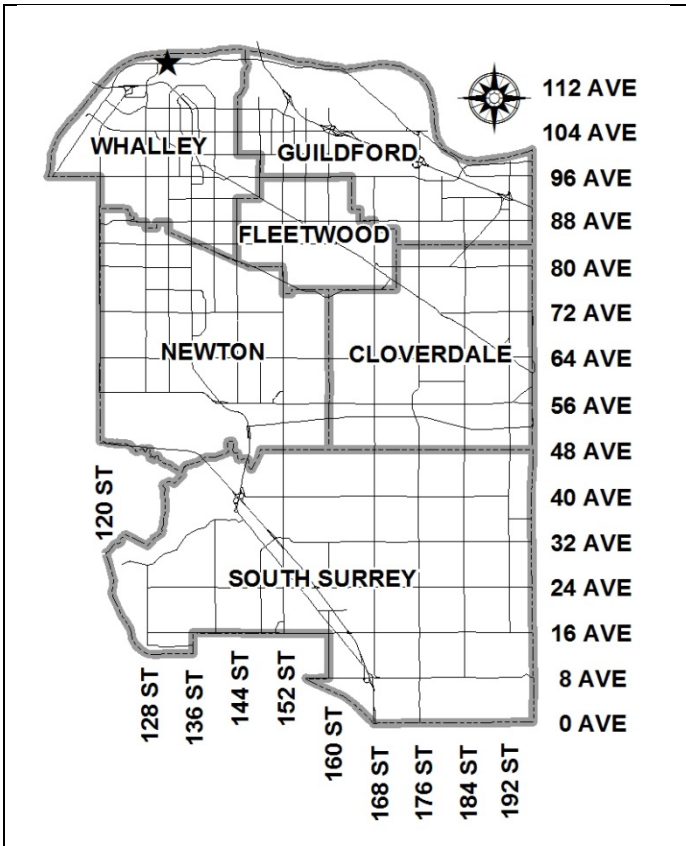


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0051-00

Planning Report Date: December 15, 2014



PROPOSAL:

- **Development Permit**

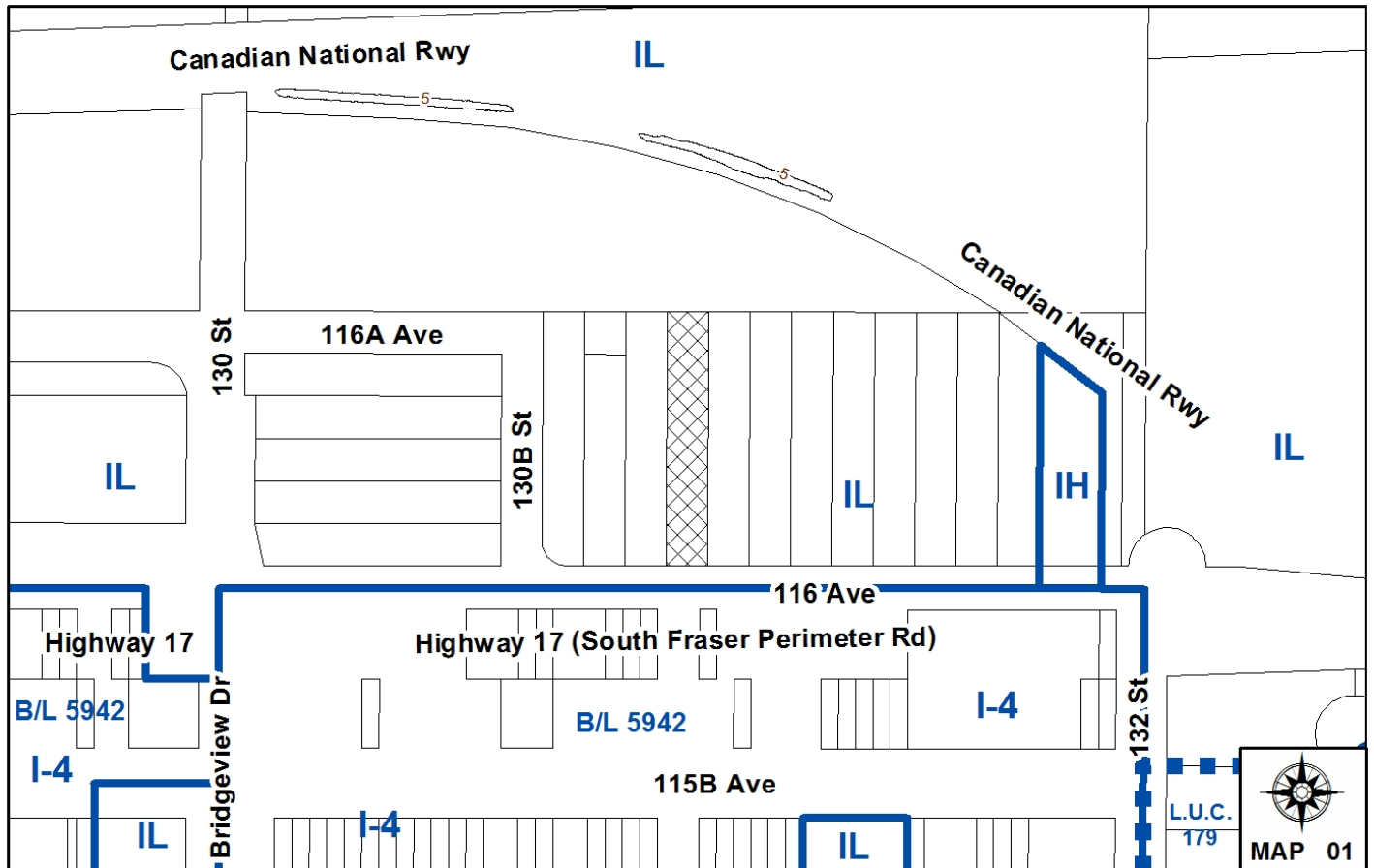
in order to permit the development of a two-storey industrial building in Bridgeview.

LOCATION: 13099 - 116 Avenue

OWNERS: Abdul Hamid
 Salikat Hamid

ZONING: IL

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 OCP.
- The proposed building form and land use are appropriate for this area.
- The proposal supports the City's Economic Development and Employment Lands Strategies.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0051-00 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, and signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): A referral to MOTI is not required since the proposed building is under 4,500 square metres (48,435 sq.ft.) in size, and the proposal does not require a rezoning.

SITE CHARACTERISTICS

Existing Land Use: Existing industrial office building and trailer, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across a dyke right-of-way):	Trucking and cartage company, CN railway line and CN Intermodal Yard.	Industrial	IL
East:	Truck and truck part storage.	Industrial	IL
South (Across 116 Avenue):	South Fraser Perimeter Road.	Industrial	I-4 (By-law No. 5942)
West:	Warehouse building (flooring company).	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13099 – 116 Avenue in Bridgeview, and is designated Industrial in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The subject property is approximately 2,020 square metres (0.5 acre) in size. A small building and a trailer are currently located on the subject site, which were previously used for storage and office space. The building and trailer are currently not in use and will both be removed as part of the subject development application.

- The applicant is proposing to construct a two-storey, industrial warehouse building approximately 410 square metres (4,415 sq.ft.) in size on the subject site.
- The proposed building will have a floor area ratio (FAR) of 0.20 and a lot coverage of 14.5%, which is consistent with the maximum FAR of 1.0 and lot coverage of 60% in the IL Zone. Building setbacks are also consistent with the IL Zone requirements.
- The owner operates a floor and tile company and intends to relocate the business into the proposed building on the subject site.

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

- The subject site must be filled and raised approximately 1.2 metres (4 ft.) in order to comply with floodproofing requirements.
- The proposed building is primarily constructed of concrete block with hardie panels and metal cladding. The primary colours of the proposed building are light gray and muted blue.
- The main floor of the proposed building will consist of a showroom and a warehouse. Ancillary office space is located on the second floor.
- The south building elevation, which faces 116 Avenue and South Fraser Perimeter Road, will include significant glazing.
- The architect proposes to extend the second floor of the proposed building approximately 2.4 metres (8 ft.) outward from the first storey, resulting in a building overhang that creates a weather-protected outdoor patio on the first floor adjacent to the main entrance of the proposed building.
- A pedestrian walkway will connect the main building entrance with the parking lot and the sidewalk along 116 Avenue. The sidewalk, as well as a boulevard and street lights, will be installed as part of the subject development proposal, at the Building Permit stage.
- The site accommodates a total of seven (7) parking stalls, including one (1) for the disabled, which complies with the Zoning By-law.
- Two (2) loading bays, accessed by metal overhead doors, are located along the north and west building elevations. The north loading bay will accommodate larger (9 metre / 30 ft. long) trucks, while the west loading bay will accommodate smaller vehicles.

