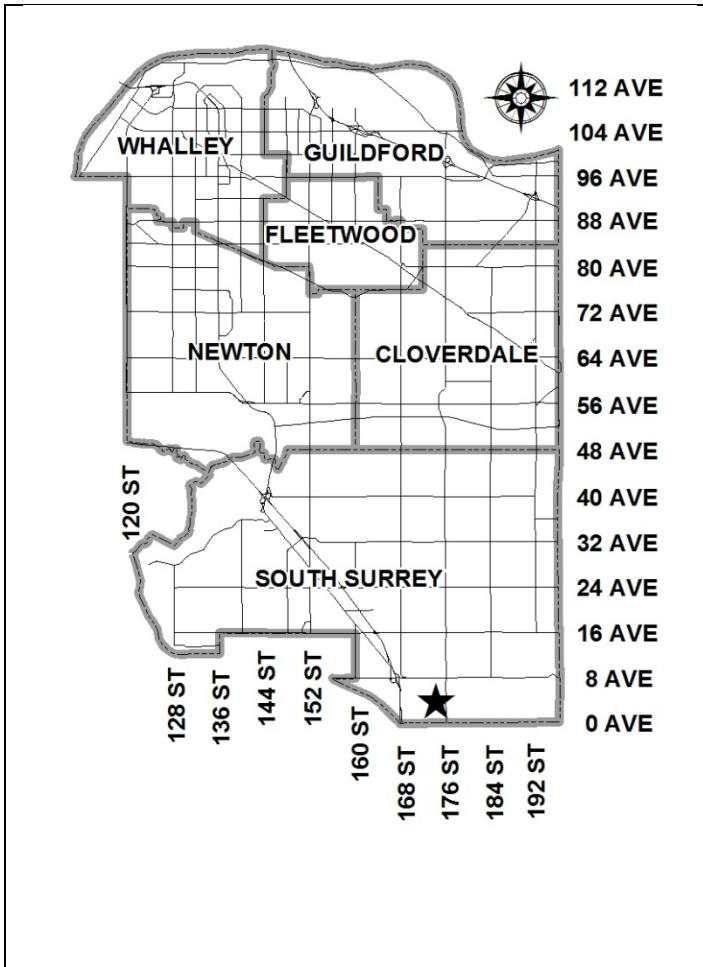


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0072-00

Planning Report Date: April 23, 2012

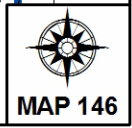
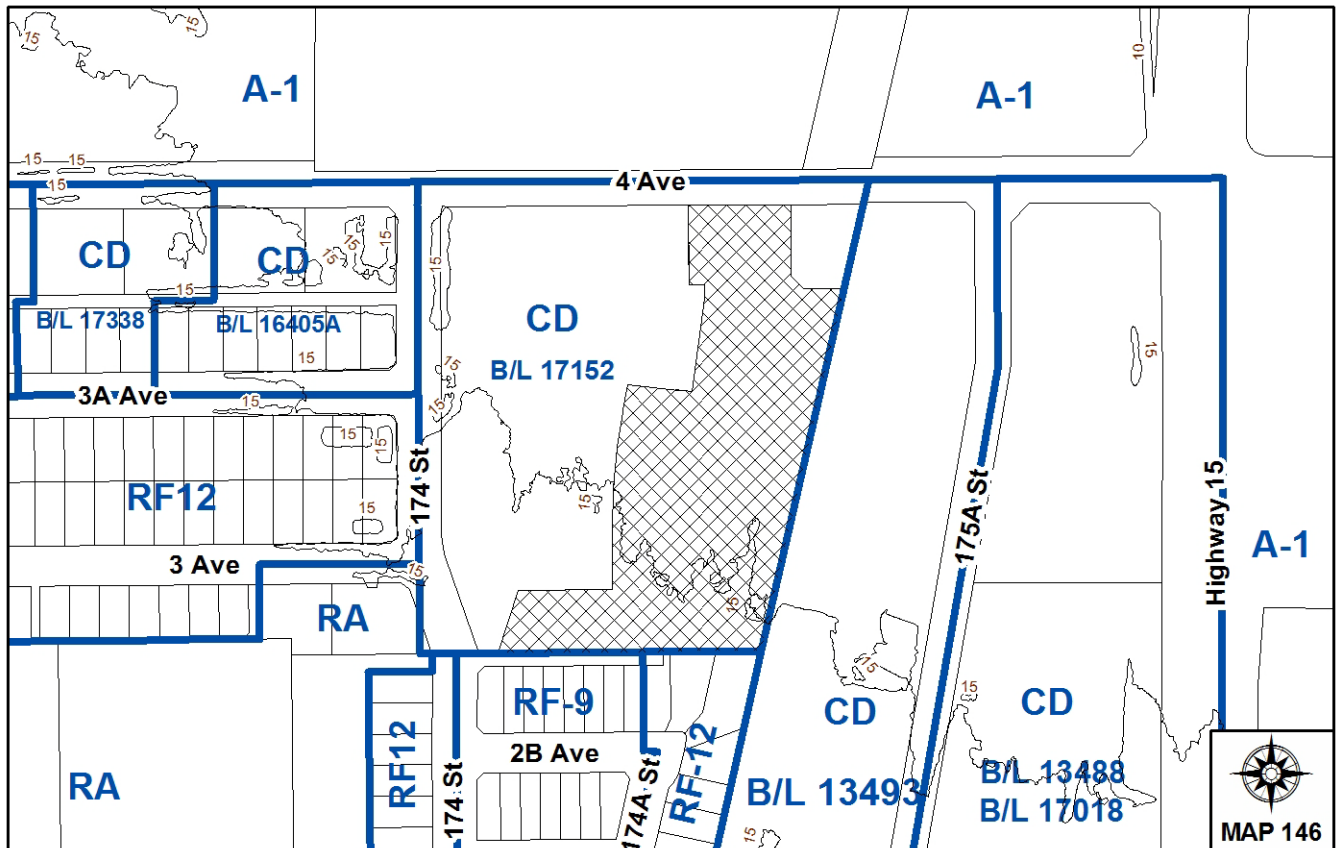


PROPOSAL:

- **Development Variance Permit**

in order to reduce the minimum east yard and south yard setback requirements for a townhouse project in the Douglas area.

LOCATION: 350 - 174 Street
OWNERS: 0693108 B.C. Ltd.
 Apex Management Services Ltd.
 546598 B.C. Ltd.
 0762235 B.C. Ltd.
 Span Projects Inc.
ZONING: CD (By-law No. 17152)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse (15 u.p.a.)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum east yard and south yard setback of the CD Zone (By-law No. 17152) to permit a covered outdoor patio area for several townhouse units in Douglas.

