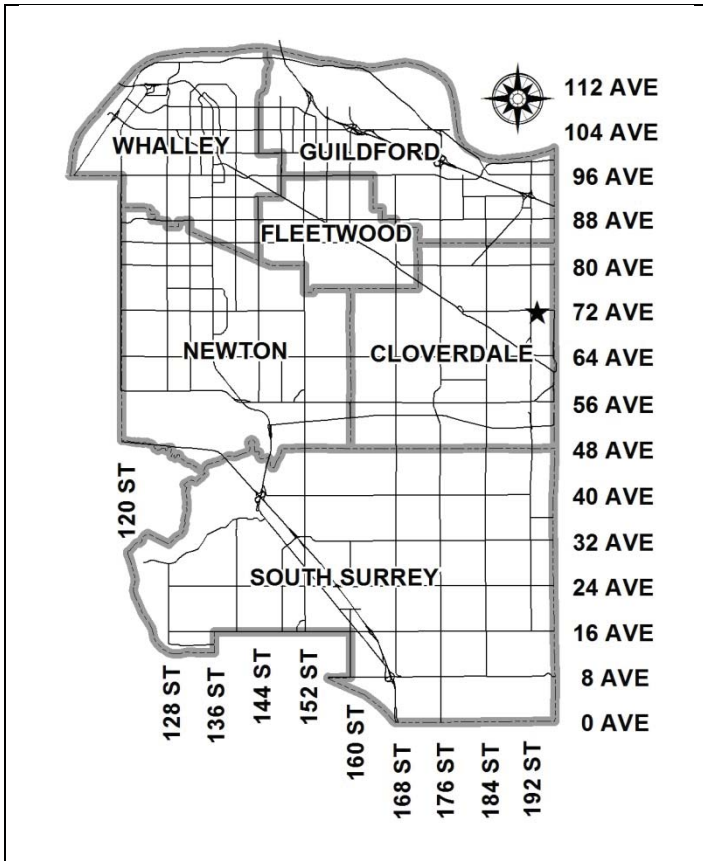


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0174-00

Planning Report Date: July 10, 2017



PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 15-25 upa (Medium-High Density)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

to permit the development of 52 townhouse units.

LOCATION: 19342 and 19372 - 72 Avenue

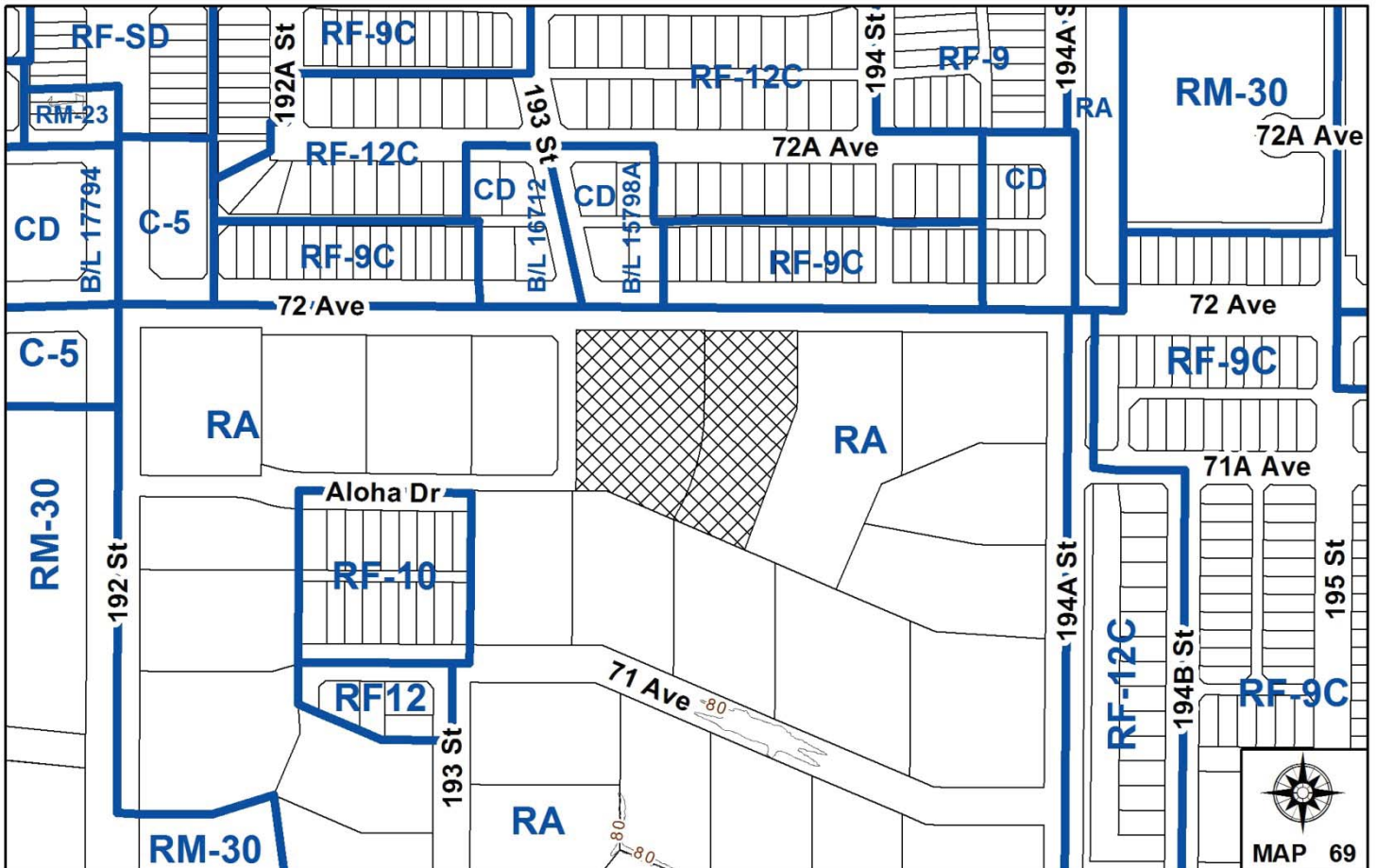
OWNER: Avtar S Saran and
Baljinder K Saran

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half-Acre Residential

INFILL PLAN DESIGNATION: Townhouse (20-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to East Clayton NCP is required.

RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- The proposed 52-unit townhouse development, with 50 units (96%) having side-by-side garages, is based on the RM-30 Zone, however, the floor area ratio (FAR) has been increased slightly from 0.9 to 1.0 and the building setbacks have been reduced.
- The applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that according to the applicant, improves upon the British Columbia Building Code (BCBC) requirements for reducing energy use by at least 20%.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Aloha Estates Infill Area Development Plan and the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0174-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) registration of a Section 219 Restrictive Covenant to require energy efficiency certification.
4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application 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:
 10 Elementary students at Hazelgrove Elementary School
 5 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November of 2018.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no concerns.

Surrey Fire Department: The Surrey Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage lots with single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 72 Avenue):	Single family small lots and manor home.	10-15 u.p.a. Medium Density and 15-25 u.p.a. Medium-High Density	RF-9C and CD (By-law No. 15798A)
East (Across future 193A Street):	Single family dwelling on acreage under Application No. 7916-0158-00 (received Third Reading on June 12, 2017 to rezone the site from RA to CD based on RM-30)	Townhouse (20-25 upa) in Infill Area Concept Plan	RA
South (Across future Aloha Drive):	Single family dwelling on acreage under Application No. 7916-0198-00 (pre-Council to rezone the site from RA to RF-13) and a single family dwelling on an acreage.	Single Family Front Accessed (6-10 upa) in Infill Area Concept Plan	RA
West (Across future 193 Street):	Single family dwelling on an acreage under Application No. 7915-0050-00 for townhouses (Council granted Third Reading on July 27, 2015).	Townhouse (20-25 upa) or Townhouse and Commercial in Infill Area Concept Plan	RA

DEVELOPMENT CONSIDERATIONS

Background

- The two subject lots are located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VI) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- On May 27, 2013, the owners of three properties in Aloha Estates (7091 – 193 Street, 19289 - 71 Avenue, and 7130 -192 Street) submitted Application No. 7913-0111-00 to rezone and subdivide these properties into a mix of small single family lots and a remnant parcel for future multi-family development.
- As the above-noted application did not comply with the Half-Acre Residential designation within the East Clayton NCP, the Planning & Development Department consequently sought Council authorization to proceed with the preparation of an infill development plan to guide redevelopment for the entire Aloha Estates neighbourhood.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

Site Context

- The approximately 1.14-hectare (2.81-ac.) subject site is located along the north boundary of the Aloha Estates neighbourhood of East Clayton between 193 Street and 194 Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Half-Acre Residential" in the East Clayton NCP, and "Townhouse 20-25 upa" in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from "Half-Acre Residential" to "15-25 upa (Medium – High Density)".

- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications in the plan area.
- The proposed East Clayton NCP designation is consistent with the land use designation in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Current Application

- In addition to the proposed amendment to the East Clayton NCP, the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and to obtain a Development Permit in order to allow the development of fifty-two (52) three-storey townhouse units in ten (10) buildings.
- With a proposed floor area ratio (FAR) of 1.0 and a proposed unit density of 59 uph (units per hectare) or 24 upa (units per acre), the proposed development is consistent with the "Townhouse 20 – 25 upa" designation in the Aloha Estates Plan and the "15 -25 upa (Medium-High Density)" designation in the East Clayton NCP.
- The applicant proposes a 1.0 floor area ratio (FAR) which is above the maximum 0.9 FAR permitted in the RM-30 Zone. The applicant is therefore requesting rezoning to a CD Zone, based on the RM-30 Zone, to allow for this proposed FAR increase. As a rationale for permitting this increase, the applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that improves upon the British Columbia Building Code (BCBC) requirements for energy use by at least 20%.
- The West Clayton NCP, which was approved on July 27, 2015, includes "Energy Efficient Density Bonusing Policy" as a method to reduce energy consumption and greenhouse gas (GHG) emissions. The City of Surrey has committed to reducing per capita GHG emissions by 33% by 2020 and by 80% by 2050 (from 2007 levels), as outlined in the City's OCP.
- The applicant and City staff believes that there is an opportunity to apply the requirements in Energy Efficient Density Bonusing Policy to the subject application. Similar neighbouring applications are also proceeding under this green building initiative in Aloha Estates (File Nos. 7915-0050-00 and 7916-0158-00, both currently at Third Reading).
- In order to apply the requirements in the Energy Efficient Density Bonusing Policy, the applicant will be required to register a Section 219 Restrictive Covenant on the subject site agreeing to comply with specific requirements of the policy. In particular, at the time of building permit, the proposed development must:
 - provide a security bond to the City of approximately 1% of building construction costs, to be released after final occupancy; and
 - attain third party certification that the development improves the energy efficiency of the development by at least 20% above the BC Building Code, based on an independent rating standard (such as "Energy Star" or similar).

- In addition, the applicant is proposing reduced building setbacks along all property lines, from the standard 7.5 metres (25 ft.) in the RM-30 Zone to a minimum of 4.0 metres (13 ft.).
- The site is oriented towards public frontages on all four sides, fronting 72 Avenue to the north, the new Aloha Drive to the south, a new 193A Street to the east and 193 Street to the west. As a result of these public frontages, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entrance porches to provide for a strong, pedestrian-oriented presence.

Proposed CD By-law

- The proposed CD By-law (see Appendix IX) is based on the "Multiple Residential 30 Zone (RM-30)", with modifications to density, and building setback requirements.
- The maximum allowable floor area ratio (FAR) is proposed to be increased from the 0.9 FAR in the RM-30 Zone to 1.0 FAR. In order to increase the allowable density, the applicant has agreed to comply with the Energy Efficient Density Bonusing Policy developed for West Clayton.
- The maximum allowable unit density of 24 upa is less than the 30 upa permitted in the RM-30 Zone, to reflect the proposed 52-unit development.
- Although the proposed FAR is higher than the RM-30 Zone allows, the proposed site plan still accommodates appropriate building design and massing, indoor and outdoor amenity space and private yard spaces, tree preservation, setbacks and off-street parking.
- The setbacks in the CD By-law are proposed to be reduced from those in the RM-30 Zone, to allow for better public frontage-oriented units along street-fronting property lines (north, south, east and west), and are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- Tandem parking provisions are modified from the RM-30 Zone, permitted a maximum of 2 dwelling units (i.e. 4%) with tandem parking, versus 50% permitted in the RM-30 Zone. The tandem parking spaces will be fully enclosed.
- The table below shows a comparison between the RM-30 Zone and the proposed CD By-law:

	RM-30 Zone	Proposed CD By-law
Floor Area Ratio (FAR)	0.9	1.0
Units Per Acre (upa)	30	24
Lot Coverage	45%	40%
Building Height		
Principal	13 m (43 ft.)	9.5 m (31 ft.)
Amenity Building	11 m (36 ft.)	6.5 m (21 ft.)
Accessory	4.5 m (15 ft.)	5.5 m (18 ft.)
Building Setbacks	7.5 m (25 ft.) from all lot lines	4 m (13 ft.) from all lot lines
Tandem Parking	50%	2 dwelling units (i.e. 4%)

Access and Road Dedication Requirements

- The proposed townhouse development will have one vehicular access from 193A Street.
- The applicant will be required to dedicate and construct 193 Street, 193A Street and Aloha Drive to the neo-traditional Through Local Road standard.
- The proposed 193A Street has been relocated approximately 50 metres (165 ft.) to the west from the location within the Aloha Estates Infill Area Land Use Concept Plan (see Appendix VII). The applicant worked with staff and the neighbouring development to the west and relocation was confirmed acceptable to all parties.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's Public Art Policy requirement. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 6, 2017 and a Development Sign was installed on March 6, 2017. Staff did not receive any responses.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 52-unit, 3-storey townhouse development.
- The townhouse units are all three-bedroom units, and range in size from 122 square metres (1,335 sq. ft.) to 175 square metres (1,884 sq. ft.).
- Of the 52 townhouse units 50 will contain an attached, side-by-side double garage and 2 units will contain tandem parking. All units will contain a flex-room located at grade. Those units along the public frontages incorporate a front porch and flex-room oriented towards their respective public frontage.
- The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses are contemporary in character incorporating substantial windows into the design. The proposed major exterior finishes on the townhouses consist of dark grey and beige hardie-plank and hardie-panel siding. The applicant proposes accent colours (orange, red or yellow) for the doors which residents will choose. To create stronger street presence the units fronting streets include additional windows and details such as wraparound balconies.
- Each unit will have a small private ground level patio or front yard space that provides for individual outdoor use opportunities.

Indoor Amenity Space

- A 157.6-square metre (1,696 sq.ft.), two-storey amenity building is located in the southern portion of the proposed townhouse development. The proposed CD Zone requires that 156 square metres (1,679 sq.ft.) of indoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit).
- The main floor of the amenity building consists of a lounge area with partial kitchen and accessible restroom. The second floor of the amenity building consists of a second lounge area and games area.

Landscaping and Outdoor Amenity Space

- Landscaping consisting of Maple, Katsura, Spruce and Japanese Snowbell trees interspersed with shrubs and perennials will be planted throughout the development.
- In addition, as per the Site Design Development Permit Guidelines for publically accessible open space within the new Official Community Plan, the applicant will be installing four corner plazas on private property at the intersections adjacent to all four corners of the site. These plazas will consist of trees, shrub planting, special paving and a bench.
- The proposed CD Zone, like the RM-30 Zone, requires that 156 square metres (1,679 sq.ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). The applicant is providing a total of 244.5 square metres (2,632 sq.ft.) within two areas which meets the requirement.
- The programmed portion of the outdoor amenity space will consist of a children's play area to the west of the amenity building. The majority of the outdoor amenity space is grassed play field encircled by trees.

Parking

- A total of 104 resident parking spaces and 10 visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a double side-by-side parking arrangement for each 50 of the 52 proposed units and two (2) units will have tandem parking.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	5	5	0
English Oak	1	1	0
Magnolia	4	4	0
Maple	2	1	1
Pin Oak	1	0	1
Weeping Willow	6	6	0
Coniferous Trees			
Dawn Redwood	1	1	0
Deodar Cedar	52	51	1
Douglas Fir	5	5	0
False Cypress	2	2	0
Giant Sequoia	2	2	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	84	81	3
Additional Trees in the proposed Open Space / Riparian Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		169	
Total Retained and Replacement Trees		172	
Contribution to the Green City Fund		\$2,000	

- The Arborist Assessment states that there are a total of 84 mature trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, sidewalk construction and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 171 replacement trees on the site. Since only 169 replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-

in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted along all street frontages. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Maple, Sweet Gum, Katsura, Spruce and Japanese Snowbell trees.
- In summary, a total of 172 trees are proposed to be retained or replaced on the site with a contribution of \$800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 29, 2017. 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"> • Consistent with the Aloha Estates Infill Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development provides 3-bedroom townhouse units of varying unit size.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as perforated pipes, absorbent soils and rain water detention areas. • The development will retain 3 existing, mature trees on the site. No other trees are feasible for retention.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Each unit will provide opportunities for bike storage. • Connected to off-site pedestrian and multiuse pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant will attain third party certification of an independent green building standard, such as Energy Star or similar, in order to achieve energy efficiency of at least 20% beyond the requirements of the BC Building Code.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Public Hearing for the rezoning will be held. • The Cloverdale Community Association was consulted by the applicant in the development of the site plan. • New owners will receive maintenance manuals for the project.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

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.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	East Clayton NCP Plan
Appendix VII.	Aloha Estates Plan
Appendix VIII.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/da

Information for City Clerk

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

1. (a) Agent: Name: Douglas Johnson
 Douglas R. Johnson Architect Ltd.
 Address: 901 - West 3rd Street, Unit 374
 North Vancouver, BC V7P 3P9

2. Properties involved in the Application
 - (a) Civic Address: 19342 - 72 Avenue
 19372 - 72 Avenue

 - (b) Civic Address: 19342 - 72 Avenue
 Owner: Ekam 68 Project Ltd
 PID: 005-240-492
 Lot 18 Section 15 Township 8 New Westminster District Plan 54452

 - (c) Civic Address: 19372 - 72 Avenue
 Owner: Ekam 68 Project Ltd
 PID: 005-240-522
 Lot 19 Section 15 Township 8 New Westminster District Plan 54452

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (Based on RM-30)

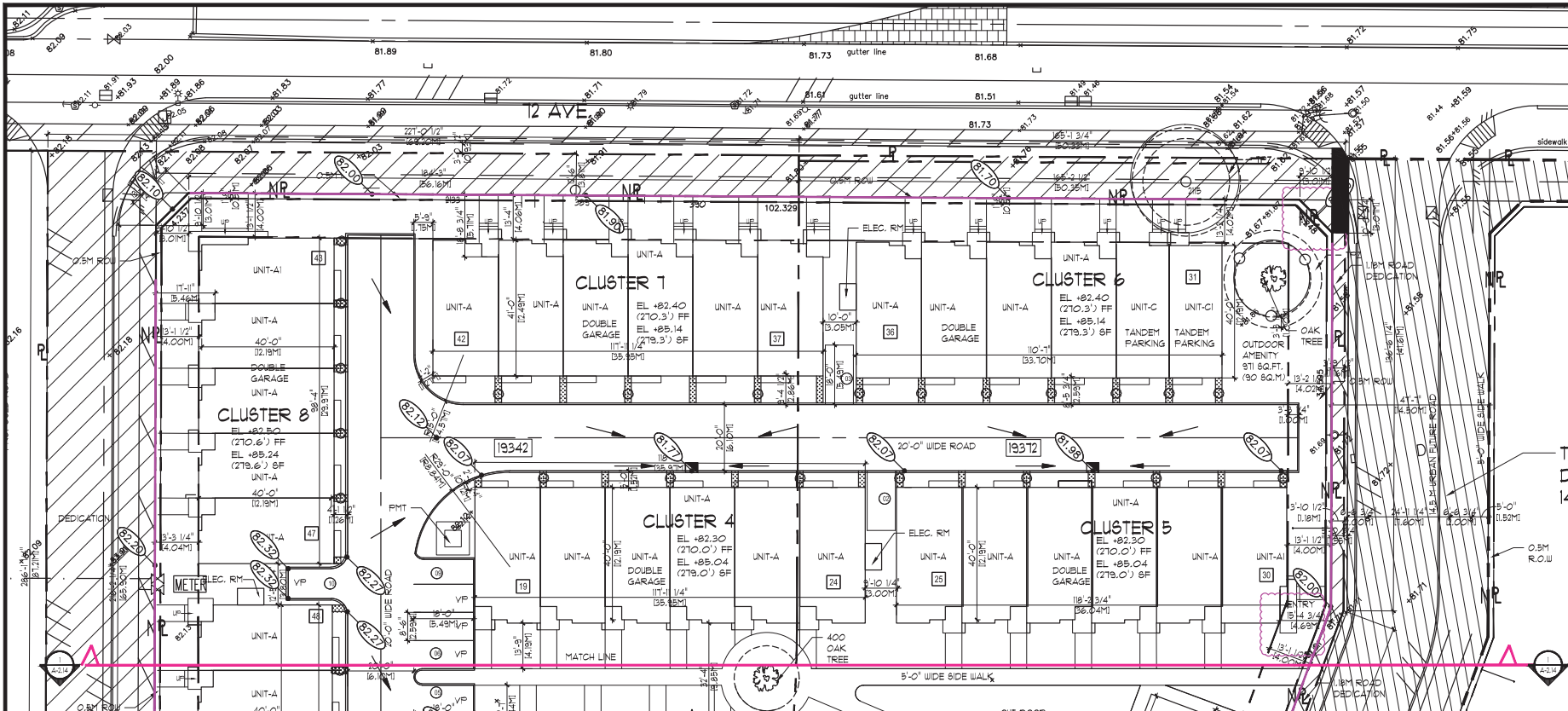
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,380 m ²
Road Widening area		2,459 m ²
Undevelopable area		
Net Total		8,921 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		16%
Total Site Coverage		56%
SETBACKS (in metres)		
South Yard (Aloha Drive):	7.5 m	4.0 m
East Yard (193A Street)	7.5 m	4.0 m
West Yard (193 Street)	7.5 m	4.0 m
North Yard (72 Avenue)	7.5 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.5 m
Amenity Building	11 m	6.5 m
Other Accessory Buildings	4.5 m	5.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		52
Total		52
FLOOR AREA: Residential		8,946 m ²
FLOOR AREA: Commercial		N/A
Retail		N/A
Office		N/A
Total		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		8,946 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph /30 upa	42 uph /18 upa
# of units/ha /# units/acre (net)	70 uph /28 upa	56 uph /24 upa
FAR (gross)	0.9	0.78
FAR (net)		1.0
AMENITY SPACE (area in square metres)		
Indoor	156 m ²	157.6 m ²
Outdoor	156 m ²	244.5 m ²
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	2 x 52 = 104	104
Residential Visitors	0.2 x 52 = 10	10
Institutional		N/A
Total Number of Parking Spaces	114	114
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	4%
Size of Tandem Parking Spaces width/length		3.4 m x 12.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MARK	DATE	DESCRIPTION
1	1 APR 2018	ISSUED FOR DP
2	17 JAN 2019	ISSUED FOR DP
3	20 APR 2017	ISSUED FOR DP
4	20 APR 2017	ISSUED FOR DP
5	08 JUN 2017	ISSUED FOR REVISION

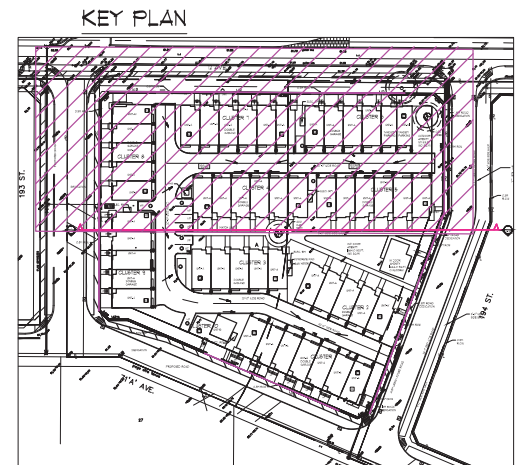
PROJECT: **19342 TOWNHOUSE**
 19342 & 19372-72 AVE VAN IN3
 19342-72 AVE VAN IN3, SURREY, BC

SHEET DESCRIPTION
SITE PLAN

OWNER

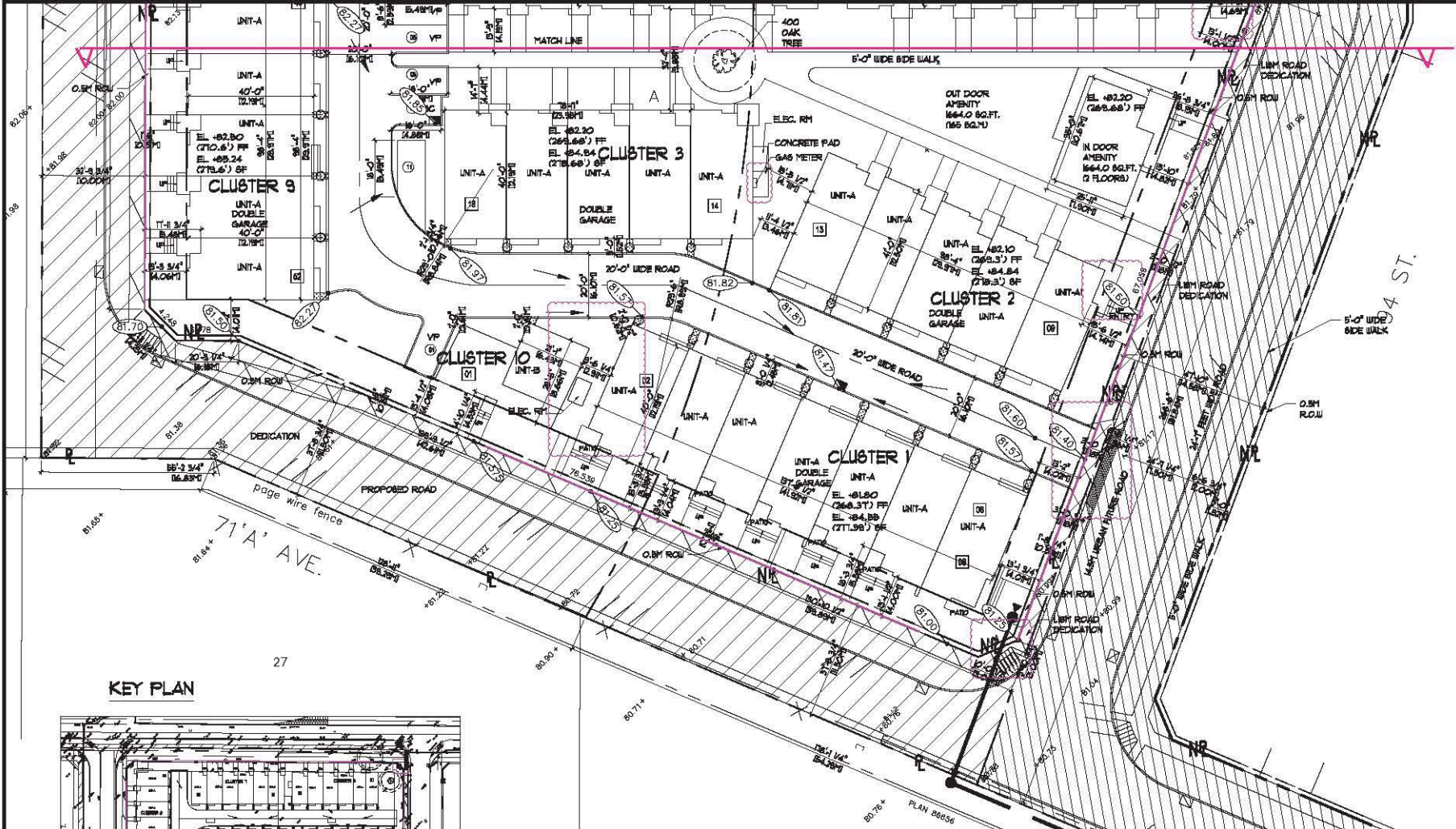
DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P8
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/32"=1'-0"	PROJECT NO: -----	
DATE: 01-20-2016	SHEET: -----	
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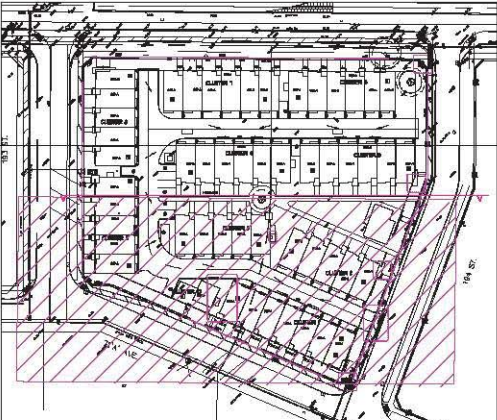


1 SITE PLAN
 DP-2.12 SCALE = 1/32" = 1'-0"





KEY PLAN



1 SITE PLAN
 DP-2.13 SCALE = 1/32" = 1'-0"



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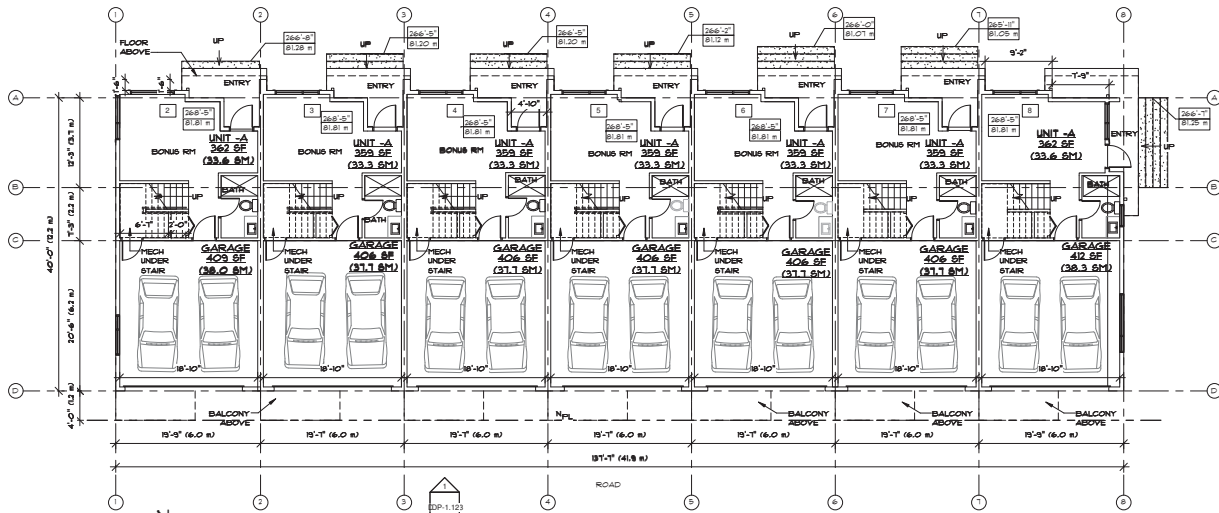
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2	27 MAY 2016	ISSUED FOR DIP
3	20 APR 2017	ISSUED FOR DIP
4	08 APR 2017	ISSUED FOR DIP
5	08 JUL 2017	ISSUED FOR DIP