- Proposed outdoor lighting includes soffit lighting along the south and west building elevations, as well as wall-mounted LED lighting along the north building elevation.
- The applicant proposes to install metal decorative fencing, attached to concrete block posts that match the proposed building, on the subject site. The fence will be installed along the east and west property lines, south of the proposed building, as well as at the south end of the parking lot, and will include a gate at the vehicular driveway and the pedestrian walkway to 116 Avenue.
- A pad-mounted transformer will be installed near the south property line adjacent to the vehicular driveway off 116 Avenue. The transformer will be installed outside (south) of the proposed metal fence, but will be screened by landscaping (cedars and roses).

Trees and Landscaping

- There are no existing trees on the subject site.
- The applicant proposes to install landscaping along the south lot line and along the southern portion of the east and west lot lines, in front of the proposed building.
- The proposed landscaping includes a number of low-level species including junipers, roses, feather grass and laurels. Four (4) red maple trees will also be installed.

Proposed Signage

- The applicant proposes one (1) non-illuminated, channel letter fascia sign along the south building elevation facing 116 Avenue. The proposed sign will comply with the Sign By-law.
- No free-standing signs are proposed.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site, on June 4, 2014. 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 subject site is located in an industrial area in Bridgeview near South Fraser Perimeter Road and Bridgeview Drive
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.20 FAR • The proposed two-storey industrial building supports the City's Economic Development and Employment Land Strategies

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following Low Impact Development Standards are utilized: <ul style="list-style-type: none"> ○ Absorbent soils (greater than 300mm in depth); ○ Roof downspout disconnection; ○ On-site infiltration trenches / sub-surface chambers; and ○ Staff recycling bins are provided
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project will result in the construction of the sidewalk and boulevard along the lot frontage • An on-site bicycle rack is provided • A bus stop is located approximately 500 metres (0.3 mile) from the subject site
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: <ul style="list-style-type: none"> ○ A ramp will provide wheelchair access to the building entrance; ○ The site will be well-lit areas with exterior LED lighting; ○ Security gates; and ○ On-site security and monitoring
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not applicable

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. 7914-0051-00

original signed by Judith Robertson

Jean Lamontagne
 General Manager
 Planning and Development

DN/da

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 DRV 12/11/14 12:11 PM

Information for City Clerk

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

1. (a) Agent: Name: Gerry Blonski

 Address: 12468 – 82 Avenue
 Surrey, BC
 V3W 3E9

 Tel: 604-572-3608

2. Properties involved in the Application:

- (a) Civic Address: 13099 - 116 Avenue

- (b) Civic Address: 13099 - 116 Avenue
 Owner: Salikat Hamid
 Abdul Hamid
 PID: 011-237-228
 Lot 32 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630

3. Summary of Actions for City Clerk's Office

- (a) Approval and issuance of Development Permit No. 7914-0051-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,022 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	14.5%
Paved & Hard Surfaced Areas		77.5%
Total Site Coverage		92%
SETBACKS		
Front (south)	7.5 metres	26.5 metres
Rear (north)	7.5 metres	53 metres
Side #1 (west)	7.5 metres	7.5 metres
Side #2 (east)	7.5 metres or 0.0 metres	0.0 metres
BUILDING HEIGHT		
Principal	18 metres	9.2 metres
Accessory	6 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	1	0
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		
Office		
Total		N/A
FLOOR AREA: Industrial		
		410 sq.m.
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	2,022 sq.m.	410 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 (net)	1.0	0.20
AMENITY SPACE		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial	4	7
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	4	7
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0051-00

Issued To: ABDUL HAMID
SALIKAT HAMID

("the Owner")

Address of Owner: 13099 - 116 Avenue
Surrey, BC V3R 2S8

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: 011-237-228
Lot 32 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630

13099 - 116 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, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0051(A) through to and including 7914-0051(N) (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, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to the drawing numbered 7914-0051(M) to 7914-0051(N) (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 \$ _____

(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 – Linda Hepner

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)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Drawing List

DWG. NO.	DRAWING TITLE
Architectural	

SHEET LIST	
SHEET NUMBER	SHEET NAME
A1	SURVEY PLAN
A2	SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A8	BUILDING SECTIONS
A9	FLOOR AREAS
A10	PERSPECTIVE VIEW
A11	SERVICE PLAN

DWG. NO.	DRAWING TITLE
Structural	
...	...

DWG. NO.	DRAWING TITLE
Mechanical	
...	...

DWG. NO.	DRAWING TITLE
Electrical	
...	...

DWG. NO.	DRAWING TITLE
Landscaping	
...	...

DWG. NO.	DRAWING TITLE
Civil	
...	...

Gerry Blonski
 arch 67-31a.c
 Suite 1A - 12488 - 82 Avenue, Surrey B.C. V3W 0E8
 Ph: 604 572 3760
 Fax: 604 572 3760



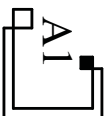
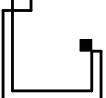

INDUSTRIAL BLDG

13099 - 116 AVE SURREY

REVISED FOR DEVELOPMENT PERMIT
12 NOV 2014

Owner: Abdul Hamid	Architectural: GERRY BLONSKI ARCHITECT SUITE 1A - 12488 - 82 AVE., SURREY, B.C. V3W 0E8 TEL: (604) 572 3608 FAX: (604) 572 3760 EMAIL: gerry@gerryblonskiarchitect.com WEB: www.gerryblonskiarchitect.com CONTACT: Gerry Blonski, m.a.i.b.c.	Structural:	Mechanical:	Electrical:	Civil: CAMERON LAND SURVEYING LTD. UNIT 206 - 16055 FRASER HWY SURREY, B.C. V4N 0X2 PHONE: 604-597-3777	Geotechnical:	Building Envelope:	Landscaping & ASSOCIATES INC. 2402 JONQUIL COURT ABBOTSFORD BC V3G 3E8 PHONE: 604-857-2376	Surveyor: Cameron Land Surveying Ltd. Unit 206 - 16055 Fraser Highway Surrey, B.C. V4N 0X2 Phone: 604-597-3777 Fax: 604-597-3783
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DP #7914-0051-00(A)
The "Drawings"



TOPOGRAPHIC PLAN OF LOT 32,
SECTION 4, BLOCK 5 NORTH,
RANGE 2 WEST, NWD,
PLAN 6630

CIVIC ADDRESS: 13099 - 116th Avenue, Surrey, B.C.



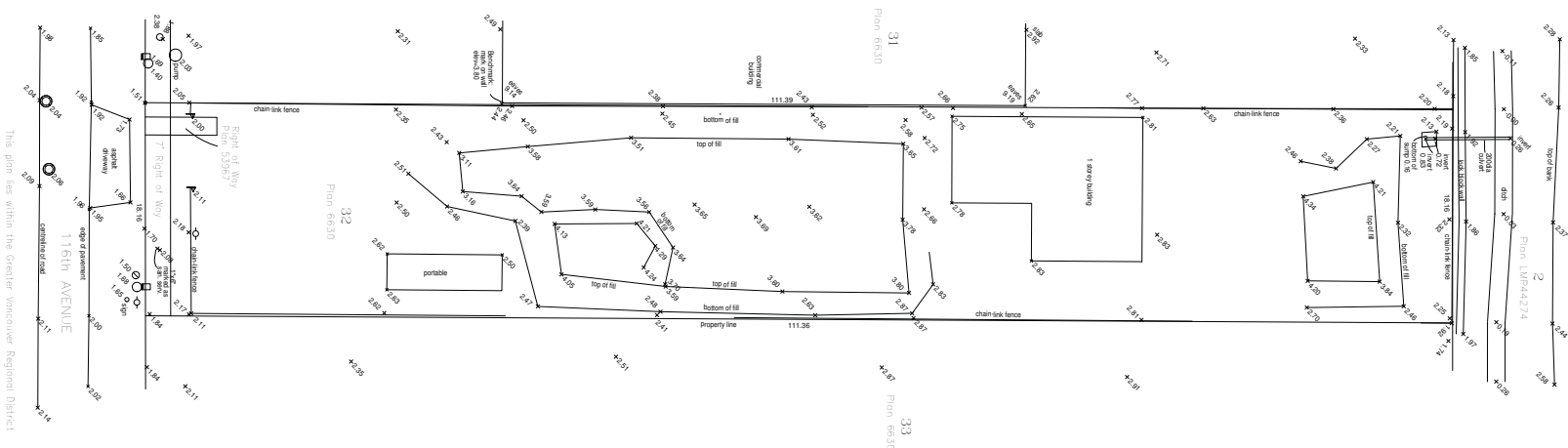
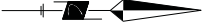
All distances are in metres

NOTES:

- 1) Elevations are in metres and are geoidal.
- 2) Elevations are derived from Control Monument No. 5280
Elevation = 42.637 metres
- 3) This Plan was prepared for architectural design and construction purposes only. It is not to be used for any other purpose. The surveyor accepts no responsibility for any error or omission in this document without consent of the surveyor.
- 4) This Plan is subject to the provisions of the Survey Act, R.S.B.C. 1996, Chapter 403, and the regulations thereunder.
- 5) If there is any conflict in information between this Plan and any other information, the information provided, the most copy shall be taken to be correct. Any information taken from original data must be confirmed by the surveyor.

