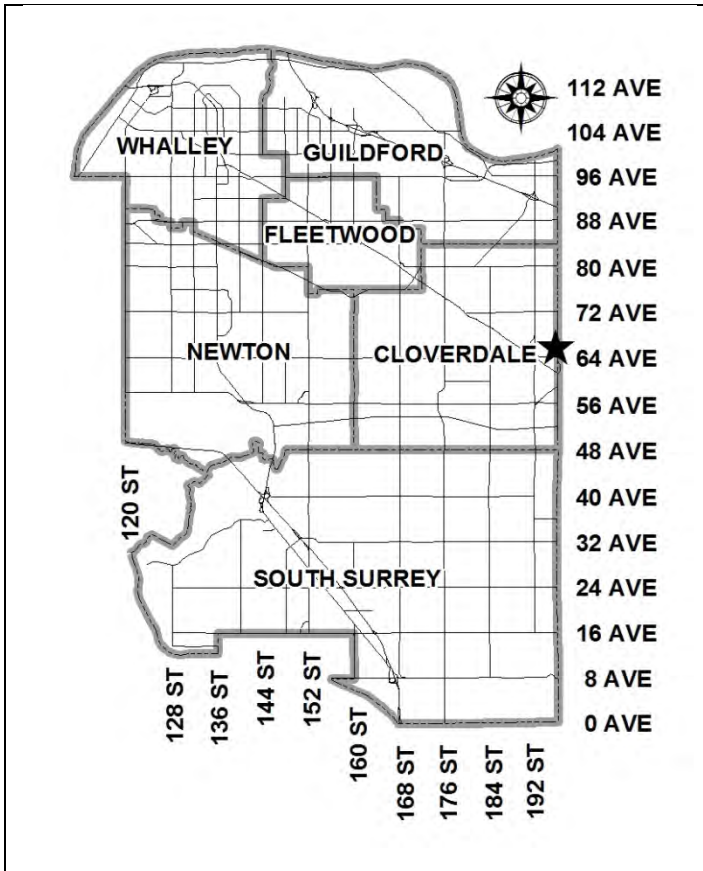


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0259-00

Planning Report Date: February 6, 2012



**PROPOSAL:**

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

in order to permit the development of approximately 62 townhouse units in East Clayton.

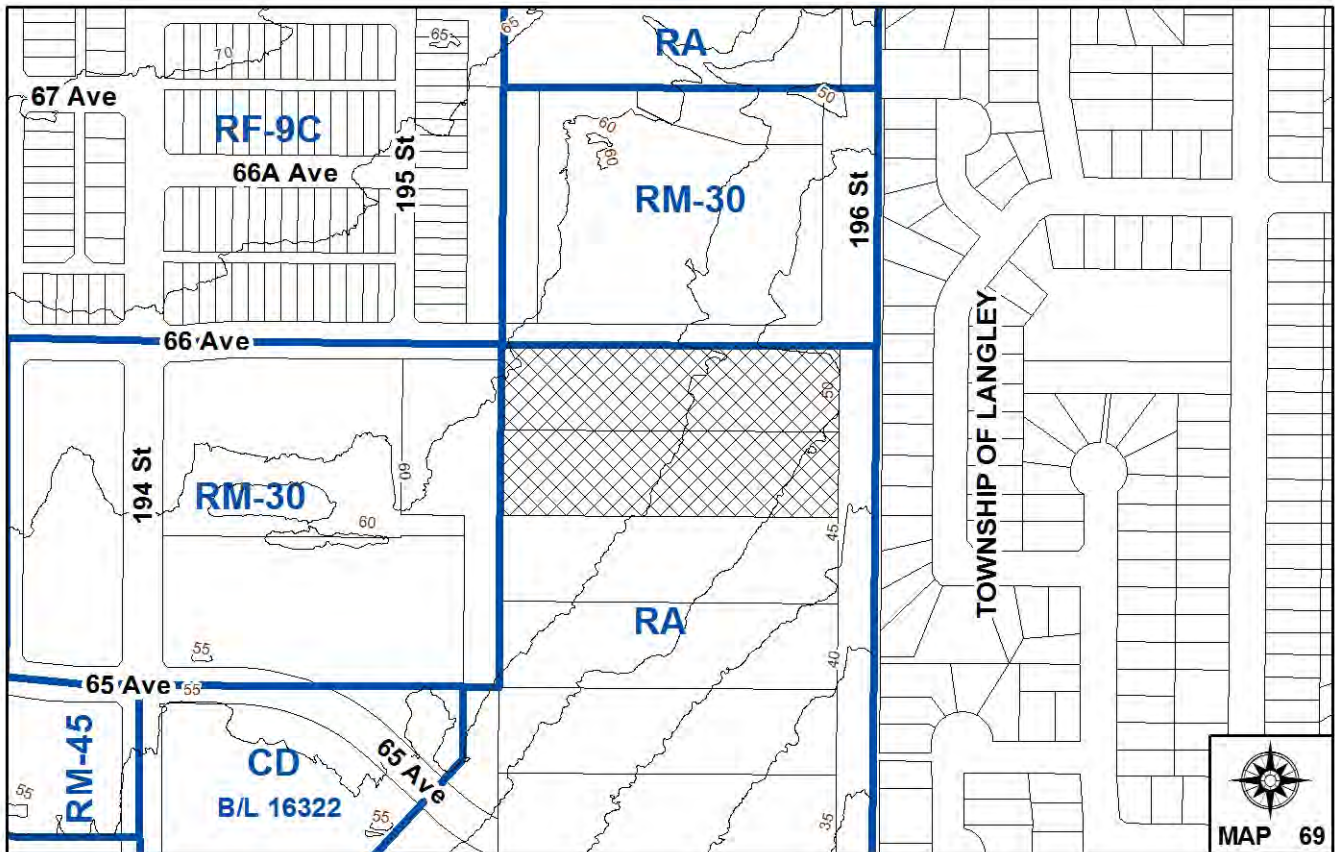
**LOCATION:** 6625 - 196 Street and  
 6637 - 196 Street

**OWNER:** Titus (Clayton) Ventures Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** 22 - 45 UPA (High Density)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the East Clayton Neighbourhood Concept Plan.
- Proposed setbacks achieve a more urban, pedestrian streetscape.
- Will provide for the completion of 66 Avenue west of 196 Street and the creation of 195A Street south of 66 Avenue with associated on-street parking opportunities and the widening of 196 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0259-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0259-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north setback of the RM-30 Zone for Buildings 5, 6, 7, 8 and 9 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
  - (b) to reduce the minimum east setback of the RM-30 Zone for Buildings 8, 11 and 12 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
  - (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Building 11 and to 4.9 metres (16 ft.) for the amenity building and Buildings 3 and 4; and
  - (d) to reduce the minimum west setback of the RM-30 Zone for Buildings 2, 7, 9 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (h) registration of a reciprocal access agreement between the subject site and the adjoining property to the south (6595 – 196 Street), to permit a future shared driveway;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
- (k) completion by the Realty Division of the acquisition of a 20-metre (66 ft.) wide portion along the west property line to expand the existing greenway.

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

10 Elementary students at Latimer Road Elementary School  
5 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to commence construction in June of this year and ready for occupancy by the end of the year.

Parks, Recreation & Culture: Acquisition of the western 20-metre (66 ft.) wide portion of the subject is required for additional parkland.

### SITE CHARACTERISTICS

Existing Land Use: Large acreage lots with single family homes and related buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 66 Avenue):	Townhouse project (Application No. 7904-0050-00 approved on May 29, 2006)	22 – 45 UPA (High Density)	RM-30
East (Across 196 Street):	Single family homes (within the Township of Langley)	N/A (within the Township of Langley)	N/A (within the Township of Langley)
South:	Acreage lot	22 – 45 UPA (High Density)	RA
West:	Park (City Greenway)	Public Open Space / Park	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject 1.78-hectare (4.41-acre) site is located at the southwest corner of 66 Avenue and 196 Street. It is designated Urban in the Official Community Plan (OCP), 22-45 UPA (High Density) in the East Clayton Neighbourhood Concept Plan (NCP) and is currently zoned One-Acre Residential Zone (RA).
- The applicant proposes a rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and a Development Permit to permit the development of 62 townhouse units. A Development Variance Permit to reduce setbacks is also proposed as part of this application.
- The proposal indicates a total floor area of 10,360 square metres (111,514 sq. ft.), representing a net floor area ratio (FAR) of 0.86, which is within the maximum 0.9 FAR of the RM-30 Zone.
- The indoor amenity area, totalling approximately 186 square metres (2,002 sq. ft.), meets the RM-30 Zone requirement for indoor amenity space of 186 square metres (2,002 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area, totalling approximately 186 square metres (2,002 sq. ft.) meets the RM-30 Zone requirement for outdoor amenity space of 186 square metres (2,002 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The application proposes 136 parking spaces, consisting of 124 resident and 12 visitor spaces, which meets the Zoning By-law requirement of 136 spaces.
- Of these, a total of 32 spaces (16 units) are proposed as tandem parking spaces, all of which will be located on the western portion of the site. 6 of the tandem units provide enough apron space behind the garage to park a vehicle, while 3 additional units (located in Building 11) have enough space that they may also be able to provide parking behind the garage.

- The subject properties will be bisected into two distinct development cells by a new 195A Street (shown in the NCP) which will be dedicated and constructed as part of the processing of the subject application. The subject site will be one lot “hooked” across 195A Street, and the proposed indoor and outdoor amenity spaces on the eastern portion will be shared with the residents on the western portion of the site.
- The subject site is located east of an existing greenway, which is to be expanded as part of the subject application. The City’s Parks, Recreation and Culture Department will be acquiring a 20-metre (66 ft.) wide strip of land along the western property line of the subject site that will supplement the existing greenway. This location is targeted for a future park facility, such as a playground or tot lot.
- The applicant has submitted a raptor study in support of their application. Although no bald eagle nests were observed, two bird nests were identified. The species of these is unknown at this time. In keeping with the report’s conclusion any land clearing of the site should occur outside of the breeding bird window.
- The property to the south (6595 – 196 Street) would most efficiently be developed as part of the subject application (e.g. site layout, access) and the applicant was encouraged to include this property in the application. Unfortunately, the applicant has been unable to negotiate the inclusion of this property with the owner. The applicant has provided a concept showing how 6595 – 196 Street may develop in the future (Appendix II).
- To facilitate the development of the site to the south and to minimize the number of driveways on 195A Street, the applicant will be required to register a reciprocal access agreement for a shared driveway.

#### Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by DMG Landscape Architects and dated January 18, 2012, identifies 101 mature trees on the site (excluding the 20-metre wide portion to be acquired by the City). All trees are proposed to be removed either because they conflict with the future building envelopes, are affected by the proposed grading on the site or due to their poor condition.
- It should be noted that there are a significant number of trees located within the area that will be acquired as part of the greenway, which will be evaluated separately by the City’s Parks, Recreation and Culture Department to determine their viability for retention.
- The table below provides a summary of the proposed tree retention and removal by species:

<b>Tree Species</b>	<b>Number of Trees</b>	<b>Number to be Retained</b>	<b>Number to be Removed</b>
Red Alder	66	0	66
Douglas Fir	4	0	4
Excelsa Cedar	1	0	1
Western Red Cedar	1	0	1
Pin Cherry	2	0	2

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Big Leaf Maple	4	0	4
Black Cottonwood	11	0	11
Blue Spruce	1	0	1
Spruce	2	0	2
Fruit Tree	2	0	2
Jack Pine	1	0	1
Japanese Ornamental Cherry	1	0	1
Paper Birch	1	0	1
Red Maple	1	0	1
Scot Pine	1	0	1
Weeping Willow	1	0	1
Tree of Heaven	1	0	1
<b>Total</b>	<b>101</b>	<b>0</b>	<b>101</b>

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 62 replacement trees to be provided, which is 63 trees fewer than the 125 required under the Tree Protection By-law. The applicant will be required to provide cash-in-lieu of these trees.

#### PRE-NOTIFICATION

Pre-notification letters were sent on December 20, 2011. In response, correspondence was received from 9 residents who identified the following concerns:

- Seven of the residents noted that there is a significant stand of trees along the western edge of the site that they would like to see preserved. Three of these respondents also noted that the existing trees/green space on the site provide habitat for a variety of wildlife and birds, including rabbits, eagles and hawks. Three residents also noted that the existing trees provide beauty and views while an additional resident noted that the trees help provide privacy.

*(The City's Parks, Recreation and Culture Department has advised that the City will be acquiring the portion of the site designated as parkland in the East Clayton NCP for greenway and natural area purposes. Tree retention will be reviewed by Parks staff at the time of acquisition to determine which trees are impacted by the servicing of the subdivision and which trees are feasible for retention.)*

- Three of the residents noted that there is a lack of available parking in the area, one of whom noted that the existing townhouse projects located at 19455 – 65 Avenue 19480 and 19551 – 66 Avenue have insufficient parking available onsite for residents. In the case of the latter development temporary on-street parking along 196 Street has alleviated some of this shortfall, however in general there is a lack of available parking provided by the newer townhouse developments. The problem in the area is exacerbated as on-street parking is presently only available on a portion of the south side of 66 Avenue. The respondents wish to ensure that there is sufficient onsite parking available from the development.

*(The development meets the parking requirements for the City's Zoning By-law. Furthermore, it is estimated that an additional 9 vehicles can be accommodated in front of the garages of 9 of the proposed townhouse units. It should also be noted that additional on-street parking will be available on both 66 Avenue and 195A Street as a result of this application.)*

- Similarly an additional resident noted that 66 Avenue should be widened to a full road standard as presently it is only a half road along the northern edge of the subject site, and also that a traffic light is needed at the intersection of 196 Street and 64 Avenue to help with congestion. An additional resident also noted that there is too much congestion presently in the community in terms of the number of people and cars in addition to the lack of parking noted above.

*(66 Avenue will be constructed to a full road standard from its current half road standard as a result of the subject development. Additionally, the Transportation Division has advised that a traffic light is planned at this intersection but it will not be installed until it is fully warranted and all intersection corners are developed.)*

- Four of the residents also noted that the subject development may impact the value of their properties.

*(The NCP has always envisioned a multiple residential use on the subject site.)*

- An additional resident advised that they are supportive of the application, provided it be restricted to an adult-only housing facility otherwise the proposal will cause a significant strain on the schools as the existing elementary school (Hazelgrove) is overcrowded with students required to be bused to another nearby school site.

*(The applicant has indicated that it is their intention that the project be marketed to families and thus it is not intended as an adult-only project. Surrey School Board has indicated that there has been a boundary adjustment for the catchment areas in this portion of East Clayton. Students from the subject site will attend the Latimer Road Elementary School which is presently under capacity.)*

- An additional resident noted concern with some of the Engineering and Parks design criteria and specifically noted the following: adequate street light should be available at the entry to the site; on-street lighting should be available on both sides of 66 Avenue; wider sidewalks should be utilized along the frontages (with this potentially to be adopted as a City-wide policy for multi-family projects); and finally that pedestrian lighting should be considered within the portion of the greenway that is adjacent the subject site.

*(The entry to the site will be from both sides of 195A Street, and will be demarcated with concrete pavers and a pole-mounted light. The Engineering Department has advised that street lights currently exist on the north side of 66 Avenue and that this project will provide street lights on the south side of 66 Avenue.*

*Additionally, with 66 Avenue being a through local road, a 1.5-metre (5 ft.) wide concrete sidewalk will be provided fronting the development which is consistent with design criteria for such roads. A similar approach is also proposed for 195A Street.*



*The City's Parks Department advises that greenways or parks of this scale are typically not lit, as such, use is usually encouraged from dawn to dusk. It should also be noted that staff have worked closely with the applicant to provide active space on site (such as a pathway) and rooms along the interface with the pathway that will help provide natural surveillance over this area.)*

## DESIGN PROPOSAL AND REVIEW

### Overall Design Considerations

- The proposed development contains 62, three-storey townhouses that are housed within 12 buildings. The majority of units will have four bedrooms, with the exception of 16, three-bedroom units. Each unit provides two resident parking spaces.
- Parking is provided in a combination of tandem and side-by-side garages. Unit types D, G and F have side-by-side garages while unit type A has tandem garages. All of the unit types have a number of variations.
- 136 parking spaces are provided, which is comprised of 124 resident and 12 visitor parking spaces.
- The majority of the living areas are proposed on the upper floors, however a bedroom is proposed on the ground floor of the four-bedroom units.
- Vehicular access to the two portions of the site is proposed from the future 195A Street, which will bisect the site.
- The number of units within the individual buildings range from four to ten (building 11), however; it should be noted that there is only one building with 10 units and this is located away from public view and City streets. The majority of buildings average approximately 4-6 units.
- Units range in size from 127 square metres (1,364 sq.ft.) to 187 square metres (2,013 sq.ft.).
- Building materials include the extensive use of 4 inch and 8 inch vinyl siding (shades of cream and grey) supported by hardi panel and shingles (shades of brown and light grey) for all façades. The roof will be clad in asphalt shingles (dual black colour) and includes pitched roofs with gables to increase the roof line articulation and reduce the building massing.
- Units that front onto 196 Street, 66 Avenue and 195A Street are street-oriented and will have direct pedestrian access by way of individual gates. Buildings along these streets will step with the site's grade to decrease building massing and to respond to the significant grade change that exists through the site.

### Landscaping

- A 7.0-metre (23 ft.) wide landscape buffer is proposed along 196 Street. The buffer is heavily planted with a variety of trees (e.g. cedars and maple trees) and shrubs and will provide a consistent visual image and acoustical treatment along 196 Street.
- Each unit has access to a balcony, thus providing private outdoor space for resident use.
- The City will be acquiring approximately 20 metres (66 ft.) of land along the western boundary of the site to facilitate the expansion of the existing greenway. The western lot will provide direct connection to this by way of gates that will be provided at the end of the driveways.

### Indoor and Outdoor Amenity Space

- The indoor and outdoor amenity space are centrally located adjacent the development's entry on the eastern lot.
- The development proposes 186 square metres (2,003 sq. ft.) of indoor amenity space, through the provision of an amenity building, which contains the mail facilities, a lounge, a games lounge, an exercise room, a meeting room, a kitchen and washroom facilities.
- The outdoor amenity space is proposed adjacent the indoor amenity space. The amenity space incorporates children's spring toys over a tile play surface, in addition to patio space and benches.

### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the City Architect. The applicant has addressed staff's design concerns, however, there remain some outstanding concerns which primarily relate to the landscaping.
- A detailed summary of the design concerns has been provided to the applicant, who has agreed to resolve all concerns prior to consideration of final approval.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variance:

- Reduction in the minimum north setback of the RM-30 Zone for Buildings 5, 6, 7, 8 and 9 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
- Reduction in the minimum east setback of the RM-30 Zone for Buildings 8, 11 and 12 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);

- Reduction in the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Building 11 and to 4.9 metres (16 ft.) for the amenity building and Buildings 3 and 4; and
- Reduction in the minimum west setback of the RM-30 Zone for Buildings 2, 7, 9 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).

#### Applicant's Reasons:

- The setbacks from 195A Street are noted as 3.0 metres, which is measured to the face of the projections in the facades of the buildings. The actual setback to the building face for these building is 3.6 metres (12 ft.) at the lowest level. The applicant feels that this setback is sufficient to provide a front yard and to help form a strong, urban streetscape along what will be a quiet street. A 3.0 metre (10 ft.) setback is requested to the west property line of the western lot where only two side elevations are close to the greenway.

#### Staff Comments:

- The requested setbacks are appropriate and will help form an urban streetscape where the buildings engage with the streets by bringing them closer to the public realm.
- The majority of the reduced setbacks pertain to City streets, with the exception of the west setback (propose 3.0 m (10 ft.)) of the western lot. This setback is only proposed on the ends of Building's 9 and 11 adjacent to the City greenway and will have minimal impact.
- Similarly the south setback is reduced for all of the building's (both portions of the site) to a minimum of 4.0 metres (13 ft. / western lot). It should be noted that this setback is to the deck's columns that will support the structure with the building face setback a minimum of 5.70 metres (19 ft.). The south setback on the eastern lot is a minimum of 5.0 metres (16 ft.).
- The development concept that is proposed for the southern lot expects that driveway access will be provided adjacent these buildings and thus the impact from these setbacks should be minimal with the driveway providing separation between the buildings and the future development.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary

Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7911-0259-00

INFORMATION AVAILABLE ON FILE

- Raptor Study Prepared by McElhaney Consulting Services Ltd, Dated December 15, 2010
- Watercourse Classification Confirmation Prepared by McElhaney Consulting Services Ltd, dated January 25, 2012

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
<b>LOT AREA</b> (in square metres)			
Gross Total		17,848.5 m <sup>2</sup>	
Road Widening area		4,040.3 m <sup>2</sup>	
Undevelopable area		1,736.4 m <sup>2</sup>	
Net Total		12,071.8 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)			
Buildings & Structures	45%	42%	
Paved & Hard Surfaced Areas		28%	
Total Site Coverage		70%	
<b>SETBACKS</b> ( in metres)		West Portion	East Portion
Front (north)	7.5 m	4.0 m *	4.0 m *
Rear (south)	7.5 m	4.0 m *	5.0 m *
Side #1 (East)	7.5 m	3.0 m *	11.0 m *
Side #2 (West)	7.5 m	3.0 m *	3.0 m *
<b>BUILDING HEIGHT</b> (in metres/storeys)			
Principal	13.0 m	10.93 m	
Accessory (Amenity Building)	11.0 m		
Accessory	4.5 m		
<b>NUMBER OF RESIDENTIAL UNITS</b>			
Bachelor		0	
One Bed		0	
Two Bedroom		0	
Three Bedroom +		62	
Total		62	
<b>FLOOR AREA: Residential</b>		10,359.8 m <sup>2</sup>	
<b>FLOOR AREA: Commercial</b>			
Retail			
Office			
Total			
<b>FLOOR AREA: Industrial</b>			
<b>FLOOR AREA: Institutional</b>			
<b>TOTAL BUILDING FLOOR AREA</b>	10,865 m <sup>2</sup>	10,359.8 m <sup>2</sup>	

\* *Seeking variances*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		35 upha / 14 upa
# of units/ha /# units/acre (net)	75 upha / 30 upa	51 upha / 21 upa
FAR (gross)		0.58
FAR (net)	0.90	0.86
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	186 m <sup>2</sup>	186 m <sup>2</sup>
Outdoor	186 m <sup>2</sup>	186 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	124	124
Residential Visitors	12	12
Institutional		
Total Number of Parking Spaces	136	136
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		32 / 26%
Size of Tandem Parking Spaces width/length		3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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NO.	DATE	DESCRIPTION

**REVISION:**  
 DATE: 22/07/2023  
 DESCRIPTION: LAYOUT FOR 196 SI  
 DRAWN BY: RCP



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 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6628 & 6637 196 St  
 SURREY, BC

DATE	1/1/2020	PROJECT NO.	RC-1229
<b>CONTEXT PLAN</b>			

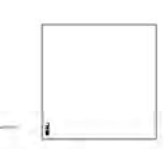
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REVISION	DATE	DESCRIPTION

PROJECT: **REVISION**  
 ADDRESS: **1000 BLOOR STREET WEST**  
 CITY: **TORONTO**  
 STATE: **ON**  
 ZIP: **M5S 1A5**



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**TITUS (CLAYTON) VENTURES LTD**  
 6628 & 6637 195 ST  
 SURREY, BC

NO.	DATE	DESCRIPTION
1	11/20/20	SC-123P

**SITE PLAN**  
 SCALE: **A1:20**



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 NO. DATE DESCRIPTION

DATE: 22/07/2017  
 ADDRESS: 106-10800 GREENWAY DRIVE  
 V1M 2Y7  
 187-18348 POB 074



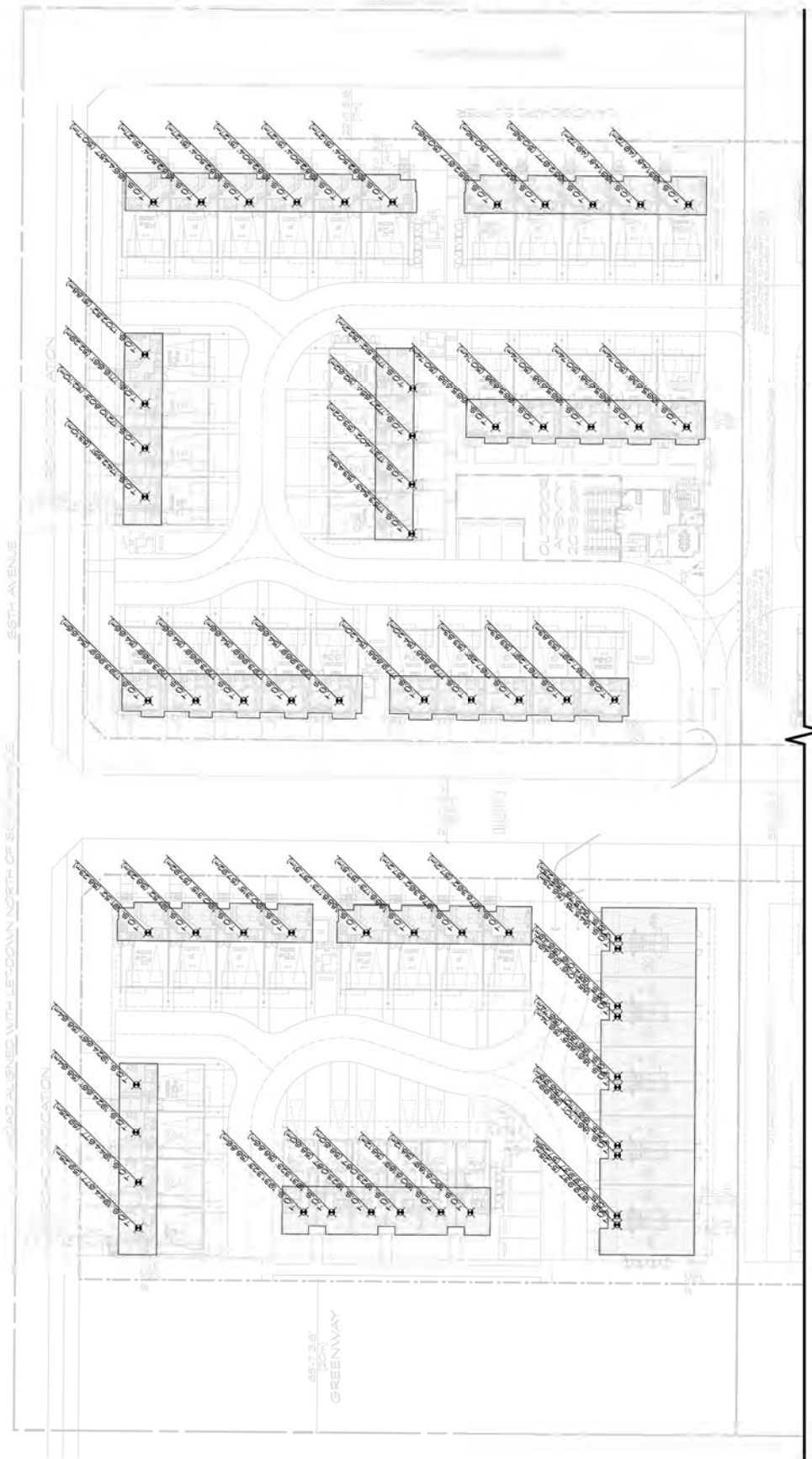
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TITUS (CLAYTON)  
 VENTURES LTD  
 8525 & 6637 195 ST  
 SURREY, BC

PROJECT NO: 11290  
 SHEET NO: RC-A121P

SITE PLAN  
 SLAB GRADE

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



65TH AVENUE

65-2-35  
 106-10800  
 GREENWAY

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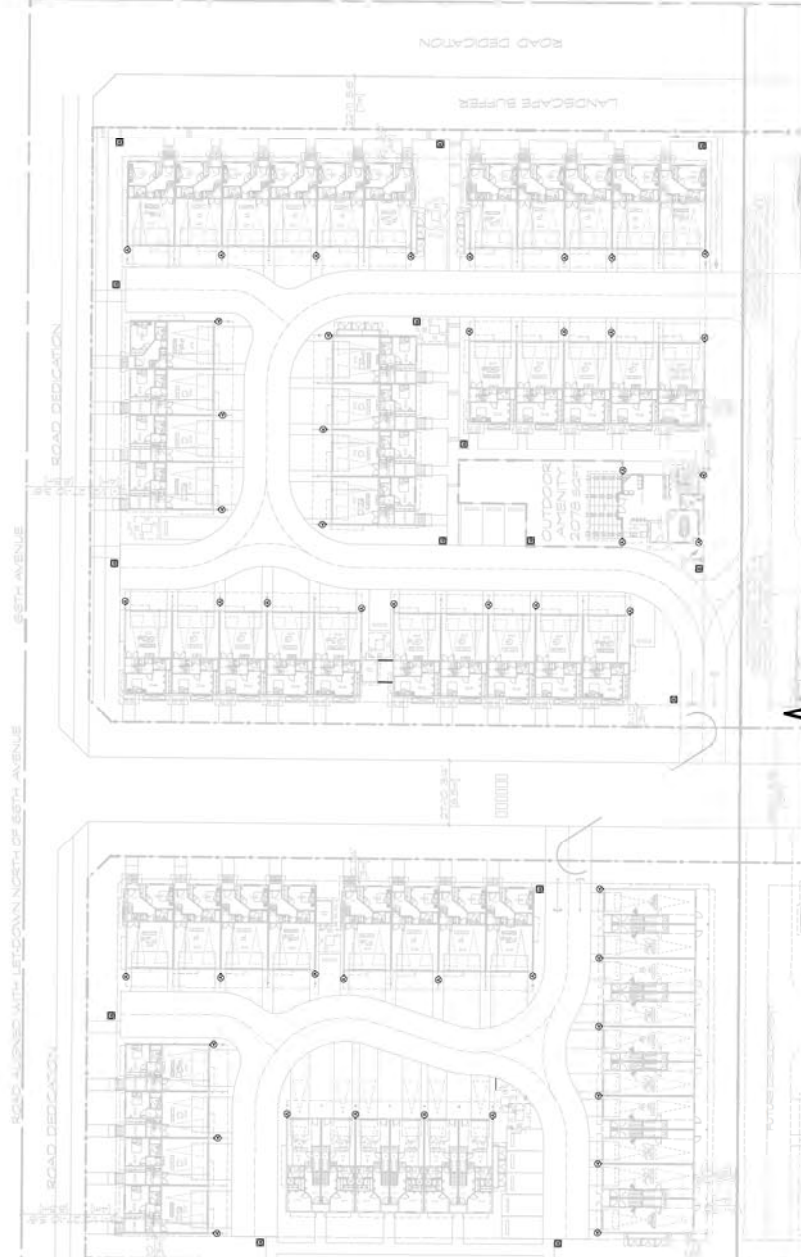


**RCA**  
 Robert Chazoz Architecture Inc.  
 200 - 2888 Colborne Street  
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 Tel: (604) 681-4641  
 Fax: (604) 681-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6628 & 6637 193 St  
 SURREY, B.C.

NO.	DATE	DESCRIPTION

**SCALE:** 1:1000  
**DATE:** 1/1/2017  
**PROJECT NO.:** RC-132P  
**SHEET NO.:** -  
**SCALE:** A1:22



- A** Wall mounted outdoor type compact fluorescent lighting fixture C.W. integral electronic ballast (2x26W compact fluorescent, 120V, suitable for outdoor wet locations and controlled by photocell, power from house panel)
- B** Pole AEM1 mounted single outdoor type 120V, 100W metal halide luminaire C.W. integral H.P.F. ballast, power from house panel Pole: heavy duty steel pole - 12" high  
 Poleignition Single from Starpro Lighting Systems Inc.



**PERMIGNION P-1000 50 to 100W**  
 12" H x 12" W x 12" D  
 12" H x 12" W x 12" D  
 12" H x 12" W x 12" D

**DESCRIPTION:** The Permigration P-1000 is a compact fluorescent lighting fixture with a 12" H x 12" W x 12" D. It is suitable for outdoor wet locations and controlled by photocell. Power from house panel.

**FEATURES:**

- 12" H x 12" W x 12" D
- 12" H x 12" W x 12" D
- 12" H x 12" W x 12" D

**WARRANTY:** Permigration warrants its products to be free from defects in materials and workmanship for a period of 5 years from the date of installation.

**ORDERING GUIDE**

Model	Light Source	Light Output (lm)	Color Temp. (K)	Notes
P-1000	50W CFL	4000	4000K	Standard model
P-1000	100W CFL	8000	4000K	Standard model
P-1000	50W CFL	4000	5000K	Standard model
P-1000	100W CFL	8000	5000K	Standard model

Starpro Lighting Systems Inc. 187-86th Ave SW, Surrey, BC V4W 2G4  
 Tel: (604) 681-4641 Fax: (604) 681-4641  
 www.starprolighting.com

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NO.	DATE	REVISION

**PROJECT:**  
 ADDRESS: 66TH AVENUE NORTH OF 66TH AVENUE  
 VICTORIA, B.C.  
 22075 SQ FT  
 18' x 180' FOR DP

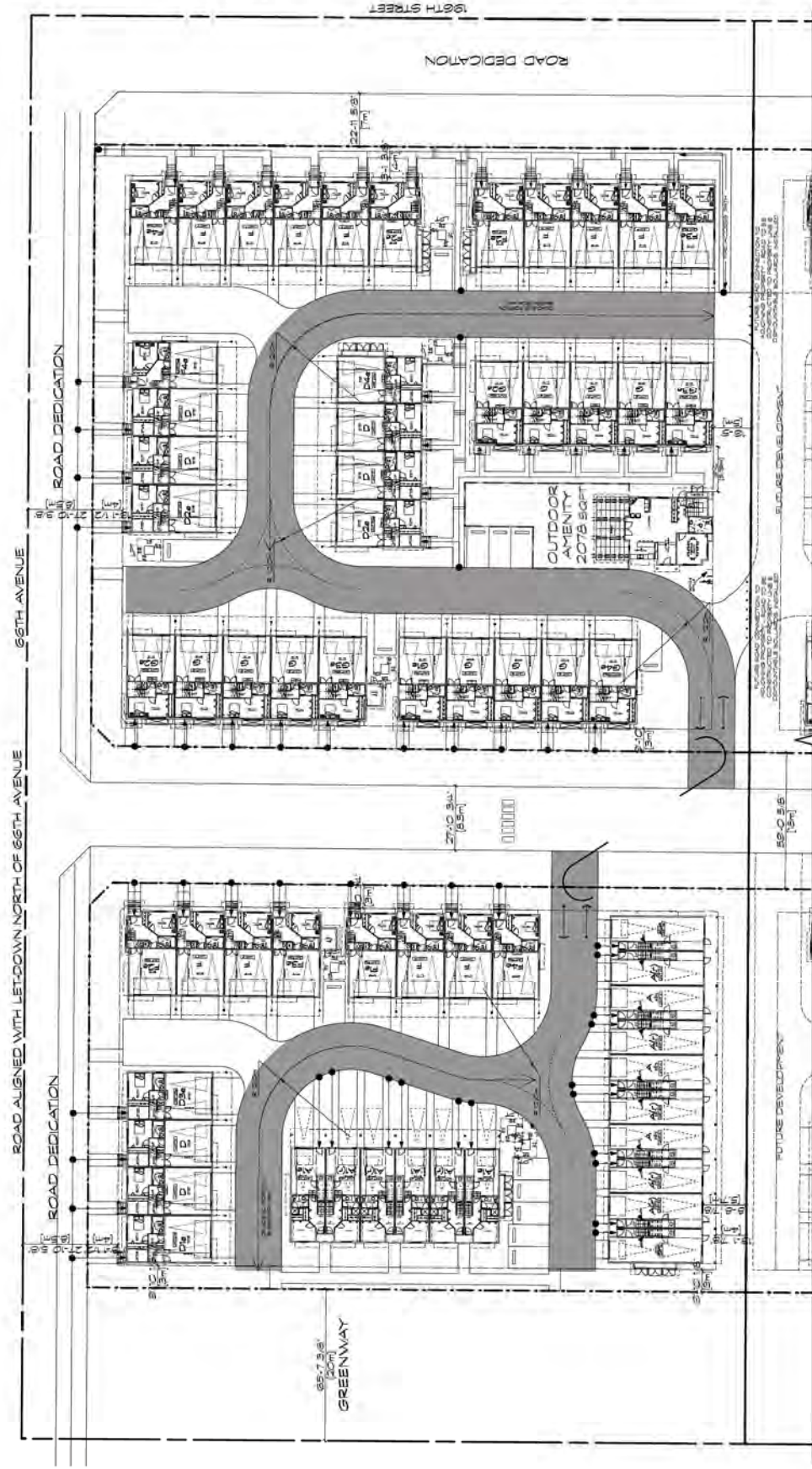


**RCA**  
 Robert Clouston Architecture Inc.  
 200 - 2800 Columbia Street  
 Vancouver, B.C.  
 Canada V6T 3T5  
 Tel: (604) 877-4641  
 Fax: (604) 877-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6628 & 6637 195 ST  
 SURREY, B.C.

NO.	DATE	REVISION

**FIRE ACCESS LANE**  
 SCALE: 1:100  
 DATE: 02-1-2019



- EXISTING ACCESS NOTES:**
- A) LANE #1-1 ACCESSED OFF LANE #10-10
  - B) LANE #1-2 ACCESSED OFF LANE #10-10
  - C) LANE #1-3 ACCESSED OFF LANE #10-10
  - D) LANE #1-4 ACCESSED OFF LANE #10-10
  - E) LANE #1-5 ACCESSED OFF LANE #10-10
  - F) LANE #1-6 ACCESSED OFF LANE #10-10
  - G) LANE #1-7 ACCESSED OFF LANE #10-10
  - H) LANE #1-8 ACCESSED OFF LANE #10-10
  - I) LANE #1-9 ACCESSED OFF LANE #10-10
  - J) LANE #1-10 ACCESSED OFF LANE #10-10
  - K) LANE #1-11 ACCESSED OFF LANE #10-10
  - L) LANE #1-12 ACCESSED OFF LANE #10-10
  - M) LANE #1-13 ACCESSED OFF LANE #10-10
  - N) LANE #1-14 ACCESSED OFF LANE #10-10
  - O) LANE #1-15 ACCESSED OFF LANE #10-10
  - P) LANE #1-16 ACCESSED OFF LANE #10-10
  - Q) LANE #1-17 ACCESSED OFF LANE #10-10
  - R) LANE #1-18 ACCESSED OFF LANE #10-10
  - S) LANE #1-19 ACCESSED OFF LANE #10-10
  - T) LANE #1-20 ACCESSED OFF LANE #10-10
  - U) LANE #1-21 ACCESSED OFF LANE #10-10
  - V) LANE #1-22 ACCESSED OFF LANE #10-10
  - W) LANE #1-23 ACCESSED OFF LANE #10-10
  - X) LANE #1-24 ACCESSED OFF LANE #10-10
  - Y) LANE #1-25 ACCESSED OFF LANE #10-10
  - Z) LANE #1-26 ACCESSED OFF LANE #10-10
  - AA) LANE #1-27 ACCESSED OFF LANE #10-10
  - AB) LANE #1-28 ACCESSED OFF LANE #10-10
  - AC) LANE #1-29 ACCESSED OFF LANE #10-10
  - AD) LANE #1-30 ACCESSED OFF LANE #10-10
  - AE) LANE #1-31 ACCESSED OFF LANE #10-10
  - AF) LANE #1-32 ACCESSED OFF LANE #10-10
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  - AI) LANE #1-35 ACCESSED OFF LANE #10-10
  - AJ) LANE #1-36 ACCESSED OFF LANE #10-10
  - AK) LANE #1-37 ACCESSED OFF LANE #10-10
  - AL) LANE #1-38 ACCESSED OFF LANE #10-10
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  - AN) LANE #1-40 ACCESSED OFF LANE #10-10
  - AO) LANE #1-41 ACCESSED OFF LANE #10-10
  - AP) LANE #1-42 ACCESSED OFF LANE #10-10
  - AQ) LANE #1-43 ACCESSED OFF LANE #10-10
  - AR) LANE #1-44 ACCESSED OFF LANE #10-10
  - AS) LANE #1-45 ACCESSED OFF LANE #10-10
  - AT) LANE #1-46 ACCESSED OFF LANE #10-10
  - AU) LANE #1-47 ACCESSED OFF LANE #10-10
  - AV) LANE #1-48 ACCESSED OFF LANE #10-10
  - AW) LANE #1-49 ACCESSED OFF LANE #10-10
  - AX) LANE #1-50 ACCESSED OFF LANE #10-10
  - AY) LANE #1-51 ACCESSED OFF LANE #10-10
  - AZ) LANE #1-52 ACCESSED OFF LANE #10-10
  - BA) LANE #1-53 ACCESSED OFF LANE #10-10
  - BB) LANE #1-54 ACCESSED OFF LANE #10-10
  - BC) LANE #1-55 ACCESSED OFF LANE #10-10
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  - BF) LANE #1-62 ACCESSED OFF LANE #10-10
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  - BF) LANE #1-90 ACCESSED OFF LANE #10-10
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  - BF) LANE #1-92 ACCESSED OFF LANE #10-10
  - BF) LANE #1-93 ACCESSED OFF LANE #10-10
  - BF) LANE #1-94 ACCESSED OFF LANE #10-10
  - BF) LANE #1-95 ACCESSED OFF LANE #10-10
  - BF) LANE #1-96 ACCESSED OFF LANE #10-10
  - BF) LANE #1-97 ACCESSED OFF LANE #10-10
  - BF) LANE #1-98 ACCESSED OFF LANE #10-10
  - BF) LANE #1-99 ACCESSED OFF LANE #10-10
  - BF) LANE #1-100 ACCESSED OFF LANE #10-10

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NO.	DATE	DESCRIPTION

**REVISION:**  
 DATE: 2023/07/27  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]



# RCA

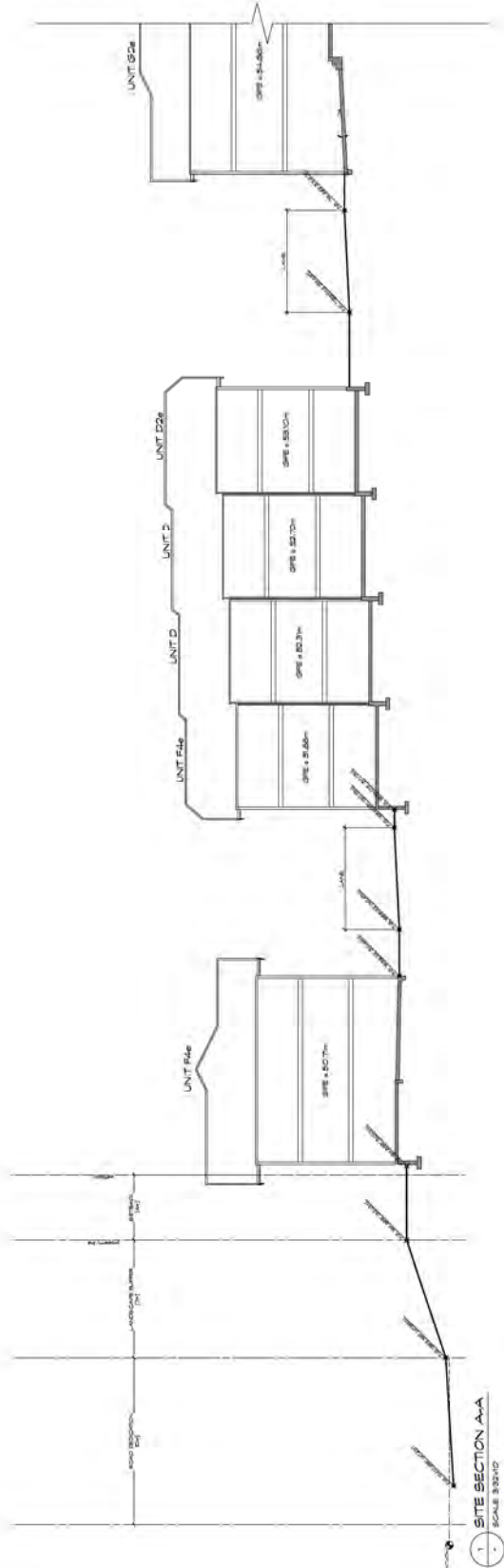
**Robert Ciccio Architecture Inc.**  
 200 - 5555 Columbia Street  
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 Tel: (604) 681-4641  
 Fax: (604) 681-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6625 8 6637 105 St  
 SURREY, BC

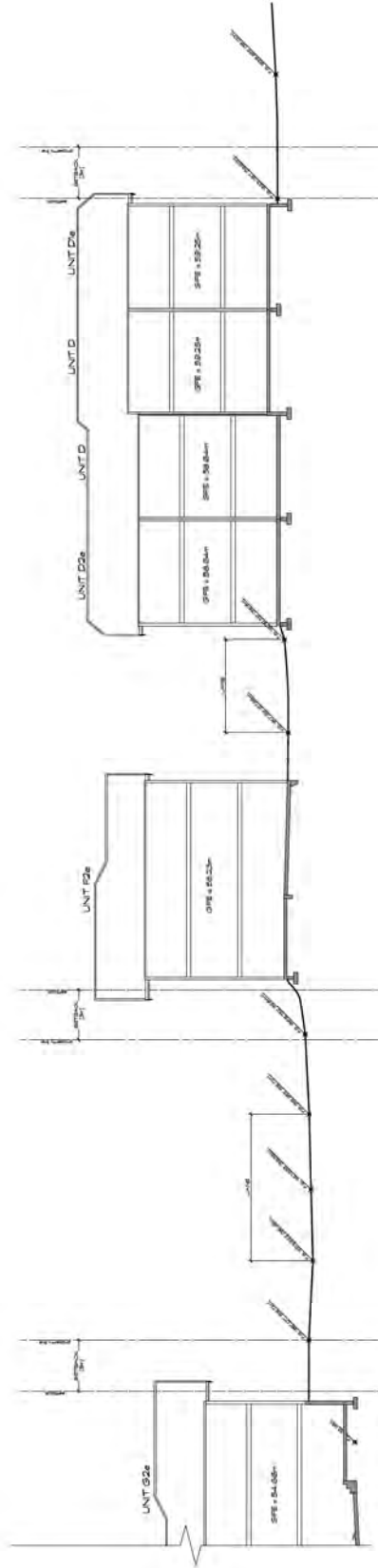
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**SITE SECTION**

SCALE: 1:140



1 SITE SECTION A-A  
SCALE 3/3200



2 SITE SECTION A-A  
SCALE 3/3200

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NO.	DATE	REVISIONS

**PROJECT:**  
 22321 1871 8616 FOSH P.F.



**RCA**

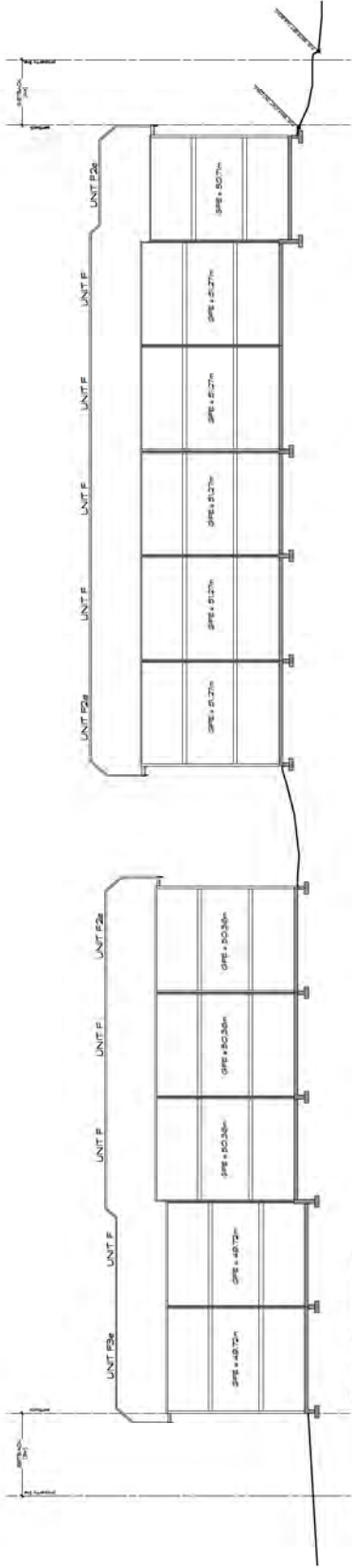
Robert Cleczko Architecture Inc.  
 200 - 5533 Cambie Street  
 Vancouver, B.C.  
 Canada V6T 3Y3  
 Tel: (604) 273-1111  
 Fax: (604) 681-4641  
 admin@cleczkoarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6628 & 6637 195 St  
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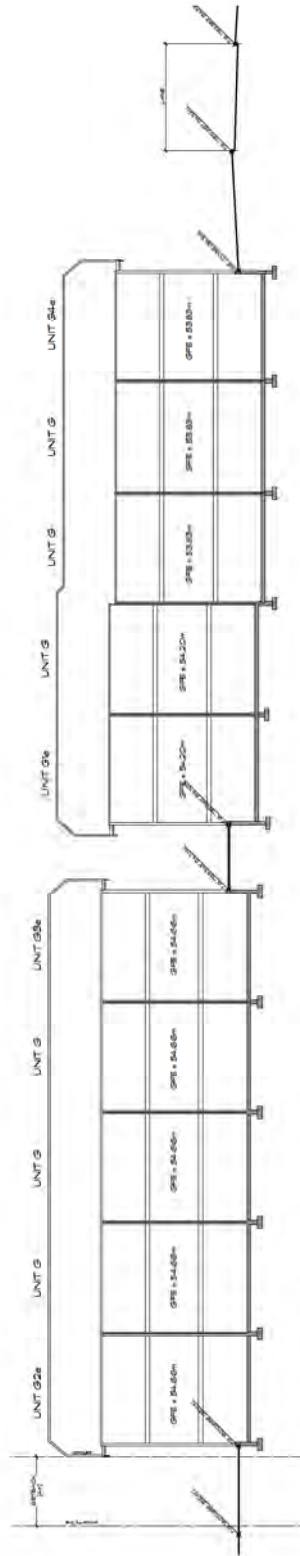
NO.	DATE	REVISIONS

**SITE SECTION**

Sheet No. **A1.41**



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



2 SITE SECTION E-E  
 SCALE 3/32" = 1'-0"

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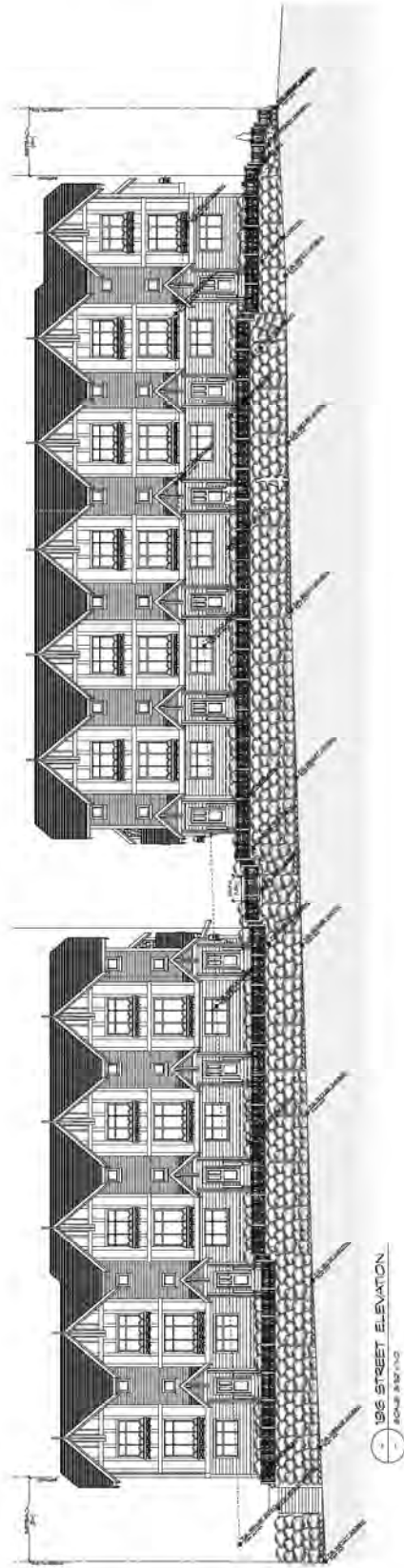
NO.	DATE	DESCRIPTION

DATE: 22/07/18  
 DRAWING NO: 100-100-0001-001-001  
 PROJECT NO: 100-100-0001-001-001

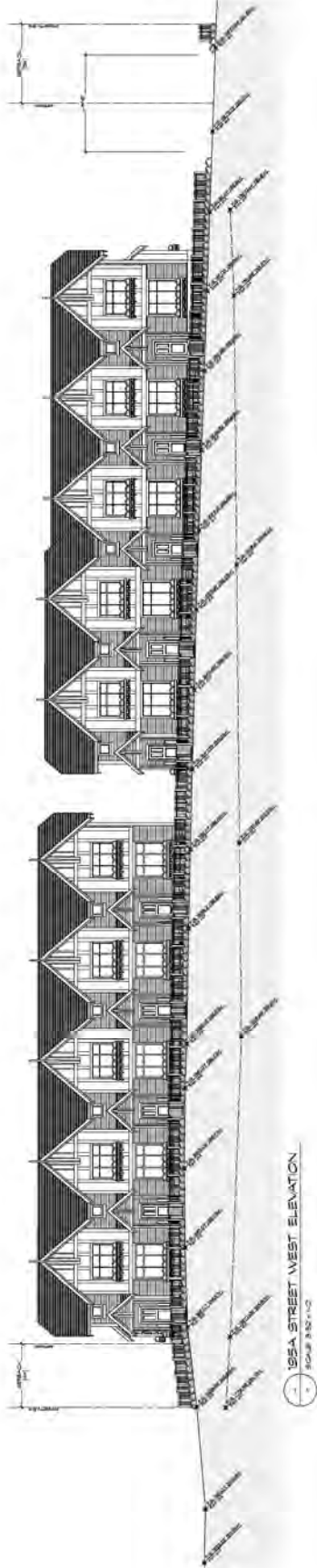


**RCA**

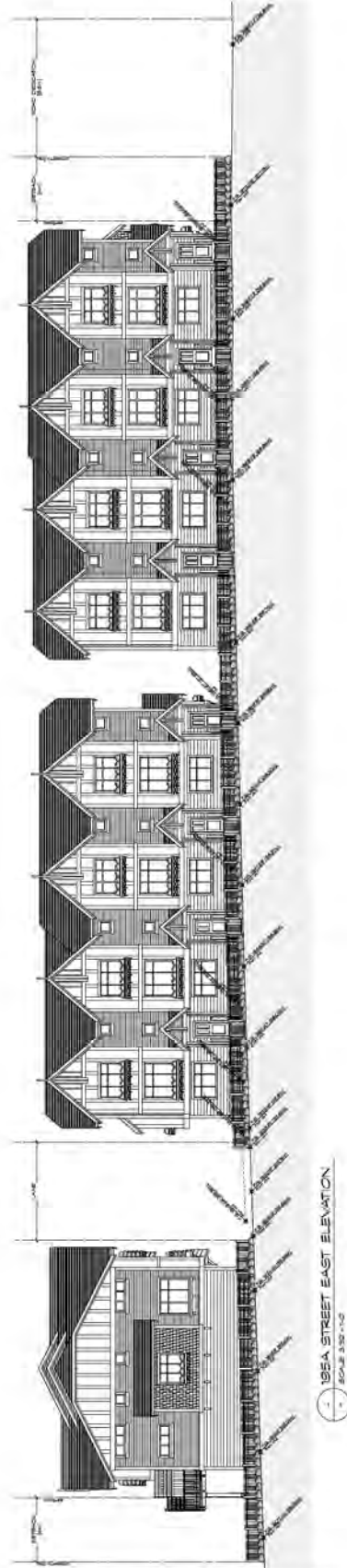
Robert Cozzo Architecture Inc.  
 200 - 2885 Columbia Street  
 Vancouver, B.C.  
 Canada V5V 3T5  
 Tel: (604) 877-4641  
 Fax: (604) 877-4641  
 admin@rcaarchitecture.com



196 STREET ELEVATION  
 SCALE 3/32"=1'-0"



195A STREET WEST ELEVATION  
 SCALE 3/32"=1'-0"



195A STREET EAST ELEVATION  
 SCALE 3/32"=1'-0"

TITUS (CLAYTON)  
 VENTURES LTD  
 6828 & 6837 195 ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

DATE: 22/07/18  
 DRAWING NO: 100-100-0001-001-001  
 PROJECT NO: 100-100-0001-001-001

STREET  
 ELEVATION

SCALE: 1/160



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NO.	DATE	REVISION

**DATE:** 2023/07  
**PROJECT:** 6525 & 6537 105 ST  
**SCALE:** 1/8" = 1'-0" FOR 2-D



**RCA**

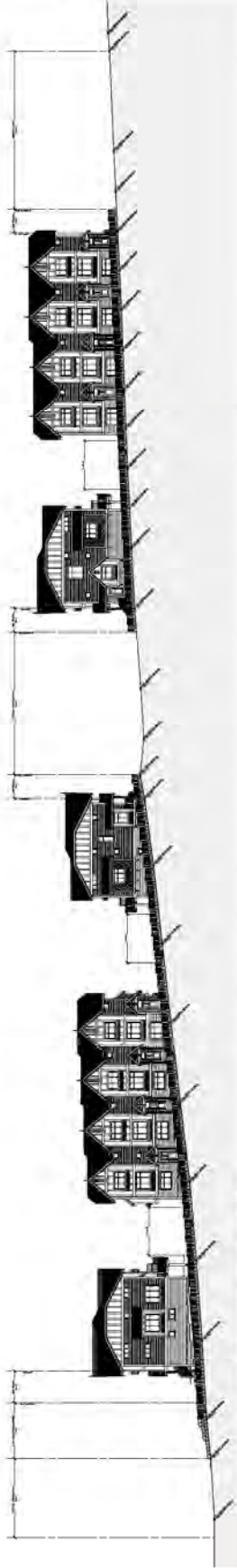
**Robert Cozzo Architecture Inc.**  
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 admin@rcozzofarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6525 & 6537 105 ST  
 SURREY, BC

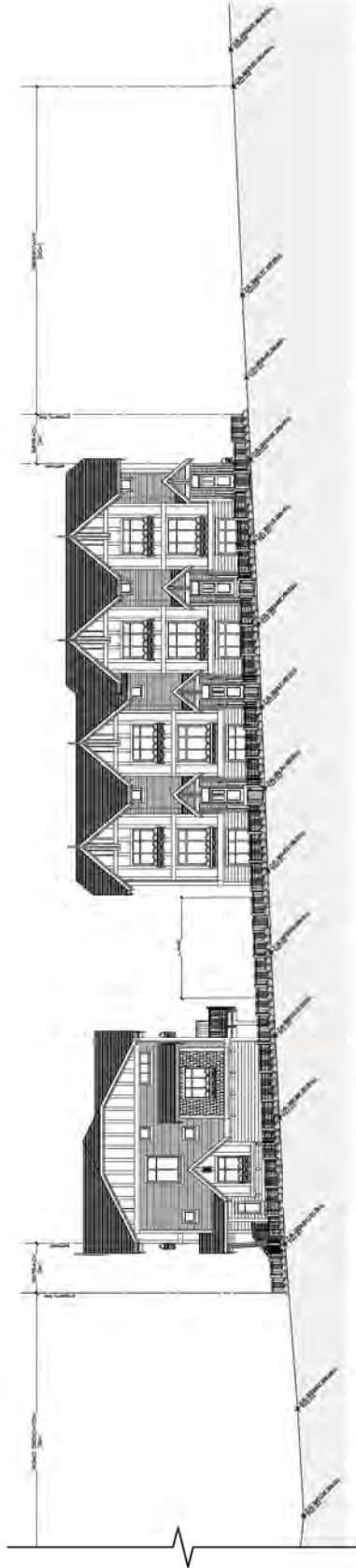
NO.	DATE	REVISION

**STREET ELEVATION**

**A1.51**



65TH AVENUE ELEVATION  
 SCALE 1/8" = 1'-0"



65TH AVENUE ELEVATION  
 SCALE 1/8" = 1'-0"



**REVISION:**

NO.	DATE	DESCRIPTION

**OWNER:**

DATE: 05/11/21  
 DRAWING NO.: 22-0171  
 PROJECT: 187-18045 FOUR 2/4'S



**RCA**

Robert Clouston Architecture Inc.  
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 Vancouver, B.C.  
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 Fax: (604) 687-4641  
 admin@rcaarchitecture.com



**PROJECT:**

TITUS (CLAYTON)  
 VENTURES LTD  
 6625 & 6637 105 St  
 SURREY, BC

NO.	DATE	DESCRIPTION

**OWNER:**

DATE: 05/11/21  
 DRAWING NO.: RCA-329  
 PROJECT: 187-18045 FOUR 2/4'S

**CONCEPT BOARD**

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

DATE: 05/11/21

PROJECT NO.: A1.60

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NO.	DATE	DESCRIPTION

**SHEET:** 101-01  
**PROJECT:** 101-01  
**CLIENT:** 101-01  
**DATE:** 101-01



**RCA**  
 Robert Clayton Architecture Inc.  
 300 - 2505 Columbia Street  
 Vancouver, BC  
 Canada V5V 3T3  
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 Fax: (604) 887-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON)  
 VENTURES LTD**  
 8625 & 6537 103 ST  
 SURREY, BC

PROJECT NO.	101-01
DATE	101-01
PROJECT NAME	101-01
PROJECT NO.	101-01
PROJECT NAME	101-01

**BLDG D - COL  
 ELEV. SCHEME 1**

**SCALE: 1:70**



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NO.	DATE	DESCRIPTION

**SHEET:**  
**NO.** 100  
**DATE:** 2023/01/18  
**PROJECT:** 188 - 188/185 FORD ST. S.F.



# RCA

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 FAX: (604) 877-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON)  
 VENTURES LTD**  
 8625 & 6537 103 ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

**BLDG D - COL.  
 ELEV. SCHEME II**



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REVISION	
NO.	DESCRIPTION

**TITLE:** PROJECT: 10000 100th Street, Surrey, BC V3R 1K1  
 CLIENT: MR. & MRS. J. & K. SMITH  
 DATE: 10/15/2023



# RCA

**Robert Czeczard Architecture Inc.**  
 200 - 1500 Glenhurst Street  
 Vancouver, B.C.  
 Canada V5Y 3Y3  
 Tel: (604) 857-4641  
 Fax: (604) 857-4641  
 email: info@robertczeczard.com

**TITUS (CLAYTON) VENTURES LTD**  
 8825 & 6537 106 St  
 SURREY, BC

DATE: 10/15/23	PROJECT NO: 10000
SCALE: 1/8" = 1'-0"	ARCHITECT: RCA/ASJP
PROPERTY: BLDG A - COL. ELEV. SCHEME I	

SCALE: 1/8" = 1'-0"  
 SHEET NO: A1.72



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REVISION	
No.	Description

**DATE:** 10/10/2023  
**PROJECT:** 10000 100th Street  
**CLIENT:** Titus (Clayton) Ventures Ltd.  
**SCALE:** 1/8" = 1'-0"



# RCA

**Robert Clouston Architects Inc.**  
 200 - 1250 Glenora Street  
 Vancouver, B.C.  
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 email: info@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 8825 6 STREET S.W.  
 SURREY, BC

DATE:	10/10/2023	PROJECT NO.:	RCA-229
SCALE:	1/8" = 1'-0"	SHEET NO.:	
<b>BLDG A - COL. ELEV. SCHEME II</b>			

**SCALE:** A1:7.5



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 2023.11.15  
 DRAWN BY: R. COZZI  
 CHECKED BY: R. COZZI  
 PROJECT: 23-027



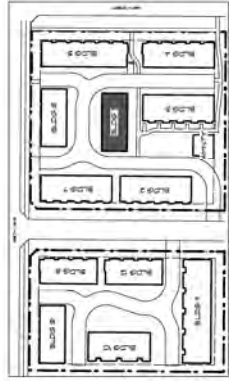
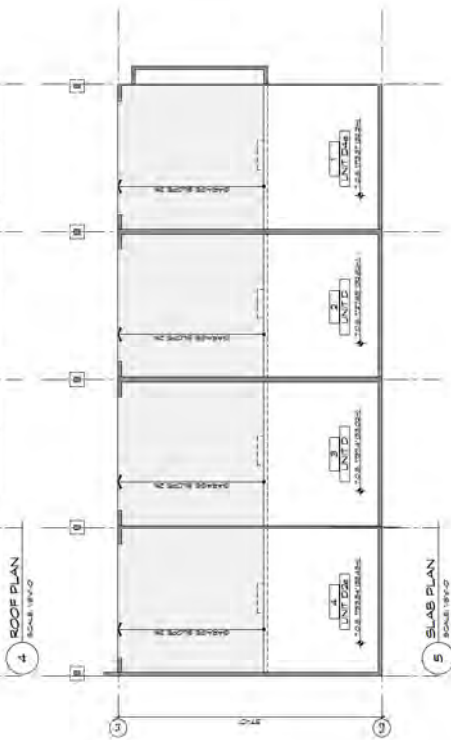
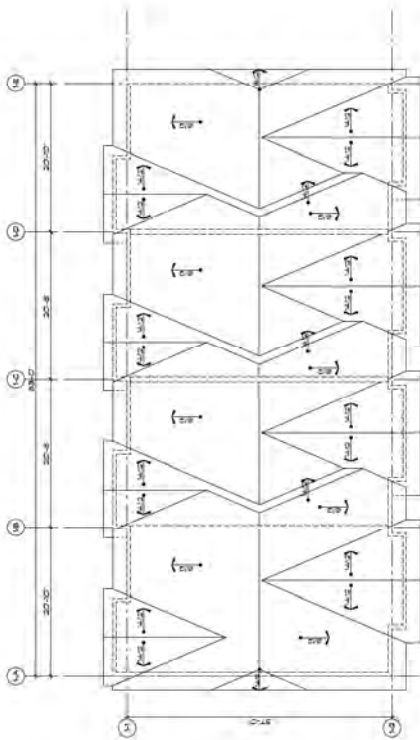
**RCA**  
 Robert Cozzi Architecture Inc.  
 200 - 2330 Columbia Street  
 Vancouver, B.C.  
 Canada V6T 2T5  
 Tel: (604) 687-4411  
 Fax: (604) 687-4411  
 admin@cozziaarchitecture.com

PROJECT:  
**TITUS (CLAYTON)  
 VENTURES LTD**  
 6625 E 6637 93 S ST  
 Surrey, BC

DATE	CD	REV	BY	DATE

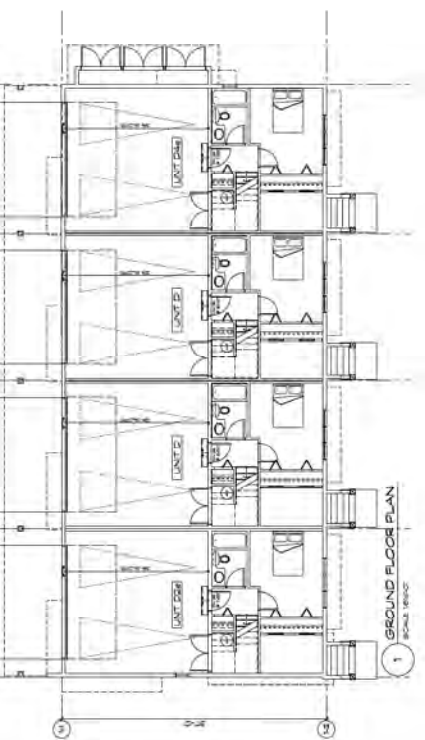
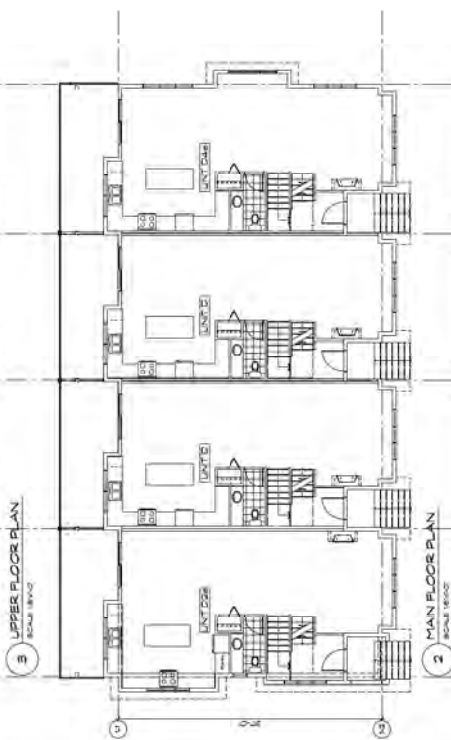
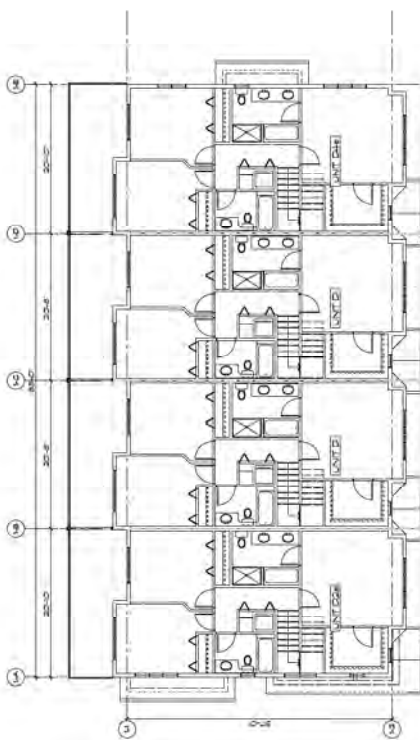
**BUILDING 1  
 PLANS**

SCALE: 1/8" = 1'-0"  
 SHEET NO.: A2.00



**FLOOR AREAS - BUILDING 1**

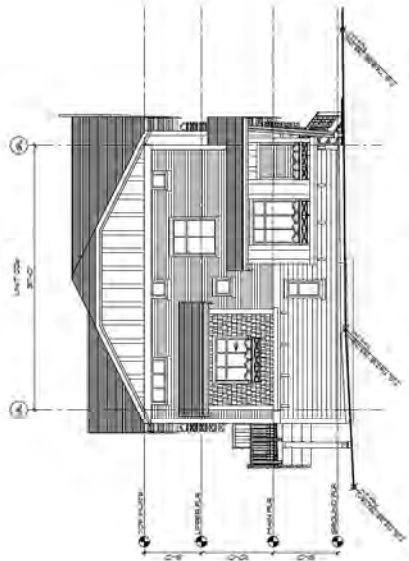
ACTUAL AREA	NET AREA
GROUND FLOOR AREA	1,000.00 SQ. FT.
UPPER FLOOR AREA	1,000.00 SQ. FT.
MECHANICAL FLOOR AREA	1,000.00 SQ. FT.
ROOF AREA	1,000.00 SQ. FT.
<b>TOTAL GROSS</b>	<b>4,000.00 SQ. FT.</b>



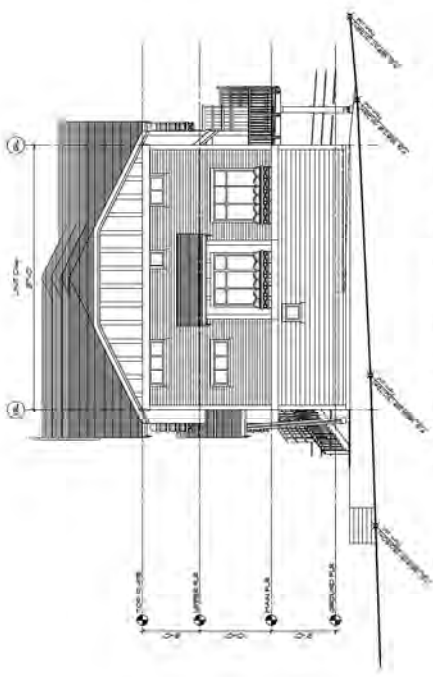
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NO.	DATE	REVISION

**PROJECT:**  
 ADDRESS: 1000 BAYVIEW AVE UNIT 101  
 SCHEMATIC DEVELOPMENT PERMIT  
 228771 18' x 30'6" FOR DP



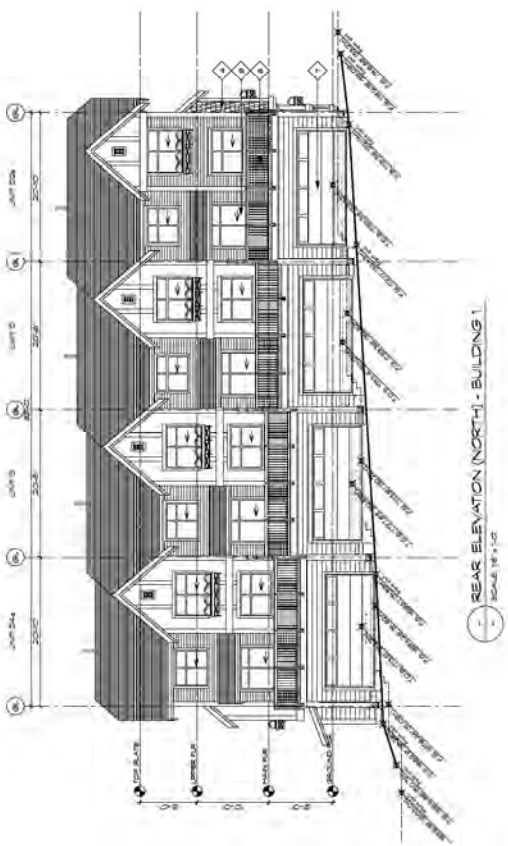
SIDE ELEVATION (WEST) - BUILDING 1  
 SCALE 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 1  
 SCALE 1/8" = 1'-0"



FRONT ELEVATION (SOUTH) - BUILDING 1  
 SCALE 1/8" = 1'-0"



REAR ELEVATION (NORTH) - BUILDING 1  
 SCALE 1/8" = 1'-0"

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NO.	DATE	BY	REVISION

**BUILDING - 01 ELEVATIONS**

**A2.01**

- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HORIZONTAL VINYL SIDING
  - 5 HORIZONTAL VINYL SIDING
  - 6 CRUIZON PLYWOOD (PAINTED)
  - 7 WOOD BRACKETTS TRIMS, BELL-BANDS
  - 8 VINYL DOORS & GARAGE DOOR
  - 9 ALUMINUM GLAZED & SLANTER BOX
  - 10 VINYL WINDOWS & SLIDING DOORS
  - 11 BUTTERS



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 03/25/15  
 DRAWN BY: R. CICCOTOLI  
 CHECKED BY: R. CICCOTOLI  
 PROJECT NO: 15-001

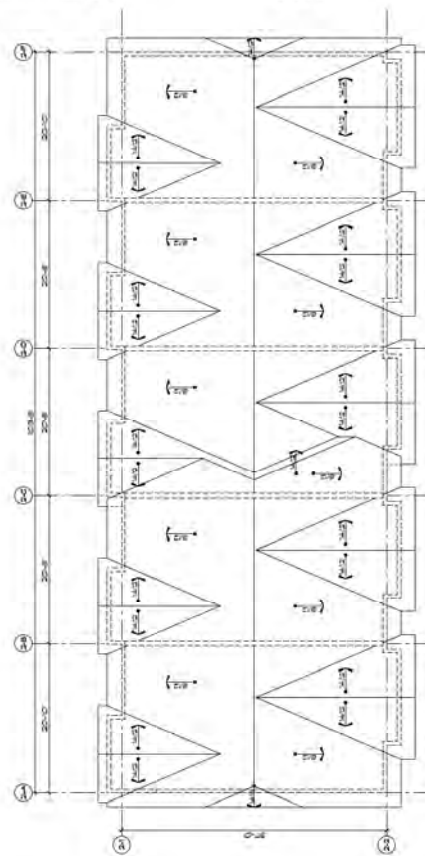


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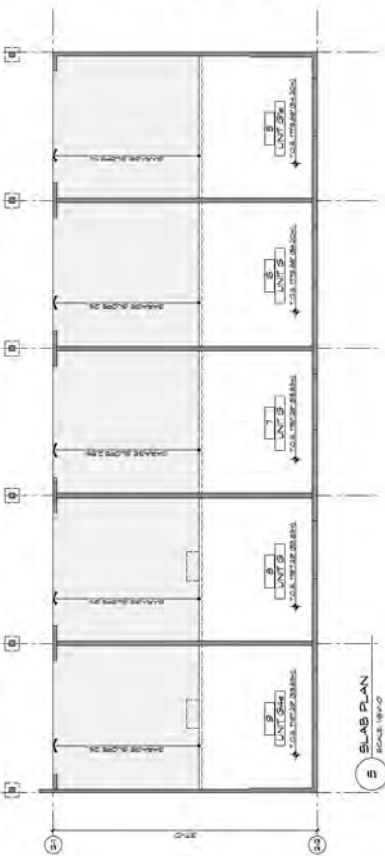
TITUS (CLAYTON)  
 VENTURES LTD  
 6625 E 6637 98 S ST  
 Surrey, BC

PROJECT NO: 15-001  
 SHEET NO: 15-001-01  
 BUILDING 2  
 PLANS

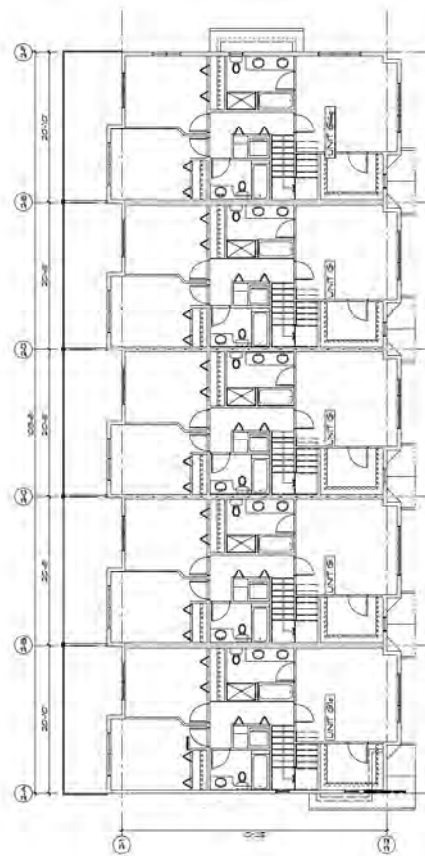
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 SHEET NO: A2.02



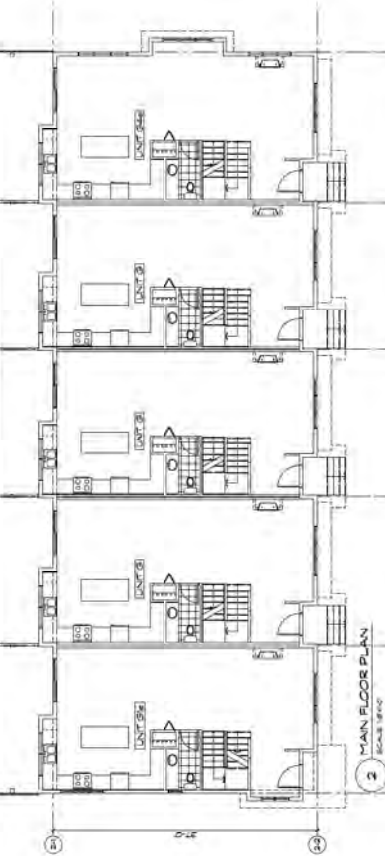
4 ROOF PLAN  
 SCALE: 1/8" = 1'-0"



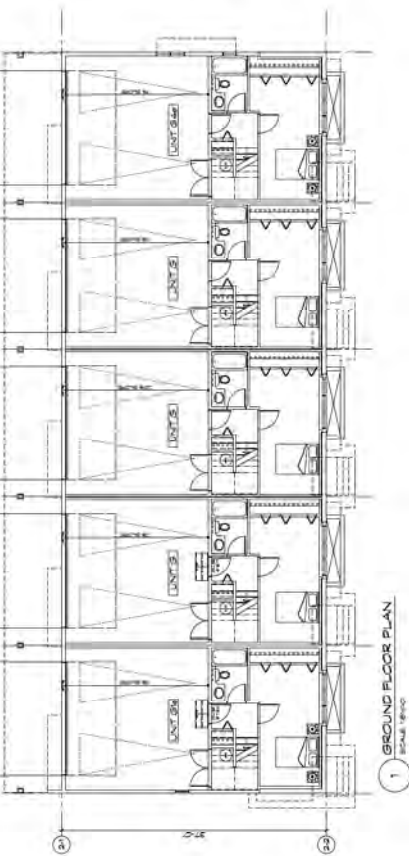
5 SLAB PLAN  
 SCALE: 1/8" = 1'-0"



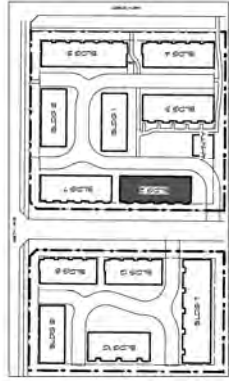
3 UPPER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



FLOOR AREAS - BUILDING 2

FLOOR	AREA (SQ FT)	AREA (SQ M)
GROUND FLOOR (BASIC)	10,000	929.03
GROUND FLOOR (NET)	9,500	880.13
UPPER FLOOR	10,000	929.03
SLAB FLOOR	10,000	929.03
TOTAL (GFA)	30,000	2777.22

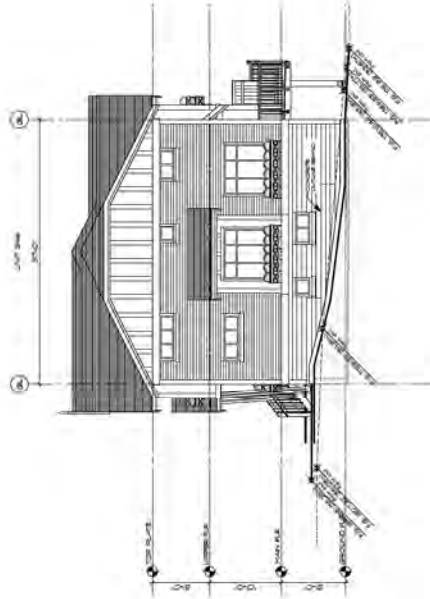
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NO.	DATE	DESCRIPTION

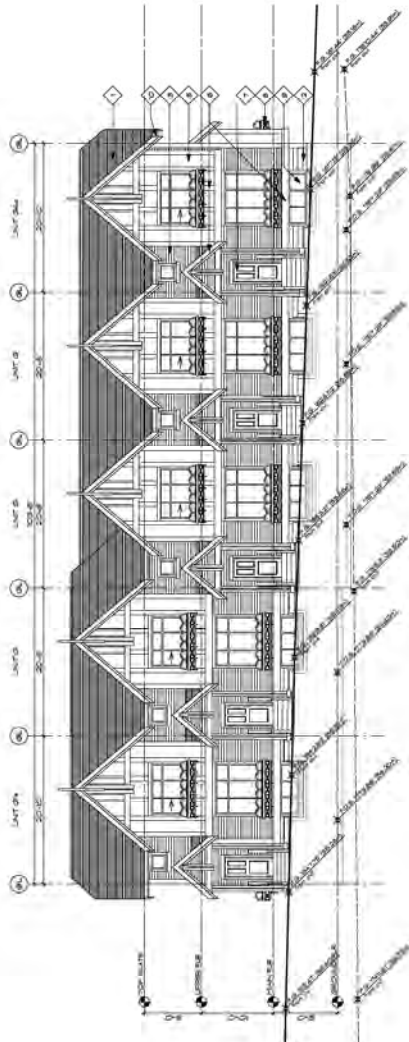
**DATE:** 22/07/2017  
**SCALE:** 1/8" = 1'-0" FOR EXTERIOR  
**PROJECT:** 1000 COLONIAL STREET PERMIT



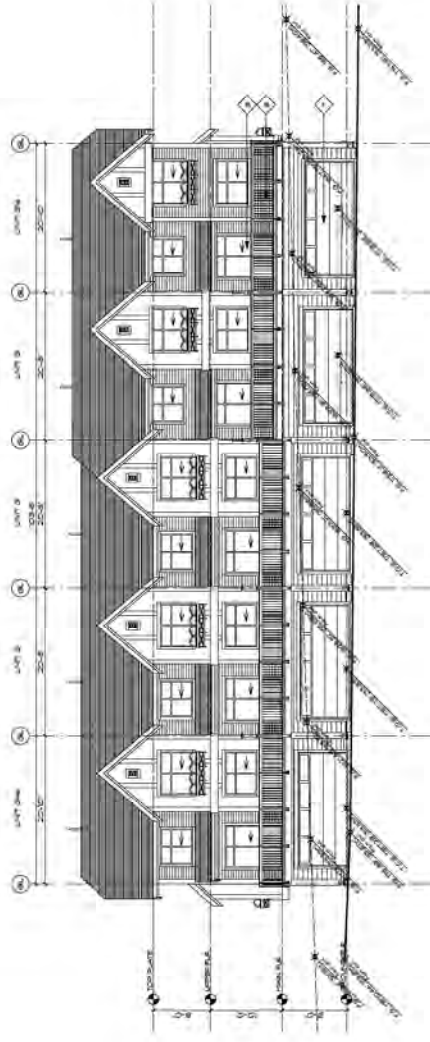
⊖ SIDE ELEVATION (NORTH) - BUILDING 2  
SCALE 1/8" = 1'-0"



⊖ SIDE ELEVATION (SOUTH) - BUILDING 2  
SCALE 1/8" = 1'-0"



⊖ FRONT ELEVATION (WEST) - BUILDING 2  
SCALE 1/8" = 1'-0"



⊖ REAR ELEVATION (EAST) - BUILDING 2  
SCALE 1/8" = 1'-0"

- MATERIALS LIST:**  
 Refer to separate sheets for material details
- ◇ ASPHALT SHINGLES
  - ◇ # HORIZONTAL VINYL SIDING
  - ◇ # HORIZONTAL VINYL SIDING
  - ◇ HARD SHINGLE (PAINTED)
  - ◇ CRUIZON PLYWOOD (PAINTED)
  - ◇ WOOD BRACKETTS TRIMS, BELL-BANDS
  - ◇ BRICK DOOR & GARAGE DOOR
  - ◇ ALUMINUM GLAZED & SLANTER BOX
  - ◇ VINYL WINDOWS & SLIDING DOORS
  - ◇ BUTTERS

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NO.	DATE	DESCRIPTION

**BUILDING - 02 ELEVATIONS**

**A2.03**

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 2015.05.27  
 DRAWN FOR: RGA BUILDING PLAN  
 25527  
 481 - 4818 104 C/A



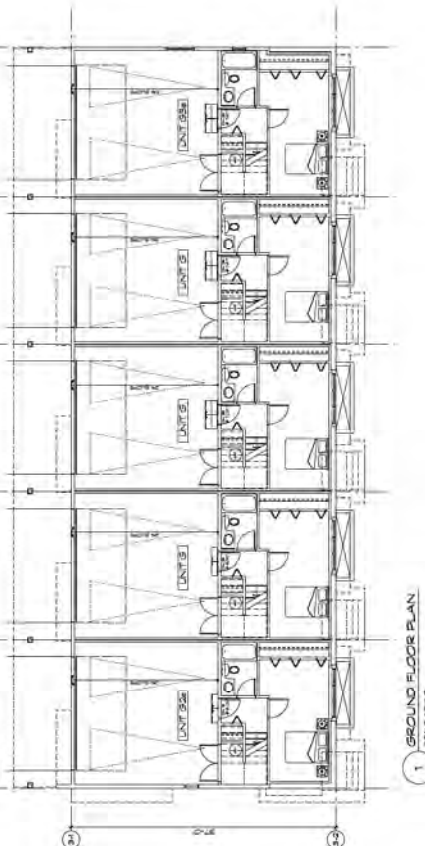
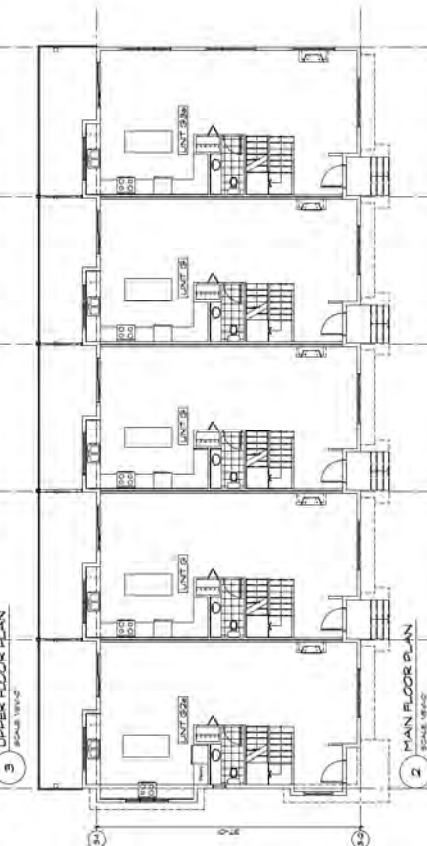
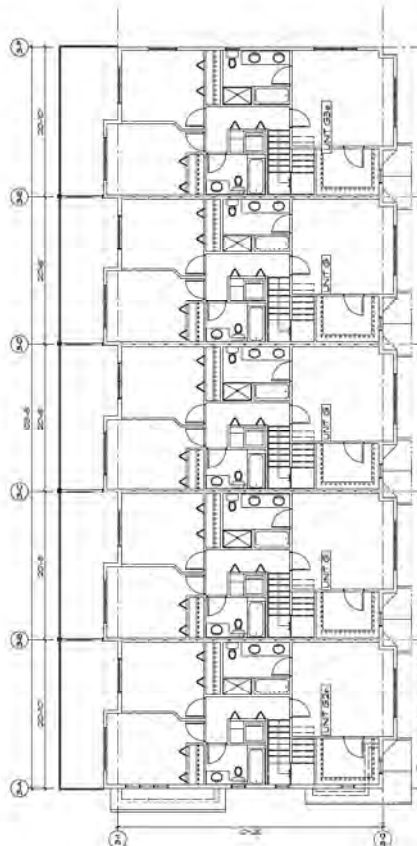
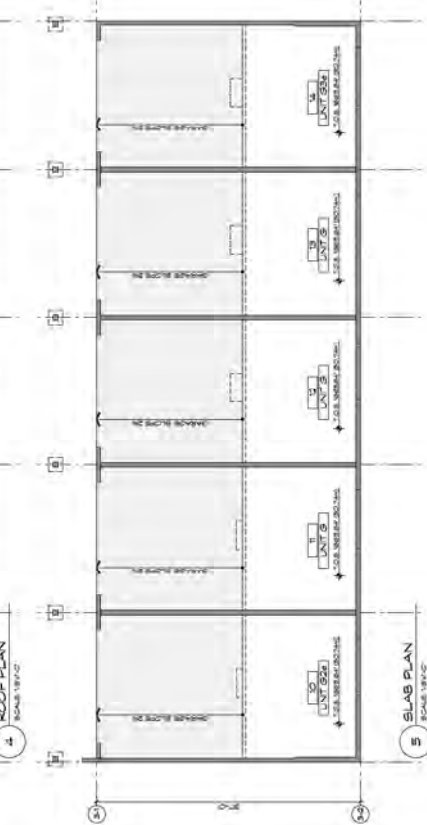
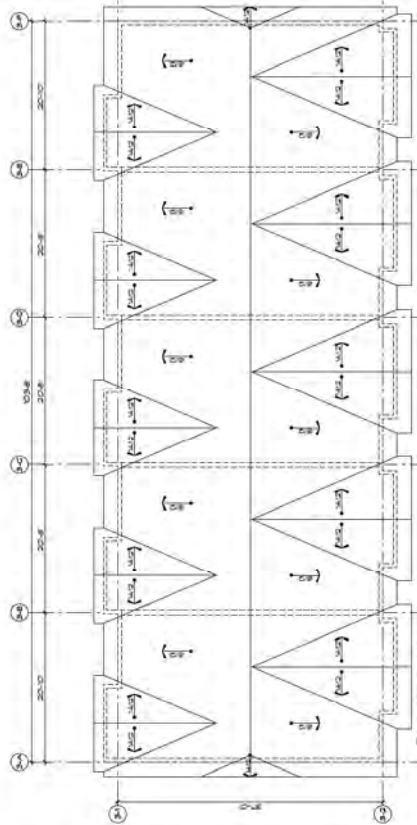
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DATE	CD	REVISED BY	REVISED DATE

BUILDING 3  
 PLANS

SCALE: 1/8" = 1'-0"  
 A2.04



FLOOR AREAS - BUILDING 3

AREA	AREA (SQ FT)	AREA (SQ M)
GROUND FLOOR (RESIDENTIAL)	10,000	929.03
UPPER FLOOR (RESIDENTIAL)	10,000	929.03
MECHANICAL ROOM	1,000	92.90
STAIRS	1,000	92.90
TOTAL (RESIDENTIAL)	21,000	1,951.86

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NO.	DATE	DESCRIPTION

**DATE:** 22/07/2017  
**PROJECT:** 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



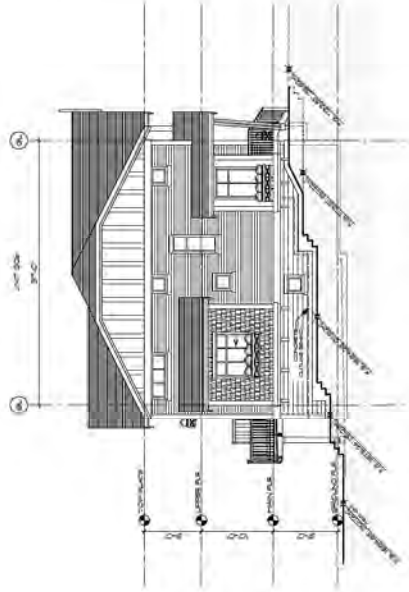
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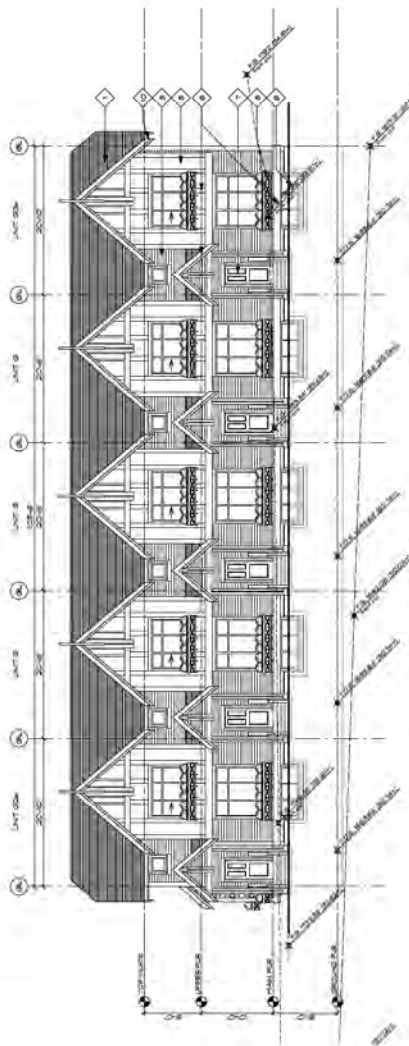
DATE	22/07/2017
PROJECT NO.	RC-1239

**BUILDING - 03 ELEVATIONS**

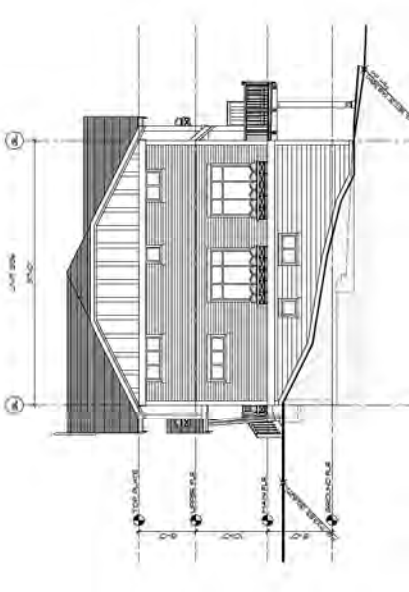
**A2.05**



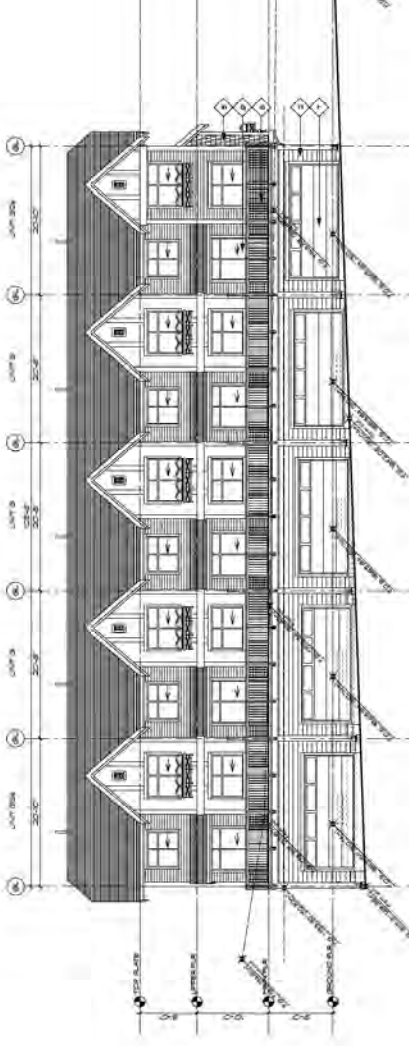
WEST ELEVATION (WEST) - BUILDING 3  
 SCALE 1/8" = 1'-0"



FRONT ELEVATION (WEST) - BUILDING 3  
 SCALE 1/8" = 1'-0"



NORTH ELEVATION (NORTH) - BUILDING 3  
 SCALE 1/8" = 1'-0"



REAR ELEVATION (EAST) - BUILDING 3  
 SCALE 1/8" = 1'-0"

- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CRUIZON PLYWOOD (PAINTED)
  - 6 WOOD BRACKETTS TRIMS, BELL-BANDS
  - 7 ENTRY DOORS & SILLING EDGE
  - 8 ALUMINUM GLAZED & SLANTING SILL
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 10 BUTTERS

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NO.	DATE	REVISIONS

**ISSUE:**  
 01/23/15  
 01/23/15  
 01/23/15

**PROJECT:**  
 884 FORD DR. BUILDING 4  
 487 - 884 FORD DR.  
 25257

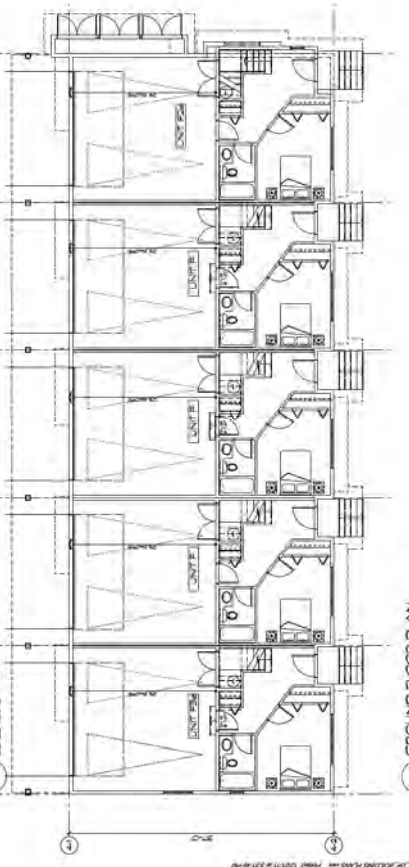
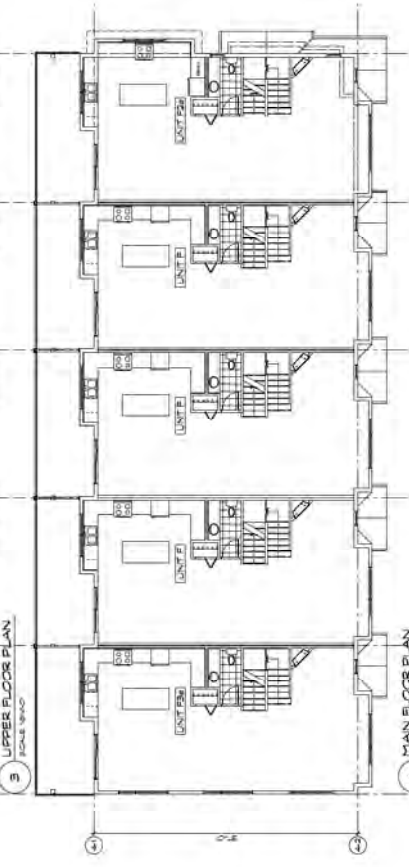
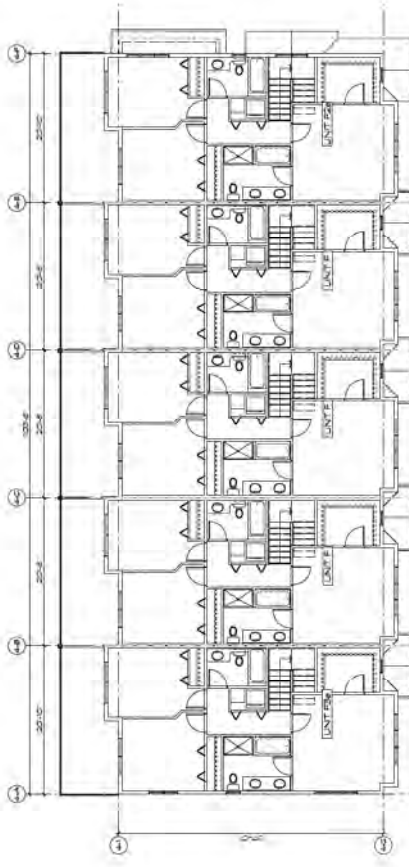
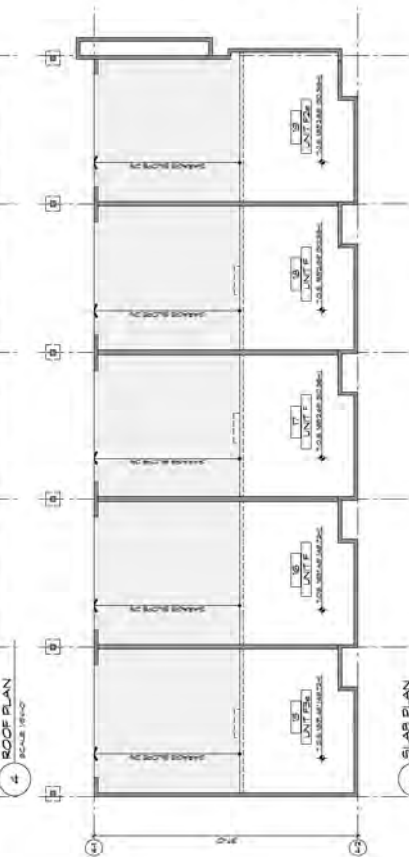
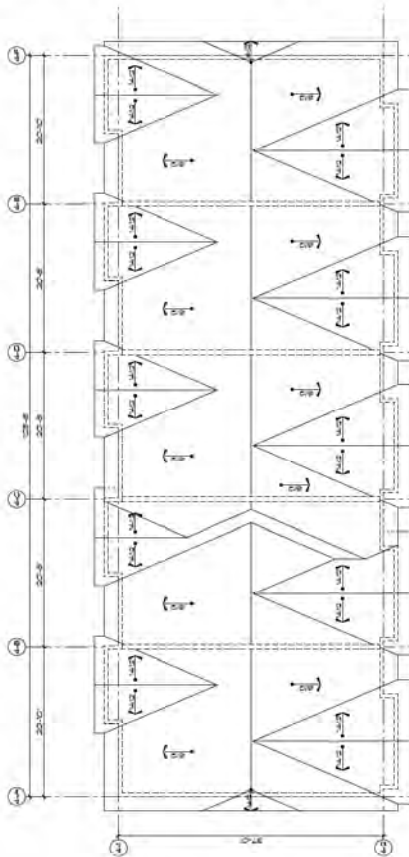


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 Tel: (604) 687-4411  
 Fax: (604) 687-4411  
 admin@cozzzoarchitecture.com

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 Surrey, BC

DATE: 01/23/15  
 CD: 15-1010  
 PROJECT NO: 15-1010  
 SHEET NO: 15-1010-01  
**BUILDING 4 PLANS**

SCALE: -  
 SHEET NO: -  
**A2.06**



**FLOOR AREAS - BUILDING 4**

3RD FLOOR AREA	3,379.6 SQ. FT.
GROUND FLOOR (RENDER)	1,688.5 SQ. FT.
GROUND FLOOR (INT)	1,688.5 SQ. FT.
MAIN FLOOR	4,068.1 SQ. FT.
UPPER FLOOR	4,068.1 SQ. FT.
TOTAL (GFA)	9,892.8 SQ. FT.

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**PROJECT:**  
 NAME: [REDACTED]  
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 CITY: [REDACTED]  
 STATE: [REDACTED]  
 ZIP: [REDACTED]



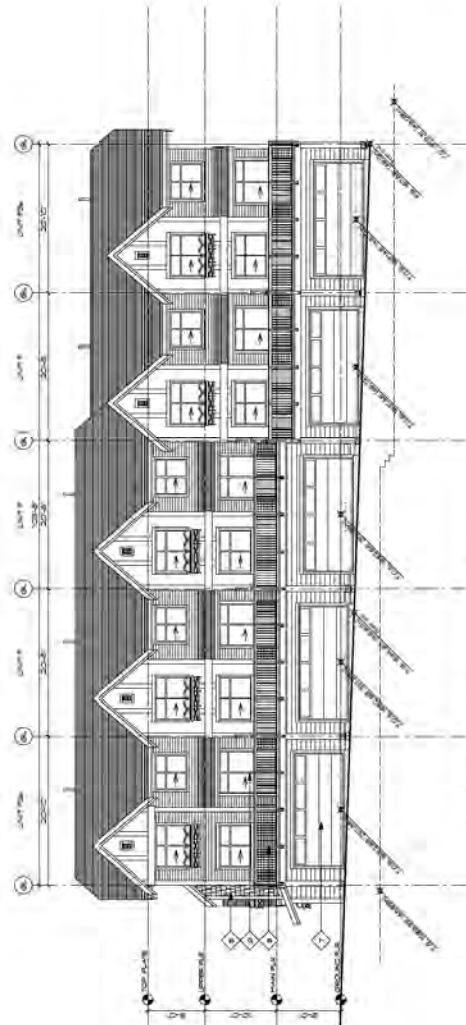
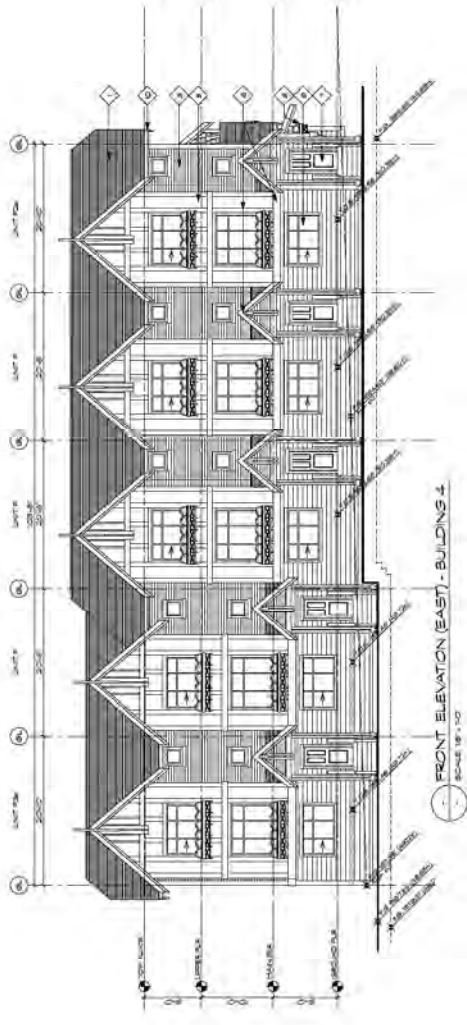
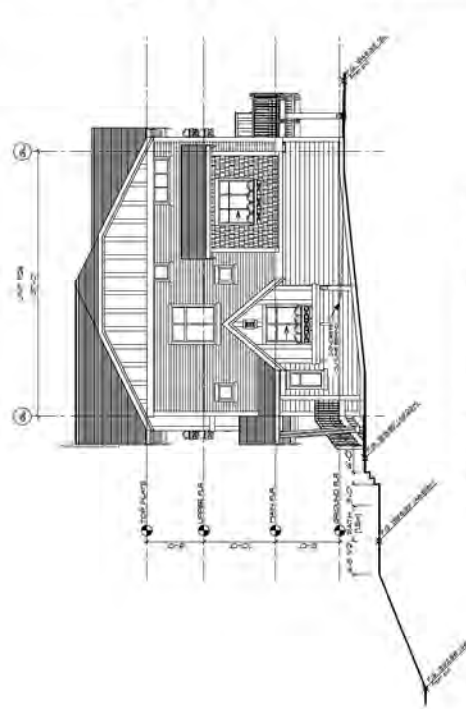
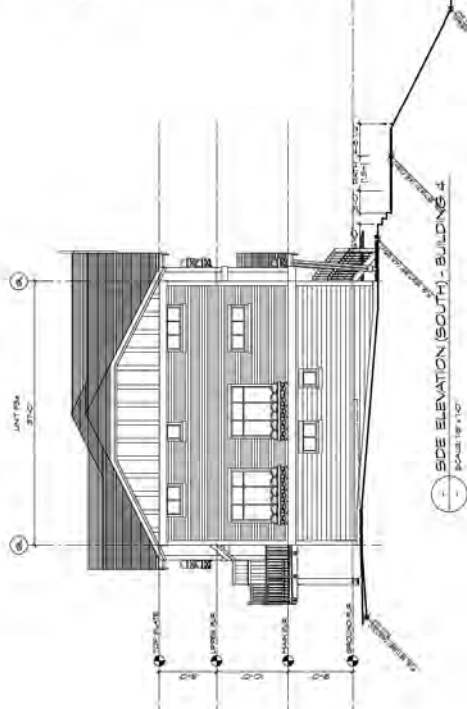
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**TITUS (CLAYTON) VENTURES LTD**  
 6626 & 6637 195 ST  
 SURREY, BC

DATE:	
DESIGNER:	
PROJECT NO.:	
SCALE:	

**BUILDING - 04 ELEVATIONS**

SCALE:	A2.07
--------	-------



- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CROWN PLYWOOD (PAINTED)
  - 6 WOOD SHAKES (TRUSS, BELL-BANDS)
  - 7 BRICK DOOR & SHEDS DOOR
  - 8 ALUMINUM GLAZED & SLANTER BOX
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 0 BUTTERS

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NO.	DATE	DESCRIPTION

ISSUE:  
 2012.05.15  
 2012.05.15  
 2012.05.15



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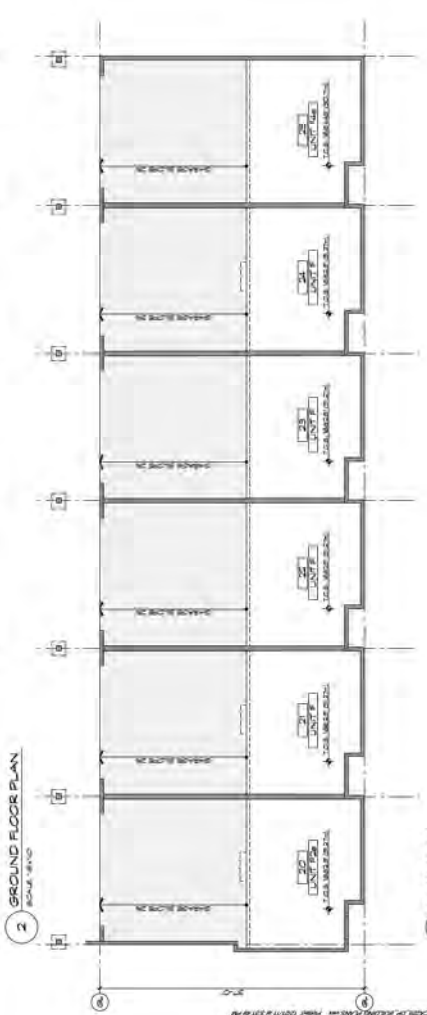
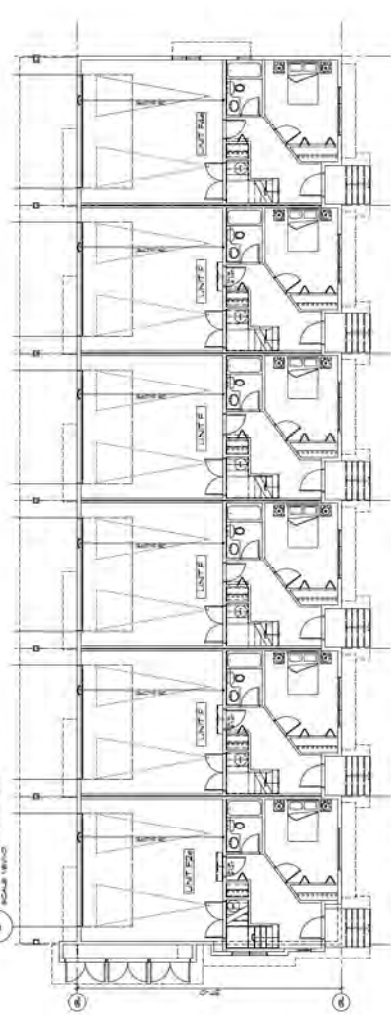
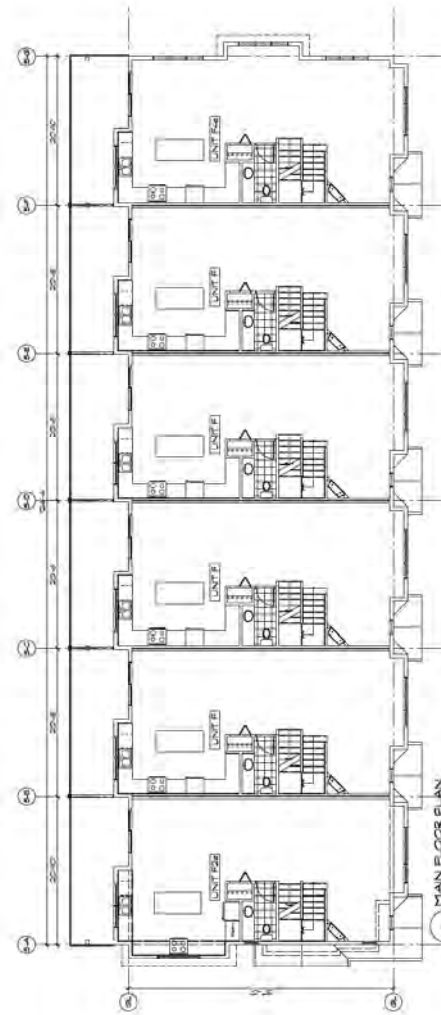
PROJECT:  
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 Surrey, BC

DATE	CD	REV	BY

BUILDING 5  
 PLANS  
 SHEET NO. A2.08



FLOOR AREAS - BUILDING 5	
GROUND FLOOR (AREA)	4,548.2 M <sup>2</sup>
GROUND FLOOR (AREA)	1,977.2 M <sup>2</sup>
GROUND FLOOR (AREA)	1,977.2 M <sup>2</sup>
GROUND FLOOR (AREA)	1,977.2 M <sup>2</sup>
GROUND FLOOR (AREA)	1,977.2 M <sup>2</sup>
TOTAL (AREA)	11,458.0 M <sup>2</sup>



PH. SCALE OF PLOTTING PROVIDED. PRINTED 11/27/12 11:37 AM

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NO.	DATE	DESCRIPTION

ISSUE:  
 2012.01.15  
 2012.01.15  
 2012.01.15



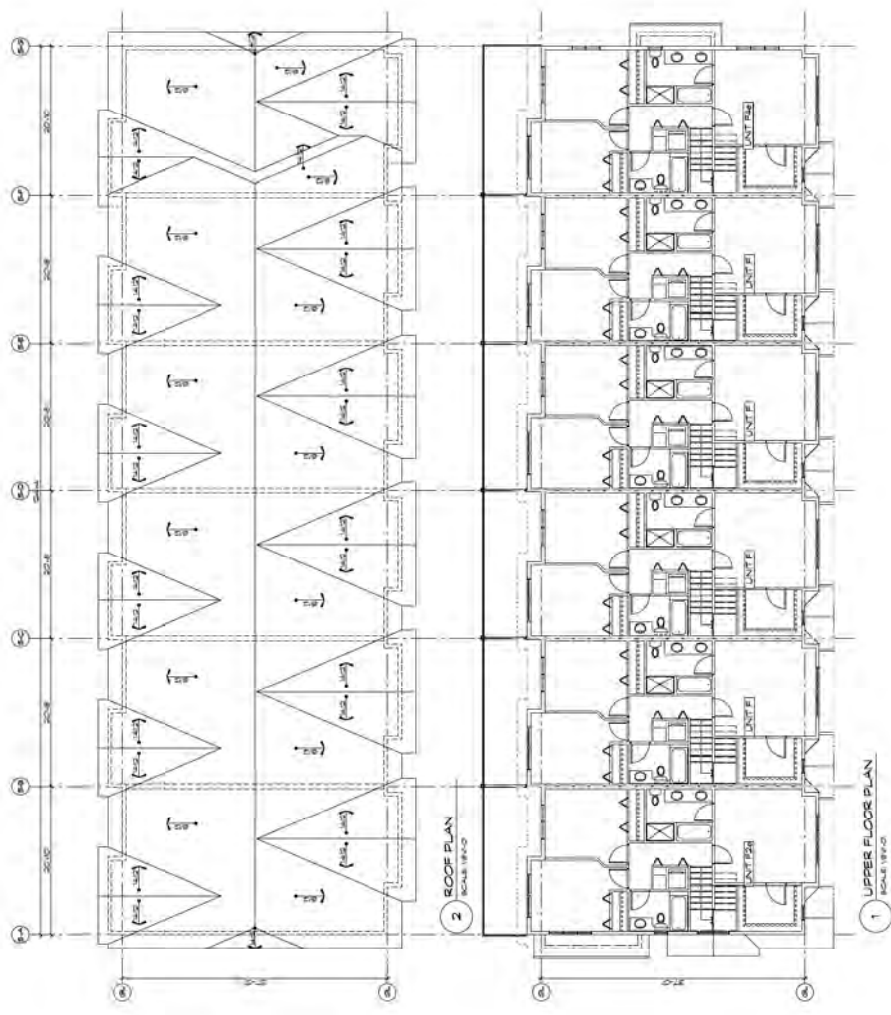
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PROJECT:  
**TITUS (CLAYTON)  
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 6625 E 6637 98 S ST  
 Surrey, BC

DATE	CD	BC

**BUILDING 5  
 PLANS**

SCALE:  
**A2.09**



**FLOOR AREAS - BUILDING 5**

FLOOR	AREA (M <sup>2</sup> )
GROUND FLOOR (PROPOSED)	1,542.2 M <sup>2</sup>
GROUND FLOOR (EXIST)	1,272.2 M <sup>2</sup>
UPPER FLOOR (PROPOSED)	1,272.2 M <sup>2</sup>
UPPER FLOOR (EXIST)	1,272.2 M <sup>2</sup>
TOTAL (PROPOSED)	2,814.4 M <sup>2</sup>

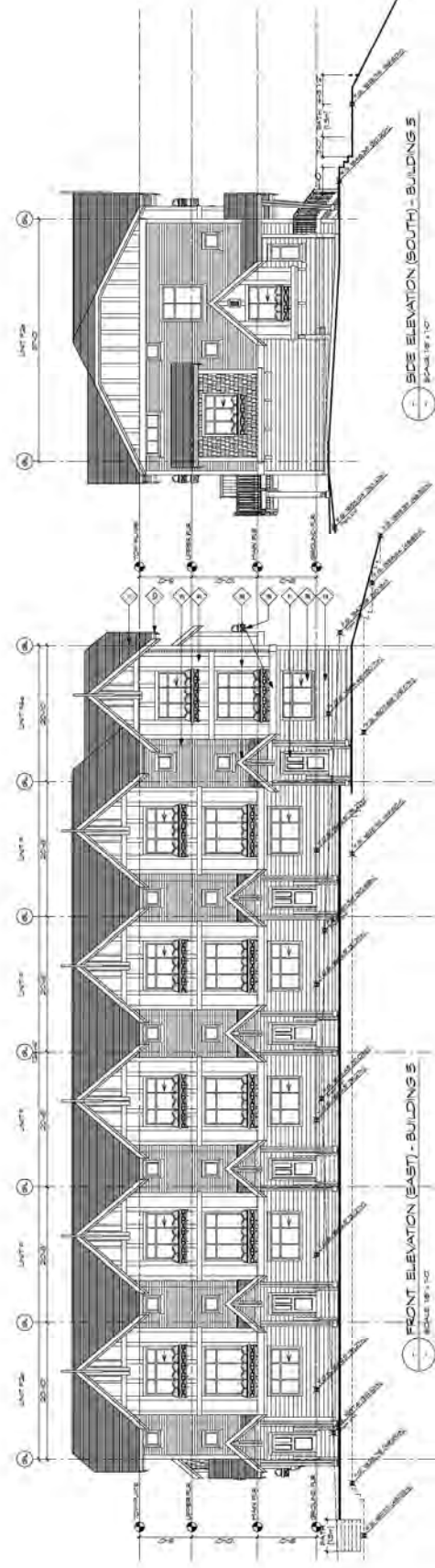


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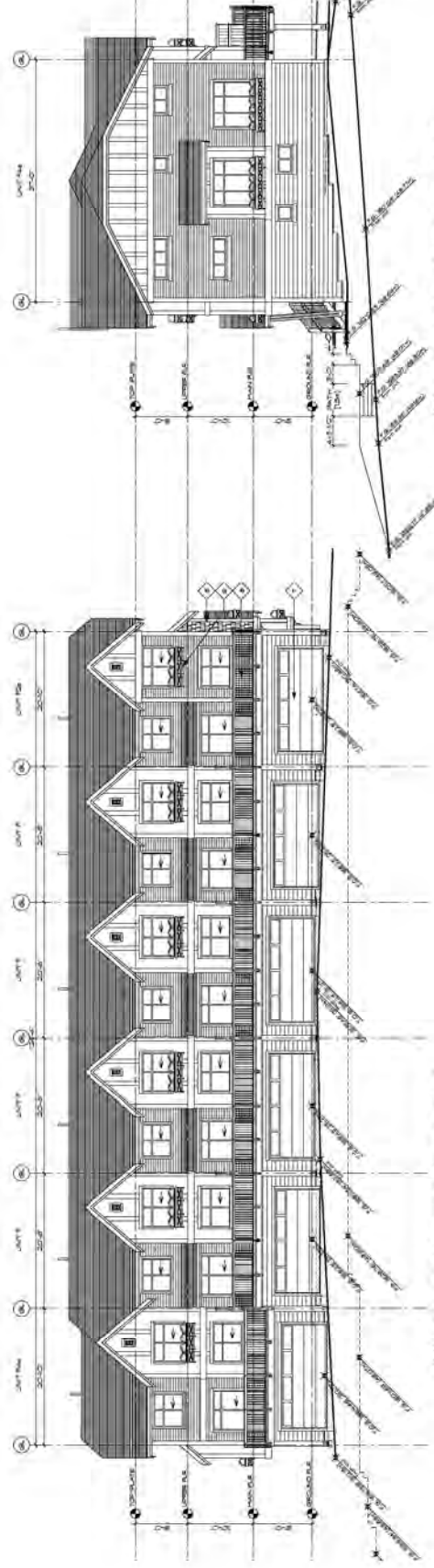
**REVISION:**

NO.	DATE	DESCRIPTION

**DATE:** 2023-11-15  
**PROJECT:** 100-1000 100-1000 ST  
**SCALE:** 1/8" = 1'-0"



FRONT ELEVATION (EAST) - BUILDING 5  
SCALE 1/8" = 1'-0"



REAR ELEVATION (WEST) - BUILDING 5  
SCALE 1/8" = 1'-0"

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**TITUS (CLAYTON) VENTURES LTD**  
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NO.	DATE	DESCRIPTION

**BUILDING - 05 ELEVATIONS**

**A2.10**

- MATERIALS LIST:**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CRUIZON PLYWOOD (PAINTED)
  - 6 WOOD SHOULDER TRIMS, BELL-BANDS
  - 7 ENTRY DOOR & SHARDS DOOR
  - 8 ALUMINUM GLAZED & SLANTER BOX
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 0 BUTTERS

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NO.	DATE	REVISIONS

**ISSUE:**  
 03/25/17  
 23/27

**PROJECT:**  
 BUILDING 6 FOR CLAYTON VENTURES LTD  
 6625 & 6637 98 S ST  
 SURREY, BC



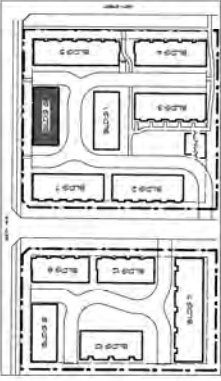
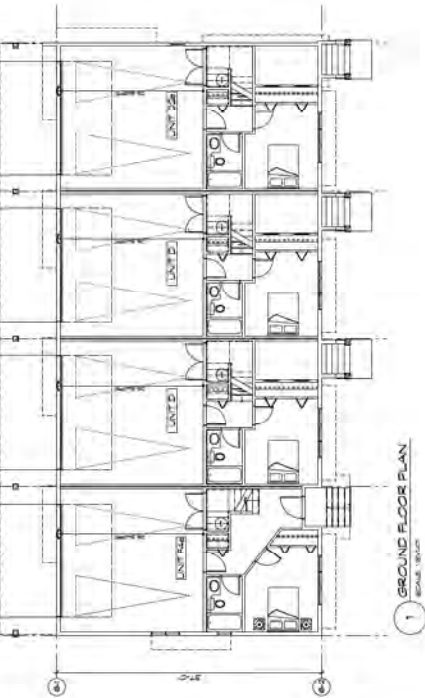
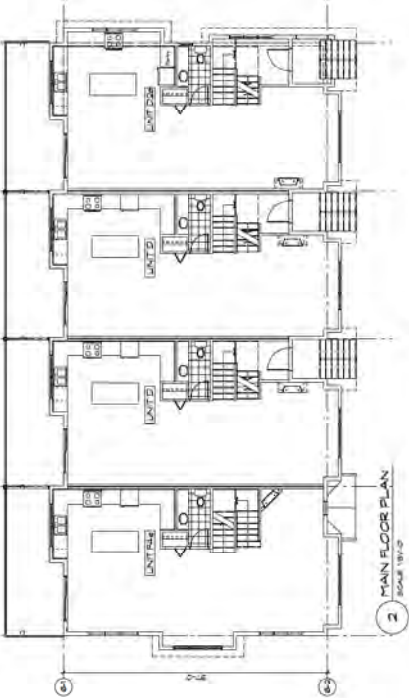
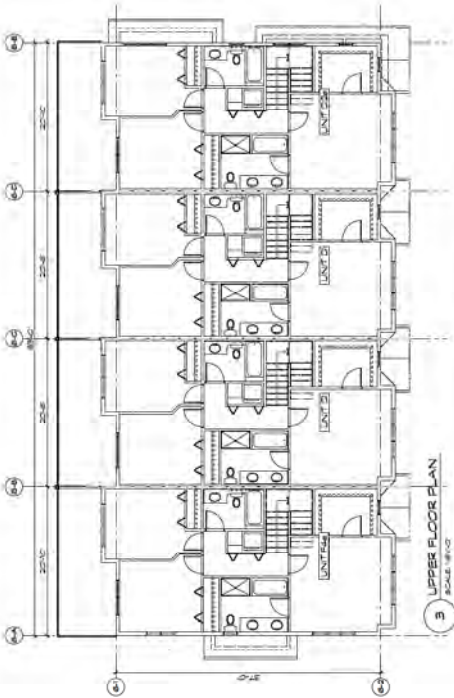
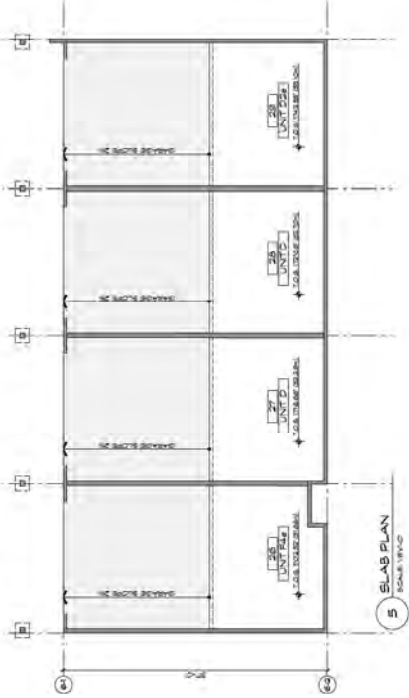
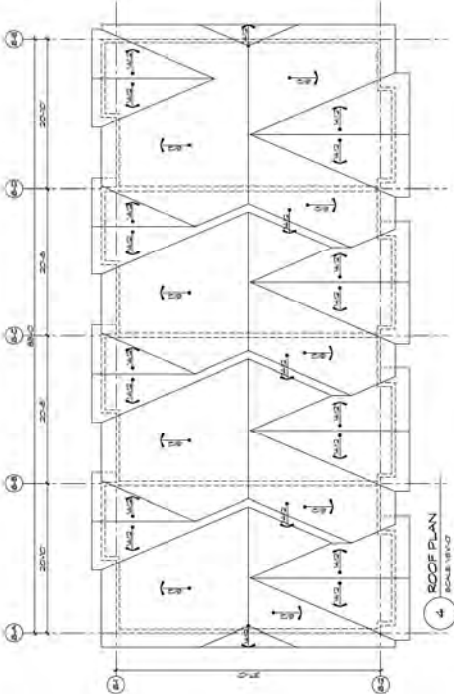
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**TITUS (CLAYTON) VENTURES LTD**  
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NO.	CD	DATE	BY

**BUILDING 6 PLANS**

SHEET NO. **A2.11**



**FLOOR AREAS - BUILDING 6**

AREA	AREA (SQ. FT.)
GROUND FLOOR AREA	14,072.0
UPPER FLOOR AREA	14,072.0
SLAB AREA	14,072.0
ROOF AREA	14,072.0
TOTAL AREA	56,288.0

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NO.	DATE	DESCRIPTION

**REVISION:**  
 DATE: 2023-10-10  
 DESCRIPTION: CORRECTING PERMIT  
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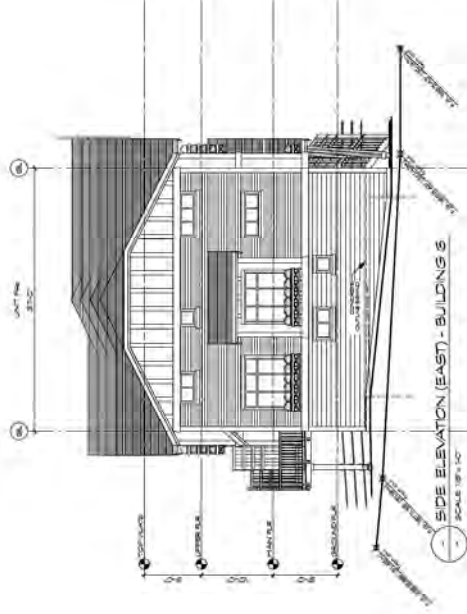
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NO.	DATE	DESCRIPTION

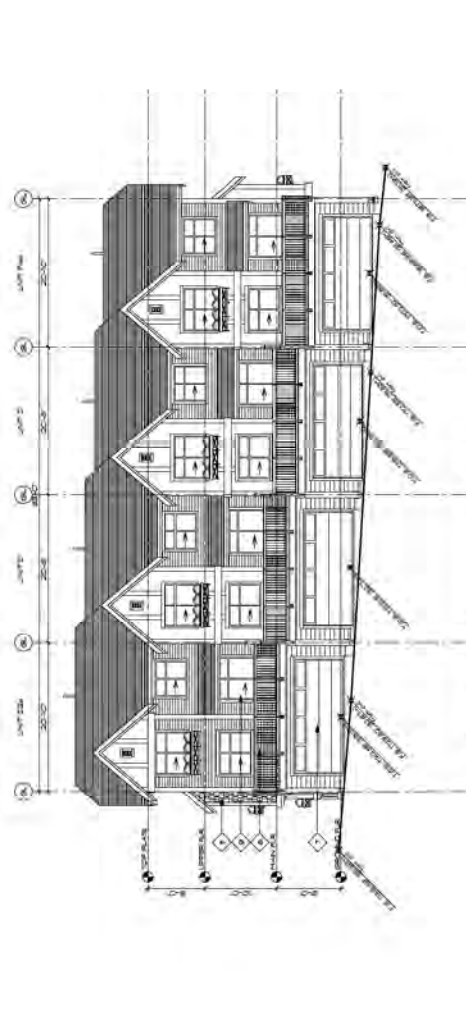
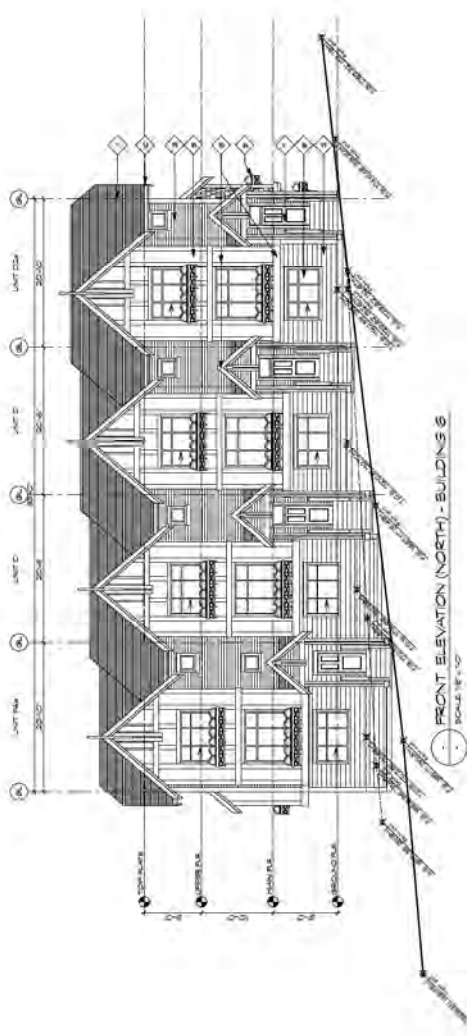
**BUILDING - 06 ELEVATIONS**

**A2.12**



- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CRUISEON PLYWOOD (PAINTED)
  - 6 WOOD BRACKET TRIMS, BELL-BANDS
  - 7 VINYL DOOR & SLANTER BOX
  - 8 ALUMINUM SLATED & SLANTER BOX
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 10 BUTTERS

SIDE ELEVATION (WEST) - BUILDING 6  
 SCALE 1/8" = 1'-0"



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 03/25/15  
 DRAWN BY: R. COZZO  
 CHECKED BY: R. COZZO  
 PROJECT NO.: 15-001



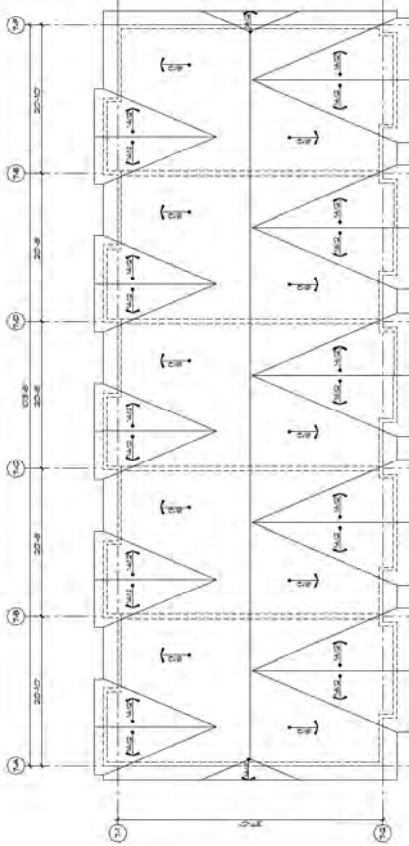
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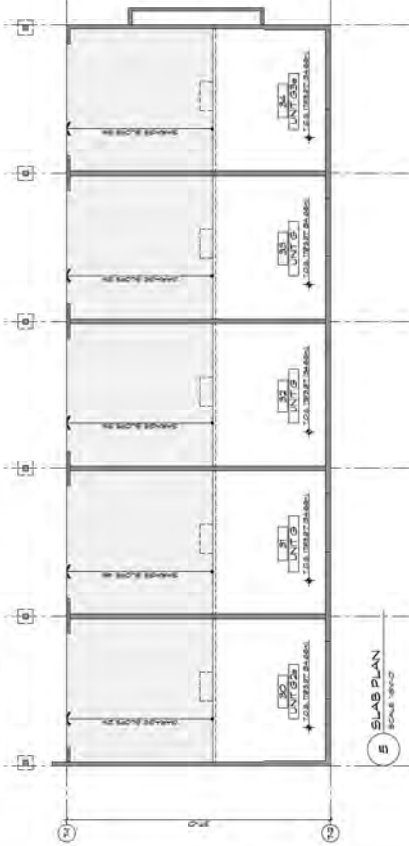
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NO.	CD	DATE	BY

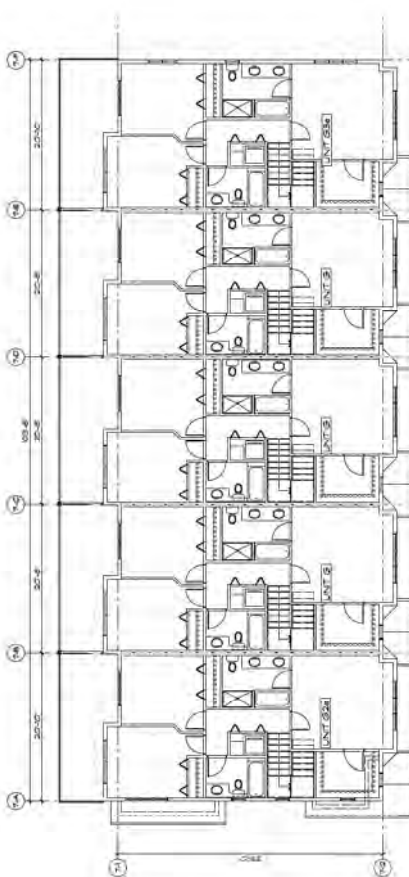
BUILDING 7  
 PLANS  
 A2.13



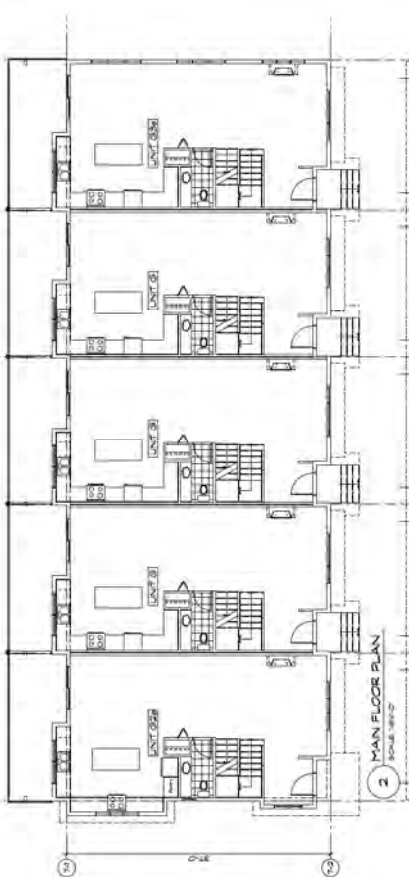
4 ROOF PLAN  
 SCALE 1/8"=1'-0"



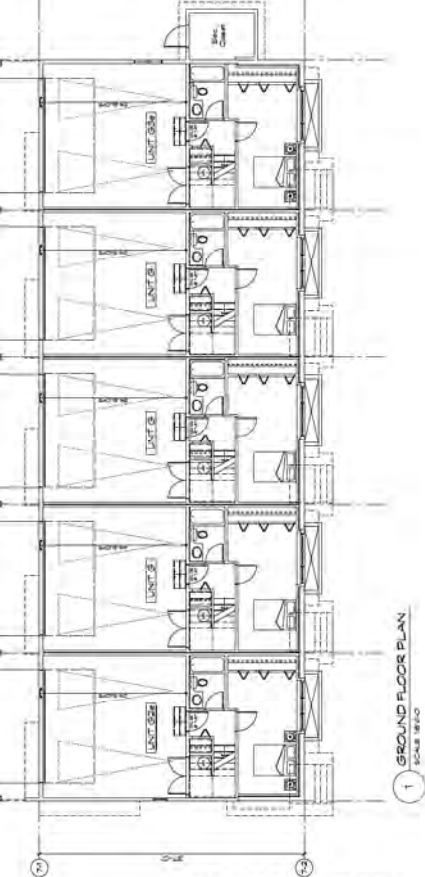
5 SLAB PLAN  
 SCALE 1/8"=1'-0"



3 UPPER FLOOR PLAN  
 SCALE 1/8"=1'-0"



2 MAIN FLOOR PLAN  
 SCALE 1/8"=1'-0"



1 GROUND FLOOR PLAN  
 SCALE 1/8"=1'-0"



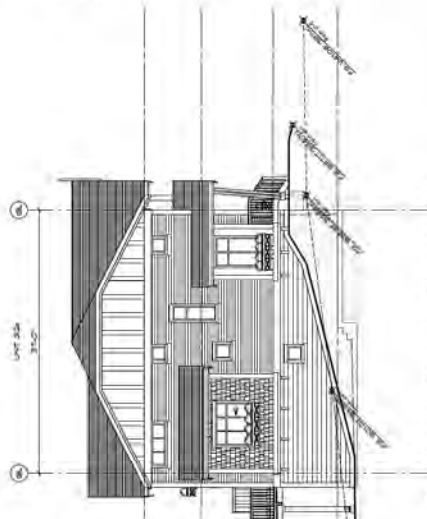
FLOOR AREAS - BUILDING 7

AREA	AREA (SQ. FT.)
GROUND FLOOR (PROB.)	10,000
UPPER FLOOR (PROB.)	10,000
MAIN FLOOR (PROB.)	10,000
ROOF AREA (PROB.)	10,000
TOTAL (PROB.)	40,000

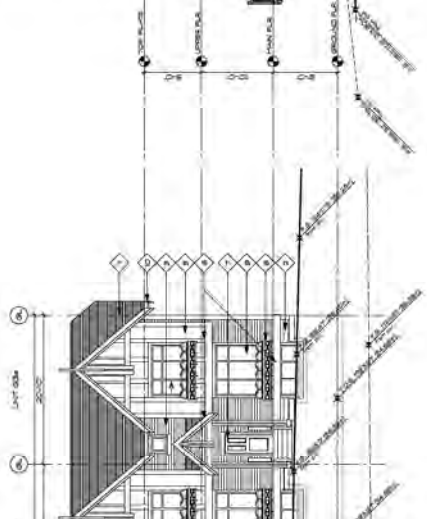
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NO.	DATE	DESCRIPTION

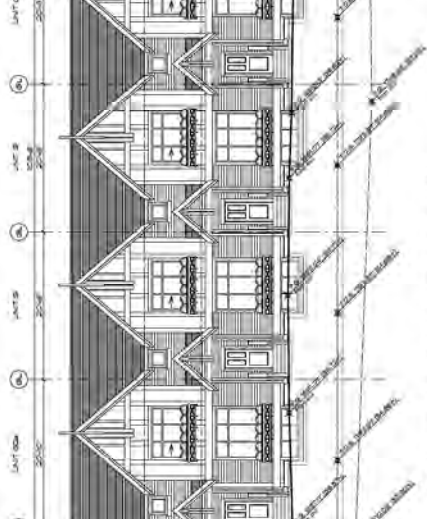
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 DRAWING NO.: 18-001-001-001-001



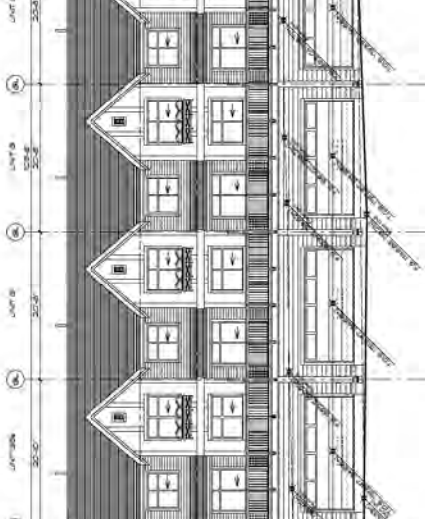
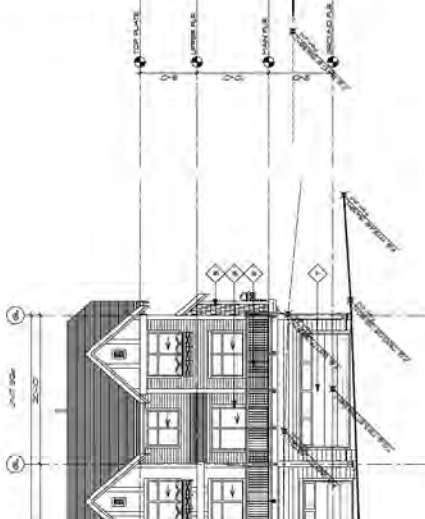
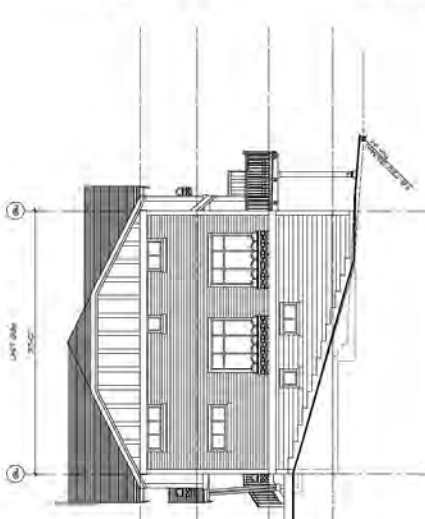
FRONT ELEVATION (WEST) - BUILDING 1  
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (NORTH) - BUILDING 1  
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (SOUTH) - BUILDING 1  
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST) - BUILDING 2  
 SCALE: 1/8" = 1'-0"

SIDE ELEVATION (NORTH) - BUILDING 2  
 SCALE: 1/8" = 1'-0"

SIDE ELEVATION (SOUTH) - BUILDING 2  
 SCALE: 1/8" = 1'-0"

- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CRUISEON PLYWOOD (PAINTED)
  - 6 WOOD BRACKETTS TRIMS, BELL-BANDS
  - 7 ENTRY DOOR & GLASS DOOR
  - 8 ALUMINUM GLAZED & SLANTER BOX
  - 9 VINYL WINDOWS & BLINDS COORS
  - 0 BUTTERS

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 DRAWING NO.: 18-001-001-001-001

A2.14

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**REVISION:**

NO.	DATE	DESCRIPTION

**ISSUE:**

DATE: 2023.07.25  
 DRAWN BY: R. GIOCOZZI  
 CHECKED BY: R. GIOCOZZI  
 PROJECT NO: 23-027



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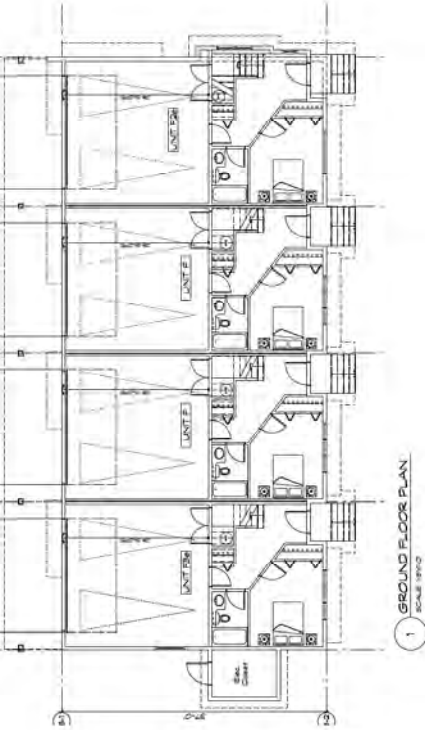
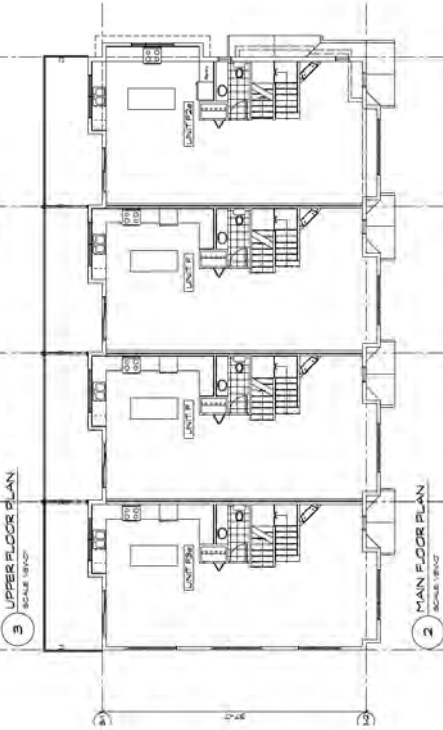
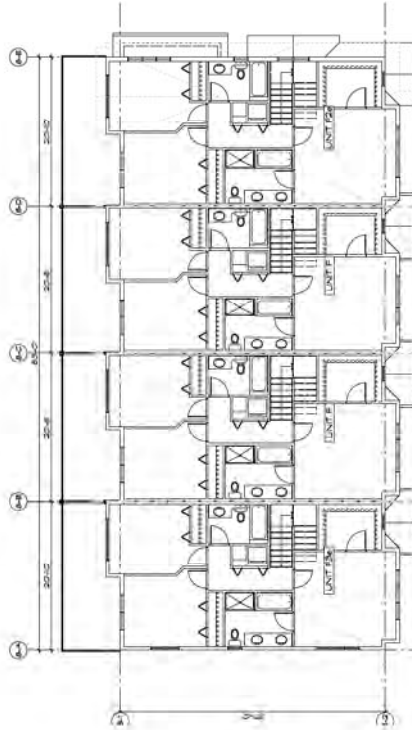
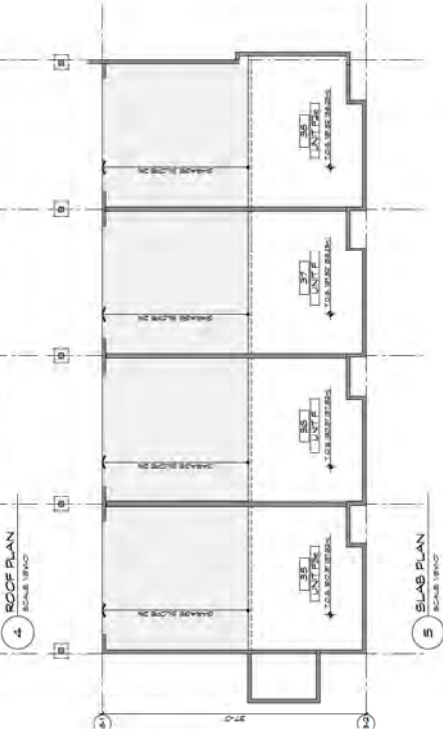
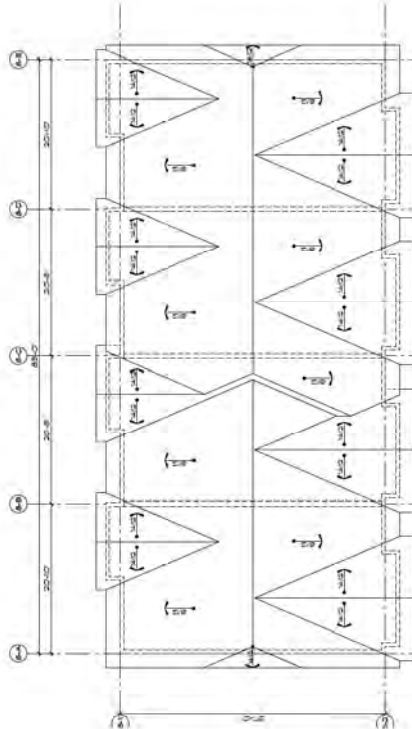
Robert Giocozzi Architecture Inc.  
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DATE	CD	REV	BY

**BUILDING 6 PLANS**

PROJECT NO: A2.15



THE NORTH OR EASTWARD POSITION. (THAT IS TO SAY 1/8"=1'-0")

**FLOOR AREAS - BUILDING 6**

FLOOR	AREA (SQ. FT.)
GROUND FLOOR (AREA)	1,328.88
UPPER FLOOR (AREA)	1,328.88
SLAB FLOOR (AREA)	3,205.84
ROOF FLOOR (AREA)	7,886.7
<b>TOTAL (AREA)</b>	<b>7,886.7</b>

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NO.	DATE	REVISION

**DATE:** 22/07/2017  
**SCALE:** 1/8" = 1'-0" (FOR ELEVATION)  
**PROJECT:** 1000 BAYVIEW STREET, UNIT 101, VANCOUVER, BC V6P 1K7



**RCA**

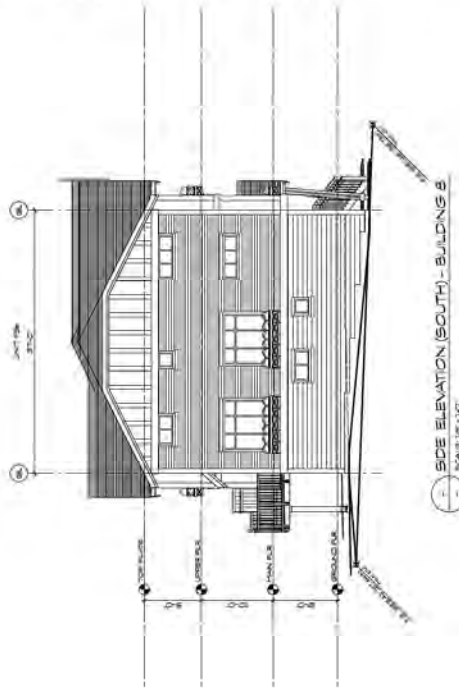
**Robert Cozzo Architecture Inc.**  
 200 - 2905 Columbia Street  
 Vancouver, B.C.  
 Canada V5V 3T5  
 Tel: (604) 687-4641  
 Fax: (604) 687-4641  
 admin@rcozzofarchitecture.com

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 6626 & 6637 195 ST  
 SURREY, BC

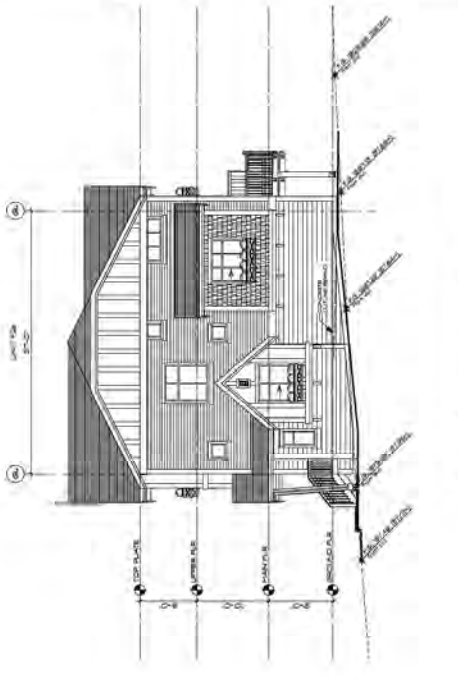
NO.	DATE	REVISION

**BUILDING - 06 ELEVATIONS**

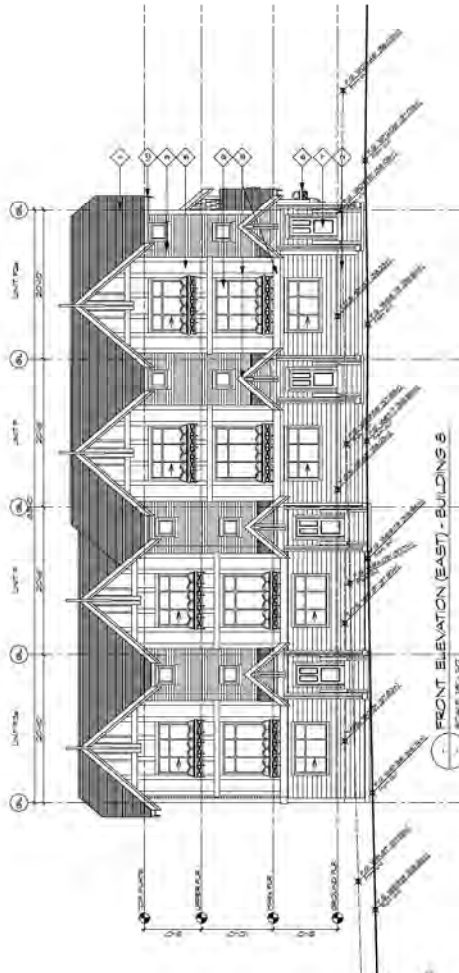
**A2.16**



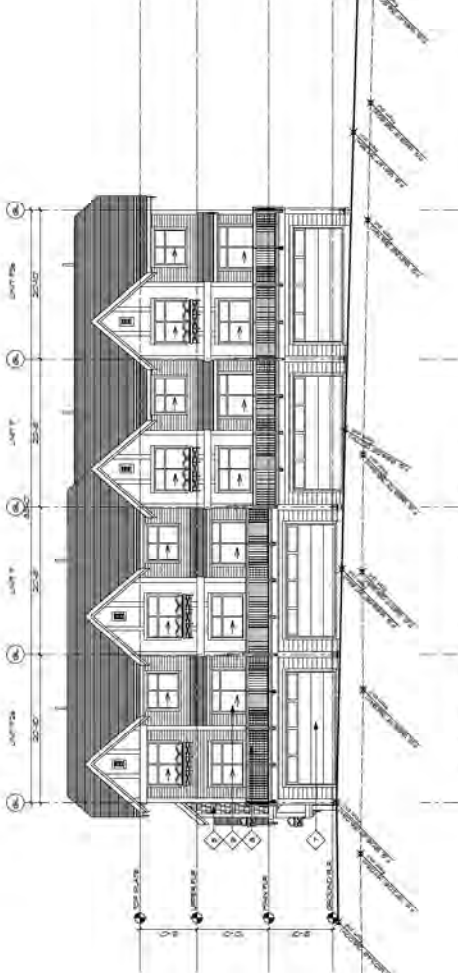
**SIDE ELEVATION (SOUTH) - BUILDING 6**  
 SCALE: 1/8" = 1'-0"



**SIDE ELEVATION (NORTH) - BUILDING 6**  
 SCALE: 1/8" = 1'-0"



**FRONT ELEVATION (EAST) - BUILDING 6**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION (WEST) - BUILDING 6**  
 SCALE: 1/8" = 1'-0"

- MATERIALS LIST**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 5 CROWN PLYWOOD (PAINTED)
  - 6 WOOD BRACKETTS TRIMS, BELL-BANDS
  - 7 ENTRY DOOR & GARAGE DOOR
  - 8 ALUMINUM GLAZED & SLANTER BOX
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 0 BUTTERS

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 2012.05.15  
 DRAWN BY: R. COZZO  
 CHECKED BY: R. COZZO  
 PROJECT NO.: 12-001



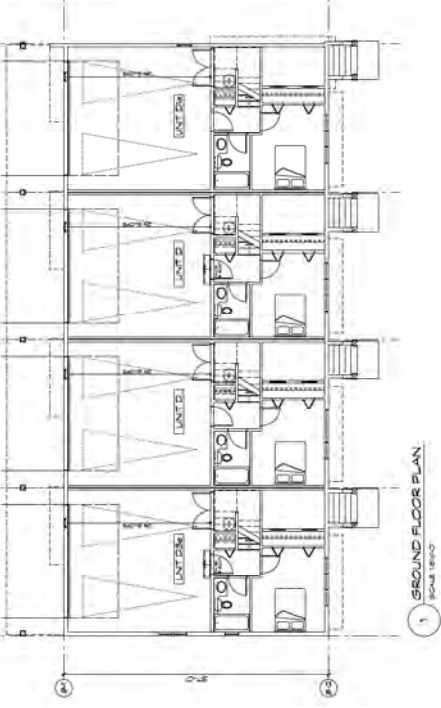
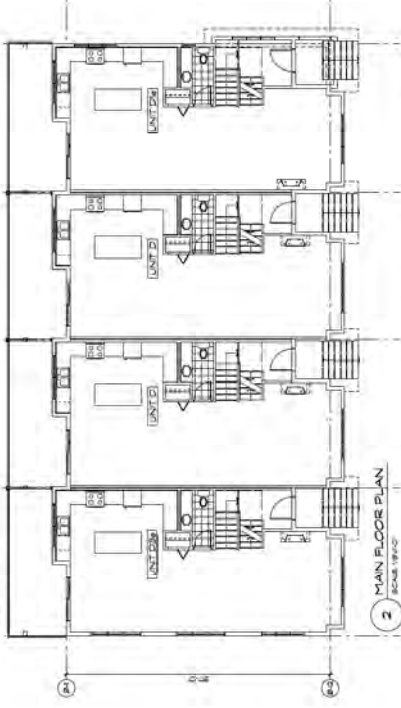
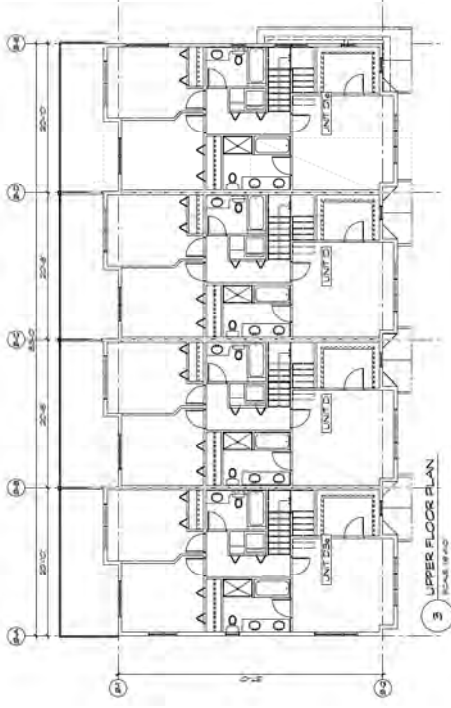
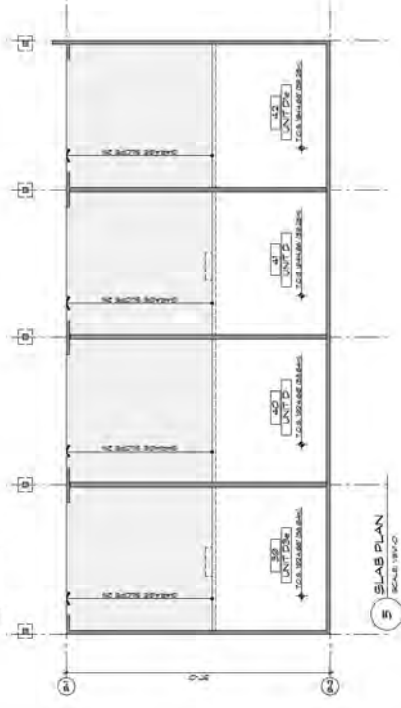
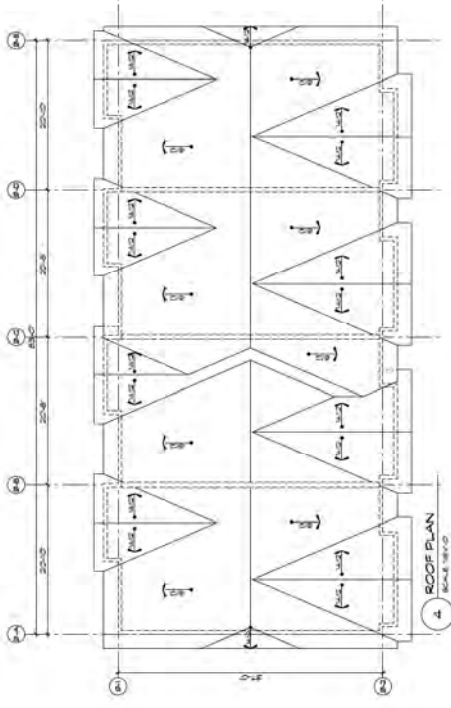
**RCA**  
 Robert Cozzol Architecture Inc.  
 200 - 2330 Columbia Street  
 Vancouver, B.C.  
 Canada V6J 3T5  
 Tel: (604) 687-4411  
 Fax: (604) 687-4411  
 admin@cozzolarchitecture.com

TITUS (CLAYTON)  
 VENTURES LTD  
 6625 E 6637 93 S ST  
 Surrey, BC

DATE	CD	REV	BY

**BUILDING 9  
 PLANS**

PROJECT NO.: A2.17



**FLOOR AREAS - BUILDING 9**

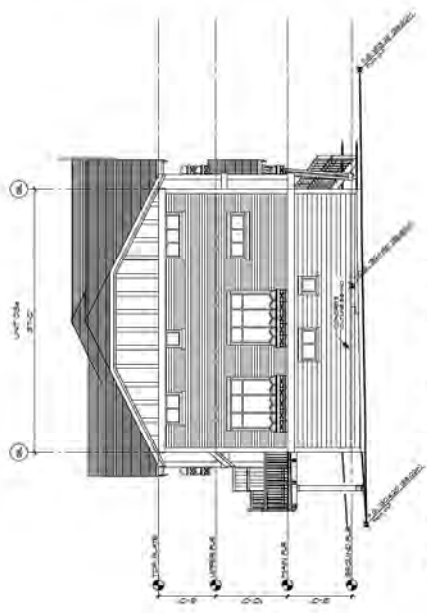
FLOOR	AREA (SQ. FT.)
GROUND FLOOR (GROSS)	14,072 SQ. FT.
GROUND FLOOR (NET)	13,872 SQ. FT.
UPPER FLOOR (GROSS)	13,872 SQ. FT.
UPPER FLOOR (NET)	13,672 SQ. FT.
TOTAL (GFA)	27,544 SQ. FT.



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NO.	DATE	DESCRIPTION

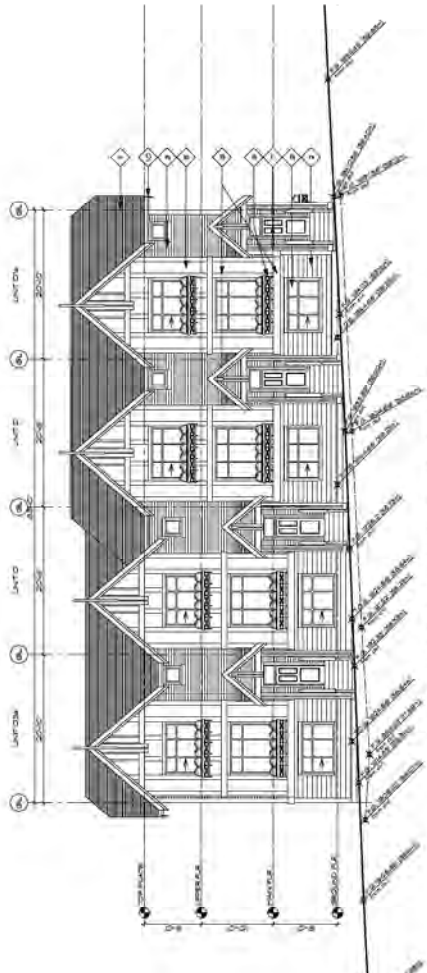
**REVISION:**  
 DATE: 2023/07/10  
 BY: J. CLAYTON  
 DESCRIPTION: REVISED PER COMMENTS



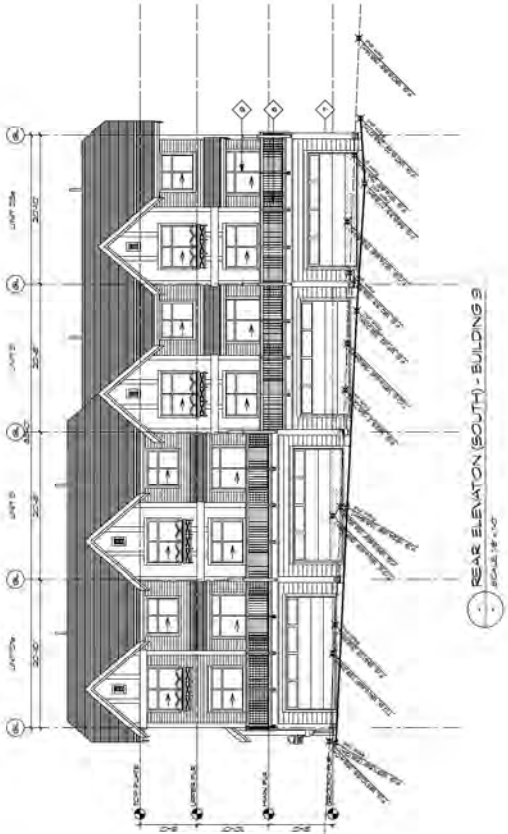
SIDE ELEVATION (EAST) - BUILDING B  
 SCALE 1/8" = 1'-0"



SIDE ELEVATION (WEST) - BUILDING B  
 SCALE 1/8" = 1'-0"



FRONT ELEVATION (NORTH) - BUILDING B  
 SCALE 1/8" = 1'-0"



REAR ELEVATION (SOUTH) - BUILDING B  
 SCALE 1/8" = 1'-0"

- MATERIALS LIST:**  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 4 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLE (PAINTED)
  - 4 CRUIZON PLYWOOD (PAINTED)
  - 4 WOOD BRACKETTS TRIMS, BELL-BANDS
  - 4 ENTRY DOORS & GARAGE DOOR
  - 4 ALUMINUM GLAZED & SLANTER BOX
  - 4 VINYL WINDOWS & SLIDING DOORS
  - 4 BUTTERS

**RCA**  
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 Fax: (250) 857-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 8626 & 6637 195 ST  
 SURREY, BC

DATE:	2023/07/10	PROJECT NO.:	23-1229
CITY:	VICTORIA	CLIENT:	
<b>BUILDING - 09 ELEVATIONS</b>			
SCALE:		DATE:	
<b>A2.18</b>			

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NO.	DATE	REVISIONS

ISSUE:  
 DATE: 15/10/17  
 DRAWN FOR DEVELOPMENT PERMIT  
 22227

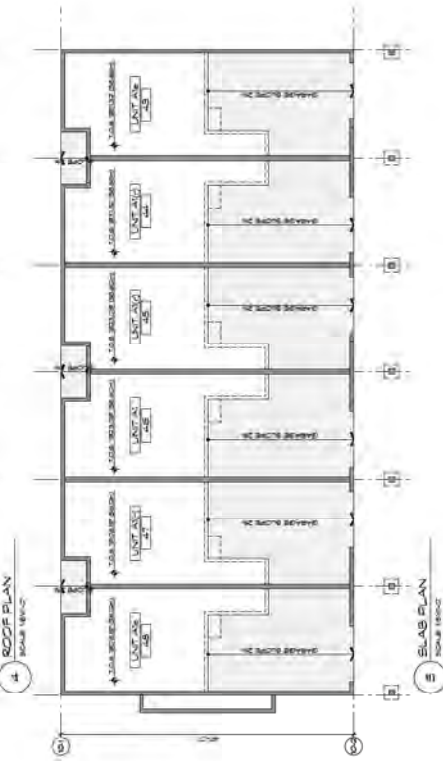
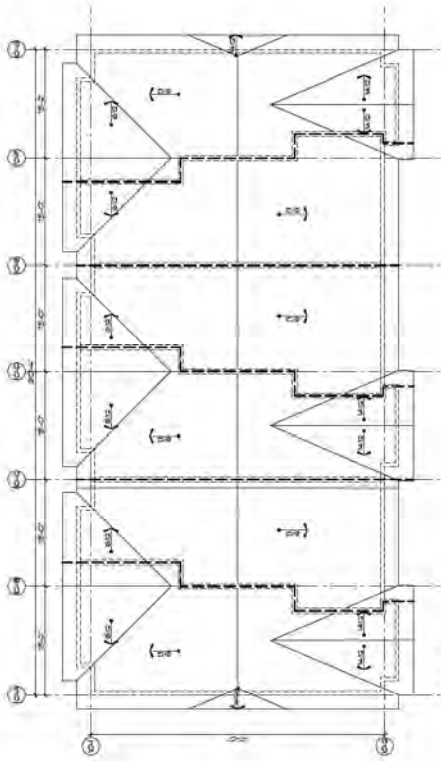


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 Fax: (604) 687-4441  
 admin@rcaarchitecture.com

TITUS (CLAYTON)  
 VENTURES LTD  
 6625 & 6637 196 ST  
 Surrey, BC

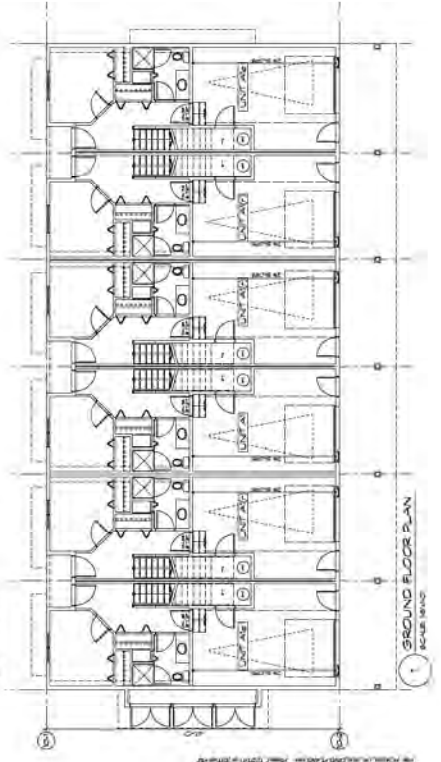
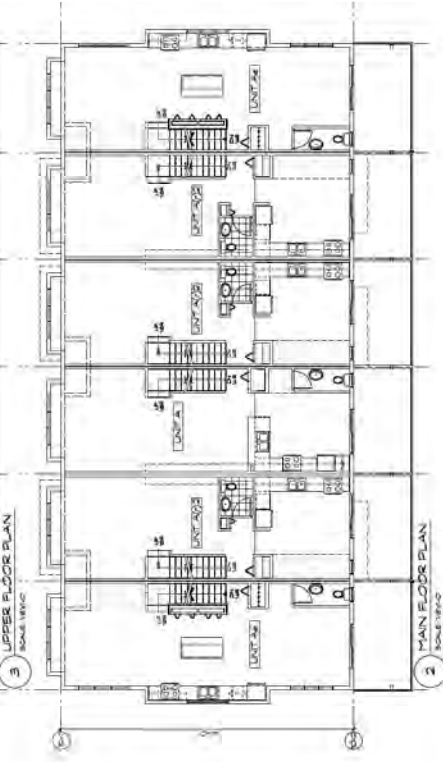
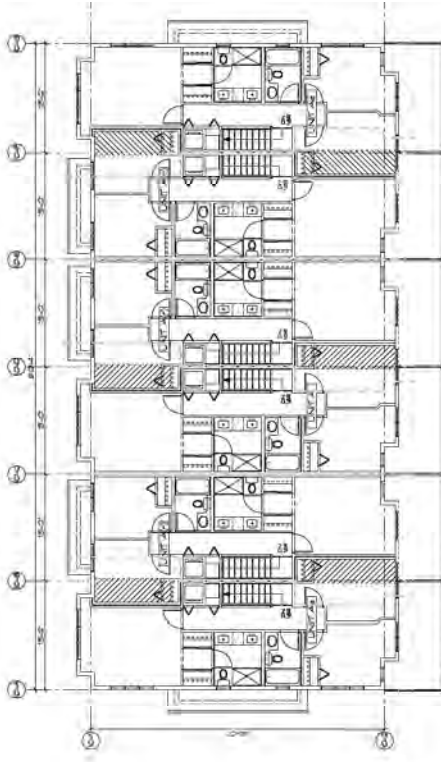
NO.	CD	SCALE	DATE

BUILDING 10  
 PLANS  
 SHEET NO. A2.19



FLOOR AREAS - BUILDING 10

FLOOR	AREA (SQ. FT.)
GROUND FLOOR	2,854.84
FIRST FLOOR	2,854.84
SECOND FLOOR	2,854.84
THIRD FLOOR	2,854.84
TOTAL (AREA)	11,379.36

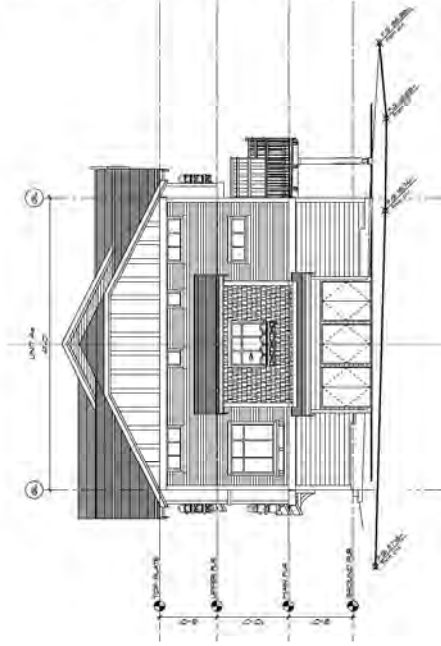


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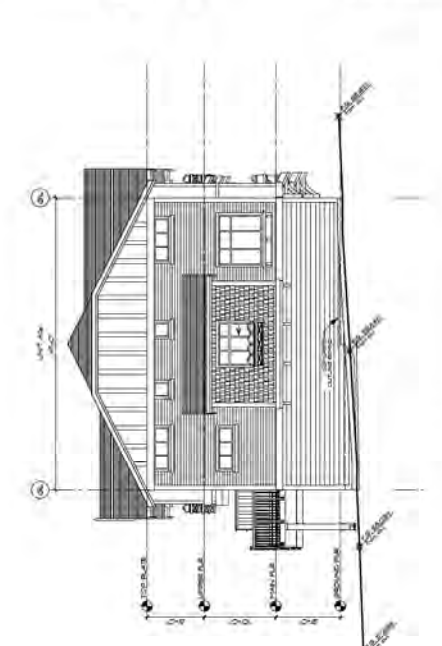
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NO.	DATE	REVISION

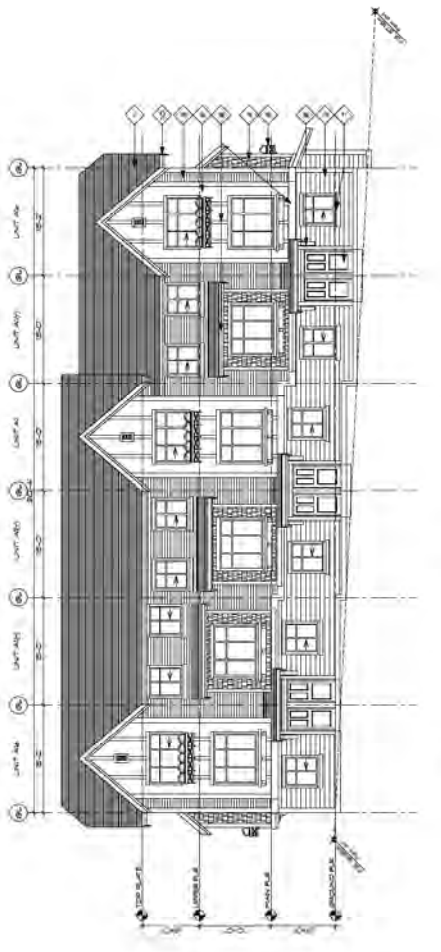
**PROJECT:**  
 TITLE: [REDACTED]  
 ADDRESS: [REDACTED]  
 22301 181 ST. SUITE 100 2/F



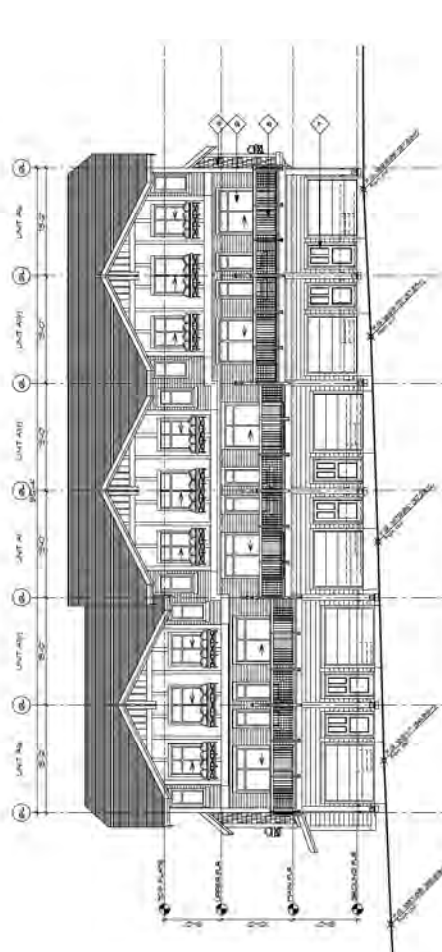
FRONT ELEVATION (WEST) - BUILDING 10  
 SCALE 1/8" = 1'-0"



REAR ELEVATION (EAST) - BUILDING 10  
 SCALE 1/8" = 1'-0"



SIDE ELEVATION (SOUTH) - BUILDING 10  
 SCALE 1/8" = 1'-0"



SIDE ELEVATION (NORTH) - BUILDING 10  
 SCALE 1/8" = 1'-0"

**RCA**  
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 Fax: (604) 877-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6626 & 6637 195 ST  
 SURREY, BC

DATE	18/1/20	PROJECT NO.	SC-1239
DATE	18/1/20	PROJECT NO.	SC-1239

**BUILDING - 10 ELEVATIONS**

SCALE: **A2.20**

- MATERIALS LIST**  
 Refer to section for material details
- ◇ ASPHALT SHINGLES
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ HARD SHINGLE (PAINTED)
  - ◇ CRUIZON PLYWOOD (PAINTED)
  - ◇ WOOD BRACKETTS TRIMS, BELL-BANDS
  - ◇ ENTRY DOOR & GARAGE DOOR
  - ◇ ALUMINUM GLAZED & SLANTER BOX
  - ◇ VINYL WINDOWS & SLIDING DOORS
  - ◇ BUTTERS

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REV.	DATE	DESCRIPTION

ISSUE:  
 DATE: 08/11/10  
 DRAWN FOR DEVELOPER/CLIENT PARTY:  
 MR. MARK FOR DP



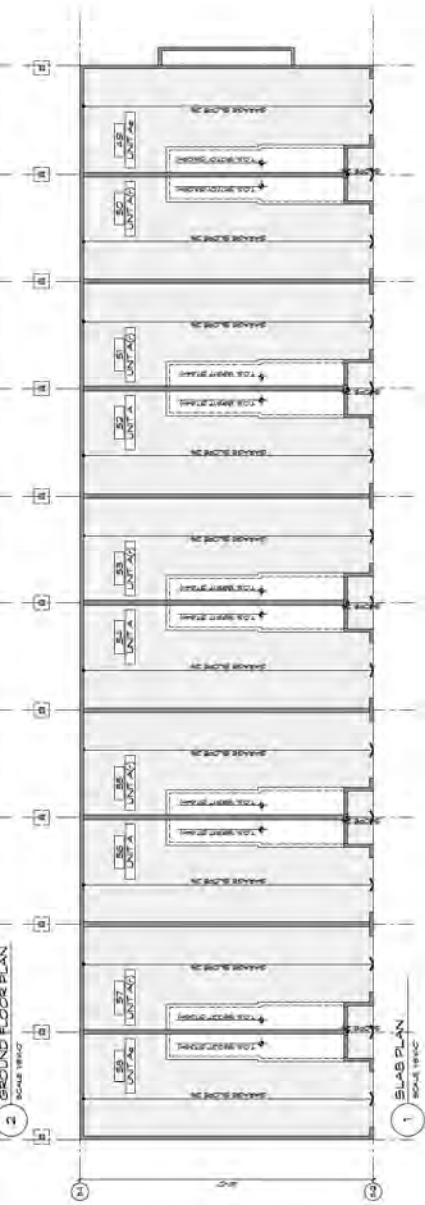
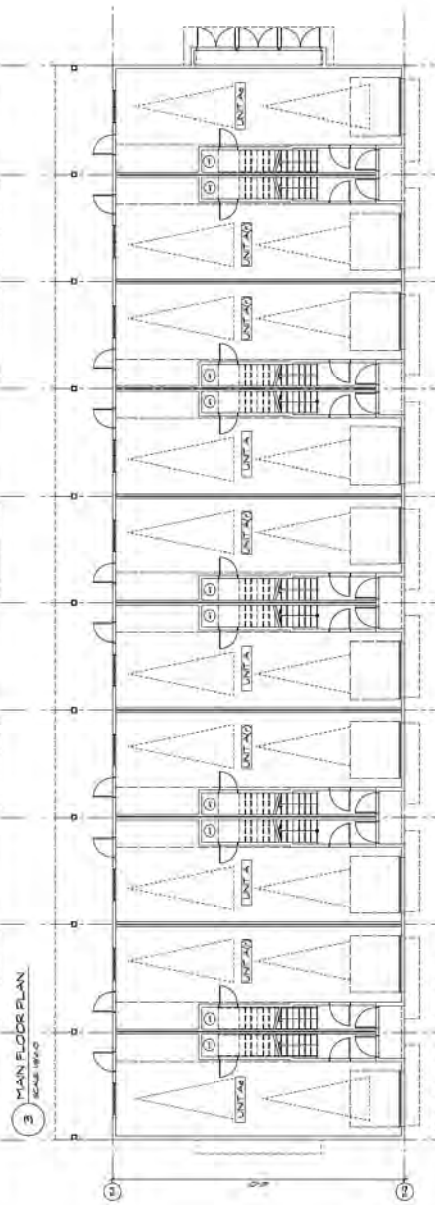
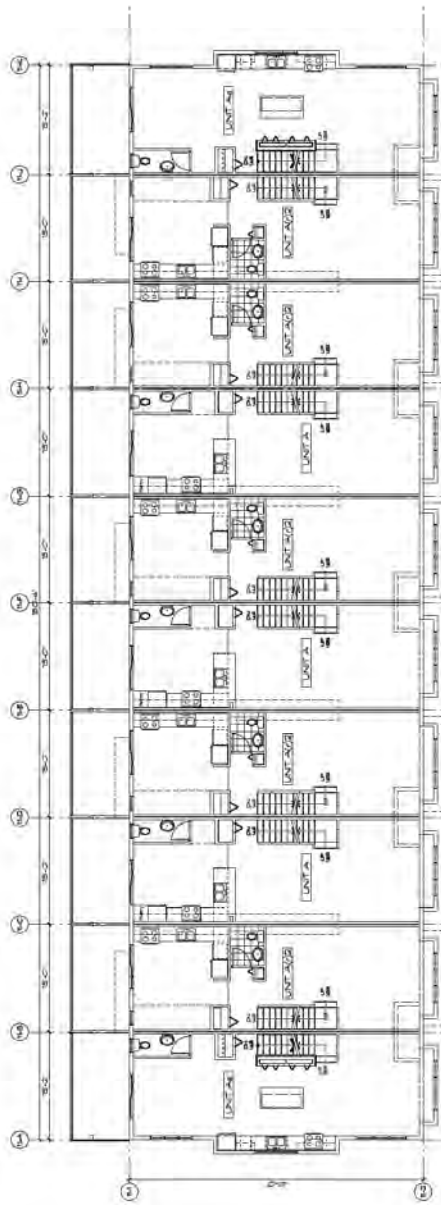
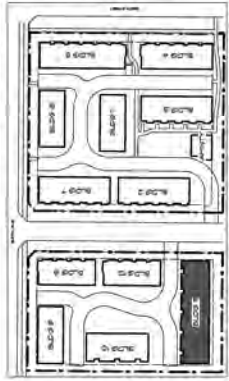
**RCA**  
 Robert Glazd Architecture Inc.  
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 Tel: (604) 687-4411  
 Fax: (604) 687-4411  
 admin@robertglazd.com

TITLUS (CLAYTON)  
 VENTURES LTD  
 6825 & 6837 98 ST  
 Surrey, BC

PROJECT NO:	CD	REVISED BY:	RC
DATE:	10/10/10	PROJECT NO.:	RC-1329
ISSUE NO.:		BUILDING PLAN:	BUILDING 11 PLANS
ISSUE DATE:		SCALE:	A2.21

FLOOR AREAS - BUILDING 11

FLOOR	AREA (SQ. FT.)	AREA (SQ. M.)
GROUND FLOOR (TOTAL)	14,537.0	1,343.0
2ND FLOOR (TOTAL)	14,537.0	1,343.0
3RD FLOOR (TOTAL)	14,537.0	1,343.0
TOTAL FLOOR AREA	43,611.0	4,029.0



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REV.	DATE	DESCRIPTION

ISSUE:  
 DATE: 10/10/2017  
 DRAWN BY: RGA  
 CHECKED BY: RGA  
 PROJECT: 101 - 10101 101 ST



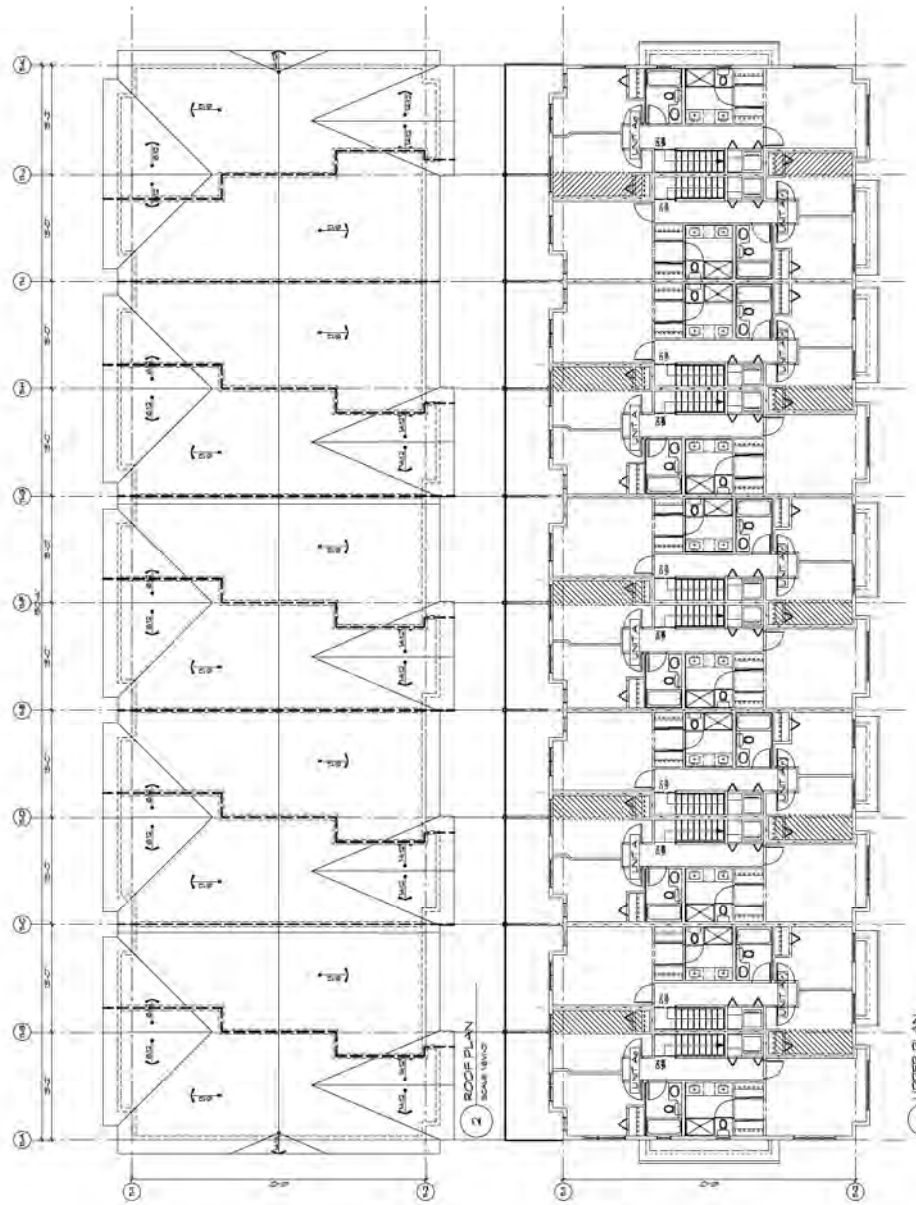
**RGA**  
 Robert Giddard Architecture Inc.  
 200 - 2320 Columbia Street  
 Vancouver, B.C.  
 Canada V6T 2T3  
 Phone: (604) 687-4411  
 Fax: (604) 687-4411  
 admin@rgeoarchitecture.com

TITLUS (CLAYTON)  
 VENTURES LTD  
 6625 & 6637 196 ST  
 Surrey, BC

PROJECT NO.	101-10101
DATE	10/10/2017
SCALE	AS SHOWN
PROJECT NAME	101-10101 101 ST
PROJECT NO.	101-10101
DATE	10/10/2017
SCALE	AS SHOWN
PROJECT NAME	101-10101 101 ST
PROJECT NO.	101-10101
DATE	10/10/2017
SCALE	AS SHOWN
PROJECT NAME	101-10101 101 ST

FLOOR AREAS - BUILDING 11

FLOOR AREA (SQ. FT.)	6,837.16
GROUND FLOOR (SQ. FT.)	6,837.16
1ST FLOOR (SQ. FT.)	0.00
2ND FLOOR (SQ. FT.)	0.00
3RD FLOOR (SQ. FT.)	0.00
4TH FLOOR (SQ. FT.)	0.00
5TH FLOOR (SQ. FT.)	0.00
TOTAL FLOOR AREA (SQ. FT.)	6,837.16

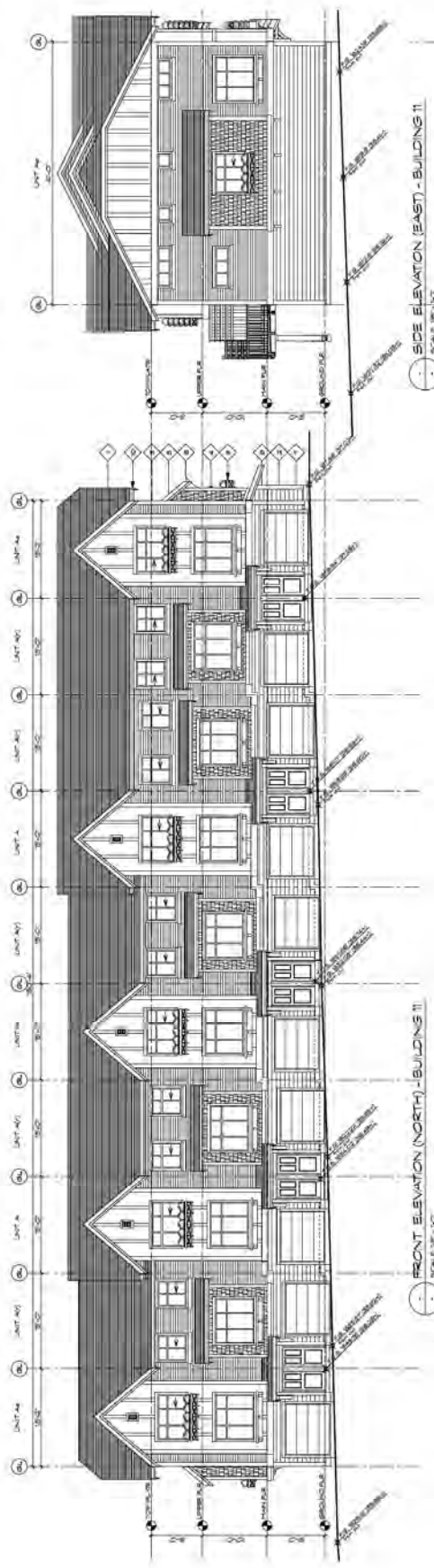


CONTRACTOR: [REDACTED]  
 DATE: [REDACTED]  
 DRAWING NO: [REDACTED]

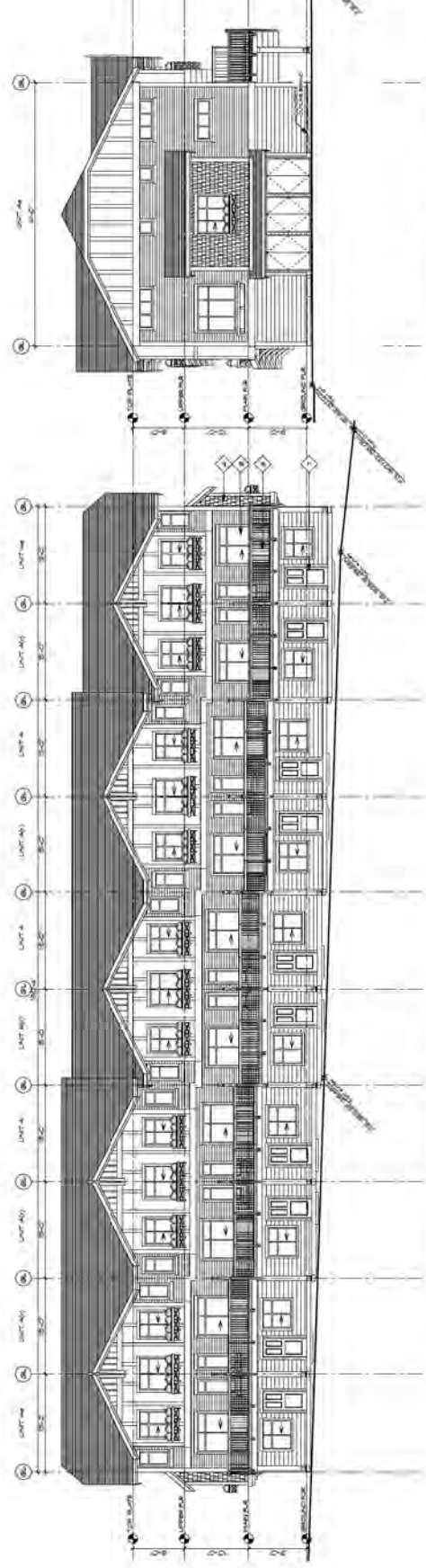
REVISION:

NO.	DATE	DESCRIPTION

PROJECT: [REDACTED]  
 ADDRESS: [REDACTED]  
 CITY: [REDACTED]



FRONT ELEVATION (NORTH) - BUILDING 11  
 SCALE 1/8" = 1'-0"



REAR ELEVATION (SOUTH) - BUILDING 11  
 SCALE 1/8" = 1'-0"

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TITUS (CLAYTON)  
 VENTURES LTD  
 6626 & 6537 195 ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

BUILDING - 11  
 ELEVATIONS

A2.23

- MATERIALS LIST:  
 Refer to separate sheets for material details
- 1 ASPHALT SHINGLES
  - 2 HORIZONTAL VINYL SIDING
  - 3 HORIZONTAL VINYL SIDING
  - 4 HARD SHINGLES (PAINTED)
  - 5 CRUISED PLYWOOD (PAINTED)
  - 6 WOOD SHINGLES (TRIM, BELL-SHAPED)
  - 7 BRICK DOOR & GARAGE DOOR
  - 8 ALUMINUM GLAZED & SLANTER BOX
  - 9 VINYL WINDOWS & SLIDING DOORS
  - 10 BUTTERS

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 2013.05.15  
 DRAWN BY: R. GICCOZZI  
 CHECKED BY: R. GICCOZZI  
 PROJECT NO.: 13-001



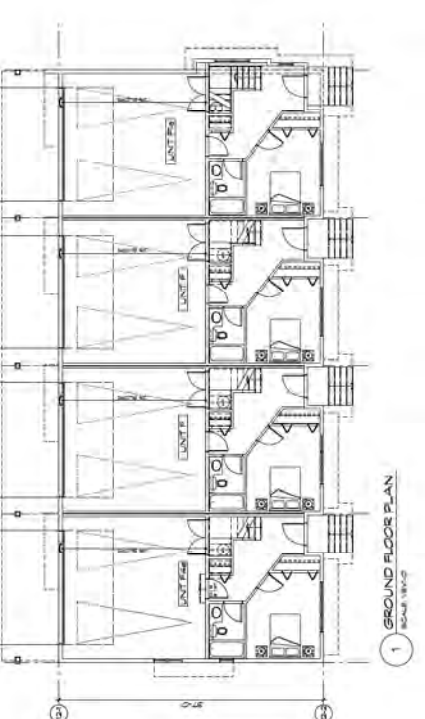
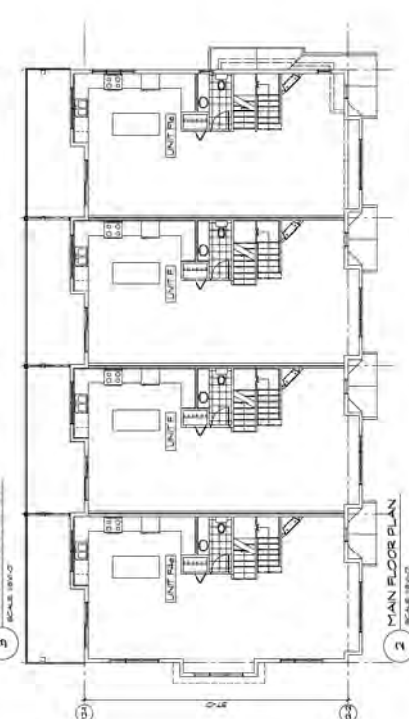
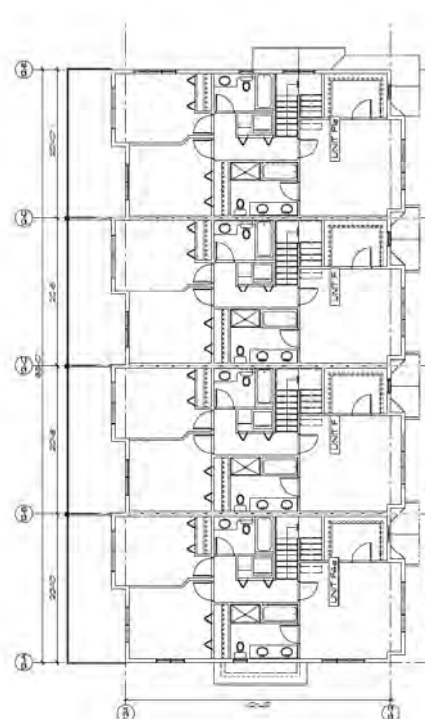
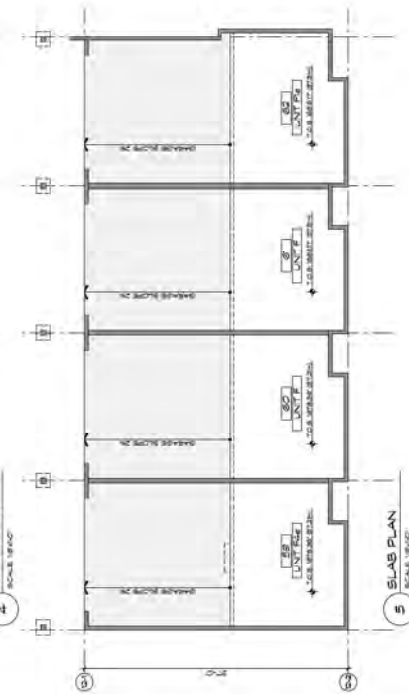
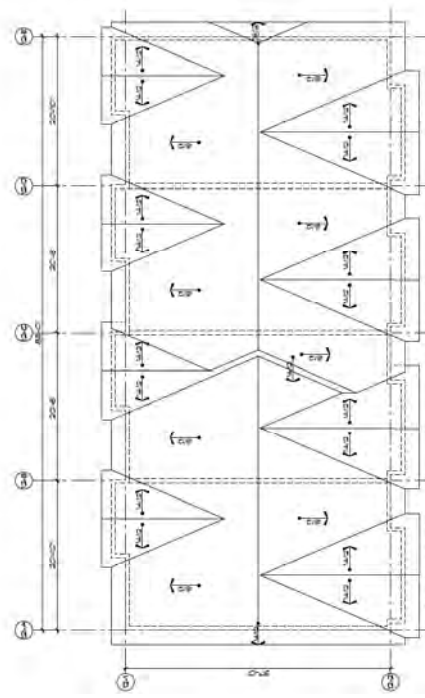
**RCA**  
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 Fax: (604) 687-4411  
 admin@giccozziarchitecture.com

TITUS (CLAYTON)  
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 6625 & 6637 96 S ST  
 Surrey, BC

DATE	CD	REV	BY
18.10.13			

BUILDING 12  
 PLANS

PROJECT NO.: A2.24

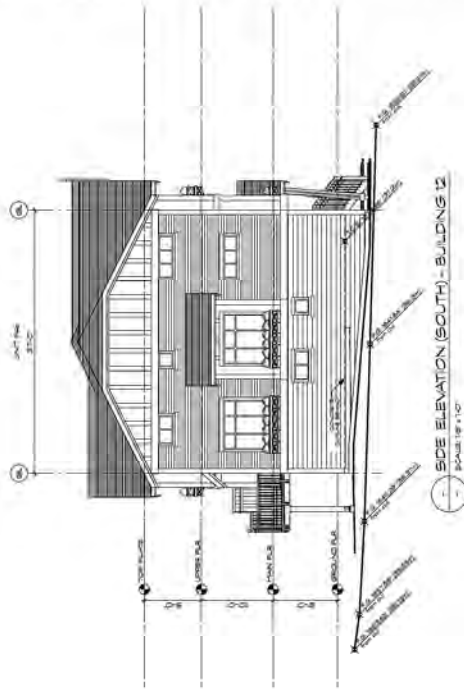


FLOOR AREAS - BUILDING 12

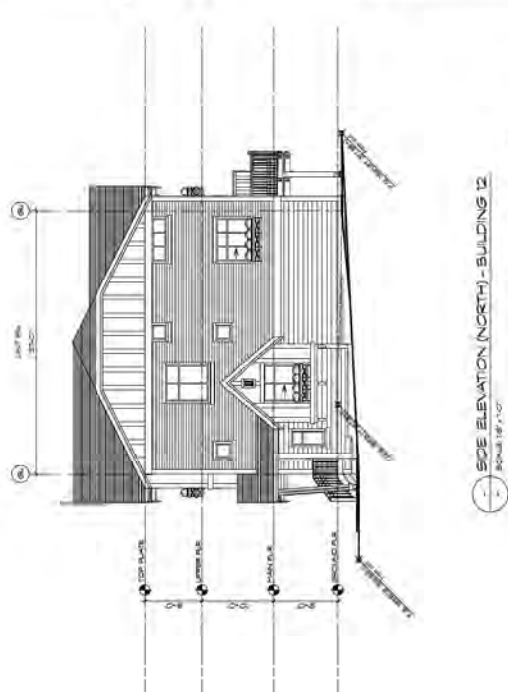
AREA	AREA (SQ FT)
GROUND FLOOR	10,000
UPPER FLOOR	10,000
ROOF	10,000
TOTAL	30,000

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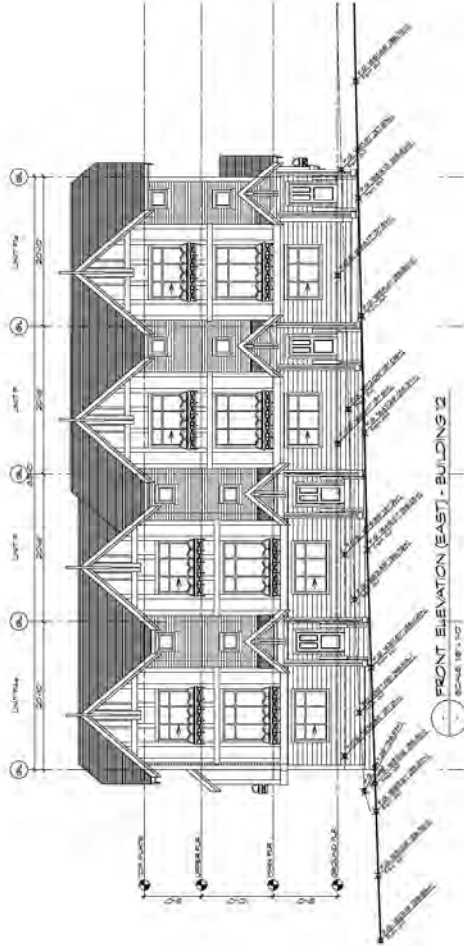
NO.	DATE	DESCRIPTION



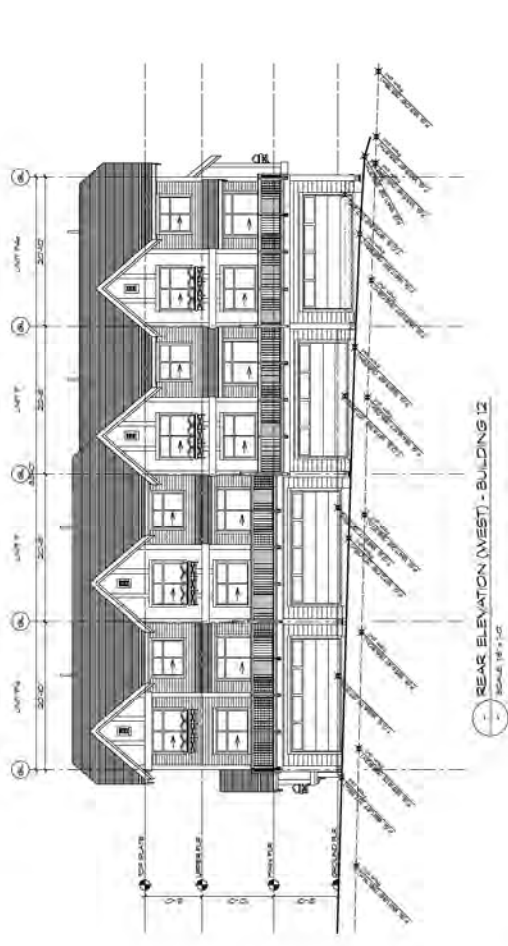
① SIDE ELEVATION (SOUTH) - BUILDING 12  
SCALE 1/8" = 1'-0"



② SIDE ELEVATION (NORTH) - BUILDING 12  
SCALE 1/8" = 1'-0"



③ FRONT ELEVATION (EAST) - BUILDING 12  
SCALE 1/8" = 1'-0"



④ REAR ELEVATION (WEST) - BUILDING 12  
SCALE 1/8" = 1'-0"

- MATERIALS LIST**  
refer to separate sheets for roofing details
- ① ASPHALT SHINGLES
  - ② HORIZONTAL VINYL SIDING
  - ③ HORIZONTAL VINYL SIDING
  - ④ HARD SHINGLE (PAINTED)
  - ⑤ CRUIZON PLYWOOD (PAINTED)
  - ⑥ WOOD BRACKETTS TRIMS, BELL-BANDS
  - ⑦ BRNPK DOORS & GARAGE DOOR
  - ⑧ ALUMINUM SLIDED & SLANTER BOX
  - ⑨ VINYL WINDOWS & SLIDING DOORS
  - ⑩ BUTTERS

**RCA**  
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Fax: (604) 687-4641  
admin@rcaarchitecture.com

**TITUS (CLAYTON)  
VENTURES LTD**  
6828 & 6837 195 ST  
SURREY, BC

NO.	DATE	NO.	DATE

**BUILDING - 12  
ELEVATIONS**

DATE: **A2.25**



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NO.	DATE	DESCRIPTION

DATE: 2023.12.15  
 DRAWING NO.: 23-012  
 PROJECT NO.: 23-012



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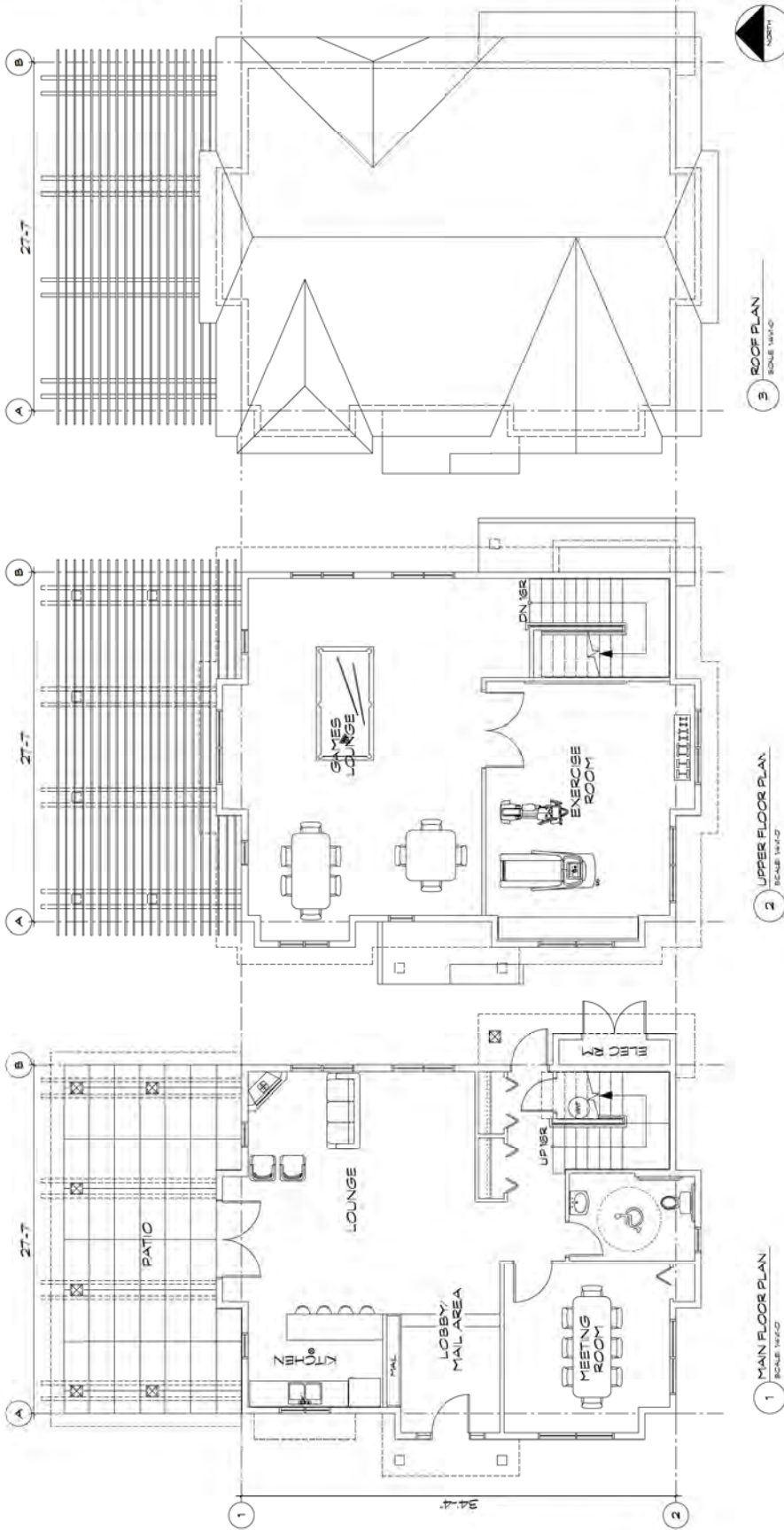
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NO.	CD	DATE	BY	CHK

PROJECT NO.: RCA-229

## AMENITY PLANS

SCALE: -  
 SHEET NO.: A2.30



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

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

3 ROOF PLAN  
 SCALE 1/4"=1'-0"



FLOOR AREAS - AMENITY

AREA	AREA (SQ. FT.)	AREA (SQ. M.)
MEETING ROOM	150	13.9
LOUNGE	120	11.1
KITCHEN	80	7.4
MAIL AREA	40	3.7
TOTAL (GROSS)	390	35.9

OWNER: TITUS (CLAYTON) VENTURES LTD  
 PROJECT: AMENITY ELEVATION  
 DATE: 2023-07-10  
 DRAWN BY: R. COZZI  
 CHECKED BY: R. COZZI  
 PROJECT LOCATION: 6528 & 65ST/105 ST, SURREY, B.C.

NO.	DATE	DESCRIPTION

REVISION:  
 DATE: 2023-07-10  
 DESCRIPTION: AMENITY ELEVATION  
 DRAWN BY: R. COZZI  
 CHECKED BY: R. COZZI

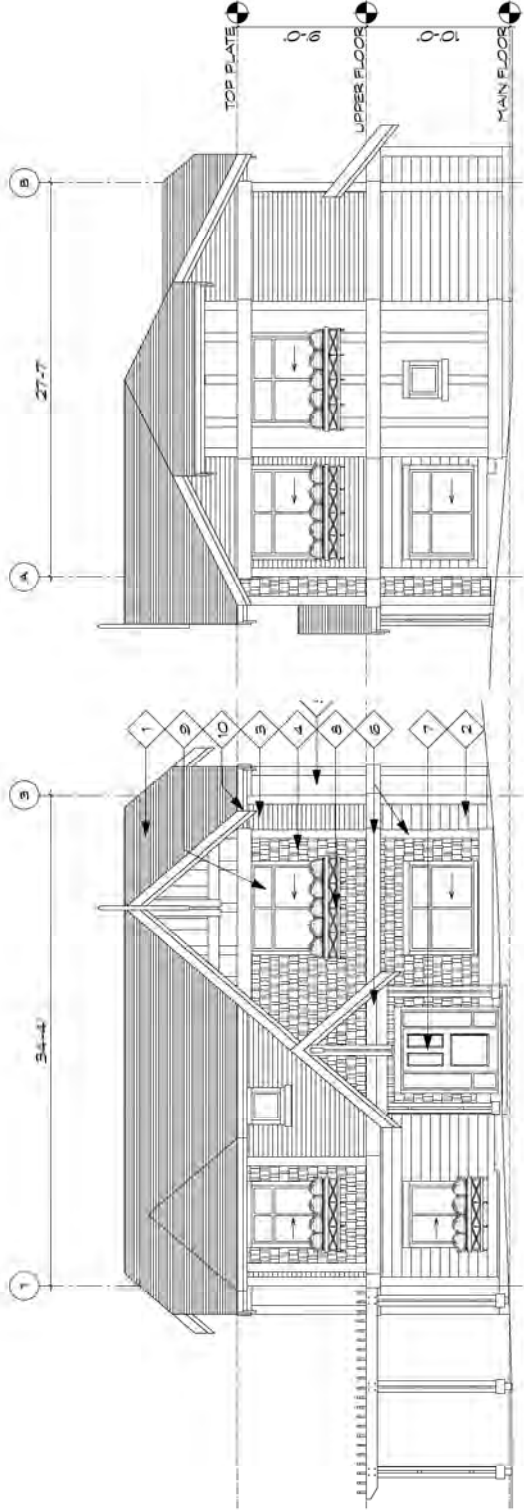


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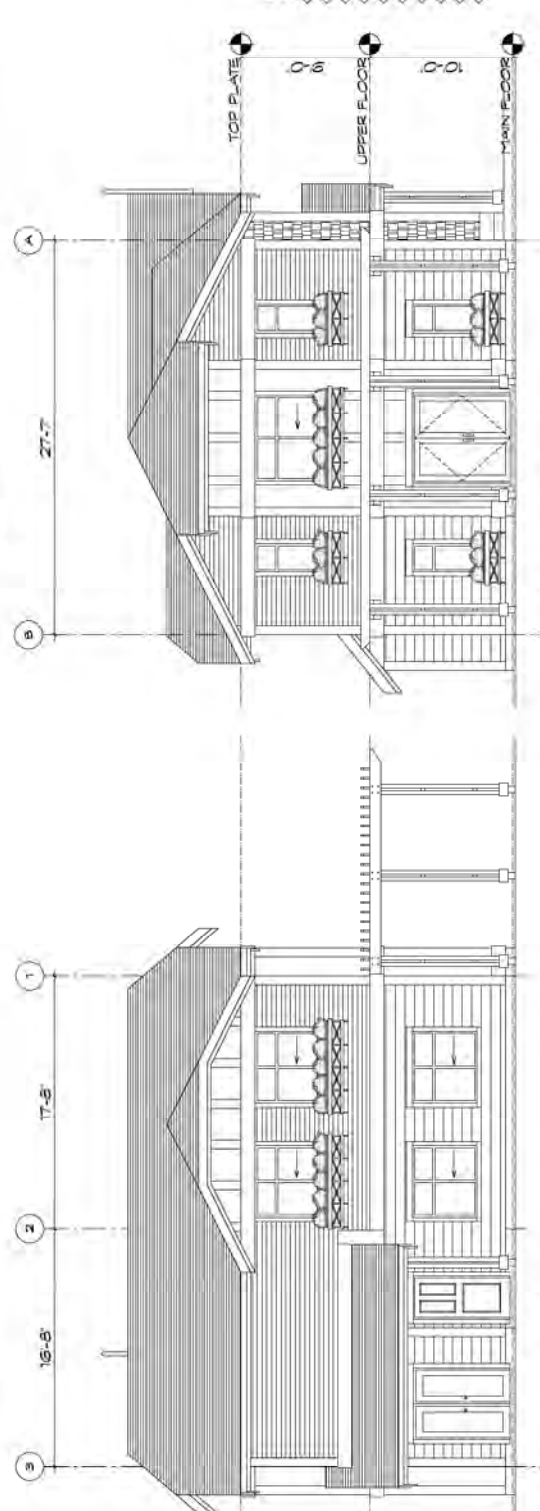
TITUS (CLAYTON) VENTURES LTD  
 6528 & 65ST/105 ST  
 SURREY, B.C.

NO.	CD	NO.	AC

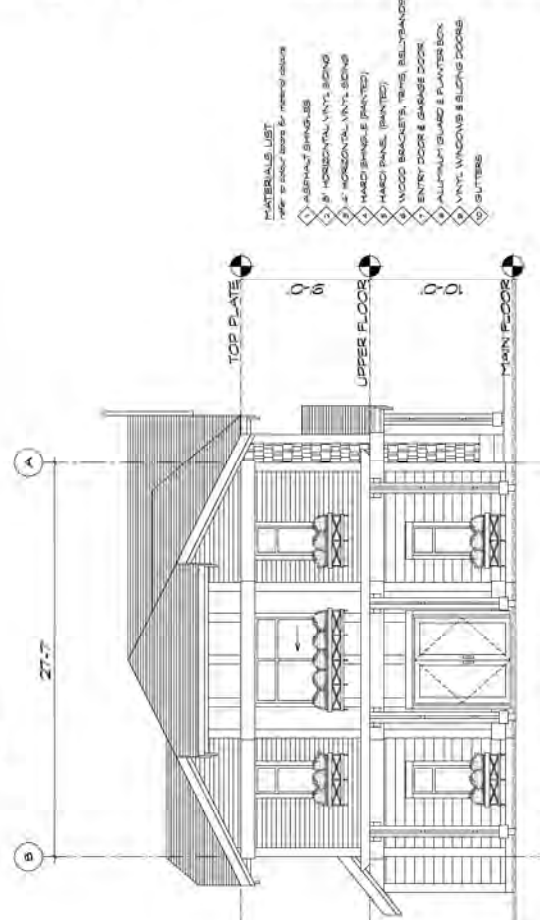
AMENITY ELEVATION  
 A2.31



1 FRONT (WEST) ELEVATION  
 SOUTH VIEW



3 REAR (EAST) ELEVATION  
 SOUTH VIEW



2 SIDE (SOUTH) ELEVATION  
 SOUTH VIEW

- MATERIALS LIST  
 Refer to color swatch for material colors
- 1 ASPHALT SHINGLES
  - 2 8" HORIZONTAL VINT. SIDING
  - 3 4" HORIZONTAL VINT. SIDING
  - 4 HARD PANE (PAINTED)
  - 5 WOOD BRACKET, TRIM, BELTMOULD
  - 6 ENTRY DOOR & GARAGE DOOR
  - 7 ALUMINUM GLAZED & PAINTED BOX
  - 8 VINT. WINDOWS & SLIDING DOORS
  - 9 SLUTTERS

CONTRACTOR SHALL VERIFY THE DIMENSIONS LISTED AND BE RESPONSIBLE FOR ANY VARIATIONS TO THE DIMENSIONS LISTED. DIMENSIONS SHALL BE CARRIED OUT WITHOUT INTERFERENCE TO THE WORK OF OTHER CONTRACTORS. THE ARCHITECTURE INC. INCLUDES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE UNIT.

NO.	DATE	DESCRIPTION

ISSUE:  
 NO. 2013.1  
 DATE 15.08.2013  
 PROJECT UNIT AC/A(R) - UPPER LEVEL PLAN

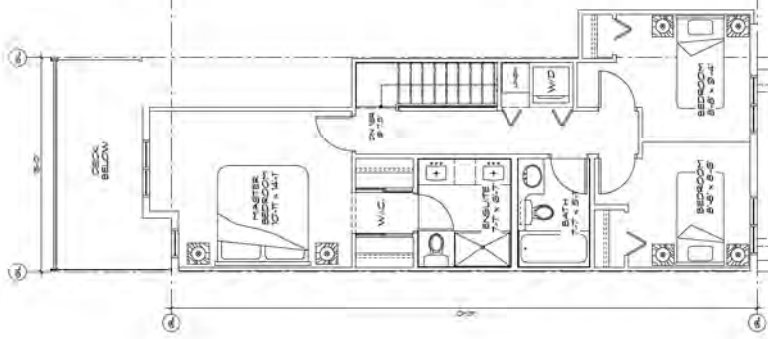


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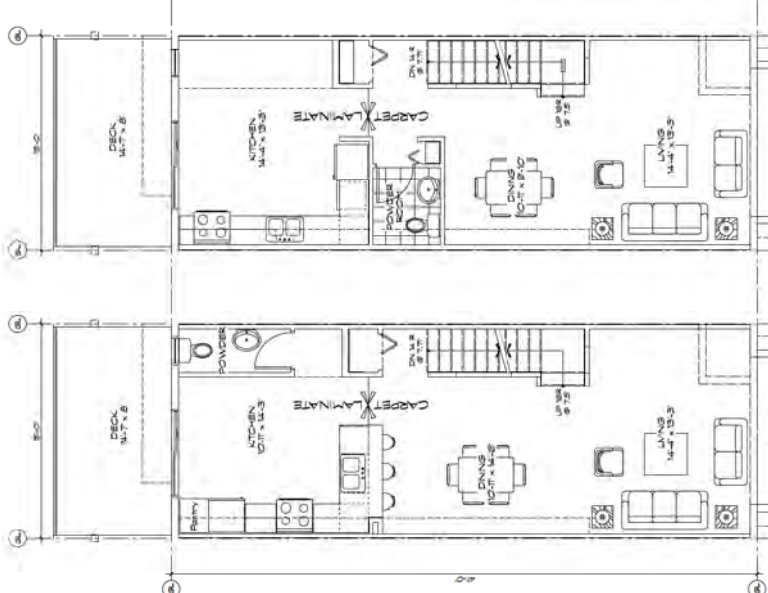
PROJECT  
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 6628 E. 65ST 19S ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

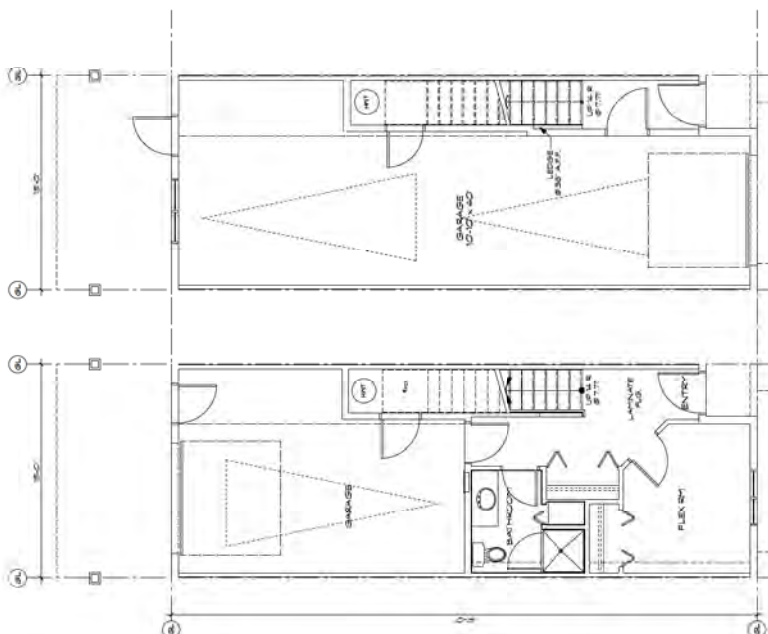
UNIT AC/A(R) PLANS  
 SCALE: 1/8" = 1'-0"



3 UNIT AC/A(R) - A(R) - UPPER LEVEL PLAN  
 SCALE 1/8" = 1'-0"



2 UNIT A(R) - A(R) - MAIN LEVEL PLAN - OPTION 1 & 2  
 SCALE 1/8" = 1'-0"



1 UNIT A(R) - A(R) - GROUND LEVEL PLAN  
 SCALE 1/8" = 1'-0"



UNIT TYPE	NO.	AREA	UNIT AREA
GROUND LEVEL	1	627.9	627.9
MAIN LEVEL	2	637.7	637.7
UPPER LEVEL	3	630.7	630.7
GARAGE AREA	1	100.0	100.0
NET AREA		1365.6	1365.6

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NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

ISSUE:  
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

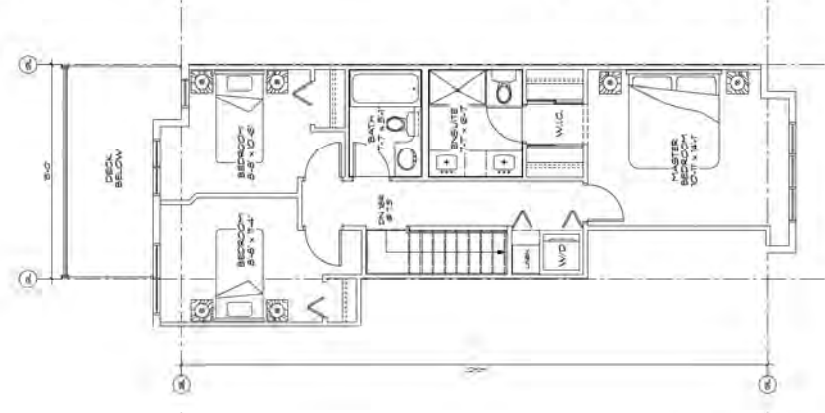


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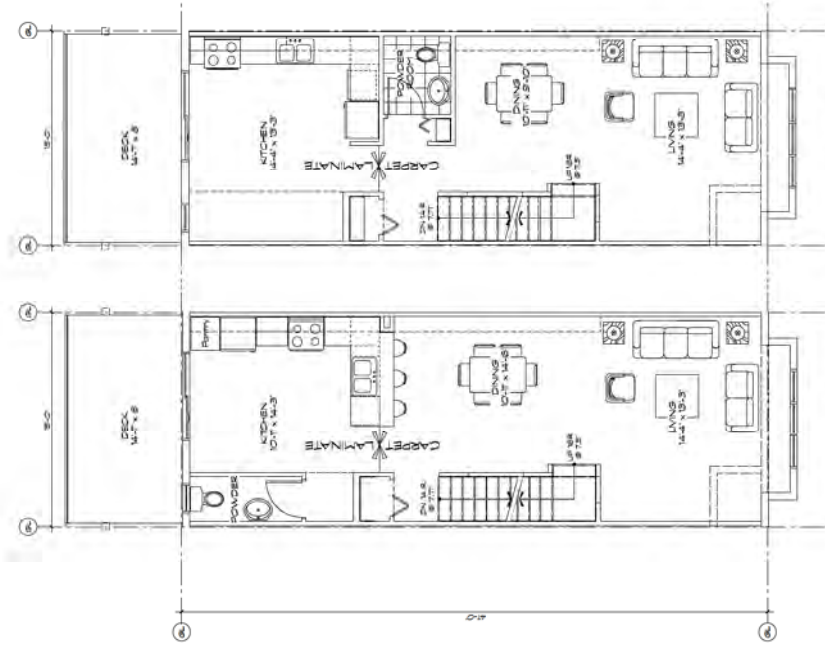
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SURREY, BC

DATE:      ISSUE NO.      EC  
SCALE:      REVISED      RCL/DBE  
UNIT / A1  
PLANS

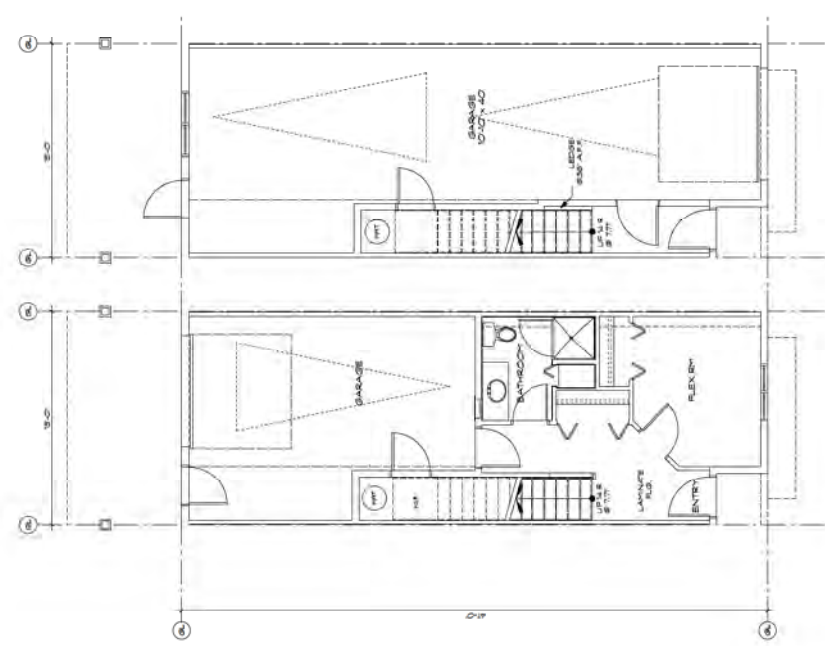
NO.      DATE  
-      A3.02



3 UNIT A1 - A - UPPER LEVEL PLAN  
SCALE 1/4" = 1'-0"



3 UNIT A1 - A - MAIN LEVEL PLAN - OPTION 1 & 2  
SCALE 1/4" = 1'-0"



1 UNIT A1 - A - GROUND LEVEL PLAN  
SCALE 1/4" = 1'-0"



UNIT TYPE A DATA	
NO.	580
GROUND LEVEL	607.9 SF
MAN LEVEL	592.2 SF
UPPER LEVEL	667.1 SF
GARAGE AREA	1471.2 SF
NET AREA	3400.1 SF

UNIT TYPE A1 DATA	
NO.	580
GROUND LEVEL	607.9 SF
MAN LEVEL	592.2 SF
UPPER LEVEL	667.1 SF
GARAGE AREA	1471.2 SF
NET AREA	3400.1 SF

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REVISION:

NO.	DATE	DESCRIPTION

DATE: 2023  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO: 23-01



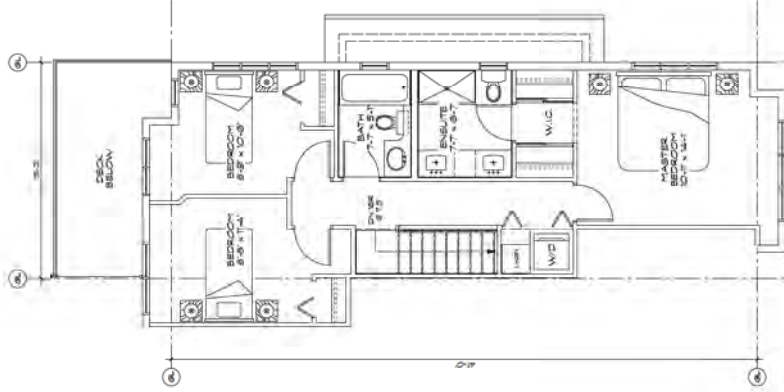
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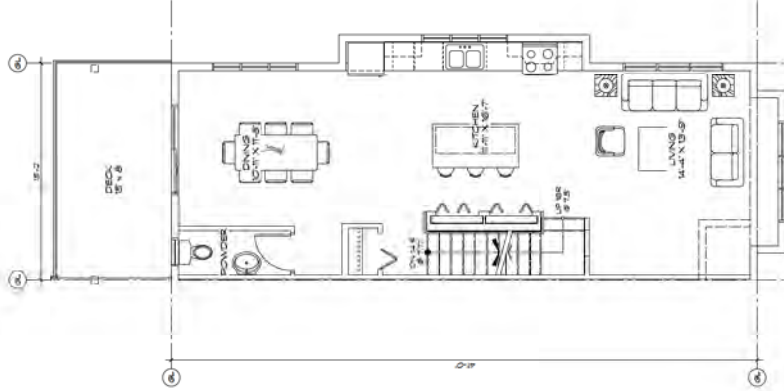
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UNIT A6/A16 PLANS

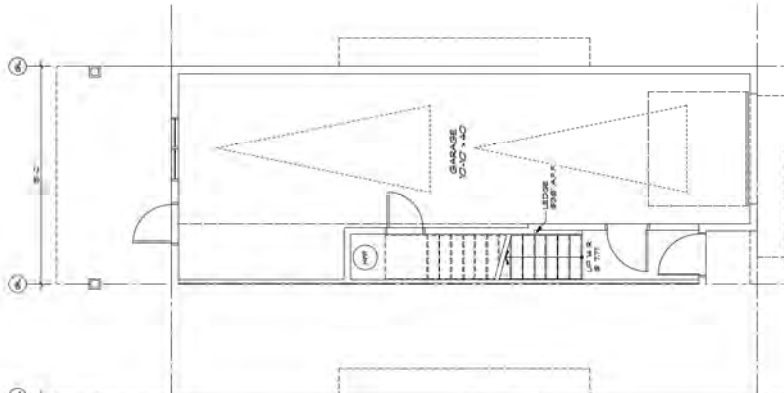
DATE:	2023
SCALE:	AS SHOWN



2 UNIT A6/A16 - UPPER LEVEL PLAN  
 SCALE 1/4" = 1'-0"



2 UNIT A6/A16 - MAIN LEVEL PLAN  
 SCALE 1/4" = 1'-0"



1 UNIT A6/A16 - GROUND LEVEL PLAN  
 SCALE 1/4" = 1'-0"



UNIT TYPE	NO.	AREA (SQ FT)	AREA (SQ M)	UNIT TYPE	NO.	AREA (SQ FT)	AREA (SQ M)
GROUND LEVEL	54.5	10,375	958.10	GROUND LEVEL	54.5	10,375	958.10
UPPER LEVEL	83.1	8,737.5	808.12	UPPER LEVEL	83.1	8,737.5	808.12
NET AREA	137.6	19,112.5	1,766.22	NET AREA	137.6	19,112.5	1,766.22

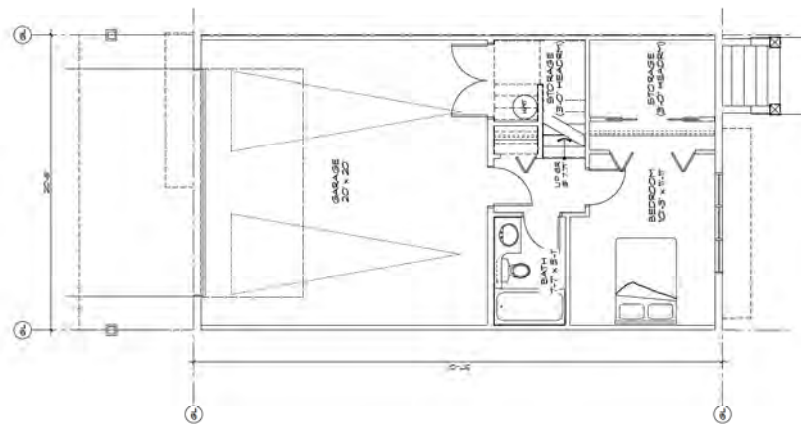
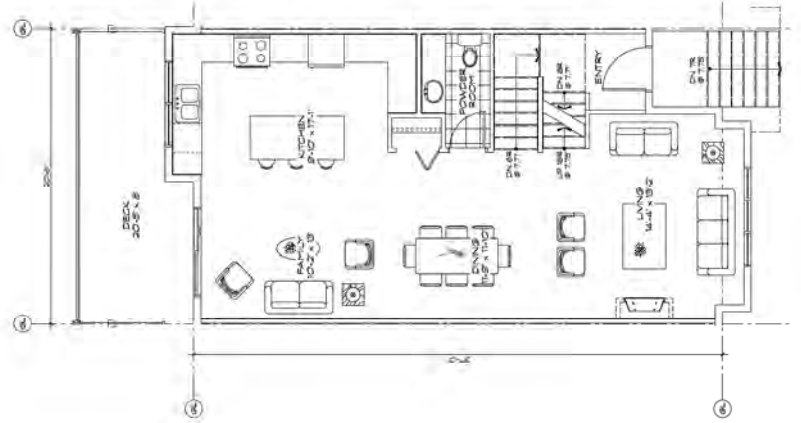
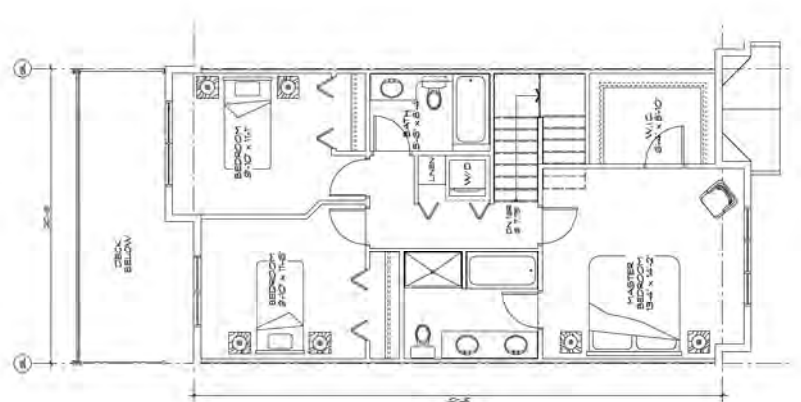
COMPILED BY RICHARD W. HARRIS, ARCHITECT  
 1000 UNIVERSITY AVENUE, SUITE 200  
 WILMINGTON, DE 19810  
 TEL: (302) 651-7200  
 FAX: (302) 651-7201  
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NO.	DATE	DESCRIPTION

**FIGURE**  
 2013.01  
 2013.01  
 2013.01  
**REVISIONS**  
 1. REVISED PER COMMENTS FROM CLIENT  
 2. REVISED PER COMMENTS FROM CLIENT  
 3. REVISED PER COMMENTS FROM CLIENT



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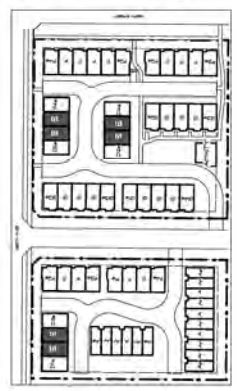
**3. UNIT D - UPPER LEVEL PLAN**  
 SCALE 1/4" = 1'-0"

**2. UNIT D - MAIN LEVEL PLAN**  
 SCALE 1/4" = 1'-0"

**1. UNIT D - GROUND LEVEL PLAN**  
 SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

**TITUS (CLAYTON) VENTURES LTD**  
 6628 B. GEE ST 196 ST  
 SURREY, B.C.



UNIT TYPE	DATA	AREA
GROUND LEVEL	681 M <sup>2</sup>	731.6 S.F.
MAIN LEVEL	790 M <sup>2</sup>	848.9 S.F.
UPPER LEVEL	789 M <sup>2</sup>	847.9 S.F.
STAIRS	32.6 M <sup>2</sup>	352.5 S.F.
GARAGE	174.8 M <sup>2</sup>	1880.1 S.F.
<b>NET AREA</b>		

NO.	DATE	DESCRIPTION

**UNIT D PLANS**  
 SHEET NO. **A3.04**

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NO.	DATE	DESCRIPTION

FIGURE:

NO.	DATE	DESCRIPTION



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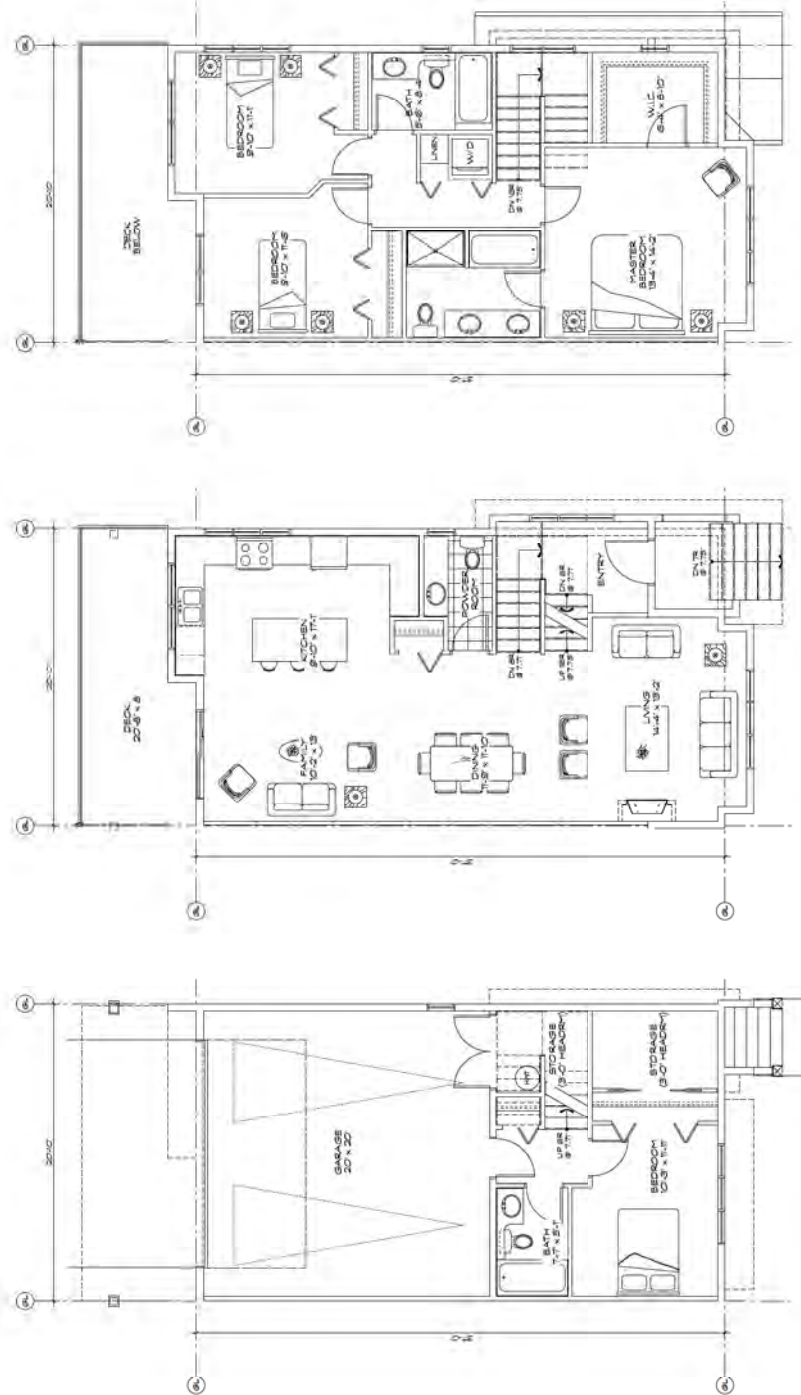
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DATE	CD	REVISED	SCALE

UNIT Dwg PLANS

DATE		SCALE	

AS.05



3 UNIT D1E - UPPER LEVEL PLAN  
 SCALE 1/4"=1'-0"

2 UNIT D1E - MAIN LEVEL PLAN  
 SCALE 1/4"=1'-0"

1 UNIT D1E - GROUND LEVEL PLAN  
 SCALE 1/4"=1'-0"



UNIT D1E DATA

DESCRIPTION	AREA (SQ. FT.)
GROUND LEVEL	761.9
MAIN LEVEL	803.9
UPPER LEVEL	819.8
STAIR AREA	74.9
NET AREA	2260.5

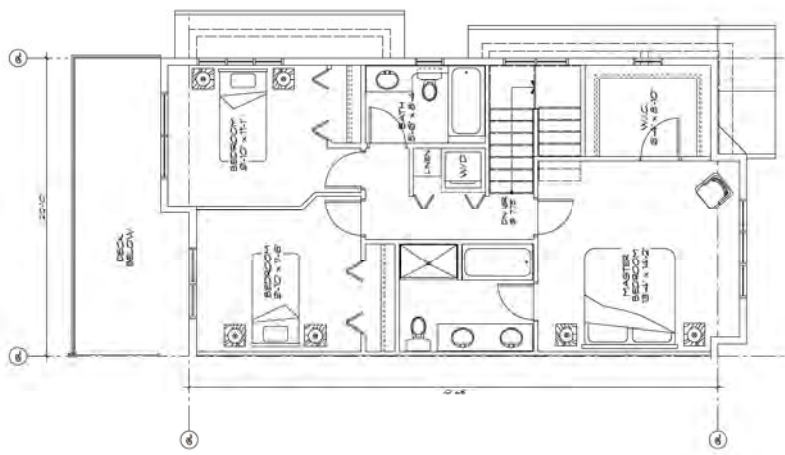
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NO.	DATE	REVISIONS

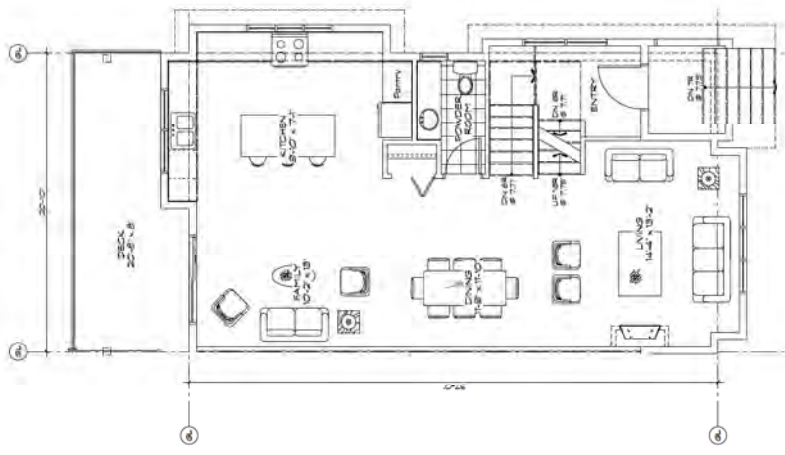
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 ADDRESS: 6628 8<sup>TH</sup> STREET S.W.  
 SURVEY: 1935/5



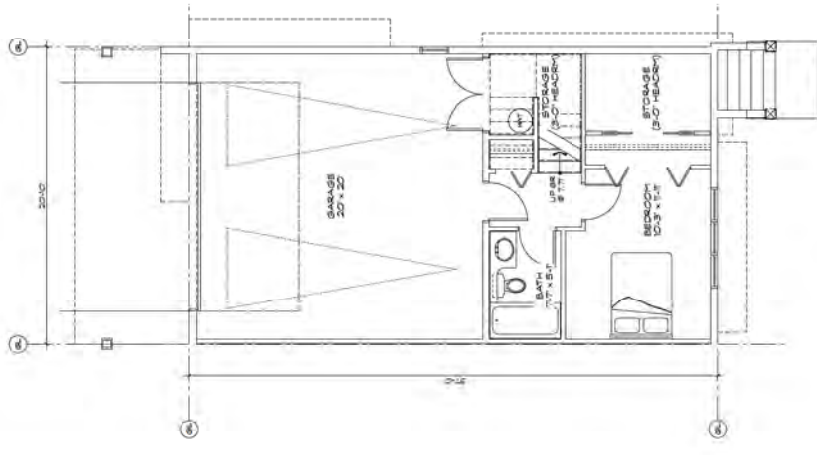
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3 UNIT D2E - UPPER LEVEL PLAN  
 SCALE 1/4" = 1'-0"



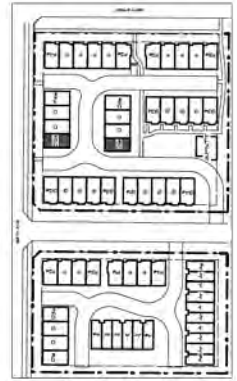
3 UNIT D2E - MAIN LEVEL PLAN  
 SCALE 1/4" = 1'-0"



3 UNIT D2E - GROUND LEVEL PLAN  
 SCALE 1/4" = 1'-0"

NO.	DATE	REVISIONS

**TITUS (CLAYTON) VENTURES LTD**  
 6628 8<sup>TH</sup> STREET S.W.  
 SURVEY: 1935/5



UNIT TYPE	D2E DATA	AREA
LAND	761.0	761.0
MAN. LEVEL	658.0	658.0
UPPER LEVEL	761.0	761.0
GROSS AREA	2287.5	2287.5
NET AREA	1935.5	1935.5



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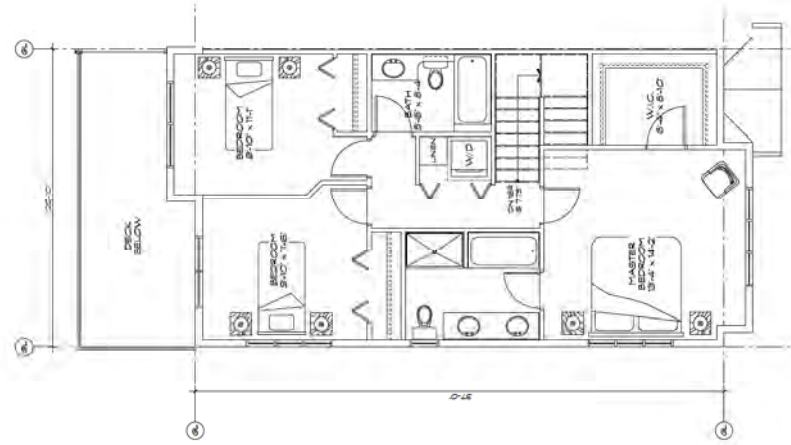
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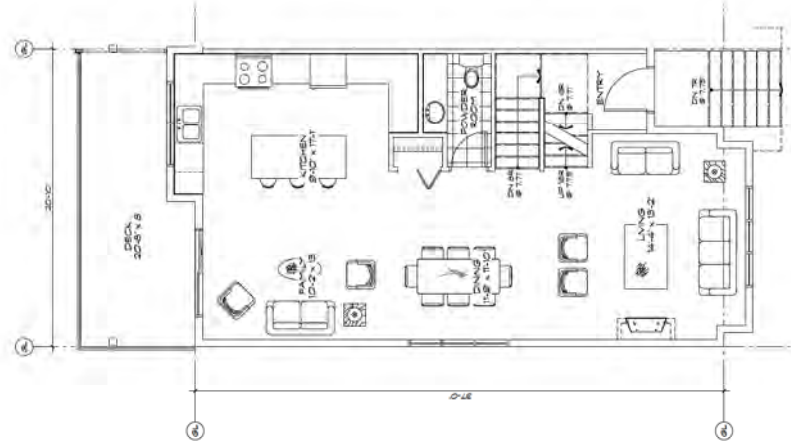
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 PROJECT NO.: 23-01



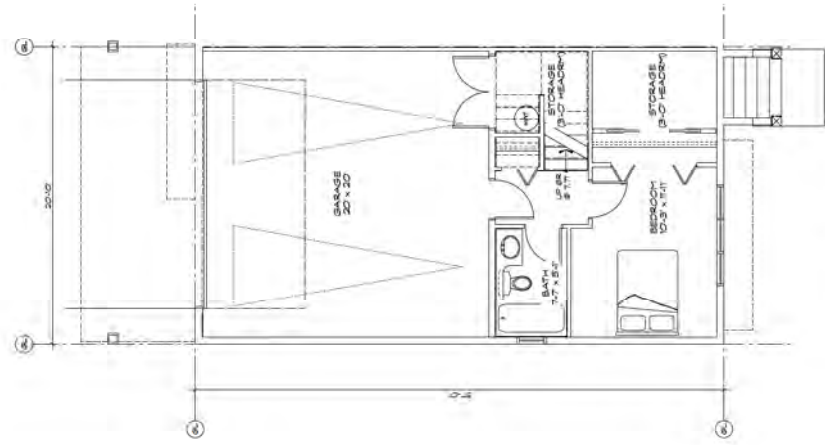
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 admin@robertcisewski.com



3 UNIT D3E - UPPER LEVEL PLAN  
 SCALE: 1/4"=1'-0"



2 UNIT D3E - MAIN LEVEL PLAN  
 SCALE: 1/4"=1'-0"



1 UNIT D3E - GROUND LEVEL PLAN  
 SCALE: 1/4"=1'-0"

PROJECT: TITUS (CLAYTON) VENTURES LTD  
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 SURREY, BC

DATE	CD	ISSUED BY	EC

UNIT D3E PLANS

DATE: 2023  
 DRAWING NO.: 23-01  
 PROJECT NO.: 23-01



UNIT TYPE D3E DATA

TYPE	NO.	AREA	NET AREA
GROUND LEVEL	66	7174.81	7174.81
UPPER LEVEL	73	1924.81	1924.81
LOWER LEVEL	74	892.81	892.81
GARAGE	20	400.00	400.00
NET AREA	73	10372.43	10372.43

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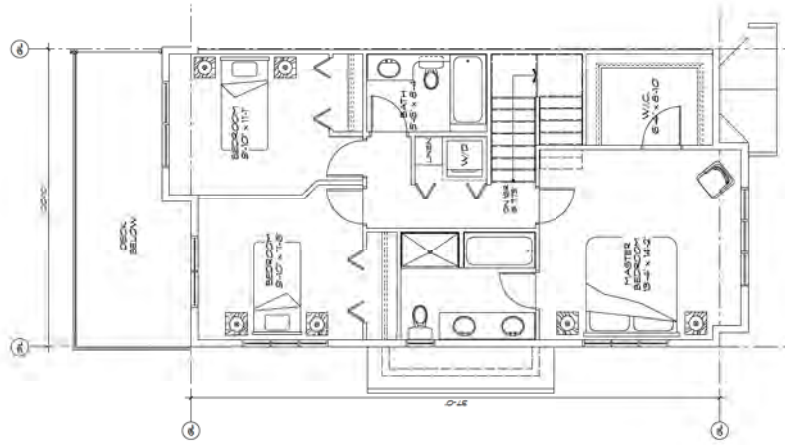
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NO.	DATE	DESCRIPTION

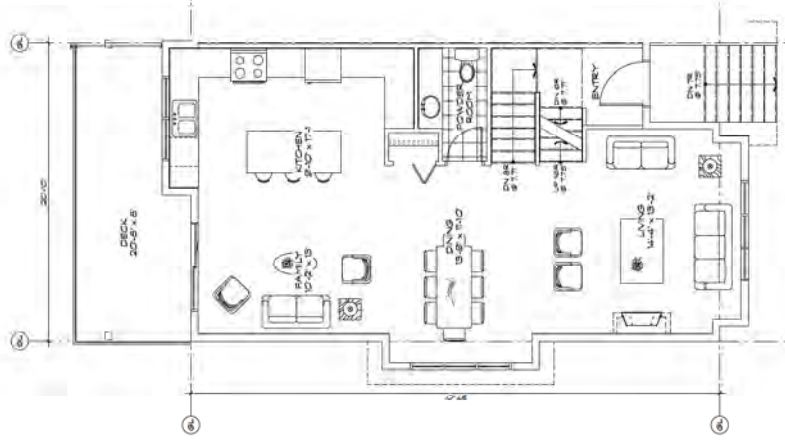
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**PROJECT:**  
**DATE:**  
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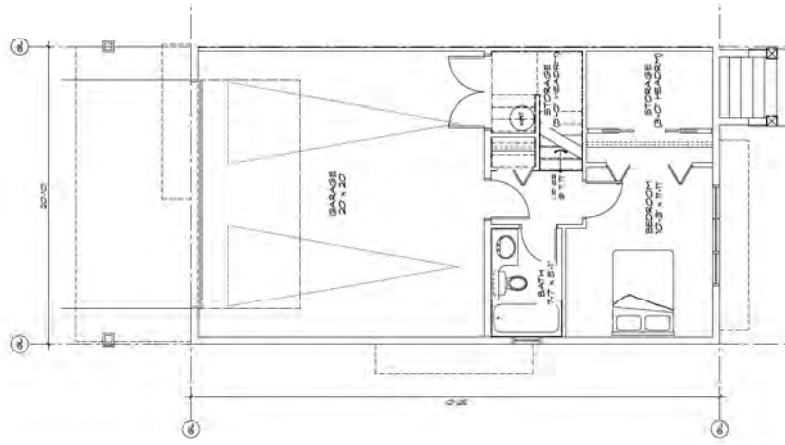
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 admin@rciozzariarchitecture.com



3 UNIT D4E - UPPER LEVEL PLAN  
 SCALE 1/4" = 1'-0"



2 UNIT D4E - MAIN LEVEL PLAN  
 SCALE 1/4" = 1'-0"



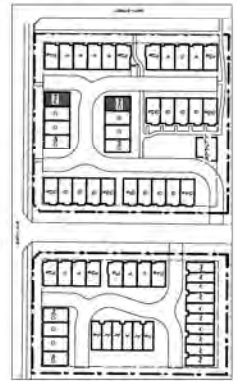
1 UNIT D4E - GROUND LEVEL PLAN  
 SCALE 1/4" = 1'-0"

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PROJECT NO. CD  
 DRAWING NO. INV-10  
 UNIT D4e PLANS

DATE: 11/11/2011  
 SCALE: AS SHOWN

DATE: 11/11/2011  
 SCALE: AS SHOWN

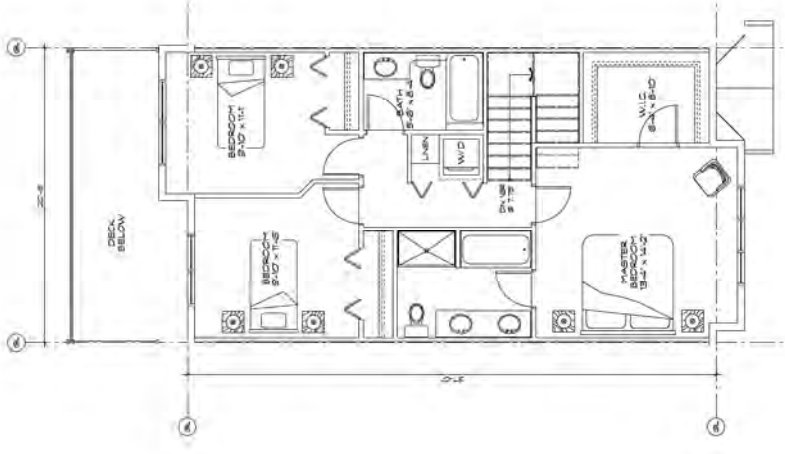


UNIT NAME	AREA DATA	AREA	PERCENT
GROUND LEVEL	687.72	77.8	11.3
MAIN LEVEL	781.72	84.4	10.8
UPPER LEVEL	781.72	84.4	10.8
GARAGE AREA	401.12	45.5	5.9
NET AREA	1753.28	192.5	11.0

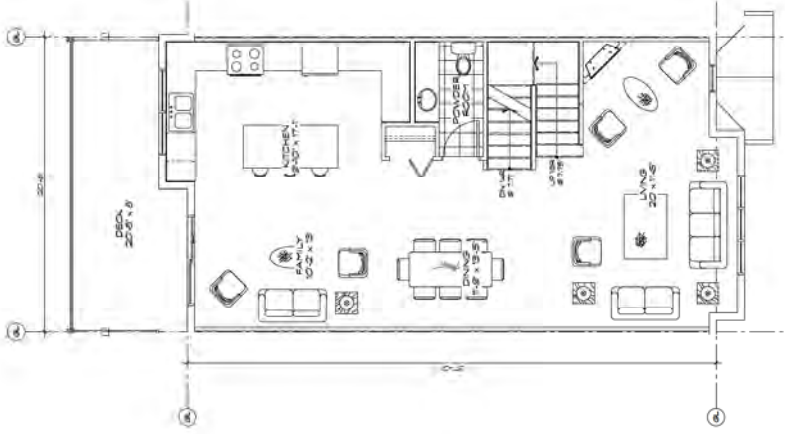
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**REVISION:**

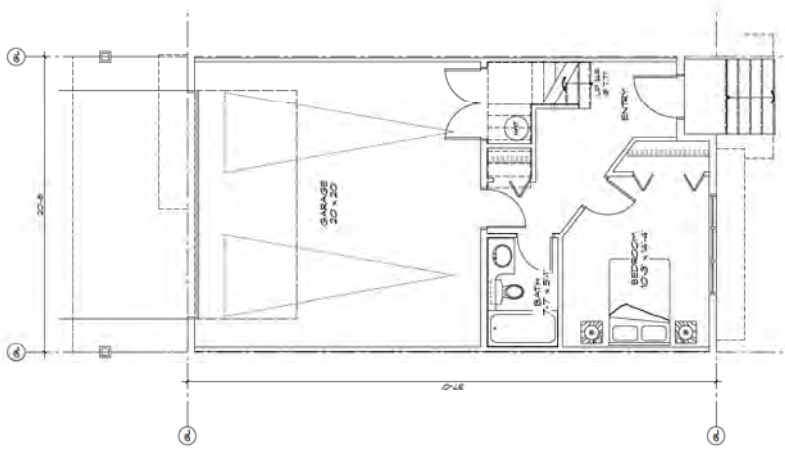
NO.	DATE	DESCRIPTION



3 UNIT F - UPPER LEVEL PLAN  
SCALE: 1/8" = 1'-0"



2 UNIT F - MAIN LEVEL PLAN  
SCALE: 1/8" = 1'-0"



1 UNIT F - GROUND LEVEL PLAN  
SCALE: 1/8" = 1'-0"

**TITUS (CLAYTON) VENTURES LTD**  
6628 66ST 198 ST  
SURREY, BC

PROJECT: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
**UNIT F PLANS**  
SHEET NO: \_\_\_\_\_  
**A3.09**



UNIT TYPE & DATA	NO.	AREA (SQ. FT.)	NET AREA
GROUND LEVEL	200 (2)	783.5	783.5
MAIN LEVEL	75.5 (2)	631.5	631.5
UPPER LEVEL	75.5 (2)	631.5	631.5
GARAGE AREA	200 (2)	783.5	783.5
TOTAL		2830.5	2830.5
NET AREA		1830.5	1830.5

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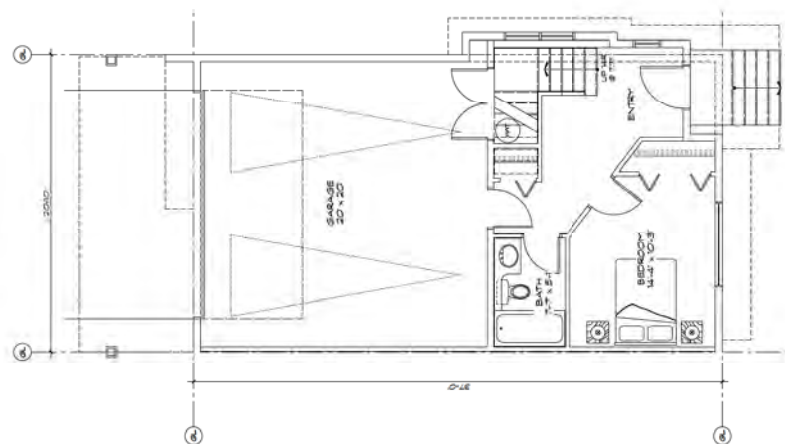
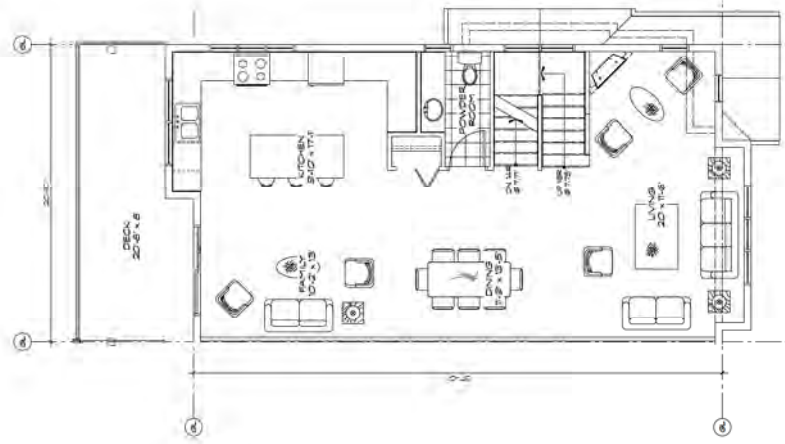
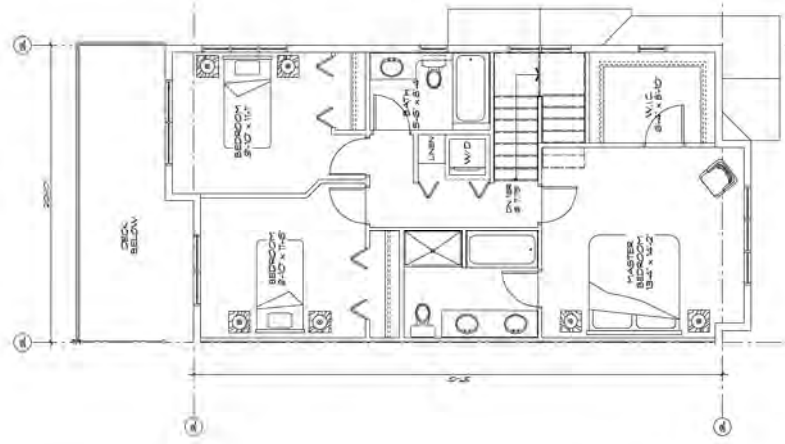
REVISION:

NO.	DATE	DESCRIPTION

DATE: 2013.07.23  
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 admin@rcaarchitecture.com



PROJECT: TITUS (CLAYTON) VENTURES LTD  
 6828 6 68ST 19S ST  
 SURREY BC

NO.	CD	REVISED	DATE

UNIT F1E PLANS  
 SCALE: A3:10

1 UNIT F1E - GROUND LEVEL PLAN  
 SCALE 1/4"=1'-0"

2 UNIT F1E - MAIN LEVEL PLAN  
 SCALE 1/4"=1'-0"

3 UNIT F1E - UPPER LEVEL PLAN  
 SCALE 1/4"=1'-0"



UNIT TYPE	AREA	PERMITS
GROUND LEVEL	79.2 M <sup>2</sup>	79.2 M <sup>2</sup>
UPPER LEVEL	78.1 M <sup>2</sup>	78.1 M <sup>2</sup>
LOWER LEVEL	89.2 M <sup>2</sup>	89.2 M <sup>2</sup>
GARAGE AREA	27.0 M <sup>2</sup>	27.0 M <sup>2</sup>
NET AREA	183.5 M <sup>2</sup>	183.5 M <sup>2</sup>

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NO.	DATE	DESCRIPTION

**FIGURE:**  
 UNIT F2E - CONCEPT PLAN  
 DATE: 2013.12.17  
 PROJECT: 160118001



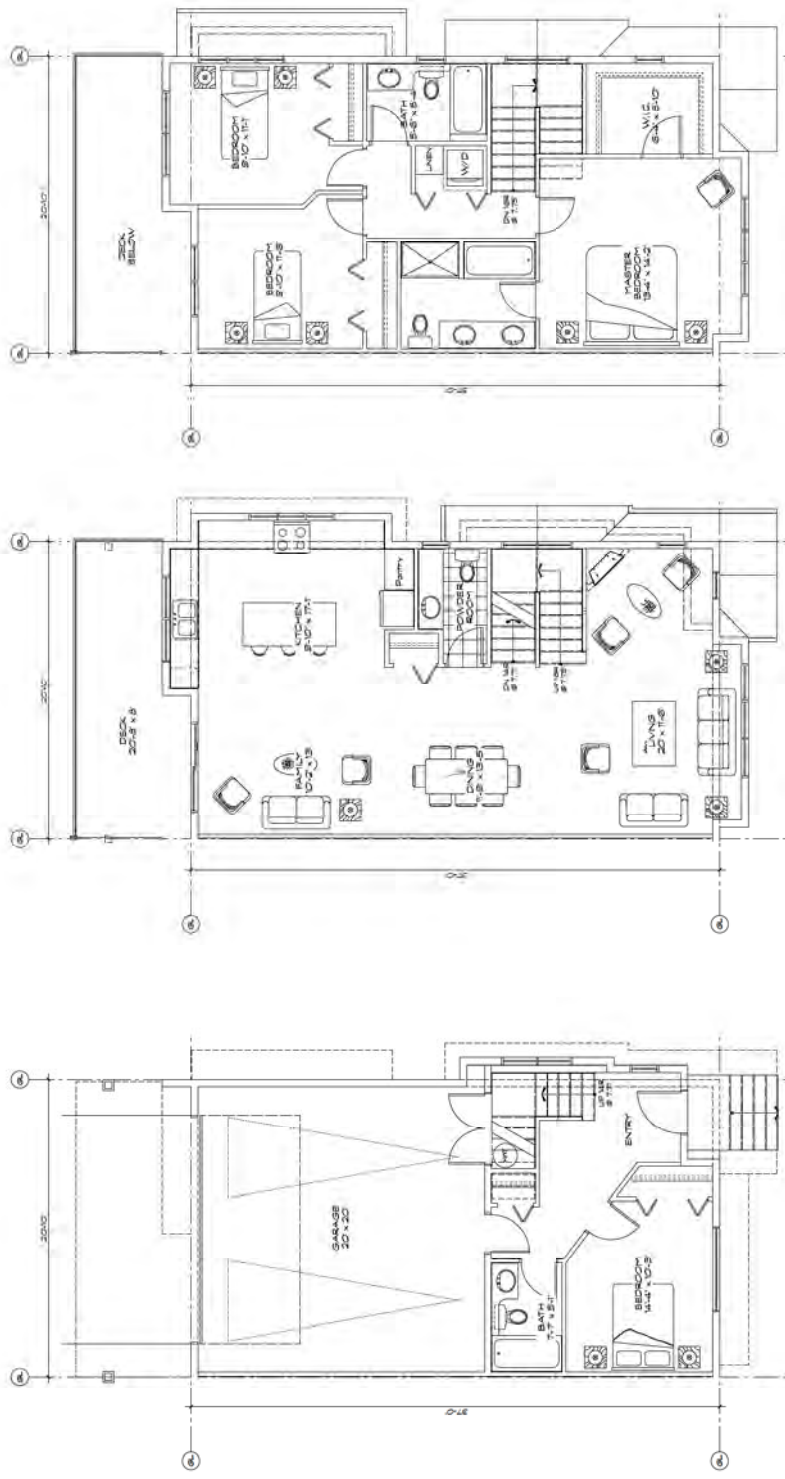
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PROJECT:  
**TITUS (CLAYTON) VENTURES LTD**  
 6828 E. 63ST 198 ST  
 SURREY, B.C.

NO.	DATE	DESCRIPTION

UNIT F2E PLANS

DATE: A3.11



1 UNIT F2E - GROUND LEVEL PLAN  
 SCALE 1/8"=1'-0"

2 UNIT F2E - MAIN LEVEL PLAN  
 SCALE 1/8"=1'-0"

3 UNIT F2E - UPPER LEVEL PLAN  
 SCALE 1/8"=1'-0"



UNIT TYPE F2E DATA	
GROUND LEVEL	203.0 SF
UPPER LEVEL	867.3 SF
NET AREA	1070.3 SF
GARAGE AREA	203.0 SF
NET AREA	203.0 SF

COMPONENTS RESERVED THE DRAWING SET AND BE SHOWN. VARIATIONS AND MODIFICATIONS TO THE DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES TO THE DRAWING SHALL BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF ROBERT GIBBOZZI 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.

REVISION:

NO.	DATE	DESCRIPTION

DATE: 2013.07.23  
 PROJECT: UNIT F38 - UPPER LEVEL PLAN  
 CLIENT: TITUS (CLAYTON) VENTURES LTD  
 ADDRESS: 6828 8 65ST 198 ST  
 SUITE: 100  
 VANCOUVER, BC V6P 6C2

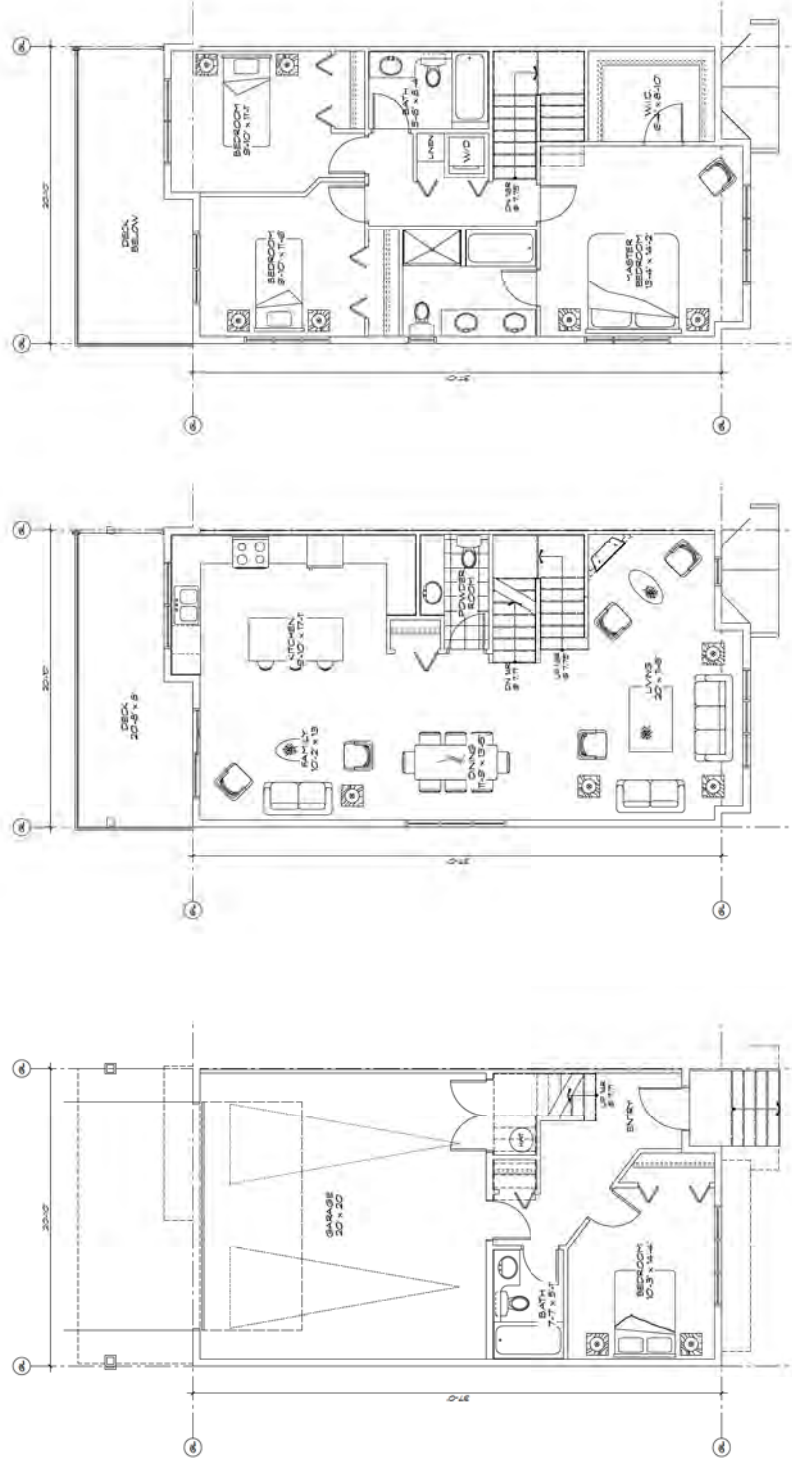


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PROJECT: TITUS (CLAYTON) VENTURES LTD  
 6828 8 65ST 198 ST  
 SUITE: 100  
 VANCOUVER, BC

NO.	DATE	DESCRIPTION

UNIT F38 PLANS  
 SHEET NO: A312



1. UNIT F38 - GROUND LEVEL PLAN  
 SCALE: 1/4" = 1'-0"

2. UNIT F38 - MAIN LEVEL PLAN  
 SCALE: 1/4" = 1'-0"

3. UNIT F38 - UPPER LEVEL PLAN  
 SCALE: 1/4" = 1'-0"



UNIT F38 DATA

LEVEL	AREA (SQ FT)	NET AREA (SQ FT)
GROUND LEVEL	708.14	708.14
MAIN LEVEL	781.14	694.56
UPPER LEVEL	781.14	694.56
GARAGE AREA	222.00	222.00
NET AREA	1927.42	1927.42

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NO.	DATE	DESCRIPTION

**FIGURE:**  
 2013.01  
 2013.01  
 2013.01



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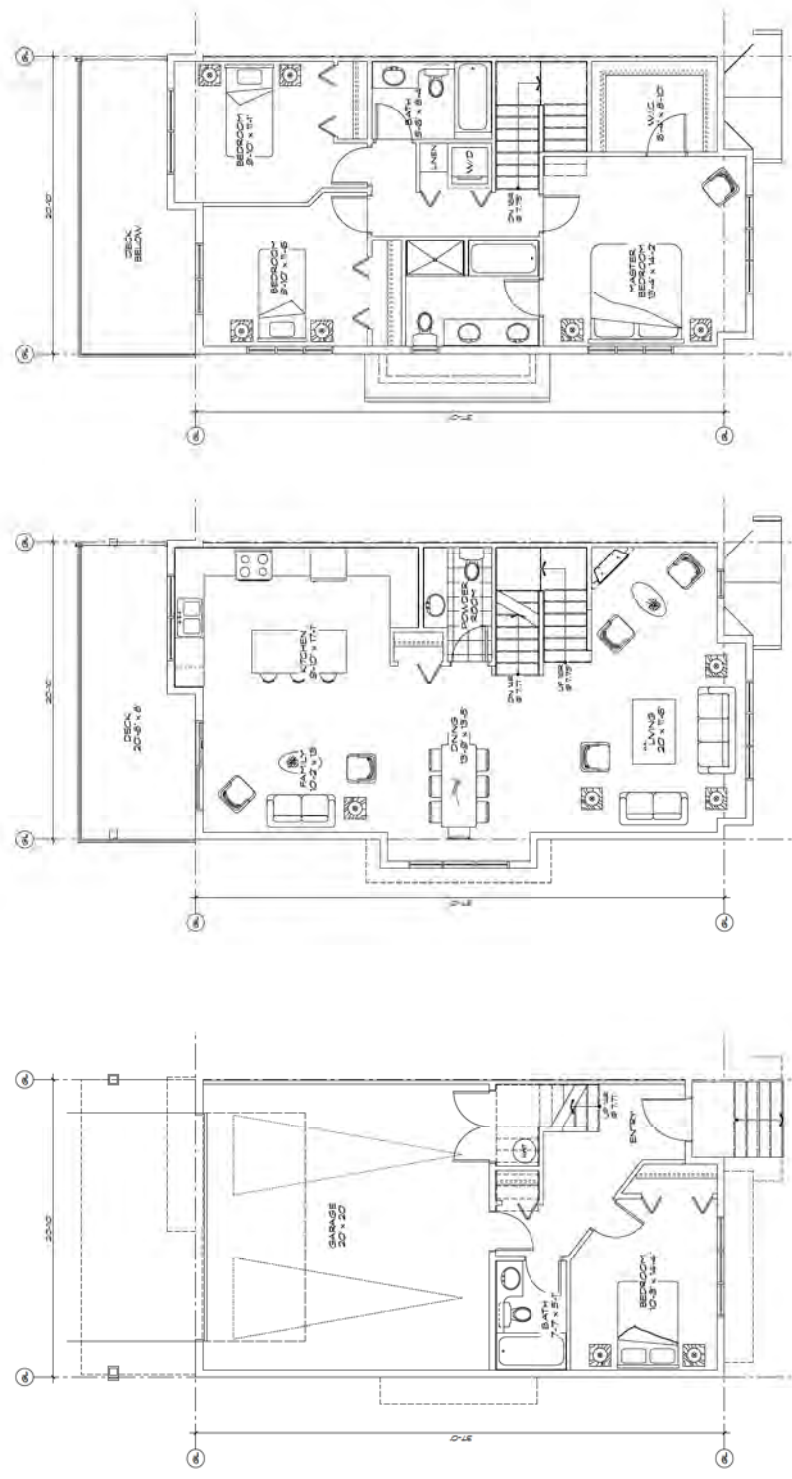
**TITUS (CLAYTON) VENTURES LTD**  
 6628 66ST 198 ST  
 SURREY, B.C.

NO.	CD	REVISED	DATE

**UNIT F4E PLANS**

NO.	

**A313**



1 UNIT F4E - GROUND LEVEL PLAN  
 SCALE 1/4" = 1'-0"

2 UNIT F4E - MAIN LEVEL PLAN  
 SCALE 1/4" = 1'-0"

3 UNIT F4E - UPPER LEVEL PLAN  
 SCALE 1/4" = 1'-0"



UNIT TYPE	AREA DATA	NO.	AREA
GROUND LEVEL	30.0 M <sup>2</sup>	1	795.8 S.F.
MAIN LEVEL	78.2 M <sup>2</sup>	2	2102.2 S.F.
UPPER LEVEL	76.1 M <sup>2</sup>	3	2082.6 S.F.
GARAGE AREA	20.0 M <sup>2</sup>	4	528.3 S.F.
NET AREA	154.1 M <sup>2</sup>		3988.9 S.F.

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REVISION:

NO.	DATE	DESCRIPTION

DATE: 2017  
 PROJECT: 16-0148-001  
 SHEET: 16-0148-001-001



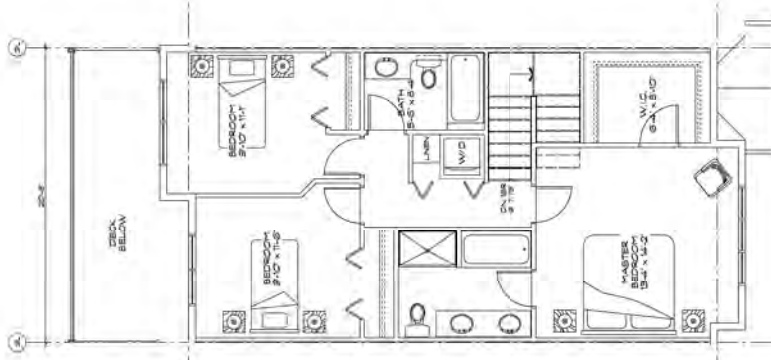
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TITUS (CLAYTON)  
 VENTURES LTD  
 6628 8 65ST 19S ST  
 SURREY, BC

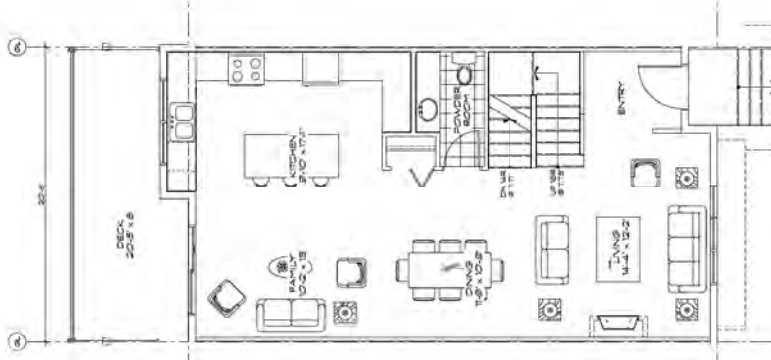
UNIT G PLANS

NO.	DATE	DESCRIPTION

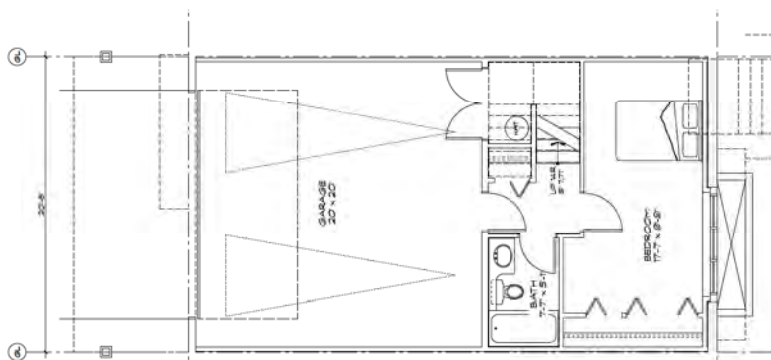
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3 UNIT G - UPPER LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



2 UNIT G - MAIN LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



1 UNIT G - GROUND LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



UNIT TYPE & DATA

UNIT NO.	TYPE	AREA
101	1 BDR	784.0
102	1 BDR	775.4
103	1 BDR	830.0
104	1 BDR	830.0
105	1 BDR	830.0
106	1 BDR	830.0
107	1 BDR	830.0
108	1 BDR	830.0
109	1 BDR	830.0
110	1 BDR	830.0
111	1 BDR	830.0
112	1 BDR	830.0
113	1 BDR	830.0
114	1 BDR	830.0
115	1 BDR	830.0
116	1 BDR	830.0
117	1 BDR	830.0
118	1 BDR	830.0
119	1 BDR	830.0
120	1 BDR	830.0
121	1 BDR	830.0
122	1 BDR	830.0
123	1 BDR	830.0
124	1 BDR	830.0
125	1 BDR	830.0
126	1 BDR	830.0
127	1 BDR	830.0
128	1 BDR	830.0
129	1 BDR	830.0
130	1 BDR	830.0
131	1 BDR	830.0
132	1 BDR	830.0
133	1 BDR	830.0
134	1 BDR	830.0
135	1 BDR	830.0
136	1 BDR	830.0
137	1 BDR	830.0
138	1 BDR	830.0
139	1 BDR	830.0
140	1 BDR	830.0



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REVISION:

NO.	DATE	DESCRIPTION

DATE: 2017  
 PROJECT: 10011  
 DRAWING: 10011-001-001-001

PROJECT: 10011  
 UNIT: 10011-001-001-001

PROJECT: 10011  
 UNIT: 10011-001-001-001

PROJECT: 10011  
 UNIT: 10011-001-001-001

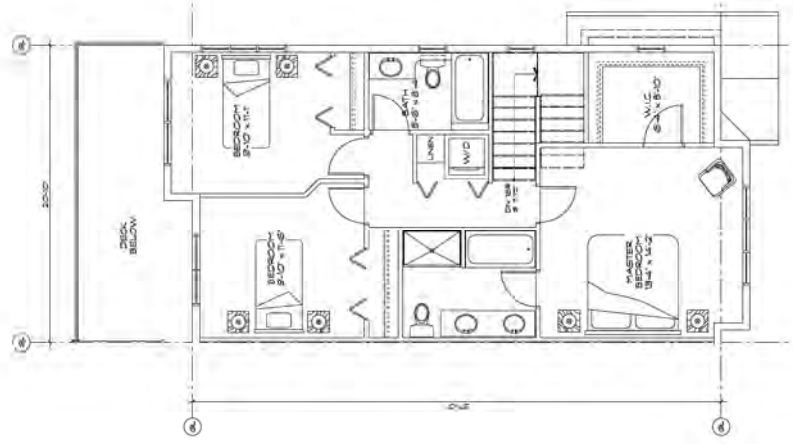


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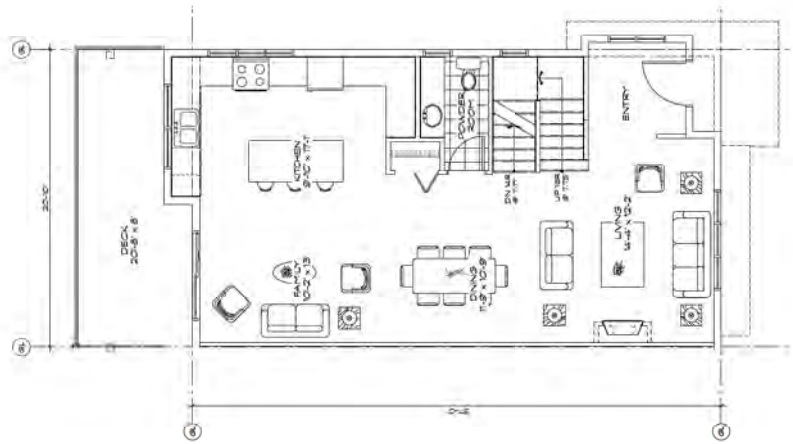
PROJECT: TITUS (CLAYTON) VENTURES LTD  
 6625 6 63RD 19S ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

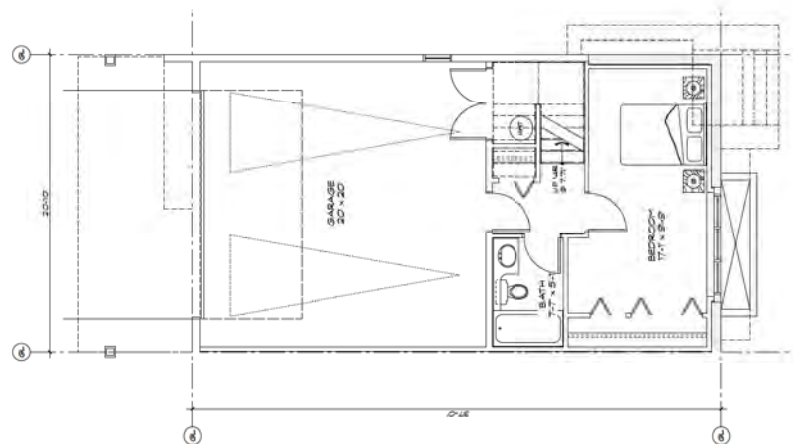
UNIT G16 PLANS  
 -  
 A315



UNIT G16 - UPPER LEVEL PLAN  
 SCALE: 1/4"=1'-0"



UNIT G16 - MAIN LEVEL PLAN  
 SCALE: 1/4"=1'-0"



UNIT G16 - GROUND LEVEL PLAN  
 SCALE: 1/4"=1'-0"



UNIT PAGE G16 DATA

NO.	DATE	DESCRIPTION

SCALE: 1/4"=1'-0"

NO.	DATE	DESCRIPTION

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REVISION:

NO.	DATE	DESCRIPTION

DATE: 2023  
 PROJECT: 2023-01  
 DRAWING NO.: 2023-01-01



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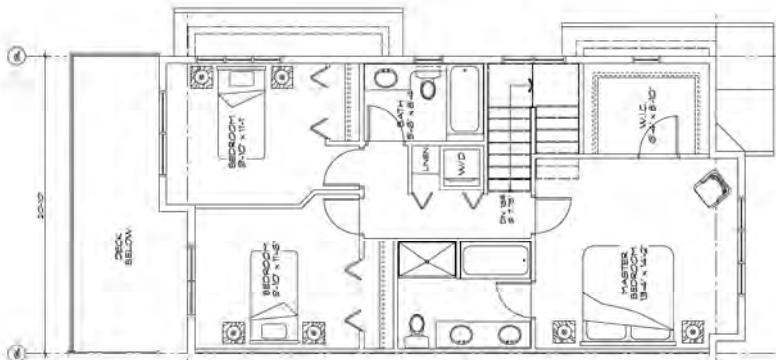
PROJECT: TITUS (CLAYTON) VENTURES LTD  
 6628 8 65ST 19S ST  
 SURREY, BC

DATE	CD	ISSUED BY	EC

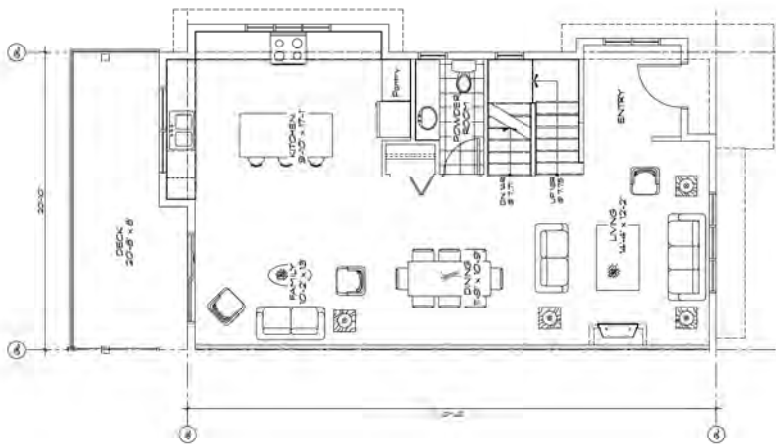
UNIT G2E PLANS

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

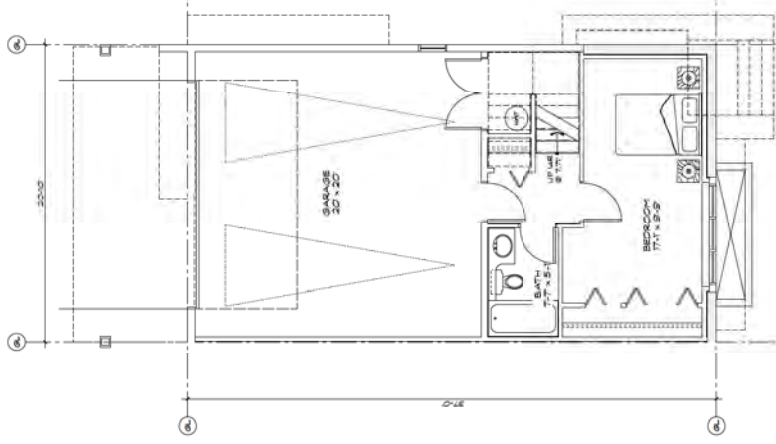
DATE: 2023-01-16



1 UNIT G2E - UPPER LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



2 UNIT G2E - MAIN LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



3 UNIT G2E - GROUND LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



UNIT TYPE G2E DATA

NO.	AREA	AREA	AREA
1	770.8 SF	770.8 SF	770.8 SF
2	823.8 SF	823.8 SF	823.8 SF
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99	823.8 SF	823.8 SF	823.8 SF
100	823.8 SF	823.8 SF	823.8 SF

COMPILED DRAWINGS THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR REVISIONS TO BE MADE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S FIRM SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT'S FIRM SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT'S FIRM SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS.

NO.	DATE	DESCRIPTION

**ISSUE:**  
 NO. 001  
 DATE 2017  
 RE: 8848 PCD 23



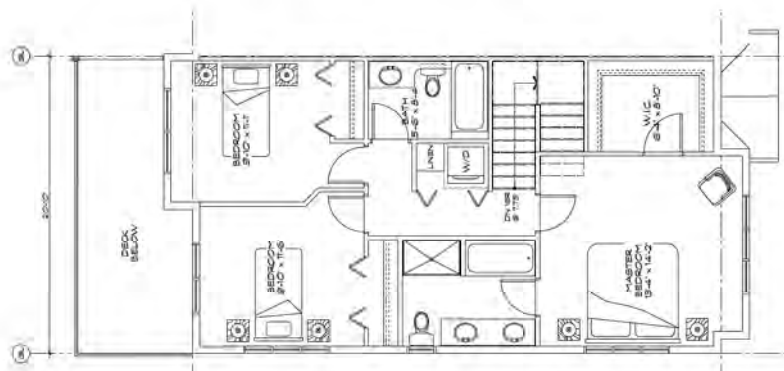
**RCA**  
 Robert Clossard Architecture Inc.  
 200 - 2328 Columbia Street  
 Canada V1V 3V3  
 Tel: (604) 877-4641  
 Fax: (604) 877-4641  
 admin@rcaarchitecture.com

**TITUS (CLAYTON) VENTURES LTD**  
 6628 8 66ST 198 ST  
 SURREY BC

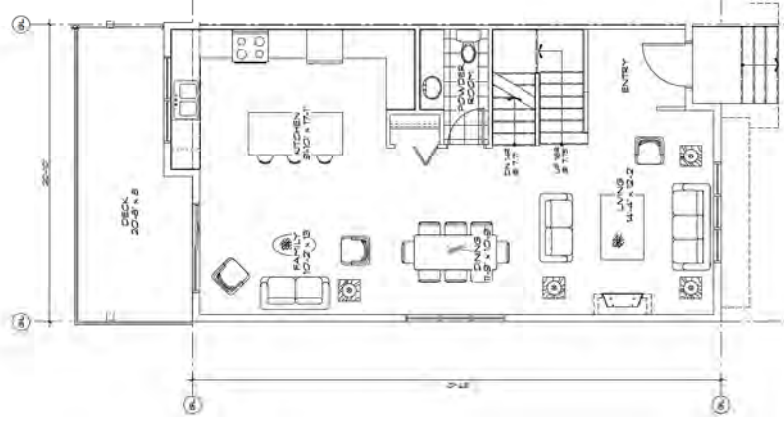
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**UNIT G36 PLANS**

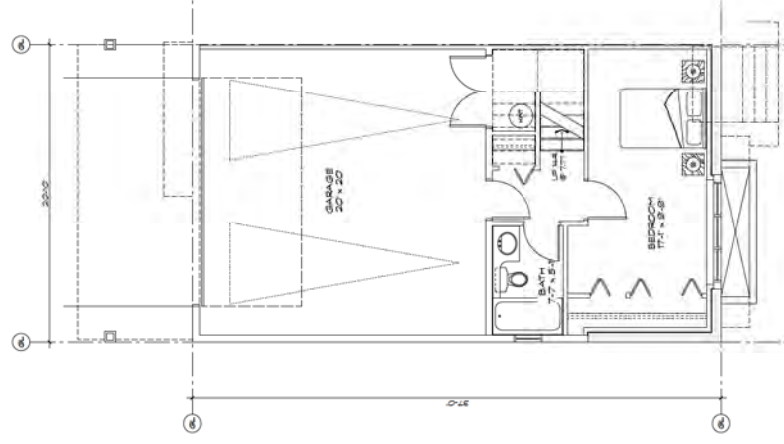
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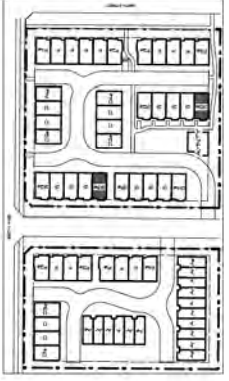
3 UNIT G36 - UPPER LEVEL PLAN  
 SCALE 1/4" = 1'-0"



3 UNIT G36 - MAIN LEVEL PLAN  
 SCALE 1/4" = 1'-0"



1 UNIT G36 - GROUND LEVEL PLAN  
 SCALE 1/4" = 1'-0"



UNIT TYPE	GR4 DATA	BT
GROUND LEVEL	103.10	756.55
MAIN LEVEL	72.60	752.55
UPPER LEVEL	78.80	801.55
GARAGE	62.00	651.55
NET AREA	179.12	924.35

COMPONENTS RESERVED THE DRAWING SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION

**FIGURE:**  
 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



**RCA**  
 Robert Corcoran Architecture Inc.  
 200 - 2328 Columbia Street  
 Canada V1V 3T3  
 Vancouver, BC  
 Tel: (604) 877-4641  
 Fax: (604) 877-4641  
 admin@corcoranarchitecture.com

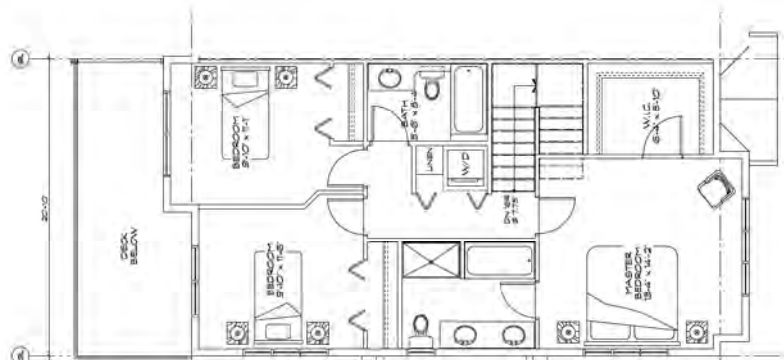
**TITUS (CLAYTON) VENTURES LTD**  
 6628 6 66ST 196 ST  
 SURREY, BC

NO.	DATE	DESCRIPTION

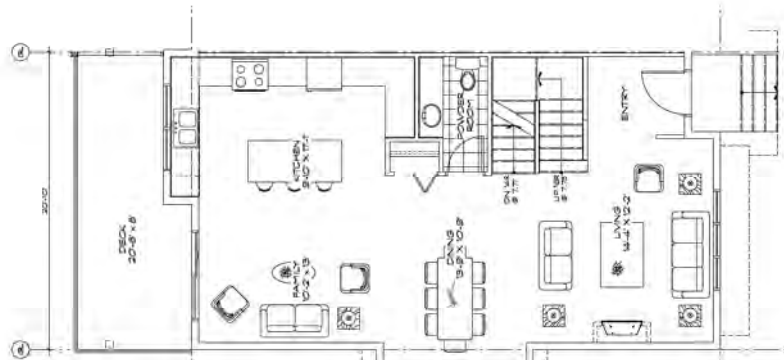
**UNIT G4E PLANS**

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

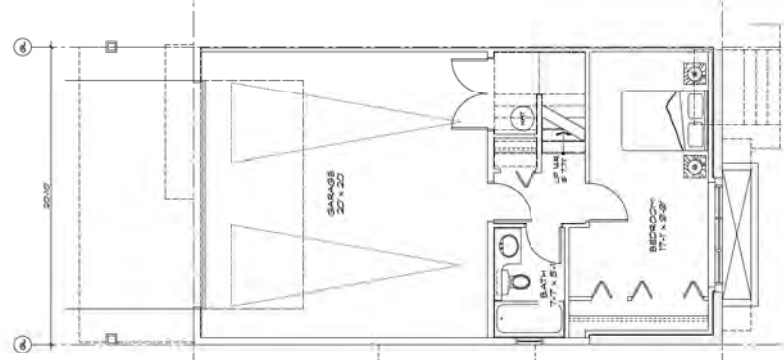
DATE: 11/18



3 UNIT G4E - UPPER LEVEL PLAN  
 SCALE 1/8" = 1'-0"



2 UNIT G4E - MAIN LEVEL PLAN  
 SCALE 1/8" = 1'-0"



1 UNIT G4E - GROUND LEVEL PLAN  
 SCALE 1/8" = 1'-0"



UNIT TYPE	G4E DATA
GROUND LEVEL	763.50
MAN LEVEL	767.00
UPPER LEVEL	771.00
SKOS AREA	270.00
NET AREA	505.00



REV	DATE	DESCRIPTION	BY
01/21	01/21	REVISED SITE PLAN	3
01/21	01/21	REVISED SITE PLAN	2
01/21	01/21	REVISED SITE PLAN	1

**C. VAVOUMIS & ASSOCIATES INC.**  
 ARCHITECTS  
 1405 GUYANA COURT  
 ARLINGTON, VA  
 22204  
 PHONE (804) 857-2376

**THE GUYTON PARTNERS LTD**  
 1300 - 16th STREET  
 SUITE 101  
 SUDBURY, ONTARIO  
 L3R 9V1  
 PHONE (905) 774-7770

**PLAN VIEW**  
 LANDSCAPE PLAN  
 PROPOSED  
 TOWNHOUSE DEV.  
 118 66TH AVENUE  
 SUDBURY, ONT.

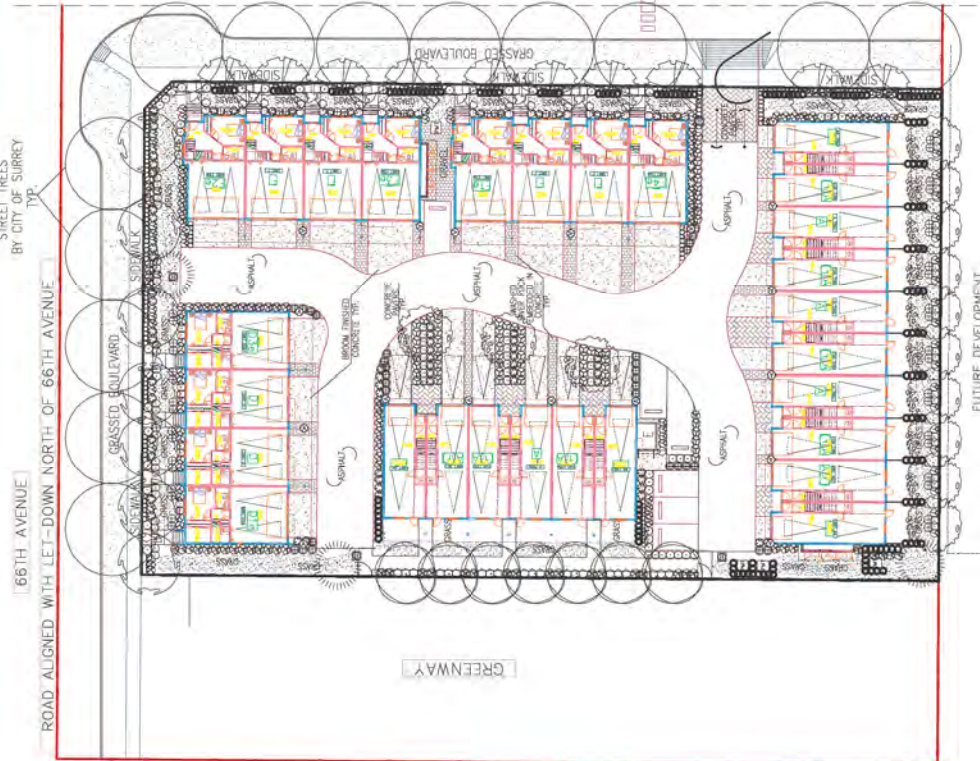
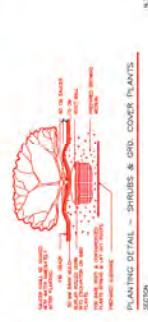
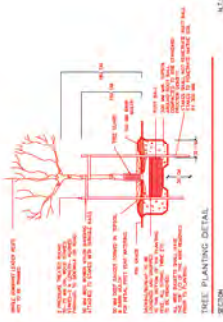
DATE	1/20	DATE	05/11
SCALE	AS SHOWN	SCALE	AS SHOWN
PROJECT	118 66TH AVENUE	PROJECT	118 66TH AVENUE
CLIENT	THE GUYTON PARTNERS LTD	CLIENT	THE GUYTON PARTNERS LTD

Sheet No. **L-1** of 2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY	SIZE	SPACING	REMARKS
1	CORNUS FLORIDA 'SOLERA'	RED FLORING DOGWOOD	7	5 CM CAL.	AS SHOWN	8 x 8 B.
2	MORONGIA GALVANA	GALY ARBOREAL	10	5 CM CAL.	AS SHOWN	8 x 8 B.
3	ACER PALMATA 'BONOBONNO'	BONOBONNO MAPLE	10	5 CM CAL.	AS SHOWN	8 x 8 B.
4	ACER PALMATA 'BONOBONNO'	BONOBONNO MAPLE	7	5 CM CAL.	AS SHOWN	8 x 8 B.
5	TRIAL PIVATA	WESTERN RED CEDAR	3	2.5M METERS	AS SHOWN	8 x 8 B.
6	PRUNUS AVIARIA	PINK BLOSSOM	27	47 POT	85 CM C.C.	
7	PRUNUS AVIARIA	PINK BLOSSOM	67	47 POT	90 CM C.C.	
8	ERHARDIA COCAEDES ARELIA	ERHARDIA COCAEDES ARELIA	50	47 POT	90 CM C.C.	
9	HEBEALY TIBARDO	HEBEALY TIBARDO	64	47 POT	90 CM C.C.	
10	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
11	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
12	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
13	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
14	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
15	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
16	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
17	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
18	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
19	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
20	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
21	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
22	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
23	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
24	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
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26	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
27	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
28	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
29	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
30	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
31	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
32	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
33	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
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46	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
47	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
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52	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
53	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
54	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
55	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
56	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
57	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
58	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
59	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	
60	PRUNUS AVIARIA	PINK BLOSSOM	42	47 POT	90 CM C.C.	

**NOTES / GENERAL**

1. All plants shall be installed as shown on the drawings unless otherwise noted.
2. All plants shall be installed in the ground unless otherwise noted.
3. All plants shall be installed in the ground unless otherwise noted.
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60. All plants shall be installed in the ground unless otherwise noted.





REV/12	REVISED SITE PLAN	3
REV/12	REVISED SITE PLAN	2
REV/11	REVISED SITE PLAN	1

**LANDSCAPE & ASSOCIATES INC.**  
 LCA  
 240 JAPANA COURT  
 SUITE 100  
 MISSISSAUGA, ONTARIO L4X 1L3  
 PHONE (905) 881-2228

**BOC JAVEL**  
 1105 EASTERN VENTURES LTD  
 300 SURREY STREET  
 SUITE 200  
 MISSISSAUGA, ONTARIO L4X 1L3  
 PHONE (905) 778-7878

**PLAN VIEW**  
 LANDSCAPE PLAN  
 PROPOSED  
 TOWNHOUSE DEV  
 196 STREET @ 66 AVENUE  
 SURREY, BC

DATE	1/25/11	DATE	05/11/11
DESIGNER	LANDSCAPE	DATE	05/11/11
CLIENT	BOC JAVEL	DATE	05/11/11
PROJECT	196 STREET @ 66 AVENUE	DATE	05/11/11

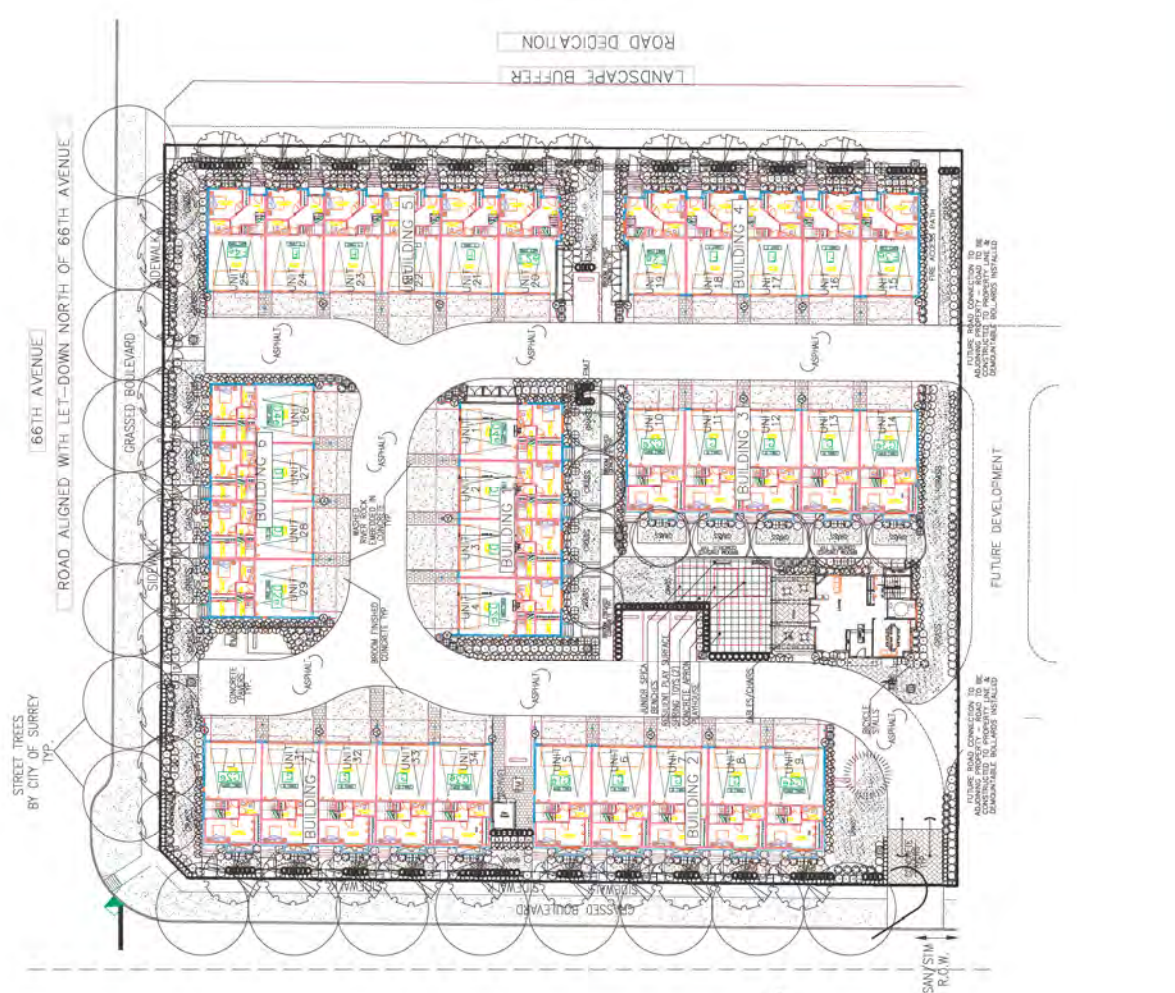
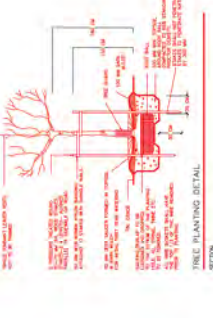
Sheet No. **1-2 of 2**

**KEY**

BOUNDRY NAME	PLANT LIST	QTY.	SIZE	SPACING	REMARKS
CONING FIGURA NUBKA	RED BLOOMING DOGWOOD	11	5 CM CAL	AS SHOWN	B, B, B
MARIGOLD GALATY	GALATY MARIGOLD	71	5 CM CAL	AS SHOWN	B, B, B
WESTERN RED CEDAR	WESTERN RED CEDAR	9	5 CM CAL	AS SHOWN	B, B, B
WESTERN RED CEDAR	WESTERN RED CEDAR	1	2.50 METERS	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	74	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	103	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	131	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	159	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	187	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	215	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	243	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	271	45 CM C.C.	AS SHOWN	B, B, B
PRINCE OF WALES YUCCA	PRINCE OF WALES YUCCA	299	45 CM C.C.	AS SHOWN	B, B, B

**NOTES / GENERAL**

1. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE NOTES AND SPECIFICATIONS.
2. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE NOTES AND SPECIFICATIONS.
3. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE NOTES AND SPECIFICATIONS.
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10. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE NOTES AND SPECIFICATIONS.



196TH STREET  
 ROAD DEDICATION  
 LANDSCAPE BUFFER

66TH AVENUE  
 ROAD ALIGNED WITH LET-DOWN NORTH OF 66TH AVENUE

STREET TREES  
 BY CITY OF SURREY

FUTURE DEVELOPMENT

SANITARY  
 R.O.W.



REV	DATE	DESCRIPTION
01/13	REVISED	SITE PLAN 1
02/13	REVISED	SITE PLAN 2
04/13	REVISED	SITE PLAN 3

**KAWANAN & ASSOCIATES LLP**  
 BOSTON, MASSACHUSETTS  
 240 GARDNER COURT  
 AUSTON, MA 02130  
 PHONE (617) 883-3371

**ROCK PAVILION**  
 THIS DRAWING REMAINS THE PROPERTY OF KAWANAN & ASSOCIATES LLP  
 PHONE (617) 883-3371

**PLAN VIEW**  
 LANDSCAPE PLAN  
 PROPOSED  
 196 STREET BUFFER  
 196 STREET & 66 AVENUE  
 SURVEY, B.C.

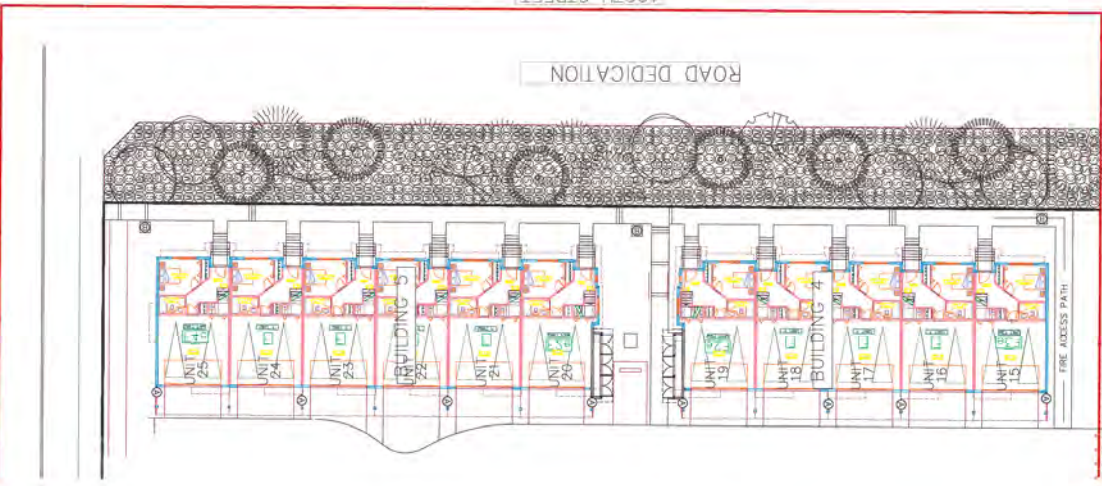
SCALE	DATE
1:200	007/11
DRAWN	DATE
BY	DATE
CHECKED	DATE
APPROVED	DATE



66TH AVENUE

196TH STREET

ROAD DEDICATION

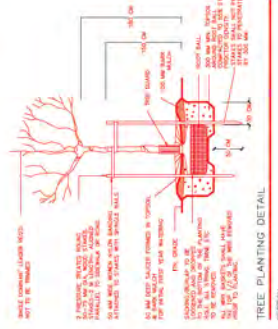


1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BOSTON. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BOSTON.

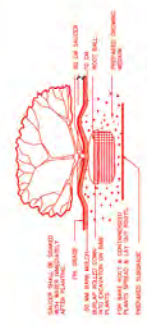
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACEP DROMAETER	WINE MAPLE	6	3.00 METERS	AS SHOWN	B & B
	CORNUS DOBIEI WHITE WONDER	PACIFIC DOGWOOD	4	5.00 CAL.	AS SHOWN	B & B
	ARIES GRANDIS	GRAND FIR	6	3.00 METERS	AS SHOWN	B & B
	TRILIX PALATA	WESTERN RED CEDAR	8	3.00 METERS	AS SHOWN	B & B
(1)	BIRUS FENSIGNEIUM 'KING EDWARD'	FLOWERING CURLEUR	44	#1 POT	90 CM. O.C.	WELL BRANCHED
(2)	BOSA NUTKA	NOOTKA ROSE	109	#1 POT	90 CM. O.C.	WELL BRANCHED
(3)	SYMPHORICARPA DOBROGOSI ARSO	PURPLE SNOWBERRY	119	#1 POT	90 CM. O.C.	WELL BRANCHED
(4)	GAUL THERIA SHALLO	SALAL	856	#2 POT	45 CM. O.C.	WELL BRANCHED
(5)	CORNUS SERICEA	RED OSER DOGWOOD	109	#3 POT	90 CM. O.C.	WELL BRANCHED
(6)	MAXIMA AQUICOLA	DMWBY OREGON GRAPE	776	#2 POT	45 CM. O.C.	WELL BRANCHED

**NOTES / GENERAL**

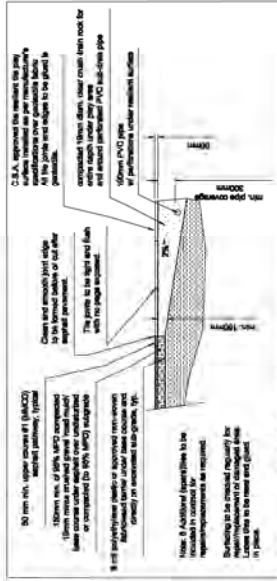
1. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BOSTON. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BOSTON.
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TREE PLANTING DETAIL SECTION



PLANTING DETAIL - SHRUBS & GROUND COVER PLANTS SECTION



Resilient Tile Surfacing FOR PLAY AREA

REV	DATE	DESCRIPTION	BY
06/12	REVISED	Site plan	J
08/12	REVISED	Site plan	Z
09/12	REVISED	Site plan	J

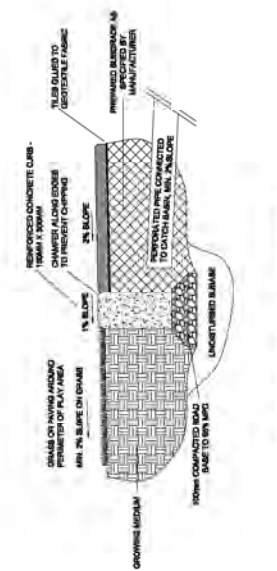
**CHANDONLINE & ASSOCIATES, INC.**  
 2005 - 2014  
 242 ANGLIA COURT  
 ABERDEEN, S.C.  
 29504  
 PHONE (843) 851-2218

**DATE**  
 06/24/2014  
 THIS DRAWING INCLUDES THE PROPOSED  
 3083 S. HOA STREET  
 SUMMIT, S.C.  
 29570  
 PHONE (843) 716-7015

**PLAN VIEW**  
**LANDSCAPE DETAILS**  
 PROPOSED  
 TOWNHOUSE DEV.  
 104 STREET W. #6, ANDRE  
 SUMMIT, S.C.

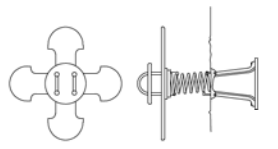
DATE	NO. 1	REV.	DATE
06/24/14	01	06/27/14	
06/27/14	02	06/27/14	
06/27/14	03	06/27/14	
06/27/14	04	06/27/14	

DATE: 06/24/14

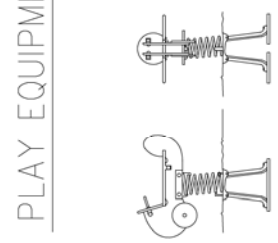


PLAY SURFACING CONCRETE EDGE

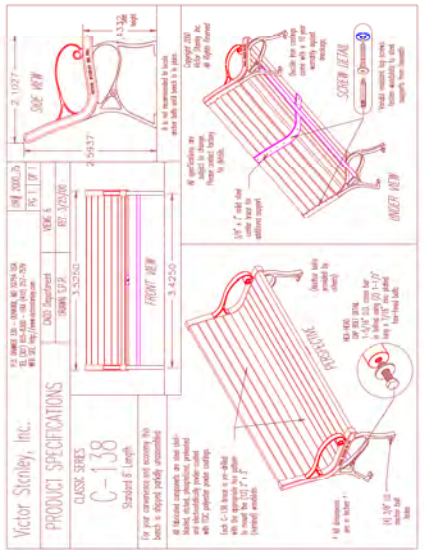
PLAY EQUIPMENT



M 128  
 Crazy Daisy  
 with anchoring M001



M 131  
 Crazy Plane  
 with anchoring M001



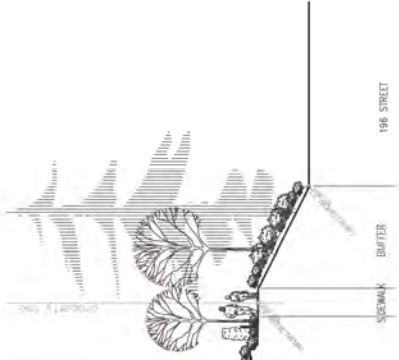
Victor Stanley, Inc.  
 PRODUCT SPECIFICATIONS  
 CLASS: 338S  
 C-138  
 Standard Length  
 For your convenience we factory fit bench to support 150 lbs. assembly  
 All material supports are made of  
 aluminum and are powder coated  
 with the powder paint system.  
 Lock C-138 legs to be added  
 to bench for 150 lb. per  
 square foot  
 \* All dimensions  
 are in inches \*  
 1/4\"/>



BLDG - 4



SOUTH



196 STREET

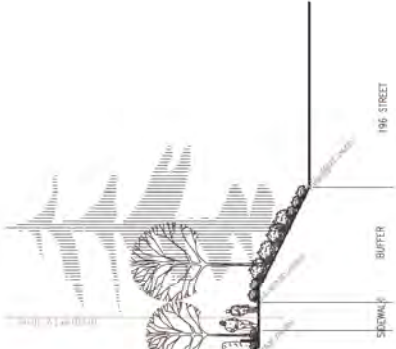
BUFFER

SEWMAK

BLDG - 5



SOUTH



196 STREET

BUFFER

SEWMAK

REV	DATE	DESCRIPTION	BY
02/12	02/12	REVISED SITE PLAN	3
05/12	05/12	REVISED SITE PLAN	2
06/11	06/11	REVISED SITE PLAN	1

**MANOLAKIS & ASSOCIATES, INC.**  
 AIAA CSIA  
 240 JORDAN COURT  
 CHARLOTTE, NC 28205  
 PHONE (804) 801-2100

**BOB ADAM**  
 THIS DRAWING BELONGS TO:  
 BOB ADAM ARCHITECT  
 1000 W. 10TH ST.  
 CHARLOTTE, NC 28202  
 PHONE (804) 778-7975

**PLAN VIEW**  
 CROSS - SECTIONS  
 PROPOSED  
 TOWNHOUSE DIV.  
 196 STREET & 96 AVENUE  
 CHARLOTTE, NC

DATE	05/11
SCALE	AS SHOWN
NO.	1-5
DATE	05/11
BY	BOB ADAM
CHECKED	BOB ADAM





REV	DATE	DESCRIPTION
1	09/13	revised site plan
2	07/12	revised site plan
3	06/21	revised site plan

**STANDARDS & ASSOCIATES INC.**  
 BCSA CSA  
 242 ANSLEY COURT  
 ATLANTA, GA 30316  
 PHONE (404) 897-2278

**ROX FOWAL**  
 1115 EIGHTH AVENUE S.E.  
 ATLANTA, GA 30316  
 PHONE (404) 739-7975

**PLAN VIEW**  
**FENCE LAYOUT PLAN**  
**PROPOSED TOWNHOUSE DEV**  
 196 STREET # 66 AVENUE  
 SURFSA, B.C.

DATE	13/00	DATE	007/11
DRAWN		CHECKED	
SCALE		DATE	
PROJECT		BY	

SCALE: 1" = 10'-0"  
 SHEET: F-1

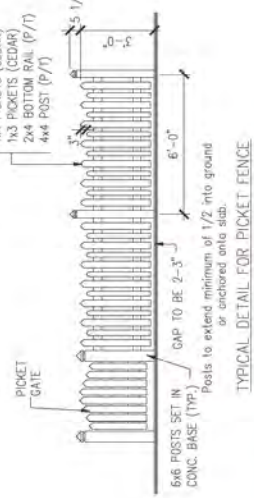
66TH AVENUE  
 ROAD ALIGNED WITH LET-DOWN NORTH OF 66TH AVENUE

ROAD ALIGNED WITH LET-DOWN NORTH OF 66TH AVENUE



ALL FENCES SHALL BE 6'-0" HIGH TO BE COMPATIBLE WITH THE LOCAL COMMUNITY AND TO PROTECT ADJACENT PROPERTIES FROM OVERLOOKING VEHICLES

- 2x4 10# RAIL (P/F)
- 1x4 PICKETS (CEDAR)
- 1x3 PICKETS (CEDAR)
- 2x4 BOTTOM RAIL (P/F)
- 4x4 POST (P/F)



TYPICAL DETAIL FOR PICKET FENCE

---

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

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

DATE: **January 17, 2011** PROJECT FILE: **7811-0259-00**

---

RE: **Engineering Requirements  
Location: 6625 & 6637 196 St.**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 9.942 metres on 196 Street for a total of 30.000 metres;
- Dedicate 8.500 metres on 66 Avenue for a total of 20.000 metres;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 196 Street and 66 Avenue;
- Dedicate on-site 18.000 metres for 195A Street;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 195A Street and 66 Avenue;
- Provide 0.500 metre wide SROW along 196 Street and 66 Avenue;
- Provide 5.000 metre wide SROW along south property line; and
- Provide 0.500 metre wide SROW on the both sides of 195A Street.

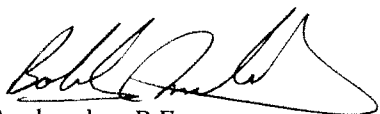
#### *Works and Services*

- Construct 66 Avenue to the Through Local standard;
- Construct 195A Street as a full Neo-Traditional Through Local standard;
- Construct storm sewer mains to service the development;
- Construct watermain on 196 Street and 195A Street and loop between these streets;
- Construct sanitary sewer mains to service the development;
- Pay sanitary latecomer charges and sanitary connection fee;
- 100% cash payment for sanitary DCCs is required.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Thursday, January 05, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0259 00

**SUMMARY**

The proposed 62 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	10
Secondary Students:	5

September 2011 Enrolment/School Capacity

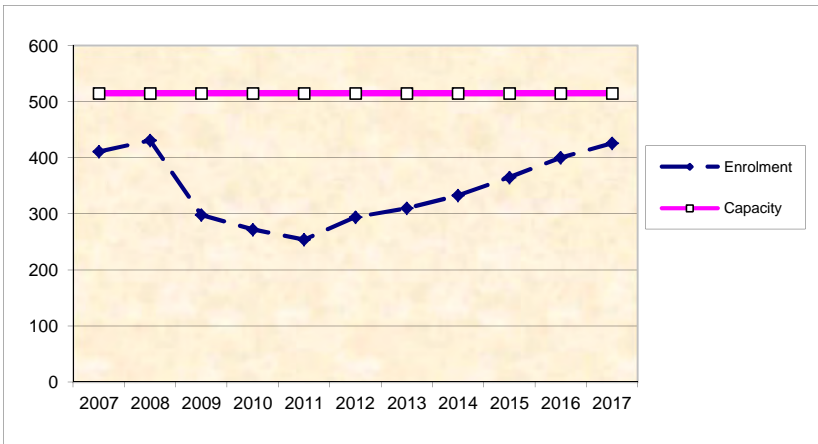
<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	42 K + 212
Capacity (K/1-7):	40 K + 475
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

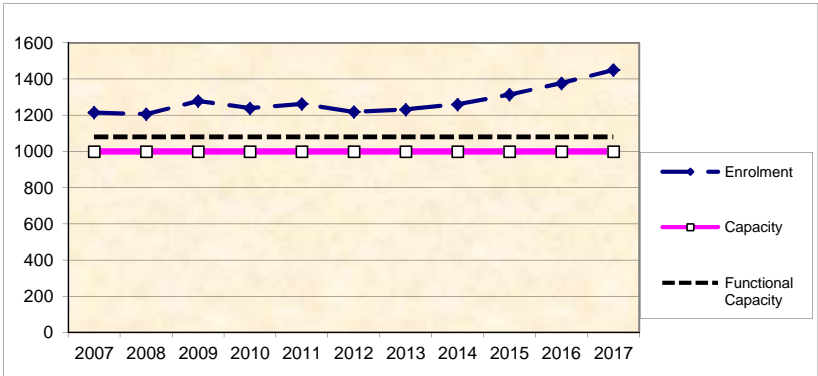
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area. The construction of a new secondary school is subject to a proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

**Latimer Road Elementary**



**Clayton Heights Secondary**



## TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 6625 & 6637 - 196th Street, Surrey

Register Landscape Architect / Arborist Meredith Mitchell DMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in February 9, 2011.  
The following is a summary of the tree assessment report for quick reference.

### 1. General Tree Assessment of the Subject Site

- a. The subject site is located on the border of Surrey and Langley.
- b. The site is untouched by demolition at this time.
- c. The site has a greenway ROW to the west and road widening ROW to east, with a significant grade change on 196th.
- d. The majority of the existing tree resources are mature Alder and residential trees.
- e. A total of 6 Douglas Fir (5 on-site) were noted.

### 2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	115 (A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0 (B)
○	Number of Protected Trees to be Removed	101(C)
○	Number of Trees to be Retained (A-B-C)	14 (D)
○	Number of Replacement Trees Required @ 2:1 ( 24 trees)	48 (E1)
○	Number of Replacement Trees Required @ 1:1	77 (E2)
○	Total Number of Replacement Trees Required	125 (E3)
○	Number of Replacement Trees Proposed	- n/a (F)
○	Number of Replacement Trees in Deficit (E – F)	- n/a (G)
○	Total Number of Protected and Replacement Trees (D+F)	- n/a(H)
○	Number of Lots Proposed in Project	N/A (I)
○	Average Number of Trees / Lot (H/I)	N/A

### 3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**  
**ISA Certified Arborist #PN-6089A**  
**DMG Landscape Architects**  
**18 January 2012**



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

No.: 7911-0259-00

Issued To: TITUS (CLAYTON) VENTURES LTD., INC. NO. 0897501

("the Owner")

Address: 3093 162A Street  
Surrey, BC V3S 7E1

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: 012-657-883  
South Half Lot 13 Section 15 Township 8 New Westminster District Plan 2468

6625 - 196 Street

Parcel Identifier: 017-216-028  
North Half of Lot 13 Section 15 Township 8 New Westminster District Plan 2468

6637 - 196 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To reduce the minimum north setback of the RM-30 Zone for Buildings 5, 6, 7, 8 and 9 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
  - (b) To reduce the minimum east setback of the RM-30 Zone for Buildings 8, 11 and 12 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
  - (c) To reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Building 11 and to 4.9 metres (16 ft.) for the amenity building and Buildings 3 and 4; and
  - (d) To reduce the minimum west setback of the RM-30 Zone for Buildings 2, 7, 9 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

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REVISION:	NO.	DATE	DESCRIPTION

DESIGNER:  
 DATE: 03/20/21  
 DRAWN BY: J. G. G. G.  
 CHECKED BY: J. G. G. G.

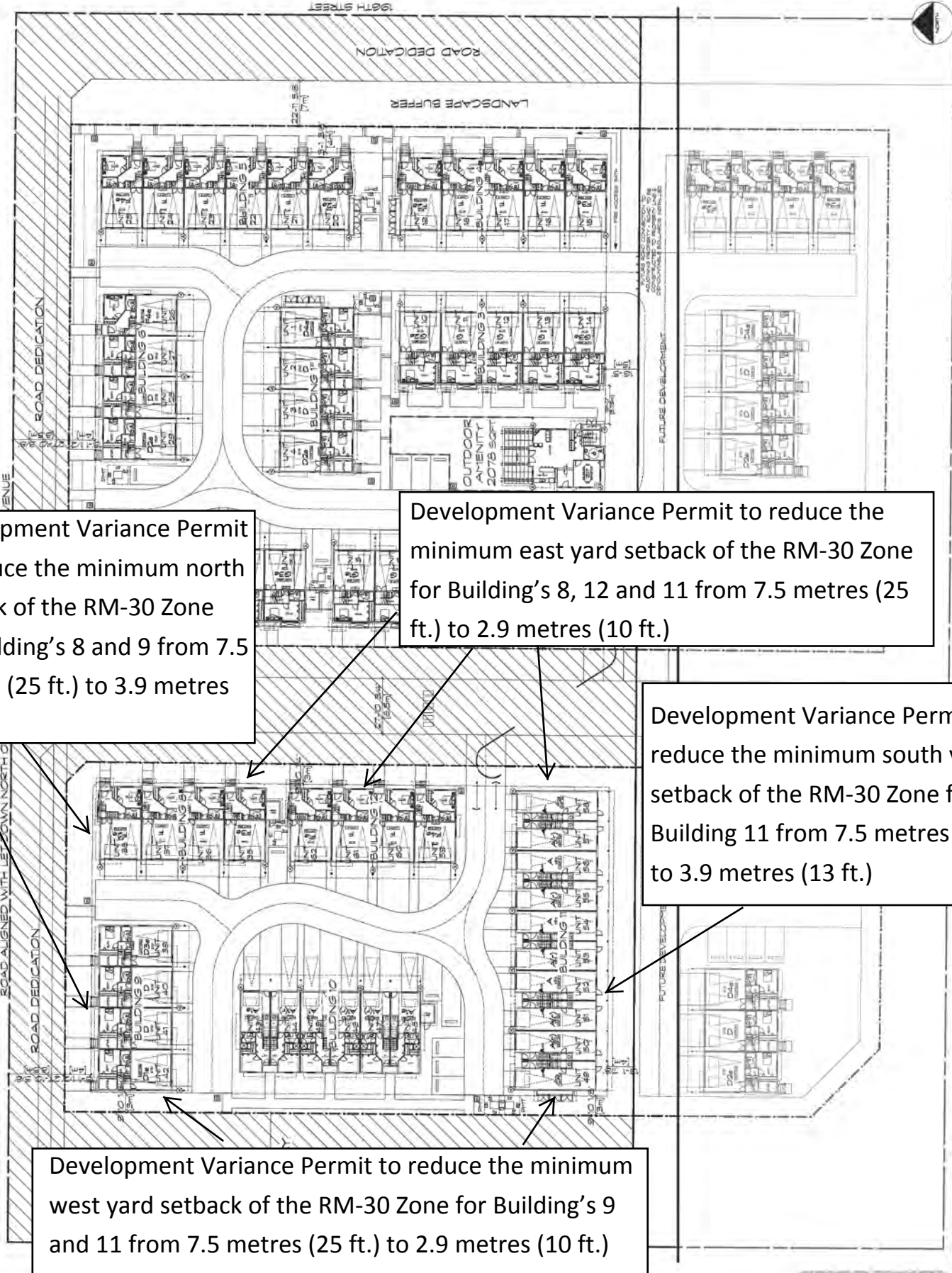


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TITUS (CLAYTON)  
 VENTURES LTD  
 6625 & 6637 136 St  
 SURREY, BC

PROJECT NO.	
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DATE	11/20/20
SCALE	1:200
DATE	

SITE PLAN  
 A100



Development Variance Permit to reduce the minimum north setback of the RM-30 Zone for Building's 8 and 9 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

Development Variance Permit to reduce the minimum east yard setback of the RM-30 Zone for Building's 8, 12 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.)

Development Variance Permit to reduce the minimum south yard setback of the RM-30 Zone for Building 11 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

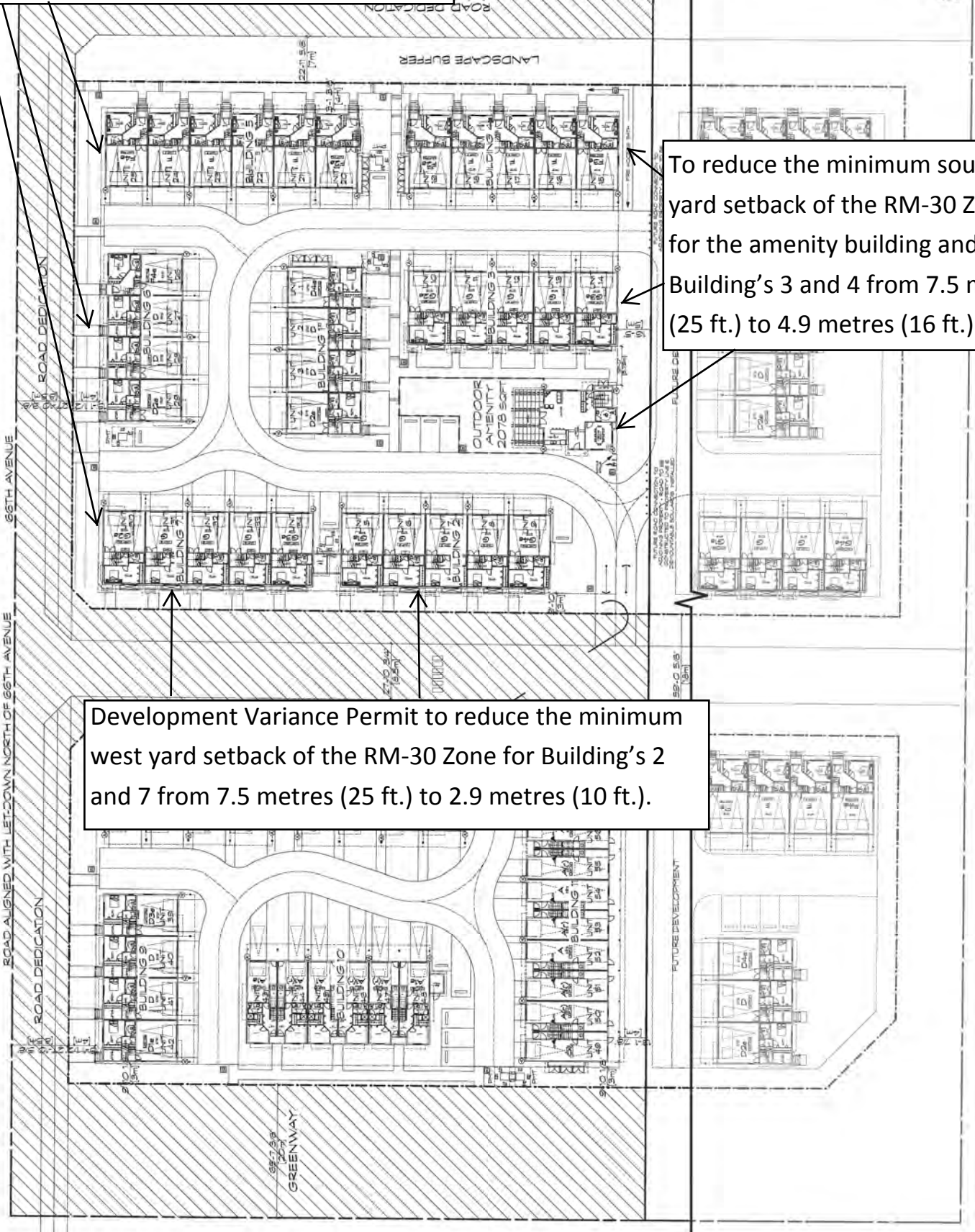
Development Variance Permit to reduce the minimum west yard setback of the RM-30 Zone for Building's 9 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.)



Development Variance Permit to reduce the minimum north yard setback of the RM-30 Zone for Building's 5, 6 and 7 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

To reduce the minimum south yard setback of the RM-30 Zone for the amenity building and Building's 3 and 4 from 7.5 metres (25 ft.) to 4.9 metres (16 ft.)

Development Variance Permit to reduce the minimum west yard setback of the RM-30 Zone for Building's 2 and 7 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).



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