

**CITY OF MISSION
DEVELOPMENT PERMIT DP19-075**

Issued to:

Nobility Investments, and Monica and Steven Plaetner
BC 1204304 14633 106A Avenue
201 – 338325 South Fraser Way Surrey, B.C V3R 1T7
Abbotsford, B.C. V2S2C5

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

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: **32647 – 6th Avenue**
Parcel Identifier: 010-287-728
Legal Description: LOT 9 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 17578

Address: **32659 – 6th Avenue**
Parcel Identifier: 010-287-744
Legal Description: LOT 10 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 17578

Address: **7542 Briskham Street**
Parcel Identifier: 010-287-779
Legal Description: LOT 11 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 17578

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 Multi-unit Townhouse On Zone (MT1) 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:

- Section 109 D. Off Street Motor Vehicle Parking Space Sizes – Width of Aisle - be varied by reducing the required width of the drive aisle from 7.0 m (22.9 ft) to 6.55 m (21.48 ft).
- Section 704 D. 1 Setbacks - Principal Building be varied by reducing the setback to the front lot line (6th Avenue) for Buildings 1 and 2 from 7.5 m (24.6 ft) to 4.0 m (13.12 ft).

Building design, siting and landscaping plans to be as shown on as numbered below:

Drawing Number	Description	Drawing Number	Description
Front page	Cover Sheet	A - 3.2	Building 1 Rear & Right
A - 0.1	Street View	A - 3.3	Building 2 Front & Left
A - 0.2	Perspective 1	A - 3.4	Building 2 Rear & Right
A - 0.3	Perspective 2 & 3	A - 3.5	Building 3 Front & Left
A - 0.4	Perspective 4 & 5	A - 3.6	Building 3 Rear & Right
A - 1.1	Site Plan	A - 3.7	Building 4 Front & Left
A - 0.1	Site Grading	A - 3.8	Building 4 Rear & Right
A - 1.3	Amenity Space Reconciliation	L-1	Landscaping
A - 1.4	Outdoor Amenity Space	L-1A	Landscaping
A - 3.1	Building 1 Front & Left		

inclusive, and landscape drawing 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:

Drawing Number	Description	Drawing Number	Description
Front page	Cover Sheet	A - 3.2	Building 1 Rear & Right
A - 0.1	Street View	A - 3.3	Building 2 Front & Left
A - 0.2	Perspective 1	A - 3.4	Building 2 Rear & Right
A - 0.3	Perspective 2 & 3	A - 3.5	Building 3 Front & Left
A - 0.4	Perspective 4 & 5	A - 3.6	Building 3 Rear & Right
A - 1.1	Site Plan	A - 3.7	Building 4 Front & Left
A - 1.2	Site Grading	A - 3.8	Building 4 Rear & Right
A - 1.3	Amenity Space Reconciliation		
A - 1.4	Outdoor Amenity Space		
A - 3.1	Building 1 Front & Left		

- (b) inclusive, prepared by Trio Architectural Design inc. (hereinafter referred to as “the plans”), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
 - (c) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
 - (d) Parking and siting thereof shall substantially conform to the plans.
 - (e) 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 and L1A prepared by C. Kavolinas & Associates INC.
 - (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 \$77,394.90 for the purpose of:
Landscaping
 - (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



PROPOSED TOWNHOUSE DEVELOPMENT

32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.



TRIO Architecture Inc.
 info@trioarchitecture.ca Unit B 33623 Wildwood Drive
 604.854.3740 Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

ARCHITECT:
 TRIO ARCHITECTURE INC.
 Contact: Darren Hall
 33623 Wildwood Dr. Abbotsford, B.C. V2S 1S2
 p. 604.854.3750
 email: darren.h@trioarchitecture.ca
 web site: www.trioarchitecture.ca

LANDSCAPE:
 C.KAVOLINAS & ASSOCIATES INC.
 Contact: Clark Kavolinas
 2462 Jomquil Court Abbotsford, BC V6G 3E8
 p. 604.850.2368
 f. 604.850.2369
 email: kavolinas@shaw.ca

Architectural Seal

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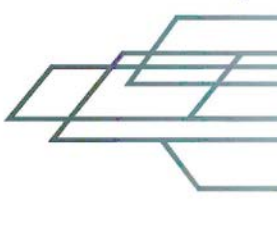
1 STREET VIEW - BRISKHAM STREET
A-0.1 SCALE: N. T. S.



2 STREET VIEW - 6th AVENUE
A-0.1 SCALE: N. T. S.



3 COVERED BICYCLE PARKING
A-0.1 SCALE: N. T. S.

ISSUE TABLE No. Date (dd/mm/yyyy) Description 1 ISSUED FOR BUILDING PERMIT	
REVISIONS No. Date Description	
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 TRIO Architecture Inc. info@trioarchitecture.ca 604.654.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2	
Architectural Seal	
project: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.	
drawing: ARCHI. RENDERING - STREET VIEWS	
date: July 2021 scale: AS NOTED drawn: S.K. / A.W. checked: D.H. project no: 218128 sheet no:	A-0.1
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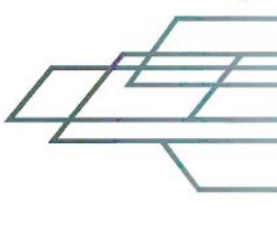


1 PERSPECTIVE VIEW 1
A-0.2 SCALE: N. T. S.

ISSUE TABLE	No.	Date (dd/mm/yyyy)	By D.H.	Description
	1			ISSUED FOR BUILDING PERMIT

REVISIONS	No.	Date	By	Description

TRIOARCHITECTURE.CA



TRIO Architecture Inc.
 info@trioarchitecture.ca Unit B 33623 Wildwood Drive
 604.654.3740 Abbotsford, BC V2S 1S2

Architectural Seal

project: **PROPOSED TOWNHOMES**
 32659 6th AVE. & 7542 BRISKHAM ST.
 MISSION, B.C.

drawing: **ARCHI. RENDERING - PERSPECTIVE 1**

date: July 2021
 scale: AS NOTED
 drawn: S.K. / A.W.
 checked: D.H.
 project no. 218128
 sheet no. **A-0.2**

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1 PERSPECTIVE VIEW 2
A-0.3 SCALE: N. T. S.



2 PERSPECTIVE VIEW 3
A-0.3 SCALE: N. T. S.

July 2021 AS NOTED S.K. / A.W. D.H. 2/18/28		PROJECT: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.		ARCHITECTURAL SEAL									
A-0.3		ARCHI. RENDERING - PERSPECTIVES 2 & 3		TRIO Architecture Inc. info@trioarchitecture.ca 604.654.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2									
project no. 2/18/28 sheet no.		ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE © COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TRIO ARCHITECTURE INC. UNAUTHORIZED REPRODUCTIONS PROHIBITED.		ISSUE TABLE <table border="1"> <thead> <tr> <th>No.</th> <th>Date (dd/mm/yyyy)</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>D.H.</td> <td>ISSUED FOR BUILDING PERMIT</td> </tr> </tbody> </table>		No.	Date (dd/mm/yyyy)	By	Description	1		D.H.	ISSUED FOR BUILDING PERMIT
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1 PERSPECTIVE VIEW 4
A-0.4 SCALE: N. T. S.

