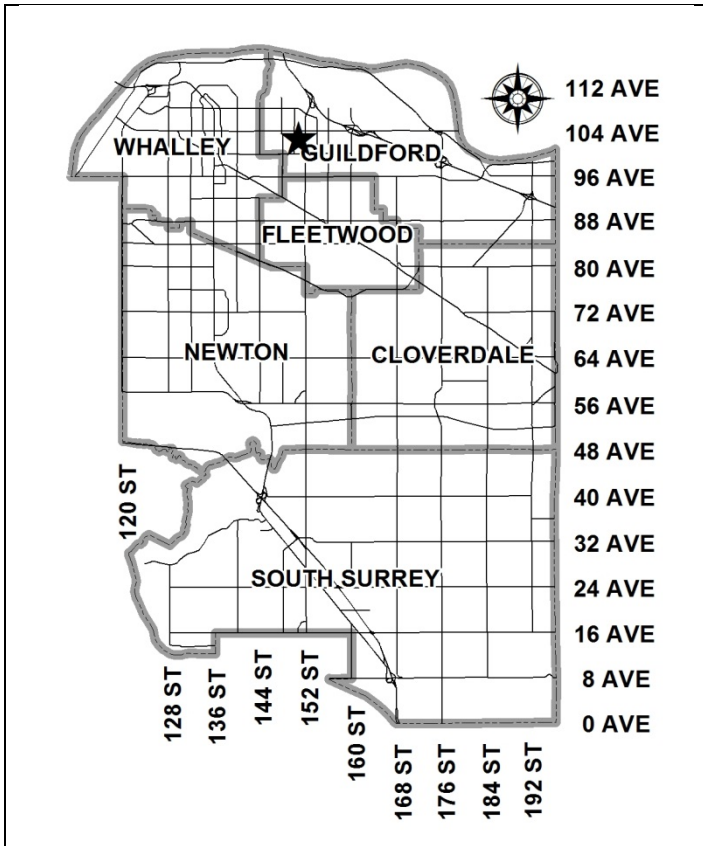


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0115-00

Planning Report Date: September 9, 2013



PROPOSAL:

- **Development Permit**

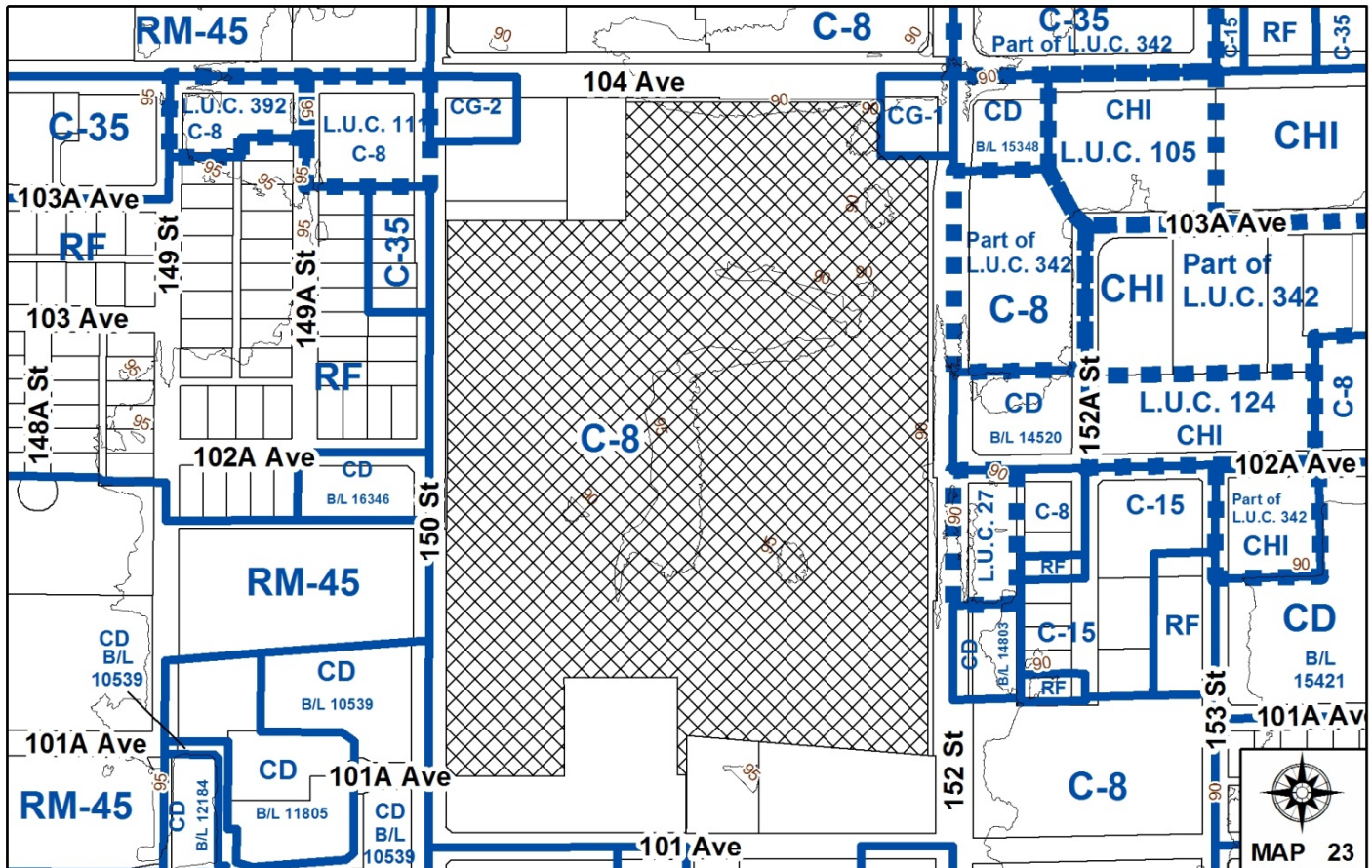
in order to permit the exterior renovation of an existing free-standing commercial building on the Guildford Town Centre Mall site.

LOCATION: Portion of 10355 - 152 Street

OWNER: 4239431 Canada Inc.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to vary signage regulations.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Commercial designation in the OCP.
- The proposed building form is appropriate for this part of Guildford and will complement the recent renovation and redevelopment of portions of the Guildford Town Centre mall.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law by increasing the maximum number of permitted fascia signs from 2 to 3.
2. Council authorize staff to draft Development Permit No. 7913-0115-00, generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing commercial retail building associated with the Guildford Town Centre mall. The building presently houses a Mark's Work Warehouse.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Existing restaurant (Red Robin)	Town Centre	C-8
East (Across 152 Street):	North lot: Existing two-storey commercial building	Commercial	North lot: LUC No. 27 (Underlying C-8 Zone)
	South lot: Existing commercial buildings (Starbucks and a sushi restaurant)		South lot: CD Zone (By-law No. 14803)
South:	Existing restaurant (White Spot)	Commercial	C-8
West:	Existing parking facility for the Guildford Town Centre mall.	Town Centre	C-8

DEVELOPMENT CONSIDERATIONS

- The subject proposal is situated on the south-east portion of the Guildford Town Centre Mall site. The subject proposal is located along 152 Street, south of the existing Red Robin restaurant and north of the existing White Spot restaurant.
- The site is designated Commercial in the Official Community Plan (OCP) and zoned Community Commercial Zone (C-8).
- Guildford Town Centre Mall has very recently completed a major redevelopment. This redevelopment consists of a number of phases, including Phase I (Application No. 7906-0413-00), which was approved by Council on May 17, 2010, for the construction of a new Wal-Mart south of 104 Avenue, and Phase II (Application No. 7909-0174), which was approved by Council on September 12, 2011, for further upgrades, expansion and modernization of other portions of the mall.
- These earlier phases did not include the subject building or surrounding lands. However, improvements to the perimeter landscaping along 152 Street and the adjacent driveway entrance (south of the building) were approved under an amendment for Phase II.
- The applicant is proposing an exterior renovation of the existing 1,995-square metre (21,474 sq.ft.) free-standing commercial building. The existing building was previously occupied by a Mark's Work Warehouse outlet and a furniture store. However as part of the renovation, the Mark's Work Warehouse proposes to expand and take over the entire building.
- Principal access for the building will continue to be provided from 152 Street by way of an existing driveway located to the south of the subject building, directly adjacent the White Spot restaurant. Additional access will continue to be available from an internal driveway to the west of the building that supports vehicular movement within the Guildford Town Centre Mall site.

