

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0274-00

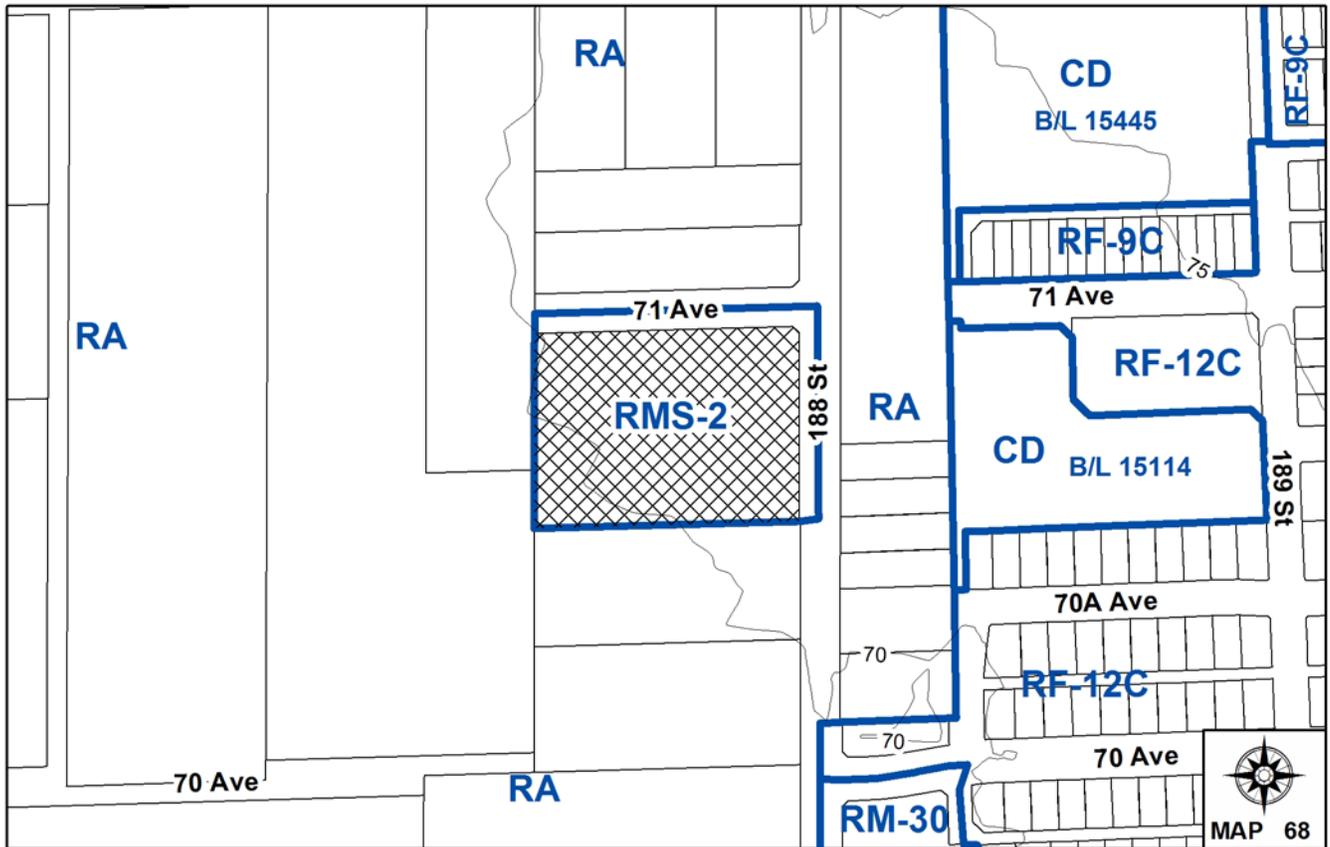
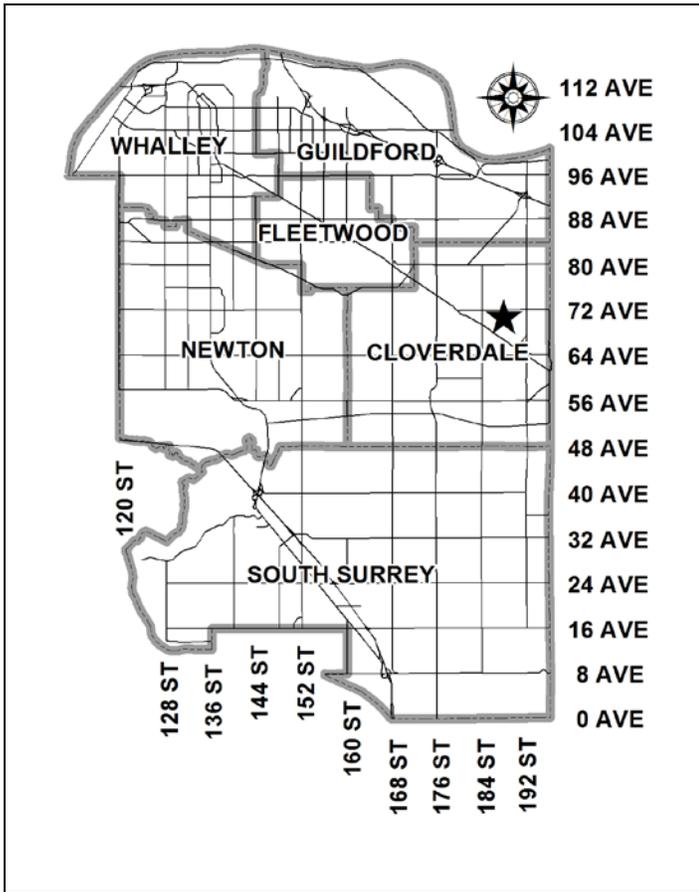
Planning Report Date: February 7, 2011

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 131-bed residential care facility in East Clayton.

LOCATION: 18788 – 71 Avenue
OWNER: Clayton Heights Care Holdings Ltd.
ZONING: RMS-2
OCP DESIGNATION: Urban
NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- 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 parking requirements.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Neighbourhood Concept Plan.
- The proposed parking relaxation is similar to that previously approved by Council for this site and is consistent with other care facilities in Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind resolution R10-1271 giving approval to Development Permit No. 7906-0103-00.
2. Council rescind resolution R07-2357 giving approval to Development Variance Permit No. 7906-0103-00.
3. Council authorize staff to draft Development Permit No. 7910-0274-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7910-0274-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east) yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) to reduce the minimum north side yard on a flanking street setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the column, and 2.0 metres (6.6 ft.) to the roof overhang of the porte-cochère; and
 - (c) to reduce the minimum number of on-site parking spaces from 80 to 59.
5. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) issuance of Development Variance Permit No. 7910-0274-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Parks, Recreation & Culture: At the land clearing stage, the applicant should install permanent hard fencing at the property line bordering the existing park and coordinate the removal of the hazardous trees with Parks staff. In addition, the applicant should coordinate with the Engineering Department to ensure flooding does not occur on park property as a result of the proposed water feature on the site.

SITE CHARACTERISTICS

Existing Land Use: Vacant land with significant tree cover.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 71 Avenue):	Vacant lot.	Suburban in the OCP	RA
East (Across 188 Street):	Vacant lands with in-stream development application (File No. 7905-0359-00) seeking rezoning from RA and CD (based on RM-30 and C-5) to allow for multiple residential and commercial uses.	Urban/High Density 22-45 upa	RA
South:	Clayton Dog-off-Leash Park.	Suburban in the OCP	RA
West:	Vacant land and parkland.	Suburban in the OCP	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 18788 – 71 Avenue in East Clayton and is approximately 1.3 hectares (3.25 acres) in size. The property is designated Urban in the Official Community Plan (OCP), Institutional in the East Clayton Neighbourhood Concept Plan (NCP) and zoned Special Care Housing 2 Zone (RMS-2).
- The subject property was redesignated from Suburban to Urban in the OCP, designated Institutional in the East Clayton NCP, rezoned from One-Acre Residential Zone (RA) to RMS-2 and a Development Permit was issued under Application No. 7906-0103-00.
- The previous application was approved by Council on July 12, 2010. The approved Development Permit No. 7906-0103-00 proposed to construct a two-storey 142-bed care facility for elderly residents. Development Variance Permit No. 7906-0103-00 to reduce the number of on-site parking spaces from 90 to 68 spaces was also approved by Council.
- The applicant has since revised the architectural design and programming of the facility approved under Development Permit No. 7906-0103-00, citing changes in market conditions. As the changes to the original design are significant, a new Development Permit and Development Variance Permit are required.

Current Proposal

- The applicant is proposing a two-storey 131-bed residential care facility, of which 116 beds will be for elderly residents, and 15 beds reserved for Acquired Brain Injury (ABI) residents who may be young adults. The facility includes common areas for dining and lounging, activity areas, support services and staff areas.
- The proposed floor area of the two-storey care facility is 7,285 square metres (78,415 sq. ft.) with a floor area ratio (FAR) of 0.55. The proposed density is within the allowable FAR of 1.00 in the RMS-2 Zone, and is less than the 0.72 FAR previously approved under Development Permit No. 7906-0103-00.
- The applicant is planning to expand the residential care facility in the future depending on funding availability, to include a two to four storey building with underground parking to be located on the proposed parking lot and exterior patio area, and a one-storey addition to the proposed ABI wing. The future expansion will require a new Development Permit application.

Parking

- Under the provisions of Zoning By-law No. 12000, parking requirements for the proposed care facility consist of: 44 stalls for staff, one (1) stall for every two (2) doctors, 33 stalls for visitors and two (2) stalls for drop-off. The total parking required by the By-law is 80 stalls or a parking ratio of 0.61 parking spaces per care bed.
- The applicant is requesting a variance to the Zoning By-law to reduce the minimum number of required parking stalls from 80 to 59, with a parking ratio of 0.45 parking space per care bed. A Development Variance Permit is required to address the parking shortfall (see By-law Variance section).

PRE-NOTIFICATION

- A development proposal sign was placed on the subject site and staff have received no comments.

DESIGN PROPOSAL AND REVIEW

Architectural Design

- The design of the proposed building follows a contemporary West Coast single family housing style where the dominant architectural features include: gables, simulated front porches, steep sloped roofs and large roof overhangs. The proposed building materials include cultured stone, hardie-plank siding in gold, red, brown and grey, fibreglass roof shingles in wood tones, black metal gutters and flashing, window and wall trim in grey, cedar timber trellises, decorative trusses and wood columns, and glu-lam cedar beams in natural stain.
- The main entry is defined with a porte-cochère with exposed naturally stained glu-lam cedar beams and skylights, and decorative stamped concrete. Shaded areas with trees and benches will be located beside the drop-off parking area for waiting residents and visitors. The staff entry will

be located on the west side of the building near the proposed loading bay leading into the basement of the building.

- The proposed floor plan includes four (4) wings for each floor; each wing accommodating resident beds, a dining room and staff area. The layout is based on programming requirements of Fraser Health Authority. The wings are tied together by a common internal "street" which runs north-south from the main entry and terminates at an internal courtyard in the centre of the complex. Dining and lounging areas on each floor will be shared between the residents of two wings. On each level, lounges, outdoor decks and patios will be located at the ends of each of the wings, looking out into the landscaped courtyards and 188 Street.
- The Acquired Brain Injury (ABI) wing is separated from the other four (4) wings of the facility. The self-contained area includes resident beds, a dining area, a great room, staff service areas and access to a landscaped outdoor patio area.

Vehicular Access

- The proposed two-storey care facility will be located on the southwest corner of 71 Avenue and 188 Street, with a temporary driveway access off 71 Avenue. When 187 Street is constructed to the west of the site, the permanent driveway access will be on 187 Street aligning with the proposed loading bay and future underground parking entrance. Decorative stamped concrete will be used to define the driveway and porte-cochère entrance in front of the facility.
- The temporary driveway access off 71 Avenue is restricted only to left-in and right-out. The temporary driveway access will be removed when 187 Street is constructed.
- Entry to the porte-cochère will be restricted to left-in only from 71 Avenue; however, left-out from the porte-cochère to the surface parking area, or right-out onto 71 Avenue towards 188 Street will be permitted.

Tree Preservation and Replacement

- The applicant submitted an arborist report prepared by Austin Peterson, Certified Arborist, dated January 24, 2011.
- There are seventy-five (75) trees identified within the site, of which sixty-six (66) are protected under the Tree By-law. It is proposed that sixty-two (62) protected trees be removed (Appendix IV).
- According to the arborist report, the majority of the trees on the site require removal as they are dead or in a declining state of health, or within the proposed building envelope or proposed parking-lot area. This includes a large stand of alder, maple, birch and cherry trees located in the southwest corner of the site that are in poor and declining state of health.

- The following table summarizes the trees on the proposed site:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Alder	50	0	50
Big Leaf Maple	3	1	2
Birch	3	0	3
Cherry	3	0	3
Crab-apple	1	0	1
Crimson King Maple	1	1	0
Douglas Fir	2	0	2
English Walnut	3	1	2
Grand Fir	1	0	1
Honey Locust	1	0	1
Horse Chestnut	1	0	1
Mountain Ash	1	0	1
Purple Leaf Plum	1	0	1
Weeping Willow	2	0	2
White Cedar	2	0	2
TOTAL	75	3	72

- Two (2) mature trees (English Walnut and Big Leaf Maple) and an undersized tree (Crimson King Maple) will be retained in the southwest and southeast corners of the site.
- Based on the removal of 62 mature trees, 79 replacement trees are required at 1:1 ratio for Alder and 2:1 ratio for all others. The applicant is proposing to replant approximately 114 trees of different varieties as part of the proposed landscaping plan.

Landscape Plan

- The proposed parking area will accommodate species of shade trees that will have a canopy large enough to cover approximately 35% to 40% of the parking surface at tree maturity, to limit the impact of the large, impermeable parking surfaces, in keeping with the East Clayton NCP.
- A rain garden (bio-swale) is proposed to capture some of the run-off from the site. The rain garden or swale will be located along the west side of the building adjacent to the parking lot and includes a decorative wooden bridge feature.
- There are four (4) landscaped courtyards proposed, each with seating areas, walking loops, water fountains, benches, picnic tables, decorative pavers, and trellises. The proposed landscaping for the outdoor courtyards will include a mix of trees, shrubs and planters. The proposed outdoor courtyards will be enclosed by a 1.8-metre (6 ft.) high decorative metal fence and gate for the safety and security of residents.

- There are two (2) additional outdoor patio areas proposed: one located near the main entrance for general use, and one located beside the loading dock area for staff use.
- A 3-metre (10 ft.) wide landscaped buffer is provided along the west property line to screen the surface parking lot from the future 187 Street.
- Additional low shrubbery and trees are proposed along 188 Street to enhance the public realm and to create a pedestrian-oriented urban environment.

Identification Signage

- A free-standing identification sign is proposed at the northeast corner fronting 188 Street. The sign reflects the architectural details of the building, with stone columns and raised metal letters on a fairfaced concrete wall. The area around the sign will be landscaped with trees, shrubs and other low-lying planting.

ADVISORY DESIGN PANEL

ADP Meeting Date: December 16, 2010

The majority of the ADP recommendations have been addressed, except for some minor architectural and landscape revisions, which the applicant has agreed to complete, prior to consideration of final approval of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) along 188 Street.

Applicant's Reasons:

- The proposed variance allows for a more urban interface along 188 Street. The relaxation is also to accommodate the proposed surface parking configuration along the west side of the building.

Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan (NCP), which recommends setbacks ranging from 1 metre (3 ft.) to 4 metres (13 ft.) to create a pedestrian-oriented urban environment.
- The proposed landscaping of trees, shrubs, low planting and decorative fencing along 188 Street will enhance the streetscape along 188 Street. The proposed lounges at the end of each wing of the building and outdoor courtyard areas along 188 Street will further activate and enhance the public realm.

- Staff support the variance.

(b) Requested Variance:

- To reduce the minimum north side yard on a flanking street setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft) to the column, and 2.0 metres (6.6 ft.) to the roof overhang of the porte-cochère.

Applicant's Reasons:

- The proposed relaxation for the porte-cochère allows for a more urban interface along 71 Avenue. The porte-cochère will be a prominent architectural feature along 71 Avenue.