RATIONALE OF RECOMMENDATION

- The south yard setback relaxation is considered reasonable given recent changes to the original subdivision layout for the single family lots created directly south of the subject property which included a provision for rear lane driveway access thereby eliminating concerns about suitable treatment of rear yard interfaces between the single family homes and townhouse development.
- The east yard setback relaxation matches the minimum setback requirements prescribed in the CD Zone (By-law No. 13493) regulating the adjacent townhouse development at 17516 – 4 Avenue.
- The setback variances will address several unanticipated encroachments into the south yard and east yard setbacks thereby allowing several covered outdoor patio areas which improve liveability.
- The proposed setbacks will have a negligible impact on the personal privacy of adjacent owners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0072-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the CD Zone (By-law No. 17152) from 7.5 metres (25 ft.) to 5.14 metres (16.9 ft.) for Building 4, 5 and 6; and
 - (b) to reduce the minimum east yard setback of the CD Zone (By-law No. 17152) from 6 metres (20 ft.) to 5.36 metres (17.6 ft.) for Building 7 and 8.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Stratified townhouse development

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North (Across 4 Avenue):	Agricultural.	Agricultural/Agricultural	A-1
East:	Townhouse development.	Urban/Multiple Residential	CD (B/L 13493)
South:	Single-family residential.	Urban/Single Family Flex (6 – 14.5 u.p.a.)	RF-9 and RF-12
West (Across 174 Street):	Single-family residential.	Urban and Suburban/Suburban Half-Acre, Urban Single Family (6 u.p.a.), Single Family Flex (6 – 14.5 u.p.a.) and School/Park	CD (B/L 16405A), RF-12 and RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the south side of 4 Avenue, just east of 174 Street in the Douglas area. The property is designated "Urban" in the Official Community Plan (OCP) and "Townhouse (15 u.p.a.)" in the Douglas Neighbourhood Concept plan (NCP). The subject property is currently zoned "Comprehensive Development (CD)" (By-law No. 17152).
- Council previously approved a rezoning application and Development Permit (No. 7909-0171-00) in July, 2010 for an eighty-eight (88) unit townhouse project. A subsequent minor amendment to the Development Permit effectively reduced the number of townhouse units to eighty-three (83).

- The townhouse development was designed to provide an appropriate interface with the adjacent townhouse project at 17516 – 4 Avenue (Douglas Point) and included a landscape buffer (15 metres wide) along the northern boundary of the subject property directly adjacent to the ALR land.
- The applicant is requesting the setback variances in order to permit several covered patio spaces located along the southern façade and eastern façade of Building 4, 5, 6, 7, and 8 which promote greater outdoor enjoyment and enhance overall liveability.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south yard setback of the CD Zone (By-law No. 17152) from 7.5 metres (25 ft.) to 5.14 metres (16.9 ft.) for Building 4, 5 and 6.
- To reduce the minimum east yard setback of the CD Zone (By-law No. 17152) from 6 metres (20 ft.) to 5.36 metres (17.6 ft.) for Building 7 and 8.

Applicant's Reasons:

- The townhouse units which offer covered patios are favoured by potential homebuyers.
- The requested south yard variance is considered reasonable given recent changes to the original subdivision layout for the single family lots created directly south of the subject property which included a provision for rear lane driveway access. The decision to provide a 6 metre wide rear lane eliminated concerns about the need for appropriate treatment of rear yard interfaces between the single family dwellings and townhouse development.
- The east yard setback relaxation matches the minimum 5.36 metre setback requirements prescribed in the CD Zone (By-law No. 13493) regulating the adjacent townhouse project at 17516 – 4 Avenue. As a result, the minimum setback requirement for Building 7 and 8 will correspond to established setbacks for adjacent townhouse units at 17516 – 4 Avenue.

Staff Comments:

- The south yard setback variance is considered acceptable given that a 6 metre (20 ft.) wide lane is situated between the townhouse development and single family lots in the adjacent subdivision to the south.
- The east yard setback relaxation is considered reasonable given similarities to minimum setback requirements prescribed in the CD Zone (By-law No. 13493) which regulates the adjacent townhouse development at 17516 – 4 Avenue.
- The setback variances will address several unanticipated encroachments into the south yard and east yard setbacks thereby allowing the applicant to construct several covered outdoor patio areas which promote greater enjoyment and enhance overall liveability.
- The proposed setback variances will have a negligible impact on adjacent property owners.

- Therefore, the proposed variances are considered supportable by City staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7912-0072-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 4/19/12 11:30 AM

Information for City Clerk

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

1. (a) Agent: Name: Colin A. Hogan
 Focus Architecture Incorporated
 Address: 1528 McCallum Road, Unit 109
 Abbotsford, B.C.
 V2S 8A3
 Tel: 604-853-5222

2. Properties involved in the Application
 - (a) Civic Address: 350 – 174 Street

 - (b) Civic Address: 350 – 174 Street
 Owners: Apex Management Services Ltd., Inc. No. 0635860

 0693108 B.C. Ltd., Inc. No. 0693108
 Director Information:
 Sukhvinder Singh Rana

 Officer Information as at April 21, 2011
 Sukhvinder Singh Rana (President)

 546598 B.C. Ltd., Inc. No. 0546598
 Director Information:
 Manjit Bains

 Officer Information as at July 11, 2011
 Manjit Bains (President/Secretary)

 0762235 B.C. Ltd., Inc. No. 0762235
 Director Information:
 Iqbal Singh Grewal

 Officer Information as at June 29, 2011
 Iqbal Singh Grewal (President/Secretary)

 Span Projects Inc., Inc. No. 0761801
 PID: 028-330-579
 Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP45828
 Except Phases One, Two and Three Strata Plan BCS4061

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0072-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0072-00

Issued To: 0693108 B.C. LTD.

Address: 13281 Comber Way
Surrey, B.C. V3W 5V8

Issued To: APEX MANAGEMENT SERVICES LTD.

Address: 5535 - 184A Street
Surrey, B.C. V3S 8S1

Issued To: 546598 B.C. LTD.

Address: 18845 - 54 Avenue
Surrey, B.C. V3S 8E5

Issued To: 0762235 B.C. LTD.

Address: 5535 - 184A Street
Surrey, B.C. V3S 8S1

Issued To: SPAN PROJECTS INC.

