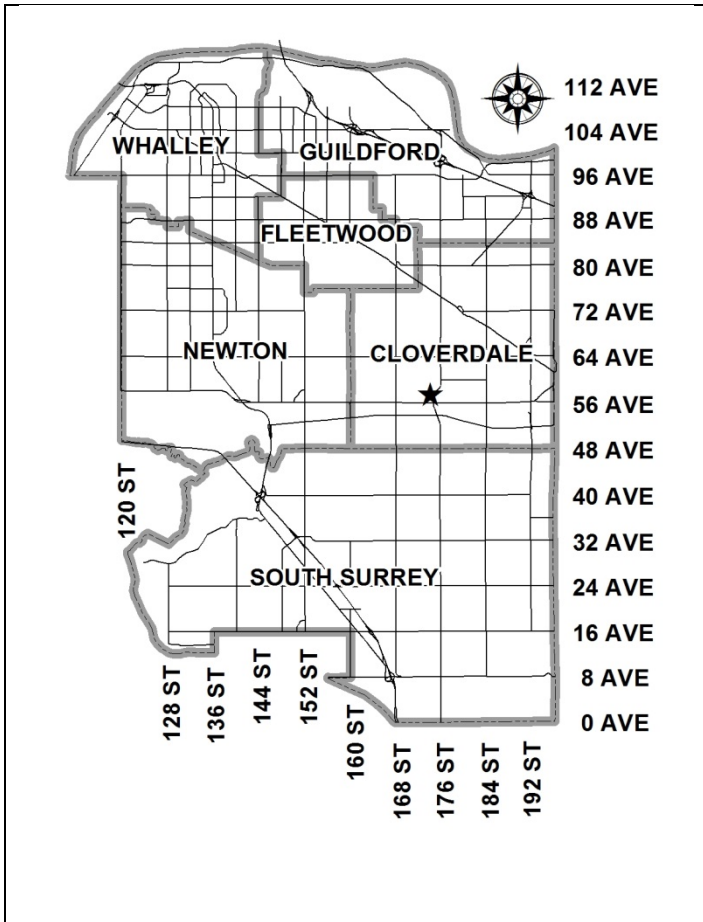


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0106-00

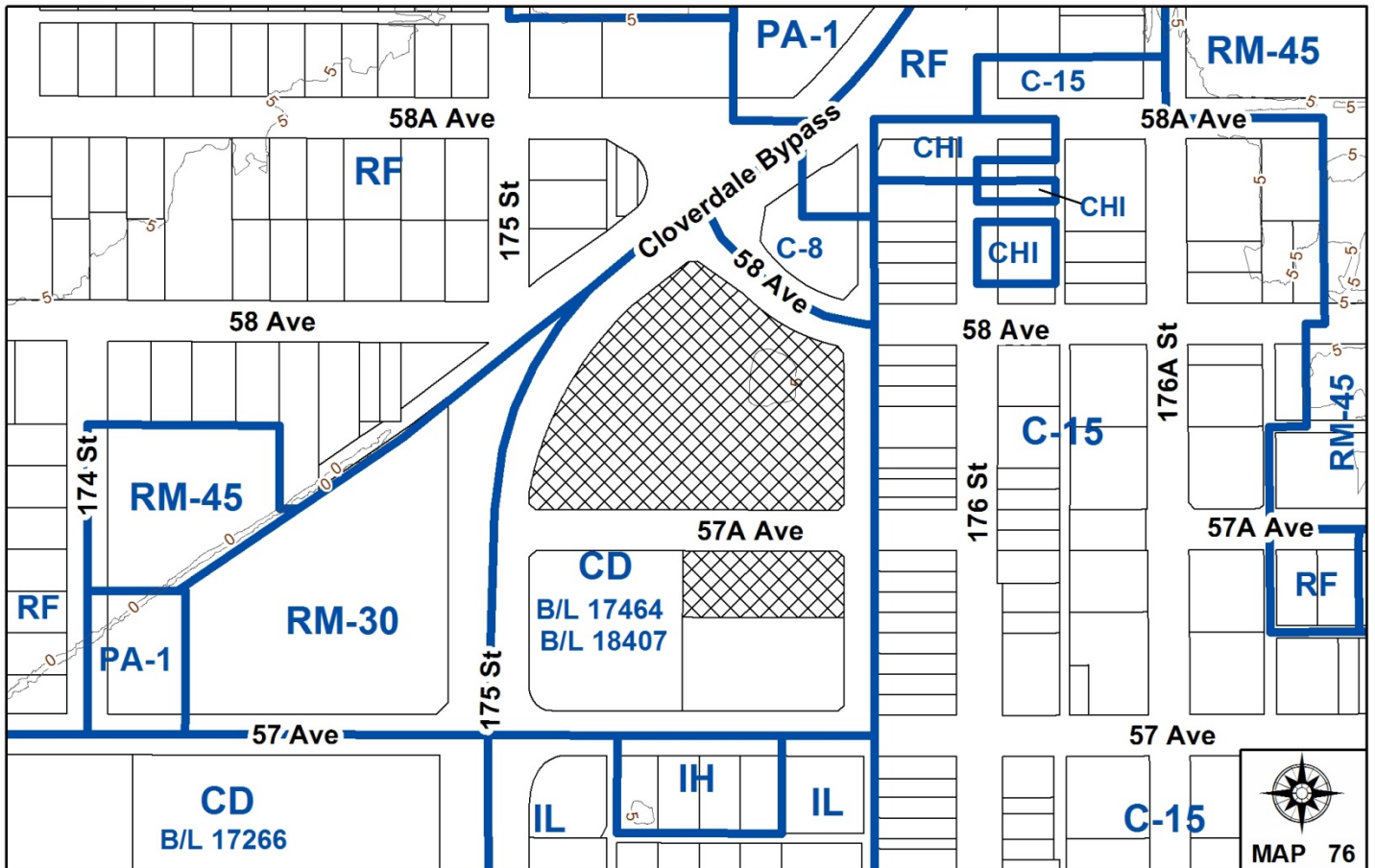
Planning Report Date: September 12, 2016



PROPOSAL:

- **TCP Amendment** from Residential/Commercial and Parks/Open Space to Townhouses and modifications to the road network
 - **Development Permit**
 - **Development Variance Permit**
- to permit the development of 114 townhouse units.

LOCATION: 17555 and 17568 - 57A - Avenue
OWNER: City of Surrey
ZONING: CD By-law No. 17464, as amended by By-law No. 18407
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Residential/Commercial and Parks/Open Space



RECOMMENDATION SUMMARY

- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Cloverdale Town Centre Plan from Residential/Commercial and Parks/Open Space to Townhouses and a modification to the road network.
- The applicant is requesting to reduce the north yard building setback for Building No. 11.
- CD By-law No. 17464, as amended by By-law No. 18407 requires all residential parking to be provided as underground parking or within the building envelope. The applicant is proposing a variance to allow fifty-five (57) units each with one interior and one exterior tandem parking space.
- The applicant is also seeking a reduction in the number of parking spaces required for eight (8) loft type townhouse units from 16 parking spaces to 8 parking spaces, based on one parking space for each unit.
- A variance is proposed to ensure that the development cost charges rate applicable to this proposed development will be based on the RM-30 Zone rather than the RM-70 Zone to accurately reflect the proposed townhouse form of development.

RATIONALE OF RECOMMENDATION

- Complies with the “Town Centre” OCP Designation.
- The existing CD Zone allows for a higher density, mixed-use development wherein the General Development Permit (Master Plan under Application No. 7910-0101-00) envisioned up to 5- to 6-storey apartment building forms with ground floor commercial. However, the applicant’s geotechnical consultant has advised that soil conditions which are predominantly clay, prevent the economical construction of an underground parking facility to facilitate a higher density development.
- In an effort to provide a Town Centre appropriate density, the applicant is proposing a higher density urban townhouse form that includes back-to-back units and loft units. The proposed street-oriented townhouses and building form are appropriate for this part of Cloverdale Town Centre.
- This proposal should play a vital role in helping to encourage further redevelopment and stimulate business in the Cloverdale Town Centre area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council authorize staff to draft Development Permit No. 7916-0106-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0106-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of CD By-law No. 17464, as amended by By-law No. 18407, from 3.0 metres (10 ft.) to 2.2 metres (7 ft.);
 - (b) to vary the Zoning By-law to reduce the minimum number of required off-street parking spaces for loft-style dwelling units that are less than 84 square metres (900 sq. ft.) in area and have one bedroom or less from the required two (2) parking spaces per dwelling unit to one (1) parking space per dwelling unit for a maximum of eight (8) dwelling units;
 - (c) to vary the Off-Street Parking requirements of CD By-law No. 17464, as amended by By-law No. 18407 to permit one outside resident tandem parking space per dwelling unit for a maximum of fifty-seven (57) dwelling units; and
 - (d) to vary the development cost charges rate applicable to this development, as referenced in the CD By-law No. 17464, as amended by By-law No. 18407, from the RM-70 Zone to the RM-30 Zone to reflect the proposed townhouse form of development.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to Highway No. 15 (Cloverdale By-pass) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (h) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the land from Residential/Commercial and Parks/Open Space to Townhouses and a modification to the road network when the project is considered for final adoption.

REFERRALS

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

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

23 Elementary students at Martha Currie School
11 Secondary students at Lord Tweedsmuir School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2017.

Parks, Recreation & Culture: The Hook Greenway is located along the 58 Avenue frontage. Parks requests that the existing sidewalk be upgraded to a multiuse pathway (MUP). Hawthorne Square is located east of the subject site. Site design should reflect the location of the square and provide small corner plazas with complementary landscaping at the corners of 57A Avenue, across from the Hawthorne Square.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot (formerly the Cloverdale Mall site) with three (3) Giant Sequoia trees.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across Highway No. 15 & Across 58 Avenue):	Vacant lot under Application No. 7915-0410-00 to rezone to permit the development of a single-storey multi-tenant commercial building (First & Second Reading).	Medium Density Residential and Retail/Service Commercial	C-8 and R-F
East (Across lane):	Application No. 7915-0146-00 to permit the development of a single-storey multi-tenant commercial building (Third Reading), one storey commercial buildings and two-storey commercial buildings with ground floor retail with residential above.	Town Centre Commercial	Town Centre Commercial
South of 17555 - 57A Avenue (Across 57A Avenue):	Vacant lot approved for a 4-storey mixed-use building under Application No. 7914-0260-00 (at Building Permit review).	Residential/Commercial	CD By-law No. 17464, as amended by By-law No. 18407
South of 17568 - 57A Avenue:	Existing one-storey building (Canadian Legion Branch No. 6) under Application No. 7916-0219-00 to allow a reconfigured parking lot and reduction in parking (Approval to Proceed).	Residential/Commercial	CD By-law No. 17464, as amended by By-law No. 18407
West (Across Highway No. 15):	Single family dwellings and existing townhouse development.	Urban Single Family Residential, Medium Density Residential and Townhouses	RF and RM-30

DEVELOPMENT CONSIDERATIONSBackground

- The 4.1-acre (16,424-square metre) subject site includes two properties located at 17555 and 17568 - 57A Avenue in the Cloverdale Town Centre. The site is designated Town Centre in the Official Community Plan (OCP) and Residential/Commercial and Parks/Open Space in the Cloverdale Town Centre Plan and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17464, as amended by By-law No. 18407).

- On April 8, 2013, Council approved the rezoning of the subject site, along with 5738 - 175 Street and the Cloverdale Legion site at 17567- 57 Avenue, from "Comprehensive Development Zone (CD)" (Bylaw No. 16808) and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" (By-law No. 17464) as part of Application No. 7910-0101-00.
- A General Development Permit (Master Plan) (No. 7910-0101-00) to guide the future redevelopment of the expanded site which consisted of the former Cloverdale Mall site and the current Cloverdale Legion, as well as a separate detailed Development Permit No. 7910-0101-01 for the first phase of the project at 5738 - 175 Street, were approved in conjunction with the rezoning.
- A subdivision was also approved as part of Application No. 7910-0101-00. The parent site was subdivided into 4 lots and a new road network was provided as a mix of public and private roads. 57A Avenue, a new east-west road, was dedicated and constructed through the central portion of the site. The new 57A Avenue provides increased connectivity (both pedestrian and vehicular) within the Cloverdale Town Centre.
- Development Permit No. 7910-0101-01, to permit the first phase of the project, was to facilitate the development of a 5-storey mixed-use building (4 storeys of residential) that included 102 apartment units, with a new Legion and commercial retail units on the ground floor on the property at 5738 - 175 Street, which is Block A of CD By-law No. 17464.
- This proposal was approved but did not proceed to construction. A subsequent proposal, Application No. 7914-0260-00, to permit the development of a 4-storey mixed-use building consisting of 86 dwelling units and ground floor commercial space which did not include the relocation of the existing Legion Hall was submitted. On February 22, 2016, Council approved CD By-law Amendment No. 18407 and issued Development Permit No. 7914-0240-00, to accommodate this new proposal. The Building Permit has been submitted and is currently under review.

Current Proposal

- The applicant is requesting a Development Permit to allow the development of one hundred and fourteen (114) three-storey townhouse units in sixteen (16) buildings on a consolidated site with a proposed unit density of 29 upa (72 upha) and floor area ratio (FAR) of 0.74.
- The proposed density of 29 upa (72 upha) and FAR of 0.74 conform to the maximum 2.0 FAR of the CD Zone. The CD Zone does not specify a maximum unit density.
- The two lots will be consolidated into one and hooked over 57A Avenue.
- In addition, a Development Variance Permit is requested. The applicant is proposing variances to reduce the minimum 3.0-metre (10-ft.) north yard building setback to 2.2 metres (7 ft.) for Building No. 11, to allow fifty-seven (57) units (50% of 114) each with one interior and one exterior tandem parking space, and to reduce the number of parking spaces required for eight (8) loft style townhouse units from 16 parking spaces to 8 parking spaces, based on one parking space for each (see By-law Variances section).

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform the public about the proposed development. Staff did not receive any comments on this proposal.
- The applicant contacted the Coverdale Community Association, Cloverdale Business Improvement Association (BIA), Cloverdale Chamber of Commerce and the Royal Canadian Legion Branch 6 directly. No concerns were raised.

JUSTIFICATION FOR PLAN AMENDMENT

- The 4.1-acre (1.6 hectare) site is designated “Residential/Commercial” and “Parks and Open Space” in the Cloverdale Town Centre Land Use Plan (TCP). The applicant is seeking a TCP amendment to redesignate the subject site from “Residential/Commercial” and “Parks and Open Space” to “Townhouses” and modifications to the road network.
- The existing designation allows for a higher density, mixed-use development wherein the General Development Permit (Master Plan under Application No. 7910-0101-00) envisioned 5- to 6-storey apartment building forms with ground floor commercial. However, there are environmental challenges in constructing an underground parking facility on this site, and it was recommended by the applicant’s environmental consultant that a slab-on-grade would avoid the disturbance of the groundwater.
- Furthermore, the applicant’s geotechnical consultant advised that the subsurface soil conditions are predominantly clay. The construction methods to provide an underground parking structure in these soil conditions is costly which would increase the selling price of the homes. The applicant’s strategy is to provide affordable, ground-oriented homes for first-time buyers, which would not be achievable with the costs associated with constructing an underground parking structure.
- The applicant consulted with retail consultants and national tenants to assess the viability of the commercial component of the previous development proposal. The consultants suggested that this area was over-retailed by national tenants already located in surrounding commercial nodes. This left opportunities for the placement of smaller, local retailers; however these smaller independent stores would be in direct competition with the existing businesses in the Cloverdale Town Centre.
- The proposed TCP amendment will accommodate the proposed townhouse form of development and is consistent with the City’s objective of achieving an urban, pedestrian-oriented form of development in the Cloverdale Town Centre.

- The elimination of the commercial component on this site will support existing commercial within the core of the Town Centre along 176 and 176A Streets.
- The Parks and Open Space designation in the TCP was to accommodate a central green space on private land with an access easement for public access. The “Central Green” was intended to form a small open space hub flanked by mixed-use apartments on all sides. The “Central Green” provided open space relief given the densities proposed and was intended to function synergistically within the proposed ground floor retail. Given the change of the use and reduce density proposed, the Central Green concept is no longer necessary. The townhouse proposal will have its own private outdoor amenity space.
- Staff support the proposed amendment to the Cloverdale Town Centre Land Use Plan (TCP).

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The applicant proposes to construct a 114-unit, 3-storey townhouse development.
- The townhouse units range in size from 81 square metres (877 sq. ft.) to 121 square metres (1,299 sq. fsft.) and are comprised of eight (8) loft units, thirteen (13) one-bedroom and den units and ninety-three (93) two-bedroom units.
- The proposal includes forty-nine (49) units (43%) with fully enclosed side-by-side double garages, fifty-seven (57) units (50%) with tandem parking each with one interior and one exterior tandem parking space which complies with the recent amendments to the Zoning By-law with respect to the maximum of 50% tandem parking allowed.
- The remaining eight (8) units are loft units (7%) with one enclosed parking space proposed (see By-law Variance section). A full-size parking space could be accommodated on the driveway apron in front of each loft unit.
- Forty-nine (49) of the townhouse units will contain an attached garage and either a flex-room and powder room or just a powder room located at grade. The kitchen, dining, family and living rooms of each of these units are located on the second floor, with bedrooms on the third floor.
- Sixty-five (65) of the townhouse units will contain an attached single or double car garage located at grade. The kitchen, dining, family and living rooms of each of these units are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate peaked roofs and oversized windows into the design, and the proposed major exterior finishes on the townhouses consist of horizontal vinyl and fibre-cement siding, in blue, grey and white. Fibre-cement panels are proposed around doors and windows in contrasting colouring. Front entry doors in dark grey also provide contrast and differentiation of the units at the street level.

- Each unit within street-fronting buildings (Buildings 1, 3-6, 11 and 15-16) located on the periphery of the site, will have a small private ground level front yard space that provides for individual outdoor use opportunities.
- To achieve a higher density development, the applicant is proposing buildings with back to back units. The buildings with back to back units are internal rather than street-fronting and each unit within an internal building (Buildings 2, 7-10 and 12-14), are loft-style and will have a deck off the second floor that provides for individual outdoor use.
- Building 1, 3-6, 11 and 15-16 consist of forty-two (42) street-oriented units with direct street access from the front yard.
- Two vehicular access points are proposed to the northern portion of the site, (17555 - 57A Avenue), one from 57A Avenue and one from the north-south lane along the eastern property line.
- Two vehicular access points are proposed to the southern portion of the site, (17568 - 57A Avenue), both from 57A Avenue.
- Three separate pedestrian entrances are proposed, one from 57A Avenue, one from the lane and one from 58 Avenue providing a connection to the internal drive-aisle.

Parking

- The proposed development includes a total of 243 parking spaces for the 114 townhouse units, consisting of 220 resident parking spaces and 23 spaces for visitors, which is eight (8) stalls fewer than required under the Surrey Zoning By-law. The proposed loft style units include one parking space per unit.
- A variance is required for the reduction in the number of parking spaces required for the eight (8) loft style townhouse units from 16 parking spaces to 8 parking spaces, based on one parking space for each (see By-law Variances section).
- Visitor parking spaces are located throughout the site on both the northern and southern portions of the site.
- Resident parking spaces will be provided in a fully enclosed side-by-side double car garage for 43% of units, a tandem configuration with one interior and one exterior tandem parking space for 50% of the units or a single car garage for the loft style units (7%).

Indoor Amenity Space

- No indoor amenity space is proposed for this townhouse development. Given the number of units proposed (114) staff requested than an indoor amenity building be provided on site. The applicant does not wish to construct an amenity building and has suggested to staff that there is a better alternative to providing a separate indoor amenity building that is more beneficial to the people living in the development as well as the larger community.

- The applicant has indicated their target market is first time homebuyers that are often price sensitive. Instead of higher maintenance costs to maintain a separate amenity building that is seldom used, they want to promote the community and support local businesses by holding gatherings in existing community establishments such as the Cloverdale Recreation Centre and the Cloverdale Legion.
- CD By-law No. 17464 as amended by By-law No. 18407 requires that 342 square metres (3,681 sq. ft.) of indoor amenity space be provided (3.0 sq. m. /32 sq. ft. per dwelling unit). The applicant has agreed to provide a monetary contribution of \$136,800 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- Each street-oriented townhouse unit includes a front stoop with a small front yard. The streetscape elevation includes a 0.9-metre (3.0-ft.) high rail wood fence and layered planting consisting of a variety of grasses and shrubs. Each private entrance also includes a Yellow Bird tree.
- A landscape buffer consisting of Columnar Swedish Aspen and Japanese Stewartia trees and a variety of shrubs and grasses is proposed along the west property line adjacent to the multiuse pathway and Highway No. 15 to provide a visual and acoustical screen for future homeowners.
- Two separate outdoor amenity areas are provided, one in a central location on the site, and one adjacent the corner of Highway No. 15 and 58 Avenue in the north corner of the development site.
- One outdoor amenity area, located in the central portion of the site, includes planting consisting of Weeping Nootka Cypress and Japanese Stewartia trees, shrubs and ground cover in addition to a grassed area and berms and log beams for balancing and children's play. Landscape feature walls and two concrete benches are proposed for seating.
- A second outdoor amenity area, located at the northern-most corner of the subject site, includes only passive space with planting of trees, grasses and shrubs and the retention of three (3) Giant Sequoia trees.
- The proposed outdoor amenity space totals 747 square metres (8,036 sq. ft.), exceeding the minimum 342 square metres (3,681 sq. ft.) required under the CD Zone based on 3 square metres (32 sq. ft.) per dwelling unit.

Cloverdale Sign

- The applicant is proposing to work with staff as well as the Cloverdale Business Improvement Association (BIA) to provide a Cloverdale sign. The sign will be an entrance feature to the Cloverdale Town Centre.
- The sign is proposed to be located at the corner of Highway No. 15 and 58 Avenue on the north corner of the subject site.

- Specific details related to the sign will be determined through staff and BIA review and will be confirmed prior to the final approval of the proposed development.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The following table 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
Coniferous Trees			
Giant Sequoia	3	0	3
Total	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		199	
Total Retained and Replacement Trees		202	

- The Arborist Assessment states that there are a total of three (3) mature trees on the site. It was determined that all three trees (Giant Sequoia) can be retained, within the outdoor amenity area 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 new trees to be planted on the site will consist of a variety of trees including Sentinel Red Maple, Japanese Maple, White Flowering Dogwood, Swedish Aspen and Green Pillar Pin Oak.
- In summary, a total of 202 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 14, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within the Cloverdale Town Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.74 FAR and 29 upa and consists of townhouses of varying unit sizes, and provides private outdoor space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Retention of 3 mature trees and addition of a variety of new landscaping and 199 new trees. • A recycling and organic waste program will be incorporated into the development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides for, and connects to multi-use pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The building design incorporates large street-facing windows and unobstructed spaces for clear line of vision and eyes on the street. • Planting design at the street will be restricted to the 7 and 3 rule (i.e. limb trees up to 7 ft. and prune shrubs up to 3 ft.) to provide clear sightlines and limiting hiding spots.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications has occurred (i.e. development proposal sign). • The applicant consulted directly with the Cloverdale Community Association and the Cloverdale Chamber of Commerce/BIA.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of CD By-law No. 17464, as amended by By-law No. 18407 for Building 11 from 3.0 metres (10 ft.) to 2.2 metres (7 ft.).

Applicant's Reasons:

- In order to maintain a full size 6-metre (20-ft.) tandem parking space in the driveway apron for three units in this building, the building cannot be shifted any further south.

Staff Comments:

- The applicant has shifted Building 11 an additional 0.96 metre (3 ft.) further south in order to increase the setback from 58 Avenue to 2.2 metres (7 ft.) as proposed.
- The proposed 2.2-metre (7-ft.) north (side yard) setback only applies to Building 11 in a side yard configuration. All other units fronting 58 Avenue will have a minimum setback of 3.4 metres (11 ft.).

- A low fence with layered planting in front and benches to accommodate an expanded public realm along this interface are proposed to address this side yard interface.
- Staff support the variance as proposed.

(b) Requested Variance:

- To vary the Zoning By-law to reduce the minimum number of required off-street parking spaces for dwelling units that are less than 84 square metres (900 sq.ft.) in area and have one bedroom or less, from the required 2 parking spaces per dwelling unit to 1 parking space per dwelling unit, for a maximum of eight (8) dwelling units.

Applicant's Reasons:

- The applicant has proposed 8 loft-style units (7%) to increase affordability and introduce a high density townhome that could be built within or near Town Centres.
- Aside from the bedroom and washroom, the loft-style units have no other walled off space on the third floor and therefore have no functional room such as a den that could conceivably be converted into a bedroom.
- The anticipated buyer profile for these units are first-time-homebuyers, either singles or young couples, who are price sensitive and likely single-vehicle households.

Staff Comments:

- The applicant has designed the proposed loft unit to include a single car garage as well as a full-size driveway apron that could accommodate a second vehicle or a visitor.
- The proposed loft unit provides an additional housing option in the Town Centre.
- Staff support the variance as proposed.

(c) Requested Variance:

- To vary the Off-Street Parking requirements of CD By-law No. 17464, as amended by By-law No. 18407 to permit fifty-seven (57) units (50%) with tandem parking each with one interior and one exterior tandem parking space.

Applicant's Reasons:

- The existing CD Zone was intended to accommodate a higher density apartment building form with an underground parking facility.
- The proposed townhouse development includes fifty-seven (57) tandem units with one tandem parking space outside of the building envelope on the driveway.
- All parking proposed outside the building envelope is proposed to be well screened from the public realm with landscaping.

Staff Comments:

- Thirty-four (34) of the fifty-seven (57) tandem units with one exterior parking space behind the garage allows for a ground-level room that provides better interaction with the street.
- The remaining twenty-three (23) tandem units are interior non-street-facing units in a back to back configuration that allows for a higher density urban townhouse form.
- Staff support the variance as proposed.

(d) Requested Variance:

- To vary the development cost charges rate applicable to this development as referenced in CD By-law No. 17464 as amended by By-law No. 18407, from the RM-70 Zone to the RM-30 Zone to reflect the proposed townhouse form of development.

Applicant's Reasons:

- The existing CD Zone was intended to accommodate a higher density apartment building form with an underground parking facility.

Staff Comments:

- The development cost charges rate for RM-30 reflects the proposed townhouse form of development.
- Staff support the variance as proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Town Centre Plan Amendment Map
Appendix VII.	Development Variance Permit No. 7916-0106-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17464,
as amended by By-law No. 18407

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		16,424 m ²
Road Widening area		594 m ²
Undevelopable area		
Net Total		15,830 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (north)	3.0 m	2.2 m**
Rear (south)	3.0 m	3.9 m
Sides (east and west)	3.0 m	3.0 m
BUILDING HEIGHT (in metres)		
Principal	28 m	10.25 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Loft		8
One Bed		13
Two Bedroom		93
Three Bedroom +		0
Total		114
FLOOR AREA: Residential		11,641 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		n/a
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	31,659 m ²	11,641 m ²

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *Variiances requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		69 upha / 28 upa
# of units/ha /# units/acre (net)		72 upha / 29 upa
FAR (gross)		0.71
FAR (net)	2.0	0.74
AMENITY SPACE (area in square metres)		
Indoor	342 m ²	0
Outdoor	342 m ²	747 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential 1 Bedroom	26	26
2-Bed	186	186
3-Bed	16	8**
Residential Visitors	23	23
Institutional		
Total Number of Parking Spaces	251	243**
Number of disabled stalls	n/a	n/a
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	50%	50%
Size of Tandem Parking Spaces width/length	3.2 m / 6 m	3.2 / 6 m

** *Variations requested*

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CLOVERDALE TOWNHOMES

17555 & 17568 57A AVENUE, SURREY, B.C.



1828 Duke Street
Vancouver, BC
Canada, V6P 3C1
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www.ekistics.com



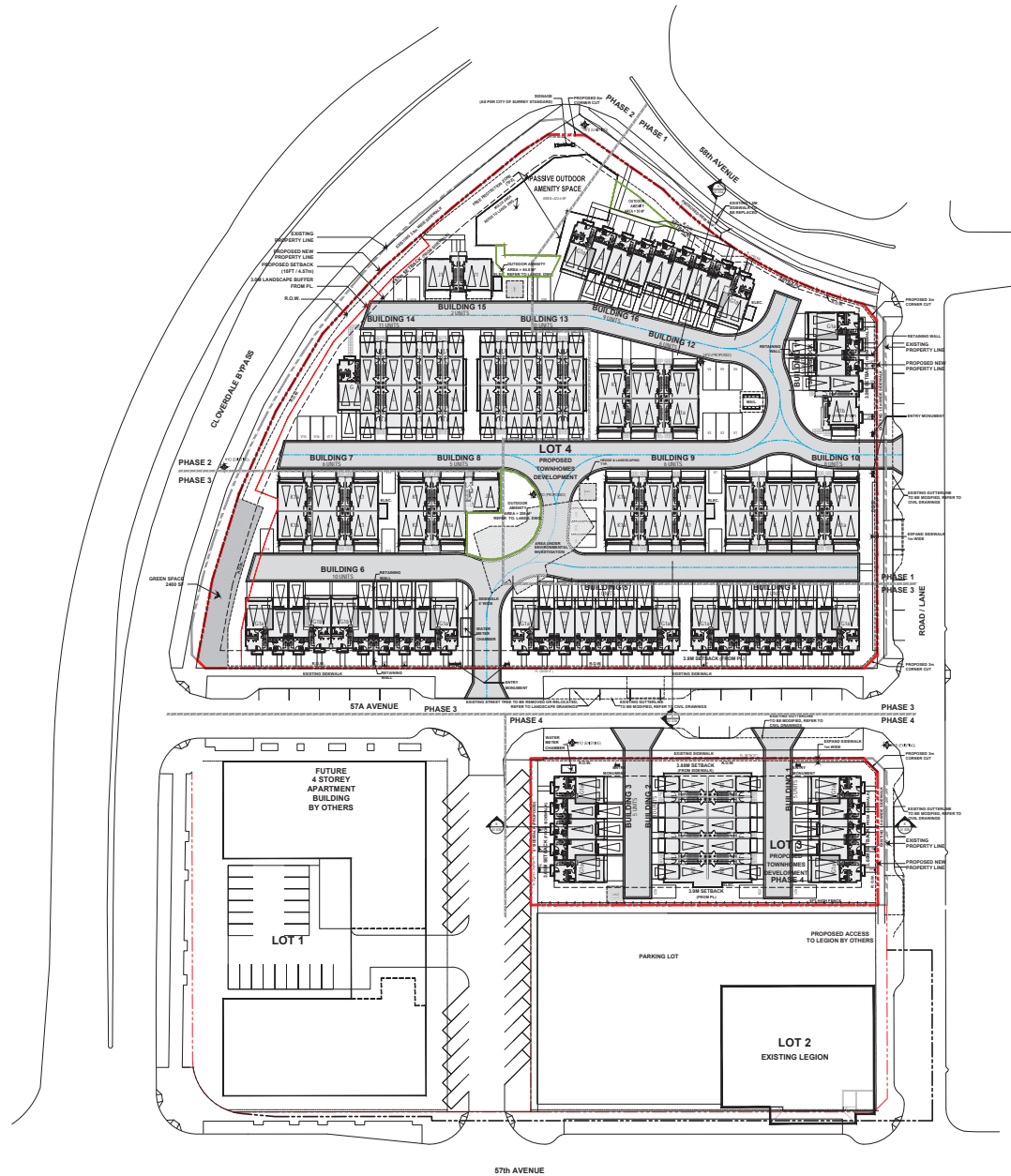
CHARACTER SKETCH

PROJECT DIRECTORY				
	CONTACT	TELEPHONE	FAX	EMAIL
DEVELOPER	MOSAIC HOMES 500-2609 Granville St Vancouver, BC V6R 9K3	Stephanie Bird (778) 877-2885	(604) 685-3869	stephanie.bird@mosaichomes.com
ARCHITECT	EKISTICS ARCHITECTURE INC. 1925 MAIN STREET VANCOUVER, BC V6P 3C1	MARK BLACKWOOD (604) 676-5050	(604) 676-5060	markwood@ekistics.ca
LANDSCAPE ARCHITECT	DURANTE KREUK LTD. 102 1837 WEST 5TH AVE VANCOUVER, BC V6L 1N6	ALEXA GONZALEZ (604) 684-4811	(604) 684-0572	alexag@dk.ca
CIVIL ENGINEER	Core Group Civil Consultants Ltd. #320 8968 FRASERTON COURT BURNABY, BC V5J 5H6	SCOTT ROBBINS (604) 299-0605	(604) 299-0629	scottrobbins@coregroupcivil.com
ARBORIST	ARBORTECH CONSULTING 145 - 12051 HORSESHOE WAY RICHMOND, BC V7A 6K4	NICK McMAHON (604) 275-3484	(604) 275-9554	nick@arbortech.ca
STRUCTURAL ENGINEER	Thomas Leung Structural Engineering Inc. 121 West 8th Avenue Vancouver, BC V6P 1K3	Thomas Leung Chris Lee (604) 673-1768		tom@tsle.com chris.lee@tsle.com
ELECTRICAL ENGINEER	Gager Electrical Consultants Ltd. 121 West 8th Avenue Vancouver, BC V6P 1K3	Marc Gager (778) 277-2225		marc.gager@wccsbc.ca
MECHANICAL ENGINEER	Rocky Point Engineering #208 - 20171 92A Avenue Langley, BC V1M 3A5	Richard Coma (604) 424 4251 (604) 275 5470		richard.coma@rpe.com
INTERIOR DESIGNER	PROTECO 300 - 1508 West 2nd Ave Vancouver, BC V6L 1H2	Natalia Kasenkina (604) 295-2300		nkasenkina@protecoinc.com
GEOTECHNICAL ENGINEER	Darves Geotechnical Inc. 204 - 15585 24th Avenue Surrey, BC V4A 2J4	Paul Darves (604) 531-0667	(604) 531-0611	pdarves@darves.com
SURVEYOR	DLSEN & ASSOCIATES 204 - 15585 24th Avenue Surrey, BC V4A 2J4	Peter Jewett (604) 946-9910		pdj@dlscor.com
BUILDING ENVELOPE	Apex Coat 204 - 15585 24th Avenue Surrey, BC V4A 2J4	Aaron MacLellan Batya Wan (604) 684-2384		amaclellan@apexcoat.ca batya@apexcoat.ca
CERTIFIED PROFESSIONAL	CFT Engineering Inc. #308 1200 Lynn Valley Road, North Vancouver, BC V7J 2A2	Samir Entani Eric Gu (604) 989-2508		sentani@cfteng.com ericg@cfteng.com
ACOUSTIC ENGINEER	BKL #308 1200 Lynn Valley Road, North Vancouver, BC V7J 2A2	Douglas Kennedy Eric Gu (604) 989-2508		dkennedy@bkl.ca ericg@bkl.ca