Staff Comment:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan (NCP), which recommends setbacks ranging from 1 metre (3 ft.) to 4 metres (13 ft.) to create a pedestrian-oriented urban environment.
- The proposed design and materials for the porte-cochère are of high quality. The porte-cochère will define the entrance to the care facility and provide architectural interest along 71 Avenue. Additional landscaping of trees, shrubs, grass and bench seating will further enhance the urban realm along 71 Avenue.
- Staff support the variance.

(c) Requested Variance:

- To reduce the minimum number of required parking spaces from 80 to 59 spaces.

Applicant's Reasons:

- The required 80 spaces is based upon a requirement of one (1) parking space per every four (4) beds for employees and one (1) parking space per every five (5) beds for visitors. For this 131-bed facility, 80 spaces results in a ratio of 0.61 parking space per bed.
- The proposed reduction from 80 to 59 parking stalls is based on the ratio of 0.45 parking space per bed.
- The proposed 0.45 parking ratio was approved for the previous care facility application (No. 7906-0103-00). A similar development, which the applicant also owns, called "The Residence at Morgan Heights" (Application No. 7905-0312-00) in South Surrey was also approved based on the 0.45 parking ratio.

Staff Comment:

- Under the provisions of Zoning By-law No. 12000, 44 parking stalls would be required for staff, one (1) stall for two (2) doctors, 33 stalls for visitors and two (2) stalls for drop-off, for a total of 80 stalls or a parking ratio of 0.61 parking space per care bed, for this 131-bed facility.

- The applicant is proposing to provide a total of 59 parking spaces or a parking ratio of 0.45 parking space per care bed.
- The 0.45 parking ratio was approved for the previous application (No. 7906-0103-00). A similar development which the applicant also owns called "The Residence at Morgan Heights" (Application No. 7905-0312-00) in South Surrey was also approved using the 0.45 parking ratio.
- The 0.45 parking space per bed ratio has also been approved for similar care facilities in Surrey (e.g., "Fleetwood Villa" at 83 Avenue and 160 Street, "Morgan Place" at 32 Avenue and 156 Street, and "Laurel Place Care Facility" at 96 Avenue and 137B Street).
- The proposed parking rate of 0.45 parking space per bed is generally consistent with the recommendations of a study on parking requirements for seniors housing prepared for the City's Engineering Department by Opus Hamilton (Review of Parking Generation Rates – Part 1: Seniors' Housing).
- Upon this basis, the proposed parking reduction is supportable.
- 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
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	Development Variance Permit No. 7910-0274-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/dlg

v:\wp-docs\planning\plncomu\01250858lc.doc
. 1/25/11 9:35 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Milton Koop, Koop Consulting Ltd.
 Address: 2061 Lynden Street
 Abbotsford, BC
 V2T 3B6
 Tel: 604-807-2970

2. Properties involved in the Application
 - (a) Civic Address: 18788 – 71 Avenue

 - (b) Civic Address: 18788 – 71 Avenue
 Owner: Clayton Heights Care Holdings Ltd., Inc. No. 758819
 PID: 028-338-197
 Lot 2 Section 16 Township 8 New Westminster District Plan BCP46146

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7910-0274-00.

 - (b) Remove Notice of Development Permit No. 7906-0103-00 from title.

 - (c) Remove Notice of Development Variance Permit No. 7906-0103-00 from title.

DEVELOPMENT DATA SHEET

Existing Zoning: RMS-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		20,123.4 m ²
Road Widening area		2,822.1 m ²
Undevelopable area		4,135.4 m ²
Net Total	2,000 m ²	13,166 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	35%
SETBACKS (in metres)		
Front (East)	7.5 m	4.5 m
Rear (West)	7.5 m	29 m
Side #1 (North)	7.5 m	7.5 m/2.9 m columns/ 2.0 m roof overhang porte-cochère
Side #2 (South)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.5 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	13,166 m ²	7,285 m ²
TOTAL BUILDING FLOOR AREA	13,166 m ²	7,285 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)		
FAR (gross)		
FAR (net)	1.0	0.55
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	80	59
Total Number of Parking Spaces	80	59
Number of disabled stalls	1	5
Number of small cars	20 (25%)	6 (10%)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

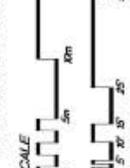
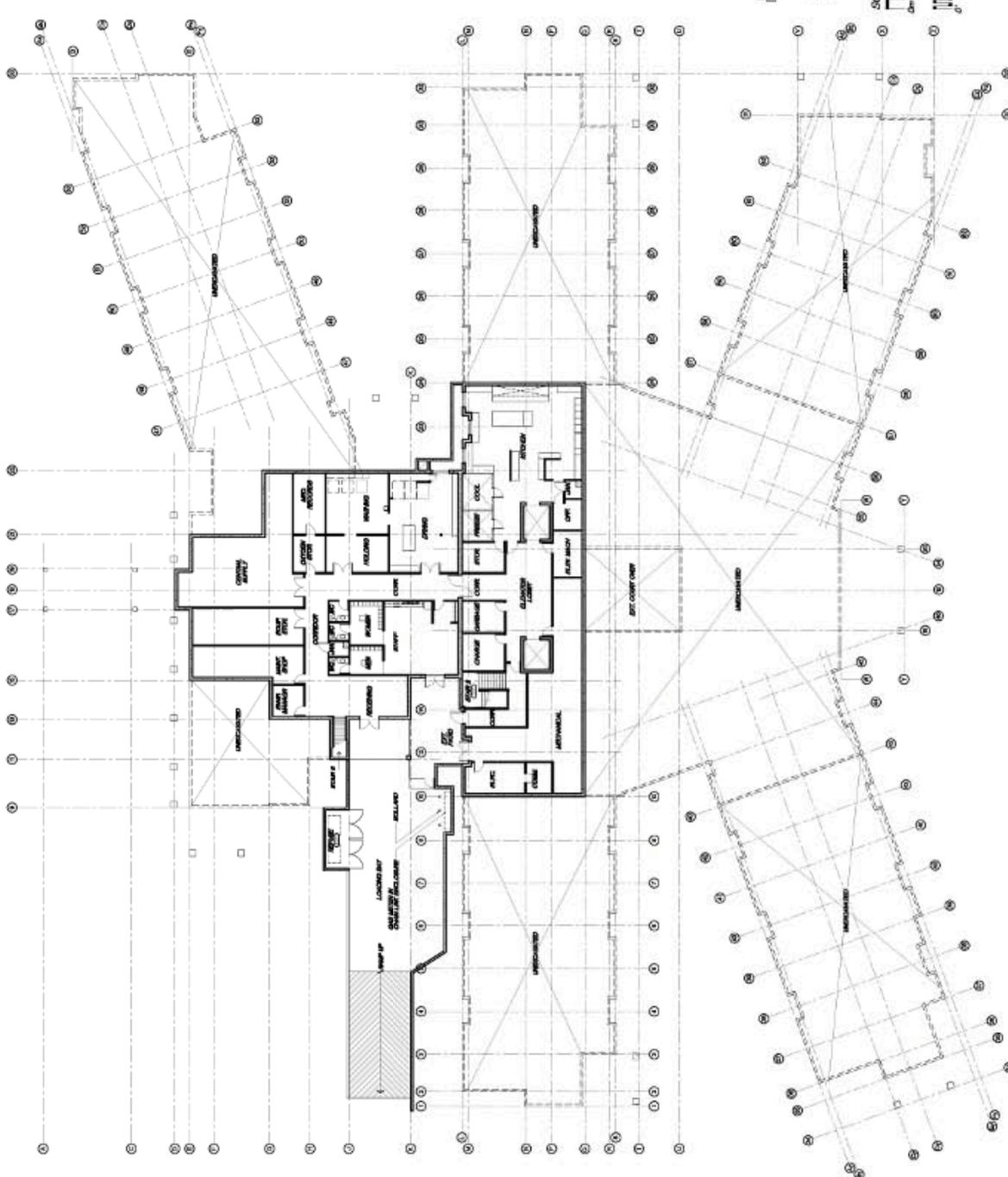
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



APPENDIX II

The Residence
at Clayton HeightsSM
Spring, Bristol, Columbia

d c a
Derek Crawford Architects Inc.



DEREK CRAWFORD ARCHITECT INC.
 2203 Fairford-Ganges Rd.
 1st Floor, Burnaby, BC Canada V5R 2T8
 Tel: 604.663.2373 Fax: 604.663.2374

A2

DOCUMENT TITLE
**Overall
 Basement Floor Plan**

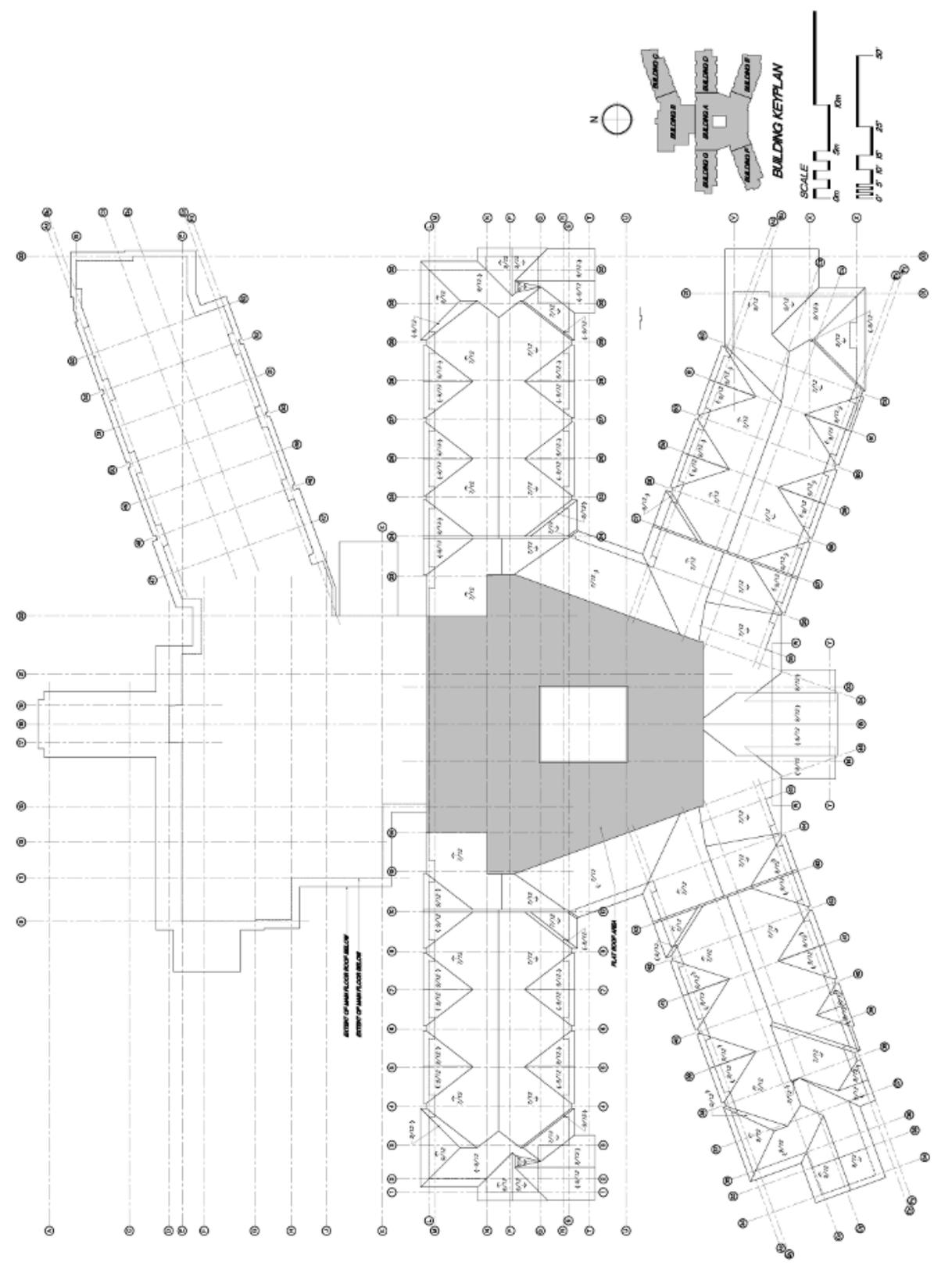
PROJECT
**The Residence at Clayton Heights
 18788 71st Ave., Surrey, BC**

NO.	DATE	BY	APP. FOR
1	10/15/2010	Derek Crawford	Architect
2	10/15/2010	Derek Crawford	Architect
3	10/15/2010	Derek Crawford	Architect
4	10/15/2010	Derek Crawford	Architect
5	10/15/2010	Derek Crawford	Architect
6	10/15/2010	Derek Crawford	Architect
7	10/15/2010	Derek Crawford	Architect

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

REV.	DATE	BY	DESCRIPTION
1	Nov. 2018		Issued for Development/Permit
2	July 2019		Revised for Development/Permit
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF DCA ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DCA ARCHITECTURE INC.
 2. THIS DRAWING IS THE PROPERTY OF DCA ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DCA ARCHITECTURE INC.



PROPERTY: _____

DATE: _____

SCALE: _____

PROJECT: _____

NO. _____

DATE: _____

BY: _____

REVISION: _____

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

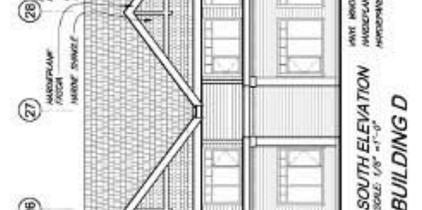
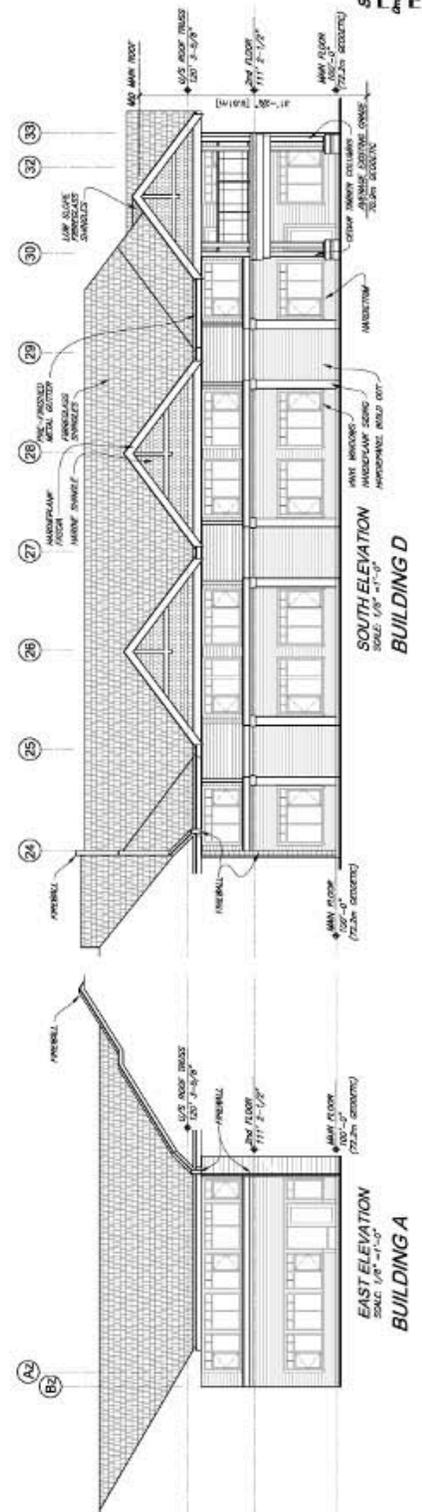
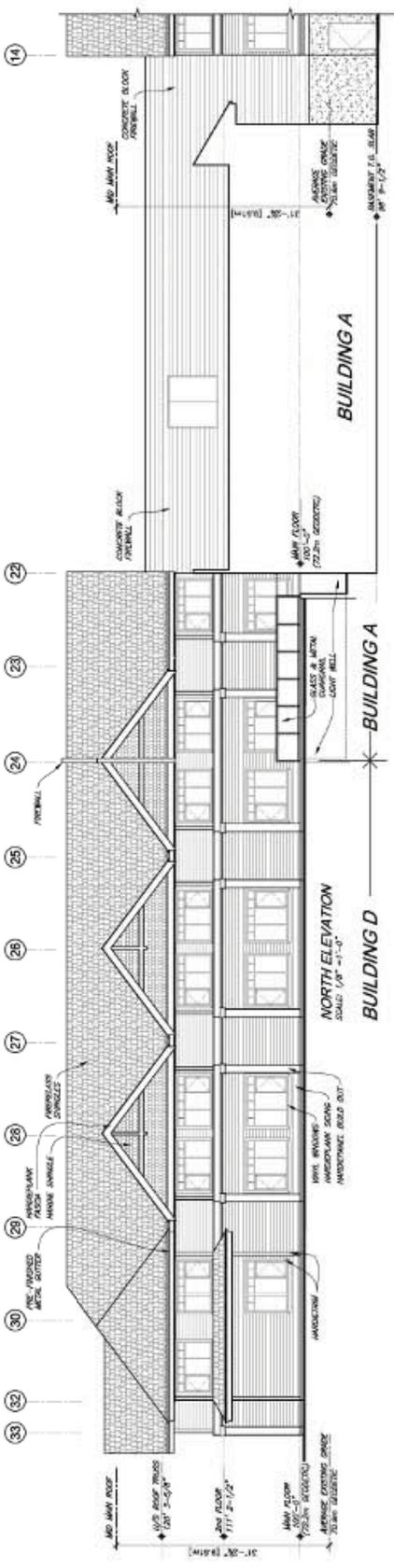
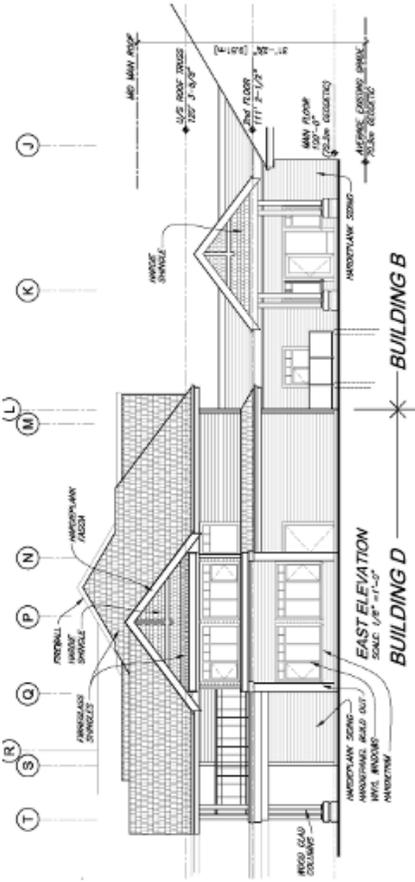
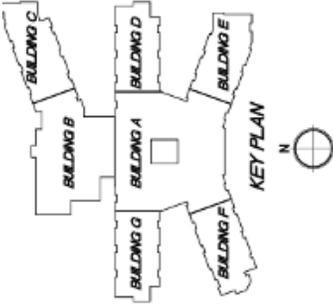
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS AND DETAILS.