SURVEY LEGEND

- water connection
- sewer manhole
- flag post
- surveyor's station
- surveyor's inspection chamber
- iron pipe found
- underground manhole



Comeron Land Surveying Ltd.
 B.C. Land Surveyors
 2250 152nd Street
 Surrey, B.C. V4M 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783

The plan lies within the Greater Vancouver Regional District

This plan has been prepared in accordance with the
 British Columbia Surveyors Act and the
 Surveyors Regulation. The surveyor's name and
 registration number are printed on this plan and is certified
 correct this 19th day of December, 2013.

Sean Costello
 B.C.L.S.
 File: 5004-1p

DP #7914-0051-00(B)

LEGAL DESCRIPTION:

LOT 32 SECTION 4
 RANGE 2
 PLAN 6630 NWD

CIVIC ADDRESS:

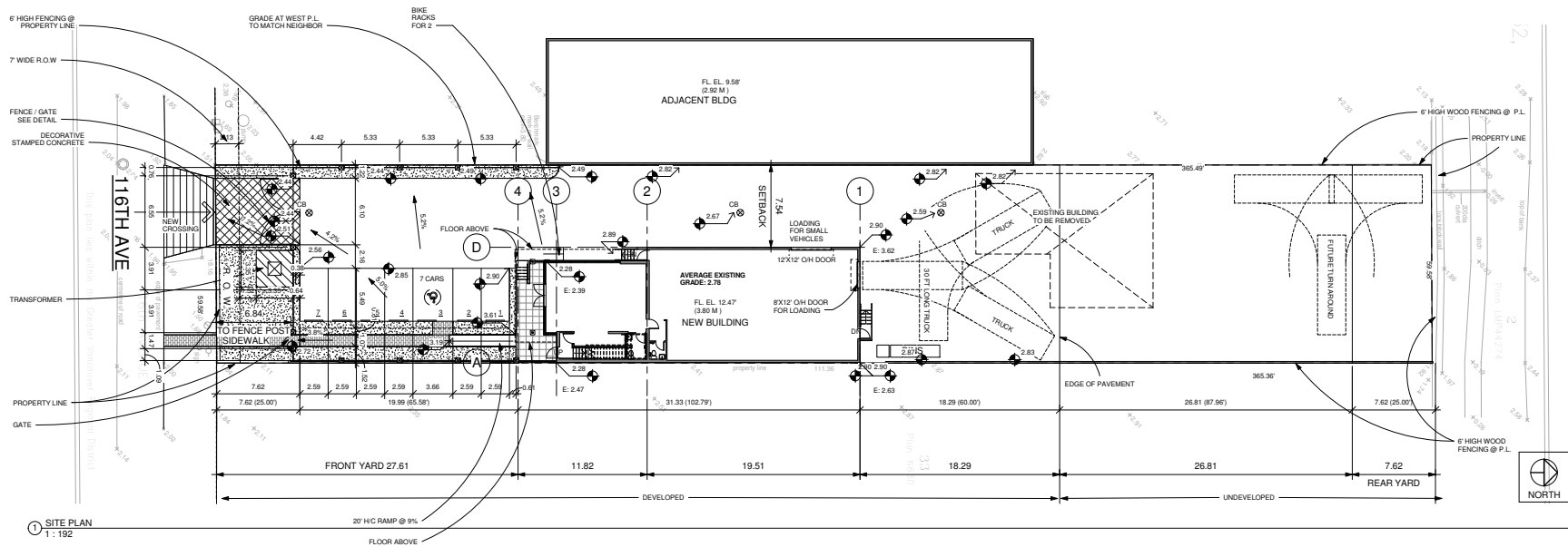
13099 - 116TH
 AVENUE, SURREY,
 B.C.

ZONING ANALYSIS:

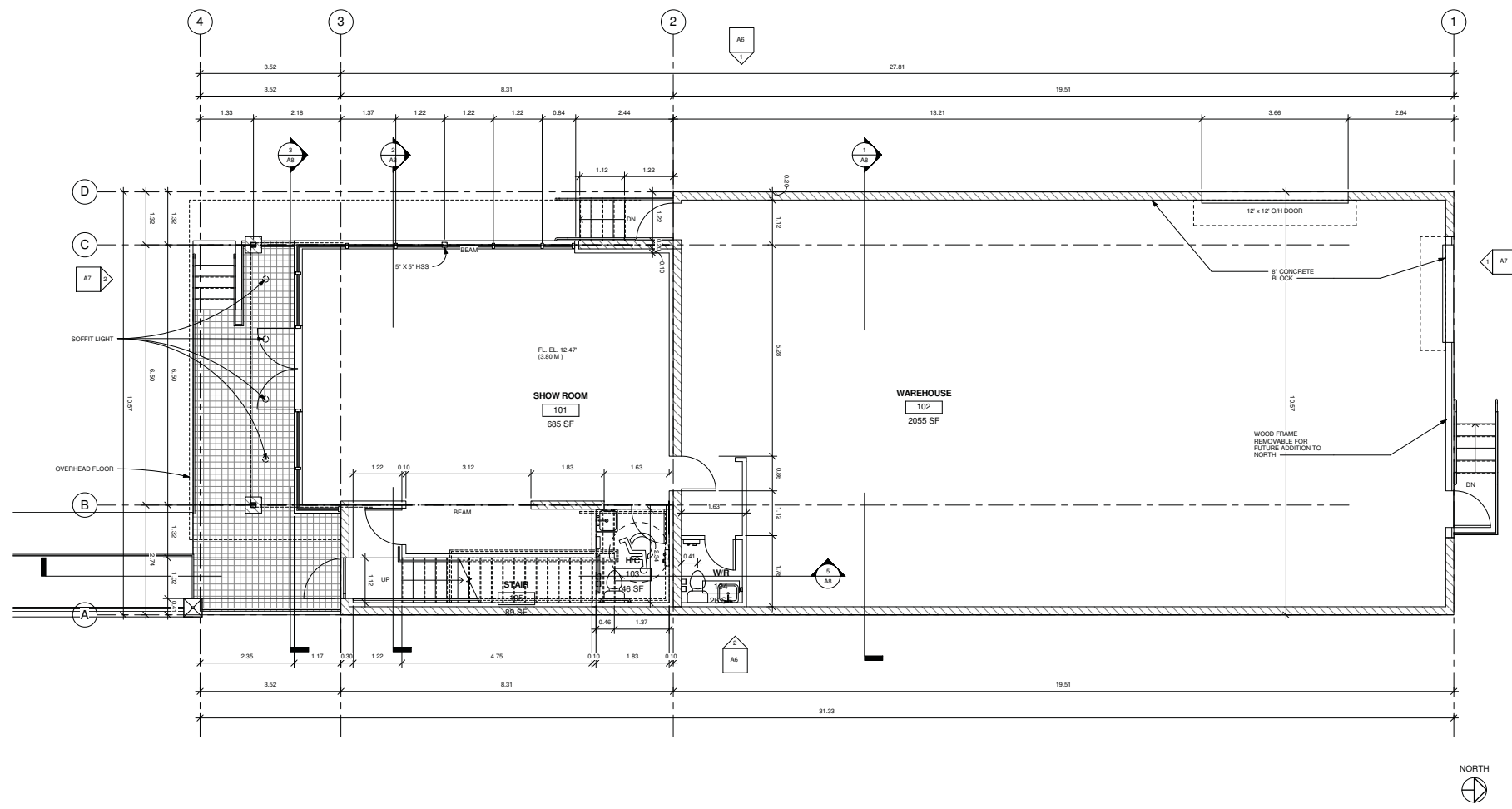
1. ZONING	IL
2. SITE AREA:	21770 SQ.FT. 0.500 ACRES 0.202 HA.
3. DENSITY	
PROPOSED BUILDING:	
1ST FLOOR	3149
2ND FLOOR	1265
TOTAL:	4414 SQ.FT.
FSR ALLOWED:	1.00
FSR PROPOSED:	4414 / 21770 = 0.20
4. SITE COVERAGE	
MAXIMUM LOT COVERAGE ALLOWED	60.0 %
PROPOSED LOT COVERAGE:	
PROPOSED BUILDING	3100 SQ.FT.
3149 / 21770 =	14.5%
5. SETBACKS:	
	REQUIRED (M.) PROVIDED (M.)
FRONT YARD	7.50 27.61
SIDE YARD WEST	7.50 7.54
SIDE YARD EAST	0 0
REAR YARD	7.50 7.62

