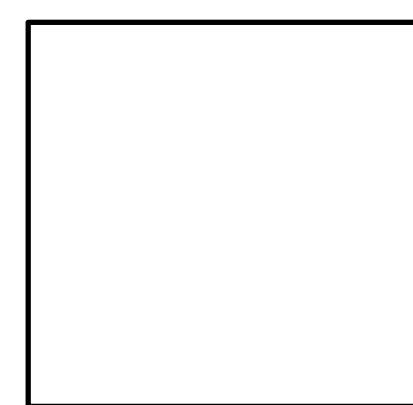


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REV#	DATE	DRN	CRD	ISSUE	BY	DATE	ISSUED FOR
1	JUN 14, 24	MF	M1	REVISED PER APP COMMENTS			
2	JULY 3, 24	MF	M1	REVISED PER APP COMMENTS			
3	AUG 29, 24	IF5	M1	REVISED PER APP COMMENTS			



DESIGN :	M.D.
DRAWN :	
DATE :	Aug. 24, 24
SCALE :	1/8" = 1'-0"

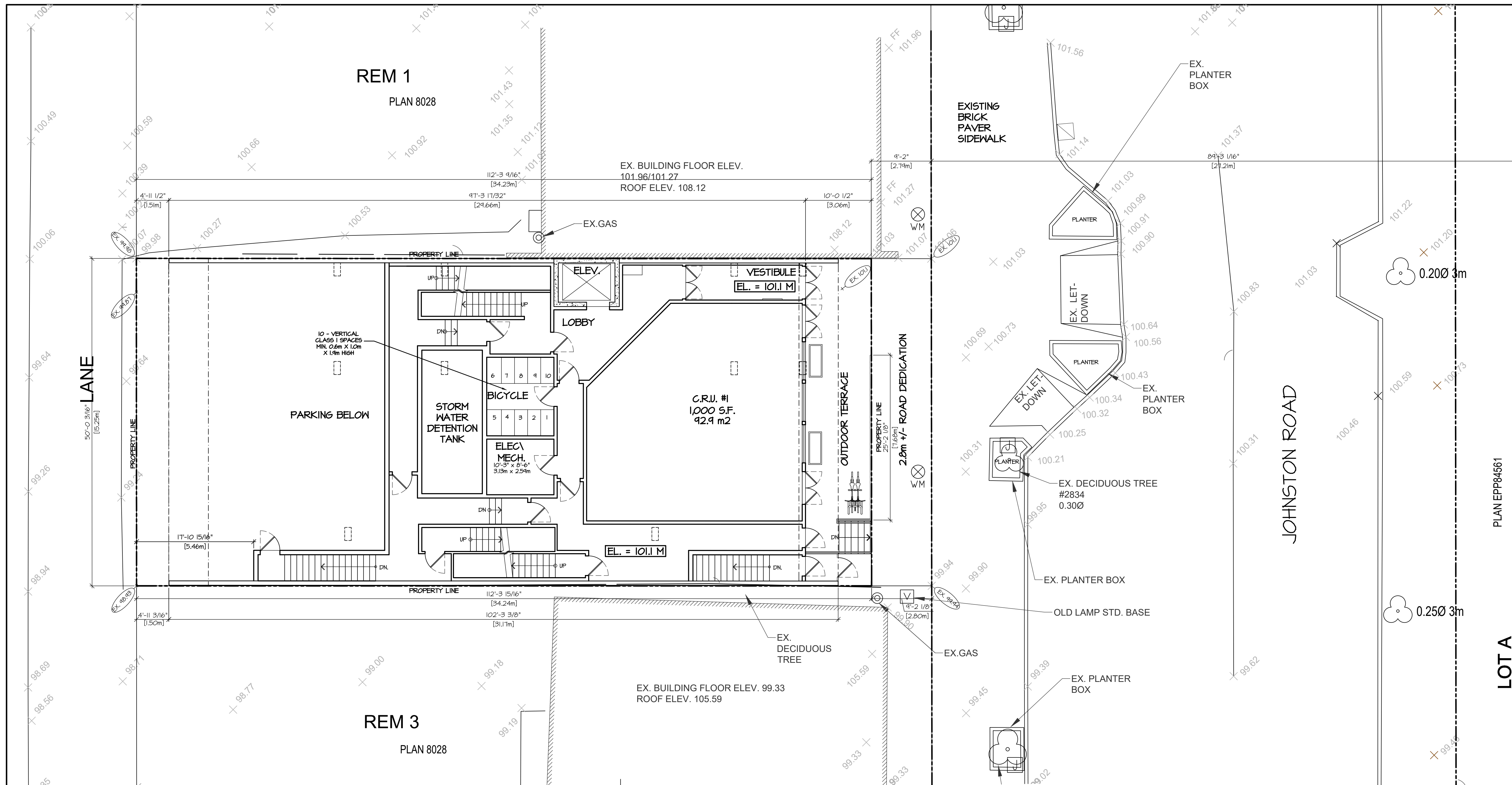
CLIENT :	SFS CONSTRUCTION LTD.
PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK
SHEET CONTENTS :	SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.

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

PHONE: (604) 597-7100
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EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-1.01



DEVELOPMENT DATA

ZONING: CR-2 (EXISTING)
LEGAL: REM LOT 2 SEC 10 TP 1 NMD PLAN 8028

SITE AREA :
GROSS : 6074 Sq. Ft. 0.139 acres 564.3 M2 0.056 Ha.
ROAD DEDICATION : 458 Sq. Ft. 0.011 acres 42.6 M2 0.004 Ha.
NET : 5616 Sq. Ft. 0.129 acres 521.7 M2 0.052 Ha.

RESIDENTIAL FLOOR AREA: PROPOSED: 1.42 (8644 S.F. 803.1 M2)
G.F.A. : ALLOWED: 1.75 (10630 S.F. 988 M2)
PROPOSED: 2.55 (15,445 S.F. 1,434.5 M2)

SITE COVERAGE : ALLOWED: 0.65 (3650 S.F. 339 M2)
PROPOSED: 0.91 (5,104 S.F. 474 M2)

LOT AREA AND DIMENSIONS :
LOT SIZE : 5,750.5 S.F. 50'-0" LOT WIDTH : 115'-0"
MINIMUM : 5,750.5 S.F. 50'-0" LOT DEPTH : 115'-0"
PROPOSED : 5,616 S.F. 49'-11 3/4" LOT DEPTH : 112'-3 9/16"

SETBACKS :
FRONT : ALLOWED : 1.5 METRES
PROPOSED : 1.5 METRES
REAR : ALLOWED : 1.5 METRES
PROPOSED : 1.5 METRES
SIDE : ALLOWED : 0 METRES
PROPOSED : 0 METRES

BUILDING HEIGHT :
ALLOWED: 10.7 M
PROPOSED: 15.11 M
GEODETIC HEIGHT : 115.06 M

CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

PARKING -

REQUIRED :	RESIDENTIAL :	1.2 SPACES/UNIT	X 10 UNITS = 12 SPACES
	VISITOR :	0.3 SPACES/UNIT	X 10 UNITS = 3 SPACES
	COMMERCIAL :	1 SPACE /37 M2	= 3 SPACES
	COMMERCIAL LOADING :	1 SPACE /500 M2	= 1 SPACE
TOTAL :			14 SPACES
PROVIDED :	11 RESIDENTIAL SPACES (2 EV STALLS) @		
	2 VISITOR AND COMMERCIAL SPACES		
	1 LOADING BAY		
	14 TOTAL		

SMALL CAR SPACES
ALLOWED 40% x 18 SPACES = 7.2 SPACES
PROVIDED : 6 SPACES

BICYCLE STORAGE CLASS 1 :
REQUIRED : 1 SPACE/UNIT X 10 UNITS = 10 SPACES
PROPOSED: 10 SPACES

BICYCLE STORAGE CLASS 2 :
REQUIRED : 0.2 SPACE/UNIT X 10 UNITS = 2 SPACES
0.75 SPACE/200m2 = 0.348 SPACES
TOTAL : 2,348 SPACES
PROVIDED : BIKE RACK FOR 2 BICYCLES

DRAWING LIST

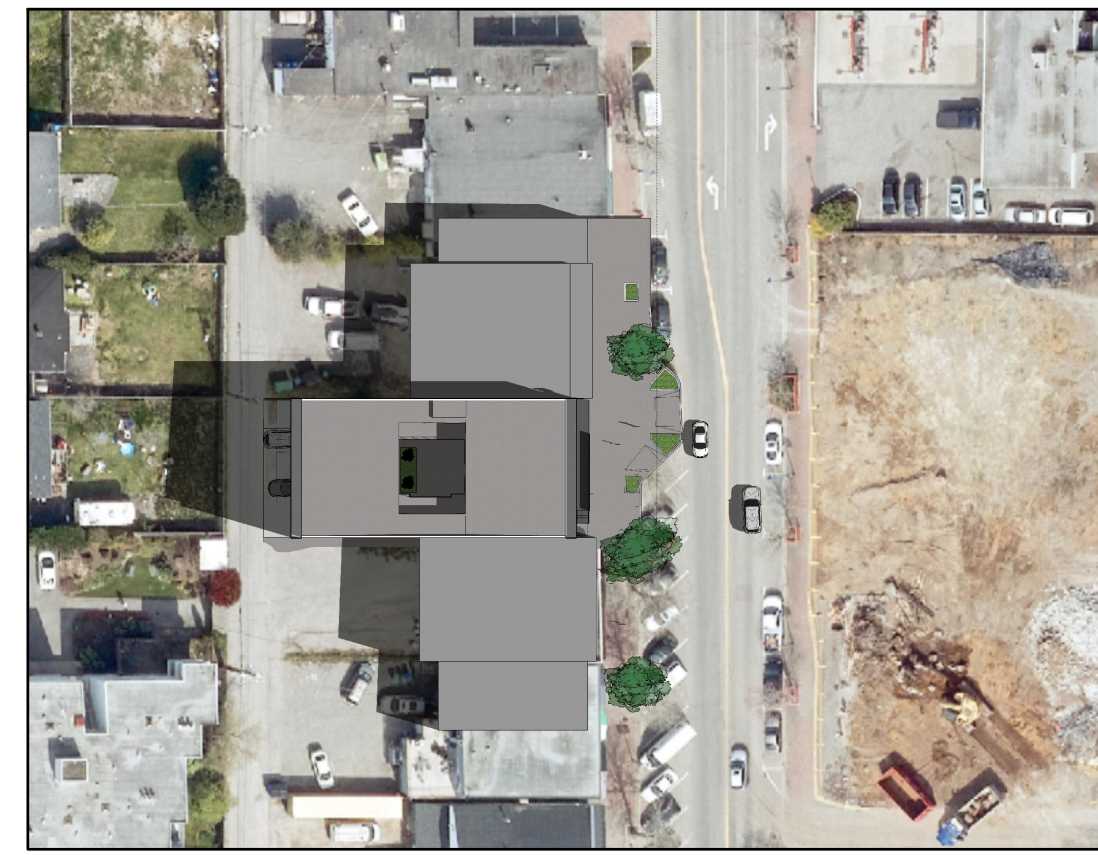
- AC-1.01 CONCEPTUAL SITE PLAN
- AC-1.02 SHADOW ANALYSIS
- AC-1.03 MASSING MODEL
- AC-1.04 MASSING MODEL
- AC-1.05 STREET ELEVATION
- AC-2.01 PARKING PLAN & FIRST FLOOR PLAN
- AC-2.02 SECOND FLOOR PLAN & THIRD FLOOR PLAN
- AC-2.03 FOURTH FLOOR & ROOF PLAN
- AC-3.01 UNIT PLANS & ELEVATIONS
- AC-3.02 ELEVATIONS
- AC-4.01 BUILDING SECTIONS
- AC-5.01 SHADOW ANALYSIS
- AC-5.02 BUILDING MASSING MODEL
- AC-5.03 BUILDING ELEVATION COLORED

UNIT BREAKDOWN

UNIT A	2 BED	743 S.F.	4 UNITS = 3,172 S.F.
UNIT C	2 BED	726 S.F.	4 UNITS = 2,904 S.F.
UNIT D	3 BED	1,284 S.F.	2 UNITS = 2,568 S.F.
TOTAL			10 UNITS 8,644 S.F.



