

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0315-00

Planning Report Date: December 21, 2020

PROPOSAL:

- **NCP Amendment** to introduce a new land use designation: Cluster Residential 15-25 upa
- **NCP Amendment** from Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m to Cluster Residential 15-25 upa, Linkages, and for changes to the road network and realignment of the Drainage Corridor 5 m
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

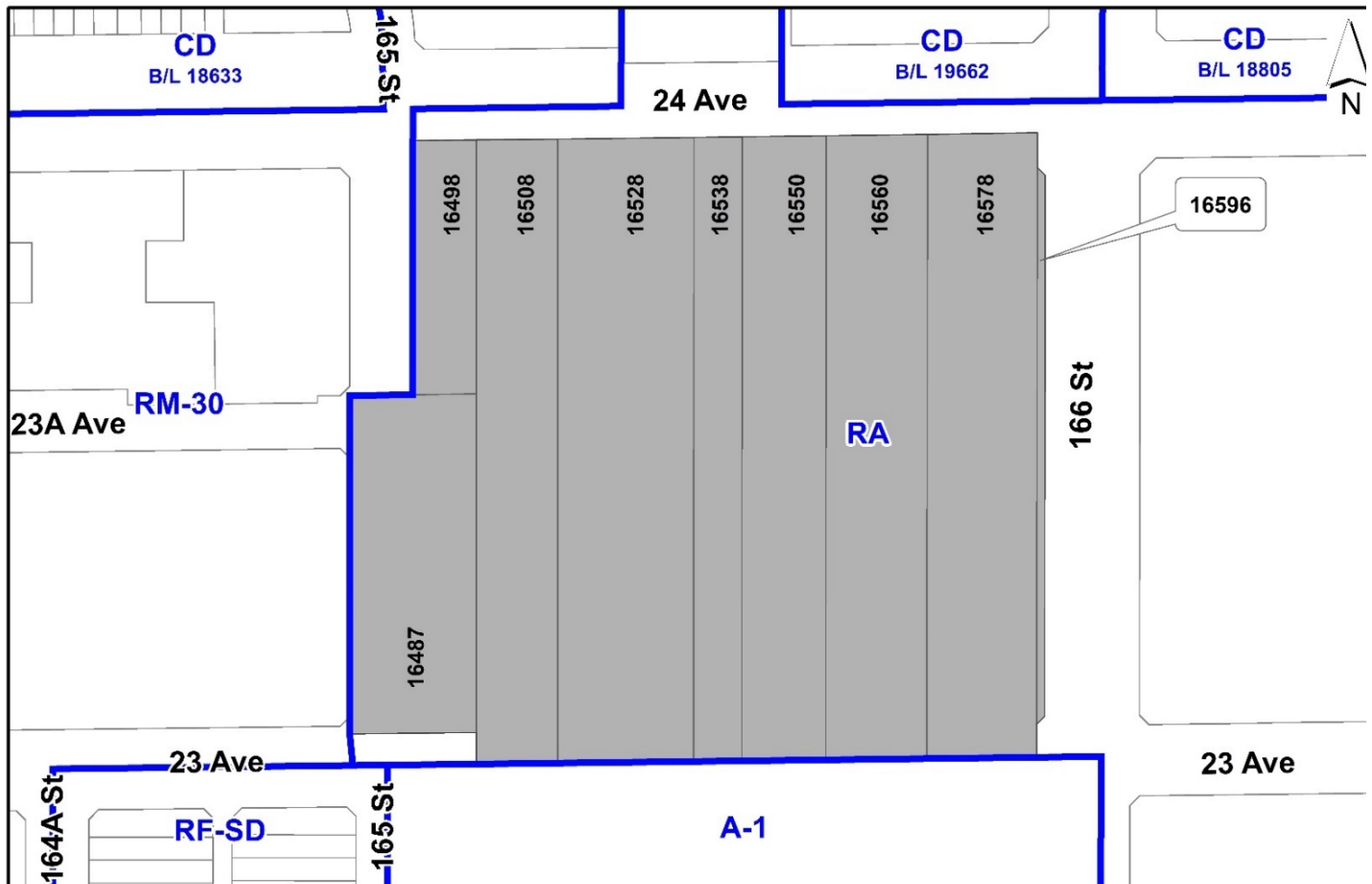
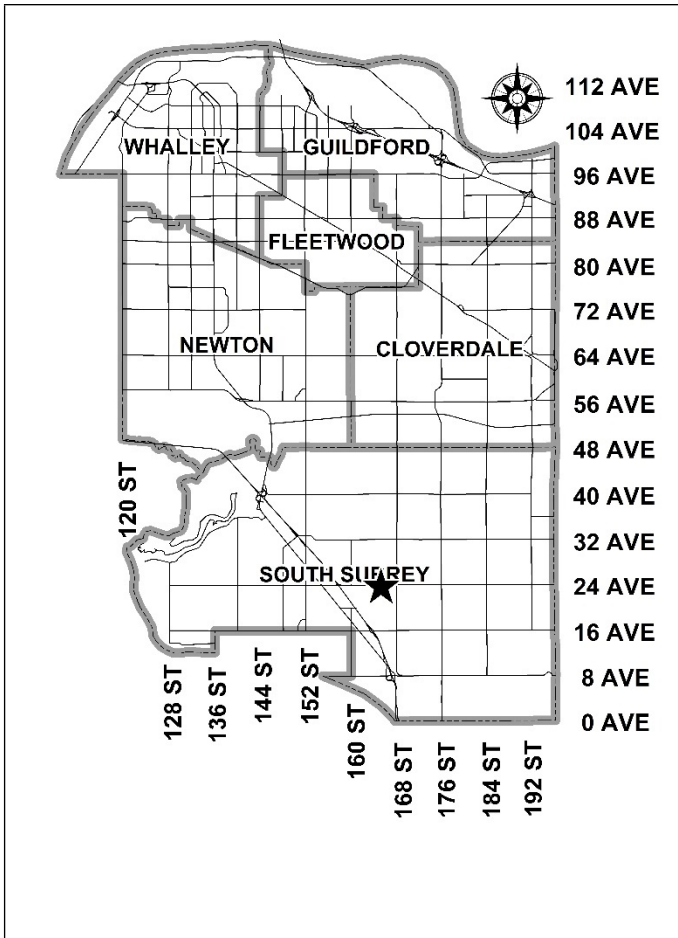
to permit the development of 194 townhouses.

LOCATION: 16498, 16560, 16578, 16538, 16550, 16528, 16508, 16596 - 24 Avenue
 16487 - 23 Avenue,

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Residential 10-15 upa, Proposed Flex Road 15 m and Drainage Corridor 5 m



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m to Cluster Residential 15-25 upa, Linkages, and realignment of the Drainage Corridor 5 m.
- Proposing to reduce the setback requirements of the "Multiple Residential 30 Zone (RM-30)".

RATIONALE OF RECOMMENDATION

- The proposal partly complies with the Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposal does require the introduction of a new Cluster Residential 15-25 upa in the Sunnyside Heights Neighbourhood Concept Plan (NCP) to accommodate the proposed density.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal complies with the Development Permit requirements in the Official Community Plan (OCP) for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0315-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0315-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west setback of the RM-30 from 4.5 metres to 4.0 metres to the principal building face; and
 - (b) to reduce the minimum south setback of the RM-30 from 4.5 metres to 3.9 metres to the principal building face.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) 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; and
- (l) 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.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce a new Cluster Residential 15-25 upa designation, and to redesignate the land from Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m to Cluster Residential 15-25 upa, Linkages, and for changes to the road network and realignment of the Drainage Corridor 5 m when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings and vacant land	Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m	RA
North (Across 24 Avenue):	Vacant land, townhouses, and apartments (under construction)	Multi-Use Pathway (8 m SROW), Multi-Family (30-45 upa) and Multi-Family (65 upa)	RA, RM-30 and CD (By-law No. 19662)
East (Across 166 Street):	Metro Vancouver Grandview Reservoir and South Surrey Operations Centre	Civic Utility, Linkages, Buffer and Drainage Corridor 10 m	RA
South (Across 23 Avenue):	Edgewood Park	Park / Open Space	A-1
West (Across 165 Street):	Townhouses	Cluster Residential 10-15 upa, Multiple Residential 15-25 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m	RM-30

Context & Background

- The site is designated Urban in the OCP and Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m in the Sunnyside Heights NCP. The site is comprised of 8 single family properties currently zoned "One-Acre Residential (RA) Zone".

- This 4.1-hectare site is bounded by four roads: 24 Avenue to the north, 23 Avenue to the south, 166 Street to the east and 165 Street to the west. Both 23 Avenue and 165 Street are currently unopened and will be dedicated and constructed as part of this proposal.
- There are two townhouse sites to the west of the property, Edgewood Park to the south, Metro Vancouver Grandview Reservoir and South Surrey Operations Centre to the east and vacant land, townhouses, and apartments (under construction) to the north.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the Sunnyside Heights NCP to introduce a new land use designation: Cluster Residential 15-25 upa and to redesignate the land from Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m to Cluster Residential 15-25 upa, Linkages, and for changes to the road network and realignment of the Drainage Corridor 5 m, and to rezone the site from "One-Acre Residential (RA) Zone" to "Multiple Residential 30 Zone (RM-30)", a Development Permit for Form & Character and a Development Variance Permit for reduced setbacks.
- The proposal is to permit the development of 194 townhouse units, with a proposed Floor Area Ratio (FAR) of 0.74 and unit density of 55.8 units per hectare (22.6 upa). Half (50%) of the units are proposed with a tandem garage arrangement, and the other half with double garages.

	Proposed
Lot Area	
Gross Site Area:	41,260 m ²
Road Dedication:	6,510 m ²
Net Site Area:	34,750 m ²
Number of Lots:	1 lot
Building Height:	12.8 metres
Unit Density:	55.8 units per hectares (22.6 upa)
Floor Area Ratio (FAR):	0.74
Floor Area	
Residential:	25,553 m ²
Total:	25,553 m ²
Residential Units:	
2-Bedroom:	97
3-Bedroom:	97
Total:	194

Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

49 Elementary students at Pacific Heights Elementary School
31 Secondary students at Earl Marriott Secondary School

(Appendix III)

Parks, Recreation & Culture: The applicant is requested to ensure CPTED principles are considered on units facing the greenway on 24 Avenue, and to work with Parks on a coordinated design for 23 Avenue, facing Edgewood Park.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not subject to review by the ADP but was reviewed by staff, including the City Architect, and found satisfactory.

Transportation Considerations

- Vehicular access to the site is proposed at three locations: two accesses on 166 Street and one access on 165 Street.
- The applicant is required to dedicate and construct 165 Street and 23 Avenue, and there is additional road dedication on 24 Avenue, as follows:
 - 24 Avenue: 10.6 metres, which includes a multi-use pathway
 - 23 Avenue: 12.8 metres
 - 165 Street: 20 metres on the southern half portion of the site
- The Sunnyside Heights NCP identifies a 15-metre wide Flex Road running centrally east-west through the site. As part of the review of this application, staff and the applicant worked to retain several trees along the original road alignment. The road was eliminated in lieu of a pedestrian pathway running parallel to the drainage corridor.
- The Sunnyside Heights NCP also identifies a Linkage along the northern property line of the site. This is accomplished through the dedication of a Multi-Use-Pathway along the south side of 24 Avenue, included in the road dedication requirements, as well as a 4.5-metre setback on the north portion of the site.
- The applicant is required to provide 388 residential parking spaces, and 39 visitor parking spaces, which meets the requirements of the Zoning By-law. The proposal includes half the units (94 units) with double garage arrangement, and half the units (94 units) with tandem garage arrangement. The required 39 visitor parking stalls are proposed to be distributed throughout the site.

Parkland and/or Natural Area Considerations

- The Sunnyside Heights NCP identifies a 5-metres wide drainage corridor running east-west through the site. The drainage corridor was originally anticipated to be parallel to the new road. As part of the review of this application, the applicant and staff worked to retain several trees along the planned road alignment by eliminating the road and maintaining an east-west drainage corridor through the site. This corridor will be protected by a Restrictive Covenant, to ensure the area remains pervious.
- The drainage corridor will also feature a pathway to maintain the planned east-west pedestrian connection through the site.
- The total corridor width varies through the site but maintains a minimum 10 metres in width.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP). The applicant proposes a unit density of 62 units per hectare. In NCP areas, a density of up to 76 units per hectare is permitted for Urban designated properties located within a Secondary Plan.

Themes/Policies

The proposed development is supported by the following policies in the Official Community Plan:

- A 1.1 Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).

(The proposal complies with the site's General Urban designation in the RGS).

- A 1.2 Ensure that urban development occurs within the Urban Containment Boundary shown in Figure 17.

(The proposal is within the Urban Containment Boundary and within a planned Neighbourhood Concept Plan).

- A 3.4 Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.

(Efforts have been made to retain groups of significant trees along the drainage corridor alignment, in the southwest portion of the site and smaller groups in other areas of the site).

- B 4.6 Direct higher residential densities to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

(There is a transit route on the abutting 24 Avenue, which is an arterial road, and a park directly across the street to the south, on 23 Avenue).

- B 4.7 Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

(The proposal is bounded by 4 streets, and units face the streets on all streets).

- B 4.29 Where necessary, provide pedestrian connections mid-block or through private and/or strata developments to facilitate neighbourhood access to transit stops, shops, local services and amenities. Connect on-site pathways on private property with public walkways and streets.

(A public pathway is proposed that will run east-west through the site in lieu of the originally planned road connection, in an effort to retain a significant number of trees while still preserving pedestrian connectivity).

- B 6.1 Ensure high-quality and sustainable urban design through the implementation of Development Permit Areas and Guidelines, as set out in DP1 Of the Implementation Section of this Official Community Plan.

(The proposal follows the DP1 guidelines for Form & Character Development Permit).

- B 6.4 Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
- B 6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces (...).

(The proposal is consistent with other developments in the neighbourhood regarding building character, scale and setbacks, and has units facing all four streets and providing active frontage for Edgewood Park to the south, and the South Surrey Operations Centre to the east).

- C 2.7 Consider modifying infrastructure requirements to respond specifically to special considerations such as crossing riparian areas or significant tree retention.
- C 2.15 Reduce the impacts of transportation infrastructure on the natural environment including watercourses, vegetation, trees, agriculture and conservation lands by: (...) –

Modifying road layouts and cross sections, where feasible, to protect significant trees and natural areas.

(The east-west road that was originally planned in the NCP has been eliminated in an effort to retain trees along the corridor. Pedestrian connectivity has been maintained through a public pathway through the proposed development).

- D 1.7 Develop and implement strategies for protecting and enhancing biodiversity throughout Surrey, such as: (...) – Retaining and protecting significant trees and undisturbed natural vegetation areas through the development process and the implementation of *Surrey's Tree Protection By-law* (as amended) and other regulatory by-laws to achieve the City's conservation objectives; - Encourage the clustering of development to achieve conservation objectives; (...).
- D 3.3 Maximize the retention of existing native vegetative cover on development sites to help provide environmental benefits by controlling development-cause erosion and runoff.

(The proposal includes over 30% of the site as open space and the retention of significant groups of trees, for a total of 72 retained trees, representing 24% tree retention [excluding Alders and Cottonwoods]).

Secondary Plans

Land Use Designation

- The applicant is proposing an amendment to the Sunnyside Heights NCP to introduce a new land use designation: Cluster Residential 15-25 upa and to redesignate the land from Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m to Cluster Residential 15-25 upa, Linkages, and for changes to the road network and realignment of the Drainage Corridor 5 m.
- The proposal partly complies with the Cluster Residential 10-15 upa, Linkages, Proposed Flex Road 15 m and Drainage Corridor 5 m designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposal maintains the Linkages that are shown, realigns the Drainage Corridor 5 m, and provides 30% of green space and significant tree retention which is consistent with the objectives of the NCP.
- The proposed amendments include the elimination of an east-west Flex Road, and to redesignate the site to from Cluster Residential 10-15 upa to Cluster Residential 15-25 upa, which necessitates the introduction of a new NCP designation of Cluster Residential 15-25 upa.

Amendment Rationale

- The elimination of the road allows for retention of several good quality trees along the original road alignment.
- Over 30% of the site is proposed to be retained as green space, as was the intent under the original Cluster Residential 10-15 upa designation. However, the overall unit density on the

site is proposed to be 23 units per acre, which cannot be accommodated under the current designation.

- The new designation will allow for 30% of the site to be retained as green space which will include significant tree retention, with an overall unit density of 15-25 units per acre, which is consistent with the unit density that is being proposed or achieved on other developments in the area.
- The applicant has agreed to provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density. The amount will be confirmed prior to Final Adoption.

Themes/Objectives

- The NCP Cluster Designation locations were determined by the high value tree stand locations in the plan area. Through the Cluster Residential Designation, properties will be required to protect between 30% and 40% Open Space. In exchange, the density from the land provided for open space will be transferred to the remaining portion of the development, thus allowing for a higher net density.

(The proposal includes over 30% open space and the retention of significant groups of trees, for a total of 69 retained trees, representing 24% tree retention [excluding Alders and Cottonwoods]).

- Land consolidation areas have been identified in the NCP to help advise future developers of the consolidation requirement, to ensure compatibility and feasible development areas, and to achieve an equitable distribution of road dedication and construction costs amongst properties.

(The proposal achieves the required land consolidation for a feasible and equitable development).

- Design Principles:
 - Sense of Place & Identity:
 - Principle #1: Maintain community identity and character through the retention, wherever possible, of trees and vegetation of environmental significance, integration of heritage features into design and identification of places, respect for ALR, and protection of key view corridors of mountains and water at the viewpoints along the Grandview Ridge Trail.

(The proposal proposes significant tree retention with 70 trees proposed for retention and over 30% of the site as open space).

- Principle #2: Design spaces for gathering that are accessible, provide amenities (public art, benches etc.) and promote social interaction.

(The proposal includes seating areas at all four corners of the site, as well an east-west pathway with accessible amenities through the site).

- Natural Environment:

- Principle #3: Enhance the natural environment through maximum retention of valuable trees and natural areas, clustering of development and promoting natural drainage systems.

(The proposal includes significant tree retention with 70 trees proposed for retention and over 30% of the site to be set aside as open space. The proposal also allows for the east-west drainage corridor shown in the NCP to be achieved).

- Livability & Connection:

- Principle #5: Promote a healthy community by development of a highly walkable community with pedestrian networks interconnecting with trails, parks, and corridors.

(The proposal includes the dedication for a multi-use pathway along the south side of 24 Avenue, as well as a pedestrian east-west connection through the site, adjacent to the drainage corridor).

- Principle #7: Provide a range of housing types, densities, and forms to allow a range of housing choices for people across the spectrum of income, ability, family type and age.

(The proposal includes 50% tandem garage and 50% double garage units, with all the double garage units being 3-bedroom units and all the tandem units being 2-bedroom units).

- Safety:

- Principle #8: Support crime reduction by using CPTED practices in design considerations for all developments.
- Principle #9: Enhance public safety and promote social interaction in neighbourhoods, by designing dwellings to provide "eyes on the public realm".

(The proposal has units facing all streets and several pathways running through the site to increase visual surveillance).

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
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RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 dwellings units per hectare (30 upa)	61 dwelling units per hectare (25 upa)
Floor Area Ratio:	1.00	0.81
Lot Coverage:	45%	40%
Yards and Setbacks		
North:	4.5 m	4.6 m
East:		4.5 m
South:		3.96 m (DVP)
West:		4.0 m (DVP)
Height of Buildings		
Principal buildings:	13 m	12.8 m
Accessory buildings:	11 m for amenity buildings and 4.5 m for all other buildings	7.3 m amenity building
Amenity Space		
Indoor Amenity:	3 m ² per unit = 582 m ²	The proposed 324 m ² + CIL of \$129,000 meets the Zoning Bylaw requirement. (amount to be revised, and payable at the rate in effect at the time of Final Approval)
Outdoor Amenity:		3 m ² per unit = 582 m ²
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	2 per unit = 388	388
Residential Visitor:	0.2 per unit = 39	39
Total:		427
Tandem (%):	50%	50 % (97 units)
Bicycle Spaces		
Residential Visitor:	n/a	1 bike rack next to the indoor amenity space

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum west setback of the RM-30 from 4.5 metres to 4.0 metres to the principal building face; and
 - to reduce the minimum south setback of the RM-30 from 4.5 metres to 3.9 metres to the principal building face.
- The proposed setbacks on the western portion of the site are for two buildings, to help accommodate tree protection zones within the site.

- The proposed setback on the southern portion is for one unit only, on the southwest portion of the site, while the remainder of the units on 23 Avenue setback 4.5 metres .
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution will be confirmed prior to Final Adoption of the Rezoning By-law.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 04, 2019, and the Development Proposal Signs were installed on March 27, 2020. Staff received 1 response from neighbour who was seeking information on the proposal.
- The subject development application was reviewed by the Grandview Heights Stewardship Association and the Little Campbell Watershed Society. The Little Campbell Watershed Society has provided the following comments:

We support retaining as much of the native arboreal biomass as possible and having room to allow for as much canopy restoration over time as possible.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to address tree preservation and grading concerns, resulting in a good public realm interface.
- The proposed 194 ground-oriented townhouse units will be comprised of 97, 3-bedroom, double garage units, and 97, 2-bedroom tandem units, located within 33 buildings. These buildings will have between 2 and 10 units in each building.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the distinctness of each unit. The proposed development is comprehensively designed and is appropriate in scale and density to the existing neighbourhood context. The units have been organized to respond to the street frontages.
- Building materials include hardie and vinyl siding, as well as brick veneer. The colour scheme is shades of grey, beige and brown.

Landscaping

- Landscaping is provided along all property lines and incorporates the 72 trees proposed for retention. Landscaping is also provided between buildings and at the site entrances.
- There are several internal walkways to connect the buildings and the outdoor spaces.
- The new trees on the site will consist of a variety of trees including Vine Maple, Bowhall Red Maple, Japanese Maple, Jacquemontii Birch, Red Bud, Satomi Dogwood, Shrubby Althea, Galaxy Magnolia, Mount Fuji Cherry, Red Oak, Laceleaf Sumac, Japanese Snowbell, Douglas Fir, Serbian Spruce and Emerald Green Cedar, as well as a variety of shrubs.

Indoor Amenity

- The Zoning By-law requires a minimum of 3 square metres per unit of indoor amenity space, for a total of 582 square metres. The applicant proposes to provide 324 square metres of built indoor amenity space and provide a cash-in-lieu contribution for the remainder, as permitted in the Zoning By-law.
- The contribution will be approximately \$129,000 and will be payable at the rate in effect at the time of Final Adoption.
- The amenity building is proposed in the central-west portion of the site, close to one of the entrances, adjacent to the drainage corridor and the outdoor amenity space. It is a two-storey building, with three visitor stalls nearby and a large green space.
- The amenity space is proposed with a kitchen, lounge space and accessible bathroom proposed on each floor. The lower floor also accommodates the mailroom and a patio.

Outdoor Amenity

- The Zoning By-law requires a minimum of 3 square metres per unit, for a total of 582 square metres. The applicant proposes to provide 726 square metres of outdoor amenity space.
- The outdoor amenity space is located throughout the site, taking advantage of the green spaces between trees, mainly along the east-west treed drainage corridor central to the site.
- The outdoor amenity includes a gathering space with a firepit just east of the indoor amenity space, and continues east with a sandpit play area, a children's active area, and an outdoor gym with some equipment and some resting areas with benches. There are also seating areas at all four corners of the property.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include the resolution of grading and street interface along the northwest portion of the site.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the subject application be supported by Council.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	153	152	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Almond	1	1	0
Apple	3	3	0
Beech, European	1	0	1
Birch, Paper	10	9	1
Cherry, Bitter	1	1	0
Cherry, Japanese	2	2	0
Cherry	6	6	0
Dogwood, Pacific	1	1	0
Dogwood, Variegated	1	1	0
Horsechestnut	1	1	0
Maple, Bigleaf	26	22	4
Maple, Vine	1	1	0
Magnolia	1	1	0
Oak, Pin	1	1	0
Walnut, English	2	2	0
Coniferous Trees			
Cedar, Western Red	54	45	9
Cedar, Deodar	1	1	0
Cedar, Zabrina	1	1	0
Cypress, Lawson	2	2	0
Cypress, Sawara	8	8	0
English Holly	2	2	0
Western Hemlock	7	7	0
Douglas Fir	140	86	54
Pine, Black	1	1	0
Redwood, Giant	1	1	0
Spruce, Norway	1	1	0
Spruce, Sitka	2	2	0
Yew, Pacific	1	1	0
Total (excluding Alder and Cottonwood Trees)	279	210	69
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		377	
Total Retained and Replacement Trees		447	
Contribution to the Green City Fund		\$78,000	

- The Arborist Assessment states that there is a total of 279 mature trees on the site, excluding Alder and Cottonwood trees. 153 existing trees, approximately 35 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 70 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on 165 Street and 23 Avenue was altered in order to maximize tree preservation on the site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 572 replacement trees on the site. Since only 377 replacement trees can be accommodated on the site, the deficit of 195 replacement trees will require a cash-in-lieu payment of \$78,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection Bylaw.
- Some individual trees were retained, and there was an effort to retain large stands of trees together, particularly in the central and southern portion of the site.
- In summary, a total of 447 trees are proposed to be retained or replaced on the site with a contribution of \$78,000 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7917-0315-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

LFM/cm

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REV#	DATE	BY	ISSUE FOR



C:\316776.dwg

DESIGN : M.D.	DRAWN : 	DATE : DEC. 10 20	SCALE : 1" = 30'-0"
CLIENT : HIMMINGBIRD PROPERTIES - DP 17-0915-00 (GRANDVIEW LTD.)	PROJECT : TOWNHOUSE DEVELOPMENT 1648, 1650/2400/2410/2415 24TH AVE. & 4400 25 AVE. SURREY	SHEET CONTENTS : STREET SCAPES	

barnett dembek
ARCHITECTS INC.

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

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EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16072	AC-11D

PROPERTY LINE



STREET SCAPE - NORTH (24 AVENUE)

SCALE : 1" = 30'-0"



STREET SCAPE - NORTH (24 AVENUE)

SCALE : 1" = 30'-0"

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 INC.

PROPERTY LINE



STREET SCAPE - WEST (165 STREET)

SCALE : 1" = 30'-0"



STREET SCAPE - WEST (165 STREET)

SCALE : 1" = 30'-0"

REV	DATE	BY	ISSUE FOR

DESIGN : H.M.D.	DRAWN : H.M.D.	DATE 1 : 2015.10.20	SCALE : 1" = 30'-0"
		DATE 2 : 	
CLIENT : HIMMINGBIRD PROPERTIES - DP (17-0915-00) (GRANDVIEW LTD.)		PROJECT : TOWNHOUSE DEVELOPMENT 1649, WOODBURN/2007B 24TH AVE. & 1649 25 AVE. SURREY	
SHEET CONTAINS : STREET SCAPES			

barnett dembok
 ARCHITECTS INC.

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

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 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-11F

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ISSUE FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
REV	
DATE	
REV	

DEVELOPMENT DATA

GROSS SITE AREA : 444,106 S.F. 10,195 AC 4,126 HA
 ROAD DEDICATION : 70,026 S.F. 1,608 AC 0,651 HA
 NET SITE AREA : 374,080 S.F. 8,587 AC 3,475 HA

MULTI-USE PATHWAY & DRAINAGE CORRIDOR AREA : 34,754 S.F. 0,798 AC 0,323 HA

DENSITY : 22.6 U.P.A. 61.5 U.P.H.A. (194 UNITS)
 F.A.R. : 0.74 (275,051 S.F.) (25,553 m²)
 SITE COVERAGE : 36%

BUILDING HEIGHT : 12.8 m

AMENITY:
 REQUIRED :
 INDOOR : 194 x 3m²/UNIT = 582 m² (6,265 S.F.)
 OUTDOOR : 194 x 3m²/UNIT = 582 m² (6,265 S.F.)
 PROVIDED:
 INDOOR : 324.2 m² (3,440 S.F.)
 OUTDOOR : 126.2 m² (1,317 S.F.)
 (NOT INCLUDING MUP & TPZ & DRAINAGE & SETBACKS)
 OUTDOOR AMENITY OUTSIDE TPZ AND INSIDE SETBACKS :
 1047.4 m² (20,424 S.F.)
 (AREA HATCHED ON THE PLAN)

AMENITY BUILDING HEIGHT : 1.26 m

SETBACKS :
 NORTH : 4.57m
 SOUTH : 3.94m
 EAST : 4.5m
 WEST : 4.0m

PARKING :
 REQUIRED :
 RESIDENTIAL : 194 UNITS x 2 = 388 SPACES
 VISITOR : 194 UNITS x 0.2 = 38.8 SPACES
 PROVIDED :
 RESIDENTIAL : 388 SPACES
 VISITOR : 34 SPACES

97 TANDEM GARAGE UNITS
 97 DOUBLE GARAGE UNITS
 194 UNITS

72 A UNITS
 25 B UNITS
 97 C UNITS
 194 UNITS

GREEN SPACE : 114,585 S.F. 36%

UNITS SUMMARY :

UNIT	UNIT AREA	NO. OF UNITS	TOTAL AREA
A	1,530	22	33,660
A1	1,574	5	7,870
A2	1,544	5	7,720
A3	1,564	4	6,256
A4	1,580	4	6,320
A5	1,640	3	4,920
A6	1,590	1	1,590
A7	1,620	1	1,620
A8	1,740	1	1,740
A9	1,618	1	1,618
A10	1,631	1	1,631
A11	1,546	6	9,276
A12	1,595	5	7,975
A13	1,578	3	4,734
A14	1,667	6	10,002
A15	1,696	2	3,392
A16	1,717	2	3,434
B	1,508	16	24,128
B1	1,522	1	1,522
B2	1,543	2	3,086
B3	1,504	3	4,512
B4	1,508	3	4,524
C	1,781	43	84,223
C1	1,277	4	5,108
C2	1,261	23	29,142
C3	1,305	2	2,610
C4	1,305	7	9,135
C5	1,283	10	12,830
C6	1,318	1	1,318
C7	1,268	2	2,536
C8	1,280	4	5,000
C9	1,268	1	1,268
C10	1,277	1	1,277
TOTAL RESIDENTIAL AREA		274,201	
ELECTRICAL ROOMS/CLOSETS		850	
TOTAL F.A.R. AREA		275,051	
AMENITIES		3,583	
TOTAL AREA		278,634	



CONCEPTUAL SITE PLAN

SCALE : 1" = 40'-0"

DESIGN :	HIMMINGBIRD PROPERTIES - DP IT-0915-00
M.D.	
DRAWN :	
DATE :	Dec. 10 20
SCALE :	1" = 30'-0"
CLIENT :	HIMMINGBIRD PROPERTIES - DP IT-0915-00
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE PLAN & PRELIMINARY DATA

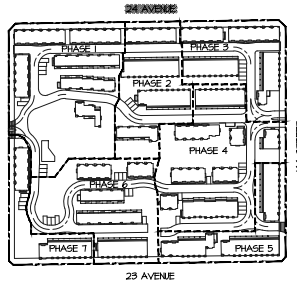
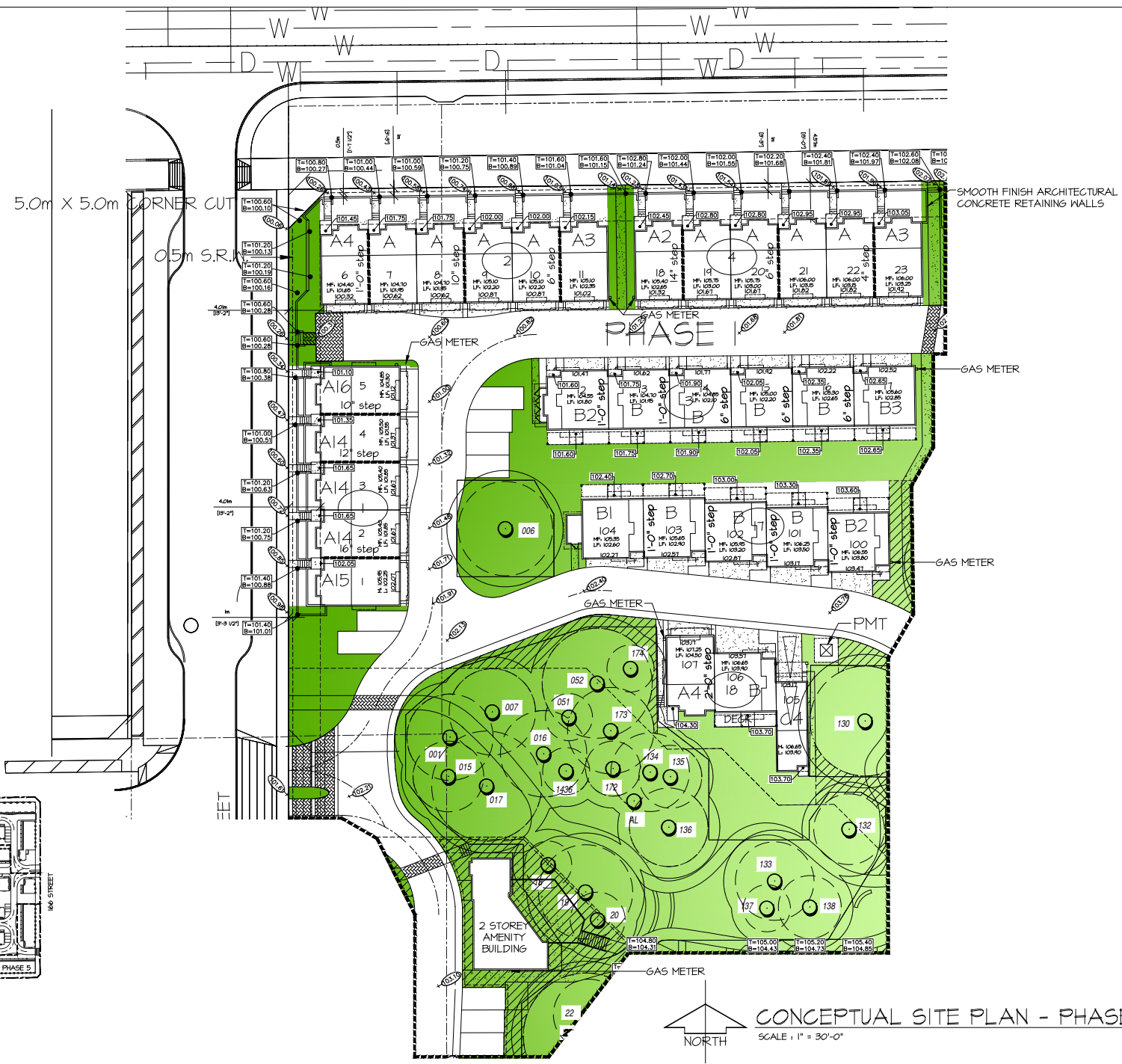
barnett dembek

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

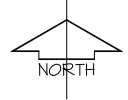
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: moib@barnett-dembek.com

CLIENT NO.	SHEET NO.
	AC-1.1
PROJECT NO.	REV. NO.
16012	

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KEYPLAN
SCALE : NT5



CONCEPTUAL SITE PLAN - PHASE 1
SCALE : 1" = 30'-0"

REV	DATE	BY	ISSUE FOR

03-C.dwg

DESIGN :	HMMINGBIRD PROPERTIES - DP IT-0915-00
M.D. :	
DRAWN :	
DATE :	DEC. 10 20
SCALE :	1" = 30'-0"
CLIENT :	HMMINGBIRD PROPERTIES - DP IT-0915-00
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE PLAN - PHASE 1

barnett dembok

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-1.2

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ISSUE FOR	BY	DATE	ISSUE	REV	DATE	BY	REV

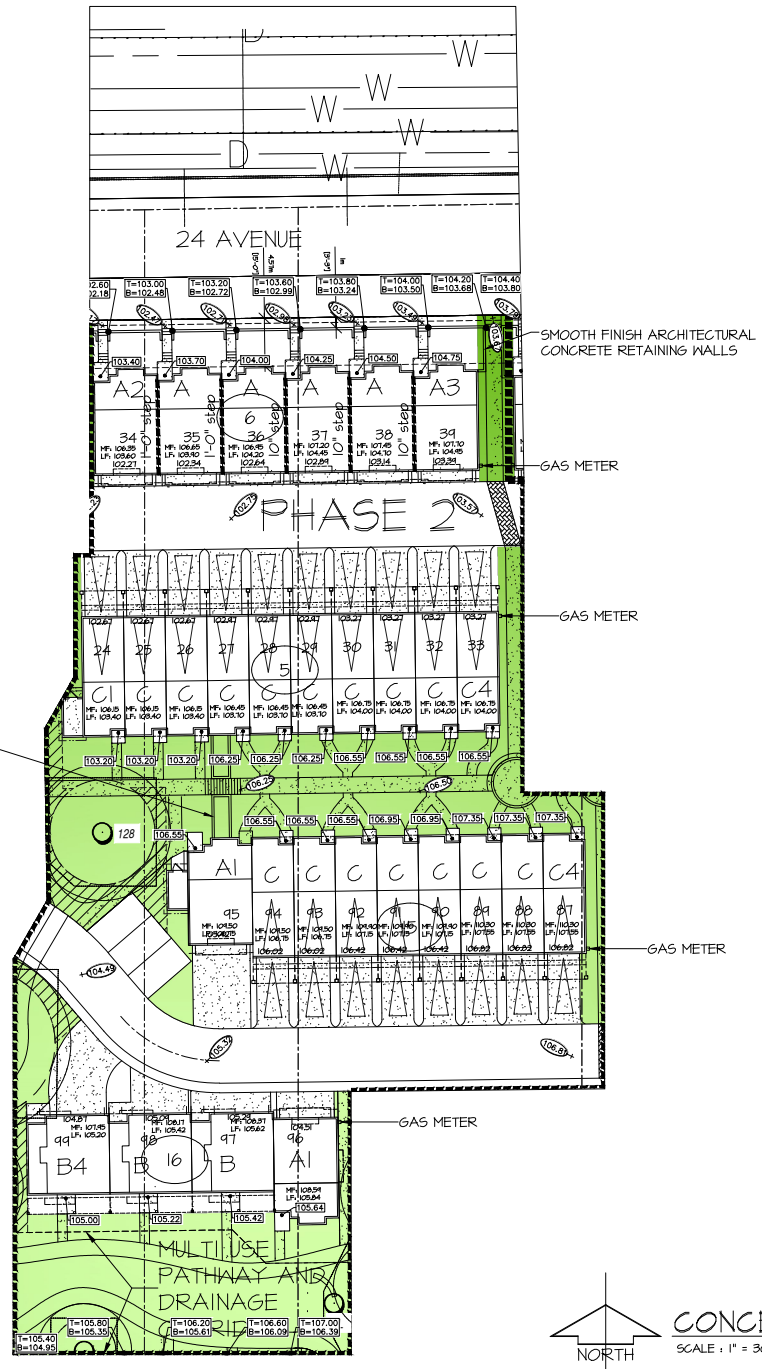


DESIGN :	DP	IT-0915-00
MOD :		
DRAWN :		
DATE :	DATE	10-20
SCALE :		1" = 30'-0"
CLIENT :	HIMMINGBIRD PROPERTIES - DP IT-0915-00	
PROJECT :	TOWNHOUSE DEVELOPMENT 6448 WOODBARK ROAD/24th AVE & 14407 25th AVE, SURREY	
SHEET CONTENTS :	CONCEPTUAL SITE PLAN - PHASE 2	

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.