PROJECT: 19342 TOWNHOUSE
 19342 & 19372-72 AVE VAN IN3
 19342-72 AVE VAN IN3, SURREY, BC
 SHEET DESCRIPTION: SITE PLAN

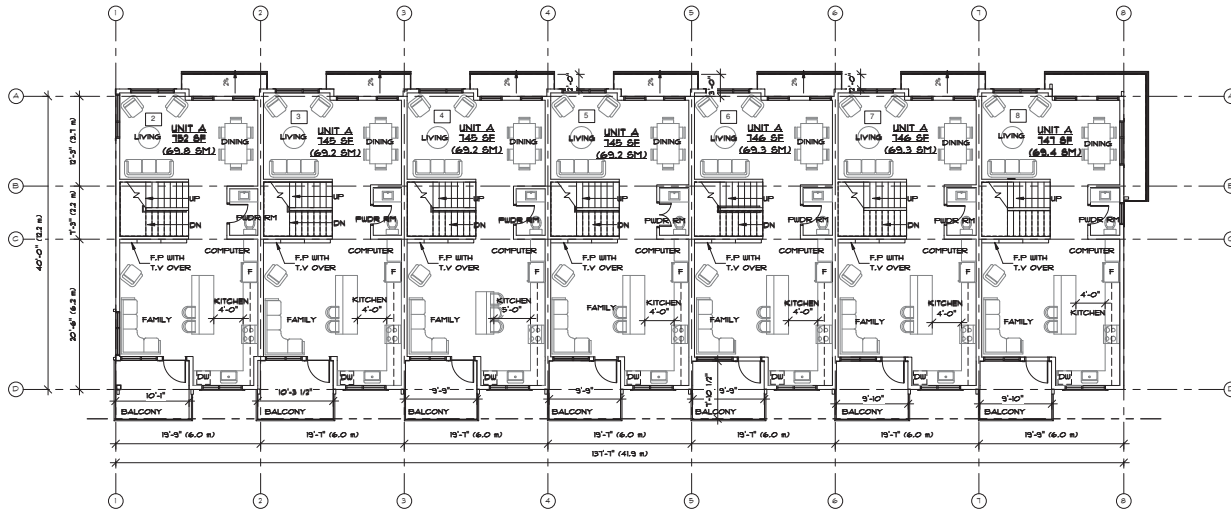
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P8
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO.:
DATE: 01-20-2016	SHEET:
DRAWN: PR, LN	DP-8-1-02
REVISIONS:	



1 FIRST FLOOR PLAN
DP-C-1.01 1/8" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-1.01 1/8" = 1'-0"

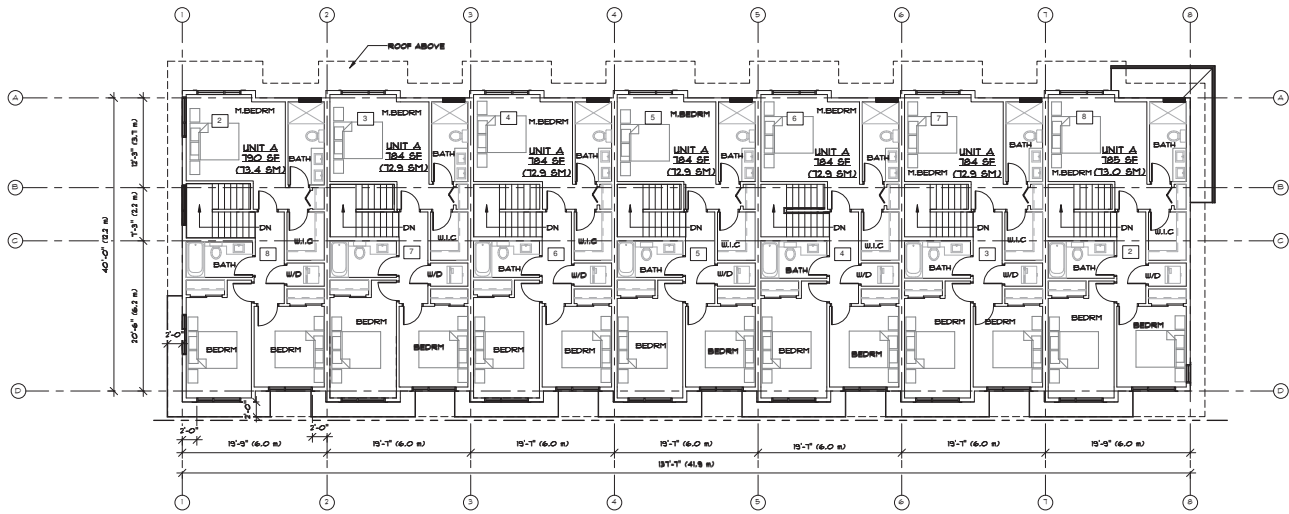


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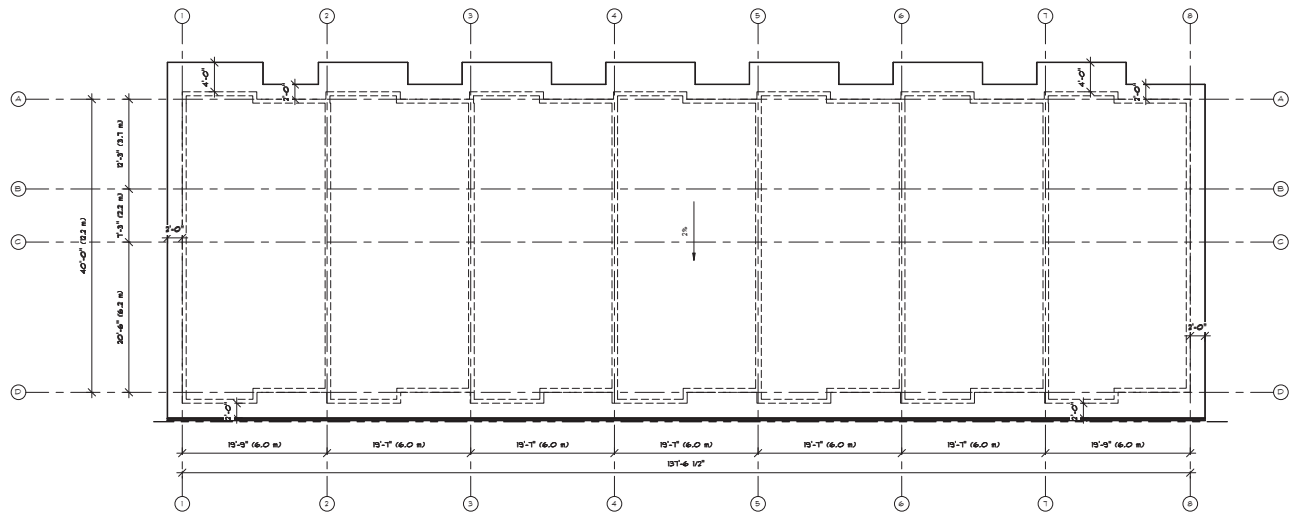
MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP PERMITS
2	17 APR. 2014	ISSUED FOR CP PERMITS
3	17 JAN. 2011	ISSUED FOR CP PERMITS
4	10 FEB. 2011	ISSUED FOR CP PERMITS
5	08 JAN. 2011	ISSUED FOR CP PERMITS

PROJECT: 19342- TOWNHOUSES
19342, 19372-72 AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: CLUSTER-1 (UNIT A) - FLOOR PLANS

OWNER: -
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2014-04-02
SCALE: 1/8" = 1'-0"
PROJECT NO: -
DATE: 19 SEP 2014
DRAWN: -
SHEET: -
REVISIONS: 5
DP-C-1.01



1 THIRD FLOOR PLAN
 1/8" = 1'-0"



2 TOP OF ROOF
 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	11 APR. 2014	ISSUED FOR CP REVISIONS
2	11 JAN. 2014	ISSUED FOR CP REVISIONS
3	11 JAN. 2014	ISSUED FOR CP REVISIONS
4	10 SEP. 2011	ISSUED FOR CP REVISIONS
5	08 JAN. 2011	ISSUED FOR CP REVISIONS

PROJECT
19342- TOWNHOUSES
 19342, 19372-72 AVE, VANINA, SURREY
 B.C.
 SHEET DESCRIPTION
CLUSTER-1 (UNIT A) - FLOOR PLANS

OWNER
 -

DOUGLAS R. JOHNSON ARCHITECT LTD.
 *374-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P8
 PH: (604) 998-3381
 FAX: (604) 998-0211
 DP@DRJAHL.COM

SCALE
 1/8" = 1'-0"

DATE
 19 SEP 2014

DRAWN:
 -

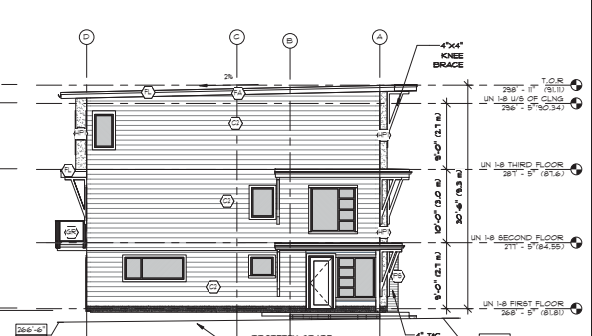
REVISIONS
 5

PROJECT NO.
 -

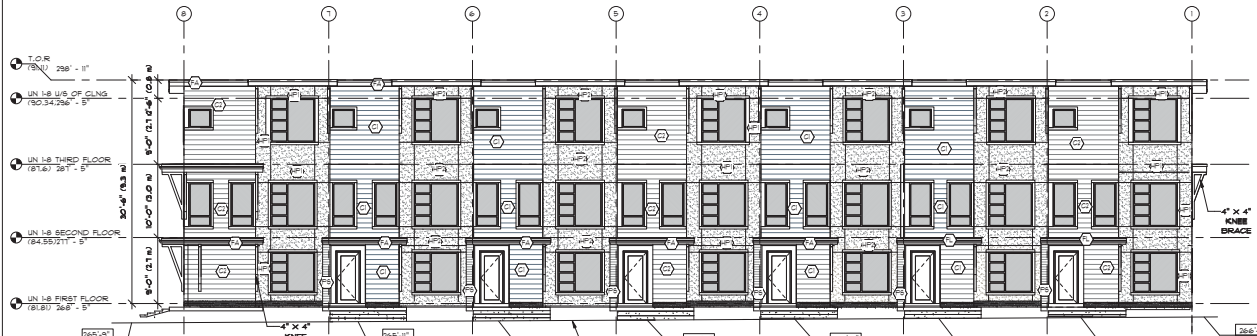
SHEET:
 DP-C-1.02



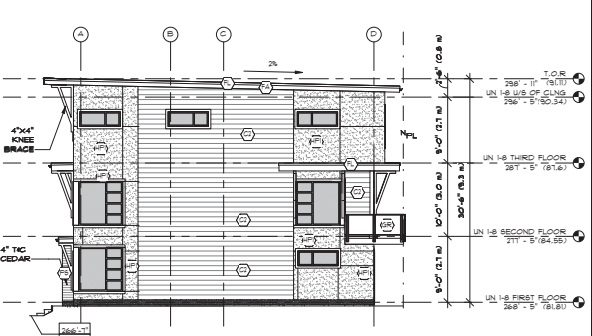
1 SOUTH ELEVATION
 DP-C-1.03 1/8" = 1'-0"



3 EAST ELEVATION
 DP-C-1.03 1/8" = 1'-0"



2 NORTH ELEVATION
 DP-C-1.03 1/8" = 1'-0"



4 WEST ELEVATION
 DP-C-1.03 1/8" = 1'-0"



5 3D View
 DP-C-1.03

MATERIAL LEGEND :

MATERIAL	COLOR
(FL) FLASHING	DARK GREY
(GR) GUARD/RAILING	WHITE
(TR) TRIM	SW 7019
(FA) FASCIA / GUTTER	BLACK
(6") 6" HARDI SIDING	SW 7011
(8") 8" HARDI SIDING	SW 6243
(HP) HARDI PANEL	SW 6243
(HP) HARDI PANEL	SW 7011
(6") 6" HARDI SIDING	NATURAL CEDAR
(PS) 4" HARDI SIDING PRIVACY SCREEN	WHITE
(WD) WINDOWS 4 DOORS	WHITE
(RD) ROLL-UP DOOR	SW 7019
(DO) DOORS ON NORTH SIDE	SW 6689 SW 6639 SW 6868

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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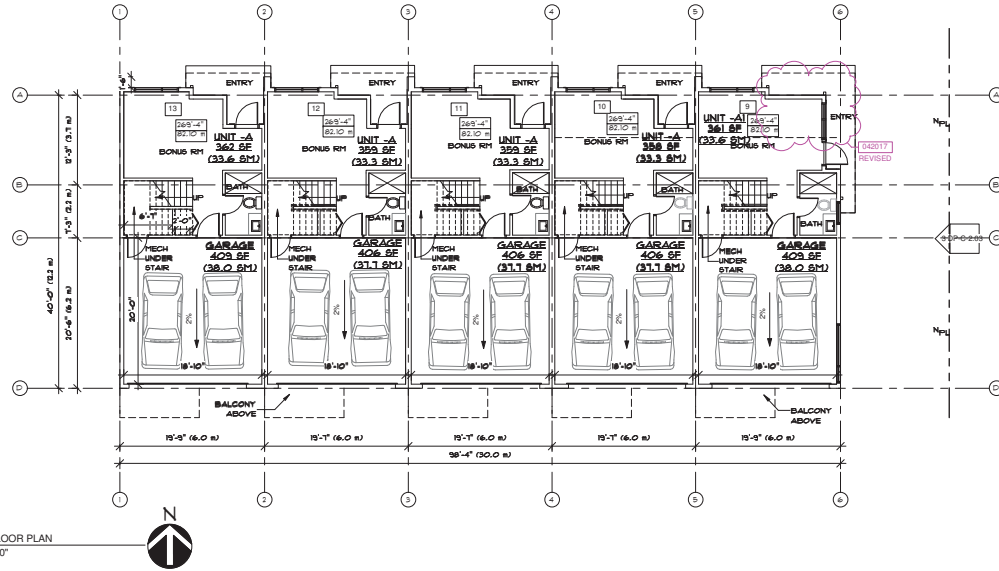
MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP PERVISIONS
2	17 APR. 2014	ISSUED FOR CP PERVISIONS
3	17 JAN. 2014	ISSUED FOR CP PERVISIONS
4	107 APR. 2011	ISSUED FOR CP PERVISIONS
5	07 JAN. 2011	ISSUED FOR CP PERVISIONS

PROJECT: **19342- TOWNHOUSES**
 19342, 19372-72 AVE, VANINA, SURREY B.C.
 SHEET DESCRIPTION: **CLUSTER-1 (UNIT A) - EXT. ELEVATIONS**

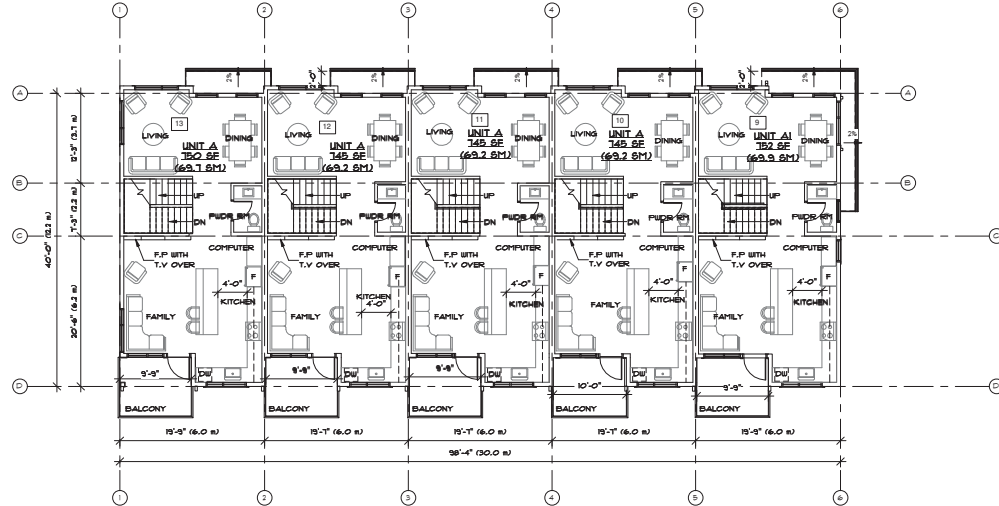
DOUGLAS R. JOHNSON ARCHITECT LTD.
 *314-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P3
 PH: (604) 998-3381
 FAX: (604) 998-0211
 CP: 2010/01/01/02/03/04
 SCALE: As indicated
 DATE: 19 SEP 2014
 DRAWN: PROJECT NO: _____
 SHEET: _____
 REVISIONS:

5

 DP-C-1.03



1 FIRST FLOOR PLAN
DP-C-2.01 1/8" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-2.01 1/8" = 1'-0"

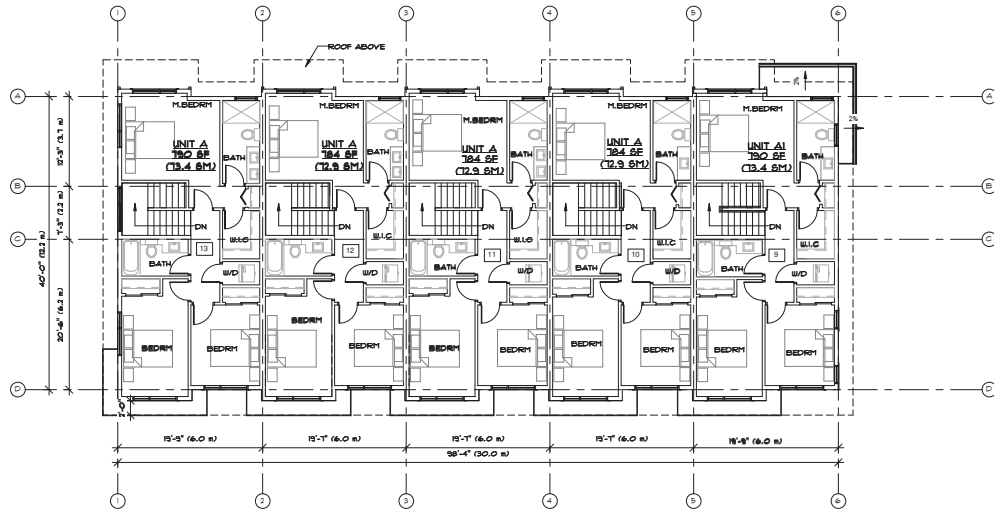
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MARK	DATE	DESCRIPTION
1	11 APR 20W	ISSUED FOR CP REVISIONS
2	11 JAN 20W	ISSUED FOR CP REVISIONS
3	107 APR 20W	ISSUED FOR CP REVISIONS
4	07 JAN 20W	ISSUED FOR CP REVISIONS
5	07 JAN 20W	ISSUED FOR CP REVISIONS

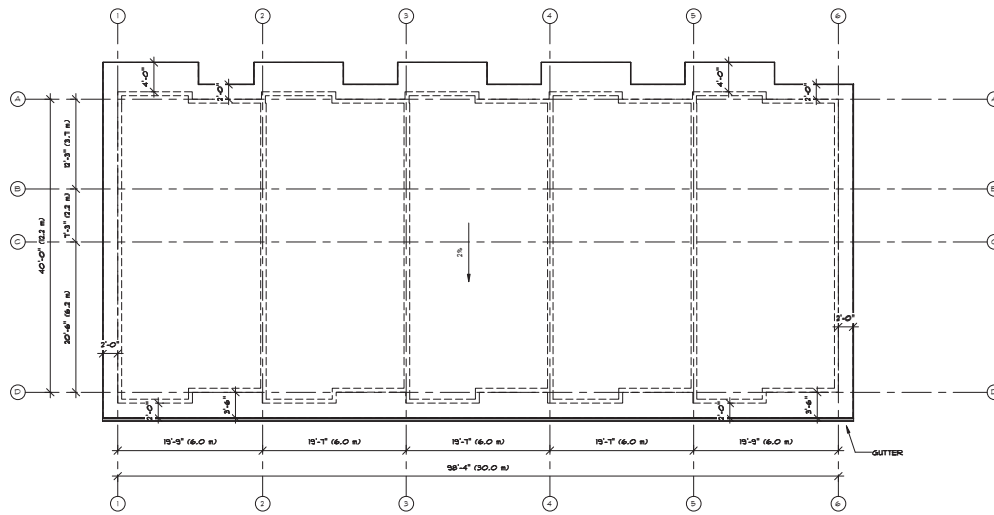
PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VANINA, SURREY
B.C.
OWNER: _____
SHEET DESCRIPTION: **CLUSTER-2 (UNIT A) - FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP@DRJARCH.COM

SCALE: 1/8" = 1'-0"	PROJECT NO: _____
DATE: 19 SEP 20W	DATE: _____
DRAWN: _____	SHEET: _____
REVISIONS: 5	DP-C-2.01



1 THIRD FLOOR PLAN
 DP-C-2.02 1/8" = 1'-0"



2 TOP OF ROOF
 DP-C-2.02 1/8" = 1'-0"

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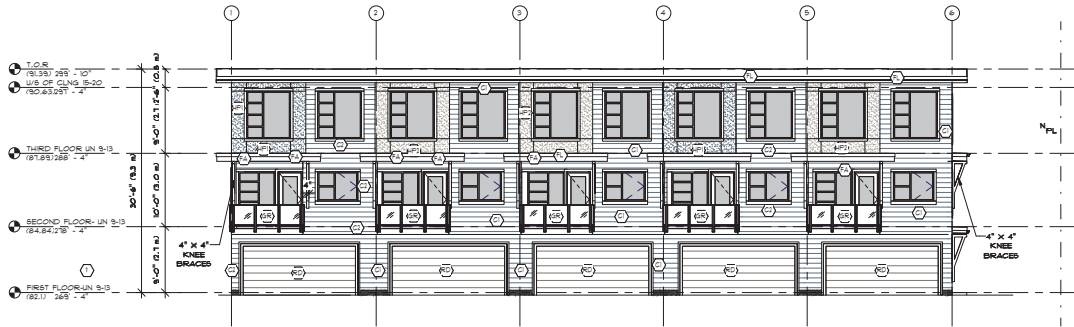
MARK	DATE	DESCRIPTION
1	11 APR 2014	ISSUED FOR CP REVISIONS
2	11 JAN 2011	ISSUED FOR CP REVISIONS
3	11 JAN 2011	ISSUED FOR CP REVISIONS
4	107 APR 2011	ISSUED FOR CP REVISIONS
5	09 JAN 2011	ISSUED FOR CP REVISIONS

PROJECT:
19342- TOWNHOUSES
 19342, 19372-72 AVE, VANINA, SURREY
 B.C.
 SHEET DESCRIPTION:
CLUSTER-2 (UNIT A) - FLOOR PLANS

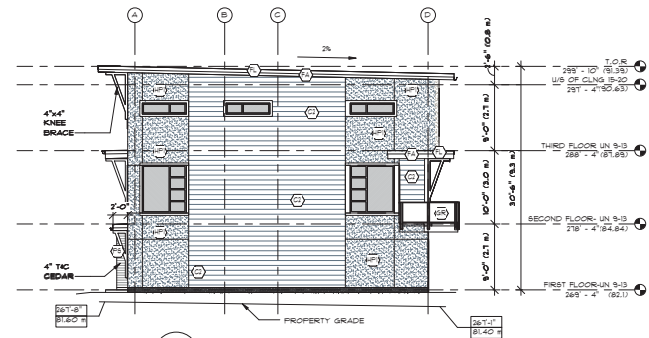
OWNER:
 -

DOUGLAS R. JOHNSON ARCHITECT LTD.
 *374-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P3
 PH: (604) 998-3381
 FAX: (604) 998-0211
 DP-C-2.02/19342

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 19 SEP 2014	DRAWN: ---
REVISIONS: 5	SHEET: DP-C-2.02



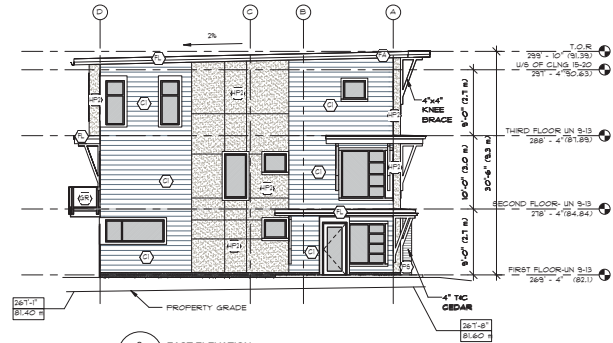
1 SOUTH ELEVATION
DP-C-2.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-2.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-2.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-2.03 1/8" = 1'-0"



5 3D View 2
DP-C-2.03

MATERIAL LEGEND :

MATERIAL	COLOR
(FL) FLASHING	DARK GREY
(GR) GUARD/RAILINGS	WHITE
(TR) TRIM	SU 1018
(FA) FASCIA / GUTTER	BLACK
(H1) 8" HARDI SIDING	SU 1011
(H2) 8" HARDI SIDING	SU 6243
(HP) HARDI PANEL	SU 6243
(HP) HARDI PANEL	SU 1018
(H3) 4" HARDI SIDING	NATURAL CEDAR
(PS) PRIVACY SCREEN	WHITE
(WD) WINDOW & DOORS	WHITE
(RD) ROLL-UP DOOR	SU 1018
(DD) DOORS ON NORTH SIDE	SU 6685 SU 6635 SU 6686

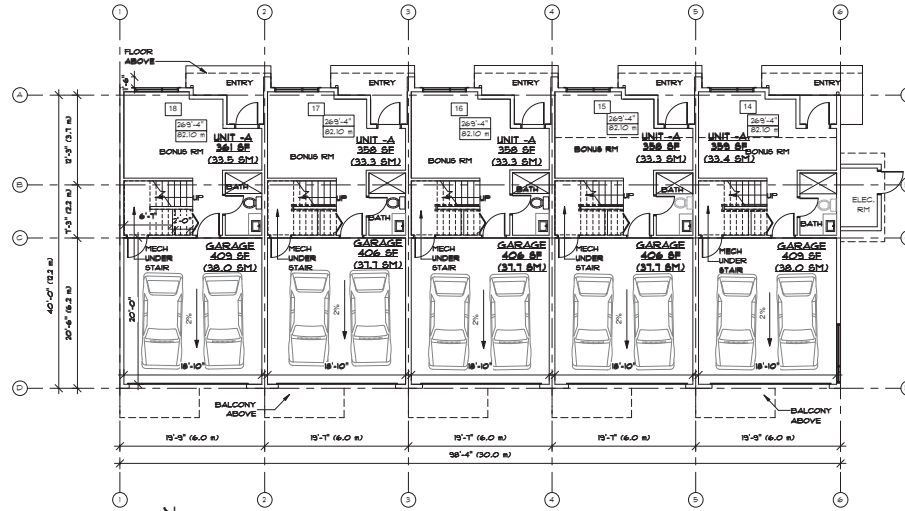
NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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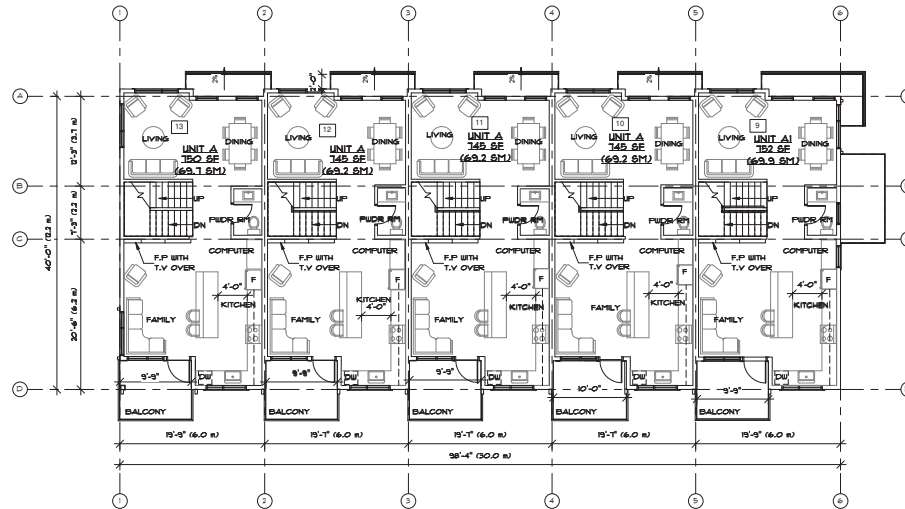
MARK	DATE	DESCRIPTION
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2	17 APR 2017	ISSUED FOR CP REVISIONS
3	17 JAN 2017	ISSUED FOR CP REVISIONS
4	107 APR 2017	ISSUED FOR CP REVISIONS
5	07 JUN 2017	ISSUED FOR CP REVISIONS

PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VANINA, SURREY B.C.
SHEET DESCRIPTION: **CLUSTER-2 (UNIT A) - EXT. ELEVATIONS**

OWNER: _____
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
D2@drca.com.bc.ca
SCALE: As Indicated
DATE: 19 SEP 2014
DRAWN: _____
REVISED: _____
PRJ.001 NO. _____
SHEET: _____
DP-C-2.03



