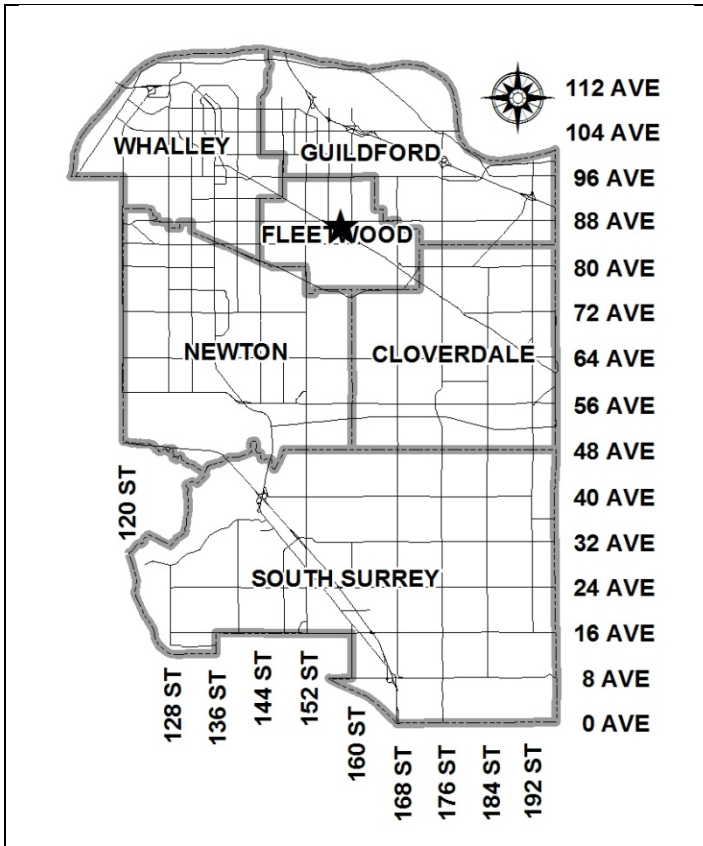


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0144-00

Planning Report Date: January 14, 2013

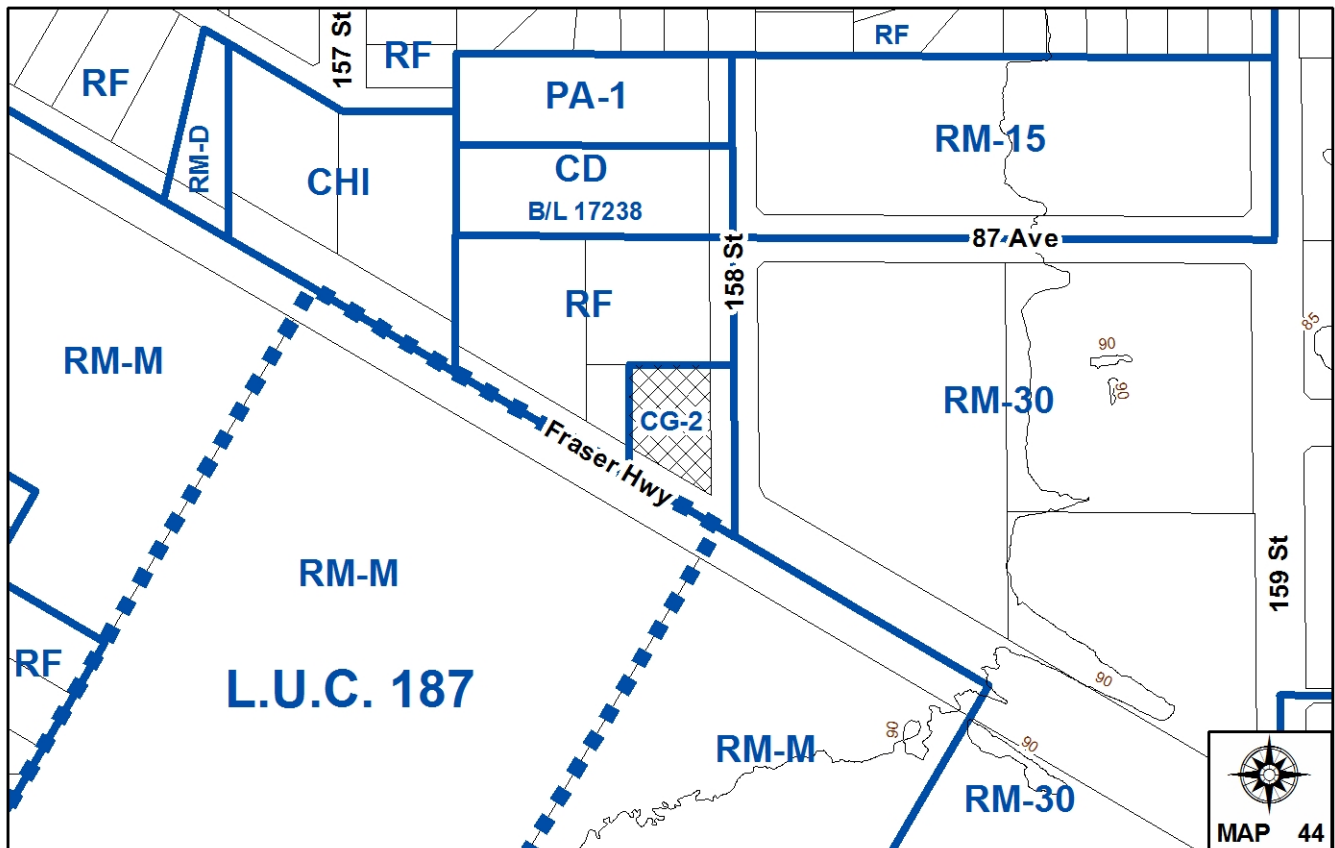


**PROPOSAL:**

- **Development Permit**

in order to permit fascia upgrades, landscaping improvements and the installation of pump island canopies to an existing gas station site.

