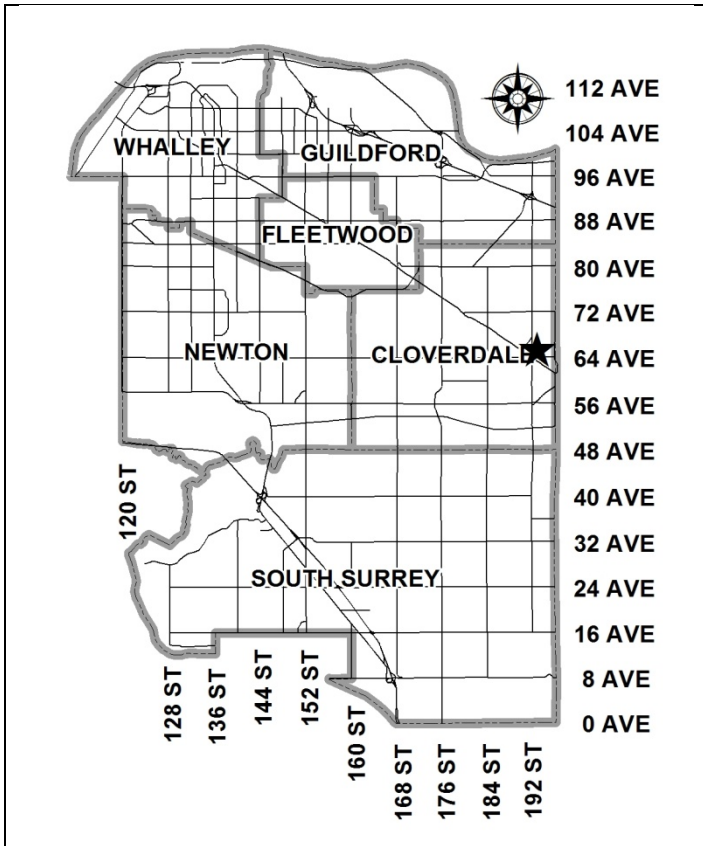


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0347-00

Planning Report Date: March 11, 2013

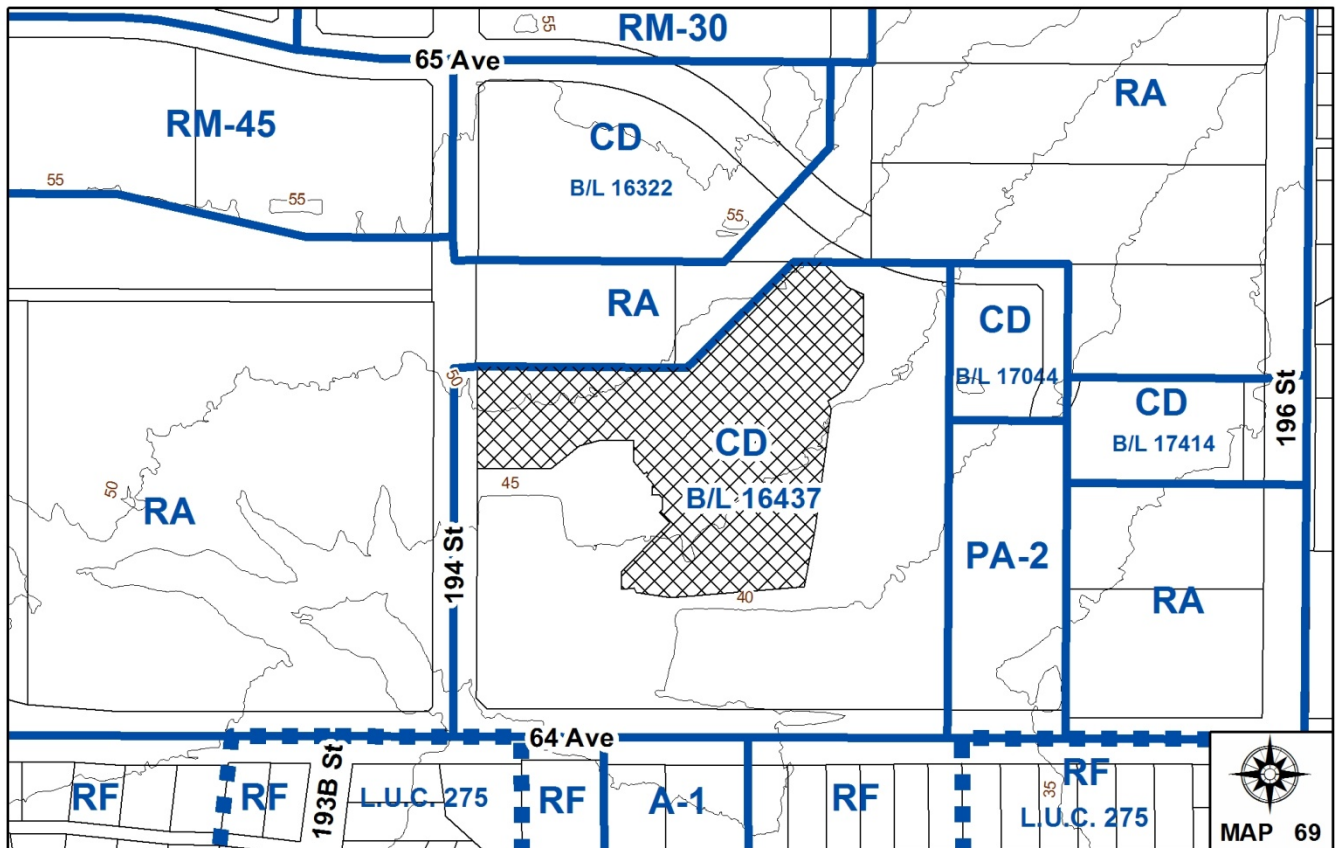


PROPOSAL:

- **Development Permit**

in order to permit design revisions to Building 6 of the Waterstone development, a multi-phased, multiple unit residential development, in East Clayton.

LOCATION: 6480 - 194 Street
OWNER: H.J. Property Investment Ltd.
ZONING: CD By-law No. 16437
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: 22-45 upa (High Density)



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Multiple Residential OCP Designation.
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7912-347-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

Engineering: The Engineering Department has no concerns with respect to the proposed Development Permit application.

Parks, Recreation and Culture: Parks has no concerns and is supportive of the increase in bicycle parking.

Surrey Fire Department: No concerns with respect to the proposed Development Permit application.

SITE CHARACTERISTICS

Existing Land Use: The Waterstone, a multi-phased, 4-storey apartment development. Phases 1 to 5 have already been constructed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Acreage residential lot at 6498 - 194 Street.	Public Open Space; Park and Multi-Use Pathway.	RA
Further North:	124-unit multiple unit residential development (completed under Application No. 7906-0342-00).	22-45 upa (High Density) and 15-25 upa (Medium-High Density).	CD (By-law No. 16322)

Direction	Existing Use	NCP Designation	Existing Zone
East:	Phases 4 and 5 of the Waterstone apartment project.	22 to 45 u.p.a (High Density).	CD (By-law No. 16437)
South:	Phases 1, 2 and 3 of the Waterstone apartment project.	22 to 45 u.p.a (High Density).	CD (By-law No. 16437)
West (Across 194 Street):	Vacant 9-acre lot, with McLellan Creek and tributaries.	Public Open Space/Park and Natural Area.	RA

DEVELOPMENT CONSIDERATIONS

- The subject property, located at the northeast corner of 194 Street and 64 Avenue in East Clayton, is designated Multiple Residential in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- The subject site is Phase 6 of The Waterstone, a multi-phased, 4-storey apartment project on a 4.12-hectare (10.2-acre) site, zoned Comprehensive Development Zone (By-law No. 16437). The subject application deals with only a portion of the Waterstone site, addressed as 6480 – 194 Street, where proposed Building 6 is to be situated.
- The subject site was rezoned to its current CD Zone (By-law No. 16437) under Application No. 7905-0136-00. The Rezoning By-law for this application was granted Final Adoption on April 28, 2008. The CD By-law permits a multi-phased, multiple unit residential development, consisting of a total of 487 apartment units within eight, 4-storey buildings, a separate amenity building, dedication of open space and walkway connections. As part of the original application, a general Development Permit was proposed for the overall development, with a separate Development Permit for the detailed design of Buildings 1 to 3 (Phases 1 to 3) and the amenity building under Application No. 7905-0136-01.
- Subsequently, Development Permit Application No. 7908-0220-00 was submitted to deal with the detailed design for proposed Buildings 4 to 8, which would also be corresponding Phases 4 to 8, with Phase 9 accommodating a stormwater pond at the southeast corner of the site. The general siting of the proposed buildings were to remain as identified under Application No. 7905-0136-00. Buildings 1 to 5 have since been constructed.
- The developer, HJ Properties, has now submitted a Development Permit application to deal with some design amendments to proposed Building 6 (the centre building).
- Building 6 will accommodate 76 dwelling units, which is 1 more unit than was previously approved under Application No. 7908-0220-00 for Building 6. However, the overall number of dwelling units shall remain at 487 to comply with the CD Zone (By-law No. 16437). One (1) unit will be subtracted from future Building 8 to accommodate this shift in unit numbers.

- The 76 units will accommodate a range of 1-bedroom to 2-bedroom and den with loft units, ranging in size from 56 square metres (604 sq.ft.) to 140 square metres (1,503 sq.ft.). A guest suite is also included in Building 6, which will be approximately 24 square metres (254 sq.ft.) in size.
- Based upon 487 dwelling units overall, 1,461 square metres (15,726 sq.ft.) of indoor amenity space and 1,461 square metres (15,726 sq.ft.) of outdoor amenity are required. The proposed indoor amenity space at 1,665 square metres (17,922 sq.ft.) will exceed the 1,461 square metres (15,726 sq.ft.) requirement and the proposed outdoor amenity space will be 5,020 square metres (54,035 sq.ft.), well exceeding the required 1,461-square metre (15,726 sq.ft.) requirement.
- As part of Building 6 approved under Development Permit No. 7908-0220-00, 107 resident parking spaces and 15 visitor spaces were required. The proposed parking for Building 6 will now be expanded as part of this Development Permit application and will reflect 115 resident parking spaces and 15 visitor parking spaces, an increase of 8 resident parking spaces.
- Overall, for the entire site, there will be an increase from 790 parking spaces to 793 parking spaces, based upon 694 resident spaces and 99 visitor spaces. Previously, 684 resident spaces and 106 visitor spaces were proposed (as per Development Permit No. 7908-0220-00).
- Bicycle parking will also change slightly as part of this application. Based upon 487 dwelling units, a total of 584 bicycle parking spaces are required. Under Application No. 7908-0220-00, a total of 607 bicycle parking spaces were proposed, with 103 being allocated for proposed Building 6. Under this current Development Permit application, 102 bicycle spaces are proposed for Building 6, with a total of 639 bicycle parking spaces for the 487 units. This accounts for an overall increase in 32 bicycle parking spaces.

DESIGN PROPOSAL AND REVIEW

- Proposed Building 6 will change slightly in shape, but remain centrally located on the development site.
- The architectural vocabulary and building materials of the overall development remain unchanged. The building will be a four-storey wood frame construction. The building materials of the proposed apartment building consist of vinyl siding and vinyl shake siding with a buff coloured stone veneer as an accent. The colours of the vinyl siding will differ depending upon the colour coding of the sides of the building and its location. Due to the location of proposed Building 6 at the centre of the development, a combination of tan, dark red and grey/blue siding colours will be used.
- White trim is proposed on all the buildings to pull the entire development together. The proposed roofing material is to be in laminated variegated asphalt shingles in black.

- The design changes proposed in this Development Permit will differ from Development Permit No. 7908-0220-00 as follows:
 - Minor building elevation changes;
 - Changes to dwelling unit sizes and internal layouts;
 - The fourth floor units now incorporate loft spaces;
 - There is a slight increase in building height due to the additional loft spaces;
 - The design of the outdoor amenity space has changed; and
 - The underground parkade to Building 6 has now expanded.

ADVISORY DESIGN PANEL

- Advisory Design Panel was not required to review the design amendments. Planning staff reviewed the proposed amendments to Building 6 and have found them acceptable.

PRE-NOTIFICATION

- Two notification signs were placed on site, with one along 194 Street and one along 64 Avenue. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Permit No. 7912-0347-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects Inc., respectively, dated February 13, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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DRV 3/7/13 12:07 PM

Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek
Barnett Dembek Architects Inc.
Address: #135, 7536 - 130 Street
Surrey, BC V3W 1H8
Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 6480 - 194 Street

 - (b) Civic Address: 6480 - 194 Street
Owner: H.J. Property Investment Ltd.
PID: 027-527-166
Lot 1 Section 15 Township 8 New Westminster District Plan BCP36411 Except Phases One, Two, Three, Four and Five Strata Plan BCS3648

3. Summary of Actions for City Clerk's Office
 - (a) Approval, issuance and execution of Development Permit No. 7912-0347-00.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0347-00

Issued To: H.J. Property Investment Ltd.
("the Owner")

Address of Owner: 2210-1177 West Hastings Street
Vancouver, BC V6E 2K3

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

Parcel Identifier: 027-527-166
Lot 1 Section 15 Township 8 New Westminster District Plan BCP36411 Except Phases One,
Two, Three, Four and Five Strata Plan BCS3648
6480-194 Street

(the "Land")
3. This development permit applies to only to that portion of the buildings and structures on the Land, shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7912-0347-00 (A) through to and including 7912-0347-00 (W) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered 7912-0347-00 (T) through to and including 7912-0347-00 (W) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$61,776.00 for Phase VI only.

