

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0290-00

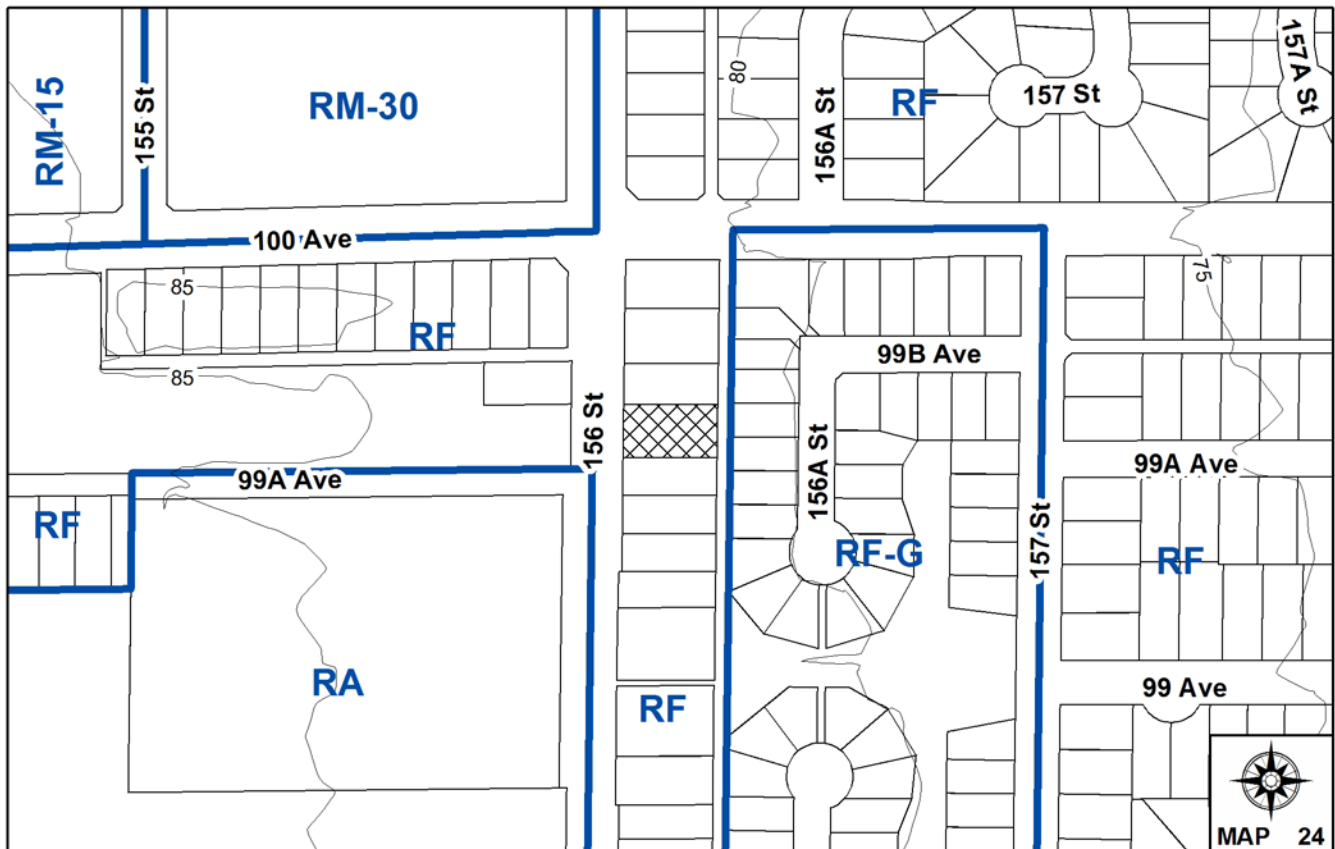
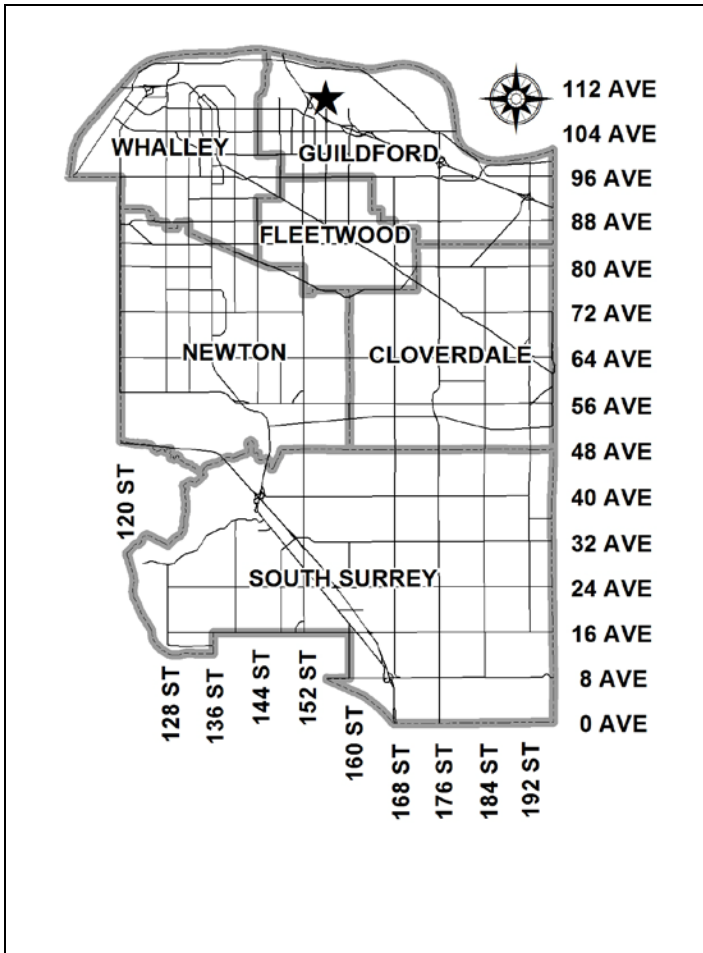
Planning Report Date: January 24, 2011

PROPOSAL:

- **Rezoning** from RF to RF-SD

in order to permit the development of 1 semi-detached (duplex-style) residential building on 2 small single family residential lots.

