

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0297-00

Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Development Permit**

in order to permit the development of 6 row housing units.

**LOCATION:**

13953/55/57/67/69/71 – 64 Avenue

**OWNER:**

Archstone Projects Ltd., Inc. No.  
 753757

**ZONING:**

RM-23

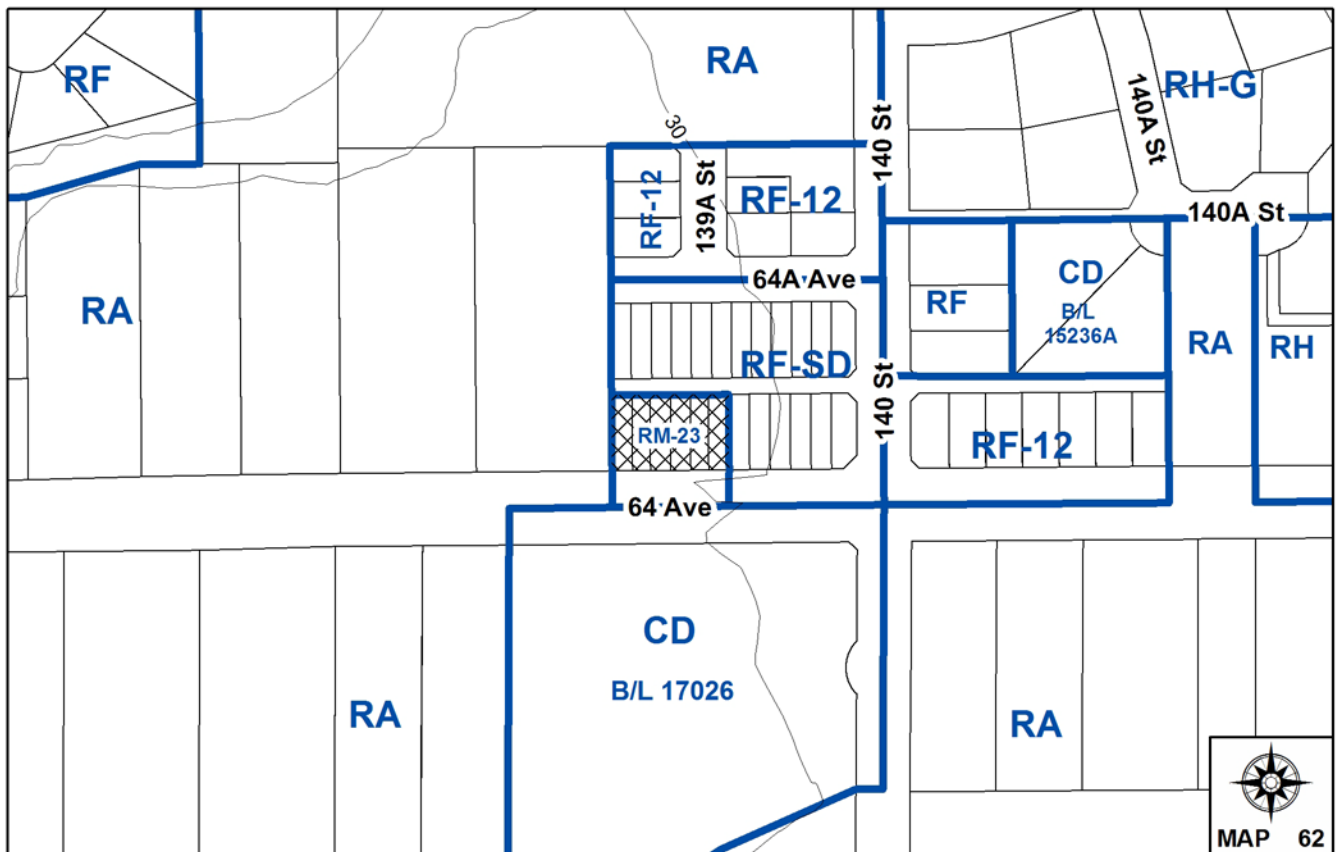
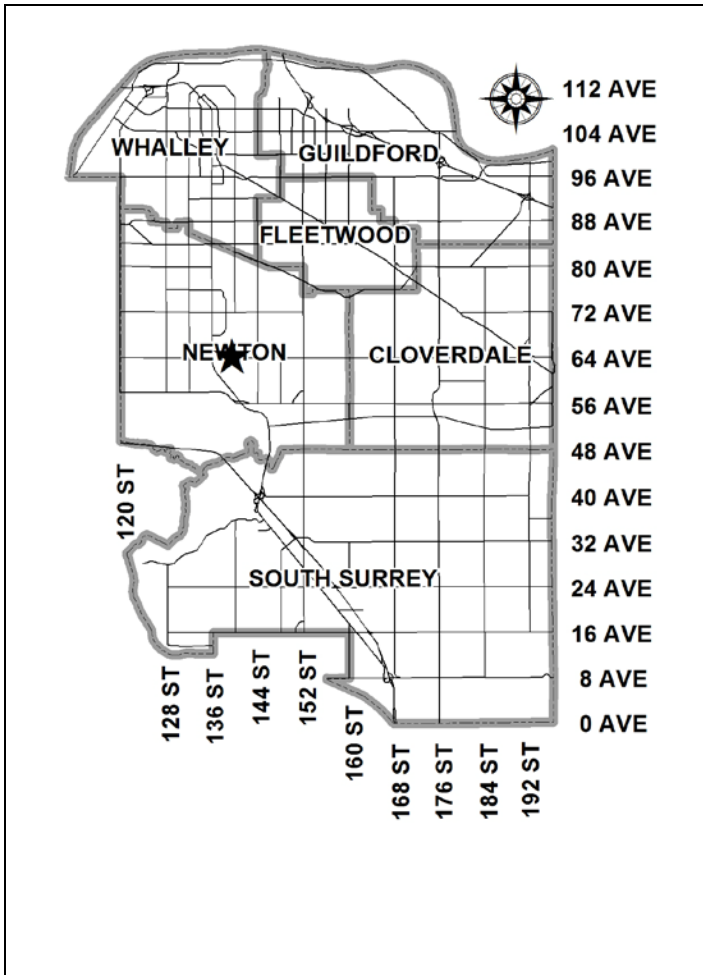
**OCP DESIGNATION:**

Urban

**NCP/LAP**

Row Housing

**DESIGNATION:**



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The design is generally consistent with the previously approved Development Permit No. 7906-0042-00 in 2008.

RECOMMENDATION

The Planning & Development Department recommends that:

1. the Mayor and Clerk be authorized to execute Development Permit No. 7910-0297-00 (Appendix II).

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no additional requirements for the issuance of the Development Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Semi-detached residential dwellings.	Urban/ Single Family Small Lots	RF-SD
East:	Semi-detached residential dwellings.	Urban/ Single Family Small Lots	RF-SD
South (Across 64 Avenue):	Vacant land.	Urban Townhouses (25 upa)	CD (By-law No. 17026)
West:	Single family dwellings on large undeveloped parcels.	Urban/ Townhouses (15 upa)	RA

DEVELOPMENT CONSIDERATIONSBackground

- Council approved a Development Permit for this site in 2008 for six (6) row housing units which expired July 28, 2010.
- The proponent has resubmitted a Development Permit application for the site for the six (6) row housing units with only minor modifications from the earlier approved design (Development Permit No. 7906-0042-00).

### Subject Proposal

- The row houses are proposed along 64 Avenue. This land use is consistent with the NCP designation (multi-family), and is considered an appropriate use along a major arterial road. It allows for a unique form of affordable home ownership in fee simple tenure. The row housing units consist of two blocks of three attached units. The units are three-storey and all have access to detached garages along the rear lane.
- These units require party wall agreements between owners as they share one common wall or two common walls (for the middle units) along the common property line. These agreements have been completed and executed.

### Design

- Proposed cladding materials are as originally proposed and include brick veneer, horizontal siding, vinyl board and batten siding, and decorative wood columns. Roofing is with asphalt shingles.
- The changes to the buildings from the original proposal include the following:
  - The pitch on the side roofs of the building revised to 10 in 12 from 8 in 12 to provide for a longer roof ridge. This matches the built semi-detached dwellings immediately to the east;
  - An increase in the roof pitches for the garages;
  - Side overhangs and side fire place bays are no longer included due to BC Building Code restrictions; and
  - The brackets (decorative) on the lower gables of the rear elevations are no longer included.
- Landscaping along the front yards is proposed to provide buffering from 64<sup>th</sup> Avenue. There are very minor changes from the original landscaping design approved under the earlier Development Permit.
- The City Architect has reviewed the proposed changes and has found them to be acceptable.

### 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. Development Permit No. 7910-0297-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

SG/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:                    Parm Garcha  
                         Address:                    #145, 13737 – 72 Avenue  
   Surrey, BC  
   V3W 2P2  
   Tel:                                    604-594-7000
  
2.            Properties involved in the Application
  - (a)      Civic Addresses:            13953, 13955, 13957, 13967, 13969 and 13971 – 64 Avenue
  
  - (b)      Civic Address:            13953 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-180  
            Lot 1 Section 16 Township 2 New Westminster District Plan BCP38886
  
  - (c)      Civic Address:            13955 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-198  
            Lot 2 Section 16 Township 2 New Westminster District Plan BCP38886
  
  - (d)      Civic Address:            13957 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-201  
            Lot 3 Section 16 Township 2 New Westminster District Plan BCP38886
  
  - (e)      Civic Address:            13967 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-210  
            Lot 4 Section 16 Township 2 New Westminster District Plan BCP38886
  
  - (f)      Civic Address:            13969 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-228  
            Lot 5 Section 16 Township 2 New Westminster District Plan BCP38886
  
  - (g)      Civic Address:            13971 – 64 Avenue  
            Owner:                    Archstone Projects Ltd., Inc. No. 753757  
            PID:                        027-768-236  
            Lot 6 Section 16 Township 2 New Westminster District Plan BCP38886
  
3.            Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: RM-23

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,210.7 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	51.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (South)	3.5 m	3.5 m
Rear (North)	12.5 m	12.6 m
Side #1 (West)	1.2 m	1.2 m
Side #2 (East)	1.2 m	1.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	9.0 m/2 storey
Accessory		4.4 m/1 storey
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		6
Total		6
FLOOR AREA: Residential		860 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		860 m <sup>2</sup>

*\* 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)	57 upha/23 upa	49.6 upha/20.1 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	6	6
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO. 7910-0297-00

Issued To: ARCHSTONE PROJECTS LTD., INC. NO. 753757

(the "Owner")

Address of Owner: 6133 - 144 Street  
Surrey, BC  
V3X 1A4

1. This development 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 permit.
2. This development 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: 027-768-180

Lot 1 Section 15 Township 2 New Westminster District Plan BCP38886

13953 - 64 Avenue

Parcel Identifier: 027-768-198

Lot 2 Section 15 Township 2 New Westminster District Plan BCP38886

13955 - 64 Avenue

Parcel Identifier: 027-768-201

Lot 3 Section 15 Township 2 New Westminster District Plan BCP38886

13957 - 64 Avenue

Parcel Identifier: 027-768-210

Lot 4 Section 15 Township 2 New Westminster District Plan BCP38886

13967 - 64 Avenue



Parcel Identifier: 027-768-228  
Lot 5 Section 15 Township 2 New Westminster District Plan BCP38886

13969 - 64 Avenue

Parcel Identifier: 027-768-236  
Lot 6 Section 15 Township 2 New Westminster District Plan BCP38886

13971 - 64 Avenue

(the "Land")

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

Parcel Identifier: \_\_\_\_\_

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

- \_\_\_\_\_
4. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
6. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7910-0297-00(A) through to and including 7910-0297-00(G) (the "Drawings") which are attached hereto and form part of this development permit.
7. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
8. (a) The landscaping shall conform to drawings numbered 7910-0297-00 (H) through to and including 7910-0297-00 (I) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$39,373.34

(the "Security")

- (d)
- i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
9. This development permit replaces Development Permit No. 7906-0042-00.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
11. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

13. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



\_\_\_\_\_  
Authorized Agent: (Signature)

*Pam Crandall*

\_\_\_\_\_  
Name: (Please Print)

OR

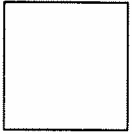
\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

**barnett dembek**  
 UNIT 135  
 7028 130 STREET  
 WYOMING, WY 82198  
 PHONE: (307) 587-7100  
 FAX: (307) 587-2000  
 EMAIL: info@barnett.com

CLIENT NO.	600	SHEET NO.	AC-1
PROJECT NO.	06045	REV. NO.	

CLIENT: ARKSTONE PROJECTS LTD.  
 PROJECT: 6 UNIT RH-25 TOWNHOUSE TR  
 SHEET CONTENTS:  
 1. SITE PLAN  
 2. CONCEPTUAL SITE PLAN  
 3. DEVELOPMENT DATA  
 4. ACCESSORY BUILDING AND STRUCTURES  
 5. UNIT BREAKDOWN  
 6. UNIT FLOOR PLANS  
 7. UNIT ELEVATIONS  
 8. UNIT INTERIORS  
 9. UNIT EXTERIORS  
 10. UNIT MECHANICAL  
 11. UNIT ELECTRICAL  
 12. UNIT PLUMBING  
 13. UNIT FINISHES  
 14. UNIT SCHEDULES  
 15. UNIT SPECIFICATIONS  
 16. UNIT CONTRACT DOCUMENTS



NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			
5	ISSUED FOR PERMIT			
6	ISSUED FOR PERMIT			
7	ISSUED FOR PERMIT			
8	ISSUED FOR PERMIT			
9	ISSUED FOR PERMIT			
10	ISSUED FOR PERMIT			
11	ISSUED FOR PERMIT			
12	ISSUED FOR PERMIT			
13	ISSUED FOR PERMIT			
14	ISSUED FOR PERMIT			
15	ISSUED FOR PERMIT			
16	ISSUED FOR PERMIT			
17	ISSUED FOR PERMIT			
18	ISSUED FOR PERMIT			
19	ISSUED FOR PERMIT			
20	ISSUED FOR PERMIT			

**DEVELOPMENT DATA**

ZONING: RH-25  
 SITE AREA: NET AREA: 10,092 S.F. 0.234 AC 0.121 HA  
 DENSITY:  
 ALLOWED: 6.9 UNITS 51 UP/10 25 UPA  
 PROVIDED: 6 UNITS 44.5 UP/10 30.05 UPA  
 F.A.S.: PROVIDED: 0.71  
 LOT COVERAGE:  
 ALLOWED: 60% FOR INTERNAL LOT  
 50% FOR EXTERNAL LOT  
 PROVIDED: 54.4% FOR INTERNAL LOT  
 44.4% FOR EXTERNAL LOT  
 HEIGHT OF BUILDING:  
 ALLOWED: 45 FT (9'-0")  
 PROVIDED: 40 FT (20'-0")  
 PARKING:  
 REQUIRED: 2 PER UNIT  
 PROVIDED: 2 PER UNIT  
 HAUSHALT UNIT SIZE:  
 ALLOWED: 146 sq ft (25 sq m) (MINIMUM ATTIC)  
 PROVIDED: 144 sq ft (26 sq m)

