CITY OF MISSION DEVELOPMENT PERMIT DP18-123

Issued to: 1154477 BC Ltd

(Owner as defined in the Local Government Act,

hereinafter referred to as the Permittee)

Address: Unit 145, 13737-72nd Avenue, Surrey, BC V4A 2P2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.

2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: 32909 Cherry Avenue

Parcel Identifier: 005-172-229

Legal Description: LOT 38 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN

56771

Address: 32919 Cherry Avenue

Parcel Identifier: 005-472-253

Legal Description: LOT 39 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN

56771

Address: 32939 Cherry Avenue

Parcel Identifier: 001-668-846

Legal Description: LOT 35 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN

44603

3. The above property has been designated as **Development Permit Area B Multi-unit Residential** in the Official Community Plan.

The said lands are zoned Comprehensive Development 53 Zone (CD-53) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered:

AC - 1.01	AC – 3.05
AC - 1.01	AC- 3.06
AC - 2.01	AC - 3.07
AC - 2.02	AC – 4.01
AC - 3.01	AC -4.02
AC - 3.02	
AC - 3.03	
AC - 3.04	

inclusive, and landscape drawing L1- L7 which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered AC-1.01, AC-1.02, AC-2.01, AC-2.02, AC-3.01, AC-3.02, AC-3.03, AC-3.04, AC-3.05, AC-3.06, AC-3.07, AC-4.01, AC-4.02 inclusive, prepared by barnett dembek Architects inc. (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
- (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
- (c) Parking and siting thereof shall substantially conform to the plans.
- (d) The following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L1-L7 prepared by pmg landscape architects.
 - (ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.
- 5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.
 - (a) An Irrevocable Letter of Credit in the amount of \$186,306.90 for the purpose of landscaping bond
 - (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
 - (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.
 - If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required

landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

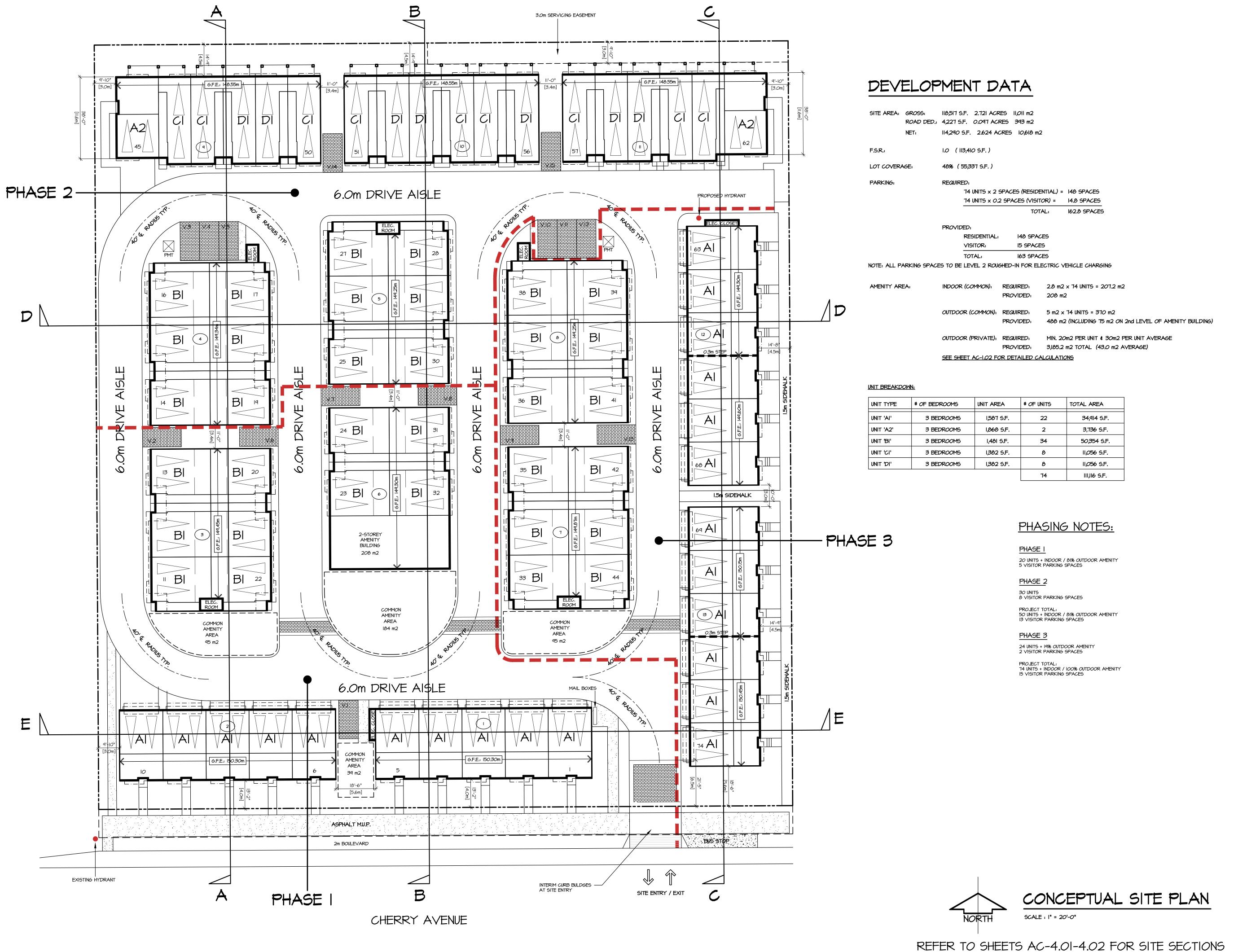
- 6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
- 7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
- 8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
- 9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

MAYOR	
CORPORATE OFFICER	

Development Permit DP18-123



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C19-C.dng

DESIGN: L.F.B.	DRAWN:		DATE:	CC 01 mg	2	SCALE:	= 20'-0"
CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32909, 32919 & 32939 CHERRY AVE		SHEET CONTENTS :	CONCEPTUAL SITE PLAN &	DEVELOPMENT DATA

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C.

PHONE: (604) 597—7100 FAX: (604) 597—2099 EMAIL: mail@bdarkitex.com

CLIENT NO. SHEET NO.
AC-1.01

PROJECT NO. REV. NO.
18019



AMENITY SPACE CALCULATIONS

COMMON INDOOR AMENITY SPACE:

REQUIRED: 2.8 m2 x 74 UNITS = 207.2 m2 (AS PER CD53 ZONING BYLAW)

PROVIDED: 208 m2

COMMON OUTDOOR AMENITY AREA:

REQUIRED: 5.0 m2 x 74 UNITS = 370 m2 (AS PER CD53 ZONING BYLAW)

PROVIDED: 413 m2 @ GRADE (SHADED BLUE)

75 m2 @ DECK (SEE SHEET AC-2.02)

488 m2

PRIVATE OUTDOOR AMENITY AREA:

REQUIRED: MIN. 20 m2 PER UNIT \$ 30 m2 PER UNIT AVERAGE (AS PER CD53 ZONE)

PROVIDED: 3,185.2 m2 (43.0 m2 AVERAGE) -

(SEE TABLE BELOW)

PRIVATE OUTDOOR AMENITY AREA:

	UNIT TYPE	AREA OF DECKS	AREA OF YARD	TOTAL AREA	# OF UNITS	TOTAL AREA	
UNITS I-IO	UNIT 'AI'	7.4 m2	24.8 m2	32.2 m2	10	322.0 m2	
UNITS 63-74	UNIT 'AI'	7.4 m2	18.5 m2	25.9 m2	12	310.8 m2	
UNITS 45 \$ 62	UNIT 'A2'	6.3 m2	51.2 m2	57.5 m2	2	115.0 m2	
	UNIT 'BI'	58.5 m2	0 m2	58.5 m2	34	1,989.0 m2	
UNITS 50, 51, 56, 57	UNIT 'CI/DI"	5.5 m2	28.3 m2	33.8 m2	4	135.2 m2	
UNITS 46-49, 52-55 \$ 58-61	UNIT 'CI/DI"	5.5 m2	20.6 m2	26.l m2	12	313.2 m2	
					74	3,185.2 m2	43.0 m2 AV6

REFER TO SHEET AC-2.1 FOR AMENITY SPACE ABOVE GRADE (DECKS) REFER TO GREEN SHADED AREA ON SITE PLAN FOR PRIVATE AMENITY SPACE AT GRADE © COPYRIGHT. ALL DESIGNS AND THE MODIFIED LIKENESSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

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PROJECT : MADISON	
32409, 32919 & 32939 CHERRY AVE	DATE:
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AMENITY SPACE CALCULATIONS	SCALE:
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barnett dembek

ARCHITECTS INC.

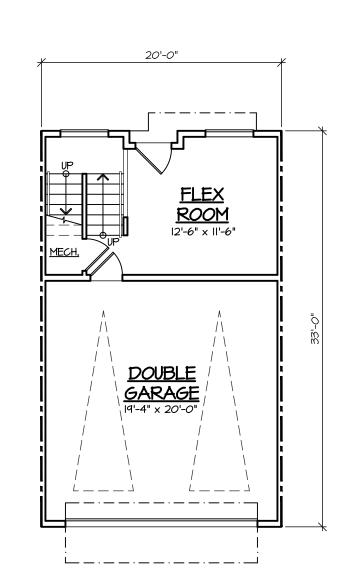
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

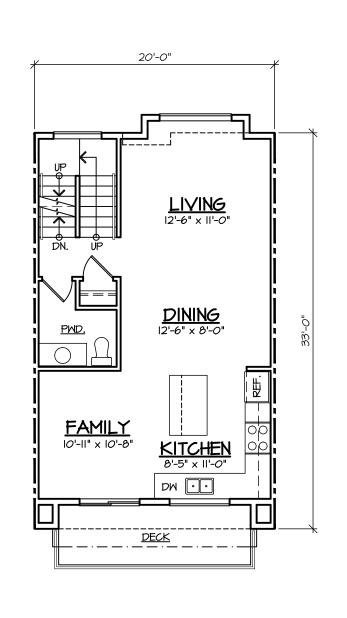
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