LOCATION: 9962 - 156 Street
OWNERS: Baldev Singh Brar and Jagtar Kaur Brar
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density is appropriate for this part of Guildford.
- Complies with guidelines in the "Small Lot Policy".

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of the following Section 219 "no build" Restrictive Covenants for:
 - i. increased setbacks for tree preservation purposes on proposed Lot 1;
 - ii. increased front and external side yard setbacks on proposed Lots 1 and 2; and
 - iii. structural independence on proposed Lots 1 and 2;
 - (f) registration of the following easements on proposed Lots 1 and 2:
 - i. maintenance of exterior finishes and drainage facilities; and
 - ii. party wall; and
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

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: Comments from the School District are outstanding.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and South:	Single family dwellings.	Urban	RF
East (Across lane):	Single family dwellings.	Urban	RF-G
West (Across 156 Street):	William F. Davidson Elementary School, large (6.3 ac) undeveloped parcel, single family dwelling.	Urban	RA and RF

DEVELOPMENT CONSIDERATIONS

Site Context and Current Proposal

- The subject site is located at 9962 - 156 Street in the Guildford area. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential" (RF).
- The applicant is proposing to rezone the site from "Single Family Residential Zone" (RF) to "Semi-Detached Residential Zone" (RF-SD) to allow subdivision into two single family residential lots in order to permit the development of one semi-detached building (i.e. fee simple duplex-style).
- The RF-SD Zone differs from the "Duplex Residential Zone (RM-D)" as outlined in the following table:

	RMD Zone	RF-SD Zone
Type of Housing	A maximum of 2 dwelling units within a duplex building, considered multiple residential units and are subject to a Development Permit.	Two side by side dwelling units with common wall, each unit located on a fee simple lot and is not subject to a Development Permit but rather, to a Building Scheme.
Type of Lot	Two units on a fee simple lot and can be stratified into 2 strata lots.	Each unit on a fee simple lot.
Minimum Lot Size	930 m ² (10,000 sq.ft.)	200 m ² (2,150 sq.ft.) for <i>interior lots</i> ; 226 m ² (2,430 sq.ft.) for <i>corner lots</i> .
Maximum Floor Area	446 m ² (4,800 sq.ft.) for <i>corner lots</i> ; 372 m ² (5,000 sq.ft.) for <i>interior lots</i> (combined for 2 dwelling units).	181 m ² (1,950 sq.ft.) for each unit.

- The surrounding established neighbourhood consists primarily of single family residential properties. The subject lot, and 76 other lots between 156 and 157 Streets from 100 Avenue south to 99 Avenue were created under one subdivision plan (Plan 60895) which was registered in December 1980. Three of these lots on 156 Street have further subdivided, creating 3 additional lots.

- The lots along the east side of 156 Street between 99 and 100 Avenues range in width from 16.64 metres (55 ft.) to 32.7 metres (107 ft.). The subject lot is 24.03 metres (79 ft.) in width, and after road dedication, is 40.7 metres (134 ft.) deep.
- The RF-SD Zone requires a minimum lot width of 9.0 metres (30 ft.) if a detached double garage is provided (otherwise non-corner lots can be a minimum of 7.2 metres/24 ft. in width) and a minimum depth of 28 metres (90 ft.).
- Given the proximity of the subject site to higher density residential development to the north-west, to public transit on 156 Street and 100 Avenue, and to school and park sites on the west side of 156 Street, there is merit in the proposed rezoning to RF-SD.
- Should the proposed rezoning to RF-SD be approved, similar rezonings could be requested for properties fronting the east side of 156 Street between 98 Avenue and 100 Avenue.
- The two proposed fee simple lots exceed the lot dimensions of the RF-SD Zone, as demonstrated in the following table:

	RF-SD Zone	Proposed RF-SD Lots
Lot Size (interior lots)	200 sq. m. (2,150 sq. ft.)	490 sq. m. (5,274 sq. ft.)
Lot Width (interior lots)	7.2 m. (24 ft.)	12 m. (39 ft.)
Lot Depth	28 m. (90 ft.)	40.7 m. (134 ft.)

- 156 Street is a collector road and driveway access is only permitted from the rear lane to each of the proposed lots.
- Each of the proposed homes will have a single-car attached garage at the rear of the dwelling. A second parking space is proposed on a parking pad at the rear of each lot.
- As semi-detached units, the proposed homes will have shared walls (party walls) and therefore, a party wall agreement will be required, as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall agreements and the associated easement agreements are a subject condition of rezoning.
- Because each dwelling unit, although connected to the other, is located on its own lot, a Restrictive Covenant will be required to ensure each dwelling unit is structurally independent (i.e. can stand on its own).
- The existing dwelling on the site will be demolished and removed as part of the development.

Policy Compliance

- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-SD lots in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). The RF-SD Zone may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres and employment areas. The zone should be applied to provide a gradation of land use intensity.

- The subject property is located within 1.5 kilometres (0.9 mile) of Guildford Town Centre, 1 kilometre (0.6 mile) from North Surrey Secondary and North Surrey Community Park, 800 metres (1/2 mile) from the commercial area at 100 Avenue and 156 Street, 200 metres (650 ft.) from William Davidson Elementary School and Lionel Courchene Park and 100 metres (330 ft.) from townhouse developments.
- The RF-SD Zone is supportable within the context of the existing land uses in the surrounding area.

Neighbourhood Character Study and Building Scheme

- F.V Cruz Designs Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- The character study identified that the homes in the surrounding neighbourhood do not provide a suitable architectural reference for current development standards. The proposed guidelines strive to set a good standard for potential future redevelopment in the area. Some fine-tuning of the guidelines is required prior to the rezoning being in order for final adoption.
- The dwellings are proposed to appear as single family dwellings instead of a mirror-image duplex.
- In the RF-SD Zone the minimum front yard setback is 3.5 metres (11 ft.) from the front property line to the principal building and 2.0 metres (7 ft.) to an unenclosed porch or veranda. Due to the context of the proposed development within an established neighbourhood with predominately single family homes with a minimum front yard setback of 7.5 metres (25 ft.) and the site's location on a collector road (156 Street), the proposed dwellings should have increased front and side yard setbacks.
- Therefore, a Section 219 Restrictive Covenant will be required to increase the minimum setback to 7.5 metres (25 ft.) from the front property line to the principal building and 6.0 metre (19.7 ft.) to a porch or veranda. The minimum external side yard setback will be increased from 1.2 metres (3.9 ft.) to 1.8 metres (6 ft.). These increased setbacks are possible due to the proposed 40-metre (134 ft.) lot depth and 12-metre (39 ft.) lot width for each proposed lot.
- The increased front yard setbacks will provide a more desirable transition between the setbacks of the existing homes and the proposed semi-detached units. In addition, the increased setback in the front yard will provide more room for landscaping, which will provide more vegetative relief for the proposed dwellings from the traffic along 156 Street.
- Basement-entry homes will not be permitted.