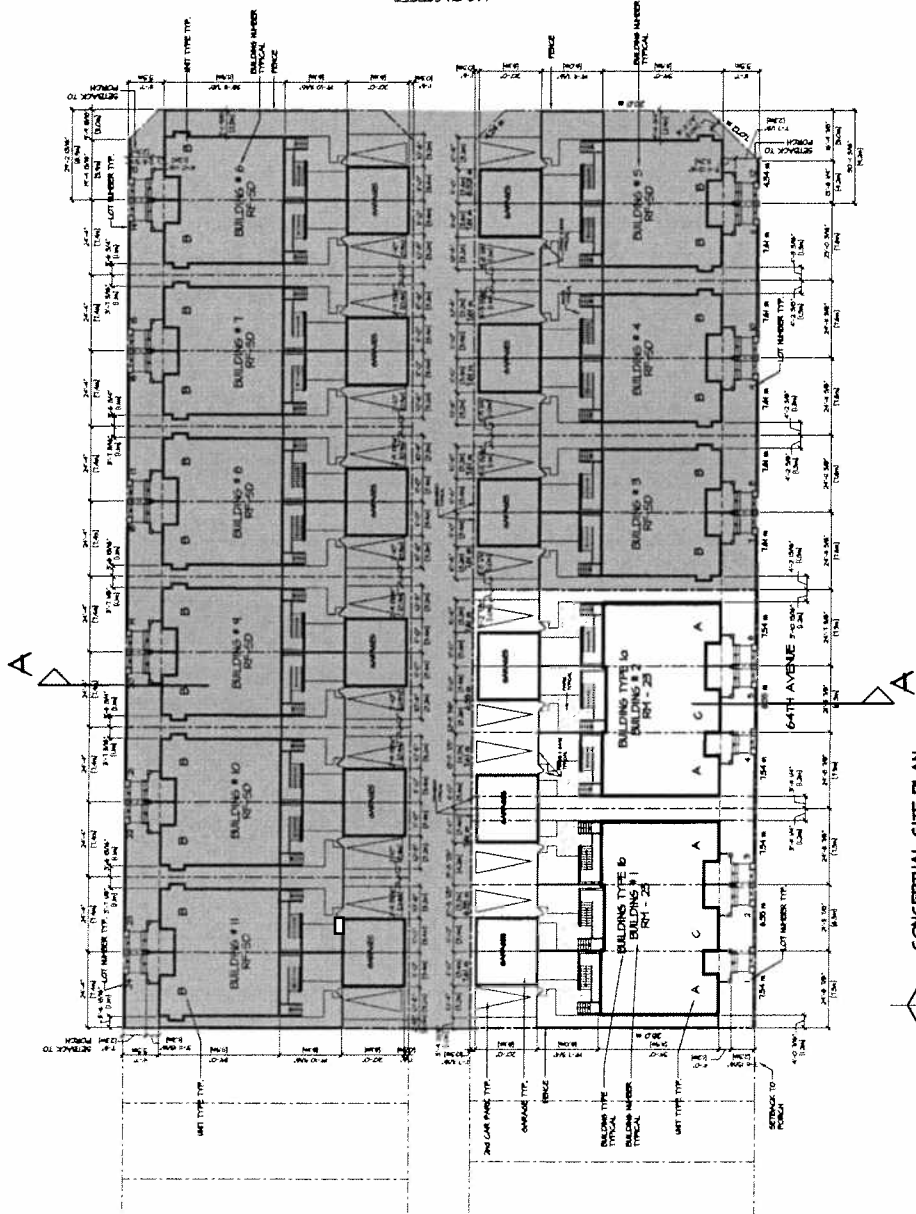
**INTERNAL DWELLING UNIT**  
 REQUIRED: PROVIDED (SEE SITE)  
 FRONT YARD: 9.5 m 9.5 m  
 REAR YARD: 12.5 m 12.6 m  
 SIDE YARD: 0.0 m 0.0 m

**END DWELLING UNIT**  
 REQUIRED: PROVIDED (SEE SITE)  
 SIDE YARD: 1.2 m 1.2 m

**ACCESSORY BUILDING AND STRUCTURES**  
 REQUIRED: PROVIDED (SEE SITE)  
 REAR YARD: 0.5 m 0.5 m  
 SIDE YARD: 0.0 m 0.0 m

UNIT BREAKDOWN

UNIT TYPE	NO. OF BEDROOMS	NO. OF UNITS	UNIT S.F.	BASINENT S.F.	GARAGE S.F.	S.F.
UNIT A	3 BEDROOMS	4 UNITS	1,294 S.F.	162 S.F.	230 S.F.	6,156 S.F.
UNIT C	3 BEDROOMS	2 UNITS	1,251 S.F.	144 S.F.	230 S.F.	5,022 S.F.
TOTAL S.F. (NOT INCLUDING BASEMENT & GARAGE)						11,178 S.F.

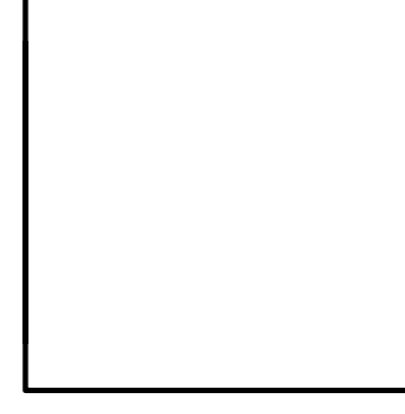


**CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 20'-0"

Plans checked by *[Signature]*  
 Planning & Development, City of Surrey  
 City Architect  
 Date: DECEMBER 2/10

Acceptable  Not Acceptable  
 FOR P.P. ONLY

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR



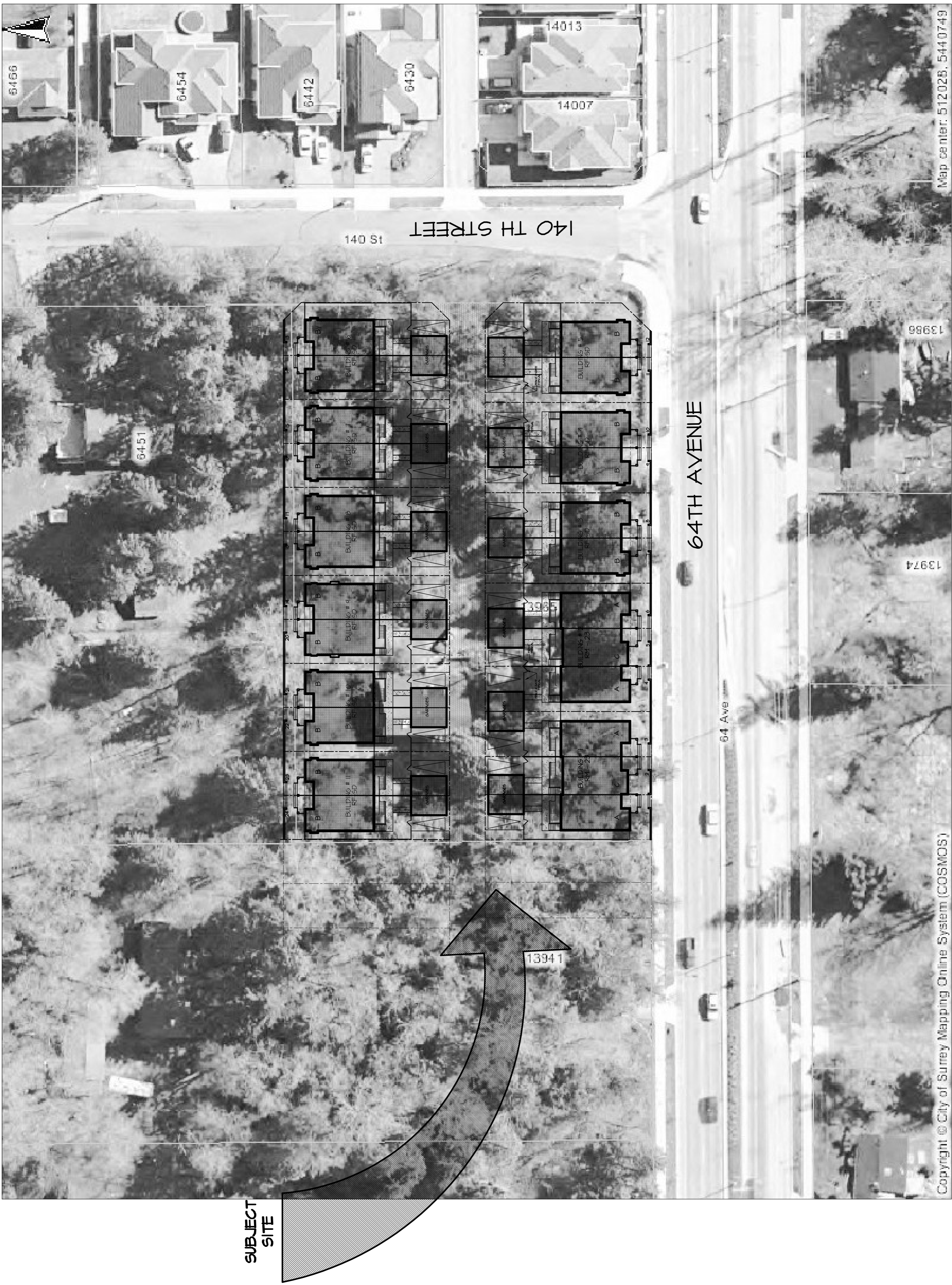
CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	MD
DRAWN :	
DATE :	Dec. 10
SCALE :	1" = 20'-0"
SHEET CONTENTS :	SITE CONTEXT PLAN
PROJECT :	6 UNIT RM-23 TOWNHOUSE SITE 64th Avenue, Surrey, B.C. (1955, 1955, 1957, 1961, 1964, and 1971)

**barnett dembek**  
ARCHITECTS INC.

UNIT 135  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8

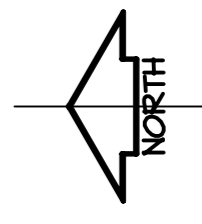
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnkitex.com

SHEET NO.	630
PROJECT NO.	06045
REV. NO.	AC-1J



Map center: 512026, 5440749  
Copyright © City of Surrey Mapping Online System (COSMOS)

**SITE CONTEXT PLAN**  
SCALE: 1" = 80'-0"



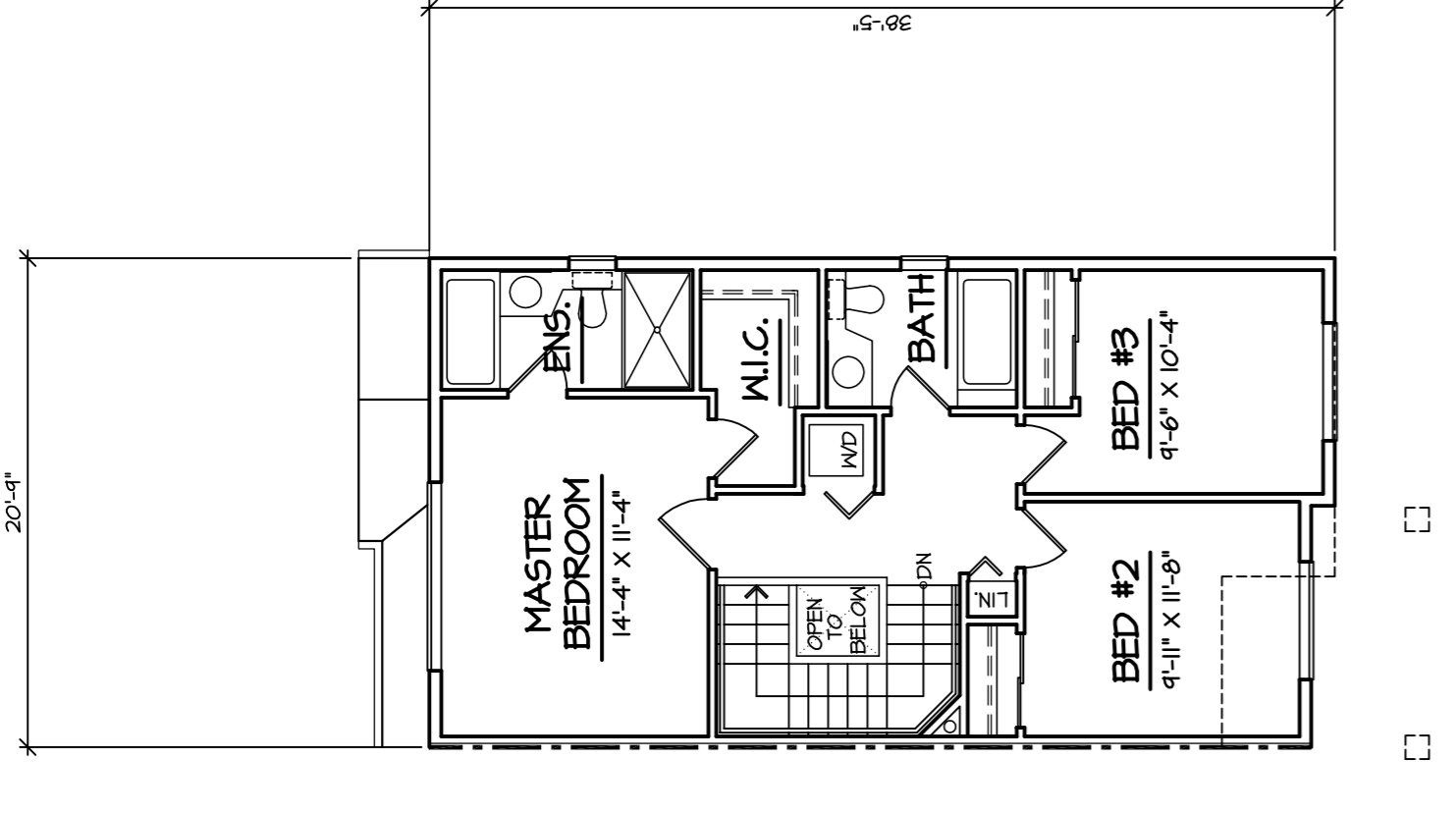
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CLIENT: ARCHSTONE PROJECTS LTD.  
PROJECT: 6 UNIT RM-23 TOWNHOUSE SITE  
SHEET CONTENTS:  
UNIT FLOOR PLANS  
OF TYPES B & C  
64th AVENUE, SURREY, B.C.  
(1955, 1955, 1957, 1961, 1961, 1964, and 1971)  
DATE: Dec. 10  
SCALE: 1/8" = 1'-0"  
DRAWN:  
DESIGN:

REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

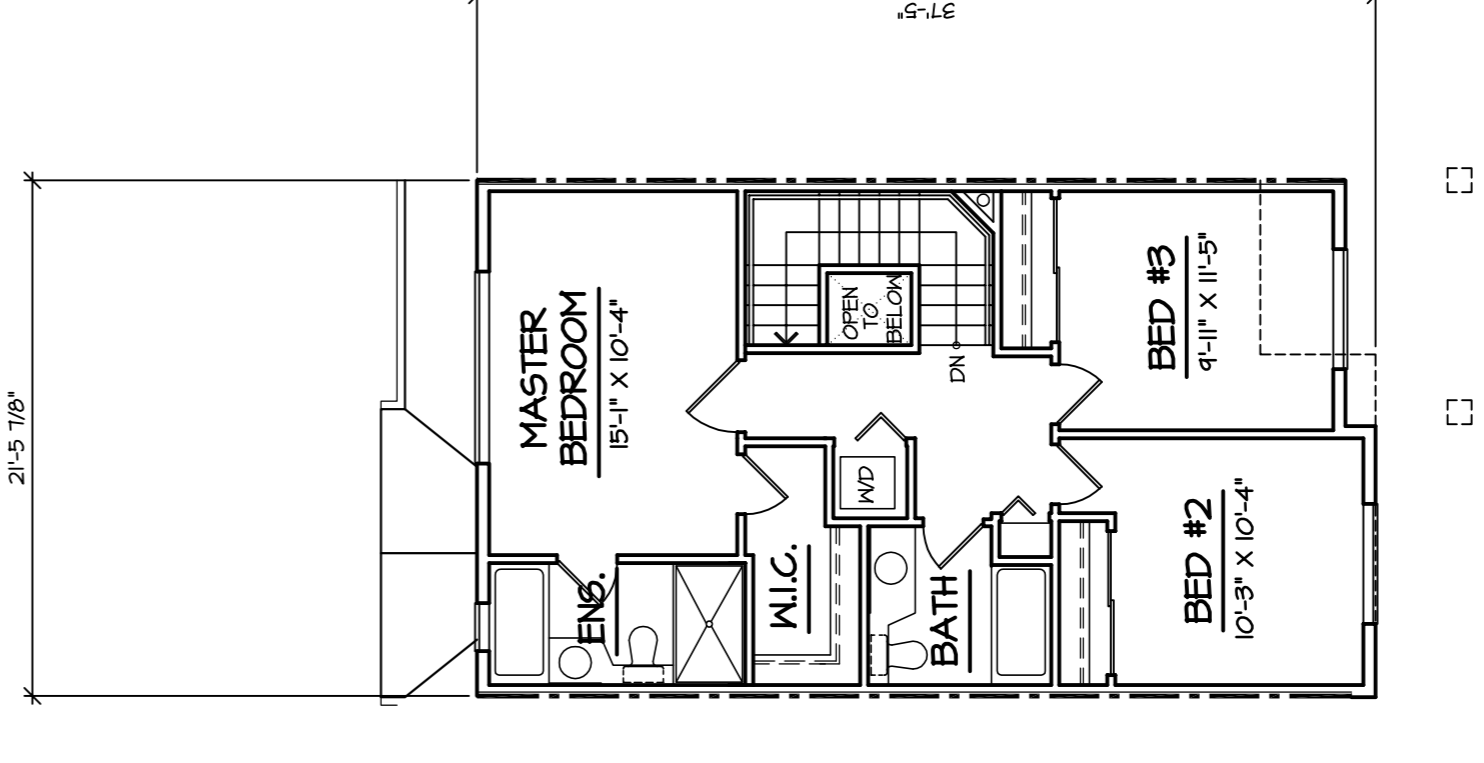
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DATE  
BY  
M.D.  
REISSUE FOR P.P.  
M.D.

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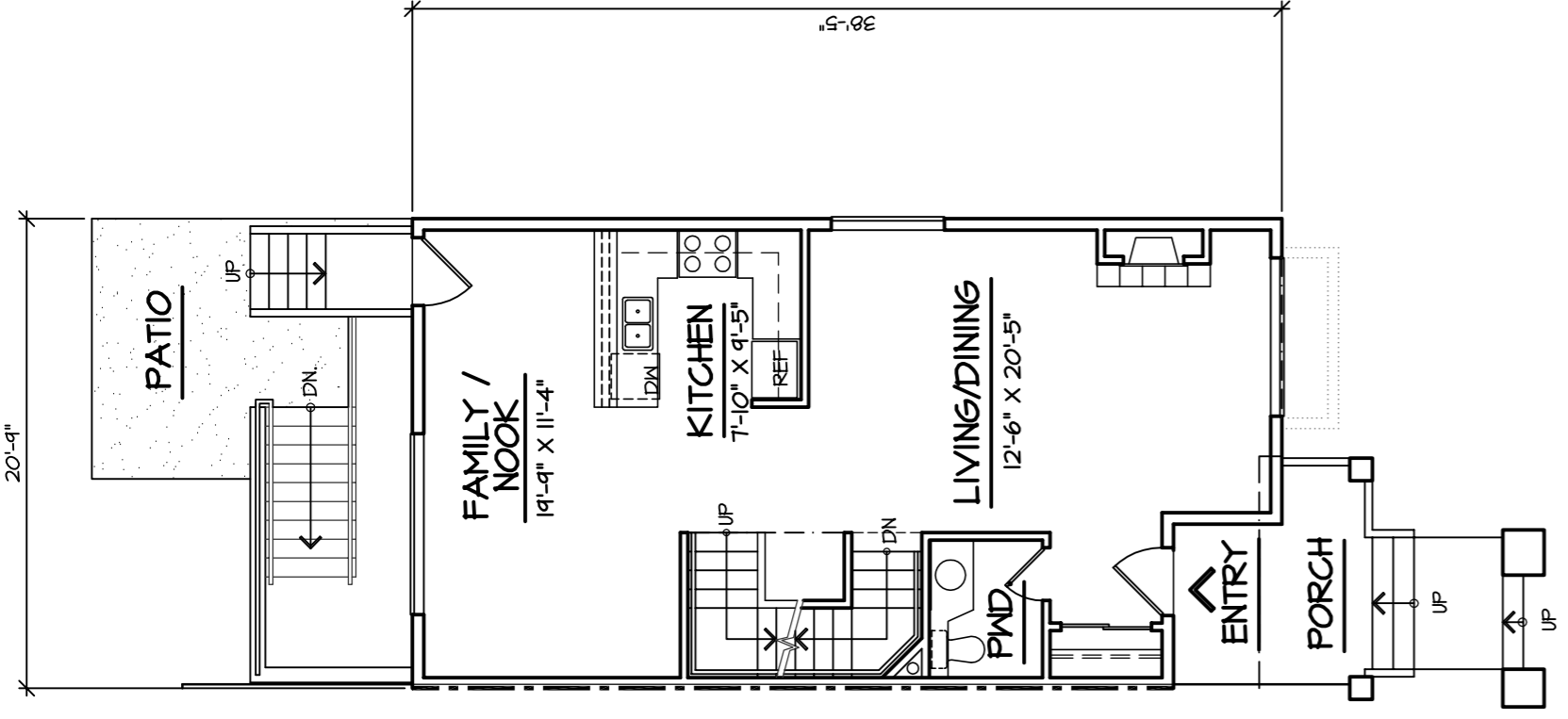
**UNIT TYPE A**  
GROSS AREA: 2,311 S.F.  
NET AREA: 1,584 S.F.  
NOT INCLUDING BASEMENT AREA

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
177 S.F. (NET)

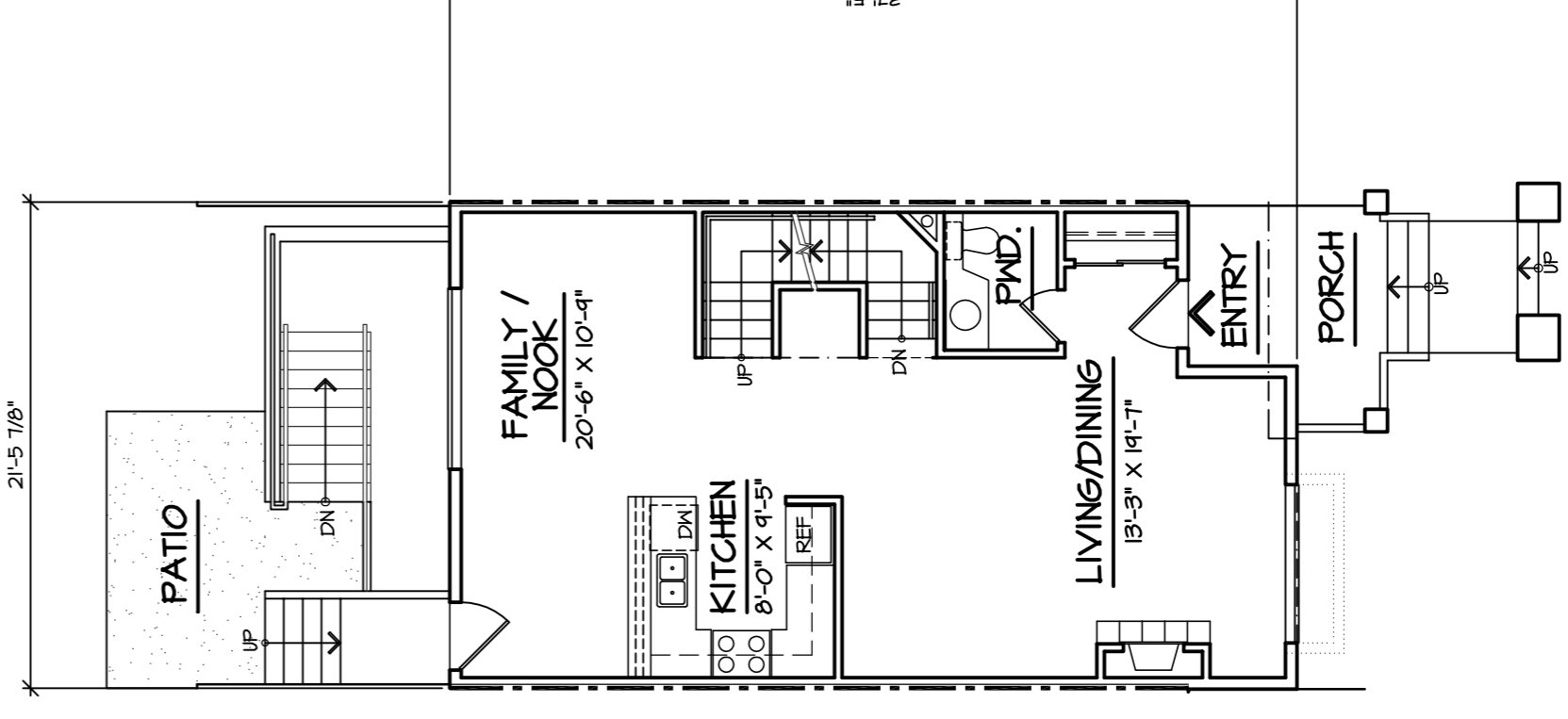


**UNIT TYPE C**  
GROSS AREA: 2,324 S.F.  
NET AREA: 1,551 S.F.  
NOT INCLUDING BASEMENT AREA

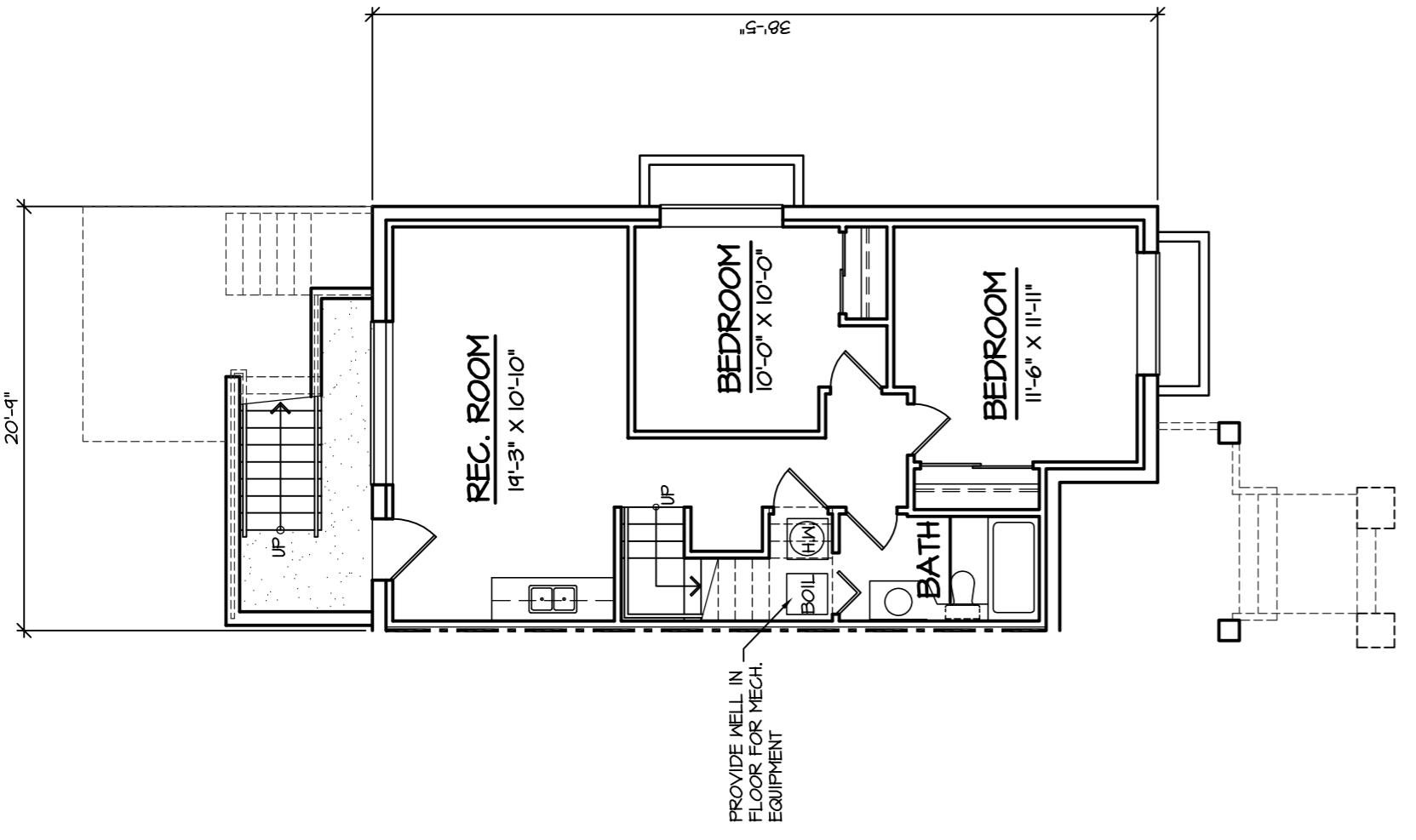
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
181 S.F. (NET)