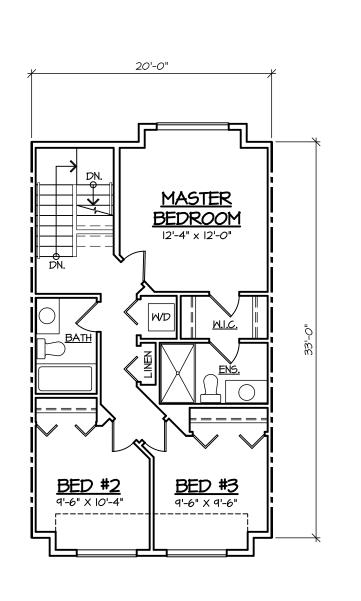
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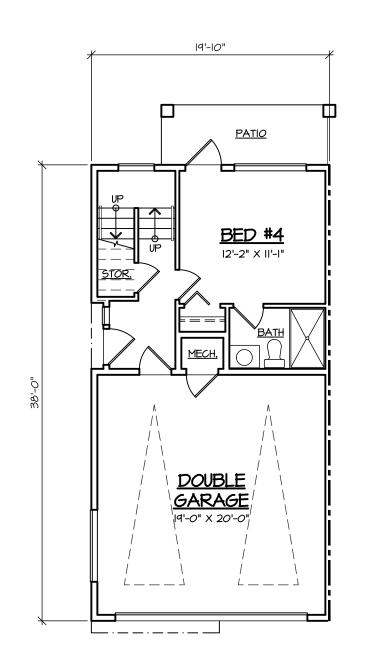
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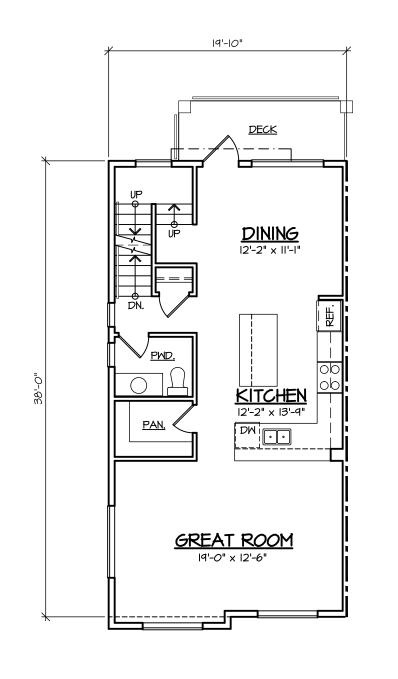
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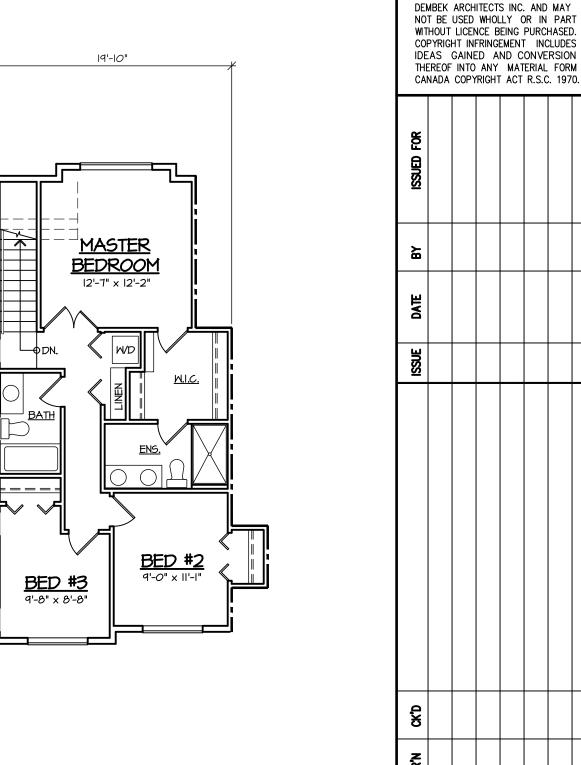












GROUND FLOOR PLAN 246 S.F. SCALE : 1/8" = 1'-0"

GARAGE AREA: 410 S.F.

MAIN FLOOR PLAN 642 S.F. SCALE : 1/8" = 1'-0"

UPPER FLOOR PLAN 699 S.F. SCALE : 1/8" = 1'-0"

GROUND FLOOR PLAN 341 S.F. SCALE : 1/8" = 1'-0"

GARAGE AREA: 407 S.F.

MAIN FLOOR PLAN 764 S.F. SCALE : 1/8" = 1'-0"

PRIVATE AMENITY SPACE ABOVE GRADE: 68 S.F. (6.3 m2)

UPPER FLOOR PLAN

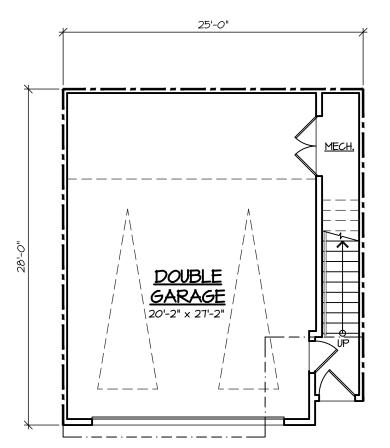
763 S.F. SCALE : 1/8" = 1'-0"

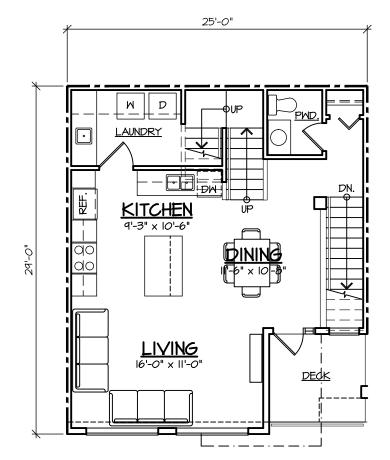
UNIT TYPE 'A2' TOTAL FLOOR AREA: 1,868 S.F.

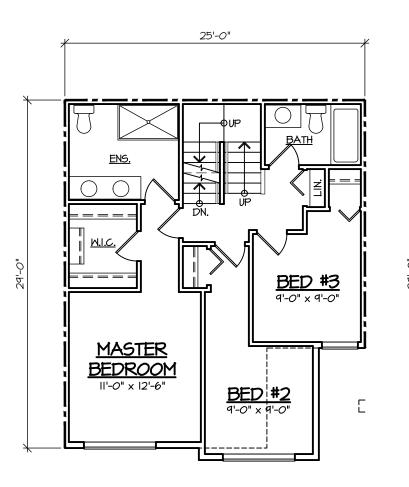
(GARAGE NOT INCLUDED)

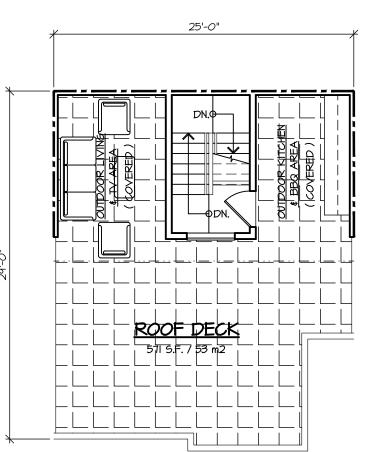
UNIT TYPE 'AI'

TOTAL FLOOR AREA: 1,587 S.F. (GARAGE NOT INCLUDED) PRIVATE AMENITY SPACE ABOVE GRADE: 80 S.F. (7.4 m2)









GROUND FLOOR PLAN MAIN FLOOR PLAN SCALE : 1/8" = 1'-0"

105 S.F. GARAGE AREA: 587 S.F.

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

UPPER FLOOR PLAN ROOF DECK PLAN SCALE : 1/8" = 1'-0"

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

16 S.F.

OMITTED (STAIRS): 76 S.F.

PRIVATE AMENITY SPACE ABOVE GRADE: 628 S.F. (58.5 m2)

TOTAL FLOOR AREA: 1,481 S.F.

(GARAGE NOT INCLUDED)

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SHEET CONTENTS:	
UNIT PLANS	SCALE:
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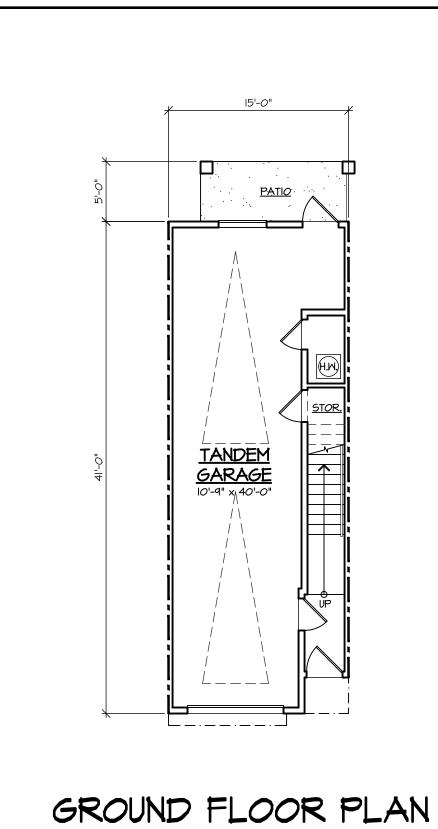
barnett dembek

ARCHITECTS INC. UNIT 135, 7536 130 STREET,

SURREY, B.C. V3W 1H8 PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

18019

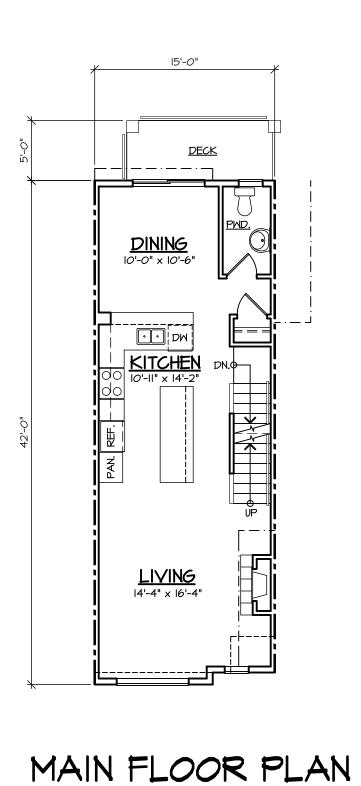
CLIENT NO. SHEET NO. AC-2.01 PROJECT NO. REV. NO.



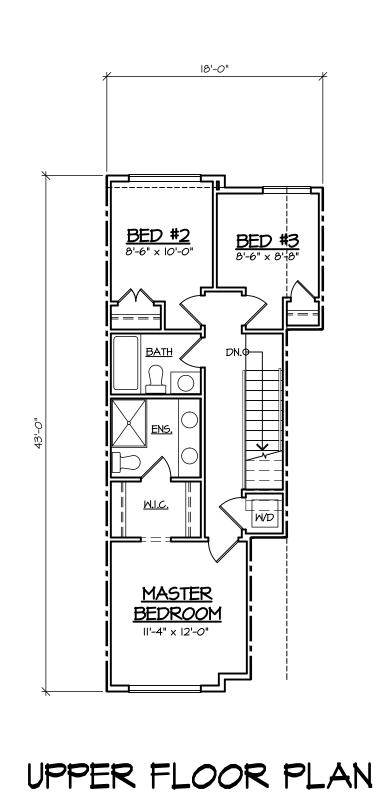
122 S.F.

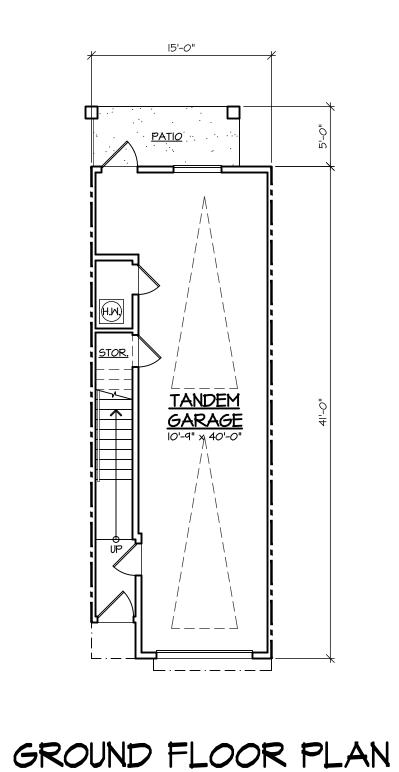
GARAGE AREA: 482 S.F.