Lot Grading

- The applicant is not proposing in-ground basements on either of the proposed lots.
- The applicant has confirmed that fill in excess of 0.5 metre (1.6 ft.) and retaining walls will not be needed.

Tree Survey and Tree Preservation Plan

- Peter Mennel of Mike Fadum and Associate Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and found generally acceptable, pending some minor revisions that the applicant is currently addressing.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	No. of On-site Trees	Total Proposed for Retention	Total Proposed for Removal.
Western Red Cedar	3	2	1
Falsecypress	8	0	8
TOTAL	11	2	9

- The preliminary report indicates that of the 11 trees, 9 are to be removed. Based upon the 9 trees to be removed, 18 replacement trees are required. The development proposes 6 replacement trees, leaving a deficit of 12 replacement trees. Cash-in-lieu will be provided for the trees in deficit in accordance with the Tree Protection By-law. The average number of trees proposed per lot is 5.
- Most of the trees proposed for removal are either hazardous, or are located within or near the building envelope.
- A "no-build" Restrictive Covenant will be required to be registered on a portion of proposed Lot 1 in order to protect a stand of existing trees that border the subject site on the neighbouring property to the south.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 22, 2010 and staff received two responses.

- One resident called to get more information about the application.

(Staff outlined to the caller the proposed subdivision and rezoning application.)

- Staff received a written response from one resident who opposes the application. The resident was concerned about the compatibility of the development and a lack of parking.

(Setbacks similar to the RF Zone will be applied to be consistent with the zoning of surrounding properties. The maximum combined size of both dwelling units is 362 square metres (3,900 sq. ft.) which is slightly more than the 330 square metres (3,550 sq. ft.) permitted in the RF Zone. As well, the dwellings will be designed to appear as single family homes. Two on-site parking spaces will be provided for each dwelling unit, which is consistent with the minimum parking requirements.)

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 Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Tree Preservation Map
- Appendix VII. Sample Building Facades and Building Siting

Original Signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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Information for City Clerk

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

1. (a) Agent: Name: Avnash Banwait
 Address: #206 – 8363 – 128 Street
 Surrey, BC
 V3W 4G1
 Tel: 604-543-8044

2. Properties involved in the Application
 - (a) Civic Address: 9962 – 156 Street

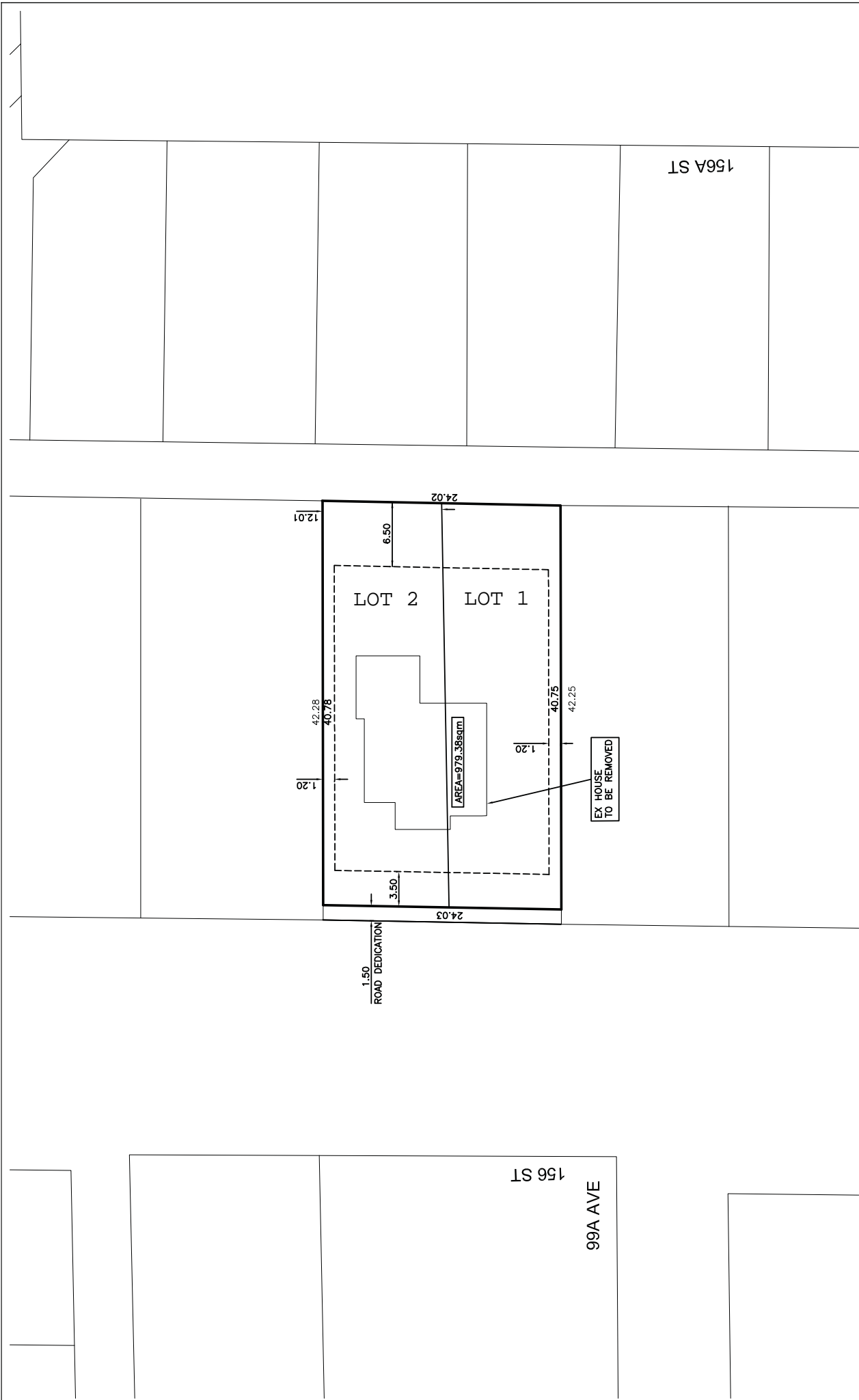
 - (b) Civic Address: 9962 – 156 Street
 Owners: Baldev Singh Brar and Jagtar Kaur Brar
 PID: 002-666-936
 Lot 129 Section 34 Block 5 North Range 1 West New Westminster District Plan
 60895

