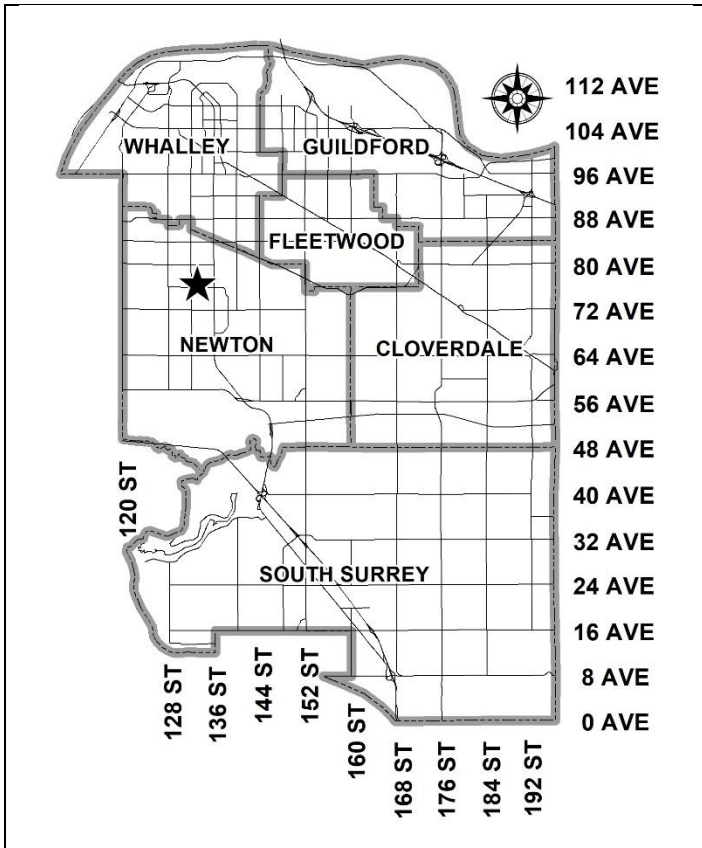


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0037-00

Planning Report Date: July 10, 2023



PROPOSAL:

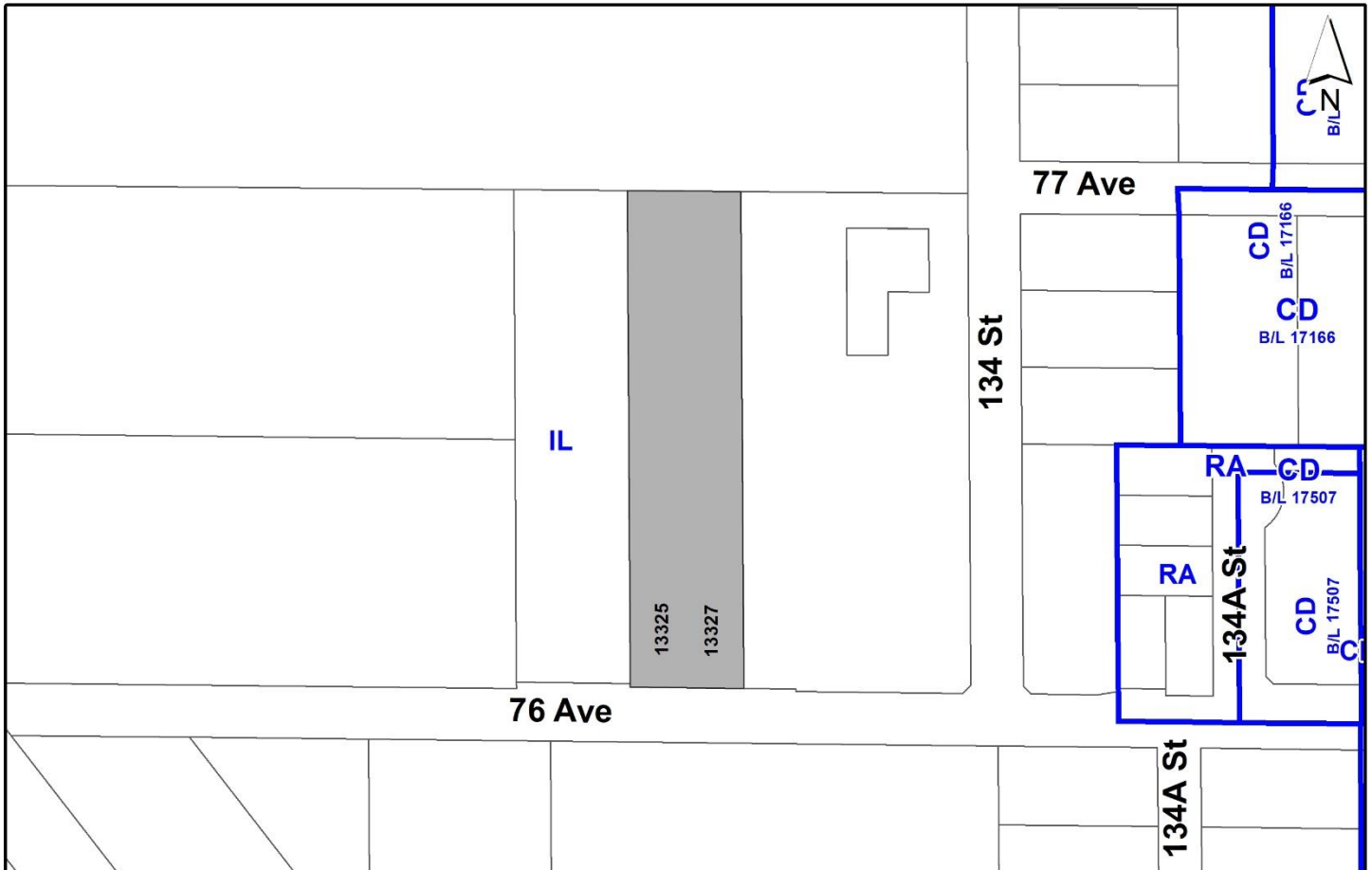
- **Development Permit**

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

LOCATION: 13327 - 76 Avenue
(13325 - 76 Avenue)

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

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 proposal is consistent with OCP policies and the City's Employment Lands Strategy
- The proposed density and building form are appropriate for this part of Newton and the proposed buildings are of a high quality design that will contribute positively to this industrial area.
- The proposed industrial building is attractive, well-designed and establishes a higher standard in terms of the form, design and character for future industrial warehouse buildings within the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0037-00 generally in accordance with the attached drawings (Appendix I).
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; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Light Industrial Building and Storage	Industrial	IL
North:	Translink Bus Yard	Industrial	IL
East:	Industrial (auto repair, welding, tire shop etc.)	Industrial	IL
South (Across 76 Avenue):	Distribution Centre	Industrial	IL
West:	Translink Bus Yard	Industrial	IL

Context & Background

- The subject lot is located on the north side of 76 Avenue. The site is approximately 15,721 square metres in area and is zoned IL and designated Industrial in the OCP.
- The site is relatively flat and contains no existing trees or vegetation.
- There is an existing light industrial building on site that contains various separate businesses, which will be demolished. The rear of the lot is largely used for vehicle storage.

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:	15,721 square metres			
Net Site Area:	15,721 square metres			
Number of Lots:	1			
Building Height	10.73 metres			
Floor Area Ratio	0.64			
Floor Area	South Building	North Building	Total	
Industrial:	1,818 sq. m.	1,944 sq. m.	3,762 sq. m.	
Office:	789 sq. m.	789 sq. m.	1,578 sq. m.	
Total	2,607 sq. m.	2,733 sq. m.	5,340 sq. m.	

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Surrey Fire Department:	No Concerns.
Advisory Design Panel	The application is not subject to review by the ADP but was reviewed by staff and found to be satisfactory

Transportation Considerations

- As there is no rezoning associated with this application, no dedication is required. However, there is a special setback required along 76 Avenue, as per Part 7 of the Surrey Zoning By-law, as amended. Structures will be required to be set back an additional 2.442 metres to meet the special setbacks as detailed in Schedule K of the Surrey Subdivision and Development By-law, as amended. The Zoning Bylaw specifies that all setbacks shall be taken from the ultimate road allowance (the special setback), rather than the property line.
- The applicant proposes one access point from 76 Avenue.
- An internal 7.5-metre-wide drive-aisle running north to south through the property will provide loading and fire access to the front of all the industrial units.
- The site is approximately 20 metres away from an existing bus stop. The stop provides bus service between Newton Exchange and Surrey Central.
- There is an bike lane fronting the property which runs along 76 Avenue.

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

- Policy C1.2 - Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure
- Policy E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.
- 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 (FAR):	1.00	0.64
Yards and Setbacks		
Front Yard (South):	7.5 metres	7.5 metres
Side Yard (East):	7.5 metres	17.6 metres
Side Yard (West):	0 metres (for one Side Yard)	0 metres
Rear (North):	7.5 metres	7.5 metres
Height of Buildings		
Principal Buildings:	18 metres	10.73 metres
Accessory Buildings:	6 metres	N/A
Parking (Part 5)	Required	Proposed
Number of Spaces		
Industrial	38	38

IL Zone (Part 48)	Permitted and/or Required	Proposed
Office	39	39
Total	77	77
Small Car (%)	35%	2.6%

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on June 26, 2023. Staff received no responses from the community.

DEVELOPMENT PERMITS

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 16 industrial units, with 8 units proposed for the northern building and 8 units proposed for the southern building.
- Loading for both buildings will be located at the front of each unit on the east side of the buildings.
- Both buildings are concrete tilt-up construction and are of a high-quality design.
- The combined floor area of the two buildings is 3,762 square metres of industrial and 1,578 square metres of office for a total area of 5,340 square metres.
- Units range from 306 square metres to 403 square metres, with each unit having ground level warehouse space and office space above.
- Proposed South Building faces 76 Avenue with all units having front entrances facing the street. The south façade has substantial glazing along the eastern side of the building face and is primarily white and grey painted concrete.
- Yellow and orange accent walls have been provided throughout the development to add visual interest and differentiate the two structures.
- Substantial glazing has been provided at the entrance of each industrial unit, and the second floor office space also feature large glazed windows.

Signage

- Fascia signs are proposed along both the east facades over the main entrance of each unit. Each tenant will have 70-centimeter-tall signage space.

- One fascia sign will be located at the top of each buildings south face to provide addressing to the site. The addressing will consist of channel letters.

Landscaping

- The applicant proposes to plant 24 trees on the site, with approximately 10 trees proposed within landscape islands in the parking lot.
- Within the landscape buffer to the south of the building the applicant proposes 6 trees with thick shrubbery filling in the rest of the buffer area.
- A landscaped screening wall will be located near the front of the property to screen the loading bays from the street.
- Decorative paving will be located within the driveway entrance to the site.

Outdoor Amenity

- The applicant proposes a combined outdoor amenity area located at the rear of the site, which will include benches and tables
- Bike parking will be located along 76 Avenue near the entrance to the site.

TREES

- There are no existing trees on site. The applicant proposes to plant 24 trees on the site, with approximately 10 trees proposed within landscape islands in the parking lot.

INFORMATION ATTACHED TO THIS REPORT

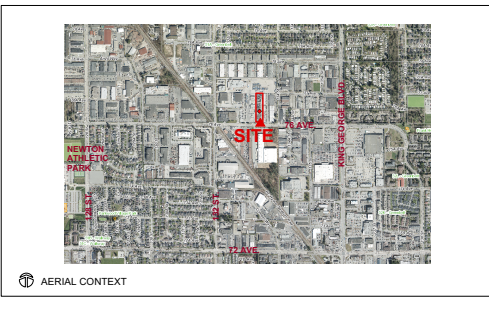
The following information is attached to this Report:

- | | |
|--------------|---|
| Appendix I. | Site Plan, Building Elevations, and Perspective and Landscape Plans |
| Appendix II. | Engineering Summary |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SC/ar



DESIGN / CONSTRUCTION RATIONALE

The proposed development site is designated in the OCP for Industrial Use. The site is currently zoned IL - Light Impact Industrial with an existing old industrial building located on the south half of the site (to be demolished). The proposed Zoning will be unchanged and proposed Uses will comply with the IL Zoning District.

The site is located just one and a half block west of King George Boulevard on 76 Ave. at the southeast quadrant of an older establish industrial area close to the center of Newton. It is also close to the King's Cross Shopping Center and large format retailers such as Costco and Canadian Tire on King George just south of 76 Ave.

The subject site is about 2 acres in size in a long rectilinear configuration oriented north-south. The proposed development is for two small-bay industrial buildings approximately 20,000 SF each, dense-able to up to 8 tenants. The users / tenants are expected to be small to medium sized enterprises (SMEs) who are the largest employers in most communities. They are likely to be small industrial, transport and auto-related businesses, building contractors and similar tenants. The intent at this time is to make a 'building shell' permit application with tenant improvement building permit applications to follow.

The site and building design emphasize the building ends and corners, one of which is visually seen from 76 Ave. The north building also protrudes east to be more visually prominent from the south access of the site. Each unit has its own parking and loading space which is important to this user type. The proposed construction method is concrete tilt-up construction. This is in-keeping with the proposed use as well as the context of the redeveloping industrial area. This development is to conform with the Surrey Official Community Plan, Zoning Bylaws and all other Development Requirements.

PROJECT CONTACTS

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 Attn: Xia Li

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 Alyn Gavin Lee
 glee@walesmcllelland.com

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 Attn: John Lo Architect, AIBC

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 paul@mglandscape.com
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 bgardem@creus.ca
 Attn: Brock Garden EIT

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 1779 W. 75th Avenue
 Vancouver, B.C. V6P 6P2
 Ph: 604.439.0922 Fx: 604.439.9189
 kokan@geopacific.ca
 Attn: Matt Kokan, P.Eng.

Survey
 BENNETT LAND SURVEYING LTD.
 22371 St. Anne Ave.
 Maple Ridge, B.C.
 P: 604.463.2509

DRAWING LIST

Architectural

A 100	PROJECT DATA
A 105	TOPOGRAPHICAL SURVEY
A 200	SITE PLAN
A 310	SOUTH BLDG. FLOOR PLANS
A 320	NORTH BLDG. FLOOR PLANS
A 330	SOUTH & NORTH BLDGS. ROOF PLANS
A 410	ELEVATIONS - 1
A 420	ELEVATIONS - 2
A 430	SITE & BUILDING SIGNAGES
A 500	SITE & BUILDING SECTIONS
A 600	RENDERED VIEWS 1
A 610	RENDERED VIEWS 2

Survey
 TOPOGRAPHIC SURVEY PLAN OF
 E 1/2 LOT 2 EXCEPT PART IN PLAN LMP41586
 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER
 DISTRICT PLAN 15884

Landscape

L-1	LANDSCAPE PLAN
L-2	SHRUB PLAN
L-3	LANDSCAPE DETAILS

Civil

COVER	LOCATION PLAN & GENERAL NOTES
REF	KEY PLAN
SERV	SERVICING PLAN
SHED	SHADING PLAN
R-1	ROADWORKS
DET-1	DETAILS

Geotechnical
 Geotechnical Investigation Report
 Commercial / Industrial Development
 13325 - 76 Ave., Surrey, BC
 Feb. 181, 2022 / File: 20620

Structural

Mechanical

Electrical

Fire Protection

CITY BYLAW SUMMARY
 City of Surrey Zoning Bylaw 12000

Civic Address:	13327- 76 Ave., Surrey, B.C.
Legal Description:	East Half of Lot 2 Except Part in LMP41586, Section 20, Township 2, New Westminster District, Plan 15884
Current Zoning:	IL Light Impact Industrial Zone
Proposed Zoning:	IL Light Impact Industrial Zone (No Change)
OCP Land Use:	Industrial
Lot Size:	Approx. 8,340 Sq.m. Gross (2.06 Acres); See Survey and Site Plan

Permitted / Required	Proposed / Provided
Permitted Uses:	To Comply:
Industry - Light Impact (B1, 12.333, 13.016) means an industrial use which is enclosed within a building and is not otherwise by reason of smoke, vibration, smell, heat, fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lot, but excludes storage industry.	To be confirmed at T.I./B.P. applications
Density:	5,340/8,340 = FAR 0.64
Lot Coverage:	3,762/8,340 = 45%
Yards and Setbacks:	Yards and Setbacks:
Front Yard	7.5m
Rear Yard	7.5m
Side Yard	7.5m (if one side 7.5m, other side may be nil)
Bldg / Structure Ht.:	South Bldg: 10.44 m North Bldg: 10.73 m
Off-Street Parking:	Spaces Provided = 77 Standard Stalls = 73 H/C Stalls = 2 Small Stalls = 2 * See A200 for detailed Calculation
Off-Street Loading:	1 Req'd for each OH Door 1 provided for each OH loading door = 16 Stalls
Bicycle Spaces:	N/A N/A

PRELIMINARY BUILDING CODE REVIEW
 B.C. Building Code 2018

Requirements	Provided
Application:	BCBC Parts 3, 4, 5, 6, 7 & 10
Occupancies:	Medium Hazard Industrial Group F-2 with Group D (Business Offices) Use Distribution and Storage Facility This application for building shell only (Tenant Improvement building permit) to follow for tenant occupancies
Classification:	3.2.2.77, Group F-2, Up to 4 Storeys, Sprinklered 3.2.2.63, Group D, Up to 2 Storeys, Sprinklered
Construction Type:	Design to be Noncombustible used singly or in combination
Fire Walls:	N/A
Building Area:	Permitted: 2,400 Sq.m. if 2 storeys (3.2.2.63, more stringent) Up to 2 Storeys (3.2.2.63, more stringent)
No. of Storeys:	N/A
No. of Streets:	N/A
Sprinklers:	NPPA 13 Required
Occupant Load:	To be Determined at T.I. Permit
Floor Rating:	Fire Separation w/ Min. 45 min. F.R.R. Req'd (3.2.2.77, more stringent)
Mezzanine Rating:	Min. 45 min. F.R.R. Req'd if Combustible (3.2.2.77, more stringent)
Loadbearing Elements:	F.R.R. not less than supported assembly Req'd (3.2.2.77, more stringent)
Roof Rating:	Not Applicable
Suite Separations:	Fire Separation w/ Min. 34 HR. F.R.R. Req'd and Proposed
Exit Requirements:	To Conform. To be Shown at Individual Tenant Improvement Building Permit
Fire Alarm System:	Required and Single Stage Provided / Signal to Fire Dept.
Standpipe:	Not Required
Hydrant Requirements:	45m to Siamese Connection; 45m from Hydrants to Points of Response
Washrooms:	To be Determined at T.I. Permit
Accessibility:	- from H/C parking To H/C Building Access w/ Signage - To Toilet Room or accessible washrooms - TBD

REVIEWS

MARCH 30, 2022	Issued to D.P. Revision
FEBRUARY 4, 2023	Issued to D.P. Application
NOVEMBER 15, 2022	Issued to D.P. Approval

PROJECT BY

BUILDER

WMALES MCELLELAND CONSTRUCTION

AUTHORITY HAVING JURISDICTION

CITY OF SURREY
 For Future Lives Here

ALL DESIGN AND OTHER INFORMATION SUPPLIED HEREON HAS BEEN THE RESULT OF THE DESIGNER'S PROFESSIONAL SKILL AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM THE DESIGNER. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE INFORMATION ON THIS DRAWING AGAINST ALL CONDITIONS ON THE JOB. THIS DRAWING MUST BE REVISIONED IF ANY CHANGES OCCUR OR CONDITIONS CHANGE BETWEEN THIS DRAWING AND THE WORK. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE METHOD AND THE SCHEDULE OF THE CONSTRUCTION OF THE SUBSTRUCTURE.

SCALE

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
 76 Ave.
 Light Industrial Centre
 Multi-tenant Building

13327- 76th AVE.
 SURREY, B.C.

PROJECT NO

2024-NEXT

SCALE

AS SHOWN

DATE

NOVEMBER 2022

DRAWN BY

JPL

CHECK BY

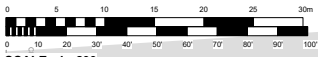
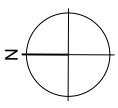
SHEET TITLE

PROJECT DATA

DRAWING

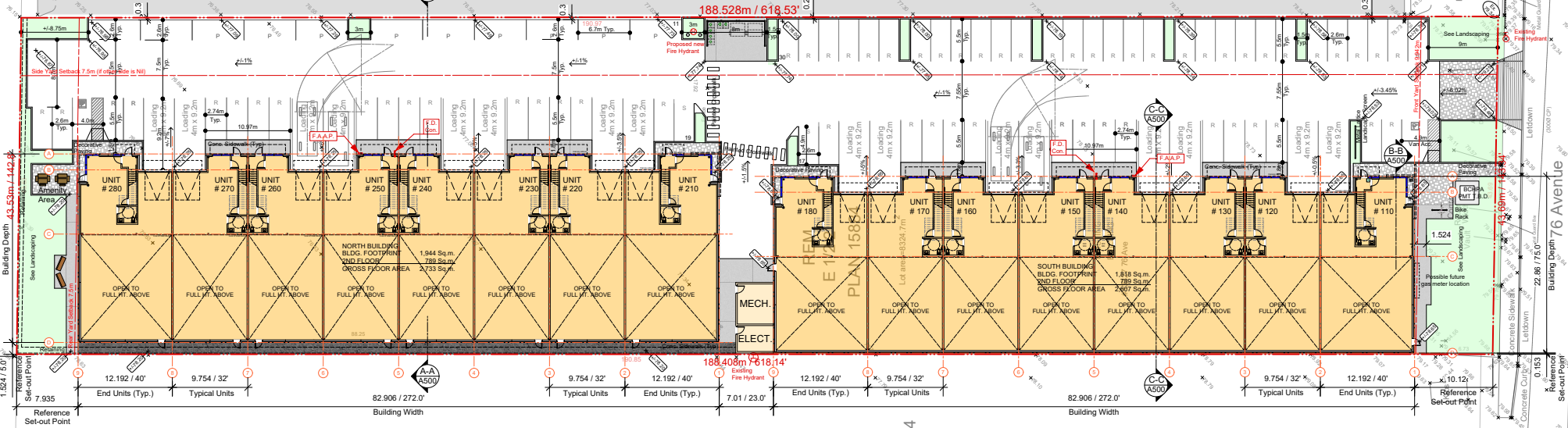
A 100

76 AVE. LIGHT INDUSTRIAL CENTRE 13327 - 76 AVENUE, SURREY, B. C. DEVELOPMENT PERMIT APPLICATION



SCALE 1 : 200

Strata
Plan NW131



PARKING REQUIREMENTS

1 SPACE PER 100 Sq.m. of Warehouse/Storage and Manufacturing +
1 SPACE PER 40 Sq.m. of Offices/Display/Sales

Warehouse/Storage Use South Bldg. 1,818 Sq.m. North Bldg. 1,944 Sq.m. Total 3,762 Sq.m.	@ 1 per 100 Sq.m. =	37.6 Spaces
Office Use South Bldg. 789 Sq.m. North Bldg. 789 Sq.m. Total 1,578 Sq.m.	@ 1 per 40 Sq.m. =	39.4 Spaces
TOTAL PARKING REQ'D		= 77 Spaces

PARKING PROVISION

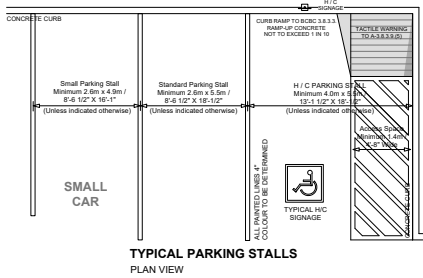
STANDARD STALLS	=	73 Spaces
SMALL STALLS	=	2 Spaces
ACCESSIBLE STALLS (4 Req'd)	=	2 Spaces (1 Van Acc.)
TOTAL PARKING PROVIDED	=	77 Spaces

ELECTRICAL VEHICLE PARKING N/A FOR INDUSTRIAL DEVELOPMENTS

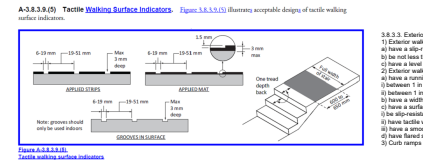
OFF-STREET BICYCLE PARKING N/A FOR INDUSTRIAL DEVELOPMENTS

LOADING REQUIREMENTS
All industrial buildings must provide an off-street loading/unloading space adjacent to each overhead door of the building.

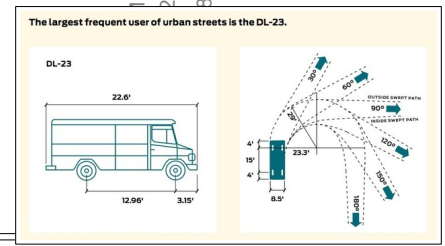
TOTAL LOADING REQ'D FOR 16 OH DOORS	=	16 STALLS
LOADING PROVISION	=	16 STALLS
GRADE LOADING	=	16 STALLS



TYPICAL PARKING STALLS PLAN VIEW



3.8.3.3 Tactile Walking Surface Indicators - Figure 3.8.3.3(1) (Review) acceptable design of tactile walking surface indicators



DESIGN VEHICLE FOR TENANT LOADING

The largest frequent user of urban streets is the DL-23.

DL-23

22.6'

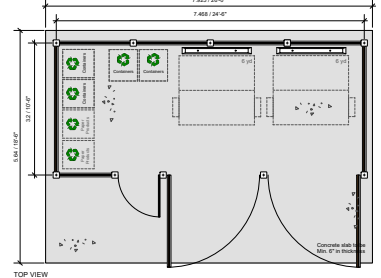
12.96'

3.15'

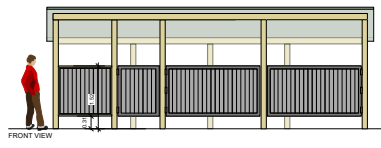
1.8'

3.8.3.3 Exterior Walkways

- 1) Exterior walkways that form part of an accessible path of travel shall:
 - a) have a slip-resistant, continuous and even surface.
 - b) be not less than 1 500 mm wide, and
 - c) have a level area conforming to Clause 3.8.5.5.(1)(c) adjacent to an entrance doorway.
- 2) Exterior walkways that form part of an accessible path of travel may contain curb ramps that shall:
 - a) be between 11 015 to 11 020 mm (45 to 47.5 mm) high.
 - b) be between 11 015 to 11 020 mm (45 to 47.5 mm) wide.
 - c) have a surface including flared sides that shall:
 - i) be slip-resistant.
 - ii) have tactile walking surface indicators conforming to Article 3.8.3.9, and
 - iii) have a smooth transition from the curb ramp to the adjacent surface, and
 - iv) have flared sides with a slope of not more than 1 in 12 where pedestrians are likely to walk across them.
 - d) Curb ramps described in sub-clause (c) do not require handrails or guards.



TOP VIEW GARBAGE & RECYCLING ENCLOSURE SCALE 1/4" = 1'-0"



FRONT VIEW SIDE VIEW

REVISION	DATE	BY	REASON
REVISED	Jan 16, 2022		Revised for DP Application
REVISED	Sept 14, 2022		Revised for DP Application
REVISED	Nov 22, 2022		Revised for DP Application
REVISED	Jan 18, 2023		Revised for DP Application
REVISED	Feb 14, 2023		Revised for DP Application

WMALES McLELLAND CONSTRUCTION

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INTERFACE:

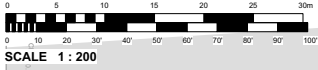
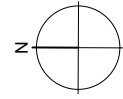
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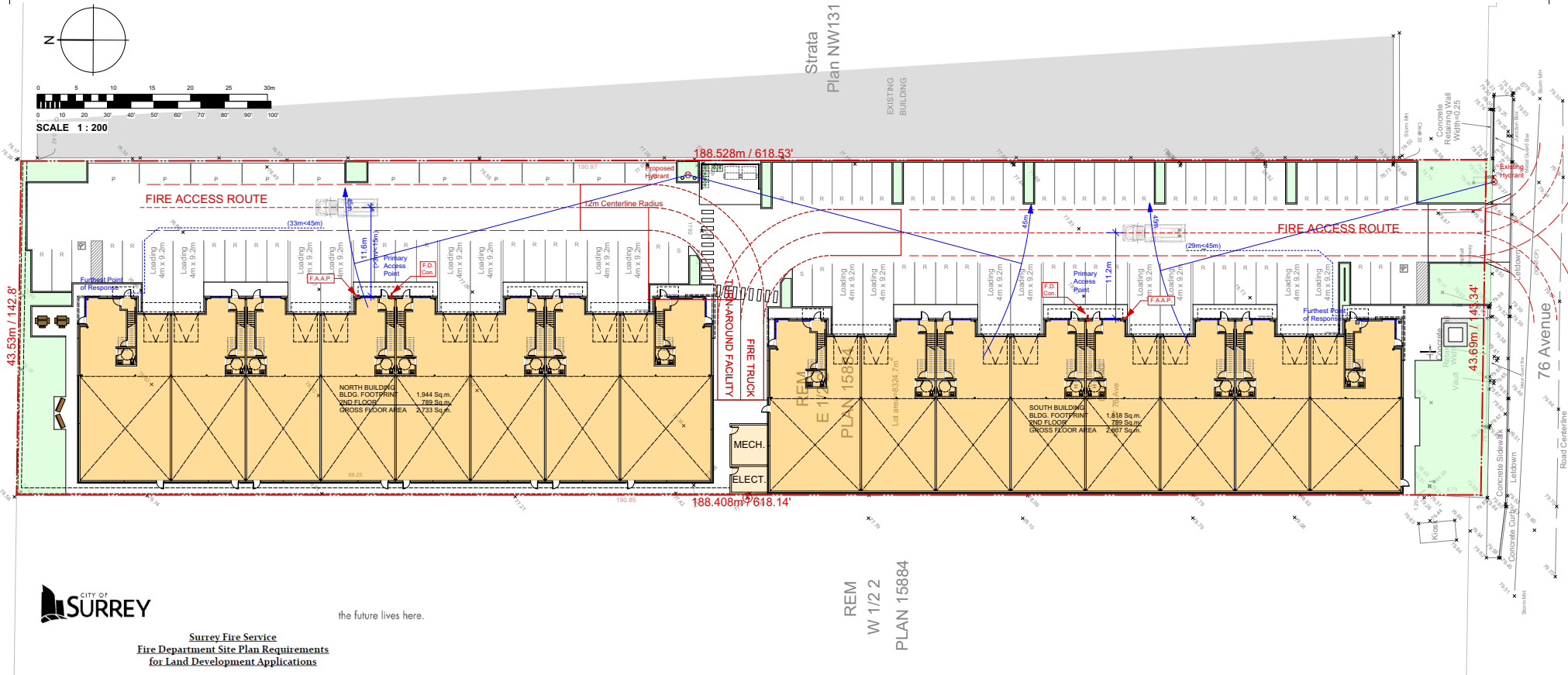
PROJECT NO:	2305 NEWT	SHEET TITLE:	AS SHOWN
DATE:	NOV 2022	DATE:	NOV 2022
SCALE:	AS SHOWN	SCALE:	AS SHOWN
PROJECT NAME:	MULTI-TENANT INDUSTRIAL DEVELOPMENT	PROJECT NO.:	2305 NEWT
CLIENT:	13327-78th AVE. SURREY, B.C.	DATE:	NOV 2022
DESIGNER:	INTERFACE ARCHITECTURE	SCALE:	AS SHOWN
DRAWN BY:		CHECKED BY:	
CHECKED BY:		DATE:	

SITE PLAN

A 200



SCALE 1 : 200



the future lives here.

Surrey Fire Service
Fire Department Site Plan Requirements
for Land Development Applications

The Surrey Fire Service (SFS) Prevention Division aims to review Land development plans in the most efficient and effective way possible. In order to ensure that we have the information needed to meet that objective, the SFS has identified specific information that is required to be included as part of Land Development Applications in the form of a specific Fire Department Site Plan.

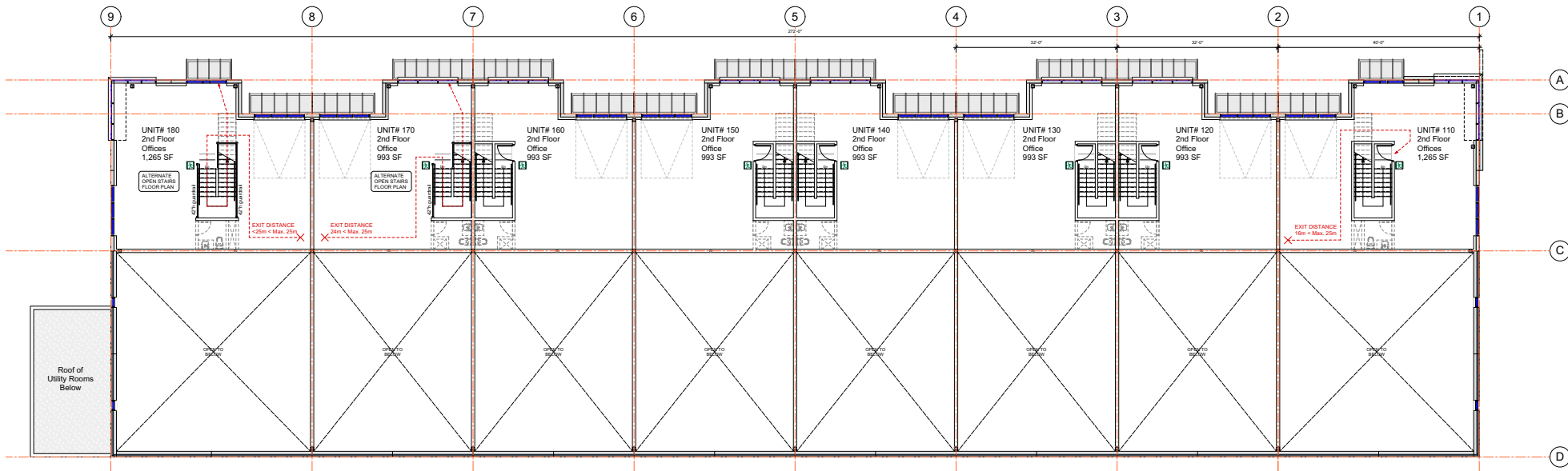
All drawing submissions for Land Development Applications for projects other than a single-family residential dwelling are required to provide a drawing titled Fire Department Site Plan and to include the following information:

- 1) A clearly identified or highlighted access route(s). ✓
- 2) The location of new and existing fire hydrant(s). ✓
- 3) The location of the fire department connection(s). ✓
- 4) The location of the fire alarm annunciator panel(s). ✓
- 5) The location of the primary entrance to the building and any primary entrances to units not connected to the building through an internal corridor. ✓
- 6) The location of stairwells that provide access to above grade and below grade levels. Note: The SFS requires stairwell access to all above grade and below grade levels is to be provided at the primary response point. ✓
- 7) The location of all entrances and exits from the underground parking area. N/A
- 8) The dimensioned distance from the principal entrance to the closest portion of the access route. (BCBC 3.2.5.5) ✓
- 9) The dimensioned unobstructed distance between the fire hydrant(s) and the fire department connection(s). (BCBC 3.2.5.5) ✓
- 10) If the building is not provided with a fire department connection, the dimensioned distances from the fire hydrant to the fire department pumper via the access route, and from the fire department pumper vehicle to principal entrance of the building via the unobstructed path of travel. (BCBC 3.2.5.5) N/A
- 11) The dimensioned distance of path of travel from all buildings and units not connected by a common interior corridor between the furthest primary access point to the location of the nearest fire truck access. (BCBC 3.2.5.5) ✓
- 12) The access route that must be designed to support a minimum weight of 36,387 KG (80,000 lbs). (BCBC 3.2.5.6) ✓
- 13) The dimensioned width of the access route. (BCBC 3.2.5.6) ✓
- 14) The dimensioned centre-line radius of the access route. (BCBC 3.2.5.6) ✓
- 15) Identify any portions of the access route that will have an overhead clearance of less than 5 m (16.4 ft). (3.2.5.6) N/A
- 16) The dimensioned distance for any dead-end portion of the access route. (BCBC 3.2.5.6) ✓
- 17) Identify any portions of the access route that will have a change of gradient greater than 1 in 12.5 over a minimum distance of 15 m (49.2 ft). (BCBC 3.2.5.6) N/A

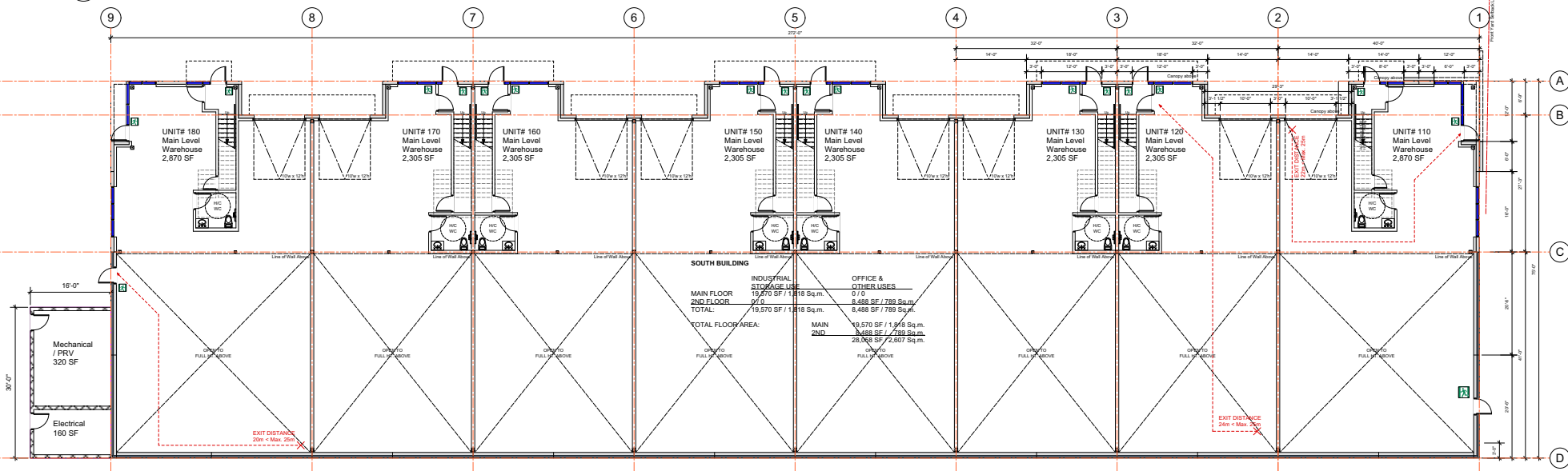
PREPARED March 20, 2023 Revised for DP Application	PROJECT NO. 	DESIGNER 	CONSULTANTS
REVIEWED March 21, 2023 Revised for F.D. Review		SUBMITTED TO 	

INTERFACE:
 Suite 230
 1590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
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 F 604 821 1166
 www.interfacearchitecture.com

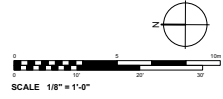
DATE NOV 2022 SHEET CHECKED 	PROJECT NO. 2205 NEWT AS SHOWN DATE NOV 2022 SHEET CHECKED 	PROJECT TITLE FIRE ACCESS ROUTE 	PROJECT NO. 2205 NEWT AS SHOWN DATE NOV 2022 SHEET CHECKED 	PROJECT TITLE FIRE ACCESS ROUTE
				PROJECT NO. 13327-78th AVE. SURREY, B.C.



2 SOUTH BUILDING FLOOR PLAN- 2ND FLOOR
Scale 1/8" = 1'-0"

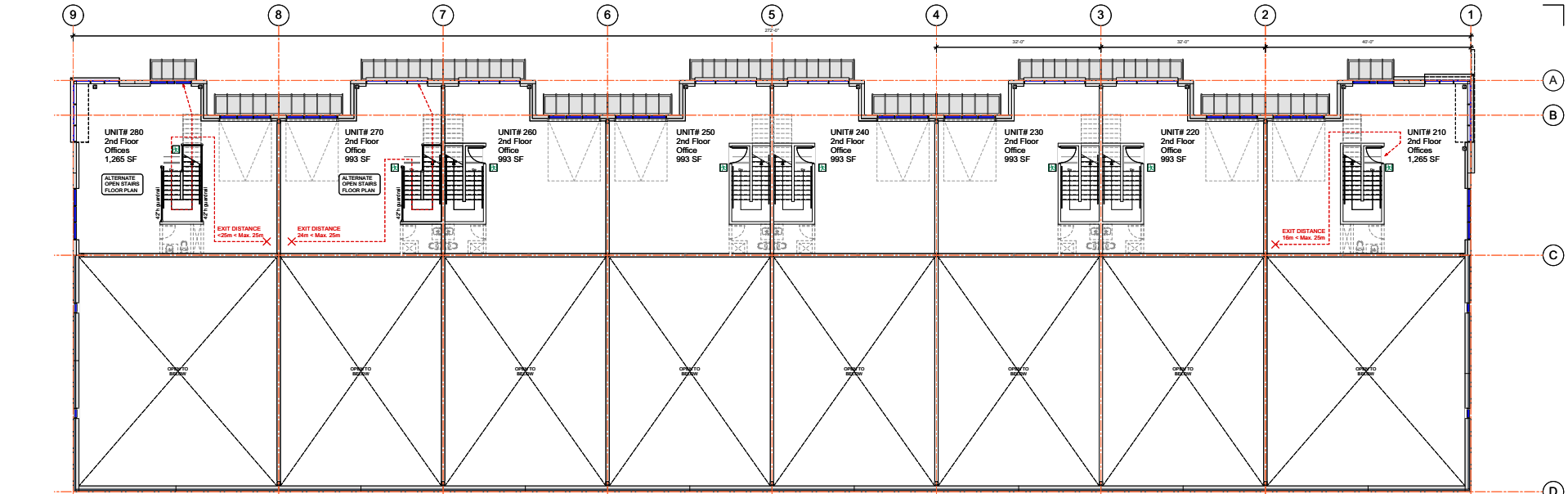


1 SOUTH BUILDING FLOOR PLAN- MAIN FLOOR
Scale 1/8" = 1'-0"

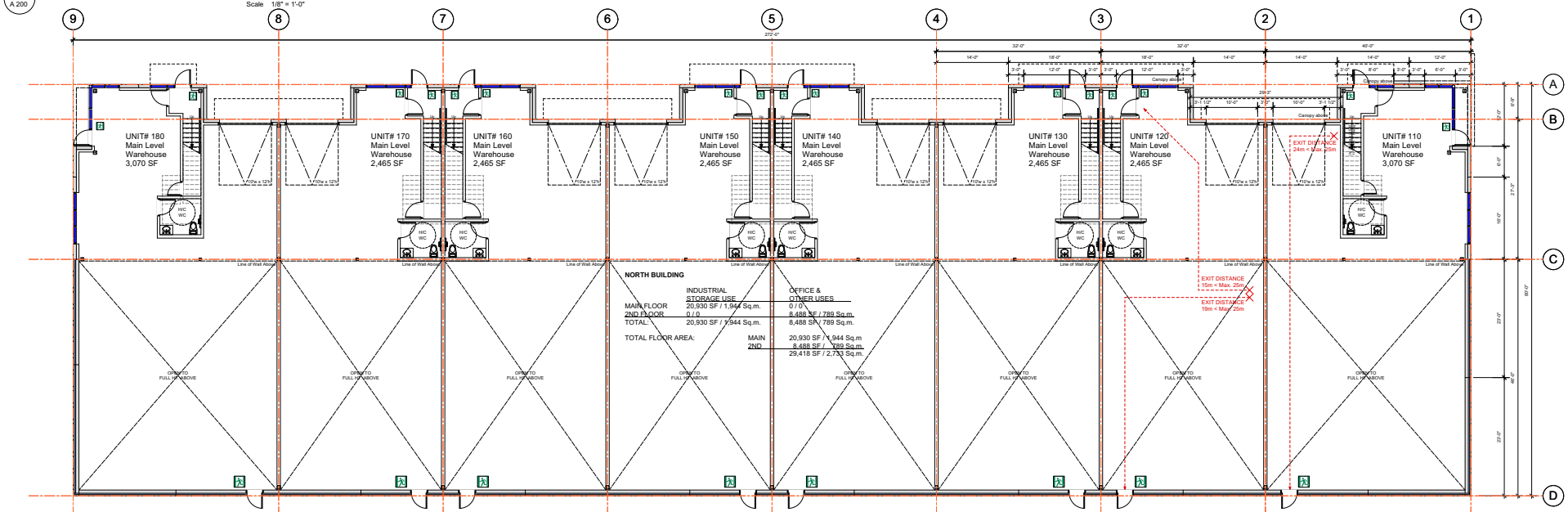


PREPARED BY: Rev. 10/2022 Revised for Discussion Feb. 8, 2023 Revised for C.D. Application	PROJECT NO: 	DESIGNER: WMALES MCCLELLAND CONSTRUCTION	CONSULTANTS:
SUBMITTED TO: CITY OF SURREY <i>The Future Starts Here</i>	PROJECT: INTERFACE: Suite 230 10900 Cambie Road Richmond BC, Canada V6X 3Z5 T 604 821 1162 F 604 821 1166 www.interfacearchitecture.com	NOTES: ALL SERVICES AND OTHER INFORMATION SHOWN HEREON ARE THE PROPERTY OF THE DESIGNER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE LOCAL GOVERNMENT.	PROJECT: 76 Ave. Light Industrial Centre Multi-tenant Development
PROJECT NO: 2008 NEWIT	DATE: AS SHOWN	SHEET NO: NOV 2022	SHEET TITLE: SOUTH BUILDING FLOOR PLANS
DRAWN BY: JEFF CHECKED BY: 	PROJECT NO: 13327- 76th AVE. SURREY, B.C.	SHEET NO: A 310	PROJECT NO: 13327- 76th AVE. SURREY, B.C.

PROJECT: 76 Ave. Light Industrial Centre Multi-tenant Development	PROJECT NO: 2008 NEWIT	SHEET TITLE: SOUTH BUILDING FLOOR PLANS
PROJECT NO: 13327- 76th AVE. SURREY, B.C.	SHEET NO: A 310	PROJECT NO: 13327- 76th AVE. SURREY, B.C.



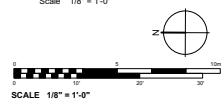
2 NORTH BUILDING FLOOR PLAN- 2ND FLOOR
Scale: 1/8" = 1'-0"



1 NORTH BUILDING FLOOR PLAN- MAIN FLOOR
Scale: 1/8" = 1'-0"

NORTH BUILDING

	INDUSTRIAL STORAGE USE	OFFICE & OTHER USES
MAIN FLOOR	20,930 SF / 1,944 Sq.m.	0 / 0
2ND FLOOR	0 / 0	8,488 SF / 789 Sq.m.
TOTAL:	20,930 SF / 1,944 Sq.m.	8,488 SF / 789 Sq.m.
TOTAL FLOOR AREA:	MAIN 20,930 SF / 1,944 Sq.m.	2ND 8,488 SF / 789 Sq.m.
		29,418 SF / 2,733 Sq.m.

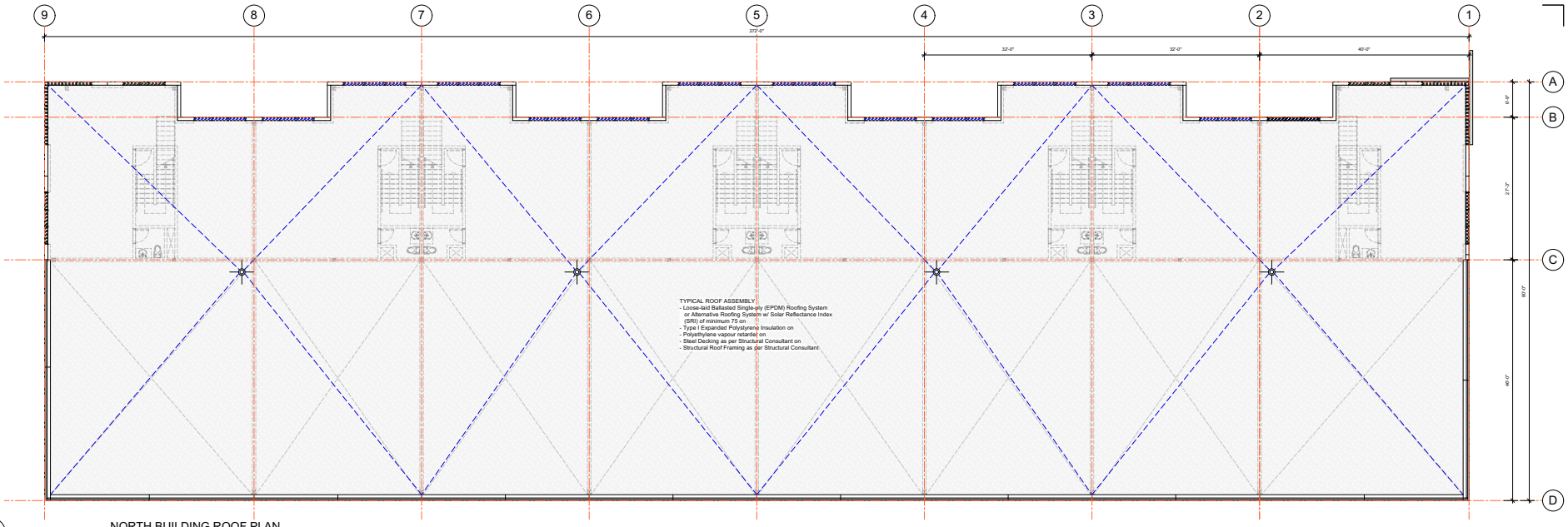


PREPARED BY: Nov. 10, 2022 Revised for Discussion	PROJECT NO: 	DESIGNER: WMALES McLELLAND CONSTRUCTION	CLIENT NAME:
DATE: Feb. 8, 2023 Revised for CIP Application	PROJECT NO: 	SUBMITTED TO: CITY OF SURREY The Future Starts Here.	CONTACT NAME:

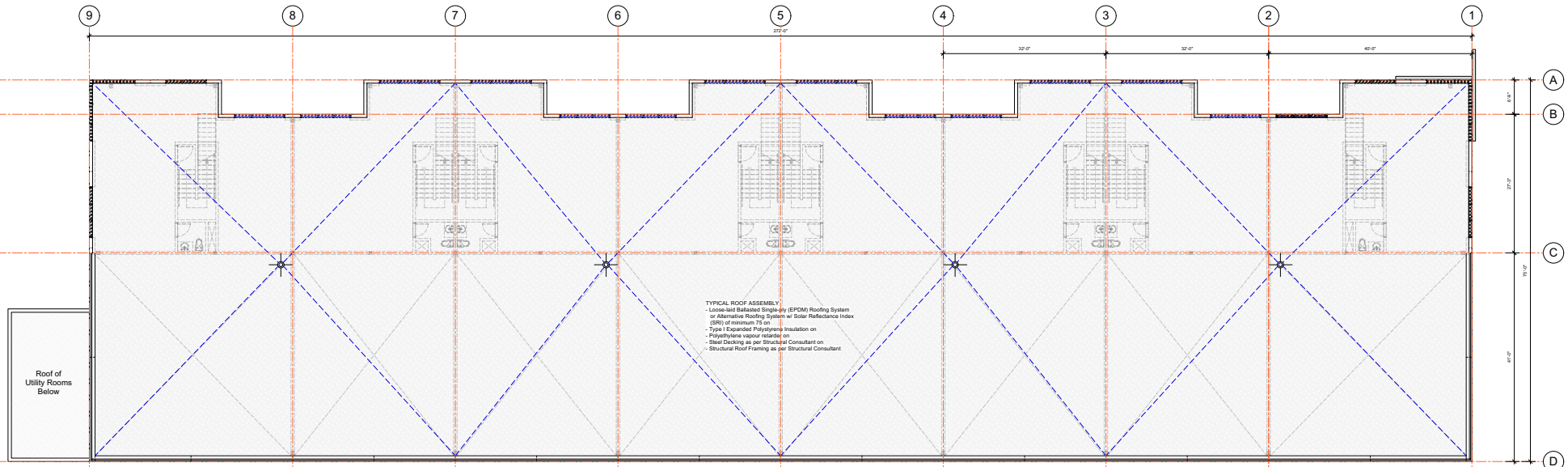
INTERFACE:

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Canada V6X 3Z5
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F 604 821 1166
www.interfacearchitecture.com

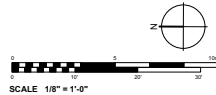
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	PROJECT NO: 13327- 76th AVE. SURREY, B.C.	DATE: NOV. 2022	DRAWING NO: A 320
		CHECKED BY: 	



2 NORTH BUILDING ROOF PLAN
Scale 1/8" = 1'-0"



1 SOUTH BUILDING ROOF PLAN
Scale 1/8" = 1'-0"



REVISIONS	PROJECT NO.	DATE	BY	DESCRIPTION
Nov. 10, 2022	13327-76B			Issued for Discussion
Feb. 8, 2023				Issued for C.D. Application
March 20, 2023				Issued for C.D. Revision

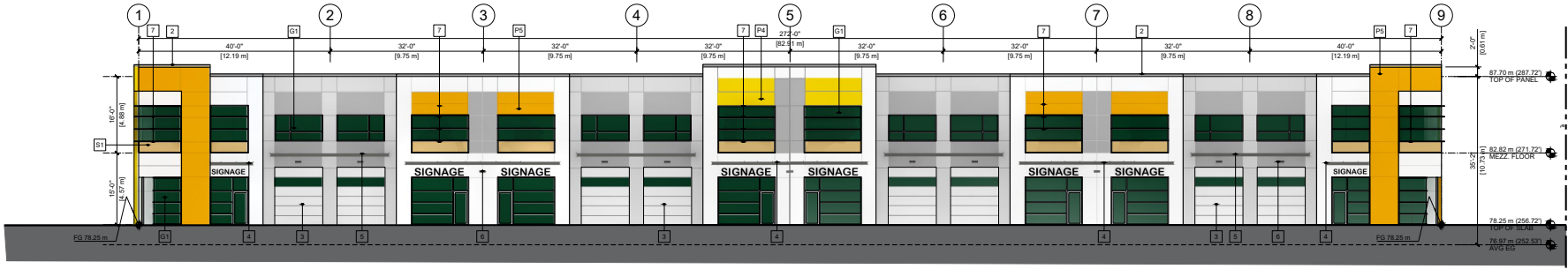
<p>WALESMCCLELLAND CONSTRUCTION</p>	<p>PROJECT BY</p>
<p>CITY OF SURREY The Future Takes Here</p>	<p>DATE</p>

INTERFACE:

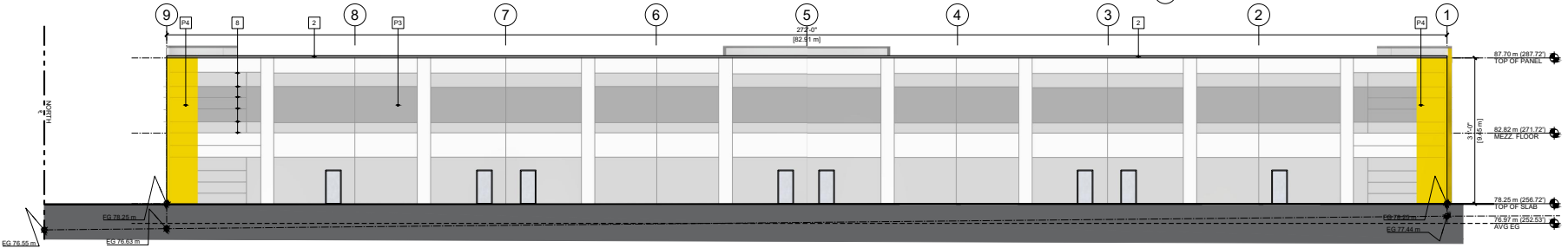
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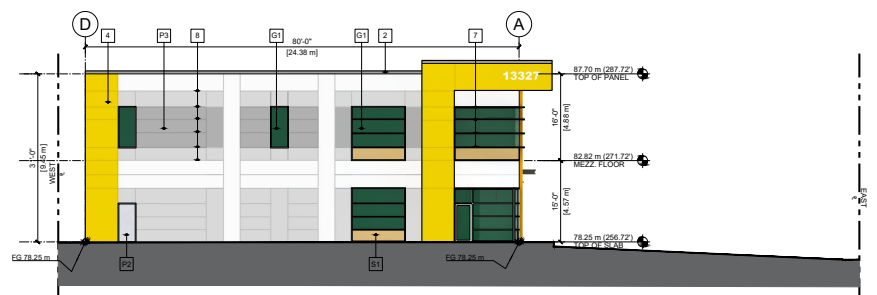
<p>PROJECT NO.</p> <p>2308 NEWIT</p>	<p>DATE</p> <p>NOV. 2022</p>	<p>PROJECT TITLE</p> <p>NORTH BUILDING & SOUTH BUILDING ROOF PLANS</p>
<p>SCALE</p> <p>1/8"</p>	<p>DATE</p> <p>NOV. 2022</p>	<p>PROJECT NO.</p> <p>A 330</p>



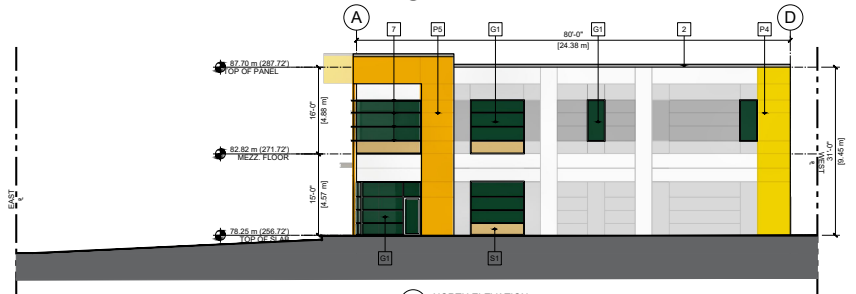
1 EAST ELEVATION - DRIVE AISLE
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - 76th AVE
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

1 CONCRETE TILT-UP WALL PANEL
COLOUR: SEE PAINT SCHEDULE

2 PRE-FINISHED METAL CAP FLASHING
COLOUR: CASCADIA METALS - REGENT GREY

3 OVERHEAD STEEL DOOR W/ VISION PANEL
COLOUR: WHITE

4 METAL & GLASS CANOPY
COLOUR: ANCHOR GRAY

5 METAL CANOPY
COLOUR: ANCHOR GRAY

6 EXTERIOR WALL PACK LIGHT

7 HORIZONTAL ALUMINUM FIN

8 AESTHETIC REVEAL

9 METAL CLADDING
COLOUR: GRAY

PAINT SCHEDULE

P1 BM-2126-70 CHALK WHITE

P2 BM-2124-40 THUNDERCLOUD GRAY

P3 BM-2126-30 ANCHOR GRAY

P4 BM-2021-10 YELLOW FLASH

P5 BM-2018-10 ORANGE SKY

GLAZING

G1 VISION - ATLANTIC GREEN TINT
ALUMINUM CLEAR ANODIZED FRAME

S1 SPANDREL GLAZING OPACI COAT 300
8-0705 ACORN SQUASH

NOTE: ALL SIGNAGE SEPARATE PERMIT

REVISIONS:

Mar. 20, 2023
Issued for DP Revision

Feb. 8, 2023
Issued for DP Application

PROJECT BY:

BUILDER:

WMALES
MCLELLAND
CONSTRUCTION

SUBMITTED TO:

CITY OF SURREY
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www.interfacearchitecture.com

PROJECT:

76th Ave
Light Industrial Centre
Multi-tenant Development

13327 76th Ave
Surrey, B.C.

PROJECT No.:
2205 NEWT

SCALE:
AS SHOWN

DATE:
NOV 2022

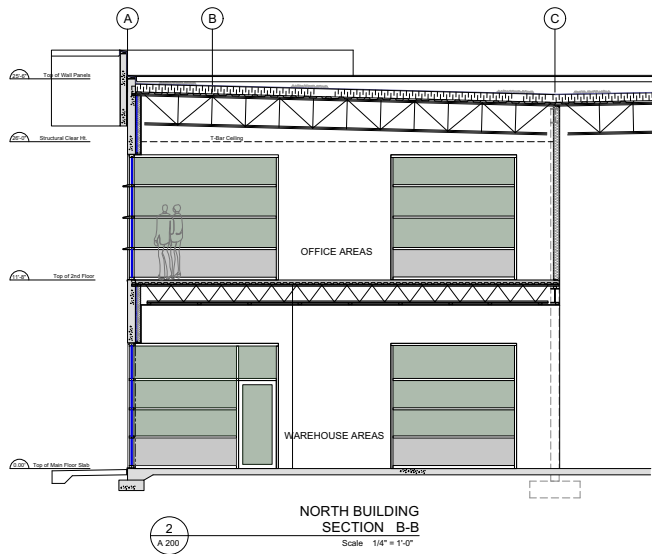
DRAWN BY:
SP

CHECK BY:
JHSL

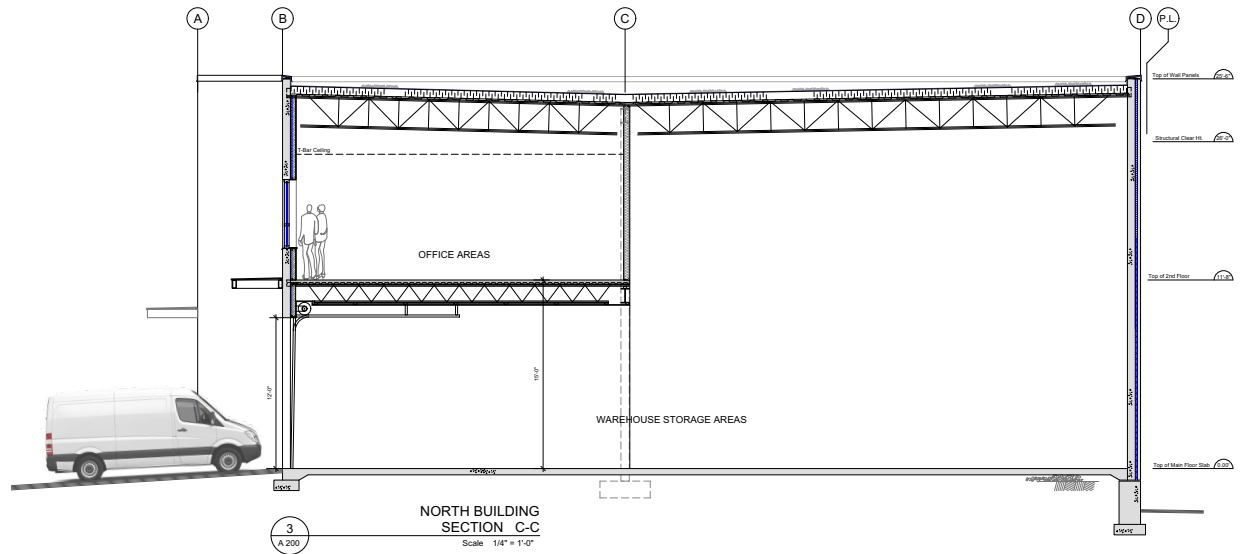
SHEET TITLE:
NORTH BUILDING
ELEVATIONS

DRAWING SHEET:

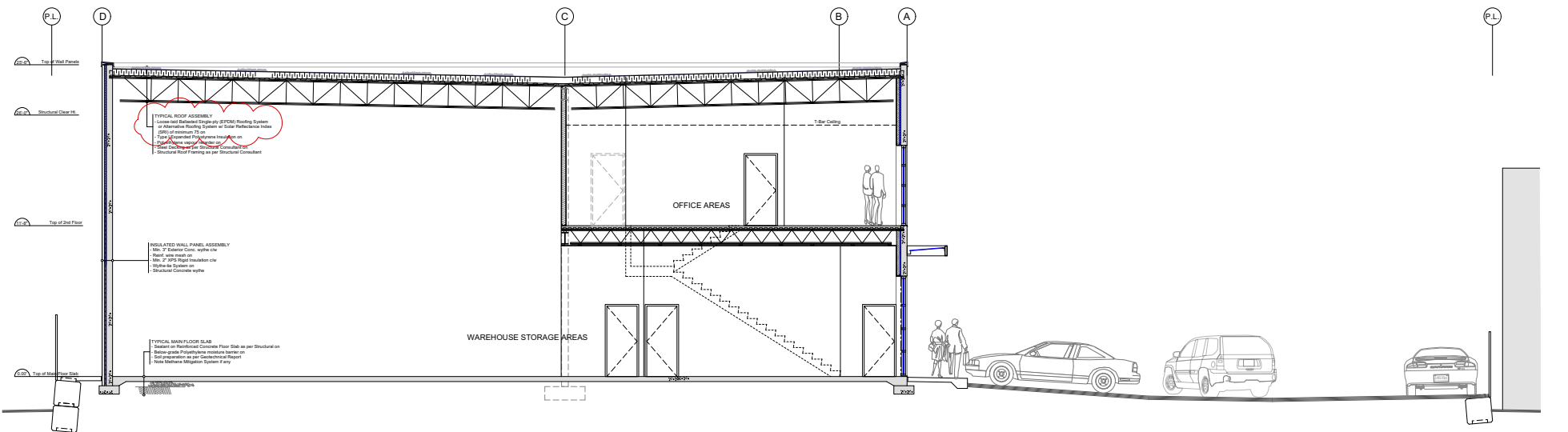
A420



2
NORTH BUILDING
SECTION B-B
Scale 1/4" = 1'-0"



3
NORTH BUILDING
SECTION C-C
Scale 1/4" = 1'-0"



1
SITE SECTION WEST - EAST
SOUTH BUILDING
SECTION A-A
Scale 1/4" = 1'-0"

PREPARED BY Feb. 8, 2023 Initial for Development Permit March 25, 2023 Revised for Development Permit	PROJECT BY WALES MCLELLAND CONSTRUCTION	SUBMITTER CITY OF SURREY The Future Lives Here	CONSULTANTS INTERFACE: Suite 230 1030 Cambie Road Richmond BC Canada V6X 3Z5 T 604-881-1162 F 604-881-1166 www.interfacearchitecture.com
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① 76th Ave VIEWING NW



② 76th Ave VIEWING NE



③ 76th Ave - SIDEWALK PERSPECTIVE



④ NORTH BUILDING - AMENITY AREA



⑤ PERSPECTIVE VIEW - DRIVE AISLE



⑥ PERSPECTIVE VIEW - DRIVE AISLE

REVISIONS:
Mar. 20, 2023 Issued for DP Revision
Feb. 8, 2023 Issued for DP Application
PROJECT BY:
BUILDER:
WM WALES MCLELLAN CONSTRUCTION
SUBMITTED TO:
CITY OF SURREY the future lives here.
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PROJECT:
76th Ave Light Industrial Centre Multi-tenant Development
13327 76th Ave Surrey, B.C.
PROJECT No.: 2205 NEWT
SCALE:
AS SHOWN
DATE:
NOV 2022
DRAWN BY:
SP
CHECK BY:
JHSL
SHEET TITLE:
RENDERED VIEWS

DRAWING SHEET:

A610



① AERIAL VIEW - VIEWING SW



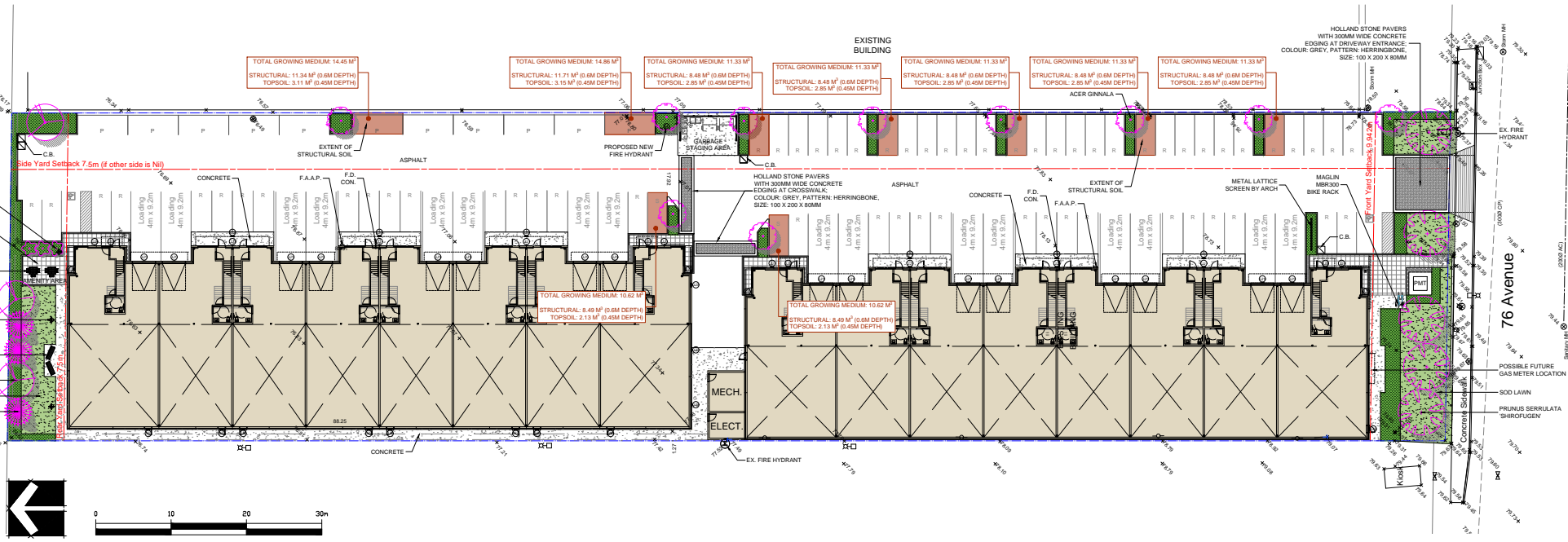
② AERIAL VIEW - VIEWING NW

REVISIONS:
Mar. 20, 2023 Issued for DP Revision
Feb. 8, 2023 Issued for DP Application
PROJECT BY:
BUILDER:
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PROJECT:
76th Ave Light Industrial Centre Multi-tenant Development
13327 76th Ave Surrey, B.C.
PROJECT No.:
2205 NEWT
SCALE:
AS SHOWN
DATE:
NOV 2022
DRAWN BY:
SP
CHECK BY:
JHSL
SHEET TITLE:
RENDERED VIEWS

DRAWING SHEET:
A620



PLANT SCHEDULE			PICTURES			LEGEND		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	TREE	FURNITURE		
10		ACER GINNALA	AMUR MAPLE	SCM CAL: 1.5M STD; BAB				
5		ACER PALMATUM	JAPANESE MAPLE	SCM CAL: 1.2M STD; BAB				
5		FRAXINUS PENNSYLVANICA	PRAIRIE SPIRE	SCM CAL: 2M STD; BAB				
5		PRUNUS SERRULATA 'SHIROFUGEN'	PRAIRIE SPIRE ASH	SCM CAL: 1.5M STD; BAB				
5		PSEUDOTSUGA MENZIESII	WHITE GODDESS FLOWERING CHERRY	2.8M HT; BAB				
			DOUGLAS FIR					

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 CANA 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.



CLIENT:



PROJECT:

MULTI-TENANT WAREHOUSE

SCALE:

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 JAN 04

SCALE: 1:250

DRAWN: JR

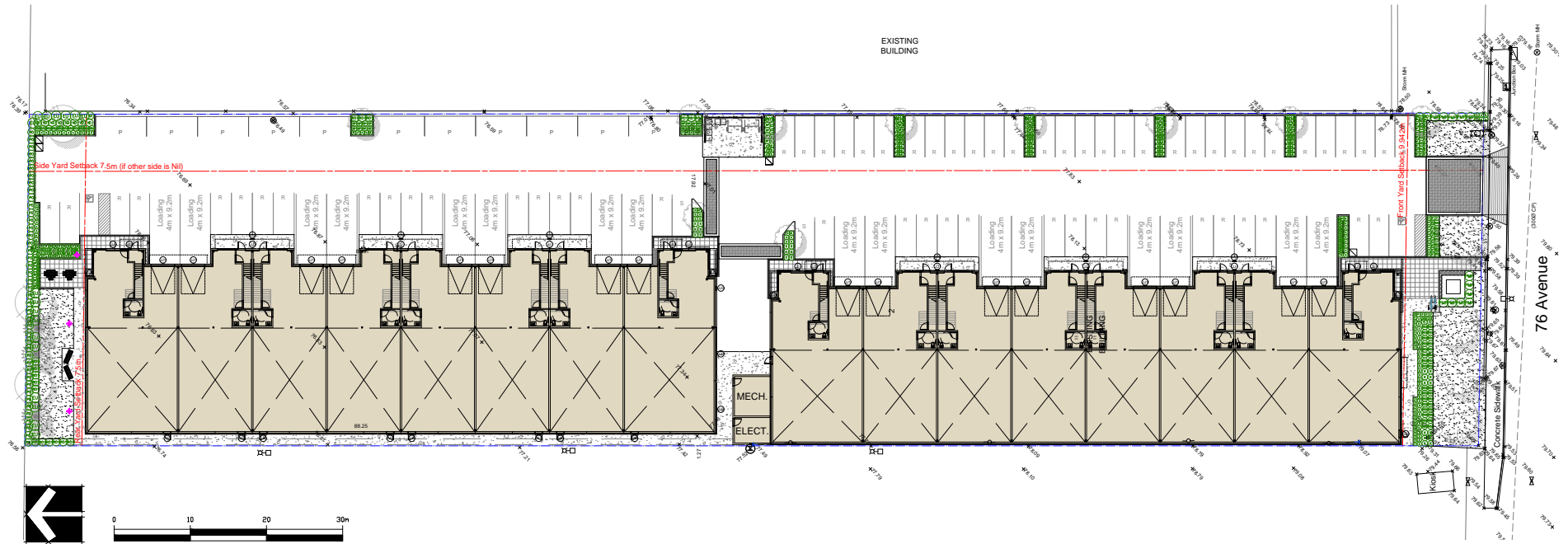
DESIGN: JR

CHKD: PC

DRAWING NUMBER:

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NO.	DATE	REVISION DESCRIPTION	DR.
1	23.01.04	NEW SITE PLAN / CITY COMMENTS	JR
2	23.01.04	NEW SITE PLAN / CITY COMMENTS	JR
3	23.01.04	NEW SITE PLAN / CITY COMMENTS	JR



PLANT SCHEDULE					PICTURES		LEGEND	
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SHRUB, GRASS / VINE			
○		BUXUS SEMPERVIRENS GREEN VELVET	COMMON BOXWOOD	#3 POT, 40CM				
○		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM				
○		PRUNUS MUGO 'PUMILU'	DWARF MUGO PINE	#2 POT, 25CM				
○		PRUNUS LAUROCRASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM				
○		ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE, PINK	#2 POT, 40CM				
○		ROSA RUGOSA	RUGOSA ROSE, PINK	#2 POT, 40CM			BOLLARD LIGHT NOTE: PLEASE REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHTING TYPES AND LOCATIONS	
○		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM				
○		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM				
○		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT				
○		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT				
○		FENNISTETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT				
○		AKEBIA QUINATA	FIVE-LEAF AKEBIA	#2 POT, 60CM STAKED				

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.



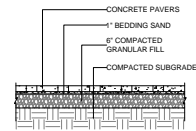
CLIENT: _____

PROJECT: **MULTI-TENANT WAREHOUSE**
 13327 76 AVENUE
 SURREY

SEAL: _____
 DRAWING TITLE: **SHRUB PLAN**
 DATE: 23 JAN 04
 SCALE: 1:250
 DRAWN: JR
 DESIGN: JR
 CHECKED: PC
 DRAWING NUMBER: _____

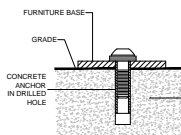
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NO.	DATE	REVISION DESCRIPTION	DR.
3	22 JUN 14	NEW SITE PLAN / CITY COMMENTS	JR
2	23 JUN 13	NEW SITE PLAN / COOPERATION	JR
1	23 JUN 07	NEW SITE PLAN	JR



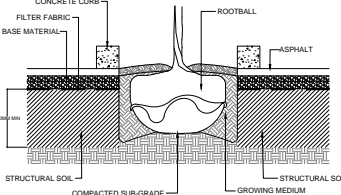
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

2 PAVING ON GRADE
N.T.S.



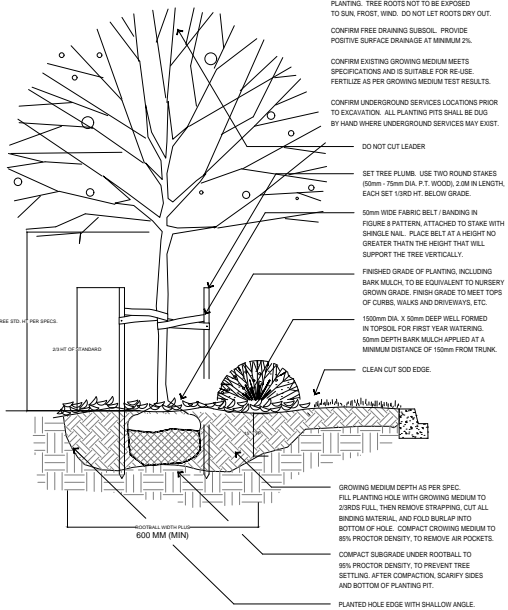
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

3 SITE FURNITURE MOUNTING
N.T.S.



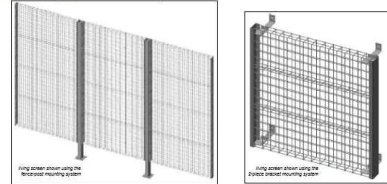
NOTE:
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN (SEE LANDSCAPE PLANS FOR STRUCTURAL SOIL BREAKDOWN)
PLACE STRUCTURAL SOIL ADJACENT TO TREE PITS. STRUCTURAL SOIL SHALL BE PLACED MINIMUM 24" DEPTH AND COVERED WITH AMOCO, NON-WOVEN GEOTEXTILE #4545 AND 4" MINIMUM ROAD BASE COMPACTED AS PER ENGINEER'S PAVING REQUIREMENTS OR TO ENGINEER'S REQUIREMENTS.

4 STRUCTURAL SOIL
N.T.S.



1 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"

LIVING SCREEN MODULAR PANEL SYSTEM
made exclusively by The Western Group
THE WESTERN GROUP
www.architecturalwire.com



FINISH SELECTION

- POWDER COAT (please refer to our color and finish chart or specify custom RAL color to match)
- PLAIN STEEL (RAW)
- GALFAN WIRE (RAW)
- STAINLESS STEEL (RAW)

TABLE OF COMPONENTS

- SCREEN PANELS _____ # of Screens
- FLASHING _____
- POSTS _____
- BASE PLATES _____
- NUT INSERTS _____
- BRACKETS _____ # PER
- KNIFE PLATES _____
- OTHER _____

ORDER LOGO WITHOUT SIGNATURE

APPROVAL SIGNATURE: _____ APPROVAL DATE: _____

PROJECT NAME: _____

CONTACT NAME: _____

PHONE: _____

EMAIL: _____

PROJECT STREET: _____

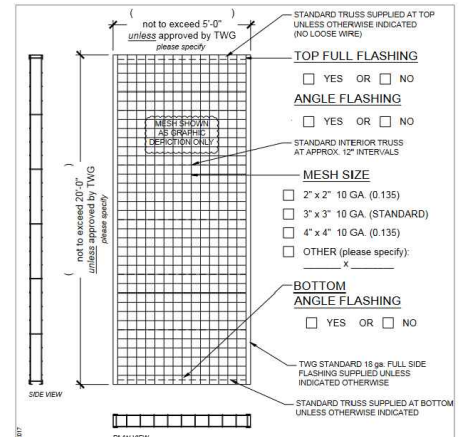
ADDRESS: _____ CITY/STATE/ZIP: _____

DATE: _____ SHEET: _____

NOTE: STANDARD FABRICATION TOLERANCES (UNLESS OTHERWISE SPECIFIED) ARE +/- 1/16" IN WIDTH AND HEIGHT (UNLESS OTHERWISE SPECIFIED) ARE +/- 1/8" IN HEIGHT AND WEIGHT

DISCLAIMER: THE WESTERN GROUP CLAIMS NO LIABILITY FOR THE INFORMATION AND/OR SPECIFICATIONS. IT IS ADVISED THAT ANY AND ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER. THE WESTERN GROUP IS NOT RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED HEREIN THAT IS NOT THE PROPERTY OF THE WESTERN GROUP. THE WESTERN GROUP IS NOT RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED HEREIN THAT IS NOT THE PROPERTY OF THE WESTERN GROUP. THE WESTERN GROUP IS NOT RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED HEREIN THAT IS NOT THE PROPERTY OF THE WESTERN GROUP.

5 METAL SCREEN PANELS
N.T.S.



*** Note: Standard Fabrication Tolerances (Unless Otherwise Specified): +/- 1/16" in Width and Height

PROJECT: _____

LIVING SCREEN™ SIGNATURE AND DATE: _____ QTY: _____

THE WESTERN GROUP 3650 NW SAINT HELENS RD. PORTLAND, OR 97210 (541) 844-2724 www.architecturalwire.com

SCREEN PANELS VERTICAL

PROJECT NAME: _____

DATE: _____ SHEET: _____



CLIENT:



PROJECT:

MULTI-TENANT WAREHOUSE

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23 JAN 04

SCALE: AS NOTED

DRAWN: JR

DESIGN: JR

CHKD: PC

DRAWING NUMBER:

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NO.	DATE	REVISION DESCRIPTION	DR.
3	22 JUN 04	NEW SITE PLAN / CITY COMMENTS	JR
2	23 MAR 03	REVIS SITE PLANS / COORDINATE CORRECTIONS	JR
1	23 JAN 02	NEW SITE PLAN	JR

13327 76 AVENUE SURREY

L3
PMG PROJECT NUMBER:

OF 3
22-237

INTER-OFFICE MEMO

TO: **Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

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

DATE: **June 29, 2023** PROJECT FILE: **7823-0037-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13327 76 Ave**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the issuance of the Development Permit.

BUILDING PERMIT

The following are required as a condition of the subsequent Building Permit issuance:

Works and Services

- Construct north side of 76 Avenue.
- Construct concrete driveway letdown for the development.
- Construct storm, sanitary and water service connections for the lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to building permit.



Jeff Pang, P.Eng.
Development Services Manager

RK