MARCH 21, 10:00 AM
*DST



JUNE 21, 10:00 AM
*DST



SEPTEMBER 21, 10:00 AM
*DST



DECEMBER 21, 10:00 AM



MARCH 21, 12:00 AM
*DST



JUNE 21, 12:00 AM
*DST



SEPTEMBER 21, 12:00 AM
*DST



DECEMBER 21, 12:00 AM



MARCH 21, 2:00 PM
*DST



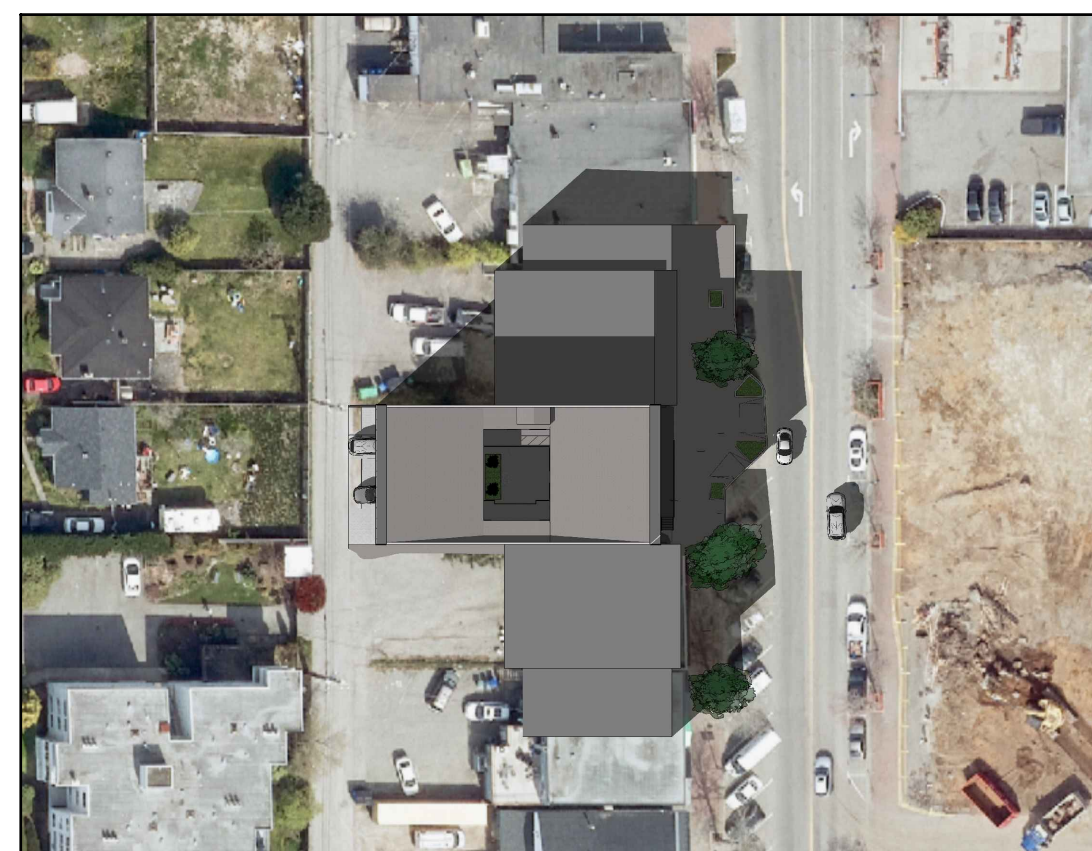
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*DST



SEPTEMBER 21, 2:00 PM
*DST



DECEMBER 21, 2:00 PM



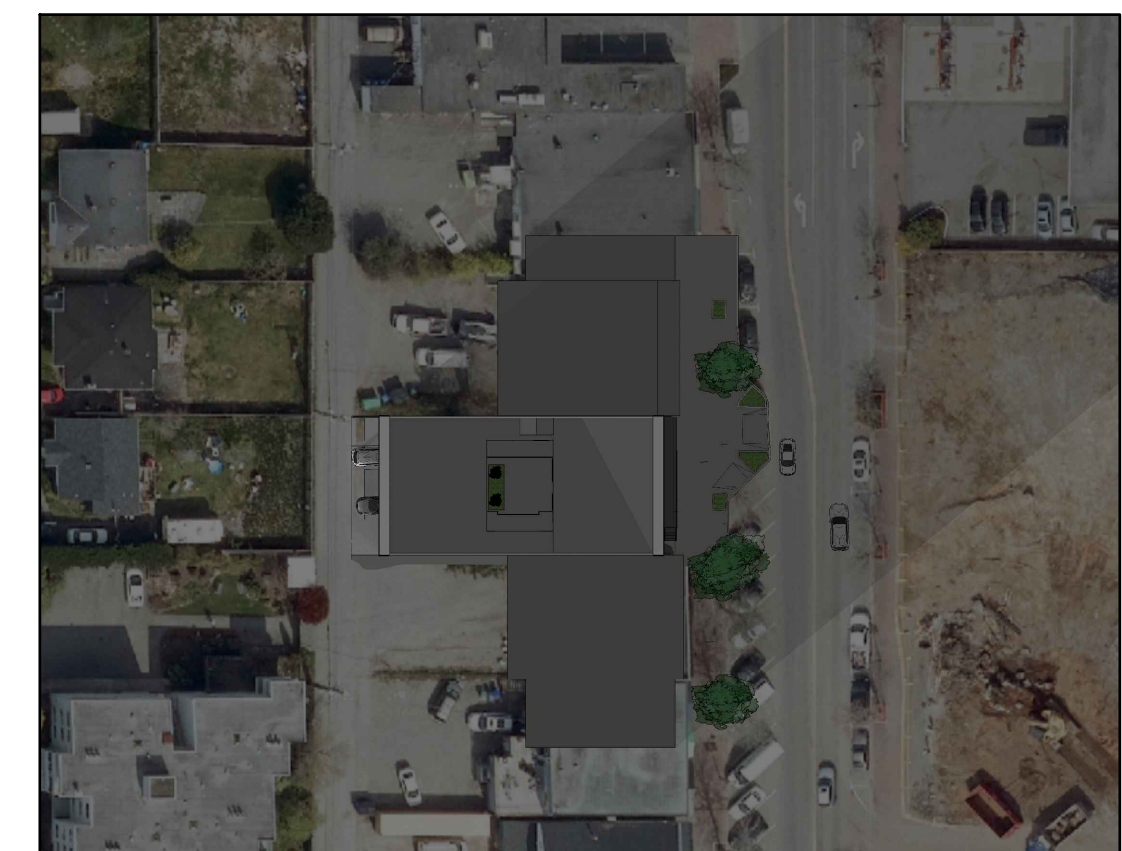
MARCH 21, 4:00 PM
*DST



JUNE 21, 4:00 PM
*DST



SEPTEMBER 21, 4:00 PM
*DST



DECEMBER 21, 4:00 PM

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DESIGN :	M.D.	DRAWN :	DATE :	SCALE :
CLIENT :	SFS CONSTRUCTION LTD.	PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK	1/8" = 1'-0"
SHEET CONTENTS :	SHADOW ANALYSIS			

barnett dembek
ARCHITECTS INC.

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CLIENT NO.	SHEET NO.
20015	AC-1.02
PROJECT NO.	REV. NO.
20015	



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST

SCHEDULE OF FINISHES

- | | | | |
|---|---|---|--|
| ① | INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE | ④ | FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL" |
| ② | PREFINISHED METAL GAP FLASHING - WHITE | ⑩ | ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED" |
| ③ | HARDI PANEL FASCIA - "ARCTIC WHITE" | ⑪ | GRILLE DOOR - WHITE |
| ④ | "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY" | ⑫ | SECURITY GRILLE AND DOOR - WHITE |
| ⑤ | "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY" | ⑬ | CONCRETE BLOCK FIREWALL - GREY |
| ⑥ | HARDI PANEL SIDING - "NIGHT GREY" | ⑭ | MATT BLACK CYLINDRICAL SCONCE LIGHTS |
| ⑦ | 2 X 6 WOOD TRIM - CHARCOAL | ⑮ | SOFFIT MOUNTED POT LIGHTS |
| ⑧ | VINYL FRAMED WINDOW AND SLIDERS - BLACK | ⑯ | COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #108, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM" |

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DESIGN : M.D.	DRAWN :	DATE : Aug. 24, 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.		PROJECT : 1363 JOHNSTON ROAD, WHITE ROCK	
SHEET COMMENTS : MASSING MODEL			

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ARCHITECTS INC.

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	AC-1.03
PROJECT NO.	REV. NO.
20015	

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STREET VIEW AT JOHNSTON ROAD

SCHEDULE OF FINISHES

- ① INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE
- ② PREFINISHED METAL CAP FLASHING - WHITE
- ③ HARDI PANEL FASCIA - "ARCTIC WHITE"
- ④ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- ⑤ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- ⑥ HARDI PANEL SIDING - "NIGHT GREY"
- ⑦ 2 X 6 WOOD TRIM - CHARCOAL
- ⑧ VINYL FRAMED WINDOW AND SLIDERS - BLACK
- ⑨ FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ⑩ ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- ⑪ GRILLE DOOR - WHITE
- ⑫ SECURITY GRILLE AND DOOR - WHITE
- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONCE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #108, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"



VIEW FROM SOUTHEAST

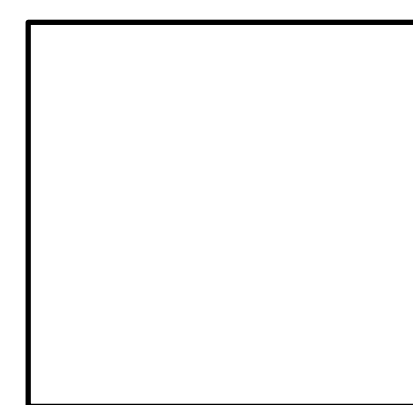


VIEW FROM NORTHEAST



VIEW FROM LANE

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CLIENT : SFS CONSTRUCTION LTD.		PROJECT : 1363 JOHNSTON ROAD, WHITE ROCK	
		SHEET CONTENTS : MASSING MODEL	

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ARCHITECTS INC.

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-1.04



EXISTING ELEVATION

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



PROPOSED ELEVATION

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

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DESIGN : M.D.	DRAWN :	DATE : Aug. 24, 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.		PROJECT : 1363 JOHNSTON ROAD, WHITE ROCK	
SHEET CONTENTS : STREET ELEVATION			

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ARCHITECTS INC.

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PROJECT NO.	REV. NO.
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2	JULY 9, 24	MF	M1	REVISED PER APP. COMMENTS
3	AUG 29, 24	FS	M1	REVISED PER APP. COMMENTS

ISSUED FOR	BY	DATE

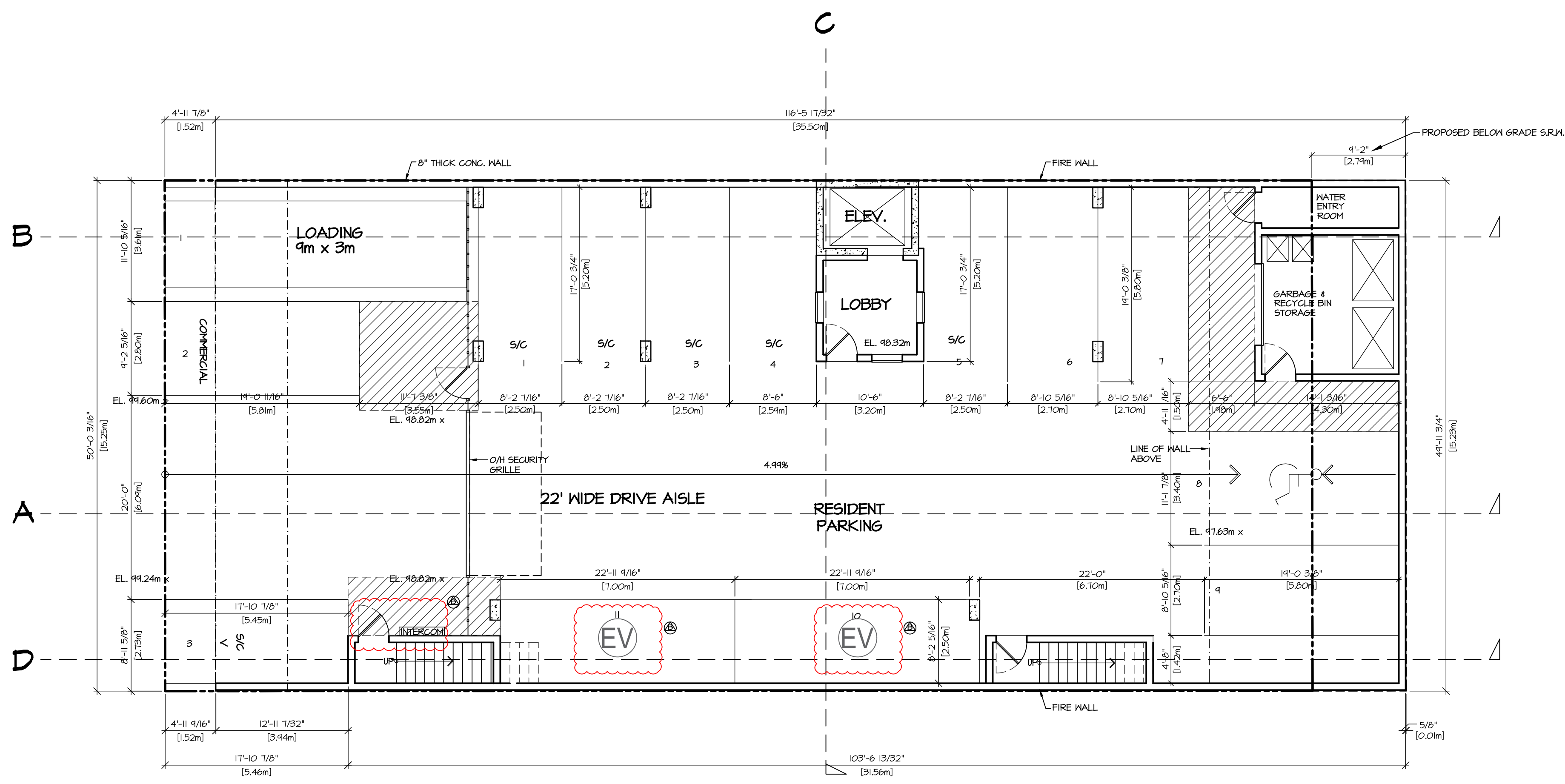
DESIGN :	M.D.
DRAWN :	
DATE :	Aug. 24, 24
SCALE :	1/8" = 1'-0"
CLIENT :	SFS CONSTRUCTION LTD.
PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK
SHEET CONTENTS :	PARKING PLAN & FIRST FLOOR PLAN

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ARCHITECTS INC.

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PROJECT NO.	REV. NO.
20015	AC-2.01

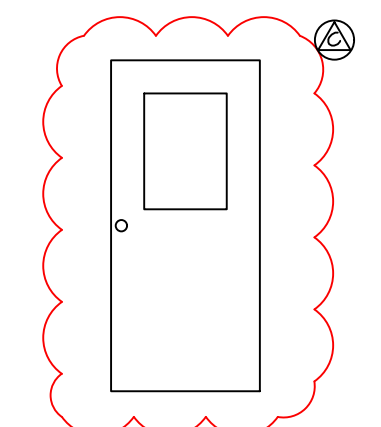


NOTE:
- THE ROAD OVER PARKADE WILL BE DESIGNED TO SUPPORT A FIRE TRUCK OF 80000 lbs.
- STORAGE LOCKERS TO BE DESIGNED IN CONFORMANCE WITH NFPA 3
- A MINIMUM OF 1 OF EVERY 10 OFF-STREET PARKING SPACES SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE OFF-STREET PARKING SPACE.
AN ADDITIONAL 1 OF EVERY 10 OFF-STREET PARKING SPACES SHALL FEATURE ROUGHED-IN ELECTRIC VEHICLE CHARGING INFRASTRUCTURE, INCLUDING AN ELECTRICAL OUTLET BOX LOCATED WITHIN 3 METRES OF THE PARKING SPACE.