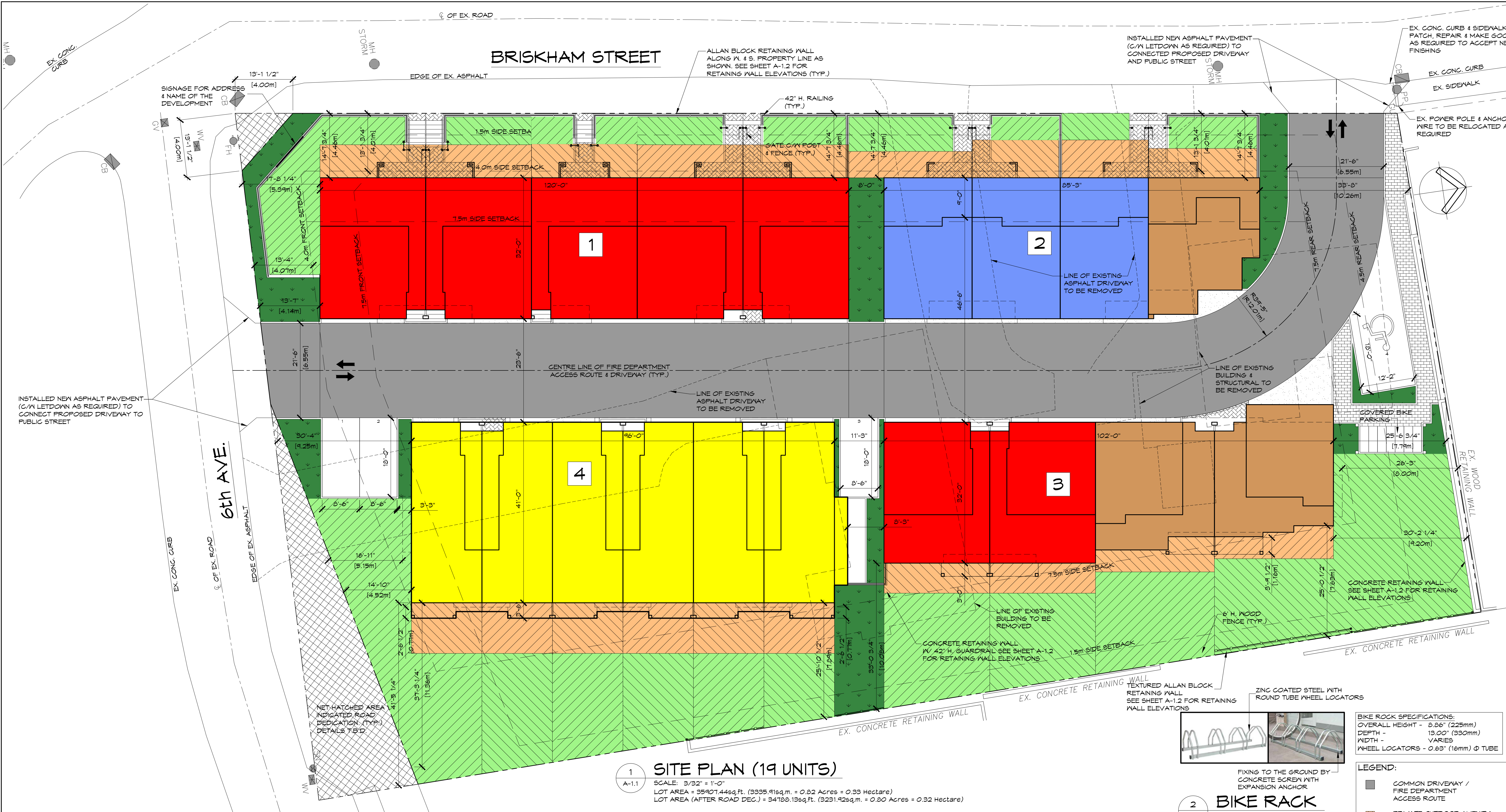


2 PERSPECTIVE VIEW 5
A-0.4 SCALE: N. T. S.

date: July 2021 scale: AS NOTED drawn: S.K. / A.W. checked: D.H. project no. 218128 sheet no. A-0.4		project: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C. drawing: ARCHI. RENDERING - PERSPECTIVES 4 & 5		TRIO Architecture Inc. info@trioarchitecture.ca 604.654.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2	
July 2021 AS NOTED S.K. / A.W. D.H. 218128 A-0.4		PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.		TRIO Architecture Inc. info@trioarchitecture.ca 604.654.3740 Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2	
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1 SITE PLAN (19 UNITS)

A-1.1 SCALE: 3/32" = 1'-0"
 LOT AREA = 35907.44sq.ft. (3335.91sq.m. = 0.82 Acres = 0.33 Hectare)
 LOT AREA (AFTER ROAD DEC.) = 34768.13sq.ft. (3231.92sq.m. = 0.80 Acres = 0.32 Hectare)

ACCESSORY BUILDING:
 SOUTH (FRONT): REQ'D: 7.5m (24.6') PROP.: N/A
 NORTH (REAR): REQ'D: 4.5m (14.8') PROP.: N/A
 EAST (SIDE): REQ'D: 1.5m (4.9') PROP.: N/A
 WEST (SIDE): REQ'D: 1.5m (4.9') PROP.: N/A

LOT COVERAGE: ALLOWED: 55% = 19,154.01 sq.ft. (1779.40 sq.m)
 PROPOSED:
 BUILDING 1: 3,991.75 sq.ft.
 BUILDING 2: 2,680.83 sq.ft.
 BUILDING 3: 3,250.87 sq.ft.
 BUILDING 4: 4,307.46 sq.ft.
 TOTAL: 14,230.91 sq.ft. (40.86%)

FLOOR SPACE: ALLOWED: 1.0 = 34825.48 sq.ft. (3235.28sq.m)
 PROPOSED:
 BUILDING 1: 9,419.40 sq.ft.
 BUILDING 2: 6,033.54 sq.ft.
 BUILDING 3: 7,310.75 sq.ft.
 BUILDING 4: 8,736.41 sq.ft.
 TOTAL: 31,500.10 sq.ft. (0.905)

BUILDING HEIGHT:
 N/A (LESS THAN 25 DWELLING UNITS)
PRINCIPAL BUILDING:
 ALLOWED: 12m (39.37')
 PROPOSED:
 BLDG 1 = 12.00m (39.37')
 - AVG. NATURAL GRADE @ 63.10m
 BLDG 2 = 11.50m (37.73')
 - AVG. NATURAL GRADE @ 65.98m
 BLDG 3 = 11.36m (37.12')
 - AVG. NATURAL GRADE @ 65.73m
 BLDG 4 = 11.95m (36.26')
 - AVG. NATURAL GRADE @ 64.03m

INDOOR AMENITY BUILDING:
 N/A (LESS THAN 25 DWELLING UNITS)
OUTDOOR AMENITY AREA:
 SEE SHEET A-1.3 FOR CALCULATIONS
OFF STREET PARKING:
 RESIDENT PARKING:
 REQUIRED: 2 SPACES PER UNIT 4 MIN. 75% OF REQUIRED PARKING SPACES
 PROVIDED: MOST WITHIN THE BUILDING ENVELOP:
 19 UNITS X 2 = 38 SPACES &
 38 X 75% = 28.5
 38 SPACES WITHIN BUILDING ENVELOP (37 REGULAR & 1 SMALL)

VISITOR PARKING:
 REQUIRED: 0.2 SPACE PER UNIT = 0.2 X 19 = 3.8 (4)
 PROVIDED: 4 SPACES (3 REGULAR & 1 HANDICAP)
 ALL VISITOR STALLS TO BE PROVIDED WITH ROUGH IN FOR LVL 2 EV. CHARGING.

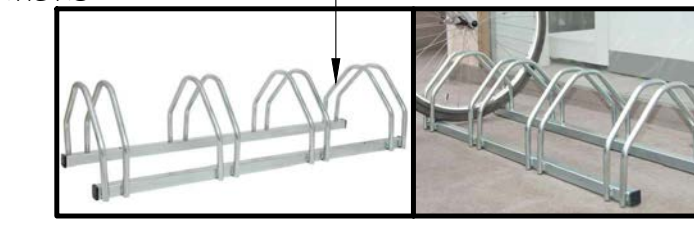
MANEUVERING DRIVING AISLE:
 REQUIRED: 7.0m (23')
 PROVIDED: 6.55m (21.5')

BICYCLE PARKING:
 LONG-TERM:
 REQUIRED: 1 SPACE PER DWELLING UNIT WITHIN GAR.
 PROVIDED: 19 SPACES (1 SPACE PER UNIT WITHIN GAR.)
 SHORT-TERM:
 REQUIRED: 15% OF MINIMUM NUMBER OF TOTAL MOTOR VEHICLE PARKING SPACES REQ'D
 PROVIDED: 15% X 42 = 6.3 (7) SPACES
 7 SPACES

WASTE MANAGEMENT CALCULATION:
 REQUIRED:
 GARBAGE: 0.2yd³/UNIT/WEEK, AND 2 COLLECTION PER WEEK (19X0.2)/2 = 1.9yd³
 RECYCLING: 0.15 TONNERS/UNIT/WEEK = 19X0.15 = 2.85 (3) TONNERS/WEEK
 COMPOSTING: 0.075 TONNERS/UNIT/WEEK = 19X0.075 = 1.425 (2) TONNERS/WEEK
 PROVIDED:
 GARBAGE: N/A
 RECYCLING: N/A
 COMPOSTING: N/A

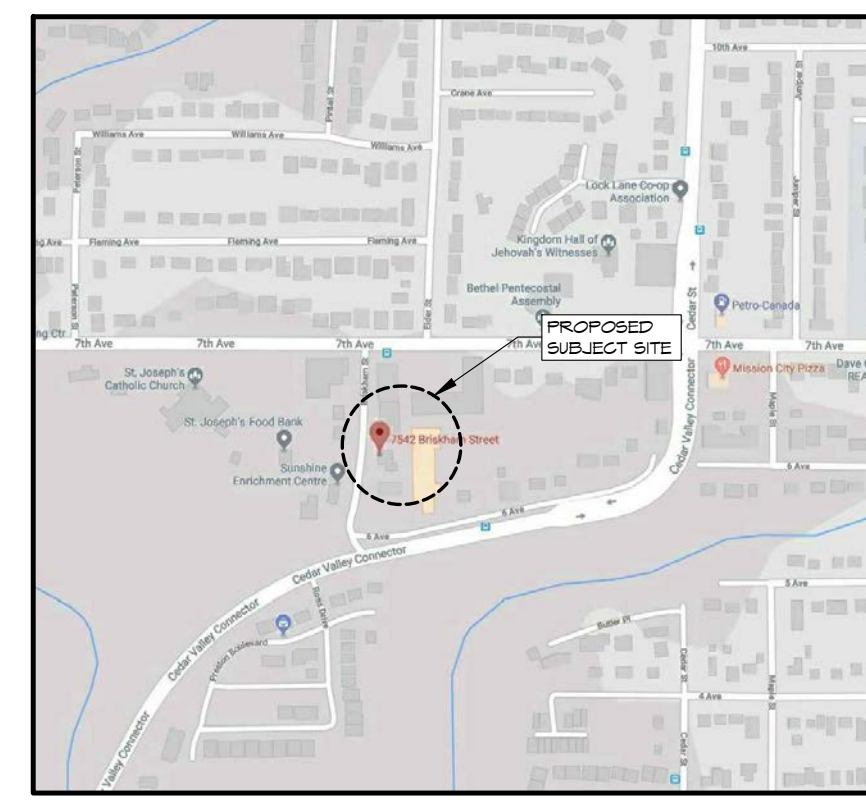
2 BIKE RACK

A-1.1 SCALE: N. T. S.