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.25 ac
Hectares	0.10 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	12.0 m
Range of lot areas (square metres)	490 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20 upha/8 upa
Lots/Hectare & Lots/Acre (Net)	20 upha/8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



NO.	DATE	DESCRIPTION	BY
0	21/10/11	ISSUED FOR PRELIMINARY LAYOUT APPROVAL	
1	01/10/11	REVISION	

SCALE	NTS	DESIGNED	RM	SURREY PROJECT NO.	DRAWING NO.
		DRAWN	RM		1
		CHECKED	AS		OF 1
		APPROVED	AS		REV. 0

OWNER/DEVELOPER	BALDEV BRAR
DEVELOPMENT/SITE LOCATION	REZONING FROM RP TO RP-SD 9962, 156 ST, SURREY, BC
DATE	01/10/11
PRELIMINARY LAYOUT PLAN	

MAINLAND ENGINEERING (2007) CORPORATION SUITE 208 6363 128TH STREET SURREY, B.C. V4W 4G1 TEL: (604) 843 8104 FAX: (604) 843 8104 EMAIL: chief@mainlandeng.com	
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INTER-OFFICE MEMO

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

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

DATE: **January 19, 2011** PROJECT FILE: **7810-0290-00**

RE: **Engineering Requirements
Location: 9962 156 Street**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.5 metres along 156 Street for a 30.0-metre Arterial Road standard.

A Mini Servicing Agreement is required prior to Rezone and Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

SSA

BUILDING GUIDELINES SUMMARY

SURREY PROJECT # 7910 - 0290 – 00

PROJECT LOCATION: 9962 – 156 Street, Surrey

DESIGN CONSULTANT: F.V. Cruz Designs Limited, (Francisco V. Cruz)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character Study

1.1 General Description of the Existing and/ or Emerging Residential Character of the Subject Site:

The neighboring homes on the subject development site along 156 Street was originally constructed during the 1960's. Home on the subject development site is one of them and has to be demolished. Most of the 10 homes are 1000 – 1499 sq. ft. and are simple rectangular or "L" shaped old urban bungalows and split levels with 4:12 to 5:12 slope common gable and common hip roof surfaced with interlocking asphalt shingles. The homes are clad with horizontal vinyl siding, stucco, and cedar.

There is one home along 156 Street from the 1990's, a 2500 to 3150 sq. ft. "West Coast Modern" style basement entry home. The home has high scale massing characteristics. It has a 7:12 minimum pitch hip roof with cedar shingles roof surfaced. The home is clad with horizontal vinyl siding, and is closed to project site.

Also, there are two homes along 156 Street from the 2000's with an area of 2500 – 3150 sq. ft. "West Coast Modern" style basement entry home. Homes has high scale massing characteristics. Has 7:12 pitch hip and gables with concrete tile roof. These homes are clad with horizontal vinyl siding and they have high mass structures with significant exposure of the upper floor to street views. They have 1 ½ storey front entrance. Landscaping standard are moderate with sod10 or more shrubs and a front yard tree. These two homes have a rear access driveway.

The area at the back of the subject development site is an old subdivision, and all homes were constructed in the 1960's. They are "West Coast Traditional" style split level home. Homes has desirable mid scale massing characteristics. Asphalt shingles roof surfaced and clad with vinyl, stucco and cedar.

1.2 Prevailing Features of the existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

1. Context Homes: Although most of the homes in this area have massing designs that present an acceptable appearance, none provide suitable architectural context for this new development along 156 Street in Surrey.
2. Homes Types: Existing homes that are part of the study area are Basement entry types, Bungalow (Rancher) type and Split Level type west coast traditional. The tree basement entry homes were constructed on a later year, therefore they are constructed in compatibility with year 2000's.
3. Massing Designs: Homes have high to very high massing characteristics, an attribute which should not be emulated in most year 2000's developments. Massing characteristics are arguably the most important of all attributes in determining the aesthetic quality of any home. New homes should meet the year 2000's standards for massing design. General principles, rather than restrictive regulations, should provide guidance for massing acceptable designs.
4. Style Character: These "West Coast traditional" homes however, are simply not emulated in modern developments due to significant improvements to the massing characteristics of homes constructed for the last 10 years. As it not reasonable to insist that a new home owner.
5. Front Entry: Most 10 homes have a one storey front entrance and 3 homes have 1 ½ storey front entrance. New homes should exhibit front entry elements of the same scale, though 1 ½ storey entrance, if used, should be for this proposed development and should appear non-dominating.
6. Exterior Wall Components: Horizontal vinyl siding is dominant in this area. Stucco had been used in combination with vinyl, which is normally not recommended. Home on the subject site with vinyl siding are designated for demolition.
7. Roof Materials: There is 1 home within the study area that have a cedar shingle roof. There are 2 homes in the study area that have concrete tile roof. There are 10 homes in the study area that have asphalt shingle roof.
8. Roof Design Pitch: Homes have a roof pitch of 6:12 or lower, an uncommon standard for new development. In view of this very strong characteristic, and the infill nature of this development, a 6:12 pitch roof should be permitted. However, the standard should be improved to 6:12 or steeper.
9. Window and Door Details: Rectangular is dominant. Half round windows have also been used.
10. Trim and Detailing: Trim and detailing elements are moderate for the 3 homes that were constructed during the 1990 and early 2000's trim standard including a base trim, door and window trim.

11. Streetscape: 10 homes along 156th. Street that is part of the study area are all 35-50 years old. Most homes from this era, including those around the subject site are constructed to a simple urban standard, not suitable for year 2000's construction, Homes in the other area are approximately 10-20 years old and meet the design standards which target styles authenticity, reduced upper floor massing, the balanced allotment of mass to individual architectural elements, and trim and detailing which reinforce the underlying style objective. Therefore, though the character is readily identifiable, it would not be appropriate to pattern the subject development on the older structures. New homes should incorporate modern development standards.

