



# Staff Report to Council

Community Services

FILE: 3060-20-2018-06

**DATE:** February 22, 2019

**Date of Meeting** – March 5, 2019

**TO:** Mayor and Council

**FROM:** Colin O’Byrne, Development Services Technician

**SUBJECT:** Development permit application for 19696 Hammond Road

**RECOMMENDATION(S):** THAT Council:

- A. Direct staff to issue a development permit for the proposed 95-unit townhouse development at 19696 Hammond Road ; OR
- B. Other.

**CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:**

**PURPOSE**

1. To advise Council of an application for a development permit for a proposed 95 unit townhouse development at 19696 Hammond Road; and,
2. To request Council’s authorization to issue the permit.

Information Report

Direction Report

Decision Report

**DISCUSSION**

**Background:**

The City has received a development permit application to redevelop the site of an existing 36 townhouse unit complex with a new 95 unit townhouse development at 19696 Hammond Road.

Applicant: Adrien Herberts, Mosiac Avenue Developments Ltd.  
 Owner: Mosaic Bonson Holdings Ltd.  
 Civic Address: 19696 Hammond Road  
 Legal Description: Strata Plan NW927  
 Parcel Area: 2.03 ha (5.02 ac)  
 Land Use Contract: No. 3 [*Note: discharge application has been submitted*]  
 Official Community Plan: Multi-Family Residential  
 Development Permit Area: No. 9 (Multi-Family Development)  
 Zoning: Multi-Family Residential 1 (RM-1)

The original units were built in 1976 and now require extensive repairs, particularly to the building envelopes. Rather than renovate the structures, the strata collectively sought a developer to purchase the property. The strata accepted an offer from the applicant in November 2017 to purchase the property and on December 15<sup>th</sup>, 2017 voted unanimously to wind up their corporation.

The applicant has applied to discharge the Land Use Contract (LUC) that currently regulates development of the site (see separate report entitled *19696 Hammond Road Land Use Contract No. 3 Discharge*, file No. 3360-30/3). If the LUC is discharged, then the underlying zoning, Official Community Plan (OCP) designation, and Development Permit Area design guidelines will apply to redevelopment of the property.

Evaluation process and criteria

Staff review development permit applications for their compliance with the OCP designation, the Zoning Bylaw, and the development permit area design guidelines relevant to the subject property. Additional review by residents and development industry professionals on the City’s Advisory Design Panel is also informed by the design guidelines, plus their own individual experiences.

While applications must conform to the OCP designation and zoning requirements, the assessment of the form and character of a proposal in relation to the development permit area design guidelines is subject to some discretion within the context of the overarching design objectives of the guidelines.

This report will describe the development proposal and discuss where it does not completely comply with the Development Permit Area No. 9 design guidelines. The applicant’s design statement and design package, plus the Development Permit Area No. 9 design guidelines are attached to this report.

**Relevant Policy, Bylaw or Legislation:**

This issue is regulated by the Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw No. 2505, 2011.

**Analysis:**

Site design

The site lies within a natural amphitheatre that opens to the southeast and is separated from residential areas to the south and west by steep, wooded slopes. Combined with retained wooded edges on the north and east boundaries, these natural features reduce the impact of re-development on many of the



neighbouring properties. The same natural features also mean the site will receive less sunlight than its neighbours.

The proposed 95 townhouse units are distributed into 14 buildings, with up to nine units in each building. Separating the units into multiple buildings helps break up the massing and accommodates a pedestrian network within the site. 36 units back onto retained forested areas along the eastern and Hammond Road edges, providing options for units with private outdoor space. This situation also results in a back-yard to back-yard relationship with adjacent single family homes along North Wildwood Crescent. The remaining 59 internally-oriented units look out onto both the internal strata lanes and shared open spaces, which enhances public safety and provides opportunities for community interaction.

Three open spaces have been incorporated into the south half of the proposed design. A central wedge-shaped park is located adjacent to the mail kiosk at the main entrance of Wildwood Crescent. This open space is bounded by pedestrian paths and the patios of 16 adjacent units. A children's playground is proposed for the southwestern corner of the site, with direct line of sight from eight units. The third public open space in the southern most corner of the site, overlooked by the side of one unit, provides an open forest setting built to complement existing mature trees in that area. The open spaces and pedestrian paths will be separated from patios for the interior units by low wood fences and planted edges.

#### Site access

The existing townhomes have one entrance off of North Wildwood Crescent and a pedestrian connection to Hammond Road at the northeast corner of the property. The entry from Wildwood Crescent will be retained as the primary access point. An additional right-in, right-out vehicle and pedestrian access to Hammond Road will be established the northeast corner of the new development. The additional entrance will reduce traffic loads on Wildwood Crescent and provide a universally accessible entrance from Hammond Road for pedestrians.

The site entrances are well marked with decorative landscaping, textured paving, and gateway features creating a strong sense of arrival. Textured paving at the branching of each laneway and trees planted along the lanes will prompt drivers to keep their speeds lower as they drive through the development.

All units have a two car garage for a total of 190 spaces, which is in excess of the required 166 parking spaces (of 1.75 per unit). 20 visitor parking stalls are distributed throughout the site, half of which (10) are clustered in the southern corner of the site.

Pedestrian movement is well separated from vehicle traffic via a network of paths and sidewalks. The path network connects the patios of the internal units to the wedge park, mail kiosk, and children's play area. The proposed paths are 1.2 m (4') wide and edged with 1.2 m tall hedges and fences to separate the patio areas.

#### Architecture

The shingle style architecture uses a combination of gables, bay windows, neutral coloured vinyl siding and fibre cement shingles, and stepped façades to differentiate connected units. Door and window overhangs, trim details, and window boxes add further interest to the three-storey façades.

At the pedestrian scale, the ground floor façades on the laneway side of the interior units consists of a single and double garage doors overhung by a second storey deck. For units fronting onto public streets, the design guidelines require the garage doors to include some glazing to improve the pedestrian experience; however, this is not a requirement for garages fronting onto internal strata lanes. On the pedestrian-path side of these same units, the ground floor façade includes a front door with a protective overhang, and a window into the garage. Access to these front doors is through semi-private patio areas that residents can personalize to their tastes.

Ground floor façades of the perimeter units include a single or double garage door, plus a front door with a protective overhang. Those with ground floor patios at the back have a single door and a window from the garage fronting onto the laneways. Those units backing onto Hammond Road, access their rear patios from the kitchen through a double glass door.

Lighting and Signage

Exterior lighting in the proposal will consist of wall or ceiling mounted lights at residential entrances, plus bollard lighting along pedestrian paths and around outdoor seating areas. Lighting fixtures will be downcast to prevent glare and spillage to surrounding areas. Additionally, exterior lighting will be centrally controlled rather than separately controlled by residents in the individual units.

The site entrances will include brick monuments and landscaping on either side to create a strong sense of arrival.

Compliance with Development Permit Area No. 9 (Multi-Family Development) Design Guides

The property is located within Development Permit Area (DPA) No. 9 – Multi-Family Development, which provides guidelines for the form and character of development in this area. The design aligns with the majority of the guidelines for this area except for the following:

- **Character of buildings**
  - *Planning of all buildings subject to this Development Permit shall be made with due consideration to the relationship between building height, site coverage, yard setbacks, architectural style and landscape character, in relation to surrounding properties, streets and other features;*

The proposal includes 95 townhouses, which is consistent with both the Official Community Plan site designation (Medium Residential) and the underlying zoning (RM-1 Multi-Family Residential). The adjacent properties are largely two-storey, detached single family homes; however, the elevation difference, setbacks from the property boundaries, and buffer of mature trees minimize the impact of the taller, denser development on the surrounding properties.

Overall, the architecture and landscape design of the proposal provide an attractive, cohesive proposal that meshes well with the evolving character of Hammond Road.

- *Where the development faces the street, regardless of form or density, ground floor units should have individual front doors that access directly and are visible from the*

*street. On elevations visible from the street, large expanses of blank wall should be avoided; [and,]*

- ***Siting and Access***

- *Buildings should not back onto public roads. Any fencing along public roads must provide for direct pedestrian access to the residential units;*

The applicant has chosen to retain most of the mature trees along the Hammond Road edge, with low hedges and grass along the sidewalk, to retain an attractive mature green edge along this portion of Hammond Road and to preserve privacy for the development. Requiring direct unit access would require removal of many mature trees along this edge.

Preserving the mature trees will retain the essential character of this portion of Hammond Road, but augmenting it with new grass and hedges will improve the appearance of this edge and tie it in with front gardens of nearby homes.

- *Public spaces should be designed to receive sunlight all year;*

While the provided open spaces are within the strata development and, therefore, are not truly public, they do provide a range of open space types with varying access to sunlight:

- The central wedge area is an east-west oriented open space bordered by paths and the patios of adjacent units. It will receive full sunlight in the summer, but limited sunlight in the winter due to surrounding topography and the surrounding townhouses.
- The children`s playground will be more shaded; however, it will not be as subject to the intense summer sun and it was located to relate to the adjacent forested area.
- The naturalized area in the southern corner was designed to provide a woodland experience and, therefore, there is an expectation for shading to occur.

- ***Landscaping and recreation spaces***

- *Native trees and plants should be used for landscaping, where ever possible;*

The landscape design includes a mix of native and ornamental species that have been chosen to provide year-round interest, habitat, and lower maintenance requirements. None of the plants chosen have been identified as invasive plant species in British Columbia.

#### *Advisory Design Panel Feedback*

The applicant and their design team presented the proposal to the Advisory Design Panel on October 4, 2018. Panel members generally spoke favourably about the design, but raised concerns about the following matters:

- Whether the design of the access from Hammond Road will reinforce a right-in, right-out conditions.

*Applicant: The proposal for vehicle access from Hammond Road has been designed to limit drivers to a right-in, right-out condition.*

- Effects of development on neighbourhood parking.

*Applicant: The on-site parking supply meets the City's parking requirements and the City does not require property owners to prepare neighbourhood parking plans.*

- Ensuring the units adjacent to Hammond Road provided an attractive appearance and had pedestrian access to the street where the terrain allowed.

*The applicant chose to retain a treed edge along Hammond Road by preserving existing mature trees except for the right-in, right-out vehicle access. Since the ADP meeting, the design of the boulevard, has changed to include grass and low, ornamental shrubs. This boulevard design will replace the existing hedge and pipe-rail fence to provide a more attractive street edge and facilitate easier maintenance of the storm water main running underneath.*

- Privacy of neighbouring properties that are adjacent to the site.

*Applicant: The slopes along the south and west side of the site mean the backyards of neighbouring properties along those boundaries will be level with the roof tops of the new development. Additionally, the proposal retains the mature trees along all shared property lines for further visual privacy and to soften the two to three storey building transition.*

- The area is quite wet requiring consideration of storm water management and effects on ground water.

*The applicant's geotechnical consultant confirmed the design of the townhomes will not have a significant effect on the ground water. Further, the proposal includes storm water retention features (including swales and rain gardens) designed to ensure pre-development and post-development storm water discharge remains the same.*

The attending panel members voted to support the application, but did request the applicant supply the following materials for supplementary review and opportunity for comment:

- Plant list and materials used for proposed landscape features (including fences, paths, and retaining wall)
- Lighting plan
- Area calculations for shared open spaces

In response to the circulated items, two ADP panel members raised further concerns about shading within the development and questioned if the shared open spaces were sufficient for the needs of the future residents.

Alternatives

Council can require the applicant to work with staff on specific form and character elements they feel need more attention. Please note, however, that any required changes must address the Development Permit Area No. 9 design guidelines.

**COUNCIL STRATEGIC PLAN ALIGNMENT**

- Corporate Excellence       Economic Prosperity       Community Livability  
 Transportation & Infrastructure       Not Applicable

Improve opportunities for residents to gather and connect.

Provide and encourage a community conducive to safe, healthy living.

Promote the conservation and enhancement of our natural environment.

Encourage diversity in the range and mix of housing types.

Build capacity in our community by supporting initiatives that support sustainability.

Diversify the methods by which people can get in, around, and out of the community.

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**FINANCIAL IMPLICATIONS**

- None       Budget Previously Approved  
 Other       Referral to Business Planning

There are no financial implications with this report.

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**PUBLIC PARTICIPATION**

- Inform       Consult       Involve       Collaborate       Empower

Comment(s):

The project was presented to the City’s Advisory Design Panel. Panel members include independent development professionals and members of the public.

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**KATZIE FIRST NATION CONSIDERATIONS**

- Referral       Yes       No

No impact on the Katzie First Nation was identified.

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**SIGN-OFFS**

Written by:

Reviewed by:

Colin O'Byrne, Development Services Technician

Alex Wallace, Manager of Community Development

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**ATTACHMENT(S):**

- A. Applicant's design statement
- B. Development permit design package
- C. Development Permit Area No. 9 design guidelines

## **Project Vision**

The project consists of 95 three-storey townhomes nestled in the private setting of 19696 Hammond Road. The site is currently 36 townhomes built in the 1970's in poor condition. The OCP designates this property for medium density and the current zoning designation of RM-1, allowing three storey townhomes at 0.55 FAR.

## **This project supports the OCP by:**

1. Designing family-oriented two+den or three bed townhomes, with both tandem and double garages. 87 of 95 homes have at least two bedrooms plus a den.
2. Building infill homes on a bus route near Maple Meadows Station.
3. Being mindful of affordability, with 30 three-bed homes under 1,130 square feet.
4. Respecting the topography of the surrounding escarpment lands, with no proposed grading or tree removal on the steep slopes to the south or west.
5. Retaining a healthy perimeter of trees to respect the neighbours' privacy where possible.
6. Complying with the existing zoning for density, setbacks, height and parking.

## **Architectural Design / Character**

The development design is the classic and timeless shingle-style architecture. Rich brick monuments are in feature locations at the site entry. The architectural style features pleasant chimney features on select building blocks and cement-fibre shingles on paired feature units in most building blocks. It is charming, approachable, and appropriate for a neighbourhood with an older housing stock.

The townhomes range from two full bedrooms up to three bedrooms, with no home larger than 1,350 square feet of saleable area. The intent is to build livable homes small as possible to maximize affordability for prospective purchasers, envisioned as mostly young families looking for two, two and den, or three bedroom homes with a yard.

Another feature is 100% of non-visitor parking is located in garages. This parking configuration decreases the amount of impervious apron parking area required throughout the development, beneficial for storm water retention.

## **Noteworthy Site Planning Features**

1. The project proposes a secondary access proposed off Hammond Road. This adds convenience for future residents returning home coming eastbound. It is also more convenient for existing residents of Wildwood Crescent, allowing construction traffic another access point other than in front of their homes on Wildwood Crescent. The access is located at the most shallow grade between Hammond



# MOSAIC

Road and the site, which is best for fire truck access. This access is proposed as right in / right out only with a traffic island to prevent left turns out, per the recommendation of the Traffic Engineer.

2. The design respects the topography of the site by not cutting into the steep slope along the western and southern edge of the property. It takes advantage of the along the topography along the North PL to create a "raised yard" for select units and reduce the massing of homes on the Hammond streetscape. The setback of at least 7.6m ( 25 feet ) along the western property line preserves the privacy of the adjacent neighbours and creates a "backyard to backyard" condition.
3. Several triangular "pockets" of common outdoor amenity create visual intrigue. The north-south strata lane has an extra generous area for planting along the west side of the lane, to allow for planting and a pathway.

## **Development Permit Guidelines Met**

- Character coordinated and comprehensive.
- Materials of a durable, authentic, and quality.
- Vertical expression of facades.
- Clearly defined entrances.
- Ground floor units all include a "stop" to raise the entry off the grade elevation.
- Articulation of the building facades through variable setbacks.
- Clearly defined pedestrian realm.
- Parking accommodate within garages.
- Variation in unit size and siting.
- Landscaping adjacent to all hardscape / parking areas.
- Retention of mature trees around the perimeter of the site, to be incorporated into rear yards.
- Exterior illumination on gates for safety and aesthetic.
- Neighbourhood Park recreation space is available within a 10 minute walking distance. In addition, age-friendly outdoor recreation space is provided.
- The recreation space is provided in areas overlooked by dwelling units, next to pedestrian routes, at the same level as homes, protected from vehicle access, includes a naturalized play structure/landscape, and includes seating for adults.
- Sunlight; the natural topography of the site makes for limited sunlight access compared to typical projects. All units have an either rear deck or a frontyard facing South for sunlight.

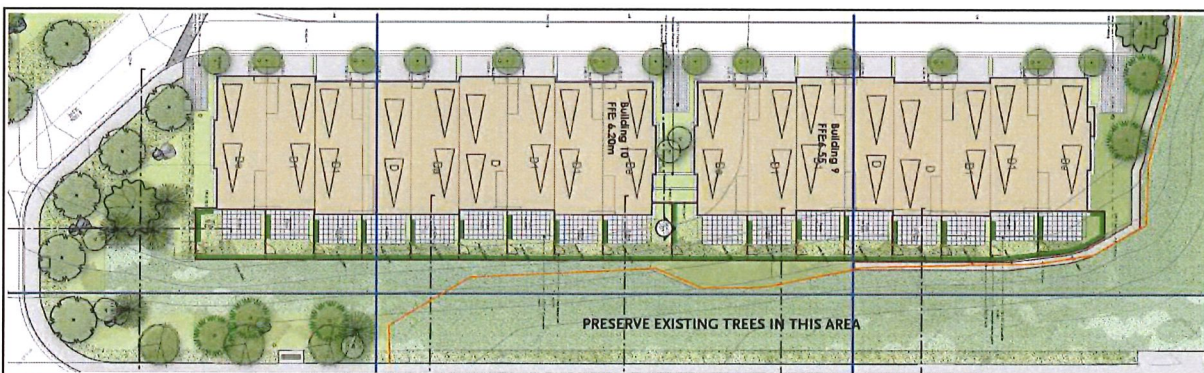
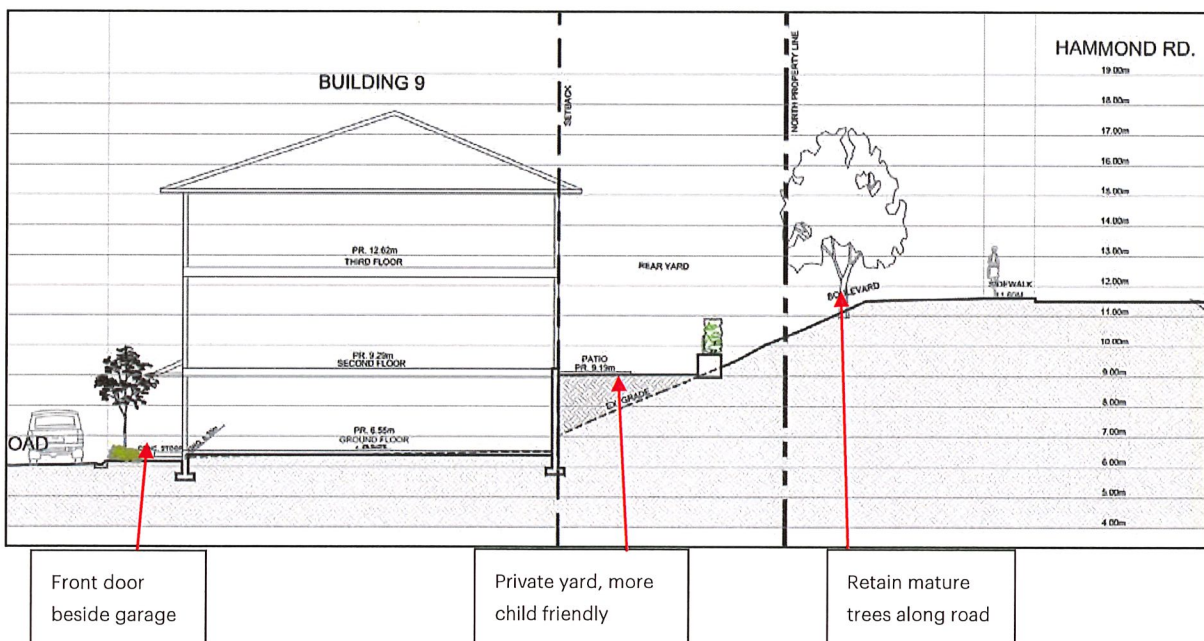
## **Proposed Alternative to Development Permit Guideline**

The OCP Development Permit Guidelines note developments should not "back onto" public roads and units "facing the street" should have front doors access directly the street. As reviewed and approved by the Advisory Design Panel, this development proposal has a unique condition where select homes do not "face the street". This only applies to 17 of the 95 homes.

# MOSAIC

Along the north perimeter of the development is Hammond Road. The homes adjacent to this perimeter have yards facing Hammond instead of front doors. This is a more appropriate condition for these homes because:

1. Providing direct paths from the homes to the Hammond sidewalk would remove most of the mature trees along Hammond. Removing greenery is a negative impact on the public streetscape.
2. Hammond Road is a busy arterial. With the trees removed, these homes yards and bedrooms would have less privacy and more noise / pollution.
3. The grade difference between the homes and Hammond's sidewalk would require significant steps down into the home, between 7 – 14 steps down in some locations. This is a poor front entry experience.





# BONSON TOWNHOMES

19696 HAMMOND RD.  
PITT MEADOWS, BC  
TOWNHOME DEVELOPMENT  
ISSUED FOR DEVELOPMENT PERMIT  
NOVEMBER 16TH, 2018

## PROJECT TEAM

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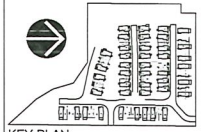
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REVISIONS  
1

ISSUES

3. ISSUED FOR OP	2018-11-16
2. ISSUED FOR ADP	2018-08-10
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	SD-29
DRAWN BY	VN
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT	BONSON TOWNHOMES
DRAWING TITLE	19696 HAMMOND RD, PITT MEADOWS, BC
DRAWING NO.	A0.00

## DRAWING INDEX

ARCHITECTURAL	
A0.00	COVER SHEET / DRAWING INDEX
A0.01	SITE PROJECT DATA
A0.02	SITE CONTEXT
A1.01	OVERALL SITE PLAN
A1.02	EMERGENCY SERVICES ACCESS PLAN
A1.03	SITE SECTIONS
A2.01	BUILDING #1 FLOOR PLANS
A2.01.05	BUILDING #1 HOWESTORE FLOOR PLANS
A2.02	BUILDING #2 FLOOR PLANS
A2.03	BUILDING #3 FLOOR PLANS
A2.04	BUILDING #4 FLOOR PLANS
A2.05	BUILDING #5 FLOOR PLANS
A2.06	BUILDING #6 FLOOR PLANS
A2.07	BUILDING #7 FLOOR PLANS
A2.08	BUILDING #8 FLOOR PLANS
A2.09	BUILDING #9 FLOOR PLANS
A2.10	BUILDING #10 FLOOR PLANS
A2.11	BUILDING #11 FLOOR PLANS
A2.12	BUILDING #12 FLOOR PLANS
A2.13	BUILDING #13 FLOOR PLANS
A2.14	BUILDING #14 FLOOR PLANS
A3.00	MATERIAL BOARD & COLOR SCHEME
A3.01	BUILDING #1 ELEVATIONS
A3.01.05	BUILDING #1 HOWESTORE ELEVATIONS
A3.02	BUILDING #2 ELEVATIONS
A3.03	BUILDING #3 ELEVATIONS
A3.04	BUILDING #4 ELEVATIONS
A3.05	BUILDING #5 ELEVATIONS
A3.06	BUILDING #6 ELEVATIONS
A3.07	BUILDING #7 ELEVATIONS
A3.08	BUILDING #8 ELEVATIONS
A3.09	BUILDING #9 ELEVATIONS
A3.10	BUILDING #10 ELEVATIONS
A3.11	BUILDING #11 ELEVATIONS
A3.12	BUILDING #12 ELEVATIONS
A3.13	BUILDING #13 ELEVATIONS
A3.14	BUILDING #14 ELEVATIONS

ATTACHMENT

B



BONSON TOWNHOMES			
Legal Description	DISTRICT LOT 280, GROUP 1, NEW WESTMISTER DISTRICT STRATA PLAN NW5927		
Civic Address(es)	19696 HAMMOND RD., PITT MEADOWS, BC		
Zoning	RM-1		
PROPOSED SITE AREA	(FT <sup>2</sup> )	m <sup>2</sup>	ACRE
	218,061.7	20,258.6	5.0

BUILDING BLOCK	BUILDING AREA (FT <sup>2</sup> )	UNITS										UNITS/BLDG
		R	R1	R2	R-M	R2a	D1	D	Da	De-M	De	
1	3028.40	1	2			2						5
2	2955.37	1	2			2						5
3	4691.01		4	2		2						8
4	4692.36		4	2		2						8
5	4756.39		4	2		2						8
6	4693.38		4	2		2						8
7	4695.25		4	2		2						8
8	4689.72		4	2		2						8
9	4962.97						4	2			2	8
10	5576.36						4	2	1		2	9
11	3732.25						3	1			2	6
12	3215.94						2		1	1	1	5
13	3155.75					1			1			5
14	2411.20						2					4
TOTAL	57257.16	2	28	12	3	16	16	6	2	2	8	95

UNIT TYPE	UNIT FSR (FT <sup>2</sup> )	TOWNHOUSE LOT # OF UNITS	GARAGE AREA (FT <sup>2</sup> )	TOTAL AREA OF UNIT+W. GARAGE (FT <sup>2</sup> )	PARKING STALLS/ UNITS	PARKING STALLS TOTAL	SITE COVERAGE	AREA (FT <sup>2</sup> )	
									TOTAL NET AREA (FT <sup>2</sup> )
UNIT R	1068.30	2	2136.60	534.34	1602.64	2	4	BUILDING 1	3028.40
UNIT R1	1107.77	28	31017.56	462.26	1570.03	2	56	BUILDING 2	2955.37
UNIT R2	1238.32	12	14859.84	399.78	1638.10	2	24	BUILDING 3	4691.01
UNIT R-M	1068.30	3	3204.90	534.34	1602.64	2	6	BUILDING 4	4692.36
UNIT R2a (END)	1285.88	16	20574.08	418.10	1703.08	2	32	BUILDING 5	4756.39
UNIT D1	1296.31	16	20740.96	537.30	1833.61	2	32	BUILDING 6	4693.38
UNIT D	1297.32	6	7783.92	536.30	1833.62	2	12	BUILDING 7	4695.25
UNIT De	1297.07	2	2594.94	540.10	1837.57	2	4	BUILDING 8	4689.72
UNIT De-M	1346.11	2	2696.22	580.50	1928.61	2	4	BUILDING 9	4962.97
UNIT De (END)	1325.81	8	10906.48	558.20	1884.01	2	16	BUILDING 10	5576.36
TOTAL		95	116215.50	5101.22	17484.81	20	190	BUILDING 11	3732.25
MAIL KIOSK	144.00	1	144.00					BUILDING 12	3215.94
ELEC ROOM	65.00	3	195.00	116554.50				BUILDING 13	3155.76
MAX BLDG HT	9.30M	100% PERMITTED						BUILDING 14	2411.20
FAR	PROPOSED	53%	116,554.50					MAIL KIOSK	112.50
	PERMITTED	52%	119,931.91					TOTAL	57,279.18
DENSITY	18.98	UNITS/ACRE							24.31%
PARKING	REQUIRED	PROPOSED	DOUBLE CAR GARAGE					SITE COVERAGE	PR. 57379.19
RESIDENCE (1.75 PER UNIT)	166	190	100%					(40% MAX.)	REQD. #7224.7
VISITOR (0.2 PER UNIT)	19	19							
TOTAL	185	209							

OUTDOOR AMENITY AREAS			
WEDGE PARK	1668.61	155.020793	0.03890647
NATURAL PLAY PARK	1114.08	103.501374	0.02537576
NATURALIZED PARK	648	60.201144	0.01487603
TOTAL	3,430.7	318.7	0.1
			1.57%

1 PROJECT DATA

**PROJECT DESCRIPTION:**  
 BONSON IS PROJECT CONSISTING OF 95 THREE STOREY TWO AND THREE BEDROOM TOWNHOMES NESTLED IN A PRIVATE SETTING AT 19696 HAMMOND ROAD. THE PROJECT SITE IS CURRENTLY 36 TOWNHOMES BUILT IN THE 1970'S.

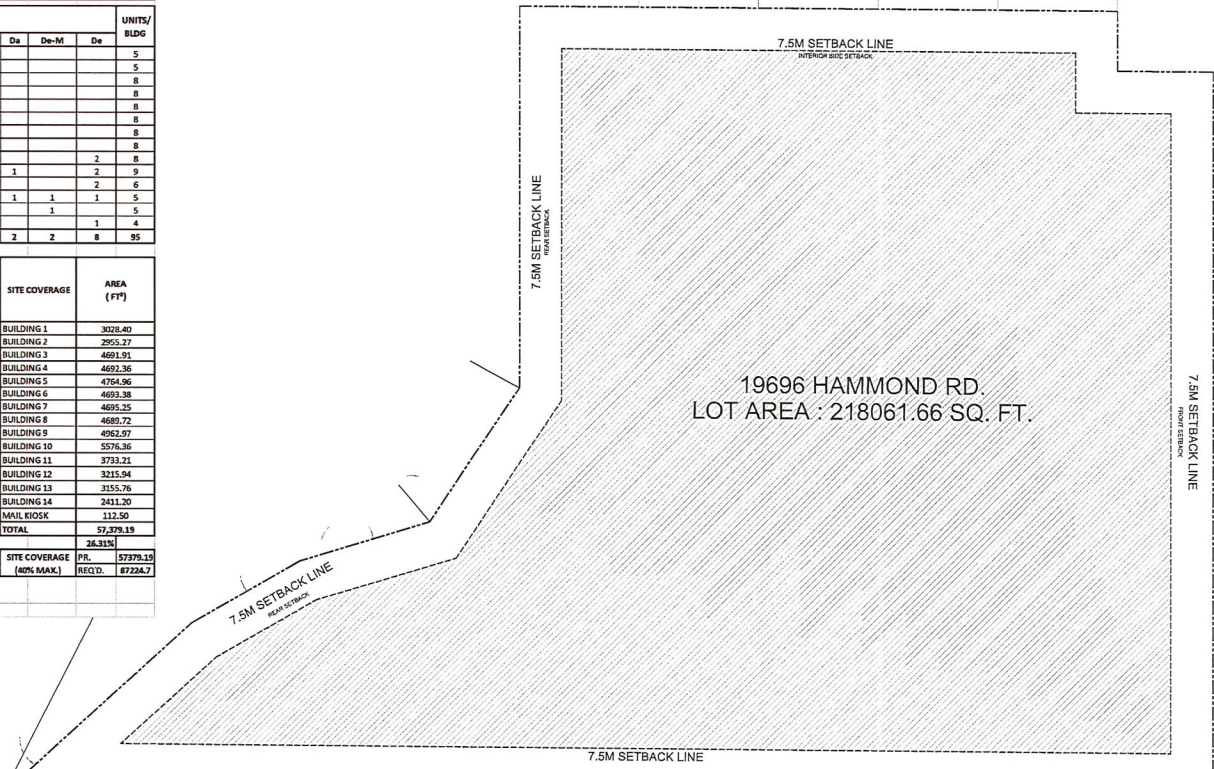
THE PROJECT SUPPORTS THE PITT MEADOWS OCP BY:

- PROVIDING INFILL DENSITY ALONG A BUS ROUTE AND NEAR MAPLE MEADOWS STATION.
- HAVING FAMILY-ORIENTED TWO-AND-DEN OR THREE BEDROOM TOWNHOMES, BOTH TANDEM AND DOUBLE GARAGES
- STRIVING TO OFFER VALUE, WITH A THIRD OF HOMES THREE BEDROOMS UNDER 1,105 SQUARE FEET
- RESPECTING THE TOPOGRAPHY WITH NO GRADING OR CONSTRUCTION ON THE SURROUNDING SLOPE
- RETAINING HEALTHY PERIMETER TREES TO MAXIMIZE PRIVACY WITH THE ADJACENCIES
- COMPLYING WITH ALL CITY BYLAWS ( DENSITY, SETBACKS, HEIGHT, AND PARKING ) AND THE OCP.

**SITE PLANNING AND URBAN DESIGN:**

- HOMES ALONG THE EASTERN PROPERTY LINE FACE EAST TO CREATE A CONTEXTUALLY APPROPRIATE "BACKYARD TO BACKYARD" CONDITION WITH THE NEIGHBOURING SINGLE FAMILY HOMES
- A SECONDARY RIGHT IN / RIGHT OUT ONLY ACCESS FROM HAMMOND ROAD TO ALLEVIATE TRAFFIC ON WILDCREST AVENUE AND TO AVOID CONSTRUCTION TRAFFIC THROUGH THE ADJACENT SINGLE FAMILY NEIGHBOURHOOD
- PEDESTRIAN ACCESS TO BOTH WILDCREST AVENUE AND HAMMOND ROAD
- HOMES FACING NORTH SIT SLIGHTLY BELOW THE ADJACENT GRADE, WITH ONLY TWO STOREYS VISIBLE FROM HAMMOND ROAD. THIS MINIMIZES THE VISUAL IMPACT AS SEEN FROM HAMMOND ROAD AND ENHANCES PRIVACY FOR YARDS.

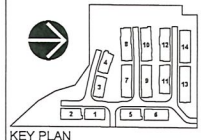
2 SITE AREA DIAGRAM



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**MOSAIC**  
 604 691 3888 F 604 691 3889  
 505-5200 Granville St. Vancouver, B.C. V6H 3H3

REVISIONS	
1	
ISSUES	
1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
1. ISSUED FOR ADP	2018-08-10
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	DDP
DRAWN BY	VM
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

**BONSON TOWNHOMES**  
 19696 HAMMOND RD, PITT MEADOWS, BC  
 DRAWING TITLE

**PROJECT DATA, STATS & DESCRIPTION**  
 SITE DIAGRAM

DRAWING No.

