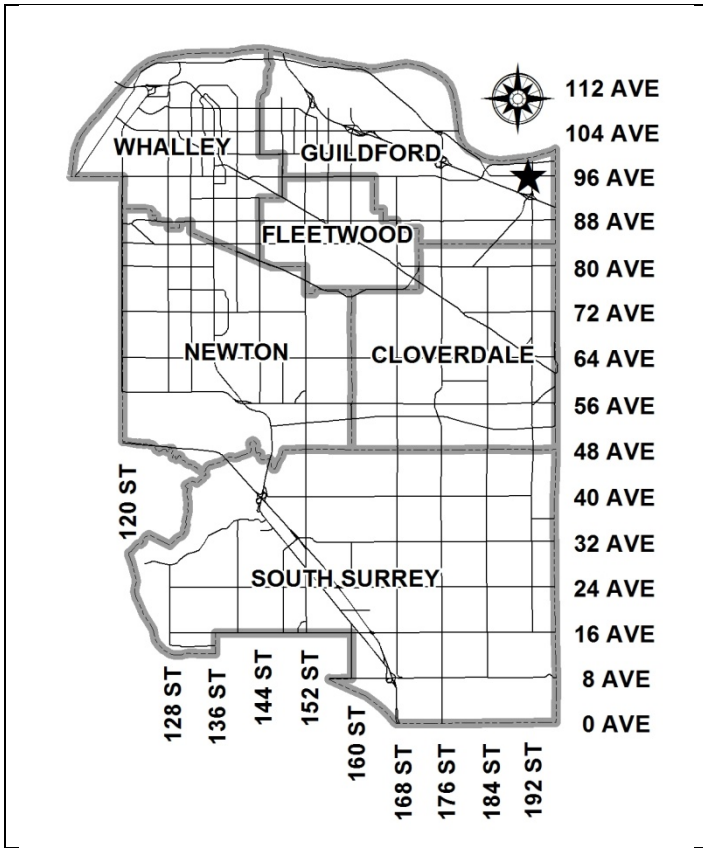


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0087-00

Planning Report Date: September 9, 2013

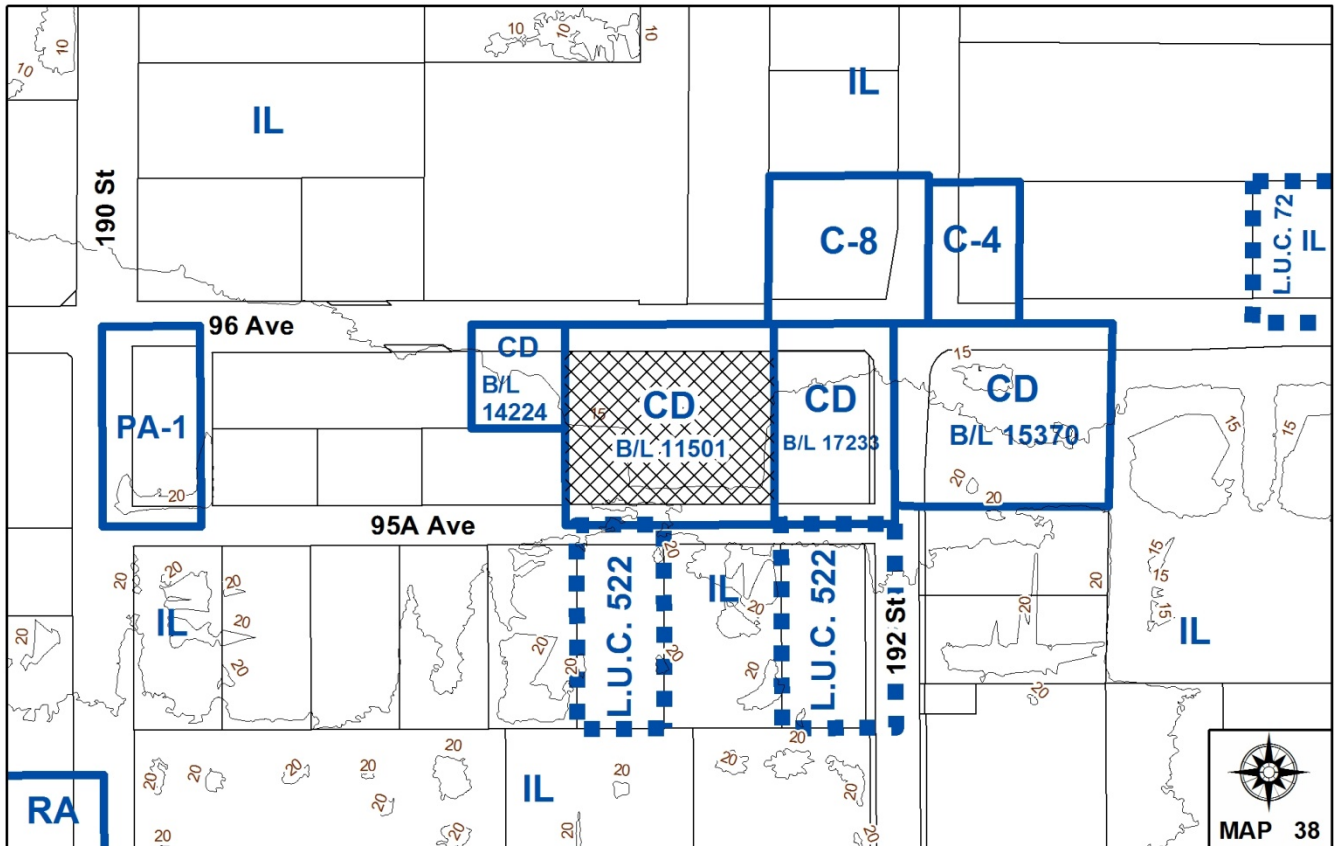


PROPOSAL:

- **Development Permit**

in order to permit the construction of an industrial building in Port Kells.

LOCATION: 19150 – 96 Avenue
OWNER: 1547314 Ontario Inc.
ZONING: CD (By-law No. 11501)
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the Official Community Plan (OCP).
- The proposed building for the east portion of the site complies with the current zoning (CD By-law No. 11501) of the subject property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7913-0087-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Industrial building on western portion of property, which will be retained. The eastern portion of property contains surface parking and an existing structure, used for seasonal storage, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Steel fabrication facility and truck and equipment repair facility.	Industrial	IL
East:	Gas station under construction, which was recently approved under Development Application No. 7908-0249-00.	Industrial	CD (By-law No. 17233)
South (Across 95A Avenue):	Multi-tenant industrial buildings.	Industrial	L.U.C. 522 (underlying zone is IL)
West:	Multi-tenant industrial buildings.	Industrial	CD (By-law No. 14224) and IL

DEVELOPMENT CONSIDERATIONS

- The 0.8 hectare (2 acre) subject site is located south of 96 Avenue, west of 192 Street, in the Port Kells area.
- The south-west corner of the site is encumbered by a Trans Mountain Oil right-of-way.

- The lot is currently designated Industrial in the Official Community Plan (OCP), and is currently zoned Comprehensive Development (CD By-law No. 11501). The site was rezoned to CD By-law No. 11501 in November 1992 to allow transportation-related industries, warehousing and general (light impact) industries.
- A 1,240-square metre (13,350 sq. ft.) industrial building currently exists on the western portion of the property. The building permit for the existing building was approved in December, 1992. The business (Drive Products) that currently occupies this building provides products and services for trucks.
- The applicant has submitted a Development Permit application to construct a second industrial building on the site, which will be located on the eastern portion of the property. The proposed building will accommodate the expansion of the current business on the property.
- The proposed development complies with all the requirements of CD By-law No. 11501, which is the current zoning of the property.
- No modifications are proposed to the existing industrial building.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed building will be two storeys in height and will be located along the eastern boundary of the subject site, fronting 96 Avenue.
- The proposed floor area is 1,402 square metres (15,100 sq. ft.).
- The proposed building is 10.2 metres (33.5 ft.) in height, which is lower than the maximum 18 metres (60 ft.) permitted in CD By-law No. 11501.
- The majority of the proposed building consists of loading bays, where trucks will be serviced. There is a small office component on the northern portion of the building, fronting 96 Avenue on the 2nd floor.
- The building, made of tilt-up concrete panels, consists of simple massing with clean lines. Subtle reveal lines within the concrete panels will add visual interest to the elevations.
- Glazing is prominent along the north (street-facing) elevation to provide additional interest.
- Decorative paving, a brown accent colour, and a partially cantilevered second storey help define the main entrance into the building, which is angled towards 96 Avenue.

- Six, 7.6-metre (25 ft.) high overhead doors are proposed along the west elevation to access the loading bays. The overhead doors will be painted brown to match the brown accent features of the building. A small band of glazing is proposed above the overhead doors to provide natural light into the loading bay area.
- The primary colour of the building will be beige. Brown will be used as an accent colour.
- The building will have a zero side yard setback along the east property line. The lot to the east was rezoned on April 18, 2013 and Development Permit No. 7908-0249-00 was issued for a gas station and truck card lock facility. The gas station and truck card lock facility are under construction and will not be impacted by the zero side yard setback of the proposed building on the subject site.
- The setbacks for the proposed building comply with CD By-law No. 11501.

Landscaping

- A 7.6-metre (25 ft.) wide landscape buffer is proposed along the 96 Avenue frontage of the subject site, between the proposed building and 96 Avenue. The proposed landscape buffer consists of trees, small shrubs and sod.
- The southeast corner of the site slopes steeply upwards and will need to be excavated in order to accommodate the proposed surface parking spaces at the rear of the building. Due to the steep slope, a 5-metre (16 ft.) tall retaining wall is proposed in the southeast portion of the site. The proposed retaining wall will match the height of an existing retaining wall along the southern property line, on the western half of the property.
- Existing vegetation that is not impacted by the proposed retaining wall, will remain along the south property line (95A Avenue).
- Nine trees (all Black Cottonwood) are proposed to be removed, but nine new trees are proposed. Ten existing trees within the development area of the site are proposed to be retained.

Parking and Circulation

- The proposed development will utilize the existing access from 96 Avenue.
- There is an additional driveway from 95A Avenue that provides access to a surface parking lot on the south side of the existing building. Due to the grading of the site there is no vehicle connection between this surface parking lot and the balance of the site.
- Nine (9) new surface parking spaces are proposed, including one handicap parking space, that will be located at the rear of the proposed building.
- In accordance with CD By-law No. 11501, which references Part V of Surrey Zoning By-law, 1979, No. 5942, as amended, the off-street parking requirement is calculated based on the number of employees. Based on this calculation, the applicant indicated 33 parking spaces are required for the entire site. With the nine (9) new parking spaces being proposed, there will be 37 parking spaces on site, exceeding the By-law requirement.

Free-standing Sign

- The applicant has requested a free-standing sign to be located at the entrance into the site along 96 Avenue. The 2.4-metre (8 ft.) high and 3-metre (10 ft.) wide sign is proposed to be constructed from concrete and painted to match the colour of the proposed building. It will have a sandblasted concrete cap.
- The proposed sign is located more than 2.0 metres (6.6 ft.) from the property line and complies with all requirements of the recently amended Sign By-law No. 13656.
- Currently, there is no free-standing sign on the subject site.

ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

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. Development Permit No. 7913-0087-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 9/4/13 3:21 PM

Information for City Clerk

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

1. (a) Agent: Name: Samuel Chan
 Ionic Architecture Inc.
 Address: 5500 - 152 Street, Unit 201
 Surrey, BC V4S 5J9

 Tel: 778-571-0618 - Work
 778-571-0618 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 19150 - 96 Avenue

 - (b) Civic Address: 19150 - 96 Ave
 Owner: 1547314 Ontario Inc
 PID: 002-134-225
 Parcel A (Y130687) Except: Part Dedicated Road on Plan LMP44216 Section 33 Township 8
 New Westminster District Plan 56186

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 11501

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		8,100 sq. m.
Road Widening area		
Undevelopable area		
Net Total		8,100 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		33%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		88%
MINIMUM SETBACKS (in metres)		
Front	7.5 m.	16.4 m.
Rear	7.5 m.	7.5 m.
East Side	0 m.	0 m.
West Side	0 m.	1.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	11.12 m.
Accessory	6 m.	
NUMBER OF RESIDENTIAL UNITS		NA
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		NA
FLOOR AREA: Commercial		NA
Retail		
Office		
Total		
FLOOR AREA (for proposed building): Industrial		1,402 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (for existing and proposed building)		3,068 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)	1.0	0.38
FAR (net)	1.0	0.38
AMENITY SPACE (area in square metres)		NA
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	33	37
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	33	37
Number of disabled stalls	1	1
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	YES
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0087-00

Issued To: 1547314 ONTARIO INC
("the Owner")

Address of Owner: 1665 - Shawson Drive
Mississauga, ON L4W 1T7

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-134-225

Parcel A (Y130687) Except: Part Dedicated Road on Plan LMP44216 Section 33 Township 8 New Westminster District Plan 56186

19150 - 96 Avenue

(the "Land")

3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7913-0087-00 (A) through to and including 7913-0087-00 (F) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered 7913-0087-00 (A) through to and including 7913-0087-00 (C) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$76,015.75

(the "Security")

- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

ii. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



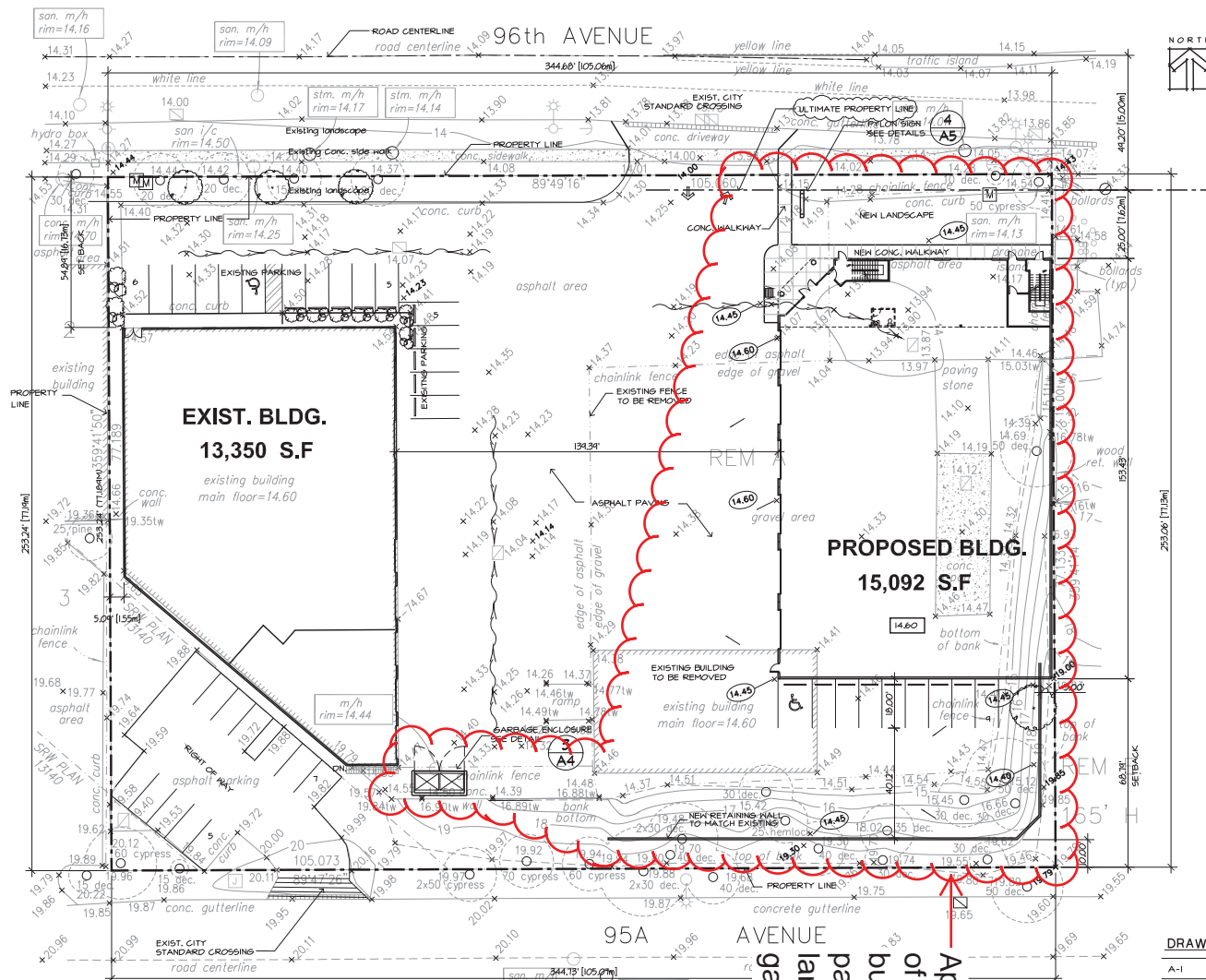
Authorized Agent: (Signature)

SAMUEL M CHAN
Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



SITE PLAN
Scale 1"=20'

DRAWING INDEX :

A-1	SITE PLAN
A-2	FLOOR PLAN, ELEVATIONS
A-3	SECTIONS
A-4	SITE DETAILS
A-5	SITE DETAILS

SITE STATISTICS :

ADDRESS : 1150 96th AVENUE, SURREY, BC
LEGAL DESCRIPTION: PARCEL A SEC 35 TRP B PL 5606
ZONING : EXISTING CD (B1, I50)

SITE AREA (GROSS) :	(0.21 ha) (2.00 ACRES) (8,071.54) 81,263 S.F.
SITE AREA (NET) :	(0.21 ha) (2.00 ACRES) (8,071.54) 81,263 S.F.
DENSITY ALLOWED -	F.A.R. OF 1.00 81,263 S.F.
DENSITY PROVIDED -	F.A.R. OF 0.38 33,024 S.F.
EXISTING BUILDING - GROUND FLOOR :	13,350 S.F.
EXISTING BUILDING - SECOND FLOOR :	2,817 S.F.
PROPOSED BUILDING - GROUND FLOOR :	15,092 S.F.
PROPOSED BUILDING - SECOND FLOOR :	2,420 S.F.
TOTAL FLOOR AREA :	33,024 S.F.
SITE COVERAGE ALLOWED, (60%) :	
BUILDING AREA :	
EXISTING BUILDING :	13,350 S.F.
PROPOSED BUILDING :	15,092 S.F.
TOTAL :	28,442 S.F.
SITE COVERAGE PROVIDED :	(33%)

SETBACKS :	REQD -	PROVIDED -
FRONT (NORTH)	25'	53.10'
REAR (SOUTH)	25'	25'
SIDE (EAST)	0'	0'
SIDE (WEST)	12'	5' (EXISTING)
MAX. HEIGHT	60'	36.5'

PARKING REQUIREMENT :

GROUND FL.	30,320 S.F. @ 1/1075 S.F. 27 STALLS
SECOND FLOOR OFFICE & MEZZANINE	5,861 S.F. @ 2/1075 S.F. 6 STALLS
TOTAL PARKING REQUIRED -	33 STALLS

PARKING PROVIDED - (INCLUDING 2 ACCESSIBLE PARKING SPACES) : 31 STALLS

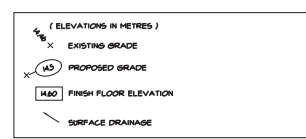
ACCESSIBLE PARKING :

REQD @ 1 PER 100 PARKING STALLS - 1	PROVIDED / 2
BICYCLES @ 0.06 / 1075 S.F. + 2 REQD	PROVIDED - 2

NOTES :

- TYPICAL PARKING SPACE 0.5'x10'
- SMALL SPACE 0.5'x16'
- HANDICAP SPACE 12.5'x18'
- PROVIDE CURB LET DOWN TO ALL PATHS AND WALKWAYS FROM PARKING AREAS AT LOCATIONS INDICATED.
- PROVIDE 6" EXTRUDED CONCRETE CURB AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.
- PROVIDE 6" CONC. WHEEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.
- PARKING PAINTED LINES, 3" WIDE WHITE PAINT LINE FOR PARKING SPACES TYP. LETTERS TO BE 10" HIGH "SMALL CAR ONLY" FOR SMALL CAR SPACES, DENOTED AS "SC" ON PLAN.
- SIDEWALKS - 4" CONC. (1/2" STEEL MESH) ON MIN. 6" COMPACTED GRANULARS FILL. PROVIDE FIBREBOARD WHEN ADJOINING BLDG. AS SEPARATOR. CONTROL JOINTS @ 5' O.C. MAX. (ZIP STRIPS) FINISHES - BROOK FINISH OR EXPOSED AGGREGATE WHERE NOTED.

GRADINGS KEY :



Surrey file # 7913-0087-00

Approximate area of proposed building, surface parking spaces, landscaping and garbage enclosure.

Scale: As Noted
 Date: MARCH 2015
 Revision: 12-1270

Drawing Title: SITE PLAN
 Project Title: PROPOSED INDUSTRIAL BLDG.
 19150 96th Avenue
 Surrey, BC

Issued For: IP
 Issued For: DP
 Description

Ionic Architecture Inc.
 OR
 201
 501

Schedule A



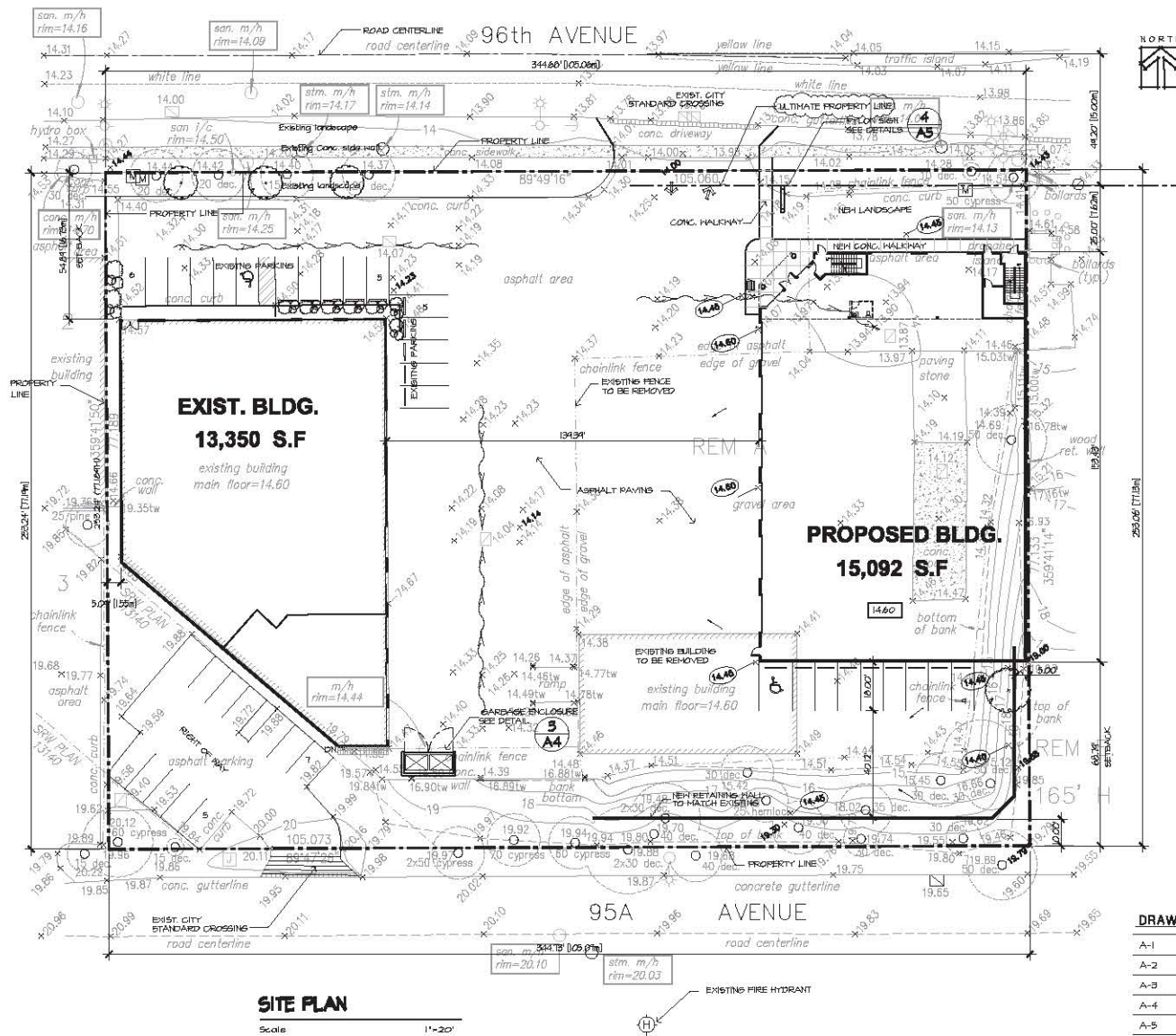
NORTH ELEVATION

PLANS REVIEWED
BY *[Signature]*
DATE: May 15, 2013



WEST ELEVATION

7913-0087-00 (A) "Drawings"



SITE STATISTICS :

ADDRESS : 1850 96th AVENUE, GAITHERSBURG, MD
 LEGAL DESCRIPTION : PARCEL A SEC 35 TRP 8 PL 56666
 ZONING : EXISTING CO (R) 1500

SITE AREA (GROSS) :	(0.91 ha)	(2.00 ACRES)	(0.07541)	01,265 SF
SITE AREA (NET) :	(0.91 ha)	(2.00 ACRES)	(0.07541)	01,265 SF
DENSITY ALLOWED -	F.A.R. OF 100 01,265 SF.			
DENSITY PROVIDED -	F.A.R. OF 0.38 3,929 SF.			
EXISTING BUILDING -	GROUND FLOOR :	6,930 s.f.		
	SECOND FLOOR :	2,161 s.f.		
PROPOSED BUILDING -	GROUND FLOOR :	6,042 s.f.		
	SECOND FLOOR :	2,402 s.f.		
		3,621 s.f.		
TOTAL FLOOR AREA :		35,621 S.F.		
SITE COVERAGE ALLOWED (60%)				
BUILDING AREA				
	EXISTING BUILDING :	6,930 S.F.		
	PROPOSED BUILDING :	15,092 S.F.		
	TOTAL :	28,442 S.F.		
SITE COVERAGE PROVIDED :		(30%)		
SETBACKS :				
	FRONT (EAST) :	25'	30.70'	
	REAR (WEST) :	25'	25'	
	SIDE (EAST) :	0'	0'	
	SIDE (WEST) :	12'	5' (EXISTING)	
	MAX HEIGHT :	80'	36.5'	
PARKING REQUIREMENT :				
GROUND FL.				
	30,300 SF.	# 1/105 SF.	27 STALLS	
SECOND FLOOR OFFICE 4 MEZANINE				
	5181 SF.	# 2/105 SF.	8 STALLS	
	TOTAL PARKING REQUIRED -		35 STALLS	
PARKING PROVIDED - (INCLUDING 2 ACCESSIBLE PARKING SPACES)				
			31 STALLS	
ACCESSIBLE PARKING -				
	REQUIRED (PER 100 PARKING STALLS) :		1	
	PROVIDED :		2	
	BICYCLES 4.0% / 105 SF. = 2 REQUIRED		PROVIDED - 2	

NOTES :

TYPICAL PARKING SPACE: 6.5'x10'
 SMALL SPACE: 6.5'x8'
 HANDICAP SPACE: 12.5'x10'

PROVIDE CURB LET DOWN TO ALL PATHS AND WALKWAYS FROM PARKING AREAS AT LOCATIONS INDICATED.

PROVIDE 6" EXTRUDED CONCRETE CURB AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.

PROVIDE 6" CONC. / INSTEEL MESH 3 ON MIN. BY CONCRETE GRANULAR FILL. PROVIDE FIBERGLASS MESH ADJOINING BLDG. AS SEPARATOR. CONTROL JOINTS @ 5' DEC. MAX. (5/8" STEEL) FINISHES - BROOKLYN FINISH OR EXPOSED AGGREGATE WHERE NOTED.

GRADING KEY :

(ELEVATIONS IN METERS)	
○	EXISTING SPACES
○	PROPOSED GRADE
○	FINISH FLOOR ELEVATION
○	SURFACE DRAINAGE

DRAWING INDEX :

A-1	SITE PLAN
A-2	FLOOR PLAN, ELEVATIONS
A-3	SECTIONS
A-4	SITE DETAILS
A-5	SITE DETAILS

Ionic Architecture Inc.
 architect-member a.i.a.c.
 266 South Main Street
 Suite 207
 Gaithersburg, MD 20878
 Tel: 301-948-8888
 Fax: 301-948-8888
 www.ionic-arch.com

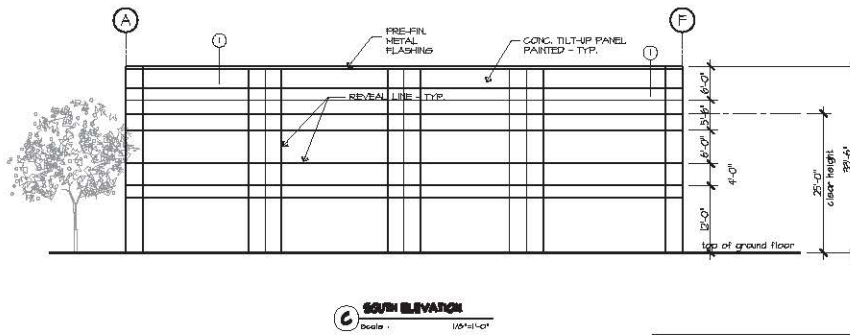
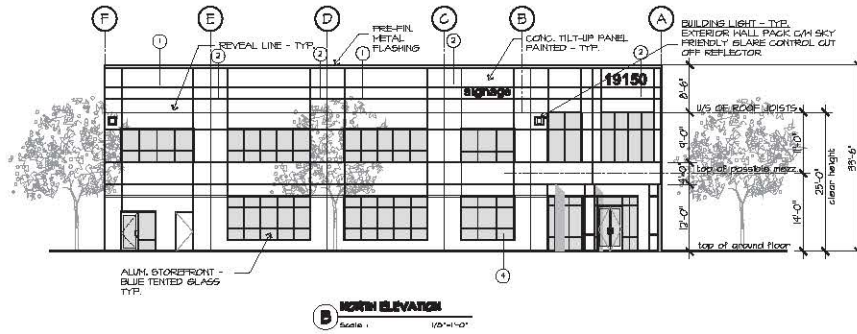
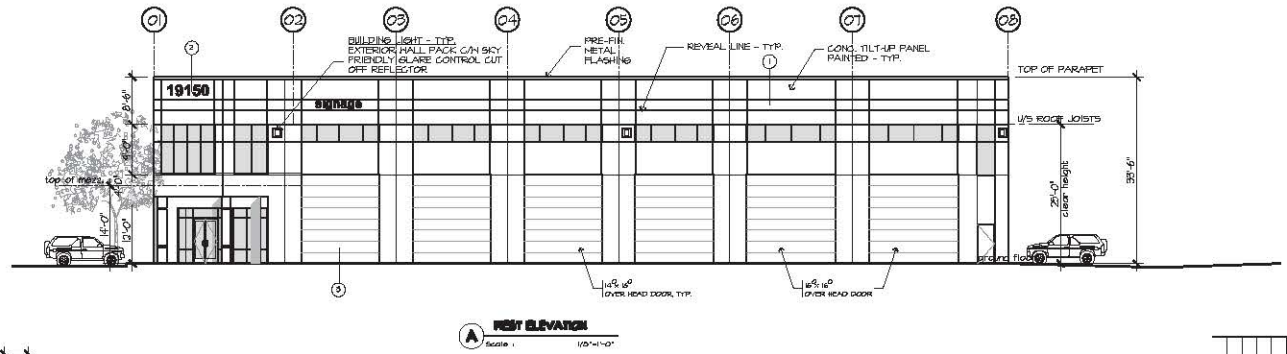
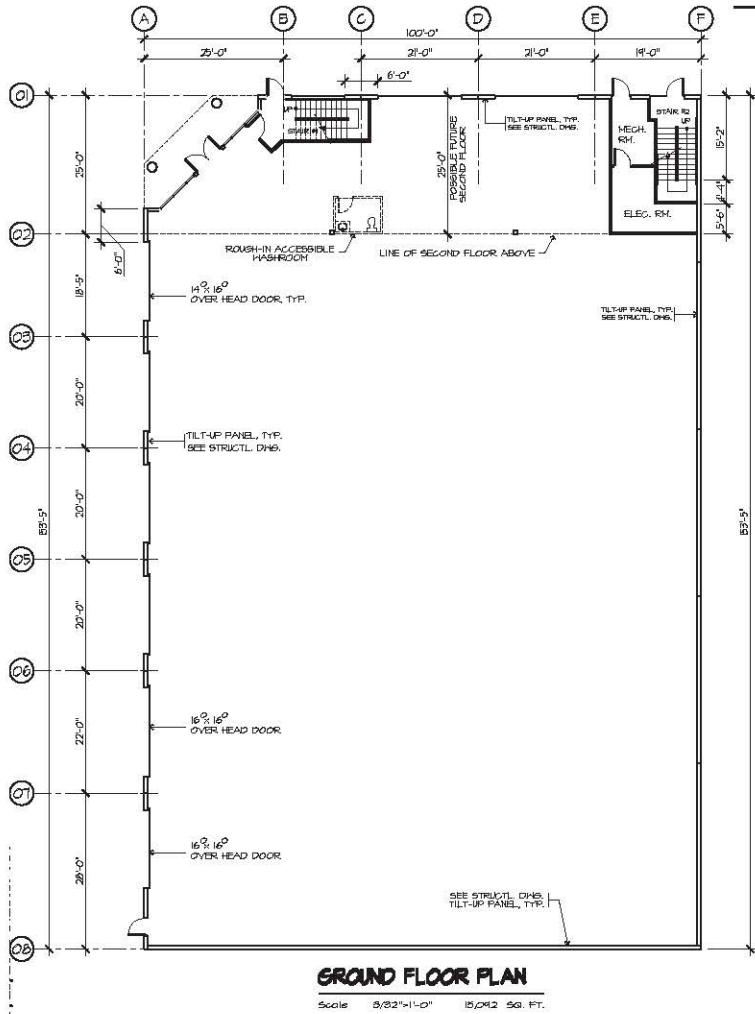
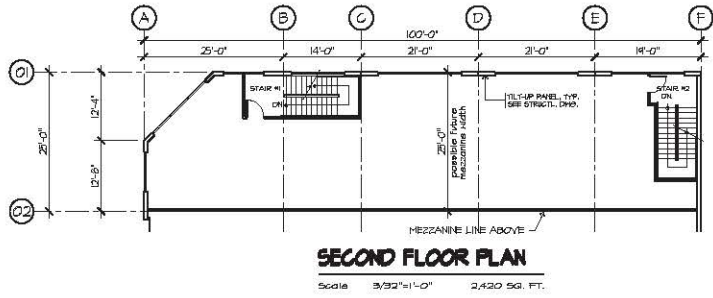
DATE: APRIL 2013

SCALE: AS SHOWN

PROJECT TITLE: SITE PLAN

NO.: 7913-0087-00 (B) "Drawings"

Survey file # 7913-0087-00



NOTES:
 - 2 COATS OF ELASTOMERIC PAINT TO BE APPLIED TO EXTERIOR WALLS.
 - TILT-UP PANEL JOINT TO HAVE 2 LINES OF CALLING TEXT. # INTJ, KEEP HOLES AT BOTTOM.

EXTERIOR MATERIALS & FINISHES	
MATERIAL / FINISH	COLOR
① CONCRETE PANEL	CLAY BEIGE OC-11
② CONCRETE PANEL (ENTRANCE)	ALEXANDRIA HC-TT
③ METAL DOOR & FLASHING	BEIGE
④ ALUM. HINDOHS & DOOR FRAMES (CLEAR ANODIZED ALUM.)	VERSALUX BLUE

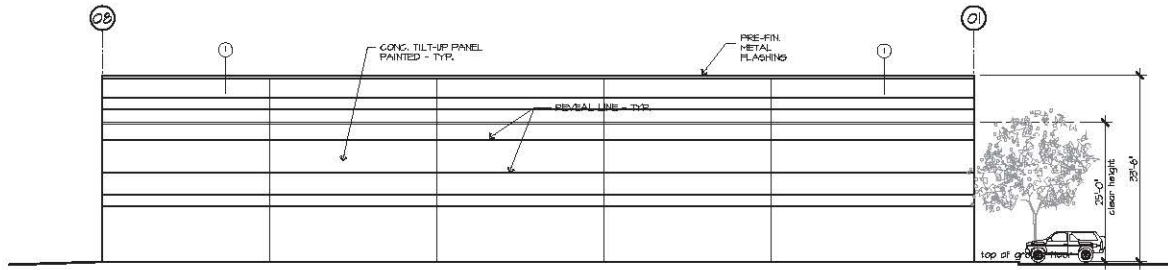
* PAINT COLOURS ARE BELLAMIN HOORE

Drawing Title: **FLOOR PLAN, ELEVATIONS**
 Sheet: **01**
 No. Issues: **01**
 Date: **MARCH 2013**

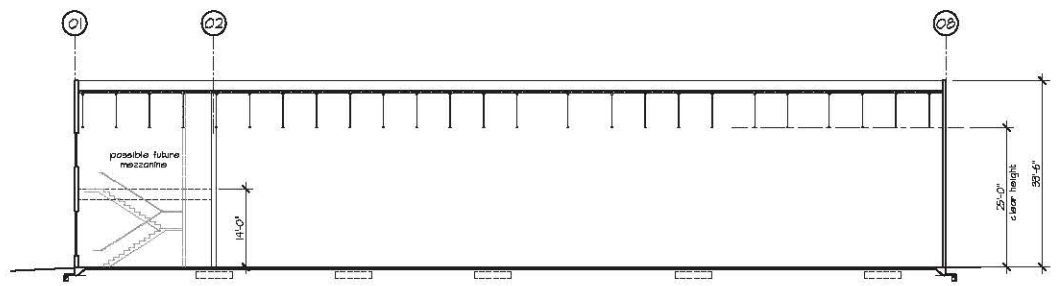
7913-0087-00 (C) "Drawings"
 BLDG.

Rev.	Date	Description
02	06-26-13	ISSUED FOR DP
01	01-25-13	ISSUED FOR DP

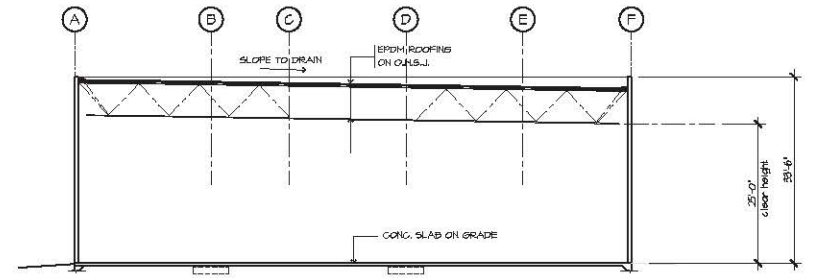
Ionic Architecture Inc.
 architect - member a.i.a.a.
 250 SOUTH WIND STREET
 SUITE 200
 BIRMINGHAM, AL 35203
 TEL: 205.975.8888
 FAX: 205.975.8889
 www.ionic-arch.com



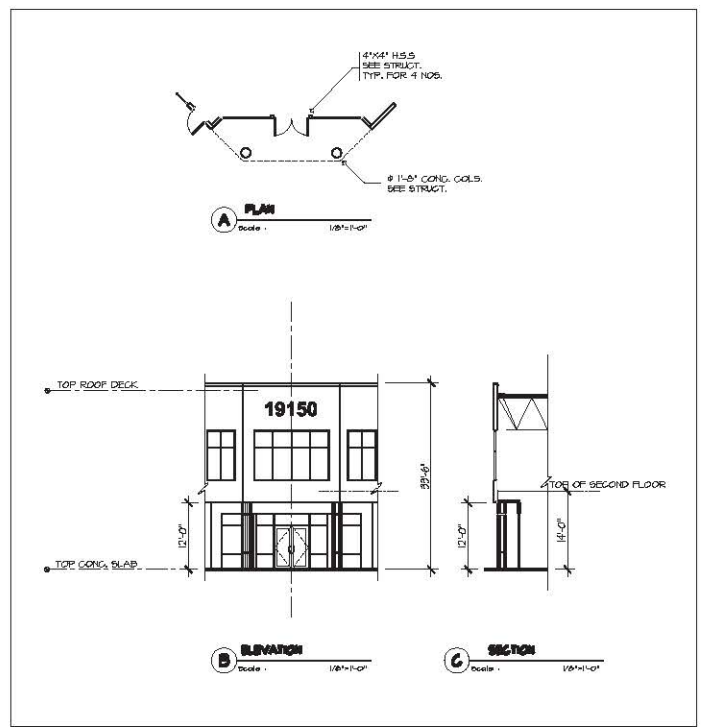
D EAST ELEVATION
Scale: 1/8"=1'-0"



I NORTH-SOUTH SECTION
Scale: 1/8"=1'-0"



2 WEST - EAST SECTION
Scale: 1/8"=1'-0"



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

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

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

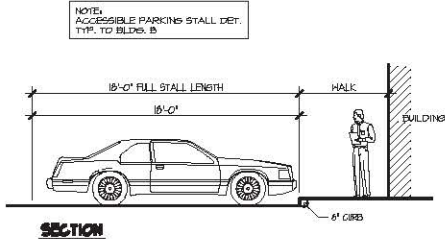
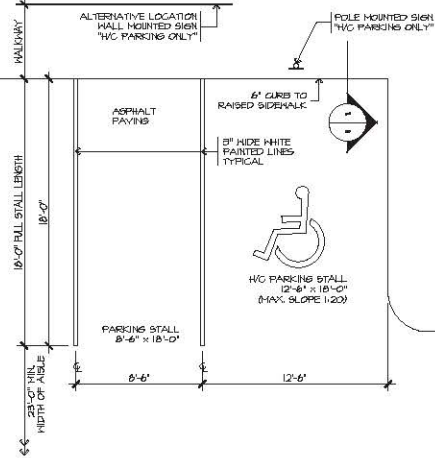
Rev.	Date	Description
01	08-28-13	ISSUED FOR DP
02	09-25-13	ISSUED FOR DP
10	04-25-13	ISSUED FOR DP

Ionic Architecture Inc.
architect - member a.i.a.a.c.
190 South Main Street, Suite 100
Burlington, VT 05401
Tel: 802.249.8100
www.ionic-arch.com

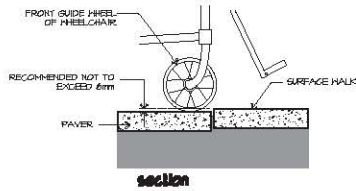
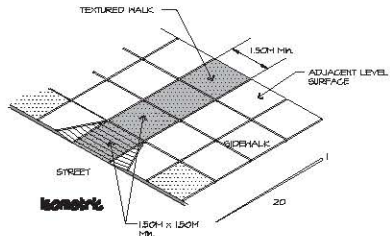
ELEVATION, SECTIONS
Sheet No. 1 of 1
Date: APRIL 2013
Scale: 1/8"=1'-0"

7913-0087-00 (D) "Drawings"

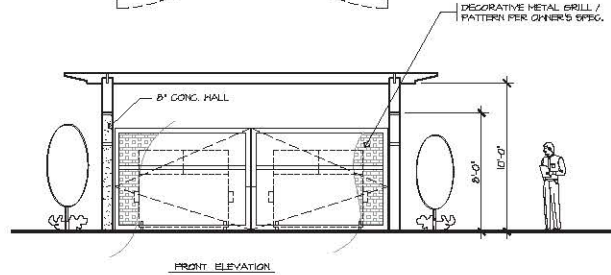
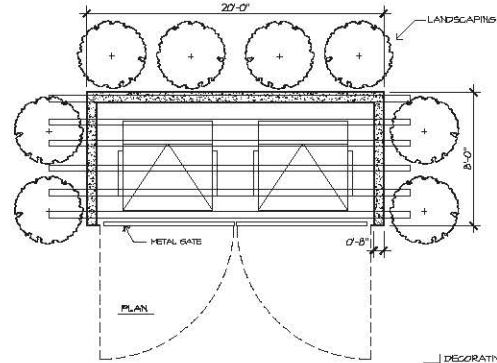
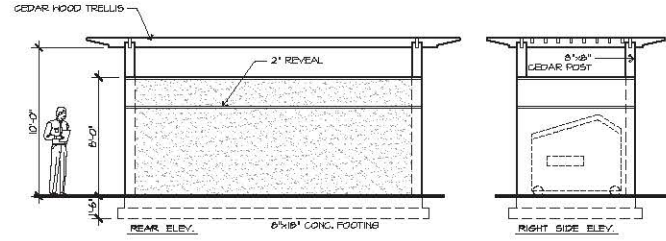
**BCBC 5.9.5.4.(1).
ACCESSIBLE PARKING STALLS**



PARKING STALL DETAILS
Scale: 1/4"=1'-0"



2 CURB LETDOWN DETAIL (TYPICAL)
Scale: N.T.S.



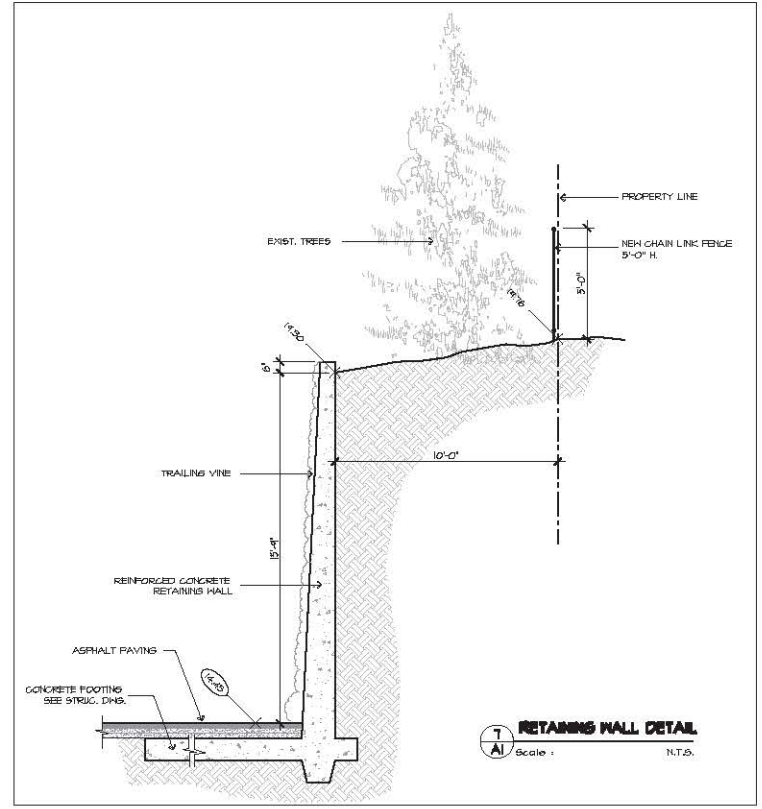
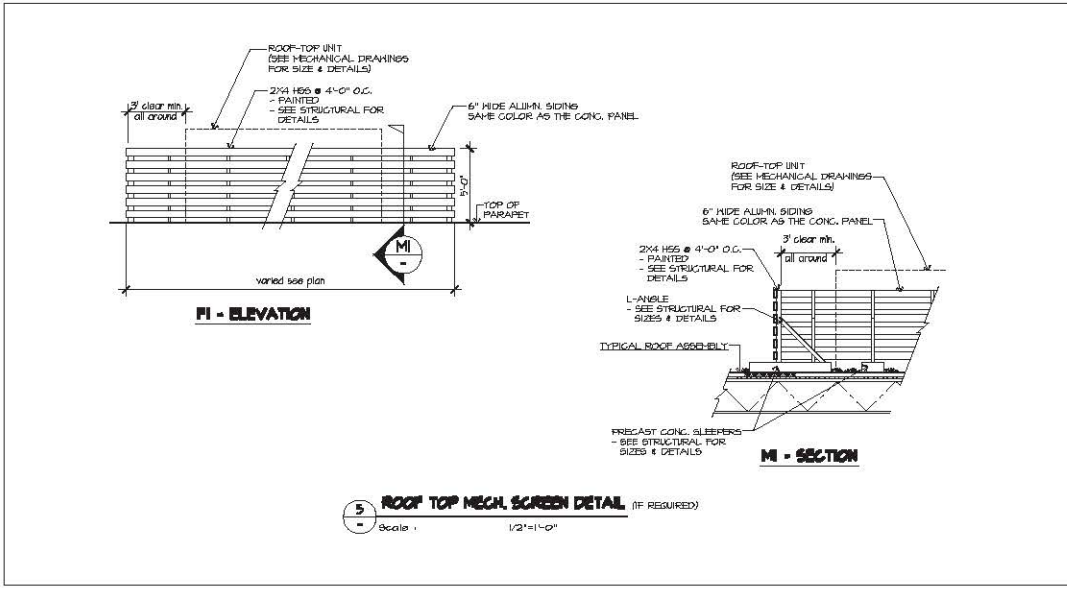
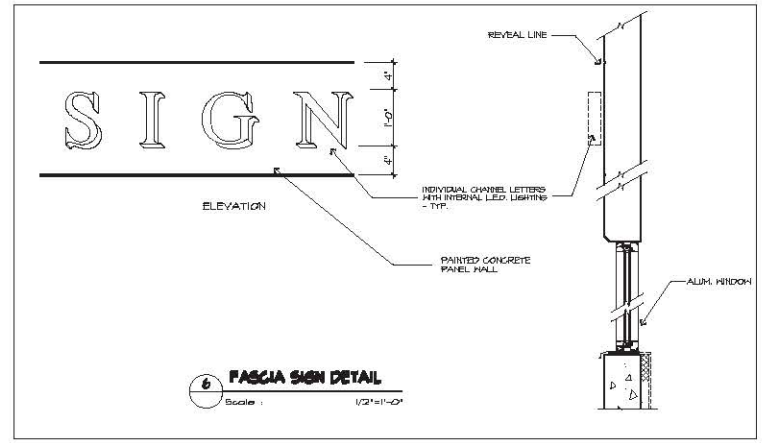
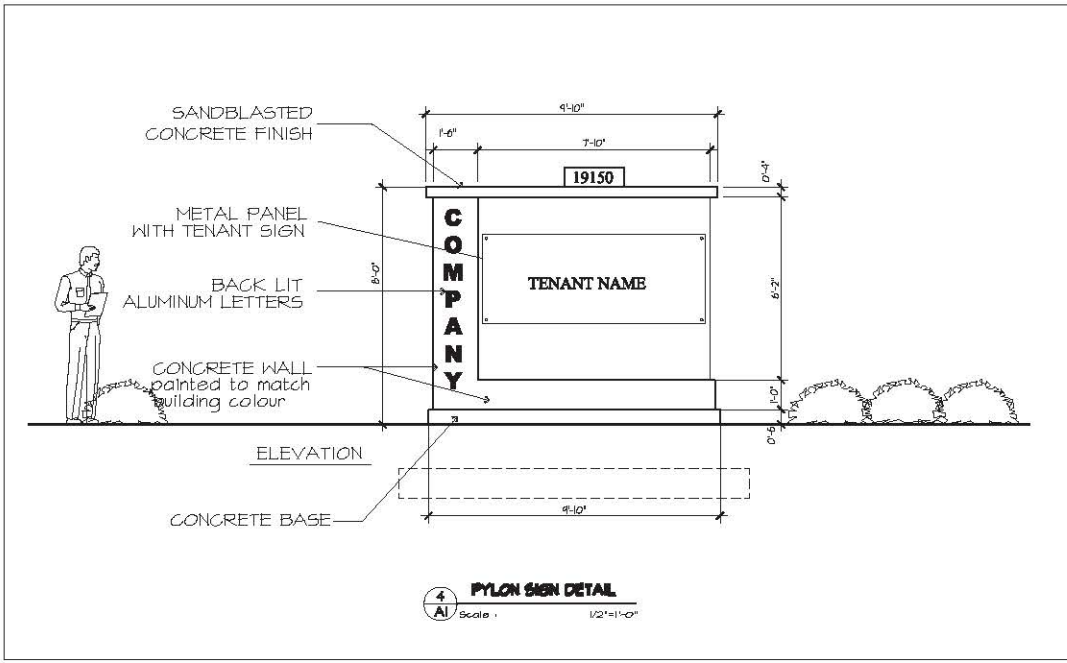
5 GARBAGE ENCLOSURE DETAIL
Scale: 1/4"=1'-0"

METAL GATES CAN HESSES, BOLTS & LOCK PER OWNER'S SPEC.