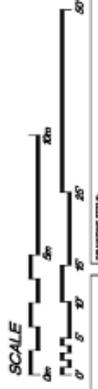
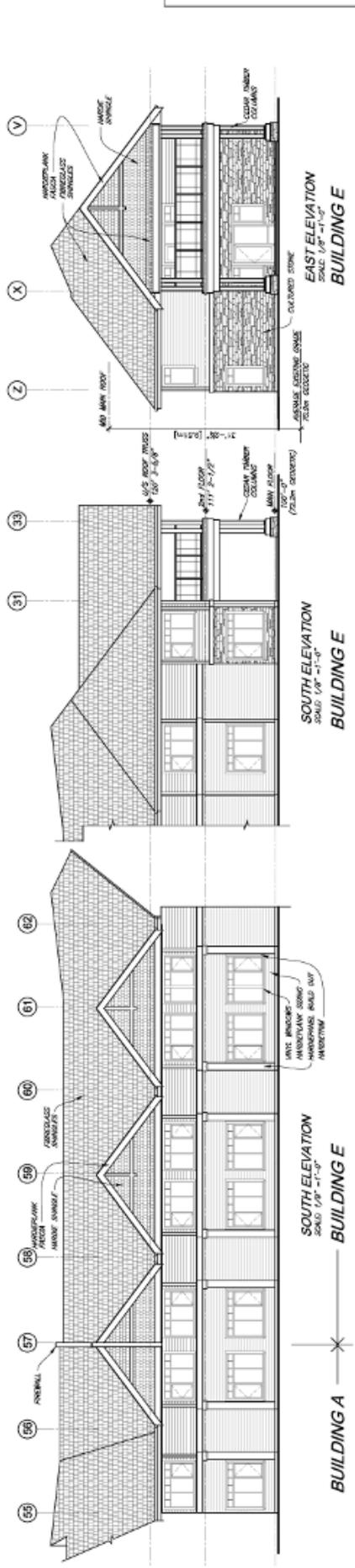
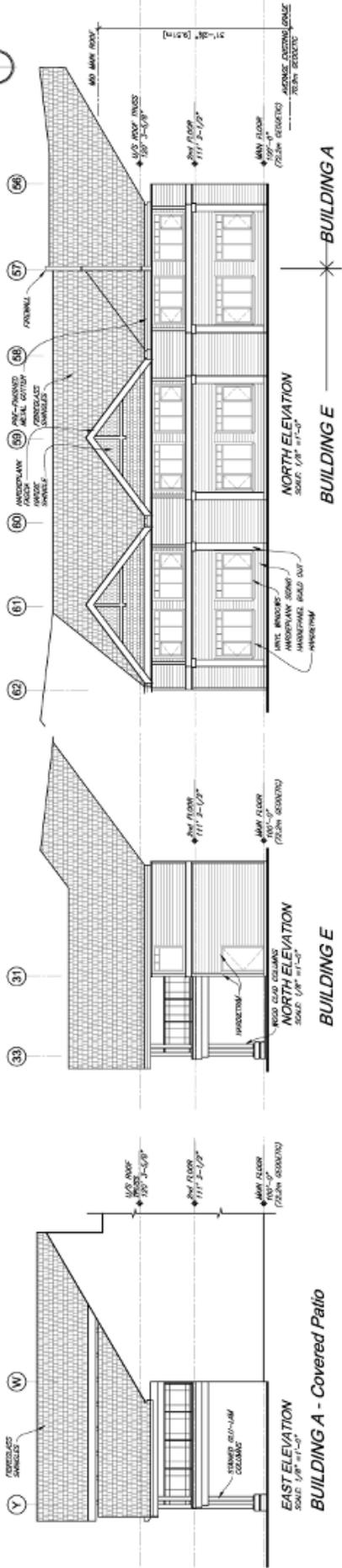
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



PERMITS TITLE:



A9

ELEVATIONS

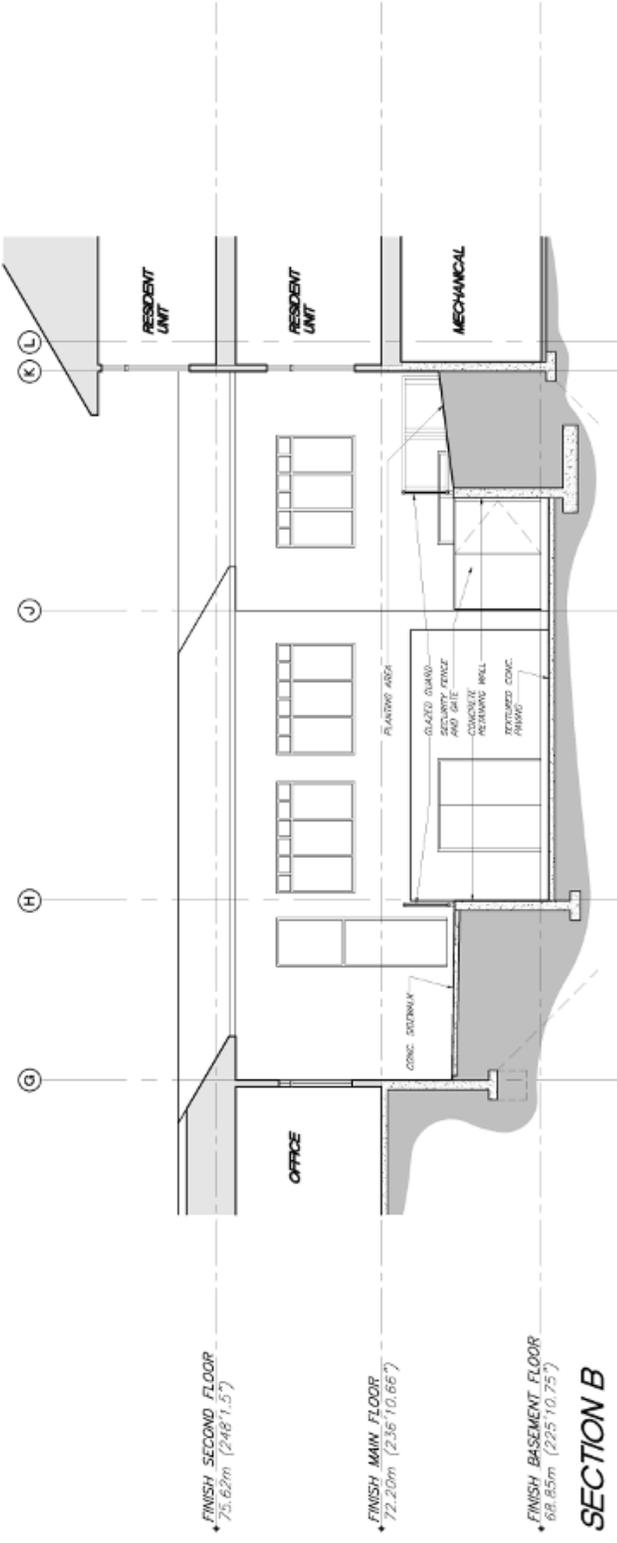
The Residence at Clayton Heights
18788 71st Ave., Surrey, BC

PROJECT: _____

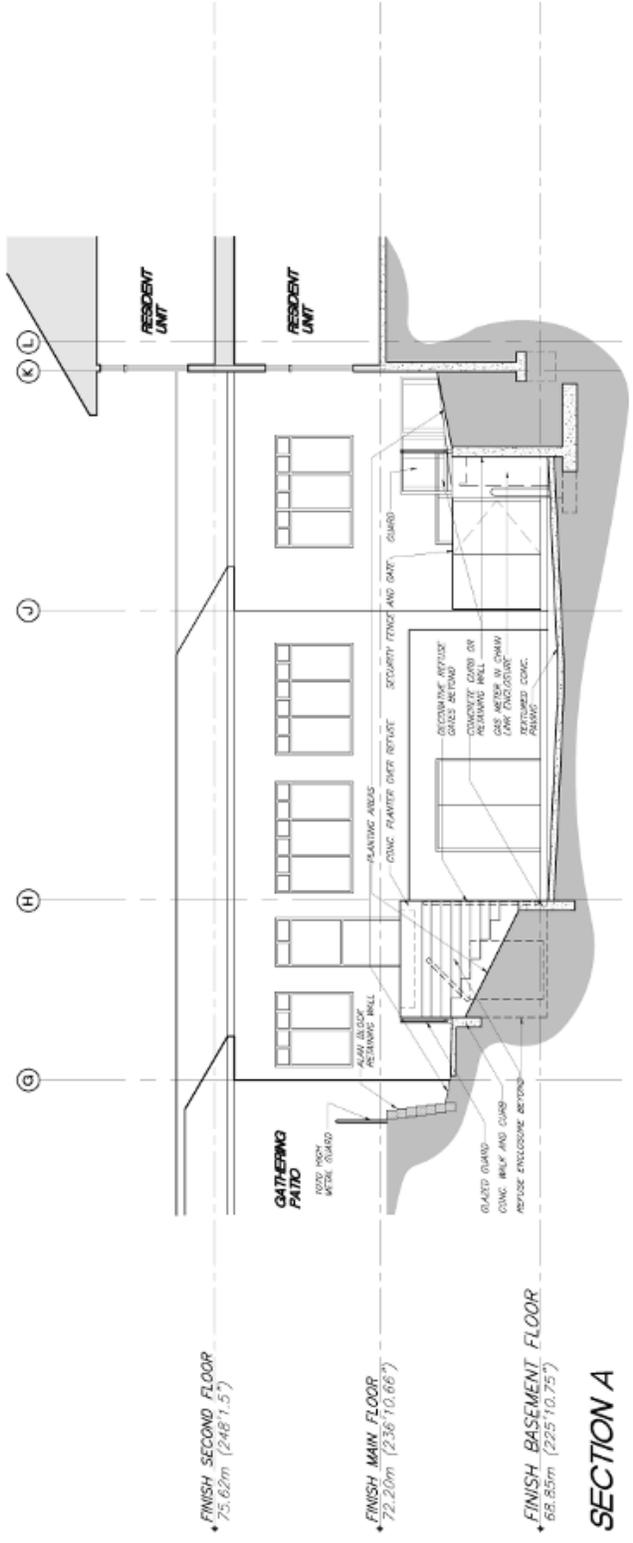
NO.	DATE	DESCRIPTION
1	10/15/11	Issued for Development Permit
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORICAL FEATURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL HERITAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHAEOLGICAL REMAINS.

DEREK CRAVARD ARCHITECT INC.
2203 Fairford Ganges Rd.
1st Spang Road BC Canada V4A 2T8
1-604-883-8100 E: info@derekcra.com W: www.dca.com



SECTION B



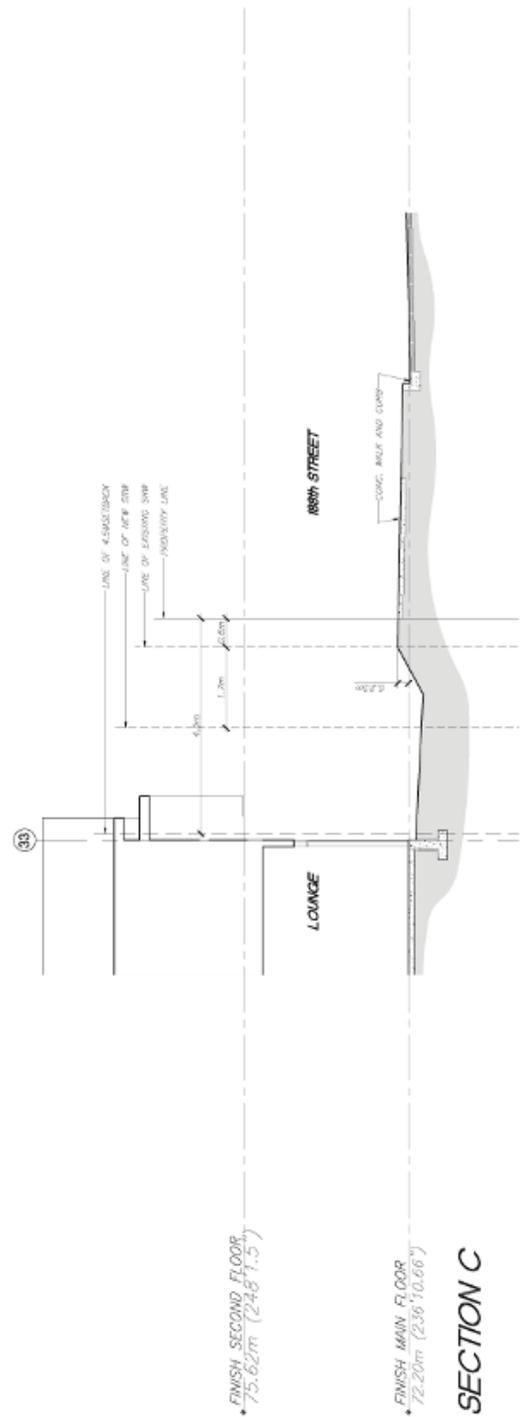
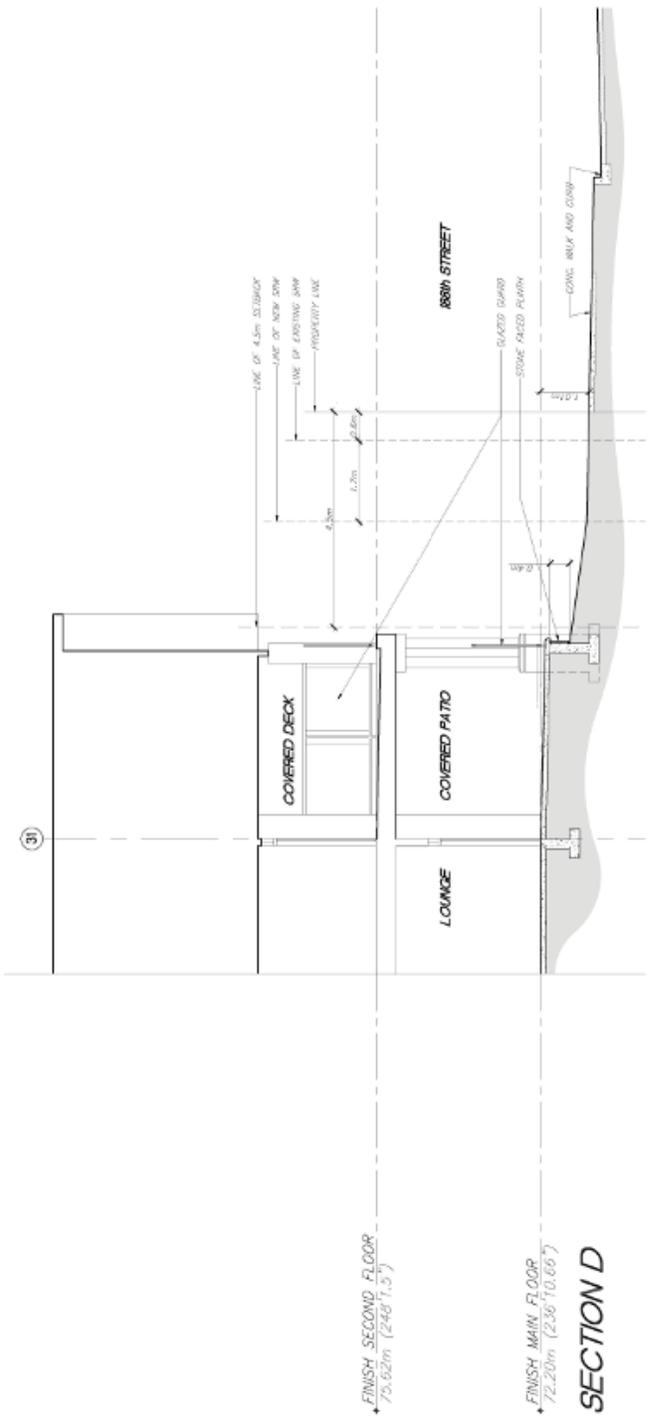
SECTION A