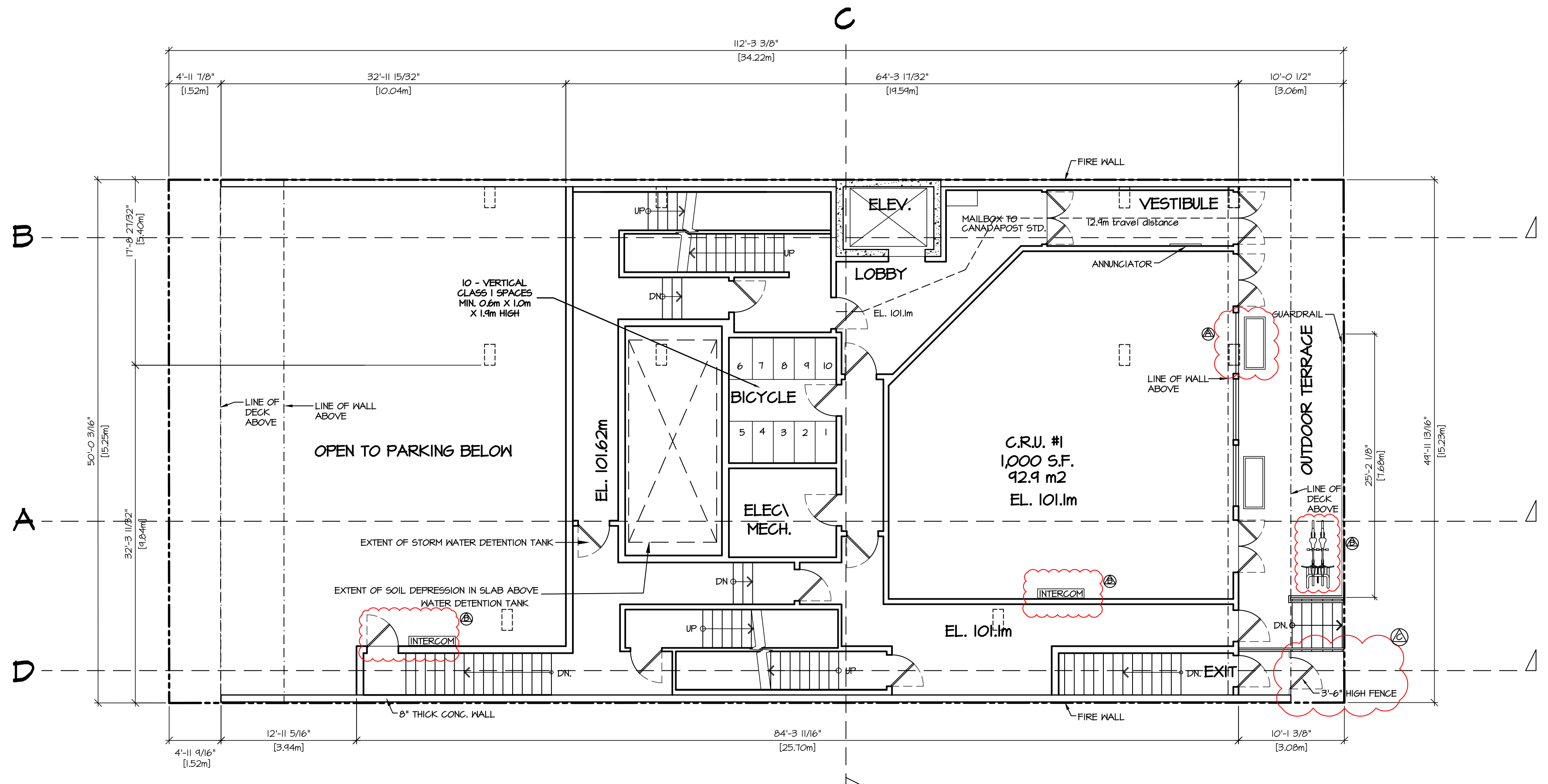
OPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

- PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



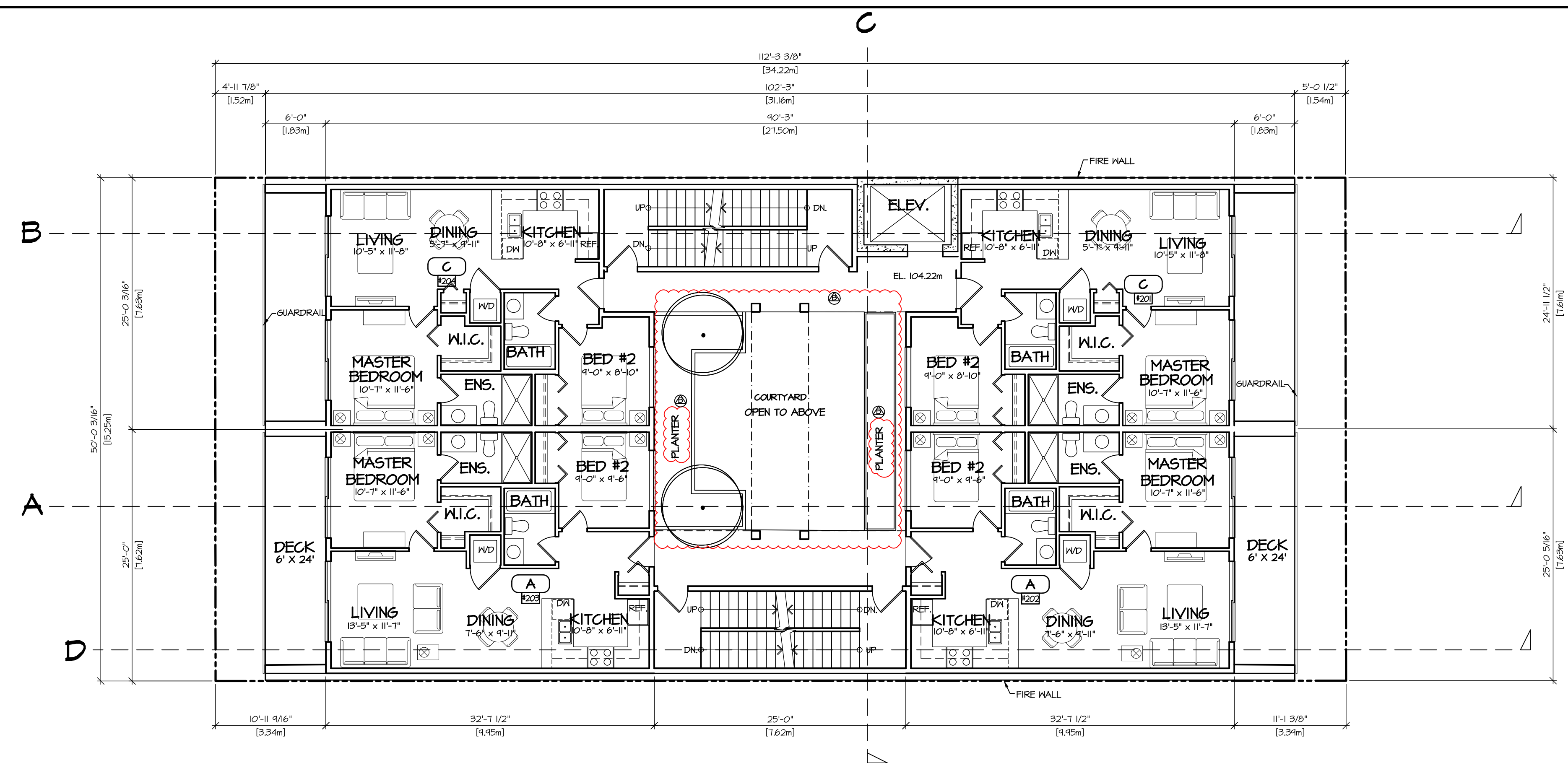
GLAZED EXIT / EGRESS DOORS
NTS



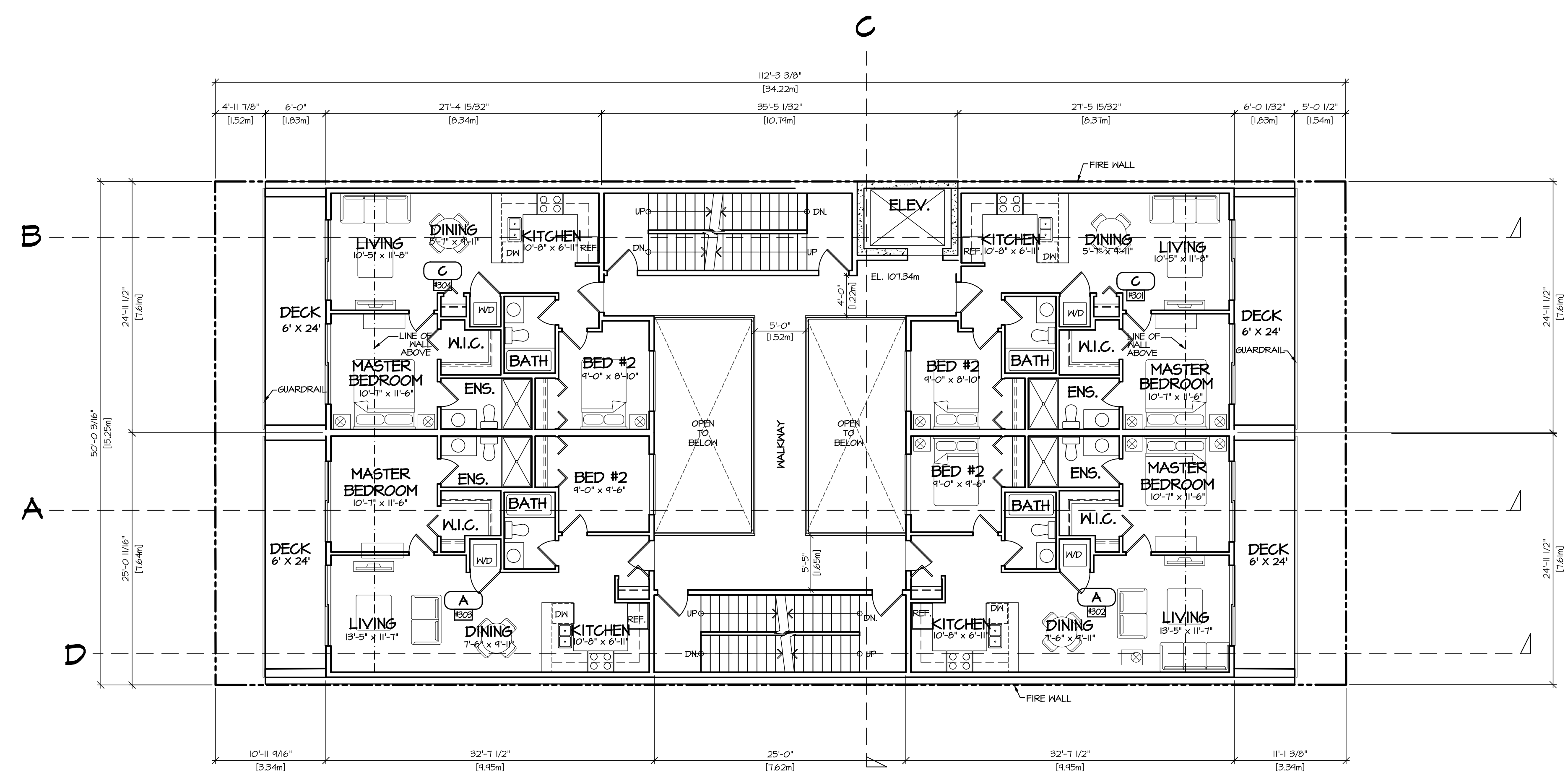
NOTE :
PROVIDE SOFFIT MOUNTED LIGHTING TO FRONT TERRACE AREA AND REAR SOFFIT OVER LOADING AND COMMERCIAL/VISITOR STALLS 2 & 3

C15-BKL.dwg

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SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0" 4800 S.F.



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0" 4626 S.F.