2. Proposed Design Guidelines

2.1 Guidelines to Preserve and/or Create Residential Design Character and Design Elements:

- The subject development should be made to ensure that new semi-detached home is reasonably compatible with the existing homes, especially those that were built in 2000's.
- The building massing of a semi-detached dwellings constructed on lot 129 shall be designed to appear as a single family residence, utilizing asymmetrical massing design, varied shape and location of feature projections, and design and detailing elements that ensure the front façade of the dwellings do not appear to be those of a duplex-type structure.
- Not less than three of the following detailing elements shall be included on all dwellings: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows and doors which include layered or crown moldings above the entrance door and key focal openings.
- The front entrance for semi-detached dwellings should not be exceeding a height of 3.05 meters (10'-0") measured from the top of the stoop slab to the underside of the entry roof.

2.2 Proposed Design Solutions:

Dwelling Type/ Location: Two Storey or Split Level only. No Basement Entry.

Interfacing Treatment with existing dwellings: The existing style range will be respected, providing for "West Coast Modern" style homes will clearly dominate this area. A modest character-compatible style stretch is recommended, including the provision for "Neo-Traditional" and "Neo-Heritage" style homes. Other style will be avoided.

Restrictions on Dwellings (Suites, Basement Entry): No Basement entry type. No second kitchen or food preparation area. Not more than one bedroom on the main floor of a two-storey semi-detached dwelling. No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor.

Exterior Materials/Colours: A variety of wall cladding materials can be used, including hardi-plank, vinyl siding. The colours range should be restricted to a neutral and natural (earth stone) colour palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones on the main cladding materials.

Roof Pitch: 7: 12

Roof materials/ Colours: A variety of roof forms will be permitted including common hip, common gable, Dutch hip, and shed. The minimum roof pitch is 7:12 and the roofing material is limited to asphalt shingles in a "shake profile" only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap.

Landscaping: The landscaping on Lot -129 shall install a moderate planting standard of a minimum of 10 shrubs with 5 gallon pot minimum and provide sod from the street to the front face of the dwellings. Driveway and walkway construction materials can be used such as exposed aggregate concrete, or pavers, stamped concrete, or "brushed" or "broom finish" concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: F.V. Cruz Designs Limited

Date: January 06, 2011

Reviewed and Approved by:

Date: January 06, 2011

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0290-00
Project Location: 9962 - 156 Street
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Dominant trees include a hedgerow of falsecypress (*Chamaecyparis sp*) along the north flank of the site and one mature western redcedar (*Thuja plicata*) at the central area. The trees are generally of moderate structure and health.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	15 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	9 (C)
Number of Protected Trees to be retained (A-C)	6 (D)
Number of Replacement Trees required (0 alder and cottonwood X 1 and 9 others X 2)	18 (E)
Number of Replacement Trees proposed	6 (F)
Number of Replacement Trees in deficit (E-F)	12 (G)
Total number of Prot. and Rep. Trees on site (D+F)	12 (H)
Number of lots proposed in the project	2 (I)
Average number of Trees per Lot (H/I)	6 (J)

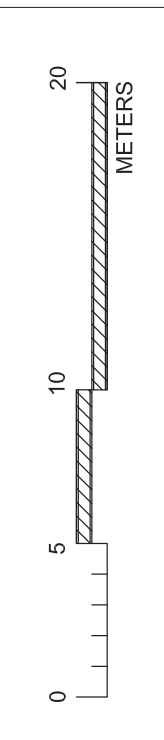
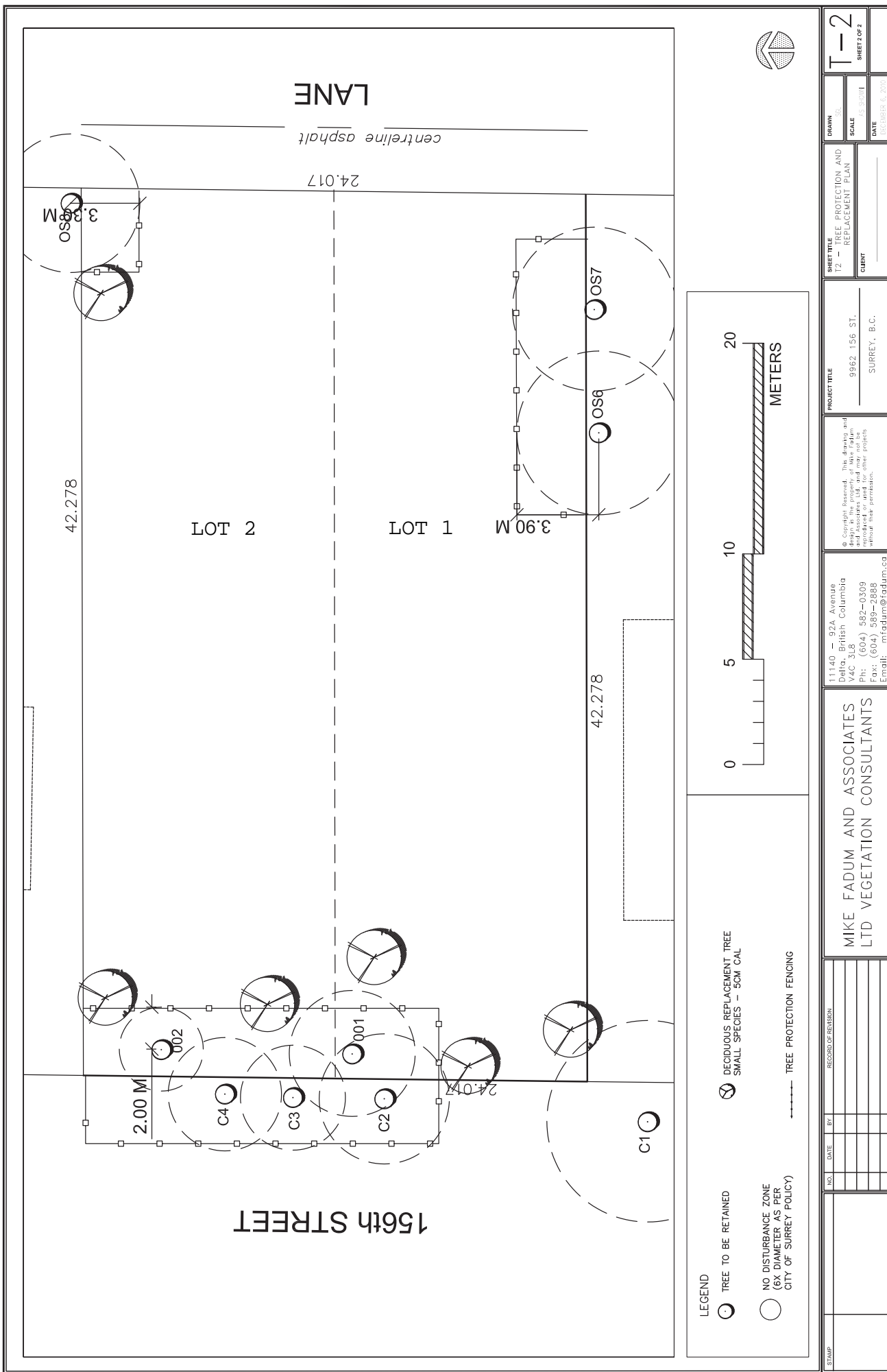
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: December 23, 2010