(the "Security")

- (e)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. This development permit supplements Development Permit Nos. 7905-0136-00 and 7908-0220-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

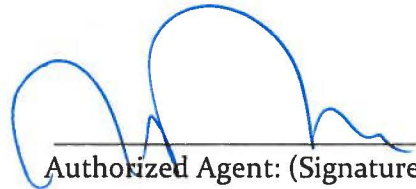
12. This development permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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



Authorized Agent: (Signature)

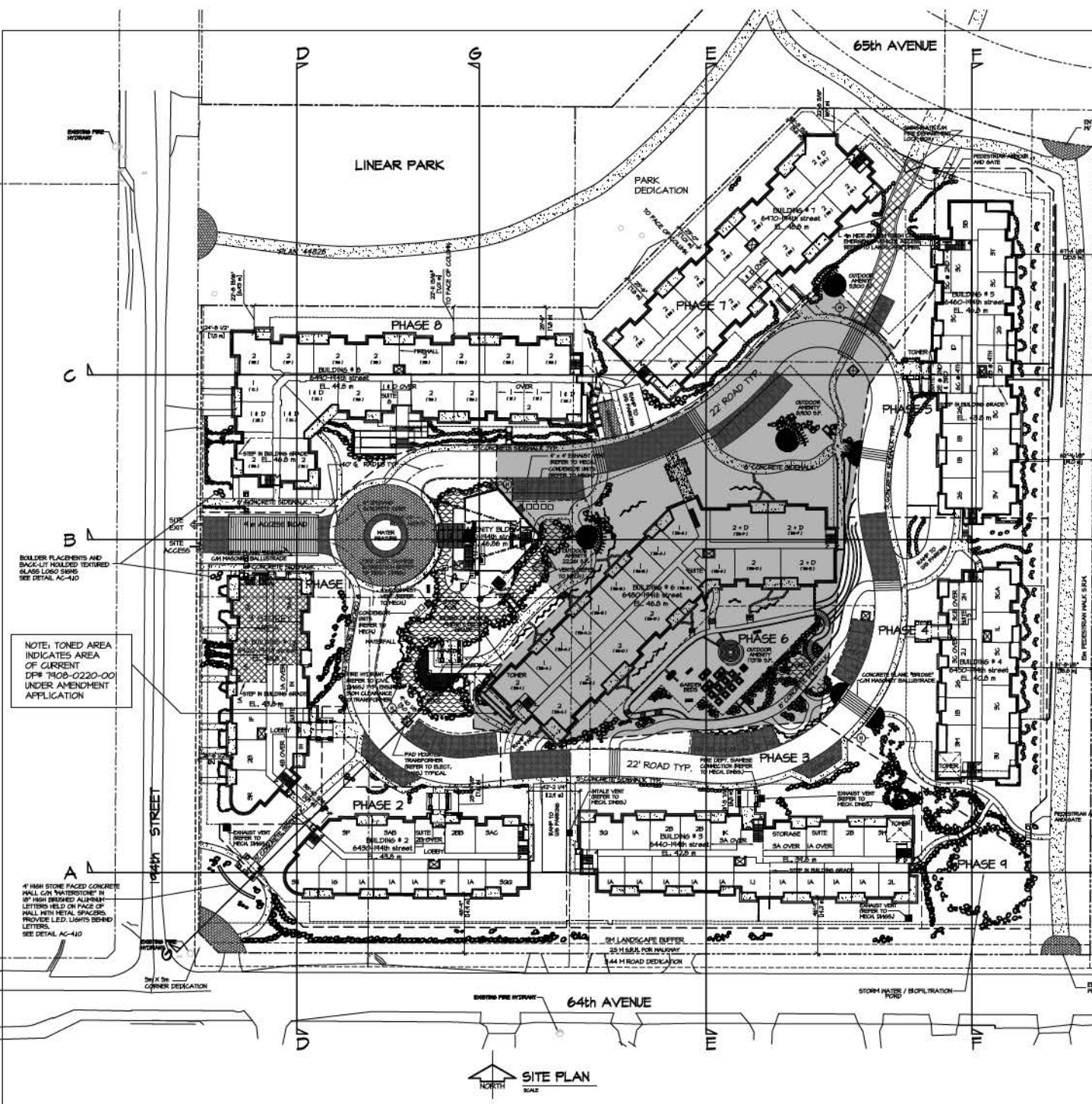
Bence MA

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



DEVELOPMENT DATA

ZONING: CD-BASED ON RM-45
 SITE AREA: 11,026 S.F. 0.254 AC. 0.154 Ha
 GROSS: 473,300 S.F. 10.86 AC. 4.40 Ha
 PARK DEDICATION: 11,026 S.F. 0.254 AC. 0.154 Ha
 ROAD DEDICATION: 12,232 S.F. 0.281 AC. 0.114 Ha
 NET: 443,803 S.F. 10.14 AC. 4.123 Ha

SITE COVERAGE:
 ALLOWED: 30%
 GROSS: 26,928 (121,407.41 S.F.)
 NET: 28.71% (121,407.41 S.F.)

DENSITY:
 ALLOWED: 45 U.P.A. III U.P.Ha. (NET AREA + PARK)
 PROPOSED:
 GROSS: 44.84 U.P.A. 110.68 U.P.Ha. (487 UNITS)
 NET + PARK: 46.02 U.P.A. 113.75 U.P.Ha. (487 UNITS)
 NET: 47.74 U.P.A. 118.12 U.P.Ha. (487 UNITS)

F.A.R.:
 ALLOWED: 1.0
 PROPOSED: GROSS: 1.0 (473,658.46 S.F.)
 NET: 1.07 (473,658.46 S.F.)

AMENITY:
 INDOOR:
 REQUIRED: 15,126 S.F. 1,461 m2
 PROVIDED: 15,642 S.F. 1,453 m2
 AND (2,225 S.F.) 1 GUEST SUITE PER BLDG.
 TOTAL: 17,827 S.F. 1,665 m2
 OUTDOOR:
 REQUIRED: 16,764 S.F. 1,557 m2
 PROVIDED: 54,035 S.F. 5,020 m2

SETBACKS:
 WEST: 7.0 m
 NORTH: 6.4 m
 NORTHWEST: 5.6 m
 EAST: 10.0 m
 SOUTH: 14.2 m
 EP12335

UNIT BREAKDOWN

UNIT TYPE	1	2	3	4	5	6	TOTAL
2 BED							
1 BED + DEN							
2 BED + DEN							
2 BED + LOFT							
2 BED + DEN + LOFT							
TOTAL	122	180	259	30	5	4	487

PARKING:
 REQUIRED:
 RESIDENTIAL: 1.3 SPACES x 232 (2 BED UNITS) = 301.6
 1.5 SPACES x 255 (2 BED UNITS) = 382.5
 VISITOR: 487 UNITS x 0.2 = 97.4
 TOTAL REQUIRED PARKING SPACES = 781.5
 TOTAL PROVIDED PARKING SPACES = 793

PARKING BREAKDOWN

BUILDING #	REQUIRED		PROVIDED	
	VISITOR	RESIDENTIAL	VISITOR	RESIDENTIAL
BUILDING #1	8.4	97.8	9	59
BUILDING #2	10.2	70.3	10	70
BUILDING #3	10.6	104.4	10	109
BUILDING #4	8	37.2	8	87
BUILDING #5	12.9	88.1	13	88
BUILDING #6	15.2	107.6	15	115
BUILDING #7	11	81.9	11	82
BUILDING #8	10.4	117.2	17	138
TOTAL SURFACE STALLS			83	
ASSIGNED TO BLDG #			14	
ASSIGNED TO BLDG #			9	
ASSIGNED TO BLDG #			0	
REMAINING UNASSIGNED SURFACE STALLS			7	
TOTAL	92.4	684.7	99	684

BICYCLE PARKING CALCULATIONS

BUILDING #	NUMBER OF BICYCLE SPACES		NUMBER OF BICYCLE SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUILDING #1	32	32	32	32
BUILDING #2	31	32	31	32
BUILDING #3	18	12	18	12
BUILDING #4	40	12	40	12
BUILDING #5	63	12	63	12
BUILDING #6	36	12	36	12
BUILDING #7	35	12	35	12
BUILDING #8	52	12	52	12
TOTAL	487	138	487	138

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REV	DATE	BY	CHKD	APPD

SCHEDULE A

AC-10/14

DESIGN NO.	DRAWN BY	DATE	SCALE

CLIENT: ILLI PROPERTY INVESTMENTS LTD.
 PROJECT: RM 45 DEVELOPMENT PROPOSAL
 6410 - 6440 - 194th ST. SURREY
 SHEET NO. 0600 OVERALL SITE PLAN & PHASING PLAN

barnett dempsey

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

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

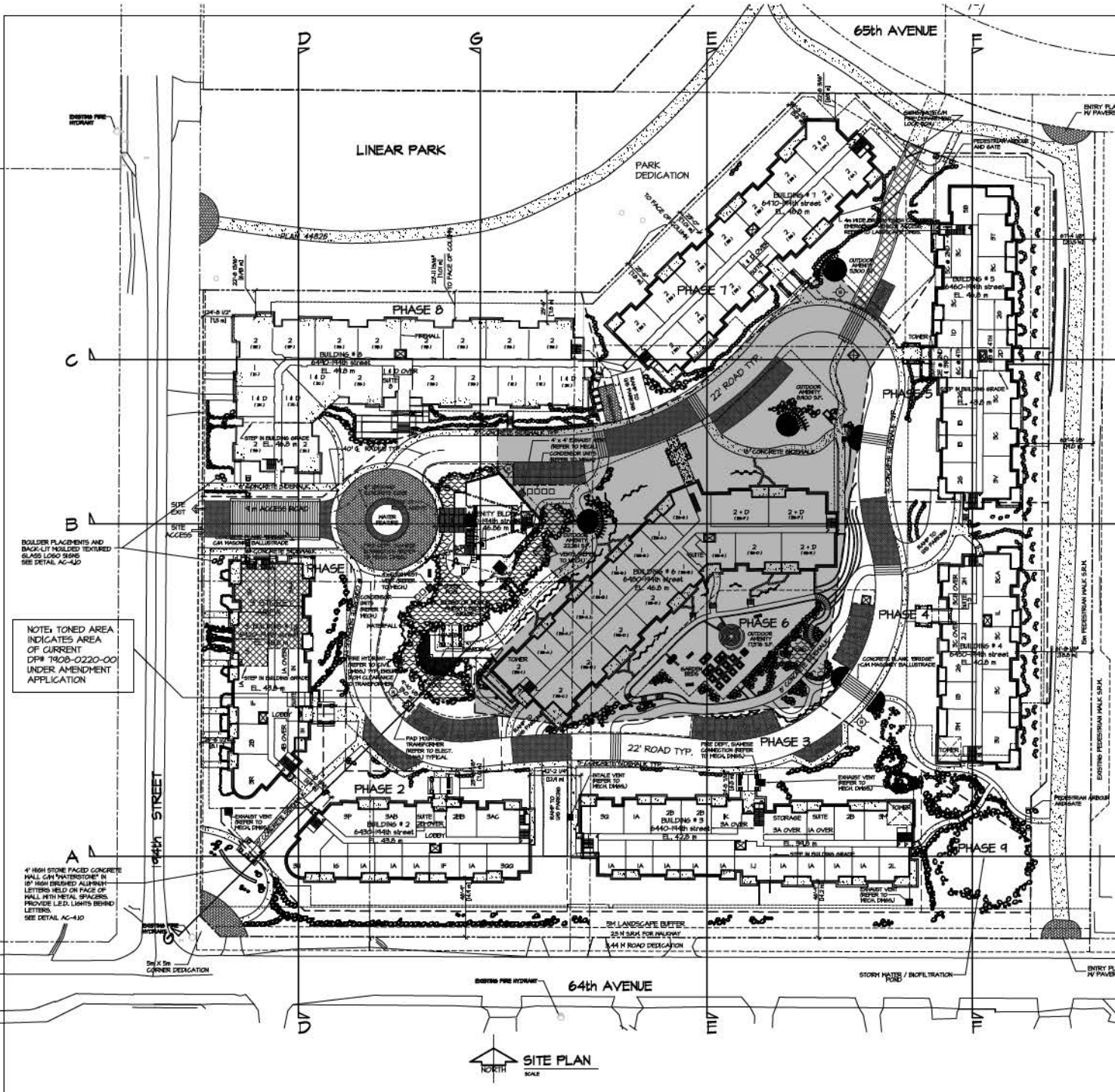
CLIENT	SHEET NO.
608	AC-10
PROJECT NO.	REV. NO.
06007	

NOTE: TONED AREA INDICATES AREA OF CURRENT DEF 7608-0220-00 UNDER AMENDMENT APPLICATION

BALDER PLACEMENTS AND BACK-LIT MOLDED TEXTURED GLASS LOGO SIGNS SEE DETAIL AC-110

4" HIGH STONE FACED CONCRETE WALL ON PARAPET/ROOF IN 6" HIGH BROWN ALUMINUM LETTER FIELD ON FACE OF WALL WITH METAL SPACERS. PROVIDE LED LIGHTS BEHIND LETTERS. SEE DETAIL AC-110

24" LANDSCAPE BUFFER 28" MIN. FOR WALKWAY 344" MIN. ROAD DEDICATION



DEVELOPMENT DATA

ZONING: CD-BASED OLRM-45

SITE AREA: 473,300 S.F. 10.86 AC. 4.40 Ha

GROSS: 11,080 S.F. 0.292 AC. 0.151 Ha
 PARK DEDICATION: 12,232 S.F. 0.281 AC. 0.114 Ha
 ROAD DEDICATION: 443,808 S.F. 10.11 AC. 4.123 Ha
 NET: 413,266 S.F. 9.47 AC. 3.74 Ha

SITE COVERAGE:
 ALLOWED: 30%
 GROSS: 26,928 (121,407.41 S.F.)
 NET: 26,718 (121,407.41 S.F.)

DENSITY:
 ALLOWED: 45 U.P.A. III U.P.H.G. (NET AREA + PARK)
 PROPOSED:
 GROSS: 44.94 U.P.A. 110.91 U.P.H.G. (488 UNITS)
 NET + PARK: 46.12 U.P.A. 113.41 U.P.H.G. (488 UNITS)
 NET: 47.84 U.P.A. 118.36 U.P.H.G. (488 UNITS)

F.A.R.:
 ALLOWED: 1.1
 PROPOSED: GROSS: 1.0 (473,650.46 S.F.)
 NET: 1.07 (473,650.46 S.F.)

AMENITY:
 INDOOR:
 REQUIRED: 16,764 S.F. 1,551 m²
 PROVIDED: 15,642 S.F. 1,453 m²
 AND (2,285 S.F.) 1 GUEST SUITE PER BLDG.
 TOTAL: 17,427 S.F. 1,645 m²

OUTDOOR:
 REQUIRED: 16,764 S.F. 1,551 m²
 PROVIDED: 54,075 S.F. 5,020 m²

SETBACKS:
 WEST: 7.0 m
 NORTH: 6.9 m
 NORTHWEST: 5.0 m
 EAST: 10.0 m
 SOUTH: 14.2 m
 EP12335

UNIT BREAKDOWN

UNIT TYPE	1	2	3	4	5	6	TOTAL
	1 BED	1 BED 4 DEN	2 BED	2 BED 4 DEN	2 BED 4 LOFT	2 BED 4 DEN & LOFT	
BUILDING #1	21	7	13	1			42
BUILDING #2	28	7	20	0			55
BUILDING #3	43	20	11	4			78
BUILDING #4	6	8	16	9			40
BUILDING #5	0	30	25	9			63
BUILDING #6	18	16	21	11	6	4	76
BUILDING #7	0	3	48	4			55
BUILDING #8	12	19	52	0			83
TOTAL	124	110	208	36	6	4	488

PARKING:
 REQUIRED:
 RESIDENTIAL: 13 SPACES x 234 (1 BED UNITS) = 304.2
 15 SPACES x 254 (2 BED UNITS) = 381
 VISITOR: 488 UNITS x 0.2 = 97.6
 TOTAL REQUIRED PARKING SPACES = 782.8

TOTAL PROVIDED PARKING SPACES = 800

PARKING BREAKDOWN

BUILDING #	REQUIRED		PROVIDED	
	VISITOR	RESIDENTIAL	VISITOR	RESIDENTIAL
BUILDING #1	8.4	57.0	9	56
BUILDING #2	10.2	70.3	10	70
BUILDING #3	15.6	104.4	16	106
BUILDING #4	0	57.2	0	57
BUILDING #5	12.6	86.1	13	86
BUILDING #6	15	107.2	15	115
BUILDING #7	11	81.9	11	82
BUILDING #8	16.2	116.9	17	118
TOTAL SURFACE STALLS			30	
ASSIGNED TO BLDG #3			14	
ASSIGNED TO BLDG #5			9	
ASSIGNED TO BLDG #8			3	
REMAINING UNASSIGNED SURFACE STALLS			7	
TOTAL	97	685.2	90	684

BICYCLE PARKING CALCULATIONS

BUILDING #	NUMBER OF UNITS	NUMBER OF BICYCLE SPACES	
		REQUIRED	PROVIDED
BUILDING #1	42	12	31
BUILDING #2	31	12	31
BUILDING #3	78	12	36
BUILDING #4	40	12	36
BUILDING #5	63	12	36
BUILDING #6	76	12	31
BUILDING #7	55	12	36
BUILDING #8	83	12	31
TOTAL	488	96	303

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ISSUE NO.	DATE	BY

CLIENT: H.J. PROPERTY INVESTMENTS LTD.
 PROJECT: BK 45 DEVELOPMENT PROPOSAL
 6410 - 6440 - 184th ST. SURREY
 SHEET CONTAINS: BALL SITE PLAN # PHASING PLAN