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



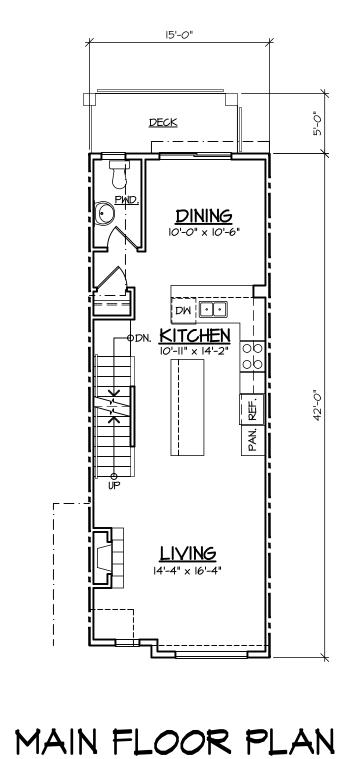
SCALE : 1/8" = 1'-0"

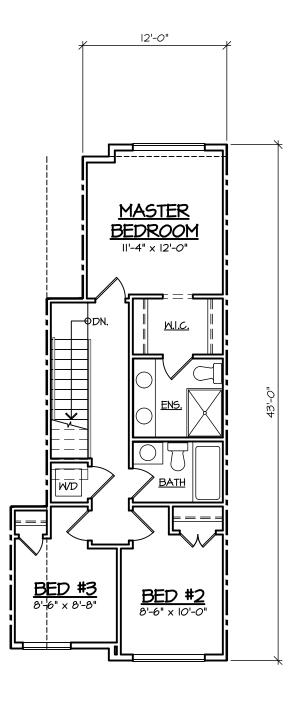




122 S.F. GARAGE AREA: 482 S.F.

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







UNIT TYPE 'C'

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

625 S.F.

TOTAL FLOOR AREA: 1,382 S.F. (GARAGE NOT INCLUDED)

635 S.F.

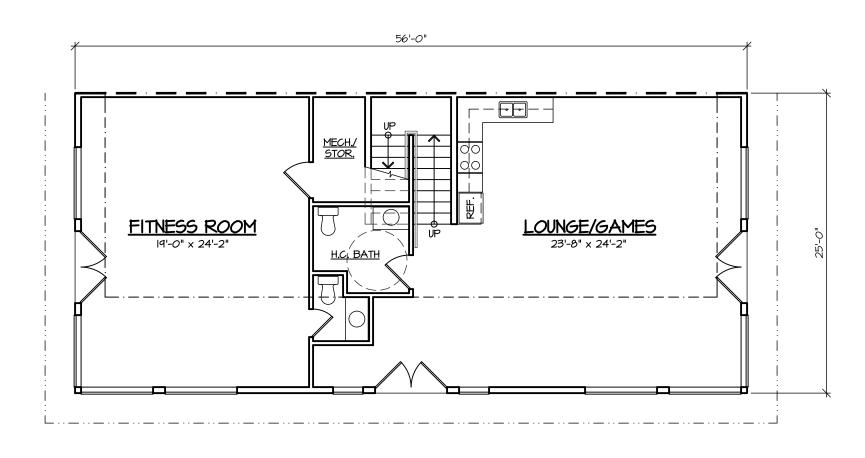
PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)

625 S.F.

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

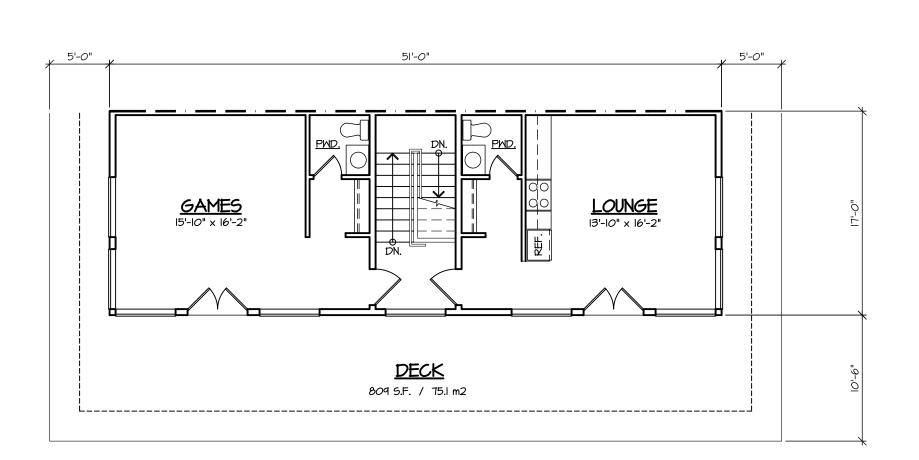
UNIT TYPE 'D'
TOTAL FLOOR AREA: 1,382 S.F.

(GARAGE NOT INCLUDED)



PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)





UPPER FLOOR PLAN

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

867 S.F.
80.5 m2



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DESIGN: L.F.B.	DRAWN:		DATE:	Jan. 10 22	SCALE : /8" = '-0"	
CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32909, 32919 & 32939 CHERRY AVE	SHEET CONTENTS :	UNIT PLANS	
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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8 PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

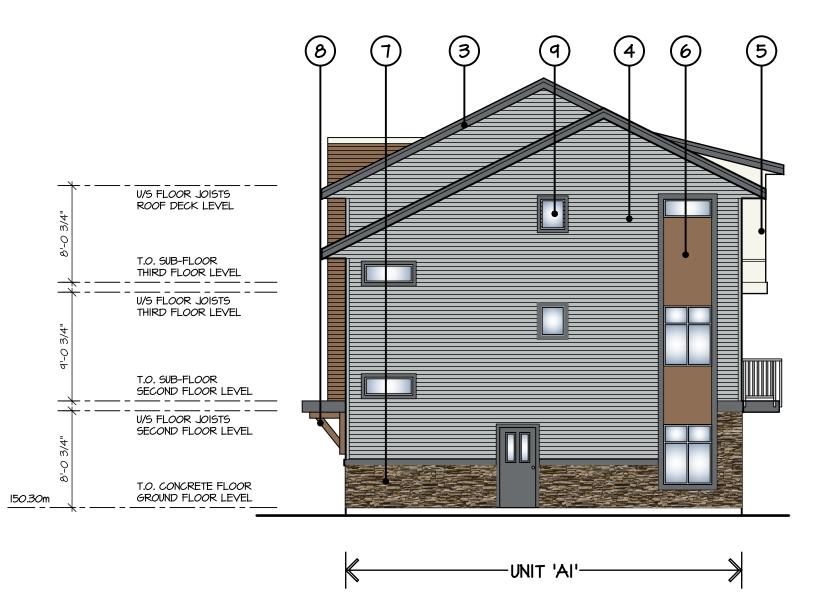
ARCHITECTS INC.

CLIENT NO. SHEET NO. AC-2.02

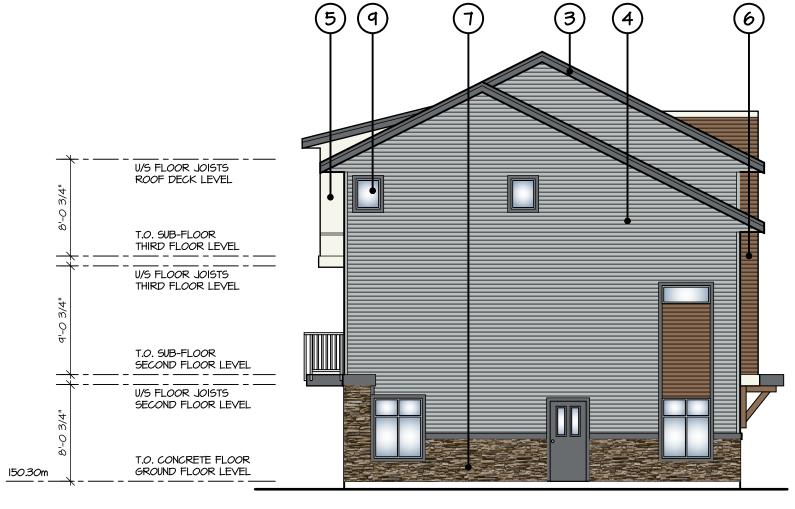
PROJECT NO. REV. NO. 18019

COMMON OUTDOOR AMENITY SPACE ABOVE GRADE: 809 S.F. (75.1 m2)





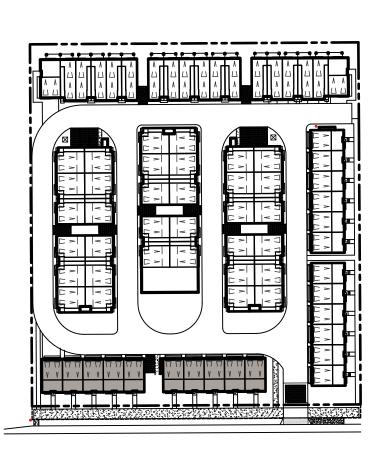
- ASPHALT SHINGLE ROOF
- PREFINISHED GUTTER ON 2x8 FASCIA
- IX4 TRIM ON 2XIO FASCIA
- HORIZONTAL VINYL SIDING
- HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- COMPOSITE "WOOD-LOOK" SIDING
- CULTURED STONE VENEER
- STAINED TIMBER KNEE BRACE
- VINYL FRAMED WINDOWS
- 2x WOOD TRIM/FASCIA
- 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



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



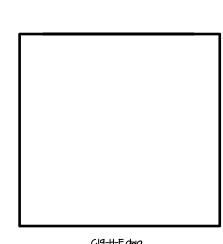
SCALE : 1/8" = 1'-0"



KEY PLAN

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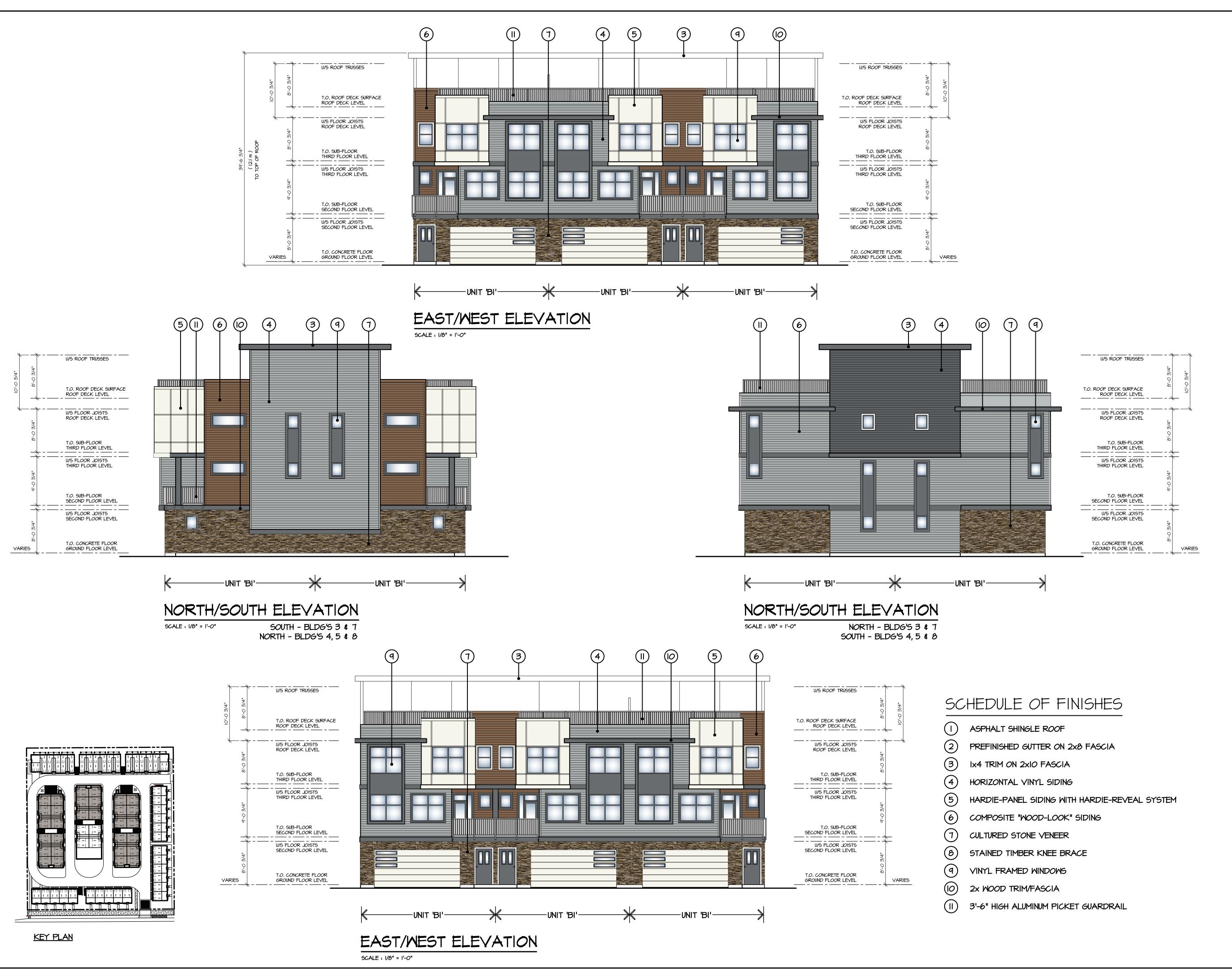
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CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.F.B.
	DRAWN:
PROJECT : MADISON	
32909, 32919 & 32939 CHERRY AVE	DATE:
	Jan. 10 22
SHEET CONTENTS:	
BUILDING ELEVATIONS	SCALE:
BUILDINGS I ≰ 2	<i>O</i> -, = <i>9</i> /

barnett dembek ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C.