LEGEND

- TREE TO BE RETAINED
- ⊗ DECIDUOUS REPLACEMENT TREE SMALL SPECIES - 5CM CAL
- NO. DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING

STAMP	NO.		DATE		BY		RECORD OF REVISION		
<p>11140 - 92A Avenue Delta, British Columbia V4C 3L8 Ph: (604) 582-0309 Fax: (604) 589-2888 Email: mfadum@fadum.ca</p>				<p>MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS</p>				<p>PROJECT TITLE 9962 156 ST. SURREY, B.C.</p>	
<p>© Copyright Reserved. The Plans and Design are the property of Mike Fadum and Associates Ltd. No part of this document may be reproduced or used for other projects without their permission.</p>				<p>SHEET TITLE T2 - TREE PROTECTION AND REPLACEMENT PLAN</p>		<p>CLIENT</p>		<p>DATE FEBRUARY 6, 2017</p>	
				<p>DRAWN 30</p>		<p>SCALE AS SHOWN</p>		<p>SHEET NO. T-2</p>	
								<p>SHEET TOTAL SHEET 2 OF 2</p>	

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2008

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2008

F.V. Cruz Designs Limited
 Suite 206 • 12299 88th Avenue
 Surrey, B.C.
 TEL: (604) 591-1510
 FAX: (604) 591-4679
 CELL: (604) 591-4679
 Email: fvcruzdesigns@shaw.ca

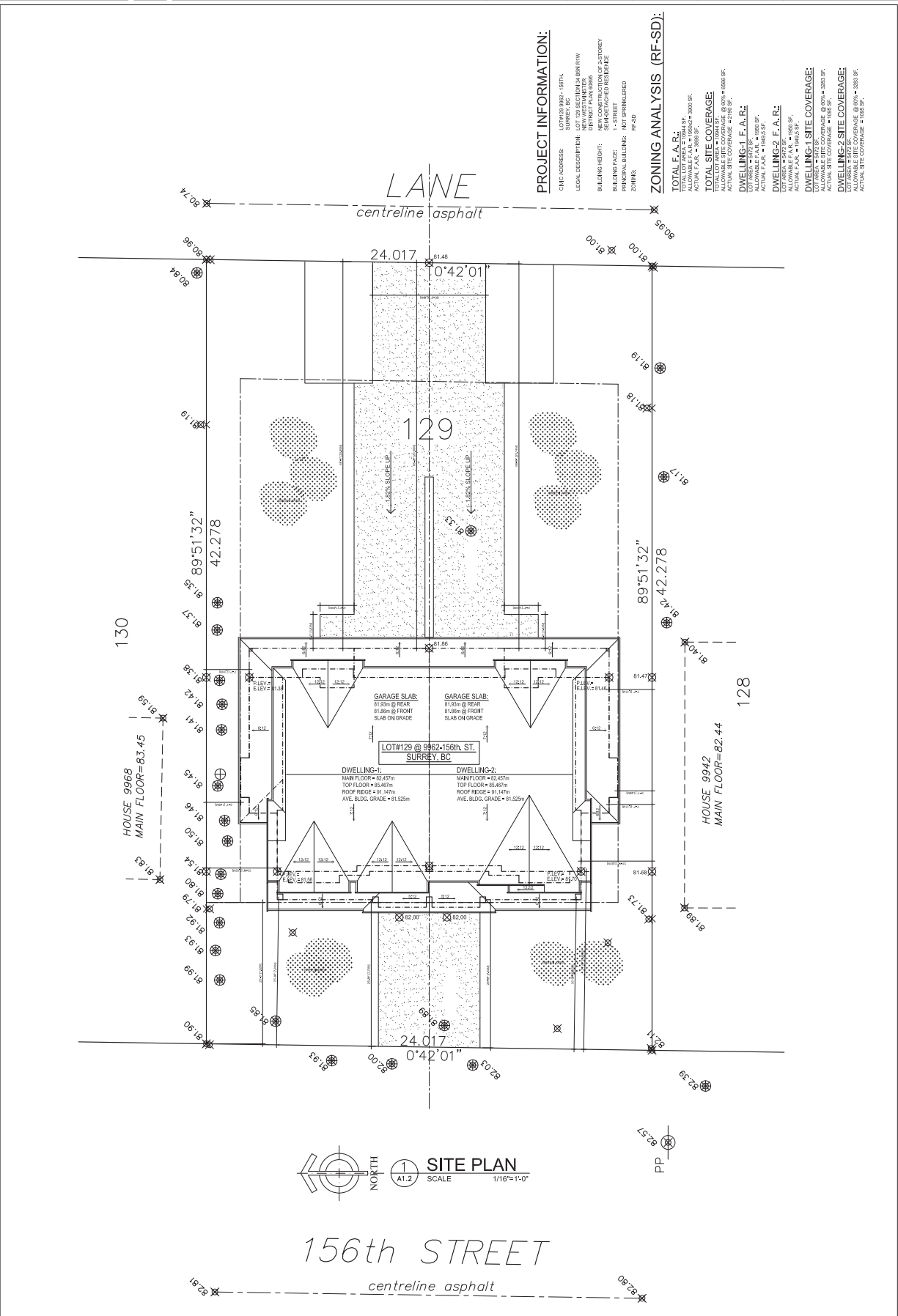
Revision No.	Description	Date

Issue	Issue Date

Project
 Residence
 Lot#120 - 9962 - 156th Street
 Surrey, BC
 BALDEV BRAR

Project No.	Drawn By	Check By

SITE PLAN
 Date: NOV.23.2010
 Scale: 1/16"=1'-0"
 Sheet No. **A1.0**



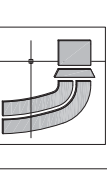
156th STREET
 centreline asphalt

THESE PLANS CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE, 2008.

THESE PLANS CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE, 2008.

F.V. Cruz Designs Limited

1515 - 122nd Street, Surrey, B.C. V4A 4L1
 TEL: (604) 591-1515
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 Email: fvcruzdesigns@shaw.ca



Revision No.	Description	Date

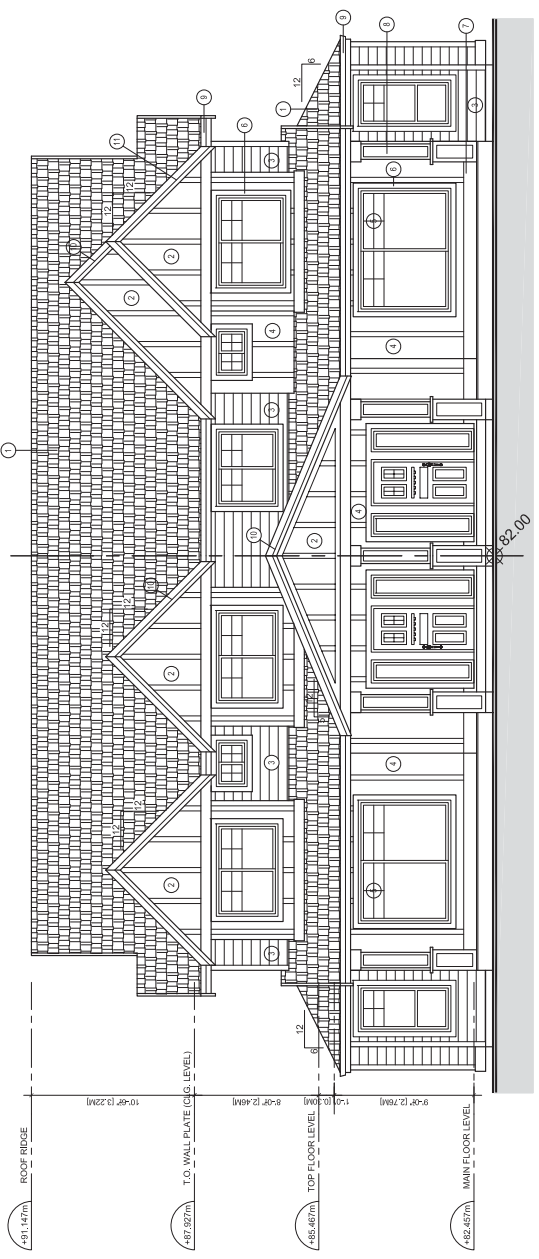
Issue	Issue Date
Development Permit	
Final Permit	
Construction	

Project
 Residence
 Lot#120 - 9962 - 156th Street
 Surrey, BC
 BALDEV BRAR

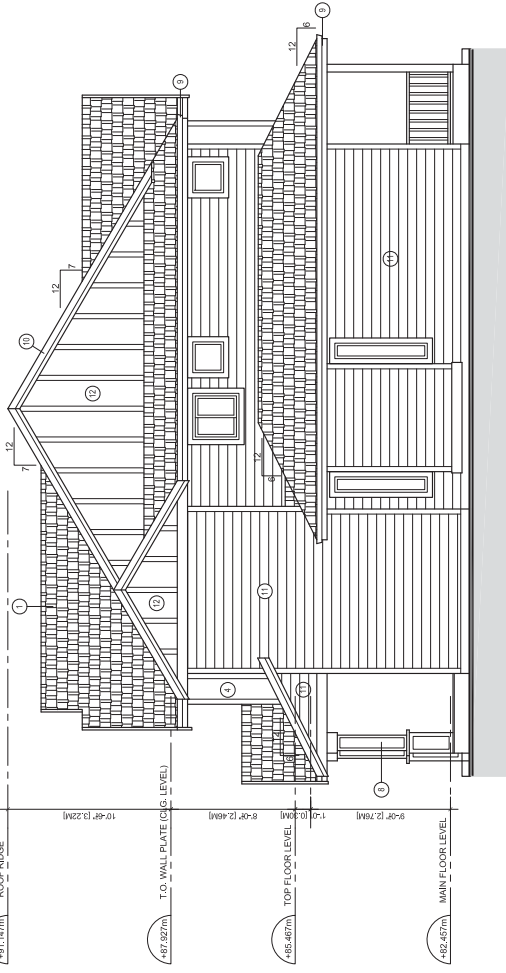
Project No.: 1010
Drawn by: JCC
Checked by: FVC

Date: NOV.25.2010
Scale: AS NOTED
Sheet No.: A3.0

ELEVATIONS



1 FRONT ELEVATION
 SCALE 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"

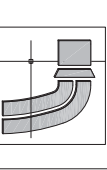
EXTERIOR MATERIALS LISTS:

- 1 ROOF: ASBESTOS FREE 15-YEAR OR BETTER QUALITY SHINGLES, SHAKE PROFILE ONLY
- 2 RAISED RIDGE CAP: RED, GREY OR
- 3 CLADDING: 1/2" TRIM, GABLE ENDS
- 4 OVER RAIN: OVERBOARD OR DESIGN COATED 2"x6" VERTICAL WOOD BATTENS @ 24" O.C.
- 5 1/2" WOOD INSTALLATION WITH RAINSCREEN
- 6 HORIZONTAL WOOD SIDING WITH 4" CORNER TRIM @ 24" O.C.
- 7 MURKIN SABS
- 8 1/4" WINDOW TRIM
- 9 2" WOOD SIDING @ 1/4" VERANDA
- 10 6"x6" POSTS: FINISHED TO 1/4" FT WITH 18" FT BASE @ 30" HIGH MIN.
- 11 2"x8" FASCIA BOARD
- 12 W/ OUTSIDE GUTTER
- 13 BARGEBOARDS: 2"x6" NOMINAL SIZE WITH 2"x4" MINIMUM SIZE 1/8" EDGE TRIMS
- 14 HORIZONTAL VINYL SIDING WITH 3" CORNER TRIM
- 15 VERTICAL VINYL SIDING

THESE PLANS CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE, 2008.