**A0.01**





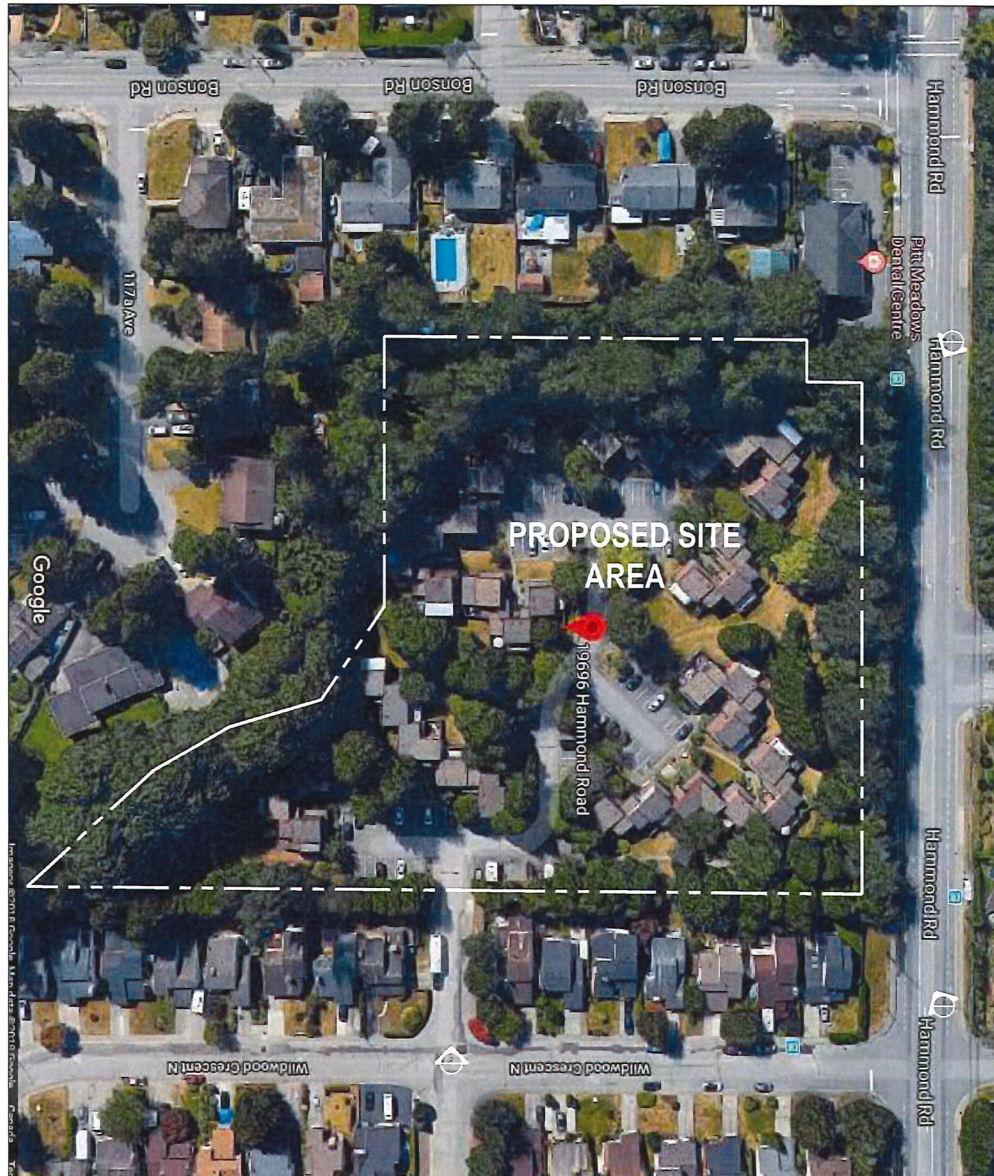
1 VIEW ONE NTS



2 VIEW TWO NTS



3 VIEW THREE NTS



CONTEXT PLAN NTS

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KEY PLAN

**MOSAIC**

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REVISIONS

1

ISSUES

1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-09-19
3. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	08-01
DRAWN BY	YN
CHECKED BY	MD
DATE CHECKED	
CONSULTANT	

PROJECT

BONSON TOWNHOMES

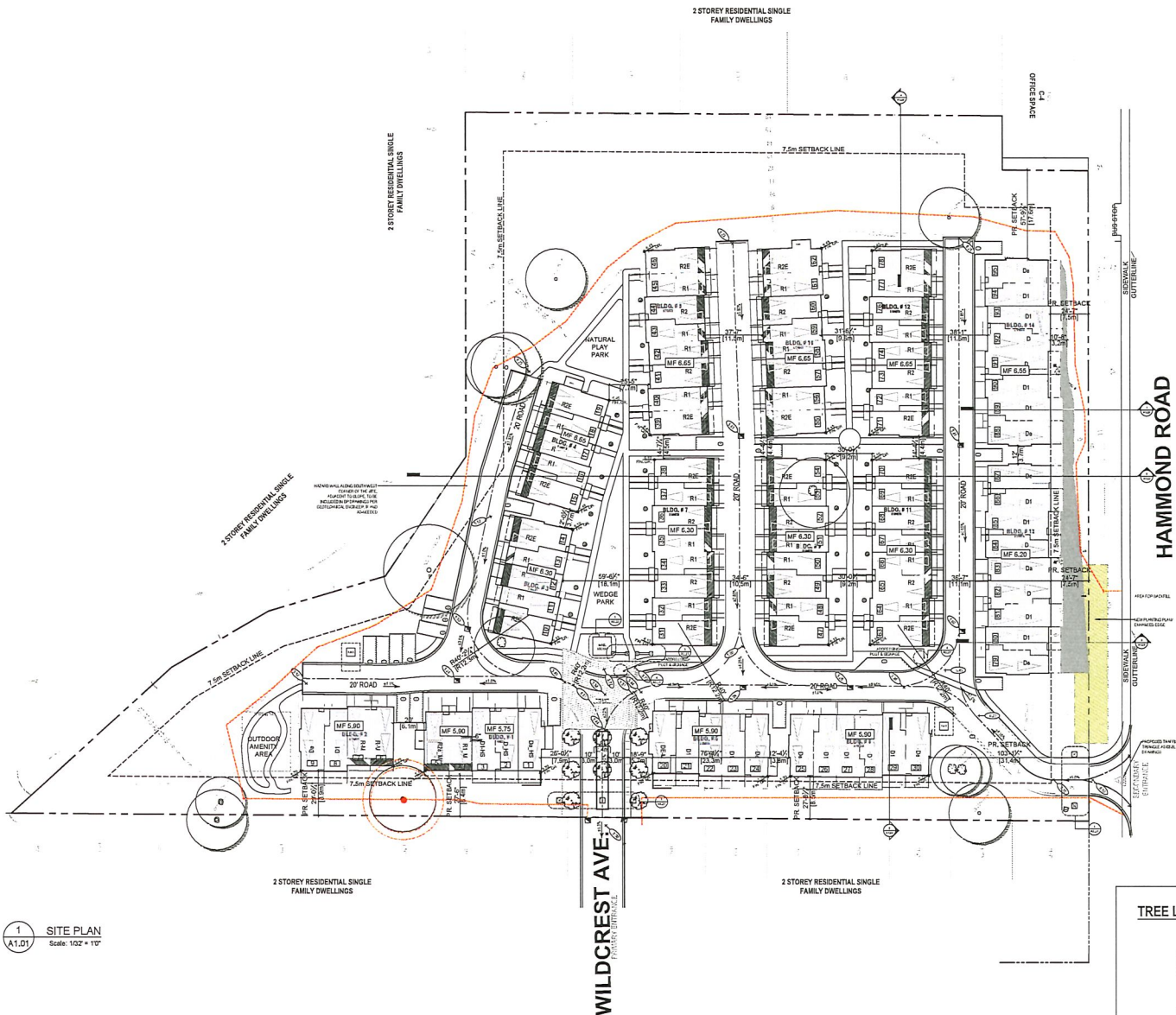
19696 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

CONTEXT SITE PHOTOS

DRAWING NO.

**A0.02**





1 SITE PLAN  
A1.01 Scale: 1/32" = 1'0"



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© 2014 015 1018 F 004 015 1018  
600-2000 Granville St. Vancouver, B.C. V6H 3H3

REVISIONS

1	
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ISSUES

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1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-05-15
3. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	00-01
DRAWN BY	VN
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

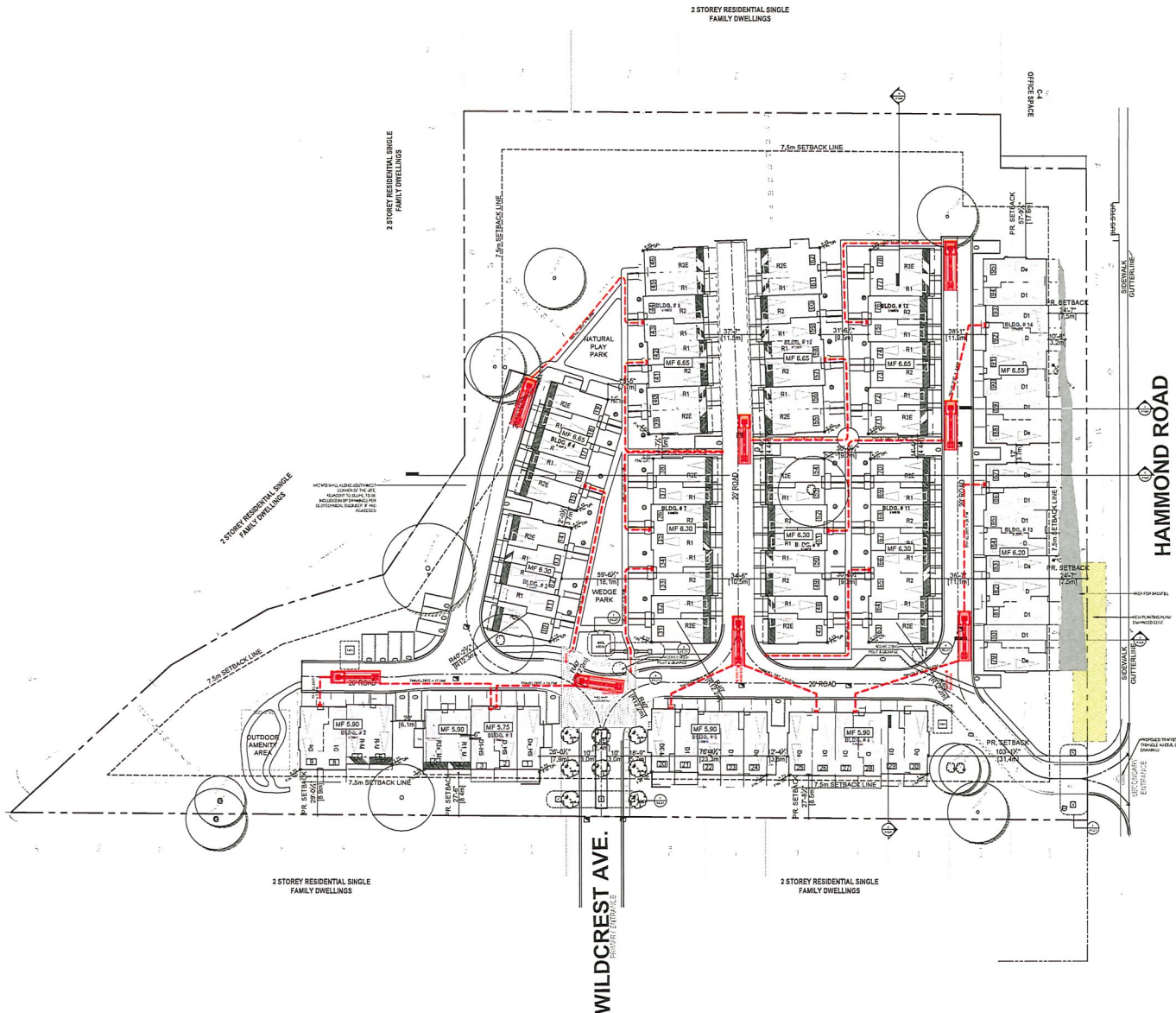
PROJECT

BONSON TOWNHOMES  
19656 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

OVERALL SITE PLAN

DRAWING NO.

**A1.01**



**LEGEND:**

- HYD DENOTES FIRE HYDRANT
- FIRE TRUCK
- CENTRE LINE OF FIRE TRUCK ACCESS ROUTE
- TRAVEL DISTANCE FROM FIRE TRUCK TO THE FURTHEST UNIT ENTRY  
DIST. = 10.62m
- DISTANCE FROM FIRE TRUCK TO FIRE HYDRANT  
DIST. = 10.62m

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0204 493 3810 F 604 493 3810  
500-2800 Granville St. Vancouver, B.C. V6V 3H3

REVISIONS

1	
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ISSUES

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1. ISSUED FOR DEVELOPMENT PERMIT 2018-01-05

2. ISSUED FOR ADP 2018-04-02

3. ISSUED FOR DEVELOPMENT PERMIT 2018-04-27

PROJECT NUMBER 00-29

DRAWN BY VN

CHECKED BY MB

DATE CHECKED

CONSULTANT

PROJECT

**BONSON TOWNHOMES**

15696 HAMMOND RD, PITT MEADOWS, BC

DRAWING TITLE

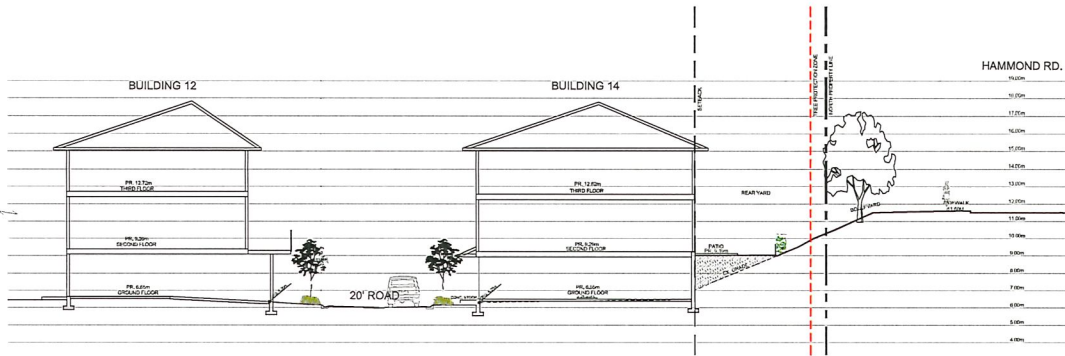
**EMERGENCY SERVICES SITE PLAN**

DRAWING NO.

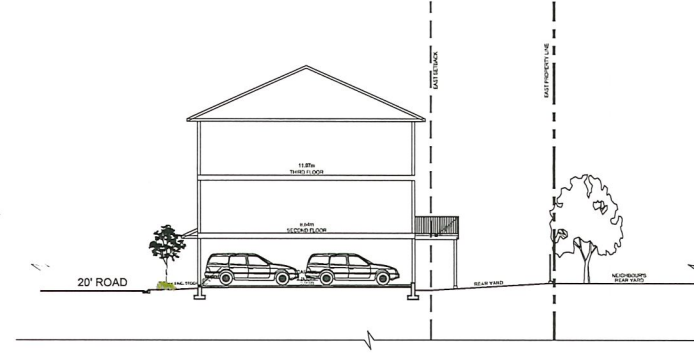
1 EMERGENCY SERVICES PLAN  
A1.D1 Scale: 1/32" = 1'

**A1.02**

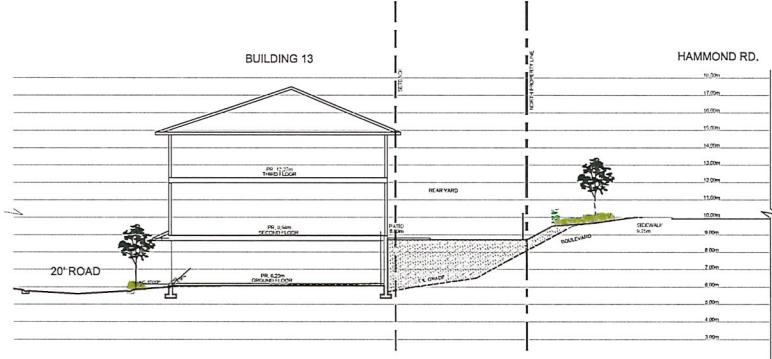




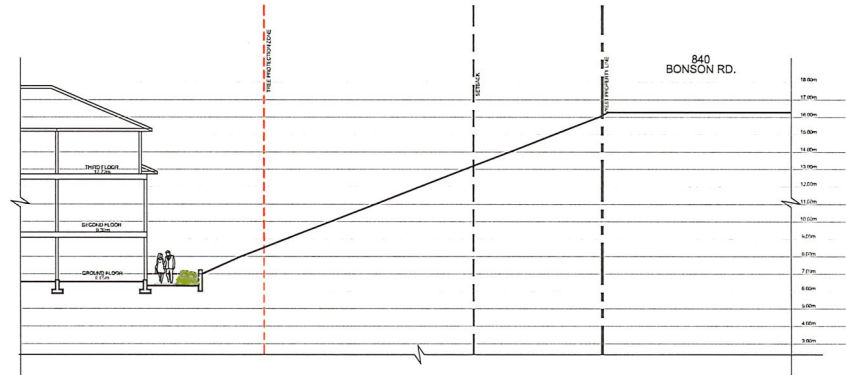
1 SECTION AA  
A1.03 3/32"=1'-0"



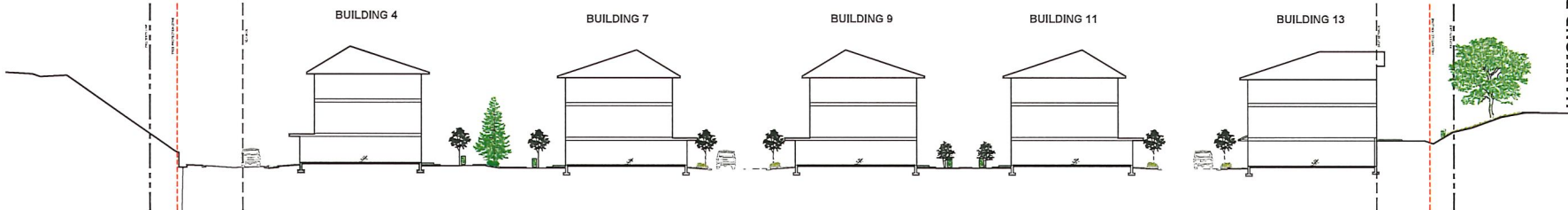
2 SECTION BB  
A1.03 3/32"=1'-0"



3 SECTION CC  
A1.03 3/32"=1'-0"

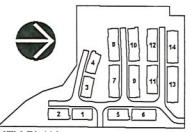


4 SECTION DD  
A1.03 3/32"=1'-0"



5 SECTION EE  
A1.03 3/32"=1'-0"

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KEY PLAN

**MOSAIC**  
COSTA 885 3888 F104 885 3889  
505-5833 Granville St, Vancouver, B.C. V6H 3H3

REVISIONS

1	
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ISSUES

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3. ISSUED FOR DEVELOPMENT PERMIT 2018-11-15  
2. ISSUED FOR ADP 2018-09-19  
1. ISSUED FOR DEVELOPMENT PERMIT 2018-04-27

PROJECT NUMBER: 20-03  
DRAWN BY: VN  
CHECKED BY: MB  
DATE CHECKED:  
CONSULTANT:

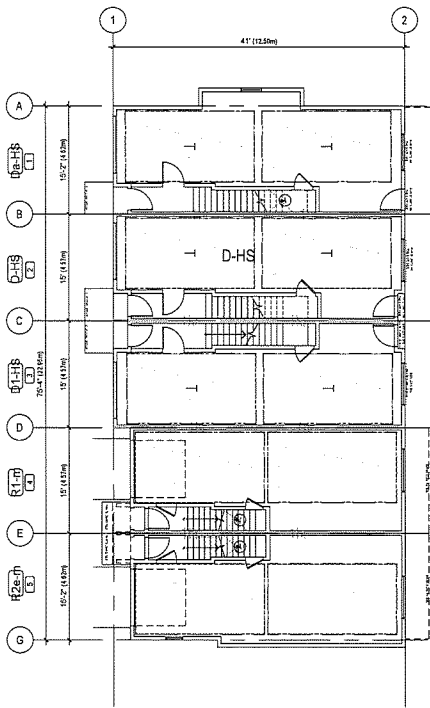
HAMMOND RD.

PROJECT  
BONSON TOWNHOMES  
19595 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

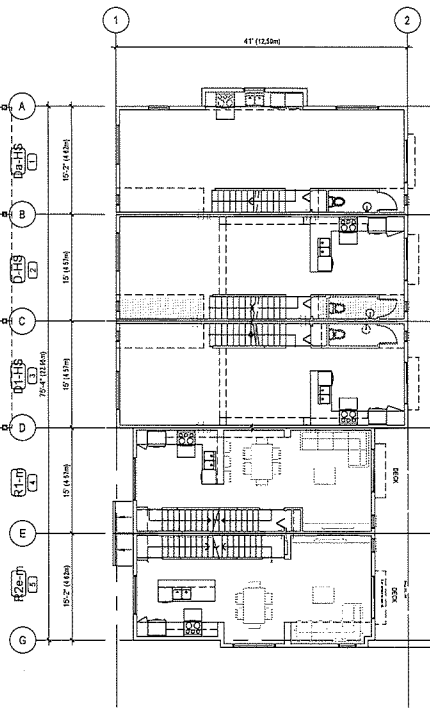
SITE SECTIONS

DRAWING No.

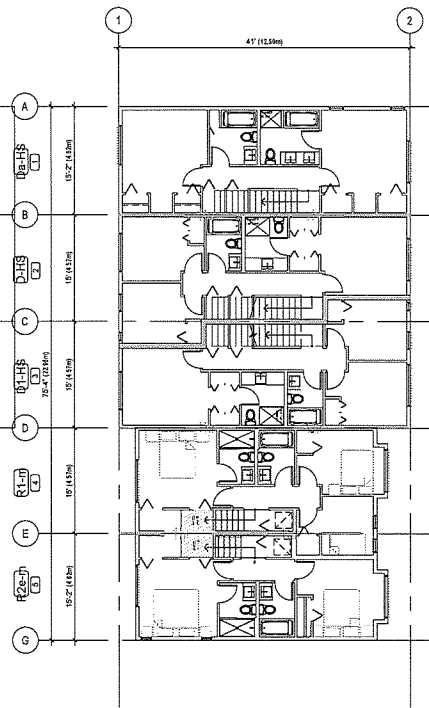
**A1.03**



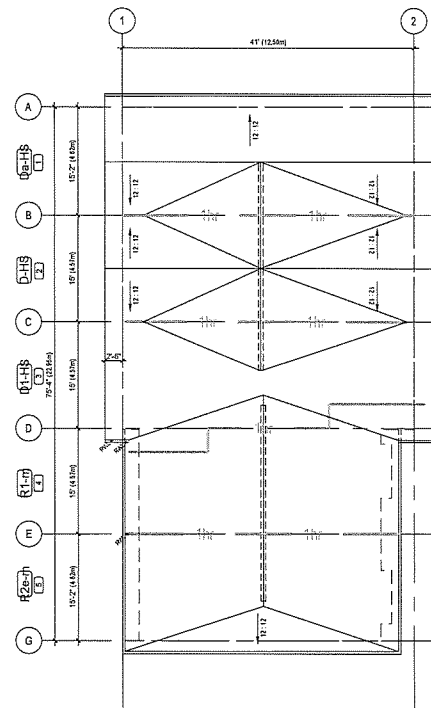
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 1 AREAS		S.I.	S.M.
Ground Floor	303.79	28.32	
Second Floor	3,093.21	279.01	
Third Floor	2,976.96	276.57	
<b>AREA TOTAL ( NET )</b>	<b>6,373.96</b>	<b>583.90</b>	
Garage-Not included in FAR	2,703.44	251.16	
<b>AREA TOTAL ( GROSS )</b>	<b>8,987.40</b>	<b>834.96</b>	
Back	600.00	55.74	

OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01

TYP. BULKHEAD / DROP CEILING

RIDGE VENTING

ROOF VENTING

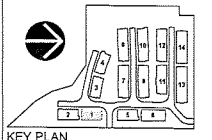
DENOTES 1 HR. FIRE RESISTANCE RATING  
 1HR PARTY WALL FIRE RATING  
(SEE ALSO CROSS SECTION 17/1)

\*RWL RWL ACTIVE  
•RWL RWL INACTIVE

**EKISTICS**  
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REVISED

1

ISSUES

1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-08-10
3. ISSUED FOR DEVELOPMENT PERMIT	2018-04-02
PROJECT NUMBER	DD-29
DRAWN BY	WJ
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

BONSON TOWNHOMES

19596 HAMMOND RD, PITT MEADOWS, BC

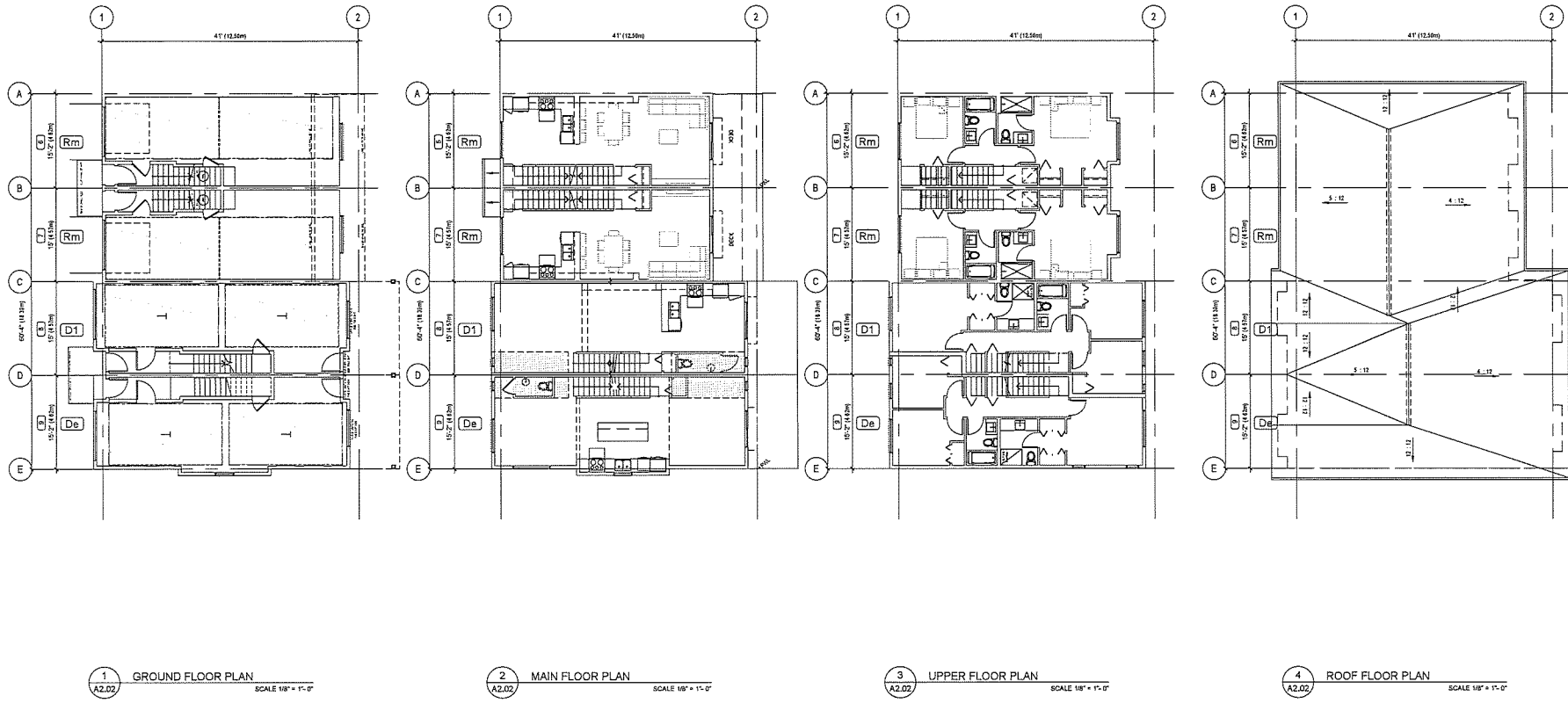
DRAWING TITLE

**BUILDING ONE**  
**FLOOR PLANS**

DRAWING NO.

**A2.01**





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

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

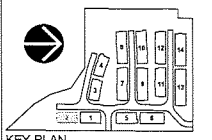
3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 2 AREAS	S.F.	S.M.
Ground Floor	207.38	19.27
Second Floor	2,294.42	213.16
Third Floor	2,256.93	209.68
<b>AREA TOTAL (NET)</b>	<b>4,758.73</b>	<b>443.11</b>
Garage-Not included in FAR	2,164.18	201.05
<b>AREA TOTAL (GROSS)</b>	<b>6,922.91</b>	<b>643.16</b>
Deck	480.00	44.59

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (SEE ALSO CODE REPORT 16-04-076)
- \*RWL RWL ACTIVE
- RWL RWL INACTIVE

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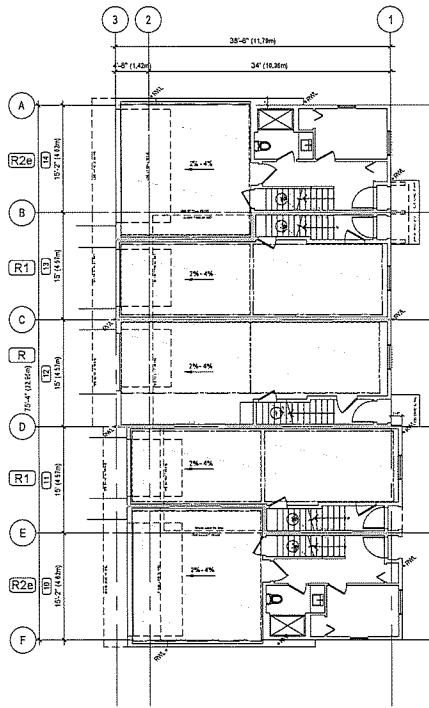
REVISIONS	
1	
ISSUES	
3. ISSUED FOR DEVELOPMENT PERMIT	2018-01-15
2. ISSUED FOR ADP	2018-08-09
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	02-29
DRAWN BY	VN
CHECKED BY	MI
DATE CHECKED	
CONSULTANT	

PROJECT  
**BONSON TOWNHOMES**  
18996 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

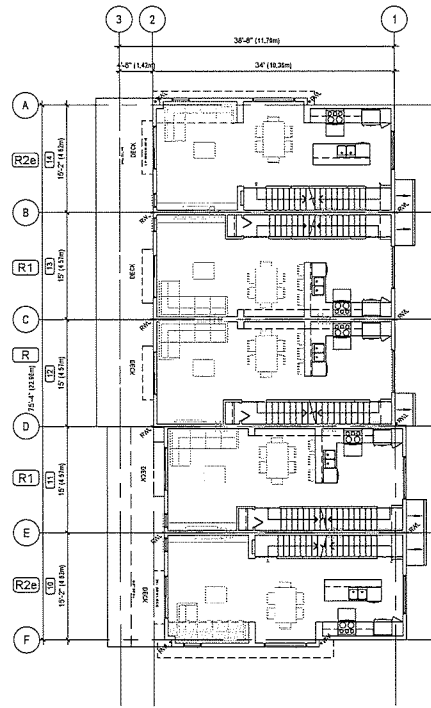
**BUILDING TWO  
FLOOR PLANS**

DRAWING NO.

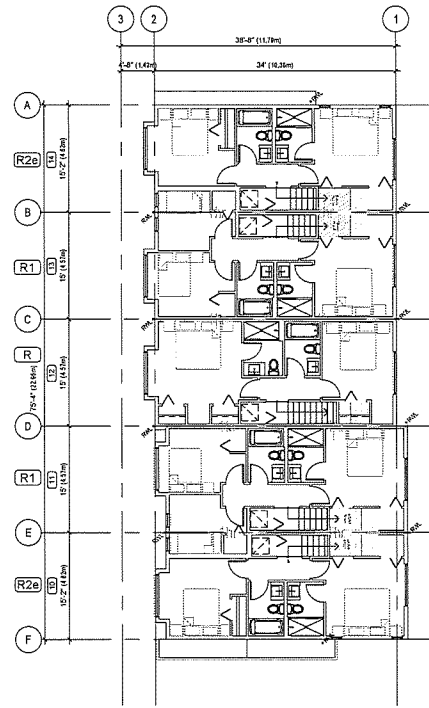
**A2.02**



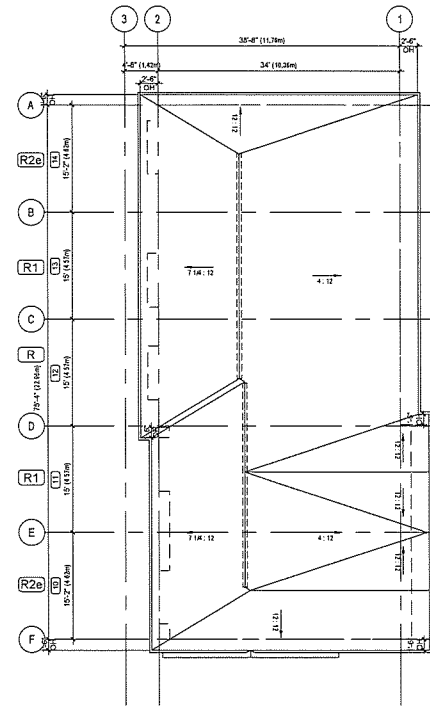
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING G3 AREAS	S.F.	S.M.
Ground Floor	632.59	58.77
Second Floor	2,632.21	243.06
Third Floor	2,606.64	242.16
<b>AREATOTAL (NET)</b>	<b>5,853.44</b>	<b>543.99</b>
Garage-Not Included in FAR	2,235.06	213.22
<b>AREATOTAL (GROSS)</b>	<b>8,150.50</b>	<b>757.21</b>
Deck	599.98	55.71

OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01

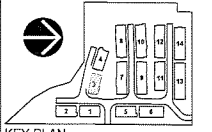
TYP. BULKHEAD / DROP CEILING

RIDGE VENTING

ROOF VENTING

DENOTES 1 HR. FIRE RESISTANCE RATING  
1HR PARTY WALL FIRE RATING  
(SEE ALSO CODE REPORT #442.0)

\*RWL RWL ACTIVE  
•RWL RWL INACTIVE



REVISIONS	
1	

ISSUES	

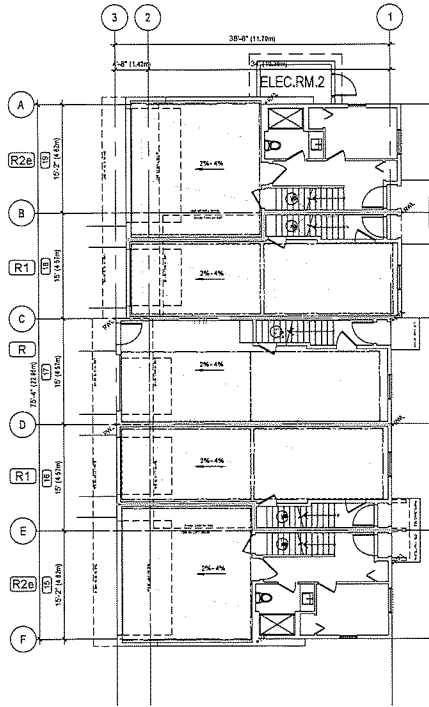
1. ISSUED FOR DEVELOPMENT PERMIT	2016-11-03
2. ISSUED FOR ADP	2016-08-09
3. ISSUED FOR DEVELOPMENT PERMIT	2016-04-27
PROJECT NUMBER	DD-29
DRAWN BY	WV
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**BONSON TOWNHOMES**  
1955E HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

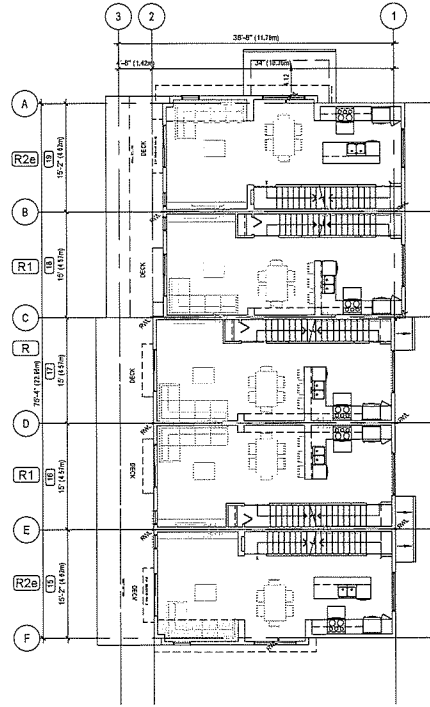
**BUILDING THREE  
FLOOR PLANS**

DRAWING NO.