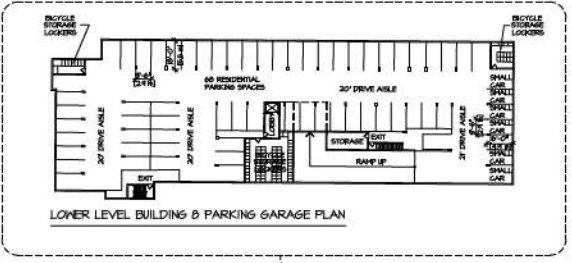
UNIT 135,
 7536 130 STREET
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkrite.com

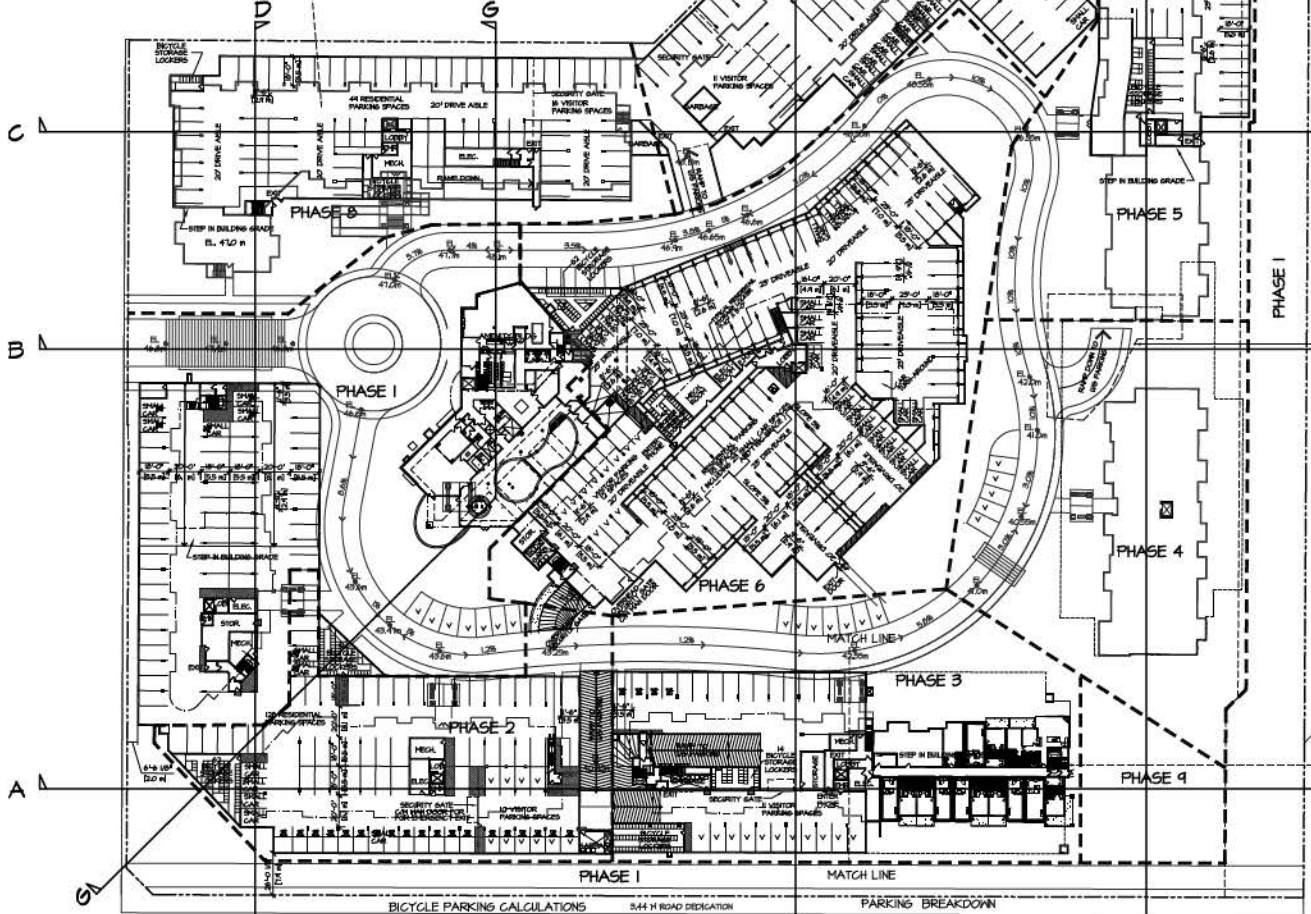
CLIENT NO. 600
 PROJECT NO. 06007

SHEET NO. AC-11A
 REV. NO.

7912-0347-00(B)



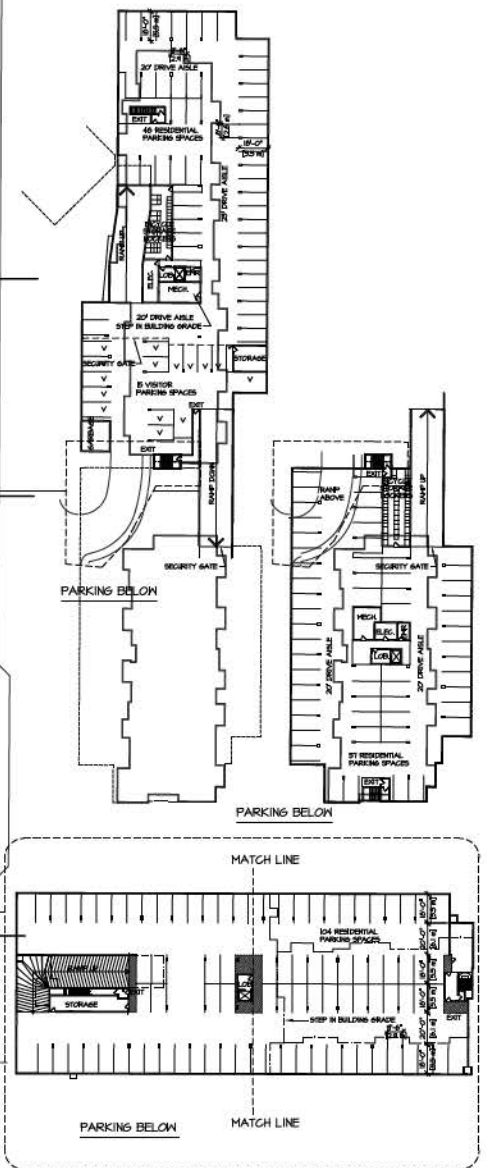
- OPTED REQUIREMENTS FOR UNDERGROUND PARKING**
- THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.
- PAINT THE UNDERGROUND PARKING WALLS & COLUMN WHITE.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



PARKING GARAGE PLAN
SCALE: 1" = 40'-0"

TYPICAL PARKING STALL
BY (3.0m) x (6.0') (2.9m)
MIN. CLEARANCE REQUIREMENTS
IN PARKING (G.B.M.)
AS PER

TYPICAL DRIVE AISLE
20'-0" (6m)
WIDE



ISSUED FOR	BY	DATE	ISSUE	REV.	DATE	DESCRIPTION

CLIENT: H.J. PROPERTY INVESTMENTS LTD.
PROJECT: BN 45 DEVELOPMENT PROPOSAL
6410 - 6440 - 184th ST. SURREY
SHEET CONTAINS: OVERALL PARKING PLAN & PHASING PLAN

DESIGN: AC-2000
DATE: DEC. 10/12
SCALE: 1" = 40'-0"

barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darkitex.com

CLIENT NO. 600	SHEET NO. AC-2.0
PROJECT NO. 06007	REV. NO.

7912-0347-00(C)

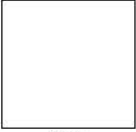


GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0" B6#24.35 S.F.

Building #6	Unit	Type	Area (S.F.)	Number of Units	Total Area (S.F.)
	B6-A	1 bed	604	16	9,664
	B6-B	1 bed + den	660	16	10,560
	B6-C	2 bed	792	3	2,376
	B6-D	2 bed	1,011	12	12,132
	B6-E	2 bed + den	1,201	3	3,603
	B6-F	2 bed + den	1,298	6	7,788
	B6-G	1 bed	669	1	669
	B6-H	1 bed	670	1	670
	B6-I	2 bed	966	3	2,898
	B6-J	2 bed	1,033	3	3,099
	B6-K	2 bed + den	1,136	2	2,272
	B6-C LOFT	2 bed + loft	935	1	935
	B6-D LOFT	2 bed + loft	1,165	4	4,660
	B6-E LOFT	2 bed + den + loft	1,375	1	1,375
	B6-F LOFT	2 bed + den + loft	1,503	2	3,006
	B6-I LOFT	2 bed + loft	1,149	1	1,149
	B6-K LOFT	2 bed + den + loft	1,353	1	1,353
	Suite 4	guest*	254		
		Total		76	68,239

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REV#	DATE	BY	CHKD	DESC



CLIENT : H.J. PROPERTY INVESTMENTS LTD.
PROJECT : BN 45 DEVELOPMENT PROPOSAL
6410 - 6440 - 6440 ST. SURREY
SHEET CONSTRUCTION BUILDING PLANS
BUILDING - GROUND FLOOR

DESIGNER: []
DRAWN: []
DATE: []
SCALE: 3/32" = 1'-0"

barnett dembek

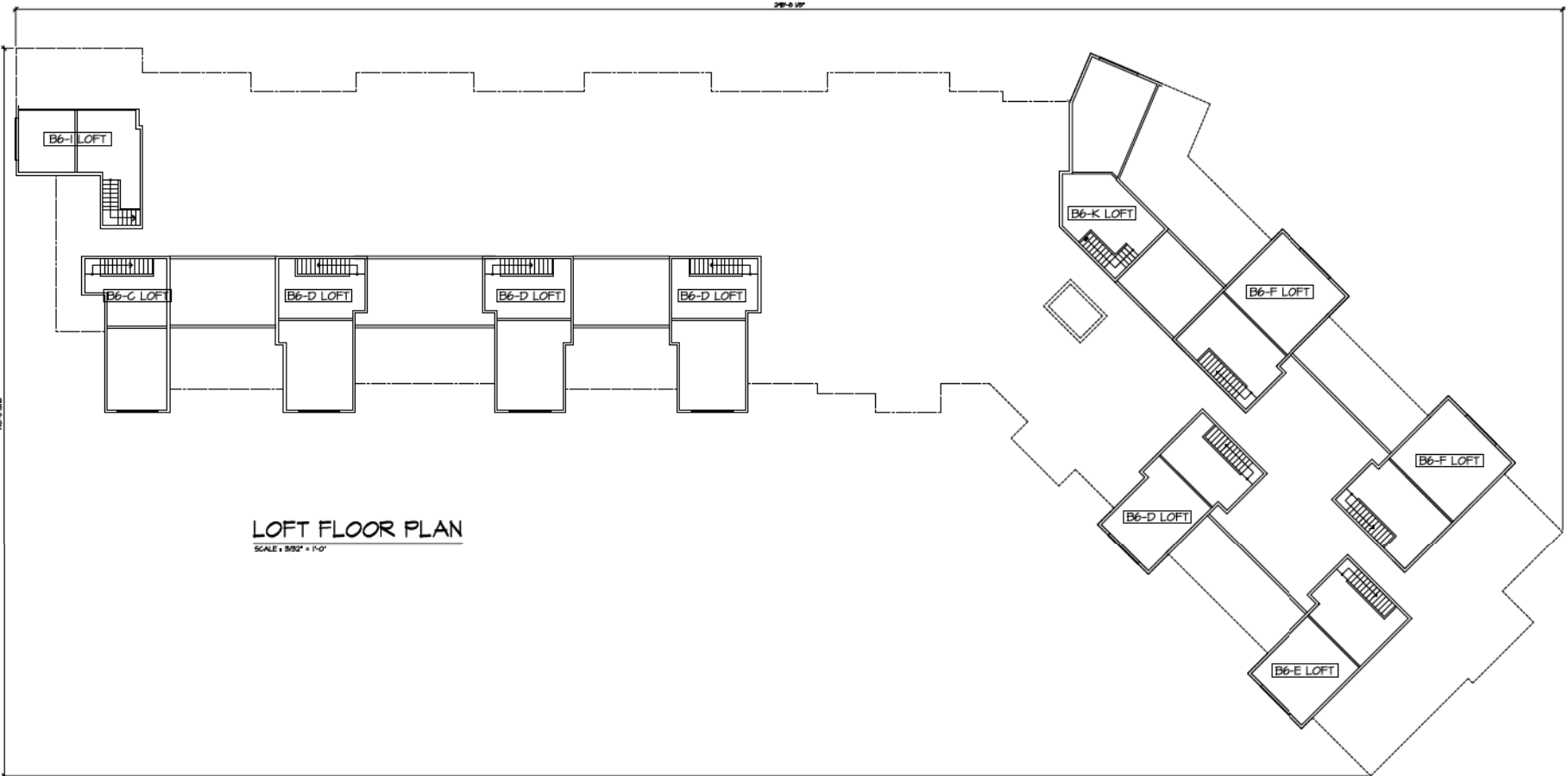
UNIT 135,
7536 130 STREET,
SURREY, B.C.,
V3W 1H8

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

CLIENT NO. 608	SHEET NO. AC-3.I
PROJECT NO. 06007	REV. NO.

7912-0347-00(D)

202-0-07



LOFT FLOOR PLAN
SCALE: 3/32" = 1'-0"

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ISSUED FOR	BY	DATE	ISSUE	DATE	REV.	DATE	REV.