1 FIRST FLOOR PLAN
DP-C-3.01 1/8" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-3.01 1/8" = 1'-0"



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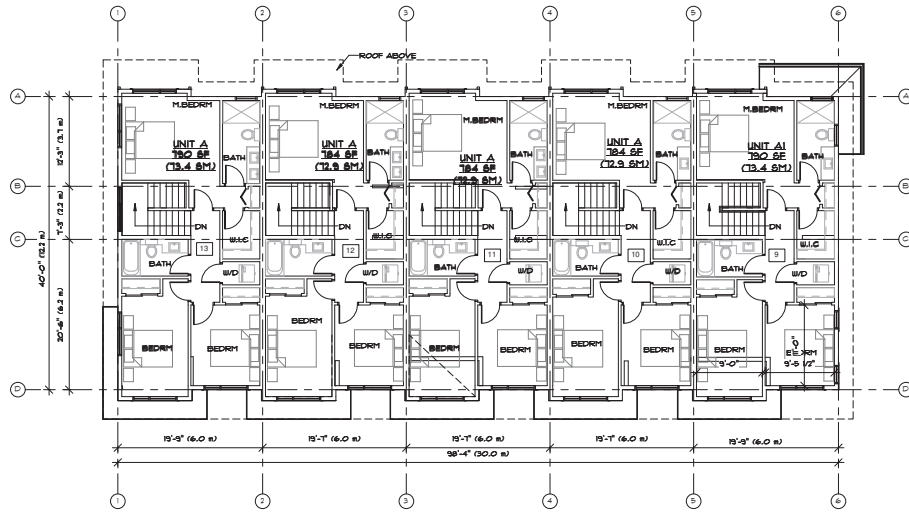
MARK	DATE	DESCRIPTION
1	11 APR. 2014	ISSUED FOR CP REVISIONS
2	11 JAN. 2014	ISSUED FOR CP REVISIONS
3	10 FEB. 2014	ISSUED FOR CP REVISIONS
4	10 FEB. 2014	ISSUED FOR CP REVISIONS
5	09 JAN. 2014	ISSUED FOR CP REVISIONS

PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: **CLUSTER-3 (UNIT A) - FLOOR PLANS**

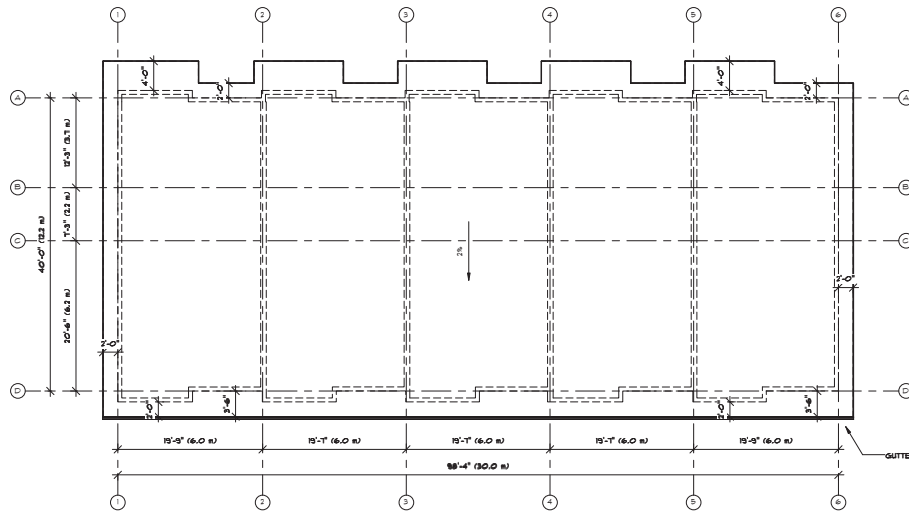
OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0171
DP-2014-04-16-12

SCALE: 1/8" = 1'-0"	PROJECT NO: _____	
DATE: 19 SEP 2014	DATE: _____	
DRAWN: _____	SHEET: _____	
REVISIONS: <table border="1"><tr><td>5</td></tr></table>	5	DP-C-3.01
5		



1 THIRD FLOOR PLAN
 DP-C-3.02 1/8" = 1'-0"



2 TOP OF ROOF
 DP-C-3.02 1/8" = 1'-0"

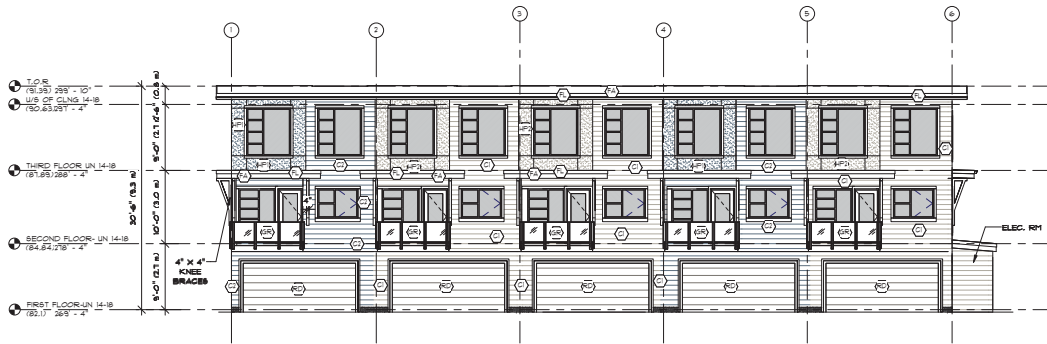
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MARK	DATE	DESCRIPTION
1	11 APR. 2014	ISSUED FOR CP PERMITS
2	11 JAN. 2014	ISSUED FOR CP PERMITS
3	11 JAN. 2014	ISSUED FOR CP PERMITS
4	10 FEB. 2014	ISSUED FOR CP PERMITS
5	09 JAN. 2014	ISSUED FOR CP PERMITS

PROJECT: **19342- TOWNHOUSES**
 19342, 19372-72 AVE, VANINA, SURREY
 B.C.
 SHEET DESCRIPTION: **CLUSTER-3 (UNIT A) - FLOOR PLANS**

OWNER: _____
 DOUGLAS R. JOHNSON ARCHITECT LTD.
 *374-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P3
 PH: (604) 998-3381
 FAX: (604) 998-0211
 © 2014 DR/JR/ML/GA

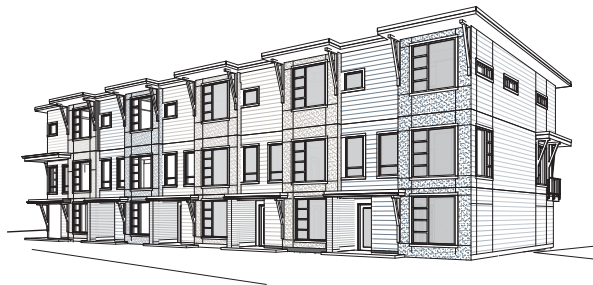
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DATE: 19 SEP 2014	SHEET: _____
DRAWN: _____	DESIGNER: _____
REVISIONS: 5	PROJECT NO: DP-C-3.02



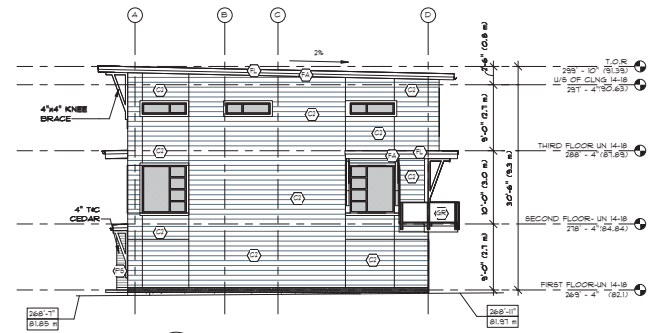
1 SOUTH ELEVATION
DP-C-3.03 1/8" = 1'-0"



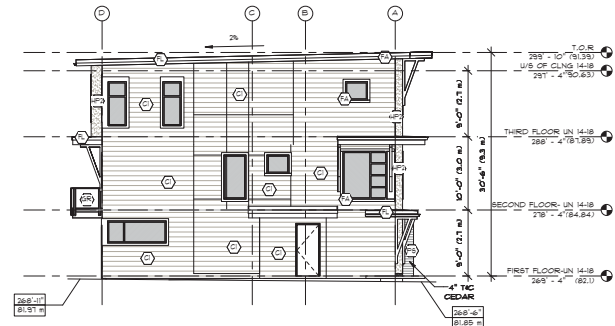
2 NORTH ELEVATION
DP-C-3.03 1/8" = 1'-0"



5 3D View 2
DP-C-3.03



4 WEST ELEVATION
DP-C-3.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-3.03 1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	WHITE	
(TR) TRIM	SW 1015	
(FA) FASCIA / GUTTER	BLACK	
(C1) 8" HARDI SIDING	SW 1011	
(C2) 8" HARDI SIDING	SW 6243	
(HP1) HARDI PANEL	SW 6243	
(HP2) HARDI PANEL	SW 1011	
(PS) 4" HARDI SIDING, PRIVACY SCREEN	NATURAL CEDAR	
WINDOWS & DOORS	WHITE	
(RD) ROLL-UP DOOR	SW 1018	
DOORS ON NORTH SIDE	SW 6665 SW 6635 SW 6668	

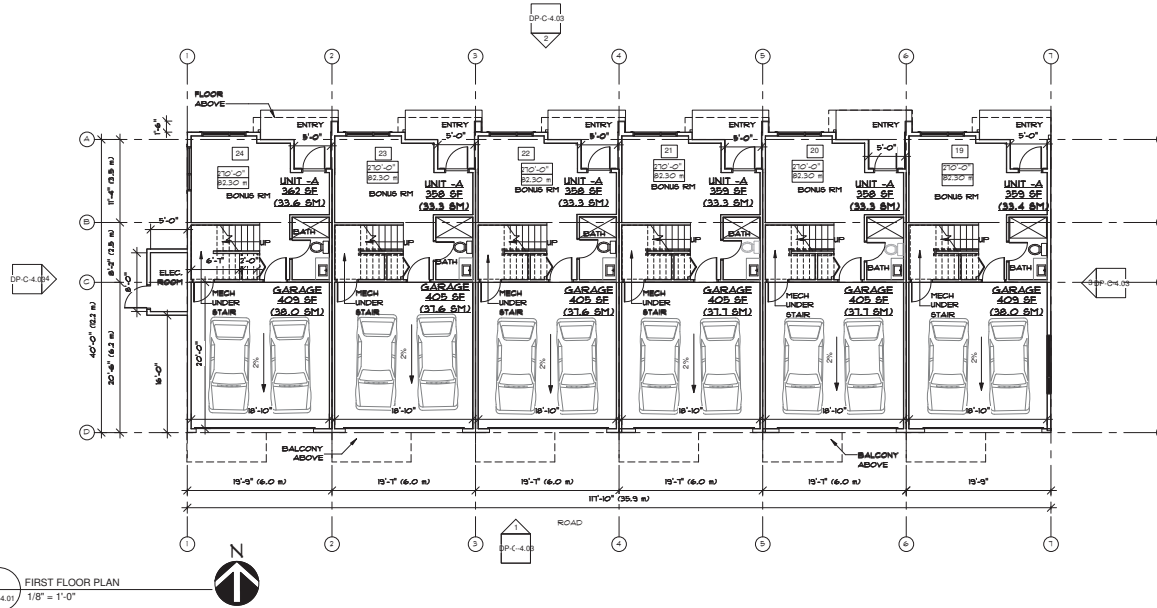
NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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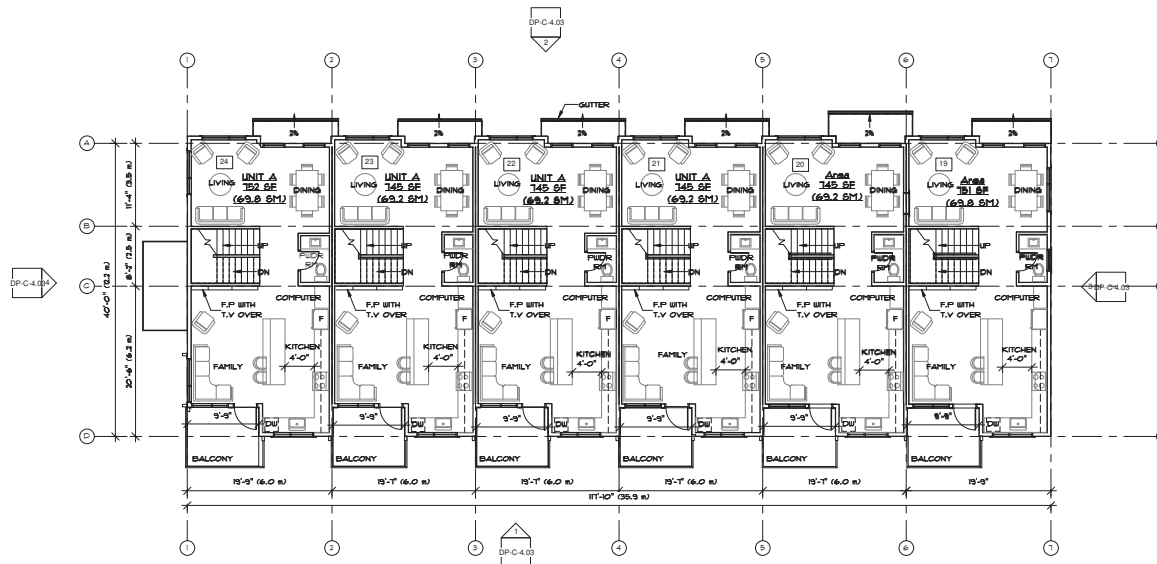
MARK	DATE	DESCRIPTION
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2	17 APR. 2014	ISSUED FOR CP REVISIONS
3	17 APR. 2014	ISSUED FOR CP REVISIONS
4	17 APR. 2014	ISSUED FOR CP REVISIONS
5	17 APR. 2014	ISSUED FOR CP REVISIONS

PROJECT: 19342- TOWNHOUSES
19342, 19372-72 AVE, VANINA, SURREY
B. C.
SHEET DESCRIPTION: CLUSTER-3 (UNIT A) - EXT. ELEVATIONS
OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0171
DP-ARCH@telus.ca
SCALE: As indicated
DATE: 19 SEP 2014
DRAWN: PROJECT NO.:
REVISIONS: SHEET: DP-C-3.03



1 FIRST FLOOR PLAN
DP-C-4.01 1/8" = 1'-0"



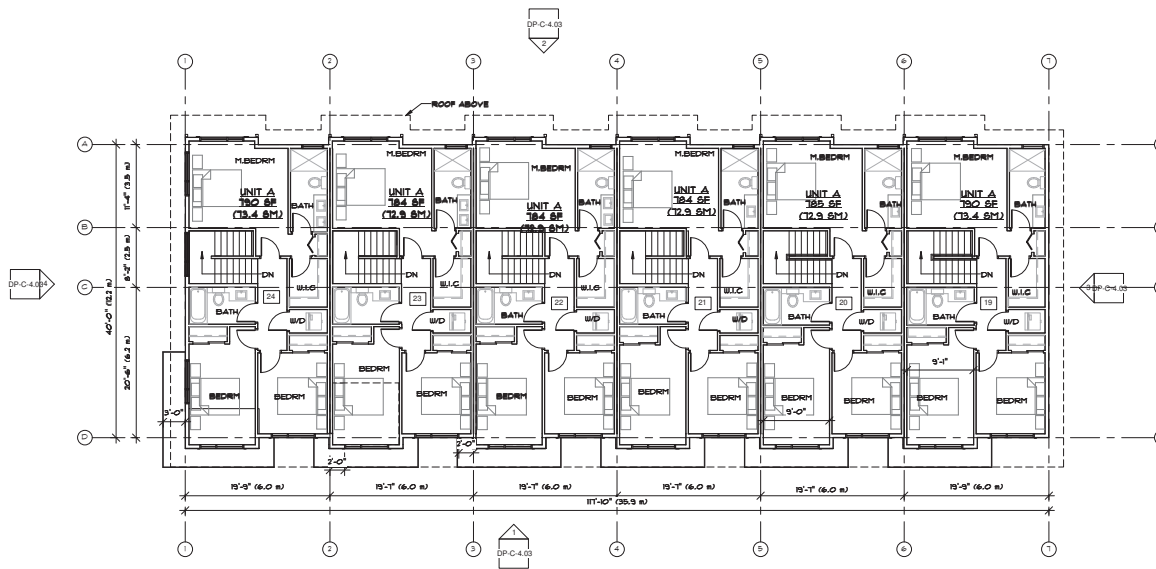
2 SECOND FLOOR PLAN
DP-C-4.01 1/8" = 1'-0"

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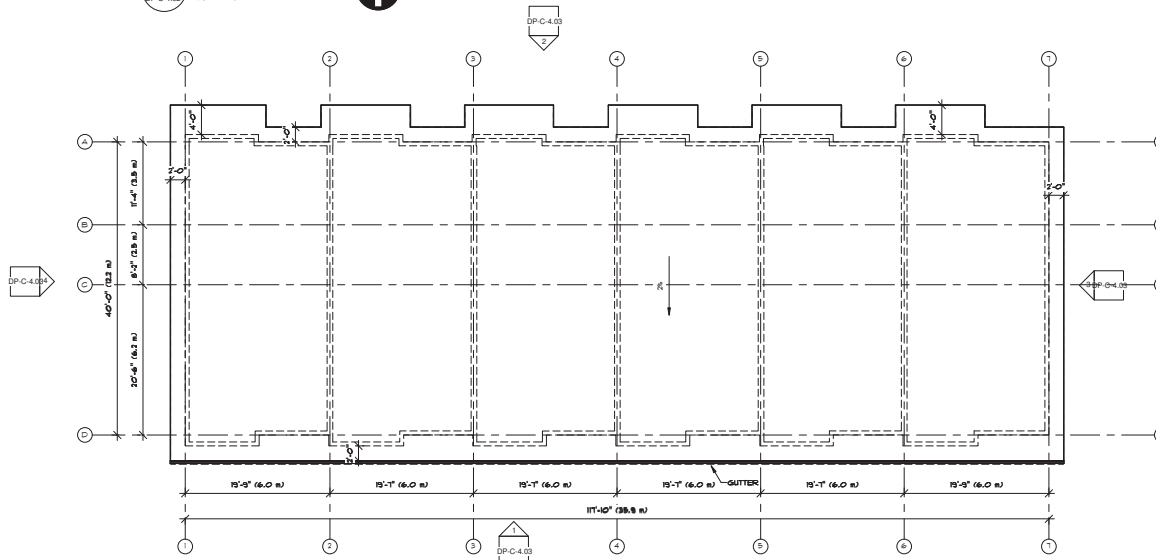
MARK	DATE	DESCRIPTION
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2	11 JAN. 2014	ISSUED FOR DP REVISIONS
3	11 JAN. 2014	ISSUED FOR DP REVISIONS
4	10 FEB. 2014	ISSUED FOR DP REVISIONS
5	09 JUNE 2011	ISSUED FOR DP REVISIONS

PROJECT
19342- TOWNHOUSES
19342, 19372-72, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION
CLUSTER-4 (UNIT A) - FLOOR PLANS

OWNER
-
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD, ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2014-04-01-02
SCALE
1/8" = 1'-0"
DATE
19 SEP 2014
DRAWN:
REVISIONS:
PROJECT NO.
SHEET:
DP-C-4.01



1 THIRD FLOOR PLAN
DP-C-4.02 1/8" = 1'-0"



2 TOP OF ROOF
DP-C-4.02 1/8" = 1'-0"

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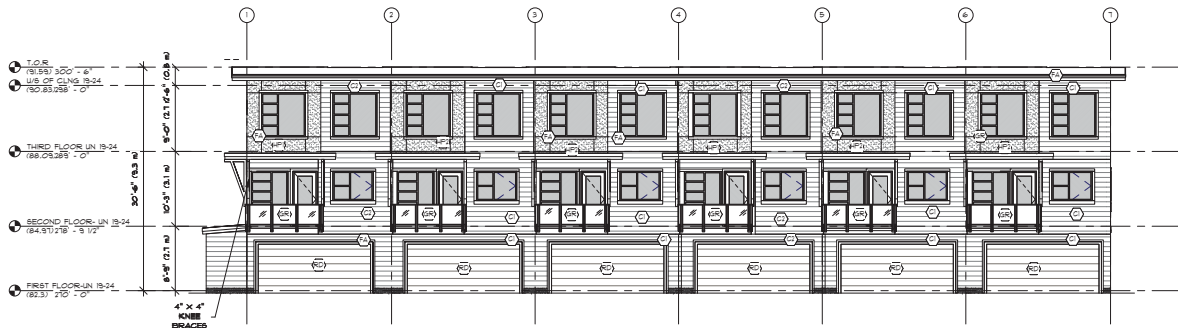
MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP
2	17 APR. 2014	ISSUED FOR CP
3	17 JAN. 2014	ISSUED FOR CP REVISIONS
4	10 APR. 2011	ISSUED FOR CP REVISIONS
5	09 JUNE 2011	ISSUED FOR CP REVISIONS

PROJECT
19342- TOWNHOUSES
19342, 19372-72 AVE, VANICINA, SURREY
B.C.
SHEET DESCRIPTION
CLUSTER-4 (UNIT A) - FLOOR PLANS

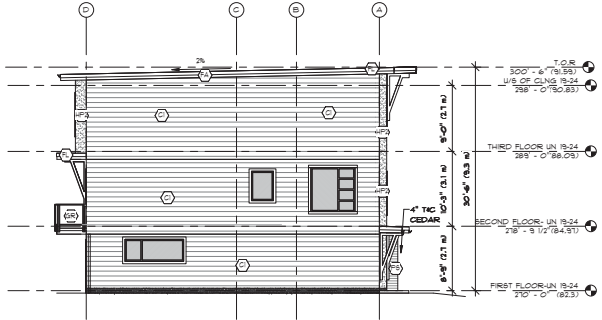
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
*574-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DR: DRCP/DR/DR/DR

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: 19 SEP 2014	DATE: -----
DRAWN: -----	SHEET: -----
REVISIONS: 5	DP-C-4.02



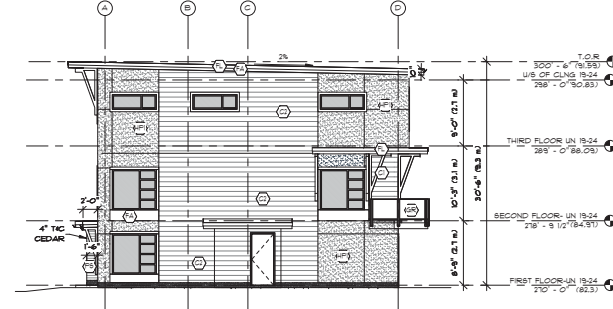
1 SOUTH ELEVATION
DP-C-4.03 1/8" = 1'-0"



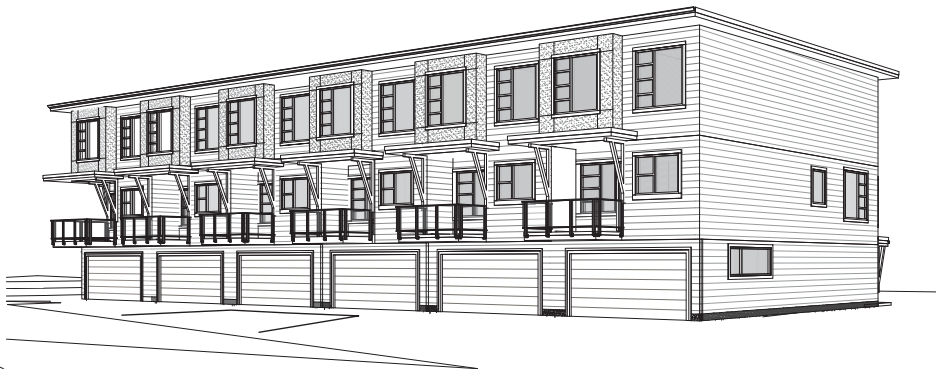
3 EAST ELEVATION
DP-C-4.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-4.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-4.03 1/8" = 1'-0"



5 3D View
DP-C-4.03

MATERIAL LEGEND :

MATERIAL	COLOR	
(1) FLASHING	DARK GREY	
(2) GUARD/RAILING	WHITE	
(3) TRIM	SW1019	
(4) FASCIA/GUTTER	BLACK	
(5) 6\"/>		

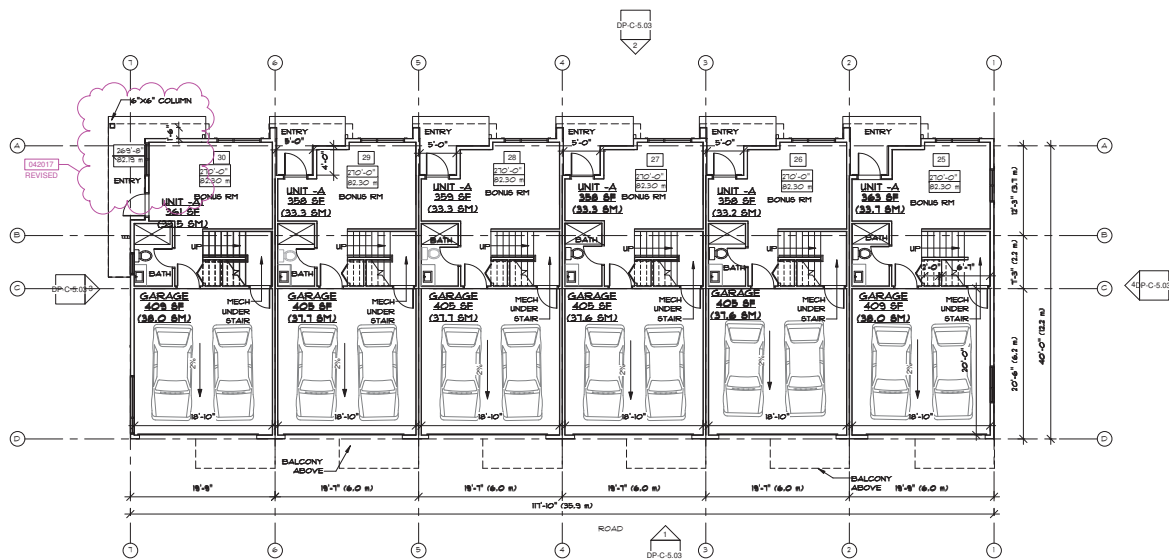
NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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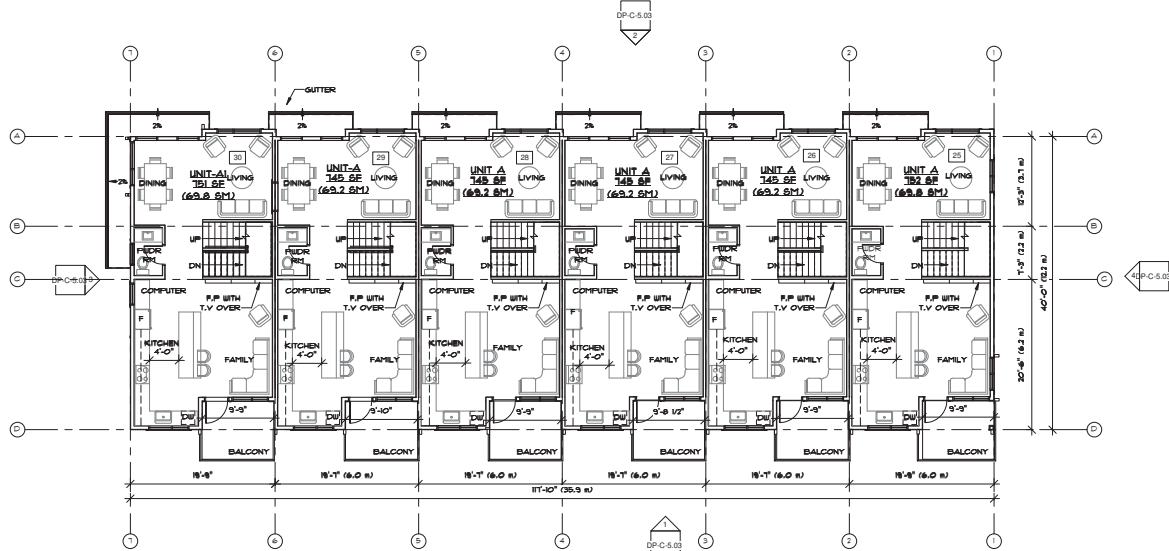
MARK	DATE	DESCRIPTION
1	17 APR. 2011	ISSUED FOR CP REVISIONS
2	17 APR. 2011	ISSUED FOR CP REVISIONS
3	17 APR. 2011	ISSUED FOR CP REVISIONS
4	17 APR. 2011	ISSUED FOR CP REVISIONS
5	09 JUNE 2011	ISSUED FOR CP REVISIONS

PROJECT
19342- TOWNHOUSES
19342, 19372-72, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION
CLUSTER-4 (UNIT A) - EXT. ELEVATIONS

COWNER
-
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-801 WEST 3RD. ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-ARCH/PLN/LS/CA
SCALE: PROJECT NO.:
As indicated
DATE: 19 SEP 2014
DRAWN: SHEET:
REVISIONS: DP-C-4.03
5