NOTE :
PROVIDE WALL MOUNTED SCENCE LIGHTING ON UNIT DECKS

NOTE :
PROVIDE SOFFIT MOUNTED POT LIGHTING UNDER COURTYARD WALKS

REV#	DATE	DRN	CD	ISSUE	BY	DATE
1	JUNE 14, 24	MP	MP	REVISED PER ADP COMMENTS		
2	JULY 3, 24	MP	MP	REVISED PER ADP COMMENTS		

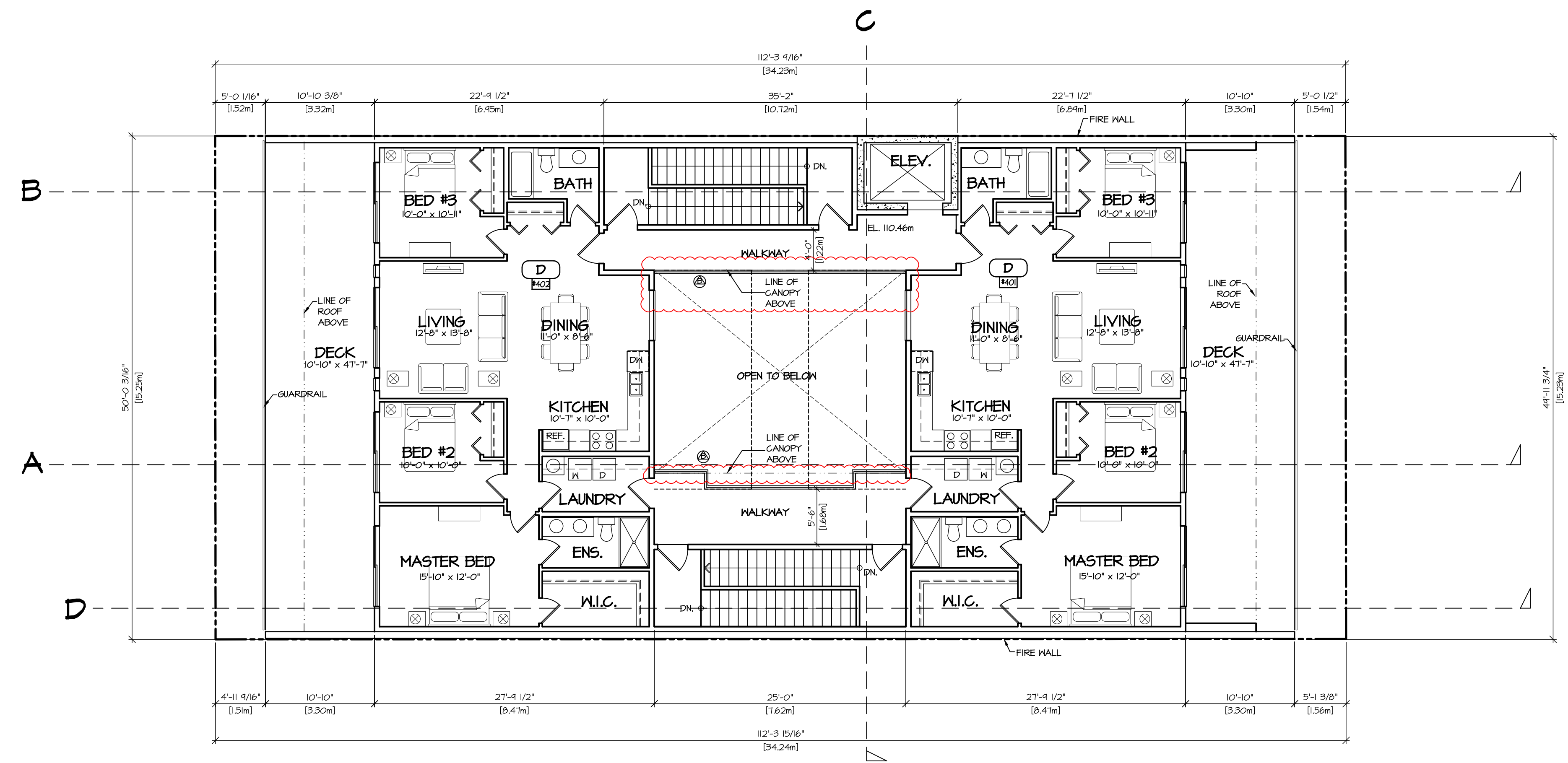
CLIENT :	SFS CONSTRUCTION LTD.
PROJECT :	1363 JOHNSON ROAD, WHITE ROCK
SHEET CONTENTS :	SECOND & THIRD FLOOR PLAN
DESIGN :	M.D.
DRAWN :	
DATE :	Aug. 24, 24
SCALE :	1/8" = 1'-0"

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

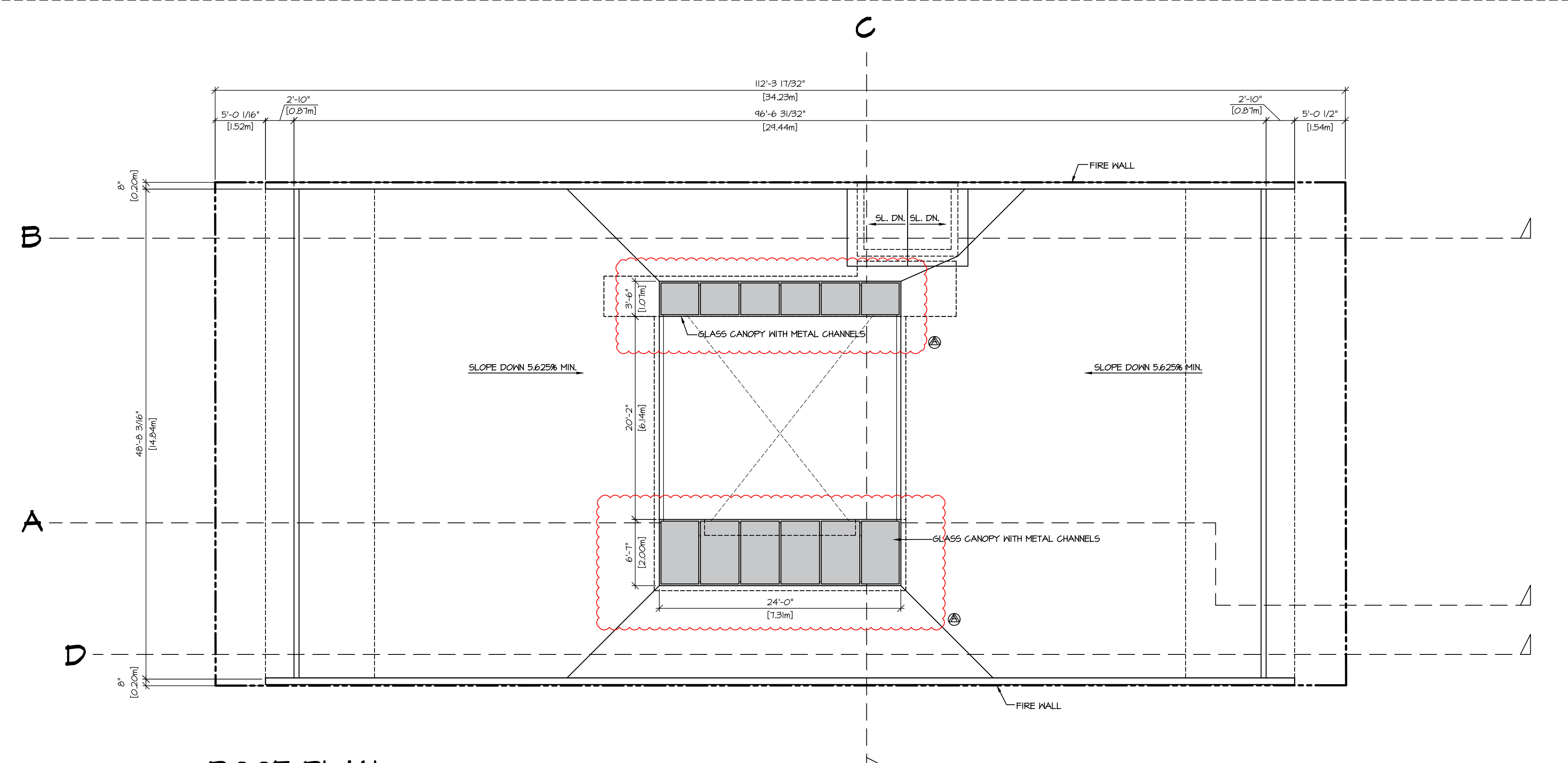
PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
20015	AC-2.02
PROJECT NO.	REV. NO.

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FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0" 3,915 S.F.



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

NOTE :
PROVIDE WALL MOUNTED SCENCE LIGHTING ON UNIT DECKS

NOTE :
PROVIDE SOFFIT MOUNTED POT LIGHTING UNDER COURTYARD WALKS

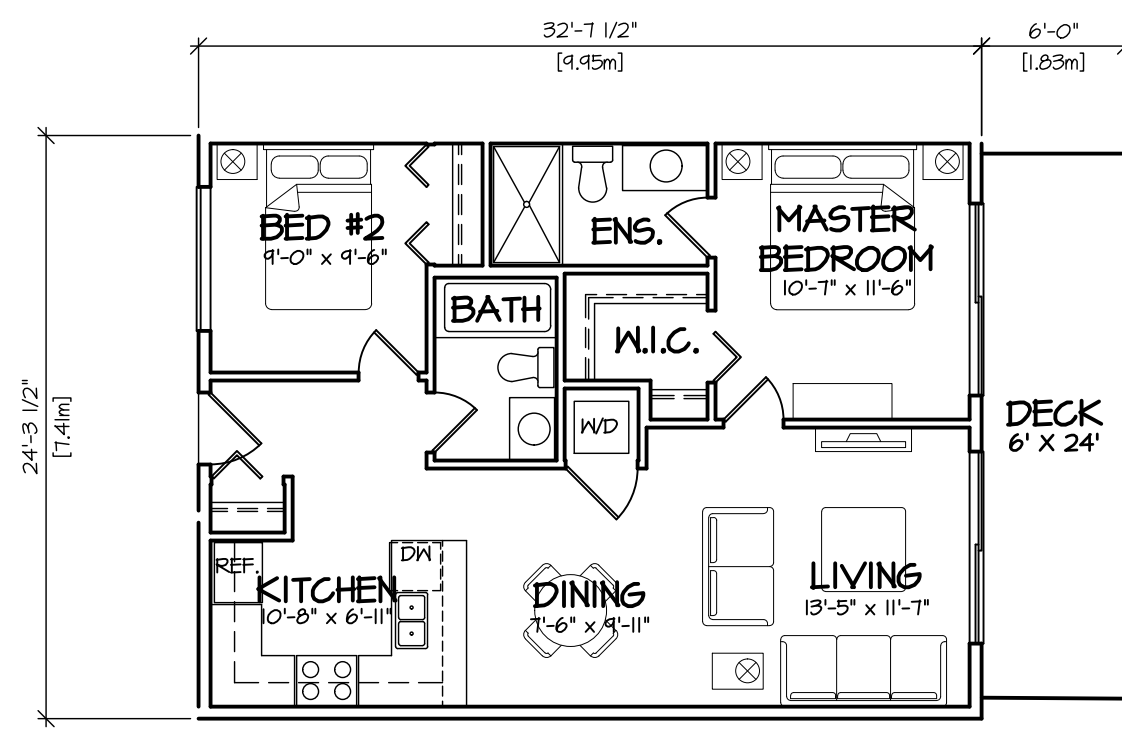
REV#	DATE	DRN	CD	ISSUE	BY	DATE
1	JUL 24, 2015	MF	M1	REVISED PER APP COMMENTS		
2	JUL 24, 2015	MF	M1	REVISED PER APP COMMENTS		

DESIGN :	M.D.	DRAWN :	DATE :	SCALE :
CLIENT :	SFS CONSTRUCTION LTD.	PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK	1/8" = 1'-0"
SHEET CONTENTS : ROOF PLAN & UNIT PLANS				

barnett dembek
ARCHITECTS INC.
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FAX: (604) 597-2099
EMAIL: mail@darkitex.com

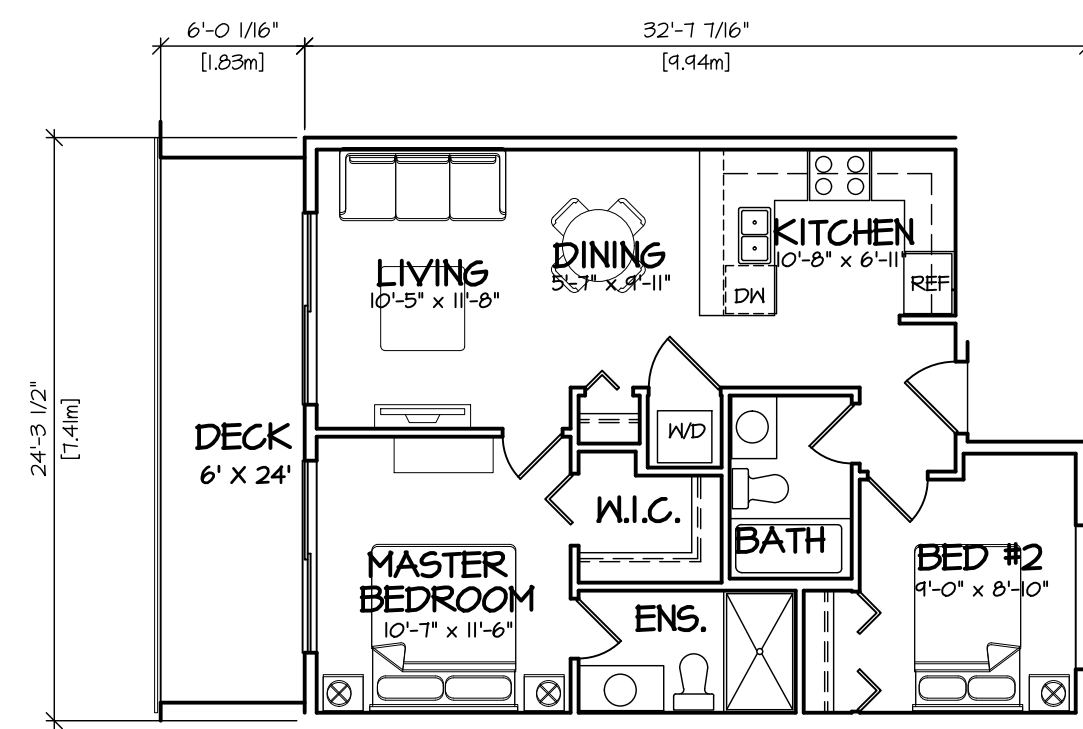
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20015	AC-2.03
PROJECT NO.	REV. NO.