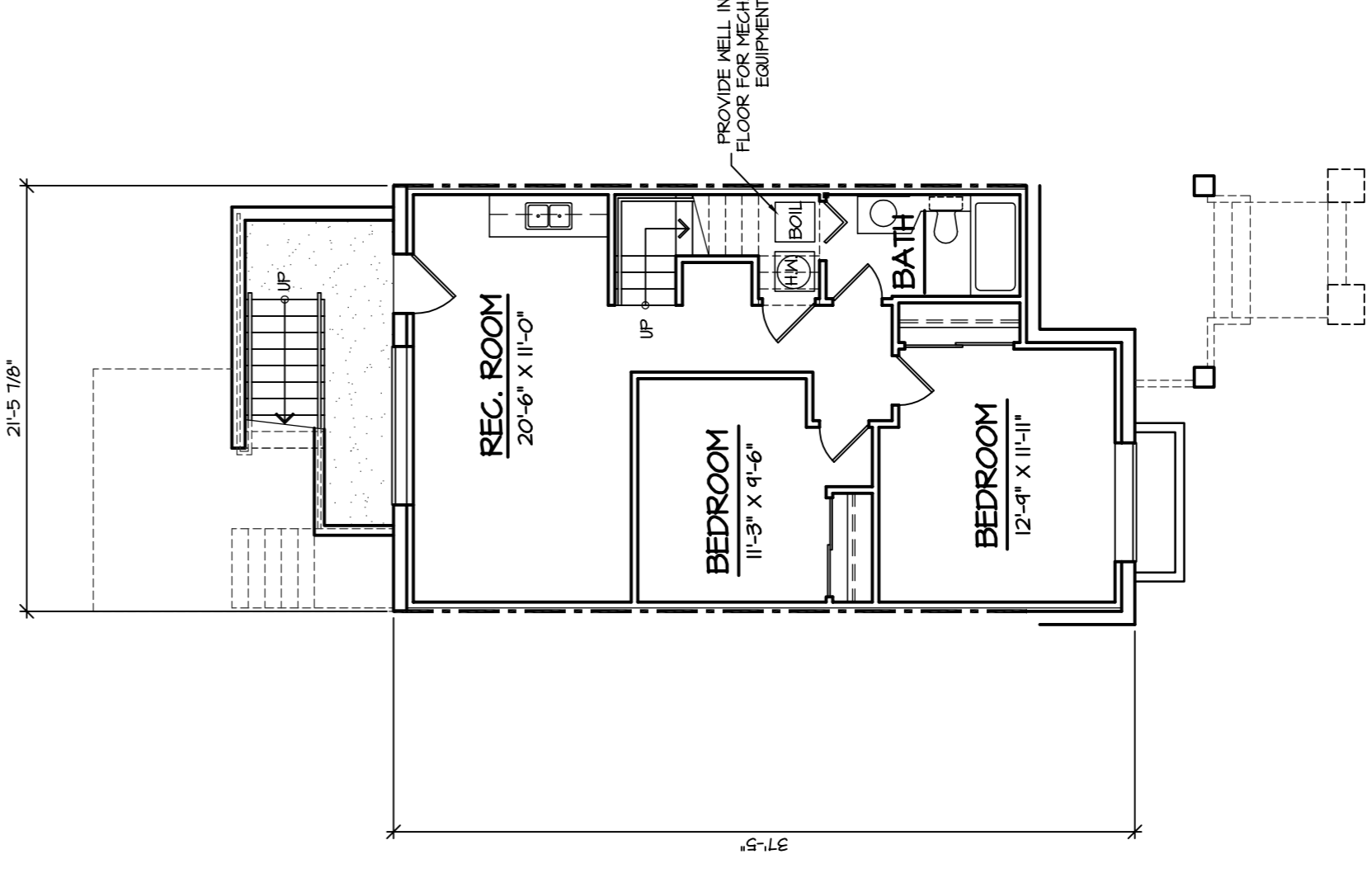
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
162 S.F. (NET)



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
170 S.F. (GROSS)



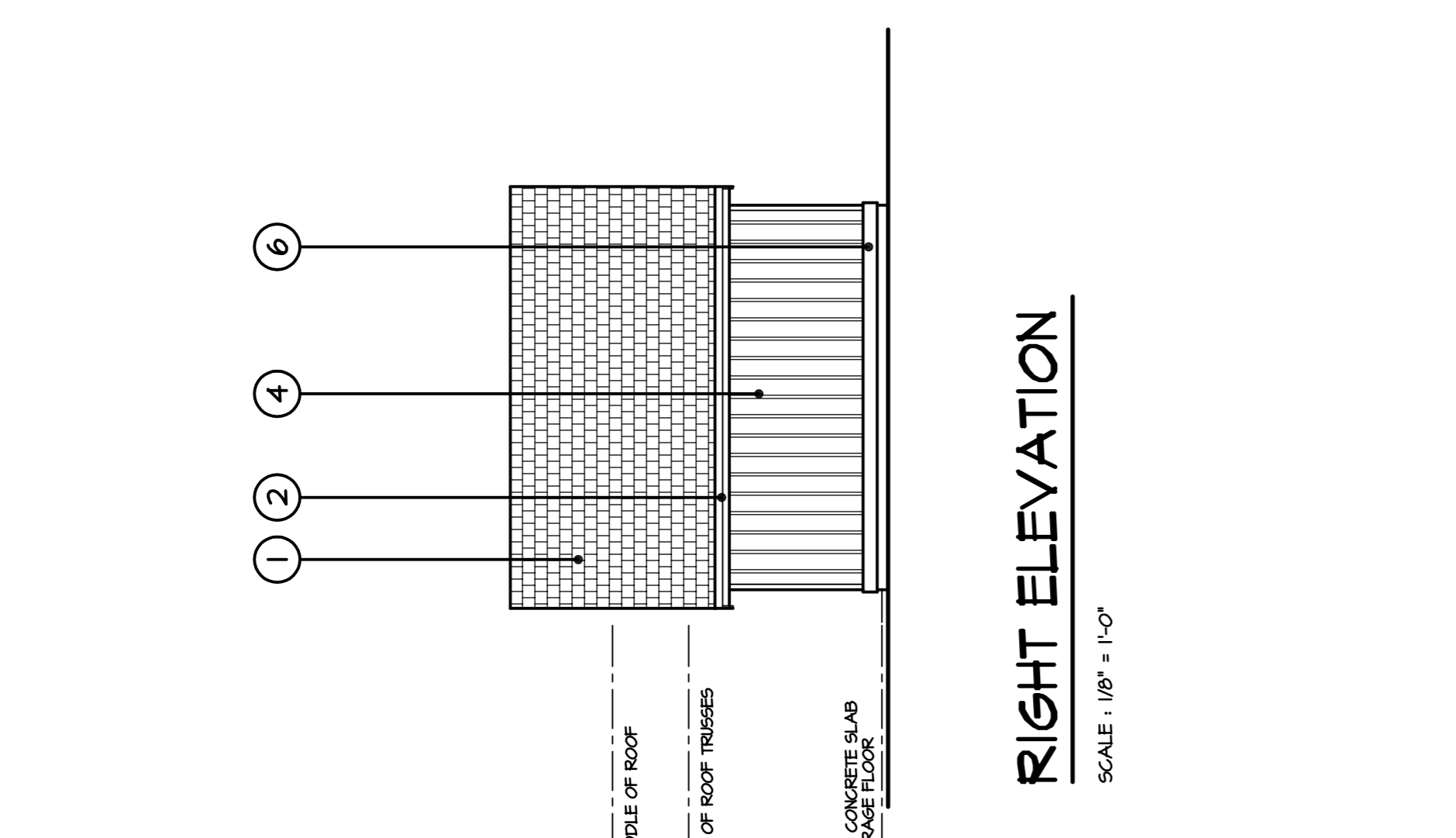
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
162 S.F. (GROSS)



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
173 S.F. (GROSS)

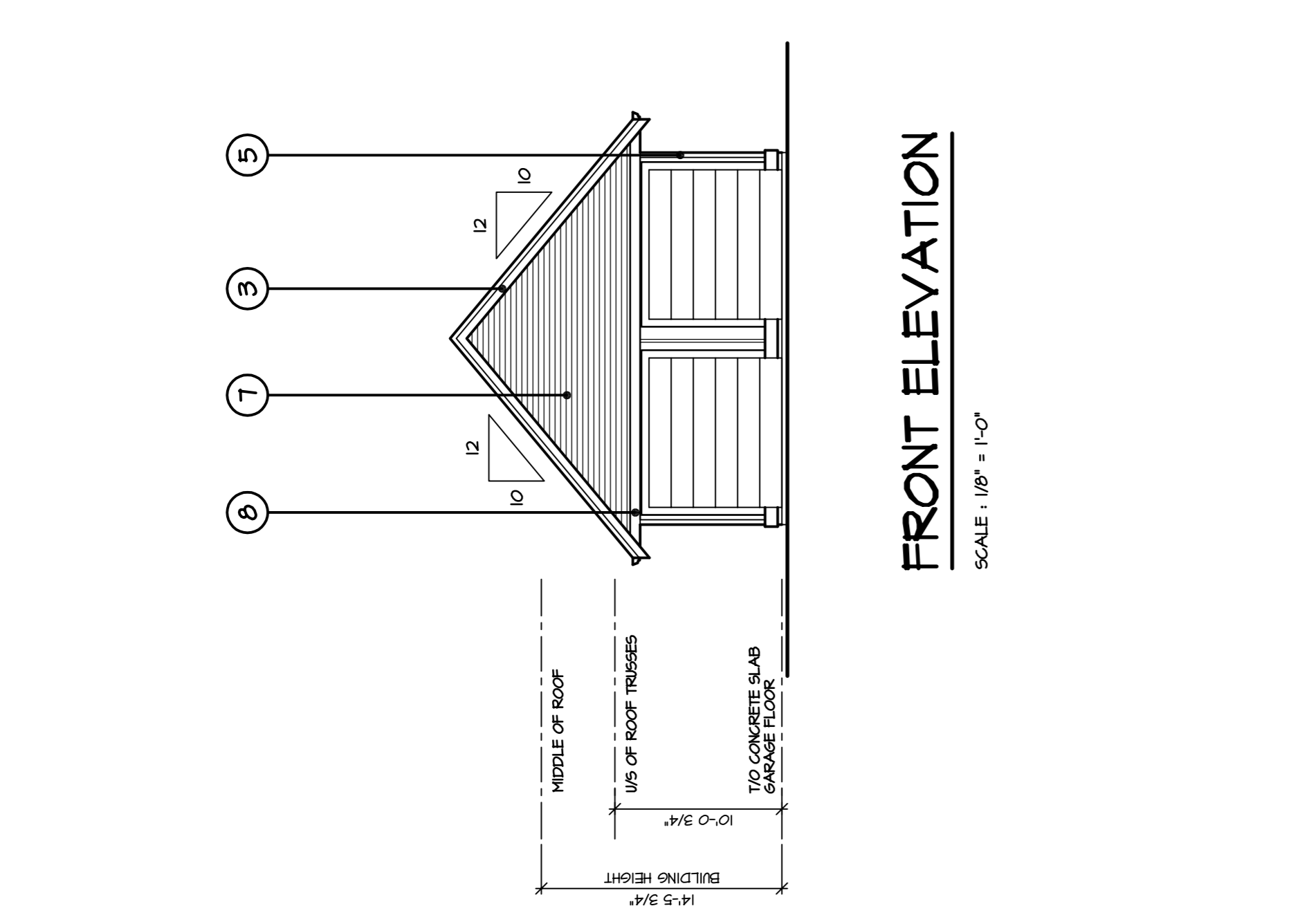


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	#	DATE	BY	REVISIONS											
	M.D.	DATE	BY	REVISIONS											
	M.D.	DATE	BY	REVISIONS											
	M.D.	DATE	BY	REVISIONS											



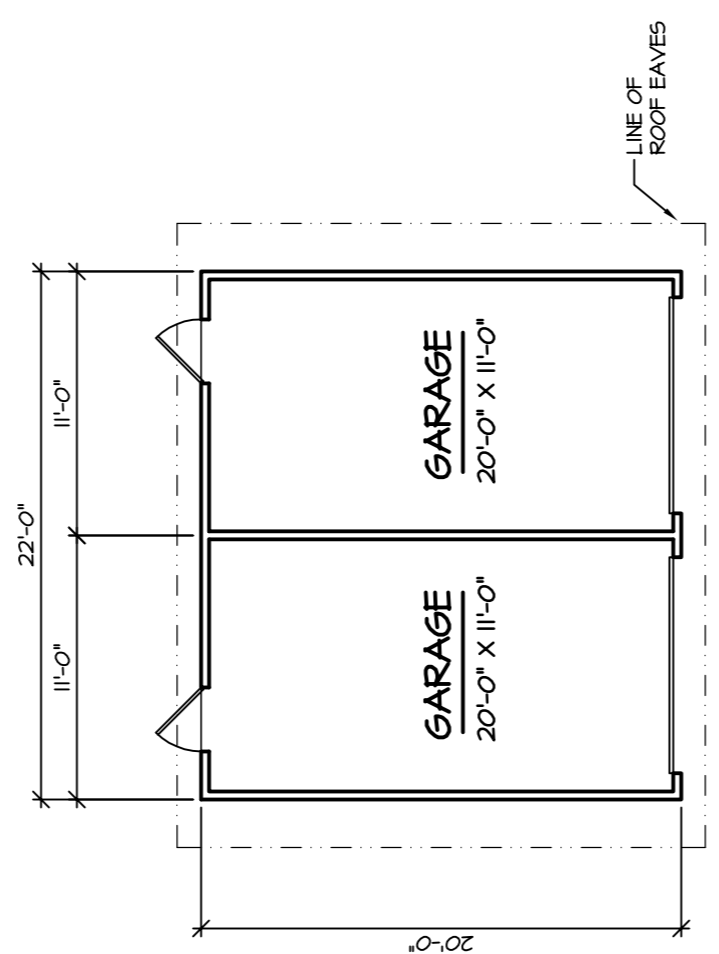
**RIGHT ELEVATION**

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



**FRONT ELEVATION**

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

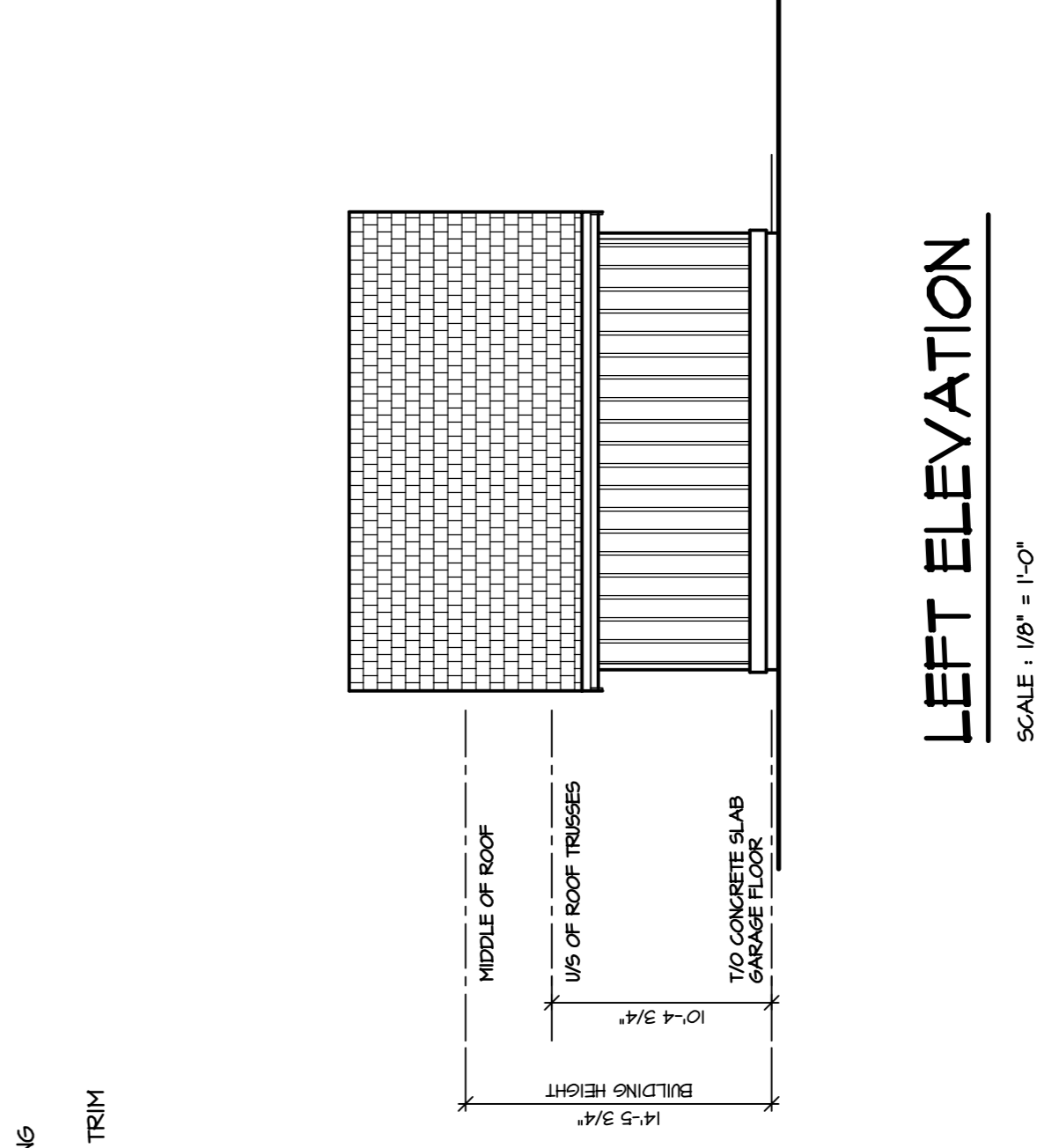


**MAIN FLOOR PLAN**

SCALE: 1/8" = 1'-0" 440 S.F.