DESIGN PROPOSAL AND REVIEW

- The renovations proposed for the exterior of the building are in a contemporary style which incorporates significant amounts of stucco (white), metal paneling (orange), fiber cement horizontal siding (roasted walnut) and cultured stone accents (pro-fit alpine, black rundle colour on the north and south façades only). The upgraded materials are proposed on the north, south and east façades.
- Concrete panels (white) are utilized in place of stucco on the east façade and at the northeast and southeast corners of the building, in areas which are highly visible from the public realm.
- For the north façade, the existing wood siding is proposed to be painted gray and the existing concrete block is proposed to be covered by smooth finish concrete.
- The building will have two primary entries, located on the north and south façades.

- The building is articulated through the use of raised parapets over the building's entries on the north and south façade and on the east façade to ensure that the building features prominently from 152 Street.
- The majority of the existing onsite landscaping is old and in need of upgrading, particularly along the building's north façade, where an existing hedge screens a large portion of the building from public view. As part of the renovation, the applicant is proposing to replant this area with layered shrubs (Little-Leaf Box), grasses (Northern Sea Oats), and ground cover (Japanese Spurge). Similarly a row of shrubs (Japanese Holly) is proposed adjacent the loading bay on the west façade to help screen this area from public view.
- As noted previously, the perimeter landscaping along 152 Street, including a new retaining wall, and at the driveway entry was approved under Application No. 7909-0174-00.

Project Signage

- A comprehensive sign design package is proposed as part of the subject application. As part of this, three fascia signs are proposed, one on each of the north, south and east façades. For the north and south façades, the signs are to be located above the principal entries.
- All signage will be in the form of channel lettering and will be a maximum 0.9 metre (3 ft.) high.
- Although technically the Sign By-law allows for only two fascia signs per premise, an additional fascia sign is supported at this location based on the visibility of the building from both 152 Street and from within the larger Guildford Town Centre Mall site.
- With the recent amendments to the Sign By-law, the proposed variance can be approved by Council as part of the Development Permit approval.

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 did not receive any comments on this proposal as a result of the Development Proposal Sign.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 23, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within an area with frequent transit service.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • New layers of top soil will be added to the existing landscaping to help with stormwater infiltration. • The existing trees are being retained. Invasive plant material will be removed and replaced with native plants requiring low maintenance. • A new garbage enclosure is proposed which will house separate bins for recyclable materials (plastics and cardboard).
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A bike rack is proposed adjacent the northern entry to encourage cycling.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The tall hedges along the building's north façade are to be replaced with low hedging and shrubs so that the building is more open and visible, which will help to minimize spaces that people can hide behind.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • All of the existing rooftop air conditioning units (RTU) are being replaced with high efficiency units in compliance with ASHRAE 90.1. • High efficiency light fixtures are proposed (both on the exterior and interior of the building). • The existing single glazed store front windows are to be replaced with double glazed store front windows. • R-20 insulation is proposed to promote energy efficiency, where glazing is being replaced by solid walls. • Plumbing fixtures are proposed to be replaced with low flow units.

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.

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Urban Design Group and M2 Landscape Architecture, respectively, dated August 22, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/da

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DRV 9/4/13 3:22 PM

Information for City Clerk

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

1. Agent: Name: Fariba Gharaei
 Urban Design Group Architects Ltd.
 Address: Suite 600, 1140 - West Pender Street
 Vancouver, BC V6E 4G1

 Tel: 604-687-2334
 Fax: 604-688-7481

2. Properties involved in the Application

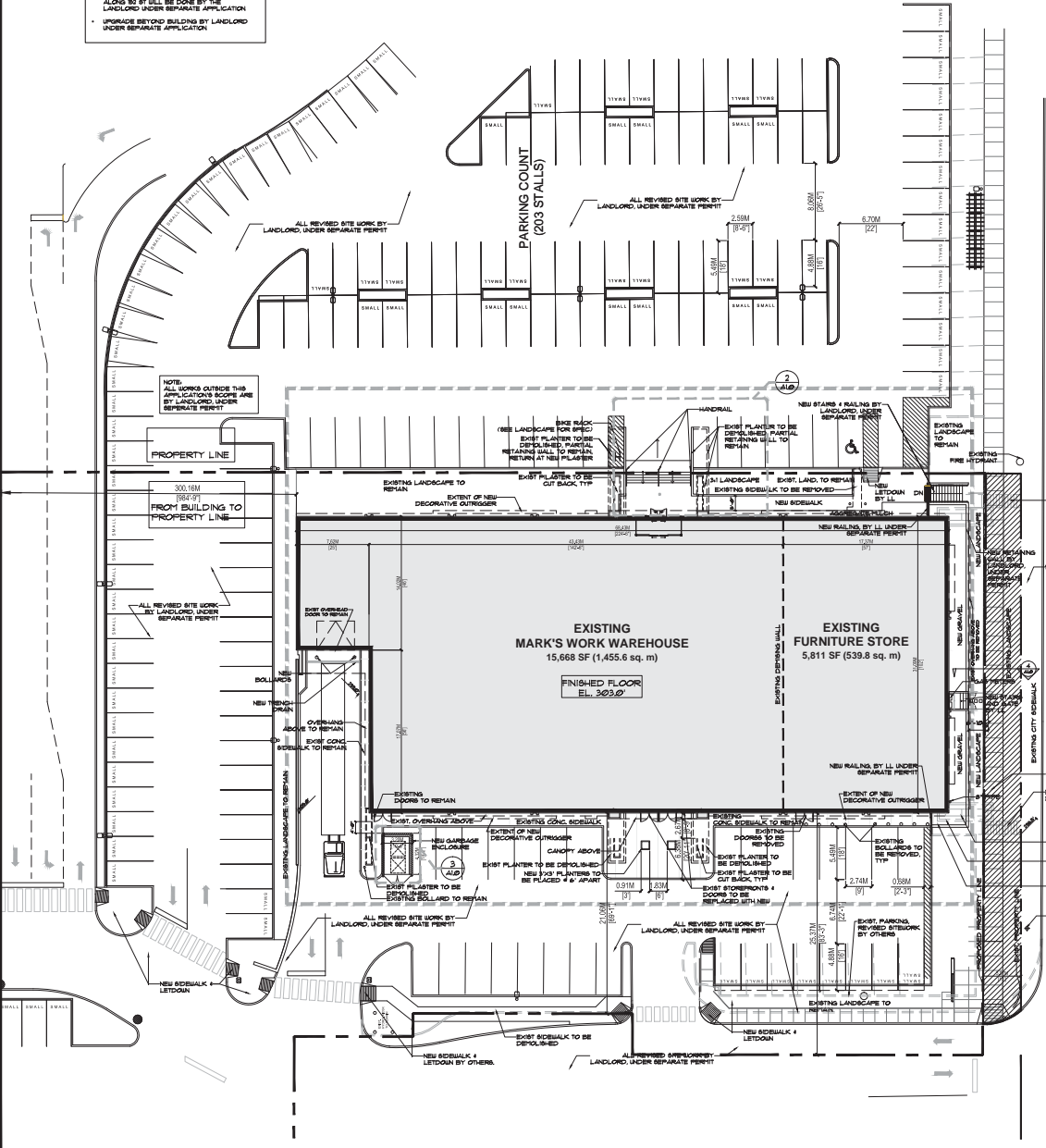
(a) Civic Address: 10355 - 152 Street

(b) Civic Address: 10355 - 152 Street
 Owner: 4239431 Canada Inc
 Director Information:
 Roman Drohomirecki
 Emilio Elisio
 PID: 028-382-609
 Lot 1 Section 29 Block 5 North Range 1 West New Westminster District Plan BCP45069
 Except Plan BCP45070