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Revision No.	Description	Date

Issue	Issue Date
Development Permit	
Final Permit	
Construction	

Consistent

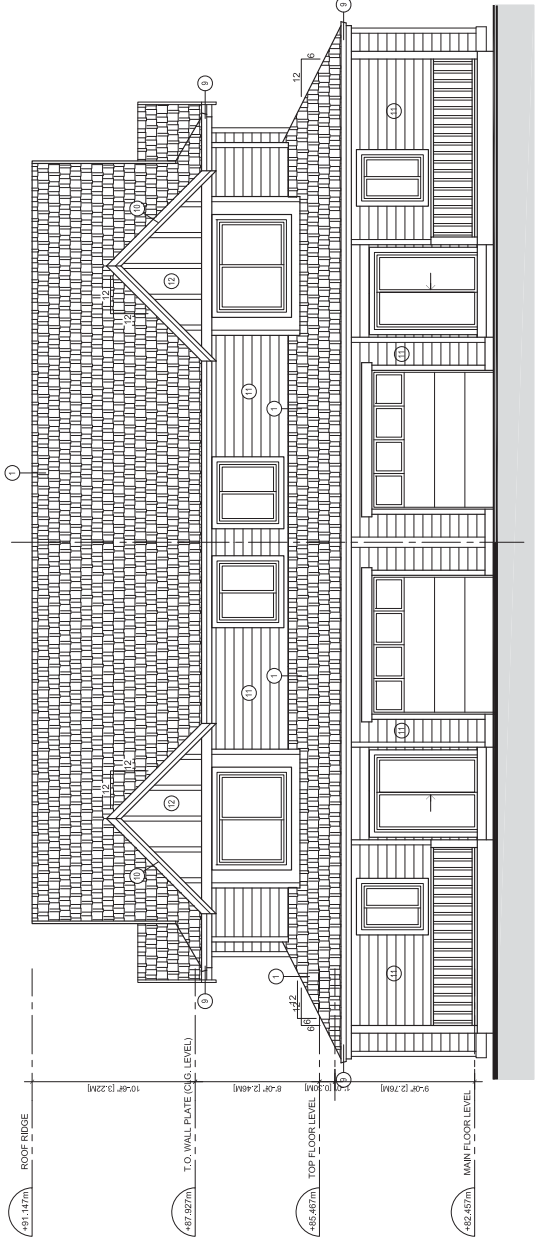
Project
Residence
 Lot#120 - 9982 - 158th Street
 Surrey, BC
 BALDEV BRAR

Project No.	Drawn By:	Check By:
10101	CC	FVC
Opening Title		

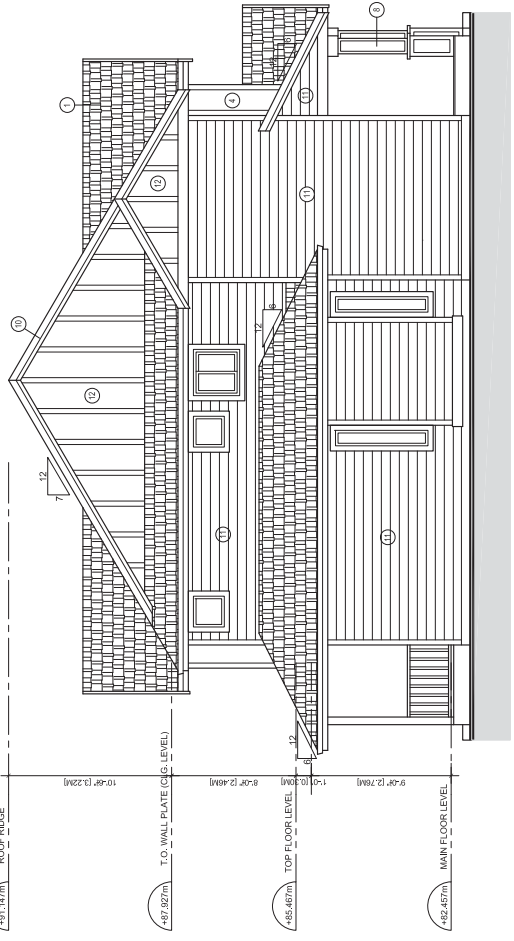
Date: NOV.25.2010
 Scale: 1/8"=1'-0"

Sheet No. **A3.1**

ELEVATIONS



1 REAR ELEVATION
 SCALE 1/8"=1'-0"



2 LEFT SIDE ELEVATION
 SCALE 1/8"=1'-0"

EXTERIOR MATERIALS LISTS:

- 1 : ROOF SURFACE: QUALITY SHINGLES, SHAKE PROFILE ONLY
- 2 : BRICK CHIMNEY: 2"X4" VERTICAL WOOD BATTENS @ 24" O.C. OVER RAFTERBOARD OR CHEEZON COATED 1/2" OSB SHEATHING WITH RAINSCREEN
- 3 : HORIZONTAL VINYL SIDING WITH 4" CORNER TRIM @ 24" O.C.
- 4 : HORIZONTAL VINYL SIDING
- 5 : 1"X4" WINDOW TRIM
- 6 : 1"X4" WINDOW TRIM @ 1/2" OVERLAP
- 7 : 1"X4" WINDOW TRIM @ 1/2" OVERLAP
- 8 : 6"X6" POSTS EMBEDDED TO 1/4" X 4" WITH 1/2" X 1/2" BASE @ 36" HIGH MIN.
- 9 : 2"X4" FASCIA BOARD W/ OUTSIDE GUTTER
- 10 : BARGEBOARDS 2"x6" NOMINAL SIZE WITH 2"x4" MINIMUM SIZE VEDGE TRIMS
- 11 : HORIZONTAL VINYL SIDING WITH 4" CORNER TRIM
- 12 : VERTICAL VINYL SIDING