DESIGN NO.	DATE	SCALE

AC-34.0g

CLIENT	PROJECT	SHEET CONTENTS
H.J. PROPERTY INVESTMENTS L.T.D.	BN-45 DEVELOPMENT PROPOSAL 6410 - 6410 - 14th St. SUNSET	BUILDING PLANS BUILDING #6 - LOFT LEVEL PLAN

barnett dembek

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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mo1@darkitex.com

CLIENT NO.	SHEET NO.
608	AC-3.4
PROJECT NO.	REV. NO.
06007	

7912-0347-00(G)

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REV.	DATE	BY	DATE	BY	DATE	BY	DATE	BY



DESIGN NO.	DATE	SCALE

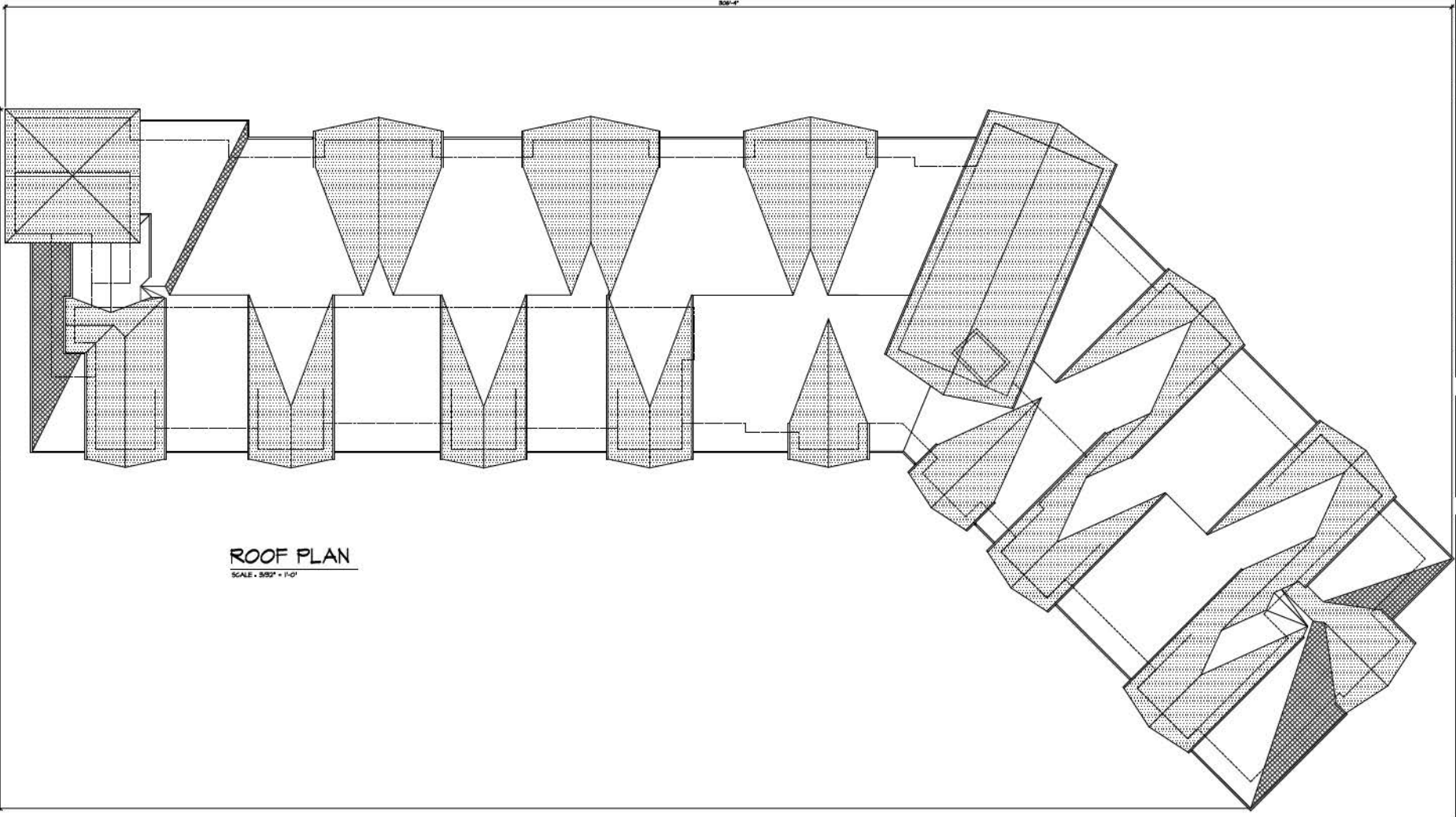
CLIENT :	H.J. PROPERTY INVESTMENTS L.T.D.
PROJECT :	BN-45 DEVELOPMENT PROPOSAL 6410 - 6440 - 148th ST. SURREY
SHEET CONTENTS :	BUILDING PLANS BUILDING 45 - ROOF PLAN

barnett dembek

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

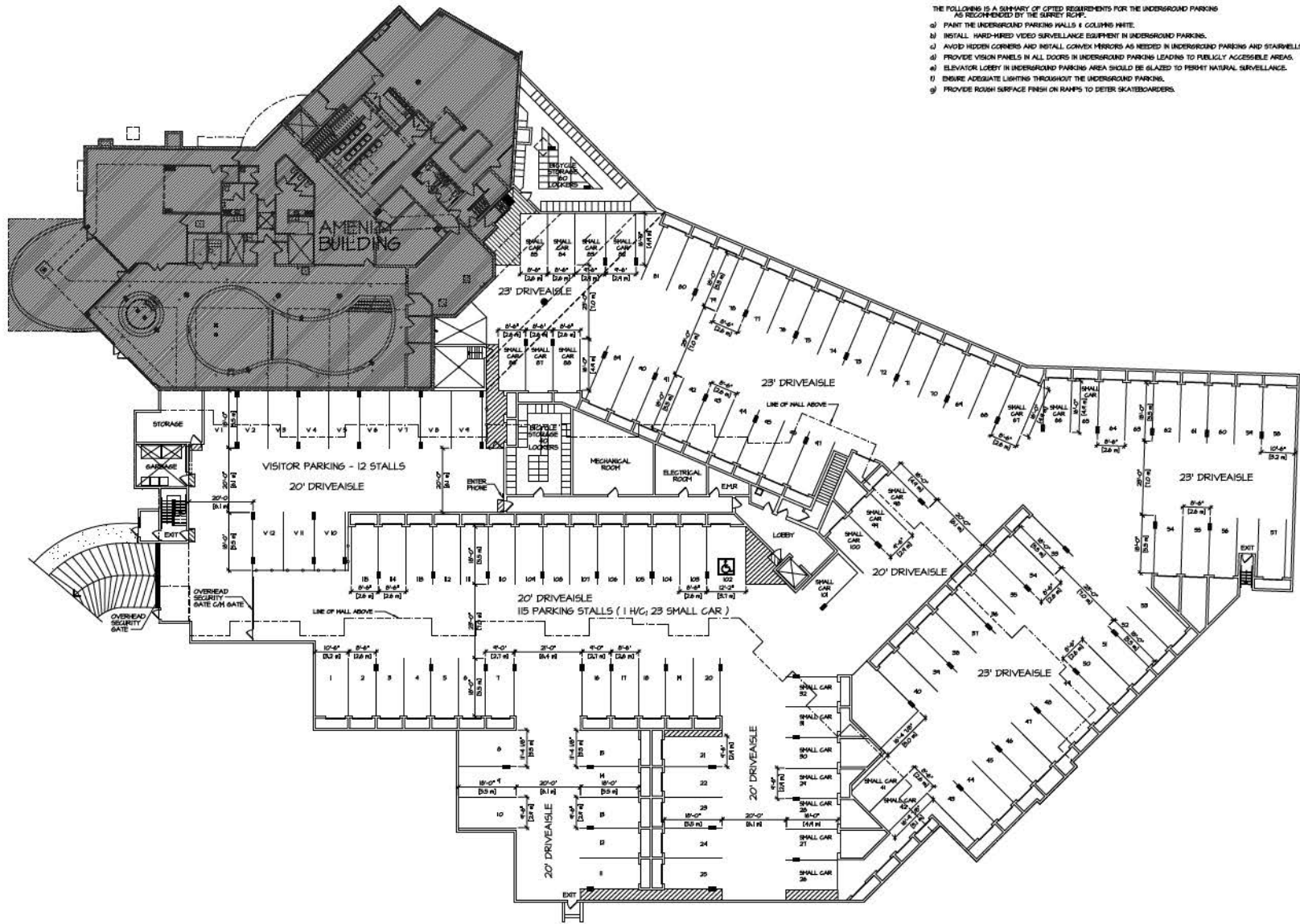
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkitex.com

CLIENT NO.	SHEET NO.
06007	AC-35
PROJECT NO.	REV. NO.



ROOF PLAN
 SCALE - 3/32" = 1'-0"

7912-0347-00(H)



UNDERGROUND PARKING PLAN

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

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURVEY RCMP.

- 1) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- 2) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
- 3) AVOID REOBN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
- 4) PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- 5) ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- 6) ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
- 7) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

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ISSUED FOR	BY	DATE	ISSUE



DESIGN NO.	DATE	SCALE
160-110-101	DEC 10 12	1/8" = 1'-0"

CLIENT :	H.J. PROPERTY INVESTMENTS LTD.
PROJECT :	BN 45 DEVELOPMENT PROPOSAL
PROJECT ADDRESS :	6410 - 6440 - 194th ST. SURREY
SHEET CONTAINS :	UNDERGROUND PARKING @ BUILDING #6

barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
600	AC-3B
06007	

7912-0347-00(1)

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 OR OTHERWISE.

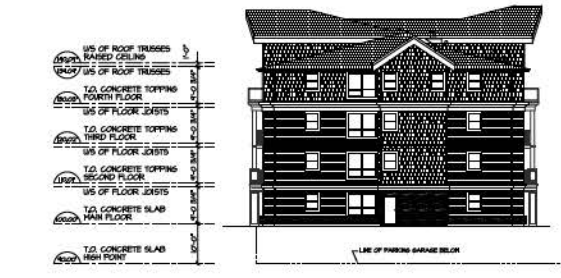
ISSUED FOR	ISSUED BY	DATE	REVISION	DATE



A NORTH / NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① WOOD STRUT & BEAM
- ② WOOD LOUVER
- ③ ARCHITECTURAL LAMINATED VARIEGATED ASPHALT SHINGLE
- ④ VINYL FRAMED WINDOWS
- ⑤ VINYL CEDAR SHAKE SIDING
- ⑥ HORIZONTAL VINYL SIDING - 45° PROFILE
- ⑦ STONE VENEER
- ⑧ POWDER COAT ALUMINUM GUARDRAIL C/M GLAZING
- ⑨ POWDER COAT ALUMINUM GUARDRAIL C/M 2X2 PICKETS
- ⑩ BUILT UP WOOD CORNICE
- ⑪ THRU WALL METAL FLASHING
- ⑫ BUILT UP WOOD CORNICE
- ⑬ 2X6 WOOD TRIM WITH 2X8 SILL TRIM
- ⑭ 12" X 12" WOOD COLUMN C/M 24" X 24" BASE OF PAINTED HARDBOARD VENEER PLYWOOD & WOOD TRIMS
- ⑮ VINYL BEADBOARD SOFFIT
- ⑯ BRUSHED ALUMINUM INDIVIDUAL CHANNEL LETTERS ON A CURVED METAL ANGLE FRAME WORK, ILLUMINATED BY UPLIGHTS MOUNTED ON WOOD BEAMS.
- ⑰ 1X4 WOOD TRIM ON PAINTED PLYWOOD FASCIA BOARD



B EAST ELEVATION
 SCALE: 1/8" = 1'-0"



C SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"



D SOUTH / SOUTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"

CLIENT : HLL PROPERTY INVESTMENTS LTD.
 PROJECT : 6N 48 DEVELOPMENT PROPOSAL
 6410 - 6440 - 144th ST. SURREY
 SHEET CONTAINS 1 JUNCTIONS
 BUILDING 10

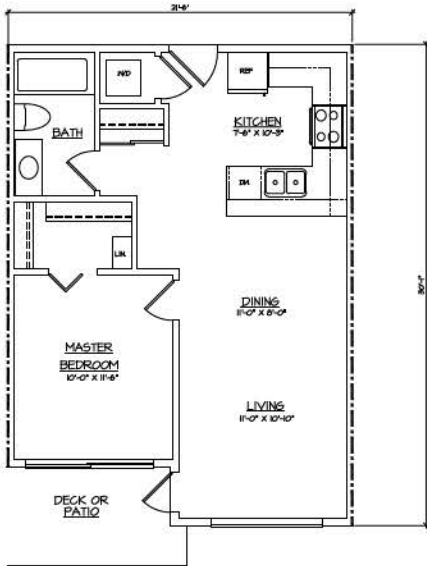
barnett dembek

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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@barnitex.com

CLIENT NO. 6008
 PROJECT NO. 06001

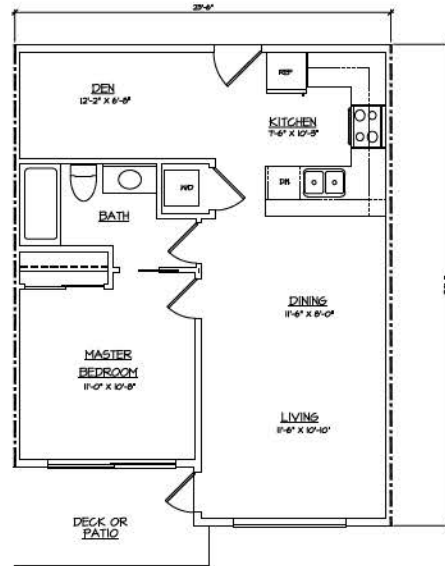
7912-0347-00(J)



UNIT TYPE B6-A
1 BEDROOM / 1 BATHROOM

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

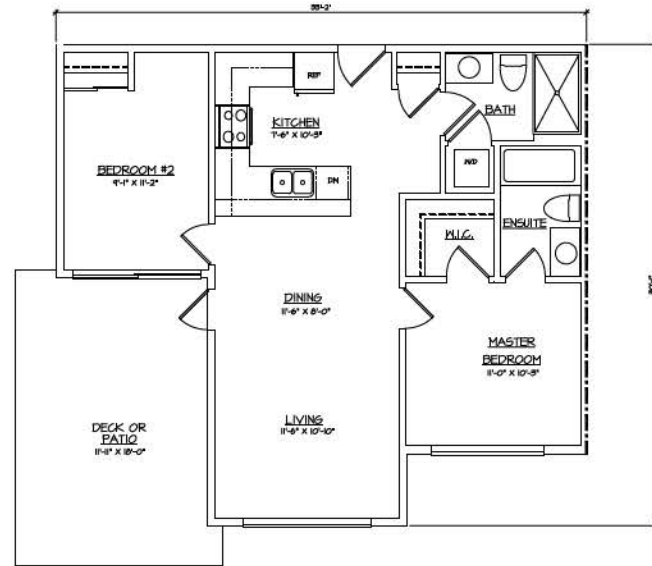
604 S.F.



UNIT TYPE B6-B
1 BEDROOM & DEN

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

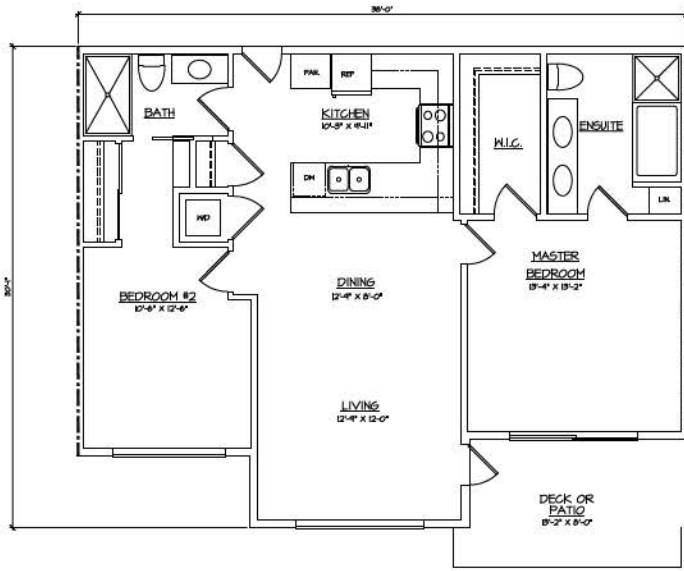
660 S.F.



UNIT TYPE B6-C
2 BEDROOM 2 BATHROOM

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

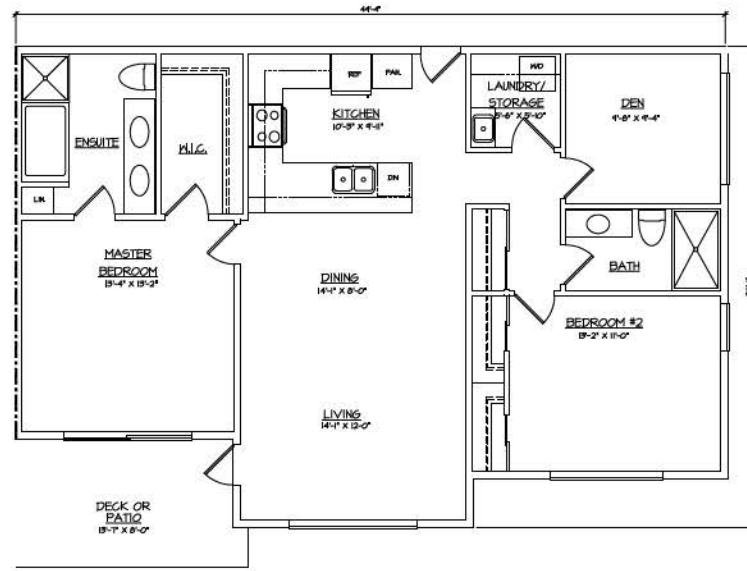
742 S.F.