Rev.	Date	Description
01	08-28-13	ISSUED FOR DP
02	09-25-13	ISSUED FOR DP
03	09-25-13	ISSUED FOR DP

Iconic Architecture Inc.
architect-member a.i.a.a.
300 SOUTH WIND STREET
SUNNYVALE, CA 94086
TEL: 415.339.8100
WWW.ICONICARCHITECTURE.COM

7913-0087-00 (E) "Drawings"
BLOG.
Drawing Title: SITE DETAILS
Sheet: 01
Date: MARCH 2013

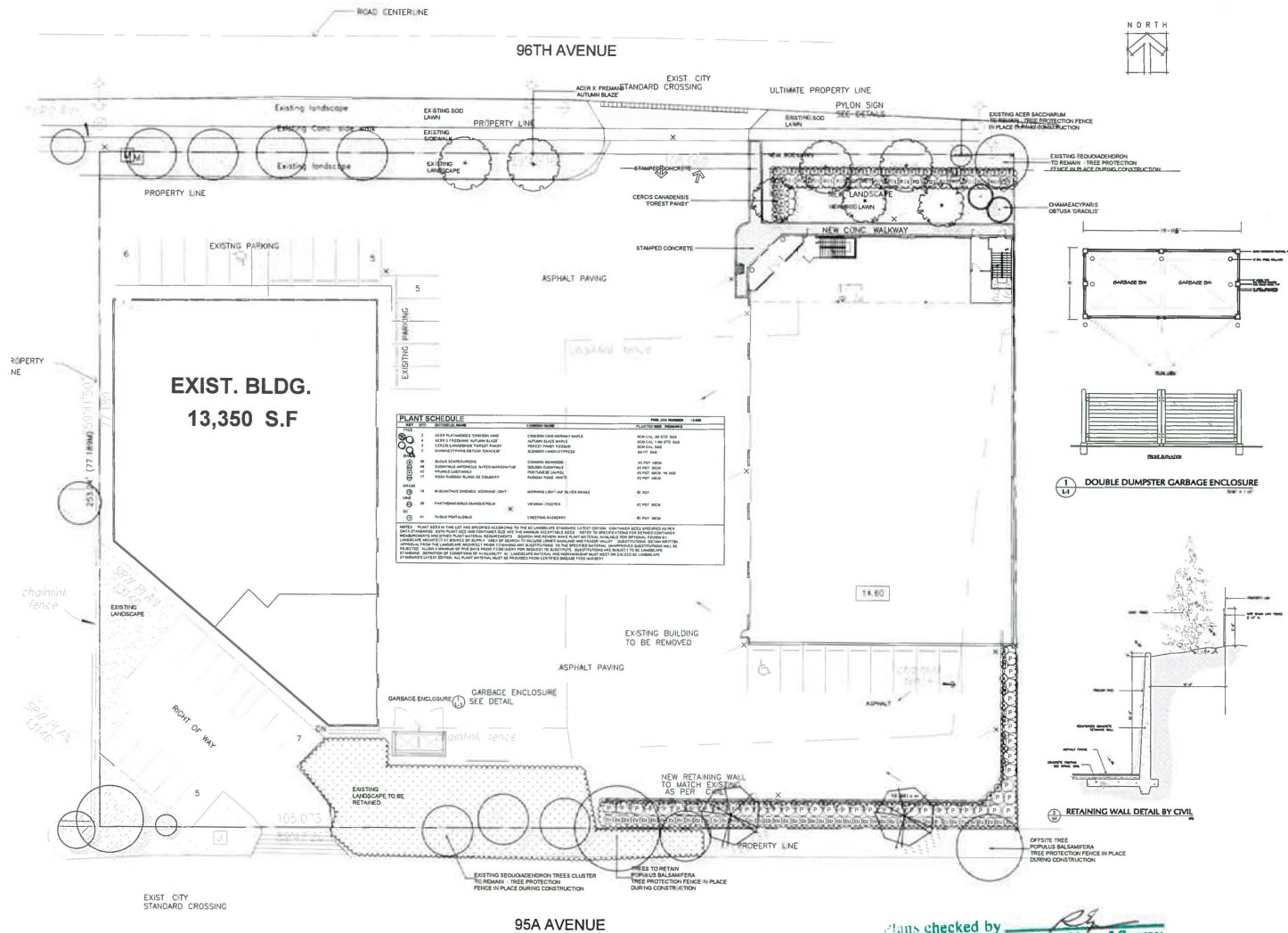


Rev.	Date	Description
02	06-26-13	ISSUED FOR DP
01	01-25-13	ISSUED FOR DP

Ionic Architecture, Inc.
architect - member a.i.a.a.
100 South Wood Street
Suite 200
Burrillville, RI 02814
Tel: 401-875-8100
Fax: 401-875-8100
www.ionicarch.com

Scale	As Noted	Sheet	Project Title
			11. BLDG. PLUG
Date:	MARCH 2013	of	

7913-0087-00 (F) "Drawings"



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pmg
LANDSCAPE ARCHITECTS

Suite 5100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	11 SEP 20	REV AS PER COMMENTS	WT
2	13 SEP 20	REV AS PER COMMENTS	WT
3	13 OCT 20	REV AS PER COMMENTS	WT
4	13 OCT 20	REV AS PER COMMENTS	WT

CLIENT: _____

PROJECT: **INDUSTRIAL BUILDING**
19150-96TH AVENUE
SURREY, BC
File# 7913-0087-00
With Ionic Architecture Inc.

DRAWING TITLE: **LANDSCAPE PLAN**

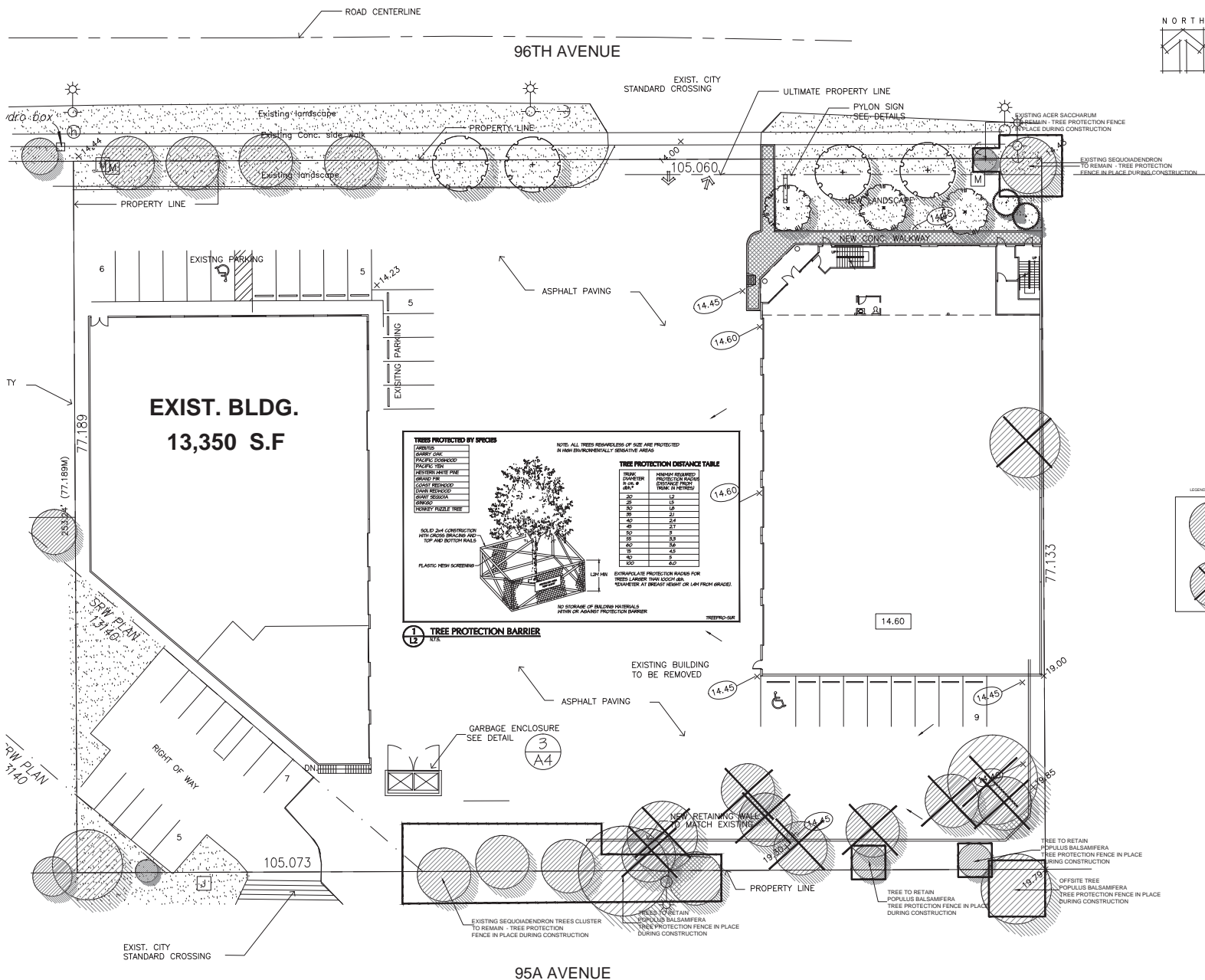
DATE: 13 APR 24 DRAWING NUMBER: **L1**
SCALE: 1/8" = 1'-0"
DRAWN BY: WT
DESIGN BY: PCM
CHECKED BY: PCM OF 3

P.M.G. PROJECT NUMBER: 13-060

Plans checked by RS
Planning & Development, City of Surrey
Date: 2013/02/03
 Acceptable Not Acceptable

7913-0087-00 (A) "Landscaping"

SEAL:



TREES PROTECTED BY SPECIES

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN NON-ENVIRONMENTALLY SENSITIVE AREAS.

TRUNK DIAMETER (DBH) AT 4.5M	MINIMUM PROTECTION RADIUS (M)
25	12
30	15
35	18
40	21
45	24
50	27
55	30
60	33
65	36
70	39
75	42
80	45
85	48
90	51
95	54
100	57

TREE PROTECTION DISTANCE TABLE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN NON-ENVIRONMENTALLY SENSITIVE AREAS.

TRUNK DIAMETER (DBH) AT 4.5M	MINIMUM PROTECTION RADIUS (M)
25	12
30	15
35	18
40	21
45	24
50	27
55	30
60	33
65	36
70	39
75	42
80	45
85	48
90	51
95	54
100	57

TREE PROTECTION BARRIER

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN NON-ENVIRONMENTALLY SENSITIVE AREAS.

1. TREE PROTECTION BARRIER

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LEGEND

1. TREE TO BE RETAINED

2. TREE TO BE REMOVED

NO.	DATE	REVISION DESCRIPTION	DR.
1	13 JUL 16	NEW CITY PLAN	NT
2	13 JUN 25	ARBOREY REPORT	NT
3	13 MAY 28	REVISE AS PER CITY COMMENTS	NT

CLIENT:

PROJECT:
INDUSTRIAL BUILDING
19150-96TH AVENUE
SURREY, BC

With Ionic Architecture Inc.
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 13 APR 24 DRAWN:
SCALE: 1/16" = 1'-0"
DRAWN: NT
DESIGN: PCM
CHKD: PCM

PMG PROJECT NUMBER:

7913-0087-00 (B) "Landscaping"



SCALE:

Table with 2 columns: DATE and REVISION DESCRIPTION. Includes dates like 13 JUN 2016, 13 JUL 2016, 13 MAY 2018 and descriptions like 'NEW SITE PLAN', 'AMENDMENT', 'REVISED AS PER COMMENTS'.

CLIENT: 19150-96TH AVENUE SURREY, BC

With Ionic Architecture Inc.

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: 13 APR 24 DRAWING NUMBER: 7913-0087-00 (C) 'Landscape' PROJECT NUMBER: 131050-32P

INDUSTRIAL BUILDING 19150-96TH AVENUE SURREY, BC With Ionic Architecture Inc. DRAWING TITLE: LANDSCAPE SPECIFICATIONS DATE: 13 APR 24 DRAWING NUMBER: 7913-0087-00 (C) 'Landscape' PROJECT NUMBER: 131050-32P

PART ONE GENERAL REQUIREMENTS

- 1.1 NETWORK
1.2 SITE
1.3 LANDSCAPE DESIGN
1.4 MATERIALS
1.5 MAINTENANCE
1.6 WATER
1.7 LIGHTING
1.8 FURNITURE
1.9 PLANTING
1.10 SIGNAGE
1.11 SECURITY
1.12 ACCESS
1.13 UTILITIES
1.14 SPECIAL FEATURES
1.15 SPECIAL REQUIREMENTS
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PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTRODUCTION
3.2 DESIGN
3.3 PLANTING
3.4 MAINTENANCE
3.5 WATER
3.6 LIGHTING
3.7 FURNITURE
3.8 PLANTING
3.9 SIGNAGE
3.10 SECURITY
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.41 PLANTING
3.42 MAINTENANCE
3.43 WATER
3.44 LIGHTING
3.45 FURNITURE
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.81 PLANTING
3.82 MAINTENANCE
3.83 WATER
3.84 LIGHTING
3.85 FURNITURE
3.86 PLANTING
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3.120 SPECIAL INDEMNIFICATION

PART TWO HARDWARE WORK

- 2.1 SITE
2.2 DESIGN
2.3 PLANTING
2.4 MAINTENANCE
2.5 WATER
2.6 LIGHTING
2.7 FURNITURE
2.8 PLANTING
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PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTRODUCTION
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.41 PLANTING
3.42 MAINTENANCE
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.81 PLANTING
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PART THREE SOFT LANDSCAPE DEVELOPMENT

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3.102 SPECIAL WARRANTIES
3.103 SPECIAL LIABILITIES
3.104 SPECIAL RISKS
3.105 SPECIAL CHANGES
3.106 SPECIAL DELAYS
3.107 SPECIAL CANCELLATIONS
3.108 SPECIAL TERMINATIONS
3.109 SPECIAL FORCE MAJEURE
3.110 SPECIAL ASSIGNMENT OF RESPONSIBILITY
3.111 SPECIAL RELEASE OF LIABILITY
3.112 SPECIAL INDEMNIFICATION
3.113 SPECIAL RELEASE OF LIABILITY
3.114 SPECIAL INDEMNIFICATION
3.115 SPECIAL RELEASE OF LIABILITY
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3.117 SPECIAL RELEASE OF LIABILITY
3.118 SPECIAL INDEMNIFICATION
3.119 SPECIAL RELEASE OF LIABILITY
3.120 SPECIAL INDEMNIFICATION

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.121 PLANTING
3.122 MAINTENANCE
3.123 WATER
3.124 LIGHTING
3.125 FURNITURE
3.126 PLANTING
3.127 SIGNAGE
3.128 SECURITY
3.129 ACCESS
3.130 UTILITIES
3.131 SPECIAL FEATURES
3.132 SPECIAL REQUIREMENTS
3.133 SPECIAL NOTES
3.134 SPECIAL CONDITIONS
3.135 SPECIAL COMMENTS
3.136 SPECIAL INFORMATION
3.137 SPECIAL REFERENCES
3.138 SPECIAL CONTACTS
3.139 SPECIAL AGENCIES
3.140 SPECIAL PERMITS
3.141 SPECIAL INSURANCE
3.142 SPECIAL WARRANTIES
3.143 SPECIAL LIABILITIES
3.144 SPECIAL RISKS
3.145 SPECIAL CHANGES
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3.147 SPECIAL CANCELLATIONS
3.148 SPECIAL TERMINATIONS
3.149 SPECIAL FORCE MAJEURE
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3.152 SPECIAL INDEMNIFICATION
3.153 SPECIAL RELEASE OF LIABILITY
3.154 SPECIAL INDEMNIFICATION
3.155 SPECIAL RELEASE OF LIABILITY
3.156 SPECIAL INDEMNIFICATION
3.157 SPECIAL RELEASE OF LIABILITY
3.158 SPECIAL INDEMNIFICATION
3.159 SPECIAL RELEASE OF LIABILITY
3.160 SPECIAL INDEMNIFICATION