3. Summary of Actions for City Clerk's Office

NOTES:

- ALL SITEWORK ALONG 82ND STREET BY LANDLORD UNDER SEPARATE PERMIT
- NEW STAIR, LETDOWN AND RETAINING WALLS ALONG 82 ST WILL BE DONE BY THE LANDLORD UNDER SEPARATE APPLICATION
- UPGRADE BEYOND BUILDING BY LANDLORD UNDER SEPARATE APPLICATION



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

SITE INFORMATION:

LEGAL DESCRIPTION: LOT 111, SEC 29, B.S.N.F.1.W. PLAN 55027
 CIVIC ADDRESS: 10191-152nd STREET, SURREY, BC V3R 7C1
 CURRENT ZONING: C-8 COMMUNITY COMMERCIAL ZONE
 PROPOSED ZONING: C-8 COMMUNITY COMMERCIAL ZONE

EXISTING SITE AREA: 35,006.4 sq.m.
 ROAD DEDICATION AREA: 242 sq.m.
 SITE AREA AFTER ROAD DEDICATION: 34,764.4 sq.m.
 PROPOSED BUILDING AREA: NO CHANGE: 21,479 SF (1,995.46 sq.m)
 LOT COVERAGE: 5.73 %



2 AERIAL PLAN
SCALE: N.T.A.

PARKING BYLAW REQUIREMENTS:

RETAIL = 3 SPACES PER 100SM (1,076SF) G.F.A. 373 SM - 4,645 SM (4,001 SF - 50,000 SF)

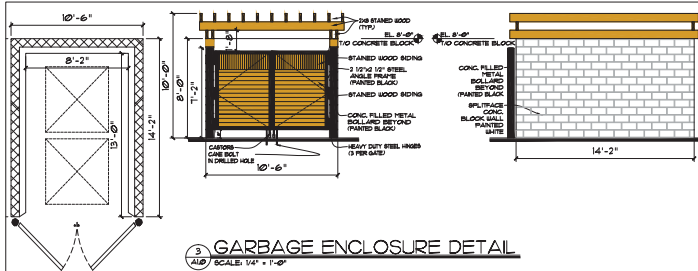
PARKING REQUIRED: 60 STALLS
 PARKING PROVIDED: 31 STALLS

PARKING SIZES:

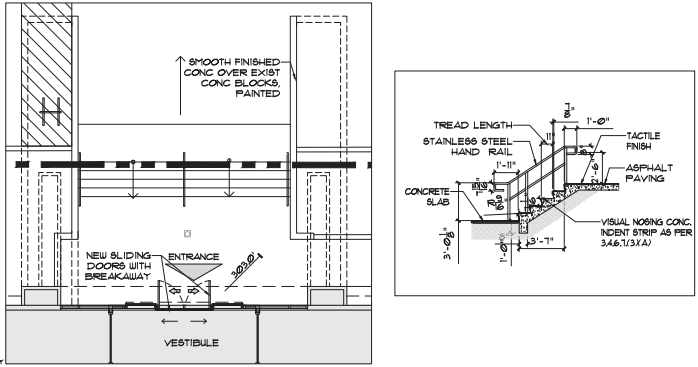
REGULAR CAR STALL: 8'-6" (2.6m) x 19'-0" (5.5m)
 MANOEUVRING AISLE WIDTH (REGULAR STALL): 23'-0" (7.0m)
 AND/OR
 REGULAR CAR STALL: 8'-0" (2.75m) x 19'-0" (5.5m)
 MANOEUVRING AISLE WIDTH (REGULAR STALL): 22'-0" (6.7m)

GENERAL NOTE:

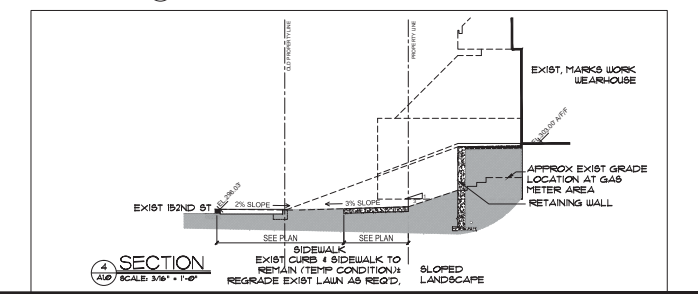
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF EXTENSIONS OR VARIATIONS FOR DEVELOPMENT PURPOSES.



3 GARBAGE ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



4 NEW STAIR ENLARGED PLAN AND DETAIL
SCALE: 3/16" = 1'-0"



5 SECTION
SCALE: 3/16" = 1'-0"

3/13/2012	ISSUED FOR APPROVAL
2/13/2012	ISSUED FOR R.F.
1/13/2012	ISSUED FOR R.F.
	NO PRELIMINARY DESCRIPTION



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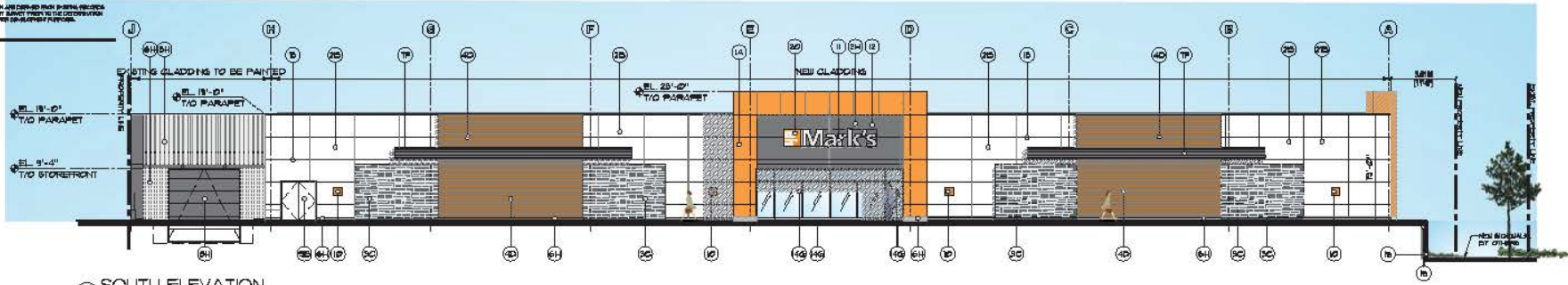
EXPANSION RENOVATION
 GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.

architects ltd.
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE: 604-687-2204
 FACSIMILE: 604-688-7481

Project Number: 3818
 Date: 08 FEB 27, 2013
 DRAWN BY: MTD
 CHECKED BY: MTD
 SHEET NO: 01

GENERAL NOTE:

ALL CLADDING AND FINISHES ARE TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS AND STANDARDS.