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

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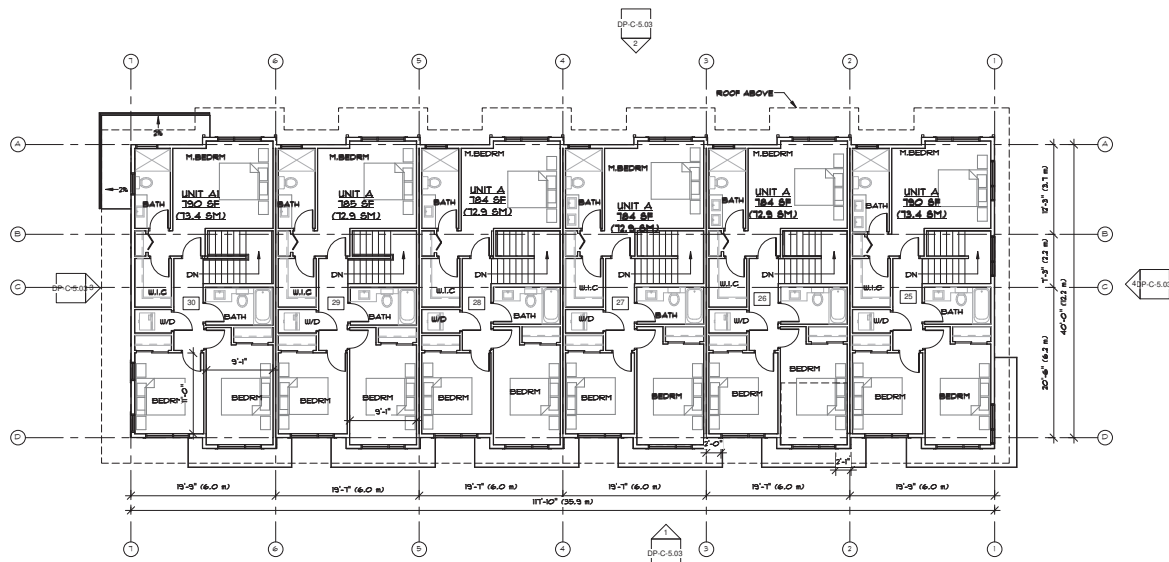
MARK	DATE	DESCRIPTION
1	17 APR. 2011	ISSUED FOR DP
2	17 JAN. 2011	ISSUED FOR DP REVISIONS
3	17 APR. 2011	ISSUED FOR DP REVISIONS
4	17 APR. 2011	ISSUED FOR DP REVISIONS
5	07 JUNE 2011	ISSUED FOR DP REVISIONS

PROJECT: 19342- TOWNHOUSES
19342, 19372-79, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: CLUSTER-5 (UNIT A) - FLOOR PLANS

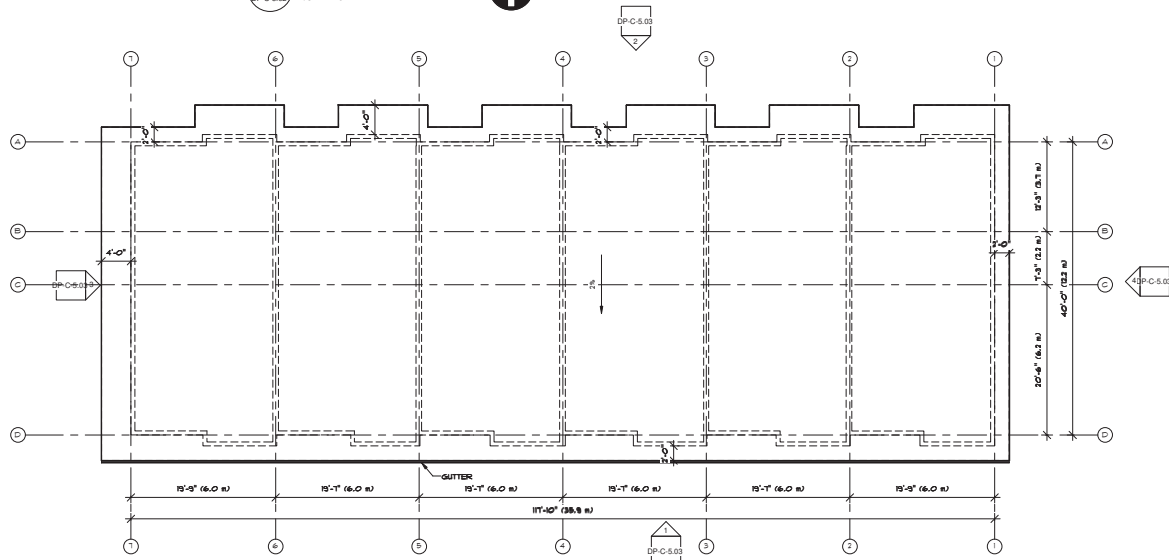
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
C/O 2820 HAVILLAND

SCALE: 1/8" = 1'-0"	PROJECT NO: -
DATE: 19 SEP 2014	DATE: -
DRAWN: -	SHEET: DP-C-5.01
REVISIONS: 5	



1 THIRD FLOOR PLAN
DP-C-5.02 1/8" = 1'-0"



2 TOP OF ROOF
DP-C-5.02 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR DP REVISIONS
2	17 APR. 2014	ISSUED FOR DP REVISIONS
3	17 APR. 2014	ISSUED FOR DP REVISIONS
4	17 APR. 2014	ISSUED FOR DP REVISIONS
5	17 APR. 2014	ISSUED FOR DP REVISIONS

PROJECT: **19342- TOWNHOUSES**
19342, 19372-72, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: **CLUSTER-5 (UNIT A) - FLOOR PLANS**

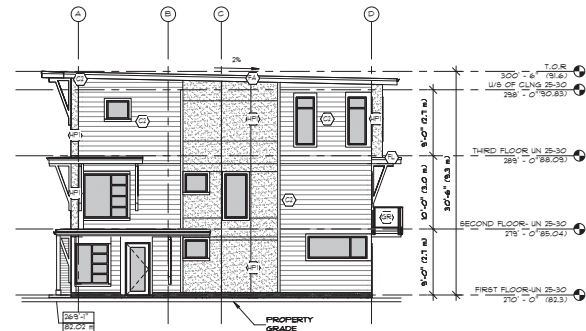
OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 988-3381
FAX: (604) 988-0211
DP-2014-04-19-02

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 19 SEP 2014	SHEET: ---
DRAWN: ---	REVISIONS: 5
DP-C-5.02	



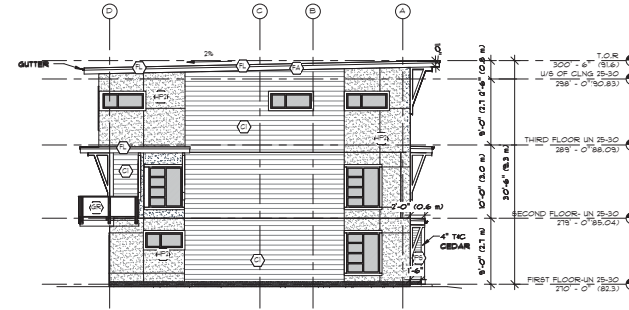
1 SOUTH ELEVATION
DP-C-5.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-5.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-5.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-5.03 1/8" = 1'-0"



5 3D View
DP-C-5.03

MATERIAL LEGEND

MATERIAL	COLOR
(1) FLASHING	DARK GREY
(2) GUARD/RAILING	WHITE
(3) TRIM	5W 7019
(4) FASCIA/GUTTER	BLACK
(5) 6" HARDI SIDING	5W 7011
(6) 8" HARDI SIDING	5W 6243
(7) HARDI PANEL	5W 6243
(8) HARDI PANEL	5W 7011
(9) 4" HARDI SIDING	NATURAL CEDAR
(10) PRIVACY SCREEN	NATURAL CEDAR
(11) WINDOWS & DOORS	WHITE
(12) ROLL-UP DOOR	5W 7019
(13) DOORS ON NORTH SIDE	5W 6485 5W 6435 5W 6668

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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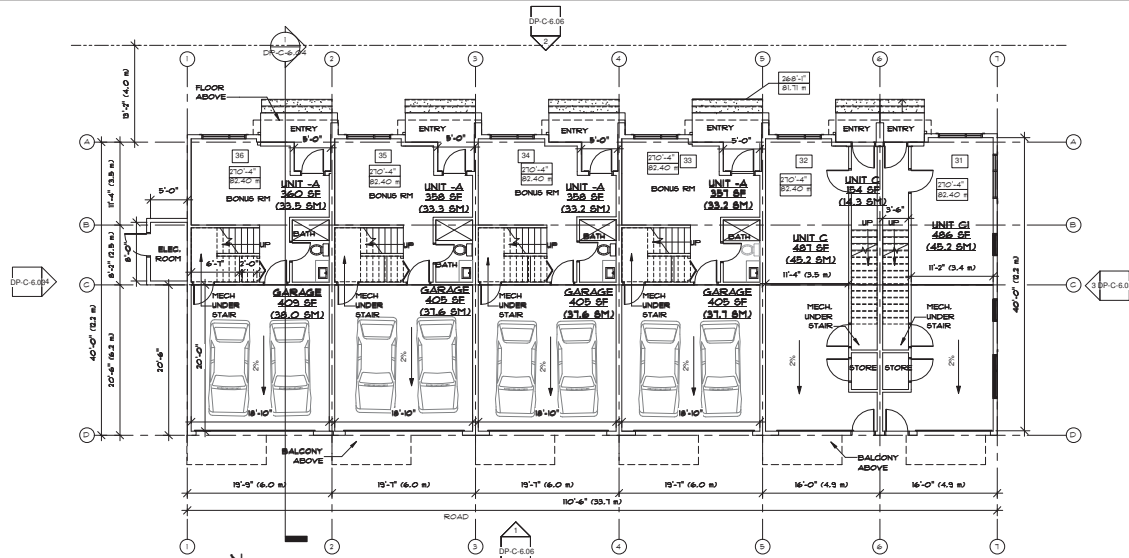
MARK	DATE	DESCRIPTION
1	17 APR 2014	ISSUED FOR CP REVISIONS
2	17 APR 2014	ISSUED FOR CP REVISIONS
3	17 APR 2014	ISSUED FOR CP REVISIONS
4	17 APR 2014	ISSUED FOR CP REVISIONS
5	09 APR 2011	ISSUED FOR CP REVISIONS

PROJECT: 19342- TOWNHOUSES
19342, 19372-72, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: CLUSTER-5 (UNIT A) - EXT. ELEVATIONS

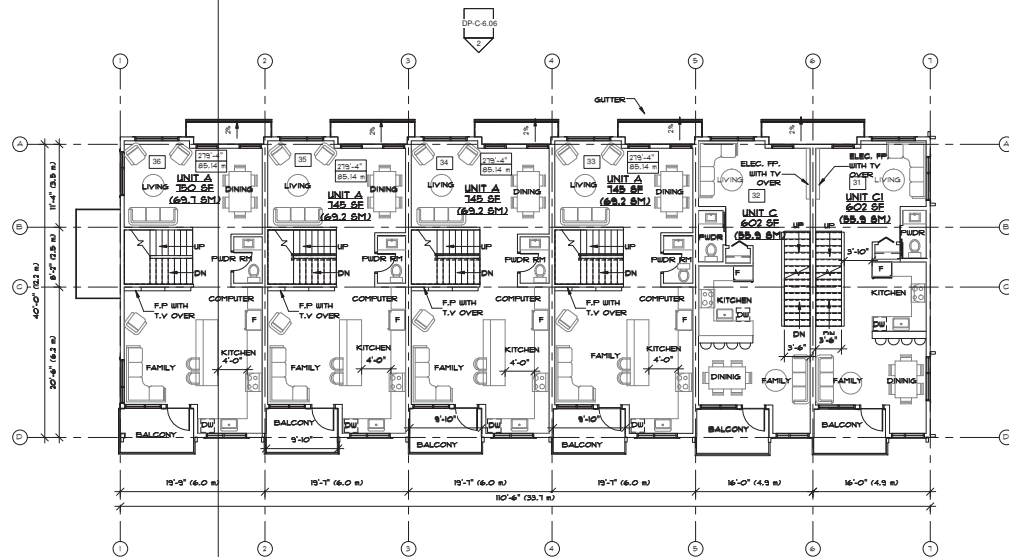
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.
*314-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2014-04-19-02

SCALE: As Indicated
DATE: 19 SEP 2014
DRAWN: PROJECT NO.:
REVISIONS: 5 SHEET: DP-C-5.03



1 FIRST FLOOR PLAN
DP-C-6.01 1/8" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-6.01 1/8" = 1'-0"

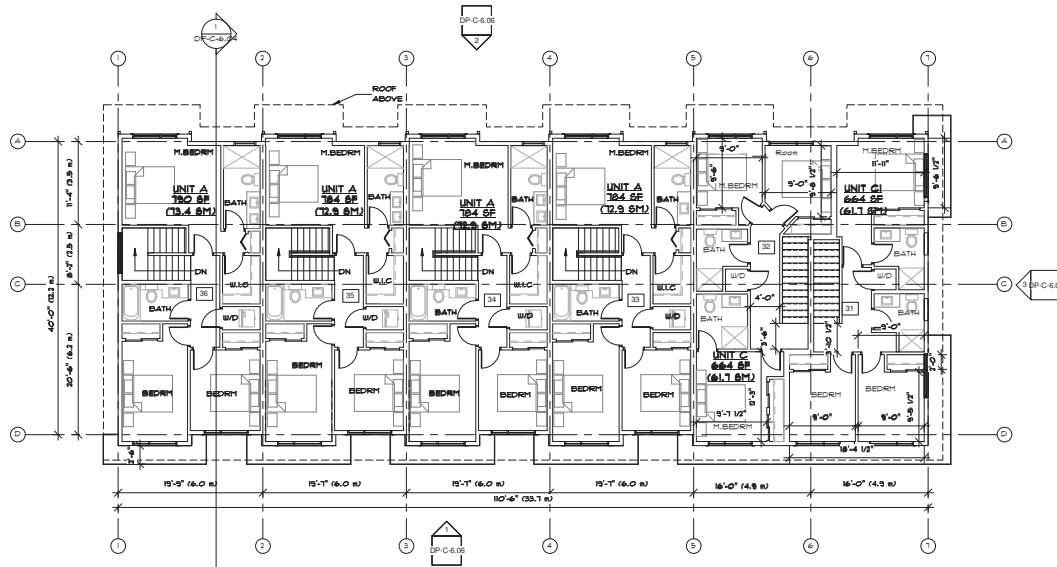
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MARK	DATE	DESCRIPTION
1	17 APR 2014	ISSUED FOR CP REVISIONS
2	17 JAN 2011	ISSUED FOR CP REVISIONS
3	17 JAN 2011	ISSUED FOR CP REVISIONS
4	107 APR 2011	ISSUED FOR CP REVISIONS
5	07 JUNE 2011	ISSUED FOR CP REVISIONS

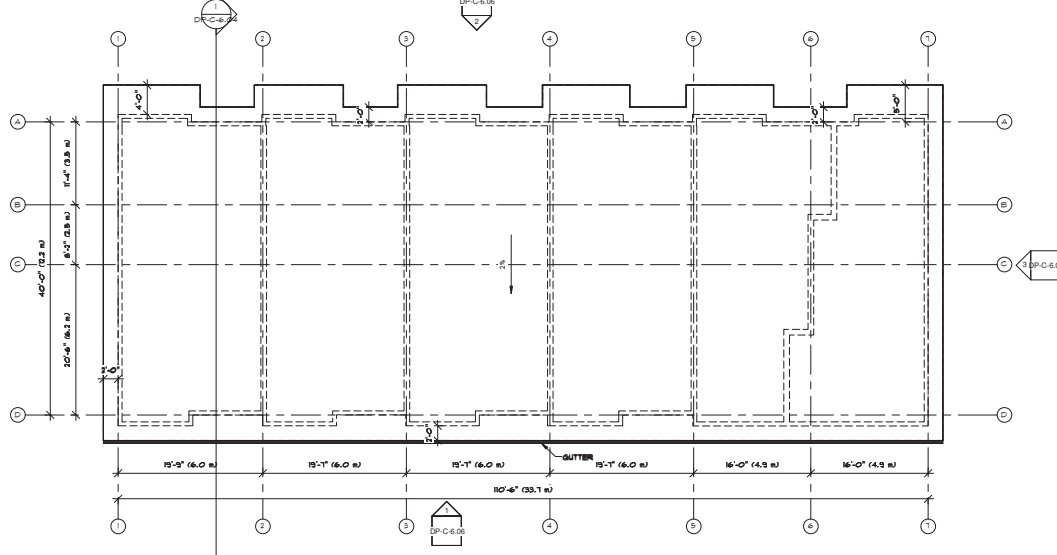
PROJECT: **19342- TOWNHOUSES**
19342, 19372-78 AVE, VANICIA, SURREY
B.C.
SHEET DESCRIPTION: **CLUSTER-6 (UNIT A&C) - FLOOR PLANS**
OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP@DRJARCH.COM

SCALE: 1/8" = 1'-0"
DATE: 19 SEP 2014
DRAWN: _____
REVISED: _____
PROJECT NO: _____
SHEET: _____
DP-C-6.01



1 THIRD FLOOR PLAN
DP-C-6.02 1/8" = 1'-0"



2 TOP OF ROOF
DP-C-6.02 1/8" = 1'-0"

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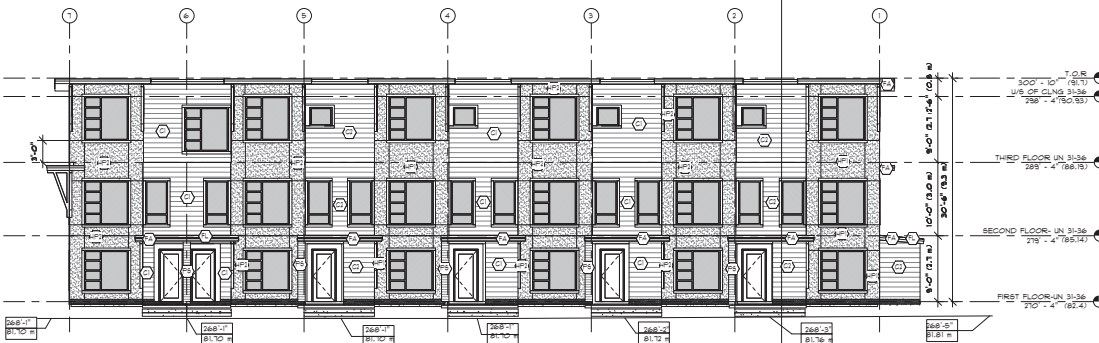
MARK	DATE	DESCRIPTION
1	11 APR 2014	ISSUED FOR CP REVISIONS
2	11 JAN 2015	ISSUED FOR CP REVISIONS
3	11 JAN 2015	ISSUED FOR CP REVISIONS
4	107 APR 2015	ISSUED FOR CP REVISIONS
5	07 JUNE 2015	ISSUED FOR CP REVISIONS

PROJECT: **19342- TOWNHOUSES**
19342, 19372-78 AVE, VAN IN3, SURREY
B.C.
OWNER: _____
SHEET DESCRIPTION: **CLUSTER-6 (UNIT A&C) - FLOOR PLANS**

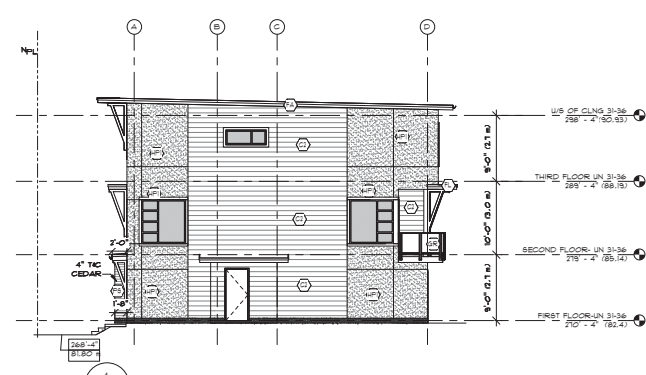
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-C-6.02/19342
SCALE: 1/8" = 1'-0"
DATE: 19 SEP 2014
DRAWN: _____
REVISIONS: 5
PROJECT NO: _____
SHEET: _____
DP-C-6.02



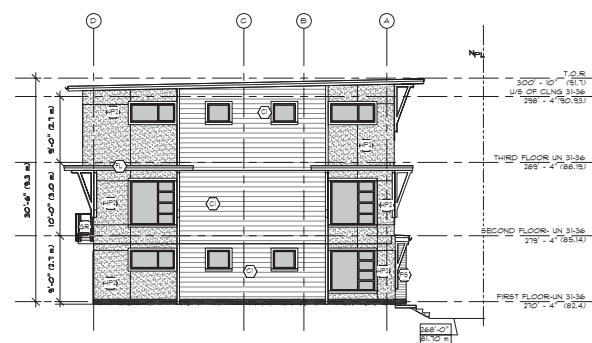
1 SOUTH ELEVATION
DP-C-6.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-6.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-6.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-6.03 1/8" = 1'-0"



5 3D View
DP-C-6.03

MATERIAL LEGEND :

MATERIAL	COLOR
(1) FINISHES	DARK GREY
(2) GUARD/RAILINGS	WHITE
(3) TRIM	SW 7019
(4) FASCIA/GUTTER	BLACK
(5) 6" HARDI SIDING	SW 7011
(6) 6" HARDI SIDING	SW 6243
(7) HARDI PANEL	SW 6243
(8) HARDI PANEL	SW 7011
(9) 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR
(10) WINDOWS + DOORS	WHITE
(11) ROLL-UP DOOR	SW 7019
(12) DOORS ON NORTH SIDE	SW 6489 SW 6435 SW 6889

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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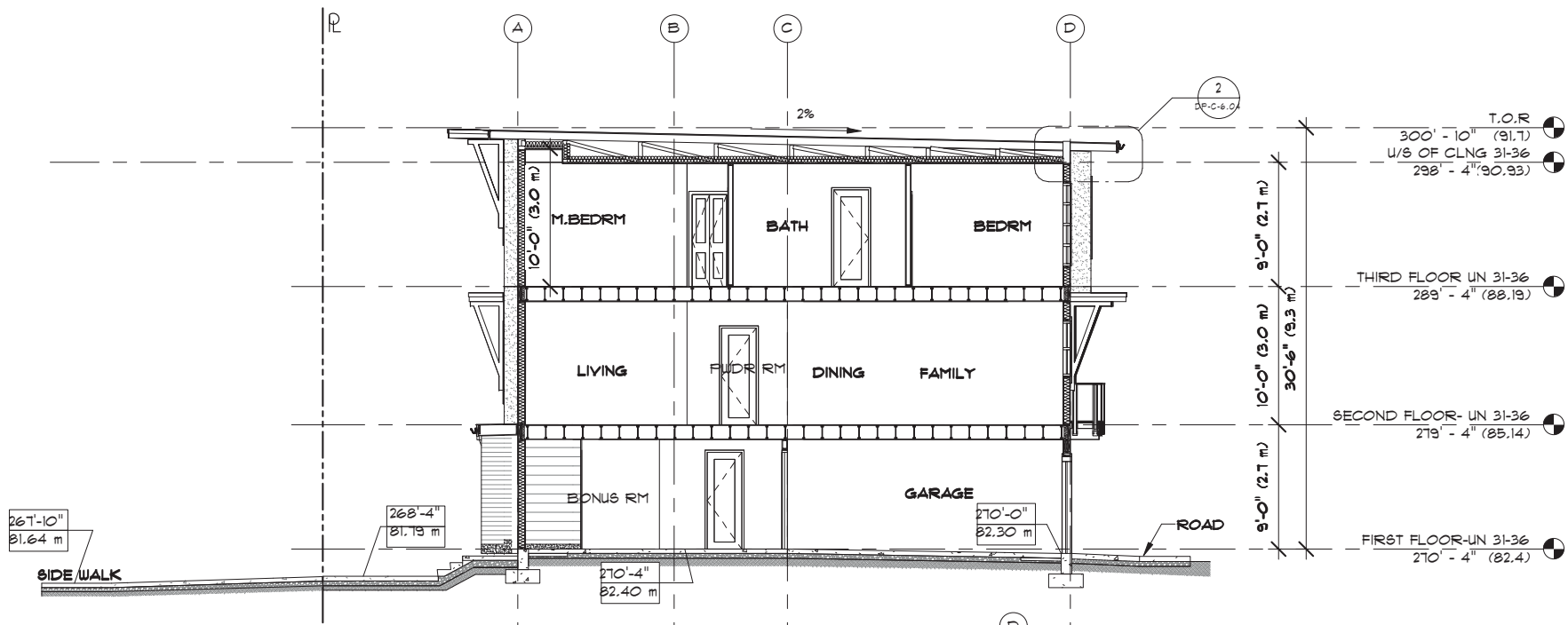
MARK	DATE	DESCRIPTION
1	17 APR 2014	ISSUED FOR CP REVISED
2	17 JAN 2017	ISSUED FOR CP REVISED
3	17 JAN 2017	ISSUED FOR CP REVISED
4	107 APR 2017	ISSUED FOR CP REVISED
5	07 JUNE 2017	ISSUED FOR CP REVISED

PROJECT :
19342- TOWNHOUSES
19342, 19372-72 AVE, VANICNA, SURREY B.C.

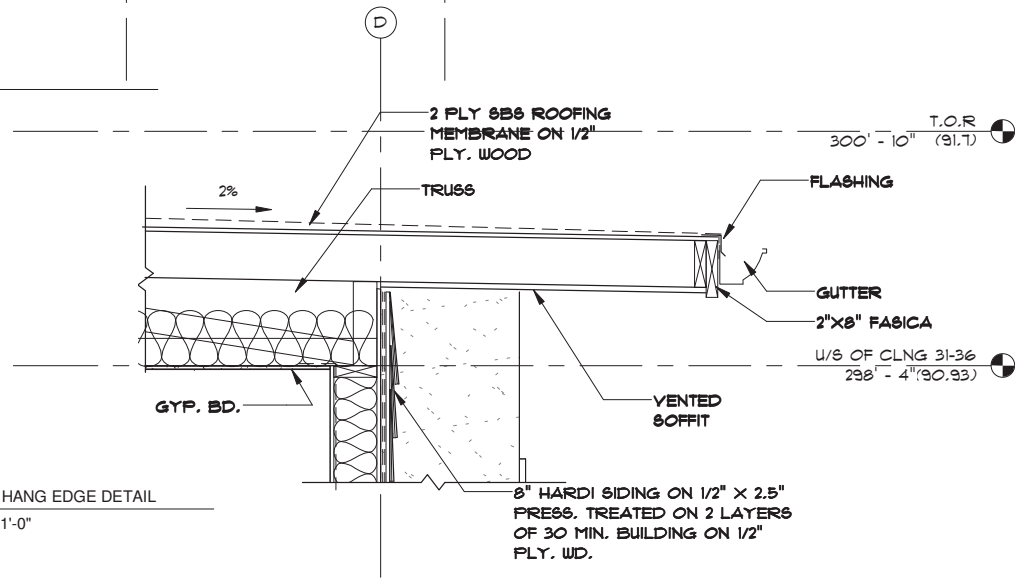
SHEET DESCRIPTION :
CLUSTER-6(UNIT A&C) - EXT. ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0211
CP: 2020/19/16/24

SCALE:	As indicated	PROJECT NO:	
DATE:	19 SEP 2014		
DRAWN:		SHEET:	
REVISED:			DP-C-6.03



1
SECTION-01
DP-C-6.04 1/8" = 1'-0"



2
ROOF HANG EDGE DETAIL
DP-C-6.04 3/4" = 1'-0"

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MARK	DATE	DESCRIPTION
1	14 MAR 2014	ISSUED FOR PER
2	24 AUG 2014	ISSUED FOR PER/REV/SONS
3	17 JAN 2015	ISSUED FOR DP/REV/SONS
4	23 JUN 2015	ISSUED FOR DP/REV/SONS
5	23 JUN 2015	ISSUED FOR DP/REV/SONS
6		
7		
8		
9		
10		

PROJECT: **19342- TOWNHOUSES**
 19342, 19872-72 AVE, VAN IN3, SURREY, BC
 SHEET DESCRIPTION: **CLUSTER-6 (UNIT A&C) - SECTION**

OWNER:
DOUGLAS R. JOHNSON ARCHITECT LTD.
 1214-501 WEST 3RD ST.
 NORTH VANCOUVER, BC V1P 3P9
 PH: (604) 898-3581
 FAX: (604) 898-0211
 dr@johnsonarch.ca

SCALE: As indicated PROJECT NO.:
 DATE: 19 SEP 2014
 DRAWN: SHEET:
 REVISIONS: DP-C-6.04



1 COLOURED SOUTH ELEVATION



2 COLOURED NORTH ELEVATION



3 COLOURED EAST ELEVATION



4 COLOURED WEST ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR	
(A) FLASHING	DARK GREY	
(GR) GUARD/RAILINGS	WHITE	
(TR) TRIM	687019	
(FA) FASCIA/GUTTER	BLACK	
(D1) 8" HARDI SIDING	SW 1011	
(D2) 8" HARDI SIDING	SW 6243	
(HP) HARDI PANEL	SW 6243	
(HP) HARDI PANEL	SW 1011	
(D3) 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	
WINDOWS + DOORS	WHITE	
(RD) ROLL-UP DOOR	SW 1019	
DOORS ON NORTH SIDE	SW 6465 SW 6435 SW 6466	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	11 APR 2014	ISSUED FOR CP REVISIONS
2	11 JAN 2017	ISSUED FOR CP REVISIONS
3	11 JAN 2017	ISSUED FOR CP REVISIONS
4	107 APR 2017	ISSUED FOR CP REVISIONS
5	07F JUNE 2017	ISSUED FOR CP REVISIONS

PROJECT:
19342- TOWNHOUSES
 19342, 19372-72 AVE, VANICUS, SURREY
 B.C.
 SHEET DESCRIPTION:
**CLUSTER-6(UNIT A&C)
 COLOURED ELEVATIONS**

OWNER:
 -
DOUGLAS R. JOHNSON ARCHITECT LTD.
 *374-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P8
 PH: (604) 998-3381
 FAX: (604) 998-0211
 D2@DOUGLASR.COM

SCALE: As Indicated	PROJECT NO: -----
DATE: 19 SEP 2014	SHEET: -----
DRAWN: -----	REVISIONS: DP-C-6.05
5	



1 COLOURED SOUTH ELEVATION -A3



2 COLOURED NORTH ELEVATION -A3

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	DARK GREY	
GR GUARD/RAILING	WHITE	
TR TRIM	SW7019	
FA FASCIA/GUTTER	BLACK	
C1 8" HARDI SIDING	SW 7017	
C2 8" HARDI SIDING	SW 6243	
HP1 HARDI PANEL	SW 6243	
HP2 HARDI PANEL	SW 7017	
PS 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	
WINDOWS & DOORS	WHITE	
RD ROLL-UP DOOR	SW 7019	
DOORS ON NORTH SIDE	SW 6685	
	SW 6635	
	SW 6868	