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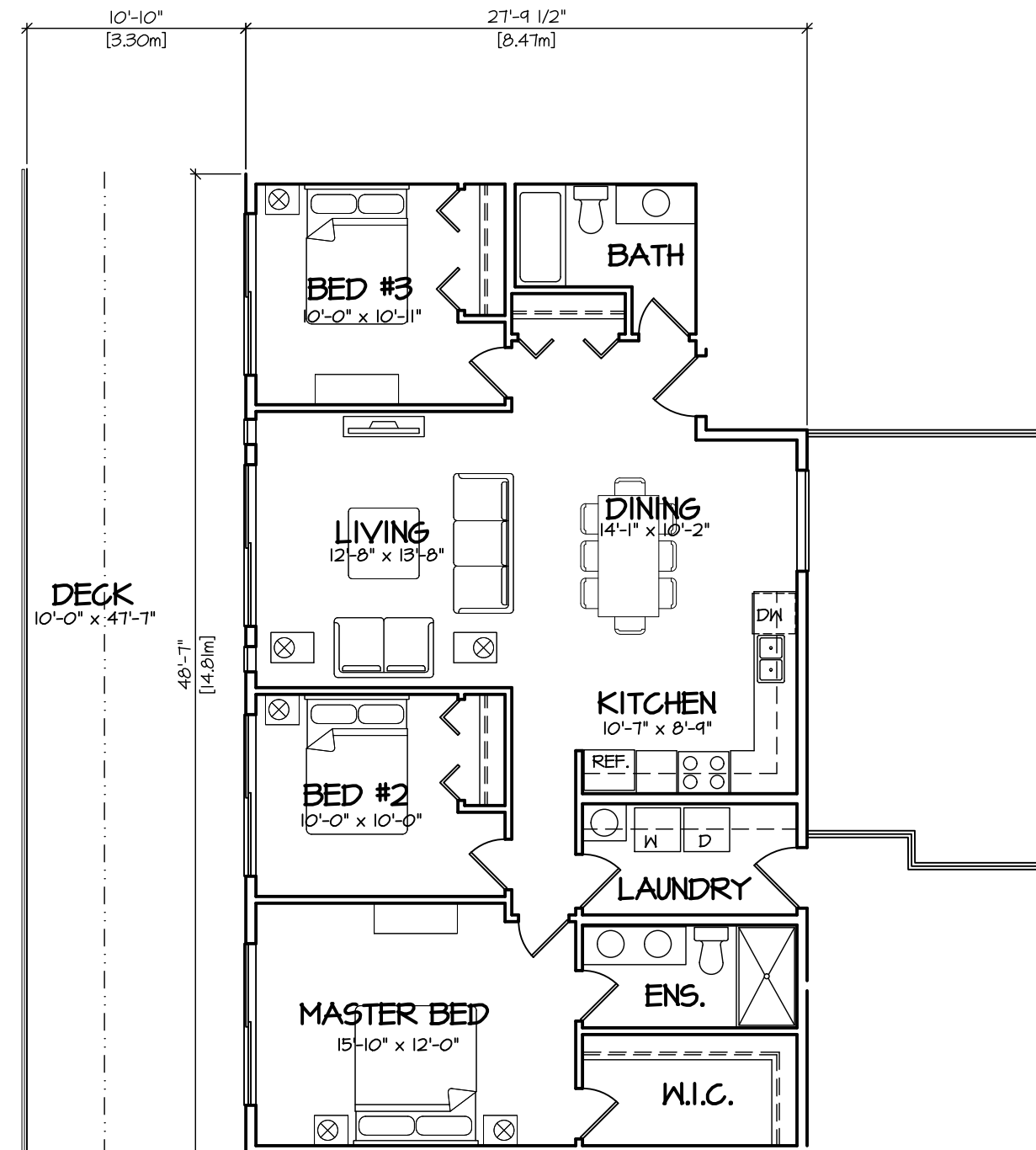
UNIT PLAN 793 S.F.
SCALE: 1/8" = 1'-0"

UNIT A



UNIT PLAN 726 S.F.
SCALE: 1/8" = 1'-0"

UNIT C

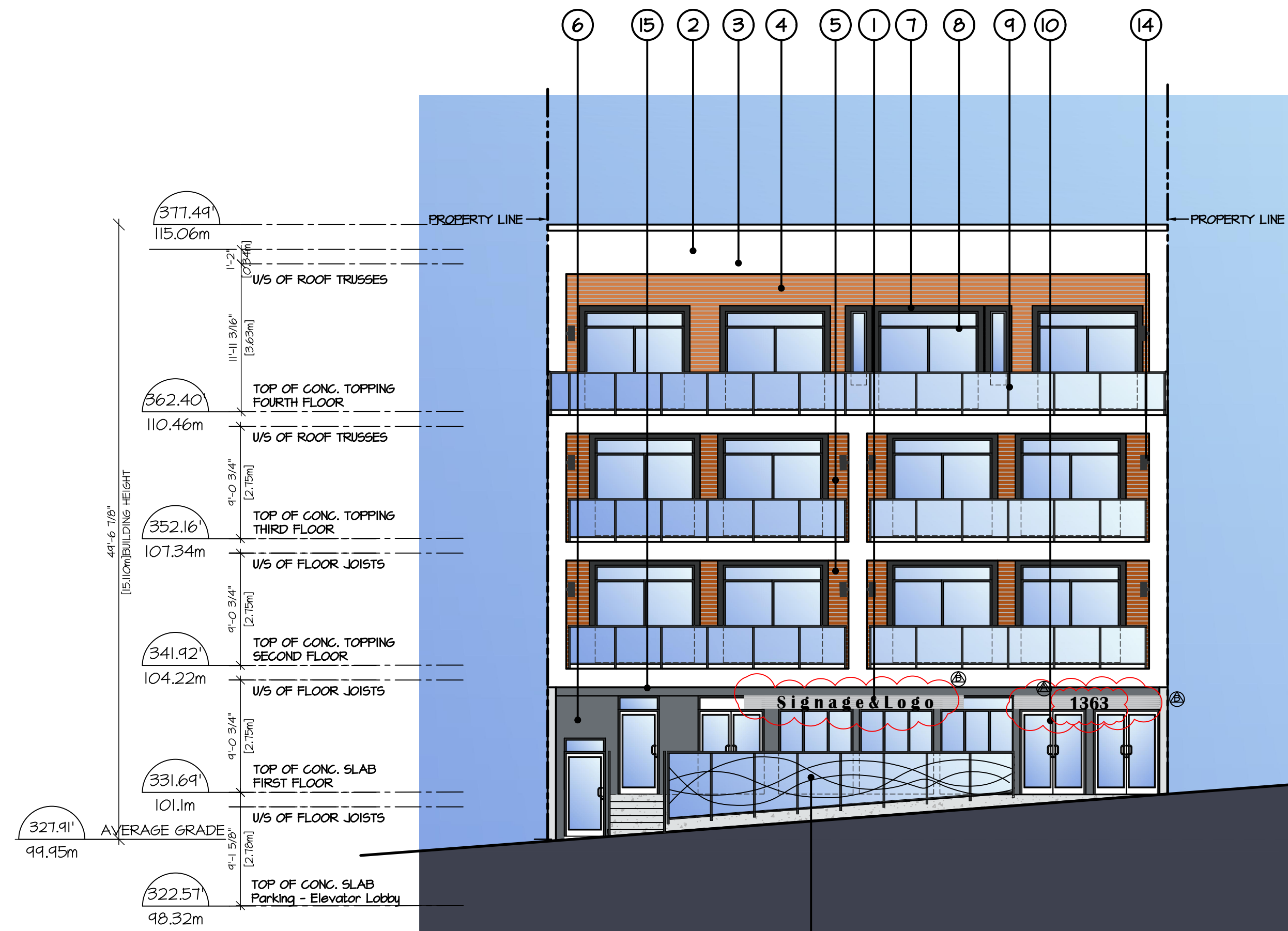


UNIT PLAN 1,284 S.F.
SCALE: 1/8" = 1'-0"

UNIT D

SCHEDULE OF FINISHES

- ① INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE
- ② PREFINISHED METAL CAP FLASHING - BLACK
- ③ HARDI PANEL FASCIA - "ARCTIC WHITE"
- ④ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- ⑤ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- ⑥ HARDI PANEL SIDING - "NIGHT GREY"
- ⑦ 2 X 6 WOOD TRIM - CHARCOAL
- ⑧ VINYL FRAMED WINDOW AND SLIDERS - BLACK
- ⑨ FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ⑩ ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- ⑪ GRILLE DOOR - WHITE
- ⑫ SECURITY GRILLE AND DOOR - WHITE
- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONCE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #108, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"



FRONT ELEVATION (JOHNSTON ROAD)

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



REAR ELEVATION (LANE)

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

ISSUED FOR	BY	DATE	ISSUE	REVISED PER ACP COMMENTS	REVISED PER ACP COMMENTS

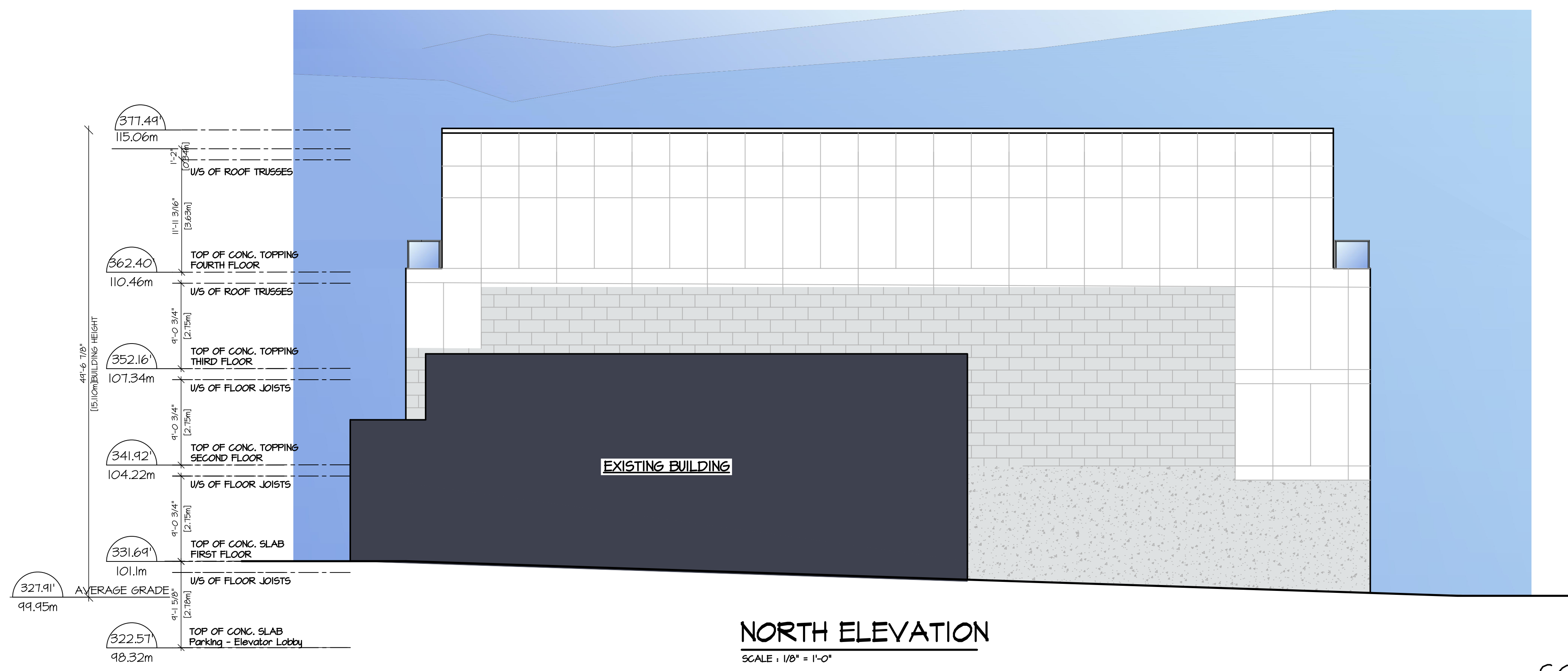
DESIGN :	M.D.	DRAWN :		DATE :	Aug. 24 24	SCALE :	1/8" = 1'-0"
CLIENT :	SFS CONSTRUCTION LTD.	PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK	SHEET CONTENTS :	UNIT PLANS		
					BUILDING ELEVATIONS		

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

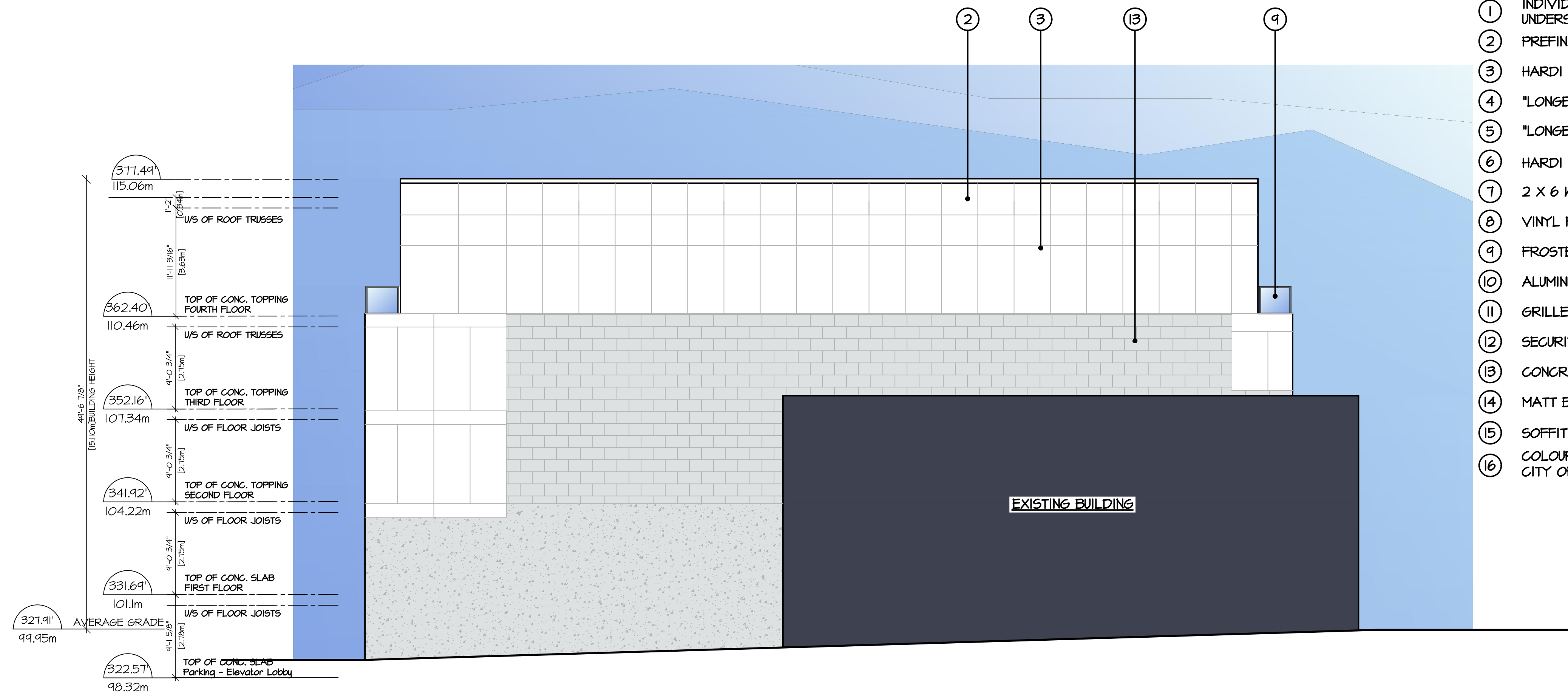
CLIENT NO.	SHEET NO.
	AC-3.01
PROJECT NO.	REV. NO.
20015	