	CLIENT NO.	SHEET NO. AC-3.01
	PROJECT NO.	REV. NO.
	18019	
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CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.F.B.
	DRAWN:
PROJECT : MADISON	
32909, 32919 & 32939 CHERRY AVE	DATE:
	Jan. 10 22
SHEET CONTENTS:	
BUILDING ELEVATIONS	SCALE:
BUILDINGS 3, 4, 5, 7 & 8	"O-, = "9/

barnett dembek

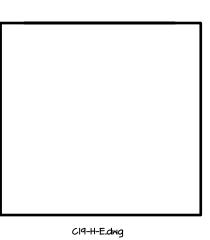
ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C.

CLIENT NO.	SHEET NO. AC-3.02
PROJECT NO.	REV. NO.



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PROJECT : MADISON	
32909, 32919 & 32939 CHERRY AVE	DATE:
	Jan. 10 22
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BUILDING ELEVATIONS	SCALE:
BUILDING 6	"O-'I = "8/I

barnett dembek

ARCHITECTS INC. UNIT 135, 7536 130 STREET, SURREY, B.C.

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

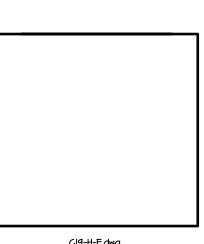
CLIENT NO. SHEET NO. AC-3.03 PROJECT NO. REV. NO.

18019



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CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.F.B.
	DRAWN:
PROJECT : MADISON	
32409, 32919 & 32939 CHERRY AVE	DATE:
-	Jan. 10 22
SHEET CONTENTS:	
BUILDING ELEVATIONS	SCALE:
BUILDINGS 9 & 11	/9" = '-0"

barnett dembek

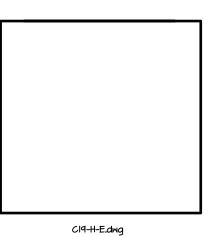
ARCHITECTS INC. UNIT 135, 7536 130 STREET, SURREY, B.C.

CLIENT NO.	SHEET NO. AC-3.04
PROJECT NO.	REV. NO.



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DESIGN: L.F.B.	DRAWN:		DATE:	Jan. 10 22	SCALE:	"O-'I = "9/I
CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32404, 32419 & 32434 CHERRY AVE		SHEET CONTENTS : BUILDING ELEVATIONS	BUILDING 10

barnett dembek ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C.

CLIENT NO.	SHEET NO. AC-3.05
PROJECT NO. 18019	REV. NO.

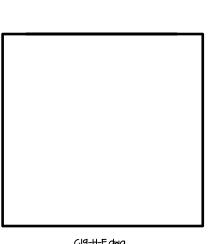


WEST ELEVATION

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

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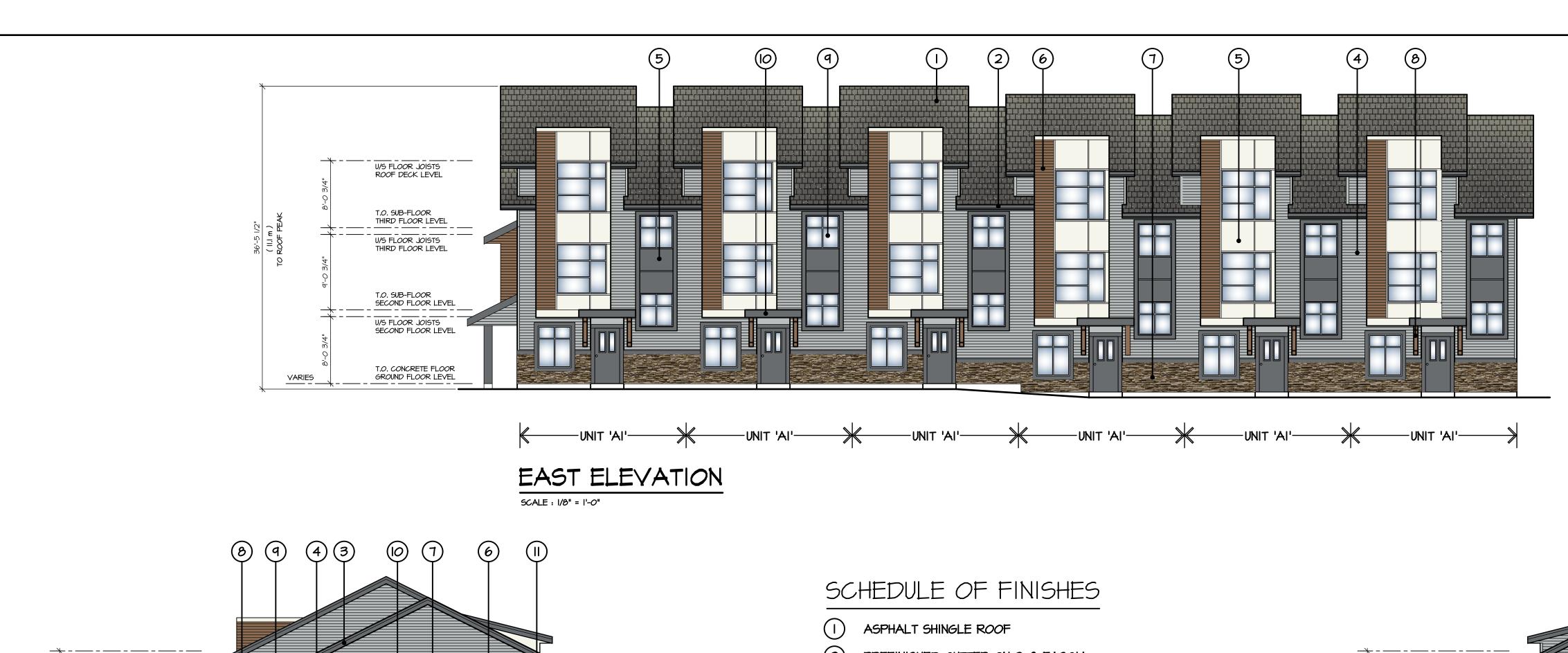
C19-H-E.dng

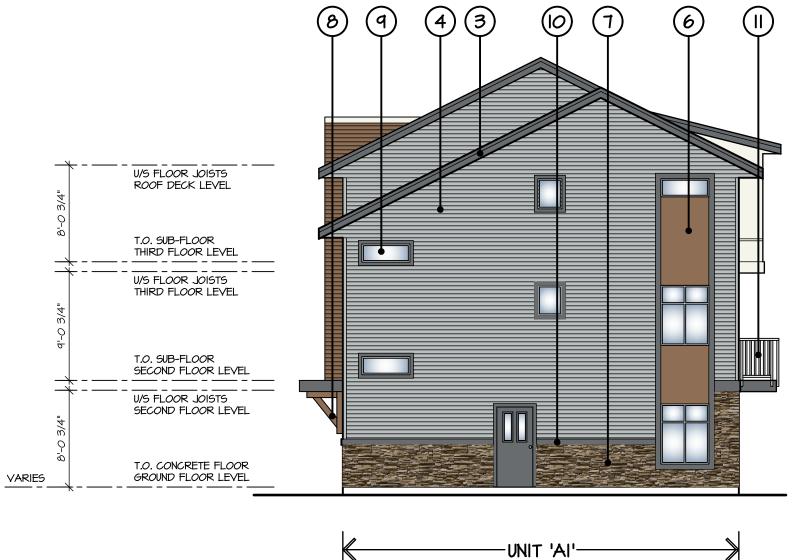
DESIGN: L.F.B.	DRAWN:		DATE:	Jan. 10 22		SCALE:	<i>O</i> -, = <i>8</i> /
CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32409, 32419 € 32439 CHERRY AVE		SHEET CONTENTS:	BUILDING ELEVATIONS	BUILDING 12
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barnett dembek ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C.

CLIENT NO.	SHEET NO. AC-3.06
PROJECT NO.	REV. NO.
18019	





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

NORTH ELEVATION

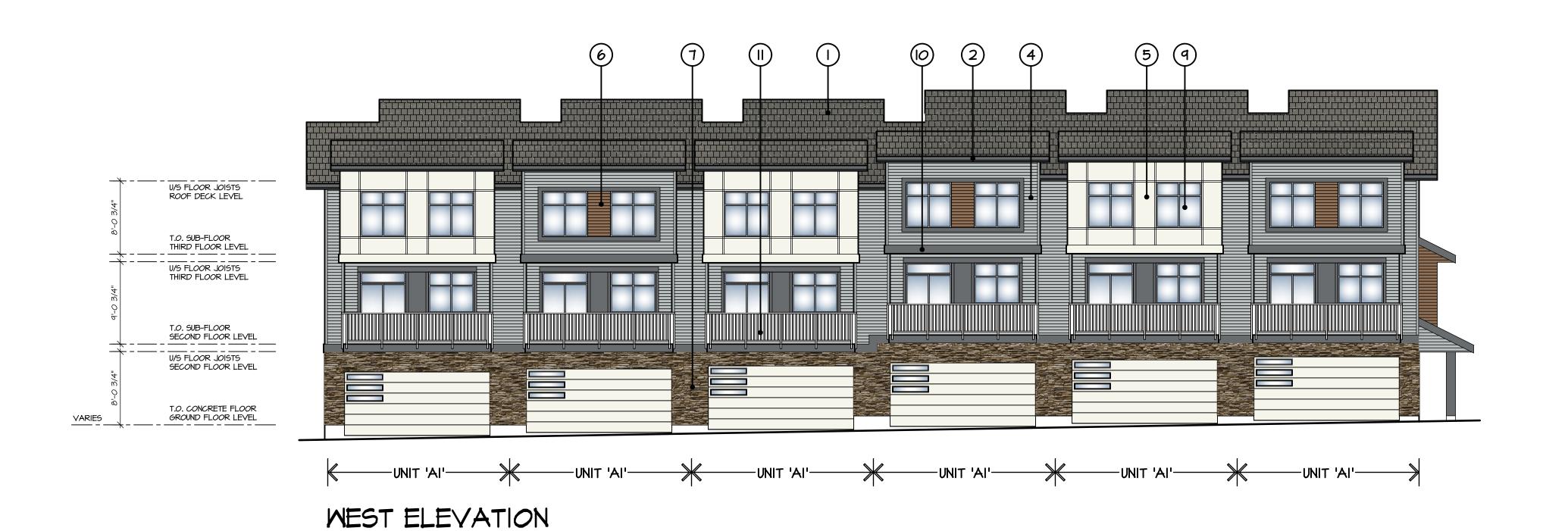
SCALE : 1/8" = 1'-0"

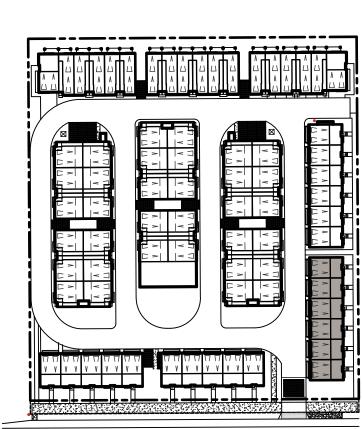
- 2) PREFINISHED GUTTER ON 2x8 FASCIA
- (3) IX4 TRIM ON 2XIO FASCIA
- 4) HORIZONTAL VINYL SIDING
- (5) HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- (6) COMPOSITE "WOOD-LOOK" SIDING
- (7) CULTURED STONE VENEER
- (8) STAINED TIMBER KNEE BRACE
- (9) VINYL FRAMED WINDOWS
- 0 2x MOOD TRIM/FASCIA
- (II) 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



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

SOUTH ELEVATION





KEY PLAN

UNIT 135, 7536 130 STREET, SURREY, B.C.