6. HEIGHT:	
ALLOWED:	18 M (60 FT.)
PROVIDED:	
AVERAGE EXISTING GRADE	
(2.63 + 2.47 + 3.62 + 2.39) / 4 =	2.78
HIGHEST POINT OF ROOF	11.93
BUILDING HEIGHT	11.93 - 2.78 = 9.15 M
7. PARKING:	
REQUIRED:	
FIRST FLOOR	
WAREHOUSE:	2214
SHOWROOM:	744
OFFICE STAIRS:	122
TOTAL:	3080
SECOND FLOOR	
OFFICE(INCLUDING STAIRS):	1190
EXCLUDE STAIRS 2 X 122	(244)
TOTAL:	4026
4026 X 1 / 1075 = 3.75	→ 4 CARS
PROVIDED:	
STANDARD	6 CARS
H/C	1 CARS
TOTAL	7 CARS

8. BICYCLE PARKING:	
REQUIRED:	
FIRST FLOOR	
WAREHOUSE:	2214
SHOWROOM:	744
OFFICE STAIRS:	122
TOTAL:	3080
SECOND FLOOR	
OFFICE(INCLUDING STAIRS):	1190
EXCLUDE STAIRS 2 X 122	(244)
TOTAL:	4026
4026 X 0.1 / 1075 = 0.4	1 BICYCLE
PROVIDED:	
STANDARD	2 BICYCLES

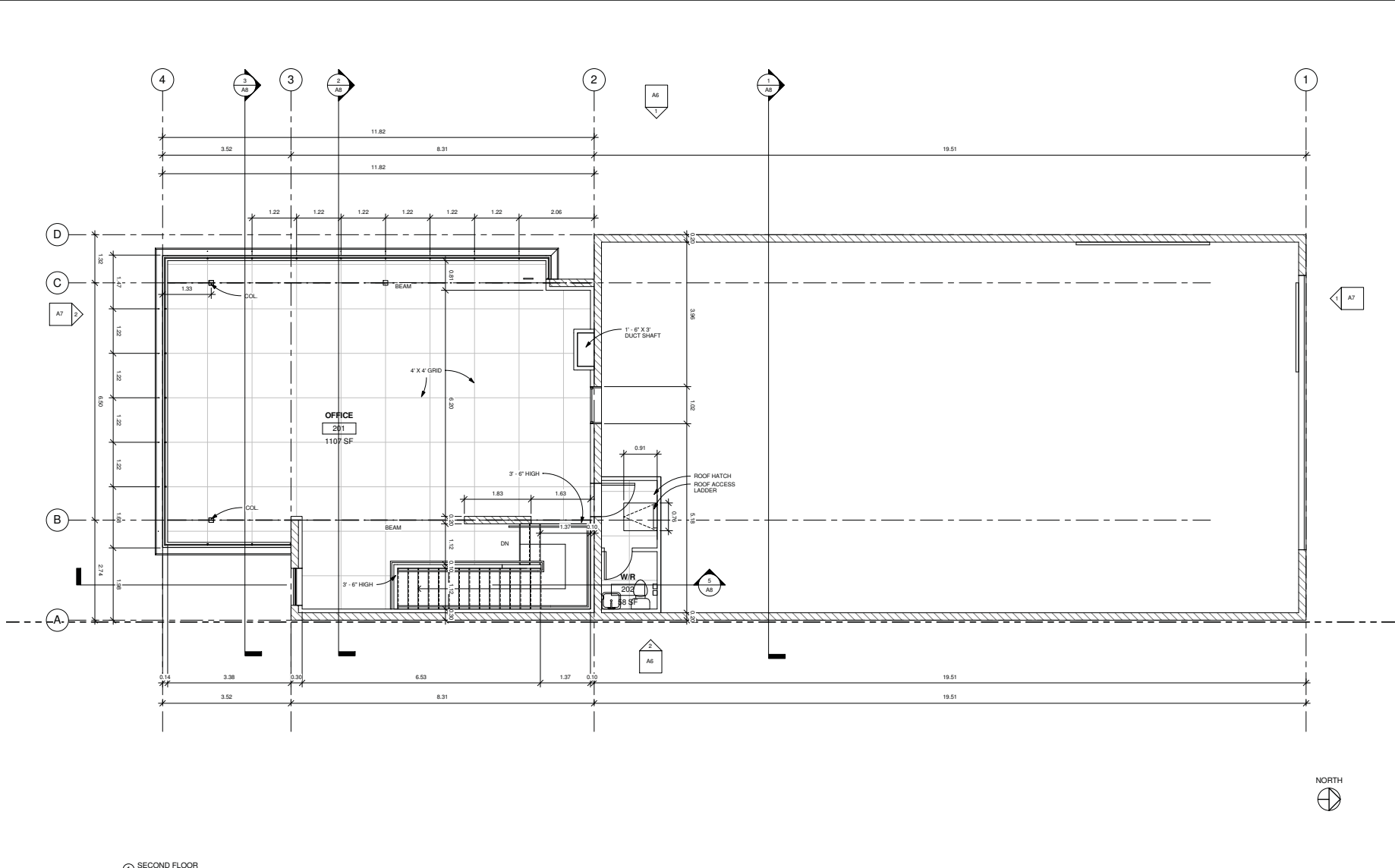


DP #7914-0051-00(C)



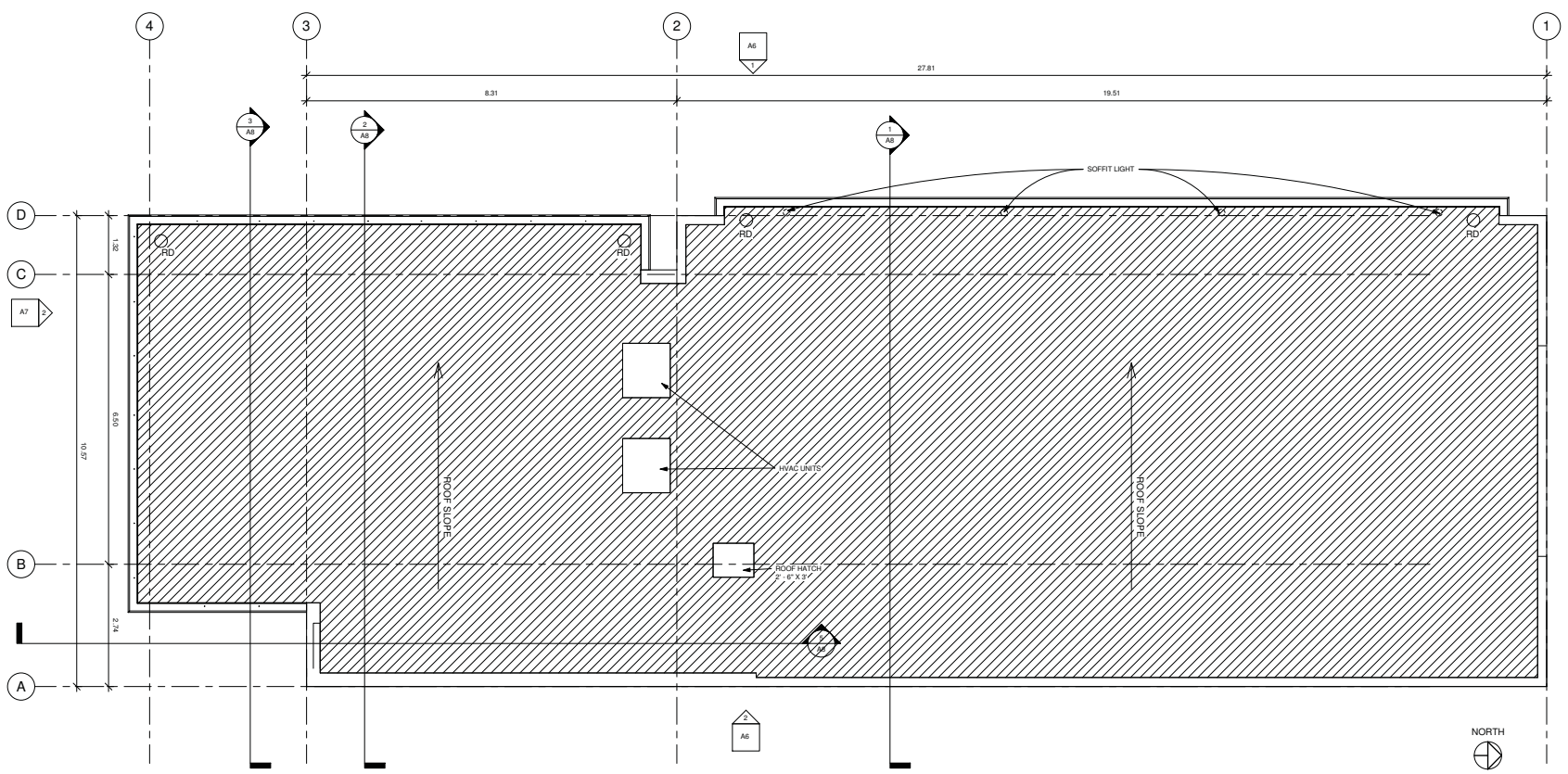
① FIRST FLOOR
 1:48

DP #7914-0051-00(D)



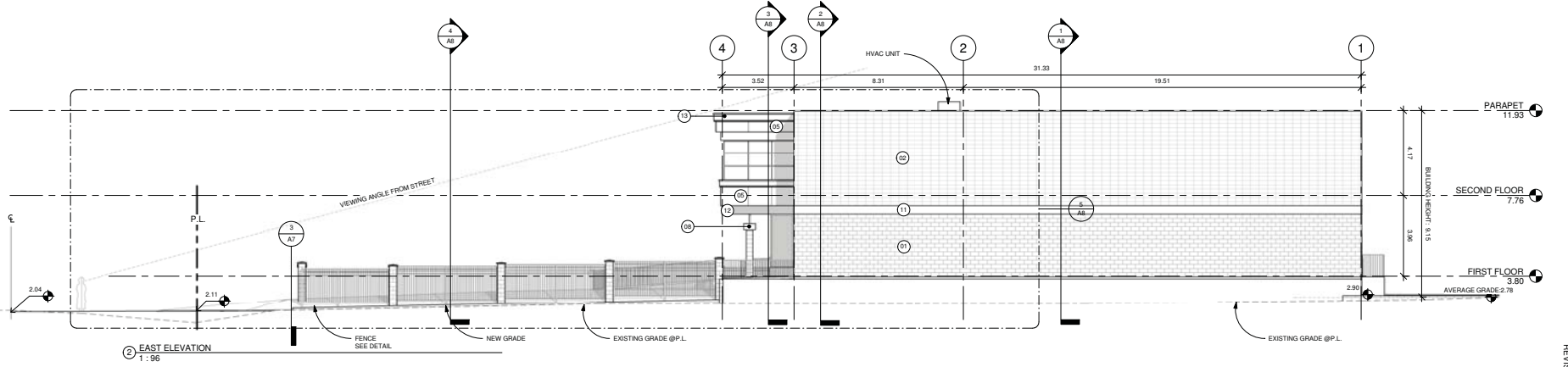
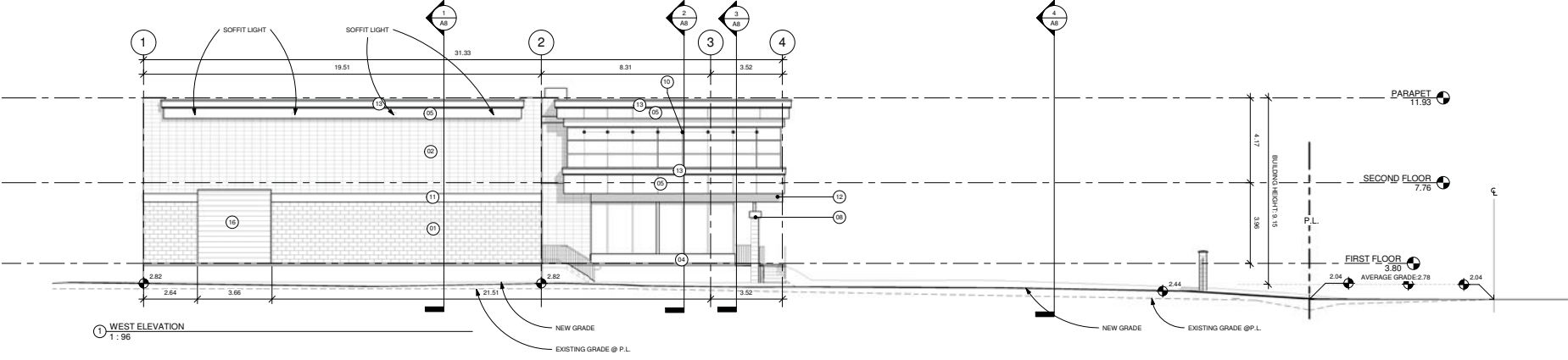
① SECOND FLOOR
 1:48

DP #7914-0051-00(E)



1 ROOF
 1:48

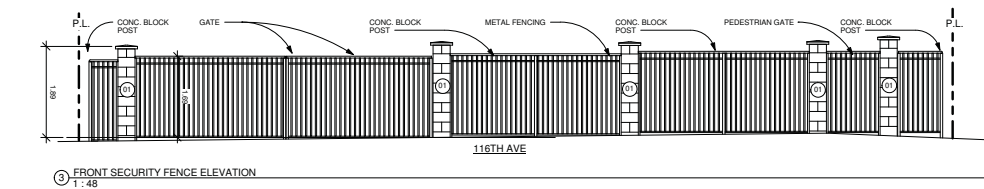
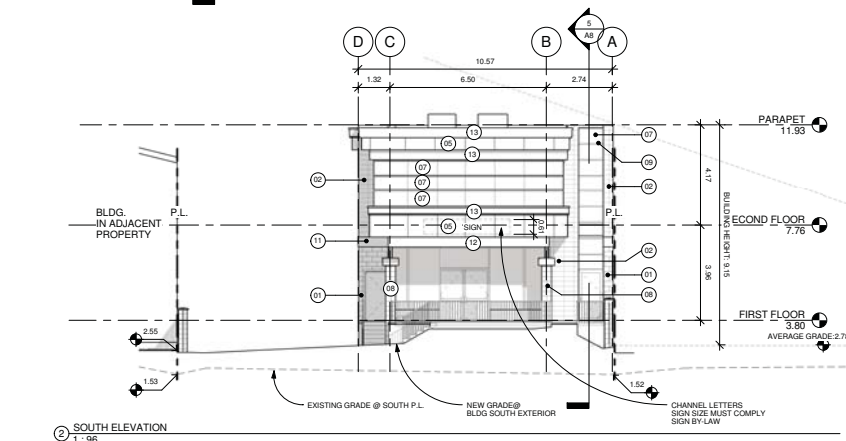
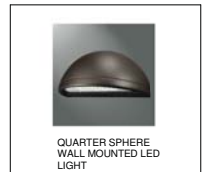
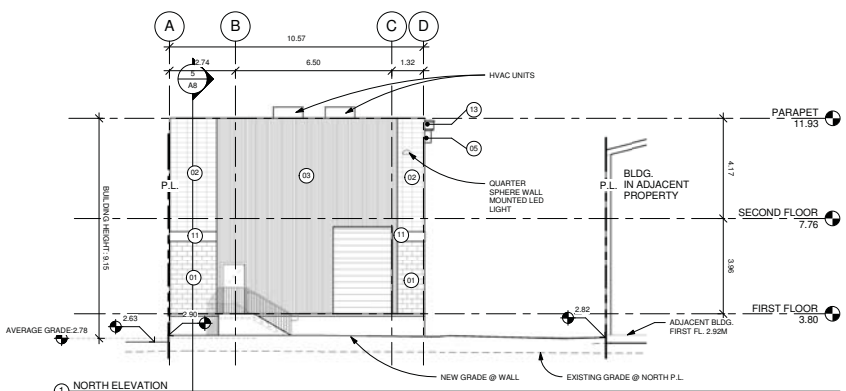
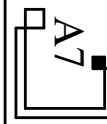
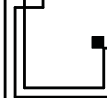
DP #7914-0051-00(F)