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

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

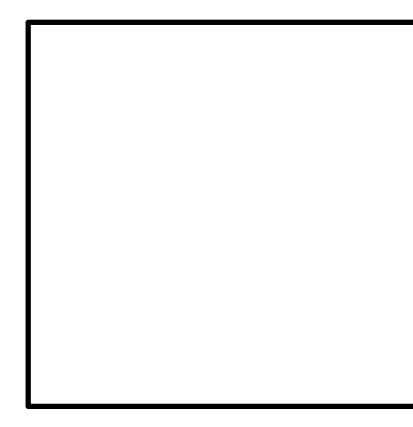


SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE
- ② PREFINISHED METAL CAP FLASHING - BLACK
- ③ HARDI PANEL FASCIA - "ARCTIC WHITE"
- ④ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- ⑤ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- ⑥ HARDI PANEL SIDING - "NIGHT GREY"
- ⑦ 2 X 6 WOOD TRIM - CHARCOAL
- ⑧ VINYL FRAMED WINDOW AND SLIDERS - BLACK
- ⑨ FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ⑩ ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- ⑪ GRILLE DOOR - WHITE
- ⑫ SECURITY GRILLE AND DOOR - WHITE
- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONCE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #108, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"

REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR
1	JUNE 14, 24	MP	MM	REVISED PER APP COMMENTS			
2	JULY 9, 24	MP	MM	REVISED PER APP COMMENTS			



DESIGN : M.D.	DRAWN : M.D.	DATE : Aug. 24, 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.			
PROJECT : 1363 JOHNSTON ROAD, WHITE ROCK			
SHEET CONTENTS : BUILDING ELEVATIONS			

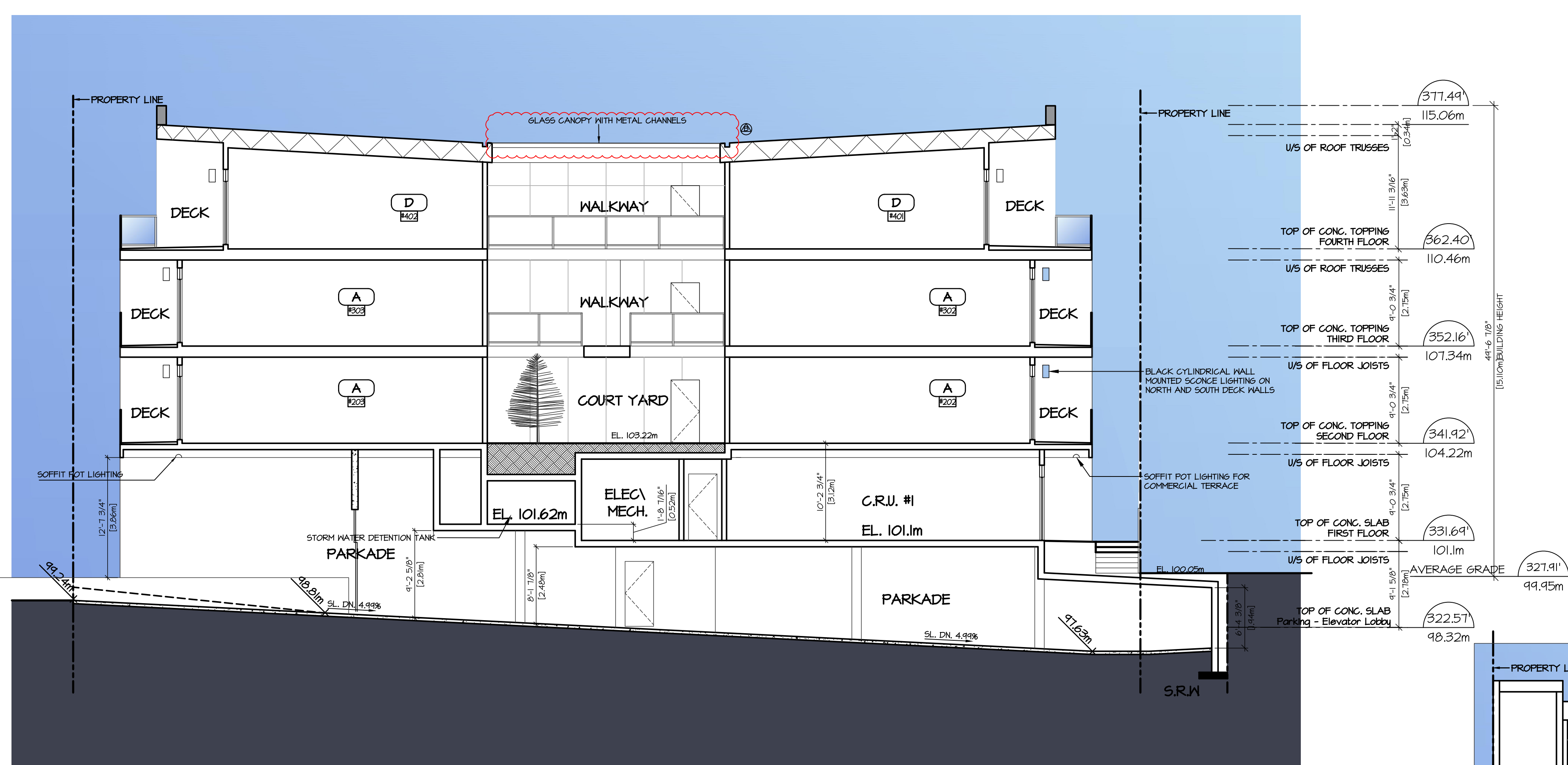
barnett dembek
ARCHITECTS INC.

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

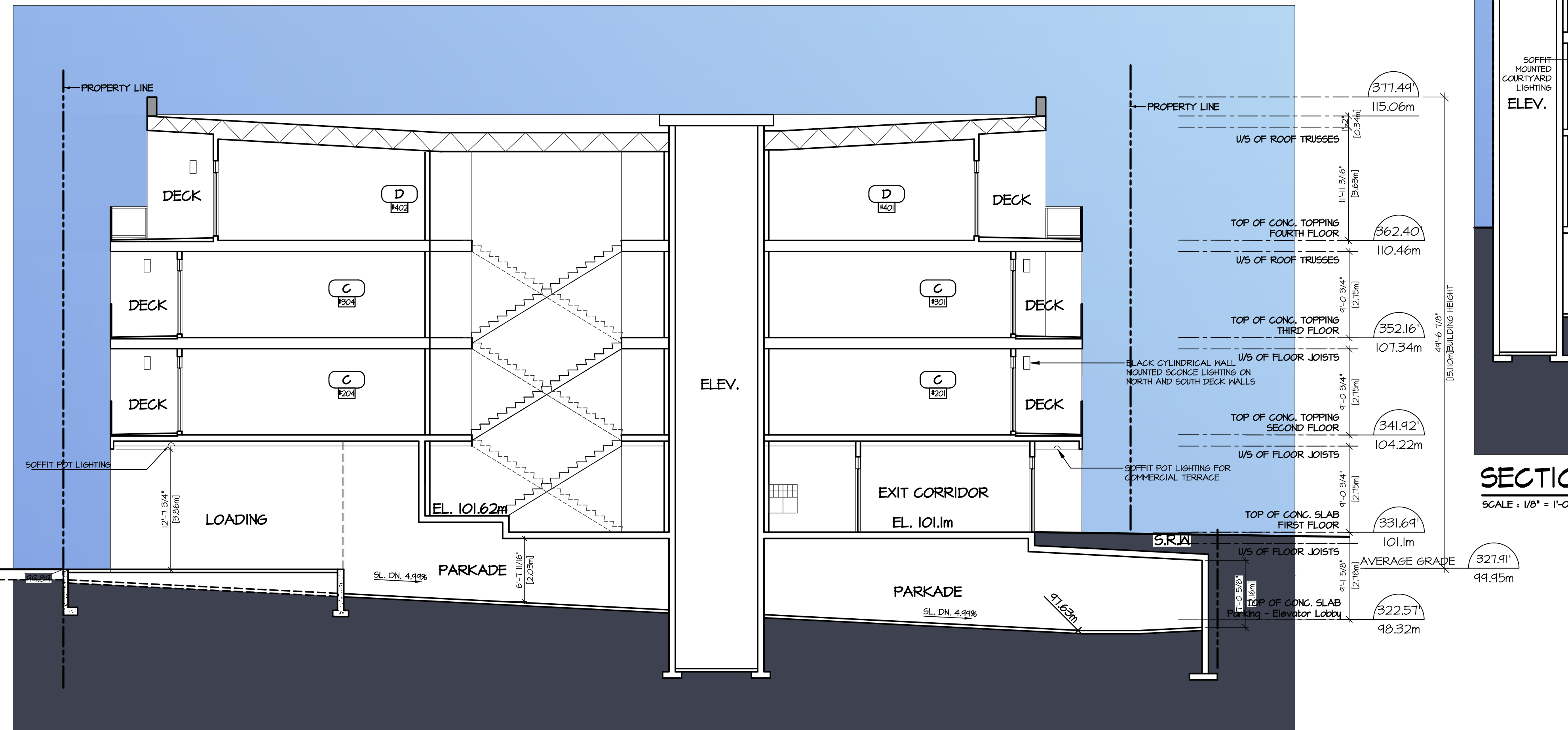
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO. 20015	SHEET NO. AC-3.02
PROJECT NO.	REV. NO.

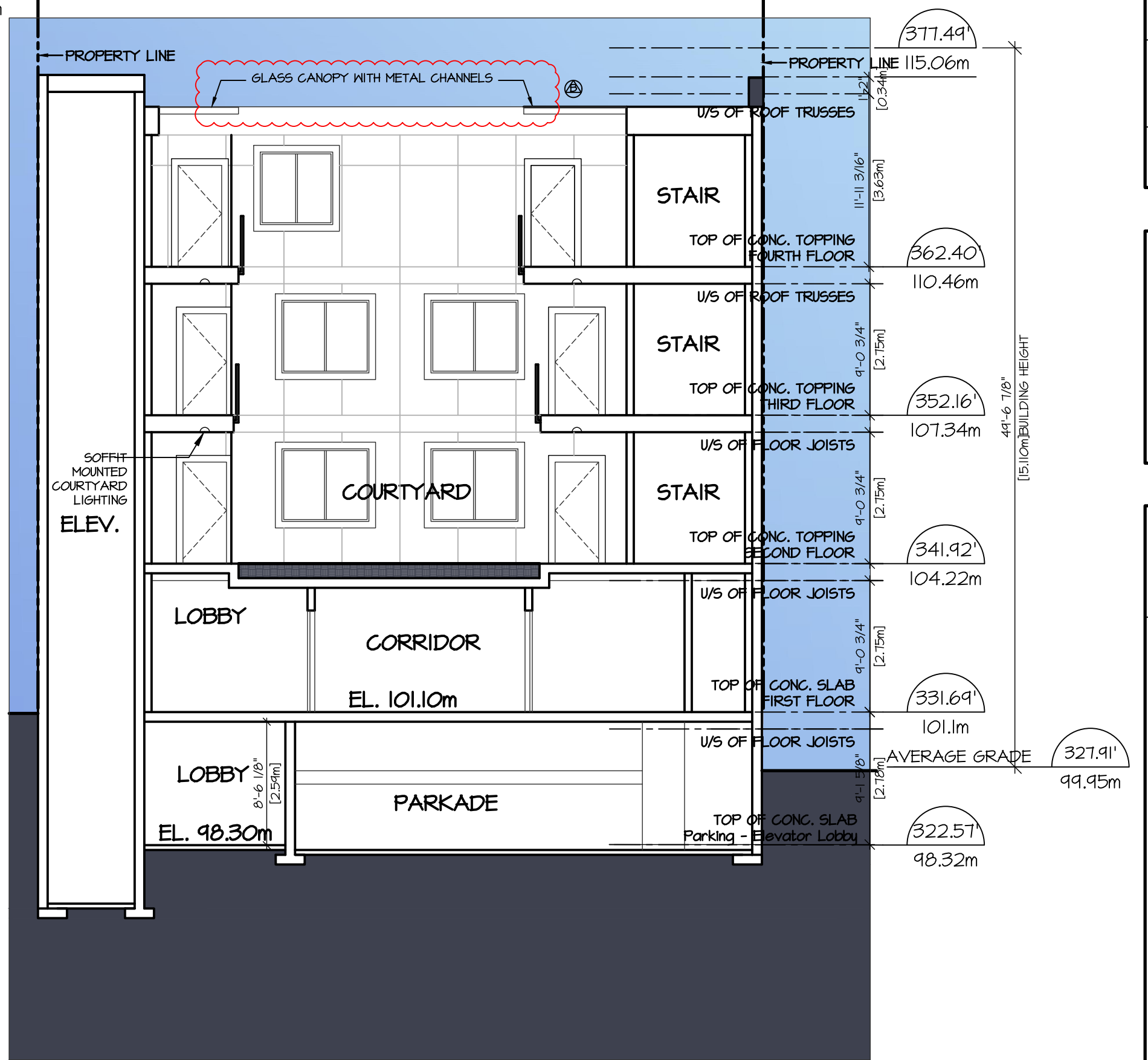
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SECTION A
SCALE: 1/8" = 1'-0"



