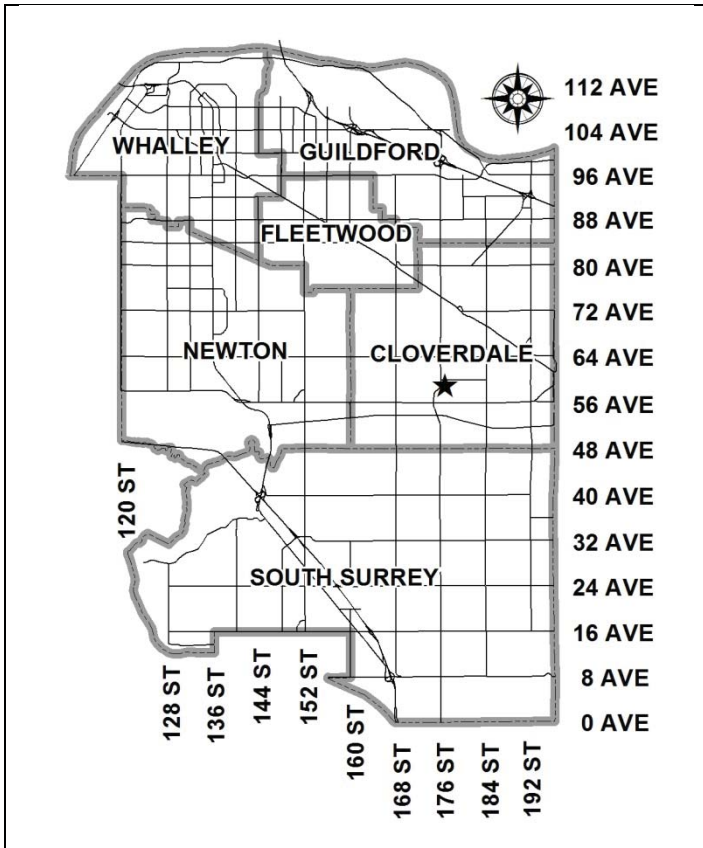


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0375-00

Planning Report Date: May 8, 2017



PROPOSAL:

- **TCP Amendment** from Town Centre Commercial to Townhouses
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 59 townhouse units.

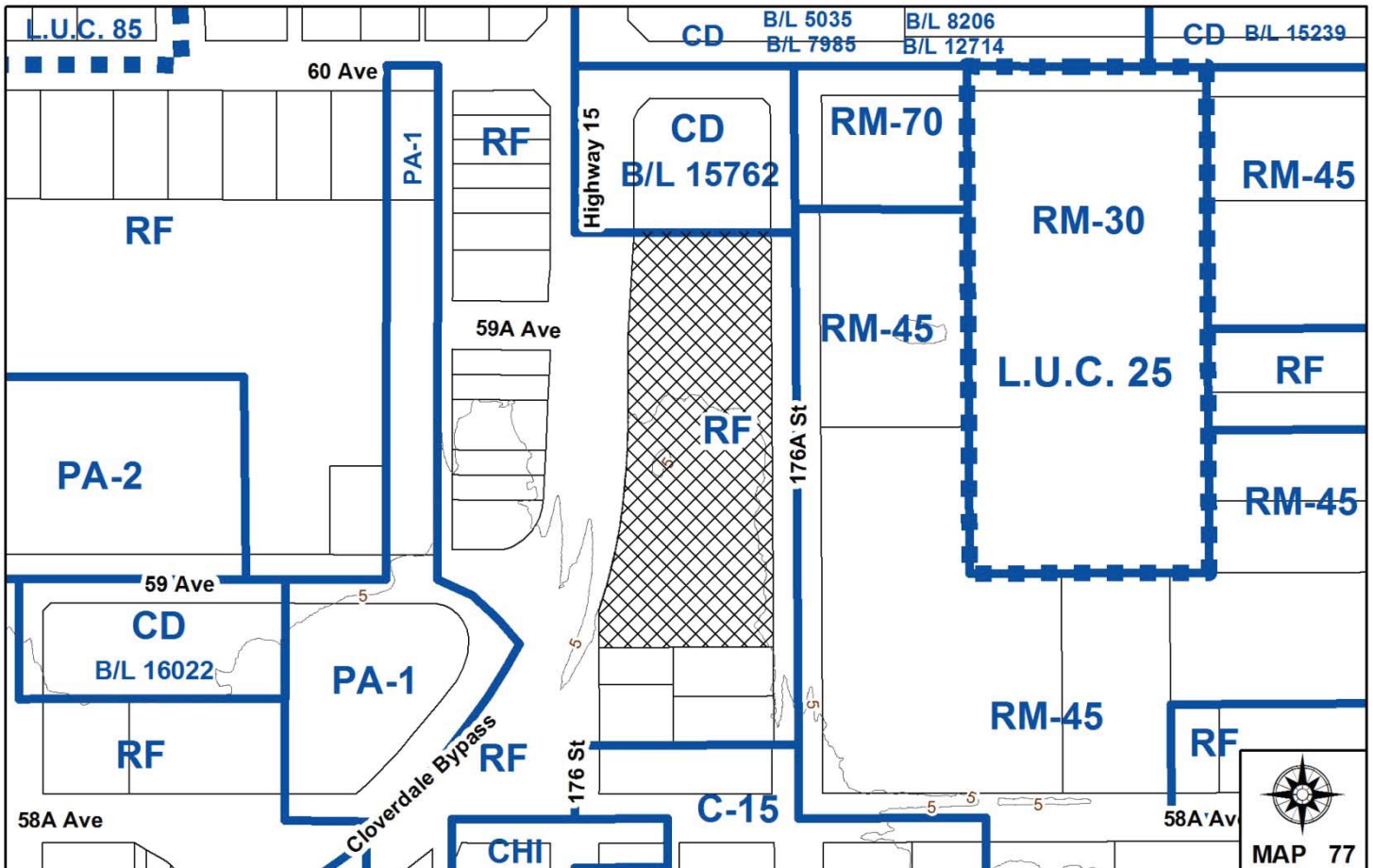
LOCATION: 5940 - 176 Street

OWNER: Annesley (Cloverdale) Holdings Ltd.

ZONING: RF

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Town Centre Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Cloverdale Town Centre Plan from Town Centre Commercial to Townhouses.
- The applicant is requesting to reduce the east, west and south yard building setbacks of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the "Town Centre" designation in the OCP.
- Due to the poor soil conditions, the applicant advises that construction methods would be too costly to provide an underground parking structure.
- In an effort to provide a Town Centre-appropriate density, the applicant is proposing a higher density urban townhouse form while still providing a partial complement of indoor and outdoor amenity space.
- The proposed street-oriented townhouses and building form are appropriate for this part of Cloverdale Town Centre.
- This proposal should play a vital role in helping to encourage further redevelopment and stimulate business in the Cloverdale Town Centre area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 177 square metres (1,905 square feet) to 86 square metres (923 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0375-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0375-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (b) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) submission of an acoustical report for the units adjacent to Highway No. 15 (Cloverdale By-pass) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) 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;
 - (k) 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;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (m) the applicant adequately address the impact of reduced indoor amenity space; and
 - (n) resolution of existing driveway relocation from the subject site to be solely on the property to the north, located at 17638 – 60 Avenue (Petro Canada gas station).
6. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the land from Town Centre Commercial to Townhouses when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>12 Elementary students at Martha Currie School 6 Secondary students at Lord Tweedsmuir School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 31, 2018.</p>
Parks, Recreation & Culture:	The Hook Greenway is located along the Highway No. 15 (Cloverdale By-pass) frontage. Parks requests that the existing sidewalk be upgraded to a multi-use pathway (MUP). To address the concern regarding parks pressure, the applicant has volunteered to provide \$300 per dwelling unit.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has reviewed and is in support of requiring additional arterial right-of-way as part of the development application, to allow the construction of a multi-use pathway.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling located on the southeast portion, which will be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Gas station (Petro Canada) and convenience store (7-Eleven).	Highway Commercial and Town Centre Commercial	CD By-law No. 15762
East (Across 176A Street):	Two- and three-storey, low-rise apartment buildings.	Medium-Density Residential	RM-45
South:	Single family dwellings.	Town Centre Commercial	RF
West (Across Highway No. 15 / Cloverdale By-pass):	Single family dwellings.	Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 5940 – 176 Street, is located mid-block on the east side of Highway No. 15 (Cloverdale By-pass), south of 60 Avenue in the Cloverdale Town Centre.
- The 2.6-acre (1.06-hectare) site is designated "Town Centre" in the Official Community Plan (OCP) and "Town Centre Commercial" in the Cloverdale Town Centre Plan (TCP) and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to redesignate the site from "Town Centre Commercial" to "Townhouses" in the Cloverdale TCP, to rezone the site from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)", and a Development Permit, to allow the development of fifty-nine (59) three-storey townhouse units in eleven (11) buildings with a proposed unit density of 23 units per acre (upa) / 54 units per hectare (upha) and floor area ratio (FAR) of 0.76.
- The proposed density of 23 upa (54 upha) and FAR of 0.76 conform to the maximum 30 upa (74 upha) and 0.90 FAR of the RM-30 Zone and is consistent with the Townhouse designation in the Cloverdale Town Centre Plan (TCP).
- A Development Variance Permit is requested to reduce the minimum 7.5-metre (25 ft.) building setback requirement of the RM-30 Zone along the east, west and south property lines (see By-law Variances section).

JUSTIFICATION FOR PLAN AMENDMENT

- The 2.6-acre (1.06-hectare) site is designated "Town Centre Commercial" in the Cloverdale Town Centre Plan (TCP). The applicant is seeking a TCP amendment to redesignate the subject site from "Town Centre Commercial" to "Townhouses".
- The existing designation allows for a higher density, mixed-use development. However, the applicant's geotechnical consultant advised that the subsurface soil conditions are predominantly clay. The construction methods to provide an underground parking structure in these soil conditions is costly. The applicant's strategy is to provide affordable, ground-oriented homes for first time buyers, which would not be achievable with the costs associated with constructing an underground parking structure.
- The proposed TCP amendment will accommodate the proposed townhouse form of development and is consistent with the City's objective of achieving an urban, pedestrian-oriented development in the Cloverdale Town Centre.
- Staff support the proposed amendment to the Cloverdale Town Centre Plan (TCP).

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The applicant proposes to construct a 59-unit, 3-storey townhouse development.
- The townhouse units range in size from 121 square metres (1,298 sq. ft.) to 132 square metres (1,422 sq. ft.) and are comprised of ten (10) two-bedroom units and forty-nine (49) three-bedroom units.
- The proposal includes forty-nine (49) units (83%) with fully enclosed side-by-side double garages and ten (10) units (17%) with tandem parking each with one interior and one exterior tandem parking space. The proposed parking arrangement complies with the amendments to the Zoning By-law in April 2015, with respect to the maximum of 50% tandem parking allowed.
- All of the townhouse units will contain an attached garage and either a flex-room and powder room or just a flex room located at grade. The kitchen, dining, family and living rooms of each of these units are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate peaked roofs and oversized windows into the design, and the proposed major exterior finishes on the townhouses consist of horizontal vinyl siding and vertical hardie board and batten, in grey and white and white and yellow colour combinations. Corrugated metal in black is proposed above each front entry door and above a double set of second floor windows on each end unit. Front entry doors in prefinished metal in dark grey also provide contrast and differentiation of the units at the street level.
- Each unit will have a small private deck off the second floor and a small outdoor yard space.

- Buildings 1, 2, 3 and 4 front 176A Street and consist of twenty-two (22) street-oriented units with direct street access from the front yard.
- Vehicular access is proposed from 176A Street at the mid-point of the site. It is noted that there is an existing driveway to Highway No. 15 at the north end of the site that is shared with the property to the north. This access will be relocated to be entirely on the property to the north and will not provide access to the subject site.
- A separate pedestrian entrance from 176A Street is located north of the vehicular access, connecting to the internal drive-aisle.
- There are also two additional pedestrian entrances to the site from the multi-use pathway along Highway No. 15 (Cloverdale By-pass) that lead to an internal sidewalk.

Parking

- The proposed development includes a total of 130 parking spaces for the 59 units, consisting of 118 resident parking spaces and 12 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are located throughout the site.
- Resident parking spaces will be provided in a partially enclosed tandem garage (one in and one out) for 17% of the units and a fully enclosed side-by-side double car garage for 83% of the units.
- To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the Rezoning By-law.

Indoor Amenity Space

- The applicant is proposing an 86-square metre (923 sq. ft.) two-storey, centrally located, amenity building for the 59-unit townhouse development. The RM-30 Zone requires that 177 square metres (1,905 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). There is a 91-square metre (980 sq.ft.) deficiency in indoor amenity space.
- The applicant has indicated that the proposed reduced indoor amenity space is functional and will be sufficient to meet the future needs of the residents, given the location of the site within the Cloverdale Town Centre. The proposed amenity building consists of a lounge, kitchen and washroom on the ground floor, and another lounge area with an open to below area on the upper floor.
- The applicant has agreed to provide a monetary contribution of \$36,000 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- A 3.0-metre (10 ft.) wide landscape buffer consisting of Magnolia trees, Serbian Spruce trees, Red Osier Dogwood, Compact Strawberry bush and Little Princess Spirea shrubs is proposed along the west property line adjacent the multi-use pathway and Highway No. 15 (Cloverdale By-pass) to provide a visual and acoustical screen for future homeowners.
- A 3.0-metre (10 ft.) wide landscape buffer is also proposed along the north property line to provide a visual and acoustical screen from the garbage pick-up area for the businesses (7-Eleven and Petro Canada) to the north.
- Each townhouse unit fronting 176A Street includes a private yard framed by a 1.0-metre (3-ft.) high wood rail fence and layered planting consisting of a variety of grasses and shrubs. Each private entrance also includes an Autumn Blaze Maple tree.
- An outdoor amenity area is proposed to be located in the central portion of the site, near the amenity building. This area includes coloured stepping stone inset in concrete slabs, a passive sod lawn area, a children's play space with play structure and stepping logs and vertical maze on a fiber safety surface and a patio seating area with a BBQ and tables and chairs.
- The proposed outdoor amenity space totals 198 square metres (2,136 sq. ft.), exceeding the minimum 177 square metres (1,905 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.

Hook Greenway

- The Hook Greenway is located along the west property line of the subject site. The existing sidewalk is proposed to be widened to accommodate a 4.0-metre (13-ft.) wide multi-use pathway (MUP), within the Highway No. 15 road right-of-way, which is acceptable to the Ministry of Transportation and Infrastructure.

TREES

- Michael Mills, ISA Certified Arborist Michael J Mills Consulting 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			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		138	
Total Retained and Replacement Trees			
		138	
Contribution to the Green City Fund			
		n/a	

- The Arborist Assessment states that there are a total of three (3) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, or 25% of the total trees on the site, is a Cottonwood tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 5 replacement trees on the site. The applicant is proposing 138 replacement trees, exceeding City requirements.
- The new trees to be planted on the site will consist of a variety of trees including Autumn Blaze Maple, Magnolia, Austrian Black Pine, Katsura Tree and Serbian Spruce.
- In summary, a total of 138 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 8, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
7. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within the Cloverdale Town Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.76 FAR and 23 upa and consists of two- and three-bedroom townhouses and provides private outdoor space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Addition of a variety of new landscaping and 138 new trees. • Individual recycling centres will be provided in each townhouse unit.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development provides a pedestrian connection to the multi-use pathway along the Cloverdale By-pass.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED will be applied to govern site lighting and keeping open site lines in pedestrian areas.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).