SECTION TITLE
Sections

PROJECT
**The Residence at Clayton Heights
 18788 71st Ave., Surrey, BC**

NO.	DATE	REVISION
1	2023.07.20	ISSUED FOR CONSTRUCTION / Final
2	2023.07.20	ISSUED FOR CONSTRUCTION / Final
3	2023.07.20	ISSUED FOR CONSTRUCTION / Final
4		
5		
6		
7		
8		
9		
10		

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH FLOOR LEVEL IS 72.20M (236'10.66").
 3. FINISH SECOND FLOOR LEVEL IS 75.62M (248'1.5").
 4. FINISH BASEMENT FLOOR LEVEL IS 68.85M (225'10.75").
 5. ALL WALLS AND PARTITIONS ARE 100MM THICK UNLESS OTHERWISE NOTED.
 6. ALL FLOORS ARE 100MM THICK UNLESS OTHERWISE NOTED.
 7. ALL ROOFS ARE 150MM THICK UNLESS OTHERWISE NOTED.
 8. ALL CEILING ARE 100MM THICK UNLESS OTHERWISE NOTED.
 9. ALL DOORS AND WINDOWS ARE 2000MM HIGH UNLESS OTHERWISE NOTED.
 10. ALL WINDOWS ARE 1200MM WIDE UNLESS OTHERWISE NOTED.

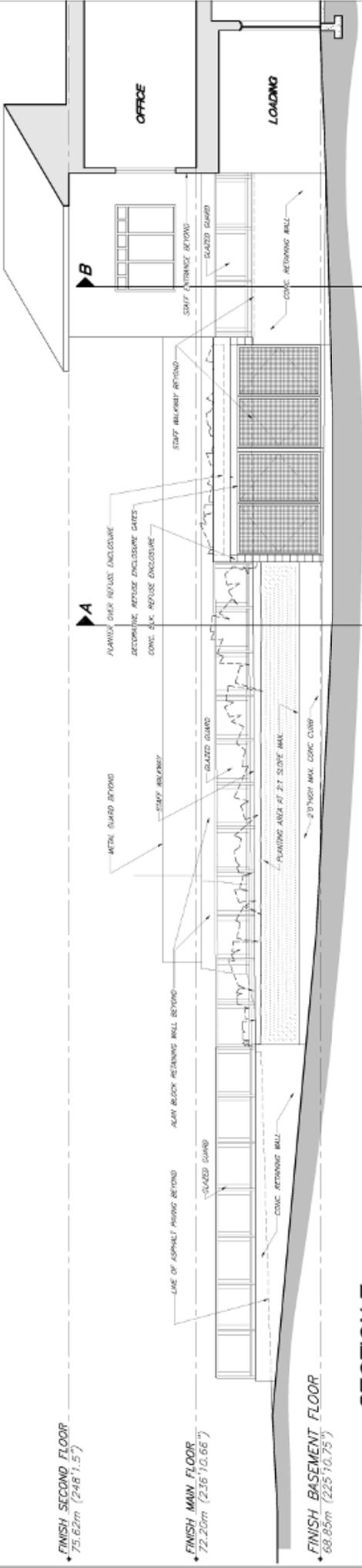


Sections

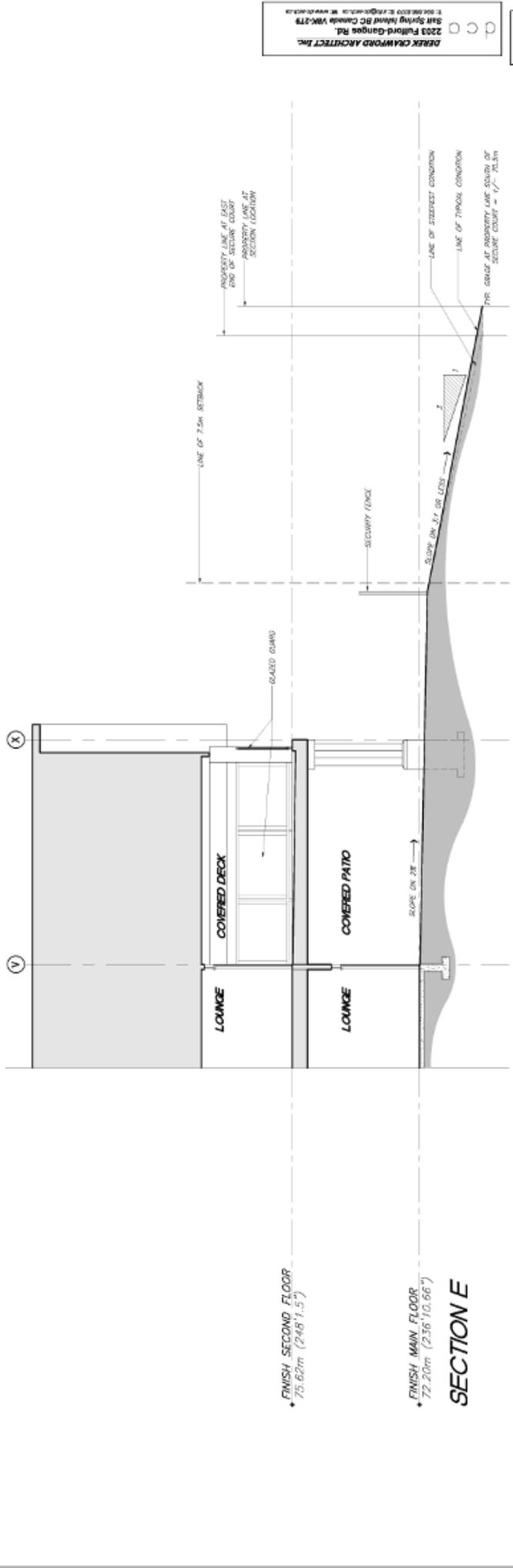
The Residence at Clayton Heights
 18788 71st Ave., Surrey, BC

NO.	DATE	REVISION
1	2023-10-10	Issue for Development/Permit
2	2023-10-10	Revised for Development/Permit
3		
4		
5		
6		
7		
8		
9		
10		

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF DEREK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEREK CRAWFORD ARCHITECT INC.
 2. THIS DRAWING IS THE PROPERTY OF DEREK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEREK CRAWFORD ARCHITECT INC.



SECTION F



SECTION E

DEREK CRAWFORD ARCHITECT INC.
2203 Fulford-Ganges Rd.
Surrey, BC Canada V4C 2T9
Tel: 604.583.0200 E: info@dcra.ca W: www.dcra.ca

A13

Sections

PROJECT: The Residence at Clayton Heights
18788 71st Ave., Surrey, BC

NO.	DATE	REVISION
1	2024.05.20	ISSUED FOR PERMITTING / FINAL APPROVALS
2	2024.05.20	ISSUED FOR PERMITTING / FINAL APPROVALS
3	2024.05.20	ISSUED FOR PERMITTING / FINAL APPROVALS
4		
5		

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL FINISHES ARE TO BE AS SHOWN IN THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN IN THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

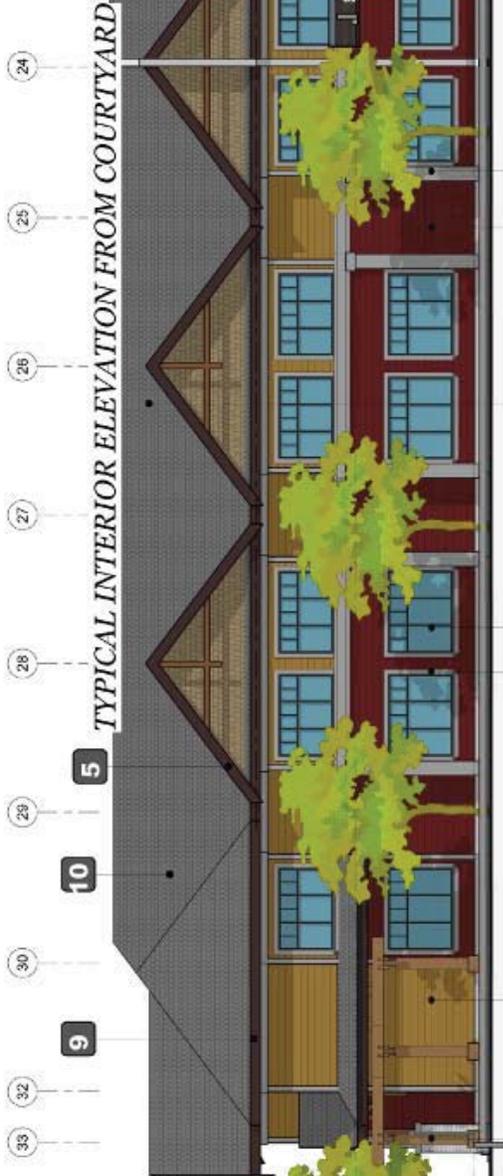
1 6" Hardi Plank - 'TUSCAN GOLD'

2 6" Hardi Plank - 'COUNTRY LANE RED'

3 LedgeStone accents PLATINUM-PRO FIT CULTURED PF-8017

4 Hardi - Shingle - 'KHAKI BROWN'

5 Hardi - Plank - FASCIA - PAINT FINISH BENJAMIN MOORE 'VINTAGE WINE'



5 TYPICAL INTERIOR ELEVATION FROM COURTYARD

33 32 30 29 28 27 26 25 24

UP BUSH 3'-0"
Second Floor 11'-0"
Third Floor 9'-0"

1

6

7

2

7

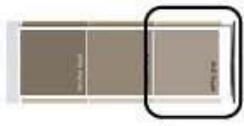
10

6 BLACK VINYL - THERMALLY BROKEN WINDOWS

7 WINDOW TRIM, WALL TRIM HARDI PLANK - PAINT FINISH BENJAMIN MOORE 'ASHLEY GREY' FAUX COLUMNS, DATUM TRIM

9 BLACK METALS GUTTERS, FLASHING, GATES RAILINGS, FENCES

10 OWENS CORNING 'DRIFTWOOD' FIBREGLASS ROOF SHINGLE



8 1 - CEDAR TIMBER TRELLIS
2 - DECORATIVE TRUSSES
3 - WOOD COLUMNS
Broda Stain - 'ACORN'



21.3 Acorn

9 R O P N M L K 10 5 4 3 2 1

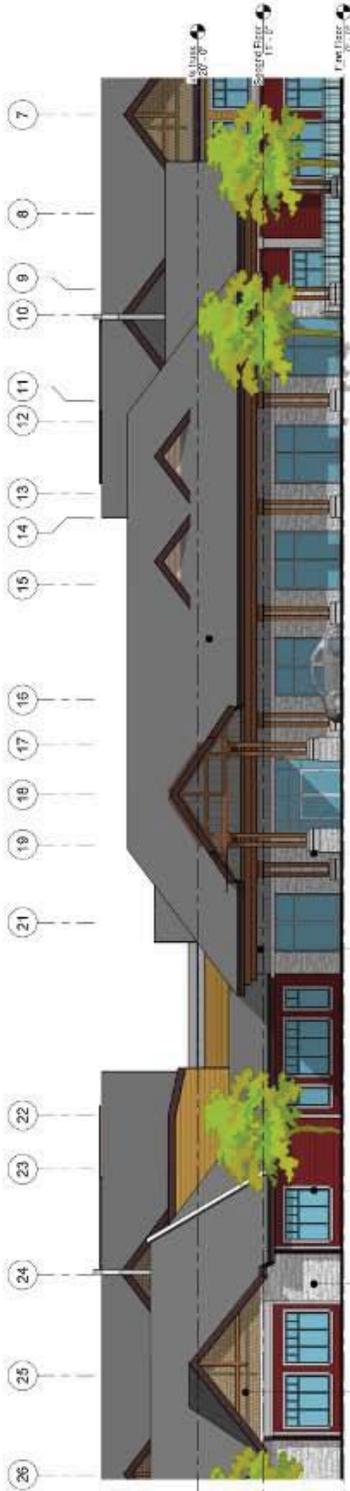


TYPICAL 'HOUSE' ELEVATION FROM 188 ST

White 20'-0"
Sloped Roof 11'-0"
Five Star 8'-0"

The Residence
at Clayton Heights

DMC ON 1000
10000 10000
10000 10000
10000 10000
d c a
Derek Crawford Architects Inc.



4 Hardi - Shingle - 'KHAKEI BROWN'

7 WINDOW TRIM, WALL TRIM
HARDI PLANK - PAINT FINISH
BENJAMIN MOORE
'ASHLEY GREY'

PARTIAL NORTH ELEVATION

10

3

13

7

3

4

PARTIAL NORTH MASSING PERSPECTIVE

12

EXPOSED TIMBER
PORT COCHERE
CW SKYLIGHTS

8 13 3

VAULTED ROOF
OVER MULTI-PURPOSE
ROOM

November 13, 2019
Based on DP



WATER FEATURE AT
ENTRY
-SEE LANDSCAPE

DISABLED
PARKING ADJACENT
TO ENTRY



3 LedgeStone accents
PLATINUM-PRO FIT
CULTURED
PF-8017



10 OWENS CORNING
'DRIFTWOOD'
FIBREGLASS
ROOF SHINGLE



8 1 - CEDAR TIMBER
TRELLIS
2 - DECORATIVE
TRUSSES
3 - WOOD COLUMNS
Broda Stain - 'ACORN'



13 HARDI-PLANK
BOARD AND BATTON
VERTICAL SIDING
'HEATHERED MOSS'



12 Glu-Lam
Natural Stain

The Residence
at Clayton Heights

Design by
Benzel Inc. DP

December 13, 2019

d c d
Danck Crawford Architects Inc.