UNIT TYPE B6-D
2 BEDROOM 2 BATHROOM

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

1,011 S.F.



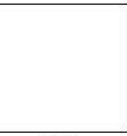
UNIT TYPE B6-E
2 BEDROOM & DEN

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

1,201 S.F.

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ISSUED FOR	BY	DATE	REVISION	DATE	DESCRIPTION



CLIENT:	H.J. PROPERTY INVESTMENTS L.T.D.
PROJECT:	BN-45 DEVELOPMENT PROPOSAL 6410 - 6440 - 144th ST. SURREY
SHEET NO.:	UNIT PLANS BUILDING #8
DESIGN NO.:	600
DATE:	2007
SCALE:	1/4" = 1'-0"

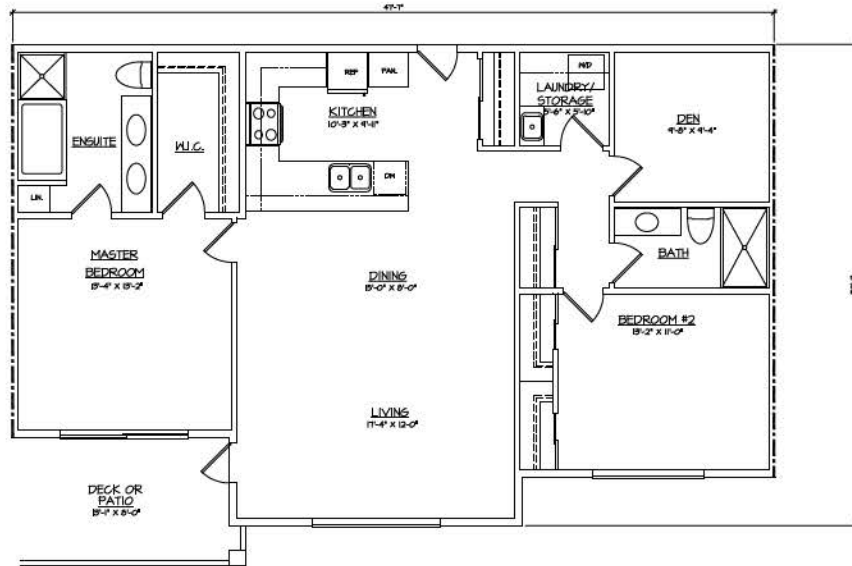
barnett dempeb

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

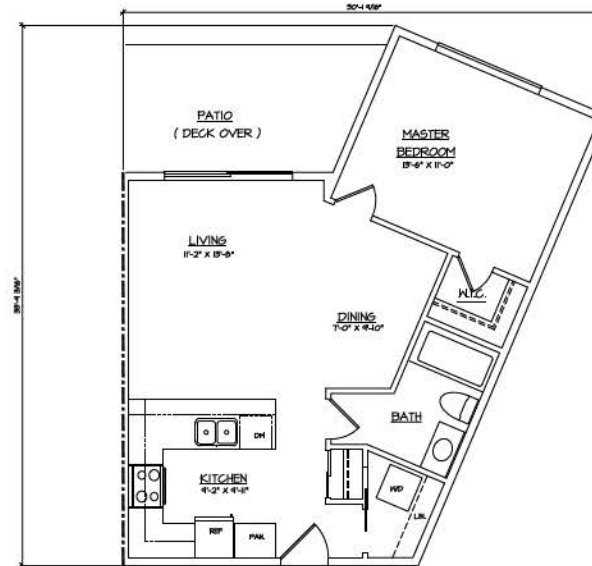
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darkitex.com

CLIENT NO.	600	SHEET NO.	AG-51
PROJECT NO.	06007	REV. NO.	

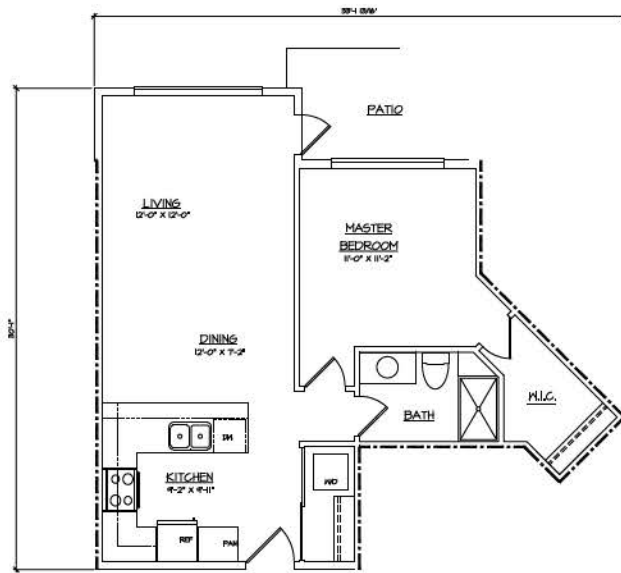
7912-0347-00(K)



UNIT TYPE B6-F
2 BEDROOM & DEN
 SCALE: 1/4" = 1'-0" 1290 S.F.



UNIT TYPE B6-G
1 BEDROOM / 1 BATHROOM
 SCALE: 1/4" = 1'-0" 669 S.F.



UNIT TYPE B6-H
1 BEDROOM / 1 BATHROOM
 SCALE: 1/4" = 1'-0" 670 S.F.

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 78,36 130 STREET
 SURREY, B.C.
 V3W 1H8

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DESCRIPTION



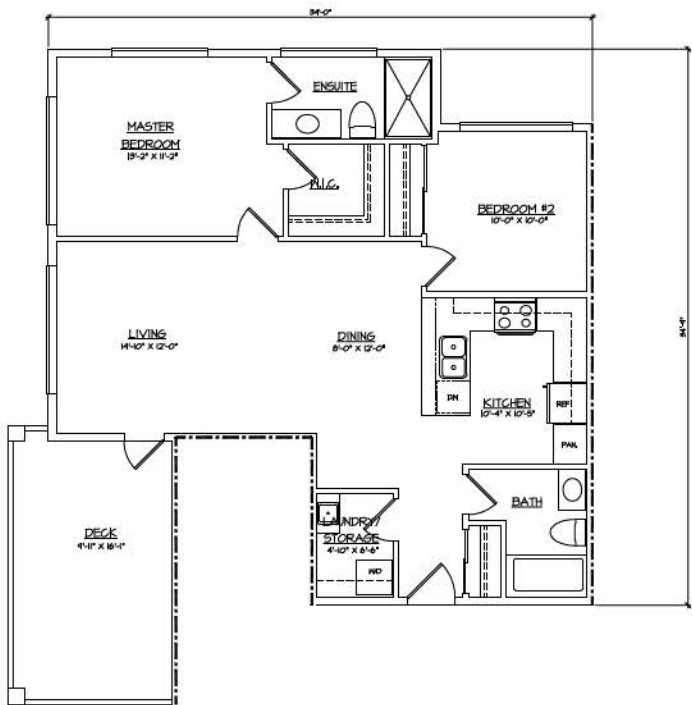
DESIGN NO.	
DATE	
SCALE	1/4" = 1'-0"
CLIENT	H.J. PROPERTY INVESTMENTS L.T.D.
PROJECT	BAYVIEW DEVELOPMENT PROPOSAL
SHEET	60B - 644D - 14th ST. STREET
UNIT PLAN	
BUILDING #	

barnett dembek

UNIT 135,
 78,36 130 STREET
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkitex.com

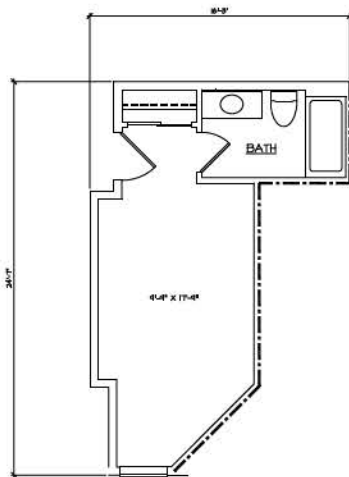
CLIENT NO.	60B	SHEET NO.	AC-5.2
PROJECT NO.	06007	REV. NO.	



UNIT TYPE B6-1
2 BEDROOM 2 BATHROOM

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

966 S.F.



GUEST SUITE

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

254 S.F.

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ISSUED FOR	BY	DATE	ISSUE	DATE	REV.	DATE	REV.



AC-514-03

DESIGN : M.D.	REVISION :
DATE : DEC. 8 10	SCALE : 1/4" = 1'-0"
CLIENT : H.L. PROPERTY INVESTMENTS L.T.D.	
PROJECT : BAYVIEW DEVELOPMENT PROPOSAL	
SITE : 6410 - 6440 - 148th ST. SURREY	
SHEET CONTAINS : UNIT PLANS	
BUILDING NO.	

barnett dembek

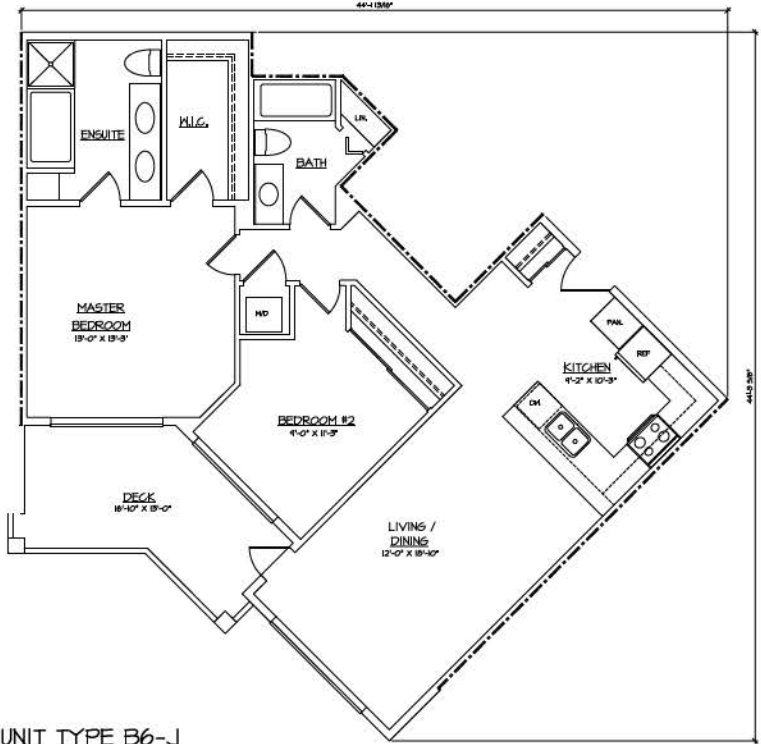
UNIT 135,
7536 130 STREET
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darkitex.com

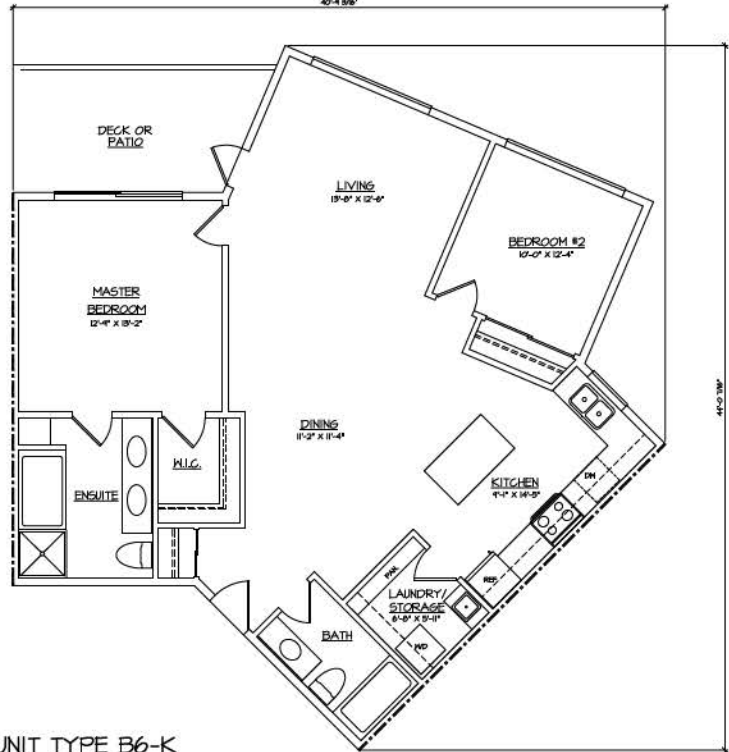
CLIENT NO. 600	SHEET NO. AG-53
PROJECT NO. 08007	REV. NO.

7912-0347-00(M)

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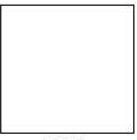


UNIT TYPE B6-J
2 BEDROOM 2 BATHROOM
SCALE : 1/4" = 1'-0"
1,033 S.F.



UNIT TYPE B6-K
2 BEDROOM
SCALE : 1/4" = 1'-0"
1,136 S.F.

ISSUE NO.	DATE	BY	REVISION



AC-514g

CLIENT : H.L. PROPERTY INVESTMENTS L.T.D.
 PROJECT : BN-45 DEVELOPMENT PROPOSAL
 6410 - 6440 - 141st ST. SURREY
 SHEET CONTAINS : UNIT PLANS
 BUILDING #0

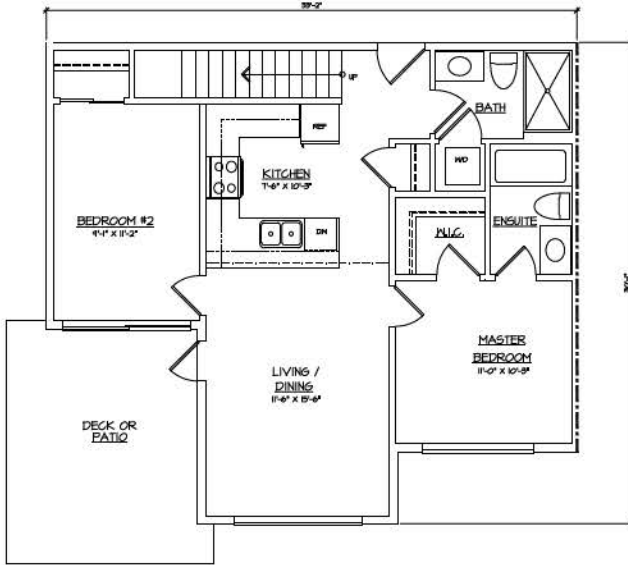
barnett dembek

UNIT 135,
75,36 130 STREET
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkitex.com

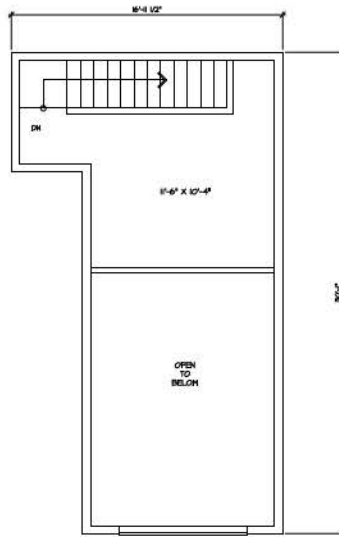
CLIENT NO. 600	SHEET NO. AC-5.4
PROJECT NO. 06007	REV. NO.