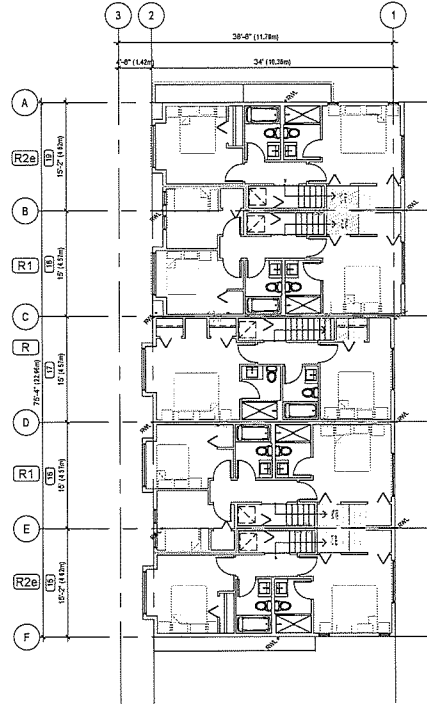
**A2.03**



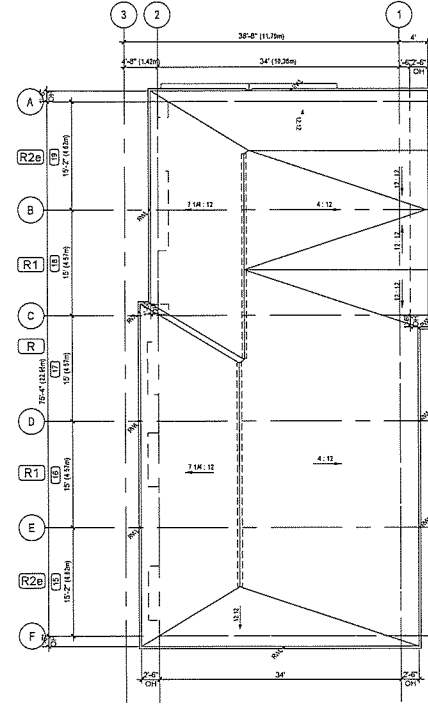
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 04 AREAS	S.F.	S.M.
Ground Floor	432.59	58.77
Second Floor	2,616.21	243.05
Third Floor	2,606.64	242.18
<b>AREA TOTAL (NET)</b>	<b>5,655.44</b>	<b>543.99</b>
Garage-Not Included in FAR	2,295.06	213.22
Electrical Room #1	65.00	6.04
<b>AREA TOTAL (GROSS)</b>	<b>8,215.96</b>	<b>763.24</b>
Deck	599.98	55.74

OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01

TYP. BULKHEAD / DROP CEILING

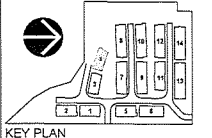
RIDGE VENTING

ROOF VENTING

◇ DENOTES 1 HR. FIRE RESISTANCE RATING

◇ 1HR PARTY WALL FIRE RATING (SEE ALSO CODE SECTION 610.2.1)

• RWL RWL ACTIVE  
• RWL RWL INACTIVE

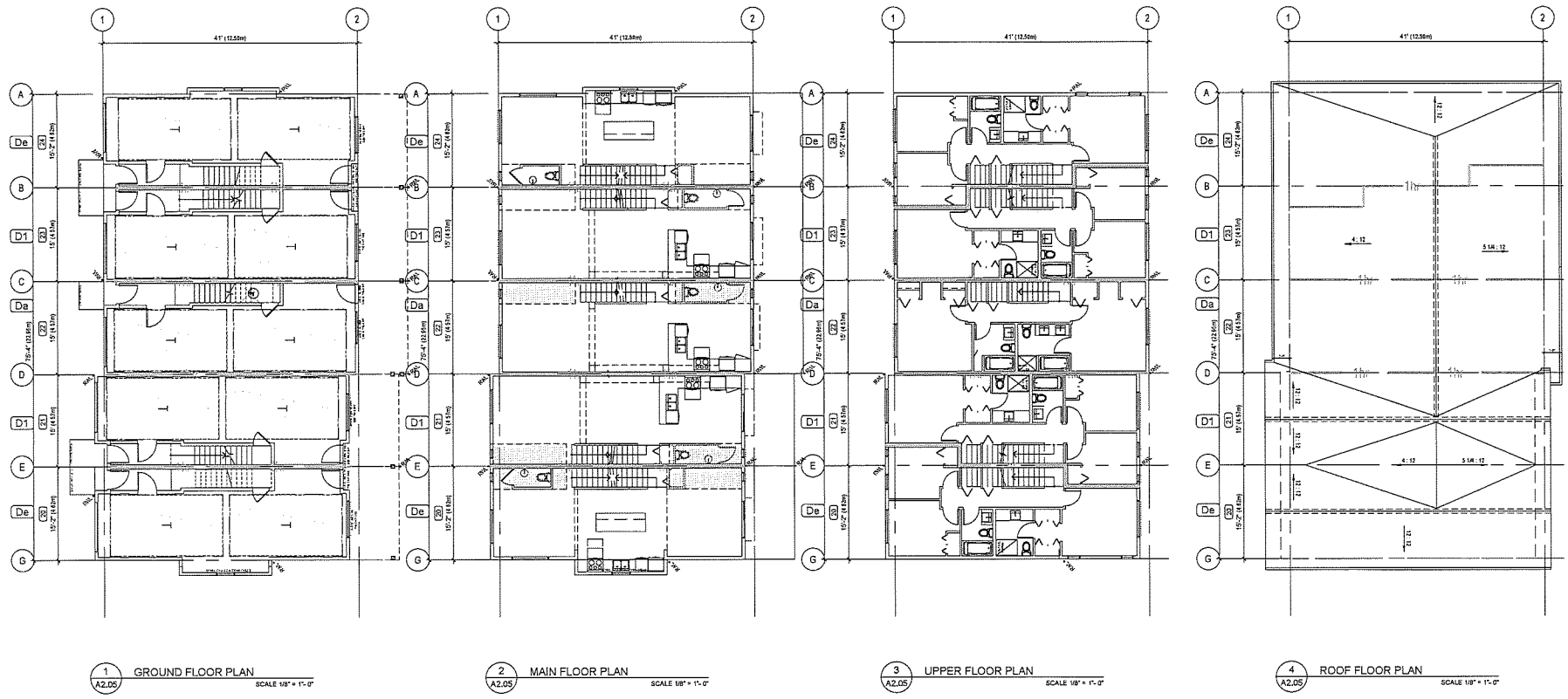


REVISIONS	
1	

PROJECT	
BONSON TOWNHOMES	
18596 HAMMOND RD, PITT MEADOWS, BC	
DRAWING TITLE	BUILDING FOUR FLOOR PLANS

CONSULTANT	
3. ISSUED FOR DEVELOPMENT PERMIT	2018-11-01
2. ISSUED FOR ADP	2018-08-10
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	05-29
DRAWN BY	VM
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

A2.04



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

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

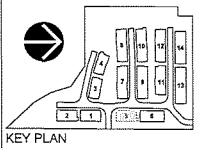
3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING OS AREAS	S.I.	S.M.
Ground Floor	334.00	31.03
Second Floor	3,118.70	289.74
Third Floor	3,089.05	286.98
<b>AREA TOTAL (NET)</b>	<b>6,541.75</b>	<b>607.75</b>
Garage-Not included in FAR	1,080.20	100.35
	2,731.10	
<b>AREA TOTAL (GROSS)</b>	<b>7,621.96</b>	<b>708.10</b>
Deck	600.00	55.74

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING
- \*RWL RWL ACTIVE
- RWL RWL INACTIVE

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Architecture  
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520-2600 Canada St. Vancouver, B.C. V5Y 1S3

REVISIONS	
1	

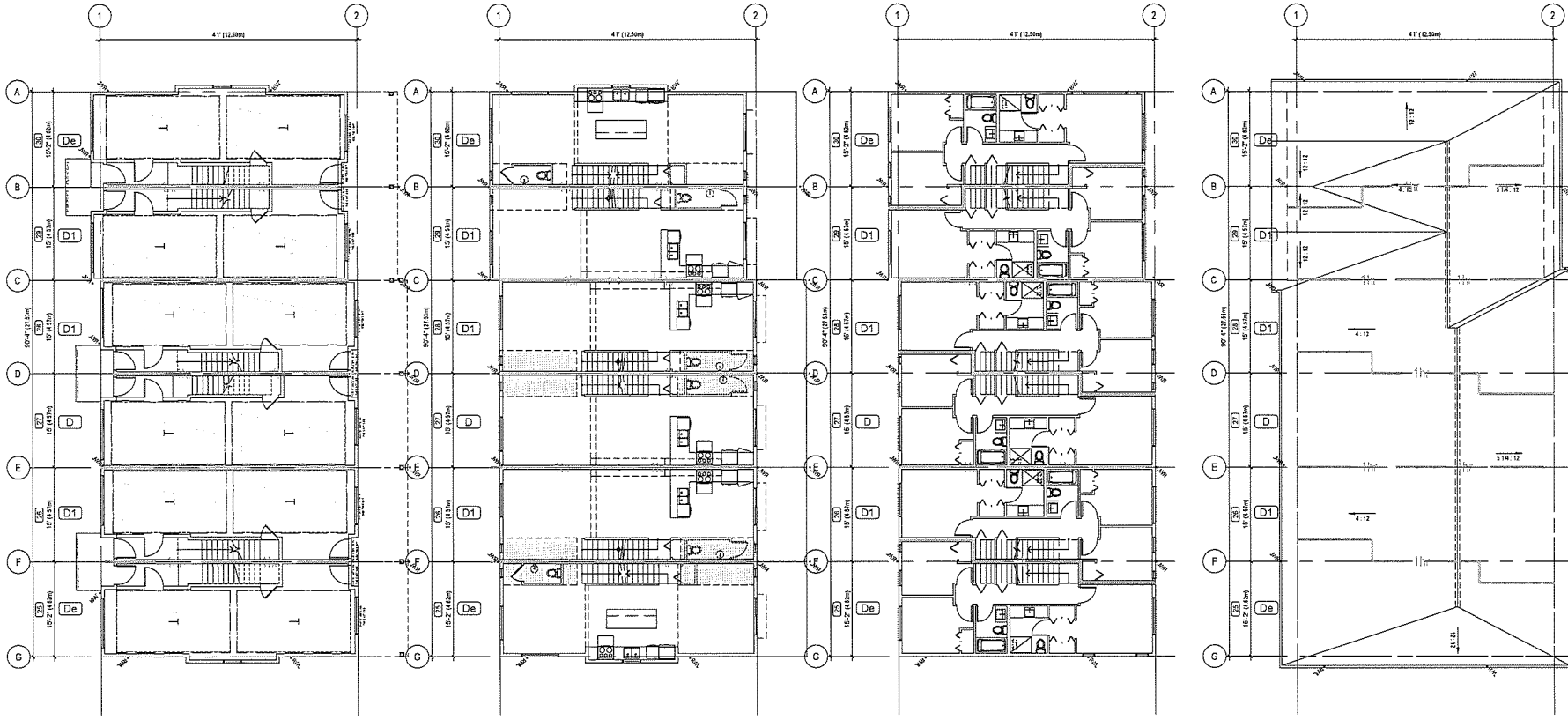
ISSUED FOR DEVELOPMENT PERMIT 2019-11-15  
 ISSUED FOR ADP 2019-08-30  
 ISSUED FOR DEVELOPMENT PERMIT 2019-04-27

PROJECT NUMBER CO-23  
 DRAWN BY VN  
 CHECKED BY MB  
 DATE CHECKED  
 CONSULTANT

PROJECT  
**BONSON TOWNHOMES**  
19556 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE  
**BUILDING FIVE FLOOR PLANS**

DRAWING NO.  
**A2.05**





1 GROUND FLOOR PLAN  
A2.06 SCALE 1/8" = 1'-0"

2 MAIN FLOOR PLAN  
A2.06 SCALE 1/8" = 1'-0"

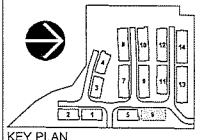
3 UPPER FLOOR PLAN  
A2.06 SCALE 1/8" = 1'-0"

4 ROOF FLOOR PLAN  
A2.06 SCALE 1/8" = 1'-0"

BUILDING USE AREAS	S.F.	S.M.
Ground Floor	400.20	37.18
Second Floor	3,133.70	346.67
Third Floor	3,703.89	344.10
<b>AREATOTAL (NET)</b>	<b>7,237.79</b>	<b>728.15</b>
Garage-Not Included in FAR	3,264.60	303.28
<b>AREATOTAL (GROSS)</b>	<b>11,502.39</b>	<b>1,031.43</b>
Deck	720.00	66.88

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (SEE ALSO CODE REPEATED LETTERS)
- RWL RWL ACTIVE
- RWL RWL INACTIVE

**EKISTICS**  
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1925 Main Street  
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500-2001 Granville St., Vancouver, B.C., V6H 3V3

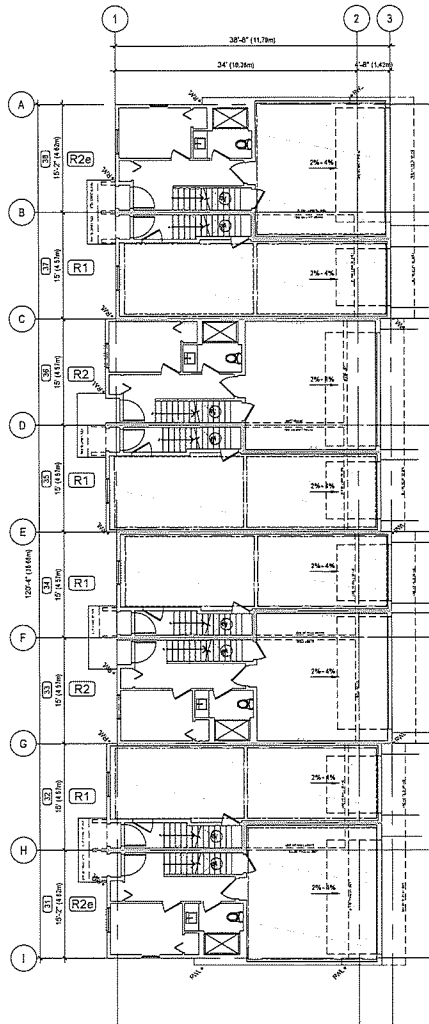
REVISIONS	
1	
ISSUES	
3. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-08-19
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	20-28
DRAWN BY	VH
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**BONSTON TOWNHOMES**  
19536 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

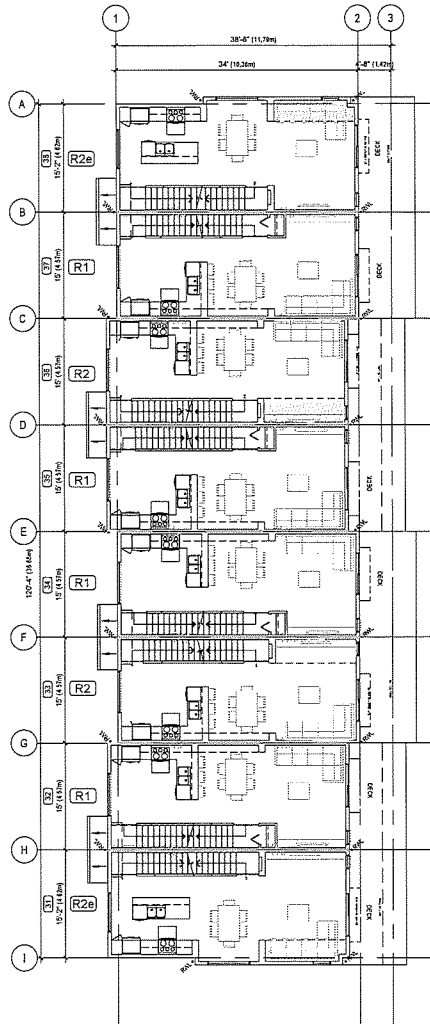
**BUILDING SIX  
FLOOR PLANS**

DRAWING NO.

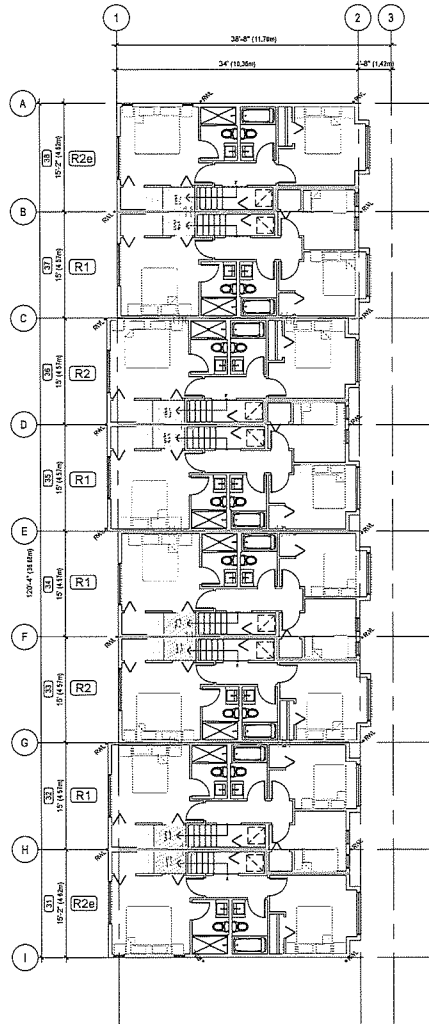
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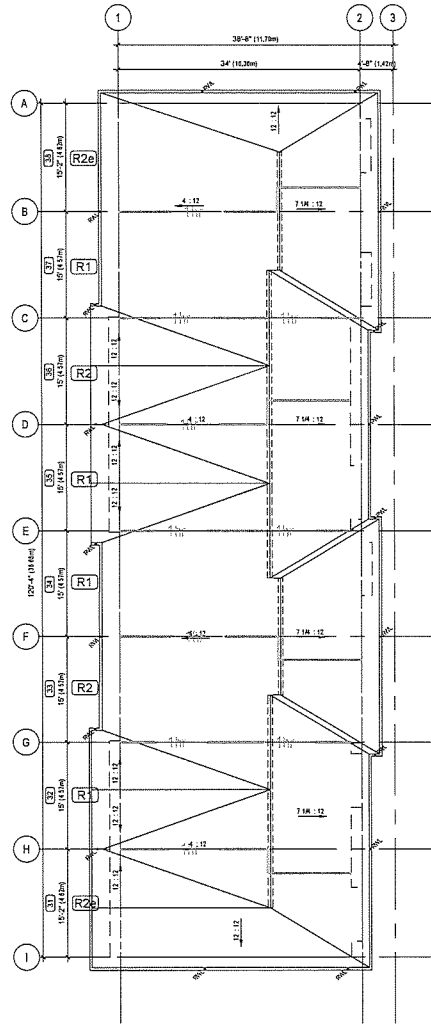
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING OF AREAS	S.E.	S.M.
Ground Floor	1,162.28	107.98
Second Floor	4,134.98	384.15
Third Floor	4,182.04	388.57
<b>AREA TOTAL (NET)</b>	<b>9,479.30</b>	<b>880.69</b>
Garage-Not Included in FAR	3,484.80	323.75
<b>AREA TOTAL (GROSS)</b>	<b>12,964.10</b>	<b>1,204.44</b>
Deck	560.00	85.10

OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01

TYP. BULKHEAD / DROP CEILING

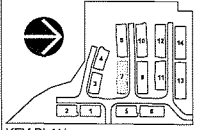
RIDGE VENTING

ROOF VENTING

◇ DENOTES 1 HR. FIRE RESISTANCE RATING  
◇ 1HR PARTY WALL FIRE RATING  
(SEE ALSO CODE REPORT HEADINGS)

\*RWL RWL ACTIVE  
•RWL RWL INACTIVE

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REVISIONS  
1

ISSUES

2. ISSUED FOR DEVELOPMENT PERMIT	2015-11-15
3. ISSUED FOR ADP	2015-09-09
1. ISSUED FOR DEVELOPMENT PERMIT	2015-06-27
PROJECT NUMBER	DD-29
DRAWN BY	VH
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

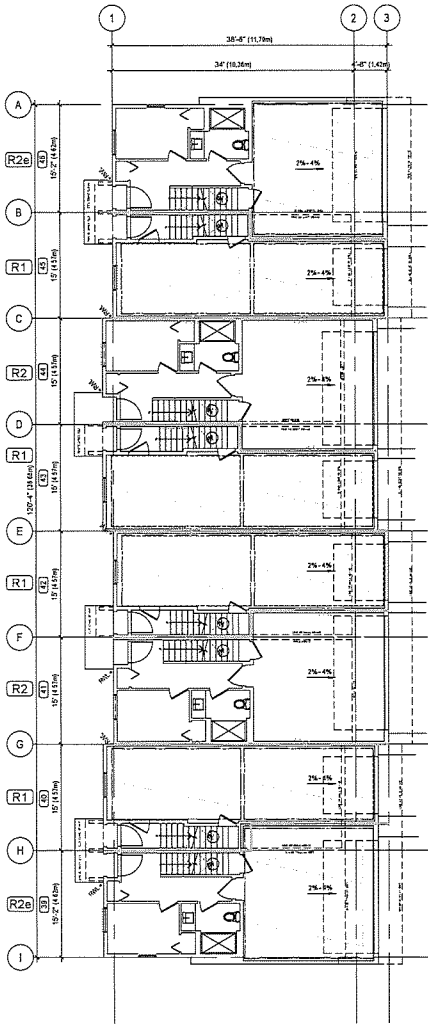
PROJECT

BONSON TOWNHOMES  
19596 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

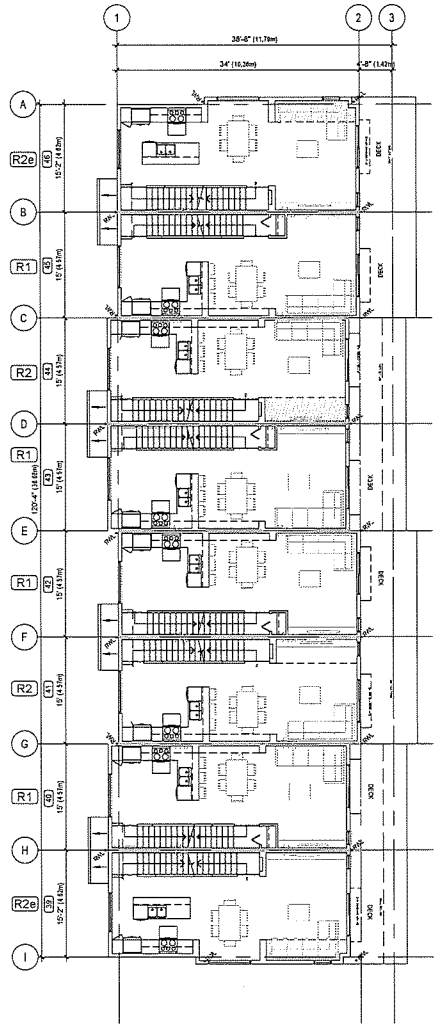
**BUILDING SEVEN**  
**FLOOR PLANS**

DRAWING NO.

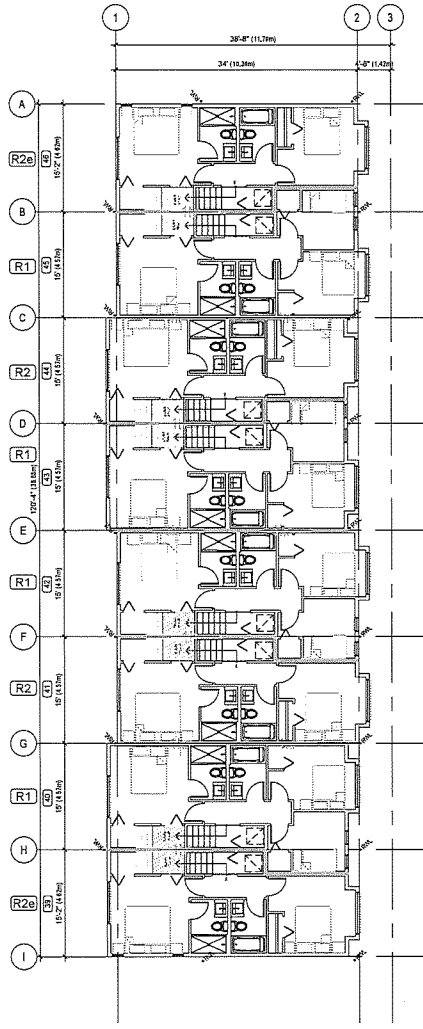
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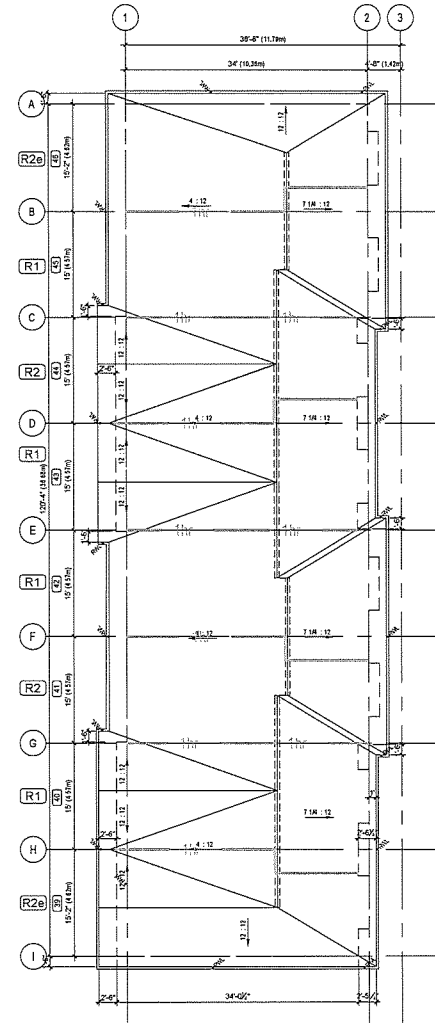
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

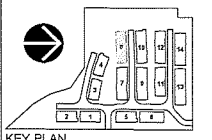


4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING OR AREAS	S.F.	S.M.
Ground Floor	3,102.28	107.08
Second Floor	4,134.08	141.15
Third Floor	4,182.04	143.52
<b>AREA TOTAL (NET)</b>	<b>9,419.30</b>	<b>331.75</b>
Garage-Not included in FAR	1,464.80	323.75
<b>AREA TOTAL (GROSS)</b>	<b>12,954.10</b>	<b>1,204.46</b>
Deck	560.00	89.15

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATINGS (REPLACE WITH REFER TO DETAIL 17/A5.01)
- \*RWL RWL ACTIVE
- RWL RWL INACTIVE

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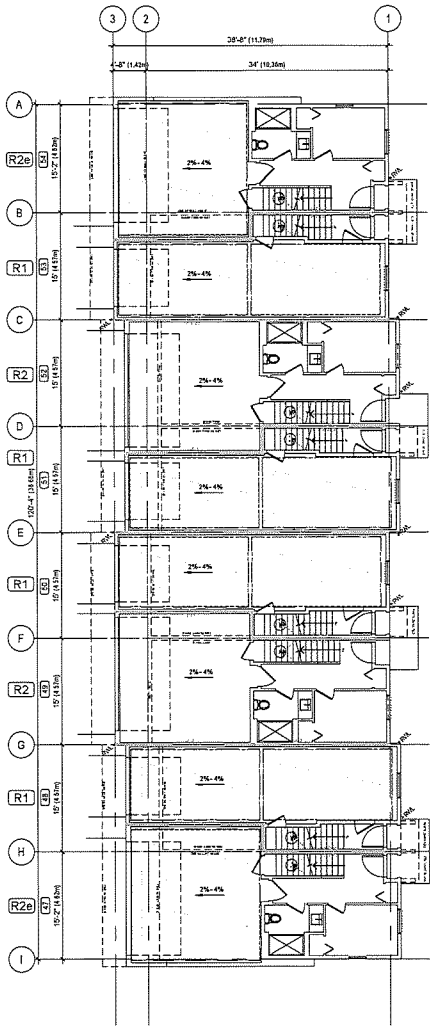
REVISIONS	
1	

ISSUED FOR DEVELOPMENT PERMIT	2018-11-01
ISSUED FOR ADP	2018-08-29
ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	DD-29
DRAWN BY	MM
CHECKED BY	MM
DATE CHECKED	
CONSULTANT	

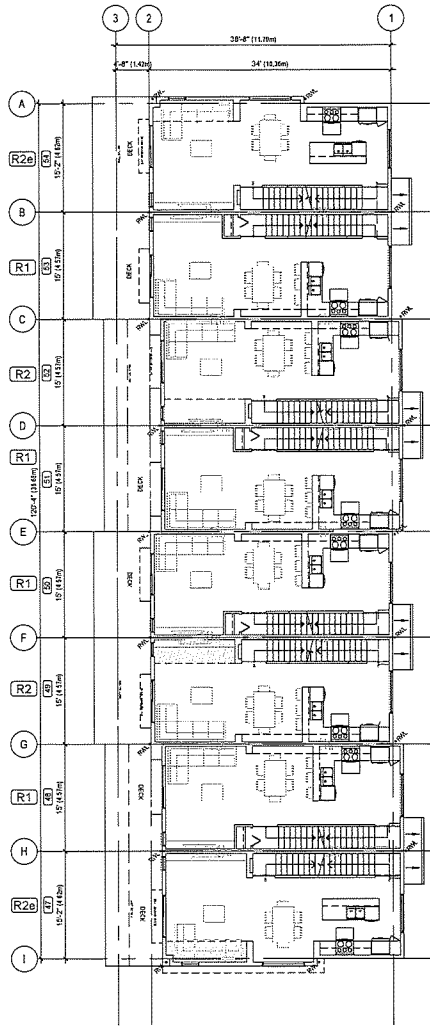
PROJECT  
**BONSON TOWNHOMES**  
19696 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING EIGHT**  
FLOOR PLANS

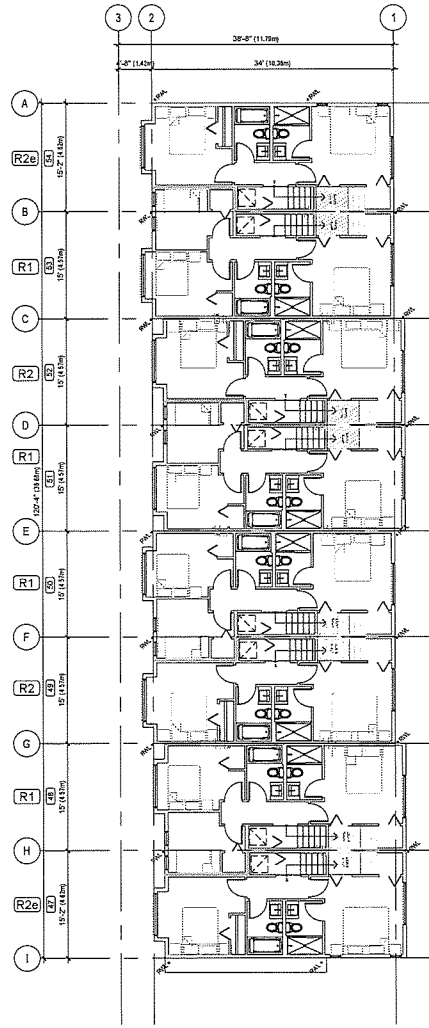
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**A2.08**



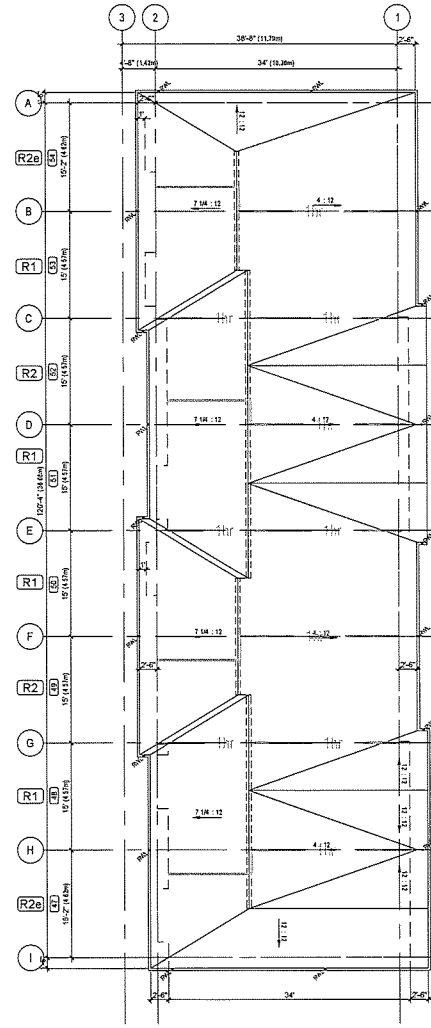
1 GROUND FLOOR PLAN  
A2.09 SCALE 1/8" = 1'-0"



2 MAIN FLOOR PLAN  
A2.09 SCALE 1/8" = 1'-0"



3 UPPER FLOOR PLAN  
A2.09 SCALE 1/8" = 1'-0"



4 ROOF FLOOR PLAN  
A2.09 SCALE 1/8" = 1'-0"

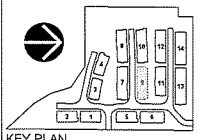
BUILDING 09 AREAS	S.F.	S.M.
Ground Floor	1,162.28	107.98
Second Floor	4,134.98	384.15
Third Floor	4,182.04	388.52
AREA TOTAL (NET)	9,479.30	880.66
Garage-Not included in FAR	3,484.80	323.75
AREA TOTAL (GROSS)	12,964.10	1,204.40
Deck	960.00	89.19

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (SEE 100 CODE FOR DETAILS)
- \*RWL RWL ACTIVE
- \*RWL RWL INACTIVE

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REVISIONS

NO.	DESCRIPTION	DATE
1		

DRAWN BY: YH  
CHECKED BY: MO  
DATE CHECKED:  
CONSULTANT:

PROJECT

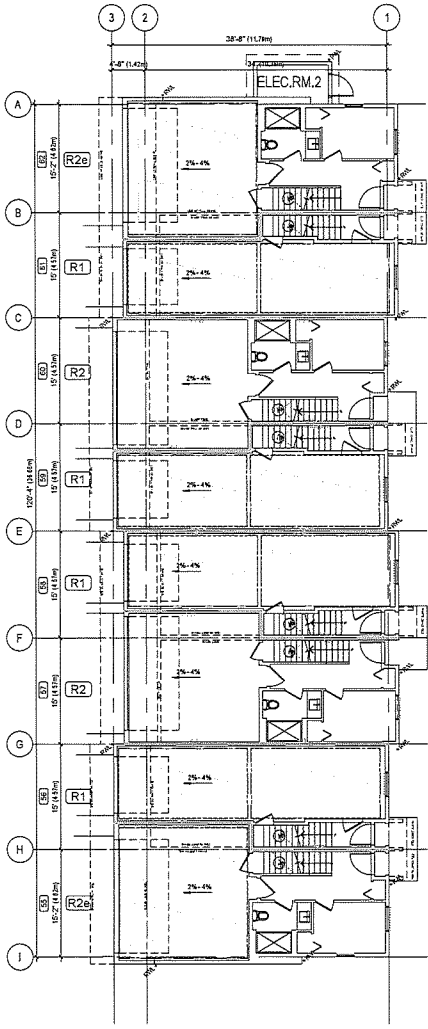
**BONSON TOWNHOMES**  
1956 HAMMOND RD, PITT MEADOWS, BC

DRAWING TITLE

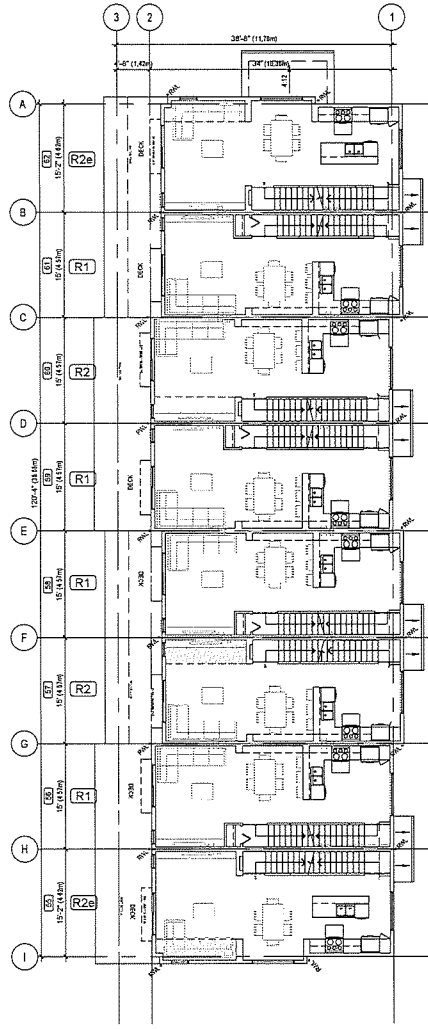
**BUILDING NINE FLOOR PLANS**

DRAWING NO.