SMOOTH FINISH ARCHITECTURAL CONCRETE RETAINING WALLS

SMOOTH FINISH ARCHITECTURAL CONCRETE RETAINING WALLS

GAS METER

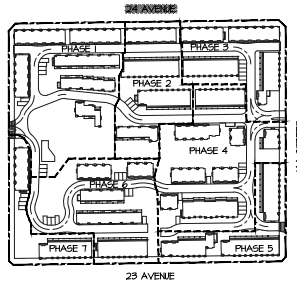
PHASE 2

GAS METER

GAS METER

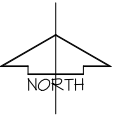
GAS METER

MULTIUSE PATHWAY AND DRAINAGE



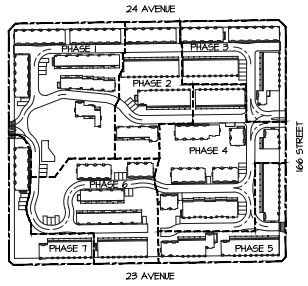
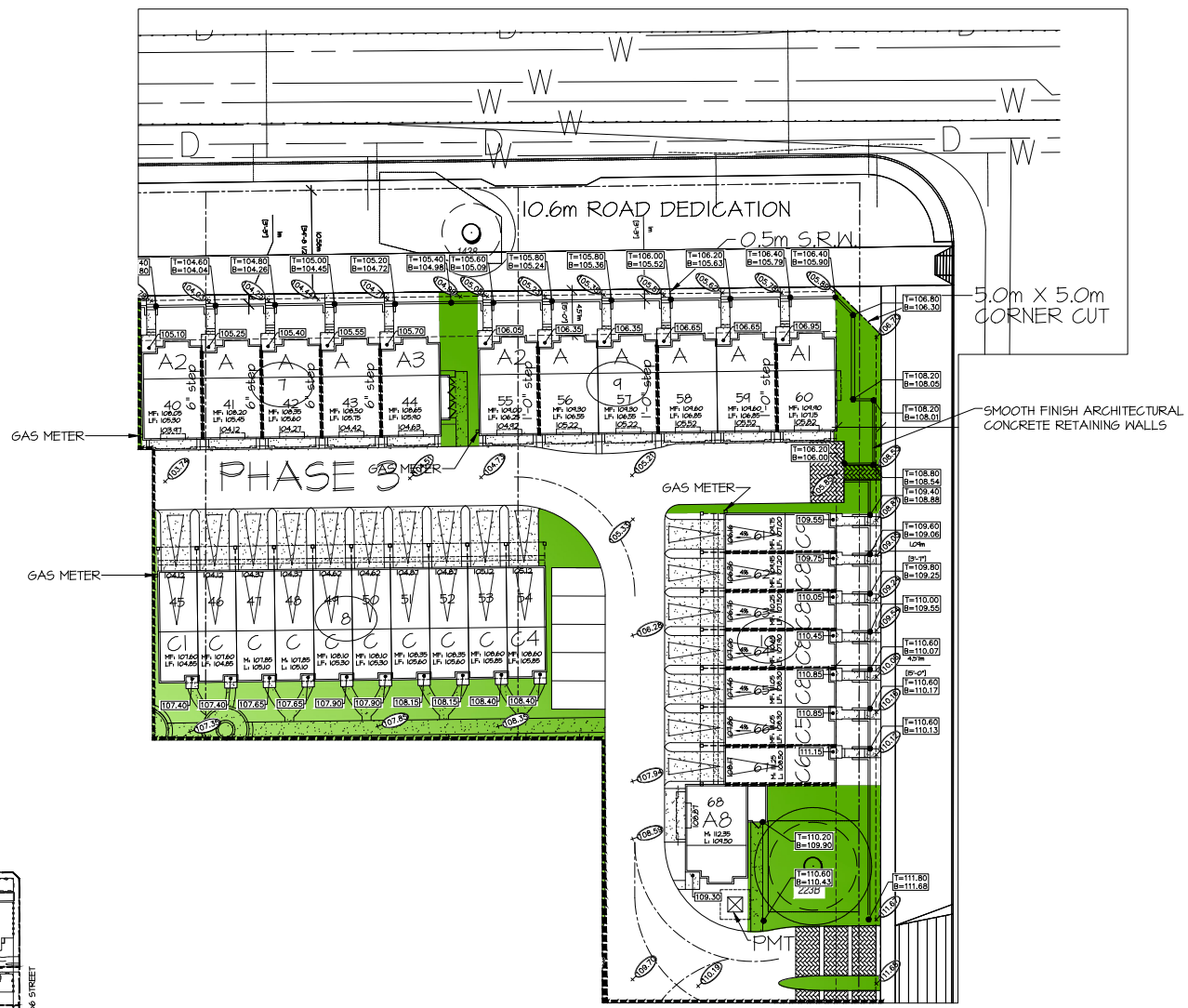
KEYPLAN
SCALE : NTS

CONCEPTUAL SITE PLAN - PHASE 2
SCALE : 1" = 30'-0"

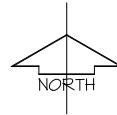


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REV	DATE	BY	ISSUE



KEYPLAN
SCALE : NTS



CONCEPTUAL SITE PLAN - PHASE 3
SCALE : 1" = 30'-0"



075-C.dwg

DESIGN :	HMMINGBIRD PROPERTIES - DP IT-0915-00
M.D.	(GRANDVIEW LTD.)
DRAWN :	
DATE :	DEC 10 20
SCALE :	1" = 30'-0"
CLIENT :	HMMINGBIRD PROPERTIES - DP IT-0915-00
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000

barnett dembek

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V3W 1H8

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-14

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ISSUE	DATE	BY	ISSUED FOR



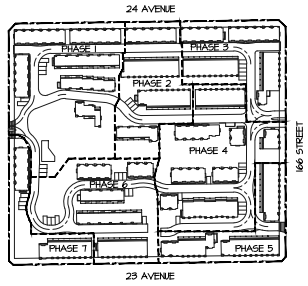
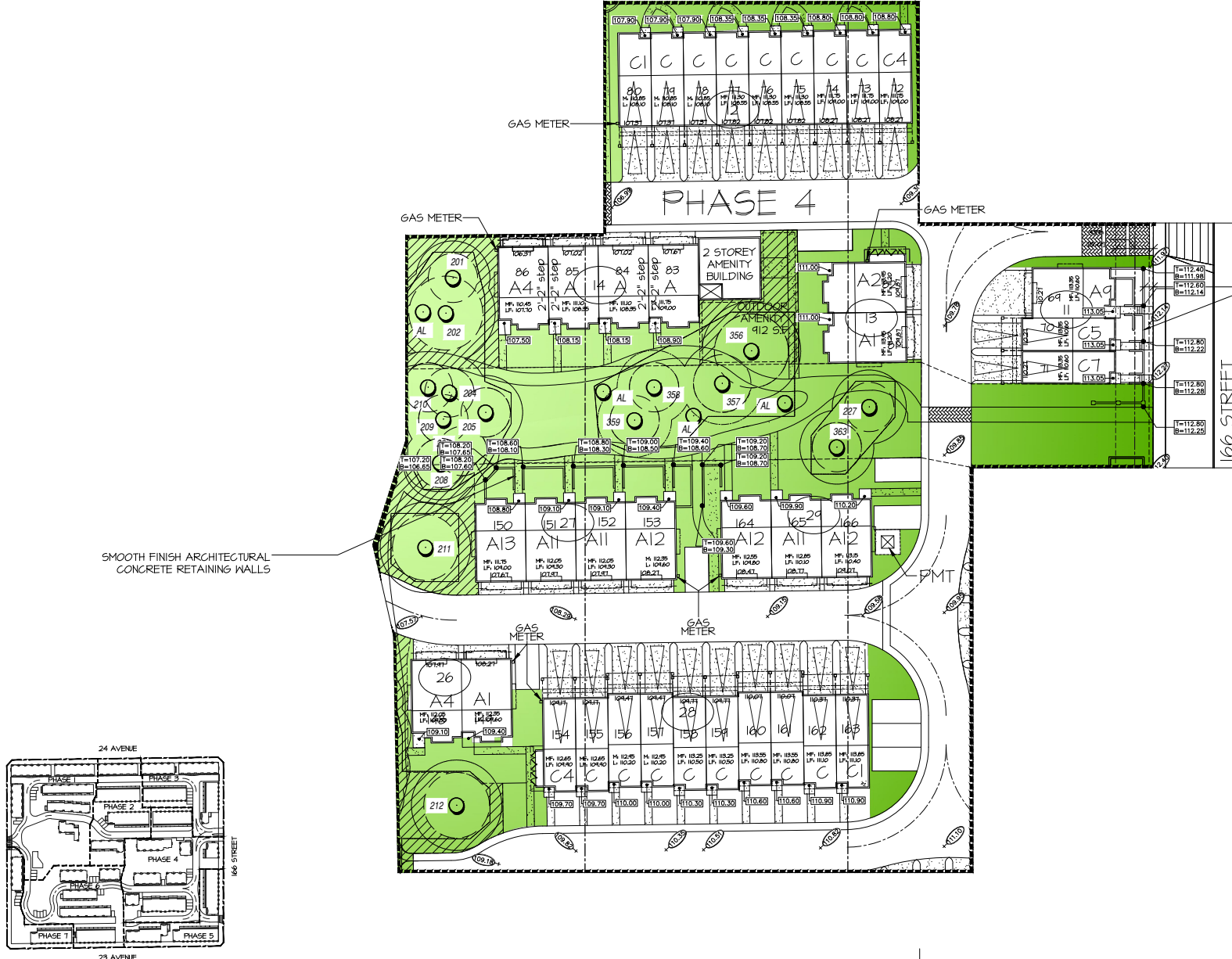
DESIGN :	DP 17-0915-00
M.D.	
DRAWN :	
DATE :	DATE: 10-20
SCALE :	1" = 30'-0"
CLIENT :	HIMMINGBIRD PROPERTIES - DP 17-0915-00
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE PLAN - PHASE 4

barnett dembok

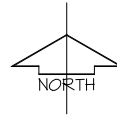
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-15

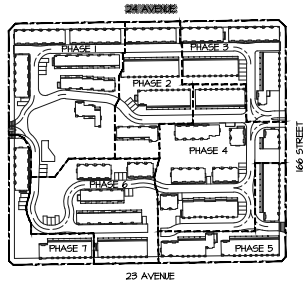
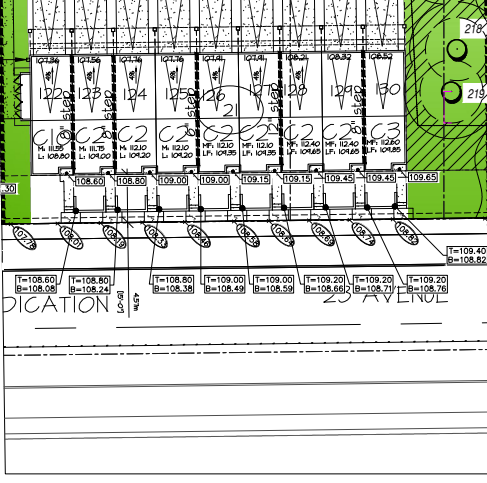
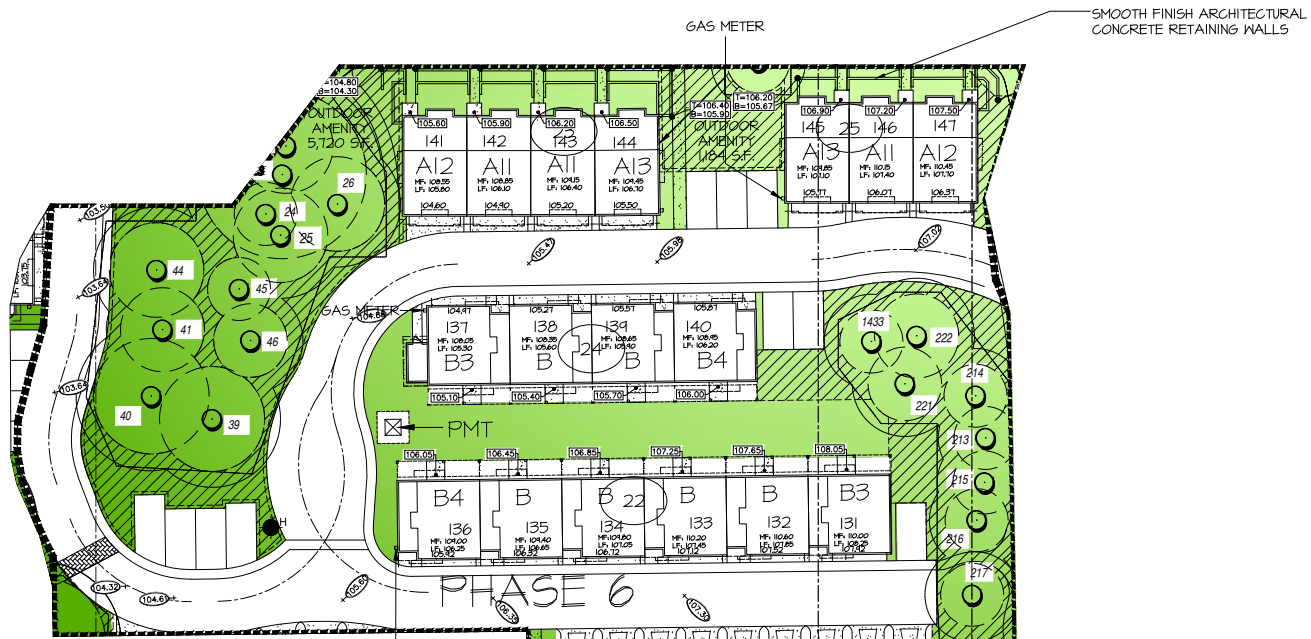


KEYPLAN
SCALE : NT5

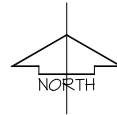


CONCEPTUAL SITE PLAN - PHASE 4
SCALE : 1" = 30'-0"

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



CONCEPTUAL SITE PLAN - PHASE 6
SCALE : 1" = 30'-0"

ISSUED FOR	BY	DATE	ISSUE	REV.	DATE	DPN	OKD

DESIGN :	HMMINGBIRD PROPERTIES - DP 17-0915-00
MD :	
DRAWN :	
DATE :	DATE 10 20
SCALE :	1" = 30'-0"
CLIENT :	HMMINGBIRD PROPERTIES - DP 17-0915-00
PROJECT :	TOWNHOUSE DEVELOPMENT 1445, WOODBURN/24TH AVE. & 1440 25 AVE. SURREY
SHEET CONTENTS :	CONCEPTUAL SITE PLAN - PHASE 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.
16012	AC-1.7

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REV	DATE	BY	ISSUE

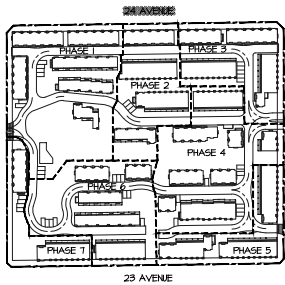
DESIGN :	MD.	DATE :	SCALE :
HIMMINGBIRD PROPERTIES - DP IT-0915-00	(GRANDVIEW LTD.)	10/20	1" = 30'-0"
PROJECT :			
1448 WOODBARK/24TH AVE. & 1447 25 AVE. BARRETT			
SHEET CONTENTS :			
CONCEPTUAL SITE PLAN - PHASE 7			

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-1.8



KEYPLAN
SCALE : NT5

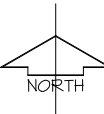
SMOOTH FINISH ARCHITECTURAL
CONCRETE RETAINING WALLS

2' HIGH
RETAINING WALL

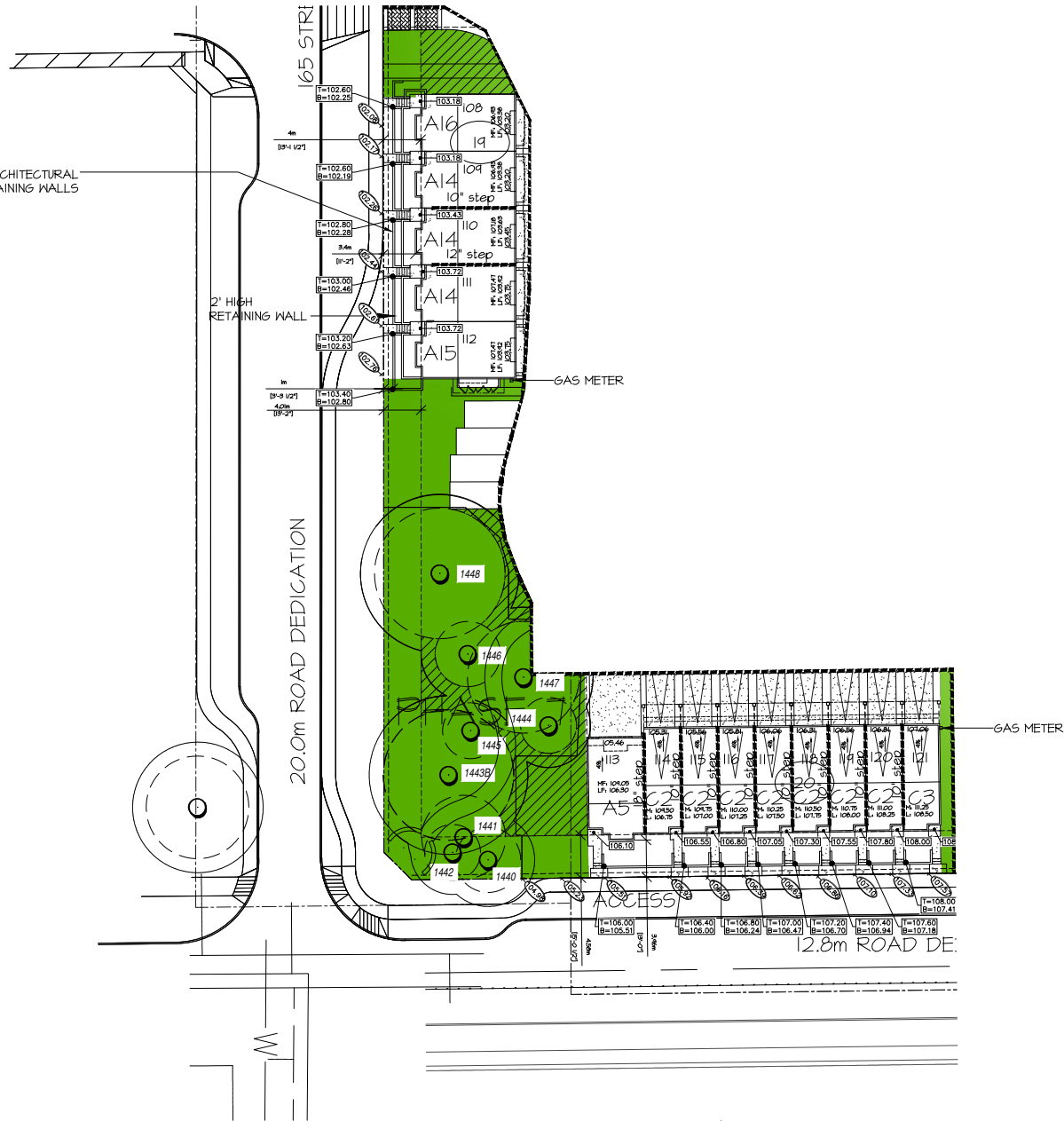
20.0m ROAD DEDICATION

ACCESS

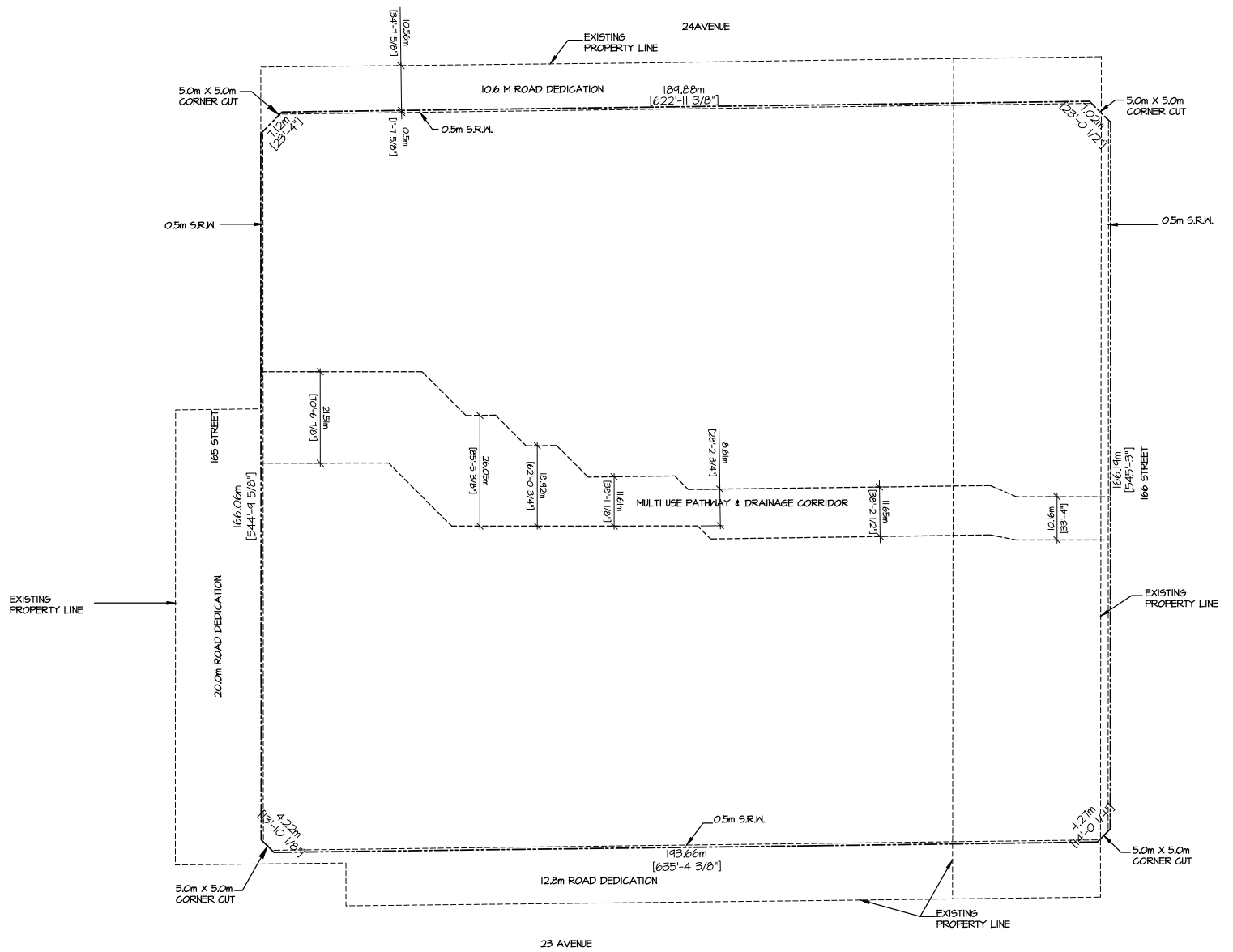
12.8m ROAD DE.



CONCEPTUAL SITE PLAN - PHASE 7
SCALE : 1" = 30'-0"



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PROPERTY PLAN
SCALE: 1" = 40'-0"

REV#	DATE	BY	ISSUED FOR



CTD Property Planning

DESIGN: HMM/INGENIER PROPERTIES - DP 17-0315-00
M.D.

DRAWN: (GRANDVIEWA LTD.)

DATE: DATE 10 20

SCALE: 1" = 30'-0"

CLIENT: HMM/INGENIER PROPERTIES - DP 17-0315-00
(GRANDVIEWA LTD.)

PROJECT: TOWNHOUSE DEVELOPMENT
1440 1600/200/20/20/20/20 24TH AVE. # 1440 20 AVE. SURREY

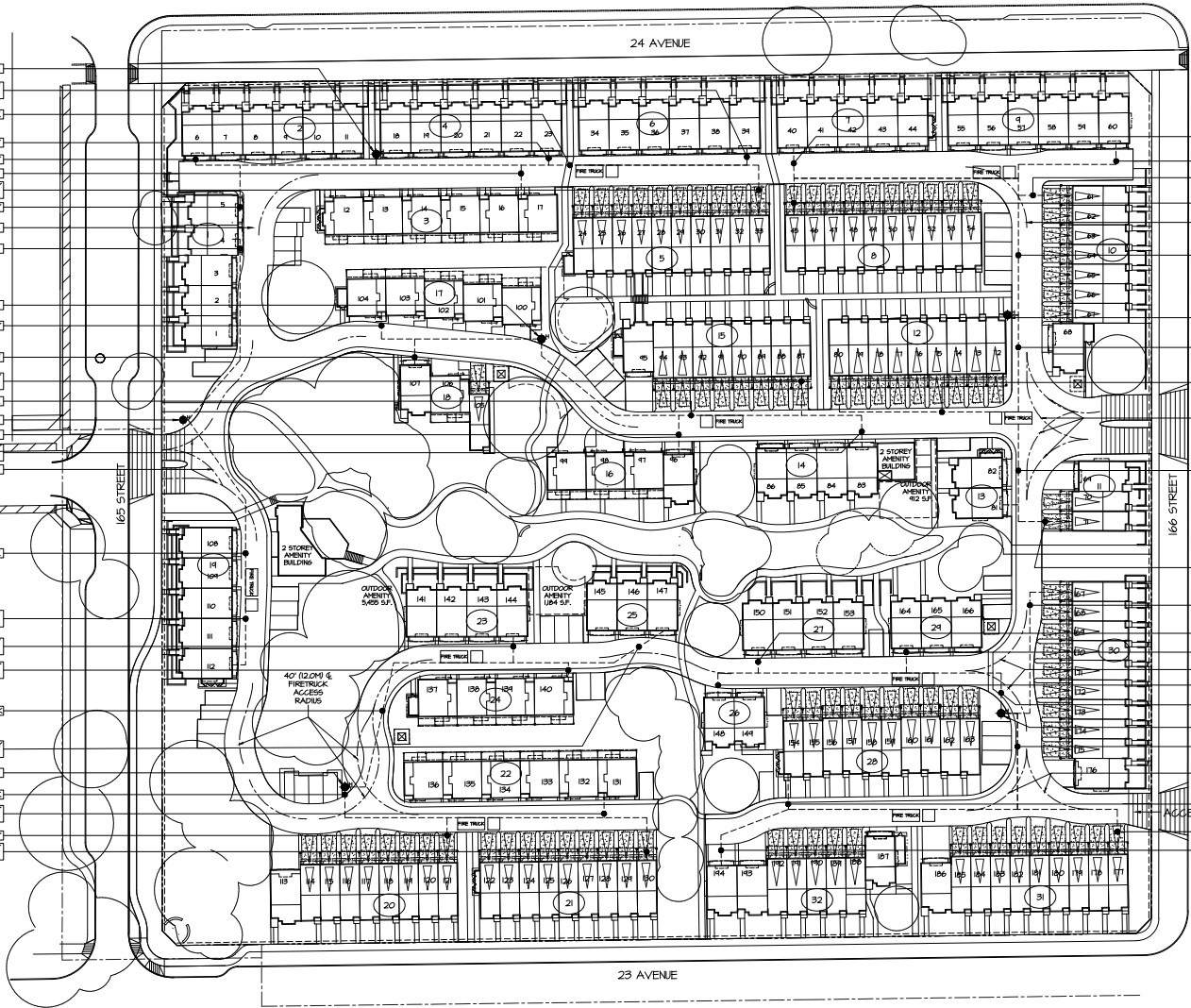
SHEET CONTENTS: PROPERTY PLAN



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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-1.1



PROPOSED FIRE HYDRANT

19.5M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 35.1M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

44.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

37.6M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

34.4M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

37.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

40.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

44.5M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

35.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

40' (12.2M) & FIRETRUCK ACCESS RADIUS

42.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

PROPOSED FIRE HYDRANT

30.6M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

23.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

16.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

22.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

44.5M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

PROPOSED FIRE HYDRANT

42.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

11.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

33.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

40' (12.2M) & FIRETRUCK ACCESS RADIUS

36.6M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

55.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

18.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

50.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

17.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

66.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

26.7M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

39.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

84.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

44.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

PROPOSED FIRE HYDRANT

30.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

62.4M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

30.8M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

34.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

14.8M TRAVEL DISTANCE FROM FIRE TO UNIT ENTRY HYDRANT

44.0M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

80.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

45.0M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

64.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

39.7M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

56.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

64.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

39.7M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

40' (12.2M) & FIRETRUCK ACCESS RADIUS

35.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

PROPOSED FIRE HYDRANT

20.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

43.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

43.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

40' (12.2M) & FIRETRUCK ACCESS RADIUS

40.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

16.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

51.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

30.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

37.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

60.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

34.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

4.8M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

40' (12.2M) & FIRETRUCK ACCESS RADIUS

62.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

42.1M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

26.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

PROPOSED FIRE HYDRANT

44.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

40' (12.2M) & FIRETRUCK ACCESS RADIUS

14.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

30.8M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

50.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY

44.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY



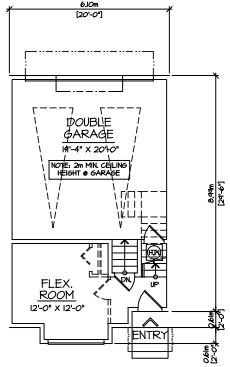
FIRE DEPARTMENT SITE PLAN

SCALE: 1" = 40'-0"

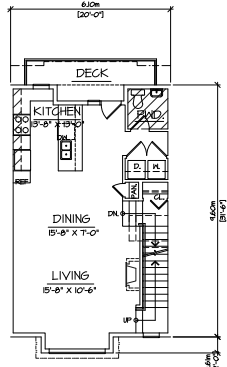
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 CONTACT BARNETT DEMBEK ARCHITECTS
 INC. FOR MORE INFORMATION.
 PROJECT NO. 16012
 SHEET NO. AC-1.10
 SCALE: 1" = 30'-0"

ISSUE NO.	ISSUE DATE	BY	DATE	DATE	ISSUE

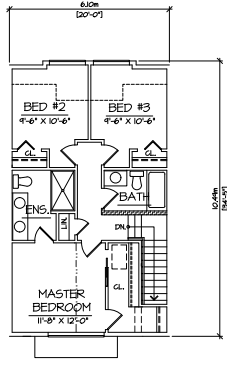
DESIGN: H.M.D.	DATE: 10/20/20	SCALE: 1" = 30'-0"
DRAWN: H.M.D.	DATE: 10/20/20	
CHECKED: H.M.D.	DATE: 10/20/20	
CLIENT: H.M.D.	DATE: 10/20/20	
PROJECT: H.M.D.	DATE: 10/20/20	
SHEET CONTENTS:	DATE: 10/20/20	
FIRE DEPARTMENT SITE PLAN	DATE: 10/20/20	



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 215 S.F.



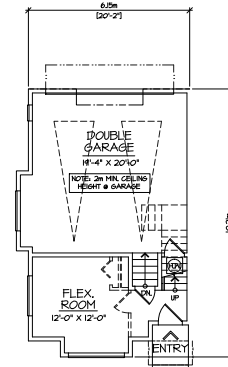
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 631 S.F.



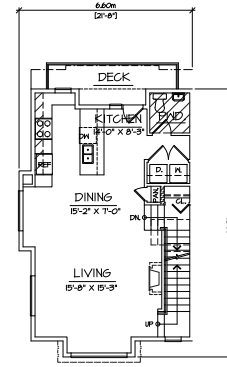
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 684 S.F.

TOTAL AREA: 1530 S.F.
NOT INCLUDING GARAGE AREAS

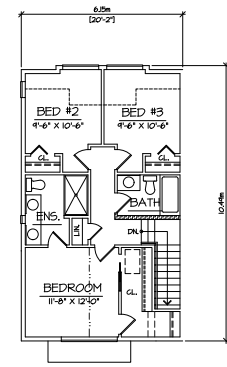
UNIT A



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 217 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 652 S.F.



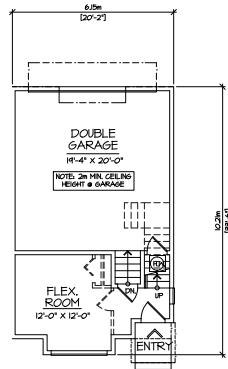
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 705 S.F.

TOTAL AREA: 1574 S.F.
NOT INCLUDING GARAGE AREAS

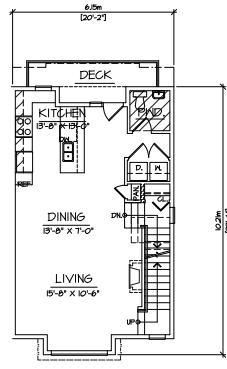
UNIT A1

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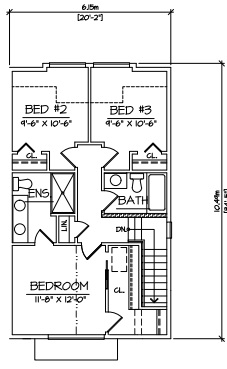
REV	DATE	BY	ISSUE



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 217 S.F.



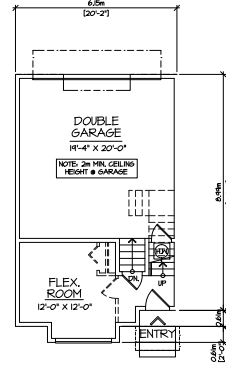
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 637 S.F.



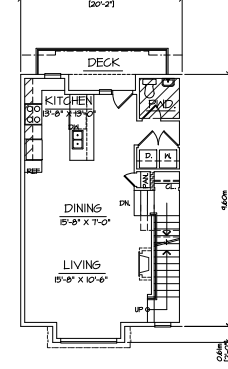
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 690 S.F.

TOTAL: 1544 S.F.
(INCLUDING BASEMENT)

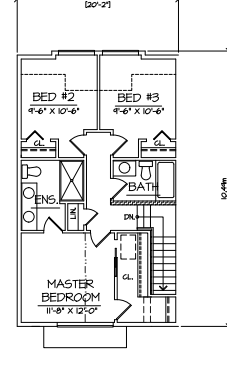
UNIT A2



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 217 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 637 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 690 S.F.

TOTAL AREA: 1544 S.F.
NOT INCLUDING GARAGE AREAS

UNIT A3

C12-11469

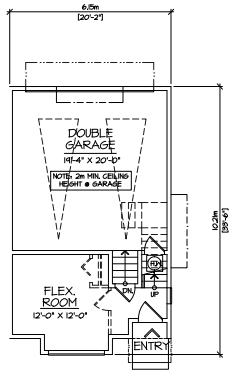
DESIGN :	CLIENT :	PROJECT :	SHEET CONTENTS :
H.M.D.	HUNTINGBIRD PROPERTIES - DP 17-0315-00	1446, HUNTINGBIRD/24TH AVE. & 14407 25 AVE. BARREY	UNIT PLANS
DRN :	(GRANDVIEW LTD.)		
DATE :			
DATE :			
SCALE :			
SCALE :			

barnett dembok

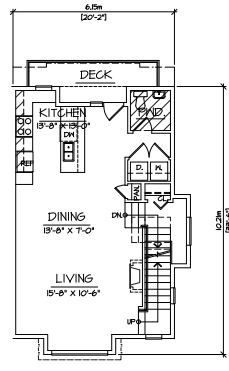
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

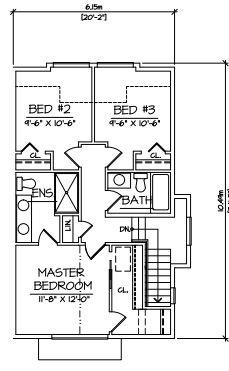
CLIENT NO.	SHEET NO.
16012	AC-2.1
PROJECT NO.	REV. NO.
16012	



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 217 S.F.



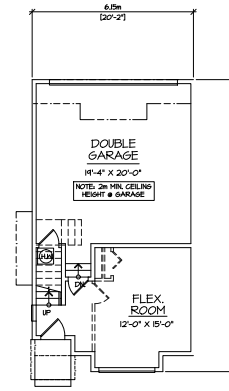
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 655 S.F.



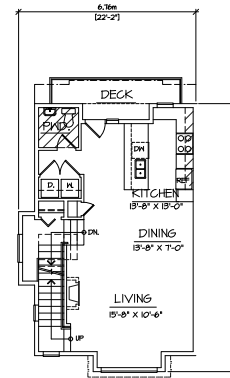
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 108 S.F.

TOTAL AREA: 1580 S.F.
NOT INCLUDING GARAGE
AREAS

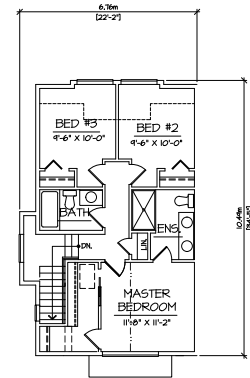
UNIT A4



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 271 S.F.



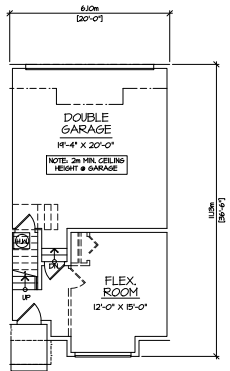
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 655 S.F.



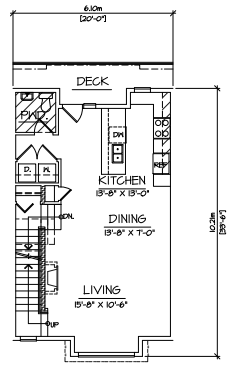
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 108 S.F.

TOTAL AREA: 1640 S.F.
NOT INCLUDING GARAGE
AREAS

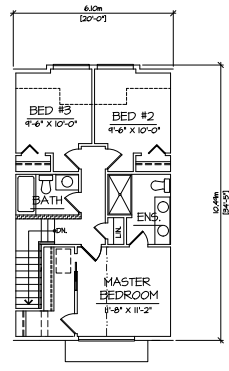
UNIT A5



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 275 S.F.



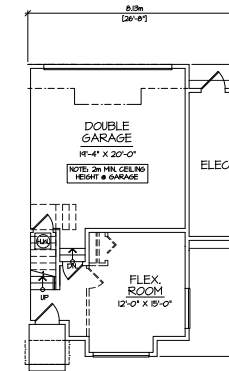
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 631 S.F.



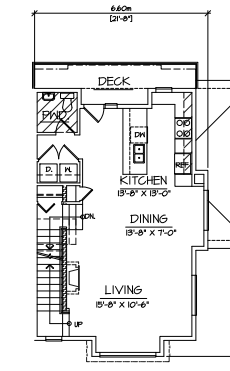
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 684 S.F.

TOTAL AREA: 1590 S.F.
NOT INCLUDING GARAGE
AREAS

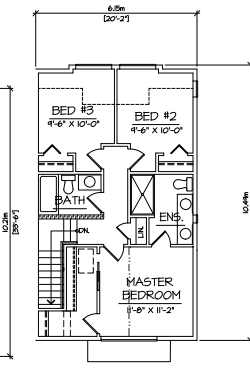
UNIT A6



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 278 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 652 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 640 S.F.

TOTAL AREA: 1620 S.F.
NOT INCLUDING GARAGE
AREAS

UNIT A7

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REV. NO.	DATE	BY	ISSUE

C12-1141g

DESIGN :	HINKINSBERG PROPERTIES - DP 17-0315-00
DRWN :	(GRANDVIEW LTD.)
DATE :	Dec. 10, 2010
PROJECT :	TOWNHOUSE DEVELOPMENT
CLIENT :	HINKINSBERG PROPERTIES - DP 17-0315-00 1445 HURONTARIO ST. 2ND FL. MISSISSAUGA, ONT. L4W 1M7
SHEET CONTENTS :	UNIT PLANS

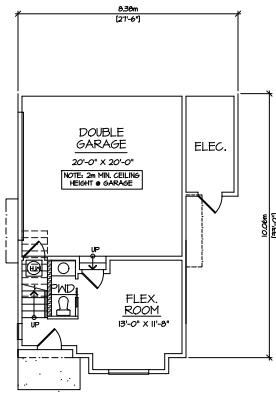
barnett dembek

UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1H8

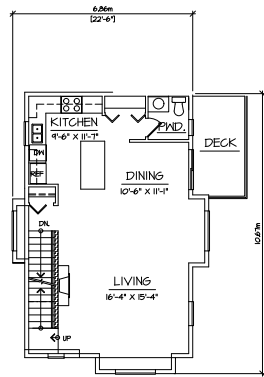
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.2
16012	REV. NO.

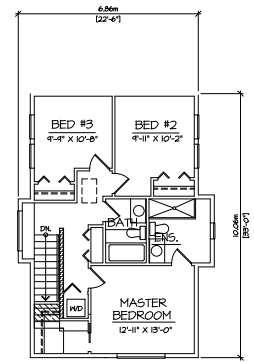
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LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 214 S.F.



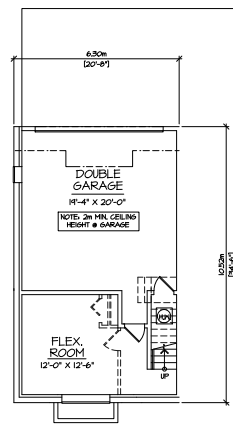
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 143 S.F.



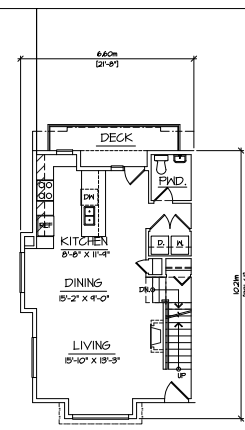
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 123 S.F.

TOTAL AREA: 1,740 S.F.
NOT INCLUDING GARAGE AREAS

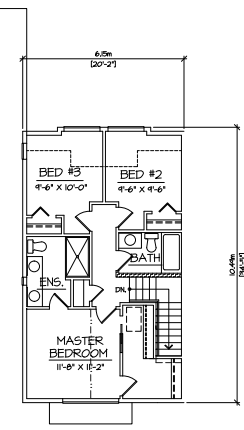
UNIT A8



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 216 S.F.



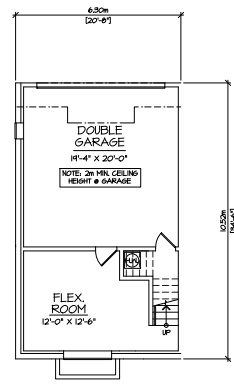
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 652 S.F.



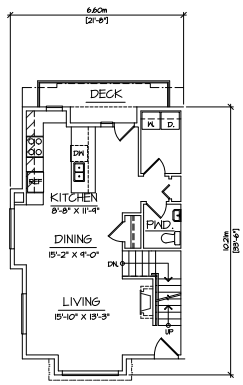
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 640 S.F.

TOTAL AREA: 1,610 S.F.
NOT INCLUDING GARAGE AREAS

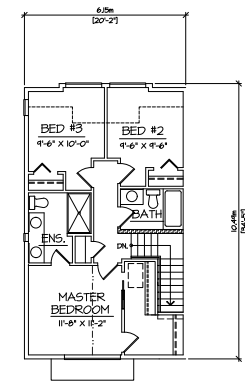
UNIT A9



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 284 S.F.



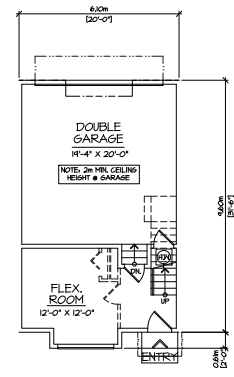
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 652 S.F.



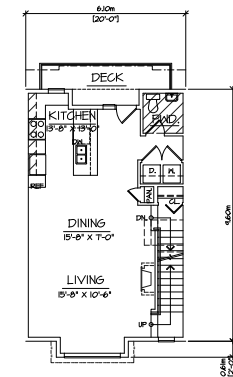
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 640 S.F.

TOTAL AREA: 1,631 S.F.
NOT INCLUDING GARAGE AREAS

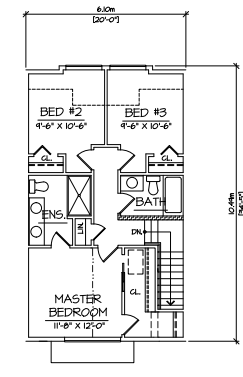
UNIT A10



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 230 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 631 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 604 S.F.

TOTAL AREA: 1,546 S.F.
NOT INCLUDING GARAGE AREAS

UNIT A11

DESIGN :		HINKINBERG PROPERTIES - DP 17-0315-00	
DRAWN :		(GRANDVIEW LTD.)	
DATE :		DEC. 10. 20	
SCALE :		1/8" = 1'-0"	
CLIENT :	HINKINBERG PROPERTIES - DP 17-0315-00		
PROJECT :	TOWNHOUSE DEVELOPMENT		
SHEET CONTENTS :	UNIT PLANS		

barnett dembok

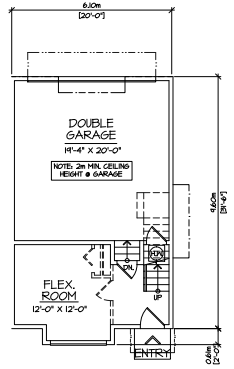
UNIT 135,
756 130 STREET,
SURREY, B.C.
V3W 1H8

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

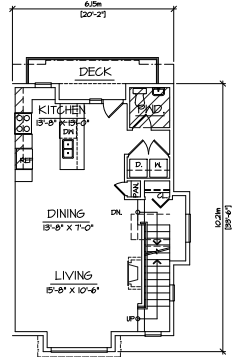
CLIENT NO. SHEET NO.
PROJECT NO. AC-23
REV. NO. 16012

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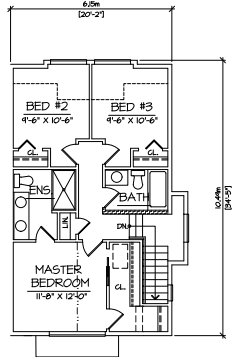
REV.	DATE	ISSUE	BY	ISSUED FOR



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 232 S.F.



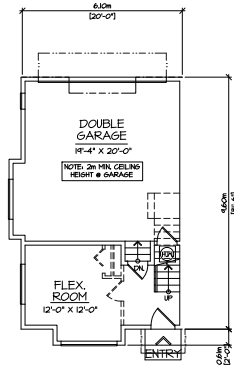
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 655 S.F.



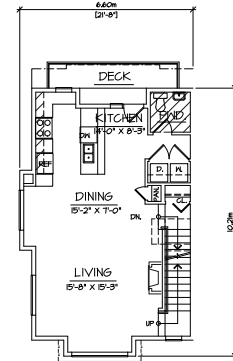
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 108 S.F.