ADVISORY DESIGN PANEL

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

PRE-NOTIFICATION

Pre-notification letters were sent on October 17, 2016 and two development proposal signs were installed on December 20, 2016. Staff received two written responses: one from the president of the Cloverdale Community Association indicating they have no concerns (Appendix VII); and one from a property owner within the pre-notification area expressing their concern regarding density.

(Staff explained that the applicant is proposing to amend the Cloverdale Town Centre (TCP) from "Town Centre Commercial" to "Townhouses" allowing a less dense form of development consisting of 59 townhouse units with a floor area ratio of 0.76.)

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- To reduce the minimum rear yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The proposed setback relaxations improve the proposed townhouse development layout.
- The reduced south side yard setback facilitates additional area to accommodate an increased setback from the commercial use to the north, as well as provide a 3.0-metre (10-ft.) wide landscape buffer.

Staff Comments:

- The setback variance along the east lot line is acceptable as it allows for better public frontage-oriented units along the street-facing property line.
- The reduced south side yard setback facilitates an increased setback from the commercial use to the north that includes a 3.0-metre (10-ft.) wide landscape buffer.
- The reduced setback along the west and south property lines only applies to units in a side yard configuration.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Town Centre Plan Amendment Plan
Appendix VII.	Letter from the Cloverdale Community Association
Appendix VIII.	Development Variance Permit No. 7916-0375-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		10,570 m ²
Road Widening area		342 m ²
Undevelopable area		
Net Total		10,229 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		35%
Total Site Coverage		71%
SETBACKS (in metres)		
Front (Highway No. 15)	7.5 m	5.0 m*
Rear (176A Street)	7.5 m	4.0 m*
Side #1 (N)	7.5 m	9.0 m
Side #2 (S)	7.5 m	3.0 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11 m
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		10
Three Bedroom +		49
Total		59
FLOOR AREA: Residential		
		7,528 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,206 m²	7,528 m²

* *seeking variance*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		54 upha / 23upa
# of units/ha /# units/acre (net)	75 upha / 30 upa	59 upha / 24 upa
FAR (gross)		
FAR (net)	0.90	0.76
AMENITY SPACE (area in square metres)		
Indoor	177 m ²	86 m ^{2*}
Outdoor	177 m ²	198 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	20	20
3-Bed	98	98
Residential Visitors	12	12
Institutional		
Total Number of Parking Spaces		130
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		17%
Size of Tandem Parking Spaces width/length		

*seeking variance- will provide cash-in-lieu as per City Policy

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	DESCRIPTION
01/01/2024		PRELIM FOR CP
01/03/2024		PRELIM FOR CP
04/03/2024		PRELIM FOR CP

CICOZZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741



1 SITE PLAN
SCALE: 1:500

SITE DATA

PROPERTY ADDRESS:	5690 - 5840 176 STREET & 5850 - 5900 176A STREET	SURREY, B.C.
SITE AREA (GROSS):	13,769 S.F.	10,577 M ² = 2.6 ACRE
DEDICATIONS:	7,264 S.F.	675 M ²
SITE AREA (NET):	108,519 S.F.	9,996 M ² = 2.44 ACRE
CURRENT ZONING:	RM-SINGLE FAMILY RESIDENTIAL ZONE	R1-30
PROPOSED ZONING:		
LOT COVERAGE:	ALLOWED/REQUIRED: 45%	PROPOSED: 36%
DENSITY:	FAR: 0.9	59 UNITS 0.78
BUILDING HEIGHT:	13 M	1.16 M / 3 STOREY
SETBACKS:		
FRONT (176A STREET):	7.5 M	4.0 M
REAR (176TH STREET):	7.5 M	9.0 M
SIDE (NORTH):	7.5 M	3.0 M
SIDE (SOUTH):	7.5 M	3.0 M
USEABLE OPEN SPACE:	32 S.F. PER UNIT = 1888 S.F. 3 M ² PER UNIT = 177 M ²	2061 S.F.
INDOOR AMENITY:	32 S.F. PER UNIT = 1888 S.F. 3 M ² PER UNIT = 177 M ²	9231 S.F.

PARKING REQUIREMENTS:

RESIDENT PARKING:	ALLOWED/REQUIRED: 2.0 STALLS PER UNIT @ 70	PROPOSED: 90 DOUBLE GARAGE 20 TANDY GARAGE 18		
VISITOR PARKING:	1 PER 5 (0.2 STALLS/UNIT)	12		
SMALL CAR:	TOTAL PARKING: 25% OF TOTAL PARKING 130 x 25% = 33	130		
	TOTAL SMALL CAR:	0		
	PARKING/ACCESS AISLE WIDTH:	6.1 M		
		6.1 M ACCESS ROAD		
UNIT MIX:				
UNIT Ae	2 BEDROOM 37'-6" x 43'-0"	PER UNIT AREA (NET): 1344.4 S.F.	3	TOTAL AREA PER UNIT TYPE: 4033.2 S.F.
UNIT A:	2 BEDROOM 35'-4" x 41'-0"	1298.3 S.F.	7	9088.1 S.F.
UNIT Be:	3 BEDROOM 20'-2" x 32'-6"	1422.1 S.F.	13	18457.3 S.F.
UNIT Be1:	3 BEDROOM 20'-2" x 32'-6"	1381.9 S.F.	5	6909.5 S.F.
UNIT B:	3 BEDROOM 20'-0" x 32'-6"	1371.5 S.F.	31	42516.5 S.F.
		TOTAL # UNITS:	59	
		TOTAL NET BUILDING AREA:		61034.6 S.F.

176TH STREET TOWNHOMES
5690 - 5840 176TH STREET
5850 - 5900 176A STREET
SURREY, BC

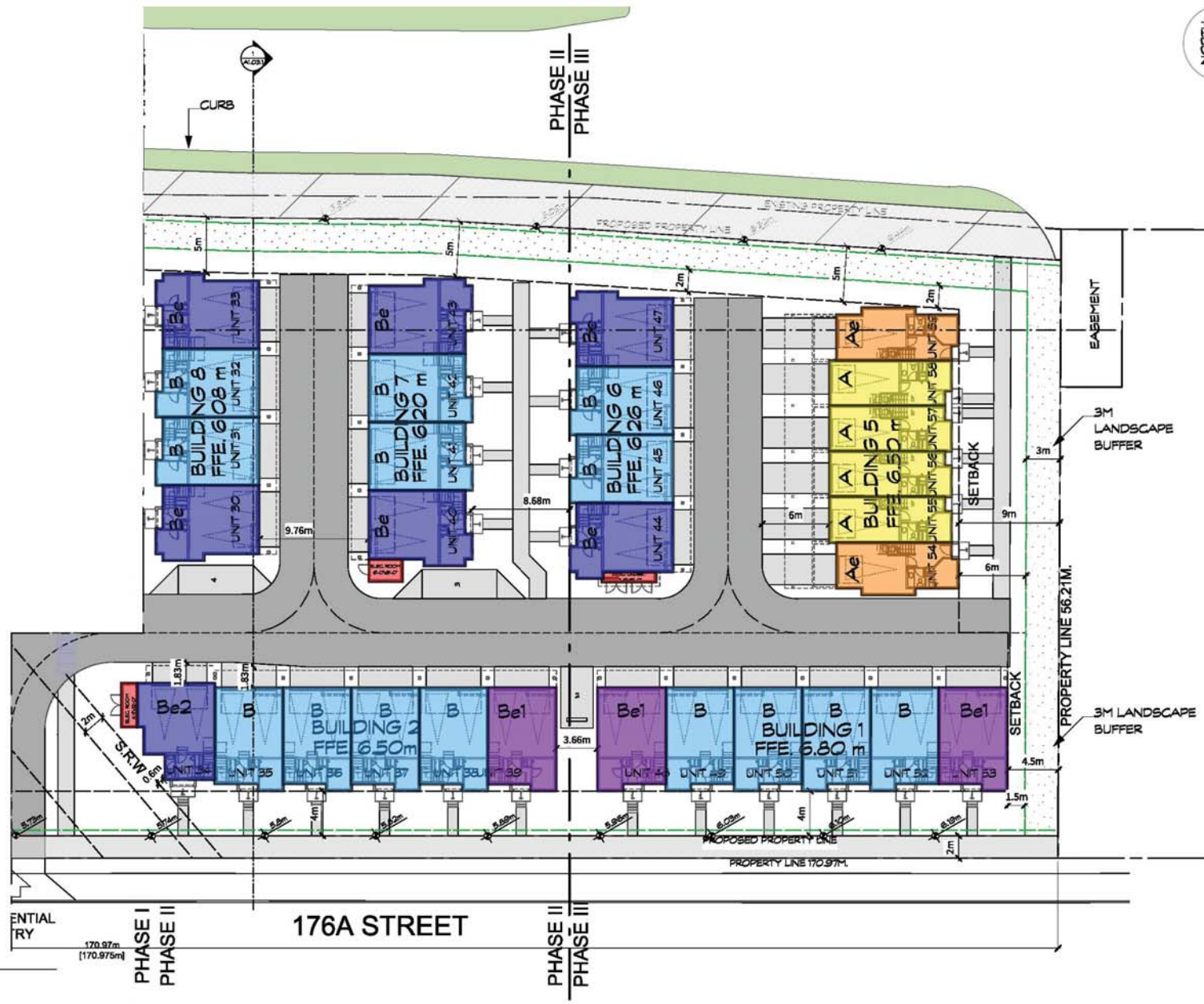
NO.	REV.	DESCRIPTION	DATE

SITE PLAN

DATE: 01/01/2024
SCALE: 1:500

DATE: 17/03/2020 10:00 AM

1 SITE PLAN
SCALE: 1:250



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALE, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DIMENSIONS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
08/07/2020	PREPARED FOR CP
16/03/2021	REVISU FOR CP
24/08/2021	REVISU FOR CP



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741

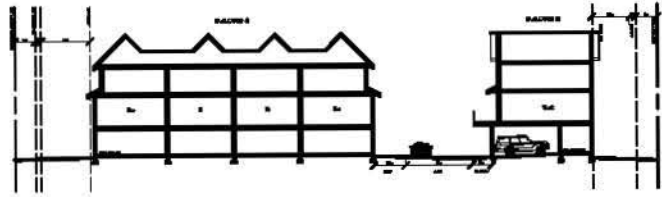


PROJECT
176TH STREET TOWNHOMES
5680 - 5682 176TH STREET
5688 - 5871 TRISA STREET
SURREY, BC

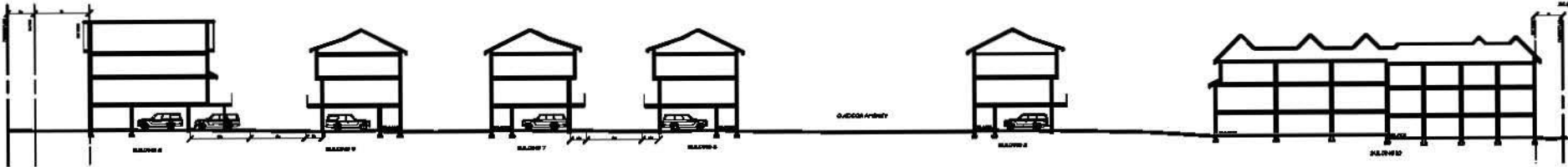
DATE	REV	PREPARED BY	RC
1380			542

SITE PLAN

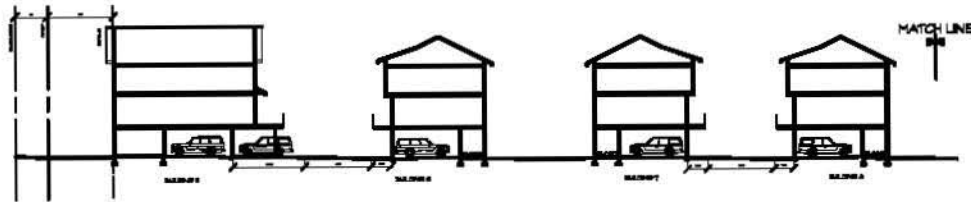
REVISION:	DATE:
-	A1.03



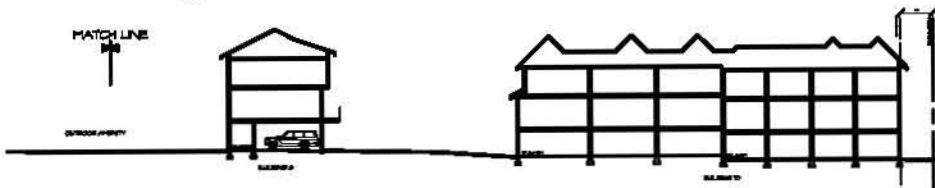
1 SITE SECTION A
OVERVIEW



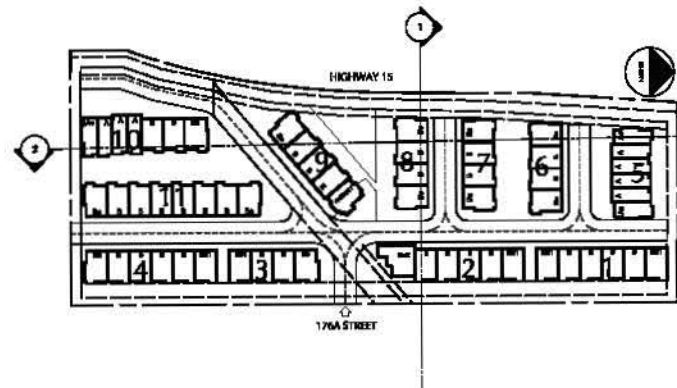
2 SITE SECTION B (OVERALL)
OVERVIEW



3 SITE SECTION B (PARTIAL)
OVERVIEW



4 SITE SECTION B (PARTIAL)
OVERVIEW



APPROPRIATE MATERIALS, THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT.

REVISIONS	
No.	DESCRIPTION

NOTES	
No.	DATE



CICCOZZI
ARCHITECTURE

200 - 2025 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5T 3T3
TEL: (604) 687-4741

RDG
MANAGEMENT LTD

PROJECT
176TH STREET TOWNHOMES
55807 - 55840 176TH STREET
55841 - 55842 176TH STREET
SURREY, BC

NO.	DATE

SITE SECTIONS

A1.05



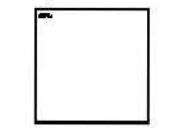
- 1. FRONT ELEVATION, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 2. SIDE ELEVATION, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 3. REAR ELEVATION, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 4. INTERIOR FLOOR PLAN, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 5. EXTERIOR FINISHES, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 6. LANDSCAPE ARCHITECTURE, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.
- 7. MECHANICAL, ELECTRICAL AND PLUMBING, THIS DRAWING SHOULD BE USED FOR ALL PERMITS AND CONTRACTS.