NOTE : COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED

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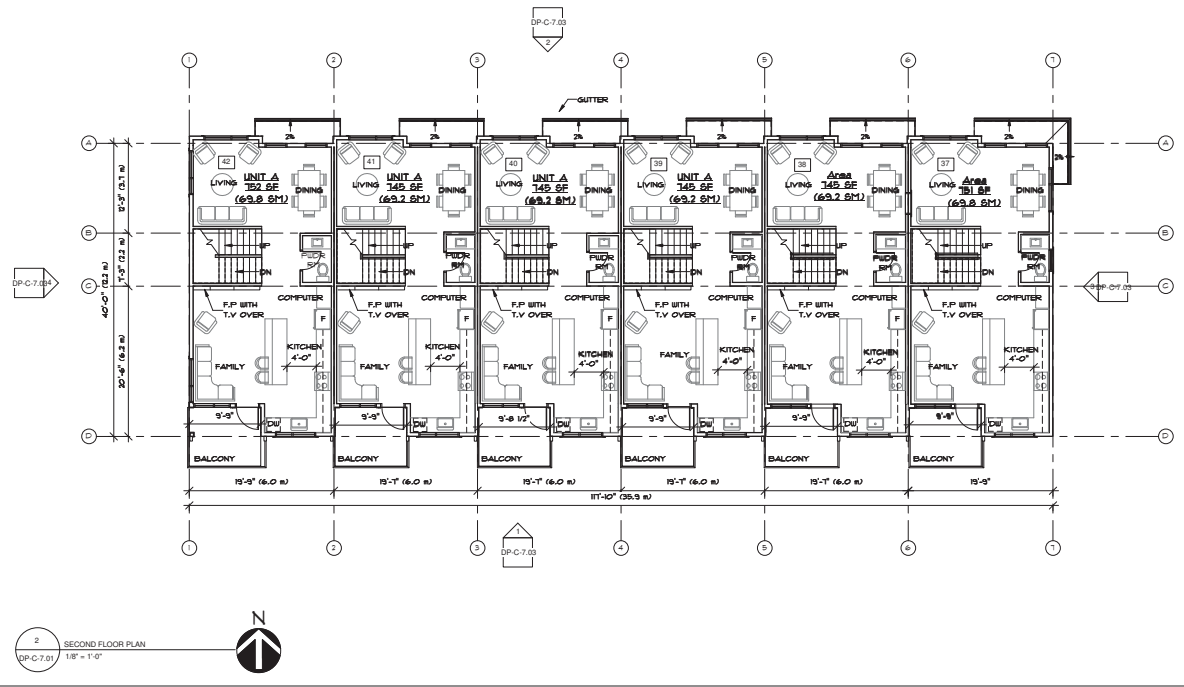
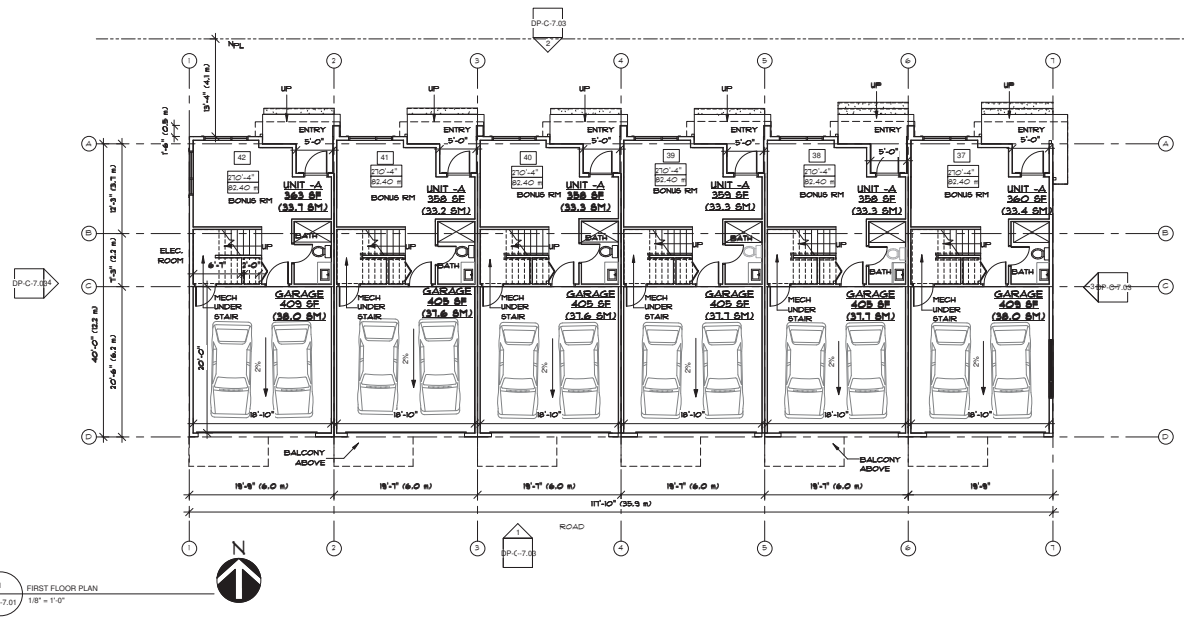
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TIMES APPROXIMATE. THE EXCLUSIVE LIABILITY OF
DOUGLAS R. JOHNSON ARCHITECT LTD. SHALL
NOT BE LIMITED BY ANY CONTRACT,
ORDINANCE, REGULATION, BY-LAW,
AGREEMENT, OR ANY COURSE OF
DEALING. CONTRACTORS SHALL VERIFY
AND BE RESPONSIBLE FOR ALL DIMENSIONS
AND CONDITIONS ON THE JOB AND THE OWNER
SHALL BE RESPONSIBLE FOR ANY VARIATIONS,
PERMITS, INSPECTIONS AND CONDITIONS WORK
ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	14 MAR. 2014	ISSUED FOR PERMITS
2	24 AUG. 2014	ISSUED FOR DP, REV/BONS
3	17 JAN. 2015	ISSUED FOR DP, REV/BONS
4	23 FEB. 2015	ISSUED FOR DP, REV/BONS
5	23 JUN. 2015	ISSUED FOR DP, REV/BONS
6		
7		
8		
9		
10		

PROJECT:	19342- TOWNHOUSES
OWNER:	19342, 19872-72 AVE, VAN IN3, SURREY, BC
SHEET DESCRIPTION:	MATERIAL LEGEND

SCALE:	PROJECT NO.:
As indicated	
DATE:	SHEET:
19 SEP 2014	
DRAWN:	REVISIONS:
-	DP-C-6.06

DOUGLAS R. JOHNSON ARCHITECT LTD.
 4514-501 WEST 3RD ST.
 NORTH VANCOUVER, BC V1P 3P5
 PH: (604) 898-3581
 FAX: (604) 898-0311
 drj@drjarchitect.ca



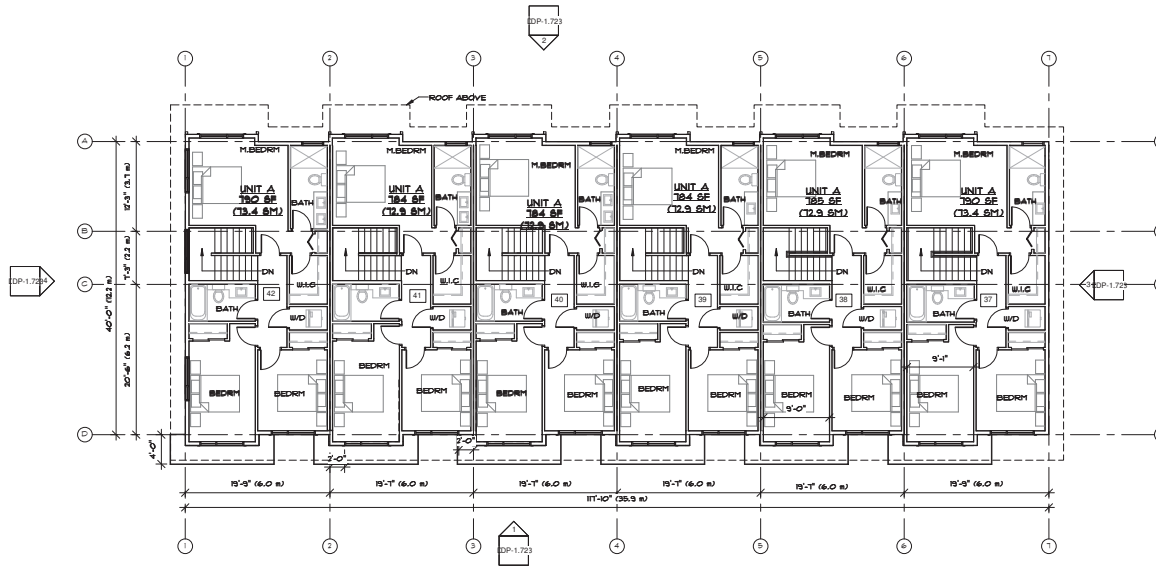
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MARK	DATE	DESCRIPTION
1	11 APR. 2011	ISSUED FOR DP REVISIONS
2	11 APR. 2011	ISSUED FOR DP REVISIONS
3	11 APR. 2011	ISSUED FOR DP REVISIONS
4	10 JUN. 2011	ISSUED FOR DP REVISIONS
5	09 JUNE 2011	ISSUED FOR DP REVISIONS

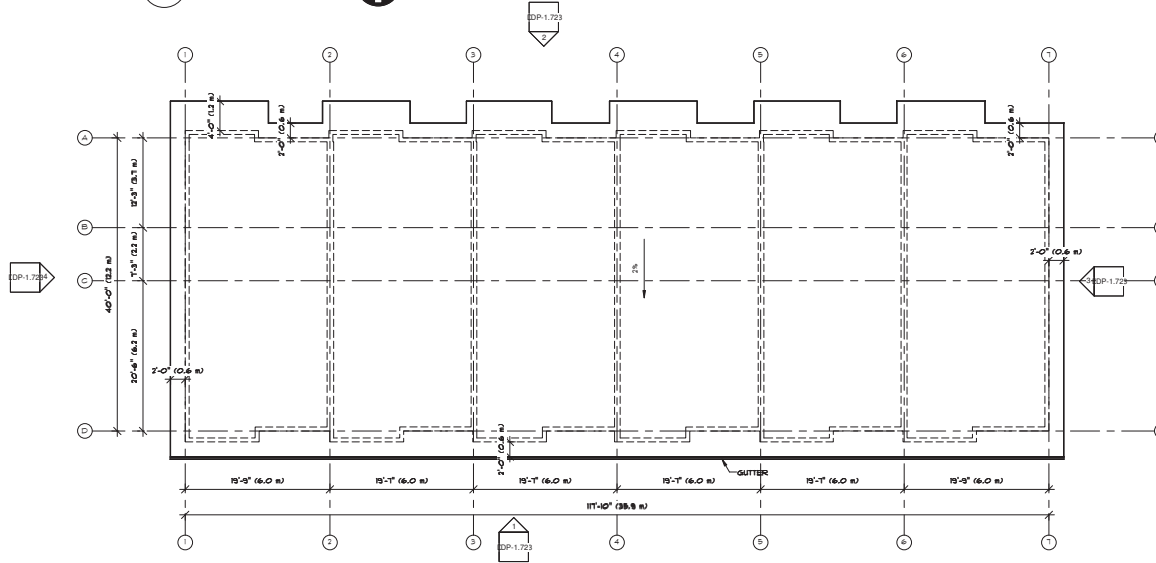
PROJECT: 19342- TOWNHOUSES
19342, 19372-72, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: CLUSTER-7 (UNIT A) - FLOOR PLANS
OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
*514-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2011-04-19-02

SCALE: 1/8" = 1'-0"
DATE: 19 SEP 2014
DRAWN: PROJECT NO:
SHEET:
REVISIONS: DP-C-7.01



1 THIRD FLOOR PLAN
DP-C-7.02 1/8" = 1'-0"



2 TOP OF ROOF
DP-C-7.02 1/8" = 1'-0"

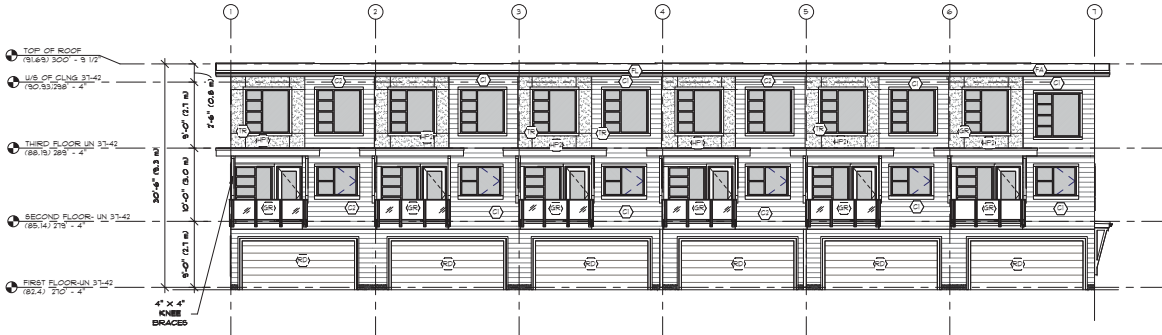
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MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP REVISIONS
2	17 APR. 2014	ISSUED FOR CP REVISIONS
3	17 APR. 2014	ISSUED FOR CP REVISIONS
4	17 APR. 2014	ISSUED FOR CP REVISIONS
5	17 APR. 2014	ISSUED FOR CP REVISIONS
6	17 APR. 2014	ISSUED FOR CP REVISIONS

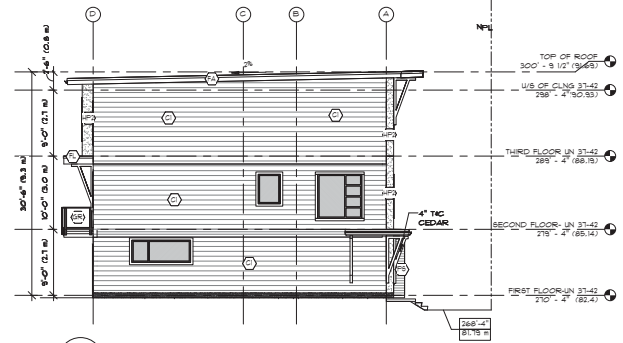
PROJECT:
19342- TOWNHOUSES
19342, 19372-72 AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION
CLUSTER-7 (UNIT A) - FLOOR PLANS

OWNER:
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-C-7.02

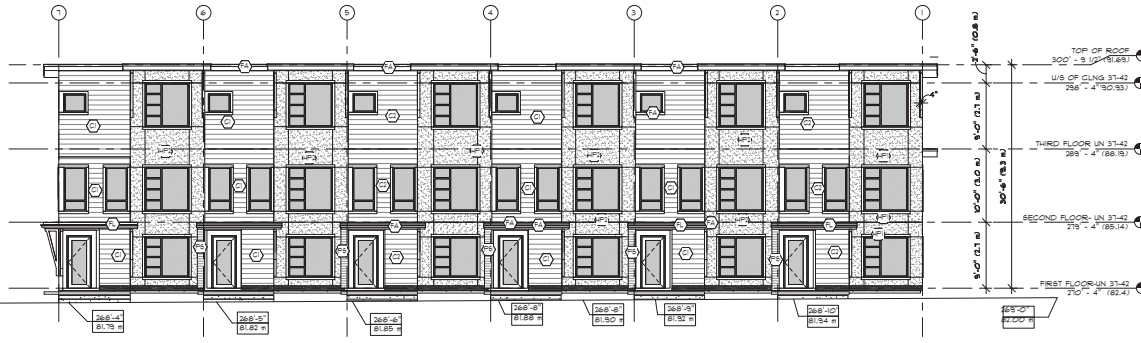
SCALE: 1/8" = 1'-0"	PROJECT NO.:
DATE: 19 SEP 2014	---
DRAWN:	SHEET:
REVISIONS:	DP-C-7.02



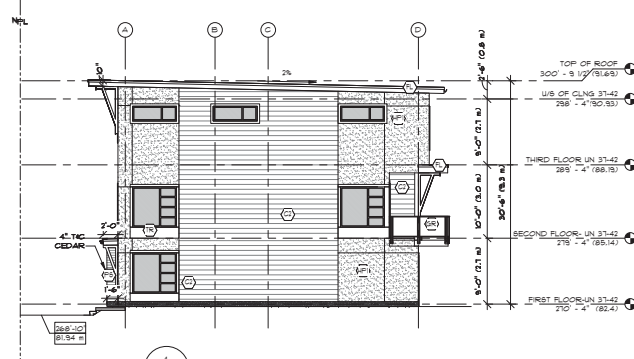
1 SOUTH ELEVATION
DP-C-7.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-7.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-7.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-7.03 1/8" = 1'-0"



5 3D View
DP-C-7.03

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	WHITE	
(TR) TRIM	SW 1019	
(FA) FASCIA/GUTTER	BLACK	
(H1) 6" HARDY SIDING	SW 1011	
(H2) 8" HARDY SIDING	SW 6443	
(HP1) HARDY PANEL	SW 6443	
(HP2) HARDY PANEL	SW 1011	
(H3) 4" HARDY SIDING	NATURAL CEDAR	
(PS) PRIVACY SCREEN	WHITE	
(DD) WINDOWS 4 DOORS	WHITE	
(RD) ROLL-UP DOOR	SW 1019	
(ND) DOORS ON NORTH SIDE	SW 6445 SW 6435 SW 6466	

NOTE : COLOURS FROM GHERWIN WILLIAMS UNLESS NOTED

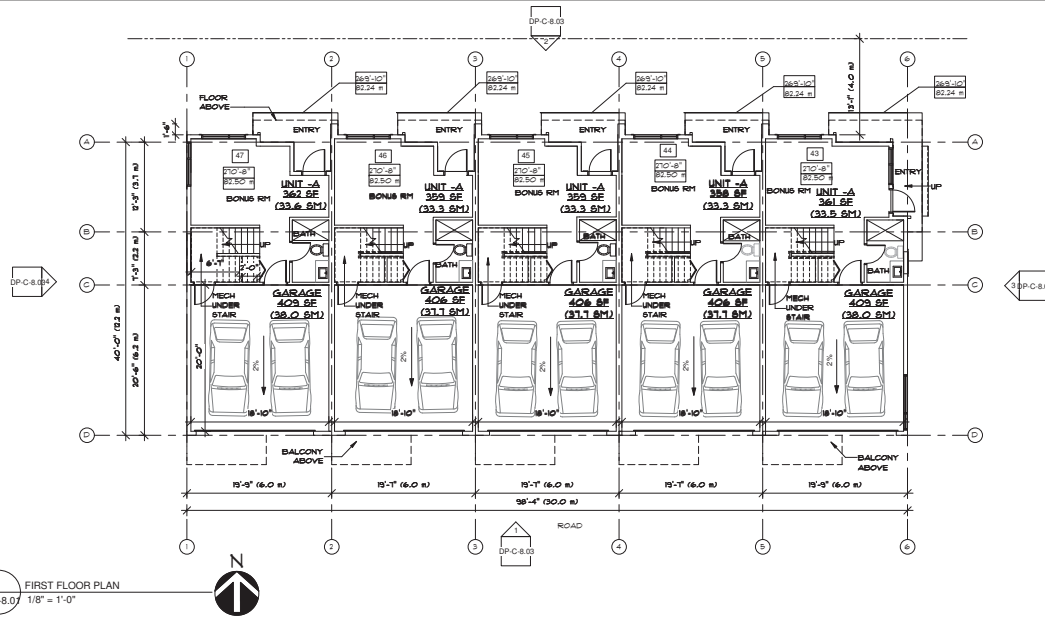
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MARK	DATE	DESCRIPTION
1	17 APR. 2011	ISSUED FOR PERMITS
2	17 APR. 2011	ISSUED FOR PERMITS
3	17 APR. 2011	ISSUED FOR PERMITS
4	17 APR. 2011	ISSUED FOR PERMITS
5	07 APR. 2011	ISSUED FOR PERMITS

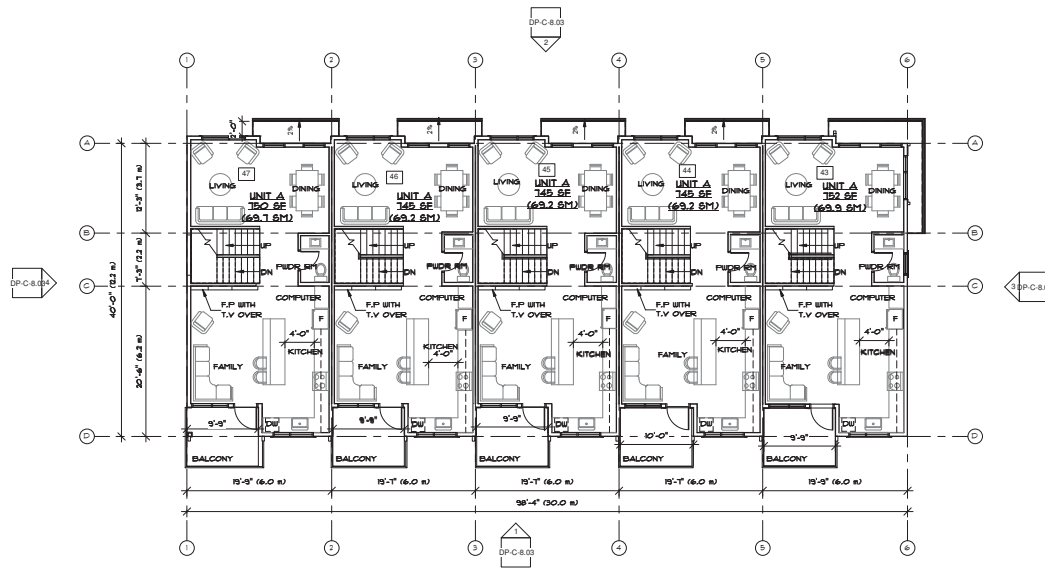
PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VANINA, SURREY B.C.
SHEET DESCRIPTION: **CLUSTER-7 (UNIT A) - EXT. ELEVATIONS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD. ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-ARCH/19342

SCALE: As indicated
DATE: 19 SEP 2014
DRAWN: [Signature]
PROJECT NO.: [Blank]
SHEET: [Blank]
REVISIONS: [Blank]
DP-C-7.03



1 FIRST FLOOR PLAN
DP-C-8.0 1/8" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-8.0 1/8" = 1'-0"

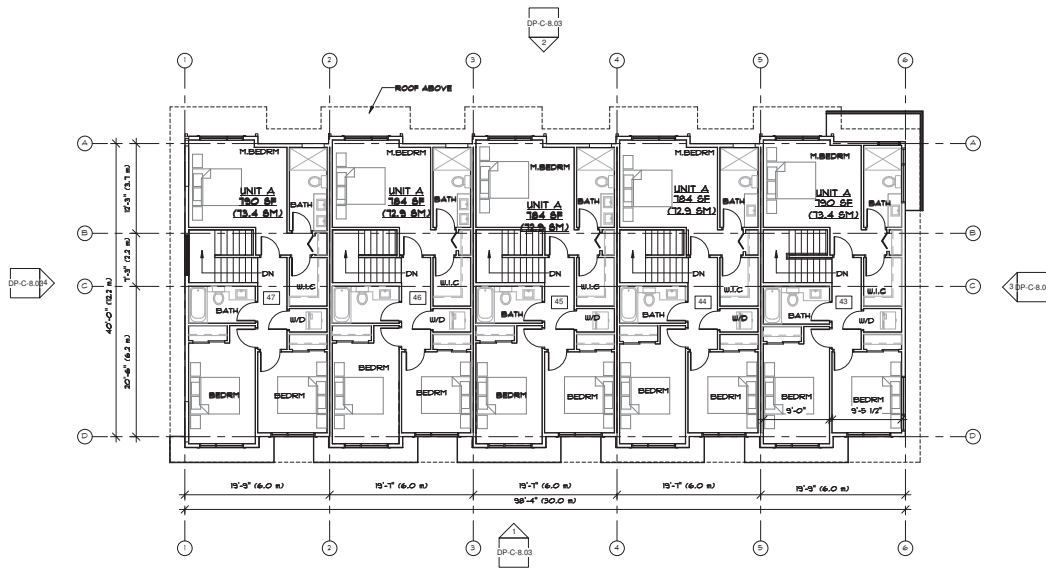
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MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP PERVISIONS
2	17 APR. 2014	ISSUED FOR CP PERVISIONS
3	17 APR. 2014	ISSUED FOR CP PERVISIONS
4	17 APR. 2014	ISSUED FOR CP PERVISIONS
5	17 APR. 2014	ISSUED FOR CP PERVISIONS

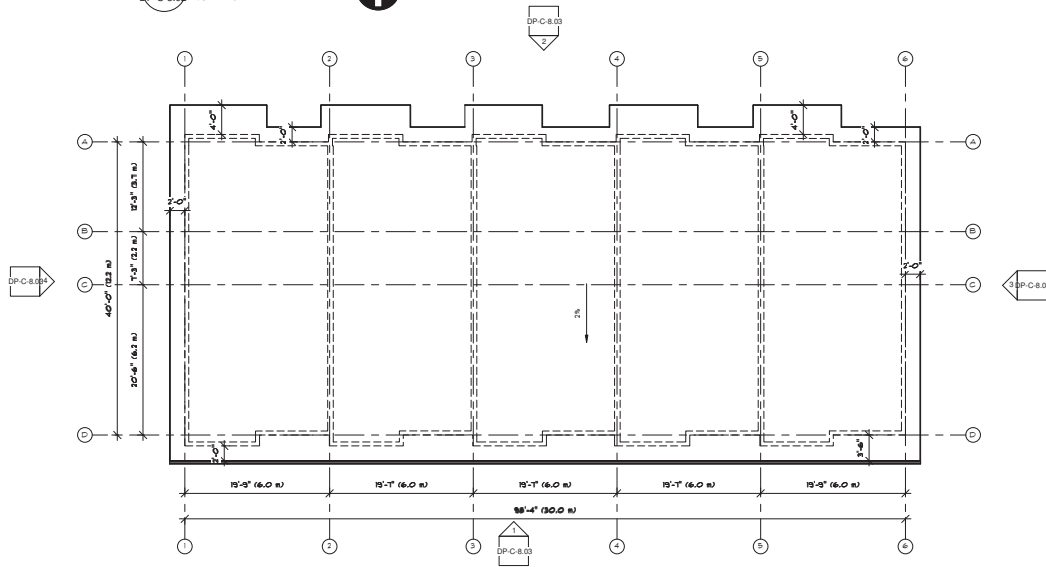
PROJECT: **19342 - TOWNHOUSES**
19342, 19372-74, AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: **CLUSTER-8 (UNIT A) - FLOOR PLANS**

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2014-09-02

SCALE: 1/8" = 1'-0"	PROJECT NO: _____	
DATE: 19 SEP 2014	DATE: _____	
DRAWN: _____	SHEET: _____	
REVISIONS: <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>5</td></tr></table>	5	DP-C-8.01
5		



1 THIRD FLOOR PLAN
DP-C-8.02 1/8" = 1'-0"



2 TOP OF ROOF
DP-C-8.02 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	11 APR. 2014	ISSUED FOR DP REVISIONS
2	11 JAN. 2014	ISSUED FOR DP REVISIONS
3	11 JAN. 2014	ISSUED FOR DP REVISIONS
4	10 FEB. 2014	ISSUED FOR DP REVISIONS
5	08 JAN. 2014	ISSUED FOR DP REVISIONS
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7		
8		
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10		

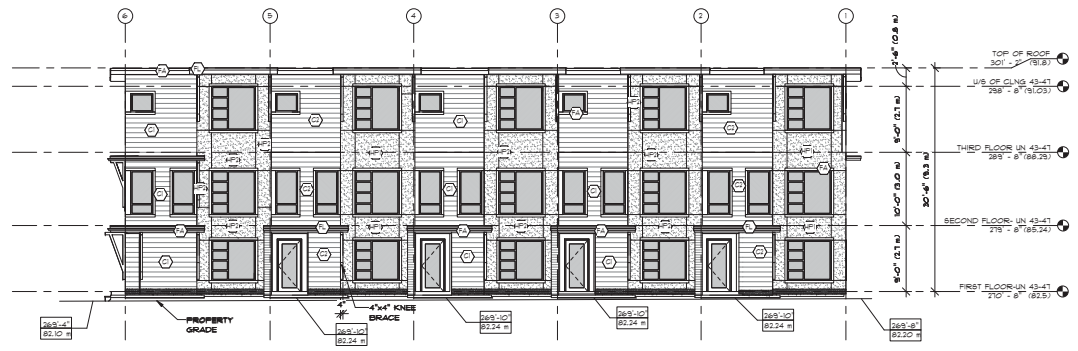
PROJECT: 19342- TOWNHOUSES
19342, 19372-72 AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: CLUSTER-8 (UNIT A) - FLOOR PLANS
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-C-8.02

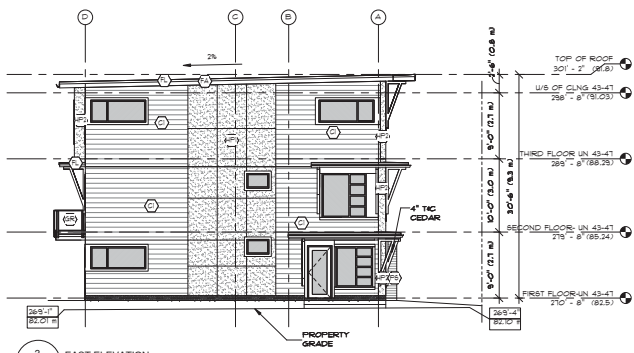
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DATE: 19 SEP 2014	
DRAWN: -	SHEET: -
REVISIONS: 5	DP-C-8.02



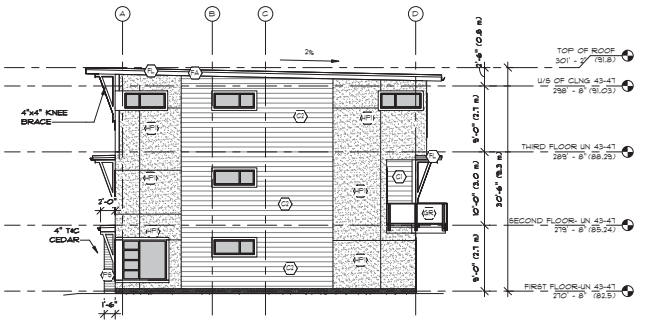
1 SOUTH ELEVATION
DP-C-8.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-8.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-8.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-8.03 1/8" = 1'-0"