ARCHITECTURAL DRAWING LIST		
PAGE	TITLE	SCALE
A0.00	COVER PAGE	N/A
A0.01	SITE CONTEXT AND SITE PHOTOS	AS SHOWN
A1.01	SITE PLAN - OVERALL	1"=40'-0"
A1.01A	SITE PLAN - LOT 4	1"=20'-0"
A1.01B	SITE PLAN - LOT 3	1"=20'-0"
A1.01C	STATISTICS & SITE AREA DIAGRAM	1"=40'-0"
A1.02A	EMERGENCY SERVICES PLAN (LOT 4)	1"=20'-0"
A1.02B	EMERGENCY SERVICES PLAN (LOT 3)	1"=20'-0"
A1.03A	SITE SECTION A (LOT 4)	1/8"=1'-0"
A1.03B	SITE SECTION B (LOT 3)	1/8"=1'-0"
A1.04	STREETSCAPES	1/16"=1'-0"
A1.04A	STREETSCAPES	1/16"=1'-0"
PLANS		
A2.01	FLOOR PLAN & ROOF PLAN - BUILDING #1	1/8"=1'-0"
A2.02	FLOOR PLAN & ROOF PLAN - BUILDING #2	1/8"=1'-0"
A2.03	FLOOR PLAN & ROOF PLAN - BUILDING #3	1/8"=1'-0"
A2.04	FLOOR PLAN & ROOF PLAN - BUILDING #4	1/8"=1'-0"
A2.05	FLOOR PLAN & ROOF PLAN - BUILDING #5	1/8"=1'-0"
A2.06	FLOOR PLAN & ROOF PLAN - BUILDING #6	1/8"=1'-0"
A2.07	FLOOR PLAN & ROOF PLAN - BUILDING #7	1/8"=1'-0"
A2.08	FLOOR PLAN & ROOF PLAN - BUILDING #8	1/8"=1'-0"
A2.09	FLOOR PLAN & ROOF PLAN - BUILDING #9	1/8"=1'-0"
A2.10	FLOOR PLAN & ROOF PLAN - BUILDING #10	1/8"=1'-0"
A2.11	FLOOR PLAN - BLDG #11 FINAL CONDITION	1/4"=1'-0"
A2.11A	FLOOR & ROOF PLAN - BLDG #11 FINAL	1/4"=1'-0"
A2.11B	FLOOR PLAN - BLDG #11 DISPLAY CONDITION	1/4"=1'-0"
A2.11C	FLOOR PLAN - BLDG #11 DISPLAY CONDITION	1/4"=1'-0"
A2.12	FLOOR PLAN & ROOF PLAN - BUILDING #12	1/8"=1'-0"
A2.13	FLOOR PLAN & ROOF PLAN - BUILDING #13	1/8"=1'-0"
A2.14	FLOOR PLAN & ROOF PLAN - BUILDING #14	1/8"=1'-0"
A2.15	FLOOR PLAN & ROOF PLAN - BUILDING #15	1/8"=1'-0"
A2.16	FLOOR PLAN & ROOF PLAN - BUILDING #16	1/8"=1'-0"
ELEVATIONS		
A3.01	ELEVATIONS - BUILDING #1	1/8"=1'-0"
A3.02	ELEVATIONS - BUILDING #2	1/8"=1'-0"
A3.03	ELEVATIONS - BUILDING #3	1/8"=1'-0"
A3.04	ELEVATIONS - BUILDING #4	1/8"=1'-0"
A3.05	ELEVATIONS - BUILDING #5	1/8"=1'-0"
A3.06	ELEVATIONS - BUILDING #6	1/8"=1'-0"
A3.07	ELEVATIONS - BUILDING #7	1/8"=1'-0"
A3.08	ELEVATIONS - BUILDING #8	1/8"=1'-0"
A3.09	ELEVATIONS - BUILDING #9	1/8"=1'-0"
A3.10	ELEVATIONS - BUILDING #10	1/8"=1'-0"
A3.11	ELEVATIONS - BLDG #11 - FINAL CONDITION	1/8"=1'-0"
A3.11A	ELEVATIONS - BLDG #11 - DISPLAY CONDITION	1/8"=1'-0"
A3.12	ELEVATIONS - BUILDING #12	1/8"=1'-0"
A3.13	ELEVATIONS - BUILDING #13	1/8"=1'-0"
A3.14	ELEVATIONS - BUILDING #14	1/8"=1'-0"
A3.15	ELEVATIONS - BUILDING #15	1/8"=1'-0"
A3.16	ELEVATIONS - BUILDING #16	1/8"=1'-0"
UNIT PLANS		
A4.01	PLANS & SECTIONS - UNIT TYPE G1a	1/4"=1'-0"
A4.01A	PLANS & SECTIONS - UNIT TYPE G1	1/4"=1'-0"
A4.01B	PLANS & SECTIONS - UNIT TYPE G	1/4"=1'-0"
A4.01C	PLANS & SECTIONS - UNIT TYPE G1b	1/4"=1'-0"
A4.02	PLANS & SECTIONS - UNIT TYPE J1	1/4"=1'-0"
A4.02A	PLANS - UNIT TYPE J1a	1/4"=1'-0"
A4.03	PLANS & SECTIONS - UNIT TYPE K1	1/4"=1'-0"
A4.03A	PLANS & SECTIONS - UNIT TYPE K1a	1/4"=1'-0"
A4.03B	PLANS & SECTIONS - UNIT TYPE K	1/4"=1'-0"
A4.03C	PLANS & SECTIONS - UNIT TYPE K1b	1/4"=1'-0"
A4.04	PLANS & SECTIONS - UNIT TYPE L	1/4"=1'-0"
A4.05	PLANS & SECTIONS - UNIT TYPE N1	1/4"=1'-0"
A4.05A	PLANS & SECTIONS - UNIT TYPE N	1/4"=1'-0"
Total		61

REVISIONS	
1	
ISSUES	
5. ISSUED FOR DEVELOPMENT PERMIT (NO. 1) APR 16, 2016 2. RE-ISSUED FOR DEVELOPMENT PERMIT JUN 7, 2016 1. ISSUED FOR DEVELOPMENT PERMIT NOV 11, 2015	
PROJECT NUMBER	12-14
DRAWN BY	YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT	CLOVERDALE TOWNHOMES 17555 & 17568 57A AVENUE, SURREY, B.C.
DRAWING TITLE	COVER SHEET
DRAWING NO.	A0.00



1 SITE PLAN (OVERALL)
SCALE: 1" = 40'

REVISIONS	
1	

ISSUES	

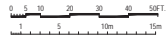
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER:	DC-40
DRAWN BY:	YV
CHECKED BY:	MS
DATE CHECKED:	
CONSULTANT:	

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
SITE PLAN (OVERALL)

DRAWING NO.
A1.01



REVISIONS	DATE
1	

ISSUES	DATE

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER:	15-01
DRAWN BY:	YW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	



1 SITE PLAN (LOT 4)
SCALE: 1" = 20'-0"

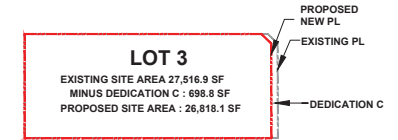
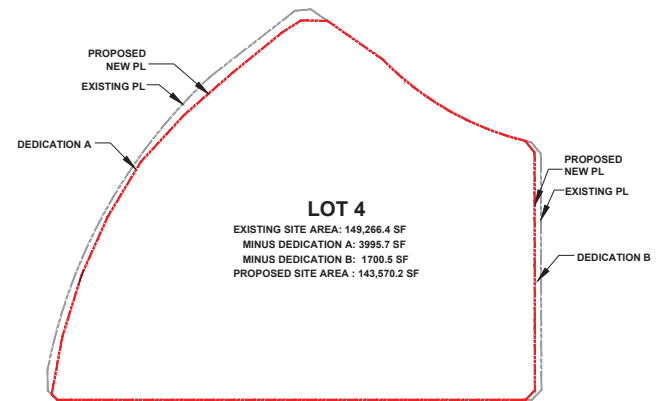
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
SITE PLAN (LOT 4)

DRAWING NO.
A1.01A



CLOVERDALE TOWNHOMES					
Development Statistics					
Legal Description		LOTS 3 AND 4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN EPP24658			
Civic Address(es)		17555 and 17568 57A AVENUE, SURREY, B.C.			
Zoning		CD			
	LOT 3	LOT 4	TOTAL SITE AREA		
	SQ.FT.	SQ.FT.	SQ.FT.	m ²	ACRE
Site Area Gross	27516.9	149266.4	176783.3	16423.7	4.1
Dedication A		3995.7			
Dedication B		1700.5			
Dedication C	698.8				
Proposed Site Area	26818.1	143570.2	170388.3	15829.6	3.9
PHASE 1 PHASE 2 PHASE 3 PHASE 4					
GROSS AREA (SQ.FT.)	83,093.9	37,901.0	28,271.0	27,516.9	
DEDICATION AREA (SQ.FT.)	1,700.5	2,969.1	1,026.6	698.8	
NET AREA (SQ.FT.)	81,393.4	34,931.9	27,244.4	26,818.1	
UNIT TYPE	# of Units	Unit Footprint (SQ.FT.)	Unit G.F.A. (SQ.FT.)	Total G.F.A. (SQ.FT.)	
UNIT G (2-BED)	19	489	1096	20824	
UNIT GI (2-BED)	15	433	1096	16440	
UNIT G1a (2-BED, END UNIT)	13	687	1218	15834	
UNIT G1b (2-BED)	2	683	1255	2510	
UNIT L -BACK TO BACK (LOFT)	8	468	877	7016	
UNIT N -BACK TO BACK (1 BED + DEN)	13	468	985	12805	
UNIT N1 - BACK TO BACK (2 BED, END UNIT)	10	510	1070	10700	
UNIT K - BACK TO BACK (2-BED)	11	562	1138	12518	
UNIT K1 -BACK TO BACK (2-BED, end unit)	10	566	1144	11440	
UNIT K1a - BACK TO BACK (2-BED, end unit)	9	587	1154	10386	
UNIT K1b - (2-BED, end unit)	1	634	1299	1299	
UNIT J1 / J1a - (2-BED, end unit)	3	596	1176	3528	
Total	114		125300	11640.7 m²	
Amenity	required	proposed			
	(SQ.FT.)	(m ²)	(SQ.FT.)	(m ²)	
Indoor amenity space	3681	342	0	0	
Outdoor amenity space	3681	342.0	8,036	747	
Permitted		Net	Gross		
FAR	2.00	0.74	0.71		
LOT COVERAGE			36%		
# OF UNITS / ACRE			29.1		
# OF UNITS / HA			72.02		
			69.41		



1 SITE AREA DIAGRAM
SCALE: 1" = 80'-0"

Resident Parking	% OF TOTAL UNITS		TANDEM		SIDE X SIDE		ONE STALL	
	%	# OF STALL PROVIDED	%	# OF STALL PROVIDED	%	# OF STALL PROVIDED	%	# OF STALL PROVIDED
UNIT G (2-BED)	17%	38						
UNIT GI (2-BED)	13%	30						
UNIT G1a (2-BED, END UNIT)	11%			26				
UNIT G1b (2-BED)	2%			4				
UNIT L -BACK TO BACK (LOFT)	7%					7%	8	8
UNIT N -BACK TO BACK (1 BED + DEN)	11%	26						
UNIT N1 - BACK TO BACK (2 BED, END UNIT)	9%	20						
UNIT K - BACK TO BACK (2-BED)	10%			22				
UNIT K1 -BACK TO BACK (2-BED, end unit)	9%			20				
UNIT K1a-BACK TO BACK (2-BED, end unit)	8%			18				
UNIT K1b - (2-BED, end unit)	1%			2				
UNIT J1 / J1a - (2-BED, end unit)	3%			6				
TOTAL	100%	50%	114	43%	98	7%	8	8
TOTAL RESIDENT STALLS PROVIDED				220				

Visitor Parking	REQUIRED	PROPOSED
Lot 3		3
Lot 4	23	20
Total	23	23

Street Parking	REQUIRED	PROPOSED
Lot 3		3
Lot 4		21
Total		24

REVISIONS	
1	
ISSUES	
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2.1)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	12-10
DRAWN BY:	YV
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
PROJECT STATISTICS & SITE AREA DIAGRAM

DRAWING NO.

A1.01C



1 STREETScape (57A AVE, ALONG NORTH SIDEWALK)
SCALE: 1/16" = 1'-0"



2 STREETScape (CLOVERDALE BYPASS)
SCALE: 1/16" = 1'-0"

REVISIONS	
1	
ISSUES	

1. RE-APPROVED FOR DEVELOPMENT PERMIT (REV.1)	SEPT 6, 2016
2. RE-APPROVED FOR DEVELOPMENT PERMIT	JULY 26, 2016
3. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	DC-45
DRAWN BY:	VM
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	



3 STREETScape (58TH AVE)
SCALE: 1/16" = 1'-0"

PROJECT	CLOVERDALE TOWNHOMES
	17555 & 17565 57A AVENUE, SURREY, B.C.
DRAWING TITLE	STREETSCAPES
DRAWING NO.	

A1.04

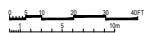
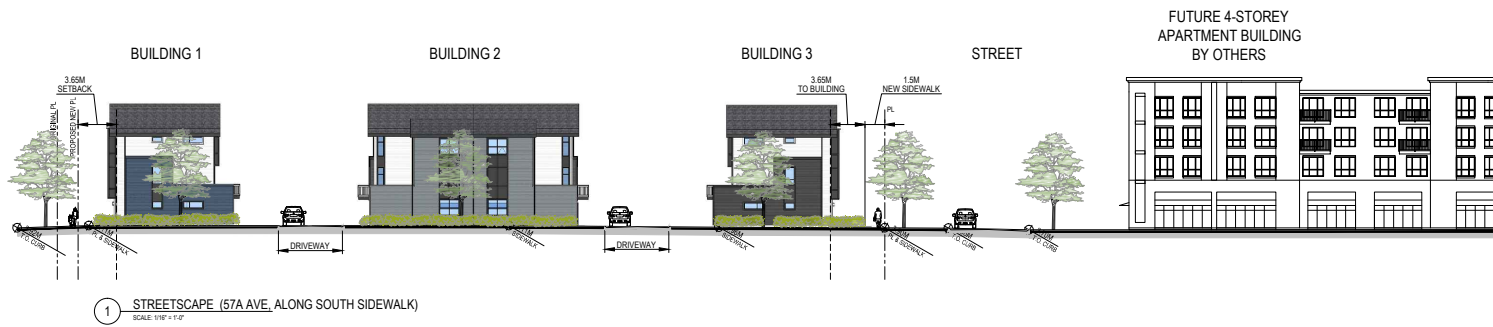
REVISIONS	
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ISSUES	
1	RE-ISSUED FOR DEVELOPMENT PERMIT (REV.1)
2	RE-ISSUED FOR DEVELOPMENT PERMIT
3	ISSUED FOR DEVELOPMENT PERMIT
PROJECT NUMBER:	DC-45
DRAWN BY:	VM
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

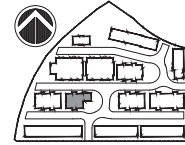
1. RE-ISSUED FOR DEVELOPMENT PERMIT (REV.1) SEPT 6, 2016
 2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
 3. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT
CLOVERDALE TOWNHOMES
 17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
STREETSCAPES

DRAWING No.
A1.04A

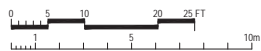
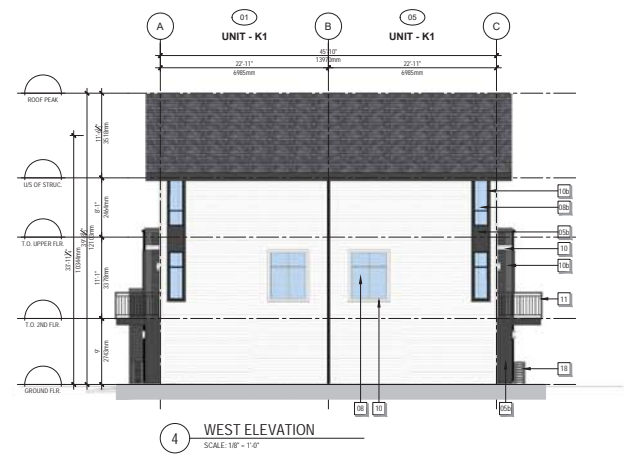




KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
ISSUES		
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 1)		
2. RE-ISSUED FOR DEVELOPMENT PERMIT		
1. ISSUED FOR DEVELOPMENT PERMIT		
PROJECT NUMBER:	19-01	SEPT 6, 2016
DRAWN BY:	YWW	JULY 29, 2016
CHECKED BY:	MB	APRIL 1, 2016
DATE CHECKED:		
CONSULTANT:		



MATERIAL KEY

01 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	02 FIBRE CEMENT PAVLE DARK GRAY	10 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER STORM	03 FIBRE CEMENT PAVLE LIGHT BLUE	11 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03 HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY; CENTER DOOR GRAY	04 FIBRE CEMENT PAVLE LIGHT GRAY	12 FINE FINISHED ALUMINUM GUARD LOW PICKETS STANDARD BLACK
04 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER WINDOW BLUE	05 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	13 EXTERIOR LIGHT FIXTURE
05 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER COASTAL BLUE	06 ASPHALT SHINGLES ROOFING	14 ADDRESS NUMBER STANDARD BLACK
06 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER ROCKWELL BLUE	07 DOUBLE GLAZED FIBREGLASS WINDOW UNIT WHITE	15 FINE FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
07 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE BRIDGE DR. SUD	08 DOUBLE GLAZED FIBREGLASS PATIO DOOR UNIT WHITE	16 PRIVACY SCREEN DARK GRAY
08 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. SUD	09 DOUBLE GLAZED FIBREGLASS WINDOW UNIT BLACK	17 ALUMINUM RAIN WATER LEADER, STANDARD BLACK
09 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. SUD	10 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	18 FINE FINISHED ALUMINUM GUTTER, STANDARD BLACK
10 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. SUD	11 SHUTTER DOOR WHITE	19 DOWNPIPE DOWNER BLACK
11 FIBRE CEMENT PAVLE WHITE	12 WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	20 METAL DOWNER BLACK

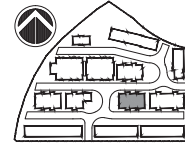
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 8 ELEVATIONS

DRAWING NO.

A3.08



KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	RE-DESIGNED FOR DEVELOPMENT PERMIT (REV. 2)	SEP 16, 2016
2	RE-DESIGNED FOR DEVELOPMENT PERMIT	JULY 28, 2016
3	ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER: 19-01

DRAWN BY: YW
CHECKED BY: MB
DATE CHECKED:
CONSULTANT:

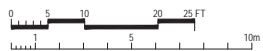
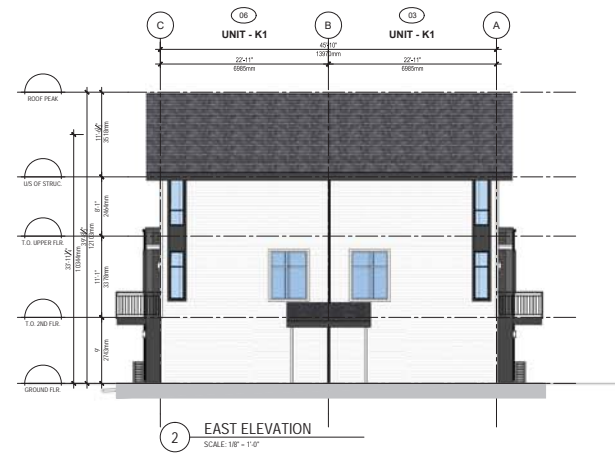
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 09 ELEVATIONS

DRAWING NO.

A3.09



MATERIAL KEY

01 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	022 FIBRE CEMENT PANEL DARK GRAY	101 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY / CENTER STONE	023 FIBRE CEMENT PANEL LIGHT BLUE	102 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03 HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY / CENTER COCKER GRAY	024 FIBRE CEMENT PANEL LIGHT GRAY	103 FINE FINISHED ALUMINUM GUARD LOW PICKETS STANDARD BLACK
04 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY / CENTER MORGENTHAU	025 FIBRE CEMENT PANEL DARK GRAY	104 FINE FINISHED ALUMINUM GUARD LOW PICKETS STANDARD BLACK
05 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER COASTAL BLUE	026 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	105 EXTERIOR LIGHT FIXTURE
06 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER ROCKWELL BLUE	027 ASPHALT SHINGLES ROOFING	106 ADDRESS NUMBER STANDARD BLACK
07 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	028 DOUBLE GLAZED FIBREGLASS WINDOW UNIT WHITE	107 FINE FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW
08 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BEHAWN MOORE BEHAWN DR. 101	029 DOUBLE GLAZED FIBRE GLASS PATIO DOOR UNIT WHITE	108 PRIVACY SCREEN DARK GRAY
09 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BEHAWN MOORE BEHAWN DR. 101	030 DOUBLE GLAZED FIBREGLASS WINDOW UNIT BLACK	109 ALUMINUM RAIN WATER LEADER, STANDARD BLACK
10 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BEHAWN MOORE SUMMER HEIGHTS ???	031 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	110 FINE FINISHED ALUMINUM GUTTER, STANDARD BLACK
11 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BEHAWN MOORE BEHAWN DR.	032 SHAMPOO DOOR WHITE	111 DOWNPIPE DOWNER BLACK
12 FIBRE CEMENT PANEL WHITE	033 WOOD SHAMPOO BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	112 METAL DOWNER BLACK



KEY PLAN



REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 1) SEP 6, 2016

2. RE-ISSUED FOR DEVELOPMENT PERMIT JUL 28, 2016

1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: 15C-43

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

PROJECT

CLOVERDALE TOWNHOMES

17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 10 ELEVATIONS

DRAWING NO.

A3.10



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



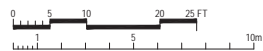
2 EAST ELEVATION (EAST LANE)
SCALE: 1/8" = 1'-0"



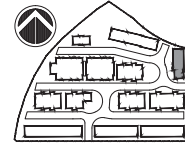
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



MATERIAL KEY			
01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	10	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GREY / CENTER STONE	11	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY / CENTER COCKER GRAY	12	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GREY / CENTER MORGAN BLUE	13	EXTERIOR LIGHT FIXTURE
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER COASTAL BLUE	14	ADDRESS NUMBER STANDARD BLACK
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER ROCKWELL BLUE	15	PRE-FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
07	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	16	PRIVACY SCREEN DARK GRAY
08	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	17	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
09	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	18	PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK
10	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	19	DOWNSPOUT DOWNER BLACK
11	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	20	METAL DOWNER BLACK
21	FIBRE CEMENT PAVLE WHITE	22	FIBRE CEMENT PAVLE DARK GRAY
23	FIBRE CEMENT PAVLE LIGHT BLUE	24	FIBRE CEMENT PAVLE LIGHT GRAY
25	FIBRE CEMENT PAVLE DARK GRAY	26	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY
27	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER COASTAL BLUE	28	ASPHALT SHINGLES ROOFING
29	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE / CENTER ROCKWELL BLUE	29	DOUBLE GLAZED FIBREGLASS WINDOW UNIT WHITE
30	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	30	DOUBLE GLAZED FIBREGLASS WINDOW UNIT WHITE
31	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	31	DOUBLE GLAZED FIBREGLASS WINDOW UNIT BLACK
32	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	32	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY
33	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	33	UP GARAGE DOOR WHITE
34	HORIZONTAL VINYL SIDING, 1" EXPOSURE CARE TO MATCH BELLAIR MOORE BRIDGE OR 1/2"	34	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY



KEY PLAN



REVISIONS

1	
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ISSUES

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3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER: 15C-40

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

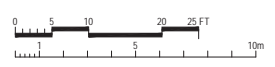
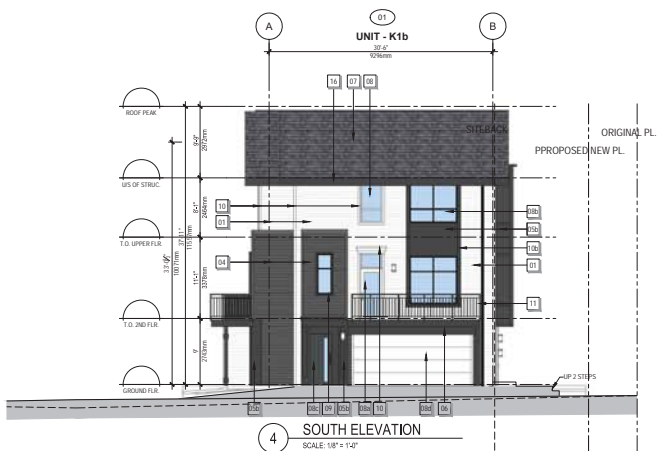
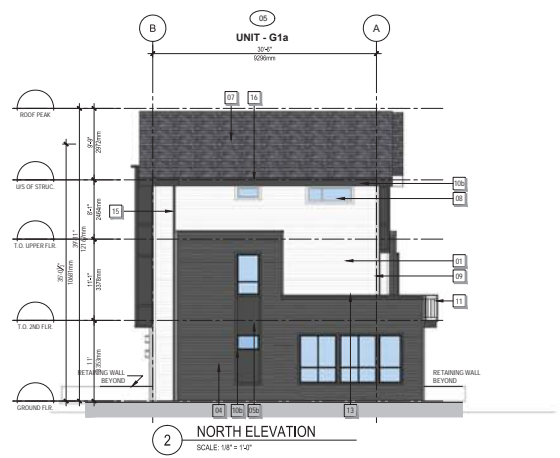
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 11 ELEVATIONS

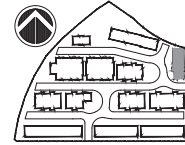
DRAWING NO.

A3.11



MATERIAL KEY

01 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	02 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	03 HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER COCKER GRAY	04 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	05 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	06 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	07 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY, CENTER STONE	08 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIRA MOORE BUCKLEBAY	09 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIRA MOORE BUCKLEBAY	10 FIBRE CEMENT PAVILE WHITE	11 FIBRE CEMENT PAVILE DARK GRAY	12 FIBRE CEMENT PAVILE LIGHT BLUE	13 FIBRE CEMENT PAVILE LIGHT GRAY	14 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	15 ASPHALT SHINGLES ROOFING	16 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	17 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	18 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	19 WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	20 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE	21 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY	22 FINE FINISHED ALUMINUM GUARD COW PICKETS STANDARD BLACK	23 EXTERIOR LIGHT FIXTURE	24 ADDRESS NUMBER STANDARD BLACK	25 FINE FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW	26 PRIVACY SCREEN DARK GRAY	27 ALUMINUM MAIN WATER LEADER, STANDARD BLACK	28 FINE FINISHED ALUMINUM GUTTER, STANDARD BLACK	29 DOWNPIPE LEADER BLACK	30 METAL DOWNPIPE BLACK
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KEY PLAN

REVISIONS

1

ISSUES

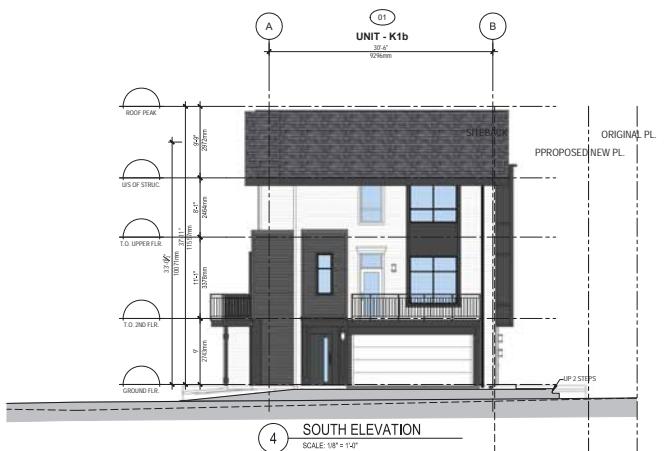
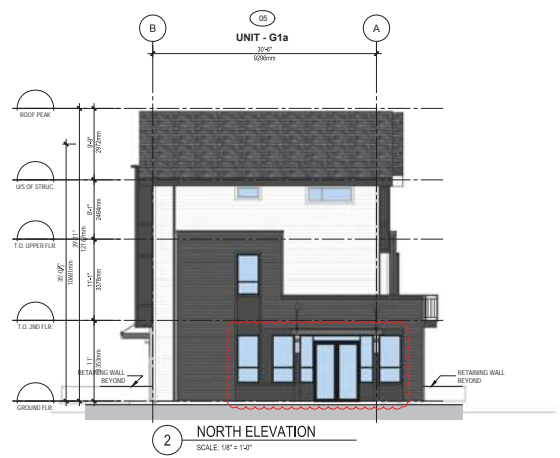
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	15C-40
DRAWN BY:	YWW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
BUILDING 11 ELEVATIONS (HOME STORE CONDITION)

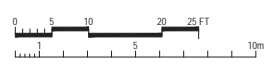
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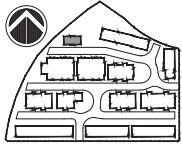
A3.11A



MATERIAL KEY

01 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	02 FIBRE CEMENT PANEL DARK GRAY	03 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	04 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
05 HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER COCKER GRAY	06 FIBRE CEMENT PANEL LIGHT BLUE	07 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	08 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
08 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COCKER BLUE	09 FIBRE CEMENT PANEL LIGHT GRAY	09 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COCKER BLUE	09 FIBRE CEMENT PANEL LIGHT GRAY
10 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	10 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	10 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	10 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY
11 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE REDUCED R-10	11 ASPHALT SHINGLES ROOFING	11 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	11 ASPHALT SHINGLES ROOFING
12 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	12 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	12 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	12 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE
13 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	13 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	13 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	13 DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK
14 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	14 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	14 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	14 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY
15 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	15 WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	15 FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDUCED R-10	15 WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY
16 FIBRE CEMENT PANEL WHITE	16 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE	16 FIBRE CEMENT PANEL WHITE	16 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
	17 ALUMINUM RAIN WATER LEADER, STANDARD BLACK		17 ALUMINUM RAIN WATER LEADER, STANDARD BLACK
	18 PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK		18 PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK
	19 DOWNSPOUT LEADER BLACK		19 DOWNSPOUT LEADER BLACK
	20 METAL DOWNER BLACK		20 METAL DOWNER BLACK





KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT. 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	15C-45
DRAWN BY:	YKW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

PROJECT

CLOVERDALE TOWNHOMES

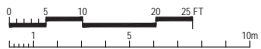
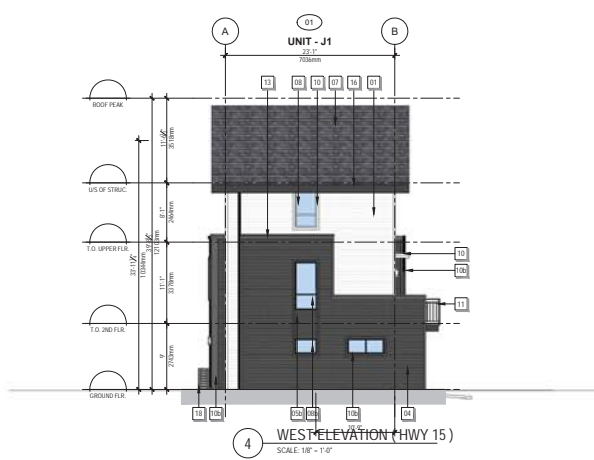
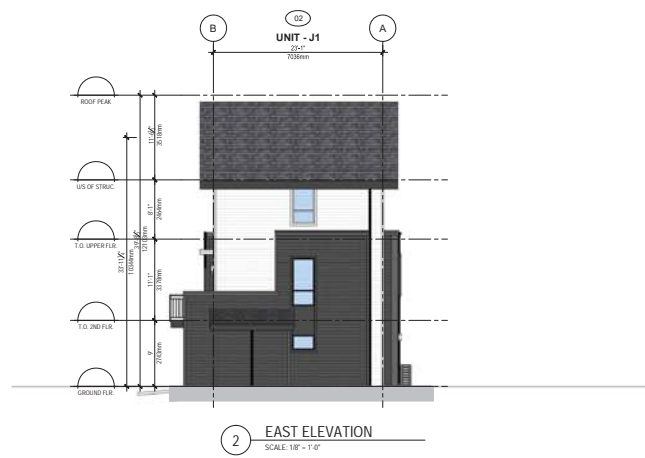
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 15 ELEVATIONS

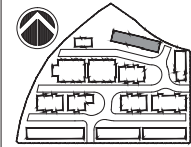
DRAWING NO.

A3.15



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	026	FIBRE-CEMENT PAVLE DARK GRAY	041	WOOD TRIM / FASCIA BOARD, PRIME & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER STORE	027	FIBRE-CEMENT PAVLE LIGHT BLUE	042	WOOD TRIM / FASCIA BOARD, PRIME & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY; CENTER COVER GRAY	028	FIBRE-CEMENT PAVLE LIGHT GRAY	043	PRIME FINISHED ALUMINUM GUARD LOW PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER RIBBING BLUE	029	FIBRE-CEMENT PAVLE DARK GRAY	044	WOOD DECK POST / BEAM, PRIME & PAINTED DARK GRAY
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER COASTAL BLUE	030	DOUBLE GLAZED ALUMINUM GUARD LOW PICKETS STANDARD BLACK	045	WOOD DECK FLOORING ASPHALT SHINGLES ROOFING
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER ROCKWELL BLUE	031	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	046	ADDRESS NUMBER STANDARD BLACK
07	FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE BRIDGE DR. NOT	032	DOUBLE GLAZED FIBRE GLASS PATIO DOOR UNIT WHITE	047	PRIME FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
08	FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE BRIDGE DR. NOT	033	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	048	PRIVACY SCREEN DARK GRAY
09	FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. NOT	034	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	049	ALUMINUM MAIN WATER LEADER, STANDARD BLACK
10	FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. NOT	035	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	050	FINISHED ALUMINUM GUTTER, STANDARD BLACK
11	FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRIDGE DR. NOT	036	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIME & PAINTED DARK GRAY	051	BELOW TRIM LOWER BLACK
12	FIBRE-CEMENT PAVLE WHITE	037	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIME & PAINTED DARK GRAY	052	METAL DOWNER BLACK



KEY PLAN

REVISIONS

1	
ISSUES	
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	19C-40
DRAWN BY:	YWW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

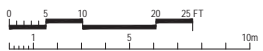
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 16 ELEVATIONS

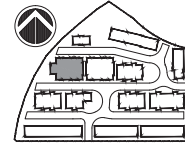
DRAWING NO.

A3.16



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	07	FIBRE CEMENT PAVLE DARK GRAY	10	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	08	FIBRE CEMENT PAVLE LIGHT BLUE	11	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER COCKER GRAY	09	FIBRE CEMENT PAVLE LIGHT GRAY	12	PRIME FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	10	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	13	EXTERIOR LIGHT FIXTURE
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	11	ASPHALT SHINGLES ROOFING	14	ADDRESS NUMBER STANDARD BLACK
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	12	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	15	PRIME FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW
07	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELMARA MOORE REDWOOD OR NAT	13	DOUBLE GLAZED FIBRE GLASS PATIO DOOR UNIT WHITE	16	PRIVACY SCREEN DARK GRAY
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELMARA MOORE REDWOOD OR NAT	14	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	17	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELMARA MOORE REDWOOD OR NAT	15	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	18	PRIME FINISHED ALUMINUM GUTTER, STANDARD BLACK
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELMARA MOORE REDWOOD OR NAT	16	WOOD SHOWER BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	19	DOWNSPOUT LOWER BLACK
11	FIBRE CEMENT PAVLE WHITE	17		20	METAL DOWNER BLACK



KEY PLAN

REVISIONS

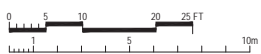
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ISSUES	
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 8, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
PROJECT NUMBER:	TCC-45
DRAWN BY:	YW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
BUILDING 14 ELEVATIONS

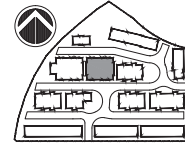
DRAWING NO.

A3.14



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	026	FIBRE CEMENT PAVLE DARK GRAY	101	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	027	FIBRE CEMENT PAVLE LIGHT BLUE	102	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER CENTER GRAY	028	FIBRE CEMENT PAVLE LIGHT GRAY	103	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	029	FIBRE CEMENT PAVLE DARK GRAY	104	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	030	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	105	EXTERIOR LIGHT FIXTURE
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	031	ASPHALT SHINGLES ROOFING	106	ADDRESS NUMBER STANDARD BLACK
07	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	032	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	107	PRE-FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE REDWOOD OR WALNUT	033	DOUBLE GLAZED FIBRE GLASS PARTO DOOR UNIT WHITE	108	PRIVACY SCREEN DARK GRAY
09	PERPENDICULAR HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE WALNUT OR OAK	034	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	109	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD OR WALNUT	035	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	110	PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK
11	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD OR WALNUT	036	SH SHOWER DOOR WHITE	111	DOWNPIPE DOWNER BLACK
12	FIBRE CEMENT PAVLE WHITE	037	WOOD SHOWER BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	112	METAL DIVIDER BLACK



KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	JULY 28, 2016
2	RE-ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016
3	RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 3)	SEPT 6, 2016
4	ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016

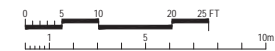
PROJECT NUMBER: 13C-43
DRAWN BY: YW
CHECKED BY: MB
DATE CHECKED:
CONSULTANT:

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

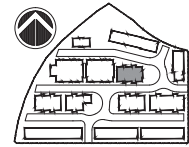
DRAWING TITLE
BUILDING 13 ELEVATIONS

DRAWING NO.

A3.13



MATERIAL KEY			
01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	10	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	11	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER CENTER GRAY	12	PRE-FINISHED ALUMINUM GUARD LOW PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	13	EXTERIOR LIGHT FIXTURE
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	14	ADDRESS NUMBER STANDARD BLACK
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	15	PRE-FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
07	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	16	PRIVACY SCREEN DARK GRAY
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE REDWOOD DE. 1/2"	17	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE LIGHT GRAY, CENTER CENTER GRAY	18	PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK
10	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	19	DOWNSPOUT DOWNER BLACK
11	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	20	METAL DOWNER BLACK
12	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE		
13	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD DE. 1/2"	21	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY
14	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
15	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
16	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
17	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
18	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
19	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
20	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
21	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
22	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
23	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
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94	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
95	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
96	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
97	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
98	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
99	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		
100	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY		



KEY PLAN

REVISIONS

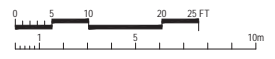
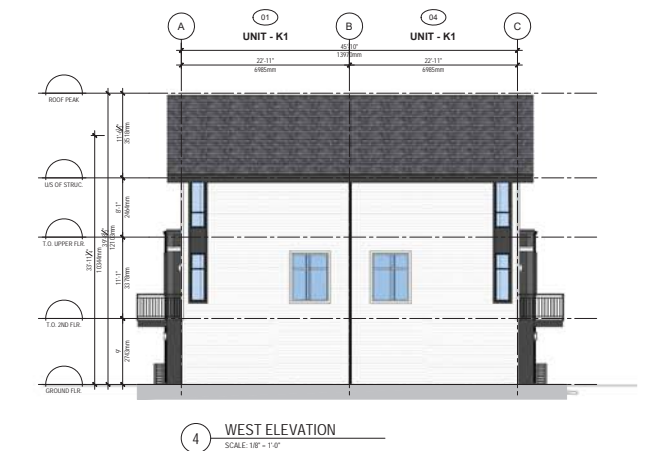
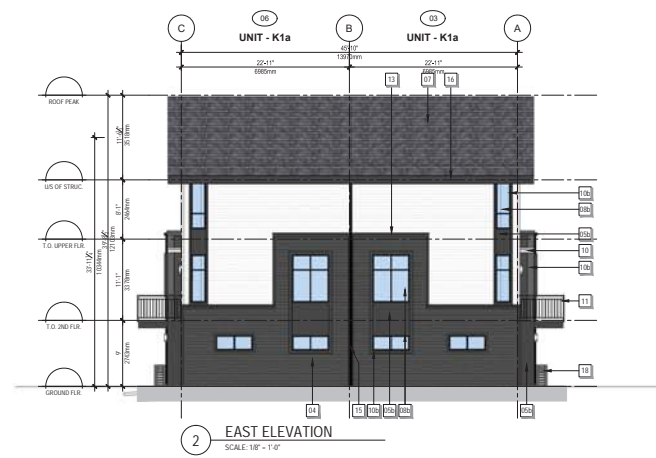
NO.	DESCRIPTION	DATE
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ISSUES		
3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2) SEPT 6, 2016		
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016		
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016		
PROJECT NUMBER	12-10	
DRAWN BY	YWW	
CHECKED BY	MB	
DATE CHECKED		
CONSULTANT		

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
BUILDING 12 ELEVATIONS

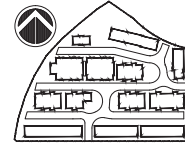
DRAWING NO.

A3.12



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	026	FIBRE CEMENT PANEL DARK GRAY	101	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	027	FIBRE CEMENT PANEL LIGHT BLUE	102	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER COCKER GRAY	028	FIBRE CEMENT PANEL LIGHT GRAY	103	PRIME FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	029	FIBRE CEMENT PANEL DARK GRAY	104	PRIME FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COCKTAIL BLUE	030	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	105	EXTERIOR LIGHT FIXTURE
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	031	ASPHALT SHINGLES ROOFING	106	ADDRESS NUMBER STANDARD BLACK
07	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	032	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	107	PRIME FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE BRICKWORK OR PAINT	033	DOUBLE GLAZED FIBRE GLASS PATIO DOOR UNIT WHITE	108	PRIVACY SCREEN DARK GRAY
09	PERPENDICULAR HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRICKWORK OR PAINT	034	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	109	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRICKWORK	035	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	110	PRIME FINISHED ALUMINUM GUTTER, STANDARD BLACK
11	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE BRICKWORK	036	60" GARAGE DOOR WHITE	111	DOWNPIPE DOWNER BLACK
12	FIBRE CEMENT PANEL WHITE	037	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	112	METAL DOWNER BLACK



KEY PLAN

REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2) SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: DCA-01

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

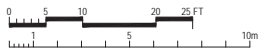
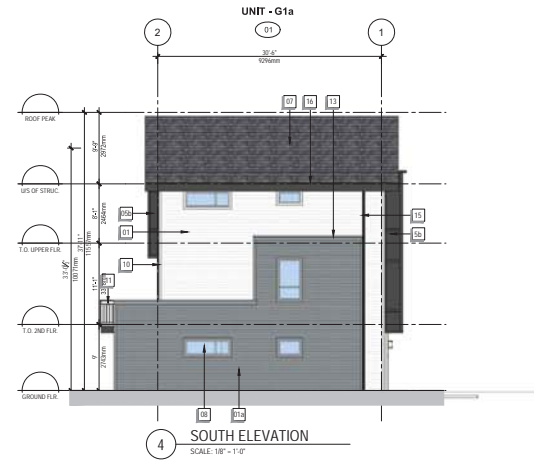
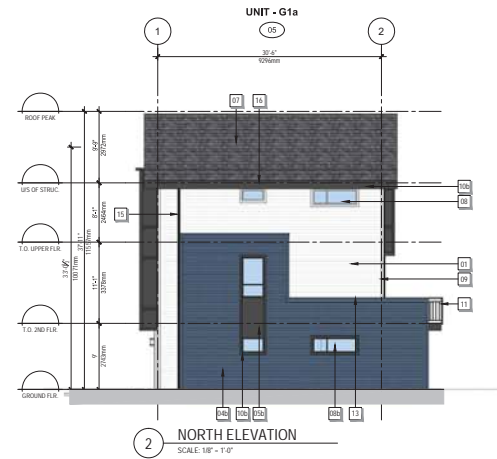
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

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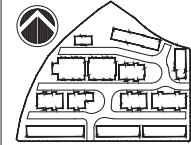
BUILDING 1 ELEVATIONS

DRAWING NO.

A3.01



MATERIAL KEY			
01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	07	FIBRE CEMENT PANEL DARK GRAY
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STONE	08	FIBRE CEMENT PANEL LIGHT BLUE
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER COCKER GRAY	09	FIBRE CEMENT PANEL LIGHT GRAY
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER MORGAN BLUE	10	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER COASTAL BLUE	11	ASPHALT SHINGLES ROOFING
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	12	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE
07	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE REDWOOD OR BAY	13	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE REDWOOD OR BAY	14	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD OR BAY	15	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD OR BAY	16	GY CARPANE DOOR WHITE
11	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE REDWOOD OR BAY	17	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY
12	FIBRE CEMENT PANEL WHITE	18	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY
13	FIBRE CEMENT PANEL WHITE	19	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
14	FIBRE CEMENT PANEL LIGHT BLUE	20	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
15	FIBRE CEMENT PANEL LIGHT GRAY	21	FIRE FINISHED ALUMINUM GUARD COW PICKETS STANDARD BLACK
16	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	22	EXTERIOR LIGHT FIXTURE
17	ASPHALT SHINGLES ROOFING	23	ADDRESS NUMBER STANDARD BLACK
18	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	24	FIRE FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW
19	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	25	PRIVACY SCREEN DARK GRAY
20	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	26	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
21	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	27	FIRE FINISHED ALUMINUM GUTTER, STANDARD BLACK
22	GY CARPANE DOOR WHITE	28	DOWNSPOUT DOWNER BLACK
23	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	29	METAL DOWNER BLACK
24	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY		



KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		

ISSUES

NO.	DESCRIPTION	DATE
1		

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 1) SEPT 6, 2016
 2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
 1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

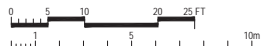
PROJECT NUMBER: 15C-40
 DRAWN BY: YW
 CHECKED BY: MB
 DATE CHECKED:
 CONSULTANT:

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
BUILDING 2 ELEVATIONS

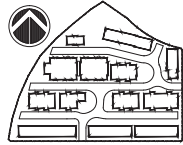
DRAWING NO.

A3.02



MATERIAL KEY

01 HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	026 FIBRE-CEMENT PAVLE DARK GRAY	101 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER STORM	027 FIBRE-CEMENT PAVLE LIGHT BLUE	102 WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03 HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY; CENTER DOOR GRAY	028 FIBRE-CEMENT PAVLE LIGHT GRAY	103 FINE FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04 HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY; CENTER WINDOW BLUE	029 FIBRE-CEMENT PAVLE DARK GRAY	104 ALUMINUM RAIN WATER LEADER, STANDARD BLACK
05 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER COATNA BLUE	030 WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	105 EXTERIOR LIGHT FIXTURE
06 HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE; CENTER ROCKWELL BLUE	031 ASPHALT SHINGLES ROOFING	106 ADDRESS NUMBER STANDARD BLACK
07 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BELLAIR MOORE ROOFING OR NAU	032 DOUBLE GLAZED FIBRE-GLASS WINDOW UNIT WHITE	107 FINE FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
08 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY TO MATCH BELLAIR MOORE ROOFING OR NAU	033 DOUBLE GLAZED FIBRE-GLASS PATIO DOOR UNIT WHITE	108 PRIVACY SCREEN DARK GRAY
09 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY TO MATCH BELLAIR MOORE ROOFING OR NAU	034 DOUBLE GLAZED FIBRE-GLASS WINDOW UNIT BLACK	109 ALUMINUM RAIN WATER LEADER, STANDARD BLACK
10 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY TO MATCH BELLAIR MOORE ROOFING OR NAU	035 EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	110 FINE FINISHED ALUMINUM GUTTER, STANDARD BLACK
11 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIR MOORE ROOFING OR NAU	036 SH SHOWER DOOR WHITE	111 DECORATIVE DOWNER BLACK
12 FIBRE-CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE WHITE	037 WOOD SHOWER BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	112 METAL DOWNER BLACK



KEY PLAN

REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2) SEP 7, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: DCA-10

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT

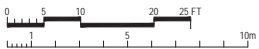
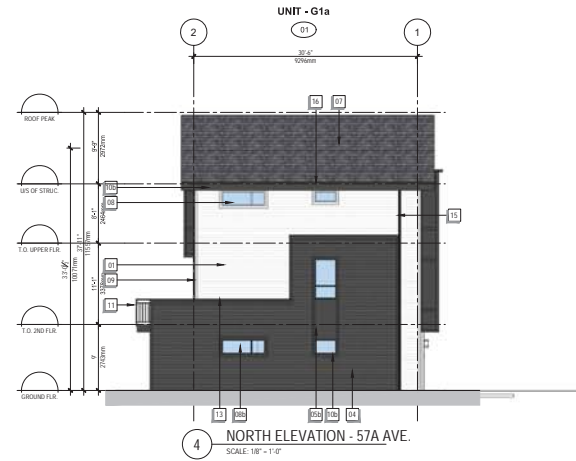
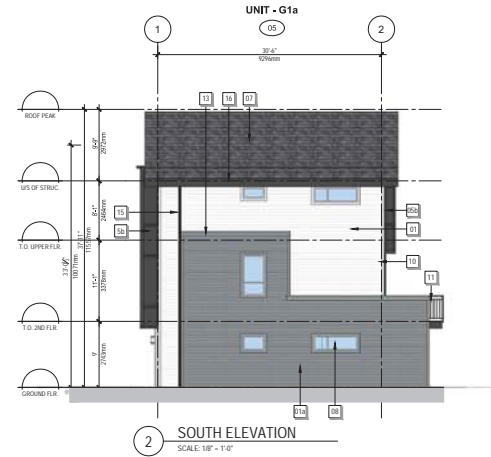
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 3 ELEVATIONS

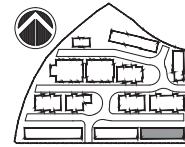
DRAWING NO.

A3.03



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	08	FIBRE CEMENT PAVLE DARK GRAY	16	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STORM	09	FIBRE CEMENT PAVLE LIGHT BLUE	17	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER DOOR GRAY	10	FIBRE CEMENT PAVLE LIGHT GRAY	18	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER WINDOW SILL	11	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	19	EXTERIOR LIGHT FIXTURE
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER CORNICE BLUE	12	ASPHALT SHINGLES ROOFING	20	ADDRESS NUMBER STANDARD BLACK
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER ROCKWELL BLUE	13	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	21	PRE-FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW
07	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER WINDOW SILL	14	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	22	PRIVACY SCREEN DARK GRAY
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIRA MOORE REDWOOD OR NAT	15	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	23	ALUMINUM MAIN WATER LEADER, STANDARD BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIRA MOORE REDWOOD OR NAT	16	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	24	PRE-FINISHED ALUMINUM GUTTER, STANDARD BLACK
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BELLAIRA MOORE REDWOOD OR NAT	17	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	25	DOWNSPOUT DOWNER BLACK
11	FIBRE CEMENT PAVLE WHITE	18	METAL DOWNER BLACK		



KEY PLAN

REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2) SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: 15C-40

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

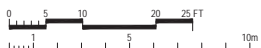
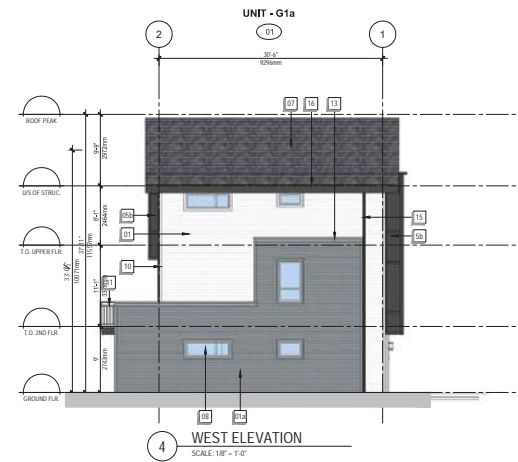
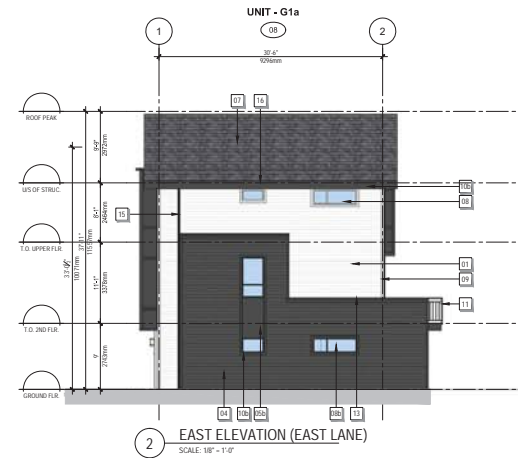
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

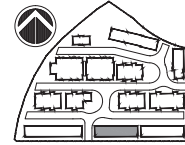
BUILDING 4 ELEVATIONS

DRAWING NO.

A3.04



MATERIAL KEY					
01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	07	FIBRE CEMENT PAVLE DARK GRAY	10	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER STORM	08	FIBRE CEMENT PAVLE LIGHT BLUE	10a	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03a	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY, CENTER DOOR CASE	09	FIBRE CEMENT PAVLE LIGHT GRAY	11	FIRE FINISHED ALUMINUM GUARD COW PICKETS STANDARD BLACK
03b	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY, CENTER WINDOW SILL	10	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	12	EXTERIOR LIGHT FIXTURE
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER CORNER	11	ASPHALT SHINGLES ROOFING	13	ADDRESS NUMBER STANDARD BLACK
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE, CENTER WINDOW SILL	12	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	14	FIRE FINISHED METAL FLASHING, STANDARD COLOUR TO MATCH SIDING BELOW
06	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE GRAY TO MATCH BETWEEN MOORE RESOURCES OR NUT	13	DOUBLE GLAZED FIBRE GLASS PATIO DOOR UNIT WHITE	15	PRIVACY SCREEN DARK GRAY
07a	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BETWEEN MOORE RESOURCES OR NUT	14	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	16	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
07b	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BETWEEN MOORE RESOURCES OR NUT	15	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	17	DOWNSPUT LEADER BLACK
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE BLUE TO MATCH BETWEEN MOORE RESOURCES OR NUT	16	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	18	METAL DOWNER BLACK



KEY PLAN

REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 1) SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: DCC-40

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

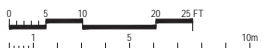
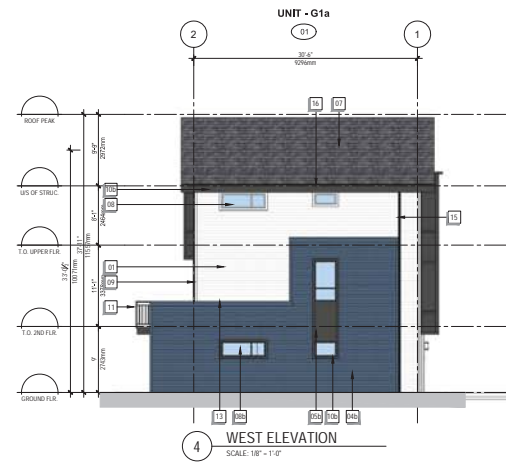
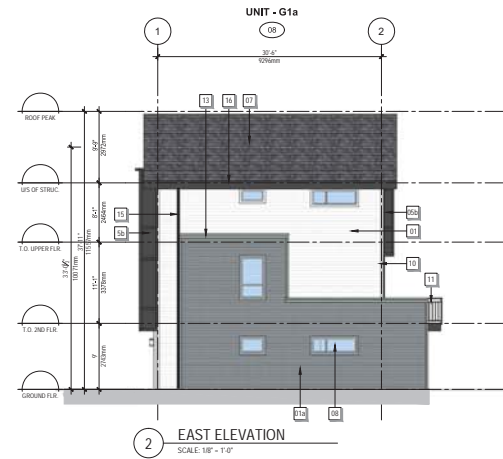
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

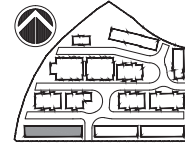
BUILDING 5 ELEVATIONS

DRAWING NO.

A3.05



MATERIAL KEY			
01	HORIZONTAL VINYL SIDING, 1" EXPOSURE	02	FIBRE CEMENT PANEL, DARK GRAY
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE, GRAY, CENTER STORM	03	FIBRE CEMENT PANEL, LIGHT BLUE
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE, LIGHT GRAY, CENTER DOOR GRAY	04	FIBRE CEMENT PANEL, LIGHT GRAY
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE, GRAY, CENTER WINDOW BLUE	05	WOOD DECK POST / BEAM, PRIMED & PAINTED, DARK GRAY
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE, BLUE, CENTER CORNER BLUE	06	ASPHALT SHINGLES ROOFING
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE, BLUE, CENTER ROCKWELL BLUE	07	DOUBLE GLAZED FIBREGLASS WINDOW UNIT, WHITE
07	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE, GRAY TO MATCH BELLAIR MOORE ROOFING OR BLUE	08	DOUBLE GLAZED FIBREGLASS WINDOW UNIT, WHITE
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE, BLUE TO MATCH BELLAIR MOORE ROOFING OR BLUE	09	DOUBLE GLAZED FIBREGLASS WINDOW UNIT, BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE, BLUE TO MATCH BELLAIR MOORE ROOFING OR BLUE	10	EXTERIOR ENTRY DOOR UNIT, INSULATED, DARK GRAY
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE, BLUE TO MATCH BELLAIR MOORE ROOFING OR BLUE	11	60" SHOWER DOOR, WHITE
11	FIBRE CEMENT PANEL, WHITE	12	WOOD SHOWER BOX TYPE WINDOW TRIM, PRIMED & PAINTED, DARK GRAY
12	FIBRE CEMENT PANEL, WHITE	13	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED, WHITE
13	FIBRE CEMENT PANEL, LIGHT BLUE	14	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED, DARK GRAY
14	FIBRE CEMENT PANEL, LIGHT GRAY	15	FIRE FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
15	FIBRE CEMENT PANEL, LIGHT GRAY	16	EXTERIOR LIGHT FIXTURE
16	FIBRE CEMENT PANEL, LIGHT GRAY	17	ADDRESS NUMBER, STANDARD BLACK
17	FIBRE CEMENT PANEL, LIGHT GRAY	18	FIRE FINISHED METAL FLASHING, STANDARD COLOR TO MATCH SIDING BELOW
18	FIBRE CEMENT PANEL, LIGHT GRAY	19	PRIVACY SCREEN, DARK GRAY
19	FIBRE CEMENT PANEL, LIGHT GRAY	20	ALUMINUM RAIN WATER LEADER, STANDARD BLACK
20	FIBRE CEMENT PANEL, LIGHT GRAY	21	FIRE FINISHED ALUMINUM GUTTER, STANDARD BLACK
21	FIBRE CEMENT PANEL, LIGHT GRAY	22	DISCREET LOWER
22	FIBRE CEMENT PANEL, LIGHT GRAY	23	METAL DOWNER
23	FIBRE CEMENT PANEL, LIGHT GRAY	24	BLACK



KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEP 6, 2016
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28, 2016
4	ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER: DC-40
DRAWN BY: YW
CHECKED BY: MB
DATE CHECKED:
CONSULTANT:

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 6 ELEVATIONS

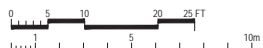
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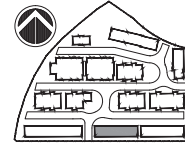
A3.06



MATERIAL KEY

01	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	08	FIBRE CEMENT PARALEL LAP SIDING, 1" EXPOSURE DARK GRAY	15	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
02	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY CENTER STONE	09	FIBRE CEMENT PARALEL LAP SIDING, 1" EXPOSURE LIGHT GRAY	16	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
03	HORIZONTAL VINYL SIDING, 1" EXPOSURE LIGHT GRAY CENTER COCKER GRAY	10	FIBRE CEMENT PARALEL LAP SIDING, 1" EXPOSURE BLUE CENTER COCKER BLUE	17	PRIME FINISHED ALUMINUM GLAZED COW PICKETS STANDARD BLACK
04	HORIZONTAL VINYL SIDING, 1" EXPOSURE GRAY CENTER MORGAN BLUE	11	WOOD DECK POST / BEAM, PRIMED & PAINTED DARK GRAY	18	EXTERIOR LIGHT FIXTURE J
05	HORIZONTAL VINYL SIDING, 1" EXPOSURE BLUE CENTER COCKER BLUE	12	ASPHALT SHINGLES ROOFING	19	ADDRESS NUMBER STANDARD BLACK
06	HORIZONTAL VINYL SIDING, 1" EXPOSURE WHITE	13	PRIME FINISHED METAL LEASING STANDARD COLOUR TO MATCH SCHEME BELOW	20	PRIVACY SCREEN DARK GRAY
07	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY	14	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT WHITE	21	ALUMINUM MAIN WATER LEADER STANDARD BLACK
08	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY	15	DOUBLE GLAZED FIBRE GLASS WINDOW UNIT BLACK	22	FIBRE FINISHED ALUMINUM GUTTER STANDARD BLACK
09	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY	16	EXTERIOR ENTRY DOOR UNIT, INSULATED DARK GRAY	23	DOWNSPOUT LEADER BLACK
10	FIBRE CEMENT HORIZONTAL LAP SIDING, 1" EXPOSURE DARK GRAY	17	WOOD SHADOW BOX TYPE WINDOW TRIM, PRIMED & PAINTED DARK GRAY	24	METAL DOWNER BLACK





KEY PLAN

REVISIONS

1

ISSUES

3. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 1) SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT JULY 28, 2016
1. ISSUED FOR DEVELOPMENT PERMIT APRIL 1, 2016

PROJECT NUMBER: DCC-40

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

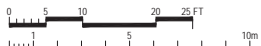
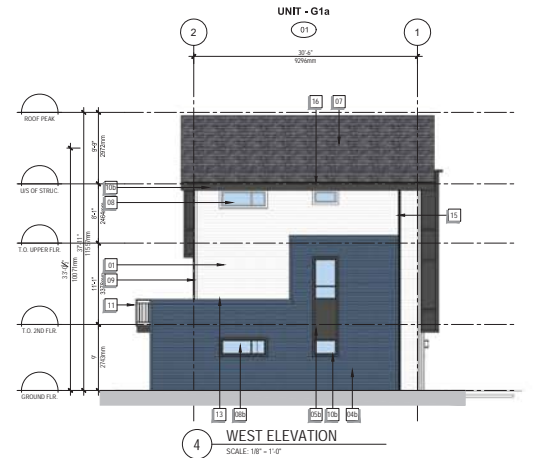
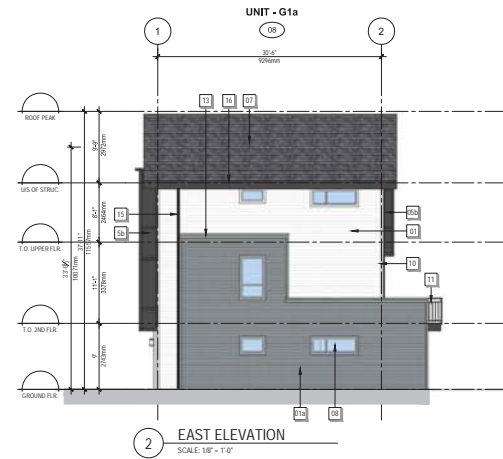
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 5 ELEVATIONS

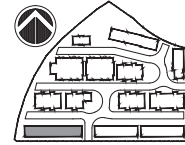
DRAWING NO.

A3.05



MATERIAL KEY

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04	HORIZONTAL VINYL SIDING, 1\"/>
05	HORIZONTAL VINYL SIDING, 1\"/>
06	HORIZONTAL VINYL SIDING, 1\"/>
07	HORIZONTAL VINYL SIDING, 1\"/>
08	HORIZONTAL VINYL SIDING, 1\"/>
09	HORIZONTAL VINYL SIDING, 1\"/>
10	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED WHITE
11	WOOD TRIM / FASCIA BOARD, PRIMED & PAINTED DARK GRAY
12	EXTERIOR LIGHT FIXTURE
13	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
14	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
15	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
16	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
17	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
18	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
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99	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK
100	PRE-FINISHED ALUMINUM GUARD RAIL PICKETS, STANDARD BLACK



KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEP 6, 2016
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28, 2016
4	ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER: DC-40
DRAWN BY: YW
CHECKED BY: MB
DATE CHECKED:
CONSULTANT:

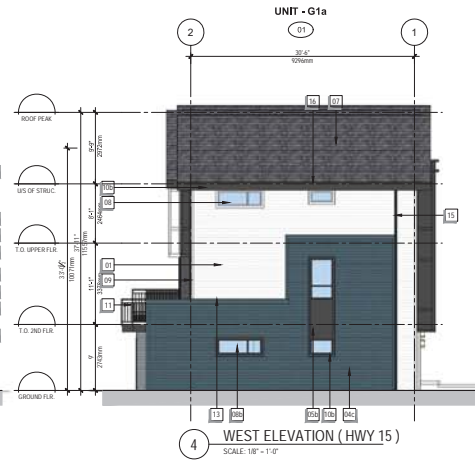
PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE

BUILDING 6 ELEVATIONS

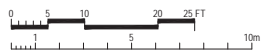
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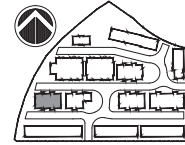
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MATERIAL KEY

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	RE-DESIGNED FOR DEVELOPMENT PERMIT (REV. 2)	SEP 26, 2016
2	RE-DESIGNED FOR DEVELOPMENT PERMIT	JULY 29, 2016
3	ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER: 15C-43

DRAWN BY: YW

CHECKED BY: MB

DATE CHECKED:

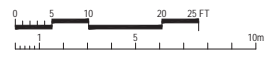
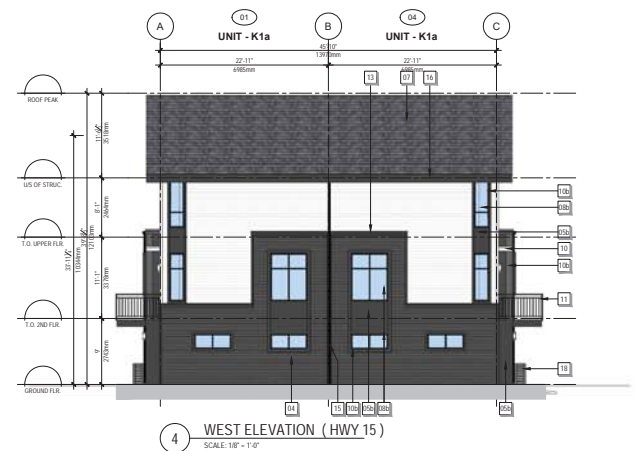
CONSULTANT:

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
BUILDING 7 ELEVATIONS

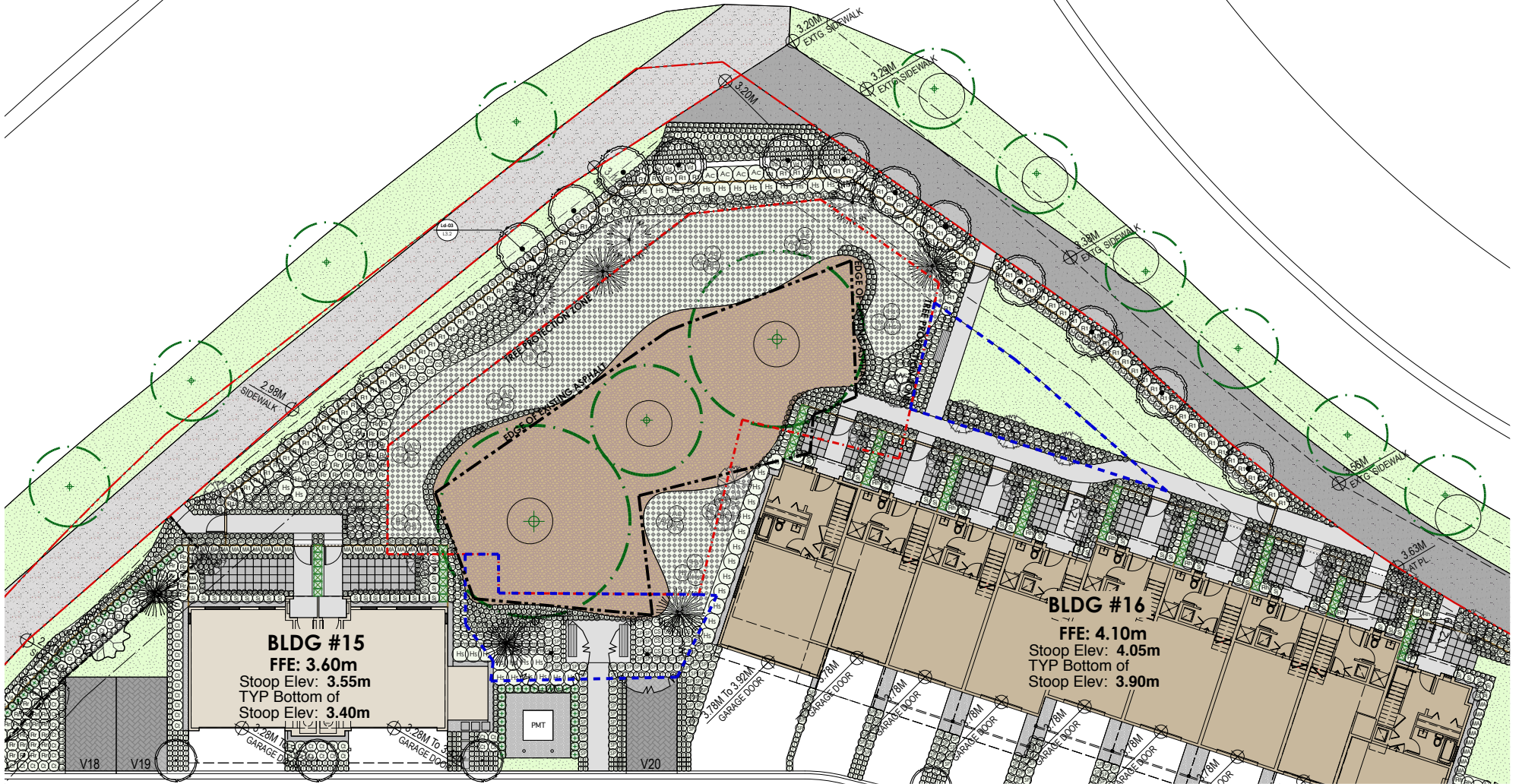
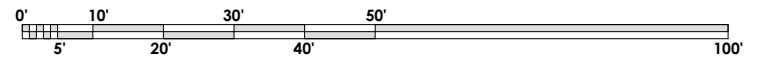
DRAWING NO.

A3.07



MATERIAL KEY

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dk **durante kreuk**
 Durante Kreuk Ltd.
 102 - 1637 West 5th Ave.
 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
 www.dkl.bc.ca

MOSAIC
 500-2609 Granville Street
 Vancouver, B.C.
 V6H-3H3

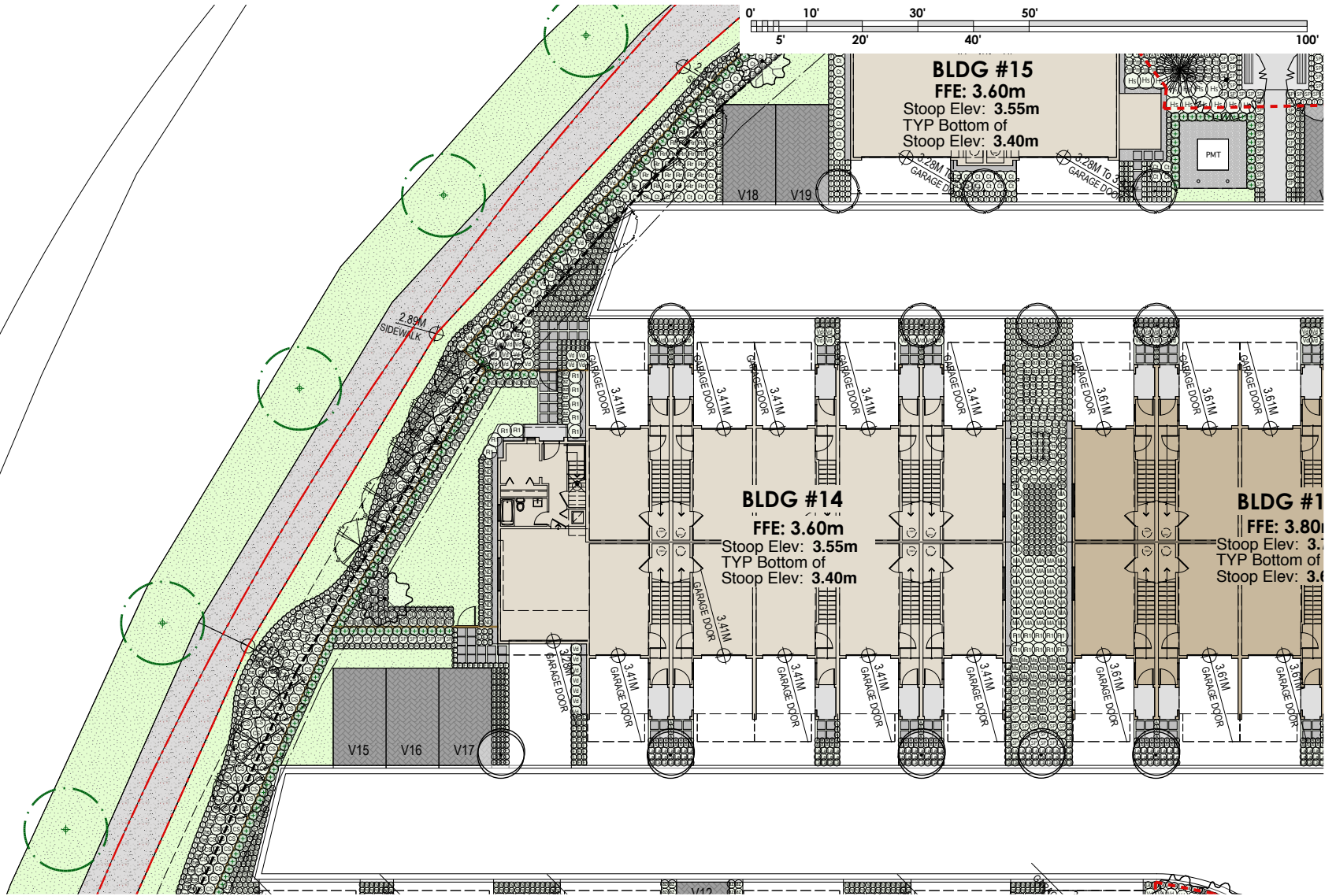
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CLOVERDALE TOWNHOMES
 17555 & 17568 57A AVENUE
 SURREY, BC

NO:	DATE:	ITEM:
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2	JUL 28-16	RE-ISSUED FOR DP
3	AUG 12-16	ISSUED FOR BP REVIEW
4	SEPT 7-16	RE-ISSUED FOR DP

Scale:	1/8" = 1'-0"
Drawn by:	AG
Checked by:	PK
Date:	FEB 2016
Drawing Title:	PLANTING PLANS



L2.1



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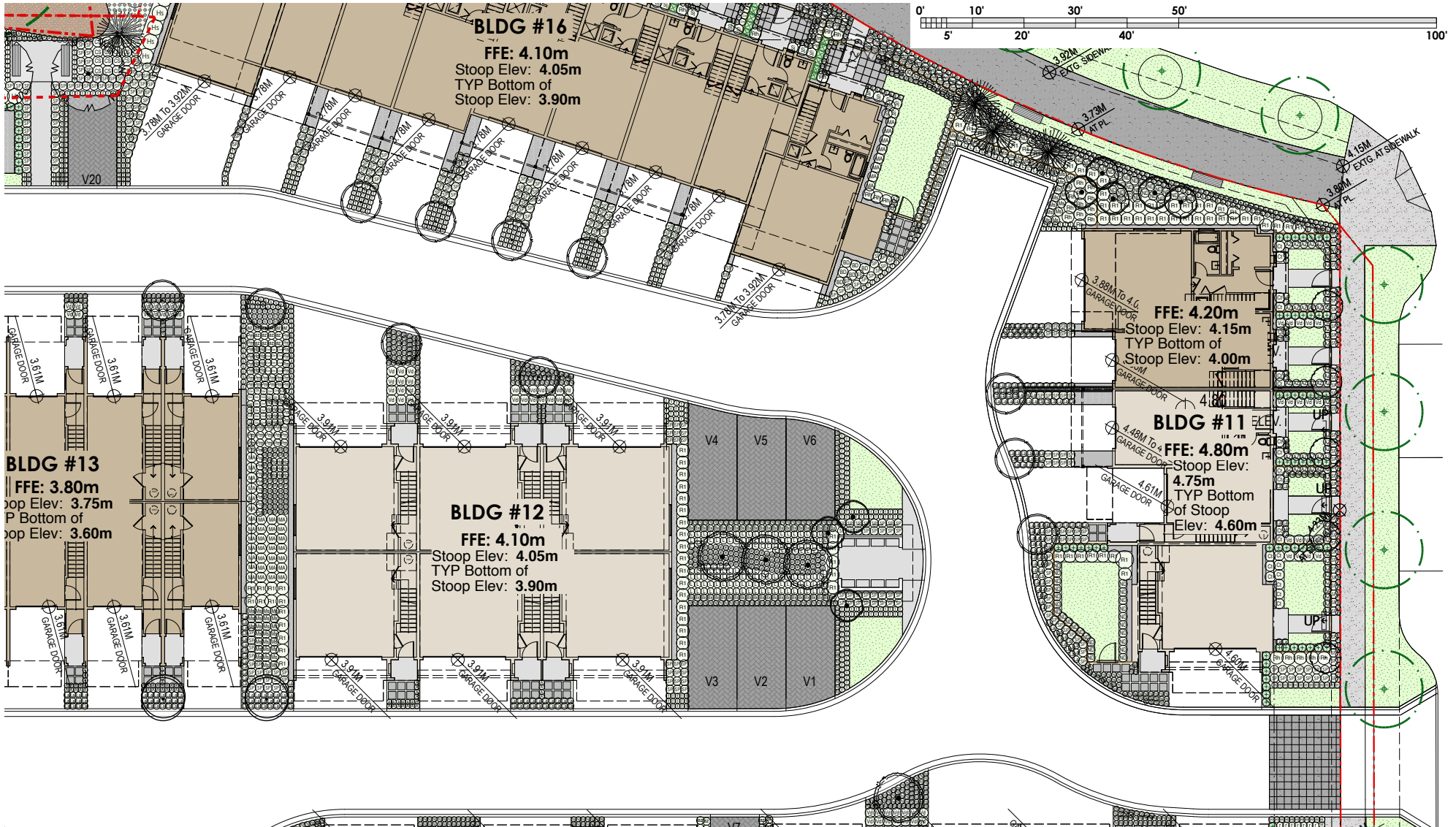
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CLOVERDALE TOWNHOMES
 17555 & 17568 57A AVENUE
 SURREY, BC

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4	SEPT 7-16	RE-ISSUED FOR DP

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Checked by:	PK
Date:	FEB 2016
Drawing Title:	PLANTING PLAN



L2.2



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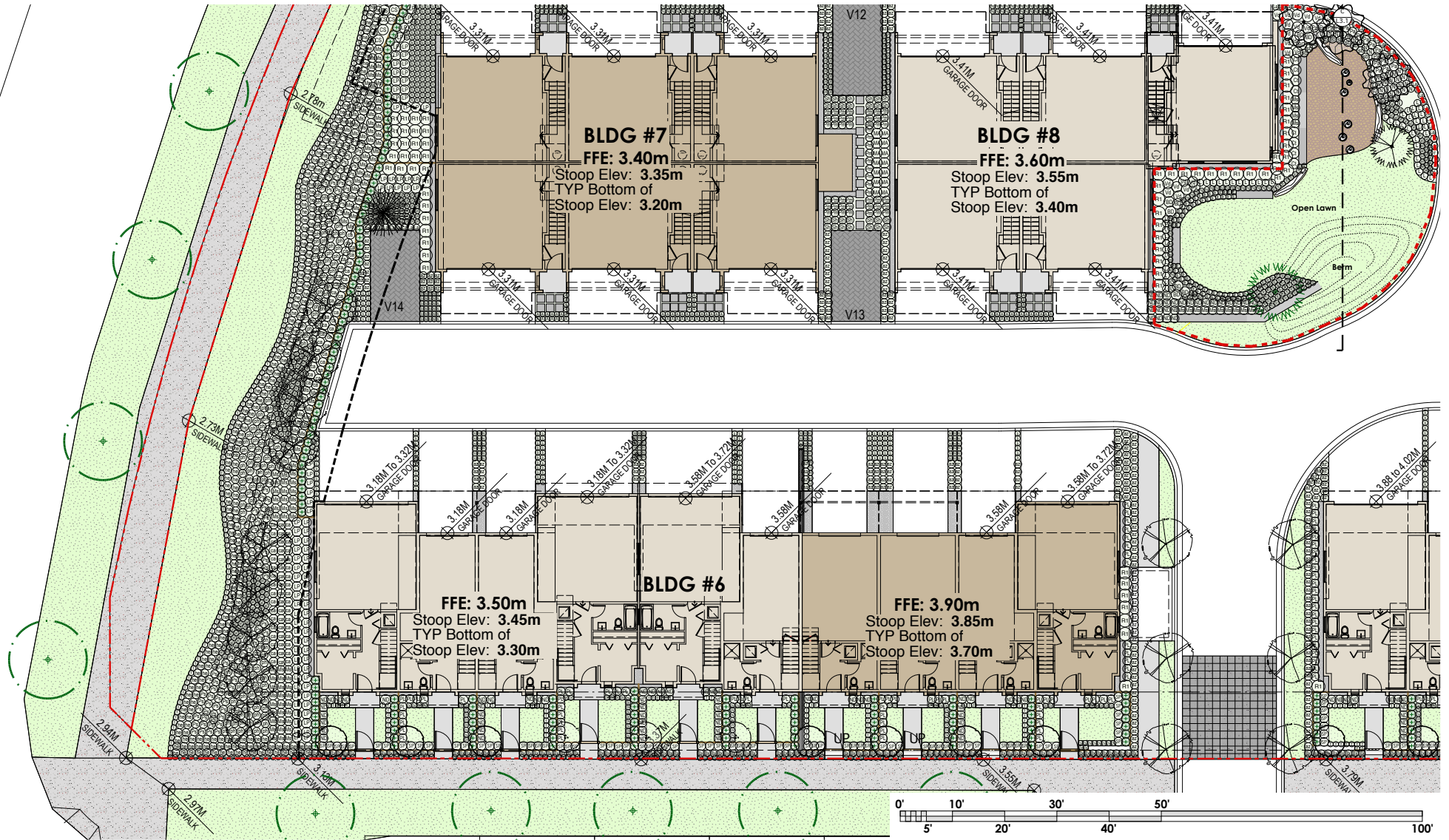
PROJECT:
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE
SURREY, BC

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2	JUL 28-16	ISSUED FOR DP
3	AUG 12-16	ISSUED FOR BP REVIEW
4	SEPT 7-16	RE-ISSUED FOR DP

Scale:	1/8" = 1'-0"
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Checked by:	PK
Date:	FEB 2016
Drawing Title:	PLANTING PLAN



L2.3



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 500-2609 Granville Street
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 V6H-3H3

PROJECT:
CLOVERDALE TOWNHOMES
 17555 & 17568 57A AVENUE
 SURREY, BC

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2	JUL 28-14	ISSUED FOR DP
3	AUG 12-14	ISSUED FOR BP REVIEW
4	SEPT 7-14	RE-ISSUED FOR DP

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Drawn by:	AG
Checked by:	PK
Date:	FEB 2016
Drawing Title:	PLANTING PLAN



L2.4



INTER-OFFICE MEMO

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

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

DATE: **August 25, 2016**

PROJECT FILE: **7816-0106-00**

RE: **Engineering Requirements
Location: 17555 and 17568 57A Avenue**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

Property and Right-of-Way Requirements

- Dedicate area within Statutory Right-of-Way E2013-0079 at the existing edge of concrete sidewalk along Highway 15 as road allowance.
- Dedicate area within Statutory Right-of-Way E2013-0079 along the lane as road allowance.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of the 58 Avenue and the lane, and 57A Avenue and the lane.
- Provide a 0.5 m Statutory Right-of-Way along the frontage of Highway 15, 58 Avenue, and the lane.

Works and Services

- Construct a 3.0 m wide concrete multi-use-pathway along the property line of 58 Avenue.
- Remove and reconstruct the curb extensions along 57A Avenue and the lane to facilitate the proposed 7.3 m concrete letdowns.
- Provide water, storm, and sanitary service connections to service the development.
- Provide on-lot source controls per the Cloverdale-McLellan ISMP.
- Provide a water quality/sediment control inlet chamber as a component of the on-site drainage system.

A Servicing Agreement is required prior to Building Permit issuance.

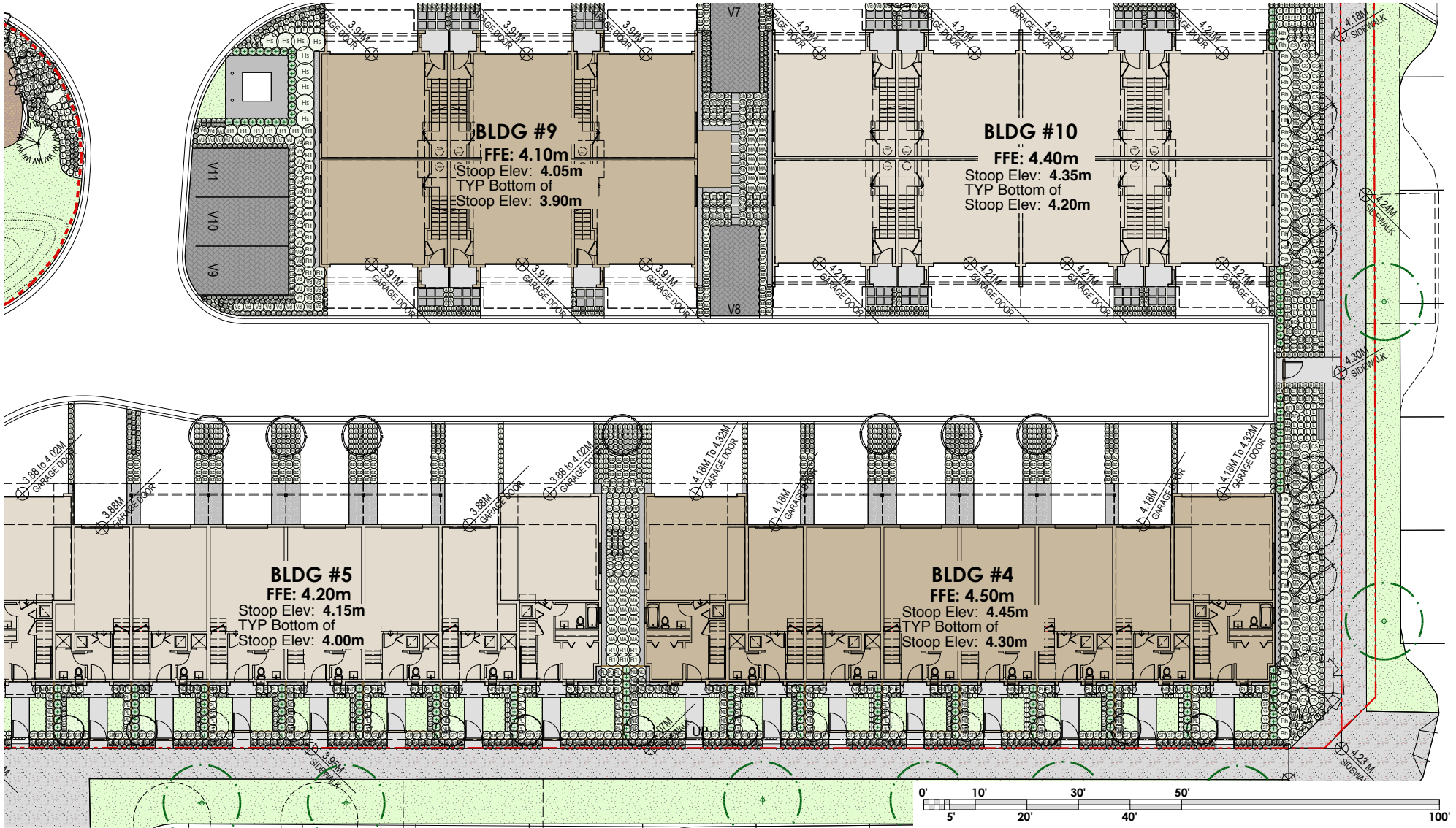
DEVELOPMENT VARIANCE PERMIT

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


Robert Cooke, Eng.L.
Development Project Engineer

CE

NOTE: Detailed Land Development Engineering Review available on file



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Scale:	1/8" = 1'-0"
Drawn by:	AG
Checked by:	PK
Date:	FEB 2016
Drawing Title:	PLANTING PLAN



L2.5



Thursday, July 14, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0106-00

SUMMARY

The proposed 114 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	23
Secondary Students:	11

September 2015 Enrolment/School Capacity

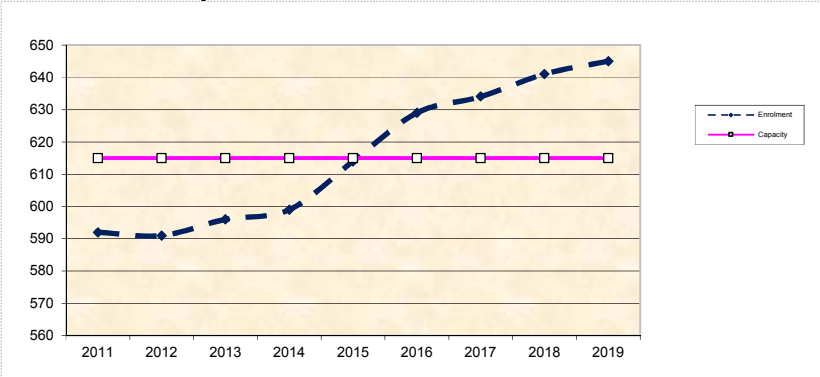
Martha Currie Elementary	
Enrolment (K/1-7):	73 K + 541
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2081
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

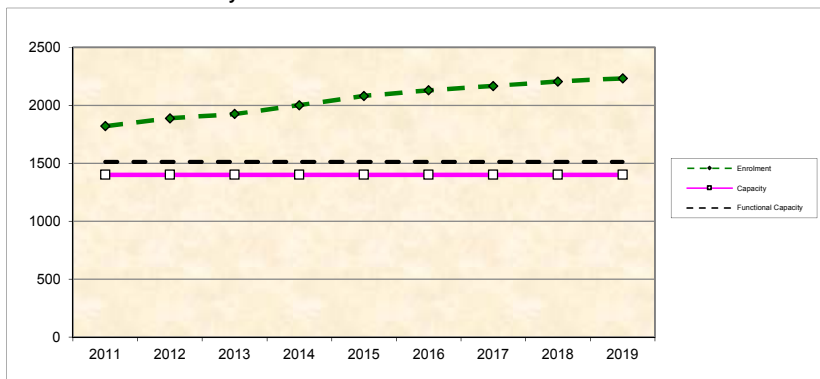
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Martha Currie Elementary is at capacity and Lord Tweedsmuir is over capacity, on an extended day schedule and will have 18 portables in 2016. The Ministry has approved a new secondary school in North Clayton which will provide some relief to the over crowding at Lord Tweedsmuir. The new school, Salish Secondary, is expected to open in September 2018.

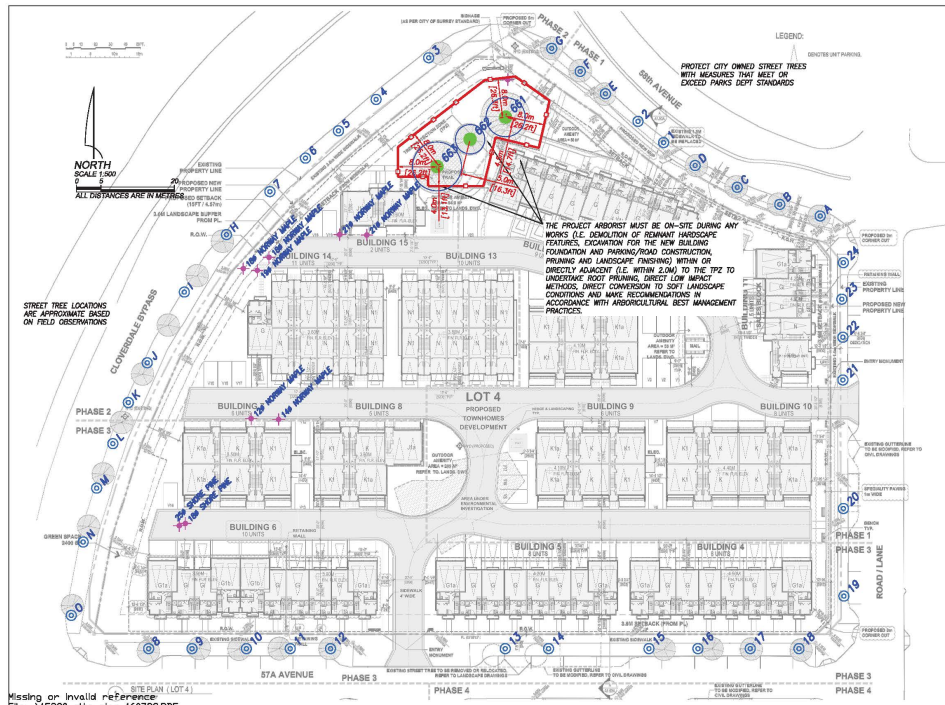
Martha Currie Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Missing or invalid reference
 File: N15320 site plan_160729.PDF

Tag	ID	Tree Name	Tree Species	Tree Size	Tree Health	Tree Location	Tree Protection Measures
1	101	Maple	Acer sp.	15cm DBH	Good	Phase 1, Lot 4	Retain and protect with TPZ
2	102	Oak	Quercus sp.	20cm DBH	Good	Phase 2, Lot 4	Retain and protect with TPZ
3	103	Birch	Betula sp.	10cm DBH	Fair	Phase 3, Lot 4	Retain and protect with TPZ
4	104	Pine	Pinus sp.	5cm DBH	Good	Phase 4, Lot 4	Retain and protect with TPZ
5	105	Deciduous	Various	12cm DBH	Fair	Phase 1, Lot 4	Retain and protect with TPZ
6	106	Conifer	Various	8cm DBH	Good	Phase 2, Lot 4	Retain and protect with TPZ
7	107	Maple	Acer sp.	18cm DBH	Good	Phase 3, Lot 4	Retain and protect with TPZ
8	108	Oak	Quercus sp.	22cm DBH	Good	Phase 4, Lot 4	Retain and protect with TPZ
9	109	Birch	Betula sp.	14cm DBH	Fair	Phase 1, Lot 4	Retain and protect with TPZ
10	110	Pine	Pinus sp.	6cm DBH	Good	Phase 2, Lot 4	Retain and protect with TPZ
11	111	Deciduous	Various	16cm DBH	Fair	Phase 3, Lot 4	Retain and protect with TPZ
12	112	Conifer	Various	10cm DBH	Good	Phase 4, Lot 4	Retain and protect with TPZ
13	113	Maple	Acer sp.	20cm DBH	Good	Phase 1, Lot 4	Retain and protect with TPZ
14	114	Oak	Quercus sp.	25cm DBH	Good	Phase 2, Lot 4	Retain and protect with TPZ
15	115	Birch	Betula sp.	16cm DBH	Fair	Phase 3, Lot 4	Retain and protect with TPZ
16	116	Pine	Pinus sp.	7cm DBH	Good	Phase 4, Lot 4	Retain and protect with TPZ
17	117	Deciduous	Various	18cm DBH	Fair	Phase 1, Lot 4	Retain and protect with TPZ
18	118	Conifer	Various	12cm DBH	Good	Phase 2, Lot 4	Retain and protect with TPZ
19	119	Maple	Acer sp.	22cm DBH	Good	Phase 3, Lot 4	Retain and protect with TPZ
20	120	Oak	Quercus sp.	28cm DBH	Good	Phase 4, Lot 4	Retain and protect with TPZ

TREE PROTECTION GUIDELINES

1. **RETENTION TREE IDENTIFICATION**
 All trees on site shall be identified and tagged with a unique identification number and a tag indicating the tree's species, size, health, and location. The tag shall be made of durable material and shall be clearly visible to all personnel on site.

2. **PROTECTION OF TRUNKS AND BRANCHES**
 All trees shall be protected from damage to their trunks and branches. This shall be achieved by the installation of protective barriers around the trees and by the use of appropriate pruning techniques.

3. **PROTECTION OF ROOTS**
 All trees shall be protected from damage to their roots. This shall be achieved by the installation of protective barriers around the trees and by the use of appropriate soil management techniques.

4. **PROTECTION OF TREE PROTECTION ZONES (TPZ)**
 All trees shall be protected from damage to their TPZ. This shall be achieved by the installation of protective barriers around the trees and by the use of appropriate site management techniques.

5. **PROTECTION OF TREE PROTECTION ZONES (TPZ) - SAMPLE**
 The diagram shows a tree with a trunk diameter of 15cm and a height of 10m. The TPZ is defined as a circular area around the tree with a radius of 1.5m. The TPZ shall be protected from damage by the installation of protective barriers around the tree.

LEGEND:

- ⊗ denotes TAG NUMBER or ID REFERENCE.
- ① denotes PRIORITY RANKING for treatment planning consideration.
- denotes DIFFLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- ✕ denotes REMOVAL tree (proposed).
- ⊕ denotes HIGH RISK REMOVAL tree (proposed).
- ⊙ denotes OFF-SITE trees (to be protected and/or owner contacted as noted).
- ⊕ denotes NON-BYLAW Underline tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- ⊗ denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

TREE PROTECTION ZONE DATA - SAMPLE

TRUNK DIAMETER: 15cm
 HEIGHT: 10m
 TPZ RADIUS: 1.5m
 TPZ AREA: 7.07m²

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 17568 & 17568 87A AVE, SURREY
 CLIENT: MOSAIC AVENUE DEVELOPMENTS LTD
 ARCHITECT: JEFFREY HARRISON
 DATE: 2024
 SHEET: 1 OF 1

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 17555 and 17568 57A Ave Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	42
Bylaw Protected Trees to be Removed	0
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	42
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

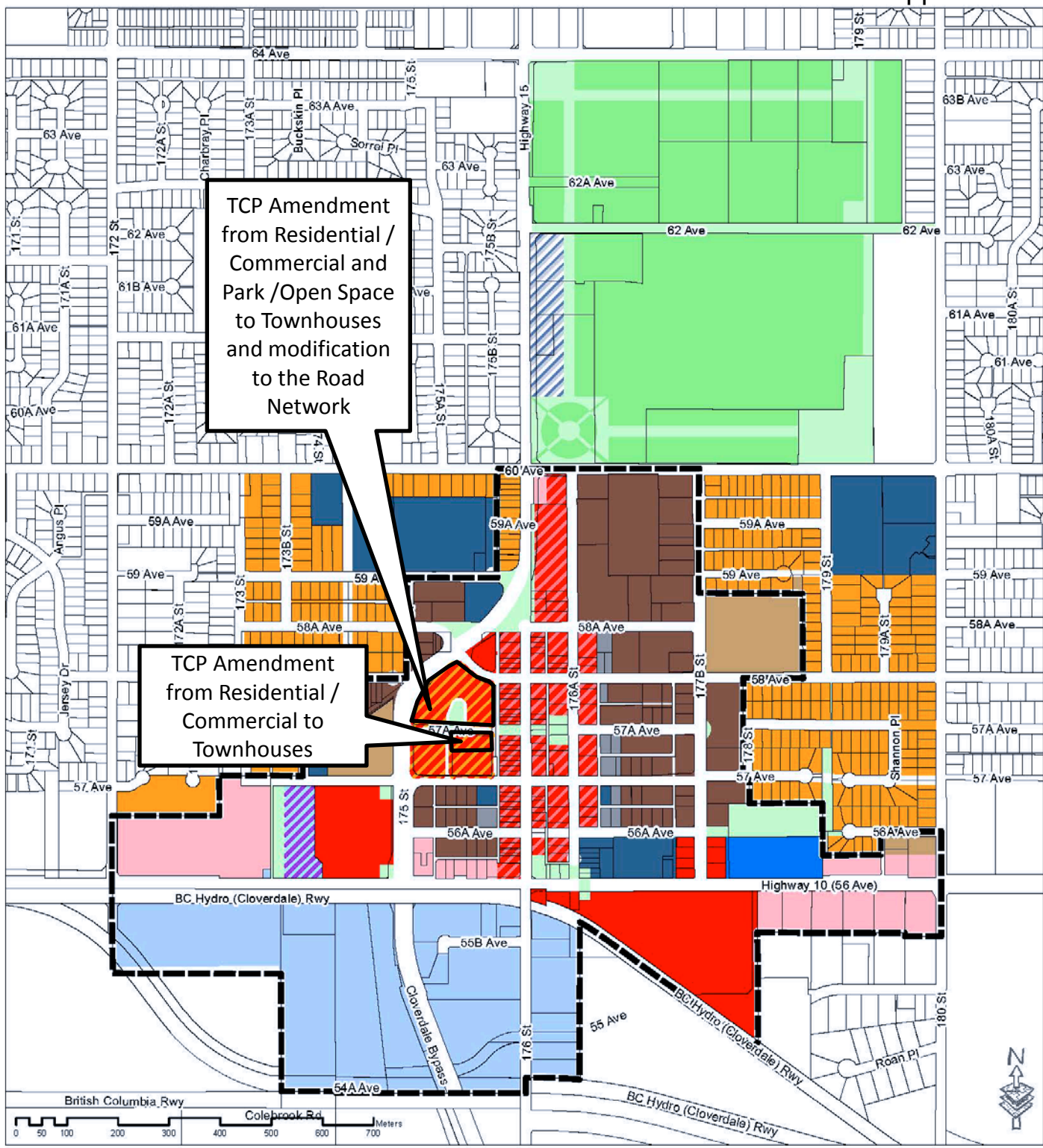
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:



Nick McMahon, Consulting Arborist Dated: July 28, 2016

Direct: 604 812 2986
 Email: nick@aclgroup.ca



TCP Amendment from Residential / Commercial and Park /Open Space to Townhouses and modification to the Road Network

TCP Amendment from Residential / Commercial to Townhouses

- | | | | |
|---------------------------|----------------------------|-----------------------|--------------------------|
| TOWN CENTRE COMMERCIAL | MEDIUM DENSITY RESIDENTIAL | COMMUNITY SERVICES | SCHOOL |
| RETAIL/SERVICE COMMERCIAL | TOWNHOUSES | PARKING | INDUSTRIAL |
| RESIDENTIAL/COMMERCIAL | URBAN SINGLE FAMILY | PARK/OPEN SPACE | INDUSTRIAL BUSINESS PARK |
| HIGHWAY COMMERCIAL | INSTITUTIONAL | CLOVERDALE FAIRGROUND | STUDY BOUNDARY |

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended April 2013

This map is provided as a general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0106-00

Issued To: CITY OF SURREY

{{the Owner}}

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

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: 029-295-009

Lot 3 Section 7 Township 8 New Westminster District Plan EPP24658

17568 - 57A Avenue

Parcel Identifier: 029-295-017

Lot 4 Section 7 Township 8 New Westminster District Plan EPP24658

17555 - 57A 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 title(s) has/have been issued, as follows:

Parcel Identifier:

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

- 4. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2011, No. 17464, Amendment Bylaw, 2015, No. 18407 is varied as follows:
 - (a) In Section F Yards and Setbacks, the minimum north yard setback is reduced from 3.0 metres (10 ft.) to 2.2 metres (7 ft.) for proposed Building 11 only;
 - (b) In Section H.4 Off Street Parking, the location of the required off-street parking spaces is varied to permit one unenclosed resident tandem parking space per dwelling unit for a total of fifty-seven (57) dwelling units; and
 - (c) In Section L.8 Other Regulations, the development cost charges for ground-oriented multiple unit residential buildings shall be based on the RM-30 Zone.
- 5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces for ground-oriented multiple unit residential dwellings is reduced from the two (2) parking spaces per dwelling unit to one (1) parking space per dwelling unit provided that the dwelling units are less than 84 square metres (900 sq. ft.) in gross floor area, and have one (1) bedroom or less, to a maximum of eight (8) dwelling units.
- 6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 8. 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.
- 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. 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 - Linda Hepner

City Clerk - Jane Sullivan



REVISIONS	DATE
1	

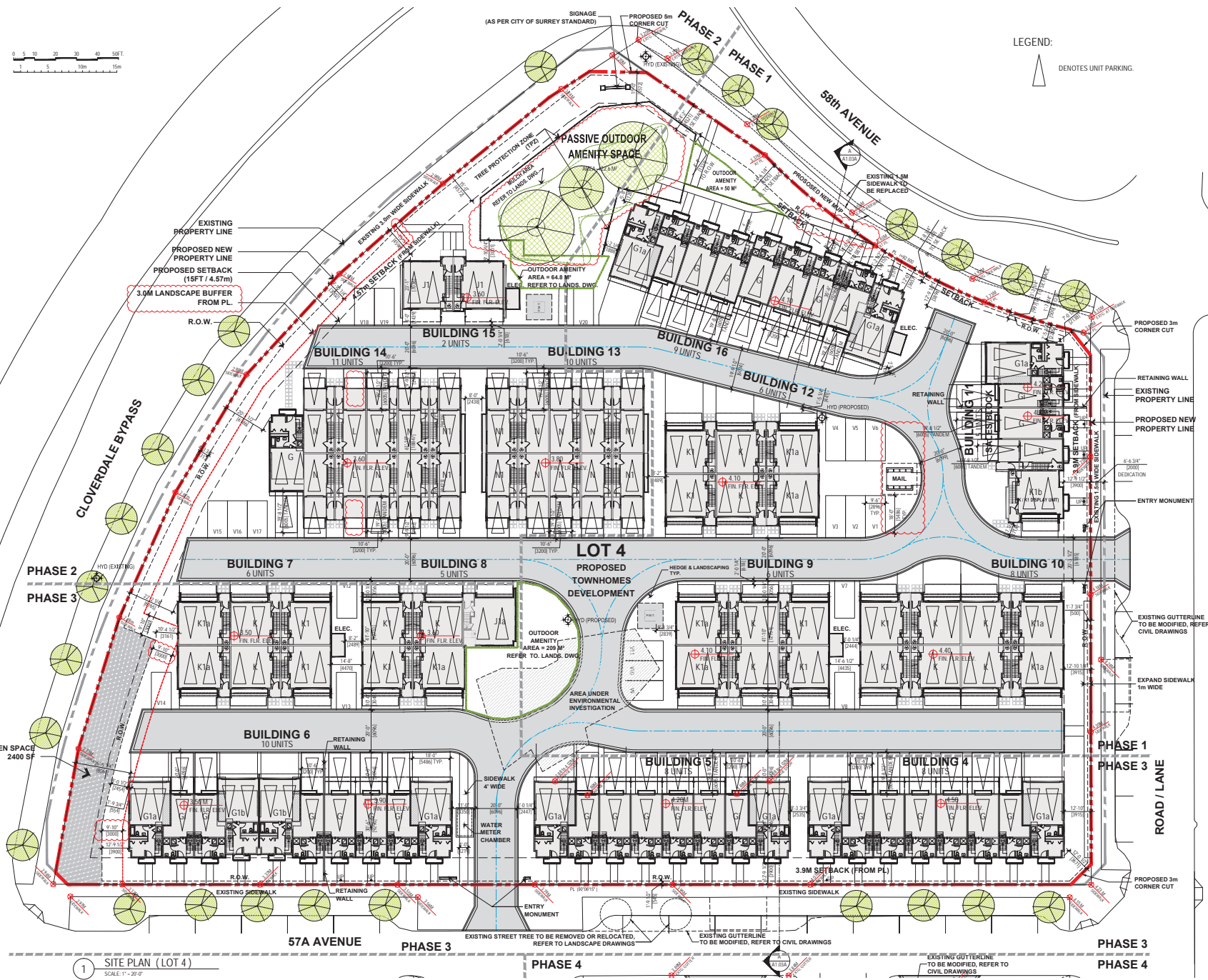
ISSUES	DATE
1. RE-ISSUED FOR DEVELOPMENT PERMIT (REV. 2)	SEPT 6, 2016
2. RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 28, 2016
3. ISSUED FOR DEVELOPMENT PERMIT	APRIL 1, 2016

PROJECT NUMBER:	15C-01
DRAWN BY:	YW
CHECKED BY:	MB
DATE CHECKED:	
CONSULTANT:	

PROJECT
CLOVERDALE TOWNHOMES
17555 & 17568 57A AVENUE, SURREY, B.C.

DRAWING TITLE
SITE PLAN (LOT 4)

DRAWING NO.
A1.01A



1 SITE PLAN (LOT 4)
SCALE: 1" = 20'-0"