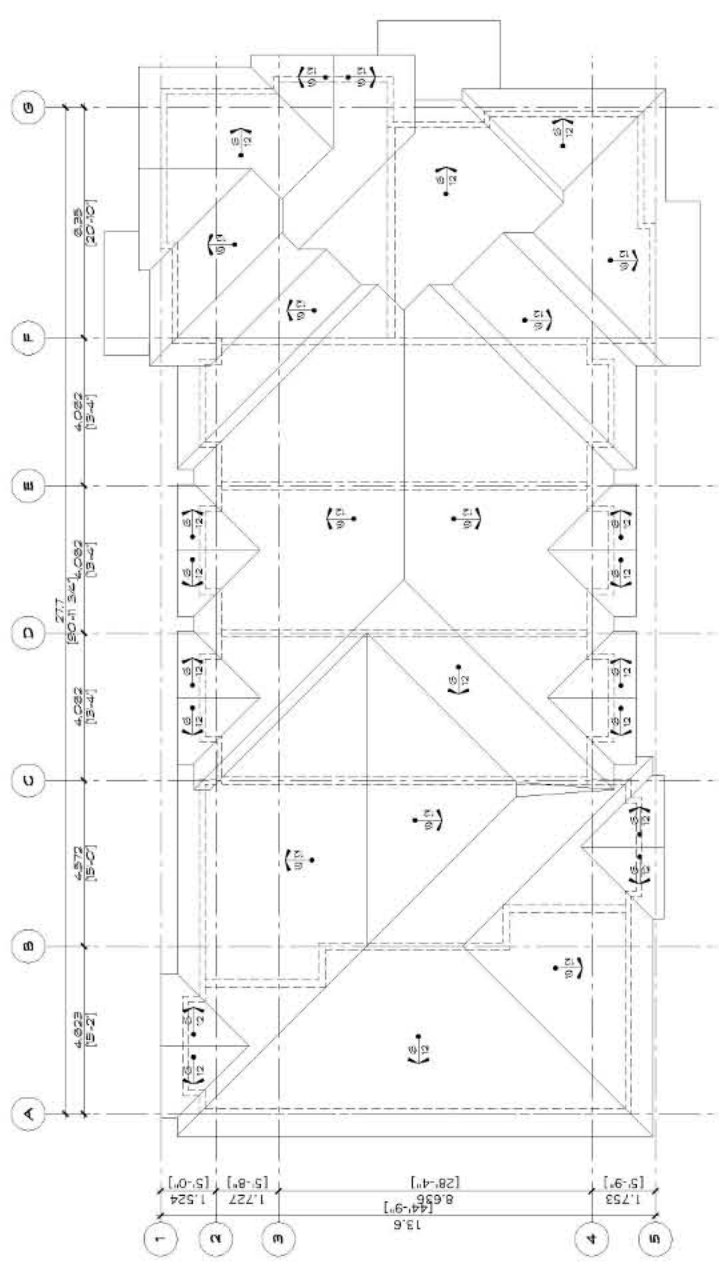
PROJECT
THE GROVE
 65th Ave. E 194th St.
 Surrey, BC

DRAWN: SS/LY	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: RCA/179
SHEET TITLE:	
BUILDING 18 PLANS	

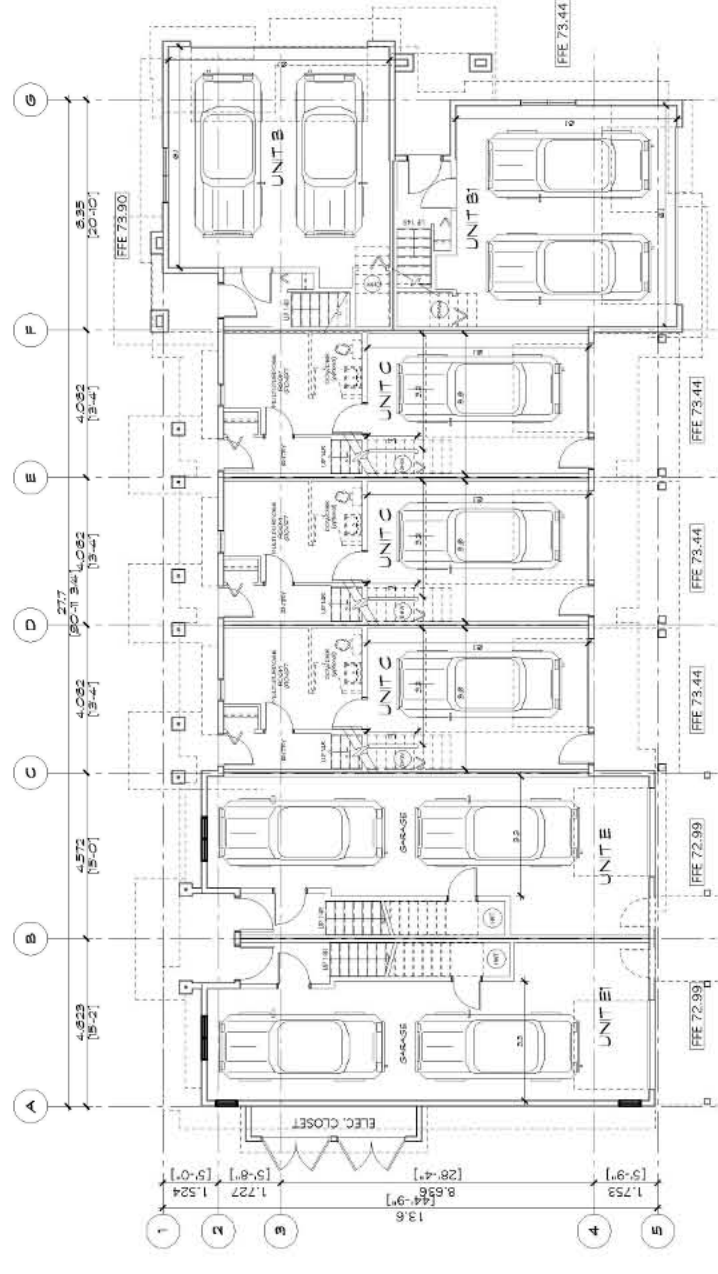
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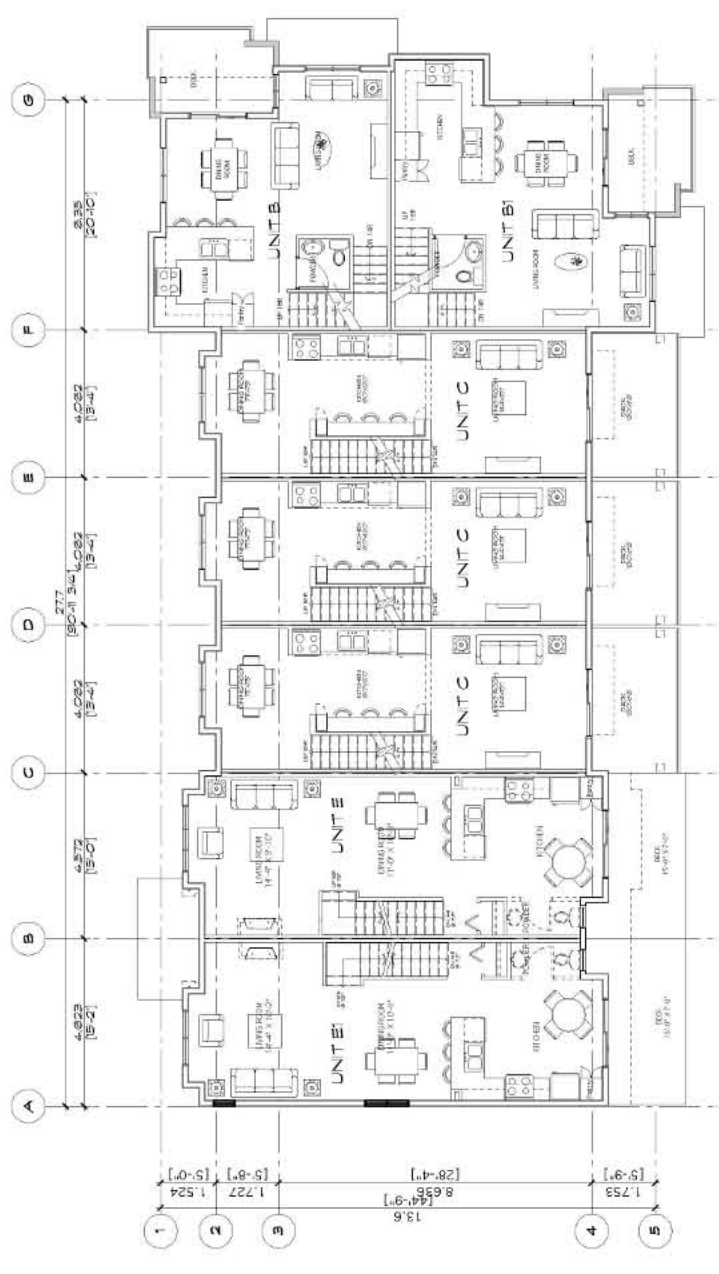
2 UPPER FLOOR PLAN
 A2.20 SCALE: 1:100



3 ROOF PLAN
 A2.20 SCALE: 1:100



1 GROUND FLOOR PLAN
 A2.20 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.20 SCALE: 1:100



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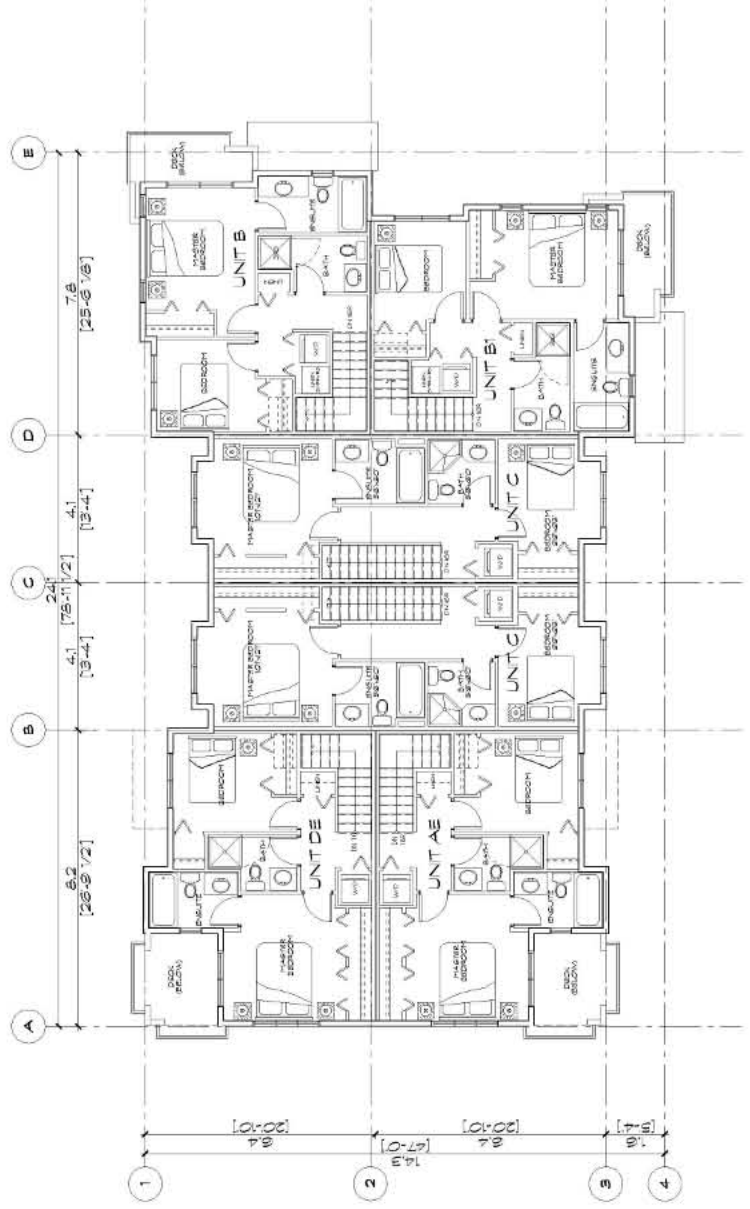
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SEAL: _____

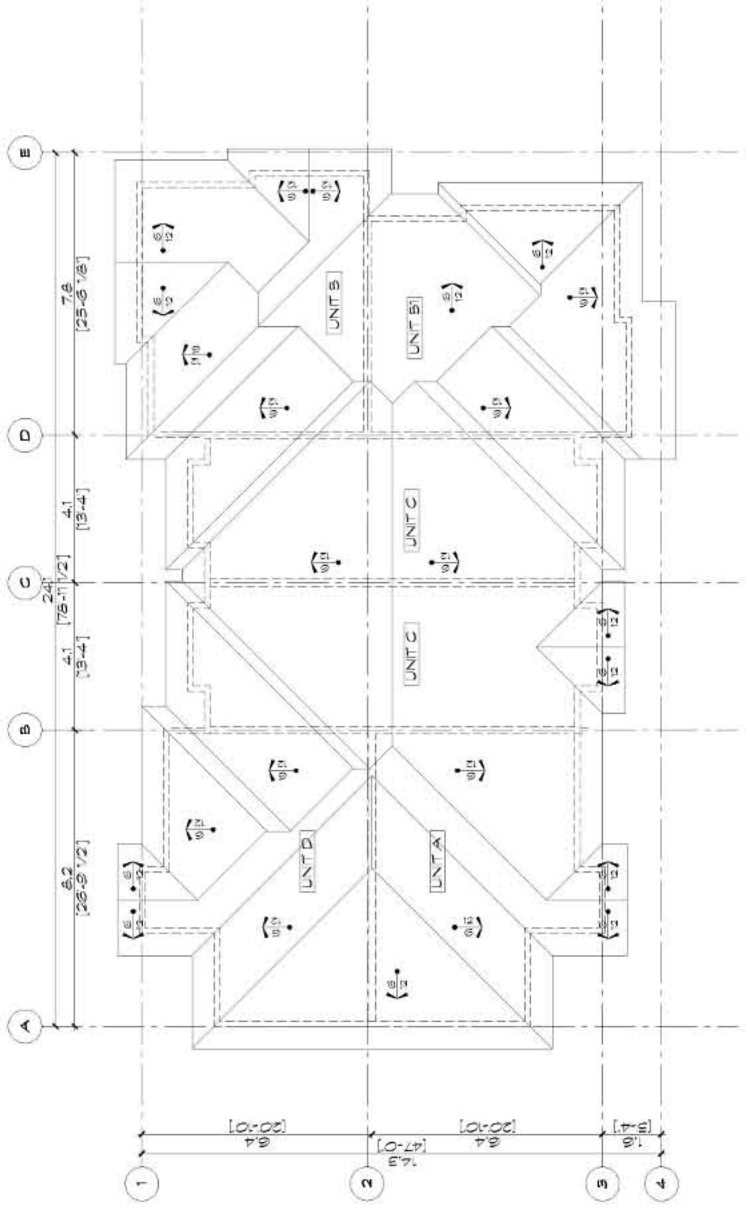
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THE GROVE
 65th Ave. & 104th St.
 Surrey, BC

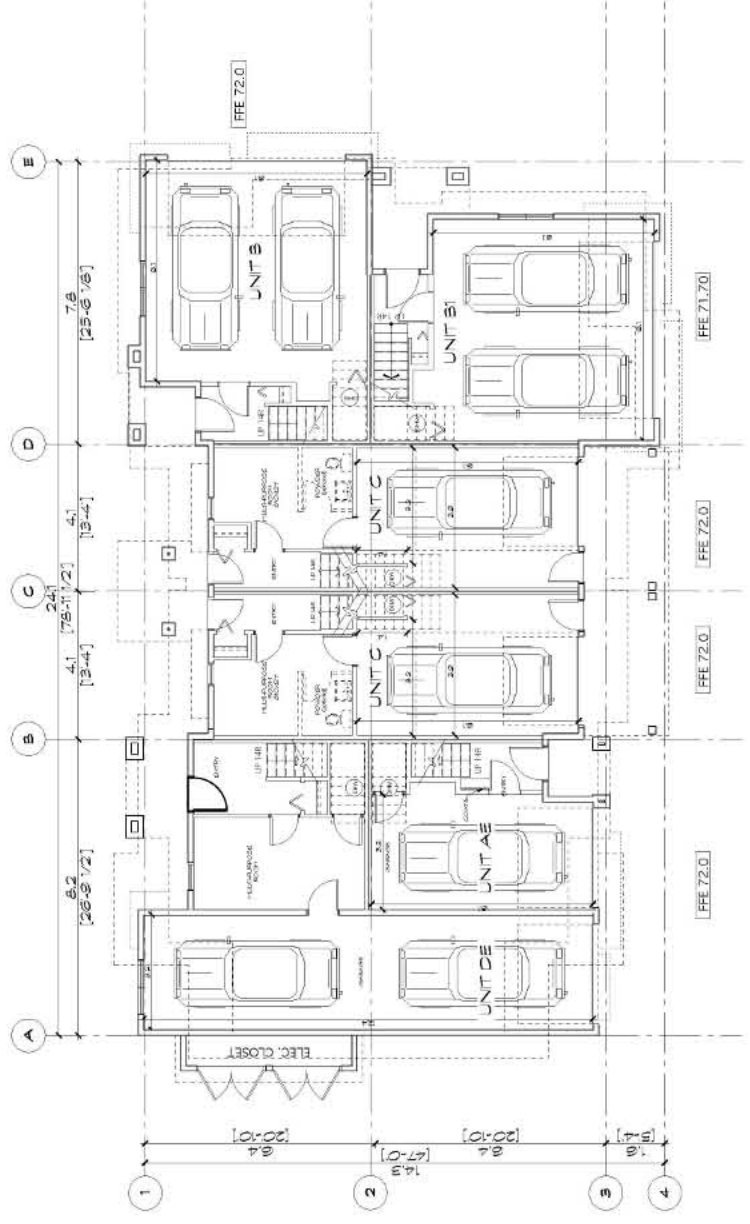
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REVISION NO.: -	SHEET NO.: A2.21



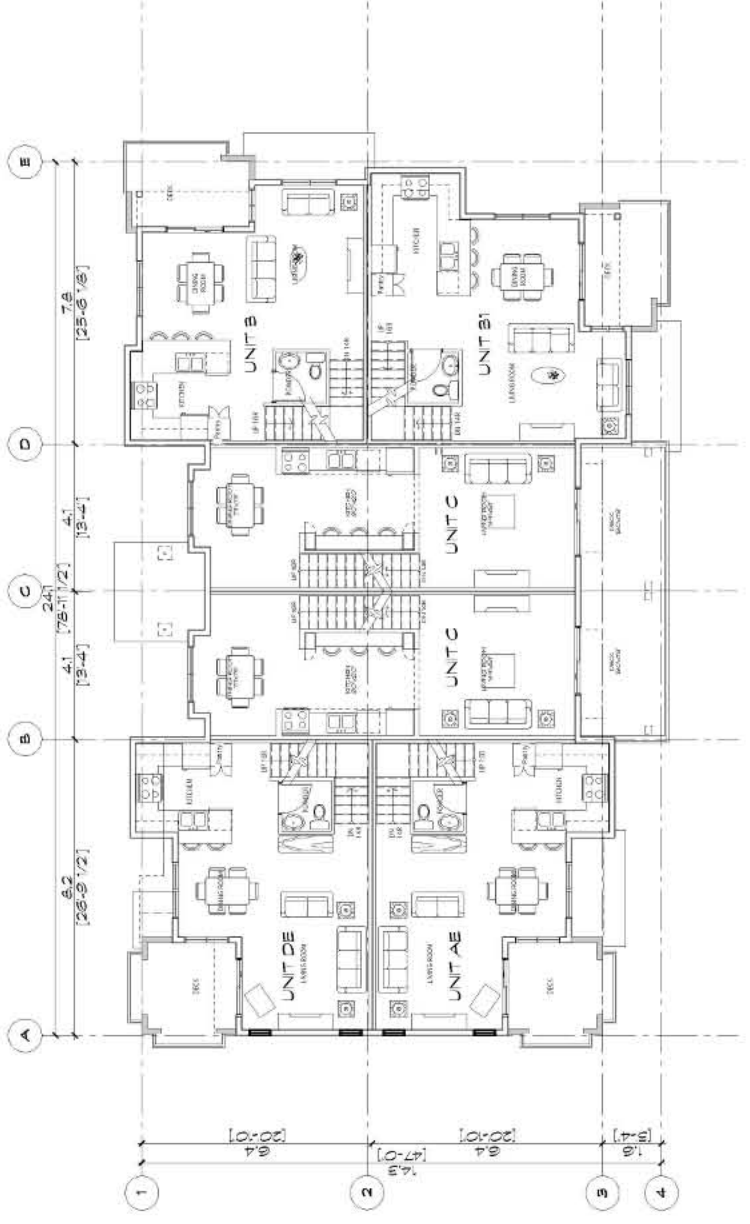
3 UPPER FLOOR PLAN
 A2.21 SCALE: 1/100



4 ROOF PLAN
 A2.21 SCALE: 1/100



1 GROUND FLOOR PLAN
 A2.21 SCALE: 1/100

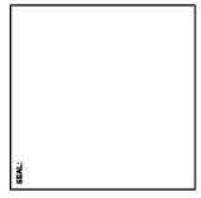


2 MAIN FLOOR PLAN
 A2.21 SCALE: 1/100

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NO.	DATE / DESCRIPTION

ISSUE:	
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201010	ISSUE FOR DEVELOPMENT PERMIT
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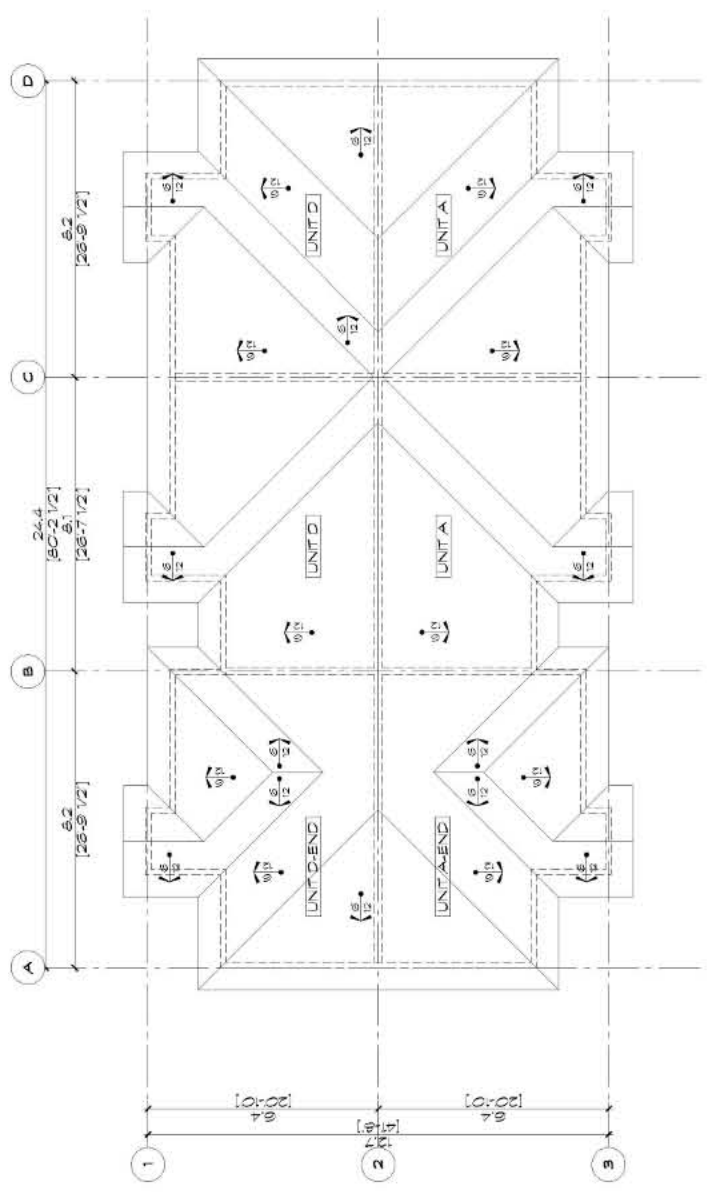


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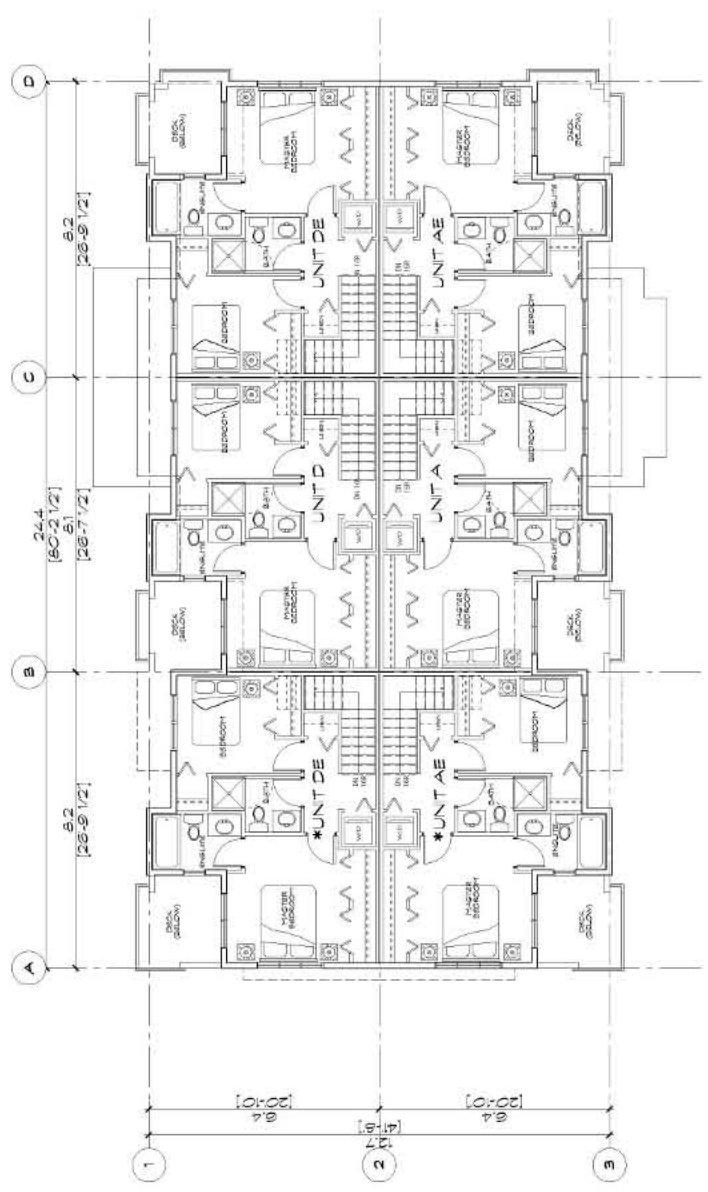
PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

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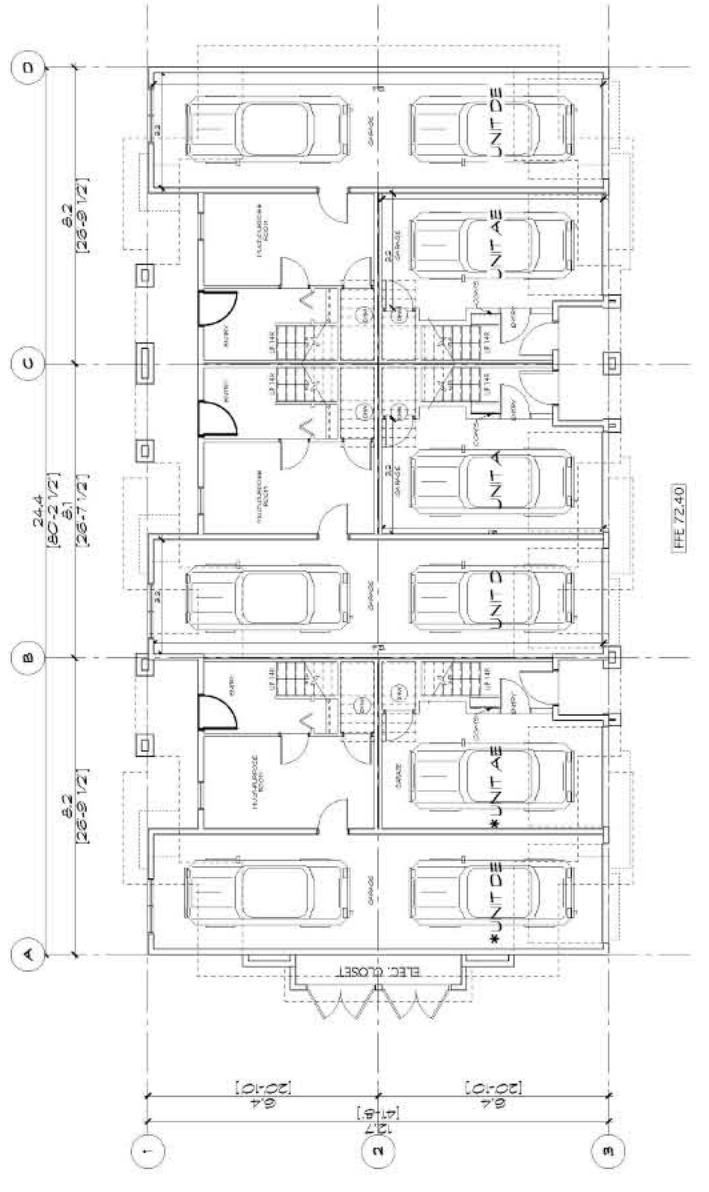
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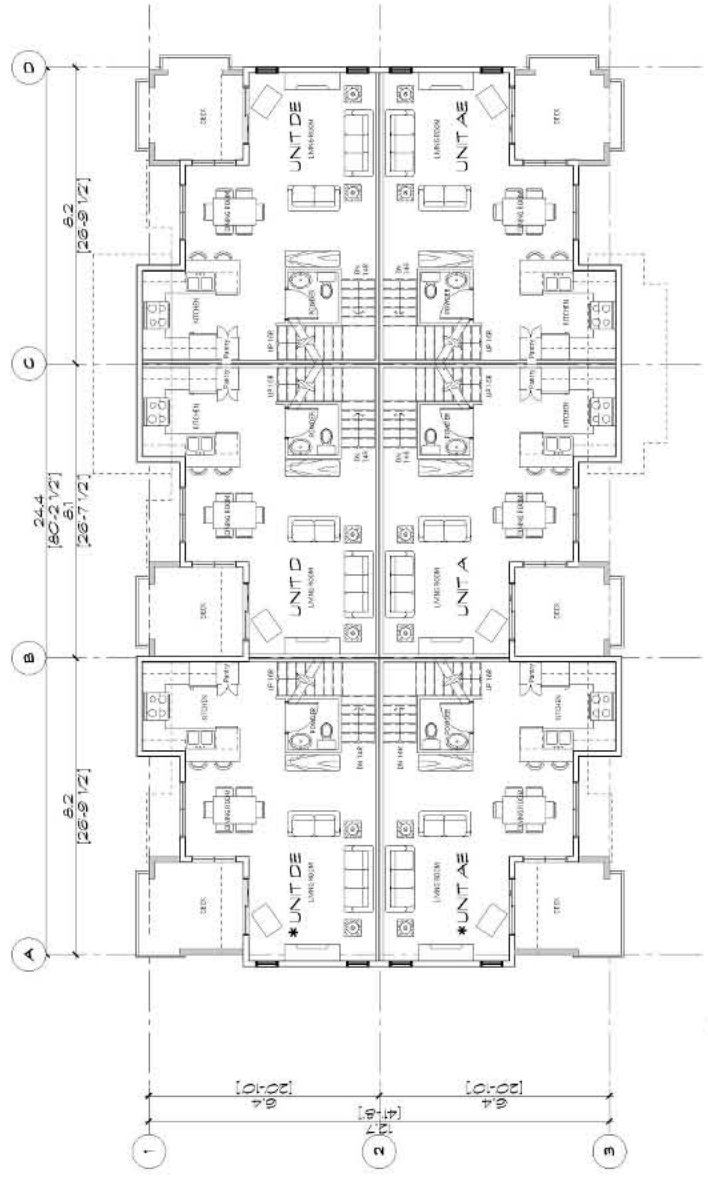
4 ROOF PLAN
 A2.22 SCALE: 1:100



5 UPPER FLOOR PLAN
 A2.22 SCALE: 1:100



1 GROUND FLOOR PLAN
 A2.22 SCALE: 1:100



2 MAIN FLOOR PLAN
 A2.22 SCALE: 1:100



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REVISION:	
NO.	DATE / DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
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10.22.10	01 REVISIONS
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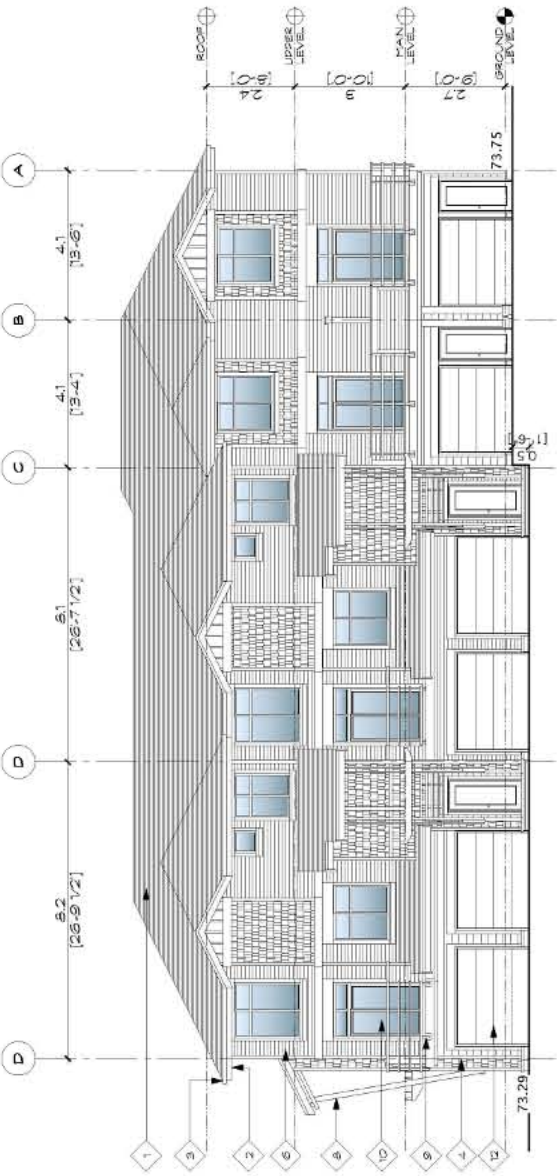
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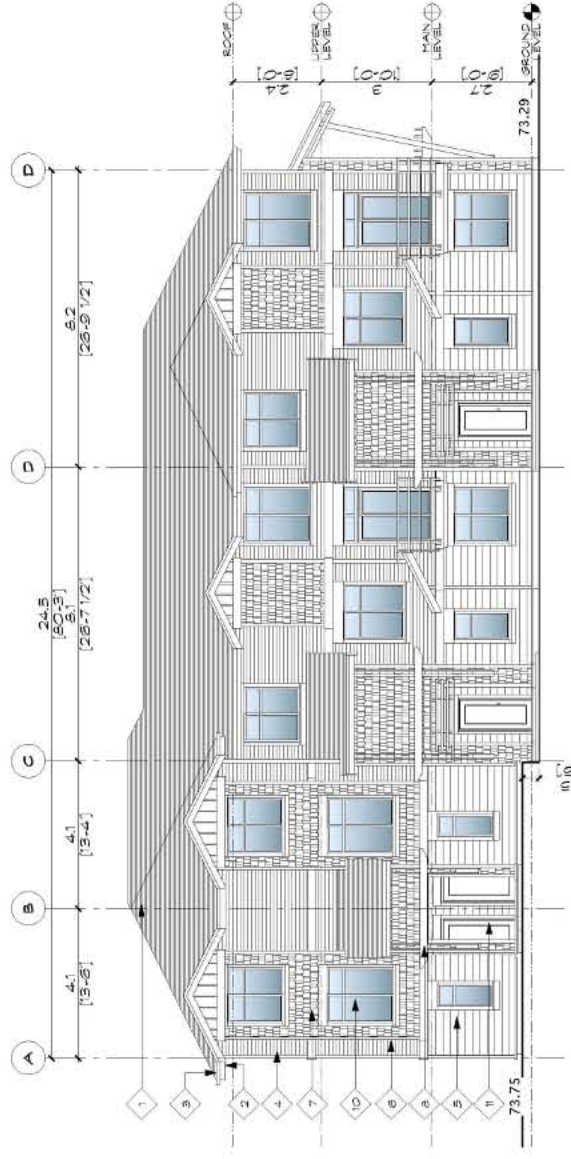
THE GROVE
 68th Ave. & 124th St.
 Surrey, BC

DRAWN: SS/EP	CHECKED BY: RIC
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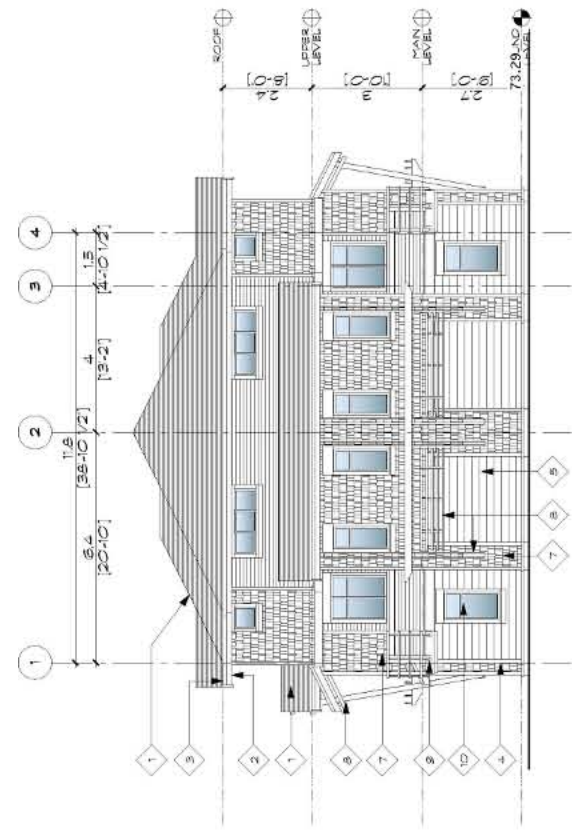
DATE: 11/11/11 16:18:15 PM
 SHEET NO.: A4.00



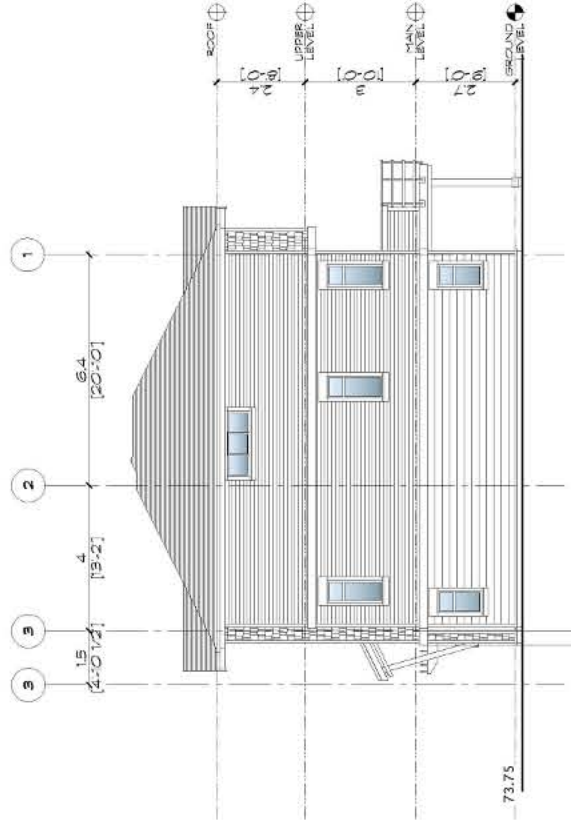
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 1/4" = 1'-0"



4 SOUTH ELEVATION (FACING 68TH AVE)
 1/4" = 1'-0"



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



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

KEY PLAN



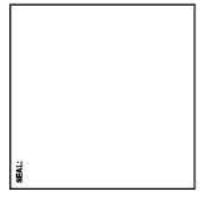
MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 VINYL SORTELS, TYP
- 3 REFINISHED ALUMINUM GUTTER ON 2x6 WOOD FRAMA
- 4 WOOD TRIM - PAINTED
- 5 HORIZONTAL VINYL SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 HARD SHINGLES w/ TRIM
- 8 WOOD STRUTS & BRACKETS, PAINTED
- 9 FACE MOUNTED ALUMINUM SLATS
- 10 VINYL WINDOWS & SLIDING DOORS
- 11 PAINTED DOOR
- 12 REFINISHED GARAGE DOOR