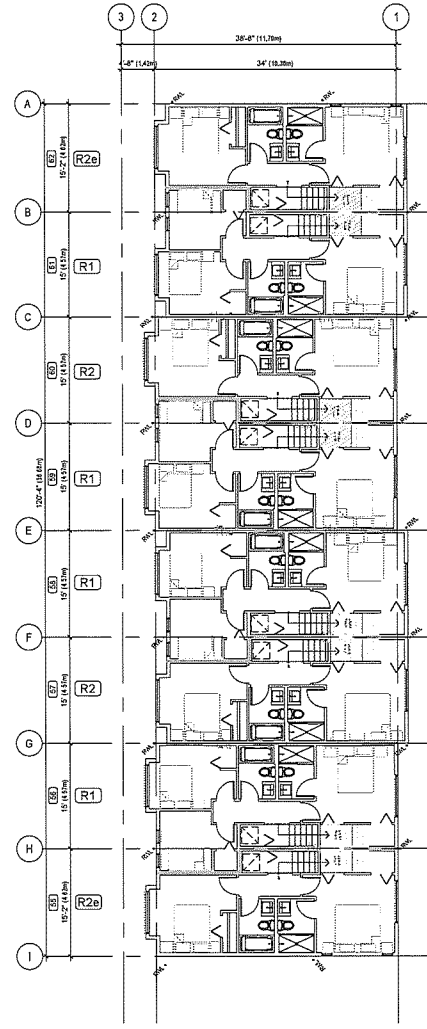
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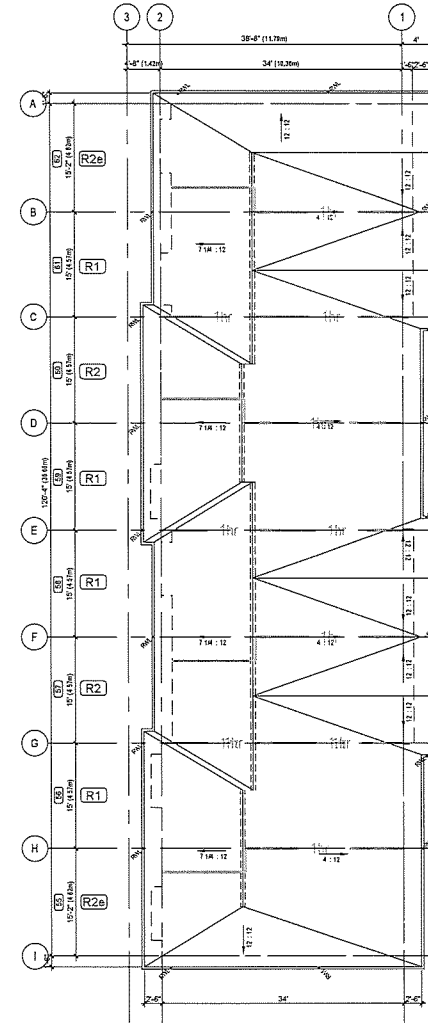
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

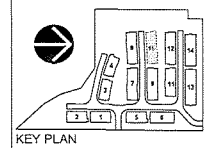


4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 10 AREAS	S.F.	S.M.
Ground Floor	1,162.28	127.98
Second Floor	4,134.06	384.15
Third Floor	4,182.04	388.52
<b>AREATOTAL (NET)</b>	<b>9,479.30</b>	<b>886.66</b>
Garage-Not included in FAR	3,484.80	323.75
Electrical Room#2	65.00	6.04
<b>AREATOTAL (GROSS)</b>	<b>13,029.10</b>	<b>1,210.44</b>
Deck	959.96	89.18

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATINGS (REPLACE CORNER BY 1/2 HR.)
- \*RWL RWL ACTIVE
- \*RWL RWL INACTIVE

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1200 6th Street, Floor 600  
550-2000 Canada St. Vancouver, B.C. V5P 3H3

REVISIONS	DATE
1	

ISSUES

3. ISSUED FOR DEVELOPMENT PERMIT	2018-11-13
2. ISSUED FOR ILM	2018-06-09
1. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27

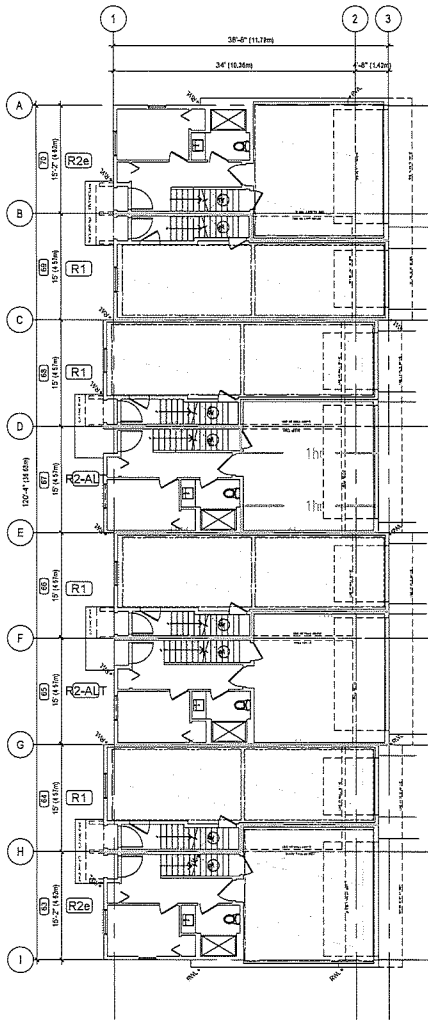
PROJECT NUMBER: 00-09  
DRAWN BY: VJ  
CHECKED BY: MB  
DATE CHECKED:  
CONSULTANT:

PROJECT  
**BONSON TOWNHOMES**  
1926 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

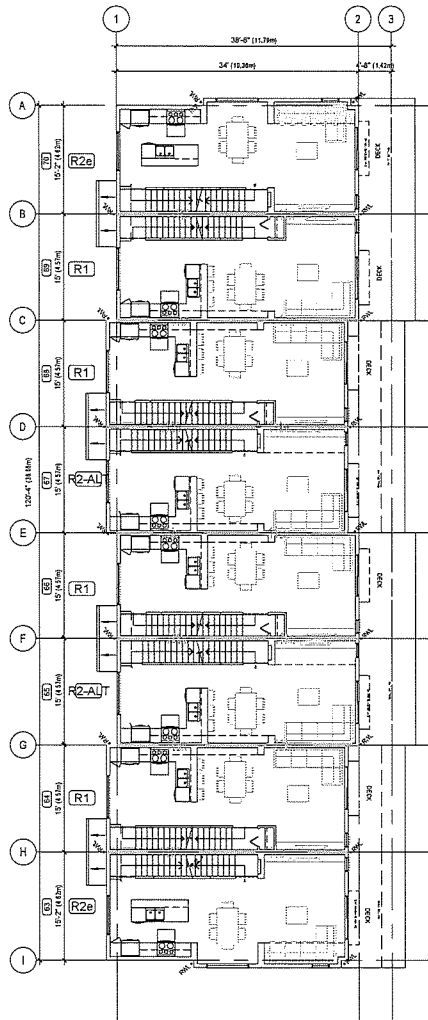
**BUILDING TEN  
FLOOR PLANS**

DRAWING NO.

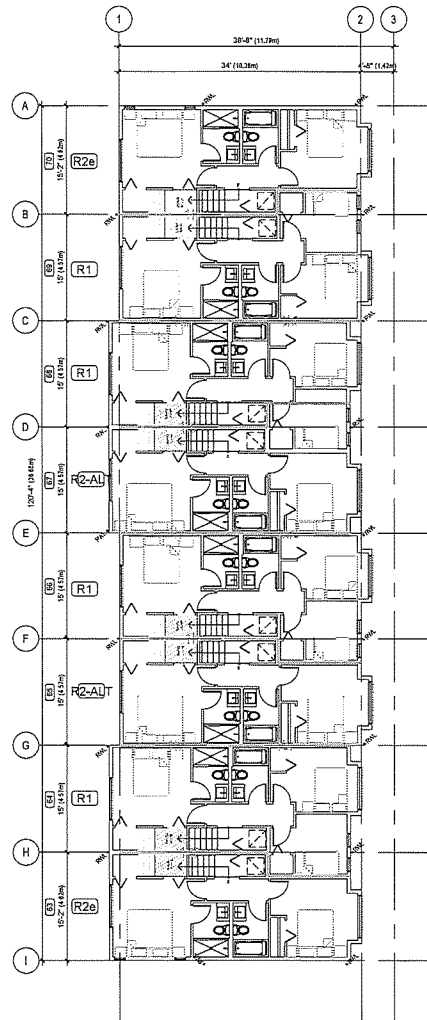
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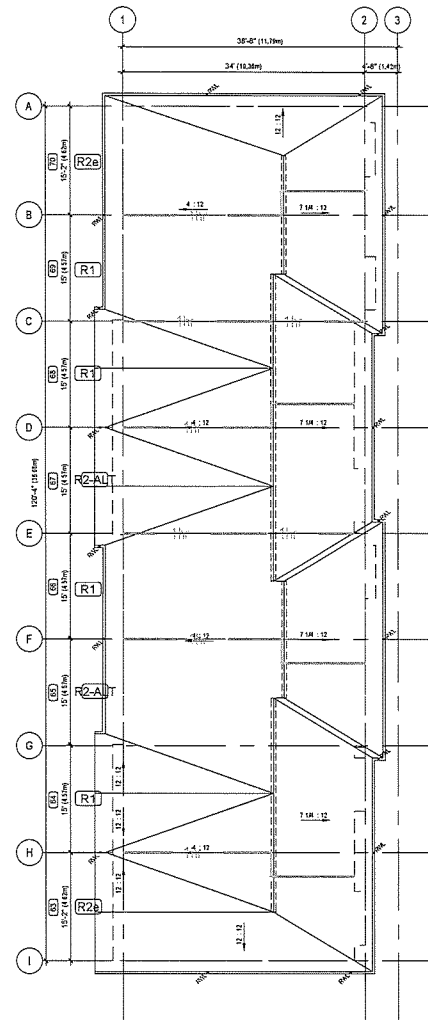
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

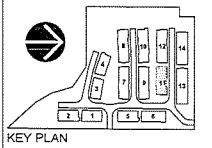


4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 11 AREAS		S.E.	S.M.
Ground Floor	1,162.28	107.98	
Second Floor	4,134.98	384.25	
Third Floor	4,182.04	388.52	
AREA TOTAL (NET)	9,479.30	880.75	
Garage-Not included in FAR	3,484.80	323.75	
AREA TOTAL (GROSS)	12,964.10	1,204.40	
Deck	860.00	89.10	

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (SEE ALSO CODE/NOTICE FIELD 17/F)
- \*RWL RWL ACTIVE
- RWL RWL INACTIVE

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1204 BC 38th F. Box 405 2005  
500-2600 Granville St. Vancouver, B.C., V6H 3H0

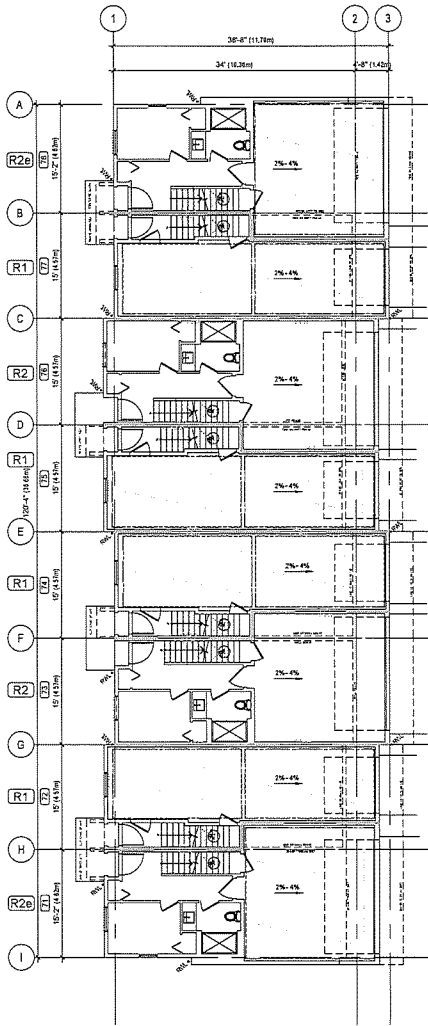
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1	ISSUED FOR ADP	2018-08-10
	ISSUED FOR DEVELOPMENT PERMIT	2018-04-27

PROJECT NUMBER: 10-20  
DRAWN BY: MH  
CHECKED BY: MB  
DATE CHECKED:  
CONSULTANT:

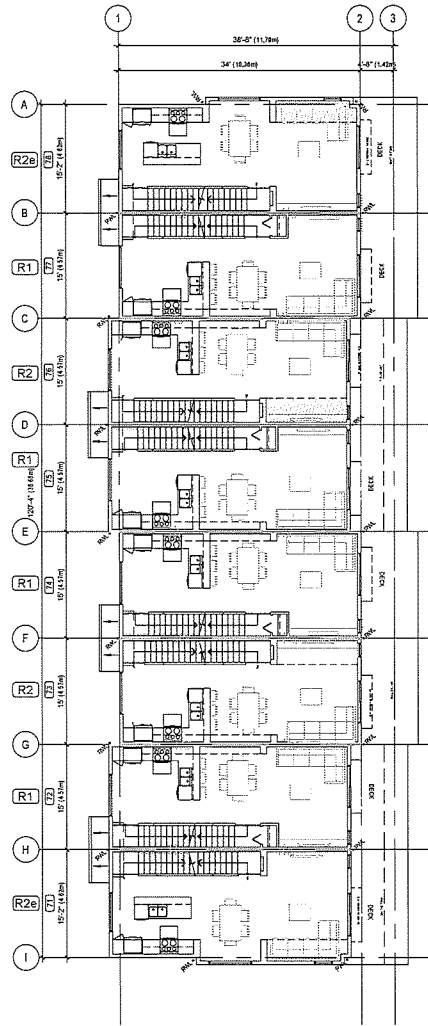
PROJECT  
**BONSON TOWNHOMES**  
1925 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING ELEVEN FLOOR PLANS**

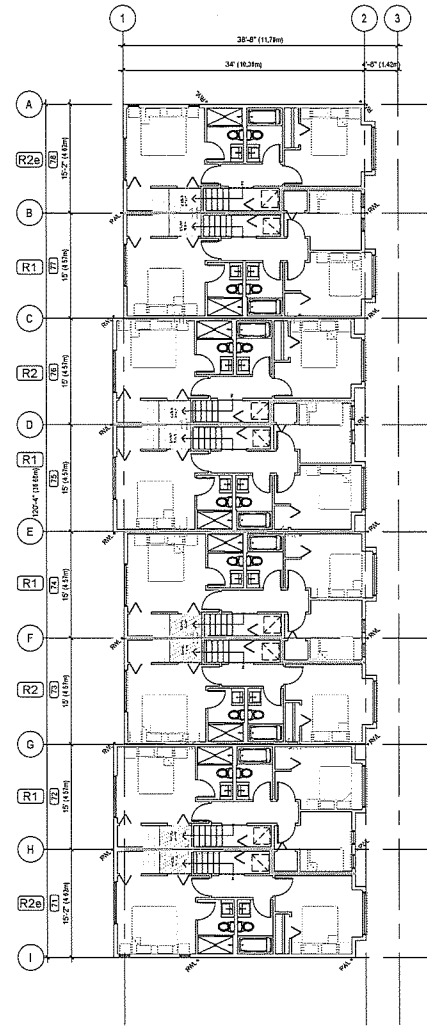
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**A2.11**



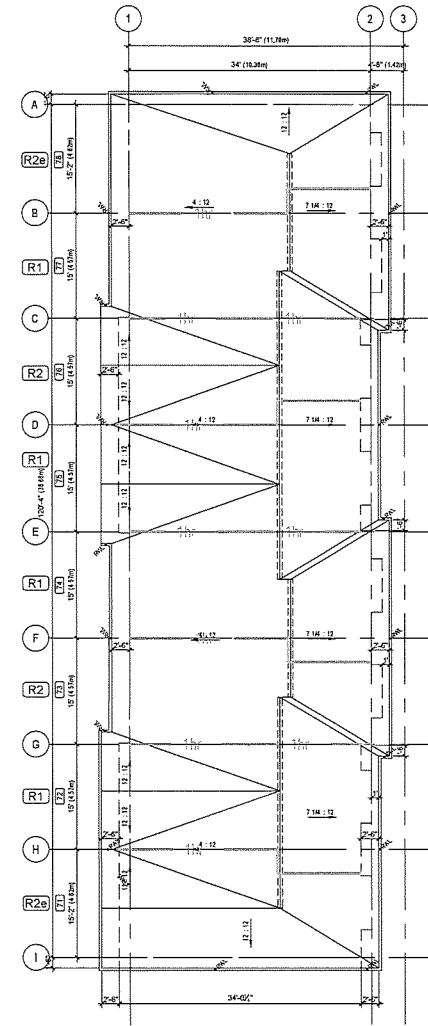
1 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



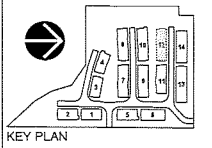
4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 12 AREAS	S.E.	S.M.
Ground Floor	1,162.28	107.88
Second Floor	4,134.98	384.15
Third Floor	4,187.04	388.52
<b>AREA TOTAL (NET)</b>	<b>9,479.30</b>	<b>880.55</b>
Garage-Not Included in FAR	3,484.80	323.75
<b>AREA TOTAL (GROSS)</b>	<b>12,964.10</b>	<b>1,204.40</b>
Deck	950.00	89.19

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/AS.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING

- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1/2 HR PARTY WALL FIRE RATING (SEE LAB CODE REPORT #14107)
- \*RWL RWL ACTIVE
- RWL RWL INACTIVE

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REVISIONS	
1	

ISSUES	

3. ISSUED FOR DEVELOPMENT PERMIT	2019-11-15
2. ISSUED FOR ADP	2019-09-19
1. ISSUED FOR DEVELOPMENT PERMIT	2019-04-27
PROJECT NUMBER	DD-29
DRAWN BY	VM
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

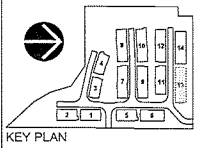
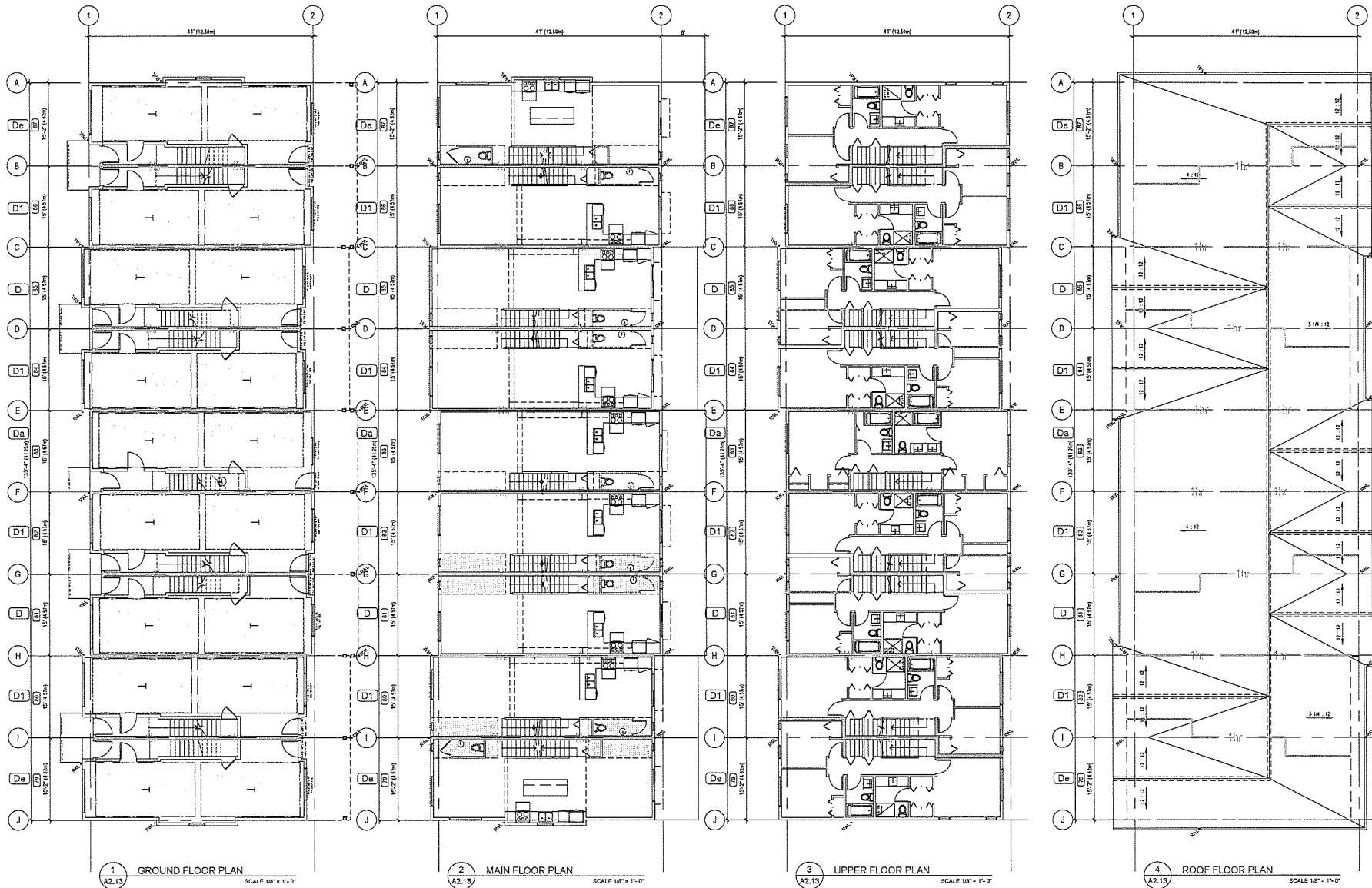
PROJECT  
**BONSON TOWNHOMES**  
19696 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING TWELVE FLOOR PLANS**

DRAWING NO.

**A2.12**





REVISIONS

NO.	LOGIC	DATE
1		

PROJECT

**BONSON TOWNHOMES**  
 18596 HAMMOND RD, PITT MEADOWS, BC  
 DRAWING TITLE

REVISIONS

1	ISSUED FOR DEVELOPMENT PERMIT	2015-11-11
2	ISSUED FOR ADP	2016-03-20
3	ISSUED FOR DEVELOPMENT PERMIT	2016-04-27

PROJECT NUMBER: DD-29  
 DRAWN BY: VN  
 CHECKED BY: MB  
 DATE CHECKED:  
 CONSULTANT:

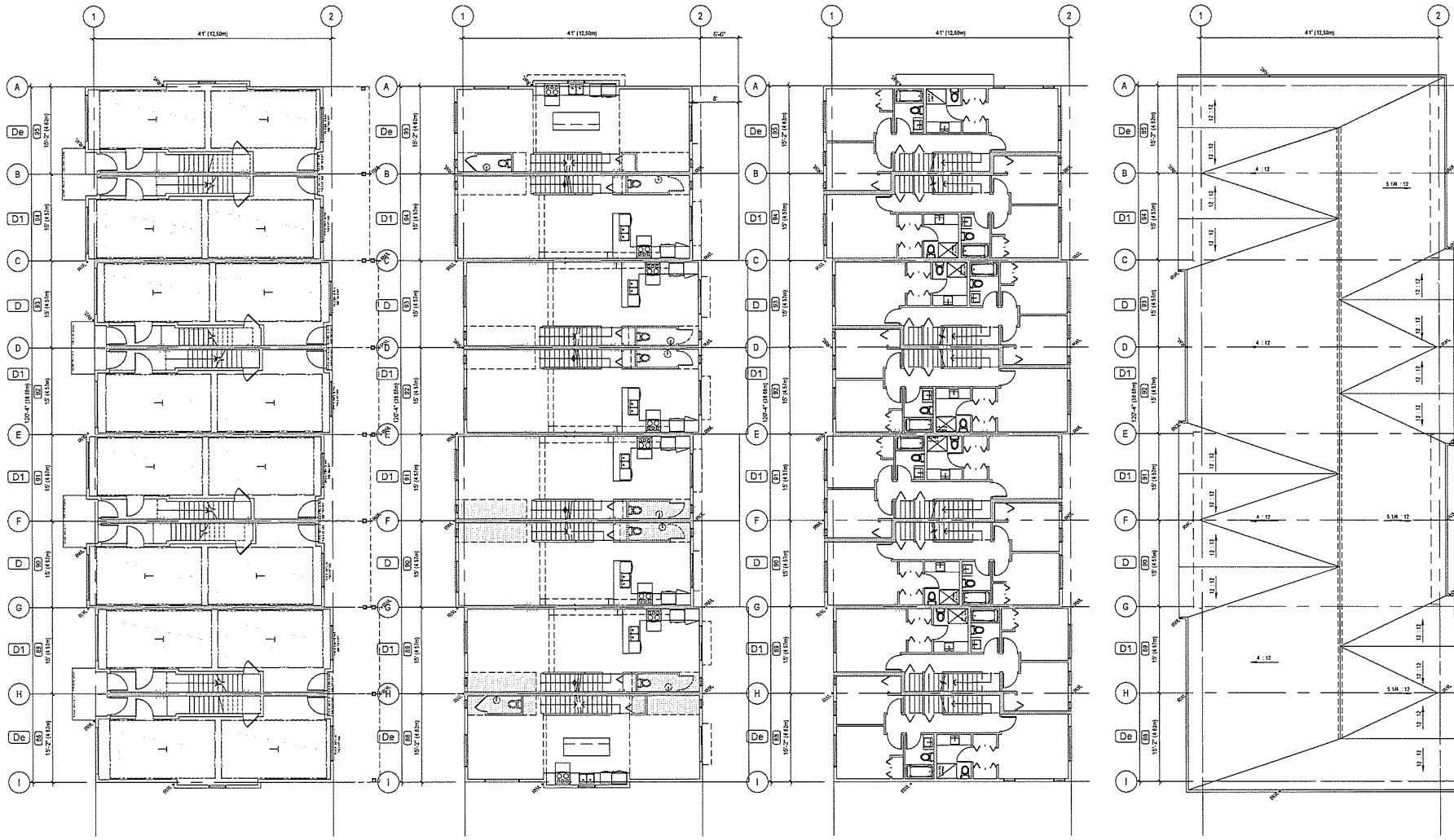
**BUILDING THIRTEEN**  
**FLOOR PLANS**

DRAWING NO.

**A2.13**

BUILDING 13 AREAS	S.F.	S.M.
Ground Floor	600.80	55.82
Second Floor	5,578.90	518.30
Third Floor	5,549.12	515.53
<b>AREA TOTAL (NET)</b>	<b>11,728.82</b>	<b>1,089.64</b>
Garage-Not included in FAR	4,878.30	453.21
<b>AREA TOTAL (GROSS)</b>	<b>16,607.12</b>	<b>1,542.85</b>
Deck	1,080.00	100.34

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (SEE ALSO CODE REPORT HEADINGS)
- \* RWL RWL ACTIVE
- RWL RWL INACTIVE



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

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

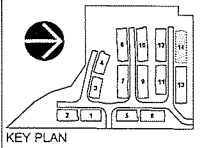
3 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"

4 ROOF FLOOR PLAN  
SCALE 1/8" = 1'-0"

BUILDING 14 AREAS	S.F.	S.M.
Ground Floor	533.60	49.57
Second Floor	4,963.80	461.35
Third Floor	4,933.92	458.38
<b>AREA TOTAL (NET)</b>	<b>10,431.32</b>	<b>969.30</b>
Garage-Not Included in FAR	4,338.20	403.03
<b>AREA TOTAL (GROSS)</b>	<b>14,769.52</b>	<b>1,372.33</b>
Deck	960.00	89.10

- OVERLAP AREA IN INTERLOCKED PARTY FLOOR, REFER TO DETAIL 17/A5.01
- TYP. BULKHEAD / DROP CEILING
- RIDGE VENTING
- ROOF VENTING
- DENOTES 1 HR. FIRE RESISTANCE RATING
- 1HR PARTY WALL FIRE RATING (DETAILS CODE REFER TO 17/A5.01)
- \* RWL RWL ACTIVE
- RWL RWL INACTIVE

**EKISTICS**  
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1925 Main Street  
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F. 604 876-5060  
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**MOSAIC**  
550-5500 Granville St. Vancouver, B.C. V6H 3H3

REVISIONS

NO.	DESCRIPTION	DATE
1		

EDGES

NO.	DESCRIPTION	DATE
1		

PROJECT

BONSON TOWNHOMES  
18636 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING FOURTEEN**  
**FLOOR PLANS**

DRAWING NO.

**A2.14**



CHARCOAL

MEDIUM GRAY

LIGHT GRAY

## MATERIALS & COLOUR PALETTE:

### CHARCOAL

#### ASPHALT ROOFING



ASPHALT SHINGLE ROOFING-  
CERTAINTED , PEWTER

#### FIBER CEMENT SHINGLE



FIBER CEMENT SHINGLES  
PAINTED GRAY-  
(BM 2121-10)



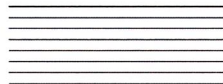
ENTRY DOOR  
RED  
BM:2004-10

#### FIBRE CEMENT PANELS



FIBER CEMENT PANELS  
PAINTED DISTANT GRAY-  
(BM 2124-70)

#### VINYL SIDING

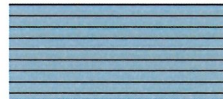


VINYL FIELD SIDING  
(GENTEK, SNOW WHITE)



ENTRY DOOR  
BLUE  
BM:HC-156

#### VINYL SIDING



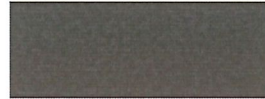
VIN. FIELD SIDING  
(GENTEK, DOVER GRAY)



ENTRY DOOR  
RED  
BM:2004-10

### MEDIUM GRAY

#### FIBER CEMENT SHINGLE

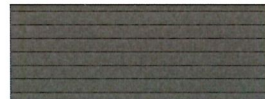


FIBER CEMENT SHINGLES  
PAINTED MEDIUM GRAY-  
GENERAL PAINTS -BRAIN CHILD



ENTRY DOOR  
RED  
BM:2004-10

#### VINYL SIDING (PREMIUM)

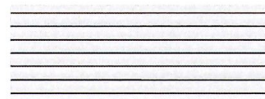


-PREMIUM VINYL FIELD SIDING  
(GENTEK, WINDSWEPT SMOKE)



ENTRY DOOR  
RED  
BM:2004-10

#### VINYL SIDING

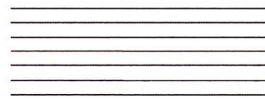


-VINYL FIELD SIDING (GENTEK, PEARL)



ENTRY DOOR  
BLUE  
BM:HC-156

#### VINYL SIDING



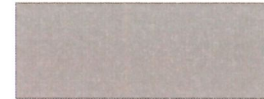
-VINYL FIELD SIDING (GENTEK, SNOW WHITE)



ENTRY DOOR  
BLUE  
BM:HC-156

### LIGHT GRAY

#### FIBER CEMENT SHINGLE

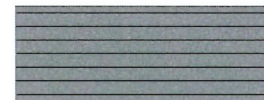


FIBER CEMENT SHINGLES  
PAINTED LIGHT GRAY-  
STONE HARBOUR (BM 2111-50)



ENTRY DOOR  
JET BLACK  
BM:2120-10

#### VINYL SIDING

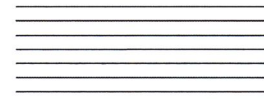


-VINYL FIELD SIDING (GENTEK, STORM)



ENTRY DOOR  
JET BLACK  
BM:2120-10

#### VINYL SIDING



-VINYL FIELD SIDING (GENTEK, SNOW WHITE)



ENTRY DOOR  
BLUE  
BM:HC-156

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KEY PLAN

**MOSAIC**

0304 695 389 F304 695 389  
880-2008 Granville St, Vancouver, B.C., V6H 0H3

REVISIONS

1	
---	--

ISSUES	
--------	--

1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-09-19
3. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27
PROJECT NUMBER	DD-29
DRAWN BY	VN
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

BONSON TOWNHOMES

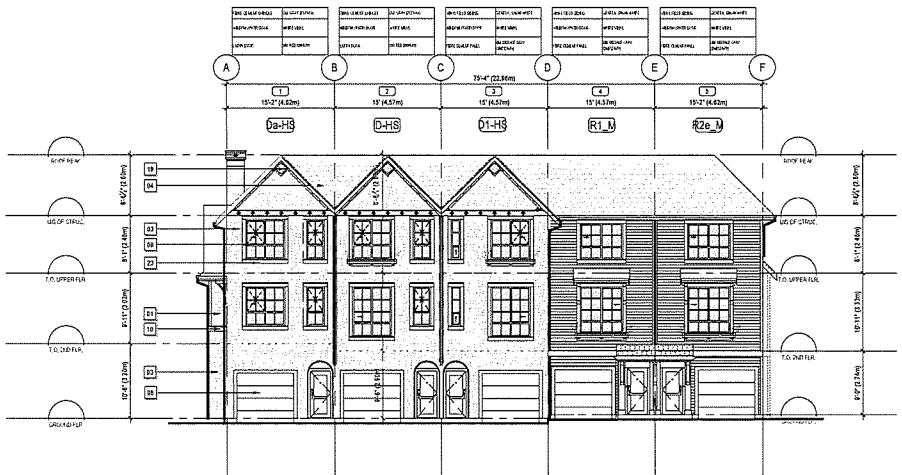
19698 HAMMOND RD, PITT MEADOWS, BC

DRAWING TITLE

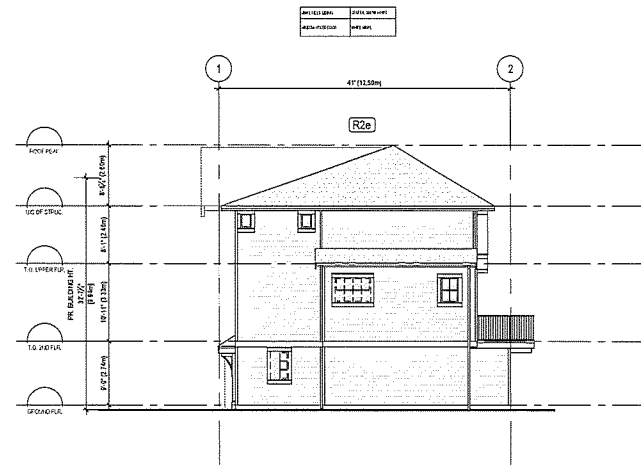
MATERIAL BOARD  
COLOURED ELEV.

DRAWING No.

**A3.00**



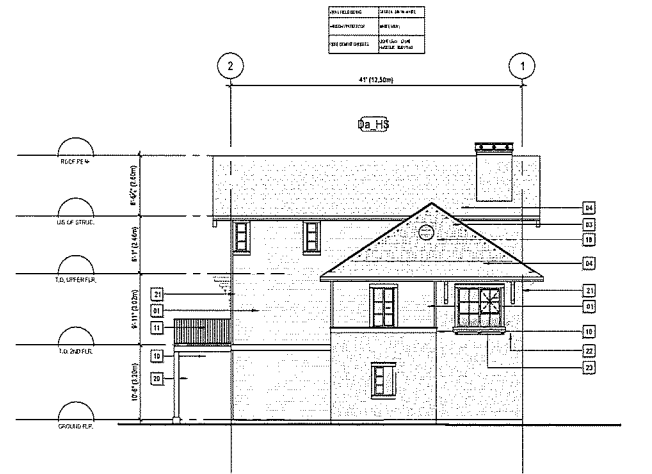
1 WEST ELEVATION  
SCALE 1/8" = 1'-0"



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



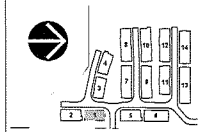
2 EAST ELEVATION  
SCALE 1/8" = 1'-0"



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

MATERIAL KEY		COLOUR PALETTE (A3.00): LIGHT GRAY	
101	INTERIOR WALL, BOND 1/2 COLOUR	102	WOOD PANEL, GREEN PAINTED
103	INTERIOR WALL, BOND 1/2 COLOUR	103	WOOD PANEL, GREEN PAINTED
104	WOOD PANEL, TRIM, PAINTED	104	WOOD PANEL, GREEN PAINTED
105	WOOD PANEL, TRIM, PAINTED	105	WOOD PANEL, GREEN PAINTED
106	WOOD PANEL, TRIM, PAINTED	106	WOOD PANEL, GREEN PAINTED
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200	WOOD PANEL, TRIM, PAINTED	200	WOOD PANEL, GREEN PAINTED

**EKISTICS**  
Architecture  
1925 Main Street  
Vancouver, BC  
Canada, V6T 3C1  
T. 604 876-5050  
F. 604 876-5050  
www.ekistics.com



KEY PLAN  
**MOSAIC**  
2004 850-3008 F. 604 685-3333  
3000 15th Avenue S.W. Vancouver, B.C., V6P 2G8

REVISIONS

NO.	ISSUES
1	

1. ISSUED FOR DEVELOPMENT PERMIT	2016-11-15
2. ISSUED FOR ADP	2016-08-03
3. ISSUED FOR DEVELOPMENT PERMIT	2016-04-27
PROJECT NUMBER:	10178
DRAWN BY:	VM
CHECKED BY:	ME
DATE CHECKED:	
CONDUITANT:	

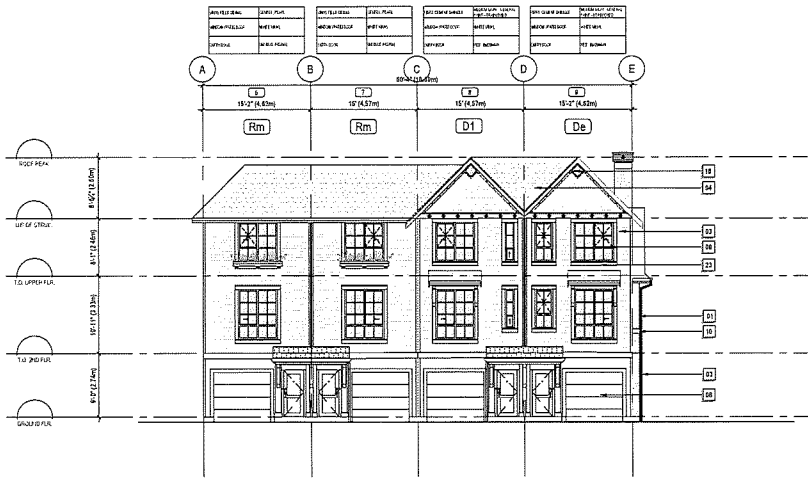
PROJECT  
**BONSON TOWNHOMES**  
19656 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING ONE ELEVATIONS**

DRAWING NO.