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

barnett dembek

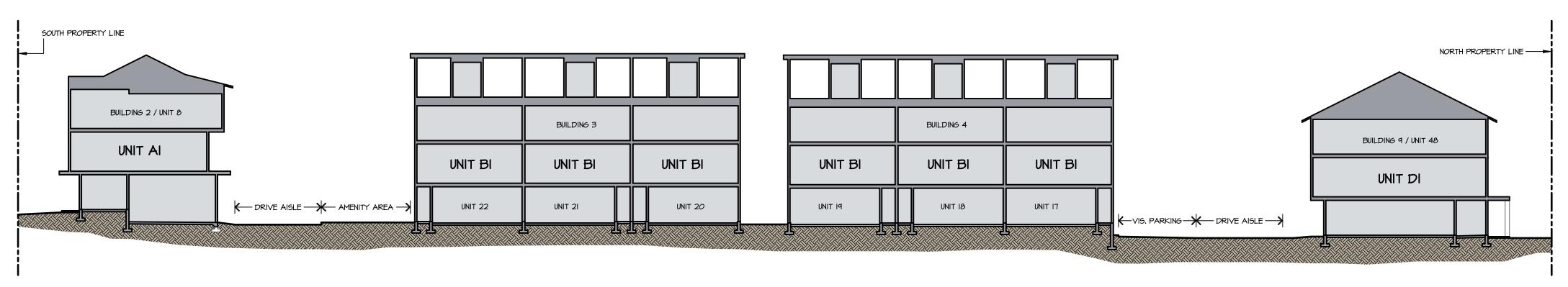
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32939

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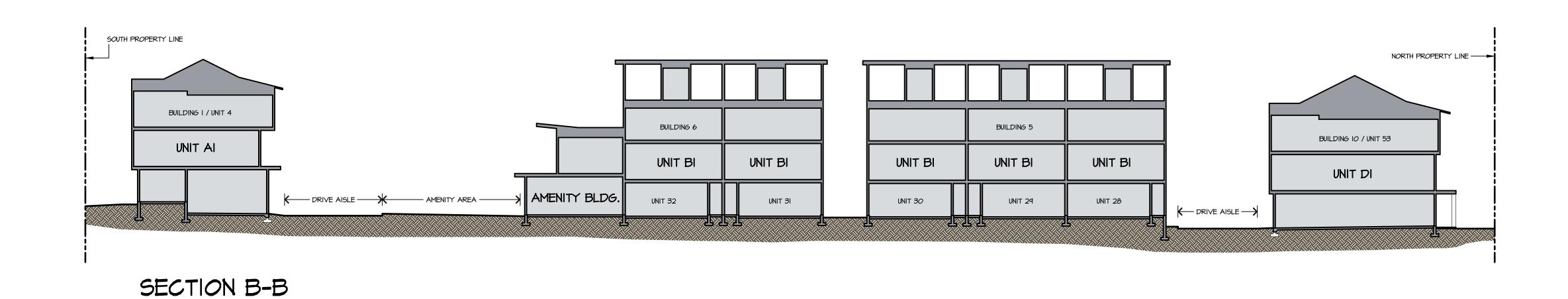
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PROJECT NO.	REV. NO.
18019	

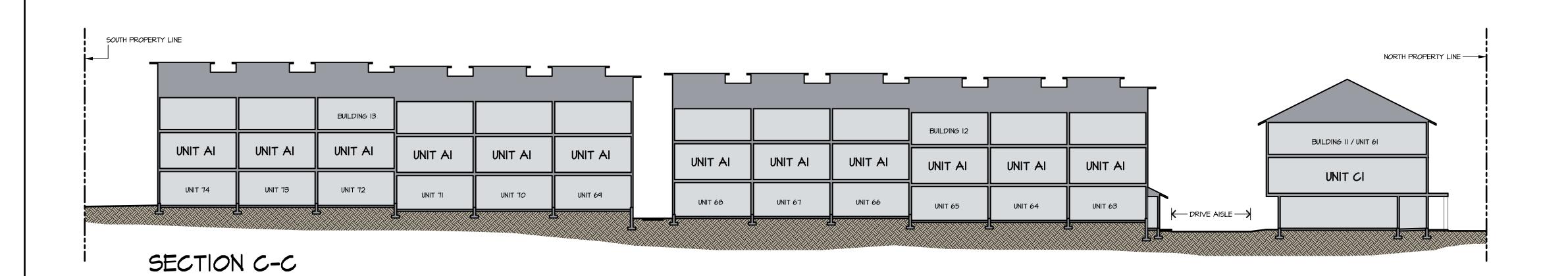


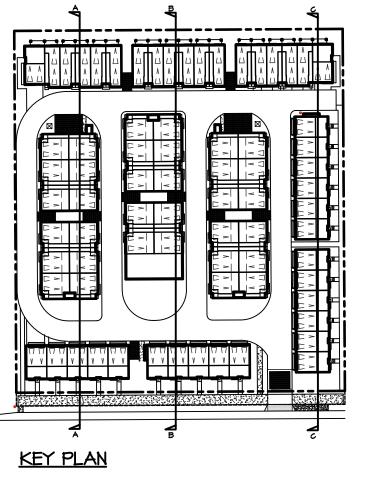


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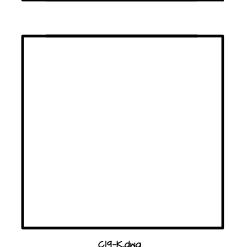






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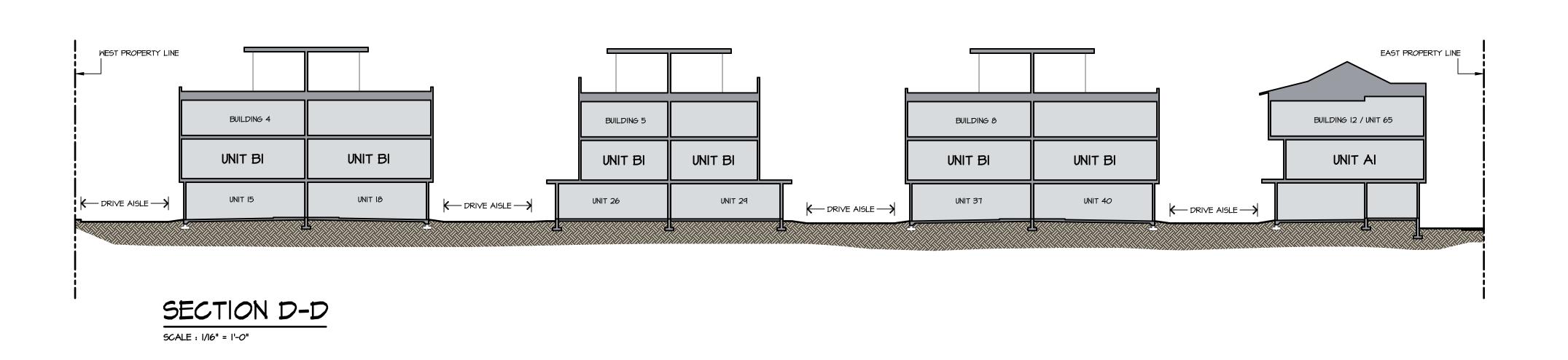


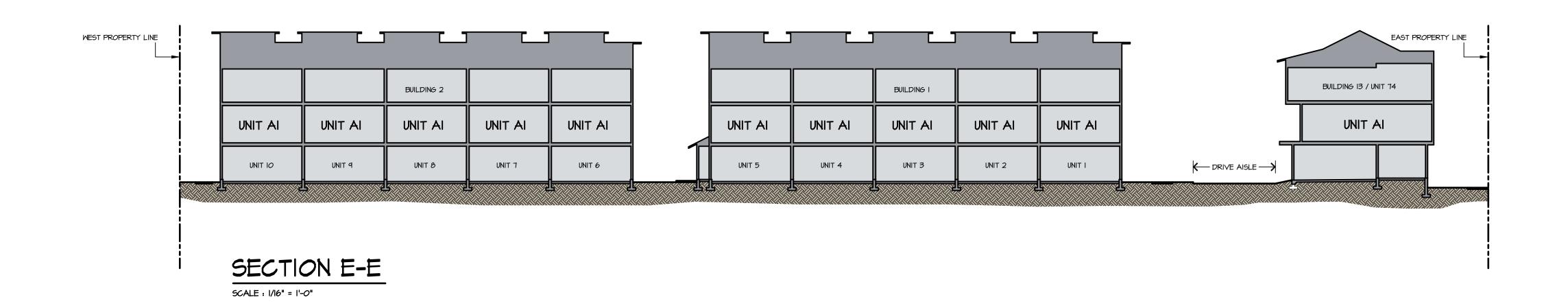
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DESIGN: L.F.B.	DRAWN:		DATE:	Jan. 10 22	SCALE:	/ 6" = -0"
CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32404, 32919 & 32939 CHERRY AVE	CLIEFT CONTENTS .	SITE SECTIONS	
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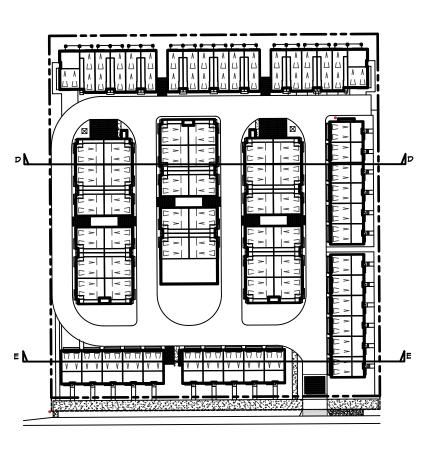
barnett dembek

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

CLIENT NO.	SHEET NO. AC-4.01
PROJECT NO. 18019	REV. NO.







KEY PLAN

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CLIENT: ARCHSTONE PROJECTS LTD.		PROJECT : MADISON	32909, 32919 € 32939 CHERRY AVE		SHEET CONTENTS :	SITE SECTIONS	
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barnett dembek

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

CLIENT NO.	SHEET NO. AC-4.02
PROJECT NO. 18019	REV. NO.



PICEA OMORIKA 'BRUNS'

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9

SEAL:

TREES REMOVED IN SRW

BIKE RACK ADDED

NEW SITE PLAN/CIVIL INFO

REV. PLAY EQUIPMENT

NEW SITE PLAN

REVISION DESCRIPTION

21.DEC.16

3 21.NOV.08

20.SEP.30

NO. DATE

CLIENT:

PROJECT:

TOWNHOUSE DEV.

CHERRY AVENUE

MISSION, B.C.