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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2010.07.01	ISSUE FOR PERMIT
10.22.10	DP REVISIONS
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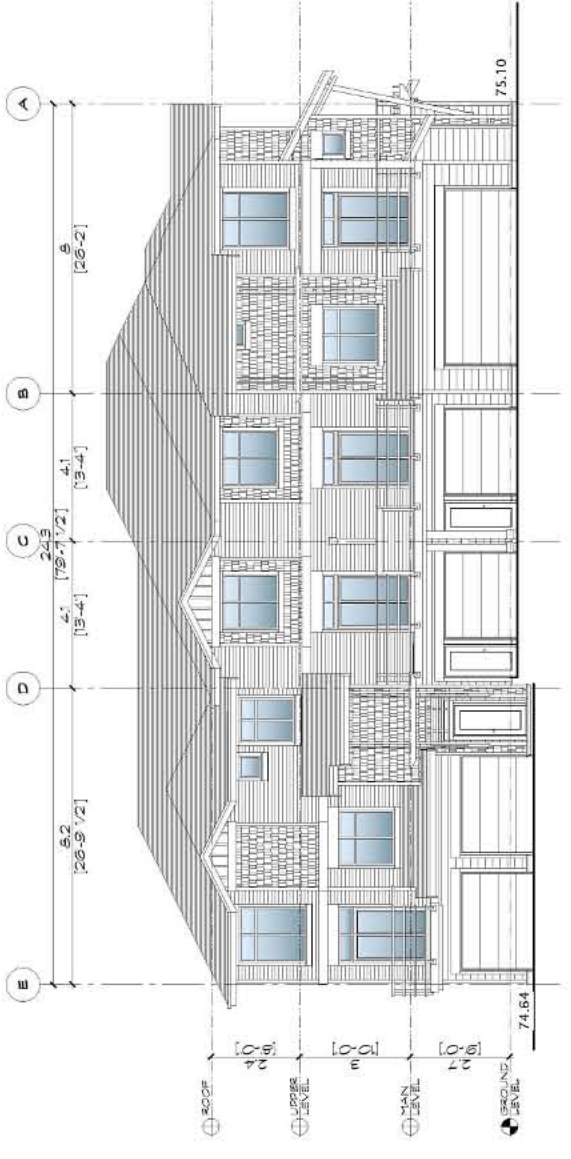


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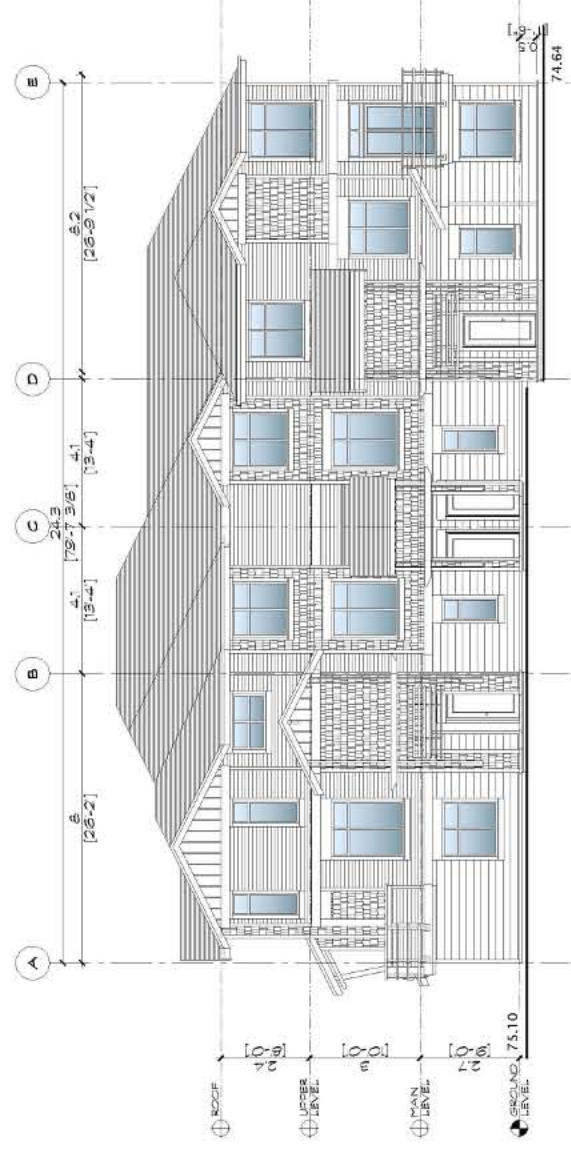
PROJECT:
THE GROVE
 68th Ave. & 124th St.
 Surrey, BC

DRAWN: SS-SP	CHECKED BY: RC
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SHEET TITLE: BUILDING 2 ELEVATIONS	

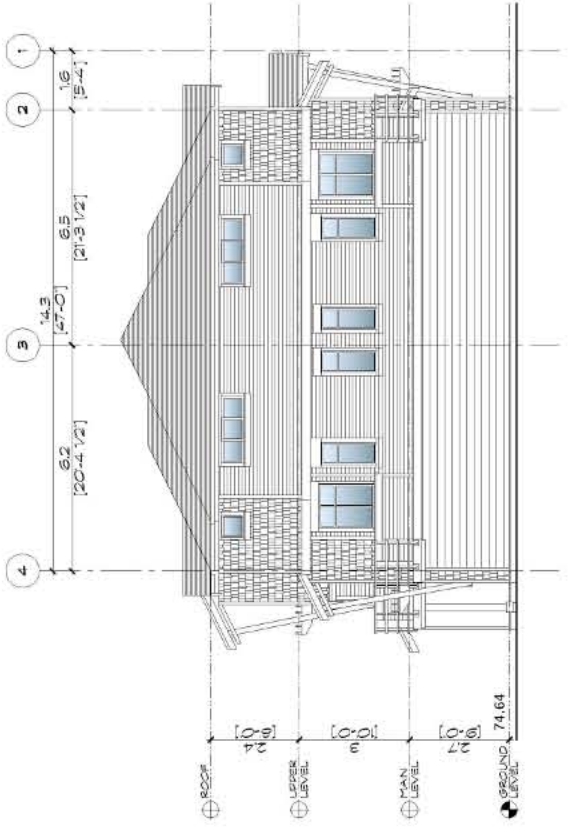
REVISION NO.: -	SHEET NO.: A4.01
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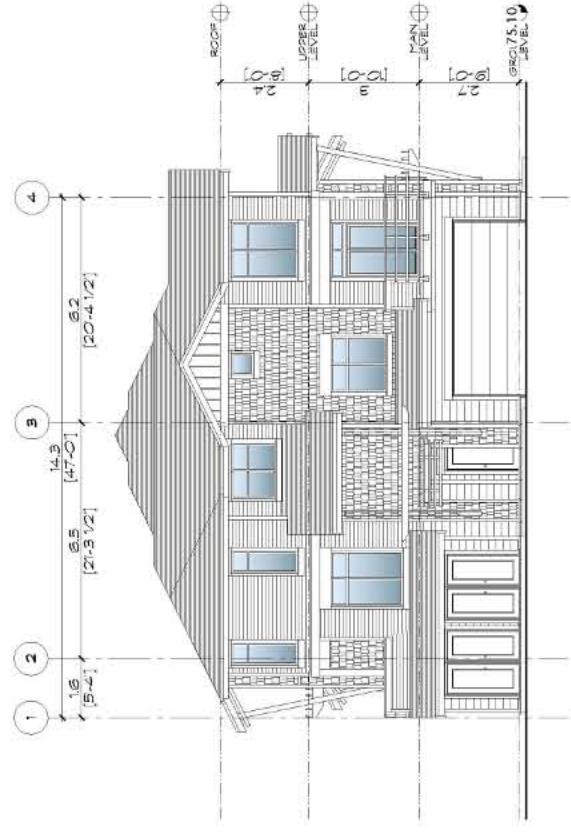
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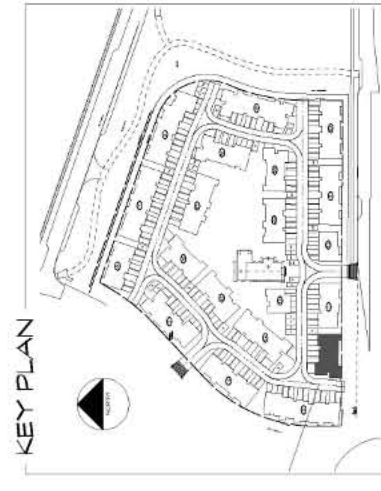
3 SOUTH ELEVATION (FACING 68TH AVE.)
 A4.01 SCALE: 1/100



2 EAST ELEVATION
 A4.01 SCALE: 1/100



1 WEST ELEVATION
 A4.01 SCALE: 1/100

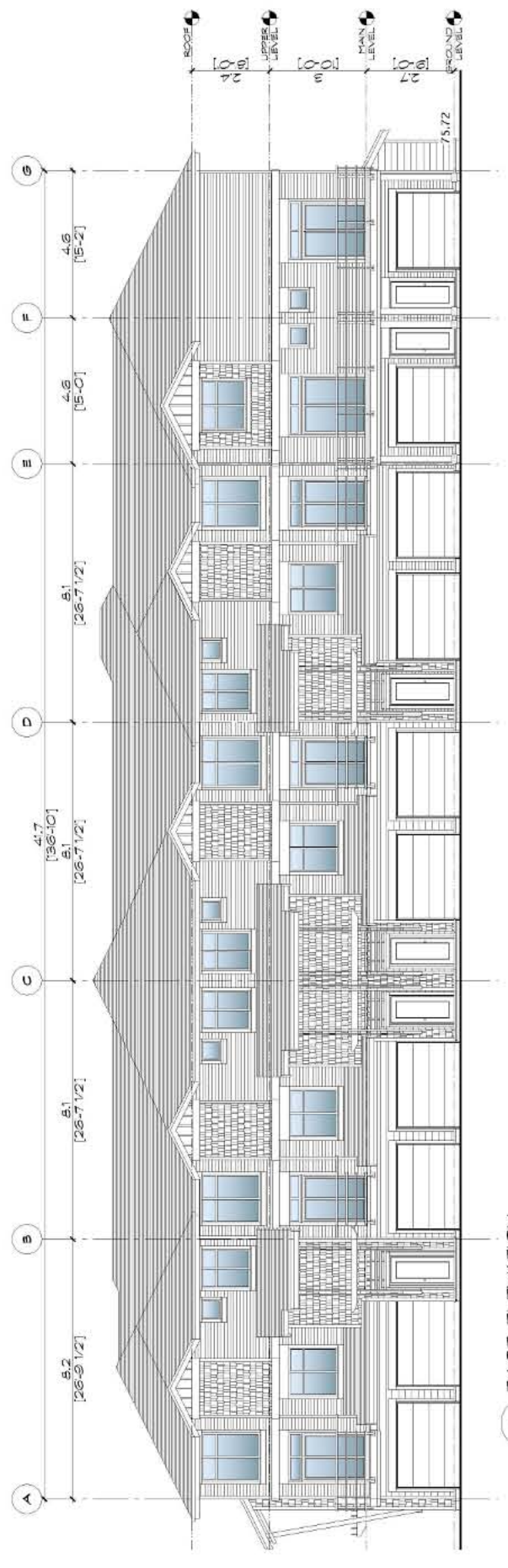


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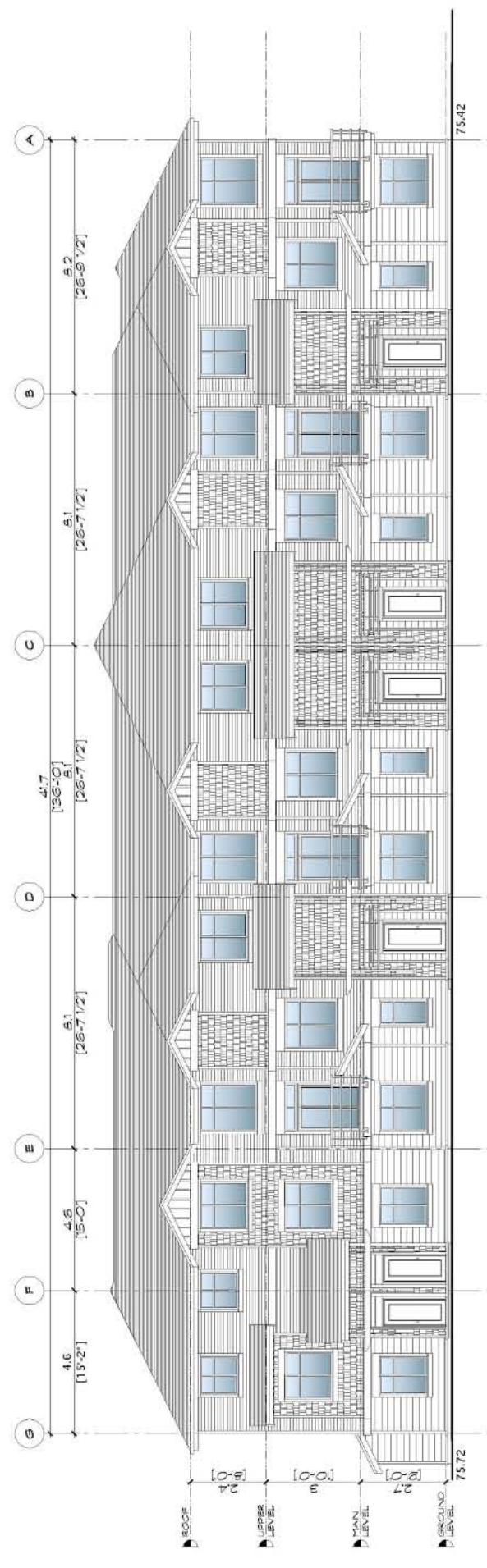
NO.	DATE	DESCRIPTION

ISSUE:	DATE:	DESCRIPTION:

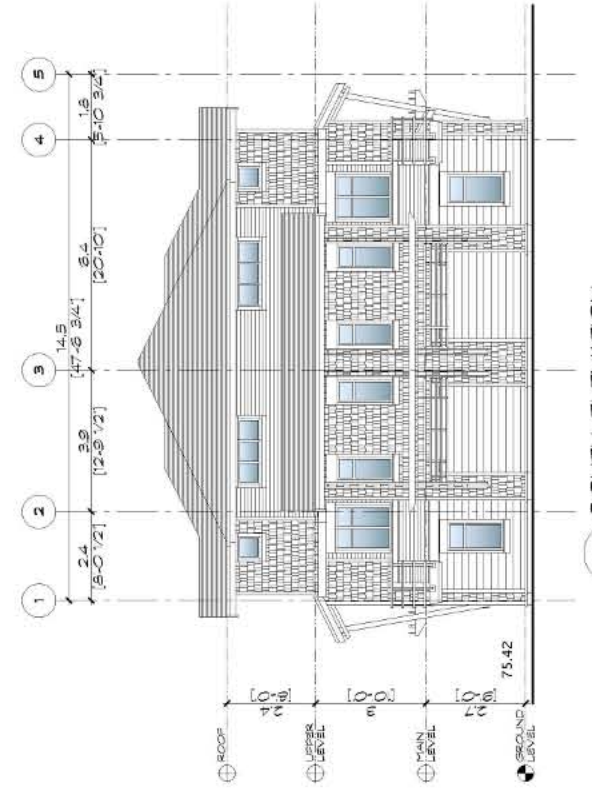
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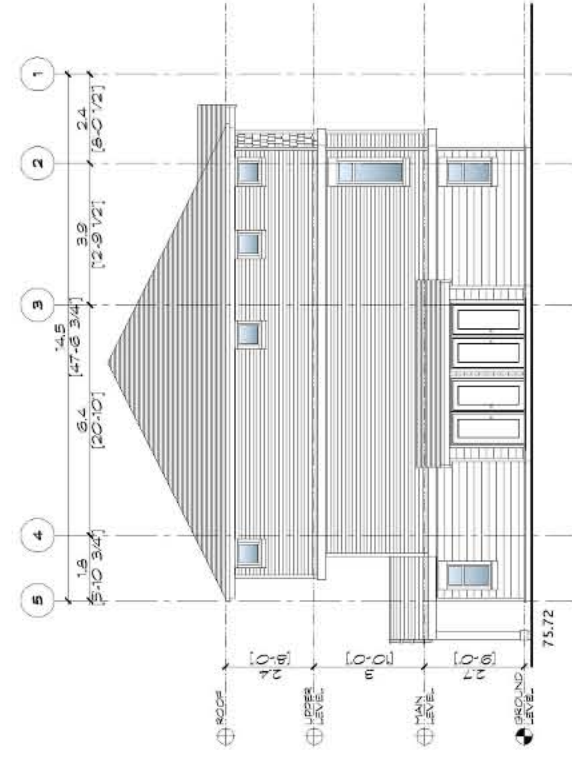
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A1:02 SCALE: 1:100



3 WEST ELEVATION
A1:02 SCALE: 1:100



2 SOUTH ELEVATION
A1:02 SCALE: 1:100



1 NORTH ELEVATION
A1:02 SCALE: 1:100

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PROJECT
THE GROVE
68th Ave. & 104th St.
Surrey, BC

DRAWN:	CHECKED BY:
SS/EP	RC
SCALE:	PROJECT NO.:
1:100	RCAT19
SHEET TITLE:	
BUILDING 3 ELEVATIONS	

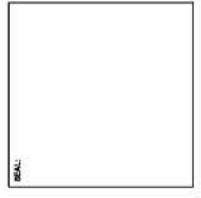
REVISION NO.:	SHEET NO.:
-	A4.02



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PROJECT:
THE GROVE
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 Surrey, BC

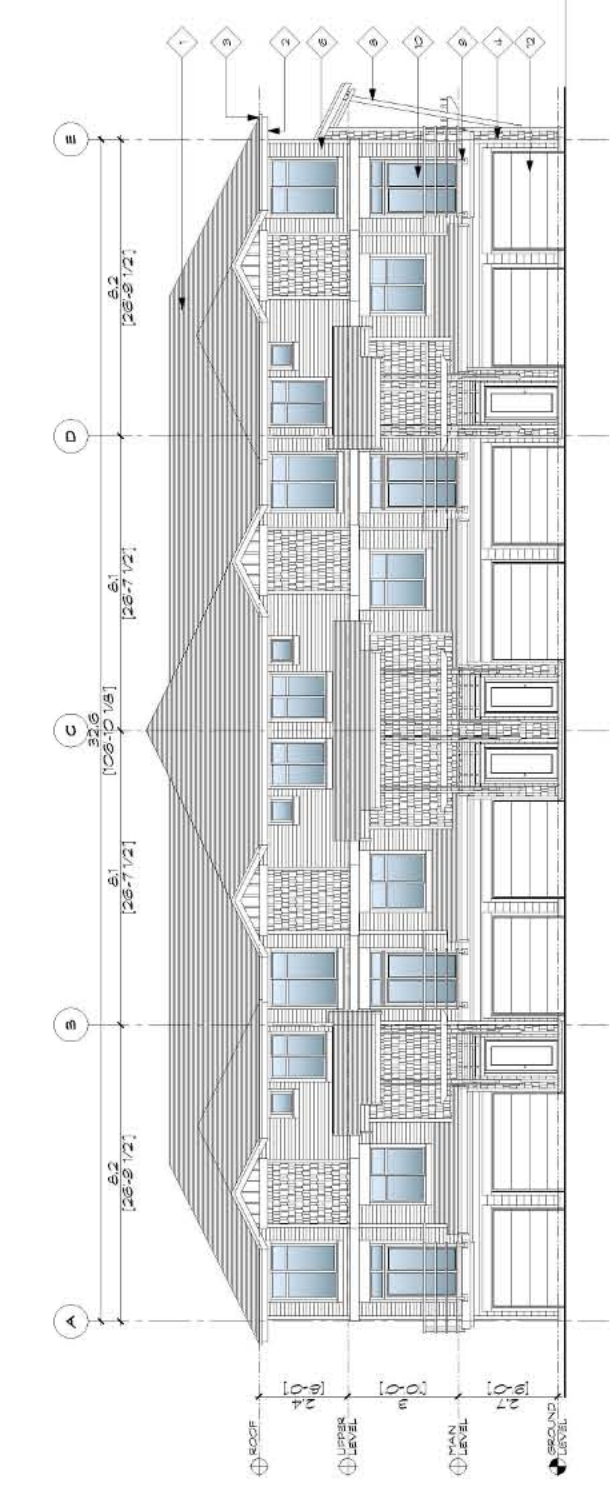
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REVISION NO.:	SHEET NO.:
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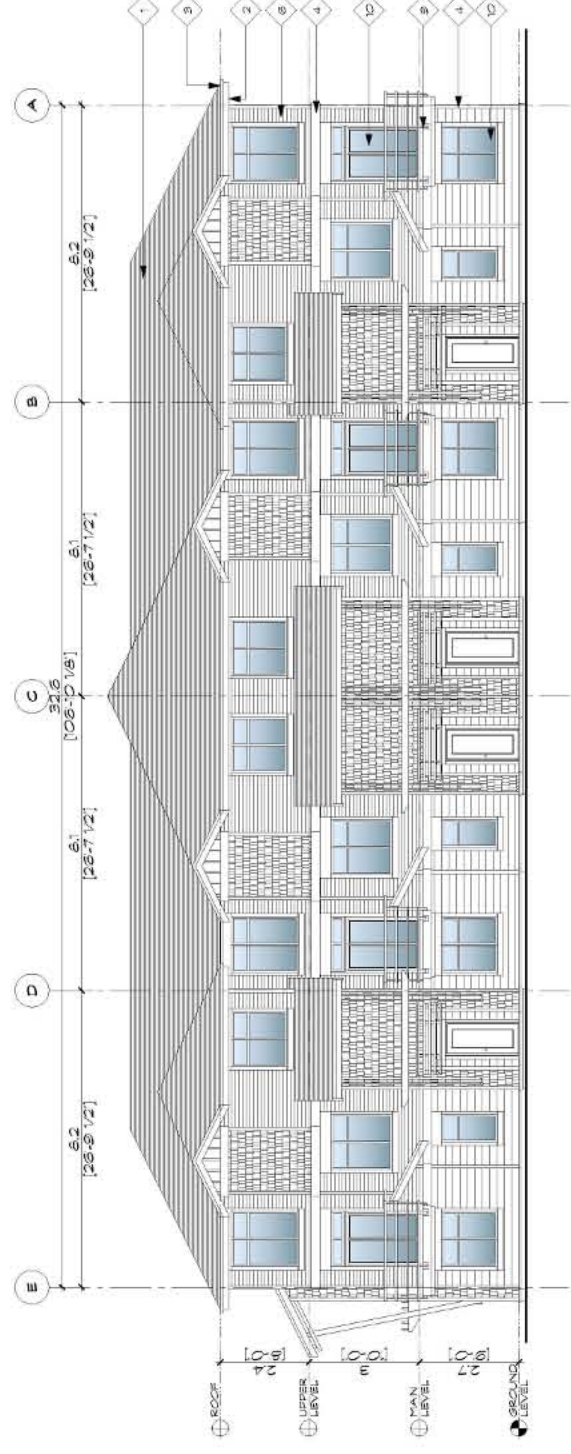


MATERIAL LEGEND

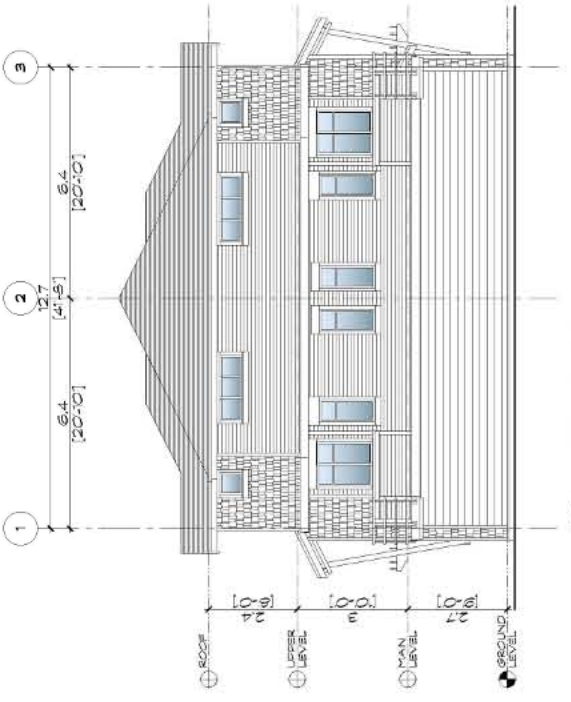
1	ASPHALT SHINGLES
2	VINYL SOFFITS TYP
3	PREFINISHED ALUMINUM GUTTER ON 2x6 WOOD FASCIA
4	WOOD TRIM - PAINTED
5	8" HORIZONTAL VINYL SIDING
6	4" HORIZONTAL VINYL SIDING
7	HARD SHINGLES W/ TRIM
8	WOOD STUPTS & BRACKETS PAINTED
9	FACE MOUNTED ALUMINUM GUARDS
10	VINYL WINDOWS & SLIDING DOORS
11	PAINTED DOOR
12	PREFINISHED GARAGE DOOR



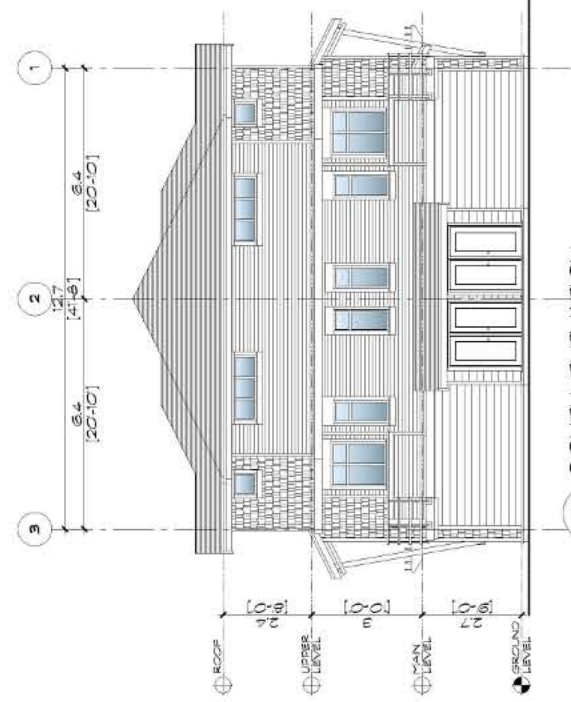
4 EAST ELEVATION
 BUILDING 4
 SCALE: 1/100
 A4.03



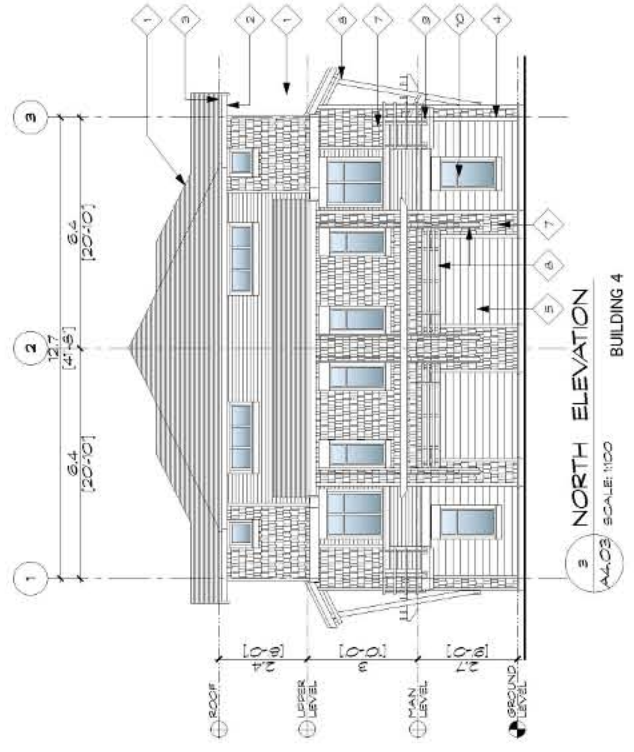
5 WEST ELEVATION
 BUILDING 4
 SCALE: 1/100
 SOUTH ELEVATION (FACING 68TH AVE.)
 BUILDING 11 (W/ OUT BAY)
 SCALE: 1/100



1 WEST ELEVATION
 BUILDING 11
 SCALE: 1/100
 A4.03



2 SOUTH ELEVATION
 BUILDING 4
 SCALE: 1/100
 A4.03



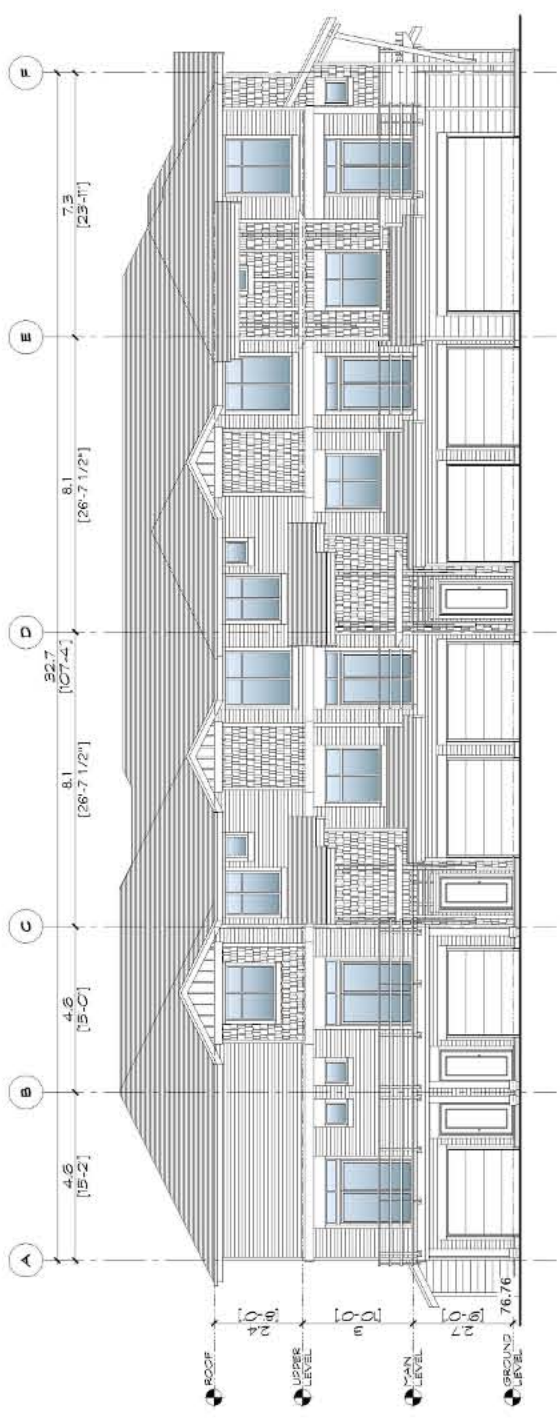
3 NORTH ELEVATION
 BUILDING 4
 SCALE: 1/100
 A4.03

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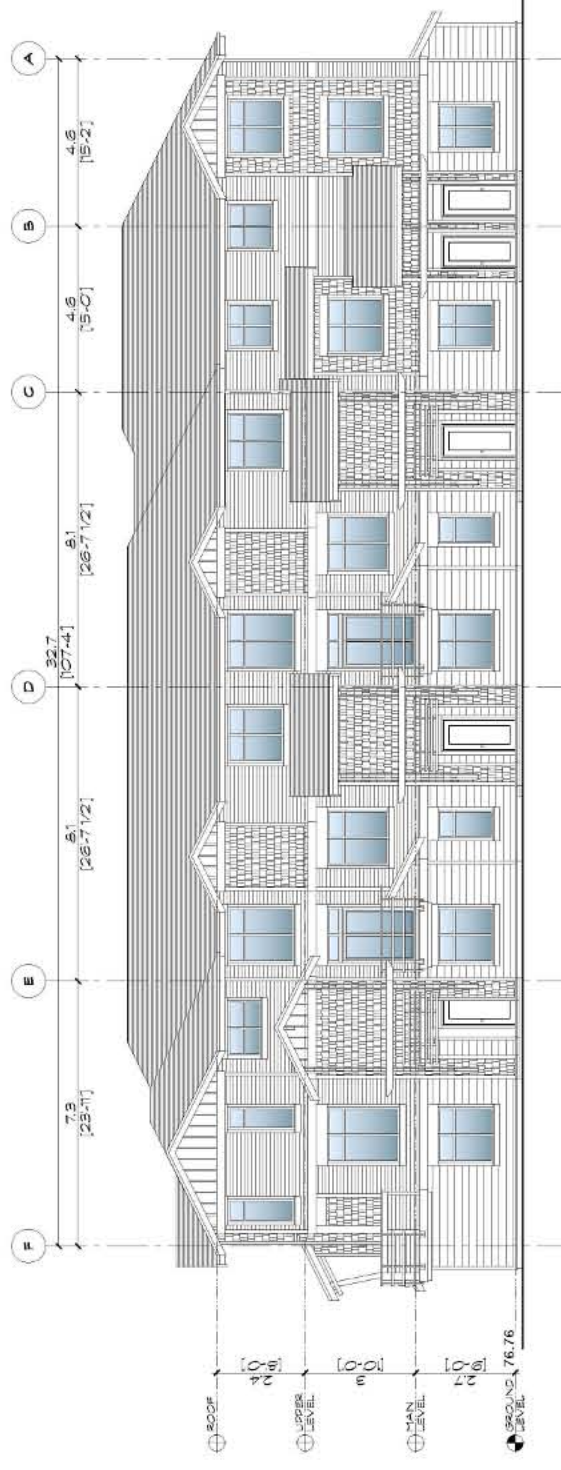
REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2012.02.01	ISSUE FOR PERMITS - PERMIT
12.22.12	CP REVISIONS
2011.10	CP REVISIONS
12.01.11	CP REVISIONS

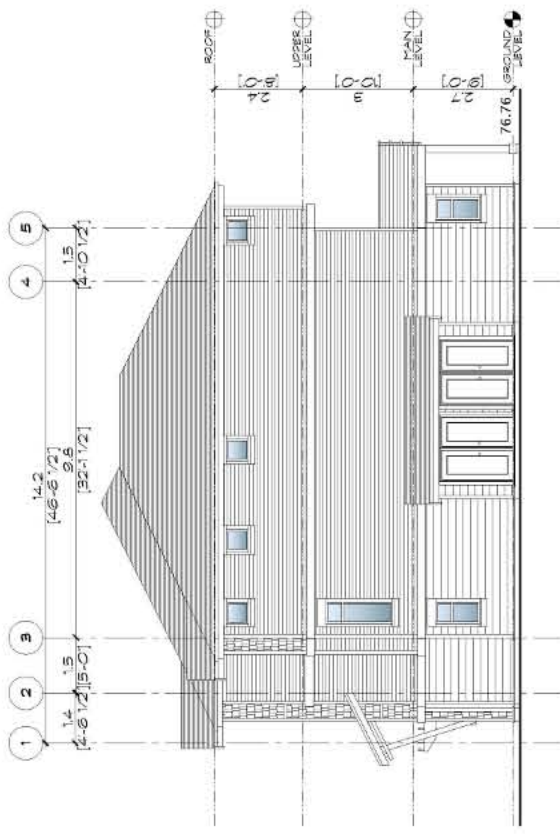
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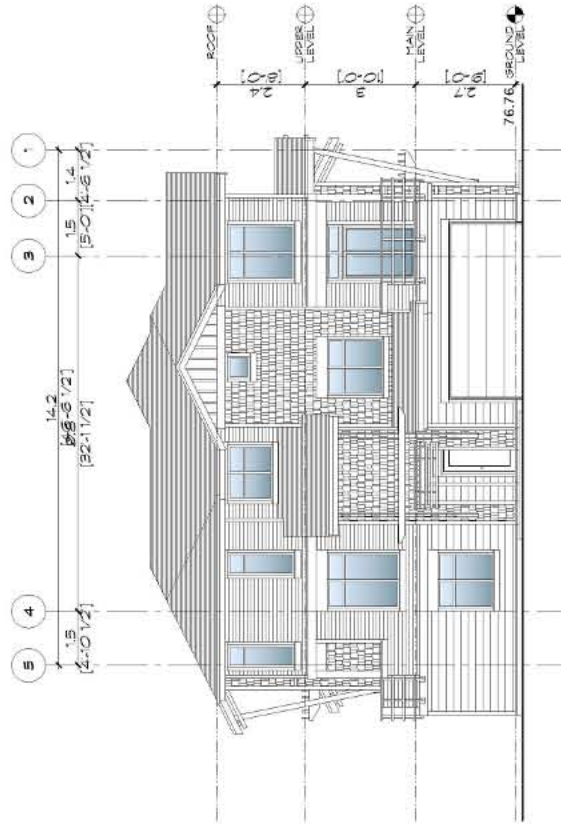
4 EAST ELEVATION
A4.04 SCALE: 1:100



3 WEST ELEVATION (FACING 194TH ST.)
A4.04 SCALE: 1:100



2 SOUTH ELEVATION
A4.04 SCALE: 1:100



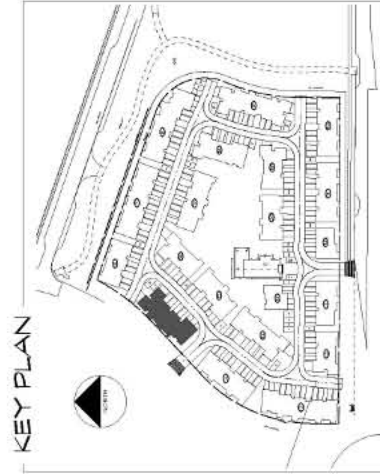
1 NORTH ELEVATION
A4.04 SCALE: 1:100

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PROJECT
THE GROVE
68th Ave. & 194th St.
Surrey, BC

DRAWN: SS/EP	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 5 ELEVATIONS	

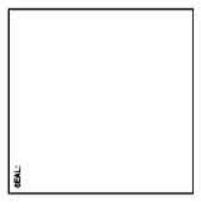
REVISION NO.: -	SHEET NO.: A4.04
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DATE:	DESCRIPTION:
2010.2010	ISSUE FOR DEVEL. PERMIT
10.22.10	DP REVISIONS
2011.10	DP REVISIONS
12.21.11	DP REVISIONS

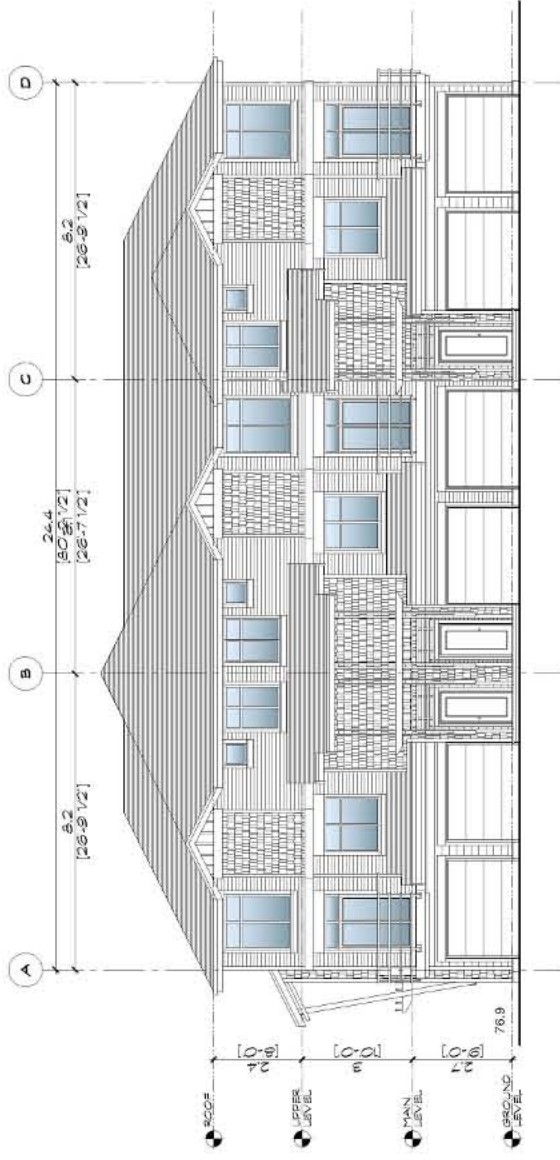


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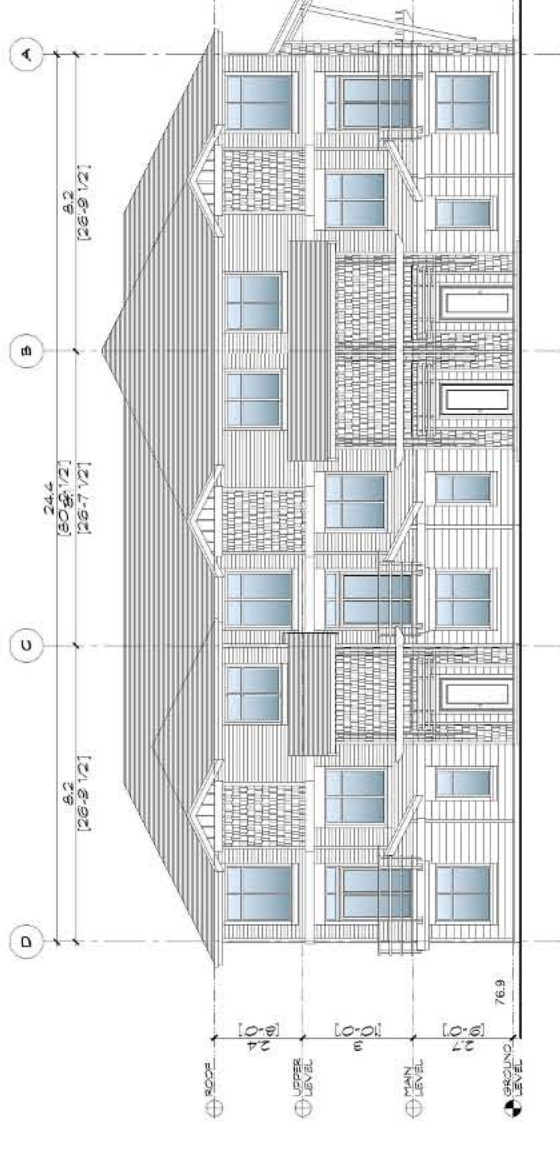
PROJECT:
THE GROVE
 68th Ave. & 1944th St.
 Surrey, BC