TOTAL AREA: 1545 S.F.
NOT INCLUDING GARAGE
AREAS

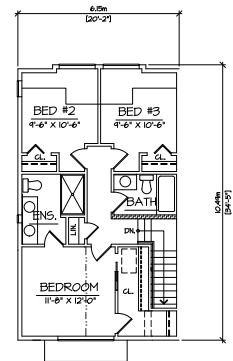
UNIT A12



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 232 S.F.



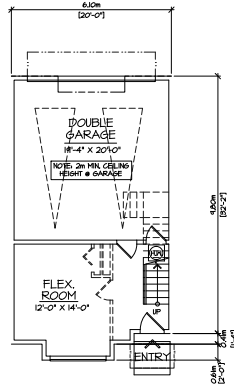
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 652 S.F.



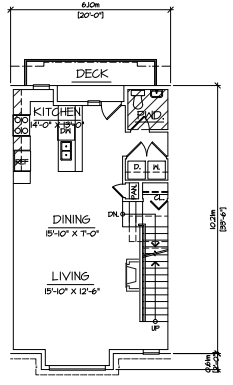
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 690 S.F.

TOTAL AREA: 1573 S.F.
NOT INCLUDING GARAGE
AREAS

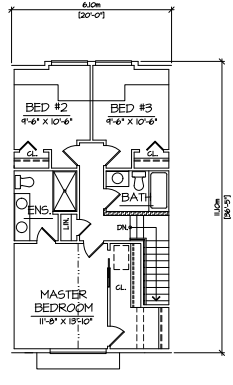
UNIT A13



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 272 S.F.



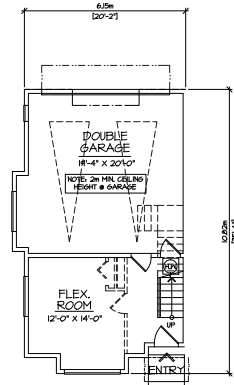
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 671 S.F.



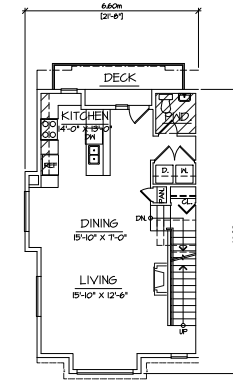
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 124 S.F.

TOTAL AREA: 1667 S.F.
NOT INCLUDING GARAGE
AREAS

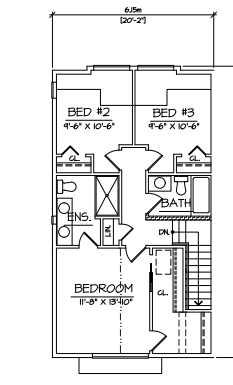
UNIT A14



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 274 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 692 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 130 S.F.

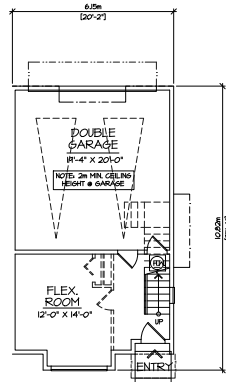
TOTAL AREA: 1696 S.F.
NOT INCLUDING GARAGE
AREAS

UNIT A15

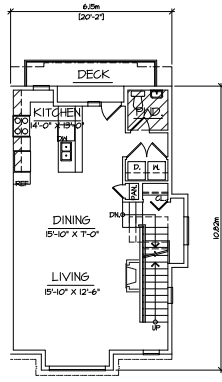
DESIGN :	CLIENT :	PROJECT :	SHEET CONTENTS :
H.M.B. (M.D.)	HUMMINGBIRD PROPERTIES - DP 17-0315-00	(GRANDVIEW LTD.) 1445, HURONTARIO/AVENUE 24TH AVE. # 1407 23 AVE. BARRY	UNIT PLANS
DRAWN :	DATE :	SCALE :	

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

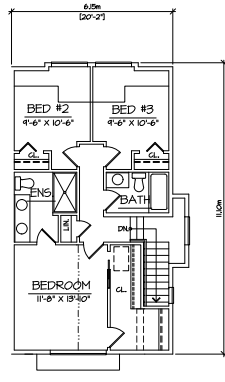
CLIENT NO.	SHEET NO.
16012	AC-2.4
PROJECT NO.	REV. NO.



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 214 S.F.



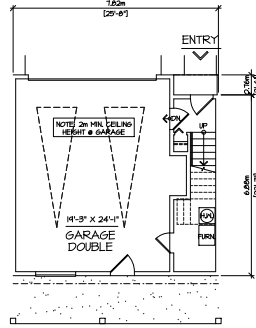
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 645 S.F.



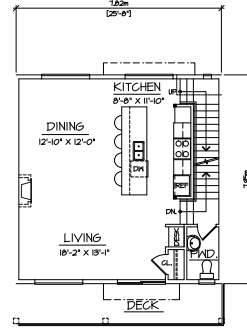
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 749 S.F.

TOTAL: 1711 S.F.
(INCLUDING BASEMENT)

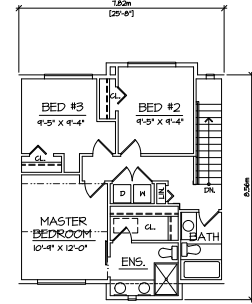
UNIT A16



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 121 S.F.



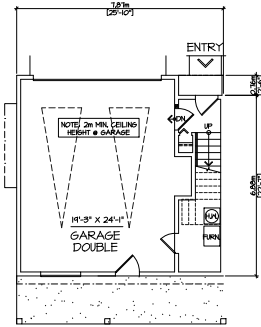
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 669 S.F.



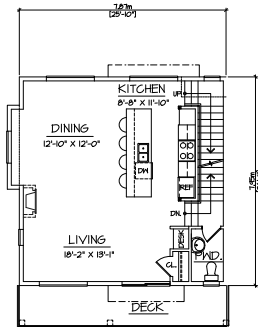
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 706 S.F.

TOTAL AREA: 1502 S.F.
NOT INCLUDING GARAGE AREAS

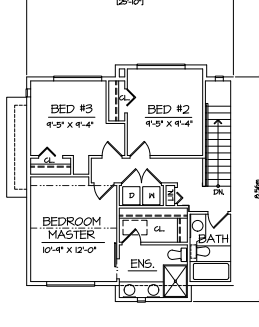
UNIT B



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 121 S.F.



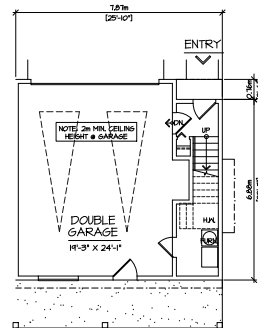
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 640 S.F.



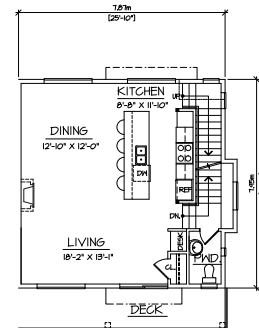
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 710 S.F.

TOTAL AREA: 1521 S.F.
NOT INCLUDING GARAGE AREAS

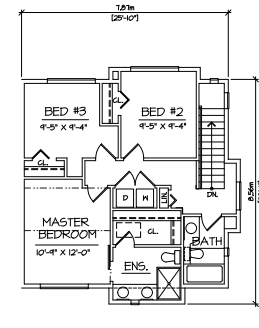
UNIT B1



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 131 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 688 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 724 S.F.

TOTAL AREA: 1543 S.F.
NOT INCLUDING GARAGE AREAS

UNIT B2

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REV#	DATE	BY	ISSUE

REV#	DATE	BY	ISSUE

DESIGN: M.H.D. DRAWN: J.D. DATE: Dec. 10, 2010 SCALE: 1/8" = 1'-0"

CLIENT: HUMMINGBIRD PROPERTIES - DP 17-0315-00

PROJECT: TOWNHOUSE DEVELOPMENT

1448, HOGANMANORWAY/28TH AVE. & 14407 23 AVE. BARRETT

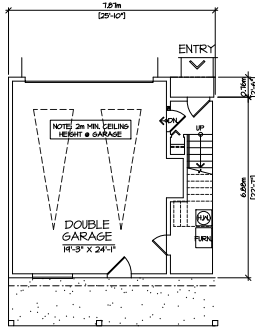
SHEET CONTENTS: UNIT PLANS

barnett dembok

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

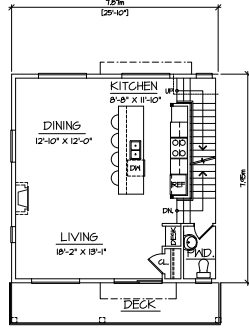
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
16012	AC-25



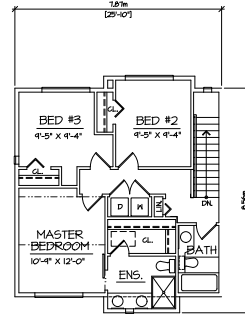
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0" 121 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 674 S.F.

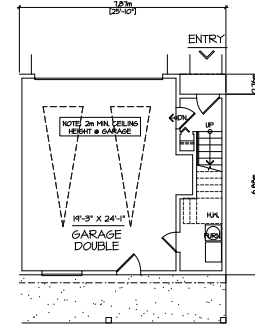


UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" 710 S.F.

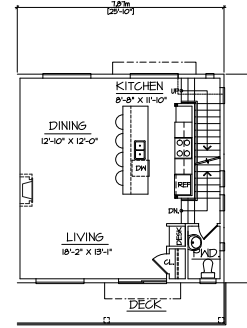
TOTAL AREA: 1504 S.F.
NOT INCLUDING GARAGE AREAS

UNIT B3



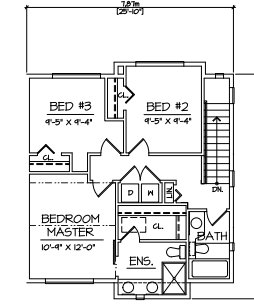
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0" 131 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 674 S.F.



UPPER FLOOR PLAN

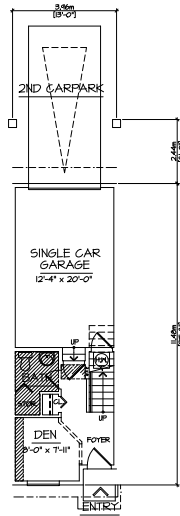
SCALE: 1/8" = 1'-0" 103 S.F.

TOTAL AREA: 1508 S.F.
NOT INCLUDING GARAGE AREAS

UNIT B4

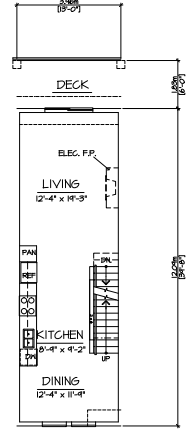
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REV	DATE	ISSUE	BY	ISSUED FOR



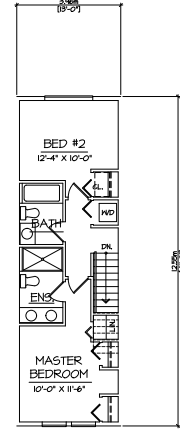
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0" 210 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 516 S.F.

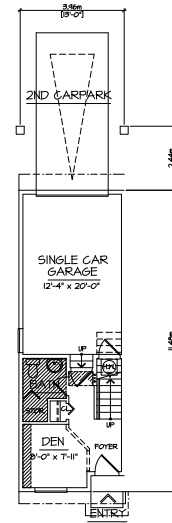


UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" 535 S.F.

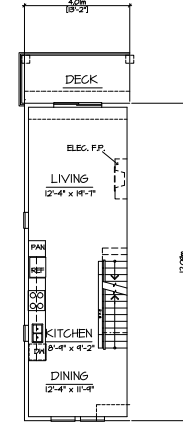
TOTAL : 1,261 S.F.
(INCLUDING BASEMENT)

UNIT C



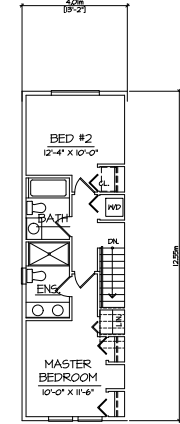
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0" 213 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 522 S.F.



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" 542 S.F.

TOTAL : 1,271 S.F.
(INCLUDING BASEMENT)

UNIT C1

DESIGN :	CLIENT :	PROJECT :	SHEET CONTENTS :
MD	HUMMINGBIRD PROPERTIES - DP 17-0315-00	GRANDVIEW LTD.)	UNIT PLANS
MD			
MD			
MD			

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

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

CLIENT NO.	SHEET NO.
16012	AC-2.6
PROJECT NO.	REV. NO.
16012	

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	

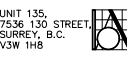
DESIGN :	MM	17-0315-00
DRAWN :	MM	
DATE :	17-03-20	
SCALE :	1/8" = 1'-0"	
CLIENT :	HUMPHREYS PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	
PROJECT :	TOWNHOUSE DEVELOPMENT 1445, HURON/GRANDVIEW/24TH AVE. & 1440 23 AVE. BARRY	
SHEET CONTENTS :	UNIT PLANS	

barnett dembek

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

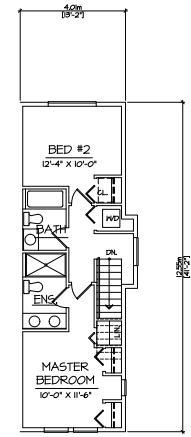
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett-dembek.com

CLIENT NO. SHEET NO.
16012 AC-2.1

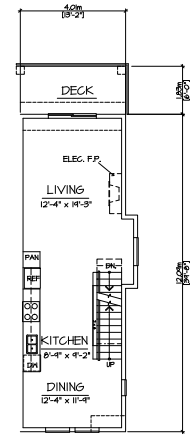


CLIENT NO.	16012
SHEET NO.	AC-2.1
PROJECT NO.	
REV. NO.	

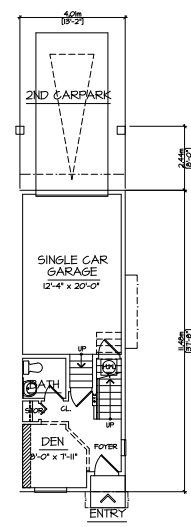
C12-14mg



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 542 S.F.



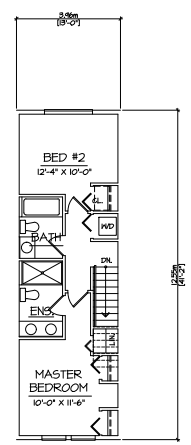
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 522 S.F.



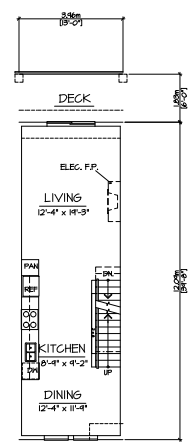
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 204 S.F.

TOTAL : 1268 S.F.
(INCLUDING BASEMENT)

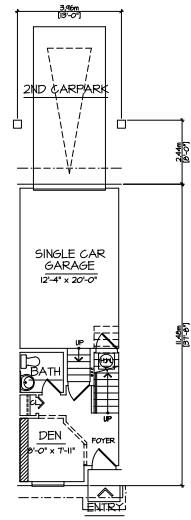
UNIT C3



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 535 S.F.



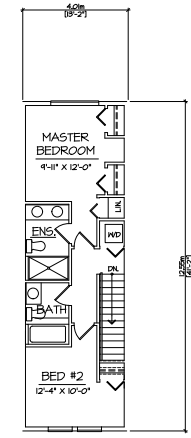
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 516 S.F.



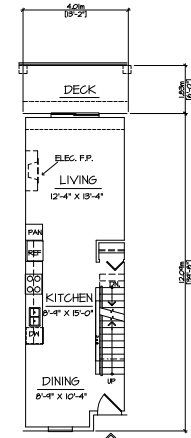
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 203 S.F.

TOTAL : 1380 S.F.
(INCLUDING BASEMENT)

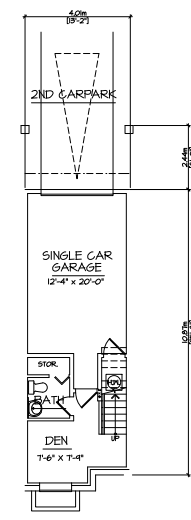
UNIT C2



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 542 S.F.



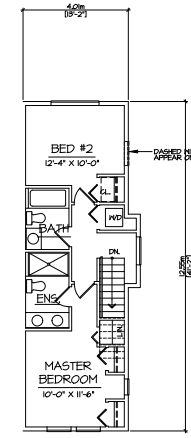
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 514 S.F.



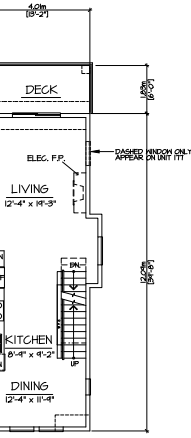
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 204 S.F.

TOTAL : 1260 S.F.
(INCLUDING BASEMENT)

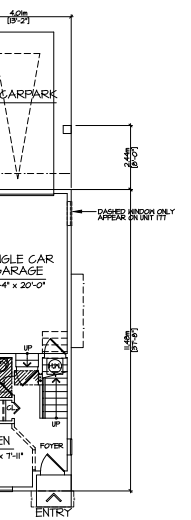
UNIT C5



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 536 S.F.



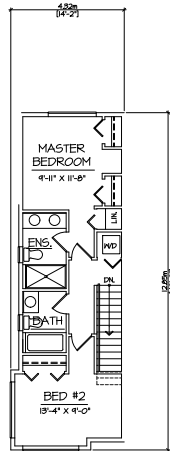
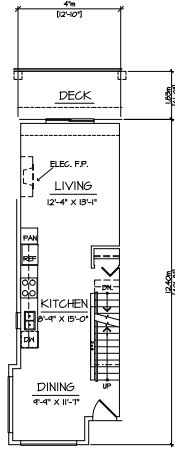
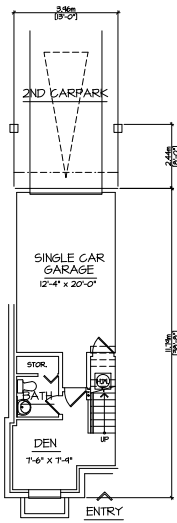
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 513 S.F.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 213 S.F.

TOTAL : 1305 S.F.
(INCLUDING BASEMENT)

UNIT C4



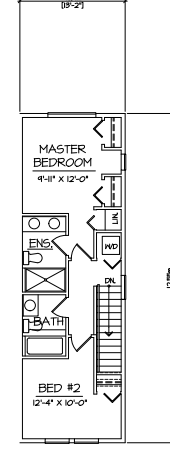
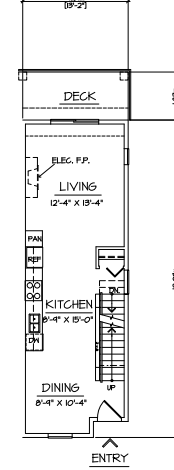
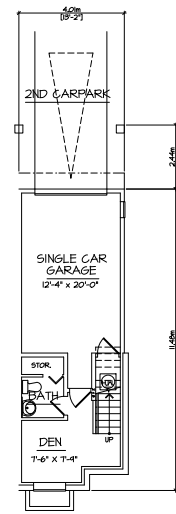
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
228 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
531 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
554 S.F.

TOTAL : 1318 S.F.
(INCLUDING BASEMENT)

UNIT C6



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
212 S.F.

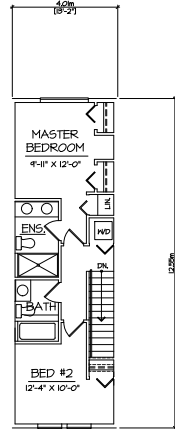
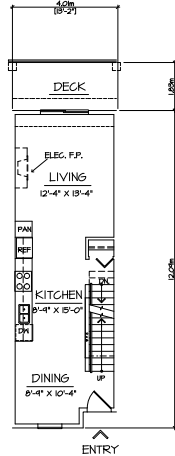
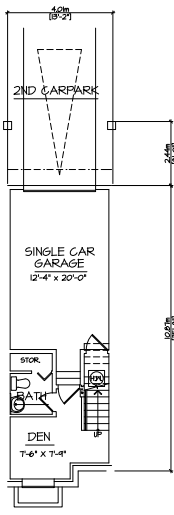
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
514 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
542 S.F.

TOTAL : 1268 S.F.
(INCLUDING BASEMENT)

UNIT C7

REV	DATE	BY	ISSUE



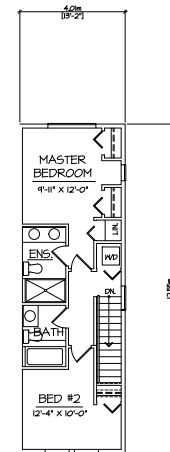
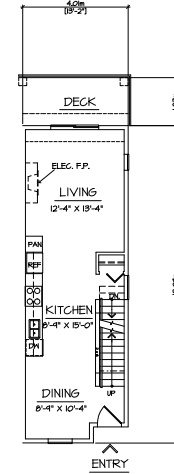
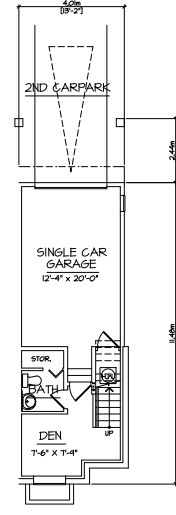
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
204 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
514 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
542 S.F.

TOTAL : 1260 S.F.
(INCLUDING BASEMENT)

UNIT C8



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
212 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
514 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
542 S.F.

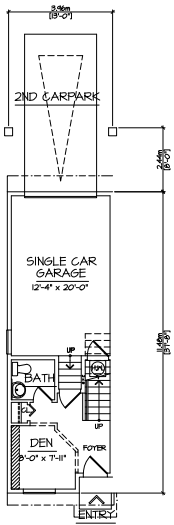
TOTAL : 1268 S.F.
(INCLUDING BASEMENT)

UNIT C9

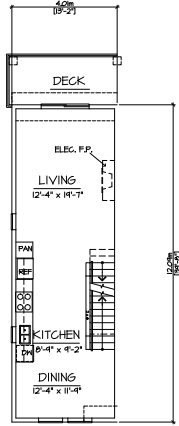
CLIENT	DESIGN	DATE	SCALE
HUNTINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	DPN	18.10.20	1/8" = 1'-0"
PROJECT : TOWNHOUSE DEVELOPMENT 1445 HUNTINGBIRD DRIVE 20TH AVE. & 14407 25 AVE. BARRY			
SHEET CONTENTS : UNIT PLANS			

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

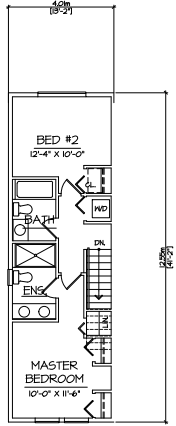
CLIENT NO.	SHEET NO.
16012	AC-2B
PROJECT NO.	REV. NO.
16012	



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 213 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 522 S.F.



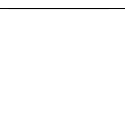
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 542 S.F.

TOTAL : 1271 S.F.
(INCLUDING BASEMENT)

UNIT C10

DISCLAIMER: ALL DESIGN AND THE MODIFIED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION IS INCLUDED HEREIN. CLASH AND CONFLICTS THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUE



DESIGN :	DRAWN :	DATE :	SCALE :
HUNTINGBIRD PROPERTIES - DP 17-0315-00		Dec. 10, 20	1/8" = 1'-0"
(GRANDVIEW LTD.)			
CLIENT :	PROJECT :	SHEET CONTENTS :	
HUNTINGBIRD PROPERTIES - DP 17-0315-00	1448, HOOVERMAN/CORNB 24TH AVE. & 14487 25 AVE. BARRET	UNIT PLANS	

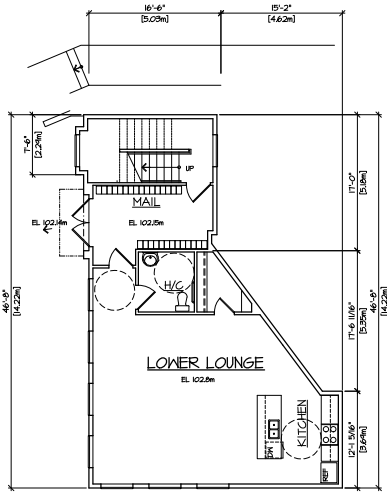
barnett dembek
ARCHITECTS INC.

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

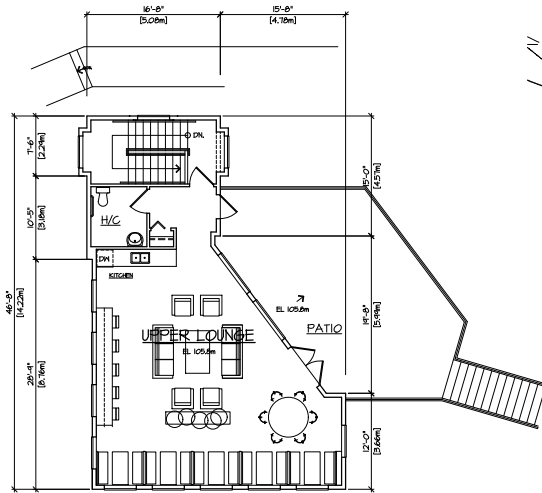
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
	AC-2.1
PROJECT NO.	REV. NO.
16072	

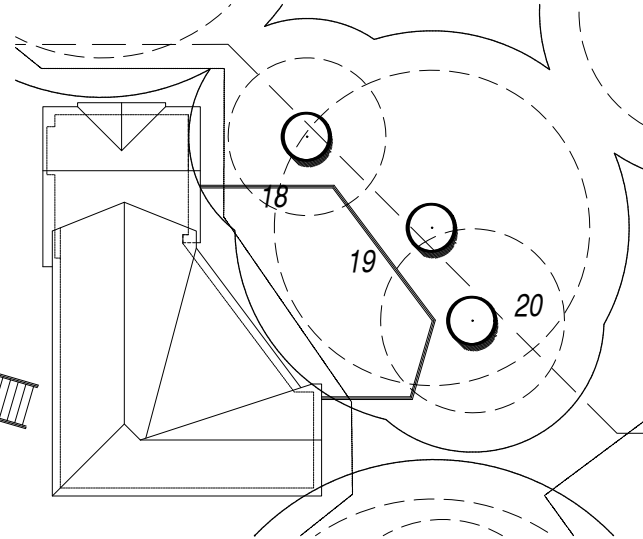
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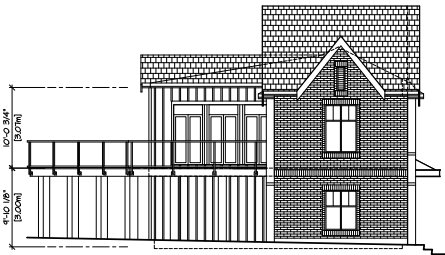
AMENITY
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
FLOOR AREA: 1263.95SF.



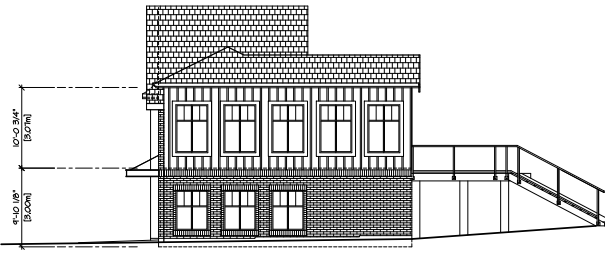
AMENITY
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
FLOOR AREA: 1274.65SF.



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



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



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



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



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

REV#	DATE	BY	DATE	ISSUE

C7E-Camerying.dwg

DESIGN :	HAMMINGBIRD PROPERTIES - DP 17-0315-00
H.D.	
DRAWN :	
DATE :	DEC. 9. 20
DWG. #	20
SCALE :	1/8" = 1'-0"
CLIENT :	HAMMINGBIRD PROPERTIES - DP 17-0315-00
PROJECT :	COMPLEX DEVELOPMENT
PROJECT ADDRESS :	1444 WOODBURN/1400/24TH AVE. & HWY 25 AVE. SURREY
SHEET CONTENTS :	AMENITY BUILDINGS
	BUILDING PLANS AND ELEVATIONS

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-3.00

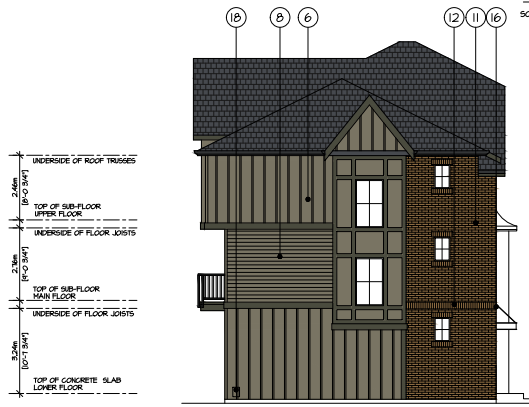


WEST ELEVATION (165 STREET)

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

COLOUR LEGEND

- TRIM: BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING: BENJAMIN MOORE - "COXLEY GREY"
- SIDING: BENJAMIN MOORE - "GLOUCESTER SAGE"
- IXL BRICK: HEBRON - SAHARA
- IXL BRICK: HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES: CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS: BLACK
- ENTRY DOOR & GARAGE DOORS: BENJAMIN MOORE - "BLACK IRON"



NORTH ELEVATION

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

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL GLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



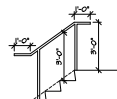
SOUTH ELEVATION

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



EAST ELEVATION

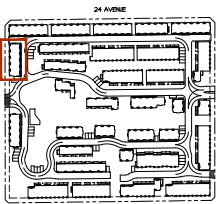
SCALE: 1/8" = 1'-0"



1 1/2" DIA. STEEL PIPE HANDRAIL
1/2" DIA. STEEL PIPE FINISH
ONE SIDE OF STEPS UP TO BARS

HANDRAIL DETAIL

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



BUILDING LOCATION

ISSUED FOR	BY	DATE	ISSUE

REV	DATE	BY	APP	DESCRIPTION

DESIGN: HMM	DATE: 10-20	SCALE: 1/8" = 1'-0"
PROJECT: TOWNHOUSE DEVELOPMENT	DATE: 10-20	SCALE: 1/8" = 1'-0"
CLIENT: HMM BARRINGTON PROPERTIES - DP 17-0315-00	PROJECT: TOWNHOUSE DEVELOPMENT	SCALE: 1/8" = 1'-0"
PROJECT: 1645, 1655, 1665, 1675, 1685, 1695, 1705, 1715, 1725, 1735, 1745, 1755, 1765, 1775, 1785, 1795, 1805, 1815, 1825, 1835, 1845, 1855, 1865, 1875, 1885, 1895, 1905, 1915, 1925, 1935, 1945, 1955, 1965, 1975, 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075, 2085, 2095, 2105, 2115, 2125, 2135, 2145, 2155, 2165, 2175, 2185, 2195, 2205, 2215, 2225, 2235, 2245, 2255, 2265, 2275, 2285, 2295, 2305, 2315, 2325, 2335, 2345, 2355, 2365, 2375, 2385, 2395, 2405, 2415, 2425, 2435, 2445, 2455, 2465, 2475, 2485, 2495, 2505, 2515, 2525, 2535, 2545, 2555, 2565, 2575, 2585, 2595, 2605, 2615, 2625, 2635, 2645, 2655, 2665, 2675, 2685, 2695, 2705, 2715, 2725, 2735, 2745, 2755, 2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885, 2895, 2905, 2915, 2925, 2935, 2945, 2955, 2965, 2975, 2985, 2995, 3005, 3015, 3025, 3035, 3045, 3055, 3065, 3075, 3085, 3095, 3105, 3115, 3125, 3135, 3145, 3155, 3165, 3175, 3185, 3195, 3205, 3215, 3225, 3235, 3245, 3255, 3265, 3275, 3285, 3295, 3305, 3315, 3325, 3335, 3345, 3355, 3365, 3375, 3385, 3395, 3405, 3415, 3425, 3435, 3445, 3455, 3465, 3475, 3485, 3495, 3505, 3515, 3525, 3535, 3545, 3555, 3565, 3575, 3585, 3595, 3605, 3615, 3625, 3635, 3645, 3655, 3665, 3675, 3685, 3695, 3705, 3715, 3725, 3735, 3745, 3755, 3765, 3775, 3785, 3795, 3805, 3815, 3825, 3835, 3845, 3855, 3865, 3875, 3885, 3895, 3905, 3915, 3925, 3935, 3945, 3955, 3965, 3975, 3985, 3995, 4005, 4015, 4025, 4035, 4045, 4055, 4065, 4075, 4085, 4095, 4105, 4115, 4125, 4135, 4145, 4155, 4165, 4175, 4185, 4195, 4205, 4215, 4225, 4235, 4245, 4255, 4265, 4275, 4285, 4295, 4305, 4315, 4325, 4335, 4345, 4355, 4365, 4375, 4385, 4395, 4405, 4415, 4425, 4435, 4445, 4455, 4465, 4475, 4485, 4495, 4505, 4515, 4525, 4535, 4545, 4555, 4565, 4575, 4585, 4595, 4605, 4615, 4625, 4635, 4645, 4655, 4665, 4675, 4685, 4695, 4705, 4715, 4725, 4735, 4745, 4755, 4765, 4775, 4785, 4795, 4805, 4815, 4825, 4835, 4845, 4855, 4865, 4875, 4885, 4895, 4905, 4915, 4925, 4935, 4945, 4955, 4965, 4975, 4985, 4995, 5005, 5015, 5025, 5035, 5045, 5055, 5065, 5075, 5085, 5095, 5105, 5115, 5125, 5135, 5145, 5155, 5165, 5175, 5185, 5195, 5205, 5215, 5225, 5235, 5245, 5255, 5265, 5275, 5285, 5295, 5305, 5315, 5325, 5335, 5345, 5355, 5365, 5375, 5385, 5395, 5405, 5415, 5425, 5435, 5445, 5455, 5465, 5475, 5485, 5495, 5505, 5515, 5525, 5535, 5545, 5555, 5565, 5575, 5585, 5595, 5605, 5615, 5625, 5635, 5645, 5655, 5665, 5675, 5685, 5695, 5705, 5715, 5725, 5735, 5745, 5755, 5765, 5775, 5785, 5795, 5805, 5815, 5825, 5835, 5845, 5855, 5865, 5875, 5885, 5895, 5905, 5915, 5925, 5935, 5945, 5955, 5965, 5975, 5985, 5995, 6005, 6015, 6025, 6035, 6045, 6055, 6065, 6075, 6085, 6095, 6105, 6115, 6125, 6135, 6145, 6155, 6165, 6175, 6185, 6195, 6205, 6215, 6225, 6235, 6245, 6255, 6265, 6275, 6285, 6295, 6305, 6315, 6325, 6335, 6345, 6355, 6365, 6375, 6385, 6395, 6405, 6415, 6425, 6435, 6445, 6455, 6465, 6475, 6485, 6495, 6505, 6515, 6525, 6535, 6545, 6555, 6565, 6575, 6585, 6595, 6605, 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8275, 8285, 8295, 8305, 8315, 8325, 8335, 8345, 8355, 8365, 8375, 8385, 8395, 8405, 8415, 8425, 8435, 8445, 8455, 8465, 8475, 8485, 8495, 8505, 8515, 8525, 8535, 8545, 8555, 8565, 8575, 8585, 8595, 8605, 8615, 8625, 8635, 8645, 8655, 8665, 8675, 8685, 8695, 8705, 8715, 8725, 8735, 8745, 8755, 8765, 8775, 8785, 8795, 8805, 8815, 8825, 8835, 8845, 8855, 8865, 8875, 8885, 8895, 8905, 8915, 8925, 8935, 8945, 8955, 8965, 8975, 8985, 8995, 9005, 9015, 9025, 9035, 9045, 9055, 9065, 9075, 9085, 9095, 9105, 9115, 9125, 9135, 9145, 9155, 9165, 9175, 9185, 9195, 9205, 9215, 9225, 9235, 9245, 9255, 9265, 9275, 9285, 9295, 9305, 9315, 9325, 9335, 9345, 9355, 9365, 9375, 9385, 9395, 9405, 9415, 9425, 9435, 9445, 9455, 9465, 9475, 9485, 9495, 9505, 9515, 9525, 9535, 9545, 9555, 9565, 9575, 9585, 9595, 9605, 9615, 9625, 9635, 9645, 9655, 9665, 9675, 9685, 9695, 9705, 9715, 9725, 9735, 9745, 9755, 9765, 9775, 9785, 9795, 9805, 9815, 9825, 9835, 9845, 9855, 9865, 9875, 9885, 9895, 9905, 9915, 9925, 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11375, 11385, 11395, 11405, 11415, 11425, 11435, 11445, 11455, 11465, 11475, 11485, 11495, 11505, 11515, 11525, 11535, 11545, 11555, 11565, 11575, 11585, 11595, 11605, 11615, 11625, 11635, 11645, 11655, 11665, 11675, 11685, 11695, 11705, 11715, 11725, 11735, 11745, 11755, 11765, 11775, 11785, 11795, 11805, 11815, 11825, 11835, 11845, 11855, 11865, 11875, 11885, 11895, 11905, 11915, 11925, 11935, 11945, 11955, 11965, 11975, 11985, 11995, 12005, 12015, 12025, 12035, 12045, 12055, 12065, 12075, 12085, 12095, 12105, 12115, 12125, 12135, 12145, 12155, 12165, 12175, 12185, 12195, 12205, 12215, 12225, 12235, 12245, 12255, 12265, 12275, 12285, 12295, 12305, 12315, 12325, 12335, 12345, 12355, 12365, 12375, 12385, 12395, 12405, 12415, 12425, 12435, 12445, 12455, 12465, 12475, 12485, 12495, 12505, 12515, 12525, 12535, 12545, 12555, 12565, 12575, 12585, 12595, 12605, 12615, 12625, 12635, 12645, 12655, 12665, 12675, 12685, 12695, 12705, 12715, 12725, 12735, 12745, 12755, 12765, 12775, 12785, 12795, 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14235, 14245, 14255, 14265, 14275, 14285, 14295, 14305, 14315, 14325, 14335, 14345, 14355, 14365, 14375, 14385, 14395, 14405, 14415, 14425, 14435, 14445, 14455, 14465, 14475, 14485, 14495, 14505, 14515, 14525, 14535, 14545, 14555, 14565, 14575, 14585, 14595, 14605, 14615, 14625, 14635, 14645, 14655, 14665, 14675, 14685, 14695, 14705, 14715, 14725, 14735, 14745, 14755, 14765, 14775, 14785, 14795, 14805, 14815, 14825, 14835, 14845, 14855, 14865, 14875, 14885, 14895, 14905, 14915, 14925, 14935, 14945, 14955, 14965, 14975, 14985, 14995, 15005, 15015, 15025, 15035, 15045, 15055, 15065, 15075, 15085, 15095, 15105, 15115, 15125, 15135, 15145, 15155, 15165, 15175, 15185, 15195, 15205, 15215, 15225, 15235, 15245, 15255, 15265, 15275, 15285, 15295, 15305, 15315, 15325, 15335, 15345, 15355, 15365, 15375, 15385, 15395, 15405, 15415, 15425, 15435, 15445, 15455, 15465, 15475, 15485, 15495, 15505, 15515, 15525, 15535, 15545, 15555, 15565, 15575, 15585, 15595, 15605, 15615, 15625, 15635, 15645, 15655, 15665, 15675, 15685, 15695, 15705, 15715, 15725, 15735, 15745, 15755, 15765, 15775, 15785, 15795, 15805, 15815, 15825, 15835, 15845, 15855, 15865, 15875, 15885, 15895, 15905, 15915, 15925, 15935, 15945, 15955, 15965, 15975, 15985, 15995, 16005, 16015, 16025, 16035, 16045, 16055, 16065, 16075, 16085, 16095, 16105, 16115, 16125, 16135, 16145, 16155, 16165, 16175, 16185, 16195, 16205, 16215, 16225, 16235, 16245, 16255, 16265, 16275, 16285, 16295, 16305, 16315, 16325, 16335, 16345, 16355, 16365, 16375, 16385, 16395, 16405, 16415, 16425, 16435, 16445, 16455, 16465, 16475, 16485, 16495, 16505, 16515, 16525, 16535, 16545, 16555, 16565, 16575, 16585, 16595, 16605, 16615, 16625, 16635, 16645, 16655, 16665, 16675, 16685, 16695, 16705, 16715, 16725, 16735, 16745, 16755, 16765, 16775, 16785, 16795, 16805, 16815, 16825, 16835, 16845, 16855, 16865, 16875, 16885, 16895, 16905, 16915, 16925, 16935, 16945, 16955, 16965, 16975, 16985, 16995, 17005, 17015, 17025, 17035, 17045, 17055, 17065, 17075, 17085, 17095, 17105, 1711		

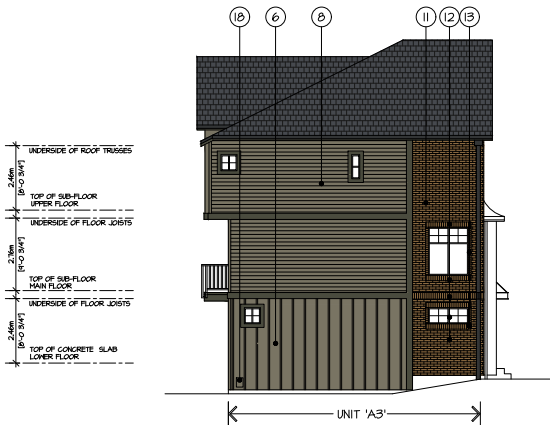


NORTH ELEVATION (24 AVENUE)

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

COLOUR LEGEND

- TRIM
BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING
BENJAMIN MOORE - "COPLEY GREY"
- SIDING
BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1X1 BRICK
HEBRON - SAHARA
- 1X1 BRICK
HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
BLACK
- ENTRY DOOR & GARAGE DOORS
BENJAMIN MOORE - "BLACK IRON"

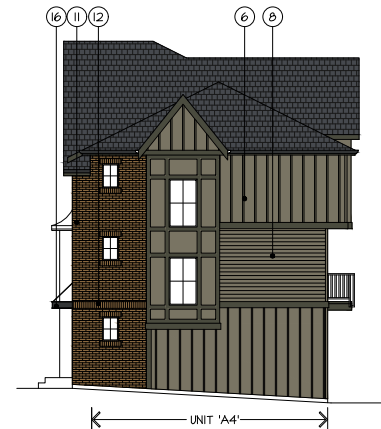


EAST ELEVATION

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

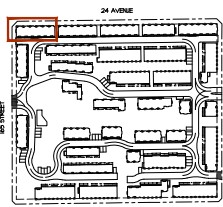
SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 HOOD FASCIA
- ③ 2 x 10 HOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILINGS
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



WEST ELEVATION (65 STREET)

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

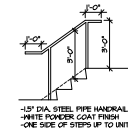
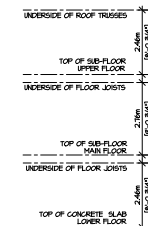


BUILDING LOCATION



SOUTH ELEVATION

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



HANDRAIL DETAIL

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

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ISSUED FOR	BY	DATE	ISSUE

DESIGN NO.	DATE	SCALE

barnett denbek

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

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

SHEET NO. AC-3.02
PROJECT NO. 16012

BUILDING #2

COLOUR LEGEND

- TRIM
BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING
BENJAMIN MOORE - "COPLYEY GREY"
- SIDING
BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1XL BRICK
HEBRON - SAHARA
- 1XL BRICK
HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
BLACK
- ENTRY DOOR & GARAGE DOORS
BENJAMIN MOORE - "BLACK IRON"

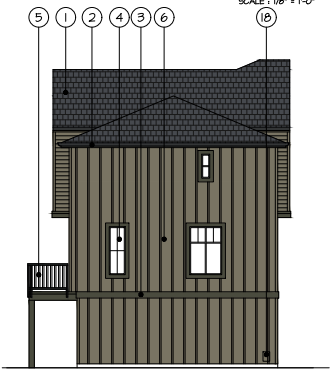


NORTH ELEVATION

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

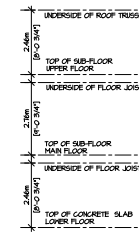
SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



EAST ELEVATION

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



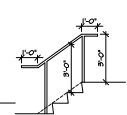
WEST ELEVATION

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



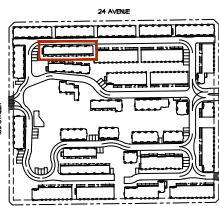
SOUTH ELEVATION

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



HANDRAIL DETAIL

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



BUILDING LOCATION

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
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DATE	
BY	
DATE	
BY	
DATE	

DESIGN :	MM	17-0315-00
DRAWN :	GH	
DATE :	DEC. 10 2014	
SCALE :	1/8" = 1'-0"	
CLIENT :	HUNTINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	
PROJECT :	1448, HUNTINGBIRD/24TH AVE. & 14407 23 AVE. BARRET	
SHEET CONTENTS :	ELEVATIONS	

barnett dembek

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

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

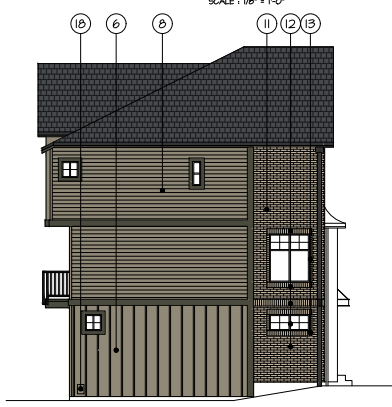
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3,03
16012	REV. NO.