MASSING PERSPECTIVES



① ORIGINAL



② HIGH OVER COURTYARD



③ EXTERIOR COURT

The Residence
at Clayton Heights

Stevens Institute of Technology

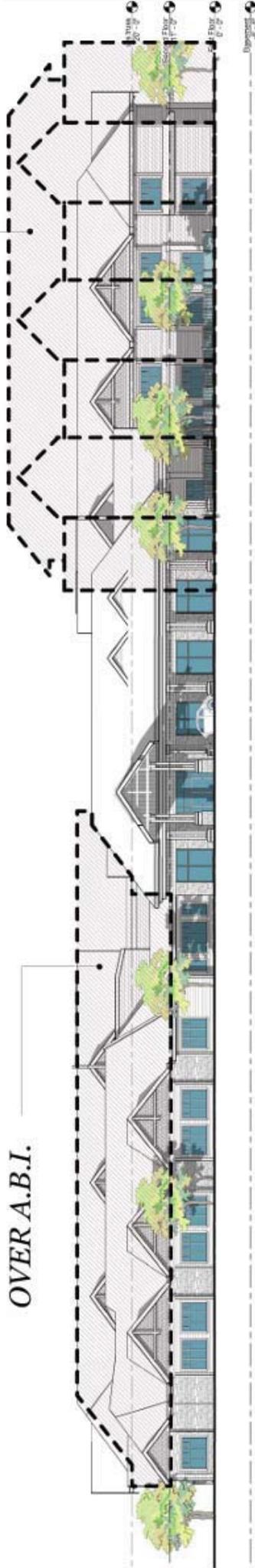
Dec 07, 2010
Revised for DR

d c a
Berek Crawford Architects Inc.

EXPANSIONS

**FUTURE 4 OR 2 STOREY
ADDITION**

**FUTURE SECOND
STOREY ADDITION
OVER A.B.I.**



**The Residence
at Clayton Heights**
James Irvine & Co. Limited



The Residence at Clayton Heights - Landscape Development:

Project:
The Residence at Clayton Heights
18788 7th Avenue
Surrey, BC
V4A 1Y7

Architect:
Derek Crawford Architects Inc.
18788 7th Avenue
Surrey, BC
V4A 1Y7

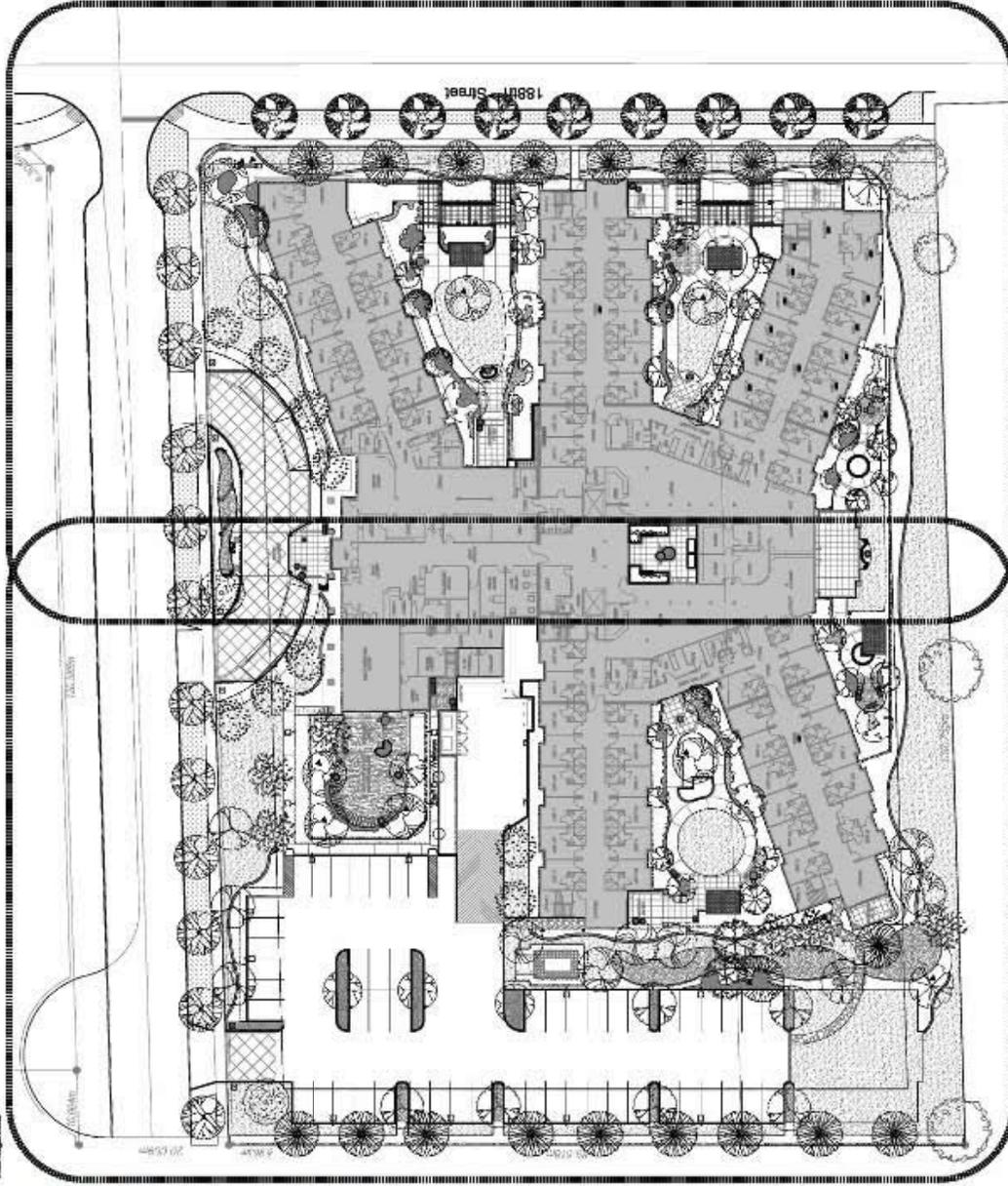
Client:
DCC
18788 7th Avenue
Surrey, BC
V4A 1Y7



Project Site

CONTEXT PLAN
SCALE: 1/8" = 1'-0"

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE RETENTION PLAN
L-03	SITE AND REFERENCE PLAN
L-04	TREE PLAN A
L-05	TREE PLAN B
L-06A	SHRUB PLANTING PLAN A
L-06B	SHRUB PLANTING PLAN B
L-06	LIGHTING PLAN
L-07	COURTYARD BLOW UP PLAN
LD-01	HARDSCAPE DETAILS
LD-02	DETAILS
LD-03	SECTIONS AND IMAGES



1 TREE PLAN A / SHRUBS AND GROUND COVER PLAN A
SCALE: 1/8" = 1'-0"

1 TREE PLAN B / SHRUBS AND GROUND COVER PLAN B
SCALE: 1/8" = 1'-0"

2 MASTER SITE PLAN
SCALE: 1/8" = 1'-0"

COVER SHEET



PROJECT NO.
DP 2010-16

DRAWING NO.
L-01

DRAWING TITLE

No.	Revisions	Date
1	For P&H Review	04/15/2010
2	For P&H Submission	07/27/2010
3	For Submission to City	Nov 26, 2010

NOT TO SCALE UNLESS INDICATED
DATE: 11/26/2010
DRAWN BY: JG
CHECKED BY: JG
PROJECT NO.: DP 2010-16
PROJECT TITLE: THE RESIDENCE AT CLAYTON HEIGHTS
LOCATION: 18788 7th AVENUE, SURREY, BC
SCALE: 1/8" = 1'-0"

PROJECT:
The Residence at Clayton Heights
LOCATION:
18788 7th Avenue
Surrey, BC

DATE	BY	FOR	SCALE
JG	JG	1/8" = 1'-0"	
JG	JG	1/8" = 1'-0"	
MY	MY	1/8" = 1'-0"	
JG	JG	1/8" = 1'-0"	

DATE: JUN 2010

van der Zande Associates Inc.
 1800 West Beaver Creek Road
 Suite 1000
 Richmond, BC V6X 3E9
 Tel: 604.273.8888
 Fax: 604.273.8889
 www.vdz.com

PROJECT: **THE RESIDENCE AT CLAYTON HEIGHTS**
 18788 71st Avenue
 Surrey, BC

NO.	DESCRIPTION	DATE
1	Pre-Preparation for issue	Apr 15, 2011
2	Pre-Preparation for issue	Oct 03, 2011
3	Pre-Preparation for issue	Nov 20, 2011
4	Pre-Preparation for issue	Nov 20, 2011

CONTRACTOR'S NOTES:
 1. ALL TREES TO BE REMOVED MUST BE REMOVED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
 2. ALL TREES TO BE RETAINED MUST BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL TREES TO BE RETAINED MUST BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

DESIGNER	JG
CHECKER	WV
APPROVED	WV
SCALE	1:300
DATE	JUN 2010

DATE	JUN 2010
SCALE	1:300
DATE	JUN 2010
SCALE	1:300

Tree ID	Tree Name	Tree Size	Tree Status	Tree Location
#10
#11
#12
#13
#14
#15
#16
#17
#18
#19
#20
#21
#22
#23
#24
#25
#26
#27
#28
#29
#30
#31
#32
#33
#34
#35
#36
#37
#38
#39
#40
#41
#42
#43
#44
#45
#46
#47
#48
#49
#50
#51
#52
#53
#54
#55
#56
#57
#58
#59
#60
#61
#62
#63
#64
#65
#66
#67
#68
#69
#70
#71
#72
#73
#74
#75
#76
#77
#78
#79
#80
#81
#82
#83
#84
#85
#86
#87
#88
#89
#90
#91
#92
#93
#94
#95
#96
#97
#98
#99
#100



Tree Protection Details:
 1. Tree Protection Fence: 2.0m high, 1.5m wide, 1.5m deep.
 2. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 3. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 4. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 5. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 6. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 7. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 8. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 9. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 10. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.

DATE	JUN 2010
SCALE	1:300
DATE	JUN 2010
SCALE	1:300

NOTE:
 Some trees may be compromised by site Servicing. VDZ Arborist to review and re-assess at time of Civil work.



Tree Protection Details:
 1. Tree Protection Fence: 2.0m high, 1.5m wide, 1.5m deep.
 2. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 3. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 4. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 5. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 6. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 7. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 8. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 9. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.
 10. Tree Protection Fencing: 2.0m high, 1.5m wide, 1.5m deep.

DATE	JUN 2010
SCALE	1:300
DATE	JUN 2010
SCALE	1:300

TREE PLAN B

PROJECT NO. DP 2010-16

DRAWING NO. L-04B

van der Zande + Associates Inc.
 Landscape Architecture • Urban Design • Tree & Landscape
 1000 - 1500 102 Street
 North Vancouver, BC V7P 3K9
 Tel: 604.273.2222
 Fax: 604.273.2223
 www.vdz.com

AMERICAN
 JAMES GIBSON ARCHITECTURAL
 1000 - 1500 102 Street
 North Vancouver, BC V7P 3K9
 Tel: 604.273.2222
 Fax: 604.273.2223
 www.americanjg.com

NOTES:

DRAWING TITLE

No.	Description	Date
1	Final Tree Schedule for Review	Jul 13, 2010
2	Final Tree Schedule	Jul 27, 2010
3	Final Tree Schedule for Review	Nov 24, 2010



PROJECT:
**The Residence at
 Clayton Heights**

LOCATION:
 18788 71st Avenue
 Surrey, BC

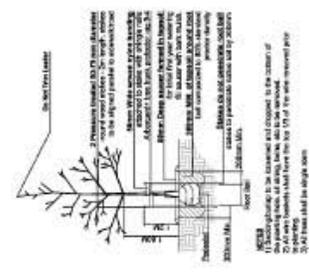
DATE	BY	FOR TREE PLANTING
JG	IV	CONTR
AMERICAN	IV	CONTR
SCALE	DATE	SCALE
	July 2010	

TREE LEGEND

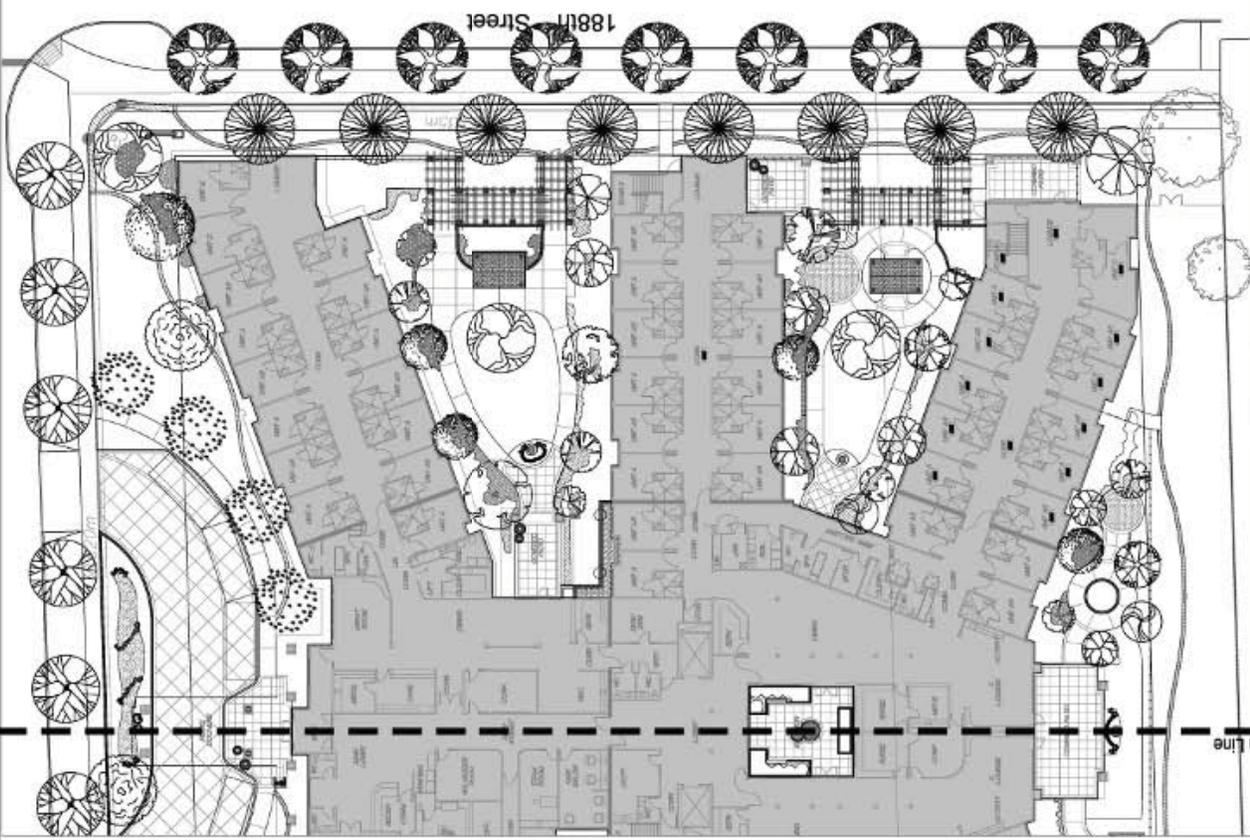
| Symbol |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 |
| 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 |

TREES SCHEDULE

SPECIES/IDENTICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
AP	Acer palmatum	10	10" dbh, 4.0m Cal. (10' x 10')	Plant as shown
AP	Acer palmatum	4	8" dbh, 4.0m	Plant as shown
BJ	Betula japonica	4	8" dbh, 6 cm Cal. 2.1m H.	Plant as shown
CJ	Coniophytum japonicum	9	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
CK	Cornus kousa	6	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
CC	Carpinus caroliniana	9	10" dbh, 6 cm Cal.	Plant as shown
PS	Prunus sibirica	10	10" dbh, 4 cm Cal.	Plant as shown
PS	Prunus sibirica	10	10" dbh, 4 cm Cal.	Plant as shown
LD	Lonicera japonica	3	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
LD	Lonicera japonica	3	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
MS	Malus spectabilis	4	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
MS	Malus spectabilis	4	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
PP	Prunus pennsylvanica	2	10" dbh, 5 cm Cal. 2.1m H.	Plant as shown
PP	Prunus pennsylvanica	2	10" dbh, 5 cm Cal. 2.1m H.	Plant as shown
PT	Prunus tinctoria	4	10" dbh, 5 cm Cal. 2.1m H.	Plant as shown
PT	Prunus tinctoria	4	10" dbh, 5 cm Cal. 2.1m H.	Plant as shown
WB	Wisteria sinensis	7	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
WB	Wisteria sinensis	7	10" dbh, 6 cm Cal. 2.1m H.	Plant as shown
NC	Nandina domestica	3	10" dbh, 3.0 m H.	Plant as shown
NC	Nandina domestica	3	10" dbh, 3.0 m H.	Plant as shown
RA	Rosa rugosa	6	10" dbh, 2.5 m H.	Plant as shown
RA	Rosa rugosa	6	10" dbh, 2.5 m H.	Plant as shown
PC	Prunella chinensis	6	10" dbh, 2.0 m H.	Plant as shown
PC	Prunella chinensis	6	10" dbh, 2.0 m H.	Plant as shown
PF	Prunella fraxinifolia	6	10" dbh, 2.0 m H.	Plant as shown
PF	Prunella fraxinifolia	6	10" dbh, 2.0 m H.	Plant as shown
TC	Thuja occidentalis	1	10" dbh, 3.0 m H.	Plant as shown
TC	Thuja occidentalis	1	10" dbh, 3.0 m H.	Plant as shown



TREE PLANTING DETAIL
 SCALE: 1/8" = 1'-0"



TREE PLAN B
 SCALE: 1/8" = 1'-0"

DRAWING NO. PROJECT NO.