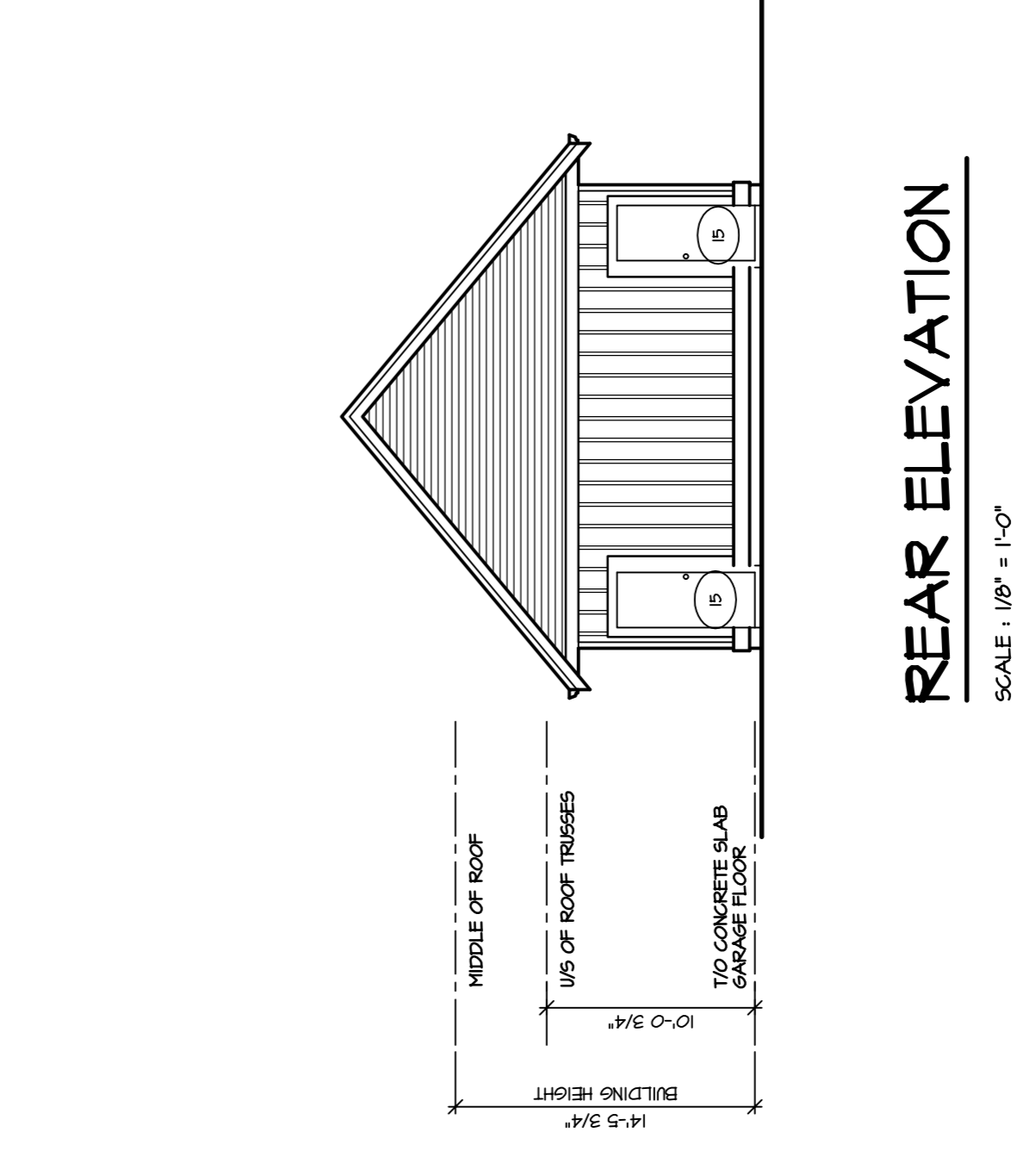
**SCHEDULE OF FINISHES**

- 1 ASPHALT SHINGLES
- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 MOOD FASCIA
- 3 1X4 MOOD TRIM ON 2X10 MOOD FASCIA
- 4 VINYL BOARD & BATTEN SIDING
- 5 VINYL CORNER TRIM
- 6 2X10 MOOD TRIM BOARD
- 7 HORIZONTAL VINYL SIDING
- 8 2X8 HORIZONTAL MOOD TRIM



**LEFT ELEVATION**

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



**REAR ELEVATION**

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

**barnett dembek**  
ARCHITECTS INC.

UNIT 135  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnitkex.com

**2-GARAGE BUILDING**

TOTAL AREA: 440 S.F. ( @ 220 S.F. EACH )

CLIENT NO.	SHEET NO.
06045	630
PROJECT NO.	AC-2.2
REV. NO.	

REV#	DATE	BY	ISSUE
DR#			
CR#			

ISSUE	DATE	BY	ISSUED FOR
1	DEC 1/0	MD	REISSUE FOR D.P.

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C45-L16g

DESIGN :	ARCHSTONE PROJECTS LTD.
MD :	
DRWN :	
DATE :	Dec. 2 10
SCALE :	1/8" = 1'-0"

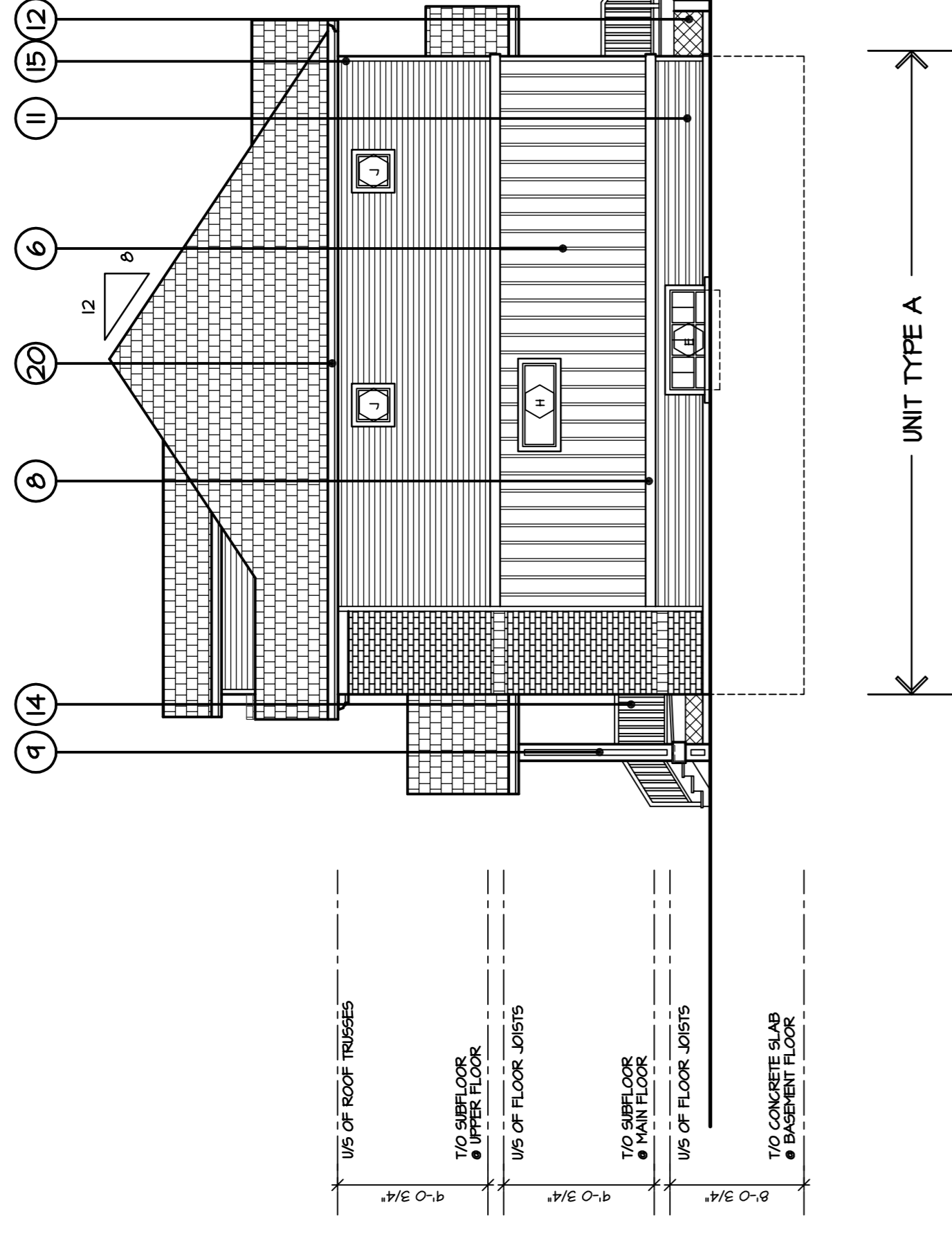
SHEET CONTENTS :	OF BUILDING ELEVATIONS
PROJECT :	6 UNIT RM-23 TOWNHOUSE SITE
CLIENT :	ARCHSTONE PROJECTS LTD.