Address: 18845 - 54 Avenue
Surrey, B.C. V3S 8E5

(collectively referred to as the "Owner")

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

Parcel Identifier:

Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP45828
Except Phases One, Two and Three Strata Plan BCS4061

350 – 174 Street

(the "Land")

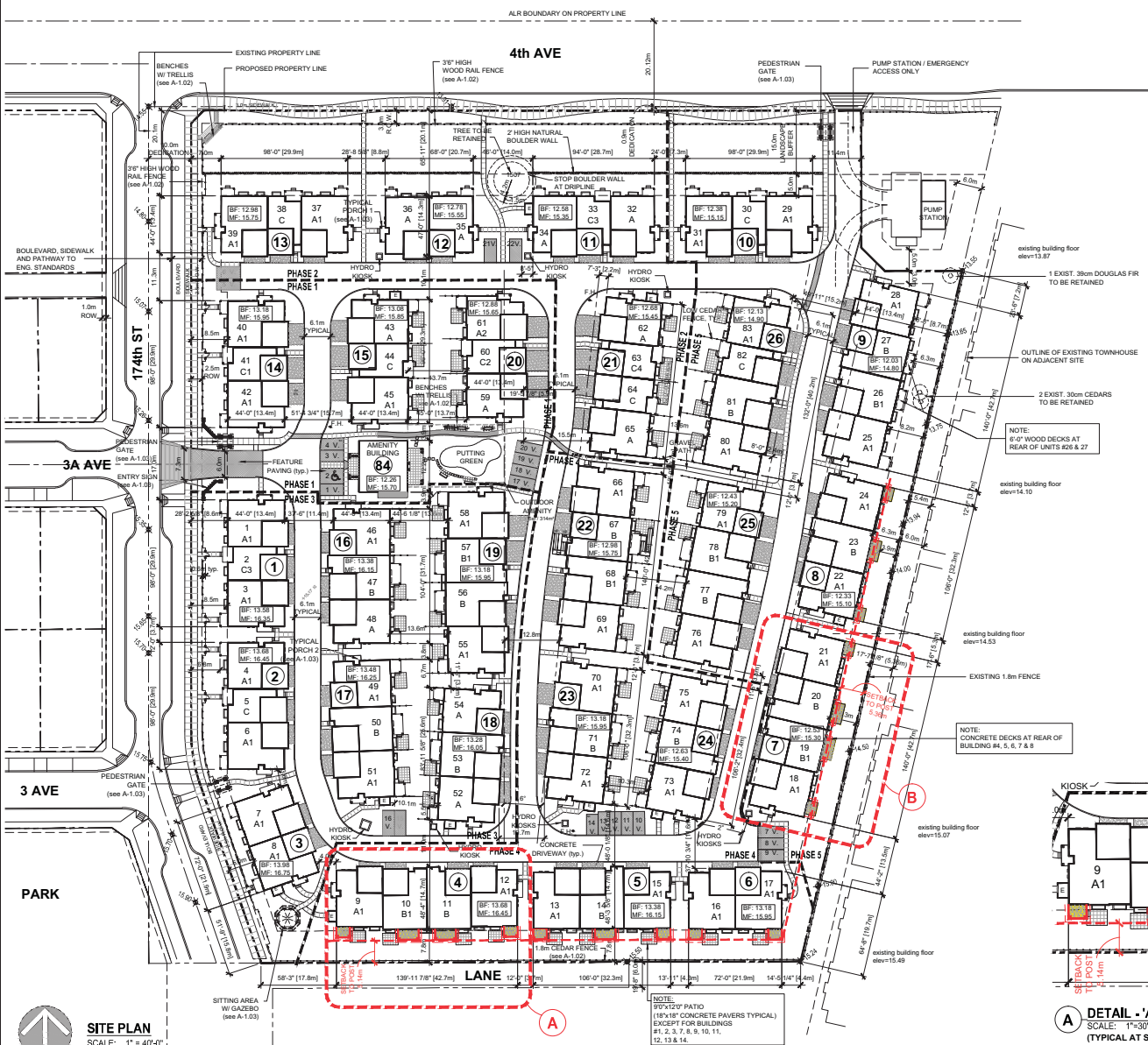
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Comprehensive Development Zone (CD) (By-law No. 17152), the minimum South Yard setback is reduced from 7.5 metres (25 ft.) to 5.14 metres (16.9 ft.) for Building 4, 5 and 6.
 - (b) In Section F of Comprehensive Development Zone (CD) (By-law No. 17152), the minimum East Yard setback is reduced from 6 metres (20 ft.) to 5.36 metres (17.6 ft.) for Building 7 and 8.
4. This development variance permit applies to only 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

THE DRAWING IS THE PROPERTY OF FOCUS ARCHITECTURE INC. UNLESS INDICATED OTHERWISE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM FOCUS ARCHITECTURE INC.



SITE RECONCILIATION

LEGAL DESCRIPTION:
 Lot 1, Section 32, Block 1 North, Range 1 East, NWD, Plan BC 45828

CIVIC ADDRESS:
 350 - 174 Street
 SURREY, BC

ZONING INFORMATION:
 ZONE: EXISTING: RA CD BASED ON RM 15
 PROPOSED: RA

LOT AREA:
 GROSS SITE AREA = 383,734 SF (35,649 m²) = 8.81 A (0.37 HA)
 DEDICATION = 28,902 SF (2,651 m²) = 0.64 A (0.25 HA)
 PUMP STATION = 11,307 SF (1,050 m²) = 0.26 A (0.11 HA)
 NET SITE AREA = 344,425 SF (31,998 m²) = 7.91 A (3.20 HA)

SETBACKS:
 FRONT (NORTH) 20.0 m
 REAR (SOUTH) 7.8 m
 SIDE (EAST) 6.0 m
 SIDE (WEST) 6.0 m

LOT COVERAGE:
 ALLOWABLE: 45.0% = 154,991 SF (14,399 m²)
 PROPOSED: 138,109.26 SF / 344,425 SF = 40.1 %

LOT DENSITY:
 ALLOWABLE: 28 U.P./HA (11.1 U.P.A.)
 PROPOSED: 23.2 U.P./HA (9.4 U.P.A.)
 NET: 25.9 U.P./HA (10.5 U.P.A.)