7912-0347-00(N)



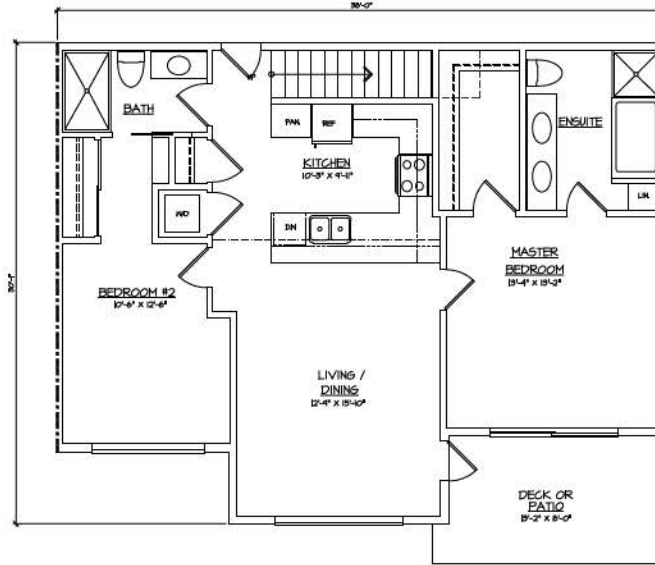
UNIT TYPE B6-C LOFT

SCALE: 1/8" = 1'-0" 742 S.F.



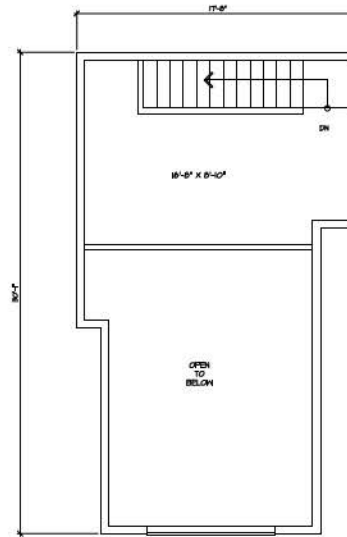
LOFT
SCALE: 1/8" = 1'-0" 143 S.F.

TOTAL AREA: 935 S.F.



UNIT TYPE B6-D LOFT

SCALE: 1/8" = 1'-0" 1,011 S.F.



LOFT
SCALE: 1/8" = 1'-0" 154 S.F.

TOTAL AREA: 1,165 S.F.

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ISSUED FOR	BY	DATE	REVISION	DATE	BY

DESIGN: N.A.	DRAWN: S.	DATE: Nov. 10 12	SCALE: 1/8" = 1'-0"
CLIENT: H.L. PROPERTY INVESTMENTS L.T.D.			
PROJECT: 6th/F Development Proposal 6410 - 6440 - 14th St. Surrey			
SHEET CONTAINS: UNIT PLANS BUILDING #6			

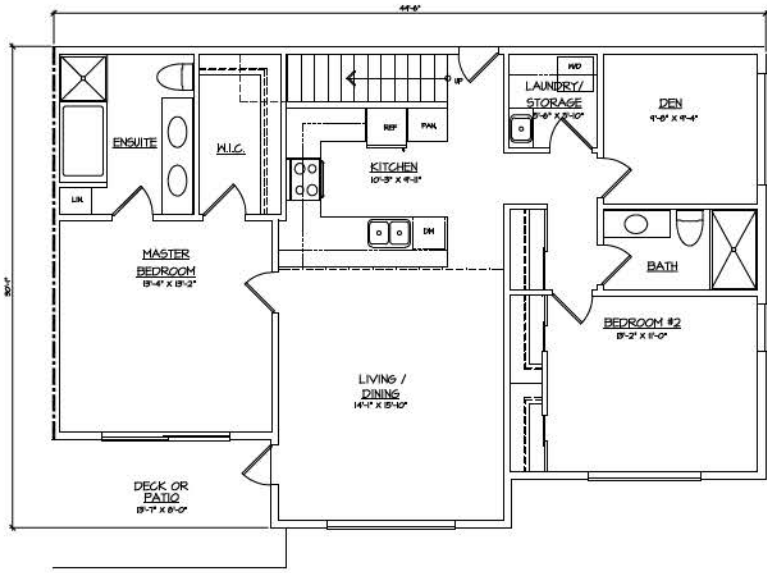
barnett dembek

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

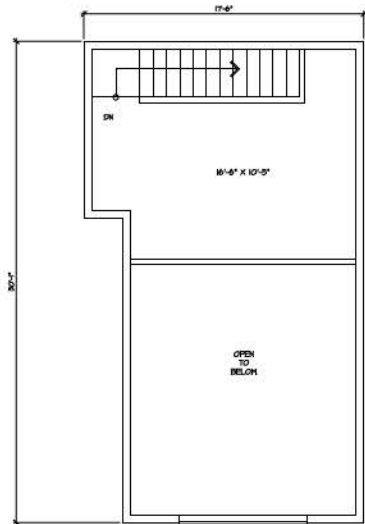
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darnkitex.com

CLIENT NO. 06007	SHEET NO. AG-55
PROJECT NO. 06007	REV. NO.

7912-0347-00(0)

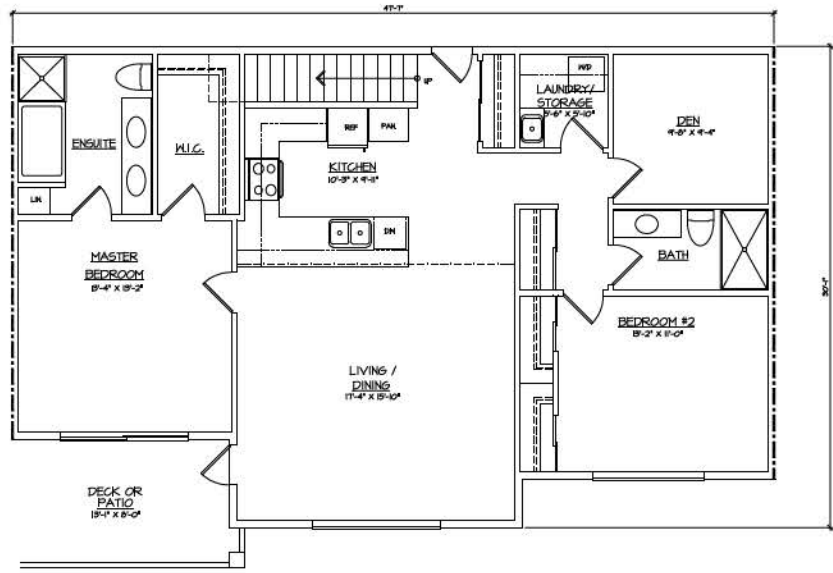


UNIT TYPE B6-E LOFT
SCALE: 1/8" = 1'-0" 1,201 S.F.

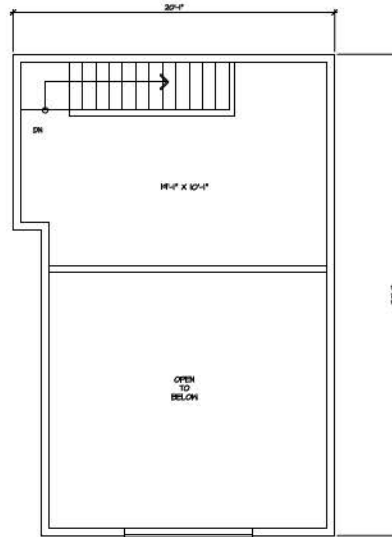


LOFT
SCALE: 1/8" = 1'-0" 174 S.F.

TOTAL AREA: 1,375 S.F.



UNIT TYPE B6-F LOFT
SCALE: 1/8" = 1'-0" 1,298 S.F.



LOFT
SCALE: 1/8" = 1'-0" 205 S.F.

TOTAL AREA: 1,503 S.F.

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WITHOUT EXPRESS WRITTEN
CONSENT. ANY APPROVALS, INQUIRIES,
OR COMMENTS AND CORRECTIONS
SHOULD BE MADE IN WRITING
BEFORE ANY FINAL CONTRACT DOCUMENT
CAN BE SIGNED.

ISSUED FOR	BY	DATE	REVISION	DATE	BY	DATE

AC-1019

DESIGN :	DATE :	SCALE :
NO. : DRAWN :	NO. 10 12	1/8" = 1'-0"
CLIENT :	PROJECT :	PROJECT :
H.J. PROPERTY INVESTMENTS L.T.D.	BN-45 DEVELOPMENT PROPOSAL	BN-45 DEVELOPMENT PROPOSAL
	6410 - 6440 - 148th ST. SUITE	
	SHEET CONTENTS :	UNIT PLANS
		BUILDING #6

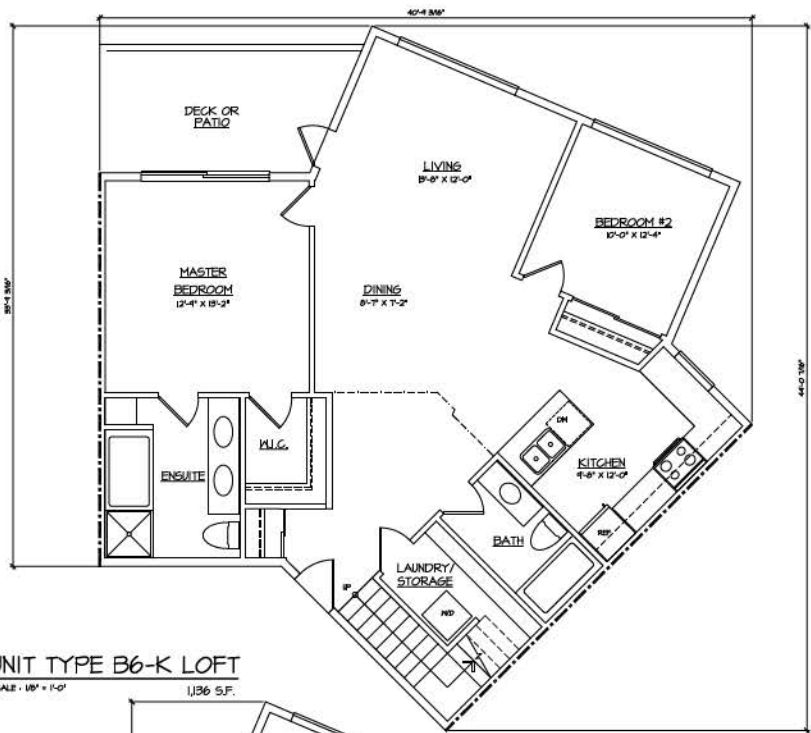
barnett demcke

UNIT 135,
75,36 130 STREET
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darkitex.com

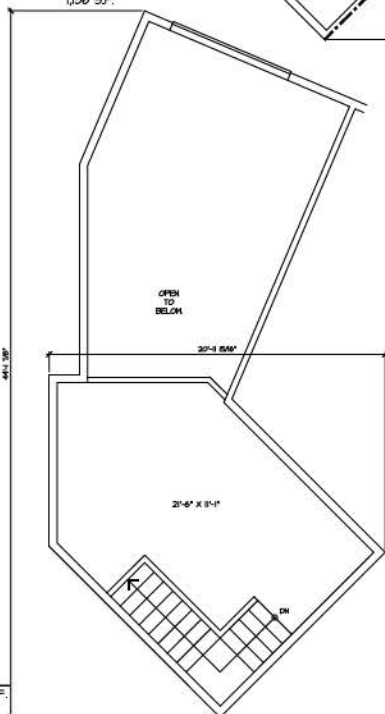
CLIENT NO.	SHEET NO.
608	AG-5.6
PROJECT NO.	REV. NO.
08007	

7912-0347-00(P)



UNIT TYPE B6-K LOFT
SCALE: 1/8" = 1'-0"

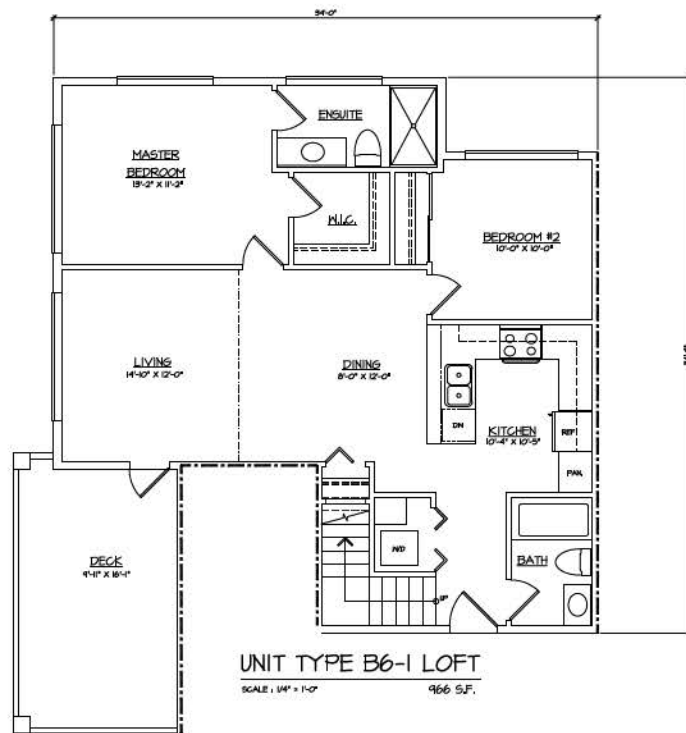
1136 S.F.



LOFT

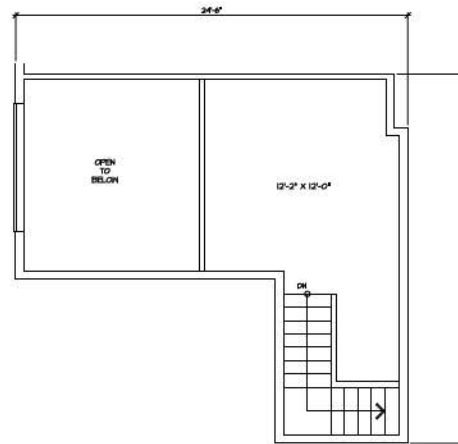
SCALE: 1/8" = 1'-0" 211 S.F.

TOTAL AREA: 1353 S.F.



UNIT TYPE B6-I LOFT
SCALE: 1/8" = 1'-0"

966 S.F.



LOFT

SCALE: 1/8" = 1'-0" 183 S.F.

TOTAL AREA: 1149 S.F.

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REV. NO.	DATE	BY	ISSUED FOR

AC-514g

DESIGN NO.	REVISION	DATE	SCALE

CLIENT: H.L. PROPERTY INVESTMENTS L.T.D.
PROJECT: BN-45 DEVELOPMENT PROPOSAL
6410 - 6440 - 144th ST., SURREY
SHEET NO. 10
UNIT PLANS
BUILDING # 6

barnett demarb

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@darkitex.com

CLIENT NO.	SHEET NO.
06007	AC-5.7
PROJECT NO.	REV. NO.

7912-0347-00(C)

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ISSUED FOR	
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DATE	
ISSUE	
NO.	
REV.	
DATE	
BY	



AC-44444

DESIGN NO.	DESIGN BY	DATE CHK. 10/12	SCALE 1" = 30'-0"
CLIENT: H.J. PROPERTY INVESTMENTS LTD.			
PROJECT: BK 45 DEVELOPMENT PROPOSAL 6410 - 6440 - 184th ST. SURREY			
SHEET CONTENTS: SITE SECTIONS			

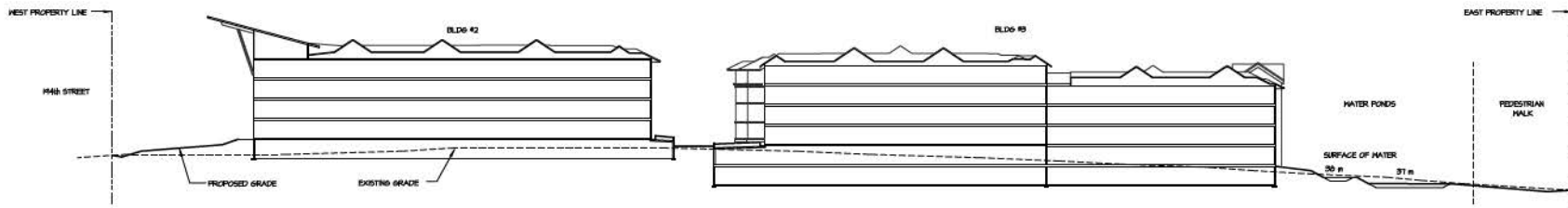
barnett dembek

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

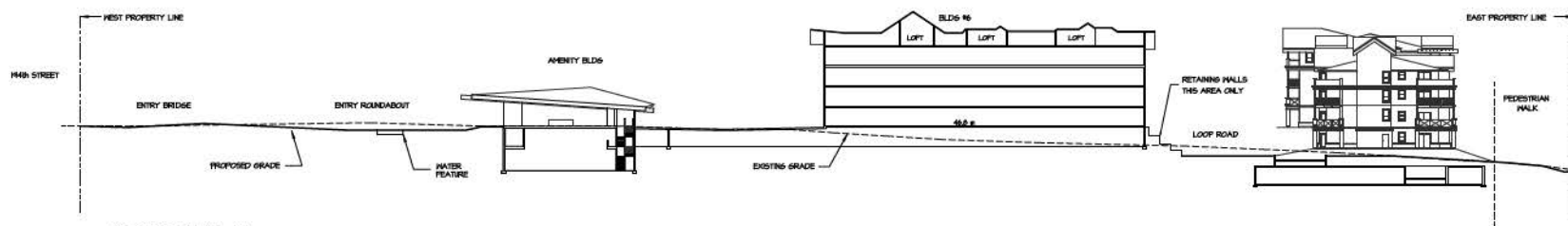
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkitex.com

CLIENT NO. 600	SHEET NO. AC-6J
PROJECT NO. 06007	REV. NO.

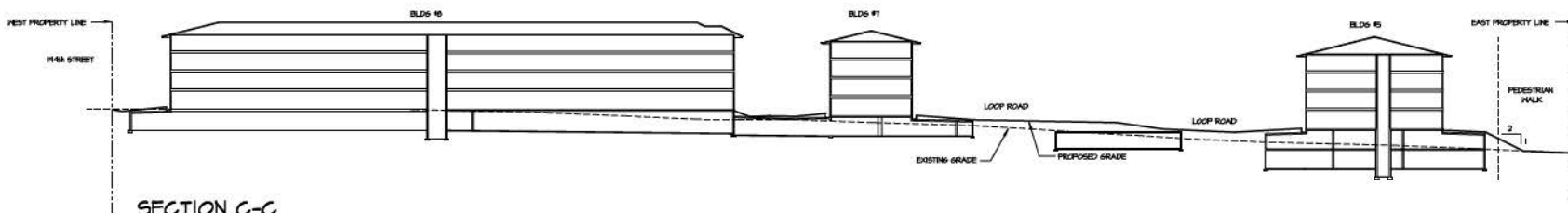
7912-0347-00(R)



SECTION A-A
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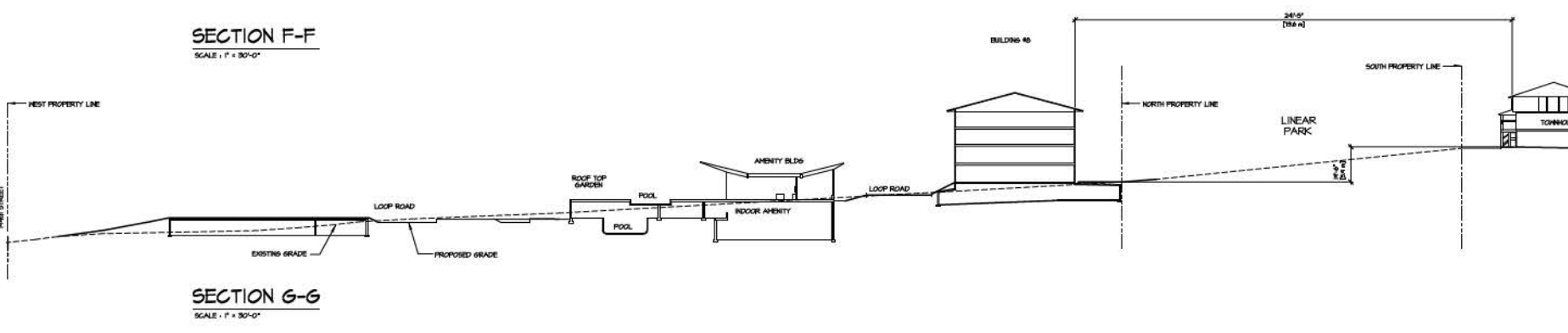
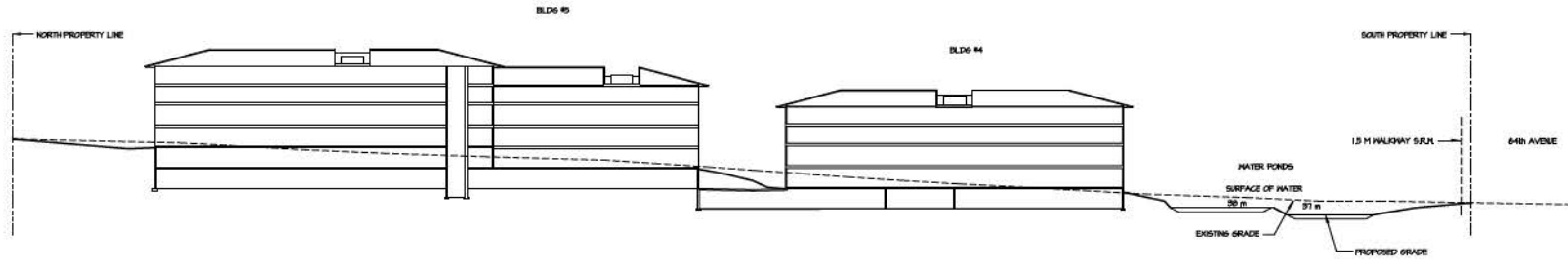
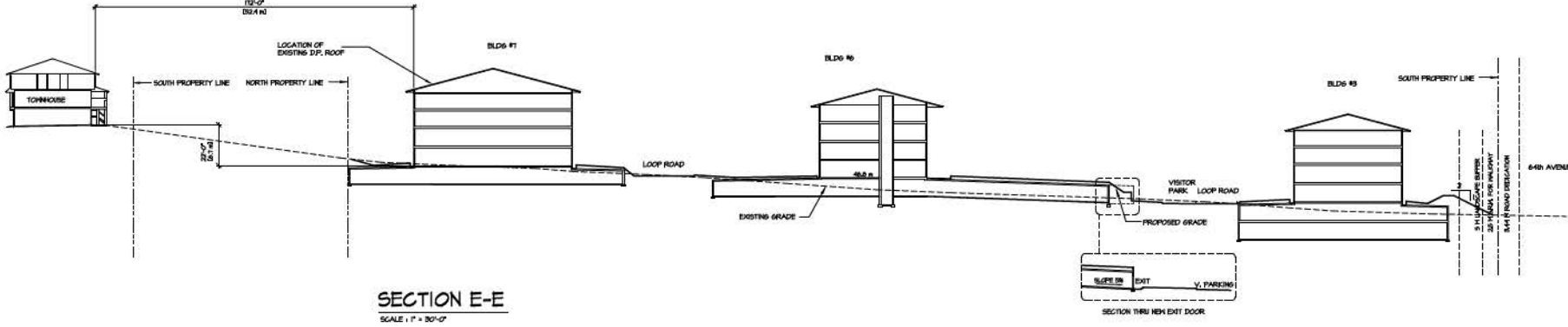
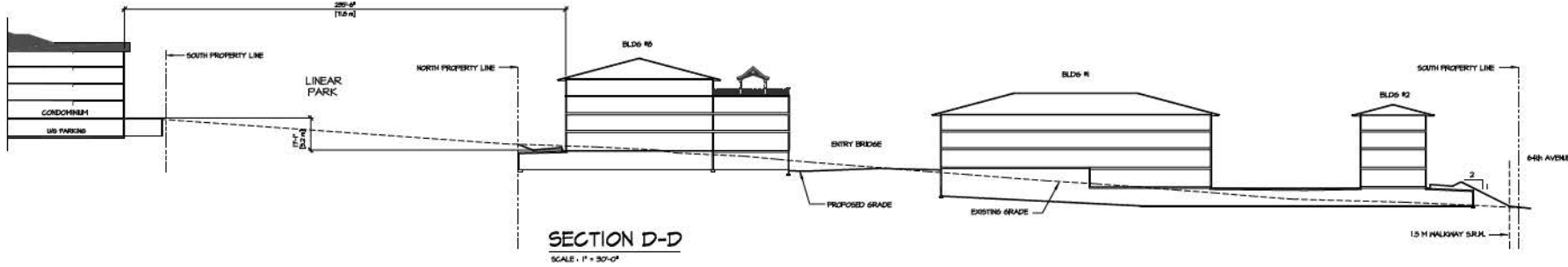


SECTION B-B
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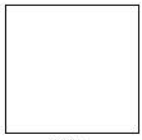


SECTION C-C
 SCALE: 1" = 30'-0"

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ISSUED FOR	DATE	BY	DATE	BY	DATE	BY	DATE	BY



AC/4-14-14

DESIGN: H.J. PROPERTY INVESTMENTS LTD.
 DRAWN: J. DEMPSEY
 DATE: 10/12
 SCALE: 1" = 30'-0"

PROJECT: BN 45 DEVELOPMENT PROPOSAL
 6440 - 6440 - 164th ST. SURREY

SHEET CONTENTS: SITE SECTIONS

barnett dempse

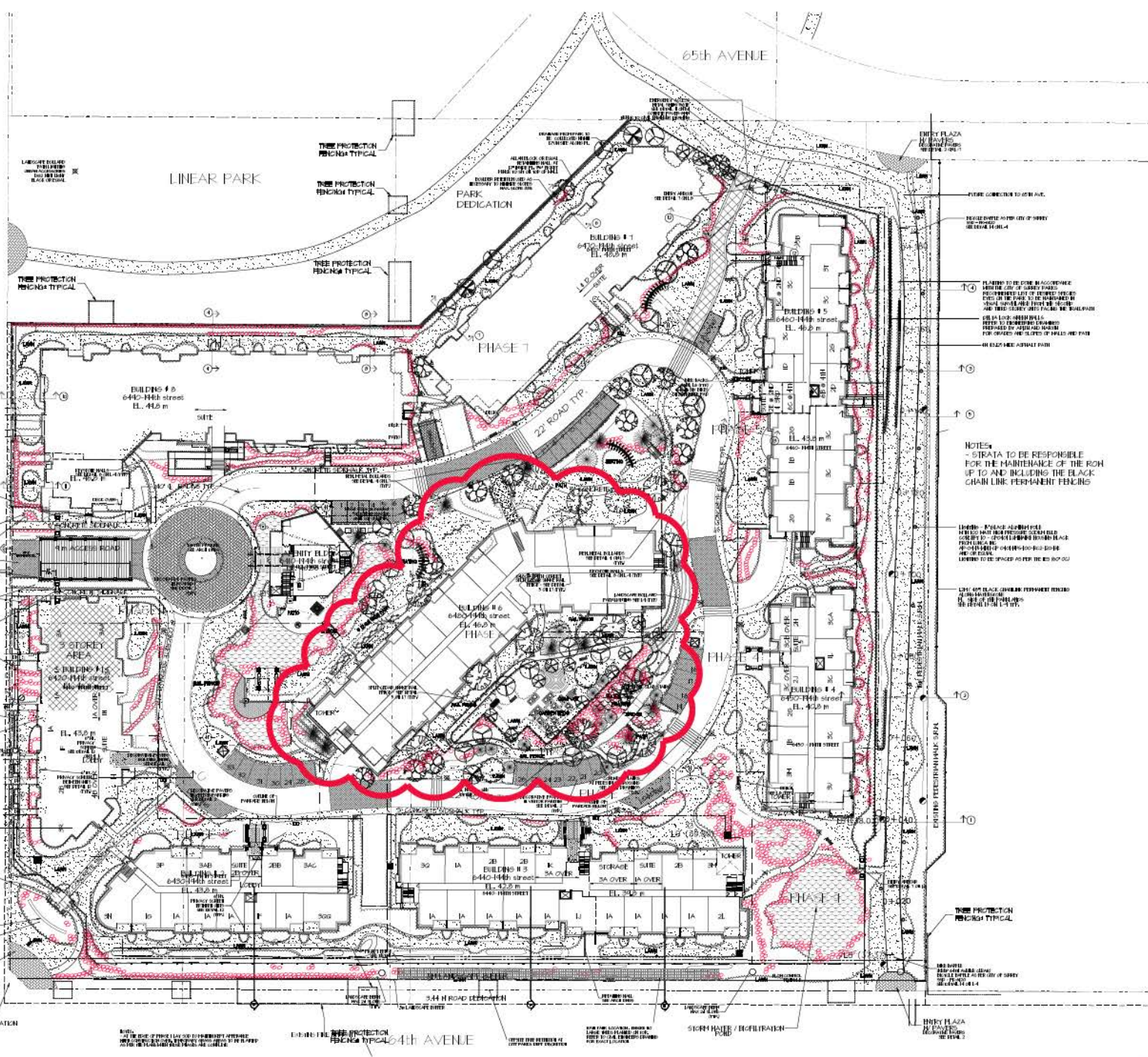
UNIT 135,
 7536 130 STREET
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darkitex.com

CLIENT NO. 600	SHEET NO. AC-6.2
PROJECT NO. 06001	REV. NO.