**A3.01**

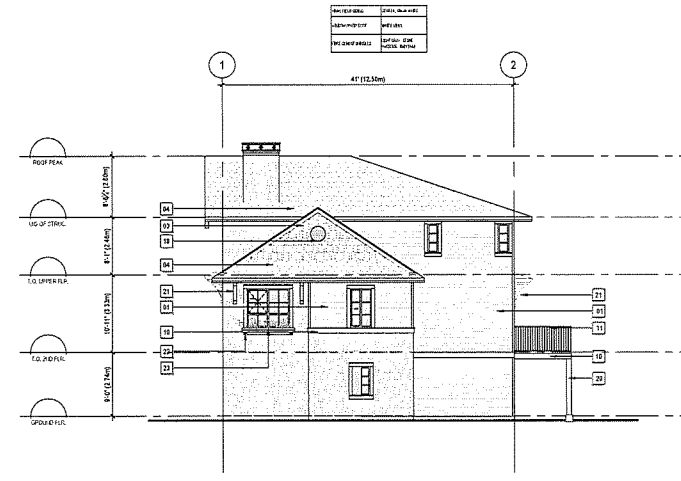




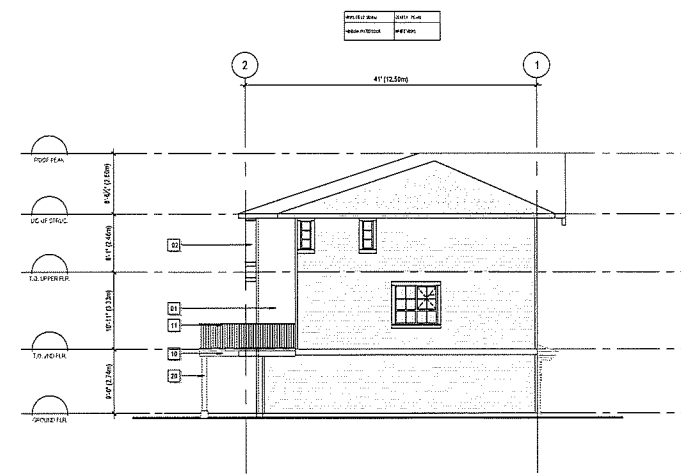
1 WEST ELEVATION  
SCALE 1/8" = 1'-0"



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



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



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

MATERIAL KEY		COLOUR PALETTE (A3.00): LIGHT GRAY	
01	RESIDENTIAL WALL BRICK - EXPOSED	16	OPEN HARDWARE - UNFINISHED
02	RESIDENTIAL WALL BRICK WITH GROUT - EXPOSED	17	WOOD WAREHOUSE TRIM - PAINTED & FINISHED
03	RESIDENTIAL WALL BRICK - PAINTED	18	WOOD TRIM - PAINTED & FINISHED
04	RESIDENTIAL WALL BRICK - PAINTED	19	WOOD TRIM - PAINTED & FINISHED
05	RESIDENTIAL WALL BRICK - PAINTED	20	WOOD TRIM - PAINTED & FINISHED
06	RESIDENTIAL WALL BRICK - PAINTED	21	WOOD TRIM - PAINTED & FINISHED
07	RESIDENTIAL WALL BRICK - PAINTED	22	WOOD TRIM - PAINTED & FINISHED
08	RESIDENTIAL WALL BRICK - PAINTED	23	WOOD TRIM - PAINTED & FINISHED
09	RESIDENTIAL WALL BRICK - PAINTED	24	WOOD TRIM - PAINTED & FINISHED
10	RESIDENTIAL WALL BRICK - PAINTED	25	WOOD TRIM - PAINTED & FINISHED
11	RESIDENTIAL WALL BRICK - PAINTED	26	WOOD TRIM - PAINTED & FINISHED
12	RESIDENTIAL WALL BRICK - PAINTED	27	WOOD TRIM - PAINTED & FINISHED
13	RESIDENTIAL WALL BRICK - PAINTED	28	WOOD TRIM - PAINTED & FINISHED
14	RESIDENTIAL WALL BRICK - PAINTED	29	WOOD TRIM - PAINTED & FINISHED
15	RESIDENTIAL WALL BRICK - PAINTED	30	WOOD TRIM - PAINTED & FINISHED
16	RESIDENTIAL WALL BRICK - PAINTED	31	WOOD TRIM - PAINTED & FINISHED
17	RESIDENTIAL WALL BRICK - PAINTED	32	WOOD TRIM - PAINTED & FINISHED
18	RESIDENTIAL WALL BRICK - PAINTED	33	WOOD TRIM - PAINTED & FINISHED
19	RESIDENTIAL WALL BRICK - PAINTED	34	WOOD TRIM - PAINTED & FINISHED
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21	RESIDENTIAL WALL BRICK - PAINTED	36	WOOD TRIM - PAINTED & FINISHED
22	RESIDENTIAL WALL BRICK - PAINTED	37	WOOD TRIM - PAINTED & FINISHED
23	RESIDENTIAL WALL BRICK - PAINTED	38	WOOD TRIM - PAINTED & FINISHED
24	RESIDENTIAL WALL BRICK - PAINTED	39	WOOD TRIM - PAINTED & FINISHED
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26	RESIDENTIAL WALL BRICK - PAINTED	41	WOOD TRIM - PAINTED & FINISHED
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28	RESIDENTIAL WALL BRICK - PAINTED	43	WOOD TRIM - PAINTED & FINISHED
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31	RESIDENTIAL WALL BRICK - PAINTED	46	WOOD TRIM - PAINTED & FINISHED
32	RESIDENTIAL WALL BRICK - PAINTED	47	WOOD TRIM - PAINTED & FINISHED
33	RESIDENTIAL WALL BRICK - PAINTED	48	WOOD TRIM - PAINTED & FINISHED
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37	RESIDENTIAL WALL BRICK - PAINTED	52	WOOD TRIM - PAINTED & FINISHED
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41	RESIDENTIAL WALL BRICK - PAINTED	56	WOOD TRIM - PAINTED & FINISHED
42	RESIDENTIAL WALL BRICK - PAINTED	57	WOOD TRIM - PAINTED & FINISHED
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78	RESIDENTIAL WALL BRICK - PAINTED	93	WOOD TRIM - PAINTED & FINISHED
79	RESIDENTIAL WALL BRICK - PAINTED	94	WOOD TRIM - PAINTED & FINISHED
80	RESIDENTIAL WALL BRICK - PAINTED	95	WOOD TRIM - PAINTED & FINISHED
81	RESIDENTIAL WALL BRICK - PAINTED	96	WOOD TRIM - PAINTED & FINISHED
82	RESIDENTIAL WALL BRICK - PAINTED	97	WOOD TRIM - PAINTED & FINISHED
83	RESIDENTIAL WALL BRICK - PAINTED	98	WOOD TRIM - PAINTED & FINISHED
84	RESIDENTIAL WALL BRICK - PAINTED	99	WOOD TRIM - PAINTED & FINISHED
85	RESIDENTIAL WALL BRICK - PAINTED	100	WOOD TRIM - PAINTED & FINISHED

**EKISTICS**  
Architecture  
1925 Main Street  
Vancouver, BC  
Canada, V6T 3C1  
T. 604 876-5050  
F. 604 876-5050  
www.ekistics.com



**MOSAIC**  
OSIM 695-388 F004 685-3889  
200-2000 Granville St Vancouver, B.C. V6H 3G3

PERIODIC

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ISSUES

1. ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2. ISSUED FOR ADP	2018-09-19
3. ISSUED FOR DEVELOPMENT PERMIT	2018-04-27

PROJECT NUMBER: 2017

DRAWN BY: WH

CHECKED BY: MB

DATE CHECKED:

CONSULTANT:

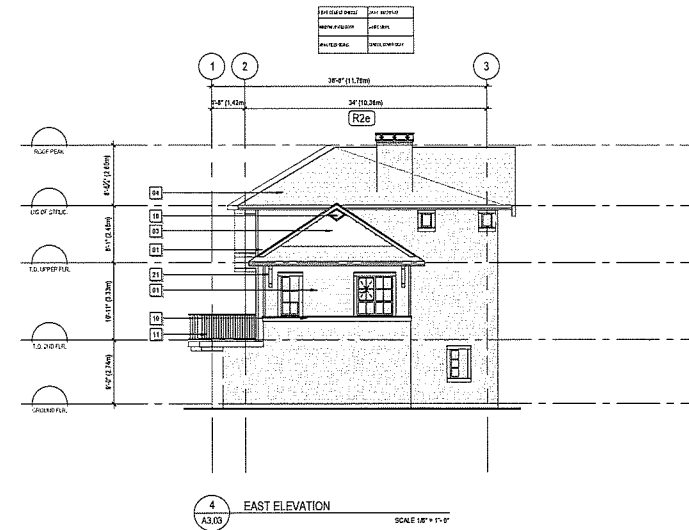
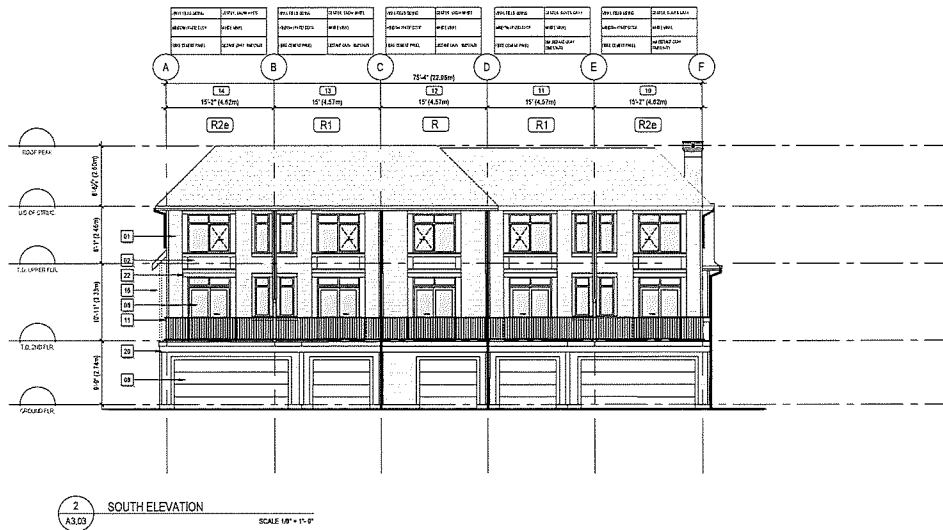
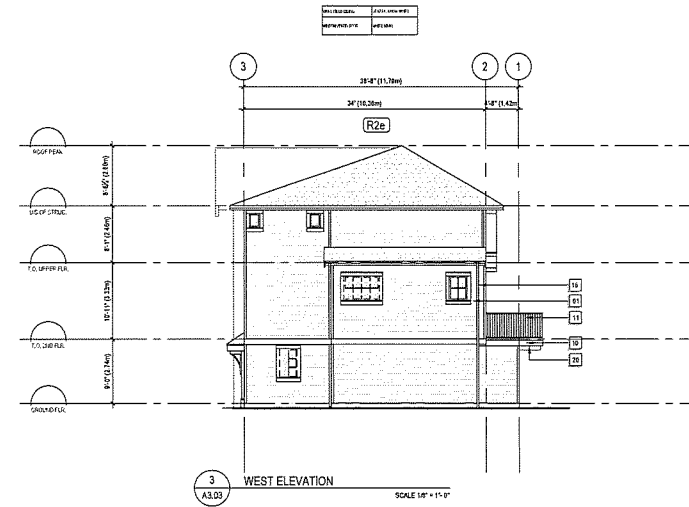
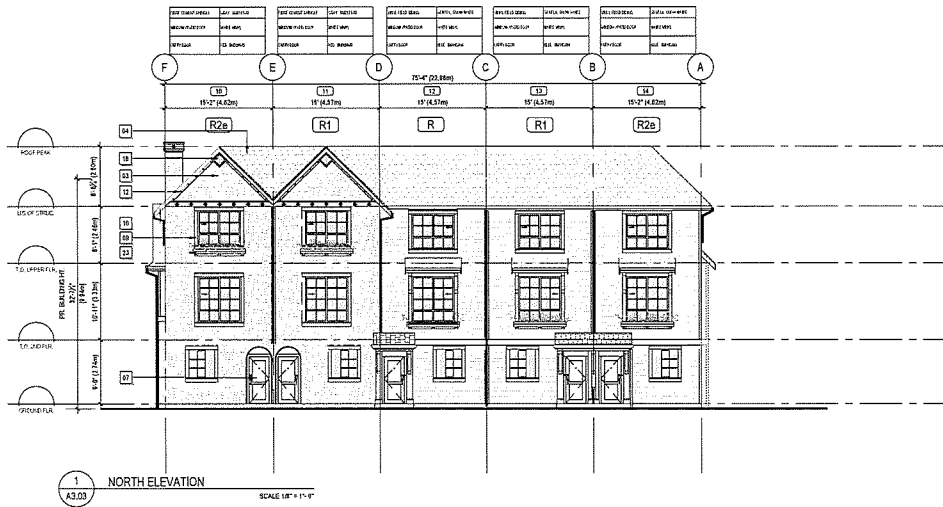
PROJECT  
**BONSON TOWNHOMES**  
19556 HAMMOND RD, PITT MEADOWS, BC

**BUILDING TWO ELEVATIONS**

DRAWING NO.

**A3.02**





MATERIAL KEY		COLOUR PALETTE (A3.00): CHARCOAL GRAY	
11	INTERIOR WALL BEAD BOARD	16	OVER HEAD GARAGE EOOD PAINTED
12	INTERIOR WALL BEAD BOARD	17	WOOD BRACKET PAINTED
13	INTERIOR WALL BEAD BOARD	18	WOOD BRACKET PAINTED
14	INTERIOR WALL BEAD BOARD	19	WOOD BRACKET PAINTED
15	INTERIOR WALL BEAD BOARD	20	WOOD BRACKET PAINTED
16	INTERIOR WALL BEAD BOARD	21	WOOD BRACKET PAINTED
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18	INTERIOR WALL BEAD BOARD	23	WOOD BRACKET PAINTED
19	INTERIOR WALL BEAD BOARD	24	WOOD BRACKET PAINTED
20	INTERIOR WALL BEAD BOARD	25	WOOD BRACKET PAINTED
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22	INTERIOR WALL BEAD BOARD	27	WOOD BRACKET PAINTED
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24	INTERIOR WALL BEAD BOARD	29	WOOD BRACKET PAINTED
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37	INTERIOR WALL BEAD BOARD	42	WOOD BRACKET PAINTED
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40	INTERIOR WALL BEAD BOARD	45	WOOD BRACKET PAINTED
41	INTERIOR WALL BEAD BOARD	46	WOOD BRACKET PAINTED
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43	INTERIOR WALL BEAD BOARD	48	WOOD BRACKET PAINTED
44	INTERIOR WALL BEAD BOARD	49	WOOD BRACKET PAINTED
45	INTERIOR WALL BEAD BOARD	50	WOOD BRACKET PAINTED
46	INTERIOR WALL BEAD BOARD	51	WOOD BRACKET PAINTED
47	INTERIOR WALL BEAD BOARD	52	WOOD BRACKET PAINTED
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93	INTERIOR WALL BEAD BOARD	98	WOOD BRACKET PAINTED
94	INTERIOR WALL BEAD BOARD	99	WOOD BRACKET PAINTED
95	INTERIOR WALL BEAD BOARD	100	WOOD BRACKET PAINTED

**EKISTICS**  
Architecture  
1925 Main Street  
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Canada, V6T 3C1  
T. 604 878-5050  
F. 604 878-5050  
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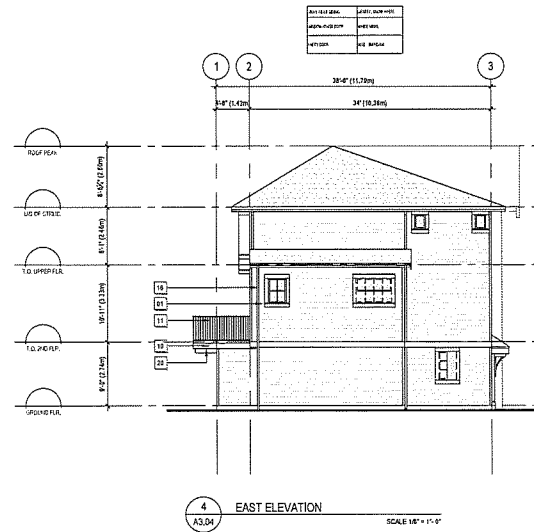
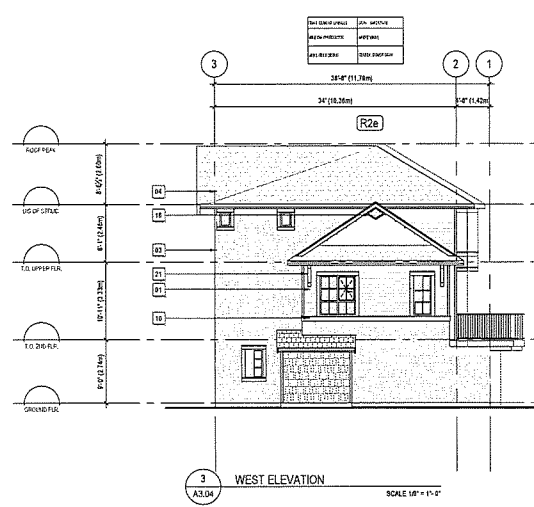
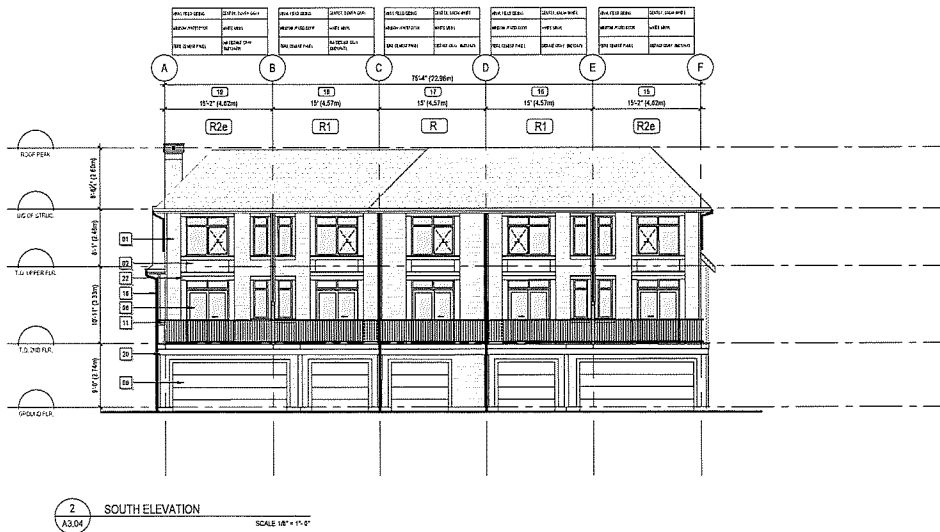
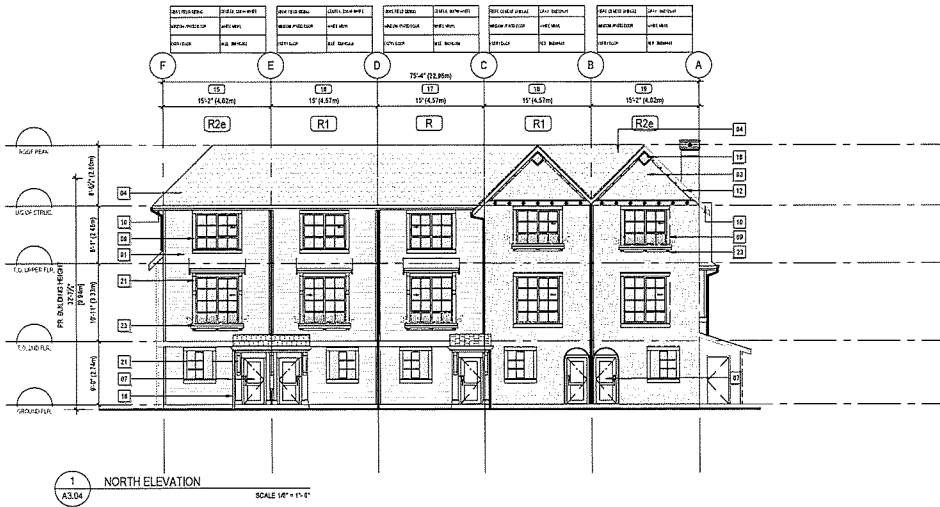


**MOSAIC**  
CREATED BY: MARIANNE FORD  
DESIGNED BY: MARIANNE FORD  
200-1000 Granville St. Vancouver, B.C. V6H 3H3

REVISIONS	ISSUES
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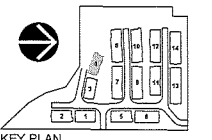
PROJECT  
**BONSON TOWNHOMES**  
19586 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE  
**BUILDING THREE ELEVATIONS**

DRAWING NO.  
**A3.03**



MATERIAL KEY		COLOUR PALETTE (A3.00): CHARCOAL GRAY	
01	PERFORATED WALL TIE RODS (1" DIAMETER)	06	PAINTED STEEL CHANNELS
02	PERFORATED WALL TIE RODS (1/2" DIAMETER)	07	PAINTED STEEL CHANNELS
03	PERFORATED WALL TIE RODS (3/4" DIAMETER)	08	PAINTED STEEL CHANNELS
04	PERFORATED WALL TIE RODS (1" DIAMETER)	09	PAINTED STEEL CHANNELS
05	PERFORATED WALL TIE RODS (1 1/4" DIAMETER)	10	PAINTED STEEL CHANNELS
11	WOOD BRICK (1 1/2" x 3 1/2")	16	WOOD BRICK (1 1/2" x 3 1/2")
12	WOOD BRICK (1 1/2" x 3 1/2")	17	WOOD BRICK (1 1/2" x 3 1/2")
13	WOOD BRICK (1 1/2" x 3 1/2")	18	WOOD BRICK (1 1/2" x 3 1/2")
14	WOOD BRICK (1 1/2" x 3 1/2")	19	WOOD BRICK (1 1/2" x 3 1/2")
15	WOOD BRICK (1 1/2" x 3 1/2")	20	WOOD BRICK (1 1/2" x 3 1/2")
21	WOOD BRICK (1 1/2" x 3 1/2")	26	WOOD BRICK (1 1/2" x 3 1/2")
22	WOOD BRICK (1 1/2" x 3 1/2")	27	WOOD BRICK (1 1/2" x 3 1/2")
23	WOOD BRICK (1 1/2" x 3 1/2")	28	WOOD BRICK (1 1/2" x 3 1/2")
24	WOOD BRICK (1 1/2" x 3 1/2")	29	WOOD BRICK (1 1/2" x 3 1/2")
25	WOOD BRICK (1 1/2" x 3 1/2")	30	WOOD BRICK (1 1/2" x 3 1/2")

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F. 604 876-5050  
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**MOSAIC**  
100-1000 Granville St, Vancouver, B.C., V6H 3H3

ISSUES	DATE
1	

1. ISSUED FOR DEVELOPMENT PERMIT	2016-11-15
2. ISSUED FOR ADP	2016-08-09
3. ISSUED FOR DEVELOPMENT PERMIT	2016-06-27
PROJECT NUMBER	0524
DRAWN BY	VM
CHECKED BY	MD
DATE CHECKED	
CONSULTANT	

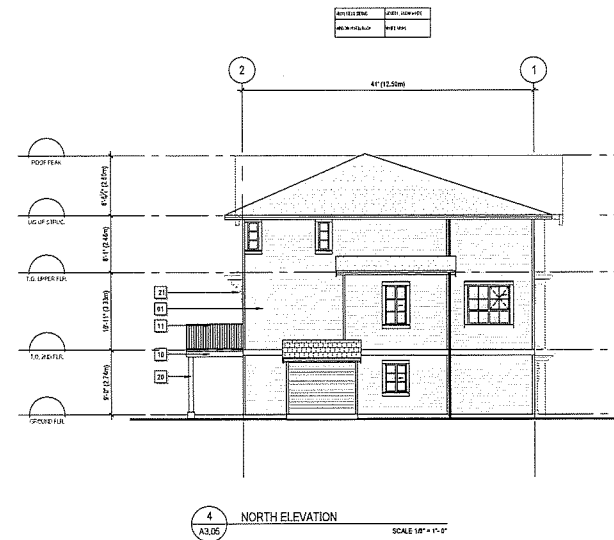
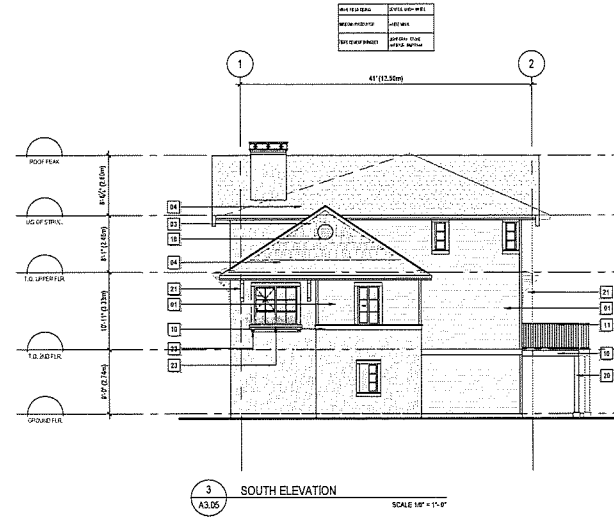
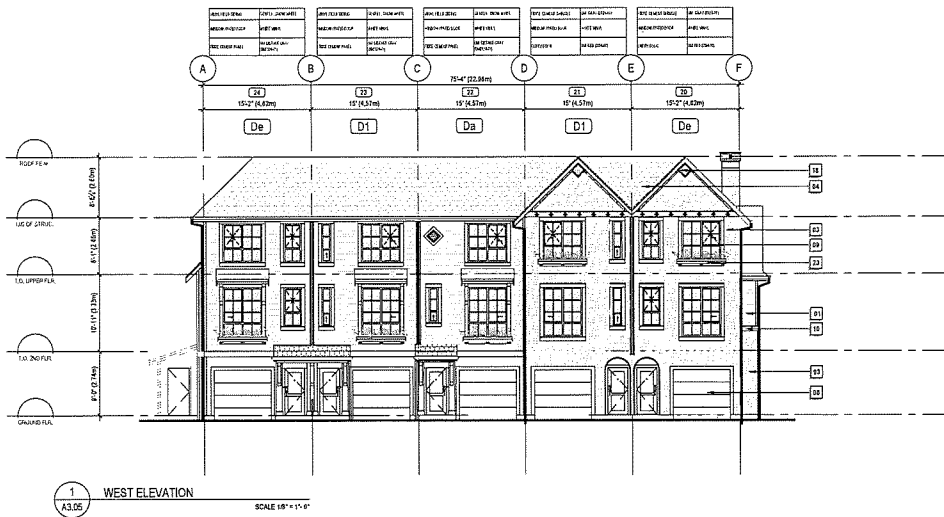
**PROJECT**  
BONSON TOWNHOMES  
19636 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING FOUR ELEVATIONS**

DRAWING NO.

**A3.04**





MATERIAL KEY		COLOUR PALETTE (A3.05): LIGHT GRAY	
01	ALUMINUM WINDOW FRAME	06	EXTERIOR WALL FINISH
02	ALUMINUM WINDOW GLASS	07	WOOD TRIM
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**EKISTICS**  
Architecture  
1925 Main Street  
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T. 604 876-5050  
F. 604 876-5050  
www.ekistics.com



**MOSAIC**  
0 604 655 3388 F 604 655 3389  
500-2800 Granville St. Vancouver, B.C., V6H 2H6

ISSUES	
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**BONSON TOWNHOMES**  
18696 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

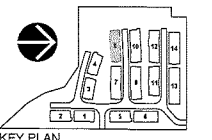
**BUILDING FIVE ELEVATIONS**

DRAWING NO.

**A3.05**







**MOSAIC**  
C 034 891 3388 F 034 681 3303  
500-1050 Granville St. Vancouver, B.C., V6P 3H3

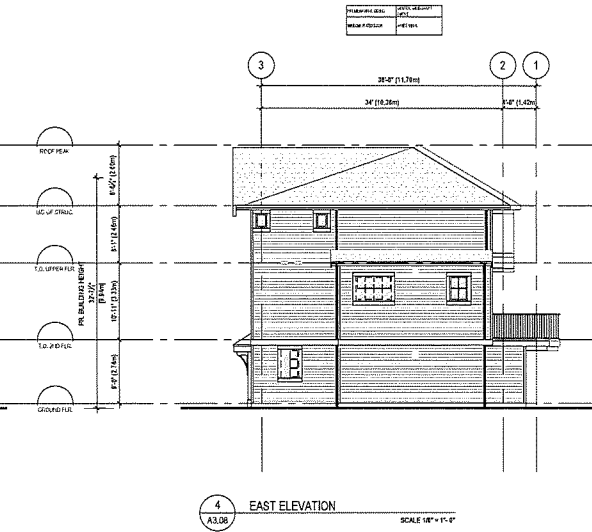
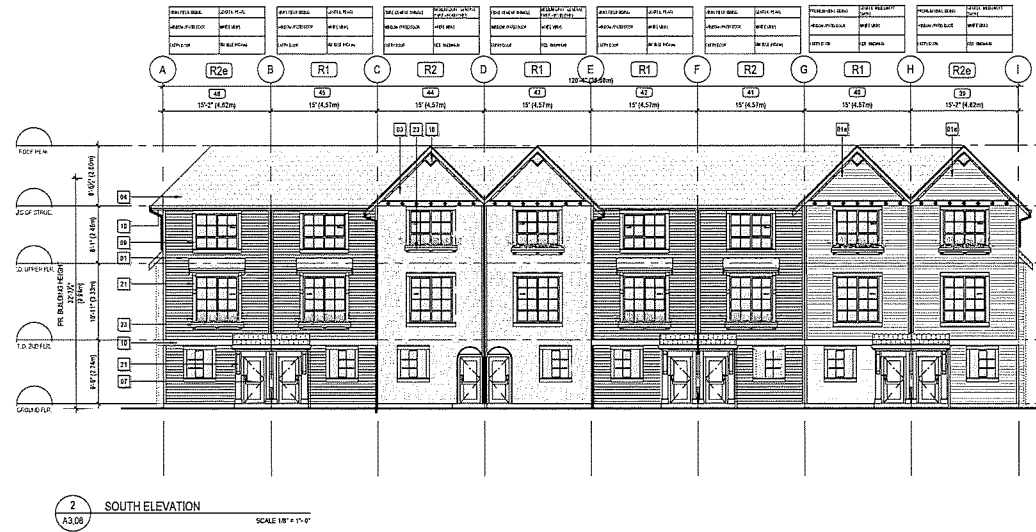
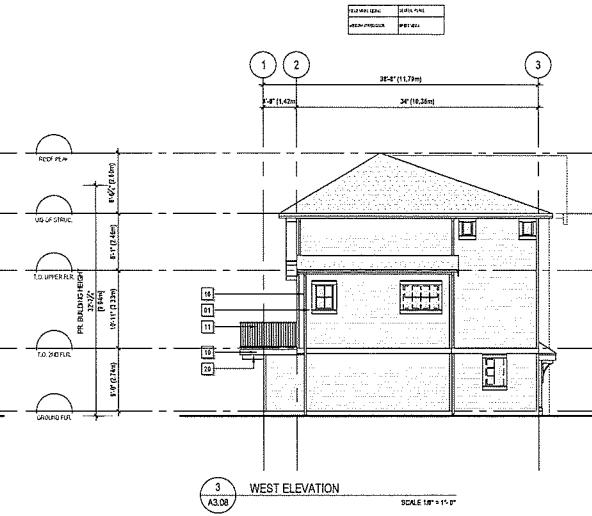
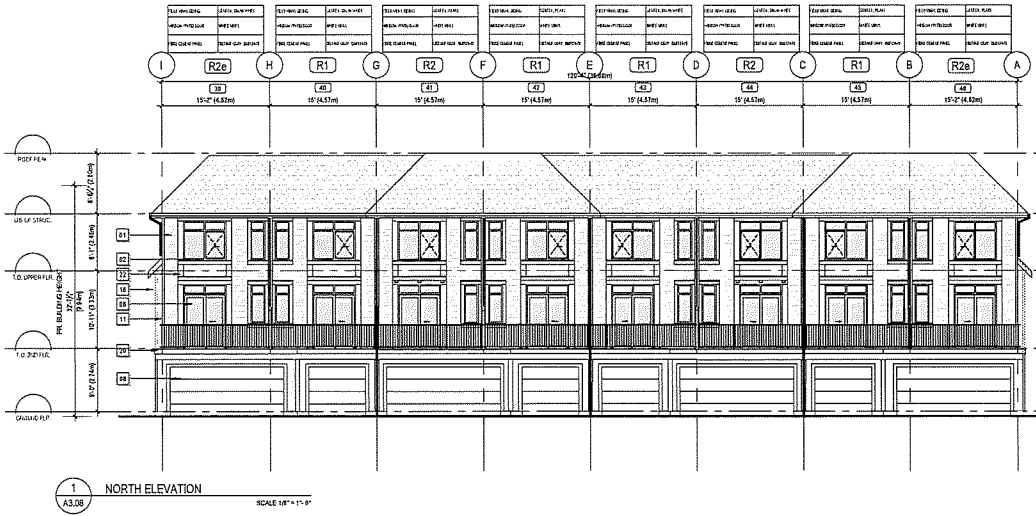
REVISIONS

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ISSUES

1.	ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2.	ISSUED FOR ADP	2018-06-09
3.	ISSUED FOR DEVELOPMENT PERMIT	2018-04-27

PROJECT NUMBER: 2017-  
DRAWN BY: VN  
CHECKED BY: MB  
DATE CHECKED:  
CONSULTANT:



**MATERIAL KEY**

101	INTERIOR WALL BEND 1/2" ROUGH	108	OVER THE GARAGE EXTERIOR	115	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
102	INTERIOR WALL BEND 1/2" ROUGH	109	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	116	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
103	INTERIOR WALL BEND 1/2" ROUGH	110	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	117	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
104	INTERIOR WALL BEND 1/2" ROUGH	111	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	118	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
105	INTERIOR WALL BEND 1/2" ROUGH	112	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	119	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
106	INTERIOR WALL BEND 1/2" ROUGH	113	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	120	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
107	INTERIOR WALL BEND 1/2" ROUGH	114	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	121	WOOD TRIM (AS SHOWN) PRIMED & PAINTED

**COLOUR PALETTE (A3.00): MEDIUM GRAY**

122	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	129	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
123	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	130	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
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126	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	133	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
127	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	134	WOOD TRIM (AS SHOWN) PRIMED & PAINTED
128	WOOD TRIM (AS SHOWN) PRIMED & PAINTED	135	WOOD TRIM (AS SHOWN) PRIMED & PAINTED

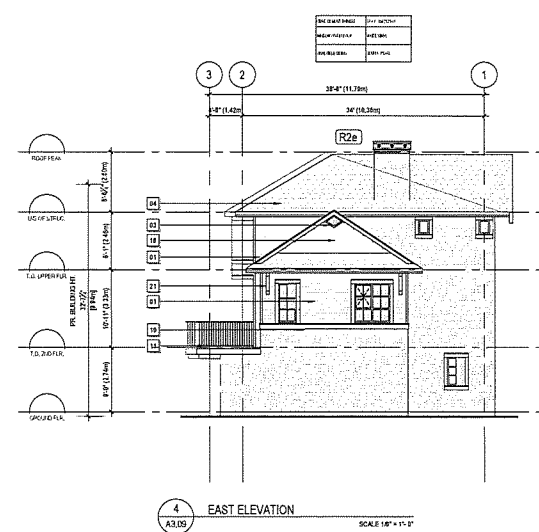
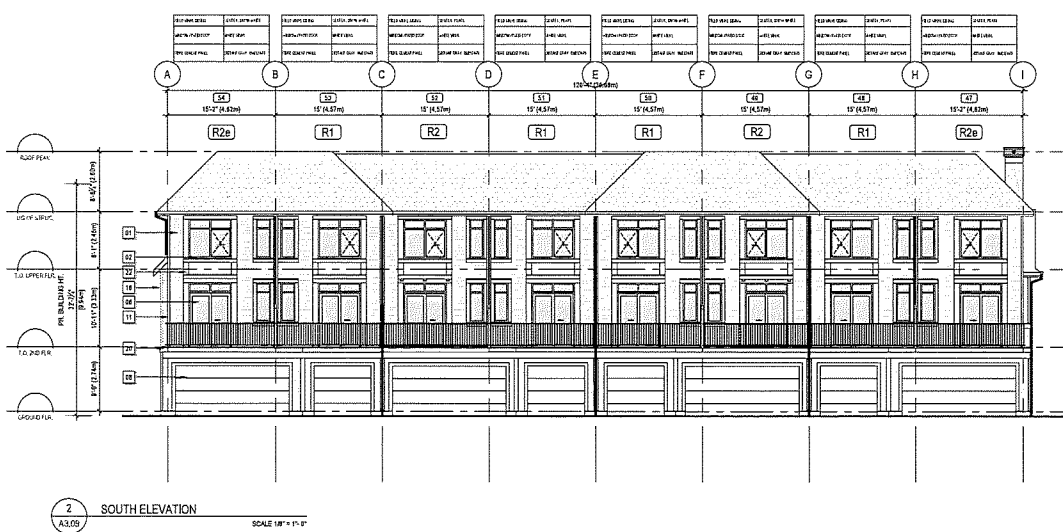
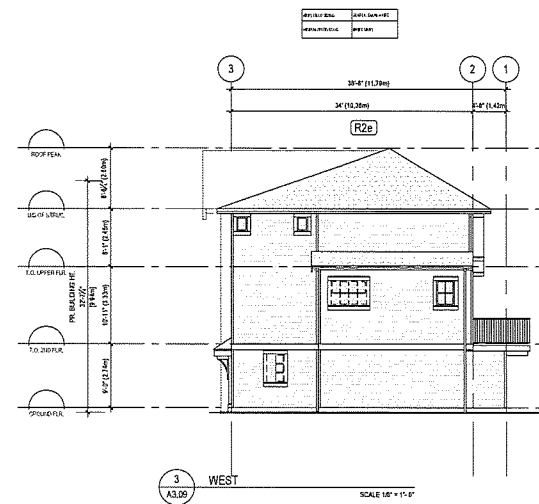
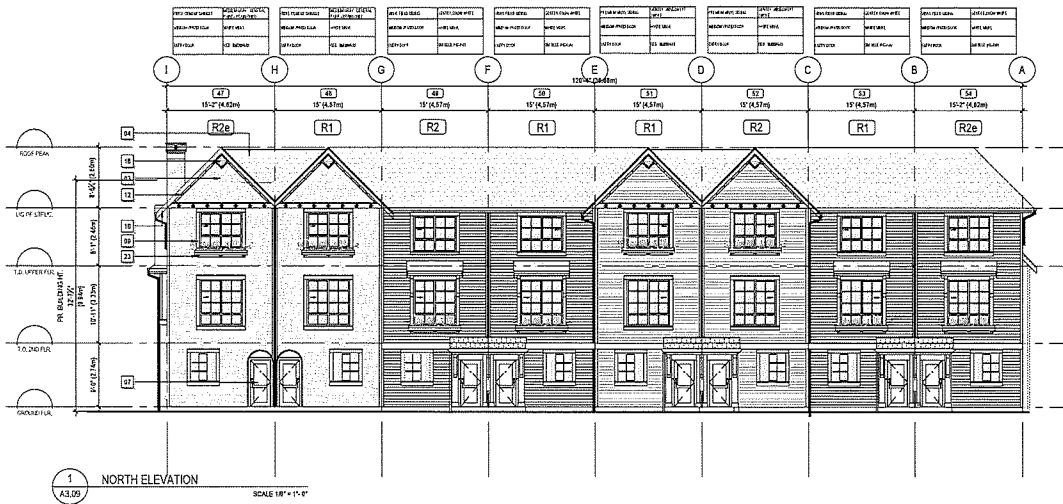
PROJECT

**BONSON TOWNHOMES**  
19656 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE

**BUILDING EIGHT ELEVATIONS**

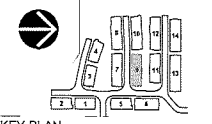
DRAWING NO.