5 3D View
DP-C-8.03

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	WHITE	
(TR) TRIM	SW 1019	
(FA) FASCIA/GUTTER	BLACK	
(V1) 8" HARDI SIDING	SW 1011	
(V2) 8" HARDI SIDING	SW 6043	
(HP) HARDI PANEL	SW 6043	
(HP) HARDI PANEL	SW 1011	
(V3) 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	
WINDOWS & DOORS	WHITE	
ROLL-UP DOOR	SW 1019	
DOORS ON NORTH SIDE	SW 6685 SW 6655 SW 6666	

NOTE - COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

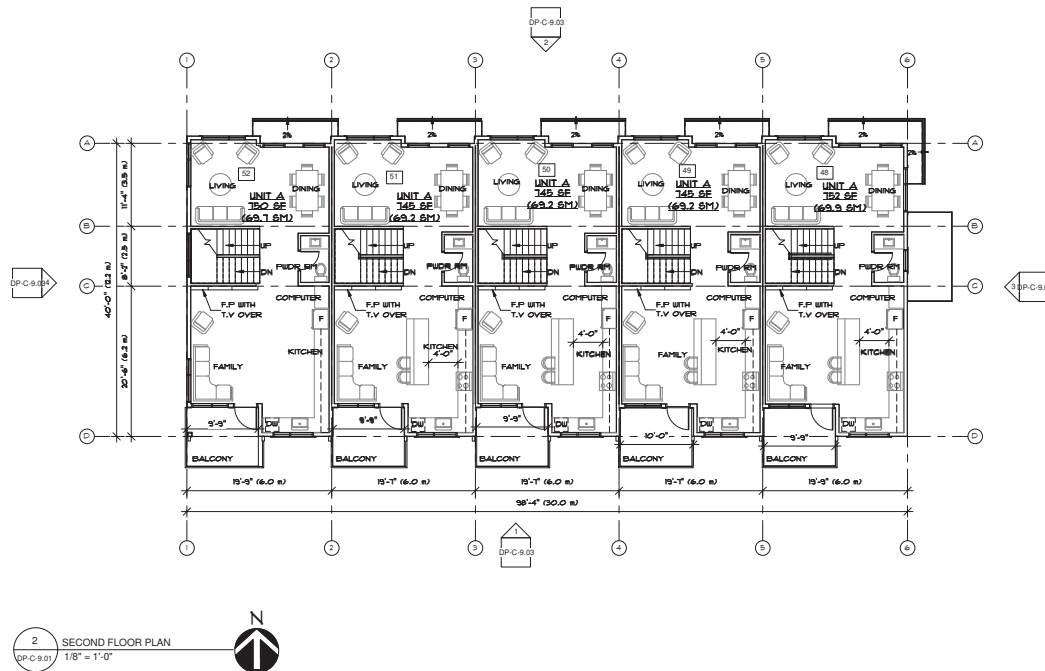
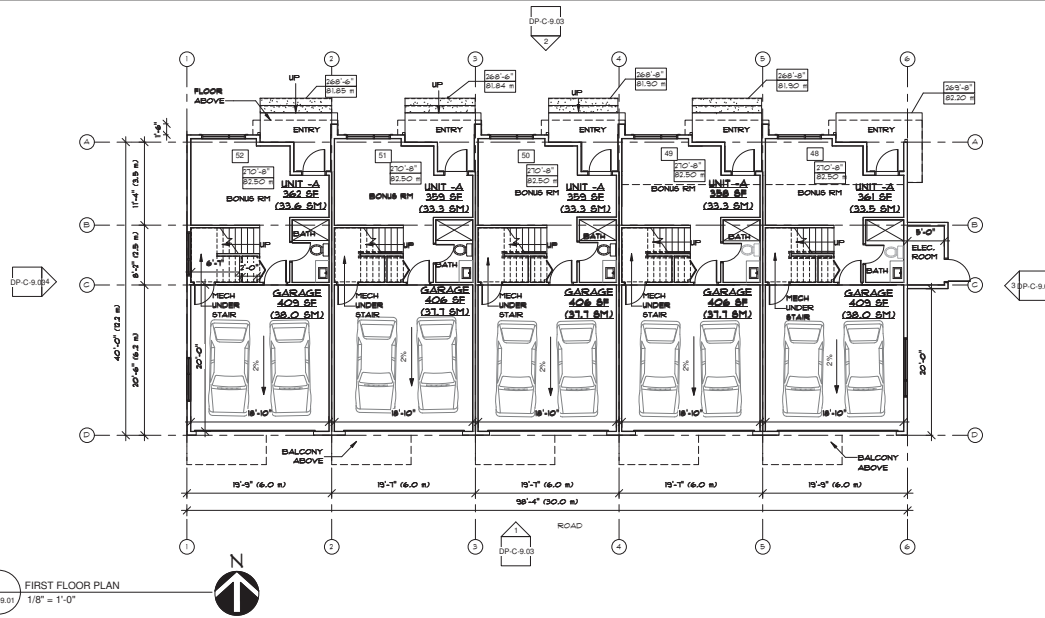
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MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR CP PERMITS
2	17 APR. 2014	ISSUED FOR CP PERMITS
3	17 APR. 2014	ISSUED FOR CP PERMITS
4	17 APR. 2014	ISSUED FOR CP PERMITS
5	19 SEP. 2014	ISSUED FOR CP PERMITS

PROJECT: 19342- TOWNHOUSES
19342, 19372-72 AVE, VANINA, SURREY B.C.
SHEET DESCRIPTION: CLUSTER-8 (UNIT A) - EXT. ELEVATIONS
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD. ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-C-8.03/19.02

SCALE: As indicated	PROJECT NO: _____
DATE: 19 SEP 2014	DATE: _____
DRAWN: _____	SHEET: DP-C-8.03
REVISIONS: _____	5



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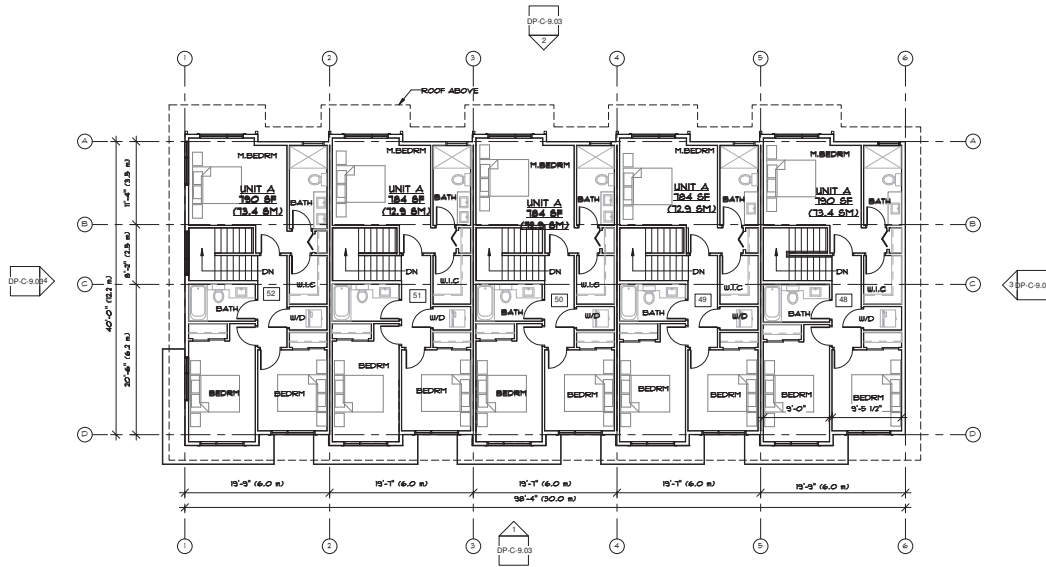
MARK	DATE	DESCRIPTION
1	17 APR. 2014	ISSUED FOR DP REVISIONS
2	17 APR. 2014	ISSUED FOR DP REVISIONS
3	17 APR. 2014	ISSUED FOR DP REVISIONS
4	17 APR. 2014	ISSUED FOR DP REVISIONS
5	17 APR. 2014	ISSUED FOR DP REVISIONS

PROJECT: **19342- TOWNHOUSES**
19342, 19372-74 AVE, VANINA, SURREY
B.C.
SHEET DESCRIPTION: **CLUSTER-9 (UNIT A) - FLOOR PLANS**

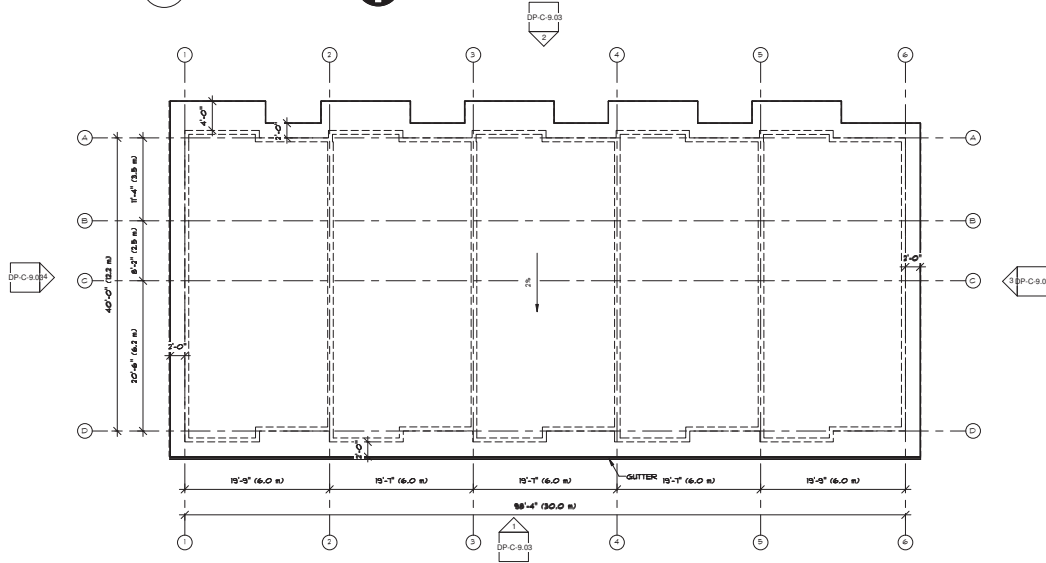
OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-2014-09-01

SCALE: 1/8" = 1'-0"	PROJECT NO: _____	
DATE: 19 SEP 2014	DATE: _____	
DRAWN: _____	SHEET: _____	
REVISIONS: <table border="1"><tr><td>5</td></tr></table>	5	DP-C-9.01
5		



1 THIRD FLOOR PLAN
1/8" = 1'-0"



2 TOP OF ROOF
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	11 APR. 2014	ISSUED FOR CP REVISIONS
2	11 JAN. 2014	ISSUED FOR CP REVISIONS
3	11 JAN. 2014	ISSUED FOR CP REVISIONS
4	10 FEB. 2011	ISSUED FOR CP REVISIONS
5	09 JUNE 2011	ISSUED FOR CP REVISIONS

PROJECT
19342- TOWNHOUSES
19342, 19372-72 AVE, VANUVA, SURREY
B.C.

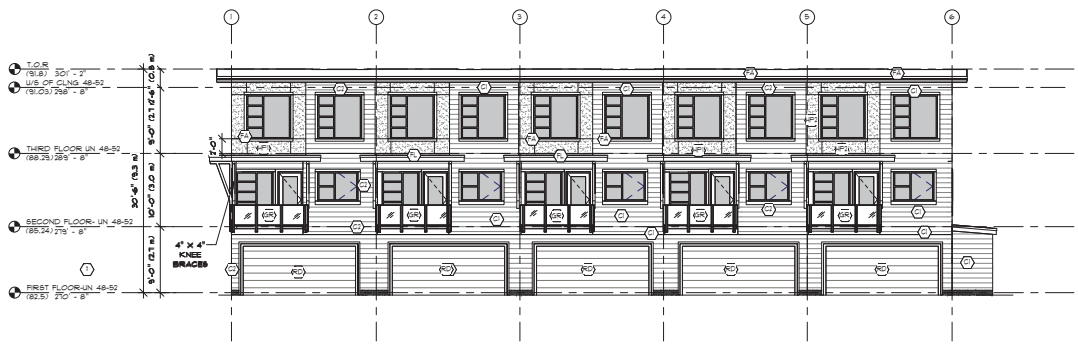
SHEET DESCRIPTION
CLUSTER-9 (UNIT A) - FLOOR PLANS

OWNER
-

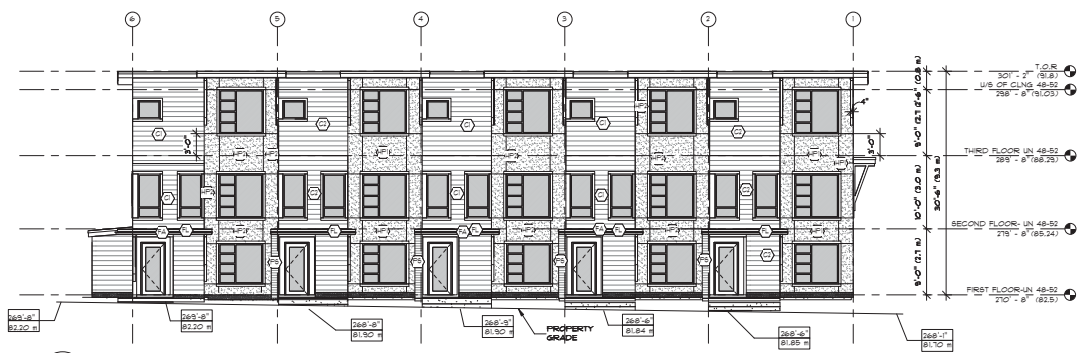
DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
CP: 202049496.02

SCALE: 1/8" = 1'-0"
DATE: 19 SEP 2014
DRAWN: DP-C-9.02
PROJECT NO: _____
SHEET: _____

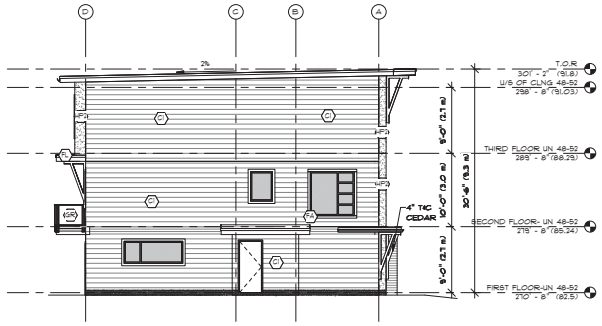
REVISIONS:
5



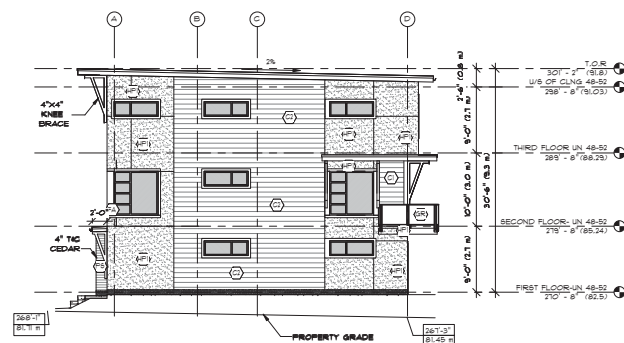
1 SOUTH ELEVATION
DP-C-9.03 1/8" = 1'-0"



2 NORTH ELEVATION
DP-C-9.03 1/8" = 1'-0"



3 EAST ELEVATION
DP-C-9.03 1/8" = 1'-0"



4 WEST ELEVATION
DP-C-9.03 1/8" = 1'-0"



5 3D View
DP-C-9.03

MATERIAL LEGEND

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARDRAILING	WHITE	
(TR) TRIM	BU 7016	
(FA) FASCIA/GUTTER	BLACK	
(C1) 8" HARDI SIDING	BU 7011	
(C2) 6" HARDI SIDING	SU 6243	
(HP1) HARDI PANEL	SU 6243	
(HP2) HARDI PANEL	SU 7011	
(PS) 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	
(WD) WINDOWS + DOORS	WHITE	
(RD) ROLL-UP DOOR	SU 7016	
	SU 6665 SU 6635 SU 6666	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

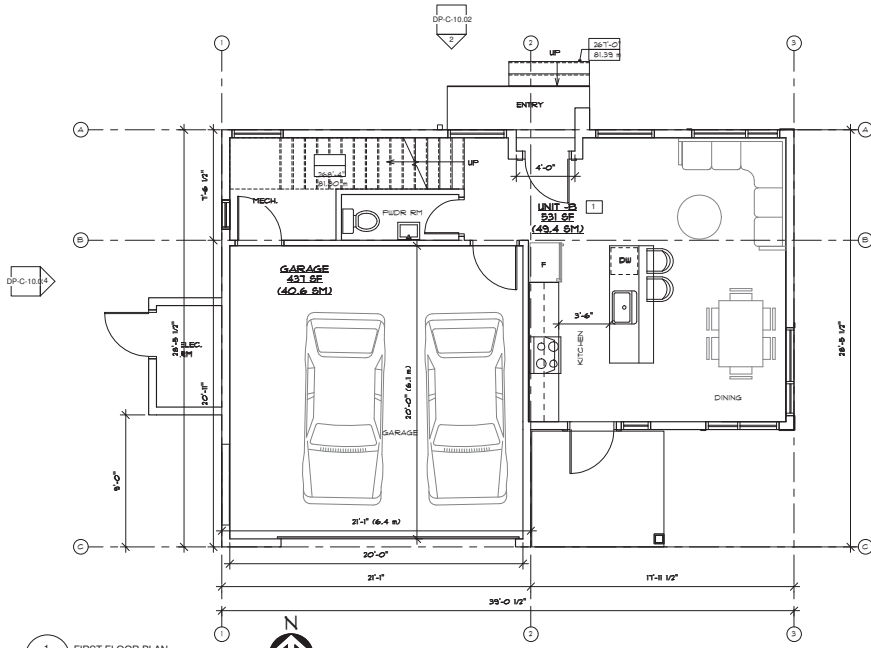
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MARK	DATE	DESCRIPTION
1	17 APR. 2011	ISSUED FOR CP REVISIONS
2	17 APR. 2011	ISSUED FOR CP REVISIONS
3	17 APR. 2011	ISSUED FOR CP REVISIONS
4	17 APR. 2011	ISSUED FOR CP REVISIONS
5	09 JUNE 2011	ISSUED FOR CP REVISIONS

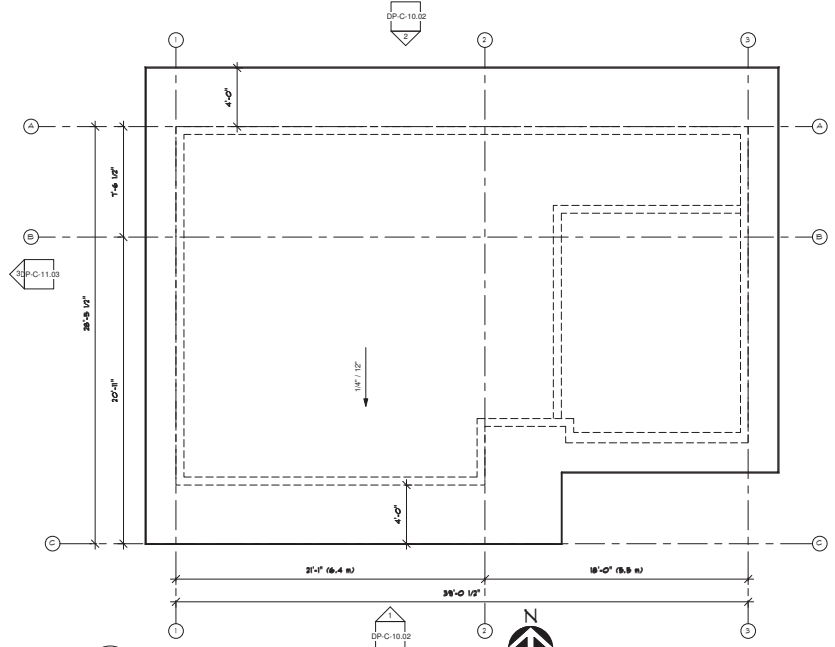
PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VANINA, SURREY B.C.
SHEET DESCRIPTION: **CLUSTER-9 (UNIT A) - EXT. ELEVATIONS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DP-JOHNSON@RJA.CA

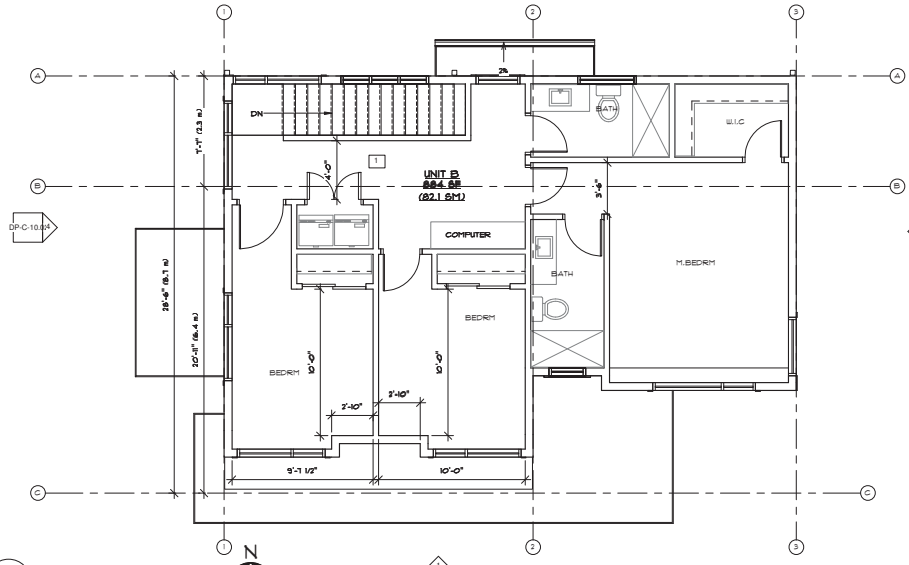
SCALE: As indicated
DATE: 19 SEP 2014
DRAWN: PROJECT NO: SHEET: DP-C-9.03
REVISIONS: 5



1 FIRST FLOOR PLAN
DP-C-10.01 1/4" = 1'-0"



3 ROOF PLAN
DP-C-10.04 1/4" = 1'-0"



2 SECOND FLOOR PLAN
DP-C-10.01 1/4" = 1'-0"

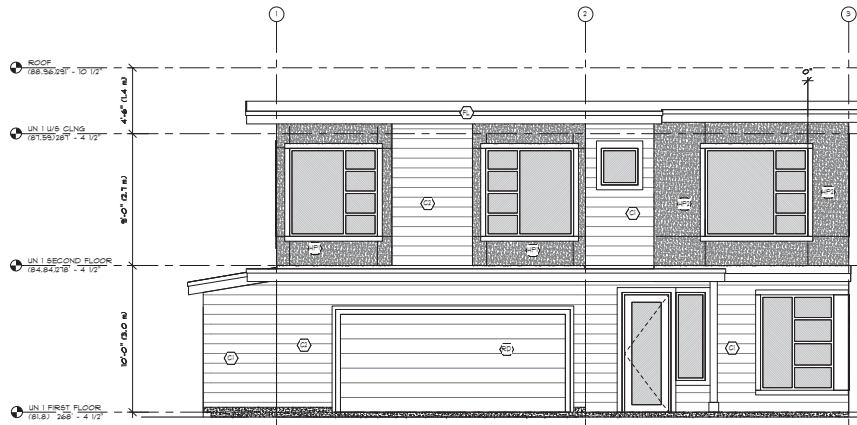
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MARK	DATE	DESCRIPTION
1	11 APR 2004	ISSUED FOR CP REVISIONS
2	11 JAN 2011	ISSUED FOR CP REVISIONS
3	107 APR 2011	ISSUED FOR CP REVISIONS
4	07 JUN 2011	ISSUED FOR CP REVISIONS
5	07 JUN 2011	ISSUED FOR CP REVISIONS

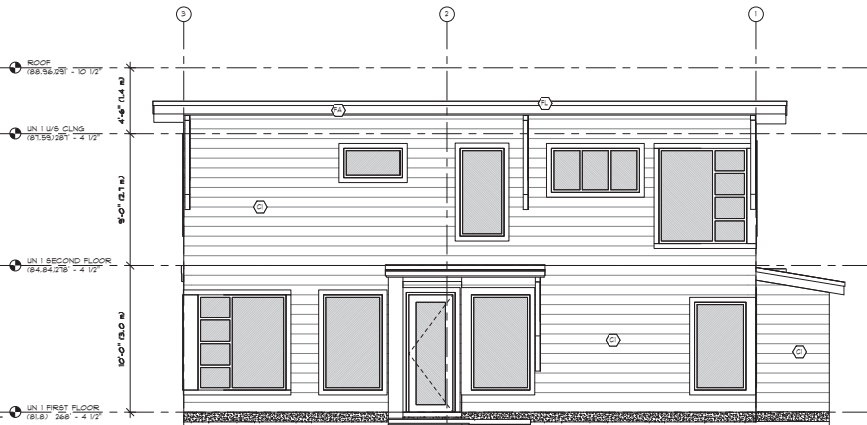
PROJECT: **19342- TOWNHOUSES**
19342, 19372-72 AVE, VAN IN3, SURREY B.C.
OWNER: _____
SHEET DESCRIPTION: **CLUSTER-10(UNIT B)- FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0171
DR: DR@DRHJL.COM

SCALE: 1/4" = 1'-0"	PROJECT NO: _____
DATE: 19 SEP 2014	DATE: _____
DRAWN: _____	SHEET: _____
REVISIONS: 5	DP-C-10.01



1 SOUTH ELEVATION
DP-C-10.02 1/4" = 1'-0"

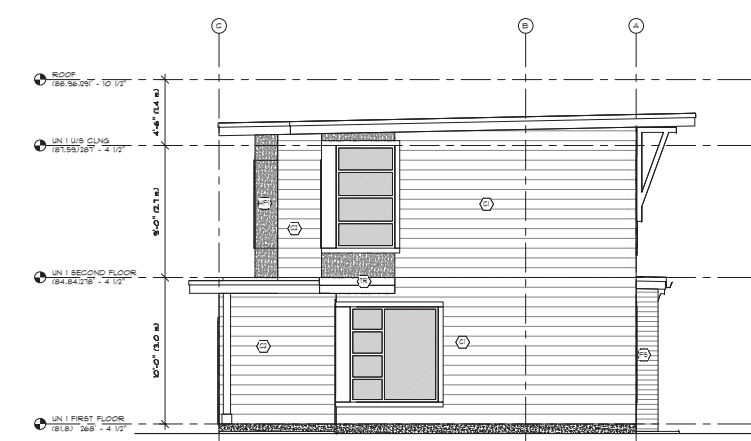


2 NORTH ELEVATION
DP-C-10.02 1/4" = 1'-0"

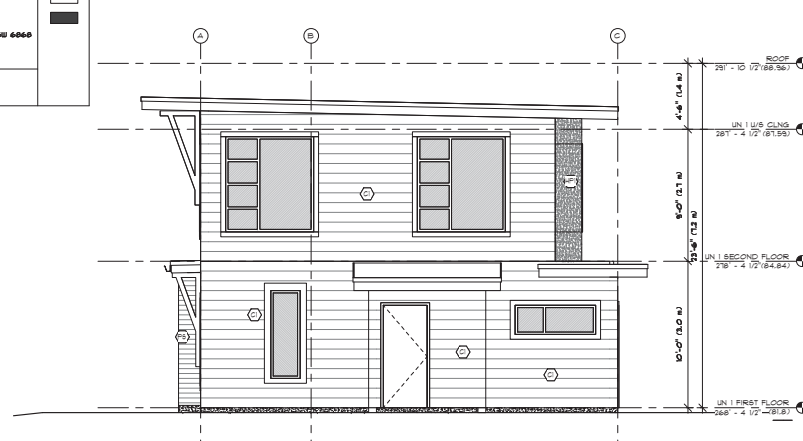
MATERIAL LEGEND 1

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	[Pattern]
(GR) GUARD/RAILING	WHITE	[Pattern]
(TR) TRIM	66705	[Pattern]
(FA) FASCIA/GUTTER	BLACK	[Pattern]
(S1) 8" HARDI SIDING	SU 701	[Pattern]
(S2) 8" HARDI SIDING	SU 6243	[Pattern]
(HP1) HARDI PANEL	SU 6243	[Pattern]
(HP2) HARDI PANEL	SU 701	[Pattern]
(PS) 4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	[Pattern]
(WD) WINDOWS & DOORS	WHITE	[Pattern]
(RD) ROLL-UP DOOR	SU 705	[Pattern]
DOORS ON NORTH SIDE	SU 6485 SU 6420 SU 6468	[Pattern]

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



3 EAST ELEVATION
DP-C-10.02 1/4" = 1'-0"



4 WEST ELEVATION
DP-C-10.02 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
1	17 APR 2016	ISSUED FOR CP REVISIONS
2	17 JAN 2017	ISSUED FOR CP REVISIONS
3	17 JAN 2017	ISSUED FOR CP REVISIONS
4	17 APR 2017	ISSUED FOR CP REVISIONS
5	09 JAN 2017	ISSUED FOR CP REVISIONS

PROJECT
19342- TOWNHOUSES
19342, 19372-72 AVE, VAN INSA, SURREY
B.C.