F.A.R.: 0.45

BUILDING HEIGHT:
 ALLOWABLE: PRINCIPAL 7.1m
 PROPOSED: PRINCIPAL: MAX. 7.03m
 BUILDINGS 4, 5, 16, 18, 19, 21, 23, 24 AND 26: 7.03m
 BUILDINGS 1 AND 11: 6.09m
 BUILDINGS 2, 10, 13, 14, 15, 17 AND 20: 6.69m
 BUILDINGS 7, 8, 22 AND 10: 4.47m
 BUILDINGS 3, 6, 8 AND 12: 4.67m

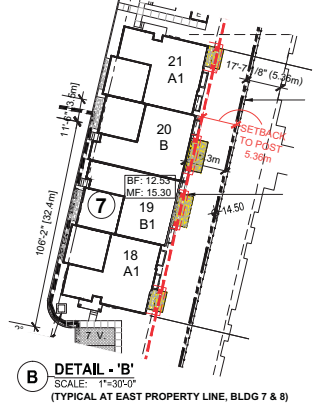
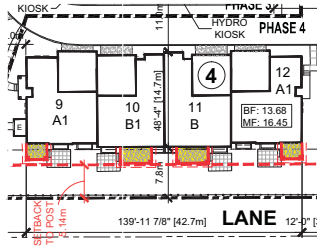
AMENITY SPACE:
 REQUIRED: INDOOR 249 m²
 PROPOSED: INDOOR: BASEMENT FLOOR 141 m² (1,520 sq ft)
 MAIN FLOOR 141 m² (1,520 sq ft)
 UPPER FLOOR 24 m² (260 sq ft)
 TOTAL 316 m² (3,400 sq ft)
 OUTDOOR 249 m² (3,375 sq ft)

PARKING:
 REQUIRED: RESIDENT 83 UNITS x 2 STALLS PER UNIT = 166 STALLS
 VISITOR 83 UNITS x 0.2 STALLS PER UNIT = 17 STALLS
 PROPOSED: RESIDENT 166 STALLS
 VISITOR 22 STALLS (INCLUDING 1 HVC STALL)

FLOOR AREA SUMMARY

UNIT TYPE	# OF UNITS	BASEMENT	MAIN	UPPER	GARAGE	TOTAL UNIT AREA FOR FAR	TOTAL FOR FAR	TOTAL FOR FAR
A - 2 BED	11	1,146 sq ft	1,147 sq ft	0 sq ft	400 sq ft	1,547 sq ft	143.72 m ²	17,917 sq ft
A1 - 2 BED	40	1,234 sq ft	1,235 sq ft	0 sq ft	400 sq ft	1,635 sq ft	151.90 m ²	65,400 sq ft
A2 - 2 BED	1	1,087 sq ft	1,088 sq ft	0 sq ft	400 sq ft	1,488 sq ft	138.24 m ²	1,488 sq ft
B1 - 1 BED	14	1,203 sq ft	1,200 sq ft	0 sq ft	400 sq ft	1,603 sq ft	148.64 m ²	22,400 sq ft
B1 - 1 BED	6	1,193 sq ft	1,190 sq ft	0 sq ft	400 sq ft	1,593 sq ft	147.72 m ²	9,540 sq ft
C - 2-4 BED	11	698 sq ft	693 sq ft	988 sq ft	400 sq ft	2,081 sq ft	191.47 m ²	22,671 sq ft
TOTAL	83							138,516 sq ft

(*INTERIOR LAYOUT OF UNIT C, C1, C2, C4 ARE INTERCHANGEABLE)



- March 20, 2012
Issued for DSCP.
- August 04, 2011 - Submitted to City of Surrey for Phase 4 Building Permit
- April 12, 2011 - Submitted to City of Surrey for Phase 3 Building Permit
- April 04, 2011 - Resubmitted to City of Surrey for DP (minor parking adjustment)
- March 23, 2011 - Resubmitted to City of Surrey for Development Permit
- February 21, 2011 - Submitted for preliminary review by City of Surrey
- January 04, 2011 - UPR R30, 32, 38 & 40 changed from 10' to 14' and 8' to 9' and additional exterior parking spaces added.
- September 21, 2010
Issued for Construction
- August 6, 2010 - Main access driveway width increased to 7.5m
- July 26, 2010
Revised from Dec 15/07
- July 14, 2010
Fencing on 174th Ave, & Phasing of Accessory Building
- June 21, 2010
Issued for Building Permit

REVISIONS

CONSULTANTS

PROJECT
PROPOSED 83 UNIT TOWNHOUSE DEVELOPMENT

LOCATION
 350 - 174 Street
 Surrey, BC

DRAWING TITLE
SITE PLAN

DRAWN
 HK, FC

CHECKED

SCALE
 AS NOTED

DATE
 June 21, 2010

SHEET NO.
A-1.01

FILE NO.
0920

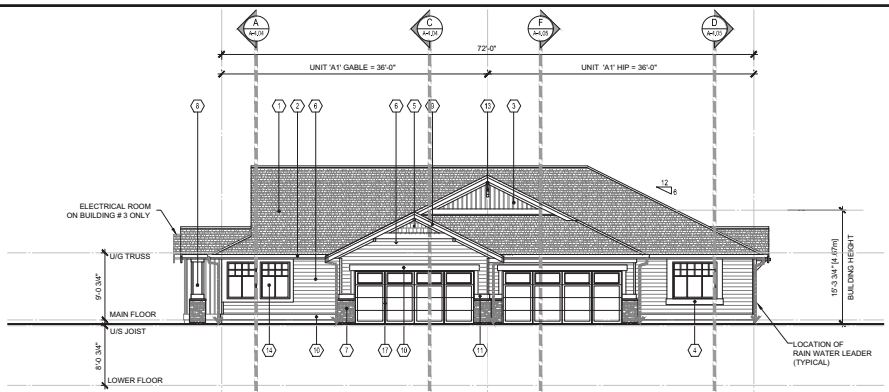
FOCUS ARCHITECTURE INCORPORATED

109 - 1528 McCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604.853.5222 Fax: 604.853.5442

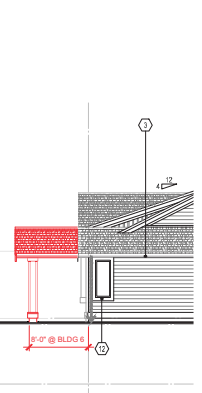
Colin A. Hogan MABC, M.A.A.
 Jarmine J. Kauppla MABC, MNAIC

Schedule A

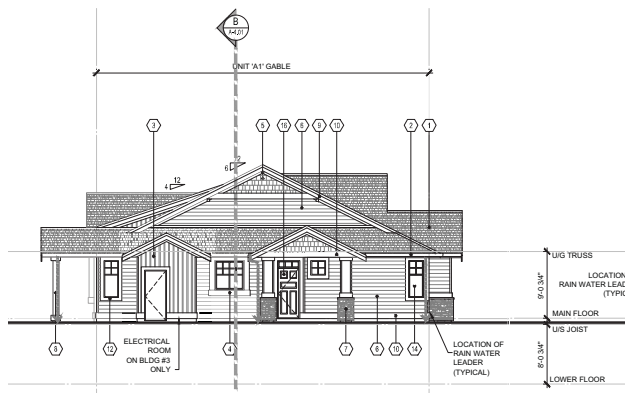
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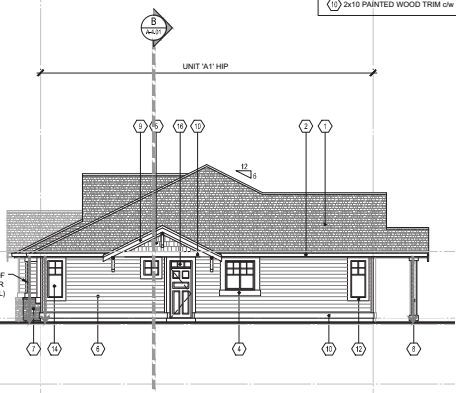
FRONT ELEVATION
SCALE: 1/8"=1'-0"



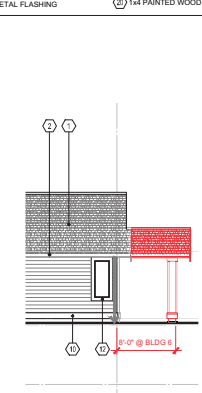
SIDE ELEVATION - BLDG #6
SCALE: 1/8"=1'-0"



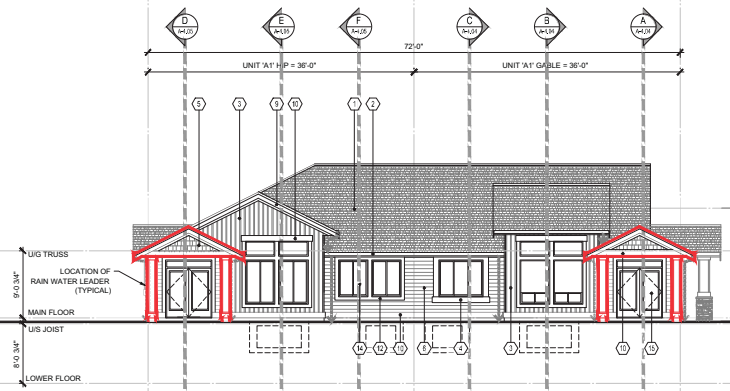
SIDE ELEVATION
SCALE: 1/8"=1'-0"



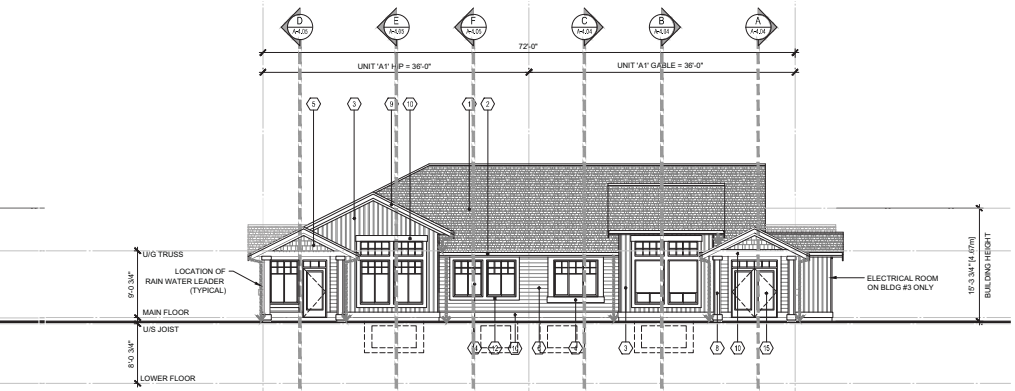
SIDE ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION - BLDG #6
SCALE: 1/8"=1'-0"



REAR ELEVATION - BLDG #6
SCALE: 1/8"=1'-0"



REAR ELEVATION - BLDG #3
SCALE: 1/8"=1'-0"

COLOR SCHEMES	A	B	C	D
Building Numbers	3, 6, 8, 11, 14, 16, 18, 20, & 24	1, 4, 7, 10, 13, 15, 17, 22, & 26	2, 5, 9, 12, 19, 21, 23, & 25	Amenity Building
Horizontal Hardie/Plank™ Siding	James Hardie® Iron Gray JH90-30	James Hardie® Mountain Sage JH50-20	James Hardie® Timberbark JH40-30	James Hardie® Country Lane Red JH90-20
Roofing	Timberline® Barkwood	Timberline® Barkwood	Timberline® Barkwood	Timberline® Barkwood
Hardie Board & Batten	Benjamin Moore® Asphalt CC-548	Woodstock Brown JH 30-30	Benjamin Moore® Willow CC-542	Benjamin Moore® Caramel Apple CC-450
Wood Shingle Siding	Benjamin Moore® Asphalt CC-548	Woodstock Brown JH 30-30	Benjamin Moore® Willow CC-542	Benjamin Moore® Caramel Apple CC-450
Window Trim, Posts & Garage Door	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	Benjamin Moore® Caramel Apple CC-450
Fascias & Band Boards	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W
Stone Veneer	Rocky Mountain Black Tusk Rundle Ledger	Rocky Mountain Black Tusk Rundle Ledger	Rocky Mountain Black Tusk Rundle Ledger	Rocky Mountain Black Tusk Rundle Ledger
Dowpipes	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10
Window Frames	Beige	Beige	Beige	Beige
Soffits	Genek® Wicker	Genek® Wicker	Genek® Wicker	Genek® Wicker

- ELEVATION LEGEND**
- 1) 30 YEAR FIBERGLASS ASPHALT SHINGLES
 - 2) 7" ALUMINUM GUTTER ON 2x8 PAINTED FASCIA
 - 3) PAINTED HARDIE BOARD & BATTEN SIDING
 - 4) PAINTED HARDIE PANEL AND WOOD BOXED OUT WINDOW
 - 5) WOOD SHINGLE SIDING
 - 6) HARDIE PLANK SIDING
 - 7) STONE VENEER o/w PREFINISHED CONCRETE CAP
 - 8) PAINTED HARDIE PANEL ON BUILT-UP WOOD COLUMN
 - 9) 2x10 PAINTED GABLE TRIM o/w 1x4 WOOD TRIM
 - 10) 2x10 PAINTED WOOD TRIM o/w METAL FLASHING
 - 11) 2x8 PAINTED WOOD TRIM o/w METAL FLASHING
 - 12) 1x6 PAINTED WOOD TRIM
 - 13) 4x4 PAINTED GABLE BRACKET
 - 14) SEALED DOUBLE GLAZED P.V.C. WINDOW
 - 15) SEALED DOUBLE GLAZED P.V.C. PATIO DOOR
 - 16) UNIT ENTRY DOOR
 - 17) OVERHEAD GARAGE DOOR
 - 18) ALUMINUM STOREFRONT DOOR-WINDOW SYSTEM
 - 19) METAL RAILING
 - 20) 1x4 PAINTED WOOD TRIM

- NOTES:**
- PROVIDE PREFINISHED METAL FLASHING AT ALL HORIZONTAL FINISH CHANGES.
 - SEE ROOF PLAN FOR LOCATIONS OF 12"x12" ROOF VENTS.
 - SEE ROOF PLAN FOR LOCATION OF ATTIC FIRE STOPPING & FIRE SEPARATIONS.
 - ALL EXTERIOR FLASHINGS SHALL HAVE INTEGRAL END DAMS.
 - FLASHING OVER DOOR AND WINDOWS TO HAVE MIN. 2:1 SLOPE & EXTEND MIN. 3x4" PAST END OF FRAME.
 - PROVIDE AT ALL FLOOR LEVELS A PREFINISHED METAL THROUGH WALL FLASHING.
 - PROVIDE PREFINISHED METAL FLASHING OVER ALL UNPROTECTED WINDOWS AND DOORS, WHERE OVERHANG IS LESS THAN 4H (SEE ADJACENT).
 - WINDOWS TO BE WRAPPED IN ACCORDANCE TO DETAIL 10A-702.



- GENERAL SYMBOL LEGEND**
- CROSS SECTION MARKER
 - SECTION IDENTIFICATION
 - DIRECTION OF VIEW
 - SHEET WHERE DRAWN
 - DETAIL REFERENCE
 - DETAIL NUMBER
 - SHEET WHERE DRAWN
 - 3/4 HOUR FIRE SEPARATION
 - 1 HOUR FIRE SEPARATION
 - ATTIC FIRE STOP
 - WALL CONSTRUCTION TYPE (SEE LEGEND ON A-0-02)
 - FD FLOOR DRAN
 - AREA OF LOW CEILING MIN. 7'-0" ABOVE FINISH FLOOR
 - ATTIC ACCESS HATCH TYP. 24x36 OPENING
- NOTE: SEE SHEET A-0.01 FOR ABBREVIATIONS

March 20, 2012
Mason Rd D23P.

August 04, 2011 - Submitted to City of Surrey for Phase 4 Building Permit

April 17, 2011 - Submitted to City of Surrey for Phase 3 Building Permit

April 04, 2011 - Resubmitted to City of Surrey for DP (under parking adjustment)

March 23, 2011 - Resubmitted to City of Surrey for Development Permit

February 21, 2011 - Submitted for preliminary review by City of Surrey

January 04, 2011 - Unit 330, 33, 38 & 40 changed from 10' x 14' lot sizes to 8' x 14' lot sizes for additional motor parking spaces added.

September 21, 2010
Issued for Consideration

August 6, 2010 - Main access driveway width increased to 7.5m

July 28, 2010
Revised for Issue - 1507

July 16, 2010
Posting at Abbotsford Bldg #3

June 21, 2010
Issued for Building Permit

REVISIONS

CONSULTANTS

PROJECT

PROPOSED 83 UNIT TOWNHOUSE DEVELOPMENT

LOCATION
350 - 174 Street
Surrey, BC

DRAWING TITLE

BUILDING 3 & 6 ELEVATIONS

DRAWN	CHECKED
YR	
SCALE	DATE
AS NOTED	June 21, 2010
SHEET NO.	FILE NO.
A-2.02	0920

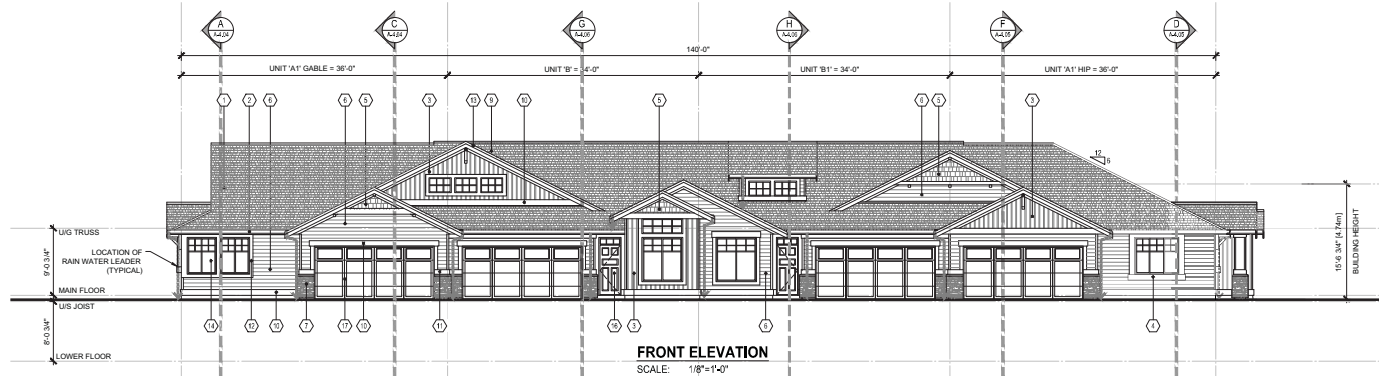
FOCUS ARCHITECTURE INCORPORATED

109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

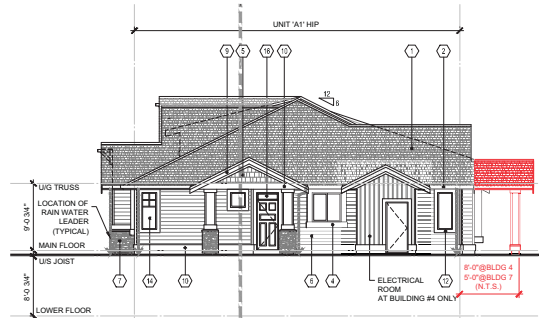
Colin A. Hogan MAIBC, M.A.A.
Jarmie J. Kauplla MAIBC, MNAIC