DATE	NO.	DESCRIPTION
JG		
REVISED	IV	
APPROVED	IV	
SCALE	1:250	

PROJECT: The Residence at Clayton Heights
 LOCATION: 18788 71st Avenue, Surrey, BC

DATE: 11/11/10

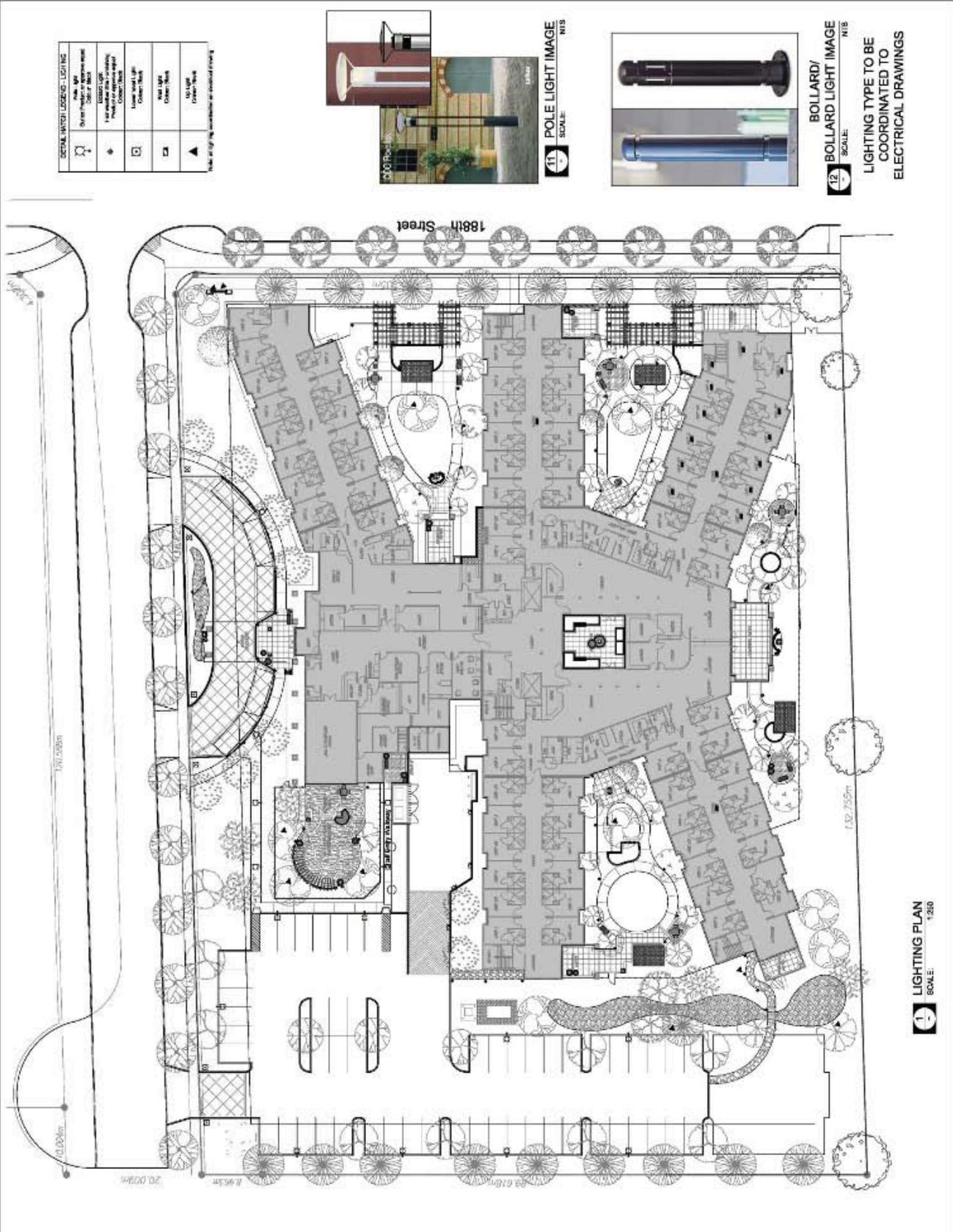
NO.	DESCRIPTION	DATE
1	REVISED DRAWING	11/11/10

DESIGNED BY: [Signature]

DATE: 11/11/10

DATE: 11/11/10

PROJECT: The Residence at Clayton Heights



DETAIL MATCH LEGEND - LIGHTING

Symbol	Symbol	Symbol
Circle with dot	Square with dot	Triangle with dot
Circle with cross	Square with cross	Triangle with cross

1 LIGHTING PLAN
SCALE: 1:250

COURTYARD BLOW UP PLAN

PROJECT NO. DP 2010-16

L-07



van der Zande & Associates Inc.
 1000 Lakeshore Blvd. East
 Suite 1000, Unit 1000
 Scarborough, Ontario M1V 4Y7
 Tel: (416) 291-2004
 Fax: (416) 291-2004
 www.vdz.com

ARCHITECT: JAMES GILBERT ARCHITECTURAL
 1000 Lakeshore Blvd. East
 Suite 1000, Unit 1000
 Scarborough, Ontario M1V 4Y7
 Tel: (416) 291-2004
 Fax: (416) 291-2004
 www.jga.com

NOTES:

ISSUING TITLE

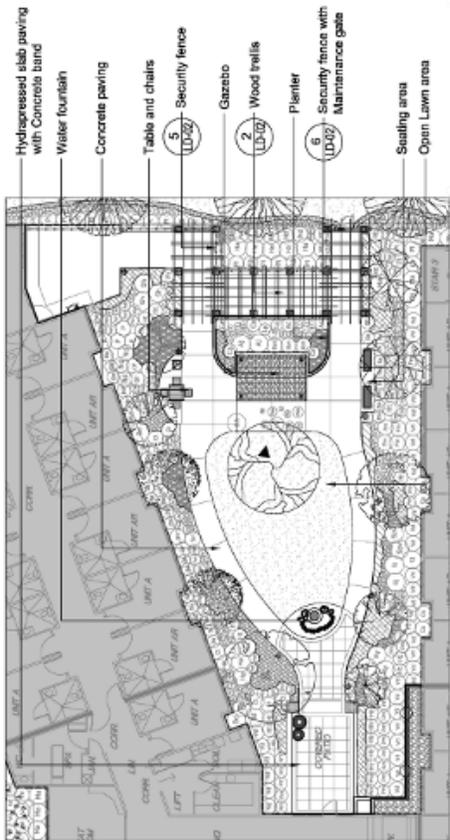
No.	Description	Date
1	Final Plan for Review	July 13, 2011
2	Final Plan for Review	July 13, 2011
3	Final Plan for Review	July 13, 2011
4	Final Plan for Review	July 13, 2011
5	Final Plan for Review	July 13, 2011
6	Final Plan for Review	July 13, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO BE SHOWN ON THIS PLAN AND REPORT TO THE ARCHITECT IMMEDIATELY IN WRITING TO THE ARCHITECT IF ANY DISCREPANCY IS FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK.

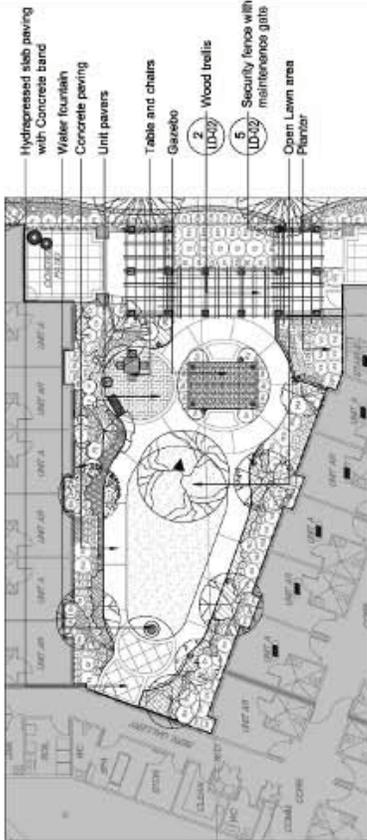
PROJECT: The Residence at Clayton Heights

LOCATION: 19788 71st Avenue
 Surrey, BC

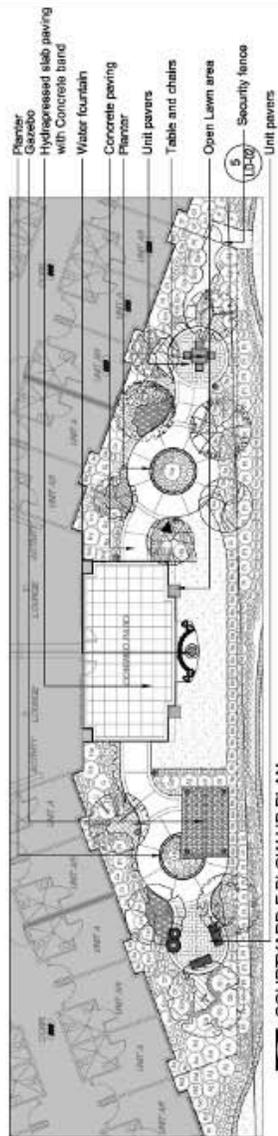
DATE	BY	REVISION
1.150	JG	ISSUE FOR PERMIT
	MY	
	MY	



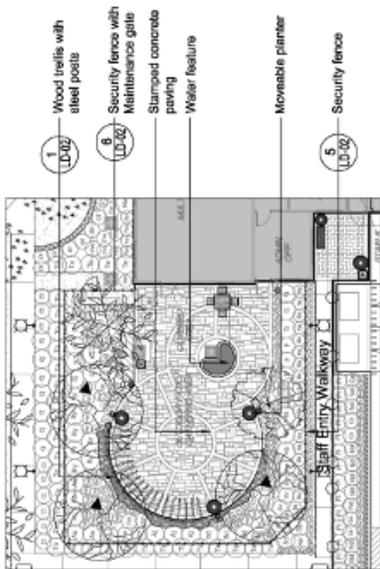
2 SCALE 1:150
 COURTYARD B BLOW UP PLAN



3 SCALE 1:150
 COURTYARD C BLOW UP PLAN



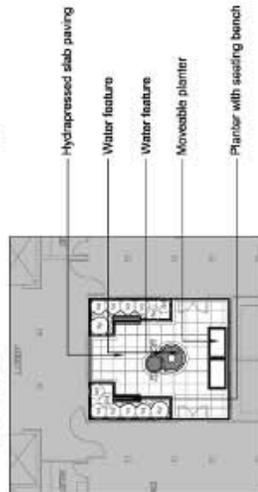
4 SCALE 1:150
 COURTYARD D BLOW UP PLAN



5 SCALE 1:150
 COURTYARD E BLOW UP PLAN



6 SCALE 1:150
 COURTYARD F BLOW UP PLAN



7 SCALE 1:150
 COURTYARD G BLOW UP PLAN

SYMBOL	DESCRIPTION
[Symbol]	Asphalt
[Symbol]	Gravel
[Symbol]	Concrete
[Symbol]	Unit Pavers
[Symbol]	Stamped Concrete
[Symbol]	Water Feature
[Symbol]	Table and Chairs
[Symbol]	Gazebo
[Symbol]	Wood Trellis
[Symbol]	Planter
[Symbol]	Security Fence
[Symbol]	Open Lawn Area
[Symbol]	Seating Area
[Symbol]	Staff Entry Walkway
[Symbol]	Concrete Paving
[Symbol]	Hydrated Slab Paving
[Symbol]	Water Fountain
[Symbol]	Unit Pavers
[Symbol]	Gazebo
[Symbol]	Security Fence

HARDSCAPE DETAILS

PROJECT NO. DP 2010-16

LD-01



Stone Works Inc.
 1000 West Beaver Creek Road
 Richmond, BC V6X 1Y7
 Tel: 604.273.8888
 Fax: 604.273.8889
 Email: info@stoneworks.com

AMERICAN
 JAMES CAHILL ARCHITECTURAL
 1000 West Beaver Creek Road
 Richmond, BC V6X 1Y7
 Tel: 604.273.8888
 Fax: 604.273.8889
 Email: info@stoneworks.com

DATE

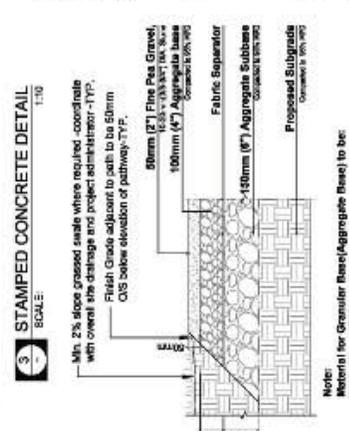
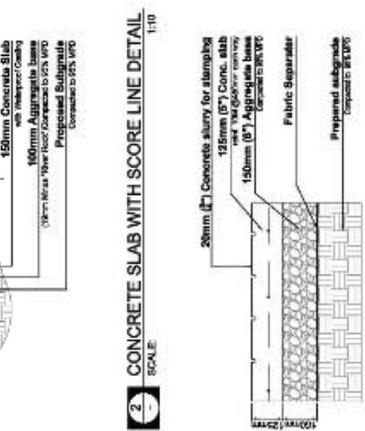
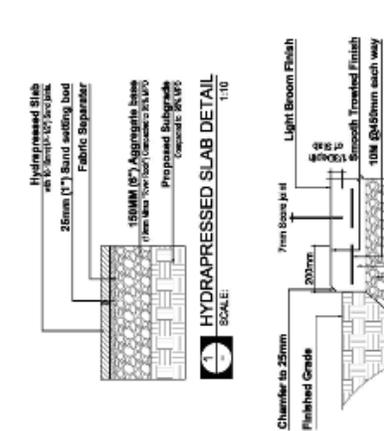
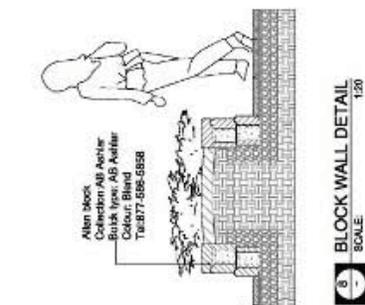
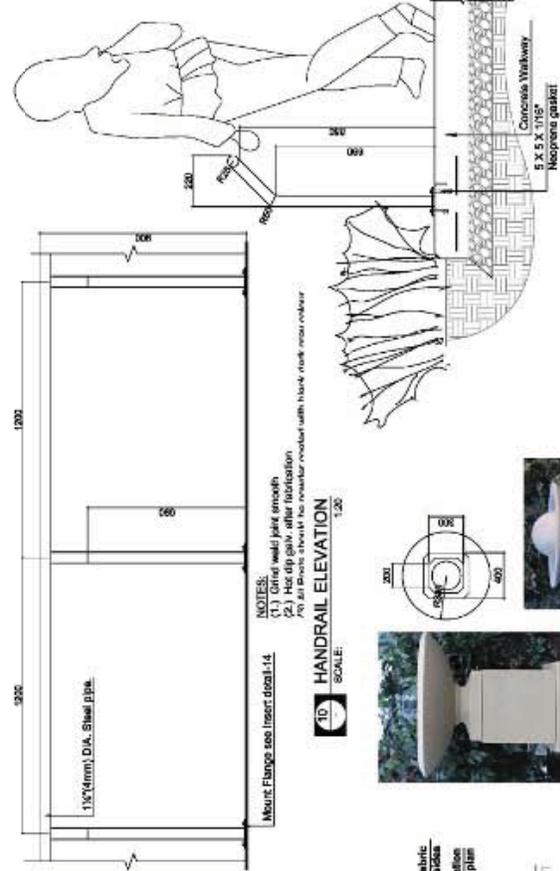
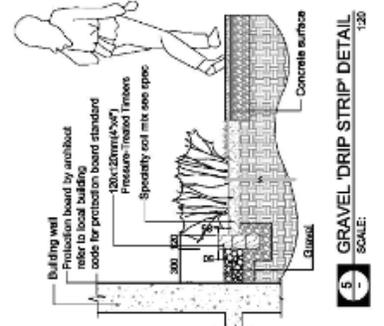
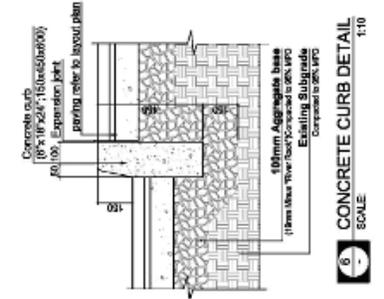
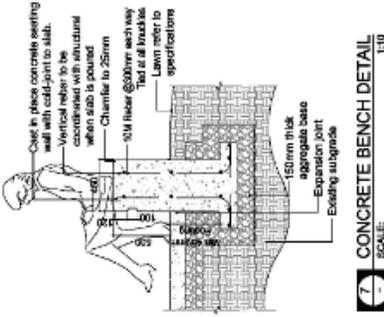
DATE