SHEET DESCRIPTION
CLUSTER-10 (UNIT B) - EXT.
ELEVATIONS

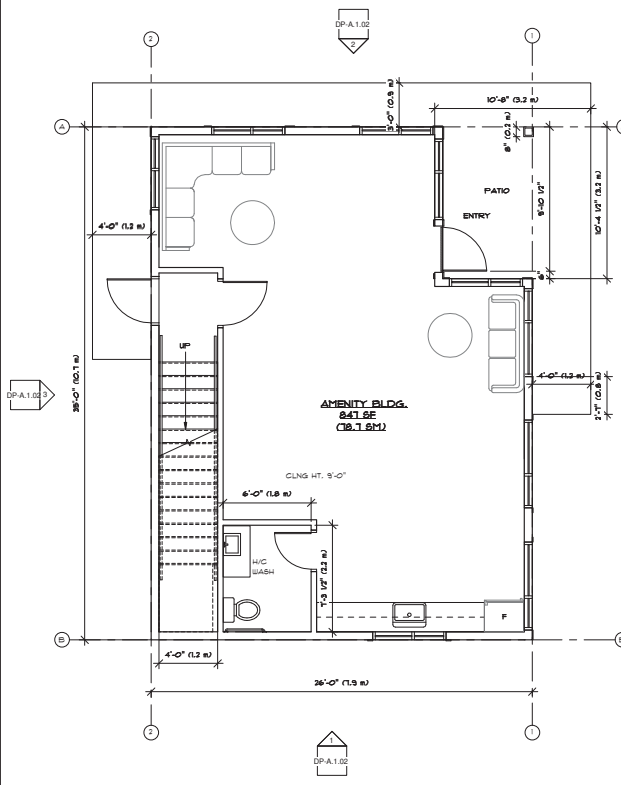
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP-C-10.02

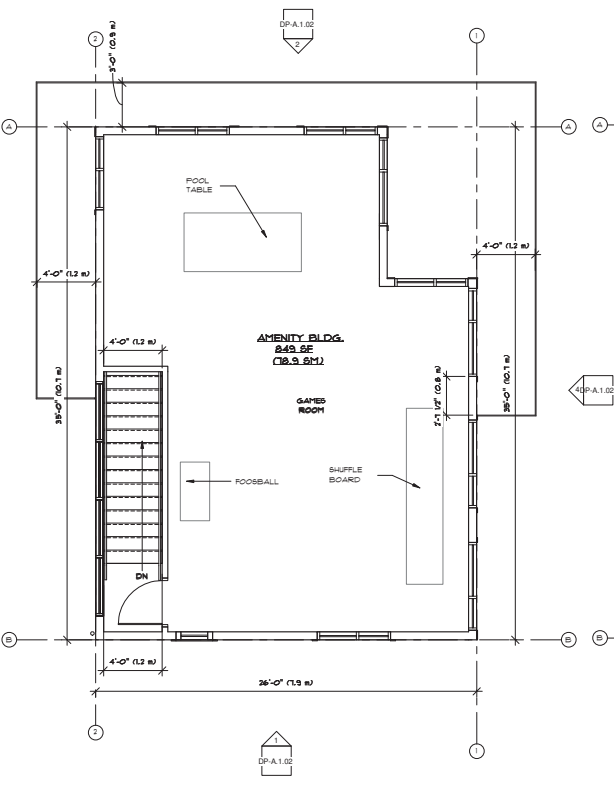
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DRAWN: [Signature]
REVISIONS: [Signature]

PROJECT NO: [Blank]
SHEET: [Blank]
DP-C-10.02

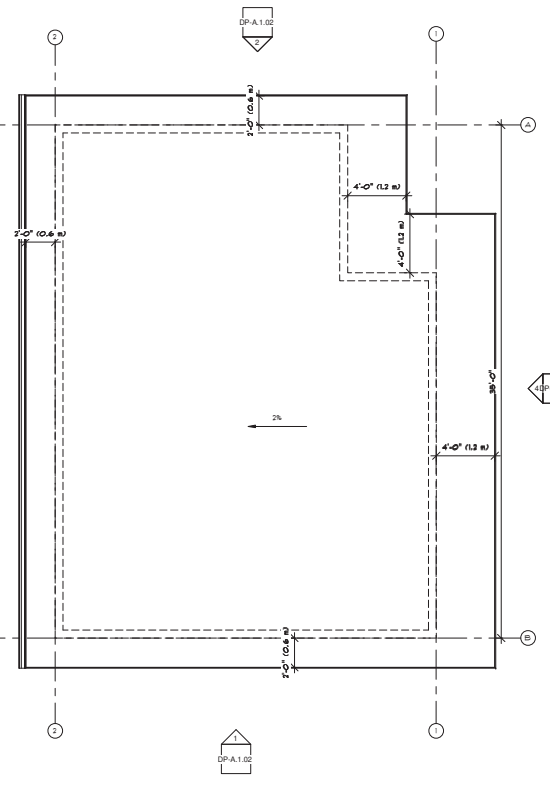
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1 AM-FIRST FLOOR PLAN
 DP-A.1.07 1/4" = 1'-0"



2 AM-SECOND FLOOR PLAN
 DP-A.1.07 1/4" = 1'-0"



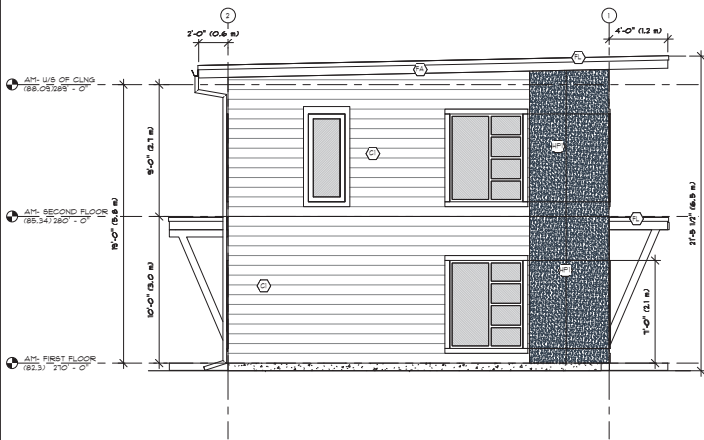
3 AM-ROOF PLAN
 DP-A.1.07 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
1	17 APR 2014	ISSUED FOR CP REVISIONS
2	17 JAN 2011	ISSUED FOR CP REVISIONS
3	107 APR 2011	ISSUED FOR CP REVISIONS
4	07 APR 2011	ISSUED FOR CP REVISIONS
5	07 APR 2011	ISSUED FOR CP REVISIONS

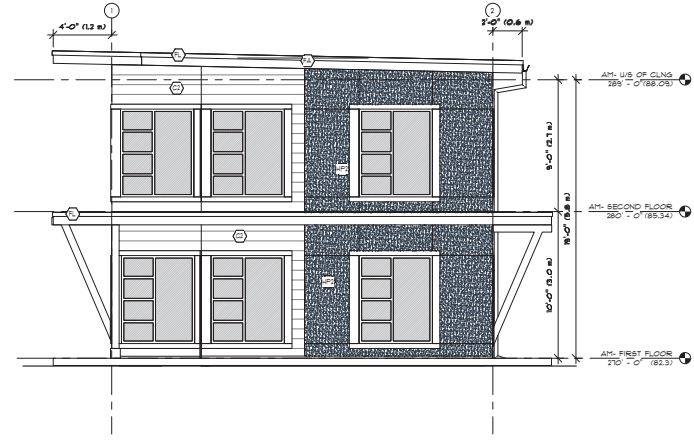
PROJECT: **19342- TOWNHOUSES**
 19342, 19372-79 AVE, VANUSA, SURREY
 B.C.
 SHEET DESCRIPTION: **AMENITY BUILDING - FLOOR PLANS**
 OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
 *374-201 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P8
 PH: (604) 998-3381
 FAX: (604) 998-0211
 DP-A.1.07/19342

SCALE: 1/4" = 1'-0"	PROJECT NO: _____
DATE: 19 SEP 2014	_____
DRAWN: _____	SHEET: DP-A.1.01
REVISIONS: 5	_____



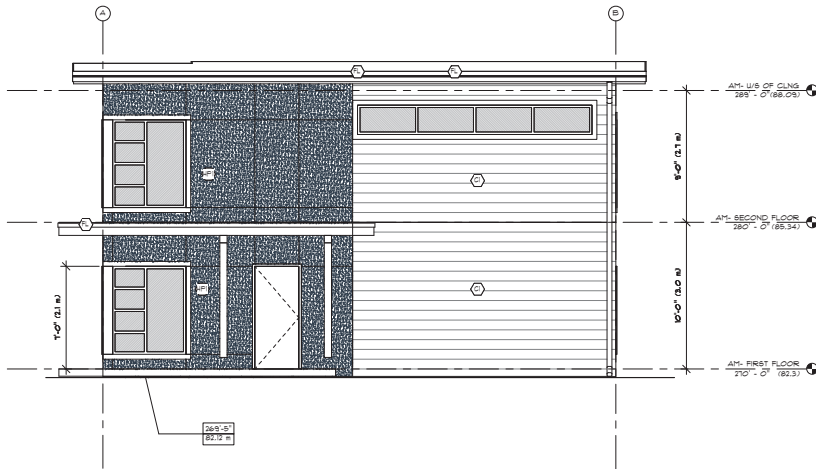
1 SOUTH ELEVATION
DP-A.1.02 1/4" = 1'-0"



2 NORTH ELEVATION
DP-A.1.02 1/4" = 1'-0"

MATERIAL	COLOR	
FL FLASHING	DARK GREY	
GRD/RAILING	WHITE	
TRM TRIM	66705	
FAS/FASCIA/GUTTER	BLACK	
8" HARDI SIDING	SW 701	
8" HARDI SIDING	SW 6243	
HARDI PANEL	SW 701	
HARDI PANEL	SW 701	
4" HARDI SIDING PRIVACY SCREEN	NATURAL CEDAR	
WINDOWS & DOORS	WHITE	
ROLL-UP DOOR	SW 701S	
DOORS ON NORTH SIDE	SU 6659 SU 6659 SU 6660	

NOTE 1: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



3 EAST ELEVATION
DP-A.1.02 1/4" = 1'-0"



4 WEST ELEVATION
DP-A.1.02 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
1	11 APR 2014	ISSUED FOR CP REVISIONS
2	11 JAN 2011	ISSUED FOR CP REVISIONS
3	11 JAN 2011	ISSUED FOR CP REVISIONS
4	107 APR 2011	ISSUED FOR CP REVISIONS
5	09F JUNE 2011	ISSUED FOR CP REVISIONS

PROJECT: 19342- TOWNHOUSES
19342, 19372-76 AVE, VANINA, SURREY B.C.
OWNER: AMENITY BUILDING ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
*374-201 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-3381
FAX: (604) 998-0211
DP@DRJAARCH.COM

SCALE: 1/4" = 1'-0"
DATE: 19 SEP 2014
DRAWN: PROJECT NO: SHEET: DP-A.1.02
REVISIONS: 5

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUL 24	ISSUE FOR SUBMISSION	CLG
2	17 JUN 25	UPDATE PER COMMENTS	CLG
3	17 JUN 25	UPDATE PER COMMENTS	CLG
4	17 JUN 25	UPDATE PER COMMENTS	CLG
5	17 JUN 25	UPDATE PER COMMENTS	CLG
6	17 JUN 25	REVISE PER NEW SITE PLAN	MR
7	16 SEP 22	CONCEPT PLAN	CL

CLIENT:
MASKEN HOMES

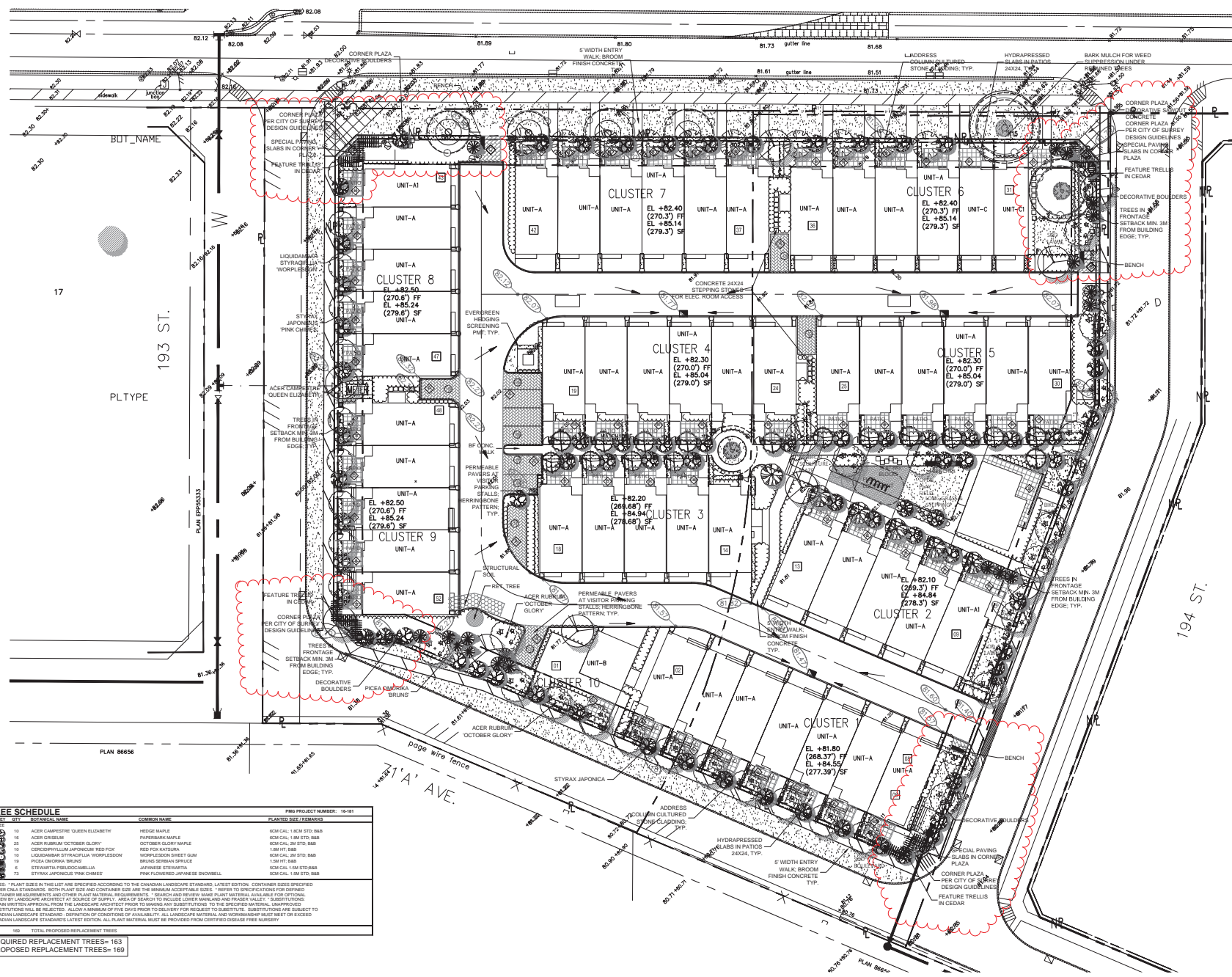
ARCHITECT:
DOUGLAS JOHNSON ARCHITECT

PROJECT:
19342 TOWNHOUSE
19342 & 19372-72ND AVE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 16 SEP 15 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: PCM

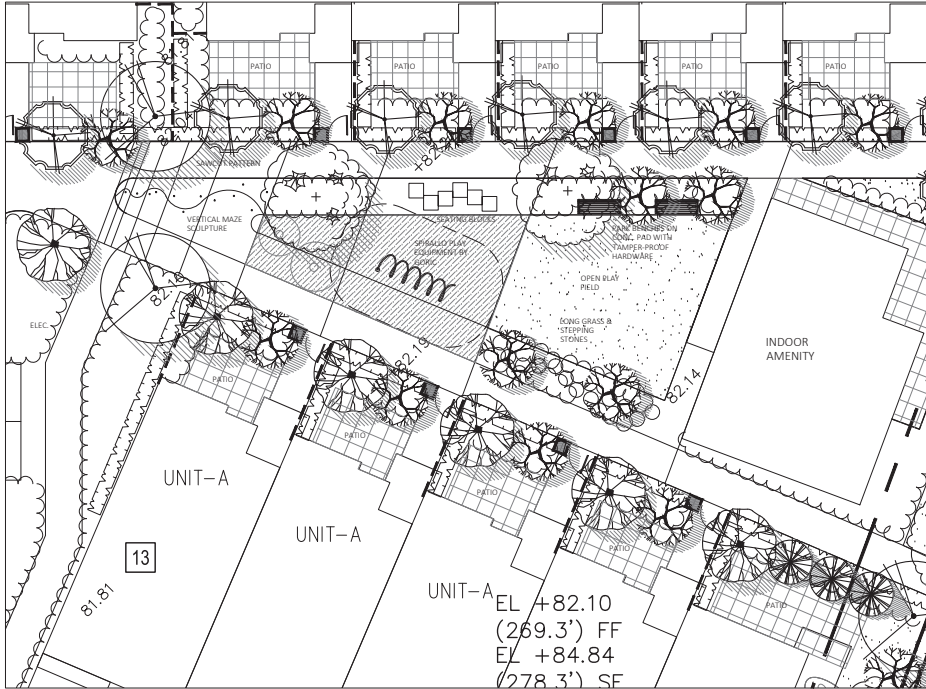
L1
OF 3



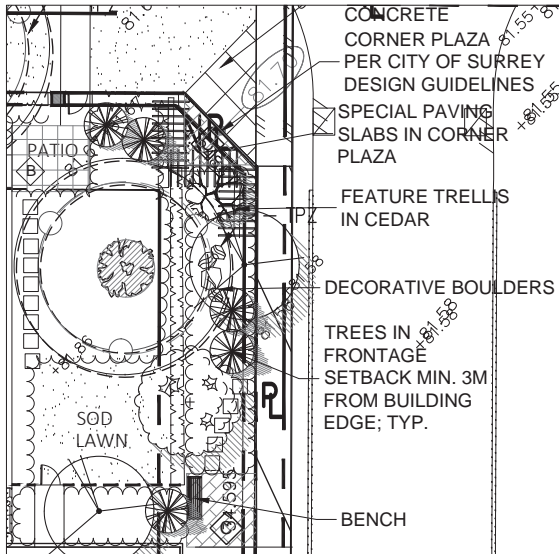
TREE	COMMON NAME	PLANT SIZE / COMMENTS
10	ACER CARPENTER'S QUEEN ELDERBERRY	HEDGE MAPLE 10M CAL. 15M STD. B&B
15	ACER CRISPUM	PAPERBARK MAPLE 10M CAL. 15M STD. B&B
20	ACER RUBRUM OCTOBER GLORY	10M CAL. 15M STD. B&B
25	CERCOPHYLLUM JAPONICUM RED FOX	RED FOX KATSURBA 15M HT. B&B
30	LIQUIDAMBAR STRACALUXA HODGESSOVY	10M CAL. 15M STD. B&B
35	PICEA OMBRIKA BRUNDA	BRUNDA SERBIAN SPRUCE 15M HT. B&B
40	STYRAX JAPONICUS PINK CHERRY	10M CAL. 15M STD. B&B
45	STYRAX JAPONICUS PINK CHERRY	PINK FLOWERED JAPANESE SNOWBELL 10M CAL. 15M STD. B&B

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MARK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE COVER MARKING AND TRADE CATALOG. SUBSTITUTIONS OBTAIN WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST BESET ON SCHEDULED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

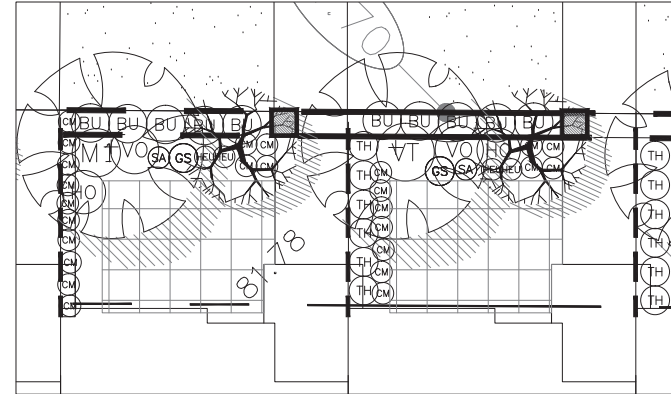
REQUIRED REPLACEMENT TREES= 163
PROPOSED REPLACEMENT TREES= 169



OUTDOOR AMENITY AREA
1/8" = 1'-0"

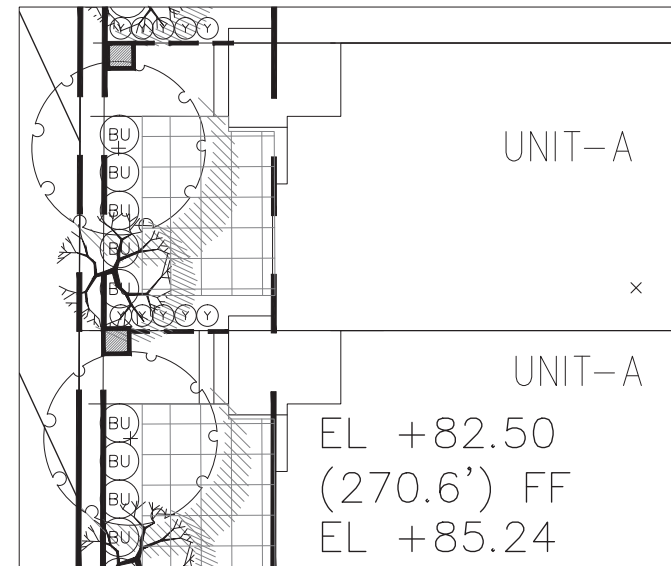


TYPICAL CORNER PLAZA - PER CITY GUIDELINES
1/8" = 1'-0"



NORTH-FACING UNIT
1/4" = 1'-0"

- NORTH-FACING UNITS PLANT LIST**
- CAREX MORROWII 'ICE DANCE' (18")
 - HELICONIA PALAE FLUMINA (18")
 - HOSTA SUM AND SUBSTANCE (18")
 - GAULTHERIA SHALLOON (24")
 - MARCHONIA AQUIFOLIUM (39")
 - VACCINIUM OVATUM 'THUNDERBIRD' (39")
 - SARCOCOCCA HOOKERIANA 'HUMULUS' (18")
 - TAXUS X MEDIA 'HICKS' (18")
 - THUJA OCCIDENTALIS 'SMARAGD' (24")
 - VIBURNUM THUIS DWARF (48")



WEST-EAST FACING UNIT
1/4" = 1'-0"

- WEST/EAST-FACING UNITS PLANT LIST**
- HEMEROCALLIS STELLA D'ORO (19")
 - LIRIODENDRON 'RAINSTAED' (24")
 - RUDBECKIA 'GOLDSTURM' (30")
 - SEDUM 'AUTUMN IDY' (19")
 - CALAMAGROSTIS 'KARL FORSTER' (30")
 - IMPERATA CYLINDRICA 'RED BARON' (24")
 - STIPA TENUISSIMA (24")
 - BILKUS MICROPHYLLA 'WINTER GEM' (31")
 - CHOISYA TERNAATA 'SUNDANCE' (48")
 - CORNUS SERICEA 'FLAVIRAMEA' (48")

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604.294-0011 f. 604.294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUL 04	ISSUE FOR SUBMISSION	CLG
2	17 JUN 05	UPDATE PER COMMENTS	CLG
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9	17 JUN 05	UPDATE PER COMMENTS	CLG
10	17 JUN 05	UPDATE PER COMMENTS	CLG
11	16 SEP 22	CONCEPT PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:
MASKEEN HOMES

ARCHITECT:
DOUGLAS JOHNSON ARCHITECT

PROJECT:
19342 TOWNHOUSE
19342 & 19372-72ND AVE
SURREY

DRAWING TITLE:
UNIT SHRUB PLANS

DATE: 16 SEP 15 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHKD: PCM

L2

OF 3

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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2	17 JUN 24	ISSUE FOR COMMENTS	CLG
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CLIENT:
MASKEEN HOMES

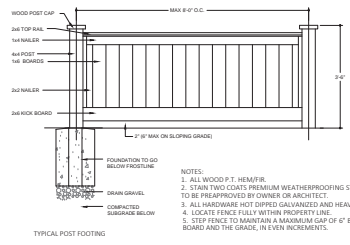
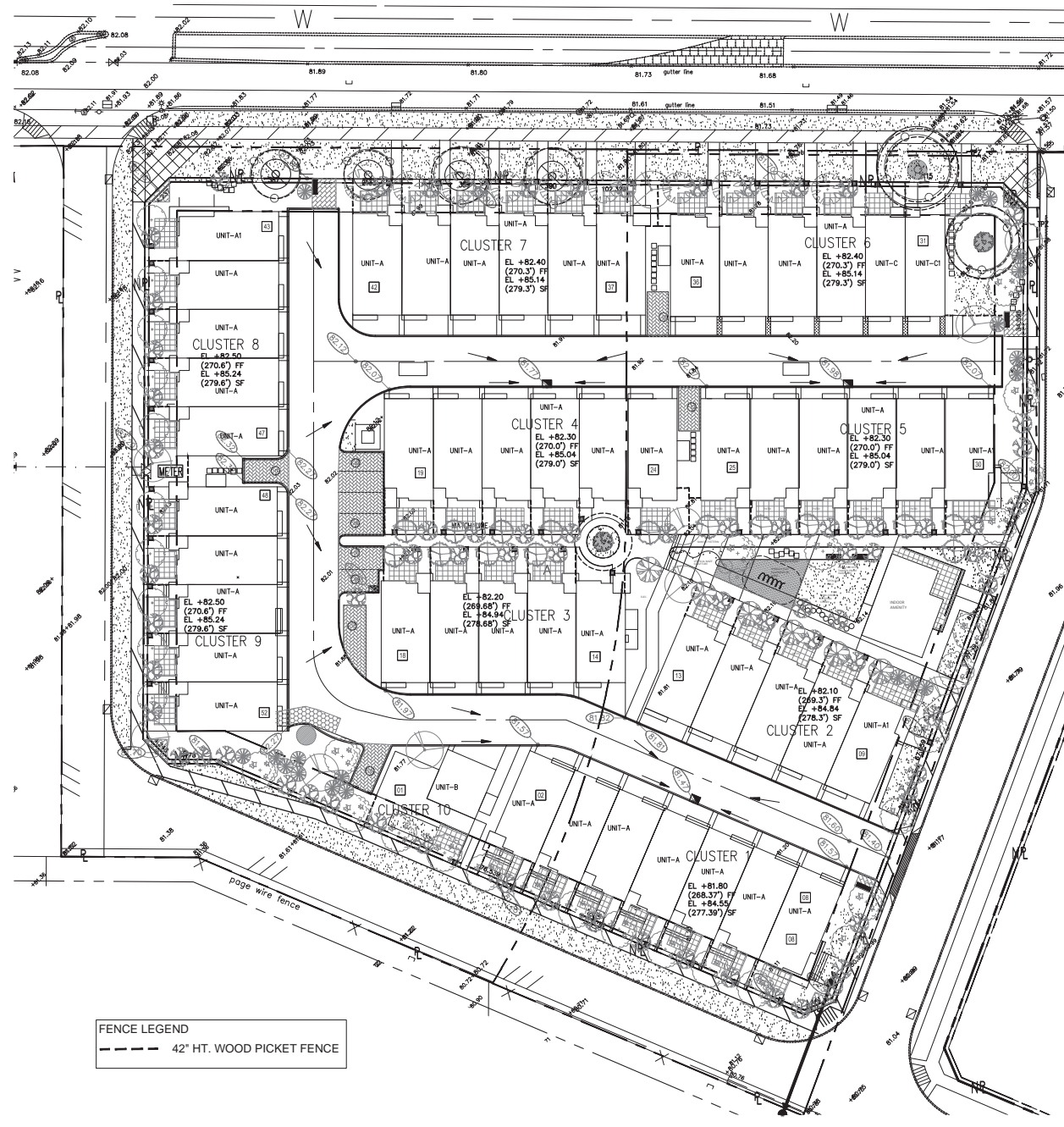
ARCHITECT:
DOUGLAS JOHNSON ARCHITECT

PROJECT:
19342 TOWNHOUSE
19342 & 19372-72ND AVE
SURREY

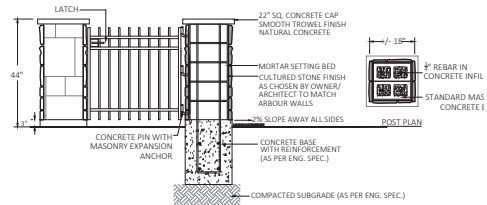
DRAWING TITLE:
FENCING PLAN

DATE: 16 SEP 15 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHKD: PCM

L3
OF 3



1 42" HT. WOOD PERIMETER FENCE
SCALE 1/2"=1'-0"



- REFER TO PLAN FOR GATE DIMENSIONS AND LAYOUT
- REFER TO ARCHITECT DETAILS FOR COLUMN FINISHES
- REFER TO ALUMINUM FENCE DETAIL FOR GATE DIMENSION & FINISHING

2 44" HT. ADDRESS COLUMN
SCALE 1/2"=1'-0"



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

FROM: **Development Services Manager, Engineering Department**

DATE: **June 8, 2017** PROJECT FILE: **7816-0174-00**

RE: **Engineering Requirements
Location: 19342/72- 72 Avenue**

NCP AMENDMENT

There are no engineering requirements for to the NCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 3.808-metre along 72 Avenue for the ultimate 32-metre arterial road;
- dedicate 10.0-metre along 193 Street to achieve the ultimate 20.0-metre local road;
- dedicate 11.5-metre for 194 Street to achieve the minimum half road standard, ultimately 14.5-metre flex road, if this application proceeds in advance of 7816-0158-00. If 7816-0158-00 precedes this application, adequate dedication will be required to complete the 14.5-metre dedication;
- dedicate 11.5-metre for Aloha Drive for half road of ultimate 20.0 metre local road;
- dedicate corner cuts; and
- register 0.5-metre statutory right-of-ways along all road frontages.

Works and Services

- construct east side of 193 Street, west side of 194 Street and north side of Aloha Drive to the local road standard;
- construct onsite drainage features in accordance the East Clayton NCP (as amended); and
- construct storm, water, and sanitary mains and service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements for the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

SK2



Planning

July-05-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0174

SUMMARY

The proposed 52 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

September 2018 Enrolment/School Capacity

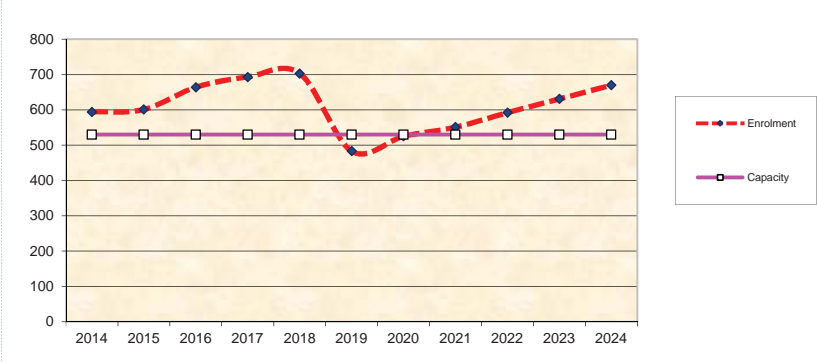
Hazelgrove Elementary	
Enrolment (K/1-7):	86 K + 578
Capacity (K/1-7):	80 K + 450
Clayton Heights Secondary	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

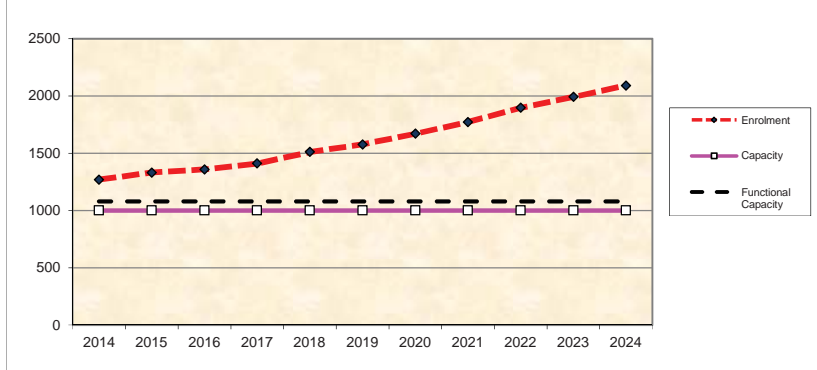
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove Elementary, which opened in 2009, is currently over capacity. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 130%. A boundary change recently increased the size of Hazelgrove's catchment to help relieve pressure on neighbouring catchments. Funding approval has been granted for a new 605 student elementary school (site 184 on 78 Ave) and is expected to open in 2019 or 2020. Another 605 students elementary school has been requested as the second priority in the District's 5-Year Capital Plan. The District has received capital project approval for the new 1,500 student Salish Secondary that will relieve overcrowding at Clayton Heights Secondary and Lord Tweedsmuir Secondary. Until new elementary and secondary space is built and much needed subsequent approvals are granted, the schools in this area remain under extreme enrolment pressure.

Hazelgrove Elementary



Clayton Heights 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	5	5	0
Magnolia	1	1	0
Maple	4	4	0
Oak, English	2	1	1
Oak, Pin	1	0	1
Willow, Weeping	6	6	0
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Western Red	52	51	1
Douglas-fir	5	5	0
Falsecypress	2	2	0
Redwood, Dawn	2	2	0
Sequoia, Giant	1	1	0
Spruce, Norway	1	1	0
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	84	81	3
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	



Tree Preservation Summary

Surrey Project No: 16-0174-00


Address: 19342 & 19372 72nd Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

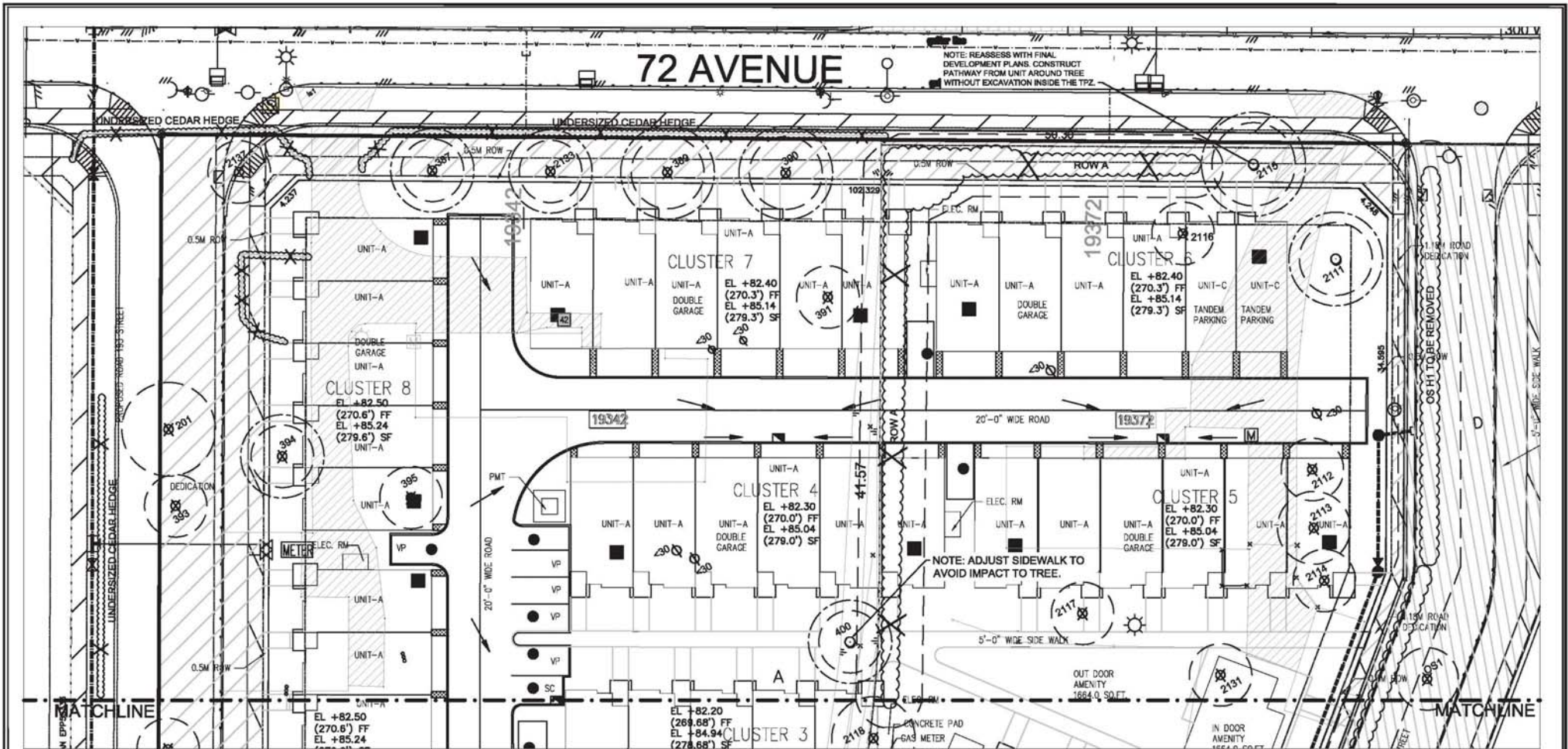
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	93
Protected Trees to be Removed	90
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = <u>9</u> - All other Trees Requiring 2 to 1 Replacement Ratio 81 X two (2) = <u>162</u> 	171
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	30
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 30 X two (2) = 60 	60
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

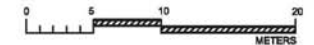
Signature of Arborist: 	Date: June 29, 2017
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LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET



NO.	DATE	BY	REVISION
1	MAY3016	MK	REVISED BITEPLAN
2	JULY2716	MK	REVISED BITEPLAN
3	DEC2116	MK	REVISED BITEPLAN
4	FEB0917	MK	REVISED BITEPLAN
5	APR0317	MK	REVISED BITEPLAN

**MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS**

#105, 8277 129 SL
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

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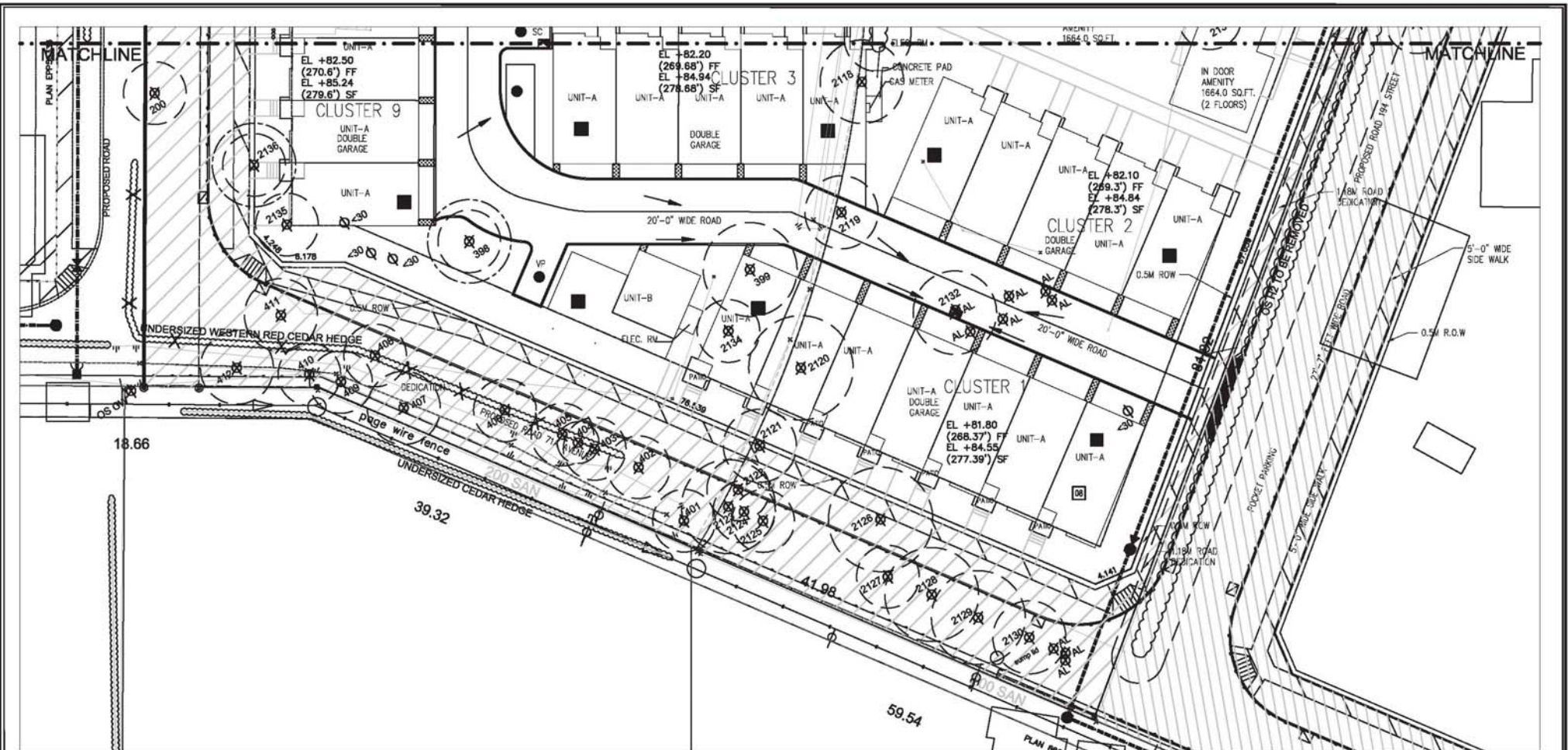
PROJECT TITLE
19342 19372 72 AVENUE
SURREY, BC

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN






CLIENT

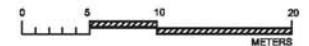
DRAWN SGL
SCALE AS SHOWN
DATE FEBRUARY 22, 2016

T-1A
SHEET 1 OF 4



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE
-  1.0m EXCAVATION OFFSET



NO.	DATE	BY	REVISION
1	MAY2016	MK	REVISED SITEPLAN
2	JULY2716	MK	REVISED SITEPLAN
3	DEC2216	MK	REVISED SITEPLAN
4	FEB0917	MK	REVISED SITEPLAN
5	APR0317	MK	REVISED SITEPLAN

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PROJECT TITLE
19342 19372 72 AVENUE
 SURREY, BC

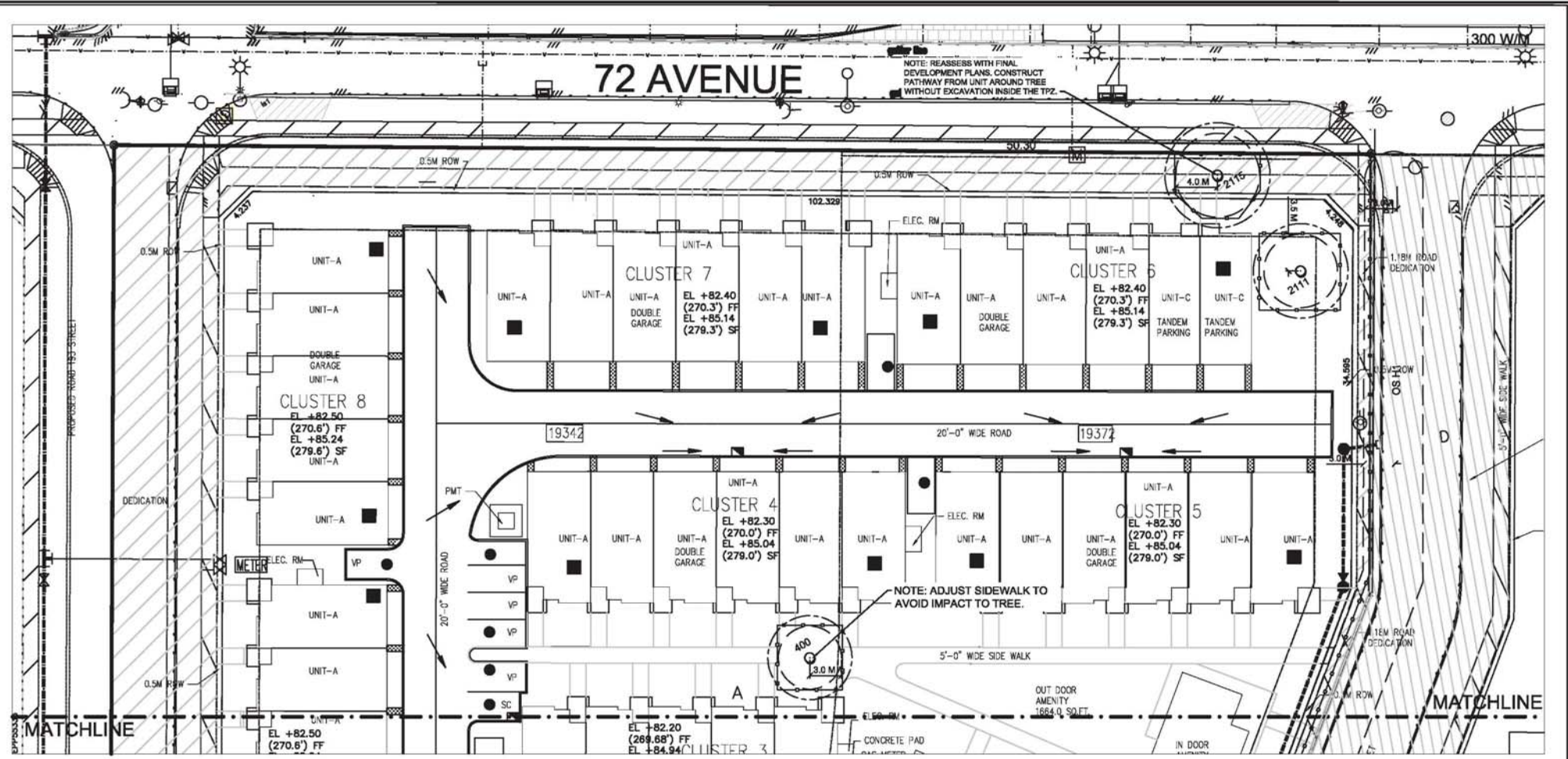
SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN
 SGL
 SCALE
 AS SHOWN
 DATE
 FEBRUARY 22, 2016

T-1B
 SHEET 2 OF 4

72 AVENUE

NOTE: REASSESS WITH FINAL DEVELOPMENT PLANS. CONSTRUCT PATHWAY FROM UNIT AROUND TREE WITHOUT EXCAVATION INSIDE THE TPZ.

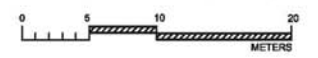


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



NO.	DATE	BY	REVISION
1	MAY3016	MK	REVISED SITEPLAN
2	JULY2716	MK	REVISED SITEPLAN
3	DEC2216	MK	REVISED SITEPLAN
4	FEB0617	MK	REVISED SITEPLAN
5	APR0317	MK	REVISED SITEPLAN

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PROJECT TITLE
19342 19372 72 AVENUE
SURREY, BC

SHEET TITLE
T2 - TREE PROTECTION PLAN

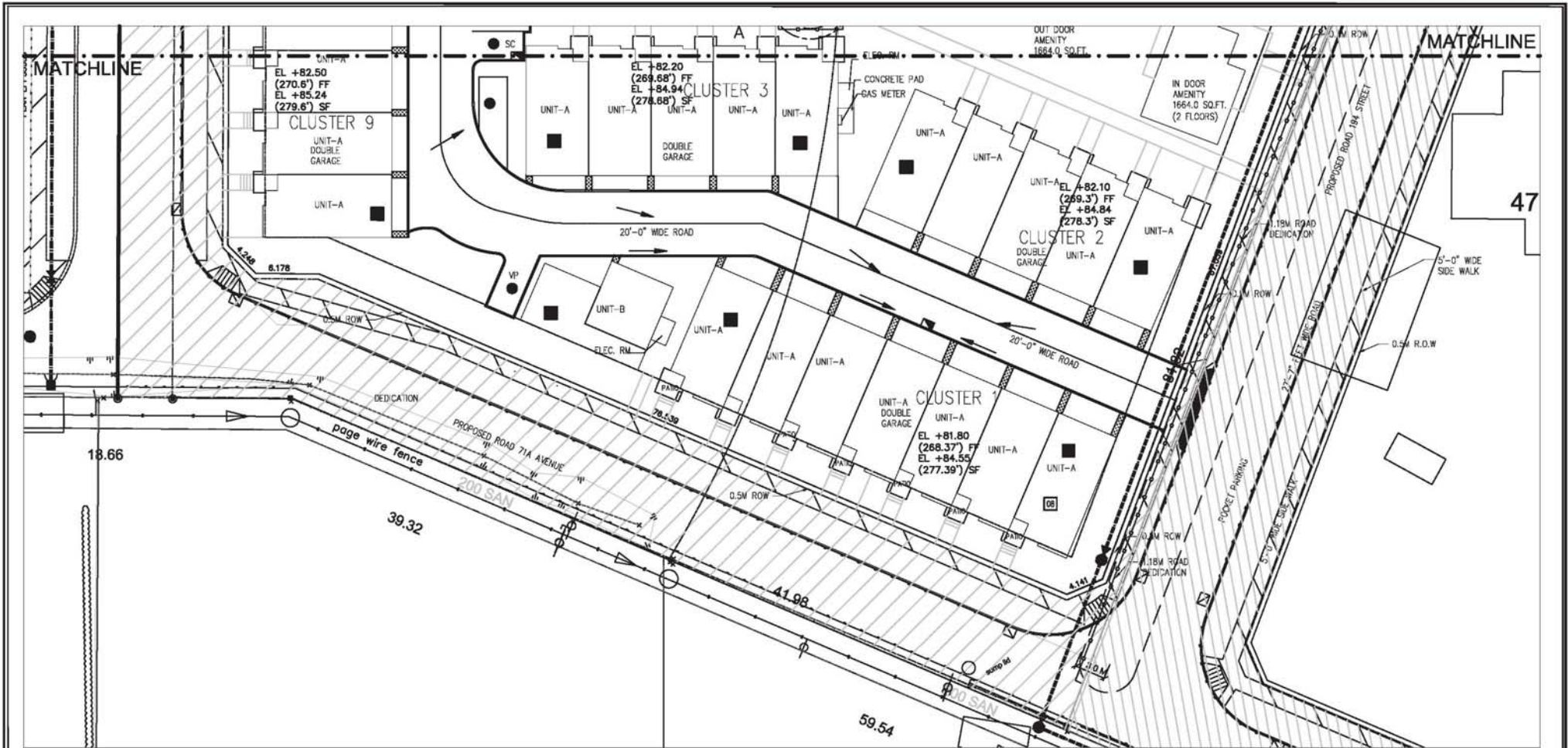
CLIENT

DRAWN
SGL

SCALE
AS SHOWN

DATE
FEBRUARY 22, 2016

T-2A
SHEET 3 OF 4

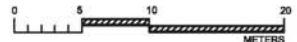


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



NO.	DATE	BY	REVISION
1	MAY2016	MK	REVISED SITEPLAN
2	JULY2716	MK	REVISED SITEPLAN
3	DEC2216	MK	REVISED SITEPLAN
4	FEB0617	MK	REVISED SITEPLAN
5	APR0317	MK	REVISED SITEPLAN

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SHEET TITLE
T2 - TREE PROTECTION PLAN

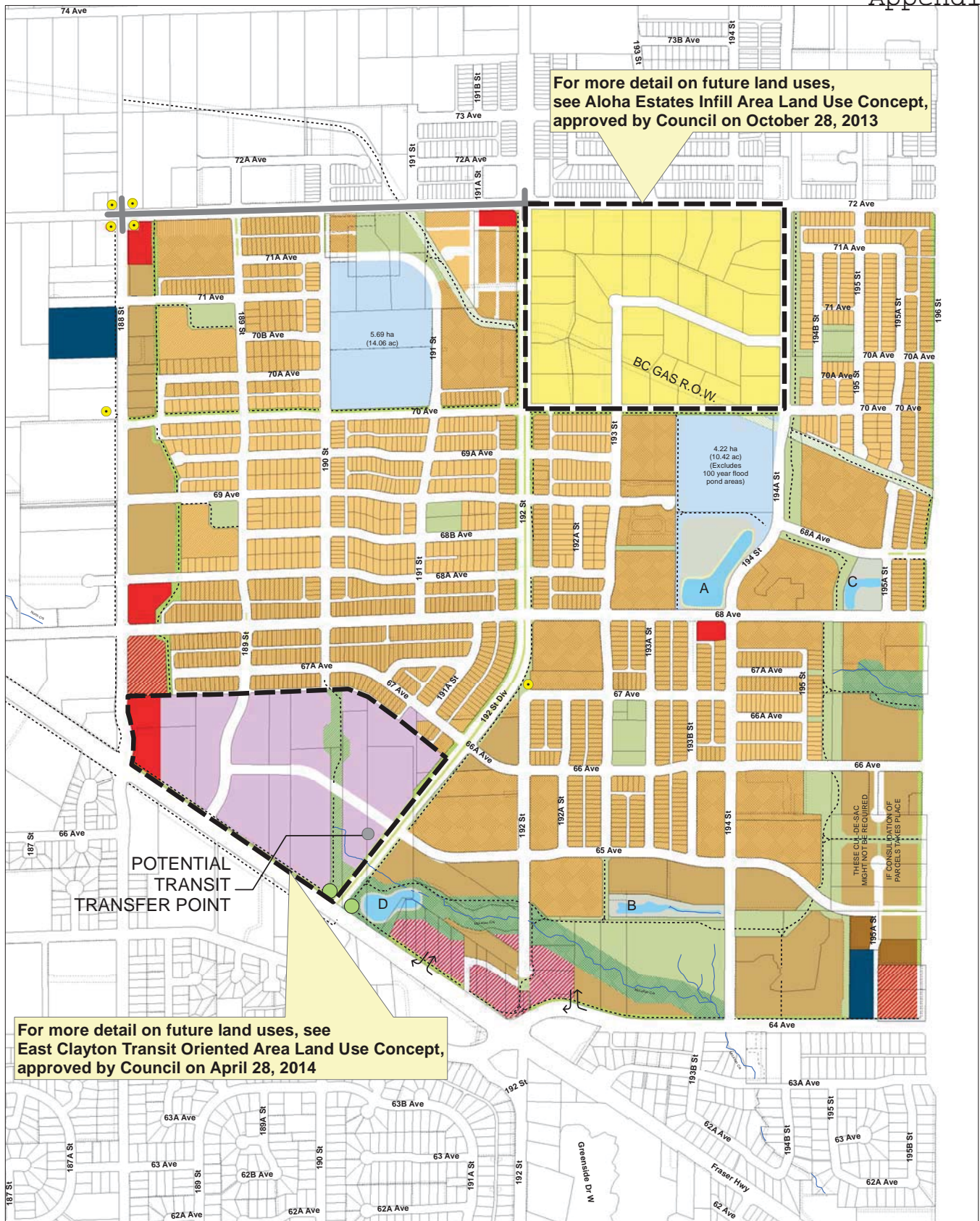
CLIENT

DATE
 FEBRUARY 22, 2016

DRAWN
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SCALE
 AS SHOWN

T-2B
 SHEET 4 OF 4

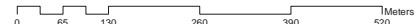


For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

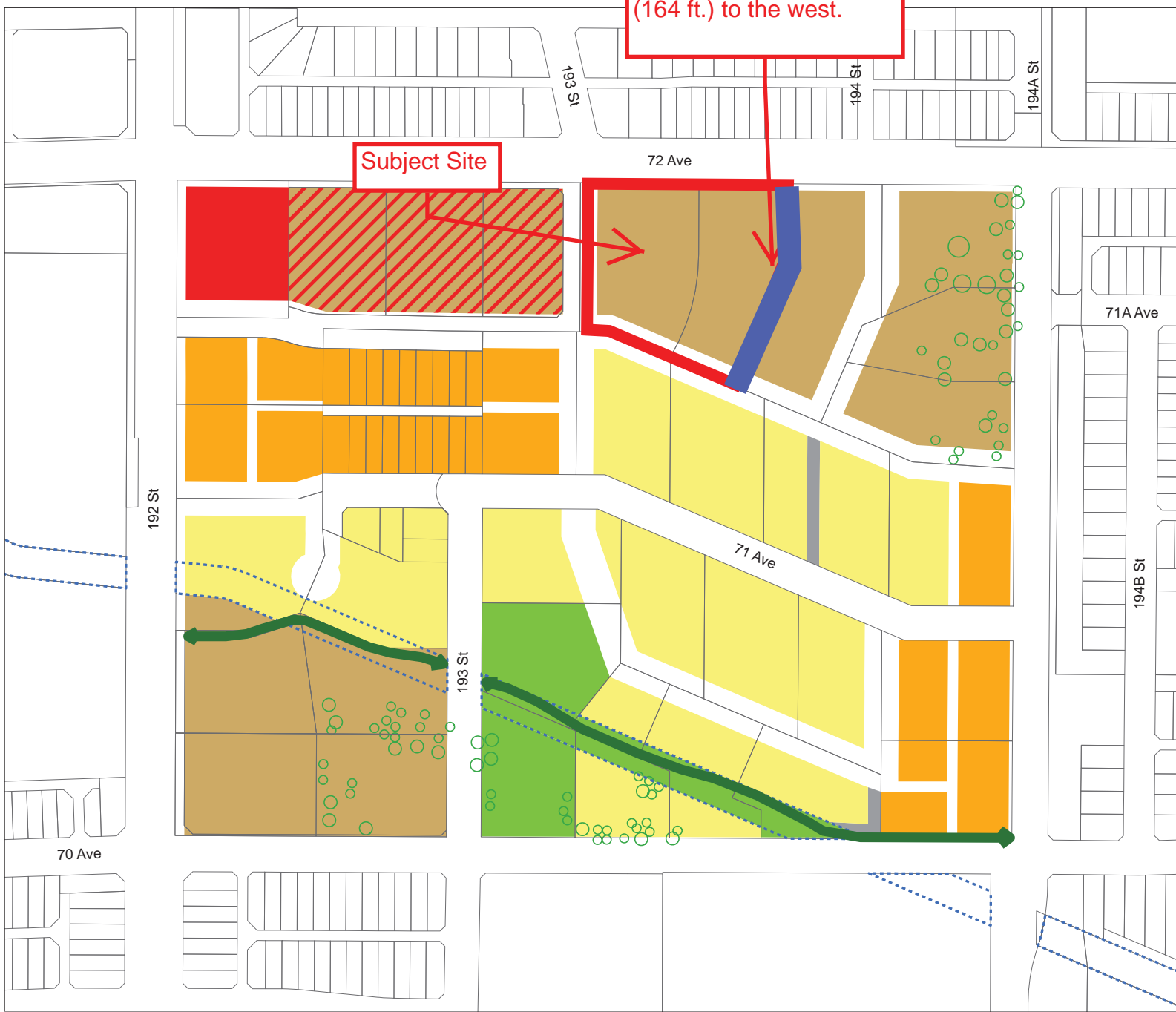


ALOHA ESTATES

Infill Area Land Use Concept

193A Street proposed to be relocated approximately 50 metres (164 ft.) to the west.

Subject Site



Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters



Approved by Council: 19 April 2017



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-240-492
Lot 18 Section 15 Township 8 New Westminster District Plan 54452

19342 - 72 Avenue

Parcel Identifier: 005-240-522
Lot 19 Section 15 Township 8 New Westminster District Plan 54452

19372 - 72 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be development in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of uses, provided such combined uses are part of a *comprehensive design*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 0.1 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 1.0; and
 - (b) The *unit density* shall not exceed 59 *dwelling units* per hectare [24 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	<i>West Yard</i>	<i>East Yard</i>	<i>North Yard</i>	<i>South Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.0 m [13 ft.]	4.0 m [13 ft.]	4.0 m [13 ft.]	4.0 m [13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves may encroach up to a maximum of 0.8 metre [2.6 ft.] into the required *setbacks* for roofs over entryways.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 9.5 metres [31 ft.].
2. *Accessory buildings and structures*:
 - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 6.5 metres [21 ft.]; and
 - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 5.5 metres [18 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. Resident *parking spaces* may be provided as *tandem parking* provided:
 - (a) A maximum of 2 *dwelling units* on the *Lands* may contain *tandem parking spaces*;
 - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;

- (c) *Tandem parking spaces* must be attached to each *dwelling unit*; and
- (d) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential use permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
0.8 hectares [2 acres]	65 metres [213 ft.]	70 metres [230 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.

- 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK