

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0329-00

Planning Report Date: April 25, 2022

PROPOSAL:

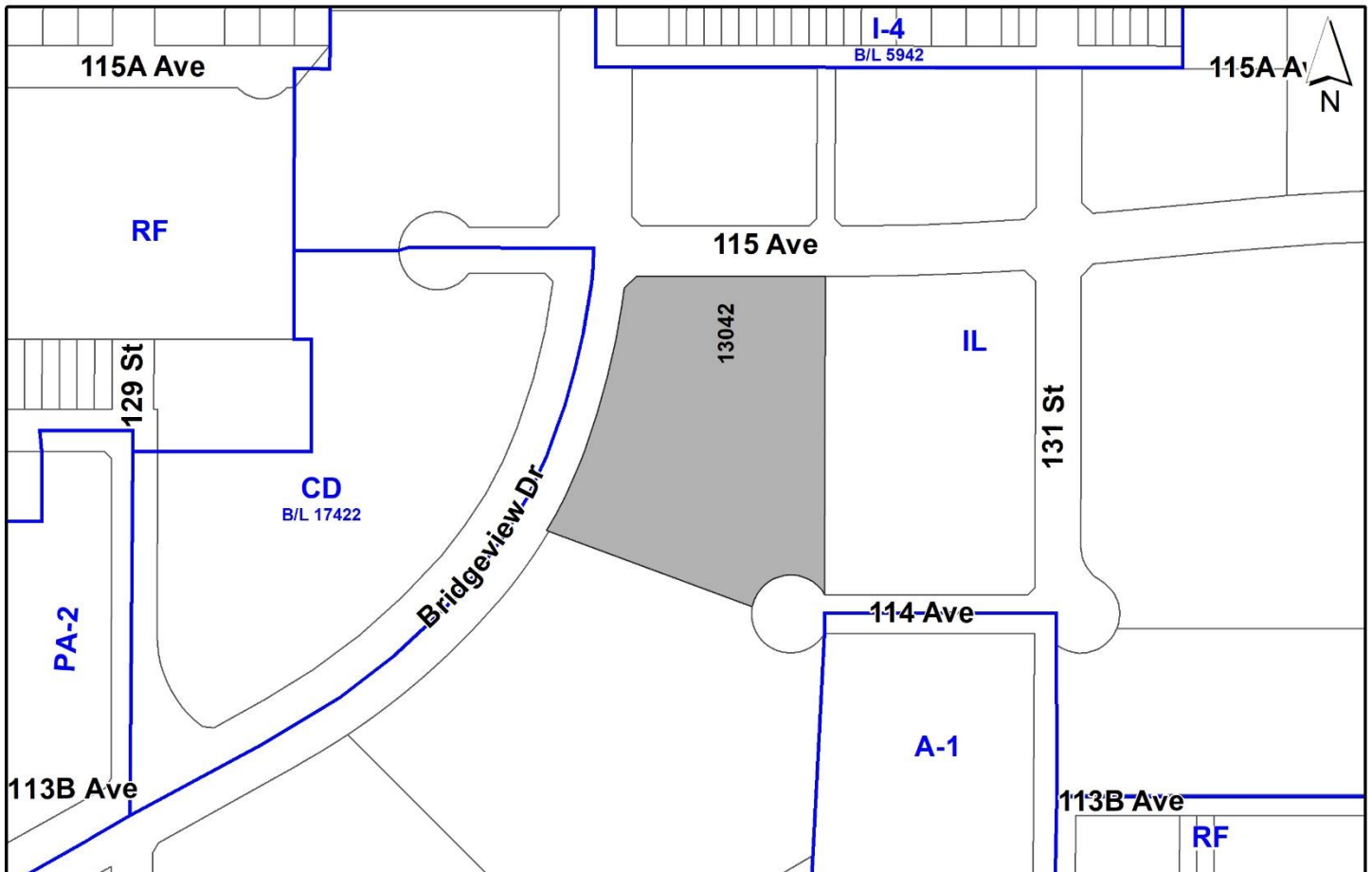
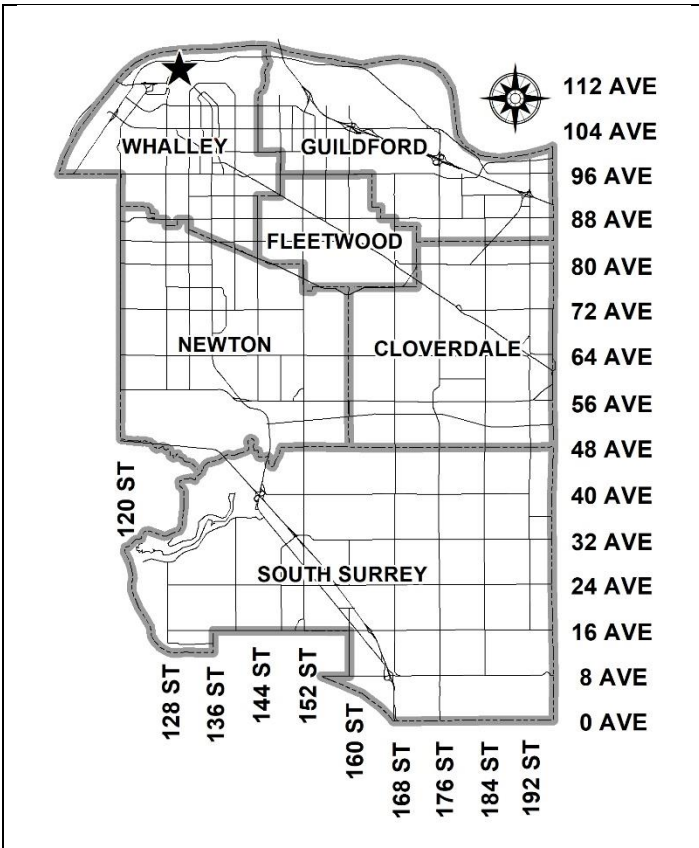
- **Development Permit**

to permit the development of two multi-unit industrial buildings.

LOCATION: 13042 - 115 Avenue

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Bridgeview and the proposed buildings are of a high quality design that will contribute positively to this industrial area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0329-00 generally in accordance with the attached drawings (Appendix I) and geotechnical report.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (f) registration of a Section 219 Restrictive Covenant to restrict the maximum allowable mezzanine space to meet parking requirements; and
 - (g) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant lot.	Industrial	IL
North (Across 115 Avenue):	Vacant lot.	Industrial	IL
East:	Industrial building on the northern half of the lot and vacant land on the southern portion of the lot.	Industrial	IL
South:	Trucking/logistics company.	Industrial	IL
West (Across Bridgeview Drive):	Brewery.	Industrial	CD (By-law No. 17422)

Context & Background

- The subject lot is located at the southeast corner of Bridgeview Drive and 115 Avenue. The site is approximately 13,275 square metres in area and is zoned IL and designed Industrial in the OCP.
- The site is flat and is located within the floodplain.
- An existing 10 metre wide statutory right-of-way (SRW) for engineering services exists along the western boundary of the site adjacent to Bridgeview Drive.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit to construct two multi-unit industrial buildings. Development details are provided in the following table:

	Proposed		
Lot Area			
Gross Site Area:	13,275 square metres		
Road Dedication:			
Undevelopable Area:			
Net Site Area:	13,275 square metres		
Number of Lots:	1		
Building Height:	10.4 metres		
Unit Density:			
Floor Area Ratio (FAR):	0.58		
Floor Area	Building 1	Building 2	Total
Industrial:	2,545 m ²	2,044 m ²	4,589 m ²
Office:	1,556 m ²	1,950 m ²	3,506 m ²
Total:	4,101 m ²	3,994 m ²	8,095 m ²

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found to be satisfactory.

Transportation Considerations

- No road dedications are required.
- The applicant proposes three driveway accesses in total, with one driveway off 115 Avenue and two driveway accesses off the 114 Avenue cul-de-sac.
- An internal 7.5-metre-wide drive-aisle along the eastern property line provides truck access and loading from the rear of all the industrial units. Access for all trucks will be from the 114 Avenue cul-de-sac.
- The site is approximately 400 metres away from a community shuttle bus stop and approximately 1.2 km from Scott Road Skytrain station.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Industrial" designation under the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies under the "Industrial" designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following policies and objectives in the OCP:
 - Policy B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.
 - Policy E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.
 - Policy E1.8 – Ensure a positive interface between employment lands and accompanying industrial activities and uses.

- Policy E1.10 – Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes, and access to employment opportunities for Surrey’s workforce.

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Unit Density:		
Floor Area Ratio:	1.00	0.58
Lot Coverage:	60%	45.2%
Yards and Setbacks		
North:	7.5 metres	20 metres
East:	0 metres	0.15 metres
South:	7.5 metres	7.7 metres
West:	7.5 metres	10 metres
Height of Buildings		
Principal buildings:	18 metres	10.4 metres
Accessory buildings:	n/a	n/a
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	25	25
Office:	12	12
Total:	37	37
Tandem (%):	nil	nil
Bicycle Spaces		
Parking:	105	105

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on March 30, 2022. Staff received no responses from the community.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The subject property is flat with an elevation of approximately 5 - 6 metres geodetic.

- A feasibility study, prepared by Matt Akenhead, *P. Eng.*, of GeoPacific Consultants and dated June 7, 2021, was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.92 metres geodetic is required. The applicant is proposing a main floor elevation of 4.92 metres geodetic elevation, which is at the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including preloading material.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The two buildings include 19 industrial units, with 9 units proposed for the northern building and 10 units proposed for the southern building.
- Loading for both buildings will be located between the two buildings and will be accessed from the 114 Avenue cul-de-sac via a driveway along the eastern property line.
- Both buildings are concrete tilt-up construction and are of a high-quality design.
- The combined floor area of the two buildings is 6,022 square metres of industrial and 1,761 square metres of office/mezzanine for a total area of 7,771 square metres.

Building A (North)

- The northern building (Building A) is proposed to have 9 units and a main floor (industrial) area of 2,988 square metres with 778 square metres of office mezzanine for a total area of 3,766 square metres.
- Units in Building A range from 391 square metres to 637 square metres.

- Proposed Building A (north building) faces 115 Avenue with all units having front entrances facing the street and a parking lot which includes two rows of parking. The north façade has substantial glazing and is primarily white and charcoal grey painted concrete.
- The west façade faces Bridgeview Drive and is primarily white and charcoal grey painted concrete with glazing along the northwest corner and individual glazing panels along both the main and second floor. A portion the west façade extends south to screen a portion of the loading areas from Bridgeview Drive.
- The eastern façade is comprised of white and charcoal grey painted concrete.
- The south façade faces the loading area and includes 10 large loading doors and is painted white and charcoal grey concrete.

Building B (South)

- The southern building (Building B) is proposed to have 10 units and a main floor (industrial) area of 3,022 square metres with 983 square metres of office mezzanine for a total area of 4,005 square metres.
- Units in Building B range from 317 square metres to 455 square metres.
- Proposed Building B faces 114 Avenue and a neighbouring logistics company to the south with all units having front entrances facing south and a parking lot which includes two rows of parking. The south façade has substantial glazing and is primarily white and charcoal grey painted concrete.
- The west façade faces Bridgeview Drive and is primarily white and charcoal grey painted concrete with glazing along the northwest corner and individual glazing panels along both the main and second floor. A portion of the west façade extends north to screen a portion of the loading areas from Bridgeview Drive.
- The eastern façade is alongside the drive aisle which separates it from the eastern property line and is painted white and charcoal grey concrete. Glazing is proposed along both the main and mezzanine levels of the southern portion of the east façade.
- The north façade faces the loading area and includes 10 large loading doors and is painted white and charcoal grey concrete.

Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant is proposing 30% mezzanine space at this time.
- As the subject proposal currently meets the off-street parking requirements of the Zoning Bylaw, with no additional parking spaces available, the applicant has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to avoid a situation where there may be insufficient parking for the development in the future.

Signage

- Two free-standing (monument) signs are proposed with one at the 115 Avenue entrance and the other next to the 114 Avenue entrance. The proposed signs are both 2 metres tall and 1.1 metres wide.
- The proposed free-standing signs will consist of individual aluminum tenant panels with backlighting. Each tenant will have 20-centimeter-tall signage space.
- Fascia signs are proposed along both the north and south facades over the main entrance of each unit. One unit of the 19 proposed units has fascia signage above the second floor.
- Final signage details will be addressed through future sign permit applications.

Landscaping

- The applicant proposes to plant 40 trees on the site, with approximately 17 trees proposed within landscape islands in the parking lot.
- Within the landscape buffer to the west of the building the applicant proposes 12 trees with thick shrubbery filling in the rest of the buffer area.

Outdoor Amenity

- The applicant proposes a combined outdoor amenity area of 98 square metres spread over four small outdoor amenity spaces that range in size from 14 square metres to approximately 30 square metres. The outdoor amenity areas includes bike parking and some benches. Three of the amenity areas are located along the western portion of the site and one of the amenity areas is located to the north of the 114 Avenue cul-de-sac.

Outstanding Items

- The applicant has been provided a detailed list identifying outstanding minor design requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Reed Moss, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			

Elm	10	0	10
Robinia sp.	1	1	0
Taxodium	1	0	1
Zelkova	1	0	1
Total (excluding Alder and Cottonwood Trees)	13	1	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		40	
Total Retained and Replacement Trees		52	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 13 mature trees on the subject site and boulevard, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 7.5% of the total trees on the site, are Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. The applicant is proposing 40 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Ginkgo, Tulip poplar, Kobushi magnolia, zelkova, Gary oak, Rocky mountain maple, red alder and white spruce.
- In summary, a total of 52 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III	Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

PROPOSED INDUSTRIAL BUILDING FOR:

CEDAR COAST BRIDGEVIEW 115

ADDRESS: 13042 - 115 AVE, SURREY, B.C.

LEGAL DESCRIPTION: LOT 1 BLOCK 5N SECTION 9 RANGE 2W PLAN BCP11184 NWD

Appendix I



1 BUILDING B RENDERING
SCALE: NTA



2 BUILDING A RENDERING
SCALE: NTA

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-00
SITE PLAN	A-01
BASE PLAN	A-02
SITE DETAILS	A-03
ENLARGED AVENUE PLANS	A-04
FIRE ACCESS PLAN	A-05
BUILDING A MAIN FLOOR PLAN	A-20
BUILDING A UPPER FLOOR PLAN	A-21
BUILDING A ROOF PLAN	A-22
BUILDING A COLOURED ELEVATIONS	A-40
BUILDING B MAIN FLOOR PLAN	A-23
BUILDING B UPPER FLOOR PLAN	A-24
BUILDING B ROOF PLAN	A-25
BUILDING B COLOURED ELEVATIONS	A-41
SECTIONS	A-50



3 CONTEXT PLAN
SCALE: NTA

CHIP BARRETT ARCHITECT
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REGISTERED PROFESSIONAL ARCHITECT
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CEDAR COAST

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104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2964

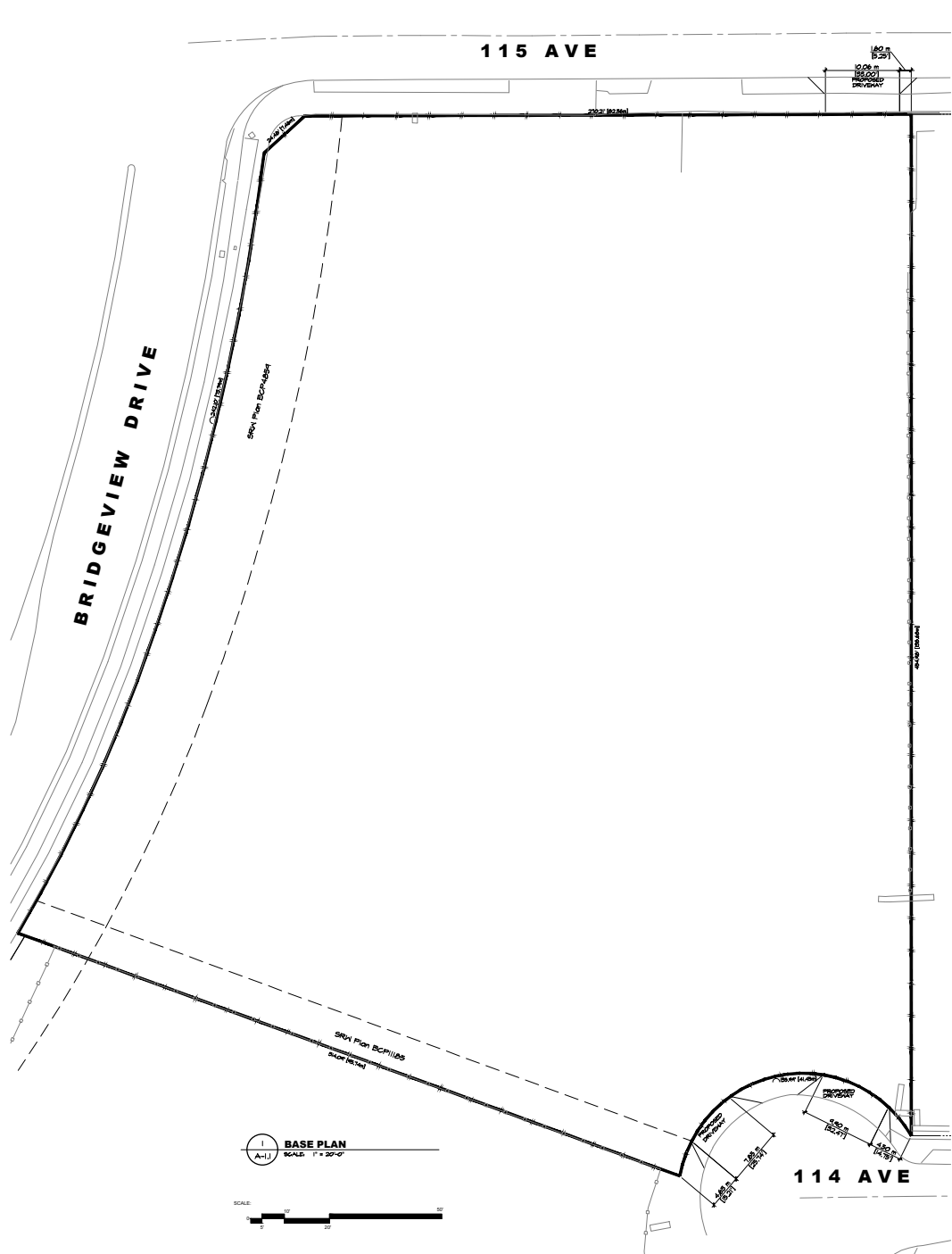
PROJECT:
CEDAR COAST
BRIDGEVIEW 115

ADDRESS: 13042 115 AVE, SURREY, B.C.

DRAWING:
COVER SHEET

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DRAWN: YCF
DESIGNED:
CHECKED: C.B.
PLOT DATE: OCT 20 21

PROJECT - DRAWING NUMBER: A-0.0
REV: 2



1 BASE PLAN
 SCALE: 1" = 30'-0"
 SCALE: 0' 10' 20' 30'

CHIP BARRETT ARCHITECT
 40 - 18633 24 AVENUE, SUITE 101, VANUVA, B.C.
 IN ASSOCIATION WITH
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 2455 - 146 STREET, SUITE 100, VANUVA, B.C.
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1	OCT 14 21	ISSUED FOR CLIENT REVIEW

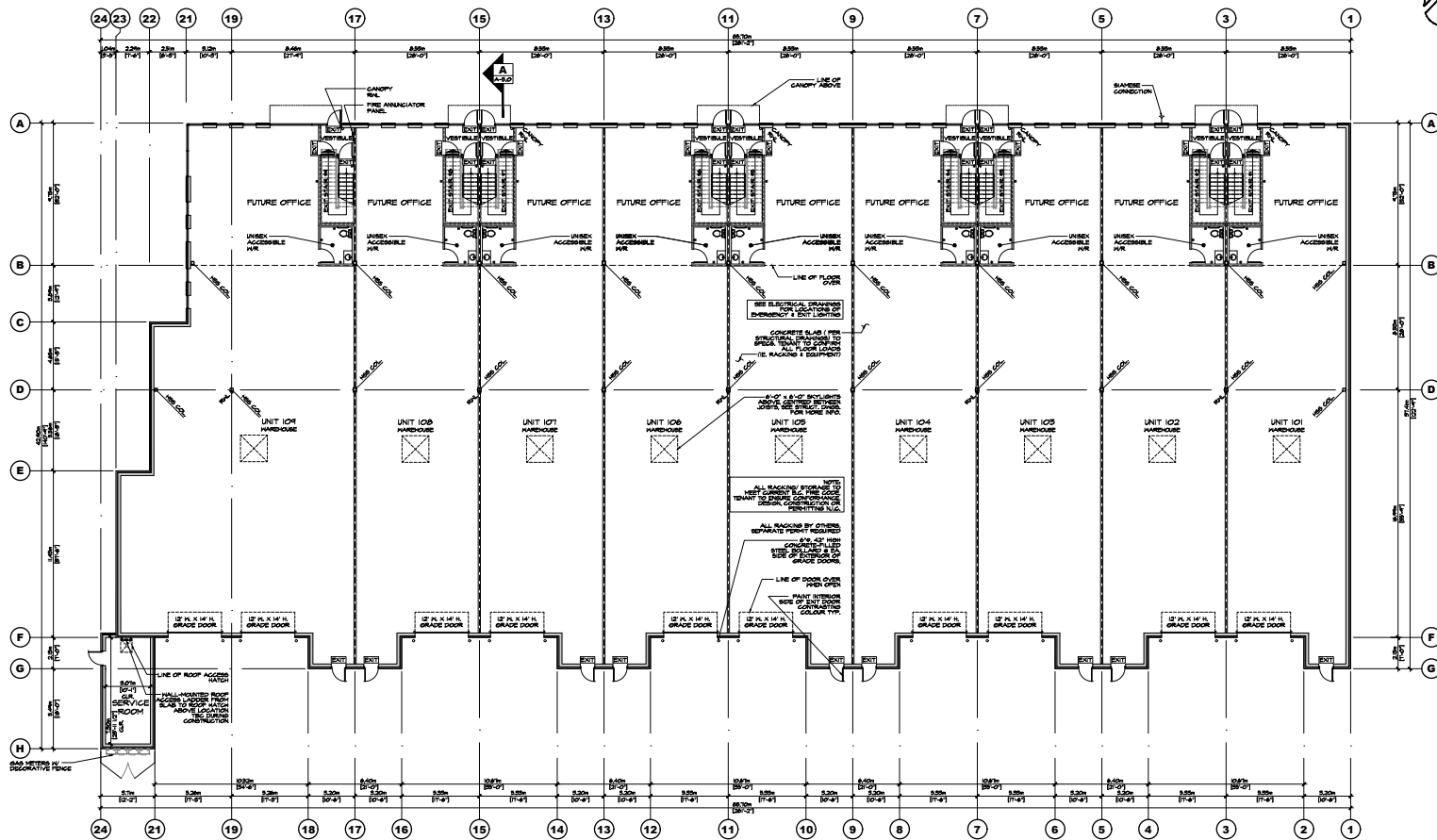
PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
 ORION CONSTRUCTION
 104 - 3950 191 STREET,
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 PHONE: (604) 362-2094

PROJECT
CEDAR COAST BRIDGEVIEW 115
 ADDRESS: 13642 115 AVE, SURREY, B.C.

DRAWING
BASE PLAN

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DESIGNED		
CHECKED C.B.		
PROJECT DATE	OCT 29, 21	

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A-1.1 REV. **2**



1 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

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CEDAR COAST

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PROJECT MANAGERS / CONTRACTORS:
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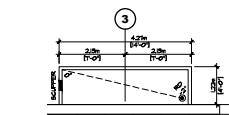
PROJECT:
CEDAR COAST BRIDGEVIEW 115

ADDRESS: 1302 115 AVE, SURREY, B.C.

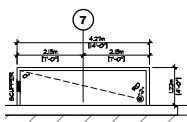
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BUILDING A MAIN FLOOR PLAN

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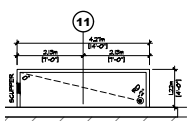
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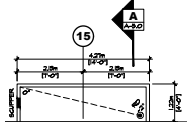
2 STEEL CANOPY DETAILED PLAN
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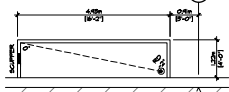
3 STEEL CANOPY DETAILED PLAN
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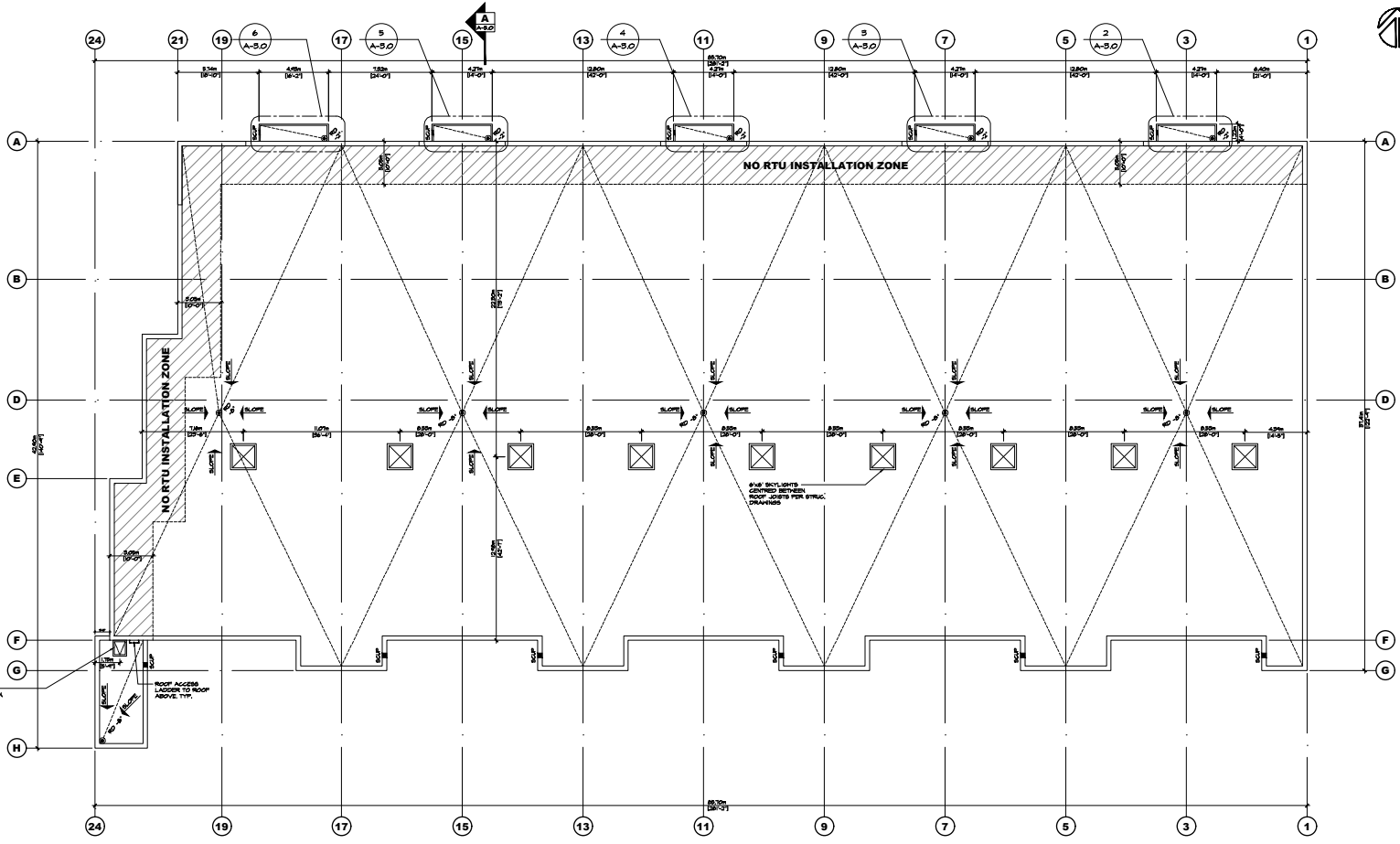
4 STEEL CANOPY DETAILED PLAN
SCALE: 1/8"=1'-0"



5 STEEL CANOPY DETAILED PLAN
SCALE: 1/8"=1'-0"
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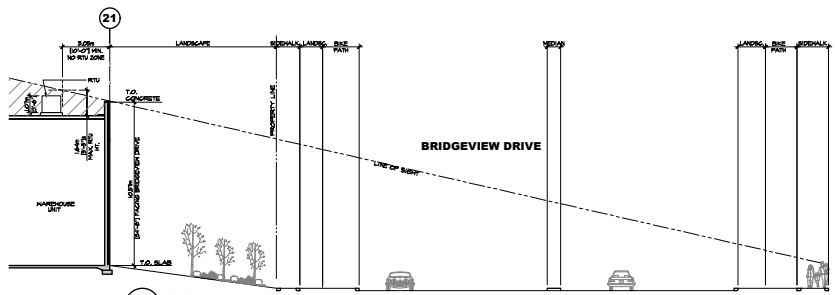
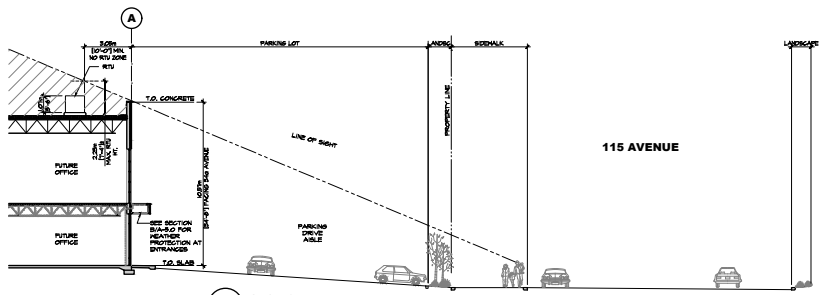