DRAWING TITLE:

PLAN

DATE:

SCALE:

DRAWN:

DESIGN:

CHK'D:

AT SITE ENTRY

SITE ENTRY / EXIT

LANDSCAPE

20.JUN.18

1"=20'-0'

MM

MM

PERMEABLE, PAVER\$ RMEABLE PAVERS -NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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: MAKE 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 AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PROPOSED HYDRANT CONCRETE WALKWAY ASPHALT **ASPHALT** ASPHALT BI 42" HT. WOOD RAIL FENCE 6' HT. SOLID WOOD FENCE CONSTRUCTION OF PATH & DIGGING OF POST HOLES FOR FENCE, IN TREE PROTECTION ZONE TO BE UNDER 24 BI THE SUPERVISION OF ACER CIRCINATUM_ PROJECT ARBORIST 'PACIFIC PURPLE' 1.5m SIDEWALK **EATING ARE** AMENITY AREA: 2-STOREY
KOMPAN - EMOTION PANEL AMENITY
& CLOUD CLIMBER RUILDING TABLES & CHAIRS ON PAVERS RIVER ROCK ON FIBAR PLAY SURFACE 208 m2 UNDER OVERHANG WISHBONE INDUSTRIES: CONSTRUCTION OF PATH MODENA BENCH - MAL-6 & DIGGING OF POST <u></u>∰XTURED SILVER HOLES FOR FENCE, IN CONCRETE UNIT PAVERS -TREE PROTECTION ZONE TO BE UNDER THE SUPERVISION OF PROJECT ARBORIST 6' HT. SOLID WOOD FENCE COMMON STRUCTURAL SOIL EAU OUTDOOR PING PONG COMMUNITY GARDEN PLOTS TABLE PRO 510 WISHBONE IND. CONCRETE SURF SPBRP-5 - RIVER ROCK UNDER OVERHANG MIN. 24" DEPTH OF STRUCTURAL SOIL UNDER PATH ASPHALT CONSTRUCTION OF PATH & DIGGING OF POST HOLES FOR FENCE, IN WALKWAY TREE PROTECTION ZONE TO BE UNDER THE SUPERVISION OF ∕─SOD LAWN PROJECT ARBORIST BUS STOP —SOD LAWN -PROJECT SIGNAGE EXISTING HYDRANT — INTERIM CURB BULDGES

CHERRY AVENUE

6' HT. SOLID

WOOD FENCE

CERCIS CANADENSIS

'FOREST PANSY'

ACER GRISEUM-

42" HT. WOOD RAIL FENCE-

PMG PROJECT NUMBER: 20=-69

PLANTED SIZE / REMARKS

6CM CAL; 2M STD; B&B

6CM CAL; 1.5M STD; B&B

6CM CAL; 1.5M STD; B&B

MIN. 24" DEPTH OF STRUCTURAL SOIL

2.5M HT; B&B,

6CM CAL; B&B

2.5M HT; B&B

42" HT. RAIL FENCE 6' HT. WOOD FENCE

3.5M HT; B&B; 3 STEM CLUMP 6CM CAL; 1.8M STD; B&B

COMMON NAME

BRONZE VINE MAPLE

FERNLEAF FULLMOON MAPLE

COLUMNAR NORWAY MAPLE

FOREST PANSY REDBUD

BRUNS SERBIAN SPRUCE

GREEN VASE ZELKOVA

FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF

KWANZAN FLOWERING CHERRY

PAPERBARK MAPLE

KOMPAN - EMOTION PANEL PCM003208-0902

PLANT SCHEDULE

KEY QTY BOTANICAL NAME

ACER GRISEUM

EXISTING TREE

STREET TREE

PICEA OMORIKA 'BRUNS'

ACER CIRCINATUM 'PACIFIC PURPLE'

ACER JAPONICUM 'ACONITIFOLIUM'

ACER PLATANOIDES 'COLUMNARE'

PRUNUS SERRULATA 'KWANZAN'

ZELKOVA SERRATA 'GREEN VASE'

PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

CERCIS CANADENSIS 'FOREST PANSY'



KOMPAN - CLOUD CLIMBER MSC 5401



WISHBONE INDUSTRIES: MODENA BENCH - MAL-6 TEXTURED SILVER



BIKE RACK: WISHBONE INDUSTRIES - SURF SPBRP-5.

TEXTURED SILVER

20069-6.ZIP PMG PROJECT NUMBER:

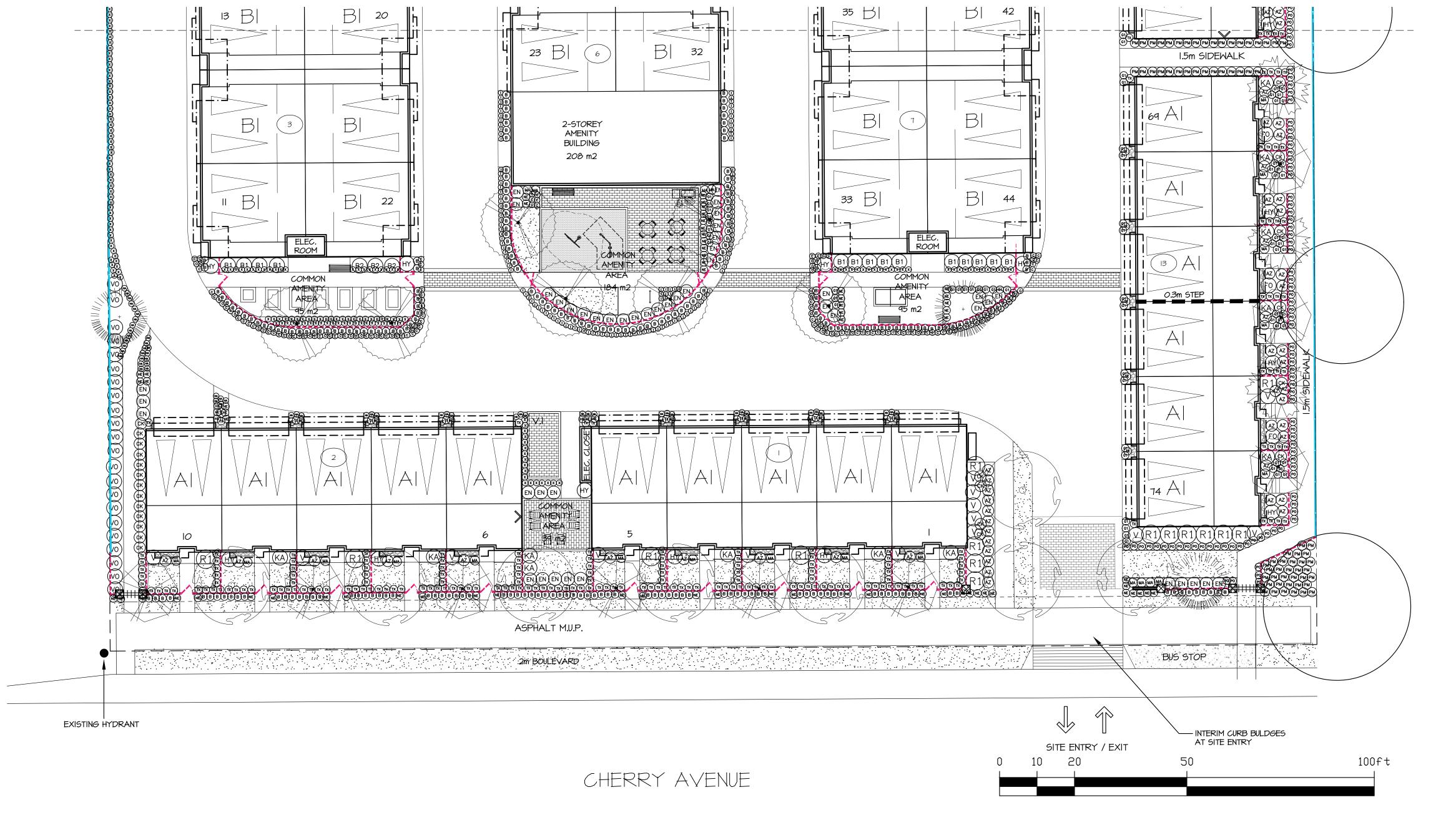
20-069

OF 7

DRAWING NUMBER:

PLA	NT S	CHEDULE		PMG PROJECT NUMBER: 20-069
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AZ	76	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
B	248	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
EN)	77	ESCALLONIA NEWPORT DWARF	ESCALLONIA; DEEP PINK	#2 POT; 30CM
FO	22	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
HY	28	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
(KA)	28	KALMIA LATIFOLIA 'SARAH'	MOUNTAIN LAUREL	#3 POT; 50CM
	34	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
(R1)	28	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
RO1)	16	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
S	61	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
TX	256	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
(B1)	14	VACCINIUM 'NORTHLAND'	BLUEBERRY	#2 POT; 50CM
B2)	3	VACCINIUM 'POLARIS'	BLUEBERRY	#2 POT; 50CM
(vo)	158	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
$ \mathcal{A} \rangle$	15	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
(ck)	43	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(HA)	72	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
G1	110	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(MA)	29	MISCANTHUS SINENSIS 'ADGIO'	ADAGIO MAIDEN GRASS	#1 POT
(PO)	109	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENI	NIAL			
(HE)	41	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(HO)	13	HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
$(1 \succeq 1)$	115	IBERIS SEMPERVIRENS `SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	15CM POT
(NE)	59	NEPETA x FAASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
GC	133	SEDUM SEXANGULARE	SIX SIDED STONECROP	15CM POT
(PM)	147	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
	659	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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: MAKE 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 BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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SEAL:

5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MN
2	21.JAN.11	REV. PLAY EQUIPMENT	MN
1	20.SEP.30	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION

PROJECT:

CLIENT:

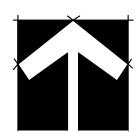
TOWNHOUSE DEV.

CHERRY AVENUE MISSION, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DRAWING NUMBER	20.JUN.18	DATE:
	1/16"=1'-0"	SCALE:
	MM	DRAWN:
	MM	DESIGN:
OF 7	MCY	CHK'D:





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SEAL:

5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
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2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR

PROJECT:

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TOWNHOUSE DEV.

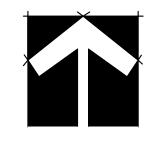
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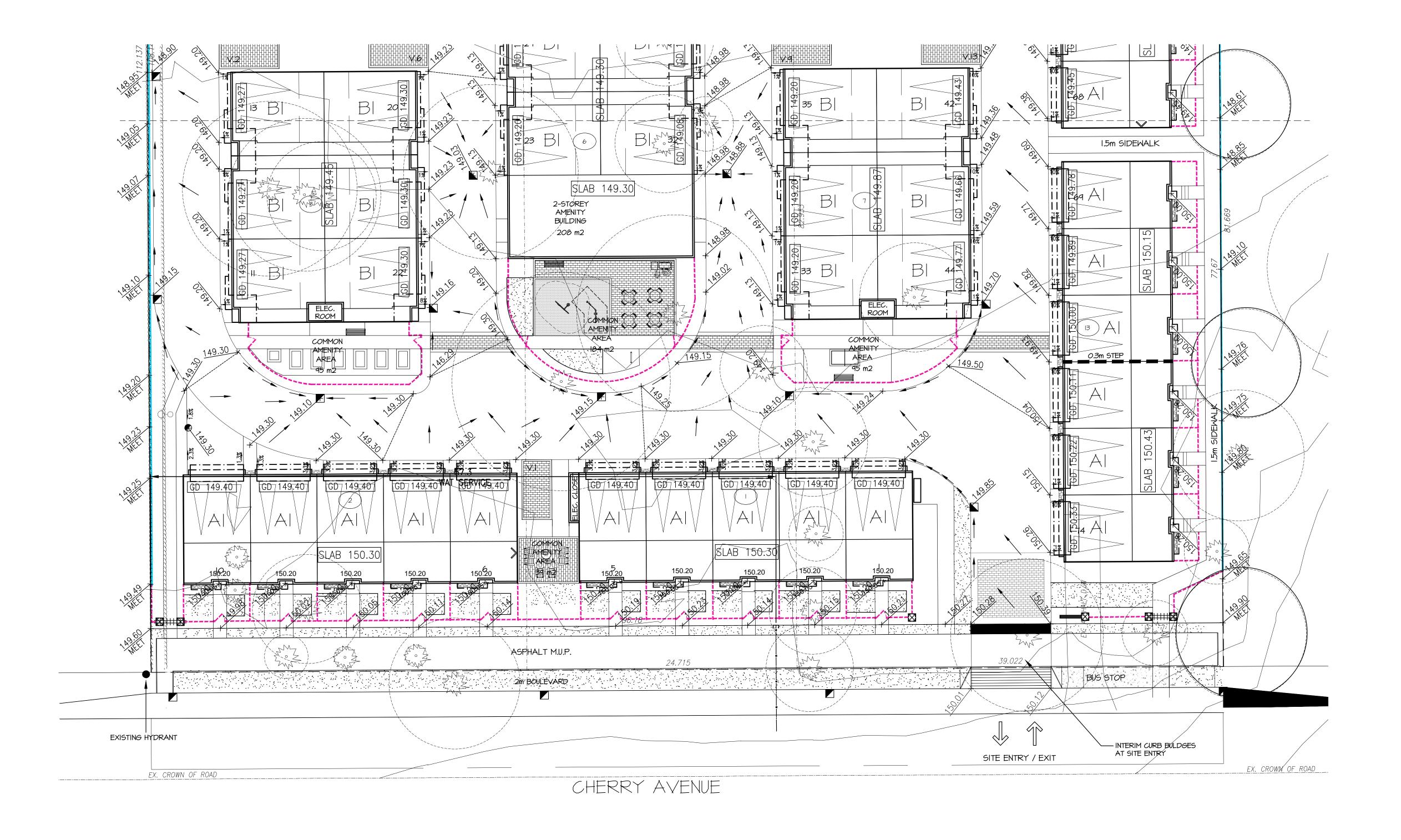
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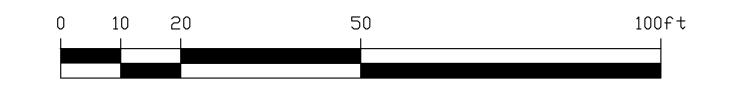
LANDSCAPE SHRUB PLAN