**barnett dembek**  
ARCHITECTS INC.

UNIT 135  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnkitex.com

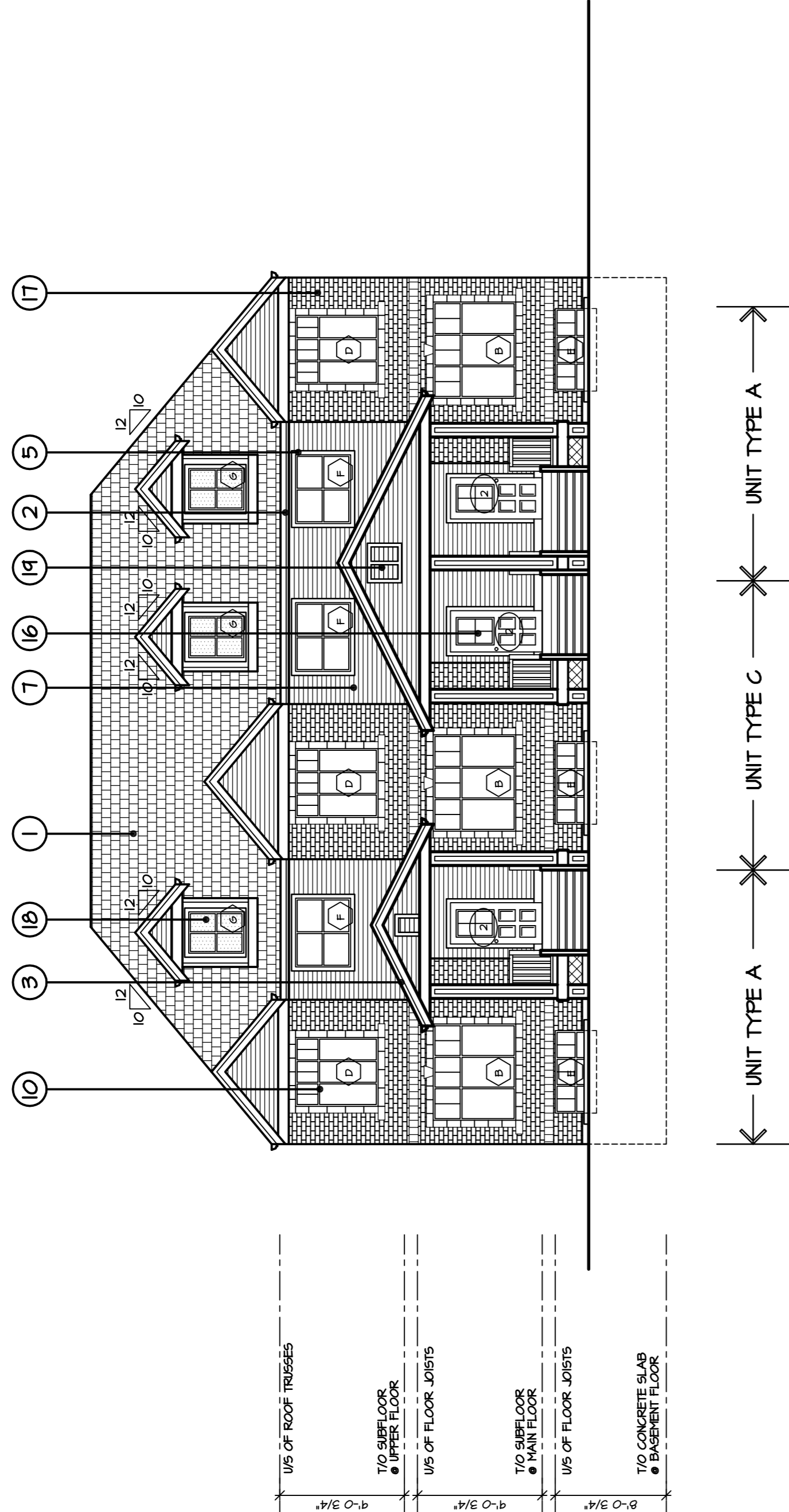
SHEET NO.	630
PROJECT NO.	06045



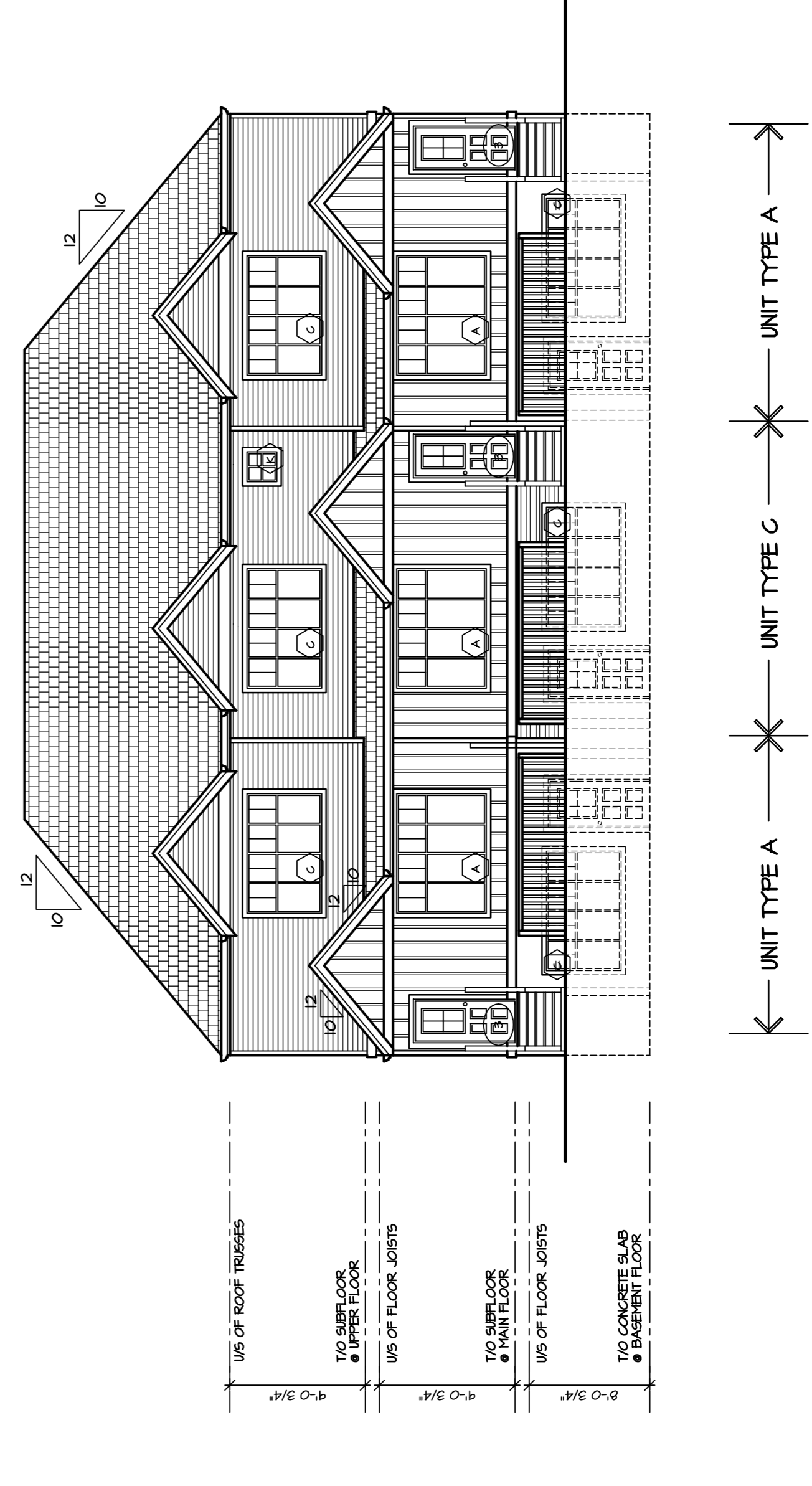
**RIGHT/LEFT ELEVATION**  
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- 1 LAMINATED ASPHALT SHINGLES ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 WOOD KNEE BRACKETS
- 5 1 X 4 WOOD TRIM
- 6 VINYL BOARD & BATTEN VERTICAL SIDING
- 7 VINYL TRIPLE 3" HORIZONTAL SIDING
- 8 2X8 WOOD TRIM BOARD
- 9 DECORATIVE WOOD COLUMNS
- 10 VINYL FRAMED WINDOWS
- 11 VINYL HORIZONTAL SIDING (DOUBLE 6 WITH COVE)
- 12 DIAGONAL LATTICE ON 2X4 WOOD FRAME WORK
- 13 POWDER COAT ALUMINUM DECK PARTITION
- 14 POWDER COAT ALUMINUM GUARDRAIL
- 15 VINYL CORNER TRIM
- 16 WOOD FRAMED METAL CLAD DOOR C/W 1X4 WOOD TRIM
- 17 BRICK VENEER
- 18 VINYL FRAMED DORMER WINDOW W/ FROSTED GLAZING
- 19 PREFINISHED WOOD LOUVER
- 20 PREFINISHED ALUMINUM GUTTER ON 2 x 8 CEMENTITIOUS BOARD FASCIA



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



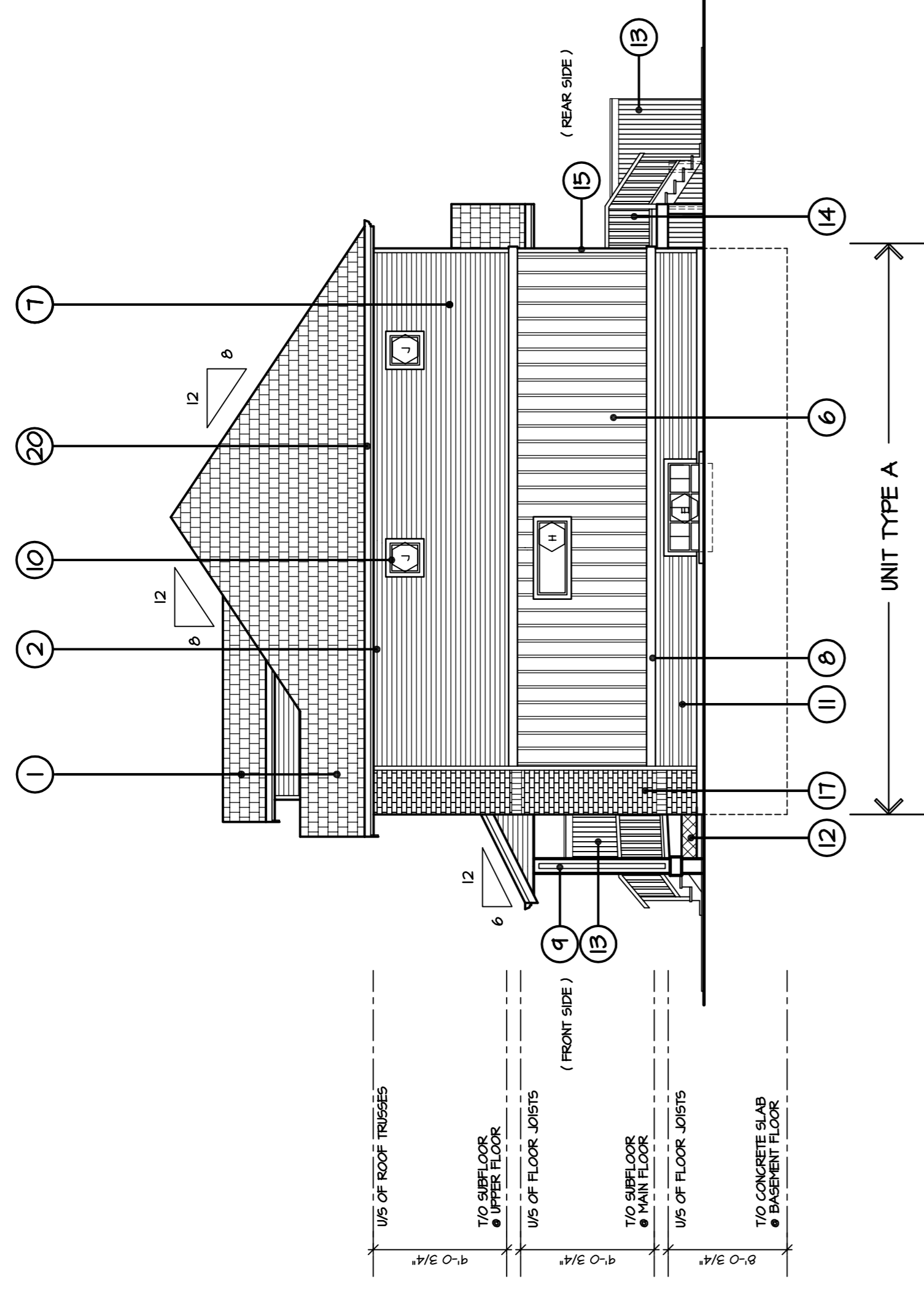
**REAR ELEVATION**  
SCALE : 1/8" = 1'-0"

**BUILDING TYPE 1a**  
RM - 23



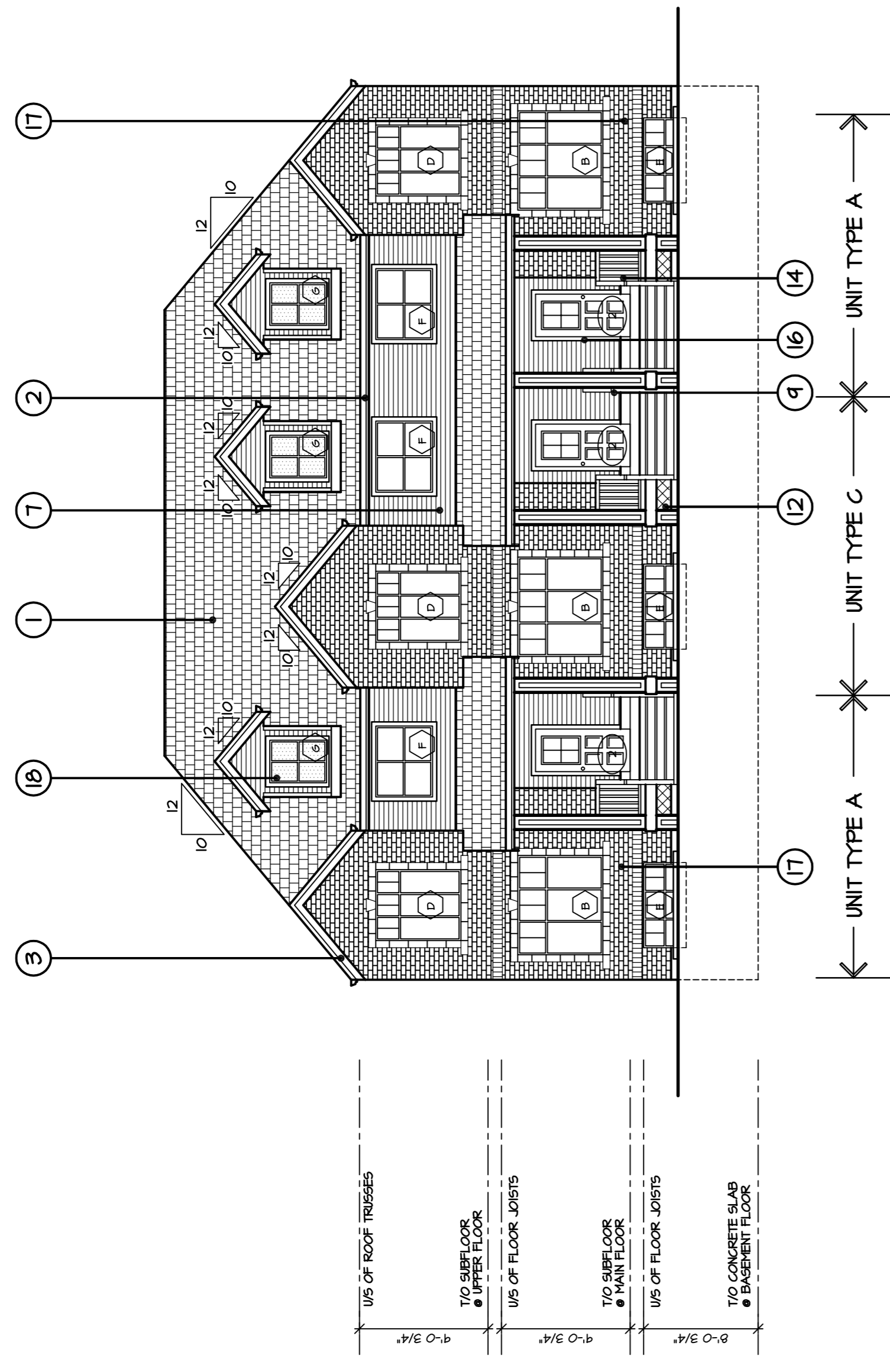
REVN	DATE	DRN	CK'D
ISSUE	DATE	BY	ISSUED FOR
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
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19			
20			

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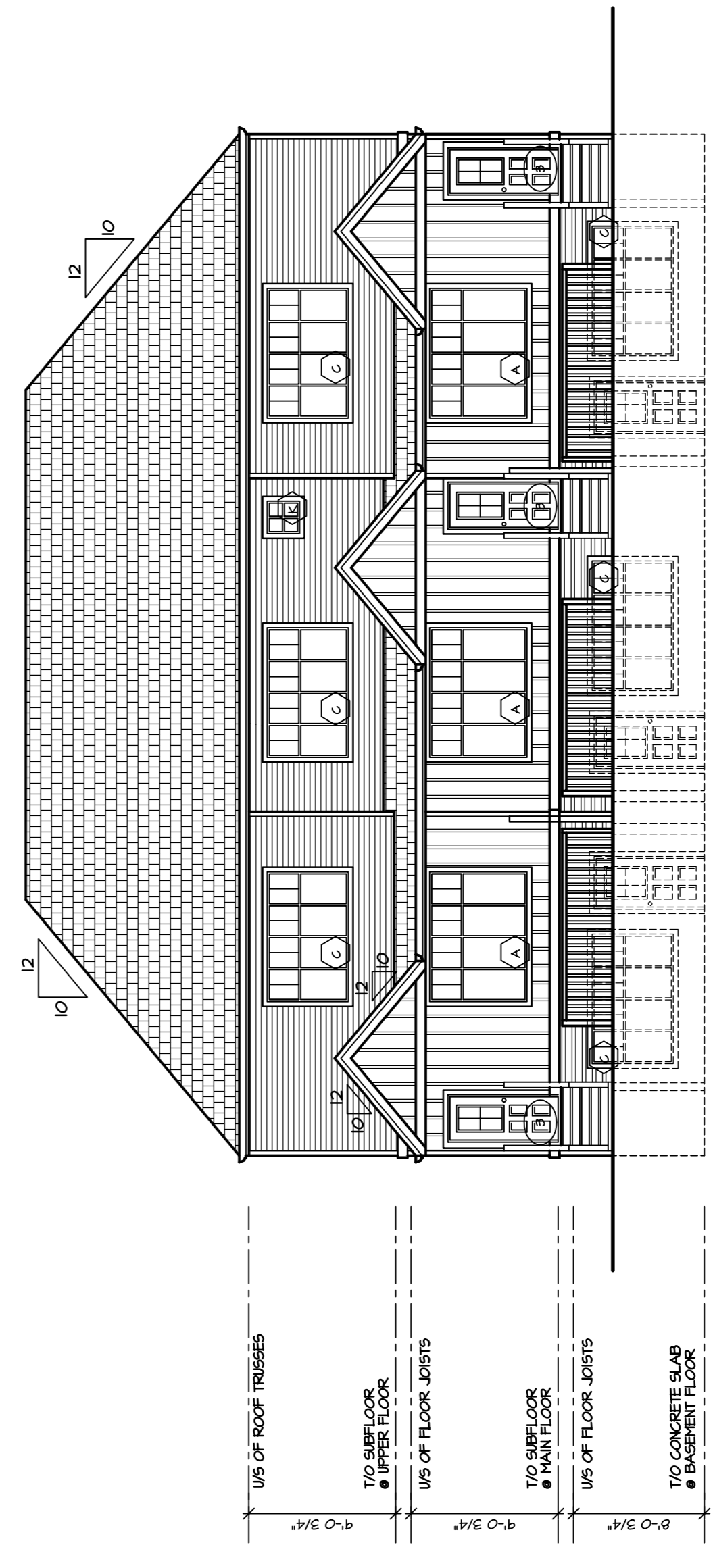
**RIGHT/LEFT ELEVATION**