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



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

NOTE:
PROVIDE THRU WALL DRY
SPRINKLER HEAD PROTECTION
FOR ALL DECKS

REV#	DATE	DRN	CD	ISSUE FOR
1	JUL 24, 2015	MP	M1	REVISED PER ADP COMMENTS
2	JUL 24, 2015	MP	M1	REVISED PER ADP COMMENTS

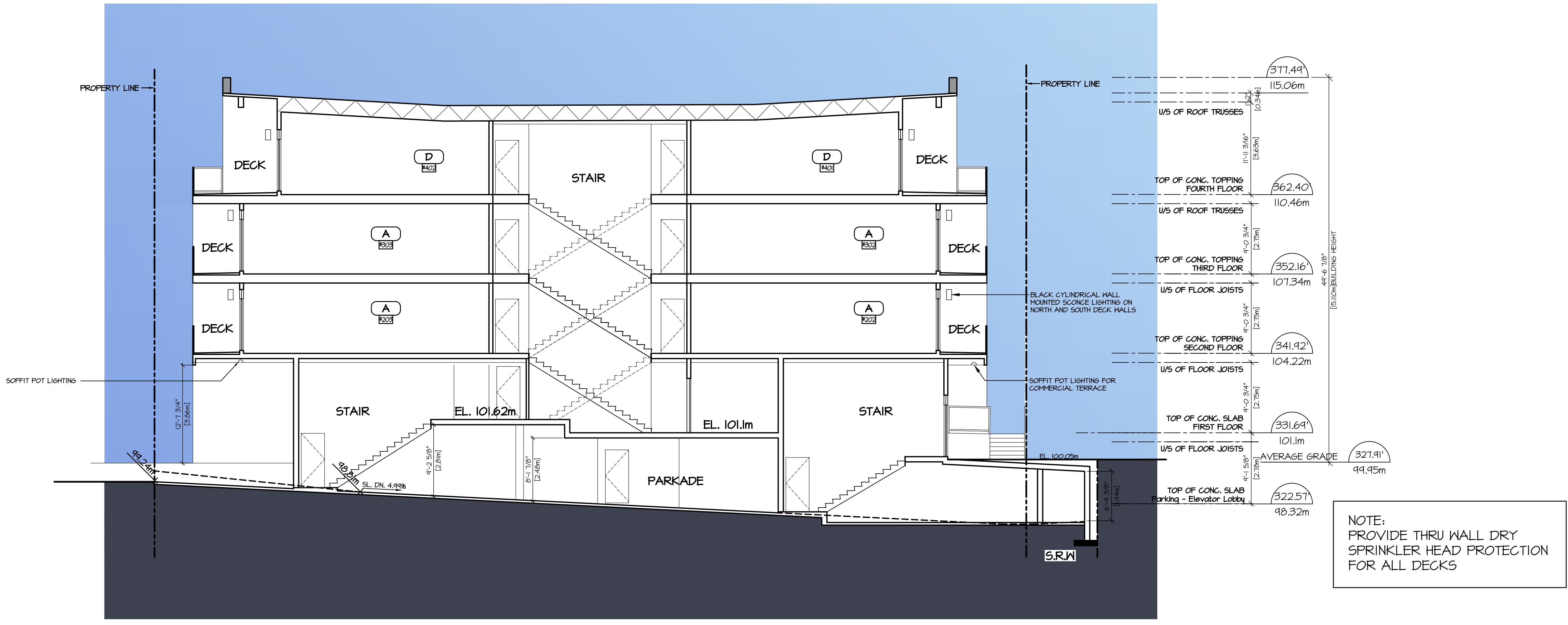
DESIGN :	M.D.	DRAWN :	DATE :	SCALE :
CLIENT :	SFS CONSTRUCTION LTD.	PROJECT :	1963 JOHNSTON ROAD, WHITE ROCK	1/8" = 1'-0"
SHEET CONTENTS :		BUILDING SECTIONS		

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
20015	AC-4.01
PROJECT NO.	REV. NO.
20015	

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REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR
1	JUL 24	MP	M1	REVISED PER APP COMMENTS			
2	JUL 24	MP	M1	REVISED PER APP COMMENTS			



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

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DESIGN :	M.D.	DRAWN :		DATE :	Aug. 24 24	SCALE :	1/8" = 1'-0"
CLIENT :	SFS CONSTRUCTION LTD.						
PROJECT :	1363 JOHNSTON ROAD, WHITE ROCK						
SHEET CONTENTS :	BUILDING SECTIONS						

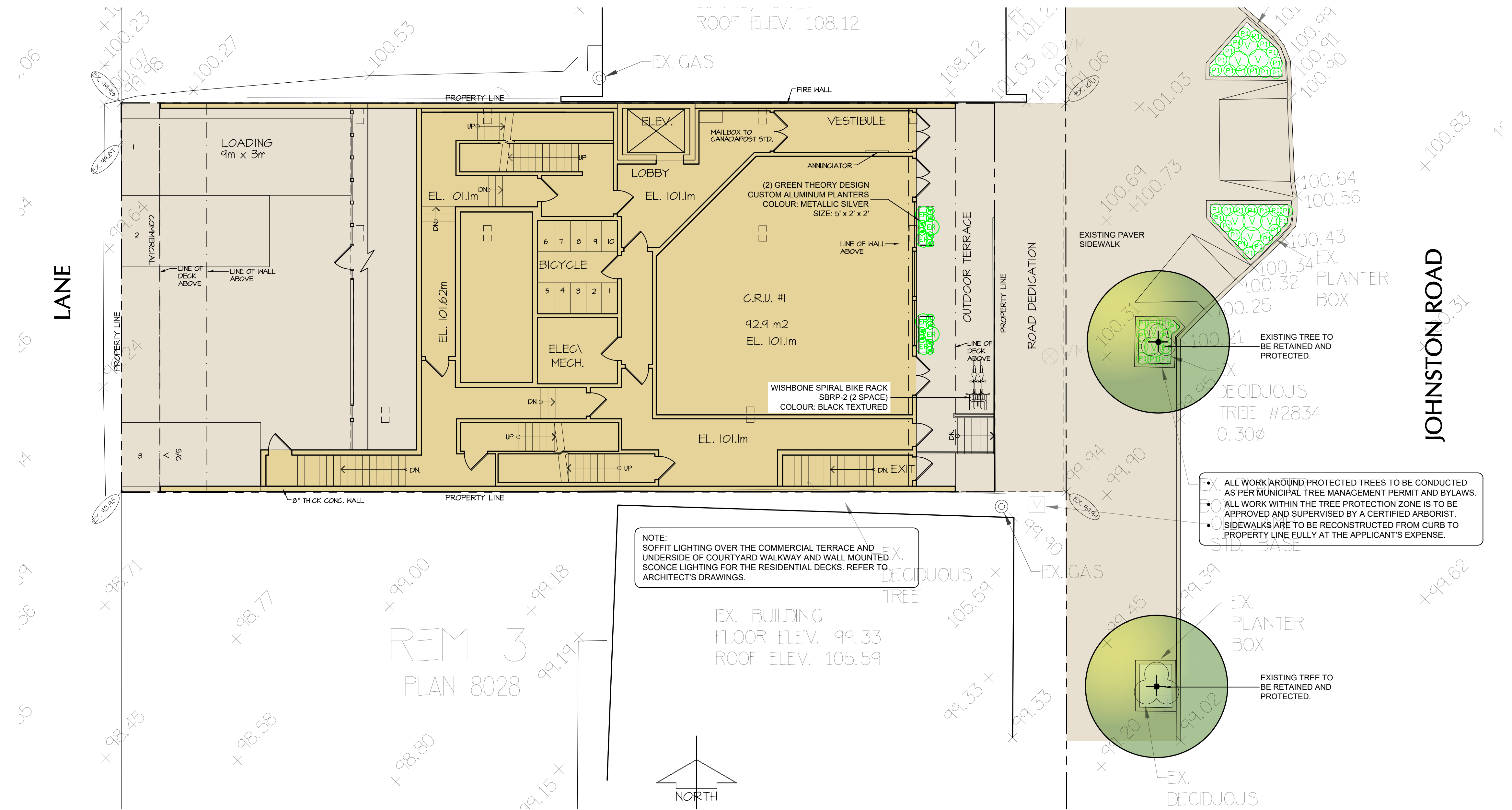
barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
20015	AC-4.02
PROJECT NO.	REV. NO.
20015	

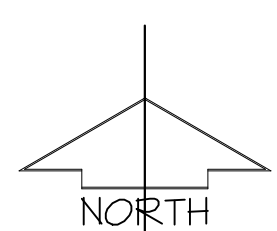
SEAL:



NOTE:
SOFFIT LIGHTING OVER THE COMMERCIAL TERRACE AND
UNDERSIDE OF COURTYARD WALKWAY AND WALL MOUNTED
SCENCE LIGHTING FOR THE RESIDENTIAL DECKS. REFER TO
ARCHITECT'S DRAWINGS.

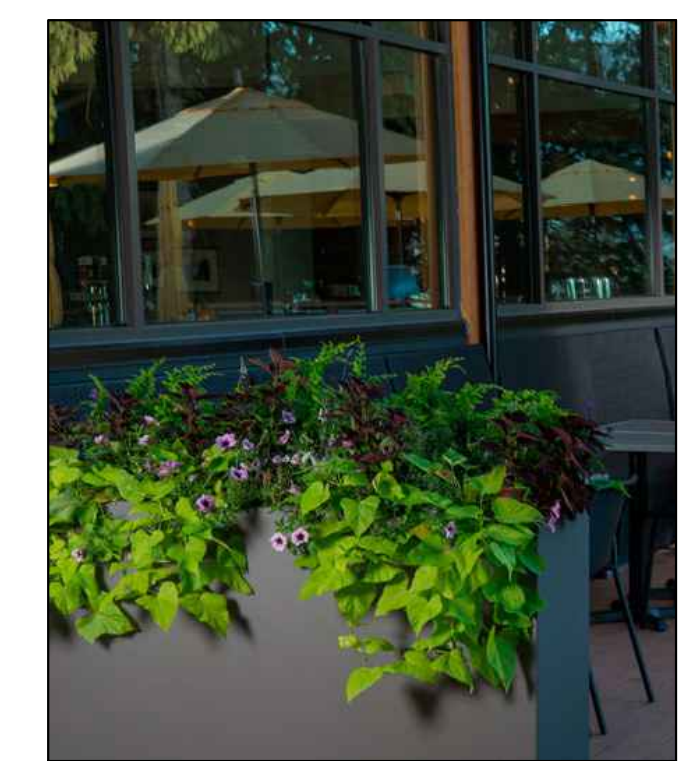
- ALL WORK AROUND PROTECTED TREES TO BE CONDUCTED AS PER MUNICIPAL TREE MANAGEMENT PERMIT AND BYLAWS.
- ALL WORK WITHIN THE TREE PROTECTION ZONE IS TO BE APPROVED AND SUPERVISED BY A CERTIFIED ARBORIST.
- SIDEWALKS ARE TO BE RECONSTRUCTED FROM CURB TO PROPERTY LINE FULLY AT THE APPLICANT'S EXPENSE.

REM 3
PLAN 8028



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-128
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(V)	9	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
GRASS				
(P)	41	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
(M)	12	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
GC				
(R)	6	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



GREEN THEORY PLANTER



WISHBONE BIKE RACK

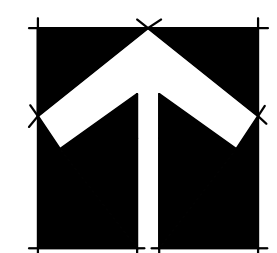
NO.	DATE	REVISION DESCRIPTION	DR.
5	24.JUL.03	ADP COMMENTS	YR
4	23.AUG.30	REVISE SITE AND LIGHTING NOTES	DO
3	23.AUG.23	ADD LIGHTING NOTES PER COMMENTS	DO
2	23.APR.03	NEW SITE PLAN	DO
1	22.JUN.01	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:
SFS CONSTRUCTION LTD.

PROJECT:
4-LEVEL APARTMENT BUILDING
1363 JOHNSTON ROAD
WHITE ROCK, B.C.

DRAWING TITLE:
LANDSCAPE PLAN
FIRST FLOOR

DATE: 21.JUL.29 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY



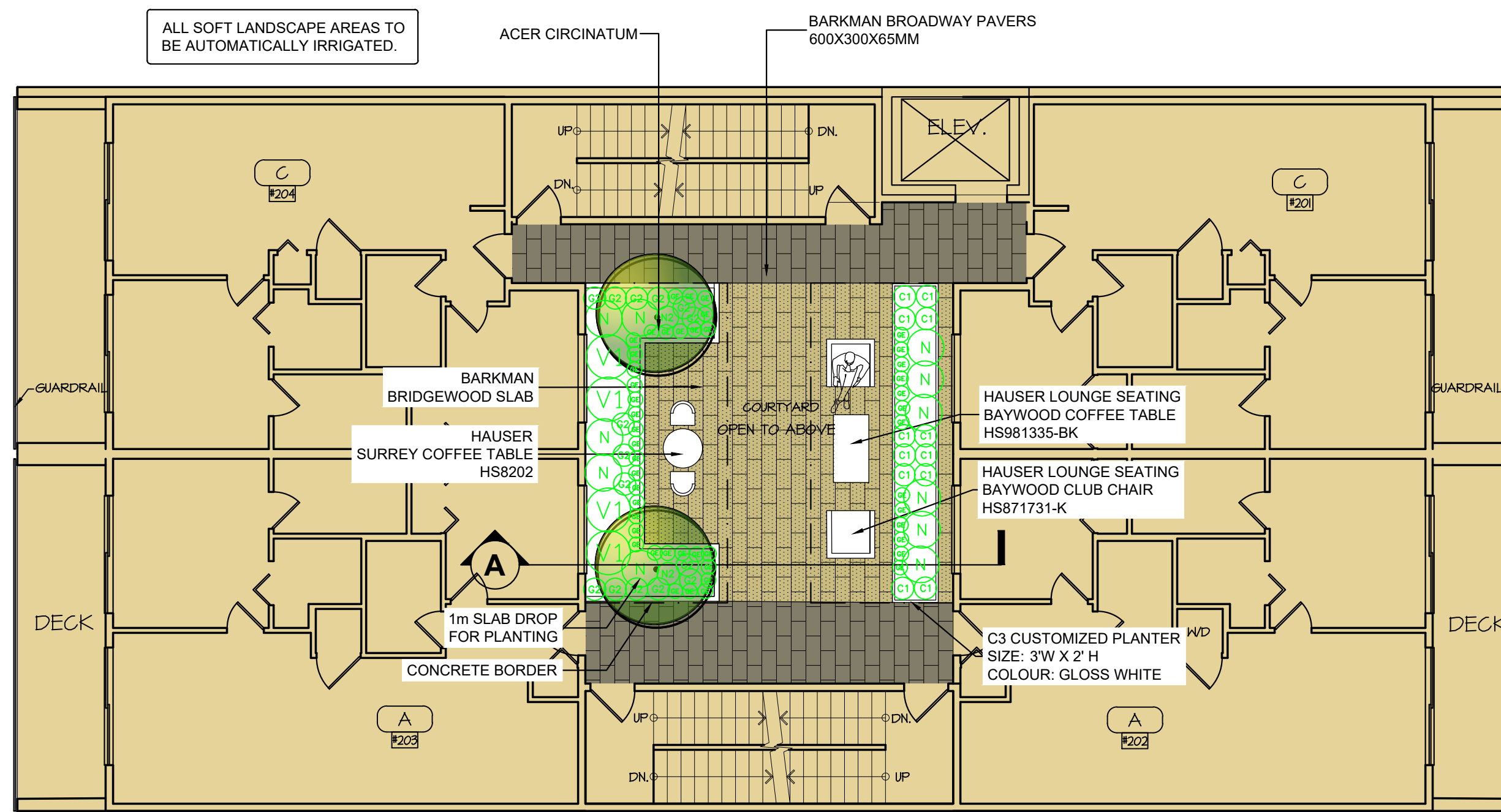
21128-6.ZIP

L1

OF 2

PMG PROJECT NUMBER: 21-128

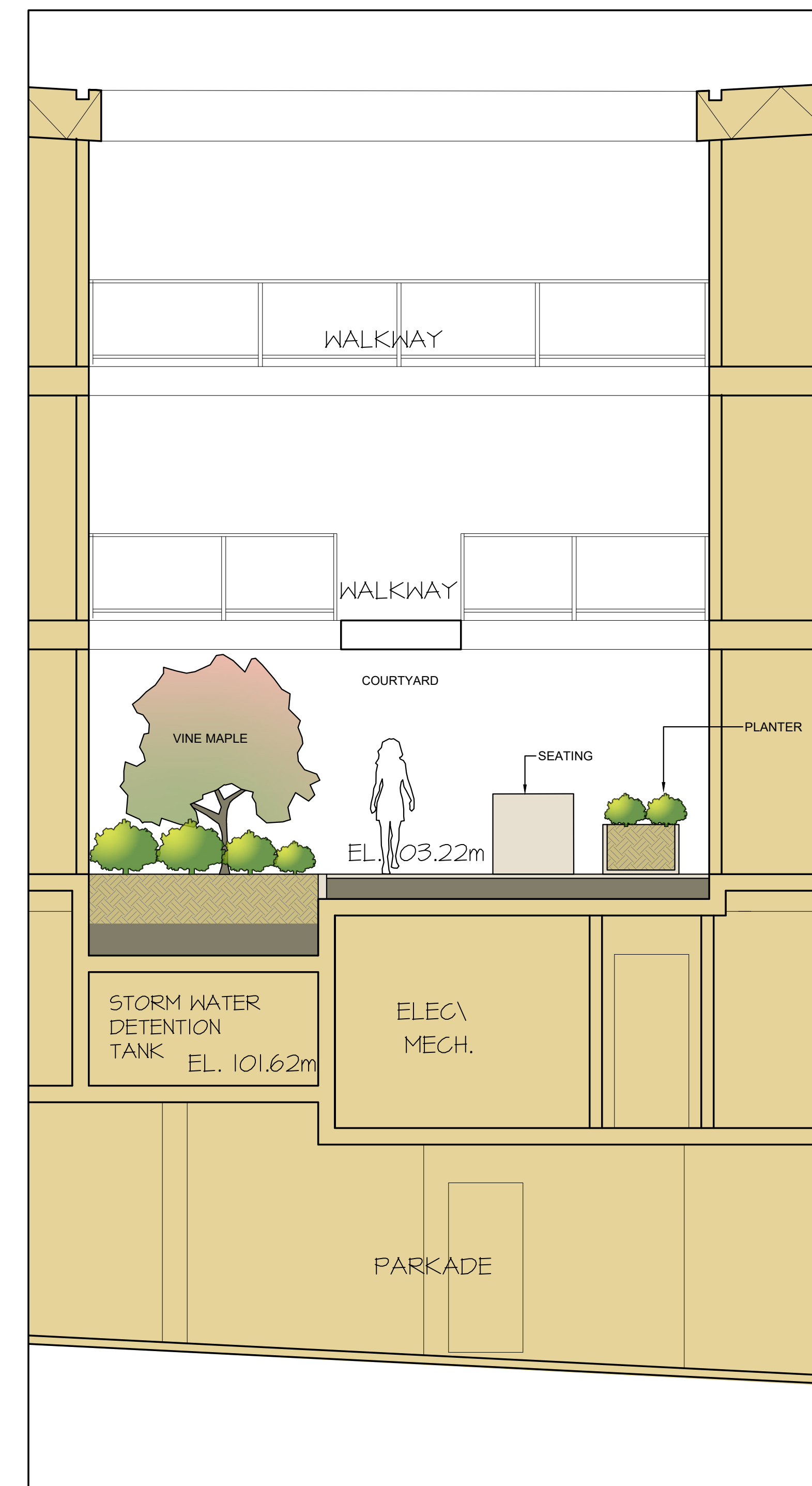
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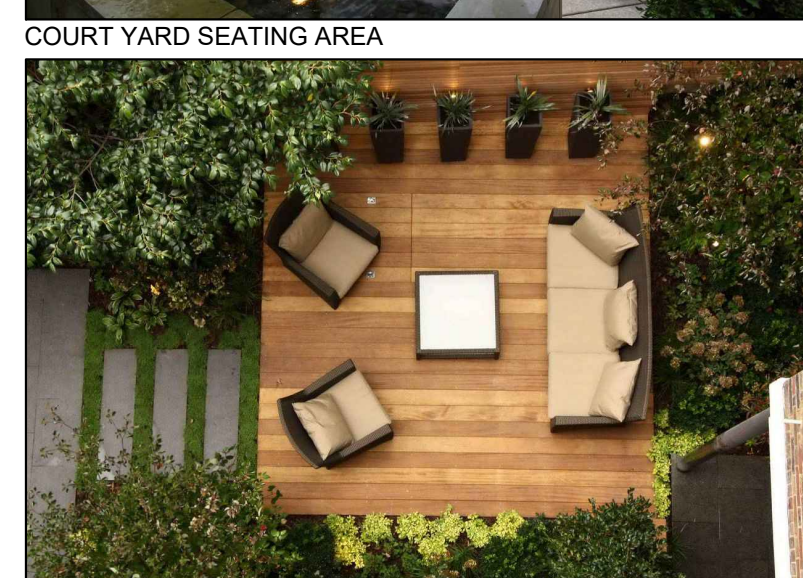
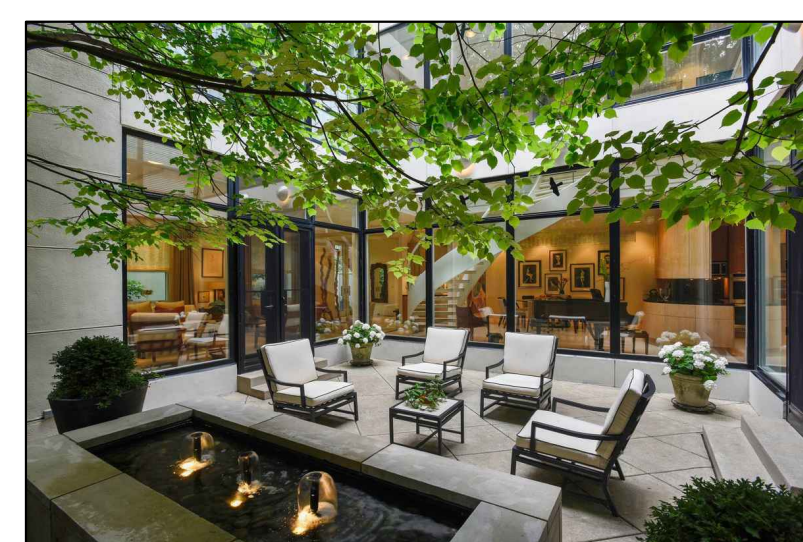
NOTE:
SOFFIT LIGHTING OVER THE COMMERCIAL TERRACE AND UNDERSIDE OF COURTYARD WALKWAY AND WALL MOUNTED SCONCE LIGHTING FOR THE RESIDENTIAL DECKS. REFER TO ARCHITECT'S DRAWINGS.

PLANT SCHEDULE SECOND FLOOR				PMG PROJECT NUMBER: 21-128
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER CIRCINATUM	VINE MAPLE	3M HT; 88B; 3 STEM CLUMP
SHRUB	2	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
	11	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
	4	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS	12	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
	15	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL	47	GERANIUM SANGUINEUM 'JOHN ELSLEY'	GERANIUM; MAGENTA	15CM POT

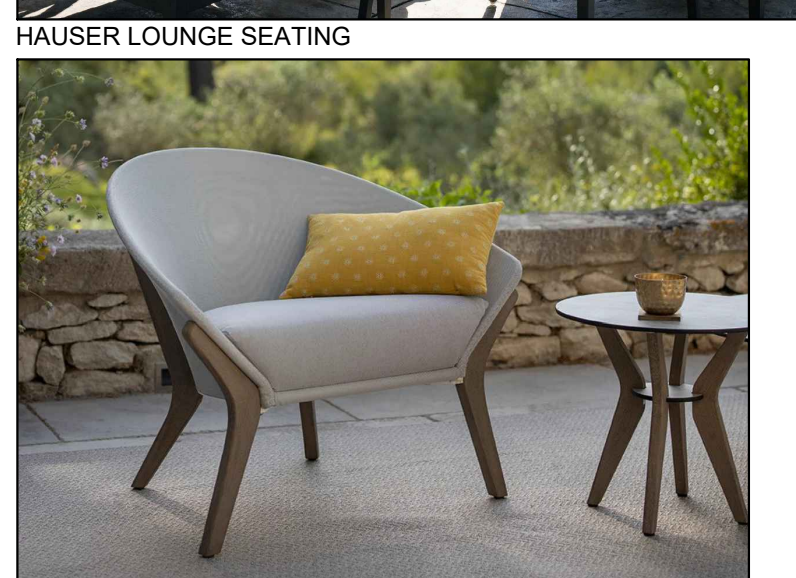
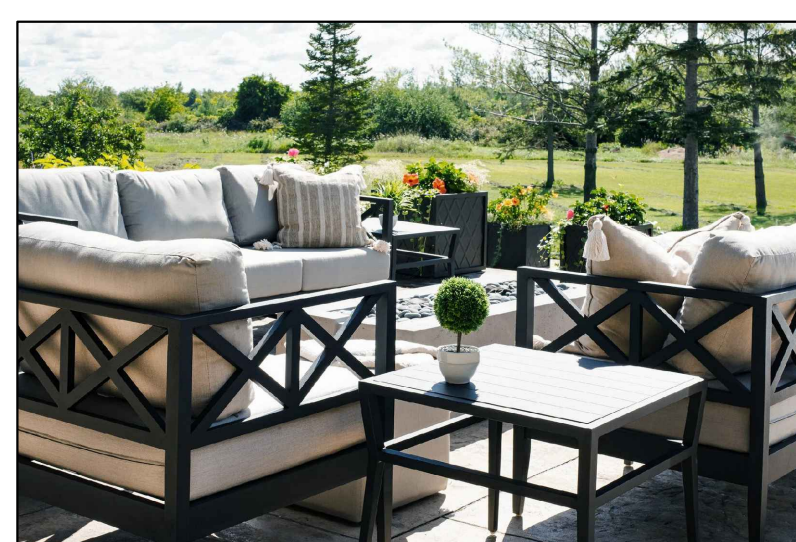
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



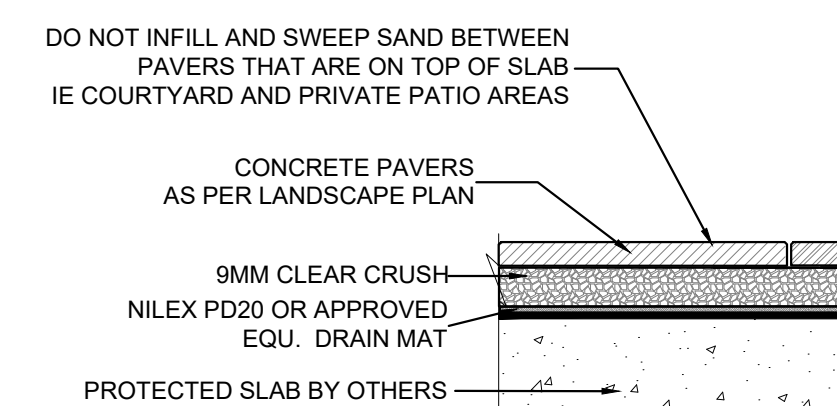
SECTION A
1/4"=1'-0"



COURT YARD SEATING AREA



HAUSER LOUNGE CHAIR



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE

1 PAVERS ON SLAB
L2 3/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.JUL.03	ADP COMMENTS	YR
4	23.AUG.30	REVISE SITE AND LIGHTING NOTES	DO
3	23.AUG.23	ADD LIGHTING NOTES PER COMMENTS	DO
2	23.APR.03	NEW SITE PLAN	DO
1	22.JUN.01	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

SFS CONSTRUCTION LTD.

PROJECT:

4-LEVEL APARTMENT BUILDING

**1363 JOHNSTON ROAD
WHITE ROCK, B.C.**

DRAWING TITLE:

**LANDSCAPE PLAN
SECOND FLOOR**

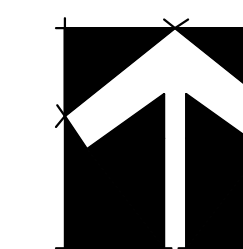
DATE: 21.JUL.29 DRAWING NUMBER:

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

DRAWN: RJ

DESIGN: RJ

CHK'D: MCY



21128-6.ZIP

PMG PROJECT NUMBER:

L2

OF 2

21-128