NO.	DESCRIPTION	DATE
1	PREPARED CONCRETE DETAIL	11/10
2	CONCRETE SLAB WITH SCORE LINE DETAIL	11/10
3	STAMPED CONCRETE DETAIL	11/10
4	GRAVEL WALKWAY DETAIL	11/10
5	GRAVEL DRIP STRIP DETAIL	1/20
6	CONCRETE CURB DETAIL	1/10
7	CONCRETE BENCH DETAIL	1/10
8	BLOCK WALL DETAIL	1/20
9	BIO INFILTRATION DETAIL	1/25
10	HANDRAIL ELEVATION	1/20
11	HANDRAIL SECTION DETAIL	1/10
12	WATER FOUNTAIN DETAIL	1/20

CONTRACTOR: THE RESIDENCE AT CLAYTON HEIGHTS
 18788 71st Avenue
 Surrey, BC
 PROJECT: The Residence at Clayton Heights

PROJECT: The Residence at Clayton Heights
 LOCATION: 18788 71st Avenue
 Surrey, BC

DATE:	JG
REVISED:	MY
APPROVED:	MY
SCALE:	AS SHOWN
DATE:	JULY 2010



Note:
 1. Coordinate with Mechanical and Electrical drawings.
 2. Contractor to provide the pump system shop drawings to Landscape Architect for review and approve.
 3. Stoneworks Product (Tel: 1-800-463-5720)

Note:
 1. Contractor to provide L4 with soil testing results for approval as per specifications.
 2. Coordinated with Civil drawings

Note:
 1. Contractor to provide L4 with soil testing results for approval as per specifications.
 2. Coordinated with Civil drawings

Note:
 1. Refer to Section 02210 of MNCIO-Aggregates and Gravel Materials for material specifications.



INTER-OFFICE MEMO

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

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

DATE: **January 13, 2011** PROJECT FILE: **7810-0274-00**

RE: **Engineering Requirements
Location: 18788 71 Ave.**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

The following issues are to be addressed as a condition of issuance of the subsequent Building
permit:

- Provide 1.100 metre statutory right-of-way (SROW) on the 188 Street frontage for a multi-use pathway

Bob Ambardar, P.Eng.
Development Project Engineer

BA



van der Zalm + associates inc.
Landscape Architecture • Environmental Planning • Urban Design

Arborist Memorandum TREE PRESERVATION SUMMARY

Project: The Resident of Clayton Height
Project No.: 7910-0274-00

Civic Address(s): 18788 71st Avenue, Surrey BC CA

Client: Clayton Heights Care Holdings Ltd.

Project Arborist(s): Norm Hol – Arbortech Consulting

Austin Peterson – vdz & associates
ISA Certified Arborist PN-1570
Tree Risk Assessor Certification #175

Summary of Proposed Tree Removal and Replacement

Number of Protected Trees Identified	66	
Number of Protected Trees to be Removed (hazard)	0	
Number of Protected Trees to be Removed	64	
Number of Protected Trees to be Retained	2	plus 1 undersize
Number of Replacement Trees Required	79	
2:1 ratio except 1:1 for Alder & Cottonwood		
Number of Replacement Trees Proposed	79	
Total Number of Protected And Replacement trees on site	81	
Number of Lots Proposed in the Project	N/A	
Average Number of Trees per Lot	N/A	

Summary Prepared and Submitted by:

Arborist or Landscape Architect



January 24, 2011

Date

P 604.882.0024 F 604.882.0042
8938 192nd St.
Surrey, British Columbia
V4N 3W8



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 16, 2010
Time: 4:00 p.m.

Chair:

D. Lee

Panel Members:

B. Worden
CPL. M. Searle
J. Makepeace
L. Mickelson
R. Bernstein
S. Lyon
T. Ankenman

Guests:

D. Crawford, Derek Crawford Architect Inc.
M. van der Zalm, van der Zalm & Associates Inc.
M. Koop, Koop Consulting Ltd.

E. Chin, Ricco Wong
F. Lui, Fred Liu & Associates Inc.
G. Blonski, Gerry Blonski Architect

Staff Present:

T. Ainscough, Planning & Development
M. B. Rondeau, Planning & Development
R. Duke, Planning & Development
T. Mueller, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by T. Ankenman

Seconded by L. Mickelson

That the minutes of the Advisory Design

Panel meeting held on November 18, 2010 be received.

Carried

B. SUBMISSIONS

4:00 PM

- | | | |
|----|-----------------------|---|
| 1. | File No.: | 7910-0274-00 |
| | New or Resubmit: | New |
| | Description: | DP for Senior's Care Facility |
| | Address: | 18788 - 71 Avenue |
| | Developer: | Milton Koop, Koop Consulting Ltd. |
| | Architect: | Derek Crawford, Derek Crawford Architect Inc. |
| | Landscape Architect: | Mark van der Zalm, van der Zalm & Associates Inc. |
| | Planner: | Lilian Chau |
| | Urban Design Planner: | Robert Duke |

The Urban Design Planner made the following comments:

- The project is in the East Clayton NCP.
- Previous rezoning was approved for a care facility on the site.
- The facility provides 24 hour care for individuals of all ages.
- Required variances are as follows:
 - Parking required - 80 stalls, provided – 60 stalls.
 - Setback reduced to 4.5 along 188 St.

- The East Clayton NCP shows a neighbourhood commercial village just north of the site at 188 St. and 72 Ave. The project faces onto 71 Avenue; there is a future road (187 Street) that is planned west of the site. At the south is Clayton Park where there is an existing off leash dog run and a school. The NCP also shows future townhouses along the east side of 188 St, opposite the site.
- Several trees will be retained to the south of the site.
- The site slopes from the north to the south.
- The main objective of the project is to provide a small scale environment for the residents, with small central courtyards.
- Visitor parking is off 71 Ave.; it will be configured to tie in with the new road. The east elevation has been developed to engage and animate the street. A small seating area has been provided at the north east corner as a public amenity.
- There are two future additions proposed for this project. Phase II is a 2-storey addition and Phase III would be a 4-storey addition.
- Planning encouraged a more orthogonal layout, however programmatic requirements from Fraser Health did not allow for that type of design. A specific requirement is for residents to have outdoor courtyards with 6 foot fencing. The fencing has been articulated to complement the design.
- The panel was asked to provide comments relative to how the design relates to 188 Street.

B. Worden Arrived at 4:05 p.m.

The Project Architect made the following comments:

- The project is a long-term care facility housing a unit for acquired brain injury. It will contain 116 beds for cognitively impaired residents. There will be 15 beds for acquired brain injured. There will be no interaction; programming requirements dictated separate entries for each group.
- Fraser Health would like to see a campus of care that would include more residential care and dementia beds in the future. The care model dictated 29 beds with the optimum size of 15/house.
- The acquired brain injury, to house young adults, is close to the main entry with its own separate entry and is situated on the NE corner.
- The building entry faces 71 Ave. There will be a very visible presence of the front door to the intersection. There are a number of outdoor activity spaces requiring maximum day lighting; as a result the wings have been splayed to face 188 Street.
- Servicing is remote from the entry but is visible.

R. Bernstein Arrived at 4:14 p.m.

- The service entry has a ramp that goes down to a level platform and services the building with laundry, mechanical, commercial kitchen and laundry for the building.
- A 6-foot security fence is required for safety but has been minimized with plantings and screening.
- The second floor is a repeat of the main floor in terms of residential function. It could be expanded in the future with a second storey and central corridor.

- The elevations have been squared off fronting the street. The roof form is gabled. The courtyards are screened by fencing and landscaping. The character has a west coast residential feel.
- There are some grade issues. From the intersection of 188 Street, there is a 1 metre slope. The base of the building is clad in stone to take up the change in grade along the east.
- The parking area will have bioswales and landscaping.
- The service area has terraced landscaping to soften the area because some residents will overlook the service area.
- From the parking area on the west side, there is a staff walkway located at the main level. The staff entrance is visible from the parking lot and the street and has security cameras.
- Some of the finish materials include open beam and lattice, earth tone shingles, hardi-panel siding in burgundy on the lower level and muted tones on the upper level and glazed balcony guards. Stone will be used on 188 Street and as a feature at the main entry.
- A large activity room is located to the right of the porte-cochère with a large outdoor component; the activity room will be utilized for community events.
- The shadow analysis ensures outdoor spaces will have maximum daylight.
- Trellises face 188 Street to soften the security fencing. The parking area, servicing areas and staff walkways will be well lit.
- A radiant in floor system is proposed for heating and cooling.

The Landscape Architect made the following comments:

- The major form generators are the storm water management and integrating with an urban context.
- The grading slopes from north to south and affects the tree retention on the site.
- It is proposed to divert storm water into a major rain garden on the west. A patio has been developed to overlook the space.
- The porte-cochère has a rainwater diversion.
- Sensory gardens are created for the brain injury ward with water and interaction components. The idea is for therapists to work with residents to connect the 5 senses through plant material and textural changes.
- The gardens are barrier free, fully accessible and materials have been chosen very carefully. Edge drops have been removed from the plans.
- There are no plantings or building materials that could be toxic, creating a very safe and accessible environment. There is open lawn space with ample seating opportunities in covered areas.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**18788 - 71 Avenue****File No. 7910-0274-00**

It was

Moved by T. Ankenman

Seconded by L. Mickelson

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning and Development Department.

Carried**STATEMENT OF REVIEW COMMENTS****Context and Site Circulation**

- The circulation makes sense; however, some of the pathways could be a bit wider around high activity zones.

Form and Character

- Form deals well with the residential aspect. Well thought out program that has been handled masterfully.
- Units facing the service ramp (or service ramp treatment) should be reconsidered.
Terraced, intensively landscaped treatment opposite the units have screened and “softened” the view for residents.
- The interior street concept should be opened up to give a sense of direction to it. Consideration should be given to the details of the street. Recommend more design development to achieve the street concept as an organizing tool. What qualities make a “street”?
The interior design concept has addressed playful facades and “street character” elements to create a unique series of storefronts.
- One member commented that the gable ends are not a true expression of what the project is trying to do. It is a minimal urban design gesture (cranking at the west to orient to the street). There is a missed opportunity to deal with the wings in a subtle way (retain the angle and provide more landscaping). The theme could be carried through to the interior.
The wings are expressed as individual “houses” reinforcing the homelike concept and strengthening the urban edge facing 188th street. Additional landscaping has been introduced.
- Roof form looks quite complex with slots that seem to be articulating the corridors yet there are no skylights. There is an opportunity to introduce some day-lighting.
Slots have been eliminated, and an uninterrupted truss continues up to the ridge line.

- The roofscape is unresolved. If there is a height limit, a variance could be requested to close the roof at the peak.
The above response addresses this.
- The dining space is unfortunately proportioned. Consideration should be given to making it non-symmetrical. Missed opportunity to connect all dining rooms with courtyards.
Dining rooms are oriented towards the central courtyard. Service requirements preclude moving them.
- Question the value of the central courtyard given the size.
This is a valuable wayfinder and source of natural daylighting.
- Care should be given to what is done with the edges of the courtyard. In order for the courtyard to be meaningful, it could be stepped back to let in more light so that when residents are inside the space it would not appear so vertical or cavernous. Recommend the top floor be setback 8 feet all the way around.
Edges of the courtyard have been addressed in the revised landscape drawings.
- The gable on the south end appears strangely proportioned. Seems very out of context and out of character with what is happening with the massing of the facade. The timbers around the gables could be more fun, do not have to all be consistent.
The south end gable has been redesigned, with stronger timbers, similar to the treatment on the porte cochere.
- From an exterior perspective, it is a big development that runs the risk of becoming homogenous. Could become more playful to experience the different realms of the building.
A variety of forms, textures and materials have been used to achieve this effect.
- The facades for the sections seem extremely schematic and under detailed.
The detail shows on the elevations. Sections have been used only to illustrate physical conditions.
- The detailing for the rest of the building is very flimsy. The front is more successful than the other elevations. The scale of the building should be broken down as viewed from the outside.
Detailing around the building is more consistent with the major street elevations.

Landscaping

- Not convinced with the fence design; requires design development. Use metal pickets and/or stone columns to carry forward fencing character as seen along frontages.
Fence detail has been provided on Landscape Sheet LD-02. The 1.8 metre (6 ft.) high fence is required by Fraser health Authority. The stepped fence treatment will be created with a 1.2 metre (4 ft.) actual fence by having 0.6 metre (2 ft.) stone or concrete base.

- Storm water management plan is well done. Would like to see details on how the sheet-flow integrates into the rain gardens.
Details and cross-section have been provided in landscape plans, see LD-01 and LD-02. The rain garden will be coordinated with the civil drawings. The rain garden at the front entry will be eliminated. A rock garden has been proposed instead in the same landscape area. Concerns over “splash” from rain leaders lead to this design adjustment.
- Consideration should be given to seasonality and creating a variety of plantings to create interest for the residents.
A sensory garden plan has been proposed in the courtyard with sensory plants (trees, shrubs and groundcover), a water feature and various types of paving materials.
- The area between the sidewalk and the units/building could have more of a layering of materials rather than just low ground cover. Consider layering and scaling down to the sidewalk to make for a nicer transition.
Two rows of trees (street trees and boulevard trees) have been proposed along 71 Avenue and 188 Street. A landscape buffer is proposed beside the sidewalk along 188 Street.
- Plantings seem to be mainly at the ground plane. Consider raised planters with seating elements to create multi-purpose, multi-functional elements.
A landscape buffer has been proposed along 188 Street instead of raised planters. Raised planters have been provided in each courtyard. Shrubs, grasses and perennials have been proposed along 188 Street.
- Clarify how courtyards are accessed.
Maintenance access with gates have been proposed for each courtyard.
- Clarify how courtyards are lighted.
The lighting plan has been provided with the landscaping plans. The landscape lighting will be coordinated with the electrical drawing.

CPTED and Accessibility

- From a policing standpoint there are challenges in the area with respect to wilful damage mischief; ensure the area is well lit.
Addressed by exterior lighting design.
- Elevator buttons should be located on the side panel to allow for accessibility.
Noted for specifications.

Pavers tend to lift; consideration should be given to the material selection to ensure they do not become uneven.
Stamped concrete to be used. Cut-concrete has been proposed for the entire driveway in front of the porte cochere and parking lot entryway. Curb letdowns will be labelled on the landscape plans.