DRAWN: SS/EP	DESIGNED BY: RC
SCALE: 1/100	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 6 ELEVATIONS	

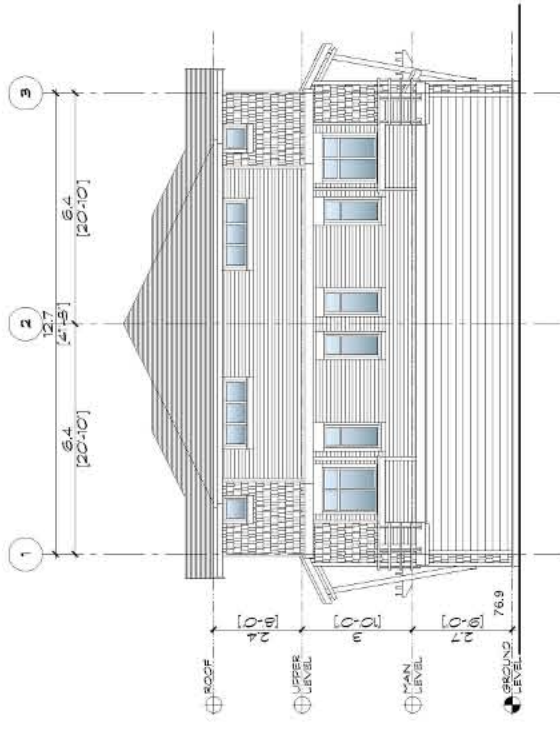
REVISION NO.: -	SHEET NO.: A4.05
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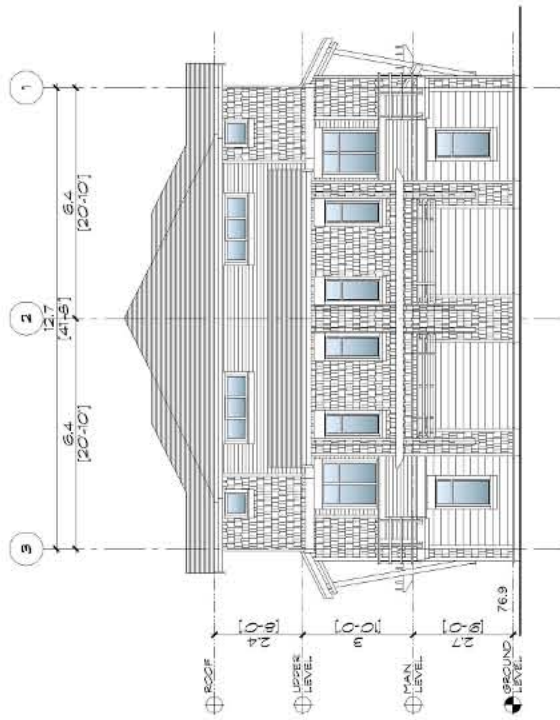
4 SOUTH ELEVATION
 A4.05 SCALE: 1/100



3 NORTH ELEVATION (FACING GREENWAY)
 A4.05 SCALE: 1/100



2 EAST ELEVATION
 A4.05 SCALE: 1/100



1 WEST ELEVATION
 A4.05 SCALE: 1/100

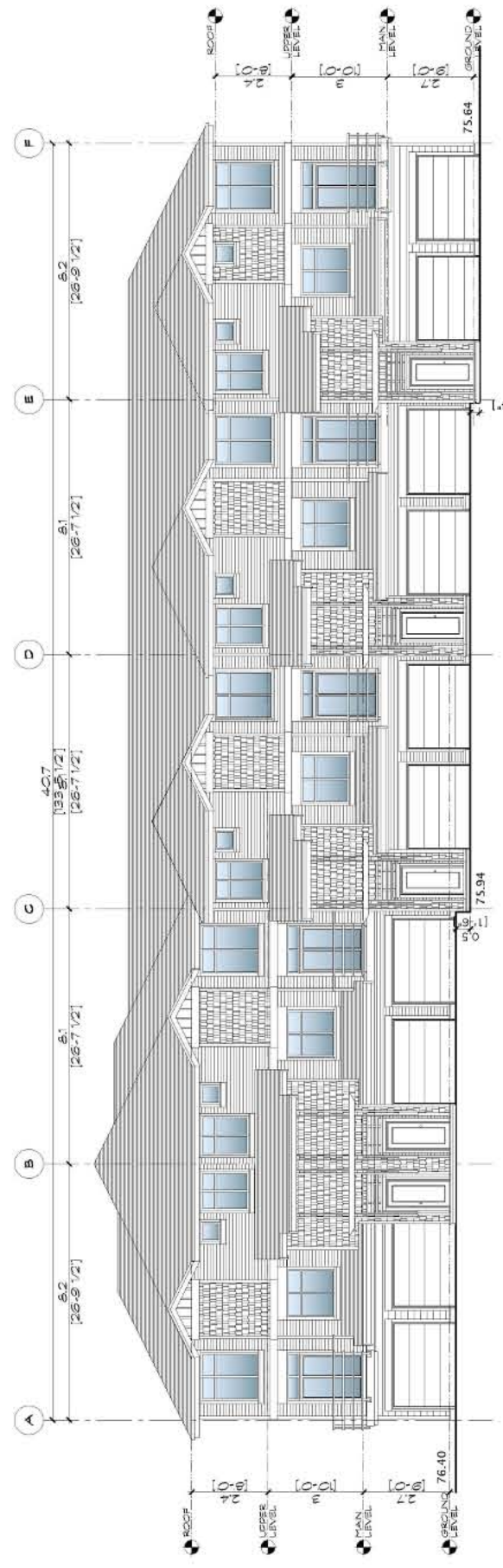


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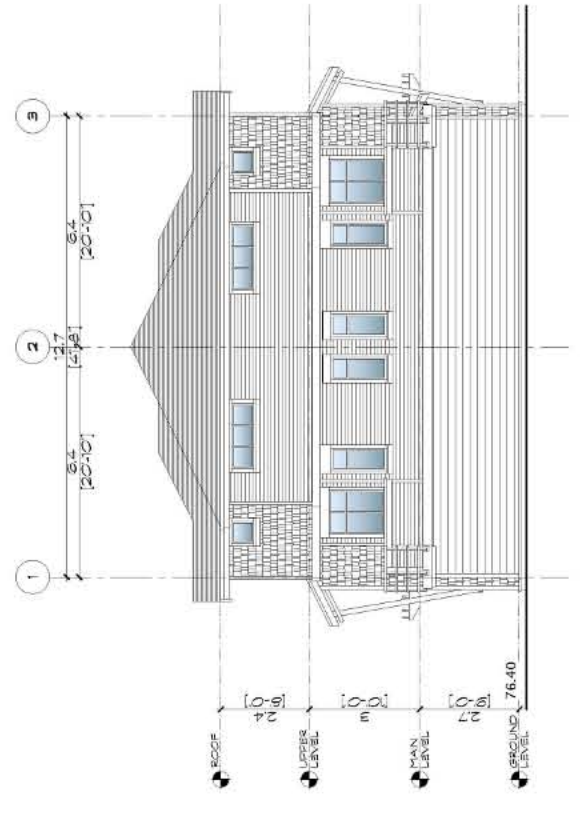
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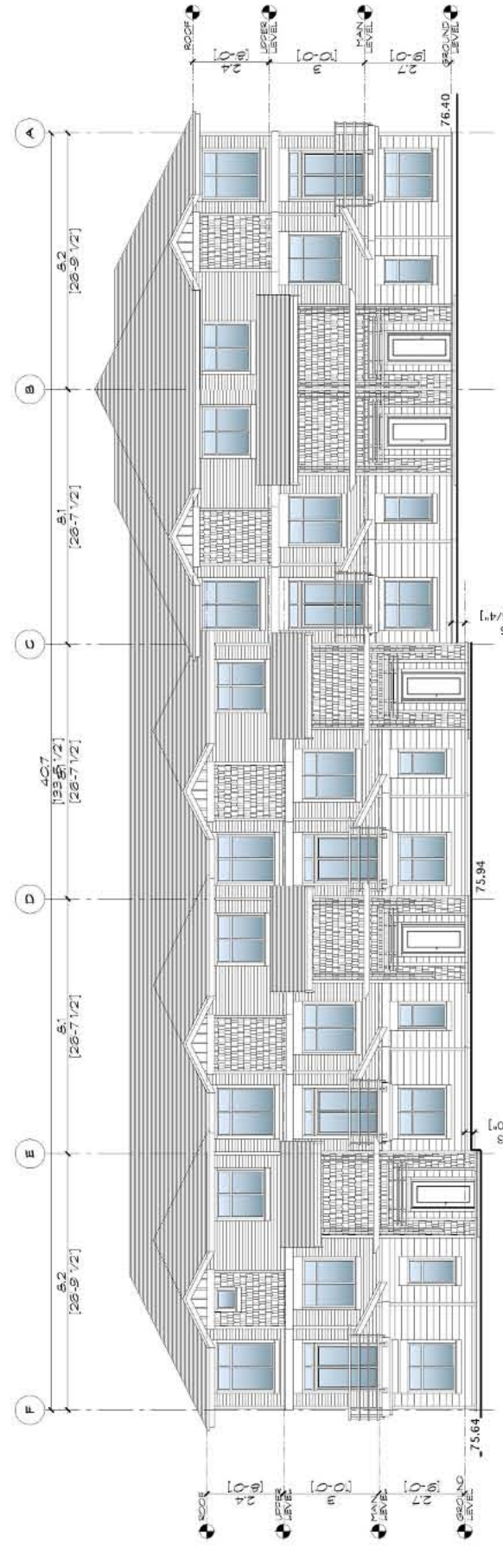
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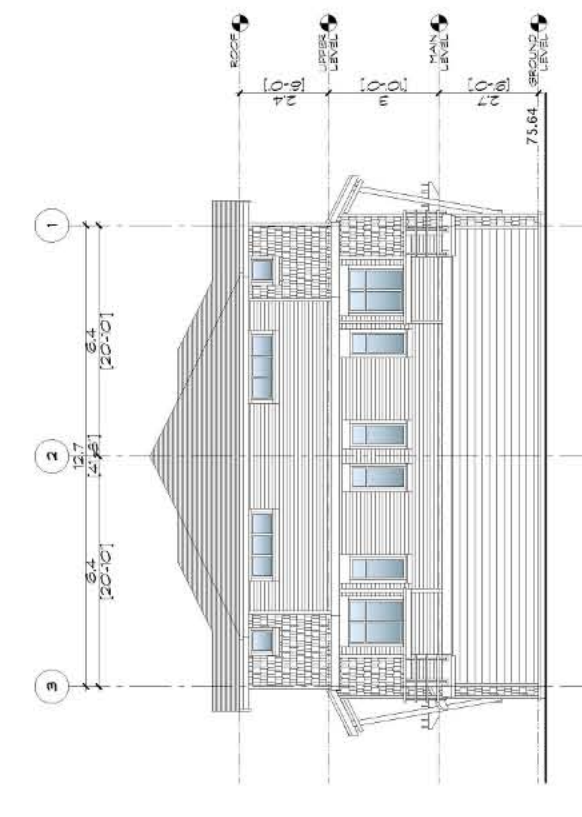
4 SOUTH ELEVATION
A4.06 SCALE: 1/100



2 WEST ELEVATION
A4.06 SCALE: 1/100



3 NORTH ELEVATION (FACING GREENWAY)
A4.06 SCALE: 1/100



1 EAST ELEVATION
A4.06 SCALE: 1/100

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PROJECT
THE GROVE
68th Ave. & 104th St.
Surrey, BC

DRAWN: SS/EP	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 7 ELEVATIONS	

REVISION NO.: -	SHEET NO.: A4.06
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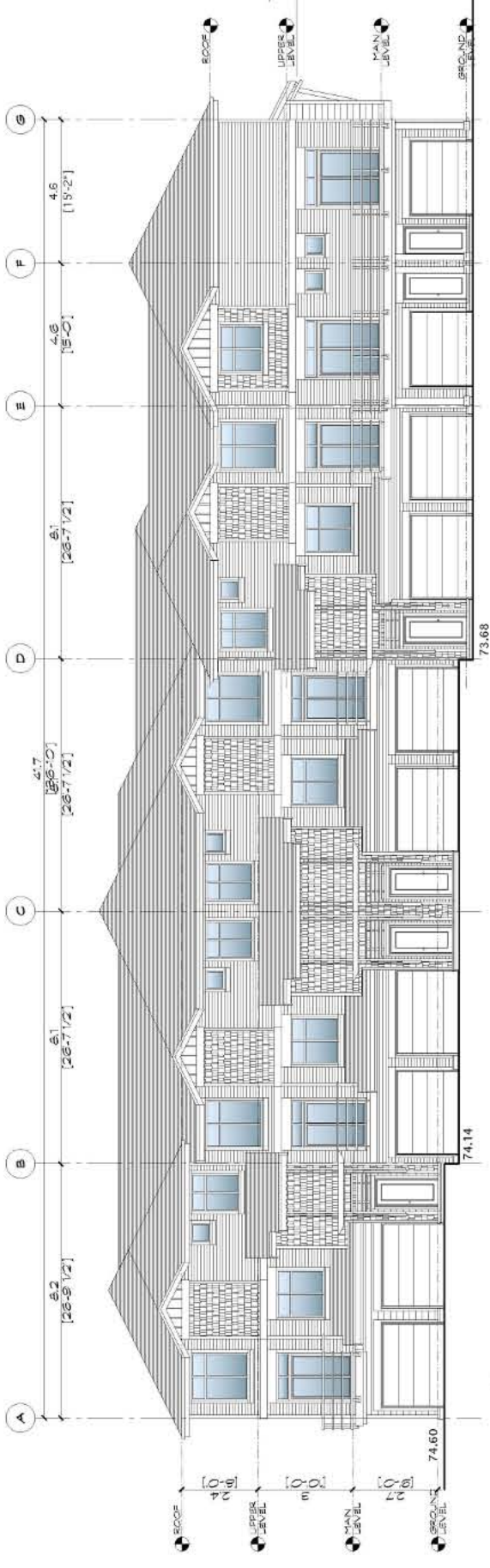


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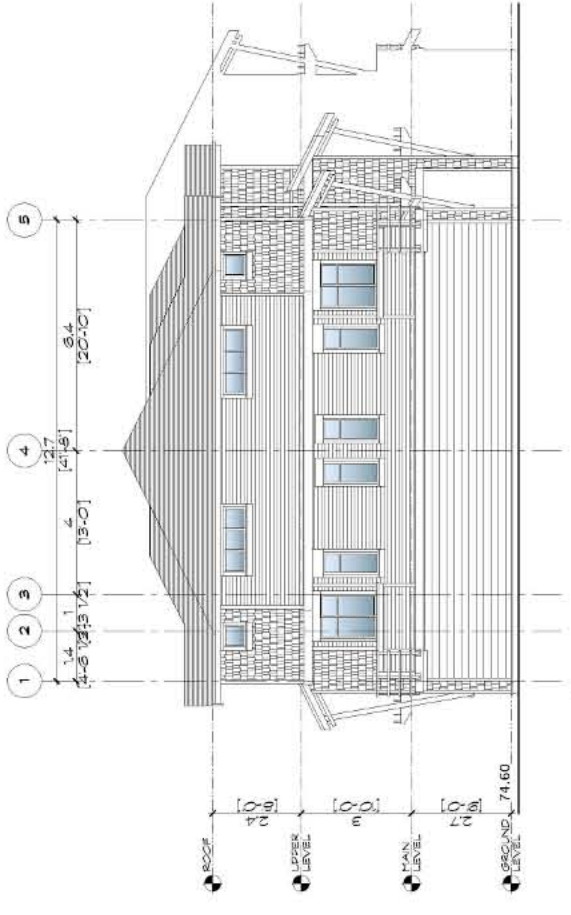
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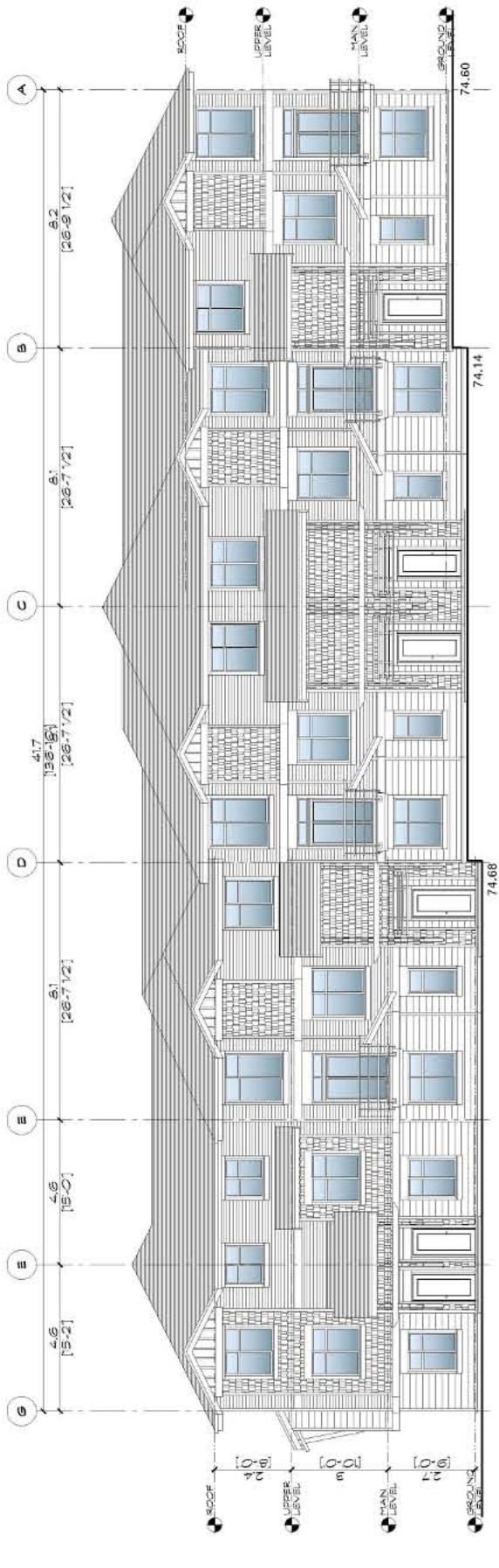
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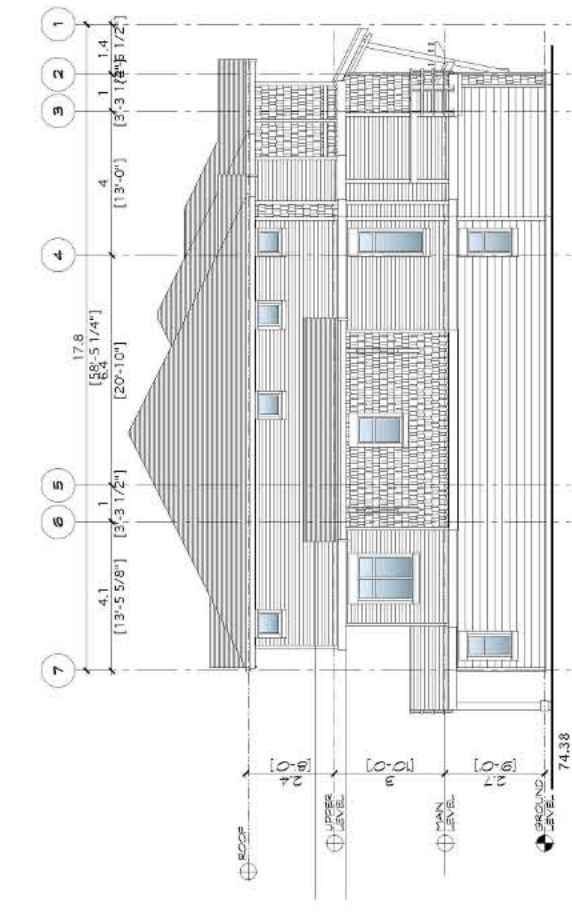
4 SOUTH ELEVATION
SCALE: 1/100



2 WEST ELEVATION
SCALE: 1/100



3 NORTH ELEVATION (FACING GREENWAY)
SCALE: 1/100



1 EAST ELEVATION
SCALE: 1/100



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PROJECT
THE GROVE
68th Ave. & 104th St.
Surrey, BC

DRAWN:	CHECKED BY:
SE/AM	RC

SCALE:	PROJECT NO.:
1/100	RCAT19

SHEET TITLE:
BUILDING ELEVATIONS

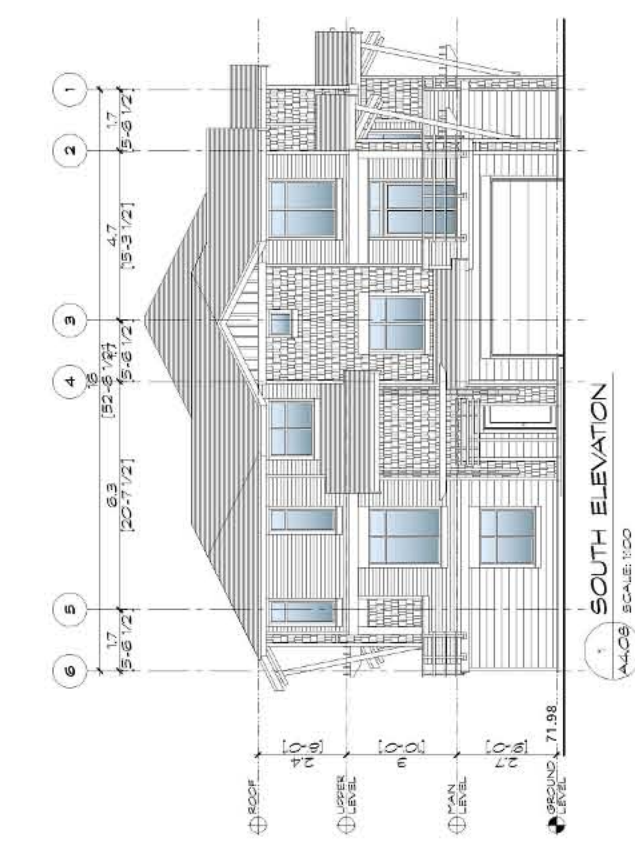
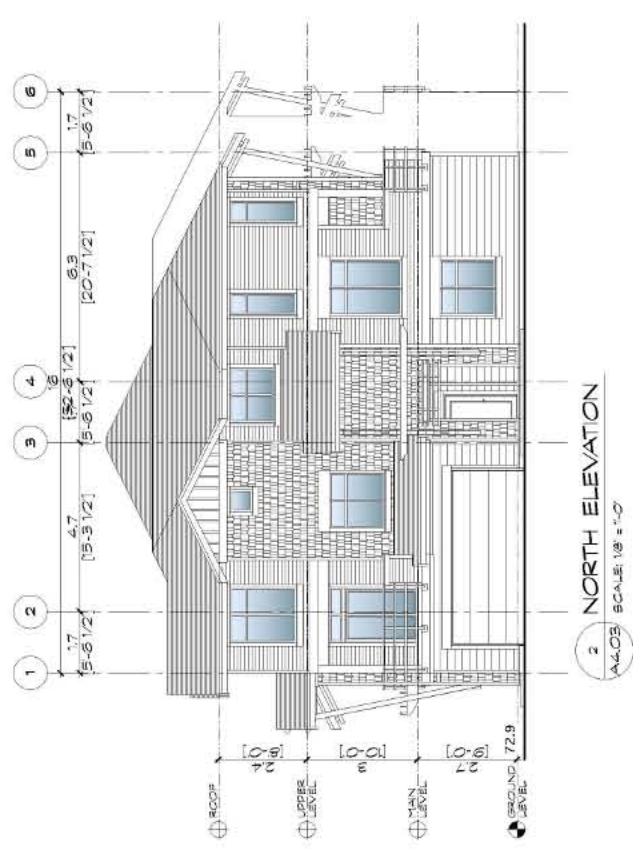
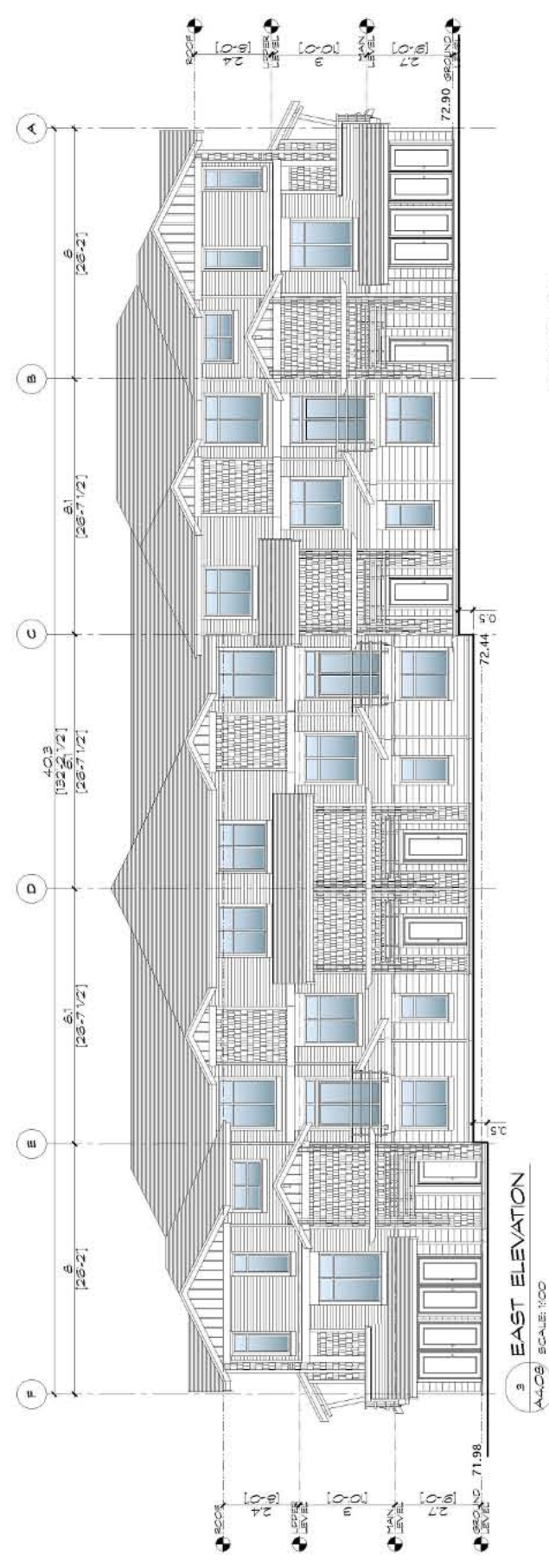
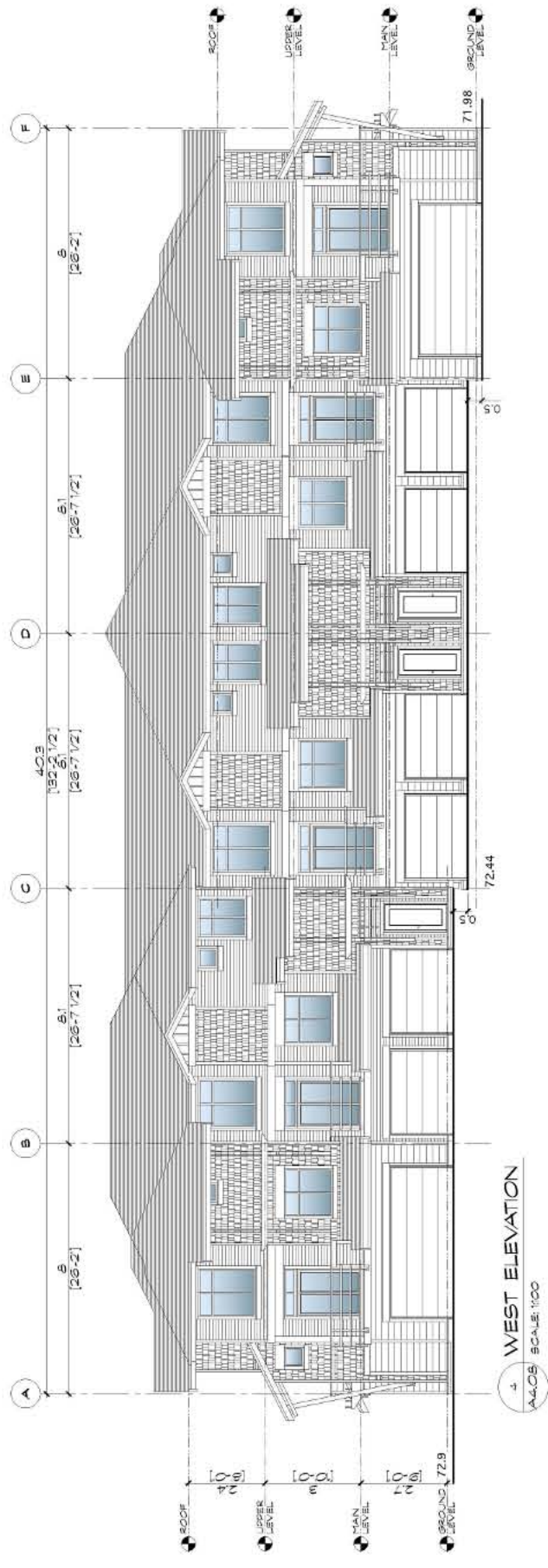
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12.22.10	CP REVISIONS
20.11.10	CP REVISIONS
12.01.11	CP REVISIONS

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NO.:	DESCRIPTION:



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THE GROVE
 68th Ave. & 104th St.
 Surrey, BC

DRAWN: SS/EP	CHECKED BY: RC
SCALE: 1/80	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 9 ELEVATIONS	

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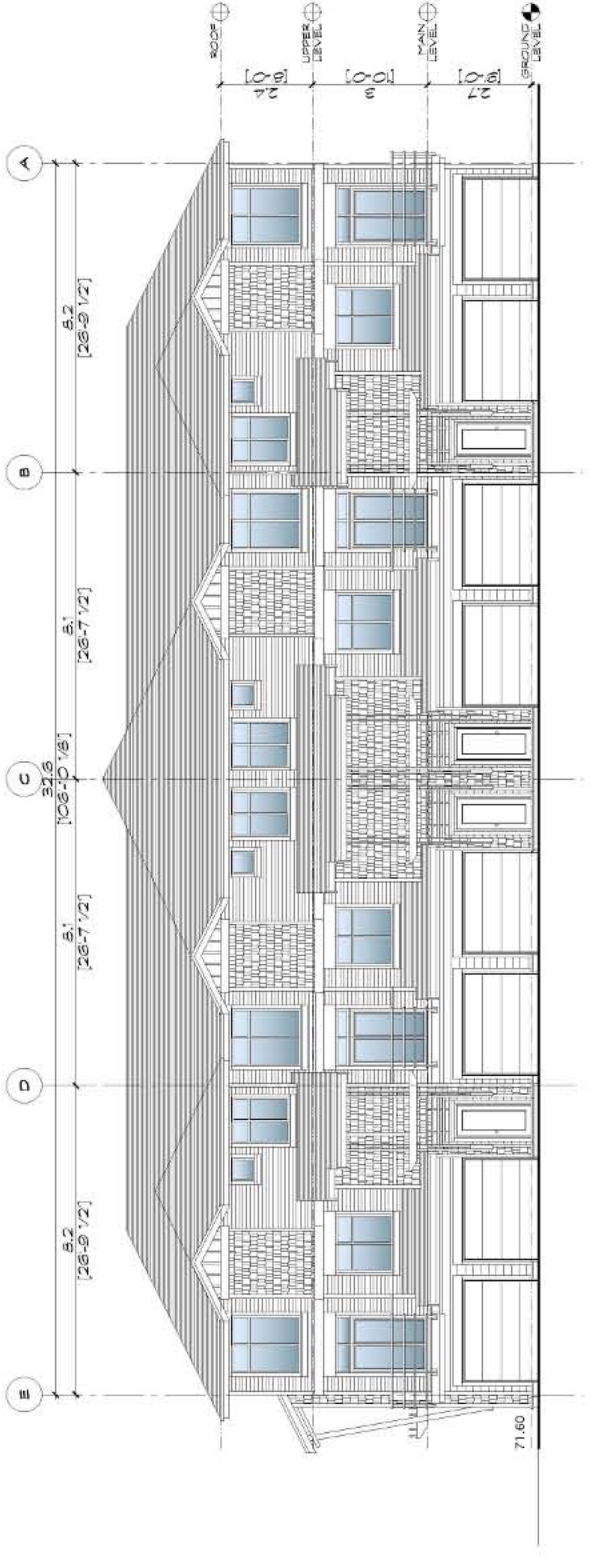
SCALE:

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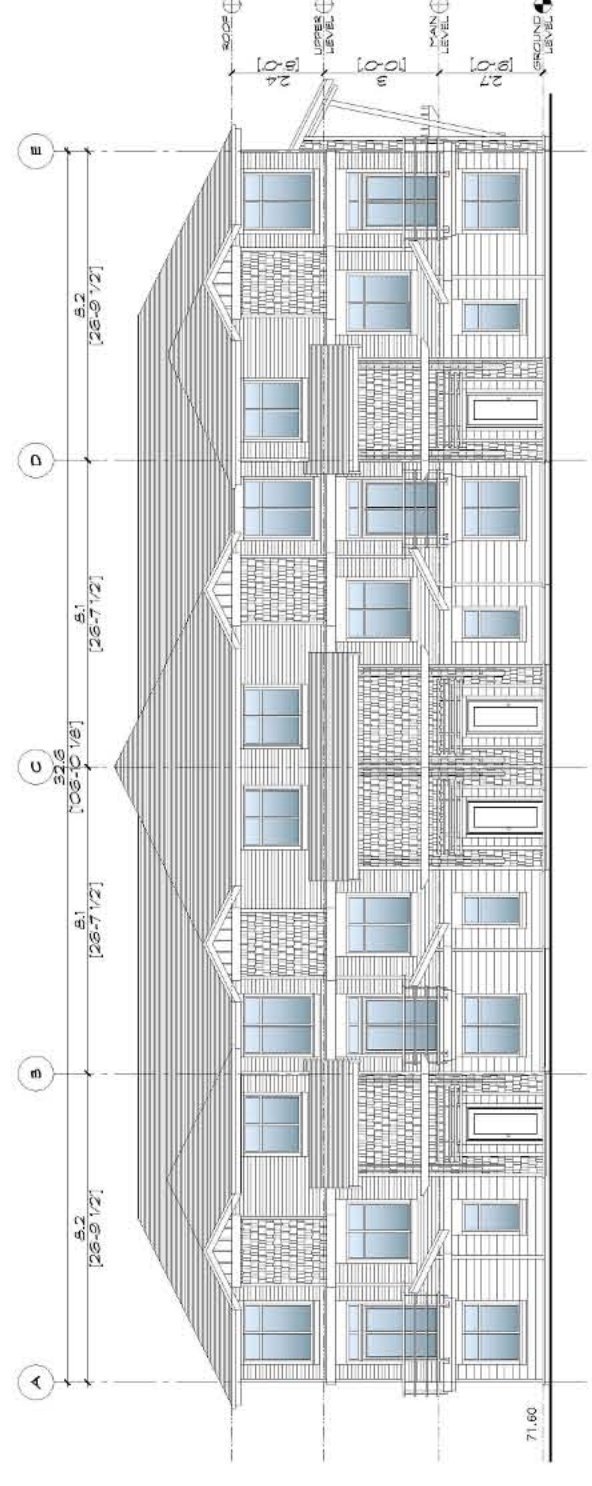
THE GROVE
 68th Ave. & 124th St.
 Surrey, BC

DRAWN: S.S.E.P.	DESIGNED BY: RC
SCALE: 1:100	PROJECT NO.: RCA-179
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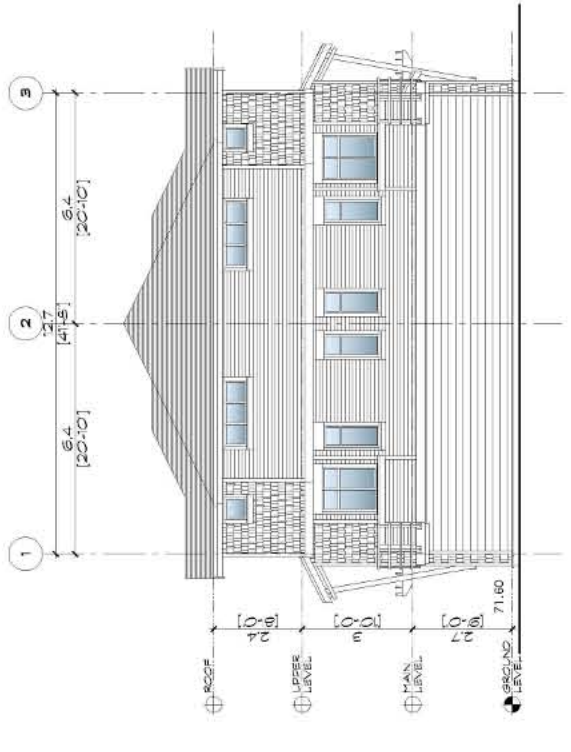
REVISION NO.: -	SHEET NO.: A4.09
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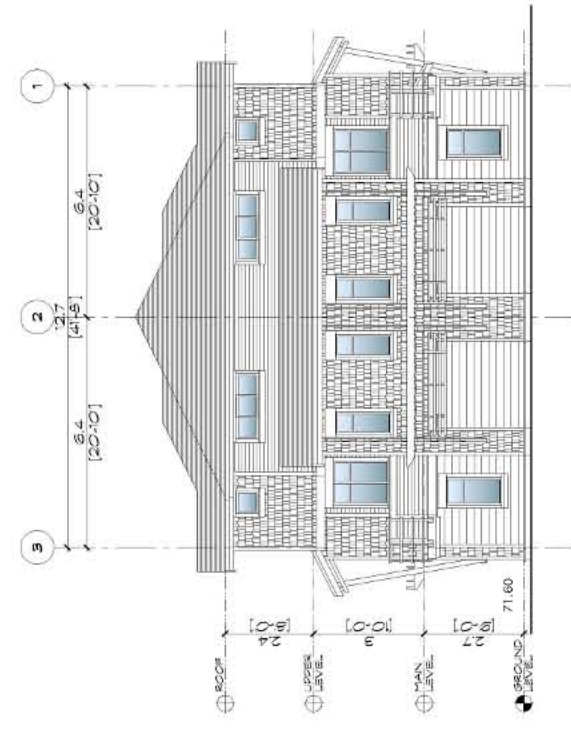
2 NORTH ELEVATION
 SCALE: 1:100



4 SOUTH ELEVATION (FACING 68TH AVE.)
 SCALE: 1:100



1 WEST ELEVATION
 SCALE: 1:100



3 EAST ELEVATION
 SCALE: 1:100



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DATE	DESCRIPTION
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10/22/10	DP REVISIONS
10/11/10	DP REVISIONS
03/12/10	DP REVISIONS
12/01/11	DP REVISIONS

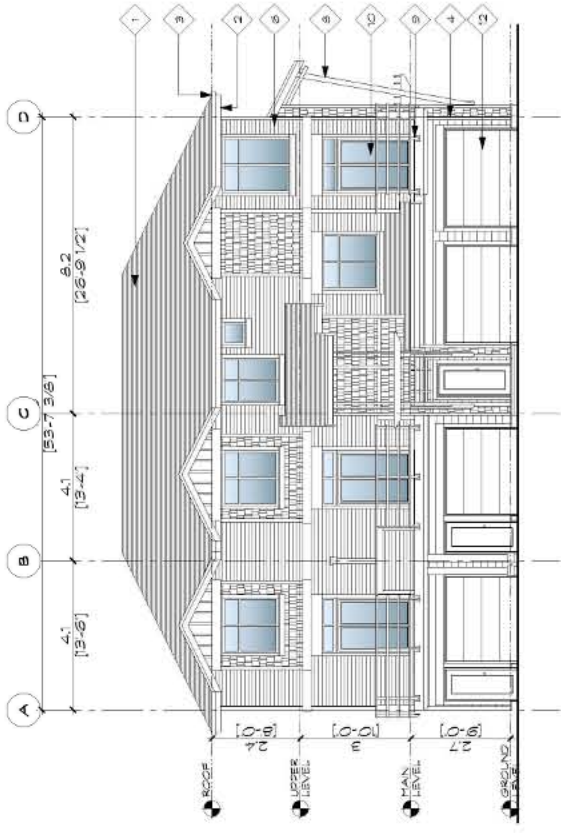
SCALE:

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PROJECT
THE GROVE
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 Surrey, BC

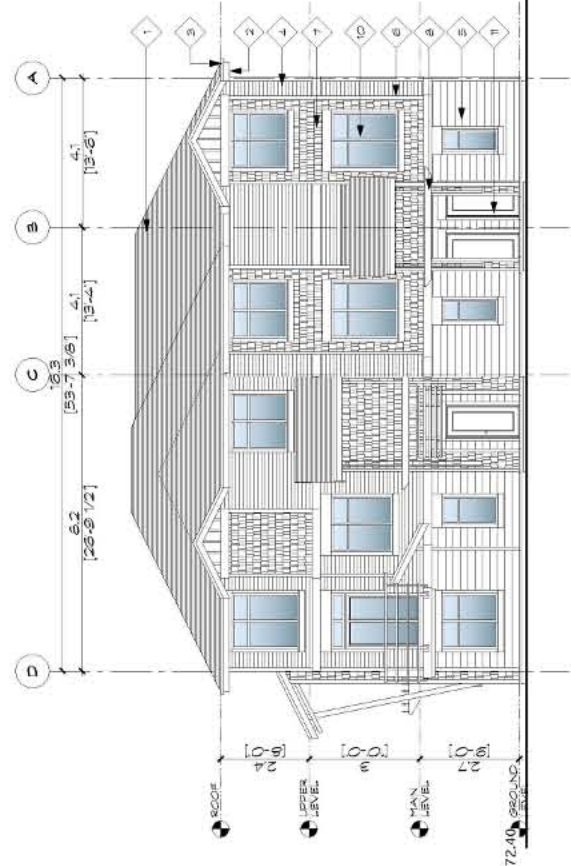
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REVISION NO.: -
 SHEET NO.: A4.10