COLOR SCHEDULE

NO.	LOCATION	MATERIAL	FINISH
01	WAREHOUSE LOWER WALL RUNNING BOND	CONCRETE BLOCK	1 - COAT FILLER 2 - ELASTOMERIC PAINT BM #1C 156 VAN DEUSEN BLUE
02	WAREHOUSE UPPER WALL	CONCRETE BLOCK	1 - COAT FILLER 2 - ELASTOMERIC PAINT BM #2130.30 PEWTER
03	WAREHOUSE NORTH WALL	VERTICAL METAL CLADDING VIC WEST #CL 5022 SR	PRE FINISHED #2097 PEWTER
04	FIRST FLOOR WINDOW CURB	CONCRETE RENDERING FINISH	PAINT 2 COATS BM #2131-15 BLACK SATIN
05	SECOND FLOOR SPANDRELS	HARDIE PANELS COW FRY ALUMINUM REGLETS	HARDIE PANELS PREFINISHED ARCTIC WHITE REGLETS PREFINISHED BM #2130-30 PEWTEL
06	FIRST FLOOR GLAZING	SEALED	CLEAR
07	SECOND FLOOR GLAZING	SEALED REFLECTIVE	BLUE PLUS
08	FIRST FLOOR STORE FRONT FRAMING	2" X 4 - 1/2" ALUMINUM	NATURAL ANODIZED
09	SECOND FLOOR CURTAIN WALL HORIZONTAL CAPS	2" X 4" ALUMINUM	HORIZONTAL CAPS NATURAL ANODIZED HORIZONTAL CAPS TP BE CONTINUOUS
10	SECOND FLOOR CURTAIN WALL VERTICAL CAPS	2" X 4" ALUMINUM	VERTICAL CAPS NATURAL ANODIZED HORIZONTAL CAPS TP BE CONTINUOUS
11	WALL STRIPE 12" WIDE (2" COURSES)	CONCRETE BLOCK	1 - COAT FILLER 2 - COATS ELASTOMERIC PAINT BM # 2131 - 10 BLACK SATIN
12	OFFICE FLASHING	26 GA	PREFINISHED WHITE
13	OFFICE REVEAL STRIPS	26 GA	PREFINISHED BLACK
14	OFFICE XX	26 GA METAL	PREFINISHED WHITE
15	METAL DOOR OH DOOR		PAINT WHITE

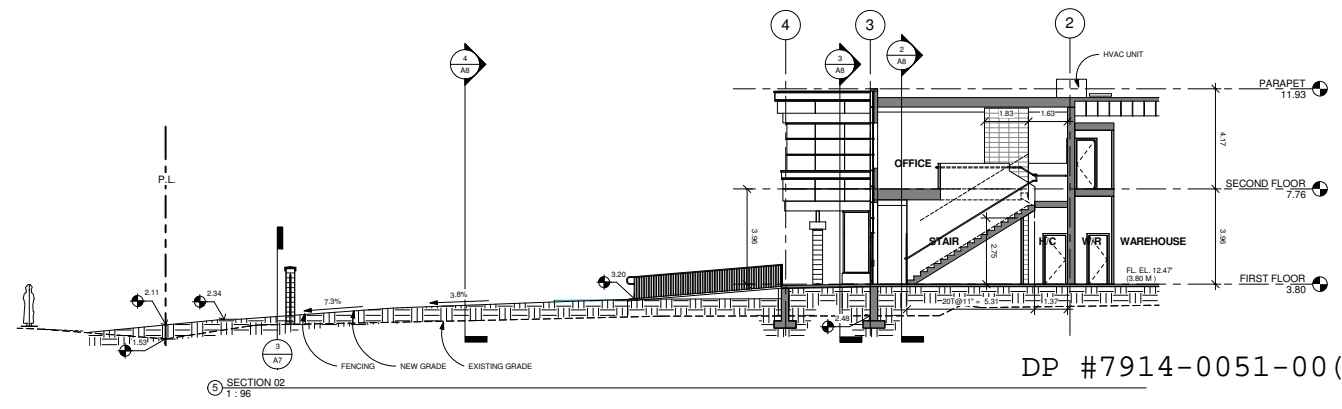
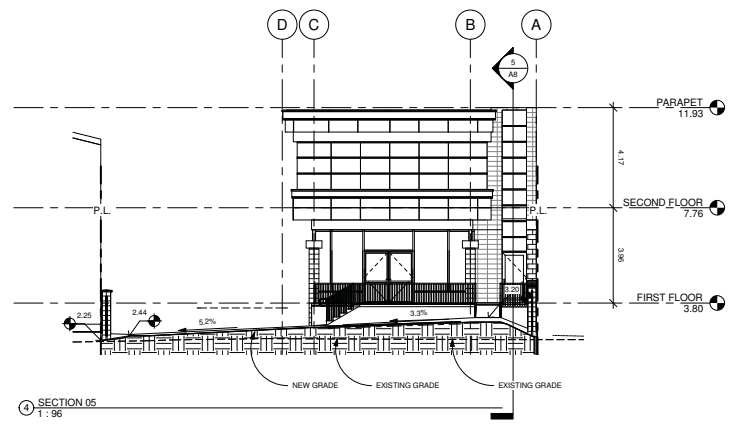
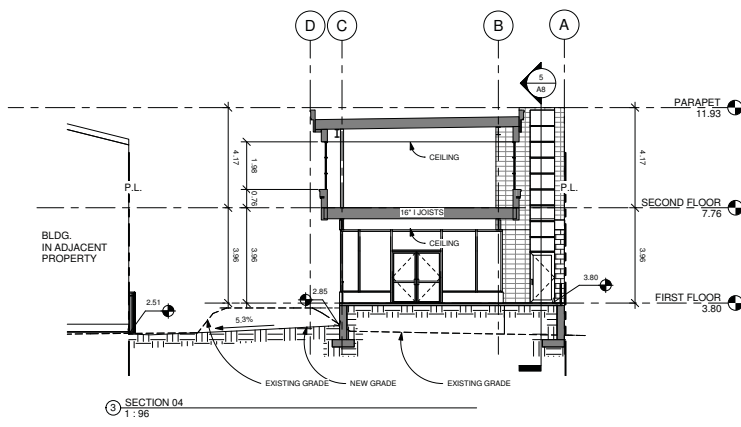
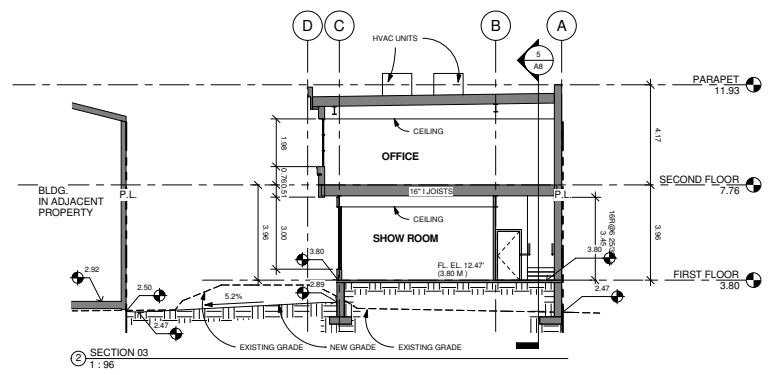
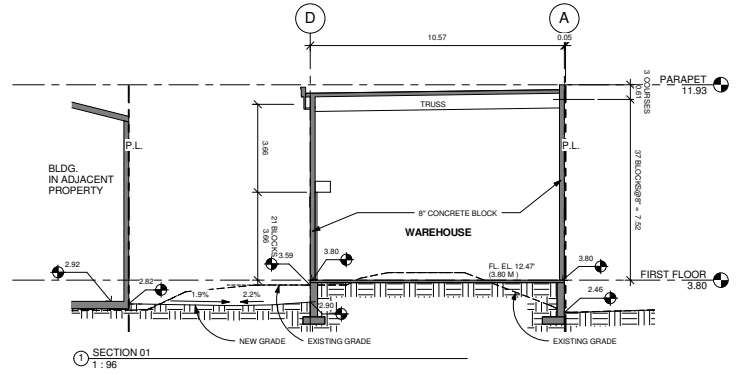
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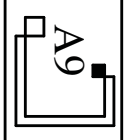
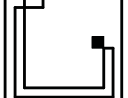
COLOR SCHEDULE

NO.	LOCATION	MATERIAL	FINISH
(01)	WAREHOUSE LOWER WALL RUNNING BOND	CONCRETE BLOCK	1 - COAT FILLER 2 - ELASTOMERIC PAINT BM #2131 10 VAN DERGREN BLUE
(02)	WAREHOUSE UPPER WALL	CONCRETE BLOCK	1 - COAT FILLER 2 - ELASTOMERIC PAINT BM #2130 30 PEWTEL
(03)	WAREHOUSE NORTH WALL	VERTICAL METAL CLADDING VIC WEST #CL 5022 SR	PRE FINISHED # 2057 PEWTEL
(04)	FIRST FLOOR WINDOW CURB	CONCRETE RENDERING FINISH	PAINT 2 COATS BM #2131 10 BLACK SATIN
(05)	SECOND FLOOR SPANDRELS	HARDIE PANELS C/W FRV ALUMINUM REGLETS	HARDIE PANELS PREFINISHED ARCTIC WHITE REGLETS PREFINISHED BM #2130 30 PEWTEL
(06)	FIRST FLOOR GLAZING	SEALED	CLEAR
(07)	SECOND FLOOR GLAZING	SEALED REFLECTIVE	BLUE PLUS
(08)	FIRST FLOOR STORE FRONT FRAMING	2" X 4, 1/2" ALUMINUM	NATURAL ANODIZED
(09)	SECOND FLOOR CURTAIN WALL HORIZONTAL CAPS	2" X 4" ALUMINUM	HORIZONTAL CAPS NATURAL ANODIZED HORIZONTAL CAPS TP BE CONTINUOUS
(10)	SECOND FLOOR CURTAIN WALL VERTICAL CAPS	2" X 4" ALUMINUM	VERTICAL CAPS PREFINISHED BM # 2131 10 BLACK SATIN
(11)	WALL STRIPE 18" WIDE (2 - COURSES)	CONCRETE BLOCK	1 - COAT FILLER 2 - COATS ELASTOMERIC PAINT BM # 2131 10 BLACK SATIN
(12)	OFFICE BEAM	HARDIE PANELS BUTT JOINTS CAULKED	PAINT BM # 2131 15 BLACK SATIN
(13)	OFFICE FLASHING	26 GA.	PREFINISHED WHITE
(14)	OFFICE REVEAL STRIPS	26 GA.	PREFINISHED BLACK
(15)	OFFICE XX	26 GA. METAL	PREFINISHED WHITE
(16)	METAL DOOR OH DOOR		PAINT WHITE