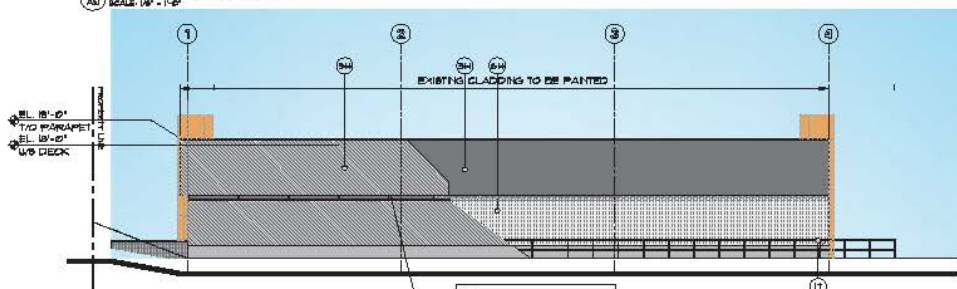
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



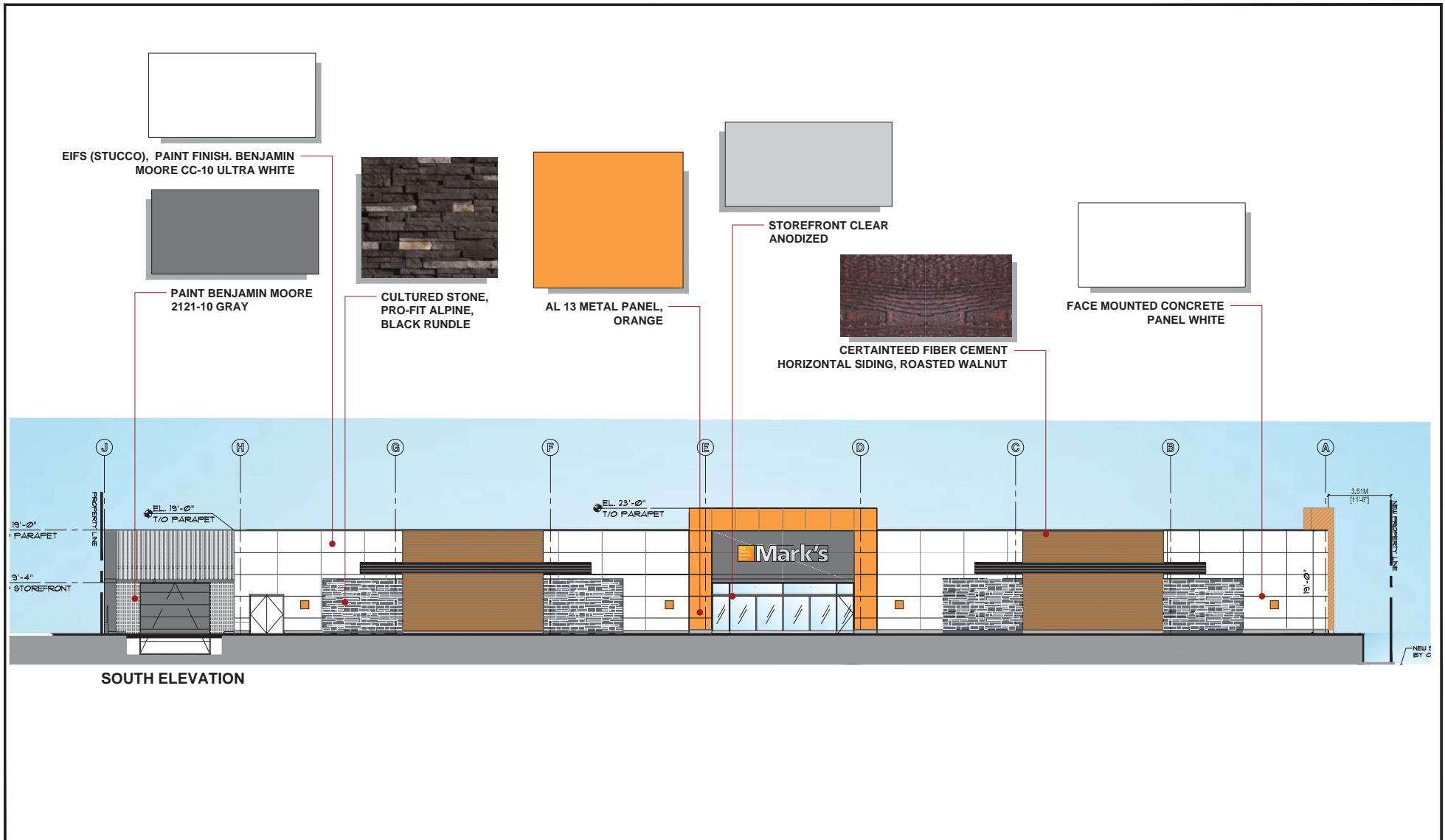
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES	SPECIFICATIONS
1 ALU-METAL PANEL	2 PEROXIDIZED CHROME CO-ORDINATE WITH MARK'S WORK WEARHOUSE FOR DIFFERENT COLOUR SPES
3 BMS BRONZE PRISM	4 PAINT, BROWNE'S MODERN CO-16 ULTRA WHITE
5 CULTURED STONE	6 FRONT ALPINE LEADSTONE, BLACK PEBBLE
7 GRANITIZED PAPER GRAY-HORIZONTAL, BROWN	8 SEMI-TRANSPARENT - ROUGHED GRANITE, COLOUR OF EXISTING (SCOTSLAND 1-800-668-2866)
9 WASH, WOOD SIDING TO BE BANNED AND PAINTED	10 NOT USED
11 FINISH FINISHED CONCRETE OVER WASH, CONC BLOCK	12 PAINTED BLACK
13 METAL OUTRIGGER	14 CLASH ANCHORAGE
15 WASH OAK DOOR	16 NEW MARK'S SIGNAGE 24" X 24"
17 WASH METAL DOOR	
18 HYPERTON CHROME BRASS LIGHT	
19 ILLUMINATED CHANNEL LETTER SIGNAGE, BY TENANT	
20 PLYWOOD BRASS SIGNAGE BRASS	
21 NEW DOUBLE GLAZED STORM DOOR, 4 PANELS, CU SECURITY FLAT PEX WITH SPES	
22 METAL	
23 NOT USED	
24 BRONZE PAINT, PAINTED (SEE OTHERS UNDER APPROPRIATE POINTS)	
25 NEW WALKING PAINTED (SEE OTHERS UNDER APPROPRIATE POINTS)	
26 NEW STAIRING WALL, (SEE OTHERS UNDER APPROPRIATE POINTS)	
27 ILLUMINATED LEADSTONE	
28 10 FT CONCRETE PAVEMENT, PAINTED	

EXPANSION RENOVATION
GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.

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VANCOUVER, BC V6C 4E3
TEL: 604-681-8888
FAX: 604-681-8889

PROPOSED ELEVATIONS
DATE: 2013.07.13
SCALE: 1/8" = 1'-0"



REVIS	REVISION	DATE
01	ISSUED FOR DP	13/08/22
02	REVISED FOR DP	13/08/22
03	REVISED FOR DP	13/08/22
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 MARK'S WORK WEARHOUSE LTD

