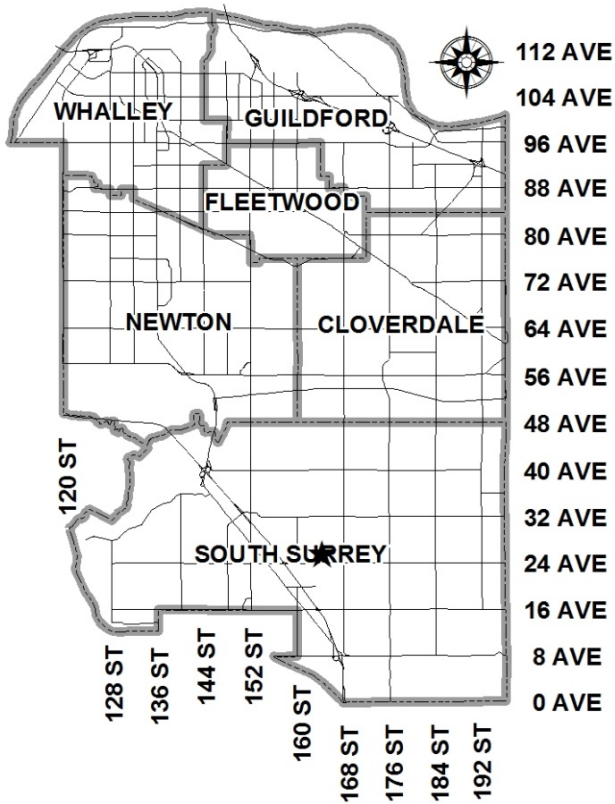


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0103-00

Planning Report Date: May 12, 2014

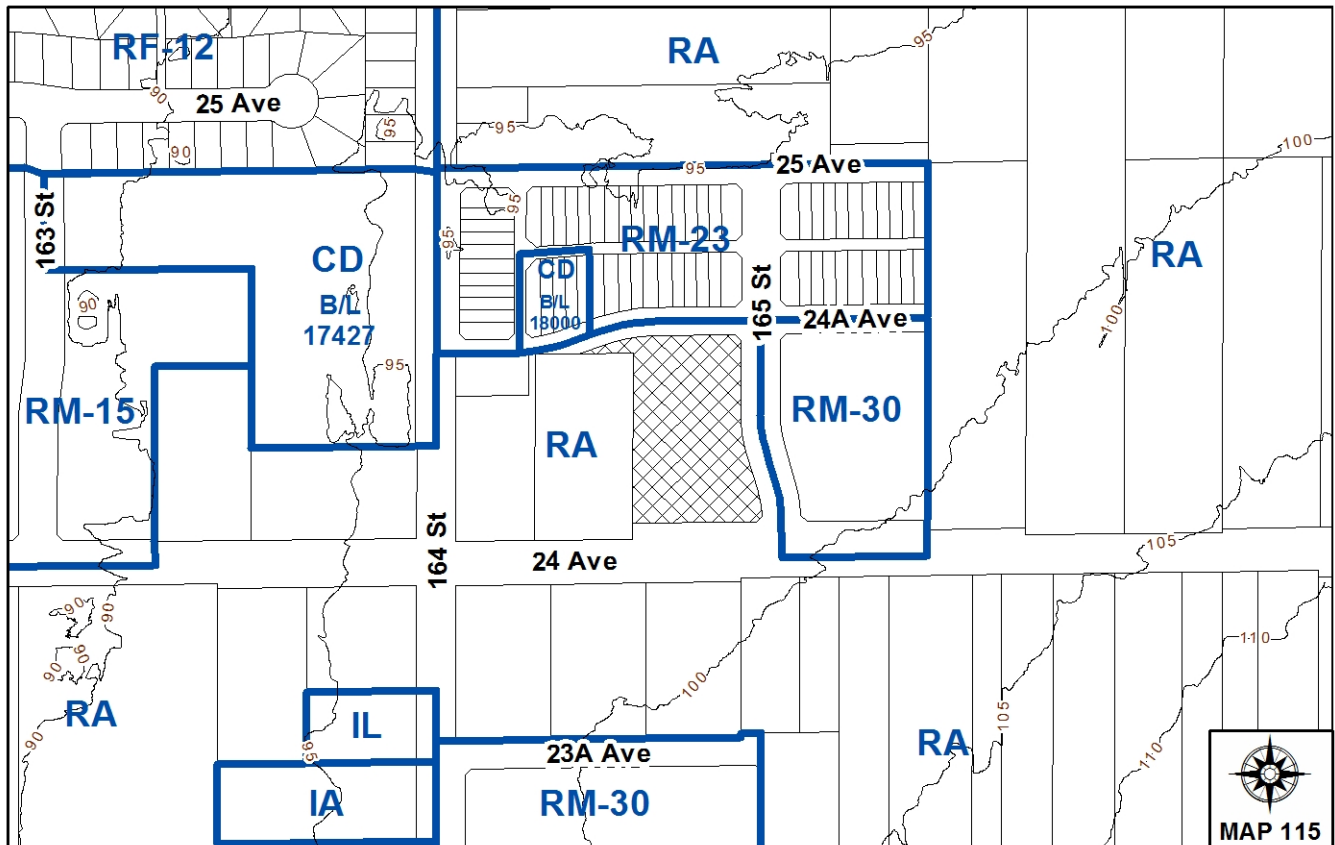


PROPOSAL:

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

in order to permit the development of a temporary real estate sales centre for a nearby multi-family residential project consisting of 65 row houses, 23 townhouses, and 26 stacked townhouses with underground parking.

LOCATION: 16467 - 24 Avenue
OWNER: Qualico Developments (Vancouver) Inc.
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Multi-Family 15 upa or Multi-Family with Tree Preservation 30 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Text Amendment.
- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Official Community Plan Text amendment is required to declare the site as a Temporary Commercial Use Permit Area.
- The proposed TUP is for a real estate sales centre for a nearby multi-family residential project consisting of 65 row houses, 23 townhouses, and 26 stacked townhouses with underground parking called "Grandview Rise" (approved under File No. 7912-0244-00) directly East and North of the subject site.
- The Grandview Rise site does not have room for a sales centre and therefore the associated sales centre must be located off-site.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and restoration of the site to its original condition.
- The applicant has confirmed that no trees protected by By-law will be removed to accommodate the proposed sales centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site in Development Application No. 7914-0103-00 a Temporary Commercial Use Area and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7914-0103-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of securities to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Surrey Fire Department: No comments.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24A Avenue):	Multi-family project called "Grandview Rise" consisting of 65 row houses is currently under construction (File No. 7912-0244-00).	Multiple Residential/ Townhouse 15-30 upa	RM-23 and CD Bylaw 18000
East (Across 165 Street):	Multi-family project called "Grandview Rise" consisting of 23 townhouses, and 26 stacked townhouses with underground parking is currently under construction (File No. 7912-0244-00).	Multiple Residential/ Townhouse 15-30 upa and Multi- Family 30-45 upa	RM-30
South (Across 24 Avenue):	Single family homes and accessory buildings.	Suburban/ Cluster Residential 10-15 upa	RA
West:	Single family homes on treed sites.	Suburban/ Multi-Family 15 upa or Multi-Family 30 upa with Tree Preservation	RA

BACKGROUND AND JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Suburban" in the Official Community Plan (OCP).
- A temporary real estate sales centre is a temporary structure (such as a modular building or trailer) that is used as a sales office for new developments, primarily residential developments. Typically, these temporary structures contain a sales office, a display area for a model of the project and accompanying floor plans, as well as mock-ups of residential units that are for sale.
- Temporary real estate sales centres can be located either on the site of a development under construction or on a nearby site. However, the permit processes for siting the structure are different depending on the proposed location. For a sales centre that is proposed on the same site as the development under construction, the permit process is handled by staff, on the basis that a public process associated with the Rezoning and Development Permit has taken place for the proposed development.

- For a sales centre that is proposed on a nearby property that is designated "Suburban" in the OCP, such as the subject application, Council approval of a Temporary Commercial Use Permit (TUP) is required. As such, an Official Community Plan Text Amendment is required for the subject site, to declare the property a Temporary Commercial Use Permit Area and a Public Hearing for the amendment is required before the TUP can be issued.

DEVELOPMENT CONSIDERATIONS

- The subject site is designated "Multi-Family 15 upa or Multi-Family 30 upa with Tree Preservation" in the Orchard Grove Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".
- The applicant has applied for a Temporary Commercial Use Permit (TUP) to permit the development of a temporary real estate sales centre on the site, with associated parking for a nearby multi-family residential project consisting of 65 row houses, 23 townhouses, and 26 stacked townhouses with underground parking called "Grandview Rise" (approved under File No. 7912-0244-00) directly East (across 166 Street) and North (across 24 Avenue) of the subject site.
- The applicant would like to conduct presales for the Grandview Rise project prior to the homes being completed. As such, the Grandview Rise site does not have room for a sales centre and therefore the associated sales centre must be located off-site. Having the sales centre in a central off-site location would also ensure that the sales centre does not have to be moved as the Grandview Rise project is built out.
- The applicant will install three (3) parking stalls including one (1) handicapped parking stall for the proposed development. This meets the requirements of the Zoning By-law.
- The proposed TUP will be in effect for three (3) years, which should be sufficient time for the applicant to finalize the sales of their development.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and restoration of the site to its original condition.