NORTH ELEVATION (24 AVENUE)

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

- COLOUR LEGEND**
- TRIM: BENJAMIN MOORE - 'FATIGUE GREEN'
 - SIDING: BENJAMIN MOORE - 'COPLYEY GREY'
 - SIDING: BENJAMIN MOORE - 'GLOUCESTER SAGE'
 - IXL BRICK: HEBRON - SAHARA
 - IXL BRICK: HEBRON - MAROON
 - TIMBERLINE HD ASPHALT SHINGLES: CHARCOAL
 - GUTTERS, DOWNSPOUTS AND RAILINGS: BLACK
 - ENTRY DOOR & GARAGE DOORS: BENJAMIN MOORE - 'BLACK IRON'

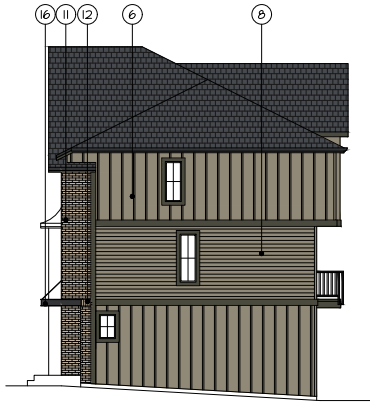


EAST ELEVATION

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

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER

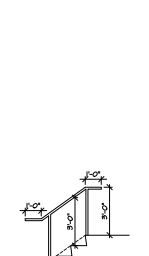


WEST ELEVATION



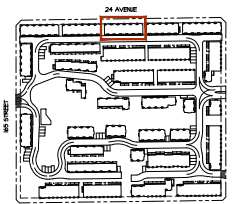
SOUTH ELEVATION

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



HANDRAIL DETAIL

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



BUILDING LOCATION

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REV#	DATE	BY	ISSUE

172-L-149

DESIGN :	HUNTINGBIRD PROPERTIES - DP 17-0315-00
MDL :	
DRAWN :	0/11
DATE :	DEC 10 2010
PROJECT :	1448, HUNTINGBIRD/20TH AVE & 14407 23 AVE, BARRY
SHEET CONTENTS :	ELEVATIONS BUILDING #6
SCALE :	1/8" = 1'-0"

barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moi@barnett-dempek.com

CLIENT NO: AC-3.06
PROJECT NO: 16072
SHEET NO: REV. NO:

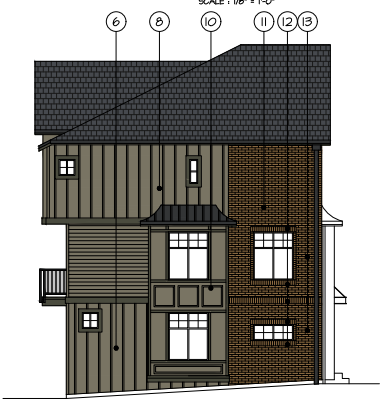
BUILDING #6



NORTH ELEVATION (24 AVENUE)
SCALE: 1/8" = 1'-0"

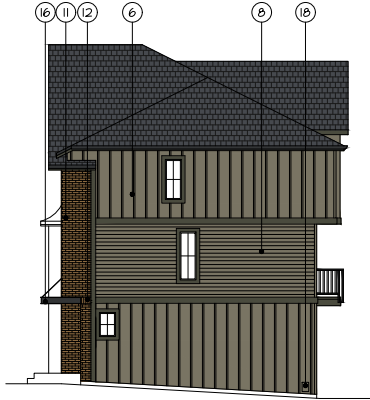
COLOUR LEGEND

[Dark Grey]	TRIM
[Light Green]	BENJAMIN MOORE - "FATIGUE GREEN"
[Light Grey]	SIDING
[Medium Grey]	BENJAMIN MOORE - "COPLY GREY"
[Dark Green]	SIDING
[Dark Green]	BENJAMIN MOORE - "GLOUCESTER SAGE"
[Light Brown]	IXL BRICK
[Light Brown]	HEBRON - SAHARA
[Dark Brown]	IXL BRICK
[Dark Brown]	HEBRON - MAROON
[Dark Grey]	TIMBERLINE HD ASPHALT SHINGLES
[Dark Grey]	CHARCOAL
[Dark Grey]	GUTTERS, DOWNSPOUTS AND RAILINGS
[Dark Grey]	BLACK
[Dark Grey]	ENTRY DOOR & GARAGE DOORS
[Dark Grey]	BENJAMIN MOORE - "BLACK IRON"



EAST ELEVATION (166 STREET)
SCALE: 1/8" = 1'-0"

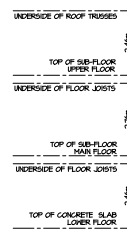
- SCHEDULE OF FINISHES**
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
 - ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
 - ③ 2 x 10 WOOD TRIM
 - ④ VINYL FRAMED WINDOWS
 - ⑤ POWDER COATED ALUMINUM RAILING
 - ⑥ HARDI BOARD & BATTON SIDING
 - ⑦ VINYL BOARD & BATTON SIDING
 - ⑧ HARDI HORIZONTAL SIDING
 - ⑨ VINYL HORIZONTAL SIDING
 - ⑩ HARDI PANEL W/ 1X2 BATTENS
 - ⑪ BRICK VENEER
 - ⑫ SOLDIER COURSE
 - ⑬ BRICK TRIM
 - ⑭ 1" x 24" STONE INSERT
 - ⑮ 2"x8"x2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
 - ⑯ METAL CLAD CANOPY G/M TENSION RODS
 - ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
 - ⑱ GAS METER



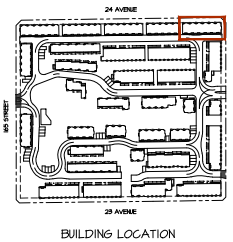
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
OXD	

DESIGN :	DP 17-0315-00
DRWN :	011
DATE :	DEC. 10. 2017
SCALE :	1/8" = 1'-0"
CLIENT :	HUMPHREYS PROPERTIES - DP 17-0315-00
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	ELEVATIONS BUILDING #9

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.09
16072	REV. NO.

BUILDING #9



EAST ELEVATION (166 STREET)
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

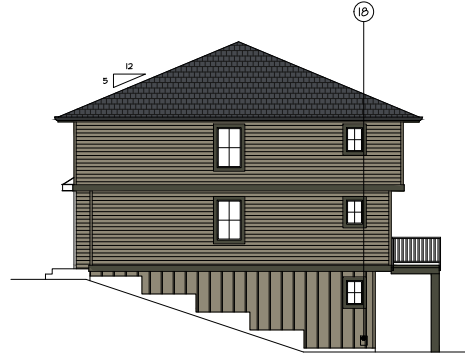
- TRIM: BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING: BENJAMIN MOORE - "COPELY GREY"
- SIDING: BENJAMIN MOORE - "GLOUCESTER SAGE"
- IXL BRICK: HEBRON - SAHARA
- IXL BRICK: HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES: CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS: BLACK
- ENTRY DOOR & GARAGE DOORS: BENJAMIN MOORE - "BLACK IRON"



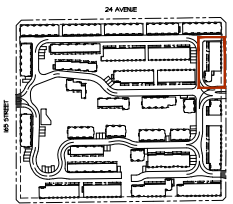
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



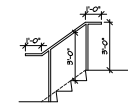
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING LOCATION



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



1.5" DIA. STEEL PIPE HANDRAIL
WHITE POWDER COAT FINISH
ONE SIDE OF STEPS UP TO RAILS

HANDRAIL DETAIL

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

BUILDING #10

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REV	DATE	ISSUE	BY	ISSUED FOR

C12-L.dwg

DESIGN	MDL	DRAWN	CHK	DATE	SCALE
HIMMINGBIRD PROPERTIES - DP 17-0315-00		GH		DEC 10 2018	1/8" = 1'-0"

CLIENT: HIMMINGBIRD PROPERTIES - DP 17-0315-00
(GRANDVIEW LTD.)
PROJECT: TOWNHOUSE DEVELOPMENT
1645, MIDCOURTWAY/20TH AVE. & 1645 23 AVE. BARREY
SHEET CONTENTS: ELEVATIONS BUILDING #10

barnett dembok

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

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

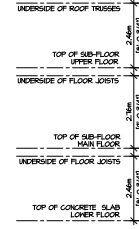
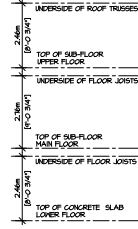
CLIENT NO.	SHEET NO.
	AC-3.10

PROJECT NO.	REV. NO.
16072	

COLOUR LEGEND

- TRIM
BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING
BENJAMIN MOORE - "COPLLEY GREY"
- SIDING
BENJAMIN MOORE - "GLOUCESTER SAGE"
- IXL BRICK
HEBRON - SAHARA
- IXL BRICK
HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
BLACK
- ENTRY DOOR & GARAGE DOORS
BENJAMIN MOORE - "BLACK IRON"

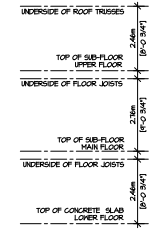
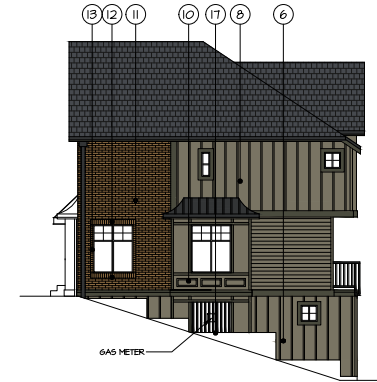
ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	BY	DESCRIPTION



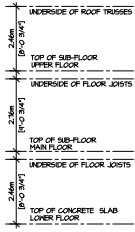
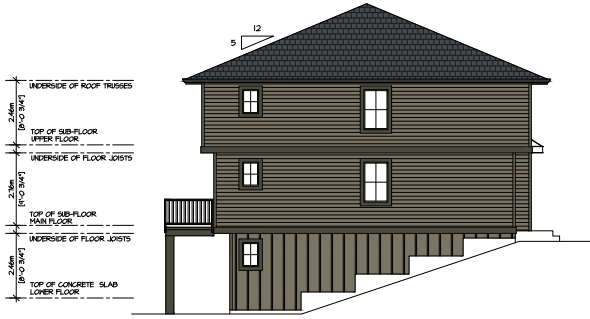
EAST ELEVATION (166 STREET)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

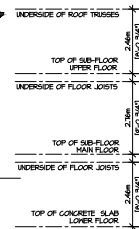
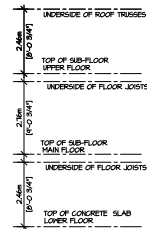
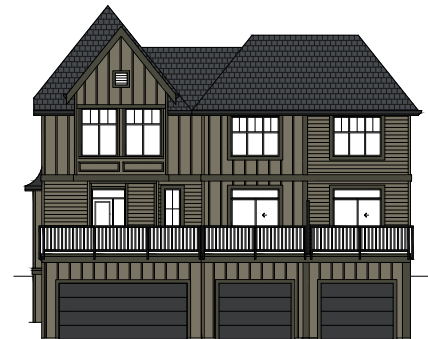
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2' LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



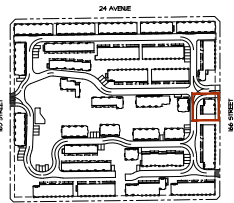
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



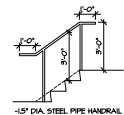
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



BUILDING LOCATION



HANDRAIL DETAIL

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

BUILDING #11

DESIGN:	DRWING:	DATE:	SCALE:
HMMINGBIRD PROPERTIES - DP 17-0315-00	011	DEC. 10 2017	1/8" = 1'-0"
CLIENT: HMMINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)			
PROJECT: TOWNHOUSE DEVELOPMENT 1445 HUNTERSWOOD DRIVE, 20TH AVE. & 144ST ST AVE, BARRY			
SHEET CONTENTS: ELEVATIONS BUILDING #11			

barnett dembek	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100	
FAX: (604) 597-2099	
EMAIL: mol@barnett-dem-bek.com	
PROJECT NO. 16072	SHEET NO. AC-3.11
REV. NO.	

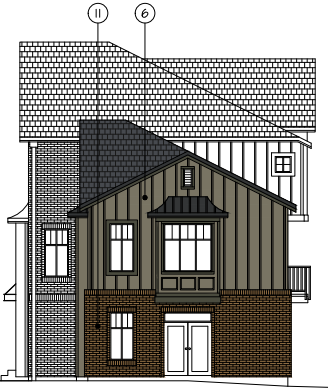
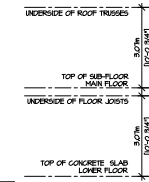


SOUTH ELEVATION

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

COLOUR LEGEND

- TRIM
- BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING
- BENJAMIN MOORE - "COPLEY GREY"
- SIDING
- BENJAMIN MOORE - "GLOUCESTER SAGE"
- IXL BRICK
- HEBRON - SAHARA
- IXL BRICK
- HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
- CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
- BLACK
- ENTRY DOOR & GARAGE DOORS
- BENJAMIN MOORE - "BLACK IRON"

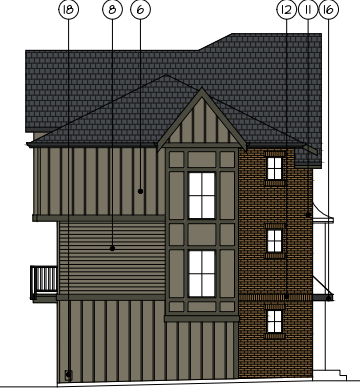
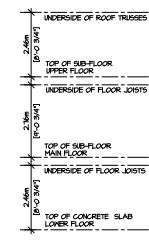


EAST ELEVATION

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

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL METAL CLAD CANOPY C/M TENSION RODS
- ⑯ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑰ GAS METER



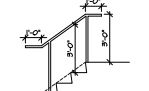
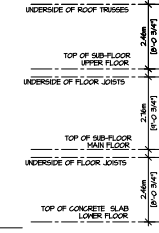
WEST ELEVATION

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



NORTH ELEVATION

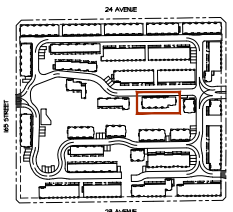
SCALE : 1/8" = 1'-0"



1 1/2" DIA. STEEL PIPE HANDRAIL WHITE POWDER COAT FINISH ONE SIDE OF STEPS UP TO RAILS

HANDRAIL DETAIL

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



BUILDING LOCATION

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ISSUE FOR	ISSUED FOR	BY	DATE	ISSUE

DESIGN : HUNTINGBIRD PROPERTIES - DP 17-0315-00	CLIENT : HUNTINGBIRD PROPERTIES - DP 17-0315-00
DRAWN : 041	DRAWN : (GRANDVIEW LTD.)
DATE : 10-20	PROJECT : TOWNHOUSE DEVELOPMENT
SCALE : 1/8" = 1'-0"	1440, MIDCOURT DR/1070 24TH AVE. # 10407 23 AVE. LIBRARY
	SHEET CONTENTS : ELEVATIONS BUILDING #11

barnett dembok

UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mtd@barnetttext.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

16012 AC-314

BUILDING #14

COLOUR LEGEND

[Color]	TRIM
[Color]	BENJAMIN MOORE - "FATIGUE GREEN"
[Color]	SIDING
[Color]	BENJAMIN MOORE - "COPLY GREY"
[Color]	SIDING
[Color]	BENJAMIN MOORE - "GLOUCESTER SAGE"
[Color]	1XL BRICK
[Color]	HEBRON - SAHARA
[Color]	1XL BRICK
[Color]	HEBRON - MAROON
[Color]	TIMBERLINE HD ASPHALT SHINGLES
[Color]	CHARCOAL
[Color]	GUTTERS, DOWNSPOUTS AND RAILINGS
[Color]	BLACK
[Color]	ENTRY DOOR & GARAGE DOORS
[Color]	BENJAMIN MOORE - "BLACK IRON"

ISSUE NO.	DATE	BY	FOR

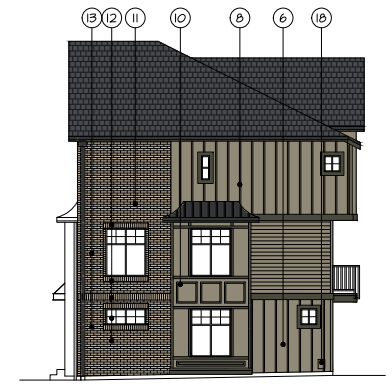


NORTH ELEVATION

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

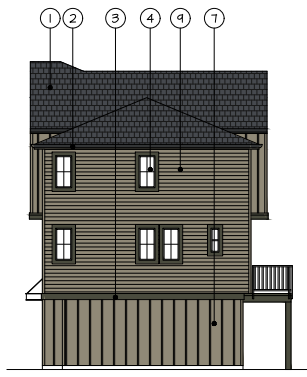
SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2' LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



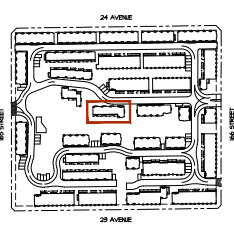
EAST ELEVATION

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



WEST ELEVATION

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

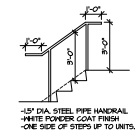
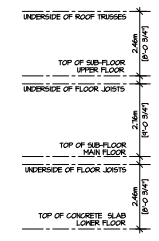


BUILDING LOCATION



SOUTH ELEVATION

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



HANDRAIL DETAIL

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

DESIGN :	DRW :	DATE :	SCALE :
H.M.D.	G.H.	16.10.20	1/8" = 1'-0"

CLIENT :	PROJECT :	SHEET CONTENTS :
HIMMINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	1448, MIDCOURTWAY/2016 24TH AVE. & 14407 23 AVE. BARREY	ELEVATIONS

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16072	AC-316

BUILDING #16

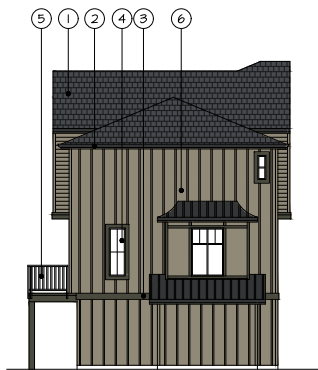
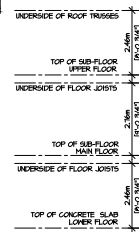


SOUTH ELEVATION

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

COLOUR LEGEND

- TRIM
BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING
BENJAMIN MOORE - "COPLEY GREY"
- SIDING
BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1X1 BRICK
HEBRON - SAHARA
- 1X1 BRICK
HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
BLACK
- ENTRY DOOR & GARAGE DOORS
BENJAMIN MOORE - "BLACK IRON"

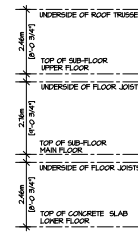


WEST ELEVATION

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

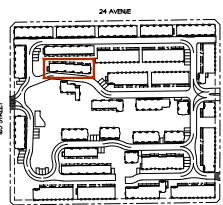
SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL METAL CLAD CANOPY G/M TENSION RODS
- ⑯ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑰ GAS METER



EAST ELEVATION

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



BUILDING LOCATION



NORTH ELEVATION

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



1-5/8" DIA. STEEL PIPE HANDRAIL WHITE POWDER COAT FINISH ONE SIDE OF STEPS UP TO RAILS

HANDRAIL DETAIL

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

BUILDING #17

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	



DESIGN : M.D.	DRAWN : G.H.	DATE : DEC. 10.20	SCALE : 1/8" = 1'-0"
CLIENT : HIMMINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	PROJECT : TOWNHOUSE DEVELOPMENT 1445, HUNTINGWOOD DR 24TH AVE & 1445 23 AVE, BARRIE	SHEET CONTENTS : ELEVATIONS	

barnett dembek

UNIT 135,
76756 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mtd@barnett.dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.



SOUTH ELEVATION

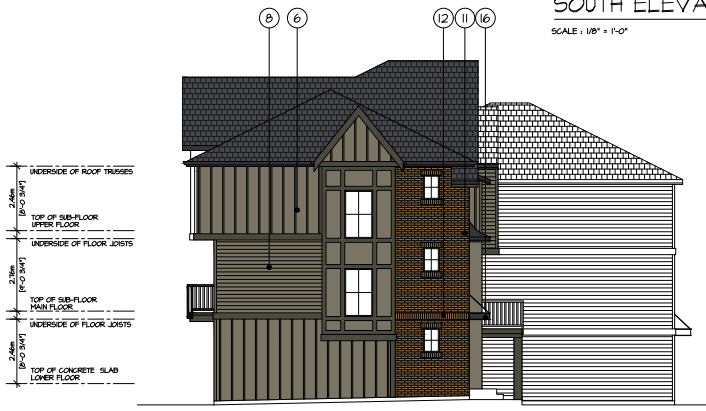
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER 4 DOORBELL
- ⑯ METAL GLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER

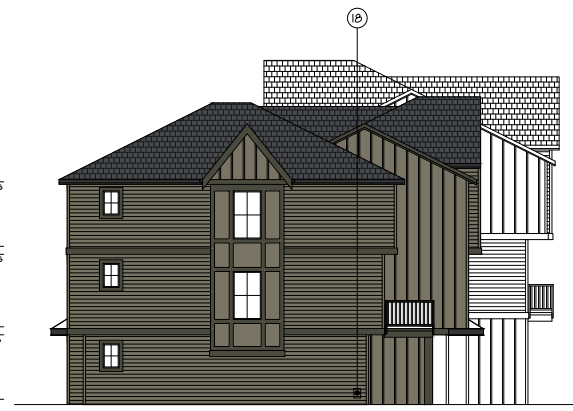
COLOUR LEGEND

- TRIM BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING BENJAMIN MOORE - "COPLY GREY"
- SIDING BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1XL BRICK HEBRON - SAHARA
- 1XL BRICK HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS BLACK
- ENTRY DOOR & GARAGE DOORS BENJAMIN MOORE - "BLACK IRON"



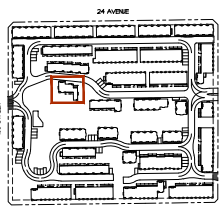
WEST ELEVATION

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



EAST ELEVATION

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



BUILDING LOCATION



NORTH ELEVATION

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



1.5" DIA. STEEL PIPE HANDRAIL
WHITE POWDER COAT FINISH
ONE SIDE OF STEPS UP TO RAILS

HANDRAIL DETAIL

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

BUILDING #18

ISSUE FOR	ISSUED FOR
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

DESIGN :	MM.	17-0315-00
DRAWN :	GH	
DATE :	DEC. 10. 20	
SCALE :	1/8" = 1'-0"	
CLIENT :	HIMMINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)	
PROJECT :	TOWNHOUSE DEVELOPMENT 1445, MIDCOURTWAY/2076 24TH AVE. & 14457 23 AVE. BARREY	
SHEET CONTENTS :	ELEVATIONS	

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.



COLOUR LEGEND

- TRIM
BENJAMIN MOORE - 'FATIGUE GREEN'
- SIDING
BENJAMIN MOORE - 'COPLYE GREY'
- SIDING
BENJAMIN MOORE - 'GLOUCESTER SAGE'
- IXL BRICK
HEBRON - SAHARA
- IXL BRICK
HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS
BLACK
- ENTRY DOOR & GARAGE DOORS
BENJAMIN MOORE - 'BLACK IRON'

← UNIT 'C10' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C2' * UNIT 'C3' →

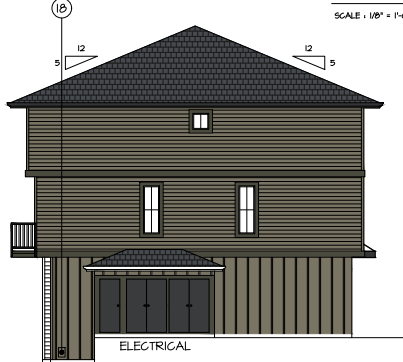
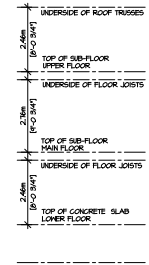
SOUTH ELEVATION

(23 AVENUE)

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

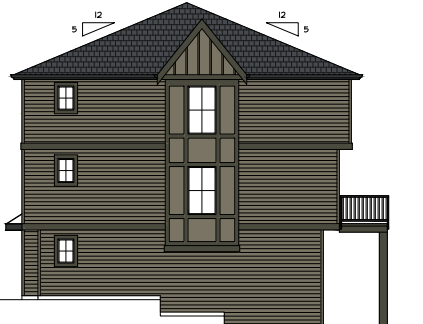
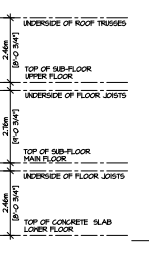
SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER
- ⑲ SMOOTH FINISH CONCRETE



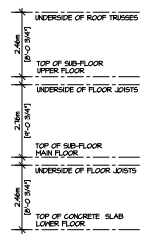
WEST ELEVATION

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



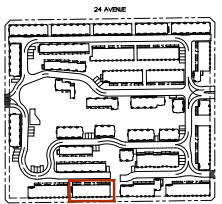
EAST ELEVATION

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

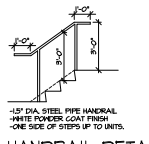


NORTH ELEVATION

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



BUILDING LOCATION



HANDRAIL DETAIL

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

BUILDING #5, 8, 12 & 28 SIMILAR BUILDING #21

ISSUE FOR	ISSUED FOR	BY	DATE	ISSUE

DESIGN :	DRAWN :	DATE :	SCALE :
HMMINGBIRD PROPERTIES - DP 17-0315-00	GH	Dec 10 2014	1/8" = 1'-0"
CLIENT : HMMINGBIRD PROPERTIES - DP 17-0315-00			
PROJECT : TOWNHOUSE DEVELOPMENT			
14460 HANCOCKMANORWAY 24TH AVE & 14407 23 AVE BARRET			
SHEET CONTENTS :			
ELEVATIONS BUILDING #21			

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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mtd@barnettde.com

CLIENT NO.	SHEET NO.
16012	AC-3.21
PROJECT NO.	REV. NO.
16012	



NORTH ELEVATION

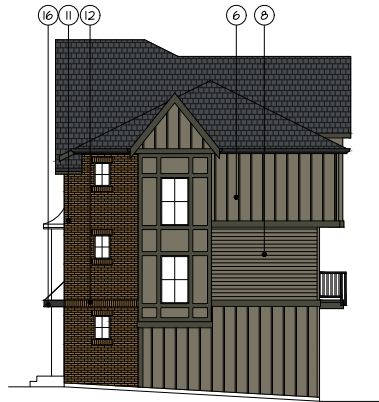
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER

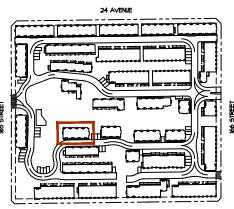
COLOUR LEGEND

- TRIM BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING BENJAMIN MOORE - "COPLY GREY"
- SIDING BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1XL BRICK HEBRON - SAHARA
- 1XL BRICK HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS BLACK
- ENTRY DOOR & GARAGE DOORS BENJAMIN MOORE - "BLACK IRON"

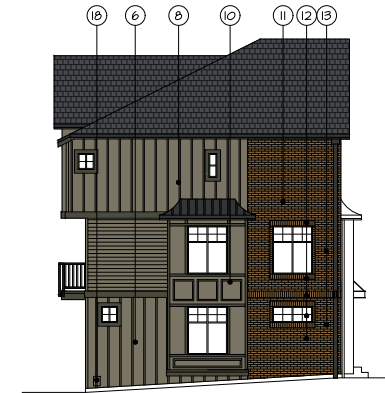
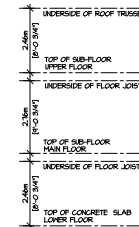
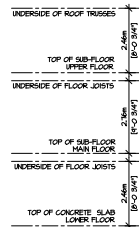


WEST ELEVATION

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



BUILDING LOCATION



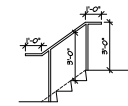
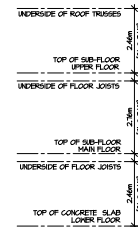
EAST ELEVATION

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



SOUTH ELEVATION

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



HANDRAIL DETAIL

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

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ISSUE FOR	ISSUED FOR
BY	
DATE	
ISSUE	
REV	
DATE	
DATE	
DATE	
DATE	

C12-L.dwg

DESIGN :	MDL :	DATE :	SCALE :
HUMMINGBIRD PROPERTIES - DP 17-0215-00			1/8" = 1'-0"
CLIENT :	DRAWN :	DATE :	
HUMMINGBIRD PROPERTIES (GRANDVIEW LTD.)	011	Dec. 10 20	
PROJECT :	DATE :	SCALE :	
1446, MIDCOURTWAY/20TH AVE. & 14407 23 AVE. BARRY	Dec. 10 20	1/8" = 1'-0"	
SHEET CONTENTS :			
ELEVATIONS BUILDING #21			

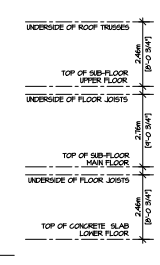
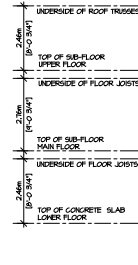
barnett dembok

UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO.	SHEET NO.
	AC-3.23
PROJECT NO.	REV. NO.
16072	

BUILDING #27 SIMILAR BUILDING #23



← UNIT 'A12' * UNIT 'A11' * UNIT 'A13' →

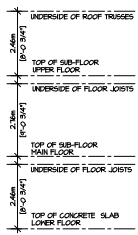
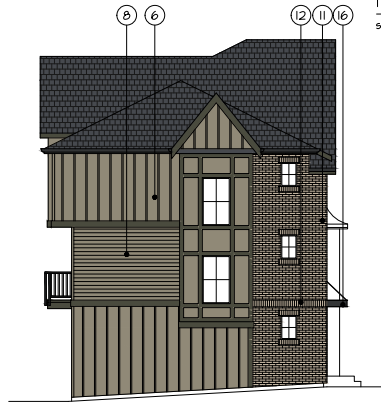
NORTH ELEVATION SCHEDULE OF FINISHES

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

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2' LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER

COLOUR LEGEND

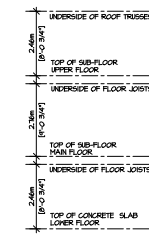
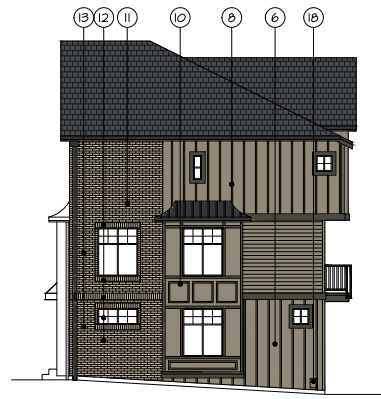
- TRIM BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING BENJAMIN MOORE - "COPLEY GREY"
- SIDING BENJAMIN MOORE - "GLOUCESTER SAGE"
- 1XL BRICK HEBRON - SAHARA
- 1XL BRICK HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS BLACK
- ENTRY DOOR & GARAGE DOORS BENJAMIN MOORE - "BLACK IRON"



← UNIT 'A12' →

EAST ELEVATION

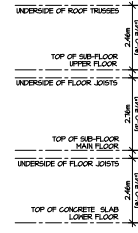
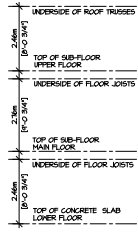
SCALE : 1/8" = 1'-0"



← UNIT 'A13' →

WEST ELEVATION

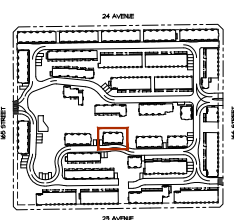
SCALE : 1/8" = 1'-0"



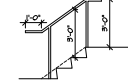
← UNIT 'A13' * UNIT 'A11' * UNIT 'A12' →

SOUTH ELEVATION

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



BUILDING LOCATION



HANDRAIL DETAIL

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

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REV	DATE	BY	ISSUED FOR

C12-L.dwg

DESIGN :	HMMINGBIRD PROPERTIES - DP 17-0215-00
DRAWN :	(GRANDVIEW LTD.)
DATE :	DEC 10 2018
PROJECT :	TOWNHOUSE DEVELOPMENT 1445 HURONTARIO ST. W. UNIT 211, MISSISSAUGA, ONT. L5L 1L4
SHEET CONTENTS :	ELEVATIONS BUILDING #21
SCALE :	1/8" = 1'-0"

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

CLIENT NO. SHEET NO.
 AC-3.25

PROJECT NO. REV. NO.
 16072

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COLOUR LEGEND

- TRIM BENJAMIN MOORE - "FATIGUE GREEN"
- SIDING BENJAMIN MOORE - "COPLY GREY"
- SIDING BENJAMIN MOORE - "GLOUCESTER SAGE"
- IXL BRICK HEBRON - SAHARA
- IXL BRICK HEBRON - MAROON
- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- GUTTERS, DOWNSPOUTS AND RAILINGS BLACK
- ENTRY DOOR & GARAGE DOORS BENJAMIN MOORE - "BLACK IRON"

ISSUED FOR	BY	DATE	ISSUE

REV	DATE	BY	DESCRIPTION

C12-L.dwg			
DESIGN :	DP	17-0315-00	
DRAWN :	GH		
DATE :	DEC 10 20		
SCALE :	1/8" = 1'-0"		
CLIENT :	HUMBERBIRD PROPERTIES - DP 17-0315-00		
PROJECT :	TOWNHOUSE DEVELOPMENT		
SHEET :	ELEVATIONS BUILDING #30		

barnett dembok

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

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FAX: (604) 597-2099
EMAIL: mol@barnettde.com

CLIENT NO. SHEET NO.
PROJECT NO. AC-3.30
REV. NO. 16012



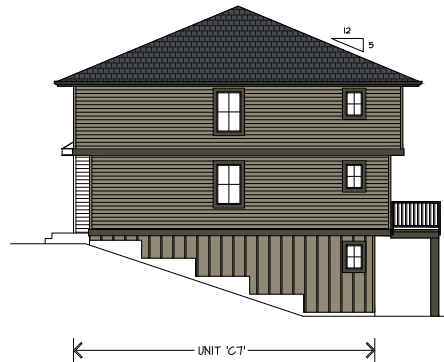
EAST ELEVATION (166 STREET)
SCALE : 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

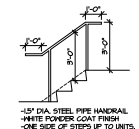
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD 4 BATTON SIDING
- ⑦ VINYL BOARD 4 BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD G/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY G/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER



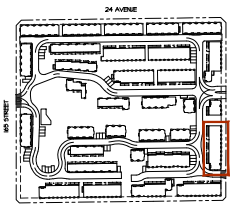
NORTH ELEVATION
SCALE : 1/8" = 1'-0"



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



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



BUILDING LOCATION



SOUTH ELEVATION (23 AVENUE)
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

TRIM	BENJAMIN MOORE - "FATIGUE GREEN"
SIDING	BENJAMIN MOORE - "COPLYE GREY"
SIDING	BENJAMIN MOORE - "GLOUCESTER SAGE"
IXL BRICK	HEBRON - SAHARA
IXL BRICK	HEBRON - MAROON
TIMBERLINE HD ASPHALT SHINGLES	CHARCOAL
GUTTERS, DOWNSPOUTS AND RAILINGS	BLACK
ENTRY DOOR & GARAGE DOORS	BENJAMIN MOORE - "BLACK IRON"

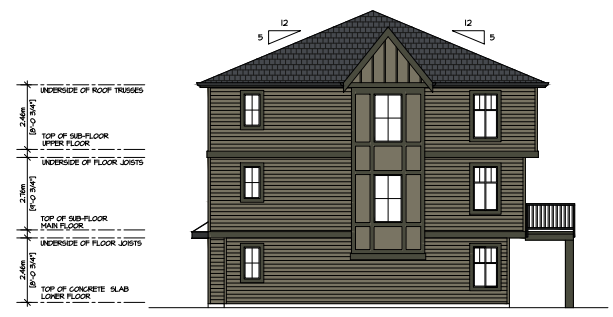
ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	



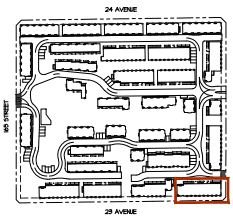
WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" X 24" STONE INSERT
- ⑮ 2"x8"x2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER
- ⑲ SMOOTH FINISH CONCRETE



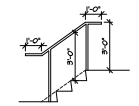
EAST ELEVATION (166 STREET)
SCALE: 1/8" = 1'-0"



BUILDING LOCATION



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



1.5" DIA. STEEL PIPE HANDRAIL
WHITE POWDER COAT FINISH
ONE SIDE OF STEPS UP TO RAILS

HANDRAIL DETAIL

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

C12-L.dwg

DESIGN :	HMMINGBIRD PROPERTIES - DP 17-0315-00
MDL :	(GRANDVIEW LTD.)
DATE :	01/10/20
SCALE :	1/8" = 1'-0"
PROJECT :	1666 HICKMAN/20TH AVE. & 1667 ST. AVE. BARREY
SHEET CONTENTS :	ELEVATIONS BUILDING #31

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16072	AC-3.31

BUILDING #31



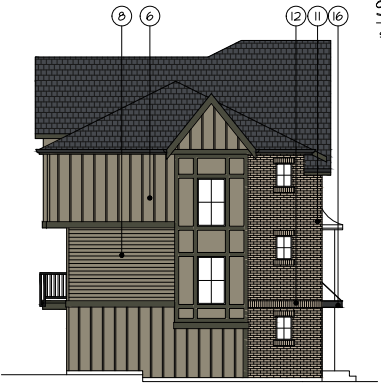
COLOUR LEGEND

[Color Swatch]	TRIM
[Color Swatch]	BENJAMIN MOORE - "FATIGUE GREEN"
[Color Swatch]	SIDING
[Color Swatch]	BENJAMIN MOORE - "COPLEY GREY"
[Color Swatch]	SIDING
[Color Swatch]	BENJAMIN MOORE - "GLOUCESTER SAGE"
[Color Swatch]	IXL BRICK
[Color Swatch]	HEBRON - SAHARA
[Color Swatch]	IXL BRICK
[Color Swatch]	HEBRON - MAROON
[Color Swatch]	TIMBERLINE HD ASPHALT SHINGLES
[Color Swatch]	CHARCOAL
[Color Swatch]	GUTTERS, DOWNSPOUTS AND RAILINGS
[Color Swatch]	BLACK
[Color Swatch]	ENTRY DOOR & GARAGE DOORS
[Color Swatch]	BENJAMIN MOORE - "BLACK IRON"

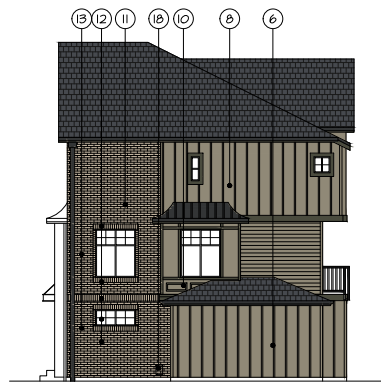
SOUTH ELEVATION (23 AVENUE)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 2 x 10 WOOD TRIM
- ④ VINYL FRAMED WINDOWS
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ HARDI BOARD & BATTON SIDING
- ⑦ VINYL BOARD & BATTON SIDING
- ⑧ HARDI HORIZONTAL SIDING
- ⑨ VINYL HORIZONTAL SIDING
- ⑩ HARDI PANEL W/ 1X2 BATTENS
- ⑪ BRICK VENEER
- ⑫ SOLDIER COURSE
- ⑬ BRICK TRIM
- ⑭ 1" x 24" STONE INSERT
- ⑮ 2"X8"X2" LONG TRIM BOARD C/M DOWNLIGHT, METAL UNIT NUMBER & DOORBELL
- ⑯ METAL CLAD CANOPY C/M TENSION RODS
- ⑰ MATTE BLACK ALUMINUM POWDER COAT PICKET GRILLE
- ⑱ GAS METER
- ⑲ SMOOTH FINISH CONCRETE



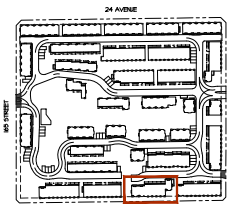
WEST ELEVATION
SCALE: 1/8" = 1'-0"



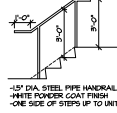
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



BUILDING LOCATION



HANDRAIL DETAIL

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

REV	DATE	ISSUE

DESIGN : HMM	DATE : 01/20	SCALE : 1/8" = 1'-0"
DRAWN : GH	DATE : 01/20	
CLIENT : HMMERBIRD PROPERTIES - DP 17-0315-00		
PROJECT : TOWNHOUSE DEVELOPMENT		
1448, 1448B, 1448C, 1448D, 1448E, 1448F, 1448G, 1448H, 1448I, 1448J, 1448K, 1448L, 1448M, 1448N, 1448O, 1448P, 1448Q, 1448R, 1448S, 1448T, 1448U, 1448V, 1448W, 1448X, 1448Y, 1448Z		
SHEET CONTENTS : ELEVATIONS BUILDING #32		

barnett dembek

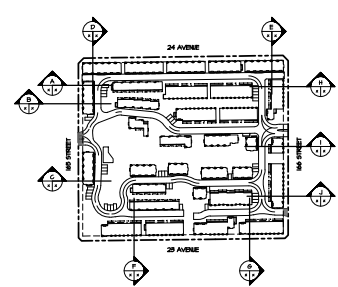
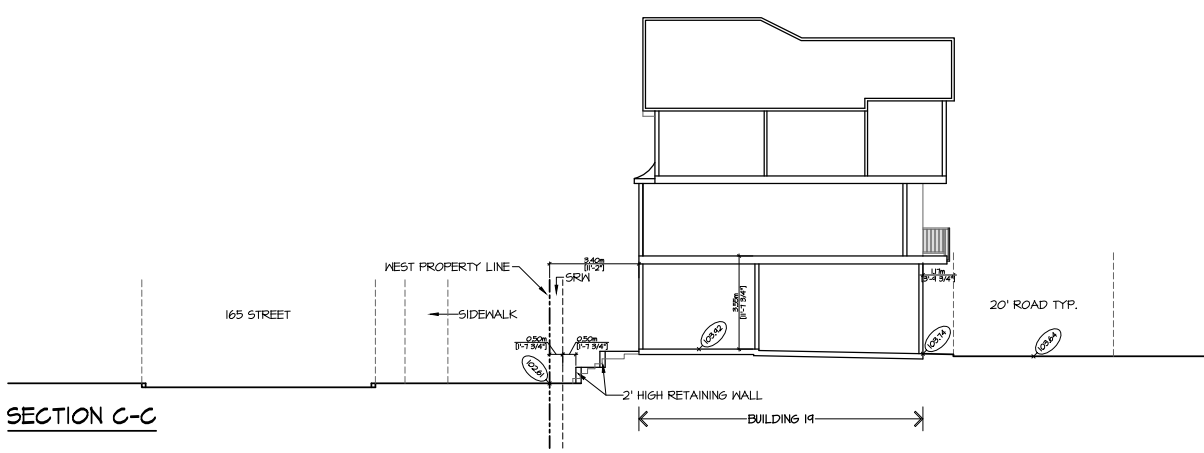
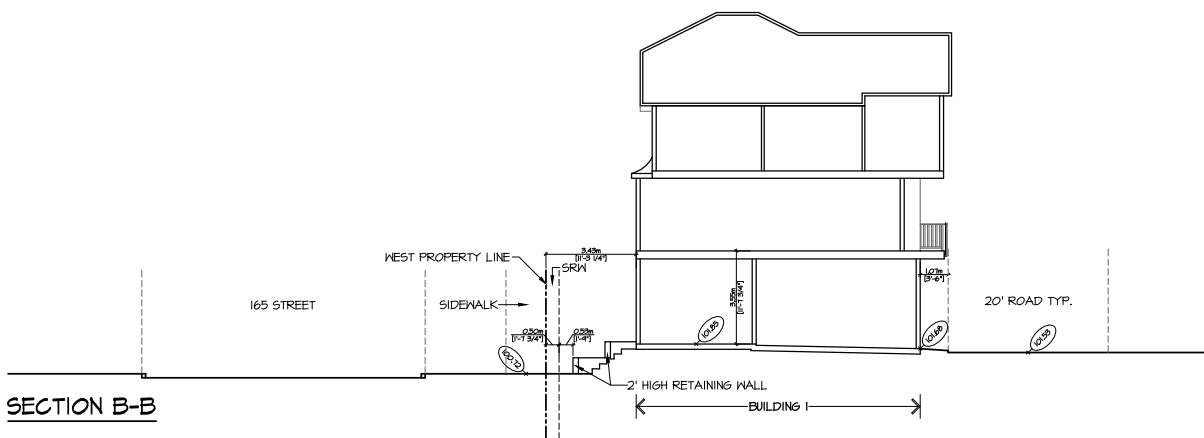
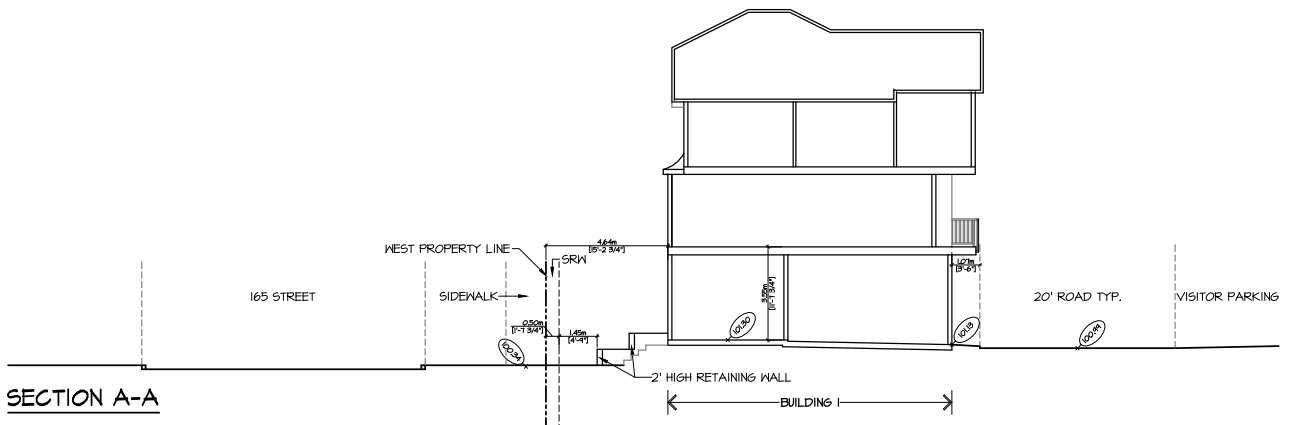
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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FAX: (604) 597-2099
EMAIL: mail@barnett.dembek.com

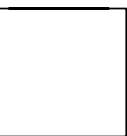
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-3,32

BUILDING #32

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. NO PART MAY BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION INCLUDES DESIGN, DRAWING AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970.