BIKE RACK SPECIFICATIONS:
 OVERALL HEIGHT - 8.66" (225mm)
 DEPTH - 13.00" (330mm)
 WIDTH - VARIES
 WHEEL LOCATORS - 0.63" (16mm) Ø TUBE

- LEGEND:**
- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
 - PRIVATE OUTDOOR AMENITY AREA - MIN. 20 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - PRIVATE OUTDOOR AMENITY AREA - MIN. 30 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - LANDSCAPING AREA - NOT COUNTED AS OUTDOOR AMENITY AREA
 - 24' W X 32' D. TOWNHOUSE UNIT - TOTAL 7 UNITS
 - 20' W X 32' D. TOWNHOUSE UNIT - TOTAL 3 UNITS
 - 16' W X 40' D. TOWNHOUSE UNIT - TOTAL 6 UNITS
 - SPECIAL CORNER UNITS - TOTAL 3 UNITS
 - BUILDING NUMBER
 - PUBLIC PASSAGEWAY
 - PRIVATE WALKWAY FOR EACH UNIT
 - PRIVATE DRIVEWAY FOR EACH UNIT



3 KEY PLAN

A-1.1 SCALE: N. T. S.

CIVIC ADDRESS:

32659 6th Avenue & 7542 Briskham Street Mission, B.C.

LEGAL DESCRIPTION:

LOTS 9, 10 & 11 SECTION 20 TOWNSHIP 17
 NEW WESTMINSTER DISTRICT PLAN 17570

SITE RECONCILIATION:

SITE AREA: 0.33 HECTARE = 0.82 ACRES
 = 35,907.44 sq.ft. = 3,335.91 sq.m.
 AFTER ROAD DEDICATION:
 0.32 HECTARE = 0.80 ACRES
 = 34,825.48 sq.ft. = 3,235.34 sq.m.

ZONING: CURRENT: RT465
 PROPOSED: MT1 (MULTI-UNIT TOWNHOUSE)

SETBACKS:
PRINCIPAL BUILDING:
 SOUTH (FRONT): REQ'D: 4.0m (13.12') PROP.: 4.07m (13.35')
 NORTH (REAR): REQ'D: 7.5m (24.6') PROP.: 7.71m (25.31')
 EAST (SIDE): REQ'D: 7.5m (24.6') PROP.: 7.63m (25.03')
 WEST (SIDE): REQ'D: 7.5m (24.6') PROP.: 4.01m (13.16')

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No.	Date	By	Description							
<p>Architectural Seal</p>										
<p>project: PROPOSED TOWNHOMES 32659 6th Ave. & 7542 Briskham St. Mission, B.C.</p>		<p>SITE PLAN</p> <p>A-1.1</p>								
<p>date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no: 218128 sheet no:</p>										

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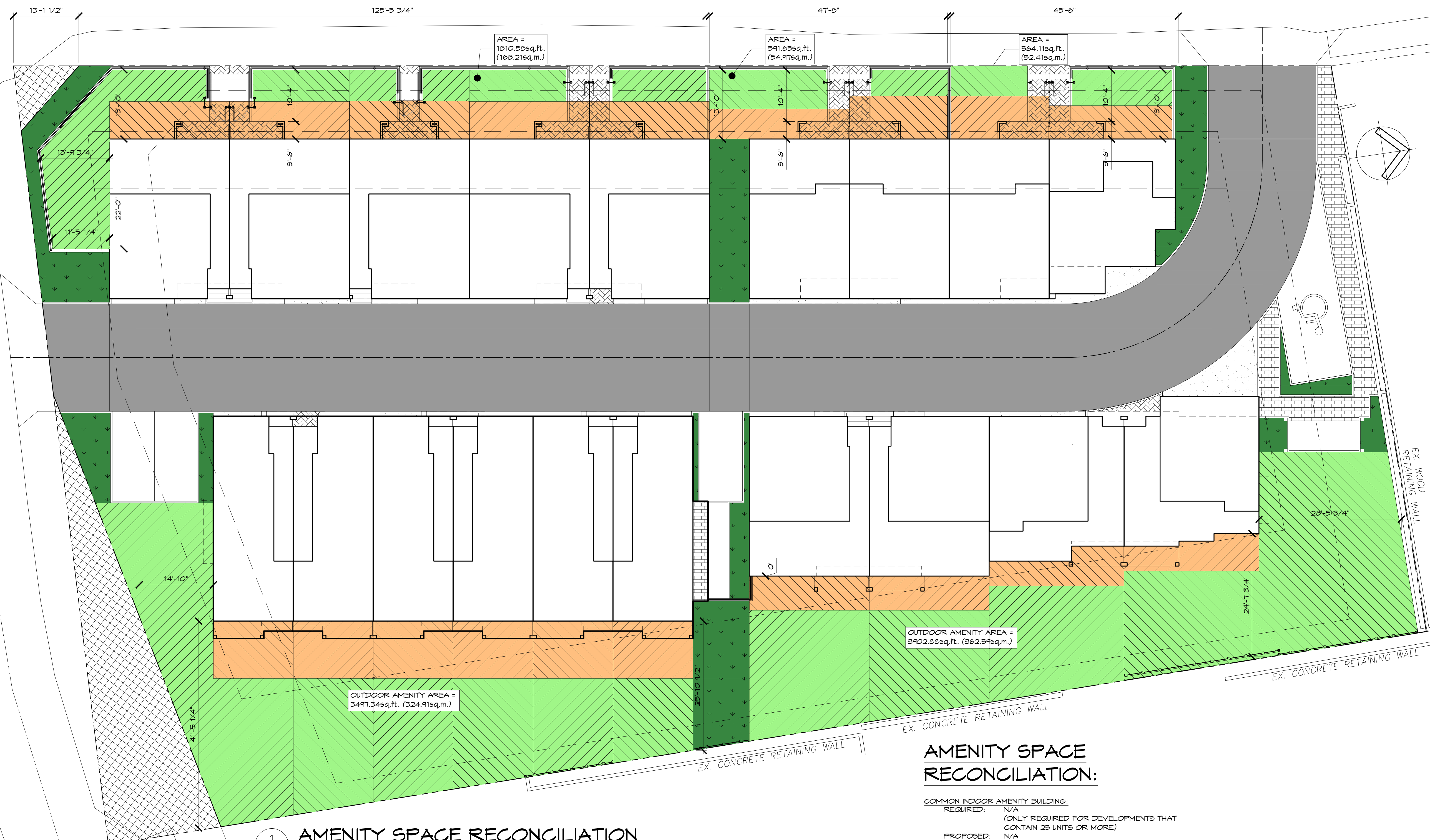


1 SITE GRADING PLAN
 SCALE: 3/32" = 1'-0"

LEGEND:

- PROPOSED GRADE
- EXISTING GRADE
- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
- PRIVATE OUTDOOR AMENITY AREA - MIN. 20 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- PRIVATE OUTDOOR AMENITY AREA - MIN. 30 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- LANDSCAPING AREA - NOT COUNTED AS OUTDOOR AMENITY AREA
- 24' W. X 32' D. TOWNHOUSE UNIT - TOTAL 1 UNITS
- 20' W. X 32' D. TOWNHOUSE UNIT - TOTAL 3 UNITS
- 16' W. X 40' D. TOWNHOUSE UNIT - TOTAL 6 UNITS
- SPECIAL CORNER UNITS - TOTAL 3 UNITS
- 2 BUILDING NUMBER
- PUBLIC PASSAGEWAY
- PRIVATE PASSAGEWAY FOR EACH UNIT
- PRIVATE DRIVEWAY FOR EACH UNIT

PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.		SITE GRADING PLAN A-1.2																	
date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no: 218128 sheet no:	project: PROPOSED TOWNHOMES drawing: A-1.2	project: PROPOSED TOWNHOMES drawing: A-1.2	project: PROPOSED TOWNHOMES drawing: A-1.2																
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No.	Date	By	Description																
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1 AMENITY SPACE RECONCILIATION
 A-1.3 SCALE: 3/32" = 1'-0"

AMENITY SPACE RECONCILIATION:

COMMON INDOOR AMENITY BUILDING:
 REQUIRED: N/A
 (ONLY REQUIRED FOR DEVELOPMENTS THAT CONTAIN 25 UNITS OR MORE)
 PROPOSED: N/A

COMMON OUTDOOR AMENITY SPACE:
 REQUIRED: N/A
 (ONLY REQUIRED FOR DEVELOPMENTS THAT CONTAIN 25 UNITS OR MORE)
 PROPOSED: N/A