6 STEEL CANOPY DETAILED PLAN
SCALE: 1/8"=1'-0"



1 ROOF PLAN
SCALE: 3/8"=1'-0"

ROOF NOTES
1. ROOFING MATERIAL SHALL CONSIST OF A ROOFING MATERIAL WITH AN SR VALUE OF AT LEAST 0.75 SR



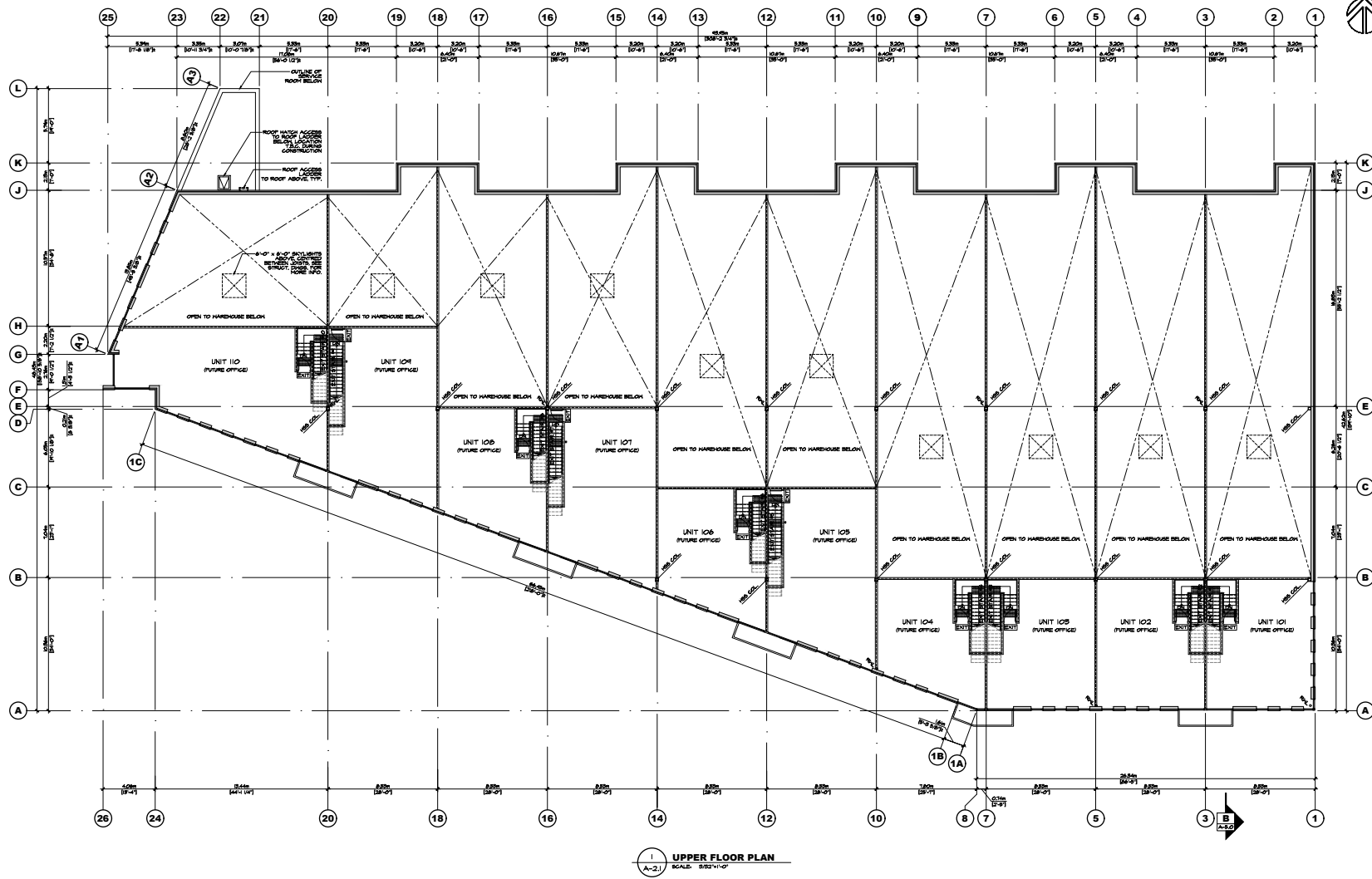
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CEDAR COAST CONSTRUCTION

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

CHIP BARRETT ARCHITECT
PHYSICIAN ASSOCIATES, PLLC
2625A ALLIANCE STREET, AMSTERDAM, B.C., V2E 3J9
TEL: (804) 807-9885 EMAIL: DARC@SPRMEGA.COM

D.FORGE DESIGN INC.
PHYSICIAN ASSOCIATES, PLLC
14 ASSOCIATION WITH
2625A ALLIANCE STREET, AMSTERDAM, B.C., V2E 3J9
TEL: (804) 807-9885 EMAIL: DARC@SPRMEGA.COM

CEDAR COAST

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NO.	DATE	DESCRIPTION
1	SEP 03 21	ISSUED FOR CONSULTANT USE
2		
3		
4	OCT 20 21	ISSUED FOR O/P
5	OCT 14 21	ISSUED FOR CLIENT REVIEW
6	OCT 13 21	ISSUED FOR CLIENT REVIEW
7	SEP 03 21	ISSUED FOR CONSULTANT USE

ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3900 131 STREET,
SURREY, B.C. V2E 0Y6
PHONE: (604) 362-2994

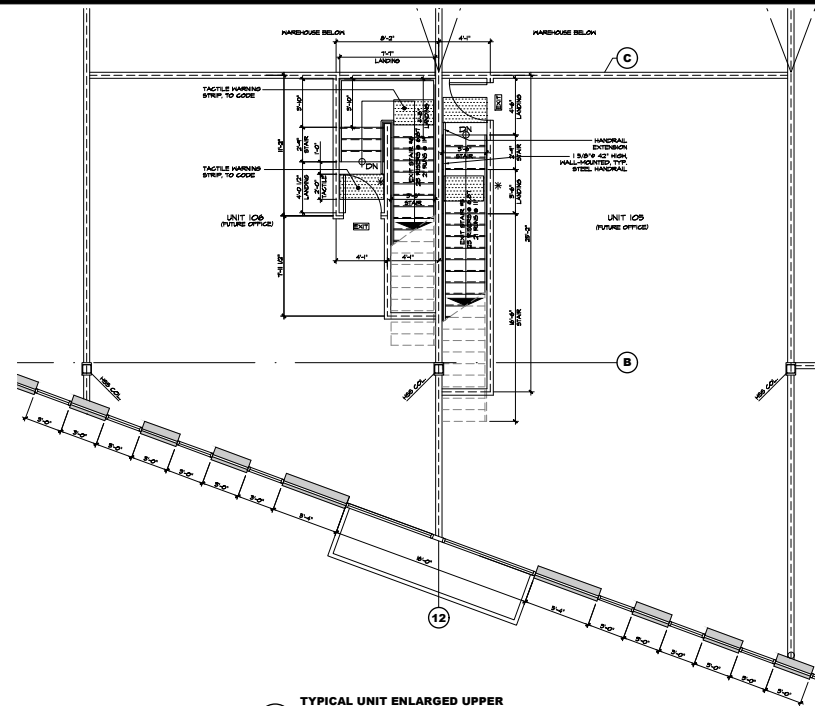
PROJECT:
**CEDAR COAST
BRIDGEVIEW 115**

ADDRESS: 1302 115 AVE, SURREY, B.C.

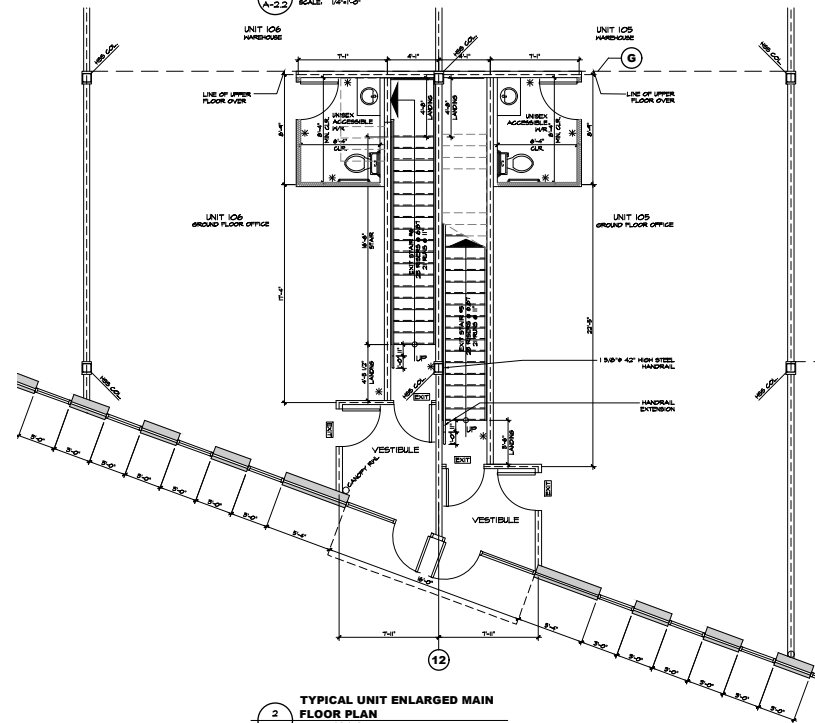
DRAWING:
**BUILDING B
UPPER FLOOR PLAN**

SEAL	JOB NO.	DRAWN
	25247	LCP, DP
		DESIGNED
		CHECKED
		C.B.
		PLOT DATE: OCT 20 21

PROJECT: DRAWING NUMBER: **A-2.1** REV: **4**



1
A-2.2
TYPICAL UNIT ENLARGED UPPER
FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A-2.2
TYPICAL UNIT ENLARGED MAIN
FLOOR PLAN
SCALE: 1/4"=1'-0"

CHIP BARRETT ARCHITECT
PHYSICIAN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, AMSTERDAM, B.C., V2E 3J9
TEL: (604) 607-9885 EMAIL: DARC@DFORGE.COM

CEDAR COAST

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NO.	DATE	DESCRIPTION
1	SEP 03 21	ISSUED FOR CONSULTANT USE
2	OCT 09 21	ISSUED FOR CLIENT REVIEW
3	OCT 09 21	ISSUED FOR CLIENT REVIEW
4	OCT 12 21	ISSUED FOR CLIENT REVIEW
5	OCT 20 21	ISSUED FOR CLIENT REVIEW
6	OCT 20 21	ISSUED FOR CLIENT REVIEW

ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3900 191 STREET,
SURREY, B.C. V2E 0Y6
PHONE: (604) 362-2994

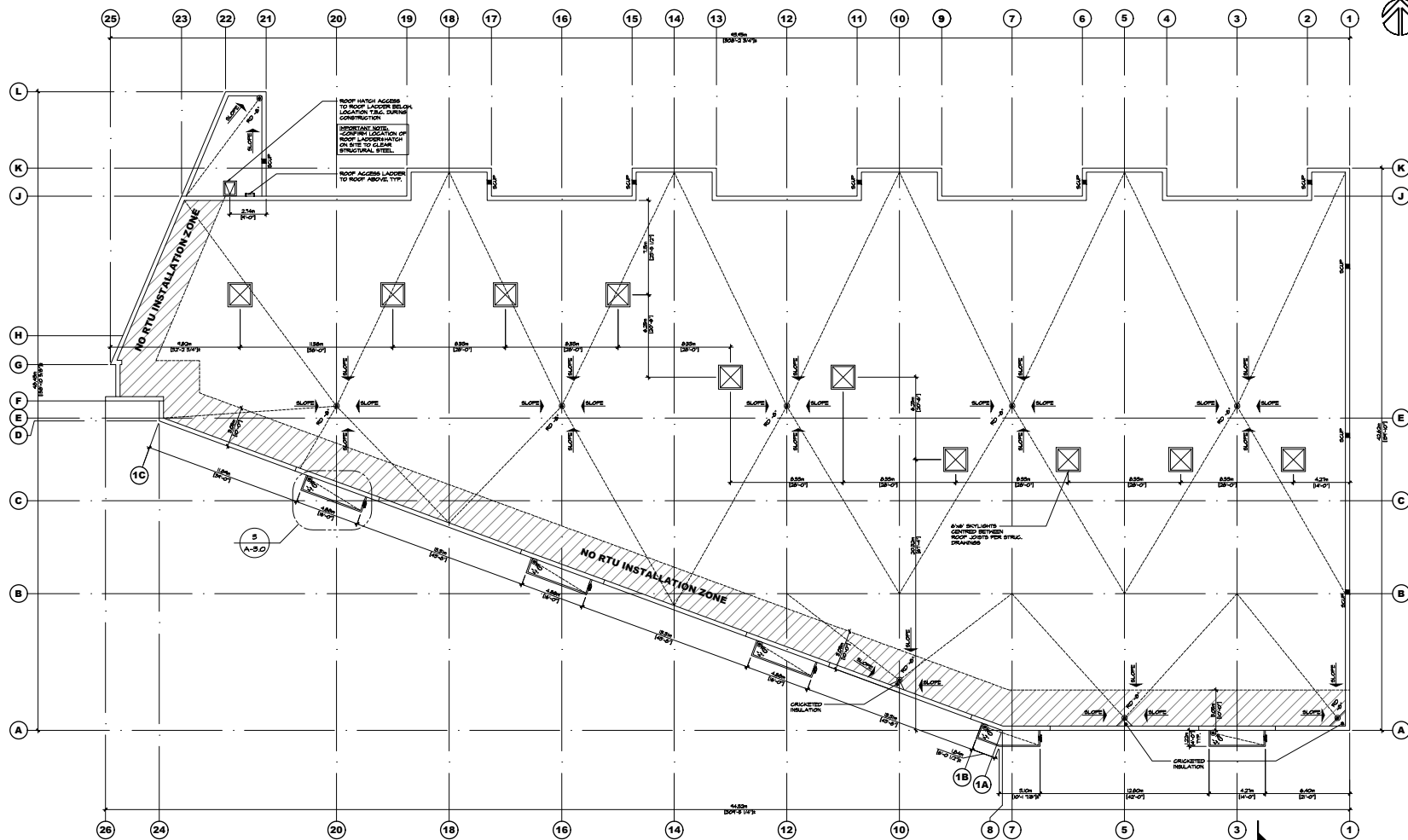
**CEDAR COAST
BRIDGEVIEW 115**

ADDRESS: 1302 115 AVE, SURREY, B.C.
DRAWING:

BLDG B FLOOR PLANS

SEAL	JOB NO.	DRAWN
	25247	LUCY JIP
	DESIGNED	
	CHECKED	C.B.
	PLLOT DATE:	OCT 20 21

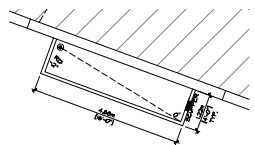
PROJECT, DRAWING NUMBER: **A-2.0** REV: **6**



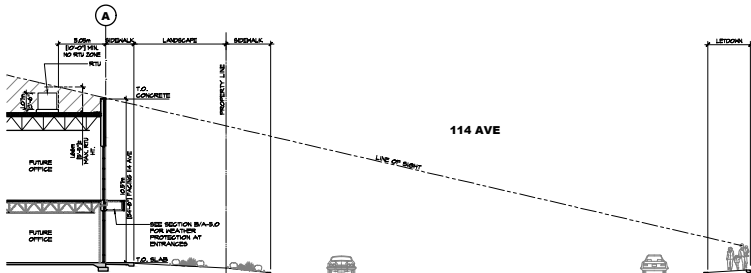
1 ROOF PLAN
SCALE: 3/8"=1'-0"

ROOF NOTES

1. ROOFING MATERIAL SHALL CONSIST OF A ROOFING MATERIAL WITH AN RSI VALUE OF AT LEAST 0.15 PER IBC.



5 ENLARGED CANOPY PLAN
SCALE: 1/2"=1'-0"



2 SECTION Z
SCALE: 3/8"=1'-0"

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NO.	DATE	DESCRIPTION
1	OCT 20 21	ISSUED FOR O.P.
2	OCT 14 21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

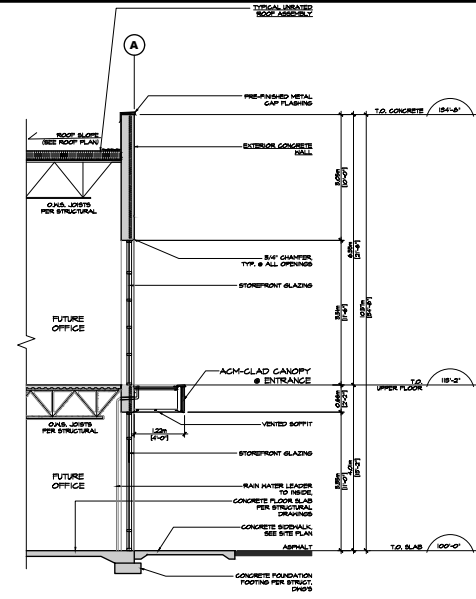
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3500 191 STREET,
SURREY, B.C. V2E 0Y6
PHONE: (604) 362-2994

PROJECT:
CEDAR COAST BRIDGEVIEW 115

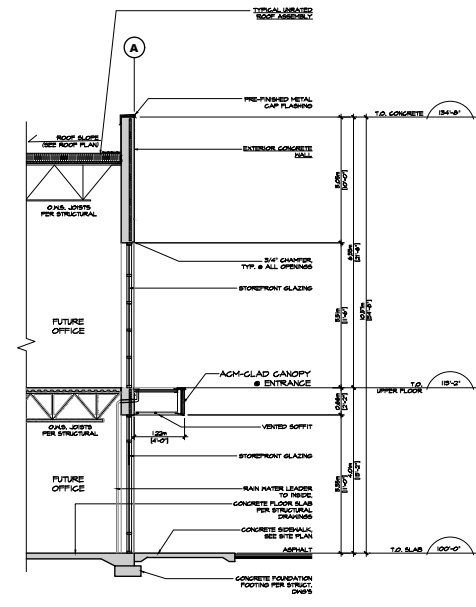
ADDRESS: 1302 115 AVE, SURREY, B.C.

DRAWING:

DESIGNED	DRAWN
DESIGNED	DRAWN
CHECKED	C.B.
PLotted DATE:	OCT 20 21



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



B SECTION B
SCALE: 1/4"=1'-0"

CHIP BARRETT ARCHITECT
140 - 1644 - 2340 - 1000 - 1000 - 1000
PHILADELPHIA, PA 19102
IN ASSOCIATION WITH

D.F. FORCE DESIGN INC.
2000 - 1000 - 1000 - 1000 - 1000
PHILADELPHIA, PA 19102
TEL: (610) 427-1111 FAX: (610) 427-1112
WWW.DFFORCEDESIGN.COM

CEDAR COAST

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1	OCT 14 21	ISSUED FOR CLIENT REVIEW

NO.	DATE	DESCRIPTION
2	OCT 25 21	ISSUED FOR DP
1	OCT 14 21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGER/CONTRACTOR:
ORION CONSTRUCTION

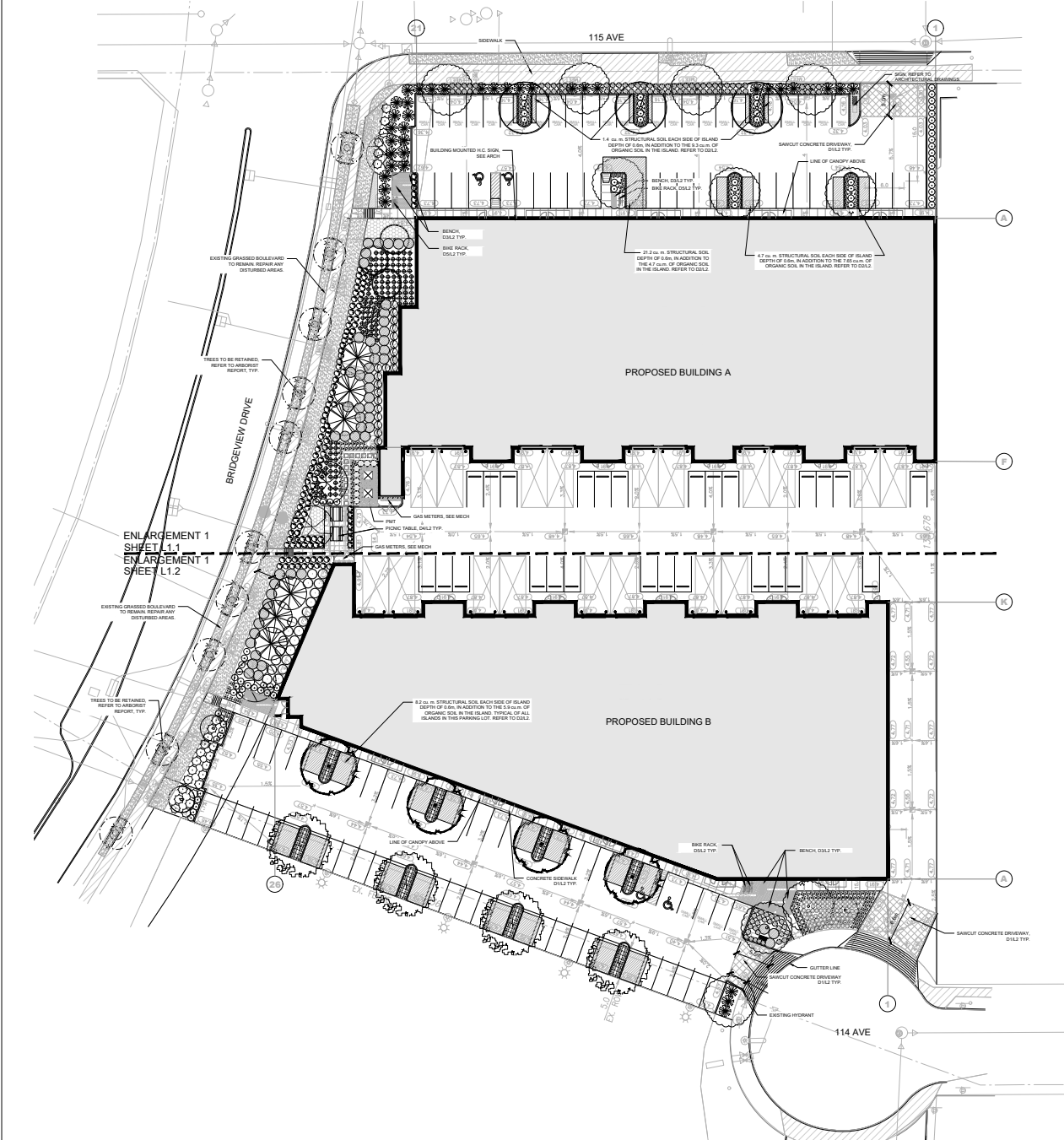
ORION CONSTRUCTION
104 - 3950 151 STREET,
SURREY, BC, V0Z 0V6
PHONE: (604) 302-2994

PROJECT:
CEDAR COAST BRIDGEVIEW 115
ADDRESS: 13042 115 AVE, SURREY, B.C.

DRAWING:

SECTIONS

SEAL	JOB NO.	DATE	DRAWN BY
	21047		
	DESIGNED		



- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. **TREE PROTECTION**, PER THE MUNICIPAL DETAIL, IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 6. SOIL DEPTH IN ALL PLANTING AREAS IS TO BE MINIMUM 450mm.
 7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 8. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 9. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THE DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 10. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 11. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 11.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of arrival except by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - 11.2 Maintenance and additional installation of mulch
 - 11.3 Weed removal
 - 11.4 Disease control

- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SODDING NOTES:**
1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG PERCUSS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUIVALENT:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CRESPING RED FESCUE
 - 20% PERENNIAL RyEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 5. DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING, AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOIL WILL BE REJECTED.
 6. LAY SOIL DURING GROWING SEASON. LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 7. WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- IRRIGATION NOTES:**
1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUBSIDIARY PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POP-UP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ONTO TREE TRUNKS.



LEGEND

	TURF GRASS
	CONCRETE SIDEWALK PAVING

3	26/01/21	ISSUED FOR LP
1	15/01/21	ISSUED FOR REVIEW
NO.	DATE	REVISION / DESCRIPTION
ISSUES & REVISIONS:		
SCALE:		



PROJECT NAME:
BRIDGEVIEW 115 CEDAR COAST

PROJECT ADDRESS:
**13042 115 AVE
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
AND NOTES**

SCALE:
1:300

DRAWN:
RMK

CHECKED:
JT

PROJECT NO.:
210665

DRAWING NO.:
L1

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LEGEND



3	26/10/21	ISSUED FOR LP
1	15/10/21	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SCALE:		



PROJECT NAME:
BRIDGEVIEW 115 CEDAR COAST

PROJECT ADDRESS:
**13042 115 AVE
SURREY, BC**

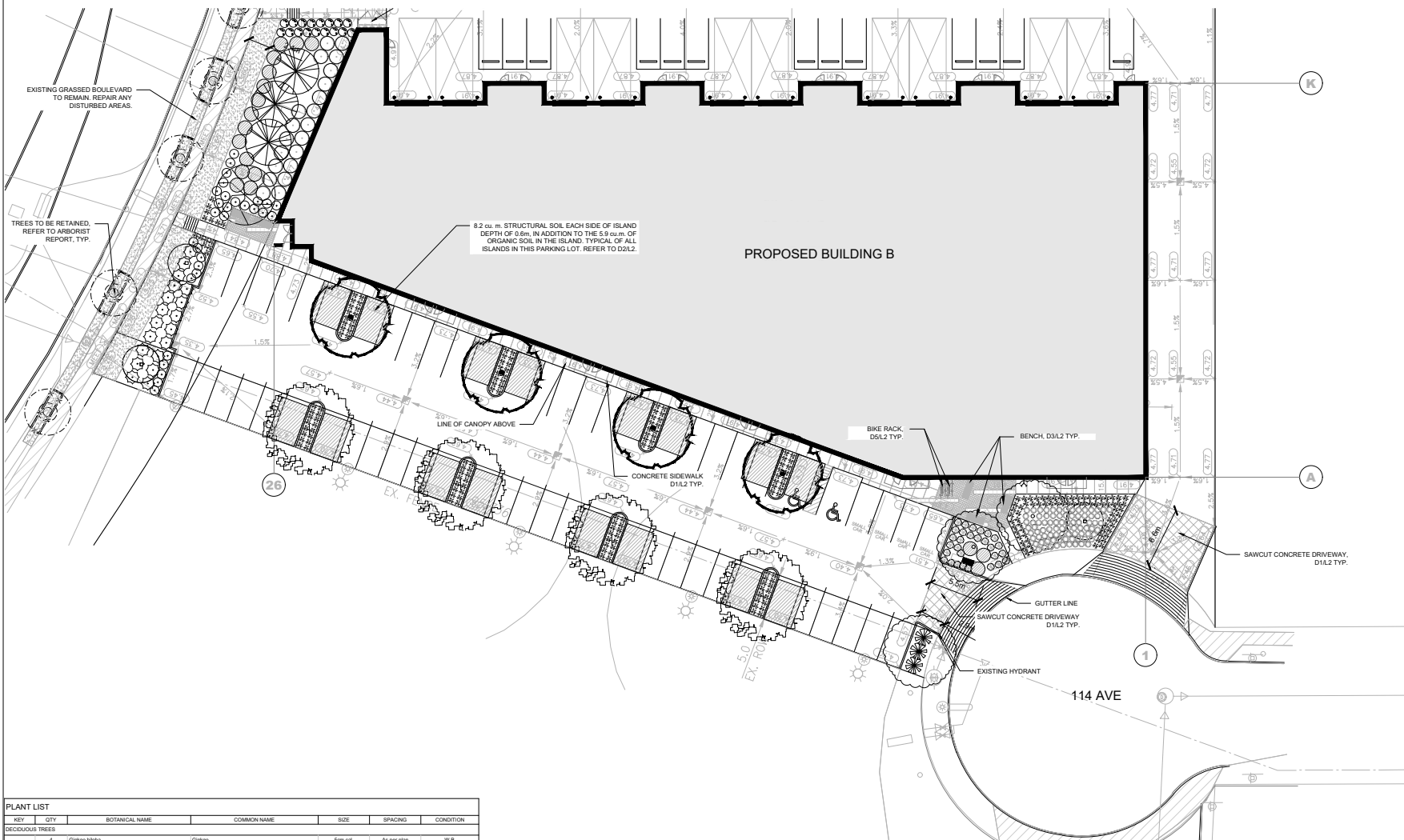
DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT**

SCALE: 1:200
DESIGN: RMK
CHECKED: JT
PROJECT NO.: 215665

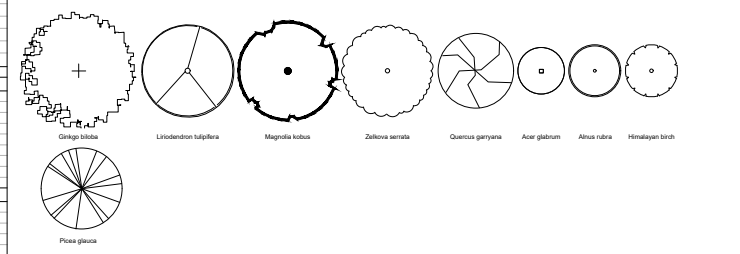
DRAWING NO.:

L1.2

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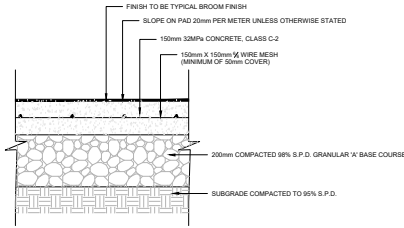


KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
4		Ginkgo biloba	Ginkgo	50m cal.	As per plan	W.B.
3		Liriodendron tulipifera	Tulip poplar	50m cal.	As per plan	W.B.
4		Magnolia kobus	Kobushi magnolia	50m cal.	As per plan	W.B.
10		Zelkova serrata	zelkova	50m cal.	As per plan	W.B.
4		Quercus garryana	Garry oak	50m cal.	As per plan	W.B.
6		Acer glabrum	Rocky Mountain maple	50m cal.	As per plan	W.B.
3		Athus rubra	red alder	50m cal.	As per plan	W.B.
CONIFEROUS TREES						
6		Picea glauca	white spruce	2.5m ht.	As per plan	W.B.
SHRUBS						
37		Baccharis glauca 'Sunshin'	Shearhedge	45cm	1.0m O.C.	#2 Plt
100		Santolina chamaecyparissus	cotton lavender	30cm	1.0m O.C.	#2 Plt
52		Junonia procurrens 'Green Mount'	japanese garden juniper	30cm	1.0m O.C.	#2 Plt
121		Leucadendron angustifolia	English lavender	30cm	1.0m O.C.	#2 Plt
25		Comarostaphylis ovata	Blue-leaf Hollyhock	45cm	1.0m O.C.	#2 Plt
21		Berberis aquifolium	'all male'	45cm	1.0m O.C.	#2 Plt
11		Vaccinium ovatum	Evergreen Huckleberry	45cm	1.0m O.C.	#2 Plt
75		Hale 'Patty's Purple'	'Patty's Purple' hebe	30cm	1.0m O.C.	#2 Plt
9		Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	1.0m O.C.	B & B
PERENNIALS, GROUND COVERS, AND GRASSES						
82		Alyssum filifolium	lady fern	1 Galton	45cm O.C.	#1 Plt
344		Deschampsia cespitosa	tufted hair grass	1 Galton	45cm O.C.	#1 Plt
25		Veronica chamaedrys	hearts ease speedwell	1 Galton	45cm O.C.	#1 Plt
88		Echinacea purpurea	purple coneflower	1 Galton	45cm O.C.	#1 Plt
127		Dryopteris erythrosora	autumn fern	1 Galton	45cm O.C.	#1 Plt

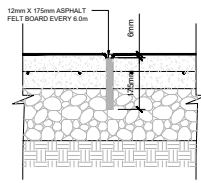


SAW CUT CONCRETE SPECIFICATIONS

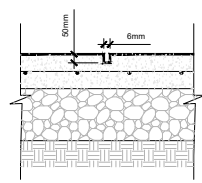
PATTERN: SQUARE-CUT



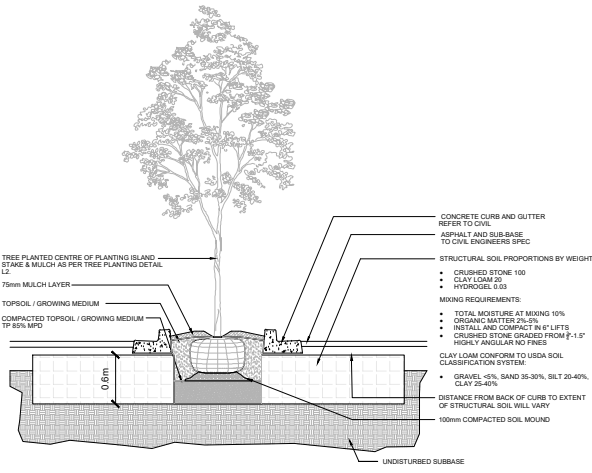
EXPANSION JOINT DETAIL SECTION



SAW CUT DETAIL SECTION



- NOTES:
1. CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
 2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK
 3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ADJUTS OTHER STRUCTURES OR BUILDINGS.
 4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 0.6m.
 5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.



D1 SAW CUT CONCRETE DRIVEWAY

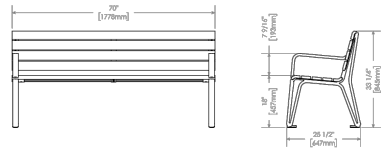
N.T.S.

D2 STRUCTURAL SOIL

N.T.S.

SUPPLIER: MAGLIN
MODEL: MBE-2300-00017
COLOUR: GUNMETAL

OR APPROVED ALTERNATIVE

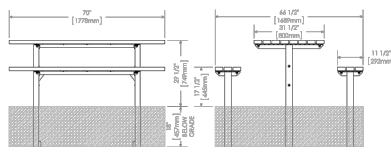


D3 BENCH

N.T.S.

SUPPLIER: MAGLIN
MODEL: MTB-0210-00005
COLOUR: GUNMETAL

OR APPROVED ALTERNATIVE



D4 PICNIC TABLE

N.T.S.

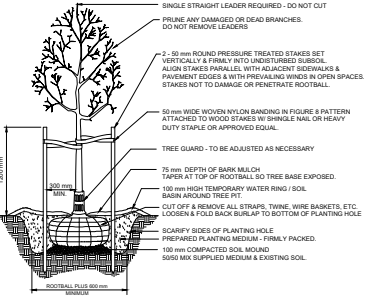
SUPPLIER: ULINE
MODEL: H-6572
COLOUR: ORION BLUE

OR APPROVED ALTERNATIVE



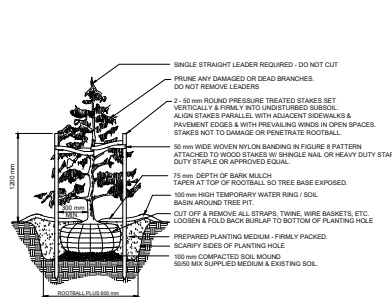
D5 BIKE RACK

N.T.S.



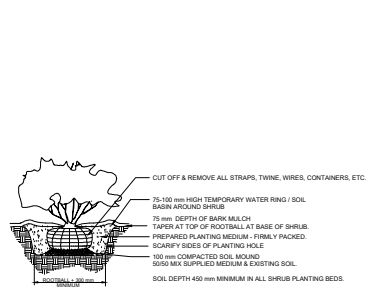
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

3	20/01/21	ISSUED FOR LP
1	15/01/21	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
ISSUES & REVISIONS:		
SCALE:		

PROJECT NAME:	
BRIDGEVIEW 115 CEDAR COAST	
PROJECT ADDRESS:	
13042 115 AVE SURREY, BC	
DRAWING TITLE:	
DETAILS	
SCALE:	AS NOTED
DESIGN:	RMK
CHECKED:	JT
PROJECT NO.:	210565
DRAWING NO.:	
L2	

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

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

DATE: **April 19, 2022** PROJECT FILE: **7821-0329-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13042 115 Avenue**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit. The following issues can be addressed at the time of Building Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 115 Avenue frontage.
- Confirm existing SRW (#E2004-0060) meet City standards. Additional SRW maybe required to be registered on title to satisfy requirements.

Works and Services

- Submit benklebeam and geotechnical report to address roadworks requirements.
- Remove existing driveway and construct new concrete letdowns to City standard.
- Ensure property line along 115 Avenue is graded to +/-300 mm of road centerline elevation.
- Provide adequately sized storm, sanitary, and water service connections to the lot.
- Video inspection of existing sanitary service required to confirm adequacy.
- Provide a stormwater control plan to assess downstream constraints.
- Register applicable legal documents on title.

A Servicing Agreement may be required prior to Building Permit issuance.



Jeff Pang, P.Eng.
Development Services Manager

AY

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple			
Elm	10	0	10
Trembling Aspen			
Bitter Cherry			
Robinia sp.	1	1	0
Taxodium	1	0	1
Zelkova	1	0	1
Coniferous Trees			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar			
Douglas Fir			
Western Hemlock			
Dawn Redwood			
Total (excluding Alder and Cottonwood Trees)	13	1	12
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		34	
Total Retained and Replacement Trees		46	

Tree Preservation Summary

Surrey Project No:

Address: 13042 115 Avenue, Surrey BC

Registered Arborist: Reed Moss #PN-8960A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>2</u> X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 2	4
Replacement Trees Proposed	40
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



October 26, 2021

(Signature of Arborist)

Date

LEGEND

- EXISTING TREE RESERVED FOR RETENTION
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCING
- TREE TAG NO.
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE 1.5m OFFSET FROM CRITICAL ROOT CANOPY

1	20/10/21	ISSUED FOR PERMIT
2	15/10/21	ISSUED FOR REVIEW
3	2/10/21	ISSUED FOR REVIEW
4	NO DATE (REV)	DESCRIPTION

ISSUER & REVISIONS:

SEAL:
Assessment Done Sept. 8, 2021
By Reed Moss I.S.A. #PN-8960A



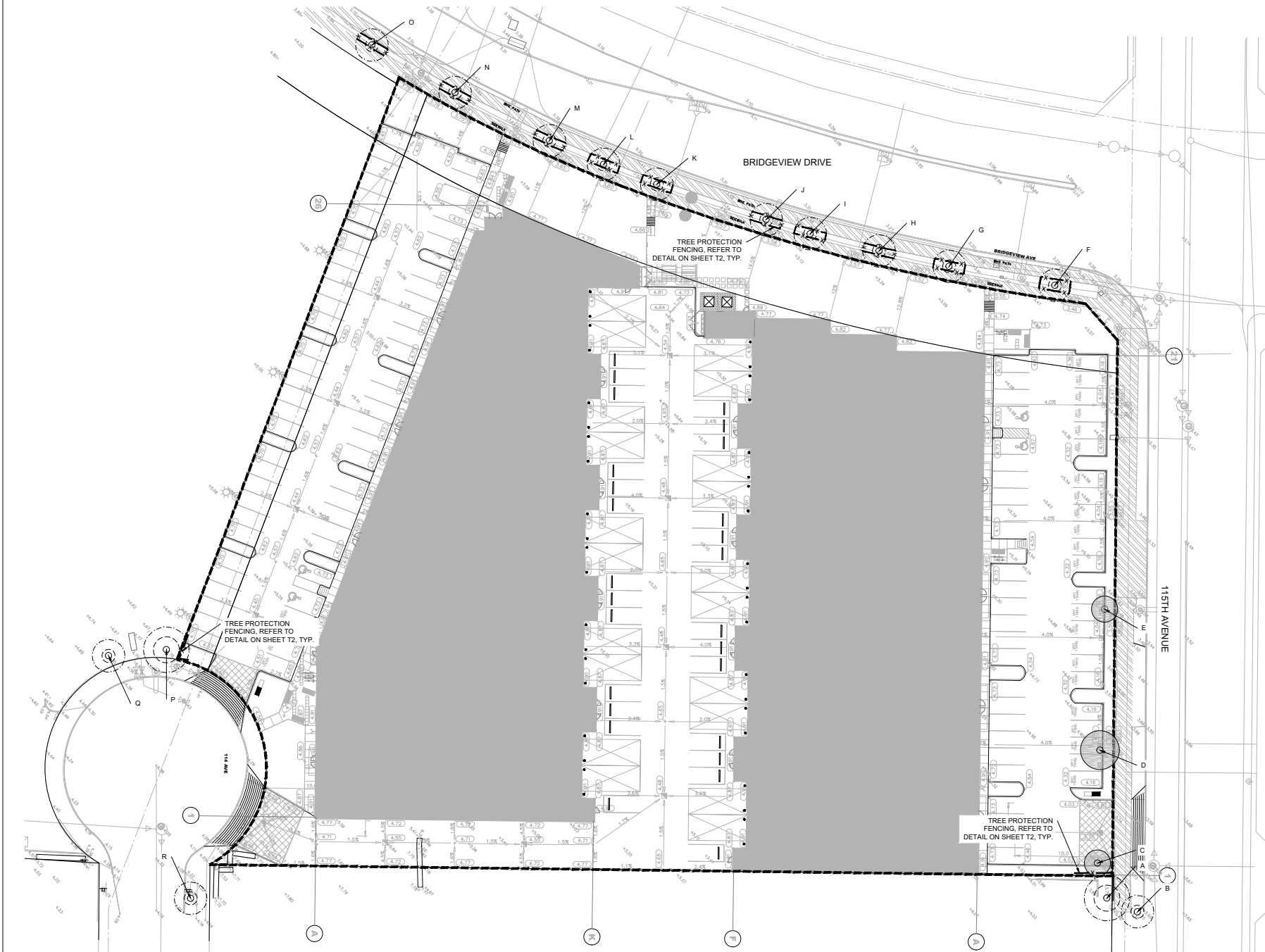
PROJECT NAME:
BRIDGEVIEW 115 CEDAR COAST

PROJECT ADDRESS:
13042 115 AVENUE,
SURREY, BC

DRAWING TITLE:
OVERALL TREE MANAGEMENT PLAN

SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO.:	210664

DRAWING NO. **T1**



BRIDGEVIEW DRIVE

BRIDGEVIEW AVE

115TH AVENUE

TREE PROTECTION FENCING, REFER TO DETAIL ON SHEET T2, TYP.

TREE PROTECTION FENCING, REFER TO DETAIL ON SHEET T2, TYP.

TREE PROTECTION FENCING, REFER TO DETAIL ON SHEET T2, TYP.

TABLE 1. TREE INVENTORY

*The tree health and structural condition ratings are as follows and are based on factors that could include one or a combination of:

Floor Condition – Severe Canopy dieback, significant lean, decayed, missing leader, significant disease or parasitic plant presence

Fair Condition – Moderate Canopy dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress, moderate damage from disease or parasite.

Good Condition – Healthy vigorous growth, no or minor visible defects or damage

TAG/TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	CONDITION	COMMENTS	RECOMMENDATION
A	Liquidambar sp.	Sweetgum Species	13	2	Good	Off-site tree	Retain and Protect
B	Zelkova seratta	Green Vase Zelkova	3	3	Fair	Boulevard tree, stressed canopy, dieback Fill over roots, suckering growth, not suitable for retention	Retain and Protect
C	Populus trichocarpa	Black Cottonwood	14	2	Good-Fair	Fill over roots, suckering growth, not suitable for retention	Remove for Development
D	Populus trichocarpa	Black Cottonwood	13, 3, 2	3	Good-Fair	Fill over roots, suckering growth, not suitable for retention	Remove for Development
E	Robinia sp.	Locust Species	10, 5	2	Good-Fair	Fill over roots, suckering growth, not suitable for retention	Remove for Development
F	Ulmus davidiana	Discovery Elm	4	1	Good	Boulevard Tree	Retain and Protect
G	Ulmus davidiana	Discovery Elm	4	1	Good	Boulevard Tree	Retain and Protect
H	Ulmus davidiana	Discovery Elm	4	1	Good	Boulevard Tree	Retain and Protect
I	Ulmus davidiana	Discovery Elm	4	1	Good	Boulevard Tree	Retain and Protect
J	Ulmus davidiana	Discovery Elm	4	1	Good	Boulevard Tree	Retain and Protect
K	Ulmus davidiana	Discovery Elm	3	1	Good	Boulevard Tree	Retain and Protect
L	Ulmus davidiana	Discovery Elm	3	1	Good	Boulevard Tree	Retain and Protect
M	Ulmus davidiana	Discovery Elm	3	1	Good	Boulevard Tree	Retain and Protect
N	Ulmus davidiana	Discovery Elm	2	1	Good	Boulevard Tree	Retain and Protect
O	Ulmus davidiana	Discovery Elm	3	1	Good	Boulevard Tree	Retain and Protect
P	Fraxinus sp.	Ash Species	5	2	Good-Fair	Off-site tree, drought stressed, suckering growth	Retain and Protect
Q	Fraxinus sp.	Ash Species	4	1	Good-Fair	Off-site tree, drought stressed, suckering growth	Retain and Protect
R	Taxodium distichum	Baldcypress	2	1	Good	Boulevard Tree	Retain and Protect

PROTECTING AND MANAGING TREES DURING CONSTRUCTION

- Upon receiving the necessary approvals and prior to the commencement of tree removals, all areas designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undisturbed during the removals work. All tree removals must be flagged into the development area. The removals are to be completed outside of the regulatory limit/retaining season which is generally between mid-March to Mid-April. A Qualified Environmental Professional must provide a report indicating the presence or absence of bird nests for any permit submissions for tree removals during this time of the year.
- Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed, unless otherwise directed by the Project Manager. No lumber or brush from the clearing is to be stored on the site, all brush, roots and wood debris must be shredded into pieces.
- Tree Protection Fencing will be installed along retained tree areas adjacent to areas where construction will encroach into the adjacent tree edge. Refer to detail provided by Arborist and/or Municipality.
- Areas within the drip line of the trees designated for preservation are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or turning for underground services shall be located within the tree protection zone or drip line of trees designated for preservation within or adjacent to construction zone.
- Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees.
- In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques by a certified and licensed Arborist.
- During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss watering of the roots with the Owner and Contract Administrator prior to pruning to ensure that soil that optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil.

DISCLAIMER

The assessment of the trees presented within this report has been prepared using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or drilled, and detailed root examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions resulting from the assessment, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees in all circumstances. However, a standing tree will always pose some risk. Most trees have the potential for failure provided with the necessary combination of stresses and elements. This risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate the trees should be re-assessed periodically. The assessment presented here is valid at the time of inspection.

CONSTRUCTION MITIGATION AND MANAGEMENT

POTENTIAL CONSTRUCTION IMPACTS TO TREES

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Many of the problems relate to the roots and result in slow death of the tree through its inability to absorb sufficient water and nutrients.

SOIL COMPACTION

The leading cause of construction damage to trees is compaction of the soil around the roots. Equipment entering into a preservation zone compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately reduces the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree roots are not disturbed, thereby assisting to maintain their continued health.

MECHANICAL DAMAGE

Equipment can also physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of development. Some damage is unavoidable due to the density of the trees. However, through the use of proper equipment and best management practices the damage can be minimized. The contractor should be held responsible for all avoidable damage to the trees during all stages of development.

ROOT DAMAGE

Tree preservation is dependent not only on protecting the root zone from compaction and damage, but it is also critical to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in a failure of the trees.

During construction, there are situations where work must be completed within a protection zone that will have an impact to the roots of the preserved trees. The most common root injury is cutting typically caused by trenching for utilities. The feeder roots of a tree are typically situated within the upper 30 cm of the soil profile. Any trenching or excavation within this zone will damage roots. Roots play a critical role in anchoring a tree. If major support roots are severed the tree is more susceptible to wind throw damage and could pose a hazard to adjacent structures and people.

SMOTHERING ROOTS WITHIN THE TREE PROTECTION ZONE

Tree roots require space and air to absorb water and minerals. When grades are increased the feeder roots are no longer able to effectively function. Grade changes of any ten centimetres can kill the tree roots of some trees.

SUMMARY - SURREY

16 TREES ASSESSED

3 ON SITE TREES

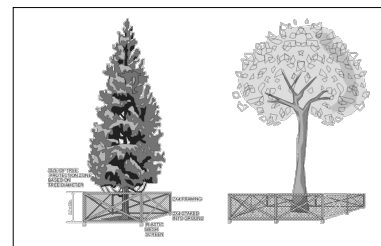
12 OFF SITE TREES

3 ON SITE TREES PROPOSED FOR REMOVAL

ALL BOULEVARD AND OFF SITE TREES ARE PROPOSED FOR RETENTION AND PROTECTION WIRE IS APPLICABLE.

1	26/10/21	ISSUED FOR PERMIT
1	15/11/21	ISSUED FOR REVIEW
1	2/12/21	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
ISSUES & REVISIONS:		

SEAL:
Assessment Done Sept. 8, 2021
By Reed Moss I.S.A. #PN-8960A



Signage to be posted on each tree protection barrier (weather-proof, 11x17" minimum size)

TREE PROTECTION FENCE DETAIL

PROJECT NAME:
BRIDGEVIEW 115 CEDAR COAST

PROJECT ADDRESS:
13042 115 AVENUE, SURREY, BC

DRAWING TITLE:
DETAILS, AND NOTES

SCALE:
DRAWN: **RM**
CHECKED: **JT**
PROJECT NO.: **210664**

DRAWING NO.: **T2**