**LOCATION:** 15775 Fraser Highway  
**OWNER:** S R L Enterprises Inc.  
**ZONING:** CG-2  
**OCP DESIGNATION:** Urban  
**TCP DESIGNATION:** Medium Density Townhouse and Buffer Within Private Land.



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Proposed exterior renovations will improve the exterior appearance of the existing gas station, and will provide for enhancement of the existing landscaping along Fraser Highway and 158 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0144-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) authorization from the Ministry of Environment, Land and Remediation Section.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Ministry of Environment (MOE): The applicant must undertake a detailed site investigation of the subject site for review by MOE.

SITE CHARACTERISTICS

Existing Land Use: Existing gas station (currently not in operation).

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant 0.28-hectare (0.7-ac.) single family residential lot.	Medium Density Townhouse in the Fleetwood Town Centre Plan.	RF

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 158 Street):	Townhouses.	Apartments and/or High Density Townhouses and Buffer Within Private Land in the Fleetwood TCP.	RM-30
South (Across Fraser Highway):	Manufactured home park.	Manufactured Homes in the Fleetwood TCP.	Land Use Contract No. 187 (underlying zoning RM-M)
West:	Multi-user emergency communications/ telecommunications tower.	Medium Density Townhouse and Buffer Within Private Land in the Fleetwood TCP.	RF

### DEVELOPMENT CONSIDERATIONS

- The subject property is located at 15575 Fraser Highway. The property is currently zoned Combined Service Gasoline Station Zone (CG-2) and is designated Urban in the Official Community Plan (OCP) and Medium Density Townhouse and Buffer Within Private Land in the Fleetwood Town Centre Plan (TCP).
- The existing, single-storey gas station has been operating on this site since 1980, although the site had been used as a gas station prior to the construction of the current building. The existing gas station has a gross floor area of 111.5 square metres (1,200 sq.ft.) which represents a floor area ratio (FAR) of 0.08 and a lot coverage of 8%, in compliance with the CG-2 Zone.
- Access to the site is from Fraser Highway to the south and from 158 Street to the east. Access for large fuel delivery trucks is limited to Fraser Highway (see Appendix II).
- A gas station has not been in operation on the site since January, 2012.
- The site has been subject to a number of by-law nuisance complaints since it has been vacant, related primarily to graffiti and unauthorized truck parking. The applicant, however, has dealt with the complaints in a timely manner, and has recently erected temporary fencing to prevent the unauthorized truck parking.
- The owner of the subject site is currently attempting to lease the site to a new tenant and is proposing to upgrade the existing facility as a way to attract a new tenant.

### PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff received the following response:

- Concerns were raised by members of the Fleetwood Community Association (FCA) about the appearance and maintenance of the adjacent site at 15753 Fraser Highway, owned by the subject applicant, which contains the Fleetwood multi-user emergency communications/telecommunications facility (also known as the Fleetwood E-Comm tower).

*(The applicant and owner of the two properties has agreed, in writing, to work with City staff and the FCA to improve the appearance and better maintain the adjoining E-Comm tower site in the future.)*

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to renovate the interior and exterior of the existing building, including the removal of the existing automobile service bays. The applicant is also proposing to install two pump canopies over the existing fuel pumps, which have no weather protection at present and are therefore below the current industry standard.
- The renovations will not result in an increase in gross floor area.
- The façade of the existing building will be upgraded through the removal of the two existing service bay doors and the installation of significant glazing on the south and east facing elevations. The building will also be repainted white, and decorative timber brackets will be added to the underside of the roof to add interest and character. The roof overhang will be clad with horizontal hardi-plank siding (“cedar” finish, brown).
- The proposed new pump island canopies will be of a low profile hip roof, in keeping with the roof line of the existing building. Also in keeping with the gas station building, decorative timber brackets have been added to the underside of the canopies with horizontal siding along the roof overhang. Cultured stone cladding (“granite” finish, grey) will extend 1.0 metre (3.3 ft.) up the canopy columns. The remainder of the column will be clad in vertical hardi-plank siding (“cedar” finish, beige).
- Although there are currently no trees on the subject site, there are a number of existing trees on the adjacent City boulevard along 158 Street, which are to remain.
- Landscaping on the subject site is proposed to be enhanced and increased under this application. A landscaping strip of at least 3 metres (10 ft.) in width, consisting of magnolia trees, is to be planted along the south and east property lines. A minimum 1.5-metre (5 ft.) wide landscaping strip, consisting of Japanese snowbell and western red cedar, is to be planted along the rear (north) property line. These trees will be interspersed with shrubs such as burning bush, rhododendron, dwarf pine, spirea and viburnum along with various grasses and perennials.
- A corner feature at Fraser Highway and 158 Street will consist of a wooden trellis mounted on a concrete base, and clad in materials to match the proposed canopies. A wood rail fence is proposed within the landscaped areas along Fraser Highway and 158 Street.
- A new 2.4-metre (8 ft.) high cedar fence will be erected along the rear (north) property line, between the subject site and the RF-zoned property to the north.

- The garbage and recycling area is to be located along the north property line. It will be enclosed with a 2.4-metre (8 ft.) high cedar fence and swing gate, with a Japanese snowbell planted within the landscaping strip directly behind the enclosure.
- A total of 6 parking stalls are proposed. Based upon the parking requirements of the Zoning By-law, only 3 parking stalls are required.
- A loading bay is proposed on the east side of the building.
- A single, 3.2-metre (10.5 ft.) tall pylon sign will be erected inside the landscaped area 2.3 metres (7.5 ft.) from the south property line. The height, width, copy area and location are all in compliance with the Surrey Sign By-law. The specific sign details will be determined once the gas station is tenanted, and will be subject to a separate Development Permit application.
- Two canopy signs are proposed, one for each canopy, in compliance with the Surrey Sign By-law. The specific sign details will be determined once the gas station is tenanted, and will be subject to a separate Development Permit application.
- No fascia signage is proposed at this time, although two fascia signs would be permitted (one per highway frontage). It is expected that fascia signage will be proposed once the gas station is tenanted, and will be subject to a separate Development Permit application.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

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. 1/10/13 11:41 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                 James Allen  
   Allen Concepts Inc.  
   Address:                 3955 - St. Pauls Avenue  
   North Vancouver, BC V7N 1T4  
  
   Tel:                         604-980-4957
  
2.                 Properties involved in the Application
  - (a)                 Civic Address:                 15775 - Fraser Highway
  
  - (b)                 Civic Address:                 15775 - Fraser Highway  
   Owner:                         S R L Enterprises Inc.  
   PID:                                 010-114-360  
   Lot "A" Section 26 Township 2 New Westminster District Plan 15650
  
3.                 Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: CG-2

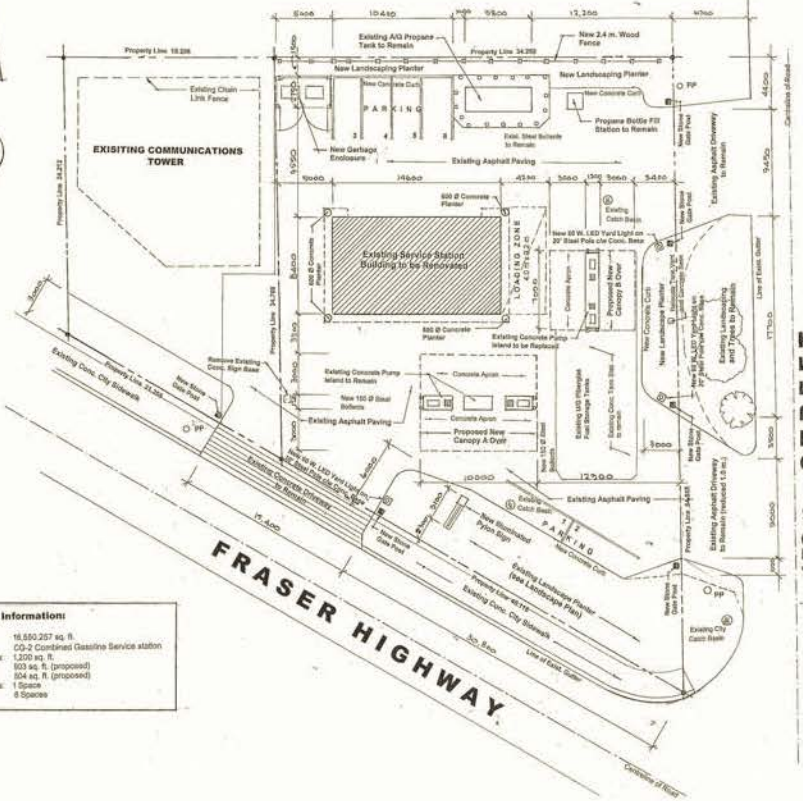
Required Development Data	Minimum Required / Maximum Allowed		Proposed	
<b>LOT AREA</b> (in square metres)				
Gross Total				
Road Widening area				
Undevelopable area				
Net Total			1,538 sq.m.	
<b>LOT COVERAGE</b> (in % of net lot area)				
Buildings & Structures	30%		8%	
Paved & Hard Surfaced Areas			73.5%	
Total Site Coverage			81.5%	
<b>SETBACKS</b> ( in metres)	Building	Pump Island Canopies	Existing Building	Proposed Canopies
Front	12.0 m	2.0 m	13.4 m	6.0 m
Rear	12.0 m	2.0 m	13.8 m	16.5 m
West Side	12.0 m	2.0 m	5.0 m	12.0 m
East Side, Flanking	12.0 m	2.0 m	14.8 m	3.4 m
<b>BUILDING HEIGHT</b> (in metres/storeys)				
Principal Building	6.0 m		4.2 m	
Pump Island Canopies	6.0 m		6.0 m	
Accessory	4.0 m		n/a	
<b>NUMBER OF RESIDENTIAL UNITS</b>				
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +				
Total				
<b>FLOOR AREA: Residential</b>				
<b>FLOOR AREA: Commercial</b>				
Retail				
Office				
Total				
<b>FLOOR AREA: Industrial</b>				
<b>FLOOR AREA: Institutional</b>				
<b>TOTAL BUILDING FLOOR AREA</b>	461 sq.m.		111.5 sq.m.	



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.3	0.08
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	6
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	3	6
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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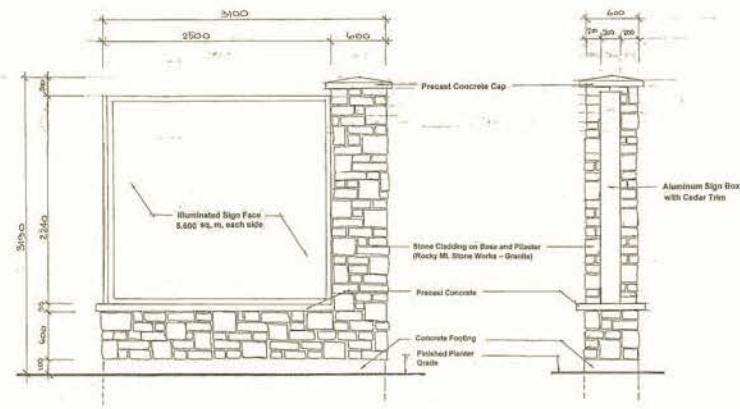
**Property Information:**

Lot Area:	16,600,267 sq. ft.
Zoning:	CD-2 Combined Gasoline Service station
Building Area:	3,259 sq. ft.
Canopy A:	103 sq. ft. (proposed)
Canopy B:	334 sq. ft. (proposed)
Loading Area:	15 Spaces
Parking:	8 Spaces

## SITE PLAN

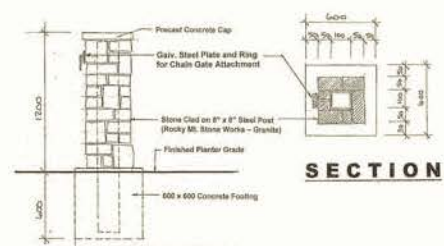
Scale: 1" = 200'

158th STREET



## PYLON SIGN CONCEPT

Scale: 1" = 20'

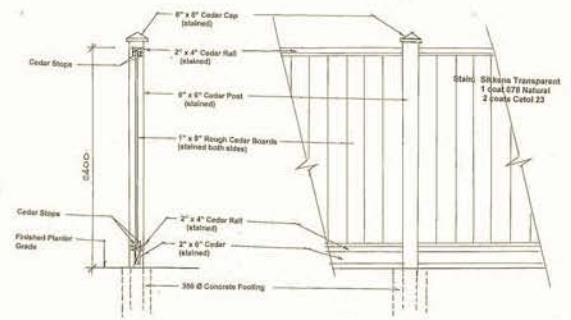


## SECTION

## ELEVATION

## GATE POST DETAIL

Scale: 1" = 20'



## SECTION

## ELEVATION

## FENCE DETAIL

Scale: 1" = 20'

**Legal Description:**  
Parcel Identifier: 016-14-300  
Lot A, Section 26, NWD Plan 9550

For  
**SRL Enterprises Inc.**  
Mr. Rajinder Loomba

**Allen Concepts Inc.**  
3650 St. Pauls Ave., North Vancouver, B.C.  
Phone (604) 983-4927 Fax (604) 983-6000  
allenconcepts@alcan.ca

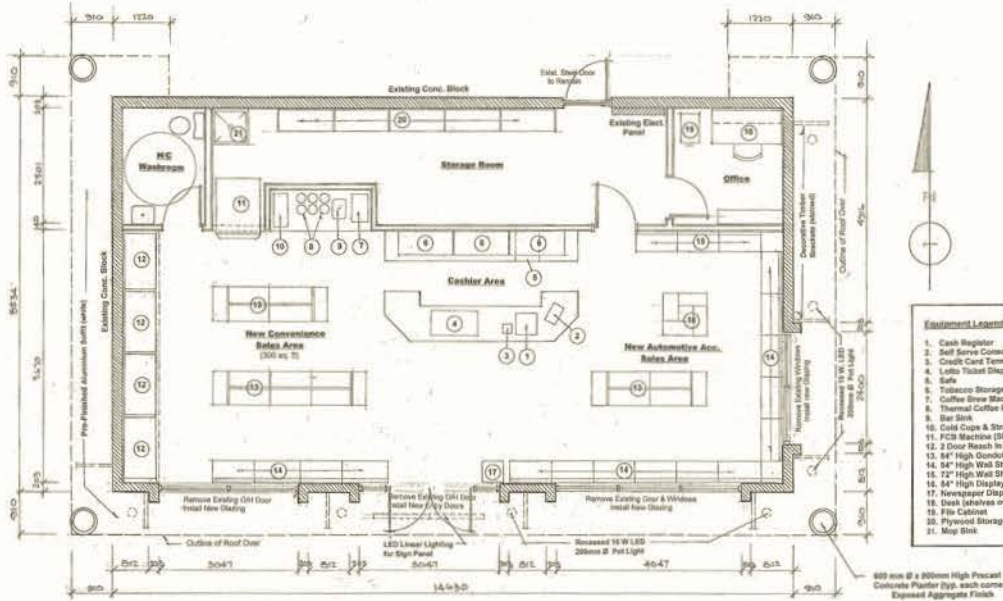
**Proposed New Canopy Addition at the Existing Fleetwood Gasoline Station**

Located at:  
15775 Fraser Highway  
Surrey, B.C.

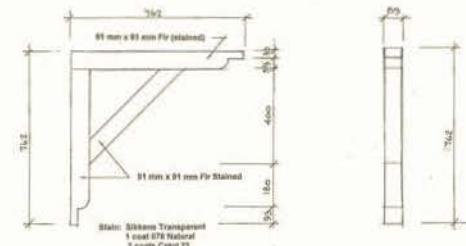
**SITE PLAN and SIGN DETAIL**  
Drawing No.

Drawn By: JMA Rev: Oct 31, 2012 Sca

Appendix II

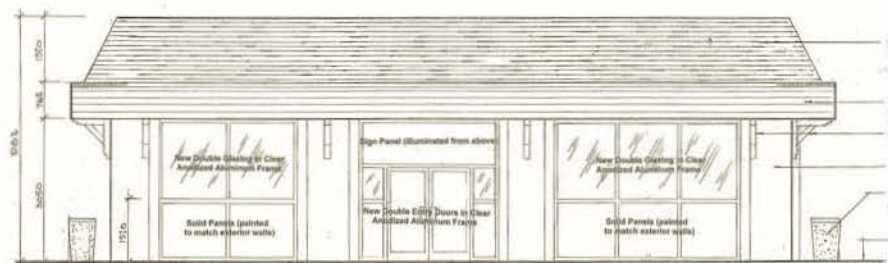


- Equipment Legend**
1. Cash Register
  2. Self Serve Console
  3. Credit Card Terminal
  4. Lotto Ticket Display
  5. Safe
  6. Tobacco Storage (lockable)
  7. Coffee Brew Machine
  8. Thermal Coffee Pots
  9. Bar Sink
  10. Cold Cup & Straw
  11. PCB Machine (Shutler)
  12. 2 Door Reach In Beverage Cooler
  13. 18" High Condo Shelving
  14. 54" High Wall Shelving
  15. 72" High Wall Shelving
  16. 54" High Display Unit
  17. Newspaper Display
  18. Desk (includes chair)
  19. File Cabinet
  20. Plywood Storage Shelving
  21. Map Stok

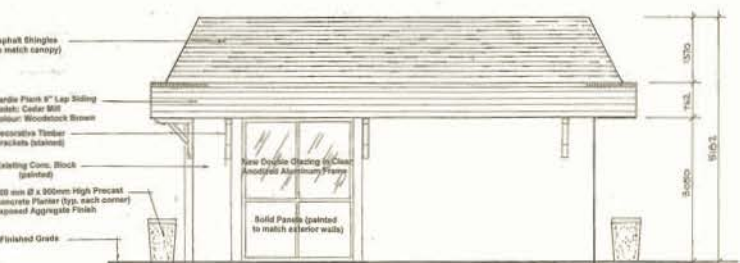


**TIMBER BRACKET DETAIL**  
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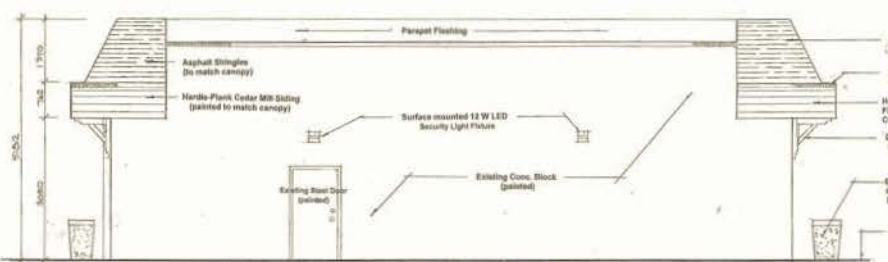
**FLOOR PLAN**  
Scale 1:50



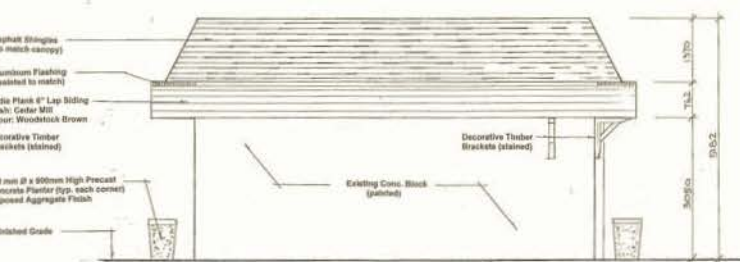
**SOUTH ELEVATION**  
Scale 1:50



**EAST ELEVATION**  
Scale 1:50



**NORTH ELEVATION**  
Scale 1:50



**WEST ELEVATION**  
Scale 1:50

For  
**SRL Enterprises Inc.**  
Mr. Rajinder Loomba

**Allen Concepts Inc.**  
3002 St. Pauls Ave, North Vancouver, B.C.  
Phone: 604-980-4927 Fax: 604-980-4902  
allenconcepts@shaw.ca

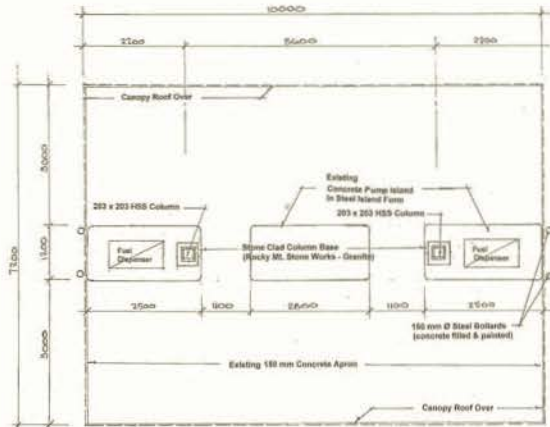
**Proposed New Canopy Addition at the Existing Fleetwood Gasoline Station**

Located at:  
15775 Fraser Highway  
Surrey, B.C.

**BUILDING FLOOR PLAN and ELEVATIONS**  
Drawing No. 6 of 8

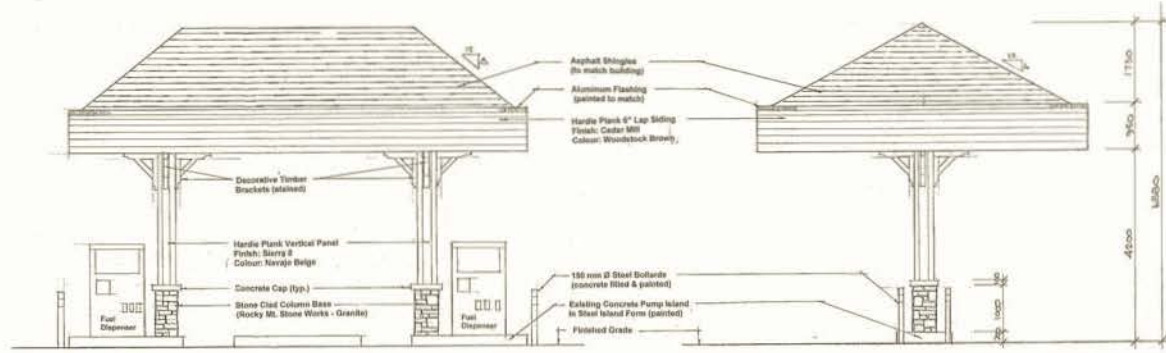
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**PLAN**

Scale 1:10

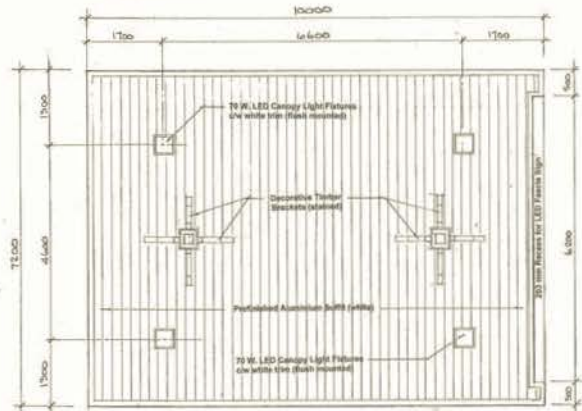


**SOUTH ELEVATION**

Scale 1:10

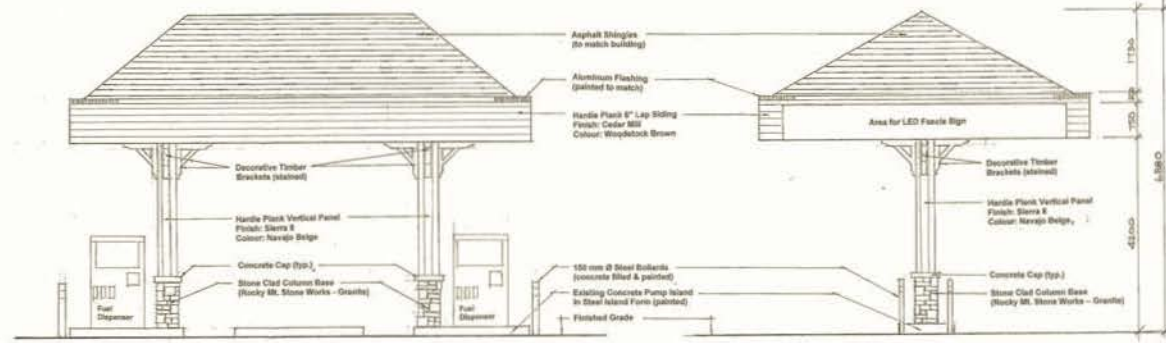
**WEST ELEVATION**

Scale 1:10



**REFLECTED CEILING PLAN**

Scale 1:10

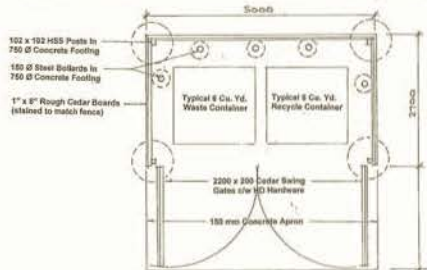


**NORTH ELEVATION**

Scale 1:10

**EAST ELEVATION**

Scale 1:10



**PLAN**

Scale 1:10



**ELEVATION**

Existing Finished Grade

2200 x 300 Cedar Swing Gates w/ 30 Hardware

150 mm Concrete Apron

102 x 102 HSS Posts in 750 Ø Concrete Footing

150 Ø Steel Bolts in 750 Ø Concrete Footing

1" x 8" Rough Cedar Boards (stained to match fence)

Typical 6 Cu. Yd. Waste Container

Typical 6 Cu. Yd. Recycle Container

2400

3000

Scale: 5/8" = 1'-0"

1 coat 075 Natural

2 coats Color 23

**GARBAGE ENCLOSURE**

Scale 1:10

For  
**SRL Enterprises Inc.**  
 Mr. Rajinder Loomba

**Allen Concepts Inc.**  
 3000 St. Pauls Ave., North Vancouver, B.C.  
 Phone: 604-293-4337 Fax: 604-293-4392  
 allenconcepts@telus.net

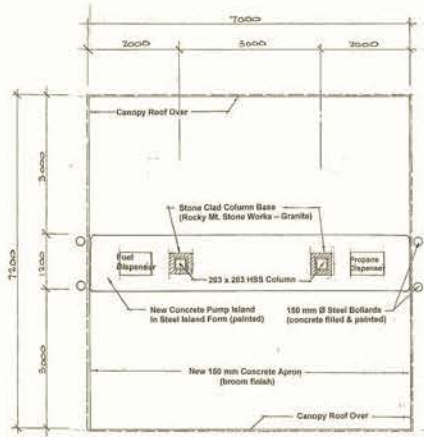
**Proposed New Canopy Addition at the Existing Fleetwood Gasoline Station**

Located at:  
 15775 Fraser Highway  
 Surrey, B.C.

**CANOPY A ELEVATIONS & DETAILS**

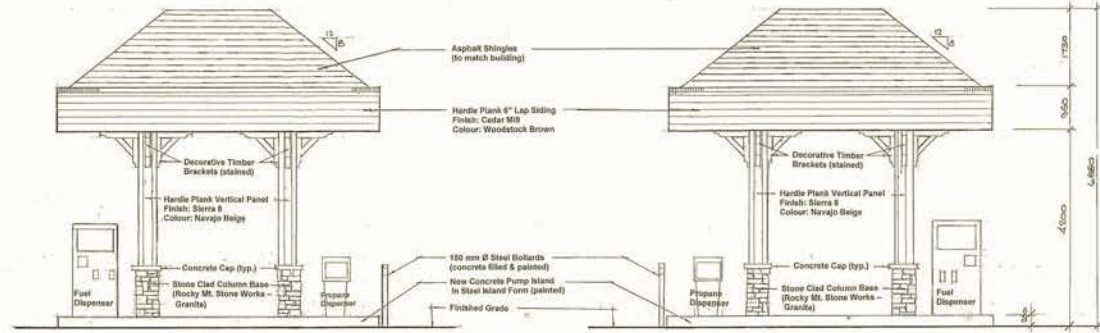
Drawing No. 4 of 8

Drawn By: JWA October 31, 2012 Scale: 1:10



**PLAN**

Scale 1:80

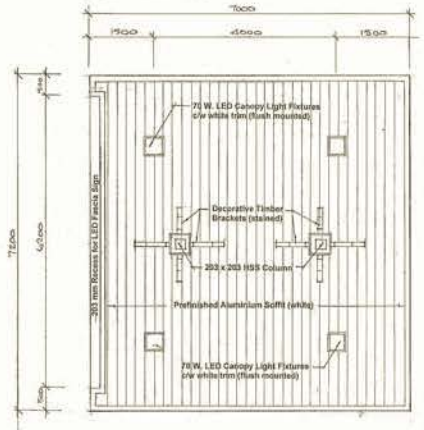


**EAST ELEVATION**

Scale 1:80

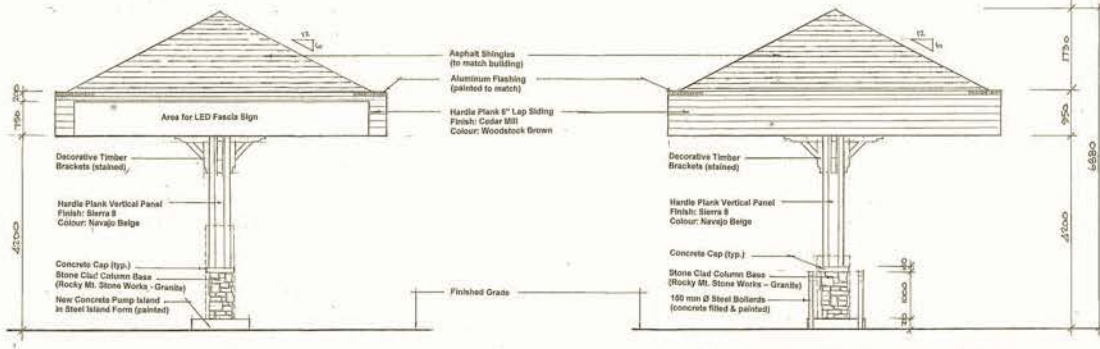
**WEST ELEVATION**

Scale 1:80



**REFLECTED CEILING PLAN**

Scale 1:80

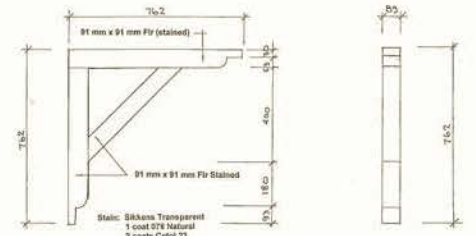


**SOUTH ELEVATION**

Scale 1:80

**NORTH ELEVATION**

Scale 1:80



**TIMBER BRACKET DETAIL**

Scale 1:10

For  
**SRL Enterprises Inc.**  
 Mr. Rajinder Loomba

**Allen Concepts Inc.**  
 3803 St. Pauls Ave., North Vancouver, B.C.  
 Phone: 604-980-9577 Fax: 604-980-9552  
 allenconcepts@shaw.ca

**Proposed New Canopy Addition at the Existing Fleetwood Gasoline Station**

Located at:  
 15775 Fraser Highway  
 Surrey, B.C.

**CANOPY B PLANS, ELEVATIONS & DETAILS**

Drawing No. 5 of 8  
 Drawn By: JMA October 31, 2012 Scale: 1:80

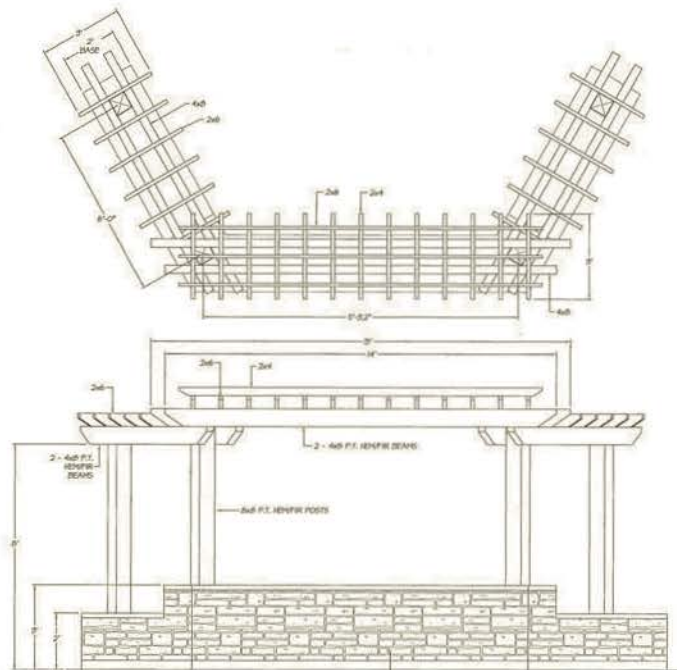
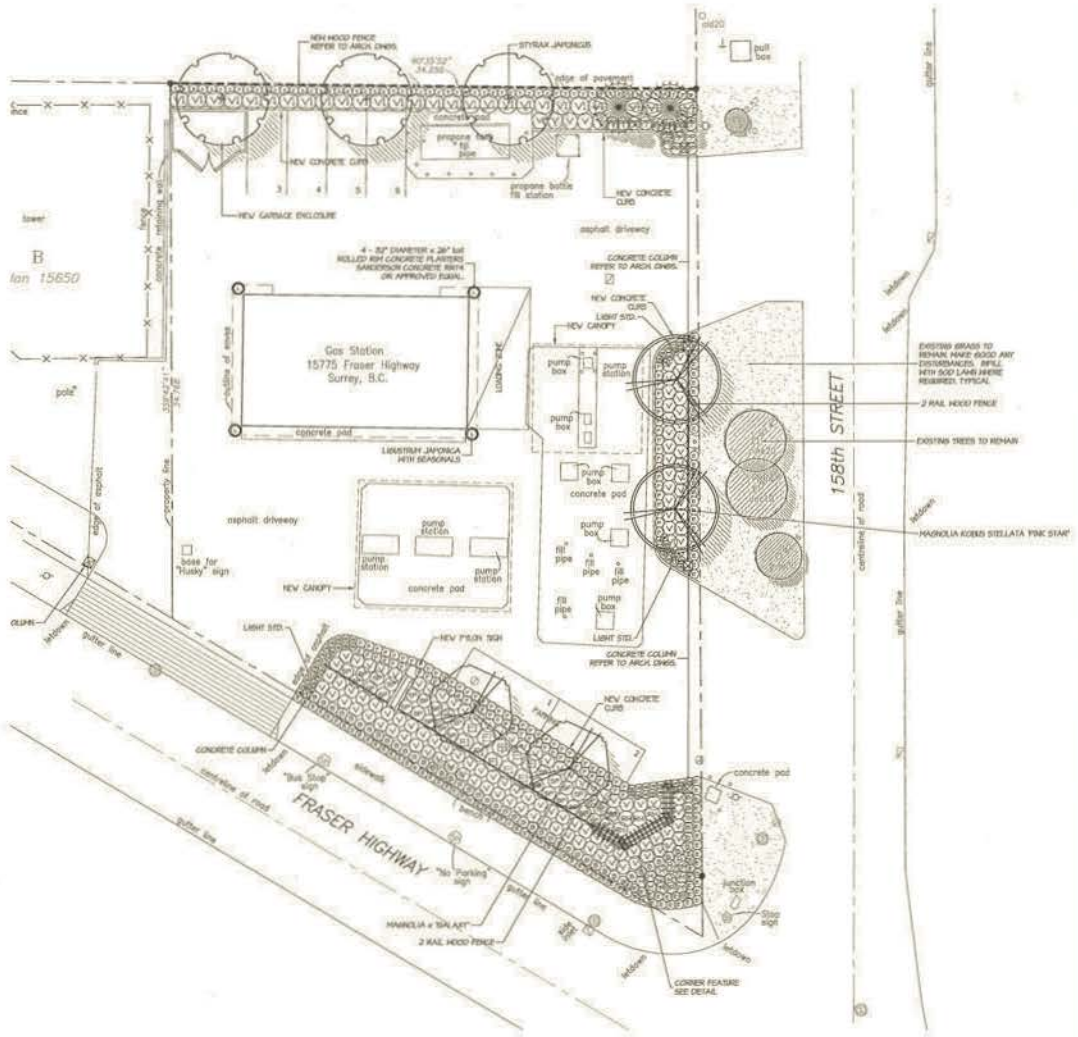


**PLANT SCHEDULE**

KEY	KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	1	EXSISIA VIRE		
2	2	MANGOLIA ROSEA STELLATA PINK STAR	PINK STAR MANGOLIA	60H GAL, 15H STD, 04B
3	3	MANGOLIA 'SALACE'	MANGOLIA	60H GAL, 15H STD, 04B
4	4	STYRAX JAPONICA	JAPANESE SIKKHELL	60H GAL, 15H STD, 04B
5	5	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
6	6	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
7	7	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
8	8	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
9	9	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
10	10	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
11	11	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
12	12	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
13	13	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
14	14	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
15	15	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
16	16	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
17	17	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
18	18	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
19	19	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
20	20	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
21	21	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
22	22	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
23	23	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
24	24	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
25	25	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
26	26	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
27	27	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
28	28	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
29	29	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
30	30	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
31	31	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
32	32	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
33	33	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
34	34	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
35	35	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
36	36	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
37	37	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
38	38	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
39	39	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
40	40	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
41	41	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
42	42	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
43	43	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
44	44	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
45	45	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
46	46	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
47	47	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
48	48	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
49	49	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B
50	50	TRILIA PLICATA EXCELSA	WESTERN RED CEDAR	6H 10, 04B

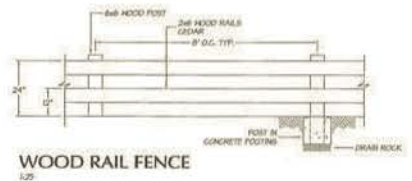
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OREA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* MANILA AND BROWN HAZE PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAIN AND AHEAD FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS 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 STANDARDS - CERTIFICATION OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



1. ALL LUMBER TO BE BOUW CEDAR UNLESS OTHERWISE NOTED.
2. FOR PRESSURE TREATED LUMBER, TREAT ALL GUT DOWNS WITH SILICATE PRESERVATIVE.
3. ALL HARDWARE TO BE GALVANIZED.
4. BEAMS WITH TWO COATS OF SOLID STAIN COLOUR TO MATCH BUILDING.

**CORNER FEATURE**



**WOOD RAIL FENCE**



**ROLLED RIM CONCRETE PLANTER**

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Suite C102 - 4185 202nd Street  
Surrey, British Columbia, V3C 6G3  
Tel: 604-284-0011, Fax: 604-284-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**GAS STATION**  
15775 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12-MAY-07 DRAWING NUMBER:  
SCALE: 1/8"=1'-0" **L1**  
DRAWN: DS  
DESIGN: DS  
CHECKED: MCT