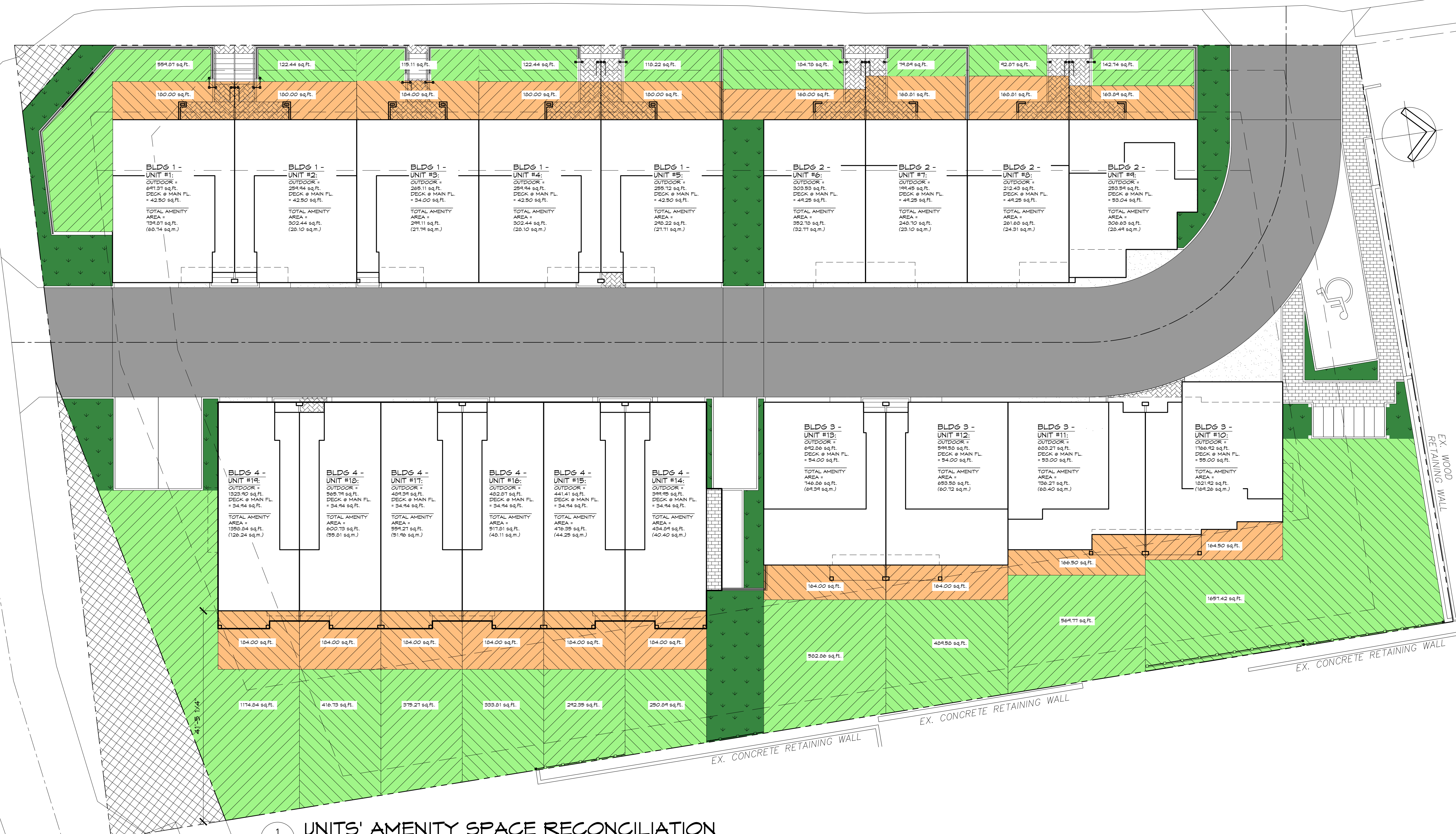
PRIVATE OUTDOOR AMENITY SPACE:
 REQUIRED: MIN. 20.00 sq.m. (215.30 sq.ft.) PER DWELLING UNIT, AND A COMBINED AVERAGE OF 30.00 sq.m. (322.90 sq.ft.) PER DWELLING UNIT WITHIN A DEVELOPMENT AS A WHOLE
 19 X 30 = 570.00 sq.m. (6135.00 sq.ft.)
 PROPOSED: INCLUDING DECK @ MAIN FL. OF EACH UNIT
 BUILDING #1 = 2014.50 sq.ft. (187.15 sq.m.)
 BUILDING #2 = 1956.55 sq.ft. (126.02 sq.m.)
 BUILDING #3 = 4119.30 sq.ft. (382.64 sq.m.)
 BUILDING #4 = 3706.93 sq.ft. (344.37 sq.m.)
 = 11,196.99 sq.ft. (1023.64 sq.m.)
 TOTAL: 11,196.99 / 19 = 589.31 sq.ft. (54.74 sq.m.)
 PER UNIT:

THEREFORE, 54.74 sq.m. OF OUTDOOR AMENITY AREA IS ALLOCATED TO EACH UNIT.
 CALCULATION FOR EACH UNIT REFER TO SHEET A-1.4

LEGEND:

	PRIVATE OUTDOOR AMENITY AREA - MIN. 30 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
	PRIVATE OUTDOOR AMENITY AREA - MIN. 20 sq.m./UNIT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
	LANDSCAPING AREA (NOT COUNTED AS OUTDOOR AMENITY AREA CALCULATION) - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
	PUBLIC PASSAGEWAY
	PRIVATE WALKWAY FOR EACH UNIT
	PRIVATE DRIVEWAY FOR EACH UNIT

PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.		AMENITY SPACE RECONCILIATION A-1.3	
date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no: 218128 sheet no.	project:	issue table: No. 1 Date (dd/mm/yyyy) Description: ISSUED FOR BUILDING PERMIT	revisions: No. 1 Date Description
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1 UNITS' AMENITY SPACE RECONCILIATION
 A-1.4 SCALE: 1/16" = 1'-0"

LEGEND:

- PRIVATE OUTDOOR AMENITY AREA - MIN. 20 sq.m./UNIT
- REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- PRIVATE OUTDOOR AMENITY AREA - MIN. 30 sq.m./UNIT
- REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- LANDSCAPING AREA (NOT COUNTED AS OUTDOOR AMENITY AREA CALCULATION)
- REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- PUBLIC PASSAGEWAY
- PRIVATE WALKWAY FOR EACH UNIT
- PRIVATE DRIVEWAY FOR EACH UNIT

ISSUE TABLE		By Description	
No.	Date (dd/mm/yyyy)	By	Description
1		D.H.	ISSUED FOR BUILDING PERMIT
REVISIONS		By Description	
No.	Date	By	Description

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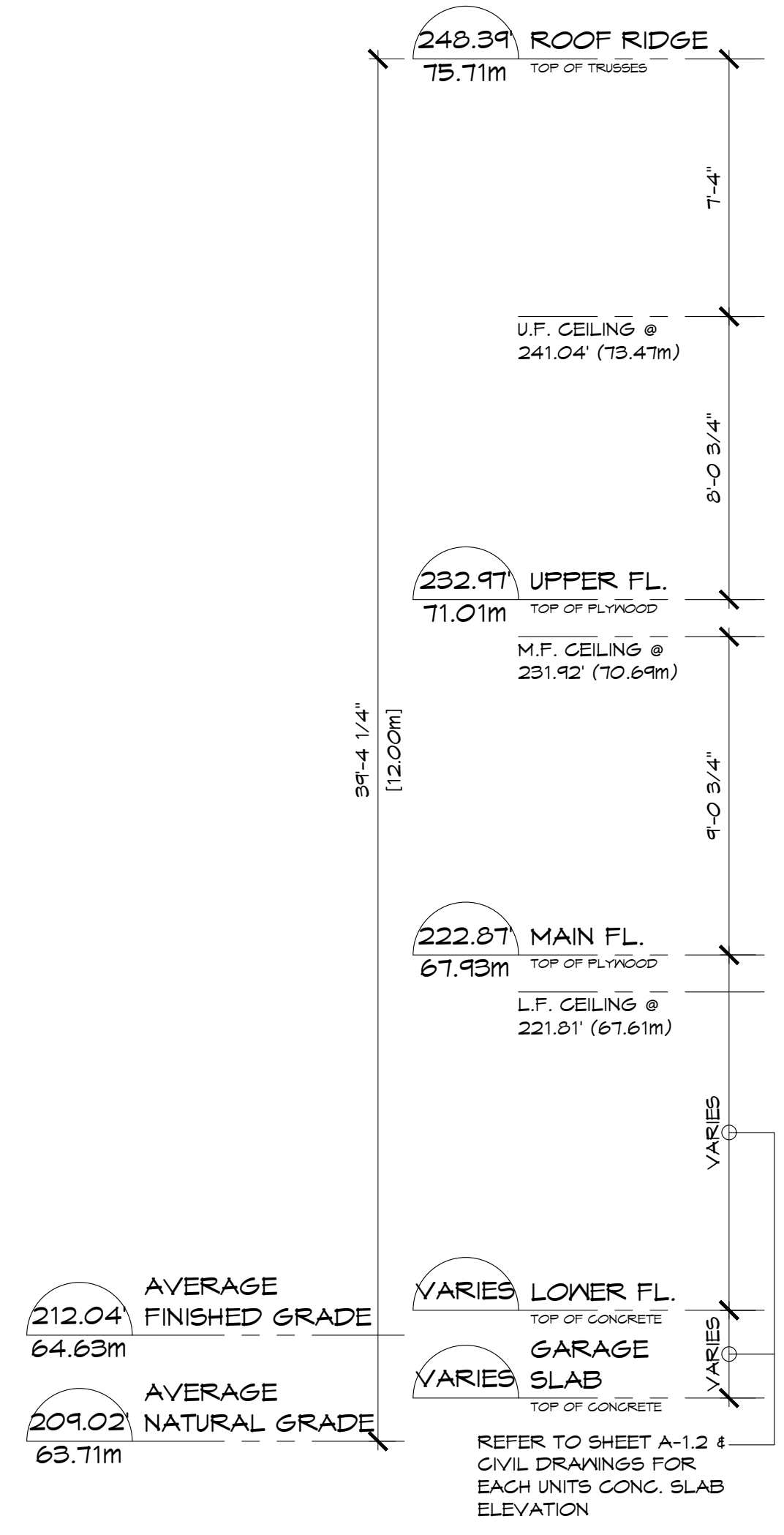
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<p>PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.</p>	<p>OUTDOOR AMENITY SPACE FOR EACH UNIT RECO.</p>
<p>A-1.4</p>	