7912-0347-00(S)

DATE:



PARCEL IDENTIFIER: 006-100-581
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 4150

PARCEL IDENTIFIER: 006-100-003
LOT 41 EXCEPT PART
SUBDIVIDED BY PLAN 4442,
SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN
4152

PARCEL IDENTIFIER: 01-120-341
LOT 4 EXCEPT PARCELS 74
(EXPLANATORY PLAN 1335)
SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 01-120-338
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7371

PARCEL IDENTIFIER: 012-057-706
PARCELS 74 (EXPLANATORY
PLAN 1061) LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2468

NOTES:
- STRATA TO BE RESPONSIBLE
FOR THE MAINTENANCE OF THE ROP
UP TO AND INCLUDING THE BLACK
CHAIN LINK PERMANENT FENCING

NO.	DATE	REVISION DESCRIPTION	DR.
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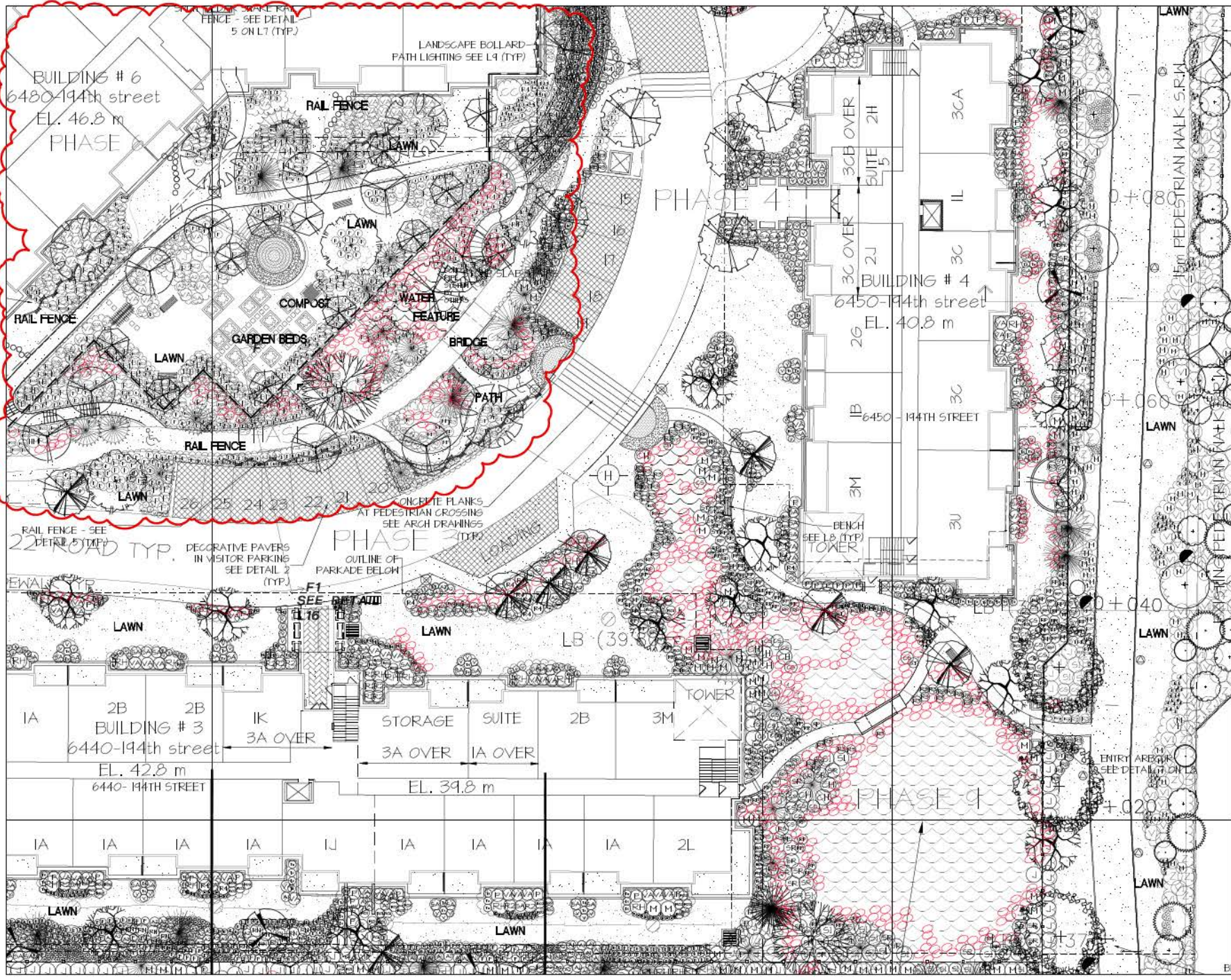
PROJECT:
WATERSTONE
64101-194 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-00

DRAWING TITLE:

**PHASE 1
LANDSCAPE PLAN**

DATE: 07/28/2014
SCALE: 1/8"=1'-0"
DRAWN: JCH
DESIGN: JCH
CHECK: JCH
PMG PROJECT NUMBER: 07-02-

7912-0347-00(T)



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Scale 1:100 - 48858 Cowichan Drive
Burnaby, British Columbia, V5C 6B8
p. 604-664-0071 f. 604-664-0022

- PARCEL IDENTIFIER: 006-100-581
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 41562
- PARCEL IDENTIFIER: 006-100-003
LOT 41 EXCEPT PART
SUBDIVIDED BY PLAN 4424,
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
41562
- PARCEL IDENTIFIER: 01-100-361
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7271
- PARCEL IDENTIFIER: 01-100-388
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7271
- PARCEL IDENTIFIER: 01-255-760
PLAN 10611 LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2469

NO.	DATE	BY	REVISED	DESCRIPTION
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CLIENT:

PROJECT:

WATERSTONE
64101-194 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-00

DRAWING TITLE:

**SHRUB PLAN
PHASE 3, 4, 5, 6**

DATE: 07/04/20
SCALE: 1/8"=1'-0"
DRAWN: BA
DESIGN: SPH
CHECK: SPH

DRAWING NUMBER:
L3

OF 16

DATE:

PARCEL IDENTIFIER: 006-100-581
LOT 40 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 4150

PARCEL IDENTIFIER: 006-100-003
LOT 41 EXCEPT PART
SUBDIVIDED BY PLAN 4446,
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
4152

PARCEL IDENTIFIER: 01-120-301
LOT 1 EXCEPT PARCELS 74
(EXPLANATORY PLAN 2335)
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 01-126-388
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7371

PARCEL IDENTIFIER: 012-857-785
PARCELS 74 (EXPLANATORY
PLAN 1041) LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2468

NO.	DATE	REVISION DESCRIPTION	DR.
1	2007.04.11	REV. AS PER COMMENTS	MF
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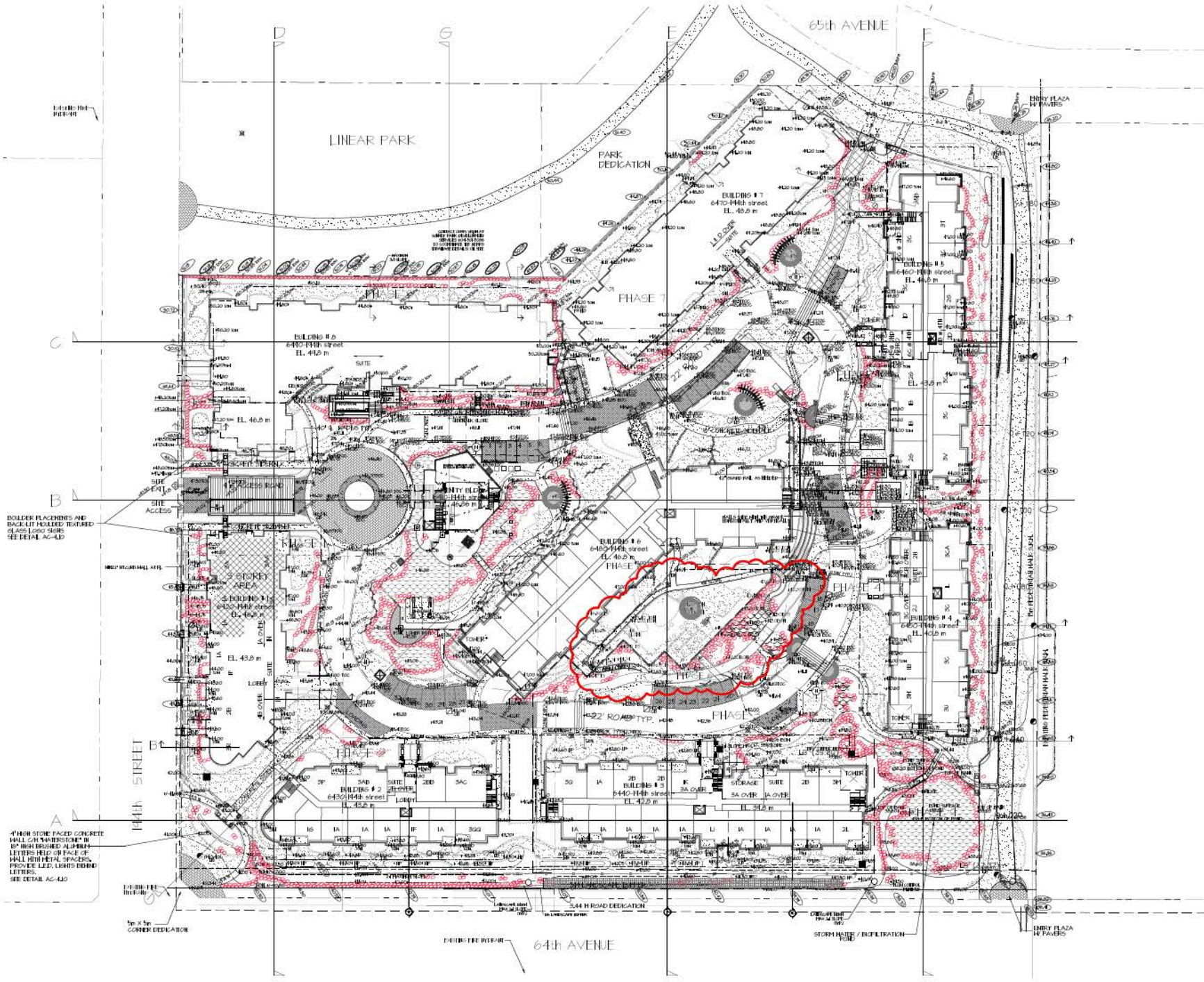
PROJECT:
WATERSTONE
64101-134 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-00

DRAWING TITLE:
**OVERALL GRADING
PLAN**

DATE: 07/02/07
SCALE: 1" = 20'-0"
DRAWN: DA
DESIGN: JYH
CHECKED: JYH
PROJECT NUMBER: 07-02

DATE: 07/02/07

7912-0347-00(V)



SEE DETAIL AC-40

BOLDER PLACEMENTS AND BACKLIT HOLDERS TEXTURED SLABS LOW SIDE SEE DETAIL AC-40

4" HIGH STONE FACED CONCRETE WALL 6" H HORIZONTALS IN 12" HIGH BRUSHED ALUMINUM LETTERS 1/2" ON FACE OF WALL 1/2" PETAL SPACES, PROVIDE LED LIGHTS DOWN LETTERS SEE DETAIL AC-40

1/2" x 1/2" CORNER DEDICATION

64th AVENUE

STORM WATER / INFILTRATION

ENTRY PLAZA IN PAVING

SCALE:

PARCEL IDENTIFIER: 006-100-582
LOT 48 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 4156

PARCEL IDENTIFIER: 006-100-003
LOT 41 EXCEPT PART
SUBDIVIDED BY PLAN 4484,
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
4152

PARCEL IDENTIFIER: 011-204-341
LOT 1 EXCEPT PARCEL 74
(EXPLANATORY PLAN 2352)
SECTION 15 TOWNSHIP 8 NEW
WESTMINSTER DISTRICT PLAN
7371

PARCEL IDENTIFIER: 011-204-388
LOT 2 SECTION 15 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 7371

PARCEL IDENTIFIER: 012-057-700
PARCELS 74 (EXPLANATORY
PLAN 1044) LOT 3 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER
DISTRICT PLAN 2448

NO.	DATE	REVISION DESCRIPTION	DR.
1	2015.02.26	ISSUE FOR PERMIT	DR
2	2015.03.10	REVISED PERMIT	DR
3	2015.03.10	REVISED PERMIT	DR
4	2015.03.10	REVISED PERMIT	DR
5	2015.03.10	REVISED PERMIT	DR
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48	2015.03.10	REVISED PERMIT	DR
49	2015.03.10	REVISED PERMIT	DR
50	2015.03.10	REVISED PERMIT	DR

CLIENT:

PROJECT:
WATERSTONE
64101-134 STREET
SURREY, BC
SURREY JOB NO: 7905-0138-00

DRAWING TITLE:

SECTION BLDG 6 & LANDSCAPE DETAILS

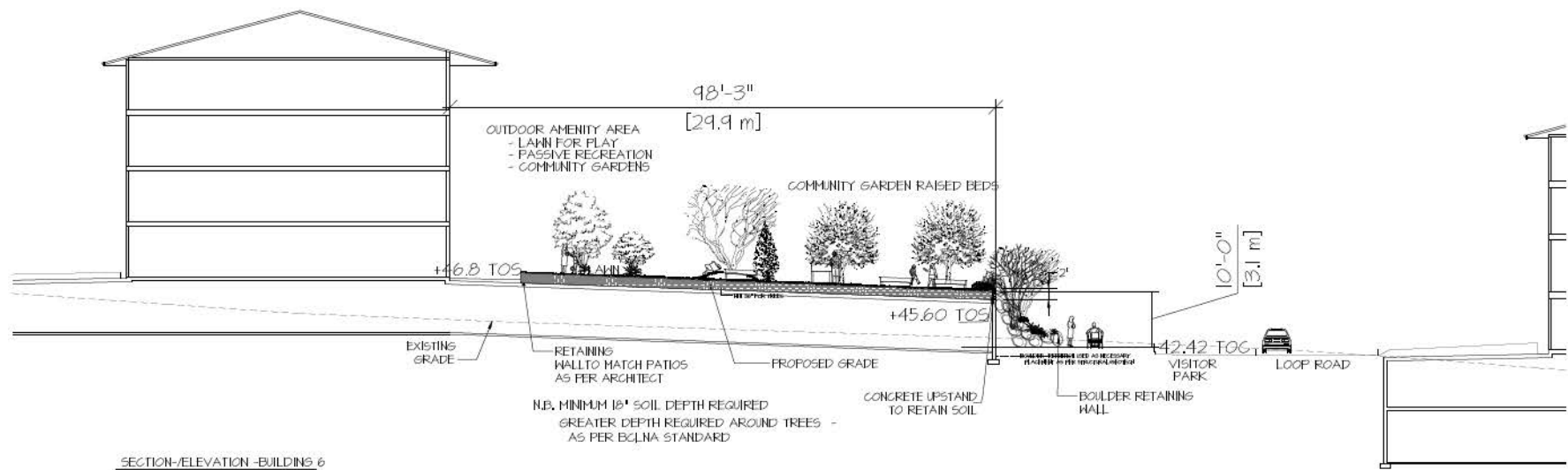
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DRAWN: KR
DESIGN: KR
CHECK: JSH

L16

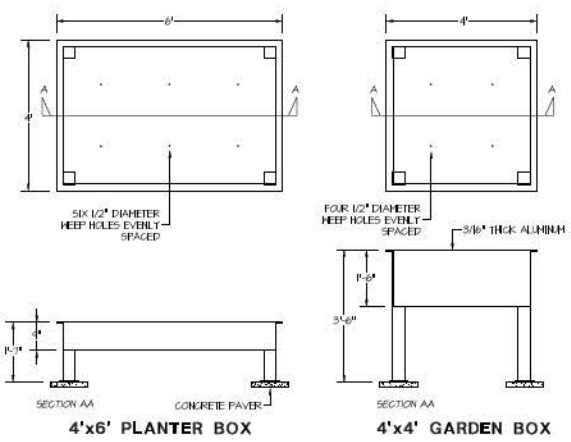
OF 16

PMG PROJECT NUMBER: 07-025

BLDG #6



SECTION-ELEVATION-BUILDINGS 6



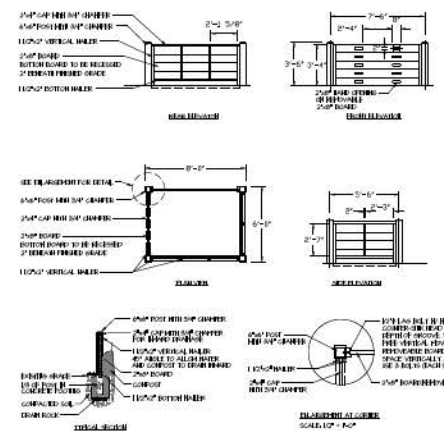
4'x6' PLANTER BOX

NOTES:
PLANTER BOXES MADE FROM 3/16" ALUMINUM
CONTACT MARK TALKONEN
G: 604 342 4611
F: 604 544 8141
F: 604 541 0477
308 - 13915 16TH AVE
SURREY BC V3H 4K2

1
L-16

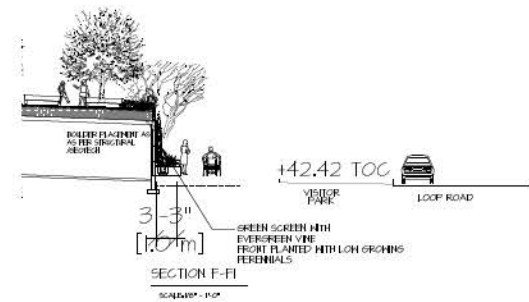
PLANTER BOX

3/16" = 1:0"



COMPOST ENCLOSURE
4'x4' - 4'x6'

2
L-16



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