**A3.08**



MATERIAL KEY		COLOUR PALETTE (A3.00): MEDIUM GRAY	
111	RESIDENTIAL WALL BRICK 1 1/2" PROTRUSION	16	OVERHEAD GARAGE UNPAINTED
112	RESIDENTIAL WALL BRICK 1 1/2" PROTRUSION - 1/2" PROTRUSION	17	WOOD BOARDS TRIPLEX FINISHED & PAINTED
113	CONCREMENT PANEL FINISHED	18	WOOD TRIM/FASCIAS BOARD FINISHED & PAINTED
114	CONCREMENT TRIM/SLAB FINISHED	19	PAINTED/STAINED ALUMINUM T-1 GUARD ONE FEET/2 GUARD
115	CONCREMENT TRIM/SLAB FINISHED	20	EXTERIOR BRICK 1 1/2" PROTRUSION
116	CONCREMENT TRIM/SLAB FINISHED	21	EXTERIOR BRICK 1 1/2" PROTRUSION
117	CONCREMENT TRIM/SLAB FINISHED	22	EXTERIOR BRICK 1 1/2" PROTRUSION
118	CONCREMENT TRIM/SLAB FINISHED	23	EXTERIOR BRICK 1 1/2" PROTRUSION
119	CONCREMENT TRIM/SLAB FINISHED	24	EXTERIOR BRICK 1 1/2" PROTRUSION
120	CONCREMENT TRIM/SLAB FINISHED	25	EXTERIOR BRICK 1 1/2" PROTRUSION
121	CONCREMENT TRIM/SLAB FINISHED	26	EXTERIOR BRICK 1 1/2" PROTRUSION
122	CONCREMENT TRIM/SLAB FINISHED	27	EXTERIOR BRICK 1 1/2" PROTRUSION
123	CONCREMENT TRIM/SLAB FINISHED	28	EXTERIOR BRICK 1 1/2" PROTRUSION
124	CONCREMENT TRIM/SLAB FINISHED	29	EXTERIOR BRICK 1 1/2" PROTRUSION
125	CONCREMENT TRIM/SLAB FINISHED	30	EXTERIOR BRICK 1 1/2" PROTRUSION
126	CONCREMENT TRIM/SLAB FINISHED	31	EXTERIOR BRICK 1 1/2" PROTRUSION
127	CONCREMENT TRIM/SLAB FINISHED	32	EXTERIOR BRICK 1 1/2" PROTRUSION
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129	CONCREMENT TRIM/SLAB FINISHED	34	EXTERIOR BRICK 1 1/2" PROTRUSION
130	CONCREMENT TRIM/SLAB FINISHED	35	EXTERIOR BRICK 1 1/2" PROTRUSION
131	CONCREMENT TRIM/SLAB FINISHED	36	EXTERIOR BRICK 1 1/2" PROTRUSION
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135	CONCREMENT TRIM/SLAB FINISHED	40	EXTERIOR BRICK 1 1/2" PROTRUSION
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140	CONCREMENT TRIM/SLAB FINISHED	45	EXTERIOR BRICK 1 1/2" PROTRUSION
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142	CONCREMENT TRIM/SLAB FINISHED	47	EXTERIOR BRICK 1 1/2" PROTRUSION
143	CONCREMENT TRIM/SLAB FINISHED	48	EXTERIOR BRICK 1 1/2" PROTRUSION
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145	CONCREMENT TRIM/SLAB FINISHED	50	EXTERIOR BRICK 1 1/2" PROTRUSION
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147	CONCREMENT TRIM/SLAB FINISHED	52	EXTERIOR BRICK 1 1/2" PROTRUSION
148	CONCREMENT TRIM/SLAB FINISHED	53	EXTERIOR BRICK 1 1/2" PROTRUSION
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150	CONCREMENT TRIM/SLAB FINISHED	55	EXTERIOR BRICK 1 1/2" PROTRUSION
151	CONCREMENT TRIM/SLAB FINISHED	56	EXTERIOR BRICK 1 1/2" PROTRUSION
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156	CONCREMENT TRIM/SLAB FINISHED	61	EXTERIOR BRICK 1 1/2" PROTRUSION
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158	CONCREMENT TRIM/SLAB FINISHED	63	EXTERIOR BRICK 1 1/2" PROTRUSION
159	CONCREMENT TRIM/SLAB FINISHED	64	EXTERIOR BRICK 1 1/2" PROTRUSION
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164	CONCREMENT TRIM/SLAB FINISHED	69	EXTERIOR BRICK 1 1/2" PROTRUSION
165	CONCREMENT TRIM/SLAB FINISHED	70	EXTERIOR BRICK 1 1/2" PROTRUSION
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167	CONCREMENT TRIM/SLAB FINISHED	72	EXTERIOR BRICK 1 1/2" PROTRUSION
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190	CONCREMENT TRIM/SLAB FINISHED	95	EXTERIOR BRICK 1 1/2" PROTRUSION
191	CONCREMENT TRIM/SLAB FINISHED	96	EXTERIOR BRICK 1 1/2" PROTRUSION
192	CONCREMENT TRIM/SLAB FINISHED	97	EXTERIOR BRICK 1 1/2" PROTRUSION
193	CONCREMENT TRIM/SLAB FINISHED	98	EXTERIOR BRICK 1 1/2" PROTRUSION
194	CONCREMENT TRIM/SLAB FINISHED	99	EXTERIOR BRICK 1 1/2" PROTRUSION
195	CONCREMENT TRIM/SLAB FINISHED	100	EXTERIOR BRICK 1 1/2" PROTRUSION

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1004 650 Street, Vancouver, B.C., V5Y 3H3

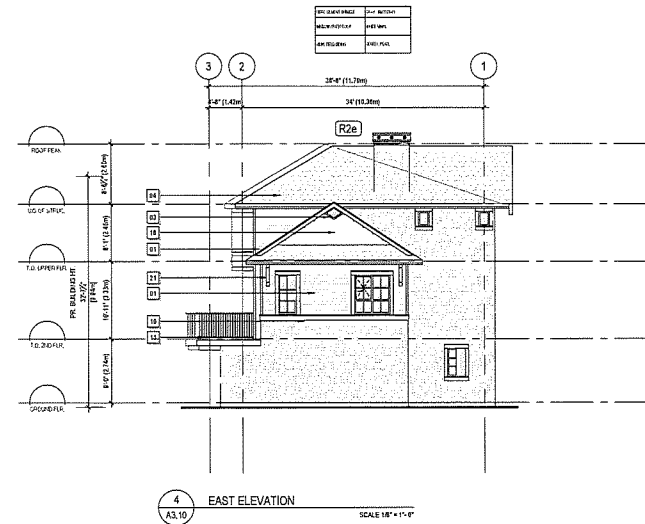
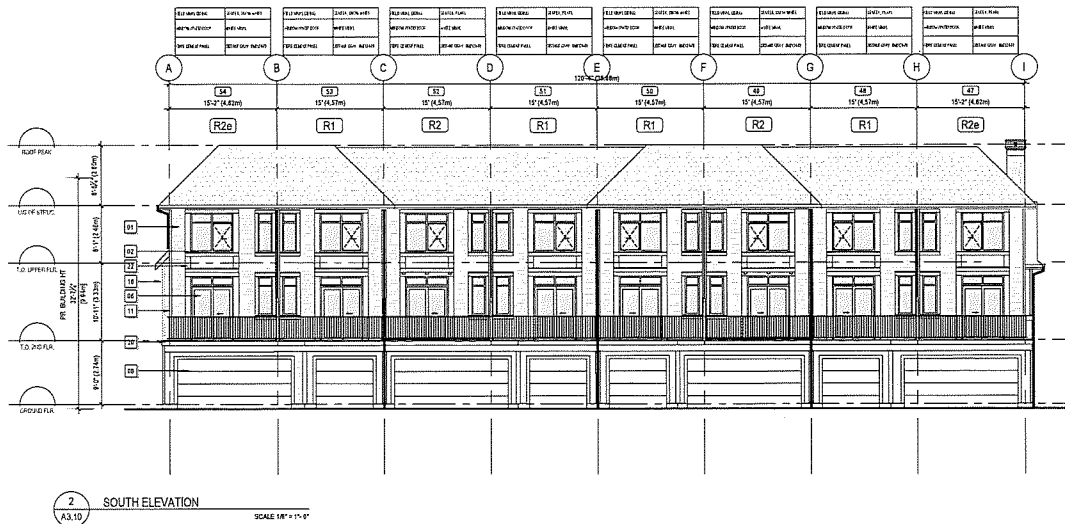
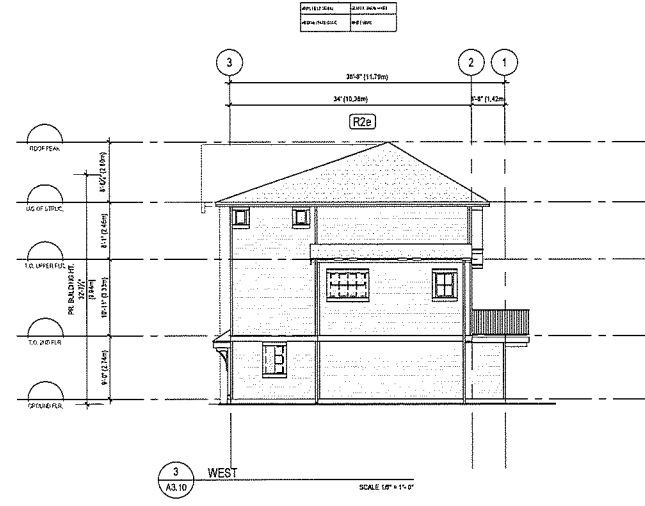
ISSUES	DATE
1. ISSUED FOR DEVELOPMENT PERMIT	2018-01-15
2. ISSUED FOR ASP	2018-03-08
3. ISSUED FOR DEVELOPMENT PERMIT	2018-06-07

PROJECT NUMBER: 05-09  
DRAWN BY: VM  
CHECKED BY: MD  
DATE CHECKED:  
CONSULTANT:

**BONSON TOWNHOMES**  
19686 HAMMOND RD, PITT MEADOWS, BC

**BUILDING NINE ELEVATIONS**

**A3.09**



MATERIAL KEY		COLOUR PALETTE (A3.00): MEDIUM GRAY	
11	ALUMINUM WALL PANELS - CE-FINISH	15	WOOD FINISH COORDINATED
12	ALUMINUM WALL PANELS - CE-FINISH	16	WOOD FINISH COORDINATED
13	ALUMINUM WALL PANELS - CE-FINISH	17	WOOD FINISH COORDINATED
14	ALUMINUM WALL PANELS - CE-FINISH	18	WOOD FINISH COORDINATED
15	ALUMINUM WALL PANELS - CE-FINISH	19	WOOD FINISH COORDINATED
16	ALUMINUM WALL PANELS - CE-FINISH	20	WOOD FINISH COORDINATED
17	ALUMINUM WALL PANELS - CE-FINISH	21	WOOD FINISH COORDINATED
18	ALUMINUM WALL PANELS - CE-FINISH	22	WOOD FINISH COORDINATED
19	ALUMINUM WALL PANELS - CE-FINISH	23	WOOD FINISH COORDINATED
20	ALUMINUM WALL PANELS - CE-FINISH	24	WOOD FINISH COORDINATED
21	ALUMINUM WALL PANELS - CE-FINISH	25	WOOD FINISH COORDINATED
22	ALUMINUM WALL PANELS - CE-FINISH	26	WOOD FINISH COORDINATED
23	ALUMINUM WALL PANELS - CE-FINISH	27	WOOD FINISH COORDINATED
24	ALUMINUM WALL PANELS - CE-FINISH	28	WOOD FINISH COORDINATED
25	ALUMINUM WALL PANELS - CE-FINISH	29	WOOD FINISH COORDINATED
26	ALUMINUM WALL PANELS - CE-FINISH	30	WOOD FINISH COORDINATED
27	ALUMINUM WALL PANELS - CE-FINISH	31	WOOD FINISH COORDINATED
28	ALUMINUM WALL PANELS - CE-FINISH	32	WOOD FINISH COORDINATED
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46	ALUMINUM WALL PANELS - CE-FINISH	50	WOOD FINISH COORDINATED
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50	ALUMINUM WALL PANELS - CE-FINISH	54	WOOD FINISH COORDINATED
51	ALUMINUM WALL PANELS - CE-FINISH	55	WOOD FINISH COORDINATED
52	ALUMINUM WALL PANELS - CE-FINISH	56	WOOD FINISH COORDINATED
53	ALUMINUM WALL PANELS - CE-FINISH	57	WOOD FINISH COORDINATED
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55	ALUMINUM WALL PANELS - CE-FINISH	59	WOOD FINISH COORDINATED
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61	ALUMINUM WALL PANELS - CE-FINISH	65	WOOD FINISH COORDINATED
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64	ALUMINUM WALL PANELS - CE-FINISH	68	WOOD FINISH COORDINATED
65	ALUMINUM WALL PANELS - CE-FINISH	69	WOOD FINISH COORDINATED
66	ALUMINUM WALL PANELS - CE-FINISH	70	WOOD FINISH COORDINATED
67	ALUMINUM WALL PANELS - CE-FINISH	71	WOOD FINISH COORDINATED
68	ALUMINUM WALL PANELS - CE-FINISH	72	WOOD FINISH COORDINATED
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70	ALUMINUM WALL PANELS - CE-FINISH	74	WOOD FINISH COORDINATED
71	ALUMINUM WALL PANELS - CE-FINISH	75	WOOD FINISH COORDINATED
72	ALUMINUM WALL PANELS - CE-FINISH	76	WOOD FINISH COORDINATED
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74	ALUMINUM WALL PANELS - CE-FINISH	78	WOOD FINISH COORDINATED
75	ALUMINUM WALL PANELS - CE-FINISH	79	WOOD FINISH COORDINATED
76	ALUMINUM WALL PANELS - CE-FINISH	80	WOOD FINISH COORDINATED
77	ALUMINUM WALL PANELS - CE-FINISH	81	WOOD FINISH COORDINATED
78	ALUMINUM WALL PANELS - CE-FINISH	82	WOOD FINISH COORDINATED
79	ALUMINUM WALL PANELS - CE-FINISH	83	WOOD FINISH COORDINATED
80	ALUMINUM WALL PANELS - CE-FINISH	84	WOOD FINISH COORDINATED
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82	ALUMINUM WALL PANELS - CE-FINISH	86	WOOD FINISH COORDINATED
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87	ALUMINUM WALL PANELS - CE-FINISH	91	WOOD FINISH COORDINATED
88	ALUMINUM WALL PANELS - CE-FINISH	92	WOOD FINISH COORDINATED
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95	ALUMINUM WALL PANELS - CE-FINISH	99	WOOD FINISH COORDINATED
96	ALUMINUM WALL PANELS - CE-FINISH	100	WOOD FINISH COORDINATED

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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2018-11-13
2	ISSUED FOR ADP	2018-08-13
3	ISSUED FOR DEVELOPMENT PERMIT	2018-04-27

PROJECT  
BONSON TOWNHOMES  
1856 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE  
BUILDING TEN ELEVATIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE CHECKED  
CONSULTANT

PROJECT  
BONSON TOWNHOMES  
1856 HAMMOND RD, PITT MEADOWS, BC  
DRAWING TITLE  
BUILDING TEN ELEVATIONS

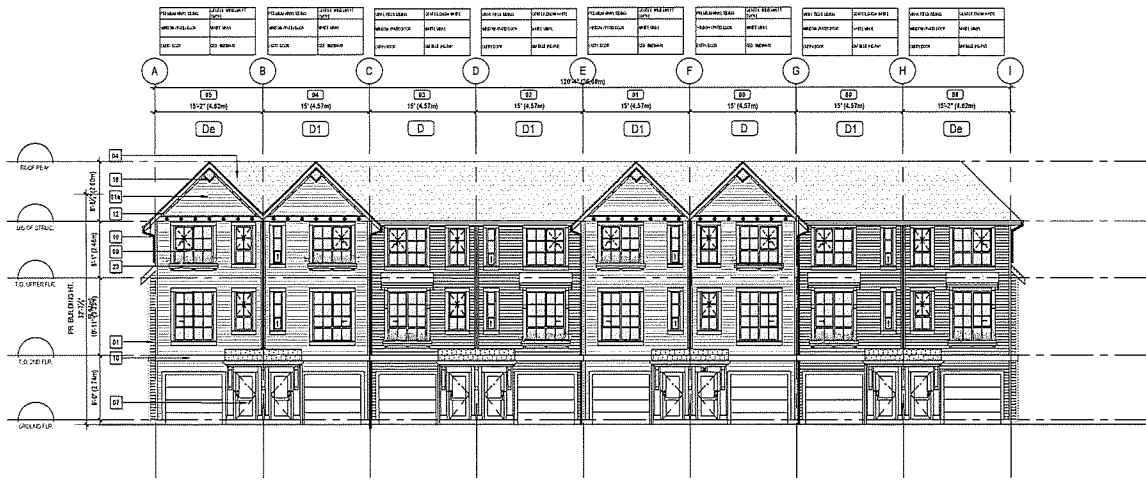
DRAWING NO.  
**A3.10**



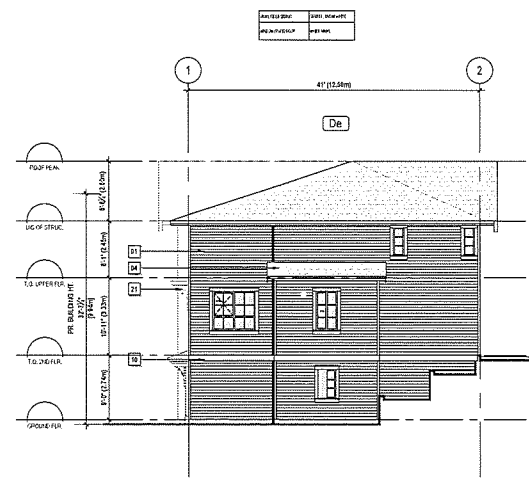








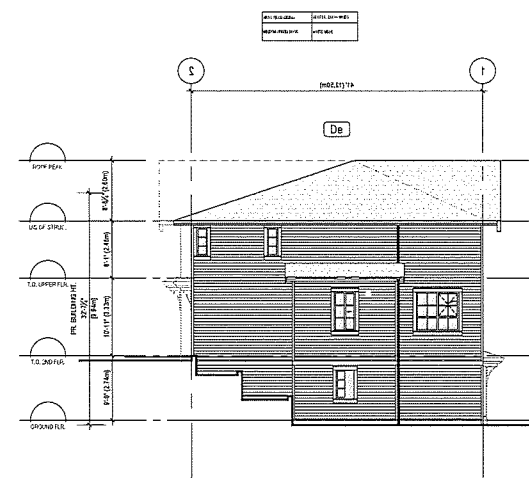
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SCALE 1/8" = 1'-0"



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



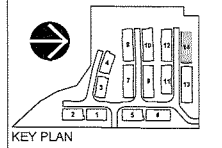
2 REAR ELEVATION  
SCALE 1/8" = 1'-0"



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

MATERIAL KEY		COLOUR PALETTE (A3.00): MEDIUM GRAY	
01	HORIZONTAL VEIL, BRUSH 1" FINISH	09	PAINTED WOOD (MEDIUM GRAY)
02	HORIZONTAL VEIL, BRUSH 1/2" FINISH	10	PAINTED WOOD (DARK MEDIUM GRAY)
03	HORIZONTAL VEIL, BRUSH 1/4" FINISH	11	PAINTED WOOD (LIGHT MEDIUM GRAY)
04	PERFORATED METAL PANEL	12	PAINTED WOOD (DARK MEDIUM GRAY) WITH BRASS
05	PERFORATED METAL PANEL	13	PAINTED WOOD (DARK MEDIUM GRAY) WITH BRASS
06	PERFORATED METAL PANEL	14	PAINTED WOOD (DARK MEDIUM GRAY) WITH BRASS
07	PERFORATED METAL PANEL	15	PAINTED WOOD (DARK MEDIUM GRAY) WITH BRASS
08	PERFORATED METAL PANEL	16	PAINTED WOOD (DARK MEDIUM GRAY) WITH BRASS
17	PAINTED WOOD (MEDIUM GRAY)	18	PAINTED WOOD (DARK MEDIUM GRAY)
18	PAINTED WOOD (DARK MEDIUM GRAY)	19	PAINTED WOOD (DARK MEDIUM GRAY)
19	PAINTED WOOD (DARK MEDIUM GRAY)	20	PAINTED WOOD (DARK MEDIUM GRAY)
20	PAINTED WOOD (DARK MEDIUM GRAY)	21	PAINTED WOOD (DARK MEDIUM GRAY)
21	PAINTED WOOD (DARK MEDIUM GRAY)	22	PAINTED WOOD (DARK MEDIUM GRAY)
22	PAINTED WOOD (DARK MEDIUM GRAY)	23	PAINTED WOOD (DARK MEDIUM GRAY)
23	PAINTED WOOD (DARK MEDIUM GRAY)	24	PAINTED WOOD (DARK MEDIUM GRAY)
24	PAINTED WOOD (DARK MEDIUM GRAY)	25	PAINTED WOOD (DARK MEDIUM GRAY)
25	PAINTED WOOD (DARK MEDIUM GRAY)	26	PAINTED WOOD (DARK MEDIUM GRAY)
26	PAINTED WOOD (DARK MEDIUM GRAY)	27	PAINTED WOOD (DARK MEDIUM GRAY)
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28	PAINTED WOOD (DARK MEDIUM GRAY)	29	PAINTED WOOD (DARK MEDIUM GRAY)
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32	PAINTED WOOD (DARK MEDIUM GRAY)	33	PAINTED WOOD (DARK MEDIUM GRAY)
33	PAINTED WOOD (DARK MEDIUM GRAY)	34	PAINTED WOOD (DARK MEDIUM GRAY)
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35	PAINTED WOOD (DARK MEDIUM GRAY)	36	PAINTED WOOD (DARK MEDIUM GRAY)
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**EKISTICS**  
Architecture  
1925 Main Street  
Vancouver, BC  
Canada, V6T 3C1  
T. 604 876-5050  
F. 604 876-5050  
www.ekistics.com



**MOSAIC**  
1004 B.C. 1000 F. 604 885 3800  
200-2000 Grand St. Vancouver, B.C., V6Z 3K4

REVISIONS

NO.	DESCRIPTION	DATE
1		

SCALES

SCALE	DATE
1/8" = 1'-0"	2018-11-15
1/8" = 1'-0"	2018-08-15
1/8" = 1'-0"	2018-06-15

PROJECT

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2018-11-15
2	ISSUED FOR ASP	2018-08-15
3	ISSUED FOR DEVELOPMENT PERMIT	2018-06-15

PROJECT NUMBER: 200-20

DRAWN BY: JN

CHECKED BY: MD

DATE CHECKED:

CONSULTANT:

**BONSON TOWNHOMES**  
19636 HAMMOND RD, FITT MEADOWS, BC  
DRAWING TITLE

**BUILDING FOURTEEN ELEVATIONS**

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

**A3.14**



**LANDSCAPE NOTES**

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscaping Code.
- Plant sizes and annual container classes are specified according to the B.C. Landscaping Standard and Code. For container classes C2 and smaller, plant sizes shall be as shown in the plant list and the quantity with the plant list for all plant containers. These shall be as defined in the B.C. Landscaping Code.
- All trees to be planted in accordance with ICMA Standards.
- All trees to be planted in accordance with ICMA Standards.
- All landscape and site work of the open portions of the site shall be completed in accordance with the approved drawings and the terms of the contract and any other relevant documents, including but not limited to the B.C. Landscaping Code and any other relevant documents.
- All plants shall be approved with their supplier.
- All irrigation valves shall be equipped with backflow prevention devices and shall be installed in accordance with the B.C. Landscaping Code and any other relevant documents.
- All irrigation systems shall be installed in accordance with the B.C. Landscaping Code and any other relevant documents.

**PLANT LIST**

Plant Name	Quantity	Plant Name	Quantity
...	...	...	...

**MATERIALS KEY**

Material Name	Material Name
...	...

**DRAWING LIST**

- 10.0 COVER SHEET AND SITE PLAN
- L1.1 MATERIALS & GRADING PLAN
- L1.2 MATERIALS & GRADING PLAN
- L1.3 MATERIALS & GRADING PLAN
- L1.4 MATERIALS & GRADING PLAN
- L1.5 MATERIALS & GRADING PLAN
- L1.6 MATERIALS & GRADING PLAN
- L1.7 MATERIALS & GRADING PLAN
- L2.1 PLANTING PLAN
- L2.2 PLANTING PLAN
- L2.3 PLANTING PLAN
- L2.4 PLANTING PLAN
- L2.5 PLANTING PLAN
- L2.6 PLANTING PLAN
- L2.7 PLANTING PLAN
- L3.1 LANDSCAPE SECTIONS
- L3.2 LANDSCAPE SECTIONS
- L3.3 LANDSCAPE SECTIONS
- L3.4 LANDSCAPE DETAILS
- L3.5 LANDSCAPE DETAILS



04 Nov 15-18 Re-issued for DP  
 03 Sep 21-18 Issued for ADP  
 02 Sep 10-18 Issued for Prior Info  
 01 Apr 27-18 Issued for DP



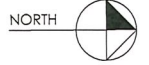
**MOSAIC**  
 500-2809 Granville St.  
 Vancouver BC V6H 3H3  
 t: 604 684 0577  
 www.ok.bc.ca

Project:  
**Bonsen Town Homes**  
**19496 Hammond Rd.**  
**Pitt Meadows, BC.**  
 Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:200  
 Drawing Title:

Project No.:  
**18025**  
 Sheet No.:

10.0





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01	Apr 27-18	Issued for DP
no.:	date:	item:

Revisions:

Durante Kinsak Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dk.bc.ca

**MOSAIC**  
 500-3808 Granville St.  
 Vancouver BC V6H 3H3  
 t: 604 685 3988

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: 1:100

Drawing Title:

**Landscape Material**  
**and Grading 1**

Project No.:  
 17025

Sheet No.:

L-1.1





04 Nov-15-18 Re-issued for DP  
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 02 Sep-10-18 Issued for Prior to  
 01 Apr-27-18 Issued for DP



**MOSAIC**  
 500-2809 Granville St,  
 Vancouver BC V6H 3H3  
 t: 604 685 9888

Project:  
**Bonson Town homes  
 19696 Hammond RD.  
 Pitt Meadows, BC.**

Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**Landscape Material  
 and Grading 2**

Project No.:  
**17025**  
 Sheet No.:

L-1.2





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 02 Sep 10-18 Issued for Prior to  
 01 Apr 27-18 Issued for DP

no.: | date: | item:

Revisions:



**MOSAIC**  
 500-3909 Granville St.  
 Vancouver BC V6H 3H3  
 T: 604 685 9868

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: 1:100

Drawing Title:  
**Landscape Material and Grading 3**

Project No.:  
 18025

Sheet No.:

L-1.3





04 Nov 15-18 Re-issued for DP  
 03 Sep 21-18 Issued for ADP  
 02 Sep 19-18 Issued for Prior to  
 01 Apr 21-18 Issued for DP  
 no.: | date: | item:

Revisions:  
 Duratec Knauf Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 6111  
 F: 604 684 0577  
 www.dk.bc.ca

**MOSAIC**  
 500-2609 Granville St.  
 Vancouver BC V6H 3H3  
 T: 604 685 0888

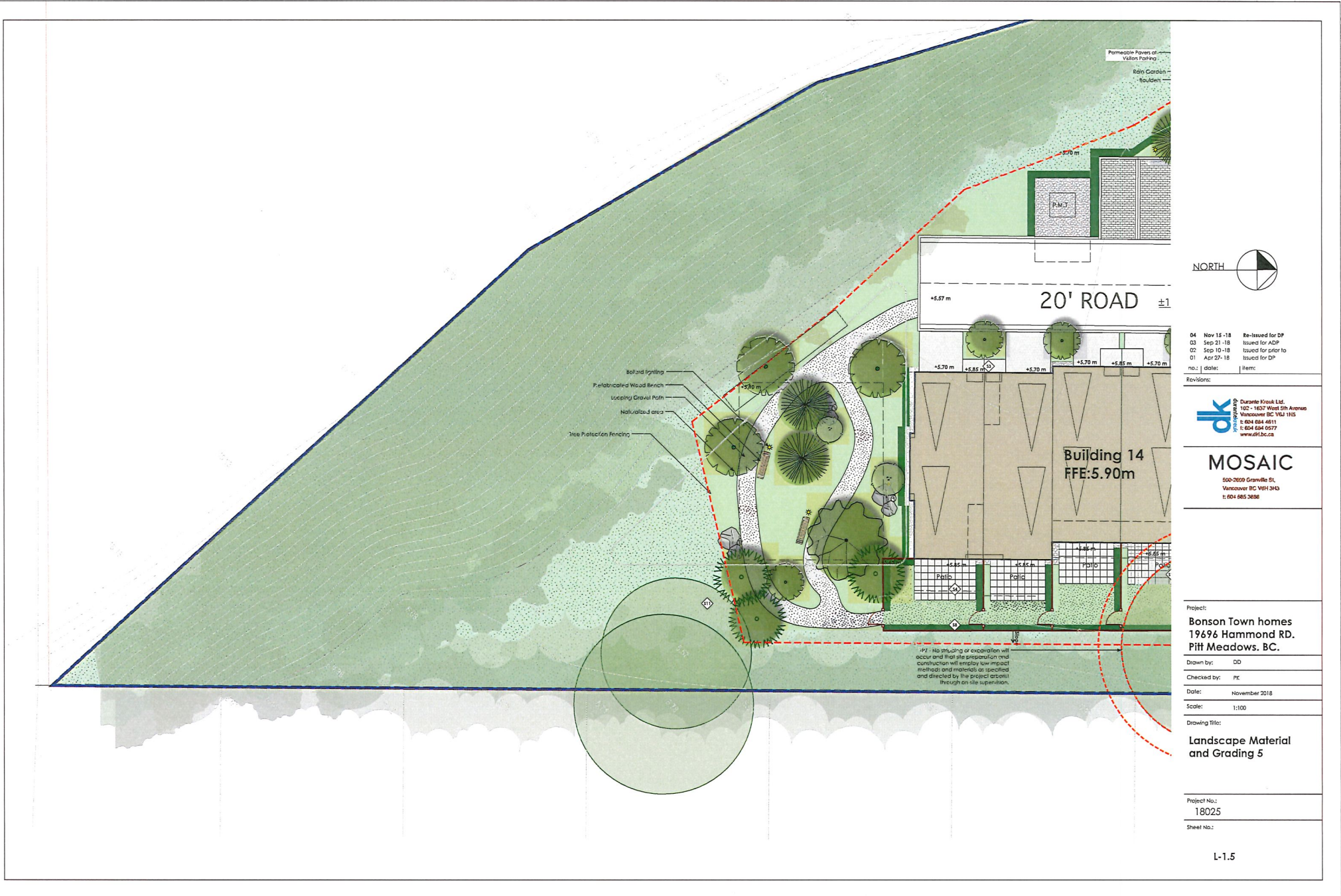
Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**  
 Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**Landscape Material**  
**and Grading 4**

Project No.:  
**18025**  
 Sheet No.:

L-1.4





04	Nov 15 -18	Re-issued for DP
03	Sep 21 -18	Issued for ADP
02	Sep 10 -18	Issued for prior to
01	Apr 27 -18	Issued for DP
no.:	date:	item:

Revisions:



Durante Frank Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1K5  
 t: 604 684 4611  
 f: 604 684 0977  
 www.df.bc.ca

**MOSAIC**

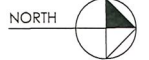
500-2020 Granville St,  
 Vancouver BC V6H 3H0  
 t: 604 985 3888

Project:  
**Bonson Town homes  
 19496 Hammond RD.  
 Pitt Meadows, BC.**

Drawn by:	DD
Checked by:	PE
Date:	November 2018
Scale:	1:100
Drawing Title:	<b>Landscape Material and Grading 5</b>

Project No.:  
**18025**  
 Sheet No.:





04 Nov 15-18 Re-issued For DP  
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 02 Sep 10-18 Issued For Prior to  
 01 Apr 02-18 Issued for DP  
 no.: date: | desc:



**MOSAIC**  
 500-2029 Granville St,  
 Vancouver BC V6H 3H3  
 t: 604 684 3488

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**  
 Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**Landscape Material**  
**and Grading 6**

Project No.:  
**18025**  
 Sheet No.:





04 Nov 15-18 Re-issued for DP  
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 02 Sep 10-18 Issued for Prior to  
 01 Apr 07-18 Issued for DP  
 no.: date: item:

Revisions:

**dk** Duranto Kruuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1R5  
 t: 604 684 6111  
 f: 604 684 6577  
 www.dk.bc.ca

**MOSAIC**  
 500-2009 Granville St,  
 Vancouver BC V6H 3H3  
 t: 604 685 0388

**SECONDARY**

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD  
 Checked by: PR  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**Landscape Material**  
**and Grading 7**

Project No.:  
**18025**

Sheet No.:

L-1.7





04	Nov 15 - 18	Re-issued for DP
03	Sep 21 - 18	Issued for ADP
02	Sep 10 - 18	Issued for Prior to
01	Apr 27 - 18	Issued for DP
no.	date:	item:

Revisions:

**DK**  
 Durame Kinsuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4811  
 f: 604 684 6577  
 www.dk.bc.ca

**MOSAIC**

500-2809 Granville St.  
 Vancouver BC V6H 3H3  
 t: 604 685 3888

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: 1:100

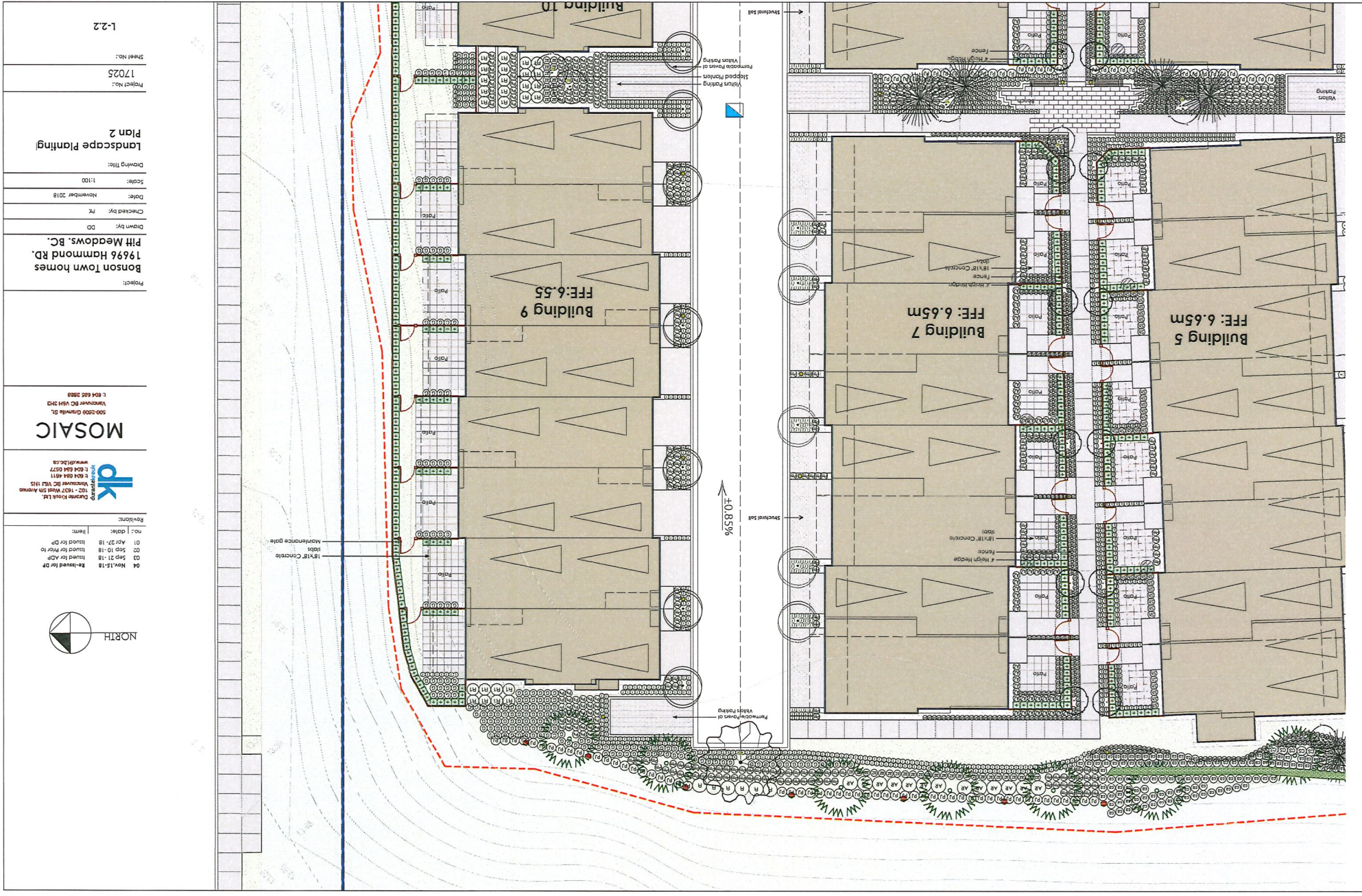
Drawing Title:  
**Landscape Planting**  
**Plan 1**

Project No.:  
**17025**

Sheet No.:

L-2.1





Project:  
 Bonson Town homes  
 19696 Hammond RD.  
 Pitt Meadows, BC.

Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100  
 Drawing Title: Landscape Planning  
 Plan 2

Project No.: 17025  
 Sheet No.: L-2-2

500-559 Granville St.  
 Vancouver BC V6H 3V3  
 L: 604 685 2888

**MOSAIC**  
 www.mosaic.ca

102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1K5  
 T: 604 684 8877  
 F: 604 684 0577

Revisions:

04	Nov-18	Revised for DP
03	Sep-18	Issued for ADP
02	Sep-18	Issued for Permit
01	Apr-18	Issued for DP







04	Nov 15 - 18	Re-issued for DP
03	Sep 21 - 18	Issued for APD
02	Sep 10 - 18	Issued for Prior to
01	Apr 27 - 18	Issued for DP
no.:	date:	item:

Revisions:

**dk** CONSULTANTS  
 Durante Knack Ltd.  
 102 - 1607 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4811  
 f: 604 684 6577  
 www.dk.bc.ca

**MOSAIC**

500-2909 Granville St.  
 Vancouver BC V6H 3H3  
 T: 604 685 3588

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: 1:100

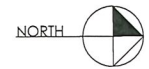
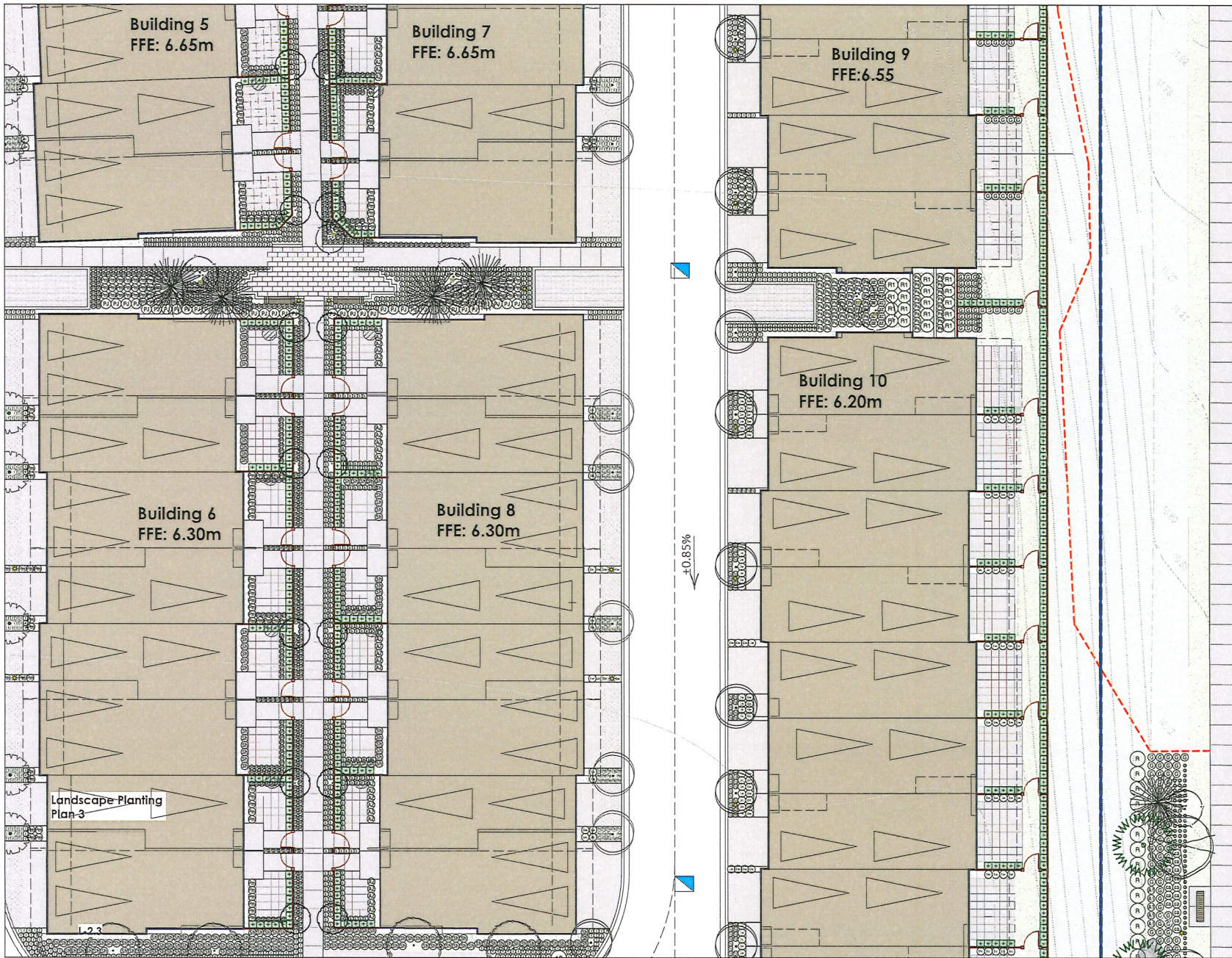
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**Landscape Planting**  
**Plan 3**

Project No.:  
**18025**

Sheet No.:

L-2.3





04	Nov 15-18	Re-issued for DP
03	Sep 21-18	Issued for ADP
02	Sep 10-18	Issued for Prior to
01	Apr 27-18	Issued for DP

no. | date: | item:

Revisions:

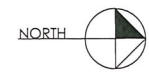
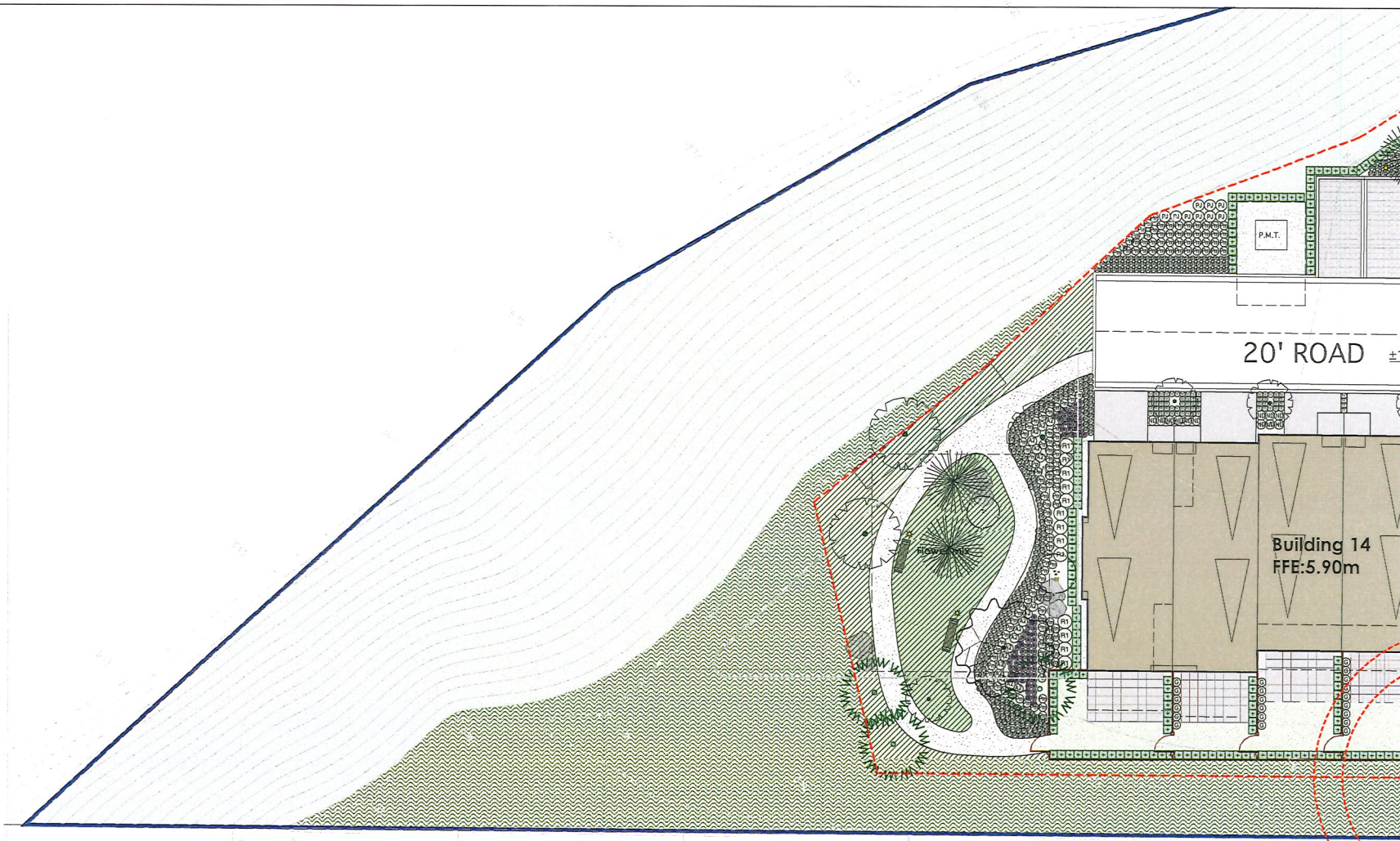
**ok** Durante Kiosk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1R5  
 t: 604 684 4611  
 f: 604 684 6577  
 www.ok.bc.ca

**MOSAIC**  
 500-5050 Granville St.  
 Vancouver BC V6H 3H3  
 t: 604 685 3888

Project:	
<b>Bonson Town homes 19696 Hammond RD. Pitt Meadows, BC.</b>	
Drawn by:	DD
Checked by:	FE
Date:	November 2018
Scale:	1:100
Drawing Title:	
<b>Landscape Planting Plan 4</b>	
Project No.:	
18025	
Sheet No.:	

L-2.4





04	Nov 15 -18	Re-issued for DP
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02	Sep 10 -18	Issued for prior to
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Revisions:

Duratec Kriuk Ltd.  
 102-11627 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 4811  
 F: 604 684 0277  
 www.dk.bc.ca

**MOSAIC**  
 500-2650 Granville St.  
 Vancouver BC V6H 3H3  
 T: 604 685 3888

Project:  
**Bonson Town homes**  
**19696 Hammond RD.**  
**Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: 1:100

Drawing Title:

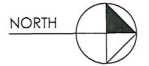
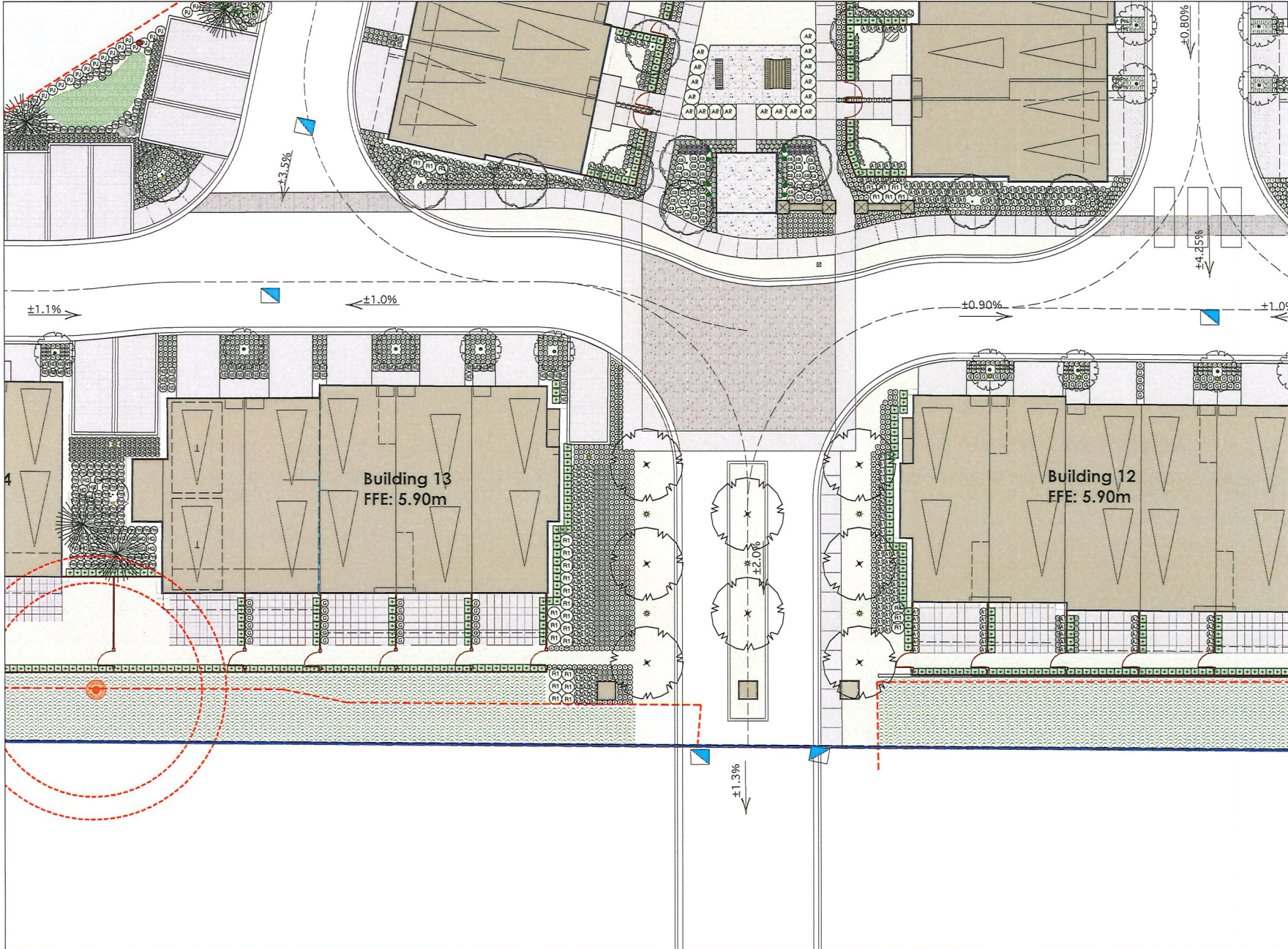
**Landscape Planting**  
**Plan 5**

Project No.:  
**18025**

Sheet No.:

L-2.5





04	Nov 15 - 18	Re-issued For DP
03	Sep 21 - 18	Issued For ADP
02	Sep 10 - 18	Issued For Prior to
01	Apr 27 - 18	Issued for DP
no.	date:	item:

Revisions:



Duranto Kinok Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 t: 604 684-6611  
 f: 604 684-0577  
 www.df1bc.ca

**MOSAIC**

500-2620 Granville St.  
 Vancouver BC V6H 3H3  
 t: 604 685 3688

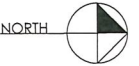
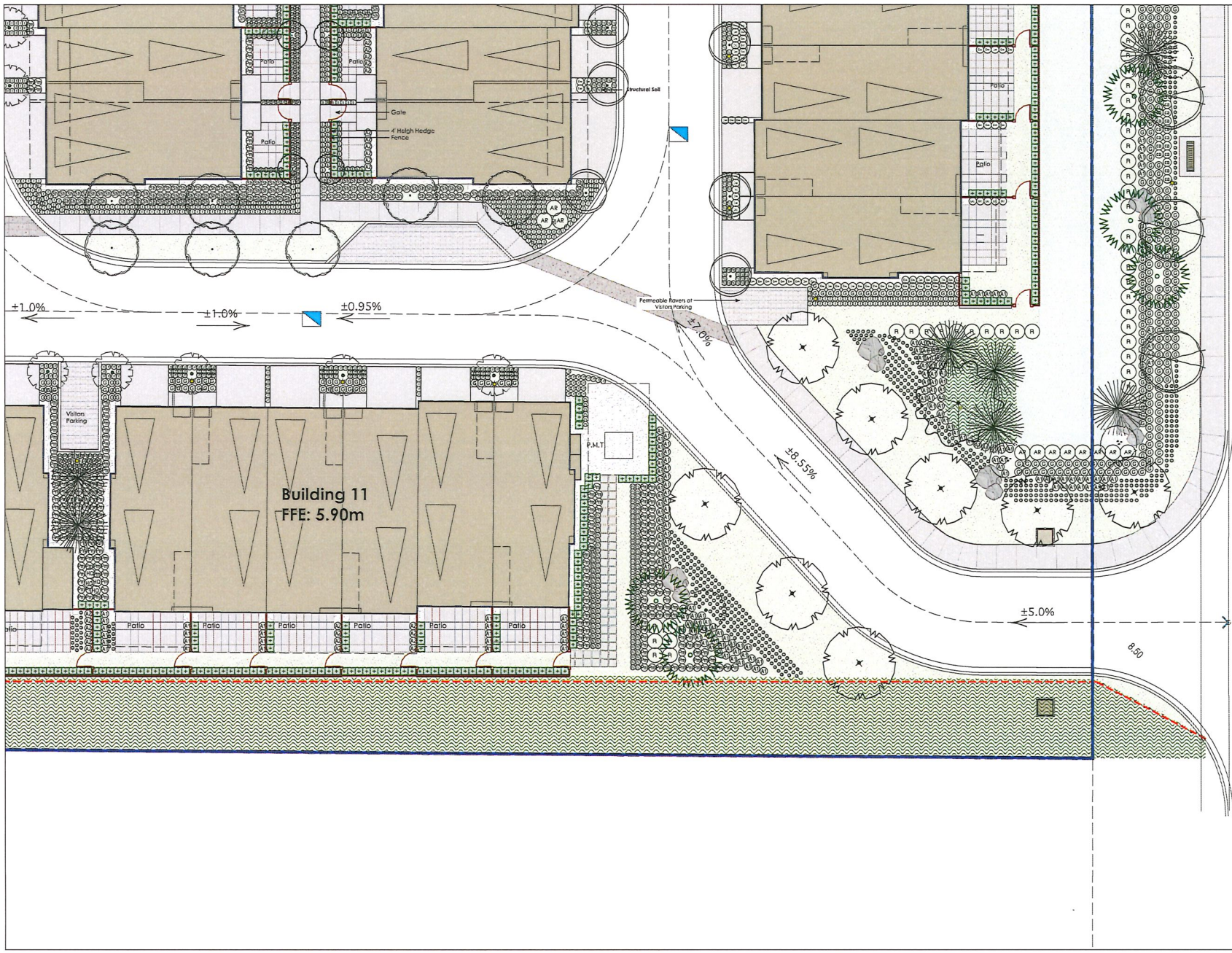
Project:  
**Bonson Town homes  
 19696 Hammond RD.  
 Pitt Meadows, BC.**

Drawn by: DD  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**Landscape Planting  
 Plan 6**

Project No.:  
**18025**  
 Sheet No.:





04 Nov 15-18 Re-issued for DP  
 03 Sep 21-18 Issued for ADP  
 02 Sep 10-18 Issued for Prior to  
 01 Apr 27-18 Issued for DP

no.: date: item:  
 Revisions:



**MOSAIC**  
 5500-2609 Granville St,  
 Vancouver BC V6H 3H5  
 t: 604 485 3088

**SECONDARY**

Project:  
**Bonson Town homes  
 19696 Hammond RD.  
 Pitt Meadows, BC.**

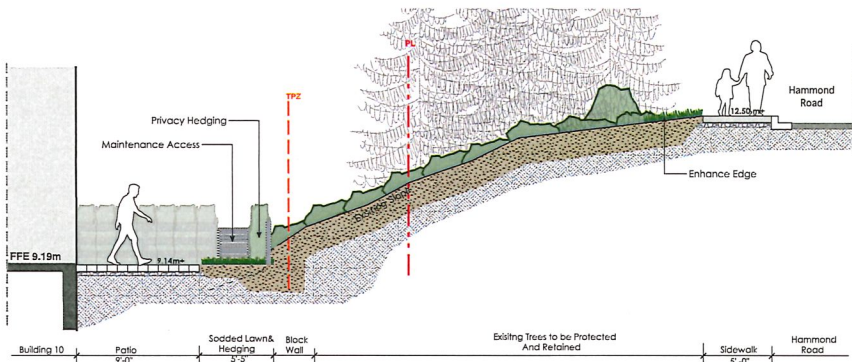
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 Date: November 2018  
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Drawing Title:  
**Landscape Planting  
 Plan 7**

Project No.:  
**18025**  
 Sheet No.:

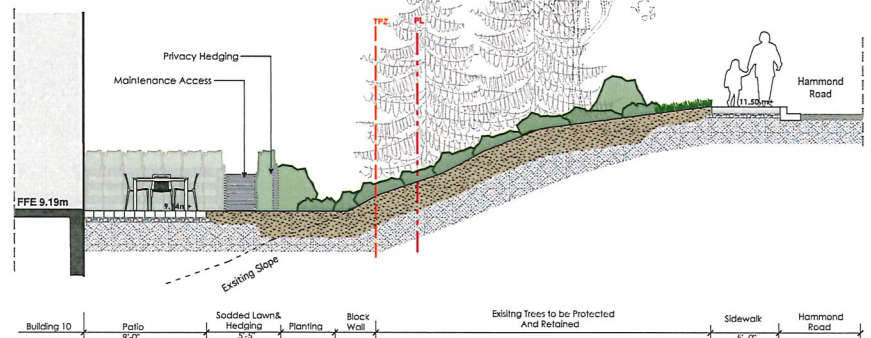
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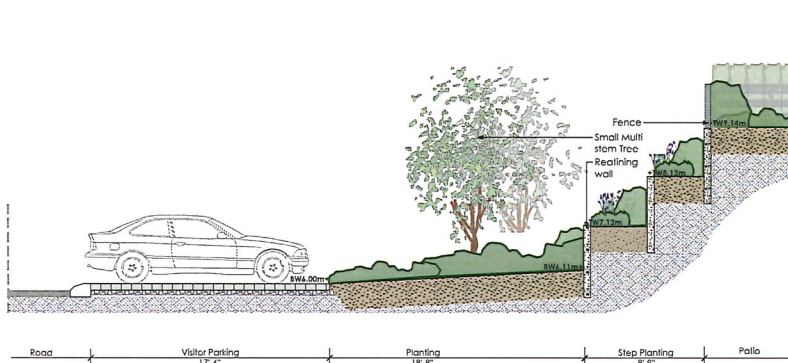
SECTION 1: Patios at Hammond road

Scale: 1:50



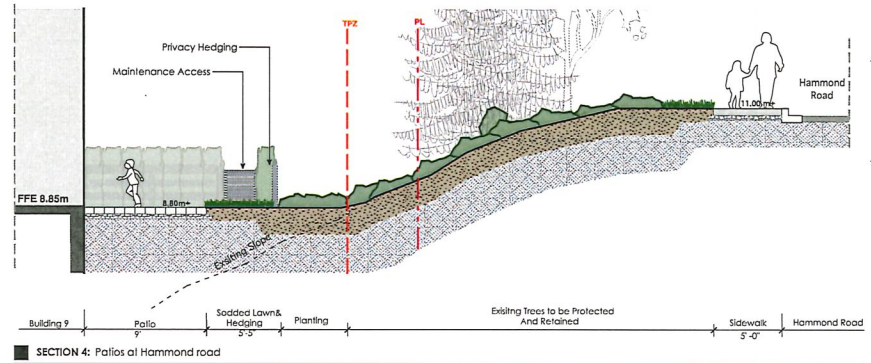
SECTION 2: Patios at Hammond road

Scale: 1:50



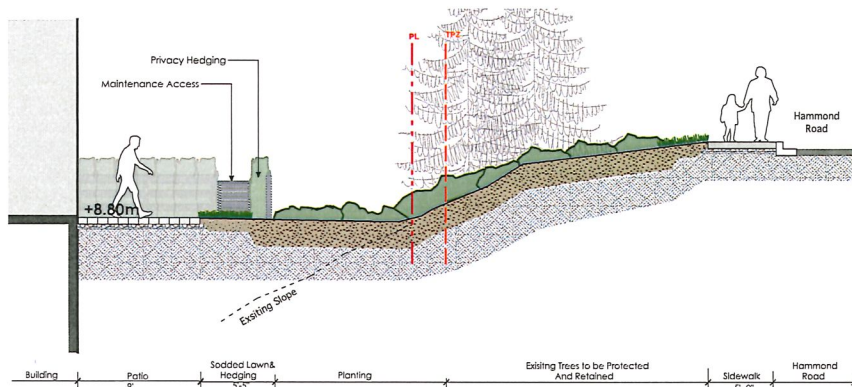
SECTION 3: Guest Parking between buildings 9 & 10

Scale: 1:50



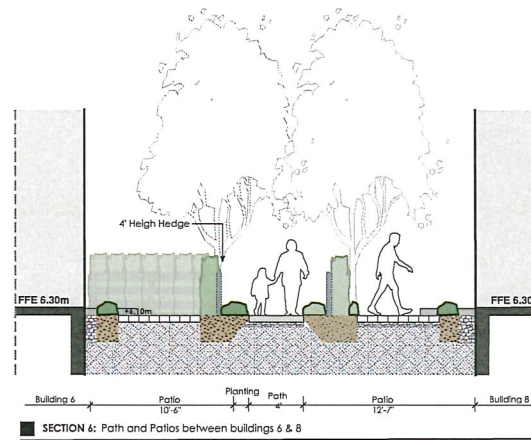
SECTION 4: Patios at Hammond road

Scale: 1:50



SECTION 5: Patios at Hammond road

Scale: 1:50



SECTION 6: Path and Patios between buildings 6 & 8

Scale: 1:50

4	Nov 15 - 18	Re-issued for DP
3	Sep 21 - 18	Issued for ADP
2	Sep 10 - 18	Issued for Prior to
1	Apr 27 - 18	Issued for DP
No.	date	Item

Revisions:

**MOSAIC**

500-2609 Grambo St.  
Vancouver BC V6H 3H3  
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Durante Krulik Ltd  
8102 - 1420 West 6th Avenue  
Vancouver BC V6J 1N5  
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f: 604 684 0277  
www.dkl.bc.ca

Project:  
**Bonson Town homes**

**19696 Hammond Rd.  
Pitt Meadows, BC.**

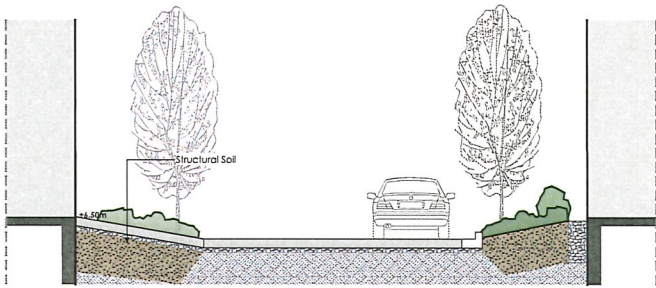
Drawn by: DD  
Checked by: PK  
Date: November 2018  
Scale: AS SHOWN

Drawing Title:  
**LANDSCAPE SECTIONS**

Project No.:  
**18025**

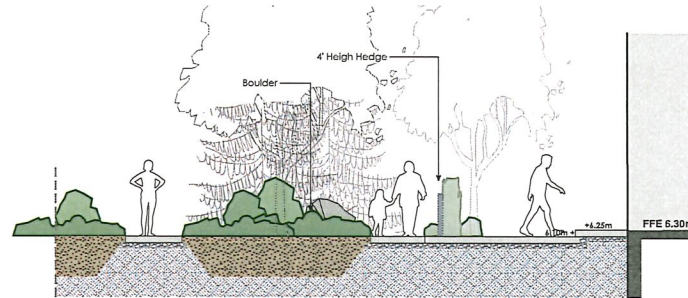
Sheet No.:

**L3.1**



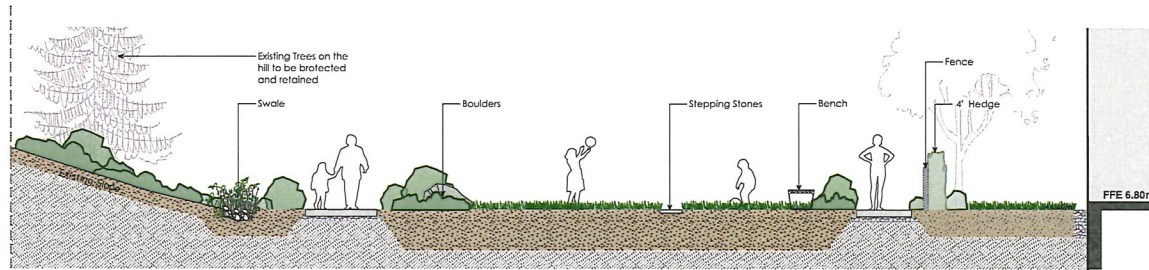
SECTION 7: Driveways and road between buildings 3 & 5

Scale: 1:50



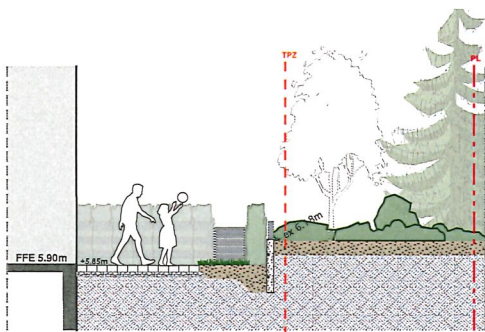
SECTION 8: Path, Planting and Patios between buildings 1 & 4

Scale: 1:50



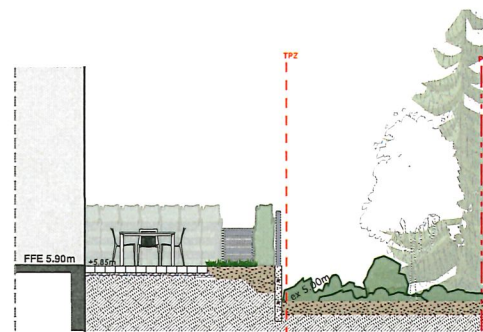
SECTION 9: Kids Play Area, Path and Patio

Scale: 1:50



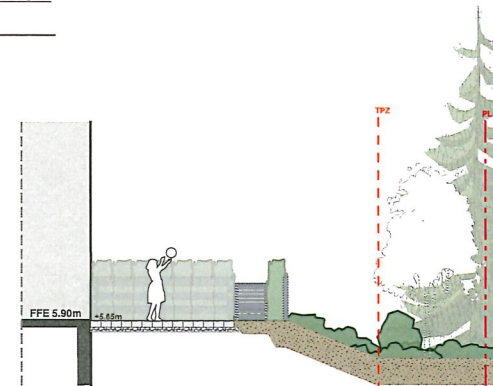
SECTION 10: Back Patio at building 12

Scale: 1:50



SECTION 11: Back Patio at building 12

Scale: 1:50



SECTION 12: Back Patio at building 13

Scale: 1:50

4	Nov 15 - 18	Re-issued for DP
3	Sep 21 - 18	Issued for ADP
2	Sep 10 - 18	Issued for Prior ID
1	Apr 27 - 18	Issued for DP
no.	date:	item:

Revisions:

**MOSAIC**

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Vancouver BC V6H 3H3  
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**DL** Durston Krok Ltd  
1621 - 1627 West 6th Avenue  
Vancouver BC V6J 1K5  
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f: 604 684 0077  
www.dklbc.ca

Project:  
**Bonson Town homes**

**19696 Hammond RD.  
Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

Scale: AS SHOWN

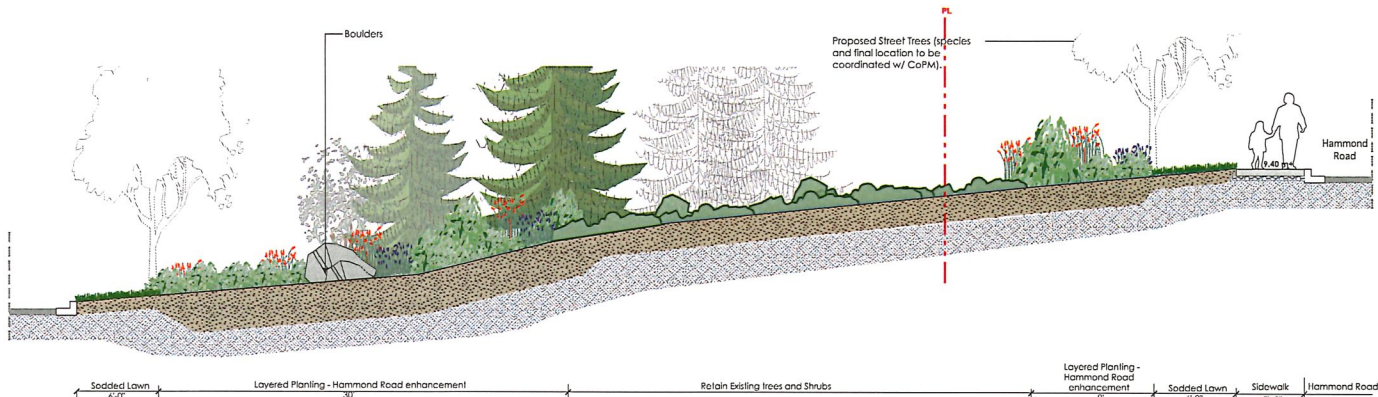
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**LANDSCAPE SECTIONS**

Project No.:  
**18025**

Sheet No.:

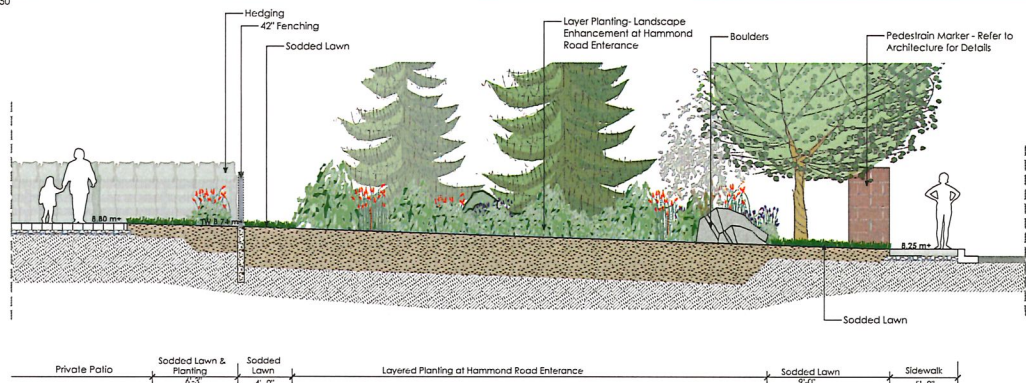
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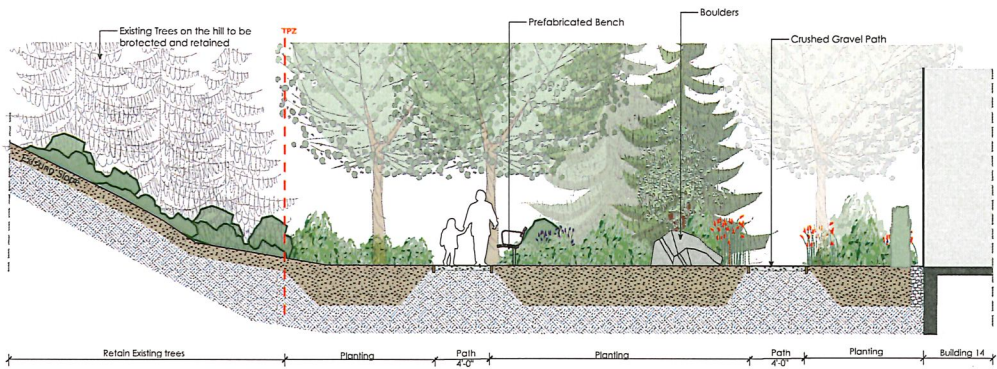
SECTION 13: Planting on Hammond Road Entrance

Scale: 1:50



SECTION 14: Kids Play Area, Path and Patio

Scale: 1:50



SECTION 15: Naturalised Area

Scale: 1:50

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1	Apr 27 - 18	Issued for DP
	date:	Item:

Revisions:

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Project:  
**Bonson Town homes**

**19696 Hammond RD.  
Pitt Meadows, BC.**

Drawn by: DD

Checked by: PK

Date: November 2018

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

Drawing Title:

**LANDSCAPE SECTIONS**

Project No.:  
**18025**

Sheet No.:

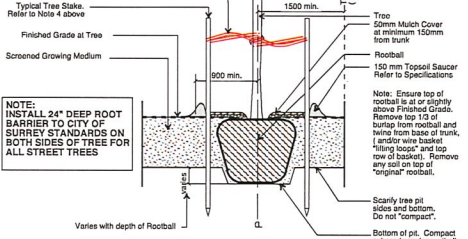
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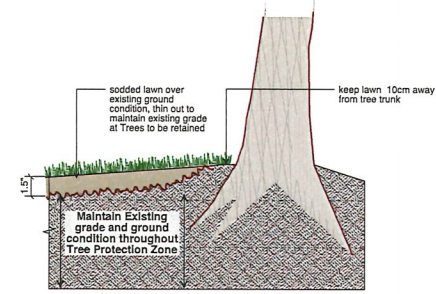
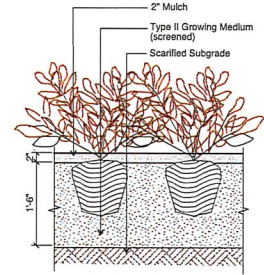
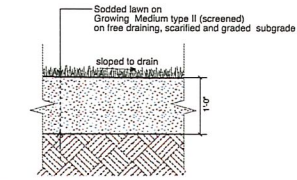
Depth of Growing Medium Total (mm)	Area (M2)	Variation 1		Variation 2	
		Size of Surface Square	Size of Surface Circle	Size of Surface Square	Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø		
600	8.33	2.9 M x 2.9 M	3.25 M Ø		
750	6.67	2.6 M x 2.6 M	2.90 M Ø		

- General Notes:**
- Do not cut Tree Leader.
  - Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  - Ensure tree location does not conflict with Underground Services. "Call before digging".
  - All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/lot on tree pit controls.
  - Provide min. 5 cubic meters of growing medium per tree.
  - Refer to Growing Medium Chart below for surface area depth of Growing Medium.

25mm wide Transmission Type Fabric Belting in "Figure 8" pattern. Attach to stake with single male tie.  
Note: Belt placed at height no greater than that which will support tree.



- Note:**
- See specifications for all sodded lawn equipments.
  - Refer to landscape plan for lawn area grading and elevation information.
  - Ensure entire lawn area is free of casting debris such as organic material (lumpsoil/mulch/weeds) and rocks etc. Ensure level and consistent scarified subgrade throughout entire lawn area.



- Revisions:**
- |   |              |                    |
|---|--------------|--------------------|
| 4 | Nov 15 - 18  | Re-issued for DP   |
| 3 | Sep 21 - 18  | Issued for ADP     |
| 2 | Sept 10 - 18 | Issued for Final R |
| 1 | Apr 27 - 18  | Issued for DP      |

**MOSAIC**  
500-2609 Granville St,  
Vancouver BC V6H 3H3  
t: 604 685 3888

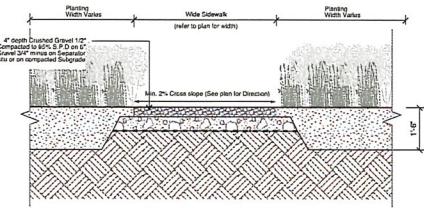
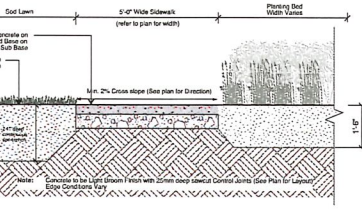
**DLK** Duranite Kruuk Ltd.  
100 - 1627 West 25th Avenue  
Vancouver BC V6L 1M5  
t: 604 684 4611  
f: 604 684 0277  
www.dlk.bc.ca

**LD-01** Typical Street Tree Planting  
Scale 1/8" = 1'-0"

**LD-02** Hydrated concrete in planting  
Scale 1/8" = 1'-0"

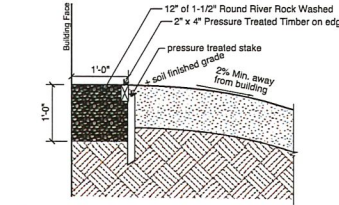
**LD-03** SF Rima Permeable Paving  
Scale 1/8" = 1'-0"

**LD-04** 18"x18" Concrete Paver in Tree Protection Zone  
Scale 1/8" = 1'-0"

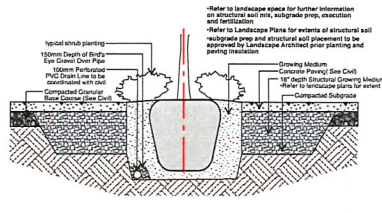


**LD-05** CIP Concrete Sidewalk (Pavement Only)  
Scale 1/2" = 1'-0"

**LD-06** Gravel Pathway  
Scale 1/2" = 1'-0"



**LD-07** River Rock Drop Strip  
Scale 1/8" = 1'-0"



**LD-08** Structural Soil  
Scale 1/2" = 1'-0"

**Project:** Bonson Town homes

**1696 Hammond Rd. Pitt Meadows, BC.**

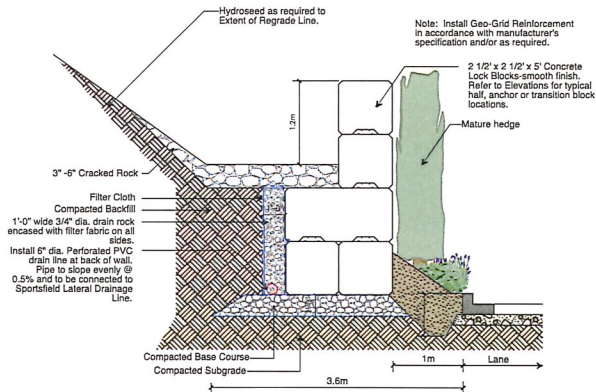
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Checked by: PK  
Date: November 2018  
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Drawing Title:

**LANDSCAPE DETAILS**

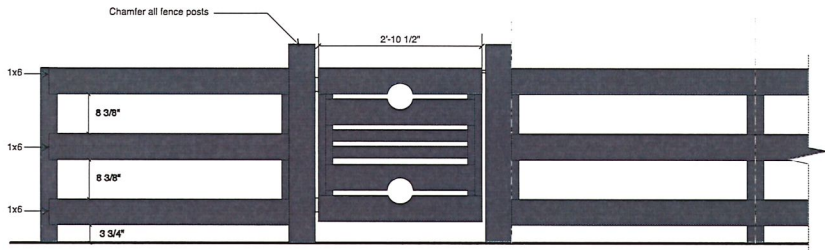
Project No.: 18025

Sheet No.:

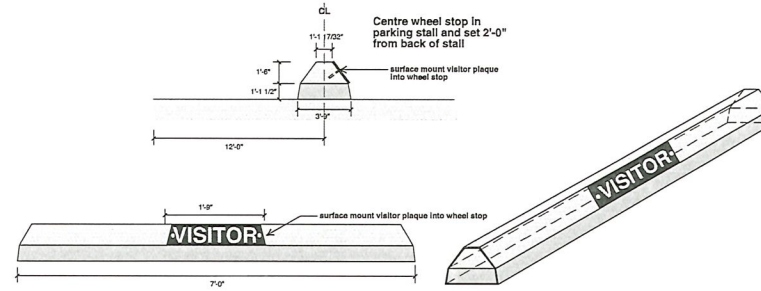
**L3.4**



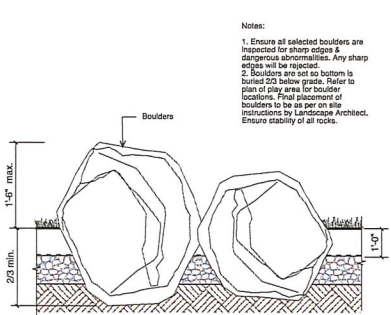
18.01 Concrete Lock Shoe Hazard Wall Section  
Scale 1/2"=1'



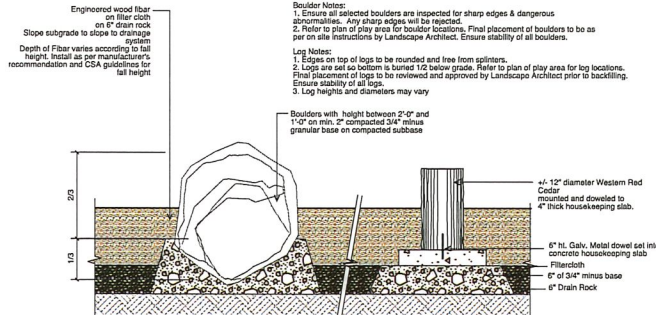
18.02 Yard Fencing and Gate  
Scale 1/4"=1'



18.03 Parking Stall - Wheel Stop  
Scale 1/2"=1'



18.04 Natural Stone Retaining Boulder  
Scale 1/4"=1'



18.05 Boulders and Logs in Fiber Safety Surfacing at Kids play Area  
Scale 1/4"=1'

Revisions:	date:	Item:
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1	Apr 27 - 18	Issued for DP

**MOSAIC**  
550-2606 Granville St,  
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f: 604 684 0077  
www.dr.bc.ca

Project:  
**Bonson Town homes**

**19696 Hammond RD,  
Pitt Meadows, BC.**

Drawn by: **DD**  
Checked by: **PK**  
Date: **November 2018**  
Scale: **As shown**  
Drawing Title:

**LANDSCAPE DETAILS**

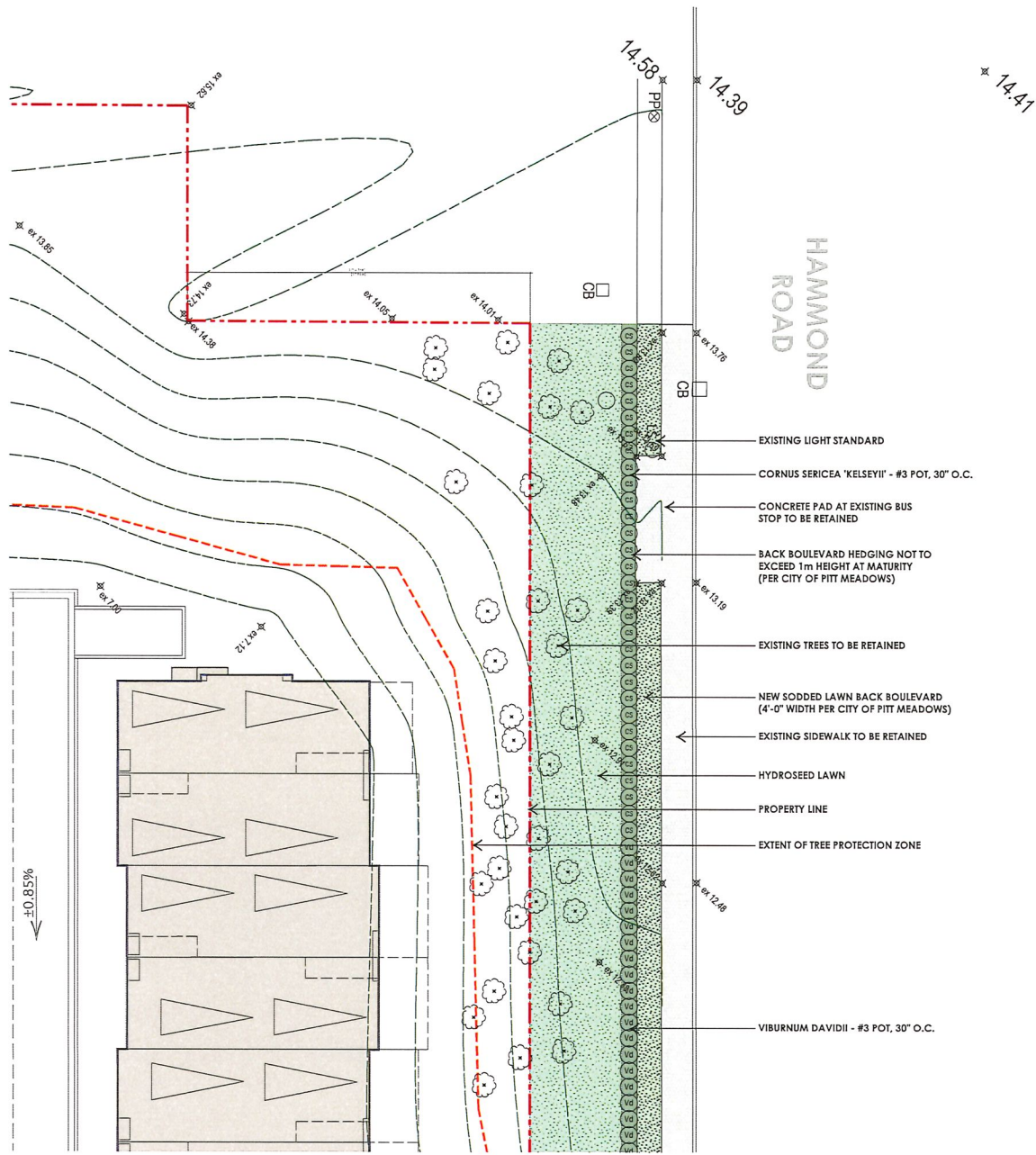
Project No.:

**18025**

Sheet No.:

**L3.5**





**DRAWING LIST**

L4.1	OFFSITE: LANDSCAPE PLANS
L4.2	OFFSITE: LANDSCAPE PLANS
L4.3	OFFSITE: LANDSCAPE PLANS

**MATERIALS KEY**

	<b>NEW CIP CONCRETE</b> GRADES TO TIE INTO EXISTING SIDEWALK, 100mm BROOM FINISH WITH SAW CUTS
	<b>EXISTING CIP CONCRETE</b> RETAINED, RE & RE AS NECESSARY POST CONSTRUCTION
	<b>SOD LAWN</b> ON GRADE
	<b>HYDROSEED MIX</b> ON GRADE
	<b>EXISTING TREE TO BE RETAINED</b> REFER TO ARBORIST PLAN FOR PROTECTIONS MEASURES AND ADDITIONAL INFO
	<b>TREE PROTECTION ZONE</b> REFER TO ARBORIST REPORT
	<b>EXISTING CONTOURS</b>
	<b>PROPERTY LINE</b> ALL WORK OUTSIDE OF PL CONSIDERED 'OFFSITE' ALL WORK WITHIN PL CONSIDERED 'ONSITE' REFER TO LANDSCAPE PLANS FOR ALL ONSITE INFO

05	JAN 10-17	ISSUED FOR OFFSITE APPROVAL
04	NOV 15-18	RE ISSUED FOR DP
03	SEP 21-18	ISSUED FOR ADP
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01	APR 27-18	ISSUED FOR DP
no.	date:	item:
Revisions:		



Client:  
**MOSAIC**  
500-2608 Granville Street  
Vancouver, B.C.  
V6H-3H3



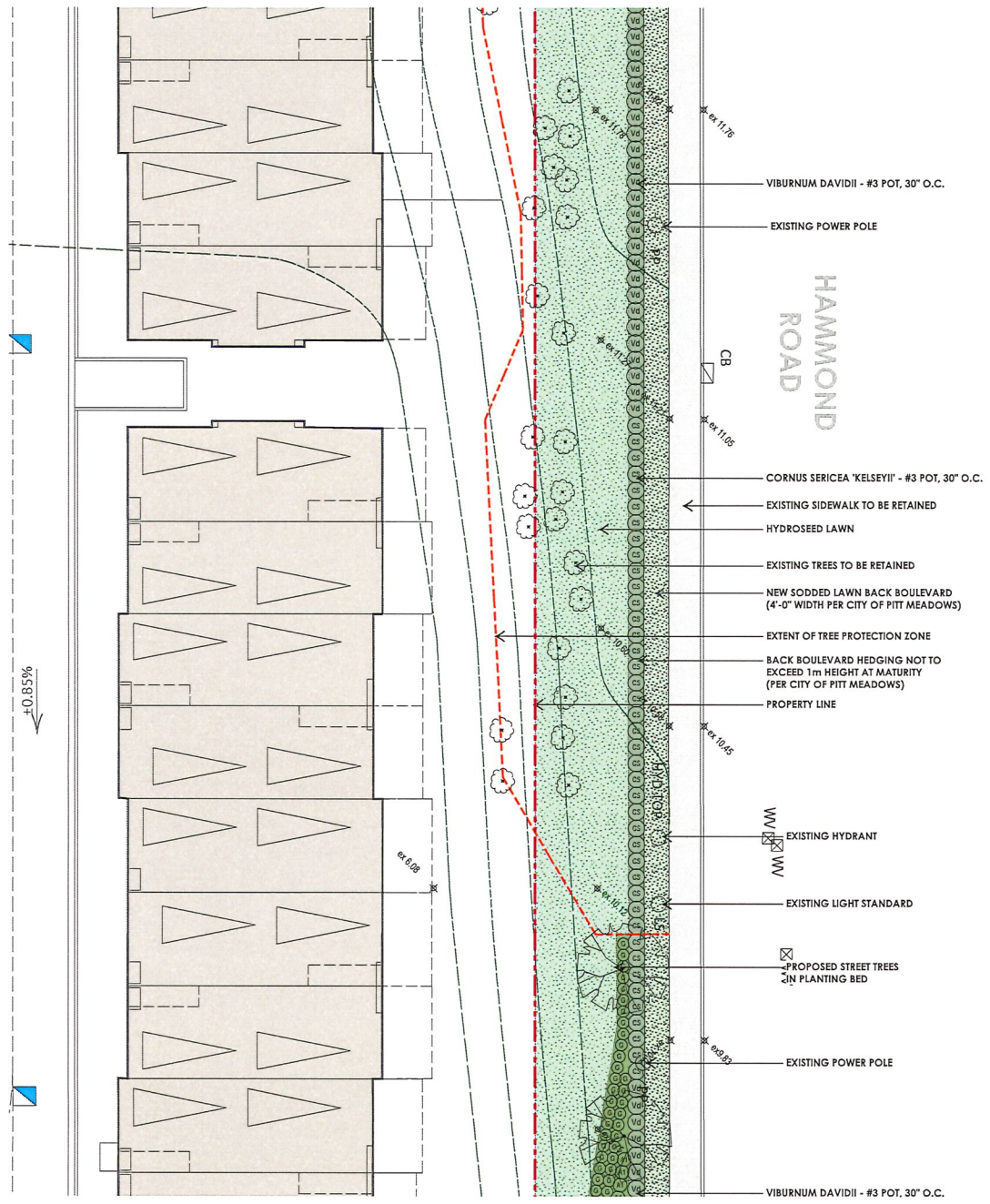
**PLANT LIST**

TREES			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
	4 Liquidambar styraciflua	Sweetgum	7cm cal, B&B
SHRUBS/FERNS			
A1	28 Azalea v 'Gloria's Fuchasia'	Gloria's Fuchasia Azalea	#3 pot, 24" e.c.
CS	72 Cornus sericea	Red Osier Dogwood	#3 pot, 30" e.c.
G	87 Gaultheria shallon	Salal	#2 pot, 24" e.c.
HS	28 Hydrangea serrata	Hydrangea	#3 pot, 32" e.c.
Vc	74 Viburnum davidii	David's Viburnum	#3 pot, 30" e.c.

Project:  
**BONSON TOWN HOMES**  
1969 HAMMOND RD.  
PITT MEADOWS, BC.

Drawn by:	DD / AG
Checked by:	PK
Date:	November 2018
Scale:	1:100
Drawing title:	<b>OFFSITE: LANDSCAPE PLANS</b>

Project No.:  
**18025**  
Sheet No.:  
**L4.1**



05	JAN 10-19	ISSUED FOR OFFSITE APPROVAL
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01	APR 27-18	ISSUED FOR DP
no.   date:		Item:
Revisions:		



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



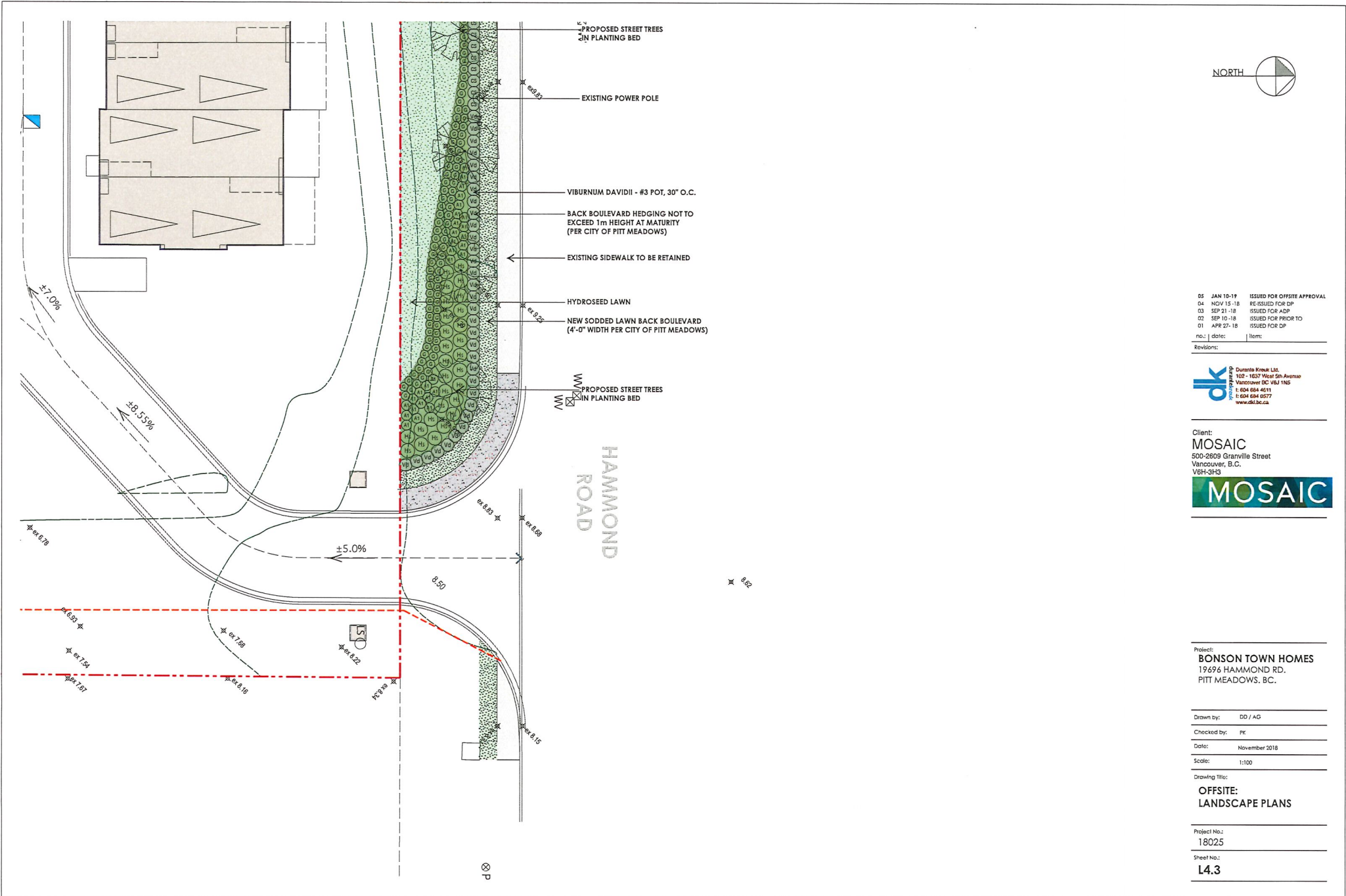
Project:  
**BONSON TOWN HOMES**  
 19696 HAMMOND RD.  
 PITT MEADOWS, BC.

Drawn by: DD / AG  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**OFFSITE:  
 LANDSCAPE PLANS**

Project No.:  
**18025**  
 Sheet No.:  
**L4.2**





05	JAN 10-19	ISSUED FOR OFFSITE APPROVAL
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Revisions:		



Client:  
**MOSAIC**  
 500-2608 Granville Street  
 Vancouver, B.C.  
 V6H-3H3



Project:  
**BONSON TOWN HOMES**  
 19696 HAMMOND RD.  
 PITT MEADOWS, BC.

Drawn by: DD / AG  
 Checked by: PK  
 Date: November 2018  
 Scale: 1:100

Drawing Title:  
**OFFSITE:  
 LANDSCAPE PLANS**

Project No.:  
**18025**  
 Sheet No.:  
**L4.3**



## 9. DEVELOPMENT PERMIT AREA NO. 9 - MULTI-FAMILY DEVELOPMENT

### Purpose of this Part

This part creates Development Permit Area No.9 for the purpose of Section 919.1 (e) and (f) of the *Local Government Act* as it applies to all intensive and multi-family residential development for densities greater than 30 units per gross hectare with fee simple or strata lots.

The area shown on Schedule 12A is designated as a Development Permit Area No. 9 under Section 919.1 of the *Local Government Act* for the establishments and objectives and the provision of guidelines for the form and character of intensive residential and multi-family residential development.

### Objectives

- To facilitate the orderly development of the area and encourage coordination of siting, form and volume of intensive residential and multi-family residential buildings and their areas for parking, storage, and landscaping;
- To provide for the construction of intensive and multi-family residential development that is of a form and character that is compatible and complementary to those of adjacent development including multi-family and other residential and mixed use development; and
- To encourage attractive residential streetscapes and landscapes, including through appropriate road design and landscape treatments of boulevards so as to minimize the impact of roadways, to the extent possible on the neighbourhood.

### General Requirements

- All development applications must include a comprehensive design package and a letter of intent that demonstrates how the proposed development meets the requirements outlined in the Design Guidelines.
- The design package should include, in addition to the standard Development Application drawings required by the District, a landscape plan and a concept plan for signage design.





## Guidelines

The guidelines respecting the manner by which the objectives of the form and character designation will be addressed are as follows:

### Character of Buildings

- All buildings and structures and additions thereto shall be architecturally coordinated and should be planned in a comprehensive manner giving consideration to efficiency of circulation, relationship between buildings, visual impact and design compatibility with surrounding development;
- Planning of all buildings subject to this Development Permit shall be made with due consideration to the relationship between building height, site coverage, yard setbacks, architectural style and landscape character, in relation to surrounding properties, streets and other features;



- Buildings shall be designed with wall, roof and ground plane materials that are durable, authentic and of a high quality;
- Buildings of two or more storeys in height should express the individuality of units through vertical expression of façades.
- Main entrances to multi-family residential buildings should be clearly identified in the streetscape. Entrance definition may be achieved by canopies, gateways, landscaping, lighting, or special paving or entry walkways;
- Where the development faces the street, regardless of form or density, ground floor units should have individual front doors that access directly and are visible from the street. On elevations visible from the street, large expanses of blank wall should be avoided;



- Ground floor units located at or near grade on streets and public pathways should be raised a minimum of 0.6 metres (2 feet) to aid in the provision of privacy of the dwelling units;
- The presence of garage doors along roadways should be minimized. Where the siting of garage doors along a roadway can not be avoided the garage door should be recessed a minimum of 0.6 metres (2 feet) behind the main building façade. Garage entries should be considered as part of the overall design program and should include some glazing.

**Siting and Access**

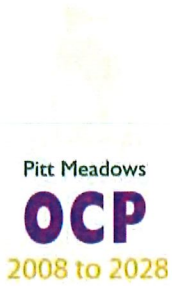
- Buildings should not back onto public roads. Any fencing along public roads must provide for direct pedestrian access to the residential units;
- Articulation of the building façades through the use of variable setbacks is required for all front elevations regardless of the form, and all rear and side elevations for attached multi-family development;
- Roadways should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined and acknowledged through the use of alternative materials and enhanced physical design;
- Parking is to be accommodated with garages/carports and driveways or discrete parking areas. Where visitor parking or common parking areas are required pursuant to Zoning Bylaw No. 2505, 2011 several small sites rather than a few large sites should be used wherever possible;
- Buildings may require articulation to reduce opportunities for households to overlook each other’s private areas;
- Variation in unit size, design and siting within groupings of units should be provided;
- Public Spaces should be designed to receive sunlight all year;
- In order to ensure that a maximum number of units have been provided with good sun exposure all three storey and four storey proposals will be required to provide an analysis of the effects of solar orientation at the following times:

Summer solstice: at 8am; noon; and 4pm

Equinoxes: at 8am; noon; and 4pm

Winter solstice: at 8am; noon; and 4pm

Two storey proposals may be requested to provide this analysis if overshadowing on adjacent land uses is suspected.



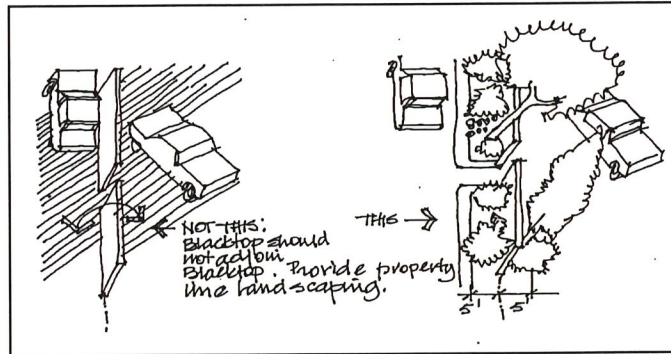
### Landscaping and Recreation Spaces

- Parking areas visible from the streets and adjacent to residential buildings should be screened by substantial landscaping. Inter-planting of parking areas with trees is required at a minimum spacing of one tree per five parking stalls;
- Landscaping beds located next to parking stalls shall be designed to avoid impacts on plant material from the door swing or foot traffic associated with exiting or entering a vehicle, providing a hard surfaced “staging area” of not less than 0.8 metres within the landscape bed and adjacent to the parking stall;
- Retention of mature trees for integration into the overall landscaping theme is encouraged;
- Native trees and plants should be used for landscaping, where ever possible;
- Exterior illumination shall be provided as a means to provide aesthetic accent and to enhance personal safety through natural surveillance in low light conditions. Illumination should be designed to avoid light spill on adjacent properties;
- Neighbourhood Park recreation space should be available within a ten minute walking distance, or approximately 0.6 kilometres of a development. Development proposals outside of this 10 minute walking distance will need to provide recreation space for pre-school aged children;
- The recreation space should be located:
  - ◊ in areas where can be overlooked by dwelling units or communal adult activity areas;
  - ◊ next to pedestrian routes to facilitate casual supervision;
  - ◊ at or near the same level as the home unit;
  - and must:*
  - ◊ include seating for adults;
  - ◊ be protected from vehicle access; and
  - ◊ include one play structure.





For attached multi-family development, the minimum distance between any area of blacktop or other hard surface meant for vehicle parking or circulation and any project property line where shared parking is not planned, shall be 1.5 metres (5 feet) in order to provide for plant screening on the property lines. Only road or driveway crossings will be permitted to interrupt this setback;



- No front property line fencing along Harris Road will be permitted;
- Individual residential unit driveway access will not be permitted off Harris Road. Only common driveway access to projects comprising of at least 12 units will be permitted;
- Direct vehicle access should be encouraged to one side of the residential unit only. Where additional vehicle access is provided to the rear side of any townhouse unit, such access should be no closer that 6 metres (20 feet) to any building face or closer than 3 metres (10 feet) to any privacy area or patio;
- All applications should include an inventory of existing trees on the site that includes type, location, approximate caliper and heights;
- A tree/landscape screen is to be provided along the railway;





## DEVELOPMENT PERMIT AREA EXEMPTIONS

Development Permits shall not be required in the following instances:

- Construction undertaken within the exterior walls of a principal building; (Bylaw No. 2432, 2009)
- Minor renovations to the exterior of a building that do not significantly impact the overall appearance of the exterior elevations. This would include repainting or refinishing of a building, roof repair, restoration or replacement of windows and doors at the same locations and replacement or addition of awnings. Minor renovations shall not exceed a value of \$75,000. (Major renovations to the exterior of a building involve the restoration or reconfiguration of a building's whole façade and development permit guidelines fully apply to them);
- Construction of a temporary sales centre less than 250 m<sup>2</sup> gross floor area incidental to a development for which a development permit has been granted;
- Placement of signage on a temporary sales centre incidental to development for which a development permit has been granted;
- Construction, building improvements or site improvements associated with approved temporary use permits;
- Replacement or alteration of existing signs and erection of new ones provided that they are in full compliance with the Sign Bylaw or an existing Development Permit;
- A proposed development is limited to subdivision;
- Site improvements such as addition of landscaping, walkways, bikeways, and permeable paving;
- Exterior building envelope repairs covered under the Homeowner Protection Act, SBC 1998;
- Construction or addition of not more than one building or structure with a floor area less than 20m<sup>2</sup> that is not visible from any road, public recreation area or path (Bylaw No. 2432, 2009)