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1 BUILDING #1 - FRONT (N.) ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



2 BUILDING #1 - LEFT (N.) ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

<p>ISSUE TABLE</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date (dd/mm/yyyy)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>ISSUED FOR BUILDING PERMIT</td> </tr> </tbody> </table>		No.	Date (dd/mm/yyyy)	Description	1		ISSUED FOR BUILDING PERMIT	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		No.	Date	Description			
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1		ISSUED FOR BUILDING PERMIT													
No.	Date	Description													
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<p>PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.</p>															
<p>BUILDING #1 - FRONT & LEFT ELEVATION</p>															
<p>A-3.1</p>		<p>project: 218128 date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no.: 218128 sheet no.:</p>													
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BUILDING #1



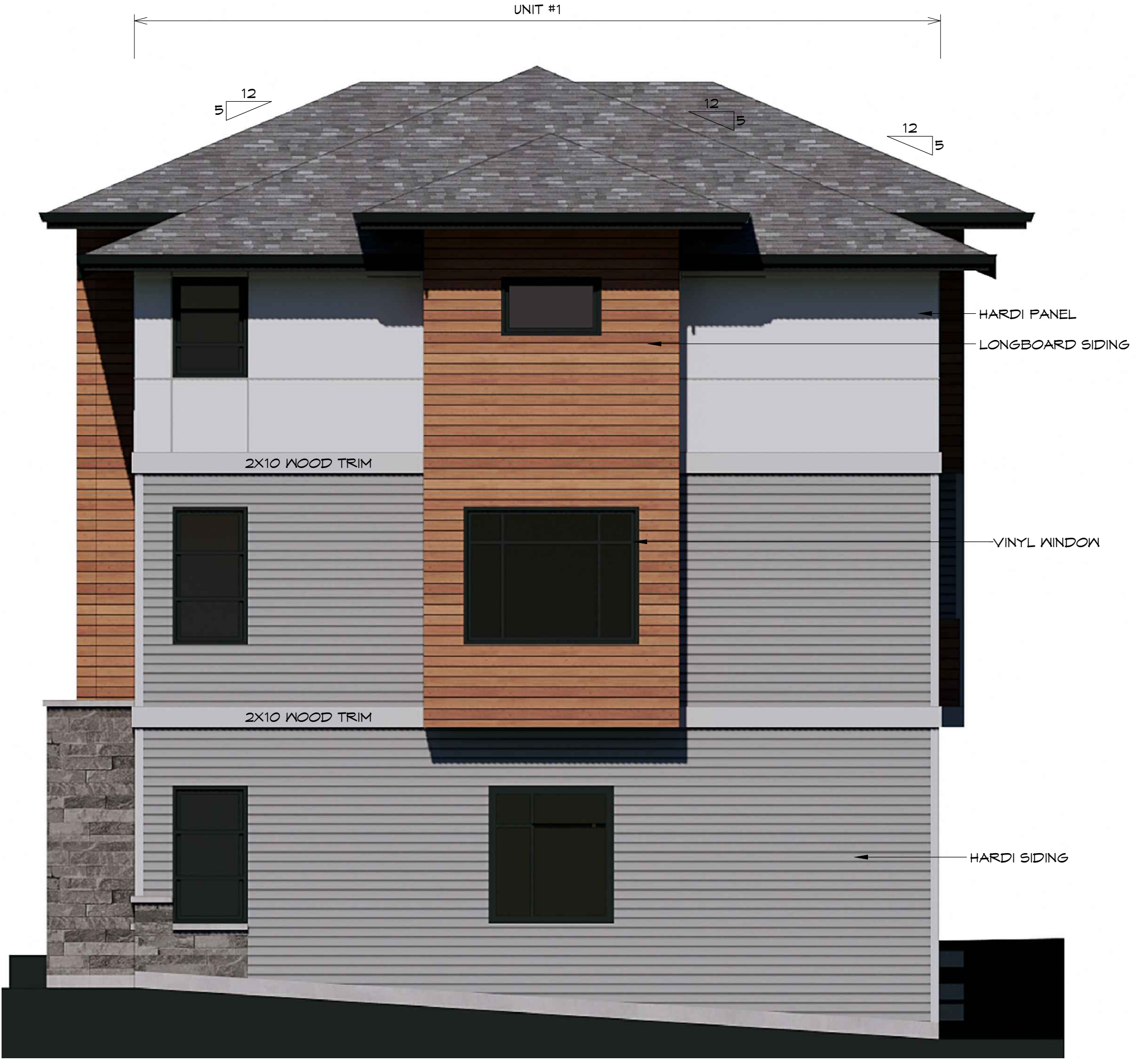
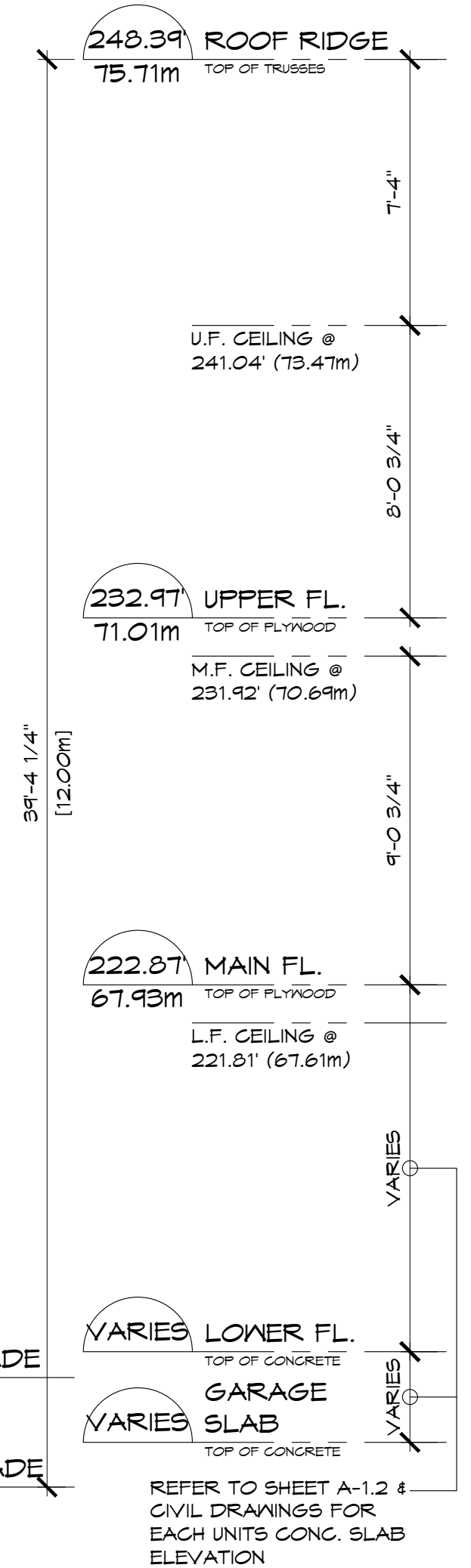
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1 BUILDING #1 - REAR (E.) ELEVATION
 SCALE: 1/4" = 1'-0"



2 BUILDING #1 - RIGHT (S.) ELEVATION
 SCALE: 1/4" = 1'-0"

Architectural Seal

project: PROPOSED TOWNHOMES
 32659 6th AVE. & 7542 BRISKHAM ST.
 MISSION, B.C.

drawing: BUILDING #1 - REAR & RIGHT ELEVATION

date: July 2021
 scale: AS NOTED
 drawn: A.W.
 checked: D.H.
 project no.: 218128
 sheet no.: A-3.2

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BUILDING #2



1 BUILDING #2 - FRONT (W.) ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING #2 - LEFT (N.) ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE TABLE No. Description Date (dd/mm/yyyy) By D.H. 1 ISSUED FOR BUILDING PERMIT		REVISIONS No. Description Date By	
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DRAWING: BUILDING #2 - FRONT & LEFT ELEVATION			
SHEET NO: A-3.3			
Date: July 2021 Scale: AS NOTED Drawn: A.W. Checked: D.H. Project no: 218128 Sheet no.	Project: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C. Drawing: BUILDING #2 - FRONT & LEFT ELEVATION Sheet no. A-3.3		

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BUILDING #2



1 BUILDING #2 - REAR (E) ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING #2 - RIGHT (S.) ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE TABLE No. Description Date (dd/mm/yyyy) By Issued For Building Permit 1		REVISIONS No. Description Date By	
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drawing: BUILDING #2 - REAR & RIGHT ELEVATION			
date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no: 218128 sheet no:	A-3.4		
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BUILDING #3



1 BUILDING #3 - FRONT (N.) ELEVATION
SCALE: 1/4" = 1'-0"



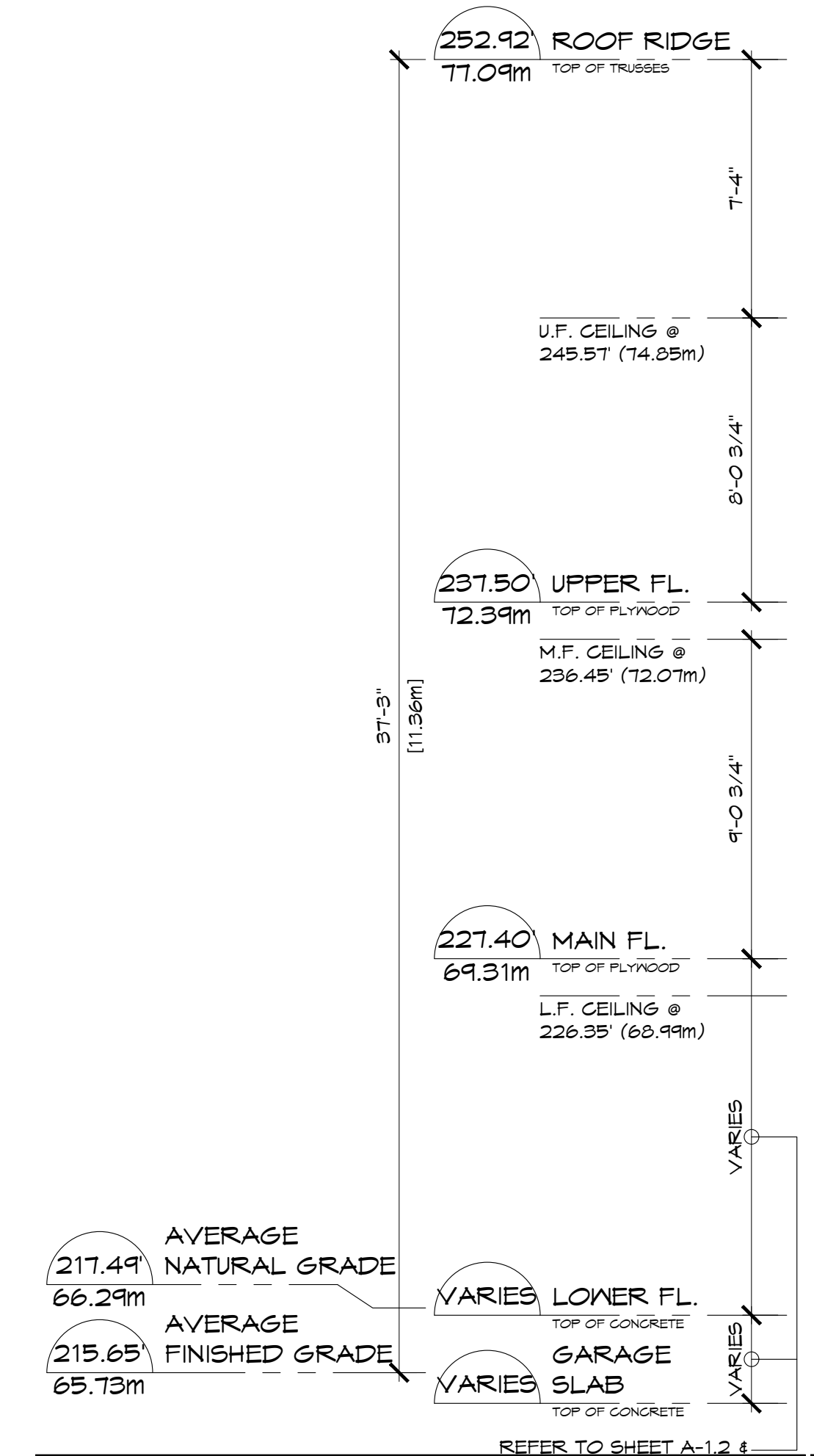
2 BUILDING #3 - LEFT (N.) ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE TABLE No. Description Date (dd/mm/yyyy) By D.H. 1 ISSUED FOR BUILDING PERMIT		REVISIONS No. Description Date By	
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project: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.			
drawing: BUILDING #3 - FRONT & LEFT ELEVATION			
date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no: 218128 sheet no: A-3.5			
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BUILDING #3



1 BUILDING #3 - REAR (E.) ELEVATION
SCALE: 1/4" = 1'-0"



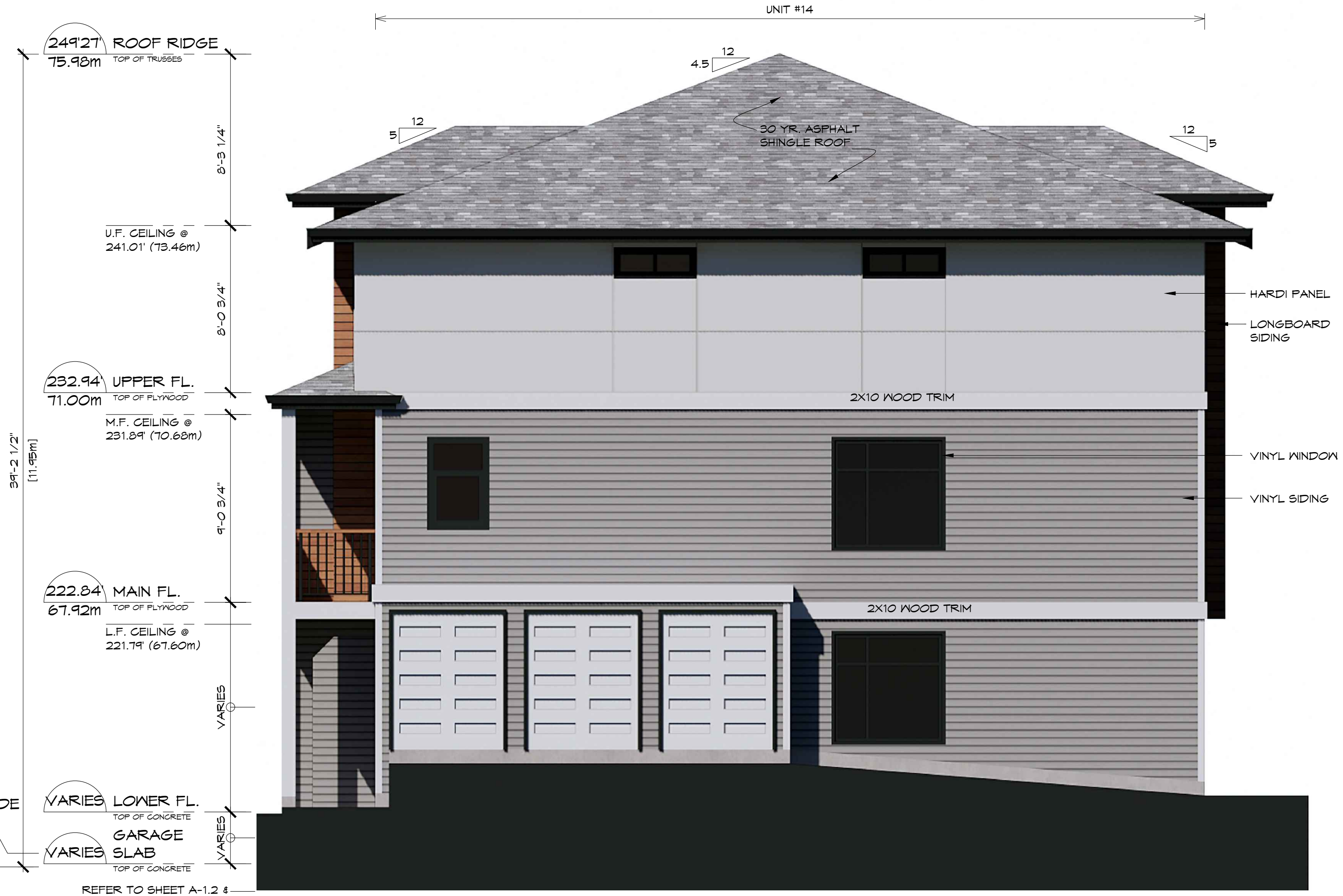
2 BUILDING #3 - RIGHT (S.) ELEVATION
SCALE: 1/4" = 1'-0"

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project: PROPOSED TOWNHOMES 32659 6th AVE. & 7542 BRISKHAM ST. MISSION, B.C.			
drawing: BUILDING #3- REAR & RIGHT ELEVATION			
sheet no. A-3.6			
date: July 2021 scale: AS NOTED drawn: A.W. checked: D.H. project no. 218128 sheet no.	Z:\D and D Office\2018 Drawings\218128 - 7542 Briskham and 32659 6th Ave\218128 - A-3.6-A-3.6 - Bldg 3 Elev.dwg - plotted by User @ Thursday, July 22, 2021 9:39:49 AM		

BUILDING #4



1 BUILDING #4 - FRONT (W.) ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING #4 - LEFT (N.) ELEVATION
SCALE: 3/16" = 1'-0"

REFER TO SHEET A-1.2 & CIVIL DRAWINGS FOR EACH UNITS CONC. SLAB ELEVATION

REFER TO SHEET A-1.2 & CIVIL DRAWINGS FOR EACH UNITS CONC. SLAB ELEVATION

ISSUE TABLE		REVISIONS	
No.	Date (dd/mm/yyyy)	No.	Date
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 604.854.3740

Architectural Seal

project: **PROPOSED TOWNHOMES**
 32659 6th AVE. & 7542 BRISKHAM ST.
 MISSION, B.C.

drawing: **BUILDING # 4 - FRONT & LEFT ELEVATION**

date: July 2021
 scale: AS NOTED
 drawn: A.W.
 checked: D.H.
 project no: 218128
 sheet no: **A-3.7**

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UNIT #19 UNIT #18 UNIT #17 UNIT #16 UNIT #15 UNIT #14

BUILDING #4

249.21' ROOF RIDGE
75.98m
TOP OF TRUSSES

8'-9 1/4"

U.F. CEILING @
241.01' (73.46m)

8'-0 3/4"

232.94' UPPER FL.
71.00m
TOP OF PLYWOOD

M.F. CEILING @
231.89' (70.68m)

9'-0 3/4"

222.84' MAIN FL.
67.92m
TOP OF PLYWOOD

L.F. CEILING @
221.79' (67.60m)

VARIES

VARIES LOWER FL.
TOP OF CONCRETE

VARIES GARAGE
SLAB
TOP OF CONCRETE



VINYL WINDOW

HARDI PANEL

LONGBOARD SIDING

VINYL SIDING

8"X8" WOOD POST C/M PAINTED FINISH

1 BUILDING #4 - REAR (E.) ELEVATION
SCALE: 3/16" = 1'-0"

REFER TO SHEET A-1.2 & CIVIL DRAWINGS FOR EACH UNITS CONC. SLAB ELEVATION

249.21' ROOF RIDGE
75.98m
TOP OF TRUSSES

8'-9 1/4"

U.F. CEILING @
241.01' (73.46m)

8'-0 3/4"

232.94' UPPER FL.
71.00m
TOP OF PLYWOOD

M.F. CEILING @
231.89' (70.68m)

9'-0 3/4"

222.84' MAIN FL.
67.92m
TOP OF PLYWOOD

L.F. CEILING @
221.79' (67.60m)

VARIES

VARIES LOWER FL.
TOP OF CONCRETE

VARIES GARAGE
SLAB
TOP OF CONCRETE

3'-9 1/2" [11.85m]

210.73' AVERAGE FINISHED GRADE
64.23m

210.07' AVERAGE NATR. GRADE
64.03m



HARDI PANEL

LONGBOARD SIDING

2X10 WOOD TRIM

HARDI SIDING

8"X8" WOOD POST C/M PAINTED FINISH

STONE VENEER

2 BUILDING #4 - RIGHT (S.) ELEVATION
SCALE: 3/16" = 1'-0"

REFER TO SHEET A-1.2 & CIVIL DRAWINGS FOR EACH UNITS CONC. SLAB ELEVATION

ISSUE TABLE		REVISIONS	
No.	Date (dd/mm/yyyy)	No.	Date
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ISSUE TABLE		REVISIONS	
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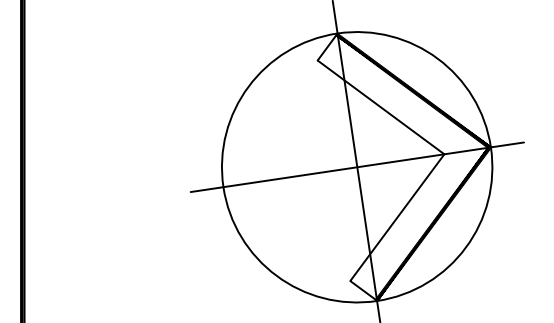
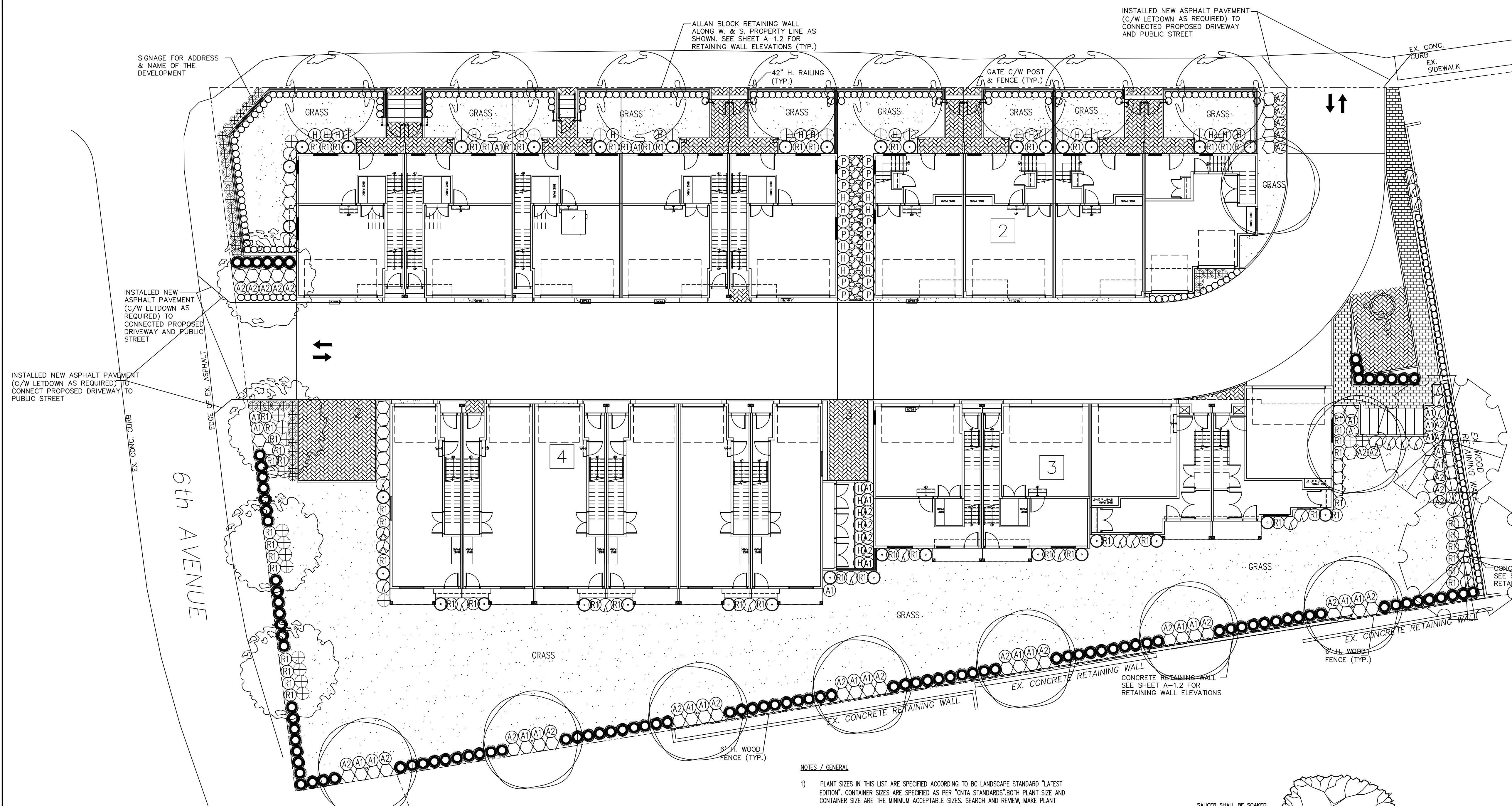
project: PROPOSED TOWNHOMES
32659 6th AVE. & 7542 BRISKHAM ST.
MISSION, B.C.

drawing: BUILDING #4 -
REAR & RIGHT ELEVATION

date: July 2021
scale: AS NOTED
drawn: A.W.
checked: D.H.
project no: 218128
sheet no: A-3.8

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BRISKHAM STREET



DATE	REVISIONS	NO.
Jul/21	revision request	2
Jun/21	revised site plan	1

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 BC SLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
TRIO ARCHITECTURE DESIGN INC.
 ATTENTION: DARREN HALL
 UNIT B
 33623 WILDWOOD DRIVE
 ABBOTSFORD, B.C.
 V2S 1S2

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
 32659 - 6th AVENUE
 7542 BRISKHAM STREET
 MISSION, B.C.

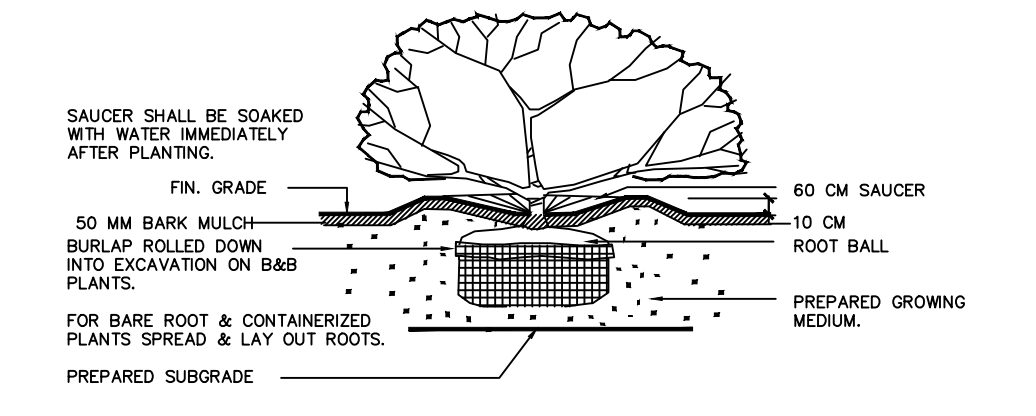
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1:150	FEB/12
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

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 JOB No.
 DRAWING No.
L-1

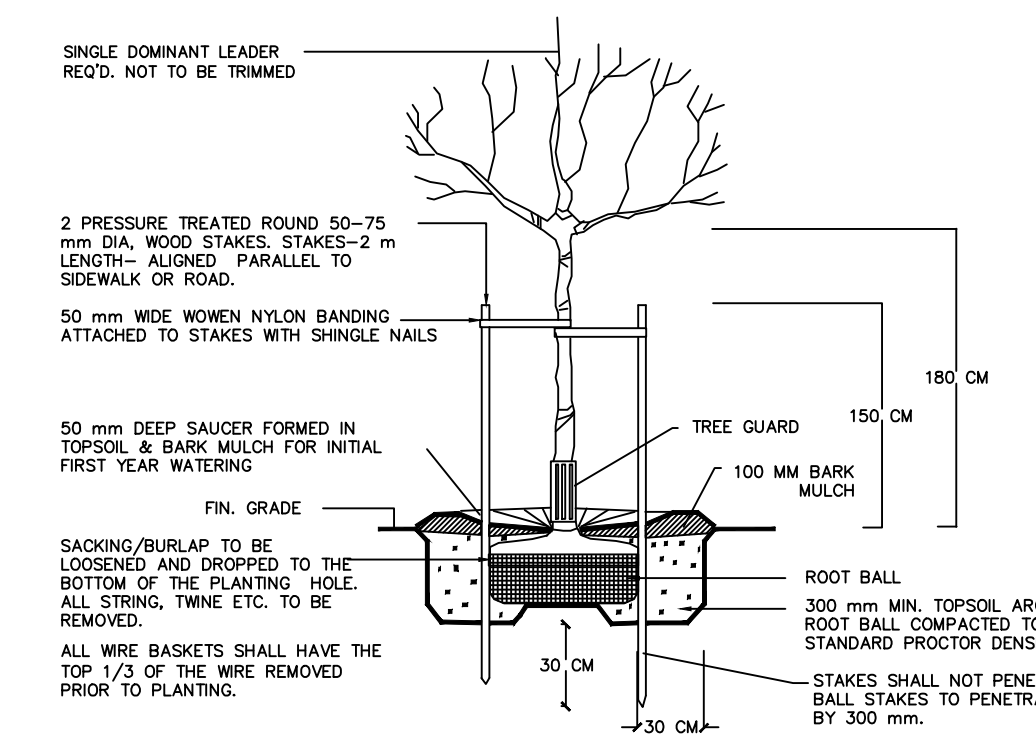
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE FITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, NEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



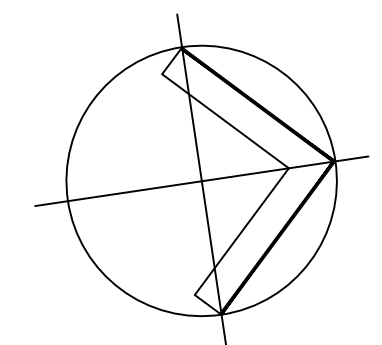
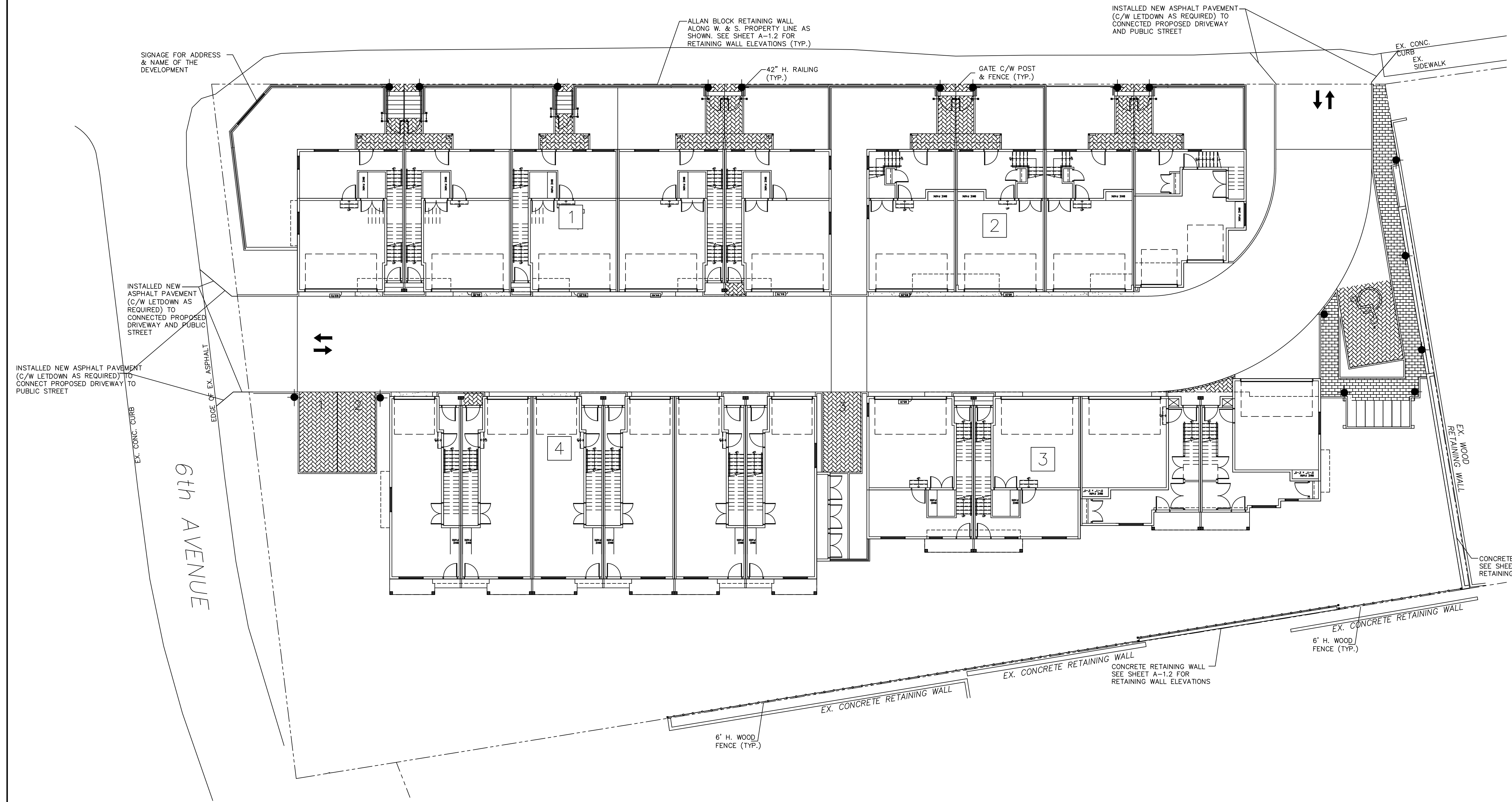
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
 SECTION N.T.S.



TREE PLANTING DETAIL
 SECTION N.T.S.

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊕	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	5 CM. CAL.	AS SHOWN	B. & B.
⊕	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	8	5 CM. CAL.	AS SHOWN	B. & B.
⊕	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	4	5 CM. CAL.	AS SHOWN	B. & B.
⊕	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	5 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	32	#3 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	29	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	35	#3 POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	58	#3 POT	90 CM. O.C.	
⊕	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	255	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	36	#3 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	2	#3 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	63	#3 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITUM	SWARD FERN	14	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	32	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	25	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	40	#3 POT	70 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	108	1.50 METERS	70 CM. O.C.	

BRISKHAM STREET



DATE	REVISIONS	NO.
Jul/21	revision request	2
Jun/21	revised site plan	1

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CLIENT
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 ATTENTION: DARREN HALL
 UNIT B
 33623 WILDWOOD DRIVE
 ABBOTSFORD, B.C.
 V2S 1S2

TITLE
 PLAN VIEW
 LIGHTING PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 32659 - 6th AVENUE
 7542 BRISKHAM STREET
 MISSION, B.C.

SCALE	1:150	DATE	FEB/12
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1A