PRE-NOTIFICATION

- Pre-notification letters were mailed on April 22, 2014 and a development proposal sign was erected on the site. Staff received one (1) phone call requesting information only.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey building, with a total building area of 89.2 square metres (960 sq. ft.). The building will be sited on the North portion of the site fronting 24A Avenue. The building will contain a reception and sales area, presentation centre, an office, and a fully accessible washroom.
- The proposed sales centre features a flat roof and vertical wood siding as the primary cladding material. The area around the sales centre will be landscaped with Japanese Maple trees and a combination of ornamental shrubs and grasses consisting of Rhododendron, Zagreb Tickseed, Dwarf Fountain Grass and English Lavender.
- The proposed signage consisting of a vinyl wrap on the North, West and East elevations of the proposed sales centre will be an appropriate scale for the size of the proposed sales centre.

TREES

- The applicant has confirmed that no trees protected by By-law will be removed to accommodate the proposed sales centre.

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.	Engineering Summary
Appendix III.	OCP Text Amendment By-law
Appendix IV.	Temporary Commercial Use Permit No. 7914-0103-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10176.8 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		0.88%
SETBACKS (in metres)		
Front (24A Avenue)		4.5 m
Rear		74.2 m
Side (East)		12.2 m
Side (West)		79.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal		3.04 m
Accessory		
FLOOR AREA: Commercial		
Retail		
Office		
Total		89.2 sq. m.
TOTAL BUILDING FLOOR AREA		89.2 sq. m.
PARKING (number of stalls)		
Commercial	3	3
Total Number of Parking Spaces	3	3
Number of disabled stalls		1

Heritage Site	NO	Tree Survey Provided	YES
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**TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: May 3, 2014 PROJECT FILE: **7814-0103-00**

**RE: Engineering Requirements (Multi-Family)
Location: 16467 - 24 Ave**

This applicant is requesting a Temporary Use Permit (TUP) to install a temporary Real Estate Sales Centre for Surrey Project 7812-0244-00.

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit.

Works and Services

- Provide water service connection.
- Provide a sanitary sewer connection
- Provide on-site drainage.
- Provide Fire protection.
- Provide 7.3 metre access from 24A Avenue.
- Provide off street parking: one(1) parking stall per 100 sq.m. of building area plus one (1) accessible stall.

Note that with the proposed configuration, Final Construction Inspection of works under Surrey Project 7812-0244-00 is required prior to issuance of the Temporary Use Permit. The applicant may wish to investigate alternative opportunities to access and service the site to better meet project schedules.



Rémi Dubé, P.Eng.
Development Services Manager

LR

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:

Division A., Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. ____:

Temporary Commercial Use Permit Area No. ____

Temporary Sales Centre

Purpose: To permit a temporary real estate sales centre and an associated parking area.

Location: Parcel Identifier: 029-272-858
Lot 1 Section 24 Township 1 New Westminster District Plan
EPP36954

16467 - 24 Avenue

- Conditions:
- (a) Parking is restricted to vehicles less than 5,000 kilogram [11,000 lbs.] GVW;
 - (b) Parking surfaces shall be of a dust-free material such as crushed gravel; and
 - (c) Upon the termination of this Temporary Use Permit, the real estate sales centre shall be removed and the land restored to its original condition.

Expiry:

This temporary use permit shall lapse on or before three (3) years from date of issuance.

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7914-0103-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC
("the Owner")

Address of Owner: 310, 5620 - 152 Street
Surrey, BC V3S 3K2

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 029-272-858
Lot 1 Section 24 Township 1 New Westminster District Plan EPP36954

16467 - 24 Avenue

(the "Land")

3. The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - (a) A real estate sales centre and an associated parking area.
5. The temporary use shall be carried out according to the following conditions:
 - (a) The appearance and location of the real estate sales centre, access and parking areas shall be as shown on Schedule B which is attached hereto and forms part of this permit;
 - (b) Parking is restricted to vehicles less than 5,000 kilograms [11,000 lbs.] GVW;
 - (c) Parking surfaces shall be of a dust-free material such as crushed gravel; and

(d) Upon the termination of this Temporary Use Permit, the real estate sales centre shall be removed and the land restored to its original condition.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$ 5,000.00

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse on or before three (3) years from date of issuance.

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 TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

OR

Authorized Agent: Signature

Name (Please Print)

Owner: Signature

GUY YOUNG

Name: (Please Print)

TO THE CITY OF SURREY:

I, QUALICO DEVELOPMENTS (VANCOUVER) INC. (Name of Owner)

being the owner of LOT 1 SECTION 24 TOWNSHIP 1 NWD PLAN EPP 36954
(Legal Description)

known as 16467 - 24 AVENUE
(Civic Address)

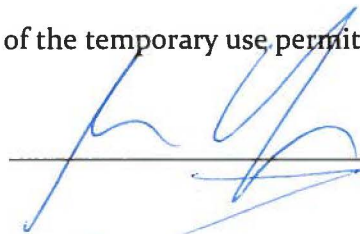
hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.



(Owner)



(Witness)

Grandview Rise

Sales Centre
Surrey, British Columbia



Issued for Temporary Use Permit April 11th, 2014



Burrowes Huggins Architects

Project Statistics

PROJECT STATISTICS						
Project:	P412	GRANDVIEW RISE SALES CENTRE	STREETSIDE DEVELOPMENTS		Date:	04-Apr-14
					Revised:	
Site Area:		1.43 acres	0.58 ha			
Building Footprint:		960 sq.ft.	89.2 sq.m.			
Parking Provided:		3 stalls incl. 1 H/C				

Note: Areas are calculated from the architectural drawings and measured from the exterior face of exterior walls.

Project Directory

Owner:

Streetside Developments (BC) Ltd.
 310 - 5620 152nd Street
 Surrey, British Columbia, V3S 3K2
 tel: 778.571.2111

Architect:

Burrows Huggins Architects
 205 - 1628 West 1st. Avenue
 Vancouver, British Columbia, V6J 1G1
 tel: 604.730.8100

Civil:

Hunter Laird Engineering – A Focus Company
 #300 - 65 Richmond Street
 New Westminster, British Columbia, V3L 5P5
 tel: 604.525.4651

Landscape:

Rod Maruyama & Associates Inc.
 Unit C, 680 Leg in Boot Square
 Vancouver, British Columbia, V5Z 4B4
 tel: 604.874.9967

revisions:

no.	date	description

issue:

14/04/11 Temporary Use Permit

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 Telephone: 604.730.8100 | Fax: 604.730.8107
 Web: www.bhac.ca

project:

Grandview Rise
 Surrey, British Columbia

consultant:

seal	seal
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drawn:	PH/MH	date:	January 2014
checked:			
scale:	NTS	project no.:	P-412
sheet title: Project Statistics			
P412-Plans v2013.vwx			

sheet no.:	A1.00	revision:	
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CONTEXT PLAN
SCALE: 1:500



revisions:

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issue:
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Web: www.bh.ca

project:

Grandview Rise
Surrey, British Columbia

STREETSIDE DEVELOPMENTS

consultant:

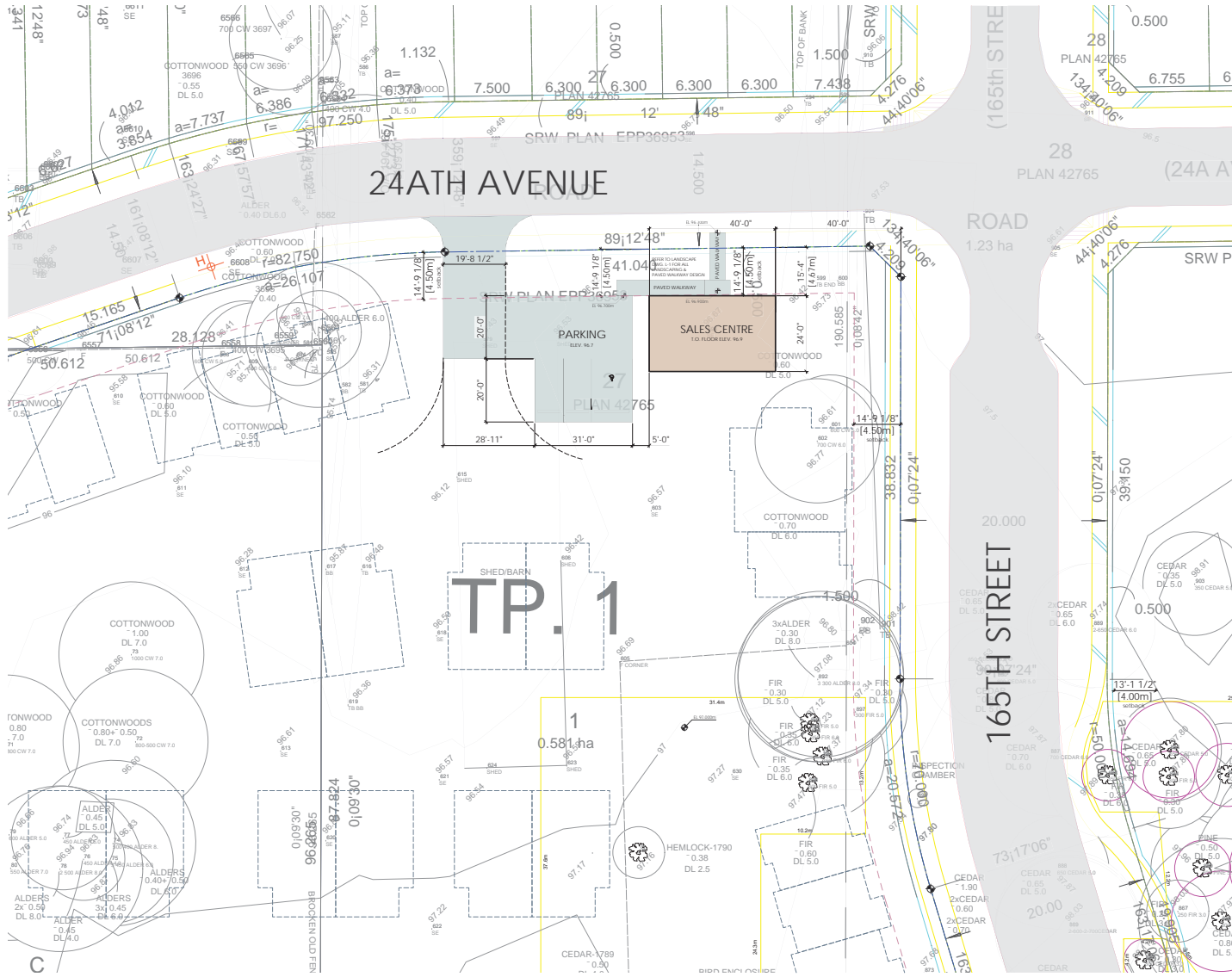
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scale: 1:750	sheet title: Area Plan
P412-Plans v2013.vwx	

sheet no.:
A1.01

revision:
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SITE PLAN SALES CENTRE
SCALE: 1/16" = 1'-0"



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14/04/11	Temporary Use Permit

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Web: www.bha.ca

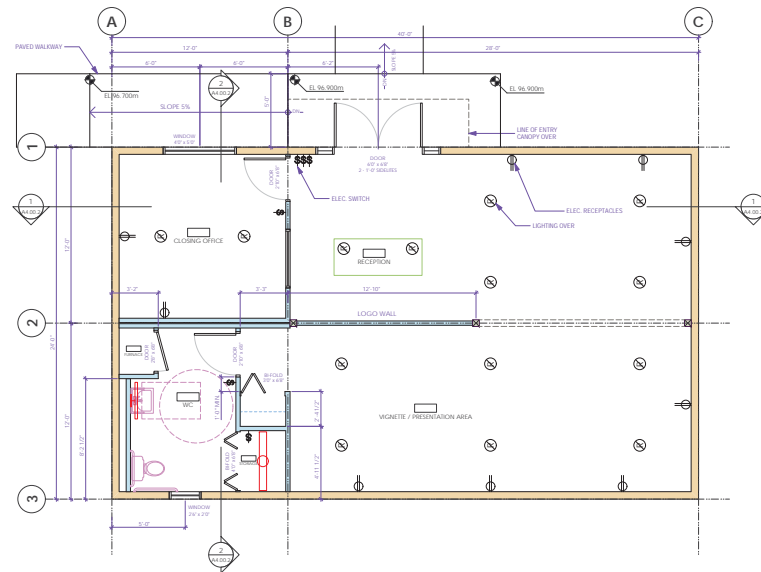
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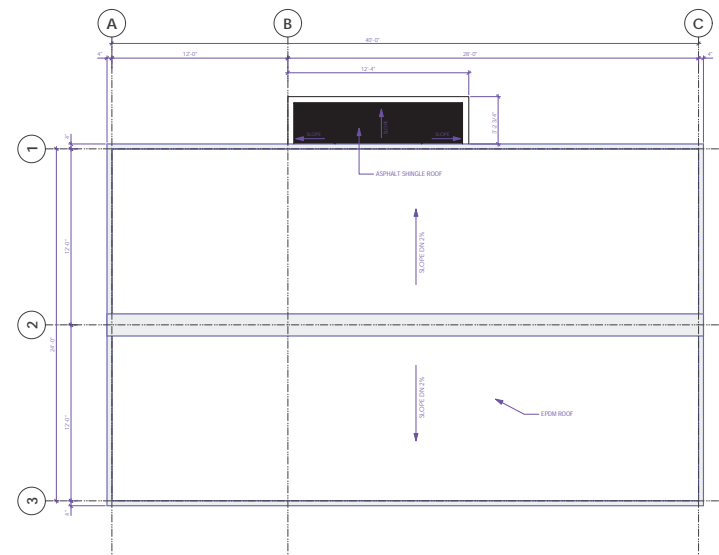
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MCH/PH	March 2014
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scale:	project no.:
as noted	P-412
sheet title:	
Site Plan Sales Centre	
P412-Plans v2013.vxd	

sheet no.:	revision:
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SALES CENTRE FLOOR PLAN
SCALE: 1/4" = 1'-0"



SALES CENTRE ROOF PLAN
SCALE: 1/4" = 1'-0"

revisions:

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issue:
14/04/11 Temporary Use Permit

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Web: www.bharc.ca

project:

Grandview Rise
Surrey, British Columbia

consultant:

seal

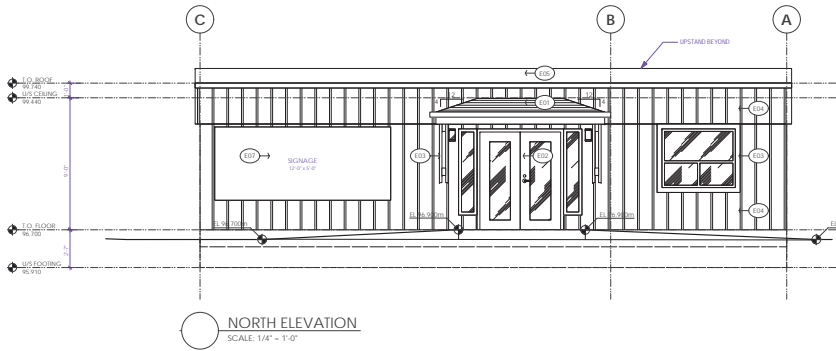
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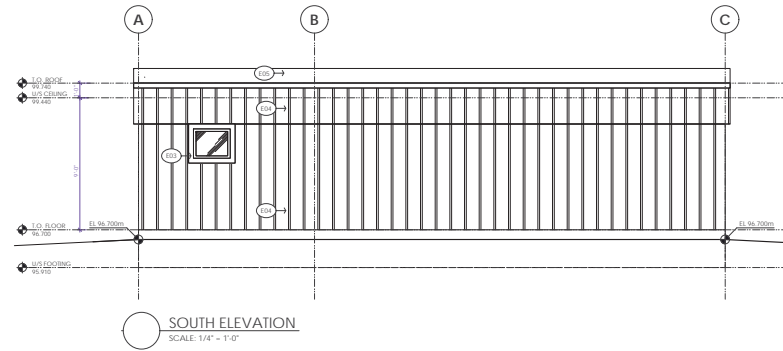
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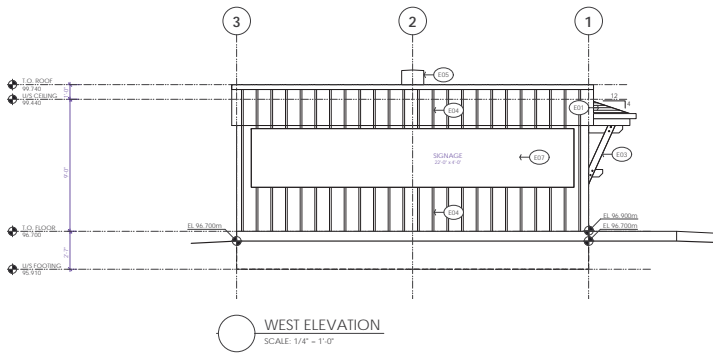
revision:



NORTH ELEVATION
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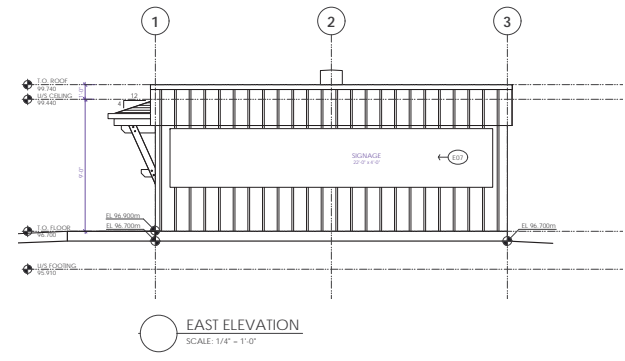


SOUTH ELEVATION
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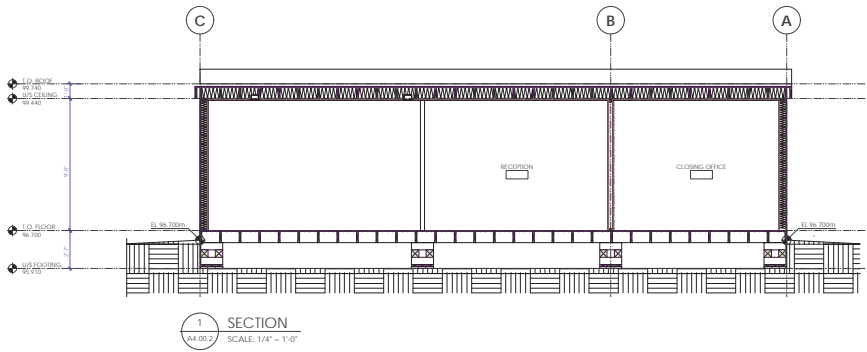


WEST ELEVATION
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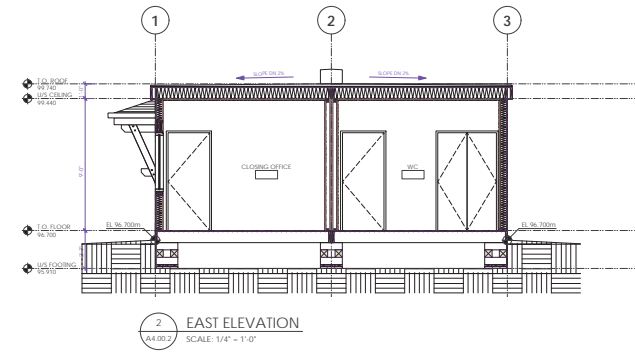
- EXTERIOR MATERIAL SCHEDULE**
- E01 ASPHALT ROOF SHINGLES
 - E02 PAINTED STEEL DOOR
 - E03 PAINTED WOOD BRACKETS & TRIM
 - E04 STAINED VERTICAL WOOD SIDING
 - E05 PAINTED PLYWOOD
 - E07 MARKETING SIGNAGE



EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

revisions:

no.	date	description

issue:
14/04/11 Temporary Use Permit

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Telephone: 604-730-8100 | Fax: 604-730-8107
Web: www.bha.ca

project:
Grandview Rise
Surrey, British Columbia
STREET SIDE DEVELOPMENTS

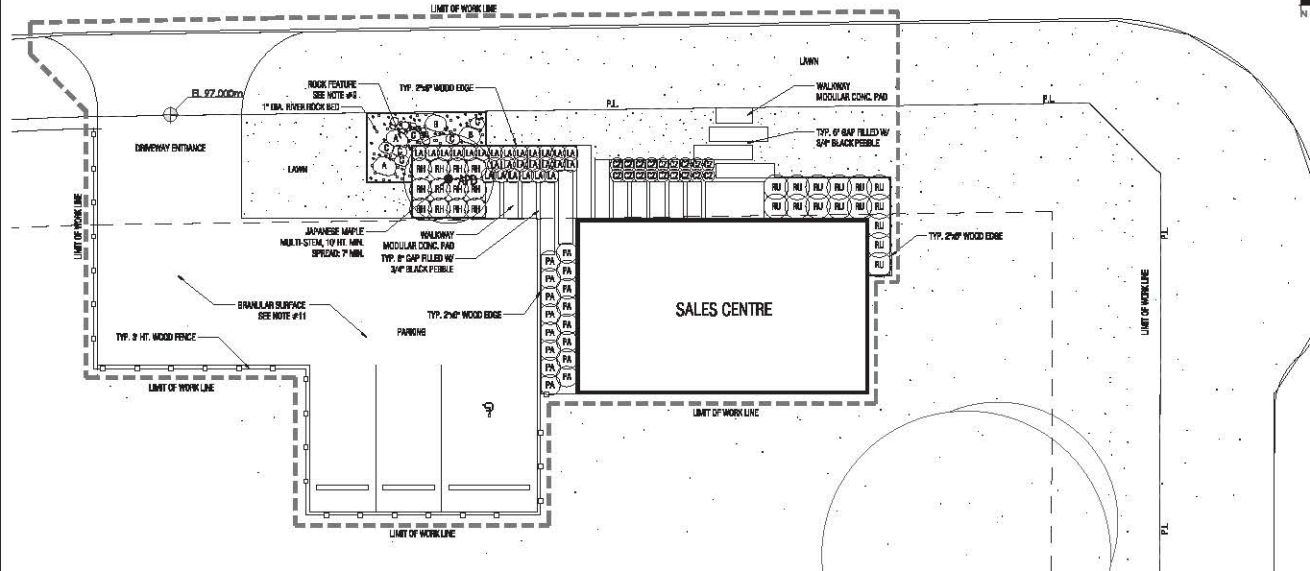
consultant:

seal

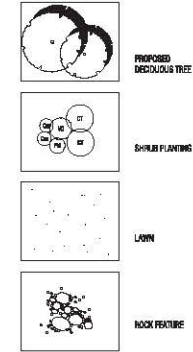
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sheet title: Sales Centre Elevations & Sections
P412-Plans v2013.vxd

sheet no.: **A4.00.2** revision:

24A AVENUE



LEGEND:



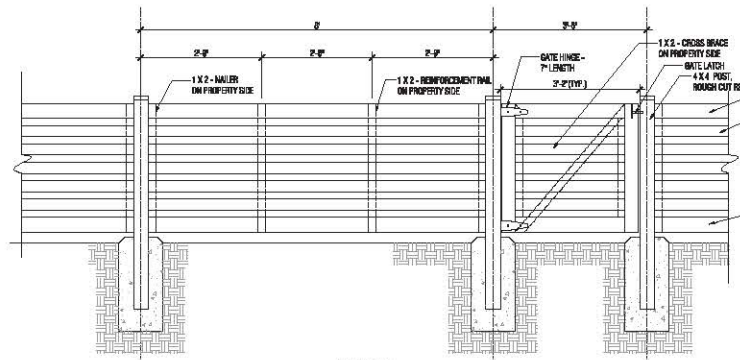
1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCITA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. SELECTED TOPSOIL SHALL BE DELIVERED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASS/SED AREA: 12" (200MM) ON SLOPE, 8" (150MM) ON GRADE
B. GROUND COVER: 12" (200MM)
C. SHRUBS: 10" (250MM)
D. TREE PITS: 30" (750MM) WITH 10" (200MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SOCCOED WITH #1 PREMIUM RESIDENTIAL SOO.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVER: 1" O.C.
7. 2" DEPTH OF 1" MINUS COMPOST BARKCH TO BE INSTALLED ALL SHRUB PLANTING AREAS.
8. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILT) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREA.
9. ROCK AND BOLLUS MATERIALS:
ALL BOLLUS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FLD. DO NOT SUPPLY STRAIGHT OR SPILT FACED STONE. THEY WILL BE REJECTED. PROVIDE APT PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLLUS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
NOTE: A. 2-3" TO 4-6" DIAMETER
B. 2-4" TO 3-9" DIAMETER
C. 1-1" TO 2-4" DIAMETER
10. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING AND STRUCTURAL.
11. PARKING LOT SURFACE MATERIAL TO BE 8" DEPTH OF 3/4" CLEAR CUSHED GRANULAR OVER COMPACTED SUBGRADE.

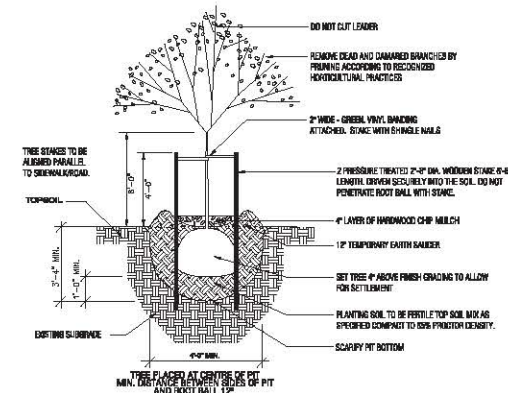
PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
AP1	1	ADEN PALM/TAM	JAPANESE MAPLE	3.0M HT.	B & B
SHRUBS & GROUND COVERS					
RU	15	INDODORON UNIQE	LANE RHOOD	#5	CONTAINER
RM	12	INDODORON HACHIMANN'S FANTASTIC	FANTASTIC PARADISEORON	#5	CONTAINER
PA	15	FRONTSIA ALBA/ROSEUS HANDELBY	DRIVER FOLIUM GRASS	#5	CONTAINER
LA	25	LARNDOLA ANGLUSTIFOLIA	EARLH/LANDER	#2	CONTAINER
QZ	18	CORDEPS VERTICILLATA ZAKRES	ZAKRES TORSEED	#2	CONTAINER

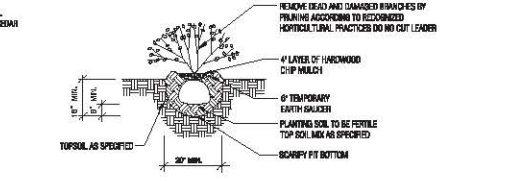


2 3' HT. WOOD FENCE
SCALE: 3/4" = 1'-0"

165TH STREET



3 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



4 SHRUB PLANTING DETAIL
SCALE: NTS

REVISIONS REQUIRED
1. 2024-08-01
2. 2024-08-01
3. 2024-08-01
4. 2024-08-01
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PROJECT: **GRANVIEW RISE - SALES CENTRE**
SURREY, B.C.
ARCHITECT: **ARCHITECTURE ARCHITECTS**
CLIENT: **STREETWISE DEVELOPMENTS**
1000 WESTERN AVENUE, SUITE 100, VANCOUVER, B.C. V6H 3G8, PH: 604-271-1111, WWW.STREETWISEARCHITECTS.COM

DATE: 2024-08-01
DESIGN: J. SMITH
DRAWN: M. SMITH
CHECKED: J. SMITH
SCALE: AS SHOWN
JOB NO.: 2024-08-01

SHEET TITLE: **LANDSCAPE PLAN**
SHEET NO.: **L-1**