REV#	DATE	BY	ISSUED FOR



C75 SITE SECTION (dwg)

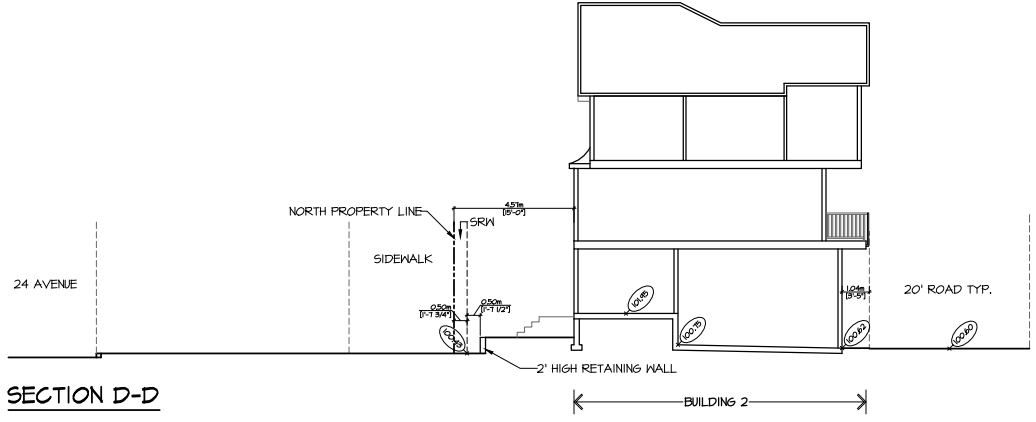
DESIGN : H.D.	DRAWN : H.D.	DATE : Dec. 4, 20	SCALE : 1/8" = 1'-0"
CLIENT : HMMINGBIRD PROPERTIES - DP IT-0915-00 (GRANDVIEW LTD.)			
PROJECT : TOWNHOUSE DEVELOPMENT 1648, WOODBURN/29TH AVE. & 1649/29 AVE. BARRIE			
SHEET CONTENTS : SITE SECTIONS			

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

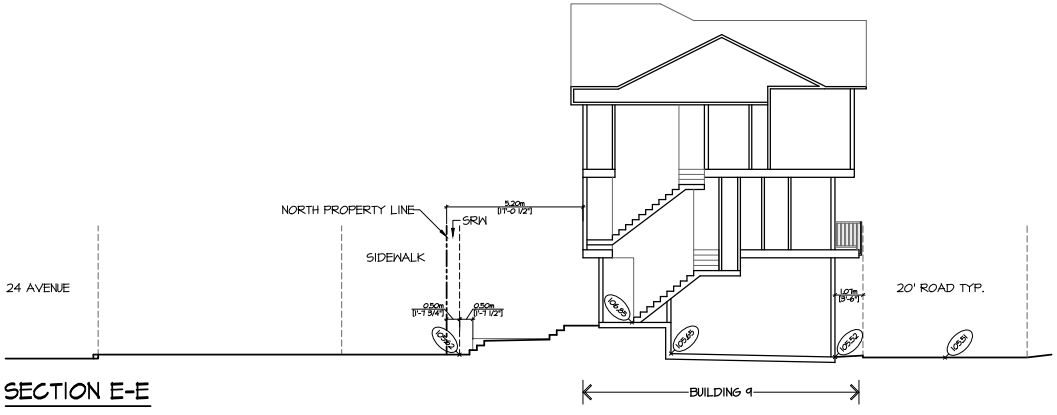
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-5.1

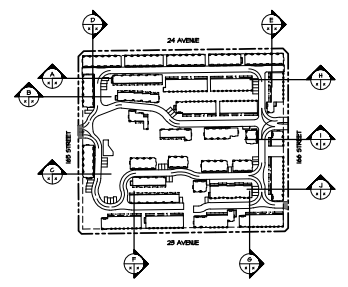
DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION INCLUDES DESIGN, DRAWING AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970.



SECTION D-D



SECTION E-E



ISSUE	DATE	BY	ISSUED FOR



DESIGN :	HAMMINGBIRD PROPERTIES - DP IT-0915-00
DATE :	DEC. 4 20
SCALE :	1/8" = 1'-0"
PROJECT :	TOWNHOUSE DEVELOPMENT
CLIENT :	HAMMINGBIRD PROPERTIES - DP IT-0915-00
SHEET CONTENTS :	1648, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000

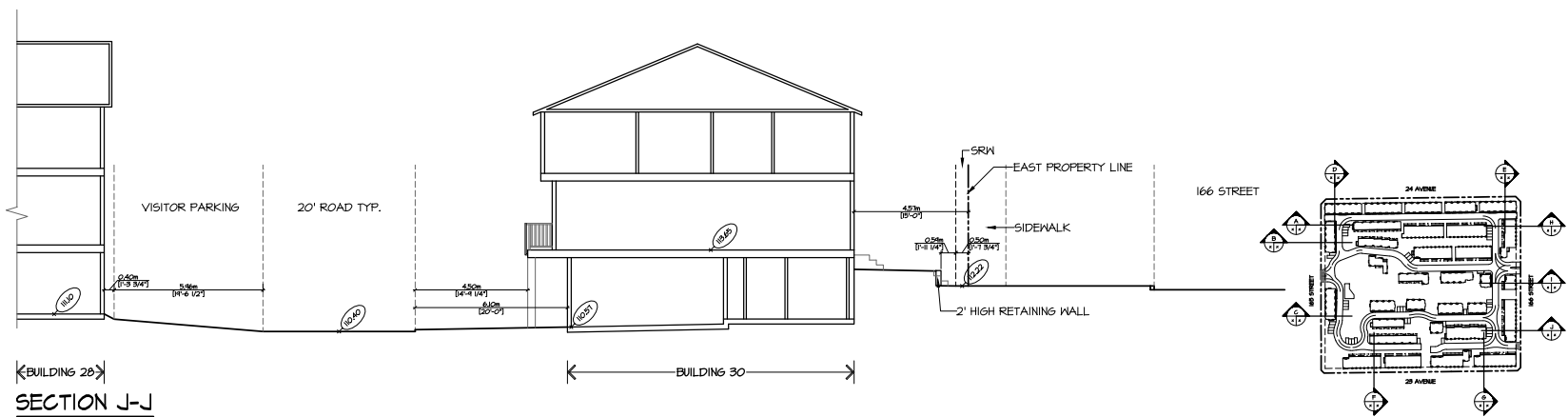
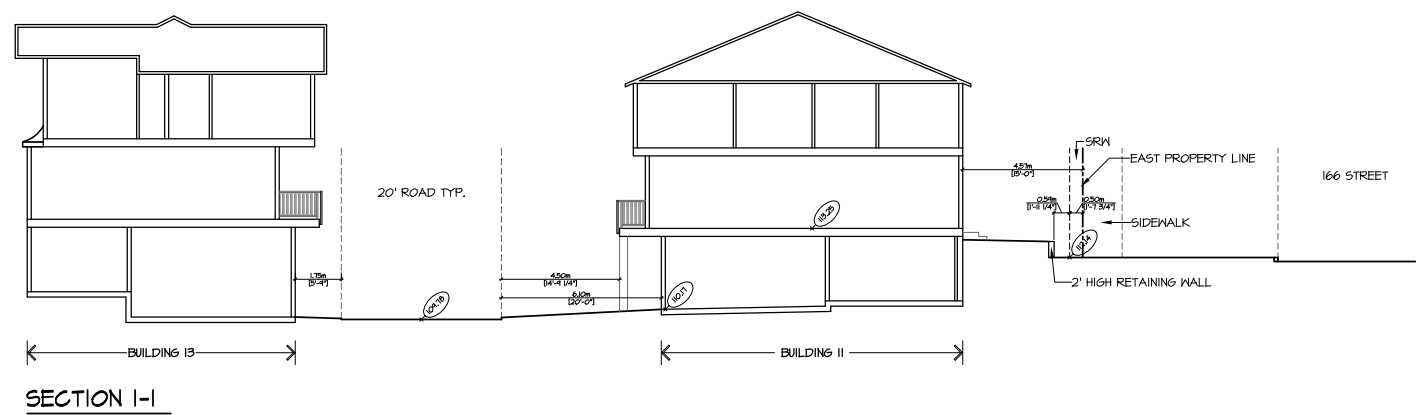
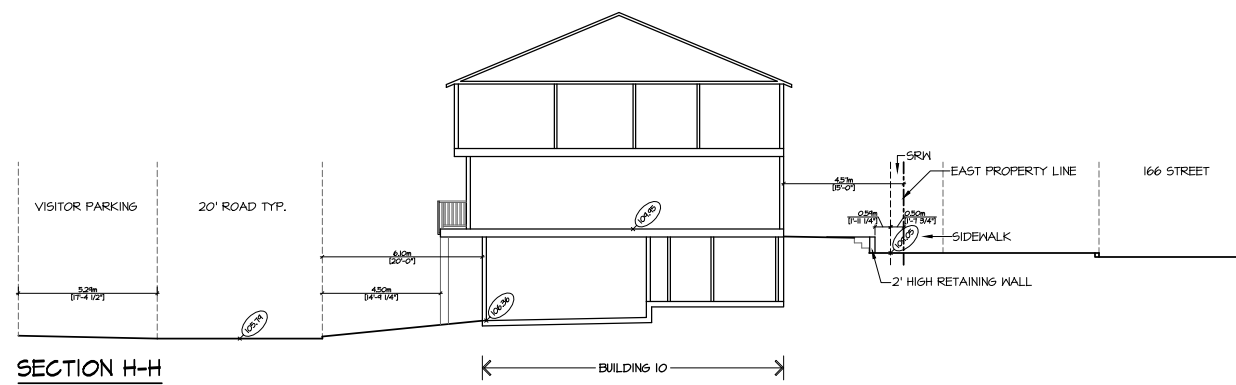
barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-5.2

DISPROOF: ALL RIGHTS AND THE RIGHTS OF OTHERS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. NO PART NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION INCLUDES DESIGN, DRAWING AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



REV#	DATE	BY	ISSUED FOR

075 SITE SECTION.dwg

DESIGN :	HMMINGBIRD PROPERTIES - DP 17-0915-00
DRAWN :	(GRANDVIEW LTD.)
DATE :	DEC. 4, 20
SCALE :	1/8" = 1'-0"

CLIENT : HMMINGBIRD PROPERTIES - DP 17-0915-00
 PROJECT : TOWNHOUSE DEVELOPMENT
 16488 WOODBURN AVENUE/24TH AVE. & 16487 29 AVE. BARNETT

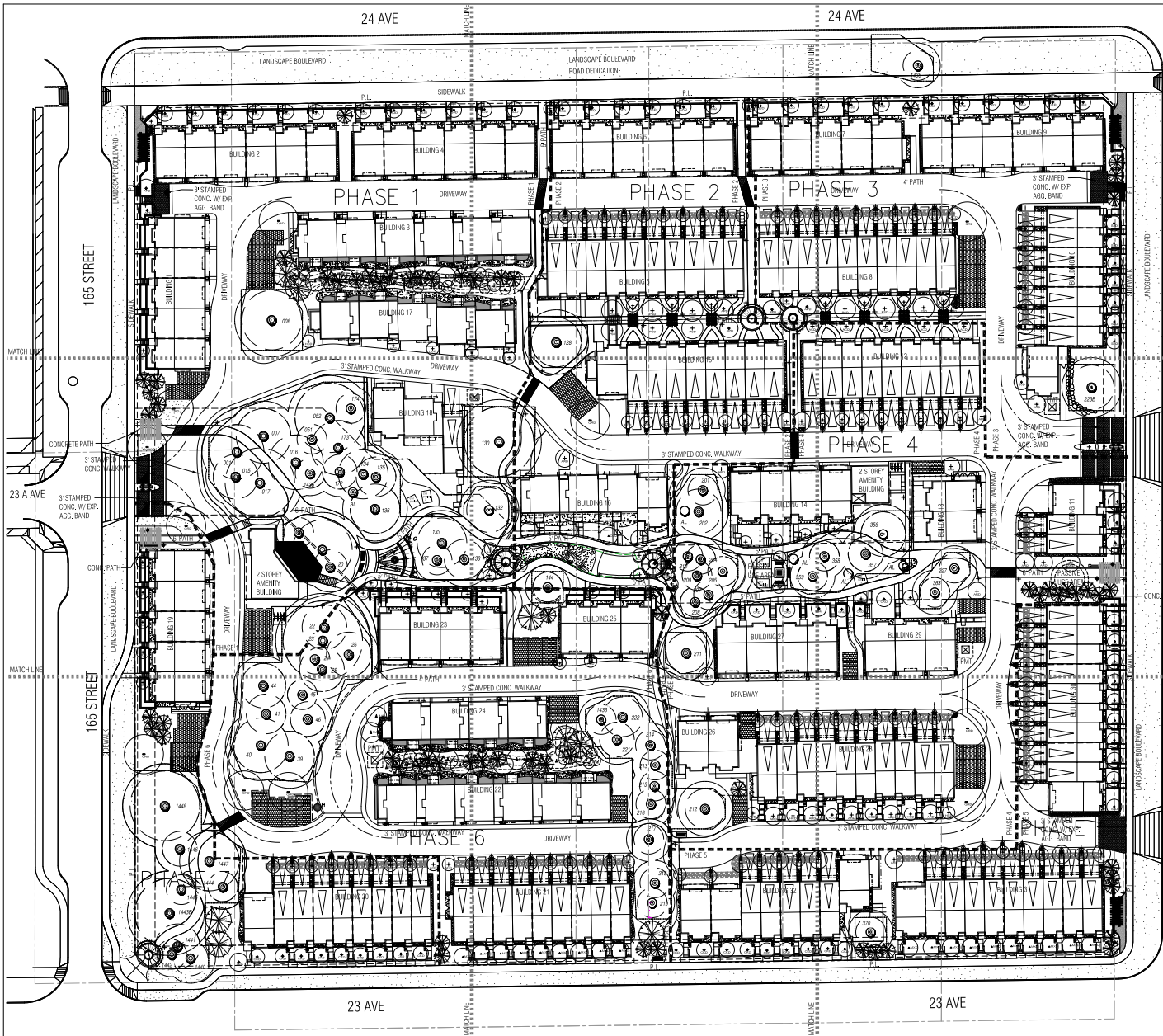
SHEET CONTENTS :
 SITE SECTION

barnett dembok

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16012	AC-5.4



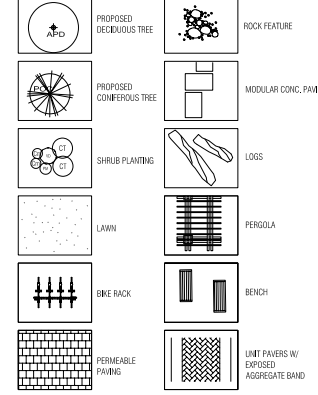
- NOTES:**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES.
 - TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 - ANALYSIS OF TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS FROM TO SPRINKLING ON SITE. SELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSSED AREAS: 150MM
 - GROUND COVERS: 300MM
 - SHRUBS: 450MM
 - TREE PRES: 1000MM WITH 300MM (BELOW ROOT BALL)
 - LAWN AREAS SHALL BE SOBBED WITH #1 PREMIUM RESIDENTIAL SOIL.
 - ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1" O.C.
 - 2" DEPTH OF "PINKUS COMPOST MULCH" TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 - IRRIGATION SYSTEM - (AUTOMATIC) SEE IRRIGATION PLANS.
 - ROCK AND BOULDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM A MINOR OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE .P160 PHOTO TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES:
 - 2" TO 4" DIAMETER
 - 4" TO 12" DIAMETER
 - 12" TO 24" DIAMETER
 - REFER TO THE KEYS SHOWN ON LANDSCAPE PLAN.
 - PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS AND ON SITE WALKWAYS, CAST IN PLACE CONCRETE W/ROOM FINISH.
 - INSTALL SAW CUT CONTROL JOINT MAX. EVERY 8' AND ISOLATE JOINT MAX. EVERY 29'.
 - DRIVEWAY ENTRANCE, BEAR END AND PEDESTRIAN CROSS: STAMPED COLORED CONCRETE FINISH WITH EXPOSED AGGREGATE BAND.
 - VISOR PARKING: AQUAPAKE STANDARD, COLOR BROWN, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, P/R: 440-664-4001
 - ON SITE COURTYARDS, CAST IN PLACE CONC. PAVING BROOM FINISH W/ EXPOSED AGGREGATE BAND. INSTALL SAW CUT CONTROL JOINT MAX. EVERY 8' AND ISOLATE JOINT MAX. EVERY 29'.
 - PLAY AREA - 1" DEPTH OF ENGINEERED WOOD FIBER
 - SAND P/T - 1" DEPTH OF WASHED RIVER SAND.
 - OUTDOOR FITNESS STATION - 4" O.P. CONCRETE. BROOM FINISH WITH SAW CUT CONTROL JOINT.
 - PRIVATE PATH AREAS 2" O.P. W/EXPOSED CONCRETE SLAB. NEW YORK STONE SERIES. COLOR: CHARCOAL. AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, P/R: 1-800-463-4001
 - BENCHES: MAGNIN 870 BACKED BENCH WITH SIDE ARM. P/E WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STAINLESS COLOR GUMMETAL.
 - BIKE RACK: MAGNIN 400 SERIES. H.S. STEEL. TUBE 4-BIKES. SURFACE MOUNT. POWER COATED GUMMETAL.
 - ALL PATHWAY AND OTHER WORK WITHIN THE TREES TO BE INSTALLED ABOVE EXISTING GRADE UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
 - FINAL SELECTION OF STREET TREES SHALL BE MADE BY THE CITY OF SURREY PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF SURREY LANDSCAPE REQUIREMENTS.

OUTDOOR FITNESS EQUIPMENT SCHEDULE:

STATION	MODEL NO.	EQUIPMENT NAME
1	135905	COMBO FITNESS HUB, SURFACE MOUNT.
2	13280	BALANCE BOARD STATION
	13570	SIT-UP STATION
	13565	FITNESS SIGN POST FOR STICKER
3	135615	SIT-UP/BACK EXTENSION
	135905	CAPTAIN'S CHAIR
4	149225	LAT PULL DOWN - ADA. SURFACE MT.
	149225	RECOUMBENT CYCLE. SURFACE MT.
5	135625	CARDIO WALKER. SURFACE MT.
	149255	ACCESSIBLE HAND CYCLE. SURFACE MT.

OUTDOOR FITNESS EQUIPMENTS ARE AVAILABLE FROM PARK IN PLAY DESIGN. INSTALLATION AS PER MANUFACTURE SPECIFICATIONS. P/R: 1-866-571-6188. WEBSITE: WWW.PARKINPLAYDESIGN.COM

LEGEND:



REVISIONS/ISSUED
 1. 2024.05.15: 165 ST. 166 ST. 23 AVE. 24 AVE. 165 ST. 166 ST. 23 AVE. 24 AVE.

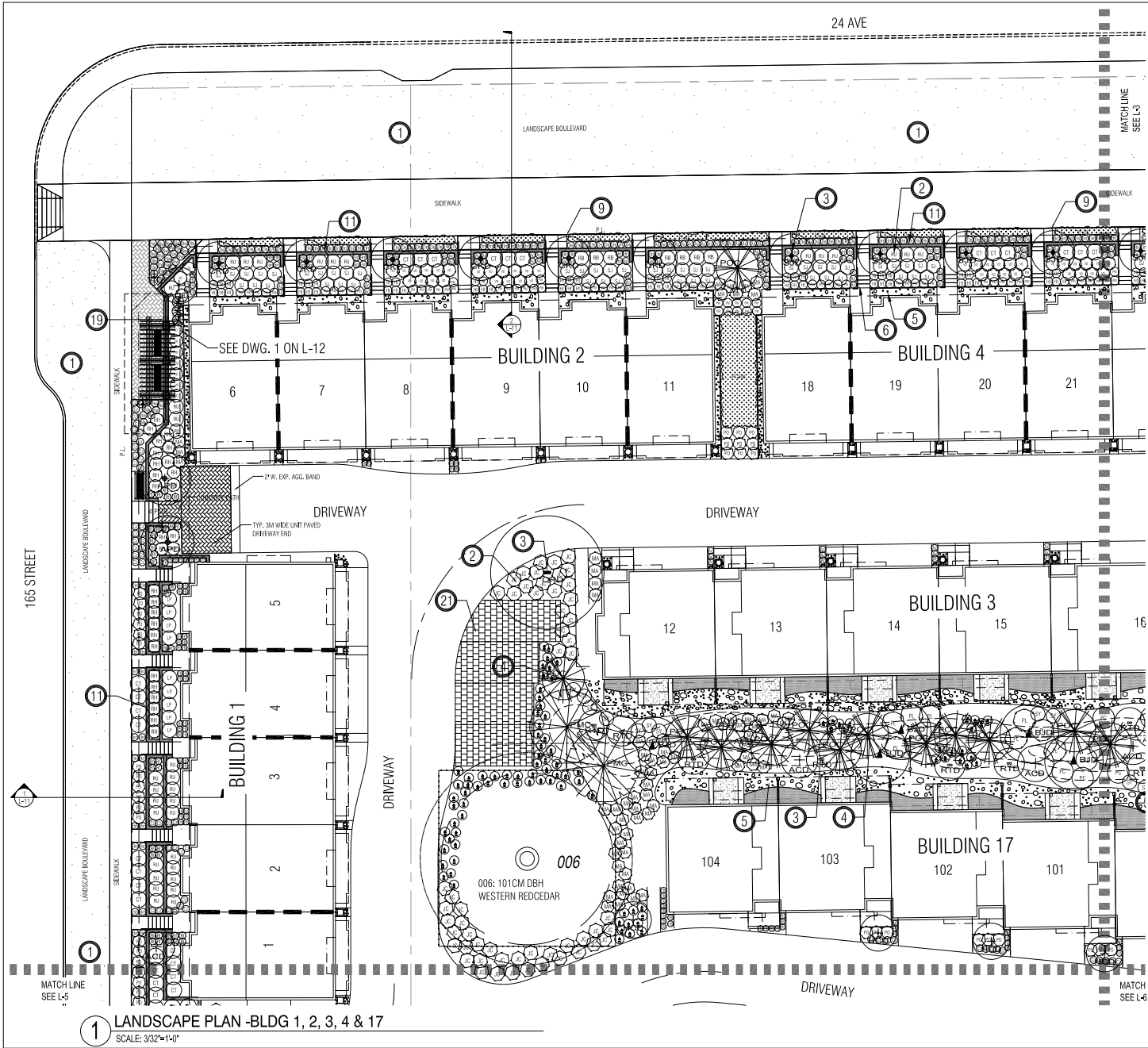
PROJECT
TOWNHOUSE DEVELOPMENT
 16496, 16508/28/38/50/60/76 24TH AVE. & 16487 23 AVE., SURREY, B.C.
 DEVELOPER: HANWINGBO PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)
 ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.
 1650 WARDLAKE & ASSOCIATES ARCH. 165 W. BOOTH SQUARE, VANCOUVER, B.C. V6Z 2S6. P/R: 604-269-9767 FAX: 604-269-9768

DATE MAY 28, 2024
DESIGN JZ, JMM
DRAWN JZ
CHECKED JMM
SCALE AS SHOWN
JOB NO. 16508/28/38/50/60/76 24TH AVE. & 16487 23 AVE.

SHEET TITLE LANDSCAPE SITE PLAN
SHEET NO. L-1

MAKOTAMA
 Landscape Architects

1 OVERALL SITE - GENERAL LANDSCAPE PLAN
 SCALE: 1/32"=1'-0"



LANDSCAPE ITEMS:

- | | |
|--|-------------------------------|
| ① LAWN | ⑬ 6"HT. PRIVACY WOOD FENCE |
| ② PLANTING BED | ⑭ 3"HT. WOOD FENCE |
| ③ PROPOSED DECIDUOUS TREE | ⑮ WOOD PERGOLA |
| ④ PROPOSED CONIFEROUS TREE | ⑯ OUTDOOR GYM |
| ⑤ DECORATIVE RIVER ROCK BED | ⑰ BENCH |
| ⑥ CONCRETE WALKWAY | ⑱ DECORATIVE POT |
| ⑦ EXP. AGG. CONCRETE BAND | ⑳ GATEWAY SIGN BY OTHERS |
| ⑧ 2" W. STAMPED CONCRETE WALKWAY | ㉑ FEATURE WALL & WOOD TRELLIS |
| ⑨ MODULAR CONC. PAD | ㉒ BIKE RACK |
| ⑩ CRUSHED STONE GRANULAR PATH | |
| ⑪ RAISED CONC. RETAINING WALL LIGHT SANDBLAST FINISH | |

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
+ACD	109	ACER ORNATUM	VINE MAPLE	3.0M HT.
+ARD	29	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	SCM CAL.
+ARD	10	ACER PALMATUM	JAPANESE MAPLE	SCM CAL.
+BLD	14	BETULA JACQUENOTII	JACQUENOTII BIRCH	3.5M HT.
+CCD	14	CERCIS CANADENSIS	RED BUD	SCM CAL.
+CDD	44	CORNUS KOUSA PACTON	SATONIA DOGWOOD	SCM CAL.
HCD	45	HEBESCUS COELESTIS	SHIRUBY ALTHEA	SCM CAL.
+MDD	19	MAGNOLIA X GALAXY	GALAXY MAGNOLIA	SCM CAL.
+PSD	10	PRUNUS SEROTINA SHIROTAE	MOUNT FUJI CHERRY	SCM CAL.
+QRD	11	QUERCUS RUBRA	RED OAK	SCM CAL.
RTD	17	RHUS TYPHINA BESECTA	LAGERFLUSS SUMAC	1.8M HT.
+SID	66	SYRAX JAPONICA	JAPANESE SNOWBELL	SCM CAL.
+PMC	8	PSUEDOTSUGA MENDENSIS	DOUGLASS FIR	3.5M HT.
+PDC	63	PRUNUS SPURSA	SIBIRIAN SPRUCE	3.5M HT.
TOD	54	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUNUS MICROPHYLLA WINTER GEM	WINTER GEM BOWWOOD	#3
CK	48	CORNUS SERRATA WELSH P	DWARF RED-CURR DOGWOOD	#3
CT	35	CHONDA TENNA	MORRIS HICK ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODWING DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALONIA	#3
JE	505	JUNIPERUS CHINENSIS WINT. JALEP	SEASIDE JUNIPER	#3
LP	27	LOUNGERA PEGATA	PRIVET HONEYSCICLE	#3
MA	869	MACHONIA SUDANICA	OREGON GRAPE	#3
PS	13	PHYSCOCARPUS CAPRATUS	PACIFIC HIBISCUS	#3
PL	66	PRUNUS ADSPERSA WARGORDONIANA	MOCK ORANGE	#3
PN	113	PRUNUS JAPONICA FOREST FLAME	JAPANESE PEACH	#3
PO	444	PRUNUS L. OTTO LYONSIS	OTTO LYONS LAUREL	#3
PW	735	POLYSTICHUM MUNITEN	WESTERN SWOARD FERN	#2
RA	8	RHOODOENDERON ALBERICORUM	WHITE-LOWERING RHODOD.	#3
RB	51	RHOODOENDERON BOW BELLS	BOW BELL RHODOD.	#3
RC	15	RHOODOENDERON CHEER	CHEER RHODOD.	#3
RD	27	RHOODOENDERON DEIRA AMETIS	DEIRA AMETIS RHODOD.	#3
RH	121	RHOODOENDERON HACHIMANUS FANTASTICA	FANTASTIC RHOODOENDERON	#3
RH	7	RHOODOENDERON MACROPHYLLUM	PACIFIC RHOODOENDERON	#3
RN	23	RHOODOENDERON ROYAL FERN	ROYAL FERN RHODOD.	#3
RU	214	RHOODOENDERON UNCLE	UNCLE RHODOD.	#3
SH	10	SPIRAEA JAPONICA 'PRINCESS' LINCOLN	PRINCESS SPIRAEA	#3
SP	97	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SC	9	SPIRAEA CANADENSIS	SOAKSPERRY	#3
SB	67	SPIRAEA DOUGLASSII	DOUGLASS SPIRAEA	#3
SH	58	SARCOCOCCA HODGERMANII HUNLIS	HIMALAYAN SWEET BOX	#3
SI	245	SORBUS JAPONICA FIDESMIA	JAPANESE SHIMBARI	#3
SD	35	SORBUS DOMESTICA	COMMON SORBERBERRY	#3
VD	223	VERBENUM DAVENI	DAVENI VERBENUM	#3
VP	65	VACCINIUM PACIFICUM	RED HUCKLEBERRY	#3
AC	253	ASTILE CHINENSIS 'MONOP'	ASTILE	#1
AL	3	ACHILLEA MILFOLIUM	LAVENDER MILFOLIUM	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM	#1
CC	429	COREOPSIS VERTICILLATA ZAGREB	ZAGREB	#1
DE	28	DIANTHUS ENTOMBOSA 'SILLIANCE'	ANTHUS	#1
EB	112	ERYSIMUM NOVUS ORLEANS	PURPLE WALLFLOWER	#1
ED	65	ERYSIMUM CHEUKII 'MIDWINTER'	WIND PROUSE	#1
EP	213	ECHINACA PURPUREA 'MADONNA'	PURPLE CONEFLOWER	#1
GS	181	GAULTHERIA SHALLOON	SALAL	#1
HE	28	HELIOPSIS SCABERIFLORA	BLUE CAT GRASS	#1
HM	1212	HEUCHERA MICRANTHA VAR. HEUCHERA MICRANTHA VAR.	CORAL BELLS	#1
HS	594	HEUCHERA PALACE PURPLE	DAY LILY	#1
HT	179	HEMEROCALLIS STELLATA	PLANTAIN LILY	#1
LA	280	LIATRIS TROPICALIS	ENGLISH LAVENDER	#1
LA	65	LIATRIS TROPICALIS	MEXICAN PHEASANT GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	77	POINSETTIA GLOUCESTER PALMIST	BLACK EYED SUSAN	#1
RF	282	RUPESCOLA FILIFIDA var 'SOLIDISTRUM'	JAPANESE SPURGE	#1
PT	3000	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

* REPLACEMENT TREES
TOTAL REPLACEMENT TREE PROVIDED: 377

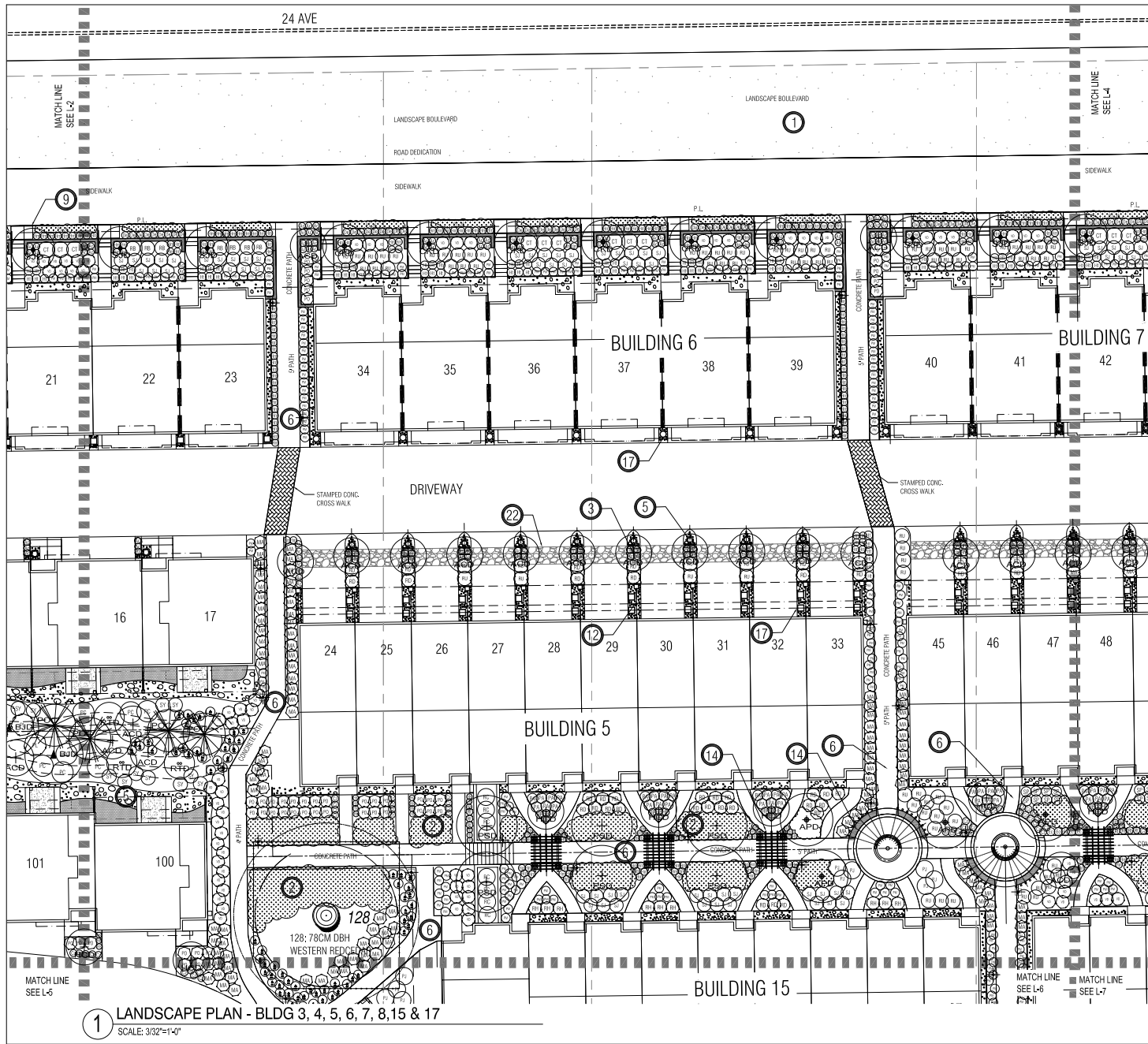
REVISIONS/ISSUED
DATE: 2023-11-28
BY: J. BARRITT

PROJECT
TOWNHOUSE DEVELOPMENT
16496, 16508/28/38/50/60/78 24TH AVE. & 16487 23 AVE., SURREY, B.C.
DEVELOPER: HUNTINGBROOK PROPERTIES - DP 15-01-16-01 (GRANDVIEW 1, LTD.)
ARCHITECT: BARNETT DANKER ARCHITECTS INC.
RCD/MAN/DAVE & ASSOCIATES 480 G. BLK 1001 BOOTH SQUARE, VANCOUVER, B.C. V6Z 2S6
PH: 604-273-9707 FAX: 604-273-9701 EMAIL: rcd@man/daave.com

DATE: NOV 28 2023
DESIGN: J.B. BARRITT
DRAWN: J.B. BARRITT
CHECKED: J.B. BARRITT
SCALE: AS SHOWN
JOB NO.: 23-031
SHEET NO.: **L-2**

SHEET TITLE
LANDSCAPE PLAN - BLDG 1, 2, 3, 4 & 17

1 LANDSCAPE PLAN - BLDG 1, 2, 3, 4 & 17
SCALE: 3/32"=1'-0"



LANDSCAPE ITEMS:

- | | |
|---|--------------------------------|
| 1 LAWN | 12 8' HT. PRIVACY WOOD FENCE |
| 2 PLANTING BED | 13 7' HT. WOOD FENCE |
| 3 PROPOSED DECIDUOUS TREE | 14 WOOD PERGOLA |
| 4 PROPOSED CONIFEROUS TREE | 15 OUTDOOR GYM |
| 5 DECORATIVE RIVER ROCK BED | 16 BENCH |
| 6 CONCRETE WALKWAY | 17 DECORATIVE POT |
| 7 EXP. AGG. CONCRETE BAND | 18 GATEWAY SIGN BY OTHERS |
| 8 2" W. STAMPED CONCRETE WALKWAY | 19 FEATURE WALL & WOOD TRELLIS |
| 9 MODULAR CONC. PAD | 20 BIKE RACK |
| 10 CRUSHED STONE GRANULAR PATH | 21 PERMEABLE PAVERS |
| 11 FINISHED CONC. RETAINING WALL LIGHT SANDBLAST FINISH | 22 STRUCTURAL SILL |

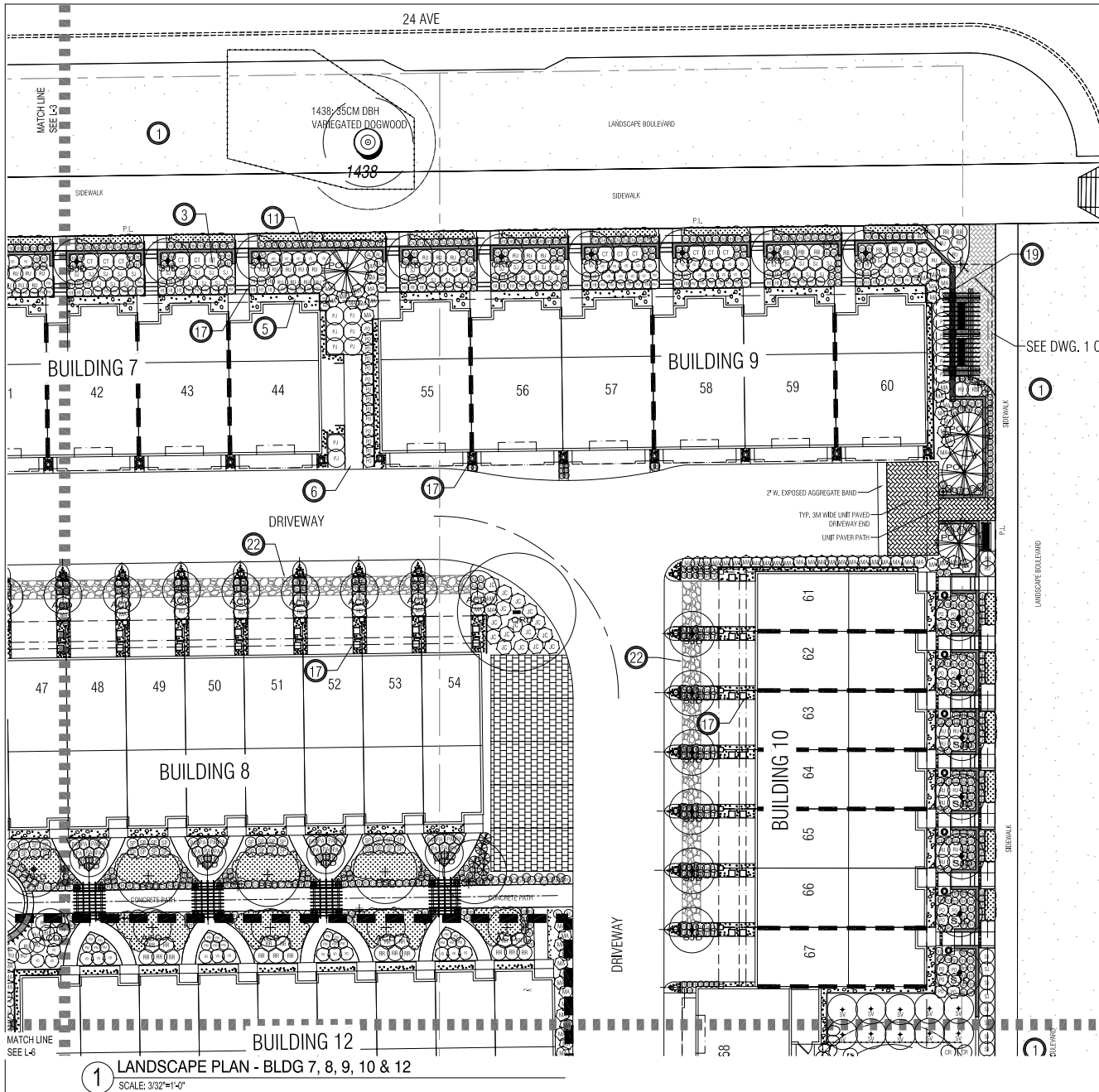
SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
+ACD	109	ACER OPPOSITUM	VINE MAPLE	3.0M HT.
+ARD	29	ACER RUBRUM BOW-HALL	BOW-HALL RED MAPLE	5CM CAL.
+ARD	10	ACER PALMATUS	JAPANESE MAPLE	5CM CAL.
+BLD	14	BETULA JACQUINDIENSIS	JACQUINDIENSIS BIRCH	3.5M HT.
+CCD	14	CERCIS CANADENSIS	RED BIRD	5CM CAL.
+CRO	44	CORNUS KOUSA 'PARTUM'	SATONIA DOGWOOD	5CM CAL.
HCD	45	HIBISCUS COELESTIS	SHIRAZ ALTHEA	5CM CAL.
+MAD	19	MAGNOLIA X GALAX	GALAXY MAGNOLIA	5CM CAL.
+PSD	10	PRUNUS SEROTINA SHIROTAE	MOUNT FUJI CHERRY	5CM CAL.
+QRD	11	QUERCUS RUBRA	RED OAK	5CM CAL.
HTD	17	PRUNUS TYPICA 'SPECTATA'	MOULT FOLI CHERRY	1.8M HT.
+SID	46	SYZYGA JAPONICA	JAPANESE SNOWBELL	5CM CAL.
+PMC	6	PSEUDOTSUGA MENDESII	DOUGLAS FIR	3.5M HT.
+PDC	63	PIEA OMINIKA	SEASIDE SPRUCE	3.3M HT.
TOC	54	THALIA OCCIDENTALIS SMARAGD.	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUNUS MICROPHYLLA WINTER GEM	WINTER GEM BOWWOOD	#3
OK	48	CORNUS SERICEA MELSEMP'	DWARF RED-CHEER DOGWOOD	#3
CT	135	CHONDA SENNATA	MORNING GLORY	#3
CR	31	CORNUS SANGUINEA	BLOODTYPE DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JS	555	JUNIPERUS CHINENSIS WINT. JUMLEP	SEABURY JUNIPER	#3
LP	27	LONICERA FLEGATA	PRIVATE HONEY-SUCKLE	#3
MA	869	MAHONIA 'SUDORUM'	OREGON GRAPE	#3
KS	13	PHYSCOCARPUS OPPOSITUM	PACIFIC HONEYSUCK	#3
FA	16	PHYLLOSPHERA LEWISII	MOON ORANGE	#3
PL	66	PRUNUS ADELPHUS LEWISII WARGORDONIANUS	JAPANESE PRUNE	#3
PE	444	PRUNUS X OTTO LUYKENS	OTTO LUYKEN LABEL	#3
PA	8	RHOODOENDERON ALBERICUM	WESTERN SWIGORD FERN	#2
RB	51	RHOODOENDERON BOW BELLS	WHITE-FLOWERED RHODOD.	#3
RC	15	RHOODOENDERON CHEER	BOW BELL RHODOD.	#3
RD	47	RHOODOENDERON DEIRA AMETIS	CHEER RHODOD.	#3
RH	121	RHOODOENDERON HACHIMANN'S FANTASTICA	FANTASTIC RHODOENDERON	#3
RN	7	RHOODOENDERON MACROPHYLLUM	PACIFIC RHODOENDERON	#3
RR	23	RHOODOENDERON ROYAL FERN	ROYAL RHODOD.	#3
RU	214	RHOODOENDERON UNCLE	UNCLE RHODOD.	#3
SH	19	SPIRAEA JAPONICA 'PRINCESS' UNCLE	LE-AC	#3
SC	97	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SP	9	SPIRAEA CANADENSIS	SPIDERBERRY	#3
SH	47	SPIRAEA DOUGLASSII SSP. DOUGLASSII	HARDHACK	#3
SH	58	SARCOCOCCA HOOKERIANA HUNLIS	HIMALAYAN SWEET BOX	#3
SI	245	SODIUM JAPONICA 'REVESBYNA'	JAPANESE SHIMBA	#3
VB	135	VERBENA CANADENSIS	COMMON SHIBBERRY	#3
VB	223	VERBENUM DAVURII	DAVUR'S 'BERLINER'	#3
VP	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTILEBE 'CHERISES' 'NIDUS'	ASTILEBE	#1
AL	1	ACHILLEA MILEDIUM	LADY'S MANTLE	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1
CC	429	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1
CP	428	COROPHILA 'ENTHUSIASM' 'SOLLILANCE'	ALUMINUM	#1
ER	112	ERYSIMUM 'ROSALES MAUI'	PURPLE WALLFLOWER	#1
EC	65	ERIOGONUM 'CHARADES' WILD SW	PURPLE GORGE	#1
EP	213	ECHINACEA PURPUREA 'MADISON'	PURPLE CONEFLOWER	#1
GS	1261	GAULTHERIA SHALLOO	SALAL	#1
HE	28	HIBISCUS 'ROCK' SEMI-DOUBLE	ROCK GIBBS	#1
HM	1212	HUECHERA MICHANTHA VAR. UNTERSCHUM PALACE PURPLE	CORAL BELLS	#1
HS	594	HEMEROCALLIS STELLA IMPRO	DAY LILY	#1
HT	179	HOSTA TAIWANENSIS HALLYCON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1
MA	65	MASSELLA TENAX	WINEYARD GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	77	PANDELLA LUPULIFOLIA 'COURTESY' 'MAMELI'	DWARF FOUNTAIN GRASS	#1
PE	282	PURBESCHIA FULGIDA var 'SOLDSTRUM'	BLACK EYED SUSAN	#1
PT	3000	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

* REPLACEMENT TREES
TOTAL REPLACEMENT TREE PROVIDED: 377

1 LANDSCAPE PLAN - BLDG 3, 4, 5, 6, 7, 8, 15 & 17
SCALE: 3/32"=1'-0"

REVISIONS/ISSUED
 DATE: 01/20/2016
 DRAWN BY: JESSICA HARTMAN
 CHECKED BY: JESSICA HARTMAN
 SCALE: AS SHOWN
 SHEET NO. L-3
 PROJECT: TOWNHOUSE DEVELOPMENT
 16496, 16508/28/38/50/60/78 24TH AVE. & 16487 23 AVE., SURREY, B.C.
 DEVELOPER: HUNNINGBIRD PROPERTIES - DP 15-0115-00 (GRANDVIEW L.T.D.)
 ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.
 PROJECT NO. 16496-16508/28/38/50/60/78
 SHEET TITLE: LANDSCAPE PLAN - BLDG 3, 4, 5, 6, 7, 8, 15 & 17
 DATE: MAY 28, 2019
 DESIGN: J.C. BARR
 DRAWN: J.C. BARR
 CHECKED: J.C. BARR
 SCALE: AS SHOWN
 SHEET NO. L-3
 JOB NO. 16496-16508/28/38/50/60/78



LANDSCAPE ITEMS:

- ① LAWN
- ② PLANTING BED
- ③ PROPOSED DECIDUOUS TREE
- ④ PROPOSED CONIFEROUS TREE
- ⑤ DECORATIVE RIVER ROCK BED
- ⑥ CONCRETE WALKWAY
- ⑦ EXP. AGG. CONCRETE BAND
- ⑧ 3"W. STAMPED CONCRETE WALKWAY
- ⑨ MODULAR CONC. PAD
- ⑩ CRUSHED STONE GRANULAR PATH
- ⑪ RAISED CONC. RETAINING WALL LIGHT SAND/BLAST FINISH
- ⑫ 8'HT. PBRACY WOOD FENCE
- ⑬ 7'HT. WOOD FENCE
- ⑭ WOOD PERGOLA
- ⑮ OUTDOOR GYM
- ⑯ BENCH
- ⑰ DECORATIVE POT
- ⑱ GATEWAY SIGN BY OTHERS
- ⑲ FEATURE WALL & WOOD TRELLIS
- ⑳ BIKE RACK
- ㉑ PERMEABLE PAVES
- ㉒ STRUCTURAL SOIL

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
*ACD	109	ACER CINERATUM	VINE MAPLE	3.0M HT.
*ARD	29	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5.0M CAL.
*ARD	10	ACER NIPONICUM	JAPANESE MAPLE	5.0M CAL.
*BLD	14	BETULA JACQUEMONTE	JACQUEMONT BIRCH	3.5M HT.
*CDD	4	CERISE CANADENSIS	RED BUD	5.0M CAL.
*CDD	44	CORNUS KOUSA SATSUMA	SATSUMA DOGWOOD	5.0M CAL.
HCD	45	HEBESCUS COELESTIS	SHIRUBI ALTHEA	5.0M CAL.
*KAO	19	MAGNOLIA X GALAXY	GALAXY MAGNOLIA	5.0M CAL.
*PSD	10	PRUNUS SEROTINA SHRODIAE	MOUNTAIN CHERRY	5.0M CAL.
*ORD	11	QUERCUS RUBRA	RED OAK	5.0M CAL.
*RTD	46	FRAXINUS TYPHIFOLIA SEECTA	JACK PINE	5.0M HT.
*SID	6	STYRAX JAPONICA	JAPANESE SMOKEBUSH	5.0M CAL.
*PMC	8	PSUEDOTSUGA HENZENII	DOUGLASS FIR	3.5M HT.
*POC	63	PRICKLE CHERRY	SEMI-PAN SPRUCE	5.0M HT.
*TDC	54	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3
CK	48	CORNUS SERICEA NELSSEY	DWARF RED-OSIER DOGWOOD	#3
CT	158	CORONIA TERMINATA	NEEDLE ROCK ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODTING DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
*JC	255	JUNIPERUS CHINENSIS MINE JULIEP	SEAGREEN JUNIPER	#3
LF	27	LONICERA FLEATA	PRIVET HONEYSCALE	#3
MA	869	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3
PC	13	PHYSCOCARPUS COVERTATUS	PACIFIC UNIBERB	#3
PL	66	PHILADELPHUS LEVEYI VAR. GORDONIANUS	MOCK ORANGE	#3
*JC	153	PRUNUS JAPONICA FOREST FLAME	JAPANESE PEACH	#3
PO	444	PRUNUS L. OTTO LYONSII	OTTO LYONS LAUREL	#3
PM	735	POLYSTICHUM MUNITZEM	WESTERN SWARD FERN	#2
RA	8	RHOODOENDERON ALBURGUM	WHITE-FLOWERED RHOD.	#3
RB	51	RHOODOENDERON BOW BELLS	BOW BELL RHOD.	#3
RC	15	RHOODOENDERON CHEER	CHEER RHOD.	#3
RD	44	RHOODOENDERON DORIS ANNETTES	DORIS ANNETTES RHOD.	#3
RH	121	RHOODOENDERON HACHIMANNI FANTASTICA	FANTASTIC RHOODOENDERON	#3
RM	7	RHOODOENDERON MACROPHYLLUM	PACIFIC RHOODOENDERON	#3
RR	23	RHOOD. ROYAL FERN	ROYAL FERN RHOD.	#3
RN	214	RHOODOENDERON LIMULE	LIMULE RHOD.	#3
SH	10	STYRAX VILGARDII PRINCEMENT UNICORN	UNICORN RHOD.	#3
*SP	97	SPIRAEA JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS SPIRAEA	#3
SC	9	SHEEP-SUEVA CANADENSIS	SHEEP-SUEVA	#3
SD	47	SPRAEA DOUGLASSII SSP. DOUGLASSII	HARDY SPRAEA	#3
SH	58	SARCOCODON HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	#3
SI	245	SHIMADA JAPONICA REVEYANA	JAPANESE SHIMADA	#3
SY	135	SYMPLOCARPA ALBIS	COMMON SMOKEBERRY	#3
VD	223	VEURBURUM DANIEBI	DAVIES VEURBURUM	#3
VP	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTILBE CHINESE "SIBONS"	ASTILBE	#1
AL	3	ALCHEMILLA MOULS	LADYS MANTLE	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1
CZ	429	COREOPSIS VERTICILLATA DAGGER	ZAGGER TICKSEED	#1
DE	120	DIANTHUS EPITHYSANUS "PELLIANCE"	AUTUMN PINK	#1
EB	112	EPISPIRUM BROWN'S LAUREL	PURPLE WALL FLOWER	#1
ES	85	EUPHYORBIA CHARACTIS "WOLFEN"	WOOD CRACKER	#1
EP	213	ECHINACEA PURPUREA "MAGNUS"	PURPLE CONEFLOWER	#1
GS	1261	GAULTHERIA SHALLOW	SALAL	#1
HE	28	HELIOPSIS SCABRIFLORENS	SUN OUT GRASS	#1
HM	1212	HELIOPUS MIBRANTHA VAR. OBERDORFII "WALLAZ PURPLE"	CORAL BELLS	#1
HS	594	HEMORRHOIDIS STELLATA PINK	DAY LILY	#1
HT	179	HOSTA TARIANA HALCYON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1
NT	69	NOSSILLA TENNESSEE	MEXICAN FEATHER GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	177	PERNETTYA SPECIOSA "HONEYBELL"	DWARF FOURBELL GRASS	#1
PK	282	PULICEDIA FULGIDA "SOLDIERLINE"	BLACK EYED SUSAN	#1
PT	3000	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

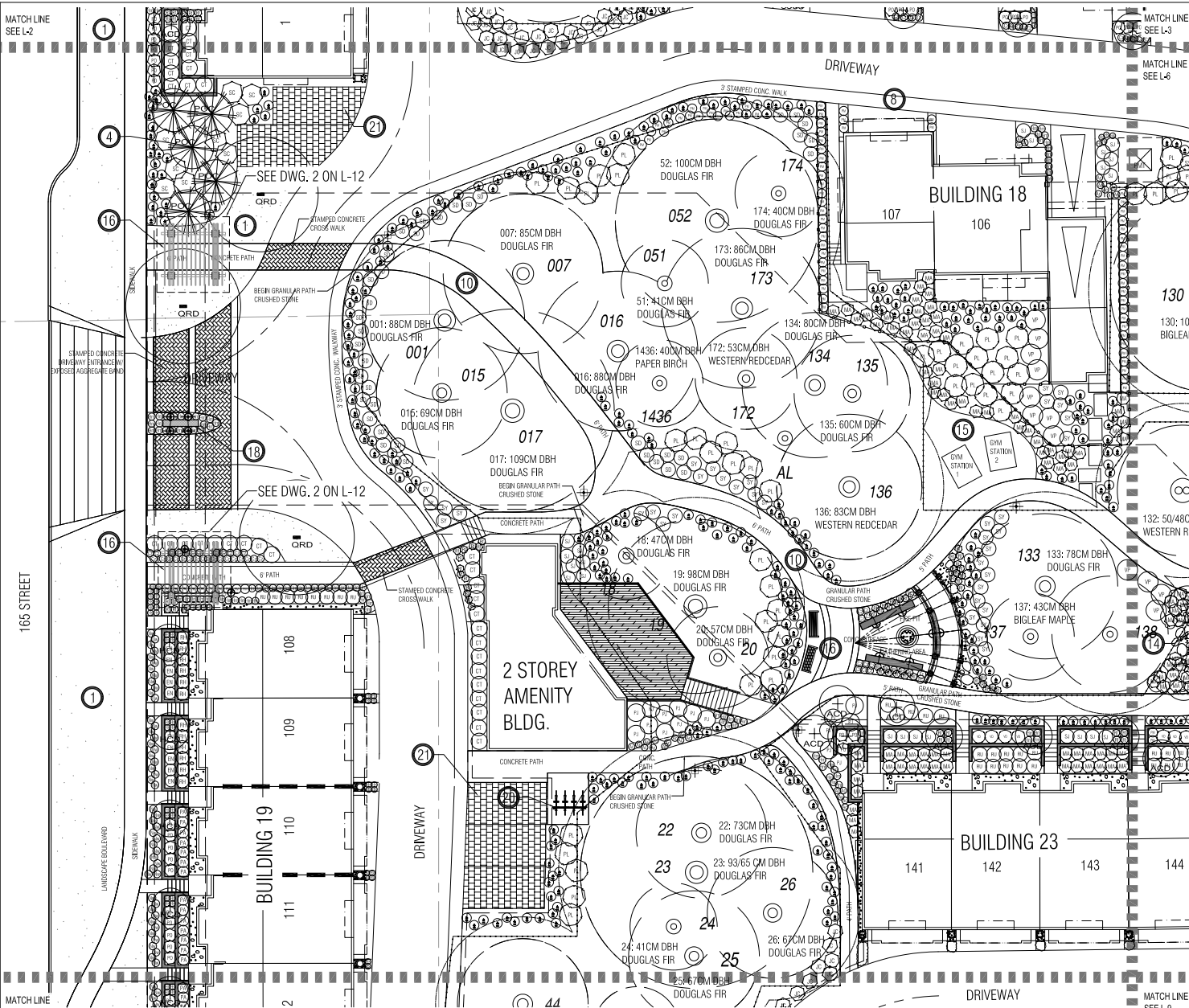
* REPLACEMENT TREES
TOTAL REPLACEMENT TREE PROVIDED: 377

REVISIONS/ISSUED
 1. 2024.05.15
 2. 2024.05.15
 3. 2024.05.15
 4. 2024.05.15
 5. 2024.05.15
 6. 2024.05.15
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 20. 2024.05.15
 21. 2024.05.15
 22. 2024.05.15

PROJECT
TOWNHOUSE DEVELOPMENT
 16496, 16508/28/38/50/60/78 24TH AVE. & 16487 23 AVE., SURREY, B.C.
 DEVELOPER: HUNTINGWOOD PROPERTIES - DP 17-001-0-00 (GRANDVIEW LT.)
 ARCHITECT: BARNETT DANKER ARCHITECTS INC.
 (BC LANDSCAPE ARCHITECTS REG. NO. 10018) (BC LANDSCAPE ARCHITECTS REG. NO. 10019) (BC LANDSCAPE ARCHITECTS REG. NO. 10020) (BC LANDSCAPE ARCHITECTS REG. NO. 10021) (BC LANDSCAPE ARCHITECTS REG. NO. 10022)

DATE: MAY 28, 2024
 DESIGN: []
 DRAWN: []
 CHECKED: []
 SCALE: AS SHOWN
 SHEET NO.: L-4

SHEET TITLE
LANDSCAPE PLAN -
BLDG 7, 8, 9, 10 & 12
 SCALE: 3/32"=1'-0"
L-4



- LANDSCAPE ITEMS:**
- 1 LAWN
 - 2 PLANTING BED
 - 3 PROPOSED DECIDUOUS TREE
 - 4 PROPOSED CONIFEROUS TREE
 - 5 DECORATIVE RIVER ROCK BED
 - 6 CONCRETE WALKWAY
 - 7 EXP. AGG. CONCRETE BAND
 - 8 3" W. STAMPED CONCRETE WALKWAY
 - 9 MODULAR CONC. PAD
 - 10 CRUSHED STONE GRANULAR PATH
 - 11 RAISED CONC. RETAINING WALL LIGHT SANDBLAST FINISH
 - 12 8 FT. PRIVACY WOOD FENCE
 - 13 2 FT. WOOD FENCE
 - 14 WOOD PERGOLA
 - 15 OUTDOOR GYM
 - 16 BENCH
 - 17 DECORATIVE POT
 - 18 GATEWAY SIGN BY OTHERS
 - 19 FEATURE WALL & WOOD TRELLIS
 - 20 BIKE RACK
 - 21 PERMEABLE PAVERS
 - 22 STRUCTURAL SOIL

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
+ACD	109	ACER ORBINATUM	VINE MAPLE	3.0M HT.
+ARD	29	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5.0M CAL.
+ARD	10	ACER PALMATUM	JAPANESE MAPLE	5.0M CAL.
+BLD	14	BETULA JACQUMONTII	JACQUEMONTII BIRCH	3.5M HT.
+CCD	44	CERCIS CANADENSIS	RED BUD	5.0M CAL.
+CKT	44	CORNUS KOUSA SYDNEY	SYDNEY DOGWOOD	5.0M CAL.
HCD	45	HIRSUTUS COELESIS	SURBURY ALTHEA	5.0M CAL.
+HCD	19	MAGNOLIA X GALAY	GALAY MAGNOLIA	5.0M CAL.
+FSD	10	PRUNUS SEROTINA SABROTE	MOUNT FEAR-CHERRY	5.0M CAL.
+GRD	11	QUERCUS RUBRA	RED OAK	5.0M CAL.
+ITD	10	PIRUS TYPHINA INSECTA	LACED OAK	1.5M HT.
+SID	46	STYRACIA JAPONICA	JAPANESE SNOWBELL	5.0M CAL.
+PMC	8	PSEUDOTSUGA MENDSIEI	DOUGLAS FIR	3.5M HT.
+PDC	63	PRUNUS DOMINA	SCISSOR SPRUCE	3.5M HT.
+TOC	54	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.5M HT.
BM	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3
CK	48	CORNUS SERRATA KELSEY	DWARF RED-SBER DOGWOOD	#3
CT	135	CHENEA TENAXA	HONEYBROOK ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODYBUD DOGWOOD	#3
EN	45	ESCALLONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JP	45	JUNIPERUS CHINENSIS NINT JULEP	SAIGON JUNPER	#3
LP	27	LONICERA FLEATA	PIVET HONEYSUCKLE	#3
MA	869	MANDARIN ADULFOBLA	CROWN GRAPE	#3
PA	19	PHYSCOCARPUS OPATIFOLIUS	POURIE WINTERBARK	#3
PL	66	PINEADELPHIS LEVINEI VARGASPREONANUS	MOCK ORANGE	#3
PN	113	PRUNUS JAPONICA FOREST PLUME	JAPANESE PEARS	#3
PO	444	OTTO LYNNEN LAUREL	OTTO LYNNEN LAUREL	#3
PM	735	POLYSTICHUM MUNITES	WESTERN SWORO FERN	#2
RA	8	RHOODOENDRON ALBIFLORUM	WHITE-FLOWERED RHODOD.	#3
RB	51	RHOODOENDRON BOW BELLS	BOW BELL RHODOD.	#3
RC	15	RHOODOENDRON CHEER	CHEER RHODOD.	#3
RD	7	RHOODOENDRON DORIS AMETES	DORIS AMETES RHODOD.	#3
RH	121	RHOODOENDRON HACHIMANN'S FANTASTIC	FANTASTIC RHOODOENDRON	#3
RM	23	RHOODOENDRON MACROPHYLLUM	MACROPHYLLUM RHODOD.	#3
RS	214	RHOODOENDRON UMBRE	UMBRE RHODOD.	#3
RY	10	SYMPLEX VILGOSAE PRESIDENT LINCOLN	UNIQUE RHODOD.	#3
SP	97	SPRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRAEA	#3
SS	9	SHEPHERDIA CANADENSIS	SASPBERRY	#3
SD	67	SPIREA DOUGLASSI A SPT DOUGLASSI	HARDY SPIREA	#3
SH	58	SARCOCOCCO HOKOKERIANA HUMILIS	HIMALAYAN SWEET BOX	#3
SJ	245	SIBIRIUM JAPONICA REVESIANA	JAPANESE SIBIRIUM	#3
SX	133	SYMPHYCARPUS ALBIS	COMMON SPINEBERRY	#3
VP	223	VELURIUM DANIEI	DAVE'S VELURIUM	#3
VD	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTIJE DE CHINENSE 'MONDRIJN'	ASTIJE	#1
AL	3	ALICE IN THE LANDS	LADY'S MANTLE	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TIKESSED	#1
CC	429	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TIKESSED	#1
DE	120	CROTOPHEUS ERYTHROSTROPHUS 'SUNSHINE'	AUTUMN-FERN	#1
EB	112	ERYCIBUM 'MOVALIS MAMU'	PURPLE WALLFLOWER	#1
ES	59	EUPHORBIA CHARAS 'WALLFLOWER'	PURPLE WALLFLOWER	#1
EP	213	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONIFERLOW	#1
GS	1261	GALL-THYER SHALLOW	SALAJ	#1
HE	28	HELIOPSIS SUPERBERRONS	BLUE CAT GRASS	#1
HM	1212	HEUCHERA-MORANTHA VAR. 'PURPLE'	PURPLE CORAL BELLS	#1
HS	594	HOMERUSA 'STELLA POND'	DAY LILY	#1
HT	179	HOSTA TARGEMANA HALCYON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGIUSTROLIA	ENGLISH LAVENDER	#1
MT	85	MUSCILLA TENAXA	MUSCILLA CATHYER GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	177	PONBIEDICUM AURICULOIDES 'MAMMILL'	DWARF FOUNTAIN GRASS	#1
RF	282	RUFACEA FILIGEA var 'SALISTRUM'	BLACK EYED SUSAN	#1
RT	5000	PACHYSANDRA TERMINALIS	JAPANESE SPIRGE	#1

* REPLACEMENT TREES
 TOTAL REPLACEMENT TREES PROVIDED: 377

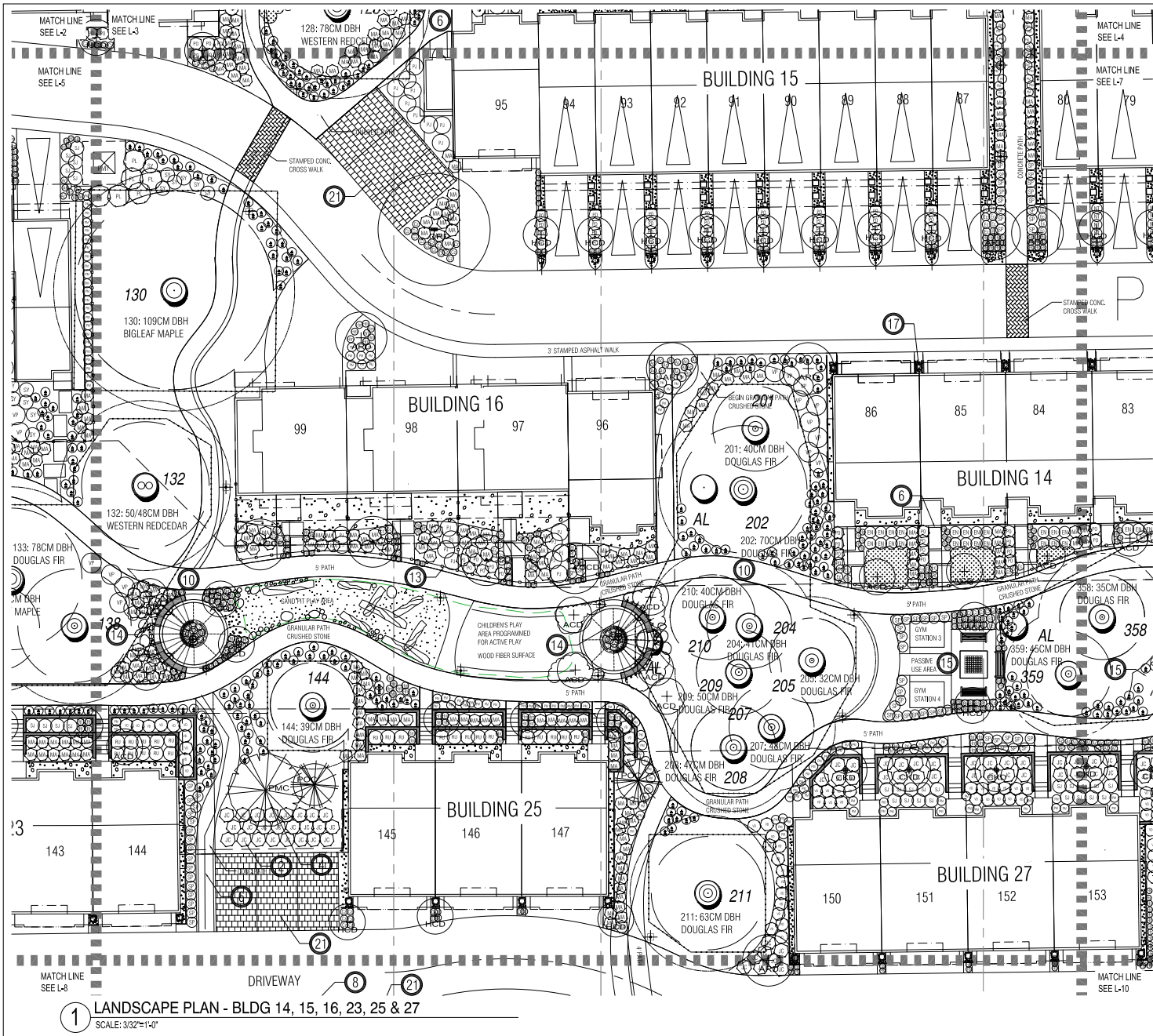
1 LANDSCAPE PLAN - BLDG 18, 19, 23 & AMENITY BLDG.
 SCALE: 3/32"=1'-0"

REVISIONS/ISSUED FOR: [REDACTED]

TOWNHOUSE DEVELOPMENT
 16498, 16508/28/38/50/60/75 24TH AVE. & 16487 23 AVE., SURREY, B.C.

DEVELOPER: HUNTINGWOOD PROPERTIES - DP 1-0315-00 (GRANDVIEW 1, 2)
 ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.

PROJECT: TOWNHOUSE DEVELOPMENT
 DATE: MAY 28, 2019
 DESIGN: [REDACTED]
 DRAWING: [REDACTED]
 CHECKED: [REDACTED]
 SCALE: AS SHOWN
 SHEET NO.: L-5



LANDSCAPE ITEMS:

- 1 LAWN
- 2 PLANTING BED
- 3 PROPOSED DECIDUOUS TREE
- 4 PROPOSED CONIFEROUS TREE
- 5 DECORATIVE FIBER ROCK BED
- 6 CONCRETE WALKWAY
- 7 EXP. AGG. CONCRETE BAND
- 8 2" W. STAMPED CONCRETE WALKWAY
- 9 MODULAR CONC. PAD
- 10 CRUSHED STONE GRANULAR PATH
- 11 RAISED CONC. RETAINING WALL LIGHT SANDBLAST FINISH
- 12 2 HT. PRUNACY WOOD FENCE
- 13 2 HT. WOOD FENCE
- 14 WOOD PERGOLA
- 15 OUTDOOR GYM
- 16 BENCH
- 17 DECORATIVE POT
- 18 GATEWAY SIGN BY OTHERS
- 19 FEATURE WALL & WOOD TRELLIS
- 20 ENKE RACK
- 21 PERMEABLE PAVERS
- 22 STRUCTURAL SOIL

SUGGESTED PLANT LIST:

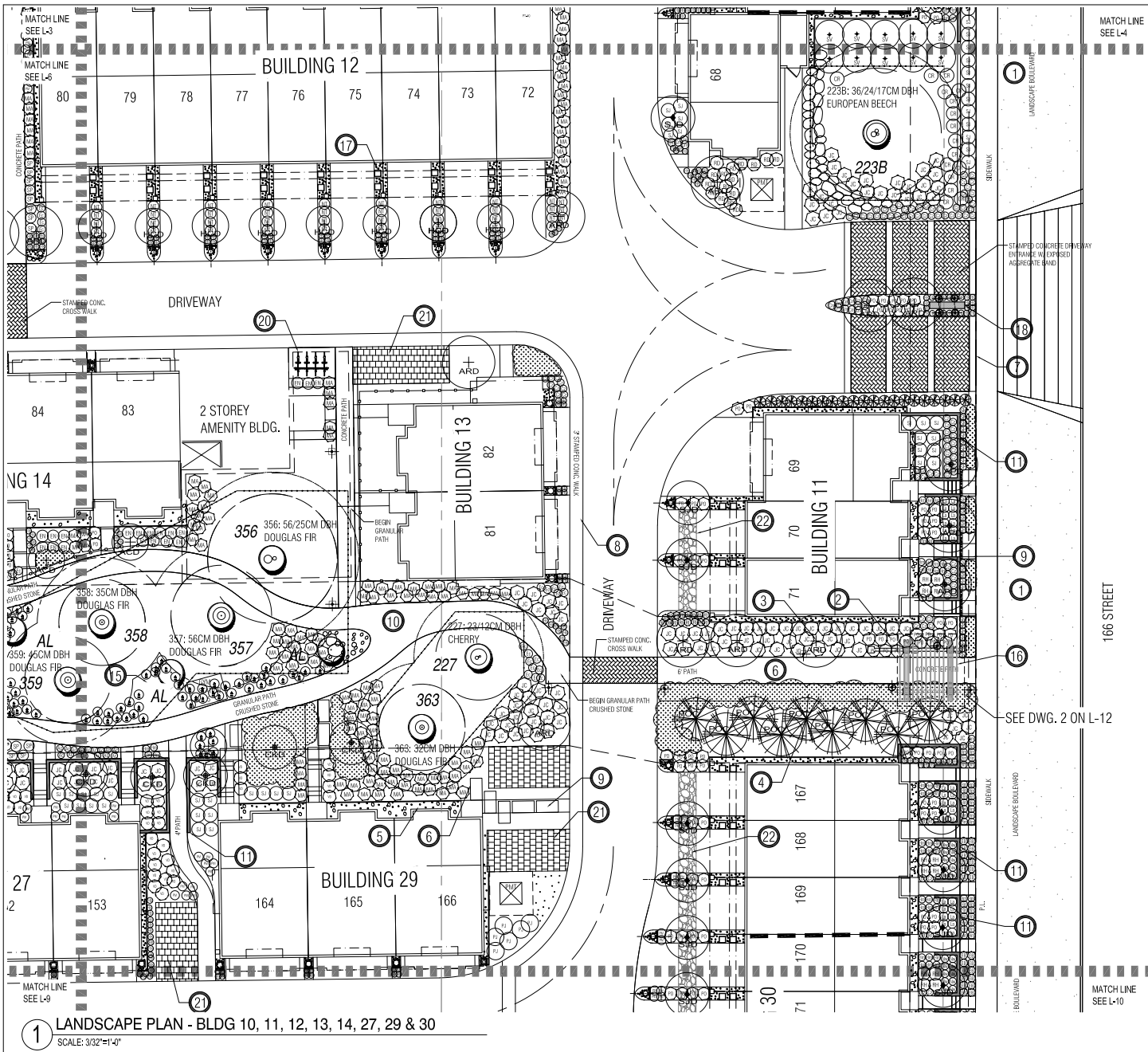
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
*ACD	109	ACER OPBURNATUM	WINE MAPLE	3.0M HT.
*ARD	28	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	3CM CAL.
*ARD	10	ACER PALMATUM	JAPANESE MAPLE	3CM CAL.
*B.D	14	BETULA JACQUENONTII	JACQUEMONT BRICH	3.5M HT.
*CCD	14	CORNUS CANADENSIS	RED BUD	3CM CAL.
*CDO	44	CORNUS KUSNA SATORIUM	SATORIUM DOGWOOD	3CM CAL.
HCD	45	HIBISCUS COELESTIS	SHIRIBBY ALTHEA	3CM CAL.
*MOD	19	MAGNOLIA X GALAY	GALAY MAGNOLIA	3CM CAL.
*PSD	10	PRUNUS SEROTINA SHIROTAE	MOUNT FUJI CHERRY	3CM CAL.
*TRD	11	QUERCUS RUBRA	RED OAK	3CM CAL.
*TSD	11	TRIFOLIUM PRINCEPS	WILD BLUEBERRY	3CM CAL.
*SID	46	SYZYGA JAPONICA	JAPANESE SNOWBELL	3CM CAL.
*PMC	8	PELLEODIOSMA MENBESII	DOUGLAS FIR	3.5M HT.
*PNC	63	PICEA OMORICA	SEABIRCH	3.5M HT.
TOC	54	THILIA OCCIDENTALIS SMOAROD	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3
OK	48	CORNUS SERRATA MEXSEPI	DWARF RED-SHED DOGWOOD	#3
CT	15	CHONDA TENUTA	MORINGA KNOCK OUT	#3
CR	31	CORNUS SANGUINEA	BLOODTINTED DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JP	269	JUNIPERUS CHINENSIS INT. ALPEX	SEABIRCH JUNIPER	#3
LP	27	LONICERA PLEATA	PRIVET HONEYSUDDLE	#3
MA	13	MAGNOLIA AQUILIFORMIS	OREGON GROUPE	#3
PC	269	PHODODENDRON LATE	PACIFIC RHODODENDRON	#3
PL	66	PHILADELPHUS LEWISII WAGGONDIANUS	MOCK ORANGE	#3
PL	113	PRUNUS JAPONICA FOREST FLAME	JAPANESE PRUNE	#3
PO	444	PRUNUS L. OTTO LOURENS	OTTO LOURENS PRUNE	#3
PM	735	POLYSTICHUM MUNITANUM	WESTERN SWOARD FERN	#2
RA	8	RHOODOENDRON ALBERGILLUM	WHITE-CLOWDED RHODOD.	#3
RA	51	RHOODOENDRON BOY BELLS	BOY BELL RHODOD.	#3
RC	15	RHOODOENDRON CHEER	CHEER RHODOD.	#3
RC	47	RHOODOENDRON DORA AMETIS	DORA AMETIS RHODOD.	#3
RH	121	RHOODOENDRON HACHIMANUS FANTASTICUS	FANTASTIC RHODOENDRON	#3
RM	73	RHOODOENDRON MACROPHYLLUM	PACIFIC RHODOENDRON	#3
RU	214	RHOODOENDRON LINEARE	UNIQUE RHODOD.	#3
SH	97	SPIRAEA JAPONICA PRESIDENT LINCOLN	PRESIDENT LINCOLN SPIRAEA	#3
SP	97	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	#3
SC	97	SARCOCODONIA CANADENSIS	SARCOCODONIA	#3
SH	58	SARCOCODONIA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	#3
SJ	245	SORBUS JAPONICA HEEKESIANA	JAPANESE SHIMBA	#3
SV	135	SIBYRICA LARIX SIBIRICA	AMUR DOGWOOD	#3
VB	223	VIORNIUM DAVIDI	DAVID'S VIBURNUM	#3
VP	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTILEBE CHIBENSIS/VIOLINUS	ASTILEBE	#1
AL	3	ACHILLEA MILLEFOLIUM	LAVENDER MANTLE	#1
AM	202	COROSPISE VERTICILLATA MOONBEAM	MOONBEAM	#1
CM	428	COROSPISE VERTICILLATA ZAGREB	ZAGREB MOONBEAM	#1
CE	128	COROSPISE EARTHSHAKER FULL LANCE	EARTHSHAKER	#1
EB	112	ERIKYNAUM BOULES MAUI	PURPLE WALLFLOWER	#1
EC	65	EUPHYORBIA CHARISSIS WULFENII	WOOD SPURGE	#1
ES	213	ECHINACEA PURPUREA MANGUS	PURPLE CONEFLOWER	#1
GP	1261	GAULTHERIA SHALLOON	SALAL	#1
HE	28	HELIOPSIS SCABERRIMA	BLUE GRASS	#1
HM	1212	HEUCHERA MICHNATHA VAR. PURPLE	HEUCHERA	#1
HS	594	HEMEROCALLIS STELLATA PURPLE	DAY LILY	#1
HT	179	HOSTA TAFELBERG HALCYON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1
LS	85	LISSOCLEA TENAXIA	MORNING GLORY GRASS	#1
NF	240	NETRPA WALKERS LOW	WALKERS LOW CATNIP	#1
PI	77	PIRANSETTIA ACPICORPUS HANDELII	DWARF FOUNTAIN GRASS	#1
RF	282	RUBROSCYLLA FULGIDA VAR. SOLOSTRUM	BLACK EYE SUSAN	#1
PT	3500	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

* REPLACEMENT TREES
TOTAL REPLACEMENT TREE PROVIDED: 377

REVISIONS/ISSUED FOR: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SCALE: [REDACTED]
 SHEET NO. [REDACTED]
 JOB NO. [REDACTED]

TOWNHOUSE DEVELOPMENT
 16498, 16508/28/30/60/78 24TH AVE. & 16487 23 AVE., SURREY, B.C.
 DEVELOPER: HUNTINGBRO PROPERTIES, DP 17-0015-00 (GRANDVIEW LT.)
 ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.
 LANDSCAPE ARCHITECT: [REDACTED]