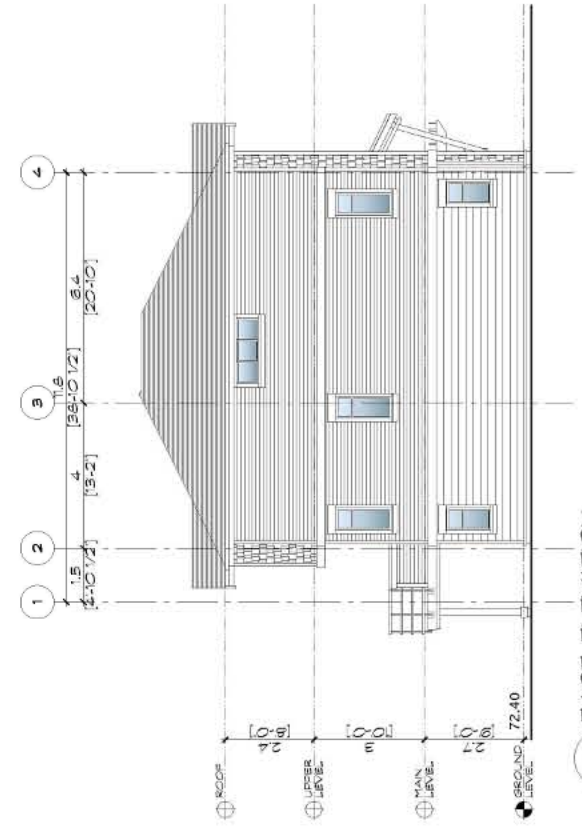


2 NORTH ELEVATION
 A4.10 SCALE: 1/100

72.40

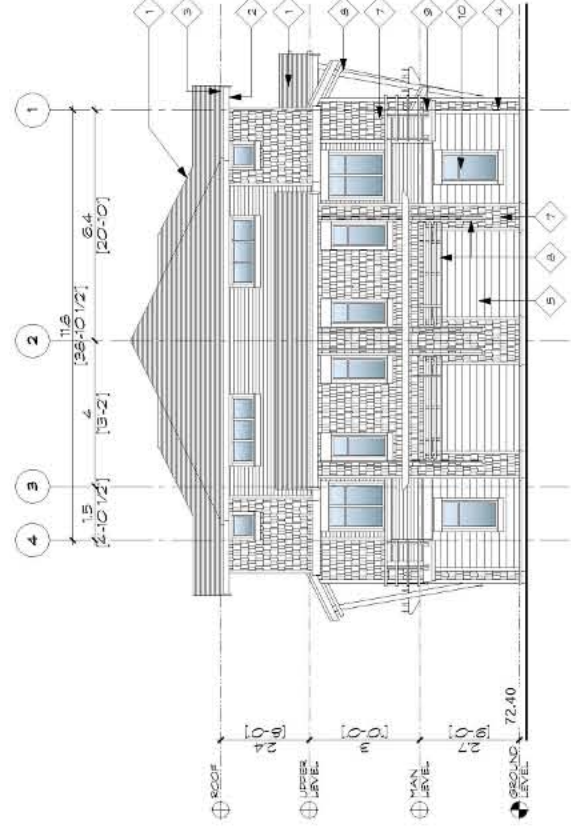


4 SOUTH ELEVATION (FACING 68TH AVE.)
 A4.10 SCALE: 1/100



1 EAST ELEVATION
 A4.10 SCALE: 1/100

72.40



3 WEST ELEVATION
 A4.10 SCALE: 1/100

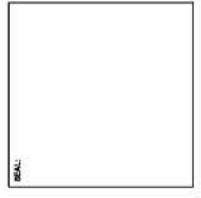
72.40



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DATE:	DESCRIPTION:
20/02/2014	ISSUE FOR DEVELOPER
12/22/20	CP REVISIONS
20/11/20	CP REVISIONS
12/01/21	CP REVISIONS

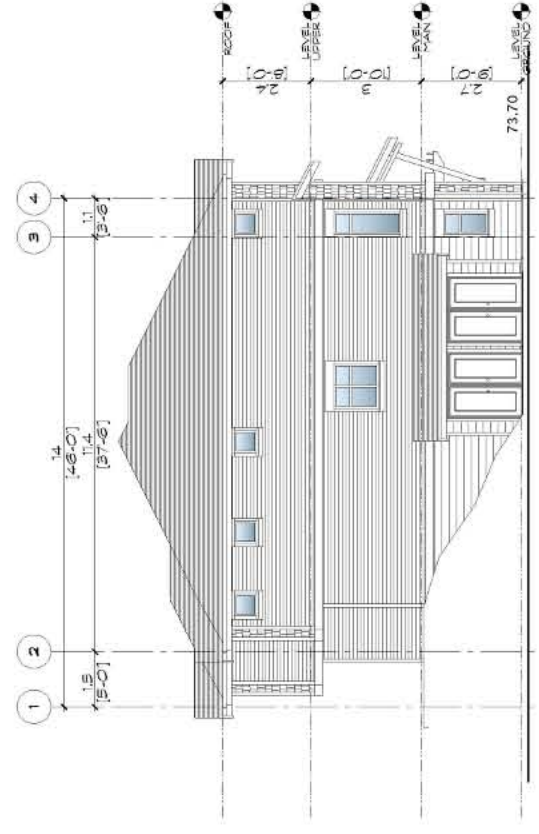


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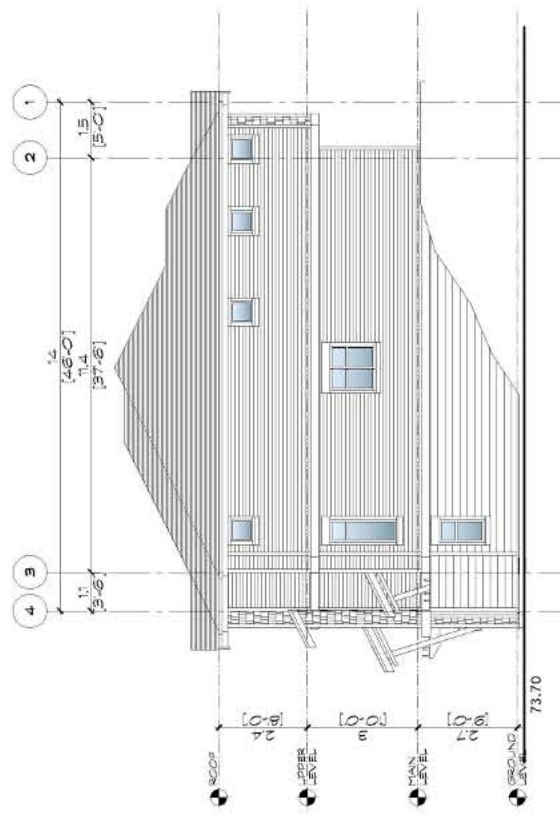
PROJECT:
THE GROVE
 68th Ave. & 104th St.
 Surrey, BC

DRAWN: SB/AM	CHECKED BY: RC
SCALE: 1/100	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 13 ELEVATIONS	

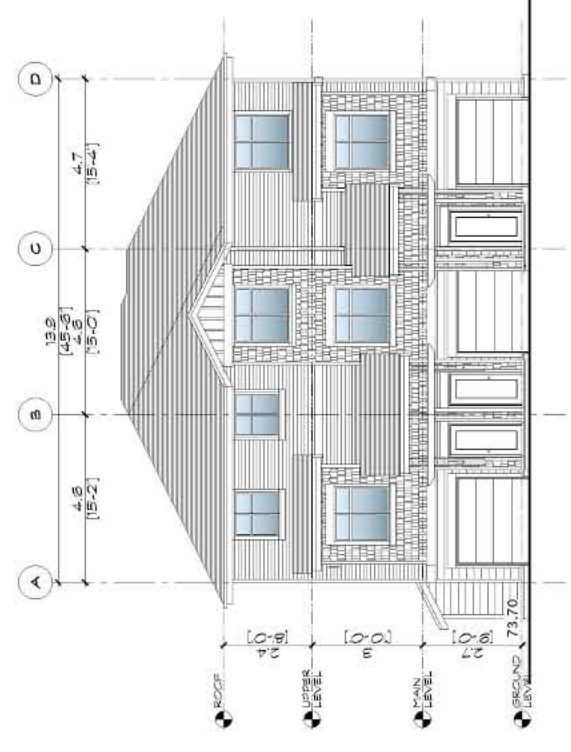
REVISION NO.: -	SHEET NO.: A4.11
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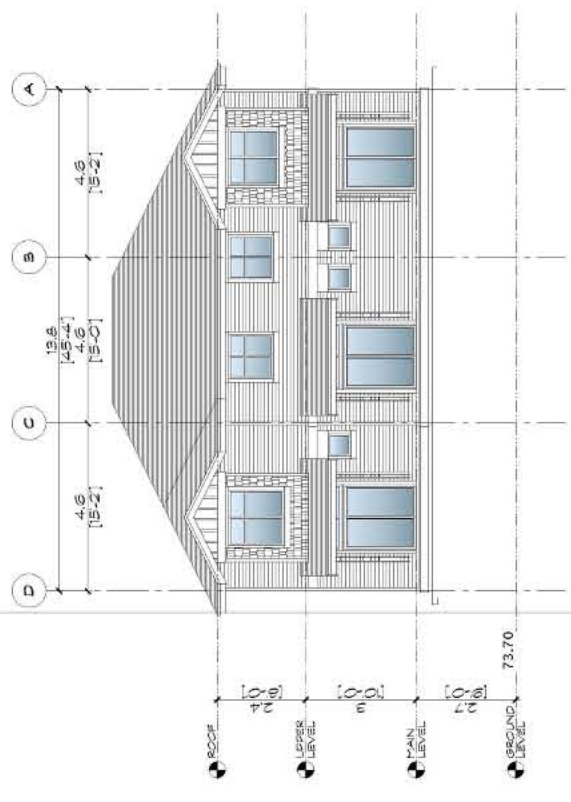
2 WEST ELEVATION
 A4.11 SCALE: 1/100



1 EAST ELEVATION
 A4.11 SCALE: 1/100



4 SOUTH ELEVATION
 A4.11 SCALE: 1/100



3 NORTH ELEVATION
 A4.11 SCALE: 1/100

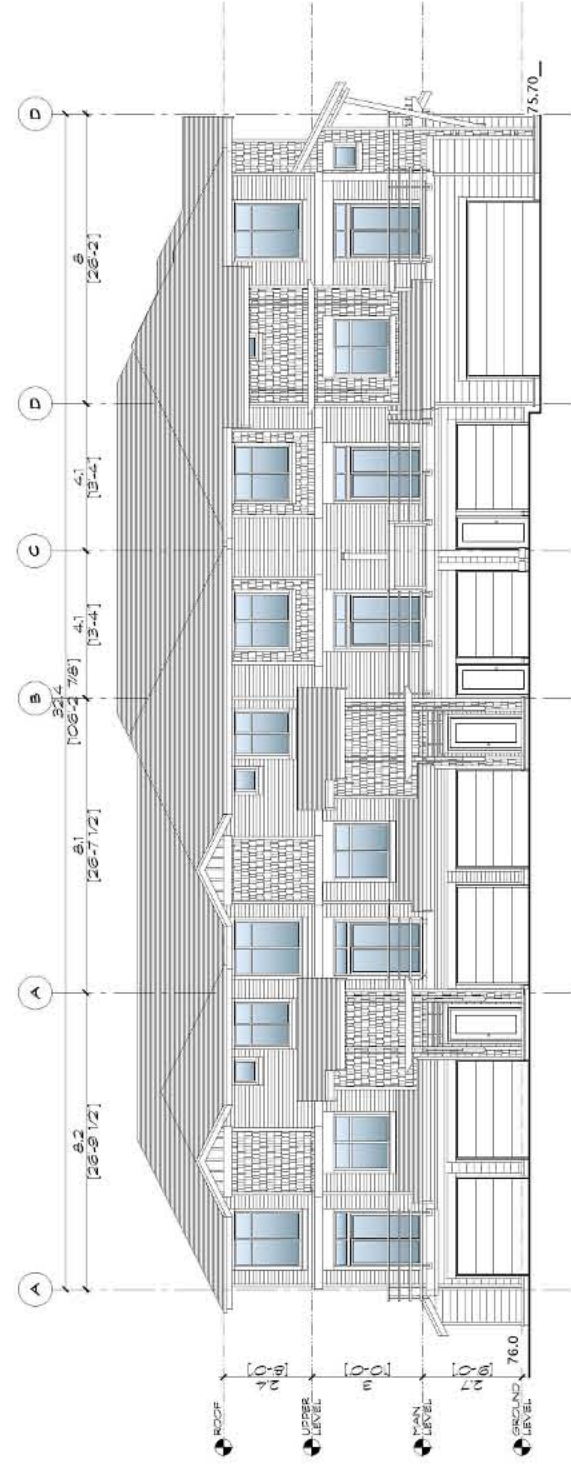


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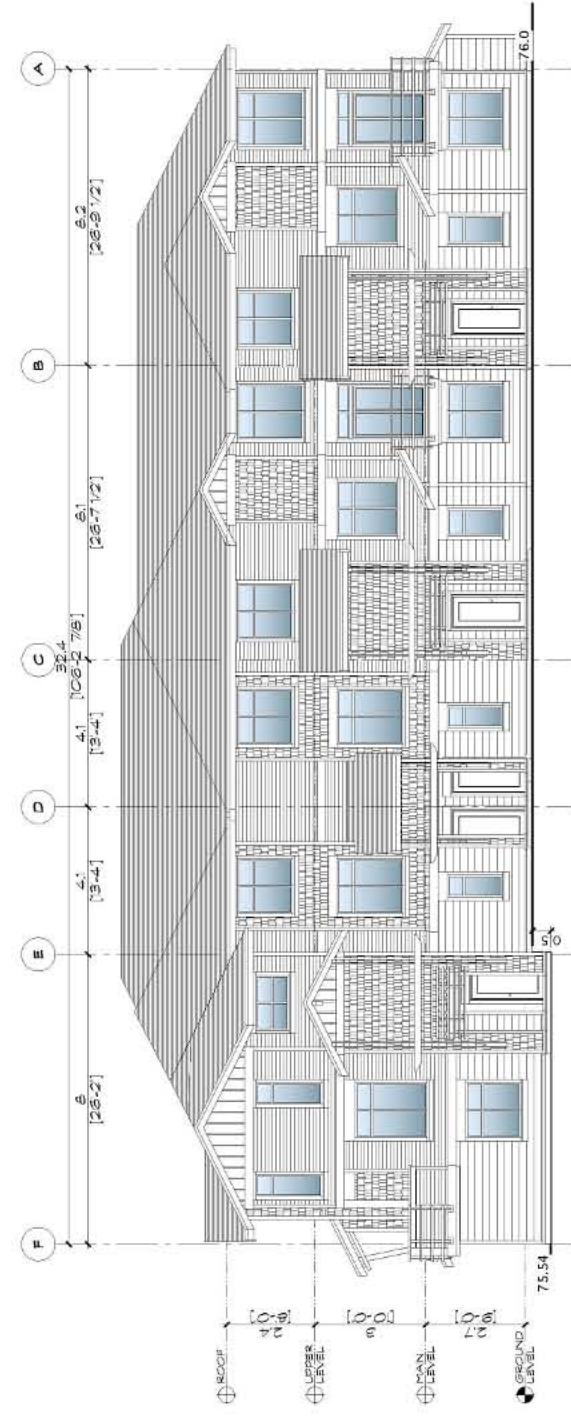
REVISION:	
NO.:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
20.02.2014	ISSUE FOR PERMIT - PERMIT
12.22.12	DP REVISIONS
20.11.10	DP REVISIONS
03.12.10	DP REVISIONS
12.01.11	DP REVISIONS

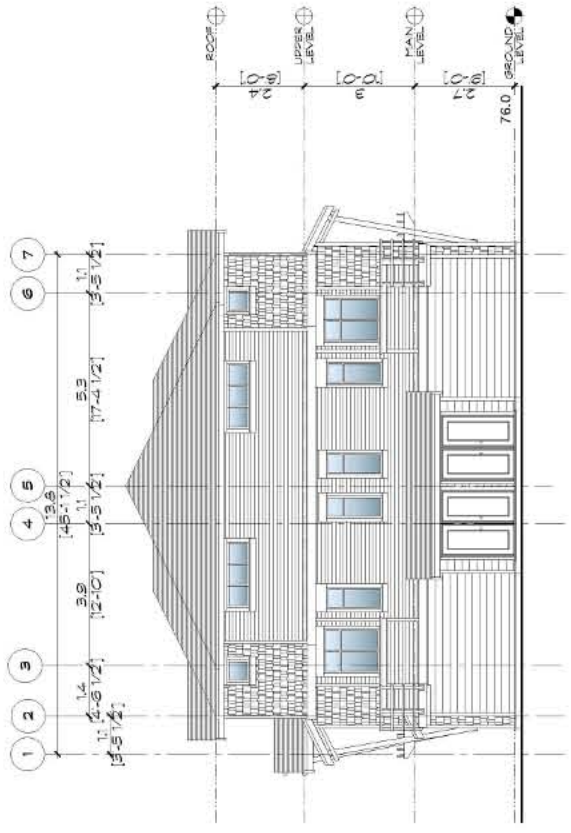
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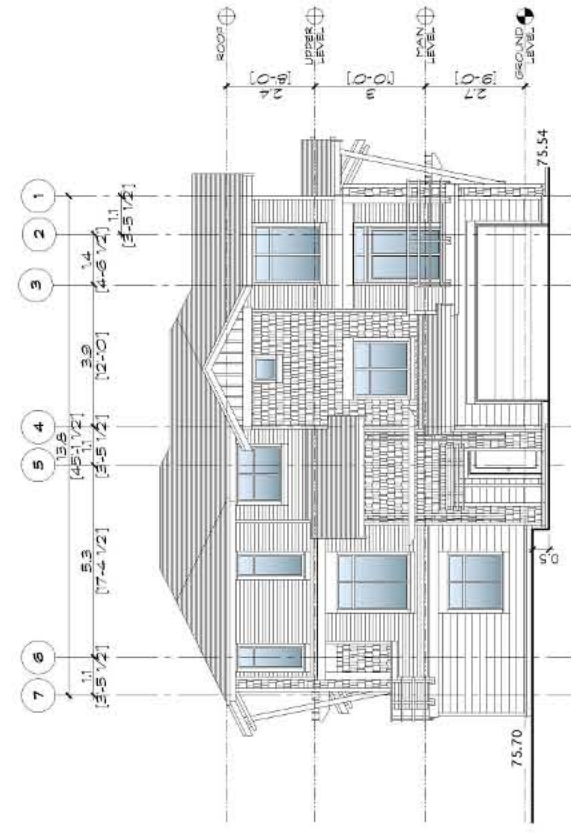
4 WEST ELEVATION
SCALE: 1:100



3 EAST ELEVATION
SCALE: 1:100



2 NORTH ELEVATION
SCALE: 1:100



1 SOUTH ELEVATION
SCALE: 1:100

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PROJECT:
THE GROVE
68th Ave. & 104th St.
Surrey, BC

DRAWN: SS/EP	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCOA179
SHEET TITLE: BUILDING 14 ELEVATIONS	

REVISION NO.:	-
SHEET NO.:	A4.12

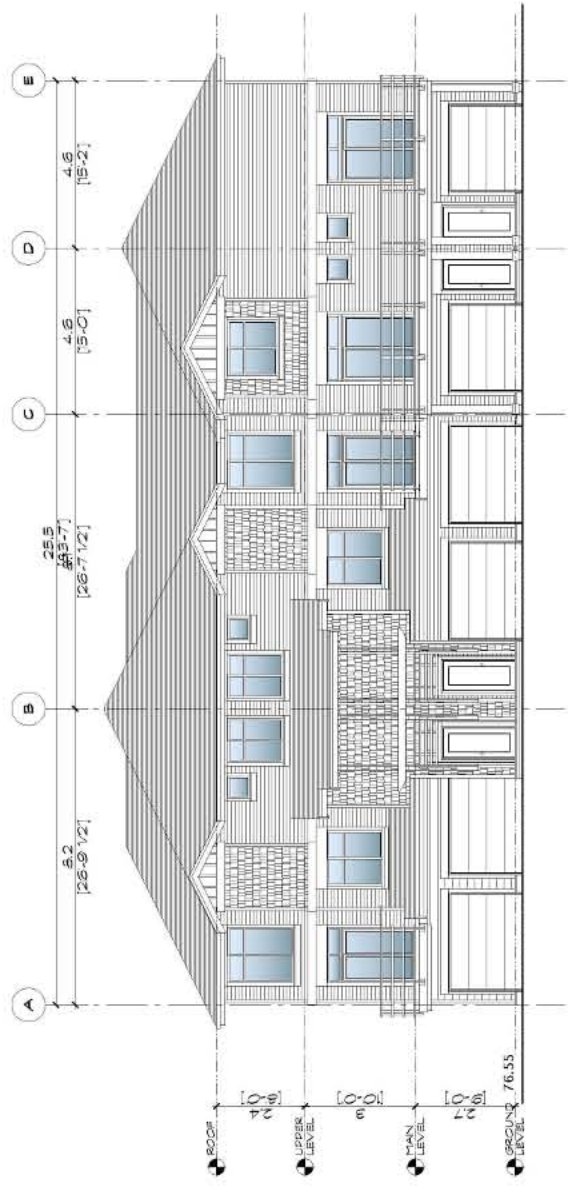


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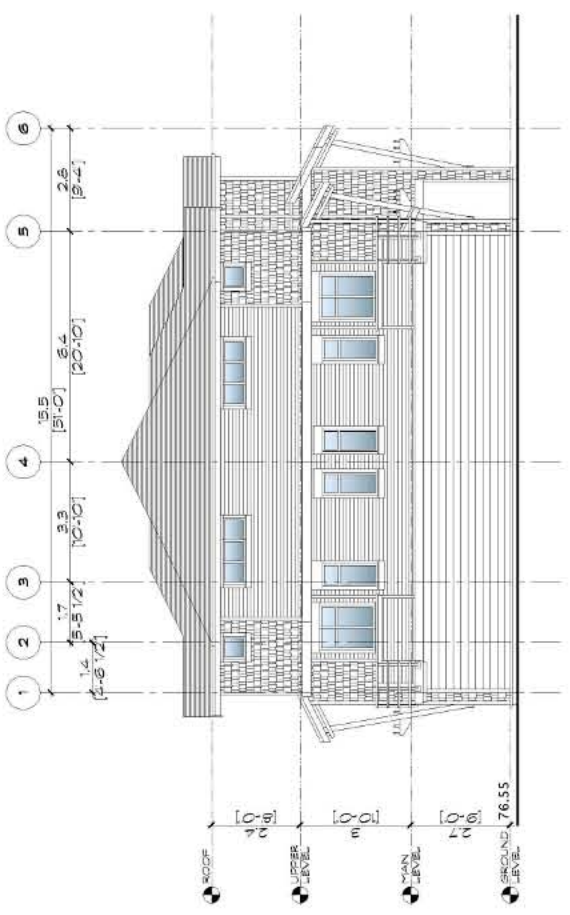
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NO.:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
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12.22.10	CP REVISIONS
2011.10	CP REVISIONS
12.01.11	CP REVISIONS

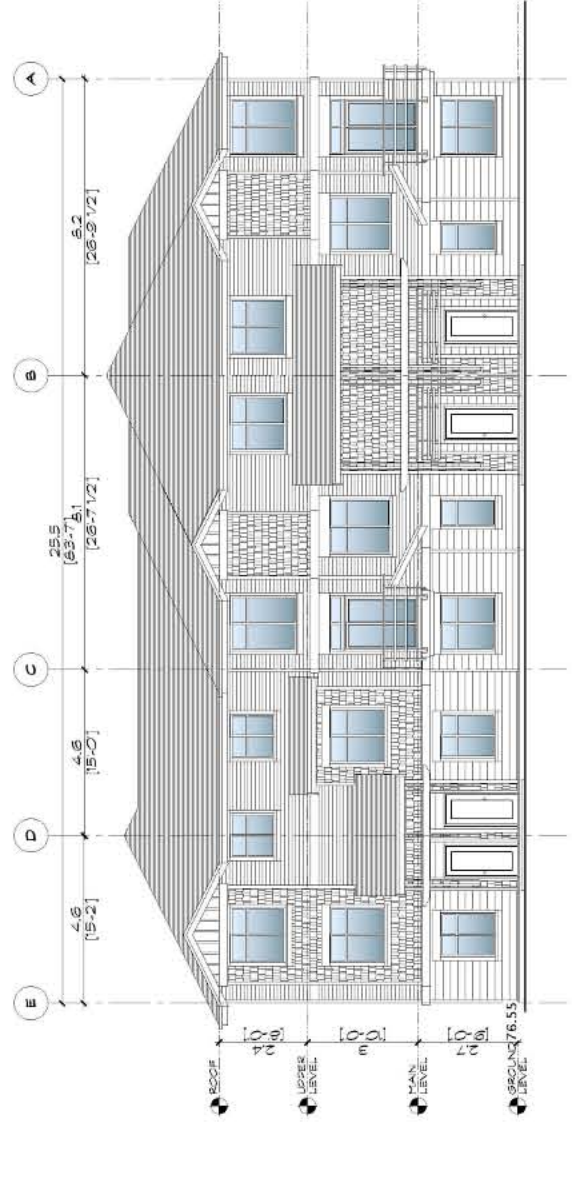
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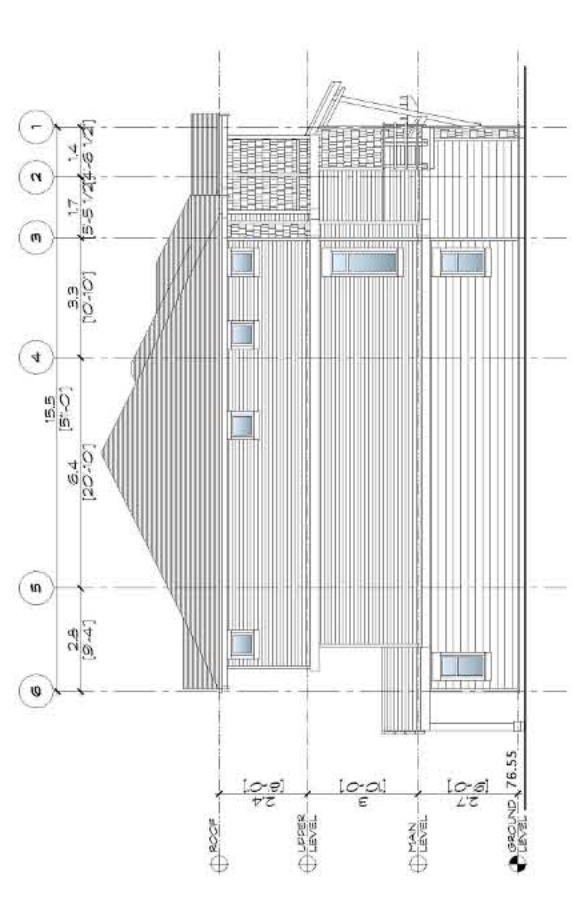
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2 NORTH ELEVATION
A4.12 SCALE: 1:100



3 EAST ELEVATION
A4.12 SCALE: 1:100



1 SOUTH ELEVATION
A4.12 SCALE: 1:100



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PROJECT
THE GROVE
68th Ave. & 104th St.
Surrey, BC

DRAWN: SS/EP	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: RCA179
SHEET TITLE: BUILDING 15 ELEVATIONS	

REVISION NO.: -	SHEET NO.: A4.13
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2013/03/01	DP REVISIONS
2013/03/01	DP REVISIONS
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2013/03/01	DP REVISIONS

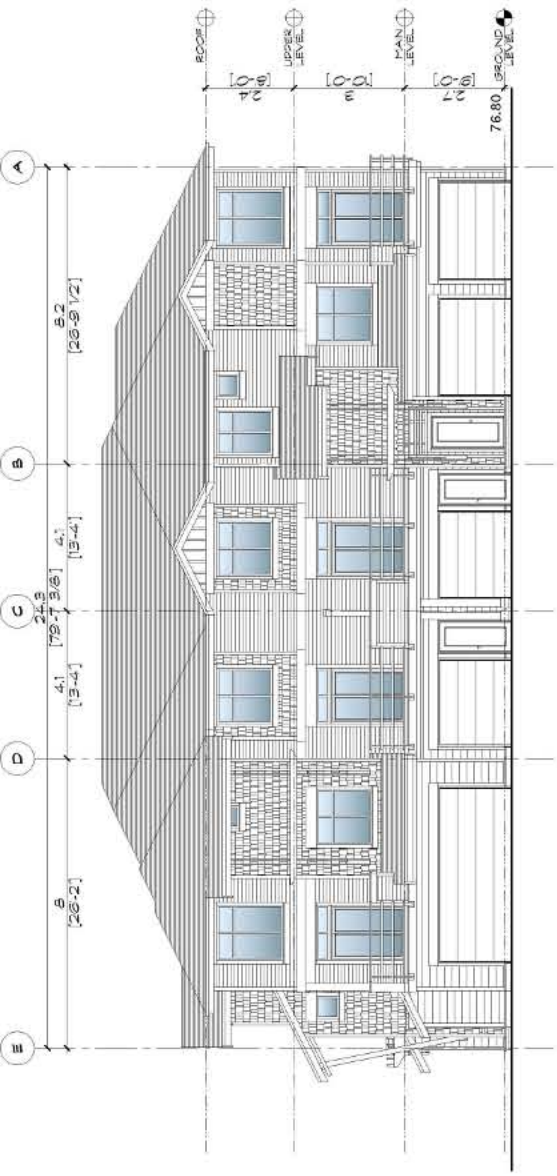


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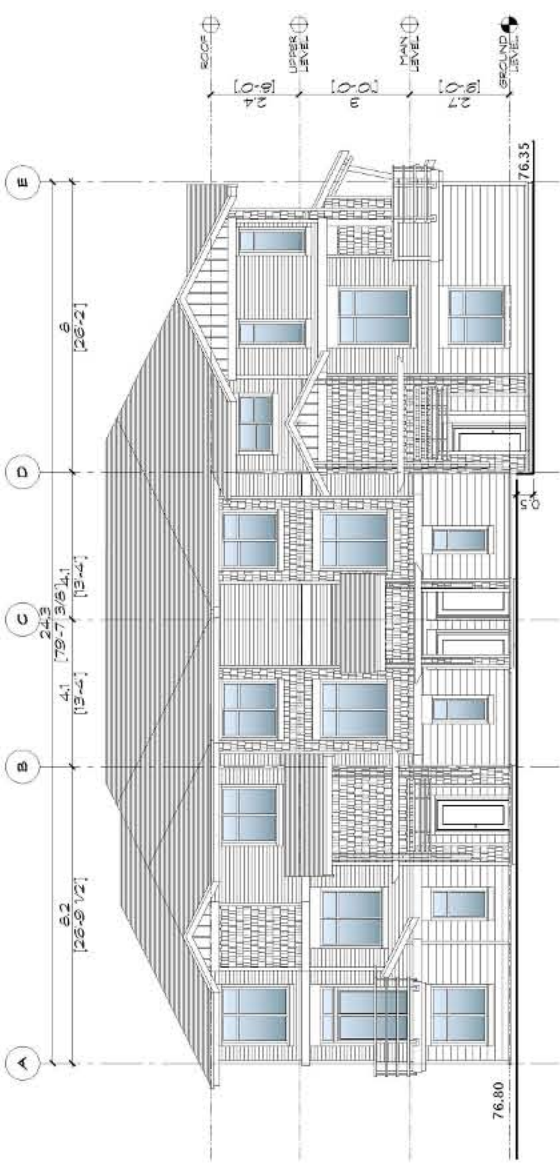
PROJECT:
THE GROVE
 65th Ave. & 194th St.
 Surrey, BC

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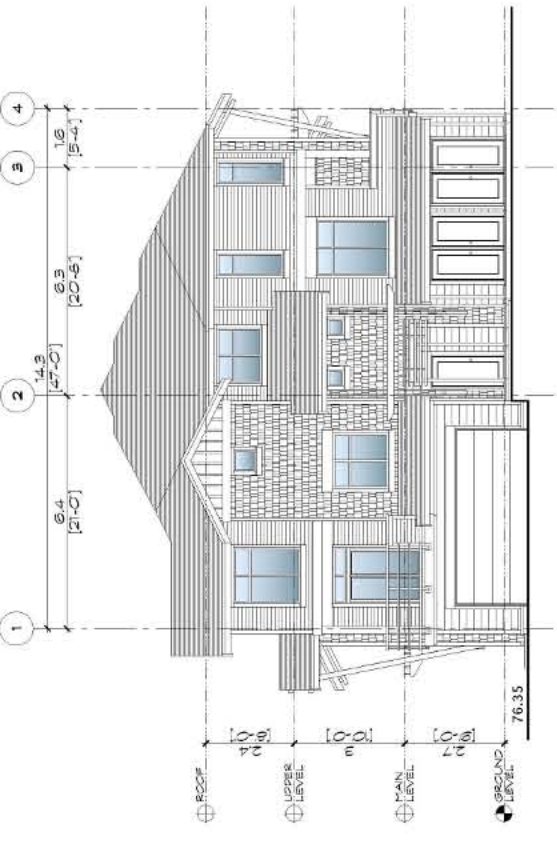
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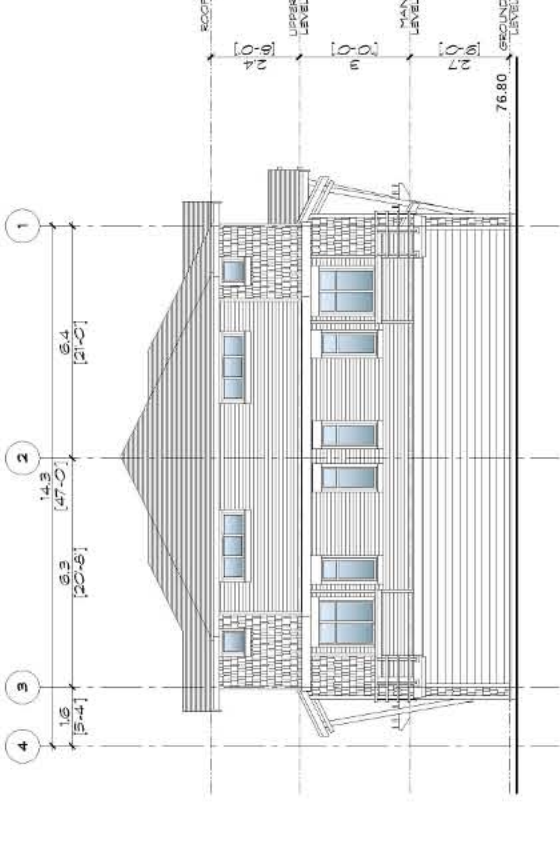
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 A4.14 SCALE: 1/100



2 NORTH ELEVATION
 A4.14 SCALE: 1/100



1 SOUTH ELEVATION
 A4.14 SCALE: 1/100

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2020.07.04	ISSUE FOR DEVELOPMENT
10.22.20	PP REVISIONS
02.11.20	PP REVISIONS
03.12.20	PP REVISIONS
12.07.21	PP REVISIONS

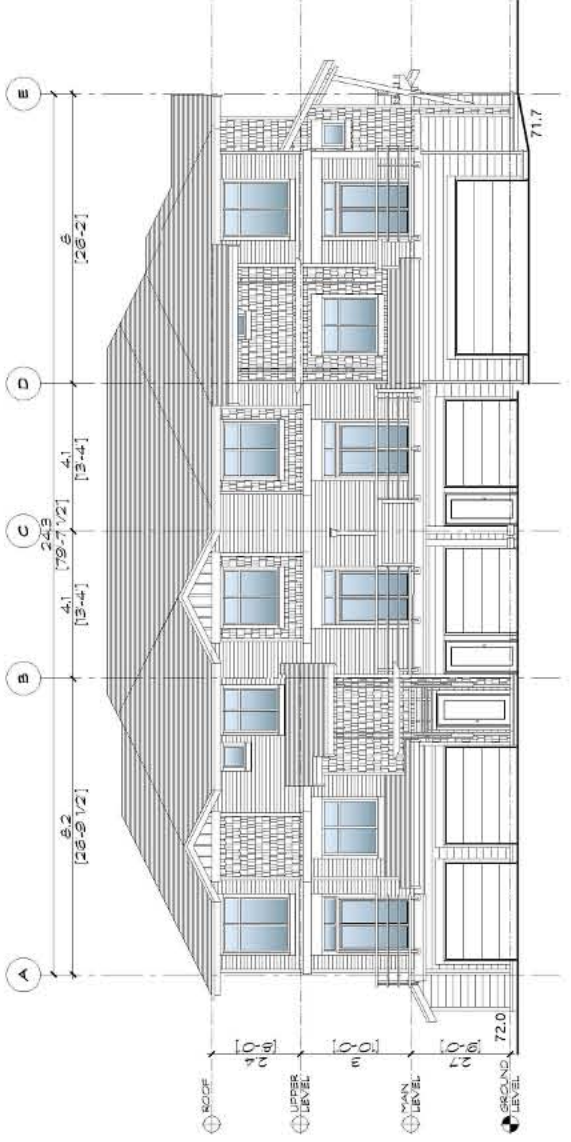
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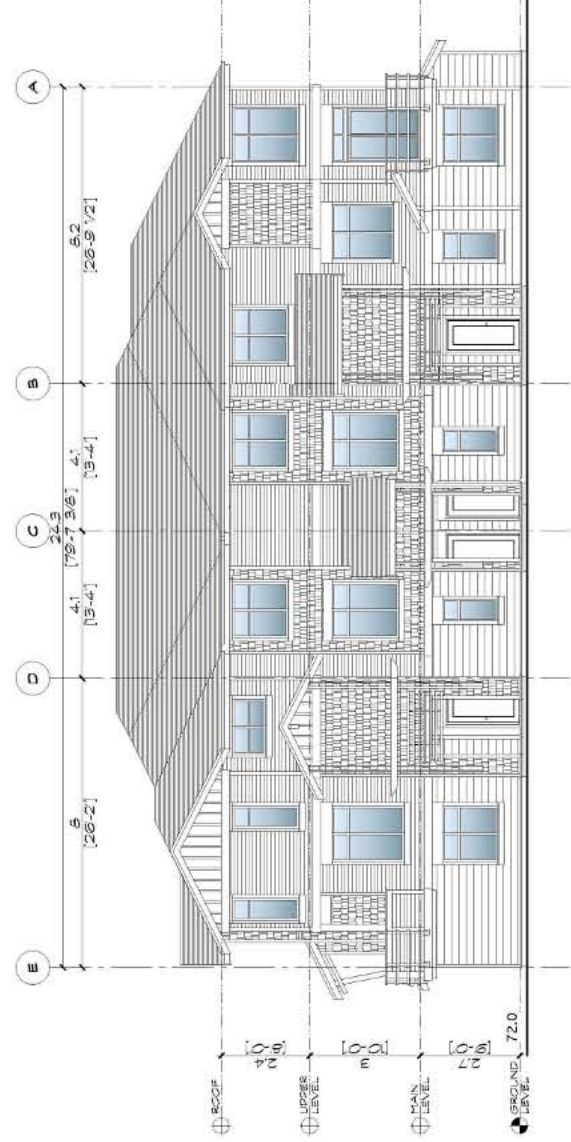
PROJECT
THE GROVE
 66th Ave. & 194th St.
 Surrey, BC

DRAWN: SS-EP	CHECKED BY: BC
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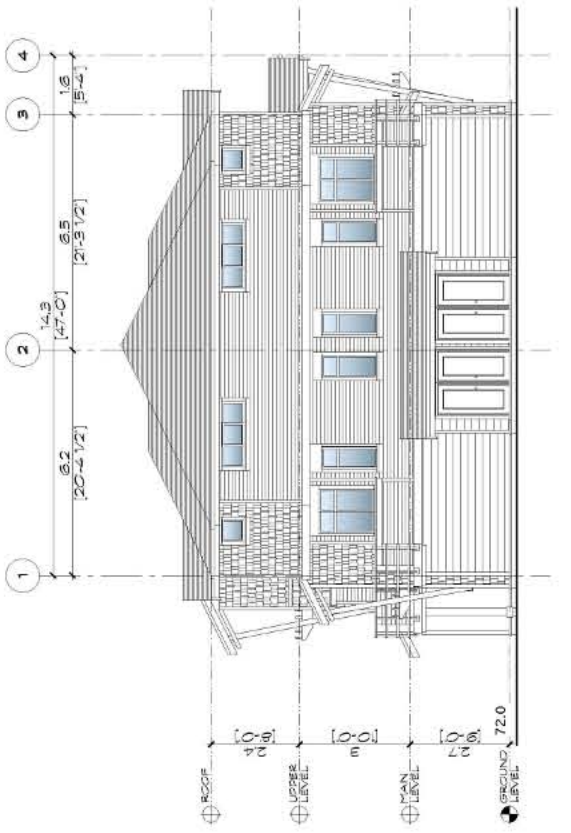
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 SHEET NO.: **A4.15**



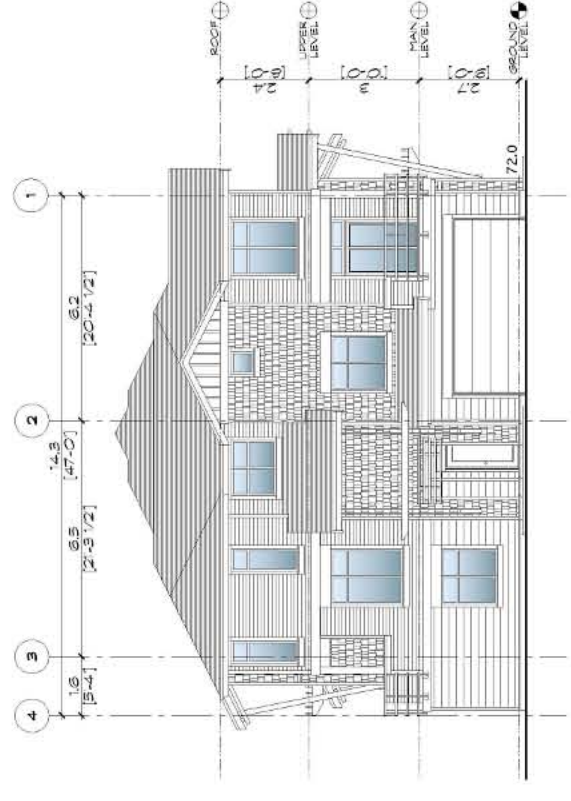
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 A4.15 SCALE: 100



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 A4.15 SCALE: 100



1 EAST ELEVATION
 A4.15 SCALE: 100



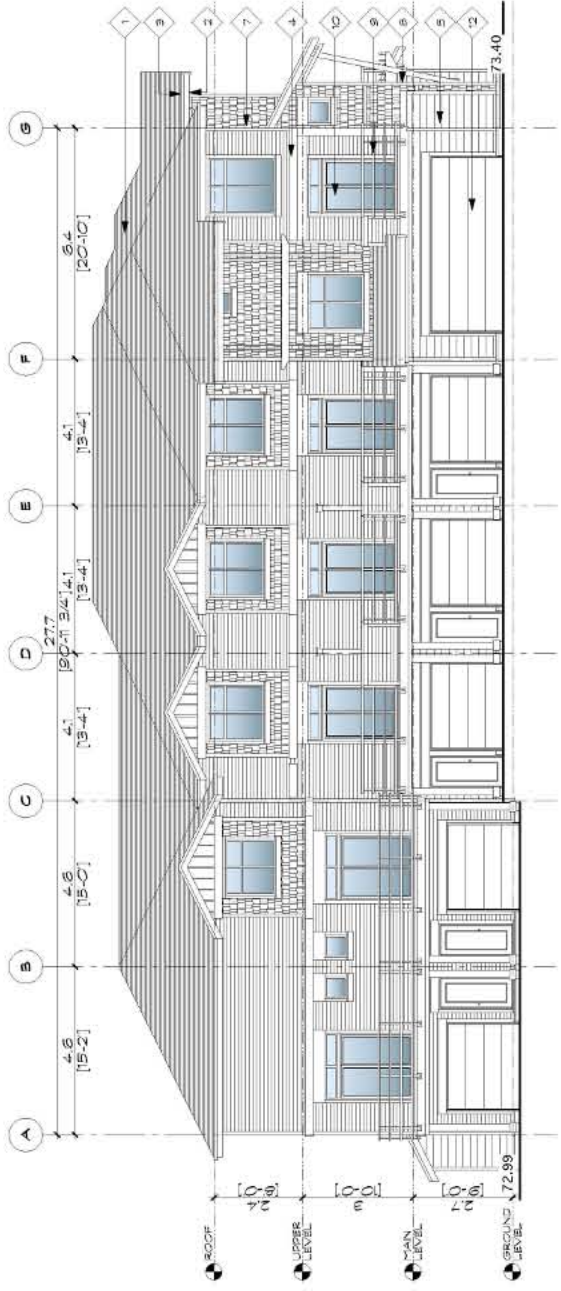
KEY PLAN

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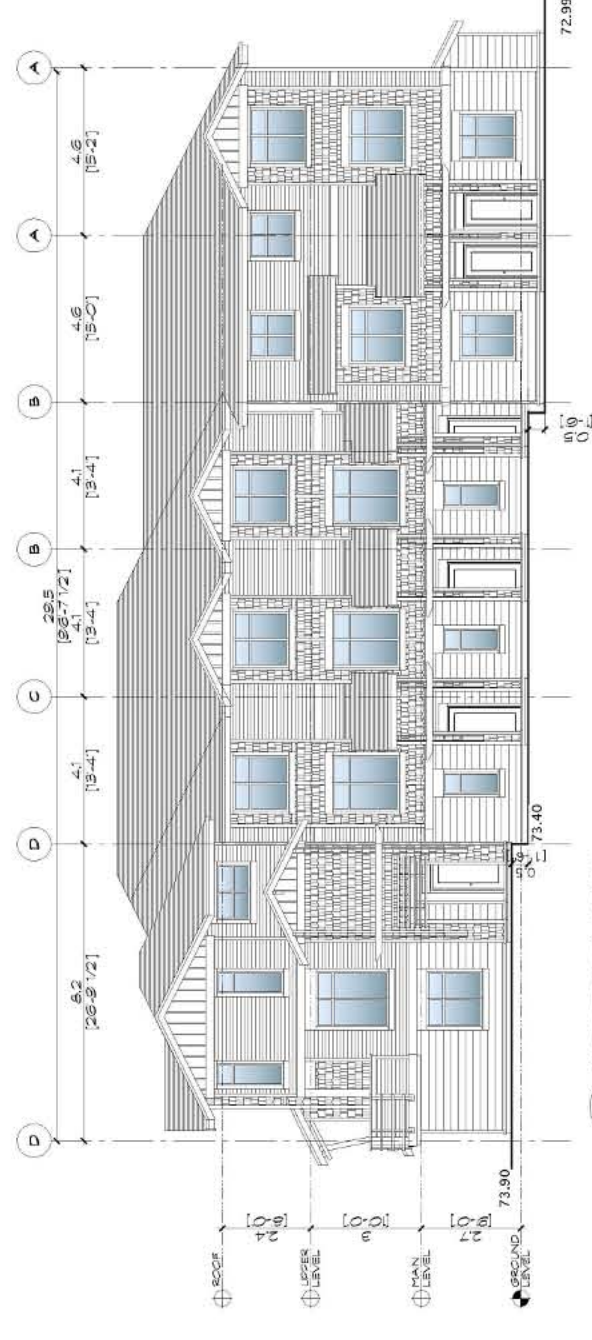
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ISSUE:	DATE:	DESCRIPTION:

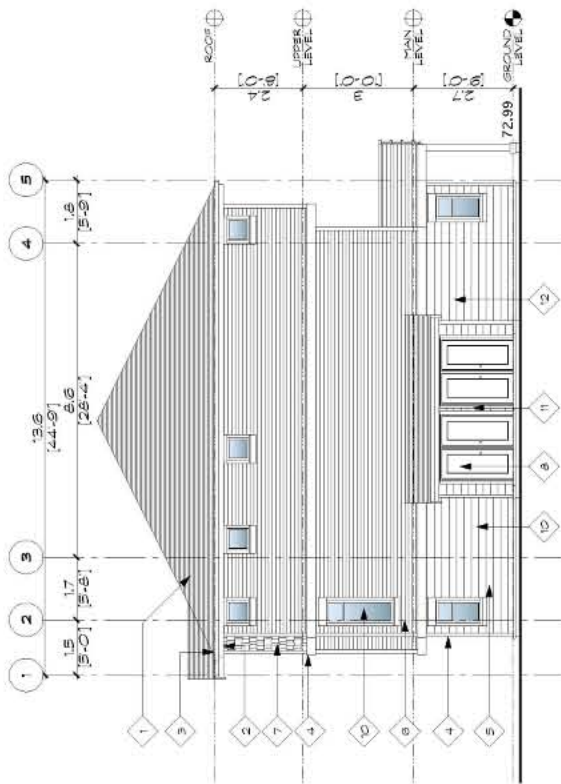
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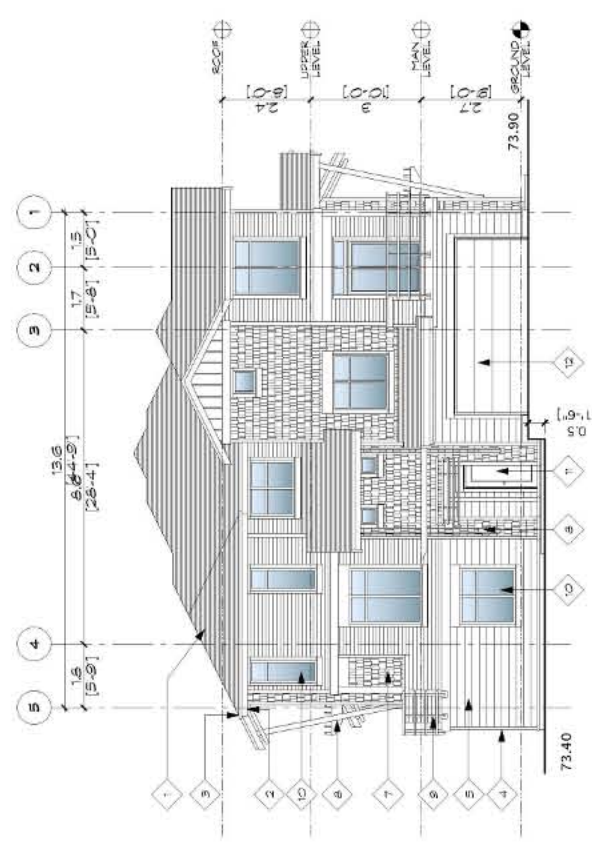
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1/4\"/>



2 SOUTH ELEVATION
1/4\"/>



1 NORTH ELEVATION
1/4\"/>

MATERIAL LEGEND

1	ASPHALT SHINGLES
2	VINYL SOFFITS, TYP
3	PREFINISHED ALUMINUM GUTTER ON 2x6 WOOD FASCIA
4	WOOD TRIM - PAINTED
5	8\"/>
6	4\"/>
7	HARDI SHINGLES, W/ TRIM
8	WOOD STUDS & BRACKETS, PAINTED
9	FACE MOUNTED ALUMINUM GUARDS
10	VINYL WINDOWS & SLIDING DOORS
11	PAINTED DOOR
12	PREFINISHED GARAGE DOOR



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PROJECT:
THE GROVE
68th Ave. & 194th St.
Surrey, BC

DRAWN: SS/TH	CHECKED BY: RC
SCALE: 1/100	PROJECT NO.: RCOA179
SHEET TITLE:	
BUILDING 18 ELEVATIONS	

REVISION NO.: -
SHEET NO.: A4.16

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NO.	DESCRIPTION

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DATE	DESCRIPTION
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10/22/20	PP REVISIONS
02/11/20	PP REVISIONS
03/12/20	PP REVISIONS
12/07/17	PP REVISIONS

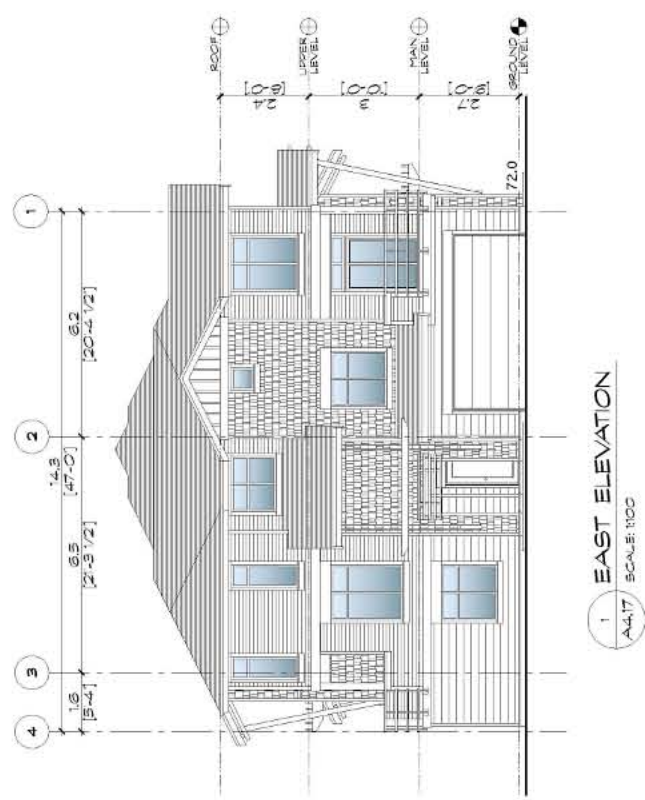
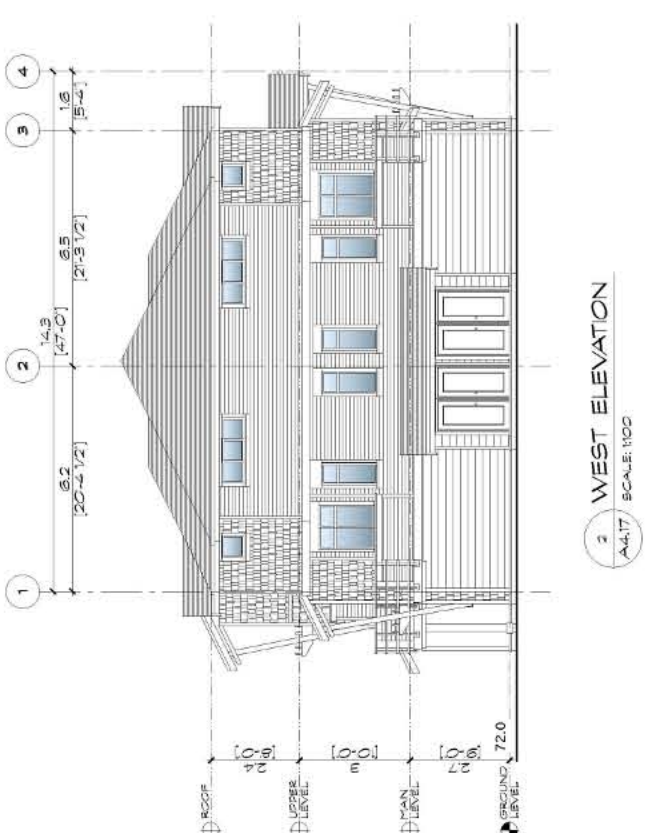
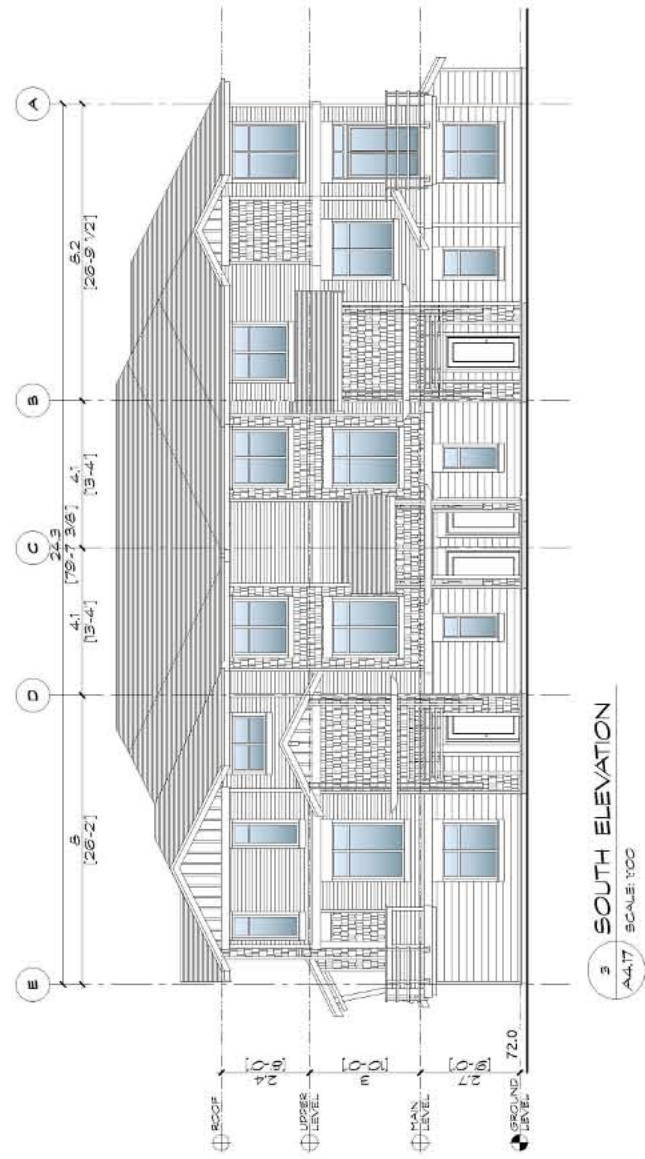
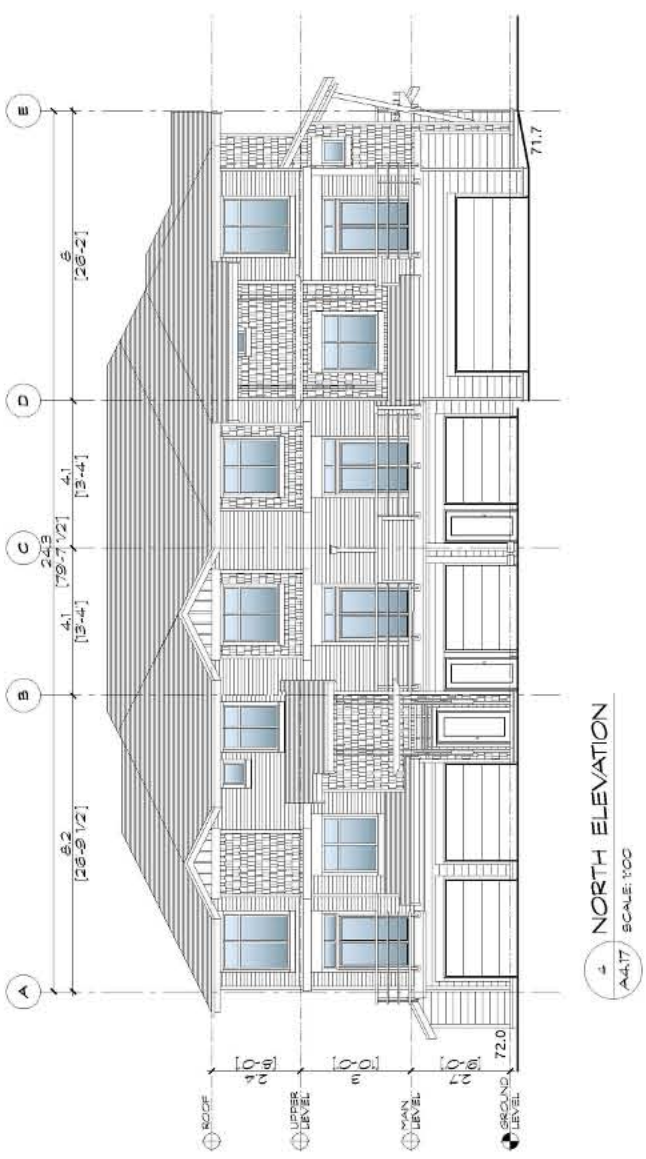
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PROJECT:
THE GROVE
 66th Ave. & 194th St.
 Surrey, BC

DRAWN: SS-EP	CHECKED BY: BC
SCALE: 1:100	PROJECT NO: RCA179
SHEET TITLE: BUILDING 19 ELEVATIONS	

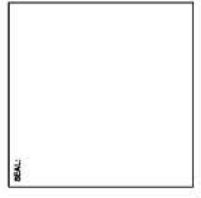
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ISSUE:	
DATE:	DESCRIPTION:
2012.02.04	ISSUE FOR DEVELOPER
12.22.12	CP REVISIONS
2011.10	CP REVISIONS
12.01.11	CP REVISIONS

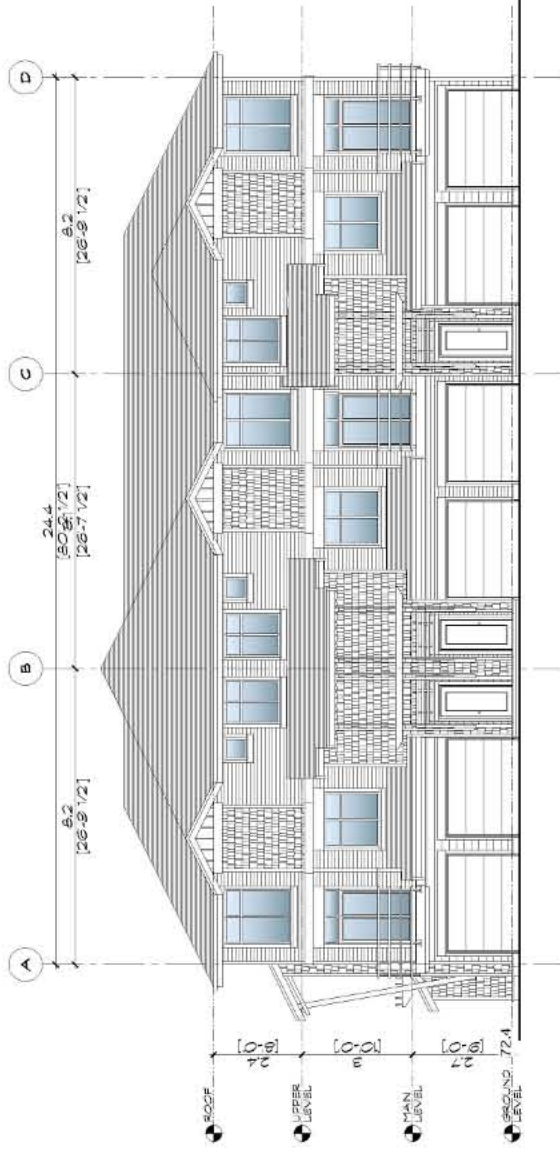


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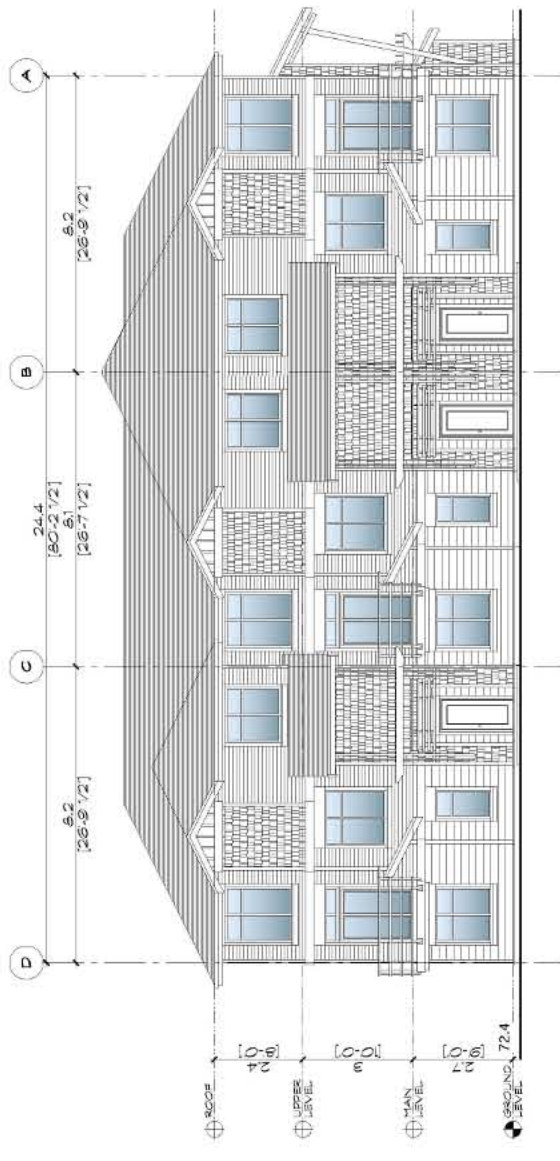
PROJECT:
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

DRAWN: S.P.M.	CHECKED BY: R.C.
SCALE: 1/100	PROJECT NO.: RCA179
SHEET TITLE:	
BUILDING 20 ELEVATIONS	

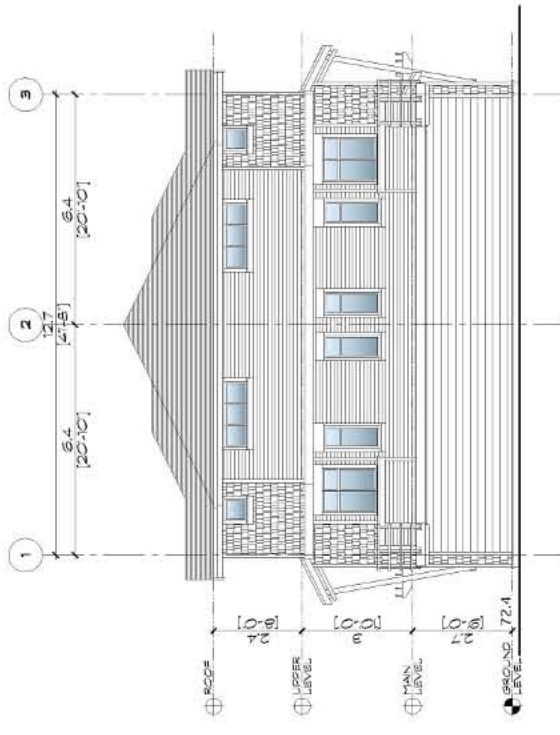
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SHEET NO.:	A4.18



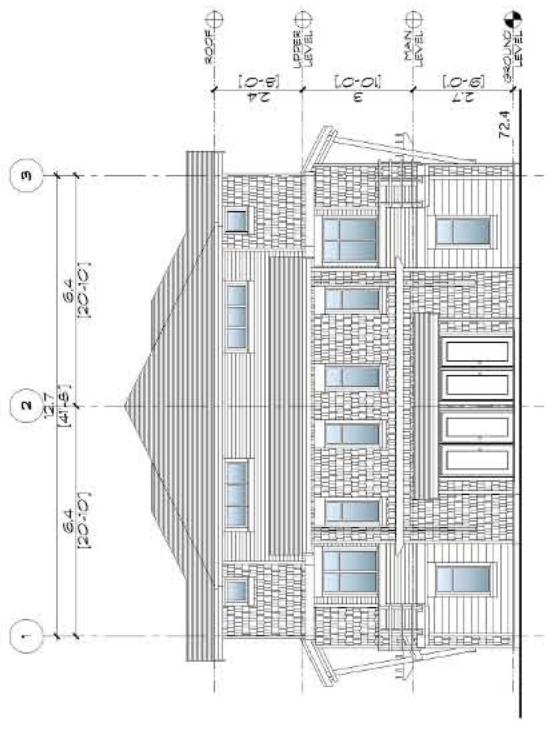
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3 NORTH ELEVATION
 A4.18 SCALE: 1/100

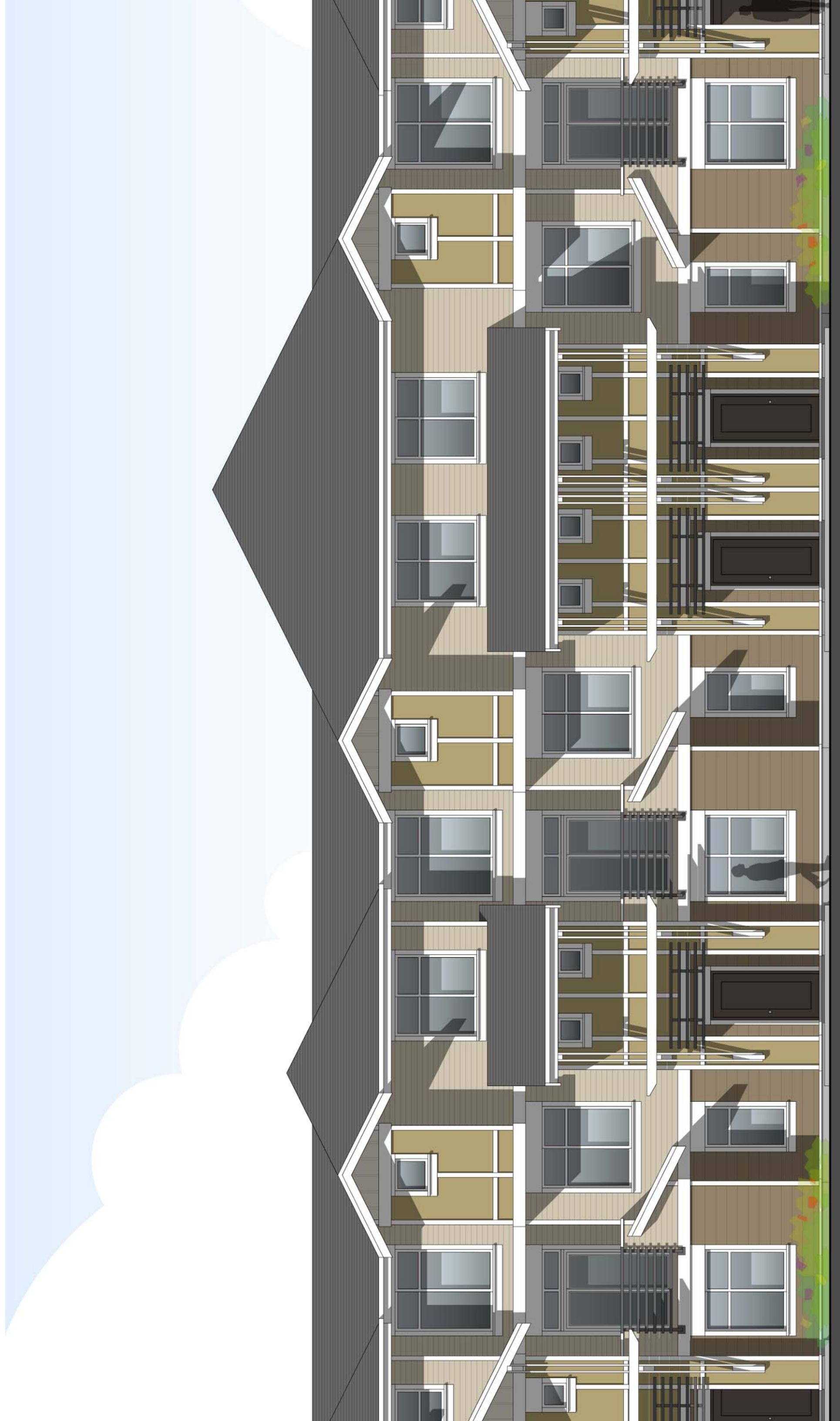


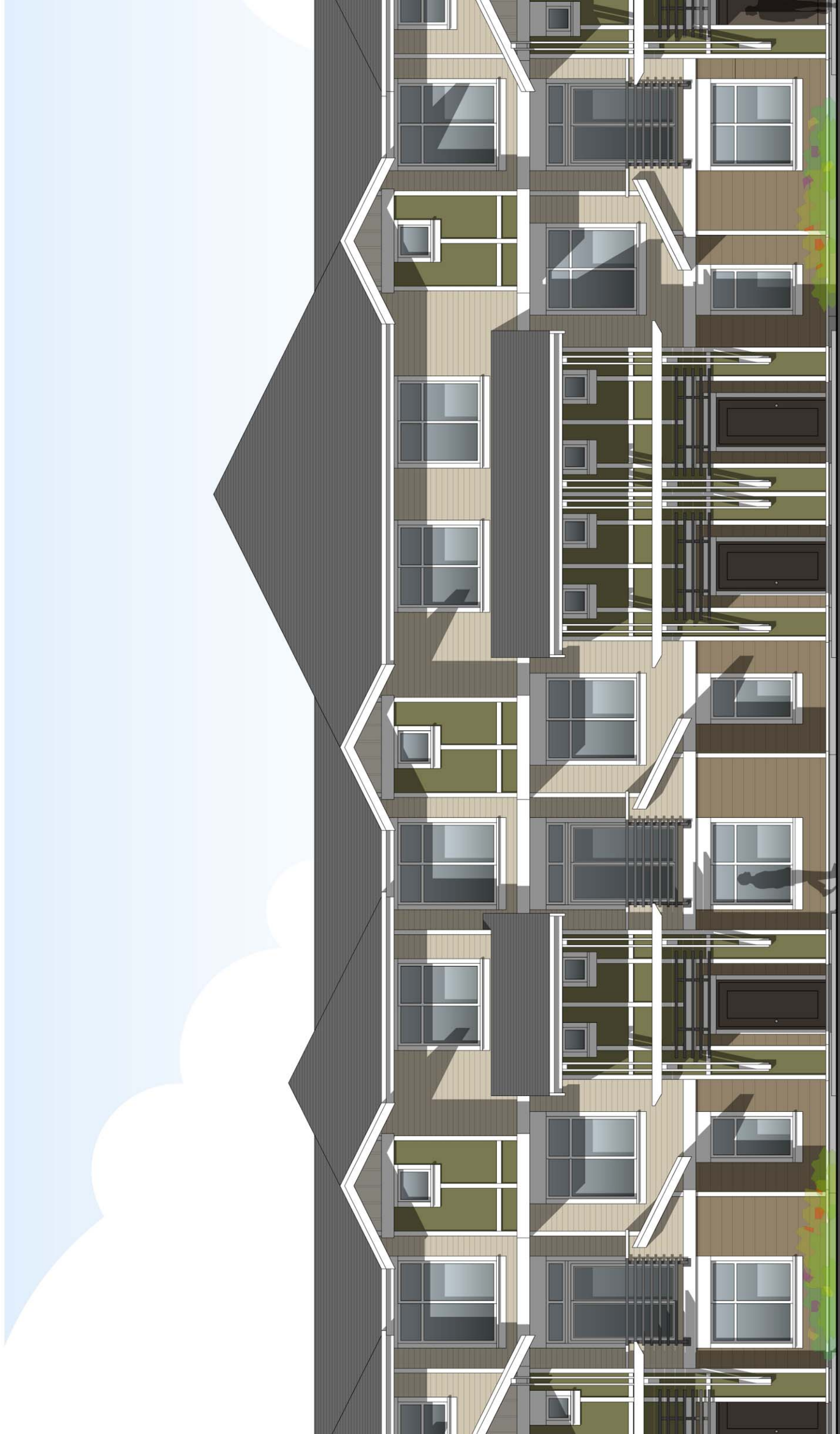
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 A4.18 SCALE: 1/100



1 WEST ELEVATION
 A4.18 SCALE: 1/100







LEGEND

1 AMENITY BUILDING	9 PEDESTRIAN CONNECTION TO STREET
2 TREE GROVE	10 STREET TREE
3 PROJECT ENTRY	11 SPECIMEN TREE
4 INTERNAL PEDESTRIAN CIRCULATION	12 CANOPY TREE
5 VISITOR PARKING, TYP.	13 PEDESTRIAN CROSSING
6 INTERNAL ROADWAY	14 GREENWAY - AGGREGATE PATH
7 PEDESTRIAN CONNECTION TO GREENWAY	15 TRELLIS FEATURE
8 WOODLAND FOOTPATH	16 PROJECT SIGN - REFER TO ARCHITECTURAL
	--- PHASING BOUNDARY



**THE GROVE
TOWNHOMES**

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD

19407 68th Avenue
Legal: Portion of LT 5 SEC 15
W8 PL 1889 NWD
TWP 8 PL 1889 NWD

NO.	DATE	REVISIONS
8	11-05-13	Re-Submit to City
7	10-31-13	Re-Submit to City
6	10-31-10	Re-Submit to City
5	10-10-26	Re-issued for DPA
4	10-10-20	Issued for DPA
3	10-08-10	Issued for Review
2	10-06-22	Issued for Review
1	10-04-13	Issued for Review

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Sheet Information	
Date	10-04-13
Job Number	05-182
Drawn	Ted Caruth
Checked	David Stoyko
Approved	David Stoyko
Scale	1:800
Title	

Landscape
Concept

Sheet

L1.0

68A AVENUE

THE GROVE
TOWNHOMES

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD

19407 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD

NO.	DATE	REVISIONS
8.	11-01-13	Re-Submit to City
7.	10-31-13	Re-Submit to City
6.	10-11-10	Re-Submit to City
5.	10-10-26	Re-issued for DPA
4.	10-10-20	Issued for Review
3.	10-08-10	Issued for Review
2.	10-06-22	Issued for Review
1.	10-04-13	Issued for Review

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602-1401 West Broadway Ave.
Norcross, GA 30052
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Sheet Information	
Date	10-04-13
Job Number	06-162
Drawn	Teri Carlton
Checked	Davis Stoyko
Approved	Davis Stoyko
Scale	1:1800

Landscapes
Grading

Sheet

L7.1

68 AVENUE

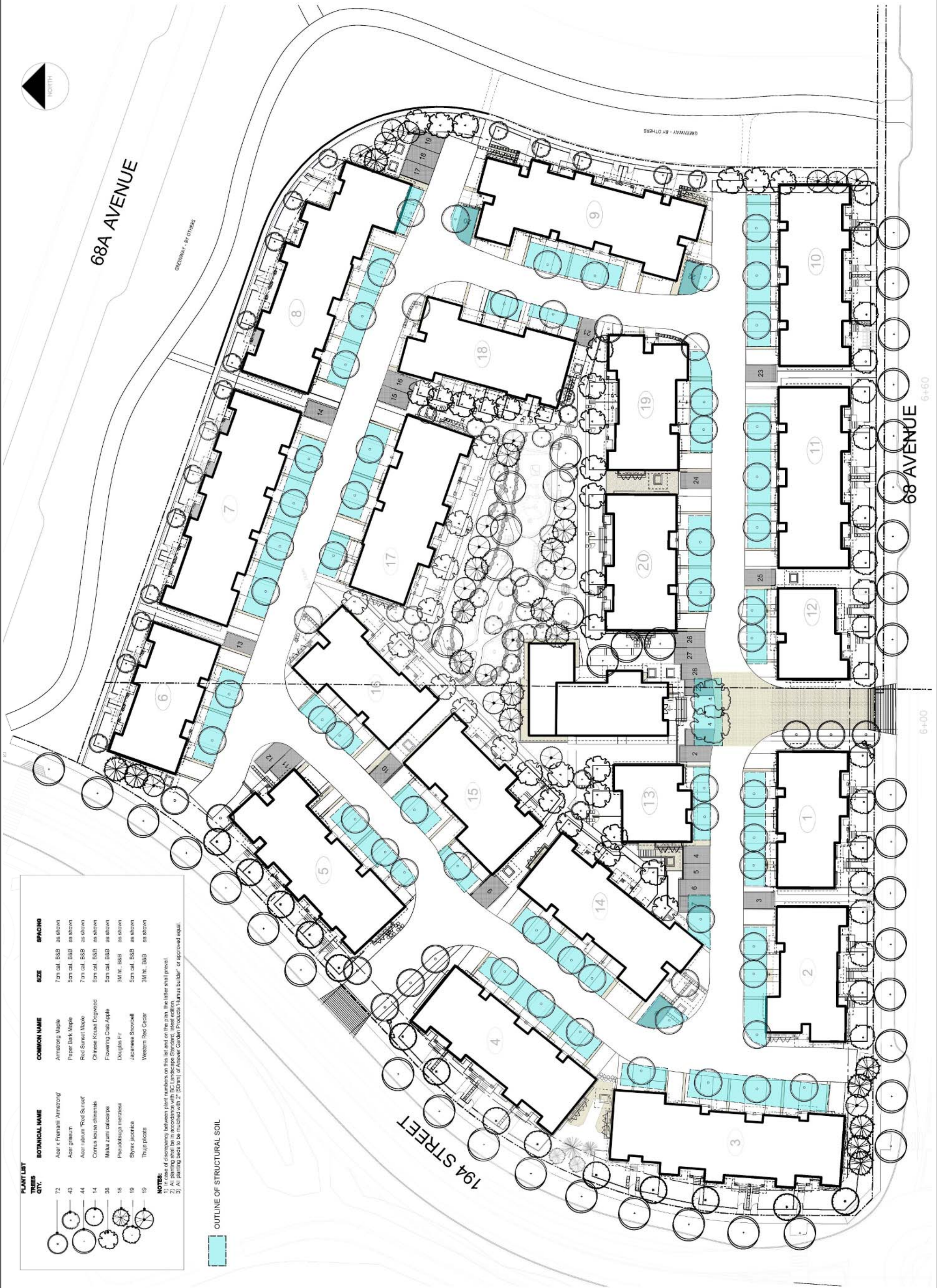


PLANT LIST

TREES CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
72	Acer x Fraxinifolium 'Armstrong'	Armstrong Maple	7cm call. B&B as shown	as shown
43	Acer glabrum	Paper Bark Maple	5cm call. B&B as shown	as shown
44	Acer rubrum 'Red Sunset'	Red Sunset Maple	7cm call. B&B as shown	as shown
14	Cornus kousa 'Dogwood'	Chinese Kousa Dogwood	5cm call. B&B as shown	as shown
38	Malus zumi 'Lalacajop'	Flowering Crab Apple	5cm call. B&B as shown	as shown
18	Pseudotsuga mertensiana	Douglas Fir	3M H. B&B as shown	as shown
19	Styrax japonica	Japanese Snowbell	5cm call. B&B as shown	as shown
19	Thuja plicata	Western Red Cedar	3M H. B&B as shown	as shown

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail!
 2) Spacing shall be as indicated on the drawings. Spacing shall be as indicated on the drawings.
 3) All planting lots to be installed within 7' (200mm) of Project's Human Builder, or approved equal.

OUTLINE OF STRUCTURAL SOIL



THE GROVE TOWNHOMES

19495 68th Avenue
 Legal: LT 125 SEC 15 TWP 8 PL
 BCP31093 NWD
 19407 68th Avenue
 Legal: Portion of LT 5 SEC 15
 TWP 8 PL 1809 NWD

REVISIONS

NO.	DATE	REVISIONS
8	11-01-13	Re-Submit to City
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3	10-08-10	Issued for Review
2	10-06-22	Issued for Review
1	10-04-13	Issued for Review

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 Vancouver, BC, V6H 1H6
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Sheet Information

Date	10-04-13
Job Number	05-182
Drawn	Ted Carlin
Checked	David Stoyko
Approved	David Stoyko
Scale	1:1000
Title	Landscape Tree Planting

Sheet

L1.2A

PLANT LIST	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS				
45	Alcornoque	Japanese Laurel	#6 pot	39" o.c.
63	Buxus microphylla	Little Leaf Boxwood	#6 pot	39" o.c.
65	Chamaecyparis obtusa	Japanese Cedar	#6 pot	39" o.c.
205	Calliandra salweenia	White Flowering Calliandra	#2 pot	24" o.c.
122	Hydrangea quercifolia	Oakleaf Hydrangea	#6 pot	39" o.c.
103	Philadelphus x fraseri	Philadelphus	#6 pot	39" o.c.
22	Pieris japonica 'Forest Flame'	Lily-of-the-Valley Shrub	#6 pot	39" o.c.
57	Prunella x van der Pluijm	Prunella	#6 pot	39" o.c.
55	Prunus laurocerasus 'Zabalaia'	Zabalaia	#2 pot	24" o.c.
224	Rhododendron 'Cedar'	Pink Rhododendron	#6 pot	39" o.c.
56	Rhododendron 'Wen-Janeck'	Yellow Rhododendron	#6 pot	39" o.c.
475	Spiraea x bumalda 'Goldflame'	Pink Spiraea	#6 pot	39" o.c.
398	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	#6 pot	39" o.c.
24	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c.
130	Taxus x media 'Hickel'	Hickel's Yew - 1.2m high	#6 pot	24" o.c.
	GROUND COVERS AND VINES			
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
77	Cornus alternifolia	Little Leaf Cornus	#2 pot	24" o.c.
507	Erica carnea 'Springwood Pink'	Pink Heather	#2 pot	18" o.c.
1,511	Fragaria chiloensis	Blechn Strawberry	4" (10cm) pot	18" o.c.
2,147	Oxalis oregana	Wood Sorrel	#1 pot	18" o.c.
1,543	Pachyandra terminalis	Japanese Spurge	4" (10cm) pot	18" o.c.
88	Parthenocissus quinquefolia	Vignina Creeper	4" (10cm) pot	18" o.c.
1,121	Rubus coccineus	Emerald Carpet	4" (10cm) pot	18" o.c.
	PERENNIALS, BULBS AND ANNUALS			
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
130	Allium giganteum	Onion	1/2" bulb	18" o.c.
107	Conoclinium 'Lullaby'	Red Flowering Conoclinium	4" (10cm) pot	18" o.c.
91	Dianthus barbata	Western Bleeding Heart	4" (10cm) pot	18" o.c.
70	Hemerocallis 'Stella D'Oro'	Day Lily	4" (10cm) pot	18" o.c.
148	Heuchera micrantha	Conit Bell	4" (10cm) pot	18" o.c.
102	Hosta 'Blue Angel'	Hosta	4" (10cm) pot	24" o.c.
102	Hosta 'Blue Angel'	Black-Lined Susan	4" (10cm) pot	24" o.c.

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus Bulrush' or approved equal.



THE GROVE TOWNHOMES

19495 68th Avenue
 Legal: LT 125 SEC 15 TWP 8 PL
 BCP31093 NWD
 19407 68th Avenue
 Legal: Portion of LT 125 SEC 15
 TWP 8 PL 1809 NWD
 TWP 8 PL 1809 NWD

REVISIONS

NO.	DATE	REVISIONS
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5	10-10-26	Re-Issued for DPA
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3	10-08-10	Issued for Review
2	10-06-22	Issued for Review
1	10-04-13	Issued for Review

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 LANDSCAPE ARCHITECTURE INC.
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 Vancouver, BC V6H 1J6
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Sheet Information

Date	10-04-13
Job Number	06-182
Drawn	Teri Carrin
Checked	David Stoyko
Approved	David Stoyko
Scale	1:1000
Title	Landscape

Shrub and Groundcover Planning

Sheet

L1.2B

LANDSCAPE PRECEDENTS AND MATERIALS

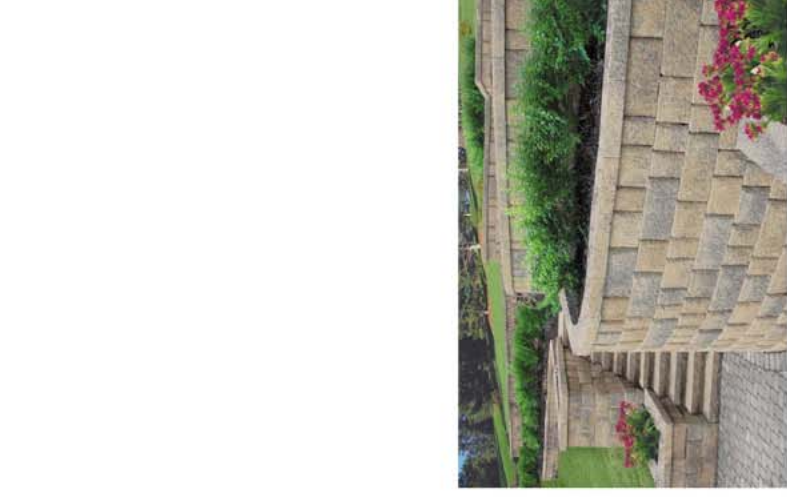


THE GROVE TOWNHOMES

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31 093 NWD

19407 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31 093 NWD

PLANTING



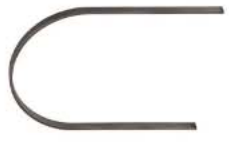
PAVING



EDGES



CALLISTO LIGHT BY LUMEC



BIKE LOOP BY URBANSCAPE



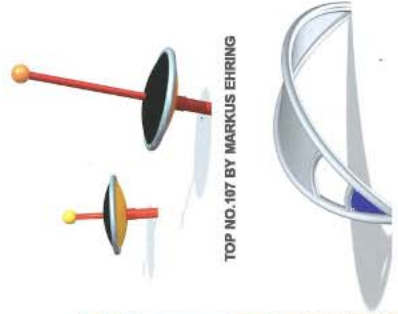
TRASH RECEPTACLE BY URBANSCAPE



WINCHESTER BENCH BY URBANSCAPE



THE PEAK BY LANDSCAPE STRUCTURES



TOP NO.107 BY MARKUS EHRRING

LEAF NO.3 BRANCH BY MARKUS EHRRING



CUSTOM MUSHROOM HOPPERS BY LANDSCAPE STRUCTURES



SPAGHETTI BY MARKUS EHRRING



LEAF NO.8 BY MARKUS EHRRING

NO.	DATE	REVISIONS
4.	11-01-18	Re-Submit to City
3.	10-11-18	Re-Submit to City
2.	10-10-18	Re-issued for CPA
1.	10-10-20	Issued for CPA

SHARP & DIAMOND
LANDSCAPE ARCHITECTS INC.
6172-1401 West Broadway Ave,
Vancouver, BC V6H 1T6
T: 604-681-3300 Fax: 604-681-3307

Sheet Information	
Date	10-04-13
Job Number	06-182
Drawn	Teri Cantlin
Checked	David Stoyko
Approved	David Stoyko

Title
Landscape
Precedent Images

Sheet

L2.0

PLANT LIST AND IMAGE PALETTE

PLANT LIST		COMMON NAME		SIZE		SPACING	
TREES CITY.	BOTANICAL NAME						
72	Acer x Fremanii 'Armstrong'	Armstrong Maple	7cm cal., B&B	as shown			
43	Acer griseum	Paper Bark Maple	5cm cal., B&B	as shown			
44	Acer rubrum 'Red Sunset'	Red Sunset Maple	7cm cal., B&B	as shown			
14	Cornus kousa chinensis	Chinese Kousa Dogwood	6cm cal., B&B	as shown			
38	Malus zumi calocarpa	Flowering Crab Apple	5cm cal., B&B	as shown			
18	Pseudotsuga menziesii	Douglas Fir	3M ht., B&B	as shown			
19	Styrax japonica	Japanese Snowbell	5cm cal., B&B	as shown			
19	Thuja plicata	Western Red Cedar	3M ht., B&B	as shown			
SHRUBS CITY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING			
45	Aucuba japonica	Japanese Laurel	#5 pot	36" o.c			
63	Buxus macrophylla	Little Leaf Boxwood	#5 pot	36" o.c			
386	Cornus stolonifera	Red Osier Dogwood	#5 pot	36" o.c			
295	Gaultheria shallon	Salal	#2 pot	24" o.c			
122	Hydrangea quercifolia	Oakleaf Hydrangea	#5 pot	36" o.c			
108	Photinia x fraseri	Photinia	#5 pot	36" o.c			
29	Pieris japonica 'Forest Flame'	Lily-of-the-Valley Shrub	#5 pot	36" o.c			
647	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c			
58	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 pot	36" o.c			
224	Rhododendron 'Crete'	Pink Rhododendron	#5 pot	36" o.c			
56	Rhododendron 'Hotel'	Yellow Rhododendron	#5 pot	36" o.c			
495	Rhododendron 'Ken Janeck'	Pink Rhododendron	#5 pot	36" o.c			
470	Sarcococca hookerana humilis	Himalayan Sweet Box	#2 pot	24" o.c			
366	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c			
24	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c			
180	Taxus x media 'Hicksii'	Hick's Yew	#5 pot	24" o.c			
GROUND COVERS AND VINES CITY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING			
77	Cotoneaster dammerli	Little-Leaf Cotoneaster	#2 pot	24" o.c			
507	Erica carnea 'Springwood Pink'	Pink Heather	#2 pot	18" o.c			
1,511	Fragaria chiloensis	Beach Strawberry	4"(10cm) pot	18" o.c			
2,147	Oxalis oregana	Wood Sorrel	#1 pot	18" o.c			
1,543	Pachysandra terminalis	Japanese Spurge	4"(10cm) pot	18" o.c			
88	Parthenocissus quinquefolia	Virginia Creeper	4"(10cm) pot	18" o.c			
1,121	Rubus calycioides	Emerald Carpet	4"(10cm) pot	18" o.c			
PERENNIALS, BULBS, AND ANNUALS CITY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING			
130	Allium giganteum	Ornamental Onion	bulb	12" o.c			
107	Crocusmia 'Lucifer'	Red Flowering Crocosmia	4"(10cm) pot	18" o.c			
91	Dicentra formosa	Western Bleeding Heart	4"(10cm) pot	15" o.c			
70	Hemerocallis 'Stella D'Oro'	Day Lily	4"(10cm) pot	15" o.c			
148	Heuchera micrantha	Coral Bells	4"(10cm) pot	18" o.c			
227	Hosta 'Blue Angel'	Hosta Blue Angel	4"(10cm) pot	18" o.c			
102	Rudbeckia hirta	Black-Eyed Susan	4"(10cm) pot	24" o.c			

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.



Coral Bark Japanese Maple



Serbian Spruce

TREES



Day Lily



Hick's Yew

SHRUBS



Virginia Creeper



Blue Angel Hosta



Japanese Snowbell



Fastigiata Dawyck Beech



Salal



Oak Leaf Hydrangea



Emerald Carpet



Coral Bells



Kousa Dogwood



Paper Bark Maple



Red Osier Dogwood



Western Sword Fern



Beach Strawberry



Bleeding Heart



Red Maple



Flowering Crab Apple



Mexican Feather Grass



Himalayan Sweet Box



Japanese Spurge



Red Crocosmia



Pennsylvanica Ash



Pin Oak



'Goldflame' Spiraea



Lily-Of-The-Valley Shrub



Ornamental Onion



Western Sword Fern

GROUND COVERS, FERNS, AND VINES

PLANT MATERIAL

THE GROVE
TOWNHOMES
19495 68th Avenue
Legal: LT 125 SEC 10
BCP31093 NWD
19407 68th Avenue
Legal: Portion of L
TWP 8 PL 1809 N

NO. DATE
4. 11.01.13
3. 10.11.25
2. 10.10.26
1. 10.10.20

SHARP &
LEONARD
602.3401 West Br
Vancouver, BC
T. 604.683.3303 FAX

Date
Job Number
Drawn
Checked
Approved

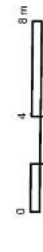
**THE GROVE
TOWNHOMES**

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP-31093 NWD

19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1809 NWD
TWP 8 PL 1809 NWD

NO.	DATE	REVISIONS
8.	11-01-13	Re-Submit to City
7.	10-11-25	Re-Submit to City
6.	10-11-10	Re-Submit to City
5.	10-10-26	Re-issued for DPA
4.	10-10-20	Issued for DPA
3.	10-08-10	Issued for Review
2.	10-06-22	Issued for Review
1.	10-04-13	Issued for Review

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Landscape Architecture Inc.
602-601 West Broadway Ave.
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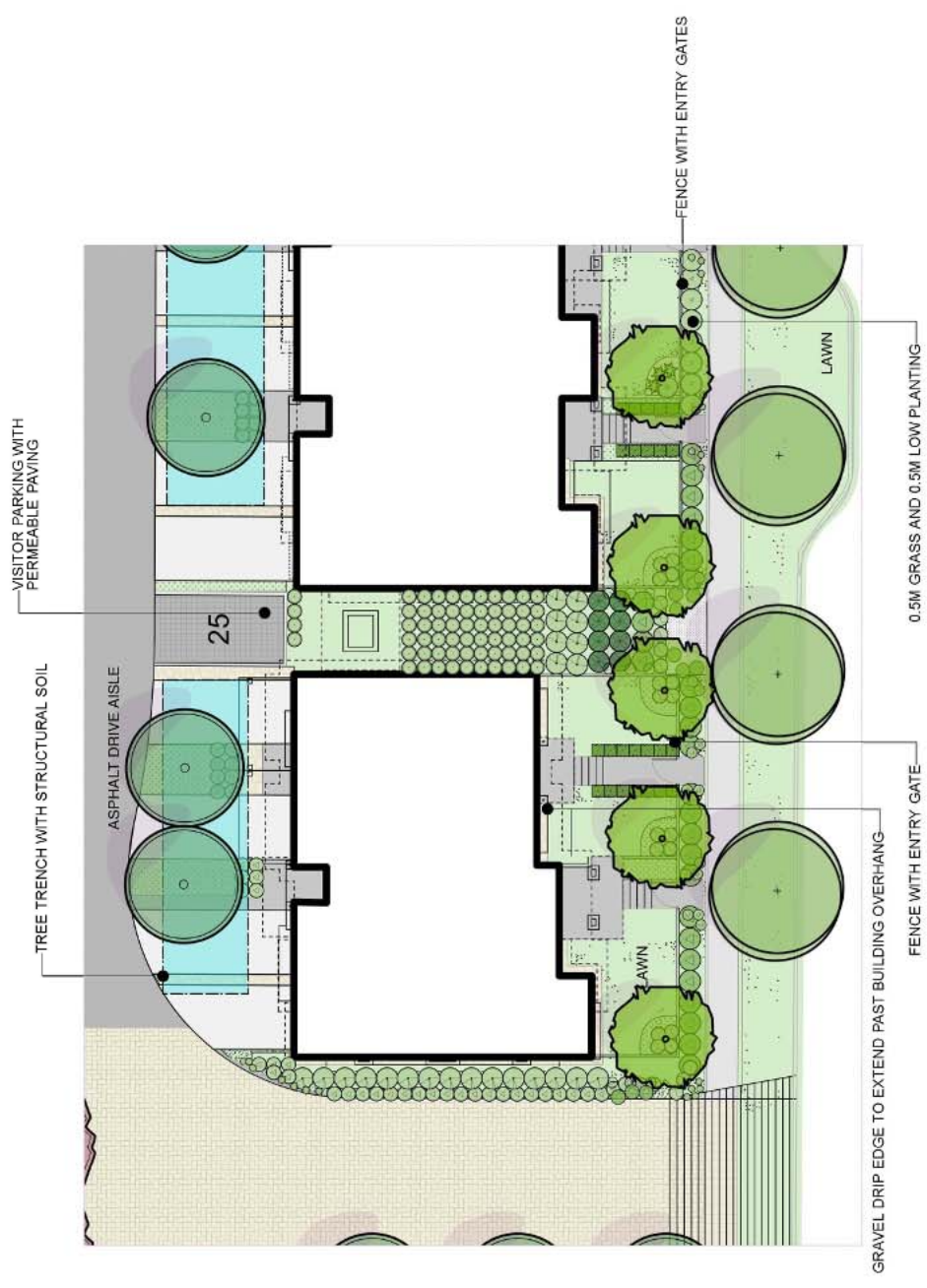


Sheet Information	
Date	10-04-13
Job Number	05-182
Drawn	Terr Carroll
Checked	David Stoyko
Approved	David Stoyko
Scale	As Shown

Title
Landscape
Plan Enlargements

Sheet

L3.0



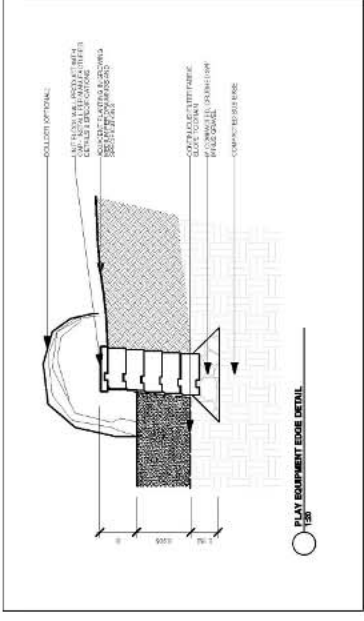
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Scale 1:150



3 Enlargement - Greenway Frontage
Scale 1:150



1 Enlargement - 194 Street Entry
Scale 1:150



**THE GROVE
TOWNHOMES**

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD

19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1609 NWD
TWP 8 PL 1609 NWD

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Landscape Architecture Inc.
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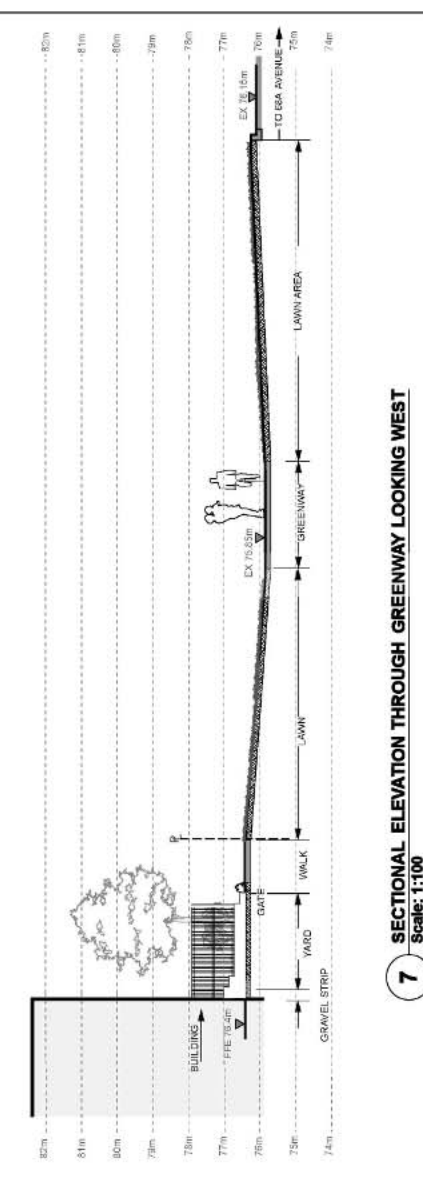
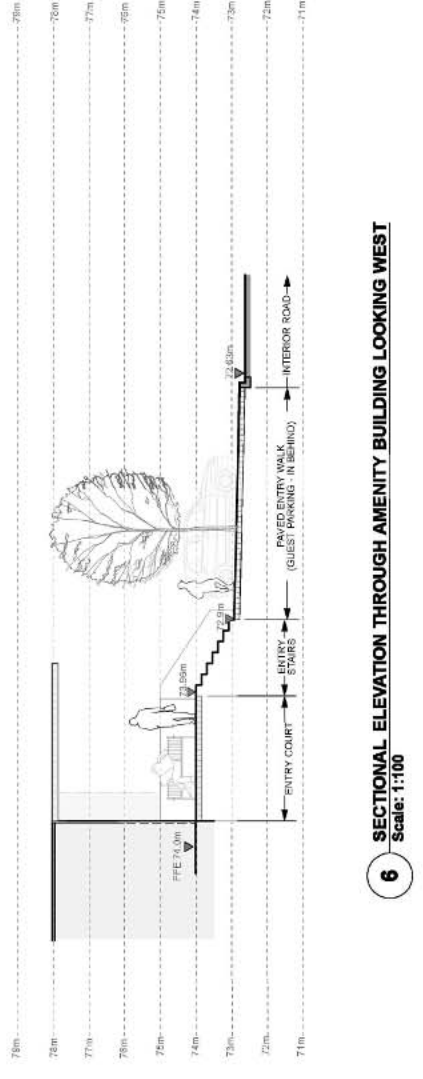
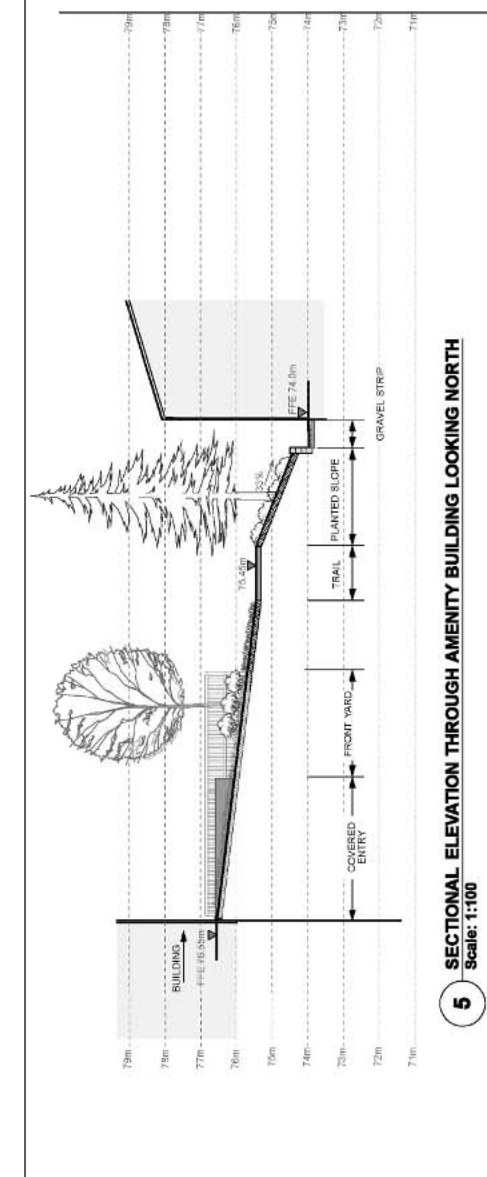
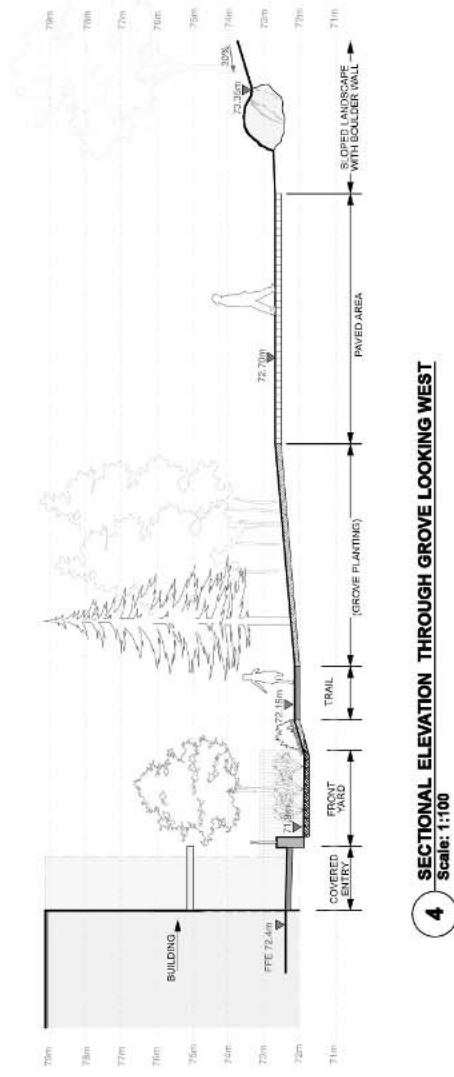
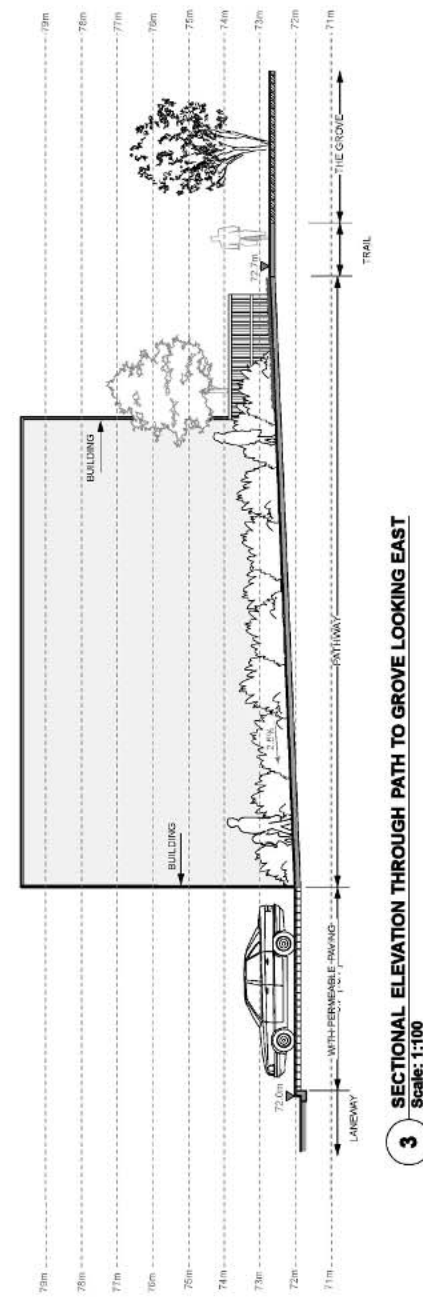
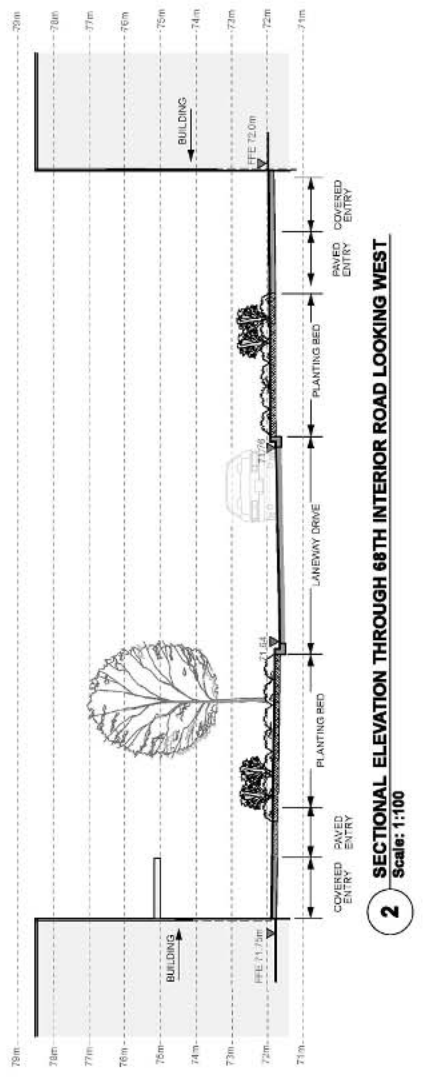
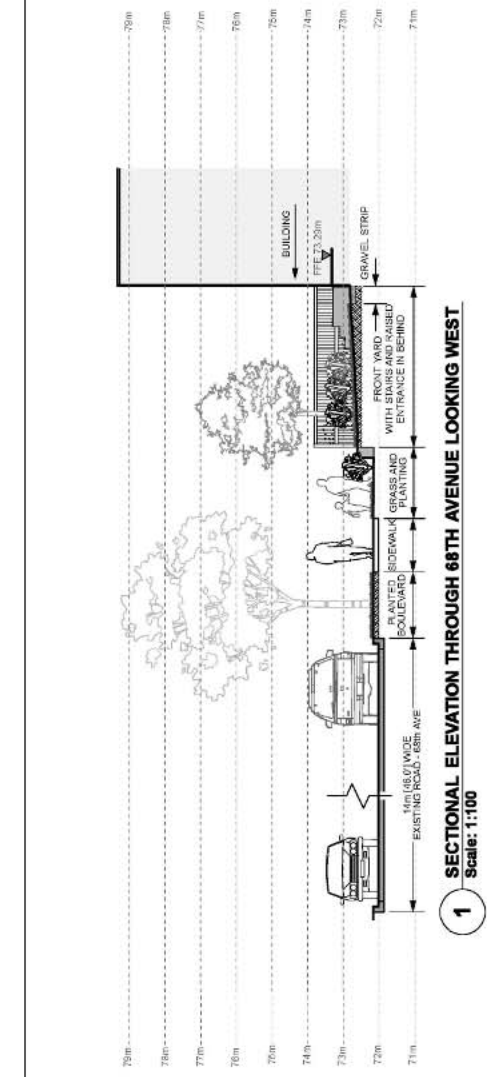
Sheet Information	
Date	10-04-13
Job Number	05-182
Drawn	Terr Carroll
Checked	David Stoyko
Approved	David Stoyko
Scale	As Shown

Title
Landscape
Plan Enlargement - The Grove

Sheet

L3.7





THE GROVE TOWNHOMES
19495 68th Avenue
L3 SEC 15 TWP 8 PL
BCP31093 NWD
19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1809 NWD

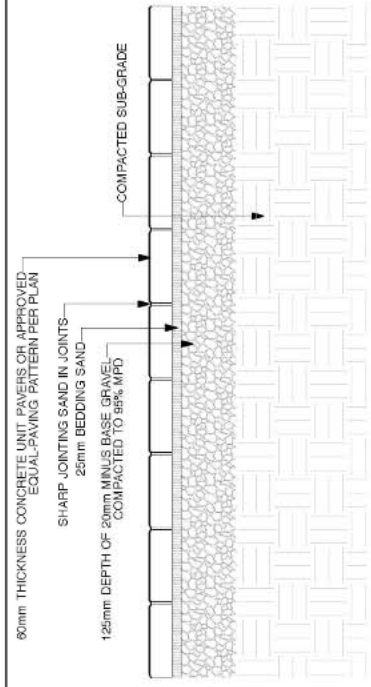
NO.	DATE	REVISIONS
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6.	10-11-25	Re-Submit to City
5.	10-11-10	Re-issued to City
4.	10-10-10	Issued for DRA
3.	10-06-22	Issued for Review
2.	10-06-22	Issued for Review
1.	10-04-13	Issued for Review

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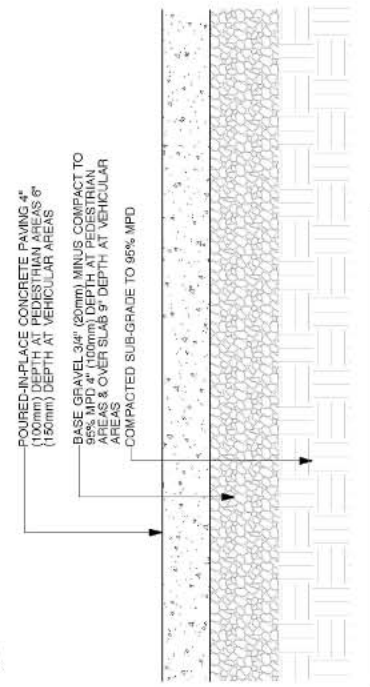
Sheet Information	
Date	10-04-13
Job Number	06-182
Drawn	Teri Cantin
Checked	David Stoyko
Approved	David Stoyko

Title
Landscape Sections

Sheet
L3.2

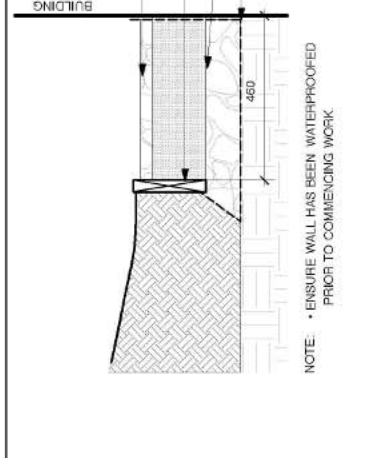


1 PEDESTRIAN UNIT PAVING - ON GRADE
Scale: 1:10

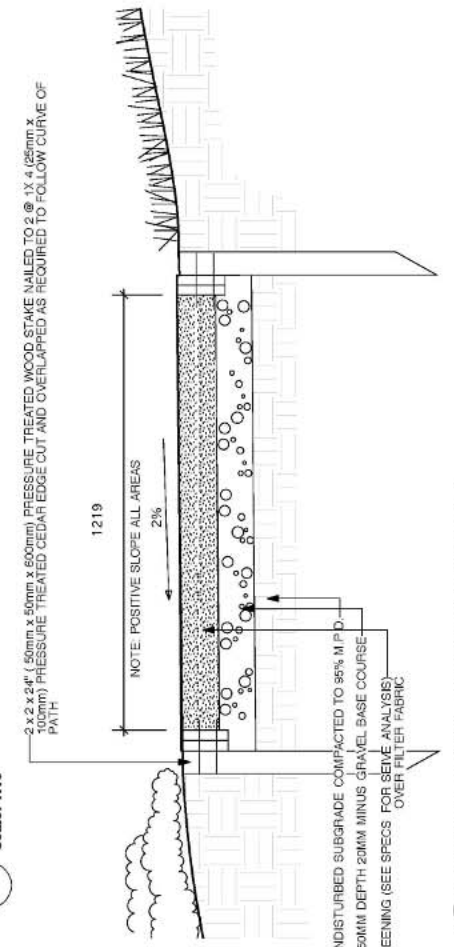


NOTES:
1) PLACE EXPANSION JOINTS AT PAVING INTERFACE WITH THE PROPERTY LINE. CHANGES IN MATERIAL OR ELEVATION.
2) USE TRAFFIC RATED POURED IN-PLACE CONCRETE IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS.
3) PLACE CONTROL JOINTS AT 5'-0" ON PATHWAYS AND SIDEWALKS

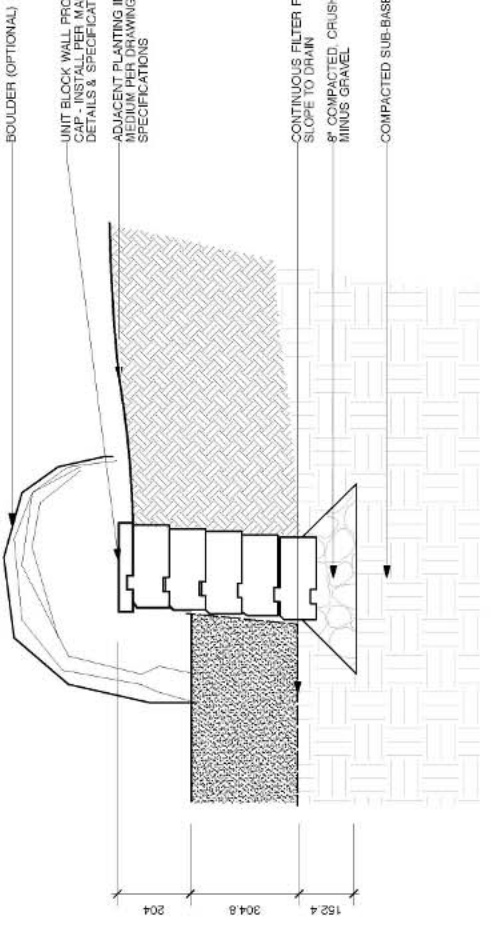
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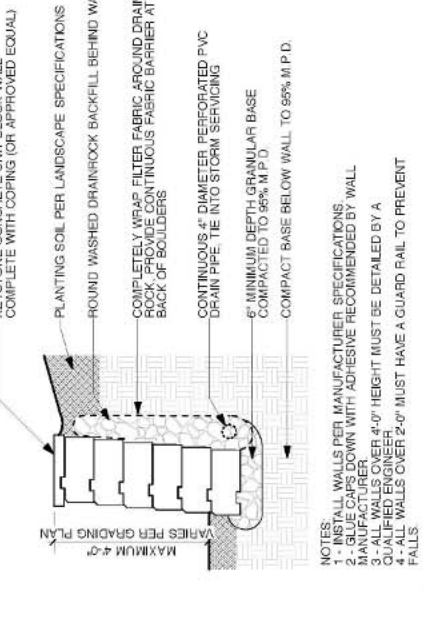
5 GRAVEL/TIMBER DRIP EDGE ON GRADE
Scale: 1:10



6 CRUSHED GRAVEL PATH WITH WOOD EDGING
Scale: 1:10



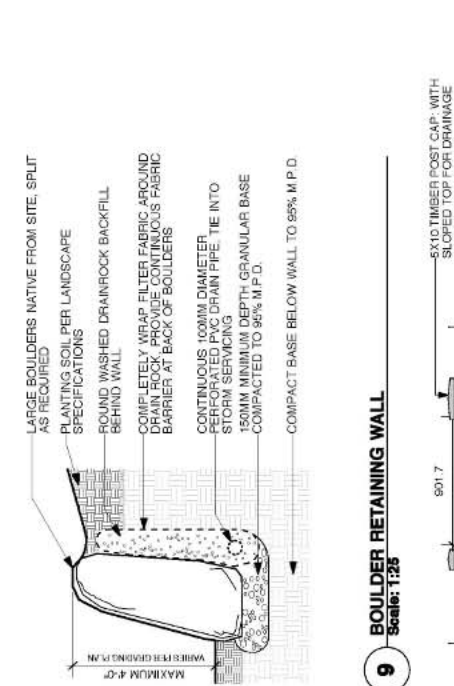
7 PLAYGROUND EDGE DETAIL
Scale: 1:10



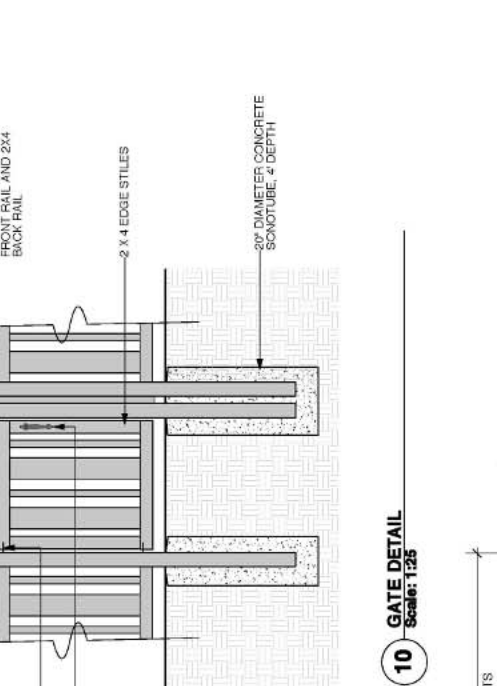
8 SEGMENTAL BLOCK WALL
Scale: 1:25



9 BOULDER RETAINING WALL
Scale: 1:25



10 GATE DETAIL
Scale: 1:25



11 TYPICAL FENCE DETAIL
Scale: 1:25

THE GROVE TOWNHOMES
19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD
19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1809 NWD

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10-11-25
Re-Submitted to City
10-11-20
Issued for DPA

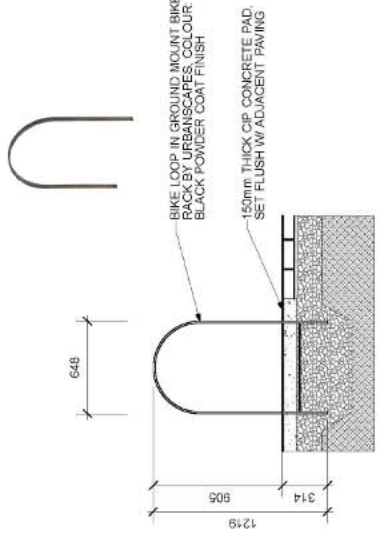
SHARP & DIAMOND
Landscape Architecture Inc
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Sheet Information
Date: 10-04-13
Job Number: 00-152
Drawn: Terri Carrin
Checked: David Stoyko
Approved: David Stoyko

Title
Landscape Details

Sheet

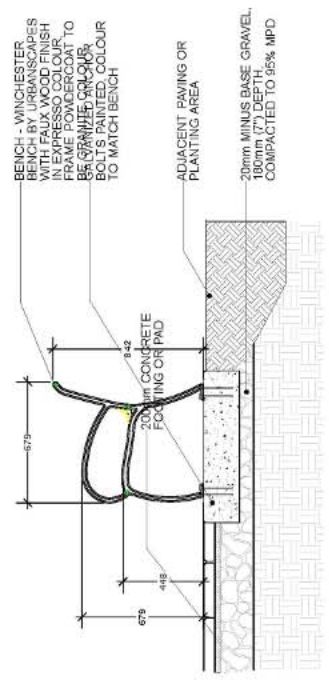
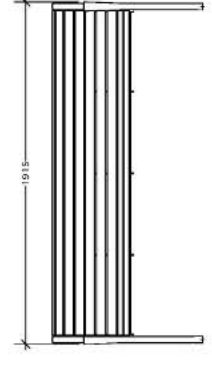
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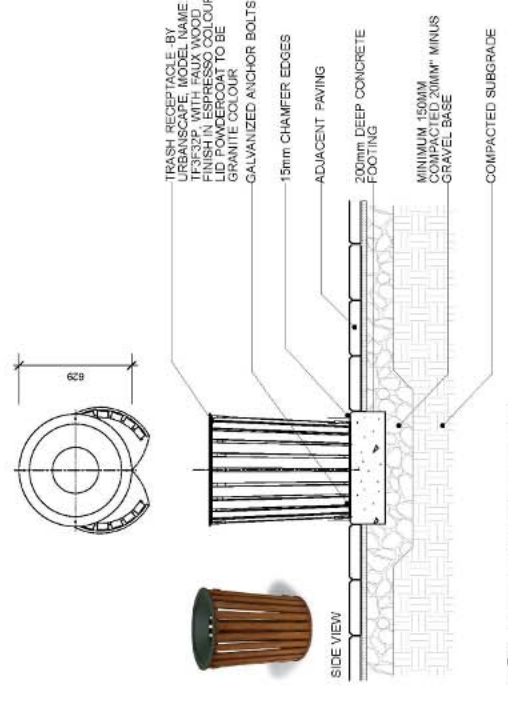
6 BIKE RACK INSTALLATION
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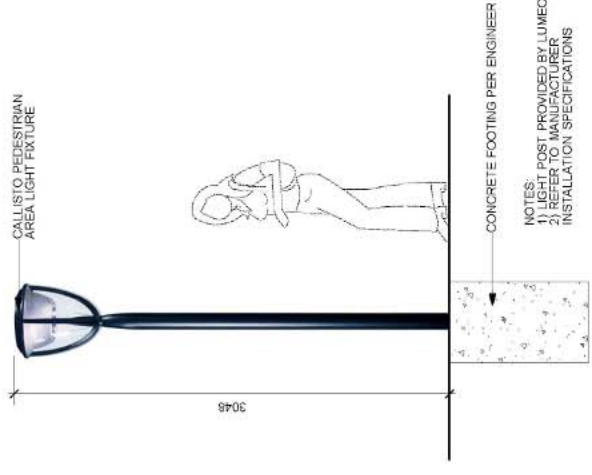
WINCHESTER BENCH BY URBANSCAPE



7 BENCH INSTALLATION
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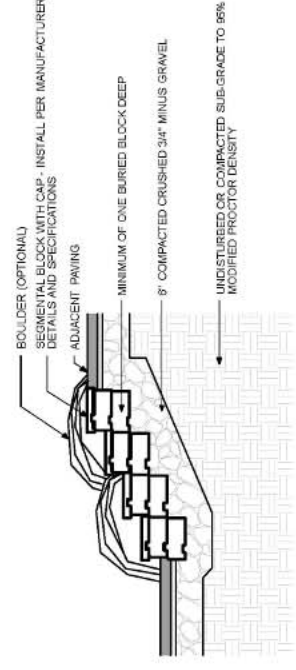


8 TRASH BIN INSTALLATION
Scale: 1:20

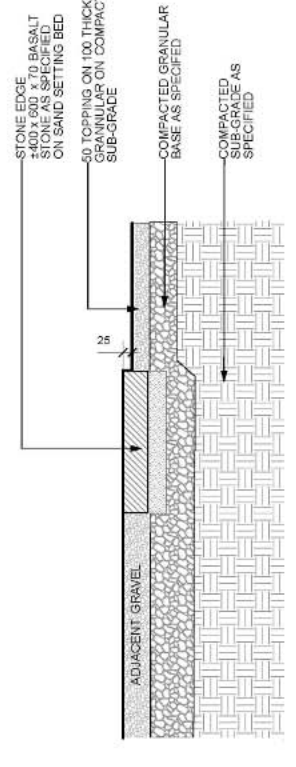


3 CALLISTO LIGHT POST
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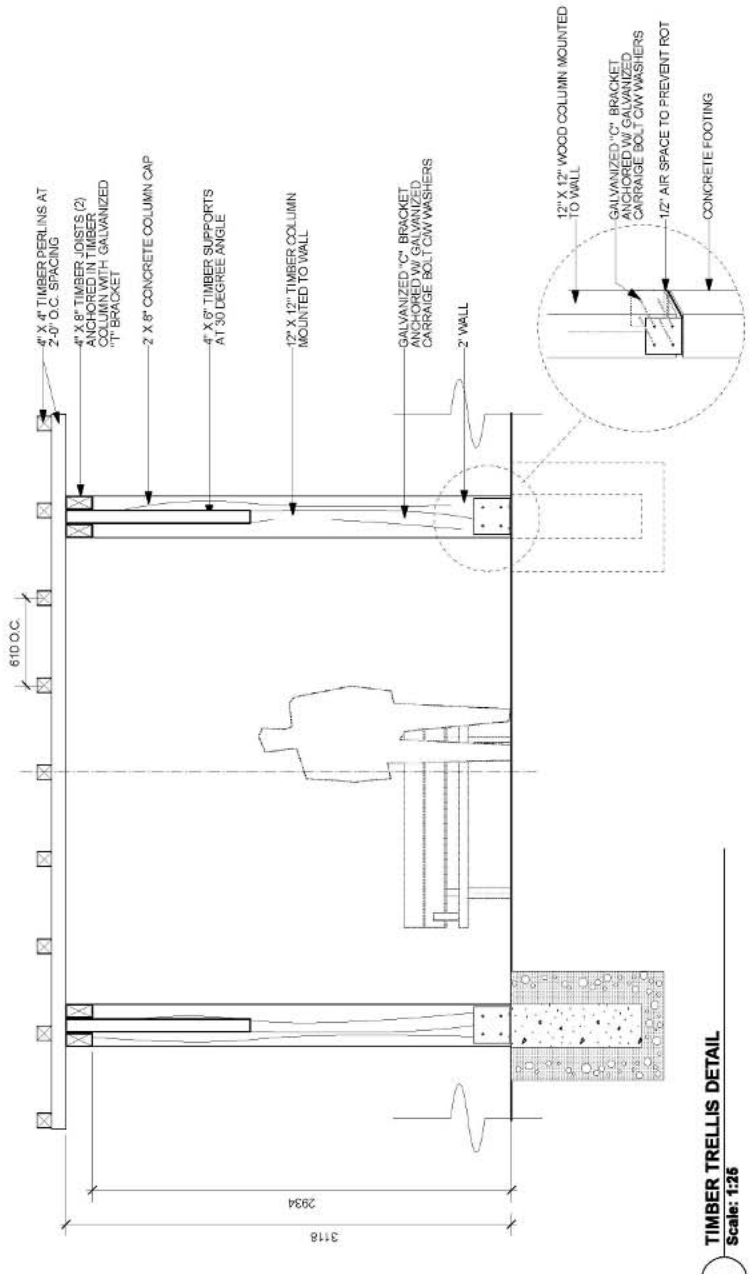
NOTES:
1) LIGHT POST PROVIDED BY LUMEC
2) REFER TO LUMEC SPECIFICATIONS
3) REFER TO LUMEC SPECIFICATIONS



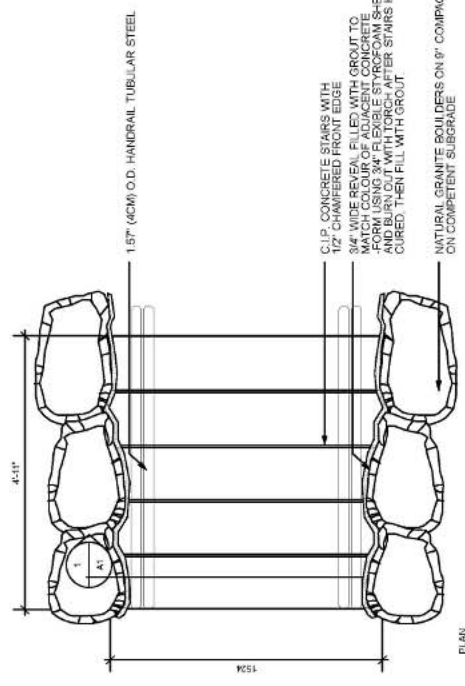
4 SEGMENTAL BLOCK STAIR
Scale: 1:20



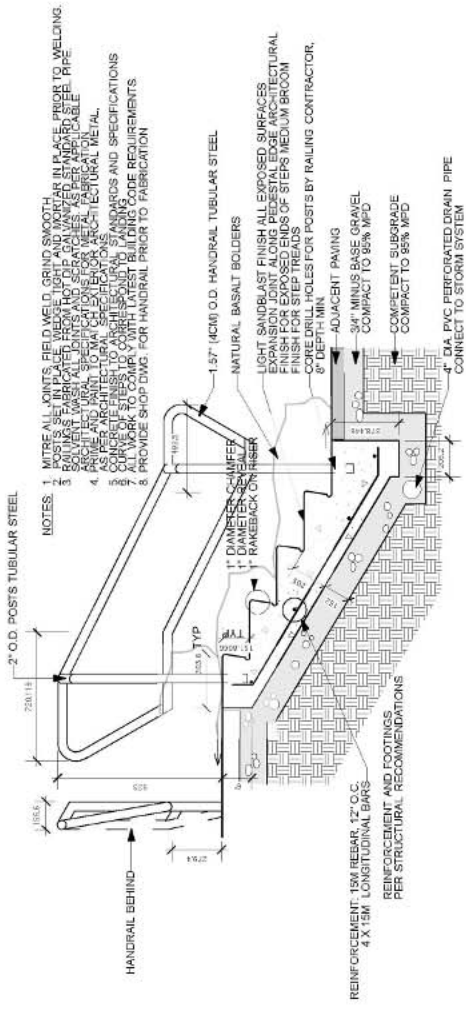
5 STONE EDGING - CRUSHED GRANULAR
Scale: 1:10



1 TIMBER TRELLIS DETAIL
Scale: 1:25



PLAN



NOTES:
1. MITRE ALL JOINTS, FIELD WELD, GRIND SMOOTH
2. BOLLARDS FABRICATED FROM 40M GALVANIZED STEEL PIPE
3. ASPECT RATIO SPECIFIC TO RAILING CONTRACTOR
4. AS MEASURED TO RAILING CONTRACTOR'S SPECIFICATIONS
5. CONCRETE FINISH TO COMPLY WITH LATEST STANDARDS AND SPECIFICATIONS
6. ALL WORK TO COMPLY WITH LATEST BUILDING CODE REQUIREMENTS
7. PROVIDE SHOP-DWG. FOR HANDRAIL PRIOR TO FABRICATION

2 CONCRETE STAIR WITH BOULDER CHEEK WALLS
Scale: 1:20

**THE GROVE
TOWNHOMES**

19495 68th Avenue
Legal: LT 125 SEC 15 TWP 8 PL
BCP31093 NWD
19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1609 NWD

4. 11-01-13 Re-submit to City
3. 10-11-10 Re-issued to City
2. 10-11-10 Re-issued for DPA
1. 10-10-20 REVISIONS

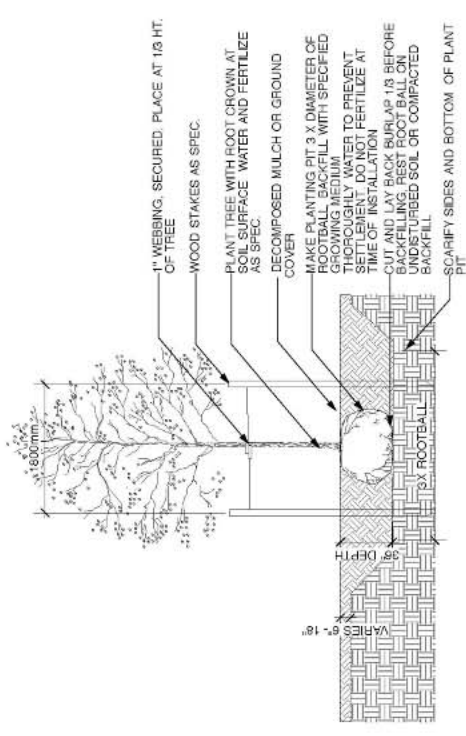
SHARP & DIAMOND
LANDSCAPE ARCHITECTURE INC.
602-1401 West Broadway Ave.,
Vancouver, BC V6H 1H6
T: 604-681-3303 Fax: 604-681-3307

Sheet Information	
Date	10-04-13
Job Number	06-182
Drawn	Ieri Caron
Checked	David Stoyko
Approved	David Stoyko

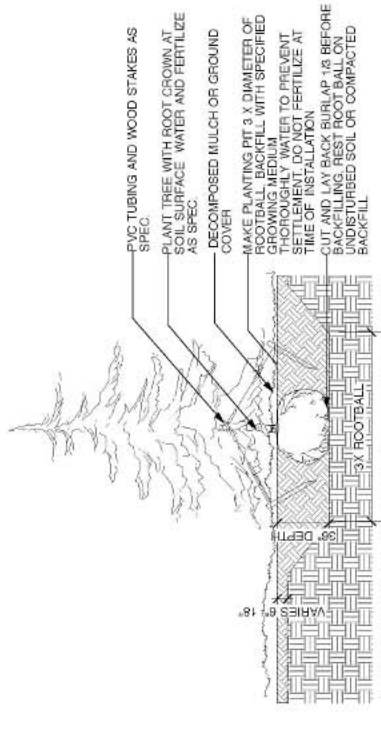
Landscope
Details

Sheet

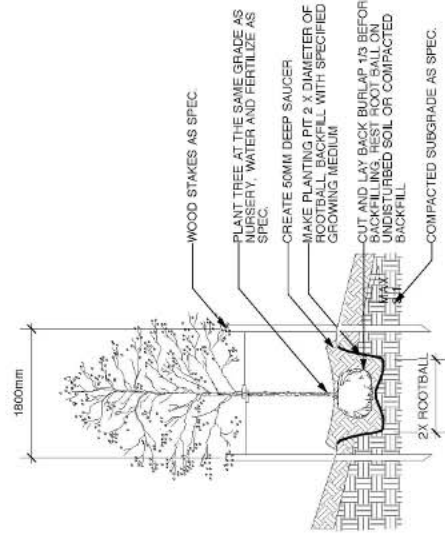
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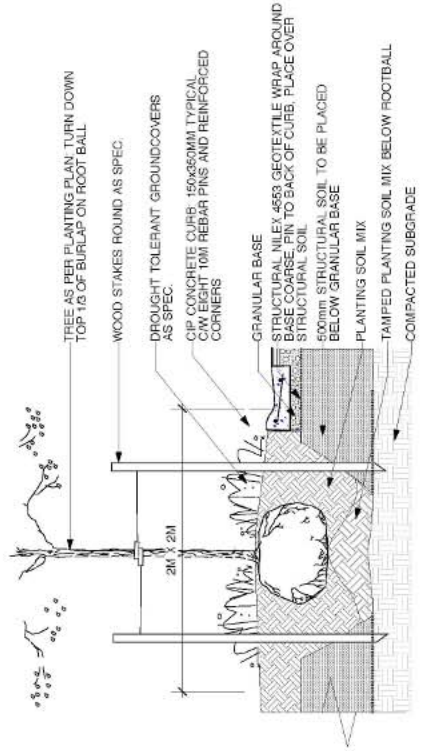
1 Deciduous Tree Planting Typical
Scale: 1:50



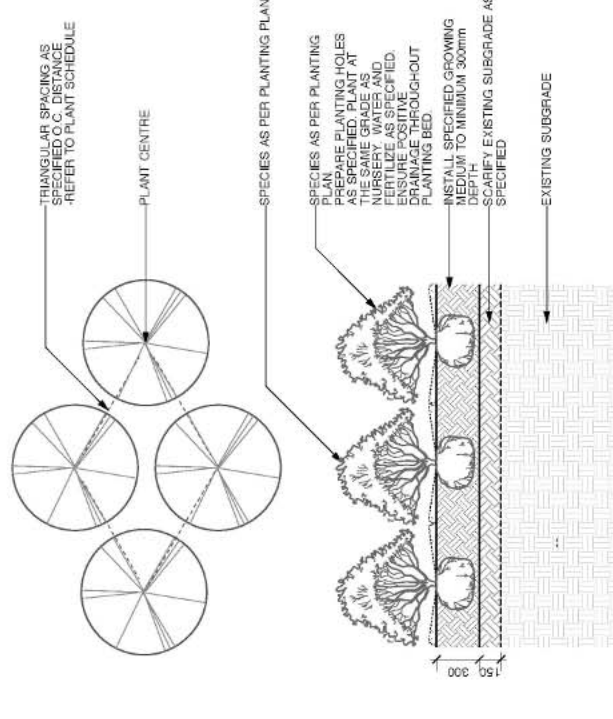
2 Coniferous Tree Planting Typical
Scale: 1:50



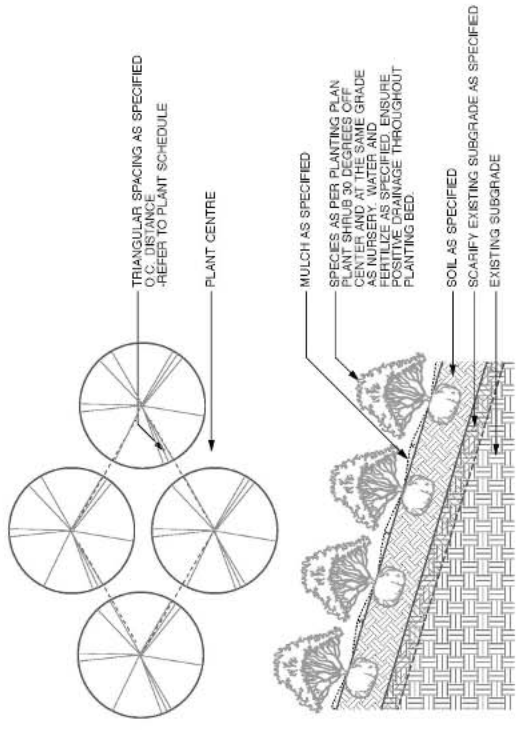
3 Tree Planting on Slope Typical
Scale: 1:50



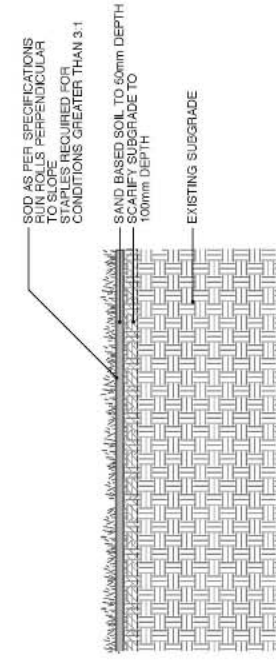
4 Tree Planting in Trench with Structural Soil
Scale: 1:25



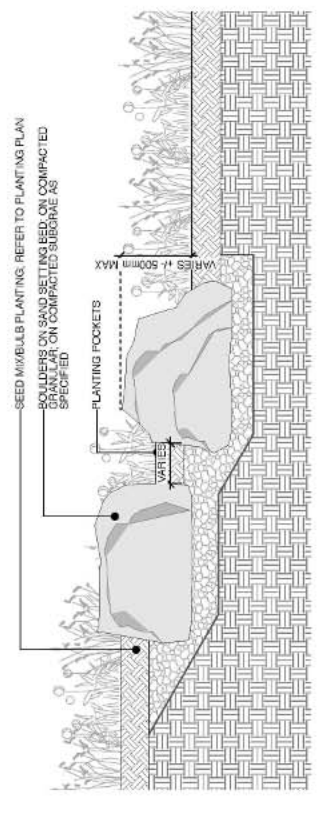
5 Proposed Shrub Planting Typical
Scale: 1:25



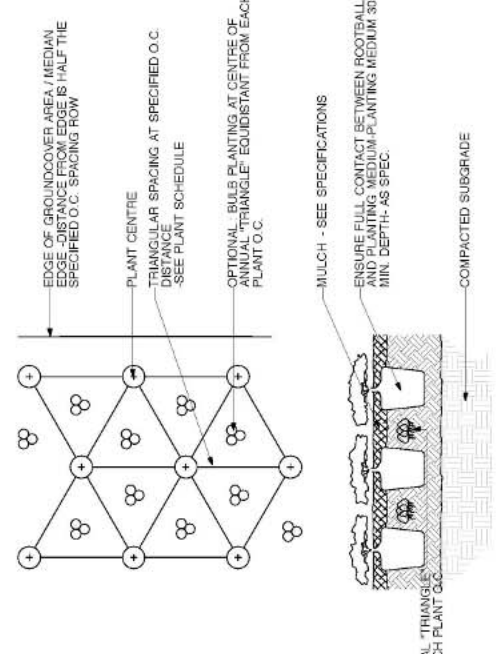
7 Proposed Shrub Planting on Slope Typical
Scale: 1:25



8 Sod Planting Typical
Scale: 1:25



9 Boulder Placement Typical
Scale: 1:25



6 Groundcover Planting
Scale: 1:25

THE GROVE TOWNHOMES

19495 68th Avenue
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BCP3 1093 NWD
19407 68th Avenue
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SHARP & DIAMOND
LANDSCAPE ARCHITECTURE INC.
602.1401 West Broadway Ave.
Vancouver, BC V6H 2R6
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Sheet Information	
Date	10.04.13
Job Number	06-187
Drawn	Teri Carith
Checked	David Stoyko
Approved	David Stoyko

Landscaping Details

Sheet

L4.2

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

FROM: Development Project Engineer, Engineering Department

DATE: January 17, 2011 **PROJECT FILE: 7810-0265-00**

**RE: Engineering Requirements
Location: 19407/19495/19501 - 68 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 22 metre width for 194A Street including 5 metre x 5 metre corner cuts at the intersection of 194A Street and 68th Avenue.
- Dedicate 0.942 metre on 68th Avenue, along the frontage of 19407-68 Avenue; and
- Provide 0.5 metre wide Statutory Right of Way (SRW) along the north side of 68 Avenue for multi-use pathway and utilities.

Works and Services

- Construct sidewalk on the east side of 194A Street.
- Construct a 400mm water main on 194A Street; the City will fund the upsizing.
- Provide sustainable drainage features as outlined in the East Clayton NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

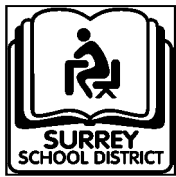
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



SCHOOL DISTRICT #36 (SURREY)

November 16, 2010
Planning

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.

Hazelgrove is a new elementary school in the East Clayton NCP Area (opened September 2009). A phased in boundary move to Latimer Road has been implemented to reduce the total projected student buildout within the schools catchment. Also, the capacity in the table includes an approved four classroom addition to Hazelgrove, with full day Kindergarten implementation, projected to be completed in 2011. The school districts capital plan has requested funding (#1 priority in the plan) for a new elementary school to serve the rapid growth in the east half of Hazelgrove catchment (The proposed Clayton East Area Elementary Site #201 at 70 Ave at approximately 194 Street is owned by the school district, consistent with the NCP's school-park designation). The school district is also assembling land for future elementary schools and a future secondary school in the North Clayton Area to accommodate long term growth.

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0265 00

SUMMARY

The proposed 144 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

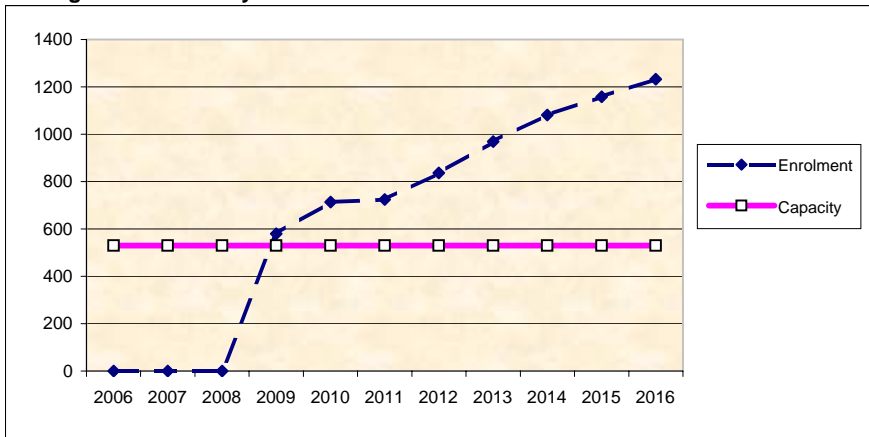
Elementary Students:	23
Secondary Students:	12

September 2010 Enrolment/School Capacity

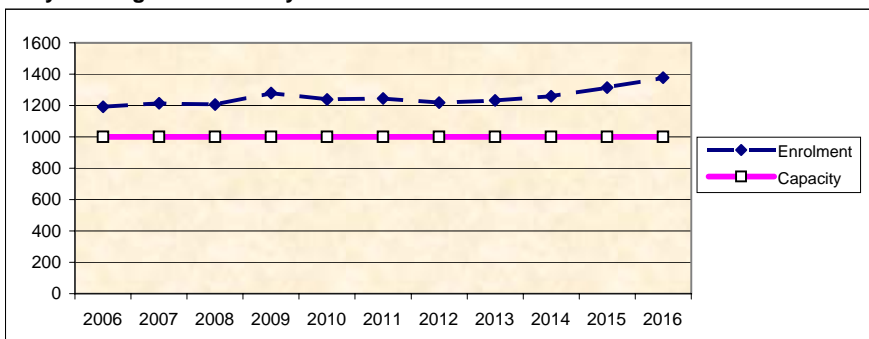
Hazelgrove Elementary	
Enrolment (K/1-7):	107 K + 606
Capacity (K/1-7):	80 K + 450

Clayton Heights Secondary	
Enrolment (8-12):	1239
Capacity (8-12):	1000

Hazelgrove Elementary



Clayton Heights Secondary



TREE PRESERVATION SUMMARY

Surrey Project No: 79

Project Location: 19400 block 68th Avenue Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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 of the Subject Site

The treed area of the site is covered with a remnant pioneer deciduous forest stand. The predominant species is red alder with occasional black cottonwood, and is of semi-mature age class. The majority of the trees are below bylaw size, however we did perform a count of the bylaw trees found on site. The trees are all in advanced decline with many being dead, and the majority in a dying state of health. The subject trees are not viable for consideration of retention in the proposed development.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>40</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>40</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>0</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>40</u>
Number of Replacement Trees Proposed	(F)	<u>40</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>40</u>
Number of Lots Proposed in the Project	(I)	<u>n/a</u>
Average Number of Trees per Lot (H/I)		<u>n/a</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.



Summary and plan prepared and submitted by: _____ Date: Aug 18, 10
(Arborist)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0265-00

Issued To: CITY OF SURREY

Address: 14245 – 56 Avenue
Surrey, BC
V3X 3A2

Issued To: BPRT HOLDINGS LTD., INC. NO. 773636

Address: #120 – 13575 Commerce Parkway
Richmond, BC
V6V 2L1

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Portion of Parcel Identifier: 012-387-002
South Half Lot 5 Section 15 Township 8 New Westminster District Plan 1809

Portion of 19407 - 68 Avenue

Portion of Parcel Identifier: 027-133-753
Lot 128 Section 15 Township 8 New Westminster District Plan BCP31093

Portion of 19501 – 68 Avenue

Parcel Identifier: 027-133-729
Lot 125 Section 15 Township 8 New Westminster District Plan BCP31093

19495 – 68 Avenue

Portion of 194A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face along all lot lines;
- (b) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for roof overhangs, bay or boxed windows, hutches, eaves, balconies and columns along all lot lines;
- (c) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum east side yard setback for proposed Building No. 10 as shown in Schedule A is reduced from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to the building face, and to 2.4 metres (7.9 ft.) for roof overhangs, and bay or boxed windows;
- (d) In Sub-section H.3., of Part 22 Multiple Residential 30 Zone (RM-30) the location of visitor parking spaces is varied to allow one (1) visitor parking space within the east side yard setback;
- (e) In Sub-section H.5. (b) of Part 22 Multiple Residential 30 Zone (RM-30) the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for 66 of the 288 parking spaces, as shown in Schedule A; and
- (f) In Sub-section E.17. (b) of Part 4 General Provisions the maximum number of risers to encroach into the building setback area from all lot lines is increased from three (3) to four (4) risers.

5. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- (a) Sub-section 23.2., in Part 4 Signs in Residential Zones is varied to increase the maximum number of free-standing identification signs to be located on the property from one (1) to two (2), as shown in Schedule A.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0265-00 is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

DEVELOPMENT PERMIT APPLICATION

(REVISIONS: JANUARY 12, 2011)

CIVIC ADDRESS: 19404 & 19495 68TH AVENUE, SURREY B.C.
 LEGAL ADDRESS: LT 5 SEC 15 TWP 8 PLANS 1809 NWD & BCP31093 NWD



FRONT ELEVATION

THE GROVE MULTI-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT

CONSULTANT TEAM

ARCHITECT - MAIN CONTACT
 ROBERT CICOZZI ARCHITECTURE INC.
 200-2339 COLUMBIA STREET
 VANCOUVER, BC V5Y 3Y3
 CONTACT: SHANNON SEEFELDT
 T: 604.687.4741
 F: 604.687.4641
 email: shannon@ciccozzichitecture.com

CLIENT
 TOWNLINE
 120 - 13575 COMMERCE PARKWAY
 RICHMOND, BC, V6V 2L1
 CONTACT: THOMAS WOO
 T: 604.276-9923
 F: 604.276-0854
 email: thomas.woo@townline.com

STRUCTURAL

MECHANICAL

CODE CONSULTANT

ELECTRICAL

HYDRA ENGINEERING LTD.
 200-9125-152ND STREET
 SURREY, BC V3R 4E7
 CONTACT: RICHARD BROOKS
 T: 604.553.1616
 F: 604.553.1737
 email: rbrooks@hyengineering.com

ENVELOPE

LANDSCAPE
 SHARP & DIAMOND LANDSCAPE
 602-1401 WEST BROADWAY
 VANCOUVER, B.C. V6H 1H6
 CONTACT: DAVID STOKKO
 T: 604.681.9303
 F: 604.681.9307
 email: david@sharpdiamond.com

GEOTECHNICAL

PROJECT STATISTICS

REDEVELOPMENT PROPOSAL FOR PROPERTIES LOCATED AT:

CIVIL:
 19495 68TH AVENUE, SURREY LT 125 SEC 15 TWP 8 PL BCP31093 NWD
 19407 68TH AVENUE, SURREY PORTION OF LT 5 SEC 15 TWP 8 PL 1809 NWD
 MULTIPLE RESIDENTIAL 30 ZONE R1+30M

LEGAL:
 19495 68TH AVENUE, SURREY LT 125 SEC 15 TWP 8 PL BCP31093 NWD
 19407 68TH AVENUE, SURREY PORTION OF LT 5 SEC 15 TWP 8 PL 1809 NWD

MAXIMUM DENSITY:
 ALLOWED: SITE AREA: 231,063.8 SF (5.3 ACRES) > 2.47 ACRES; MAX. FAR = 0.90 & MAX. UPA = 30
 PROPOSED: FAR (160,270.5/231,063.8) = 0.69 FAR AND 27.16 UPA. (144 UNITS)

LOT COVERAGE: ALLOWED 45% PROPOSED: 32% (79,661 SF)

SETBACKS:
 REQUIRED: 7.5 M FROM ALL LOT LINES CONTAINING GREENWAY
 PROPOSED: 4.7 M WEST (FRONTING SOUTH STREET)
 4.7 M SOUTH (FRONTING 68TH AVENUE)

BUILDING HEIGHT:
 PRINCIPAL BUILDING HEIGHT: ALLOWED: 19M PROPOSED: 19M
 AMENITY BUILDING HEIGHT: ALLOWED: 11M PROPOSED: 11M

OUTDOOR AMENITY SPACE:
 REQUIRED: 3 M²/UNIT = 432 M² PROVIDED: 508 M²
 INDOOR AMENITY SPACE: REQUIRED: 3 M²/UNIT = 432 M² PROVIDED: 407 M²

UNIT AREA BREAKDOWN:

UNIT	AREA (SF)	TYPE	REMARKS
UNIT A	1007.9	TANDEM	2 BEDROOM
UNIT A-END	1012.4	TANDEM	2 BEDROOM
UNIT B	1025.7	TANDEM	2 BEDROOM
UNIT B1	1004.9	TANDEM	2 BEDROOM SIDE-BY-SIDE
UNIT B2	1051.9	TANDEM	2 BEDROOM SIDE-BY-SIDE
UNIT C	1096.6	TANDEM	2 BEDROOM TANDEM FLEX
UNIT C-END	1101.1	TANDEM	2 BEDROOM TANDEM FLEX
UNIT D	1210.3	TANDEM	2 BEDROOM TANDEM FLEX
UNIT D-END	1223.3	TANDEM	2 BEDROOM TANDEM FLEX
UNIT E	1251.2	TANDEM	3 BEDROOM TANDEM
UNIT E1	1270.6	TANDEM	3 BEDROOM TANDEM
UNIT E2	1306.7	TANDEM	3 BEDROOM TANDEM
UNIT E3	1263.9	TANDEM	3 BEDROOM TANDEM
UNIT E4	1277.4	TANDEM	3 BEDROOM TANDEM
UNIT E4	1264.3	TANDEM	2 BEDROOM TANDEM



VICINITY MAP

VISITOR PARKING REQUIREMENTS:
 0.2 STALLS/UNIT = 144X0.2 = 29.8 STALLS. (29 STALLS PROVIDED).

RESIDENT PARKING REQUIREMENTS:
 2 STALLS/UNIT = 144X2 = 288 STALLS

288 STALLS PROVIDED

DOUBLE GARAGE PARKING @ 6.1X6.1
 DOUBLE INDOOR INDOOR TANDEM STALLS @ 3.1X2.2 =
 TWO INDOOR TANDEM STALLS @ 3.9X12.2 =

SINGLE INDOOR TANDEM PARKING:
 ONE INDOOR TANDEM STALL @ 3.1X6.1 =
 ONE INDOOR TANDEM STALL @ 3.1X6.1 =

OUTDOOR TANDEM STALLS (PAD):
 @ 2.7X6.1 = 66

DRAWING LIST

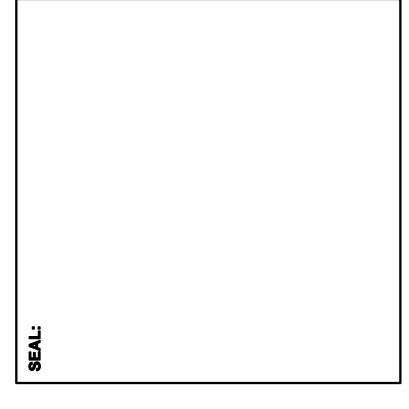
ARCHITECTURAL DRAWINGS			SCALE
A00	COVER SHEET		NTS
A100	SITE PLAN		1/4"=1'-0"
A200	BUILDING 1 PLANS		1/8"=1'-0"
A201	BUILDING 2 PLANS		1/8"=1'-0"
A202	BUILDING 3 PLANS		1/8"=1'-0"
A203	BUILDING 4 & 11 PLANS		1/8"=1'-0"
A205	BUILDING 5 PLANS		1/8"=1'-0"
A206	BUILDING 6 & 10 PLANS		1/8"=1'-0"
A207	BUILDING 7 PLANS		1/8"=1'-0"
A208	BUILDING 8 PLANS		1/8"=1'-0"
A209	BUILDING 9 PLANS		1/8"=1'-0"
A210	BUILDING 12 PLANS		1/8"=1'-0"
A211	BUILDING 13 PLANS		1/8"=1'-0"
A212	BUILDING 14 PLANS		1/8"=1'-0"
A213	BUILDING 15 PLANS		1/8"=1'-0"
A214	BUILDING 16 PLANS		1/8"=1'-0"
A215	BUILDING 17 PLANS		1/8"=1'-0"
A216	BUILDING 18 PLANS		1/8"=1'-0"
A217	BUILDING 19 PLANS		1/8"=1'-0"
A218	BUILDING 20 PLANS		1/8"=1'-0"
A220	BUILDING 19 PLANS		1/8"=1'-0"
A221	BUILDING 19 PLANS		1/8"=1'-0"
A222	BUILDING 20 PLANS		1/8"=1'-0"

A400	BUILDING 1 ELEVATIONS		1/8"=1'-0"
A401	BUILDING 2 ELEVATIONS		1/8"=1'-0"
A402	BUILDING 3 ELEVATIONS		1/8"=1'-0"
A403	BUILDING 4 & 11 ELEVATIONS		1/8"=1'-0"
A404	BUILDING 5 ELEVATIONS		1/8"=1'-0"
A405	BUILDING 6 ELEVATIONS		1/8"=1'-0"
A406	BUILDING 7 ELEVATIONS		1/8"=1'-0"
A407	BUILDING 8 ELEVATIONS		1/8"=1'-0"
A408	BUILDING 9 ELEVATIONS		1/8"=1'-0"
A409	BUILDING 10 ELEVATIONS		1/8"=1'-0"
A410	BUILDING 12 ELEVATIONS		1/8"=1'-0"
A411	BUILDING 13 ELEVATIONS		1/8"=1'-0"
A412	BUILDING 14 ELEVATIONS		1/8"=1'-0"
A413	BUILDING 15 ELEVATIONS		1/8"=1'-0"
A414	BUILDING 16 ELEVATIONS		1/8"=1'-0"
A415	BUILDING 17 ELEVATIONS		1/8"=1'-0"
A416	BUILDING 18 ELEVATIONS		1/8"=1'-0"
A417	BUILDING 19 ELEVATIONS		1/8"=1'-0"
A418	BUILDING 20 ELEVATIONS		1/8"=1'-0"
A500	AMENITY PLANS		1/8"=1'-0"
A501	AMENITY ELEVATIONS		1/8"=1'-0"

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REVISION:	NO.	DATE:	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:



ROBA
 Robert Ciccozzi Architecture Inc
 200 - 2339 Columbia Street
 Vancouver, B.C.
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 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@ciccozziarchitecture.com

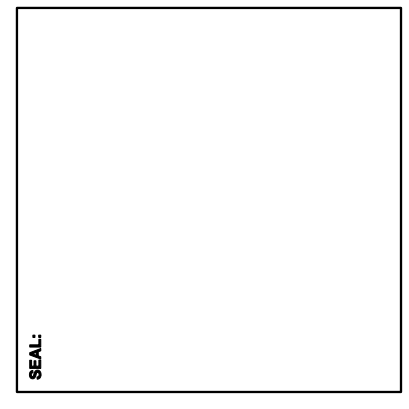
THE GROVE
 68th Ave. & 194th St.
 Surrey, BC

DRAWN:	SS/LM	CHECKED BY:	RC
SCALE:	NTS	PROJECT NO.:	RC-A179
SHEET TITLE			
COVER SHEET			
REVISION NO.:	-	SHEET NO.:	AO:0

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REVISION:	NO.	DATE:	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:

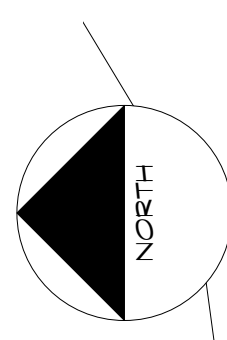


RCA
Robert Cicozzi Architecture Inc.
 200 - 2339 Columbia Street
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PROJECT:
THE GROVE
 68th Ave. & 194th St
 Surrey, BC

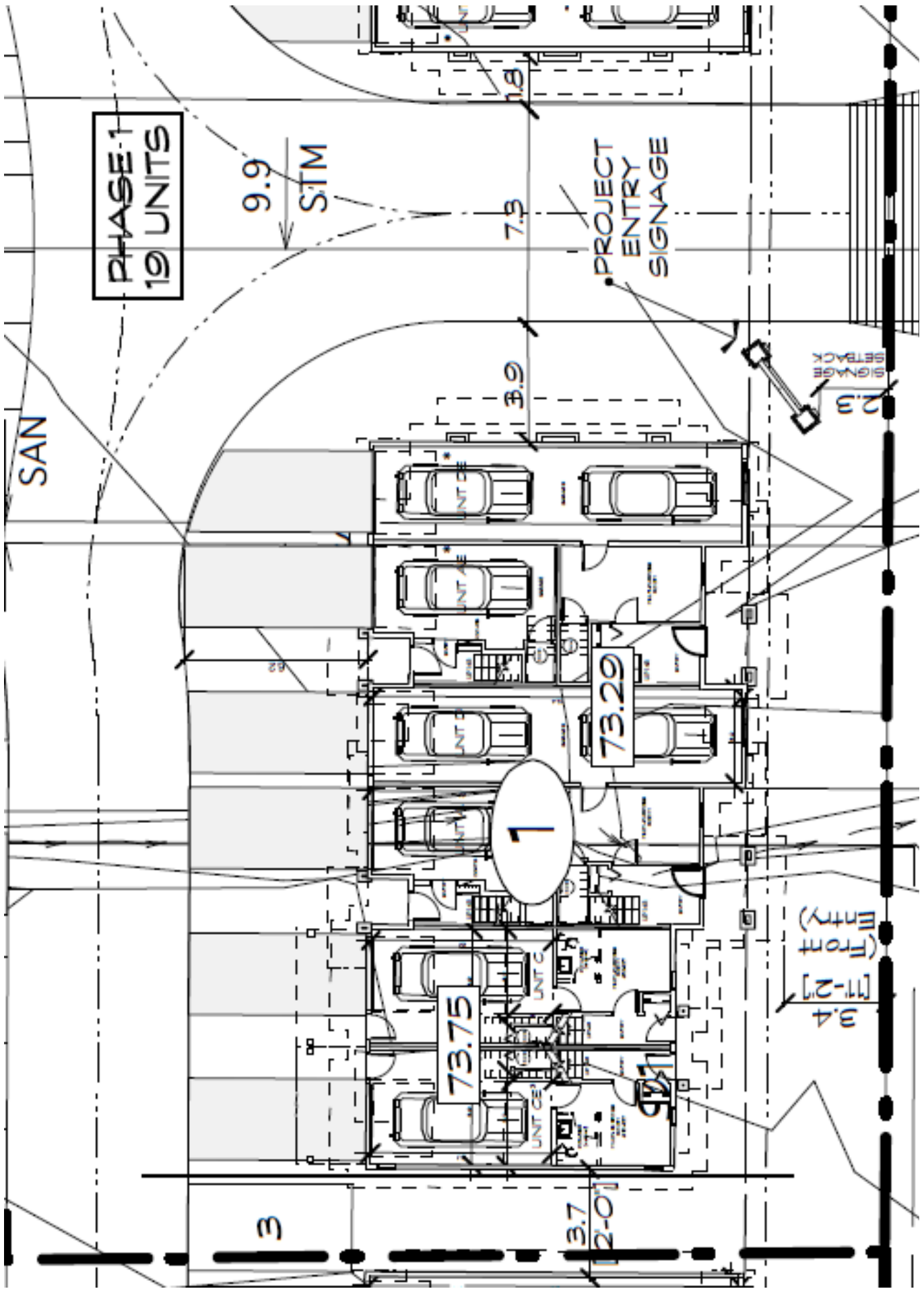
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SHEET TITLE: SITE PLAN	
REVISION NO.: -	SHEET NO.: A1.00

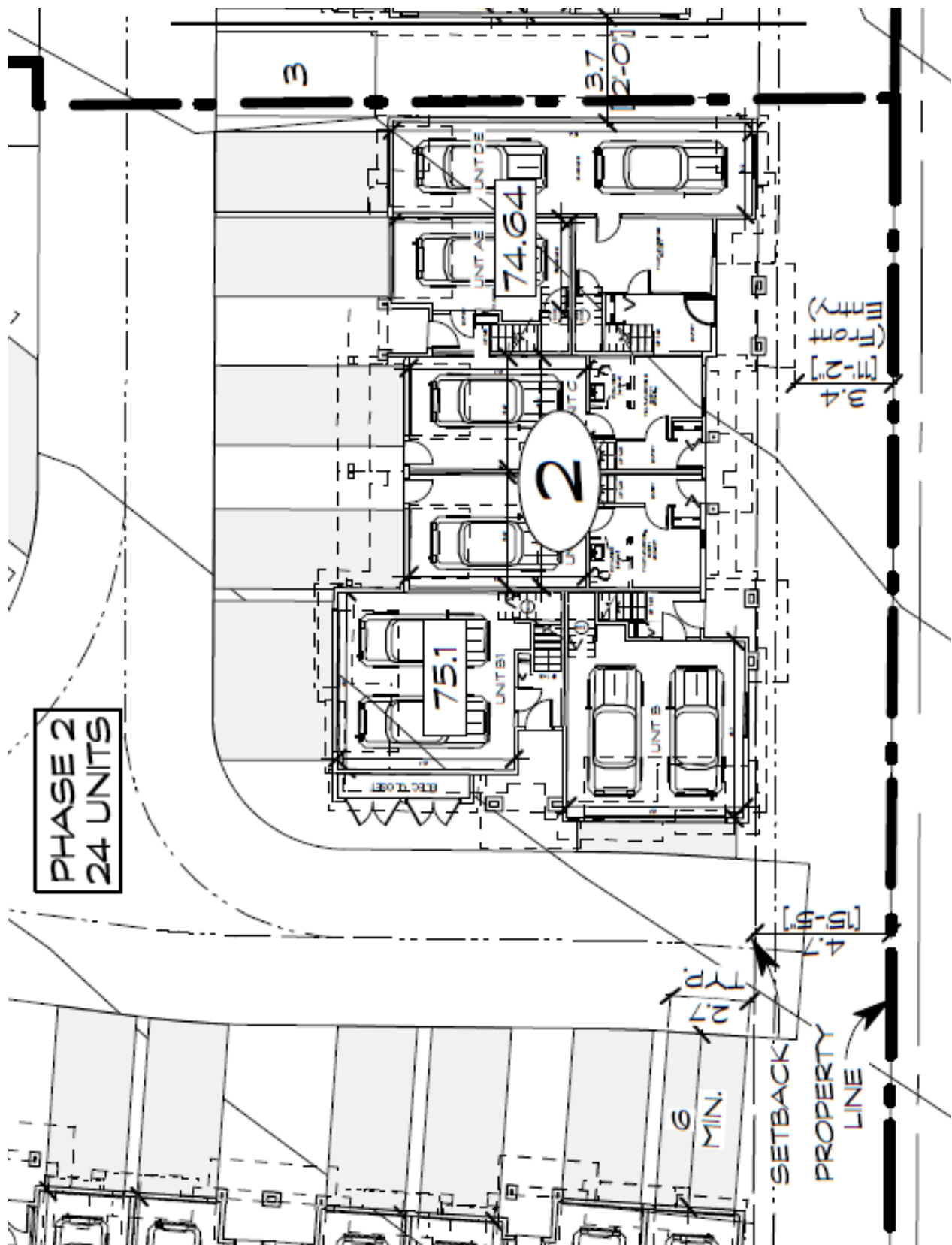
7910-0265-00(B)

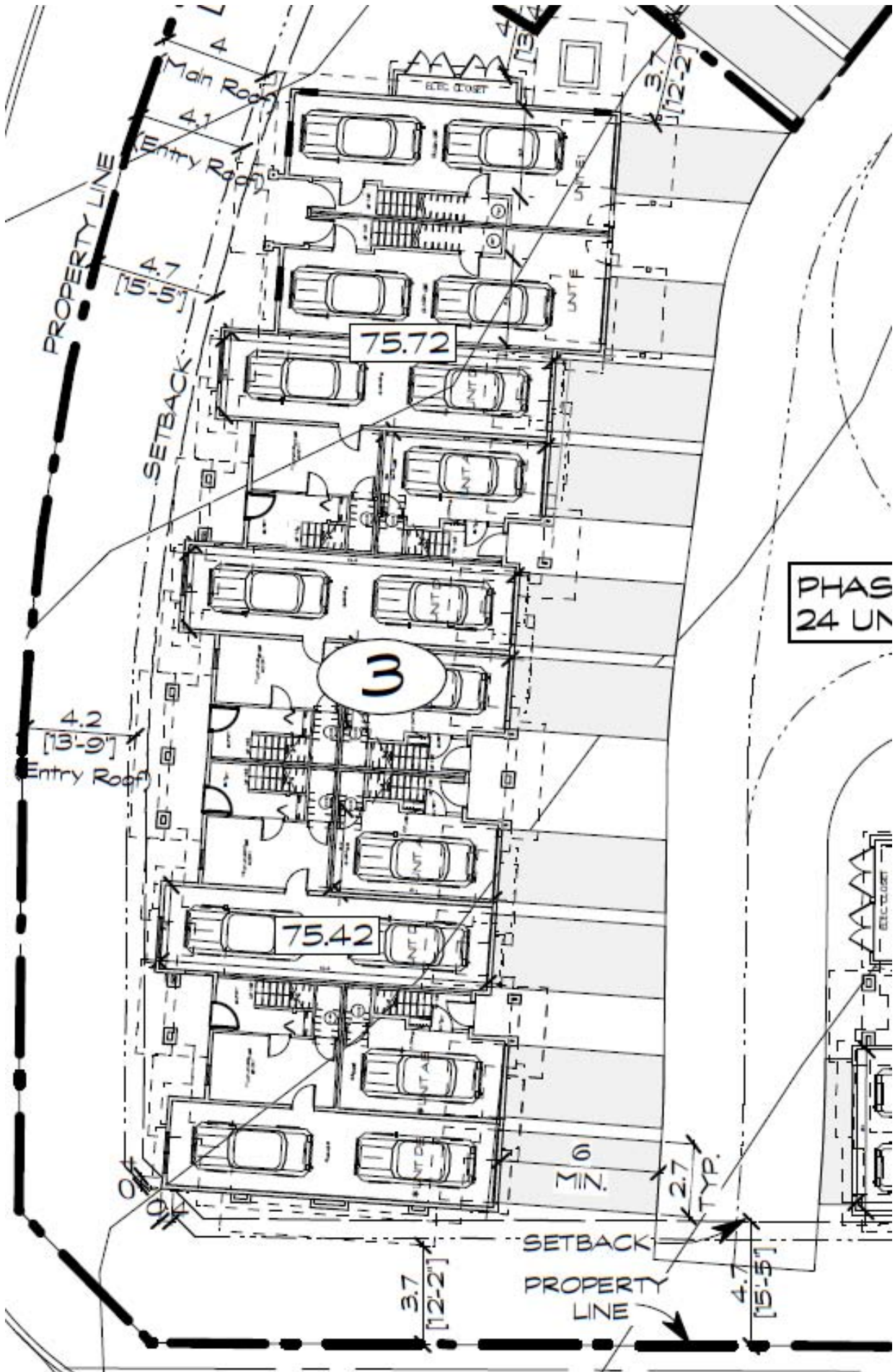


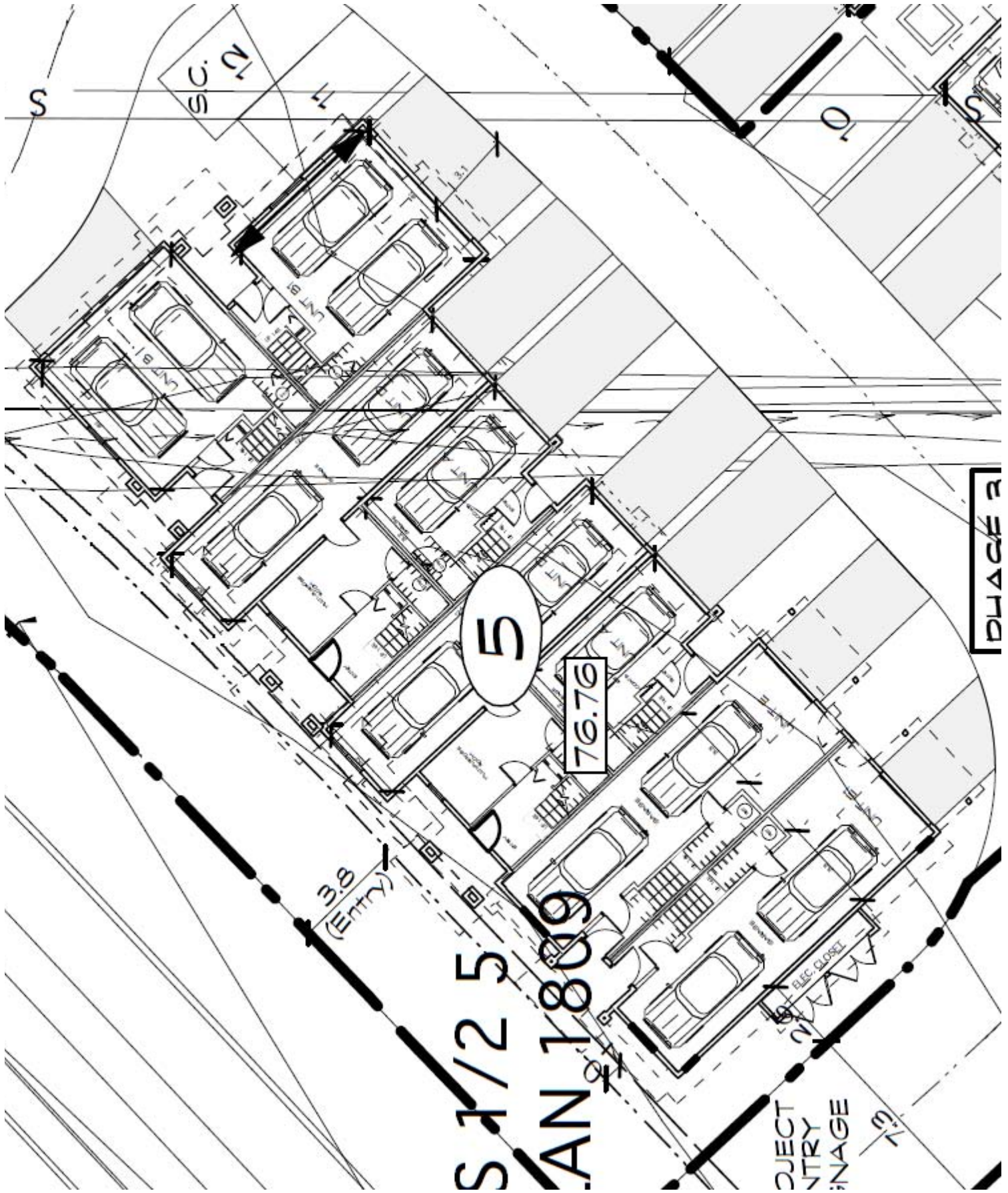
NOTE: COMPLETION OF ALL ROAD ACCESS POINTS AND INTERNAL ROADS ARE INCLUDED AS PART OF PHASE 1 CONSTRUCTION.

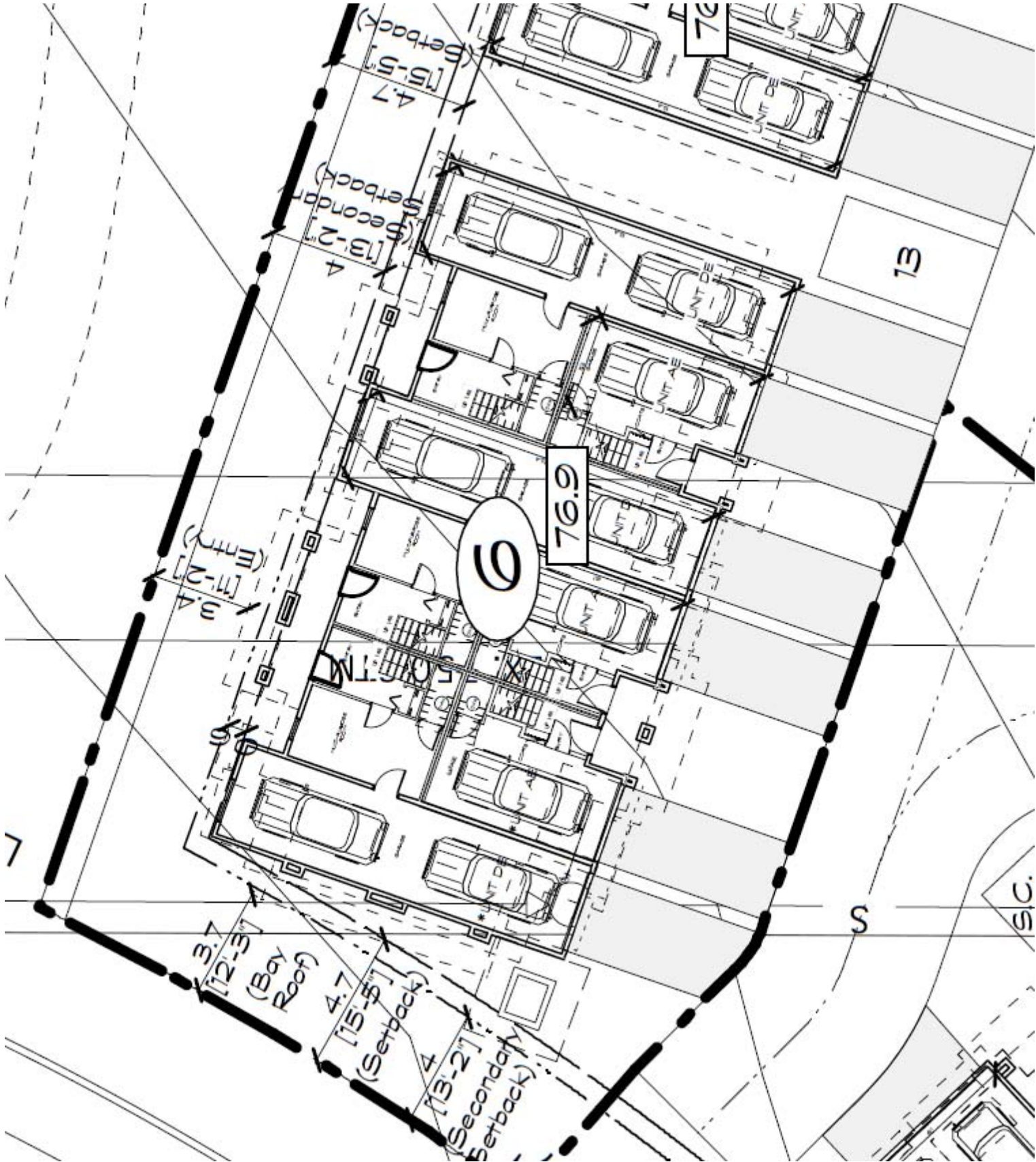
1 SITE PLAN
 1/4" = 1'-0"

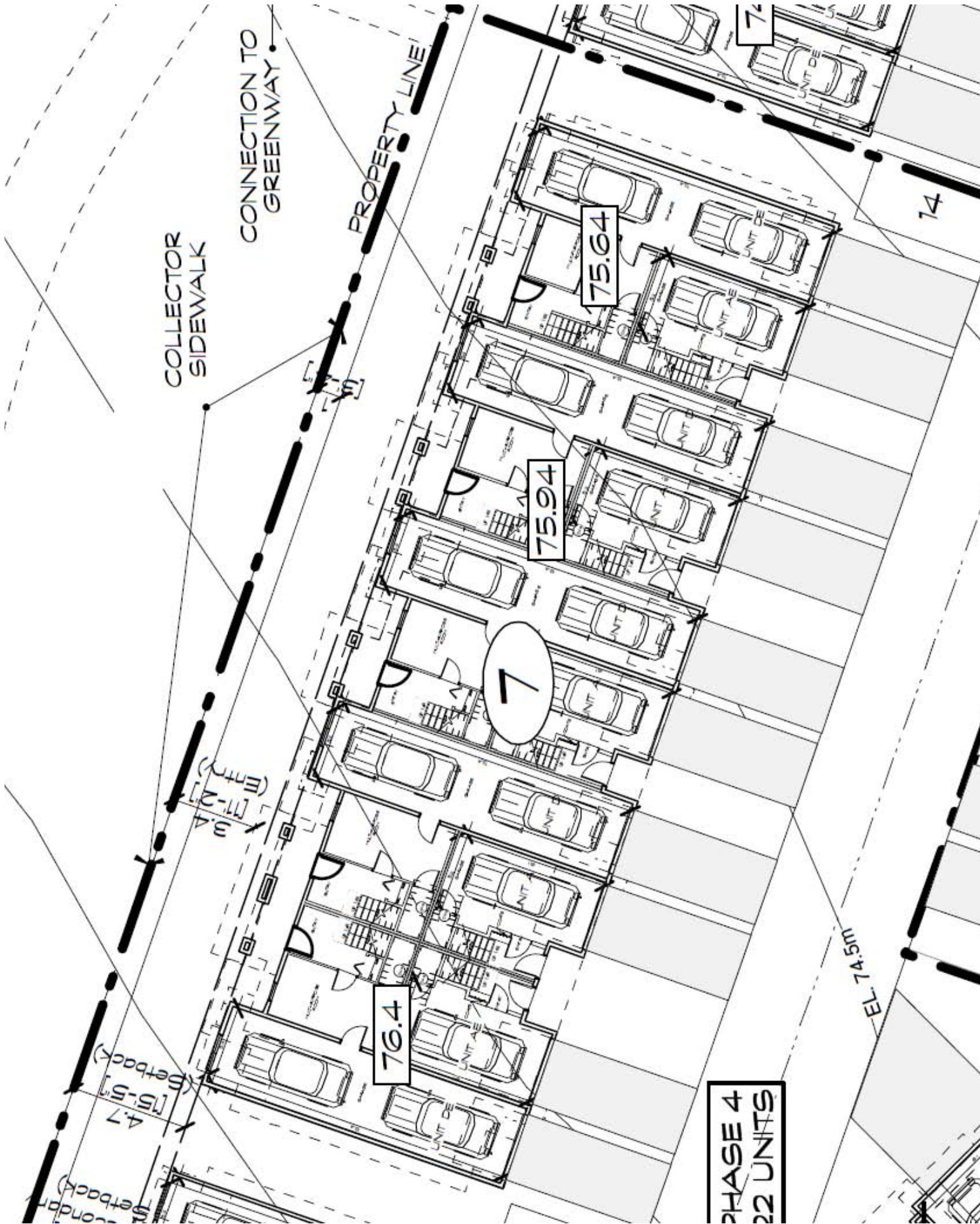












COLLECTOR SIDEWALK

CONNECTION TO GREENWAY

PROPERTY LINE

7

76.4

75.94

75.64

EL. 74.5m

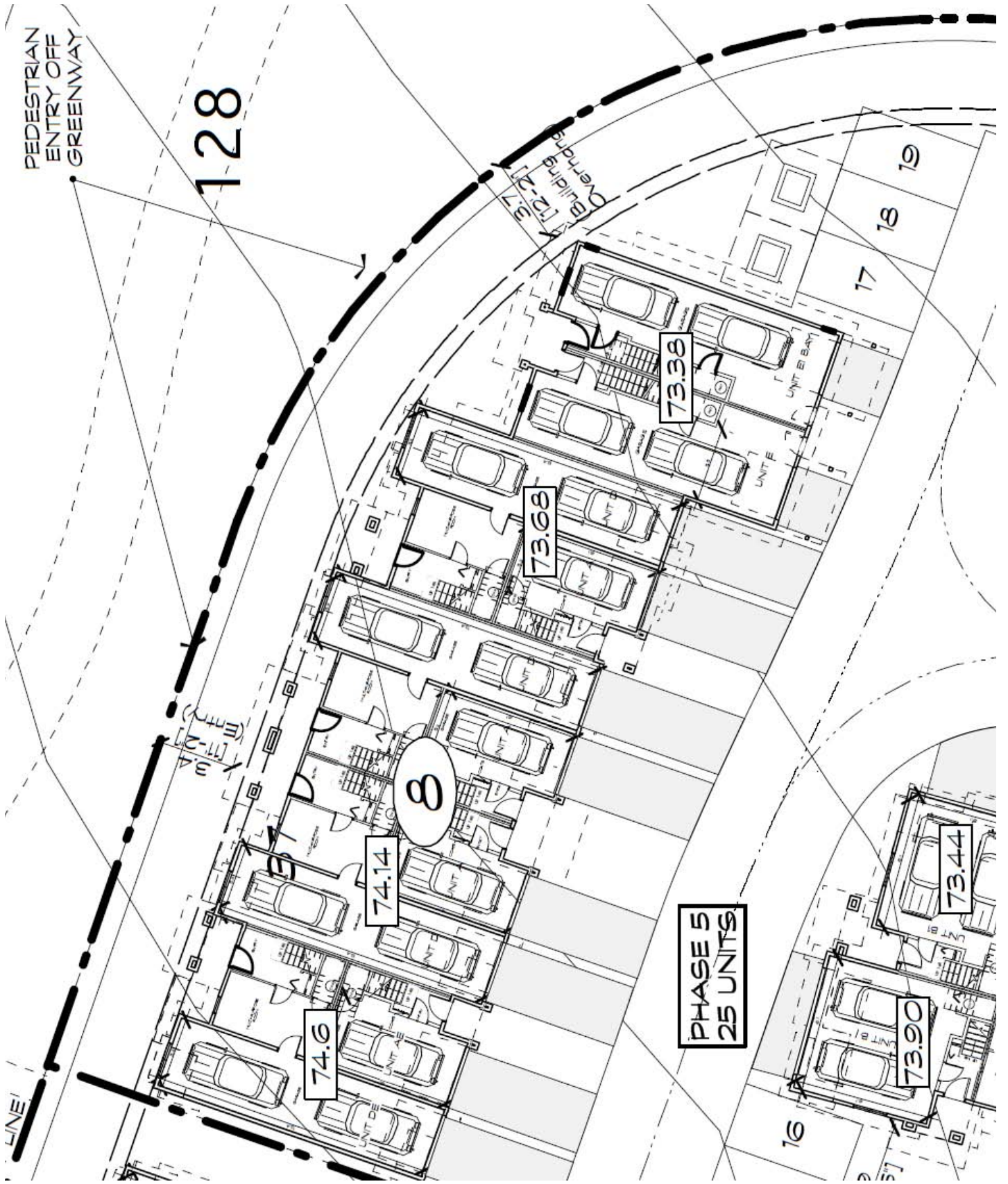
PHASE 4
22 UNITS

4.7
(Setback)
15-5

17-2
17-3

14

7



PEDESTRIAN
ENTRY OFF
GREENWAY

128

PHASE 5
25 UNITS

74.6

74.14

73.68

73.38

73.90

73.44

8

17

18

19

16

Building
Overlap
[72-2]
73.7

UNIT
UNIT BAY

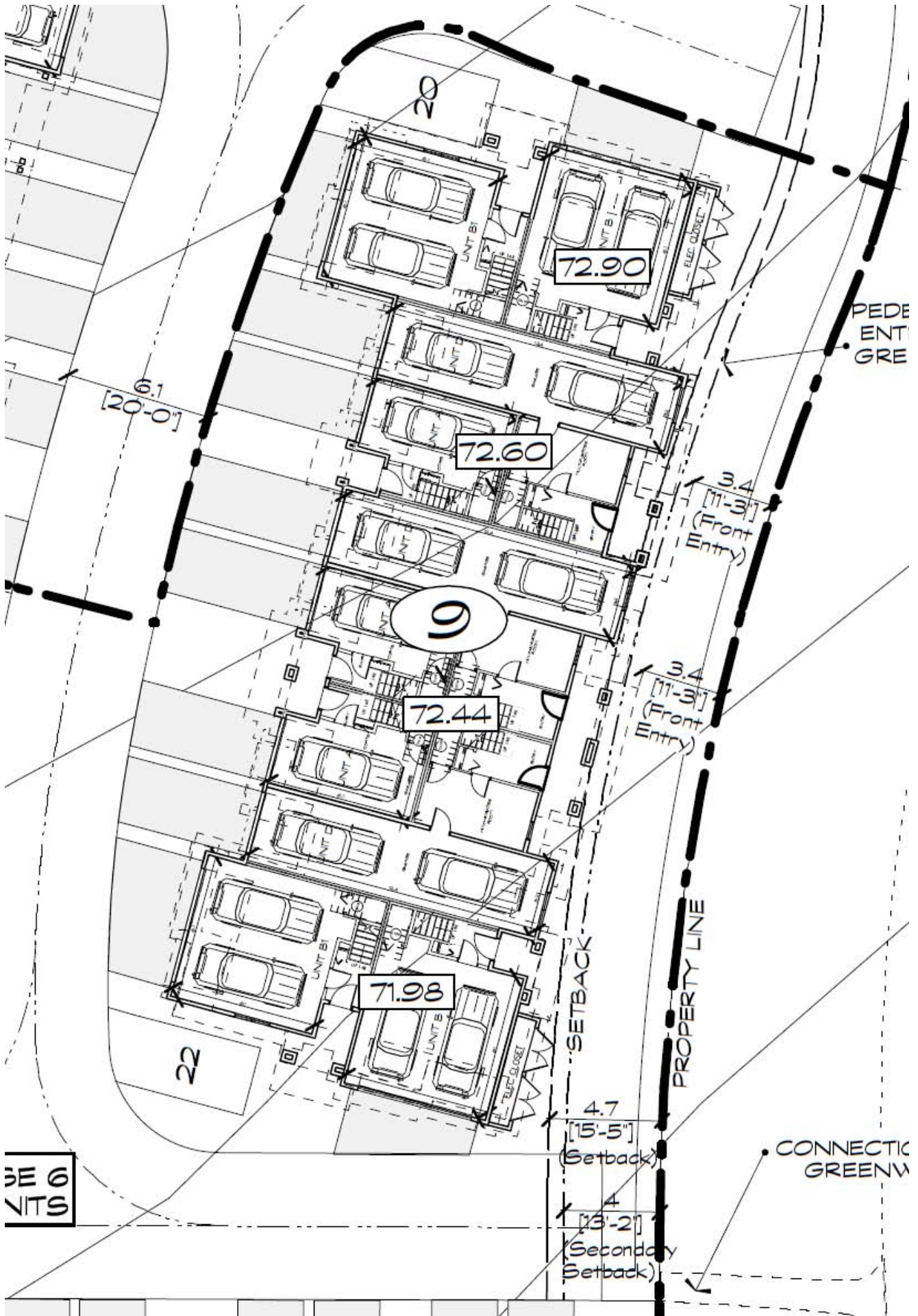
UNIT B

UNIT B

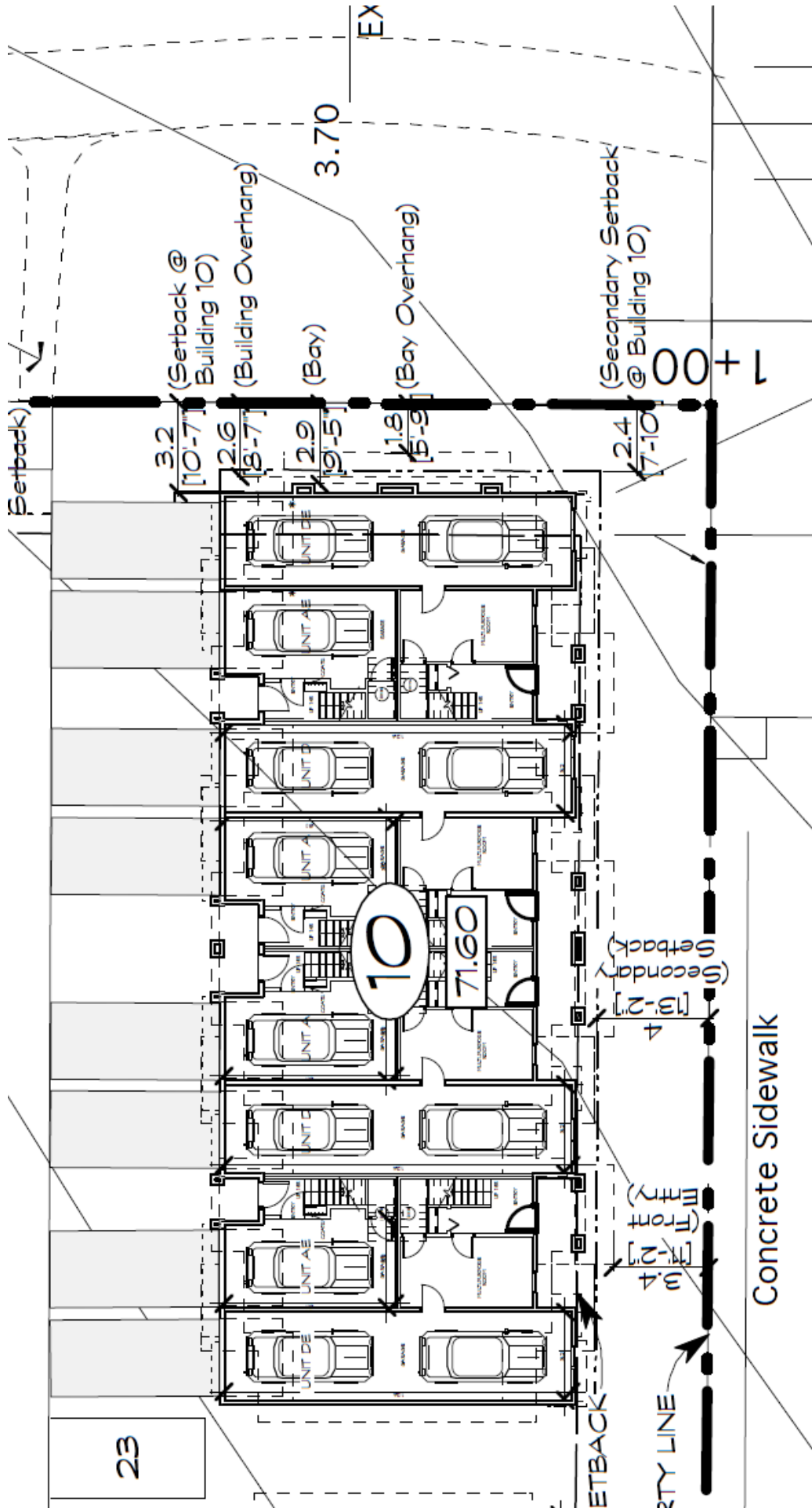
UNIT B

UNIT B

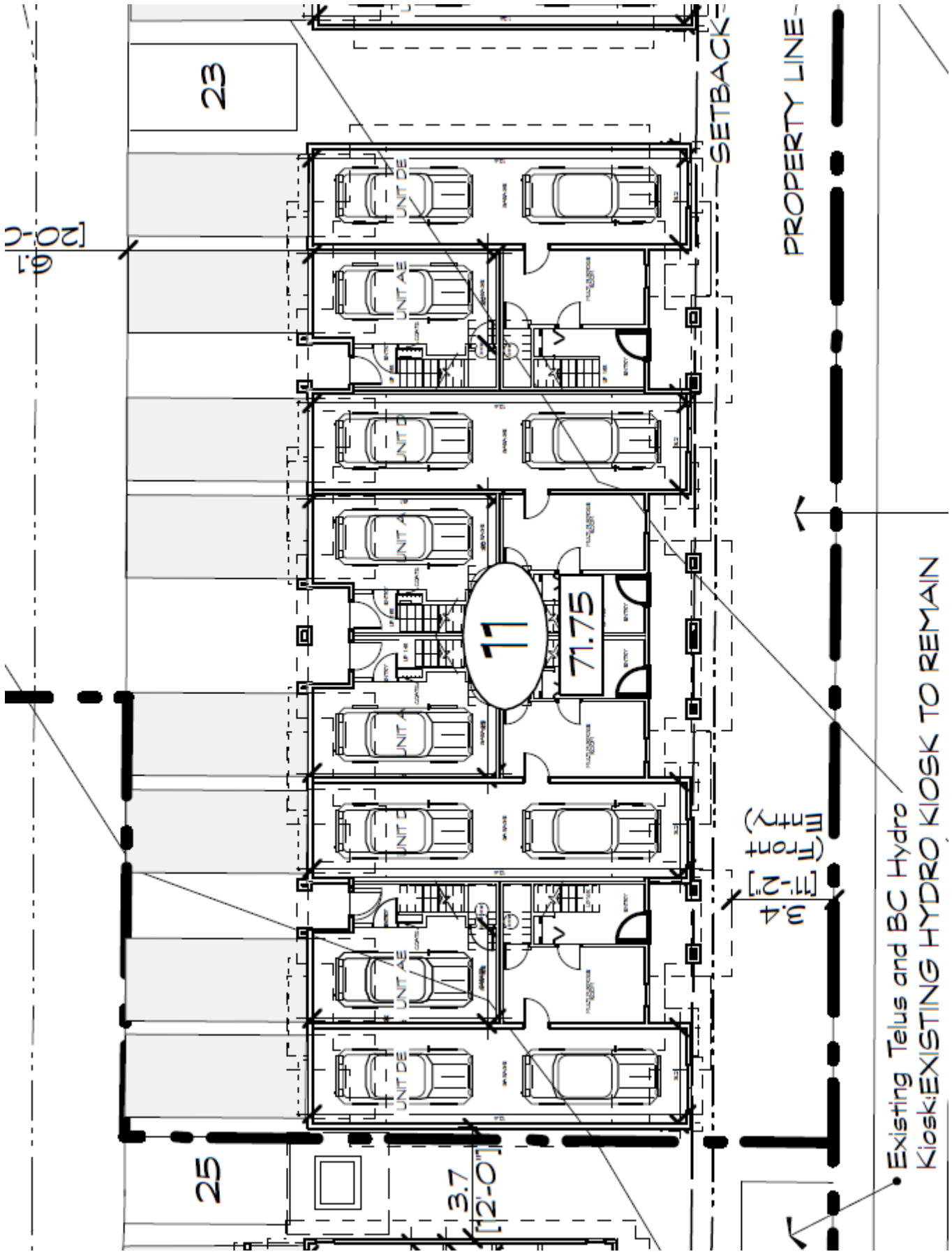
LINE



SE 6
UNITS



23



23

25

71

71.75

UNIT DE

UNIT AE

UNIT D

UNIT A

UNIT C

UNIT AE

UNIT DE

SETBACK

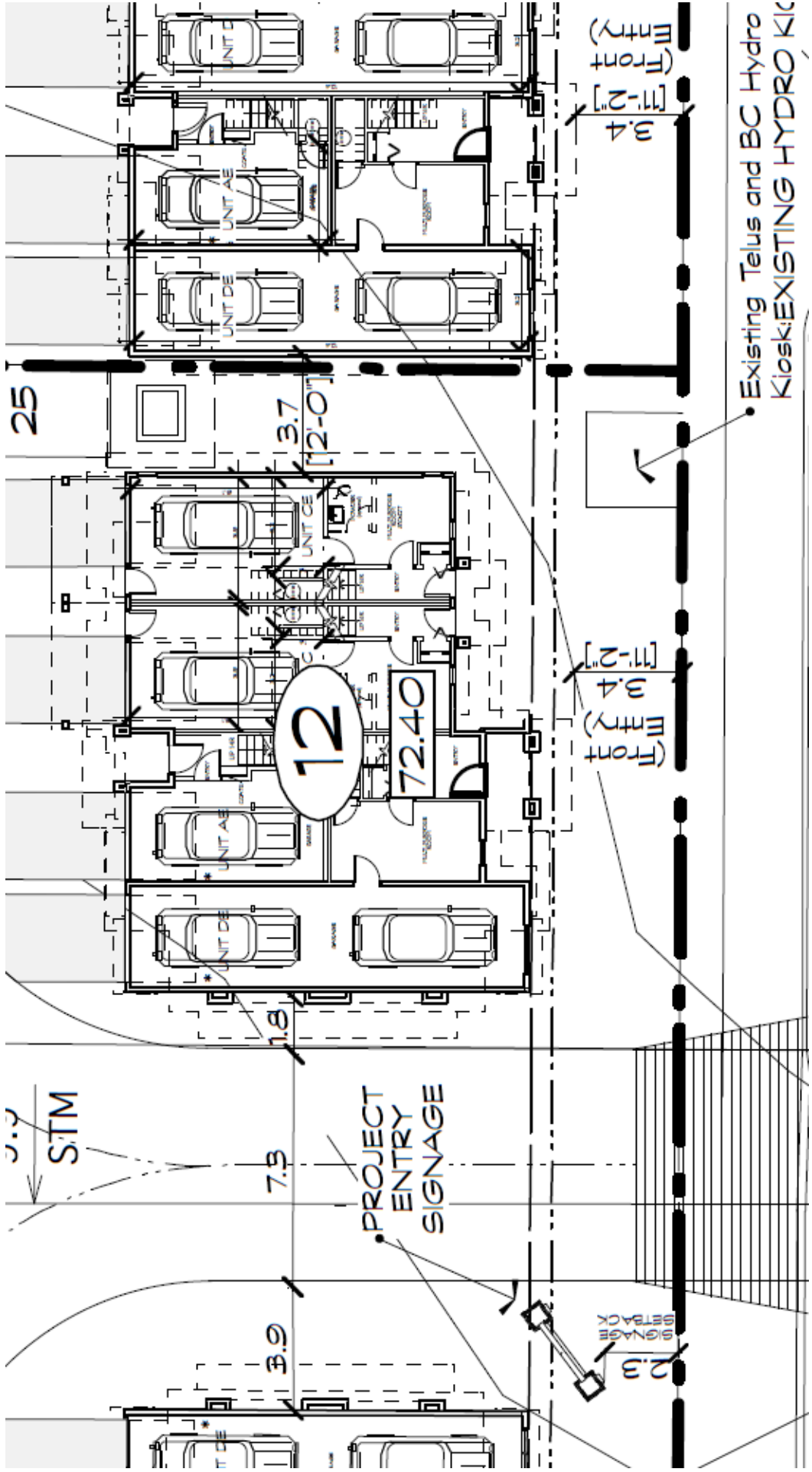
PROPERTY LINE

Existing Telus and BC Hydro Kiosk EXISTING HYDRO KIOSK TO REMAIN

20'-0"

3.7'
12'-0"

3'-4"
11'-2"
11'-2"



Existing Telus and BC Hydro
Kiosk

3.4
[11'-2"]
Front
Entry

3.4
[11'-2"]
Front
Entry

2.3
3.4
Back

PROJECT
ENTRY
SIGNAGE

12

72.40

STM

25

3.7
[12'-0"]

1.8

7.5

3.9

2.3

3.4

THE GROVE
TOWNHOMES

19495 68th Avenue
Lot 15 SEC 15 TWP 8 PL
BCV3-1063 NWD
19407 68th Avenue
Legal: Portion of LT 5 SEC 15
TWP 8 PL 1809 NWD
TWP 8 PL 1809 NWD

NO.	DATE	REVISIONS
8.	11-01-13	Re-Submit to City
7.	10-11-25	Re-Submit to City
6.	10-11-10	Re-Submit to City
5.	10-10-26	Re-issued for DPA
4.	10-10-20	Issued for DPA
3.	10-09-10	Issued for Review
2.	10-06-22	Issued for Review
1.	10-04-13	Issued for Review

SHARP & DIAMOND
LANDSCAPE ARCHITECTURE INC.
602-1401 West Broadway Ave.
Vancouver, BC V6H 1H6
T: 604.681.3303 Fax: 604.681.3307



Sheet Information	
Date	10-04-13
Job Number	06-182
Drawn	Terr Cantin
Checked	David Stoyko
Approved	David Stoyko
Scale	1:300

Landscaping
Grading
Title

Sheet

111