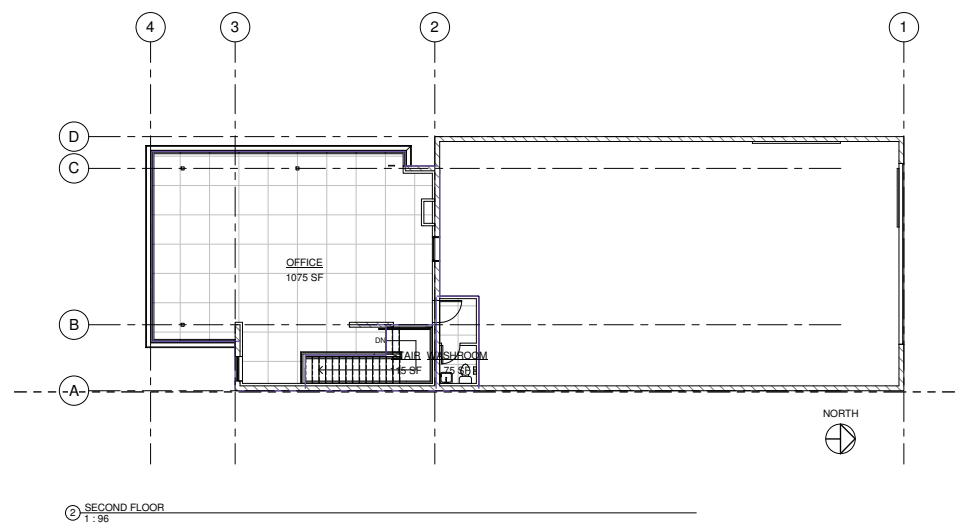
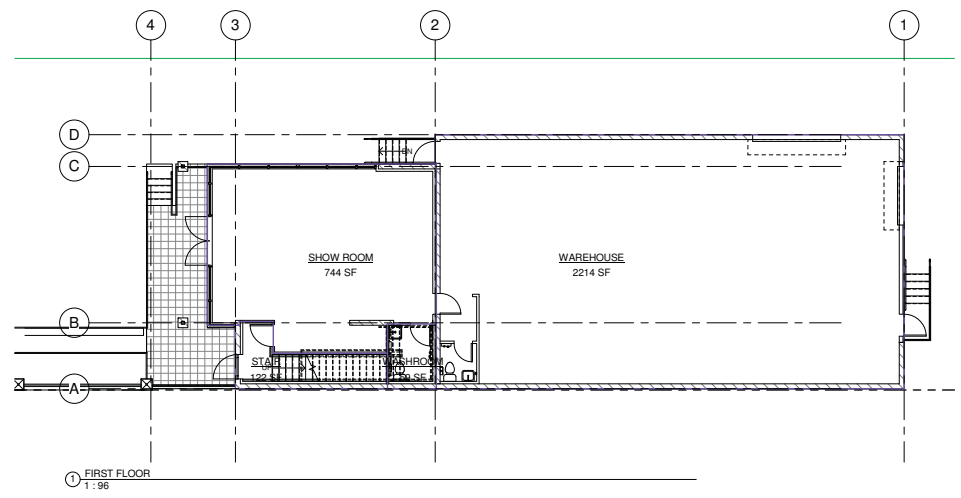
DP #7914-0051-00(H)



DP #7914-0051-00(I)



REVISED FOR DEVELOPMENT PERMIT



DP #7914-0051-00(J)

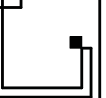


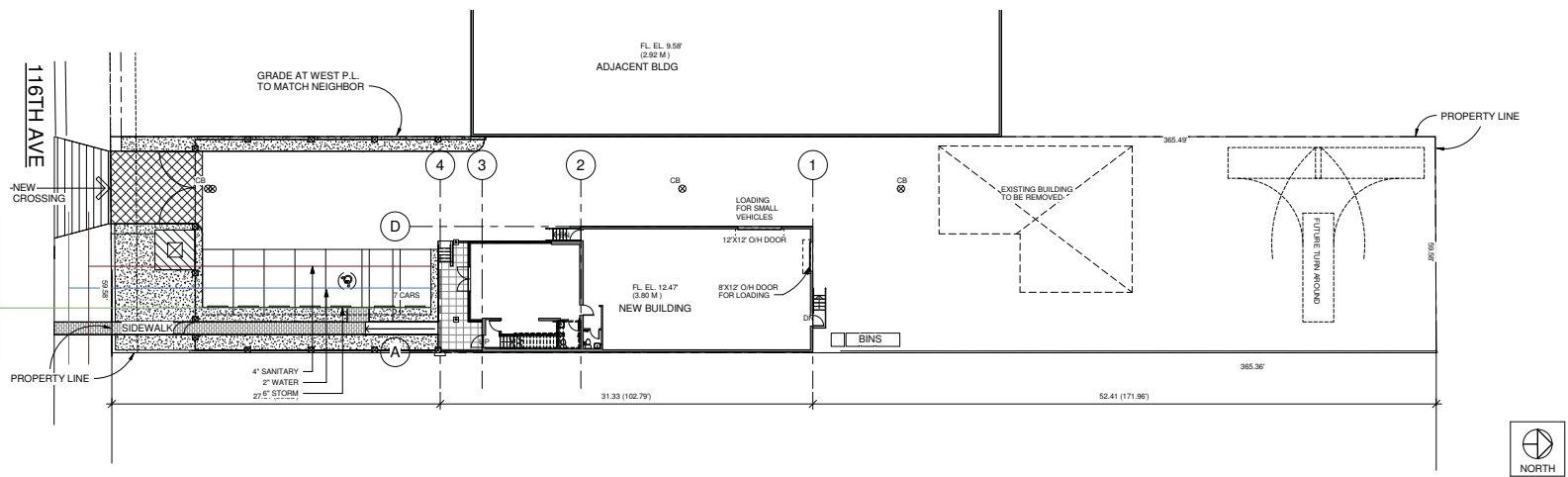
SOUTHEAST CORNER PERSPECTIVE VIEW



SOUTHWEST CORNER PERSPECTIVE VIEW

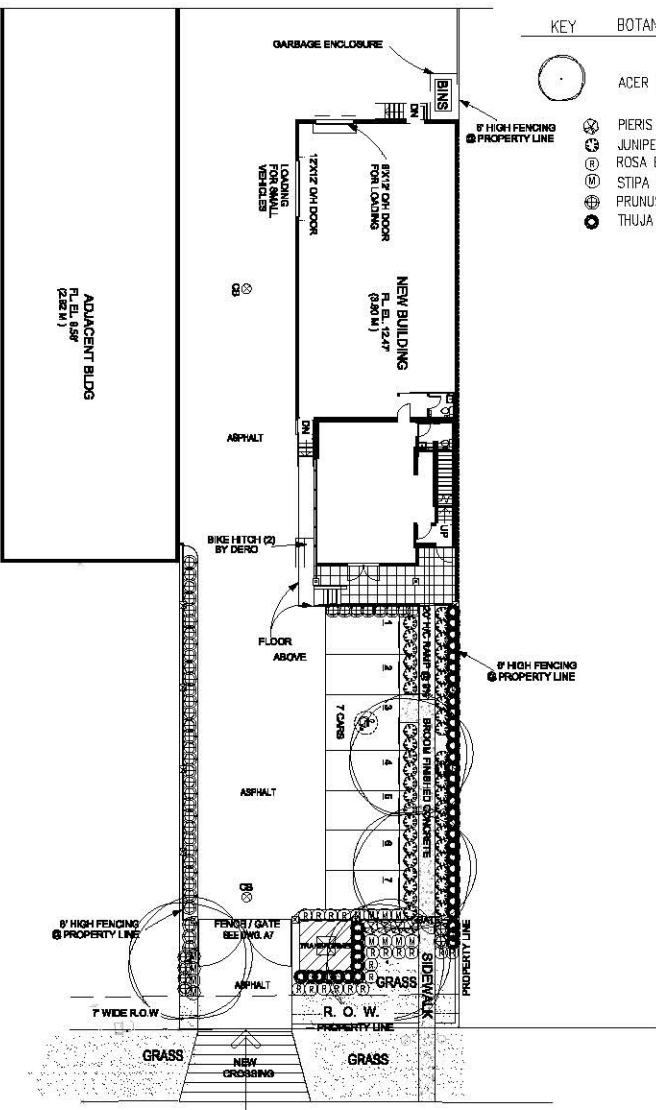
DP #7914-0051-00(K)