LANDSCAPE PLAN - BLDG 14, 15, 16, 23, 25 & 27
 SCALE: 3/32"=1'-0"
L-6



LANDSCAPE ITEMS:

- 1 LAWN
- 2 PLANTING BED
- 3 PROPOSED DECIDUOUS TREE
- 4 PROPOSED CONIFEROUS TREE
- 5 DECORATIVE FINER ROCK BED
- 6 CONCRETE WALKWAY
- 7 EXP. AGG. CONCRETE BAND
- 8 3\"/>

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ACD	109	ACER CINNABATUM	VINE MAPLE	3.0M HT.
ARD	29	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5.0M CAL.
ARD	10	ACER PALMATUM	JAPANESE MAPLE	5.0M CAL.
BUD	14	BETULA JACQUEMONTE	JACQUEMONTBIERCH	3.5M HT.
CCD	4	CERISE CANADENSIS	RED BUD	5.0M CAL.
CKD	44	CORNUS KOUSA SATSUMA	SATSUMA DOGWOOD	5.0M CAL.
HCD	45	HIBISCUS COLETTIS	SHIRUBBY ALTHEA	5.0M CAL.
KAD	10	MAGNOLIA V. GALAY	GALAY MAGNOLIA	5.0M CAL.
PSD	10	PRUNUS SEROTINA SHIROTAE	MOUNT FUJI CHERRY	5.0M CAL.
ORD	11	QUERCUS RUBRA	RED OAK	5.0M CAL.
RTD	17	TRINIS THYPIA BISSICTA	JACQUEMONTBIERCH	5.0M HT.
SJD	6	STYRAX JAPONICA	JAPANESE SNOWBELL	5.0M CAL.
PMC	8	PSUEDOTSUGA HENZELI	DOUGLAS FIR	5.0M HT.
POC	63	PIECA CHIONORA	SEROTINA SPRUCE	5.0M HT.
TDC	54	THUJA OCCIDENTALIS SMARAGO	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3
CK	48	CORNUS SERICEA MELSEY	DWARF RED-OSIER DOGWOOD	#3
CT	10	CORONIA YAMATA	NEBULA MOCK ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODWING DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JC	255	JUNIPERUS CHINENSIS MINE JULIE	SEAGREEN JUNIPER	#3
LJ	27	LOMBODIA PLEATA	PRINCE HONEYSCUCKLE	#3
MA	869	MAGNOLIA AGUSTA	OREGON GRAPE	#3
PC	13	PHYSCOCARPUS COCAUTATUS	PACIFIC UNCLEBERRY	#3
PL	66	PHILADELPHUS LEVEI VAR. GORDONIANUS	MOCK ORANGE	#3
PJ	113	PIRENE JAPONICA FOREST PLANE	JAPANESE PIRINE	#3
PJ	444	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3
PM	735	POLYSTICHUM MUNITZEM	WESTERN SWARD FERN	#2
RA	8	RHOODOENDERON ALBERGURUM	WHITE-FLOWERED RHOD.	#3
RA	51	RHOODOENDERON BOW BELLS	BOW BELL RHODOD.	#3
RC	15	RHOODOENDERON CHEER	CHEER RHODOD.	#3
RD	47	RHOODOENDERON DORIANETTES	DORIANETTES RHODOD.	#3
RI	121	RHOODOENDERON HACHIMANN'S FANTASTICA	FANTASTIC RHOODOENDERON	#3
RM	7	RHOODOENDERON MAGNOPHYLLUM	PACIFIC RHOODOENDERON	#3
RHD	23	RHOODOENDERON RIVAL	RIVAL RHODOD.	#3
RU	214	RHOODOENDERON UNIQUE	UNIQUE RHODOD.	#3
SH	10	STYRAX JAPONICA 'PRINCE OTTO LUYKEN'	UNIQUE RHODOD.	#3
SP	97	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SC	9	SHEPHERDIA CANADENSIS	SHEPHERDIA	#3
SD	67	SPRAEA DOUGLASSII	HARDY DOGWOOD	#3
SH	58	SARCOCOCCA HOKOKA HUMANUS	HIMALAYAN SWEET BOX	#3
SI	245	SHIMADA JAPONICA REVERBANA	JAPANESE SHIMADA	#3
SY	135	SYMPLOCARPOS ANGIUS	COMMON SIBBERBERRY	#3
VD	223	VEURNIUM DANIEBII	DAVIES VEURNIUM	#3
VP	65	VACCINIUM PARVIFOLIUM	RED Huckleberry	#3
AC	293	ASTILBE CHINEENSIS 'NIBONS'	ASTILBE	#1
AL	3	ALCHEMILLA MOULS	LADYS MANTLE	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1
CZ	429	COREOPSIS VERTICILLATA DAGGER	DAGGER TICKSEED	#1
DE	120	DIANTHUS EPITHYSORUM 'MILLANCE'	AUTUMN FERN	#1
EB	112	EPHYMUM 'BOWLES MAUI'	PURPLE WALL FLOWER	#1
ES	85	ERIPHOGON CHAUCAS 'WOLFEN'	WOODS FOUNTAIN GRASS	#1
EP	213	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	#1
GS	1261	GALLIUM SHALON	SALAL	#1
HE	28	HELIOTROPIS SCABERRIMUS	SILE OAT GRASS	#1
HM	1212	HEUCHERA MIBRANTHA VAR. OLSCHERII	CORAL BELLS	#1
HS	594	HEMEROCALLIS WALLACE PURPLE	DAY LILY	#1
HT	179	HOSTA TAREBANA HALCYON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGIUSTROBA	ENGLISH LAVENDER	#1
NT	85	NOSSOLA TENUIS	NEEDLE FEATHER GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	17	PANICUM POLYCHAETUM 'SOLDIER'S MARCH'	DWARF FOUNTAIN GRASS	#1
PF	282	PHELOBOCHA FULGIDA 'SOLDIER'S MARCH'	BLACK EYED SUSAN	#1
PT	3300	PACHYSANDRA TERMINALIS	JAPANESE SPRUCE	#1

* REPLACEMENT TREES
TOTAL REPLACEMENT TREE PROVIDED: 377

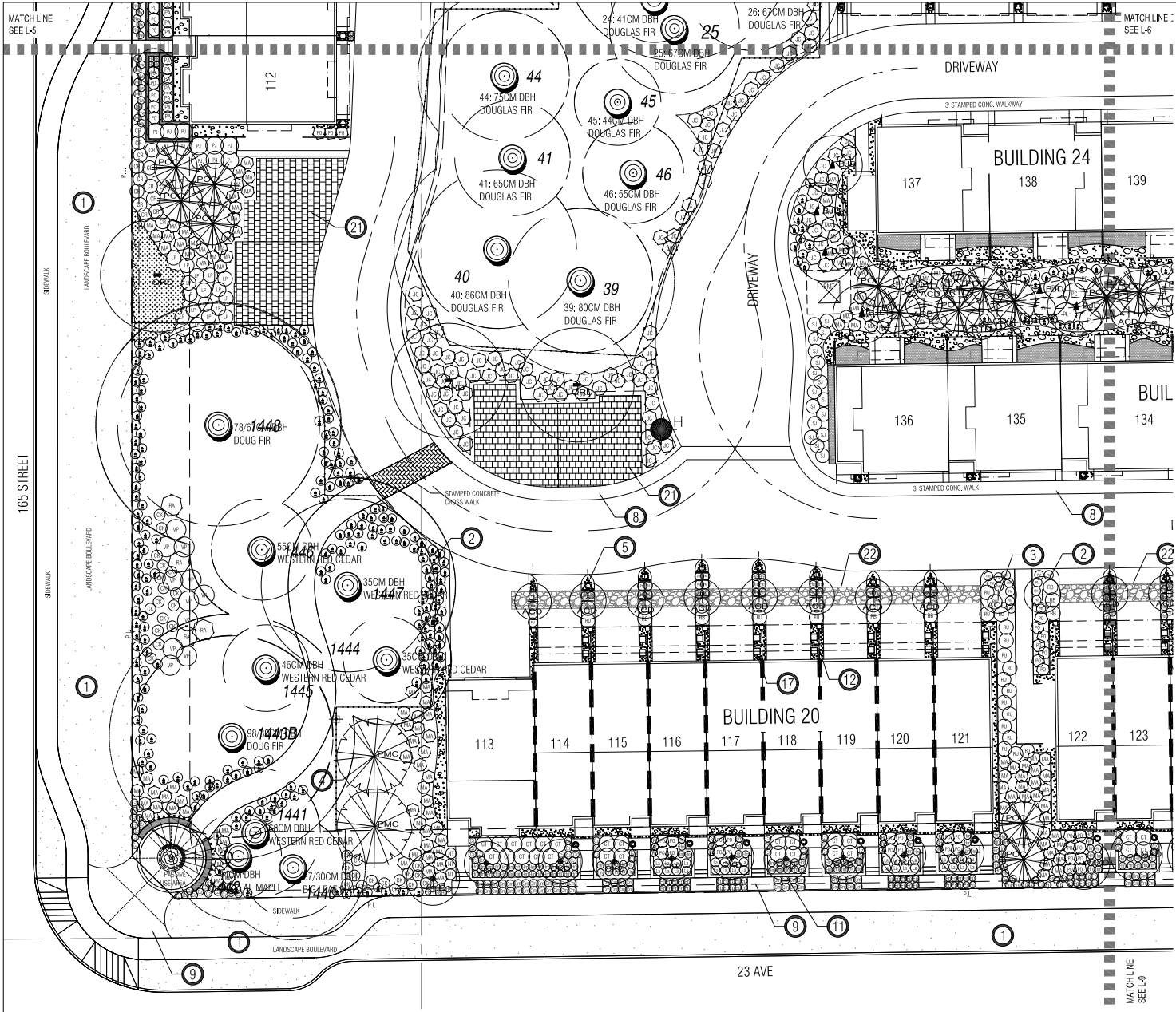
REVISIONS ISSUED: 1. DATE: 2024-08-15 BY: J. [Name]

TOWNHOUSE DEVELOPMENT
16496, 16508/28/38/50/60/78 24TH AVE. & 16487 23 AVE., SURREY, B.C.

DEVELOPER: HUNTINGWOOD PROPERTIES - DP 17-0015-00 (GRANDVIEW LTD.)
ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.

MAYUTAMA
Landscape Architects

DATE: MAY 28, 2019
DESIGN: JZ
DRAWN: JZ
CHECKED: JZ
SCALE: AS SHOWN
JOB NO.: [Number]
SHEET NO.: 1-7



LANDSCAPE ITEMS:

- | | |
|---|--------------------------------|
| 1 LAWN | 12 8 HT. PRIVACY WOOD FENCE |
| 2 PLANTING BED | 13 3 HT. WOOD FENCE |
| 3 PROPOSED DECIDUOUS TREE | 14 WOOD PERGOLA |
| 4 PROPOSED CONIFEROUS TREE | 15 OUTDOOR GYM |
| 5 DECORATIVE RIVER ROCK BED | 16 BENCH |
| 6 CONCRETE WALKWAY | 17 DECORATIVE POT |
| 7 EXP. AGG. CONCRETE BAND | 18 GATEWAY SIGN BY OTHERS |
| 8 3" W. STAMPED CONCRETE WALKWAY | 19 FEATURE WALL & WOOD TRILLES |
| 9 MODULAR CONC. PVD | 20 BIKE RACK |
| 10 CRUSHED STONE GRANULAR PATH | 21 PERMEABLE PAVERS |
| 11 RINSED CONC. RETAINING WALL LIGHT SANDBLAST FINISH | 22 STRUCTURAL SOIL |

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
*ACD	209	ACER ORNATUM	VINE MAPLE	3.0M HT.
*ARD	109	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5.0M CAL.
*ARD	10	ACER PALMATA	JAPANESE MAPLE	5.0M CAL.
*BID	14	BETULA JACQUEMONTII	JACQUEMONT'S BIRCH	3.5M HT.
*CCD	14	CERCIS CANADENSE	RED BIRD	5.0M CAL.
*CDD	44	CORNUS KOUSA 'MISTY MOON'	SATON BIRDWOOD	5.0M CAL.
*HCD	45	HYDRANGEA COELESTIS	SHIRUBAY ALTHEA	5.0M CAL.
*MDD	19	MAGNOLIA X GALEAY	GALATY MAGNOLIA	5.0M CAL.
*PSD	10	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	5.0M CAL.
*ORD	11	QUERCUS RUBRA	RED OAK	5.0M CAL.
*RTD	17	RHOUS TYPHIN BISECTA	WAXY WAX GUM	1.0M HT.
*SID	46	SYZYA JAPONICA	JAPANESE SNOWBELL	5.0M CAL.
*PAC	63	PRUNUS SPURGEA	DOUGLAS FIR	3.0M HT.
*FCD	53	FICUS DENSATA	SISSON SPURGE	2.5M HT.
*TDC	54	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.
BK	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOUQUET	#3
CA	48	CORNUS SERICEA WELSEY	DIAPYRE RED-SHED DOGWOOD	#3
CT	135	CORONILLA	MOONWAX MOON GRASS	#3
CR	31	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JE	305	JUNIPERUS CHINENSIS WINT. ALLEG	SEABRIGHT JUNIPER	#3
LP	27	LONICERA PILEATA	PHIBET HONEYSCUCKLE	#3
MA	689	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3
MP	13	PHYSCOCARPUS CAPITATUS	PAULOWNIA BARKER	#3
PL	66	PHILADELPHUS LEWISII VARGORDONNUS	MOCK ORANGE	#3
PO	444	PRUNUS L. OTTO LUYKEN	JAPANESE PRUNE	#3
PA	735	PRUNUS SPURGEA	WESTERN SWOARD FERN	#2
RA	8	RHOODOENDRON ALBICORUM	WHITE-FLOWERING RHOD.	#3
RB	51	RHOODOENDRON BOW BELLS	BOW BELL RHOD.	#3
RC	15	RHOODOENDRON CHEER	CHEER RHOD.	#3
RD	47	RHOODOENDRON DORIS AMITES	DORIS AMITES RHOD.	#3
RH	121	RHOODOENDRON HACHIMANN'S FANTASTICA	FANTASTIC RHODOENDRON	#3
RJ	17	RHOODOENDRON HACHIMANN'S FANTASTICA	FANTASTIC RHODOENDRON	#3
RM	23	RHOODOENDRON HACHIMANN'S FANTASTICA	FANTASTIC RHODOENDRON	#3
RU	214	RHOODOENDRON LIMBO	UMBRE RHOD.	#3
RV	10	RHOODOENDRON LIMBO	UMBRE RHOD.	#3
SC	97	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SP	9	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SD	67	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3
SH	58	SARCOCODON HOOKERIANA HIMALIS	HIMALAYAN SWEET BOX	#3
SJ	245	SINNINGIA JAPONICA 'HELVENIA'	JAPANESE SHIMBA	#3
SO	135	SORBUS DOMESTICA	COMMON SNOWBERRY	#3
VD	223	VERBENUM DARIUM	DAIYU VERBENUM	#3
VP	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ACTINERIS 'CHINENSIS' 'MOONBEAM'	ACTINERIS 'MOONBEAM'	#1
AL	3	ACTINERIS 'CHINENSIS' 'MOONBEAM'	ACTINERIS 'MOONBEAM'	#1
CM	202	COSMOS VERTICILLATA MOONBEAM	MOONBEAM TIKESSED	#1
CC	429	COSMOS VERTICILLATA MOONBEAM	MOONBEAM TIKESSED	#1
ED	136	ERYSIMUM 'MOONBEAM' 'MOONBEAM'	MOONBEAM TIKESSED	#1
EB	112	ERYSIMUM 'MOONBEAM' 'MOONBEAM'	PURPLE WALLFLOWER	#1
EC	10	ERYSIMUM 'MOONBEAM' 'MOONBEAM'	PURPLE WALLFLOWER	#1
EP	213	ERYSIMUM 'MOONBEAM' 'MOONBEAM'	PURPLE WALLFLOWER	#1
GS	1261	GALLIUM 'MOONBEAM' 'MOONBEAM'	MOONBEAM TIKESSED	#1
HE	38	HELIOPSIS 'MOONBEAM' 'MOONBEAM'	MOONBEAM TIKESSED	#1
HM	1212	HELIOPSIS 'MOONBEAM' 'MOONBEAM'	MOONBEAM TIKESSED	#1
HS	594	HOSTA 'MOONBEAM' 'MOONBEAM'	DAY LILY	#1
HT	179	HOSTA 'MOONBEAM' 'MOONBEAM'	DAY LILY	#1
LA	280	LAVANDULA 'MOONBEAM' 'MOONBEAM'	ENGLISH LAVENDER	#1
LT	85	LAVANDULA 'MOONBEAM' 'MOONBEAM'	ENGLISH LAVENDER	#1
NW	240	NERITA 'MOONBEAM' 'MOONBEAM'	WALKERS LOW CATMINT	#1
PA	77	PERNETTIA 'MOONBEAM' 'MOONBEAM'	CHERRY BLOSSOM GRASS	#1
RE	282	RUBICORNIA 'MOONBEAM' 'MOONBEAM'	BLACK EYED SUSAN	#1
PT	3000	PACHYSANDRA 'MOONBEAM' 'MOONBEAM'	JAPANESE SPURGE	#1

* REPLACEMENT TREES TOTAL REPLACEMENT TREE PROVIDED: 377

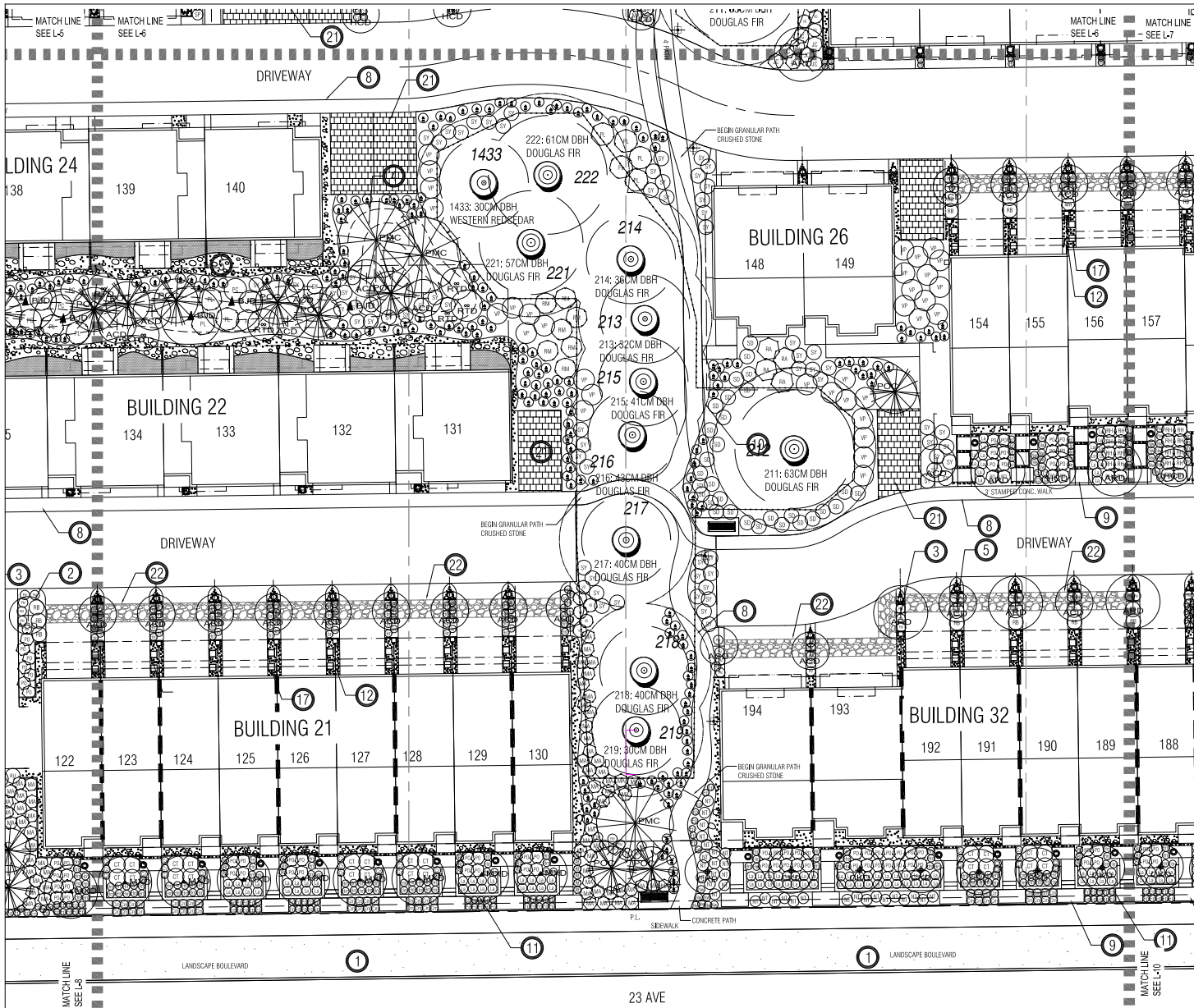
1 LANDSCAPE PLAN - BLDG 19, 20, 21, 22 & 24
SCALE: 3/32"=1'-0"

REVISIONS/ISSUED BY DATE: 1. 10/20/2017 2. 10/20/2017 3. 10/20/2017 4. 10/20/2017 5. 10/20/2017 6. 10/20/2017 7. 10/20/2017 8. 10/20/2017 9. 10/20/2017 10. 10/20/2017 11. 10/20/2017 12. 10/20/2017 13. 10/20/2017 14. 10/20/2017 15. 10/20/2017 16. 10/20/2017 17. 10/20/2017 18. 10/20/2017 19. 10/20/2017 20. 10/20/2017 21. 10/20/2017 22. 10/20/2017

TOWNHOUSE DEVELOPMENT
16498, 16508/28/38/50/60/75 24TH AVE. & 16487 23 AVE., SURREY, B.C.
DEVELOPER: HUNTINGBROOK PROPERTIES, DP 17-0015-00 (GRANDVIEW LTD.)
ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.
PROJECT: HUNTINGBROOK PROPERTIES, DP 17-0015-00 (GRANDVIEW LTD.)
ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.

HUNTINGBROOK PROPERTIES
16498, 16508/28/38/50/60/75 24TH AVE. & 16487 23 AVE., SURREY, B.C.
DEVELOPER: HUNTINGBROOK PROPERTIES, DP 17-0015-00 (GRANDVIEW LTD.)
ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.

DATE: MAY 28, 2019
DESIGN: JZ, MJC
DRAWN: JZ, MJC
CHECKED: JZ, MJC
SCALE: AS SHOWN
JOB NO.: 16498
SHEET NO.: L-8



LANDSCAPE ITEMS:

- | | |
|---|--------------------------------|
| 1 LAWN | 12 8' HT. PRIVACY WOOD FENCE |
| 2 PLANTING BED | 13 8' HT. WOOD FENCE |
| 3 PROPOSED DECIDUOUS TREE | 14 WOOD PERGOLA |
| 4 PROPOSED CONIFEROUS TREE | 15 OUTDOOR GYM |
| 5 DECORATIVE FIBER ROCK BED | 16 BENCH |
| 6 CONCRETE WALKWAY | 17 DECORATIVE POT |
| 7 EXP. AGG. CONCRETE BAND | 18 GATEWAY SIGN BY OTHERS |
| 8 2" W. STAMPED CONCRETE WALKWAY | 19 FEATURE WALL & WOOD TRELLIS |
| 9 MODULAR CONC. PAD | 20 BIKE RACK |
| 10 CRUSHED STONE GRANULAR PATH | 21 PERMEABLE PAVERS |
| 11 RAISED CONC. RETAINING WALL LIGHT SANDBLAST FINISH | 22 STRUCTURAL SOIL |

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
+ACD	109	ACER ORNATUM	VINE MAPLE	3.0M HT.
+ARD	29	ACER RUBRUM BOWDILL	BONWALL RED MAPLE	5CM CAL.
+ARD	10	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.
+BLD	14	BETULA JACQUINOTII	JACQUINOTII BIRCH	3.5M HT.
+CCD	14	CERCIS CANADENSIS	RED BUD	5CM CAL.
+CND	14	CORNUS KUSNA KUSUM	SATIN LINDEN	5CM CAL.
HCD	45	HIBISCUS COELESTIS	SHIRUBY ALTHEA	5CM CAL.
+MDD	19	MAGNOLIA X. GALAY	GALAXY MAGNOLIA	5CM CAL.
+PSD	10	FRAXINUS SCRIBBLATA SHROBATE	MOUNTAIN FLICKERBERRY	5CM CAL.
+DRD	11	QUERCUS RUBRA	RED OAK	5CM CAL.
+ITD	17	RHUS TYPHINA OBSECTA	LACELLE'S SUMAC	1.8M HT.
+SD	46	SYZYGA JAPONICA	JAPANESE SNOWBELL	5CM CAL.
+PMC	8	FEUOBIOTOGA MENDENSI	DOUGLAS FIR	3.5M HT.
+PDC	63	FRAXINUS OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.
TOC	54	THALIA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BULBUS MICROPHYLLA WINTER GEM	WINTER GEM BOWWOOD	#3
CK	48	CORNUS SERICEA MELSEY	DWARF RED-SKER DOGWOOD	#3
CT	15	CHONDA TENNIDA	MEADOW HUCK ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODING DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALONIA	#3
JM	355	JUNIPERUS CHINENSIS MPT. LILLEP	SEAGREEN JUNIPER	#3
LP	27	LONICERA FLEATA	PRIVATE HONEYSCADLE	#3
MA	869	MAGNOLIA AQUICULUM	ORANGE GROVE	#3
MC	13	PHOSCARPIUS CARYOTATUS	PACIFIC REDBARK	#3
PL	66	PHILADELPHUS LEWISII VAR. GORDONIANUS	MOCK ORANGE	#3
PJ	113	PRUNUS JAPONICA FOREST FLAME	JAPANESE PEAR	#3
PO	444	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3
PM	735	POLYSTICHUM MUNITZIAN	WESTERN SHAGBARK FERN	#2
RA	8	RHODOCHERON ALBERICRIUM	WHITE-LOWERING RHOD.	#3
RB	51	RHODOCHERON BOY BELLS	BOY BELL RHOD.	#3
RC	15	RHODOCHERON CHEER	CHEER RHOD.	#3
RH	121	RHODOCHERON DORA AMETIS	DORA AMETIS RHOD.	#3
RH	121	RHODOCHERON HACHIMANUS FANTASTICA	FANTASTIC RHODOCHERON	#3
RH	7	RHODOCHERON CHROPHYLLUM	PACIFIC RHODOCHERON	#3
RH	23	RHOD. ROYAL FIRM	ROYAL FIRM RHOD.	#3
RU	214	RHODOCHERON LINQUE	LINQUE RHOD.	#3
SV	10	SPYRACA DOUGLASSII PRESIDENT LINCOLN	SPYRACA DOUGLASSII	#3
SP	97	SPYRACA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPYRACA	#3
SC	9	SPIRAEA CANADENSIS	SOARBERY	#3
SH	67	SPIRAEA DOUGLASSII SP. DOUGLASSII	HARDY HACK	#3
SH	58	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	#3
SJ	245	SQUINA JAPONICA NICKERMANA	JAPANESE SQUINA	#3
SV	135	SUMMERSPRUCE: ALBIS	COMMON SNOWBERRY	#3
VD	223	VERBNAUM DAVIEI	DAVID'S VERBNAUM	#3
VP	65	VACINIUM PARTIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1
AL	3	ACHILLEA MILEU	LADY'S MANTLE	#1
CM	202	CORCOPSE VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1
CD	429	CORCOPSE VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1
CE	128	CROXYFERA EPITHESIA 'FILLIANCE'	WINDY PINK	#1
EB	112	ERIKINUM 'BOULES MAUV'	PURPLE WALLFLOWER	#1
ES	135	ESCHINIA 'MAGNUS WULFEN'	WOLFEN'S CONEFLOWER	#1
EP	213	ESCHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	#1
GS	1261	GAULTHERIA SHALLOON	SALAL	#1
HE	28	HELIOPSIS SCOPULORONGS	BLUENAT GRASS	#1
HM	1212	HEUCHERA MIDRANTHA VAR. OBERDORFERI 'WALCE PURPLE'	CORAL BELLS	#1
HS	594	HOMOCYCLUS STELLA D'INDRO	DAY LILY	#1
LA	179	HOSTA TAFEBANA HALCYON	PLANTAIN LILY	#1
LA	280	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1
LA	277	MASSULA TENAZA	MEDICAL FEATHER GRASS	#1
NW	240	NEPETA WALKERS LOW	WALKERS LOW CATMINT	#1
PA	77	PANICUM ALOPECUROIDES 'HAMBLEN'	DWARF FOUNTAIN GRASS	#1
RD	282	RHOBOCKIA FULGIDA var 'SOLISTRUM'	BLACK EYED SUSAN	#1
PT	3500	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

* REPLACEMENT TREES TOTAL REPLACEMENT TREE PROVIDED: 377

2 LANDSCAPE PLAN - BLDG 21, 22, 24, 26, 28 & 32
SCALE: 3/32"=1'-0"

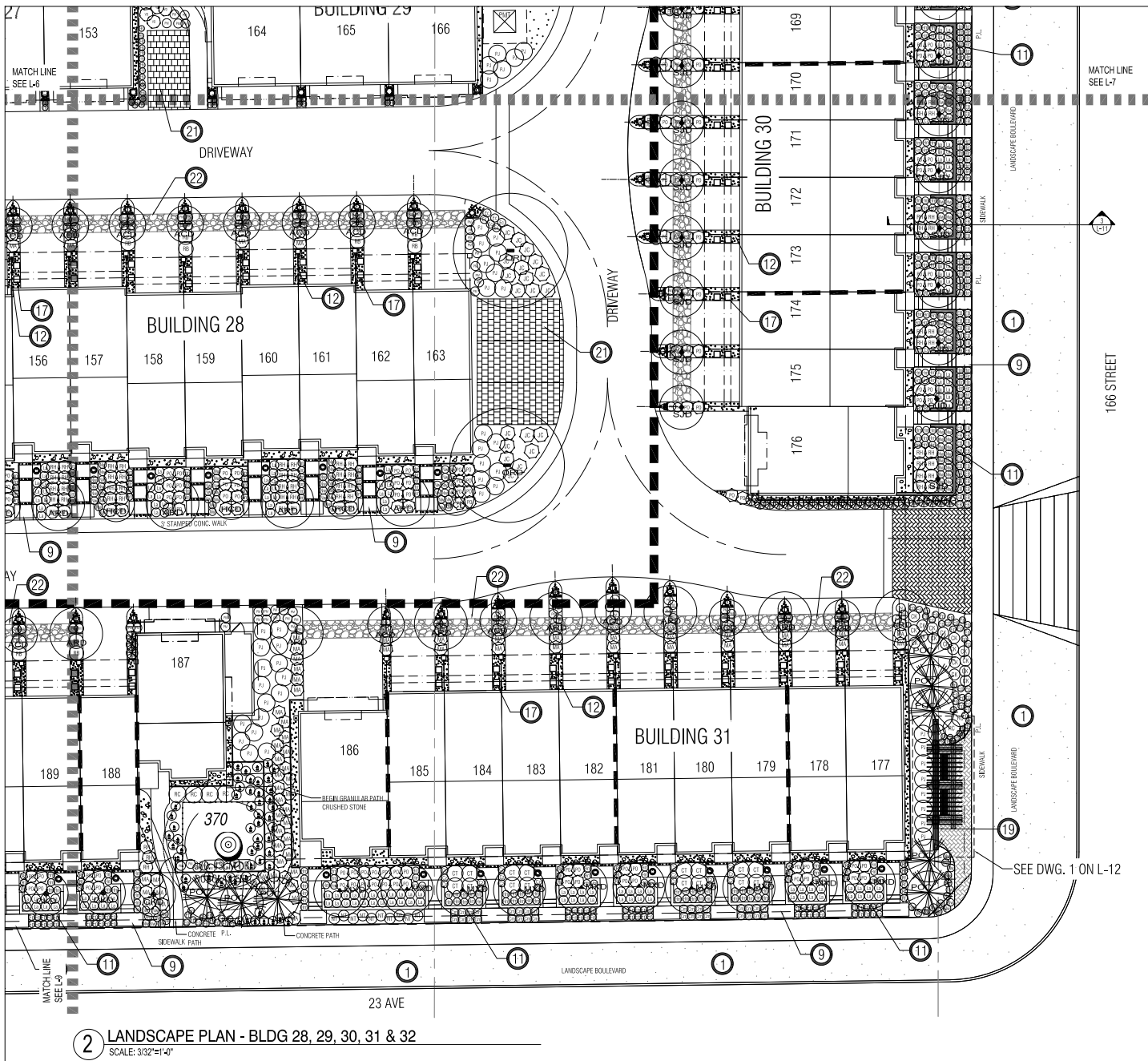
REVISIONS/ISSUED BY DATE: 1/20/24 - JAMES HARRIS BY THE CLIENT

PROJECT: **TOWNHOUSE DEVELOPMENT**
16496, 16508/28/30/60/75 24TH AVE. & 16487 23 AVE., SURREY, B.C.

DEVELOPER: HUNTINGBROOK PROPERTIES - DP 17-0315-00 (GRANDVIEW LT.)
ARCHITECT: BARNETT DEMPSEY ARCHITECTS INC.
Landscape Architects

DATE: MAY 20 2019
DESIGN: JH
DRAWN: JH
CHECKED: JH
SCALE: AS SHOWN
JOB NO.: 16496

SHEET TITLE: **LANDSCAPE PLAN - BLDG 21, 22, 24, 26, 28 & 32**
SHEET NO.: **L-9**



2 LANDSCAPE PLAN - BLDG 28, 29, 30, 31 & 32
SCALE: 3/32"=1'-0"

LANDSCAPE ITEMS:

- | | |
|--|--------------------------------|
| 1 LAWN | 12 8 HT. FINANCY WOOD FENCE |
| 2 PLANTING BED | 13 7 HT. WOOD FENCE |
| 3 PROPOSED DECIDUOUS TREE | 14 WOOD PERGOLA |
| 4 PROPOSED CONIFEROUS TREE | 15 OUTDOOR GYM |
| 5 DECORATIVE RIVER ROCK BED | 16 BENCH |
| 6 CONCRETE WALKWAY | 17 DECORATIVE POT |
| 7 EXP. AGG. CONCRETE BAND | 18 GATEWAY SIGN BY OTHERS |
| 8 3" W. STAMPED CONCRETE WALKWAY | 19 FEATURE WALL & WOOD TRELLIS |
| 9 MODULAR CONC. PAD | 20 BIKE RACK |
| 10 CRUSHED STONE GRANULAR PATH | 21 PERMEABLE PAVERS |
| 11 RAISED CONC. RETAINING WALL LIGHT SAND/BLAST FINISH | 22 STRUCTURAL SOIL |

SUGGESTED PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ACD	109	ACER CINNATUM	VINE MAPLE	3.0M HT.
ARD	29	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5.0M CAL.
ARD	10	ACER PALMATUM	JAPANESE MAPLE	5.0M CAL.
BLD	14	BETULA JACQUEMONTII	JACQUEMONTI BIRCH	3.5M HT.
CCD	14	CERCIS CANADENSIS	RED BUD	5.0M CAL.
CHD	44	CORNUS KOUSA CATERINA	SATSUMA DOGWOOD	5.0M CAL.
HCD	45	HERIBESUS COELESTIS	SHIBUBI ALTHEA	5.0M CAL.
KAD	19	MAGNOLIA V. GALAXY	GALAXY MAGNOLIA	5.0M CAL.
PSD	10	FRAXINUS SEROTINA SHIROTAI	MOUNT FUJI CHERRY	5.0M CAL.
ORD	11	QUERCUS RUBRA	RED OAK	5.0M CAL.
RTD	17	TRINIS TYPHOLA BISSCTA	JACQUEMONTI SWEET	5.0M HT.
SJD	46	STYRAX JAPONICA	JAPANESE SNOWGLOBE	5.0M CAL.
PMC	8	PSUEDOTSUGA HENZELII	DOUGLASS FIR	3.5M HT.
POC	63	PIEZA GIBBERNA	SEROTINA SPRUCE	3.5M HT.
TDC	54	THUJA OCCIDENTALIS SMARAGO	EMERALD GREEN CEDAR	1.75M HT.
BM	124	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3
CK	48	CORNUS SERICEA MELSEYI	DWARF RED-OSIER DOGWOOD	#3
CT	135	CORONIA TENAXIA	NEEDLE LEAF ORANGE	#3
CR	31	CORNUS SANGUINEA	BLOODWING DOGWOOD	#3
EN	45	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#3
JC	255	JUNIPERUS CHINENSIS MINI JULIP	SEAGREEN JUNIPER	#3
LF	27	LOMBODIA PLEATA	PRINCE HONEYSUCKLE	#3
MA	869	MAGNOLIA ACQUICULMIS	OREGON GRAPE	#3
RC	13	FRAXINUS CORNUTUS	PACIFIC UNIBERB	#3
PL	66	PHILADELPHUS LEVEYI VAR. GORDONIANUS	MOCK ORANGE	#3
PL	113	FRAXINUS JAPONICA FOREST PLANE	JAPANESE FRAXINUS	#3
PO	444	PRUNUS L. OTTO LYONENSIS	OTTO LYONER LAUREL	#3
PM	735	POLYSTICHUM MUNITZEM	WESTERN SWARD FERN	#2
RA	8	RHOODOENDERON ALBERGURUM	WHITE FLOWEDED RHOD.	#3
RB	51	RHOODOENDERON BOW BELLS	BOW BELL RHOD.	#3
RC	15	RHOODOENDERON CHEER	CHEER RHOD.	#3
RD	47	RHOODOENDERON DORIS ANNETTES	DORIS ANNETTES RHOD.	#3
RE	121	RHOODOENDERON HACHIMANNI FANTASTICA	FANTASTIC RHODOENDERON	#3
RF	7	RHOODOENDERON MAGNIFICOLUM	PACIFIC RHODOENDERON	#3
RH	23	RHOOD. ROYAL FERN	ROYAL RHOD.	#3
RM	214	RHOODOENDERON UNIQUE	UNIQUE RHOD.	#3
SH	10	STYRAX VILGOSUS PRINCECUT UNICOLM	UNIQUE RHOD.	#3
SP	97	SPIRAEA JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS SPIRAEA	#3
SC	9	SHEEPSPRING CANADENSIS	SPRINGBERRY	#3
SD	47	SPRAXIA DOUGLASSII SSP. DOUGLASSII	HARDY DOCK	#3
SH	58	SARCOCOCCA HOKONKANA HUMILIS	HIMALAYAN SWEET BOX	#3
SL	245	SHIMADA JAPONICA REVERBANS	JAPANESE SHIMADA	#3
SY	135	SYMPLOCARPOS CALIFORNIENSIS	COMMON SYMPLOCARPOS	#3
VD	223	VEURNIUM DAWSONII	DAVIES VEURNIUM	#3
VP	65	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3
AC	293	ASTILE BE CHINESE'S "MIDNIGHT"	ASTILE	#1
AL	3	ALCHEMILLA MOLIS	LADYS MANTLE	#1
CM	202	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1
CZ	429	COREOPSIS VERTICILLATA DAGGER	DAGGER TICKSEED	#1
DE	129	DIANTHUS EPIPTHIOSORUS "MILLANCE"	AUTUMN FERN	#1
EB	112	EPISYRIUM "BOWLES MAUI"	PURPLE WALL FLOWER	#1
EC	85	ERIPHOGLOSSA CHALCIPEDIS "WOLFE"	WOODRUFF	#1
EP	213	ECHINACEA PURPUREA "MAGNUS"	PURPLE CONEFLOWER	#1
GS	1261	GAULTHERIA SHALLOM	SALAL	#1
HE	29	HELIOPSIS SCABERIFLORENS	SUN OUT GRASS	#1
HM	1212	HEUCHERA MICRANTHA VAR. OBERDORFII "MAGAZINE PURPLE"	CORAL BELLS	#1
HS	594	HEMIPHYLLIS STELLATA "PINK"	DAY LILY	#1
HT	179	HOSTA TAREMUNA HALCYON	PLENTY LILY	#1
LA	280	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1
NT	85	NOSSOLA TENUIS	NOSSOLA FEATHER GRASS	#1
NW	240	NETEPETA WALKERS LOW	WALKERS LOW CANTON	#1
PK	77	PERNETIUM ALBO SPICATUM "HAMBURG"	DWARF FOUNTAIN GRASS	#1
PF	282	PACHYSANDRA PULCHRA "SOLISTRIUM"	BLACK BEED SUSAN	#1
PT	3300	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1

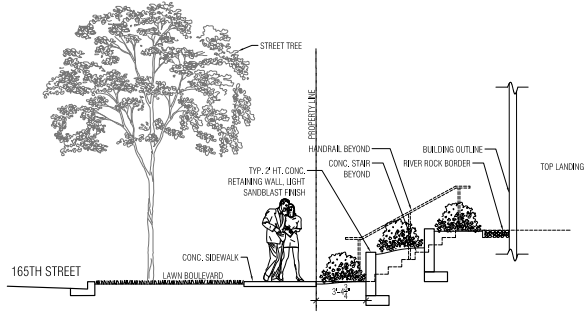
* REPLACEMENT TREES TOTAL REPLACEMENT TREE PROVIDED: 377

REVISIONS/ISSUED
DATE: 11/20/2019
BY: J. BARNETT

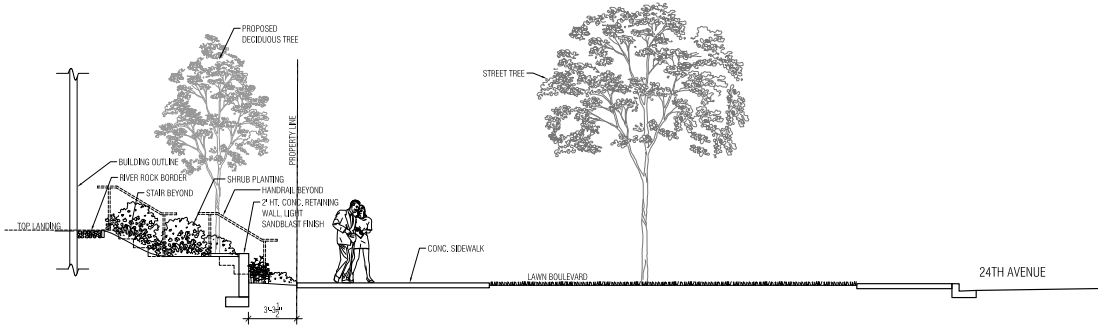
PROJECT: TOWNHOUSE DEVELOPMENT
16496, 16508/28/30/60/76 24TH AVE. & 16487 23 AVE., SURREY, B.C.
DEVELOPER: HUNNINGBROOK PROPERTIES - DP 15-0015-00 (GRANDVIEW L.T.D.)
ARCHITECT: BARNETT DANKER ARCHITECTS INC.
Landscape Architects

DATE: NOV 20 2019
DESIGN: J.B.
DRAWN: J.B.
CHECKED: J.B.
SCALE: AS SHOWN
JOB NO. 16496

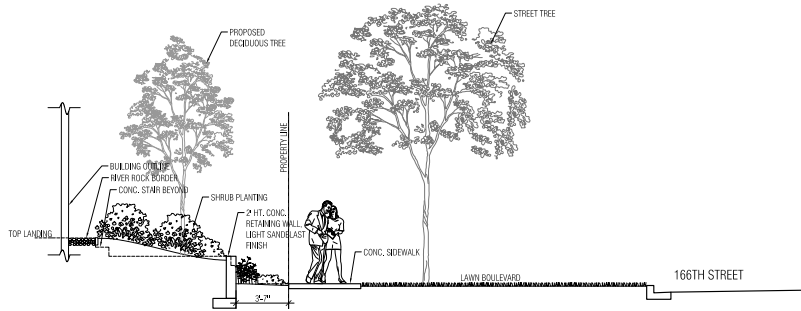
SHEET TITLE: LANDSCAPE PLAN - BLDG 28, 29, 30, 31 & 32
SHEET NO. L-10



① TYP. SECTION - FRONT YARD ALONG 165TH STREET
SCALE: 1/4"=1'-0"

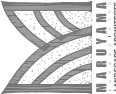


② TYP. SECTION - FRONT YARD ALONG 24TH AVENUE
SCALE: 1/4"=1'-0"



③ TYP. SECTION - FRONT YARD ALONG 166TH STREET
SCALE: 1/4"=1'-0"

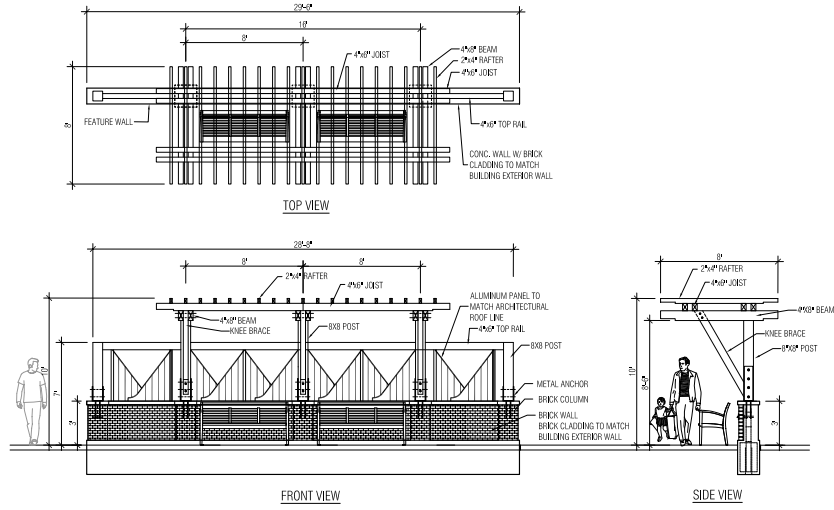
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DESIGN	JZ, BMM
DRAWN	OC
CHECKED	MM
SCALE	AS SHOWN
JOB NO.	1199



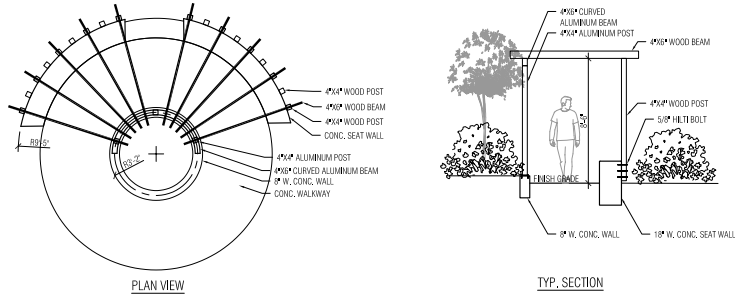
PROJECT
TOWNHOUSE DEVELOPMENT
 16496, 16508/28/38/50/60/76 24TH AVE. & 16487 23 AVE., SURREY, B.C.
 DEVELOPER: HUNTINGBIRD PROPERTIES - DP 17-0315-00 (GRANDVIEW LTD.)
 ARCHITECT: BARNETT DEMBEK ARCHITECTS INC.
 160 MARUYAMA & ASSOCIATES, 8875 G. FERGUSON BOULEVARD, WAGDOVER, B.C. V2C 2S8, PH: 604-293-9997, FX: 604-293-9991, EM: matuyama@tda.ca

REVISIONS/ISSUED
 1. CHECK BY JOHN HARTMAN AT 11/15/22 COMMENTS.
 2. CHECK BY JOHN HARTMAN AT 11/15/22 COMMENTS.
 3. CHECK BY JOHN HARTMAN AT 11/15/22 COMMENTS.