REF DWG. A-3.1





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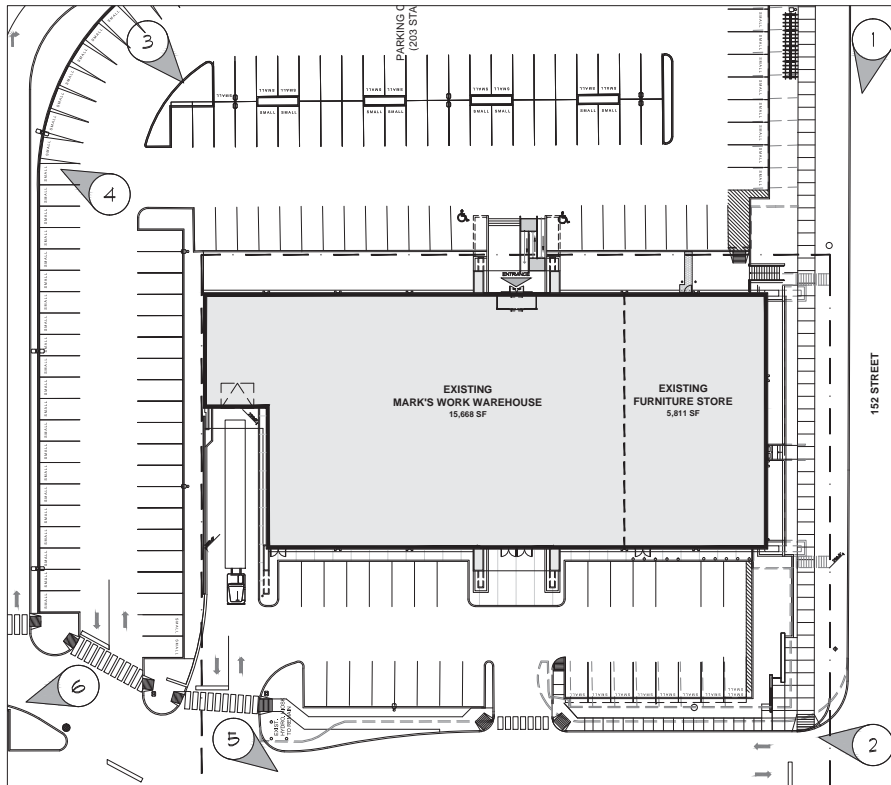
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4



5



KEY SITE PLAN



6

EXPANSION RENOVATION
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MARK'S WORK WEARHOUSE LTD.

architects ltd.
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE: 604-687-2204
 FACSIMILE: 604-688-7481

project number: **3818**
 sheet title: **CONTEXT PHOTOS**
 date: FEB 27, 2013 sheet number:
 scale: N.T.S. sheet number:
 project: **A=1.2**

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 consultant



1



2



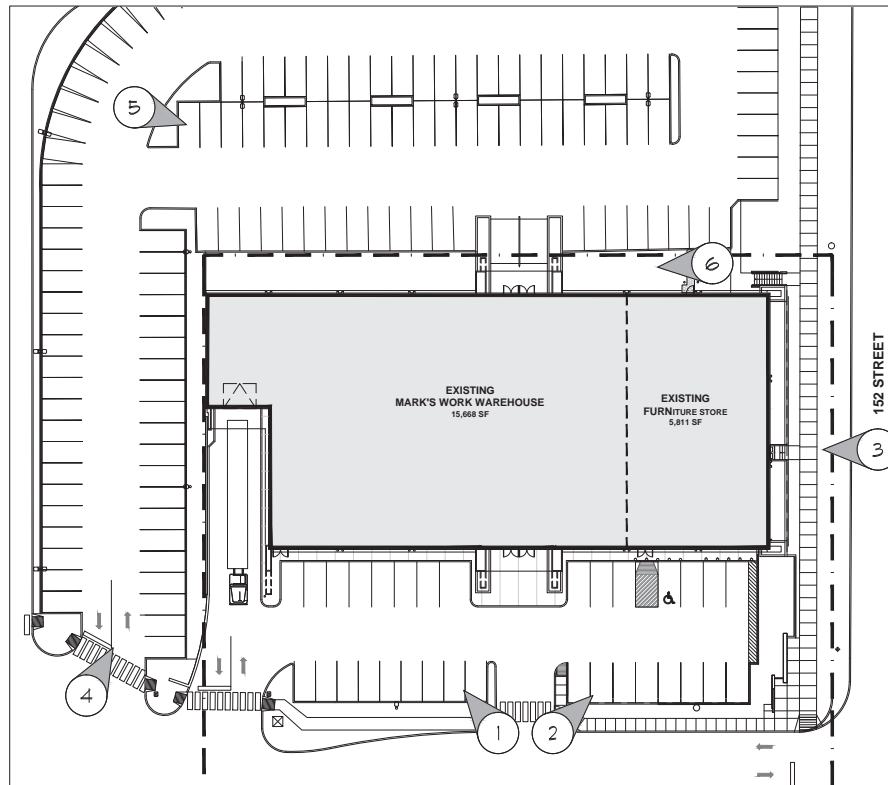
3



4



5



KEY SITE PLAN



6

NO.	DATE	DESCRIPTION
1	11/08/12	ISSUED FOR PERMITTING
2	11/09/12	ISSUED FOR A.P.
3	11/07/13	ISSUED FOR REVIEW
4	11/07/13	ISSUED FOR DESIGN
5	11/07/13	ISSUED FOR DESIGN



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 Consultant

EXPANSION RENOVATION
GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.



architects ltd.
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE 604-687-2284
 FACSIMILE 604-687-6661

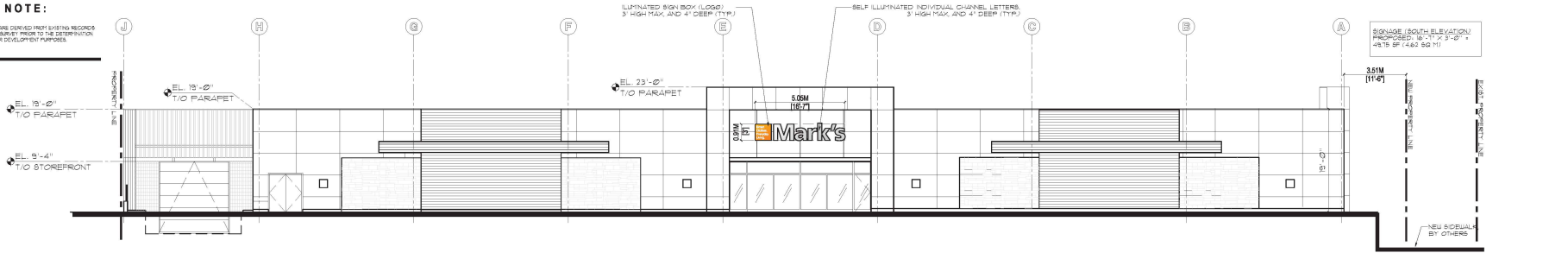
Project number: 3818

Sheet title: **SITE PHOTOS**

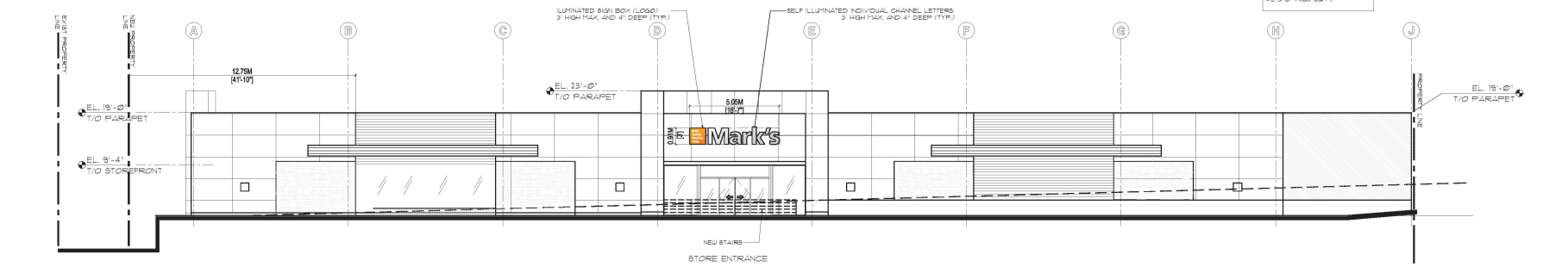
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 SHEET: 15
 DRAWING: A-1.3

GENERAL NOTE:

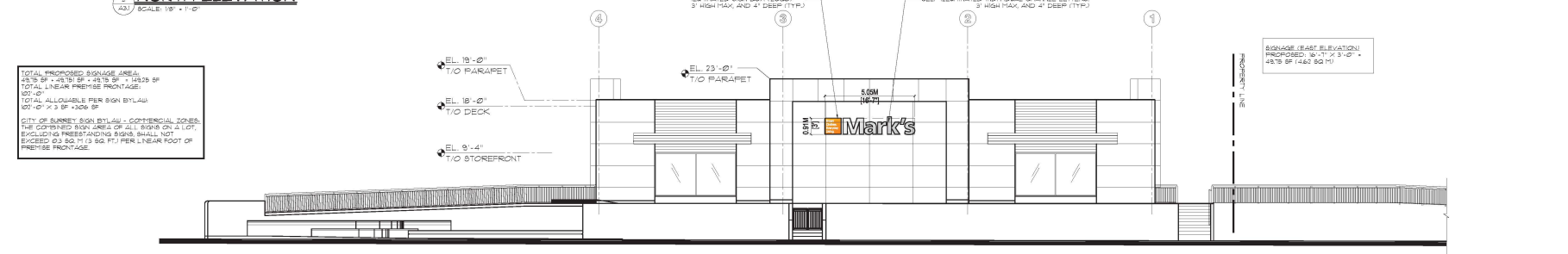
BOUNDARIES SHOWN HEREIN ARE DERIVED FROM EXISTING RECORDS AND MAY BE CORRECTED BY SURVEY PRIOR TO THE DETERMINATION OF SHEDDING OR AREAS FOR DEVELOPMENT PURPOSES.



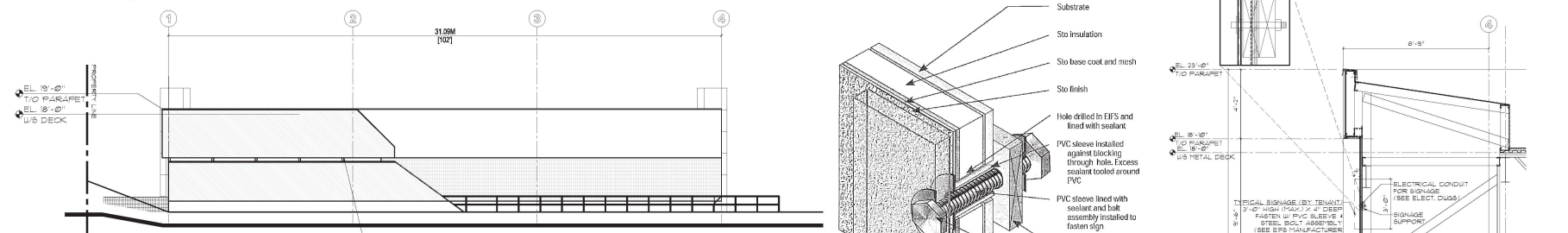
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



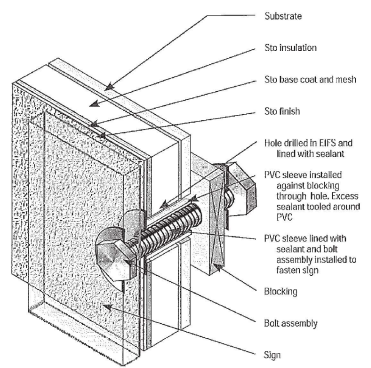
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



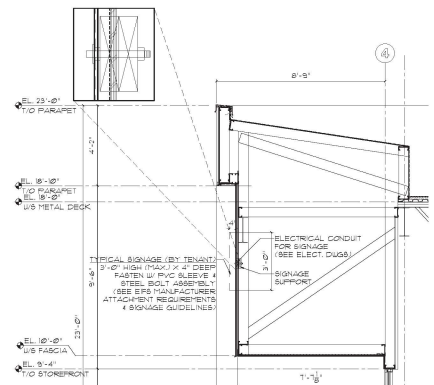
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL PROPOSED SIGNAGE AREA:
44.75 SF ± (41.91 SF ± 2.84 SF ± 1.1425 SF)
TOTAL LINEAR PERMITS FRONTAGE:
101'-0" ±
TOTAL ALLOWABLE PER SIGN BY-LAW:
101'-0" ± (3' ± 3 SF ± 306 SF)
CITY OF SURREY SIGN BY-LAW: COMMERCIAL SIGNS
THE COMBINED SIGN AREA OF ALL SIGNS ON A LOT
EXCLUDING FREE-STANDING SIGNS, SHALL NOT
EXCEED 0.3 SQ. M (3 SQ. FT.) PER LINEAR FOOT OF
PERMITS FRONTAGE.

OPENINGS TO BE CLOSED OFF WITH PL WOOD PAINTED TO MATCH ADJACENT TYP.
NOTE: DAMAGED WOOD SIDING TO BE REPLACED, SANGED AND PAINTED.



1 SIGNAGE ATTACHMENT
SCALE: N.T.S.



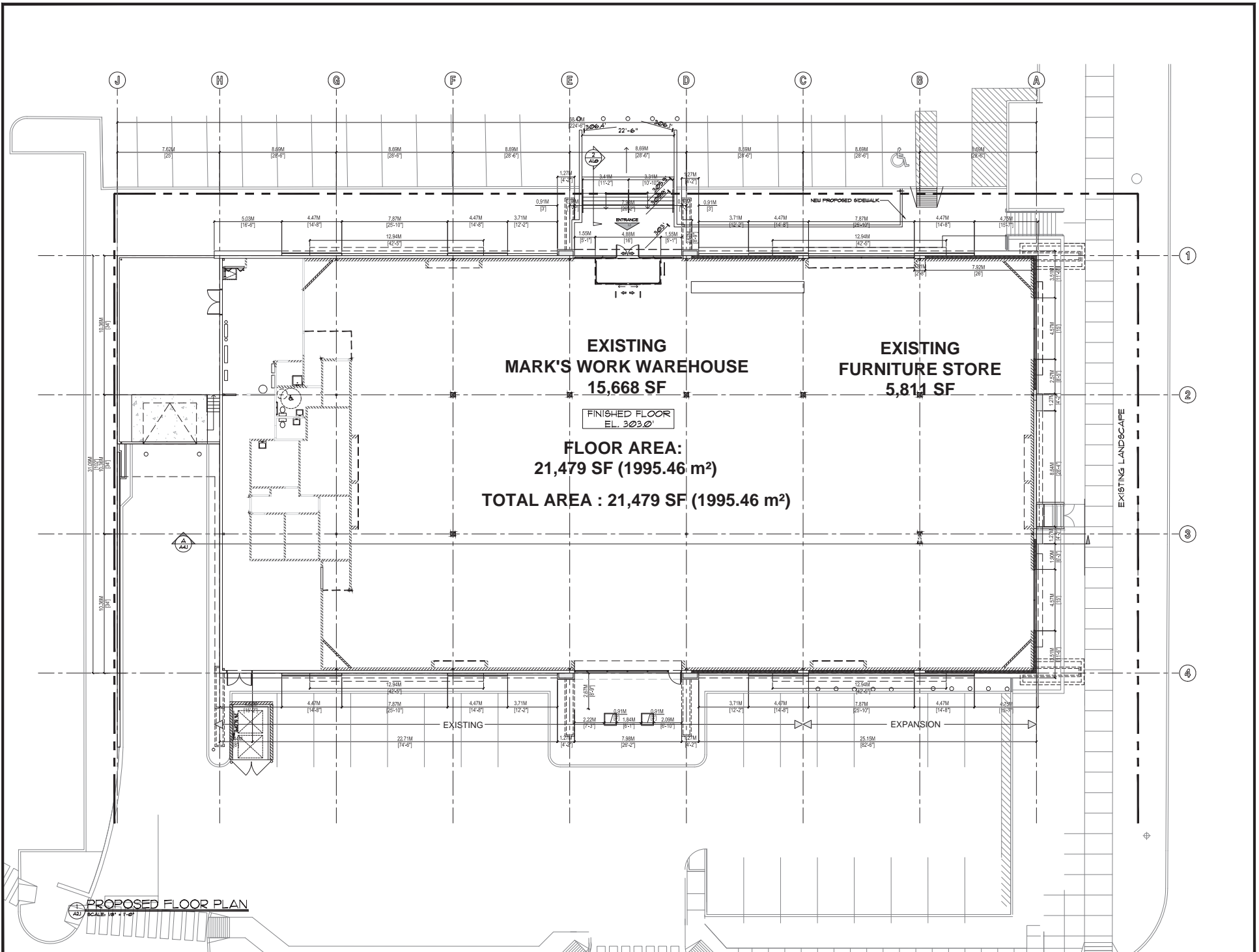
2 PARTIAL WALL SECTION 2
SCALE: N.T.S.