SERVICE PLAN
 1: 192

DP #7914-0051-00(L)

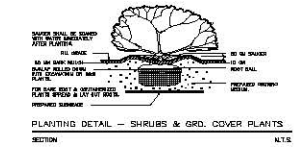
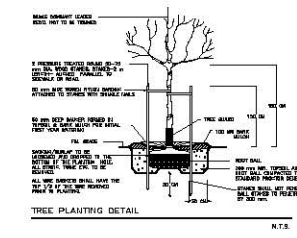


KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
⊗	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	4	#3 POT	90 CM. O.C.	
⊗	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	45	#3 POT	90 CM. O.C.	
⊗	ROSA EXPLORER 'HENRY HUDSON'	EXPLORER ROSE	18	#3 POT	90 CM. O.C.	
⊗	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	12	#3 POT	90 CM. O.C.	
⊗	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	45	#3 POT	75 CM. O.C.	
⊗	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	43	1.50 METERS	65 M. O.C.	

NOTES - GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARDS LISTED. CHECKED SPECIES ARE SPECIFIED AS PER "TRAFFIC STANDARDS" WITH PLANT SPECIES AND COMMON NAME AND THE SPECIES VARIETY. SPECIES AND COMMON NAME MUST BE AVAILABLE FOR OFFICIAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AND OF SOURCE TO BE THE SAME AS THE SPECIES LISTED. CHECKED SPECIES MUST BE APPROVED BY THE "LANDSCAPE ARCHITECT" PRIOR TO BEING USED. A SUMMARY OF THE SOURCE DATE PRIOR TO DELIVERY FOR DELIVERY TO BE AVAILABLE. SUBSTITUTIONS ARE SUBJECT TO THE "LANDSCAPE ARCHITECT".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "NURSERY FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARDS" PRACTICE CERTIFICATION DATE REVISED. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARDS".
- MIN. OFFERING HEIGHT OF THE TREE PREPARED SPECIMENS SHALL BE:

LARGE TREES	100 mm
MEDIUM TREES	100 mm
SMALL TREES	100 mm
SHRUBS	100 mm
PERENNIALS	100 mm
- PLANTING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS SPECIFIED BY THE "LANDSCAPE ARCHITECT". PLANTING MEDIA SHALL BE PROVIDED BY THE "LANDSCAPE ARCHITECT". THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LOCAL APPLICABLE PROVISIONS AND SHALL BE GENERAL MEDIA PROVIDED MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL OBTAIN THE TEST REPORTS OR TESTING IN A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL MEET THE REQUIREMENTS OF THE STANDARDS FOR SOILS. SOILS SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL OBTAIN THE TEST REPORTS OR TESTING IN A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.
- ALL PLANTING MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL OBTAIN THE TEST REPORTS OR TESTING IN A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.
- PLANT SPECIES AND VARIETIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE "LANDSCAPE ARCHITECT".
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROTECT THEM FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED ALL PLANT MATERIALS AND SUPPLIES SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PROTECT THEM FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CLEAR AREA FROM THE SITE ALL PLANTING AS IT ACCUMULATES AND SHALL AT THE COMPLETION OF THE WORK CLEAR THE AREA AND THE SITE TO BE LEFT TO A CLEAN AND PRACTICABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE	REVISION	NO.
DEC/14	SURVEY COMMENTS	4
OCT/14	REVISED SITE PLAN	3
SEP/14	REVISED SITE PLAN	2
FEB/14	REVISED SITE PLAN	1

V. KAVOLINAS & ASSOCIATES INC.
 BCRA CSA
 2145 JONAS COURT
 ABOTSFORD, B.C.
 PHONE: (804) 867-3378

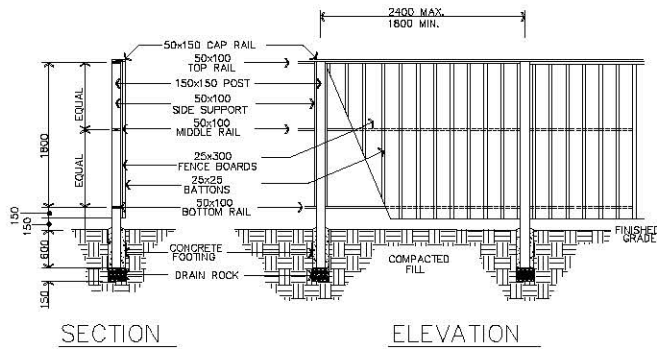
CLIENT
 GERRY BLONSKI ARCHITECT
 SUITE #14
 1246B - 82 AVENUE
 SURVEY, B.C.
 V6V 3E9
 804 572 3606

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 INDUSTRIAL BLDG
 1308B - 116 AVENUE
 SURVEY, B.C.

DATE	TIME
1/15/10	JAN/14
DATE	DATE
DATE	DATE
DATE	DATE

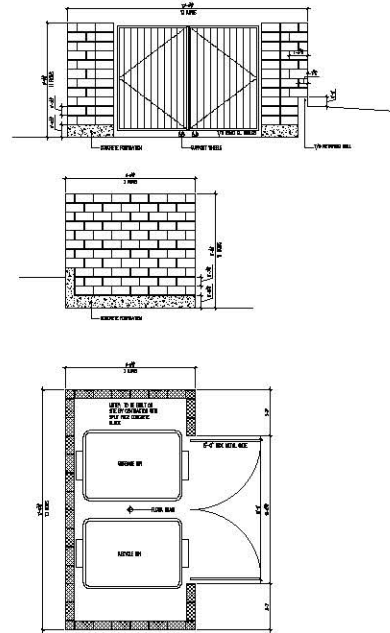
PROJECT	JOB No.
	1000000000
	1000000000

PERIMETER
FENCE DETAIL
(DIMENSIONS IN mm)

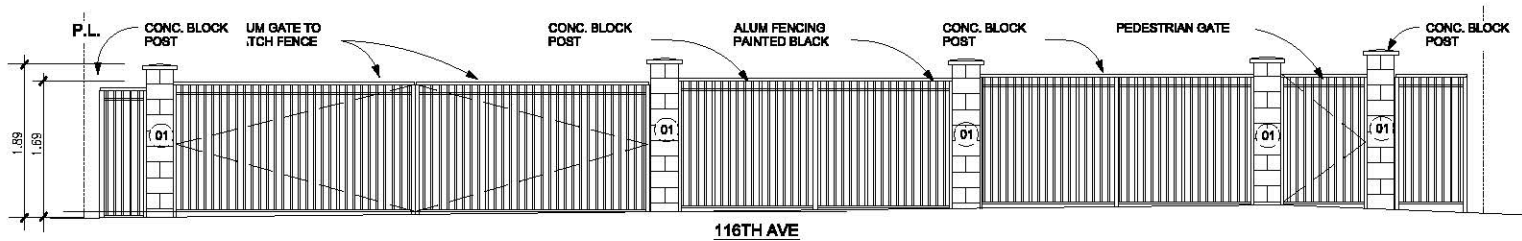


6' SOLID CEDAR FENCE TO BE INSTALLED ALONG
NORTH, EAST AND WEST PROPERTY LINES.

GARBAGE ENCLOSURE
DETAIL
N.T.S.



FRONT YARD
FENCE DETAIL
N.T.S.



DEC/14	SURETY CONTRACTS	4
OCT/14	REVISED SITE PLAN	3
SEP/14	REVISED SITE PLAN	2
FEB/14	REVISED SITE PLAN	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.
BCSA CSEA
2482 JONASDALE COURT
ABERFORD, B.C.
V3C 3E5
PHONE (604) 857-3376

CLIENT
CERRY BLOWSKI ARCHITECT
SUITE #1A
12468 - 82 AVENUE
SURREY, B.C.
V3W 3G5
604 572 3606

TITLE
PLAN VIEW
LANDSCAPE DETAILS
PROPOSED
INDUSTRIAL BLDG
13689 - 118 AVENUE
SURREY, B.C.

SCALE	DATE
1:150	JAN/14
DRAWN	DATE
DATE	DATE
APPROVED	DATE

PROJECT	JOB NO.
DRWG NO.	DATE
L-2	