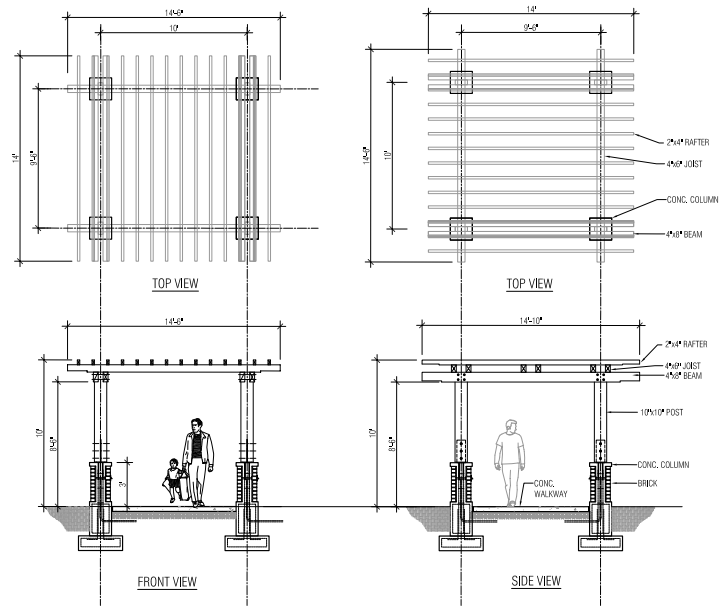
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LANDSCAPE SECTIONS
 SHEET NO.
L-11



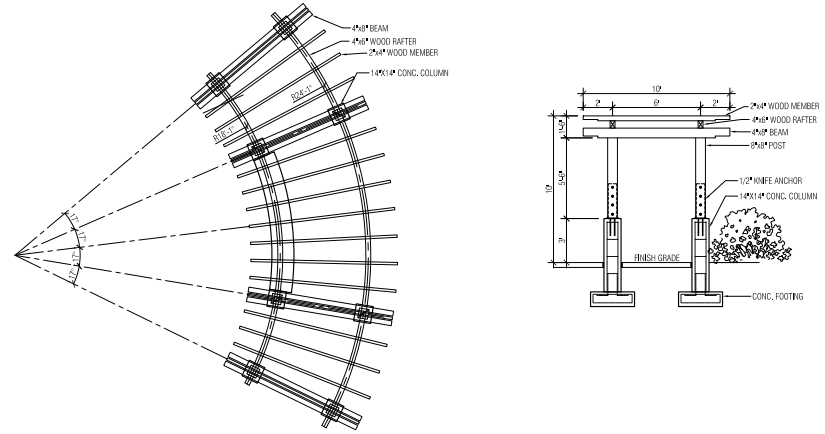
1 CORNER PLAZA - FEATURE WALL & TRELLIS
SCALE: 1/4"=1'-0"



3 CURVED WOOD PERGOLA - TYPE A
SCALE: 1/4"=1'-0"



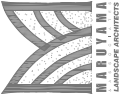
2 SITE ENTRANCE PERGOLA
SCALE: 1/4"=1'-0"



4 CURVED WOOD PERGOLA - TYPE B
SCALE: 1/4"=1'-0"

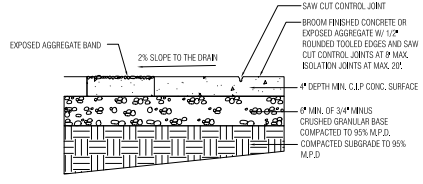
REVISIONS/ISSUED
DATE: 01/20/2019
BY: J. BARNETT
REVISIONS/ISSUED
DATE: 01/20/2019
BY: J. BARNETT

PROJECT
TOWNHOUSE DEVELOPMENT
16496, 16508/28/38/50/60/76 24TH AVE. & 16487 23 AVE., SURREY, B.C.
DEVELOPER: HUNNINGBERG PROPERTIES - DP 15-0315-00 (GRANDVIEW LT. 1)
ARCHITECT: BARNETT DEMBEK ARCHITECTS INC.
FOOTCOURT & ASSOCIATES 480 G. GIBB BOOTH SQUARE, WOODBINE, ONT. M2C 3K6, PH: 905-299-9777, FX: 905-299-9777, E: info@footcourt.ca

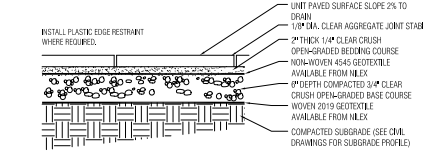


DATE	REVISED	BY
DESIGN	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY
SCALE	DATE	BY
JOB NO.	DATE	BY

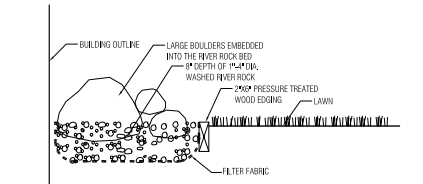
SHEET TITLE
LANDSCAPE STRUCTURES
SHEET NO.
L-12



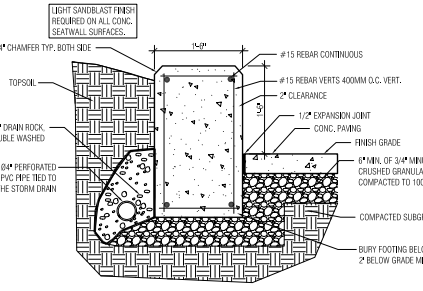
1 CONCRETE PAVING
SCALE: 1"=1'-0"



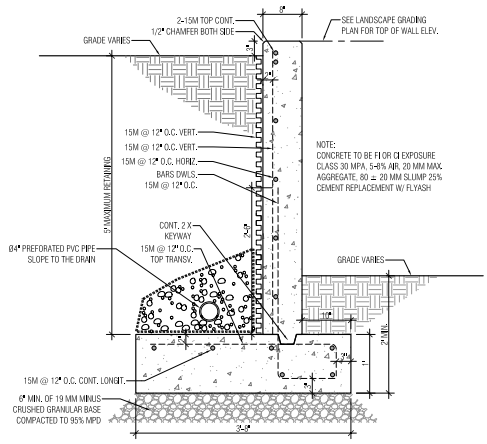
2 CONCRETE UNIT PAVER
SCALE: 1"=1'-0"



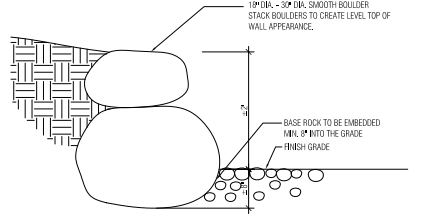
3 RIVER ROCK BORDER
SCALE: 1"=1'-0"



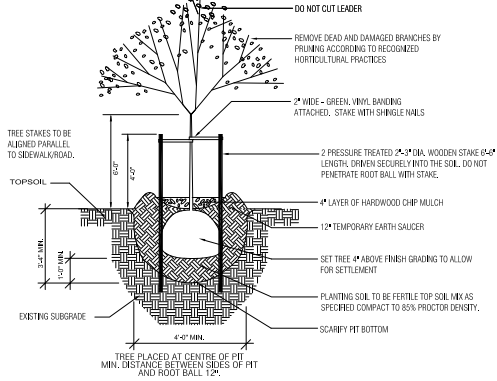
4 CONCRETE SEAT WALL
SCALE: 1"=1'-0"



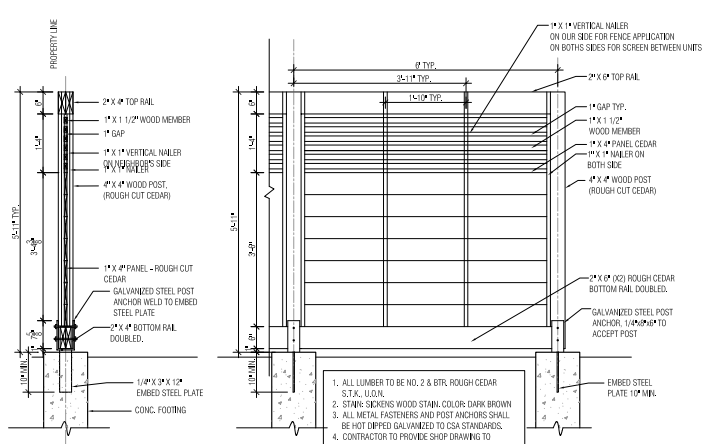
5 CONCRETE RETAINING WALL
SCALE: 1"=1'-0"



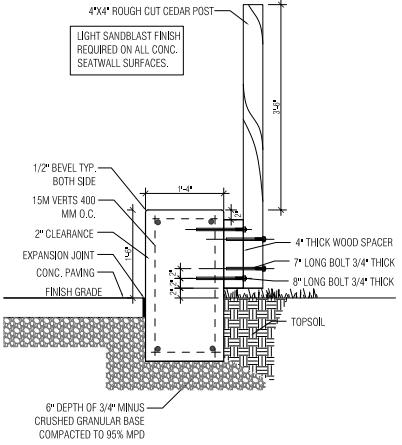
6 ROCK RETAINING WALL
SCALE: 1"=1'-0"



7 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

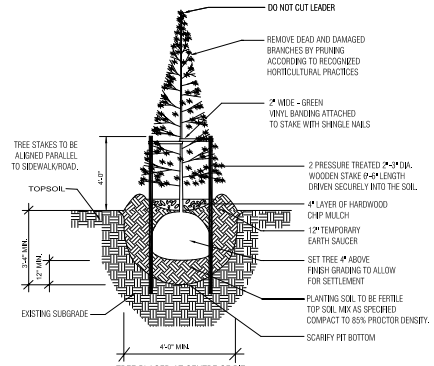


8 PRIVACY SCREEN
SCALE: 3/4"=1'-0"

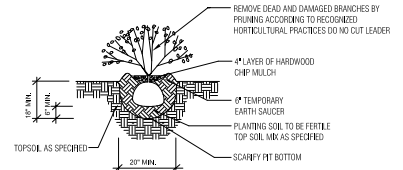


9 DECORATIVE WOOD POST SCREEN
SCALE: 1"=1'-0"

1. ALL LUMBER TO BE NO. 2 & BTR, ROUGH CEDAR S.T.K., U.O.N.
2. STAINK RESISTANT WOOD STAIN, COLOR: DARK BROWN.
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIP GALVANIZED TO CSA STANDARDS.
4. CONTRACTOR TO PROVIDE 3-DP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.



10 SHRUB PLANTING DETAIL
SCALE: NTS



11 SHRUB PLANTING DETAIL
SCALE: NTS

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

FROM: Development Engineer, Engineering Department

DATE: November 25, 2020 PROJECT FILE: **7817-0315-00**

RE: Engineering Requirements
Location: 16487 23 Ave; 16498 24 Ave; 16560 24 Ave; 16578 24 Ave; 16538 24 Ave;
16550 24 Ave; 16528 24 Ave; 16508 24 Ave; and 16596 24 Ave.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE & SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.642 metres along 24 Avenue;
- Dedicate 12.50 metres along 23 Avenue;
- Dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 166 Street and 23 Avenue;
- Dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 24 Avenue and 167 Street;
- Register 0.50 metre statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct 165 Street to local road standard;
- Construct 166 Street to local road standard;
- Construct 24 Avenue MUP to multi-use pathway standard;
- Construct 23 Avenue to local road standard;
- Construct drainage, water, and sanitary service connections, complete with inspection chambers and water meter, to the lot. Any existing service connections are to be abandoned;
- Construct drainage, water, and sanitary mains along road frontages required to service the site.

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$45,822.00 is required.

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer
M51



December 15, 2020

Planning

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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

The new Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), targeted to open early 2021 will reduce the existing Pacific Heights catchment by almost half. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong and Pacific Heights Elementary will surpass 100% occupancy by 2024, even with a smaller catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and targeted to open September 2021; which will provide some enrolment relief to both Earl Marriot and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0315 00

SUMMARY

The proposed 194 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	49
Secondary Students:	31

September 2020 Enrolment/School Capacity

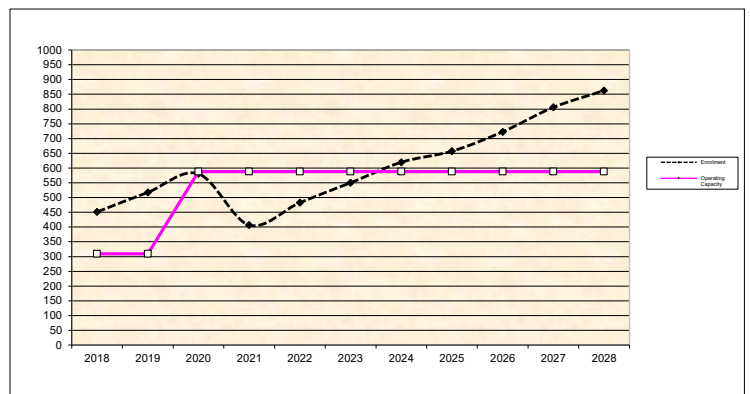
Pacific Heights Elementary	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
Earl Marriot Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	97
--	----

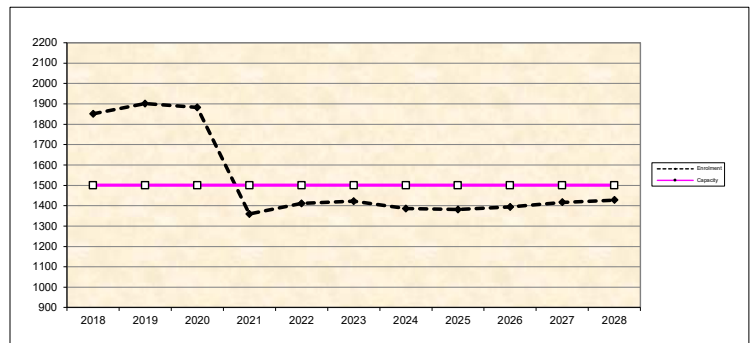
Population: The projected population of children aged 0-19 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Pacific Heights Elementary



Earl Marriot Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0315-00

Address: 16487-23 Avenue and 16498, 16508, 16528, 16538, 16550, 16560, 16578-24 Avenue, Surrey, BC

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	432
Protected Trees to be Removed	362
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	70
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 152 X one (1) = <u>152</u> - All other Trees Requiring 2 to 1 Replacement Ratio 210 X two (2) = <u>420</u> 	572
Replacement Trees Proposed	377
Replacement Trees in Deficit	195
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	3
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:



Date: December 8, 2020



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

GRAMERCY DEVELOPMENTS LTD.

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

16498, 16508, 16528
 16538, 16550, 16560, 16578
 24 AVENUE
 16487 23 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY29/17	MK	SITE PLAN
2	JUN13/17	MK	ADDITIONAL SURVEY
3	NOV14/17	MK	REVISED SITE PLAN
4	APR03/18	MK	REVISED SITE PLAN
5	MAR12/19	MK	REVISED SITE PLAN
6	JUN28/19	MK	REVISED SITE PLAN
7	AUG22/19	SGL	REVISED SITE PLAN
8	AUG27/20	MK	REVISIONS
9	SEPT03/20	MK	KEY PLAN
10	OCT08/20	MK	REVISED SITE PLAN
11	OCT22/20	MK	REVISED KEY PLAN
12	NOV13/20	MK	REVISED KEY PLAN

GENERAL NOTES:

- REASSESS ALL RETAINED TREES WITH FINAL BUILDING AND CONSTRUCTION PLANS.
- ALL EDGE TREES TO UNDERGO AN EDGE TREE RISK ASSESSMENT.
- ALL RETAINED TREES TO BE REASSESSED FOR RISK RATING WITH FINAL DEVELOPMENT.
- REMOVAL OR MODIFICATION OF RED ALDER AND BLACK COTTONWOOD IS ANTICIPATED.
- PROJECT ARBORIST TO IDENTIFY STUMPS TO BE LEFT IN GROUND AT TIME OF LAND CLEARING.
- PROJECT ARBORIST TO DIRECT EXCAVATION INSIDE TPZ'S AND ADJACENT TO TPZ'S AND REASSESS TREES AT THIS TIME.
- ALL WALKWAYS / PATHWAYS THAT ENTER TPZ'S MUST BE CONSTRUCTED ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN KEY PLAN

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DRAWN

MK

SCALE

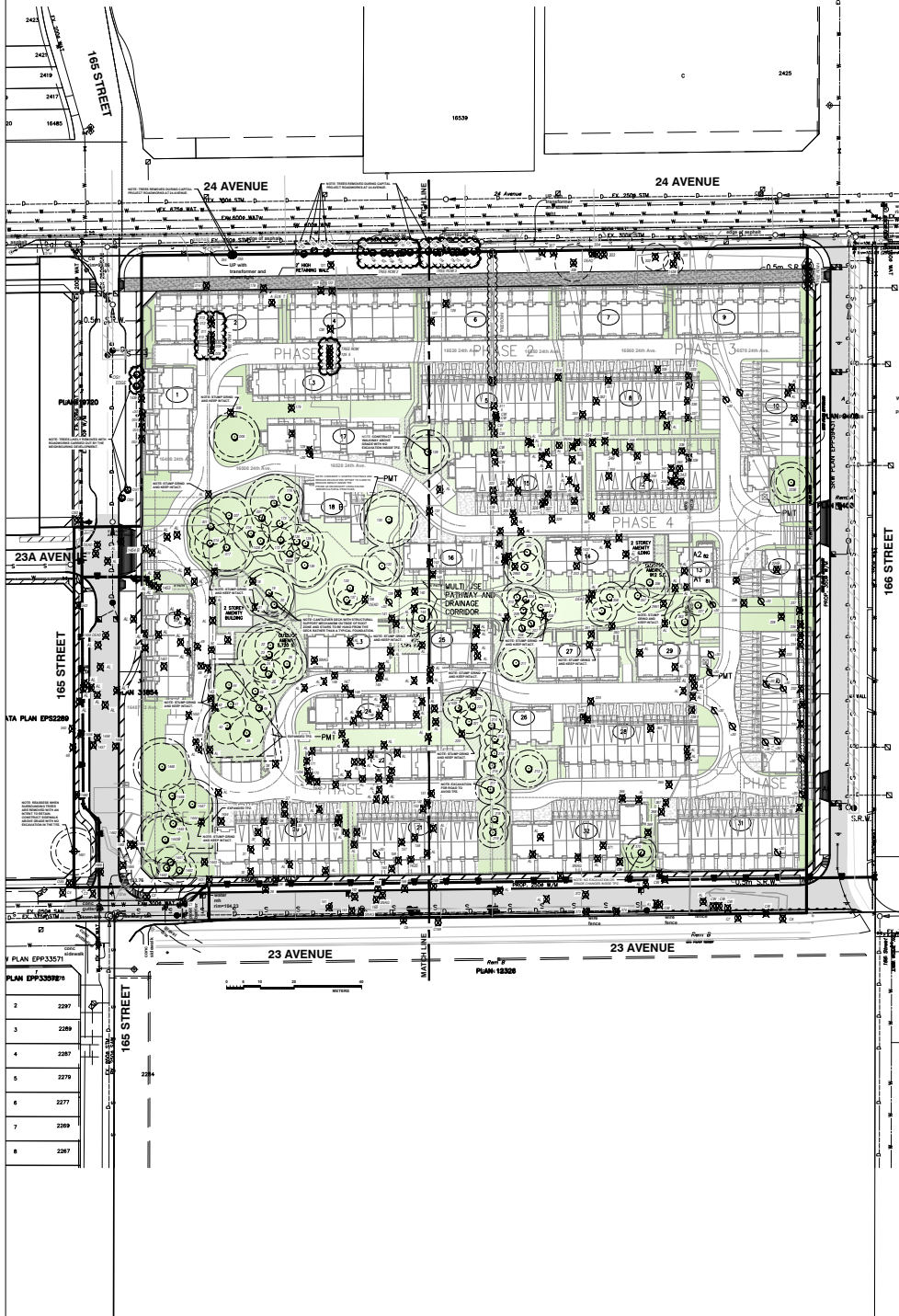
AS SHOWN

DATE

FEBRUARY 15, 2017

KEY

SHEET 1 OF 5



LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE TO BE REMOVED
- REASSESS WHEN SURROUNDING TREES ARE REMOVED WITH AN INTENT TO RETAIN TREE.
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5 M EXCAVATION OFFSET
- TREE NOT LOCATED DURING NOVEMBER 2020 SITE VISIT





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TREE PRESERVATION AND PROTECTION PLAN

16498, 16508, 16528
16538, 16550, 16560, 16578
24 AVENUE
16487 23 AVENUE
SURREY, B.C.

REVISIONS:

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11	OCT22/20	MK	REVISED KEY PLAN
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- ALL WALKWAYS/PATHWAYS THAT ENTER TPZ'S MUST BE CONSTRUCTED ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN WEST

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DRAWN

MK

SCALE

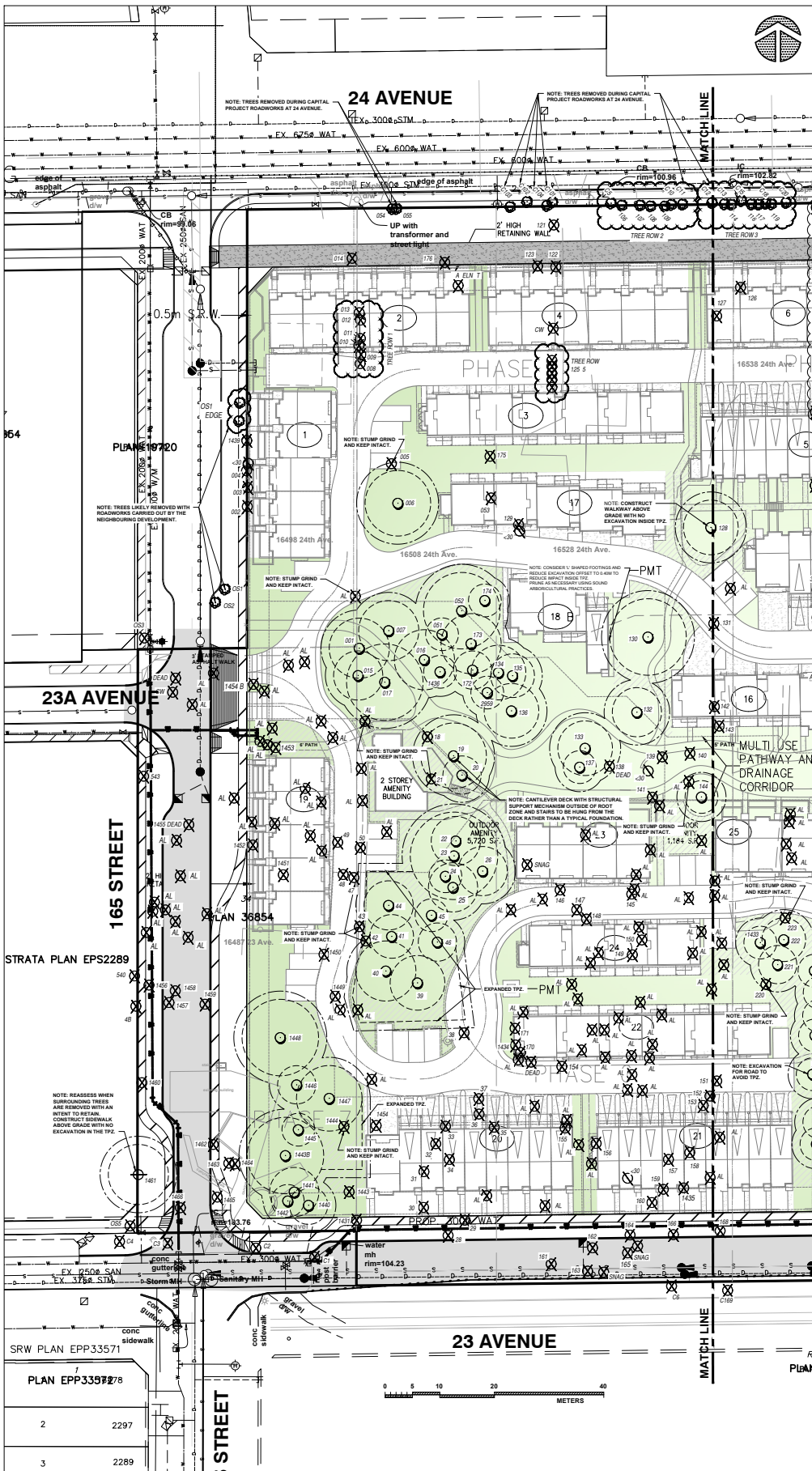
AS SHOWN

DATE

FEBRUARY 15, 2017

T-1A

SHEET 2 OF 5



LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE TO BE REMOVED
- REASSESS WHEN SURROUNDING TREES ARE REMOVED WITH AN INTENT TO RETAIN TREE.
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5 M EXCAVATION OFFSET
- TREE NOT LOCATED DURING NOVEMBER 2020 SITE VISIT



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FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

16498, 16508, 16528
16538, 16550, 16560, 16578
24 AVENUE
16487 23 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
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SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN EAST

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DRAWN

MK

SCALE

AS SHOWN

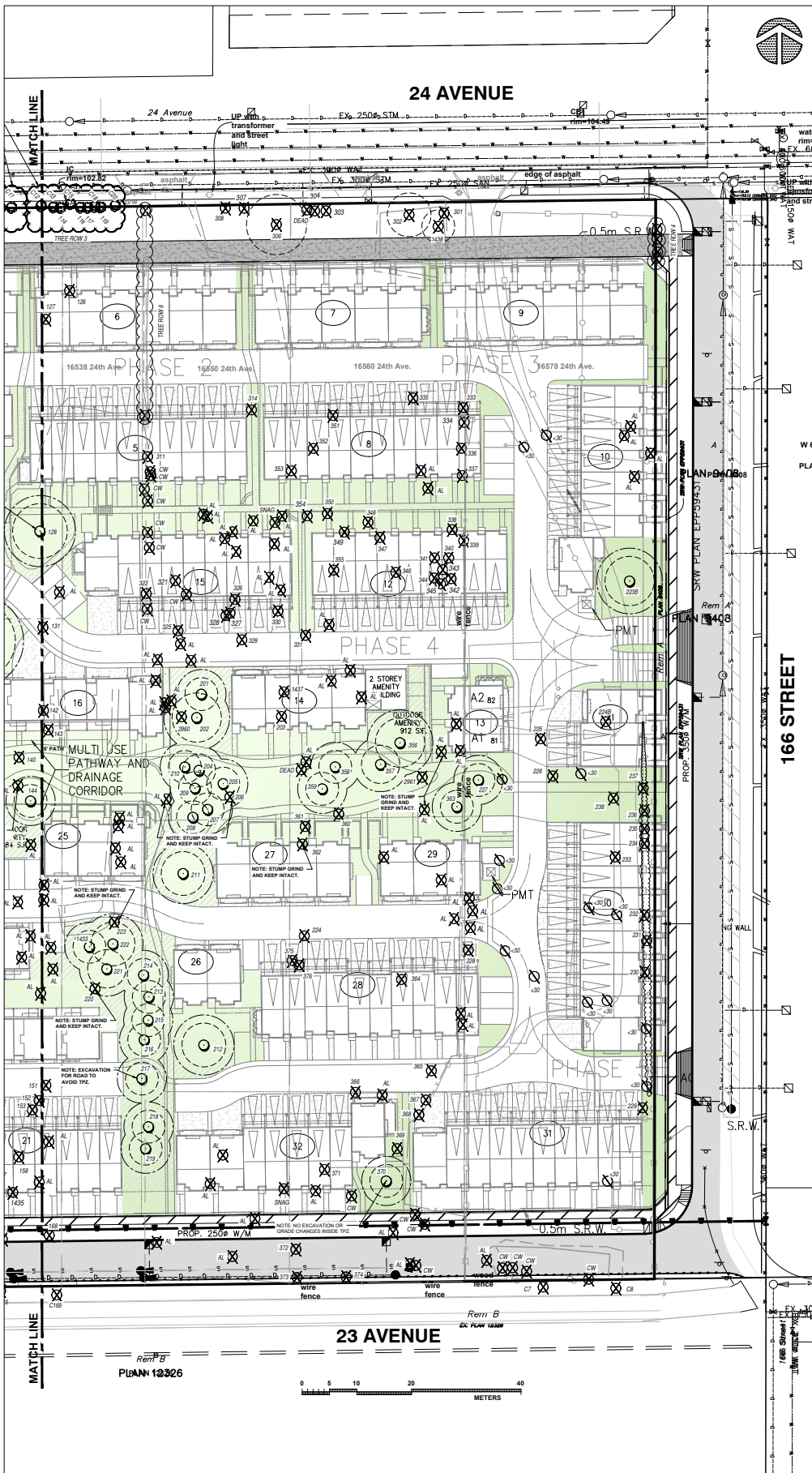
DATE

FEBRUARY 15, 2017

T-1B

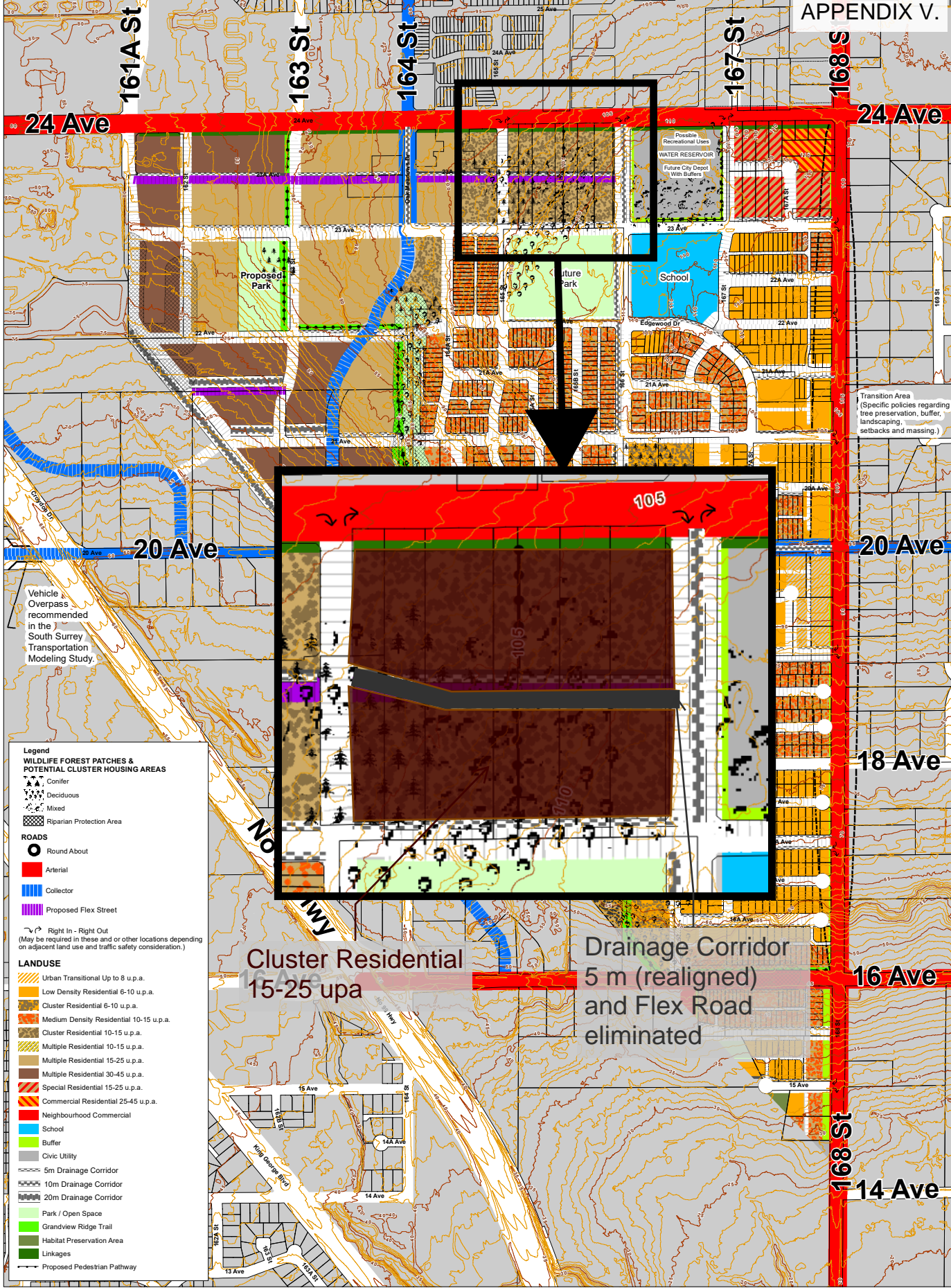
SHEET 3 OF 5

24 AVENUE



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT ASSESSED
- REASSESS WHEN SURROUNDING TREES ARE REMOVED WITH AN INTENT TO RETAIN TREE.
- MINIMUM NO DISTURBANCE ZONE
- 1.5 M EXCAVATION OFFSET
- TREE NOT LOCATED DURING NOVEMBER 2020 SITE VISIT



- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
 - Deciduous
 - Mixed
 - Riparian Protection Area
- ROADS**
- Round About
 - Arterial
 - Collector
 - Proposed Flex Street
- Right In - Right Out
(May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)
 City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 15 Spt 2020

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0315-00

Issued To:

Address of Owner:

Issued To: City of Surrey

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

(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: 007-977-450

Lot 1 Section 13 Township 1 New Westminster District Plan 19720

16498 - 24 Avenue

Parcel Identifier: 007-420-811

Lot 34 Section 13 Township 1 New Westminster District Plan 36854

16487 - 23 Avenue

Parcel Identifier: 011-386-321

West 105 Feet Lot "B" Section 13 Township 1 New Westminster District Plan 9408

16560 - 24 Avenue

Parcel Identifier: 003-970-060

Lot "B" Except: West 105 Feet, Section 13 Township 1 New Westminster District Plan 9408

16578 - 24 Avenue

Parcel Identifier: 011-386-371
West 50 Feet Lot "C" Section 13 Township 1 New Westminster District Plan 9408

16538 - 24 Avenue

Parcel Identifier: 000-506-427
Lot "C" Except: West 50 Feet, Section 13 Township 1 New Westminster District Plan 9408

16550 - 24 Avenue

Parcel Identifier: 006-154-913
Lot "D" Section 13 Township 1 New Westminster District Plan 9197

16528 - 24 Avenue

Parcel Identifier: 011-382-015
Lot "E" Section 13 Township 1 New Westminster District Plan 9197

16508 - 24 Avenue

Parcel Identifier: 011-386-282
Lot A Section 13 Township 1 New Westminster District Plan 9408 Except Plan EPP59432

16596 - 24 Avenue

(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 have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, 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) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum west setback is reduced from 4.5 metres to 4.0 metres; and
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum south setback is reduced from 4.5 metres to 3.9 metres.

5. This development variance permit applies to only the portion of 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

DEVELOPMENT DATA

GROSS SITE AREA : 444,106 S.F. 10,195 AC 4,126 HA
 ROAD DEDICATION : 70,026 S.F. 1,608 AC 0,651 HA
 NET SITE AREA : 374,080 S.F. 8,587 AC 3,475 HA

MULTI-USE PATHWAY & DRAINAGE CORRIDOR AREA : 34,754 S.F. 0,798 AC 0,323 HA

DENSITY : 22.6 U.P.A 61.5 U.P.H.A. (194 UNITS)
 F.A.R. 0.74 (275,051 S.F.) (25,553 m²)
 SITE COVERAGE : 36%

BUILDING HEIGHT : 12.8 m

AMENITY:
 REQUIRED :
 INDOOR : 194 x 3m²/UNIT = 582 m² (6,265 S.F.)
 OUTDOOR : 194 x 3m²/UNIT = 582 m² (6,265 S.F.)
 PROVIDED:
 INDOOR : 324.2 m² (3,440 S.F.)
 OUTDOOR : 126.2 m² (1,917 S.F.)
 (NOT INCLUDING MUP & TPZ & DRAINAGE & SETBACKS)
 OUTDOOR AMENITY OUTSIDE TPZ AND INSIDE SETBACKS : 1847.4 m² (20,424 S.F.) (AREA HATCHED ON THE PLAN)

AMENITY BUILDING HEIGHT : 12.6 m

SETBACKS :
 NORTH : 4.57m
 SOUTH : 3.96m
 EAST : 4.5m
 WEST : 4.0m

PARKING :
 REQUIRED :
 RESIDENTIAL : 194 UNITS x 2 = 388 SPACES
 VISITOR : 194 UNITS x 0.2 = 38.8 SPACES
 PROVIDED:
 RESIDENTIAL : 388 SPACES
 VISITOR : 34 SPACES

97 TANDEM GARAGE UNITS 72 A UNITS
 97 DOUBLE GARAGE UNITS 25 B UNITS
 194 UNITS 97 C UNITS 194 UNITS

GREEN SPACE : 114,585 S.F. 36%

UNITS SUMMARY :

UNIT	UNIT AREA	NO. OF UNITS	TOTAL AREA
A	1,330	22	33,660
A1	1,574	5	7,870
A2	1,544	5	7,720
A3	1,544	4	6,176
A4	1,580	4	6,320
A5	1,560	3	4,680
A6	1,590	1	1,590
A7	1,620	1	1,620
A8	1,740	1	1,740
A9	1,618	1	1,618
A10	1,631	1	1,631
A11	1,546	6	9,276
A12	1,595	5	7,975
A13	1,573	3	4,719
A14	1,667	6	10,002
A15	1,696	2	3,392
A16	1,717	2	3,434
B	1,502	16	24,032
B1	1,527	1	1,527
B2	1,543	2	3,086
B3	1,504	3	4,512
B4	1,508	3	4,524
C	1,261	65	81,965
C1	1,277	5	6,385
C4	1,305	9	11,745
C5	1,260	10	12,600
C6	1,318	1	1,318
C7	1,268	2	2,536
C8	1,260	4	5,040
C9	1,268	1	1,268
TOTAL RESIDENTIAL AREA		274,201	
ELECTRICAL ROOMS / CLOSETS		850	
TOTAL F.A.R. AREA		275,051	
AMENITIES		3,583	
TOTAL AREA		278,634	



West setback reduced from 4.5 m to 4 m

South setback reduced from 4.5 m to 3.9 m



ISSUED FOR	BY	DATE	ISSUE

DESIGN :	MD :	DRAWN :	DATE :	SCALE :

CLIENT :	PROJECT :	SHEET CONTENTS :
HIMMINGBIRD PROPERTIES - DP IT-0915-00		
(GRANDVIEW LTD.)	1649 WOODBURN/1655 24TH AVE. & 1645 25 AVE. BARREY	CONCEPTUAL SITE PLAN & PRELIMINARY DATA

barnett dembek

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

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

CLIENT NO.	SHEET NO.
	AC-1.1

PROJECT NO.	REV. NO.
16012	