EXPANSION RENOVATION
GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.

architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE 604-687-2204
FACSIMILE 604-688-7981

Sheet Number: **3819**
Sheet Title:

PROPOSED SIGNAGES
DATE: FEB 27, 2013
DRAWN BY: M.W.D.
CHECKED BY: M.W.D.
SCALE: A-32



1	1/24/12	ISSUED FOR APPROVAL
2	1/25/12	ISSUED FOR R.F.P.
3	1/26/12	ISSUED FOR R.F.P.
4	1/27/12	ISSUED FOR R.F.P.
5	1/28/12	ISSUED FOR R.F.P.
6	1/29/12	ISSUED FOR R.F.P.
7	1/30/12	ISSUED FOR R.F.P.
8	1/31/12	ISSUED FOR R.F.P.
9	2/1/12	ISSUED FOR R.F.P.
10	2/2/12	ISSUED FOR R.F.P.
11	2/3/12	ISSUED FOR R.F.P.
12	2/4/12	ISSUED FOR R.F.P.
13	2/5/12	ISSUED FOR R.F.P.
14	2/6/12	ISSUED FOR R.F.P.
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16	2/8/12	ISSUED FOR R.F.P.
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91	4/22/12	ISSUED FOR R.F.P.
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95	4/26/12	ISSUED FOR R.F.P.
96	4/27/12	ISSUED FOR R.F.P.
97	4/28/12	ISSUED FOR R.F.P.
98	4/29/12	ISSUED FOR R.F.P.
99	4/30/12	ISSUED FOR R.F.P.
100	5/1/12	ISSUED FOR R.F.P.

NORTH

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consultant

EXPANSION RENOVATION
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 TELEPHONE 604-6872234
 FACSIMILE 604-6867481

Project number **3010**
 Date issued **PROPOSED FLOOR PLAN**
 Date rev 27, 2013 sheet number
 Scale AS NOTED **A-2.1**
 Drawn BY
 Check BY

1	13/08/13	ISSUED FOR PERMITS
2	13/08/13	ISSUED FOR PERMITS
3	13/08/13	ISSUED FOR PERMITS
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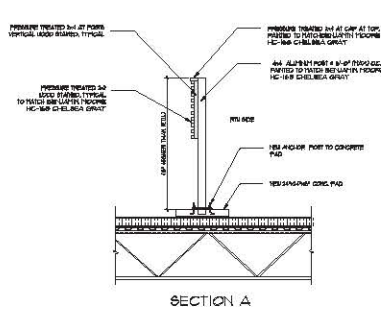
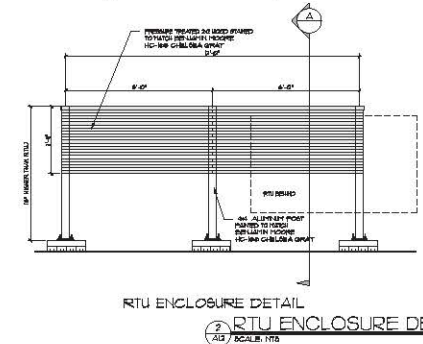
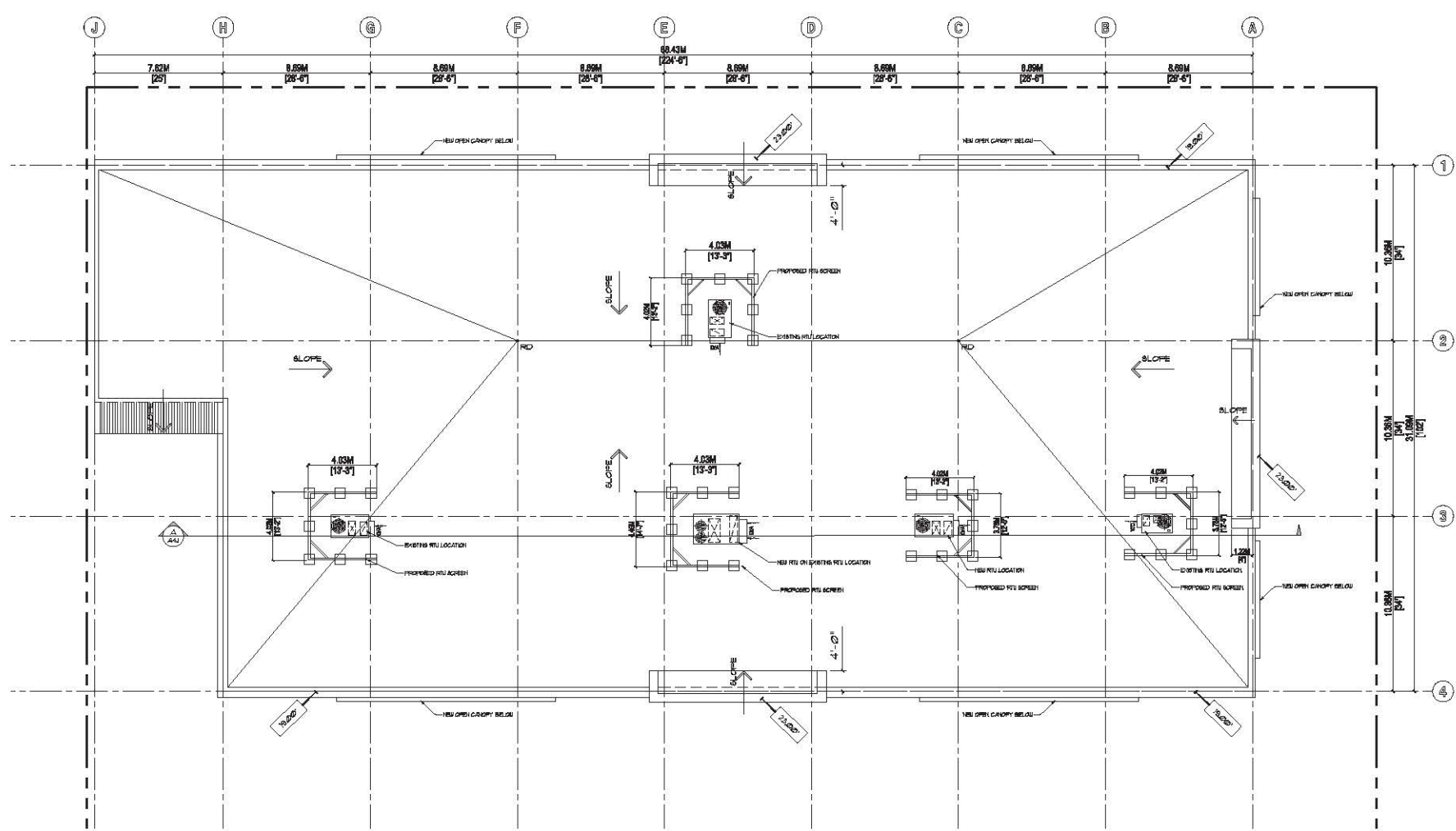


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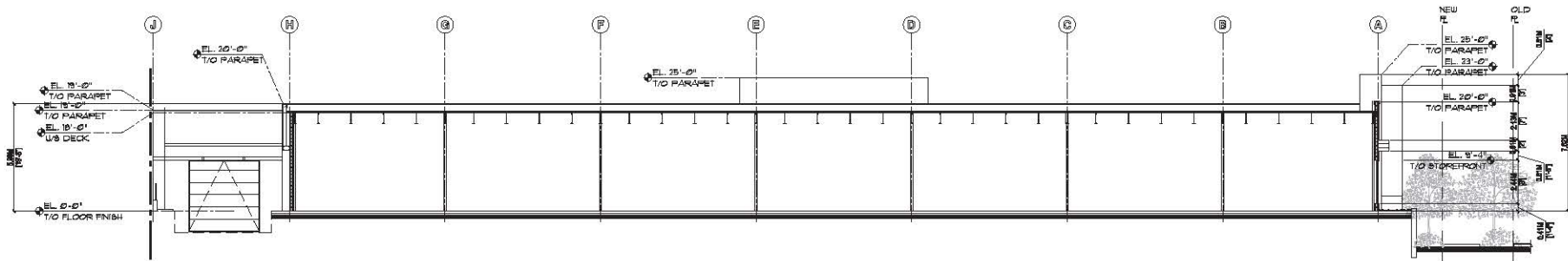

 PROPOSED ROOF PLAN
 1/8" = 1'-0"

EXPANSION RENOVATION
GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.



 architects ltd.
 600-1140 WEST ENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE 604-683-2334
 FACSIMILE 604-683-7468

Project number: 3378
 Date: 13/08/13
PROPOSED ROOF PLAN
 13/08/13
 Scale: 1/8" = 1'-0"



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

1.	REVISION	DATE	BY	APP'D
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DATE: 11/07/13

EXPANSION RENOVATION

GUILDFORD TOWN CENTRE, SURREY, BC
MARK'S WORK WEARHOUSE LTD.



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600-1140 WEST PERIMETER
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TELEPHONE: 604-685-2224
FACSIMILE: 604-686-7981

Project Number: 30110

File Name: BUILDING SECTION

Plot Date: 2013.08.13 10:47:27 AM

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

Plot Size: 24" x 36"

Plot Orientation: Vertical

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

Plot Date: 2013.08.13 10:47:27 AM

Plot Orientation: Vertical

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M2 LANDSCAPE ARCHITECTURE

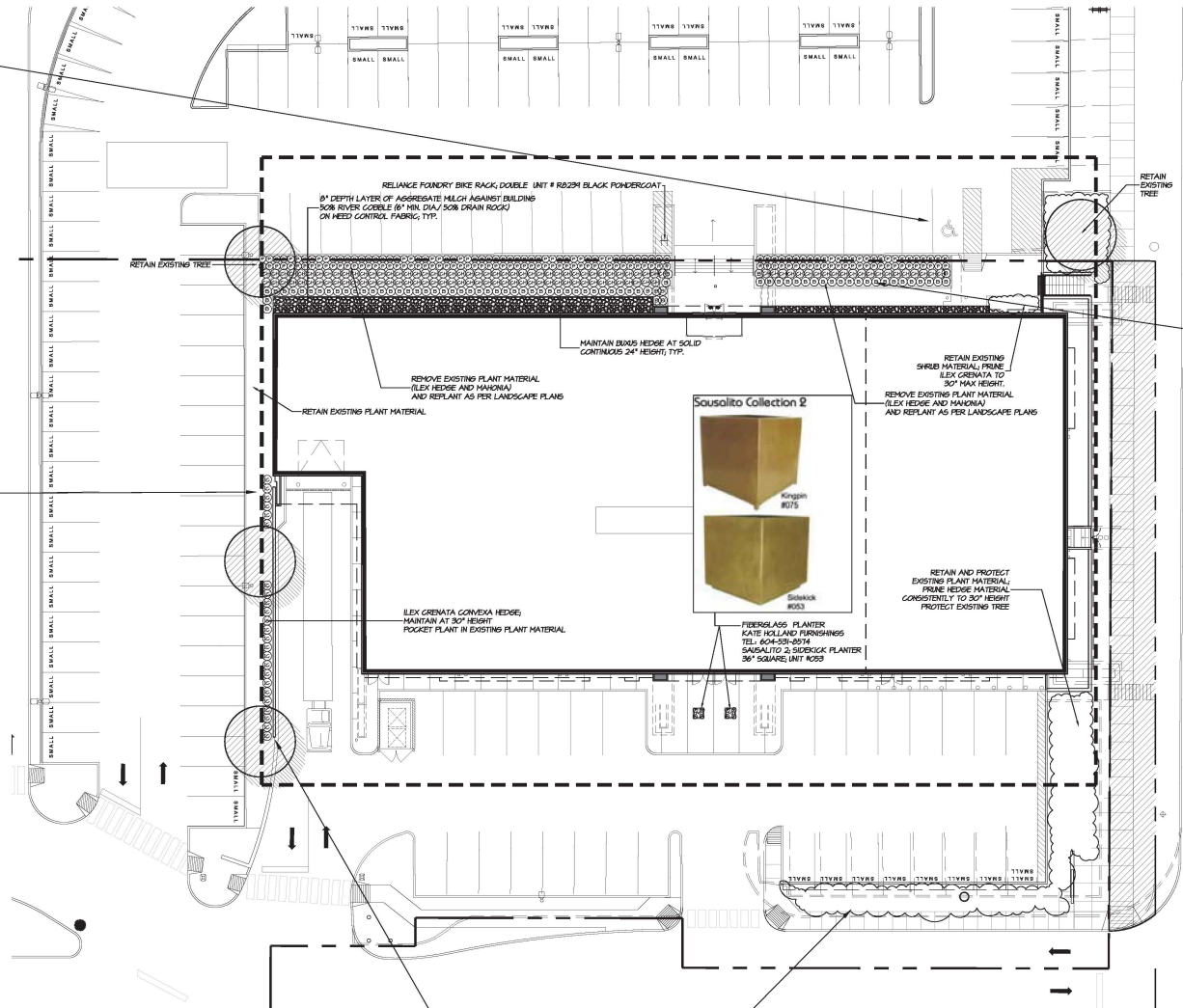
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



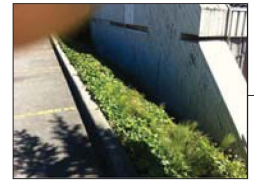
RELIANCE FOUNDRY BIKE RACK
 DOUBLE UNIT # R202PH
 BLACK POWDERCOAT



EXISTING PLANTINGS - NORTH FACE OF BUILDING



EXISTING PLANTINGS - NORTH FACE OF BUILDING



EXISTING PLANTINGS - LOADING BAY RETAINING WALL



EXISTING PLANTINGS - LOADING BAY RETAINING WALL - INTERIOR



EXISTING PLANTINGS - SOUTH PARKING LOT

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 13-037	PLANTED SIZE / REMARKS
TREE	-	EXISTING TREE		RETAIN EXISTING TREE
B	BUKUS HICRAPHYLLA WINTER GEM	LITTLE-LEAF BOX		15 POT, 40CM
IC	ILEX CREMATA CONVEXA	JAPANESE HOLLY		15 POT, 30CM
GRASS				
GH	GHASPARTIUM LATIFOLIUM	NORTHERN SEA OATS		11 POT
HI	HISCANTIS SHENIGIS TURKASCENSE	FLAME GRASS		12 POT
OC				
P	PAGYSAANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE		11 POT, 8CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COST STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DETAILED CONTAINER REQUIREMENTS 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 SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 AUG 16	REV. PER NEW SITE PLAN	GL

PROJECT:
MARKS WORK WAREHOUSE
 GULDFORD MALL
 SURREY, B.C.

LANDSCAPE PLAN

DATE: 15 AUG 16	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L1
DRAWN: MTLM	
DESIGN: MTLM	
CHK'D:	