- Call buttons to secured areas should be wheelchair accessible.
Noted for specifications.

Sustainability

- Heat recovery ventilation and geothermal will work well with the proposed radiant in floor system.
HRV is incorporated.
- This will be a heavy energy use building due to high volume ventilation requirements. Consider ground source geothermal and heat recovery ventilation. These systems are good for a radiant heating system and are good supply sources for rooftop ventilation and kitchen makeup and heat recovery coils.
Geothermal not practical on this site.
- Employ rain barrels to capture roof runoff.
There are rain storage tanks.

The Architect made the following comments:

- Agree with the massing comments.
- Will review the south elevation.
- Take the points about individualising the neighbourhoods and having more identity to them.
- The exterior fencing detail is a major component and currently it is showing the correct height.
- Cannot make the interior street wider but have an opportunity to review detailing during interior design development.

The Landscape Architect made the following comments:

- Layering the planting is the intent. More layering and texture will be added.
- Pathway widths will be revisited.
- Enclosed gazebo detail is a graphic error; will be revised to show an open design.
- Could use vertical elements such as boulders, planters; will review.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0274-00

Issued To: CLAYTON HEIGHTS CARE HOLDINGS LTD., INC. NO. 758819

(the "Owner")

Address of Owner: 4435 Grange Street
Burnaby, BC
V5H 1P4

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:

Parcel Identifier: 028-338-197
Lot 2 Section 16 Township 8 New Westminster District Plan BCP46146

18788 - 71 Avenue

(the "Land")

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

- (a) In Section C of Part 5 Off-Street Parking, the number of required off-street parking spaces is reduced from 80 to 59;
- (b) In Section F of Part 29 Special Care Housing 2 Zone (RMS-2) the minimum front (east) yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (c) In Section F of Part 29 Special Care Housing 2 Zone (RMS-2) the minimum north side yard setback on a flanking street is reduced from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the column, and 2.0 metres (6.6 ft.) to the roof overhang of the porte-cochère.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0274-00 is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

SCHEDULE A

DEEK CRAWFORD ARCHITECT INC.
2203 Fulford-Ganges Rd.
Salt Spring Island BC Canada V8K-2T9
T: 604 688 8370 E: info@dc-arch.ca W: www.dc-arch.ca

A1

Site Plan

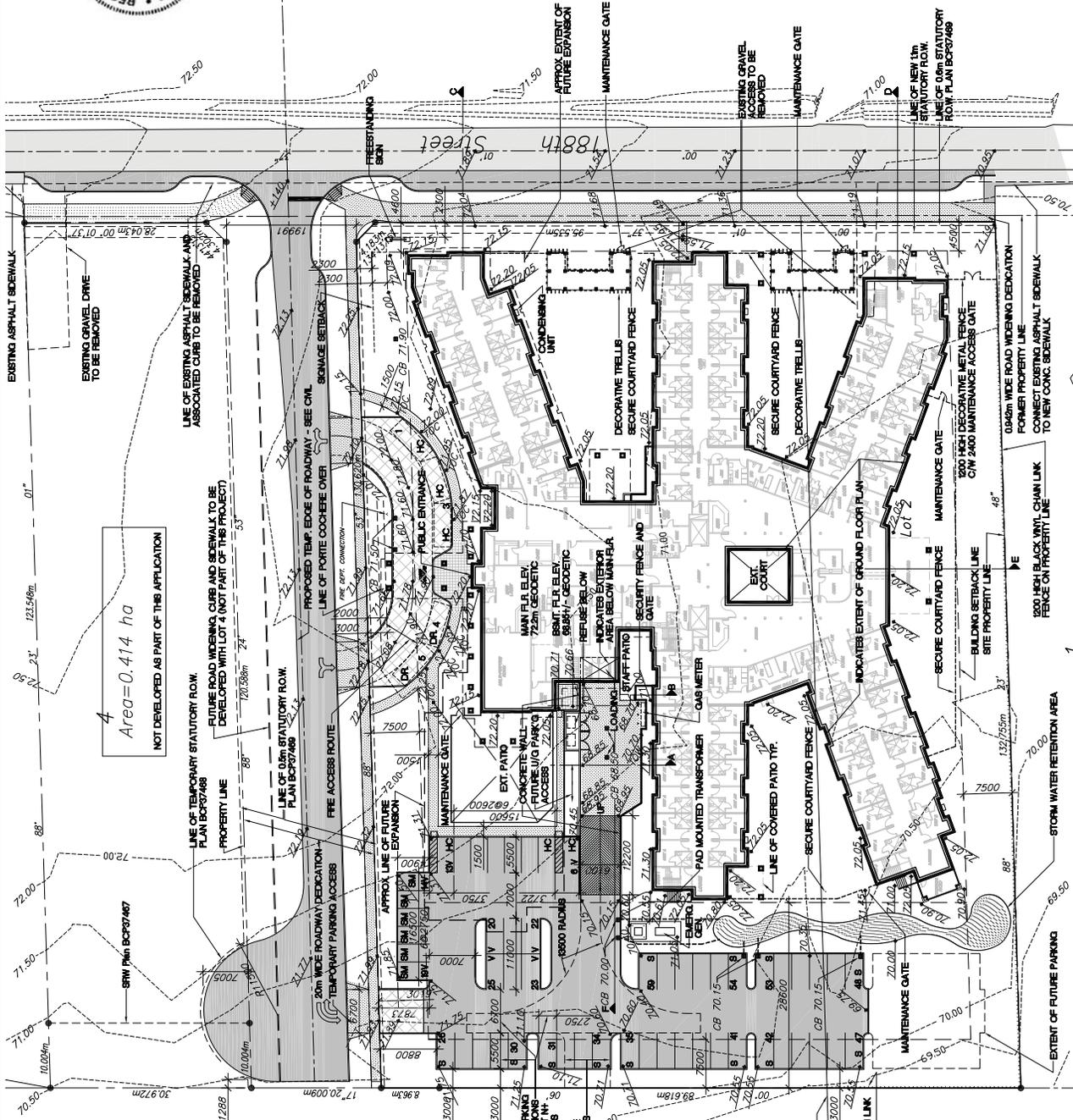
The Residence at Clayton Heights
18788 71st Ave., Surrey, BC

PROJECT:

1	Lot 2792	Revised for Development Permit
2	Site 2792	Revised for Development Permit
3	Site 2792	Revised for Development Permit
4	Site 2792	Revised for Development Permit
5	Site 2792	Revised for Development Permit
6	Site 2792	Revised for Development Permit
7	Site 2792	Revised for Development Permit

NO. 1 DATE: REFERENCE:

NOTES:
1. THIS SITE PLAN IS THE PROPERTY OF DEEK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEEK CRAWFORD ARCHITECT INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



4
Area = 0.414 ha
NOT DEVELOPED AS PART OF THIS APPLICATION



DP NOTES
ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED
SEE LANDSCAPE DRAWING FOR ADDITIONAL DETAILS ON HARD AND SOFT LANDSCAPING WITHIN SITE BOUNDARY

SITE + ZONING DATA
MUNICIPAL ADDRESS: 8798 71st AVE
MUNICIPAL DISTRICT: 12
CURRENT ZONING: R482
PROPOSED ZONING: R482

ITEM	REQUIRED	PROPOSED
OVERSIGHT AREA (with 10%)	20,000 m ²	20,000 m ²
ROAD WIDENING AREA	4,854 m ²	4,854 m ²
UNDERSIDE AREA (north lot)	13,959 m ²	13,959 m ²
LOT COVERAGE (based area n/a)	45% max.	45% max.
FRONT (east) SETBACK	7.5 m min.	7.5 m min.
FRONT (west) SETBACK	7.5 m min.	7.5 m min.
SIDE (north) SETBACK	7.5 m min.	7.5 m min.
SIZE (north) COCHERE OVERHANG	7.5 m min.	7.5 m min.
PRELIMINARY BUILDING HEIGHT	14.5 m (48') max.	14.5 m (48') max.
ACCESSORY BUILDING HEIGHT	4.5 m (15') max.	4.5 m (15') max.
TOTAL (preliminary) FLOOR AREA	10 max.	7,820 m ²
FLOOR AREA RATIO	10 max.	0.56
TOTAL (preliminary) PARKING	90 STALLS min.	90 STALLS
COMPACT STALLS	26% max.	6 STALLS (10,220)
PHYSICIAN STALLS	2 FOR 4 DRs.	2 STALLS
DRIVE OFF STALLS	33 STALLS	33 STALLS
DRIVE ON STALLS (incl. HC)	44 STALLS	44 STALLS
STAFF STALLS	34 STALLS	34 STALLS
HC STALLS	19 STALLS	19 STALLS

LEGEND

- EXTENT OF NEW ASPHALT PAVING
- EXTENT OF EXISTING ASPHALT PAVING
- EXTENT OF COLOURED SAWCUT CONC. PAVING
- HYDRAPRESSED CONCRETE PAVERS
- CONCRETE PAVERS
- PAVING
- PERMITTED TRAFFIC FLOW AT SITE ACCESS
- PROPOSED GRADES
- EXISTING GRADES
- STREET PARKING
- DOCTOR PARKING
- VISITOR PARKING
- COMPACT PARKING STALL
- BIKE STALL

SCALE
0m 5m 10m 20m

MASSING PERSPECTIVES



① ORIGINAL



② HIGH OVER COURTYARD



③ EXTERIOR CORNER

The Residence
at Clayton Heights
Stuyvesant Heights, Columbus

Dec 07, 2010
Revised for DR

d c a
Berek Crawford Architects Inc.

The Residence at Clayton Heights - Landscape Development:

Project:
The Residence at Clayton Heights
2187 7th Avenue, Clayton Heights, BC
V1R 4G1

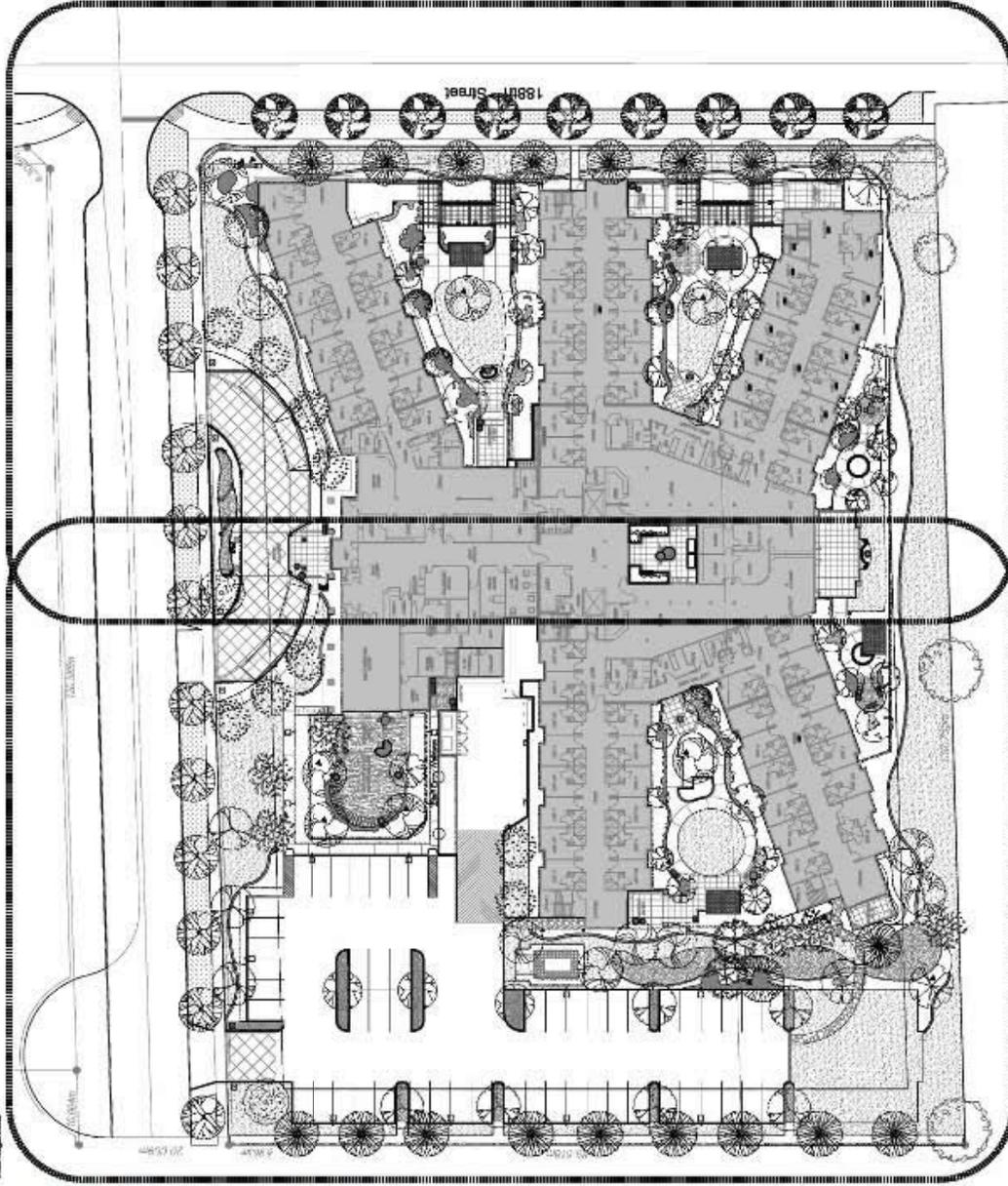
Architect:
Derek Crawford Architects Inc.
1000 West 1st Avenue, Suite 100
Vancouver, BC V6C 1P5
Tel: 604-681-1111
Fax: 604-681-1112



Project Site

CONTEXT PLAN
SCALE: 1/8" = 1'-0"

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE RETENTION PLAN
L-03	SITE AND REFERENCE PLAN
L-04	TREE PLAN A
L-05	TREE PLAN B
L-06A	SHRUB PLANTING PLAN A
L-06B	SHRUB PLANTING PLAN B
L-06	LIGHTING PLAN
L-07	COURTYARD BLOW UP PLAN
LD-01	HARDSCAPE DETAILS
LD-02	DETAILS
LD-03	SECTIONS AND IMAGES



1 TREE PLAN A / SHRUBS AND GROUND COVER PLAN A
SCALE: 1/8" = 1'-0"

1 TREE PLAN B / SHRUBS AND GROUND COVER PLAN B
SCALE: 1/8" = 1'-0"

2 MASTER SITE PLAN
SCALE: 1/8" = 1'-0"



Derek Crawford Architects Inc.
1000 West 1st Avenue, Suite 100
Vancouver, BC V6C 1P5
Tel: 604-681-1111
Fax: 604-681-1112

DATE: 18/05/2010
PROJECT: THE RESIDENCE AT CLAYTON HEIGHTS
LOCATION: 2187 7th Avenue, Clayton Heights, BC
SCALE: 1/8" = 1'-0"

REVISED

NO.	DESCRIPTION	DATE
1	FOR THE ARCHITECT'S USE ONLY	18/05/2010
2	FOR THE ARCHITECT'S USE ONLY	18/05/2010
3	FOR THE ARCHITECT'S USE ONLY	18/05/2010

NO.	DESCRIPTION	DATE
1	FOR THE ARCHITECT'S USE ONLY	18/05/2010
2	FOR THE ARCHITECT'S USE ONLY	18/05/2010
3	FOR THE ARCHITECT'S USE ONLY	18/05/2010

DESIGNED BY: DEREK CRAWFORD ARCHITECTS INC.
1000 WEST 1ST AVENUE, SUITE 100
VANCOUVER, BC V6C 1P5
TEL: 604-681-1111
FAX: 604-681-1112

PROJECT:
The Residence at Clayton Heights
LOCATION:
18788 7th Avenue
Surrey, BC

DATE	BY	FOR	SCALE
18/05/2010	JG	JG	1/8" = 1'-0"
18/05/2010	JG	JG	1/8" = 1'-0"
18/05/2010	JG	JG	1/8" = 1'-0"

DRAWING NO.: DP 2010-16
PROJECT NO.: L-01
DATE: JUN 2010

COVER SHEET



DRAWING NO.: DP 2010-16

PROJECT NO.: L-01