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
01		ISSUED FOR ICP
02		ISSUED FOR ICP
03		ISSUED FOR ICP
04		ISSUED FOR ICP



CICCOZZI
ARCHITECTURE
200 - 2208 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

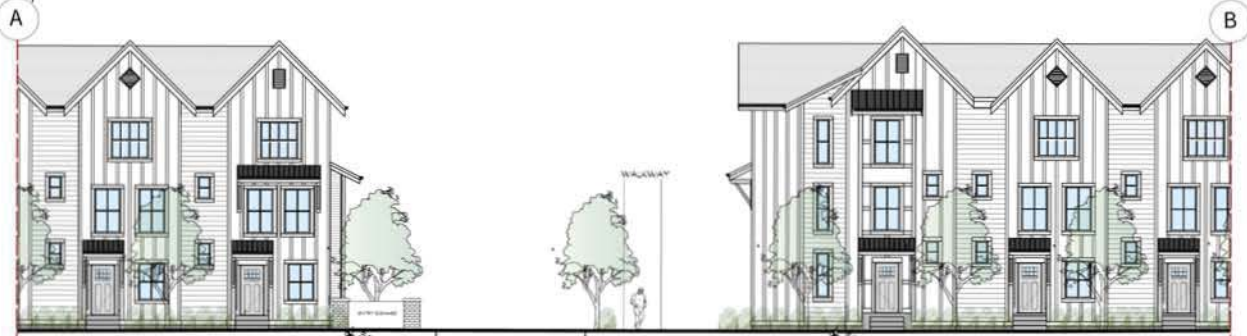


176TH STREET TOWNHOMES
2800 - 2840 176TH STREET
#2800 - 2840 176TH STREET
SURREY, BC

NO.	DATE	DESCRIPTION

STREETSCAPE

SCALE	A2.0
-------	------



RESIDENTIAL ENTRY
176 A SIDE VIEW

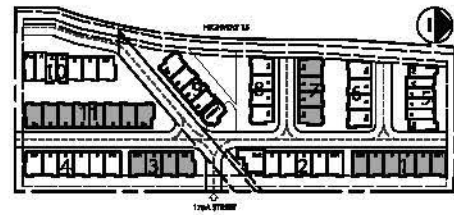


1 STREETSCAPE
SCALE 1/800



- A
ASPHALT ROOF SHINGLES
 IKO
 CAMBRIDGE - DUAL BLACK
- B
CORRUGATED METAL ROOF
 BLACK
- C
HARDIE BOARD AND BATTEN
 JAMES HARDIE - ARCTIC WHITE
- D
1/2" VINYL SIDING
 MITTEN - FROST
- E
1/2" VINYL SIDING
 MITTEN - FROST
- F
PAINTED WOOD TRIM
 PAINTED, BM-2140-70 WINTER WHITE
- G
VINYL TRIM
 MITTEN - FROST
- H
WINDOWS AND PATIO DOORS
 BLACK
- J
ENTRY DOOR
 PREFINISHED METAL
 PAINTED, BENJAMIN MOORE
 NOTRE DAME CSR-370
- L
GARAGE DOOR
 PREFINISHED METAL
 PAINTED, BENJAMIN MOORE
 BM-2140 WINTER WHITE
- M
ALUMINUM GUARDRAIL
 BLACK
- N
SLITTERS AND B.W.L.
 WHITE
- O
WOOD PRIVACY SCREEN
 PAINTED, BENJAMIN MOORE
 BM-2140-70 WINTER WHITE
- P
CONCRETE
 SACKED RUBBED AND SMOOTH
- Q
PAINTED WOOD BRACE
 PAINTED, BM 2140-70 WINTER WHITE

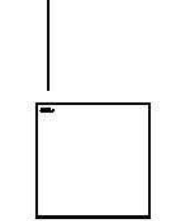
BUILDINGS WITH COLOUR SCHEME 1



CONSUMER WARNING: THIS PAPER MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OF THIS PAPER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

DATE:	BY:

DATE:	BY:



CICCOZZI
 ARCHITECTURE
 230 - 2345 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6J 3T3
 TEL: (604) 687-4741



PROJECT
176TH STREET TOWNHOMES
 2585 - 2540 176TH STREET
 2585 - 2520 176A STREET
 SURREY, BC

NO.	DESCRIPTION

COLOURS AND MATERIALS

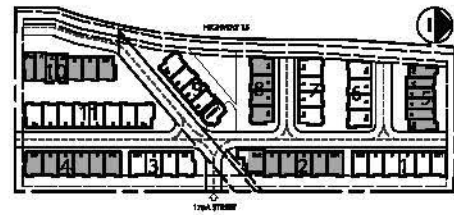
	A2.00.1
--	----------------



- A** ASPHALT ROOF SHINGLES
IKO
CAMBRIDGE - DUAL BLACK
- B** CORRUGATED METAL ROOF
BLACK
- C** HARDIE BOARD AND BATTEN
JAMES HARDIE - ARCTIC WHITE
- D** 8" VINYL SIDING
MITTEN - FROST
- E** 4" VINYL SIDING
MITTEN - FROST
- F** PAINTED WOOD TRIM
PAINTED, BM-2140-70 WINTER WHITE
- G** VINYL TRIM
MITTEN - FROST
- H** WINDOWS AND PATIO DOORS
BLACK
- J** ENTRY DOOR
PREFINISHED METAL
PAINTED, BENJAMIN MOORE
NOTRE DAME CSP-370

- L** GARAGE DOOR
PREFINISHED METAL
PAINTED, BENJAMIN MOORE
BM-2140 WINTER WHITE
- M** ALUMINUM GUARDRAIL
BLACK
- N** SLITTERS AND B.W.L
WHITE
- O** WOOD PRIVACY SCREEN
PAINTED, BENJAMIN MOORE
BM-2140-70 WINTER WHITE
- P** CONCRETE
SACKED RUBBED AND SMOOTH
- Q** PAINTED WOOD BRACE
PAINTED, BM 2140-70 WINTER WHITE

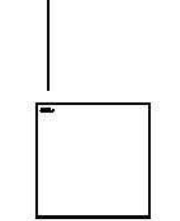
BUILDINGS WITH COLOUR SCHEME 2



CONSUMER WARNING: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF RDG ARCHITECTURE AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RDG ARCHITECTURE.

DATE	BY	REVISION

DATE	BY	REVISION



CICCOZZI
ARCHITECTURE
230 - 2345 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3T3
TEL: (604) 687-4741



PROJECT
176TH STREET TOWNHOMES
2680 - 2640 176TH STREET
2688 - 2628 176A STREET
SURREY, BC

NO.	DESCRIPTION	DATE

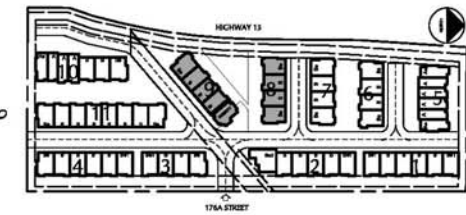
COLOURS AND MATERIALS

	A2.00.2
--	----------------



- A
ASPHALT ROOF SHINGLES
 IKO
 CAMBRIDGE - DUAL BLACK
- B
CORRUGATED METAL ROOF
 BLACK
- C
HARDIE BOARD AND BATTEN
 JAMES HARDIE - ARCTIC WHITE
- D
8" VINYL SIDING
 MITTEN - FROST
- E
4" VINYL SIDING
 MITTEN - FROST
- F
PAINTED WOOD TRIM
 PAINTED; BM-2140-70 WINTER WHITE
- G
VINYL TRIM
 MITTEN - FROST
- H
WINDOWS AND PATIO DOORS
 BLACK
- J
ENTRY DOOR
 PREFINISHED METAL
 PAINTED; BENJAMIN MOORE
 NOTRE DAME CSP-570
- L
GARAGE DOOR
 PREFINISHED METAL
 PAINTED; BENJAMIN MOORE
 BM-2140 WINTER WHITE
- M
ALUMINUM GUARDRAIL
 BLACK
- N
GUTTERS AND R.W.L.
 WHITE
- O
WOOD PRIVACY SCREEN
 PAINTED; BENJAMIN MOORE
 BM-2140-70 WINTER WHITE
- P
CONCRETE
 SACKED RUBBED AND SMOOTH
- Q
PAINTED WOOD BRACE
 PAINTED; BM 2140-70 WINTER WHITE

BUILDINGS WITH COLOUR SCHEME 3



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI AND FUSCHINI INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
NO.	DESCRIPTION
01/21/2024	ISSUED FOR CP
02/15/2024	REVISION FOR CP
03/15/2024	REVISION FOR CP



CICCOZZI
 ARCHITECTURE
 200 - 2338 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V5Y 3Y3
 TEL: (604) 697-4741



PROJECT:
176TH STREET TOWNHOMES
 5890 - 5940 176TH STREET
 5889 - 5921 176A STREET
 SURREY, BC

DATE	BY	CHECKED BY

PROJECT NO: 542

COLOURS AND MATERIALS

REVISION NO.	REVISION
-	A2.00.3

CONSUMER WARNING: THIS DRAWING SHOWN NOT BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. ANY CHANGES TO THE DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORK.

NO.	REVISION

DATE: 1/15/2013
 BY: J. BROWN
 CHECKED: M. J. BROWN
 PROJECT: BUILDING FOR OF 16 UNITS
 DRAWING: 100-21



CICCOZZI
 ARCHITECTURE
 230 - 2345 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6J 3Y3
 TEL: (604) 687-4741



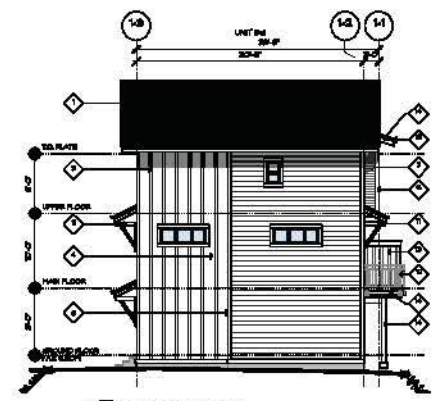
PROJECT: 176TH STREET TOWNHOMES
 2880 - 2840 176TH STREET
 2880 - 2840 176TH STREET
 SURREY, B.C.

NO.	REV.
1000	240
BUILDING 1 MATERIALS	

A2.01.3



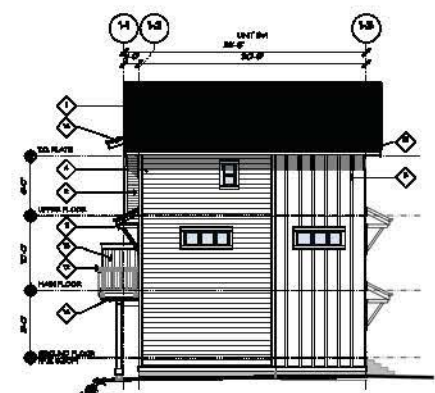
1 FRONT ELEVATION
 SCALE 1/8"=1'-0"



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



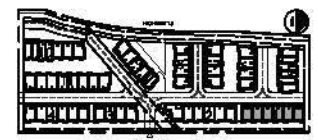
3 BACK ELEVATION
 SCALE 1/8"=1'-0"



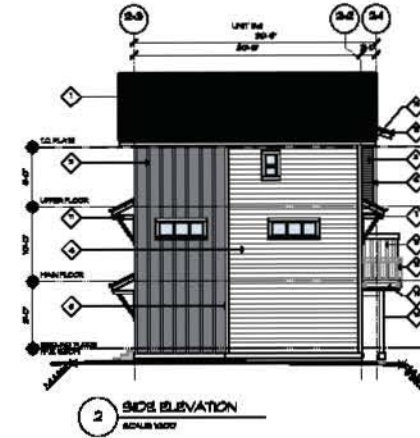
4 SIDE ELEVATION
 SCALE 1/8"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PAINTED HARDIE BOARD AND BATTEN
4	8" VINYL SIDING
5	CORUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	PREFINISHED GARAGE DOOR
9	PREFINISHED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PAINTED WOOD KNEE BRACE
12	PREFINISHED ALUMINUM SURROUNDS
13	WOOD PRIVACY SCREEN
14	PAINTED WOOD TRIM
15	PREFINISHED R.W.L. AND BUTTERS

REFER TO SHEET A2.01.3 FOR TYPICAL ELEVATION
 REFER TO SHEETS A2.00.1 - 2.00.3 FOR COLOURS



DATE: 1/15/2013



OWNER'S MANUAL, TYPED DRAWING SET BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

DATE:	1/20/20
BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	1/20/20

PROJECT:



CICCOZZI
ARCHITECTURE
200 - 2382 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3V9
TEL: (604) 557-4741



176TH STREET
TOWNHOMES
2580 - 2580 176TH STREET
2580 - 2580 176TH STREET
SURREY, BC

DATE:	1/20/20
BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	1/20/20

BUILDING 2
MATERIALS

A2.02.3

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PAINTED HARDIE BOARD AND BATTEN
4	8" VINYL SIDING
5	CORRUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	PREPARED GARAGE DOOR
9	PREPARED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PAINTED WOOD KNEE BRACE
12	PREPARED ALUMINUM SURROUNDS
13	WOOD PRIVACY SCREEN
14	PAINTED WOOD TRIM
15	PREPARED R.W.L. AND BUTTERS



DATE PLOTTED: 1/20/20 10:00 AM

CONTRACTOR RESPONSIBILITY: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.

REVISIONS	
NO.	DESCRIPTION

DATE: 10/20/2020
 BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]



CICCOZZI
 ARCHITECTURE
 230 - 2345 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6J 3Y3
 TEL: (604) 687-4741



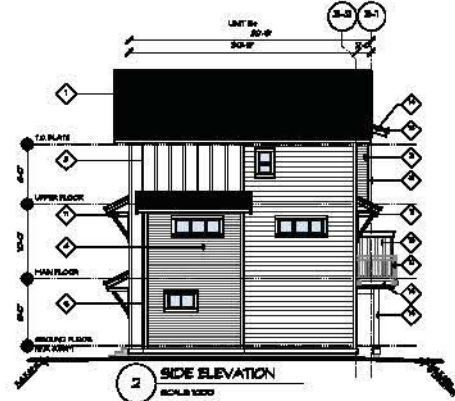
PROJECT
176TH STREET TOWNHOMES
 2880 - 2884 176TH STREET
 2888 - 2890 176TH STREET
 SURREY, B.C.

DATE: 10/20/2020	BY: [Signature]
SCALE: 1/8" = 1'-0"	PROJECT: 240
BUILDING 3 MATERIALS	

DATE: 10/20/2020
 SCALE: **A2.03.2**



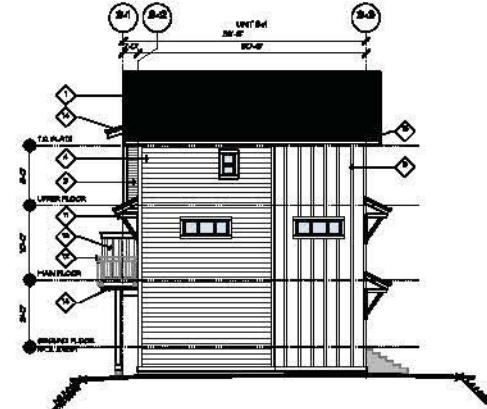
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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



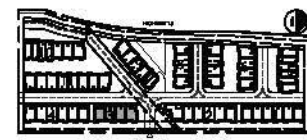
3 BACK ELEVATION
 SCALE: 1/8" = 1'-0"



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

MATERIAL LEGEND	
1 ASPHALT SHINGLES	9 PREFINISHED METAL DOOR
2 4" VINYL SIDING	10 WINDOWS AND PATIO DOORS
3 PAINTED HARDIE BOARD AND BATTEN	11 PAINTED WOOD KNEE BRACE
4 2" VINYL SIDING	12 PREFINISHED ALUMINUM SURRODALS
5 CORRUGATED METAL ROOF	13 WOOD PRIVACY SCREEN
6 VINYL TRIM	14 PAINTED WOOD TRIM
7 FINISHED CONCRETE	15 PREFINISHED R.W.L. AND BUTTERS
8 PREFINISHED GARAGE DOOR	

REFER TO SHEET A2.03.1 FOR TYPICAL ELEVATION
 REFER TO SHEETS A2.001 - A2.003 FOR COLOURS



DATE PLOTTED: 10/20/2020 10:00 AM

OWNER: 176TH STREET TOWNHOMES
 2580 - 2580 176TH STREET
 SURREY, BC
 V4N 4C6

DATE:	
BY:	
FOR:	

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



CICCOZZI
 ARCHITECTURE
 250 - 2325 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6J 3Y2
 TEL: (604) 271-3741



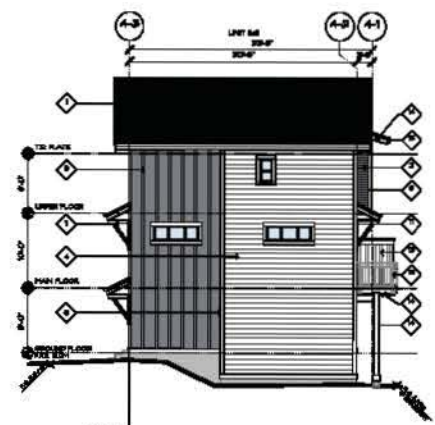
176TH STREET TOWNHOMES
 2580 - 2580 176TH STREET
 2585 - 2585 176TH STREET
 SURREY, BC

NO:	REV:
1000	240
BUILDING 4 MATERIALS	

DATE: 2024.03



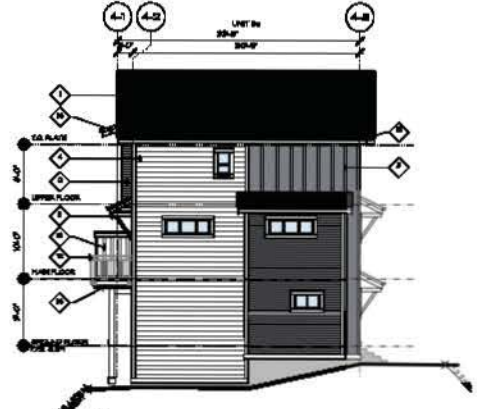
1 FRONT ELEVATION
 SCALE 1/8" = 1'-0"



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



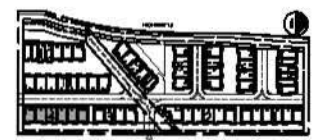
3 BACK ELEVATION
 SCALE 1/8" = 1'-0"

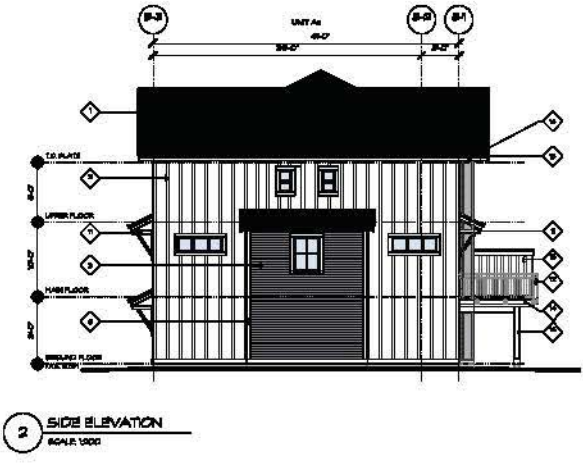
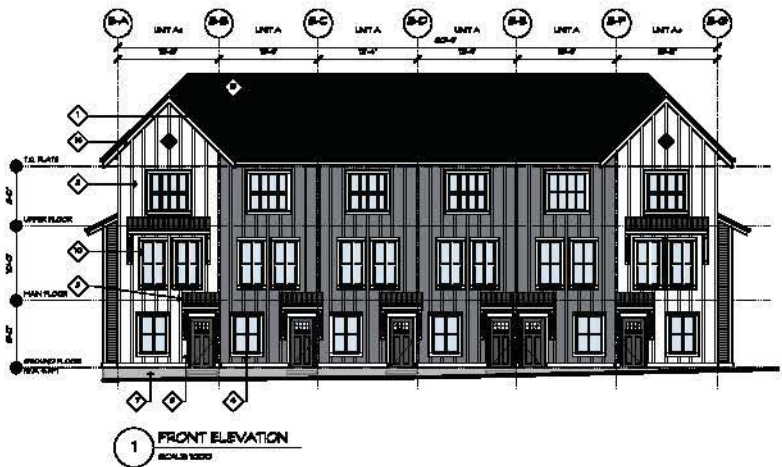


4 SIDE ELEVATION
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PAINTED HARDIE BOARD AND BATTEN
4	2" VINYL SIDING
5	CORRUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	FINISHED GARAGE DOOR
9	PRE-FINISHED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PAINTED WOOD KNEE BRACE
12	PRE-FINISHED ALUMINUM SURROALS
13	WOOD PRIVACY SCREEN
14	PAINTED WOOD TRIM
15	PRE-FINISHED R.W.L. AND SHUTTERS

REFER TO SHEET A204.3 FOR TYPICAL ELEVATION
 REFER TO SHEETS A2001 - 2003 FOR COLOURS

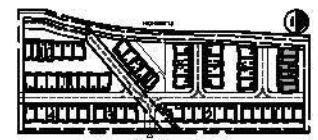




MATERIAL LEGEND

REFER TO SHEET A2.01 FOR TYPICAL ELEVATION
REFER TO SHEETS A2.001 - A2.003 FOR COLOURS

1 ASPHALT SHINGLES	9 PREFINISHED METAL DOOR
2 4" VINYL SIDING	10 WINDOWS AND PATIO DOORS
3 PAINTED HARDIE BOARD AND BATTEN	11 PAINTED WOOD KNEE BRACE
4 2" VINYL SIDING	12 PREFINISHED ALUMINUM SURROALS
5 CORRUGATED METAL ROOF	13 WOOD PRIVACY SCREEN
6 VINYL TRIM	14 PAINTED WOOD TRIM
7 FINISHED CONCRETE	15 PREFINISHED R.W.L. AND BUTTERS
8 PREFINISHED GARAGE DOOR	

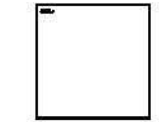


CONSUMER WARNING: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 1/15/2020
DRAWN BY: [Name]
CHECKED BY: [Name]



CICCOZZI
ARCHITECTURE
230 - 2345 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741



PROJECT
176TH STREET TOWNHOMES
2880 - 2840 176TH STREET
2880 - 2820 176TH STREET
SURREY, B.C.

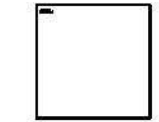
DATE: 1/15/2020	REVISION: 540
BUILDING 5 MATERIALS	

SCALE: 1/8"=1'-0"
A2.05.3

THIS DOCUMENT IS THE PROPERTY OF CICCOZZI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CICCOZZI ARCHITECTURE IS STRICTLY PROHIBITED.

REVISIONS	
NO.	DESCRIPTION

DATE: 05/24/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]



CICCOZZI
 ARCHITECTURE
 200 - 2308 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6B 3Y9
 TEL: (604) 687-4741



PROJECT:
176TH STREET TOWNHOMES
 5550 - 5540 176TH STREET
 VANCOUVER - 5507 176TH STREET
 SURREY, B.C.

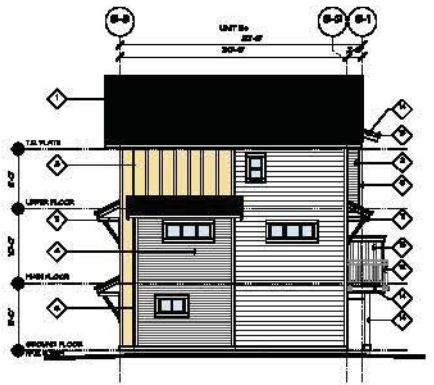
DATE	BY	DATE	BY

BUILDING & MATERIALS

A2.06.2



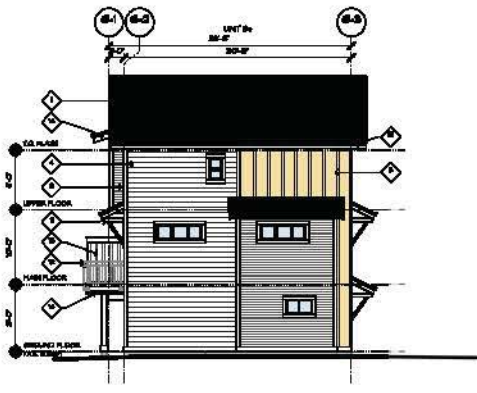
1 FRONT ELEVATION
 SCALE: 1/200



2 SIDE ELEVATION
 SCALE: 1/200

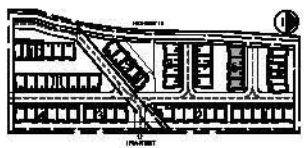


3 BACK ELEVATION
 SCALE: 1/200



4 SIDE ELEVATION
 SCALE: 1/200

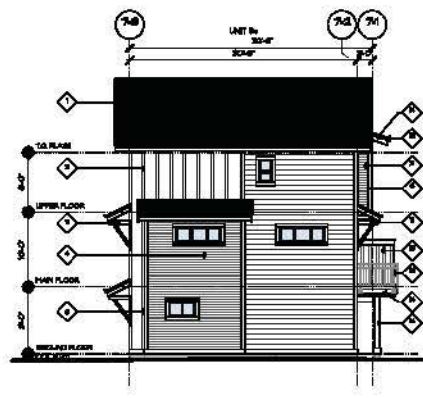
MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PANDED HARDIBOARD AND BATTEN
4	8" VINYL SIDING
5	CORRUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	FINISHED GARAGE DOOR
9	FINISHED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PANDED WOOD KNEE BRACE
12	FINISHED ALUMINUM SURACRALS
13	WOOD PRIVACY SCREEN
14	PANDED WOOD TRIM
15	FINISHED RAIL AND GUTTERS



ARCHITECTURE: [Name]



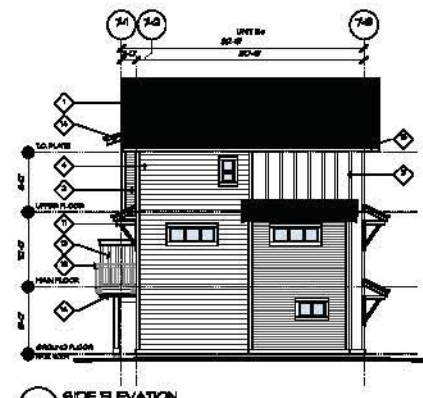
1 FRONT ELEVATION
SCALE 1/8"=1'-0"



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



3 BACK ELEVATION
SCALE 1/8"=1'-0"

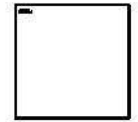


4 SIDE ELEVATION
SCALE 1/8"=1'-0"

THIS DOCUMENT IS THE PROPERTY OF CICCOZZI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CICCOZZI ARCHITECTURE.

NO.	DATE	DESCRIPTION

DATE: 05/11/2020
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: 178TH STREET TOWNHOMES



CICCOZZI
 ARCHITECTURE
 200 - 2308 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V6K 3Y9
 TEL: (604) 687-4741



PROJECT: 178TH STREET TOWNHOMES
 5550 - 5540 178TH STREET
 VANCOUVER - 5507 178A STREET
 SURREY, B.C.

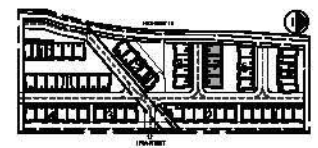
NO.	RT	NO.	PC

BUILDING 7 MATERIALS

A2.07.2

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PANDED HARD BOARD AND BATTEN
4	8" VINYL SIDING
5	CORRUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	FINISHED GARAGE DOOR
9	FINISHED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PANDED WOOD KNEE BRACE
12	FINISHED ALUMINUM SURCRALS
13	WOOD PRIVACY SCREEN
14	PANDED WOOD TRIM
15	FINISHED RAIL AND GUTTERS

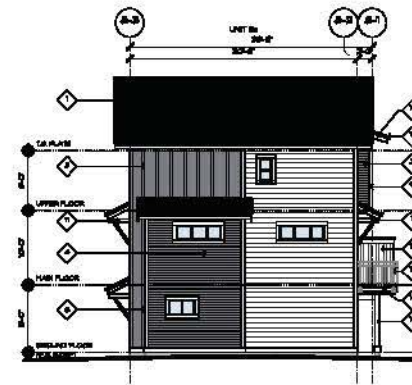
REFER TO SHEET A2.01 FOR TYPED ELEVATION
 REFER TO SHEETS A2.01 - A2.03 FOR COLOURS



ARCHITECTURE: CICCOZZI ARCHITECTURE



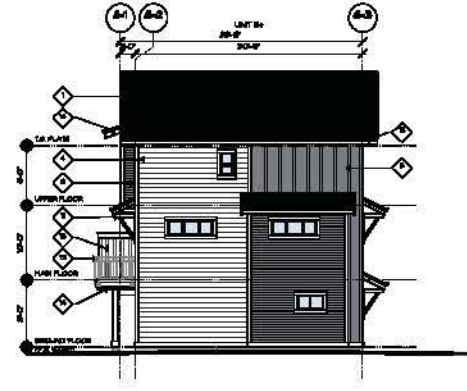
1 FRONT ELEVATION
SCALE 1/8"=1'-0"



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



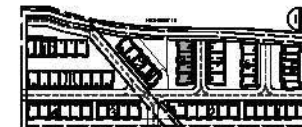
3 BACK ELEVATION
SCALE 1/8"=1'-0"



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

MATERIAL LEGEND	
◆	ASPHALT SHINGLES
◆	4" VINYL SIDING
◆	PANDED HARDWOOD BOARD AND BATTEN
◆	8" VINYL SIDING
◆	CORRUGATED METAL ROOF
◆	VINYL TRIM
◆	FINISHED CONCRETE
◆	FINISHED GARAGE DOOR
◆	FINISHED METAL DOOR
◆	WINDOWS AND PATIO DOORS
◆	PANDED WOOD KNEE BRACE
◆	FINISHED ALUMINUM SURCRALS
◆	WOOD PRIVACY SCREEN
◆	PANDED WOOD TRIM
◆	FINISHED RAIL AND GUTTERS

REFER TO SHEET A3.01S FOR TYPED ELEVATION
REFER TO SHEETS A3.001 - A3.003 FOR COLOURS



THIS DOCUMENT IS THE PROPERTY OF CICCOZZI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CICCOZZI ARCHITECTURE IS STRICTLY PROHIBITED.

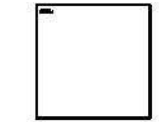
DATE	BY	REVISION

DATE:

BY:

DESIGNED FOR:

PREPARED FOR:



CICCOZZI
ARCHITECTURE

200 - 2308 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y9
TEL: (604) 687-4741

RDG
MANAGEMENT LTD.

PROJECT: 176TH STREET TOWNHOMES

5650 - 5640 176TH STREET
5650 - 5637 176A STREET
SURREY, B.C.

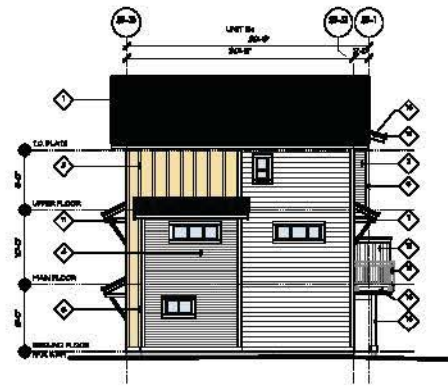
DATE	BY	DATE	BY

BUILDING & MATERIALS

A2.08.2



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



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



3 BACK ELEVATION
SCALE 1/8"=1'-0"



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

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PAINTED HARDIE BOARD AND BATTEN
4	8" VINYL SIDING
5	CORUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	PREFINISHED GARAGE DOOR
9	PREFINISHED METAL DOOR
10	WINDOWS AND PATIO DOORS
11	PAINTED WOOD KNEE BRACE
12	PREFINISHED ALUMINUM SURFACIALS
13	WOOD PRIVACY SCREEN
14	PAINTED WOOD TRIM
15	PREFINISHED R.W.L. AND BUTTERS

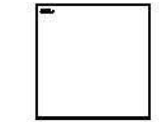
REFER TO SHEET A209 FOR TYPICAL ELEVATION
REFER TO SHEETS A2001 - A2003 FOR COLOURS



CONTRACTOR RESPONSIBILITY: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THIS DRAWING.

NO.	REVISION

DATE: 10/20/2020
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



CICCOZZI
ARCHITECTURE
230 - 2345 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741

RDG
MANAGEMENT LTD.

PROJECT
176TH STREET TOWNHOMES
2880 - 2840 176TH STREET
VANCOUVER, B.C.

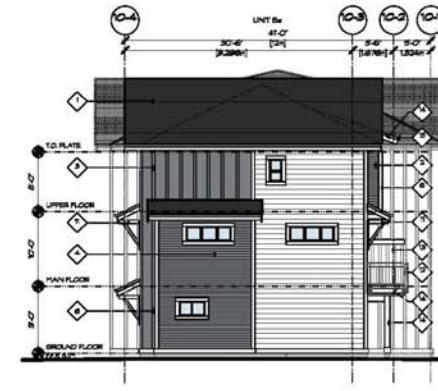
DATE: 10/20/2020	BY: [Signature]
CHECKED BY: [Signature]	APPROVED BY: [Signature]

BUILDING 9 MATERIALS

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



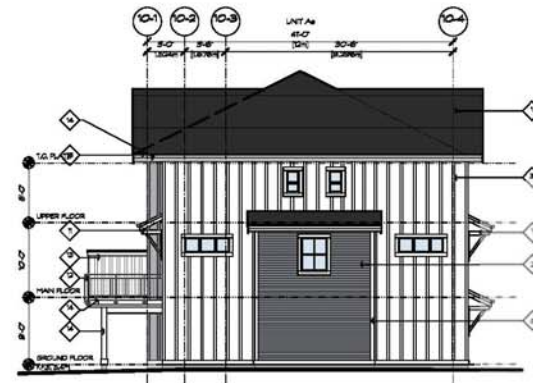
1 FRONT ELEVATION
SCALE: 1/200



2 SIDE ELEVATION
SCALE: 1/200



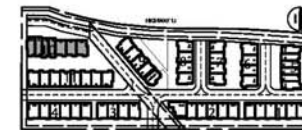
3 BACK ELEVATION
SCALE: 1/200



4 SIDE ELEVATION
SCALE: 1/200

MATERIAL LEGEND	
1 ASPHALT SHINGLES	9 PREFINISHED METAL DOOR
2 4" VINYL SIDING	10 WINDOWS AND PATIO DOORS
3 PAINTED HARDE BOARD AND BATTEN	11 PAINTED WOOD KNEE BRACE
4 8" VINYL SIDING	12 PREFINISHED ALUMINUM GARAGE RAILS
5 CORRUGATED METAL ROOF	13 WOOD PRIVACY SCREEN
6 VINYL TRIM	14 PAINTED WOOD TRIM
7 FINISHED CONCRETE	15 PREFINISHED R.W.L. AND GUTTERS
8 PREFINISHED GARAGE DOOR	

*REFER TO SHEET A2.01.3 FOR TAGGED ELEVATION
*REFER TO SHEETS A2.00.1 - 2.00.3 FOR COLOURS



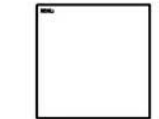
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI AND FLECKNER INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	DESCRIPTION



CICCOZZI
ARCHITECTURE
200 - 2338 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



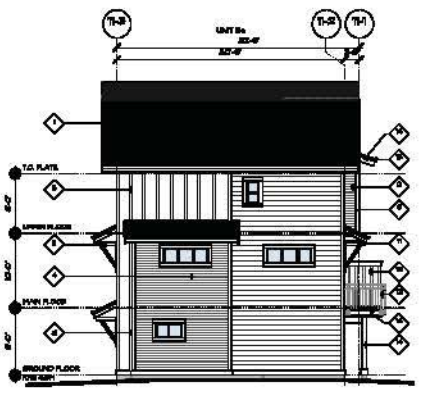
PROJECT:
176TH STREET TOWNHOMES
5880 - 5840 176TH STREET
5889 - 5821 176A STREET
SURREY, BC

DATE	BY	CHECKED BY	NO.
SCALE	1/200	PROJECT NO.	543
SHEET TITLE			
BUILDING 10 MATERIALS			

REVISION NO.	REVISION
-	A2.10.3



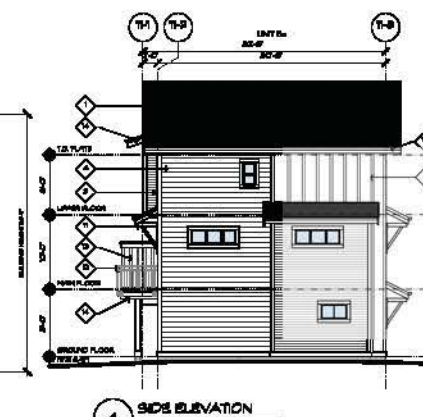
1 FRONT ELEVATION
SCALE 1/32"



2 SIDE ELEVATION
SCALE 1/32"



3 BACK ELEVATION
SCALE 1/32"



4 SIDE ELEVATION
SCALE 1/32"

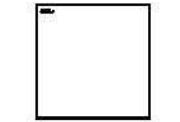
MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	4" VINYL SIDING
3	PAINTED HARDIE BOARD AND BATTEN
4	8" VINYL SIDING
5	CORRUGATED METAL ROOF
6	VINYL TRIM
7	FINISHED CONCRETE
8	PRE-FINISHED METAL DOOR
9	WINDOWS AND PATIO DOORS
10	PAINTED WOOD KNEE BRACE
11	PRE-FINISHED ALUMINUM SURROUNDS
12	WOOD PRIVACY SCREEN
13	PAINTED WOOD TRIM
14	PRE-FINISHED S.W.L. AND SHUTTERS
15	PRE-FINISHED GARAGE DOOR

REFER TO SHEET A2.01 FOR TYPICAL ELEVATION
REFER TO SHEETS A2.001 - 2.003 FOR COLOURS

CONSUMER WARNING: THIS DRAWING SHOWN AS AN ILLUSTRATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

NO.	REVISION

DATE: 10/15/2020
DRAWN BY: J. BROWN
CHECKED BY: M. BROWN
SCALE: AS SHOWN



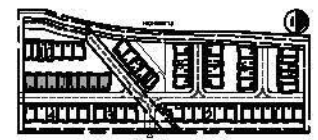
CICCOZZI
ARCHITECTURE
230 - 2345 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741



PROJECT: 176TH STREET TOWNHOMES
2580 - 2580 176TH STREET
2580 - 2580 176TH STREET
SURREY, B.C.

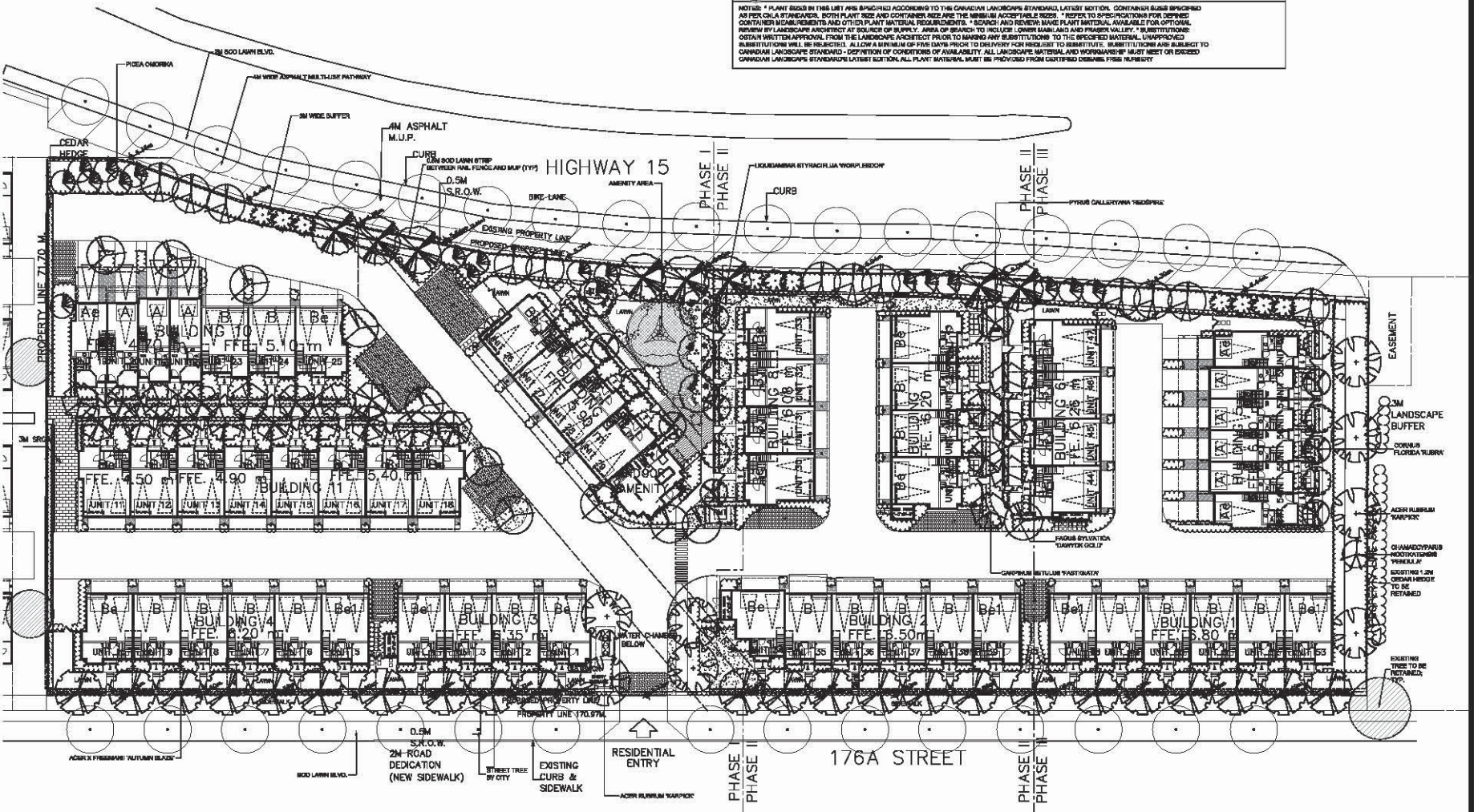
NO.	REV.	DATE	BY

BUILDING 11 MATERIALS
A2.11.3



PLANT SCHEDULE				PMG PROJECT NUMBER: 10664
TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIDE / REBARING
1	25	ACER RUBRUM 'NORFPOK'	COLUMBIAN KORNICK MAPLE	BCM CAL, 2M STD, 650
2	25	ACER X FRAXINUS 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	TCM CAL, 1.6M STD, 650
3	12	CORNUS BERTOLINI 'FRANCO FORTANE'	FRANCOAL EUROPEAN HORNBUSH	BCM CAL, 1.6M STD, 650
4	1	CERATOPHYLLUM JAPONICUM	KATSURBA TREE	BCM CAL, 1.6M STD, 650
5	4	CHAMAECYPARUS NODOSUS 'PENSILVANIA'	WEeping NOCTUA CYPRESS	SM HT, 650
6	3	CORNUS FLORIDA 'YUBA'	PINK FLOWERING DOGWOOD	BCM CAL, 2.0M HT, 650
7	3	EXISTING TREE TO REMAIN	EXISTING TREE TO REMAIN	-
8	11	PIRUS SYLVESTRICA 'DWARF'	DWARF BEECH	BCM CAL, 1.6M STD, 650
9	5	LIQUIDAMBAR STYRACILIA 'WORLDLEIGH'	WORLDLEIGH SWEET GUM	TCM CAL, 2M STD, 650
10	12	MAGNOLIA 'GOLDEN'	MAGNOLIA	TCM CAL, 2M STD, 650
11	19	PIRUS AMERICA	AMERICAN SPRUCE	SM HT, 650
12	10	PIRUS MEDIA	ALBERTIAN BLACK PINE	SM HT, 650
13	2	PIRUS CALLERYANA 'VEGETIC'	REDFRUIT ORNAMENTAL PEAR	BCM CAL, 1.6M STD, 650
14	7	STYRAC JAPONICUS	JAPANESE SNOWBELL	BCM CAL, 1.6M STD, 650

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS, LATEST EDITION, CONTAINING SUBS SPECIFIED AS PER CANA STANDARDS. ** PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEPICTED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PHASES VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 8611 Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604 294-0011 f: 604 294-8322

SCALE:

NO.	DATE	REVISION DESCRIPTION	DWG.
1	12.14.23	ISSUE FOR PERMITS	01
2	12.14.23	ISSUE FOR PERMITS	02
3	12.14.23	ISSUE FOR PERMITS	03
4	12.14.23	ISSUE FOR PERMITS	04
5	12.14.23	ISSUE FOR PERMITS	05
6	12.14.23	ISSUE FOR PERMITS	06
7	12.14.23	ISSUE FOR PERMITS	07

CLIENT:

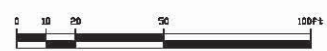
PROJECT:

TOWNHOME DEVELOPMENTS

176TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

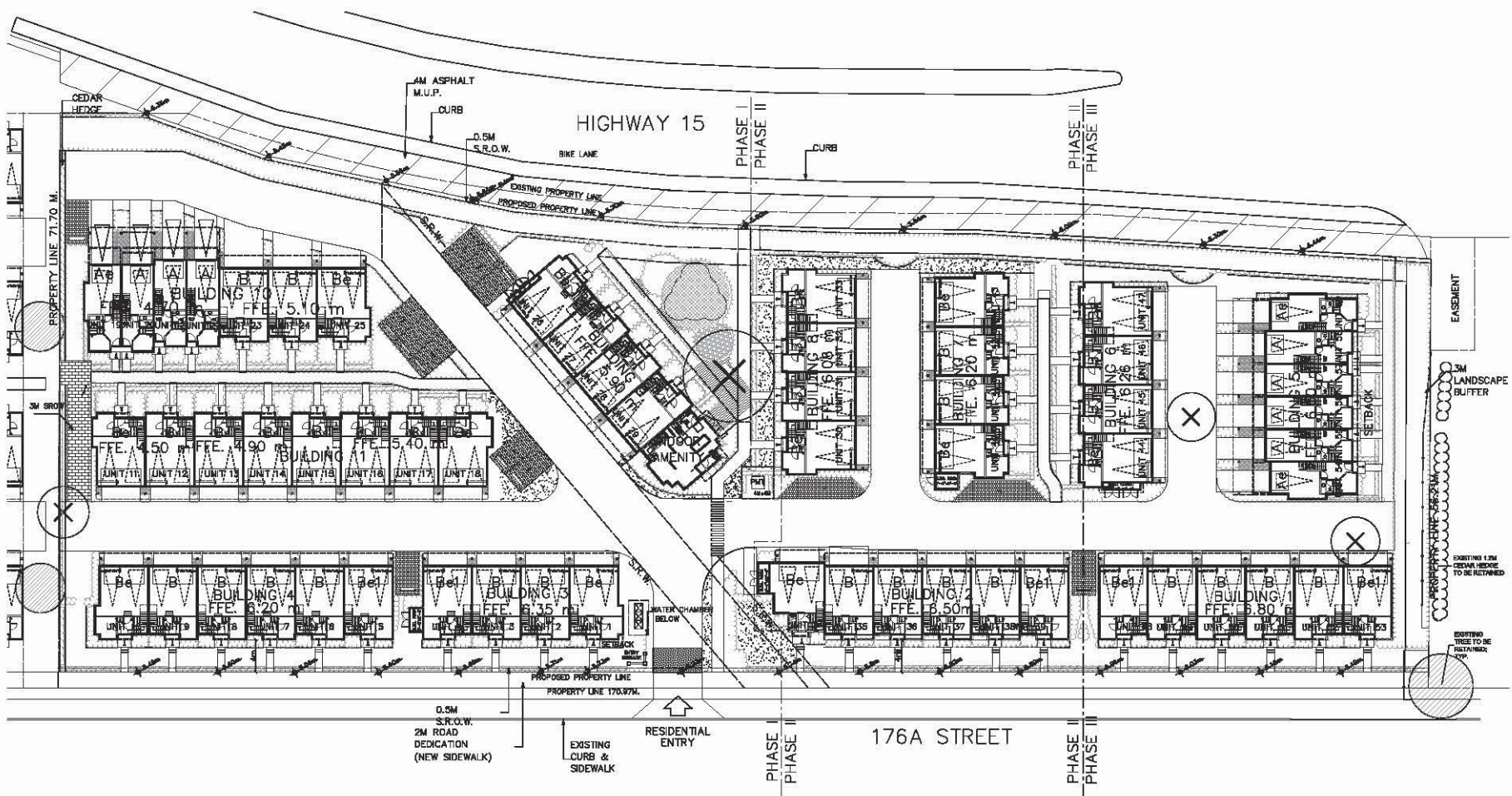
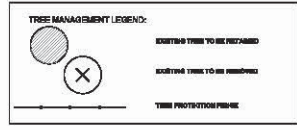
DATE: 12/14/23 DRAWING NUMBER:
SCALE: 1"=30'-0" **L1**
DRAWN: DO
DESIGNED: DO
CHECKED: MCY OF 9



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 8611 Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604 294-0011 ; f: 604 294-8322

SCALE:



NO.	DATE	REVISION DESCRIPTION	DWG.
1	13 JAN 18	ASB REVISIONS	DC
2	13 JAN 18	REVISED PLAN	TR
3	13 JAN 18	REVISED PLAN	PD
4	13 JAN 18	REVISED PLAN	MS
5	13 JAN 18	REVISED PLAN	MS
6	13 JAN 18	REVISED PLAN	MS
7	13 JAN 18	REVISED PLAN	MS

CLIENT:

PROJECT:

TOWNHOME DEVELOPMENTS
176TH STREET
SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

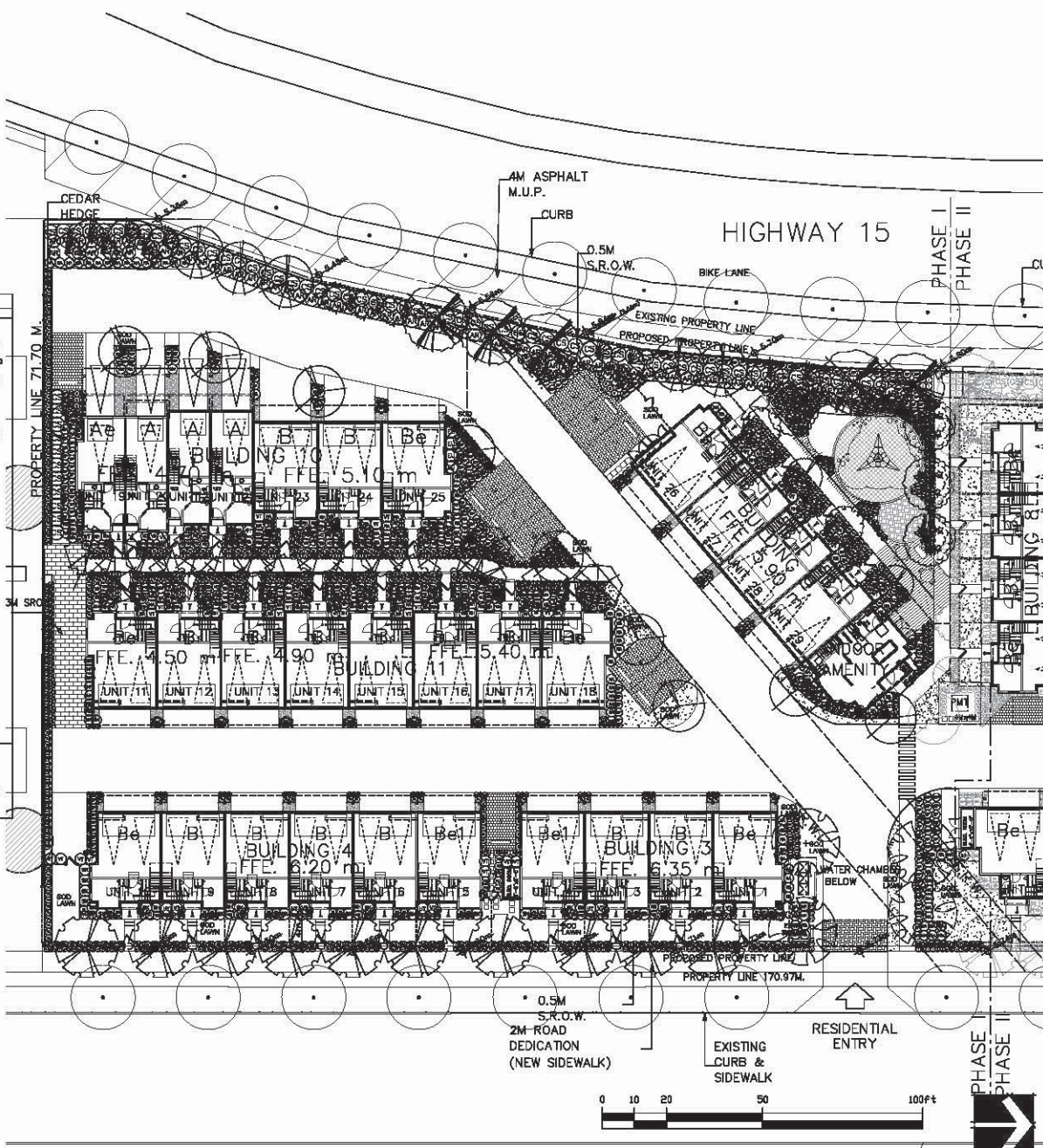
DATE: 16 JUL 23 DRAWING NUMBER:
SCALE: 1"=30'-0" **L2**
DRAWN: DO
DESIGN: DO
CHECK: MCY **OF 9**



SCALE:

PLANT SCHEDULE		PHASE 1	PMG PROJECT NUMBER: 16-004	
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER RUBRUM 'KAWYUIC'	COLUMBIAN KAWYUIC MAPLE	8CM CAL; 2M STD; 800
	4	ACER X FRIEDMANI MUTSUMI BLAZE'	AUTUMN BLAZE MAPLE	70M CAL; 1.5M STD; 800
	6	CAMPIDOR BETULUS 'PIRAMA PRONTANE'	PYRAMIDAL EUROPEAN HORNBEAM	8CM CAL; 800; 1.5M STD
	4	CECROPHYLLUM JAPONICUM	HAYSCREW TREE	8CM CAL; 1.5M STD; 800
	2	CORNUS FLORIDA 'VULSAR'	PINK FLOVERING DOGWOOD	8CM CAL; 2.5M HT; 800
	9	PAUSAN SYLVATICA 'DANYUIC'	DANYUIC BERRY	8CM CAL; 1.5M STD; 800
	5	LIQUIDAMBAR STYRACIFLUA 'HORNLEDSON'	HORNLEDSON BERRY SLIM	70M CAL; 2M STD; 800
	6	MANGNOLIA 'TALARY'	MANGNOLIA	70M CAL; 2M STD; 800
	13	PICEA OMORICA	SERBIAN SPRUCE	3M HT; 800
	3	PIRUS ROSA	AUSTRALIAN BLACK PINE	3M HT; 800
	8	PIRUS CALLERIANA 'REDORFIC'	REDORF ORNAMENTAL PEAR	8CM CAL; 1.5M STD; 800
	2	STYRAX JAPONICUS	JAPANESE BROWNELL	8CM CAL; 1.5M STD; 800
SHRUB	7	ABUTILON UNICO COMPACTE'	COMPACT STRAWBERRY BUSH	45 POT; 80CM
	30	AZALEA JAPONICA 'VIRIDIS CRIMSON'	AZALEA, PURPLE-RED	45 POT; 40CM
	22	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	45 POT; 40CM
	73	CORNUS SERICEA	RED OSIER DOGWOOD	45 POT; 80CM
	20	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	45 POT; 80CM
	4	EVONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	45 POT; 80CM
	6	HYDRANGEA MACROPHYLLA 'HYDRO BLUE'	BIGLEAF HYDRANGEA, BLUE	45 POT; 80CM
	143	MANDARINA DOMESTICA 'KULP STRONG'	HEAVENLY SAMBOUR DWARF	45 POT; 80CM
	34	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	45 POT; 80CM
	79	PRUNUS LAUROCAROLINENSIS 'HYPERBOLIC'	RUSSIAN LAUREL	45 POT; 80CM
	26	PRUNODENDRON SAHAI 'KUSUBO ICE'	PRUNODENDRON, BLUE	45 POT; 80CM
	24	BROMELIA JAPONICA (10% MALE)	JAPANESE BROMELIA	45 POT; 80CM
	219	SPYRINCA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPYRINCA, PINK	45 POT; 40CM
	182	TAKAHASHI MEDIA 'HYDRO'	HYDRO YEW	45 POT; 80CM
	6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; 800
	70	VIBURNUM DAVIDI	DAVID'S VIBURNUM	45 POT; 80CM
	31	VIBURNUM TINDLI 'SPRING BOUQUET'	DWARF VIBURNUM	45 POT; 80CM
GRASS	37	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	41 POT
	89	CAREX 'ICE DANCE'	FROSTED SEDGE	41 POT
	88	HELIOTROPIDION SEMPERVIRENS	BLUE OAT GRASS	41 POT
	104	IMPERATA CYLINDRICA 'RED BAYON'	BLOOD GRASS	41 POT
	166	PONNISETUM ALPICOLOIDES 'HAMELBY'	DWARF FOUR-TAN GRASS	41 POT
	173	SEIZOLIA HUMIFERANA	BLUE-GREEN MOOR GRASS	41 POT
	172	STIPA TENUESIMBA	MEXICAN FEATHER GRASS	41 POT
PERENNIAL	252	HEUCHERA MADRANTHA 'VALICE PURPLE'	CORAL BELLS, PURPLE-RED	60CM POT
	35	GALTHERIA 'MILLON'	SALAL	41 POT; 80CM
	161	POLYSTECHUM MAMMUM	WESTERN SWORD FERN	41 POT; 80CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE IDENTIFIED PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SHADERS FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DWG.
1	13 JAN 18	ASB REVISED ACCESS	DC
2	13 JAN 18	REVISED PLAN	TR
3	13 JAN 18	REVISED PLAN	TR
4	13 JAN 18	REVISED PLAN	TR
5	13 JAN 18	REVISED PLAN	TR
6	13 JAN 18	REVISED PLAN	TR
7	13 JAN 18	REVISED PLAN	TR

CLIENT:

PROJECT:

TOWNHOME DEVELOPMENTS

176TH STREET
SURREY, BC

DRAWING TITLE:
**SHRUB PLAN
PHASE 1**

DATE: 16 JUN 20
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: DO
CHECK: MCY

DRAWING NUMBER:
L3
OF 9

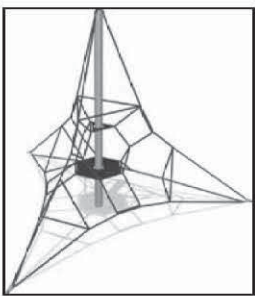
PMG PROJECT NUMBER: 16-004

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 8611 Creek Drive
Burnaby, British Columbia, V5C 6G8
P: 604 294-0011 | F: 604 294-8822

SCALE:

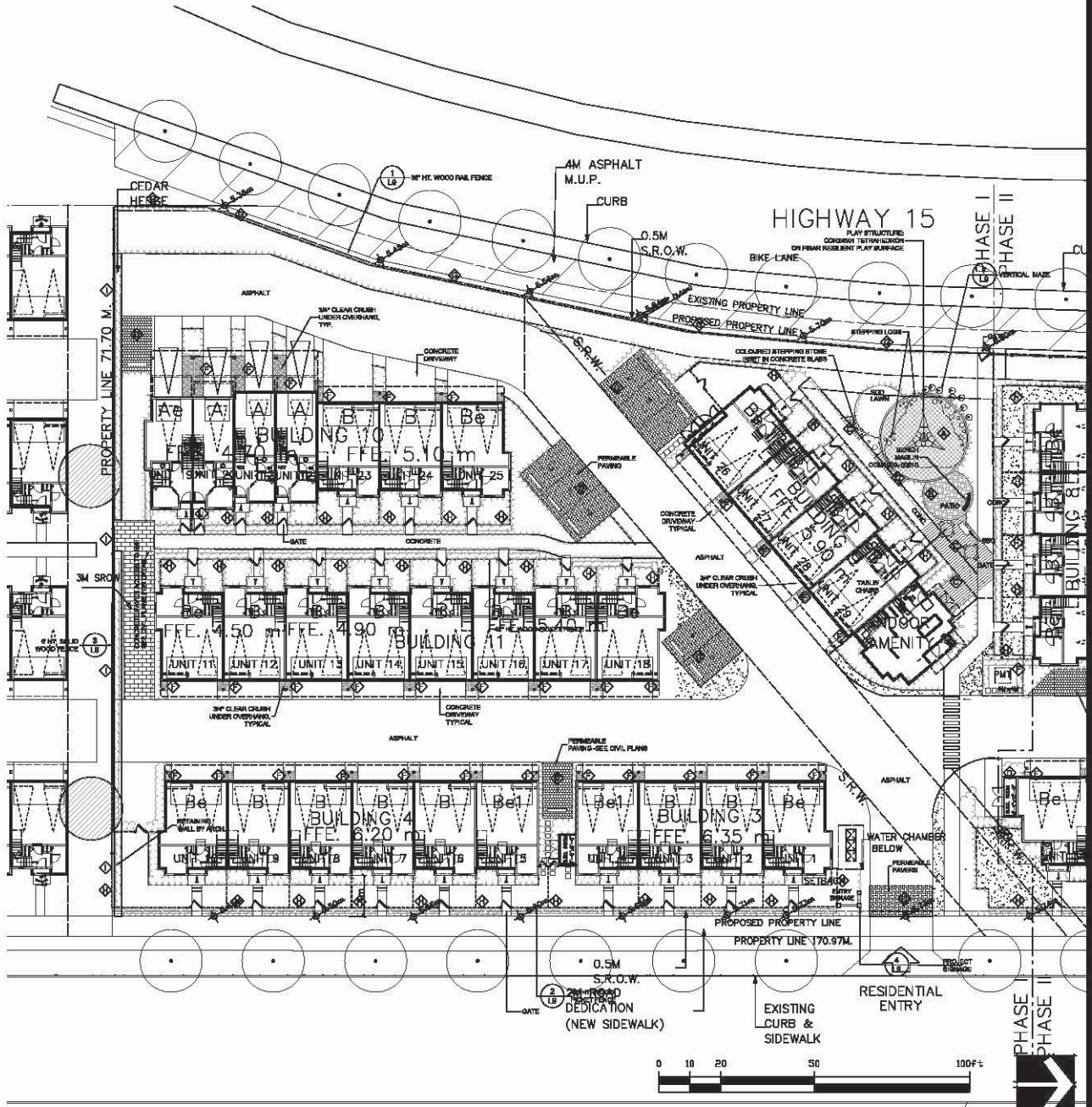
- MATERIALS KEY:**
- ◆ SAFETY SURFACE: FIBER
 - ◆ CONCRETE UNIT PAVES: ROMAN BY BURGMAN CONCRETE, COLOUR: SIERRA GREY
 - ◆ CONCRETE SLAB: BRIDGEWOOD BY BURGMAN CONCRETE, COLOUR: WEATHERED GREY
 - ◆ PERMEABLE PAVERS PATTERN: OFFSET BY 8" RIMA, COLOUR: GREY
 - ◆ BRIDGE PATIOM 24" RG. CONCRETE PAVERS WITH CREEPING CHAMOMILE IN-BETWEEN, COLOUR: NATURAL
 - ◆ GRAVEL: ORAIN ROCK
 - ◆ 36" HT. WOOD RAIL FENCE (AT BUFFER)
 - ◆ 42" HT. WOOD RAIL FENCE
 - ◆ 4" HT. WOOD FENCE
 - ◆ 8" HT. WOOD PATIO SCREEN
- AMENITY AREA TABLES/CHAIRS AND BBQ BY OWNERS



COR24501 BY KOMPAN



DGM1900-00010; IPE WOOD (x2)



NO.	DATE	REVISION DESCRIPTION	DWG.
7	07/20/20	UPDATE SITE PLAN	DC
6	03/20/20	ADD WALKWAY ACCESS	DC
5	03/20/20	REVISE PLAN	TR
4	03/20/20	REVISE PLAN	PD
3	03/20/20	ADJUST TYPICAL FLOOR PLAN	ME
2	03/20/20	REVISE PLAN/AMENITY CONCEPTS	ML
1	03/20/20	ISSUE FOR SH	

CLIENT:

PROJECT:

TOWNHOME DEVELOPMENTS
176TH STREET
SURREY, BC

DRAWING TITLE:
**MATERIALS PLAN
PHASE 1**

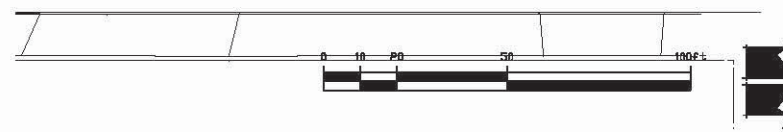
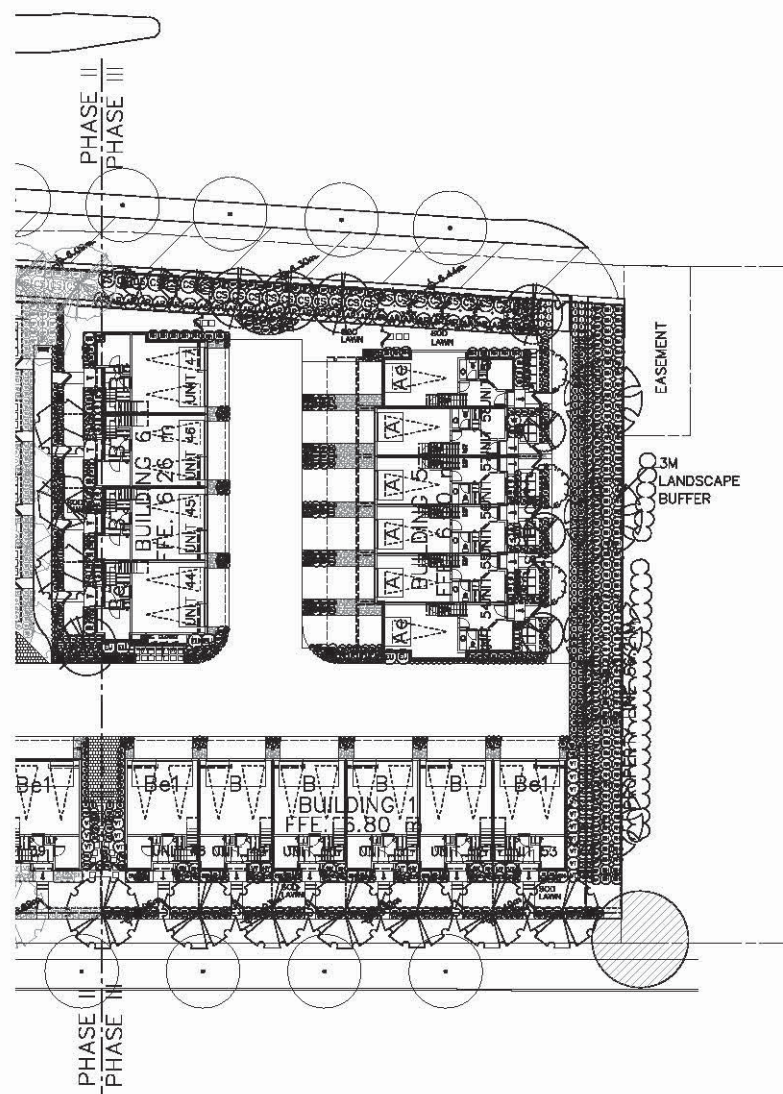
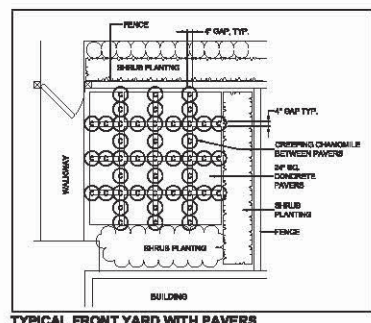
DATE: 06/20/20 DRAWING NUMBER:
SCALE: 1/8"=1'-0" **L4**
DRAWN: DO
DESIGN: DO
CHECK: MCY **OF 9**

PMG PROJECT NUMBER: 16-064

SCALE:

PLANT SCHEDULE		PHASE 2	PMG PROJECT NUMBER: 16-064	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REPAIRS
TREE	4	ACER NIPONICUM HANFORD	COLUMBIAN HANFORD MAPLE	8CM CAL; 84 ETD; 84B
	7	ACER X FRIEDMANII NUTTALLI BLAZE	AUTUMN GLAZE MAPLE	7CM CAL; 1.8M ETD; 81D
	2	DAMPiera RETULUS FRANKS FRONTANUS	PYRAMIDAL EUROPEAN HORNBEAM	8CM CAL; 84B; 1.0M STD
	1	CHAMAECYPARIS NODOSATAENSIS YONKILLA	WEeping HOODIA CYPRUS	2M HT; 84B
	3	CORNUS FLORIDA 'NUBERK'	PINK FLOWERING DOGWOOD	6CM CAL; 2.8M HT; 84B
	1	FAGUS SYLVATICA 'DANWYCK'	DANWYCK BEECH	8CM CAL; 1.8M ETD; 84B
	4	MAGNOLIA 'SILADOT'	MAGNOLIA	7CM CAL; 2M ETD; 84B
	3	PICEA OMORICA	SERBIAN SPRUCE	2M HT; 84B
	4	PRUNUS NEGUNDA	AUSTRIAN BLACK PINE	2M HT; 84B
	1	PYRUS CALLERYANA 'REDSPEAR'	REDFLEW DOGWOOD	8CM CAL; 1.8M ETD; 84B
3	STRUX JAPONICA	JAPANESE SHAMBUEL	8CM CAL; 1.8M ETD; 84B	
SHRUB	30	ARBUBUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	8" POT; 80CM
	10	AZALEA JAPONICA 'VERVEIRA CRISPON'	AZALEA 'VERVILHARD'	8" POT; 80CM
	27	CORNUS SERICEA	RED OILER DOGWOOD	8" POT; 80CM
	10	DORRUS BERBERA 'WELBERRY'	DWARF HOLLEY DOGWOOD	8" POT; 80CM
	6	ELAEAGNUS ALATA 'COMPACTUS'	COMPACT WINGS SILVERBEECH	8" POT; 80CM
	3	HYDRANGEA MACROPHYLLA 'VIBROD BLUE'	ICE LEAF HYDRANGEA BLUE	8" POT; 80CM
	3	MAQUINA DOMESTICA 'GULLF STREAM'	HEAVENLY BAMBOO DWARF	8" POT; 80CM
	20	PIRUS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	8" POT; 80CM
	48	PRUNUS LAURICORNIS 'TETZYANIAN'	RUSSIAN LAUREL	8" POT; 80CM
	131	RHOODOENDERON 'ANAH KOURCHERE'	RHOODOENDERON BLUE	8" POT; 80CM
3	RHOODOENDERON 'LOW BELLE'	RHOODOENDERON PINK	8" POT; 80CM	
13	SHIBUBA JAPONICA 'YUKI MAUS'	JAPANESE SHAMBUA	8" POT; 80CM	
180	SPINAZA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPINAZA PINK	8" POT; 40CM	
148	TAGLUS MEDIA 'THORPE'	HOLLY TERN	8" POT; 80CM	
20	VERBURNUM DAVIESI	DWARF VERBURNUM	8" POT; 30CM	
21	VERBURNUM THIBI 'SPRING DOUGLLET'	DWARF VERBURNUM	8" POT; 60CM	
GRASS	120	CAREX 'ICE DANCE'	FRONTED SEDGE	8" POT
	48	HELICTOTRICHON SEMIPERVENS	BLUE OAT GRASS	8" POT
	115	IMPATIENS CYLINDRICA 'RED BANGON'	BLOOD GRASS	8" POT
	142	PERNITETIS ALYDICE 'ROSEBERRY HAMBELIN'	DWARF HOULM GRASS	8" POT
	26	SESTLERIA 'HISLERIANA'	BLUE-GREEN MOOR GRASS	8" POT
PERENNIAL	8	STRA TERNIBSIMA	MEXICAN FEATHER GRASS	8" POT
	38	HEDICERA MAGNANTHA 'PALACE PURPLE'	CORAL BELLS PURPLE-RED	15CM POT
	144	CHAMAEMELUM NOBILE	CREEPING CHAMOMILE	15CM POT
20	GAL'THERIA SHALLOW	SALIC	8" POT; 20CM	
51	POLYTICHUM MUNITUM	WESTERN SWORD FERN	8" POT; 20CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER OMA STANDARDS. BOTH PLANT BEDS AND CONTAINER BEDS ARE THE MINIMUM ACCEPTABLE SIZES. * PRIOR TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MANUFACTURER PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE: LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN 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 STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DWG.
7	27 JAN 20	UPDATE SITE PLAN	
6	13 JAN 20	ADD REPAIR NOTES	DC
5	13 JAN 20	REV SITE PLAN	TR
4	30 DEC 19	REV SITE PLAN	PD
3	26 DEC 19	ADJUST REPAIR FRAME PLAN	MB
2	18 JAN 20	REV SITE PLAN / FRAME CONCEPTS	MB
1	15 JAN 20	DESIGN FOR SH	

CLIENT:

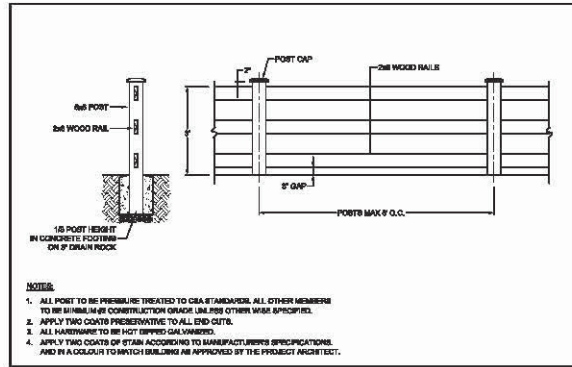
PROJECT:

TOWNHOME DEVELOPMENTS
176TH STREET
SURREY, BC

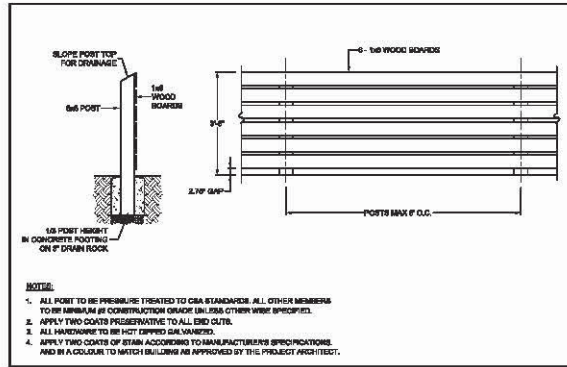
DRAWING TITLE:
**SHRUB PLAN
PHASE 4**

DATE: 16 JUN 20 DRAWING NUMBER:
SCALE: 1/8"=1'-0" **L7**
DRAWN: DO
DESIGN: DO
CHECK: MCY **OF 9**

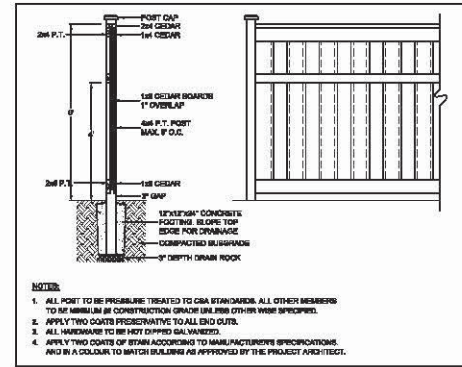
SCALE:



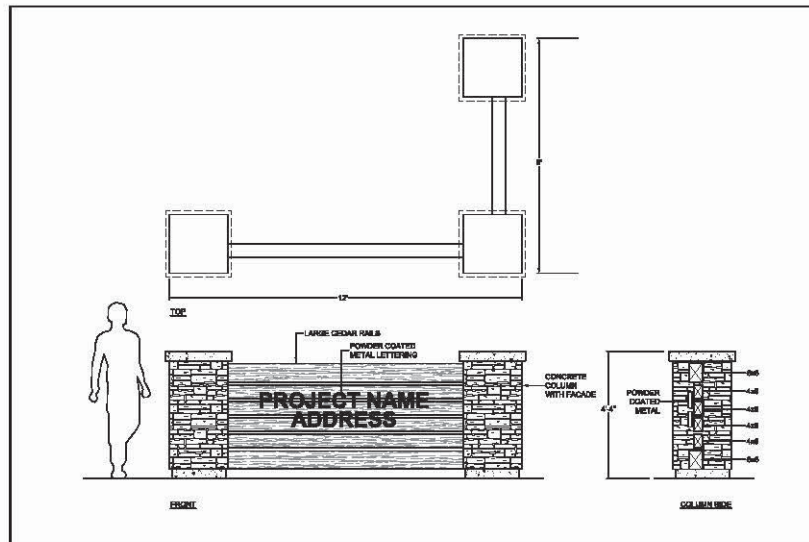
1
L1
3' HT. WOOD RAIL FENCE (AT BUFFER)
1/2"=1'-0"



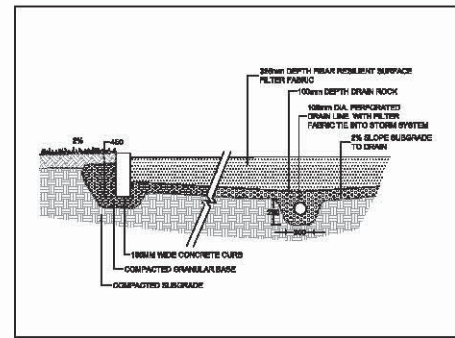
2
L1
42' HT. WOOD RAIL FENCE (FRONT YARD)
1/2"=1'-0"



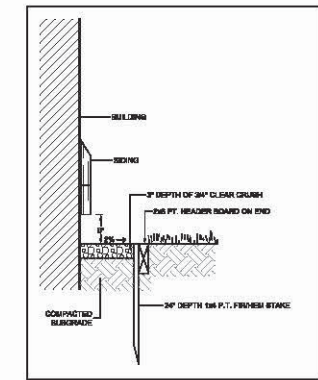
3
L1
6' HT. WOOD FENCE (NORTH & SOUTH P.L.)
1/2"=1'-0"



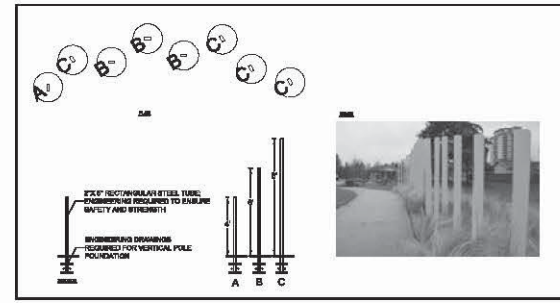
4
L1
ENTRY SIGNAGE
1/2"=1'-0"



5
L1
PLAY AREA DETAIL
1/2"=1'-0"



6
L1
GRAVEL DRAIN STRIP
1/2"=1'-0"



7
L2
VERTICAL MAZE ELEMENTS
1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DWG.
7	27/04/20	UPDATE PLAN	
1	23/04/20	ADD WOOD RAIL FENCE	DO
2	23/04/20	REMOVE PLAN	DO
4	23/04/20	REMOVE PLAN	DO
5	23/04/20	ADD ENTRY SIGNAGE PLAN	MS
6	23/04/20	REMOVE PLAN / FURNISH COMMENTS	MS
8	23/04/20	REMOVE PLAN	DO

PROJECT:

TOWNHOME DEVELOPMENTS
176TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 26/04/20 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: DO
DESIGN: DO
CHECK: MCY

L9

OF 9

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

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

DATE: **May 3, 2017** PROJECT FILE: **7816-0375-00**

RE: **Engineering Requirements
Location: 5940 176 Street**

TOWN CENTER PLAN (TCP) AMENDMENT

The issues below are to be addressed as a condition of the TCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 176A Street for the ultimate 24.0 m Collector Road Standard.
- Dedicate varying widths along Hwy 15 for 6 m of allowance from the existing east curb.
- Provide a 0.50 metre Statutory Right-of-Way along the development frontages.

Works and Services

- Construct the west half side of 176A Street to the Collector standard.
- Construct a 4.0 metre Multi-Use Pathway (Hook Greenway) and a 2.0 metre boulevard along the east side of Highway 15.
- Construct a 7.3 metre concrete driveway letdown to 176A Street.
- Remove existing driveway at the north west corner of the site and realign driveway into neighbouring property. Eliminate the shared access easement.
- Construct sanitary mains to service the site allow for the discharge of the existing sanitary Statutory Right-of-Way traversing the property.
- Provide water, storm, and sanitary service connections to service the development.
- Provide on-lot stormwater control measures per the Cloverdale-McLellan ISMP.
- Register applicable Statutory Rights-of-Way and restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no Engineering Requirements associated with the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file



Monday, March 06, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 1637500

SUMMARY

The proposed 59 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	12
Secondary Students:	6

September 2018 Enrolment/School Capacity

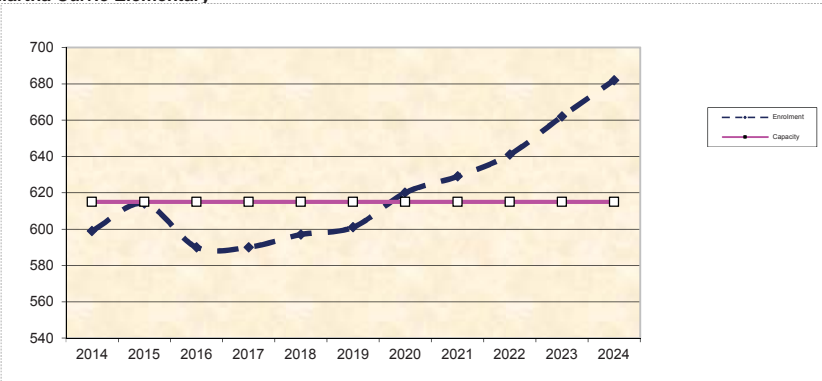
Martha Currie Elementary	
Enrolment (K/1-7):	72 K + 518
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2055
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

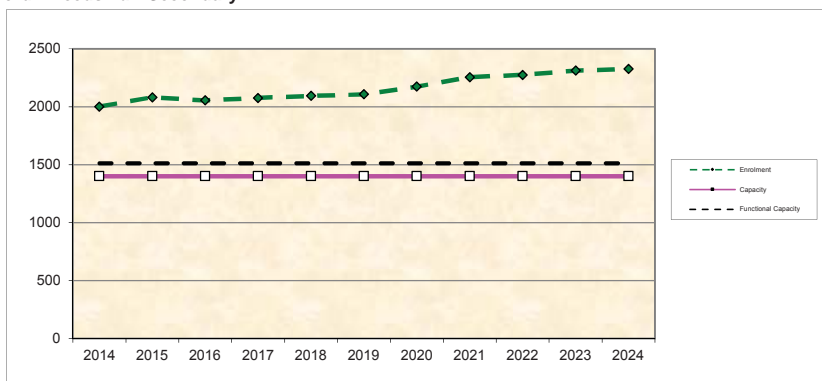
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Martha Currie Elementary is near capacity and Lord Tweedsmuir is over capacity, on an extended day schedule and has 18 portables as of September 2016. The school district has received capital project approval for a new secondary school, Salish Secondary (scheduled to open 2018), that will relieve overcrowding at Lord Tweedsmuir Secondary and Clayton Heights Secondary.

Martha Currie Elementary



Lord Tweedsmuir Secondary



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

Updated January 6th, 2017

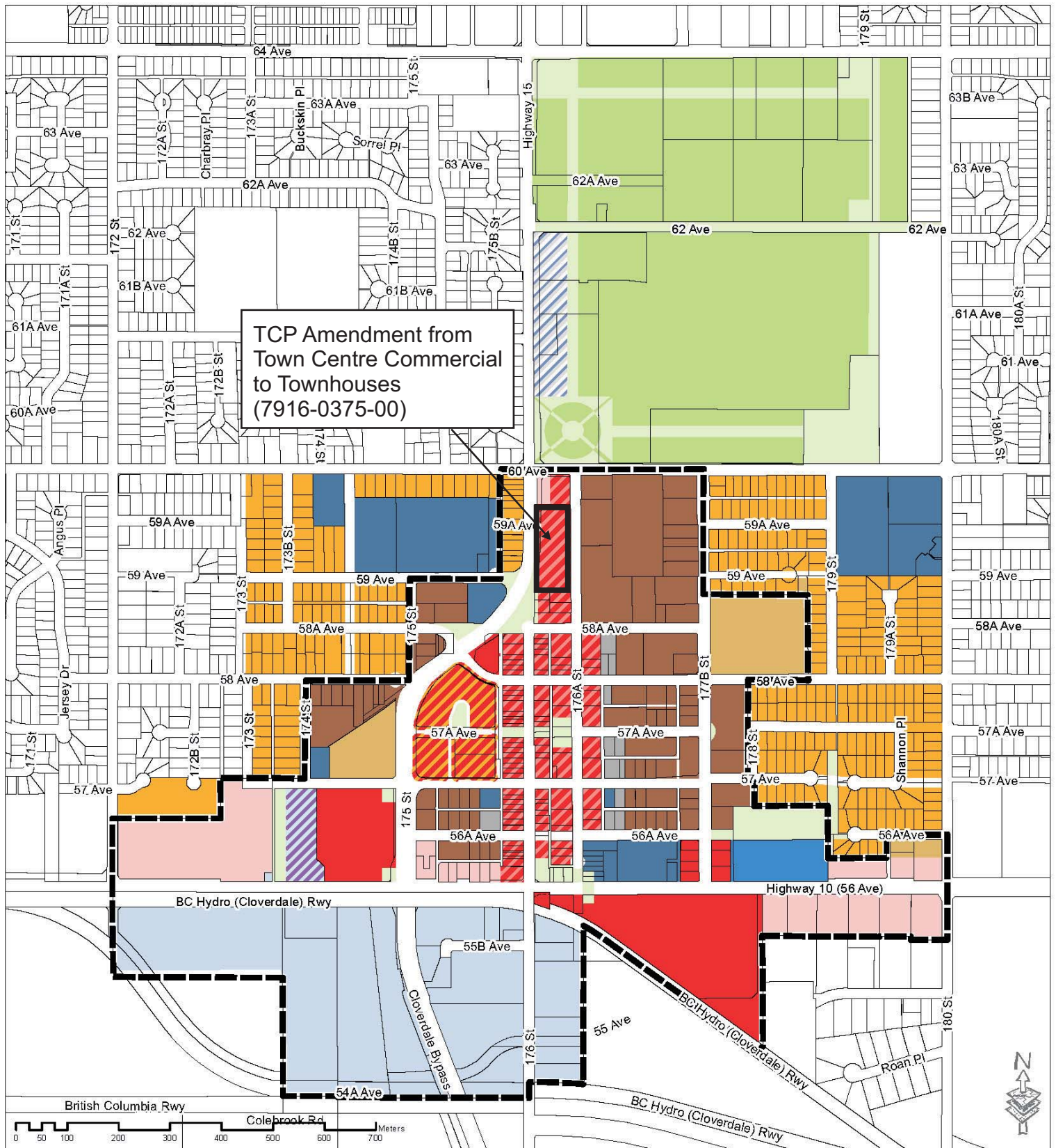
Proposed 60 Unit townhouse Development
 5940 176th Street, Surrey
 MJM File # 1625

Summary of Tree Preservation by Tree Species:

Surrey File 7916-0375-00

5940 176th Street, Cloverdale Surrey

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
On-Site Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut	2	2	0
Douglas Fir	1	1	0
Street Trees			
Dogwood	7	0	7
London Plane	1	0	1
Total (excluding Alder and Cottonwood Trees)	11	3	8
Additional Trees in the proposed Open Space / Riparian Area			N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		138	
Total Retained and Replacement Trees		138	



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

CLOVERDALE TOWN CENTRE
City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended April 2013

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



Cloverdale Community Association

Website: www.cloverdalecommunity.org

March 13, 2017

Jennifer McLean
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7916-0375-00 / 5940-176 Street

Dear Ms. McLean;

The Cloverdale Community Association (CCA) has received the preliminary notice for the above noted development file.

The original applicant from Annesley provided us a layout of proposed townhouses. We have no concerns based on the info which was provided to us. We have been advised that the property has been sold to another developer. We have not been advised of any changes. If any changes are being proposed from what was originally provided to us, please forward the information to us so we can review it again.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0375-00

Issued To: ANNESLEY (CLOVERDALE) HOLDINGS LTD.

(the "Owner")

Address of Owner: 650 - West Georgia Street, Suite 2800
Vancouver, BC V6B 4N7

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

Parcel Identifier: 006-336-353

Lot 230 Section 8 Township 8 New Westminster District Plan 48970 Except: Plan BCP51919

5940 - 176 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front yard (west) setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (b) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
 - (c) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.)

Reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.)



Reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.)

COPYRIGHT RESERVED: THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL BE NOTED. CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE ARCHITECT'S EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	ISSUED FOR DP	REBILLED FOR DP
02/22/20			
16/02/21			
24/02/21			



CICCOTZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741



1 SITE PLAN
SCALE: 1:550

SITE DATA			
SITE ADDRESS:	5890 - 5940 176 STREET & 5850 - 5901 176A STREET SURREY, B.C.		
SITE AREA (GROSS):	13,763 S.F.	10,571 M ²	= 2.61 ACRE
DEDICATIONS:	1,264 S.F.	675 M ²	
SITE AREA (NET):	126,319 S.F.	8,836 M ²	= 2.44 ACRE
CURRENT ZONING:	R1 SINGLE FAMILY RESIDENTIAL ZONE		
PROPOSED ZONING:	RM-30		
LOT COVERAGE:		ALLOWED/REQUIRED:	PROPOSED:
		45%	36%
DENSITY:		F.A.R.: 0.9	59 UNITS 0.76
BUILDING HEIGHT:		13 M	11.8 M / 3 STOREY
SETBACKS:			
FRONT (176A STREET):	7.5 M	4.0 M	
REAR (176TH STREET):	7.5 M	3.0 M	
SIDE (NORTH):	7.5 M	3.0 M	
SIDE (SOUTH):	7.5 M	3.0 M	
USEABLE OPEN SPACE:	32 S.F. PER UNIT = 1888 S.F.	236.1 S.F.	
	3 M ² PER UNIT = 177 M ²		
	32 S.F. PER UNIT = 1888 S.F.		
	3 M ² PER UNIT = 177 M ²	923.1 S.F.	
 INDOOR AMENITY:			

PARKING REQUIREMENTS:			
RESIDENT PARKING:	ALLOWED/REQUIRED:	2.0 STALLS PER UNIT = 118	PROPOSED:
			38 DOUBLE GARAGE 20 TANDEM GARAGE 118
VISITOR PARKING:	1 PER 5 (0.2 STALLS/UNIT)	118	12
SMALL CAR:	TOTAL PARKING:	25% OF TOTAL PARKING	130
		130 x 25% = 33	0
	TOTAL SMALL CAR:		0
			0 B.C. VISITOR PARKING
PARKING/ACCESSIBLE WIDTH:	6.1 M		6.1 M ACCESS ROAD
UNIT KEY:			
 UNIT Ae:	2 BEDROOM	PER UNIT AREA (NET):	QTY:
	13'-6" x 43'-0"	1344.4 S.F.	3
 UNIT A:	2 BEDROOM	1298.3 S.F.	7
	13'-4" x 41'-0"	1422.1 S.F.	13
 UNIT Be:	3 BEDROOM	1361.9 S.F.	5
	20'-2" x 32'-6"	1571.5 S.F.	31
 UNIT Be2:	3 BEDROOM		
	20'-2" x 32'-6"		
 UNIT B:	3 BEDROOM		
	20'-0" x 32'-6"		
		TOTAL # UNITS:	59
		TOTAL NET BUILDING AREA:	81034.6 S.F.

PROJECT:
176TH STREET TOWNHOMES
5890 - 5940 176TH STREET
5850 - 5901 176A STREET
SURREY, BC

FORM:	REVISION:
RS	RC
1550	542

SITE PLAN

REVISION NO.:
-
SHEET NO.:
A1.01