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



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

**SCHEDULE OF FINISHES**

- 1 LAMINATED ASPHALT SHINGLES ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 WOOD KNEE BRACKETS
- 5 1 X 4 WOOD TRIM
- 6 VINYL BOARD & BATTEN VERTICAL SIDING
- 7 VINYL TRIPLE 3' HORIZONTAL SIDING
- 8 2X8 WOOD TRIM BOARD
- 9 DECORATIVE WOOD COLUMNS
- 10 VINYL FRAMED WINDOWS
- 11 VINYL HORIZONTAL SIDING (DOUBLE 6 WITH COVE)
- 12 DIAGONAL LATTICE ON 2X4 WOOD FRAME WORK
- 13 POWDER COAT ALUMINUM DECK PARTITION
- 14 POWDER COAT ALUMINUM GUARDRAIL
- 15 VINYL CORNER TRIM
- 16 WOOD FRAMED METAL GLAD DOOR C/M 1X4 WOOD TRIM
- 17 BRICK VENEER
- 18 VINYL FRAMED DORMER WINDOW W/ FROSTED GLAZING
- 19 PREFINISHED WOOD LOUVER
- 20 PREFINISHED ALUMINUM GUTTER ON 2 x 8 CEMENTITIOUS BOARD FASCIA

DESIGN :	ARCHSTONE PROJECTS LTD.
MD :	
DRWN :	
DATE :	Dec. 2 10
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	PROJECT : 6 UNIT RM-23 TOWNHOUSE SITE OF BUILDING ELEVATIONS
	6455 AVENUE SUITE, B.C. (1945, 1945, 1945, 1946, 1947, 1947)

**barnett dembek ARCHITECTS INC.**  
 UNIT 135  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	630
SHEET NO.	AC-31
PROJECT NO.	06045
REV. NO.	

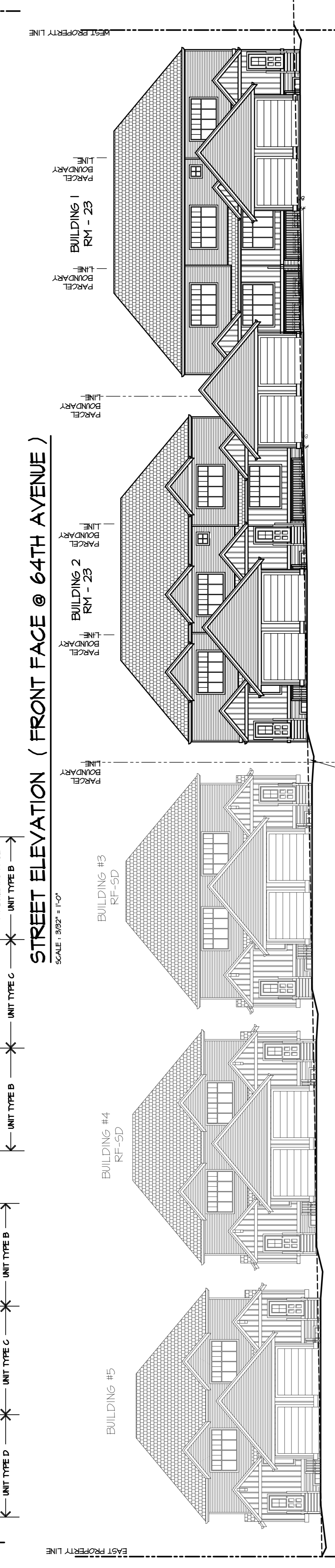
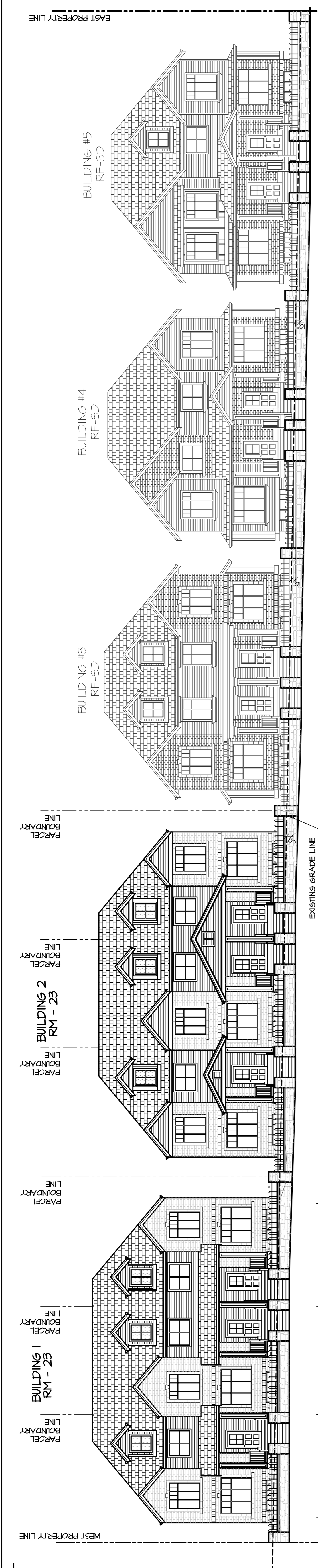
**BUILDING TYPE 10**  
**RM - 23**

REV#	DATE	BY	CHK'D	ISSUE

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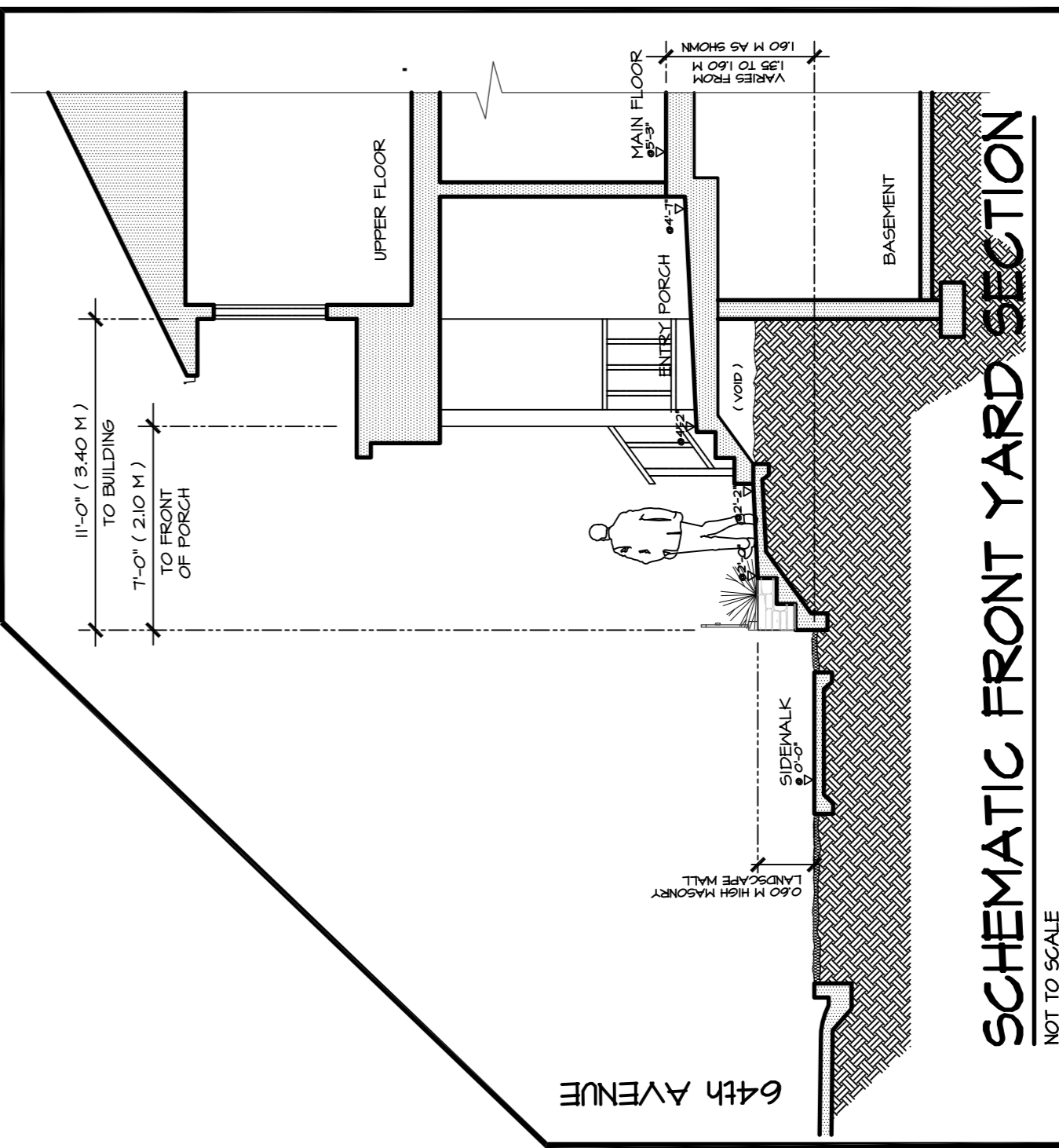
CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	M.D.
DRAWN :	DATE :
Dec. 2 10	
SCALE :	3/32" = 1'-0"
SHEET CONTENTS :	SITE SECTION
PROJECT : 6 UNIT RM-23 TOWNHOUSE SITE	
64th AVENUE, SURREY, B.C.	
(1978, 1985, 1987, 1984/1, 1984/4, and 1971)	
barnett dembek ARCHITECTS INC.	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE :	(604) 597-7100
FAX :	(604) 597-2099
EMAIL :	mail@barnett.dembek.com
SHEET NO. :	630
PROJECT NO. :	06045
AC-4.1	

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.dembek.com

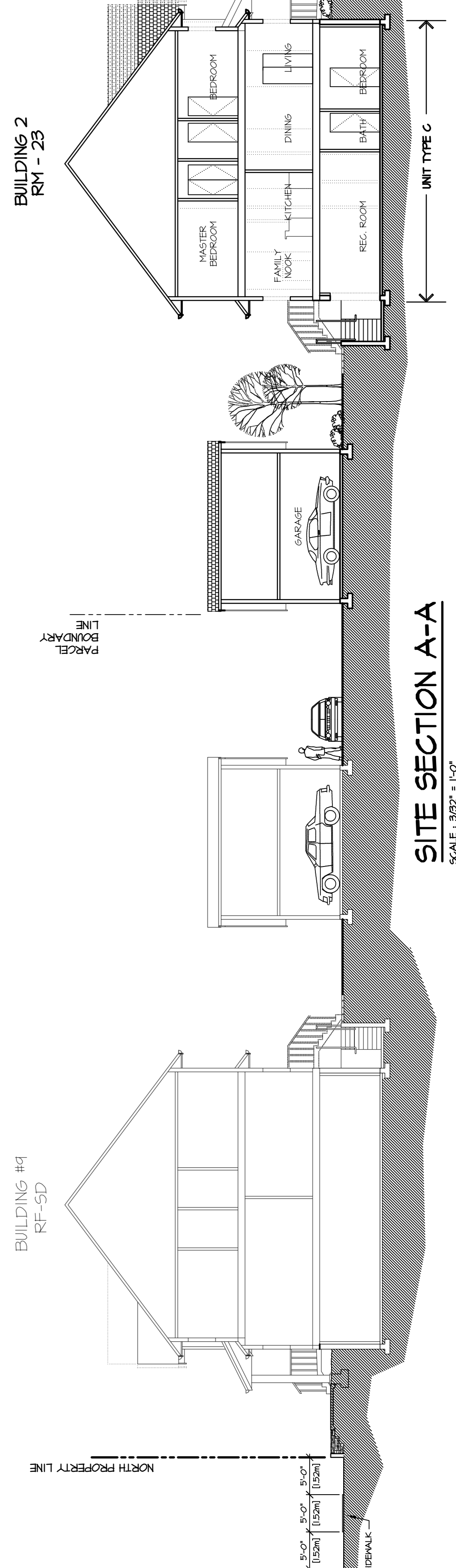


STREET ELEVATION ( FRONT FACE @ 64TH AVENUE )  
SCALE: 3/32" = 1'-0"

LANE ELEVATION ( REAR FACE @ PARKING DRIVEWAY )  
SCALE: 3/32" = 1'-0"



SCHEMATIC FRONT YARD SECTION  
NOT TO SCALE



SITE SECTION A-A  
SCALE: 3/32" = 1'-0"

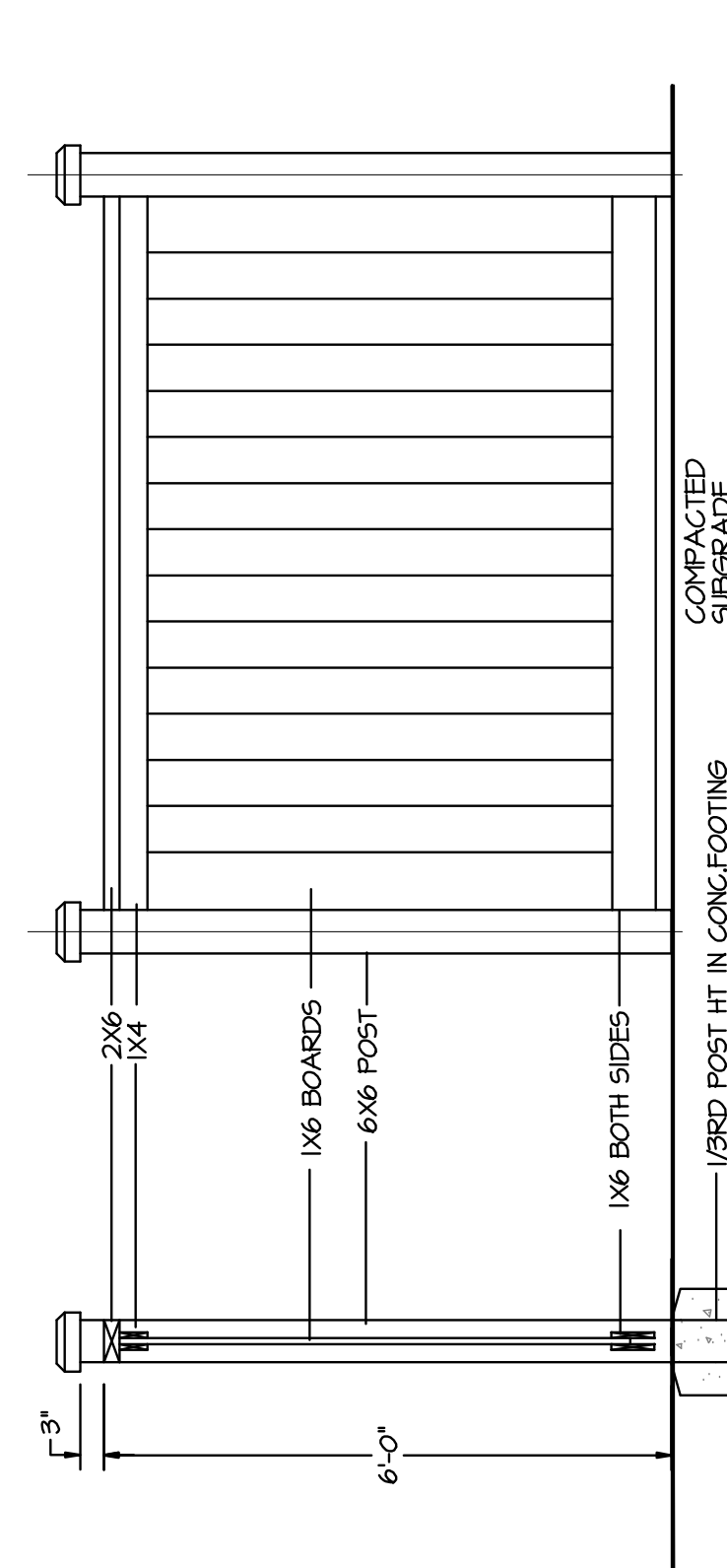


**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	TRIPLEXES ONLY COMMON NAME	DMG JOB NUMBER: 06-299	PLANTED SIZE / REMARKS
1	4	ACER PLATANOIDES 'PARKWAY'	PARKWAY NORWAY MAPLE		8CM CAL; 2M STD; B1B
2	1	ACER RUBRUM 'ARKSTRONGII'	COLUMBIAN RED MAPLE		8CM CAL; 2M STD; B1B
3	1	ABELIA EDWARD GOUCHER	PINK ABELIA		#2 POT; 30CM
4	67	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX		#9 POT; 40CM
5	3	CAMELLIA JAPONICA 'DEBUTANTE'	CAMELLIA LIGHT PINK		#9 POT; 60CM
6	3	COTONEASTER FRANCHETTI	FRANCHET COTONEASTER		#9 POT; 100CM
7	1	ELONYMUS ALATA 'CONFACIUS'	COMPACT KINGED BURNING BUSH		#9 POT; 80CM
8	1	HAMAMELIS X INTERMEDIA 'DIANE'	RED MITCH HAZEL		#9 POT; 80CM
9	3	RHOODENDRON 'VAHI KRUSCHKE'	RHOODENDRON BLUE		#9 POT; 30CM
10	2	RHOODENDRON 'LIGHT PURPLE E. MAY'	RHOODENDRON LIGHT PURPLE, E. MAY		#9 POT; 30CM
11	3	ROSA 'BONICA HEIDLAND'	BONICA HEIDLAND ROSE, PINK		#9 POT; 40CM
12	5	SKIMPIA JAPONICA '108 'HALE'	JAPANESE SKIMPIA		#9 POT; 30CM
13	5	THUJA OCCIDENTALIS 'SHARAGO'	EMERALD GREEN CEDAR		2M HT; B1B
14	4	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET		#9 POT; 50CM
15	26	ARCTOSTAPHYLOS IVA-URESI 'VANCOUVER JADE'	KINKINICK		#9 POT; 30CM
16	162	FACHISANDBLA TERMINALIS	JAPANESE SPRUCE		#1 POT; 15CM

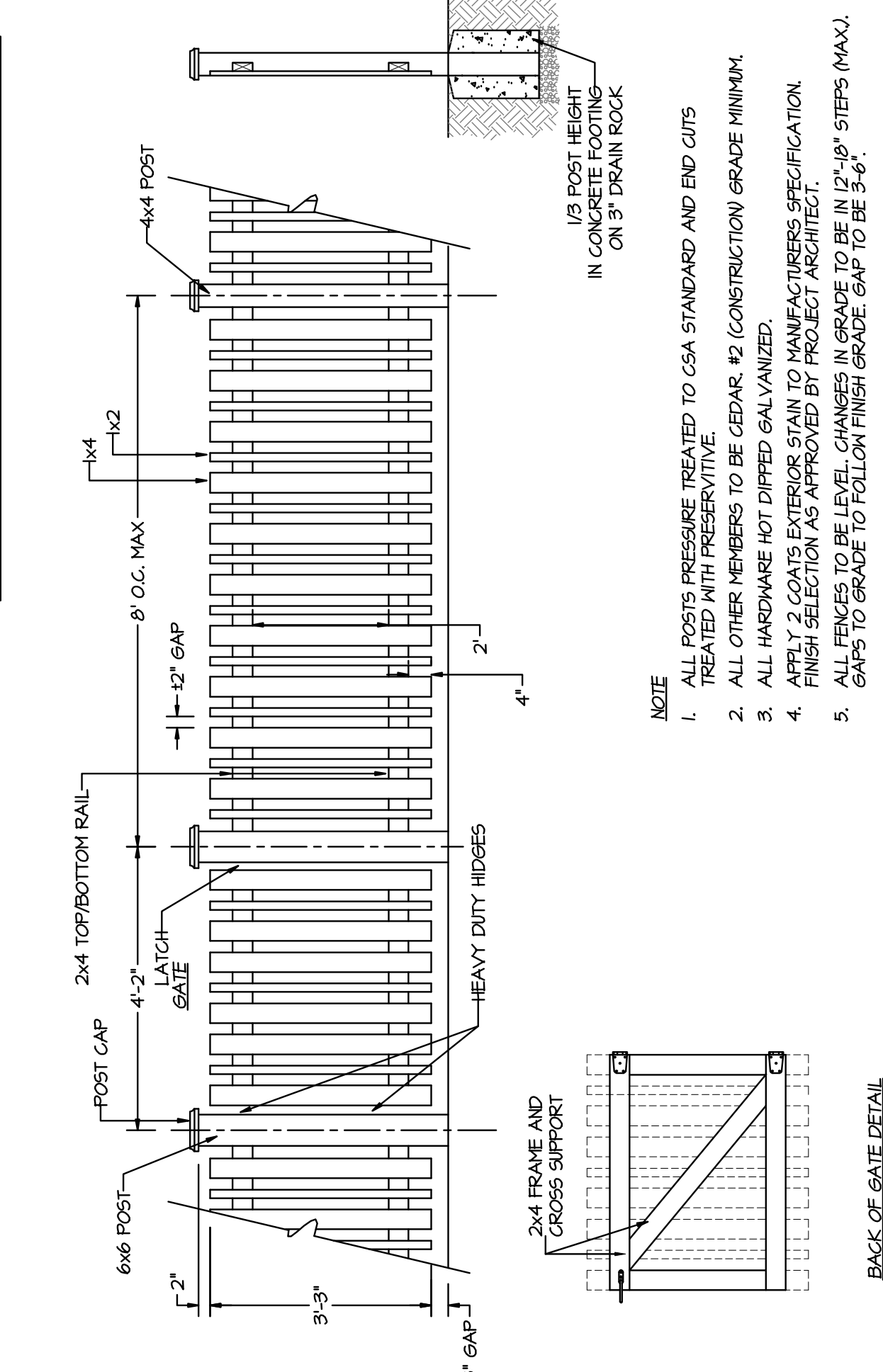
NOTES: • PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER NOTES AND STANDARDS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. • REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. • SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. • SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REQUIRED. ALLOWANCE FOR DELIVERY OF PLANTS TO BE MADE TO DELIVER FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



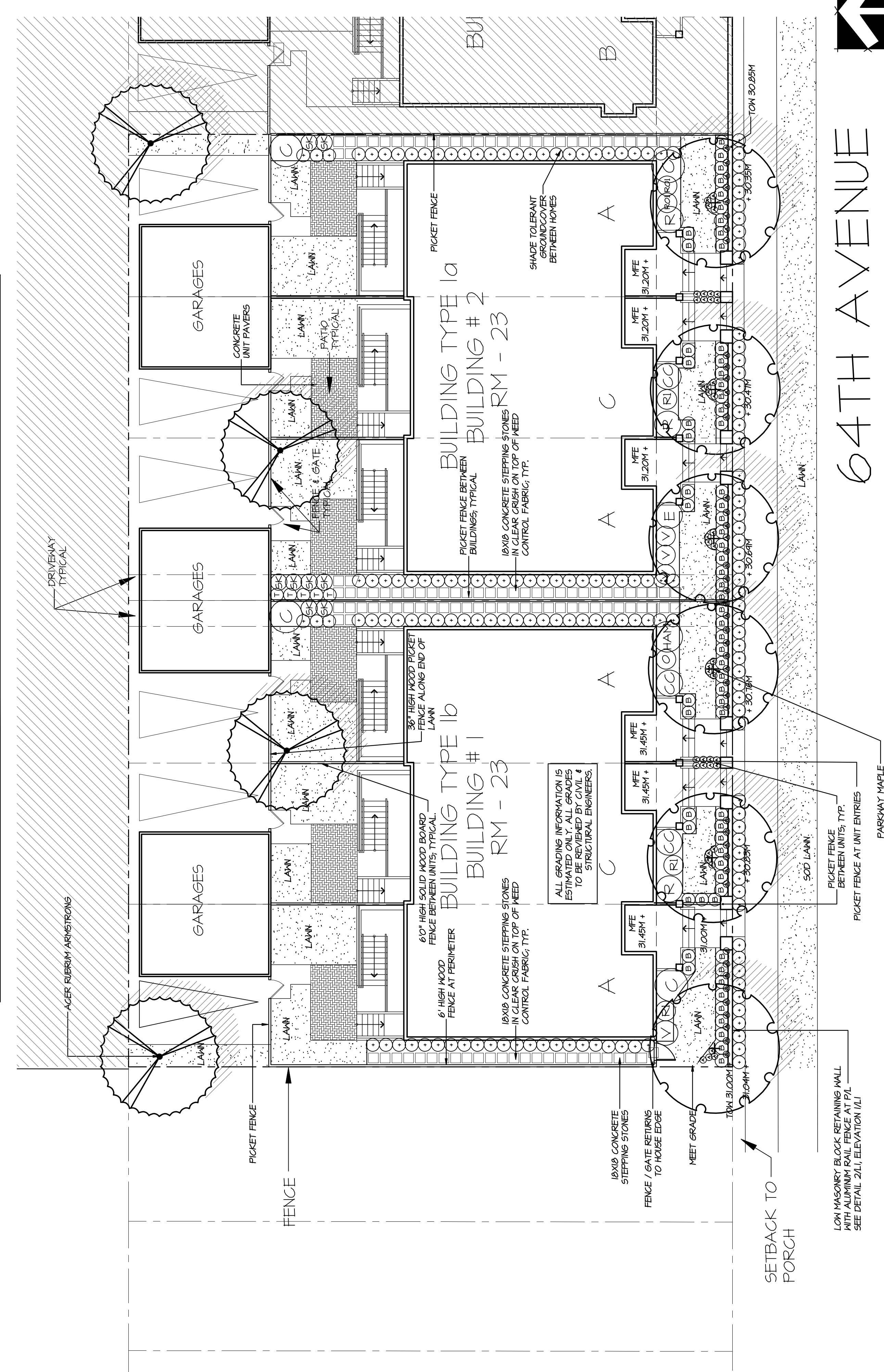
**6'-0" HIGH WOOD FENCE**

SCALE: 1/2"=1'-0"



**PICKET FENCE & GATE**

SCALE: 1/2"=1'-0"



**LANDSCAPE PLAN**

NO.	DATE	REVISION DESCRIPTION	DR.
7	10/26/20	NEW SITE PLAN	MLM
6	08/JAN/22	REV. PER CITY COMMENTS	MLM
5	08/MAY/22	ISSUE FOR DP	MLM
4	08/MAY/22	NEW SITE PLAN	MLM
3	08/MAY/26	NEW SITE PLAN	DO
2	08/FEB/21	NEW SITE PLAN	MLM
1	07/FEB/21	ISSUE FOR TRIPLEXES ONLY	MLM

**DMG landscape architects**

A Partnership of  
 J.D. Michael & Associates Ltd.  
 Pacific Coastal Landscape Consultants Ltd.  
 Dan & Angela Giddens Ltd.

600 - 1488 Columbia St.  
 Burnaby, B.C. V5L 2R8  
 Tel: (604) 437-3622, Fax: 437-5723

**MULTI-FAMILY TOWNHOUSE DEVELOPMENT**

64TH AVENUE & 140TH STREET  
 SURREY, B.C.

**PROJECT:** MULTI-FAMILY TOWNHOUSE DEVELOPMENT

**ARCHITECT:** DMG

**DATE:** 07/02/20

**SCALE:** 1/2"=1'-0"

**DRAWING NUMBER:** L1

**OF 2**

**DMG PROJECT NUMBER:** 06-299

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Table with columns: DATE, SCALE, DRAWN, DESIGN, CHECKED. Values: 08/FEB/21, -, MTL/M, MTL/M, MTL/M.

Table with columns: NO., DATE, REVISION DESCRIPTION, DR. Values: 3, 08/MAY/22, ISSUE FOR DP, MTL/M; 1, 08/FEB/21, ISSUE FOR TRIPLEX ONLY, MTL/M.

LANDSCAPE SPECIFICATIONS



J.D. Michael & Associates Ltd. Landscape Architects. 14000 144th Street, Surrey, BC V4N 1C4. Tel: 604-457-3642; Fax: 604-457-8723

DRAWING TITLE: MULTI-FAMILY TOWNHOUSE DEVELOPMENT

64TH AVENUE & 140TH STREET, SURREY, B.C.

PROJECT: MULTI-FAMILY TOWNHOUSE DEVELOPMENT

64TH AVENUE & 140TH STREET, SURREY, B.C.

PROJEC: MULTI-FAMILY TOWNHOUSE DEVELOPMENT

ARCHITECT: DMG landscape architects

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT. 31.4. For all plant material, the Landscape Architect has the right to restrict the Contractor's responsibility for another growing season if, in his opinion, said development...

31.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT. 31.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

TABLE THREE: SPECIFICATIONS FOR SOFT LANDSCAPE DEVELOPMENT. Columns: ITEM NO., DESCRIPTION, QUANTITY, UNIT, NOTES.

PART THREE SOFT LANDSCAPE DEVELOPMENT. 31.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

31.11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

PART ONE GENERAL REQUIREMENTS. 1.1. REFERENCES. 1.2. SITE INFORMATION. 1.3. CONTRACT DOCUMENTS. 1.4. DESIGN AND CONSTRUCTION STANDARDS.

1.5. MATERIALS. 1.6. CONSTRUCTION METHODS. 1.7. QUALITY CONTROL. 1.8. SAFETY AND PROTECTION.

PART TWO SCOPE OF WORK. 2.1. SCOPE OF WORK. 2.2. PREPARATION OF PLANNING AND DESIGN DOCUMENTS. 2.3. PREPARATION OF PLANNING AND DESIGN DOCUMENTS.

TABLE ONE: PROPERTIES OF GROWING MEDIA FOR LEVEL 1. Columns: PROPERTY, VALUE.

31.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

31.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

31.17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

31.19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

31.21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 31.22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.