DRAWING NUMBER:	20.JUN.18	DATE:
1.3	1/16"=1'-0"	SCALE:
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	MM	DESIGN:
OF 7	MCY	CHK'D:

OF 7







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SEAL:

5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION

CLIENT:

PROJECT:

TOWNHOUSE DEV.

CHERRY AVENUE MISSION, B.C.

DRAWING TITLE:

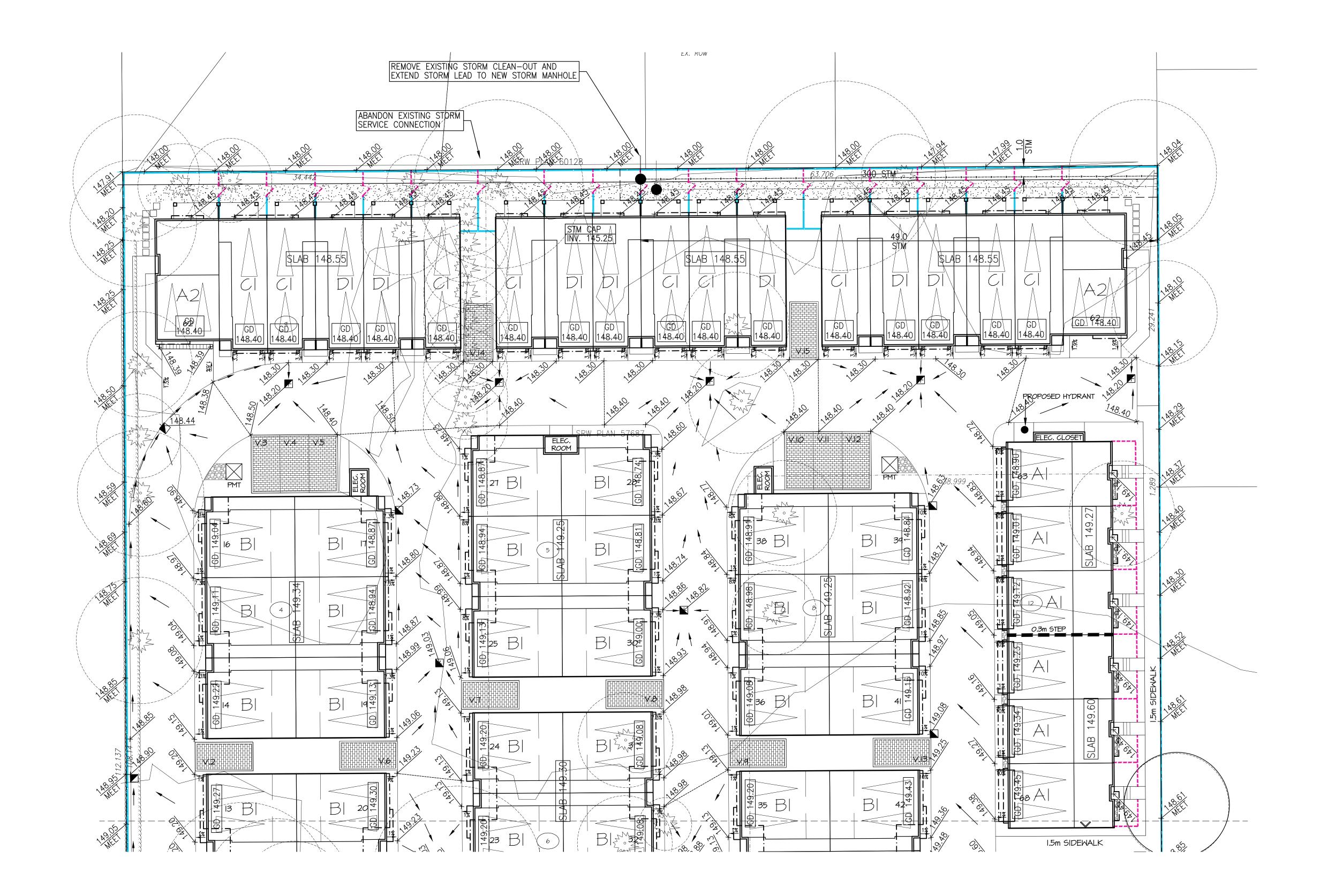
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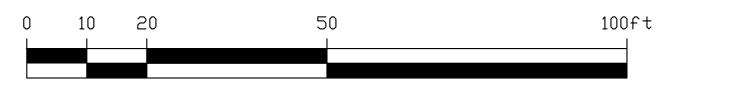
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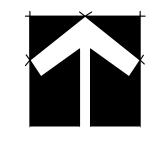
20.JUN.18 DRAWING NUMBER: DRAWN:

20-069

20069-6.ZIP PMG PROJECT NUMBER:







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SEAL:

5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

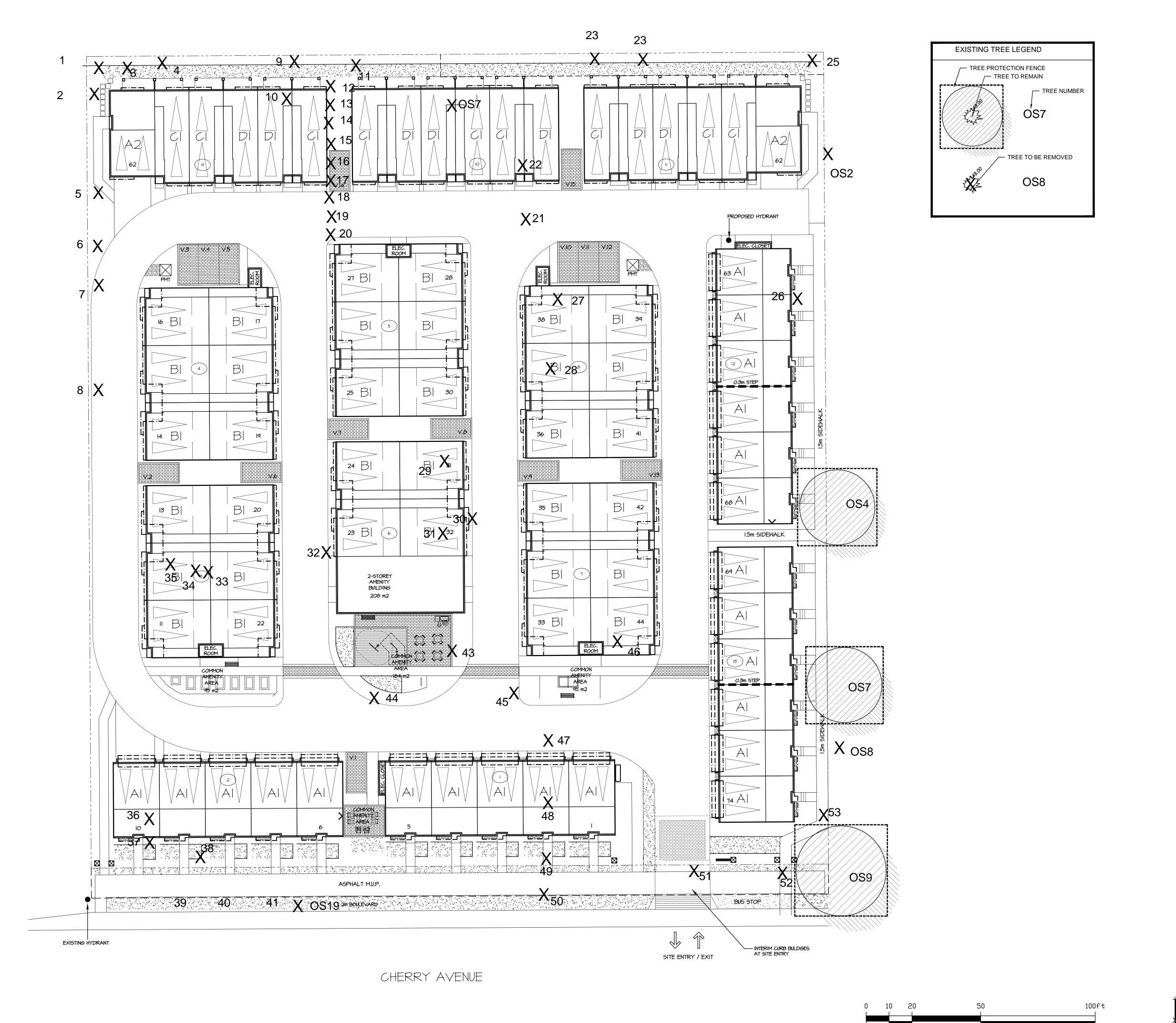
TOWNHOUSE DEV.

CHERRY AVENUE MISSION, B.C.

DRAWING TITLE:

LANDSCAPE GRADING PLAN

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	MM	DESIGN:
OF	MCY	CHK'D:



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SEAL:

5 22.JAN.10 TREES REMOVED IN SRW MN
4 21.DEC.16 BIKE RACK ADDED MN
3 21.NOV.08 NEW SITE PLAN/CIVIL INFO MN
2 21.JAN.11 REV. PLAY EQUIPMENT MN
1 20.SEP.30 NEW SITE PLAN DO

REVISION DESCRIPTION

CLIENT:

PROJECT:

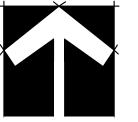
TOWNHOUSE DEV.

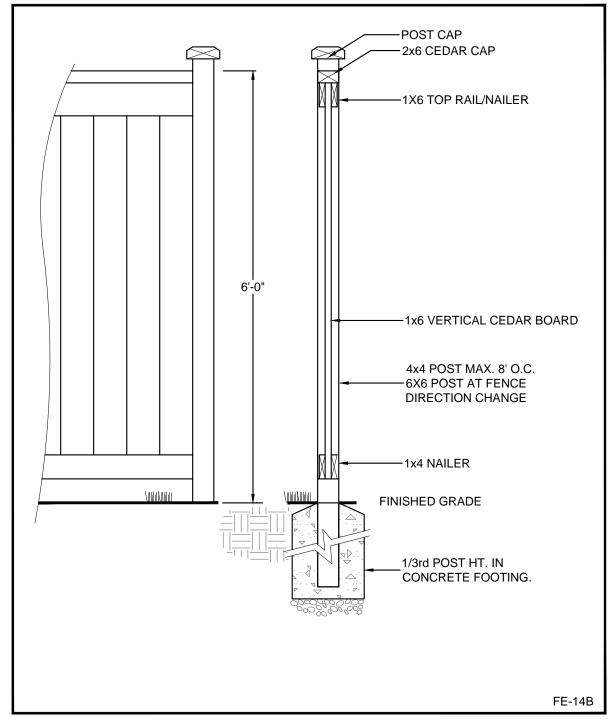
CHERRY AVENUE MISSION, B.C.