BUILDING 3 & 6

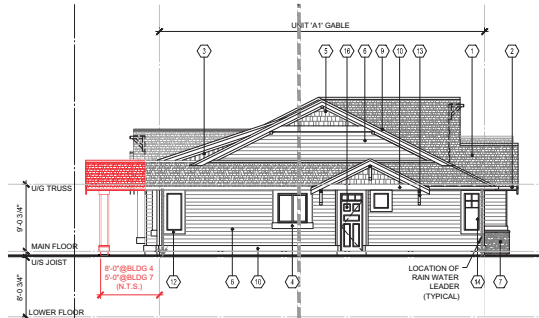
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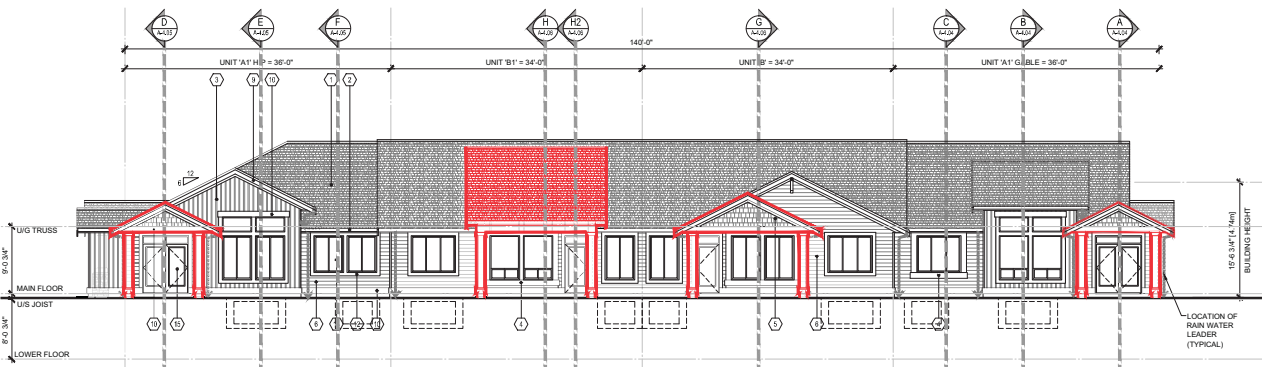
FRONT ELEVATION
SCALE: 1/8"=1'-0"



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

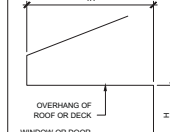


SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

- NOTES:**
- 1) PROVIDE PREFINISHED METAL FLASHING AT ALL HORIZONTAL FINISH CHANGES
 - 2) SEE ROOF PLAN FOR LOCATIONS OF 2"x12" ROOF VENTS
 - 3) SEE ROOF PLAN FOR LOCATION OF ATTIC FIRE STOPPING & FIRE SEPARATIONS
 - 4) ALL EXTERIOR FLASHINGS SHALL HAVE INTEGRAL END DAMS
 - 5) FLASHING OVER DOOR AND WINDOWS TO HAVE MIN. 2:1 SLOPE & EXTEND MIN. 3/4" PAST END OF FRAME
 - 6) PROVIDE AT ALL FLOOR LEVELS A PREFINISHED METAL THROUGH WALL FLASHING
 - 7) PROVIDE PREFINISHED METAL FLASHING OVER ALL UNPROTECTED WINDOWS AND DOORS, WHERE OVERHANG IS LESS THAN 4H (SEE ADJACENT)
 - 8) WINDOWS TO BE WRAPPED IN ACCORDANCE TO DETAIL 10A-7.02



- GENERAL SYMBOL LEGEND**
- CROSS SECTION MARKER
 - SECTION IDENTIFICATION DIRECTION OF VIEW
 - SHEET WHERE DRAWN
 - DETAIL NUMBER
 - SHEET WHERE DRAWN
 - 3/4 HOUR FIRE SEPARATION
 - 1 HOUR FIRE SEPARATION
 - ATTIC FIRESTOP
 - WALL CONSTRUCTION TYPE (SEE LEGEND ON A-0.02)
 - FD FLOOR DRAIN
 - AREA OF LOW CEILING MIN. 7'-0" ABOVE FINISH FLOOR
 - ATTIC ACCESS HATCH TYP. 24x36 OPENING
- NOTE:** SEE SHEET A-0.01 FOR ABBREVIATIONS

COLOUR SCHEMES	A	B	C	D
Building Numbers	3, 6, 8, 11, 14, 16, 18, 20, & 24	1, 4, 7, 10, 13, 15, 17, 22, & 26	2, 5, & 12, 19, 21, 23, & 25	Amenity Building
Horizontal HardiePlank™ Siding	James Hardie® Mountain Sage JH50-30	James Hardie® Iron Gray JH90-30	James Hardie® Timberbark JH40-30	James Hardie® Country Lane Red JH90-20
Roofing	Timberline® Barkwood	Timberline® Barkwood	Timberline® Barkwood	Timberline® Barkwood
Hardie Board & Batten	Benjamin Moore® Asphalt CC-549	Woodstock Brown JH-30-30	Benjamin Moore® Willow CC-542	Benjamin Moore® Caramel Apple CC-450
Wood Shingle Siding	Benjamin Moore® Asphalt CC-548	Woodstock Brown JH-30-30	Benjamin Moore® Willow CC-542	Benjamin Moore® Caramel Apple CC-450
Window Trims, Posts & Garage Door	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	Benjamin Moore® Caramel Apple CC-450
Fascias & Band Boards	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W	General Paint® Charmed CLC 1225W
Stone Veneer	Rocky Mountain Black Task Rundle Ledge	Rocky Mountain Black Task Rundle Ledge	Rocky Mountain Black Task Rundle Ledge	Rocky Mountain Black Task Rundle Ledge
Downpipes	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10	Benjamin Moore® Twilight Zone 2127-10
Window Frames	Beige	Beige	Beige	Beige
Soffits	Gentek® Wicker	Gentek® Wicker	Gentek® Wicker	Gentek® Wicker

- ELEVATION LEGEND**
- 1) 30 YEAR FIBERGLASS ASPHALT SHINGLES
 - 2) 5" ALUMINUM GUTTER ON 2x8 PAINTED FASCIA
 - 3) PAINTED HARDIE BOARD & BATTEN SIDING
 - 4) PAINTED HARDIE PANEL AND WOOD BOXED OUT WINDOW
 - 5) WOOD SHINGLE SIDING
 - 6) HARDIE PLANK SIDING
 - 7) STONE VENEER c/w PREFINISHED CONCRETE CAP
 - 8) PAINTED HARDIE PANEL ON BUILT-UP WOOD COLUMN
 - 9) 2x10 PAINTED GABLE TRIM c/w 1x4 WOOD TRIM
 - 10) 2x10 PAINTED WOOD TRIM c/w METAL FLASHING
 - 11) 2x8 PAINTED WOOD TRIM c/w METAL FLASHING
 - 12) 1x6 PAINTED WOOD TRIM
 - 13) 4x4 PAINTED GABLE BRACKET
 - 14) SEALED DOUBLE GLAZED P.V.C. WINDOW
 - 15) SEALED DOUBLE GLAZED P.V.C. PATIO DOOR
 - 16) UNFINIT ENTRY DOOR
 - 17) OVERHEAD GARAGE DOOR
 - 18) ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
 - 19) METAL RAILING
 - 20) 1x4 PAINTED WOOD TRIM

REVISIONS

NO.	DATE	DESCRIPTION
1	March 20, 2012	Revised for 24x24
2	August 04, 2011	Submitted to City of Surrey for Phase 4 Building Permit
3	April 12, 2011	Submitted to City of Surrey for Phase 3 Building Permit
4	April 04, 2011	Revised to City of Surrey for DP (prior parking adjustment)
5	March 23, 2011	Revised to City of Surrey for Development Permit
6	February 21, 2011	Submitted for preliminary review by City of Surrey
7	January 04, 2011	UFR #33, 33, 38 & 40 changed from 16' to 14' and faces & four additional exterior parking spaces added
8	September 21, 2010	Issued for Construction
9	August 6, 2010	Match access driveway width increased to 7.5m
10	July 26, 2010	Revised of line 1507
11	July 14, 2010	Finishing on 1748 Ave. & Planning at Surrey by Building
12	June 21, 2010	Issued for Building Permit

PROJECT
PROPOSED 83 UNIT TOWNHOUSE DEVELOPMENT

LOCATION
350 - 174 Street
Surrey, BC

DRAWING TITLE
BUILDING 4 & 7 ELEVATIONS

DRAWN YR, FC
CHECKED DATE June 21, 2010

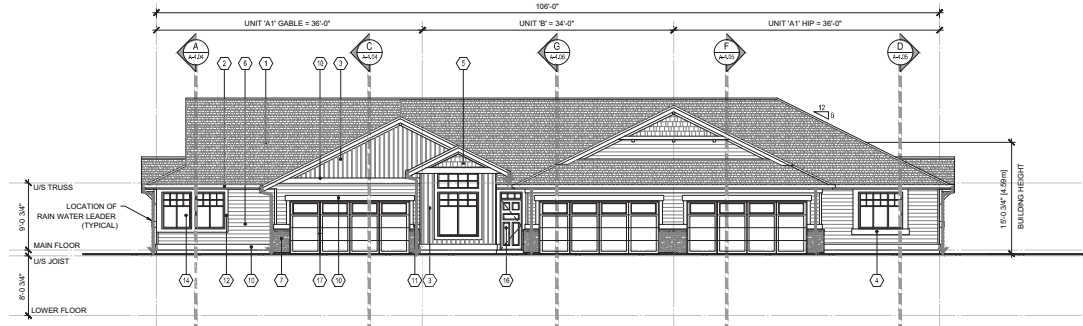
SHEET NO. A-2.03
FILE NO. 0920



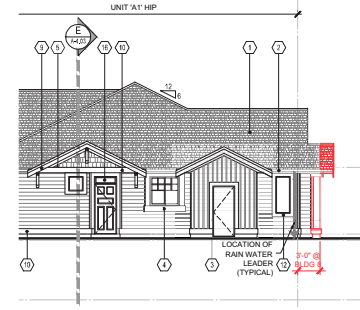
109 - 1578 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan M.A.B.C., M.A.A.
Jarmie J. Kauppli M.A.B.C., M.R.A.C.

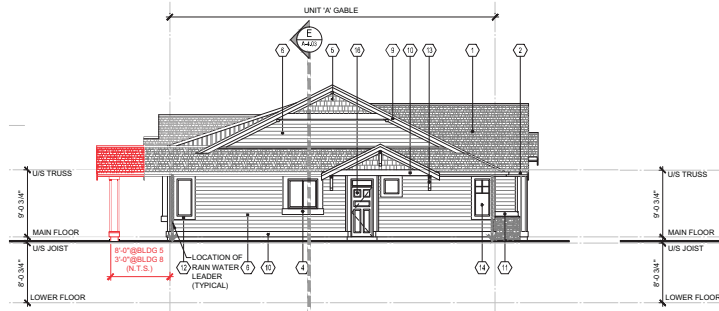
BUILDING 4 & 7



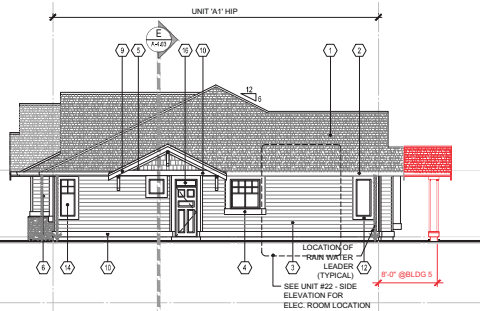
FRONT ELEVATION
SCALE: 1/8"=1'-0"



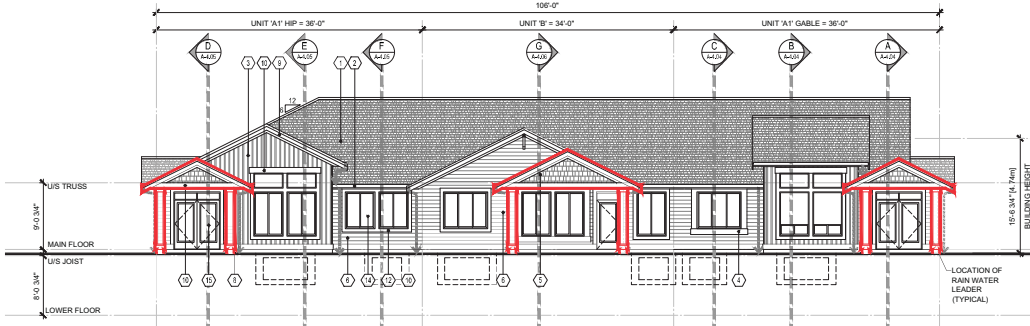
SIDE ELEVATION - UNIT #22
SCALE: 1/8"=1'-0"



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



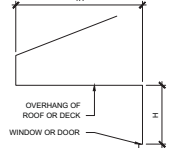
SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

NOTES:

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GENERAL SYMBOL LEGEND

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- 9) 2x10 PAINTED GABLE TRIM c/w 1x4 WOOD TRIM
- 10) 2x10 PAINTED WOOD TRIM c/w METAL FLASHING
- 11) 2x8 PAINTED WOOD TRIM c/w METAL FLASHING
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8	September 21, 2010	Issued for Construction
9	August 6, 2010	1sth access driveway width increased to 7.5m
10	July 26, 2010	Revised of Dec 15/07
11	July 16, 2010	Fencing on 174th Ave. & Phasing of Access by B-103
12	June 21, 2010	Issued for Building Permit

PROJECT
PROPOSED 83 UNIT TOWNHOUSE DEVELOPMENT

LOCATION
350 - 174 Street
Surrey, BC

DRAWING TITLE
BUILDING 5 & 8 ELEVATIONS

DRAWN	CHECKED
YR	
SCALE	DATE
AS NOTED	June 21, 2010
SHEET NO.	FILE NO.
A-2.03	0920



109 - 1578 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

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BUILDING 5 & 8