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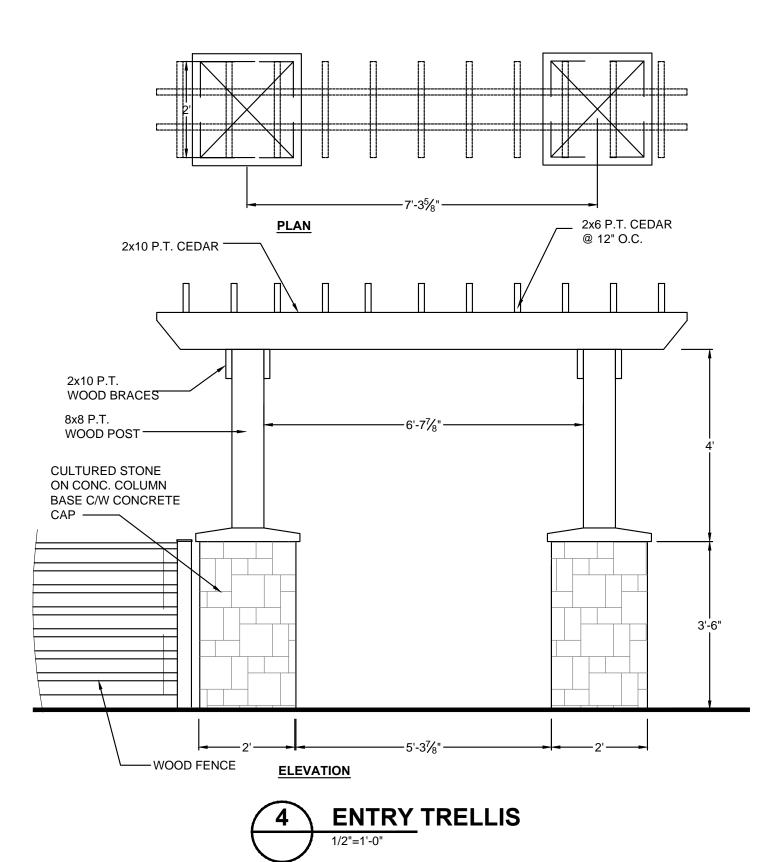
TREE MANGEMENT PLAN

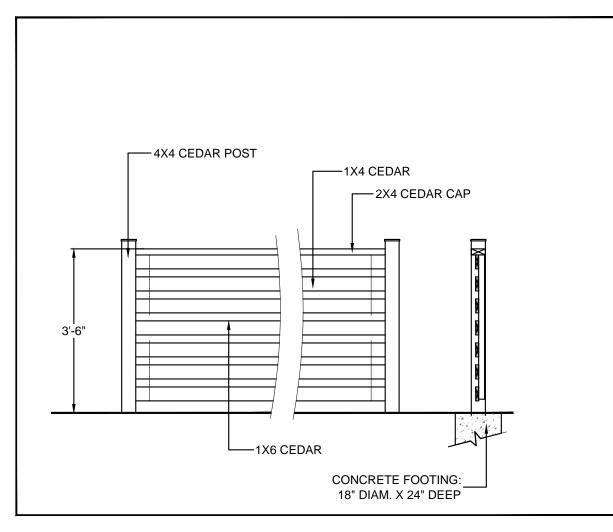
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ESIGN:	MM	
HK'D:	MCY	OF



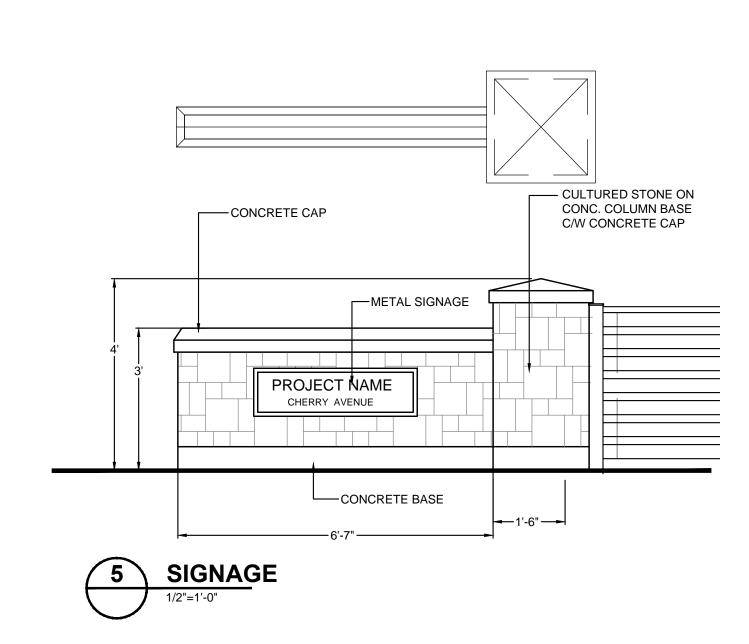


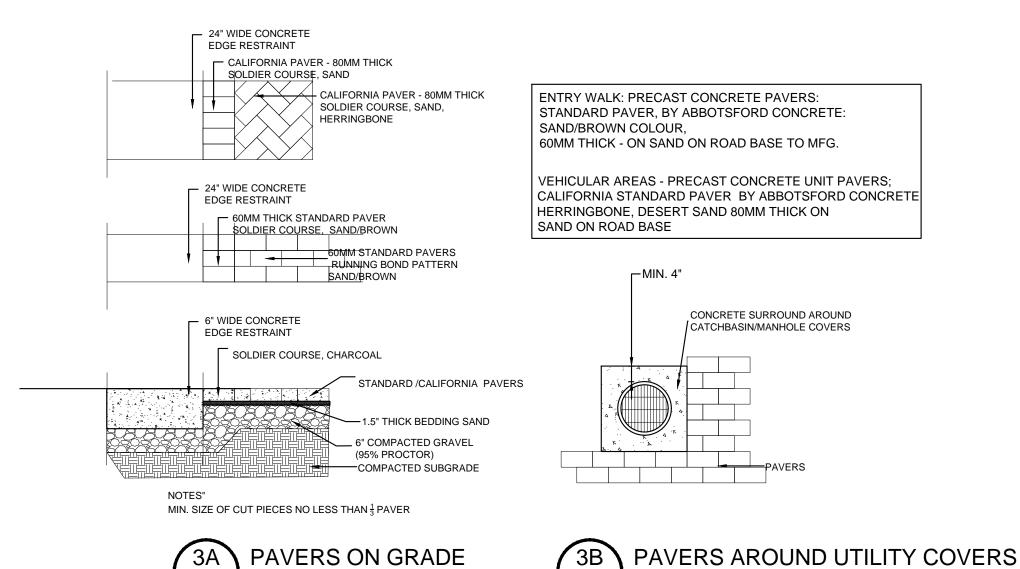


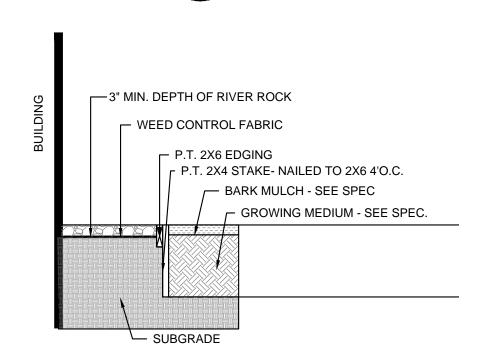




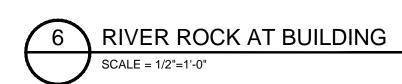
42" HT. WOOD FENCE

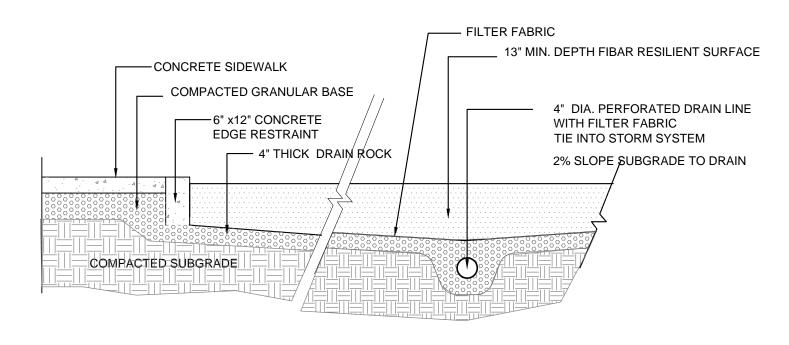






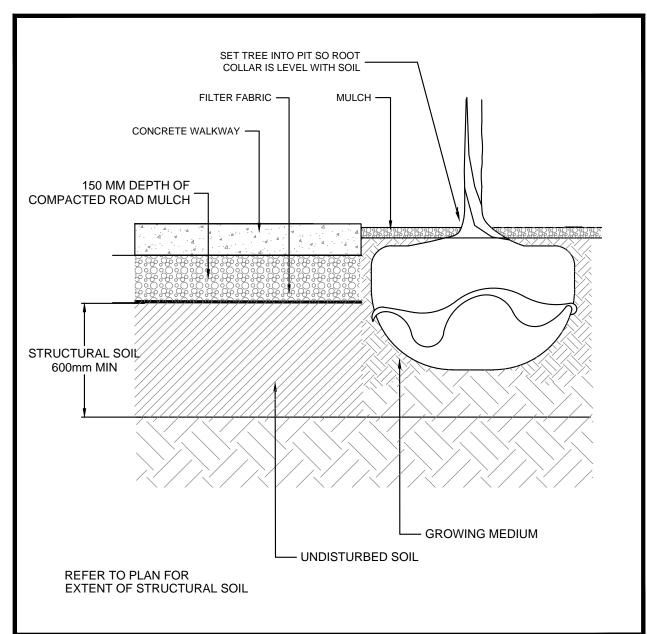
SCALE = 1/2"=1'-0"



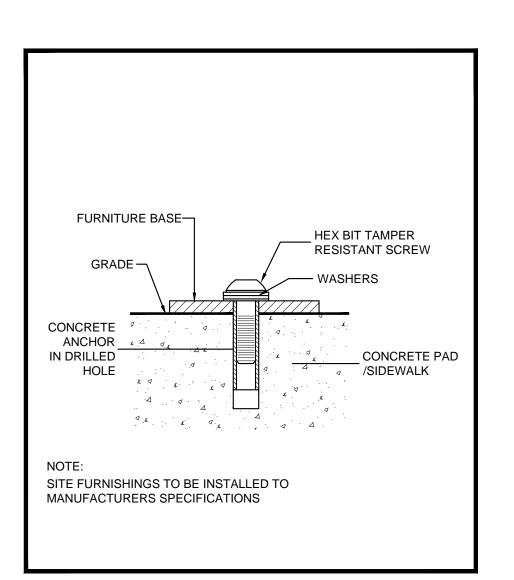




SCALE = 1/2"=1'-0"









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SEAL:

3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

TOWNHOUSE DEV.

CHERRY AVENUE MISSION, B.C.

DRAWING TITLE:

LANDSCAPE **DETAILS**

DRAWING NUMBER:	20.JUN.18	DATE:
1 —	AS NOTED	SCALE:
L/	MM	DRAWN:
	MM	DESIGN:
OF 7	MCY	CHK'D:

20069-4.ZIP PMG PROJECT NUMBER: